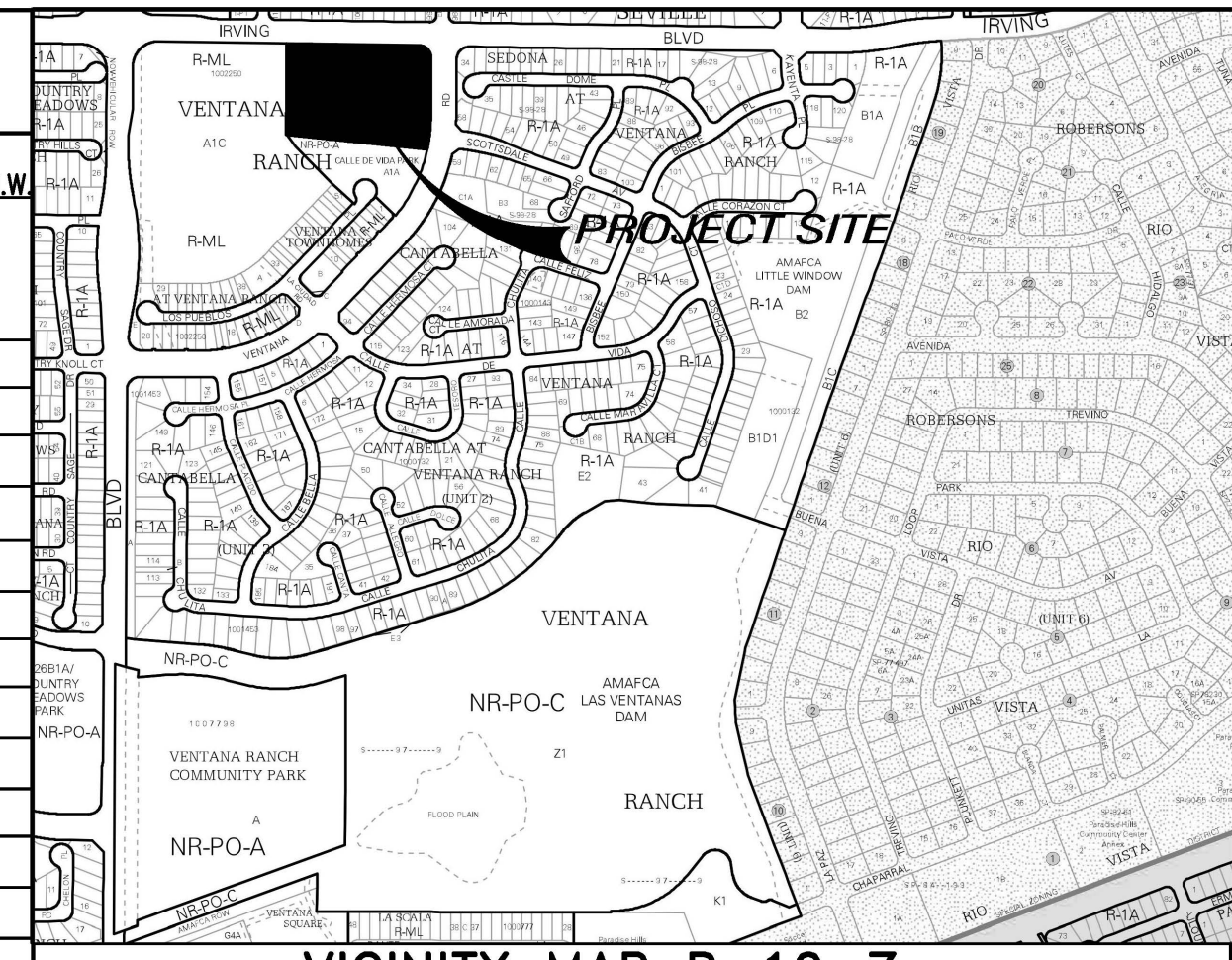


SITE DATA	
LOCATION	6441 VENTANA RD, N.W. ALBUQUERQUE, NM TRACT A-2
LEGAL DESCRIPTION	A REPLAT OF TRACT A, VENTANA RANCH
CURRENT ZONING	R-MI
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(5.00 AC) 217,800 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	36,800 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	181,000 SF
NUMBER OF UNITS	1 BUILDING
LANDSCAPE AREA	71,253 SF
LANDSCAPE W/O TREES AND SHRUBS	60,248 SF
TOTAL LANDSCAPE AREA	109,747 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	33%
PAVED AREA	10,534 SF
REQUIRED PARKING	25 + 3*6 + 2*6=55 SPACES 25 STAFF + 3 SPACES/H.S. CLASS + 2 SPACES/MID. CLASS
PARKING PROVIDED	124 SPACES 114 STANDARD SPACES 5 COMPACT SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	4 SPACES
REQUIRED BICYCLE PARKING	3 SPACES/CLASS 36 SPACES
PROVIDED BICYCLE PARKING	36 SPACES



- VICINITY MAP B-10-Z**
- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - EXISTING 6" ASPHALT TRAIL
 - NEW CONCRETE CURB PER SP 2-SITE DETAILS
 - DUMPSTER ENCLOSURE PER SP 2-SITE DETAILS
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
 - BICYCLE RACKS PER SP 2-SITE DETAILS
 - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
 - ADA PARKING PER SP 2-SITE DETAILS
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
 - REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
 - MOTORCYCLE PARKING SPACES 4'x8' WITH SIGN PER SP2-SITE DETAILS
 - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
 - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
 - MONUMENT SIGN 4' OVERALL HEIGHT PER A2-SITE ELEVATIONS
 - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - COMPACT PARKING SPACE PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - 16' ECOFORM POLE LIGHTING

PROJECT NUMBER: **PR-2021-005566**
 APPLICATION NUMBER: **SI-2021-01212**

DRB SITE PLAN FOR BUILDING PERMIT 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.

Jeanne Wolfenbarger Dec 6, 2021
 Jeanne Wolfenbarger (Dec 6, 2021 14:51 MST)
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Blaine Carter Dec 6, 2021
 Blaine Carter (Dec 6, 2021 14:38 MST)
 ABCWJA

Cheryl Tomerfeldt Dec 6, 2021
 Cheryl Tomerfeldt (Dec 6, 2021 12:52 MST)
 PARKS AND RECREATION DEPARTMENT

Ernest Armijo Dec 6, 2021

CITY ENGINEER/HYDROLOGY
Robert Webb Dec 6, 2021
 Robert Webb (Dec 6, 2021 13:33 MST)
 CODE ENFORCEMENT

ENVIRONMENTAL HEALTH DEPARTMENT
 Herman Gallegos *Herman Gallegos* 07-16-21
 SOLID WASTE
J. Wolfenbarger Dec 6, 2021
 DRB CHAIRPERSON, ALBUQUERQUE PLANNING

ENVIRONMENTAL HEALTH, IF NECESSARY

THE group
 THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

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 Albuquerque, NM 87112

DMC Office: (505) 296-7100
 Fax: (505) 296-7105

RON E. HENSLEY
 NEW MEXICO
 21850
 PROFESSIONAL ENGINEER
 10/27/21

PROJECT ADDRESS: **ALBUQUERQUE, NM**

PROJECT NAME: **SAMS ACADEMY**

PROJECT NUMBER: _____

PROJECT PROGRESS: **PERMIT**

DRAWN BY: **REH**

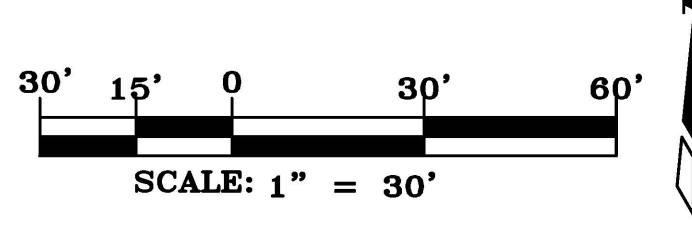
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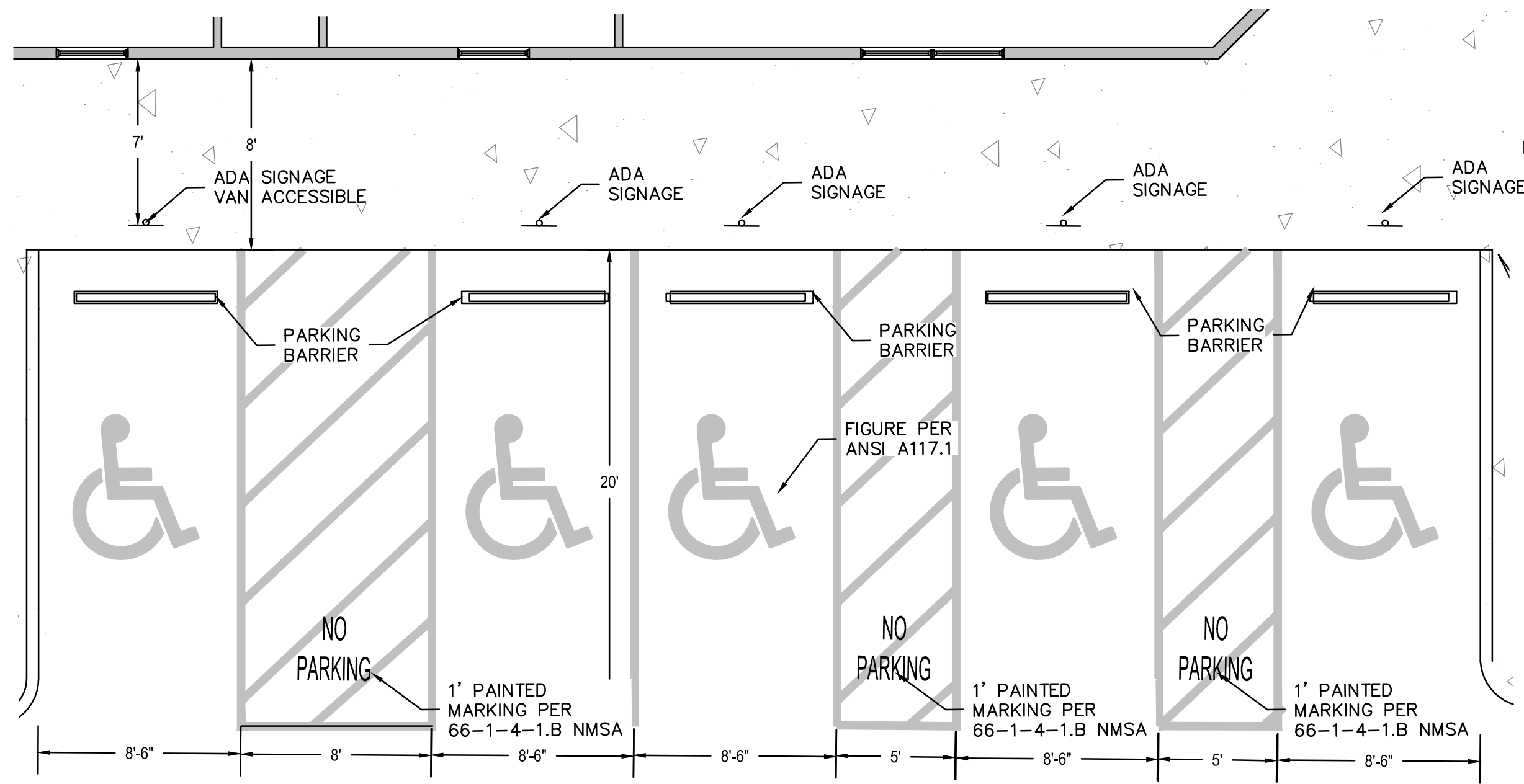
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SCALE: **AS NOTED**

