

VICINITY MAP No. K-15

2896898151
6477714
Page 1 of 2
86/13/2896 83-12P
Bk-2896C Pg-133
Bern. Co. PLAT R 12.88
Maru Herrera

LEGAL DESCRIPTION

TRACT LETTERED A-1-A-1 IN BLOCK NUMBERED THIRTY-FOUR (34) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 20, 1995, IN MAP BOOK 95C, PAGE 27.

AND

TRACT LETTERED B-1 IN BLOCK NUMBERED THIRTY-THREE (33) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-1-A, BLOCK 34, B-1, BLOCK 33, C-1, BLOCKS 15 AND 16 OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 23, 1987 IN MAP BOOK C34, PAGE 153.

**PLAT OF
TRACT A-1-A-1-A, BLOCK 34
AND
TRACT B-1-A, BLOCK 33
BROWNEWELL & LAIL'S
HIGHLAND ADDITION**

WITHIN,
SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2006

PROJECT NUMBER: 1003212
APPLICATION NUMBER: 06-DRB-00077/00570

UTILITY APPROVALS:

<u>Leand B. Mark</u> PNM ELECTRIC SERVICES	<u>5-8-06</u> DATE
<u>Leand B. Mark</u> PNM GAS SERVICES	<u>5-8-06</u> DATE
<u>Don Crabtree</u> QWEST TELECOMMUNICATIONS	<u>5-12-06</u> DATE
<u>Annie Bolton</u> COMCAST	<u>5-12-06</u> DATE
<u>N/A</u> NEW MEXICO UTILITIES	<u>—</u> DATE

CITY APPROVALS:

<u>[Signature]</u> CITY SURVEYOR	<u>4-17-06</u> DATE
<u>N/A</u> *REAL PROPERTY DIVISION (CONDITIONAL)	<u>6/19/06</u> DATE
<u>N/A</u> **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<u>6/19/06</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>6-15-06</u> DATE
<u>William D. Bales</u> UTILITIES DEVELOPMENT	<u>5/17/06</u> DATE
<u>Christina Sandoval</u> PARKS AND RECREATION DEPARTMENT	<u>5/17/06</u> DATE
<u>Bradley J. Bingham</u> AMAFCA	<u>5/17/06</u> DATE
<u>Bradley J. Bingham</u> CITY ENGINEER	<u>5/17/06</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>06/19/06</u> DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE AN EXISTING 14' PUBLIC UTILITY EASEMENT, PORTIONS OF AN EXISTING 60' PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS & PARKING EASEMENT, GRANT A NEW 15' PUBLIC UTILITY EASEMENT, GRANT A NEW 16' PUBLIC UTILITY EASEMENT AND DEDICATE AN ADDITIONAL 2' for the PUBLIC ALLEY, AND VACATE ENTIRE CROSS PARKING EASEMENT.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1.6463 ACRES.
- TALOS LOG NO. 2005300534
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: JULY 15, 2005
- CURRENT ZONING: SU-2-MC9 SU-2-MD-1

FREE CONSENT

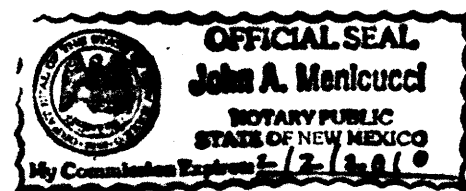
THE REPLATTING OF THE PROPERTY AS DESCRIBED ABOVE, DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, AND GRANTING OF PUBLIC UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. SAID OWNERS / PROPRIETORS DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Gary C. Hufbauer 4/17/2006
DATE
GRAND AVENUE PARTNERS, A NEW MEXICO LIMITED PARTNERSHIP,
BY GARY C. HUFBAUER, GENERAL PARTNER.

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 17th DAY OF April, 2006

BY: Gary C. Hufbauer, General Partner
OWNERS/NAME
MY COMMISSION EXPIRES: 2/2/2010 BY: John A. Manicucci
NOTARY PUBLIC

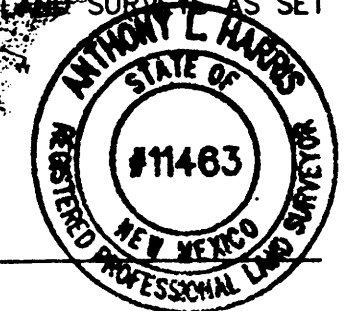


SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 13th DAY OF April, 2006.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



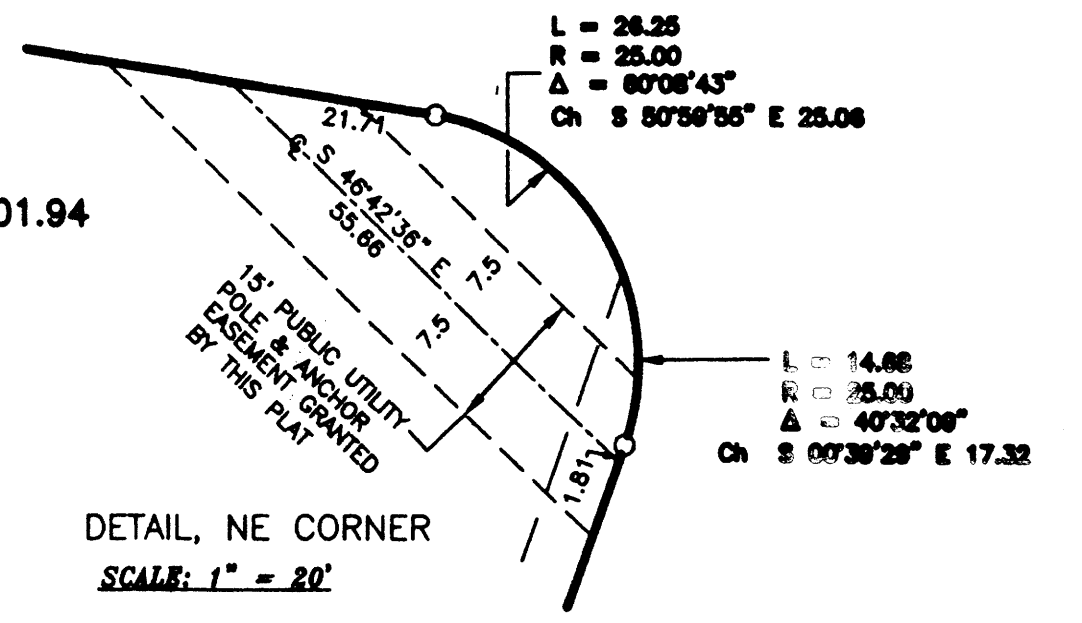
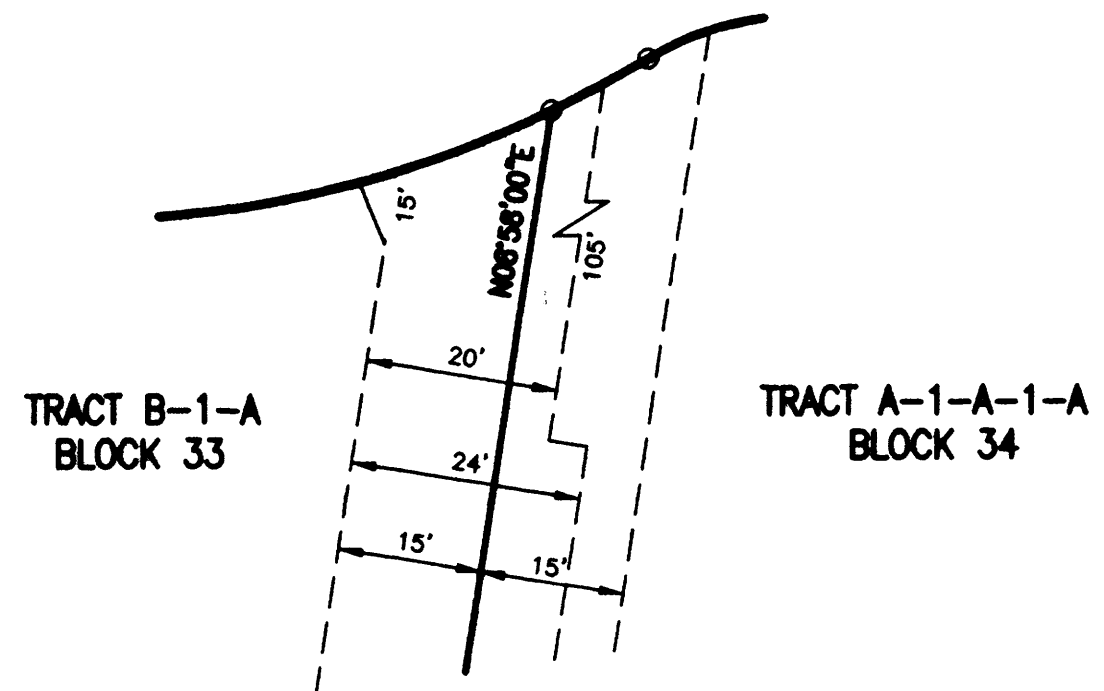
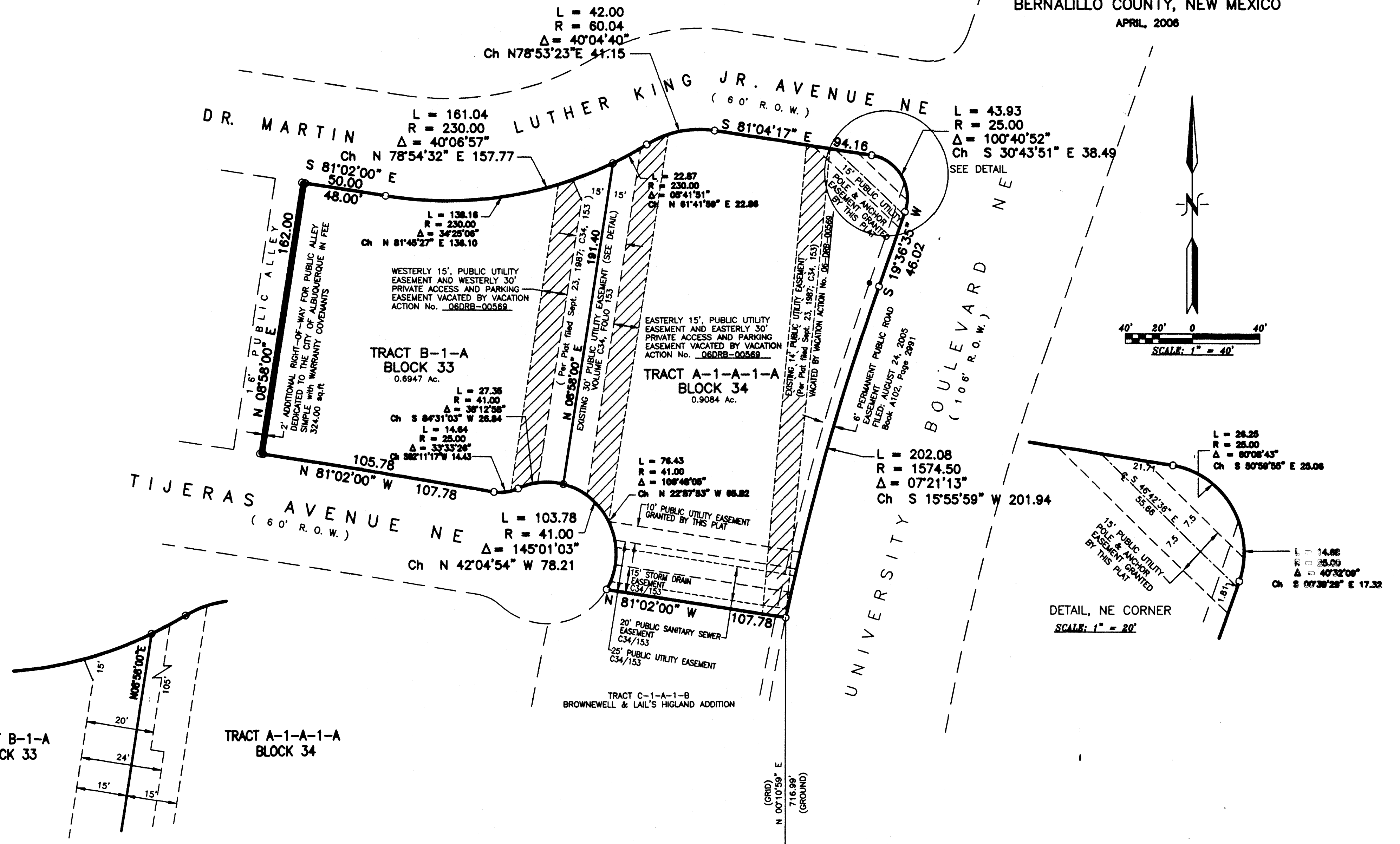
H-E-S HARRIS SURVEYING, INC. PHONE: (505) 889-8058
3418-B MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 20042006 #A 1-015-057389-394-11907
PROPERTY OWNER OF RECORD: Hufbauer Gary
BERNALILLO CO. TREASURER'S OFFICE: P. B. Lopez 6/19/06

GRAND.dwg (July-05)

