

LEGEND

- — — — — PROPERTY LINE
- - - - - EXISTING CONTOUR
- + 2050 EXISTING SPOT ELEVATION
- EXISTING FLOW ARROW (TYP)
- EXISTING SPOT ELEVATION
- EXISTING BASIN BOUNDARY
- Ⓐ EXISTING DRAINAGE BASIN DESIGNATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED TOP OF GROUND ELEVATION
- PROPOSED TOP OF DOCK ELEVATION
- PROPOSED TOP OF SIDEWALK ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW
- PROPOSED INLET
- — — — — PROPOSED STORM DRAIN PIPE
- — — — — PROPOSED SWALE
- ▲ PROPOSED 3:1 SLOPE
- — — — — PROPOSED WALL/STEM WALL

DRAINAGE CALCULATIONS

THE INTENT OF THIS PLAN IS TO DETAIN THE 100 YEAR - 24 HOUR STORM.

LAND TREATMENT B = 32%
 LAND TREATMENT D = 68%
 $P(100YR - 24HR) = 2.79$ IN.
 $Q_{24} = 5.44$ cfs
 $V_{0.40} = 12,084$ cu ft

FIRST FLUSH VOL. = 1,148 OF LOWER POND BOTTOM 0.40"

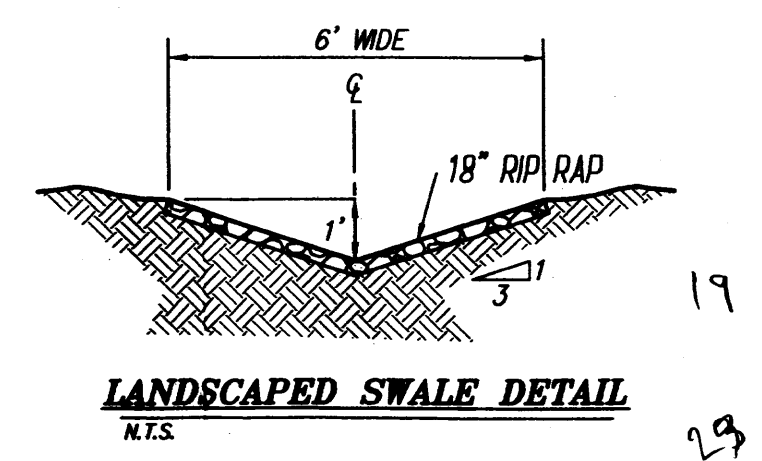
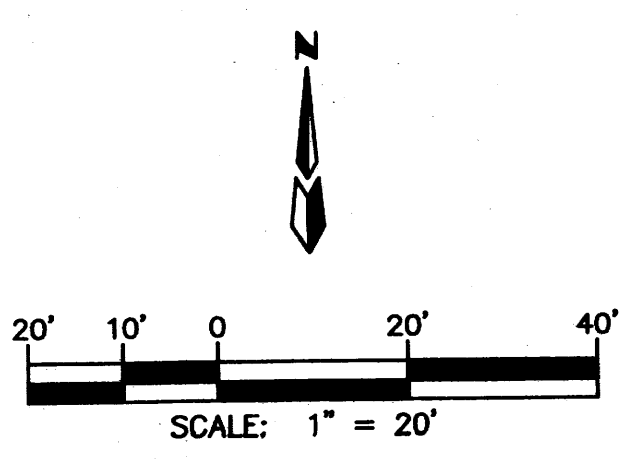
THIS SITE IS NOT IN THE 100 YEAR FLOOD PLAIN. THERE ARE OFF-SITE FLOWS THAT ENTER THIS SITE FROM THE PROPERTY TO THE EAST. THE FLOW FOR THIS SITE PRIOR TO ANY DEVELOPMENT IS 4.36 cfs. THE FLOW FOR THIS SITE AFTER THIS THIRD PHASE OF DEVELOPMENT IS 5.58 cfs.

