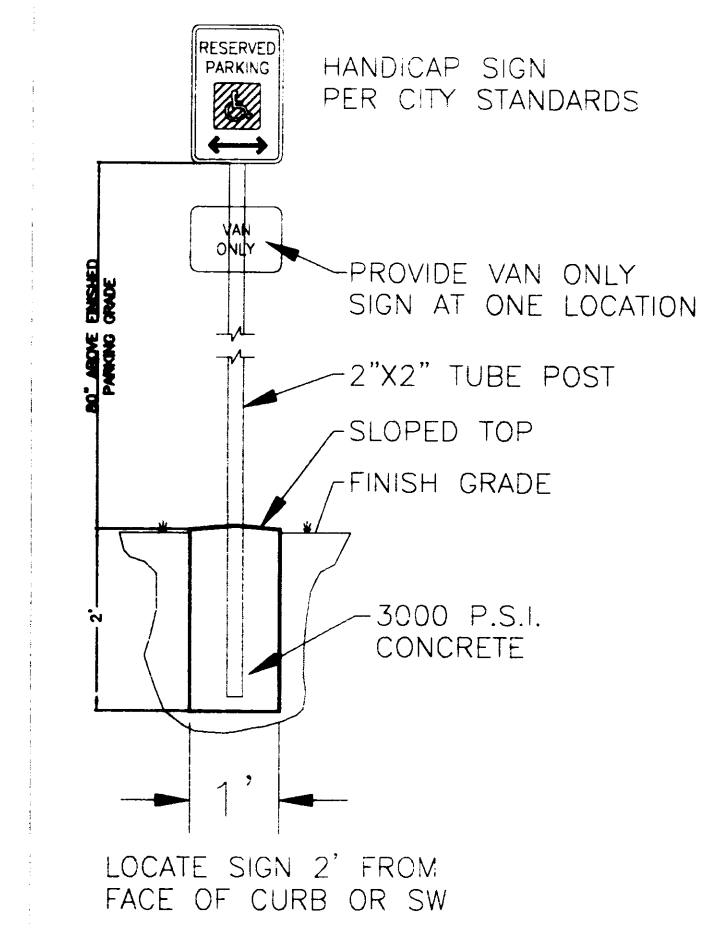
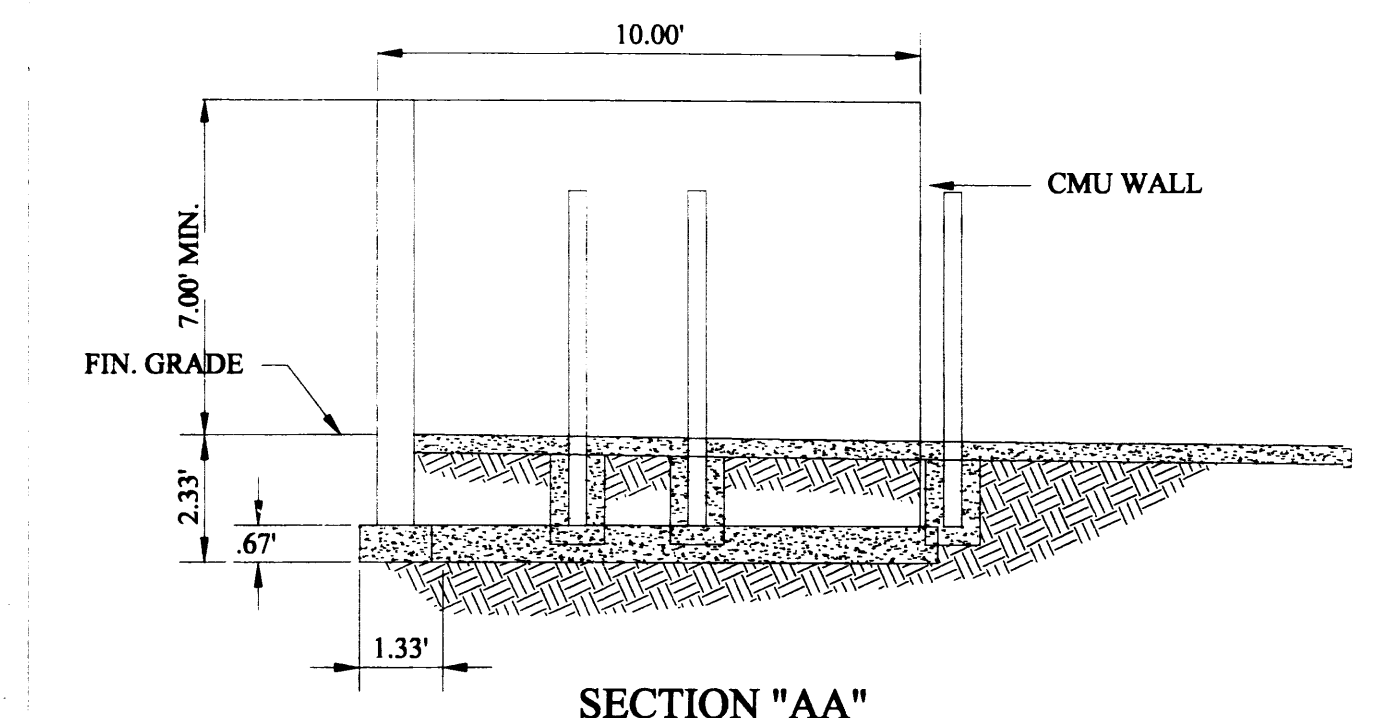


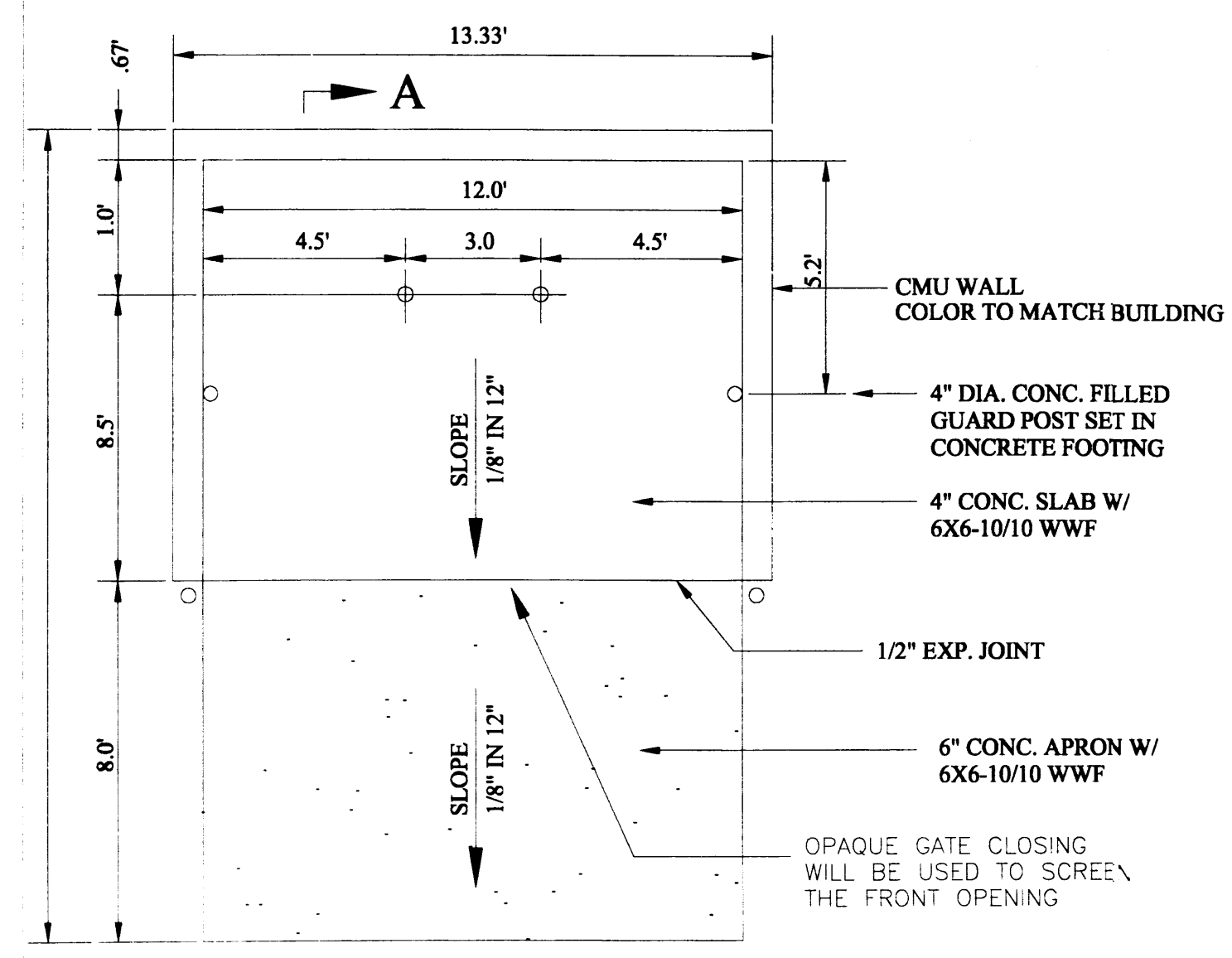
PIPE POST DETAIL



HANDICAP SIGN DETAIL



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL

SITE DATA

PROPOSED USAGE:	APARTMENTS
LOT AREA:	41,144.00 SF (0.9441 AC)
EXISTING BUILDINGS:	5560 SF
NEW APARTMENTS:	5292 SF
SIDE WALK AREA:	5560 SF
GROSS BUILDING AREA:	10,852 SF
PARKING LOT AREA:	14,019 SF
CONSTRUCTION TYPE:	5N WOOD BUILDINGS, WOOD FRAME INTERIOR FRAMING

LANDSCAPE REQUIREMENTS:

NET LOT AREA:	41,144 SF ±
LANDSCAPING REQUIRED:	6058 SF ±
1 LARGE CANOPY TREE/100 FEET	
LANDSCAPE PROVIDED:	11,997 SF ±

PARKING CALCULATIONS:

PARKING REQUIRED:	27 SPACES
1.5 SPACES /UNIT	
10% REDUCTION/BUS STOP	3 SPACES
TOTAL PARKING REQUIRED:	26 SPACES
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
2 SPACE (1 VAN)	
TOTAL PARKING PROVIDED:	27 SPACES
HC PARKING REQUIRED:	2 SPACE (1 VAN)
HC PARKING PROVIDED:	2 SPACE (1 VAN)
BICYCLE SPACES REQUIRED:	1/2 BEDROOMS 10 SPACES
BICYCLE SPACES PROVIDED:	20 SPACES

NOTES:

- ENTRANCE PER COA STANDARD DRAWING #2426. PARKING SPACES
 Spaces Req'd 26 2 Handicapped
 Spaces Provided 27 -2 Handicapped

