

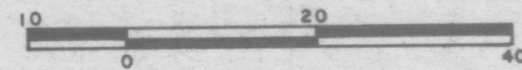
DRB NO.: 86-164

A REPLAT OF LOT 3 & A PORTION OF LOT 4, BLK. 3, OF

**BEL-AIR**

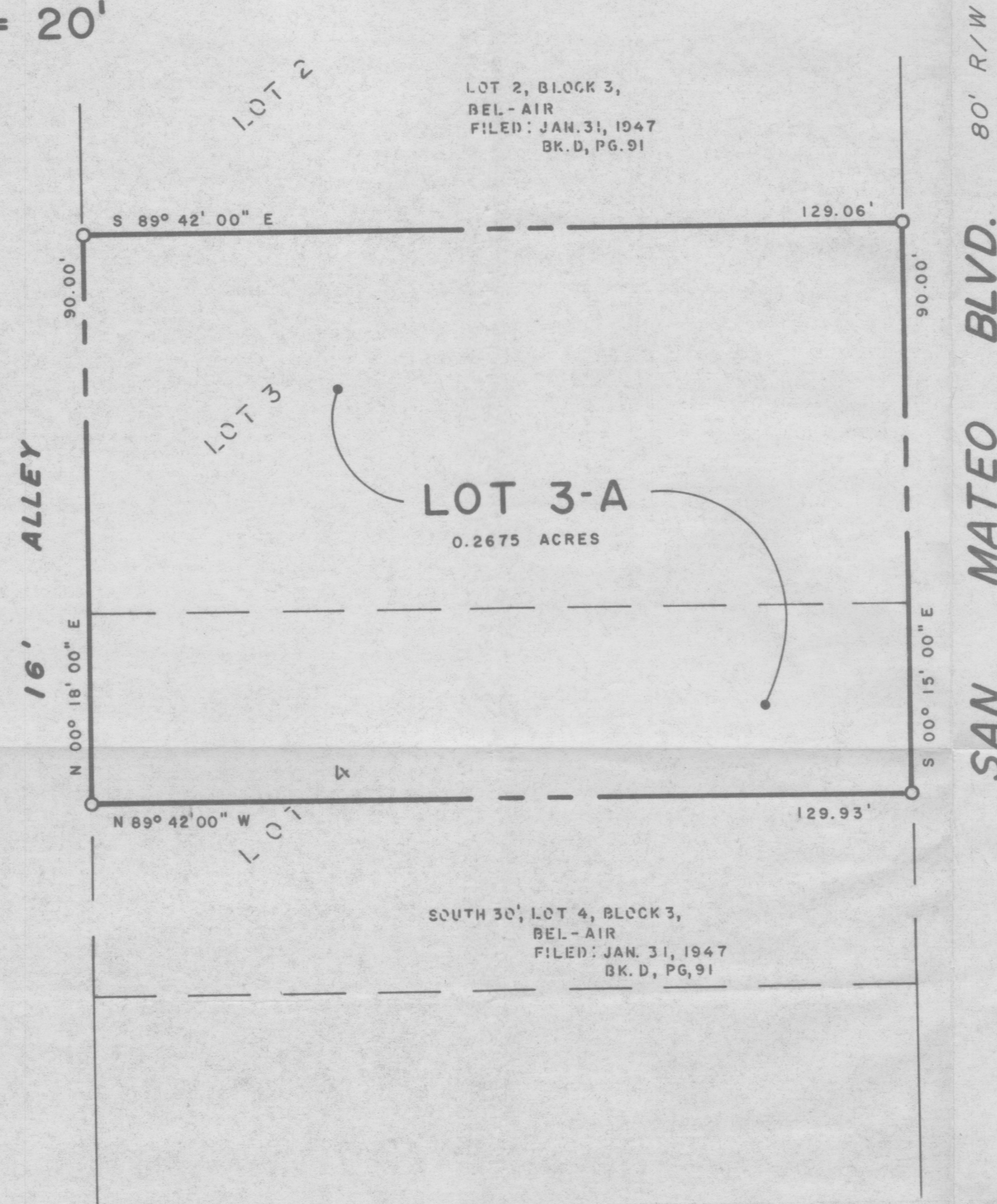
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 1986

RECEIVED  
APR 10 1986  
HYDROLOGY SECTION



SCALE IN FEET

1" = 20'



**PURPOSE**

The purpose of this plat is to create one parcel, Lot 3A, by removal of the lot line between lot 3 and the remnant of lot 4.