PLAT OF
TRACT A-1-A-1-A, BLOCK 34
 AND
TRACT B-1-A, BLOCK 33
BROWNEWELL & LAIL'S
HIGHLAND ADDITION

WITHIN
 SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2006



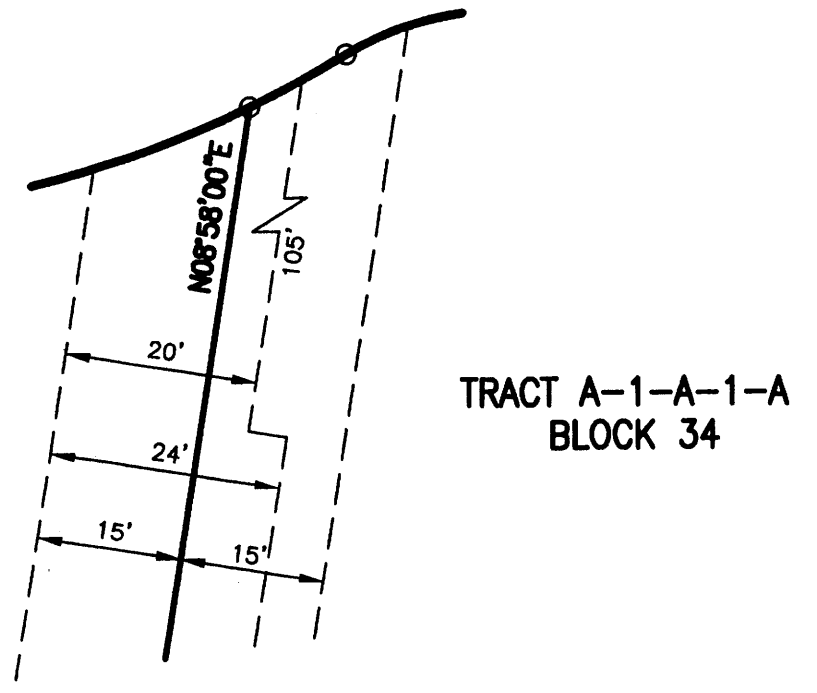
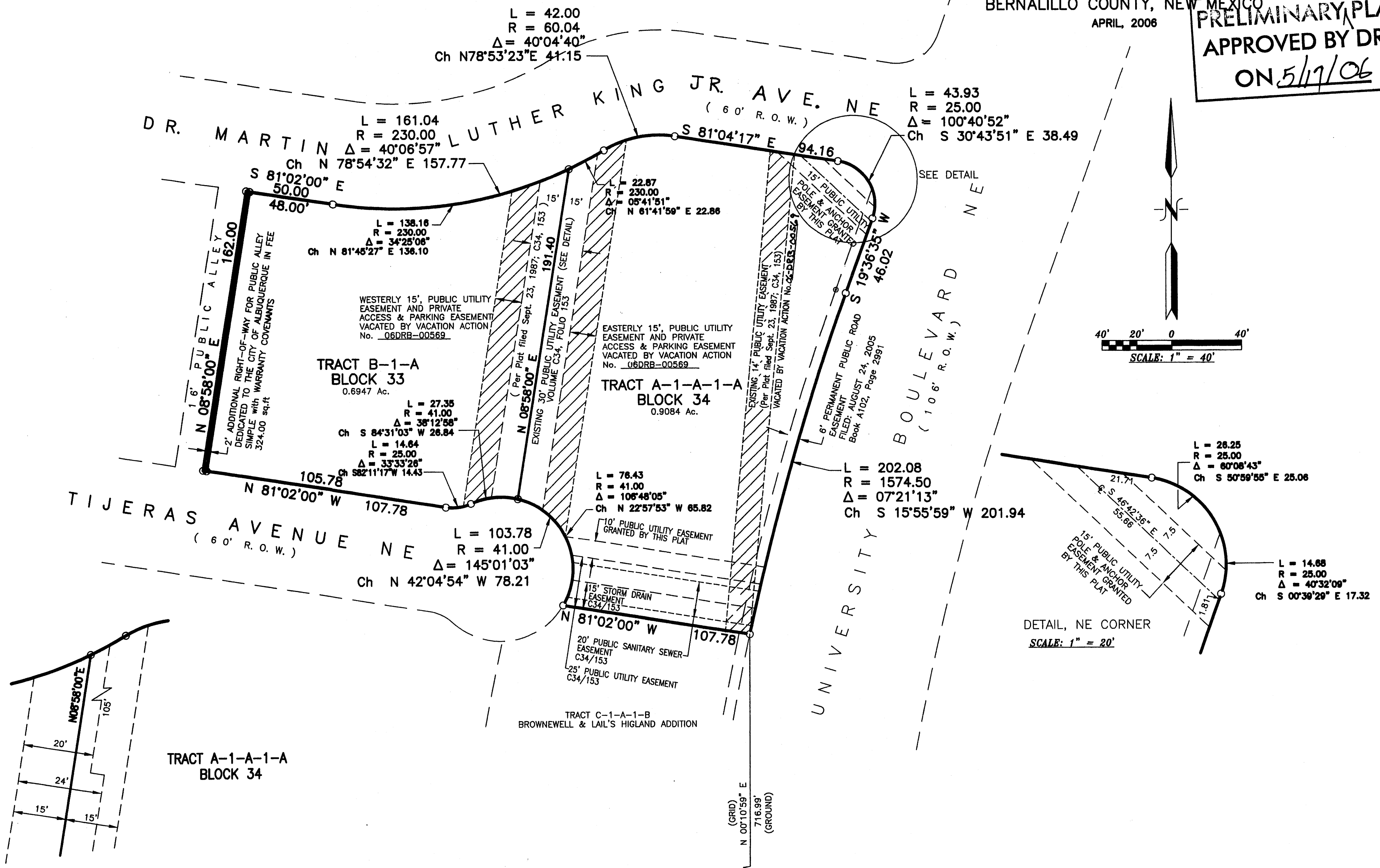
ACS STATION "2-K15"
 X=387,500.39
 Y=1,485,051.88
 GRD TO GRID=0.99966893
 $\Delta\alpha = -00^{\circ} 12' 58''$
 CENTRAL ZONE, NAD 1927

C:\RAND.dwg(July-05)

PLAT OF
TRACT A-1-A-1-A, BLOCK 34
 AND
TRACT B-1-A, BLOCK 33
BROWNEWELL & LAIL'S
HIGHLAND ADDITION

WITHIN
 SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2006

PRELIMINARY PLAT
APPROVED BY DRB
ON 5/17/06



NOTE: THE 20'-24' PRIVATE ACCESS EASEMENT IS FOR THE MUTUAL BENEFIT OF TRACTS A-1-A-1-A AND B-1-A TO BE MAINTAINED BY THE OWNER OF TRACT A-1-A-1-A.

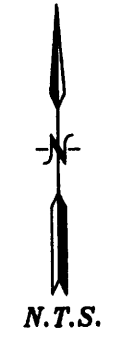
DETAIL
 SCALE: 1" = 20'

ACS STATION "2-K15"
 X=387,500.39
 Y=1,485,051.88
 GRD TO GRID=0.99966893
 Δα = -00° 12' 58"
 CENTRAL ZONE, NAD 1927

BRAND.dwg (July-05)



VICINITY MAP No. K-15



PLAT OF
TRACT A-1-A-1-A, BLOCK 34
AND
TRACT B-1-A, BLOCK 33
BROWNEWELL & LAIL'S
HIGHLAND ADDITION

WITHIN
SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

LEGAL DESCRIPTION
TRACT LETTERED A-1-A-1 IN BLOCK NUMBERED THIRTY-FOUR (34) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 20, 1995, IN MAP BOOK 95C, PAGE 27.
AND
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PROJECT NUMBER: 1003212
APPLICATION NUMBER: 06-DRB-00569/00570

UTILITY APPROVALS:
PNM ELECTRIC SERVICES Sean P. Mark 5-8-06
PNM GAS SERVICES Sean P. Mark 5-8-06
QWEST TELECOMMUNICATIONS Jon Crabtree 5-12-06
COMCAST Anna Dolan 5-12-06
NEW MEXICO UTILITIES N/A _____

CITY APPROVALS:
CITY SURVEYOR [Signature] 4-17-06

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
UTILITIES DEVELOPMENT _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:
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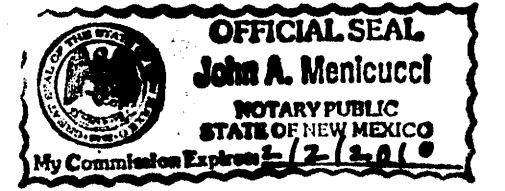
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 - TALOS LOG NO. 2005300534
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 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY 15, 2005
 - CURRENT ZONING: SU-2-MC & SU-2-MD-1

FREE CONSENT
THE REPLATTING OF THE PROPERTY AS DESCRIBED ABOVE, DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, AND GRANTING OF PUBLIC UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. SAID OWNERS / PROPRIETORS DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Gary C. Hufbauer 4/17/2006
DATE
GRAND AVENUE PARTNERS, A NEW MEXICO LIMITED PARTNERSHIP,
BY GARY C. HUFBAUER, GENERAL PARTNER.

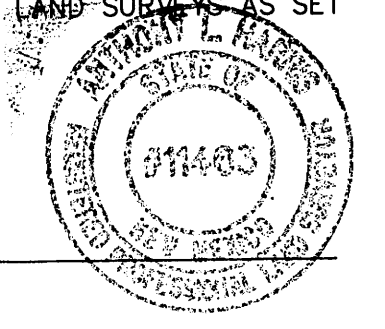
ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 17th DAY OF April, 2006.

BY: Gary C. Hufbauer, General Partner
OWNERS/NAME
MY COMMISSION EXPIRES: 2/2/2010 BY: John A. Menicucci
NOTARY PUBLIC



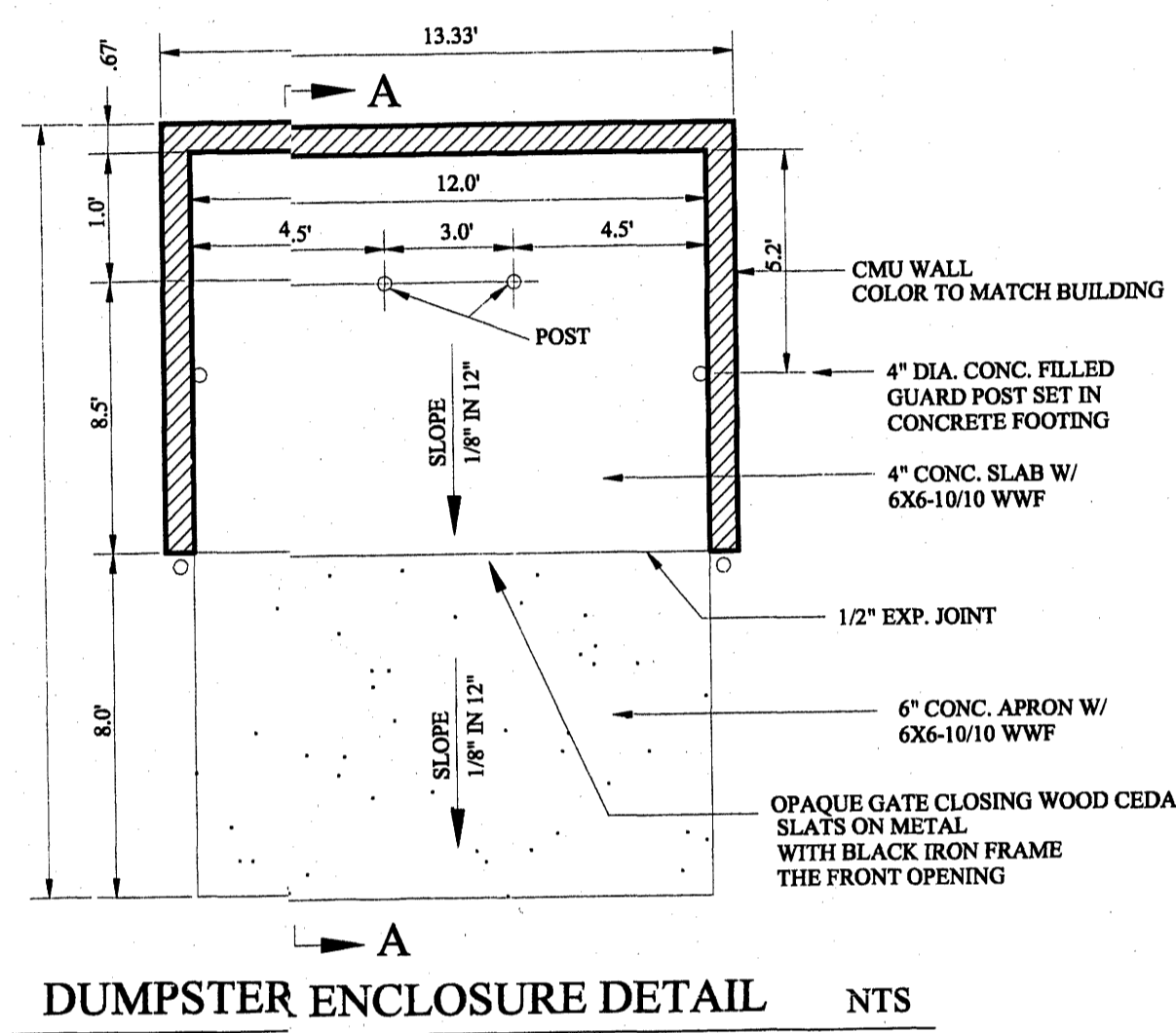
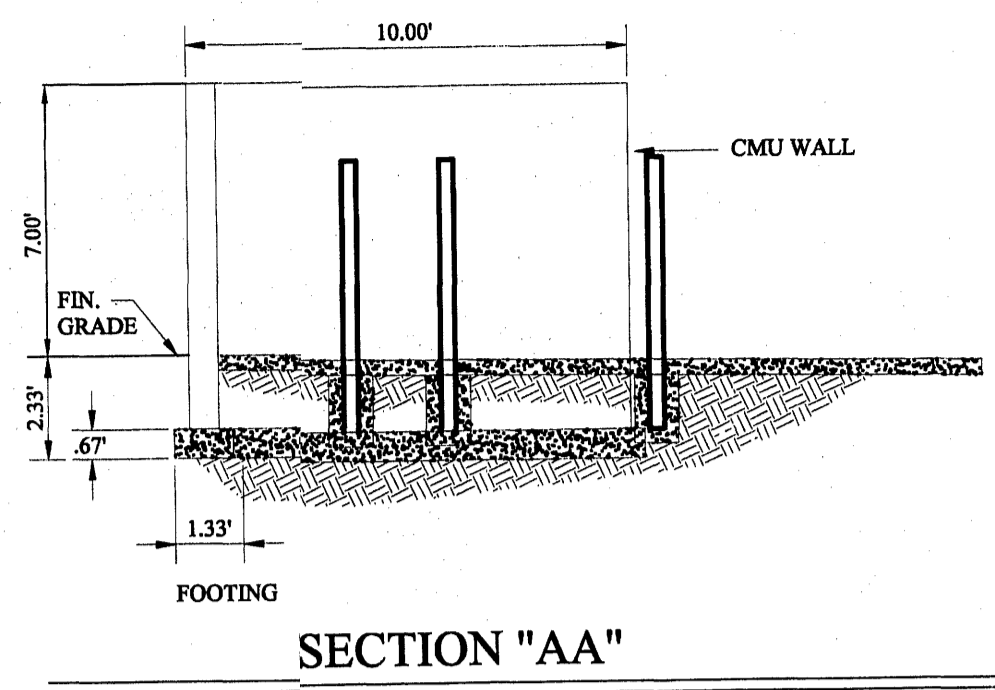
SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 17th DAY OF April, 2006.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8846