CALCULATED
 19 APT X 1.5 = 28.5
 ALL UNDER 1000 SQ. FT. = .93 REDUCTION- FOR BUS STOP
 25.65 = 26

- GENERAL NOTES:
- SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED WALL PACKS HIGH PRESSURE SODIUM LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES. PARKING LOT FIXTURES ARE TO HAVE AN OVERALL HEIGHT OF SIXTEEN(16) FEET. WALKING LIGHTING FIXTURES ARE TO HAVE AN OVERALL MAXIMUM HEIGHT OF TWELVE (12) FEET.
 - THE SIGNAGE WILL CONSIST OF A BUILDING MOUNTED SIGN.
 - THIS SITE PLAN CONFORMS WITH AND APPROVED SITE PLAN CASE 1003212
 - CURRENT ZONING IS SU2-MC.
 - WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
 - BUILDINGS:
 BUILDING HEIGHT:
 BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
 BUILDING TYPES:
 BUILDING WILL BE WOOD FRAME FLAT ROOF.
 BUILDINGS WILL BE STUCCO.
 BUILDING COLORS:
 ADOBE STUCCO COLOR 113-EL REY
 - THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #1003212
 - THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ALL EXTERNAL SIDEWALKS HAVE BEEN DIFFERED. THE AREA FROM BACK OF CURB TO PROPERTY LINE SHOULD BE LANDSCAPED PER APPROVED SITE PLAN CASE #1003212

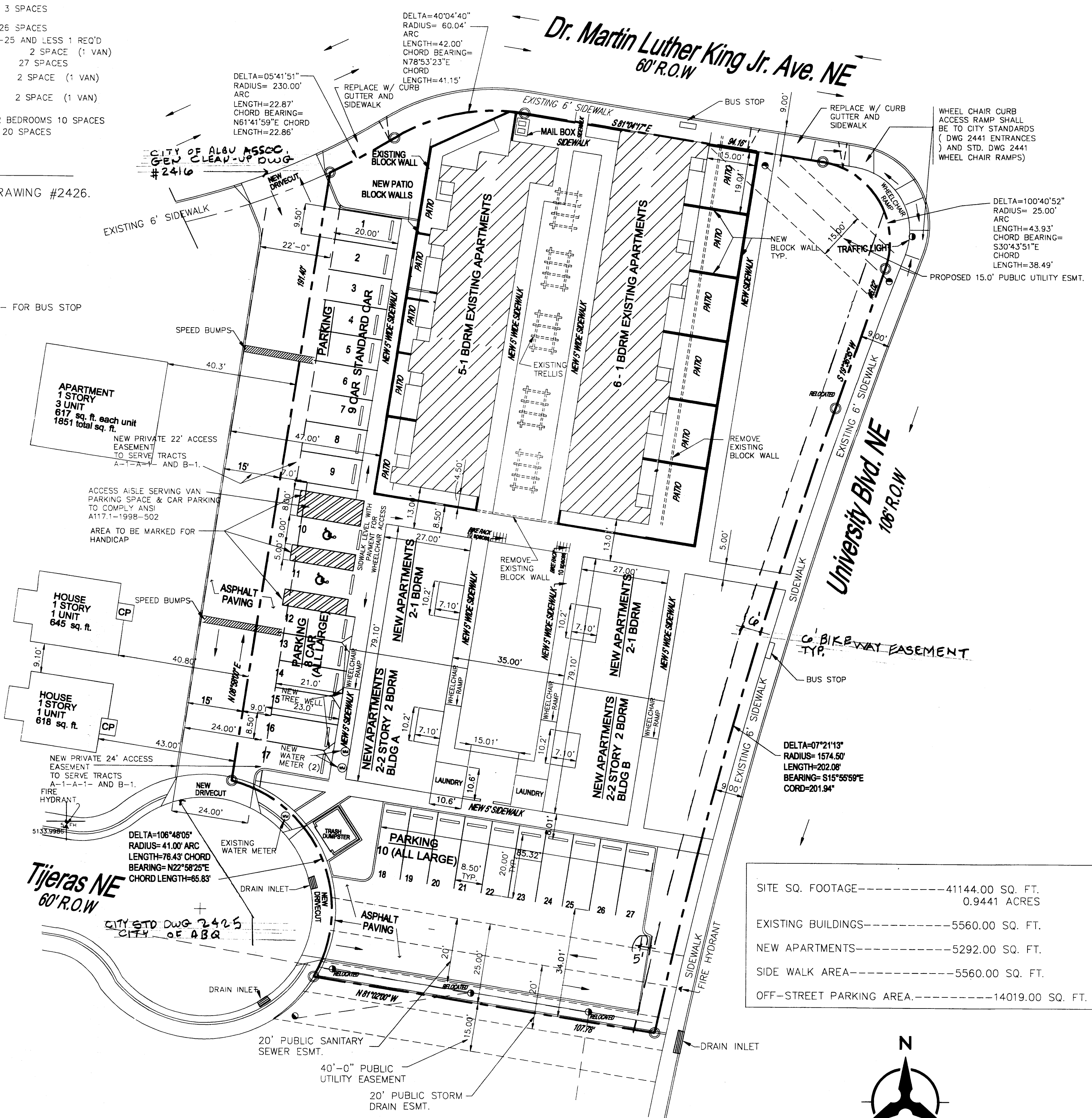
LEGAL DESCRIPTION:
 for all or a portion of Tract(s) A-1-A-1, Brownwell & Lails Highland add., Zoned SU-2 MC located on Dr. Martin Luther King Jr. AVE. NE between UNIVERSITY BLVD. NE and ASH Street NE, containing approximately 1 acre. (K-15) Debbie Stover, Staff Planner

- SHEET INDEX
- EXISTING SITE PLAN
 - GRADING AND DRAINAGE PLAN
 - SITE PLAN
 - LANDSCAPING PLAN
 - ELEVATIONS

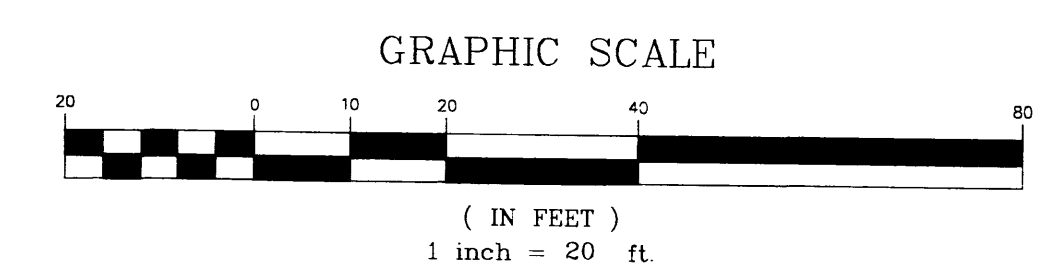
PROJECT NUMBER: 1003212
 Application Number : 04epc-00699 EPC Site Development Plan
 Building Permit /DRB App# 05DRB-00739
 This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on SEPT 16 2004 and that the findings and conditions in the Official Notice; Notification of Decision are satisfied.

Is an infrastructure list required () Yes (X) NO. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right - of - Way or for construction of public improvements.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



SITE SQ. FOOTAGE	41144.00 SQ. FT. 0.9441 ACRES
EXISTING BUILDINGS	5560.00 SQ. FT.
NEW APARTMENTS	5292.00 SQ. FT.
SIDE WALK AREA	5560.00 SQ. FT.
OFF-STREET PARKING AREA	14019.00 SQ. FT.

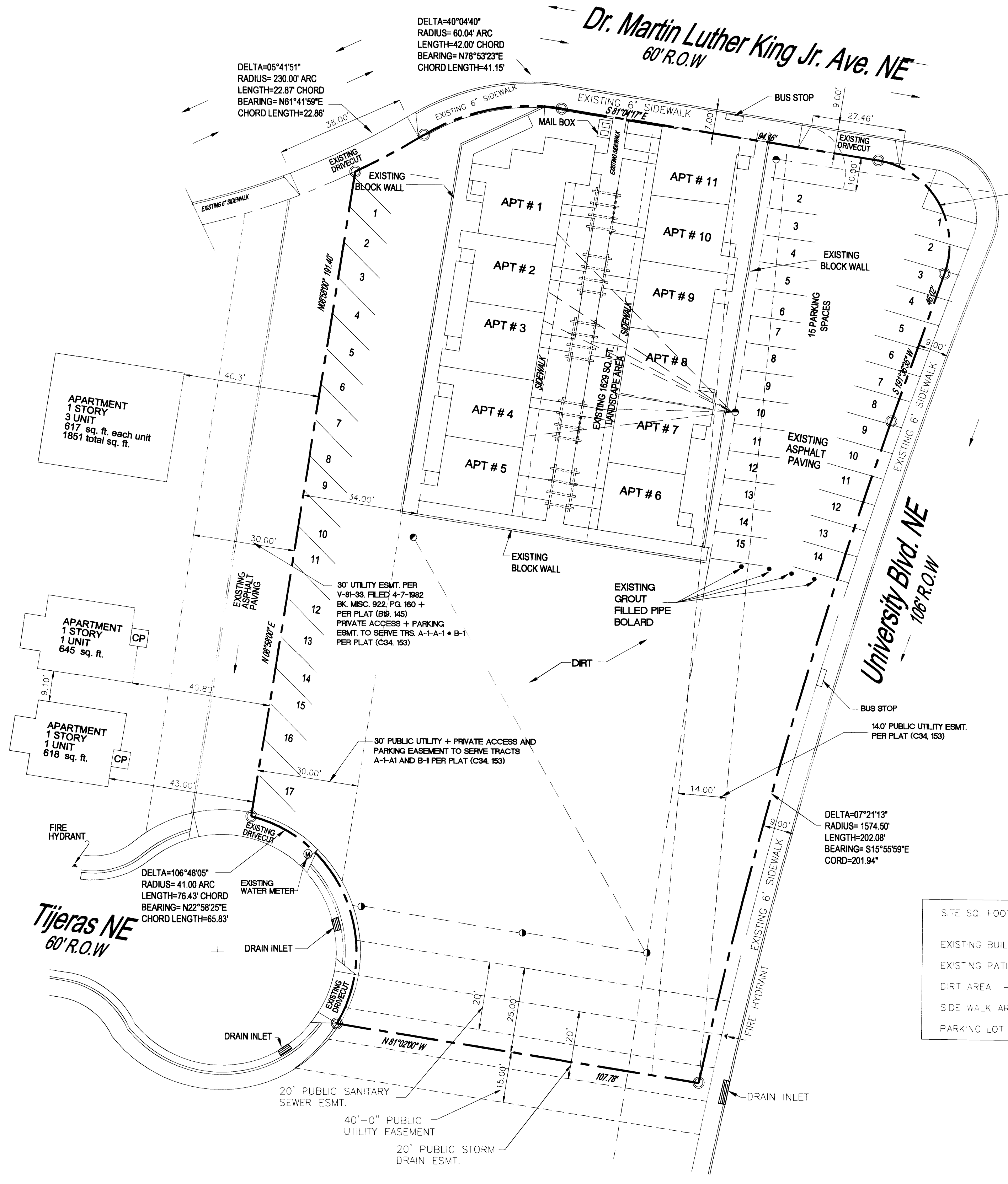


SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
SITE PLAN		05-16-05	1 OF 5

