

0829741

LOTS 1, 2 & 3  
DAM SHORE TOWNHOUSES  
A REPLAT OF TRACT A-4-A  
NEW HOLIDAY PARK, PARTS 7 & 8  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1988

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on  
342 APR 6 1988  
at Albuquerque, New Mexico  
C-34  
S9

APPROVED AND ACCEPTED BY

<u>David W. Hansen</u> TRAFFIC ENGINEER, TRANSPORTATION DEPT.	4/5/88 DATE
<u>John M. Stone</u> PARKS AND RECREATION DEPT.	4/5/88 DATE
<u>na</u> PUBLIC SERVICE CO. OF NEW MEXICO	DATE
<u>na</u> MOUNTAIN BELL TELEPHONE CO.	DATE
<u>na</u> GAS CO. OF NEW MEXICO	DATE
<u>W. H. Chitt</u> CHIEF CITY SURVEYOR, ENG. DIV.	032906 DATE
<u>W. H. Chitt</u> WATER RESOURCES DEPT.	4-5-88 DATE
<u>Rosie Howell</u> PROPERTY MANAGEMENT	3-29-88 DATE
<u>Frank J. Aguirre</u> A.M.A.F.C.A.	4-5-88 DATE
<u>Frank J. Aguirre</u> CITY ENGINEER, ENG. DIV.	4-5-88 DATE

APPROVAL and CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Jack Cloud 4-6-88  
CITY/COUNTY PLANNER  
ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIV.  
D.R.B. No. 88-202 5A 98-109

SURVEYOR'S CERTIFICATE

I, Gordon J. Douglas, a duly registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, that said plat 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.

Gordon J. Douglas March 23, 1988  
GORDON J. DOUGLAS  
N.M.P.S. No. 6054

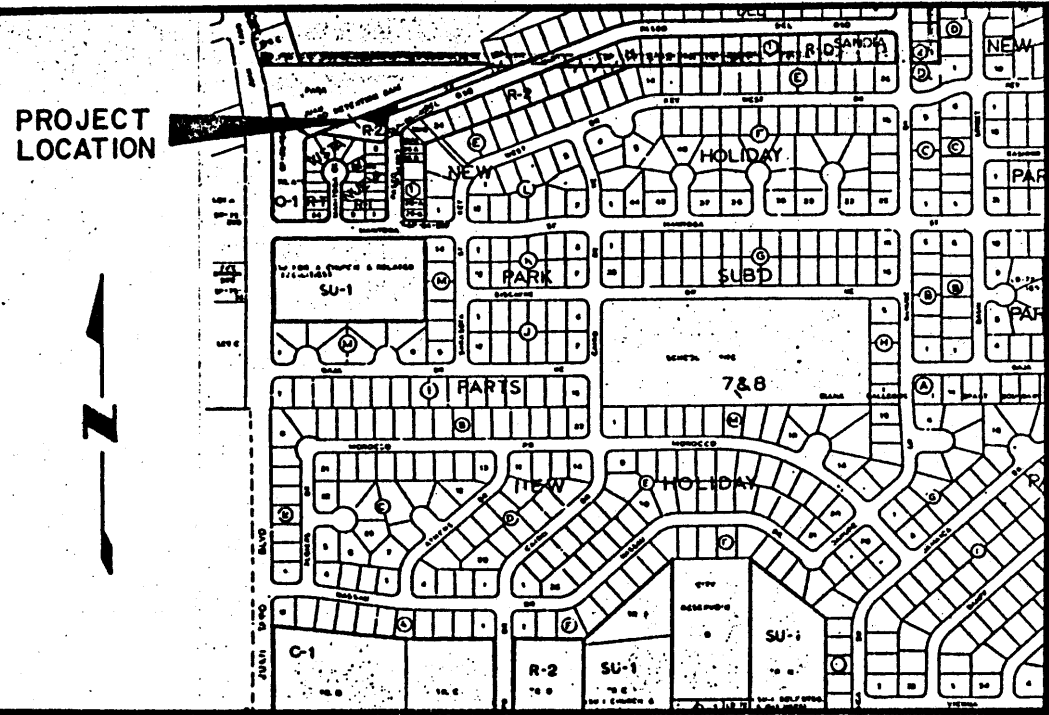
State of New Mexico )  
S.S.  
County of Bernalillo )  
On this 25 day of MARCH, 1988, the foregoing instrument was acknowledged before me by Gordon J. Douglas.

