PUBLIC WORKS/HYDROLOGY

1 OF 2

F21/D37M

C

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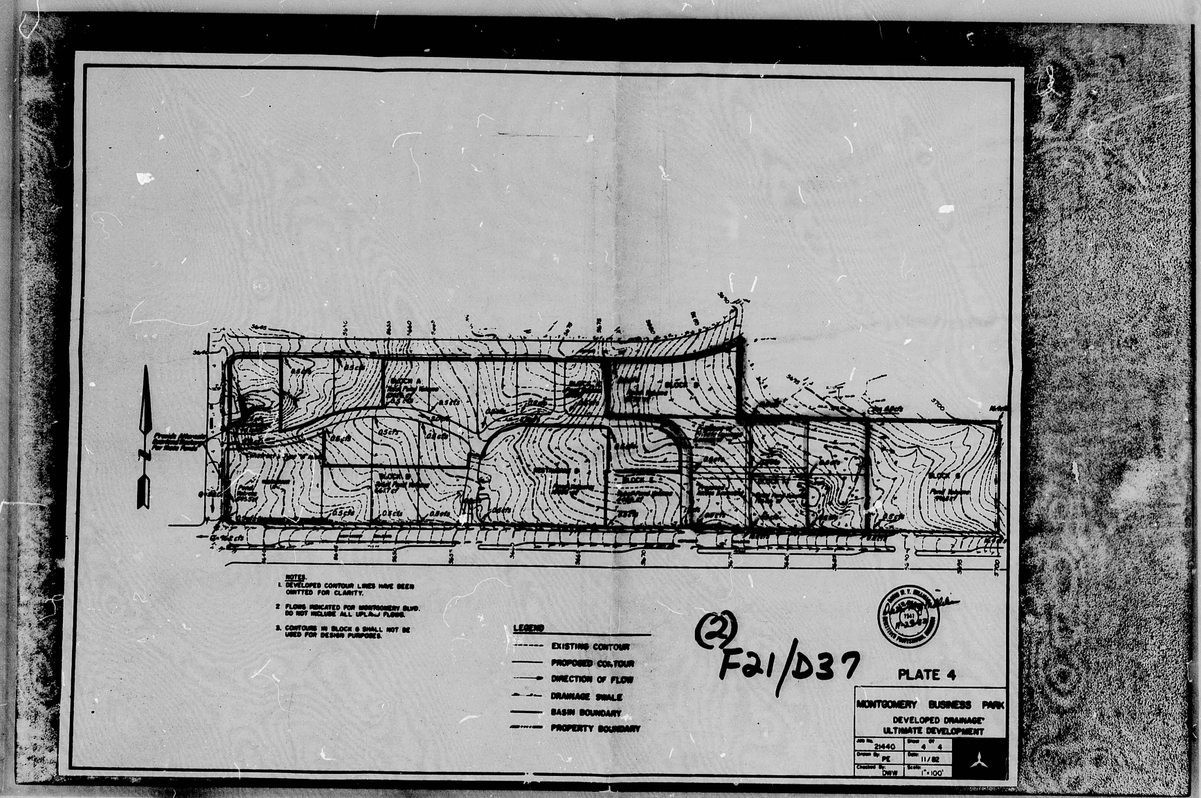

C

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R# 26 DATE 3-26-02 OP

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 (MS115-1977)

DIRECTOR 11/5/02

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/08/02

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.