**LEGAL DESCRIPTION**

Certain tracts of land situate within Bernalillo County, New Mexico, being lots 3 and a portion of lot 4, Block 3 of "BEL-AIR", a subdivision, as filed in the office of the County Clerk, Bernalillo County, New Mexico on January 31, 1947, in Book D, Page 91. The portion of Lot 4 was created by deed on March 31, 1967, (document number 44458), which deeded the South 30 feet of Lot 4 along with Lot 5.

**OWNER'S CERTIFICATE**

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

The undersigned owner does hereby freely consent to all the foregoing and do hereby represent that I am authorized to so act.

Lenora Mellon  
Lenora Mellon, owner

State of New Mexico )  
County of Bernalillo )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of MARCH, 1986 by Lenora Mellon.

My comm. expires 6/18/87  
Alden R. Miller  
Notary Public

**APPROVED AND ACCEPTED BY:**

<u>NA</u> A.M.A.F.C.A. _____ Date	<u>NA</u> Property Management _____ Date
<u>NA</u> Parks and Recreation Dept. _____ Date	<u>NA</u> Water Resources Dept. _____ Date
<u>NA</u> Traffic Engineer _____ Date	<u>NA</u> City Engineer _____ Date
<u>Richard D. Miller</u> 4-9-86 Planning Department _____ Date	<u>W. A. Chitt</u> 040186 City Surveyor _____ Date

SP. 86-128

**NOTES:**

1. Zone Atlas H-17
2. Bearings shown are based on the plat of "BEL-AIR", as filed January 31, 1947, D-91.
3. Prior to development City of Albuquerque water and sanitary sewer service to these properties must be verified and coordinated with the Water Resource Department, City of Albuquerque via a request for a water and sanitary sewer availability statement.

**VICINITY MAP**



**SURVEYOR'S CERTIFICATION**

I, Dennis D. Lynn, a Registered Land Surveyor, licensed under the Laws of the State of New Mexico, do hereby certify that the plat shown hereon was prepared by me or under my supervision, shows all easements of record, and that the plat and survey meet the minimum requirements of the standards for the land surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors, and the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

NOTE: This plat was prepared from plats of record, no field work was performed.

Dennis D. Lynn Date 3-1-86  
Dennis D. Lynn, NMLS #7430

State of New Mexico )  
County of Valencia )

The foregoing instrument was acknowledged before me on this 4TH day of MAR, 1986, by Dennis D. Lynn.