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

GRAND.dwg(July-05)



PARKING SPACES

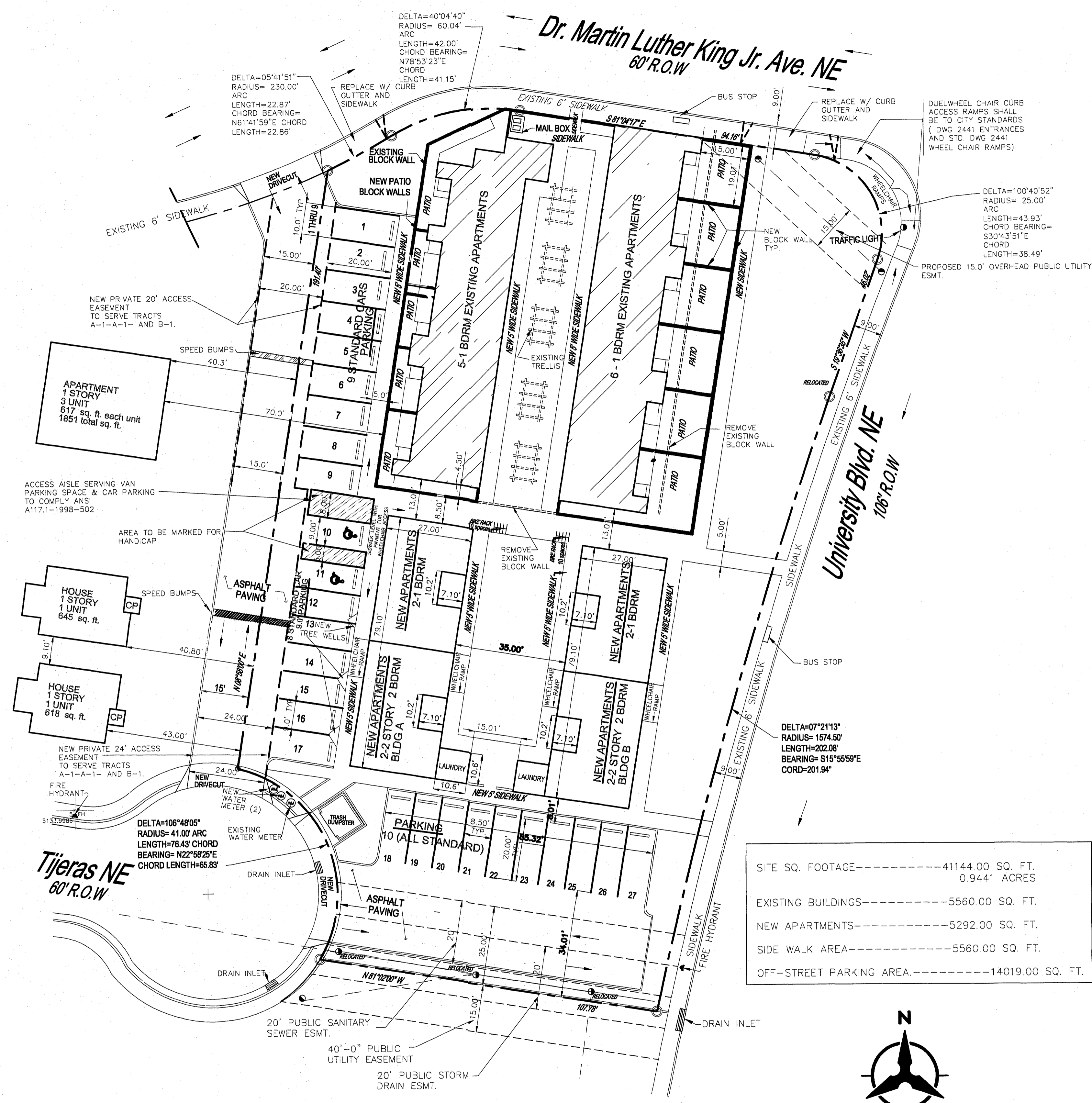
Spaces Req'd 26 - 2 Handicapped
 Spaces Provided 27-25 Standard-2 Handicapped

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

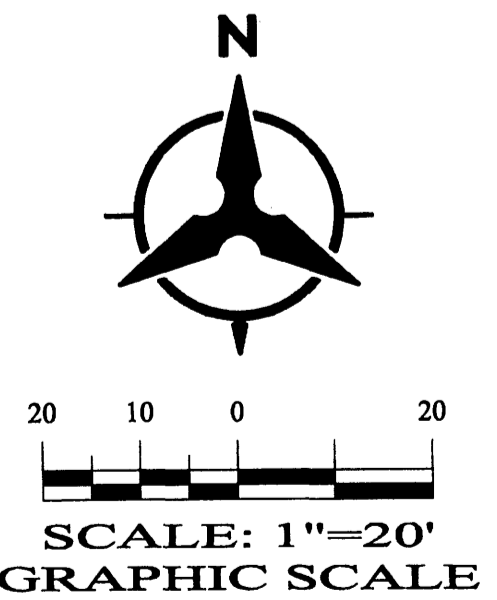
19 APARTMENTS ALL UNDER 1000 SF/1 BATH UNITS X 1.5 = 28.5
 10% BUSTOP REDUCTION = .90 X 28.5 = 25.65=26 SPACES

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 TRAILS ROAD EAST
 PLACITAS, NEW MEXICO
 OFFICE: (505) 452-4107
 FAX: (505) 452-4107
 EMAIL: GALL@GTH.EDU
 MOBILE: 986-692-0707

STATE OF NEW MEXICO
 GORDON ALLAN HALL ARCHITECT
 No. 1005
 REGISTERED ARCHITECT

Sheet Title

SITE PLAN

Drawn By: **ULTRA DESIGN INC**

Ultra Designs, Inc.
 By: David Sanlistevan - Architectural Designer
 Phone: 505-442-9880 Email: dsanlistevan@ultrafire.com

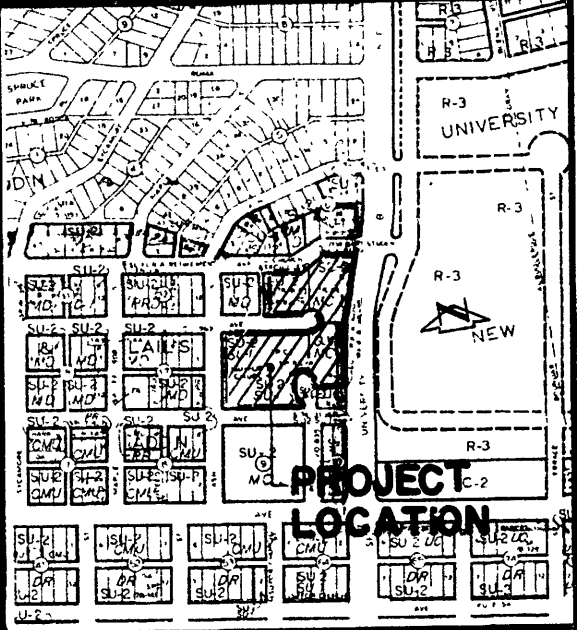
Project Name
**PROPOSED APARTMENT ADDITION COMPLEX FOR
 CASA DE LAS FLORES AT
 1630 DR. MARTIN LUTHER KING JR. AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO**

SHEET NO.

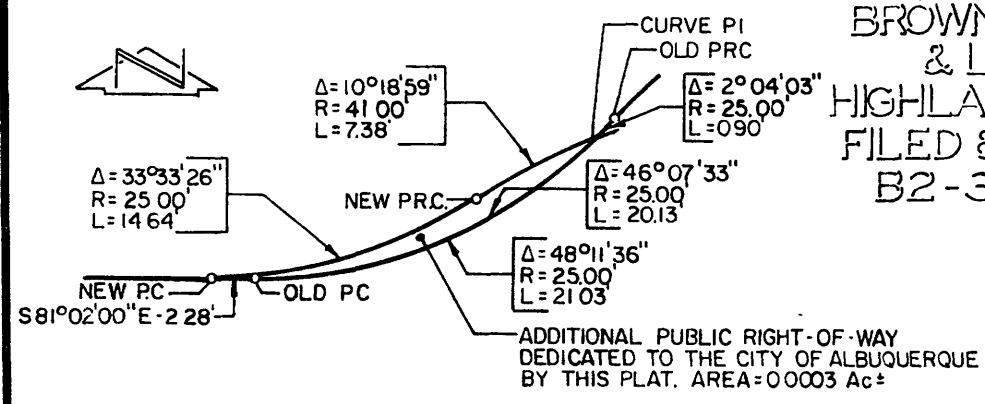
C-1

08798866 PLAT OF
 TRACTS A-1-A, BLOCK 34; B-1,
 BLOCK 33; AND C-1, BLOCKS 15 & 16
 A REPLAT OF
 TRACTS A-1, B & C, BLOCKS 15, 16, 33 & 34
 BROWNEWELL & LAIL'S HIGHLAND ADDITION
 ALBUQUERQUE, NEW MEXICO

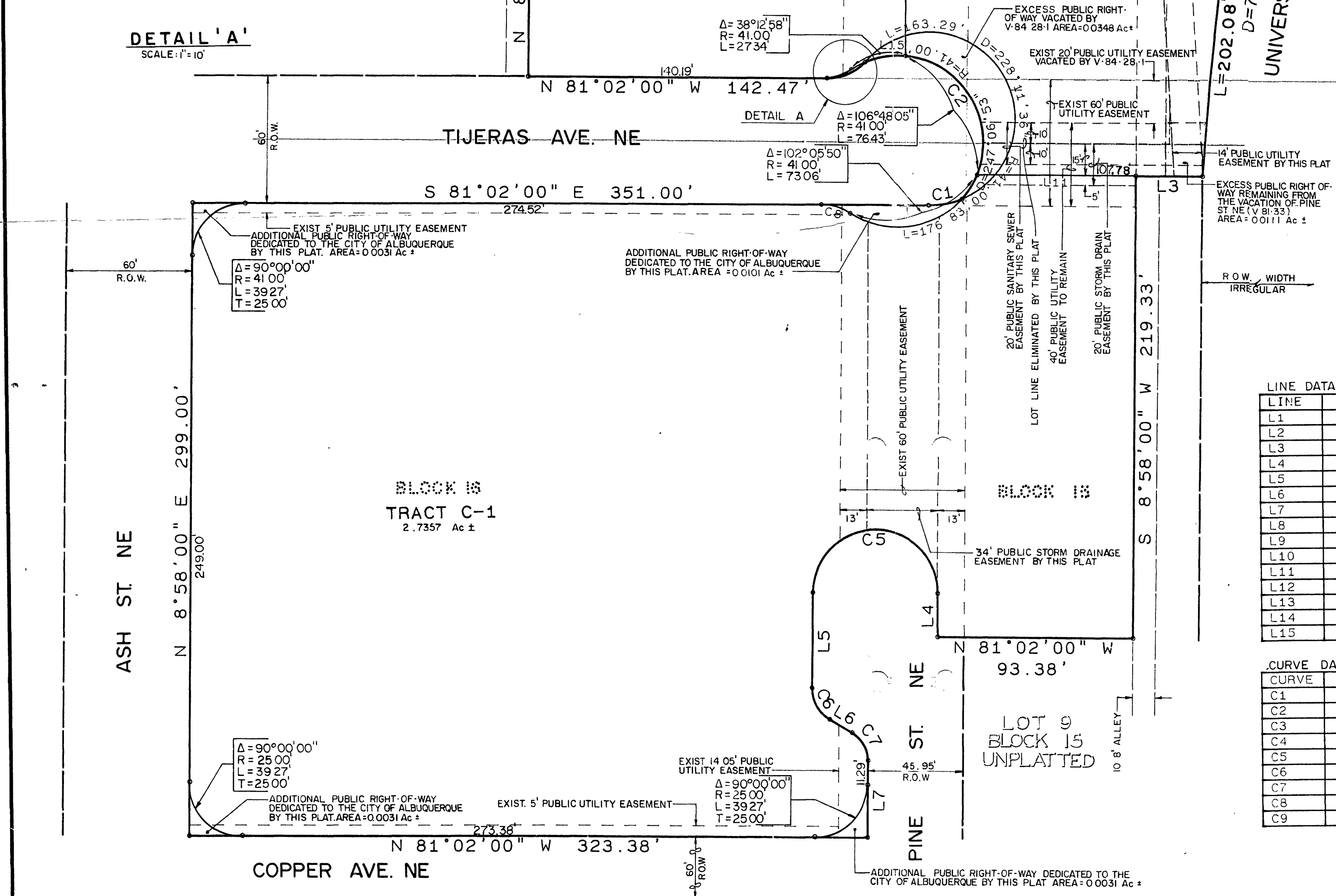
JANUARY, 1985



VICINITY MAP K-15
 SCALE: 1" = 800'



DETAIL 'A'
 SCALE: 1" = 10'



- Notes:
1. A field survey was not performed; no corners were found or set.
 2. No street mileage was created.
 3. All distances are ground distances.
 4. Site located within Section 21, T10N, R3E, N.M.P.M.
 5. Bearing base is plat of "Lot C, Block 15; Block 16 and Pine Street N.E., Brownwell and Lail's" filed August 13, 1979, Book C15, Page 89.
 6. The purpose of this plat is to reconfigure the common lot line between the former Tract A-1 and Lot C, to revise the boundaries of all three parcels to reflect the V-84-28-1 findings, to adjust the boundaries of all three parcels to a common bearing base (see note 5), and to dedicate 25' radii at the northeast corner of Tract A-1-A, and the northwest, southwest and southeast corners of Tract C-1.
 7. The maintenance of the private access and parking easement shall be the responsibility of the owner(s) of Tracts A-1-A & B-1.

