

# Site Development Plan for Building Purposes

## Site Data

LEGAL DESCRIPTION OF PROPERTY:  
TRACT B-2-B, LA MESA MEDICAL CENTER  
ALBUQUERQUE, NEW MEXICO OCTOBER 1996

SITE AREA: 92,368 S.F. 100%  
BUILDING FOOTPRINT: 31,931 S.F. 35%  
HARD SURFACE AREA: 24,446 S.F. 26%  
LANDSCAPED AREA: 35,807 S.F. 39%

## Project Data

PROPOSED USE: ASSISTED LIVING FACILITY FOR SENIORS  
CONSISTING OF 97 ASSISTED LIVING APARTMENTS  
AND 184 ALZHEIMER LIVING UNITS

ASSISTED LIVING APARTMENTS	QUANTITY	S.F.	TOTAL S.F.
A	41	400	16400
B	52	600	31200
C	4	850	3400
<b>TOTAL</b>	<b>97</b>		<b>51000</b>

ALZHEIMER LIVING UNITS	QUANTITY	S.F.	TOTAL S.F.
TOTAL	18	400	7200

SUPPORT AREAS/CIRCULATION:	TOTAL S.F.
BUILDING AREA:	39782
TOTAL S.F.	97982

\*PARKING SPACES:

97 ASSISTED LIVING APARTMENTS	15 SPACES (15% OF UNITS)
18 ALZHEIMER UNITS	0 SPACES (0% OF UNITS)
24 EMPLOYEES	24 SPACES
7 VISITORS	7 SPACES
*TOTAL TYPICAL AT ASSISTED LIVING FACILITIES:	46 SPACES

TOTAL PROVIDED:	50 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES

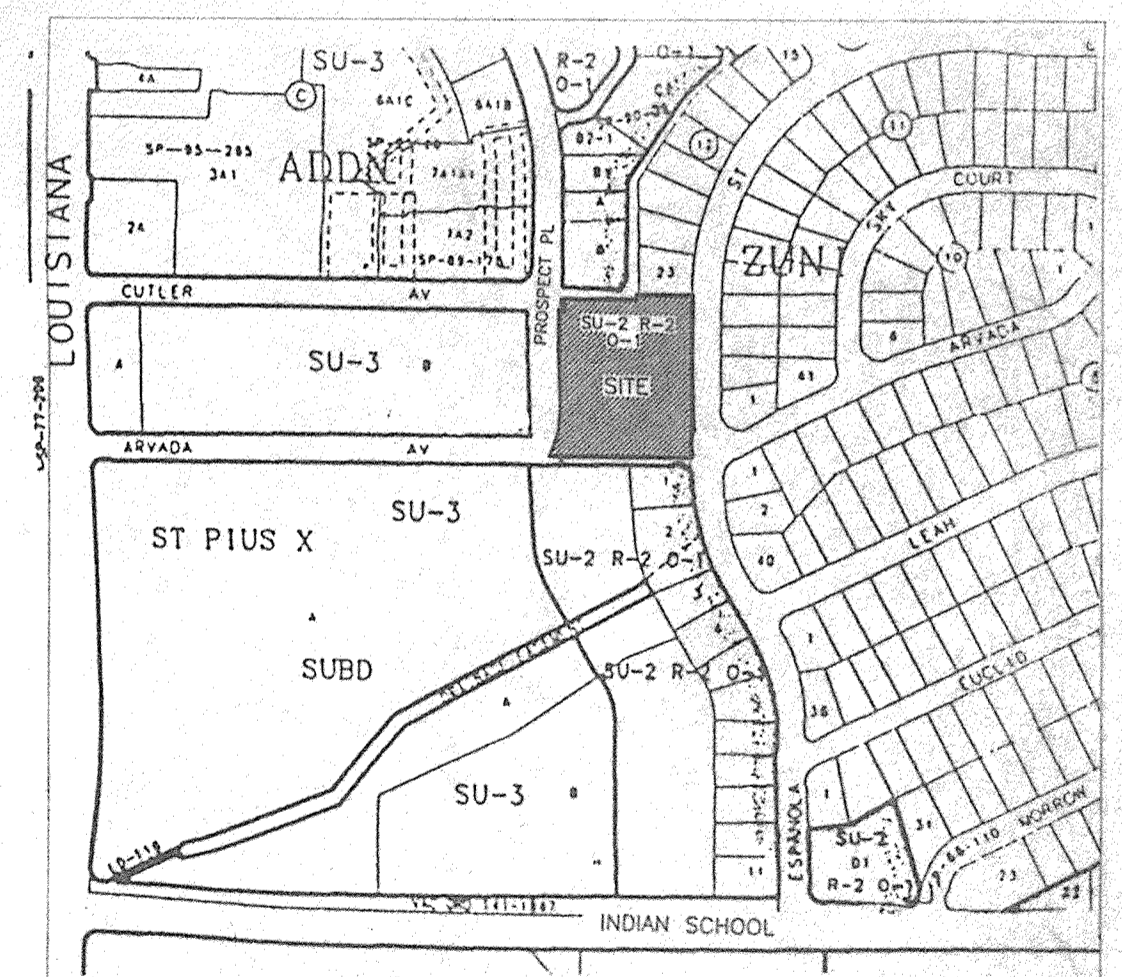
\* REQUIRED QUANTITIES ARE BASED ON WEDGEWOOD RETIREMENT INNS PARKING STUDY (ATTACHED). WEDGEWOOD HAS BEEN DEVELOPING AND OPERATING RETIREMENT HOUSING FOR OVER 25 YEARS. PARKING DEMAND IS BASED ON SURVEYS OF OTHER ASSISTED LIVING FACILITIES.