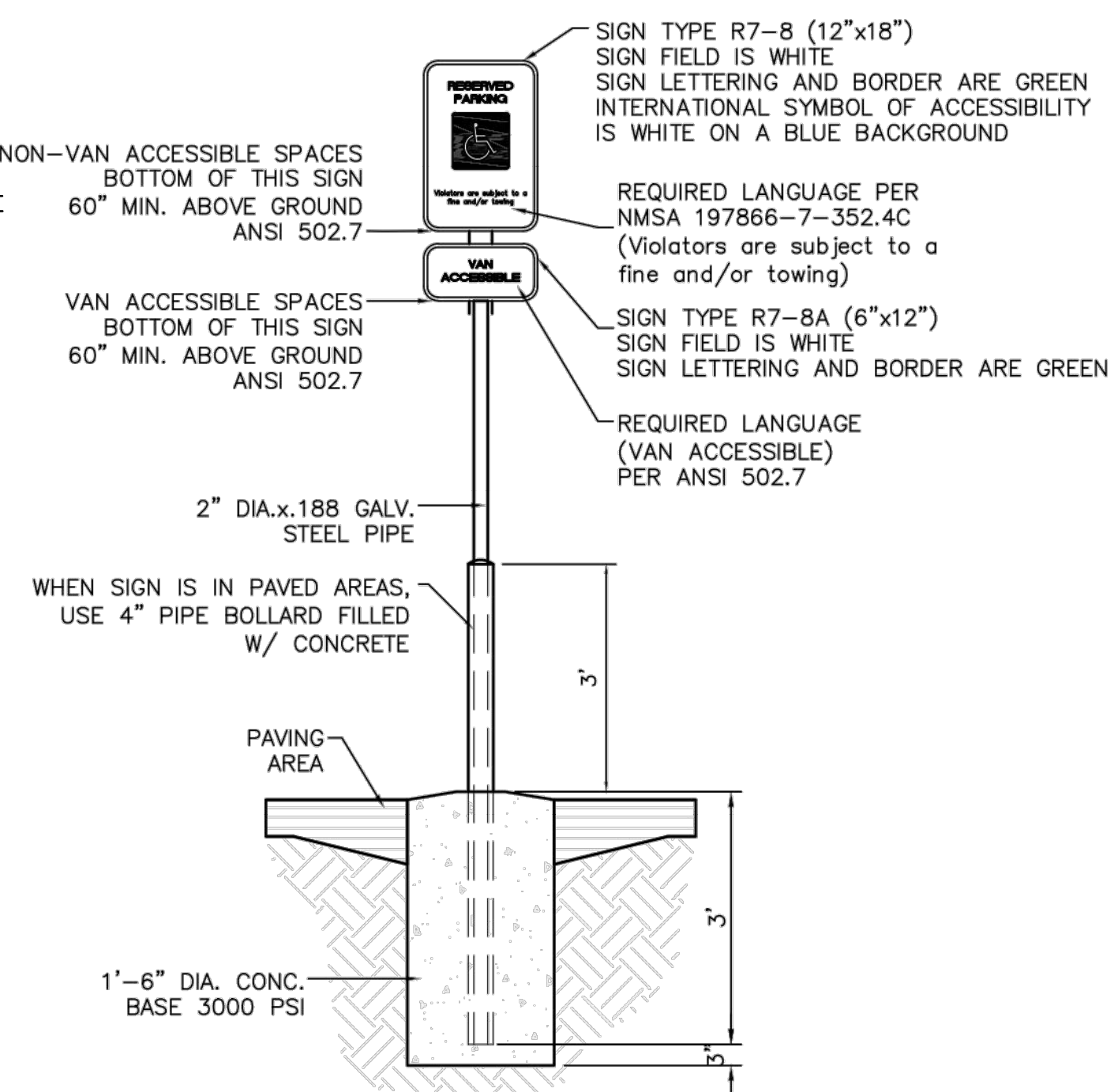
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SP1