LINE DATA

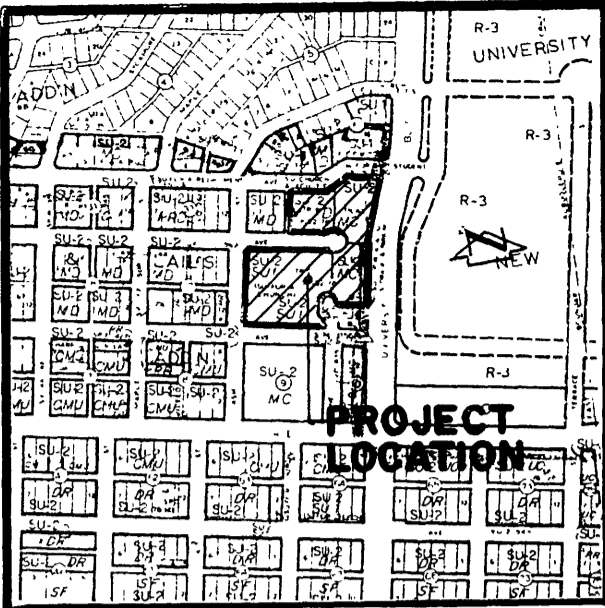
LINE	BEARING	DISTANCE
L1	S 81°02'00" E	50.00
L2	S 19°36'35" W	76.18
L3	N 81°02'00" W	31.93
L4	N 8°58'00" E	20.54
L5	S 8°58'00" W	45.00
L6	S 51°02'00" E	12.42
L7	S 8°58'00" W	36.29
L8	N 58°54'30" E	39.20
L9	N 58°54'30" E	39.20
L10	N 65°26'53" E	32.20
L11	S 81°02'00" E	75.84
L12	S 81°04'17" E	30.16
L13	S 19°36'35" W	30.16
L14	S 8°58'00" W	15.04
L15	N 8°58'00" E	9.44

CURVE DATA

CURVE	ARC	DELTA	RADIUS
C1	16.56	23°08'33"	41.00
C2	110.11	153°52'33"	41.00
C3	42.00	40°04'40"	60.04
C4	43.93	100°40'52"	25.00
C5	94.25	180°00'00"	30.00
C6	17.80	60°00'00"	17.00
C7	15.71	60°00'00"	15.00
C8	14.64	33°33'26"	25.00
C9	22.88	5°41'54"	230.00



811 DALLAS, N.E. - ALBUQUERQUE - NEW MEXICO - 87110
 ENGINEERS



VICINITY MAP K-15
SCALE 1" = 800'

PLAT OF 08798086
TRACTS A-1-A, BLOCK 34; B-1,
BLOCK 33; AND C-1, BLOCKS 15 & 16
A REPLAT OF
TRACTS A-1, B & C, BLOCKS 15, 16, 33 & 34
BROWNEWELL & LAIL'S HIGHLAND ADDITION
ALBUQUERQUE, NEW MEXICO

JANUARY, 1985

DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, New Mexico, comprising all of Tracts A-1, B, and C, as shown on the "Summary Plat Replatting Portions of Block 15, 16, 33, and 34 of Brownwell and Lail's Highland Addition to the City of Albuquerque, New Mexico together with adjacent vacated portions of Tijeras Avenue and Pine Street N.E.", as filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 18, 1982, Book B19, Page 143, with reference to the plat of Lot C, Block 15; Block 16 and Pine Street N.E., Brownwell and Lail's, as filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 30, 1979, Book C15, Page 89, plat of Tract A within Block 34 of Brownwell and Lail's Highland Addition, as filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 17, 1973, Book C9-92, and the plat of Brownwell and Lail's Highland Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 3, 1886, Book B2, Pages 32 and 33, and comprising vacated public rights-of-way per Ordinance V-84-28-1 and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the point of intersection of the north right-of-way line of Copper Avenue N.E. and the east right-of-way line of Ash Street N.E. and also being common with the southwest corner of former Tract C; thence N 08°58'00" E a distance of 299.00 feet along the latter right-of-way line to a point of intersection with the south right-of-way line of Tijeras Avenue N.E.; thence S 81°02'00" E a distance of 351.00 feet along the latter right-of-way line; thence along the arc of a curve to the left with DELTA = 23°08'33", R = 41.00 feet, and L = 16.56 feet along the vacated south right-of-way line of Tijeras Avenue N.E. to a point of compound curvature; thence along the arc of a curve to the left with DELTA = 153°52'33", R = 41.00 feet, and L = 110.11 feet along said right-of-way line to a point of reverse curvature; thence along the arc of a curve to the right with DELTA = 46°07'33", R = 25.00 feet, and L = 20.13 feet to a point of tangency on said right-of-way line to a point of intersection with the east right-of-way line of a public alley; thence N 81°02'00" W a distance of 142.47 feet along said right-of-way line; thence N 08°58'00" E a distance of 162.00 feet along the latter right-of-way to a point on the south right-of-way line of Grand Avenue N.E.; thence S 81°02'00" E a distance of 50.00 feet along the latter right-of-way line; thence along the arc of a curve to the left with DELTA = 40°06'57", R = 230.00 feet, and L = 161.04 feet along said right-of-way line to a point of reverse curvature; thence along the arc of a curve to the right with DELTA = 40°04'40", R = 60.04 feet, and L = 42.00 feet along said right-of-way line to a point of tangency; thence S 81°04'17" E a distance of 124.32 feet along said right-of-way line to a point of intersection with the west right-of-way line of University Boulevard N.E.; thence S 19°36'35" W a distance of 76.18 feet along the latter right-of-way line; thence along the arc of a curve to the left with DELTA = 07°21'13", R = 1574.50 feet, and L = 202.08 feet along said right-of-way line; thence N 81°02'00" W a distance of 31.93 feet; thence S 08°58'00" W a distance of 219.33 feet; thence N 81°02'00" W a distance of 93.38 feet to a point on the east right-of-way line of Pine Street N.E.; thence N 08°58'00" E a distance of 20.54 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 180°00'00", R = 30.00 feet, and L = 94.25 feet to a point of tangency on the west right-of-way line of Pine Street N.E.; thence S 08°58'00" W a distance of 45.00 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 60°00'00", R = 17.00 feet, and L = 17.80 feet along said right-of-way line to a point of tangency; thence S 51°02'00" E a distance of 12.42 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 60°00'00", R = 15.00 feet, and L = 15.71 feet along said right-of-way line to a point of tangency; thence S 08°58'00" W a distance of 36.29 feet along said right-of-way line to a point of intersection with the north right-of-way line of Copper Avenue N.E.; thence N 81°02'00" W a distance of 323.38 feet along the latter right-of-way line to the point of beginning and containing 4.4064 acres more or less.

UTILITY COMPANIES APPROVALS

Wayne Hummer, Mountain Bell, 10-15-85
Paula J. McAfee, Gas Company of New Mexico, 10-14-85
Hank Bynum, Public Service Company of New Mexico, 10-15-85

DEDICATION and FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate the public rights-of-way, private easements, drainage way and utility easements including the rights of ingress and egress and the right to trim interfering trees. Electrical power and communication easements are reserved for overhead distribution lines for pole type utilities, and varied distribution lines, conduit and pipes for underground utilities, where shown and indicated and the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Also included are easements for the right to install power and communication lines along side lot lines.

Gary Hufbauer, 4-22-85
GARY HUFBAUER, OWNER-TRACTS B-1 and A-1-A
Central United Methodist Church of Albuquerque, 4/22/85
CENTRAL UNITED METHODIST CHURCH of ALBUQUERQUE, OWNER-TRACT C-1

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 22nd day of April, 1985.

Luth A. Ormand, Notary Public

APPROVALS:

DRB 85-71 SR-87-324
Jack Cloud, Planning Director, City of Albuquerque, N.M., 9-22-87
Jon E. Eutsgaard, Water Resources, City of Albuquerque, N.M., 10-21-86
Fred Higgins, City Engineer, City of Albuquerque, 7-22-87
Fred Higgins, A.M.A.F.C.A., City of Albuquerque, 7-22-87
Robert A. Farnough, Traffic Engineer, City of Albuquerque, N.M., 10-21-86
Jant Sifers, Parks and Recreation, City of Albuquerque, N.M., 10-21-86
Wil C. Cline, Chief City Surveyor, City of Albuquerque, N.M., 092485
Resie Ellwell, Property Manager, City of Albuquerque, N.M., 9-16-87

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by LAWYERS TITLE INSURANCE CORPORATION on 3-26-1979 (TI-A20-361kar, TI-A20-362kar); and 4-12-1984 (85-81-117538); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M.P.E. & L.S. No. 3792, 11/2/85

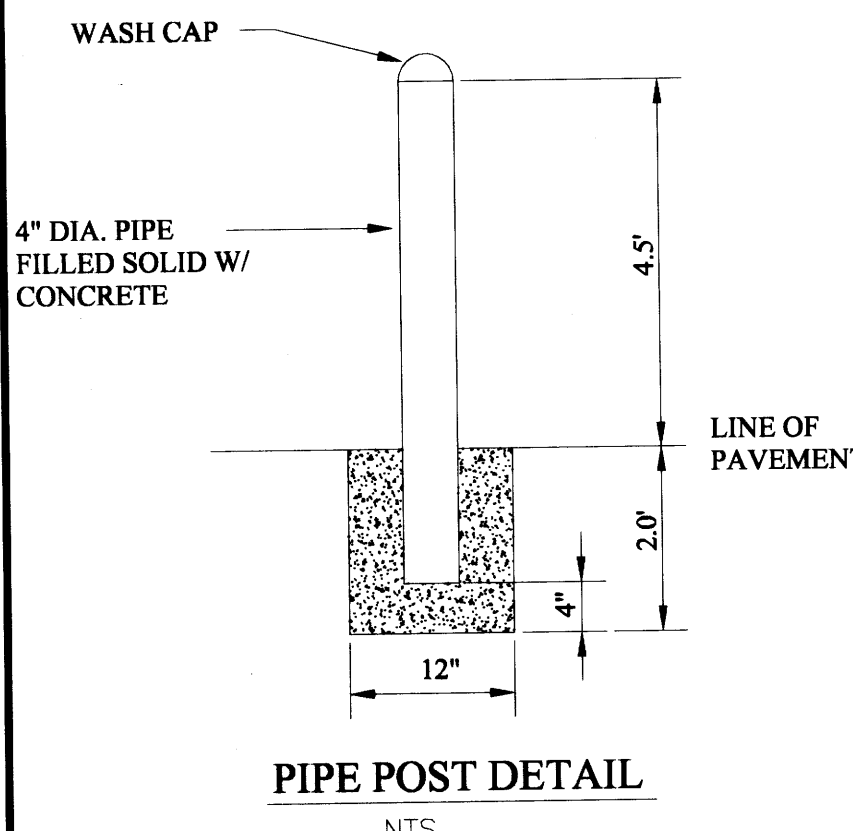
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

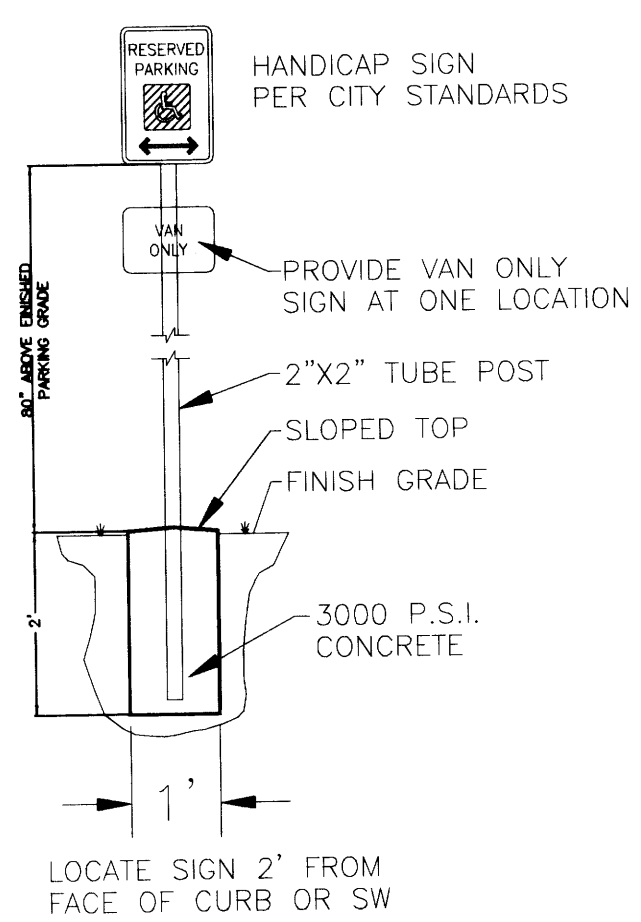
The foregoing instrument was acknowledged before me on this 12th day of April, 1985.

