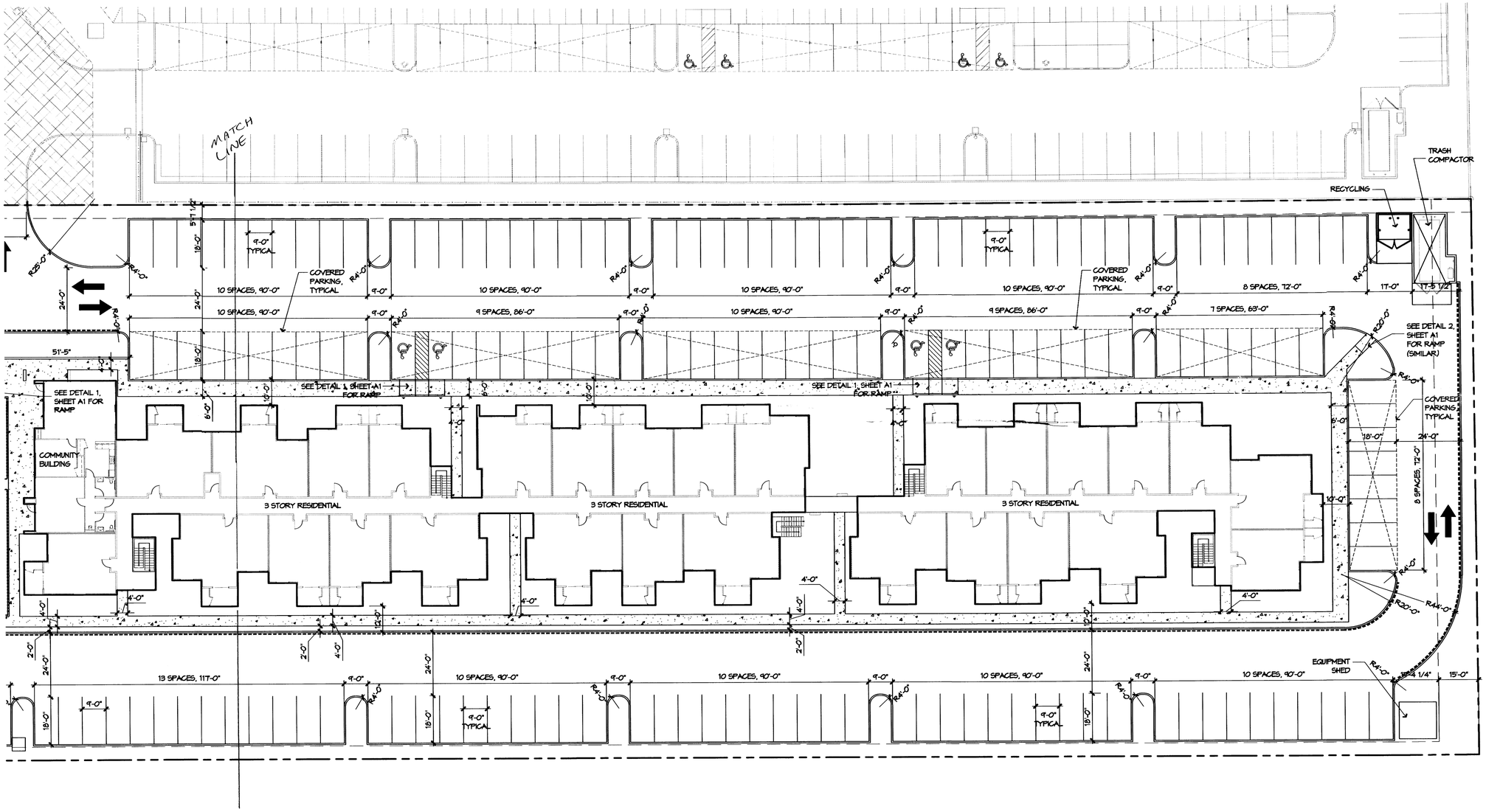


ENLARGED SITE PLAN

1" = 20'-0"

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
No. 6502
REGISTERED ARCHITECT

ENGINEER

PROJECT

Ladera Vista Apartments
H.S. Rental Properties, Inc.
3608 Ladera Drive
Albuquerque, NM

REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	12.01.06
PROJECT NO.	06072

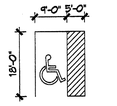
DRAWING NAME

TRAFFIC CIRCULATION LAYOUT FOR BUILDING PERMIT
SHEET 3 OF 3

SHEET NO.

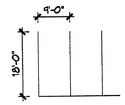
A3
OF

LEGEND



Accessible Parking Space for Car; 5'-0" Access Aisle; White Int'l HC Symbol; 4" solid spaced striping spaced at 45°; sloped 1% to 2%

Accessible Parking Space for Van; 8'-0" Access Aisle; White Int'l HC Symbol; 4" solid spaced striping spaced at 45°; sloped 1% to 2%



Typical Parking Space

Compactor (truck access req.)

Proposed Sidewalk, typ.

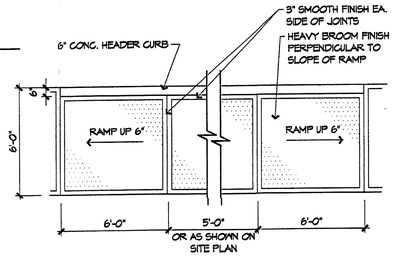
Property Boundary

New Standard Concrete Curb & Gutter per COA std. det. 2415A

New Concrete Header Curb per COA std. det. 2415B

Fire Lane - Paint curb red

Direction of Traffic Flow



1 CURB ACCESS RAMP

1/4" = 1'-0"

2 DIRECTIONAL HANDICAP RAMP

NTS

PROJECT LOCATION

LOCATION: ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: TRACT NUMBERED/LETTERED FIVE - A (5-A) OF THE TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 18, 1986, IN PLAT BOOK C31 PAGE 125.ZONE: R-2: HOUSES, TOWNHOUSES, AND MEDIUM DENSITY APARTMENTS.

ZONE MAP PAGE: G-11-Z
SITE AREA: 4.2468 ACRES = 184,991 SQ. FT.

PARKING ANALYSIS

APPLICABLE CODES:

COMPREHENSIVE CITY ZONING CODE, REVISED & UPDATED THROUGH MAY, 2006 (ABQ CCZC)

PARKING REQUIRED, PER 14-6-8-1 (24) (a) & (b)

98 UNITS @ 1.5/ 1 BATH UNIT	=	147 SPACES
24 UNITS @ 2/ 2 BATH UNIT	=	58 SPACES
COMMUNITY BUILDING @ 1 PER 200 SF	=	9 SPACES
SUBTOTAL		214 SPACES
10% TRANSIT REDUCTION	=	-21 SPACES
TOTAL	=	193 SPACES

