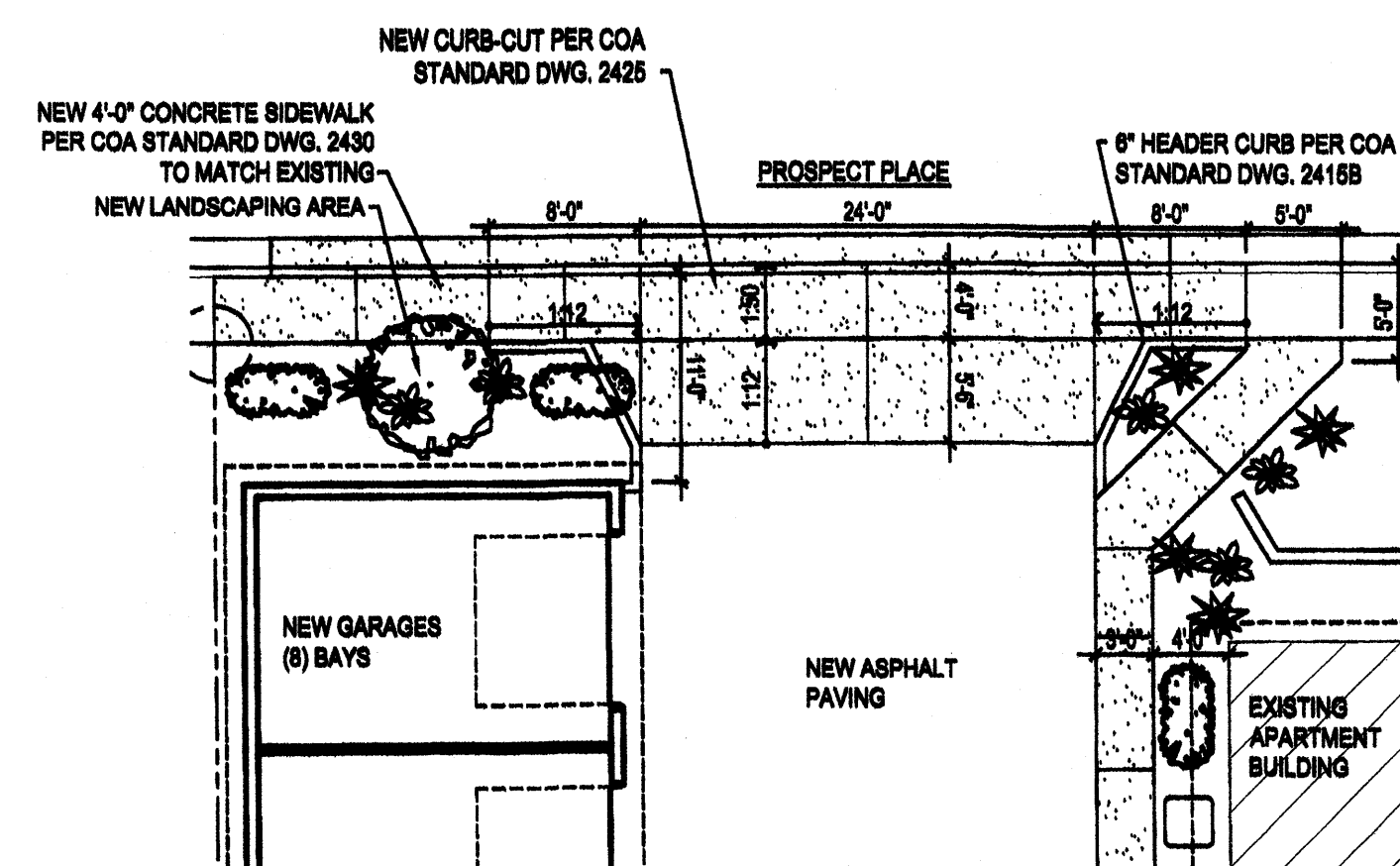


A SITE PLAN

ADMINISTRATIVE AMENDMENT
FILE #13-10220 PROJECT #1009679
replace carports w/ garages +
provide new carports + storage
blg.
 APPROVED BY AMore DATE 5/31/13