PLANS/PLATS ON FILE

FILE DESC: F21/D37M

PLANS/PLATS 4

C 20 B 16 A 12

CITY OF ALBUQUERQUE C

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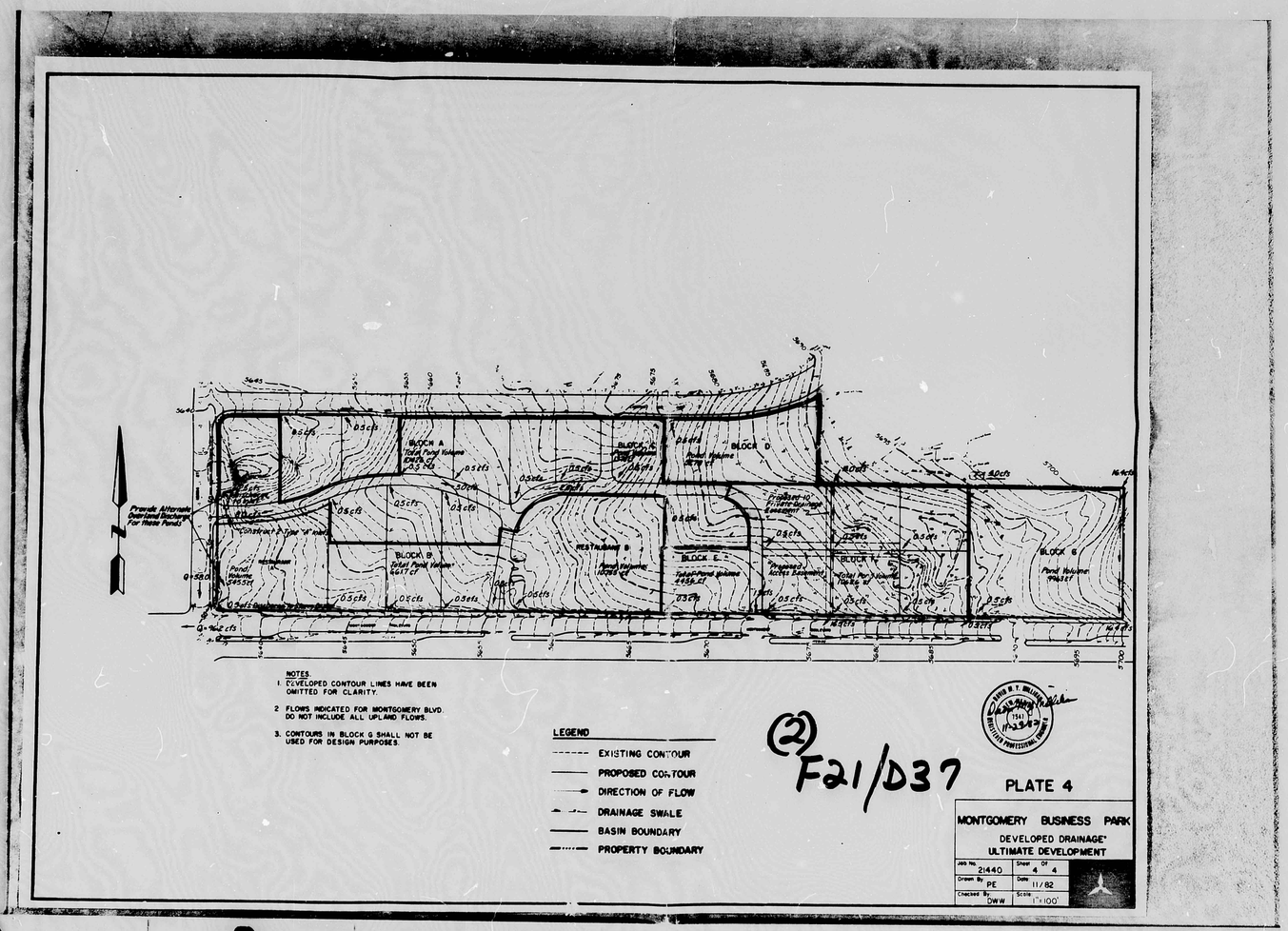

B

A

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 26 DATE 3-26-02 OP E.P.

