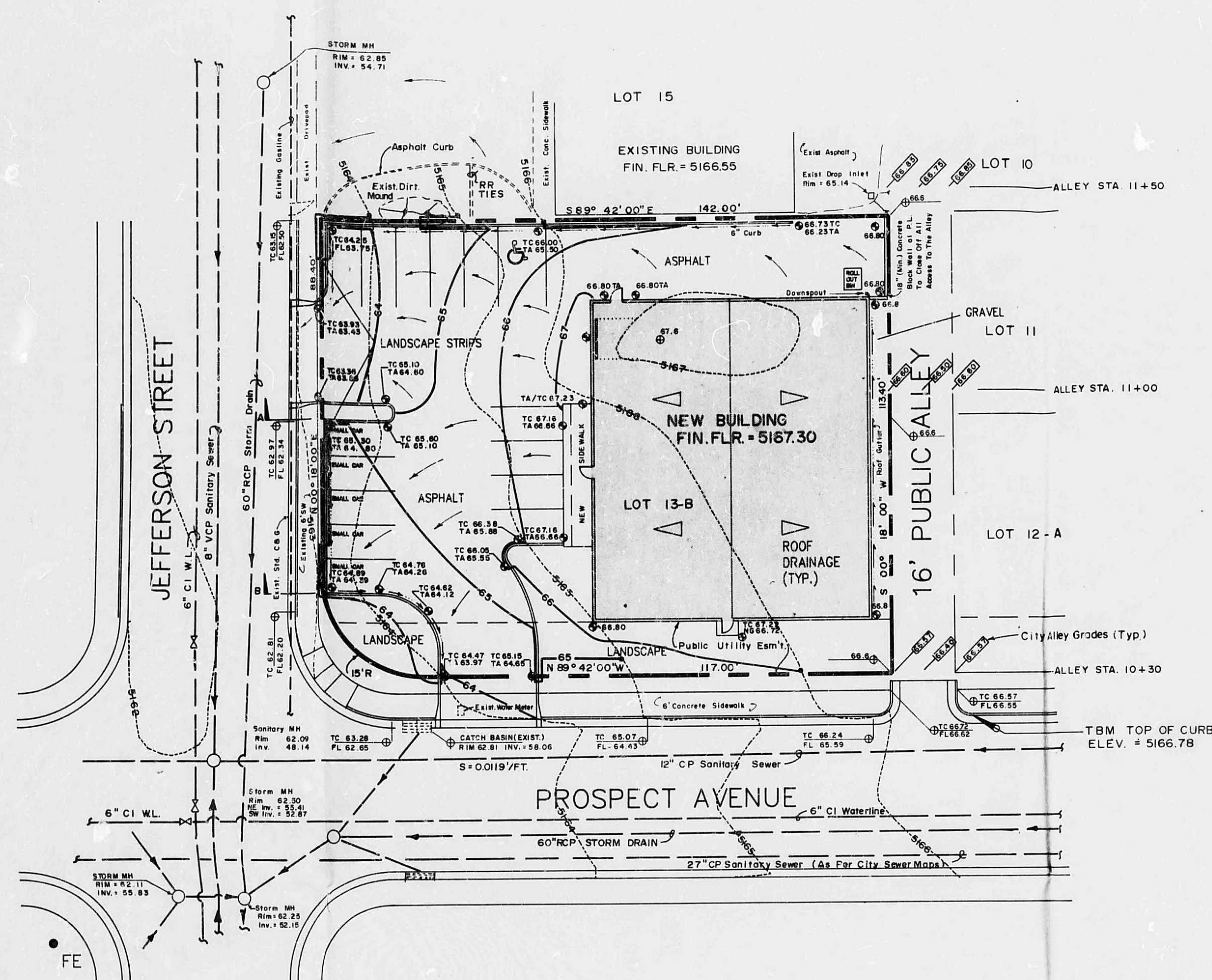




Grading and Drainage Plan

1"=20'

PRE-DESIGN CONFERENCE FINDINGS:

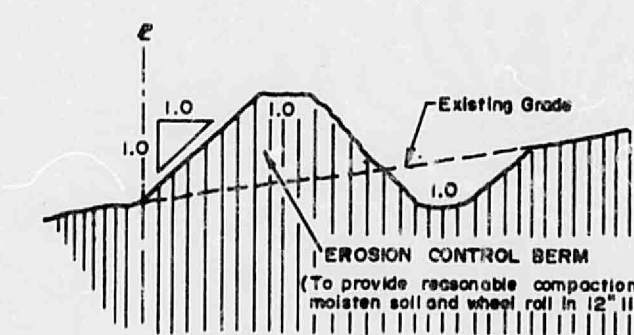
1. DRAINAGE PLAN PER D.P.M. REQUIREMENTS PRIOR TO BUILDING PERMIT.
2. SITE NOT WITHIN A DESIGNATED FLOOD ZONE.
3. SITE DOES NOT CONTRIBUTE TO DOWNSTREAM FLOODING.
4. EXISTING 60" RCP ON PROSPECT AVE. SINGLE "D" CATCH BASIN LOCATED ON THE NE QUADRANT OF THE INTERSECTION.
5. IF ALLEY WILL BE USED FOR ACCESS AND ON DRAINAGE, ALLEY IMPROVEMENTS REQUIRED. (ALLEY GRADES PER PROJECT NO. 3014).
6. COPY OF REPEAT.

DRAINAGE COMMENTS:

1. THIS DRAINAGE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (D.P.M.).
2. THE SITE DOES NOT LIE WITHIN OR ADJACENT TO A DESIGNATED FLOOD HAZARD AREA.
3. THE SITE DOES NOT CONTRIBUTE TO DOWNSTREAM FLOODING. SITE DRAINAGE WILL ENTER INTO THE EXISTING SINGLE "D" CATCH BASIN AT THE CORNER OF PROSPECT AVENUE AND ALLEY. THE 72" STORM SEWER IN PROSPECT AVENUE DISCHARGES DIRECTLY INTO THE EXISTING DIVERSION CHANNEL IN A DISTANCE OF LESS THAN 150 FEET FROM THE SITE. BEING THIS CASE, THE EXISTING OR A NEW STORM SEWER, SITE DRAINAGE WILL BE SAFELY TO THE EXISTING OR NEW STORM SEWER. THE EXISTING OR NEW STORM SEWER, LOW BEFORE THE EXISTING OR NEW STORM SEWER.
4. OFF-SITE FLOW IS MINIMAL TO NON-EXISTENT. THE ALLEY, WHEN CONSTRUCTED, WILL INTERCEPT ALL OFF-SITE FLOW FROM THE EAST. THE PROPERTY TO THE NORTH DRAINS TO PROSPECT AVENUE. THE EXISTING DRAIN EAST OF THE EXISTING BUILDING DISCHARGES TO PROSPECT AVENUE, ALSO.
5. FOR ALLEY GRADES, SEE CITY PROJECT NO. 3014.
6. A REPEAT IS CURRENTLY IN PROCESS TO COMBINE LOTS 13-A AND 14. THIS LOT 13-B.

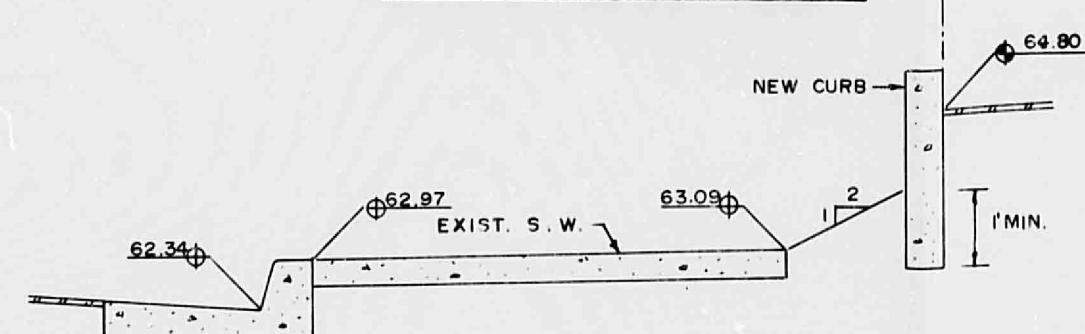
LEGEND:

EXISTING	NEW	DESCRIPTION
---	---	CONTOUR LINE
●	●	SPOT ELEVATION
---	---	PLAN DIRECTION
---	---	PROPERTY LINE
TC	TC	TOP OF CURB (CONCRETE) ELEVATION
TA	TA	TOP OF ASPHALT ELEVATION
PL	PL	FIN LINE ELEVATION
NG	NG	NATURAL GROUND ELEVATION

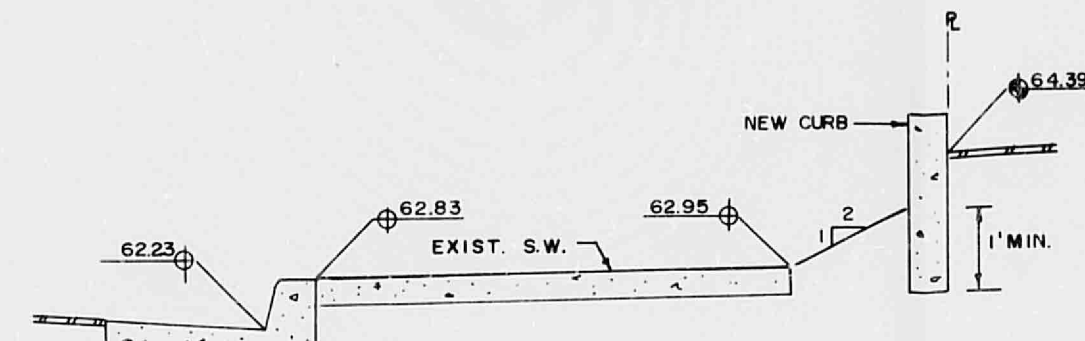


A BERM WITH THE DIMENSIONS SHOWN SHALL BE CONSTRUCTED ALONG PROPERTY LINE AS REQUIRED TO INTERCEPT ALL SITE RUNOFF DURING THE PERIOD OF CONSTRUCTION.

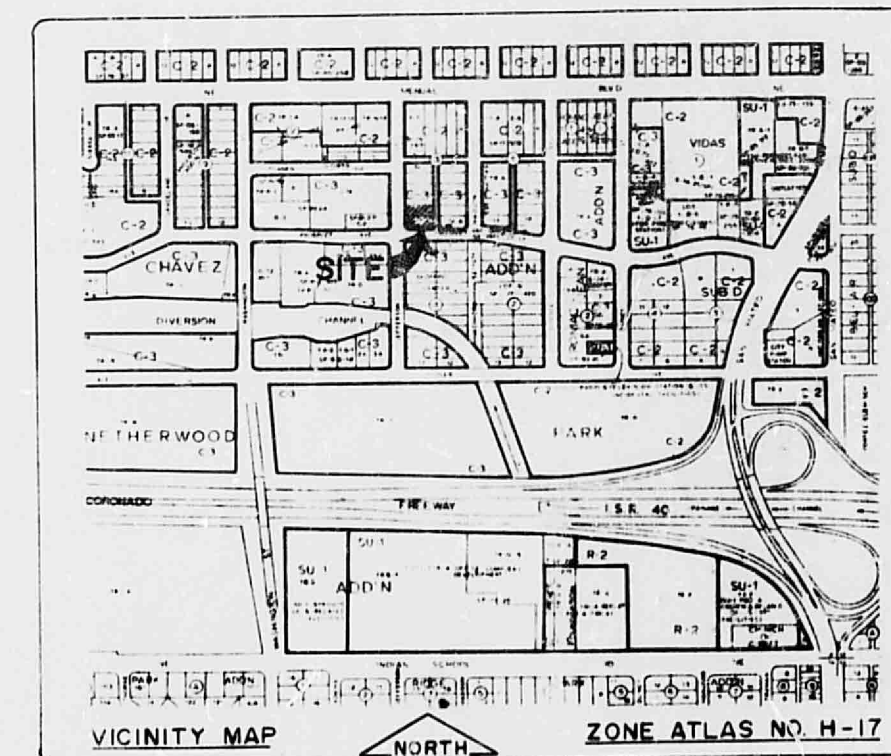
EROSION CONTROL PLAN



SECTION A-A
1/2" = 1' - 0"



SECTION B-B
1/2" = 1' - 0"



DRAINAGE CALCULATIONS

I. REFERENCES:

- A. CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) VOLUME 2, DESIGN CRITERIA, CHAPTER 22.
- B. FLOODING MAP, PANEL 23 OF 50, (FEMA), OCTOBER 14, 1983.
- C. SOIL SURVEY OF BERNALILLO COUNTY, NEW MEXICO, U.S. SOIL CONSERVATION SERVICE, JUNE, 1977.

