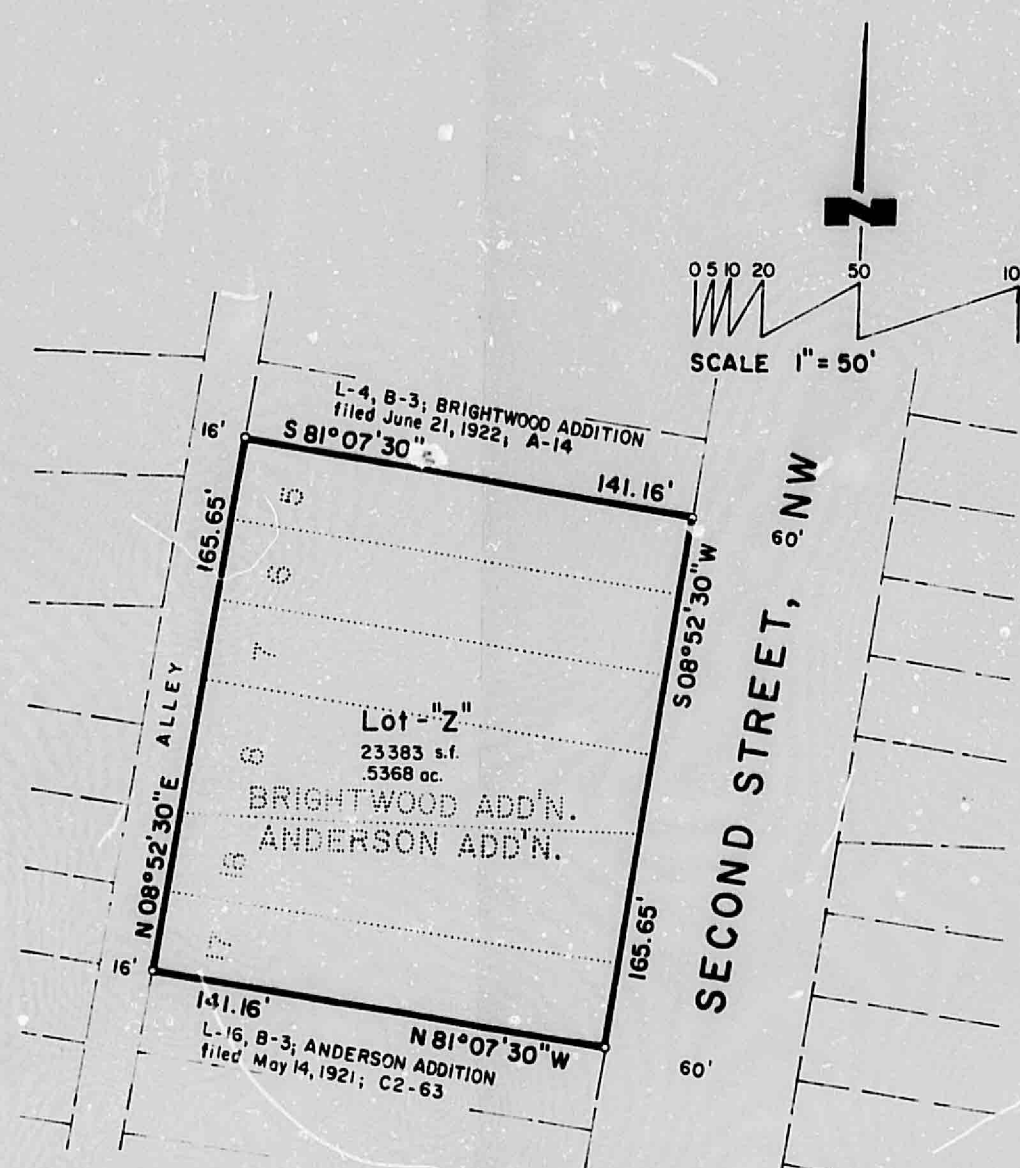
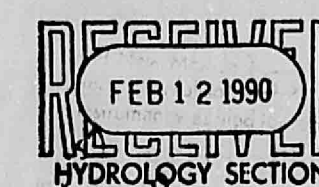


78-867



TALOS NO. 12-07-671

88111639



PLAT OF
LOT "Z"
LANDS OF ZACHARY

BEING A REPLAT OF
LOTS 17 & 18; BLOCK 3; ANDERSON ADDITION
(filed May 14, 1921, Vol. C2, p.63)
AND
LOTS 5, 6, 7 & 8; BLOCK 3; BRIGHTWOOD ADDITION
(filed June 21, 1922, Vol. A, p.14)
WITHIN THE TOWN OF ALBUQUERQUE GRANT
M.R.G.C.D. MAP 37
PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.

