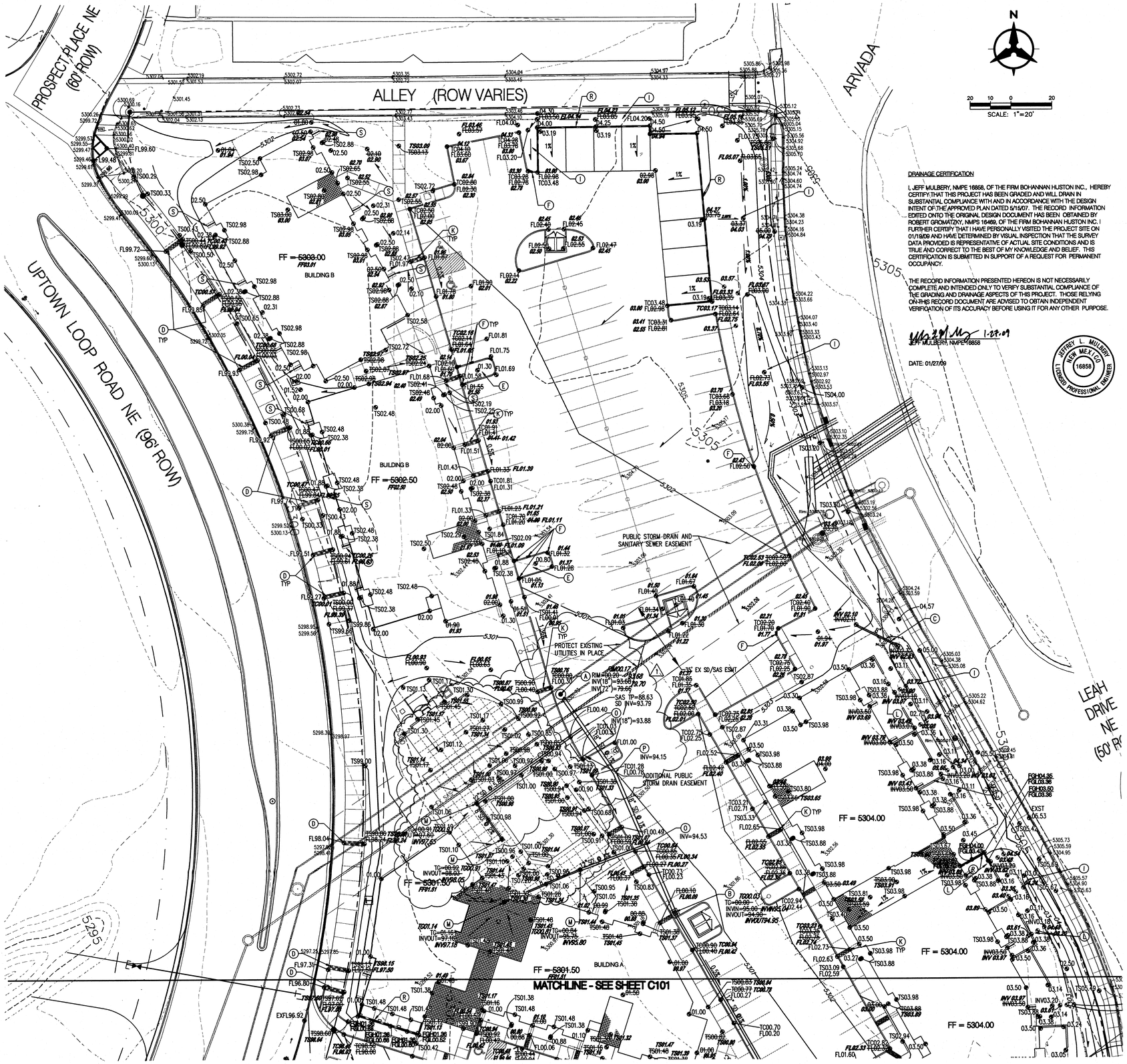


SCALE: 1"=20'

DRAINAGE CERTIFICATION

I, JEFF MULBERY, NMPE 16858, OF THE FIRM BOHANNAN HUSTON INC., 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 5/15/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16469, OF THE FIRM BOHANNAN HUSTON INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 01/19/09 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT OCCUPANCY.

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.

1-27-09
JEFF MULBERY, NMPE 16858

DATE: 01/27/09

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

A. CONNECT TO EXISTING. INSTALL 8' DIA. TYPE "E" MANHOLE PER COA STD DWG 2102 W/ 30" SLOTTED COVER ON EXISTING STORM DRAIN.

B. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

C. INSTALL PVC CULVERT UNDER SIDEWALK. SEE PLAN FOR SIZE AND ELEVATIONS.

D. INSTALL 24" SIDEWALK CULVERT AS PER COA STD DWG 2236.

E. CONSTRUCT WATER HARVESTING ISLAND. SEE LANDSCAPE PLANS FOR DETAILS.

F. INSTALL 2' CURB OPENING PER DETAIL 1, SHEET C102.

G. INSTALL STORM DRAIN RISER AND BEEHIVE GRATE PER DETAIL B, SHEET C102.

H. INSTALL SILT FENCE PER DETAIL 2, SHEET C102.

I. SEE LANDSCAPE PLAN FOR SWALE EROSION PROTECTION.

J. INSTALL 18" STORM DRAIN. CONNECT TO EXISTING INLET.

K. INSTALL ROOF DRAIN RUNDOWN AND SIDEWALK CULVERT PER ARCHITECTURAL PLANS.

L. CONCRETE RUNDOWN FOR ROOF DRAINAGE PER ARCH PLANS. TURN BLOCK IN WALL AT END OF RUNDOWN.

M. INSTALL 24" PEDESTRIAN RATED GRATE AND INLET. (NYLOPLAST OR APPROVED EQUAL).

N. INSTALL STORM DRAIN PIPE (HDPE, N12, OR APPROVED EQUAL). SIZE PER PLANS.

O. INSTALL 12"X18" TEE.

P. INSTALL 11¼° BEND.

Q. INSTALL 6" ROOF DRAIN LINE TO WITHIN 5' OF BUILDING. -SEE PLUMBING PLANS FOR CONTINUATION.-

R. RETAINING WALL BY OTHERS.

S. INSTALL ROOF DRAIN RUNDOWN PER ARCHITECTURAL PLANS.

T. PROVIDE WEEP HOLES/TURN BLOCKS IN WALL, EVERY 5' O.C. FOR DRAINAGE.

W. INSTALL RIP-RAP BLANKET PER DETAIL 3, SHEET C102.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

NOTICE TO CONTRACTORS (SO 19)

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

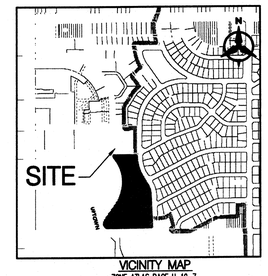
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



VICINITY MAP
ZONE ATLAS PAGE H-19-Z

TRACT B-2
ST. PIUS X SUBDIVISION

LEGEND

	PROPERTY LINE
5301	EXISTING CONTOURS
5301.15	EXISTING GROUND SPOT ELEVATION
96.25	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	PROPOSED STORM DRAIN INLET
	EXISTING MONUMENT
	PROPOSED RETAINING WALL
	PROPOSED CURB OPENING
	PROPOSED 24" PUBLIC SIDEWALK CULVERT PER COA STD DWG 2236
	PROPOSED 24" PRIVATE SIDEWALK CULVERT PER ARCHITECTURAL DETAIL.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

11. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1% MIN & 2% MAX.

12. ALL PATIOS SHALL SLOPE AWAY FROM THE BUILDING AT 1% MIN AND 2% MAX.

BENCHMARK

ACS ALUMINUM CAP STAMPED "20-H18, 1989"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=404,802.33 Y=1,493,092.39
GROUND TO GRID FACTOR = 0.99965788
DELTA ALPHA = -0°10'59"
NGVD 1929 ELEVATION = 5280.592

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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

ARCHITECT

ENGINEER

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER 1-16-07

PROJECT

Uptown Village Apartments
2220 Uptown Loop Road
Albuquerque, New Mexico

REVISIONS
1. REVISE POOL STORM DRAIN SYSTEM PER C.O.A. COMMENTS (9-26-07)

PERMIT SET

DRAWN BY

REVIEWED BY

DATE December 21, 2006

PROJECT NO. 05100

DRAWING NAME
GRADING AND DRAINAGE PLAN

SHEET NO. C100
OF

JAN 27 2009

P:\060263\cdp\general\060263GP02.dwg, Layout1
January 27, 2009 - 10:17am

KEYED NOTES

A. CONNECT TO EXISTING. INSTALL 8' DIA. TYPE "E" MANHOLE PER COA STD DWG 2102 W/ 30" SLOTTED COVER ON EXISTING STORM DRAIN.

B. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

C. INSTALL PVC CULVERT UNDER SIDEWALK. SEE PLAN FOR SIZE AND ELEVATIONS.

D. INSTALL 24" SIDEWALK CULVERT AS PER COA STD DWG 2236.

E. CONSTRUCT WATER HARVESTING ISLAND. SEE LANDSCAPE PLANS FOR DETAILS.

F. INSTALL 2' CURB OPENING PER DETAIL 1, SHEET C102.

G. INSTALL STORM DRAIN RISER AND BEEHIVE GRATE PER DETAIL B, SHEET C102.

H. INSTALL SILT FENCE PER DETAIL 2, SHEET C102.

I. SEE LANDSCAPE PLAN FOR SWALE EROSION PROTECTION.

J. INSTALL 18" STORM DRAIN. CONNECT TO EXISTING INLET.

K. INSTALL ROOF DRAIN RUNDOWN AND SIDEWALK CULVERT PER ARCHITECTURAL PLANS.

L. CONCRETE RUNDOWN FOR ROOF DRAINAGE PER ARCH PLANS. TURN BLOCK IN WALL AT END OF RUNDOWN.

M. INSTALL 24" PEDESTRIAN RATED GRATE AND INLET. (NYLOPLAST OR APPROVED EQUAL).

N. INSTALL STORM DRAIN PIPE (HDPE, M12, OR APPROVED EQUAL). SIZE PER PLANS.

O. INSTALL 12"X18" TEE.

P. INSTALL 11¼° BEND.

Q. INSTALL 6" ROOF DRAIN LINE TO WITHIN 5' OF BUILDING. –SEE PLUMBING PLANS FOR CONTINUATION.–

R. RETAINING WALL BY OTHERS.

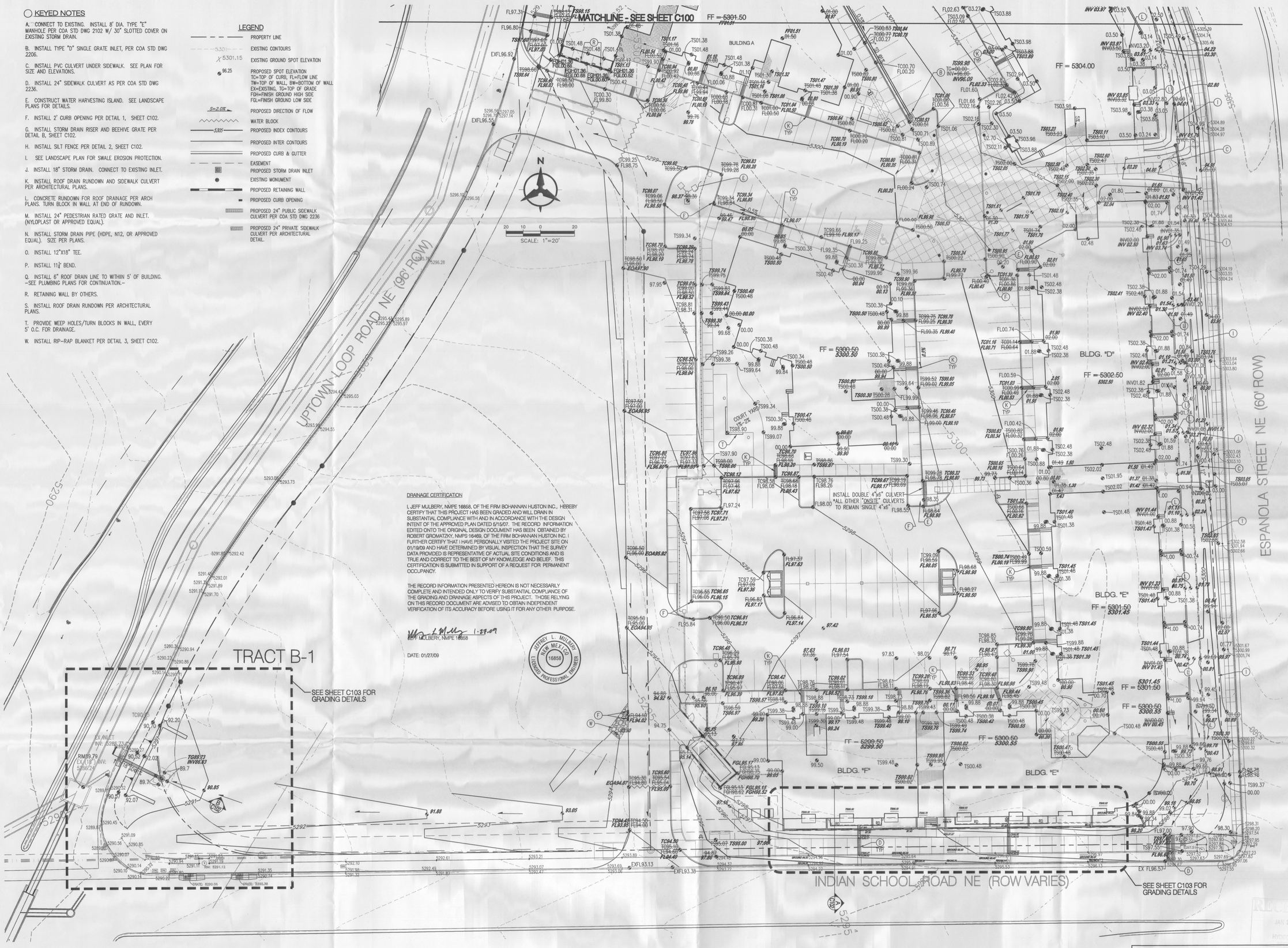
S. INSTALL ROOF DRAIN RUNDOWN PER ARCHITECTURAL PLANS.

