HYDROLOGY

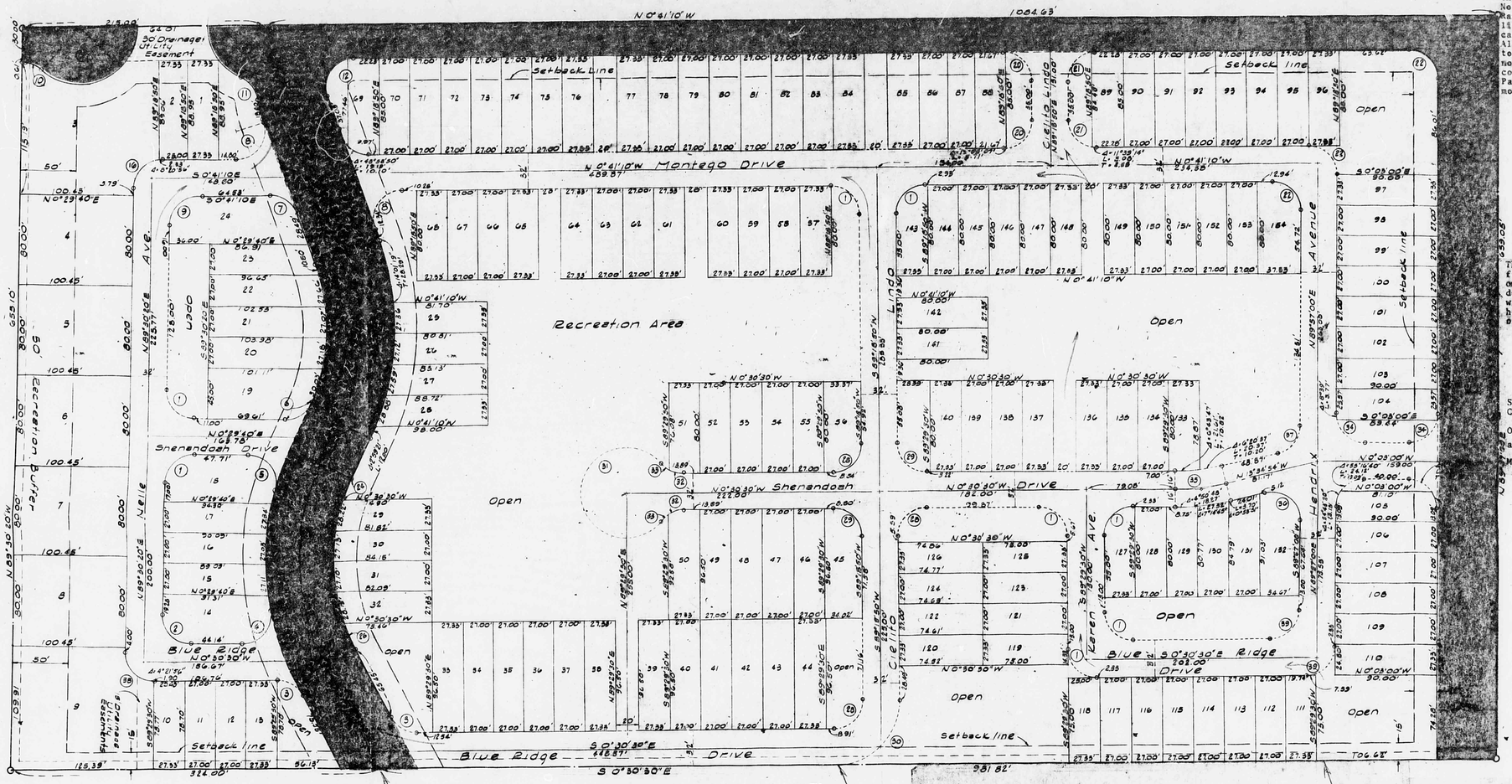
G22/D11
3 PLANS

G22/D11

3 PLANS

LA CHARLES TOWNHOUSES

A PLANNED UNIT DEVELOPMENT SUBDIVISION
ALBUQUERQUE, NEW MEXICO



DESCRIPTION OF LA CHARLES TOWNHOUSES

Being a tract of land in the Northeast Quarter of Section 3, T10N, R4E, N.M.P.M. being more particularly described as follows: Beginning at the Southwest corner of the East Half of the Northwest Quarter of the Northeast Quarter (E1/2 NW1/4 NE1/4) of Section 3, Township 10 North, Range 4 East, N.M.P.M., a point marking the intersection of the center lines of La Charles Drive N.E. and Delamar Avenue, N.E., and the identical Northeast corner of the El Solindo, an addition to the City of Albuquerque, New Mexico; and running thence N0° 41' 10"W, 1299.63 feet to the northwest corner; thence, N89° 57' 00"E, 659.05 feet to the northeast corner; thence S0° 30' 30"E, 1305.82 feet to the southeast corner; thence N89° 30' 20"W, 655.10 feet along the north line of Holida Park, Unit 10 to the point of beginning and containing 19.652 acres, more or less.

Scale 1=50'

The subdivision of that certain tract of land as described, is with free consent and in accordance with the desires of the undersigned owners and proprietors thereof and the said owners and proprietors do hereby dedicate the several thoroughfares shown hereon, together with easements as shown on this plat, including easements for overhead, underground, and buried service with and including the right of ingress, egress and the rights to trim or remove interfering trees.

WHITTAKER COMMUNITY DEVELOPMENT CORPORATION