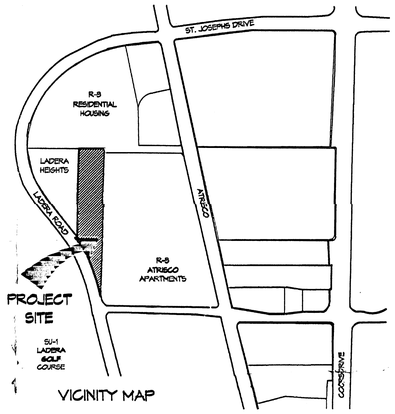
PARKING PROVIDED: = 193 SPACES

ACCESSIBLE PARKING REQUIRED: 101-800 SPACES= 8 SPACES WITH 1 VAN SPACE

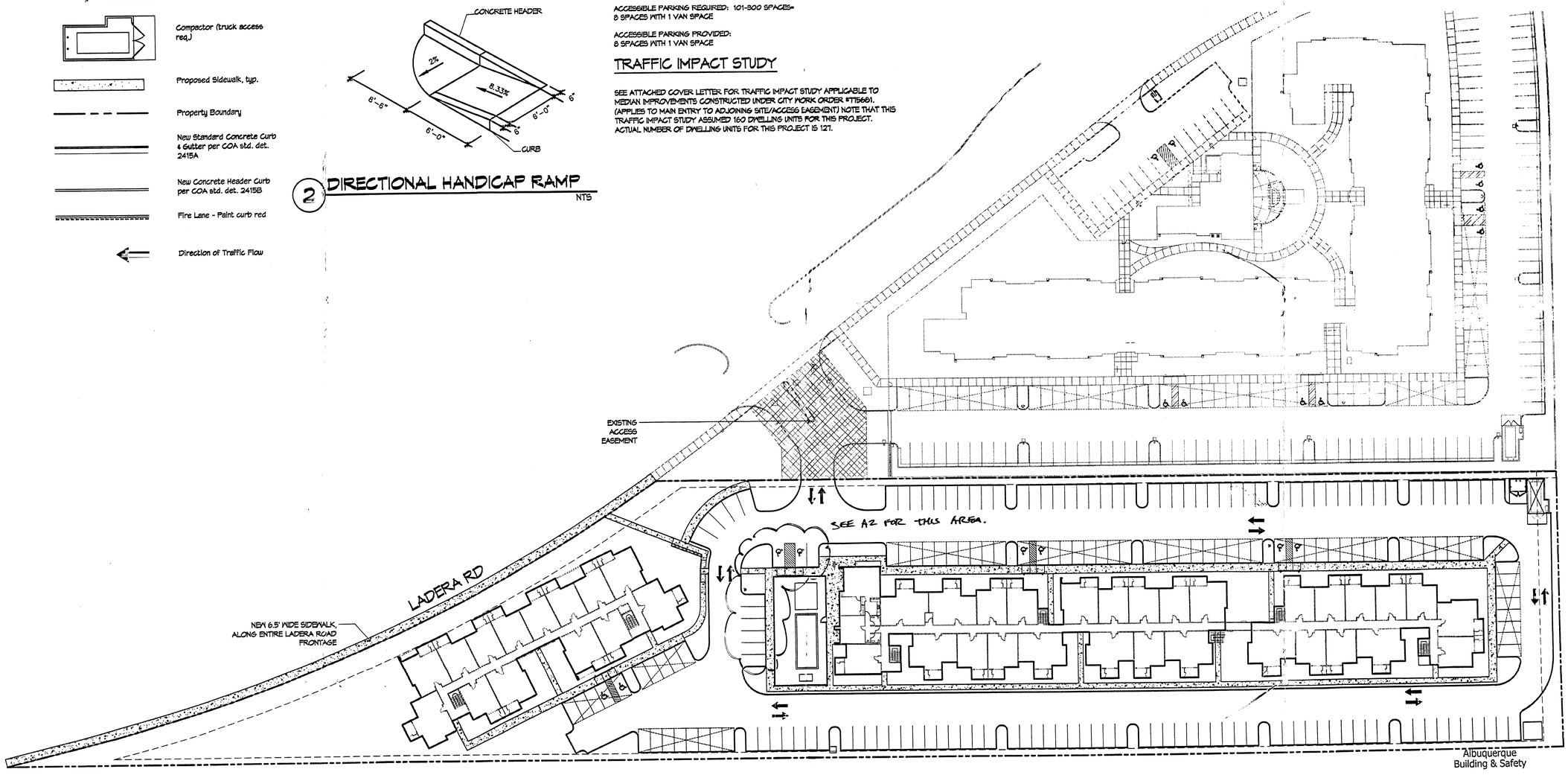
ACCESSIBLE PARKING PROVIDED: 8 SPACES WITH 1 VAN SPACE

TRAFFIC IMPACT STUDY

SEE ATTACHED COVER LETTER FOR TRAFFIC IMPACT STUDY APPLICABLE TO MEDIAN IMPROVEMENTS CONSTRUCTED UNDER CITY WORK ORDER #775661. (APPLIES TO MAIN ENTRY TO ADJOINING SITE/ACCESS EASEMENT) NOTE THAT THIS TRAFFIC IMPACT STUDY ASSUMED 160 DWELLING UNITS FOR THIS PROJECT. ACTUAL NUMBER OF DWELLING UNITS FOR THIS PROJECT IS 121.



VICINITY MAP



RECEIVED
AUG 29 2006
HYDROLOGY SECTION

N

OVERALL SITE PLAN

1" = 40'-0"

RECEIVED
DEC 04 2006
HYDROLOGY SECTION

Albuquerque
Building & Safety
MAR - 5 2007
I.B.C.
Plan Check Section

architecture
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landscape
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engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
RONALD R. HERRERON
NO. 10787
REGISTERED ARCHITECT

ENGINEER

PROJECT

Ladera Vista Apartments
H.S. Rental Properties, Inc.
3608 Ladera Drive
Albuquerque, NM

REVISIONS
1
2
3
4

DRAWN BY
REVIEWED BY
DATE 12.01.0
PROJECT NO. 0607

DRAWING NAME
TRAFFIC CIRCULATIO
LAYOUT FOR
BUILDING PERMIT
SHEET 1 OF 3

SHEET NO.
A1
OF

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

Saturday, October 01, 2005

Wilfred Gallegos
City of Albuquerque Transportation Development
600 2nd St. NW
Albuquerque, NM 87102

Re: Ladera Apartments (Ladera Rd. South of Bent Tree Dr.)

Dear Wilfred:

Attached is the required queuing analysis for the proposed south driveway of the proposed Ladera Senior Housing Project located on the east side of Ladera Rd. just south of Bent Tree Dr.

A recent traffic count indicated that the current volumes of traffic on Ladera Rd. are 440 northbound and 500 southbound vehicles during the AM Peak Hour and 290 northbound vehicles and 470 southbound vehicles during the PM Peak Hour.

Included in the Appendix of this study is the trip generation calculation to determine the number of trips generated by this project during the AM and PM Peak Hour Weekday periods as well as the number of trips generated by the future development to the east. This project is described as the implementation of a 114-Unit Senior Housing Development with apartment-like units. The future development will be an approximately 160-unit apartment complex. The trip generation calculations in this study assumed that both developments are classified as apartments (ITE Land Use 220) as defined in the ITE Trip Generation Manual (7th Edition – 2003).

Included in the Appendix of this study are the trip distribution worksheet which forecasts the disbursement of trips generated by this project based on a citywide employment gravity model utilizing a distance inverse relationship. The trip distribution model utilized in this study is based on the Mid-Region Council of Government's Socioeconomic data. Therefore, the trip distribution model utilized in this study is consistent with the Mid-Region Council of Governments model.

The trip distribution analysis indicates that approximately 59% of the traffic generated by this project will be attracted to and from the north on Ladera Rd. and the remaining 41% will be attracted to and from the south on Ladera Rd.

D:\TOBE\PROJECTS\Ladera_Apartments\Ladera_Analysis.doc

Re: Ladera Apartments (Ladera Rd. South of Bent Tree Dr.)

Based on the above data, an unsignalized intersection analysis was performed for both proposed driveways on the project utilizing HICAP 2.0 (version 2) software. The HICAP 2.0 software utilizes methodology established by the Highway Capacity Manual (2000 Edition) to analyze unsignalized intersections and driveways.

The results of the analysis indicated that the average delay that is projected for the 2007 BUILD Conditions at the south driveway of this project will be no more than approximately 21.8 seconds. This is an average value, and it is conceivable and probable that some vehicles will experience more delay and some will experience less delay. However, it becomes unlikely that a significant percentage of exiting vehicles will experience more than twice the average delay. Therefore, it can be reasonably projected that there will not be a significant percentage of vehicles that experience more than a 44 second delay. Utilizing a three-minute queue in this case is not appropriate.

The HICAP analysis in the Appendix of this study indicates that the queue length for exiting traffic from this project and the future project (sharing Driveway "A") will be 1 vehicle (25 feet) based on 95% probably comfort level. An alternative means of calculating the queue length for exiting traffic at Driveway "A" is to utilize a one-minute, a two-minute, and a three-minute queue length based on the average arrival rate. The following table summarizes the results of those three queuing calculation methods:

Driveway "A"	Volume	Average Arrival Rate (per minute) One-Minute Queue	Two-Minute Queue	Three-Minute Queue
AM Peak	49	0.8	1.6	2.4
PM Peak	25	0.4	0.8	1.2

As stated earlier, a three-minute queue length is not appropriate for this project. Since the projected delays at the driveway are less than 0.5 minutes, it would be more appropriate to utilize a one or two minute. A two-minute queue length would require a 50 feet deep throat in the driveway. The current design is characterized by a 40 feet deep throat. However, by relocating the driveway to the north a short distance, a 50 feet deep throat can be accomplished.