T. PROVIDE WEEP HOLES/TURN BLOCKS IN WALL, EVERY 5' O.C. FOR DRAINAGE.

W. INSTALL RIP-RAP BLANKET PER DETAIL 3, SHEET C102.

LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- 5301.15 — EXISTING GROUND SPOT ELEVATION
- 96.25 — PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE
- S=2.0% — PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- 5305 — PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- PROPOSED RETAINING WALL
- PROPOSED CURB OPENING
- PROPOSED 24" PUBLIC SIDEWALK CULVERT PER COA STD DWG 2236
- PROPOSED 24" PRIVATE SIDEWALK CULVERT PER ARCHITECTURAL DETAIL.



DRAINAGE CERTIFICATION

I, JEFF MULBERY, NMPE 16858, OF THE FIRM BOHANNAN HUSTON INC., 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 6/15/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16489, OF THE FIRM BOHANNAN HUSTON INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 01/19/09 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT OCCUPANCY.

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.

1-27-09
JEFF MULBERY, NMPE 16858

DATE: 01/27/09

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER

architecture interiors planning engineering

Dekker Perich Sabatini

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

ARCHITECT

ENGINEER

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER 1-16-09

PROJECT

Uptown Village Apartments
2220 Uptown Loop Road
Albuquerque, New Mexico

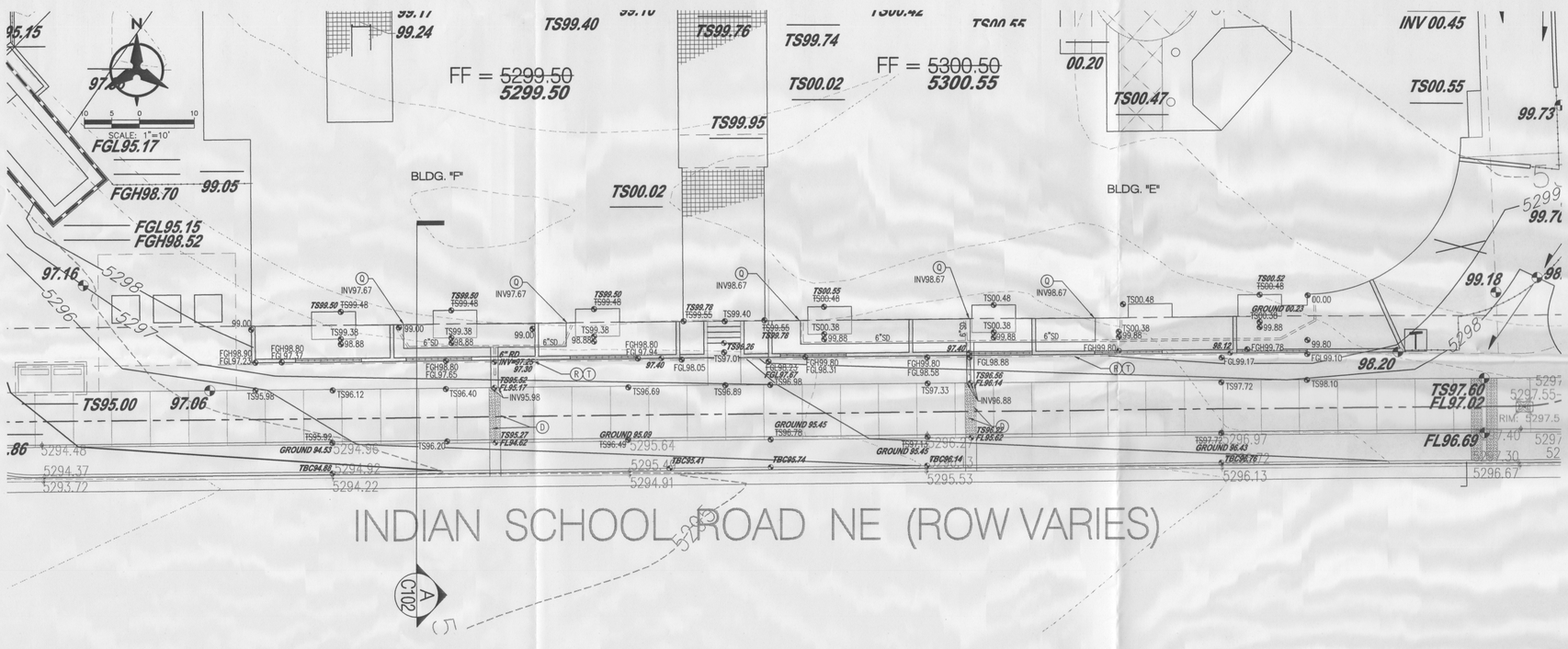
REVISIONS

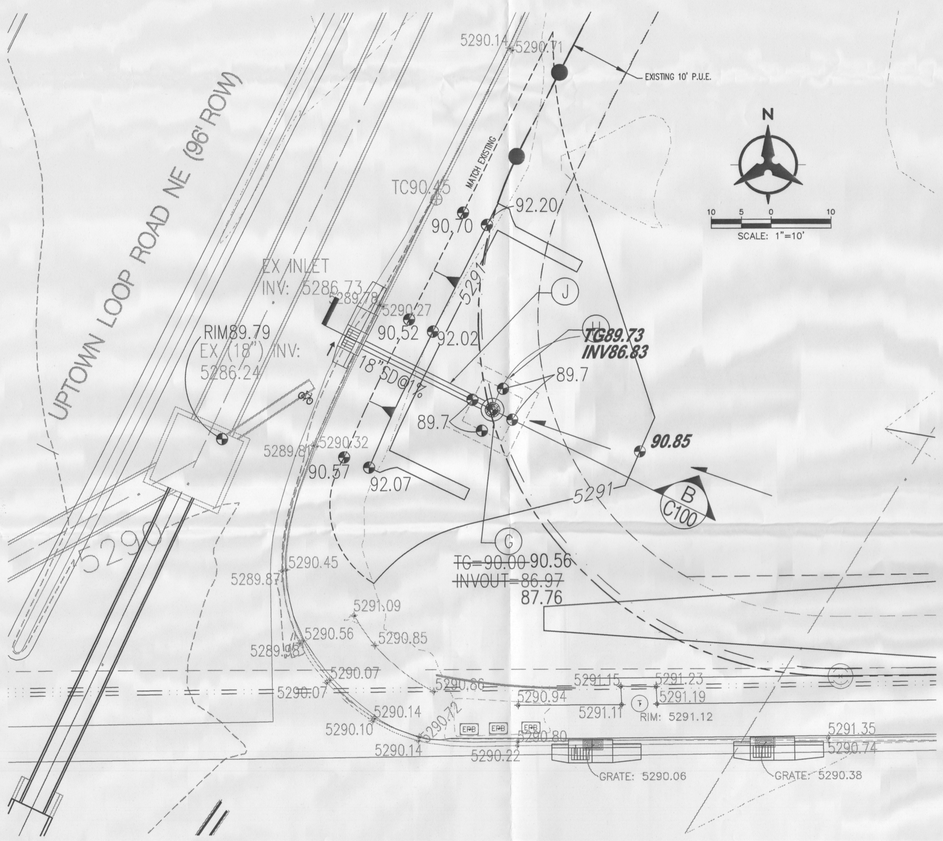
PERMIT SET

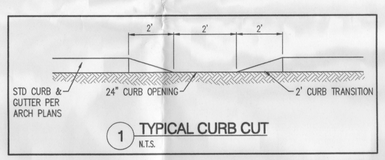
DRAWN BY	
REVIEWED BY	
DATE	December 21, 2006
PROJECT NO.	05100
DRAWING NAME	GRADING AND DRAINAGE PLAN
SHEET NO.	C101
OF	

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

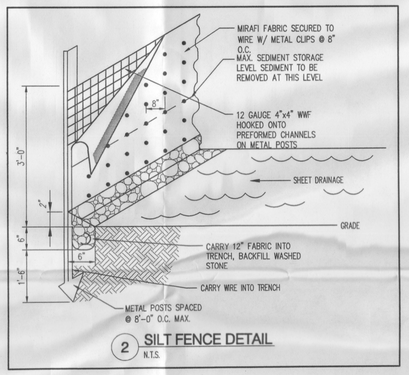
P:\060263\cdp\general\060263GP03.dwg, Layout1
January 27, 2009 – 10:16am



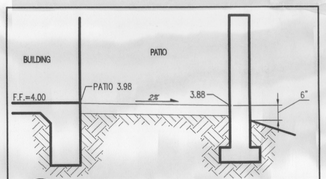




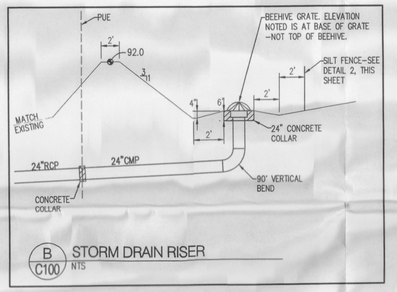
1 TYPICAL CURB CUT
N.T.S.