THE DETENTION POND IS DESIGNED TO RELEASE LESS THAN THE PRE-DEVELOPMENT RATE (5.56 cfs). THE ACTUAL MAXIMUM RATE OF RELEASE IS 3.45 cfs. THE NECESSARY VOLUME OF THE POND IS 0.2774 ac-ft. THE ACTUAL VOLUME OF THE POND IS 0.2916 ac-ft. THE MAXIMUM WATER SURFACE ELEVATION IS 33.80 ft.

JEFFERSON STREET N.E. (66' R/W)

WILSHIRE AVENUE N.E. (60' R/W)

**HELLER DISTRIBUTION-PHASE 3
 CONCEPTUAL
 GRADING & DRAINAGE PLAN**

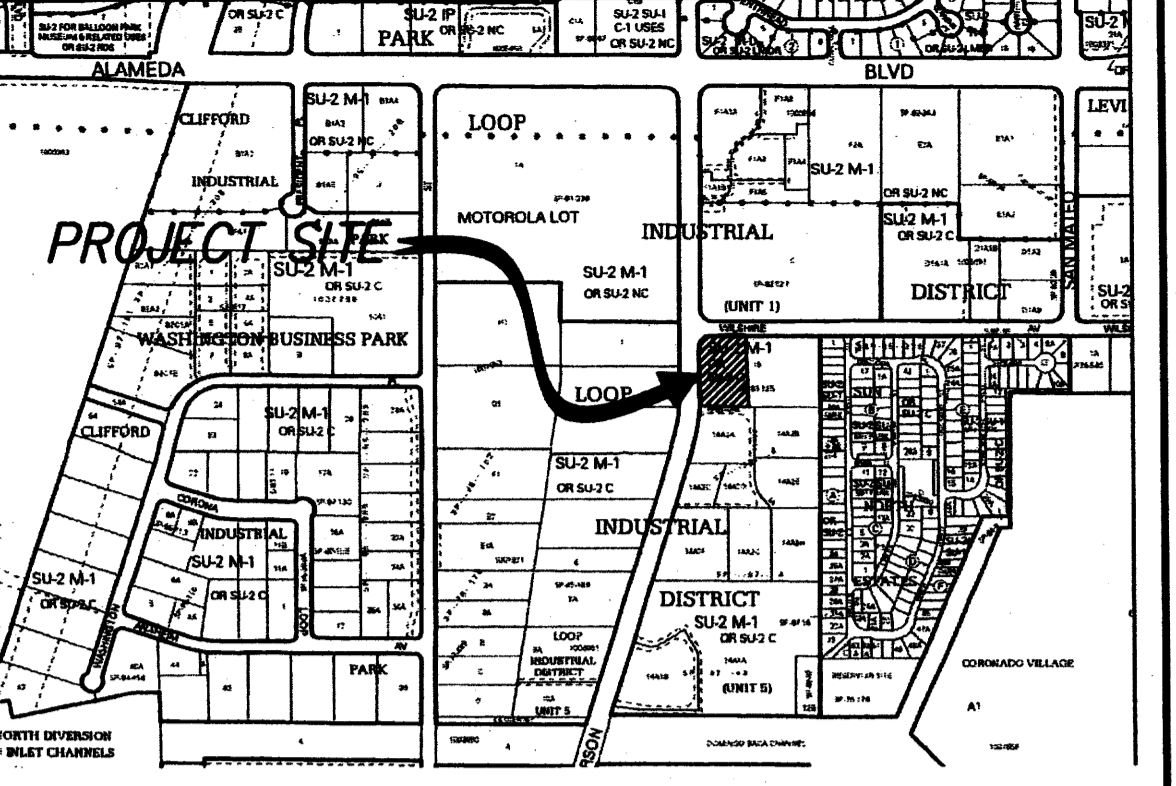
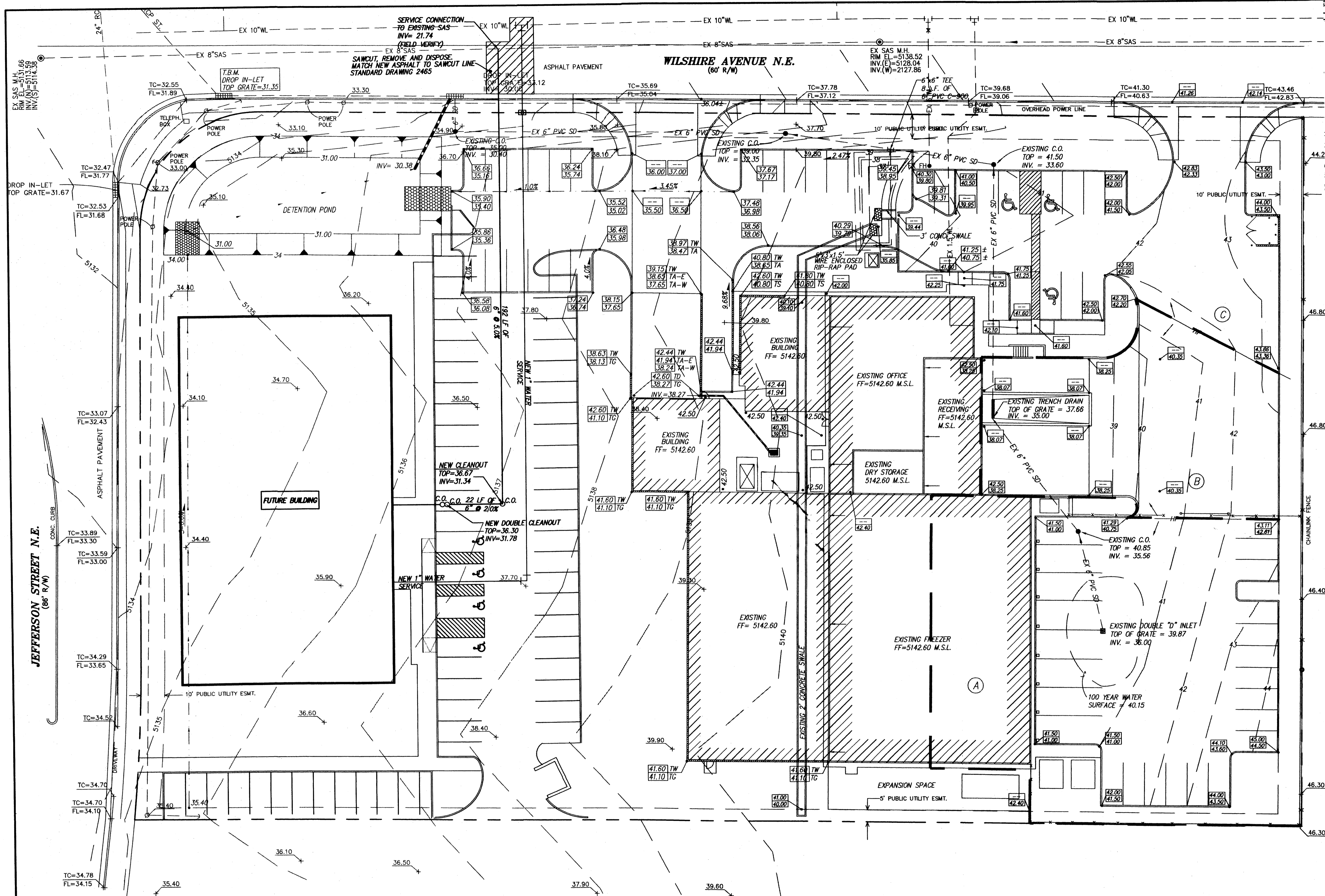