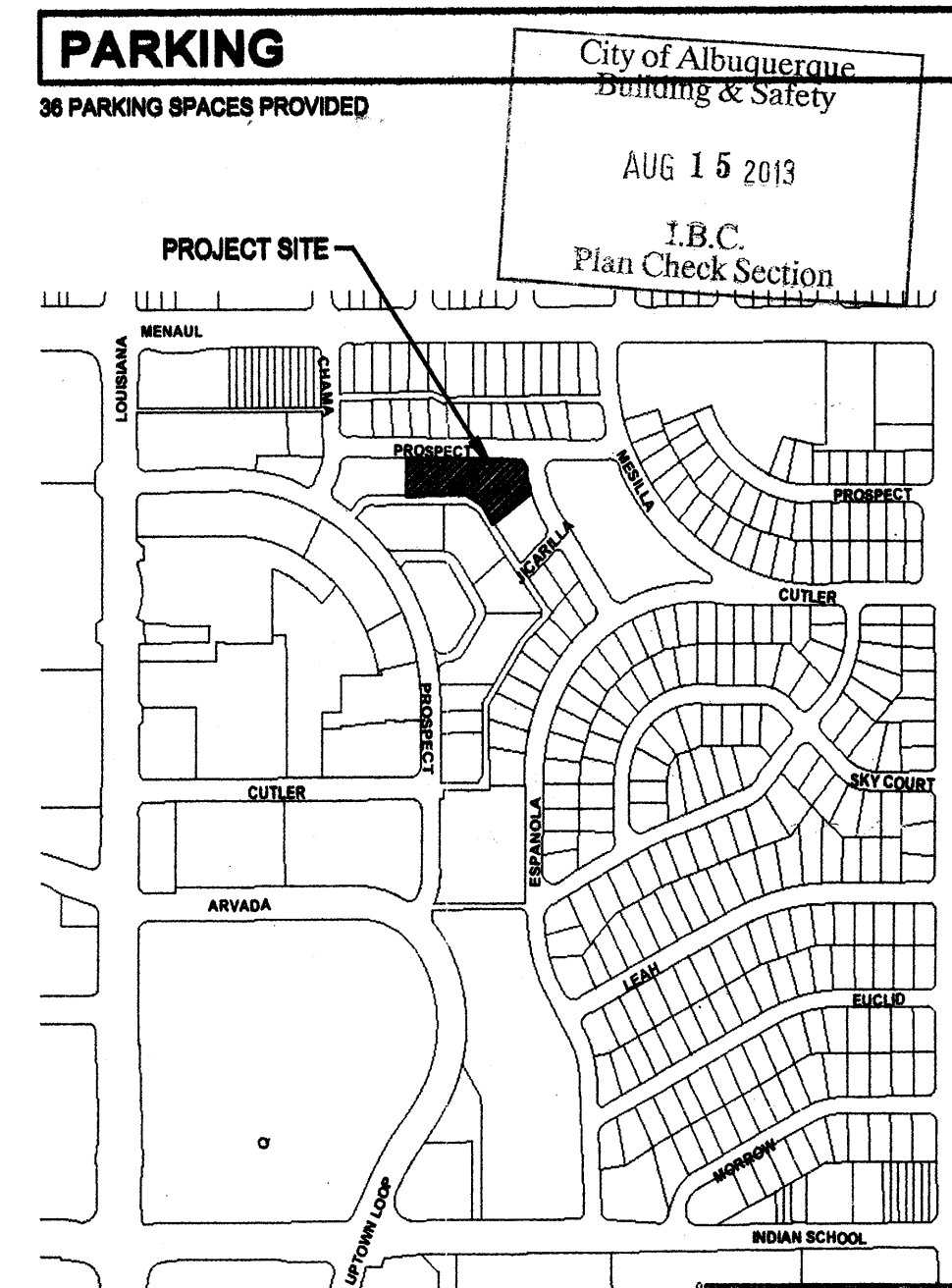


B PARTIAL SITE PLAN

Project Notes
 SITE IS CONTAINED WITHIN THE BOUNDARIES OF THE 2008 "UPTOWN SECTOR DEVELOPMENT PLAN"
 SITE IS ZONED BU-3 FOR MU/UP / BUFFER ZONE
 PROJECT ADDRESS:
 7016 & 7020 PROSPECT AVE. NE; ALBUQUERQUE, NM 87110
 LEGAL DESCRIPTION:
 LOT 1 & 2, BLOCK B, LOUISIANA ADDITION
 UPC: _____
 PROJECT CONSISTS OF ADDING A GARAGE BUILDING WITH EIGHT (8) SINGLE CAR GARAGE UNITS, RELOCATING AND REPLACING A CARPORT, ADDING A STORAGE BUILDING.

BUILDING INFORMATION
 EXISTING BUILDINGS ARE SINGLE LOADED TWO STORY RESIDENTIAL APARTMENTS WITH CIRCULATION BALCONIES AND STAIRS ON THE COURTYARD SIDE OF THE BUILDINGS.
 TOTAL NUMBER OF RESIDENTIAL UNITS IS 24:
 4 - 1 BEDROOM / 1 BATH
 8 - 2 BEDROOM / 1 BATH
 16 - 2 BEDROOM / 2 BATH
 BUILDING AREAS:
 BUILDING A 3,178 SQ. FT.
 BUILDING B 2,194 SQ. FT.
 BUILDING C 3,200 SQ. FT.
 BUILDING D 1,807 SQ. FT.
 LAUNDRY 338 SQ. FT.
 MAINTENANCE 281 SQ. FT.
 GARAGES 2,180 SQ. FT.
 STORAGE 1,444 SQ. FT.
 TOTAL 14,672 SQ. FT.

