PUBLIC WORKS/HYDROLOGY

F17/D47

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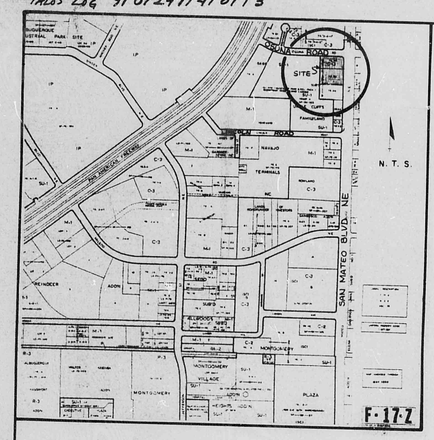


LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown: Tracts D-1 and D-2 of the plat of Tracts D-1, D-2 and D-3, a Replat of Tract D, G.A.C.E. SUBDIVISION, Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 1, 1984, Volume C-25, folio 41 and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby dedicates additional street right of way as shown hereon.

Beatriz Rivera 24 January 1991
Owner(s) BEATRIZ RIVERA Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before ~~me this~~ 24th day of January, 19 91, By: BEATRIZ RIVERA

My Commission Expires: 8-8-91

Daniel M. Graney
Notary Public

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC-STATE OF NEW MEXICO
SOS FILED IN Secretary of State
My Commission Expires

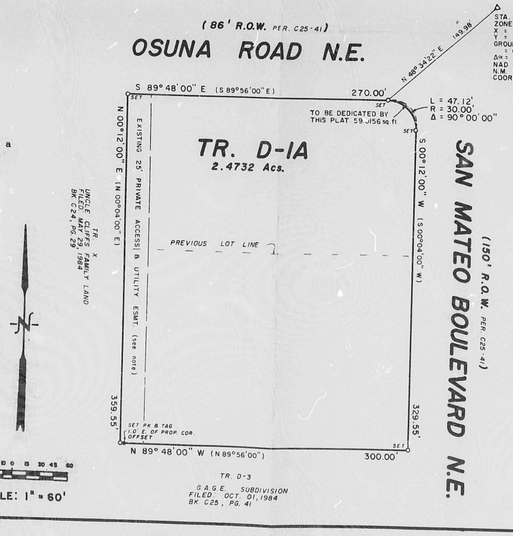
PLAT OF
TRACT D-1A, G.A.C.E. SUBDIVISION
SITUATE WITHIN PROJECTED
SECTION 35, T.11 N., R.3 E.,
N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE, NEW MEXCIO
JANUARY 1991

SUBDIVISION DATA
Case No. DRB 91-59
Zone Atlas Index No. F-17
Gross Subdivision Acreage 2.4732
Total No. of Lots Created 1
Total Mileage of Full-Width Streets Created 0
Date of Survey 1-18-91

DISCLOSURE STATEMENT -The purpose of this plat is to eliminate a lot line between Two (2) existing tracts and create One (1) new tract.

NOTES:
1) 25' Private Access Easement to permit access to Tract D-3 from Osuna Rd. N.E., Private Utility Easement to provide service to Tract D-3 from Osuna Rd. N.E. the maintenance responsibility of the Access Easement belongs to each respective owner over which the easement traverses.
2) Bearings are N.M. State Plane Grid, Central Zone.
3) Bearings in ( ) parenthesis per plat of record.
4) All easements of record are shown.
5) All corners set with rebar/cap stamped L.S. 6446; unless otherwise noted.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:



CITY/COUNTY APPROVALS:

	Date
Property Management N/A	
City Surveyor	01-24-91
City Water Resources	3-12-91
City Engineer	3-14-91
A.M.A.F.C.A.	3-12-91
Traffic Engineer	3-12-91
Parks and Recreation	3-12-91
City Planning Director	3-18-91

SP-91-36

SURVEYOR'S CERTIFICATION
I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson 1/23/91
Franklin E. Wilson, N.M. No. 6446 Date

SOUTHWEST SURVEYING & MAPPING
333 Lomas Blvd., N.E., Albuquerque, New Mexico 87102
(505) 247 4444