- NOTES:**
- ALL CONCRETE TO BE 3000 psi @ 28 DAYS.
 - SEE ARCHITECTURAL SITE PLAN FOR TRUE DIMENSIONS.
 - CITY OF ALBUQUERQUE STANDARD DETAILS SHALL BE USED WHEN APPLICABLE.
 - OFFSITE FLOWS ENTER THE PROPERTY FROM PAST PHASES.
 - MATCH EXISTING PAVEMENT WITH NEW PAVEMENT.



dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DMG Drawn: MJS Checked: DMG Sheet C2 of 3
 Scale: 1" = 20' Date: 8/22/14 Job: A14032

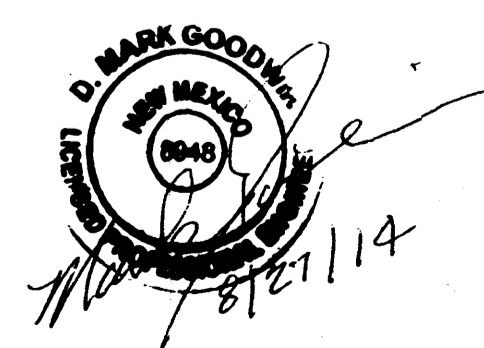


VICINITY MAP

LEGEND

—	PROPERTY LINE
- - - -	EXISTING CONTOUR
+ 2050	EXISTING SPOT ELEVATION
→	EXISTING FLOW ARROW, (TYP)
TC=42.50 FL=42.00	EXISTING SPOT ELEVATION
—	EXISTING BASIN BOUNDARY
(A)	EXISTING DRAINAGE BASIN DESIGNATION
00.00 00.00	PROPOSED TOP OF CURB ELEVATION PROPOSED FLOW LINE ELEVATION
00.00 TW 00.00 TG	PROPOSED TOP OF WALL ELEVATION PROPOSED TOP OF GROUND ELEVATION
00.00 TD 00.00 TS	PROPOSED TOP OF DOCK ELEVATION PROPOSED TOP OF SIDEWALK ELEVATION
00.00	PROPOSED SPOT ELEVATION
→	PROPOSED FLOW
■	PROPOSED INLET
—	PROPOSED STORM DRAIN PIPE
—	PROPOSED SWALE
▶	PROPOSED 3:1 SLOPE
—	PROPOSED WALL/STEM WALL
—	NEW SANITARY SEWER LINE
●	NEW SANITARY SEWER MANHOLE
○ C.C.	NEW SAS CLEANOUT
○ C.C.	NEW SAS DOUBLE CLEANOUT
□	NEW WATER METER
—	NEW WATER LINE

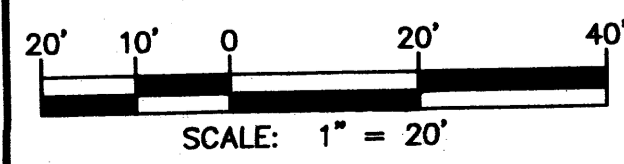
- NOTES:**
1. ALL CONCRETE TO BE 3000 psi @ 28 DAYS.
 2. SEE ARCHITECTURAL SITE PLAN FOR TRUE DIMENSIONS.
 3. CITY OF ALBUQUERQUE STANDARD DETAILS SHALL BE USED WHEN APPLICABLE.
 4. OFFSITE FLOWS ENTER THE PROPERTY FROM PAST PHASES.
 5. MATCH EXISTING PAVEMENT WITH NEW PAVEMENT.



**HELLER DISTRIBUTION-PHASE 3
CONCEPTUAL
UTILITY PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG Drawn: MUS Checked: DMG Sheet C3 of 3
Scale: 1" = 20' Date: 8/22/14 Job: A14032



PLAT OF
 LOTS 15-A AND 15-B
 LOOP INDUSTRIAL DISTRICT
 UNIT V

(BEING A REPLAT OF LOT 15, LOOP INDUSTRIAL DISTRICT UNIT V)

