

FOUR HILLS ADDITION
A SUBDIVISION — ALBUQUERQUE, NEW MEXICO

BEING A REPLAT OF TRACTS 1, 2, & 3
DORADO VILLAGE UNIT 2
ALBUQUERQUE, NEW MEXICO

NOVEMBER 1976

PLAT NO. 5-76-3 AX. Z
APPROVED MAR. 18, 1976
City Planning Commission
Albuquerque, New Mexico
Zone Atlas map index number: L-22-2

INDEX

SHEET NO. 1 Title Sheet
SHEET NO. 2 Sanitary Sewer Sketch and Water Line Sketch
SHEET NO. 2-A Paving Sketch
PLAN & PROFILE
SHEETS NO. 3, 5, 7, 9, 11, 12 and 13 Street Grades

SHEETS NO. 4, 6, 8, 10, 12 and 14 Sanitary Sewer and Water
SHEET NO. 14A DRAINAGE STRUCTURE
SHEET NO. 15 and 16 SITE GRADING
SHEET NO. 17 LOT and WALL DETAILS

48 HOURS PRIOR TO ANY
EXCAVATION, CONTRACTOR
MUST CONTACT LINE AND
LOCATION SERVICE,
TO LOCATE FOR LOCATION
OF EXISTING UTILITIES.

Est. No. 41-177
P-1-77
SAS-1-77

NOTES

1. Unless shown otherwise lot lines are 90° to street lines or are radial thereto.
2. All dimensions along curved lines are measured along the arc.
3. Unless otherwise shown block corners have a radius of 25 feet, a central angle of 90° and an arc length of 39.27 feet.
4. Easements are fourteen (14) feet measured seven (7) feet on each lot where carried along rear lot lines and are ten (10) feet measured five (5) feet on each lot where carried along side lot lines.

TAX CERTIFICATE

I hereby certify that the taxes for the land here have been paid for the year _____, and all prior years.

NEW MEXICO TITLE CO. By _____

INFORMATION

Outstanding pro rata charges for water and sewer installation are _____ of _____, 1977.

Daniel P. Linares

20 001 0177

SURVEYOR'S CERTIFICATION

I, under the laws of the State of New Mexico, that I am a Registered Land Surveyor and this plat was prepared by me from an actual or survey, that it shows all easements of record the City Detailed Design Standards for Surveyors true and correct to the best of my knowledge.

Ralph K. Hicks - N.M.L.S. No. 3307

APPROVAL OF AS BUILT DRAWINGS
ASSY. CITY ENGINEER
DATE 11-1-76

APPROVED FOR
CONSTRUCTION
CITY ENGINEER
DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
TITLE: FOUR HILLS ADDITION SUBDIVISION Street Grades,
Paving, Sanitary Sewer and Water

APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer			Liquid Waste
ACE-Design			Traffic
ACE-Hydrology			Water

DRAWING NO. C-1-77 E.H.

DORADO VILLAGE
FILED MARCH 11, 1965, BOOK D3, PAGE 108

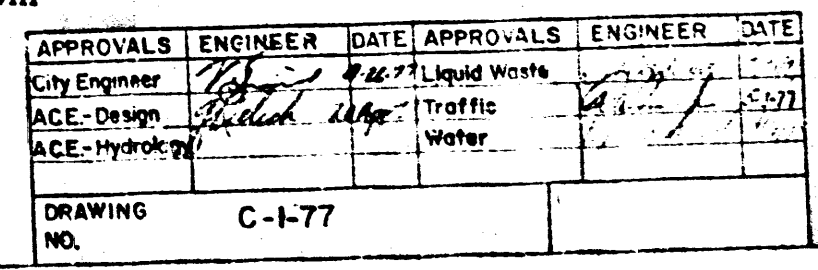


- NOTE:
1. All block corners 1/2" x 1/2" Rebar.
 2. Bearings from previous plat, rotate bearings 0°25'52" clockwise for Geodetic Bearings.
 3. 1.56 miles full width streets have been created.
 4. Plat contains 56.1345 Acres.