By: _____

Allan L. Lemley
Vice President

STATE OF COLORADO
COUNTY OF ARAPAHOE SS

On this ____th day of _____, 1972 the foregoing instrument was acknowledged before me by Mr. Allan L. Lemley.

My commission expires _____ _____ Notary Public

12.01 Acres

9.40 Acres

2.25 Acres

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	90° 00' 00"	25'	39.27'	25.00'
2	91° 00' 10"	25'	39.71'	25.44'
3	62° 30' 30"	25'	27.27'	15.17'
4	100° 27' 14"	25'	43.83'	30.03'
5	104° 58' 02"	25'	45.80'	32.56'
6	69° 13' 39"	25'	30.21'	17.26'
7	70° 41' 10"	25'	30.84'	17.73'
8	109° 18' 50"	25'	47.70'	35.25'
9	88° 49' 10"	25'	38.75'	24.49'
10	42° 50' 01"	25'	18.69'	9.81'
11	58° 14' 26"	25'	25.41'	13.93'
12	97° 32' 35"	25'	42.56'	28.53'
13	65° 01' 07"	50'	56.74'	31.86'
14	132° 50' 01"	50'	115.92'	114.54'
15	12° 32' 09"	85'	18.60'	9.34'
16	83° 28' 14"	25'	36.42'	22.30'
17	44° 38' 57"	200'	155.85'	82.13'
18	52° 38' 57"	200	183.78'	98.95'
19	1° 37' 17"	200'	5.66'	2.83'
20	76° 54' 53"	25'	33.56'	19.86'
21	78° 20' 46"	25'	34.18'	20.37'
22	90° 38' 10"	25'	39.55'	25.28'
23	3° 22' 56"	170'	10.04'	5.02'
24	6° 12' 34"	170'	18.42'	9.22'
25	9° 11' 15"	230'	36.88'	18.48'
26	9° 09' 49"	170'	27.19'	13.62'
27	17° 02' 16"	230'	68.39'	34.45'
28	90° 10' 40"	25'	39.35'	25.08'
29	89° 49' 20"	25'	39.19'	24.92'
30	90° 10' 40"	57'	89.71'	57.18'
31	241° 47' 20"	40'	168.80'	-
32	32° 31' 14"	25	14.19'	7.29'
33	18° 22' 25"	25'	8.02'	4.04'
34	81° 21' 00"	25'	35.50'	21.48'
35	13° 04' 24"	200'	45.63'	22.92'
36	103° 31' 54"	25'	45.17'	31.73'
37	76° 28' 06"	25	33.37'	19.70'
38	86° 38' 14"	25'	37.80'	23.57'
39	89° 32' 30"	25'	39.07'	24.80'