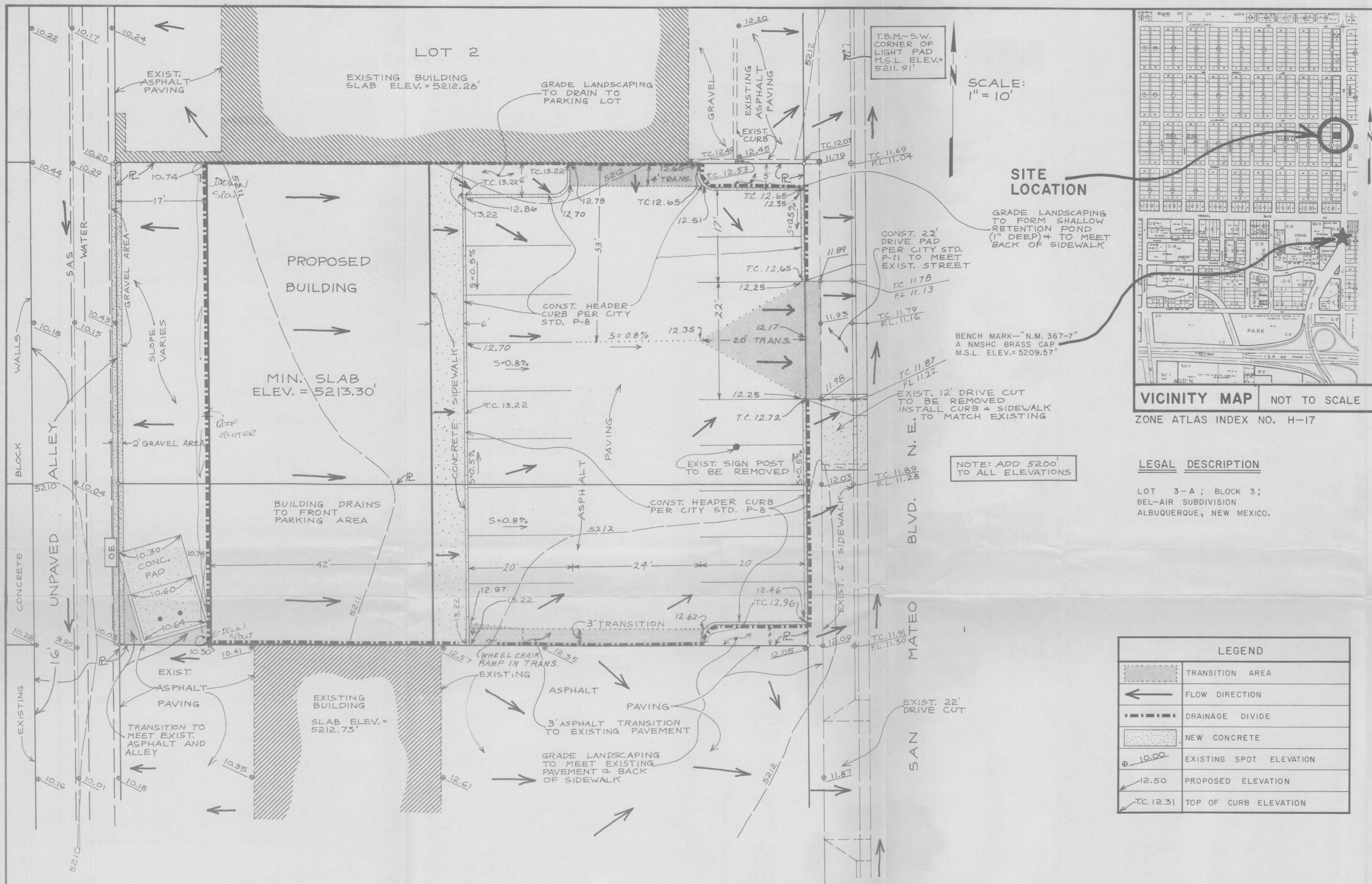
My comm expires 02/24/88  
Richard D. Miller  
Notary Public



**LYNN ENGINEERING & SURVEYING, INC.**

22 CHUGHOLE LANE  
LOS LUNAS, NEW MEXICO 87031  
(505) 869-3548





GENERAL  
Zone Atlas Page H-17

LAND USE - Present - Vacant lot. This is an in-fill site; all other lots on the block are already developed. Frontage is onto San Mateo Blvd. NE which is paved and has standard curb and gutter. There is a 16-foot wide unpaved alley at the rear of the property.

Proposed - Retail Development

FLOOD HAZARD ZONE - The site is located in Zone C. However San Mateo Blvd. is located in Zone A0, a shallow flooding area. The flooding depth is 1-foot. The building pad will be set 1-foot above the base flood level as required by the City of Albuquerque Flood Hazard Ordinance. This will place the building pad 2 feet above the street flowline.

SOIL TYPE - Embudo - Gravelly fine sandy loam and gravelly sandy loam. Hydrologic Group B.

LOT SIZE - 90 ft. x 129.93 ft. = 11,693.7 sq. ft. or 0.268 ac.

OFF-SITE DRAINAGE

The site is surrounded by San Mateo Blvd. on the east, commercial developed lots to the north and south, and an alley with residential lots beyond to the west. The residential lots drain west, away from the site. The alley drains south to Phoenix Avenue. The commercial lots drain primarily to San Mateo Blvd. but both have small back parking lots that drain to the alley. San Mateo Blvd. is in a shallow flooding area with on foot of depth. The one foot depth of water will overflow the curb but will be contained within the right-of-way. Therefore, no off-site is expected.

ON-SITE HYDROLOGY

TIME OF CONCENTRATION  
Flow Length = 158 ft.  
Slope = 1.29 %  
Tc = 2.05 min. - velocity = 1.3 fps  
Adjusted velocity = 0.65 fps (DPM Plate 22.2 B-1)  
Adjusted Tc = 4.1 min. - use 10 min.

