

LOCATION MAP
J-13-Z
210 SAN PASQUALE AVE. N.W.

- LEGEND**
- (53.63) EXISTING SPOT ELEVATIONS
 - x 53.63 PROPOSED SPOT ELEVATIONS
 - 54.09 - EXISTING CONTOURS
 - 53.75 - PROPOSED CONTOURS
 - - - - - ROOF RIDGE
 - - - - - PROPOSED STORM DRAIN
 - LANDSCAPED AREA

BENCH MARK
B11-J13 ENE CURB RETURN RIO GRANDE & CENTRAL AVE. N.W. - ELEV. 4955.270'

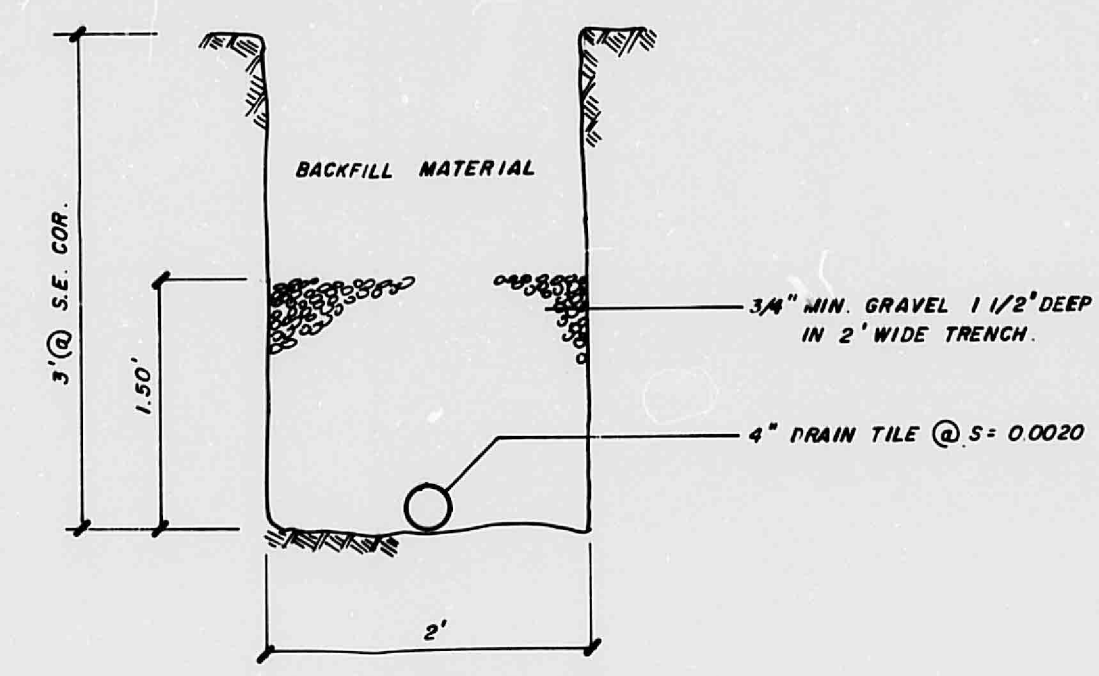
GENERAL NOTES

1. These lots are in Sec. 19, T. 13 N., R. 1 E., S.M.P.M. Tract 57, 19000 Prop. Map No. 14. They have an area of 0.381 acres and are located in the Historic Old Town Zone. Townhouses with corrugated metal pitched roofs are planned to conform to the surrounding structures. The existing house on lot A is to be renovated and sold.

2. Because of the flatness of this lot and the surrounding lots it is necessary to pond the rainfall from the ridge line to the back property line. A one hundred year, six hour rainfall of 2.2 inches was used for this location for the ponding requirements. A controlled outfall was placed at the S.E. corner of the new site to allow overflow in the event of a greater than 100 year six hour rainfall. It is necessary for lots B, C, D and E to have drainage covenants so that water can move between the lots to the outfall. The area which drains to the back of the lots is 5175 S.F. This translates into a ponding requirement of 959 C.F. This has been provided by this grading plan. A header curb is provided all of the way around the back lot line to hold the ponding until it percolates into the soil and to prevent flooding to or from other sites.

3. The drainage of the site is via an access, drainage and public utility easement along the south property line. It is collected by a single 8" catch basin and is drained into a 21" storm sewer in San Pasquale Ave. via a 6" line. This drainage easement also has a header curb along the south property boundary to control outflow should the catch basin become clogged.