ALBUQUERQUE, NEW MEXICO
December 1988

SP-88-373

| Subdivision No. | Date |
|-------------------------|----------|
| 1. Planning Director | 12/20/88 |
| 2. City Engineer | 12/20/88 |
| 3. A. M. A. F. C. | 12/20/88 |
| 4. Property Management | 12-19-88 |
| 5. Parks and Recreation | 12/20/88 |
| 6. Traffic Engineer | 12/20/88 |

SUBDIVISION DATA

1. D.M. No. 88-666
2. Zone Atlas Index No. J-14
3. Current Zoning
4. Gross Acreage 0.866 Acres
5. Total number of lots created 1
6. Mileage of full-width streets created 0

NOTES

1. No field work was performed; no corners were set.
2. This plat was prepared for the purpose of eliminating interior lot lines and renaming single parcel created.
3. No hearings appear on either the Brightwood Addition or Anderson Addition. Hearings shown are based on the plat of the PAPER ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 29, 1889 in Volume C2, page 46; said Addition adjoins the Anderson Addition.
4. No Recorded Easements exist within the boundaries of this parcel. Search conducted by Albuquerque Title Company on December 6, 1988.

LEGAL DESCRIPTION

All of Lots numbered Seventeen (17) and Eighteen (18) in Block numbered Three (3) of the ANDERSON ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 14, 1921 in Volume C2, page 63;
AND
All of Lots numbered Five (5), Six (6), Seven (7) and Eight (8) in Block numbered Three (3) of the BRIGHTWOOD ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 21, 1922 in Volume A, page 14.

OWNER'S FREE CONSENT

Be it remembered that the above described Lots, now being designated by this plat as Lot lettered "Z" of the LANDS OF ZACHARY, Albuquerque, New Mexico, is with the free consent and in accordance with the desires of the undersigned owner.

Gertrude Zachary

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO) ss

On this 7th day of December, 1988, the foregoing instrument was acknowledged before me by Gertrude Zachary.

My commission expires 2/12/90

Notary Public
Lorraine C. Starnes

SURVEYOR'S CERTIFICATE

I, Richard V. Hall, New Mexico Registered Land Surveyor No. 7264, do hereby certify that this Plat was prepared by me or under my supervision, meets the minimum requirements of the Albuquerque Subdivision Ordinance, shows all easements of record, and is true and correct to the best of my knowledge and belief.

Richard V. Hall
Richard V. Hall R.N.L.S. No. 7264

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) ss
COUNTY OF BERNALILLO) ss

On this 7th day of DECEMBER, 1988, the foregoing instrument was acknowledged before me.

My Commission expires JUNE 23, 1992

Maryellen M. Lemken
Notary Public



HALL ENGINEERING COMPANY INC.
ENGINEERING - SURVEYING - PLANNING - CONSTRUCTION
6840 2ND ST. N.W., SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 345-1064

PLANS/PLATS ON FILE

FILE DESC:

J-14/DD82

PLANS/PLATS 2

CITY OF ALBUQUERQUE
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TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT.

FILED 21 DATE 2-24-89
CITY OF ALBUQUERQUE

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The photographic processes
used meet the Basic Microfilm
Standards of the National
Micrographics Association
(ANSI 15-1977).