The southbound left turn volume at Driveway "A" is projected to be approximately 14 vehicles per hour during the 2007 AM Peak Hour Conditions and approximately 74 vehicles per hour during the 2007 PM Peak Hour Conditions. Utilizing the maximum projected volume of 74 vehicles per hour, then a three-minute queue length would be 4 vehicles (or 100 feet).

D:\TOBE\PROJECTS\Ladera_Apartments\Ladera_Analysis.doc

Re: Ladera Apartments (Ladera Rd. South of Bent Tree Dr.)

This study concludes that the two driveways proposed for this project will operate at acceptable levels-of-service with acceptable delays. This study recommends that a 50-feet deep throat be provided for the exiting traffic at the south driveway. Also this study recommends that a southbound left turn lane on Ladera Rd. be constructed at Driveway "A" at a minimum length of 100 feet plus transition to accommodate the projected 3-minute queue. Since the posted speed limit on Ladera Rd. at this location is 35 MPH, then it is consistent with the Development Process Manual to construct a 100 feet long left turn lane.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

cc: Scott McGee, Isaacson & Arfman w/attachments

attachments as noted

Appendix: Vicinity Map
Preliminary Site Plan for Ladera Senior Housing Project
Trip Generation Summary Table and Worksheets
MRCOG Subarea Map
Trip Distribution Map
Trip Assignments Maps (% Entering and % Exiting)
Turning Movement Volumes Summary and Worksheets
Turning Movement Volumes Maps
HICAP Unsignalized Intersection Analyses

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 12/14/06 Date

D:\TOBE\PROJECTS\Ladera_Apartments\Ladera_Analysis.doc

TRAFFIC IMPACT STUDY - COVER LETTER

architectur
interior
landscap
plannin
engineerin

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
12/14/06
REGISTERED ARCHITECT

ENGINEER

PROJECT

Ladera Vista Apartments
H.S. Rental Properties, Inc.
3608 Ladera Drive
Albuquerque, NM

REVISIONS

RECEIVED
AUG 29 2008
HYDROLOGY SECTION

DRAWN BY	
REVIEWED BY	
DATE	12.01.0
PROJECT NO.	0607
DRAWING NAME	

TRAFFIC CIRCULATIC LAYOUT FOR BUILDING PERMIT SHEET 2 OF 3

SHEET NO.
A2
OF

LEGEND

GENERAL NOTES

KEYED NOTES

LADERA ROAD

NEW 6.5' WIDE SIDEWALK, ALONG ENTIRE LADERA ROAD FRONTAGE

3 STORY RESIDENTIAL

MAIL BOXES

SEE DETAIL 1, SHEET A1 FOR RAMP (SIMILAR)

SEE DETAIL 2, SHEET A1 FOR RAMP (SIMILAR)

SEE DETAIL 1, SHEET A1 FOR RAMP

SEE ATTACHED DRAWING, A002, FOR AS-BUILT CONDITIONS IN THIS AREA.

COVERED PARKING, TYPICAL

SHADE STRUCTURE

POOL

COMMUNITY BUILDING

3 SPACES, 55'-0"

10 SPACES, 90'-0"

6 SPACES, 54'-0"

5 SPACES, 45'-0"

5 SPACES, 60'-0"

8 SPACES, 72'-0"

7 SPACES, 63'-0"

13 SPACES, 117'-0"

51'-5"

25'-0"

9'-0" TYPICAL

ENLARGED SITE PLAN

Albuquerque Building & Safety
MAR 15 2007
I.B.C.
Plan Check Section

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DEC 04 2006
HYDROLOGY SECTION

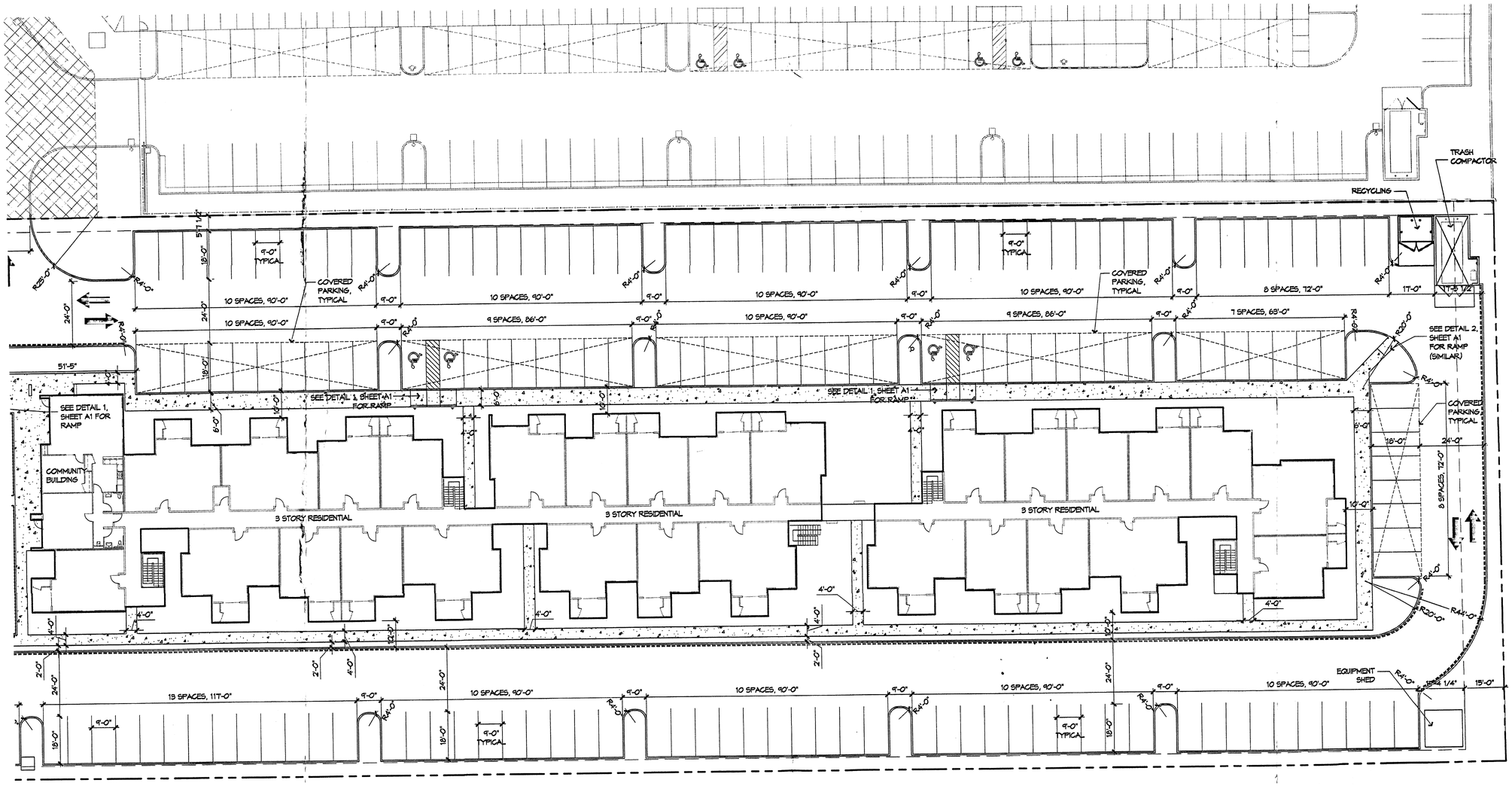
Ladera Vista Apartments
Harrison Smith Development
3608 Ladera Drive
Albuquerque, NM

Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

SITE PLAN

ENLARGED SITE PLAN

SHEET NO. A002



ENLARGED SITE PLAN

1" = 20'-0"

Albuquerque
Building & Safety
MAR – 5 2007
I.B.C.
Plan Check Section

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DEC 04 2006
HYDROLOGY SECTION

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engineering

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Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
REGISTERED ARCHITECT

ENGINEER

PROJECT

Ladera Vista Apartments
H.S. Rental Properties, Inc.
3608 Ladera Drive
Albuquerque, NM