DRB 91-59 SEC 35, T11N, R3E

PLANS/PLATS ON FILE
FILE DESC: F17/D47

PLANS/PLATS 2

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

R# 25 DATE 3-19-92 OP KOP

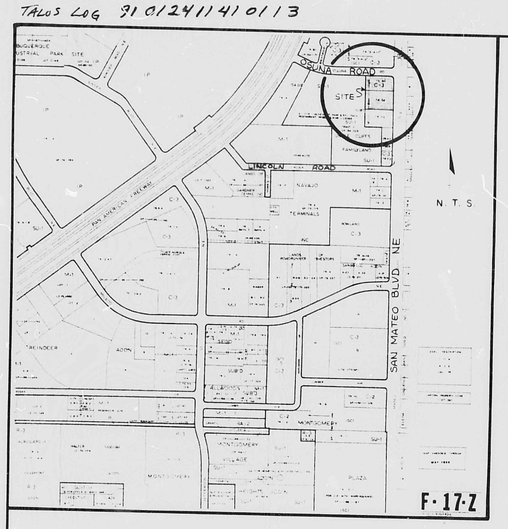
CITY OF ALBUQUERQUE
This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.
The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS16-1977)

DIRECTOR

Roberta Duran
NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/03/92

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D

TALOS LOG 91 01241141 0113



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TRACT D-1A, G.A.G.E. SUBDIVISION
SITUATE WITHIN PROJECTED
SECTION 35, T.11 N., R.3 E.,
N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE, NEW MEXCIO
JANUARY 1991

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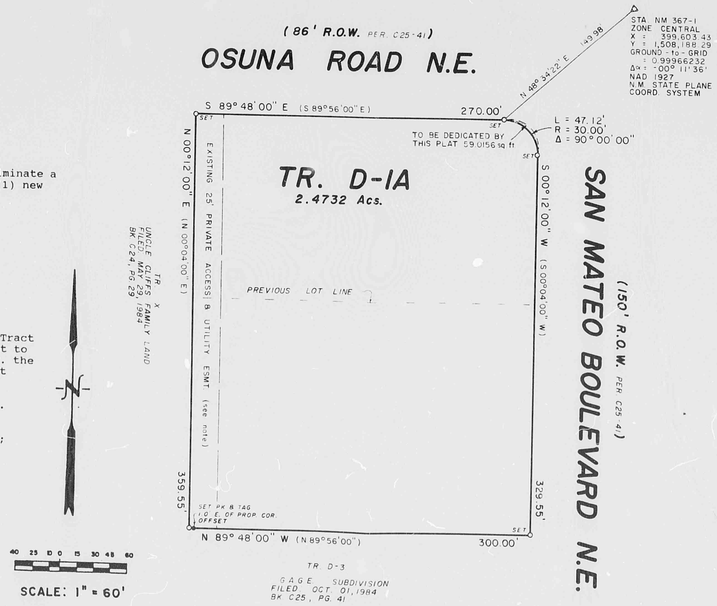

CITY/COUNTY APPROVALS:

		Date
Property Management	NIA	
City Surveyor		012491
City Water Resources	Robert W. Kane	3-12-91
City Engineer		3-12-91
A.M.A.F.C.A.		3-12-91
Traffic Engineer		3-17-91
Parks and Recreation		3-12-91
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SP-91-36

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Franklin E. Wilson, N.M.L.S. No. 6446 Date

SOUTHWEST SURVEYING CO., INC.
333 Lomas Blvd., N.E., Albuquerque, New Mexico 87102
(505) 247 4444

DRB 91-59 SEC 35, T11N, R3E

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 35 DATE 3-19-02 OP KP

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the **Public Works Department** and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS116-1977)

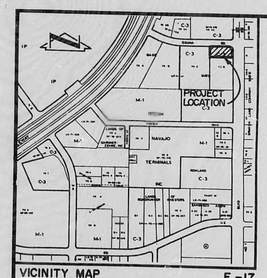
3/19/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/02/02

C20 B16 A12

CITY OF ALBUQUERQUE



VICINITY MAP

SCALE: 1" = 800'

F-17

PROJECT BENCHMARK

A STANDARD N.M.S.H.D. BRASS TABLET, STAMPED "NM-367-1" SET ON TOP OF CONC. POST SET FLUSH W/GROUND. LOCATED 4.1' FROM THE NOSE OF THE MEDIAN IN SAN MATEO N.E., 55' NORTH OF THE INTERSECTION OF OSUNA RD. N.E. & SAN MATEO N.E. ELEVATION = 5210.60 FEET (MSLD)

