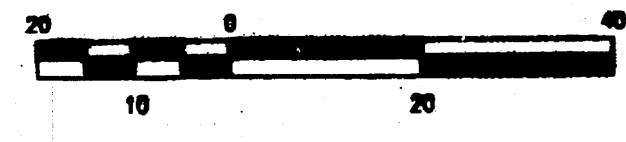


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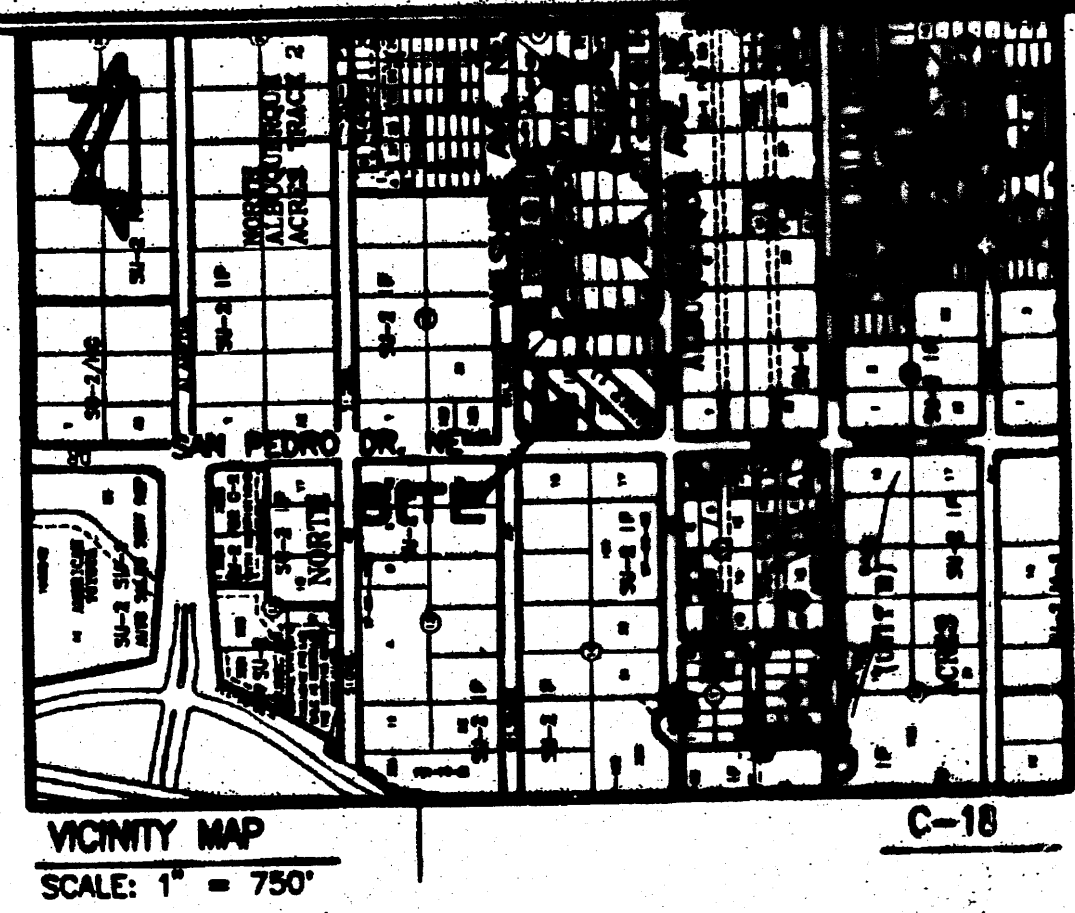


LEGEND

BY PM	BY PART MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
DP	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
FL	FIRE HYDRANT	TSM	TOP OF SIDEWALK
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PART MARK
HW	INVERT	TC	TOP OF CURB
MH	MANHOLE	TCO	TOP OF CONCRETE
MP	METAL POLE	TO	TOP OF GRADE
MS	METAL SIGN	TR	TELEPHONE RISER
ONE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	WCR	WHEELCHAIR RAMP
PVC	POLYVINYL CHLORIDE PIPE	WPP	WOOD POWER POLE
RCP	REINFORCED CONCRETE PIPE	WVB	WATER VALVE BOX
SAS	SANITARY SEWER	WVB/C	WATER VALVE BOX IN CONCRETE
	NEW CONCRETE	WP, PL, SL	EXISTING SPOT ELEVATION
	NEW ASPHALT PAVEMENT	SC	EXISTING CONTOUR
	RETAINING WALL		SEE LIGHTING SCHEDULE BELOW
	PERIMETER WALL		Small Car/Compact Space with PAVED MARKING

INDEX OF DRAWINGS

SHEET	DESCRIPTION
C.1	SITE PLAN FOR BUILDING PERMIT
A.1	SITE DETAILS
A.2	ELEVATIONS - BUILDINGS A & B
A.3	ELEVATIONS - BUILDINGS C, D, E & F
G.1	CONCEPTUAL GRADING PLAN
G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN



PROJECT NUMBER: 2005.003.4
APPLICATION NUMBER: 11-2005-0001

Is an informational fee required? (Yes) (No) If yes, then a set of approved plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements. See the accompanying work order.

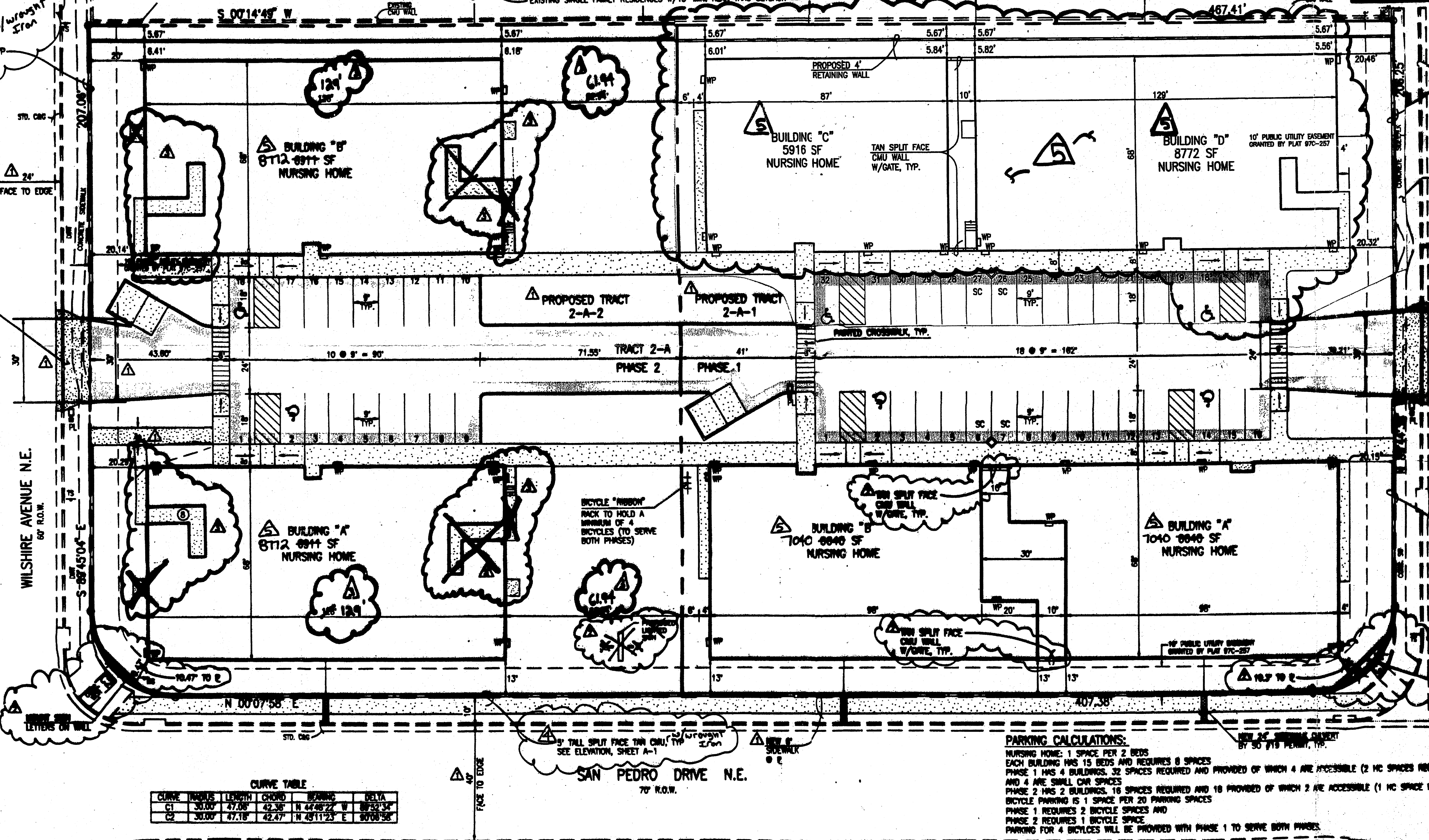
Christina Sandoval
 Planning Director
 Date: 11/23/05

Michael R. ...
 Date: 11/23/05

...
 Date: 11/23/05

11/23/05	11/23/05
11/23/05	11/23/05
11/23/05	11/23/05
11/23/05	11/23/05
11/23/05	11/23/05

#1002254



UHB ADMINISTRATIVE SITE PLAN AMENDMENT

PROJECT NO. 2005.003.4
 APPLICATION NO. 11-2005-0001

...
 Planning Director
 DATE

UHB ADMINISTRATIVE SITE PLAN AMENDMENT

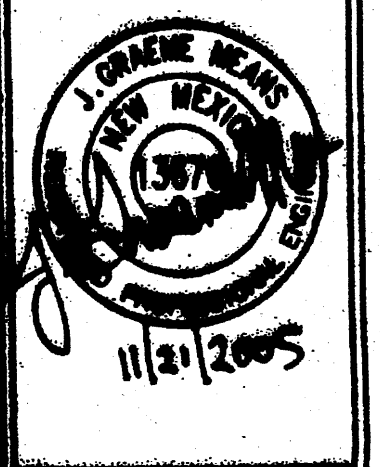
PROJECT NO. 2005.003.4
 APPLICATION NO. 11-2005-0001

...
 Planning Director
 DATE

UHB ADMINISTRATIVE SITE PLAN AMENDMENT

PROJECT NO. 2005.003.4
 APPLICATION NO. 11-2005-0001

...
 Planning Director
 DATE



11/23/05
 G.A.R.V.
 1" = 20'

SAN PEDRO DRIVE NE ALBUQUERQUE, NEW MEXICO
 SITE PLAN FOR BUILDING PERMIT

ECHOIVE HOMES
 QUALITY SENIOR LIVING
 1500 S. ...
 PH: 505-398-9888
 FAX: 505-398-7445
 E-MAIL: kar@echoive-homes.com

C.1
 5

CURVE TABLE

CURVE	INCHES	LENGTH	CHORD	BEARING	DELTA
C1	30.00	47.06	42.38	N 44°48'22" W	89°53'34"
C2	30.00	47.18	42.47	N 49°11'23" E	90°08'58"

A	B	C	D	E	F	G	H	I	J	K	L
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAWS/BALLAST	QUANTITY	VOLTS PER FIXTURE	Ø X H	REMARKS			
WP	LITRONA	TYP. 150W 250 LPI	EXTERIOR WALL PACK VALL NTA HD	150W	26	120	300	ELECTRONIC BALLAST			
PL	LITRONA	"UNIMORDED" PSE1 150W RE RP9 SF POLED SSS 20 45 809 800	AREA LIGHTING POLE NTA HD	150W	3	120	450	ELECTRONIC BALLAST			
SL	HYREL	LR726-S GRVITY FIT SOCKET PENNIN OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS (SHADE NTA HD)	70W	2	140	200	ELECTRONIC BALLAST			

PARKING CALCULATIONS:
 NURSING HOME: 1 SPACE PER 2 BEDS
 EACH BUILDING HAS 15 BEDS AND REQUIRES 8 SPACES
 PHASE 1 HAS 4 BUILDINGS, 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED) AND 4 ARE SMALL CAR SPACES
 PHASE 2 HAS 2 BUILDINGS, 16 SPACES REQUIRED AND 16 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
 BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
 PHASE 1 REQUIRES 2 BICYCLE SPACES AND
 PHASE 2 REQUIRES 1 BICYCLE SPACE
 PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEY CONDUCTED BY THIS OFFICE.
- TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION.

ADMINISTRATIVE AMENDMENT

PROJECT NO. 2005.003.4
 APPLICATION NO. 11-2005-0001

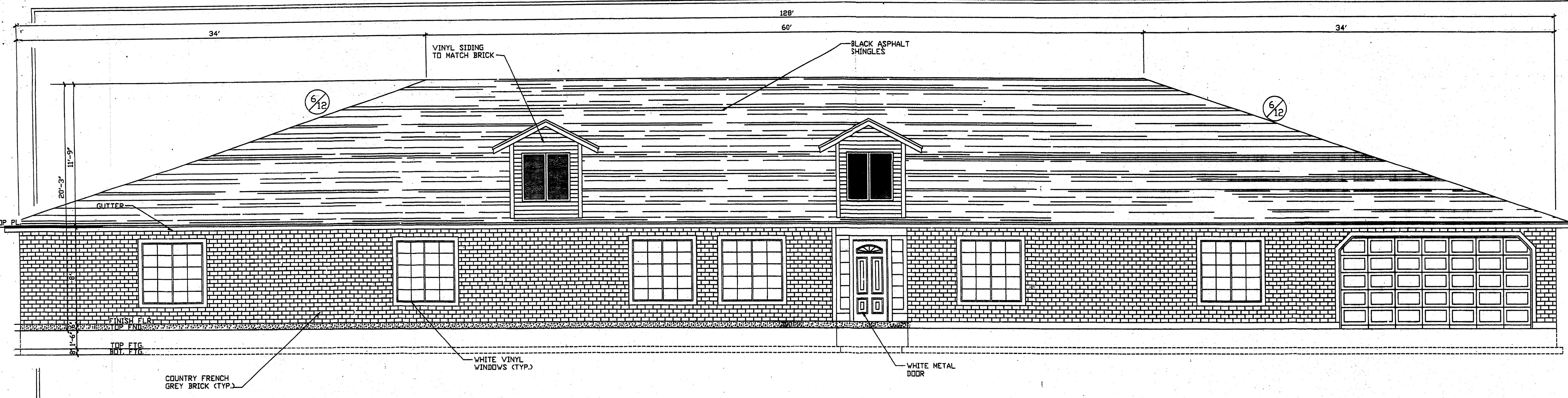
...
 Planning Director
 DATE

2005.003.4

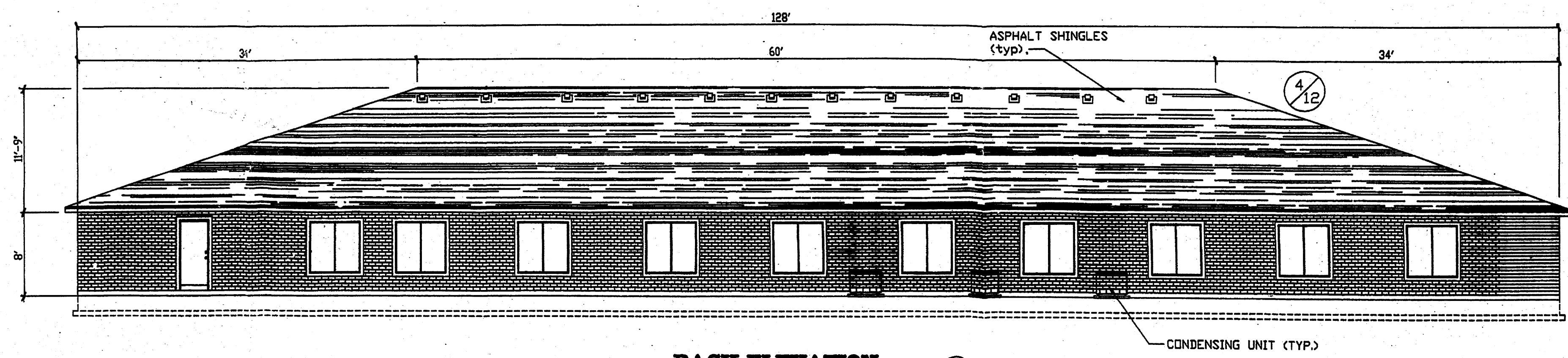
Plot Date: 11-21-2005
 Plot Time: 09:22 am
 File Name: 50054CGP3.Dwg

JMA JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, N.M. 87109
 ENGINEERS & SURVEYORS (CSD) 345-4230
 FAX: 505-345-4254 ESTABLISHED 1977

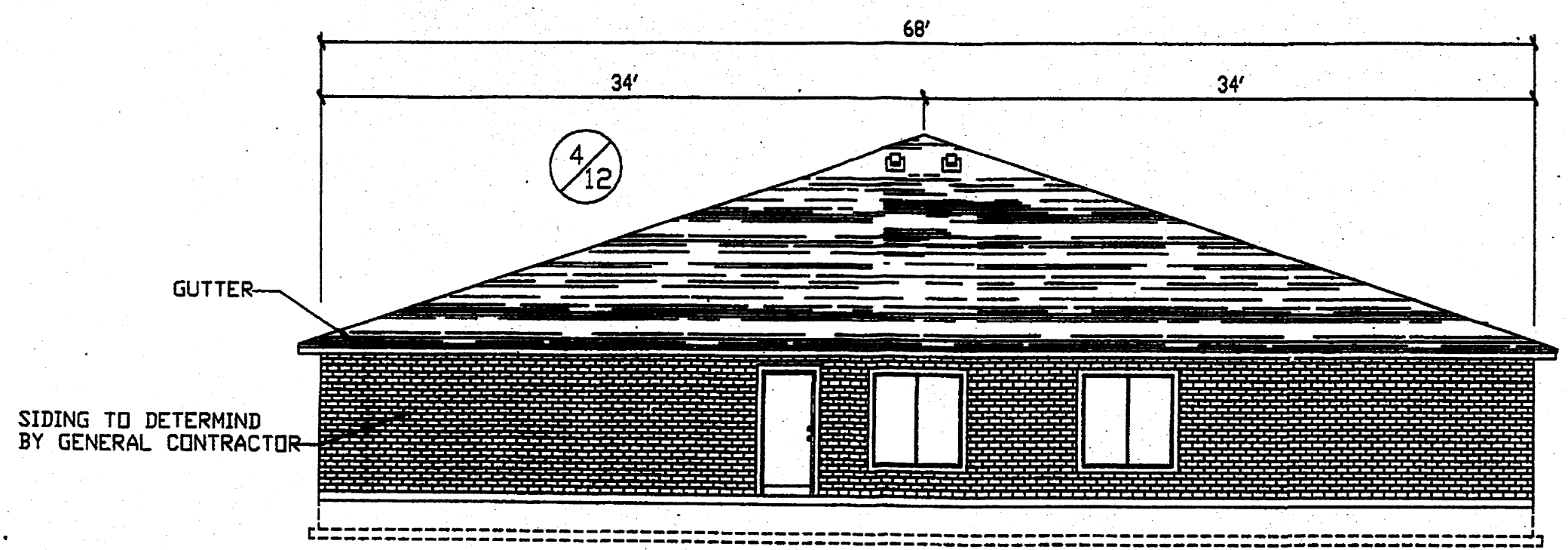
REVISIONS:
A Revert to Originally Approved Elevation



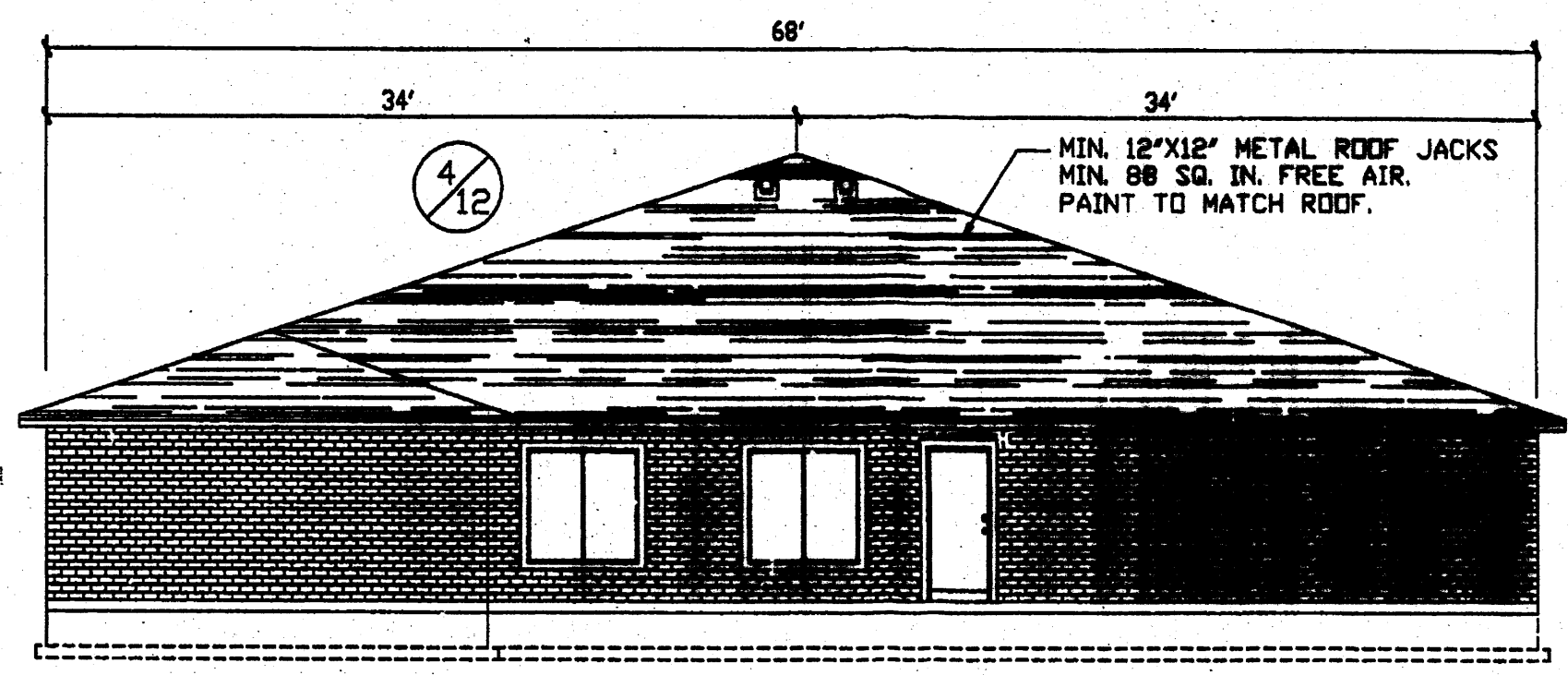
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 6'
 1' 3' 5'



BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2' 6' 10'
 1' 4' 8' 12'



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2' 6' 10'
 1' 4' 8' 12'



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2' 6' 10'
 1' 4' 8' 12'

DATE: JAN 14, 2005
 DRAWN BY: A.J./K.R.
 SCALE:

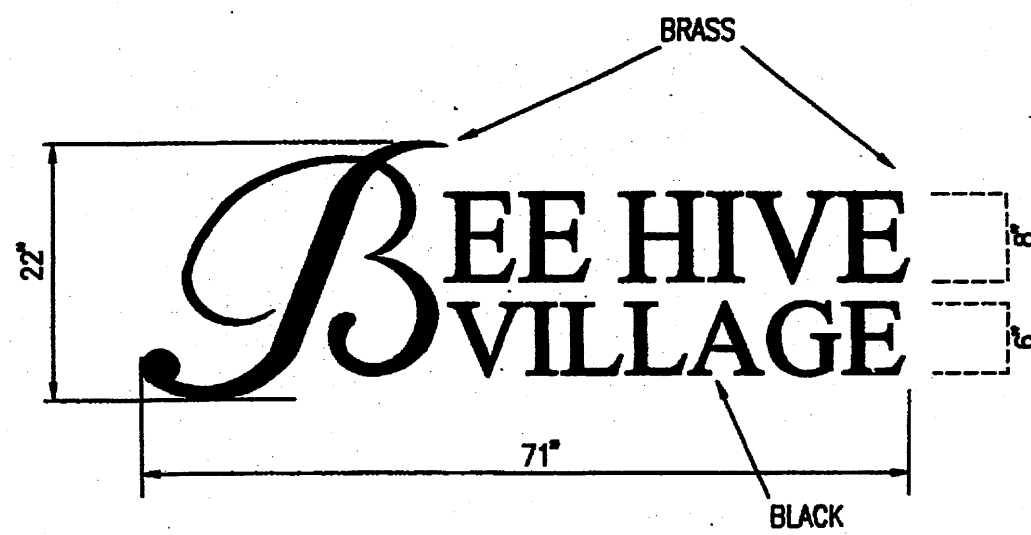
SAN PEDRO NEW MEXICO
 FOR CONSTRUCTION
 ELEVATIONS BUILDING A AND B
 PAGE TITLE

BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEER: JAMES R. DR. PHONE: (808) 889-7145
 1500 N. JARVIS DR. FAX: (808) 886-7165
 MERIDIAN, ID. 83642 E-MAIL: hsh@beehivehomes.com

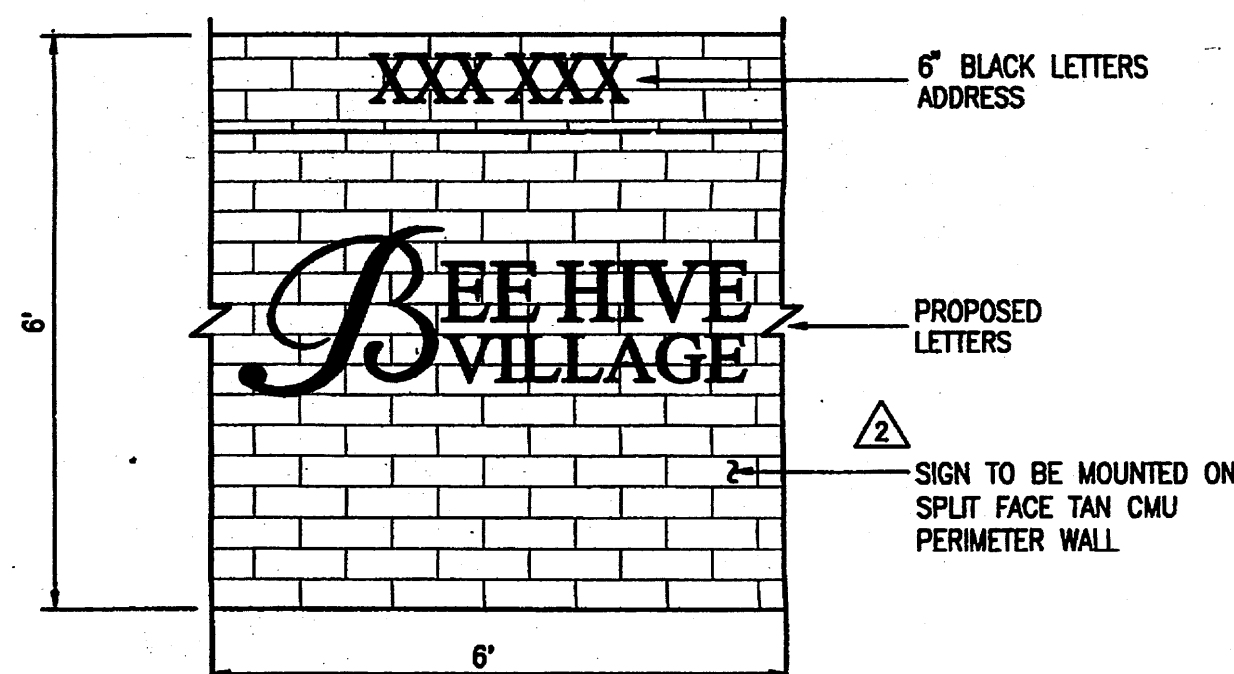
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 Plot Time: 11:06 am