REVISIONS

RECEIVED
AUG 29 2006
HYDROLOGY SECTION

DRAWN BY	
REVIEWED BY	
DATE	12.01.06
PROJECT NO.	0607
DRAWING NAME	

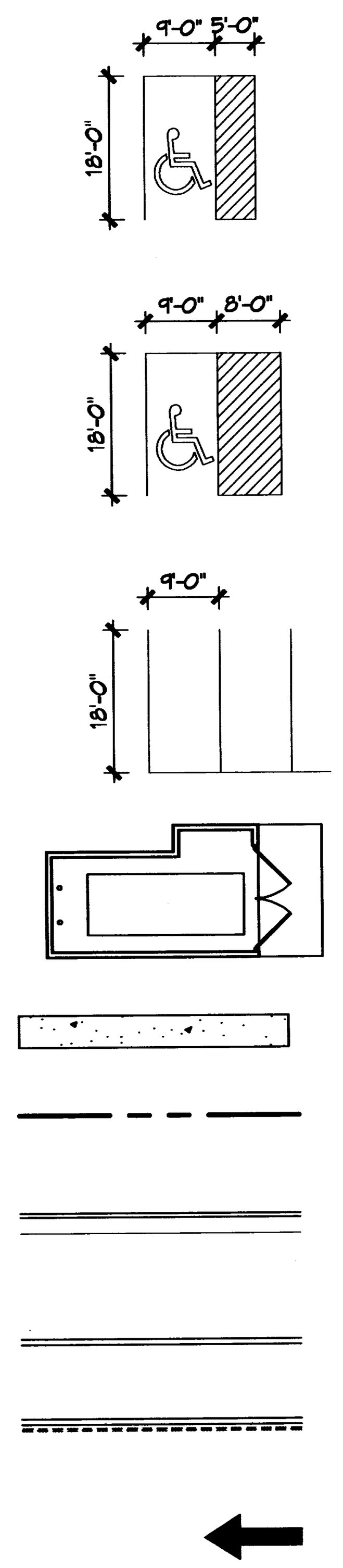
TRAFFIC CIRCULATIO
LAYOUT FOR
BUILDING PERMIT
SHEET 3 OF 3

SHEET NO.

A3

OF

LEGEND



Accessible Parking Space for Car; 5'-0" Access Aisle; White Int'l HC Symbol; 4" solid spaced striping spaced at 45°; sloped 1% to 2%

Accessible Parking Space for Van; 8'-0" Access Aisle; White Int'l HC Symbol; 4" solid spaced striping spaced at 45°; sloped 1% to 2%

Typical Parking Space

Compactor (truck access req.)

Proposed Sidewalk, typ.

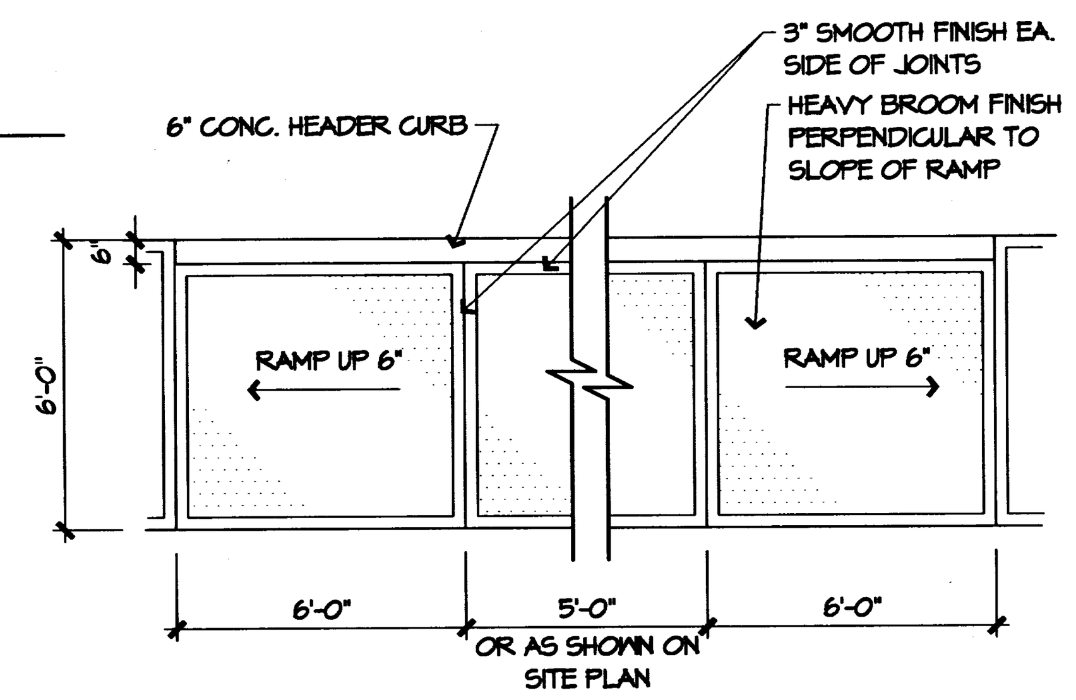
Property Boundary

New Standard Concrete Curb & Gutter per COA std. det. 2415A

New Concrete Header Curb per COA std. det. 2415B

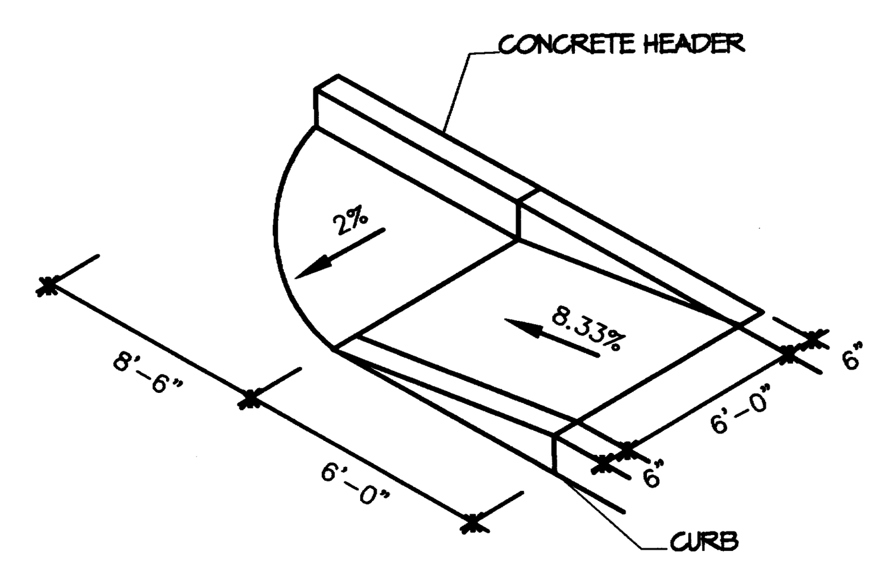
Fire Lane - Paint curb red

Direction of Traffic Flow



1 CURB ACCESS RAMP

1/4" = 1'-0"



2 DIRECTIONAL HANDICAP RAMP

NTS

PROJECT LOCATION

LOCATION: ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: TRACT NUMBERED/LETTERED FIVE - A (5-A) OF THE TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEROF. FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 18, 1986, IN PLAT BOOK C31 PAGE 125.ZONE: R-2: HOUSES, TOWNHOUSES, AND MEDIUM DENSITY APARTMENTS.

ZONE MAP PAGE: G-11-Z
SITE AREA: 4.2468 ACRES = 184,991 SQ. FT.