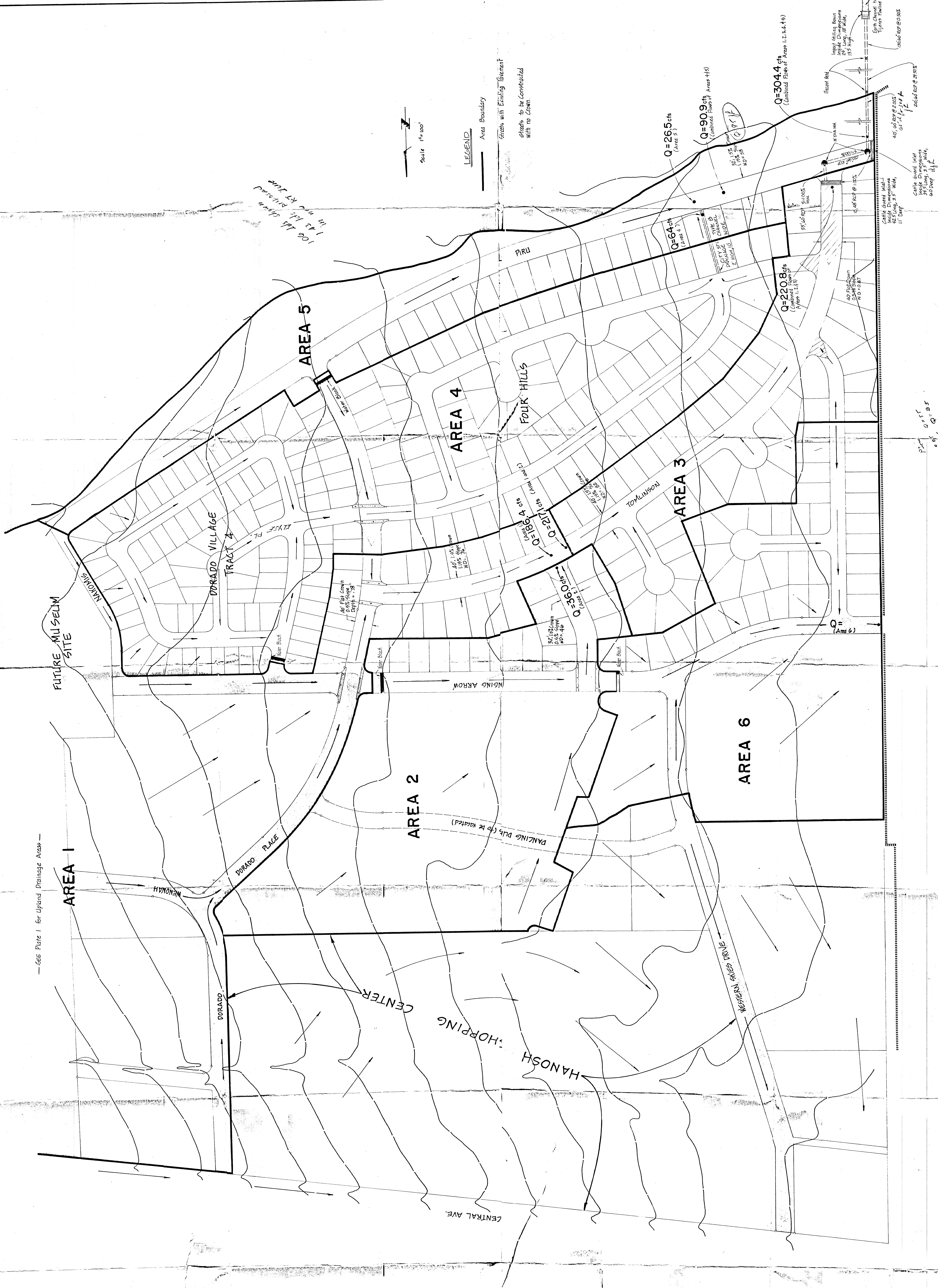
Note:
Surveys have been Coded

LOCATION MAP
APPROX SCALE 1"=100'

NOTE Coordinate location of 10' Tee with Developer of
SINGING ARROW SUBDIVISION
Call Jim Findley
Aircraft Sales 365-7728



— See Plate I for Upland Drainage Areas —



Scale 1"=100'

LEGEND

Area Boundary

Streets with Existing Element

Streets to be Constructed with no Cown.