## General Notes

- AREA LIGHTING, INCLUDING PARKING AREA LIGHTING, SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY.
- AREA LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1,000 FOOT-LAMBERTS AND IT SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 200 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
- REFER CONCEPTUAL GRADING AND DRAINAGE PLAN/UTILITY PLAN, SHEET 3 OF 5, FOR ALL REQUIRED UTILITY INFORMATION.
- TWO PARKING SPACES TO BE DESIGNATED AS PREFERENTIAL PARKING FOR CAR POOLING. PREFERENTIAL DOES NOT MEAN EXCLUSIVE.
- TYPICAL COMPACT PARKING SPACES DENOTED BY 'C'. STENCIL "COMPACT" IN 8" HIGH CAPITAL LETTERS IN EACH SPACE.

## Legend

- 12' POLE SITE LIGHTING
- BUILDING MOUNTED SITE LIGHTING
- BICYCLE RACK

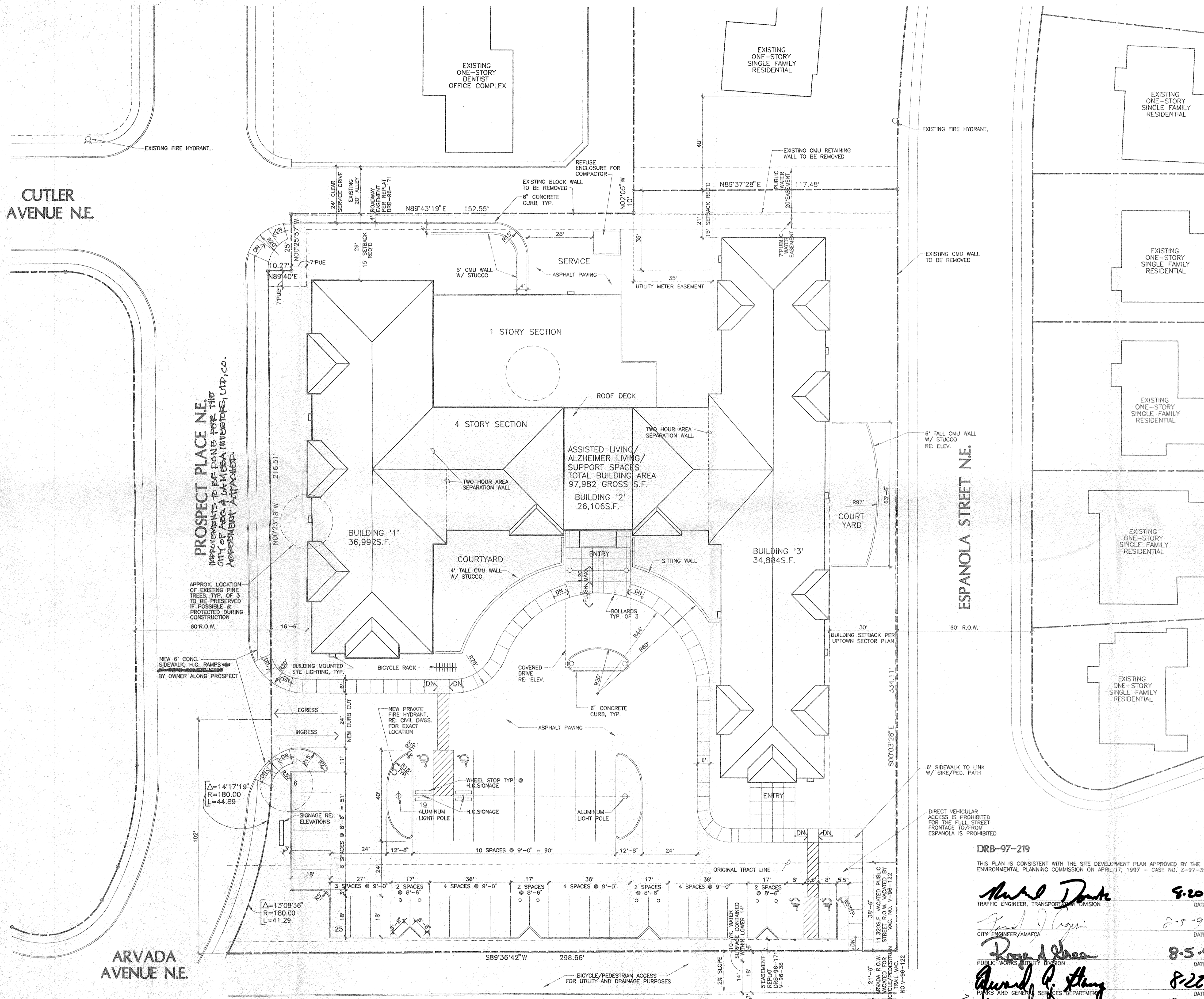


no.	date	revision
1	5/6/97	PER EPC NOTIFICATION OF DECISION CONDITIONS 4/18/97
2	6/3/97	PER DRB-97-219 COMMENTS 5/13/97
3	6/17/97	PER DRB COMMENTS 6/10/97
4	6/30/97	PER DRB COMMENTS 6/24/97

**Dekker/Perich**  
architecture planning interiors  
5501 American Parkway NE, Suite 675  
Albuquerque, New Mexico 87110  
905.884.3111 Fax: 885.8050

**Woodmark at Uptown Z-97-39**  
Arvada and Prospect  
Albuquerque, New Mexico

Site Plan	
Job no:	96079
drn. by:	
ckd. by:	
issued:	04/09/97
sheet	1 of 5



PROSPECT PLACE NE.  
IMPROVEMENTS TO BE DONE FOR THE CITY OF ARVADA BY MESA INVESTMENT LTD, CO. AGREEMENT ATTACHED.

APPROX. LOCATION OF EXISTING PINE TREES, TYP. OF 3 TO BE PRESERVED IF POSSIBLE & PROTECTED DURING CONSTRUCTION 60'R.O.W.