PARKING ANALYSIS

APPLICABLE CODES:

COMPREHENSIVE CITY ZONING CODE, REVISED & UPDATED THROUGH MAY, 2006 (ABQ CCZC)

PARKING REQUIRED, PER 14-6-3-1 (24) (a) & (b)

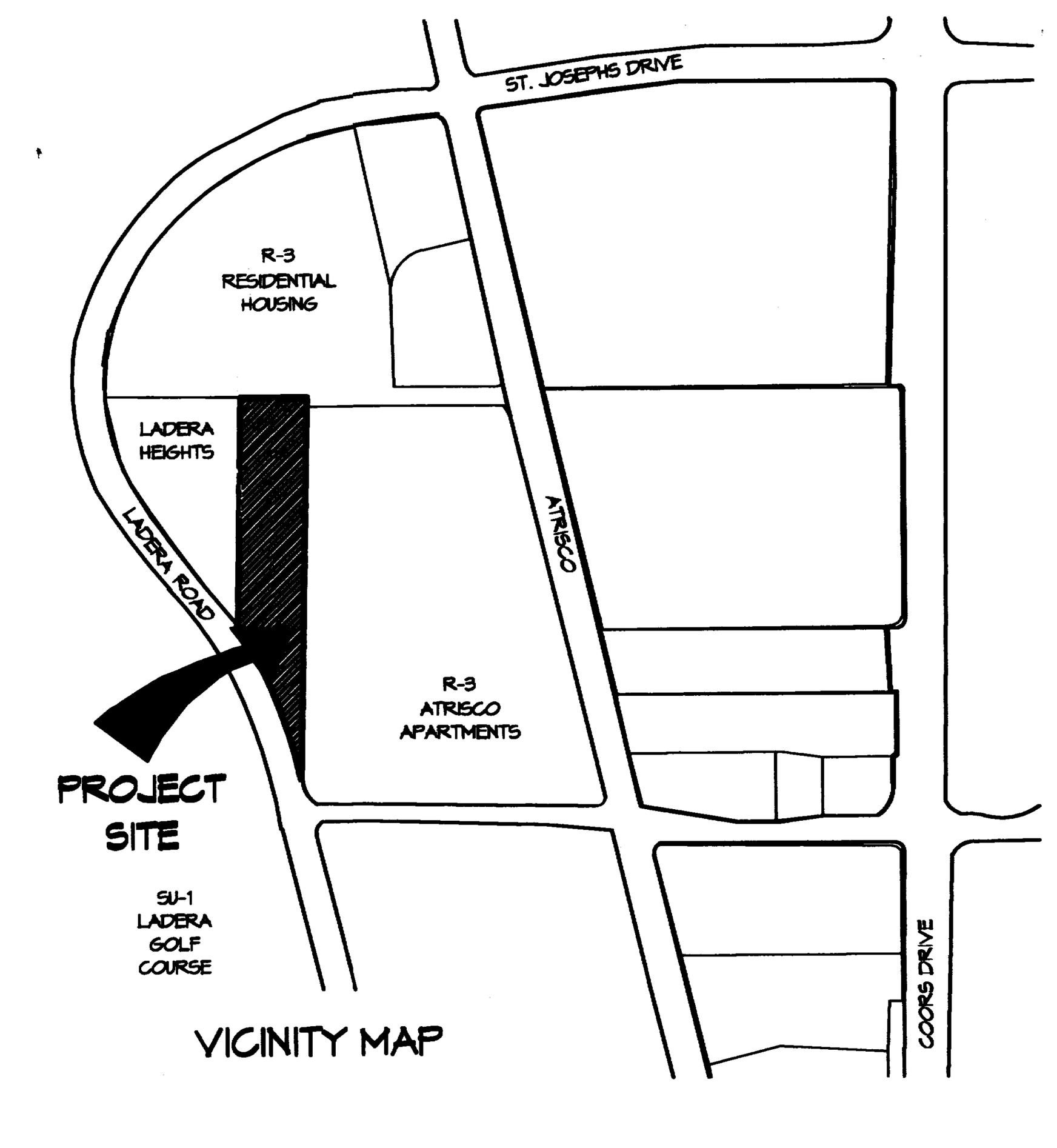
98 UNITS @ 1.5/ 1 BATH UNIT	=	147 SPACES
29 UNITS @ 2/ 2 BATH UNIT	=	58 SPACES
COMMUNITY BUILDING @ 1 PER 200 SF	=	9 SPACES
SUBTOTAL		214 SPACES
10% TRANSIT REDUCTION	=	-21 SPACES
TOTAL	=	193 SPACES
PARKING PROVIDED:	=	193 SPACES

ACCESSIBLE PARKING REQUIRED: 101-300 SPACES:
8 SPACES WITH 1 VAN SPACE

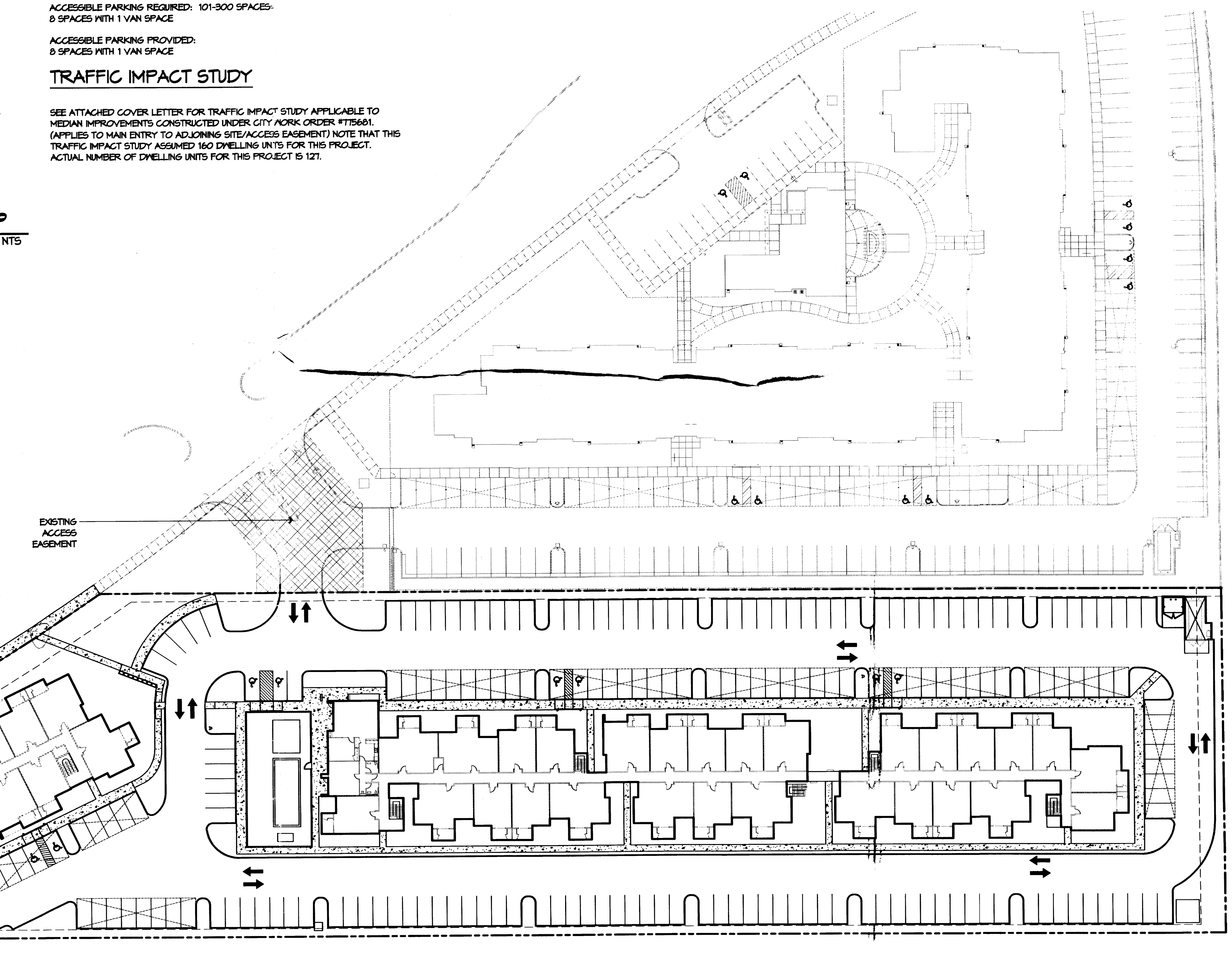
ACCESSIBLE PARKING PROVIDED:
8 SPACES WITH 1 VAN SPACE

TRAFFIC IMPACT STUDY

SEE ATTACHED COVER LETTER FOR TRAFFIC IMPACT STUDY APPLICABLE TO MEDIAN IMPROVEMENTS CONSTRUCTED UNDER CITY WORK ORDER #775681. (APPLIES TO MAIN ENTRY TO ADJOINING SITE/ACCESS EASEMENT) NOTE THAT THIS TRAFFIC IMPACT STUDY ASSUMED 160 DWELLING UNITS FOR THIS PROJECT. ACTUAL NUMBER OF DWELLING UNITS FOR THIS PROJECT IS 127.