JEFF NORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

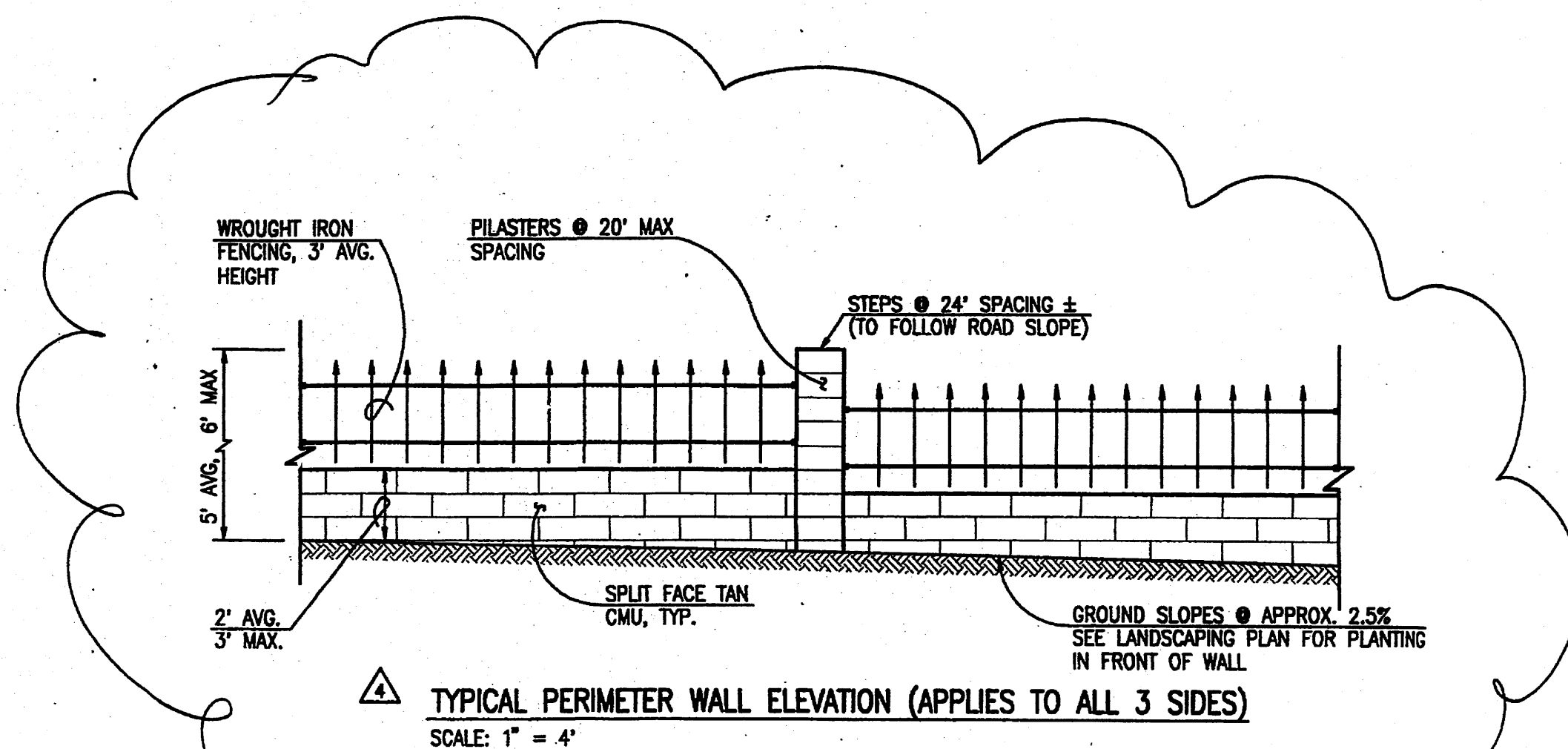


NON-ILLUMINATED METAL PIN LETTERS (CUSTOM FONT)
 COLOR: BRASS AND BLACK
 OVERALL HEIGHT: 22'
 OVERALL LENGTH: 71'
 THICKNESS: 1/4"

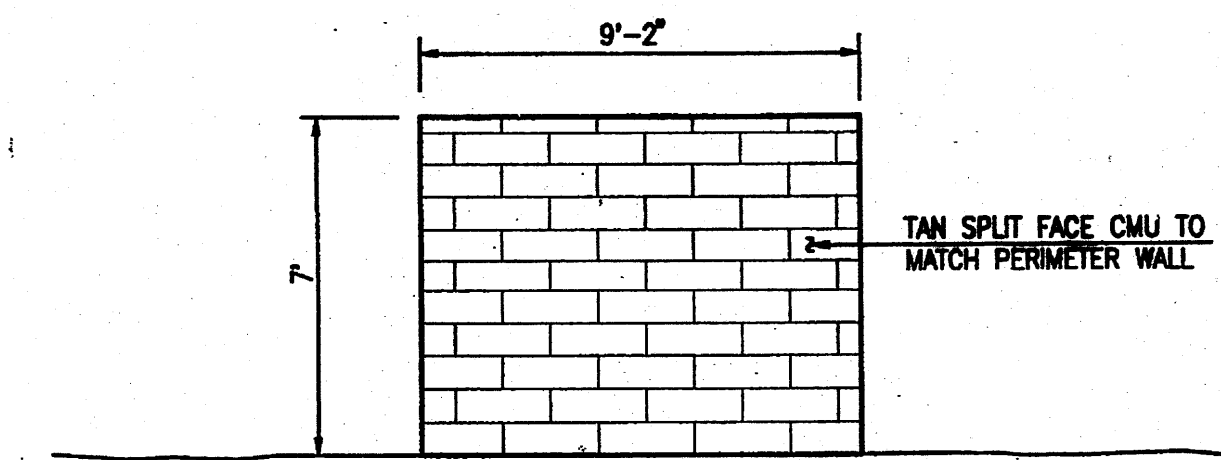


PROPOSED SIGN DETAIL (TO BE MOUNTED ON WALL)
 SCALE: 1" = 2'

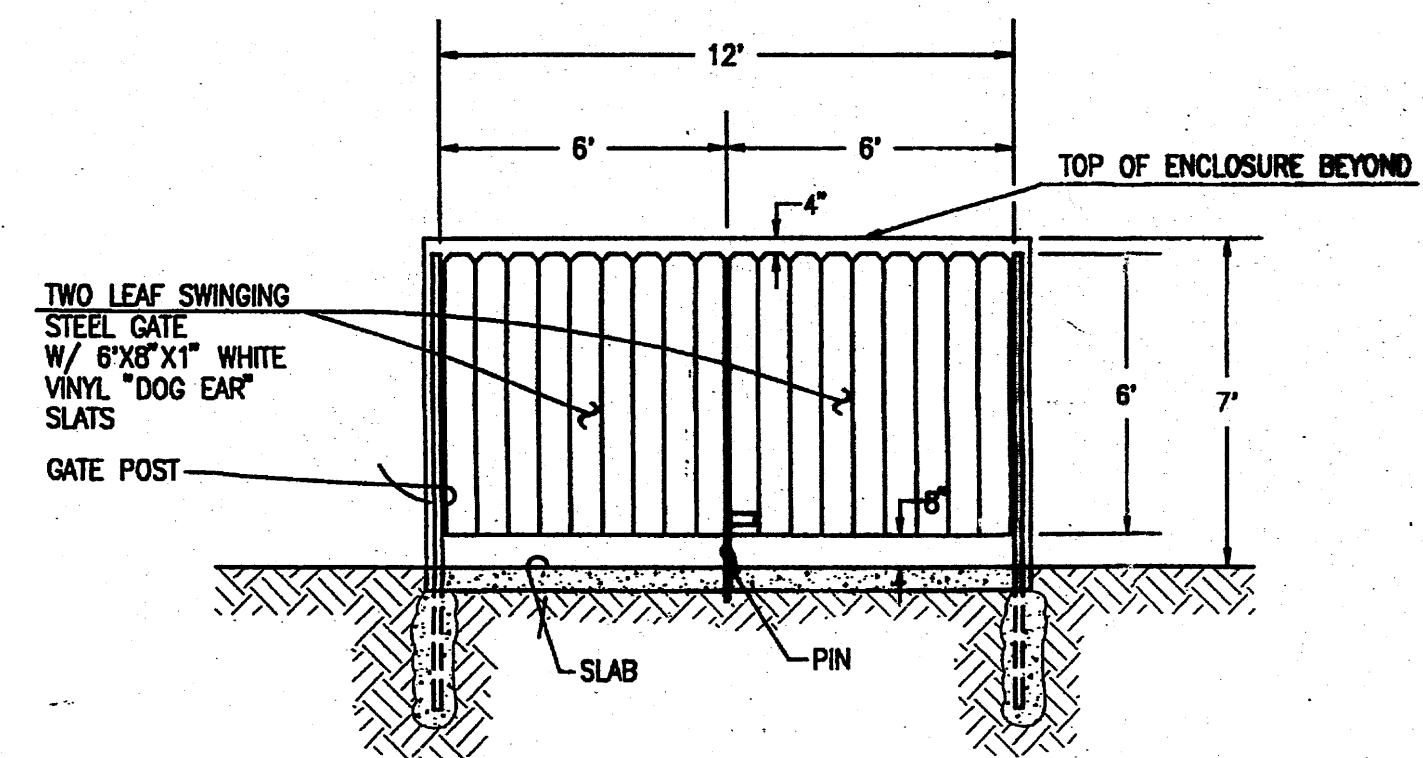
NOTE: SIGN TO BE UPLIT WITH 1-250 WATT METAL HALIDE LAMP.



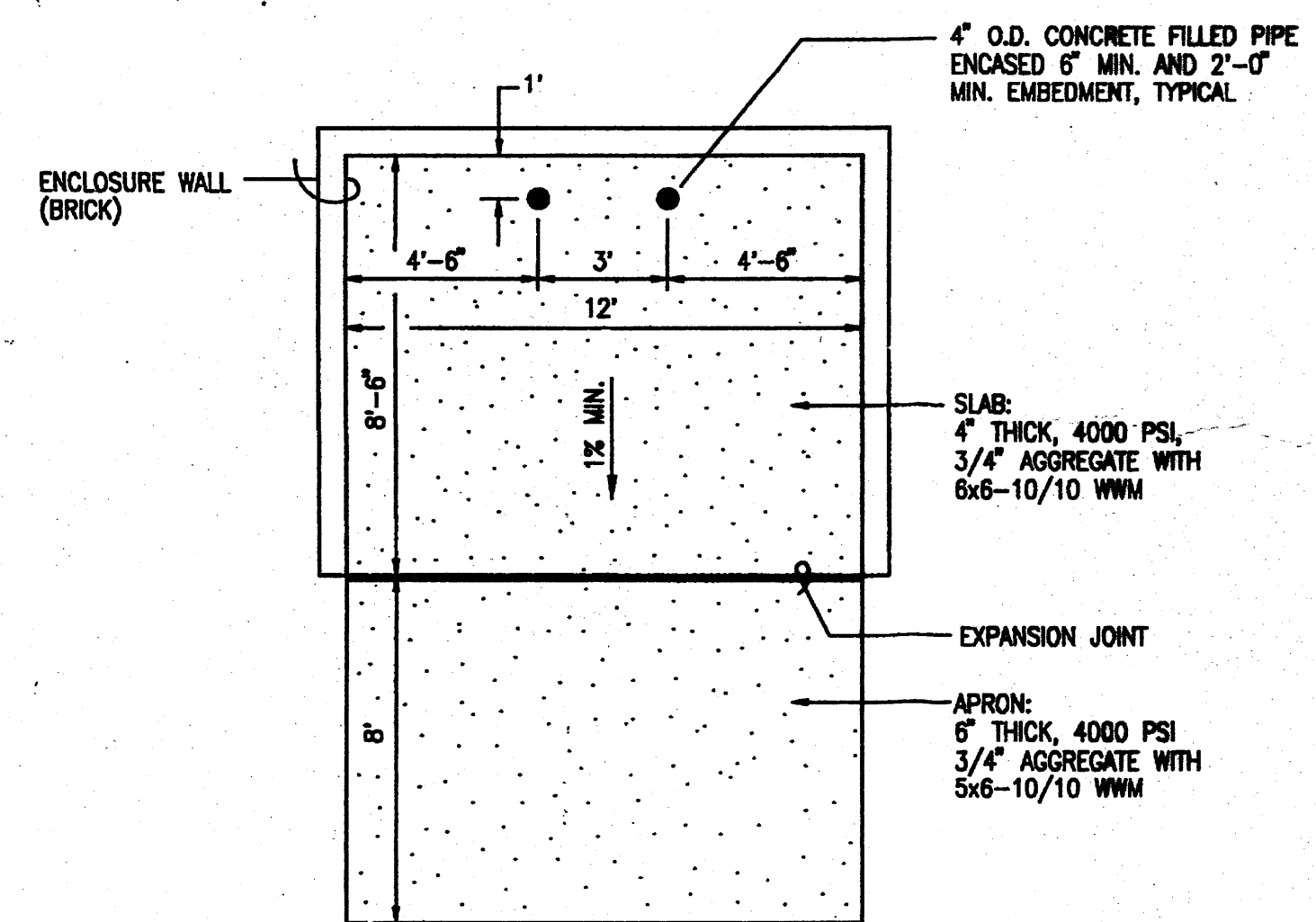
TYPICAL PERIMETER WALL ELEVATION (APPLIES TO ALL 3 SIDES)
 SCALE: 1" = 4'



REFUSE ENCLOSURE SIDE ELEVATION
 SCALE: 1" = 4'

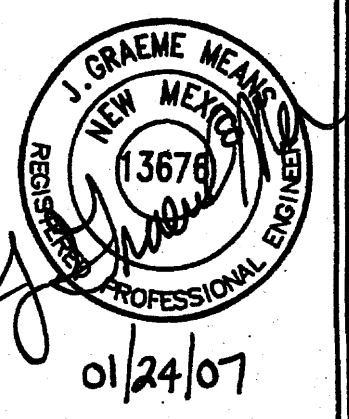


REFUSE ENCLOSURE GATE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE PLAN
 SCALE: 1" = 4'

2	AMEND WALL SIGN	11/30/05
4	AMEND WALL	01/2007



TOWN: 10-2005
 DRAWN BY: G.M. / R.V.
 TITLE:

SAN PEDRO DRIVE N.W.
 FOR CONSTRUCTION
 PAGE TITLE: SITE DETAILS

BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERS: BRITT DR. PHONE: (505) 888-7145
 MERIDIAN, ID. 83642 FAX: (208) 888-7145
 E-MAIL: kar-benge@earthlink.net

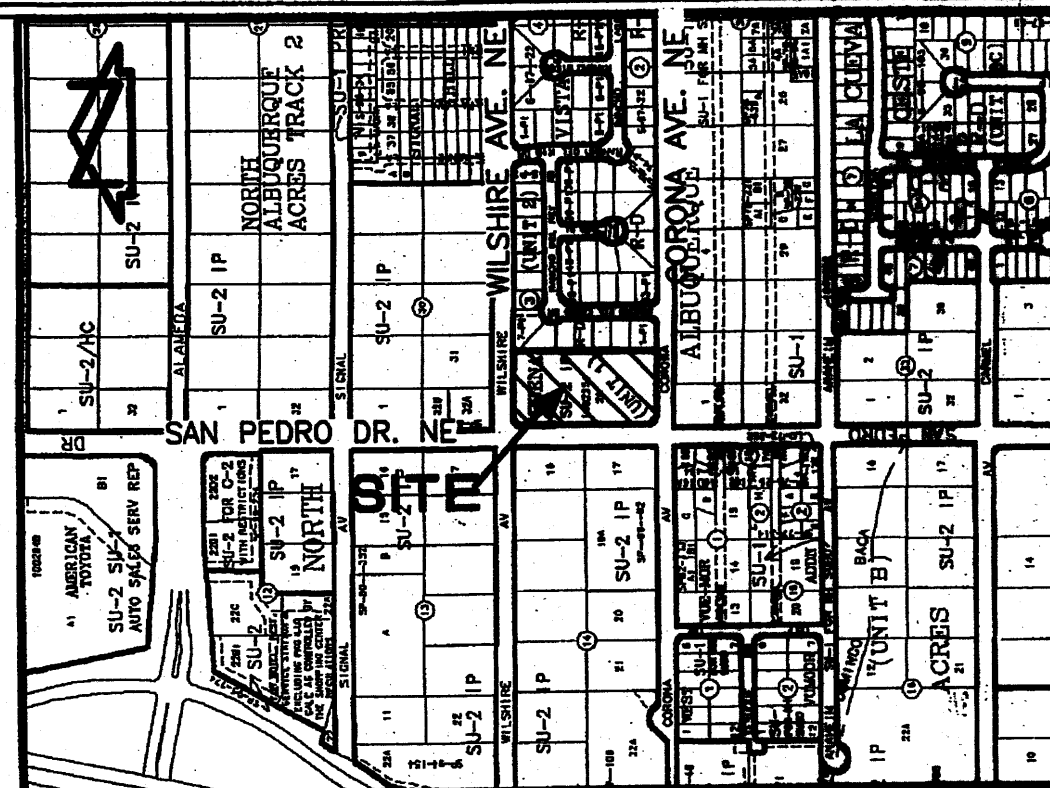
PROJECT # 1002254

LEGEND

BY PM	BY PAINT MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
DIP	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
EH	FIRE HYDRANT	TSW	TOP OF SIDEWALK
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PAINT MARK
INV	INVERT	TA	TOP OF ASPHALT
MH	MANHOLE	TC	TOP OF CURB
MP	METAL POLE	TCO	TOP OF CONCRETE
MS	METAL SIGN	TC	TOP OF GRATE
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	TR	TELEPHONE RISER
PVC	POLYVINYL CHLORIDE PIPE	WCR	WHEELCHAIR RAMP
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE
SAS	SANITARY SEWER	WVB	WATER VALVE BOX
		WVB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	EXISTING CONTOUR
		SC	SEE LIGHTING SCHEDULE BELOW
			Small Car/compact space with painted markings

INDEX OF DRAWINGS

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U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN



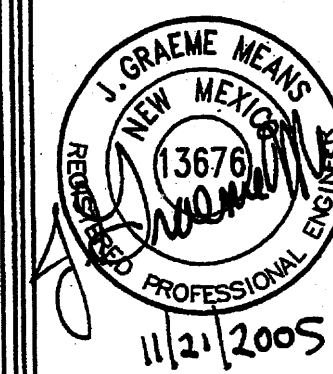
PROJECT NUMBER: 1002254
APPLICATION NUMBER: 05 DRB-01643

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	Date
11/23/05	
<i>[Signature]</i>	Date
11/23/05	
<i>[Signature]</i>	Date
11/23/05	
<i>[Signature]</i>	Date
11/23/05	

DATE	11/14/05 DRB
DATE	10/2005
DATE	11/21/2005



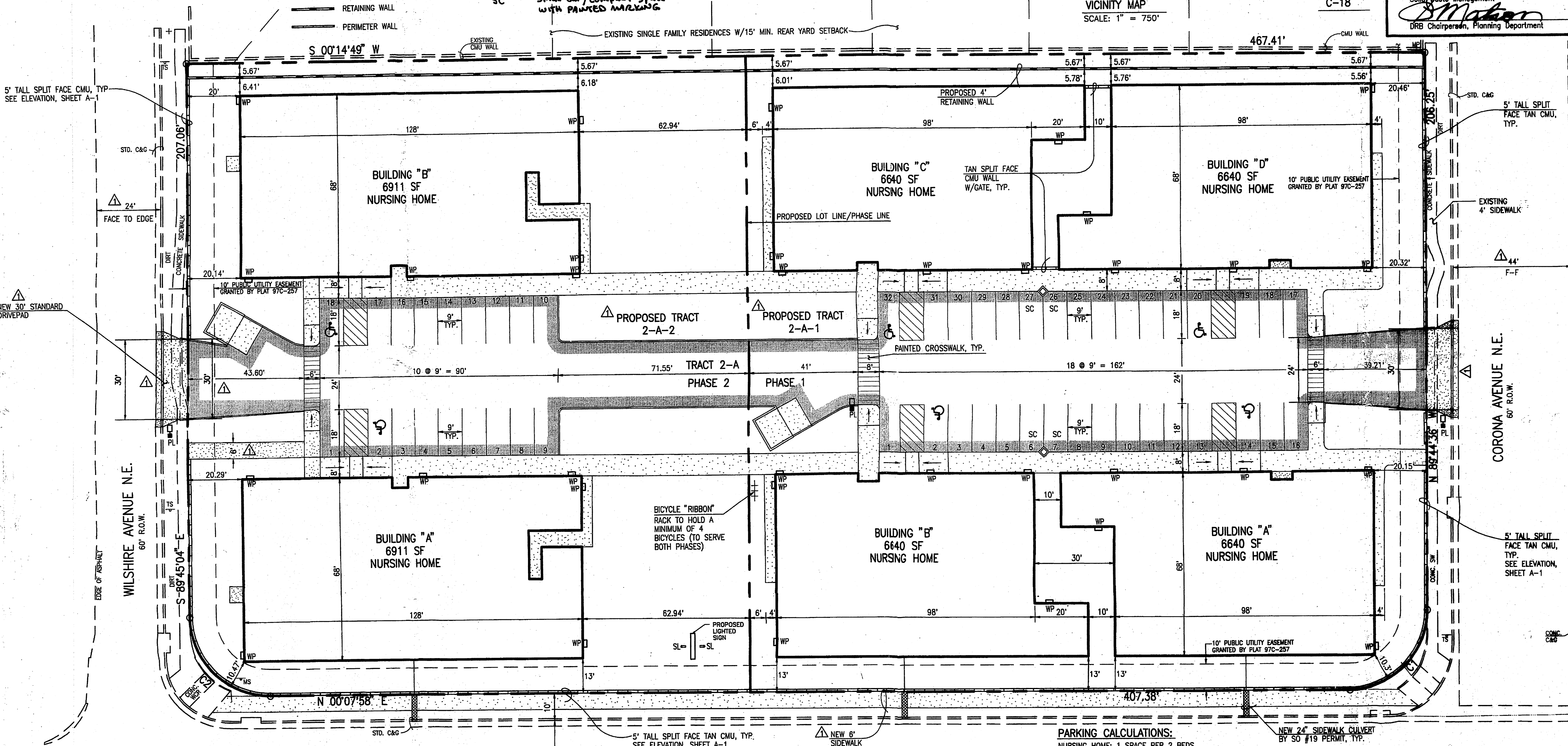
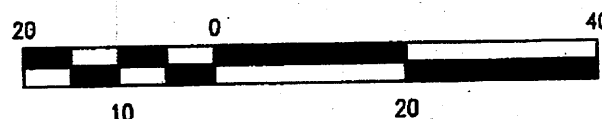
DATE: 10/2005
DRAWN BY: G.M./R.W.
SCALE: 1" = 20'

SAN PEDRO DRIVE NE
ALBUQUERQUE, NEW MEXICO
PAGE TITLE
SITE PLAN FOR BUILDING PERMIT

EEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING: BRETT DR. FAX: 505-888-7145
MERIDIAN, ID. 83642 E-MAIL: karlene@eehivehomes.com

C.1

SCALE: 1" = 20'



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°08'58"

PARKING CALCULATIONS:
NURSING HOME: 1 SPACE PER 2 BEDS
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PHASE 1 HAS 4 BUILDINGS, 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED)
AND 4 ARE SMALL CAR SPACES
PHASE 2 HAS 2 BUILDINGS, 16 SPACES REQUIRED AND 18 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
PHASE 1 REQUIRES 2 BICYCLE SPACES AND
PHASE 2 REQUIRES 1 BICYCLE SPACE
PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

A	B	C	D	E	F	REMARKS
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMPS/BALLAST	QUANTITY	WATTS PER FIXTURE
WP	LITHONIA	TVP 150M 120 LP1	EXTERIOR WALL PACK WALL MTD. HD	150M	26	150
PL	LITHONIA	(LUMINAIRE) KSE1 150M R2 RP9 SF (POLE) SSS 20 4G DM19 DM8	AREA LIGHTING POLE MTD. HD	150M	3	150
SL	HYDREL	LIR7246-S GRAVITY FIT SOCKET PENDANT OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS GRADE MTD. HD	70M	2	140

NOTES:
1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE.
2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION

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Pict Time: 09:22 am

Jma JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

2005.003.4

REVISIONS

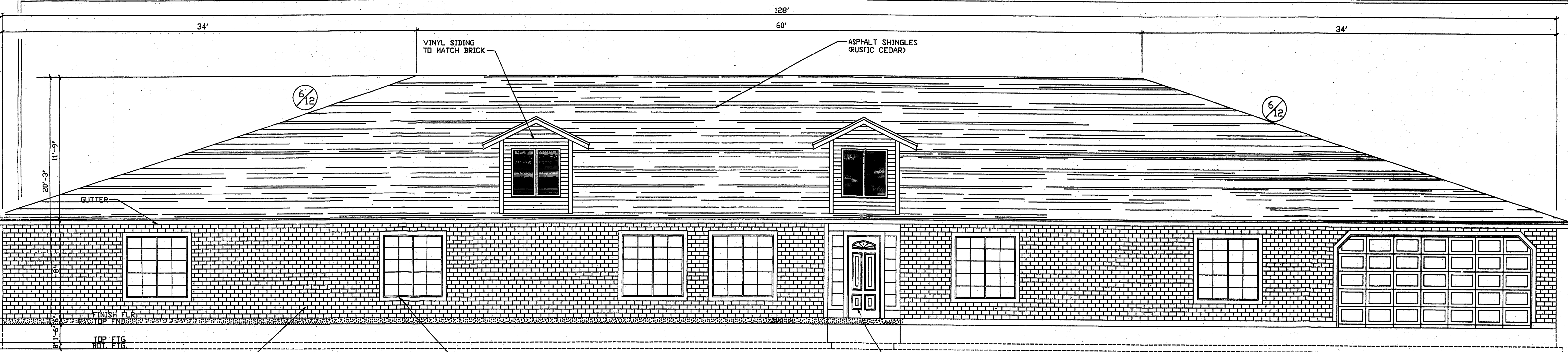
DATE: JAN 14, 2005
DRAWN BY: A.J./K.R.
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SAN PEDRO NEW MEXICO
FOR CONSTRUCTION
PAGE TITLE
ELEVATIONS BUILDING A AND B

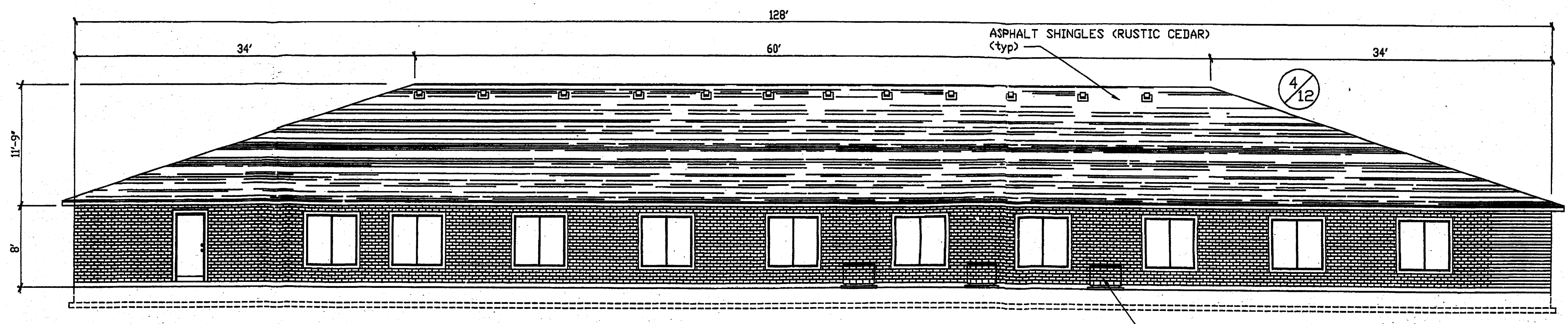
BEEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING: BRITT DE
MERIDIAN, ID. 83642
PHONE: (208) 888-7145
FAX: (208) 888-7145
E-MAIL: hanteng@earthlink.net

