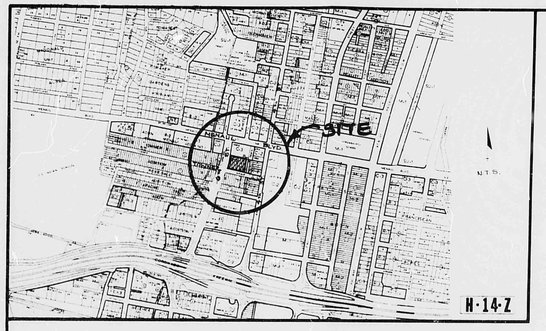


DESCRIPTION STATEMENT

The purpose of this Replat is to consolidate lots by elimination of lot lines thereby creating 1 tract.

NOTES: (1) Basis of Bearings - TOWNER ADDITION, filed date February 21, 1923, Book B-2, page 47.
(2) Ft. field work, feet about.
(3) Plat shows all easements of record.

PLAT OF
TRACT A, BLK. 2
TOWNER ADDITION

FORMERLY, LOTS 10 THRU 18 & PORTION OF LOT 19, BLK.2
WITHIN SECTION 8, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1988

LEGAL DESCRIPTION

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

A certain tract of land being and comprising all of Lots numbered Ten (10) through Eighteen (18) inclusive and portion of Lot Nineteen (19) of Block numbered Two (2), plat of TOWNER ADDITION Albuquerque, as the same are shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 21, 1923, Book B-2, page 47, and being more particularly described as follows:

BEGINNING at the Northeast corner of said tract being the Northeast corner of said Lot 10; thence, S 08°58'06" W., 158.69 feet to Southeast corner; a point on North right-of-way of Towner Avenue, N.W.; thence, N 79°04'57" W., 230.11 feet along said right-of-way to the East right-of-way of Sixth Street, N.W.; thence along a curve to the right having a radius of 16.19 feet, a distance of 27.79 feet to point of tangency; thence, N 19°14'00" E., 46.14 feet along said right-of-way to a point of curvature; thence along a curve to the left having a radius of 706.86 feet, a distance of 93.36 feet to Northwest corner; thence leaving said right-of-way S 79°26'19" E., 226.69 feet to point of beginning and containing 37163.67 square feet, more or less.

and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof.

Owner(s) — Date 2-23-1988

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 23rd day of February, 1988.

BY: Eugene A. Konner

My Commission Expires: 8-1-91

Notary Public

CITY/COUNTY APPROVALS:

Property Management		Date
City Surveyor		Date
City Water Resources		Date
City Engineer		Date
A.M.A.F.C.A.		Date
Traffic Engineer		Date
Parks and Recreation		Date
City Planning Director	S.P.No.	Date

RECEIVED MAR 02 1988 HYDROLOGY SECTION

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional Land Surveyor of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.L.S. No. 5446 — Date 2-23-88

SOUTHWEST SURVEYING COMPANY, INC. 333 Lomas N.E., Albuquerque, N.M. 87102
(505) 247-4444

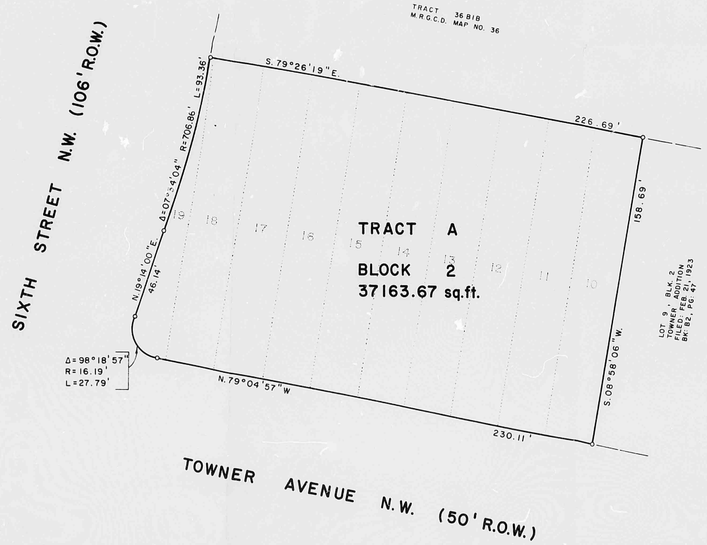
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) SS.