NOTES

1. All easements shown are for use of utilities.
2. Unless otherwise noted, 14 foot wide utility easements along rear lot lines (measured 7 feet each side of lot boundary, where carried along lot lines); 10 foot wide utility easements along side lot lines (measured 5 feet each side of lot boundary); and anchor easements (measured 5 feet each side of lot boundary lines, where carried along side lot boundary lines, and 30 feet from rear lot lines).
3. Unless otherwise shown, all block corner radii are 25 feet with arc length of 39.27 feet.
4. Unless otherwise shown, lot boundary lines are perpendicular to street right-of-way lines which they intersect.
5. All open land not designated as dedicated streets or individual lots shall fall under the ownership of the Home Owner Association for the Planned Unit Development.

Shaded Streets are dedicated public streets

Short dash lines indicate back of curb

I, Gisele Gatignol, City Clerk of the City of Albuquerque, New Mexico, do hereby certify that the plat of La Charles Townhouses, a subdivision within the City of Albuquerque, New Mexico, upon which this certificate appears, was approved for filing by the City Commission of Albuquerque, at its meeting on the ____th day of _____, 1972.

_____
City Clerk

I, Thomas O. Isaacson, hereby certify that I am a Registered Professional Engineer and Land Surveyor, and that this plat was prepared from notes of a field survey made under my supervision and is true and correct to the best of my knowledge and belief.

_____
Thomas O. Isaacson
Reg. N.M. P.E. & L.S. No. 3895
Chambers, Campbell, Isaacson & Chaplin, Inc.

City Engineer - City of Albuquerque, New Mexico	Date
Traffic Engineer - City of Albuquerque, New Mexico	Date
Parks & Recreation Dept. - City of Albuquerque, N.M.	Date
Mountain States Tel. & Tel. Co.	Date
Public Service Co. of New Mexico	Date
Southern Union Gas Company	Date
Chairman Planning Commission	Date
Executive Secretary Planning Commission	Date

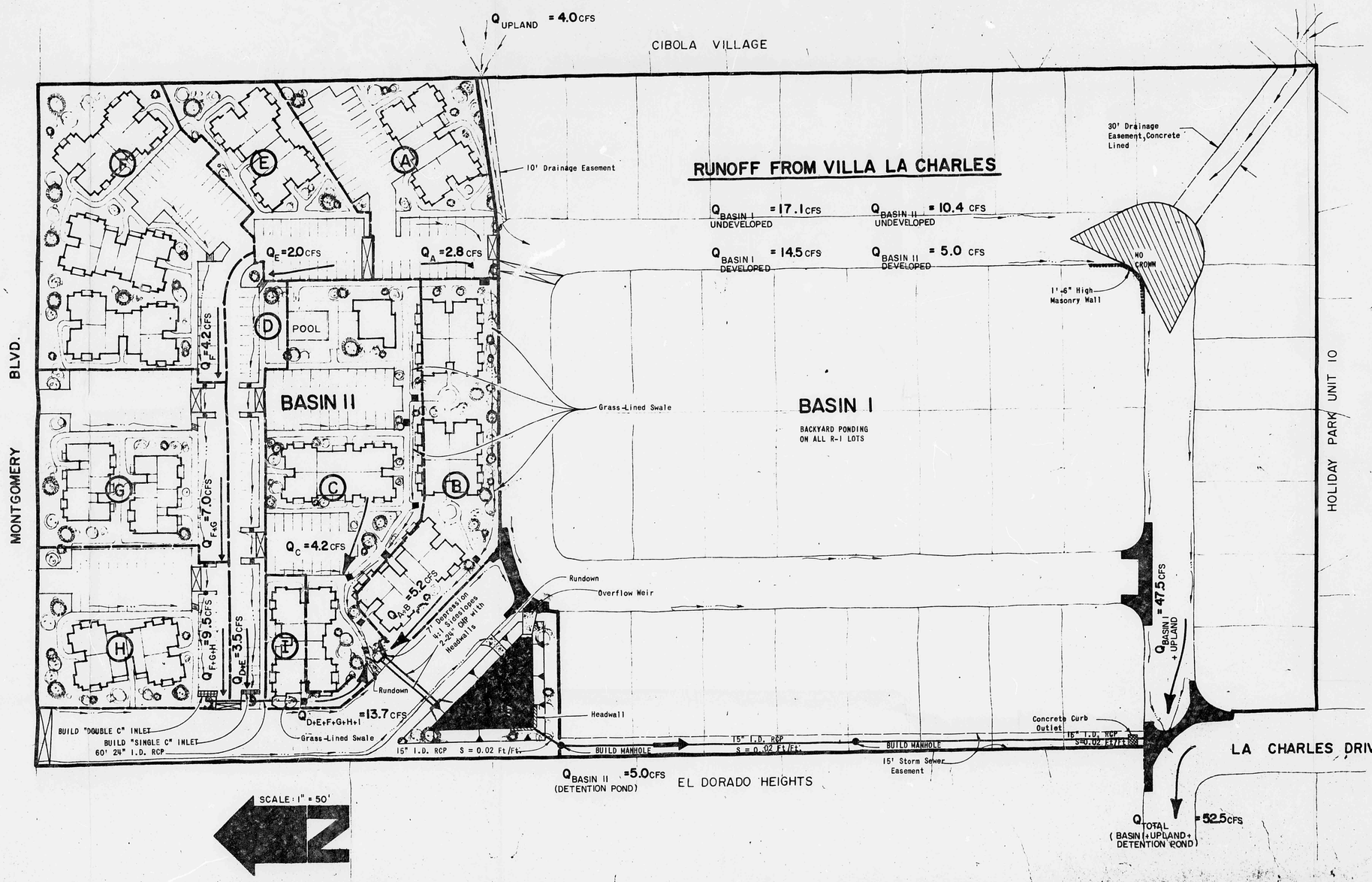
We hereby certify that all taxes to and including 1972 are paid.