A-2

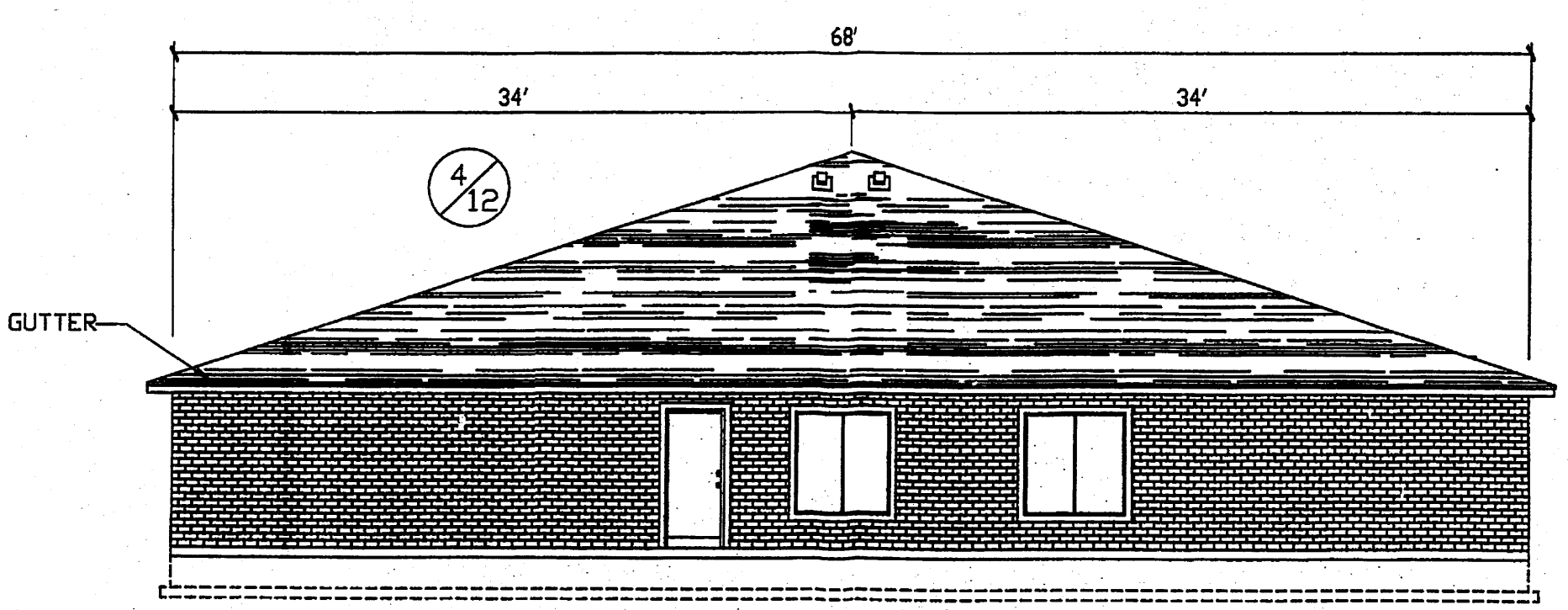
SHEET 11



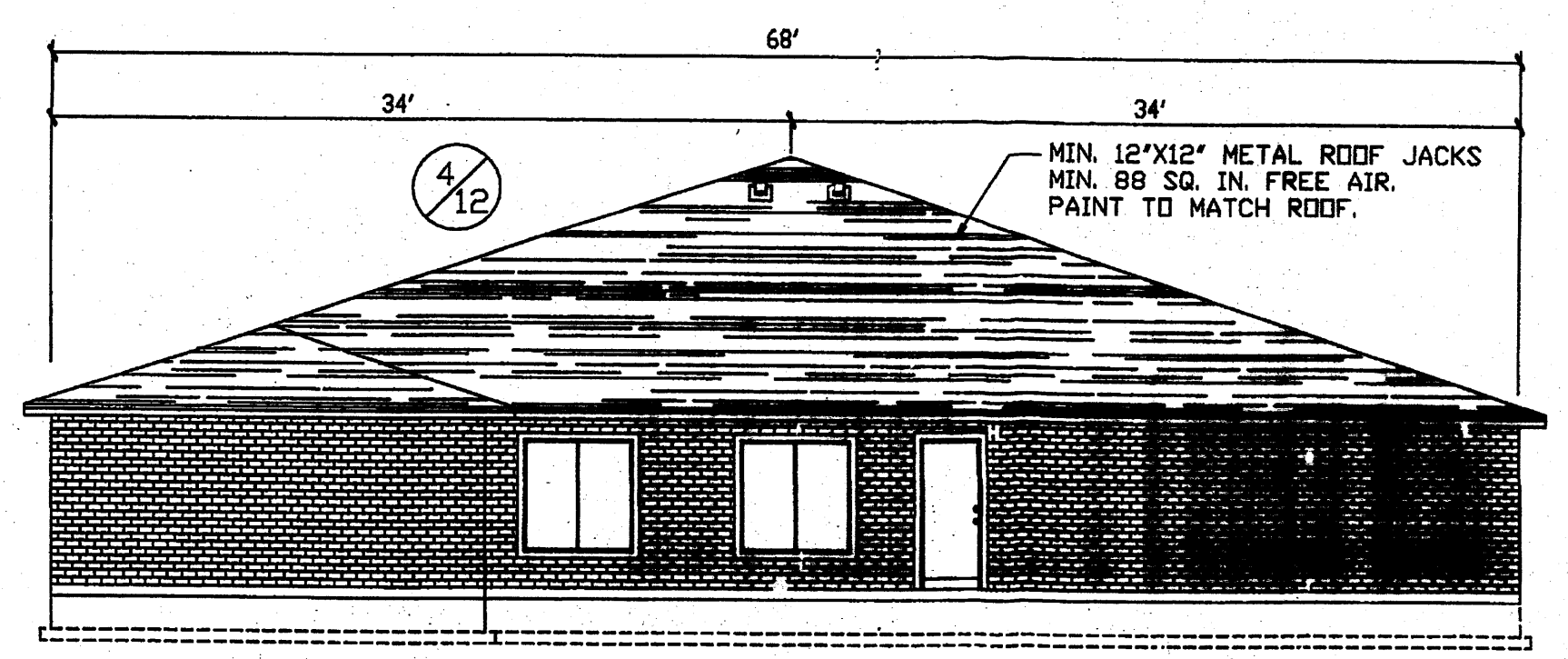
FRONT ELEVATION (B)
SCALE: 1/4" = 1'-0"
0 2' 4' 6'



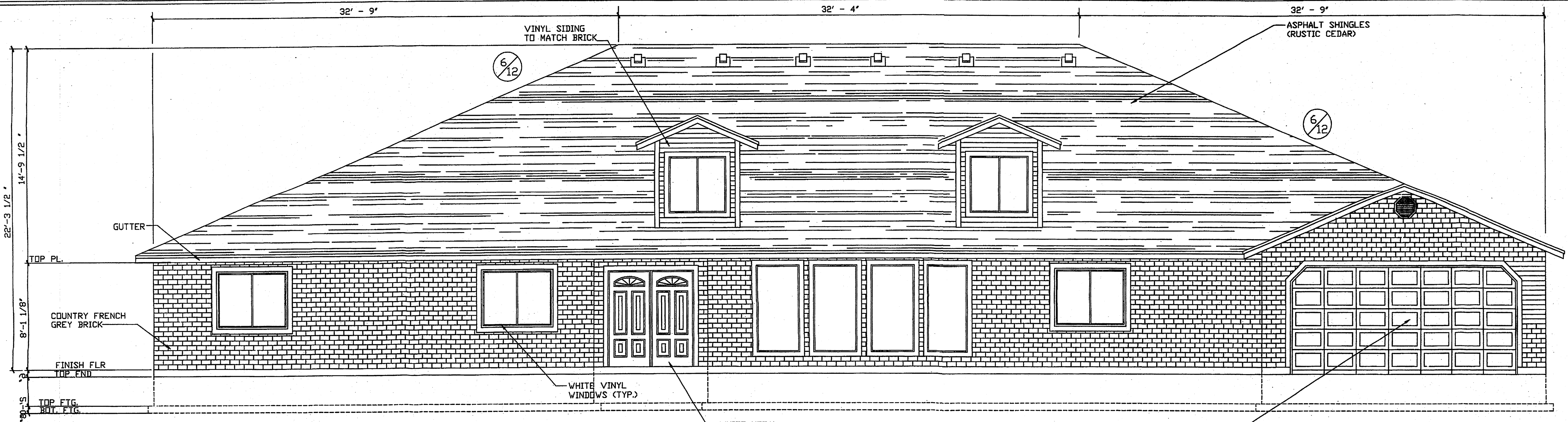
BACK ELEVATION (B)
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 10' 12'



LEFT ELEVATION (C)
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 10' 12'

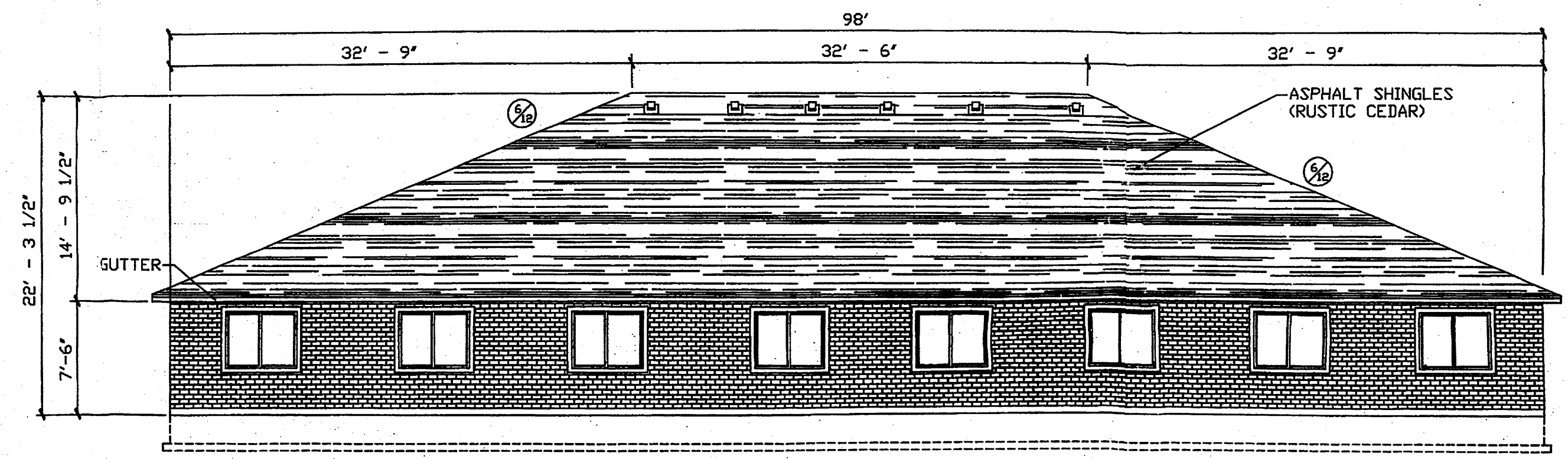


RIGHT ELEVATION (D)
SCALE: 1/8" = 1'-0"
0 2' 4' 6' 10' 12'

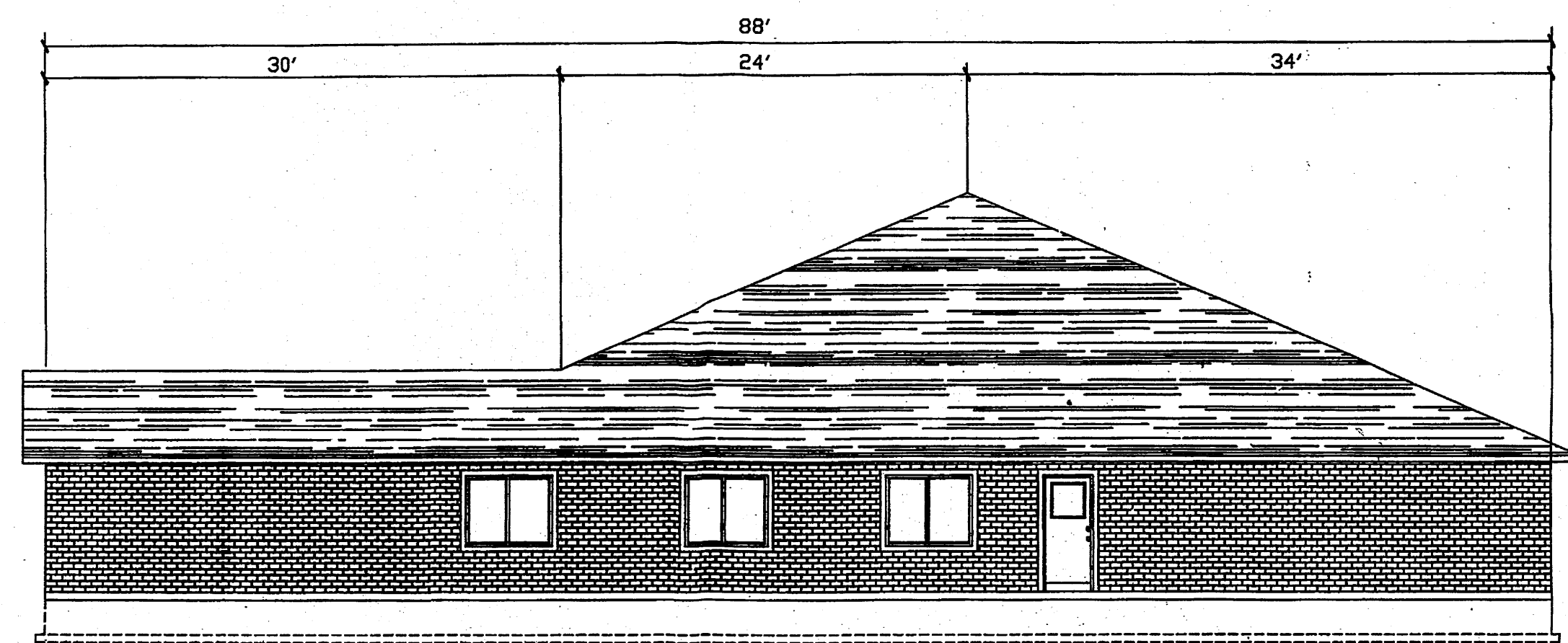


NOTE: THIS IS A TYPICAL BUILDING ELEVATION LOCATION OF GARAGE WILL VARY.

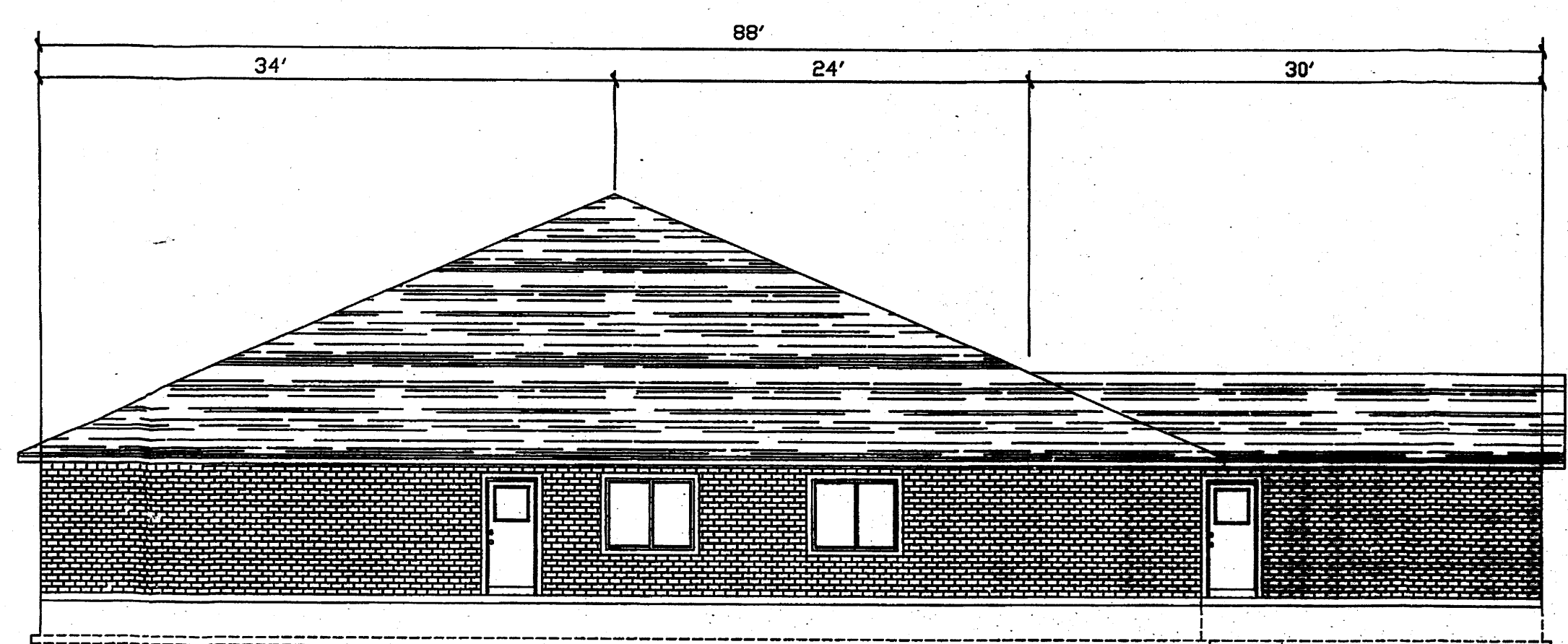
FRONT ELEVATION (A)
SCALE: 1/4" = 1'-0"
0 2' 4' 6'



BACK ELEVATION (B)
SCALE: 1/8" = 1'-0"
0 2' 4' 8' 12'



RIGHT ELEVATION (C)
SCALE: 1/8" = 1'-0"
0 2' 4' 8' 12'



LEFT ELEVATION (D)
SCALE: 1/8" = 1'-0"
0 2' 4' 8' 12'

NO.	REVISIONS

DATE: JAN 14, 2005
DRAWN BY: A.J./K.R.
SCALE:

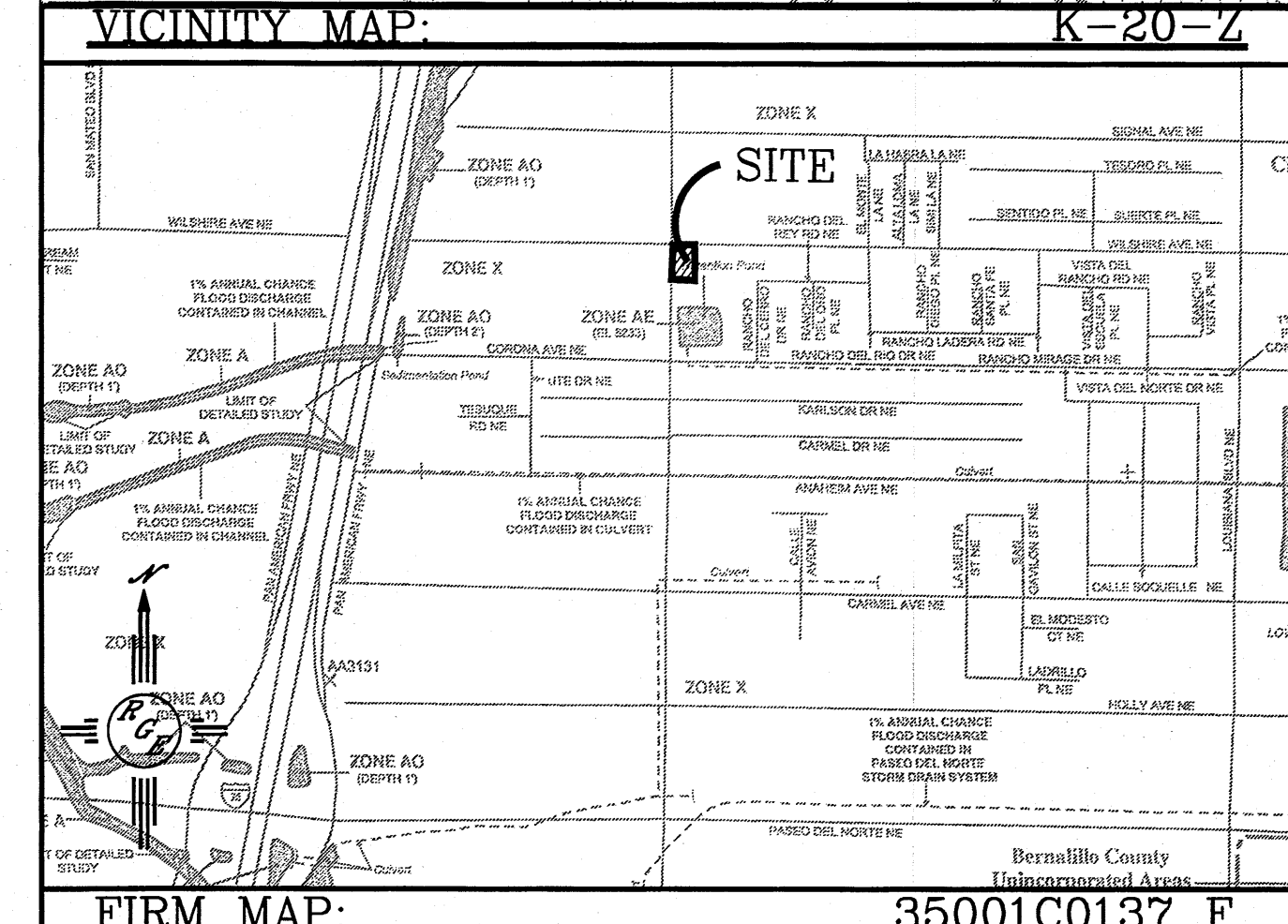
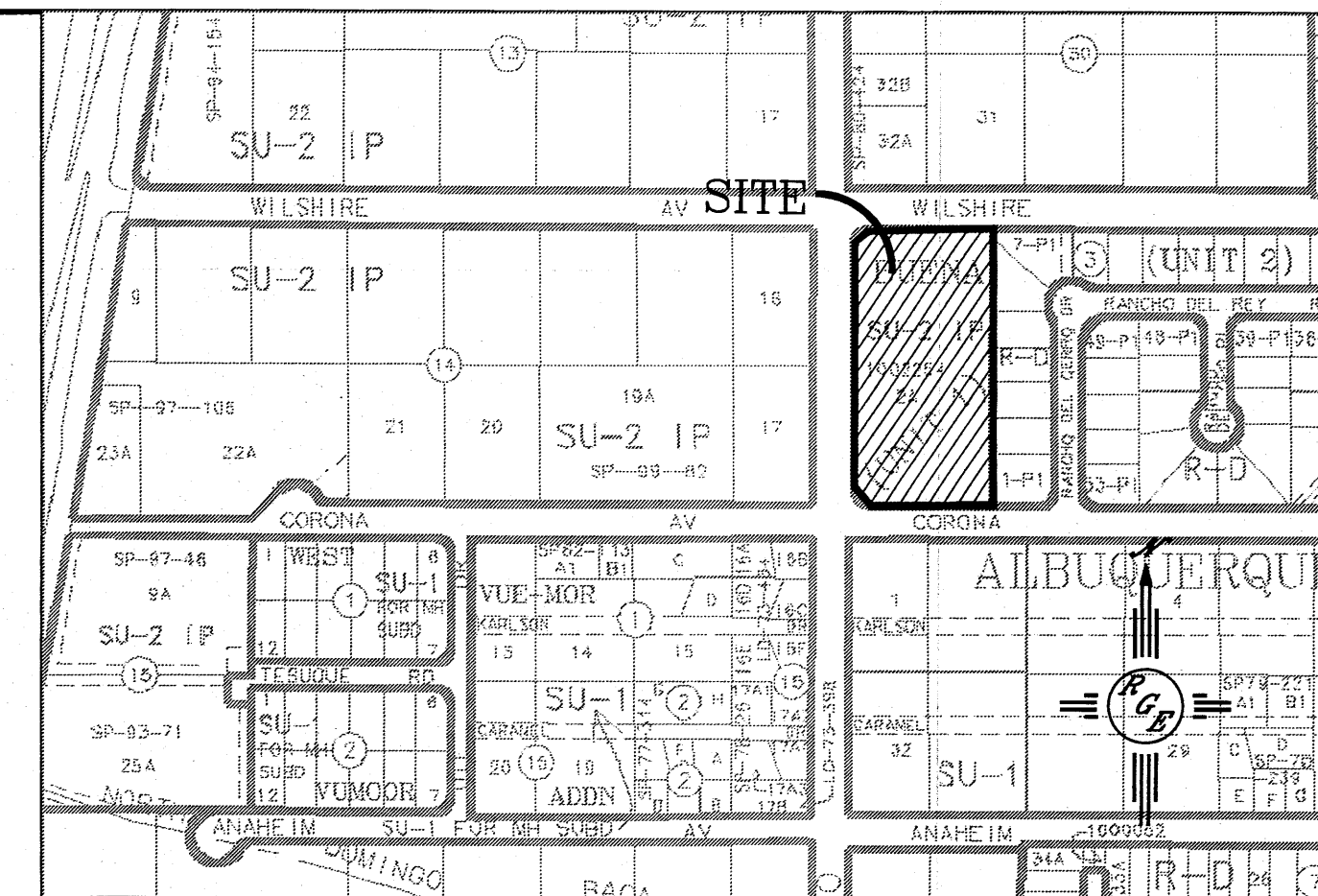
PAGE TITLE: SAN PEDRO DRIVE NE FOR CONSTRUCTION BLDG C,D,E & F ELEVATIONS

EEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING: 888-714-5
ARCHITECT: 888-714-5
MERIDIAN, ID 83642 E-MAIL: kar.teng@eehive.com

EEHIVE HOMES
QUALITY SENIOR LIVING
ENGINEERING: 888-714-5
ARCHITECT: 888-714-5
MERIDIAN, ID 83642 E-MAIL: kar.teng@eehive.com