Luth A. Ormand, Notary Public

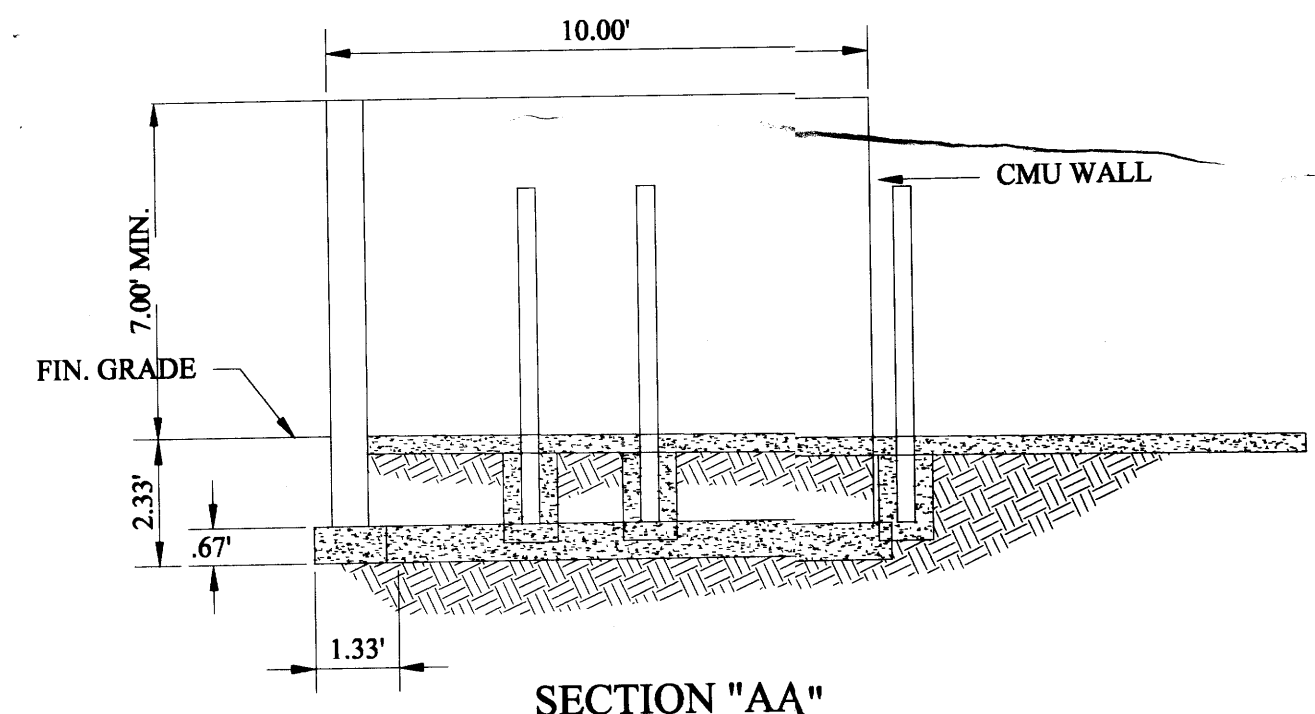




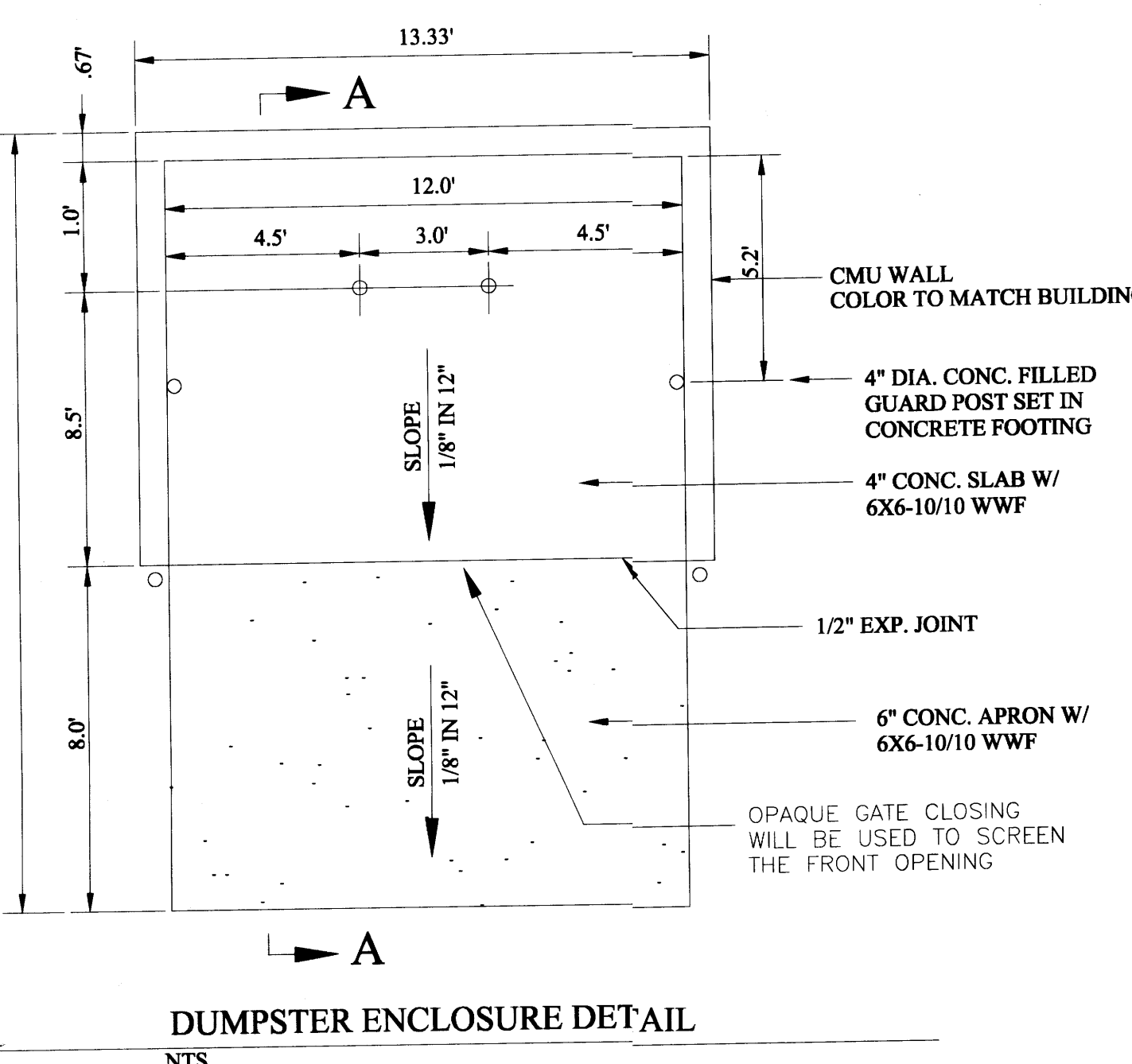
PIPE POST DETAIL
NTS



HANDICAP SIGN DETAIL



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL
NTS

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:	1100 SF ±
1 LARGE CANOPY TREE/100 FEET	
LANDSCAPE PROVIDED:	1100 SF ±
28 SPACES	
PARKING CALCULATIONS:	
PARKING REQUIRED:	
1.5 SPACES /UNIT -29 REQ'D	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
3 SPACE (1 VAN)	
TOTAL PARKING PROVIDED:	
29 SPACES	
HC PARKING REQUIRED:	
3 SPACE (1 VAN)	
HC PARKING PROVIDED:	
3 SPACE (1 VAN)	
BICYCLE SPACES REQUIRED:	
1/2 BEDROOMS 10 SPACES	
BICYCLE SPACES PROVIDED:	
20 SPACES	

NOTES:

1. ENTRANCE PER COA STANDARD DRAWING #2426. PARKING SPACES

Spaces Req'd 26 2 Handicapped
Spaces Provided 29 16 Standard-11-SmallCar-2 Handicapped

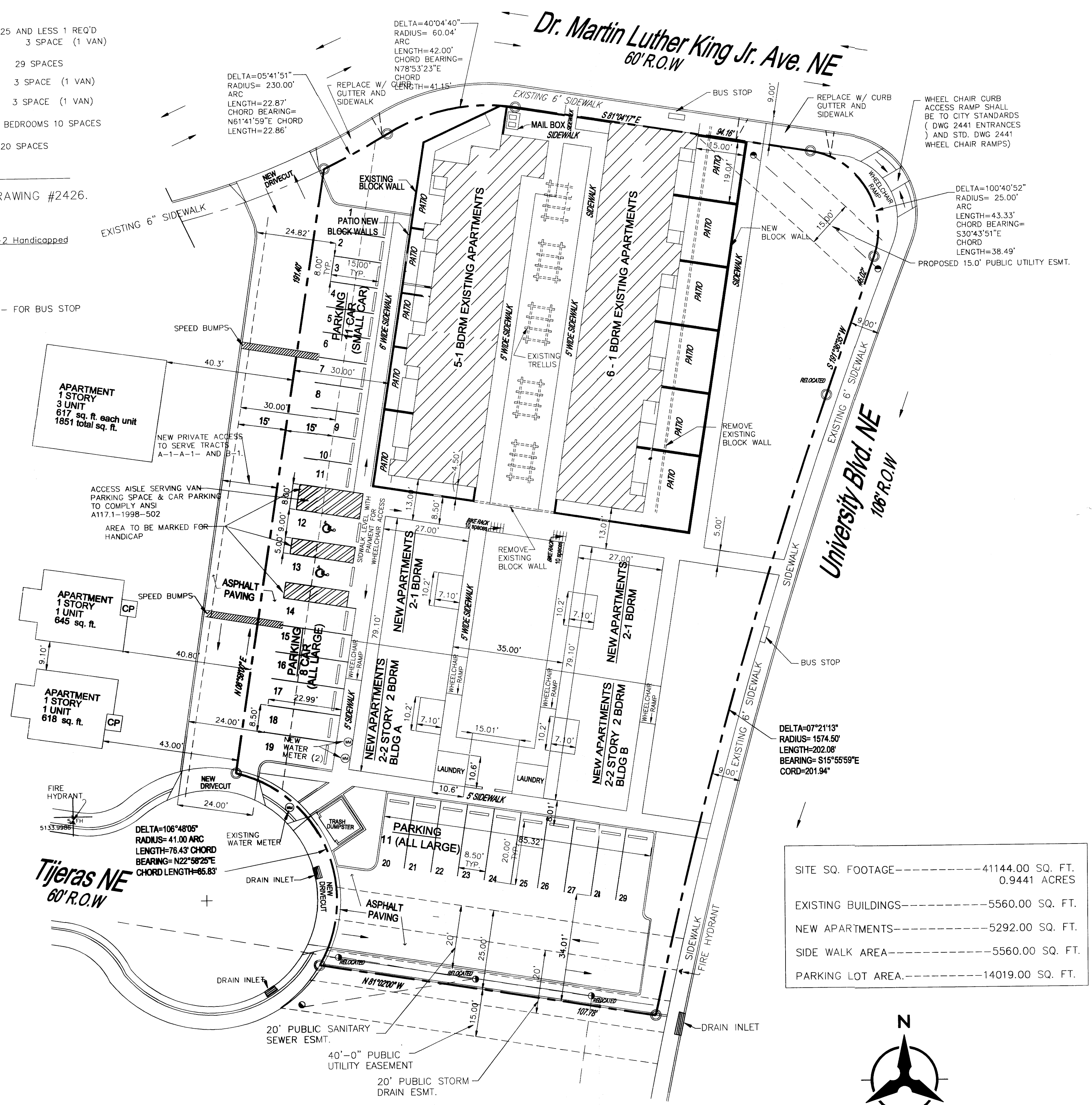
CALCULATED

19 APT X 1.5 = 28.5
ALL UNDER 1000 SQ. FT. .90 REDUCTION- FOR BUS STOP

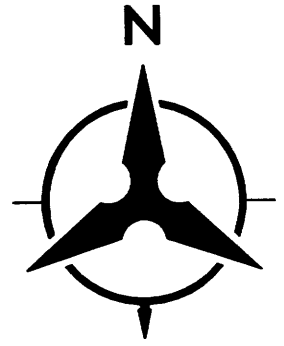
25.65 = 26

- GENERAL NOTES:**
- SITE LIGHTING WILL CONSIST OF BUILDING-MOUNTED, WALL PACKS HIGH PRESSURE SODIUM, 400 WATTS. 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



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.
PARKING LOT AREA	14019.00 SQ. FT.



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
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

Traffic Engineer, Transportation Division _____ Date _____

Utilities Development _____ Date _____

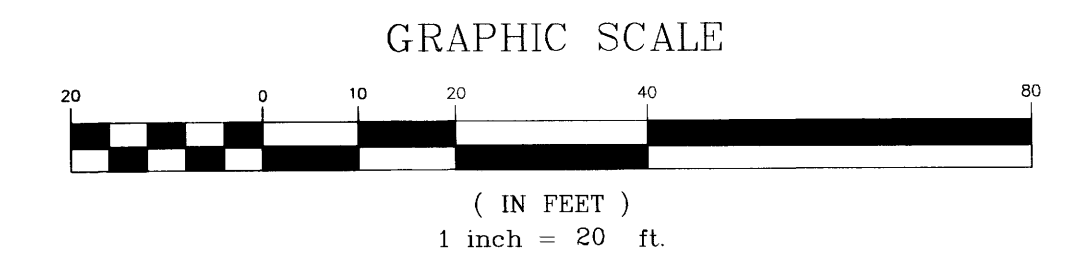
Parks & Recreation Department _____ Date _____

City Engineer _____ Date _____

Michael Holton _____ 5-3-05
Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

PRELIMINARY PLAN
APPROVED BY DRB
ON 5/18/05

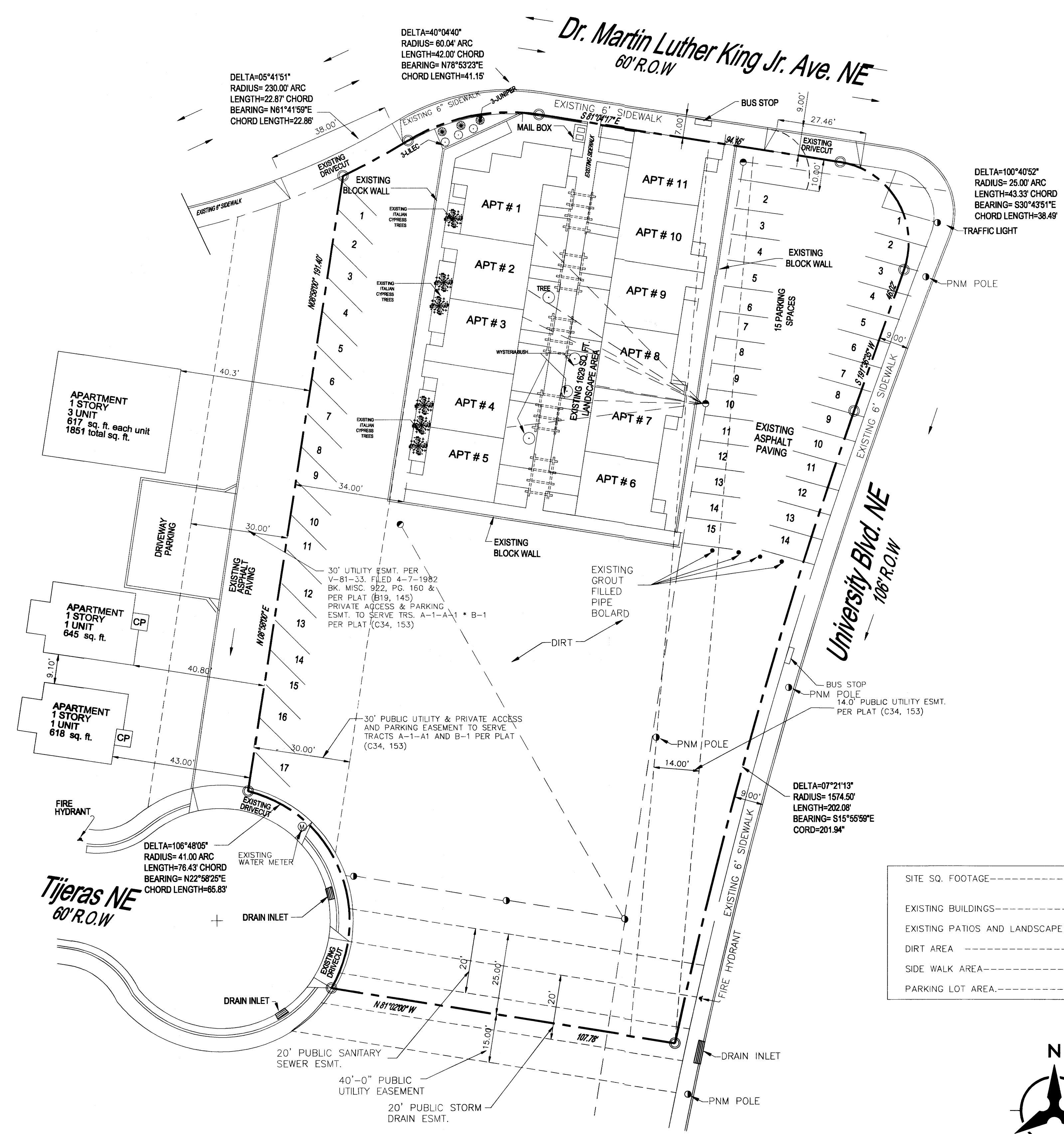


LEGEND

---	BOUNDARY LINE
▭	BUILDING
---	PROPOSED CURB ON SITE
---	EXISTING CURB & GUTTER
---	EX. 8" WL
---	EXISTING WATER LINE
---	EX. 8" SAS
---	EXISTING SAS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
SITE PLAN		04-25-05	1 OF 4