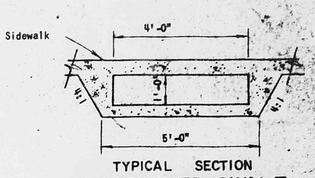
Title Company

By: _____

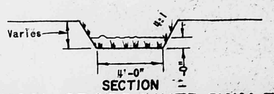
VILLA LA CHARLES MASTER PLAN

ALBUQUERQUE, NEW MEXICO





TYPICAL SECTION
GRASS-LINED SWALE SIDEWALK CROSSING
NO SCALE



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NOTE: PROVIDE STEEL DECKING ACROSS CURB CUTS IN SIDEWALK AREAS.

TABULAR INFORMATION			
ZONE	TOTAL UNITS	ACREAGE	YIELD
R-1	41	11.0 ±	3.73
SU-1	148	7.7 ±	19.2
TYPICAL LOT SIZE		70' X 139'	
CORNER LOT SIZE		80' X 139'	
TOTAL DU		189	
TOTAL AREA		18 ± ACRES ±	
PARKING			
2 BDRM, 2 BATH	64 ea	128	
1 BDRM, 1 BATH	48 ea	96	
EFFICIENCIES	16 ea		
TOTAL PARKING		264	

—LEGEND—

- Ponderosa Pine
- Russian Olive
- Honey Locust
- Tam Juniper
- Detention Pond
- Water Block
- Valley Gutter
- Grass Swale Sidewalk Crossing
- Curb Cut
- Curb Cut W/ Steel Deck
- Q_D = 1.8 CFS Flow Rate & Direction
- Primary Basin Boundary
- Secondary Basin Boundary
- Flow Path

PLATE II
DRAINAGE PLAN

A PROJECT OF GARY L. WATSON CO.