- | | |
|-----------------------------------------------------------------|-----------------|
| <i>[Signature]</i>
Traffic Engineer, Transportation Division | 8-18-05
Date |
| <i>[Signature]</i>
Utilities Development | 5-18-05
Date |
| <i>[Signature]</i>
Parks & Recreation Department | 5/18/05
Date |
| <i>[Signature]</i>
City Engineer | 5/18/05
Date |
| <i>[Signature]</i>
Solid Waste Management | 5-18-05
Date |
| <i>[Signature]</i>
DRB Chairperson, Planning Department | 6/06/05
Date |

1003212



DELTA=05°41'51"
RADIUS=230.00' ARC
LENGTH=22.87' CHORD
BEARING=N61°41'59"E
CHORD LENGTH=22.86'

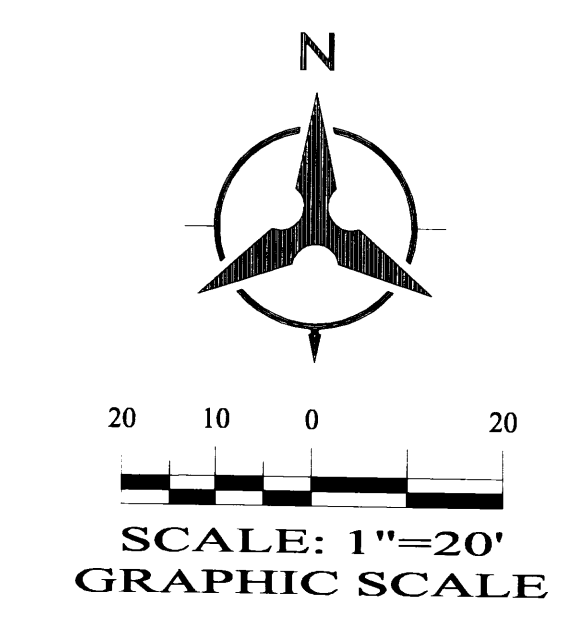
DELTA=40°04'40"
RADIUS=60.04' ARC
LENGTH=42.00' CHORD
BEARING=N78°53'23"E
CHORD LENGTH=41.15'

DELTA=100°40'52"
RADIUS=25.00' ARC
LENGTH=43.33' CHORD
BEARING=S30°43'51"E
CHORD LENGTH=38.49'

DELTA=106°48'05"
RADIUS=41.00' ARC
LENGTH=76.43' CHORD
BEARING=N22°58'25"E
CHORD LENGTH=65.83'

DELTA=07°21'13"
RADIUS=1574.50'
LENGTH=202.38'
BEARING=S15°55'59"E
CORD=201.94'

SITE SQ. FOOTAGE	41144.00 SQ. FT. 0.9441 ACRES
EXISTING BUILDINGS	5560.00 SQ. FT.
EXISTING PATIOS AND LANDSCAPE	3745.00 SQ. FT.
DIRT AREA	18353.00 SQ. FT.
SIDE WALK AREA	1200.00 SQ. FT.
PARKING LOT AREA	12286.00 SQ. FT.



EXISTING SITE PLAN

GORDON ALLAN HALL ARCHITECT
18 TRAILS ROAD EAST
PLACITAS, NEW MEXICO
Office: (505) 464-0277
E-MAIL: GHALLEY@GHALLEYARCHITECT.COM
Mobile: (505) 464-0277

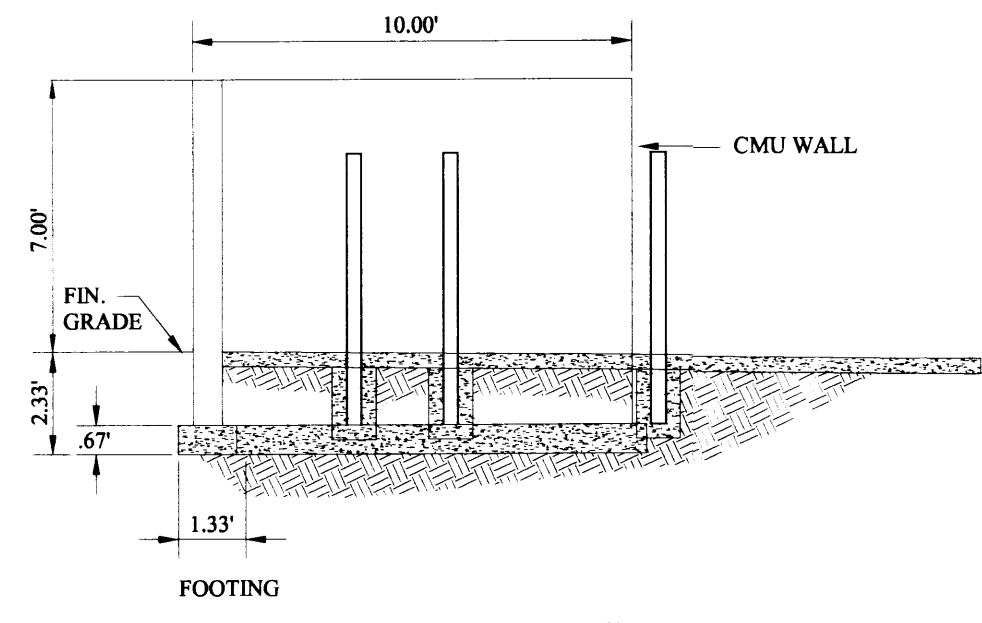
STATE OF NEW MEXICO REGISTERED ARCHITECT
GORDON HALL
No. 1005
EXPIRES 12/31/2025

Sheet Title
EXISTING SITE PLAN
Drawn By: ULTRA DESIGN, INC

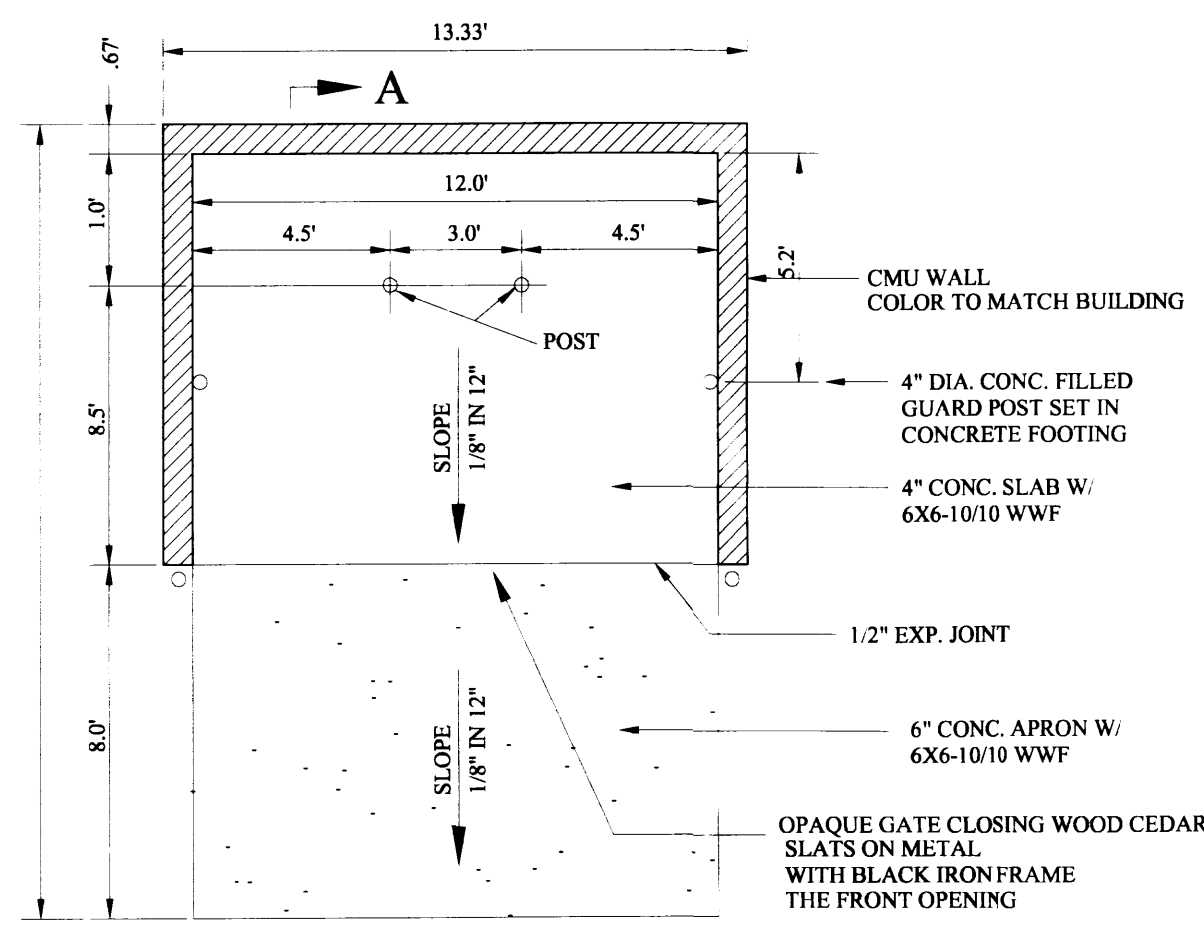
Ultra Designs, Inc.
By: David Santistevan - Architectural Designer
Phone: 505-440-9608
Email: dsantistevan@ultra.com

Project Name
**PROPOSED APARTMENT ADDITION COMPLEX FOR
CASA DE LAS FLORES AT
1630 DR. MARTIN LUTHER KING JR. AVENUE NE,
ALBUQUERQUE, NEW MEXICO**