76-024

PROPOSED ROBERSON -
PRESLEY DEVELOPMENT

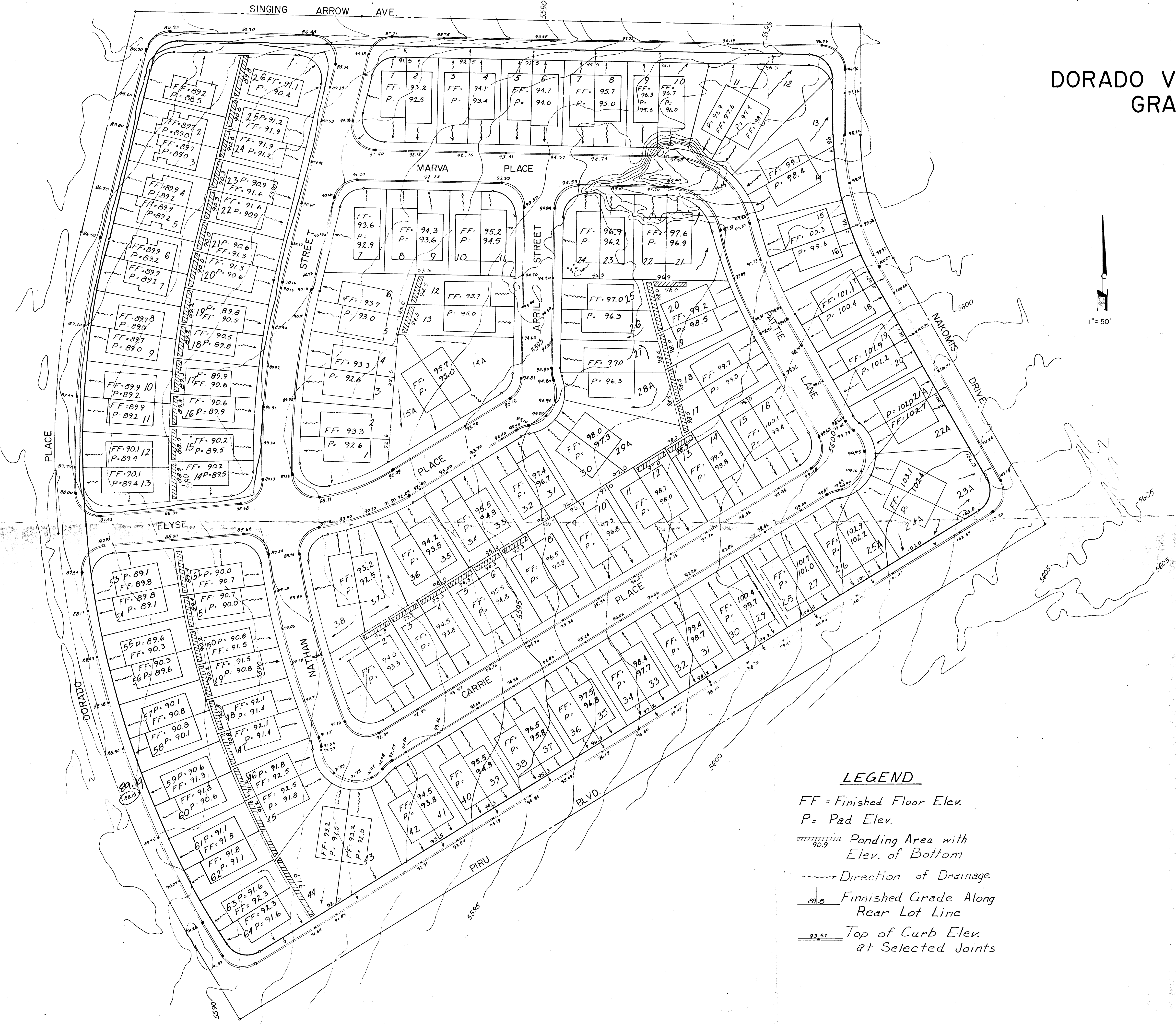
Drainage Plan

PLATE II FEB. 1976

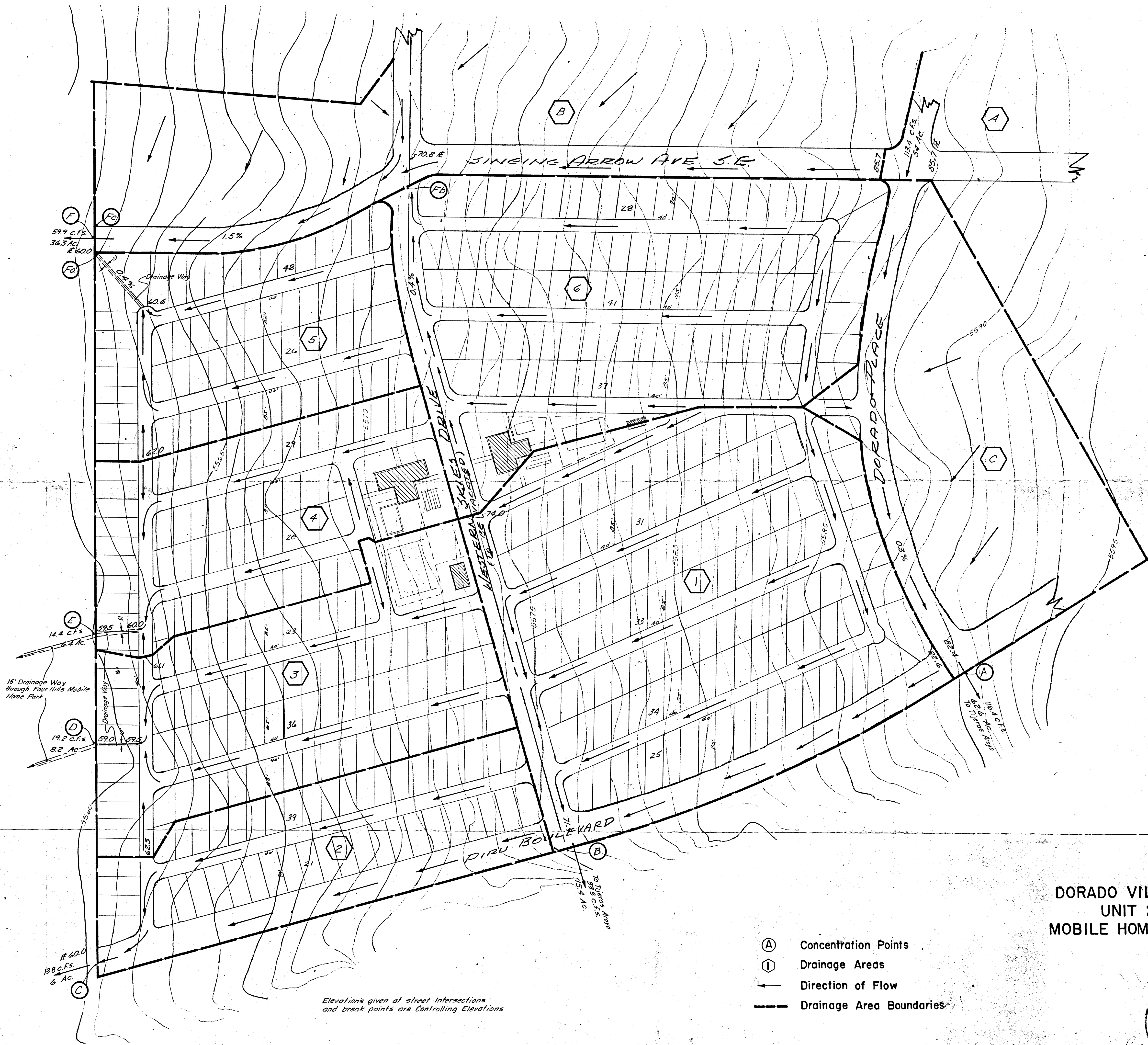
REVISED 9-28-76

TRACT 4
DORADO VILLAGE, UNIT 2
GRADING PLAN

Drainage file
Drainage approved
Oct 17, 1977
Drainage approved
checked new drainage
on all 143 units
1st 26 - permit in on
2/9/78



- LEGEND**
- FF = Finished Floor Elev.
 - P = Pad Elev.
 - Ponding Area with Elev. of Bottom
 - Direction of Drainage
 - Finished Grade Along Rear Lot Line
 - Top of Curb Elev. at Selected Joints

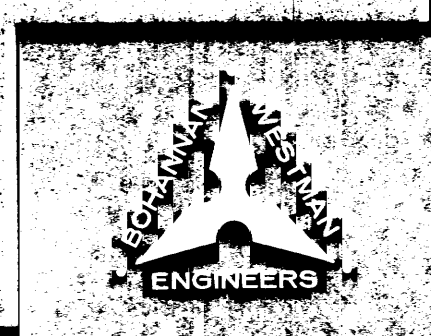