DELTA=05°41'51"
RADIUS=230.00' ARC
LENGTH=22.87' CHORD
BEARING=N61°41'59"E
CHORD LENGTH=22.88'

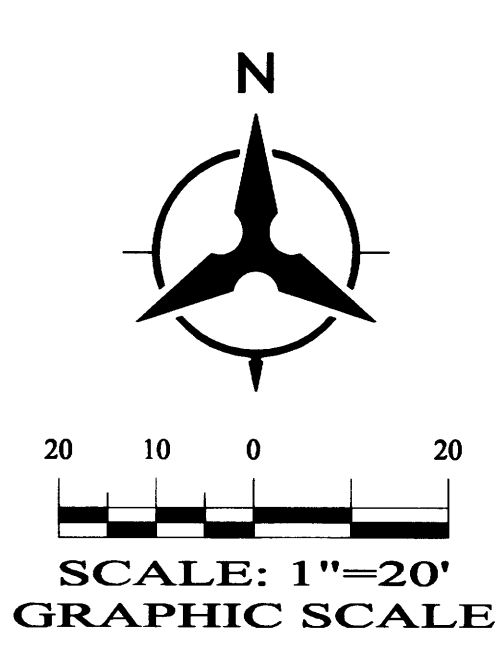
DELTA=40°04'40"
RADIUS=60.04' ARC
LENGTH=42.00' CHORD
BEARING=N78°53'23"E
CHORD LENGTH=41.15'

DELTA=100°40'52"
RADIUS=26.00' ARC
LENGTH=43.33' CHORD
BEARING=S30°43'51"E
CHORD LENGTH=38.49'

DELTA=07°21'13"
RADIUS=1574.50'
LENGTH=202.08'
BEARING=S15°55'59"E
CORD=201.94'

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

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
PHONE: (505) 642-1077
FAX: (505) 642-1078
EMAIL: GALL@YALEU.EDU
MOBILE: 505-454-1077

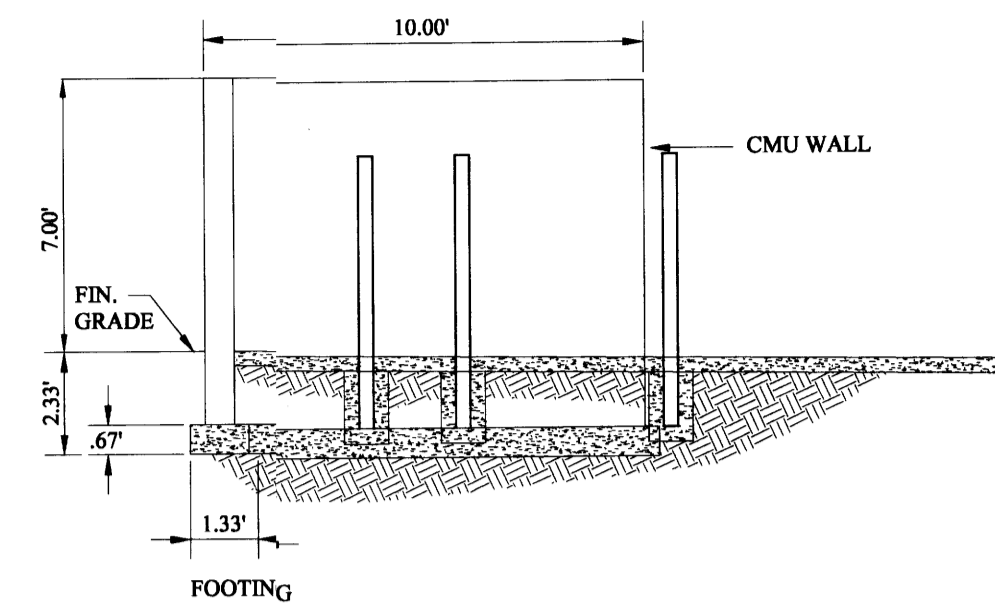
STATE OF NEW MEXICO
GORDON ALLAN HALL ARCHITECT
No. 1005
REGISTERED ARCHITECT

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

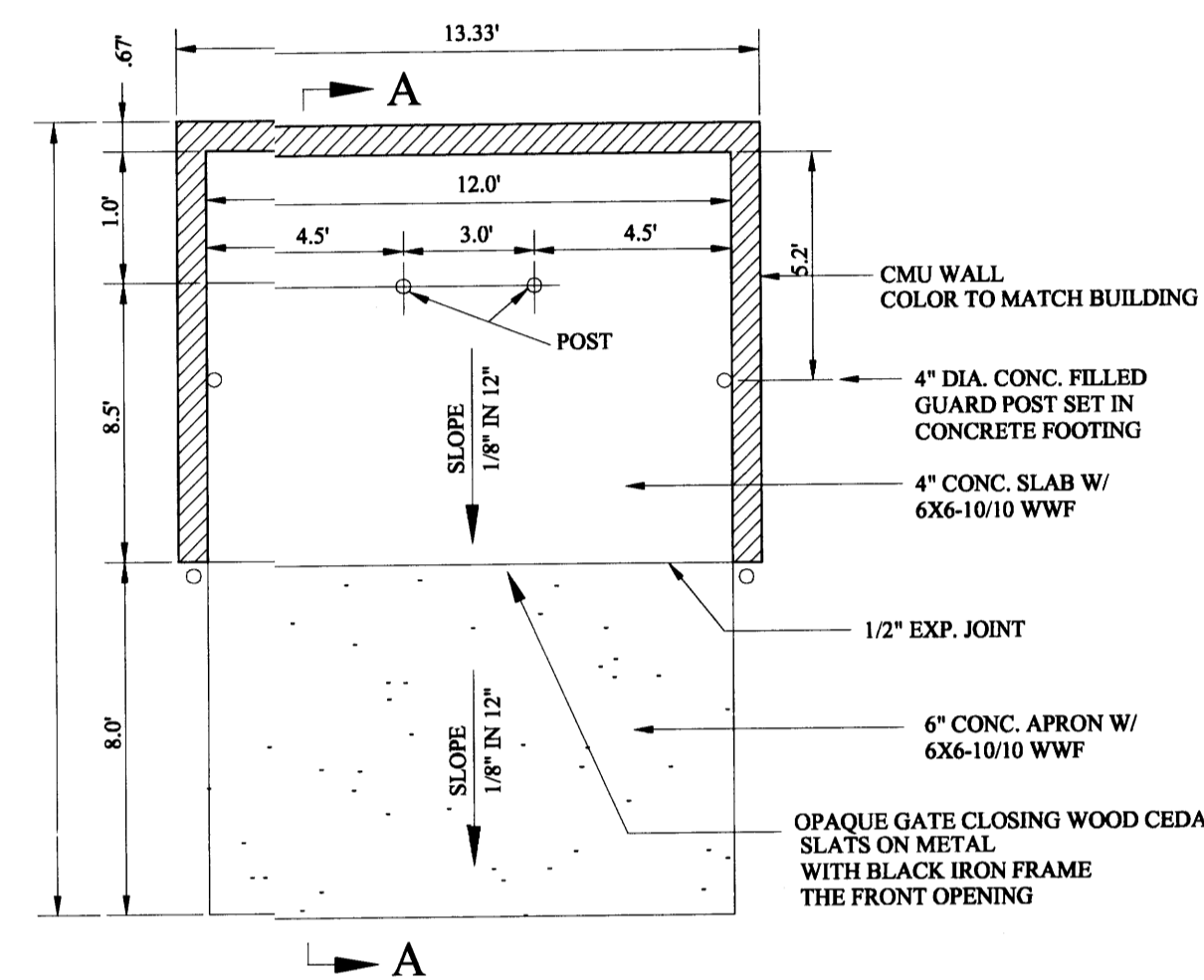
Ultra Designs
By: David Samistevan - Architectural Designer
Phone: 505-440-8808
Email: dsamistevan@ultra.com

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.
CO



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL NTS

PARKING SPACES

Spaces Req'd 26 2 Handicapped
 Spaces Provided 29 16 Standard-11-SmallCar-2 Handicapped

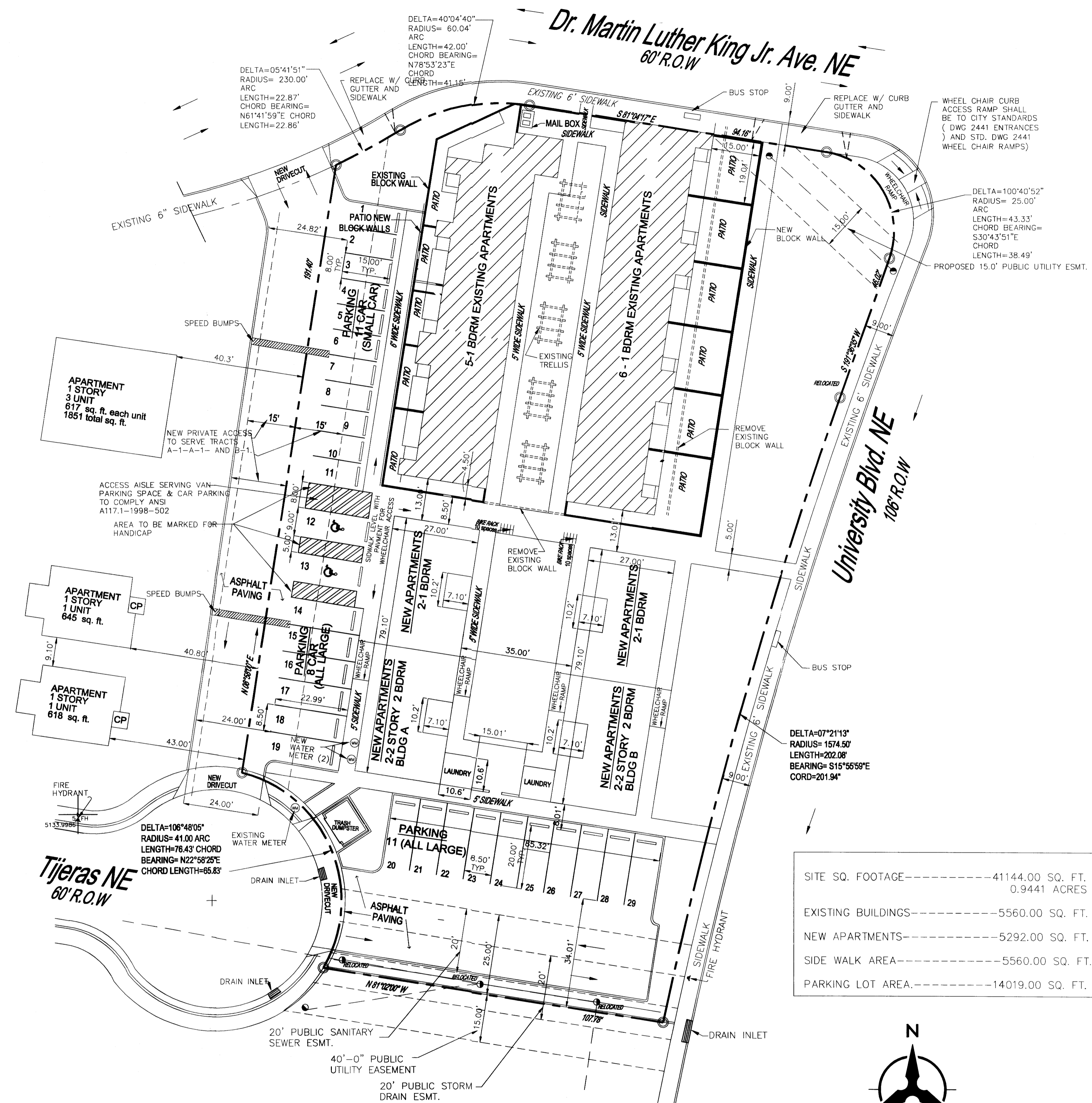
29 SPACES PROVIDED
 16 STANDARD SPACES PROVIDED - 55%
 11 SMALL SPACES PROVIDED - 38%
 2 HC SPACES PROVIDED - 7%

CALCULATED

19 APT X 1.5 = 28.5
 ALL UNDER 1000 SQ. FT. .90 REDUCTION- FOR BUS STOP
 25.65 = 26

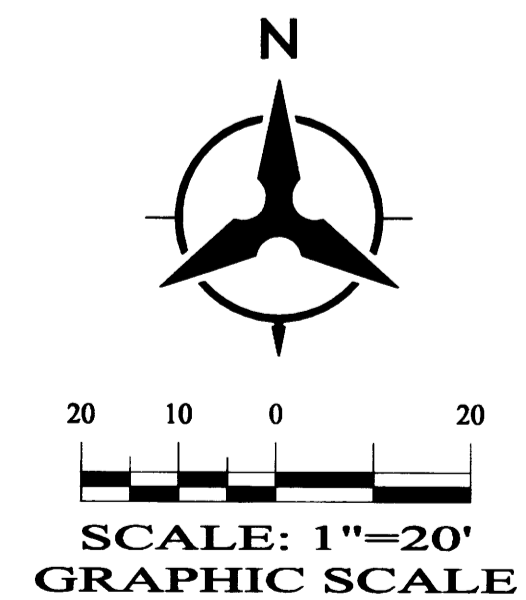
BIKE RACK SPACES
 1/ 2 APT UNITS

Spaces Req'd 10
 Spaces Provided 20



SITE PLAN

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.
 PARKING LOT AREA-----14019.00 SQ. FT.