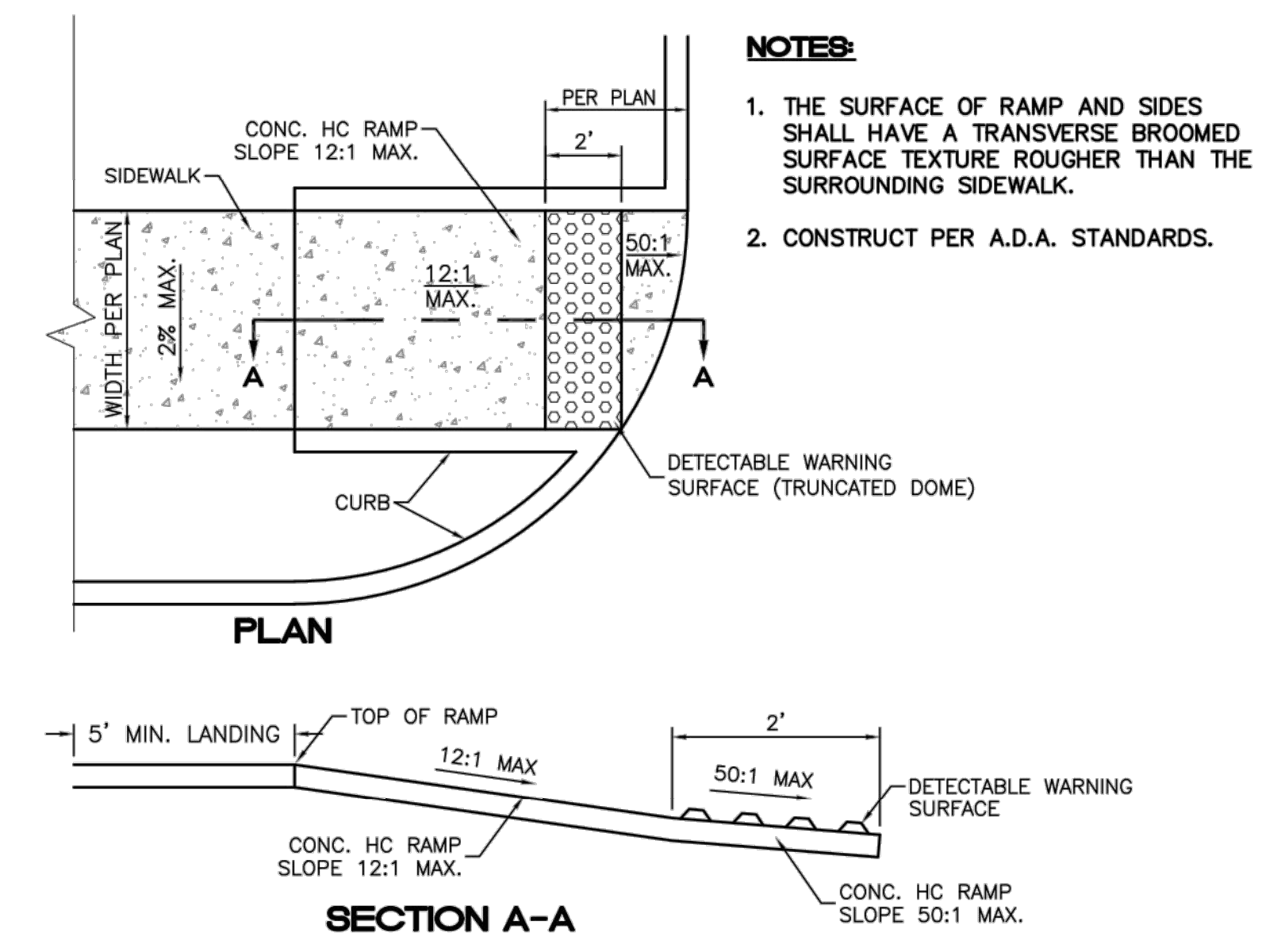




1 ADA PARKING DETAIL
Scale: 1"=5'

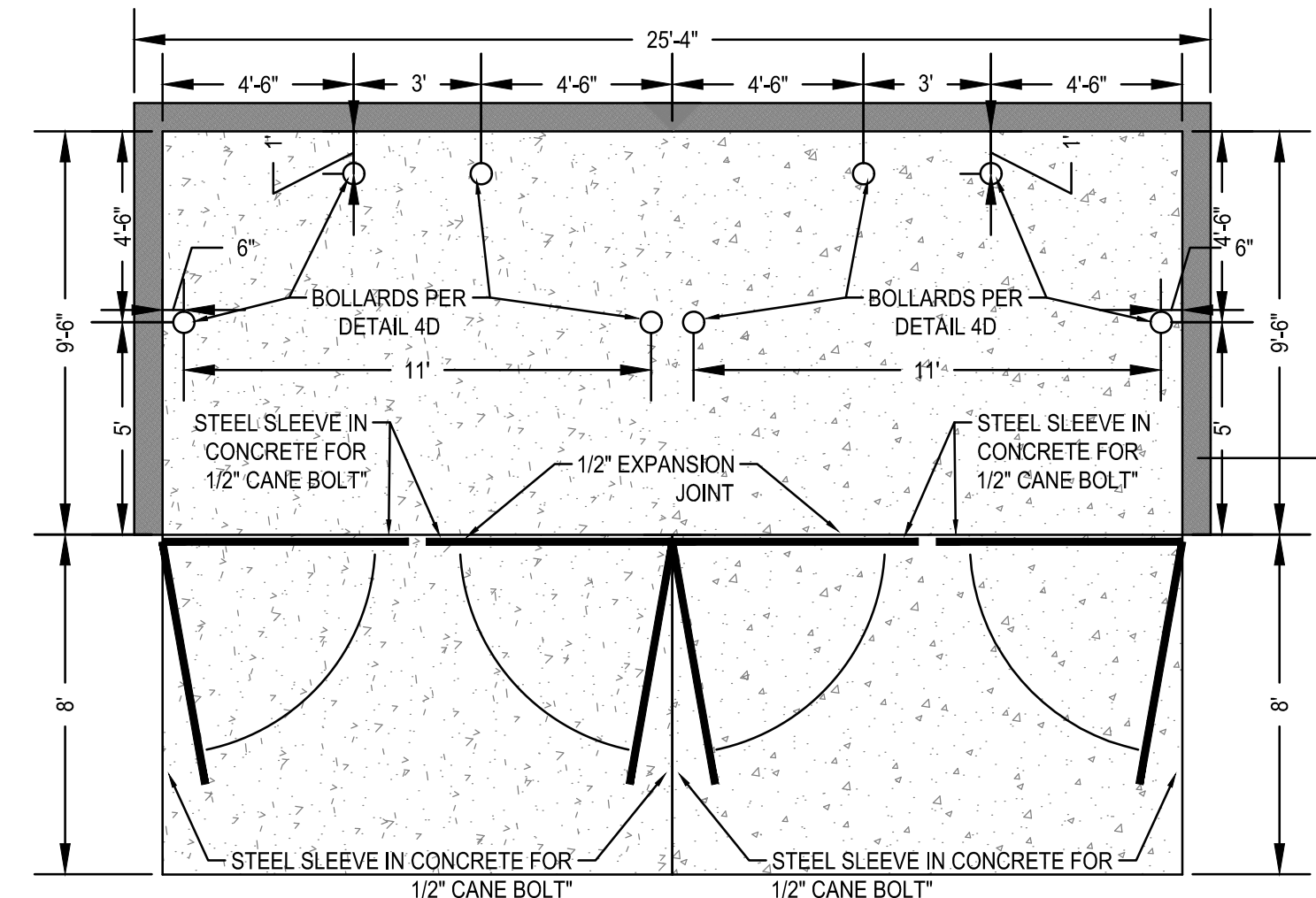


2 ADA SIGNAGE DETAIL
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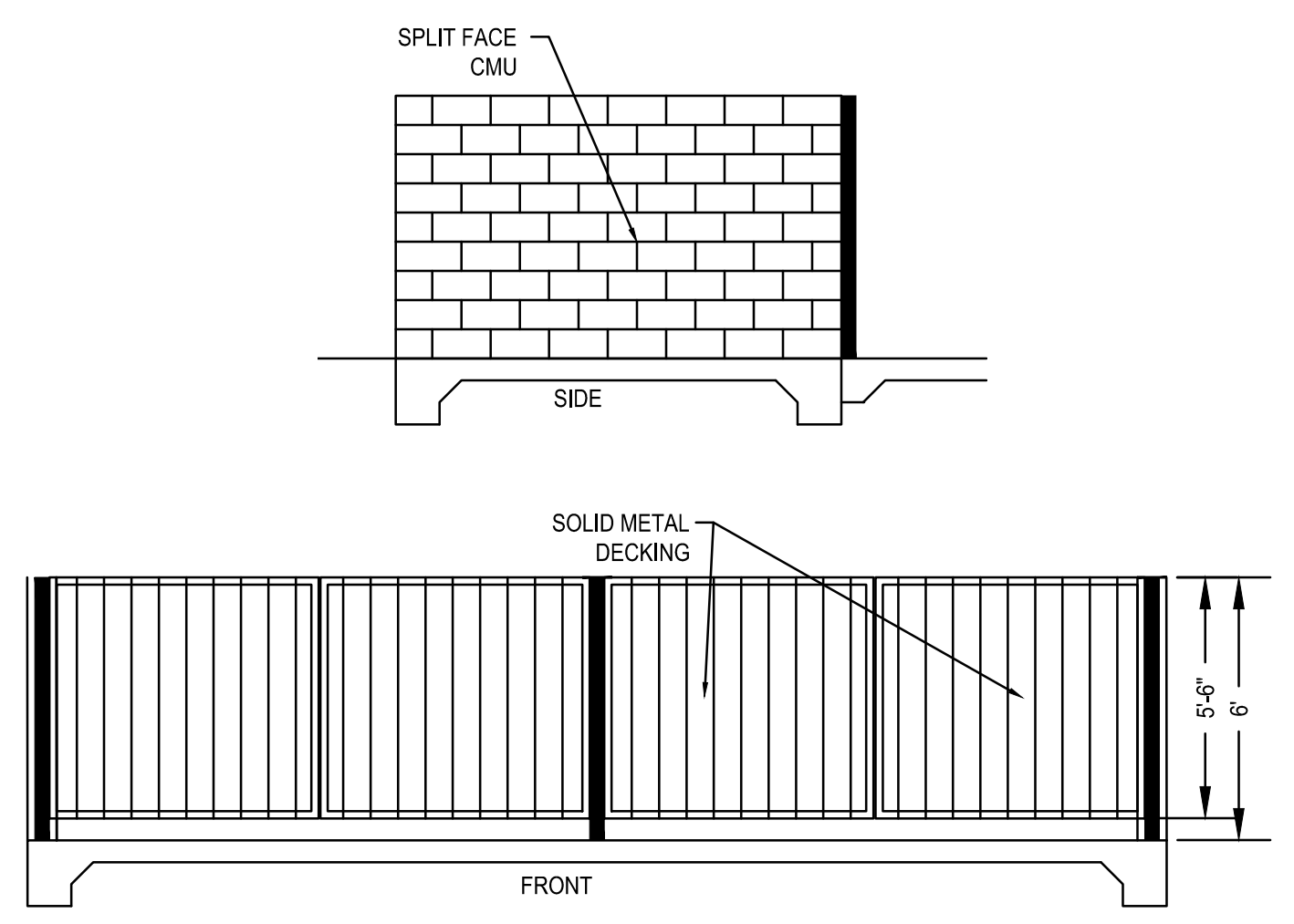


3 ADA RAMP DETAIL
Scale: NTS

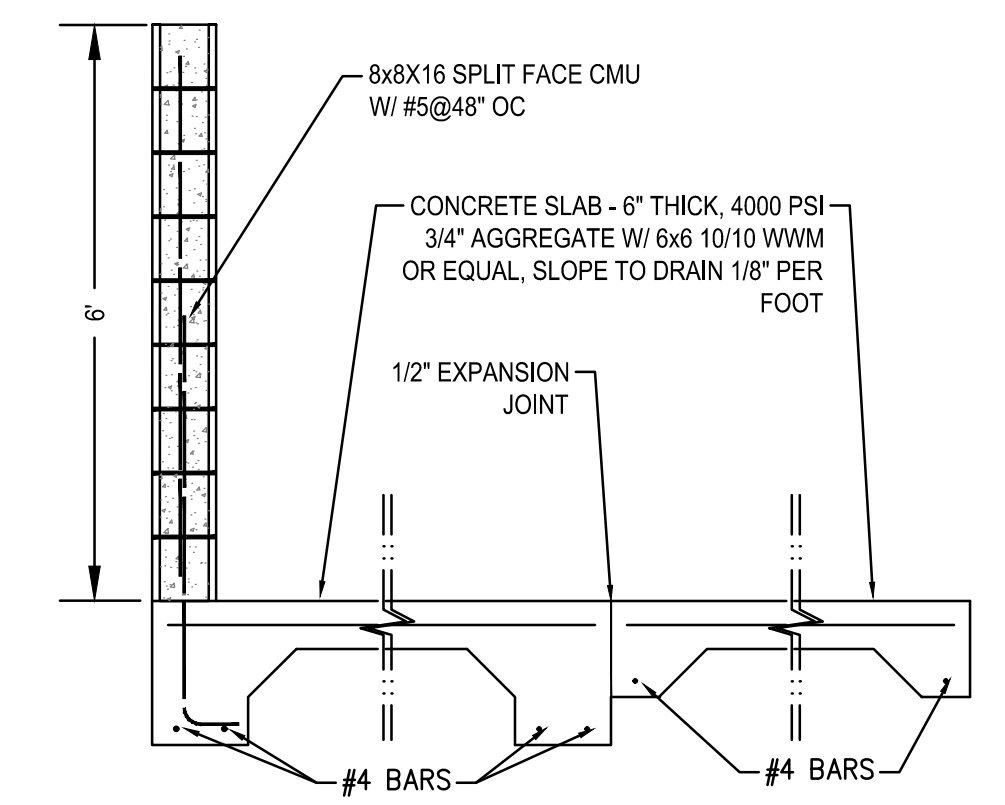
NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



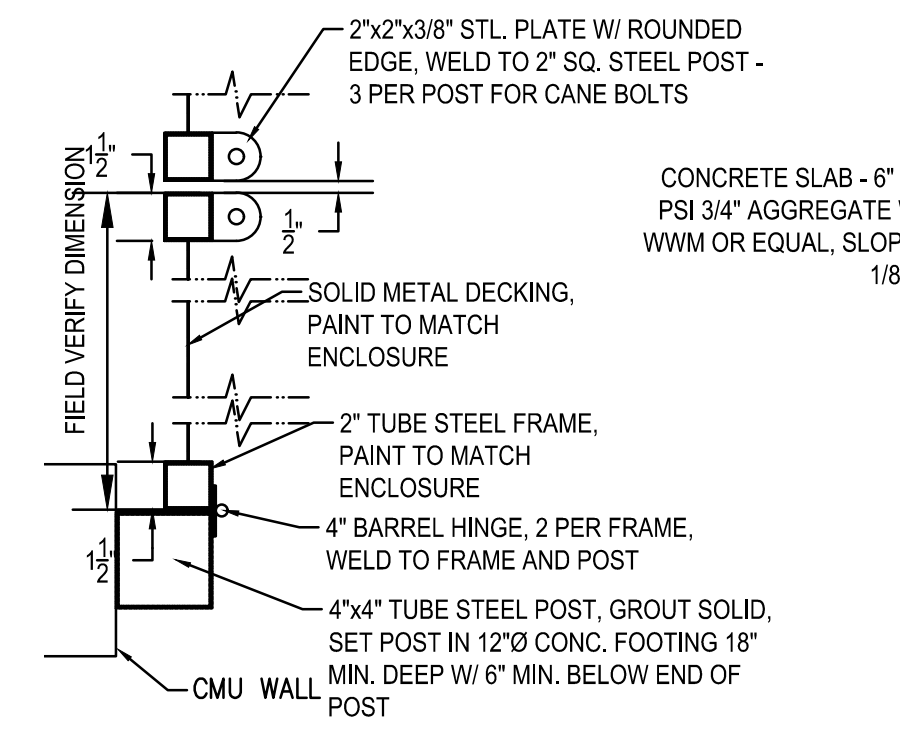
4 REFUSE ENCLOSURE
Scale: 1/4"=1'



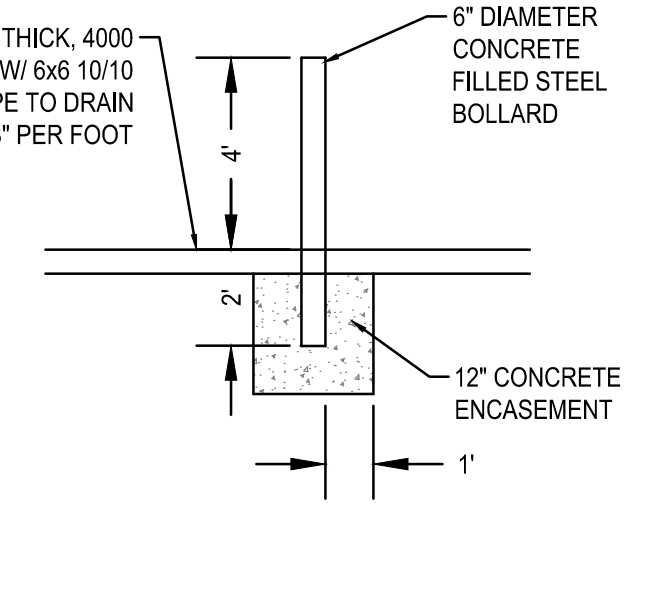
4A ENCLOSURE ELEVATIONS
Scale: 1"=5'



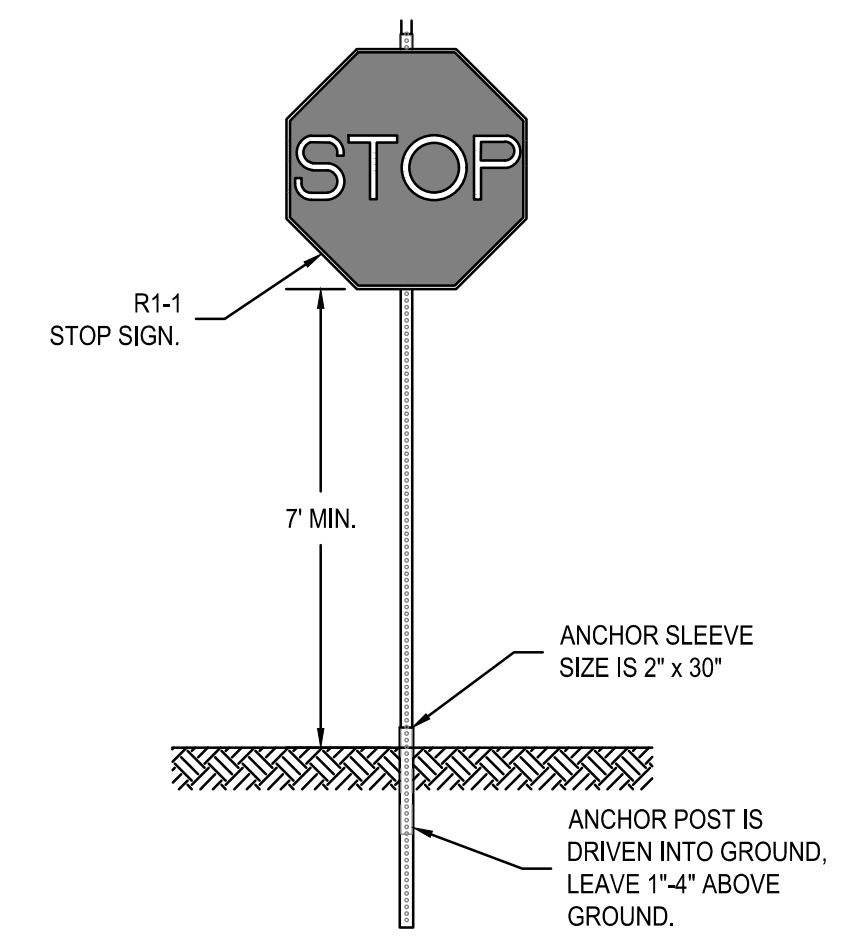
4B ENCLOSURE SLAB
Scale: 1/2"=1'



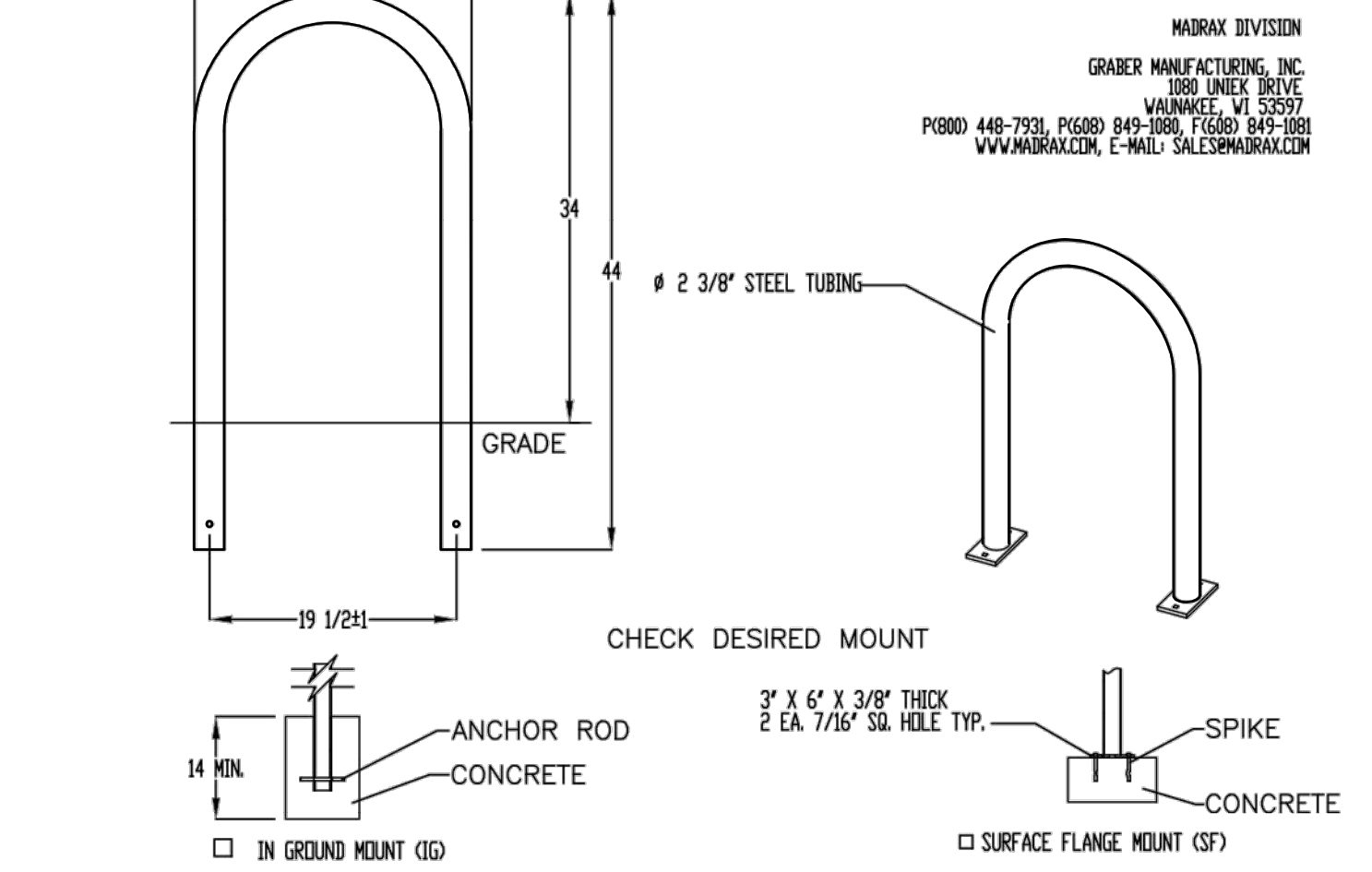
4C ENCLOSURE GATE
Scale: 1-1/2"=1'