Kara Rios
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires MAY 8 1992
Norberta Sanchez

88-666

C 38-36

D 24

C 20

B 16

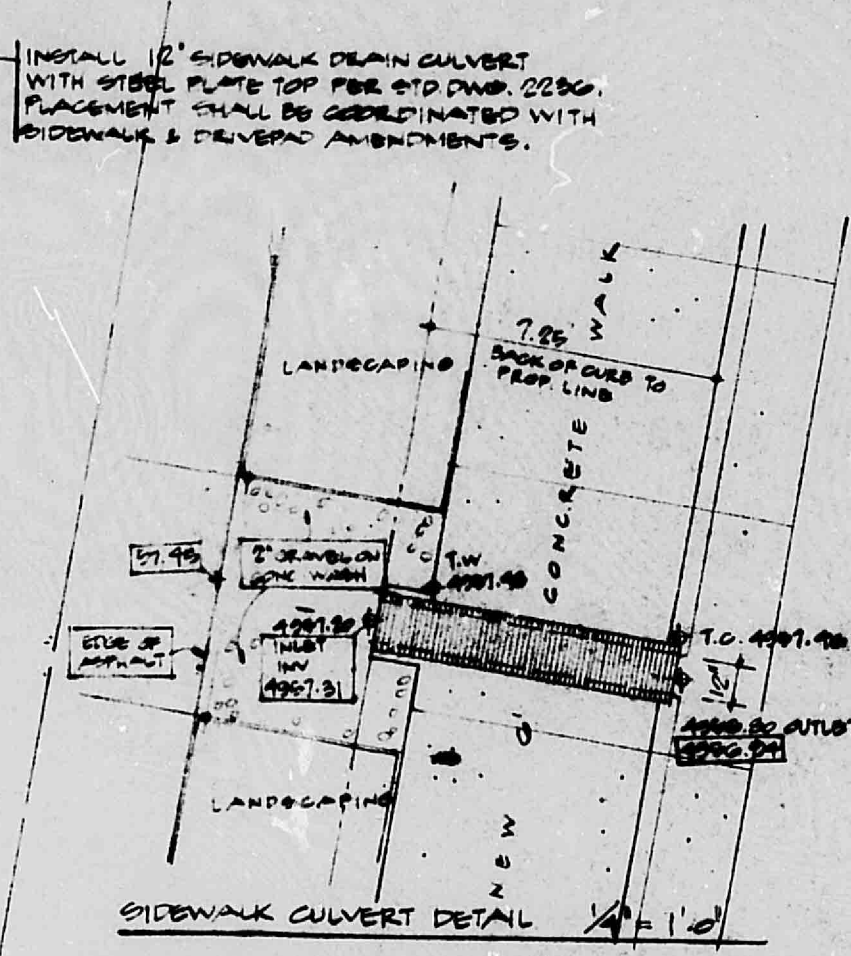
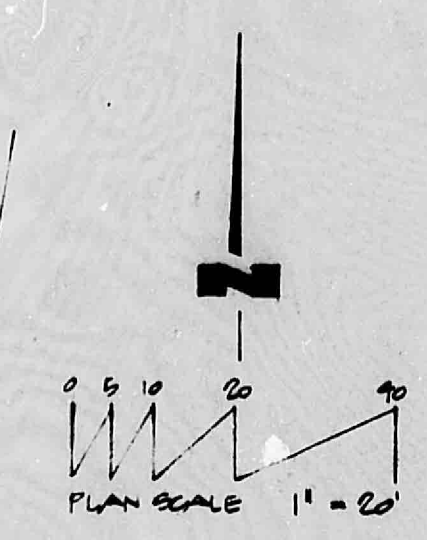
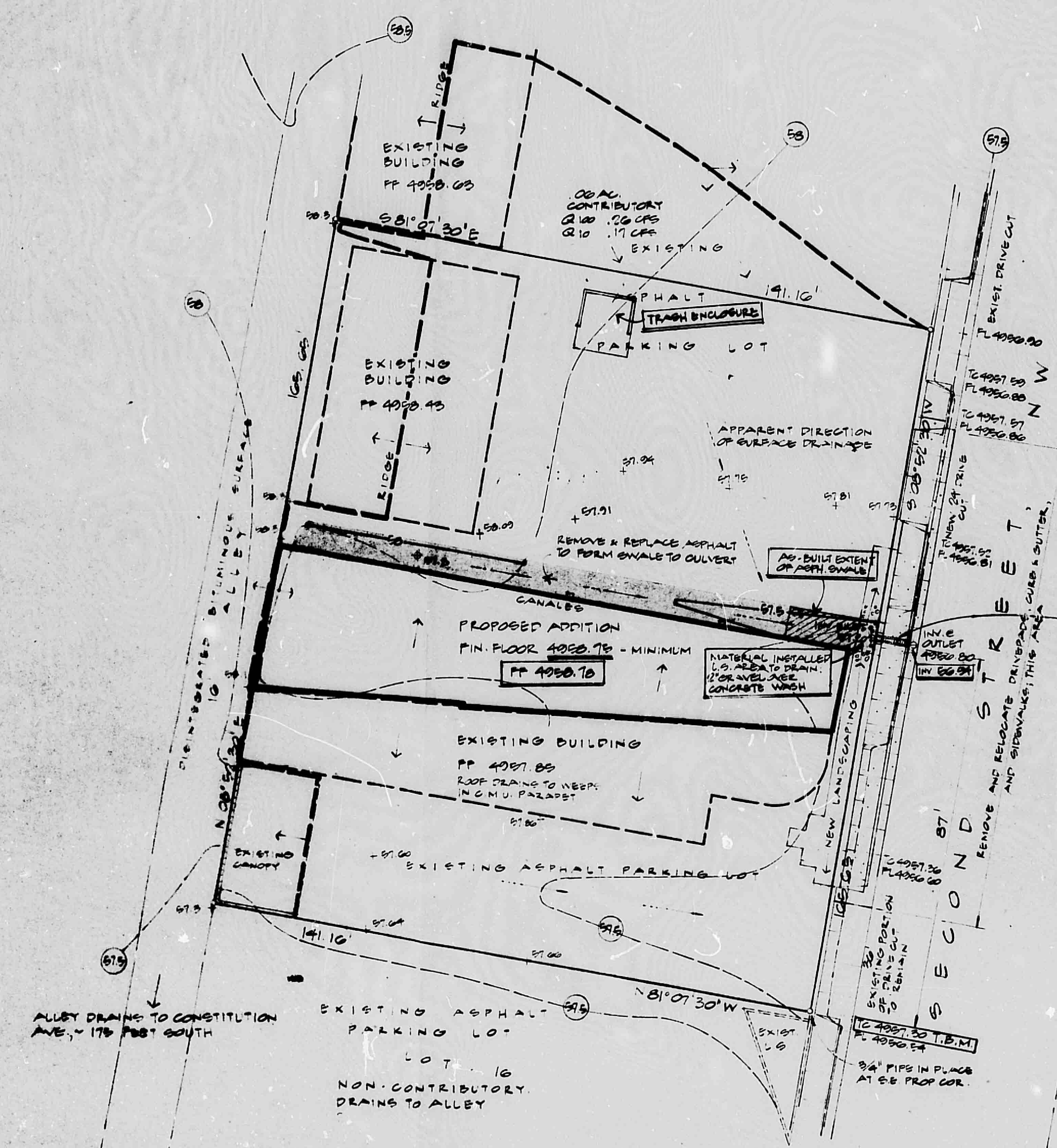
A 12