The foregoing instrument was acknowledged before me this 23rd day of February, 1988, by Franklin E. Wilson.

My Commission Expires: 2-1-91

Notary Public



REF. 21 DATE 6-24-88 OP. ESP

CITY OF ALBUQUERQUE

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CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1995

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PLANS/PLATS ON FILE

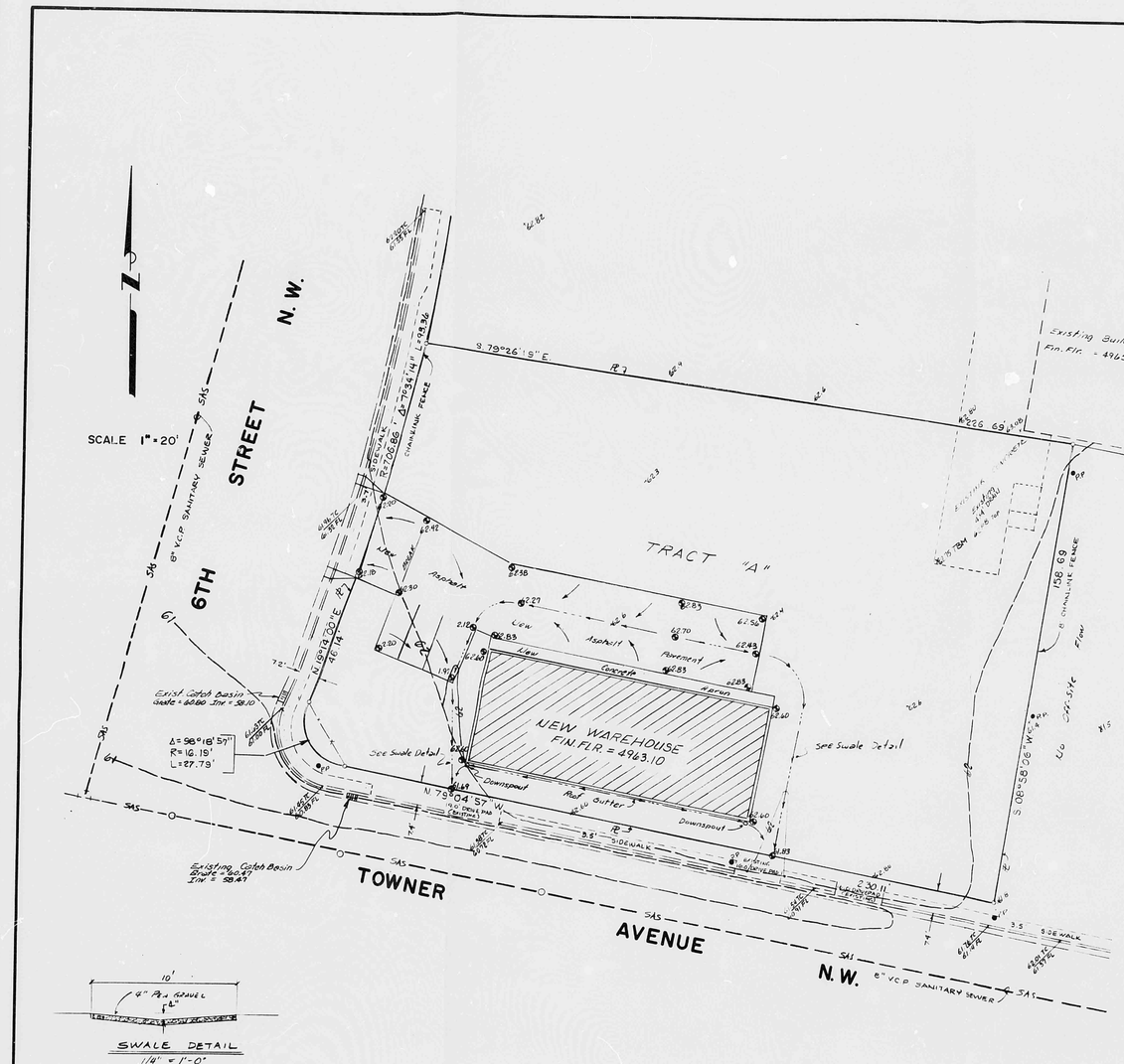
FILE DESC: H-14/0059

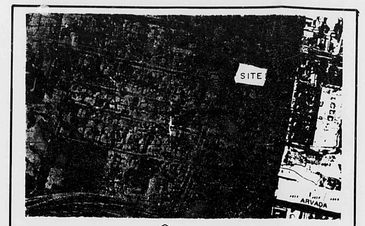
PLANS/PLATS 2

D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D





FLOODWAY MAP — NORTH — PANEL NO. of 50

VICINITY MAP — NORTH — ZONE ATLAS NO. H-14

PRE-DESIGN CONFERENCE FINDINGS:

1. DRAINAGE PLAN PER D.P.M.
2. FREE DISCHARGE ALLOWED.
   A. AREA IS NOT IN A FLOOD ZONE.
   B. MINIMAL IMPACT ON DOWNSTREAM FACILITIES.
   C. STORM DRAIN AND INLET ON 6TH STREET.
   D. INFILL SITE.
3. PLEASE SUBMIT REPLAT OF SITE.

DRAINAGE COMMENTS:

1. THE SITE DOES NOT LIE WITHIN, ADJACENT TO OR IMMEDIATELY UPSTREAM FROM A DESIGNATED 100-YEAR FLOOD HAZARD ZONE.
2. THE SITE DOES LIE WITHIN A DESIGNATED 500-YEAR FLOOD ZONE.