GORDON ALLAN HALL ARCHITECT
 18 TRAILS ROAD EAST
 PLACITAS, NEW MEXICO
 850-465-4707
 FAX 850-465-4707
 MOBILE 850-465-4707

STATE OF NEW MEXICO
 GORDON ALLAN HALL ARCHITECT
 No. 1005
 REGISTERED ARCHITECT

Sheet Title
 SITE PLAN
 Drawn By: ULTRA DESIGN INC

Ultra Designs, Inc.
 By: David Santistevan - Architectural Designer
 Phone 505-440-8838 Email dsantistevan@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.
 C-1

LEGEND

TREES

COMMON NAME	SCIENTIFIC NAME	# PLANTS
(A) MODESTO ASH MIN 2 1/2" CAL	FRAXINUS VELUTINA ARIZONA	2
(B) GREEN ASH MIN 2 1/2" CAL	FRAXINUS PENNSYLVANICA	3
(C) CHITALPA MIN 2 1/2" CAL	CHILOPSIS X CATALPA	4
(D) NEW MEXICO OLIVE MIN 2 1/2" CAL	FORESTERIA NEOMEXICANA	3
(F) SILVER BUFFALOBERRY	SHEEPHERIDIA ARGENTEA	4
(H) NETLEAF HACKBERRY MIN 2 1/2" CAL	CELTIS RETICULATA	3

SCHRUBS

(I) SHRUBBY CINQUEFOIL 5 GAL.	POTENTILLA FRUTICOSA	20
(J) BLUE MIST SPIREA 5 GAL.	CARYOPTERIS X CLANDONENSIS	20
(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) Rose of Sharon 5 GAL.	Hibiscus syriacus	6

GROUND COVER

TURF TALL FESCUE DROUGHT TOLERANT	FESTUCA ELATIOR AND ALL FESTUCA
1" ROUND GRAVEL	

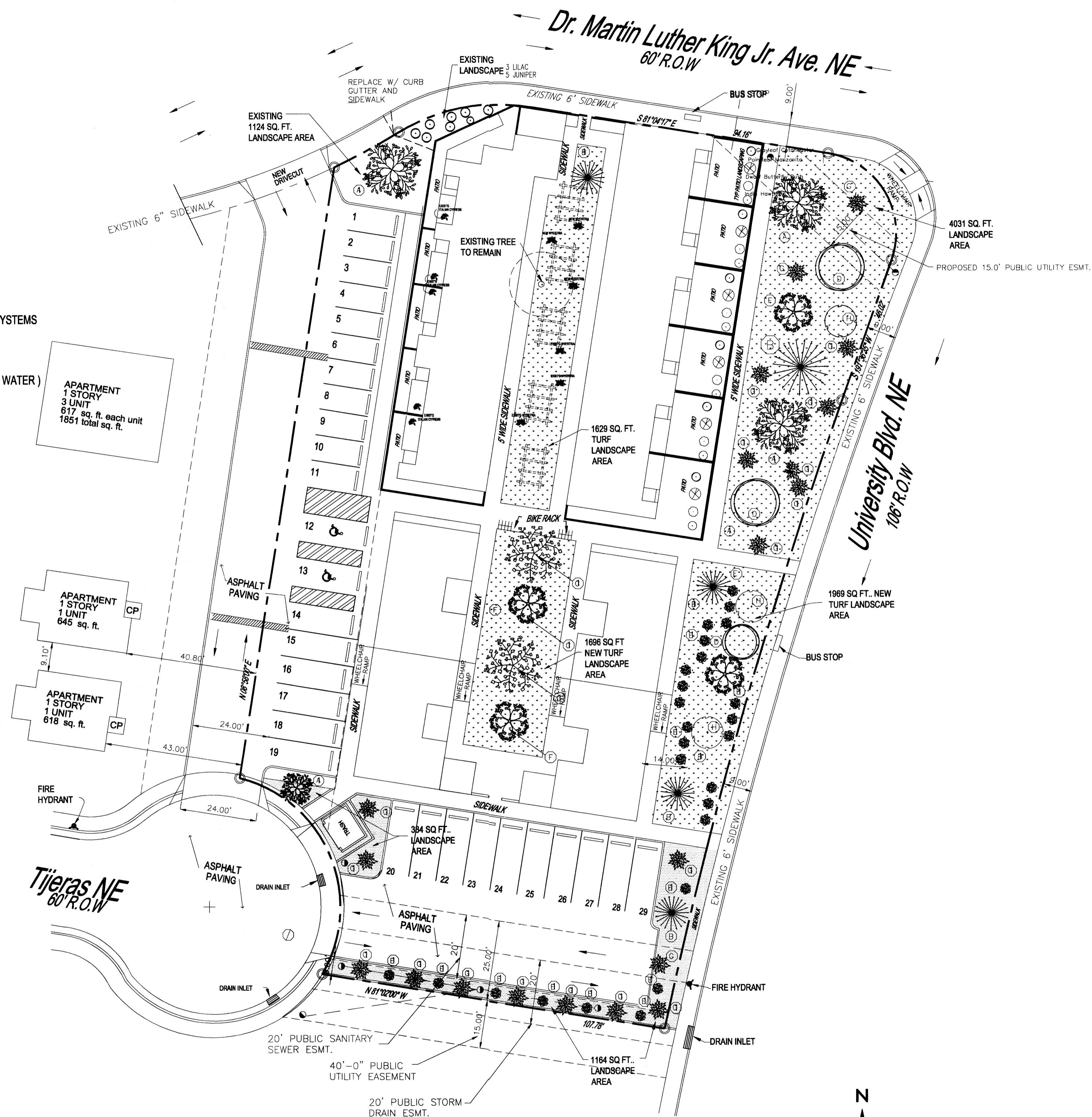
PROPOSED NEW APARTMENT COMPLEX
GRAND AVENUE PARTNERS
1630 DR. MARTIN LUTHER KING JR. AVE. NE

NOTES:

- LANDSCAPE AREA:
REQUIRED: 2143.00 SQ.FT. (20%)
PROVIDED: 11877 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 10FEET HIGH; SHRUBS ARE TO BE FIVE GALLON. THE STREET TREES ALONG MKL AVE. AND UNIVERSITY BLVD. ARE TO BE 2 1/2" CALIPER.

4. 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
- * THE 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)



LANDSCAPE PLAN

GORDON ALLAN HALL
ARCHITECT
18 TRAILS ROAD EAST
PLACITAS, NEW MEXICO
PHONE: (505) 646-0707
FAX: (505) 646-0707
EMAIL: GALLAN@GMAIL.COM
MOBILE: 505-694-0707

STATE OF NEW MEXICO
GORDON ALLAN HALL
No. 1005
REGISTERED ARCHITECT

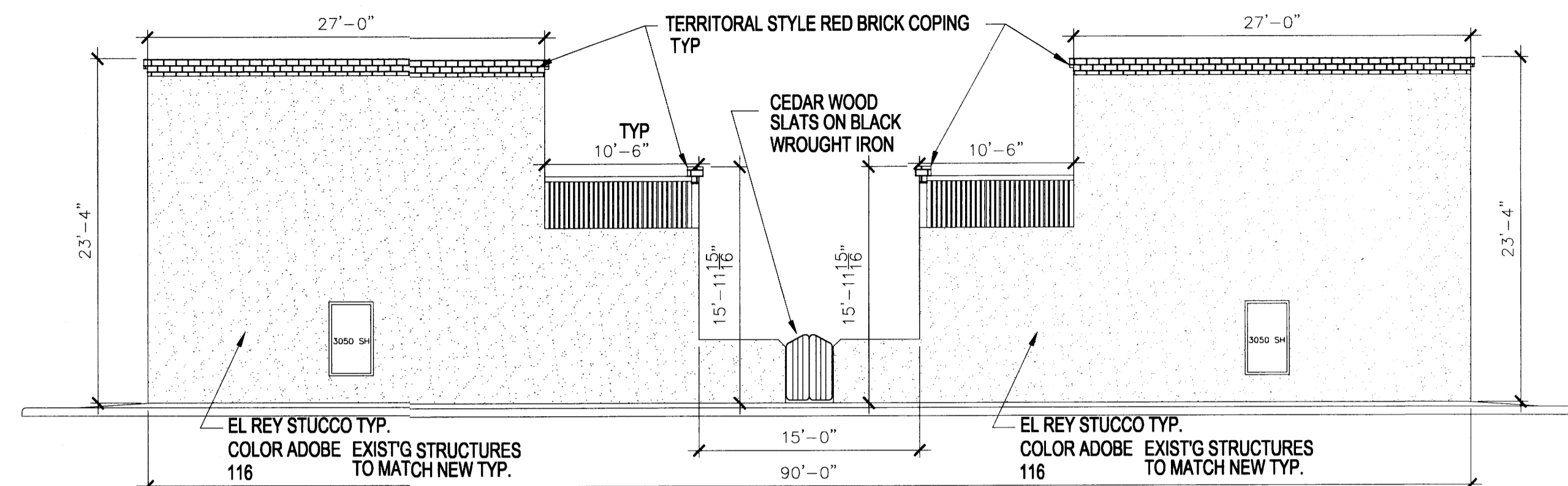
Sheet Title
INC. LANDSCAPE PLAN
Drawn By: ULTRA DESIGN INC

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

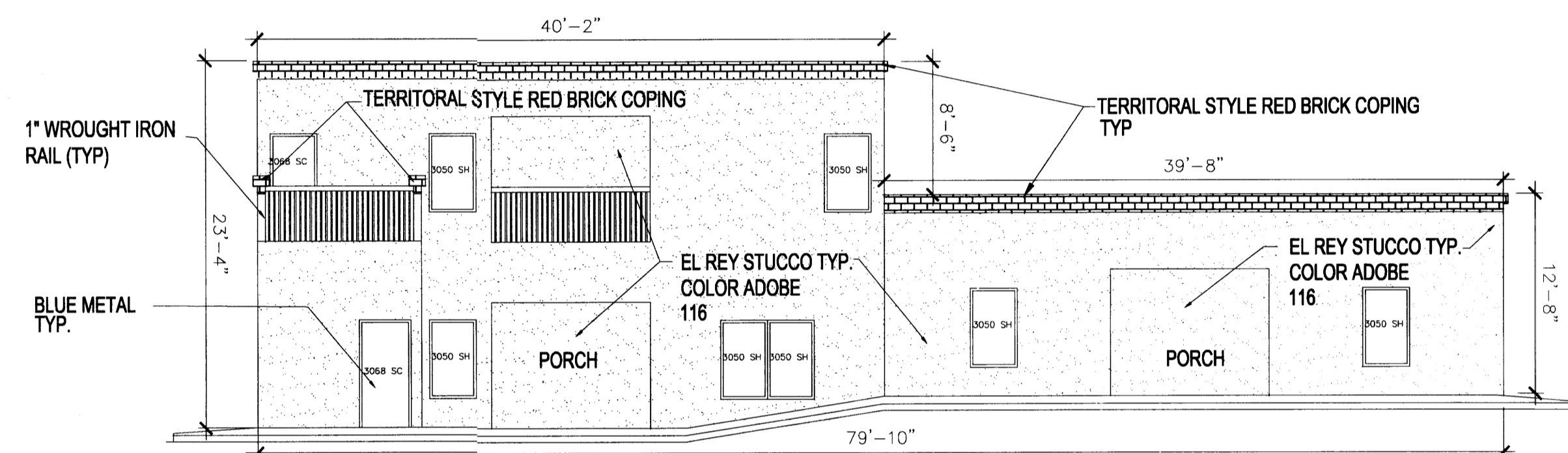
Project Name
PROPOSED APARTMENT ADDITION COMPLEX FOR
CASA DE LAS FLORES AT
1630 DR. MARTIN LUTHER KING JR. AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