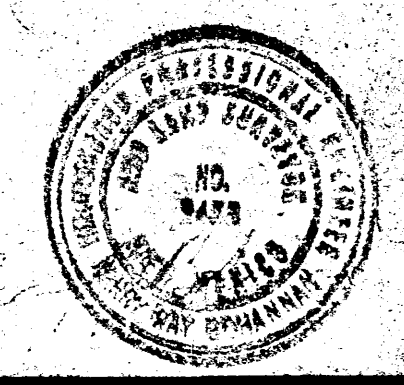


Scale: 1"=100'

DORADO VILLAGE
UNIT 2
MOBILE HOME PARK

- (A) Concentration Points
- (1) Drainage Areas
- Direction of Flow
- Drainage Area Boundaries

Elevations given at street intersections
and break points are Controlling Elevations



Dorado Village

OWEN PLAZA APARTMENTS

ALBUQUERQUE, NEW MEXICO

136 APARTMENT COMPLEX

40-1 BR

56-2 BR

40-3 BR

SITE AREA - 8.33 ACRES

DENSITY - 16.3 APTS. PER ACRE

ZONING - R-2

PARKING - 278 SPACES FOR CARS

20 SPACES FOR RECREATIONAL VEHICLES

68 SPACES FOR BICYCLES IN RACKS

GROSS AREA - 119,566 SQ. FT. (APTS)