II. ON-SITE RUNOFF CHARACTERISTICS:

A. UNDEVELOPED RUNOFF COEFFICIENT:			
TYPE OF SURFACE	AREA	"C" VALUE	AREA ("C")
STREETS, DRIVES, WALKS			
ROOFS			
LAWNS & LANDSCAPING	15968		
UNDEVELOPED			
TOTAL AREA	15968	0.37	
WEIGHTED "C" VALUE = 0.40			
PERCENT IMPERVIOUS = 0.37			

B. DEVELOPED RUNOFF COEFFICIENT:			
TYPE OF SURFACE	AREA	"C" VALUE	AREA ("C")
STREETS, DRIVES, WALKS	8801	0.95	8361
ROOFS	5600	0.90	5040
LAWNS & LANDSCAPING	1567	0.25	392
UNDEVELOPED			
TOTAL AREA	15968		13793
WEIGHTED "C" VALUE = 13793/15968 = 0.86			
PERCENT IMPERVIOUS = 90%			

- C. RAINFALL, 100-YR., 6-HR. (REF. A., PLATE 22.2 D-1)
 $R_6 = 2.25$ INCHES
- D. TIME OF CONCENTRATION, (10) MINUTES
- E. RAINFALL INTENSITY, (REF. A., PLATE 22.2 D-2)
 $I = 4.86 \times 10^{-4} (T + 7.34)^{-0.01} (2.25)^{0.484} (10)^{-0.01} = 4.7619$ IN/HR
- F. SOIL TYPE (REF. I.C., SHEET NO. 31)CU, Cut and fill
Jame Hydrologic Soil Group "A".
- G. RUNOFF CURVE NUMBER (CN) (REF. I.A., PLATE 22.2 C-2)
UNDEVELOPED LAND USE: DIRT CN=72
DEVELOPED LAND USE: Business and Commercial
Weighted CN: $(15440)(72) + (1567)(72) / 15968 = 72$
- H. DIRECT RUNOFF, Q_p INCHES (REF. I.A., PL. 22.2 C-4)
UNDEVELOPED $Q_p = 0.45$ IN. DEVELOPED $Q_p = 1.45$ IN.

III. ON-SITE PEAK DISCHARGE BY RATIONAL EQUATION:

- A. EXISTING CONDITIONS:
 $Q_{100} = 0.40 \times 4.76 \times 0.37 = 0.70$ CFS
 $Q_{10} = 0.657 \times 0.70 = 0.46$ CFS
- B. DEVELOPED CONDITIONS:
 $Q_{100} = 0.86 \times 4.76 \times 0.37 = 1.51$ CFS
 $Q_{10} = 0.657 \times 1.51 = 0.99$ CFS

IV. ON-SITE VOLUME BY S.C.S. METHOD:

- A. EXISTING CONDITIONS:
 $V_{100} = \text{AREA} (Q_p/12) = 15968 (0.45/12) = 599$ CF
 $V_{10} = 0.657 \times 599 = 394$ CF
- B. DEVELOPED CONDITIONS:
 $V_{100} = \text{AREA} (Q_p/12) = 15968 (1.45/12) = 1929$
 $V_{10} = 0.657 \times 1929 = 1267$

REMARKS:

A.C.S. STATION "5+137", A SQUARE CHISELED ON TOP OF CONCRETE CURB AT THE END CURB RETURN, LOCATED AT THE INTERSECTION OF ROAD BLVD., V.E. AND CRAWFORD DRIVE, N.E. IN THE NE QUADRANT OF THE INTERSECTION. ELEVATION = 5175.25 FEET.

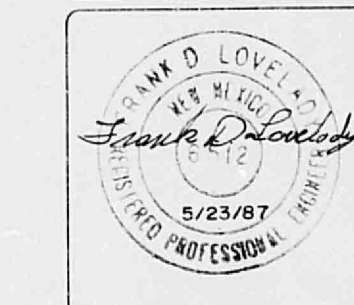
TEMPORARY BENCH MARK (TBM) LOCATED AT THE INTERSECTION OF THE ALLEY AND PROSPECT AVENUE AT THE END CURB RETURN. A SQUARE AND THE LETTERS TBM PAINTED ON TOP OF CURB, ELEVATION 5166.78 FEET.