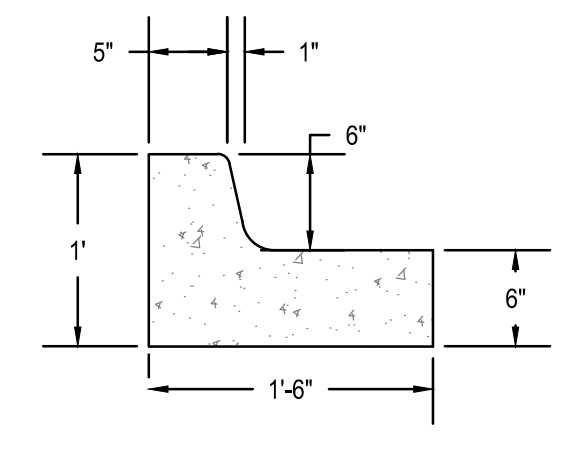
4D BOLLARD
Scale: 1/4"=1'



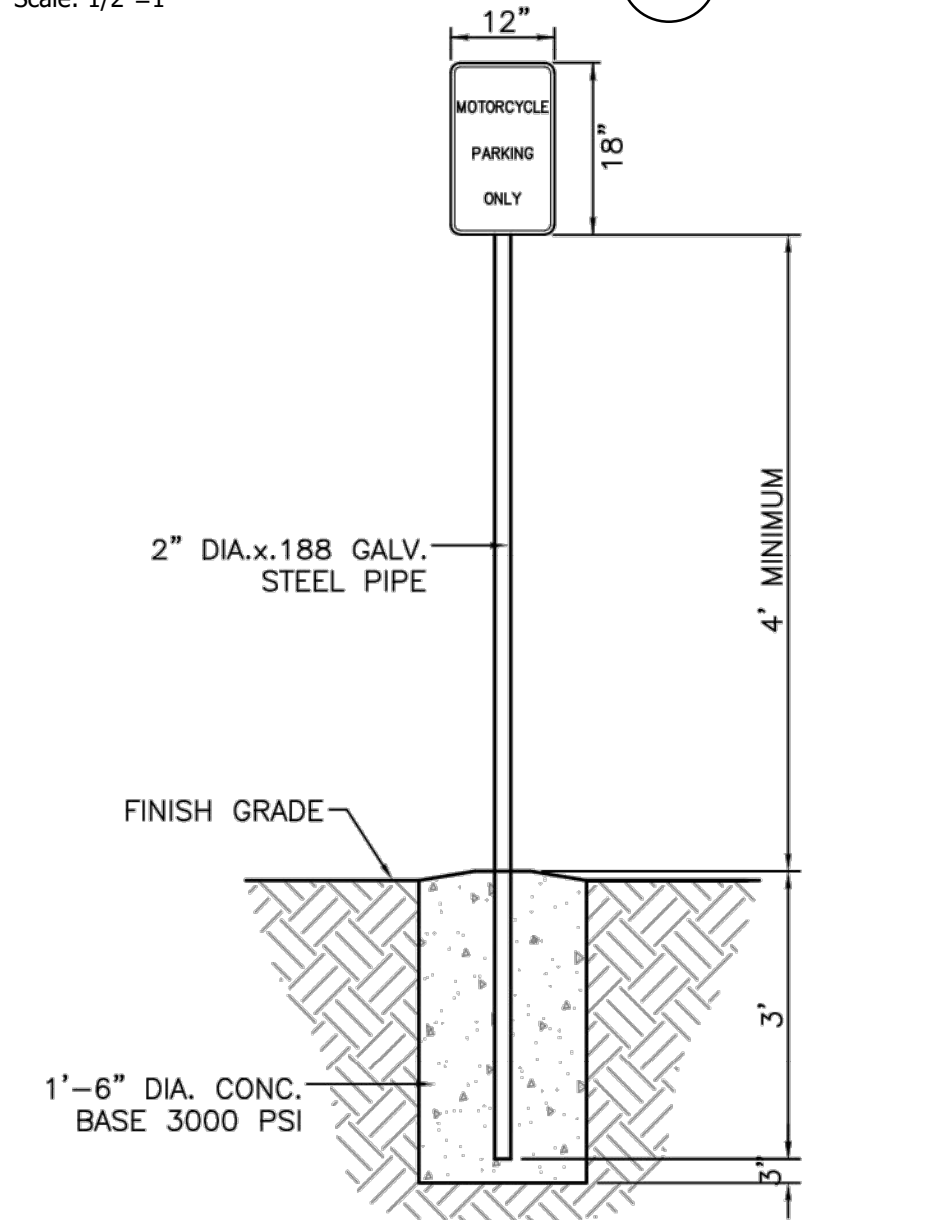
5 REGULATORY SIGN DETAIL
Scale: NTS



6 BIKE RACK DETAIL
Scale: NTS



7 CURB DETAIL
Scale: 1"=1'



8 MOTORCYCLE PARKING SIGN
Scale: NTS



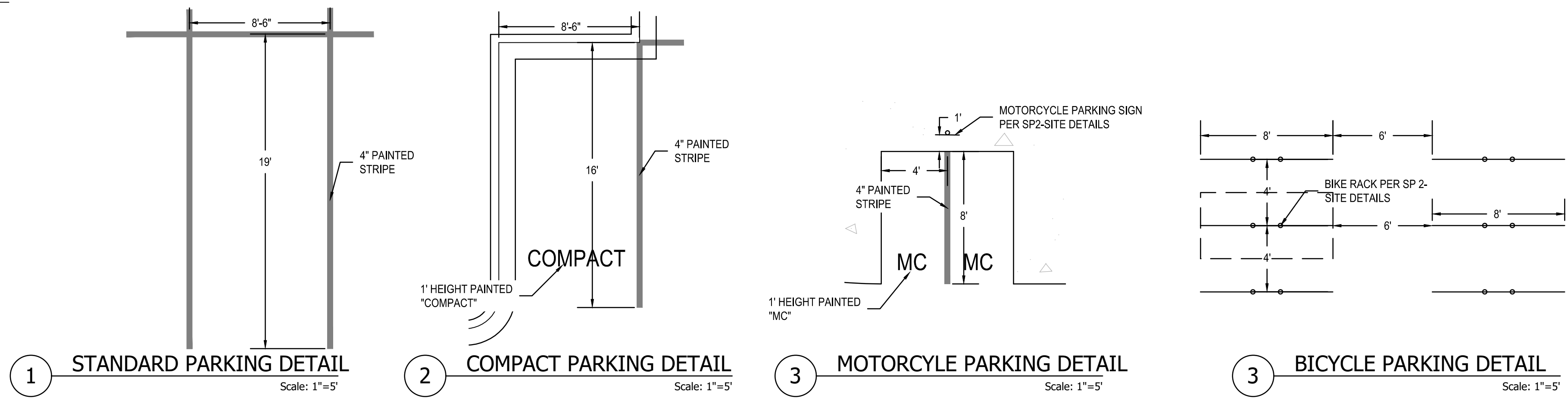
PROJECT ADDRESS:
**6441 VENTANA RD NW
ALBUQUERQUE, NM**

PROJECT NAME:
SAMS ACADEMY

DATE: SEPT. 16, 2021
SCALE: AS SHOWN
SHEET: SP 2

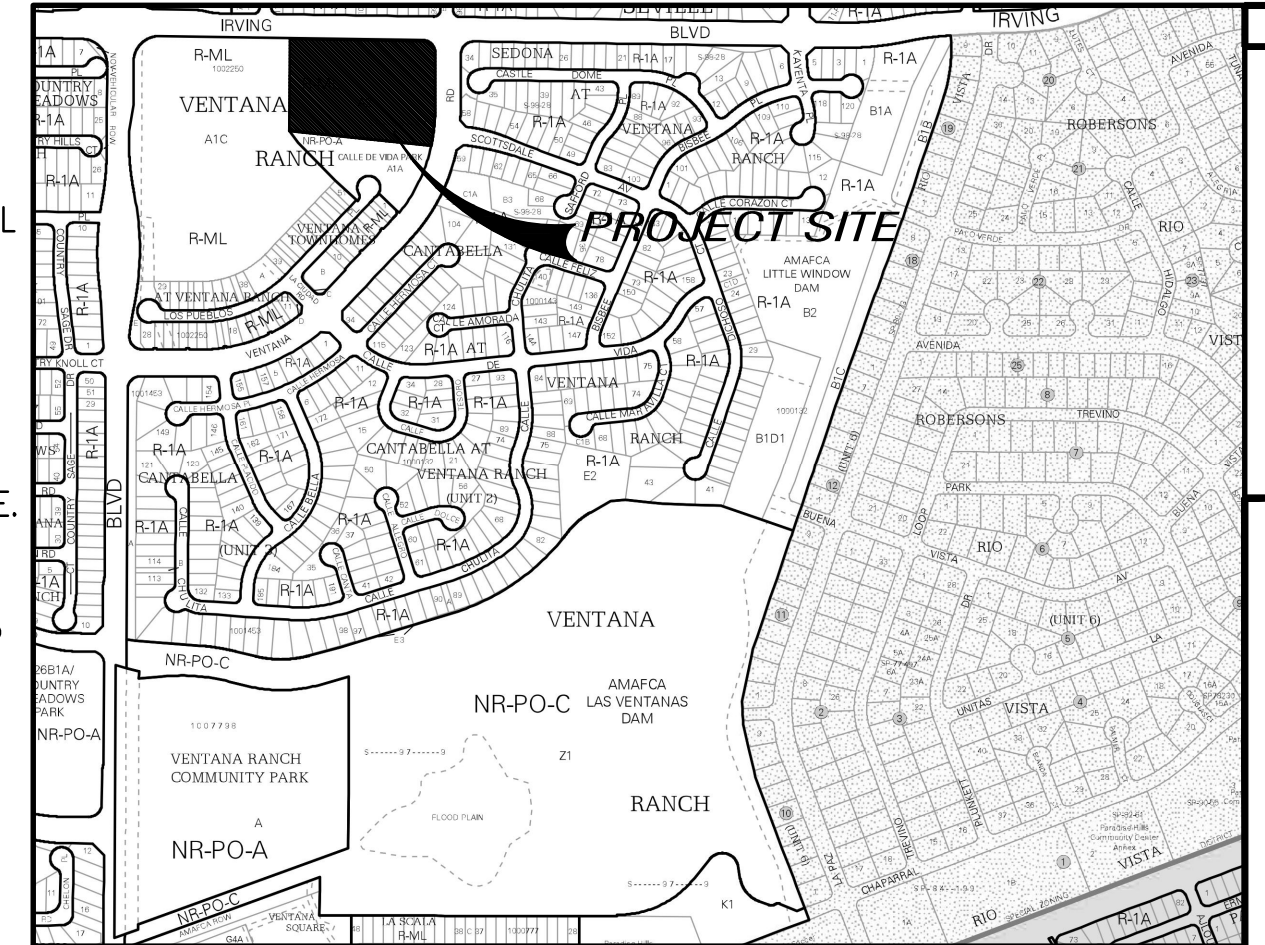


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Fax: (505) 296-7105



TRAFFIC SUMMARY
 THE PROPOSED SCHOOL IS LOCATED IN THE SOUTHWEST QUADRANT OF THE IRVING BLVD./VENTANA RD. THE PLAN CONSISTS OF CLASSROOMS AND GYMNASIUM FOR A STUDENT/STAFF POPULATION CONSISTS OF 170 HS, 60 MS, 25 STAFF. CAPACITY OF THE SCHOOL WILL BE LIMITED TO 300 STUDENTS. THE PRIMARY ACCESS WILL BE VIA VENTANA RD. OPPOSITE SCOTTSDALE AVE. A SECONDARY RIGHT-IN/RIGHT-OUT ACCESS IS PROPOSED ON IRVING BLVD. STUDENT DROP-OFF IS PROPOSED AT A PORTICO IN THE CENTER FRONT OF THE BUILDING. STUDENT DROP-OFF CIRCULATION IN A COUNTER-CLOCKWISE DIRECTION SO THAT STUDENTS CAN BE DROPPED OFF AT THE BUILDING ON THE RIGHT SIDE OF THE VEHICLE.