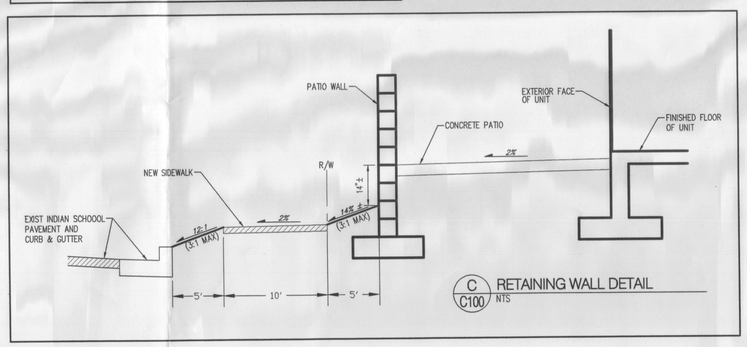
2 SILT FENCE DETAIL
N.T.S.



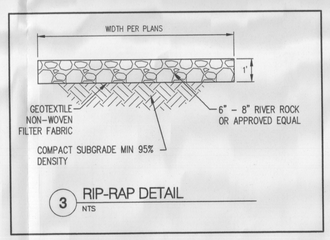
A C100 TYPICAL PATIO DETAIL
NTS



B C100 STORM DRAIN RISER
NTS



C C100 RETAINING WALL DETAIL
NTS



3 RIP-RAP DETAIL
NTS

DRAINAGE CERTIFICATION

I, JEFF MULBERY, NMPE 16858, OF THE FIRM BOHANNAN HUSTON INC., 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 5/15/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT GROMATZKY, NMPS 16469, OF THE FIRM BOHANNAN HUSTON INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 01/19/09 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT OCCUPANCY.

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.

1-27-09
JEFF MULBERY, NMPE 16858

DATE: 01/27/09

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE
- S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- 5305 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- EXISTING MONUMENT
- PROPOSED RETAINING WALL
- PROPOSED CURB OPENING
- PROPOSED 24" PUBLIC SIDEWALK CULVERT PER COA STD DWG 2236
- PROPOSED 24" PRIVATE SIDEWALK CULVERT PER ARCHITECTURAL DETAIL.

KEYED NOTES

A. CONNECT TO EXISTING. INSTALL 8' DIA. TYPE "E" MANHOLE PER COA STD DWG 2102 W/ 30" SLOTTED COVER ON EXISTING STORM DRAIN.

B. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

C. INSTALL PVC CULVERT UNDER SIDEWALK. SEE PLAN FOR SIZE AND ELEVATIONS.

D. INSTALL 24" SIDEWALK CULVERT AS PER COA STD DWG 2236.

E. CONSTRUCT WATER HARVESTING ISLAND. SEE LANDSCAPE PLANS FOR DETAILS.

F. INSTALL 2' CURB OPENING PER DETAIL 1, SHEET C102.

G. INSTALL STORM DRAIN RISER AND BEEHIVE GRATE PER DETAIL B, SHEET C102.

H. INSTALL SILT FENCE PER DETAIL 2, SHEET C102.

I. SEE LANDSCAPE PLAN FOR SWALE EROSION PROTECTION.

J. INSTALL 18" STORM DRAIN. CONNECT TO EXISTING INLET.

K. INSTALL ROOF DRAIN RUNDOWN AND SIDEWALK CULVERT PER ARCHITECTURAL PLANS.

L. CONCRETE RUNDOWN FOR ROOF DRAINAGE PER ARCH PLANS. TURN BLOCK IN WALL AT END OF RUNDOWN.

M. INSTALL 24" PEDESTRIAN RATED GRATE AND INLET. (NYLOPLAST OR APPROVED EQUAL).

N. INSTALL STORM DRAIN PIPE (HDPE, N12, OR APPROVED EQUAL). SIZE PER PLANS.

O. INSTALL 12"X18" TEE.

P. INSTALL 11¼° BEND.

Q. INSTALL 6" ROOF DRAIN LINE TO WITHIN 5' OF BUILDING. -SEE PLUMBING PLANS FOR CONTINUATION.-

~~R. RETAINING WALL BY OTHERS.~~

S. INSTALL ROOF DRAIN RUNDOWN PER ARCHITECTURAL PLANS.

T. PROVIDE WEEP HOLES/TURN BLOCKS IN WALL, EVERY 5' O.C. FOR DRAINAGE.

W. INSTALL RIP-RAP BLANKET PER DETAIL 3, SHEET C102.

architecture interiors planning engineering

Dekker Perich Sabatini

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

ARCHITECT

ENGINEER

JEFFREY L. MULBERY NEW MEXICO 16858 LICENSED PROFESSIONAL ENGINEER 1-27-09

PROJECT

Uptown Village Apartments
2220 Uptown Loop Road Albuquerque, New Mexico

REVISIONS

PERMIT SET

DRAWN BY	
REVIEWED BY	
DATE	December 21, 2006
PROJECT NO.	05100
DRAWING NAME	GRADING DETAILS
SHEET NO.	C102
OF	

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\060263\cds\general\060263MD01.dwg, Layout1
January 27, 2009 - 10:15am