CITY OF ALBUQUERQUE

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DIRECTOR 11/5/02

NOTARY PUBLIC

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

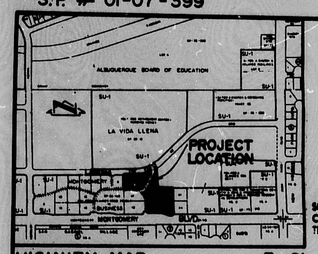
B 16 A 12

CITY OF ALBUQUERQUE

S.P. # 01-07-399

8814836

PLAT OF
LOT 19-A-1
MONTGOMERY BUSINESS PARK
ALBUQUERQUE, NEW MEXICO
JANUARY, 1988



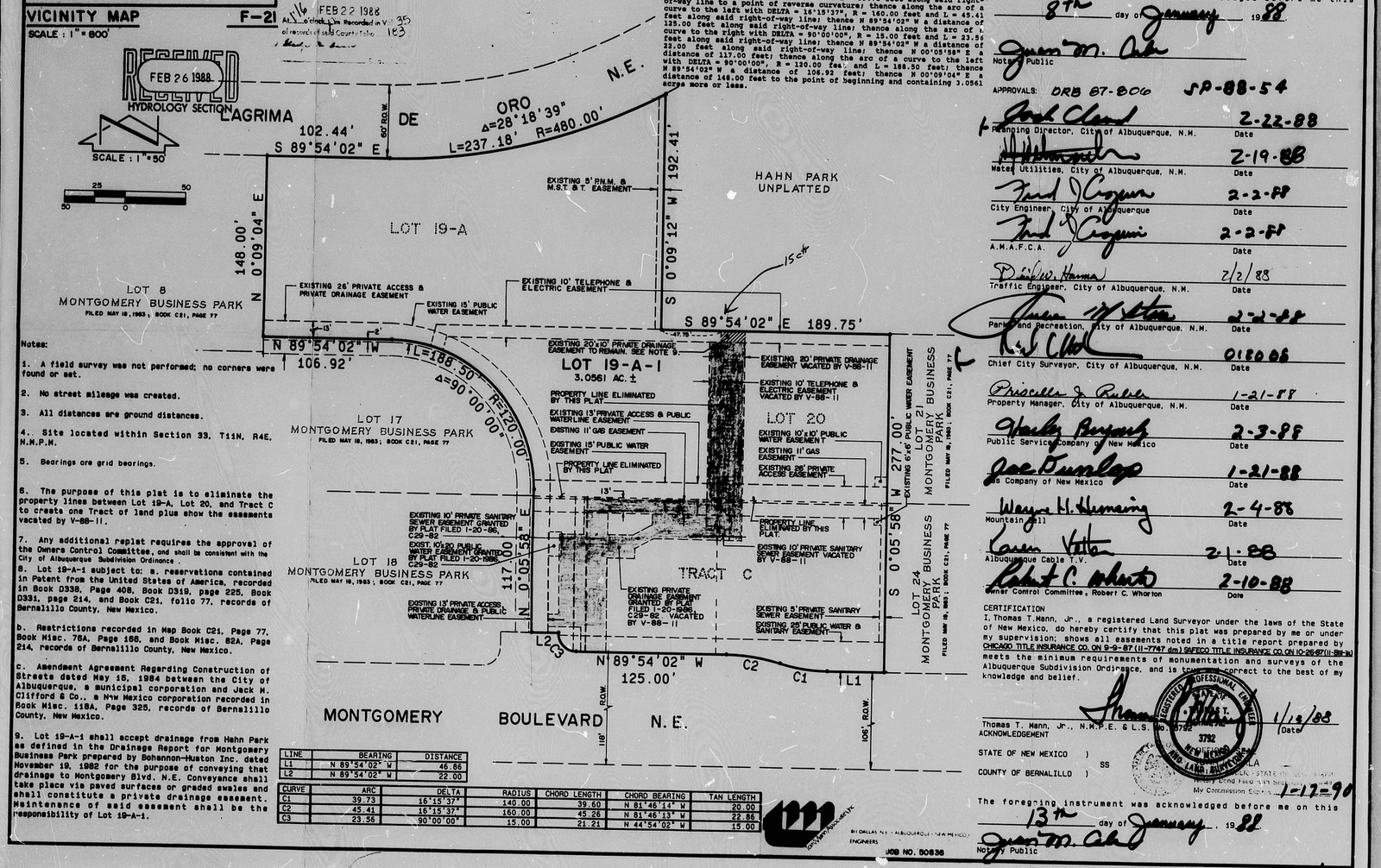
VICINITY MAP F-21

SCALE : 1" = 800'

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on the 16 day of FEB 22 1988 at 11:00 o'clock A.M. and recorded in Vol. 35 of records of said County, folio 183
Clerk of the County

RECEIVED FEB 26 1988 HYDROLOGY SECTION

SCALE : 1" = 50'



LINE	BEARING	DISTANCE
L1	N 89°54'02" W	46.86
L2	N 89°54'02" W	22.00

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	39.73	16°15'37"	140.00	39.60	N 81°46'14" W	20.00
C2	45.41	16°15'37"	160.00	45.26	N 81°46'13" W	22.86
C3	23.56	90°00'00"	15.00	21.21	N 44°54'02" W	15.00

Notes:

1. A field survey was not performed; no corners were found or set.
2. No street mileage was created.
3. All distances are ground distances.
4. Site located within Section 33, T11N, R4E, N.M.P.M.
5. Bearings are grid bearings.
6. The purpose of this plat is to eliminate the property lines between Lot 19-A, Lot 20, and Tract C to create one Tract of land plus show the easements vacated by V-88-11.
7. Any additional replat requires the approval of the Owners Control Committee, and shall be consistent with the City of Albuquerque Subdivision Ordinance.
8. Lot 19-A-1 subject to: a. reservations contained in Patent from the United States of America, recorded in Book D338, Page 408, Book D319, page 225, Book D331, page 214, and Book C21, folio 77, records of Bernalillo County, New Mexico.

   b. Restrictions recorded in Map Book C21, Page 77, Book Misc. 78A, Page 166, and Book Misc. 82A, Page 214, records of Bernalillo County, New Mexico.

   c. Amendment Agreement Regarding Construction of Streets dated May 16, 1984 between the City of Albuquerque, a municipal corporation and Jack M. Clifford & Co., a New Mexico corporation recorded in Book Misc. 118A, Page 325, records of Bernalillo County, New Mexico.
9. Lot 19-A-1 shall accept drainage from Hahn Park as defined in the Drainage Report for Montgomery Business Park prepared by Bohannon-Huston Inc. dated November 19, 1982 for the purpose of conveying that drainage to Montgomery Blvd. N.E. Conveyance shall take place via paved surfaces or graded swales and shall constitute a private drainage easement. Maintenance of said easement shall be the responsibility of Lot 19-A-1.