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

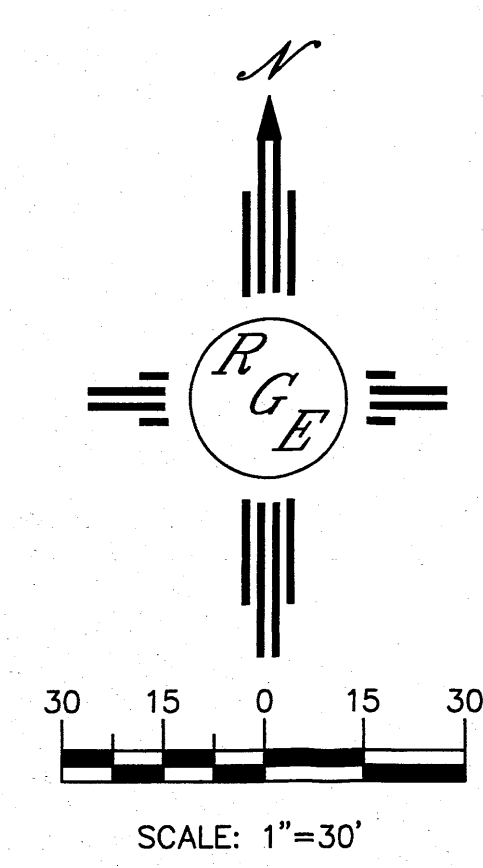
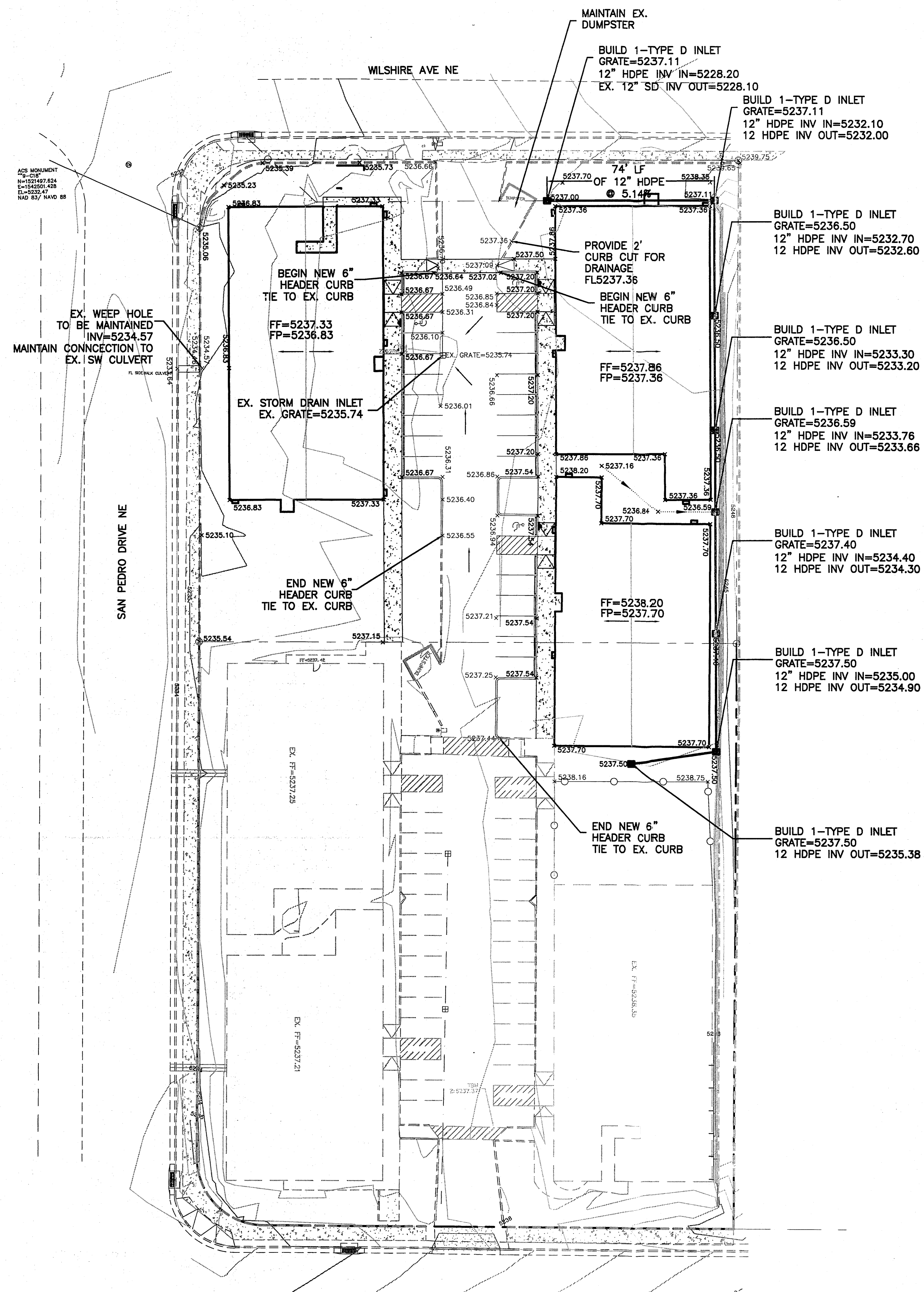


LEGAL DESCRIPTION:
TRACT A-1, BEEHIVE VILLAGE

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY
	EXISTING FENCE
	PROPOSED CURB
	EXISTING CURB
	EXISTING SIDEWALK



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

	ENGINEER'S SEAL	BEEHIVE HOMES	DRAWN BY WCVJ
		GRADING AND DRAINAGE PLAN	DATE 6-21-11
			2118-LAYOUT-6-01-10
			SHEET # 2
			JOB # 2119
		 Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	

NOTICE TO CONTRACTORS

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 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 LINE LOCATING SERVICE, 765-1234, 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 RESIDENTIAL 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.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 82, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 82, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN

SHUTOFF VALVES:

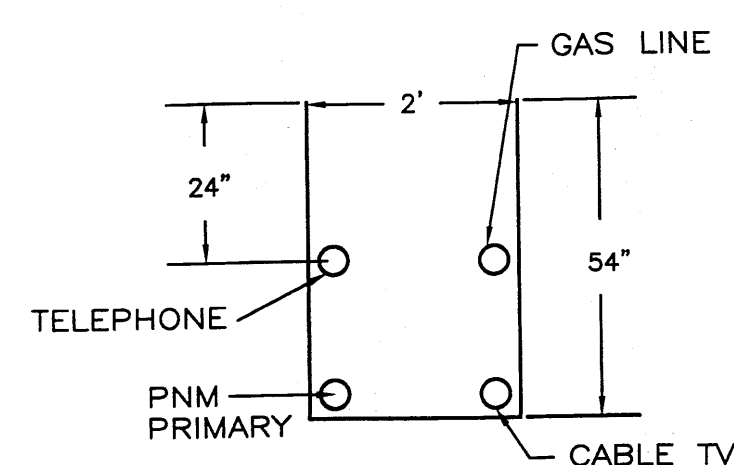
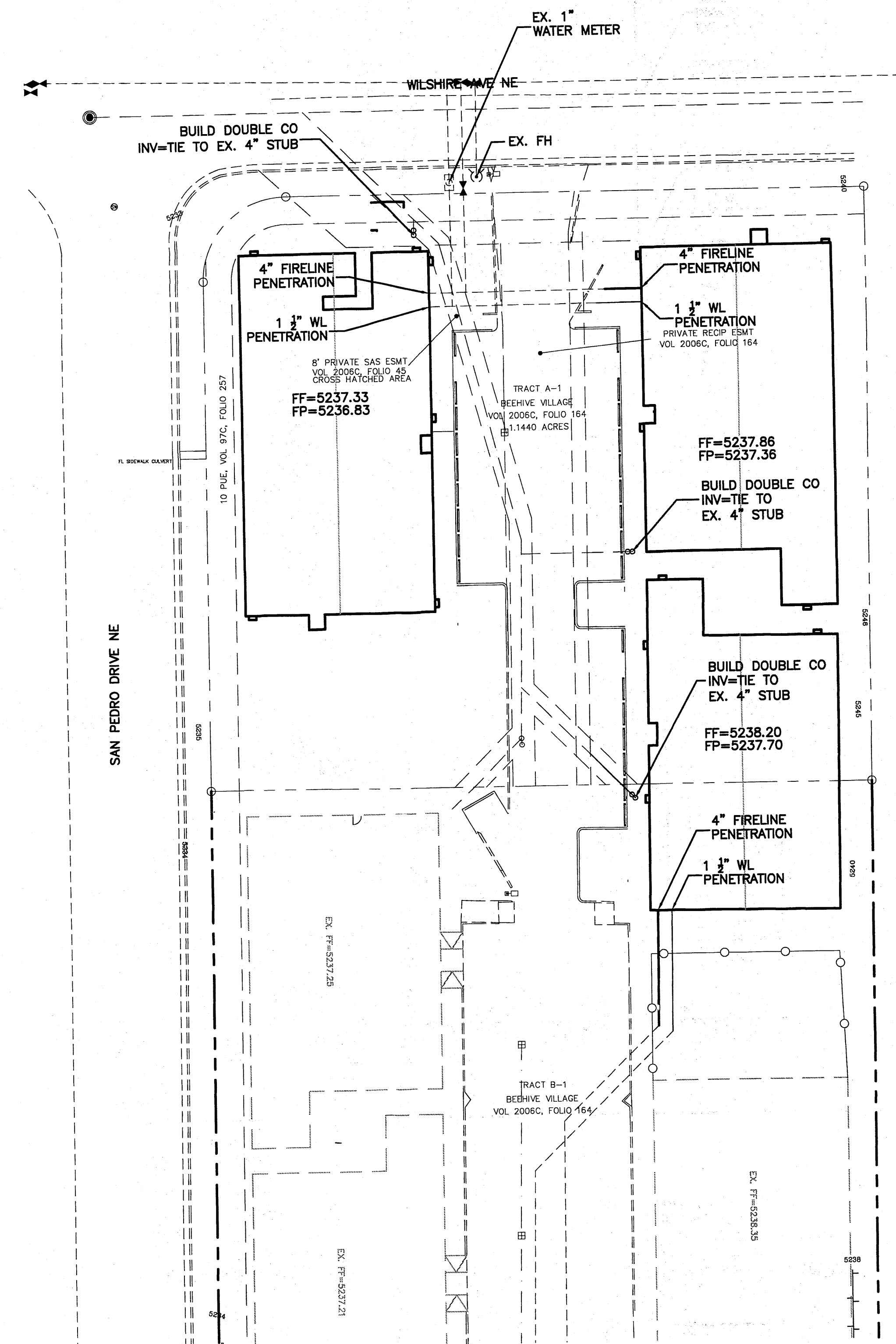
- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
 2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
 4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
 5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

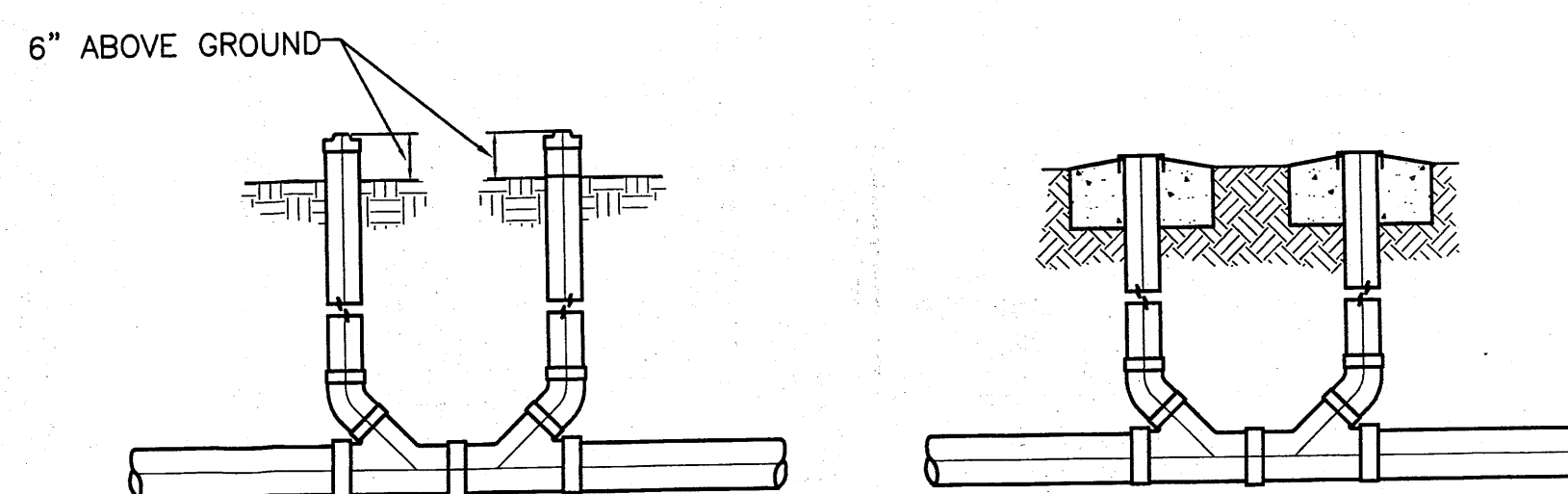
- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EXISTING WATER LINE
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- DRY UTILITY TRENCH
- BOUNDARY LINE
- EASEMENT

GENERAL NOTES:

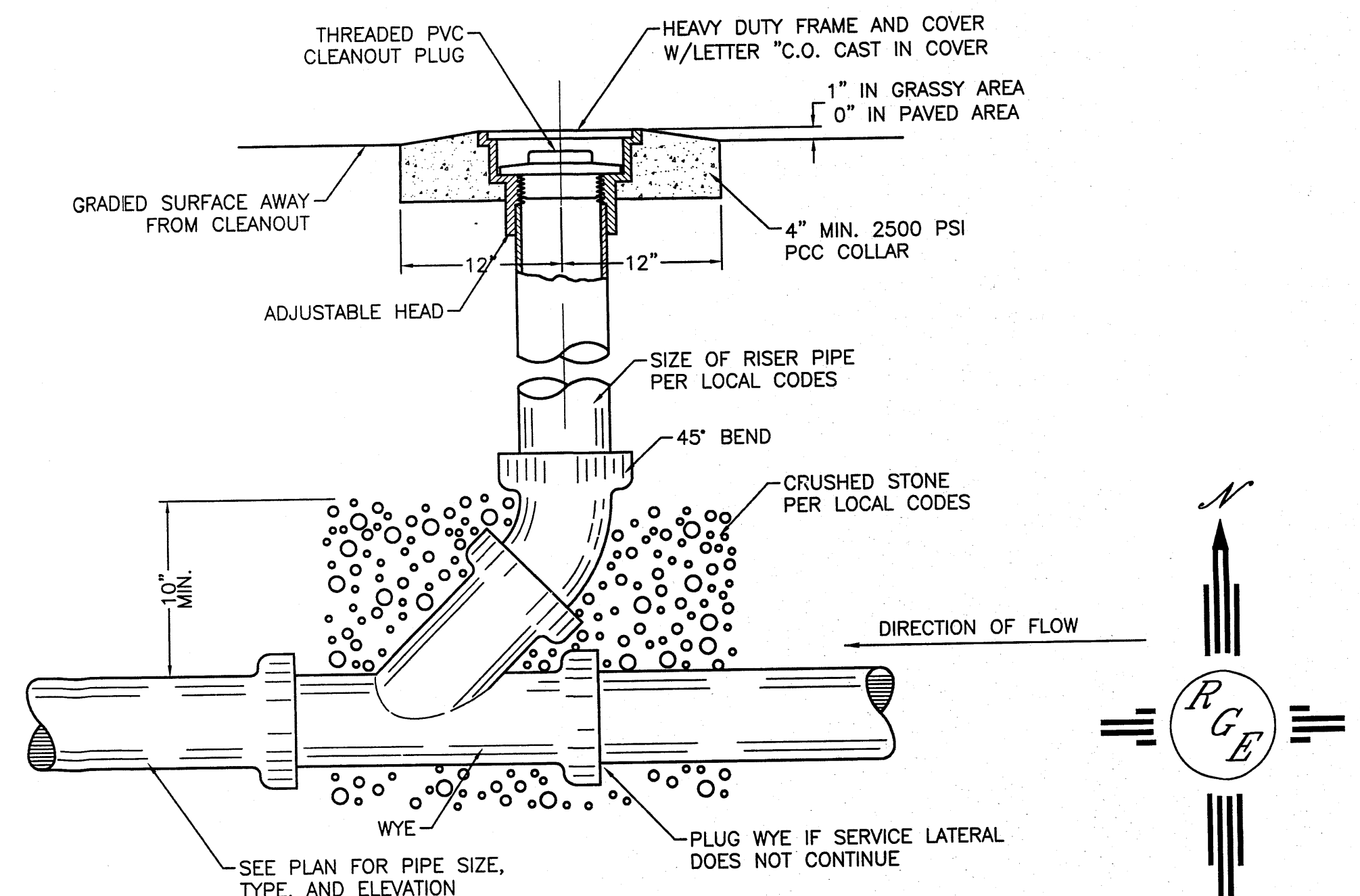
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



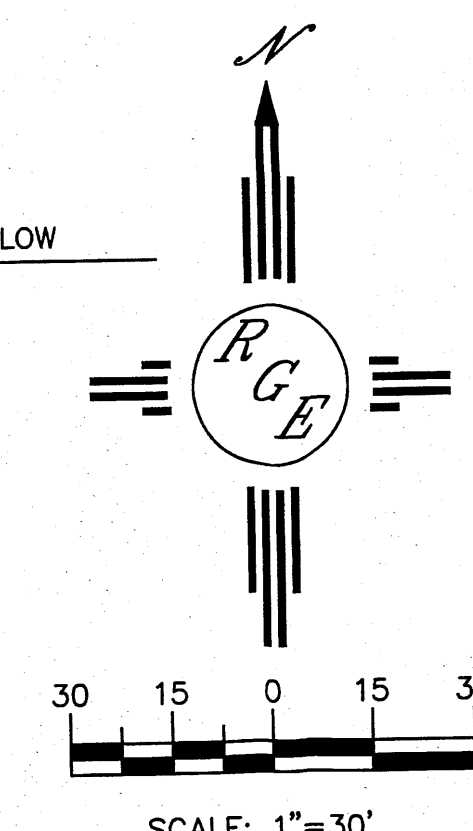
UTILITY TRENCH DETAIL
NTS



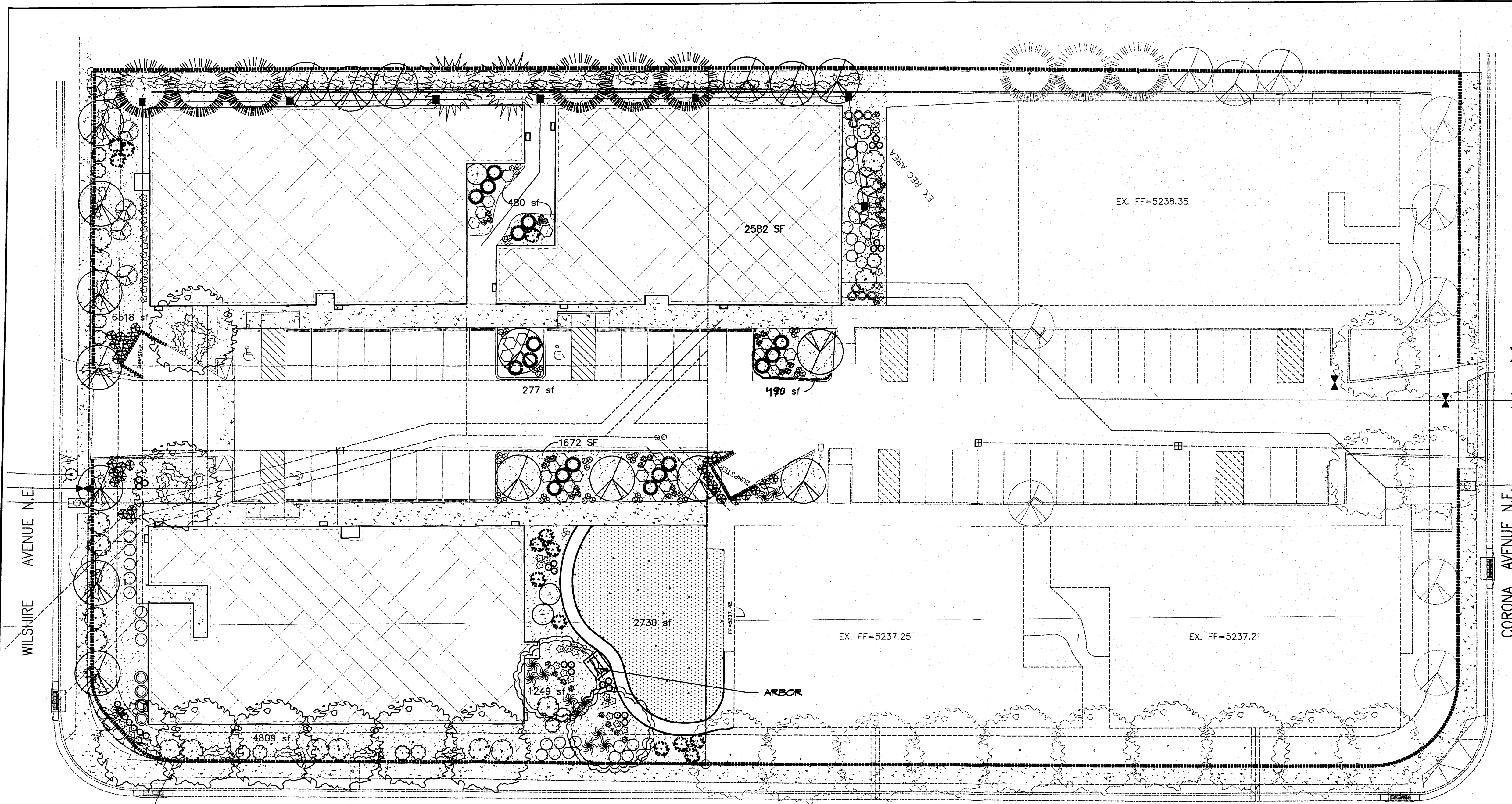
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



SANITARY SEWER CLEAN-OUT
NTS



ENGINEER'S SEAL	BEEHIVE VILLAGE MASTER UTILITY PLAN Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889	DRAWN BY WCWJ DATE 5-18-11 2118-Layout-6-01-10 SHEET # 3 JOB # 2119
DAVID SOULE P.E. #14522		



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS

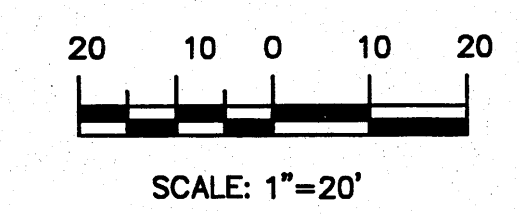
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street San Pedro Blvd.
Required # 16 Provided # 16 (10 existing)

PLANT LEGEND

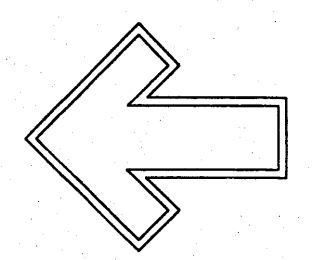
- SHUMARD OAK (M) 2
Gleditsia triacanthos
2" Cal.
- SYCAMORE (M) 3
Platanus spp.
2" Cal.
- EMERALD GREEN ARBOVITAE (M) 1
Thuja occidentalis 'Emerald'
- LEYLAND CYPRESS (M) 2
x Cupressocyparis leylandii
- FLOWERING PEAR (M+) 19
Pyrus calleryana
3" Cal.
- MUSKOGEE GRAPE MYRTLE (M) 3
Lagerstroemia indica
15" Gal.
- MUGHO PINE (L) 15
Juniperus spp.
5 Gal. 365f
- COMMON LILAC (M) 13
Syringa vulgaris
5 Gal. 100sf
- BUTTERFLY BUSH (M) 15
Buddleia davidii
5 Gal. 100sf
- FLOWER CARPET RED
GROUND COVER ROSE (M)
Rosa spp.
5 Gal. 25sf
- GREEN SPIRE EUONYMUS (M) 29
Euonymus spp.
5 Gal. 100sf
- RED TIP PHOTINIA (M) 12
Photinia fraseri
5 Gal. 64sf
- ARP ROSEMARY (M) 12
Rosmarinus officianalis
5 Gal. 36sf
- MAIDENGRASS (M) 11
Miscanthus sinensis
5 Gal. 16sf
- AUTUMN JOY SEDUM (M) 22
Guara lindheimeri
1 Gal.
- WHIRLING BUTTERFLIES (M) 41
Berberis thunbergii 'Atropur. Nana'
1 Gal. 4sf
- LAVENDER (M) 28
Lavandula angustifolia
1 Gal. 4sf
- HALLS HONEYSUCKLE (M) 10
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- COLUMBINE (M) 42
Kniphofia uvaria
1 Gal. 4sf
- THREADLEAF COREOPSIS (M) 37
Coreopsis auricuta 'Nana'
1 Gal. 4sf
- CRIMSON PIGMY BARBERRY (M) 14
Berberis thunbergii 'Atropur. Nana'
1 Gal. 4sf
- CREeping ROSEMARY (L+) 40
Rosmarinus officialis prostrata
5 Gal. 16sf
- FESCUE SOD WITH POP UP SPRINKLER
3" SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
- SFB COMPACTED CRUSHERFINE
PATH WITH FILTER FABRIC
- COMMERCIAL GRADE STEEL EDGE
- * INDICATES THAT PLANT MATERIAL IS EVERGREEN

GRAPHIC SCALE



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	110206	square feet
TOTAL BUILDINGS AREA	45979	square feet
NET LOT AREA	64227	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9634	square feet
TOTAL PHASE 2 BED PROVIDED	14928	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	11046	square feet
TOTAL GROUND COVER PROVIDED	12666 (86%)	square feet
TOTAL SOD AREA	2730 (15%)	square feet
(TOTAL PHASE 2 LANDSCAPE 17458 sq. ft.)		
TOTAL PHASE 1 BED	10287	square feet
TOTAL LANDSCAPE PROVIDED	27745 (43%)	square feet



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

Phase 2

Beehive Village
Albuquerque, NM
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reused or copied without appropriate written permission from the order placed.



DRAWN BY
or
REVISION #
3/4-2011
DATE
9-14-05

SHEET #
L1 OF L1

LEGEND

BY PM	BY PAINT MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
EN	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
FN	FIRE HYDRANT	TOW	TOP OF SIDEWALK
FL	FLORILINE	T BY PM	TELEPHONE LINE BY PAINT MARK
FR	FRONT	TA	TOP OF ASPHALT
HW	MANHOLE	TC	TOP OF CURB
MP	METAL POLE	TCO	TOP OF CONCRETE
MS	METAL SIGN	TR	TELEPHONE RISER
ONE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	WCR	WHEELCHAIR RAMP
PVC	POLYVINYL CHLORIDE PIPE	WPP	WOOD POWER POLE
RCP	REINFORCED CONCRETE PIPE	WVB	WATER VALVE BOX
SAS	SANITARY SEWER	WVB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	SEE LIGHTING SCHEDULE BELOW
		SC	Small Car/Compact Space with Proposed Address

INDEX OF DRAWINGS

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G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN



PROJECT NUMBER: 1002254
APPLICATION NUMBER: 11-21-2005

Is an Informational Map required? (Yes/No) If Yes, then a set of approved IMC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

[Signatures and Dates]

APPROVED BY: *[Signature]* DATE: 11/21/05

REVISIONS:

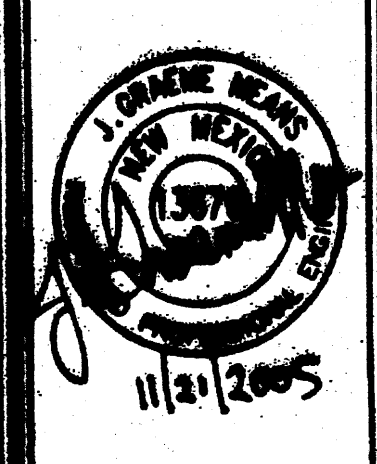
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2	11/21/05	11/21/05	11/21/05
3	11/21/05	11/21/05	11/21/05
4	11/21/05	11/21/05	11/21/05
5	11/21/05	11/21/05	11/21/05

ADMINISTRATIVE AMENDMENT

PROJECT NO. 1002254
 APPLICATION NO. 11-21-2005

[Signatures and Dates]

APPROVED BY: *[Signature]* DATE: 11/21/05



PLANNING DIRECTOR

DATE: 11/21/05

SAN PEDRO DRIVE NE ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR BUILDING PERMIT

EEHIVE HOMES

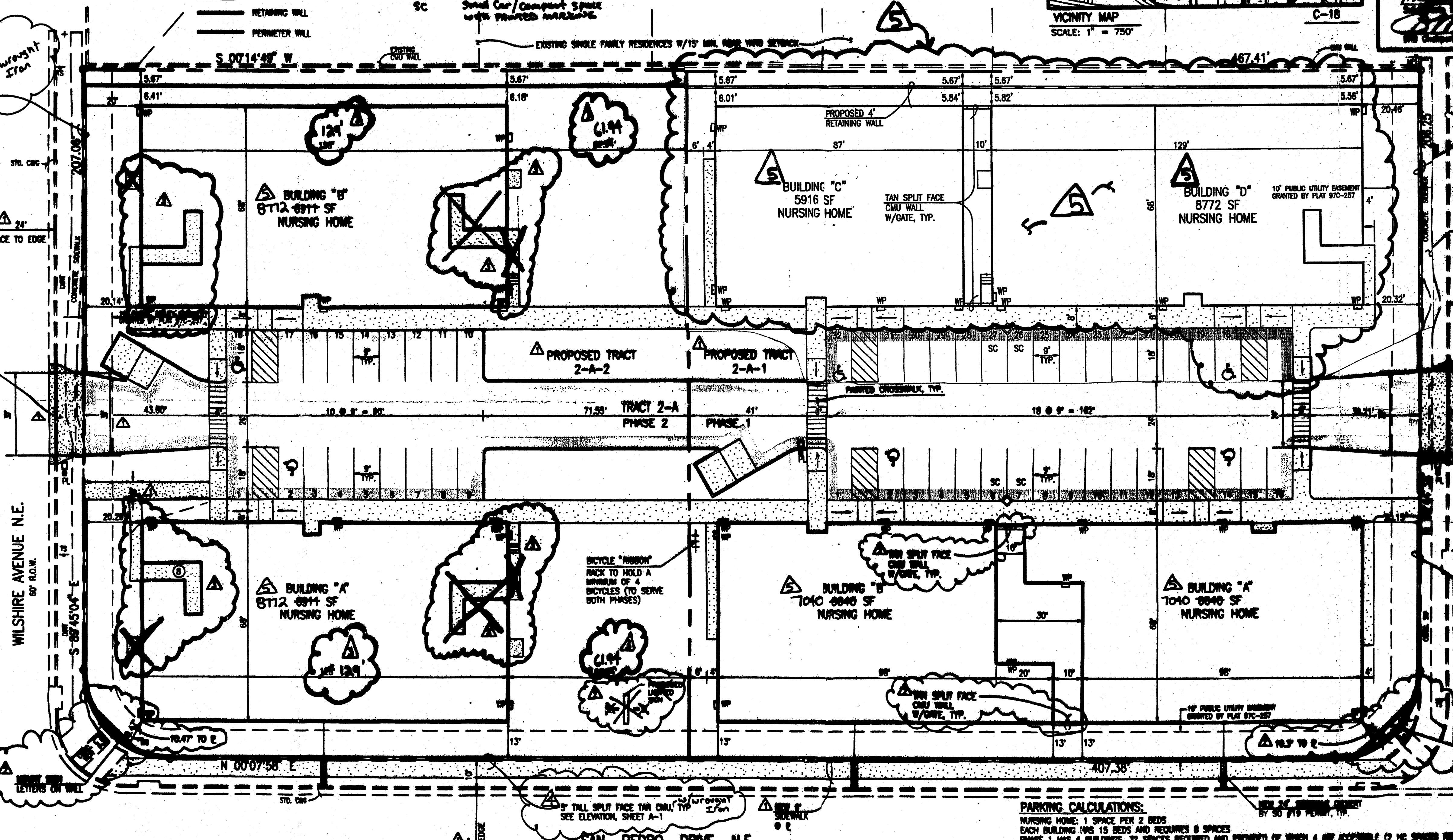
QUALITY SENIOR LIVING

1002254
 6 Bldgs.
 1002254

C.1

5

#1002254



CURVE TABLE

CURVE	TRUCKS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.09'	42.38'	N 42°48'22" W	89°50'34"
C2	30.00'	47.16'	42.47'	N 43°11'23" E	90°08'58"

TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	UNITS/BALLAST	QUANTITY	UNITS PER FOOTING	D X E	REMARKS
WP	LITRONA	TVP 150W 120 LPI	EXTERIOR WALL PACK WALL MTA HD	150W	26	150	300	ELECTRONIC BALLAST
PL	LITRONA	"UNBUNDLED KSEI 150W R2 RP SF POLED SSS 20 46 0W0 0W0	AREA LIGHTING POLE MTA HD	150W	3	150	450	ELECTRONIC BALLAST
SL	HYREL	LK7200-S QUANTITY FIT SOCKET PERMANENTLY MOUNTED OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS DRIVE MTA HD	70W	2	140	200	ELECTRONIC BALLAST

PARKING CALCULATIONS:

NURSING HOME: 1 SPACE PER 2 BEDS
 EACH BUILDING HAS 15 BEDS AND REQUIRES 8 SPACES
 PHASE 1 HAS 4 BUILDINGS, 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED) AND 4 ARE SMALL CAR SPACES
 PHASE 2 HAS 2 BUILDINGS, 16 SPACES REQUIRED AND 16 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
 BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
 PHASE 1 REQUIRES 2 BICYCLE SPACES AND PHASE 2 REQUIRES 1 BICYCLE SPACE
 PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY OWNERS ARE SHOWN HEREIN FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE.
- TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION.