CITY OF ALBUQUERQUE

C

D

5-14/0082



DATA

| | |
|------------------------------|-----------------------|
| AREA OF SITE | 20074 SQ FT (0.46 AC) |
| SLOPE | 2.1% |
| TIME OF CONCENTRATION | 10 MINUTES |
| 100-YR. 6-HR. RAINFALL | 2.2 INCHES |
| INTENSITY (2.2 INCHES/6 HRS) | 4.4 IN/HR |

EXISTING ON-SITE CONDITIONS

ENTIRE SITE IS COVERED WITH BUILDING AND PAVEMENT. NO OPEN AREAS OR LANDSCAPING EXIST. MOST OF THE SITE (0.46 AC) DRAINS TO SECOND STREET. PORTIONS OF THE ROOF AREA OF THE NORTH BUILDING AND OF THE CANOPY ADJOINING THE SOUTH FACE OF THE SOUTH BUILDING DRAIN TO THE ALLEY. (0.06 AC)

TO SECOND ST:

| | | | |
|----------|------|-----|----|
| ROOF | AREA | 0.2 | 35 |
| PAVEMENT | 0.06 | 10 | 80 |

CANOPY = (10 x 30) + (8 x 30) = 54

Q100 = 0.2 x 4.4 IN/HR x 0.46 AC = 0.74 CFS PEAK

Q10 = 0.06 x 2.2 = 0.13 CFS

TO ALLEY:

| | | | |
|----------|------|-----|----|
| ROOF | AREA | 0.2 | 35 |
| PAVEMENT | 0.06 | 10 | 80 |

CANOPY = (10 x 30) + (8 x 30) = 54

Q100 = 0.2 x 4.4 IN/HR x 0.46 AC = 0.74 CFS PEAK

Q10 = 0.06 x 2.2 = 0.13 CFS

EXISTING DRAINAGE IS INDICATED ON PLAN

NOTE TO CONTRACTOR

SECOND STREET LIES WITHIN AN "A" FLOOD ZONE, AND FLOOD DEPTH OF ONE FOOT. FINISH FLOOR ELEVATION OF NEW BUILDING SHALL BE A MINIMUM OF TWO FEET (2.00') ABOVE ADJACENT OUTLET FLOWLINE. ELEVATION SHOWN ON PLAN IS MINIMUM.

BENCH MARK

16114 A SQUARE CHIEFED IN TOP OF NNW CURB RETURN, INTERSECTION OF CONSTITUTION AVENUE AND FOURTH STREET, NW. ELEV. 4056.194

TEM

TOP OF CURB ON SECOND STREET AT SOUTH END OF DRIVEWAY ADJACENT TO SOUTHEAST PROPERTY CORNER. ELEV. 4057.50

LEGEND

CONTOUR INTERVAL ONE-HALF FOOT (0.5')

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

OUTLINE OF EXISTING BUILDING

DIVISION OF CONTRIBUTORY ZONES

PROPOSED SPOT ELEVATIONS AND CONTOURS AS SHOWN ARE TO FINISHED SURFACES. CONTRACTOR SHALL DETERMINE APPROPRIATE SUBGRADES.

CONTRACTOR IS RESPONSIBLE FOR ABATEMENT OF SEDIMENT RELEASED ONTO ADJOINING PRIVATE PROPERTIES AND PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION.

OPPOSITE CONTRIBUTORY FLOW

THE ONLY AREA IMPACTING SITE IS A PORTION OF THE LOT (0.06 AC) TO THE NORTH WHICH IS COVERED WITH PAVEMENT AND ROOF.

| | | | |
|----------|------|-----|----|
| ROOF | AREA | 0.2 | 35 |
| PAVEMENT | 0.06 | 10 | 80 |

CANOPY = (10 x 30) + (8 x 30) = 54

Q100 = 0.2 x 4.4 IN/HR x 0.46 AC = 0.74 CFS PEAK

Q10 = 0.06 x 2.2 = 0.13 CFS

ENTRY FLOW CROSS SECTION AND DISCHARGE INTO SECOND STREET VIA DRIVE CUL.

PROPOSED DEVELOPMENT

4000 SQ FT, SINGLE STORY COMMERCIAL ADDITION TO SOUTHERN BUILDING. PAVEMENT GRADING AS NEEDED TO DIRECT ROOF RUNOFF TO SECOND STREET.

DRAINAGE ROUTING

NEW ADDITION ROOF WILL DRAIN TO NORTH SIDE. PORTION OF EXISTING ASPHALT WILL BE REMOVED AND REPLACED WITH ASPHALT SHALE TO SIDEWALK CULVERT. DRAINAGE PATTERN OF THE REMAINDER OF SITE WILL NOT BE ALTERED.

| | | | |
|--------------------------|---------|----|----|
| AREA DRAINING TO CULVERT | 0.30 AC | | |
| ROOF | 0.2 | 35 | |
| PAVEMENT | 0.06 | 10 | 80 |