Robert Wolfe My commission expires 11-10-89  
NOTARY PUBLIC

OFFICIAL SEAL  
ALBERTO LUNA  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond filed with Secretary of State  
My Commission expires 11-10-89

gjd Gordon J. Douglas & Associates, P.C.  
Professional Surveyors New Mexico Arizona

126 Washington S.E., Albuquerque, NM 87108  
(505) 268-4429



LOCATION MAP Scale: 1"=800'±  
Zone Atlas Map No. F-22-Z

SUBDIVISION DATA

Case No. DRB-88-0200  
Zone Atlas Index No. F-22-Z  
Gross Subdivision Acreage 0.2280 Ac.  
Total No. of Lots Created 3  
Total mileage of full width streets created 0 miles.  
Date of Survey None

NOTES

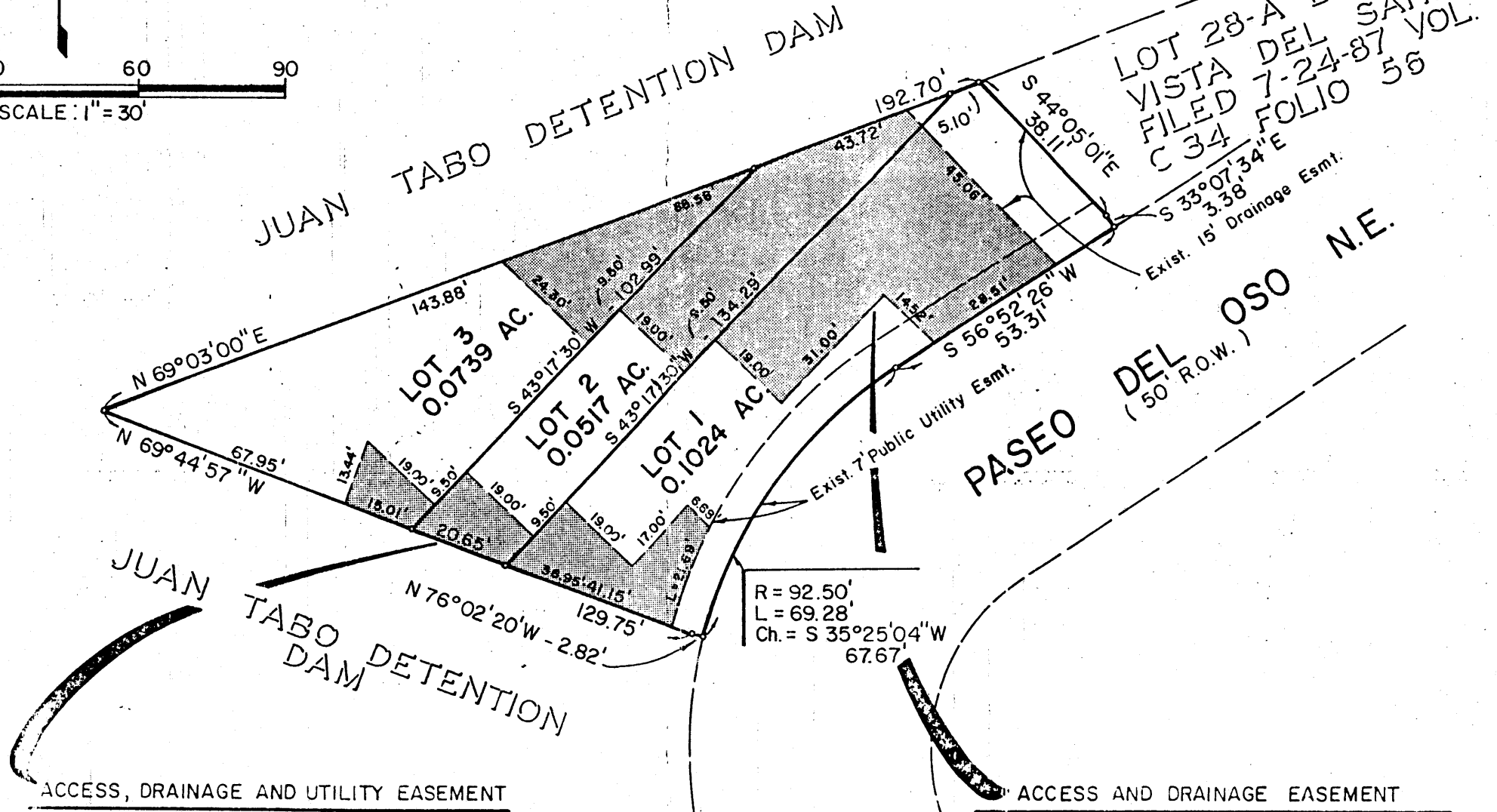
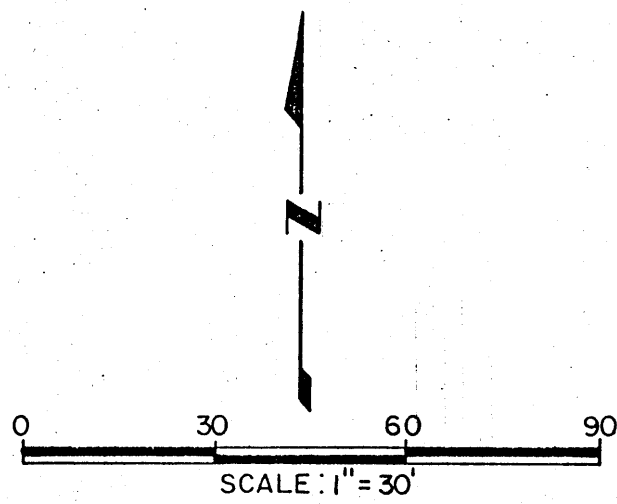
- No field survey performed
- All exterior data is record data
- Side lot lines are defined and monumented by the center of the common walls of Lots 1-2 and Lots 2-3.
- Bearings based on Plat of Tract A-4-A, New Holiday Park, Parts 7&8 and Lot 28-A, Blk. 2, Vista del Sandia, filed 07-24-1987, Volume C34, Folio 56.