ADMINISTRATIVE AMENDMENT

PROJECT NO. 1002254
 APPLICATION NO. 11-21-2005

[Signatures and Dates]

APPROVED BY: *[Signature]* DATE: 11/21/05

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 Plot Date: 11-21-2005
 Plot Time: 09:22 am

JWA

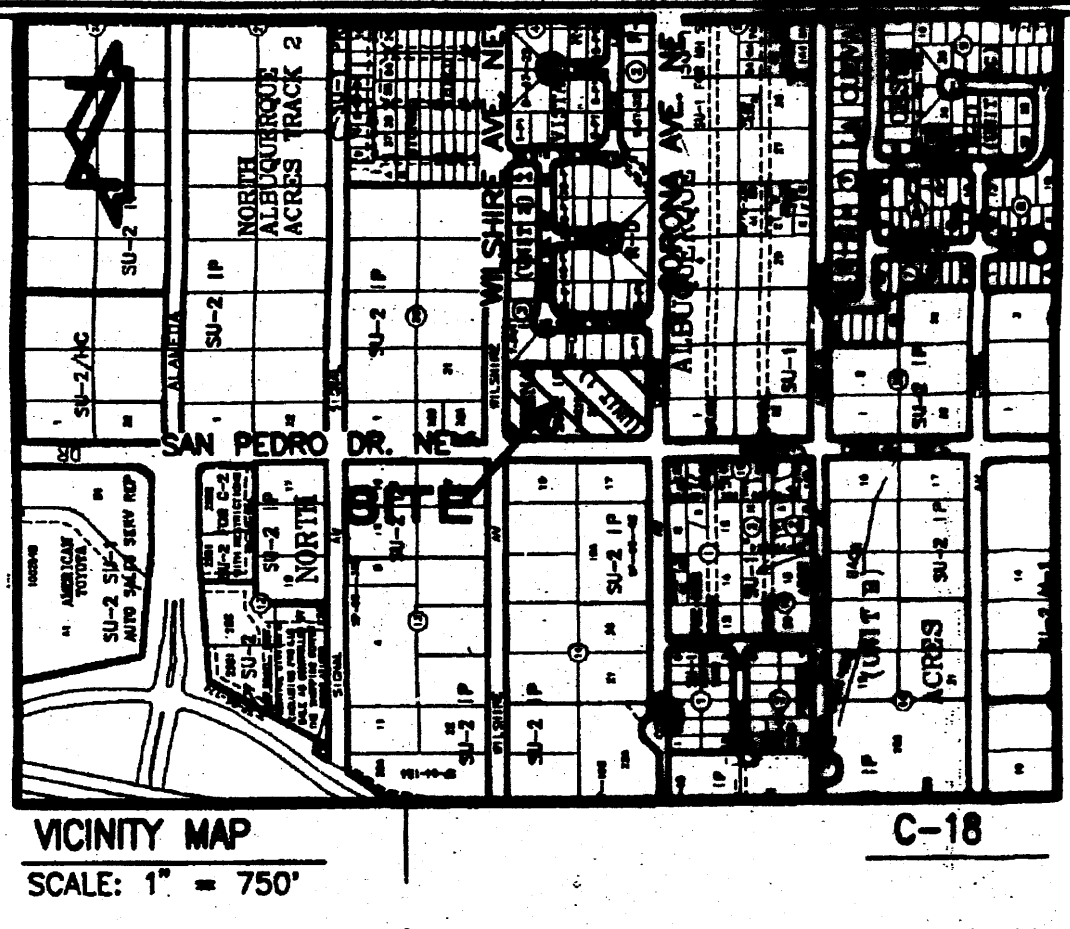
JEFF WORTENSEN & ASSOCIATES, INC.
 6810-3 HIGHWAY PARK BLVD. NE
 ALBUQUERQUE, NM 87109
 ENGINEERS & SURVEYORS (360) 345-4254
 FAX: 505 345-4254 ESTABLISHED 1977

2005.003.4

PROJECT 1002254

11/14/05 DRB
11/30/05
REVISION
LAYOUT 04/06
REVISE WALL & SHEET A-2
10/2005
GN/R.V.
1" = 20'
SAN PEDRO DRIVE NE ALBUQUERQUE, NEW MEXICO
SITE PLAN FOR BUILDING PERMIT
EAGLE HILLS QUALITY SENIOR LIVING
ENGINEERING SURVEYORS
1500 V. BARRETT DR. PHOENIX, AZ 85027-2145
MERIDIAN, ID. 83646 E-MAIL: karl@eaglehills.com

PROJECT NUMBER: 1002254
APPLICATION NUMBER: 05 DRB-01643
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.
DRG SITE DEVELOPMENT PLAN APPROVAL:
Transportation Division Date: 11/23/05
Water Utility Department Date: 11/23/05
Parks and Recreation Department Date: 11/23/05
City Engineer Date: 11/23/05
City Engineer Date: 11/23/05
City Engineer Date: 11/23/05
City Engineer Date: 11/23/05

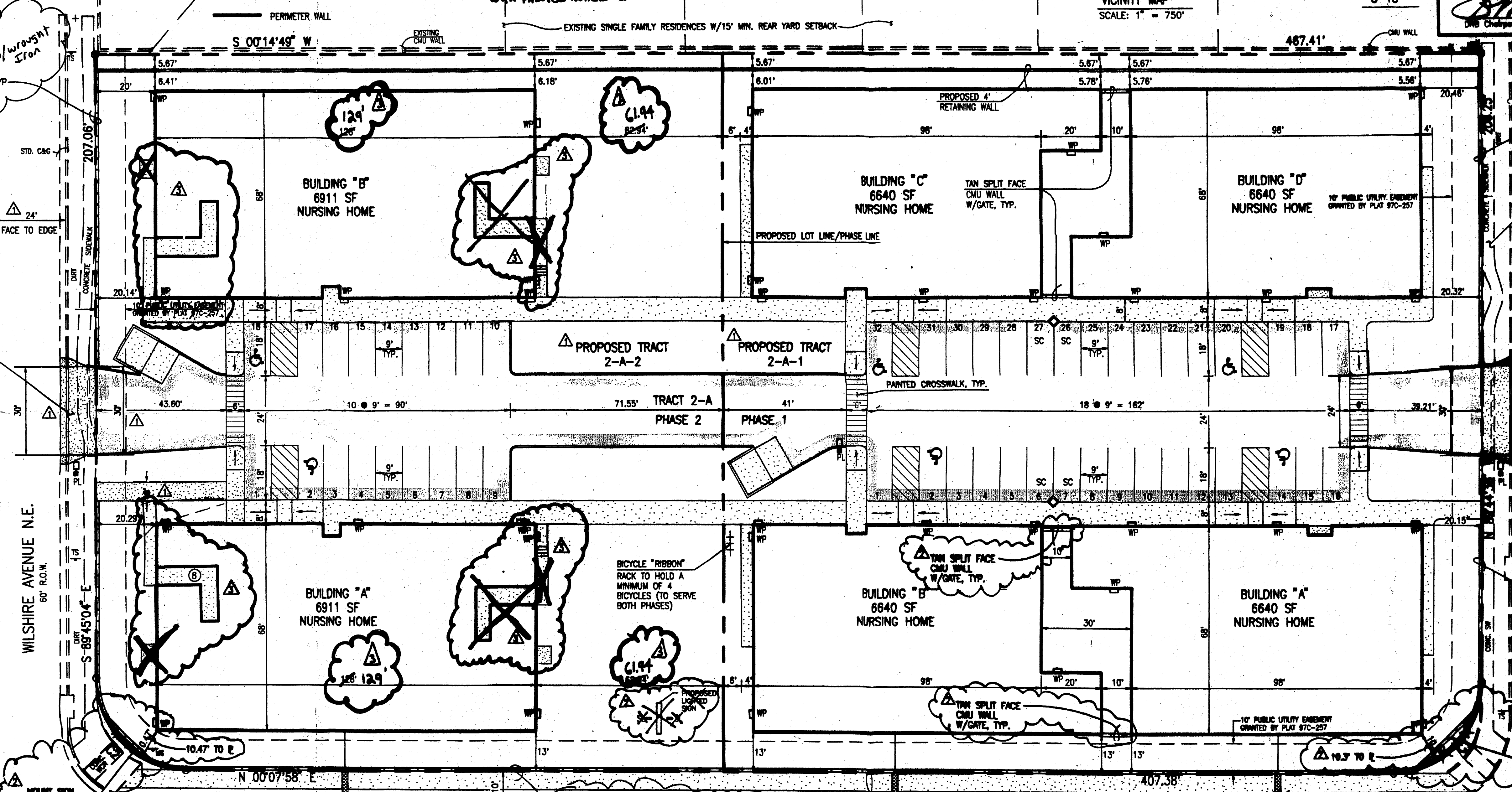


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A.3	ELEVATIONS - BUILDINGS C, D, E & F
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G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN

LEGEND

BY PM	BY PAINT MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
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EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
FH	FIRE HYDRANT	TSW	TOP OF SIDEWALK
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PAINT MARK
INV	INVERT	TA	TOP OF ASPHALT
MP	MANHOLE	TC	TOP OF CURB
MS	METAL SIGN	TCO	TOP OF CONCRETE
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	TG	TOP OF GRATE
PVC	POLYVINYL CHLORIDE PIPE	TR	TELEPHONE RISER
RCP	REINFORCED CONCRETE PIPE	WCR	WHEELCHAIR RAMP
SAS	SANITARY SEWER	WPP	WOOD POWER POLE
		WVB	WATER VALVE BOX
		WVB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	EXISTING SPOT ELEVATION
		SC	EXISTING CONTOUR
			SEE LIGHTING SCHEDULE BELOW
			Small Car/Compact Space with PAINTED MARKING



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°08'58"

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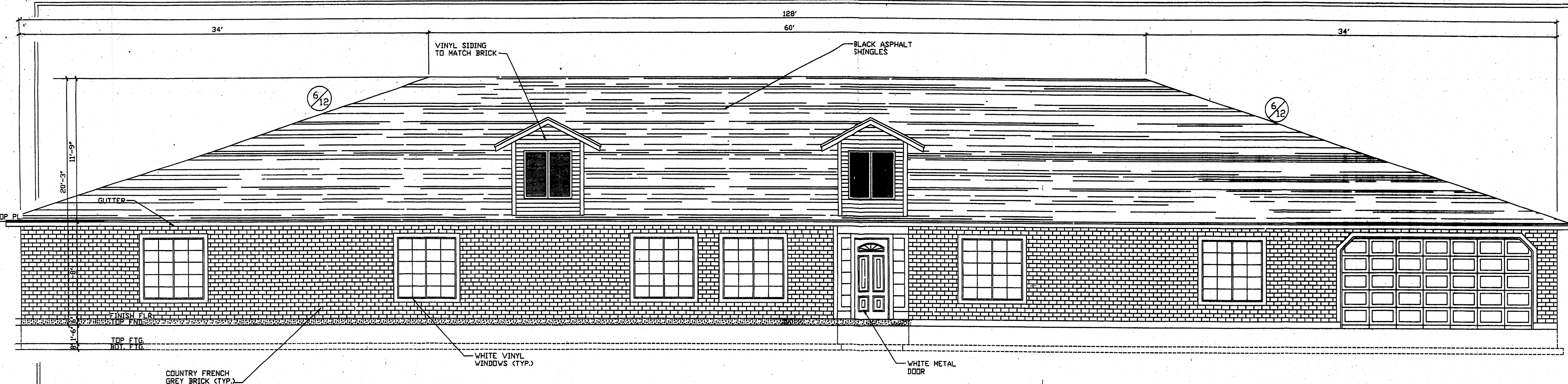
A	B	C	D	E	F	REMARKS
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMPS/BALLAST	QUANTITY	WATTS PER FIXTURE
WP	LITHONIA	TVP 150M 120 LP1	EXTERIOR WALL PACK WALL MTD. HID	150M	26	150 3,600
PL	LITHONIA	(LUMINAIRE) KSE1 150M R2 RP9 SF (PYLE) SSS 20 AG DIM9 DIM9	AREA LIGHTING POLE MTD. HID	150M	3	150 450
SL	HYREL	LIR7246-S GRAVITY FIT SOCKET PENDANT OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS GRAVITY MTD. HID	70M	2	140 280

NOTES:
1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE
2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION

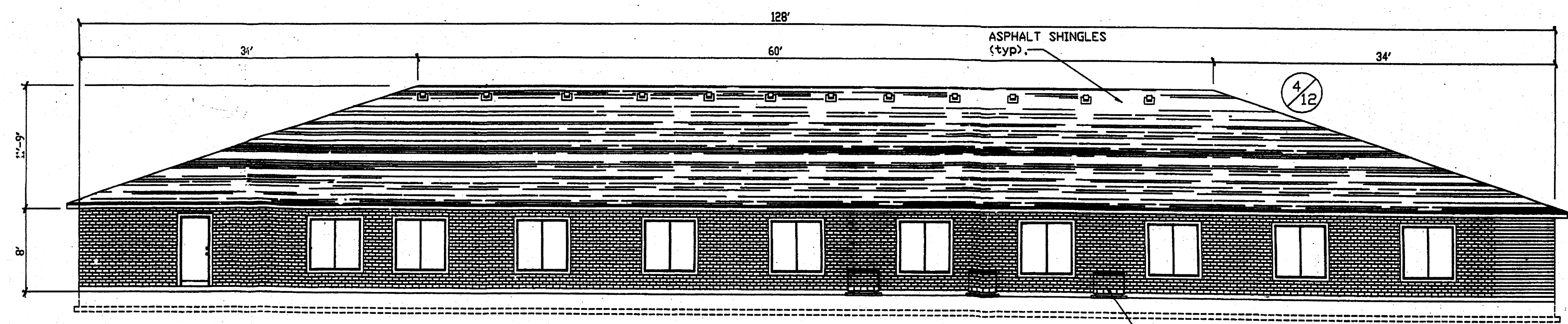
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File #066A-007-0 Project #1002254
Revised 11/23/05
APPROVED BY: [Signature] DATE: 11/23/05

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Plot Time: 09:22 am
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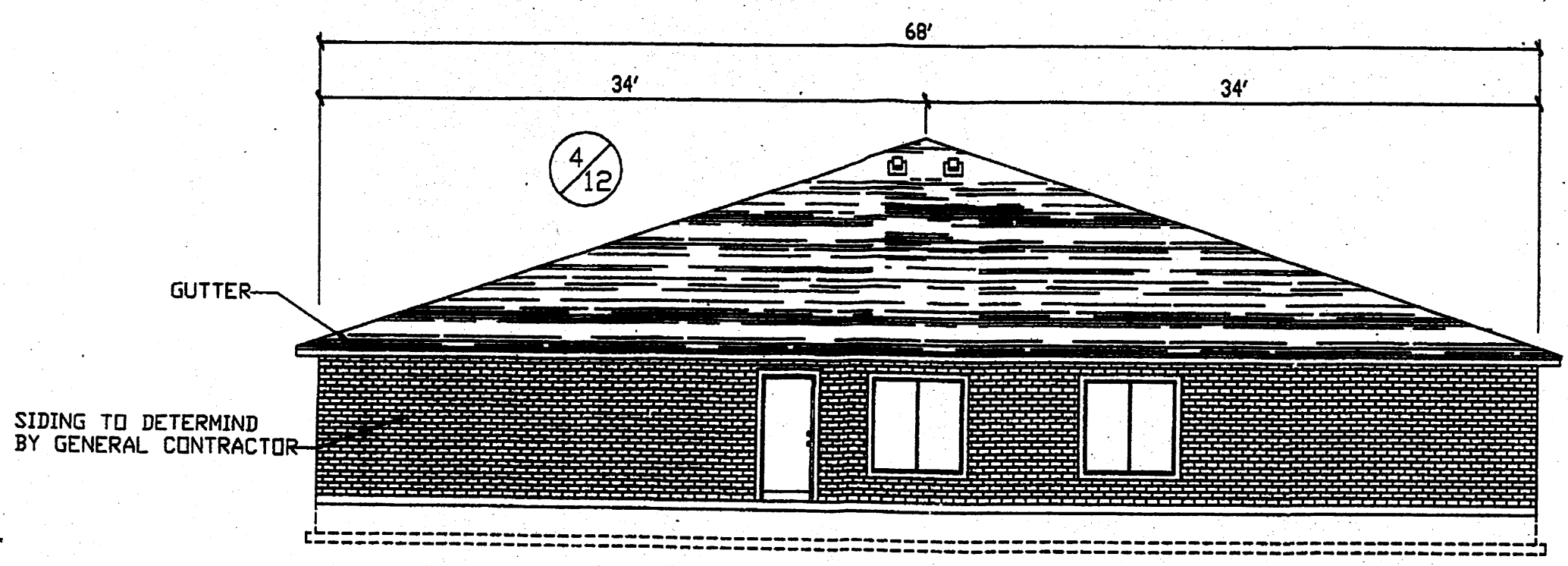
JMA
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977



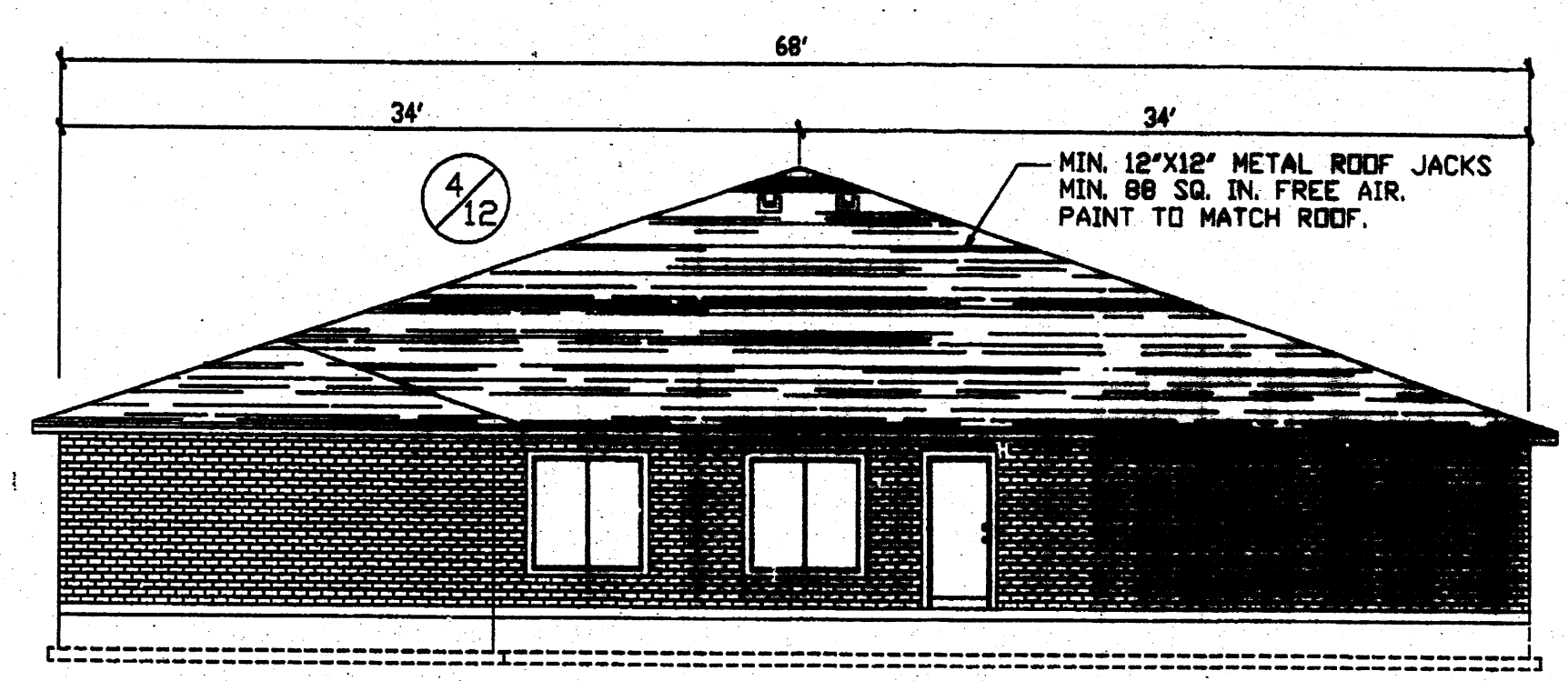
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 6'
 1' 3' 5'



BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2' 4' 6' 10'
 1' 4' 8' 12'



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2' 4' 6' 10'
 1' 4' 8' 12'



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2' 4' 6' 10'
 1' 4' 8' 12'

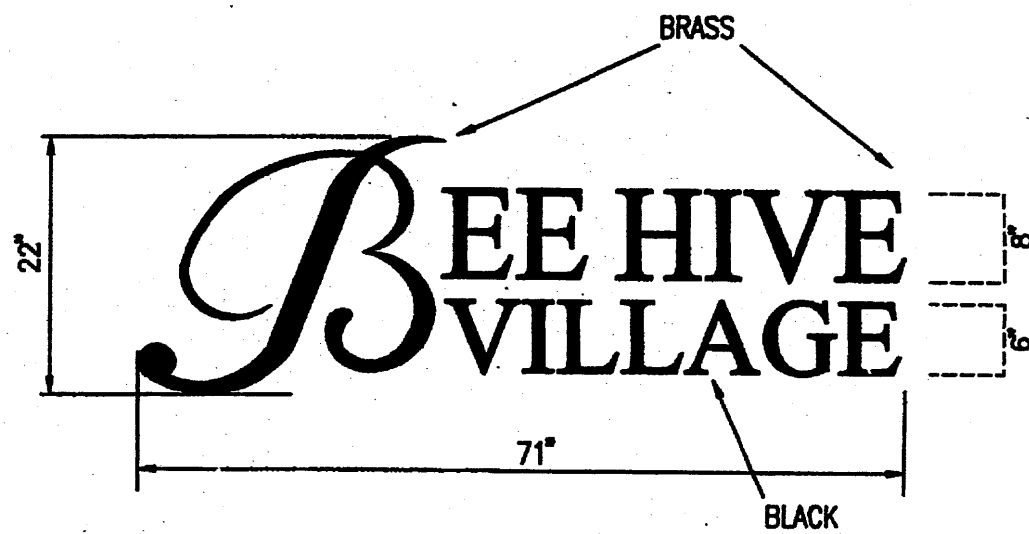
REVISIONS
1. Revert to Originally Approved Elevation

DATE: JAN 14, 2005
 DRAWN BY: A.J./K.R.
 SCALE:

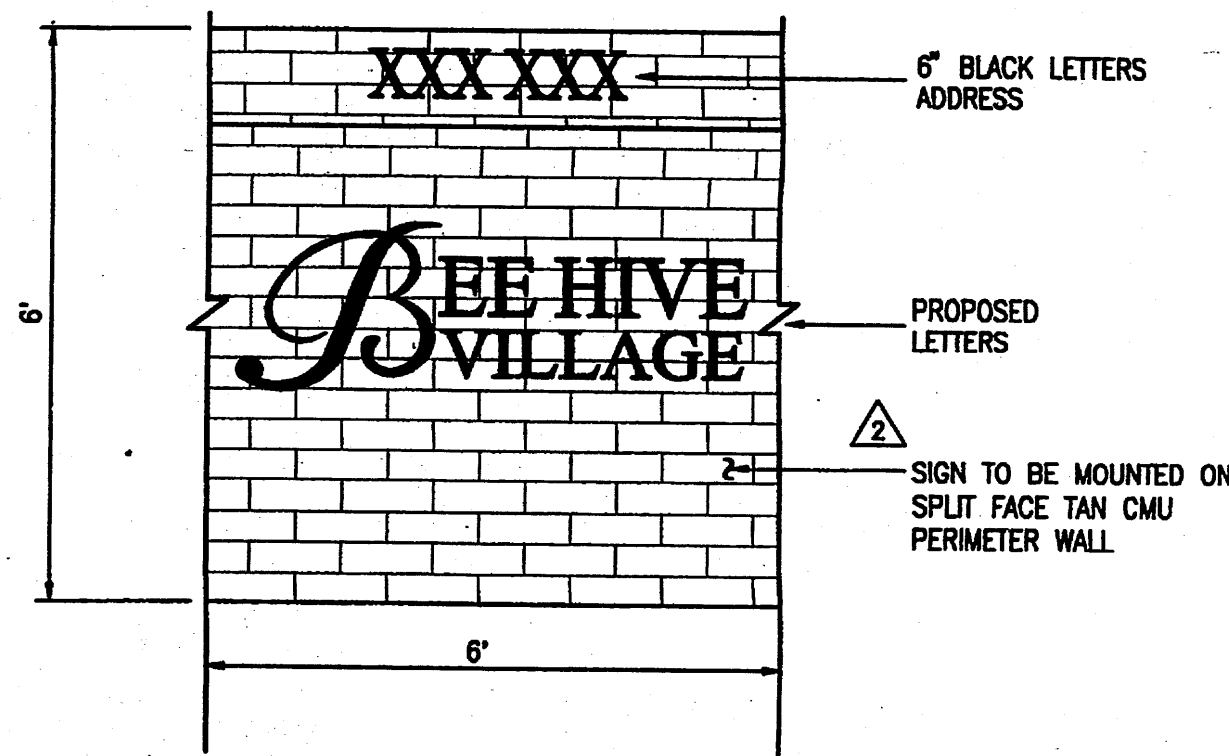
SAN PEDRO NEW MEXICO FOR CONSTRUCTION
 ELEVATIONS BUILDING A AND B
 PAGE TITLE

BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERING
 1500 W. PARRETT DR
 MERIDIAN, ID. 83642
 E-MAIL: info@beehivehomes.com
 PHONE: (208) 889-7145