OPEN SPACE & LANDSCAPING
 TOTAL SITE IS 1.20 ACRES; 62,172 SQ. FT.
 BUILDINGS 14,672 SQ. FT.
 PARKING 8,741 SQ. FT.
 OPEN SPACE 28,759 SQ. FT. 28,759 / 62,172 = .55 OR 55%
 EXISTING POOL IS FILLED IN AND SERVES AS A SANDBOX / PLAY AREA FOR CHILDREN
 EXISTING PROPERTY HAS MATURE LANDSCAPING TO INCLUDE TREES SHRUBS AND GRAVEL GROUND COVER. A FUNCTIONAL DRIP IRRIGATION SYSTEM SERVES THE LANDSCAPING. THIS SYSTEM WOULD BE MODIFIED TO SERVE NEW LANDSCAPING AREAS.
 NEW LANDSCAPING AREAS SHALL CONSIST OF A MIXTURE OF TREES AND SHRUBS WITH GRAVEL MULCH GROUNDCOVER.
 TREES: NEW MEXICO OLIVE OR VITEK
 SHRUBS: BLUE SOTOL, GRO-LOW SUMAC, ROSEMARY, ARIZONA ROSEWOOD, SILVERBERRY AND APACHE PLUME



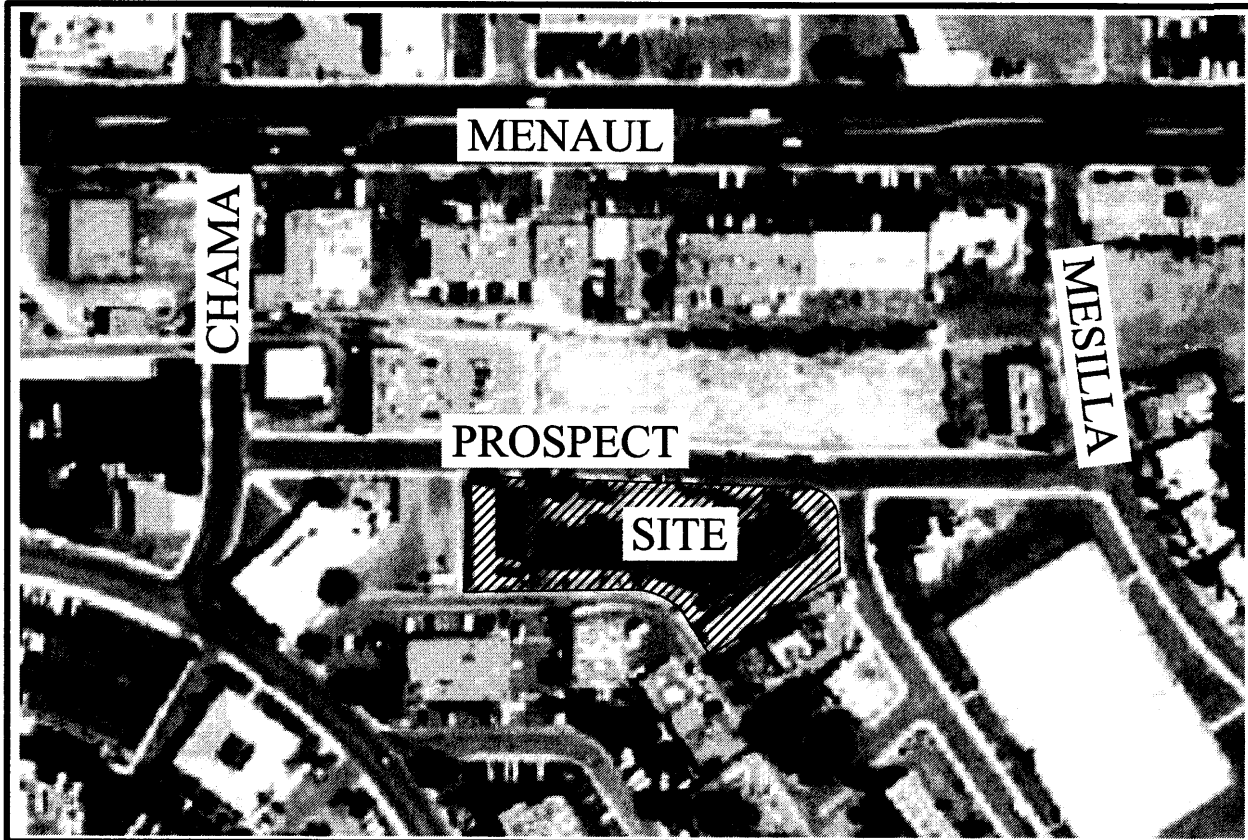
Vicinity Map H-19 NO SCALE

Administrative Amendment - R. 5/28/2013
Bentz : Apartments
 Parking Modifications, Garages and Storage
 Prospect, Albuquerque, NM
 P.O. Box 93493
 Albuquerque, NM 87199
 (505) 301-0358
 adg@arrisdg.com

PROPOSED SITE PLAN GARAGES & DRIVEWAY
 Architect: Brett E. Beatty
 Project #: 1304
 Date: April 23, 2013
SITE PLAN

RECEIVED
 FEB 19 2015
 LAND DEVELOPMENT SECTION

Signed AA 6-11-2013



FIRM MAP: 35001C0352 H

Location
Lots 2 & 3, Block B, Louisiana Addition, is located at 7016 Prospect Ave., NE and contains ±1.1977 acres. See attached portion of Vicinity Map H-19-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for the proposed garages to the west side of the buildings, covered parking to the east side of the building, and paving gravel parking lot to the south along the alley. We are requesting rough grading, paving, and building permit approval.