3. FREE DISCHARGE IS JUSTIFIED SINCE THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES AND SINCE THE SITE IS AN INFILL SITE.
4. IT IS PROPOSED THAT ALL RUNOFF FROM THE DEVELOPED (ROOFS AND PAVEMENT) PORTION OF THE SITE WILL DISCHARGE THROUGH THE DRIVEWAYS.
5. ALL RUNOFF FROM UNDEVELOPED AREAS IS TO REMAIN WHERE IT FALLS.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 765-1234 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

LEGEND:

EXISTING	NEW	DESCRIPTION
4.80	62.80	SPOT ELEVATION
		CONTOUR
PP		POWER POLE
		SWALE
		SHEET FLOW
	TC	TOP OF CURB
	FL	FLOW LINE

DRAINAGE CALCULATIONS:

SOIL INFORMATION: (REFER TO SCS SOIL SURVEY OF BERNALILLO COUNTY)
SOIL IS Gb, GILA LOAM, HYDROLOGIC SOIL GROUP "B".

RAINFALL, 100-YEAR, 6-HOUR: (REFER TO D.P.M. PLATE 22.2 D-1)
P_{6} = 2.2 INCHES.

TIME OF CONCENTRATION: (REFER TO D.P.M. SECTION 22.2, PAGE 3)
TIME OF CONCENTRATION IS TEN (10) MINUTES.

RAINFALL INTENSITY: (REFER TO PLATE 22.2 D-2)
$I = P_{6} \times 6.84 \times Tc^{-0.51} = 2.2 \times 6.84 \times 10^{-0.51} = 4.65$ INCHES PER HOUR.