QUEUING REQUIREMENT
 AN EFFICIENT DROP-OFF SCHEDULE WILL BE MANAGED BY THE SCHOOL. IN THE EVENT THAT SCHOOL TRAFFIC BEGINS TO BACK UP ONTO IRVING BOULEVARD, THERE IS A COMMITMENT FROM THE SCHOOL TO MAKE SITE MODIFICATIONS TO ALLOW FOR ADDITIONAL QUEUING.



VICINITY MAP B-10-Z

SITE DATA

LOCATION	6400 IRVING N.W. ALBUQUERQUE, NM TRACT A-2
LEGAL DESCRIPTION	A REPLAT OF TRACT A, VENTANA RANCH
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(5.00 AC) 217,800 SF
BUILDING FOOTPRINT AREA	36,800 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	181,000 SF
PAVED AREA	10,534 SF
REQUIRED PARKING	25 + 3*6 + 2*6=55 SPACES 25 STAFF + 3 SPACES/H.S. CLASS + 2 SPACES/MID. CLASS
PARKING PROVIDED	124 SPACES 114 STANDARD SPACES 5 COMPACT SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	4 SPACES
REQUIRED BICYCLE PARKING	300 STUDENTS 30 SPACES
PROVIDED BICYCLE PARKING	30 SPACES

KEYED NOTES

- NEW CURB RETURN DRIVEWAY ENTRANCE
- NEW CURB
- NEW ASPHALT PAVEMENT
- BICYCLE RACK
- 6" CONC. SIDEWALK
- PARKING STRIPING PER CABQ STANDARDS
- HANDICAP PARKING SPACE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- HANDICAP VAN PARKING SPACE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- HANDICAP ACCESSIBLE AISLE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- HANDICAP ACCESSIBLE SIGNAGE PER SP 2-SITE DETAILS AND CABQ STANDARDS
- PAINTED HANDICAP PARKING SYMBOL PER SP 2-SITE DETAILS
- HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP 2-SITE DETAILS
- TRASH ENCLOSURE PER CABQ. REQUIREMENTS
- MOTORCYCLE PARKING SPACES 4'x8'
- NEW FIRE HYDRANT PER CABQ FIRE DEPT.
- CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SEC. 505.3 MARKINGS
- PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
- KEEP RIGHT SIGN
- 6" CONC. SIDEWALK
- EXISTING ASPHALT TRAIL
- VALLEY GUTTER PER COA STD. SPEC. 2420
- BUS UNLOADING / LOADING ZONE
- "DO NOT BLOCK TRAFFIC" SIGN R10-7
- STOP SIGN R1-1

GENERAL NOTES

- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

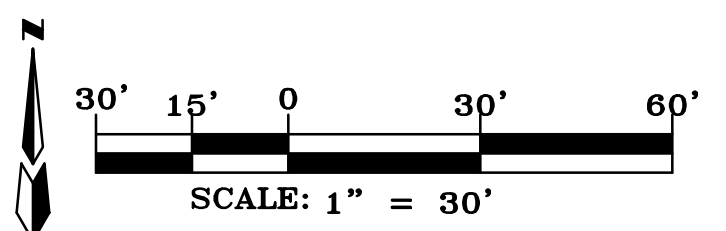
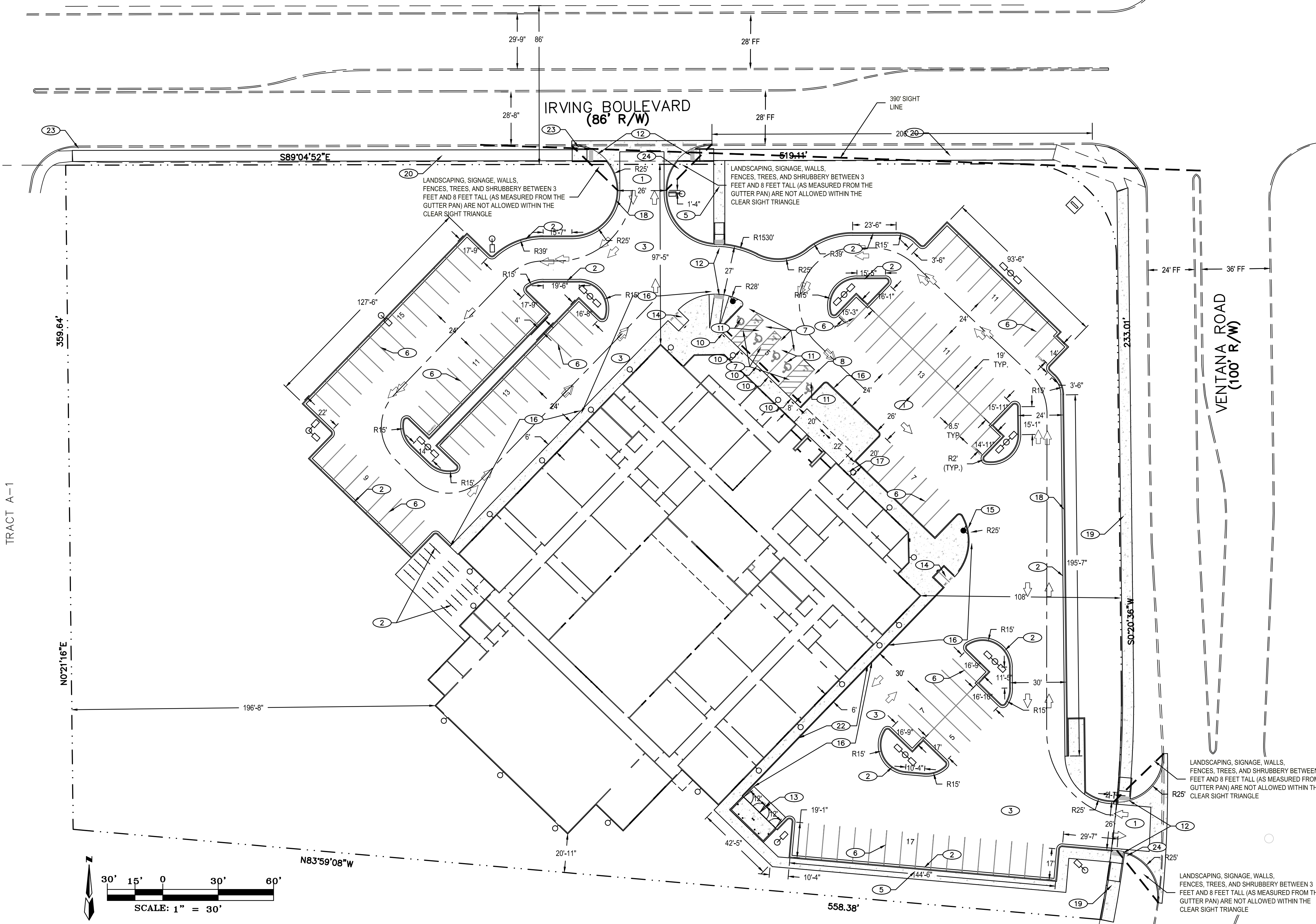


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DMC

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 Fax: (505) 296-7105



1. THIS SET OF DRAWINGS CONSTITUTES A WHOLE IN ITSELF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.

PROJECT ADDRESS:
**6441 VENTANA RD NW
 ALBUQUERQUE, NM**

PROJECT NAME:
SAMS ACADEMY

PROJECT NUMBER:
 PERMIT
 DRAWN BY:
 REH
 CHECKED BY:
 REH / REH
 DATE:
 SEPT. 16, 2021
 SCALE:
 1" = 30'
 SHEET:



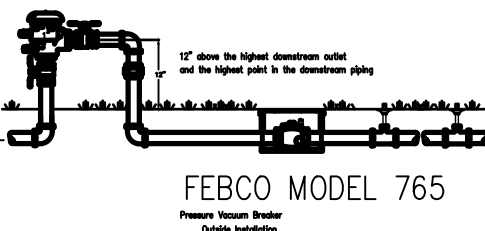
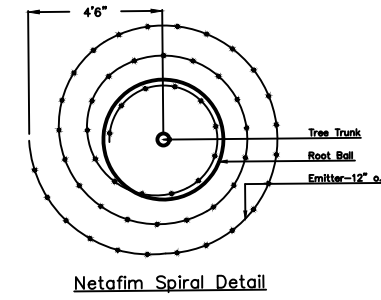
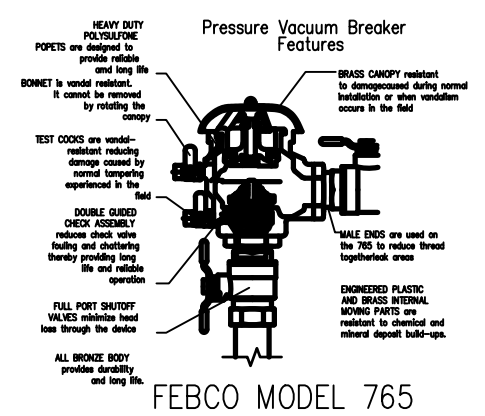
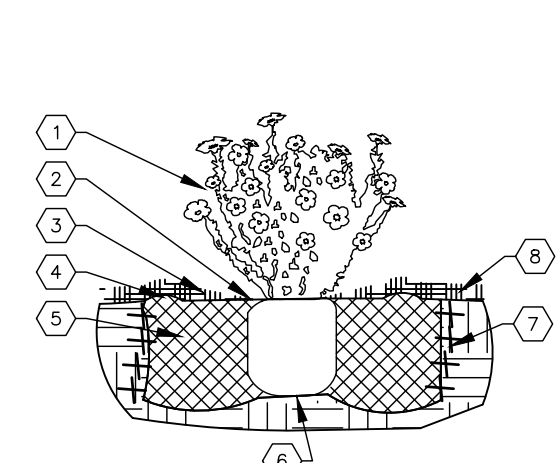
LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE H/W	WATER USE	COVER (EA.)	TOTAL
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TREES								
16	15 Gal		Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	10000	
18	2" Gal		Thornless Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M	2025	36450	
9	15 Gal		Shumard Oak <i>Quercus shumardii</i>	60' x 60'	M	3600	24200	
27	2" Gal		Sensation Box Elder <i>Acer negundo "Sensation"</i>	40' x 30'	M	900	24300	
							Total Tree Coverage:	103150
Shrubs & Groundcovers								
39	1 Gal		Lilac <i>Syringa spp.</i>	8' x 8'	M	225	8775	
53	1 Gal		Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	144	7632	
21	1 Gal		Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	2100	
25	1 Gal		Morning Light Maidengrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	625	
28	1 Gal		Silverberry <i>Elaeagnus pungens</i>	10' x 10'	M	100	2800	
75	1 Gal		Prostrate Rockrose <i>Cotoneaster horizontalis</i>	1' x 5'	M	81	6075	
28	1 Gal		Grayleaf Cotoneaster <i>Cotoneaster buxifolius</i>	2' x 8'	L	81	2288	
40	1 Gal		Buffalo Juniper <i>Juniperus horizontalis</i>	6"-2' x 5'	L	64	2560	
88	1 Gal		Winter Jasmine <i>Jasminum nudiflorum</i>	4' x 8'	L	64	5632	
							Total Shrub Coverage:	38467

LANDSCAPE CALCULATIONS

ZONING	PD, R-ML	APPLICABLE REGULATIONS(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	5.40	GROUND COVER (% - REQ)	25
TOTAL LOT AREA (SF)	235920	GROUND COVER (SF - REQ)	27729
BUILDING AREA (SF)	42436	GROUND COVER (SF - PROV.)	38467
NET LOT AREA (SF)	193484		
REQUIRED LANDSCAPE (SQ)	15	PARKING LOT AREA (SF)	62004
REQUIRED LANDSCAPE (SQ)	29023	REQ. PARKING LANDSCAPE 100 (SF)	6200
LANDSCAPE PROVIDED (SF)	110916	PROV. PARKING LANDSCAPE (SF)	8162
		REQ. PARKING TREES (1/10 SPOTS)	12
		PROV. PARKING TREES	17
VEGETATIVE COVER (% - REQ)	75.0		
VEGETATIVE COVER (SF - REQ)	83187	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF - PROV.)	141817	COOL SEASON GRASS (% OF LANDSCAPE)	0.0



- #### SHRUB PLANTING KEYED NOTES
- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
 - INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
 - USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS.
 - 2" HIGH X 8" WIDE BERM.
 - BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
 - UNDISTURBED NATIVE SOIL.
 - SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
 - MULCH - SEE PLANTING PLAN, 3" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING

- #### TREE PLANTING KEYED NOTES
- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
 - REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
 - INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
 - SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
 - BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
 - UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
 - INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND BELOW DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
 - 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
 - MULCH - SEE PLANTING PLAN.

02 TREE PLANTING

Other Materials

SYMB.	QTY	TYPE
68790	SF	Landscape Gravel A with Filter Fabric 3/4" Crushed Gray Gravel
35789	SF	Native Seed Future Play Field Expansion Area
6337	SF	Crusher Fines 20 Foot Walking Surface from TBC

Total Square Footage For All Materials: 110916

THE FRONTAGE OF THE SITE COMPLIES WITH IDO SECTION 5-6(D) STREET FRONTAGE LANDSCAPING INCLUDING REQUIRED STREET TREES ALONG STREET FRONTAGES EVERY 25 FEET ON CENTER OR AS SPECIFIED IN SECTION 5-6(D)(1)(C).