Existing Drainage Conditions
This site is fully developed and drains both to the north to Prospect and south to the paved alley. There are existing covered/paved parking areas to the east and west side of the project. There is also a gravel parking lot to the south along the alley. No offsite runoff enters this. According to FIRM map number 35001C0352H, map revised August 16, 2012, the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
The owners are proposing the remove existing covered parking areas and construct new garages to the west and new covered parking area to the east, and pave existing gravel parking area along the alley to the south. Eventhough paving the gravel parking area will increase the runoff, but additional landscaping areas are being proposed. The increase in runoff under the developed conditions is only 0.11 cfs.

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

* ZONE 3
* 7016 PROSPECT AVE NE

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.14 IN RAIN SIX=2.60 IN
RAIN DELAY=3.10 IN DT=0.03333 HR
ID=1 HYD NO=101.0 AREA=0.001871 SQ MI
PER A=0.00 PER B=11.00 PER C=24.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.43 IN RAIN SIX=1.73 IN
RAIN DAY=2.07 IN DT=0.03333 HR
ID=1 HYD NO=111.0 AREA=0.001871 SQ MI
PER A=0.00 PER B=11.00 PER C=24.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.14 IN RAIN SIX=2.60 IN
RAIN DELAY=3.10 IN DT=0.03333 HR
ID=1 HYD NO=101.1 AREA=0.001871 SQ MI
PER A=0.00 PER B=14.00 PER C=13.00 PER D=73.00
TP=0.1333 HR MASS RAINFALL=1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.43 IN RAIN SIX=1.73 IN
RAIN DAY=2.07 IN DT=0.03333 HR
ID=1 HYD NO=111.1 AREA=0.001871 SQ MI
PER A=0.00 PER B=14.00 PER C=13.00 PER D=73.00
TP=0.1333 HR MASS RAINFALL=1

FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = PROSPECT.TXT

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =11/17/2013
USER NO.= AHYMO-I

COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START RAINFALL TYPE= 1									TIME=	.00
COMPUTE NM HYD									RAIN6=	2.600
101.00 - 1				.00187	5.26	.193	1.93723	1.500	4.389 PER IMP=	65.00
START RAINFALL TYPE= 1									TIME=	.00
COMPUTE NM HYD									RAIN6=	1.730
111.00 - 1				.00187	3.31	.115	1.15187	1.500	2.764 PER IMP=	65.00
START RAINFALL TYPE= 1									TIME=	.00
COMPUTE NM HYD									RAIN6=	2.600
101.10 - 1				.00187	5.37	.201	2.01195	1.500	4.488 PER IMP=	73.00
START RAINFALL TYPE= 1									TIME=	.00
COMPUTE NM HYD									RAIN6=	1.730
111.10 - 1				.00187	3.41	.121	1.21633	1.500	2.850 PER IMP=	73.00
FINISH										

BASIN AREA

BASIN	AREA (SF)	AREA (AC)	AREA (MT ²)
ON-SITE	52,172.67	1.1977	0.001871

EXISTING

BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	5.26	3.31	0%, 11%, 24%, 65%

PROPOSED

BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	5.37	3.41	0%, 14%, 13%, 73%

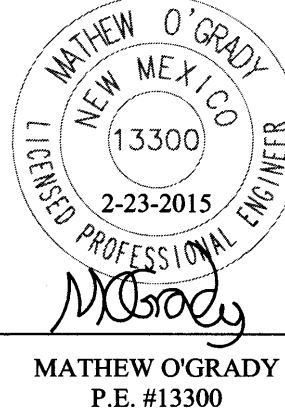
DRAINAGE CERTIFICATION

I, MATHEW O'GRADY, NMPE 13300, OF THE FIRM MATHEW O'GRADY, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/18/2013. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LEONARD MARTINEZ, NMPLS 9801. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/06/2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY. THE AS-BUILTS ARE FOR THE CLOUDED AREA ONLY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