DISCLOSURE STATEMENT

This plat is prepared to divide Tract A-4a into three lots and to provide necessary easements as specified hereon.  
Lot Size Variance ZA-88-63

A.M.A.F.C.A. EASEMENT

Existing easement granted to Albuquerque Metropolitan Arroyo Flood Control Authority, including "right to flood and inundate with storm waters each and every portion of said land which is below 5772.0 feet above mean sea level", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on Feb. 25, 1977 in Book Misc. 521, Folios 818-829.



Owner grants a private, permanent reciprocal easement for the purpose of conveying surface drainage (including drainage from the roof of the adjoining units), utilities (including but not limited to water, gas, electricity, cable television, telephone, sewer and any necessary meters, including the right of ingress and egress for construction and maintenance and the right to trim interfering trees and shrubs, whether on the surface or attached to the buildings), and pedestrian access across the lot lines, as defined by the shaded area, to be indivisibly, privately and collectively owned and maintained by the owners of the individual properties, being Lots 1, 2, and 3 described in this plat. No owner, grantee or assign shall block any other property owner's right of access.

Owner grants a private, permanent reciprocal easement for the purpose of conveying the surface drainage (including drainage from the roof of the adjoining units), vehicular and pedestrian access across the lot lines of the lots, as defined by the shaded area, privately and collectively owned and maintained by the owners of the individual properties, being Lots 1, 2, and 3 described in this plat. No owner, grantee or assign shall block any other owner's right of access.

LEGAL DESCRIPTION

Tract lettered A-4-A (A-Four-A) of the Plat of Tract A-4-A, NEW HOLIDAY PARK, PARTS 7 & 8 and LOTS 28-A, BLOCK 2, VISTA DEL SANDIA, a subdivision in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on July 24, 1987, in Volume C-34, Folio 56;

AND now comprising Lots 1, 2 and 3, DAM SHORE TOWNHOUSES.