1 VISIBILITY OF SITE ENTRANCES SHALL COMPLY WITH THE INTERSECTION SIGHT DISTANCE NOTES IN IDO SECTION 3.9.5 IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY 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.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

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 CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 1/2" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSTIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FLUCTUATE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL, (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

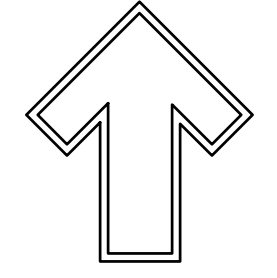
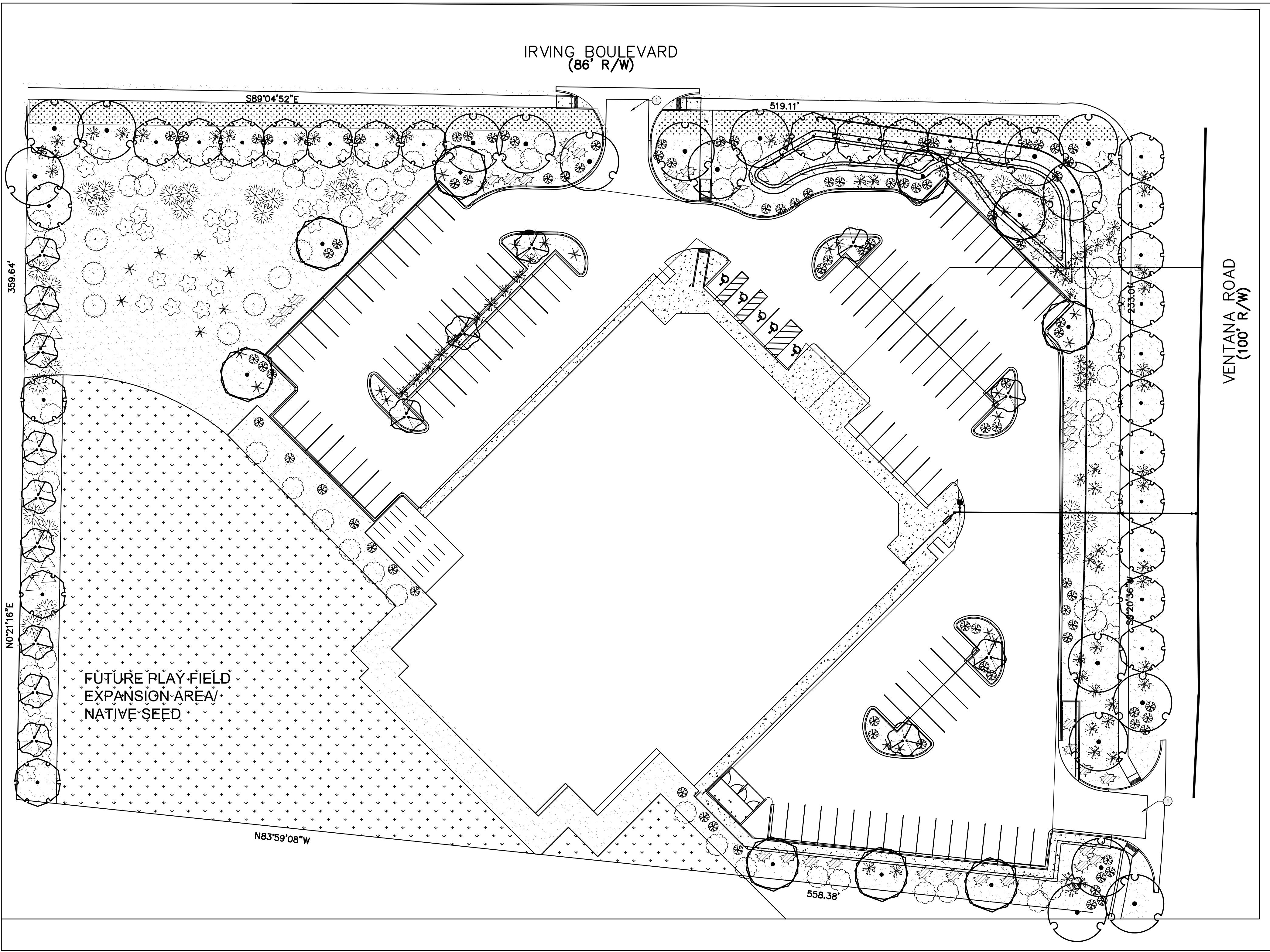
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

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.



The Hilltop
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Albuquerque, NM 87113
Contract Lic. #26458
Ph: (505) 898-9690
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ted@hilltoplandscaping.com



October 14, 2021

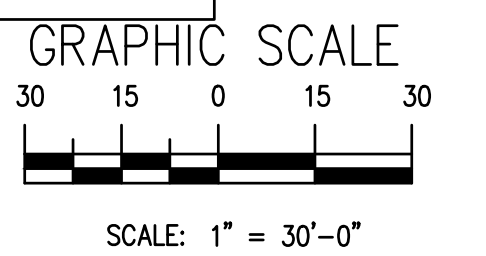
Sams Academy
Ventana Ranch
Albuquerque, NM
Landscape Plan

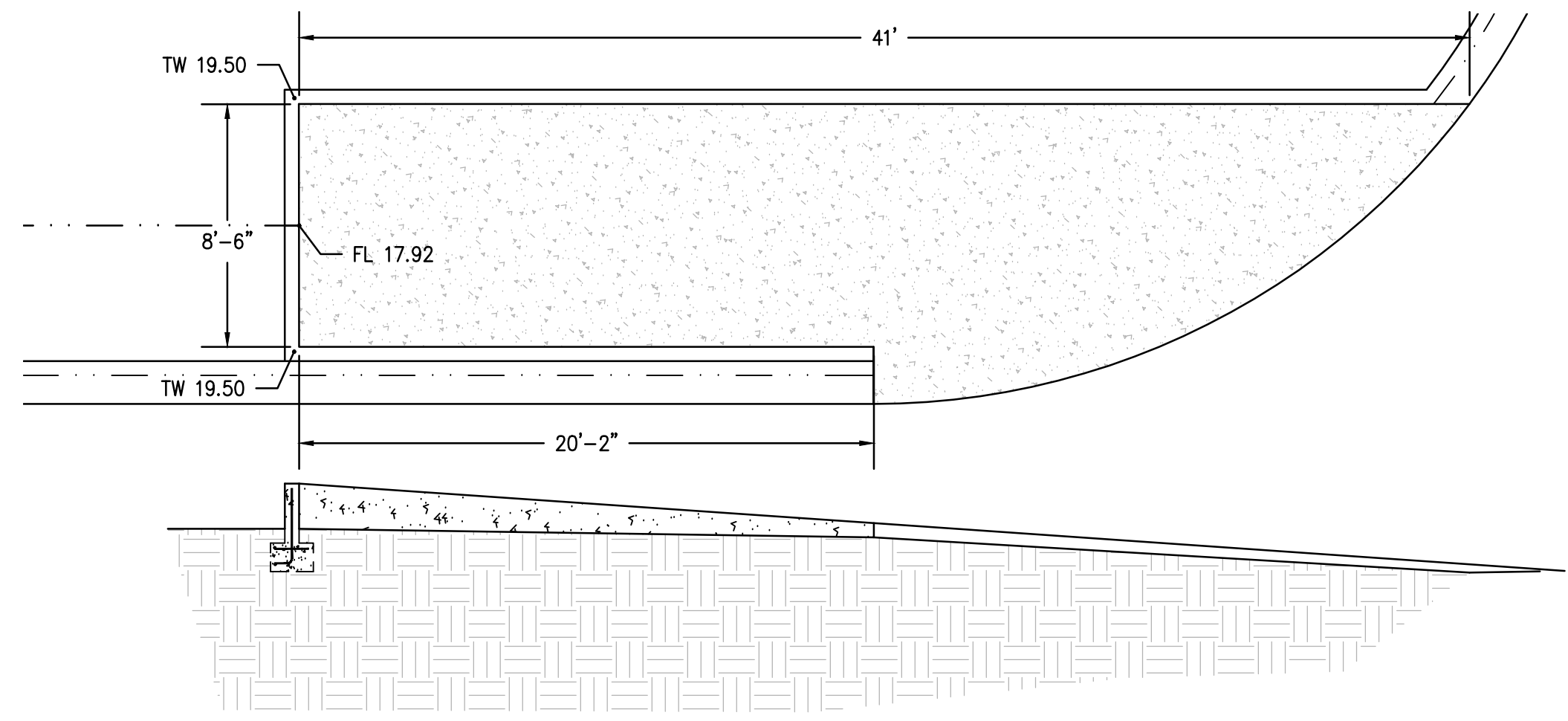
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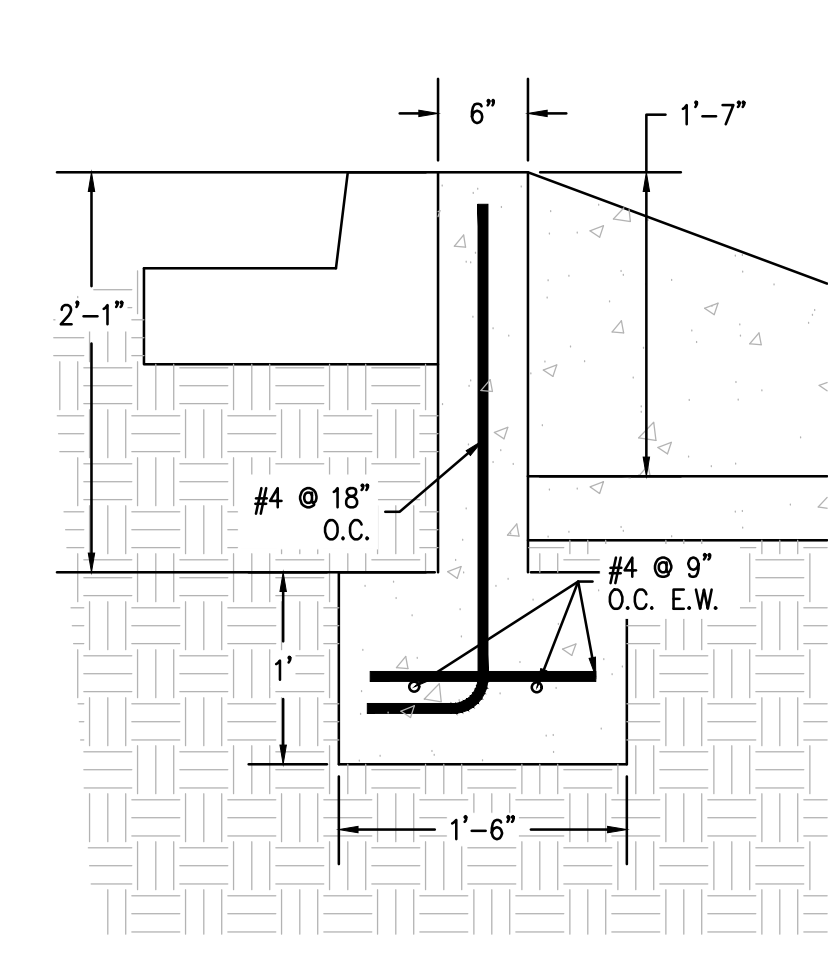
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REVISION: #
DATE: 10/14/21