File Path: E:\WORK\060606\060606\DWG
 Plot Date: 01-09-2007
 Plot Time: 11:06 am

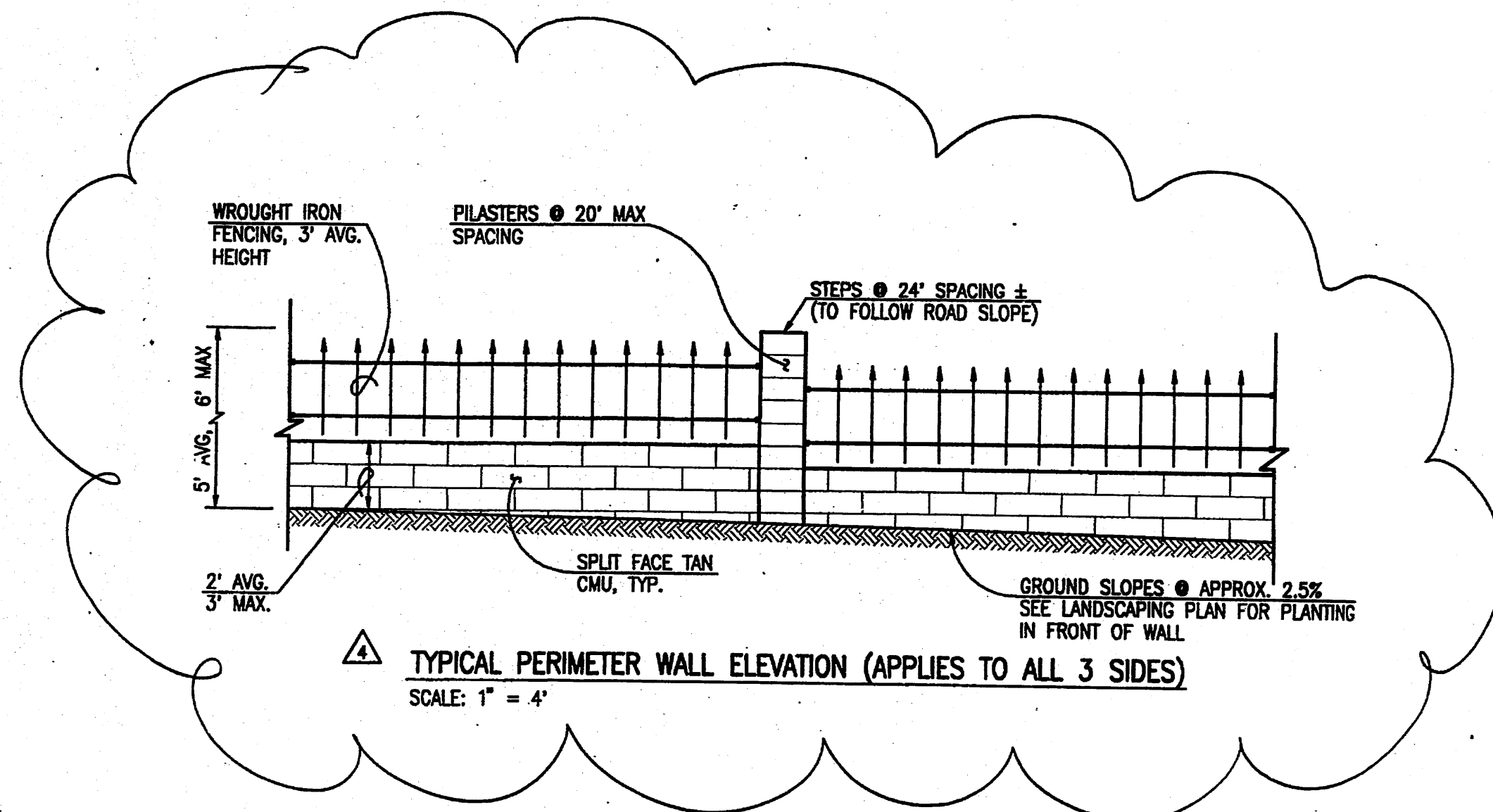


NON-ILLUMINATED METAL PIN LETTERS (CUSTOM FONT)
 COLOR: BRASS AND BLACK
 OVERALL HEIGHT: 22"
 OVERALL LENGTH: 71"
 THICKNESS: 1/4"

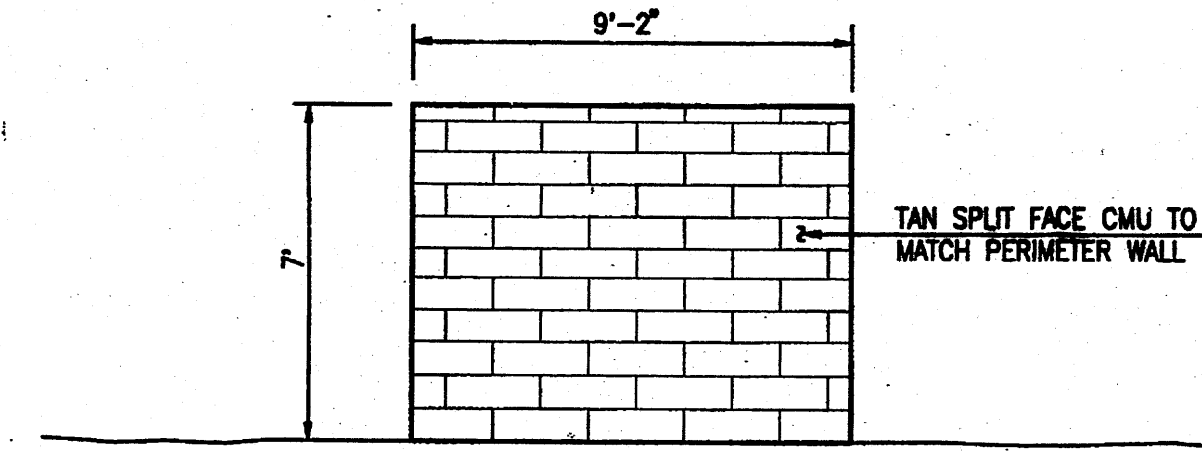


PROPOSED SIGN DETAIL (TO BE MOUNTED ON WALL)
 SCALE: 1" = 2'

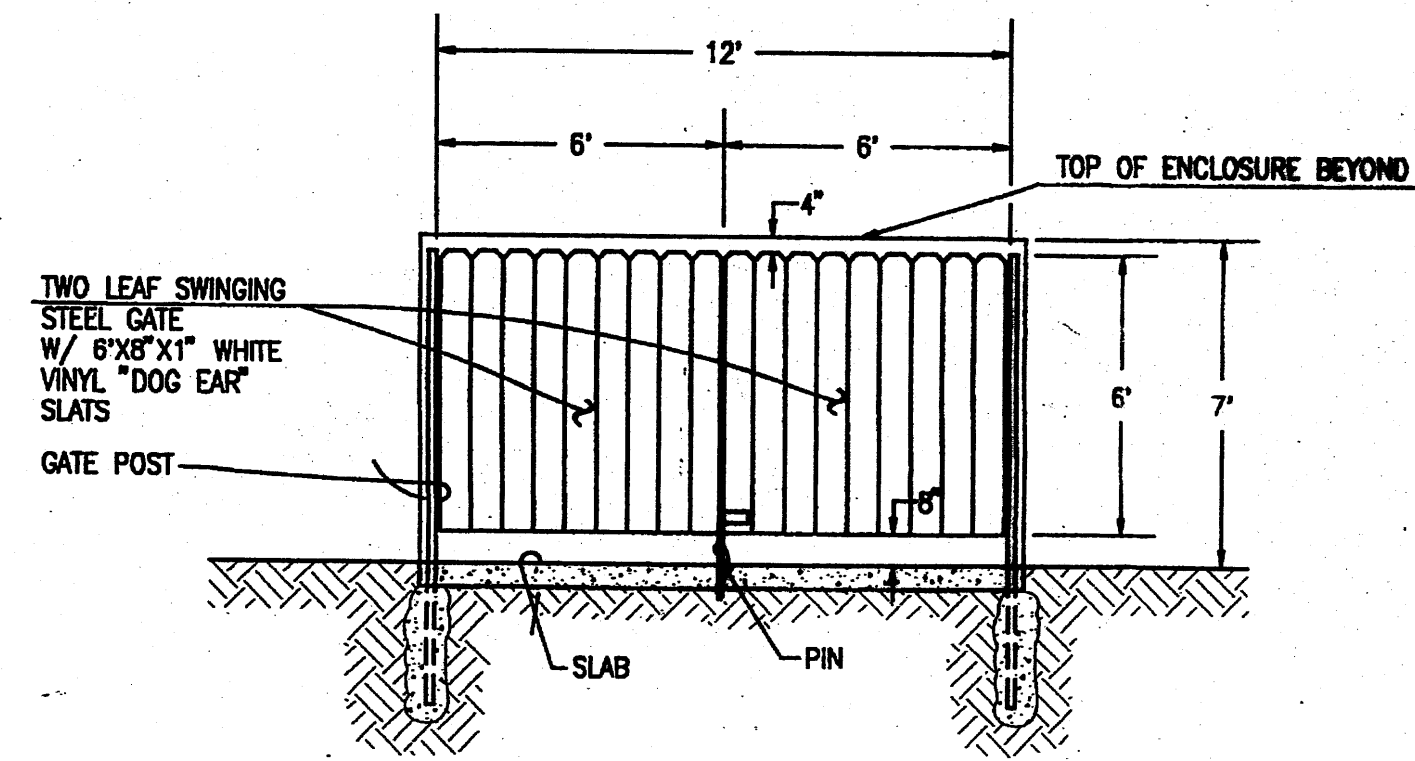
NOTE: SIGN TO BE ULPT WITH 1-250 WATT METAL HALIDE LAMP.



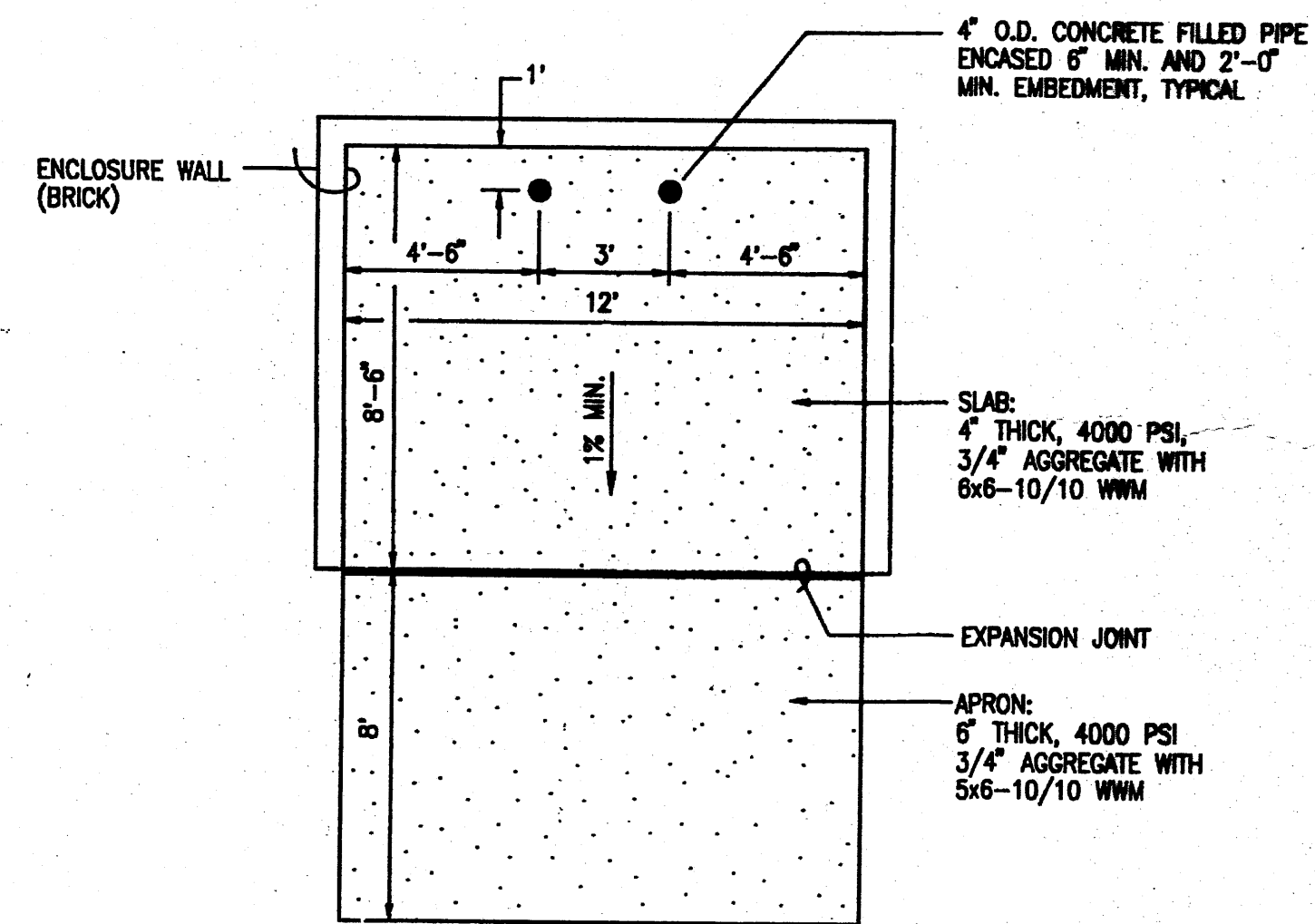
TYPICAL PERIMETER WALL ELEVATION (APPLIES TO ALL 3 SIDES)
 SCALE: 1" = 4'



REFUSE ENCLOSURE SIDE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE GATE ELEVATION
 SCALE: 1" = 4'



REFUSE ENCLOSURE PLAN
 SCALE: 1" = 4'

NO.	REVISION
1	AMEND WALL SIGN 11/30/05
2	AMEND WALL 01/2007



DATE: 10-2005
 DRAWN BY: G.M. / R.W.
 TITLE:

SAN PEDRO DRIVE N.W.
 FOR CONSTRUCTION
 PAGE TITLE: SITE DETAILS

BEEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERING EST. DR. PHONE: (505) 888-7145
 MERIDIAN, ID. FAX: (208) 888-7163
 E-MAIL: korteng@earthlink.net

A-1
 8

JMA JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS & SURVEYORS (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

2005.003.4

PROJECT # 1002254

PROJECT NUMBER: 1002254
 APPLICATION NUMBER: 05 DRB-01643

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature]
 Traffic Engineering, Transportation Division
 Date: 11/23/05

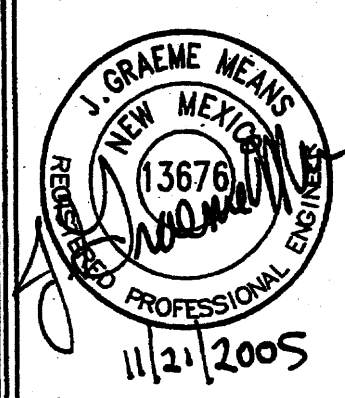
[Signature]
 Water Utility Department
 Date: 11/23/05

[Signature]
 Parks and Recreation Department
 Date: 11/23/05

[Signature]
 City Engineer
 Date: 11/23/05

[Signature]
 Solid Waste Management
 Date: 11/23/05

[Signature]
 DRB Chairperson, Planning Department
 Date: 11/23/05



DATE: 10/2005
 DRAWN BY: G.M./R.W.
 SCALE: 1" = 20'

SAN PEDRO DRIVE NE
 ALBUQUERQUE, NEW MEXICO
 PAGE TITLE: SITE PLAN FOR BUILDING PERMIT

EEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERING: 800-888-7145
 PHONE: (505) 888-7145
 FAX: (505) 888-7145
 E-MAIL: kartengear@think.net
 MERIDIAN, ID 83642

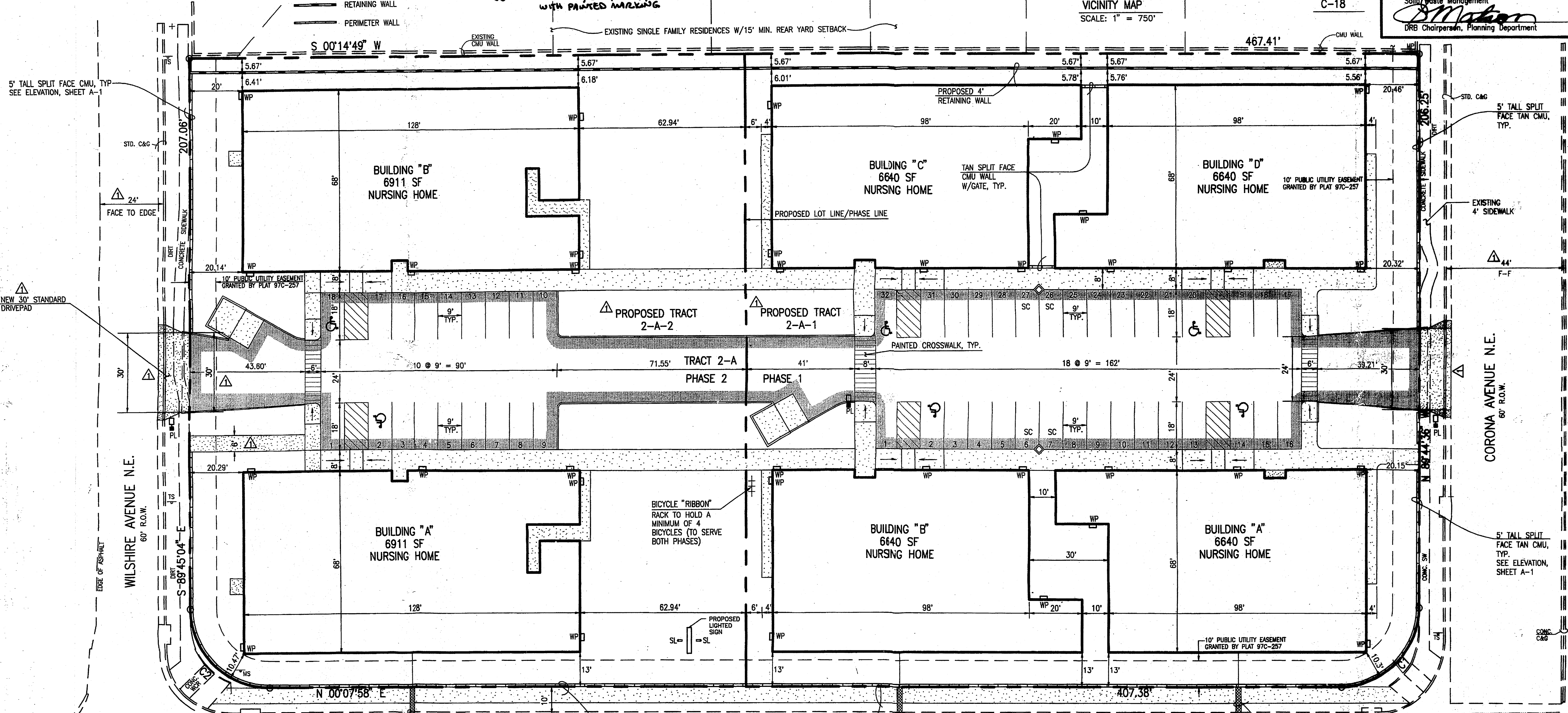
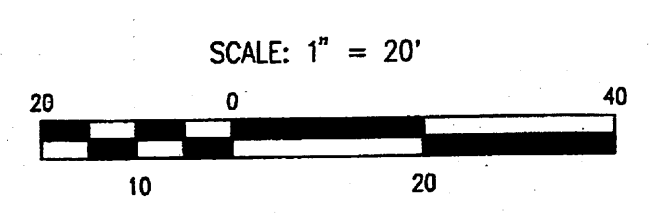
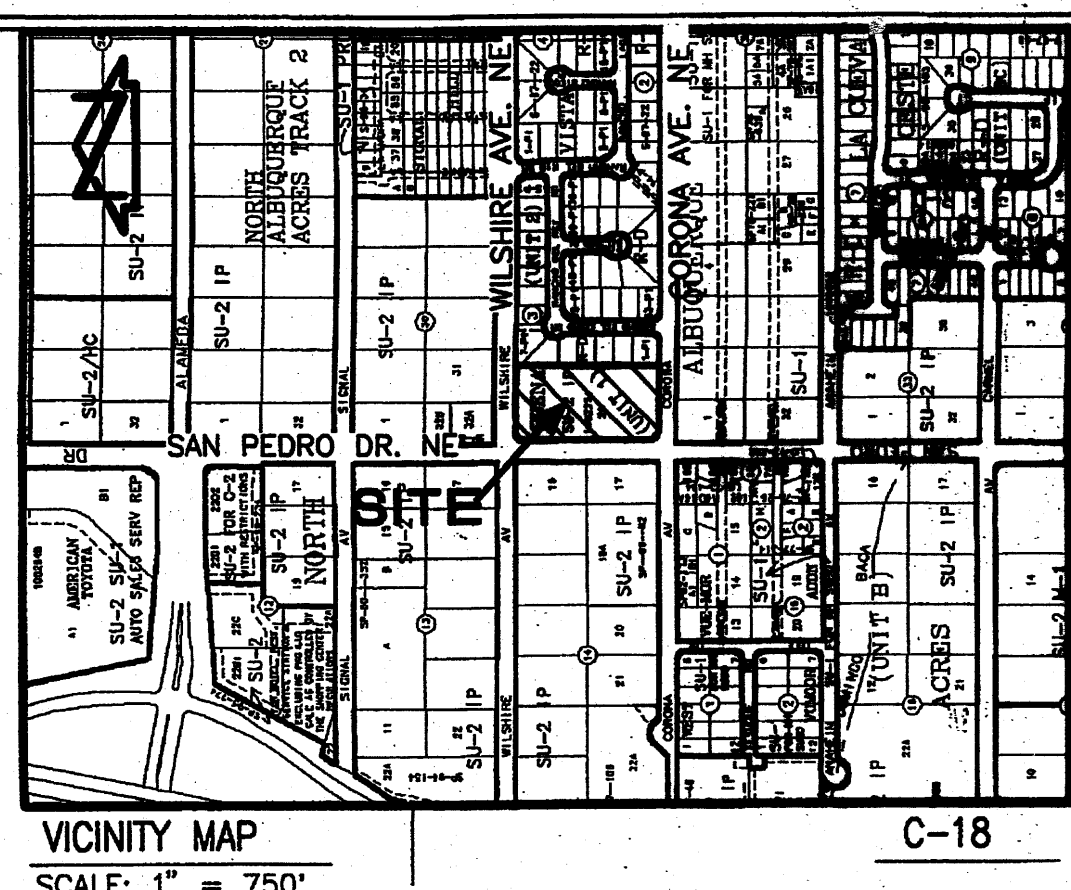
C.1

INDEX OF DRAWINGS

SHEET	DESCRIPTION
C.1	SITE PLAN FOR BUILDING PERMIT
A.1	SITE DETAILS
A.2	ELEVATIONS - BUILDINGS A & B
A.3	ELEVATIONS - BUILDINGS C, D, E & F
G.1	CONCEPTUAL GRADING PLAN
G.2	CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES
U.1	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPING PLAN

LEGEND

BY PM	BY PAINT MARK	SD	STORM DRAIN
C&G	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
CMU	CEMENT MASONRY UNIT	SDMH/C	STORM DRAIN MANHOLE IN CONCRETE
DIP	DUCTILE IRON PIPE	SI	STORM INLET
EA	EDGE OF ASPHALT	STD. C&G	STANDARD CURB AND GUTTER
FL	FIRE HYDRANT	T SW	TOP OF ASPHALT
FL	FLOWLINE	T BY PM	TELEPHONE LINE BY PAINT MARK
INV	INVERT	TA	TOP OF ASPHALT
MH	MANHOLE	TC	TOP OF CURB
MP	METAL POLE	TCO	TOP OF CONCRETE
MS	METAL SIGN	TC	TOP OF GRATE
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)	TR	TELEPHONE RISER
PVC	POLYVINYL CHLORIDE PIPE	WCR	WHEELCHAIR RAMP
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE
SAS	SANITARY SEWER	WVB	WATER VALVE BOX
		WVB/C	WATER VALVE BOX IN CONCRETE
		WP, PL, SL	SEE LIGHTING SCHEDULE BELOW
		SC	Small Car/Compact Space with PAINTED MARKING



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"

A	B	C	D	E	F	REMARKS	
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMPS/BALLAST	QUANTITY	WATTS PER FIXTURE	D X E
WP	LITHONIA	TVP 150M 120 LPI	EXTERIOR WALL PACK WALL MTD. HID	150M	26	150	3,600
PL	LITHONIA	(LUMINAIRE) KSE1 150M R2 RP9 SF (POLE) SSS 20 4G IM19 DMB	AREA LIGHTING POLE MTD. HID	150M	3	150	450
SL	HYDREL	LR7246-S GRAVITY FIT SOCKET PENDANT OWNER SPECIFIED GLASS SHADE	SIGN LIGHTS GRADE MTD. HID	70M	2	140	280

PARKING CALCULATIONS:
 NURSING HOME: 1 SPACE PER 2 BEDS
 EACH BUILDING HAS 15 BEDS AND REQUIRES 8 SPACES
 PHASE 1 HAS 4 BUILDINGS, 32 SPACES REQUIRED AND PROVIDED OF WHICH 4 ARE ACCESSIBLE (2 HC SPACES REQUIRED) AND 4 ARE SMALL CAR SPACES
 PHASE 2 HAS 2 BUILDINGS, 16 SPACES REQUIRED AND 18 PROVIDED OF WHICH 2 ARE ACCESSIBLE (1 HC SPACE REQUIRED)
 BICYCLE PARKING IS 1 SPACE PER 20 PARKING SPACES
 PHASE 1 REQUIRES 2 BICYCLE SPACES AND
 PHASE 2 REQUIRES 1 BICYCLE SPACE
 PARKING FOR 4 BICYCLES WILL BE PROVIDED WITH PHASE 1 TO SERVE BOTH PHASES.