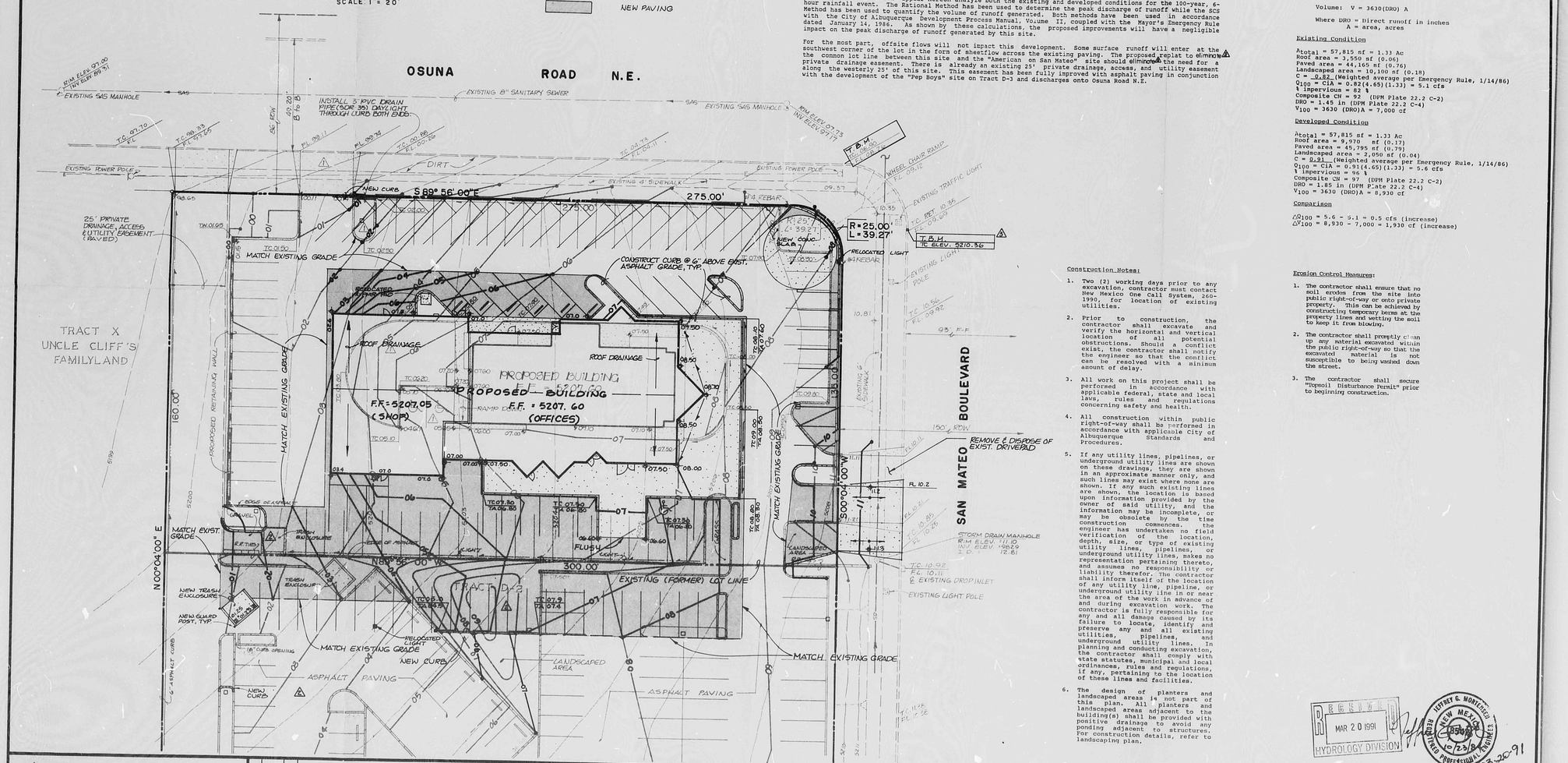
T.B.M.: "□" CHISELED ON THE TOP OF CURB @ SSW CURB RETURN AT THE INTERSECTION OF SAN MATEO BLVD. N.E. & OSUNA ROAD N.E. ELEVATION = 5210.36 FEET. (M.S.L.D.)