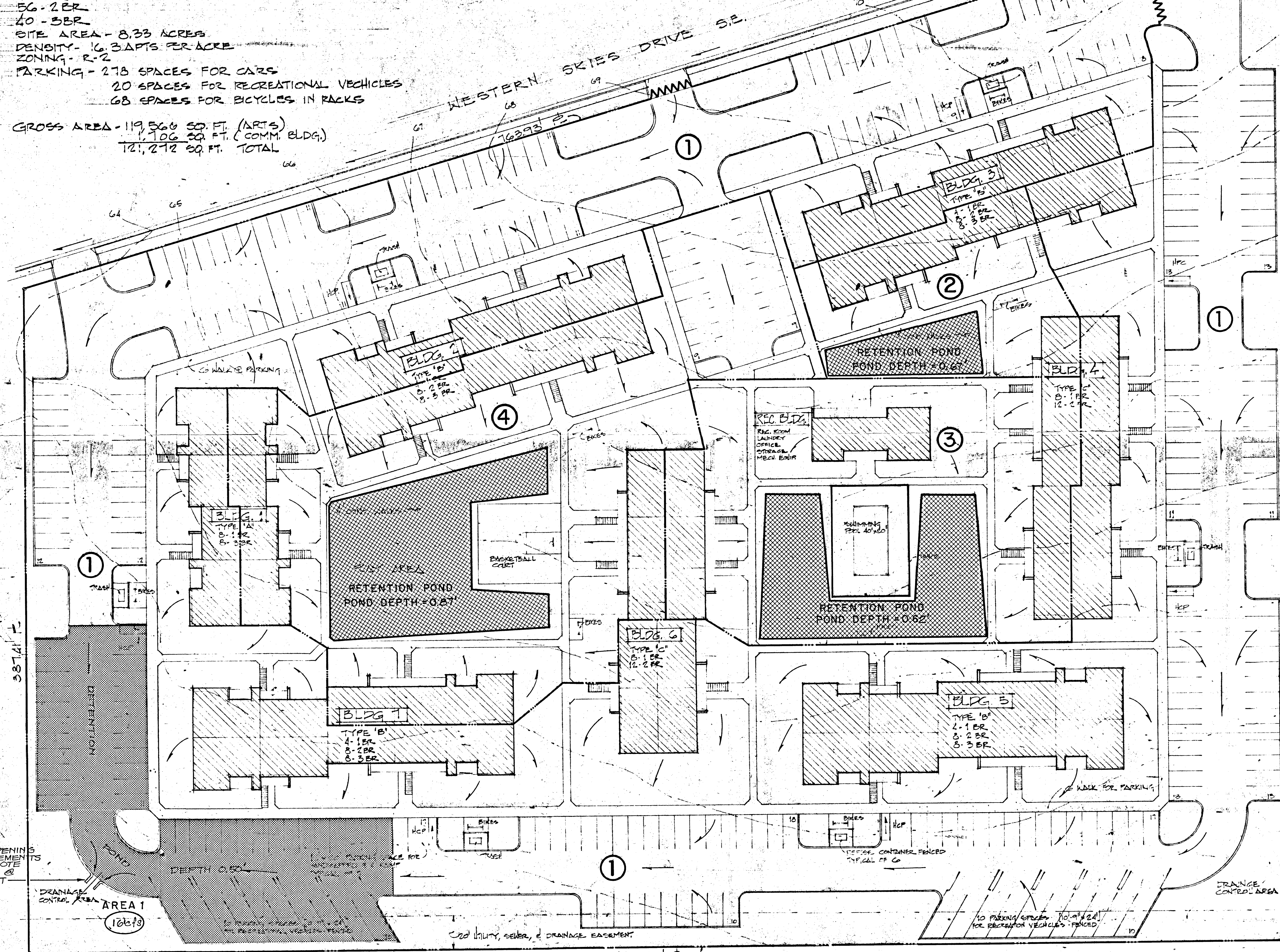
1,106 SQ. FT. (COMM. BLDG.)

121,272 SQ. FT. TOTAL

Areas	Total Area	Open Space	Pond	Composite "C"
1	5.925 Ac.	1.947 Ac.		0.72
2	0.303 Ac.	0.174 Ac.	0.054 Ac.	0.58
3	0.819 Ac.	0.459 Ac.	0.165 Ac.	0.60
4	1.298 Ac.	0.417 Ac.	0.213 Ac.	0.69

LEGEND

- RETENTION POND
- DETENTION POND
- ② DRAINAGE AREA DESIGNATION
- 4 c.f.s. FLOW RATE AT POINT OF CONCENTRATION
- WATER BLOCK
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION



SITE PLAN

SCALE - 1" = 30'

Drainage Calculations

1. Undeveloped Site

Rational Formula $Q = CIA$

Where: $A = 8.33$ Ac.