LEGAL DESCRIPTION:

LOT 13-A AND 14, BLOCK 3, TIMOTHY CHAVEZ ADDITION.

REVISED JUNE 17, 1987

MAY 23, 1987



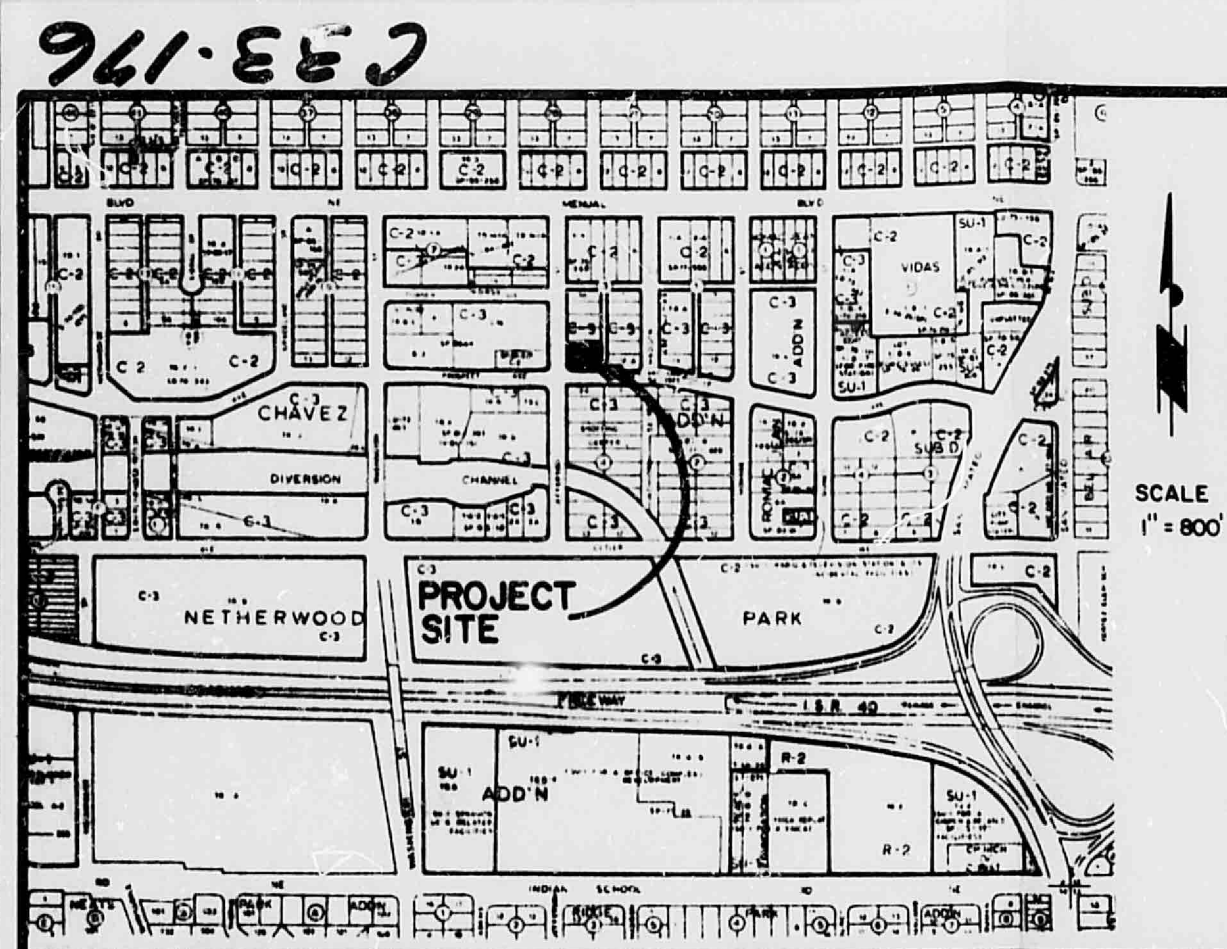
SANDIA AUTO ELECTRIC
JEFFERSON/PROSPECT NE