BOHANNON-HUSTON INC. ENGINEERS
ALBUQUERQUE • NEW MEXICO
JOB NO. 50836

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 19-A, Montgomery Business Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 20, 1986, Book C-31, Page 174, and Lot 20, Montgomery Business Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 18, 1983, Book C-21, Page 77, and Tract C, Montgomery Business Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 20, 1986, Book C-29, Page 82, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being a point on the south right-of-way line of Lagrima de Oro N.E.; thence S 89°54'02" E a distance of 102.44 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 28°18'39", R = 480.00 feet and L = 237.18 feet along said right-of-way line; thence S 00°09'12" W a distance of 192.41 feet; thence S 89°54'02" E a distance of 189.75 feet; thence S 00°05'58" W a distance of 277.00 feet to a point on the north right-of-way line of Montgomery Boulevard N.E.; thence N 89°54'02" W a distance of 46.86 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 16°15'37", R = 140.00 feet and L = 39.73 feet along said right-of-way line to a point of reverse curvature; thence along the arc of a curve to the left with DELTA = 16°15'37", R = 160.00 feet and L = 45.41 feet along said right-of-way line; thence N 89°54'02" W a distance of 125.00 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 90°00'00", R = 15.00 feet and L = 23.56 feet along said right-of-way line; thence N 89°54'02" W a distance of 22.00 feet along said right-of-way line; thence N 00°05'58" E a distance of 117.00 feet; thence along the arc of a curve to the left with DELTA = 90°00'00", R = 120.00 feet and L = 188.50 feet; thence N 89°54'02" W a distance of 106.92 feet; thence N 00°09'04" E a distance of 148.00 feet to the point of beginning and containing 3.0561 acres more or less.

DEDICATION & FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat, and do hereby grant the easements as shown hereon.

JIM PERNER, GENERAL PARTNER, JUNCTION PLAZA II — 1-8-88 DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL JUAN M. CALA NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires: 1-17-90

The foregoing instrument was acknowledged before me this 8th day of January, 1988.

Notary Public

APPROVALS: DRB 87-806 SP-88-54

Planning Director, City of Albuquerque, N.M.	2-22-88 Date
Water Utilities, City of Albuquerque, N.M.	2-19-88 Date
City Engineer, City of Albuquerque	2-2-88 Date
A.M.A.F.C.A.	2-2-88 Date
Traffic Engineer, City of Albuquerque, N.M.	2/2/88 Date
Parks and Recreation, City of Albuquerque, N.M.	2-2-88 Date
Chief City Surveyor, City of Albuquerque, N.M.	01/20/88 Date
Property Manager, City of Albuquerque, N.M.	1-21-88 Date
Public Service Company of New Mexico	2-3-88 Date
Gas Company of New Mexico	1-21-88 Date
Mountain Bell	2-4-88 Date
Albuquerque Cable T.V.	2-1-88 Date
Owner Control Committee, Robert C. Wharton	2-10-88 Date

CERTIFICATION

I, Thomas T. Mann, Jr., a registered 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; shows all easements noted in a title report prepared by CHICAGO TITLE INSURANCE CO. ON 9-9-87 (II-7747 dm) SAFECO TITLE INSURANCE CO. ON 10-26-87 (II-SIH-IN) meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M.P.E. & L.S. No. 3792 — 1/13/88 Date

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR 3792 THOMAS T. MANN JR. NEW MEXICO

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL JUAN M. CALA NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires: 1-17-90

The foregoing instrument was acknowledged before me on this 13th day of January, 1988.

Notary Public

PLAN SHOT TWICE
ONCE ON FILMS
ONCE ON FILM

CITY OF ALBUQUERQUE
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R# 26 DATE 3-26-02 OP

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977).

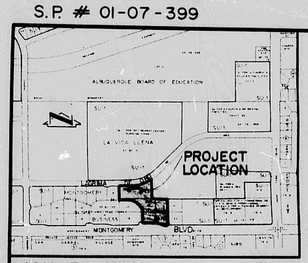
DIRECTOR 11/5/02

NOTARY PUBLIC

OFFICIAL SEAL Roberta Duran NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4/4/02

CITY OF ALBUQUERQUE

S.P. # 01-07-399



VICINITY MAP F-21

SCALE : 1" = 800'