LEGAL DESCRIPTION

TRACT D-1, GAGE SUBDIVISION

·LEGEND·

◆	PROPOSED SPOT ELEVATION
◆	EXISTING SPOT ELEVATION
5G	PROPOSED CONTOUR
5055G	EXISTING CONTOUR
	SWALE
	PROPERTY LINE
	CONCRETE
	PROPOSED ASPHALT
	PROPOSED FENCE
—x—x—	EXISTING FENCE
T.C. 02.00	TOP OF CURB
FL. 01.65	FLOW LINE
	EXISTING SLOPE
	NEW PAVING



DRAINAGE PLAN

The following items concerning the San Mateo Infiniti Drainage Plan are contained hereon:

1. Vicinity Map 2. Grading Plan 3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the southwest corner of the intersection of Osuna Road N.E. and San Mateo Boulevard N.E. The site is currently developed as a car lot and showroom. The previous grading and drainage plan for this site was for a restaurant which was later converted to the current car lot and showroom. Under this plan, it is proposed to modify the existing facility and expand it onto a portion of the lot which lies adjacent and to the south. This will require a replat of the two properties. This submittal is for the Infiniti site only. The adjacent site is the "American on San Mateo" site as shown on the grading and drainage plan prepared by Frank D. Lovelady, NMPE 6812, dated 12-21-85. That plan, as approved, demonstrated that the "free discharge of surface flows of both the existing and developed site conditions have no adverse affect on downstream properties." Furthermore, this is a modification to an existing site within an infill area. The increase in runoff due to the proposed improvements is negligible.

As shown by Panel 16 of 50 of the National Flood Insurance Program Flood Boundary and Floodway Maps for the City of Albuquerque published October 14, 1982, this site does not lie within a designated flood hazard zone. Furthermore, this site does not appear to contribute runoff to a designated flood hazard zone.

The Grading Plan shows 1) existing grades as determined from the previously approved grading and drainage plans for this site with the existing design information screened to differentiate from existing and proposed data, 2) proposed grades indicated by spot elevations and contours at 1'0" intervals, 3) the limit and character of the existing improvements, 4) the limit and character of the proposed improvements, and 5) continuity between existing and proposed grades. As shown by this plan, the proposed improvements consist of the modification of existing development. The use of the property will remain unchanged, however, minor regrading and repaving will be required in conjunction with a building remodel and renovation. The proposed improvements will not alter the existing drainage pattern of the site. The runoff from this site will continue to discharge to Osuna Road N.E.

The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to determine the peak discharge of runoff while the SCS Method has been used to quantify the volume of runoff generated. Both methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, coupled with the Mayor's Emergency Rule dated January 14, 1986. As shown by these calculations, the proposed improvements will have a negligible impact on the peak discharge of runoff generated by this site.

For the most part, offsite flows will not impact this development. Some surface runoff will enter at the southwest corner of the lot in the form of sheetflow across the existing paving. The proposed replat to eliminate the common lot line between this site and the "American on San Mateo" site should eliminate the need for a private drainage easement. There is already an existing 25' private drainage, access, and utility easement along the westerly 25' of this site. This easement has been fully improved with asphalt paving in conjunction with the development of the "Pep Boys" site on Tract D-3 and discharges onto Osuna Road N.E.

Construction Notes:

1. Two (2) working days prior to any excavation, contractor must contact New Mexico One Call System, 260-1990, for location of existing utilities.
2. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning safety and health.
4. All construction within public right-of-way shall be performed in accordance with applicable City of Albuquerque Standards and Procedures.
5. If any utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. The engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
6. The design of planters and landscaped areas is not part of this plan. All planters and landscaped areas adjacent to the building(s) shall be provided with positive drainage to avoid any ponding adjacent to structures. For construction details, refer to landscaping plan.