FREE CONSENT

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor.

Easements as separately noted are hereby granted.

WOLFE CO., INC.  
A New Mexico Corporation

by C. Robert Wolfe  
C. Robert Wolfe, President

State of New Mexico )  
County of Bernalillo ) S.S.

On this 23rd day of March, 1988, the foregoing was acknowledged before me by C. Robert Wolfe, President of WOLFE CO., INC.

Gordon J. Douglas  
Notary Public

4-9-91

MARY  
ACS BRASS TABLE  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
(CENTRAL ZONE)  
Y=1505.491.72  
X=420.899.21  
G=6+0.99962648  
A=00°09'08"

JOHN ROBERT DAM  
DETENTION BASIN  
SPILL WAY ELEV. = 5770.90

NOTE: 100 YR FLOOD POOL  
ELEVATION AT 5768.00  
F.I.R.M. PANEL 18

2' WIDE LAYDOWN CURB SECTION

8" HEADER CURB

PARKING FIN. ELEV. = 5772.00  
LIVING SPACE FIN. FLR. = 5781.0

2' HIGH RETAINING WALL  
(CMU)

TC=66.93  
FL=66.32

EXISTING 15' DRAINAGE EASEMENT  
(6/27/78 - DB/150) CONCRETE LINED

TC=70.09  
FL=68.93

TC=76.05  
FL=75.39

TC=78.16  
FL=77.39

TC=78.32  
FL=77.70

TC=78.88  
FL=78.94

PASEO DEL OSO

APPROVED FOR DRAINAGE  
5 OCT 87  
G.S. REEDER  
ADVISE DRAINAGE INSPECTOR  
WHEN GRADING EXECUTED

### DRAINAGE PLAN

THE TRACT OF LAND IS DESCRIBED AS TRACT A-4-A, BLOCK 2 OF VISTA DEL SANDIA, REPLAT DATED MAY, 1987. THE TRACT IS ZONED R-2 WITH A PROPOSED DEVELOPMENT OF THREE TOWNHOUSE UNITS.

THE TRACT HAS A TOTAL AREA OF 9933 SQUARE FEET OR 0.228 ACRES. ALL OF THE FLOWS CONSIDERED IN THIS ANALYSIS ORIGINATE FROM THE SITE ITSELF AND FLOW OFF THE PROPERTY INTO THE JOHN ROBERT DAM RESERVOIR LOCATED TO THE NORTH AND WEST OF THE PROPERTY.

UNDEVELOPED CONDITIONS  
Q=CIA WHERE Q=FLOW IN CFS, I= INTENSITY OF RAINFALL  
A=AREA IN ACRES

SOIL TYPE IS THE EMBUDO SERIES ETC, HYDROLOGIC SOIL TYPE B FOR THIS SOIL TYPE AND FROM PLATES 22.2, C-1, THE RUNOFF FACTOR IS C=0.34  
FOR THE LOCATION AND TIME OF CONCENTRATION OF 10 MINUTES THE INTENSITY IS 1.55 INCHES PER HOUR, THEREFORE,  
Q(100 YEAR)=CIA = (0.34)(5.5)(228) = 0.42 CFS

FOR THE VOLUME OF RUNOFF, THE RATIONAL METHOD PROVIDES A VERY CONSERVATIVE ESTIMATE, HOWEVER FOR THIS SIZE OF AN AREA IT CAN BE USED.  
FROM THE PLATE 22.2, E-1 OF THE DPM VOL. II  
VOL=1/2(TC+2.67TC(X))=1.84(0)(TC)(60)  
VOL FOR UNDEV. CONDITIONS=1.84(43)(10)(60)=475 CU. FT.

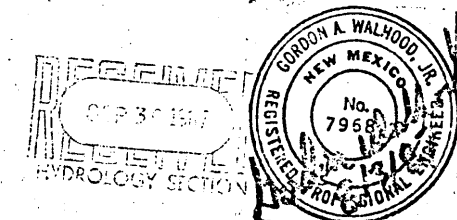
DEVELOPED CONDITIONS  
FLOW RATE(100 YEAR), Q=CIA, WHERE C=.72 FOR AN IMPERVIOUS RATIO OF 74.5%, SOIL TYPE B  
Q=CIA = (0.72)(5.5)(228) = 0.90 CFS  
VOL=1.84(0.90)(10)(60) = 994 CU. FT.