SHEET NO.
L1

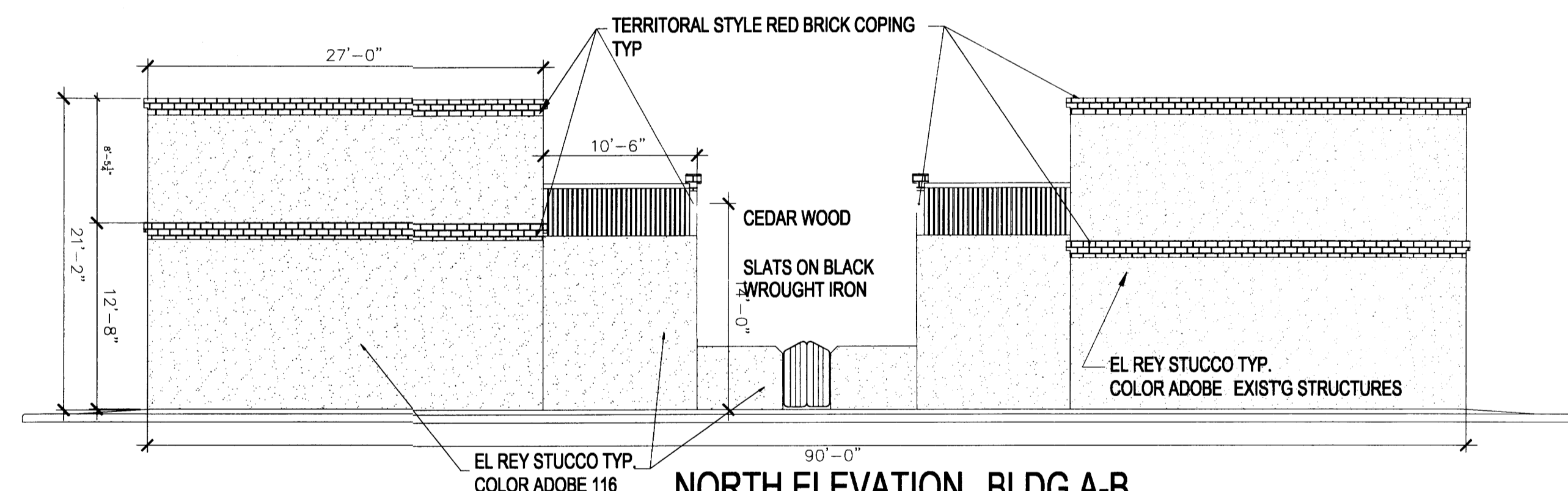
DATE: 04/22/05



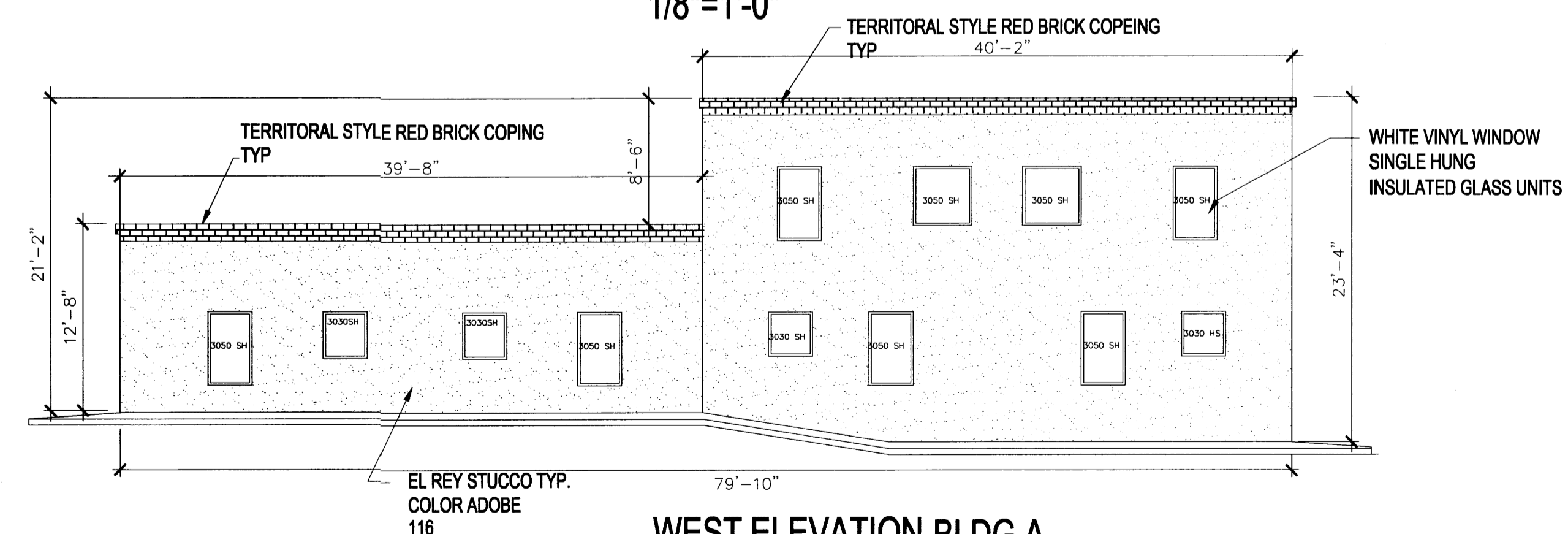
SOUTH ELEVATION BLDG A-B
1/8"=1'-0"



EAST ELEVATION BLDG A
1/8"=1'-0"



NORTH ELEVATION BLDG A-B
1/8"=1'-0"



WEST ELEVATION BLDG A
1/8"=1'-0"

NOTE:

1. WINDOWS TO BE WHITE VINYL SINGLE HUNG INSULATED GLASS UNITS.
2. RAILS TO BE BLACK WROUGHT IRON.
3. WOOD GATE TO BE CEDAR WOOD SLATS ON BLACK WROUGHT IRON.
4. BLDG A AND B MIRRORED IMAGE.

NOTE:

5. EXISTING BUILDING WALL TO BE RE-STUCCOED TO MATCH NEW BUILDINGS.

GORDON ALLAN HALL ARCHITECT
18 TRAIL ROAD EAST
PLACITAS, NEW MEXICO
PHONE: (505) 834-3377
FAX: (505) 834-1511
EMAIL: GALLAN@AHLA.COM
MOBILE: 505-454-1077

STATE OF NEW MEXICO ARCHITECT
GORDON ALLAN HALL
No. 1005
RENEWED

Sheet Title
**ELEVATIONS
FLOOR PLAN**
Inc.
Drawn By: ULTRA DESIGN INC

Ultra Designs, Inc.
By: David Santistevan - Architectural Designer
Phone: 505-440-8888 Email: dsantistevan@ultradesign.com

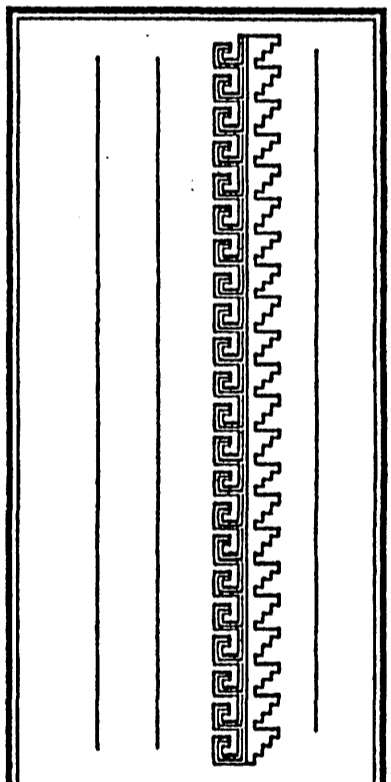
Project Name
**PROPOSED APARTMENT ADDITION COMPLEX FOR
CASA DE LAS FLORES AT
1630 DR. MARTIN LUTHER KING JR. AVENUE N.E.
ALBUQUERQUE, NEW MEXICO**

SHEET NO.
A1



JOB NO:
DATE: APRIL 2005
REVISIONS

Sheet Title
GRADING & DRAINAGE PLAN
 Drawn By: H. Hood & B. M. Checked By:



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 CASA DE LAS FLORES, AT
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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 BERM, DITCH, STAKES, AND OTHER TEMPORARY MEASURES AS REQUIRED 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. NO RESIDENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
2. THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WHICH THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT A114, BLOCK 34 OF THE BROWNEWELL & LAIL'S HIGHLAND ADDITION CITY OF ALBUQUERQUE, NEW MEXICO, 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 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

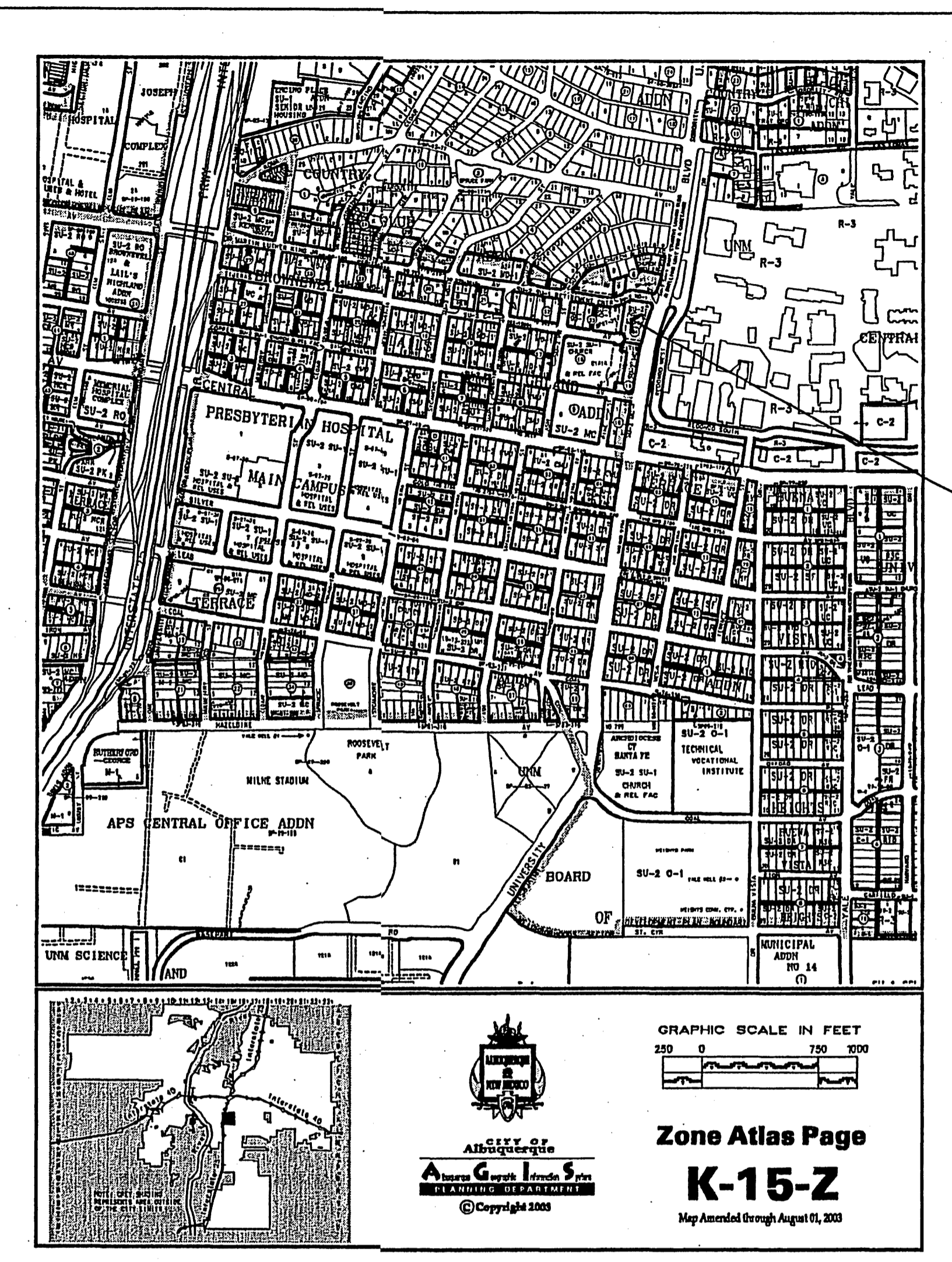
- EXISTING CONTOUR ----- 5137
- DESIGN CONTOUR ----- (30) 51.50 TC
- PROPOSED SPOT ELEVATION ----- 51.50 TC
- PROPERTY LINE -----
- EASEMENT LINE -----
- FLOW DIRECTION -----
- DOWN SPOUT (NO TO SCALE) -----

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 WILL BE DOING THE CONSTRUCTION.
2. REMOVE AND REPLACE EXISTING SINGLE "C" INLET WITH A SINGLE "D" PER C.O.A. STANDARD DRAWING 2206



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 = 2.75 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 0.3232 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 = 4993 CF

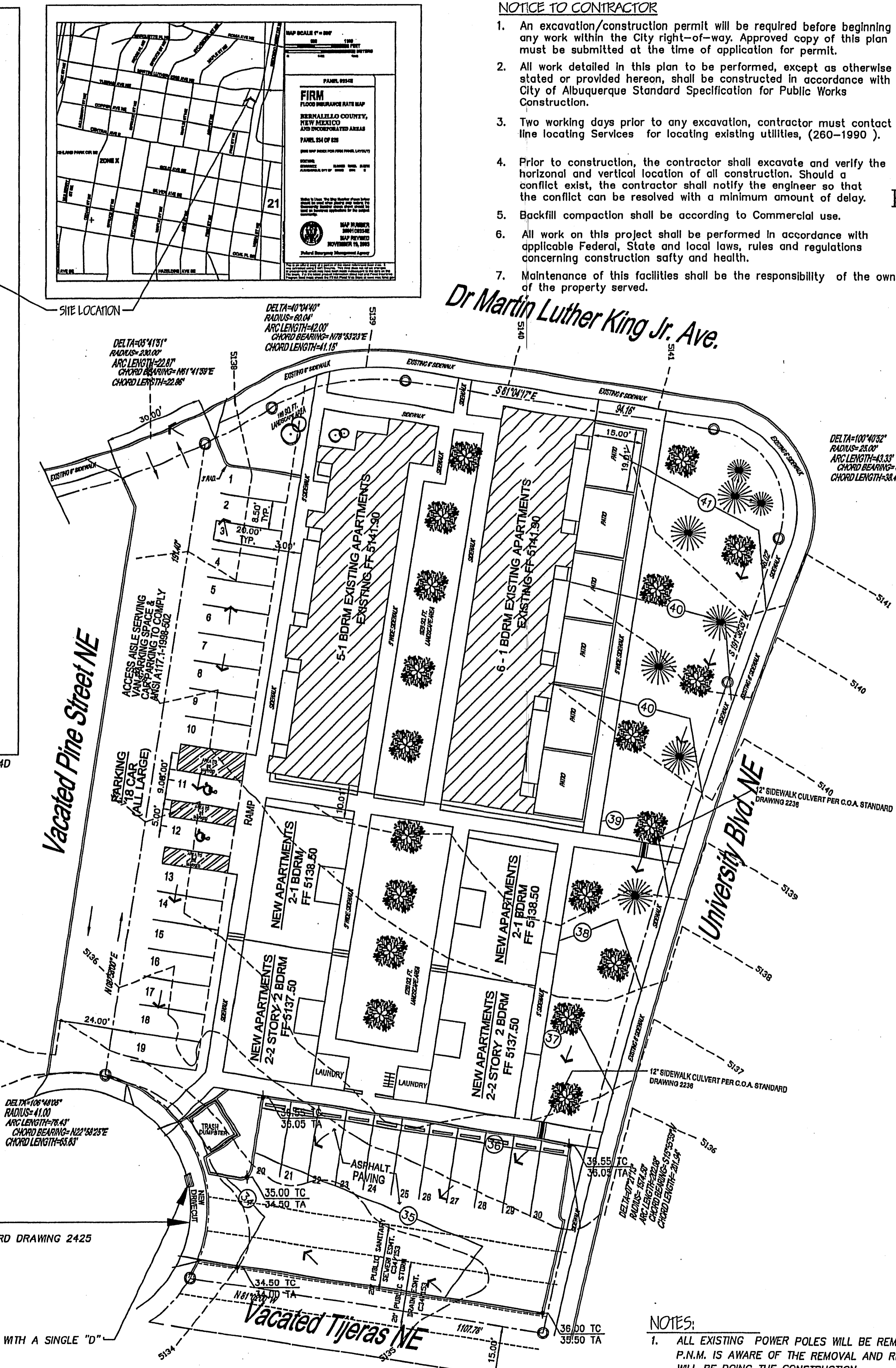
EXISTING PEAK DISCHARGE:
 Q100 = (1.56)(0.00) + (2.28)(0.08) + (3.14)(0.52) + (4.70)(0.34) = 3.43 CFS

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 = 0.133042 ac-ft = 5982 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



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