4. The area drained via the catch basin is 7,700 S.F. or 0.1781 acres. Assuming a max. 0.30 minute 100 year storm of 2.75 inches per hour, the flow to the catch basin would be 0.5 cfs. The catch basin inlets can carry approximately 20 cfs at an upstream slope of 1:1 and a head of 1.2 feet as interpolated from plate 2.23 of the 1972, Vol. 2. The 6" line is used to allow for easy cleaning.



TYPICAL DRAIN PIPE CROSS-SECTION

Drain Field

Due to an existing adobe structure located located east of this property line at the south end, the ponds are being drained by a 4 inch perforated drain line. The 4 inch drain line laid at a slope of 0.0021 (1/2") can carry approximately 0.6 cfs. With a 100 year pond retention of 600 C.F., the ponds will drain in 1.6 hours after percolation has reached the 3/4 inch minimum size gravel bed 15 inches below the surface. The soil type is dracito (R) with the top 3 inches having a percolation rate of 0.6 - 2.0 in/hr and the layer from 3 - 6 inches having a percolation rate of 0.6 - 20 inches per hour. Assuming that the soil will be mixed during construction, the resulting percolation rate will be approximately 10 in/hr. This would mean that any storm runoff would be delayed for 1.6 hours and would end for the 100 year storm in 5.7 hours after the beginning of the storm.

The drain line is placed at a depth of 4 feet to be below the root zone of grasses and shrubs and to be below a depth of normal tillage and destruction by home owners. The drain line will not only provide an outlet for storm water but will keep occasional overwatering from creating a high perched water table around building foundations.

The 8 inch outfall to the 21 inch storm sewer can handle 3.5 C.F.S. Acting as an orifice with a head of 0.7 and a max head of 3.0 feet to the venturi, the pipe inlet could deliver 3.5 C.F.S. Since the outfall receives a max head of approximately 0.5 C.F.S., the 8 inch drain line is adequate with a margin of safety of 7.

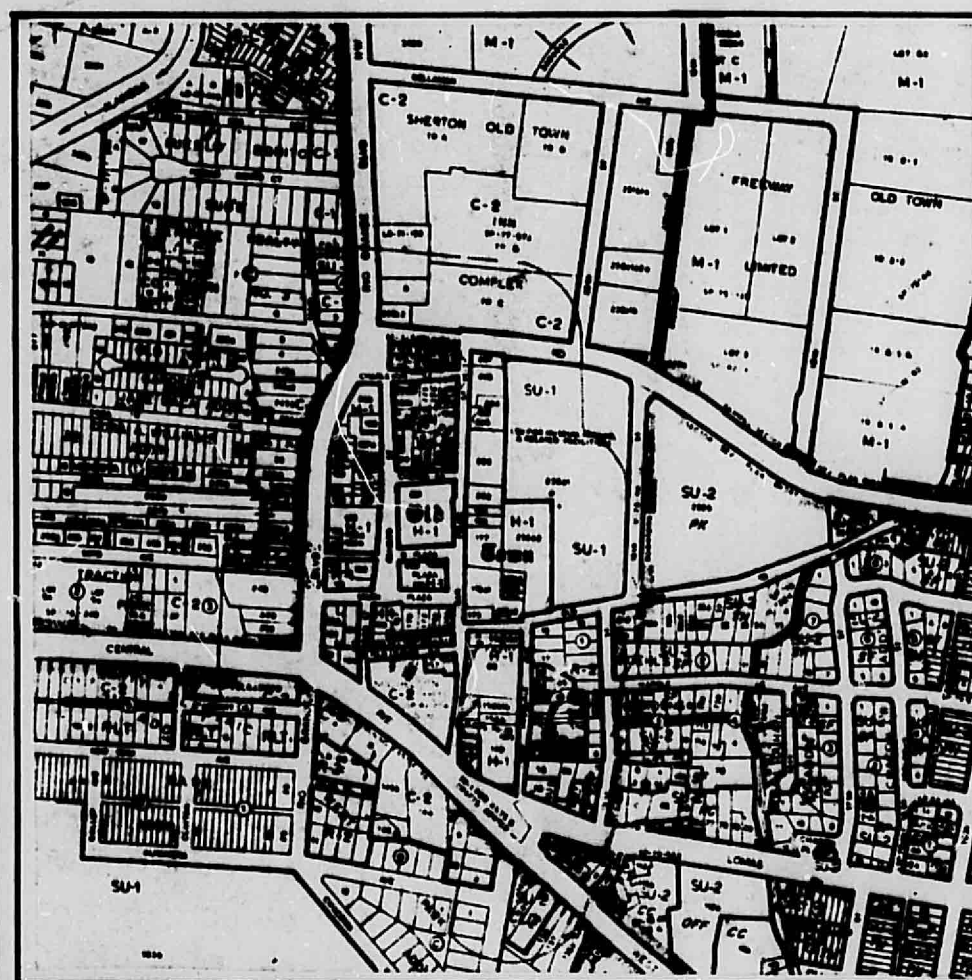
APPROVED FOR DRAINAGE
7/24/84
Silly J. F. ...
ADVISE DRAINAGE INSPECTOR
WHEN GRADING EXECUTED