PLAT OF LOT 19-A-1 MONTGOMERY BUSINESS PARK

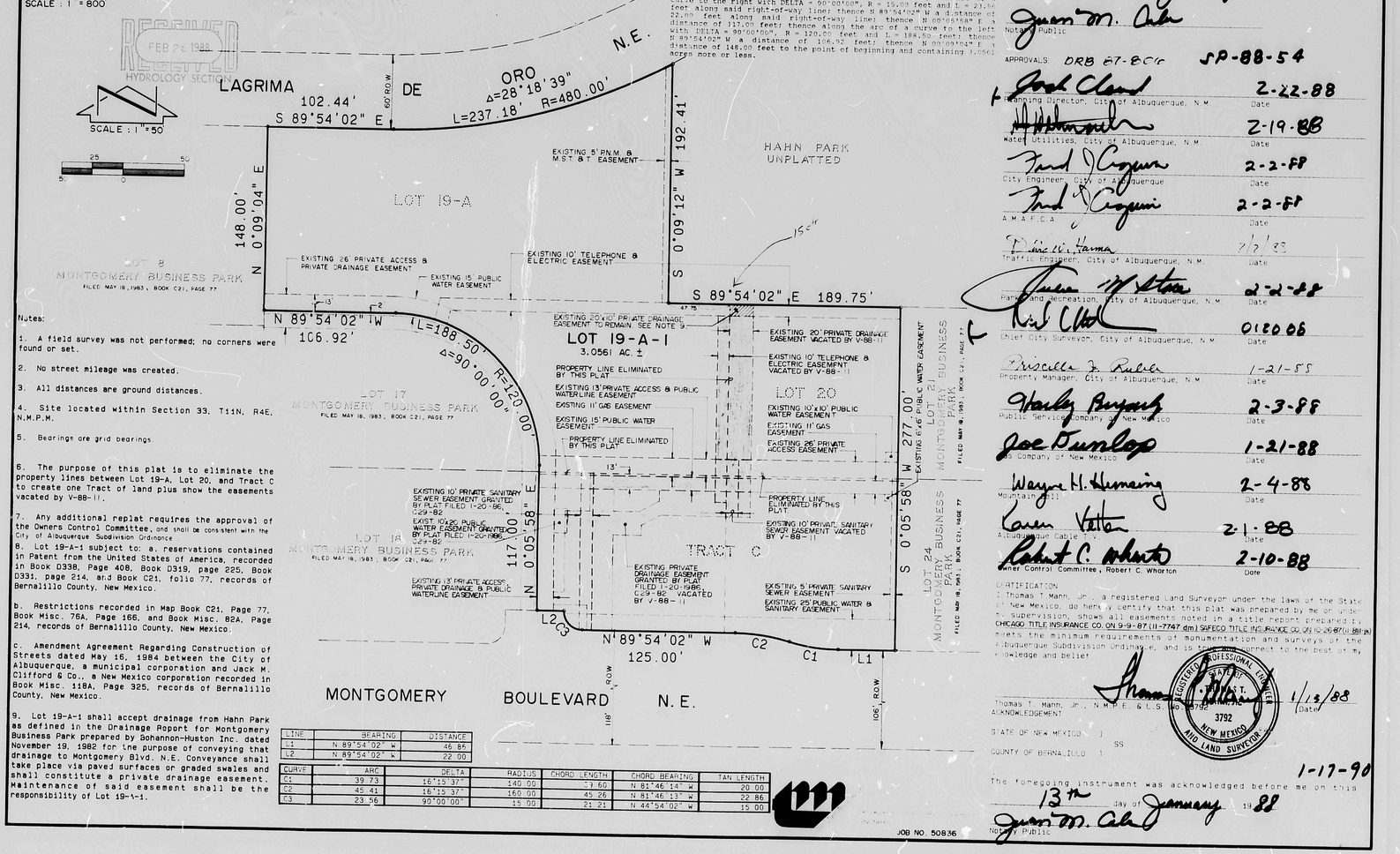
ALBUQUERQUE , NEW MEXICO

JANUARY , 1988

88148

RECEIVED FEB 26 1988 HYDROLOGY SECTION

SCALE : 1" = 50'



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CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
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JIM PERNER, GENERAL PARTNER, JUNCTION PLAZA II — DATE 1-8-88

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

1-17-90

The foregoing instrument was acknowledged before me this 8th day of January, 1988

Notary Public

APPROVALS: DRB 87-806 SP-88-54

Planning Director, City of Albuquerque, N.M. — Date 2-22-88

Water Utilities, City of Albuquerque, N.M. — Date 2-19-88

City Engineer, City of Albuquerque — Date 2-2-88

A.M.A.F.C.A. — Date 2-2-88

Traffic Engineer, City of Albuquerque, N.M. — Date 2/2/88

Parks and Recreation, City of Albuquerque, N.M. — Date 2-2-88

Chief City Surveyor, City of Albuquerque, N.M. — Date 012006

Property Manager, City of Albuquerque, N.M. — Date 1-21-88

Public Service Company of New Mexico — Date 2-3-88

Gas Company of New Mexico — Date 1-21-88

Mountain Bell — Date 2-4-88

Albuquerque Cable TV — Date 2-1-88

Owner Control Committee, Robert C. Whorton — Date 2-10-88

CERTIFICATION

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Thomas T. Mann, Jr., N.M.P.E. & L.S. No. 3792 — Date 1/12/88