SITUATE WITHIN
 THE ELENA GALLEGOS GRANT
 IN
 PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2014

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

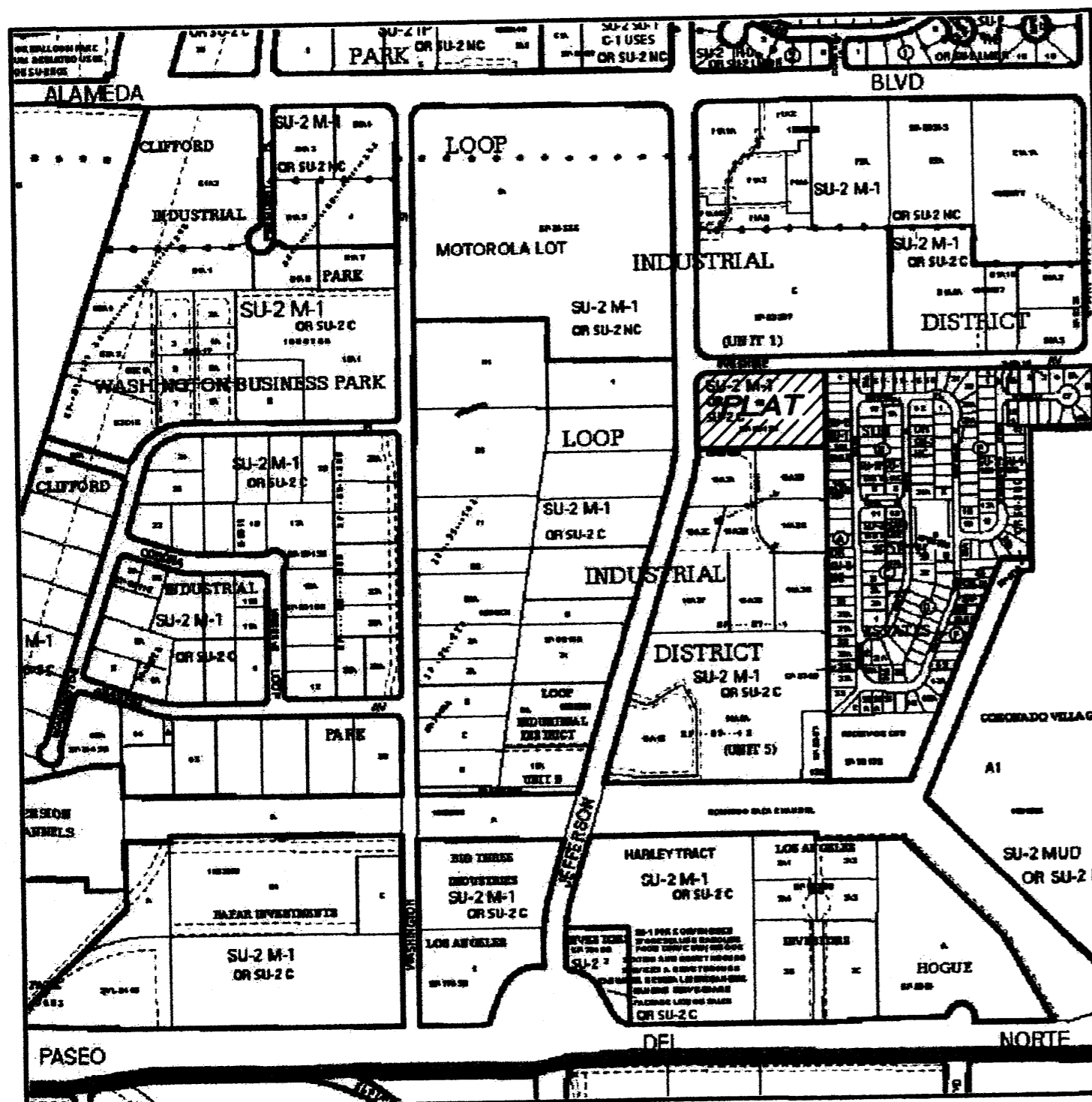
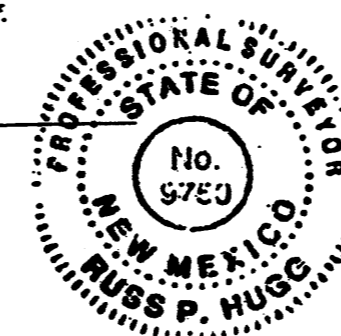
The purpose of this plat is to:

- Divide one (1) existing Lot into two (2) new Lots as shown hereon.
- Grant the new easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 August 21, 2014



VICINITY MAP
 Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page C-17-Z.

SUBDIVISION DATA

- Total number of existing Lots: 1
- Total number of Lots created:
- Gross Subdivision acreage: 3.359



PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

CITY APPROVALS

Acting City Surveyor Sara N. [Signature]	_____	8/25/14
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

SURVOTEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

PLAT OF
LOTS 15-A AND 15-B
LOOP INDUSTRIAL DISTRICT
UNIT V

(BEING A REPLAT OF LOT 15, LOOP INDUSTRIAL DISTRICT UNIT V)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2014

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 14, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lot Numbered Fifteen (15) of Loop Industrial District Unit V as the same is shown and designated on the plat entitled "LOTS 1 THROUGH 15, UNIT V, LOOP INDUSTRIAL DISTRICT", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 26, 1981 in Volume C18, Folio 171.