VICINITY MAP



OVERALL SITE PLAN

1" = 40'-0"

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
No. 2502
REGISTERED ARCHITECT
12/1/06

ENGINEER

PROJECT

Ladera Vista Apartments
H.S. Rental Properties, Inc.
3608 Ladera Drive
Albuquerque, NM

REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	12.01.06
PROJECT NO.	06072
DRAWING NAME	

TRAFFIC CIRCULATION LAYOUT FOR BUILDING PERMIT
SHEET 1 OF 3

SHEET NO.

A1

OF

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(303) 942-3600 - FAX
e-mail: tobe@swcp.com

Saturday, October 01, 2005

Wilfred Gallegos
City of Albuquerque Transportation Development
600 2nd St. NW
Albuquerque, NM 87102

Re: Ladera Apartments (Ladera Rd. South of Bent Tree Dr.)

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D:\ATOBE\PROJECTS\Ladera_Apartments\Ladera_Analysis.doc

Re: Ladera Apartments (Ladera Rd. South of Bent Tree Dr.)

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The results of the analysis indicated that the average delay that is projected for the 2007 BUILD Conditions at the south driveway of this project will be no more than approximately 21.8 seconds. This is an average value, and it is conceivable and probable that some vehicles will experience more delay and some will experience less delay. However, it becomes unlikely that a significant percentage of exiting vehicles will experience more than twice the average delay. Therefore, it can be reasonably projected that there will not be a significant percentage of vehicles that experience more than a 44 second delay. Utilizing a three-minute queue in this case is not appropriate.

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PM Peak	25	0.4	0.8	1.2

As stated earlier, a three-minute queue length is not appropriate for this project. Since the projected delays at the driveway are less than 0.5 minutes, it would be more appropriate to utilize a one or two minute. A two-minute queue length would require a 50 feet deep throat in the driveway. The current design is characterized by a 40 feet deep throat. However, by relocating the driveway to the north a short distance, a 50 feet deep throat can be accomplished.

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D:\ATOBE\PROJECTS\Ladera_Apartments\Ladera_Analysis.doc

Re: Ladera Apartments (Ladera Rd. South of Bent Tree Dr.)

This study concludes that the two driveways proposed for this project will operate at acceptable levels-of-service with acceptable delays. This study recommends that a 50-feet deep throat be provided for the exiting traffic at the south driveway. Also this study recommends that a southbound left turn lane on Ladera Rd. be constructed at Driveway "A" at a minimum length of 100 feet plus transition to accommodate the projected 3-minute queue. Since the posted speed limit on Ladera Rd. at this location is 35 MPH, then it is consistent with the Development Process Manual to construct a 100 feet long left turn lane.

Please call if you have questions or need additional information.

Sincerely Yours,

Terry O. Brown

cc: Scott McGee, Isaacson & Arfman w/attachments

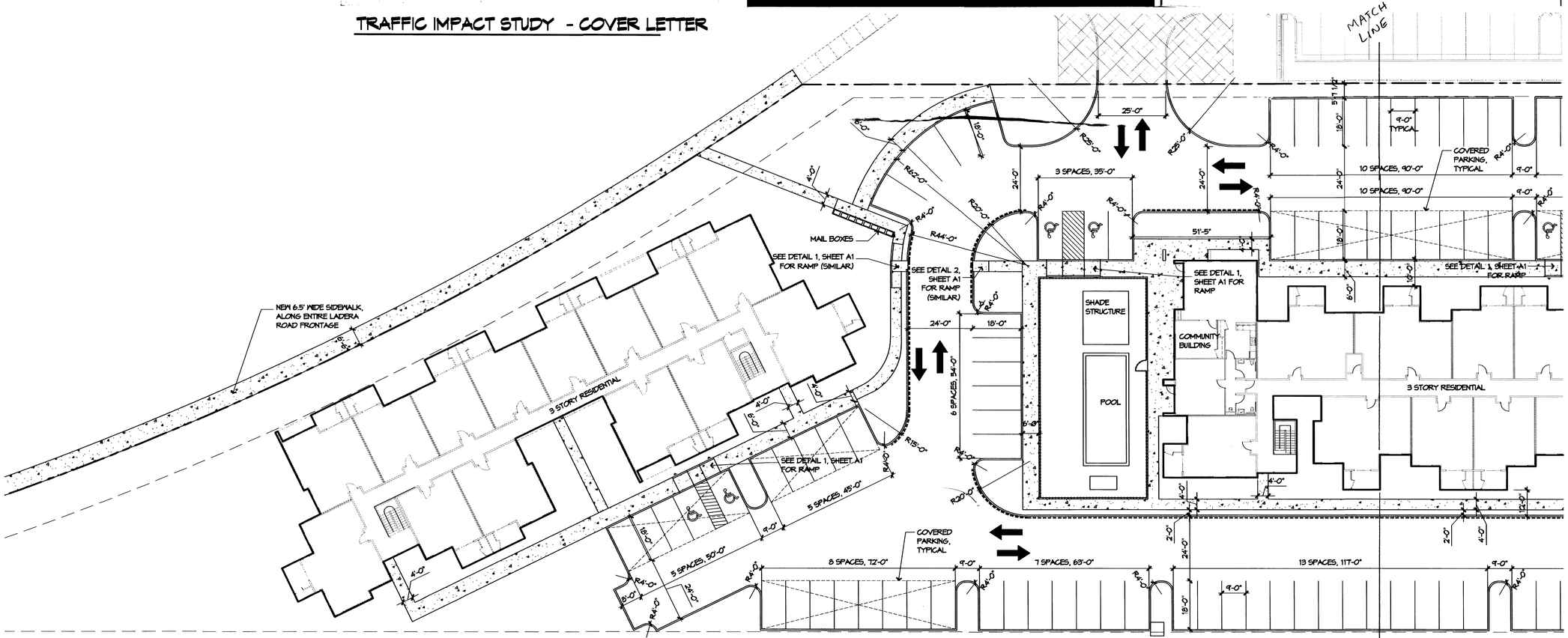
attachments as noted

Appendix: Vicinity Map
Preliminary Site Plan for Ladera Senior Housing Project
Trip Generation Summary Table and Worksheets
MRCOG Subarea Map
Trip Distribution Map
Trip Assignments Maps (% Entering and % Exiting)
Turning Movement Volumes Summary and Worksheets
Turning Movement Volumes Maps
HICAP Unsignalized Intersection Analyses

TRAFFIC CIRCULATION LAYOUT APPROVED
Signed 12/14/06 Date

D:\ATOBE\PROJECTS\Ladera_Apartments\Ladera_Analysis.doc

TRAFFIC IMPACT STUDY - COVER LETTER



ENLARGED SITE PLAN

RECEIVED
DEC 04 2006
HYDROLOGY SECTION

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
NO. 2007
REGISTERED ARCHITECT

ENGINEER

PROJECT

Ladera Vista Apartments
H.S. Rental Properties, Inc.
3608 Ladera Drive
Albuquerque, NM

REVISIONS
1
2
3
4

DRAWN BY	
REVIEWED BY	
DATE	12.01.06
PROJECT NO.	06072
DRAWING NAME	

TRAFFIC CIRCULATION LAYOUT FOR BUILDING PERMIT
SHEET 2 OF 3

SHEET NO.
A2
OF

○ KEYED NOTES

23 CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. INSTALL AREA DRAIN AT LOWPOINT OF DUMPSTER PADS.

24 INSTALL ADS 12" DIA. END SECTION AT PIPE OPENING.

○ KEYED NOTES

16 PROVIDE 2' WIDE OPENING IN CURB AT FLOWLINE ELEVATION SHOWN TO PASS LANDSCAPE FLOW TO PAVEMENT.

17 CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN (MIN. SLOPE = 0.5%). SEE SHEET C002 FOR DETAIL.

18 CONSTRUCT SITE PRIVACY WALL ALONG SOUTHWEST PROPERTY BOUNDARY. PROVIDE TURNED CMU BLOCKS IN WALL AT 4' O.C. AT GRADE TO PASS SHEETFLOW.