NEW 6" CONC. SIDEWALK, H.C. RAMPS BY OWNER ALONG PROSPECT

EGRESS INGRESS

NEW PRIVATE FIRE HYDRANT, RE: CIVIL DWGS. FOR EXACT LOCATION

SIGNAGE RE: ELEVATIONS

NEW 6" CONC. SIDEWALK, H.C. RAMPS BY OWNER ALONG PROSPECT

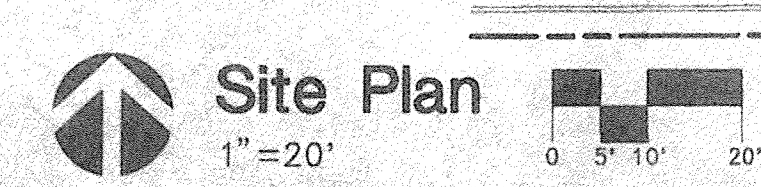
NEW PRIVATE FIRE HYDRANT, RE: CIVIL DWGS. FOR EXACT LOCATION

SIGNAGE RE: ELEVATIONS

NEW 6" CONC. SIDEWALK, H.C. RAMPS BY OWNER ALONG PROSPECT

ESPANOLA STREET NE.

ARVADA AVENUE NE.



DRB-97-219

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON APRIL 17, 1997 - CASE NO. Z-97-39.

<i>Michael D. Danks</i>	8-20-97
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Frank J. Lopez</i>	8-5-97
CITY ENGINEER/AMAFCA	DATE
<i>Roger A. Sheen</i>	8-5-97
PUBLIC WORKS/UTILITY DIVISION	DATE
<i>Edward G. Hany</i>	8-22-97
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
<i>Kevin L. Don</i>	8-26-97
CITY PLANNER, PLANNING DIVISION	DATE

DRB-97-219

DRB-97-219

CUTLER AVENUE N.E.

PROSPECT AVENUE N.E.

ESPANOLA STREET N.E.

ARVADA AVENUE N.E.

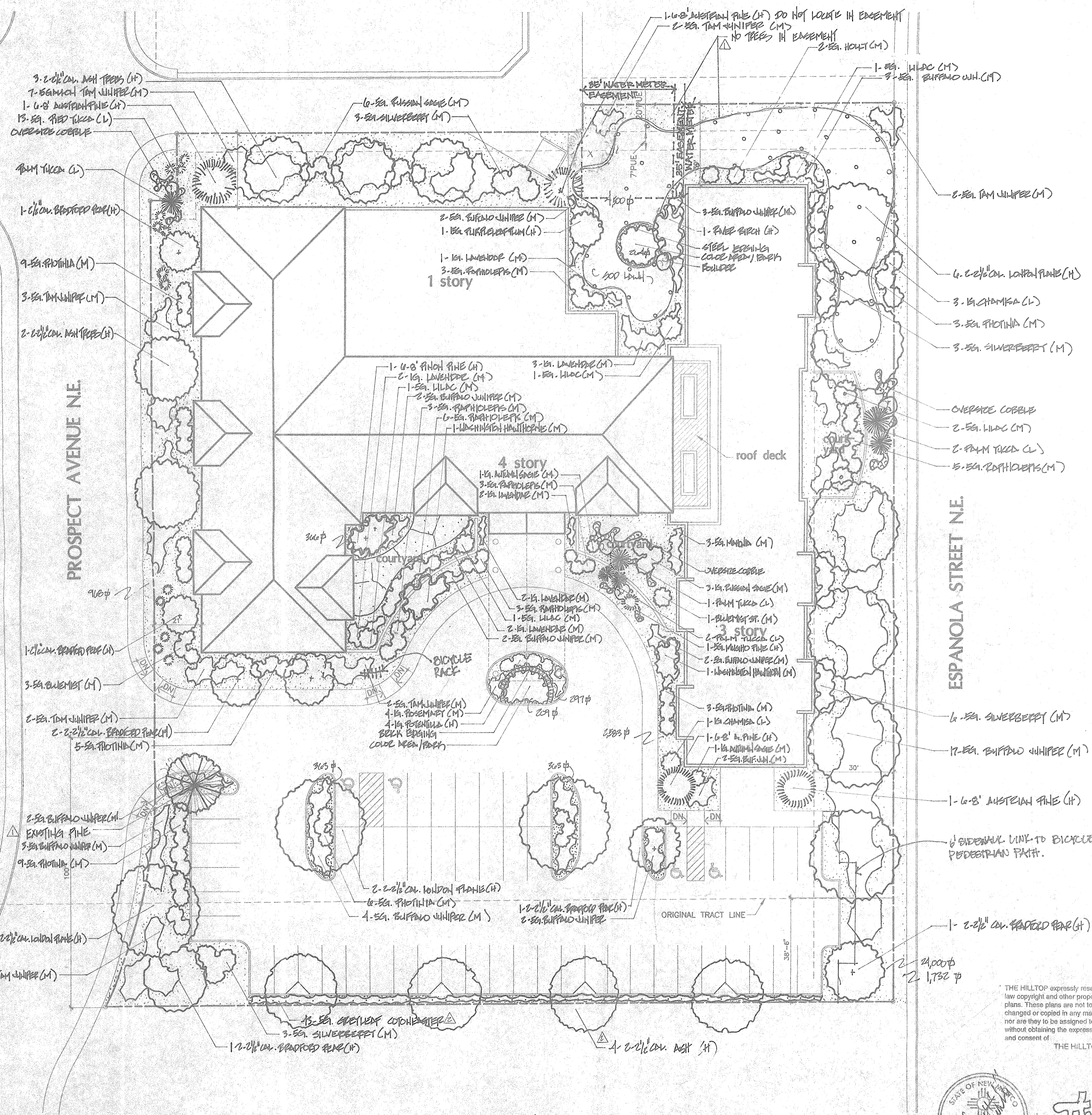
**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA	90,302 SF
TOTAL BUILDING AREA	36,115 SF
OFFSITE LANDSCAPING	2,700 SF
NET LOT AREA	51,553 SF
LANDSCAPE REQUIREMENT	15
FIN. LANDSCAPE REQ'D	8,633 SF

TOTAL LANDSCAPE REQ'D	35,807 SF
TOTAL sod AREA (R. 57%)	4,500 SF
TOTAL BED AREA	473 SF
TOTAL BED AREA	23,134 SF
OFFSITE LANDSCAPE	2,700 SF

NOTE: APPROXIMATE LOCATION OF EXISTING PINE TREE TO BE PRESERVED IF POSSIBLE. TO BE PROTECTED DURING CONSTRUCTION.