$C = 0.35$

$I = 5.4"/hr. (100 \text{ yr. storm})$

$Q = (0.35)(5.4)(8.33) = 16 \text{ cfs}$

Developed flow rate cannot exceed 16 cfs. Plan will incorporate detention ponding in Areas 1, 3, and 5 with controlled orifice outlets. Areas 2, 4 and 7 will use retention ponds with no outlets. Area 6 will have uncontrolled runoff.

2. Developed Site

Composite "C" Factor = 0.71

$Q = (0.71)(5.4)(8.33) = 32 \text{ cfs}$

Therefore, flow rate must be reduced by 16 cfs.

Retention Pond Areas

Using 2.5" for a 6 hour-100 year storm total volume of runoff = $2.5" \times \text{area} (\text{ft}^2) \times \text{runoff coeff.}/12$

Area 2 $\sim V = 2.5 \times 13,199 \times 0.58$

$= 1594 \text{ ft}^3 \text{ storage req'd.}$

Area 3 $\sim V = 2.5 \times 35,676 \times 0.60$

$= 4459 \text{ ft}^3 \text{ storage req'd.}$

Area 4 $\sim V = 2.5 \times 56,192 \times 0.69$

$= 8078 \text{ ft}^3 \text{ storage req'd.}$

Detention Pond Areas

Area 1

Set allowable outflow @ 16 cfs

Area = 5.925 ac.