6-HR. RAINFALL DEPTH  
10-yr. = 1.48 in.  
100-yr. = 2.26 in.

RAINFALL INTENSITY  
10-yr. = 3.21 in./hr.  
100-yr. = 4.90 in./hr.

RUNOFF COEFFICIENTS  
Undeveloped Conditions C = 0.40  
Developed Conditions C = 0.95

RUNOFF RATES  
Undeveloped Condition - Entire lot draining to rear alley  
10-yr. = 0.3 cfs  
100-yr. = 0.5 cfs  
Developed - Front lot and building draining to San Mateo Blvd. NE  
10-yr. = 0.7 cfs  
100-yr. = 1.1 cfs  
Developed - Rear of lot draining to alley  
10-yr. = 0.1 cfs  
100-yr. = 0.2 cfs

RUNOFF VOLUMES  
Undeveloped Condition - Entire lot draining to rear alley  
10-yr. = 501 cu. ft.  
100-yr. = 765 cu. ft.  
Developed - Front lot and building draining to San Mateo Blvd. NE  
10-yr. = 1,204 cu. ft.  
100-yr. = 1,838 cu. ft.  
Developed - Rear of lot draining to alley  
10-yr. = 195 cu. ft.  
100-yr. = 298 cu. ft.

ALLEY DRAINAGE

As stated above this is an in-fill site. It is the only area on the block left to be developed. Because of this fact, the alley grade will not change with future development; therefore, a new city approved alley grade design has not been obtained.

In the existing condition all flows drain west to the alley, as shown by the existing contours and existing spot elevations. Based on the criteria in the City of Albuquerque Development Process Manual (DPM) the existing 100-yr. flowrate from the entire lot is 0.5 cfs. See the Hydrology Section above for details of how this flow rate was determined.

In the developed condition only a 17-foot wide strip of land will be draining to the alley. This is typical of all the commercial lots in this block. This strip of land will be paved and used for parking and trash collection. Using the DPM criteria the developed condition 100-yr. storm flowrate to the alley is 0.2 cfs.

Since the proposed development will improve the present condition drainage in the alley, it is proposed to leave the alley as it is. A

LEGEND	
	TRANSITION AREA
	FLOW DIRECTION
	DRAINAGE DIVIDE
	NEW CONCRETE
	EXISTING SPOT ELEVATION
	PROPOSED ELEVATION
	TOP OF CURB ELEVATION

#### LEGAL DESCRIPTION

LOT 3-A; BLOCK 3;  
BEL-AIR SUBDIVISION  
ALBUQUERQUE, NEW MEXICO.

NOTE: ADD 5200'  
TO ALL ELEVATIONS

#### SITE LOCATION

GRADE LANDSCAPING TO FORM SHALLOW RETENTION POND (1" DEEP) \* TO MEET BACK OF SIDEWALK

BENCH MARK—"N.M. 367-7"  
A NMSHC BRASS CAP  
M.S.L. ELEV.= 5209.57'

I, Elvidio V. Diniz, being a duly registered professional engineer under the laws of the State of New Mexico, do hereby certify that the Finish Floor elevation of the retail building shown on this drawing has been constructed a minimum of 2 feet above the flow line of San Mateo Boulevard as measured parallel to the east property line.

Elvidio V. Diniz  
P.E. No. 7111

Date

two-foot wide strip of gravel will be placed at the edge of the asphalt. This will slow the velocity of the runoff from the asphalt into the unpaved alley as well as preventing erosion at the connection, of the asphalt and dirt.

#### EROSION CONTROL

An earth berm will be constructed along the west property line to prevent erosion into the alley during construction. An earth berm will also be constructed across the proposed driveway location and will remain until the parking lot has been paved.

#### APPROVED FOR DRAINAGE

4/2/86  
DATE  
Rogers & Associates  
SIGNATURE  
ADVISE DRAINAGE INSPECTOR  
WHEN GRADING EXECUTED

DESIGNED BY: S.D.	<b>DRAINAGE &amp; GRADING PLAN</b> <b>RETAIL BUILDING</b> <b>ON</b> <b>SAN MATEO N.E.</b>
DRAWN BY: C.M.	
CHECKED BY: E.D.	
PREPARED BY: FEB 1986	<b>RESOURCE TECHNOLOGY INC.</b>