**LANDSCAPE LEGEND**

- 1/2" SAND AND TAN GRAVEL / FILTER FABRIC (USE SAND TO PROTECT FROM BUILDING)
- sod LAWN WITH POP UP SPRINKLERS
- OVERSIZE COBBLE BEDS w/ BOULDERS
- COLOR NEEDS / BARK MULCH
- COMMERCIAL GRADE STEEL EDGING
- BACK EDGING

**LANDSCAPE NOTES**

ALL LANDSCAPING SHALL BE IRRIGATED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. sod SHALL BE IRRIGATED WITH POP UP SPRINKLERS. PRUNERS TO TREES, AND TRAP IRRIGATION TO STEPS.

IRRIGATION SYSTEM MAINTENANCE AND 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 LANDSCAPE ORDINANCE, PLANTING RESTRICTION APPROACH. HIGH WATER USE sod SHALL BE LIMITED TO 20% OR LESS, TOTAL LANDSCAPE AREA. AT LEAST 80% OF LANDSCAPE PLANTS SHALL BE LOW OR MEDIUM WATER USE PLANTS. HIGH FUEL PRODUCING PLANTS ARE NOT USED ON THIS PLAN.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

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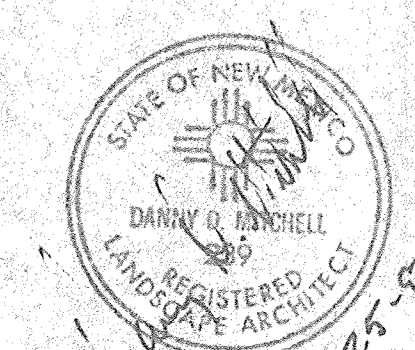
no.	date	revision
1	5/17/17	Remove trees from Easement, Existing Pine Update
2	5/30/17	ADD TREES / CHANGE PLANTS ON SOUTH PL
3	6/30/17	ADD METER BASEMENT, REMOVE TREES FROM EASEMENT

**dekker/perich & associates**  
 architecture  
 planning  
 interior

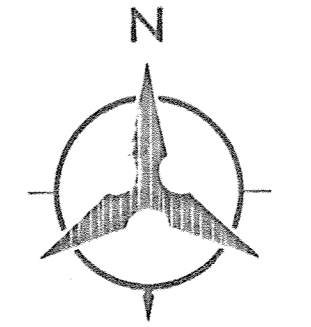
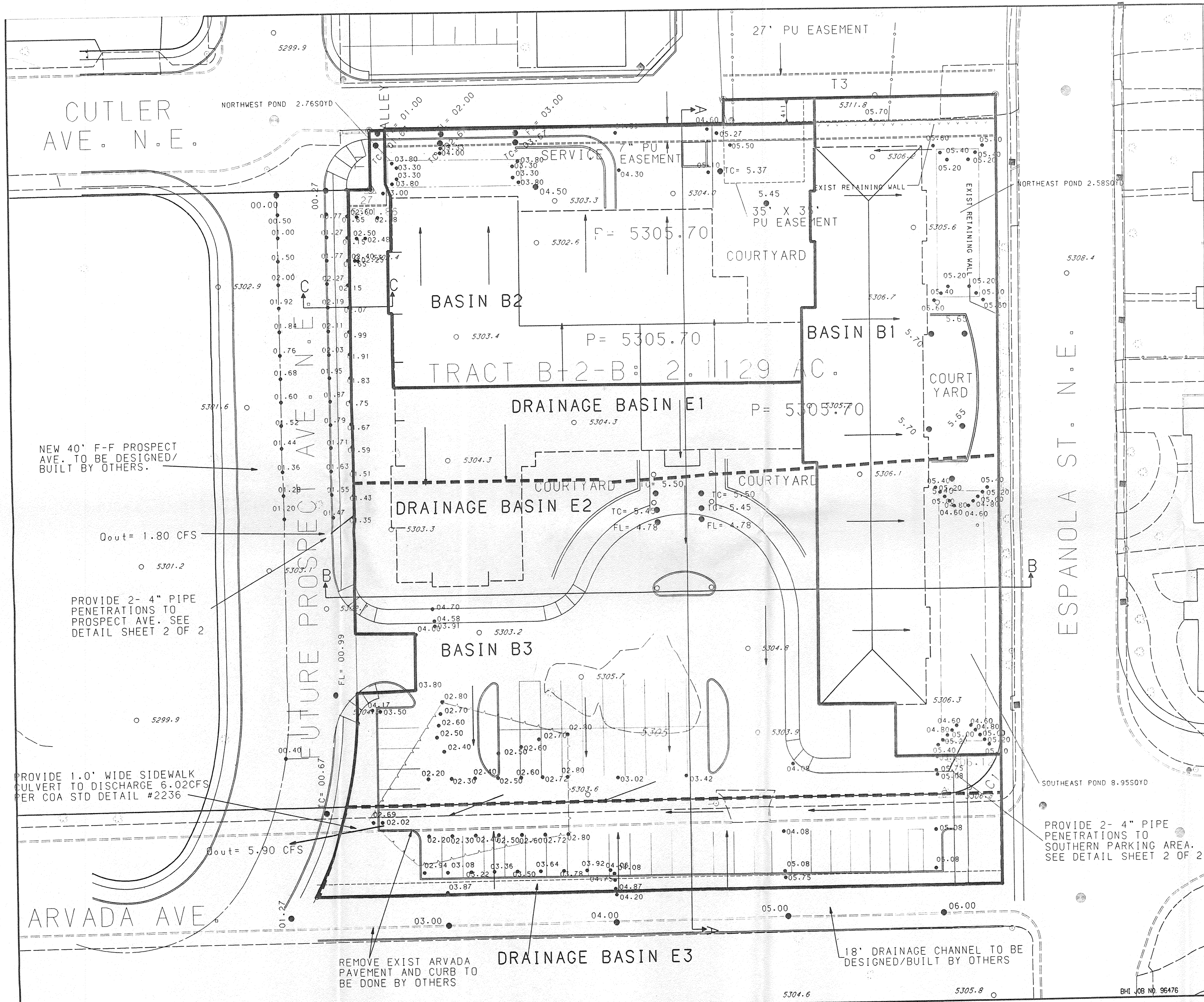
**The Woodmark at Uptown**  
 Arvada and Prospect  
 Albuquerque, New Mexico