C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH. (505) 296-1089

TITLE DRAINAGE AND GRADING PLAN
PROJECT SAN PASQUALE TOWNHOUSES
DATE 7-18-84
DRAWN [Signature]
CHECKED [Signature]

SHEET 1 of 1

CITY OF ALBUQUERQUE
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TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT



SAN PASQUALE PLACE

BEING A DIVISION OF TR. 57, M.R.G.C.D. MAP NO. 38
IN SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 1984

84 77359

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record
on OCT 10 1984
at 1:00 p.m. Recorded in Vol. 100
of records of said County Clerk & Recorder
..... Deputy Clerk

LEGAL DESCRIPTION, DEDICATION AND FREE CONSENT

A certain tract of land in Section 18, Township 10 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, being designated as Tract 57 as shown on the M.R.G.C.D. Property Map No. 38 and being bounded and described as follows, to wit:
Beginning at the Southeast corner of said Tract 57, being the Southwest corner of Lot 6, Block 1, (and corner #27 in the legal description) of ROEHL'S GARDEN ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 8, 1925, and running Thence N 00°41'00" E, along the West line of said ROEHL'S GARDEN ADDITION, a distance of 78.36 feet to the Northeast corner of the tract; and being corner #28 of said legal description; Thence S 87°23'13" W, a distance of 225.79 feet to a point on the East line of San Pasquale Ave. N.W., being the Northwest corner of said tract; Thence S 01°11'22" W, along the East line of San Pasquale Ave. N.W., a distance of 69.91 feet to the Southwest corner of the tract; Thence N 89°32'06" E, a distance of 226.08 feet to the point of beginning and containing 0.3641 acre, more or less.

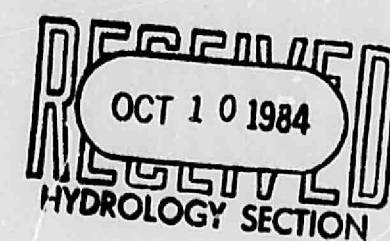
The foregoing Land Division is made in accordance with the desires of the undersigned owner(s). The undersigned hereby grants, conveys and collectively owned by the owners of the tract which the easement serves. The undersigned hereby grants the public utility easements as shown hereon, including the right of ingress and egress and the right to trim interfering trees. The undersigned hereby freely consent to all the foregoing and represent that they are authorized to do so.

Owner(s) PROPERTIES INCORPORATED, A NEW MEXICO CORP.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } SS