SHEET NO.
C0



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL NTS

PARKING SPACES

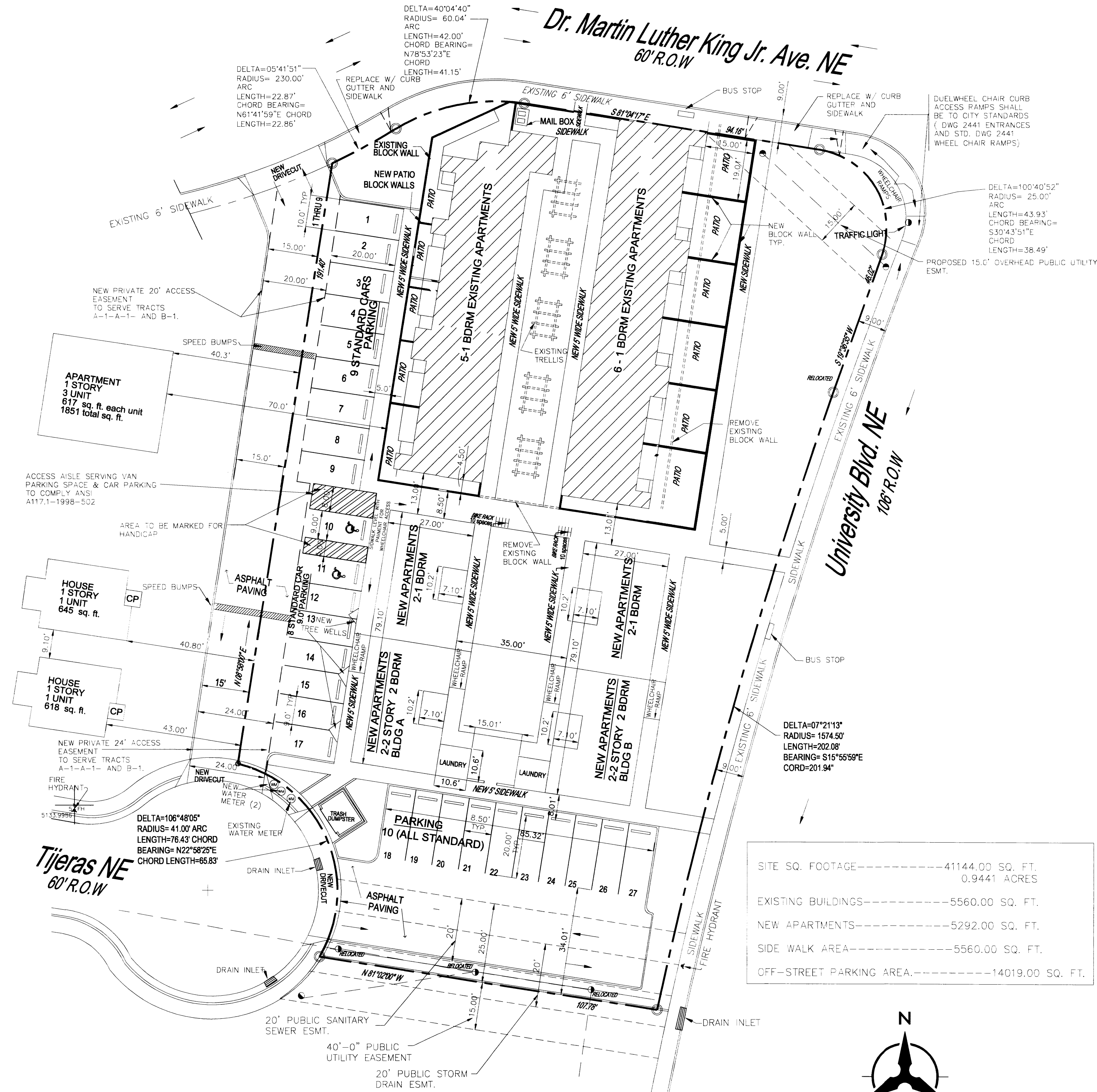
Spaces Req'd 26 - 2 Handicapped
 Spaces Provided 27 - 25 Standard - 2 Handicapped

TOTAL 27 SPACES PROVIDED
 25 STANDARD SPACES PROVIDED - 92%
 2 HC SPACES PROVIDED - 8%

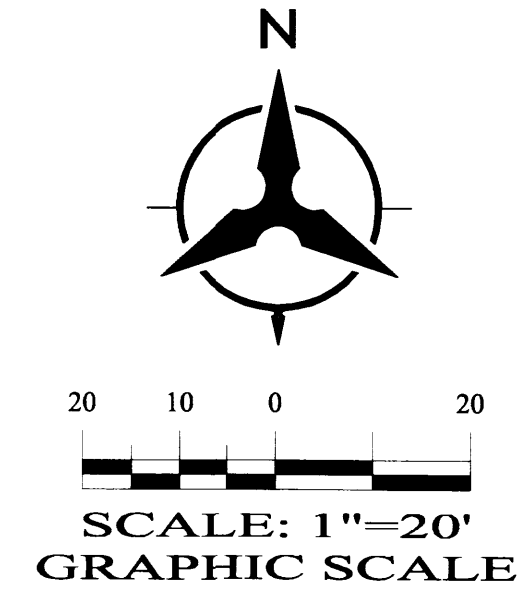
19 APARTMENTS ALL UNDER 1000 SF/1 BATH UNITS X 1.5 = 28.5
 10% BUS STOP REDUCTION = .90 X 28.5 = 25.65 = 26 SPACES

BIKE CALCULATION

BIKE RACK SPACES
 1 PER 2 APT UNITS
 SPACES REQUIRED 10
 SPACES PROVIDED 20



SITE SQ. FOOTAGE	41144.00 SQ. FT.
	0.9441 ACRES
EXISTING BUILDINGS	5560.00 SQ. FT.
NEW APARTMENTS	5292.00 SQ. FT.
SIDE WALK AREA	5560.00 SQ. FT.
OFF-STREET PARKING AREA	14019.00 SQ. FT.



SITE PLAN

GORDON ALLAN HALL ARCHITECT
 18 TRULAS ROAD EAST
 PLACITAS, NEW MEXICO
 OFFICE: (505) 945-4717
 EMAIL: GHA@GTHEDU.COM
 MOBILE: (505) 945-4717

STATE OF NEW MEXICO LICENSED ARCHITECT
 No. 1005

Sheet Title
SITE PLAN
 Drawn By: ULTRA DESIGN INC

Ultra Designs, Inc.
 By: David Santistevan - Architectural Designer
 Phone: 505-440-9808
 Email: dsantistevan@ultra.com

Project Name
PROPOSED APARTMENT ADDITION COMPLEX FOR CASA DE LAS FLORES AT 1630 DR. MARTIN LUTHER KING JR. AVENUE NE, ALBUQUERQUE, NEW MEXICO

SHEET NO.
C-1

TREES

LEGEND

COMMON NAME	SCIENTIFIC NAME	# PLANTS
(A) MODESTO ASH MIN 2 1/2" CAL	FRAXINUS VELUTINA ARIZONA	4
(B) GREEN ASH MIN 2 1/2" CAL	FRAXINUS PENNSYLVANICA	8
(C) CHITALPA MIN 2 1/2" CAL	CHILOPSIS X CATALPA	2
(D) HONEY LOCUST MIN 2 1/2" CAL	GLEDITSIA TRIACANTHOS	3
(E) ARIZONA SYCAMORE	PLANTARUS WWIGHTII	4
(F) NETLEAF HACKBERRY MIN 2 1/2" CAL	CELTIS RETICULATA	3
SHRUBS		
(I) SHRUBBY CINQUEFOIL 5 GAL.	POTENTILLA FRUTICOSA	26
(J) BLUE MIST SPIREA 5 GAL.	CARYOPTERIS X CLANDONENSIS	20
NEW SHRUBS AT EXISTING PATIOS AND WALKS		
(K) Grayleaf Cotoneaster 5 GAL.	Cotoneaster buxifolius	6
(L) Pointleaf Manzanita 5 GAL.	Arctostaphylos pungens	6
(M) Dwarf Butterfly Bush 5 GAL.	Buddleia davidii nanhoensis	6
(N) India Hawthorn 5 GAL.	Raphiolepis indica	6
(O) EXISTING WISTERIA	WISTERIA SINENSIS	3
(P) NEW WISTERIA -3 5 GAL.	WISTERIA SINENSIS	3
(Q) EXIST'G ITALIAN CYPRESS-6	CUPRESSUS SEMPERVIRENS	6

GROUND COVER	COMMON NAME	SCIENTIFIC NAME
[Pattern]	TURF TALL FESCUE DROUGHT TOLERANT	FESTUCA ELATOR AND ALL FESTUCA
[Pattern]	1" ROUND GRAVEL	

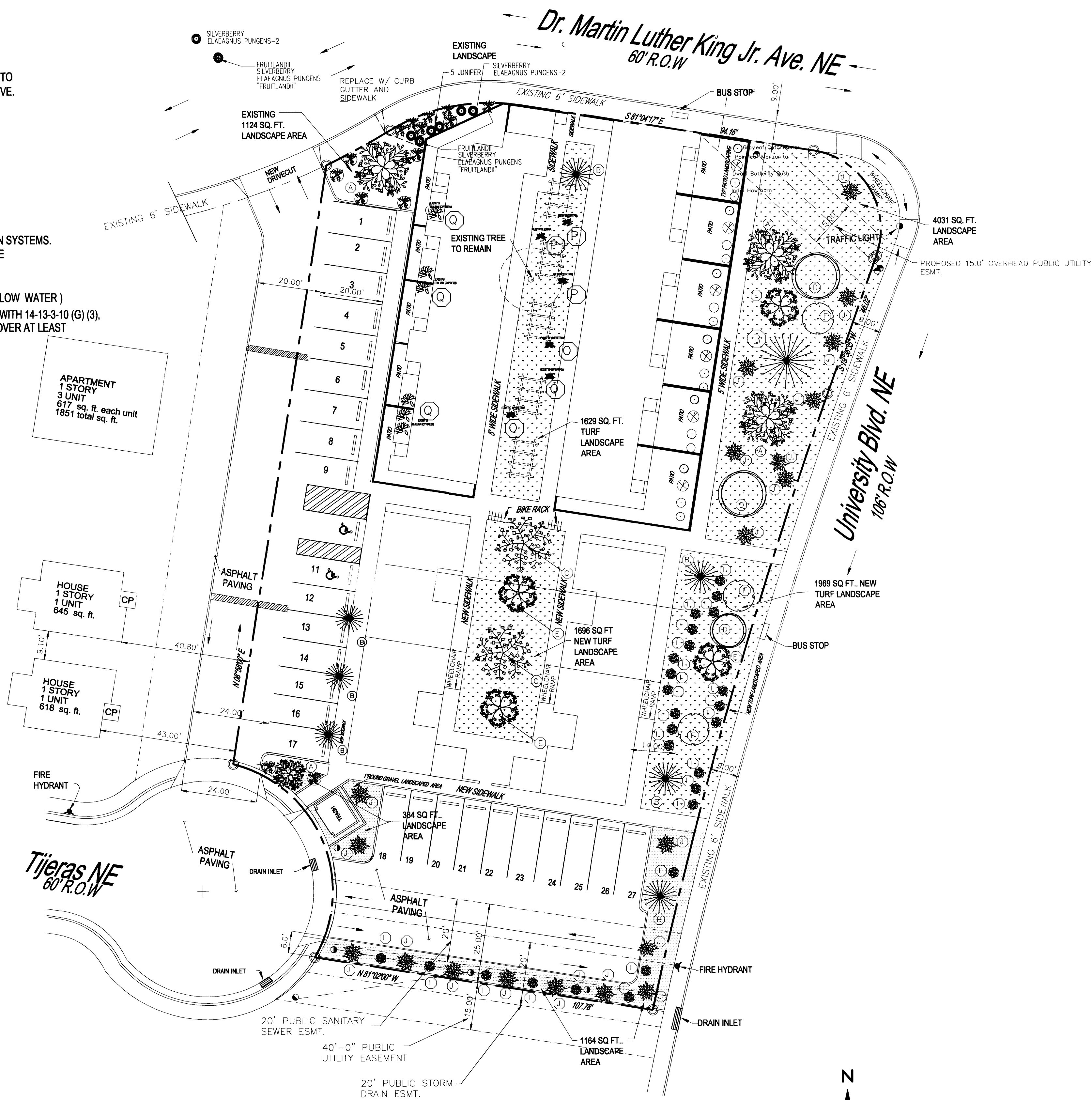
LANDSCAPING AT EXISTING STRIP AT MLK AVE. AND PINE