AS CAN BE SEEN THE FLOW RATE DOES INCREASE BY 0.48 CFS, HOWEVER, THIS CAN EASILY BE HANDLED BY DOWN STREAM CAPACITY SINCE THE TIME TO PEAK FOR THE DAM IS MUCH LATER IN TIME THAN THE TIME OF CONCENTRATION CONSIDERED. THE MOST IMPORTANT CHANGE IS THE INCREASE IN VOLUME. THOUGH THIS IS NEGLIGIBLE WITH RESPECT TO THE VOLUME OF STORAGE, THE OWNER HAS AGREED WITH AMAFCA TO ONLY BORROW FILL MATERIAL FROM WITHIN THE STORAGE POOL. THE DIFFERENCE IN THE VOLUME IS 994-475 OR 519 CUBIC FEET. AS CALCULATED FROM EARTHWORK FOR THE CONTOURS AS SHOWN, THE ACTUAL VOLUME REMOVED FROM THE BASIN AND PLACED ABOVE THE 5768.00 FLOODPOOL ELEVATION IS 42,800 CUBIC FEET. THIS IS WELL IN EXCESS OF THE INCREASE IN RUNOFF VOLUME DUE TO DEVELOPMENT.

DEVELOPMENT CONFIGURATION  
THE UNITS AS SHOWN ON THIS PLAN WILL HAVE LIVING SPACE AT ELEVATION 5781.10 FEET. THE PARKING GARAGE BELOW WILL BE AT ELEVATION 5772.00, OR 4.00 FOOT ABOVE THE FLOOD POOL ELEVATION AS SHOWN ON THE ATTACHED FEMA FLOOD INSURANCE RATE MAP(0018-C), AND 1.0 FEET ABOVE THE EMERGENCY SPILLWAY ELEVATION.  
FLOW PATTERNS ON THE PROPERTY WILL GENERALLY BE SHEET TYPE FLOWS INTO THE DAM RESERVOIR.  
THE EXISTING RUNDOWN AND EASEMENT LOCATED ON THE EAST EDGE OF THE PROPERTY WILL REMAIN AS IS.



SCALE: 1/8"=1'-0"



### LEGEND

- NEW CONTOURS (solid line with number)
- EXIST. CONTOURS (dashed line with number)
- IMPERVIOUS SURFACE ON SITE (white box)
- PERVIOUS SURFACE ON SITE (hatched box)
- EXIST. SPOT ELEV. (arrow pointing to 78.50)
- NEW SPOT ELEV. (arrow pointing to 78.50)
- FLOW PATH (dashed line with arrow)

BOHANNAN HUSTON, INC.		
PROJECT TITLE DAM SHORE TOWNHOUSES WOLFE COMPANY		
CONTENTS DRAINAGE PLAN		
REVISIONS	DRAWN	PAGE
2/2/87	HCB	
9/22/87	CHECKED	
	GAW	
	PROJECT NO.	SHEET
	6131	1

### EARTHWORK NOTES

- PRIOR TO PLACING FILL ON THE SITE, THE EXISTING SURFACE SHALL BE CLEARED OF DEBRIS, VEGETATION AND OTHER DELETERIOUS MATERIAL, MOISTENED TO OPTIMUM MOISTURE AND COMPACTED TO 90% OF OPTIMUM DENSITY PER ASTM D-1557.
- FILL MATERIAL SHALL BE FREE FROM DEBRIS, ACCEPTABLE TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
- FILL SHALL BE MOISTENED TO OPTIMUM MOISTURE, PLACED IN 1 FOOT LOOSE LIFTS MAXIMUM, AND COMPACTED TO 90% MINIMUM OVER THE ENTIRE SITE. 95% BENEATH AND EXTENDING 2'-0" FROM THE BUILDING PERIMETER FOOTING.