CANOPY = (10 x 30) + (8 x 30) = 54

Q100 = 0.30 x 4.4 IN/HR x 0.46 AC = 0.60 CFS PEAK

Q10 = 0.06 x 2.2 = 0.13 CFS

STORM SEWER EXISTS IN SECOND STREET

DESCRIPTION OF PROPERTY

LOT 16

LANDS OF ZACHARY ALBUQUERQUE, NEW MEXICO

1613 SECOND STREET, NW

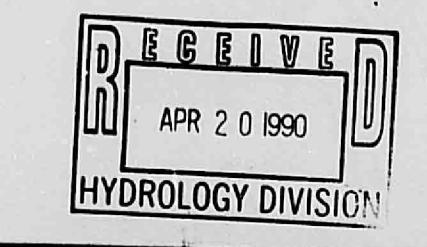
GERTRUDE ZACHARY SILVERNITHE

PREPARED FOR

JLS ARCHITECTURE



FIELD NOTES DECEMBER 2, 1988



HALL ENGINEERING COMPANY INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
6840 2ND ST. N.W., SUITE 300 • ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 345-1084

AS-BUILT INFORMATION

ALL NOTES SHOWN ON THIS SHEET ENCLOSED IN BOXES ARE AS-BUILT.

THE SITE, AS BUILT, CONFORMS TO THE ORIGINAL DESIGN INTENT. STORMWATER EXISTING SITE DIES 50 VIA SIDEWALK DRAIN CULVERT. DOWNSPUTS ON ADDITION DISCHARGE TO NORTH SIDE OF BUILDING. NO PERIMETER ELEVATIONS OR SURFACES HAVE BEEN AFFECTED BY CONSTRUCTION. ROUTING TO DRAIN CULVERT IS VIA NON-DESTRUCTIVE, HARD SURFACING.

Richard V. Hall
R.V.H. # 1210

Apr 20 1990

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within city right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with "Standard Specifications for Public Works Construction 1988".
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of any existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all structures. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum of delay.
5. Backfill and compaction shall be according to collector street use.
6. Maintenance of this facility shall be the responsibility of the owner served.

| APPROVALS | NAME | DATE |
|------------------|------|------|
| HYDROLOGY/DESIGN | | |
| INSPECTOR/DESIGN | | |
| CONST/ACPT. | | |

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

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RF 21 DATE 12/2/88
CITY OF ALBUQUERQUE

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Kaw Rana
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

3-11/1982



DATA
AREA OF SITE 28874 SQ. FT. (64 AC)
SLOPE 2.1%
TIME OF CONCENTRATION 10 MINUTES
100% 6 HR RAINFALL 0.8 INCHES
INTENSITY (CONSERVATIVE) = 4.0 IN. HR

EXISTING ON-SITE CONDITIONS
ENTIRE SITE IS COVERED WITH BUILDING AND PAVEMENT
NO OPEN AREAS OR LANDSCAPING EXIST
MOST OF THE SITE (64 AC) DRAINS TO SECOND STREET
PORTION OF THE ROOF AREA OF THE NORTH BUILDING
AND OF THE CANOPY ATTACHING THE SOUTH FACE OF THE
SOUTH BUILDING DRAIN TO THE ALLEY (64 AC)

TO SECOND ST

| | | | |
|----------------------------|------|----|----|
| ROOF | AREA | 28 | 14 |
| PAVEMENT | AREA | 11 | 5 |
| GRASS | AREA | 0 | 0 |
| 200' W. OF 2ND ST. (64 AC) | AREA | 0 | 0 |
| 20' W. OF 2ND ST. | AREA | 0 | 0 |

TO ALLEY

| | | | |
|--------------------------|------|---|---|
| ROOF | AREA | 0 | 0 |
| PAVEMENT | AREA | 0 | 0 |
| GRASS | AREA | 0 | 0 |
| 200' W. OF ALLEY (64 AC) | AREA | 0 | 0 |
| 20' W. OF ALLEY | AREA | 0 | 0 |

NOTE TO CONTRACTOR
SECOND STREET SIDE WITHIN AN 100 FOOT
CONC. AND FOOT DEPTH OF 18 INCHES
FINISH FLOOR ELEVATION OF NEW BUILDING
SHALL BE A MINIMUM OF TWO FEET (2.00)
ABOVE ADJACENT BUTTER PLANNING
ELEVATION SHOWN ON PLAN IS MINIMUM