COMMON NAME	COMMON NAME	SCIENTIFIC NAME
[Symbol]	EXISTING JUNIPER 5	JUNIPERUS HORIZONTALIS
[Symbol]	NEW JUNIPER 2	JUNIPERUS HORIZONTALIS
[Symbol]	EXISTING SILVERBERRY	ELAEAGNUS PUNGENS-2
[Symbol]	NEW SILVERBERRY -3	ELAEAGNUS PUNGENS-2
[Symbol]	FRUITLANDII SILVERBERRY 1	ELAEAGNUS PUNGENS "FRUITLANDII"

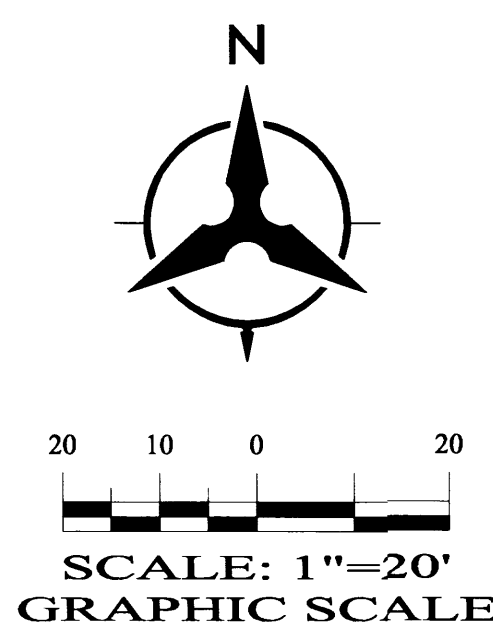
PROPOSED NEW APARTMENT COMPLEX
GRAND AVENUE PARTNERS
1630 DR. MARTIN LUTHER KING JR. AVE. NE

NOTES:

- LANDSCAPE AREA:
REQUIRED: 6058.00 SQ.FT.
PROVIDED: 11997 SQ.FT. SQ.FT.
TOTAL TURF: 9325.00 SQ FT
- ALL LANDSCAPE AREAS NOT IN TURF ARE TO BE COVERED WITH FIBER WEED BARRIER AND GRAVEL TO A DEPTH OF 2 1/2".
- ALL TREES ARE TO BE 10 FEET HIGH; SHRUBS ARE TO BE FIVE GALLON. THE STREET TREES ALONG MKL AVE. AND UNIVERSITY BLVD. ARE TO BE 2 1/2" CALIPER.
- IRRIGATION SYSTEM:
* DRIP IRRIGATION SYSTEM FOR SHRUBS
* RAINBIRD POP-UP HEADS FOR TURF
* ALL IRRIGATION ON DIGITAL ELECTRONIC TIMER CONTROLS
* ALL IRRIGATION INSTALLED WITH BACKFLOW PREVENTION DEVICES
- THERE WILL BE A CONTRACT FOR WEEKLY MAINTENANCE OF LANDSCAPING AND IRRIGATION SYSTEMS.
- THE PROJECT WILL BE IN COMPLIANCE WITH THE WATER CONSERVATION ORDINANCE.
- GRAVEL- MOUNTAIN ROSE -1" ROUND GRAVEL
- GRASS TO BE FESCUE - DROUGHT TOLERANT (LOW WATER)
- LANDSCAPED AREAS WILL BE IN COMPLIANCE WITH 14-13-3-10 (G) (3), REQUIRING LIVING VEGETATIVE MATERIALS TO COVER AT LEAST 75% OF REQUIRED LANDSCAPED AREAS.



LANDSCAPE PLAN



GORDON ALLAN HALL
ARCHITECT
1475 W. 30TH AVE. SUITE 100
ALBUQUERQUE, NEW MEXICO 87106
Phone: (505) 440-4707
Fax: (505) 440-4707
Email: gahall@allanhall.com