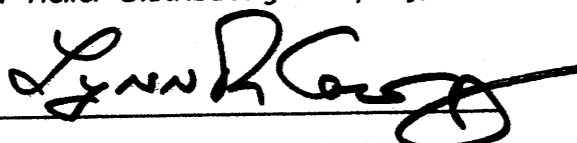
Said parcel contains 3.3594 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 15-A AND 15-B, LOOP INDUSTRIAL DISTRICT UNIT V (BEING A REPLAT OF LOT 15, LOOP INDUSTRIAL DISTRICT UNIT V) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)


Carr Real Estate Limited, a Texas limited partnership
By: Heller Distributing Company, Inc., General partner

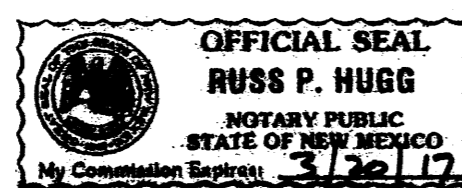

Lynn R. Carrozza, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 28th
day of AUGUST, 2014, by Lynn R. Carrozza


Notary Public My commission expires 3/20/17



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled, "LOTS 1 THROUGH 15, UNIT V, LOOP INDUSTRIAL DISTRICT", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 26, 1981 in Volume C18, Folio 171.
- Plat entitled, "LOTS 14-A-2-A THROUGH 14-A-2-H INCLUSIVE, LOOP INDUSTRIAL DISTRICT UNIT V", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 3, 1997 in Volume 97C, Folio 2.
- Plat of Sun North Estates, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 1, 1983 in Volume C22, Folio 138.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



SHEET 2 OF 3

SURV●TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
LOTS 15-A AND 15-B
LOOP INDUSTRIAL DISTRICT
UNIT V

(BEING A REPLAT OF LOT 15, LOOP INDUSTRIAL DISTRICT UNIT V)

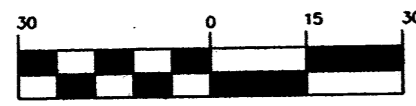
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2014

LINE	LENGTH	BEARING
L1	10.61	N00°20'27"E
L2	81.87	S89°41'23"E
L3	62.99	S01°06'15"W
L4	131.02	N88°38'29"W
L5	47.68	S00°20'27"W
L6	40.78	N89°39'33"W
L7	15.00	N00°20'27"E
L8	15.03	N00°20'27"E
L9	22.52	S89°41'23"E
L10	23.42	N89°56'04"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.68'	759.20'	31.86'	63.66'	N02°31'45"E	4°48'20"
C2	78.51'	50.00'	49.97'	70.69'	S45°19'32"W	89°58'10"
C3	20.50'	22.60'	11.01'	19.80'	S27°26'10"W	51°58'37"
C4	41.60'	21.32'	31.48'	35.31'	N06°37'06"E	111°46'29"

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

4920 WILSHIRE AVENUE N.E.

Set Concrete Nail and brass disc stamped "L.S. 9750"

S89°41'23"E

60' R/W

(S89°50'50"E, 440.77')

440.77'

10' Public Utility Easement per plat filed August 6, 1981 in Volume C18, Folio 171

Set Concrete Nail and brass disc stamped "L.S. 9750"

Private Drainage Easement for the benefit of Lots 15-A and 15-B. Maintenance of said easement to be the responsibility of the owners of said Lots 15-A and 15-B.

Private Access Easement for the benefit of Lot 15-B. Maintenance of said easement to be the responsibility of the owners of said Lots 15-A and 15-B.

Set 5/8" Rebar and cap stamped "L.S. 9750"

Set Concrete Nail and brass disc stamped "L.S. 9750" (Typical)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

JEFFERSON STREET N.E.