JNA #910071

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 21: EmB (Embudo) and TgB (Tijeras Gravelly fine sandy loam)
Hydrologic Soil Group: B
Existing Pervious CN = 61 (DPM Plate 22.2 C-2)
Open space: good condition)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CiA$

where C varies
$i = P_6\ (6.84)\ T_c^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(DRO)\ A$

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

A_{total} = 57,815 sf = 1.33 Ac
Roof area = 3,550 sf (0.06)
Paved area = 44,165 sf (0.76)
Landscaped area = 10,100 sf (0.18)
C = 0.82 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CiA = 0.82(4.65)(1.33) = 5.1$ cfs
% impervious = 82 %
Composite CN = 92 (DPM Plate 22.2 C-2)
DRO = 1.45 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 7{,}000$ cf

Developed Condition

A_{total} = 57,815 sf = 1.33 Ac
Roof area = 9,970 sf (0.17)
Paved area = 45,795 sf (0.79)
Landscaped area = 2,050 sf (0.04)
C = 0.91 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CiA = 0.91(4.65)(1.33) = 5.6$ cfs
% impervious = 96 %
Composite CN = 97 (DPM Plate 22.2 C-2)
DRO = 1.85 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 8{,}930$ cf

Comparison

$\Delta Q_{100} = 5.6 - 5.1 = 0.5$ cfs (increase)
$\Delta V_{100} = 8{,}930 - 7{,}000 = 1{,}930$ cf (increase)

Erosion Control Measures:

1. The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing.
2. The contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street.
3. The contractor shall secure "Topsoil Disturbance Permit" prior to beginning construction.

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

RECEIVED
MAR 20 1991
HYDROLOGY DIVISION

JEFFREY G. MORTENSEN
NEW MEXICO
10590
REGISTERED PROFESSIONAL ENGINEER
01-22-91
03-20-91

R# 25 DATE 3-19-02 OP LGP

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

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DIRECTOR

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/07/02

JNA
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE ▫ NEW MEXICO 87109
ENGINEERS ▫ (505) 345-4250

NO.	DATE	BY	REVISIONS
1	01/86	JGM	REVISE PARKING LAYOUT & ADJUST GRADES
2	01/91	JGM	UPDATE FOR SITE MODIFICATIONS
3	03/91	JGM	SET NEW TBM; ADDRESS PLATTING STATUS

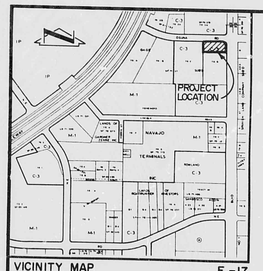
DESIGNED BY J.G.M.
DRAWN BY S.G.H.
APPROVED J.G.M.

JOB NO. 910071
DATE 01-91

GRADING & DRAINAGE PLAN
SAN MATEO INFINITI

FILE NO.
SHEET 1 OF 1

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D



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SCALE : 1" = 800'

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LEGAL DESCRIPTION

TRACT D-1, GAGE SUBDIVISION

SCALE 1" = 20'

·LEGEND·

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 5G — PROPOSED CONTOUR
- 5659 — EXISTING CONTOUR
- SWALE
- PROPERTY LINE
- CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- X — X — EXISTING FENCE
- TC 0200 — TOP OF CURB
- FL 0165 — FLOW LINE
- EXISTING SLOPE
- NEW PAVING

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JMA #910071

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 21: EnB (Embudo) and TpB (Tijeras Gravelly fine sandy loam)
Hydrologic Soil Group: B
Existing Pervious CN = 61 (DPM Plate 22.2 C-2)
Open Space: good condition)

Time of Concentration/Time to Peak

$T_c = 0.0078\ L^{0.77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c = 10$ min.

Point Rainfall

$P_6 = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method:

Discharge: $Q = CIA$

where C varies
$I = P_6\ (6.84)\ T_c^{-0.51} = 4.65$ in/hr
$P_6 = 2.2$ in (DPM Plate 22.2D-1)
$T_c = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(DRO)\ A$

Where DRO = direct runoff in inches
A = area, acres

Existing Condition

Atotal = 57,815 sf = 1.33 Ac
Roof area = 9,500 sf (0.16)
Paved area = 44,165 sf (0.76)
Landscaped area = 3,150 sf (0.05)
C = 0.82 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.82(4.65)(1.33) = 5.1$ cfs
% impervious = 82 %
Composite CN = 92 (DPM Plate 22.2 C-2)
DRO = 1.45 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 7,000$ cf