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR 3792 NEW MEXICO

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

1-17-90

The foregoing instrument was acknowledged before me on this 13th day of January, 1988

Notary Public

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 26 DATE 3-26-02 DP

CITY OF ALBUQUERQUE

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DIRECTOR 11/5/02

NOTARY PUBLIC

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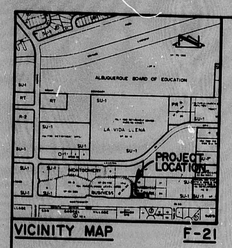
C 20 B 16 A 12

CITY OF ALBUQUERQUE C

PUBLIC WORKS/HYDROLOGY 2 OF 2

F21/D37M



VICINITY MAP F-21

LEGEND

—5680—	EXISTING CONTOUR
⊕7.0	EXIST SPOT ELEVATION
TC/FL	TOP OF CURB / FLOWLINE
TW/BW	TOP OF WALL / BOTTOM OF WALL
TG/TG	TOP OF WALL / TOP OF GRADE
TW/TC	TOP OF WALL / TOP OF CONCRETE

SCALE : 1"=10'

DRAINAGE CERTIFICATION

The detention pond as-built conditions shown hereon demonstrate that both Ponds B and C have been constructed with the intent set forth in the approved grading and drainage plan. Pond B was not constructed as large as was originally designed, however, the facility is functioning as a detention pond. The bottom of the pond has been depressed slightly to mitigate nuisance flows which would routinely be generated by landscaping irrigation. Pond C has been constructed larger than the original design and is also functioning as a detention pond. Once again, the bottom of this pond has been depressed slightly to mitigate nuisance flows and thereby comply with the City of Albuquerque Water Waste Ordinance. In view of the fact that both ponds have been constructed with the intent set forth by the approved grading and drainage plan and in view of the recently completed public storm drain improvements which have been constructed at the intersection of Montgomery Boulevard N.E. and Morris Street N.E., the as-built drainage scheme is appropriate. The detention ponding was originally required due to downstream flooding conditions. It is believed that the recently completed downstream storm drain improvements have improved if not eliminated the prior downstream flooding. Nonetheless, detention ponding was implemented as specified by the approved grading and drainage plan. It is based upon this information that the acceptance of these improvements is hereby requested.

Jeffrey G. Mortensen, P.E. No. 8547 — 02-16-89 Date

JEFFREY G. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER

POND VOLUME CALCULATIONS only for the landscape areas

$V_{pond} = 1/2[(A_{Top} + A_{Bot})(Elev_{Top} - Elev_{Bot})]$

1. POND B

As-Built Volume:

$V_{pond} = 1/2[(435+320)(78.6-78.0) + (320+225)(78.0-77.6) + (225+30)(77.6-77.4)]$

$= 361$ cf

Design Volume:

$V_{pond} = 1/2[(A_{77.7}+A_{78.0})(78.0-77.7) + (A_{78.0}+A_{78.8})(78.85-78.0)]$

$= 1/2[(500+600)(0.3) + (600+960)(0.85)]$

$= 828$ cf

2. POND C

As-Built Volume:

$V_{pond} = 1/2[(925+625)(75.3-75.0) + (625+245)(75.0-74.0)+ (245+65)(74.0-73.7) + (65+0)(73.7-73.6)]$