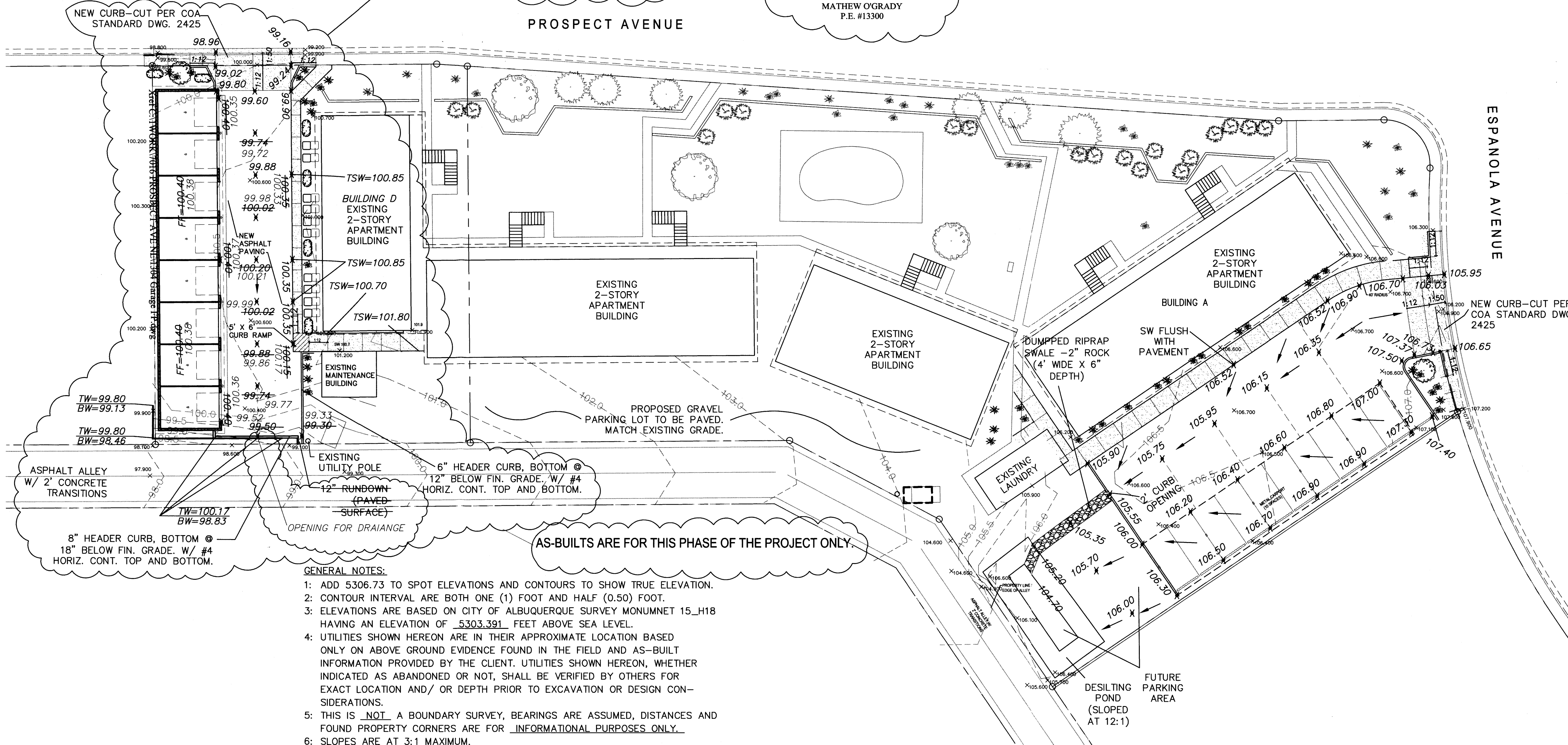
Matthew O'Grady
Signature of Engineer

2-23-2015
Date



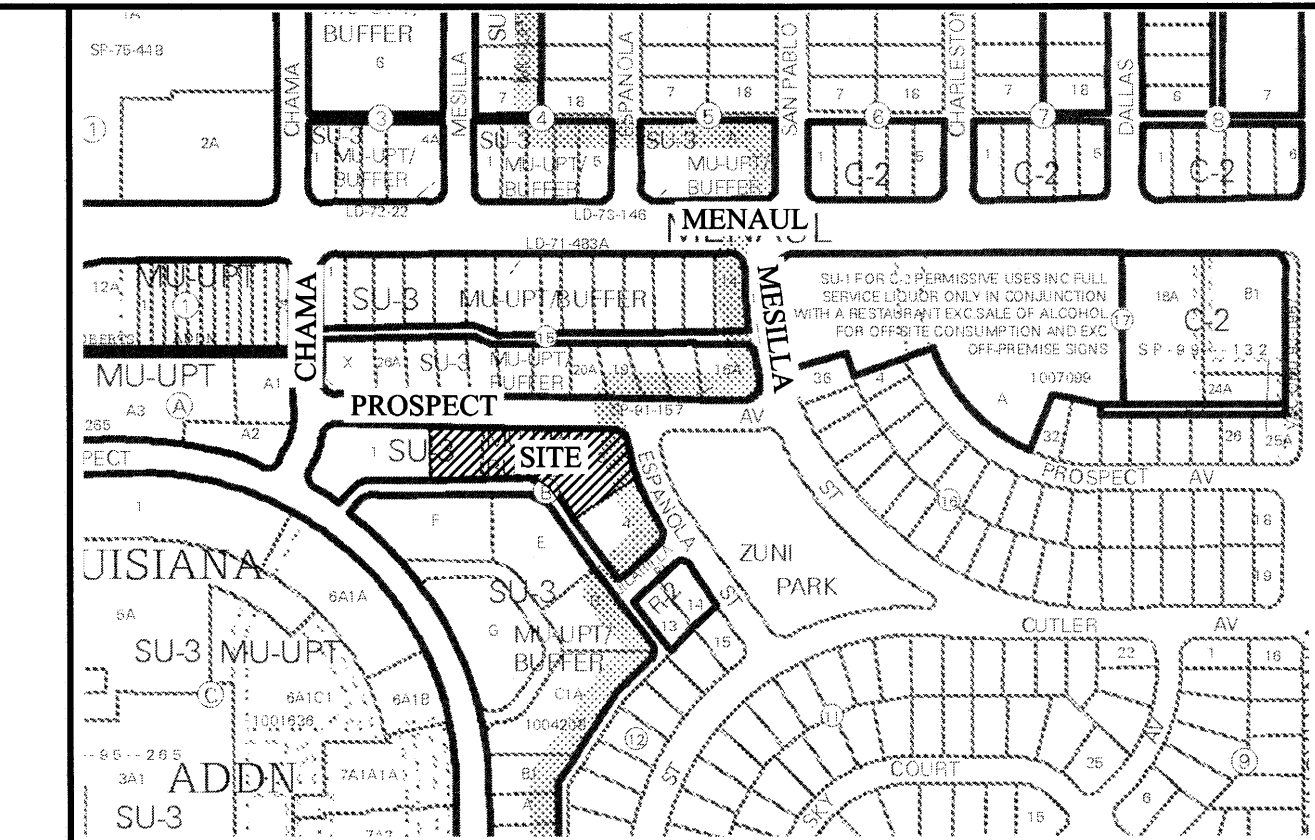
MATHEW O'GRADY
P.E. #13300

PROSPECT AVENUE



GENERAL NOTES:

1. ADD 5306.73 TO SPOT ELEVATIONS AND CONTOURS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL ARE BOTH ONE (1) FOOT AND HALF (0.50) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE SURVEY MONUMENT 15_H18 HAVING AN ELEVATION OF 5303.391 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 3:1 MAXIMUM.



VICINITY MAP:

H-19-Z

LEGAL DESCRIPTION:

LOT 2 & 3, BLOCK B, LOUISIANA ADDITION
CONTAINING 52,172.67 SQUARE FEET (1.1977 ACRES)
MORE OR LESS.
ZONED SU-3