SHEET #
LP-101





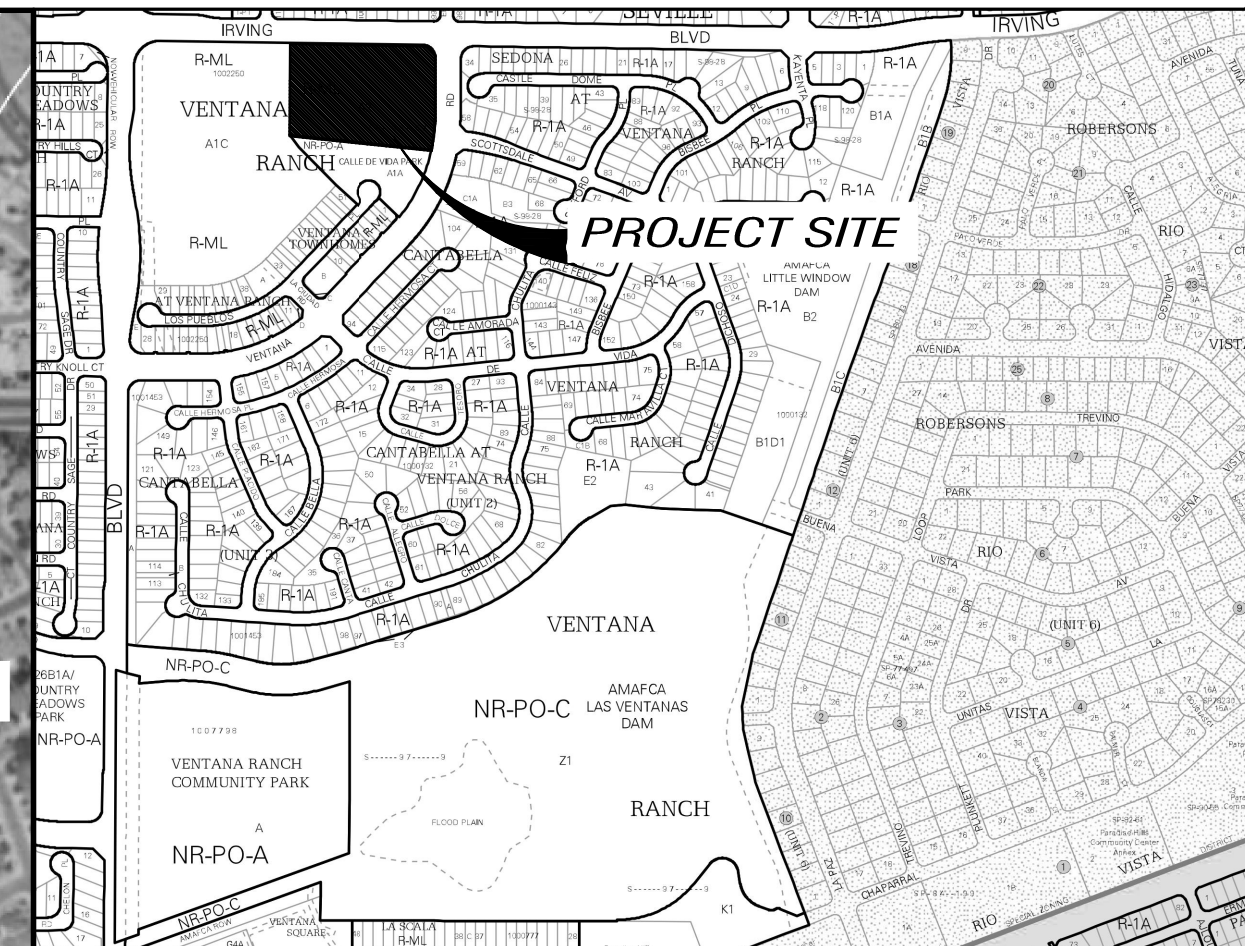
1 OUTFALL STRUCTURE
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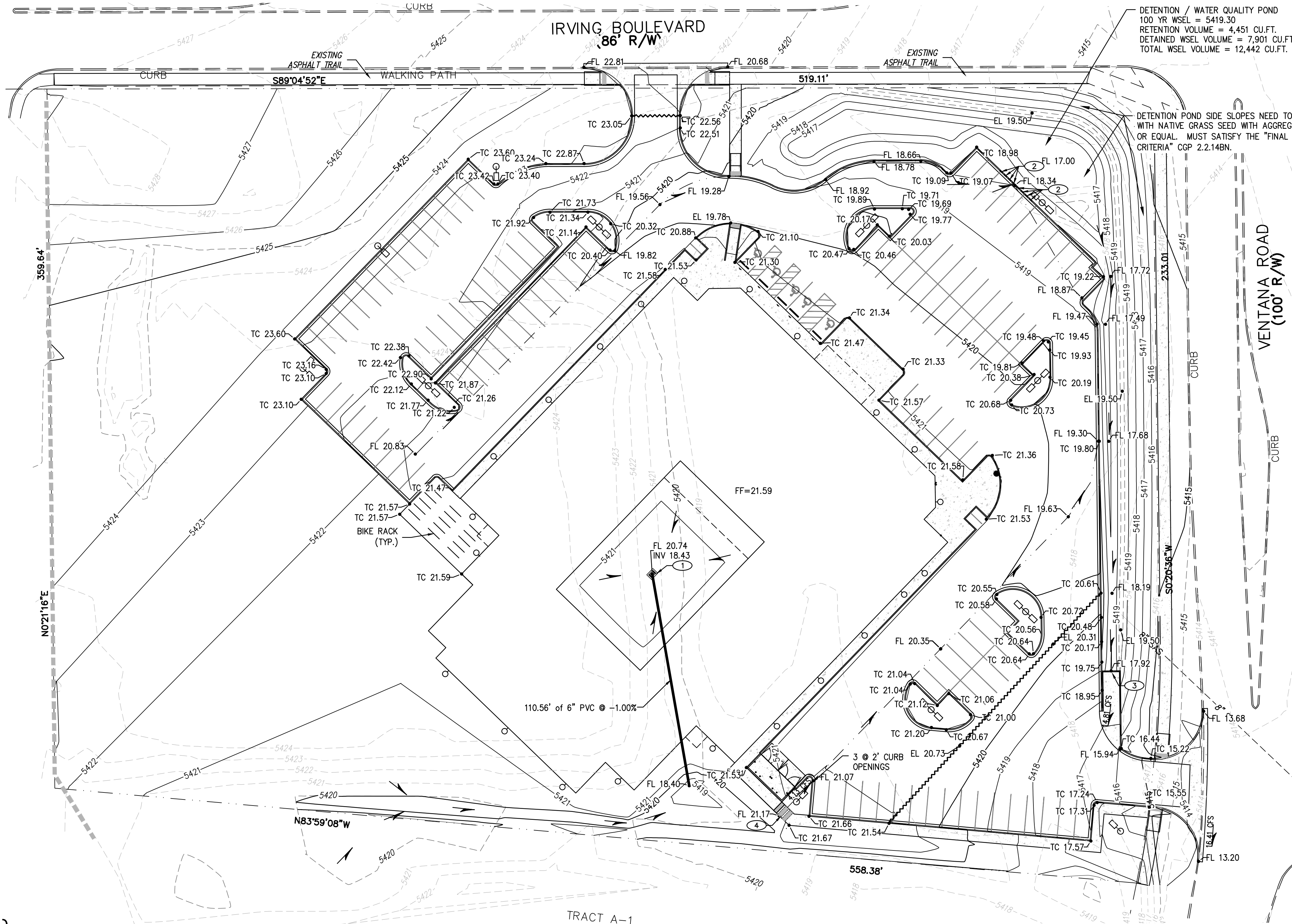
2 OUTFALL WALL SECTION
Scale: 1"=1'



FIRM MAP NO. 35001C0103H



VICINITY MAP B-10-Z



DETENTION / WATER QUALITY POND
100 YR WSEL = 5419.30
RETENTION VOLUME = 4,451 CU.FT.
DETAINED WSEL VOLUME = 7,901 CU.FT.
TOTAL WSEL VOLUME = 12,442 CU.FT.

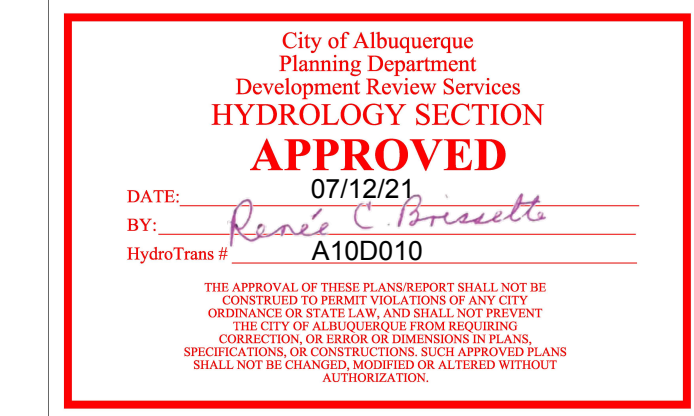
DETENTION POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL. MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14BN.

GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
- B. ANY EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- C. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- D. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDING OR LANDSCAPED.
- E. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- F. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

KEYED NOTES

1. TYPE "D" DROP INLET AREA DRAIN
2. 8 - 2' CURB OPENINGS
3. DISCHARGE WEIR AND SPILLWAY PER DETAIL 1/C1
4. 3 - SIDEWALK CULVERTS



EROSION CONTROL NOTES

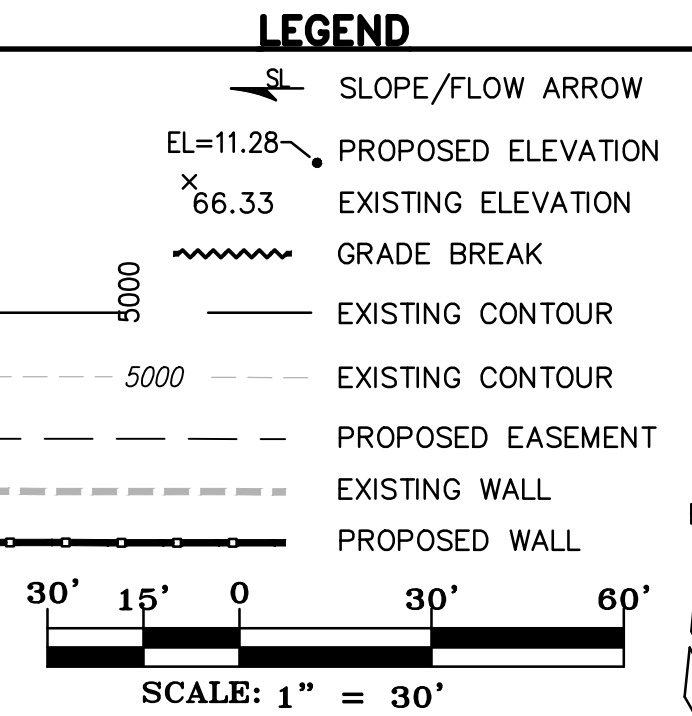
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 (CITY) ACCEPTANCE OF ANY PROJECT.

CONSTRUCTION NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.



DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS
9320 Manaul Blvd. NE, ste. D
Albuquerque, NM 87112
Office: (505) 296-7100
Fax: (505) 296-7105

PROJECT ADDRESS:
6441 VENTANA RD. N.W.
ALBUQUERQUE, NM

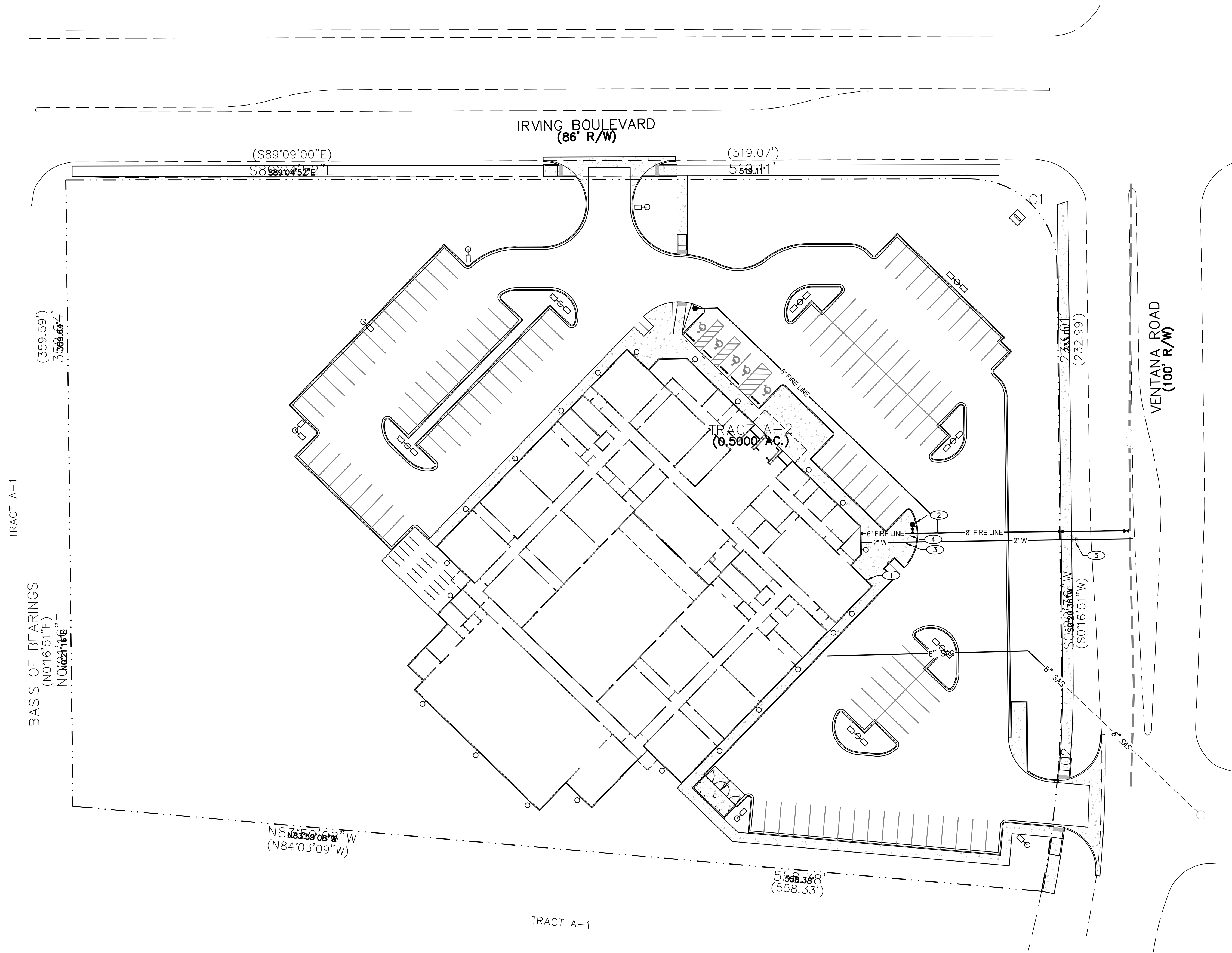
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SAMS ACADEMY

PROJECT NUMBER:
PROJECT PROGRESS:
PERMIT
DRAWN BY:
REH
CHECKED BY:
REH / REH
DATE:
JUNE 10, 2021
SCALE:
AS NOTED
SHEET:

C 1

KEYED NOTES

1. FIRE DEPT. CONNECTION
2. NEW FIRE HYDRANT
3. REDUCED PRESSURE BACKFLOW PREVENTION W/ HOT BOX
4. POST INDICATOR VALVE
5. NEW 2" WATER SERVICE



1. THIS SET OF DRAWINGS CONSTITUTES A WHOLE IN ITSELF. THE CONTRACTOR INVOLVED IN THE DRAWINGS AS SUCH, EACH SHEET SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. 2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN DEVELOPMENT, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FIELD RECOMMENDED.