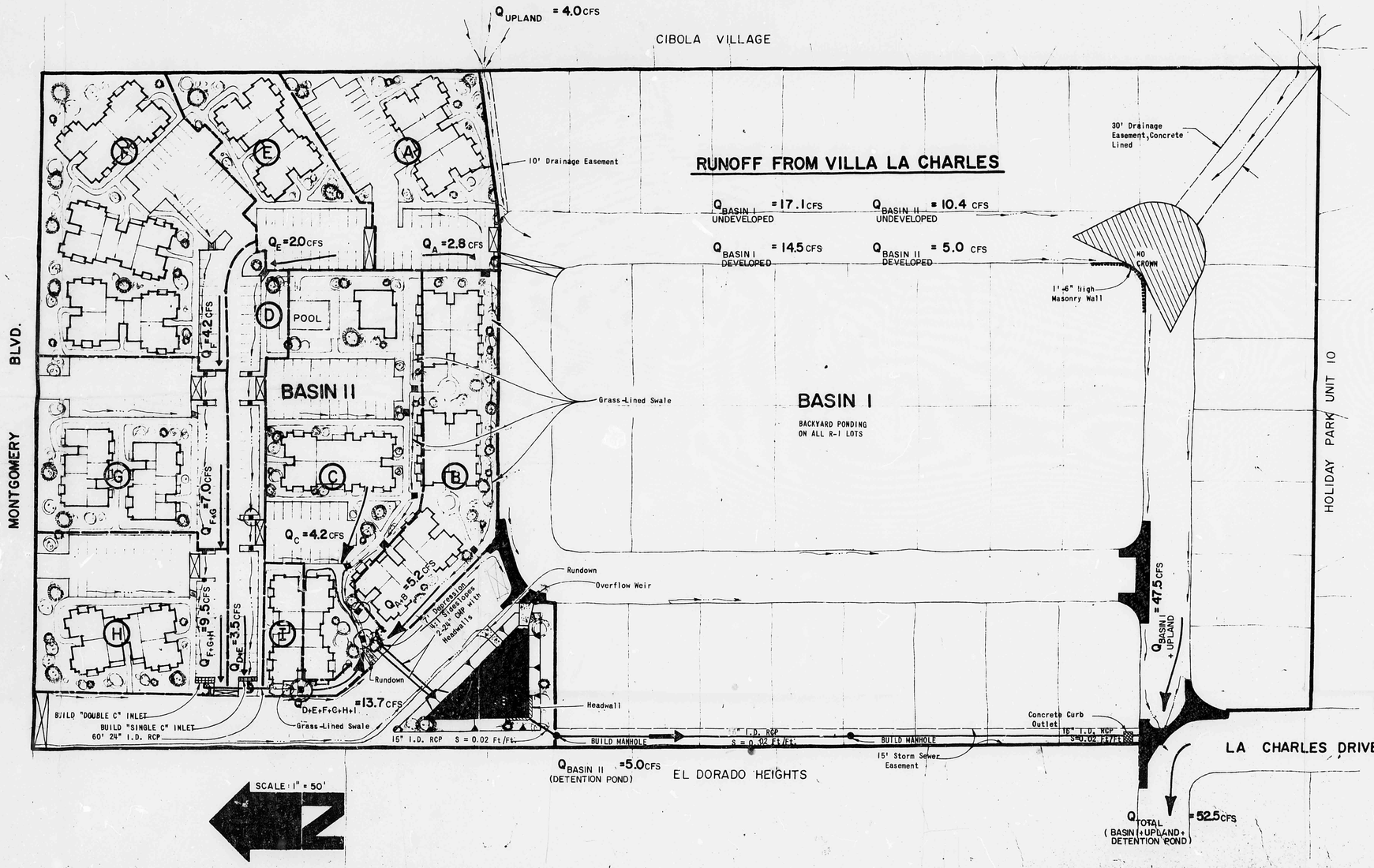
ALBUQUERQUE, NEW MEXICO
4015 CARLISLE BLV'D N.E. 881-2120

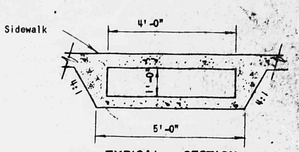
77-146

JAMES W. MILLER - AIA
ARCHITECTURE/PLANNING

VILLA LA CHARLES MASTER PLAN

ALBUQUERQUE, NEW MEXICO





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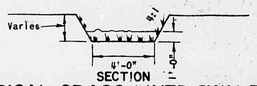

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