Project Data

CURRENT ZONING: SU-2/R-2; Uptown Sector Plan (June 1995)

PERMISSIVE USES: Apartment
MAX. HEIGHT: Varies across site, see Zoning Sheet Z001
MIN. SETBACKS: No setback requirements along Uptown Loop, 30'-0" LANDSCAPE BUFFER ALONG ESPANOLA
LOT AREA: 284,351 SF / 6.53 ACRES

BUILDING AREA:

TOTAL HEATED FLOOR AREA -	164,374 SF
UNHEATED CORRIDORS -	21,842 SF
UNHEATED BALCONIES -	15,994 SF
TOTAL GROSS AREA -	201,610 SF (Per Section 502 IBC)
Construction Type	V-A (Fully Sprinklered)
Occupancy Group	R-2

DENSITY NORM: 50 F.A.R.
30 D.U.A.
PROPOSED DENSITY: (164,374 / 284,441) = .578 F.A.R.
(196 units / 6.53 ac) = 30 D.U.A.

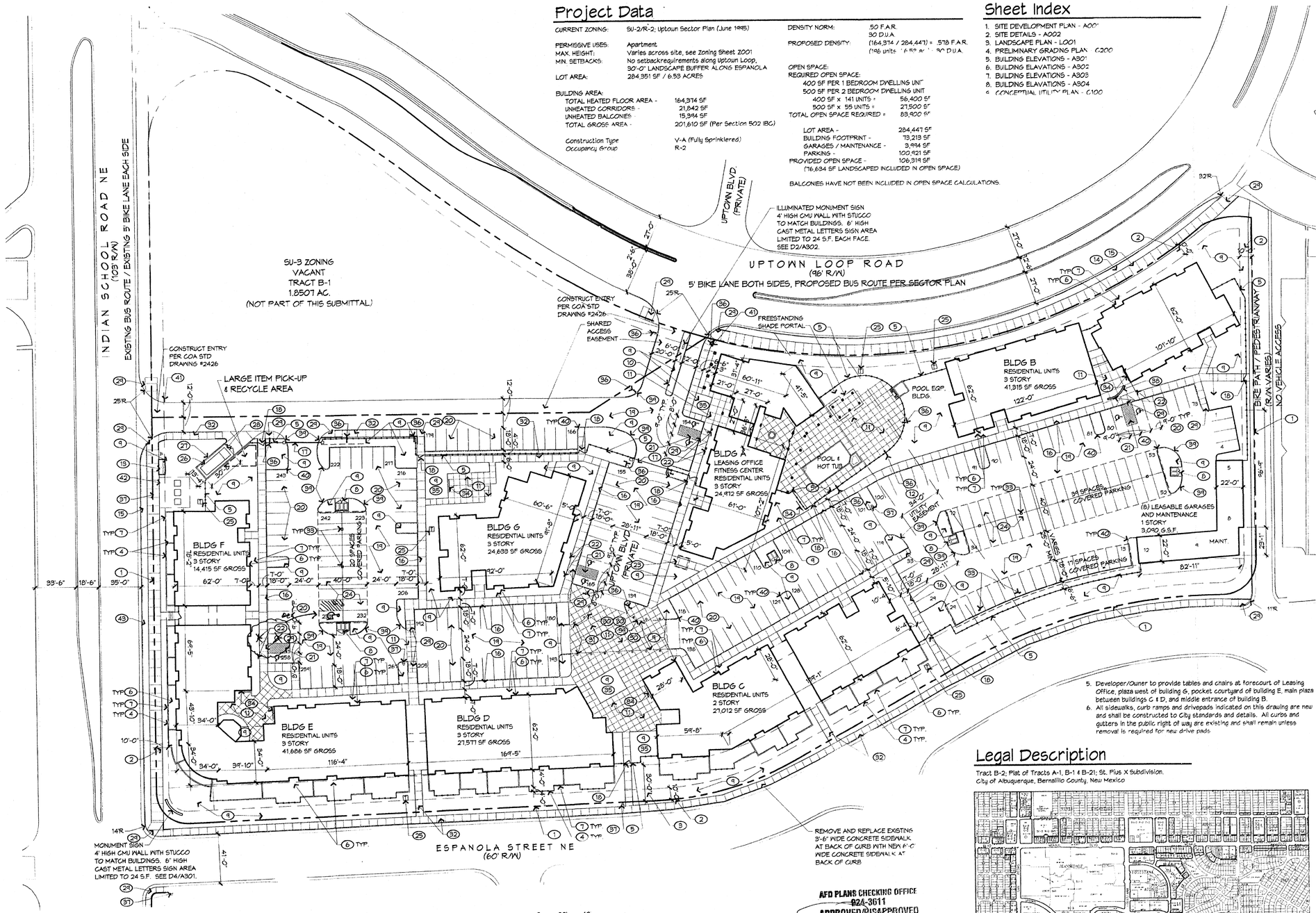
OPEN SPACE:
REQUIRED OPEN SPACE:
400 SF PER 1 BEDROOM DWELLING UNIT
500 SF PER 2 BEDROOM DWELLING UNIT