ADDRESS

7016 PROSPECT AVE. NE; ALBUQUERQUE, NM 87110

NOTICE TO CONTRACTORS

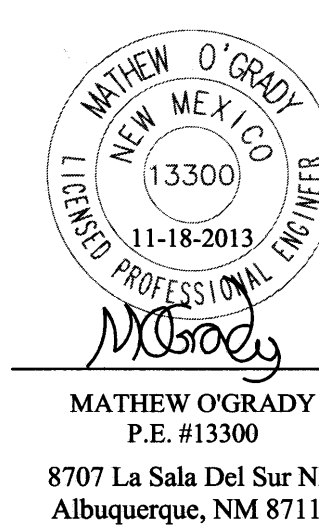
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
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3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
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6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

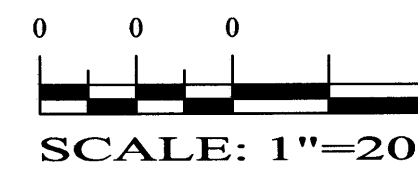
LEGEND

- 5100--- EXISTING CONTOUR (MAJOR)
- 5102--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- TC ---70.90--- PROPOSED GRADE
- FL ---70.40--- PROPOSED SPOT ELEVATION
- X 70.28 EXISTING GRADE
- X 104.600 AS-BUILT GRADES
- X 70.20
- X 70.32