STATE OF NEW MEXICO REGISTERED ARCHITECT
GORDON ALLAN HALL
No. 1005
EXPIRES 12/31/2025

Sheet Title
LANDSCAPE PLAN
Drawn By: ULTRA DESIGN INC

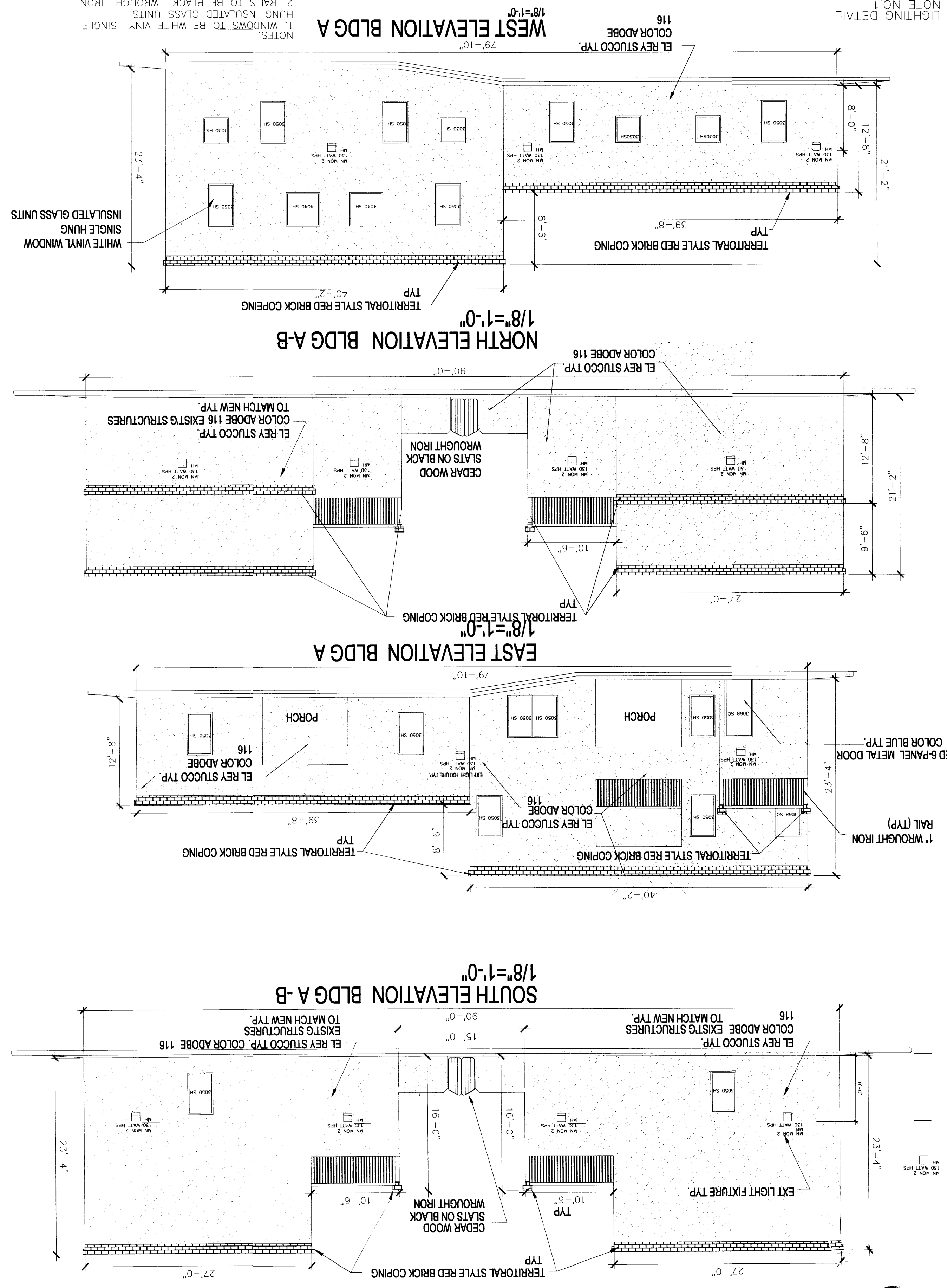
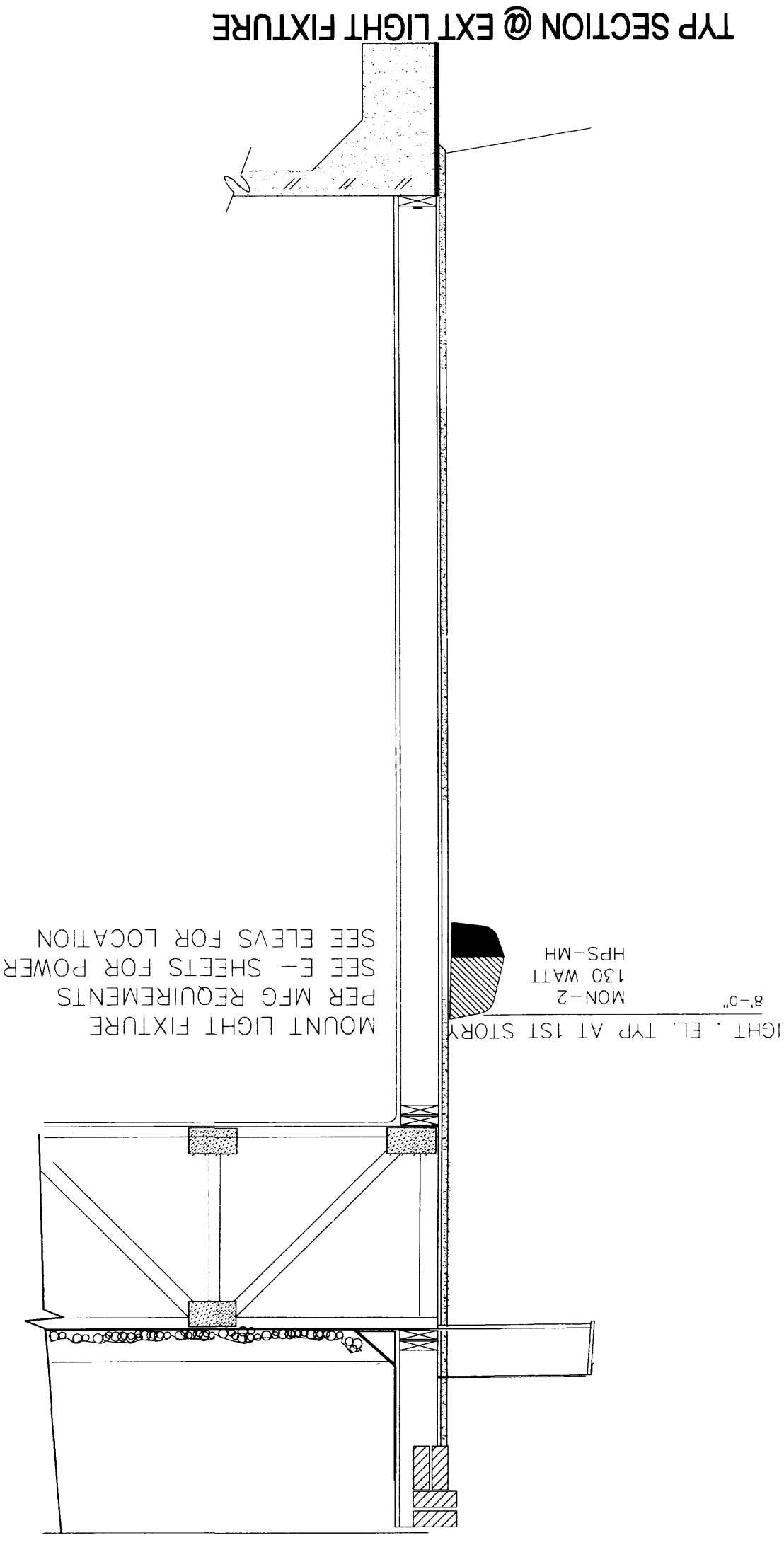
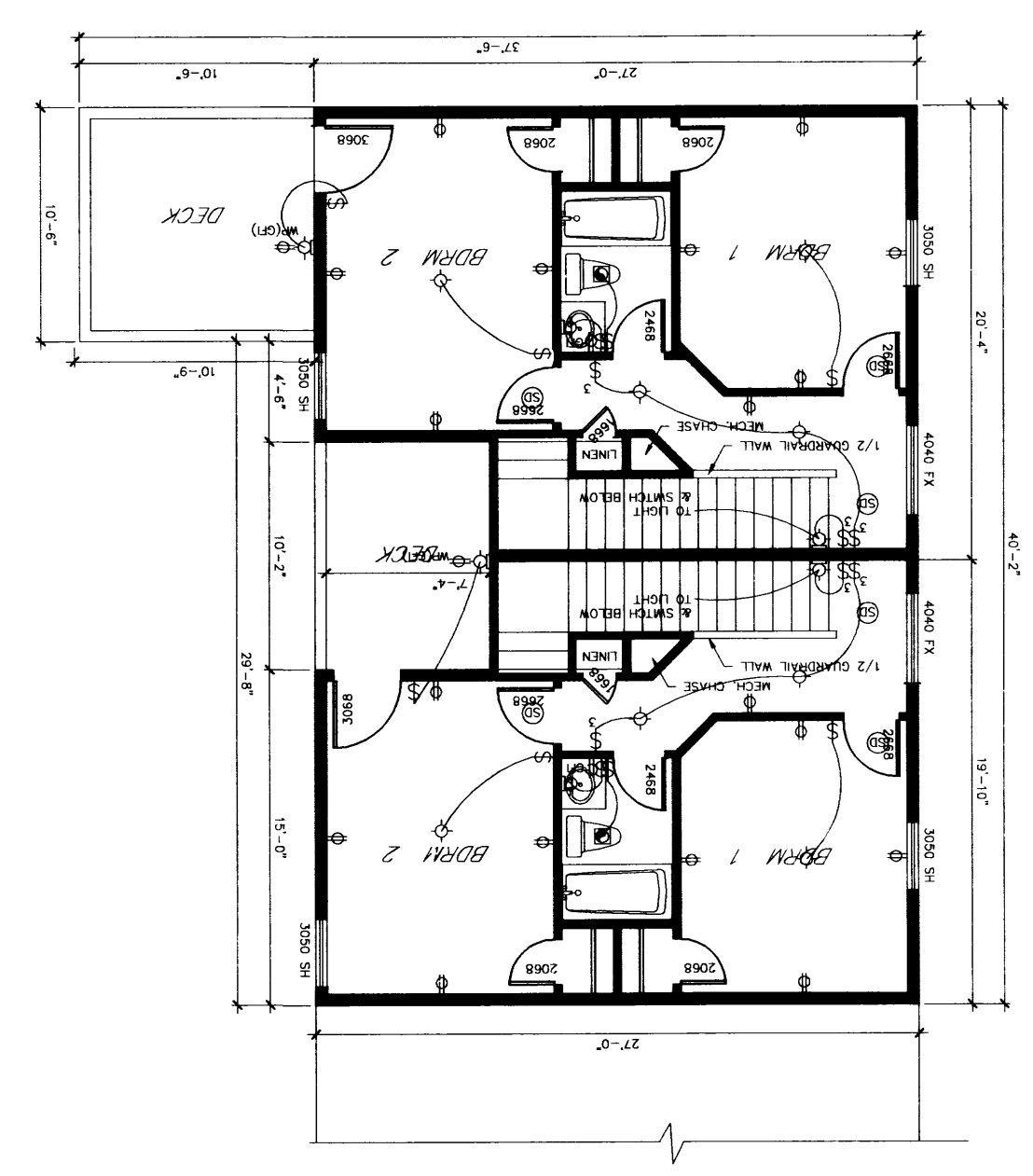
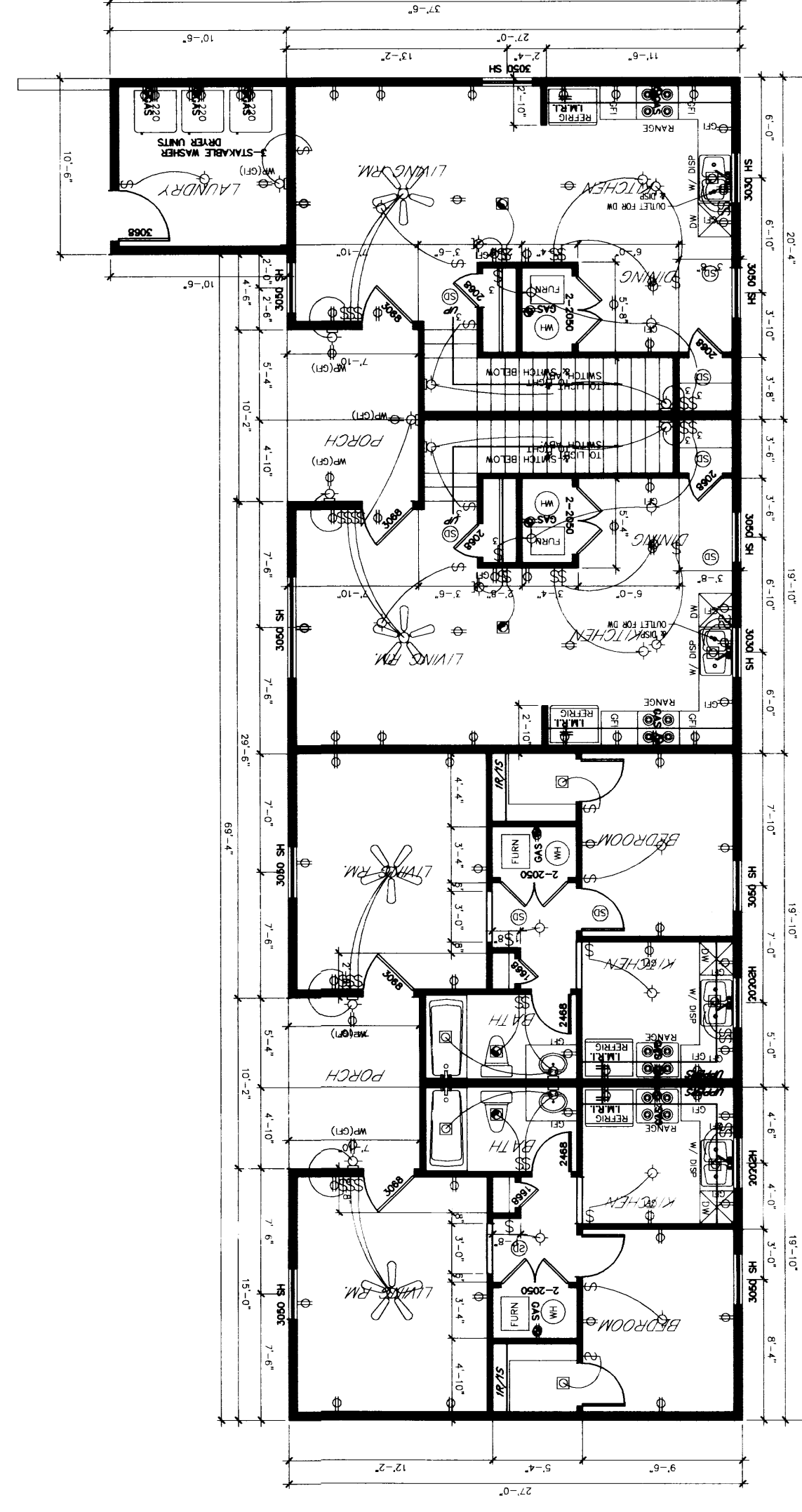
Ultra Designs, Inc.
By: David Santestevan - Architectural Designer
Phone: 855-440-8808 Email: dsantestevan@ultra.com

Project Name
PROPOSED APARTMENT ADDITION COMPLEX FOR
CASA DE LAS FLORES AT
1630 DR. MARTIN LUTHER KING JR. AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
L1

2 STORY 2 BEDROOM APT.
 LOWER LEVEL = 507 SQ. FT.
 UPPER LEVEL = 448 SQ. FT.
 TOTAL = 955 SQ. FT.

SINGLE BEDROOM.
 APT = 497 SQ. FT.