86' R/W

185.07'

(N00°11'00"E, 185.07')

N00°20'27"E

(L=63.91)

(R=759.20)

LOT 15-B

1.3585 Ac.

LOT 15-A

2.0009 Ac.

10' Public Utility Easement per plat filed August 6, 1981 in Volume C18, Folio 171

DRAINAGE NOTE

A Private Blanket Drainage Easement over Lots 15-A and 15-B, excluding any existing or future buildings is hereby granted by this plat for the benefit of said Lots. Maintenance of said easement to be the responsibility of the owners of said Lots as to their respective Lot.

Albuquerque Control Survey Monument "NDC_7"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,522,698.249 feet
 East = 1,534,340.591 feet
 Elevation = Not published
 Delta Alpha = -00°12'16.43"
 Ground To Grid Factor = 0.999674466

Fd. 1/2" Rebar and cap stamped "L.S. 7002"

(L=63.91)

(R=759.20)

Fd. 5/8" Rebar and cap stamped "L.S. 11482"

N89°33'33"W

38' Private Access Easement for the use and benefit of Lot 15, Loop Industrial District Unit V per Note # 10 as cited on plat filed January 3, 1997 in Volume 97C, Folio 2

Fd. 3-1/2" Aluminum cap stamped "L.S. 11482"

270.31'

FIRESTONE LANE

10' Public Utility Easement per plat filed August 6, 1981 in Volume C18, Folio 171

N89°33'33"W

LOT 14-A-2-B
LOOP INDUSTRIAL DISTRICT

FILED JANUARY 3, 1997 IN VOLUME 97C, FOLIO 2

Fd. PK Nail and Alum. Top stamped "L.S. 5953"

66.15'

(S00°26'27"W, 66.37')

295.44'

269.39'

LOT 14-A-2-A
LOOP INDUSTRIAL DISTRICT

FILED JANUARY 3, 1997 IN VOLUME 97C, FOLIO 2

Fd. 3-1/2" Aluminum cap stamped "L.S. 11482"

10' Public Utility Easement per plat filed January 3, 1997 in Volume 97C, Folio 2

38' Private Access, Private Drainage, Public Water and Sewer Easement per plat filed January 3, 1997 in Volume 97C, Folio 2

SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3888 Fax: 505-897-3377

**BOUNDARY SURVEY PLAT
LOT 15
LOOP INDUSTRIAL DISTRICT
UNIT V**

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
**PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**
JUNE, 2014

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 14, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lot Numbered Fifteen (15) of Loop Industrial District Unit V as the same is shown and designated on the plat entitled "LOTS 1 THROUGH 15, UNIT V, LOOP INDUSTRIAL DISTRICT", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 26, 1981 in Volume C18, Folio 171.
Said parcel contains 3.3597 acres, more or less.

GENERAL NOTES

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- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page C-17-Z.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled, "LOTS 1 THROUGH 15, UNIT V, LOOP INDUSTRIAL DISTRICT", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 26, 1981 in Volume C18, Folio 171.
- Plat entitled, "LOTS 14-A-2-A THROUGH 14-A-2-H INCLUSIVE, LOOP INDUSTRIAL DISTRICT UNIT V", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 3, 1997 in Volume 97C, Folio 2.
- Commitment for Title Insurance prepared for this property by xxxxxxxx Title Insurance Company, Commitment for Title Insurance No. xxxxxxx, dated xxxx 2014.