MATHEW O'GRADY
P.E. #13300
8707 La Sala Del Sur NE
Albuquerque, NM 87111

GRAPHIC SCALE

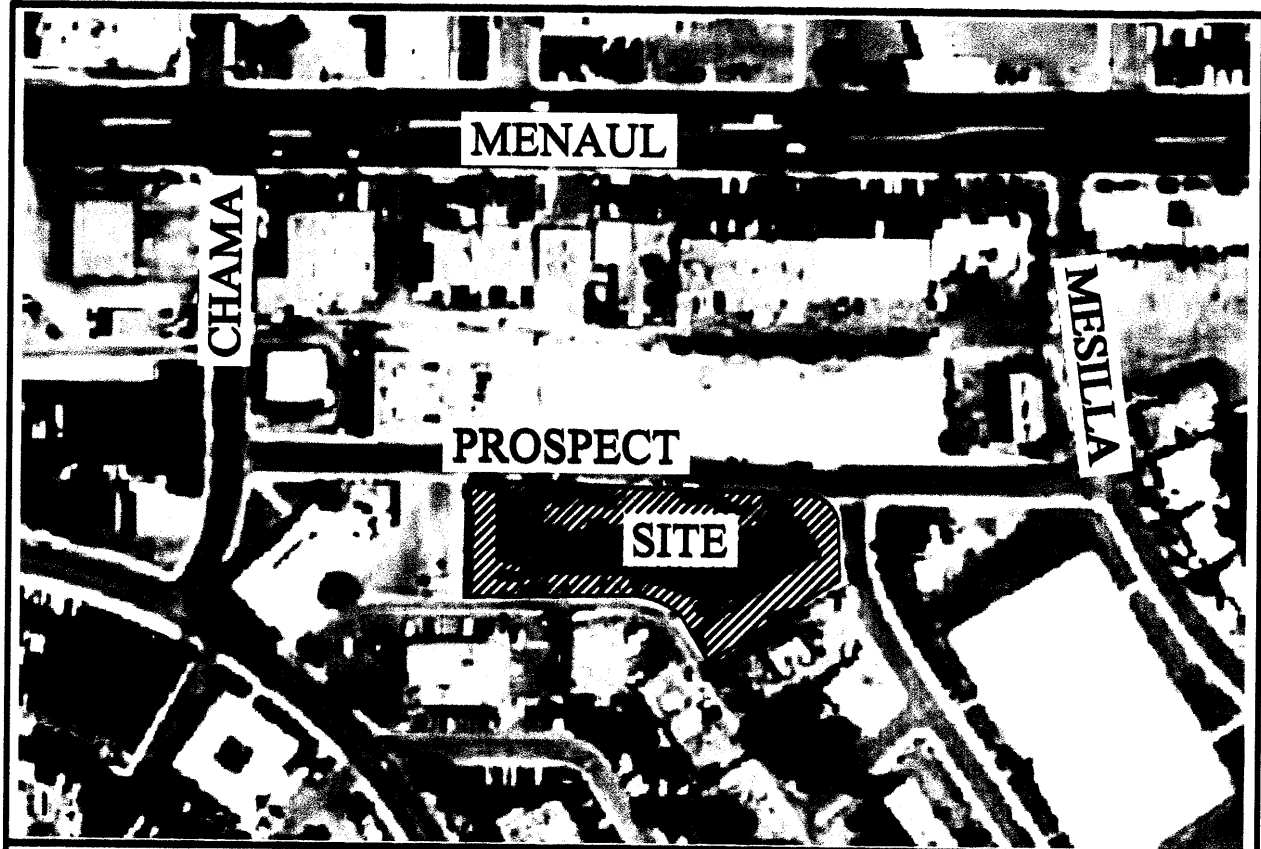


Prospect Apartments Garages, Carport and Parking Modifications GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
PROSPECT.DWG	MG	11-18-2013	1 OF 1

LAST REVISION: 11-18-2013

H 19080



FIRM MAP: 35001C0352 H

Location
Lots 2 & 3, Block B, Louisiana Addition, is located at 7016 Prospect Ave., NE and contains ±1.1977 acres. See attached portion of Vicinity Map H-19-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for the proposed garages to the west side of the buildings, covered parking to the east side of the building, and paving gravel parking lot to the south along the alley. We are requesting rough grading, paving, and building permit approval.

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This site is fully developed and drains both to the north to Prospect and south to the paved alley. There are existing covered/paved parking areas to the east and west side of the project. There is also a gravel parking lot to the south along the alley. No offsite runoff enters this. According to FIRM map number 35001C0352H, map revised August 16, 2012, the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
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Calculations
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AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = PROSPECT.TXT

- VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 11/17/2013
USER NO. = AHYMO-I

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START	RAINFALL TYPE= 1									TIME= .00
COMPUTE NM HYD	101.00	-	1	.00187	5.26	.193	1.93723	1.500	4.389 PER IMP=	65.00
START	RAINFALL TYPE= 1									TIME= .00
COMPUTE NM HYD	111.00	-	1	.00187	3.31	.115	1.15187	1.500	2.764 PER IMP=	65.00
START	RAINFALL TYPE= 1									TIME= .00
COMPUTE NM HYD	101.10	-	1	.00187	5.37	.201	2.01195	1.500	4.488 PER IMP=	73.00
START	RAINFALL TYPE= 1									TIME= .00
COMPUTE NM HYD	111.10	-	1	.00187	3.41	.121	1.21633	1.500	2.850 PER IMP=	73.00
FINISH										