ALBUQUERQUE, NM

8750.00

C2

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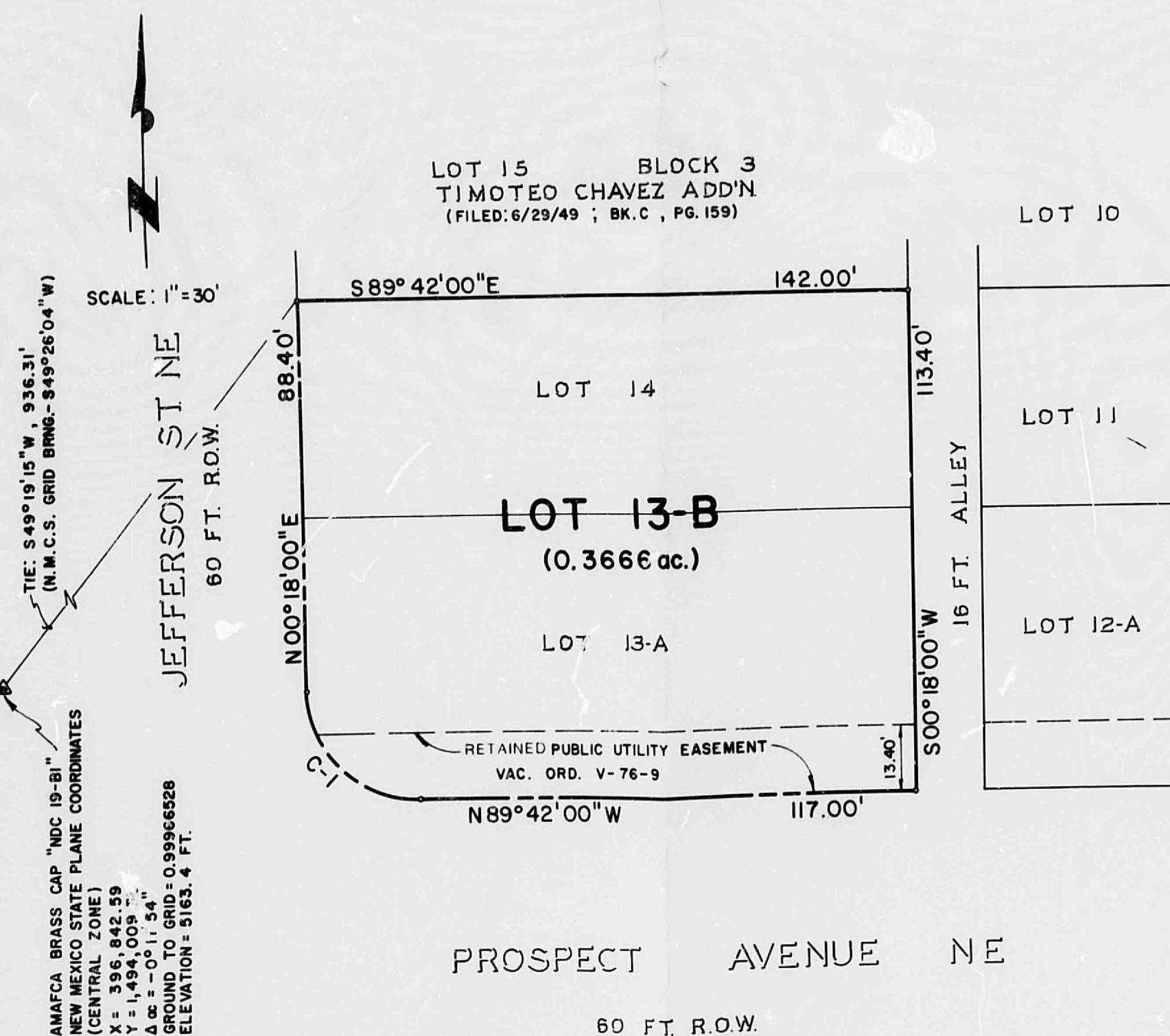
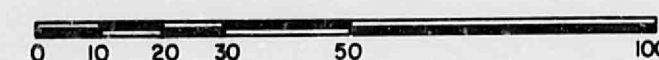
CITY OF ALBUQUERQUE