SURVEYORS CERTIFICATION

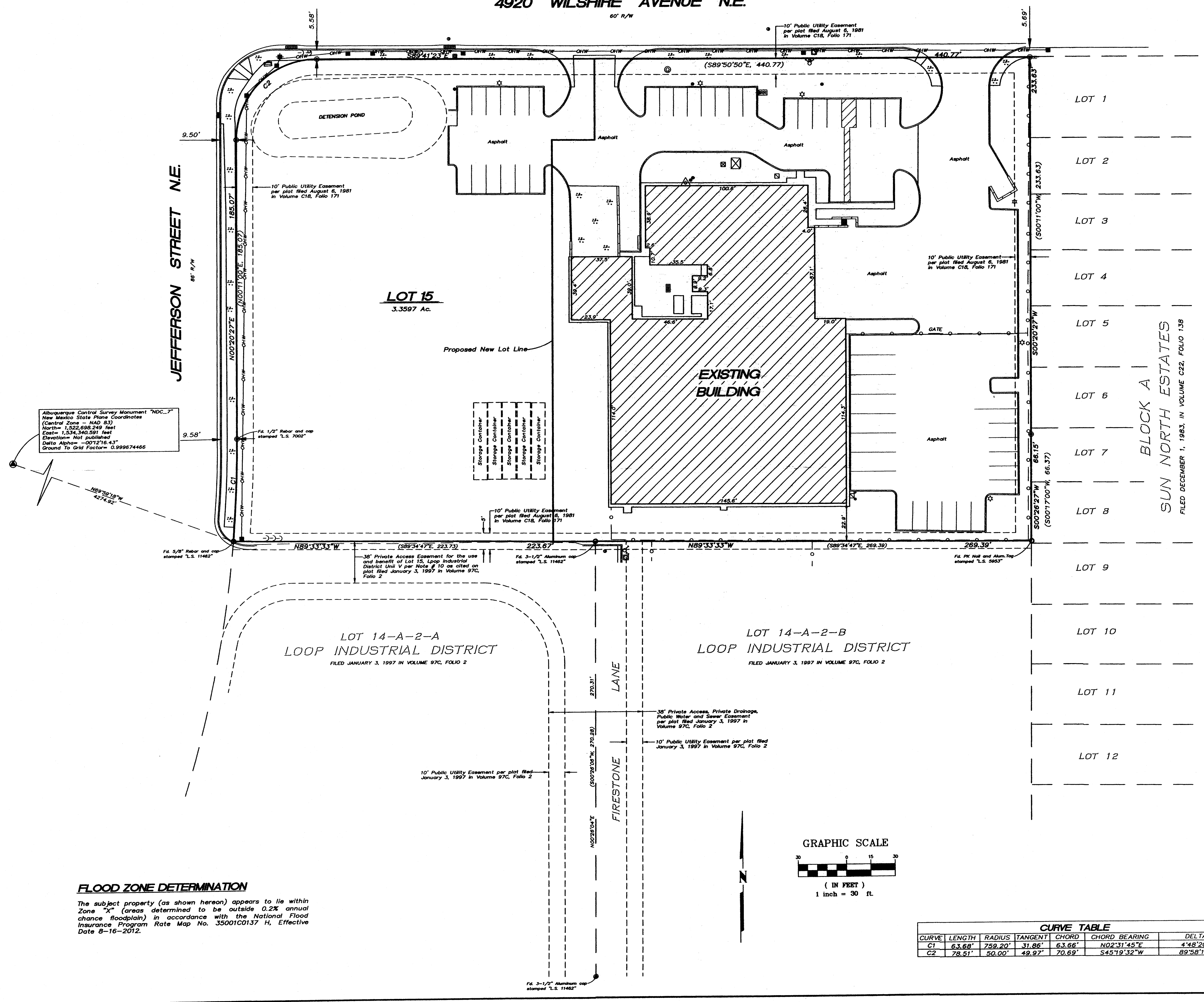
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of one existing tract.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 24th day of June, 2014.

Russ P. Hugg
NMP S No. 9750

4920 WILSHIRE AVENUE N.E.
60' R/W

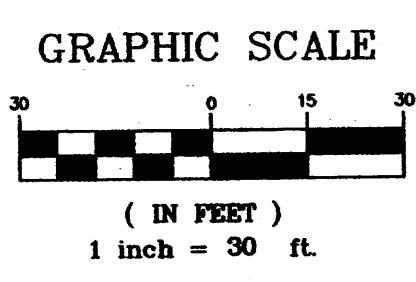
JEFFERSON STREET N.E.
65' R/W



Albuquerque Control Survey Monument "NDC-7"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North = 1,322,686.249 feet
East = 1,534,340.591 feet
Elevation = Not published
Delta Alpha = -007°16'43"
Ground To Grid Factor = 0.999674466

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 H, Effective Date 8-16-2012.



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.68'	759.20'	31.86'	63.66'	N02°31'45"E	4°48'20"
C2	78.51'	50.00'	49.97'	70.69'	S45°19'32"W	89°58'10"