NOTES:
 1) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE
 2) TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION

Plot Date: 11-21-2005
 Plot Time: 09:22 am
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 File Name: 500340GP3.DWG

Jma
 JEFF MORTENSEN & ASSOCIATES, INC.
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 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS: (505) 345-4250
 SURVEYORS: (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

2005.003.4

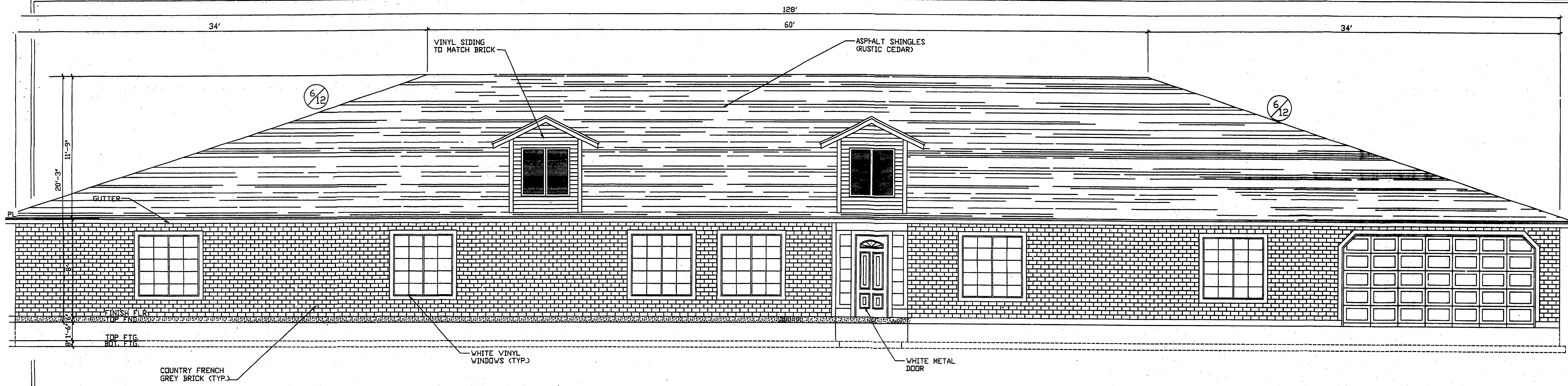
REVISIONS

DATE: JAN 14, 2005
DRAWN BY: A.J./K.R.
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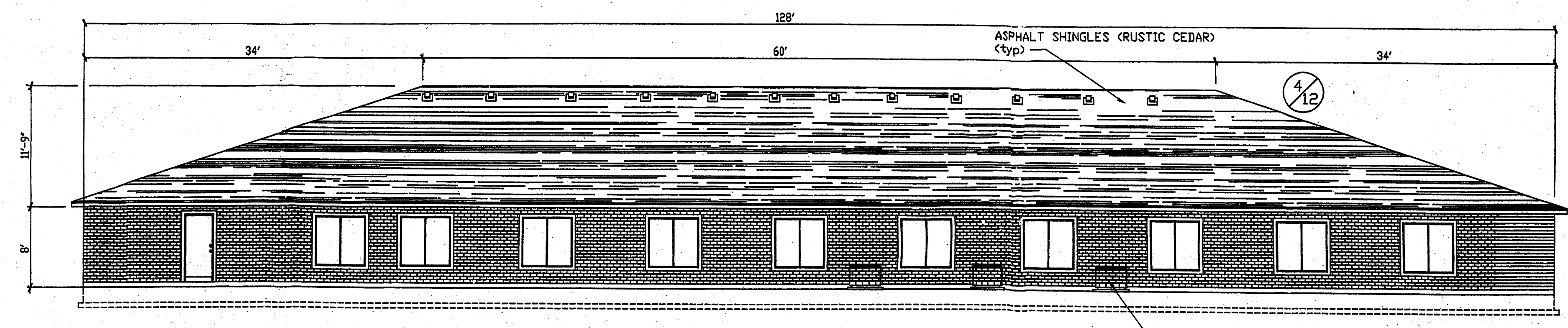
SAN PEDRO NEW MEXICO
FOR CONSTRUCTION
PAGE TITLE
ELEVATIONS BUILDING A AND B

BEEHIVE
HOMES
QUALITY SENIOR LIVING
ENGINEERING PHONE (208) 898-7145
1500 W. BARRETT DR. E-MAIL: karrington@bhm.com
MERIDIAN, ID. 836442

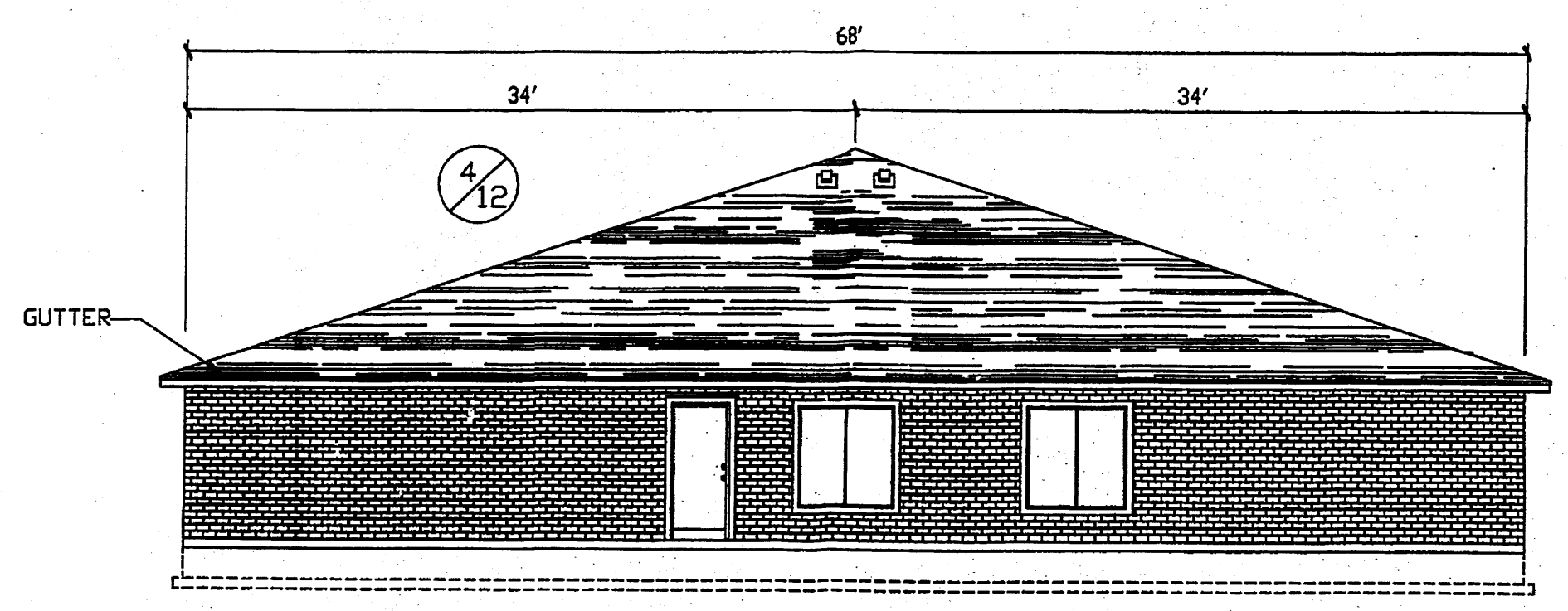
A-2
SHEET 11



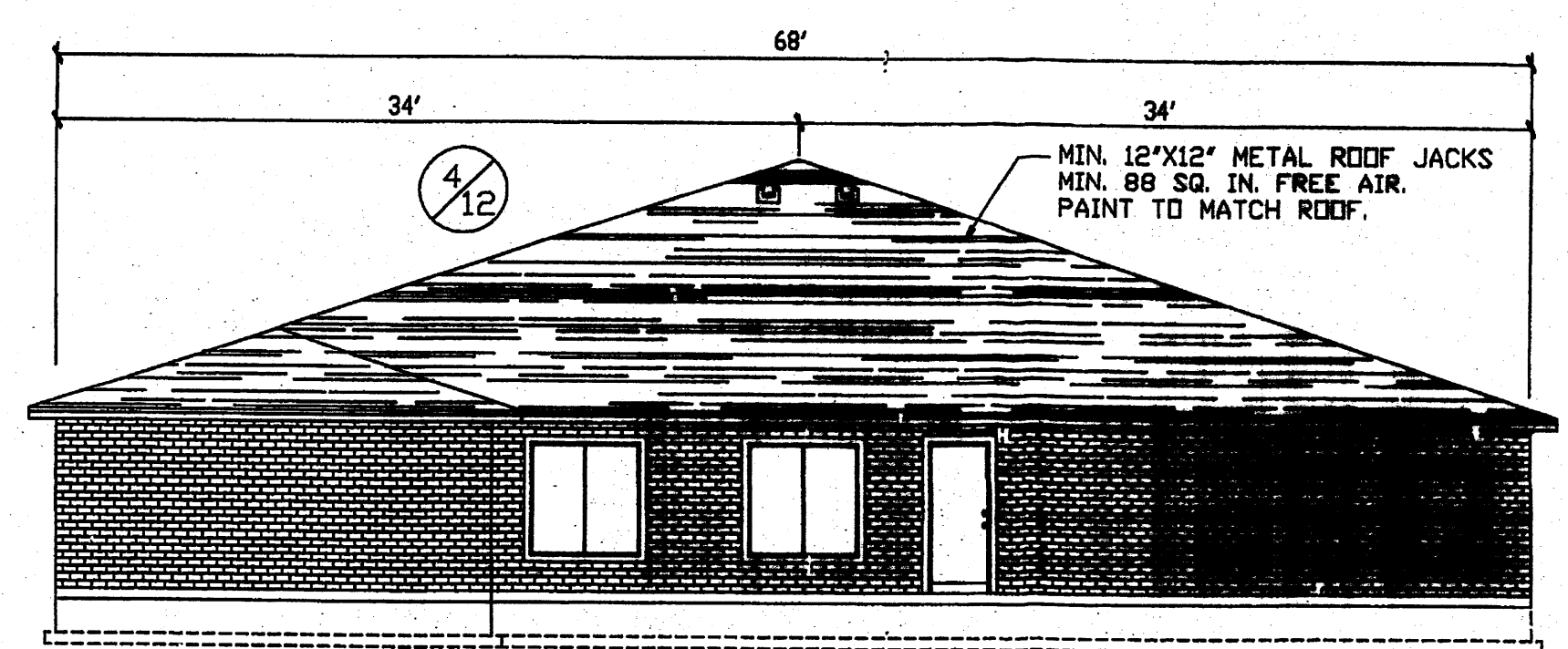
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 6'
1' 3' 5'



BACK ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 6' 10'
1' 4' 8' 12'



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 6' 10'
1' 4' 8' 12'



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 2' 6' 10'
1' 4' 8' 12'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"

LEGEND

- BY PM BY PAINT MARK
- C&G CURB AND GUTTER
- CMU CEMENT MASONRY UNIT
- DIP DUCTILE IRON PIPE
- EA EDGE OF ASPHALT
- FH FIRE HYDRANT
- FL FLOWLINE
- INV INVERT
- MH MANHOLE
- MP METAL POLE
- MS METAL SIGN
- OHE(2) OVERHEAD ELECTRIC (NO. OF LINES)
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- SAS SANITARY SEWER
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SDMH/C STORM DRAIN MANHOLE IN CONCRETE
- SI STORM INLET
- STD. C&G STANDARD CURB AND GUTTER
- TSW TOP OF SIDEWALK
- T BY PM TELEPHONE LINE BY PAINT MARK
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TCO TOP OF CONCRETE
- TG TOP OF GRATE
- TR TELEPHONE RISER
- WCR WHEELCHAIR RAMP
- WFP WOOD POWER POLE
- WVB WATER VALVE BOX
- WVB/C WATER VALVE BOX IN CONCRETE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE (3:1 MAX)
- WATER BLOCK

- NEW CONCRETE
- NEW ASPHALT
- PROPOSED RETAINING WALL

PROJECT BENCHMARK

STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "9-C18 1985". IT IS RIVETED TO A 2 1/2" ALUMINUM TUBE LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVENUE N.E.
ELEVATION = 5229.79 FEET (NGVD 1929)

T.B.M. #1
A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVE. N.E. ON THE SOUTH SIDE OF WILSHIRE AS SHOWN ON THE DRAWING.
ELEVATION = 5234.78 FEET

T.B.M. #2
A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND CORONA AVE. N.E. ON THE NORTH SIDE OF CORONA AS SHOWN ON THE DRAWING.
ELEVATION = 5234.24 FEET

REVISIONS

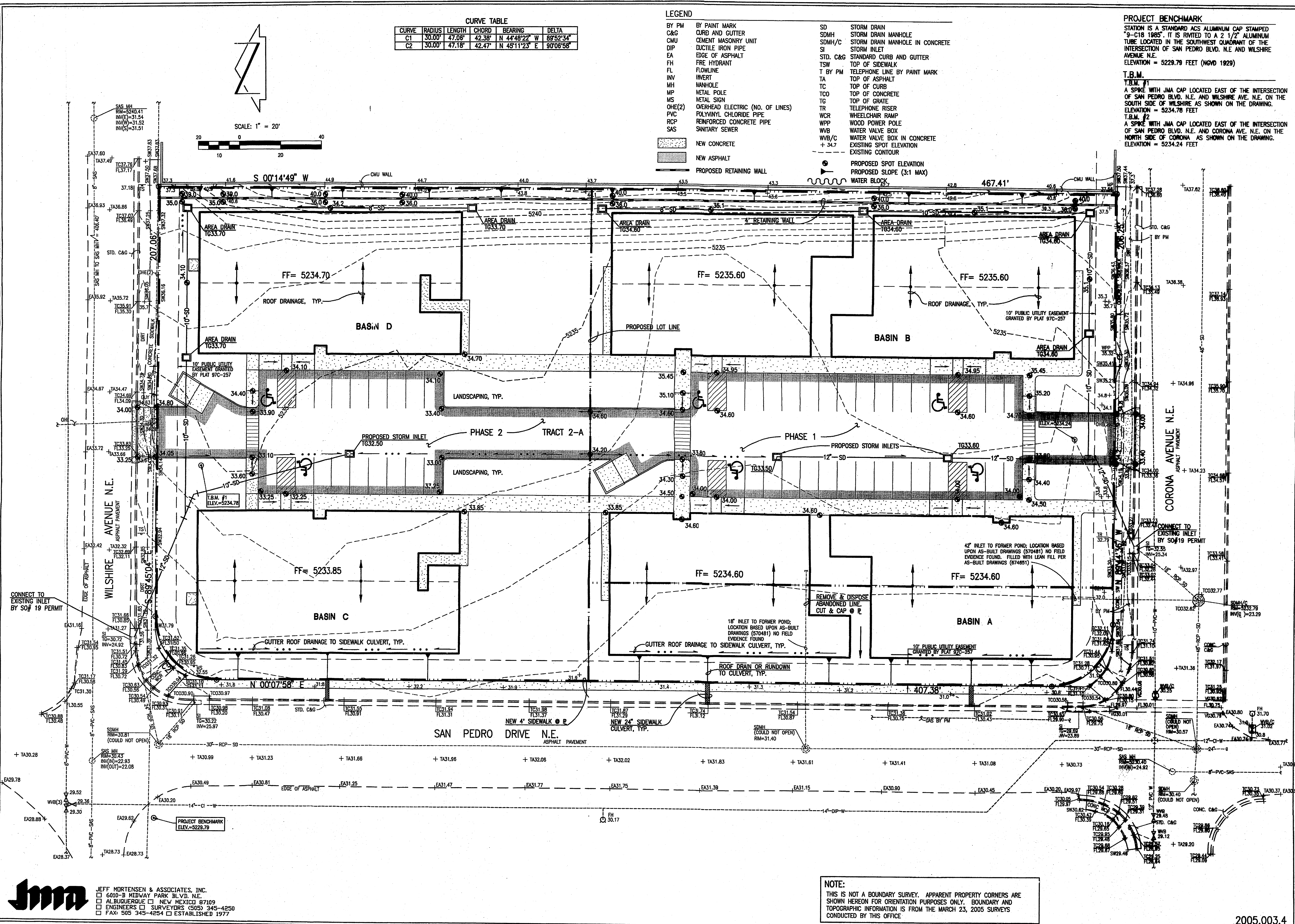
J. GRAEME MEANS
NEW MEXICO
13676
PROFESSIONAL ENGINEER
9/29/2005

DATE: 10/2005
DRAWN BY: G.M./R.W.
SCALE: 1" = 20'

SAN PEDRO DRIVE NE
ALBUQUERQUE, NEW MEXICO
PAGE TITLE
CONCEPTUAL GRADING PLAN

ECHIVE
QUALITY SENIOR LIVING
FRANCIS BARNETT DR
PHAX (505) 888-7145
FAX (505) 888-7165
MERIDIAN, ID. 83642
E-MAIL kar-ter@echivehomes.com

G.1
2005.003.4
13



Plot Date: 09-29-2005
Plot Time: 11:42 am
File Path: E:\WORK\2005\20050929\20050929.DWG
File Name: 20050929.DWG

JMA
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

NOTE:
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DRAINAGE PLAN:

CONCEPTUAL DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED SAN PEDRO BEEHIVE SITE WILL BE LOCATED IN NORTH ALBUQUERQUE ACRES. THE SITE IS ZONED SU-2 IP (LA CUEVA SECTOR PLAN) AND REQUIRES SITE DEVELOPMENT PLAN APPROVAL THROUGH DRB. THE SITE IS CURRENTLY UNDEVELOPED AND DRAINS IN AN UNCONTROLLED SHEETFLOW MANNER TO EXISTING PUBLIC STORM DRAINAGE FACILITIES IN THE ADJACENT PUBLIC STREETS. THE PROPOSED DRAINAGE CONCEPT FOR THE SITE IS CONTINUED FREE DISCHARGE TO THESE EXISTING FACILITIES VIA PRIVATE ON-SITE STORM DRAIN S THAT WILL CONNECT TO EXISTING PUBLIC STORM INLETS BY NEW CONNECTIONS PROPOSED BY SO#19 PERMIT. A PROPOSED PLATTING ACTION WILL SPLIT THE TRACT INTO TWO LOTS. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES TO COINCIDE WITH THE TWO PROPOSED LOTS. THE PURPOSE OF THIS CONCEPTUAL GRADING AND DRAINAGE PLAN IS TO OBTAIN SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVALS.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP C-18 LOCATED HEREON, THE SITE IS LOCATED ON THE EAST SIDE OF SAN PEDRO DRIVE NE, BETWEEN WILSHIRE AVE NE AND CORONA AVE NE. THE EXISTING LEGAL DESCRIPTION IS TRACT 2-A, BUENA VISTA ESTATES. THE SITE IS ZONED SU-2 I-P AND THE PROPOSED NURSING HOME USE IS PERMISSIBLE.

AS SHOWN BY PANEL 137 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, UPDATED TO INCLUDE A LOMR DATED 12/16/2003, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THE PURPOSE OF THE LOMR WAS TO ELIMINATE THE MAPPED FLOOD ZONE ASSOCIATED WITH A RETENTION POND THAT WAS PREVIOUSLY LOCATED ON THE SITE.

III. BACKGROUND DOCUMENTS

- A. PRE-DESIGN E-MAILS AND TELEPHONE CORRESPONDENCES WITH AMAFCA AND CITY OF ALBUQUERQUE HYDROLOGY. LYNN MAZUR AND BRAD BINGHAM INDICATED THAT DOWNSTREAM CAPACITY EXISTED AND THAT FREE DISCHARGE TO THE EXISTING DOWNSTREAM SYSTEM AND NEWLY CONSTRUCTED OUTFALL WAS PERMISSIBLE.
- B. LOMR DATED 12/16/2003 SUBMITTED BY BHI AND APPROVED BY FEMA (FEMA CASE # 03-06-2543P). THIS LETTER OF MAP REVISION ELIMINATED THE MAPPED FLOODING ASSOCIATED WITH A FORMER ON-SITE RETENTION POND.
- C. AS-BUILT DRAWINGS FOR CITY PROJECTS 5704.81, 5704.82 AND 6746.81. THESE PROJECTS CONSTRUCTED THE ADJACENT PUBLIC STORM DRAIN FACILITIES.

IV. EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED AND GENERALLY SLOPES FROM EAST TO WEST TO SAN PEDRO DRIVE NW. OFFSITE FLOWS DO NOT ENTER THE SITE. THE FRONTING PORTIONS OF SAN PEDRO, WILSHIRE AND CORONA ARE DEVELOPED WITH PAVEMENT AND CURBS AND GUTTER. SIDEWALKS ARE IN PLACE IN CORONA AND WILSHIRE. AN AMAFCA PROJECT CONSTRUCTED IN 2003 PROVIDES THE PUBLIC STORM DRAIN OUTFALL FOR THE SITE WEST OF SAN PEDRO (SEE REF B).

V. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF 6 TOTAL BUILDINGS WITH ASSOCIATED PAVED PARKING AND LANDSCAPING IMPROVEMENTS. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES, WITH THE SOUTH HALF OF THE SITE BEING CONSTRUCTED FIRST. TWO PRIVATE STORM DRAIN SYSTEMS WILL PICK UP DEVELOPED RUNOFF FROM SEVERAL ON-SITE LOCATIONS. EACH SYSTEM WILL CONNECT TO AN EXISTING PUBLIC STORM INLET VIA CITY STANDARD INLET CONNECTION AND SO#19 PERMIT. RUNOFF FROM THE WEST HALVES OF THE BUILDINGS ALONG SAN PEDRO WILL DRAIN FREELY TO SAN PEDRO VIA PROPOSED SIDEWALK CULVERTS, ALSO TO BE CONSTRUCTED UNDER SO#19 PERMIT.

VI. CONCEPTUAL GRADING PLAN

THE CONCEPTUAL GRADING PLAN ON SHEET G.1 OF THIS SUBMITTAL SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT 0 IN INTERVALS FROM THE MARCH 23, 2005 TOPOGRAPHIC SURVEY CONDUCTED BY THIS OFFICE. 2) PROPOSED GRADES INDICATED BY FINISHED FLOOR ELEVATIONS AND SPOT ELEVATIONS, 3) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 4) THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS.

VII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE PROPOSED CONSTRUCTION RESULT IN AN INCREASE IN THE PEAK RATE AND VOLUME OF RUNOFF GENERATED BY THIS SITE.

VIII. CONCLUSIONS

- 1) DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO EXISTING DOWNSTREAM PUBLIC DRAINAGE FACILITIES SIZED FOR THIS RUNOFF.
- 2) NO NEW PUBLIC INFRASTRUCTURE, EASEMENTS OR COVENANTS ARE PROPOSED.
- 3) A FORTHCOMING PLATTING ACTION TO SUPPORT THIS PROJECT WILL BE REVIEWED AND APPROVED AT DRB.
- 4) A SEPARATE DRAINAGE SUBMITTAL WILL BE MADE FOR BUILDING PERMIT APPROVAL. THIS SUBSEQUENT SUBMITTAL WILL ADDRESS PROJECT PHASING.

CALCULATIONS:

SITE CHARACTERISTICS

- 1. PRECIPITATION ZONE = 3
- 2. $P_{6,100} = P_{360} = 2.6$
- 3. TOTAL AREA (At) = 110225/2.53 (SF/AC)
- 4. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A. BASIN A		
C	11830/0.27	11
B. BASIN B		
C	48,560/1.11	44
C. BASIN C		
C	9740/0.22	9
D. BASIN D		
C	40,090/0.92	36

5. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A. BASIN A		
C	4070/0.09	4
D	7,760/0.18	7
B. BASIN B		
C	8090/0.19	7
D	40,470/0.93	37
C. BASIN C		
C	5340/0.12	5
D	4400/0.10	4
D. BASIN D		
C	15,190/0.35	14
D	24,900/0.57	22

EXISTING CONDITION

- A. BASIN A
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = (1.29)(0.27) / 0.27 = 1.29$ IN
 $V_{100} = (E_w / 12) A_t = (1.29 / 12)(11830) = 0.290$ AC-FT=1,260 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.27) = 0.93$ CFS
- B. BASIN B
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = (1.29)(1.11) / 1.11 = 1.29$ IN
 $V_{100} = (E_w / 12) A_t = (1.29 / 12)(48560) = 0.193$ AC-FT=5,200 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(1.11) = 3.83$ CFS
- C. BASIN C
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = (1.29)(0.22) / 0.22 = 1.29$ IN
 $V_{100} = (E_w / 12) A_t = (1.29 / 12)(9740) = 0.237$ AC-FT=1030 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.22) = 0.76$ CFS
- D. BASIN D
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = (1.29)(0.92) / 0.92 = 1.29$ IN
 $V_{100} = (E_w / 12) A_t = (1.29 / 12)(40090) = 0.989$ AC-FT=4310 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.92) = 3.17$ CFS

DEVELOPED CONDITION

- A. BASIN A
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = [1.29(0.09) + 2.36(0.18)] / 0.27 = 2.00$ IN
 $V_{100} = (E_w / 12) A_t = (2.00 / 12)(11830) = 0.451$ AC-FT=1,960 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.09) + (5.02)(0.18) = 1.21$ CFS
- B. BASIN B
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = [1.29(0.19) + 2.36(0.93)] / 1.11 = 2.20$ IN
 $V_{100} = (E_w / 12) A_t = (2.20 / 12)(48560) = 0.2035$ AC-FT=8,860 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.19) + (5.02)(0.93) = 5.32$ CFS
- C. BASIN C
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = [1.29(0.12) + 2.36(0.10)] / 0.22 = 1.78$ IN
 $V_{100} = (E_w / 12) A_t = (1.78 / 12)(9740) = 0.0326$ AC-FT=1420 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.12) + (5.02)(0.10) = 0.92$ CFS
- D. BASIN D
 - 1. VOLUME
 $E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$
 $E_w = [1.29(0.35) + 2.36(0.57)] / 0.92 = 1.95$ IN
 $V_{100} = (E_w / 12) A_t = (1.95 / 12)(40090) = 0.1495$ AC-FT=6510 CF
 - 2. PEAK DISCHARGE
 $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
 $Q_p = Q_{100} = (3.45)(0.35) + (5.02)(0.57) = 4.07$ CFS

COMPARISON

- A. BASIN A
 - 1. VOLUME
 $\Delta V_{100} = 1960$ CF-1260 CF=700 CF (INCREASE)
 - 2. PEAK DISCHARGE
 $\Delta Q_{100} = 1.21$ CFS-0.93 CFS=0.28 CFS (INCREASE)
- B. BASIN B
 - 1. VOLUME
 $\Delta V_{100} = 8860$ CF-5200 CF=3660 CF (INCREASE)
 - 2. PEAK DISCHARGE
 $\Delta Q_{100} = 5.32$ CFS-3.83 CFS=1.49 CFS (INCREASE)
- C. BASIN C
 - 1. VOLUME
 $\Delta V_{100} = 1420$ CF-1030 CF=390 CF (INCREASE)
 - 2. PEAK DISCHARGE
 $\Delta Q_{100} = 0.92$ CFS-0.76 CFS=0.16 CFS (INCREASE)
- D. BASIN D
 - 1. VOLUME
 $\Delta V_{100} = 6510$ CF-4310 CF=2200 CF (INCREASE)
 - 2. PEAK DISCHARGE
 $\Delta Q_{100} = 4.07$ CFS-3.17 CFS=0.90 CFS (INCREASE)