19 INSTALL ADS 8" INLINE DRAIN WITH 18" DOMED GRATE AT LOW POINT. EXTEND 8" DRAINLINE TO NEW MANHOLE. PROVIDE 4' DIA. X 12" DEEP COBBLE PAD AROUND INLET FOR EROSION PROTECTION. SEE SHEET C002 FOR ADDITIONAL INFORMATION.

20 12" DIA. SCH. 40 PVC STORM DRAIN CONNECTION FROM PRIVATE MANHOLE TO EXISTING LADERA ROAD PUBLIC STORM DRAIN INLET PER C.O.A. STD. DWG. 2237 BY SEPARATE WORK ORDER.

21 CONSTRUCT CONCRETE WALK WITH TURNED-DOWN EDGE ADJACENT TO ASPHALT PAVEMENT UNLESS NOTED #4.

22 PROVIDE PRECAST CONCRETE SPLASHBLOCK AT ROOF DRAIN SURFACE OUTLETS. GRADE TO DIRECT ROOF DRAINAGE AWAY FROM BUILDING. INSTALL ACO-DRAIN SIDEWALK TRENCH DRAIN WITH PEDESTRIAN GRATE AT EACH ROOF DRAIN OUTLET. SEE DETAIL ON SHEET C002.

○ KEYED NOTES

9 SWIMMING POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

10 CONSTRUCT LANDSCAPED STILLING BASIN AT GRADES SHOWN TO ACCEPT SITE DRAINAGE. FLOW IN EXCESS OF BASIN CAPACITY WILL DISCHARGE TO LADERA ROAD AT OVERFLOW.

11 PROVIDE 1' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND TO PASS FLOW. MIN. SLOPE = 0.5%.

12 CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL AT ELEVATIONS SHOWN THROUGH MAIN ENTRANCE ISLAND TO PASS FLOW.

13 CONSTRUCT 6' WIDE X 6" THICK X 3" DEPRESSED CONCRETE DIP SECTION ACROSS ACCESS DRIVE AT ELEVATIONS SHOWN (FULL LENGTH) TO PASS CONCENTRATED DRAINAGE FROM CHANNEL SOUTH AS SHOWN.

14 TWO 24" WIDE (BOTTOM WIDTH) X 8" DEEP COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 BY SEPARATE WORK ORDER.

15 CONSTRUCT 12" WIDE (BOTTOM WIDTH) X 6" DEEP COVERED SIDEWALK CULVERT TO PASS DISCHARGE.

○ KEYED NOTES

1 ALL ON-SITE SPOT ELEVATIONS WITHIN PAVEMENT AREAS REPRESENT TOP OF PAVING UNLESS NOTED. ADD 6" TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS UNLESS NOTED.

2 INSTALL ASPHALT PAVING WITH 1% MINIMUM SLOPE (AS SHOWN) TO PREVENT BIRDBATHS AND MAINTAIN POSITIVE DRAINAGE.

3 SAWCUT EXISTING ASPHALT AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.

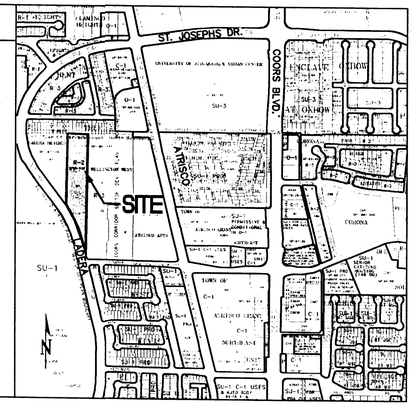
4 CONSTRUCT CONCRETE MEDIAN CURB (6" HIGH) AND GUTTER TYPICAL AT ALL CURB LOCATIONS WHICH CARRY CONCENTRATED FLOW. SEE SHEET C002 FOR DETAIL.

5 CONSTRUCT HANDICAP PARKING SPACES WITH 2% MAX. SLOPE ALL DIRECTIONS.

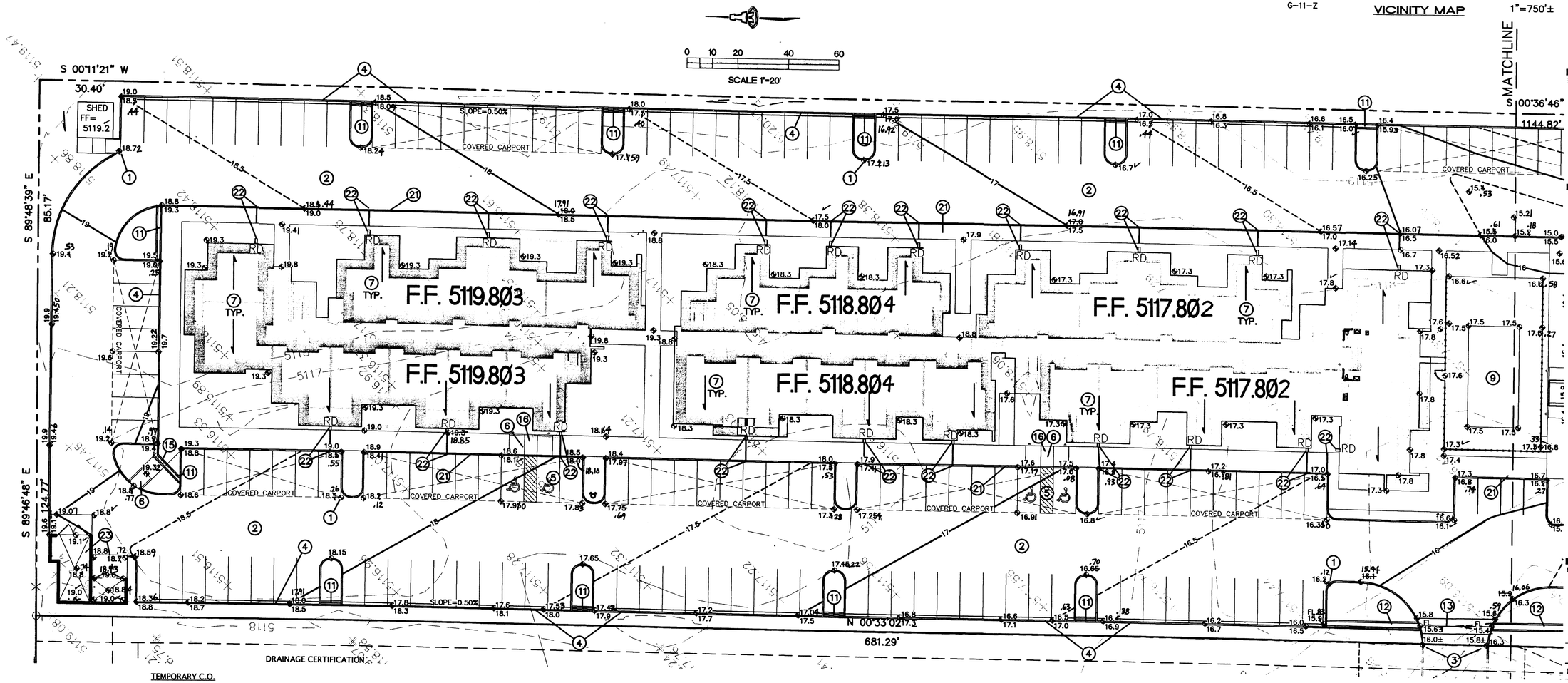
6 CONSTRUCT HANDICAP ACCESS RAMP - SEE ARCHITECTURAL FOR DETAILS.

7 ROOF DRAINAGE DIRECTION. SEE ARCHITECTURAL FOR SPECIFIC RELEASE POINTS.

8 PROVIDE 24" WIDE (BOTTOM WIDTH) CURB CUT TO PASS DISCHARGE TO LANDSCAPED STILLING BASIN.



G-11-Z VICINITY MAP 1"=750'±



TEMPORARY C.O.