BASIN AREA

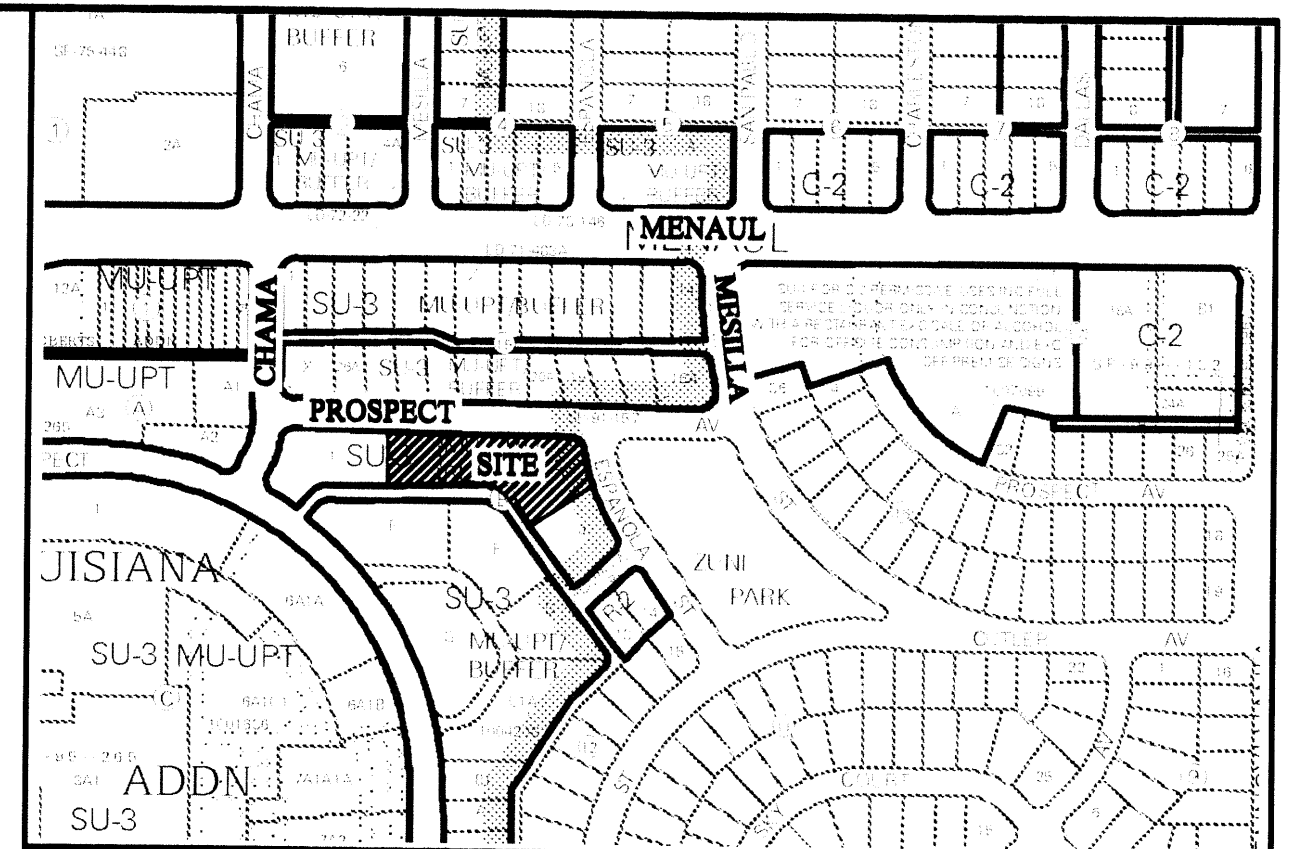
BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	52,172.87	1.1977	0.001871

EXISTING

BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
	(CFS)	(CFS)	A, B, C, D
ON-SITE	5.26	3.31	0%, 11%, 24%, 65%

PROPOSED

BASIN	Q-100 (CFS)	Q-10 (CFS)	TREATMENT
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ON-SITE	5.37	3.41	0%, 14%, 13%, 73%



VICINITY MAP: H-19-Z

LEGAL DESCRIPTION:
LOT 2 & 3, BLOCK B, LOUISIANA ADDITION
CONTAINING 52,172.87 SQUARE FEET (1.1977 ACRES)
MORE OR LESS.
ZONED SU-3

ADDRESS
7016 PROSPECT AVE. NE; ALBUQUERQUE, NM 87110

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LEGEND

---	5100	EXISTING CONTOUR (MAJOR)
---	5102	EXISTING CONTOUR (MINOR)
---		BOUNDARY LINE
---		EASEMENT
---		LIMITS OF TOP OF EXISTING SLOPE
TC	70.99	PROPOSED GRADE
FL	70.40	PROPOSED SPOT ELEVATION
X	70.28	EXISTING GRADE
X	104.600	



MATTHEW O'GRADY
P.E. #13300
8707 La Sala Del Sur NE
Albuquerque, NM 87111

GRAPHIC SCALE

0 0 0 0
SCALE: 1"=20'

Prospect Apartments
Garages, Carport and Parking Modifications
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
PROSPECT.DWG	MG	11-18-2013	1 OF 1

LAST REVISION: 11-18-2013