Developed Condition

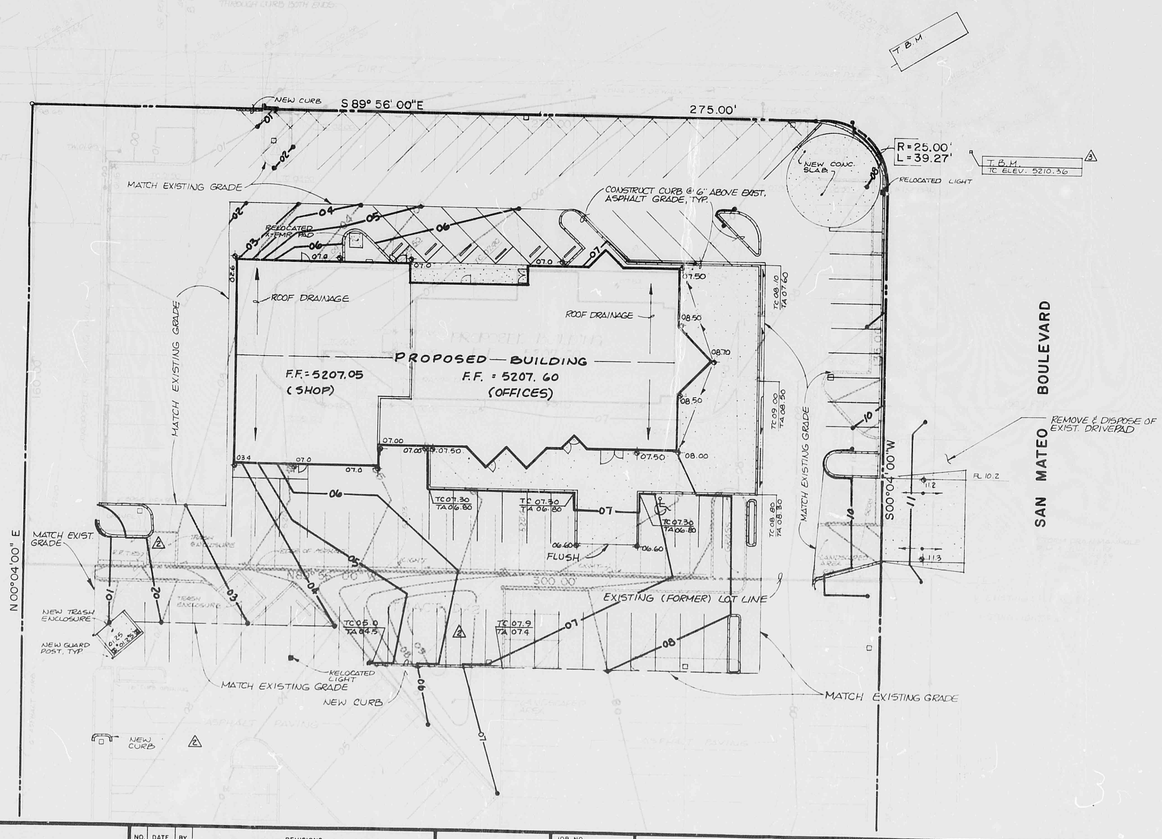
Atotal = 57,815 sf = 1.33 Ac
Roof area = 9,920 sf (0.17)
Paved area = 45,795 sf (0.79)
Landscaped area = 2,050 sf (0.04)
C = 0.81 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CIA = 0.81(4.65)(1.33) = 5.6$ cfs
% impervious = 96 %
Composite CN = 97 (DPM Plate 22.2 C-2)
DRO = 1.85 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 8,930$ cf

Comparison

$\Delta Q_{100} = 5.6 - 5.1 = 0.5$ cfs (increase)
$\Delta V_{100} = 8,930 - 7,000 = 1,930$ cf (increase)

Erosion Control Measures:

1. The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing.
2. The contractor shall properly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street.
3. The contractor shall ensure "topsoil disturbance permit" prior to beginning construction.



NO.	DATE	BY	REVISIONS
1	01/09	JGM	REVISE PARKING LAYOUT & ADJUST GRADES
2	01/91	JGM	UPDATE FOR SITE MODIFICATIONS
3	01/91	JGM	SET NEW TBM; ADDRESS FLATTWG STATUS

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6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS (505) 345-4250

DESIGNED BY J.G.M.
DRAWN BY S.G.H.
APPROVED J.G.M.

JOB NO 910071
DATE 01-91

GRADING & DRAINAGE PLAN

SAN MATEO INFINITI

FILE NO

SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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CITY OF ALBUQUERQUE

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DIRECTOR

NOTARY PUBLIC

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STATE OF NEW MEXICO
07/07/92

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