BENCH MARK
16.114' A SQUARE CHECKED IN TOP OF MAIN
CURE RETURN, INTERSECTION OF CONSTITUTION
AVENUE AND FOURTH STREET NW
ELEV. 4928.04

TEST
TOP OF CURB ON SECOND STREET AT SOUTH SIDE
OF DRIVEWAY ADJACENT TO 20' W. OF 2ND ST. PROPERTY
CORNER
ELEV. 4927.30

LEGEND
CONTOUR INTERVAL ONE HALF FOOT (0.5')
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- EXISTING SPOT ELEVATION
--- PROPOSED SPOT ELEVATION
--- OUTLINE OF EXISTING BUILDING
--- DIVISION OF CONTRIBUTOR CONVE

PROPOSED SPOT ELEVATIONS AND CONTOUR AS SHOWN
ARE TO FINISHED GRADE. CONTRACTOR SHALL
DETERMINE APPROPRIATE SUBGRADES
CONTRACTOR IS RESPONSIBLE FOR ABATEMENT OF
EXISTING ELEVATIONS AND FOR PROTECTING
PROPERTY AND PUBLIC RIGHTS OF WAY DURING
CONSTRUCTION

PROPOSED DRAINAGE
400' W. OF 2ND ST. (64 AC) DRAIN TO 2ND ST.
20' W. OF 2ND ST. (64 AC) DRAIN TO 2ND ST.
20' W. OF ALLEY (64 AC) DRAIN TO ALLEY
20' W. OF ALLEY (64 AC) DRAIN TO ALLEY

PROPOSED ELEVATIONS
CONTRIBUTOR AREA WILL DRAIN TO SOUTH SIDE
DRAINAGE AREA (64 AC) DRAIN TO 2ND ST.
20' W. OF 2ND ST. (64 AC) DRAIN TO 2ND ST.
20' W. OF ALLEY (64 AC) DRAIN TO ALLEY
20' W. OF ALLEY (64 AC) DRAIN TO ALLEY

DESCRIPTION OF PROPERTY
LOT 12
LAND OF SANCHEZ
ALBUQUERQUE, NEW MEXICO
100' SECOND STREET NW
60' SECOND STREET NW
100' SECOND STREET NW
100' SECOND STREET NW

ADDITIONAL INFORMATION
ALL NOTES SHOWN IN THIS SHEET ENCLOSED
IN ENVELOPE ARE SUBJECT
THE SITE AS BUILT CONFORMS TO THE
ORIGINAL DESIGN. THE EXISTING
DRAINAGE SYSTEM IS SUBJECT TO
REVISIONS TO NORTH SIDE OF 2ND ST.
NO PERMITS SHALL BE REQUIRED FOR
ROUTING TO DRAINAGE SYSTEM. THE
SYSTEM SHALL BE MAINTAINED

Apr 20 1990
Richard Hall
N.M.P.E. # 7018

NOTICE TO CONTRACTOR
1. An excavation construction permit will be required before beginning
any work within city right-of-way. An approved copy of these plans
must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise
stated, shall be in accordance with the "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1980".
3. Two working days prior to any excavation, contractor must contact
Sanitation Services, 96-1134, for location of any existing utilities.
4. Prior to construction, the contractor shall excavate and verify the
horizontal and vertical locations of all structures. Should
a conflict exist, the contractor shall notify the engineer so that
the conflict can be resolved with a minimum of delay.
5. Safety and completion shall be according to the
contract.
6. Maintenance of this facility shall be the responsibility of the
owner served.

| APPROVALS | NAME | DATE |
|------------------|------|------|
| HYDROLOGY/DESIGN | | |
| INSPECTOR/DESIGN | | |
| CONST./ACPT. | | |



Richard Hall
12-9-80

FIELD NOTES: DECEMBER 2, 1980

RECEIVED
APR 20 1990
HYDROLOGY DIVISION

HALL ENGINEERING COMPANY INC.
ENGINEERING - SURVEYING - PLANNING - CONSTRUCTION
6840 2ND ST. N.W., SUITE 306 - ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 345-1064

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Kara Rouse
CITY CLERK RECORDER

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NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/1/90
Norberto Sanchez