I, Scott M. McGee, NMPE 10519, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 05/02/07. The concrete drainage channels shown either side of the entry have been built too narrow and will need to be re-built. The concrete alley gutters shown at the entry and SE of the pool will also need to be installed. The record information edited onto the original design document has been obtained by, Anthony Harris, NMPS 11463, of the firm Harris Surveying, Inc.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Scott M McGee — Scott M. McGee NMPE 10519 — 5/22/08 Date

DRAINAGE CERTIFICATION

I, Scott M. McGee, NMPE 10519, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 05/02/07. The record information edited onto the original design document has been obtained by, Anthony Harris, NMPS 11463, of the firm Harris Surveying, Inc.

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Scott M McGee — Scott M. McGee NMPE 10519 — 8/22/08 Date

PROJECT DATA

LEGAL DESC.: LOT 5-A TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SURVEYOR: ANTHONY L. HARRIS, N.M.P.S.#11463 HARRIS SURVEYING, INC. 2412-D MONROE STREET NE, ALBUQUERQUE, NEW MEXICO 87110 TELEPHONE (505) 889-8056

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "10-G11", HAVING AN ELEVATION OF 5114.459

*SEE SHEET C002 FOR LEGEND

RECEIVED
AUG 22 2008
HYDROLOGY SECTION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1579GRD.dwg May. 02,2007

architecture
interiors
landscape
planning
engineering
Dekker
Perich
Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT

ENGINEER

SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER 5/2/07

PROJECT

Ladera Vista Apartments
Harrison Smith Development
3608 Ladera Drive NW
Albuquerque, NM

REVISIONS
04.27.07 PERMIT COMMENTS AND FINAL COORDINATION

DRAWN BY MP
REVIEWED BY
DATE 02.09.07
PROJECT NO. 06072
DRAWING NAME
GRADING AND DRAINAGE PLAN
1 of 2

SHEET NO. C001 OF

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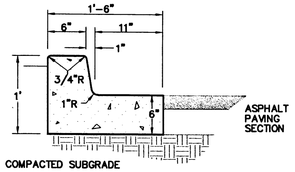
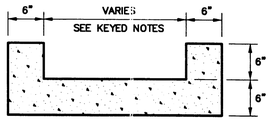


GENERAL NOTES

1. PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
3. MEDIAN C & G REQUIRE FULL FORM ON ALL FACES

MEDIAN CURB AND GUTTER

N.T.S.

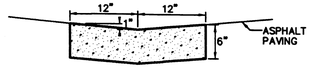


GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

'U' SHAPED CONC. CHANNEL

N.T.S.



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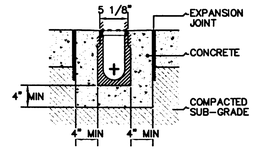
CONCRETE ALLEY GUTTER

N.T.S.



ACO-DRAIN K100S SIDEWALK TRENCH DRAIN (O.A.E.) WITH PEDESTRIAN GRATE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SIDEWALK TRENCH DRAIN

N.T.S.

GENERAL NOTES

A. COORDINATE WORK WITH ARCHITECTURAL PLANS

B. DO NOT SCALE THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

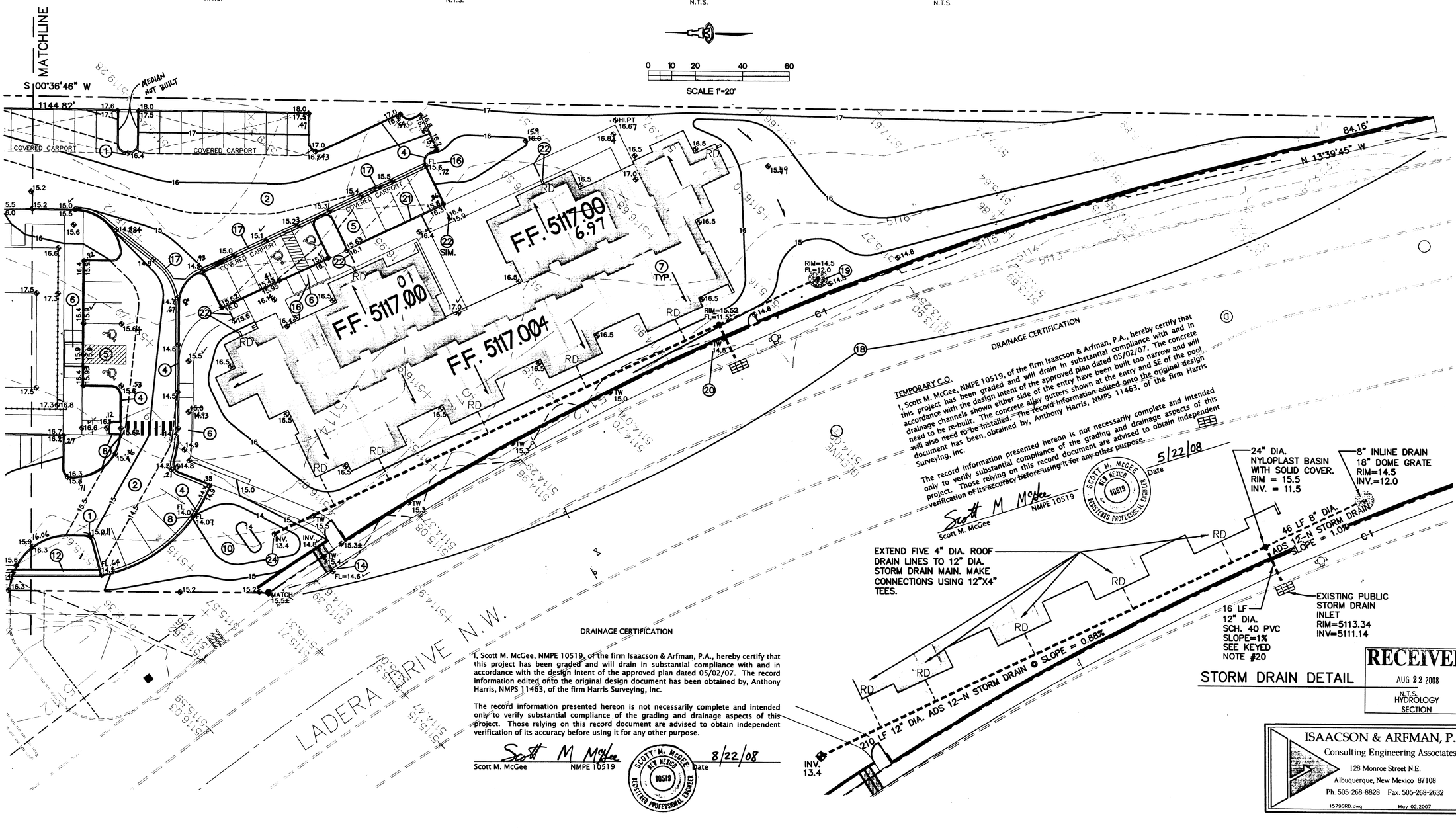
C. WHERE PROPOSED GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.

D. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

E. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
17.5	PROPOSED SPOT ELEVATION
	FLOW ARROW
FF = 5117.00	FINISH FLOOR ELEVATION
	SIDEWALK CULVERT
18.0 / 17.5	TOP OF CURB / FLOWLINE ELEVATION
② ⊞	AREA DRAIN
INV=13.4	INVERT ELEVATION
RD	ROOF DRAIN
	STORM DRAIN LINE



DRAINAGE CERTIFICATION

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Scott M McGee NMPE 10519 — Date 5/22/08

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Scott M McGee NMPE 10519 — Date 8/22/08

STORM DRAIN DETAIL

RECEIVED
AUG 22 2008
N.T.S.
HYDROLOGY SECTION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1579GRD.dwg May 02,2007

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

NEW MEXICO 10519 SCOTT M. McGEE REGISTERED PROFESSIONAL ENGINEER 5/2/07

PROJECT

Ladera Vista Apartments
Harrison Smith Development
3608 Ladera Drive NW
Albuquerque, NM

REVISIONS
1 04.21.07 PERMIT COMMENTS AND FINAL COORDINATION
2
3
4

DRAWN BY MP
REVIEWED BY
DATE 02.09.07
PROJECT NO. 06072
DRAWING NAME
GRADING AND DRAINAGE PLAN
2 of 2

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