A. $Q_o = \text{Allowable outflow}$

$\text{Acreage} \times \text{runoff coeff.}$

$= \frac{16}{5.925 \times 0.72}$

$= 3.75 \text{ cfs/Ac. Imp.}$

B. $T = -25 + \sqrt{\frac{7087.5}{Q_o}}$

$= -25 + \sqrt{\frac{7087.5}{3.75}}$

$= 18.5 \text{ minutes to reach peak storage from instant storage begins}$

C. $V_s = \frac{11,340 \cdot T}{T + 25} - 40 \cdot Q_o \cdot T$

$= \frac{11,340 (18.5)}{43.5} - 40 (3.75) (18.5)$

$= 2051 \text{ ft}^3/\text{Ac. Imp.}$

D. $V_t = V_s \times \# \text{ Ac} \times \text{Runoff Coeff.}$

$= 2051 \times 5.925 \times 0.72$

$= 8749 \text{ ft}^3$

E. Select outflow pipe that yields 16 cfs under a head of 0.33'

$a = \frac{Q}{C \sqrt{2gh}} = \frac{16}{0.80 \sqrt{2(32.2)(0.33)}}$

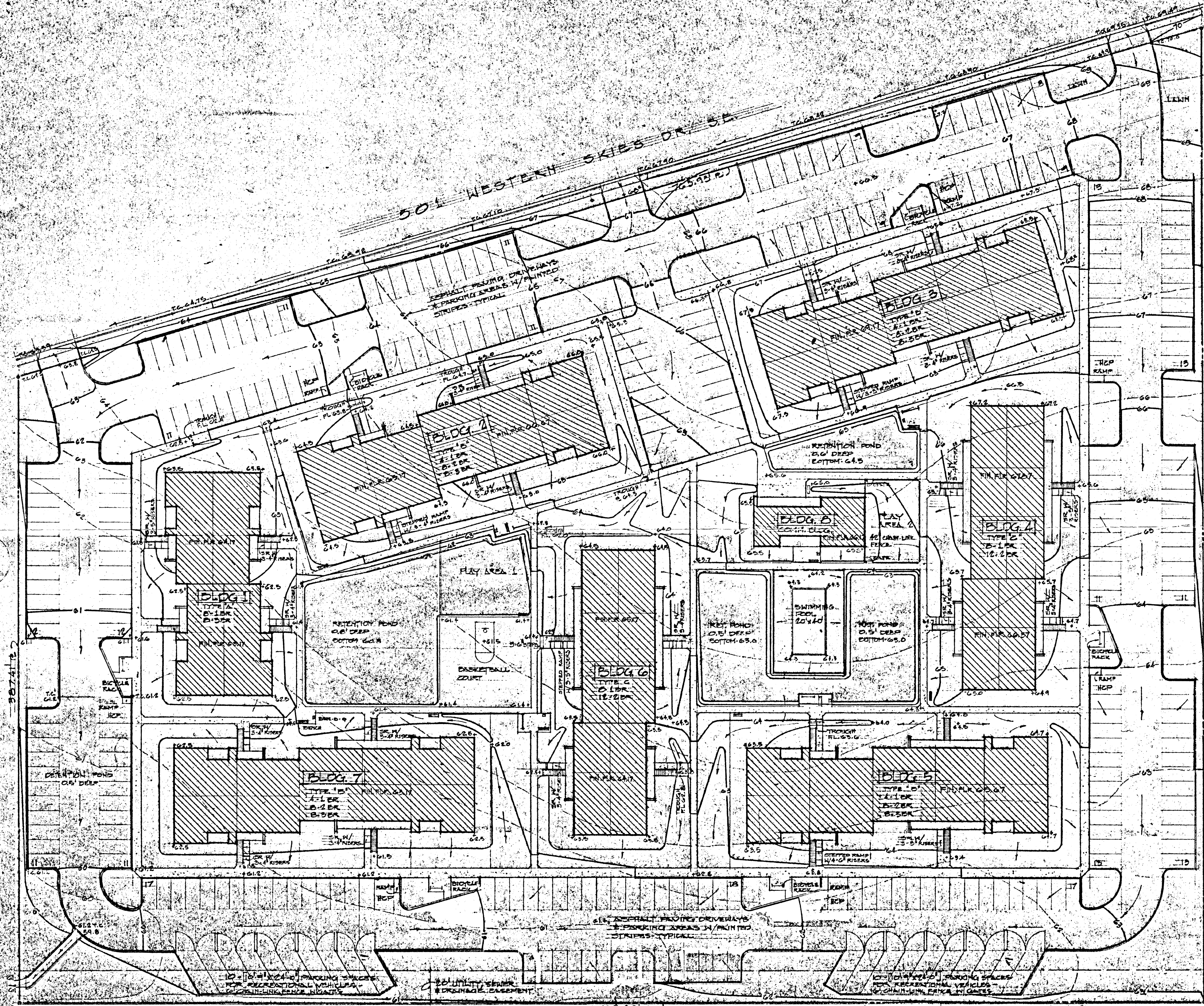
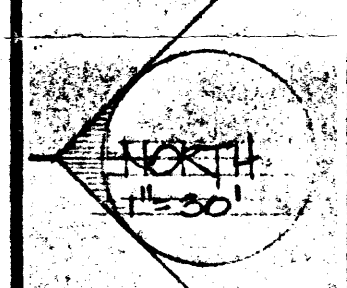
$= 4.33 \text{ ft}^2$

Select 12 - 8" pipes, or provide a rectangular opening in curb 5.5' long x 8" high.

Area 1 drains to the northwest corner of the site to a detention pond before being released at a controlled rate of 16 cfs. Areas 2, 3, & 4 have flows totally retained in their respective ponds.

SHULTON & WELLS ARCHITECTS A.P.A.

OWEN PLAZA APARTMENTS
ALBUQUERQUE, N.M.



FINISH GRADING PLAN
SCALE: 1" = 20'

EXISTING GRADE
FINISH GRADE
100.0' FINISH SPOT GRADES
100.0' TOP OF CURB ELEVATION
FIN. FLR. 00.0' FINISH FLOOR ELEVATION
OR: STEPPED RAMP (RISERS NOTED)

NOTE: ANY AREAS STEEPER THAN 5% TO 10% SHALL BE HELD WITH RAP OR RETAINING WALLS. ADD TO KEEP SLOPE FROM EXCEEDING 3 TO 1.

EXISTING B' BLOCK WALL

DORADO VILLAGE , UNIT 2

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEVERTON ENGINEERING

JUNE 1977