PROJECT ADDRESS:
**VENTANA RD NW
ALBUQUERQUE, NM**
CLIENT'S NAME:

UTILITY PLAN
PROJECT NAME:
SAMS ACADEMY

PROJECT NUMBER:
PROJECT PROGRESS:
PERMIT
DRAWN BY:
REH
CHECKED BY: / APPROVED BY:
REH / REH
DATE:
July 16, 21
SCALE:
1" = 30'
SHEET:

C2

LEGEND

- FIRE HYDRANT
- WATER VALVE
- EX SAS MANHOLE
- PROP SAS MANHOLE
- PROPOSED SANITARY SEWER
- EX SANITARY SEWER
- PROPOSED WATER LINE
- EX WATER LINE



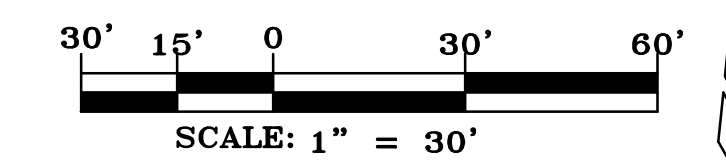
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

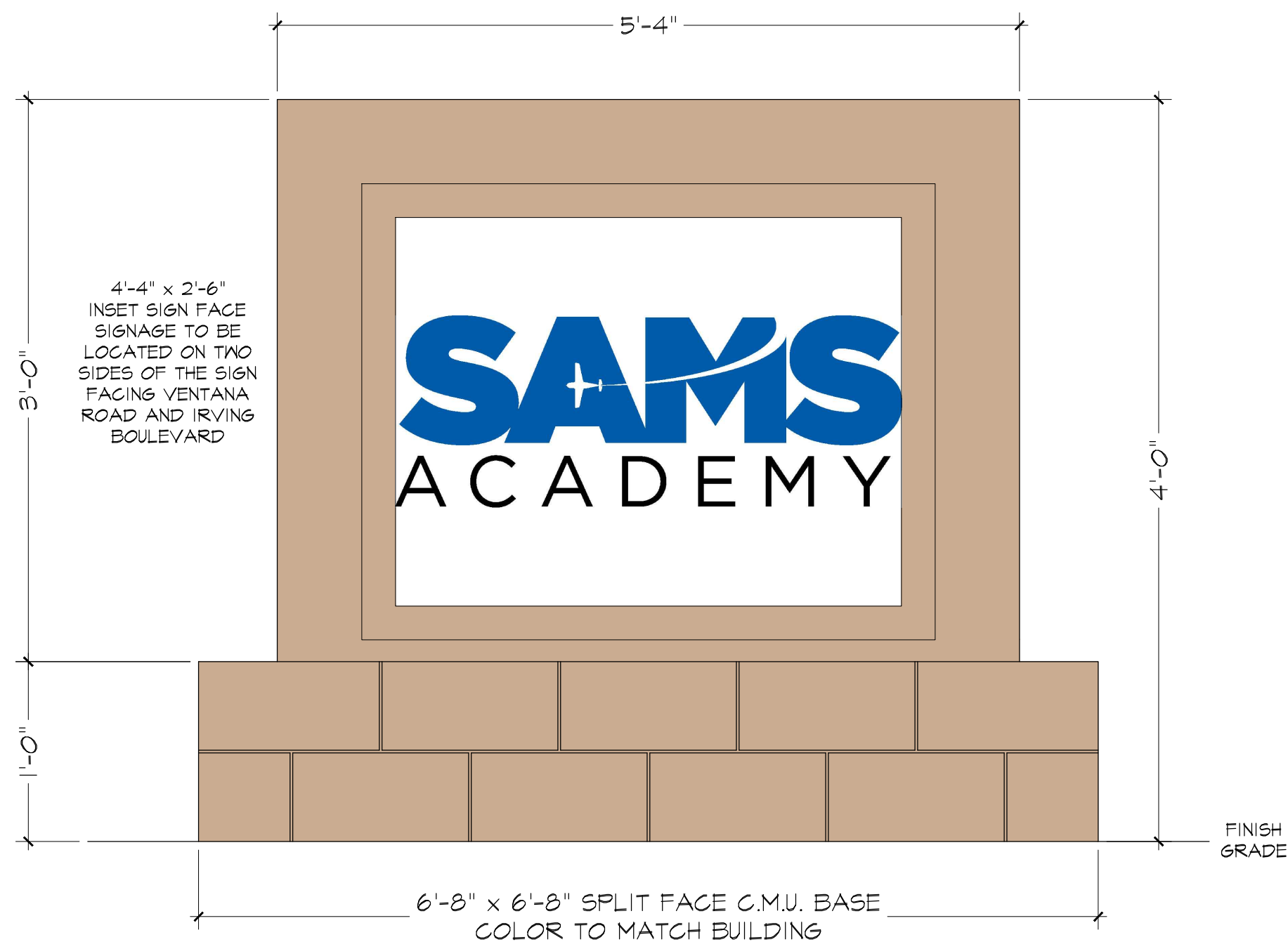
DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS
9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

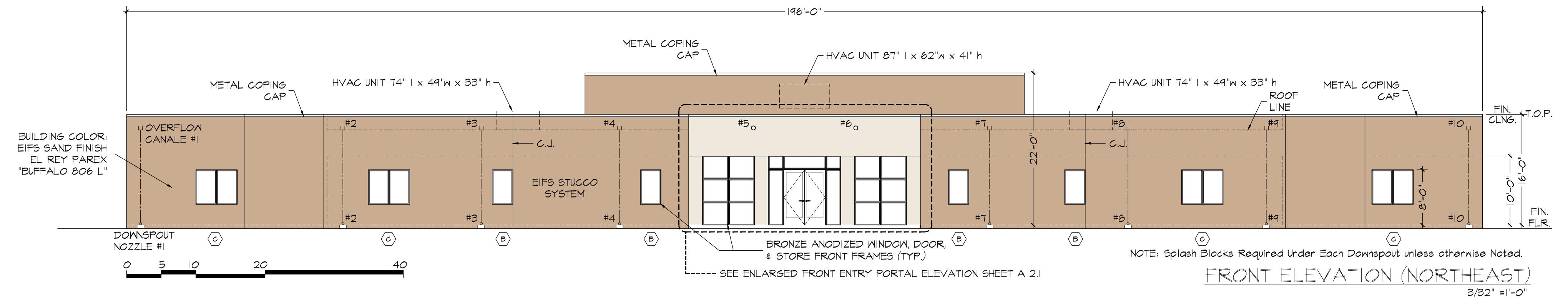
DMC

Office: (505) 296-7100
Fax: (505) 296-7105

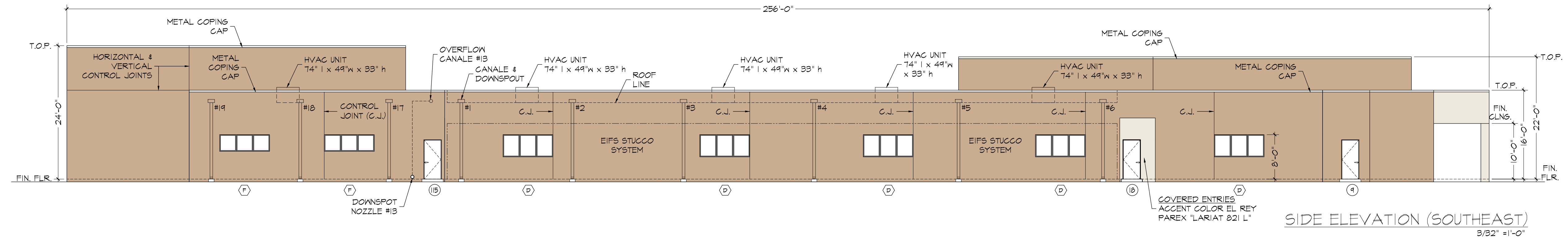




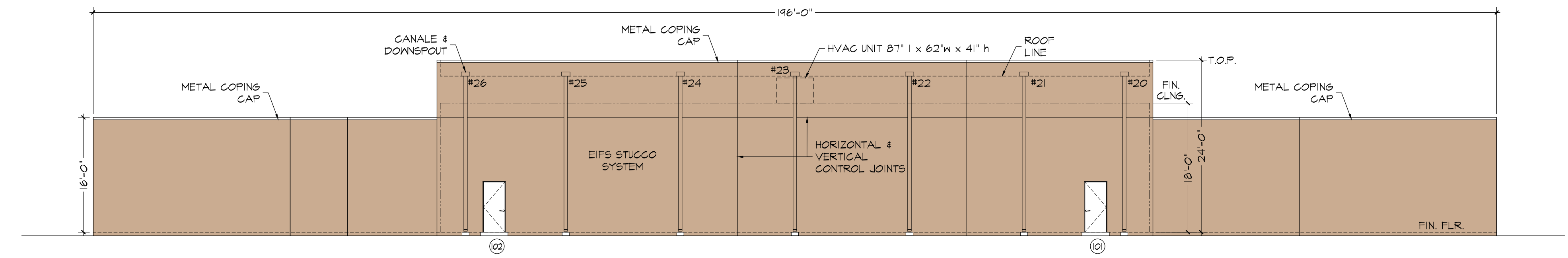
MONUMENT SIGN
1" = 1'-0"



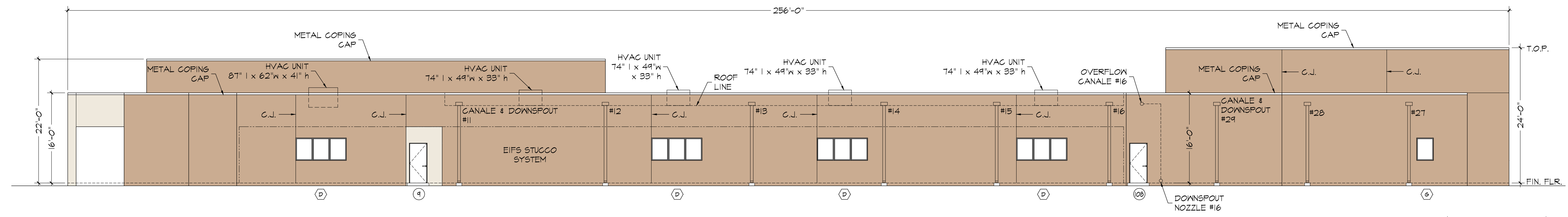
FRONT ELEVATION (NORTHEAST)
3/32" = 1'-0"



SIDE ELEVATION (SOUTHEAST)
3/32" = 1'-0"



BACK ELEVATION (SOUTHWEST)
3/32" = 1'-0"



SIDE ELEVATION (NORTHWEST)
3/32" = 1'-0"



PROJECT ADDRESS:
6441 VENTANA ROAD N.W.
ALBUQUERQUE, NM 87114
CLIENT'S NAME:
SAMS ACADEMY

DAVID J. PACHECO
ARCHITECT

EXTERIOR ELEVATIONS

PROJECT NAME:
SAMS

PROJECT NUMBER:
21-030

PROJECT PROGRESS:
DRB SUBMITTAL

CHECKED BY: *adwalling*
DUP / APPROVED BY: *DUP*

DATE:
REVISED 08.23.21

SCALE:
AS NOTED

SHEET:

A2

.65 TOTAL SHEETS











PR-2021-005566_SI-2021-01212_Site_Plan_Aproved_11-3-21_Sheet_1


Final Audit Report

2021-12-06

Created:	2021-12-06
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAABV2YPB_6Ex8twb16j23FOnnxaQ1ukLAI


"PR-2021-005566_SI-2021-01212_Site_Plan_Approved_11-3-21_Sheet_1" History


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