**Landscape Plan**

Job no:	96079
drn. by:	
ckd. by:	
Issued:	02/28/17
sheet	2 of 6



*The Hilltop*



**GRADING NOTES:**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL SHEET 2 OF 2 AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

- NOTE:**
1. FOR SECTION A-A AND B-B SEE SHEET 2 OF 2.

**LEGEND**

PROJECT BOUNDARY	---
EXISTING CONTOUR	.....
EXISTING SPOT ELEVATION	○ 019.25
PROPOSED SPOT ELEVATION	● 05.70
DIRECTION OF FLOW	→ S=2.50%
PROPOSED BASIN BOUNDARY	---
EXIST BASIN BOUNDARY	---
PROPOSED RETAINING WALL	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED SANITARY SEWER LINE	---
PROPOSED SANITARY SEWER MANHOLE	○
PROPOSED SANITARY SEWER SERVICE	---
EXISTING SANITARY SEWER LINE	---
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED WATER LINE	---
PROPOSED GATE VALVE	---
PROPOSED FIRE HYDRANT	---
PROPOSED WATER METER SERVICE	---
EXISTING WATER LINE	---
EXISTING GATE VALVE	---
EXISTING FIRE HYDRANT	---

\*ALL FLOWS SHOWN ARE 100 YEAR EVENT

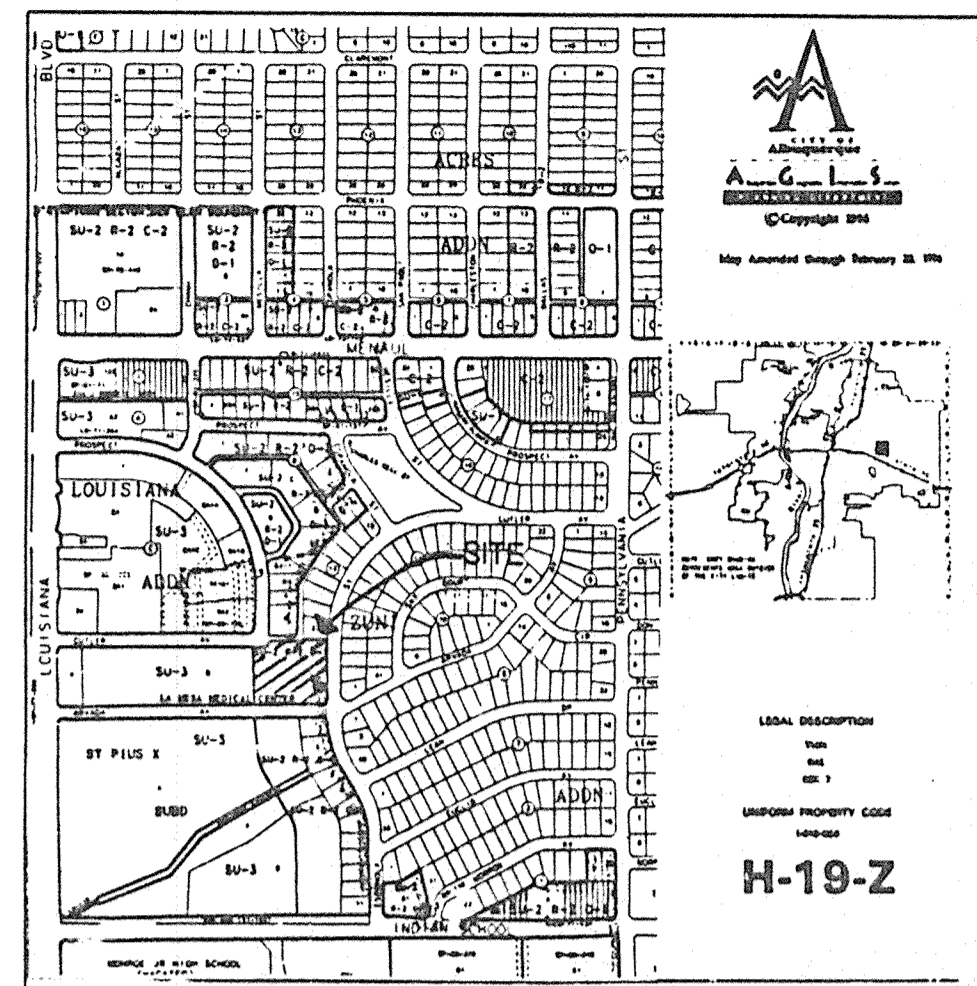
ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