VICINITY MAP ZONE ATLAS No. H-17

SUBDIVISION DATA

1. DRB No. 87-296
2. Zone Atlas Index No. H-17
3. Gross Subdivision Acres: 0.3666 ac.
4. Total Number of Lots Created: 1
5. Total Mileage of Roads Created: 0
6. Log No. 08-08-773



NOTES

1. Basis of bearings: Plats of Timoteo Chavez Addition filed June 29, 1949, C-159; and, March 21, 1966, C29, 196.
2. All corners are marked by 84 rebarbs found in place.
3. Vacated portion of Prospect Avenue (V-76-9) to be retained as public utility easement.
4. This plat shows all easements of record and all easements listed in "Schedule B" of the Title Policy No. 82889-A issued by Tigor Title Insurance Company on March 20, 1987.

DESCRIPTION

That certain parcel of land situate in the NW 1/4, SE 1/4, Section 11, Township 10 North, Range 3 East, New Mexico Principal Meridian, being comprised of Lot 14, Block 3, Timoteo Chavez Addition as the same is shown and so designated on the plat entitled "Revised Plat of Timoteo Chavez Addition to the City of Albuquerque, New Mexico", filed in the Office of the Bernalillo County Clerk on June 29, 1949, in Volume C, Folio 159; and Lot 13-A, Block 3, Timoteo Chavez Addition, as the same is shown and so designated on the plat entitled "Plat of Lots 12-A and 13-A, Block 3, Timoteo Chavez Addition", filed in the Office of the Bernalillo County Clerk on March 21, 1966, in Volume C29, Folio 196; bounded on the south by Prospect Avenue, on the west by Jefferson Street, on the north by Lot 15, Block 3, Timoteo Chavez Addition, and on the east by an alley, and now comprising Lot 13-B, Block 3, Timoteo Chavez Addition, and being more particularly described as follows: to wit:

BEGINNING at the northwest corner of the parcel herein described, being identical to the northwest corner of said Lot 14, Block 3, Timoteo Chavez Addition; whence, for a tie, the AMFCA brass tablet stamped "NOC D-51" bears S 49° 10' 12.12" W (N.M.C.S. Grid Bearing = S 49° 26' 04" W), a distance of 936.31 feet; thence, S 89° 42' 00" E, 142.00 feet to the northeast corner of the parcel herein described; thence, S 00° 18' 00" W, 113.40 feet to the southeast corner of the parcel herein described; thence, N 89° 42' 00" W, 117.00 feet to a point of curvature; thence, Northwest, 39.27 feet along the arc of a curve to the right, said arc having a central angle of 80° 00' 00" and a radius of 25.00 feet, to a point of tangency; thence, N 00° 18' 00" E, 88.40 feet to the point and place of beginning and containing 0.3666 acres, more or less.

FREE CONSENT

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

Complete Finance Corporation
Melvin Rueckhaus, President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Complete Finance Corp.

Notary Public
My Commission Expires: _____

98761206 PLAT OF
LOT 13-B, BLOCK 3
BEING A REPLAT OF
LOT 13-A & LOT 14, BLOCK 3
TIMOTEO CHAVEZ ADDITION
ALBUQUERQUE, NEW MEXICO
MAY, 1987

DISCLOSURE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 13-A & 14, BLOCK 3, TIMOTEO CHAVEZ ADDITION INTO A SINGLE UNIT TO BE KNOWN AS LOT 13-B.

APPROVALS

SP-87-197

<i>[Signature]</i>	6-9-87
DATE	
PUBLIC SERVICE COMMISSION NEW MEXICO	DATE
JONES INTERCABLE	DATE
CITY ENGINEER	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
PROPERTY MANAGER	DATE
ACKNOWLEDGE METROPLANNING PROJECT CONTROL AUTHORITY	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE

SURVEYOR'S CERTIFICATION

I, Steven L. Tontoy, being a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, meet 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.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____

Notary Public
My Commission Expires: _____

dtm & associates, inc.
Dorsey-Tobias-McLean & Associates, Inc.
Consulting Engineers & Planners & Surveyors
5000 COMANCHE TOWN NE ALBUQUERQUE, NM 87117
TELEPHONE (505) 894-0988

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