CURVE NUMBERS: (REFER TO DPM PLATE 22.2 C-2)

	CN	EXISTING AREA	NEW AREA
EXISTING PERVIOUS	70	35750	-
BUILDINGS AND PAVEMENT	98	1414	8340
LANDSCAPING	61	-	-
UNPAVED GRAVEL	85	-	-
UNPAVED DIRT	82	-	28824
TOTAL AREAS		37164 SF = 0.85 AC	37164

WEIGHTED CURVE NUMBER (CN_w):
EXISTING CN_w = 71 DEVELOPED CN_w = 86

DIRECT RUNOFF: (REFER TO D.P.M. PLATE 22.2 C-4)
EXISTING Q_D = 0.40 DEVELOPED Q_D = 1.2

RUNOFF COEFFICIENTS: (REFER TO "NOTICE OF EMERGENCY RULE", CITY OF ALBUQUERQUE, JANUARY 15, 1988)

	"C"	EXISTING AREA	NEW AREA
UNDEVELOPED	0.40	35750	28824
LAWNS AND LANDSCAPING	0.25	-	-
ROOFS	0.90	53	4000
STREETS, DRIVES, WALKS	0.95	1361	4340
TOTAL AREAS		37164	37164

WEIGHTED "C" FACTORS: EXISTING "C" = 0.42 DEVELOPED "C" = 0.52

EXISTING CONDITIONS:
RUNOFF BY RATIONAL EQUATION, Q = CIA
Q = 0.42 X 4.65 X 0.85 = 1.66 CFS
VOLUME BY SCS METHOD, V = 43Q (12),
WHERE A = AREA IN SQUARE FEET.
V = 37164 (0.49 / 12) = 1239 CF

DEVELOPED CONDITIONS:
Q = 0.52 X 4.65 X 0.85 = 2.06 CFS
V = 37164 (1.2 / 12) = 3716 CF

BENCH MARK:
STATION NM67-13, STATION IS LOCATED AT THE INTERSECTION OF SECOND STREET AND MENAUL BLVD. N.W. IN THE MEDIAN STRIP JUST SOUTH OF THE INTERSECTION. ELEVATION = 4968.392 FEET

LEGAL DESCRIPTION:
TRACT A, BLOCK 2, TOWNER ADDITION; FORMERLY, LOTS 10 THRU 18 & PORTION OF LOT 19, BLOCK 2, WITHIN SECTION 8, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO.

EROSION CONTROL PLAN:
DURING CONSTRUCTION OF THE BUILDING, ALL RUNOFF FROM THE SITE SHALL BE CONTAINED IN PONDS DIKES, OR OTHER SUITABLE CONTAINMENT FACILITIES CAPABLE OF CONTAINING THE 10-YEAR RUNOFF VOLUME.

FEB 24 1988
HYDROLOGY SECTION

FRANK O. LOVELADY
NEW MEXICO
6512
FEB. 24, 1988

GRADING AND DRAINAGE PLAN
NEW WAREHOUSE FOR
DUKE CITY DIESEL
SIXTH ST. & TOWNER AVE., N.W.
ALBUQUERQUE, NEW MEXICO

THIS PLAN SHOT TWICE
ONCE ON LIGHT AND
ONCE ON DARK.

CITY OF ALBUQUERQUE
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RE 21 DATE 2-24-93 OP. ESP

CITY OF ALBUQUERQUE

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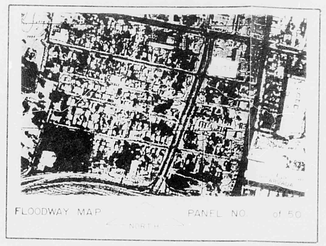
Karen Acuna
CITY CLERK RECORDER

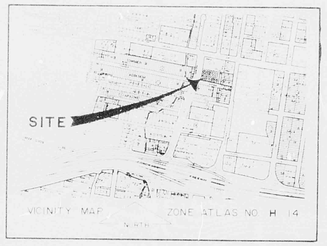
OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1995
Norberta Sanchez