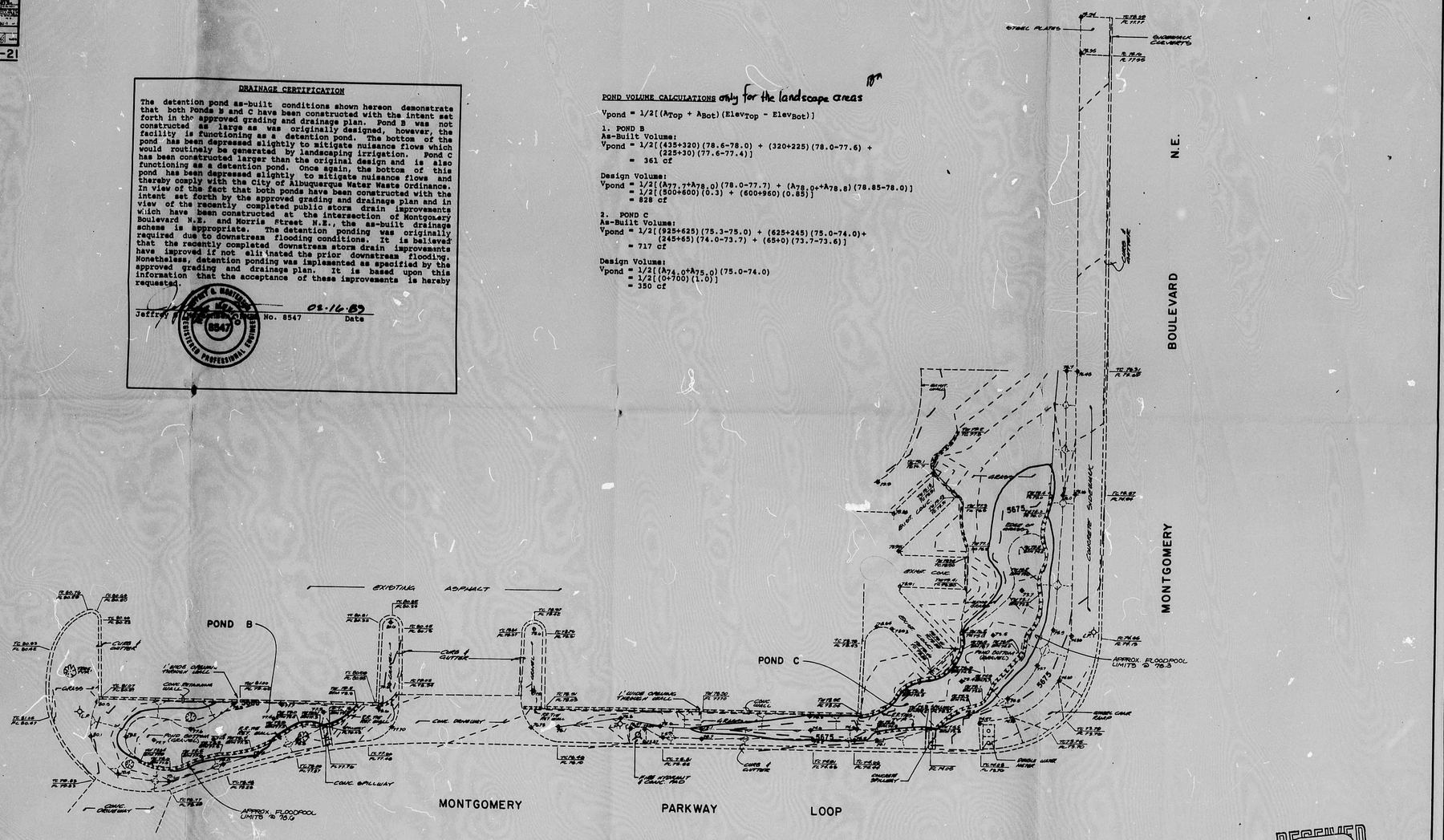
$= 717$ cf

Design Volume:

$V_{pond} = 1/2[(A_{74.0}+A_{75.0})(75.0-74.0)$

$= 1/2[(0+700)(1.0)]$

$= 350$ cf



JMA — JEFF MORTENSEN & ASSOCIATES, INC. — 8110 DALLAS, N.E. ALBUQUERQUE, NM 87110 — ENGINEERS — TELEPHONE (505) 265-5611

DETENTION POND AS-BUILT CONDITIONS

YESTERDAVE'S

DESIGN BY	J.G.M.
DRAWN BY	J.M.A.
APPROVED BY	J.G.M.

No.	Date	By	Revision

RECEIVED FEB 21 1989 HYDROLOGY SECTION

JOB NO. 890071

DATE 2-1-1989

SHEET 2 OF 3

CITY OF ALBUQUERQUE
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R# 26 DATE 7-26-92 OP BJP

CITY OF ALBUQUERQUE

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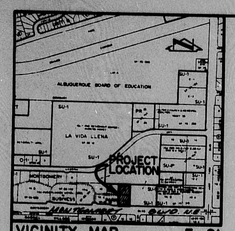
Chas. T. Hedy 11/5/92
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/8/92