**BOHANNAN-HUSTON INC.**  
 ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS  
 ALBUQUERQUE LAS CRUCES SANTA FE

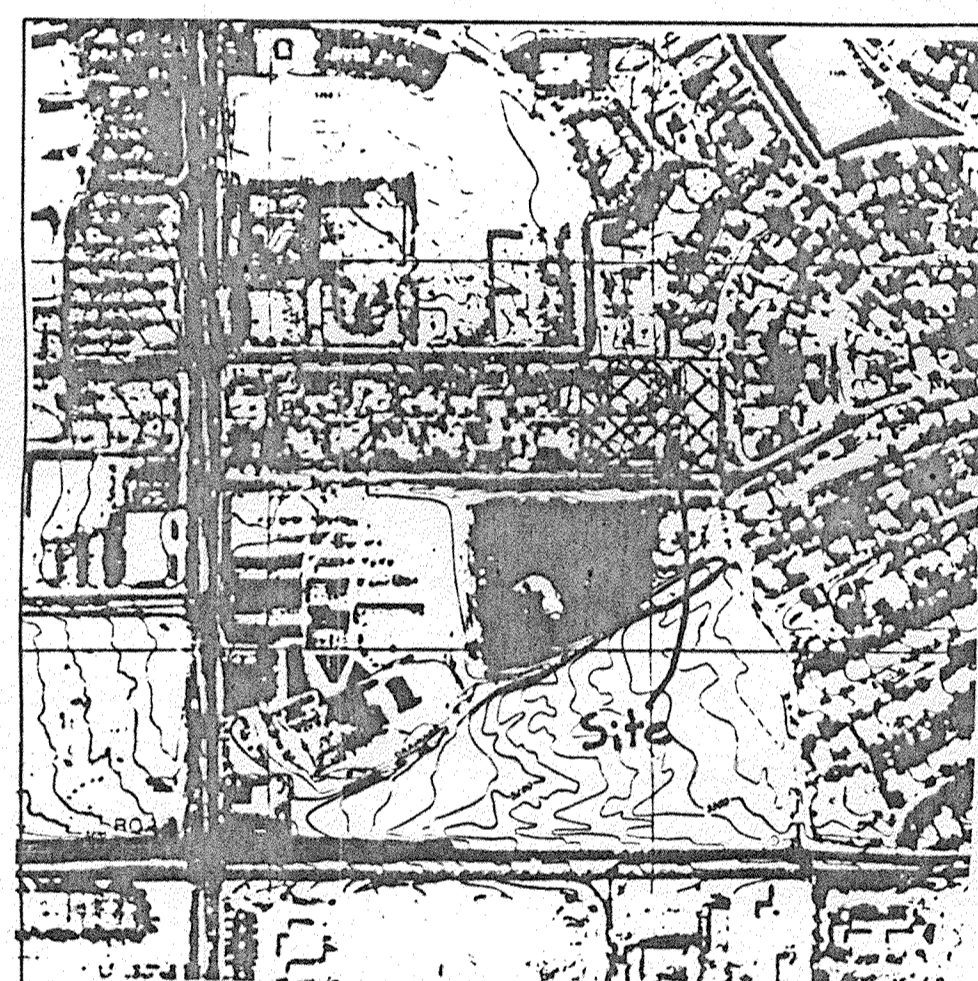
**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

**WOODMARK FACILITY GRADING/DRAINAGE PLAN**

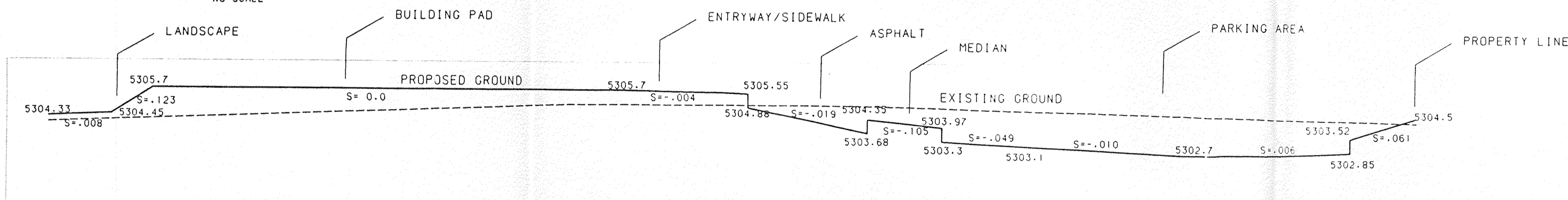
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.
CITY PROJECT NO. XXXXXX		ZONE MAP NO. H-19-Z	SHEET OF C1 C3
		DATE:	



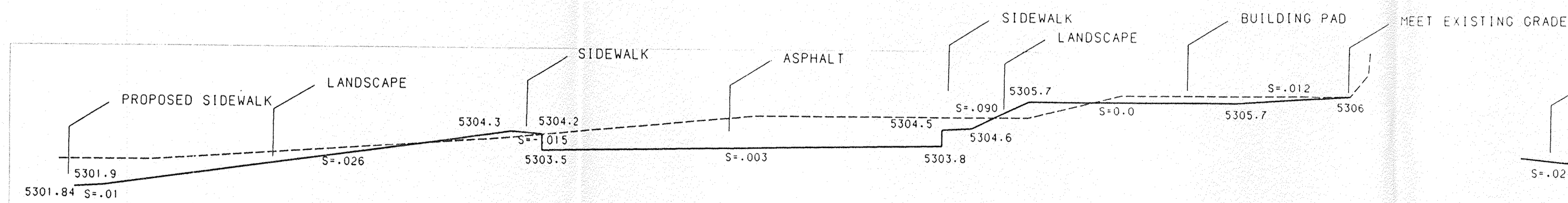
LOCATION MAP  
ZONE ATLAS MAP NO. H-19-Z  
NO SCALE