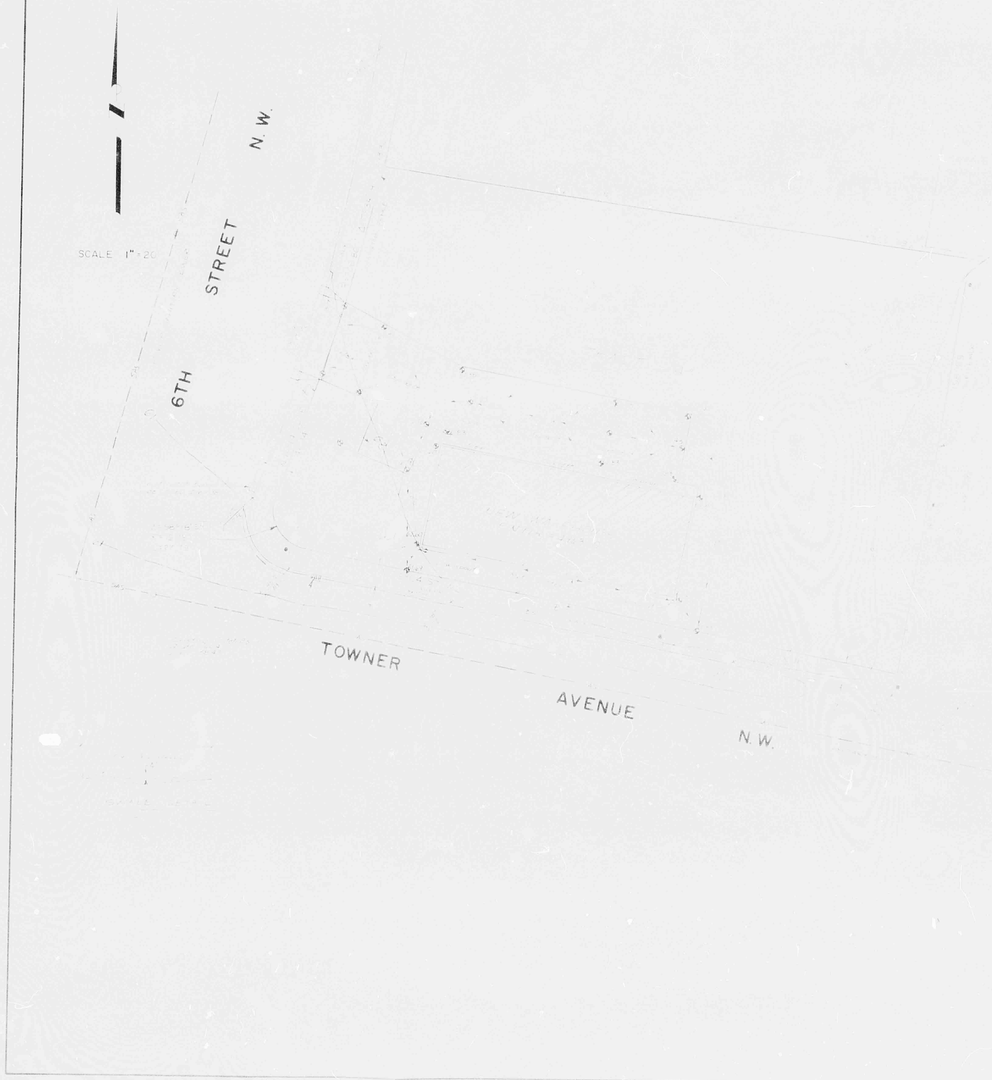
D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE

C D







PALMER D. LOVELLEY
REG. NO. 6512
FEB. 24, 1988

GRADING AND DRAINAGE PLAN
NEW WAREHOUSE FOR
DUKE CITY DIESEL
SIXTH ST. & TOWNER AVE., N.W.
ALBUQUERQUE, NEW MEXICO

THIS PLAN MAY INCLUDE
LINES IN LIGHT AND
LINES IN DARK.

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KIRA ANDERSON
MICROFILM PROVIDER
OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

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CITY OF ALBUQUERQUE

C D