L C D A 12 CITY OF ALBUQUERQUE C

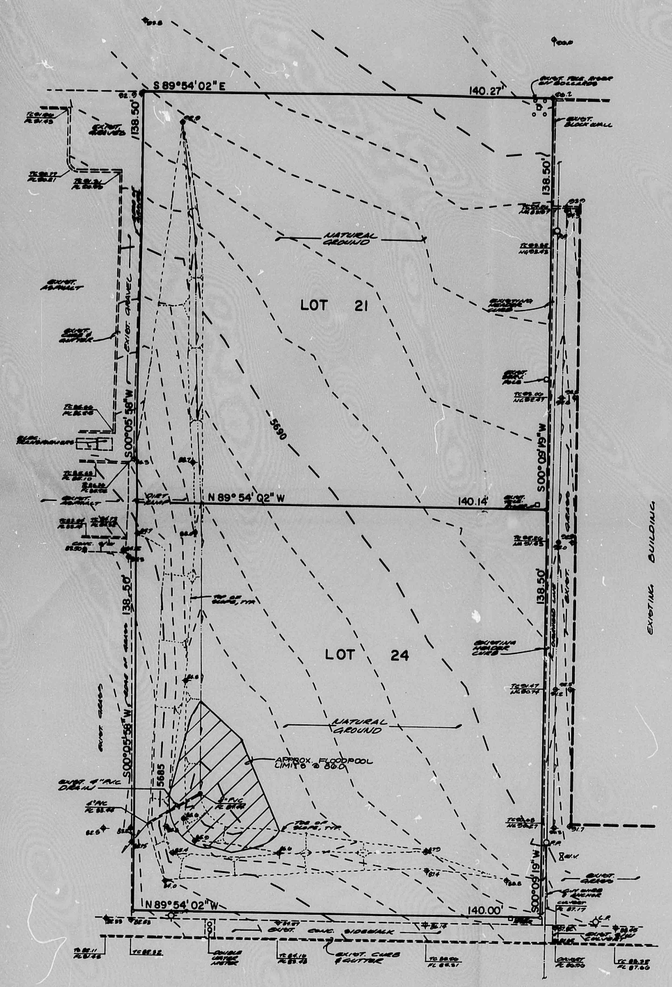


VICINITY MAP F-21

LEGEND

- 5690 — EXISTING CONTOUR
- 4.2 EXISTING SPOT ELEVATION
- EXISTING BERMS
- TC / FL TOP OF CURB / FLOWLINE
- TC / NG TOP OF CURB / NATURAL GROUND

SCALE : 1" = 20'



DRAINAGE CERTIFICATION

During the construction of the Yesterdave's Project, offsite grading was initiated on the adjoining Lots 21 and 24. These lots lie to the east of the Yesterdave's site. This offsite grading was performed with the consent of the owner who is also the owner of the Yesterdave's site. In order to mitigate erosion concerns, a berm was constructed to trap minor flows and to allow the sediment to "settle out". The runoff which is collected behind the berm is discharged onto the Yesterdave's site by a 4" PVC drain line. While addressing the erosion concerns due to the disturbance of this lot, the Yesterdave's site is continuing to accept the offsite flows which it previously experienced. The calculations which appear hereon demonstrate that the volume of runoff which can be contained behind the berm is approximately equal to that of the 5-year rainfall event. Overflow runoff will continue to drain in a southwesterly direction which is consistent with the preconstruction drainage pattern. This work has been implemented to address erosion control as well as offsite flow concerns which needed to be addressed in conjunction with the acceptance of the Yesterdave's project site. This work has been undertaken as a condition for approval of the Yesterdave's construction.

Jeffrey G. Mortensen, Reg. No. 8547 — 02-16-89 Date

JEFFREY G. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey,
Plate 22: TcB - Tijeras Gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious CN = 70 (DPM Plate 22.2 C-2
Pasture or Range Land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2

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

$P_6 = 2.48$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CiA$

where C varies
$i = P_6\ (6.84)\ T_c^{-0.51} = 5.24$ in/hr
$P_6 = 2.48$ 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

$A_{total} = 38{,}815$ sf = 0.89 Ac
C = 0.40 (Weighted average per Emergency Rule, 1/14/86)
$Q_{100} = CiA = (0.40)(5.24)(0.89) = 5.4$ cfs
% impervious = -0-%
Composite CN = 70 (DPM Plate 22.2 C-3)
DRO = 0.5 in (DPM Plate 22.2 C-4)
$V_{100} = 3630\ (DRO)A = 1{,}615$ cf
$V_5 = 0.541\ V_{100} = 870$ cf

Existing Pond Volume

$V_{pond} = 1/2[(A_{Top} + A_{Bot})(Elev_{Top} - Elev_{Bot})]$
$= 1/2[(A_{86.0} + A_{85.0})(86.0-85.0)+(A_{85.0}+A_{84.44})(85.0-84.44)]$
$= 1/2[(1{,}200+240)(1.0)+(240+0)(0.56)]$
$= 800\ cf = V_5$

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TOPOGRAPHIC SURVEY

LOTS 21 & 24, MONTGOMERY BUSINESS PARK

DESIGN BY	J.G.M.
DRAWN BY	J.M.A.
APPROVED BY	J.G.M.

No.	Date	By	Revision

JOB NO. 890071
DATE 2-1989
SHEET 3 OF 3

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