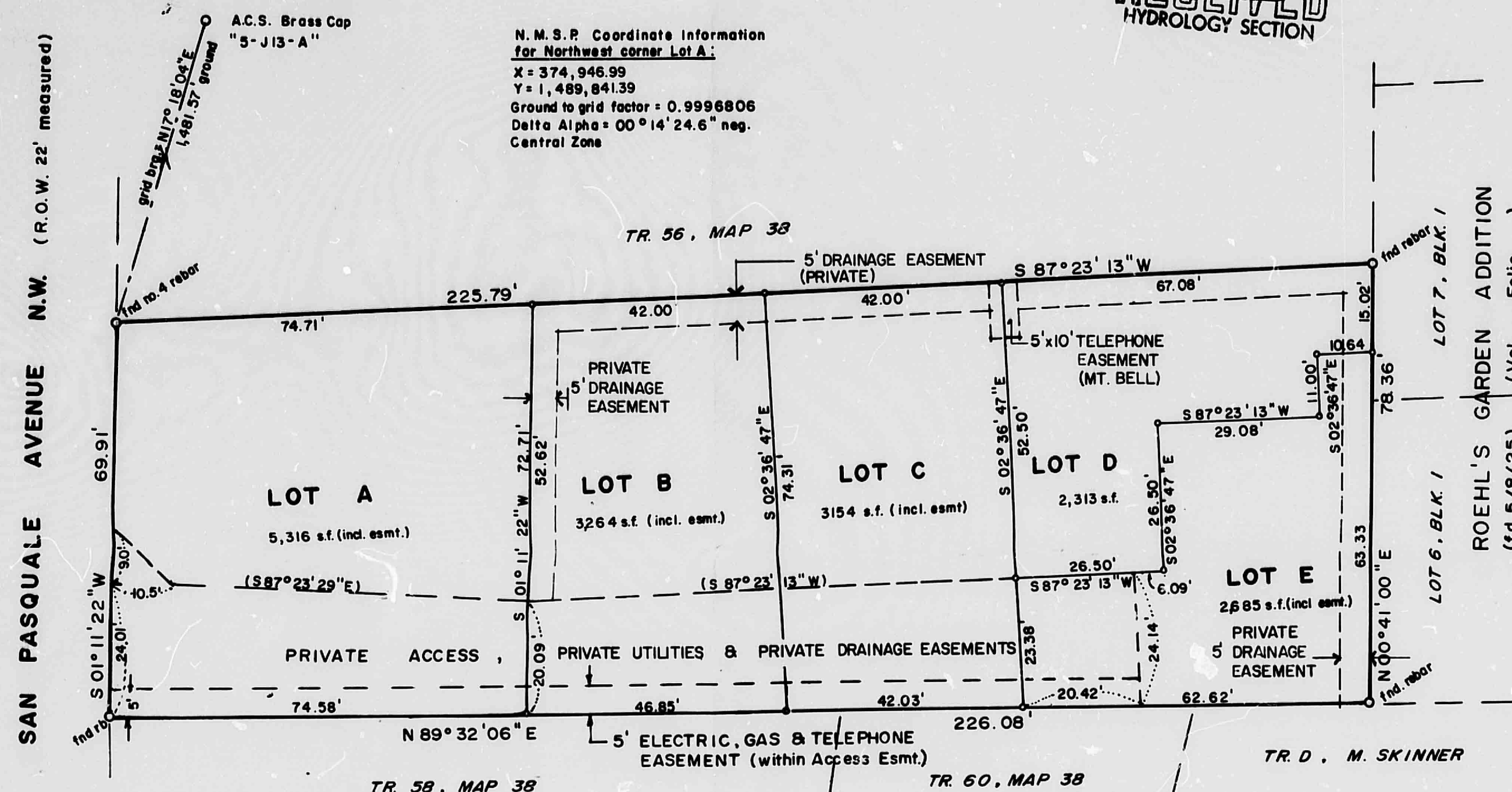
The foregoing instrument was acknowledged before me this 27th day of June 1984, by Michael J. Jorgensen and Susan J. Brown

My commission expires: 6-6-88 Stephen E. Griffin
Notary Public



VICINITY MAP

1-13-7



NOTES:

- 1) All property corners set by this survey are alloy caps on #4 rebar, stamped "LS 6666".
- 2) The filing of this plat with the office of the County Clerk of Bernalillo County, New Mexico, does not vacate or in any way affect existing public or private easements of record.
- 3) Bearings and distances on boundary were determined from a survey of tract 57 made by Carl R. Harrington, NMPLS No. 7909, said survey boundary was based on the West boundary of Roehl's Garden Addition.
- 4) Utility Council Location System Log. No. 06-25-1806

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } SS
The foregoing instrument was acknowledged before me
this 27th day of June, 1984,
by Michael J. Jorgensen and Susan J. Brown
My Commission expires: _____
Notary Public

DEVELOPMENT REVIEW BOARD APPROVALS

APPROVAL	DATE
1. <u>Don E. Estep</u>	<u>7/11/84</u>
2. <u>Frank J. Aguirre</u>	<u>10/3/84</u>
3. <u>Robert J. Aguirre</u>	<u>7-31-84</u>
4. <u>Robert J. Aguirre</u>	<u>7/31/84</u>
5. <u>Robert J. Aguirre</u>	<u>07/26/84</u>
6. <u>Robert J. Aguirre</u>	<u>7-25-84</u>
7. <u>Frank J. Aguirre (N/A)</u>	<u>10/3/84</u>

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

Robert J. Aguirre (DRB-24-792) 10/9/84
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

CASE No. SP-417

SURVEYOR'S CERTIFICATE

I, Gary E. Grieko, do hereby certify that I am a registered Professional Land Surveyor under the laws of the State of New Mexico, that this Plat was prepared by me, that it shows all easements of record known to me, that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Gary E. Grieko 6/25/84
GARY E. GRIEKO NMPLS No. 8686
ALPHA SURVEYING GROUP
PO BOX 26193
ALBUQUERQUE, NM 87125
(505)873-1807, (505)296-8472

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