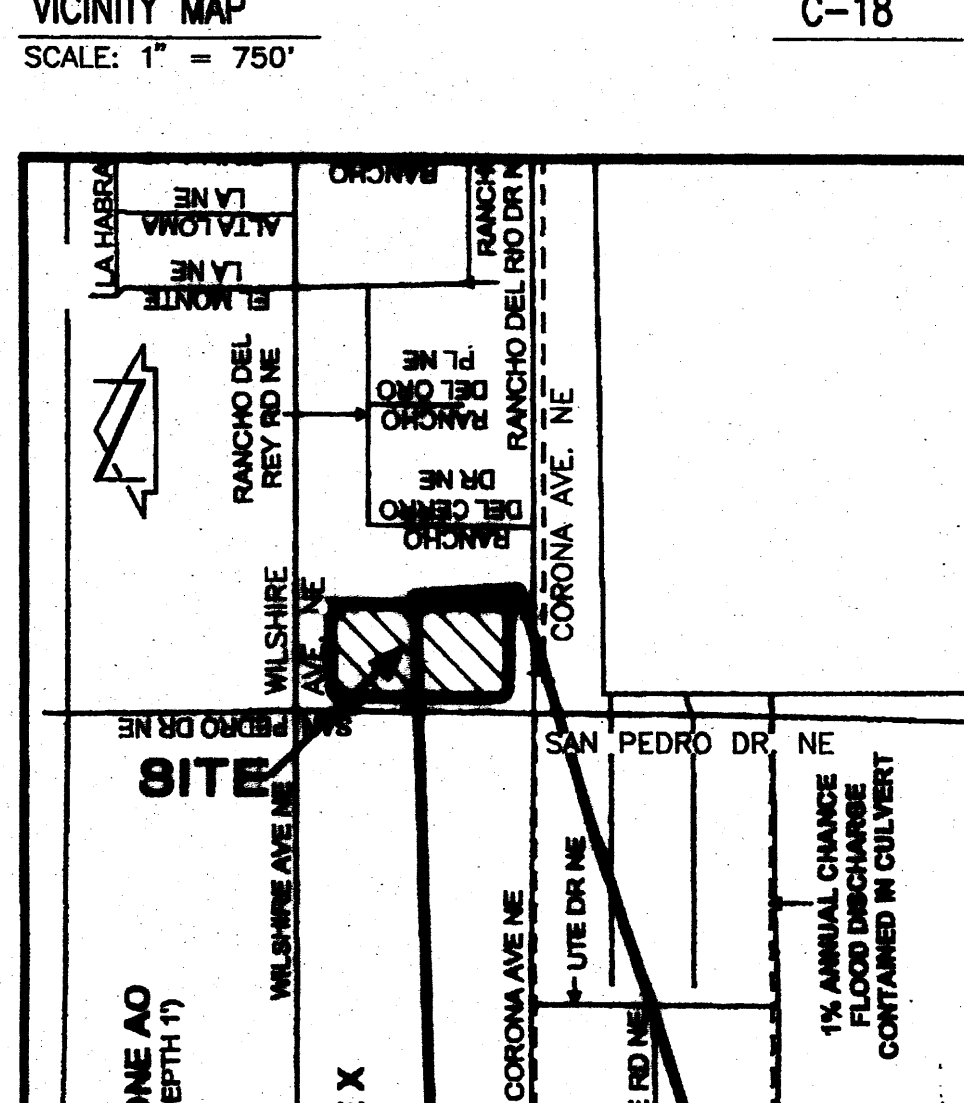
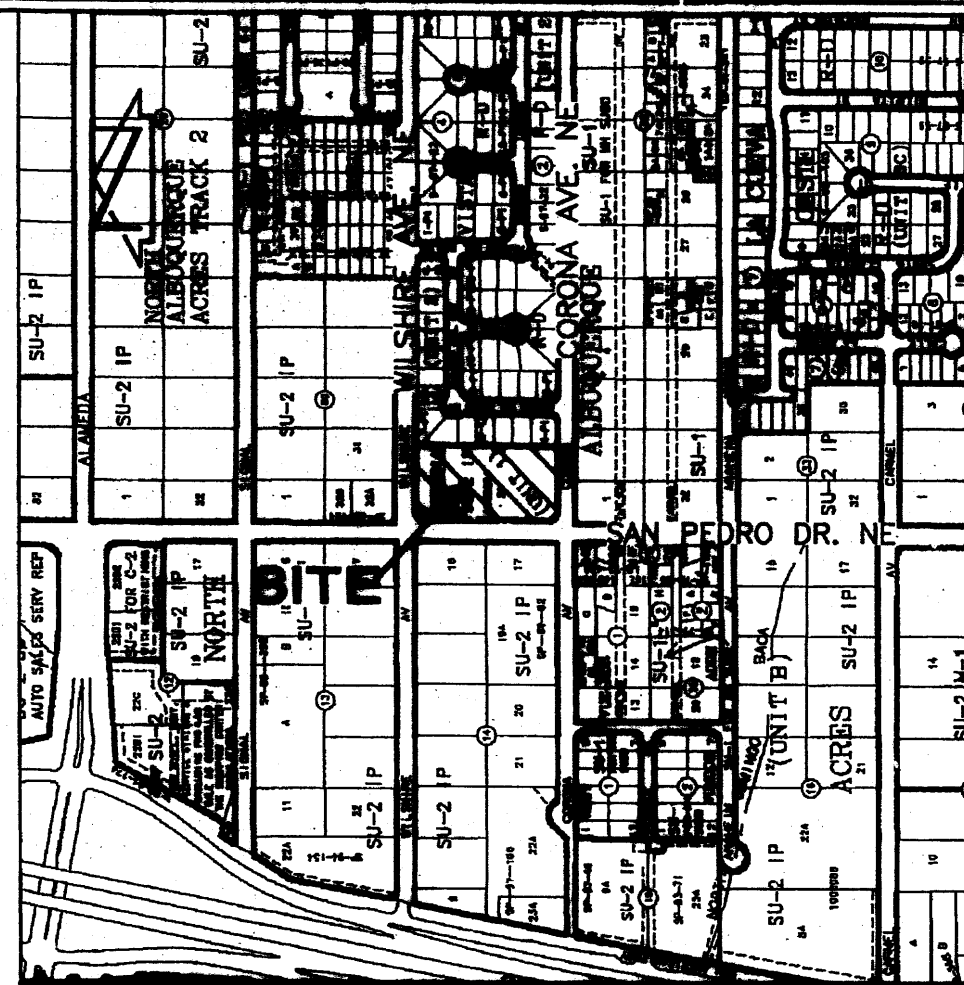
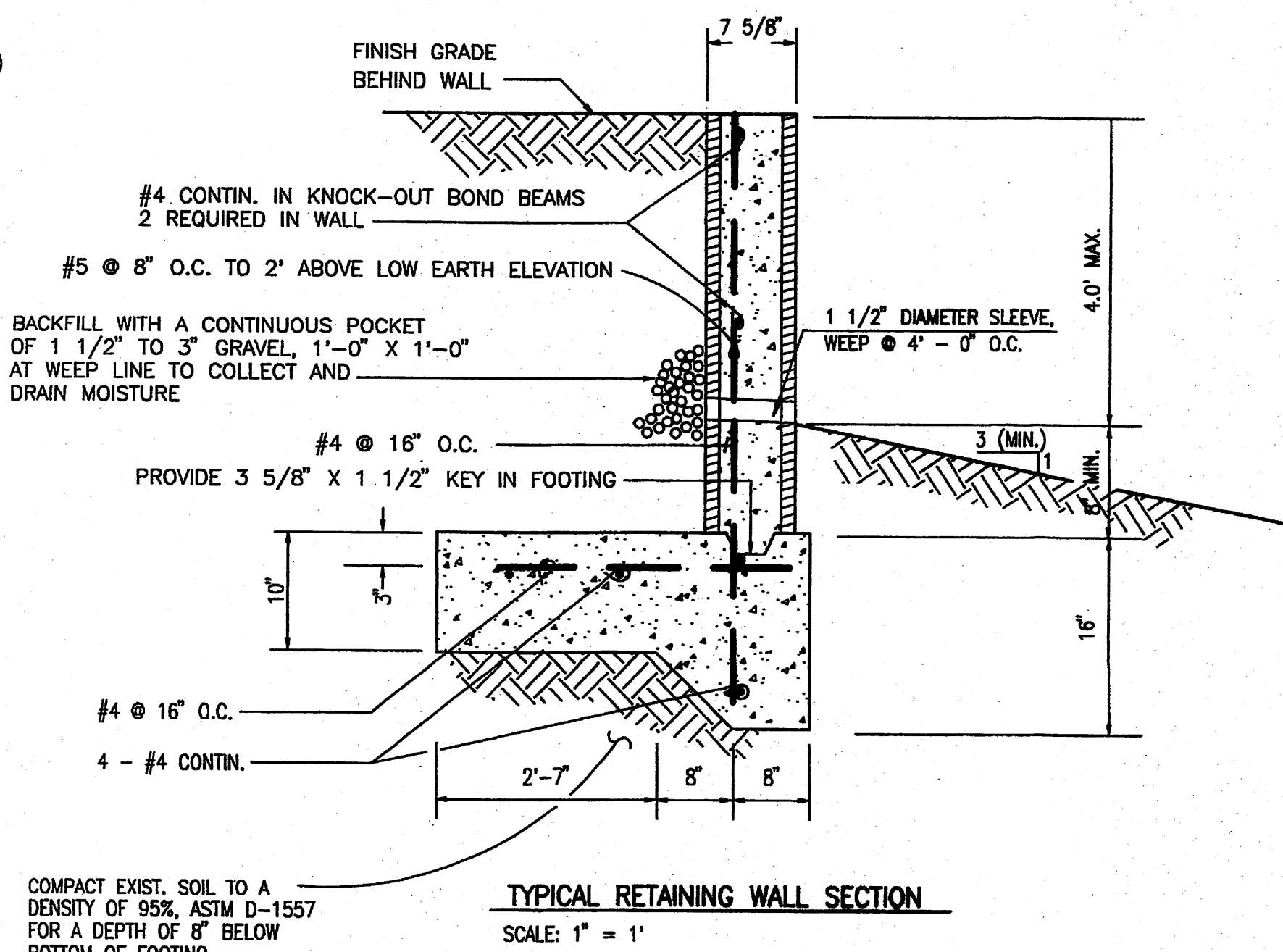
CONSTRUCTION NOTES:

- 1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 280-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCES WITH EXISTING UTILITIES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 3. 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.
- 4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- 5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- 7. 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.
- 8. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- 9. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

EROSION CONTROL MEASURES:

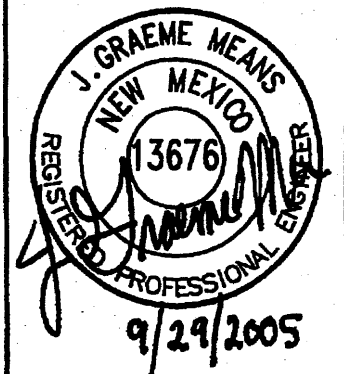
- 1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- 2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- 3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- 4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

APPROVALS	NAME	DATE
HYDROLOGY		
SIDEWALK INSPECTOR		
STORM DRAIN MAINTENANCE		



F.I.R.M. PANEL 137 OF 825
 SCALE: 1" = 500'
 REVISÉ TO REFLECT LOMR DATED 12/16/2003

LEGAL DESCRIPTION
 TRACT 2-A, BUENA VISTA ESTATES (2002C-363)



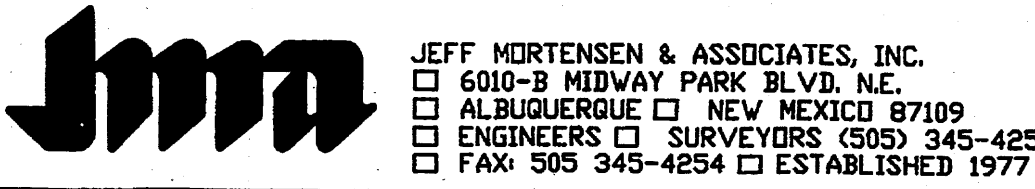
DATE: 10-2005
 DRAWN BY: G.M. / R.W.
 SCALE:

SAN PEDRO DRIVE NE
 ALBUQUERQUE, NEW MEXICO
 PAGE TITLE: CONCEPTUAL DRAINAGE PLAN, CALCULATIONS AND CONSTRUCTION NOTES

BEHIVE HOMES
 QUALITY SENIOR LIVING
 ENGINEERING: J. GRAEME MEANS, P.E., License No. 3676
 ARCHITECT: J. GRAEME MEANS, P.E., License No. 3676
 E-MAIL: karstengearthink.net

G.2
 2005.003.4
 14

Plot Date: 09-29-2005
 Plot Time: 11:37 am
 File Path: E:\WORK\2005\50034DP.DWG
 File Name: 50034DP.DWG



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"

LEGEND

- | | | | |
|--------|----------------------------------|----------|---------------------------------|
| BY PM | BY PAINT MARK | SD | STORM DRAIN |
| C&G | CURB AND GUTTER | SDMH | STORM DRAIN MANHOLE |
| CMU | CEMENT MASONRY UNIT | SDMH/C | STORM DRAIN MANHOLE IN CONCRETE |
| DIP | DUCTILE IRON PIPE | SI | STORM INLET |
| EA | EDGE OF ASPHALT | STD. C&G | STANDARD CURB AND GUTTER |
| FH | FIRE HYDRANT | TSW | TOP OF SIDEWALK |
| FL | FLOWLINE | T BY PM | TELEPHONE LINE BY PAINT MARK |
| INV | INVERT | TA | TOP OF ASPHALT |
| MH | MANHOLE | TC | TOP OF CURB |
| MP | METAL POLE | TCO | TOP OF CONCRETE |
| MS | METAL SIGN | TG | TOP OF GRATE |
| OHE(2) | OVERHEAD ELECTRIC (NO. OF LINES) | TR | TELEPHONE RISER |
| PVC | POLYVINYL CHLORIDE PIPE | WCR | WHEELCHAIR RAMP |
| RCP | REINFORCED CONCRETE PIPE | WPP | WOOD POWER POLE |
| SAS | SANITARY SEWER | WVB | WATER VALVE BOX |
| ▽ | EXISTING GATE VALVE | WVB/C | WATER VALVE BOX IN CONCRETE |
| ▽ | PROPOSED GATE VALVE | W | PROPOSED WATER SERVICE |
| ● | PROPOSED FIRE HYDRANT | ▸ | PROPOSED REDUCER |
| ● | PROPOSED CLEAN OUT | | |

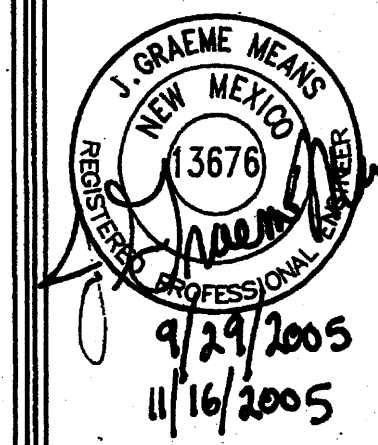
PROJECT BENCHMARK

STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "9-C18 1985". IT IS RMVTD TO A 2 1/2" ALUMINUM TUBE LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVENUE N.E.
ELEVATION = 5229.79 FEET (NGVD 1929)

T.B.M. #1
A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND WILSHIRE AVE. N.E. ON THE SOUTH SIDE OF WILSHIRE AS SHOWN ON THE DRAWING.
ELEVATION = 5234.78 FEET

T.B.M. #2
A SPIKE WITH JMA CAP LOCATED EAST OF THE INTERSECTION OF SAN PEDRO BLVD. N.E. AND CORONA AVE. N.E. ON THE NORTH SIDE OF CORONA AS SHOWN ON THE DRAWING.
ELEVATION = 5234.24 FEET

DATE	11/14/05 DRB
------	--------------



DATE	10/2005
DRAWN BY	G.M./R.W.
SCALE	1" = 20'

SAN PEDRO DRIVE NE
ALBUQUERQUE, NEW MEXICO

CONCEPTUAL UTILITY PLAN

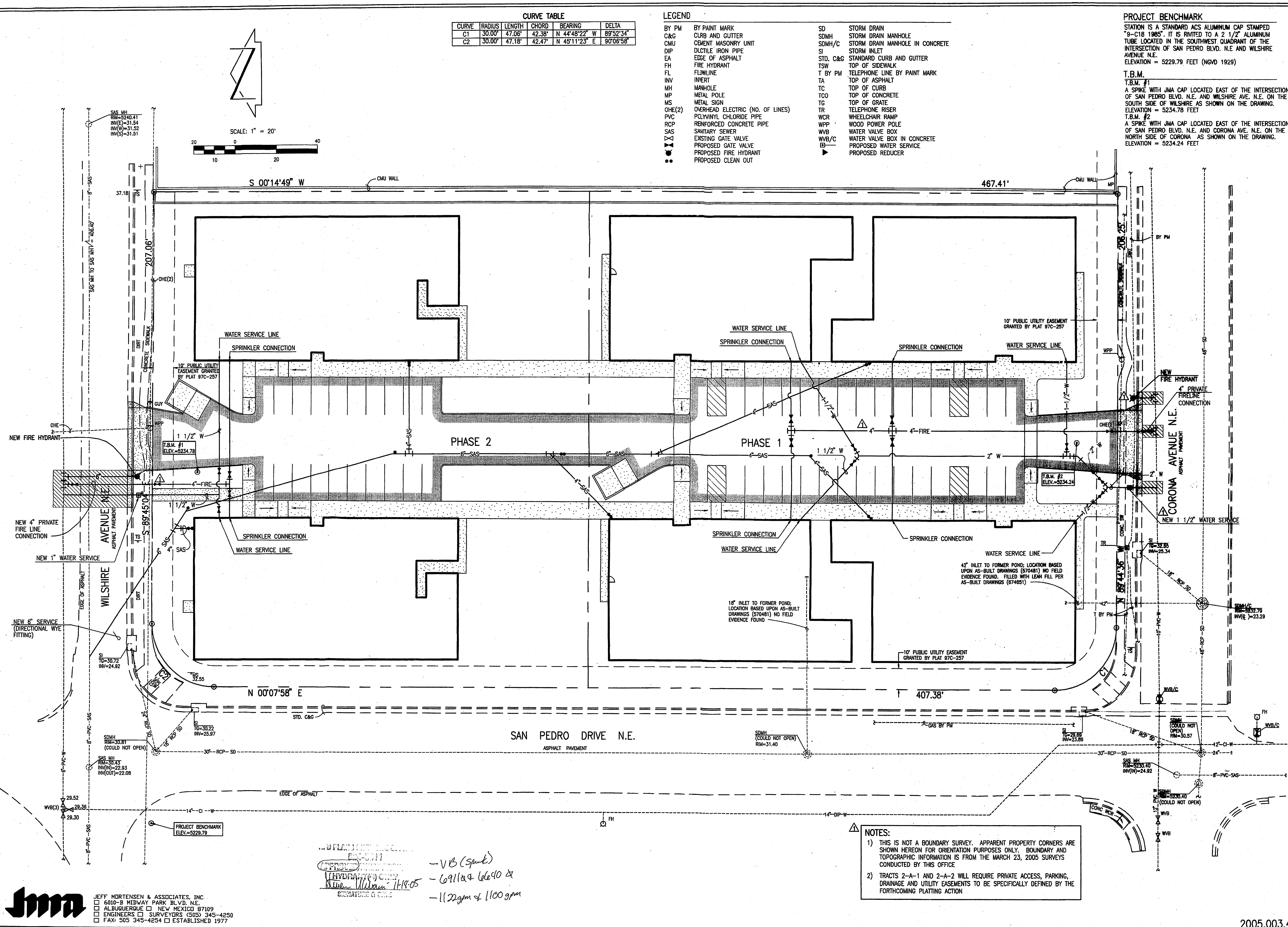
BEEHIVE HOMES
QUALITY SENIOR LIVING

ENGINEERING: 1500 W. BARRETT DR. ALBUQUERQUE, NM 87102
PHONE: 505.869.7145
FAX: 505.869.7145
E-MAIL: info@beehivehomes.com

U.1

2005.003.4

15



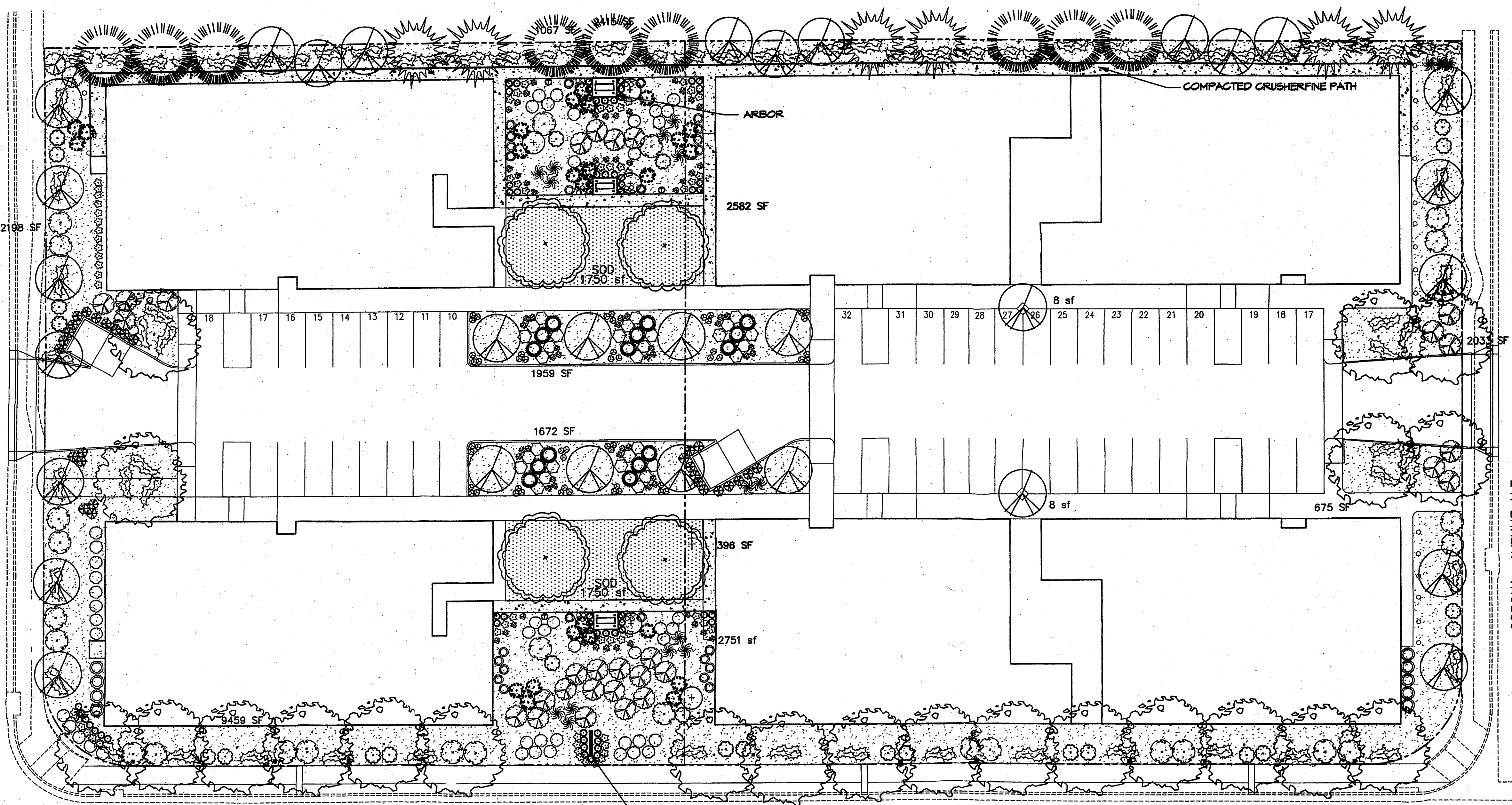
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File Name: 5003-4C12.DWG
Plot Date: 11-16-2005
Plot Time: 3:43 pm

JMA JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

HYDRANT ONLY
11/19/05
-VB (Spoke)
-6911a & 6640 &
-1122gm & 1100gpm

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE MARCH 23, 2005 SURVEYS CONDUCTED BY THIS OFFICE.
- TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLATTING ACTION.



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Foliage Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (8) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

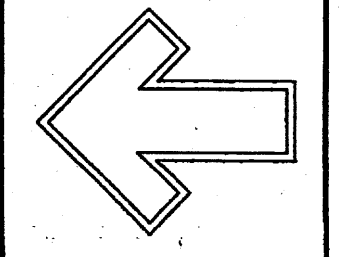
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: San Pedro Blvd.
Required # 16 Provided # 16



Cont. Lic. #28458
7809 Edith N.E. 87184
Albuquerque, NM 87109
Ph: (505) 888-9690
Fax: (505) 888-7737
cnc@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

BeeHive Village
Albuquerque, NM
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors. This is an original design and must not be copied or copied unless applicable fees have been paid or job order placed.



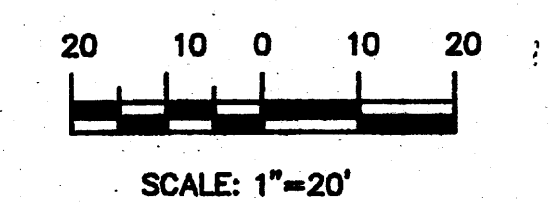
DRAWN BY: cnc
REVISION # 2
DATE: 9-14-05

SHEET #
L1 OF L1

PLANT LEGEND

- | | | | |
|---|---|--|--|
| <p>SHUMARD OAK (M) 10
<i>Gleditsia triacanthos</i>
2" Cal.</p> | <p>MUGHO PINE (L) 15
<i>Juniperus spp.</i>
5 Gal. 365f</p> | <p>MAIDENGRASS (M) 17
<i>Miscanthus sinensis</i>
5 Gal. 165f</p> | <p>CRIMSON PIGMY BARBERRY (M) 47
<i>Berberis thunbergii 'Atropur. Nana'</i>
1 Gal. 95f</p> |
| <p>SYCAMORE (M) 29
<i>Platanus spp.</i>
2" Cal.</p> | <p>COMMON LILAC (M) 25
<i>Syringa vulgaris</i>
5 Gal. 100sf</p> | <p>AUTUMN JOY SEDUM (M) 30
<i>Suaeda lindheimeri</i>
1 Gal.</p> | <p>CREeping ROSEMARY (L+) 78
<i>Rosmarinus officinalis prostrata</i>
5 Gal. 165f</p> |
| <p>EMERALD GREEN ARBOVITAE (M) 9
<i>Thuja occidentalis 'Emerald'</i>
8"</p> | <p>BUTTERFLY BUSH (M) 26
<i>Buddleia davidii</i>
5 Gal. 100sf</p> | <p>WHIRLING BUTTERFLIES (M) 65
<i>Berberis thunbergii 'Atropur. Nana'</i>
1 Gal. 45f</p> | <p>FESCUE SOD WITH POP UP SPRINKLER
3" SANTA FE BROWN GRAVEL WITH FILTER FABRIC</p> |
| <p>LEYLAND CYPRESS (M) 6
x <i>Cupressocyparis leylandii</i>
8"</p> | <p>FLOWER CARPET RED GROUNDCOVER ROSE (M) 47
<i>Rosa spp.</i>
5 Gal. 25sf</p> | <p>LAVENDER (M) 61
<i>Lavandula angustifolia</i>
1 Gal. 95f</p> | <p>SFB COMPACTED CRUSHERFINE PATH WITH FILTER FABRIC
COMMERCIAL GRADE STEEL EDGE</p> |
| <p>FLOWERING PEAR (M+) 31
<i>Pyrus calleryana</i>
3" Cal.</p> | <p>GREEN SPIRE EUONYMUS (M) 29
<i>Euonymus spp.</i>
5 Gal. 100sf</p> | <p>HALLS HONEYSUCKLE (M) 31
<i>Japonica 'Halliana'</i>
1 Gal. 144sf
Unstaked-Groundcover</p> | <p>PROPOSED LIGHTING - BY OTHERS
TRASH RECEPTACLE</p> |
| <p>MUSKOGEE GRAPE MYRTLE (M) 5
<i>Lagerstroemia indica</i>
15 Gal.</p> | <p>RED TIP PHOTINIA (M) 24
<i>Photinia fraseri</i>
5 Gal. 64sf</p> | <p>COLUMBINE (M) 51
<i>Kniphofia lyvaria</i>
1 Gal. 45f</p> | <p>* INDICATES THAT PLANT MATERIAL IS EVERGREEN</p> |
| | <p>ARP ROSEMARY (M) 33
<i>Rosmarinus officinalis</i>
5 Gal. 365f</p> | <p>THREADLEAF COREOPSIS (M) 69
<i>Coreopsis auricuta 'Nana'</i>
1 Gal. 45f</p> | |

GRAPHIC SCALE



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	110206	square feet
TOTAL BUILDINGS AREA	49479	square feet
NET LOT AREA	64227	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9684	square feet
TOTAL BED PROVIDED	24245	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	18184	square feet
TOTAL GROUNDCOVER PROVIDED	20885 (86%)	square feet
TOTAL SOD AREA	3500 (20%)	square feet
TOTAL LANDSCAPE PROVIDED	27145 (49%)	square feet

11-2-05 revised site plan.dwg