NOTE NO. 1:
 1. SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED, WALL PACKS HIGH PRESSURE SODIUM. LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND/OR TIME CLOCKS. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.
 2. RAIS TO BE BLACK WROUGHT IRON
 3. WOOD GATE TO BE CEDAR WROUGHT IRON ON BLACK WROUGHT IRON
 4. BLDG A AND B MIRRORED IMAGINE.
 5. EXISTING BLDGS TO BE RE-STUCCOED TO MATCH NEW TYP. EL REY COLOR 116.
 6. SIGNAGE WILL CONSIST OF A WALL MOUNTED SIGN.
 DATE: 05-26-05

SHEET NO. **A1**

Project Name
PROPOSED APARTMENT ADDITION COMPLEX FOR CASA DE LAS FLORES AT ALBUQUERQUE, NEW MEXICO

By: **David Sanilavean - Architectural Designer**
 Ultra Designs, Inc.
 Phone: 505-445-9988 Email: dsanilavean@ultradesign.com

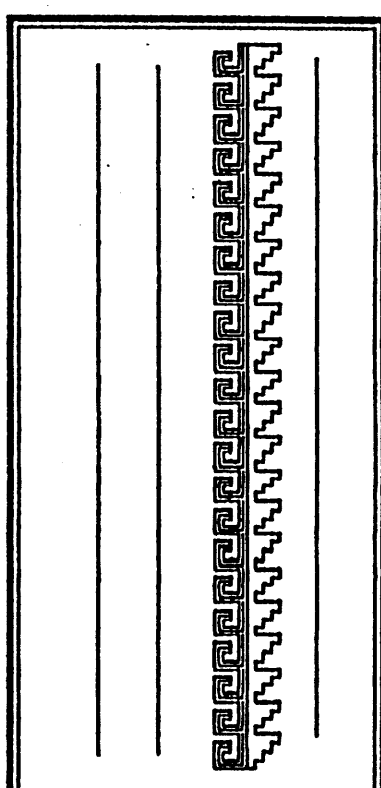
Steel Title
ELEVATIONS FLOOR PLAN
 Drawn By: ULTRA DESIGN INC

GORDON ALLAN HALL ARCHITECT
 18 TRAILS ROAD SUITE FLORENZA, NEW MEXICO
 Phone: 505-445-9988
 Fax: 505-445-9987
 Website: www.gordonallanhall.com



JOB NO.:	
DATE:	APRIL 2005
REVISIONS:	

Sheet Title
GRADING & DRAINAGE PLAN
 Drawn By: H Hood & BunChecked By:



Project Name
**PROPOSED APARTMENT ADDITION COMPLEX FOR
 CASA DE LAS FLORES AT
 1630 DR. MARTIN LUTHER KING JR. AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO**

SHEET NO.
GD

DRAINAGE PLAN OF TRACT A-1-A, BLOCK 34 BROWNEWELL & LAIL'S HIGHLAND ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "2-K15", HAVING AN ELEVATION OF 5133.97.

- NOTICE TO CONTRACTOR**
1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
 2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
 3. Two working days prior to any excavation, contractor must contact line locating Services for locating existing utilities, (260-1990).
 4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be according to Commercial use.
 6. 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.
 7. Maintenance of this facilities shall be the responsibility of the owner of the property served.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - A) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BARRIERS. THESE BARRIERS SHALL BE OPEN TEMPORARILY AS NECESSARY TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B) ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE AND EXCESSIVE EROSION. NO STORM WATER IS PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT A1A1, BLOCK 34 OF THE BROWNEWELL & LAIL'S HIGHLAND ADDITION CITY OF ALBUQUERQUE, BERNALILLO COUNTY (1630 MARTIN LUTHER KING JR. AVENUE N.E.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.9442 ACRES, AND IS LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MARTIN LUTHER KING JR. AVENUE N.E. AND UNIVERSITY BOULEVARD N.E. THERE ARE ELEVEN EXISTING APARTMENT BUILDINGS AT THE UPPER NORTHERN PORTION OF THE SITE. THE SOUTHERN PORTION IS VACANT DIRT AREA, WHICH SLOPES FROM NORTH TO SOUTH AT ABOUT 4%. UNIVERSITY BOULEVARD BORDERS THE PROPERTY TO THE EAST, A 30' FOOT PRIVATE ACCESS EASEMENT IS TO THE WEST, AND DR. MARTIN LUTHER KING JR. AVENUE TO THE NORTH. TIJERAS AVENUE CUL-DE-SAC IS LOCATED TO THE SOUTHWEST OF THE PROPERTY. THIS PROPERTY IS AN EXISTING COMMERCIAL PROPERTY, WHICH FREE DISCHARGES TO TIJERAS AVENUE. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0334E, DATED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

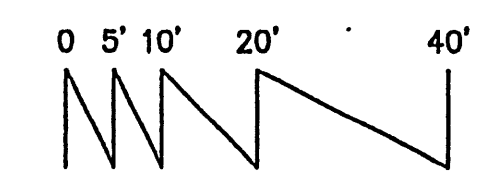
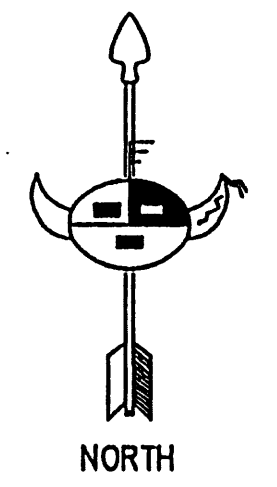
AS SHOWN BY THE GRADING/DRAINAGE PLAN, THIS PROPERTY IS AN EXISTING COMMERCIAL PROPERTY WHICH FREE DISCHARGES ONTO TIJERAS AVENUE N.E. THE PROPOSED DEVELOPMENT WILL DIRECT STORM RUN-OFF (APPROXIMATELY 3.74 CFS WHICH REPRESENTS 0.31 CFS INCREASE FROM THE PREVIOUS DEVELOPED RUN-OFF) THROUGH THE REGRADED/PAVED AREAS TO TIJERAS AVENUE N.E. WHERE THE FLOWS WILL ENTER THE EXISTING STORM SEWER INLETS. THE PROJECT WILL CONSIST OF ABOUT 4500 +/- SQ. FT. OF NEW BUILDING AREA ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. THE CALCULATIONS SHOWN HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME GENERATED.

SYMBOL LEGEND

- EXISTING CONTOUR ----- 5137
- DESIGN CONTOUR ----- (50)
- PROPOSED SPOT ELEVATION ----- 51.90 TC
- PROPERTY LINE -----
- EASEMENT LINE -----
- FLOW DIRECTION -----

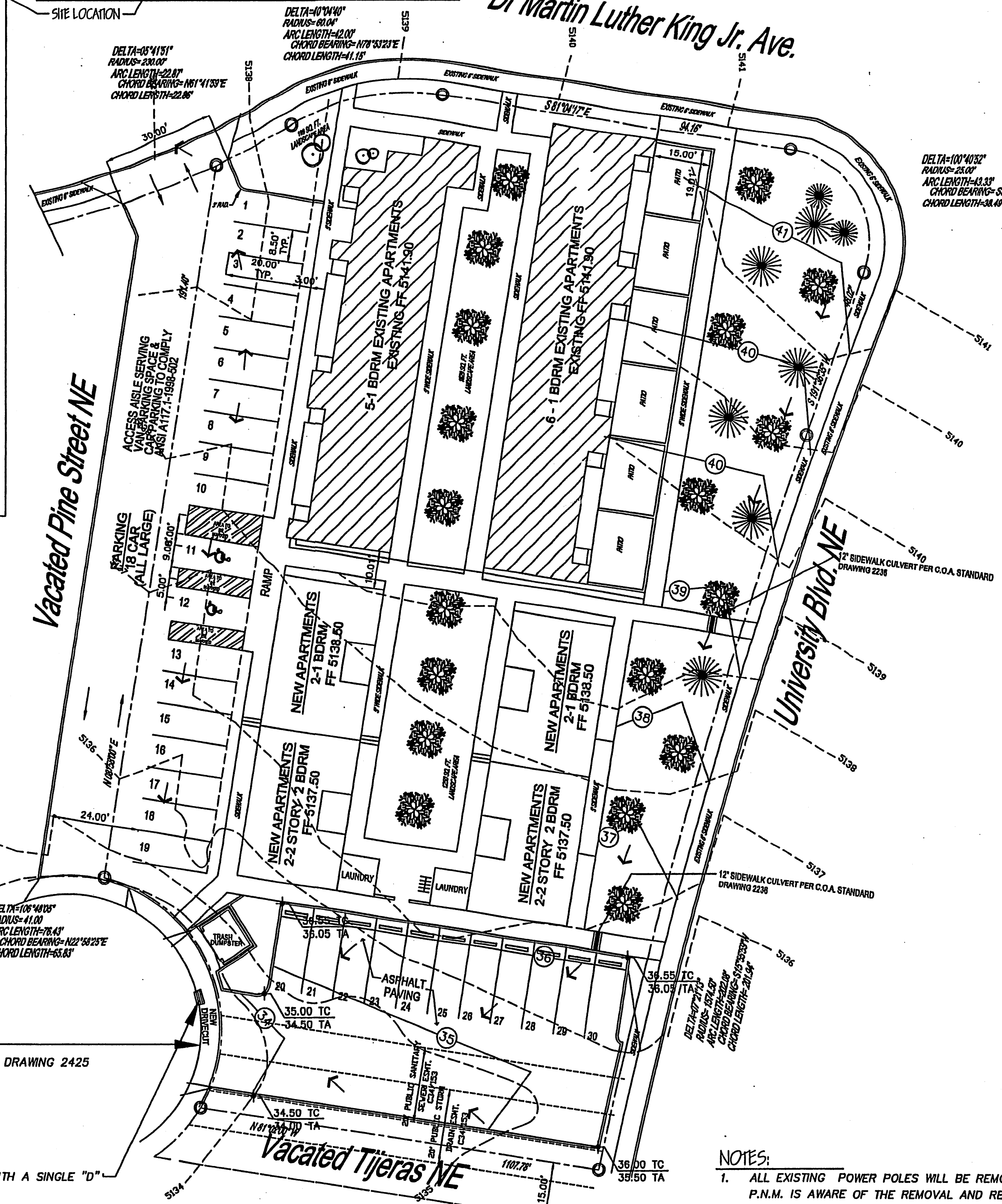
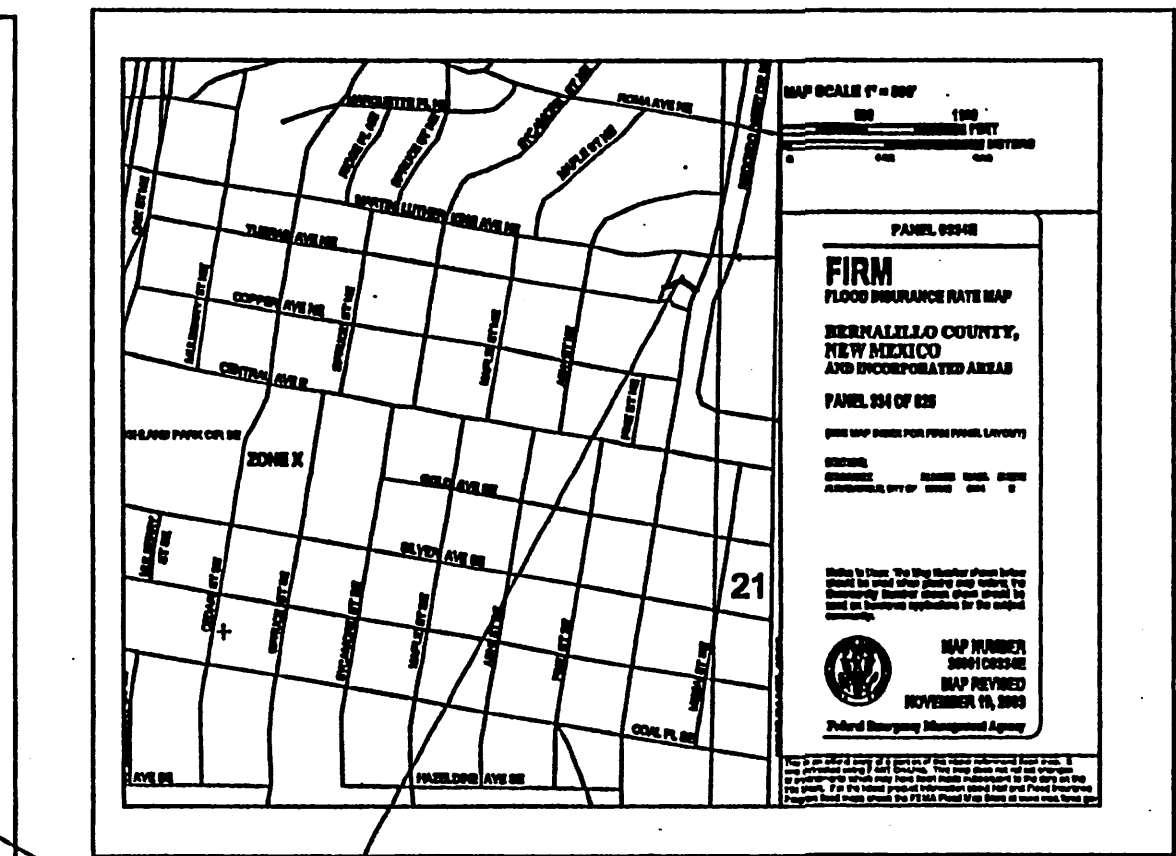
ABBREVIATION LEGEND