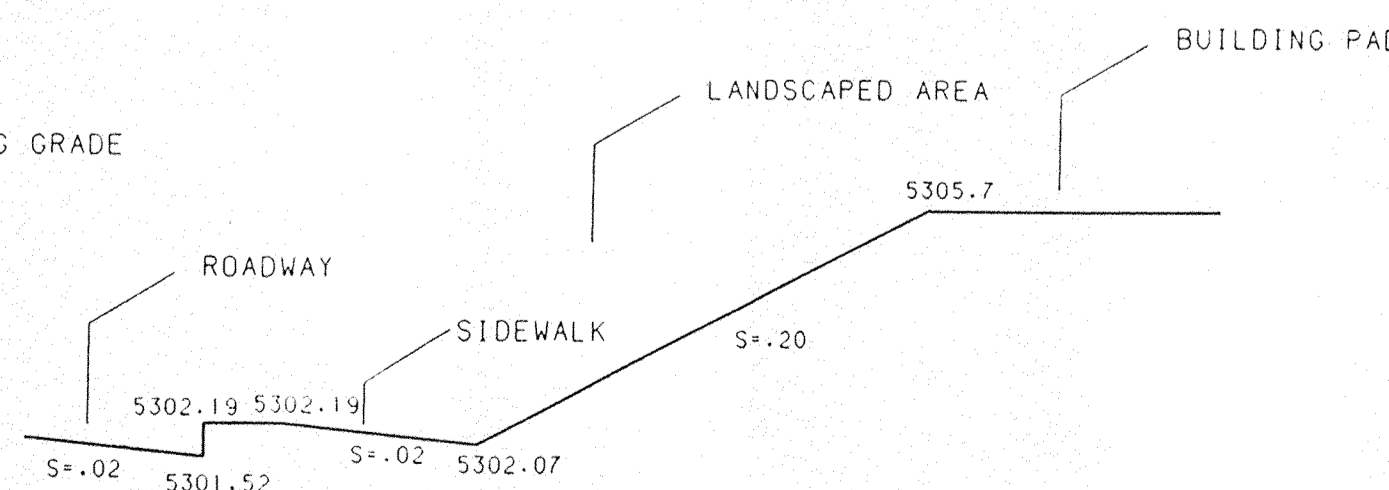
FEMA FLOOD BOUNDARY MAP  
MAP NO. 350002 0024  
NO SCALE



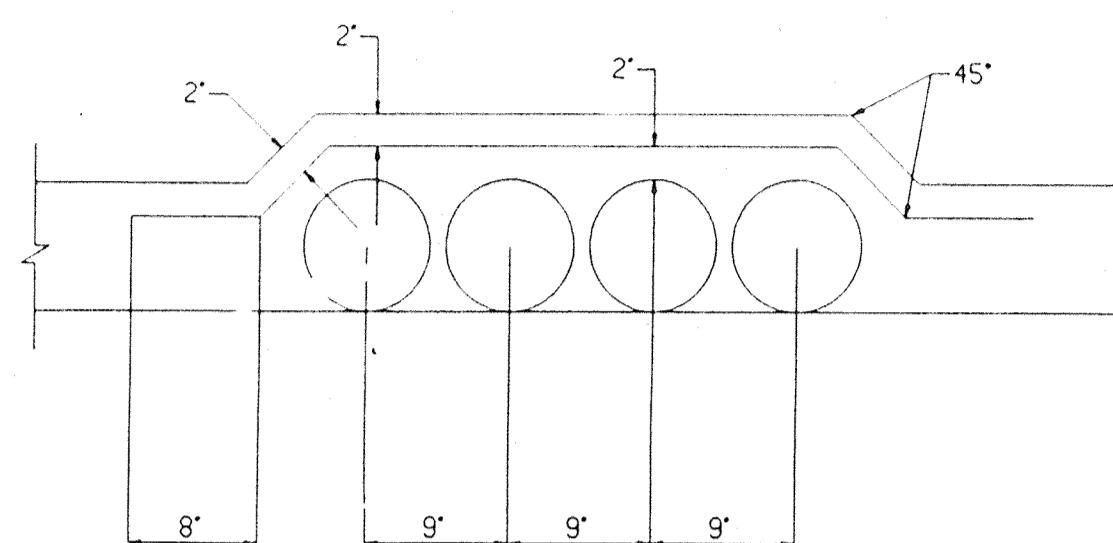
SECTION A-A  
NO SCALE



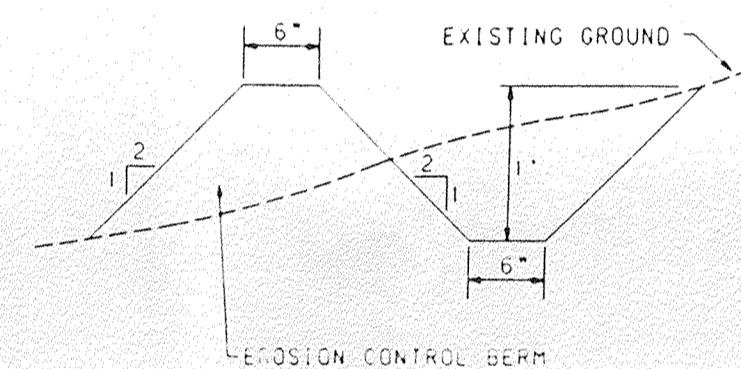
SECTION B-B  
NO SCALE



SECTION C-C  
NO SCALE



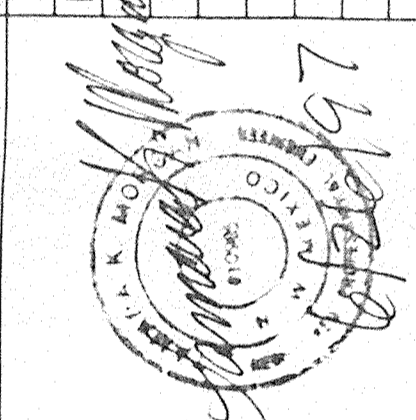
SAMPLE PIPE PENETRATION DETAIL



EROSION CONTROL PLAN

NO SCALE  
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	NO.	DATE	CONTRACTOR	INSPECTOR'S	DATE	DATE
				ACS 3-1/4" ALUM CAP STAMP "IS-H18. 1989" N.T.S.P.C (CENTRAL ZONE)	FILED BY	DATE	DATE
				X=404773.95 Y=1495049.22	VERIFICATION BY	DATE	DATE
				GROUND TO GRID FACTOR=0.99965691	CORRECTED BY	DATE	DATE
				DELTA ALPHA= -00°10'59"	MICRO-FILM INFORMATION		
				NGVD 1929 ELEV= 5300.769	RECORDED BY	DATE	DATE
				XXXXXXXXXX	NO.		
				XXXXXXXXXX			



NO.	DATE	REVISIONS	BY	DATE
	XXX	DESIGN	XXX	XXX
	XXX		XXX	XXX
	XXX		XXX	XXX

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ALBUQUERQUE LAS CRUCES SANTA FE

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

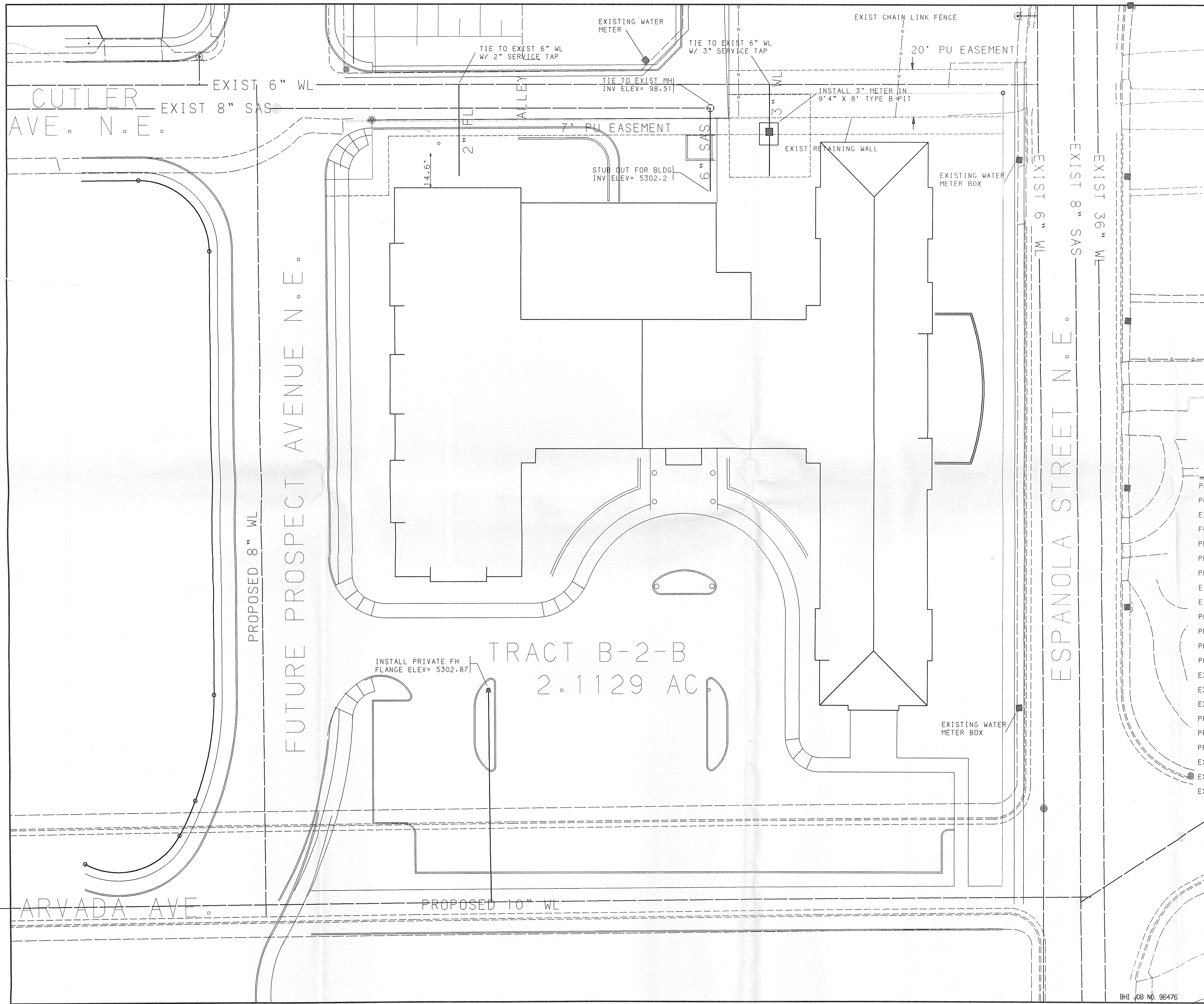
**WOODMARK FACILITY**  
GRADING/DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR

CITY PROJECT NO. XXXXXX    ZONE MAP NO. H-19-Z    SHEET C2 OF C3

LAST DESIGN UPDATE

DATE: COPYRIGHT BOHANNAN-HUSTON, INC. 1996



NOTES:

1. FINAL WATER/SEWER PLAN CONTINGENT ON AVAILABILITY STATEMENT RECEIVED FROM CITY OF ALBUQUERQUE.
2. LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS OF UTILITIES WILL BE DETERMINED DURING FINAL DESIGN.

**LEGEND**

PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	---
EXISTING CURB & GUTTER	---
FUTURE SIDEWALK	---
PROPOSED SANITARY SEWER LINE	SAS
PROPOSED SANITARY SEWER MANHOLE	●
PROPOSED SANITARY SEWER SERVICE	---
EXISTING SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED WATER LINE	W
PROPOSED GATE VALVE	X
PROPOSED FIRE HYDRANT	⊕
PROPOSED WATER METER SERVICE	---
EXISTING WATER LINE	W
EXISTING GATE VALVE	X
EXISTING FIRE HYDRANT	⊕
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	■
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	■

ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	AGS 3-1/4" ALUM CAP STAMP #15-H118, 1989" N.H.S.P.C (CENTRAL ZONE)	CONTRACTOR	NO.	DATE
				X=404773.95 Y=1495049.22 GROUND TO GRID FACTOR=0.99965691	BOHANNAN-HUSTON INC.		
				DELTA ALPHA= -00°10'59"	DESIGNED BY		
				NGVD 1929 ELEV= 5300.769	DRAWN BY		
				XXXXXXXXXX	CHECKED BY		
				XXXXXXXXXX	DATE	XXXX	XXXX
					REVISIONS	DATE	XXXX
					DESIGN	DATE	XXXX

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**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

**WOODMARK FACILITY**  
PRELIMINARY UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. XXXXXX		ZONE MAP NO. H-19-Z	SHEET OF C3 C3

LAST DESIGN UPDATE