- TOP OF CONC APRON ----- TCA
- TOP OF CURB ----- TC
- TOP OF ASPHALT ----- TA
- TOP OF BERM ----- TB
- BOTTOM OF POND ----- BP
- FINISHED FLOOR ----- FF
- TOP OF SIDEWALK ----- TSW
- TOP OF RETAINING WALL ----- TRW

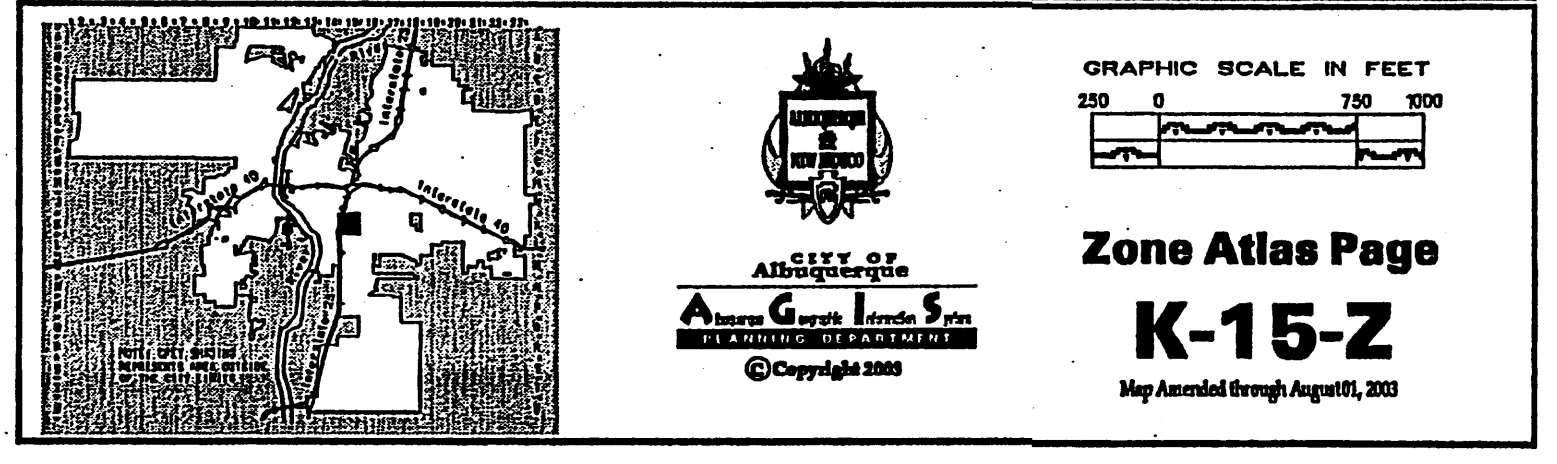
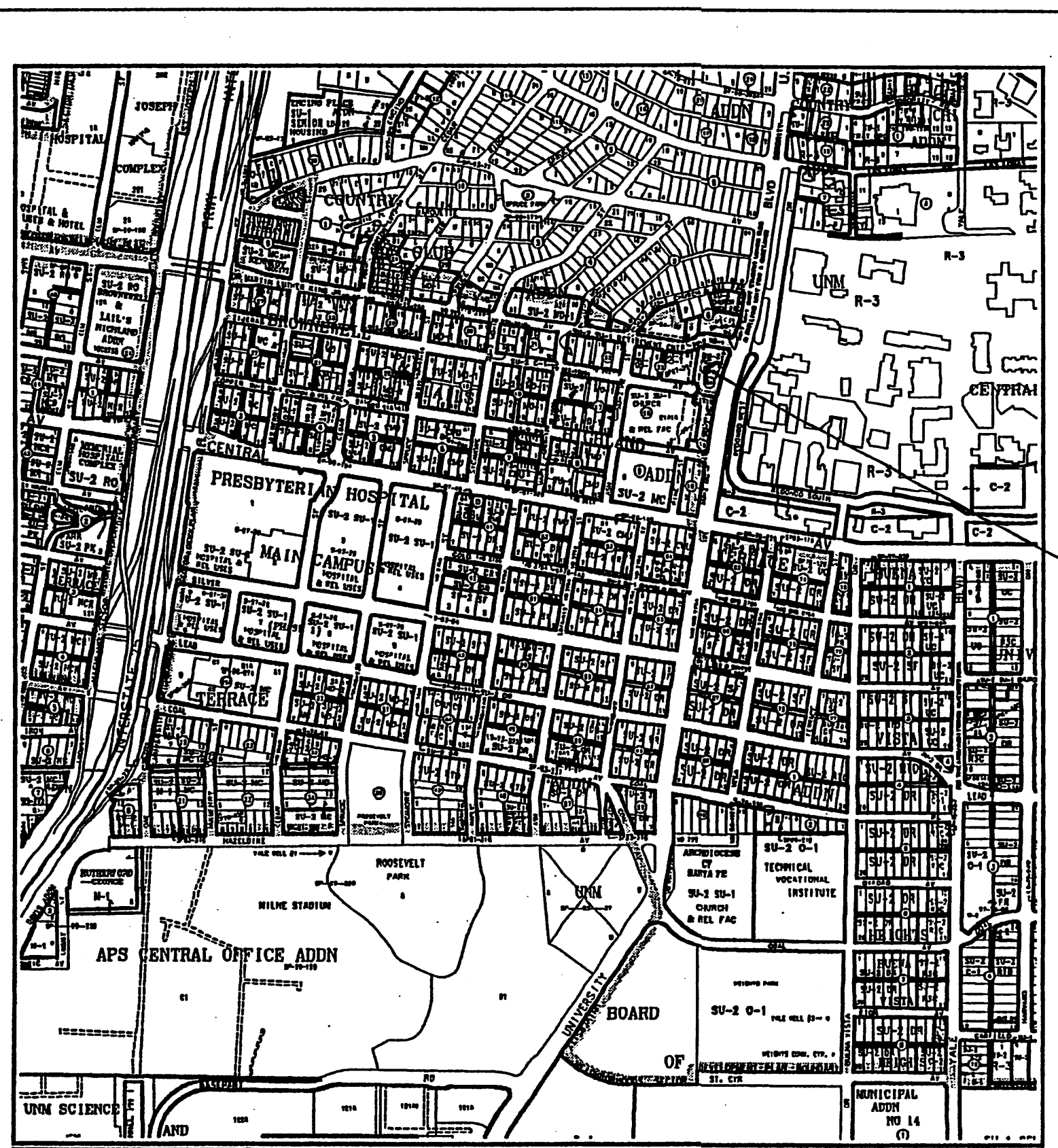


NOTES:

1. ALL EXISTING POWER POLES WILL BE REMOVED AND RELOCATED P.N.M. IS AWARE OF THE REMOVAL AND RELOCATION (PNM WILL BE DOING THE CONSTRUCTION).
2. REMOVE AND REPLACE EXISTING SINGLE "C" INLET WITH A SINGLE "D" PER C.O.A. STANDARD DRAWING 2206



APPROVAL	NAME	DATE	TITLE:
INSPECTOR			1630 MARTIN LUTHER KING AVE. N.E.
			MAP NUMBER: K15



VICINITY MAP PAGE K-15 FEMA PANEL NO. 0334D

PROJECT AREA = 0.9442 ac.
CASA DE LOS FLORES APARTMENTS
ZONE 2
PRECIPITATION: 360 = 2.35 in.
 1440 = 2.78 in.
 10day = 3.95 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A 0.53 in.	1.56 cfs/ac.
TREATMENT B 0.78 in.	2.28 cfs/ac.
TREATMENT C 1.13 in.	3.14 cfs/ac.
TREATMENT D 2.12 in.	4.70 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A 0 ac.	0 ac.
TREATMENT B 0.0808 ac.	0.24 ac.
TREATMENT C 0.5332 ac.	0.0602 ac.
TREATMENT D 0.3402 ac.	0.644 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53)(0.00) + (0.78)(0.08) + (1.13)(0.52) + (2.12)(0.34) / 0.94 ac. = 1.46 in.

V100-360 = (1.46)(0.94) / 12 = 0.114622 ac-ft = 4893 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.08) + (3.14)(0.52) + (4.70)(0.34) = 3.43 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53)(0.00) + (0.78)(0.24) + (1.13)(0.06) + (2.12)(0.64) / 0.94 ac. = 1.72 in.

V100-360 = (1.72)(0.94) / 12.0 = 0.135042 ac-ft = 5882 CF

V100-1440 = (0.14)(0.64)(2.75 - 2.35) / 12 = 0.156509 ac-ft = 6818 CF

V100-10day = (0.14)(0.64)(3.95 - 2.35) / 12 = 0.220909 ac-ft = 9623 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)(0.00) + (2.28)(0.24) + (3.14)(0.06) + (4.70)(0.64) = 3.74 CFS

INCREASE 3.74 CFS - 3.43 CFS = 0.31 CFS

REMOVE AND REPLACE EXISTING SINGLE "C" INLET WITH A SINGLE "D" PER C.O.A. STANDARD DRAWING 2206