400 SF x 141 UNITS =	56,400 SF
500 SF x 55 UNITS =	27,500 SF
TOTAL OPEN SPACE REQUIRED =	83,900 SF
LOT AREA -	284,441 SF
BUILDING FOOTPRINT -	73,213 SF
GARAGES / MAINTENANCE -	3,994 SF
PARKING -	100,921 SF
PROVIDED OPEN SPACE -	106,314 SF

(76,634 SF LANDSCAPED INCLUDED IN OPEN SPACE)

BALCONIES HAVE NOT BEEN INCLUDED IN OPEN SPACE CALCULATIONS.

Sheet Index



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1" = 40'-0"

0 20' 40

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

KEYED NOTES

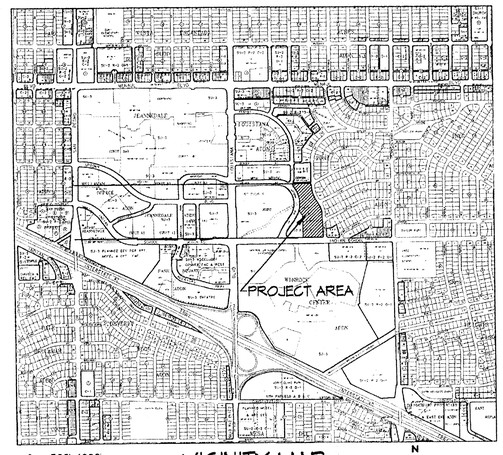
1. PROPERTY LINE.
2. EXISTING 10' P.U.E., TYPICAL.
3. 30' LANDSCAPE BUFFER ALONG ESPANOLA STREET NE AS PRESCRIBED BY UPTOWN SECTOR DEVELOPMENT PLAN.
4. 3'-0" HIGH STEEL PICKET FENCE.
5. 6'-0" HIGH STEEL PICKET FENCE, SEE C3/A002.
6. CONCRETE PATIO SLAB.
7. 3'-0" HIGH PATIO ENCLOSURE, PAINTED CMU WALL, COLOR TO MATCH BUILDING.
8. 4'-0" HIGH REFUSE ENCLOSURE. PAINTED CMU WALL, COLOR TO MATCH BUILDINGS. STEEL PICKET GATE(S) WITH PERFORATED METAL PANELS. SEE D2/A303.
9. LANDSCAPED AREA, REFER TO LANDSCAPE PLAN.
10. GATE OPERATOR / CALL BOX PEDESTAL.
11. DECORATIVE PAVING.
12. 34'-0" UTILITY EASEMENT.
13. BUS STOP LOCATION. PROVIDE TRANSIT SHELTER, SEATING AND REFUSE CONTAINER.
14. 5'-0" PARKWAY ALONG UPTOWN LOOP AS PRESCRIBED BY UPTOWN SECTOR DEVELOPMENT PLAN, SEE LANDSCAPING.
15. 10'-0" SIDEWALK ALONG UPTOWN LOOP AND INDIAN SCHOOL AS PER UPTOWN SECTOR PLAN. PER COA STANDARD DETAIL #2430.
16. 7'-0" CONCRETE SIDEWALK. PER COA STANDARD DETAIL #2430
17. VEHICULAR ACCESS GATE, SEE C1/A002.
18. PEDESTRIAN ACCESS GATE, SEE C2/A002.
19. ASPHALT PAVING OVER BASE COURSE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
20. TYPICAL 9'-0" X 18'-0" PARKING SPACES WITH 4" WIDE PAINTED PARKING STRIPE EQUALLY SPACED.
21. TYPICAL 8'-0" X 18'-0" VAN ACCESS ISLE WITH 4" WIDE PAINTED STRIPE AT 2'-0" O.C.
22. TYPICAL POST / WALL MOUNTED ACCESSIBLE PARKING SIGNAGE
23. MAILBOXES KIOSK, SEE D2/A303.
24. TYPICAL 9'-0" X 20'-0" PARKING SPACES WITH 4" WIDE PAINTED PARKING STRIPE EQUALLY SPACED.
25. ELECTRICAL TRANSFORMER LOCATION
26. REFUSE COMPACTOR W/ FULLY ENCLOSED 40 YD. ROLL OFF CONTAINER
27. 8'-8" HIGH PAINTED CMU SCREEN WALL, COLOR TO MATCH BUILDINGS. BERMED GRADING AND LANDSCAPING TO REDUCE OVERALL APPARENT HEIGHT. SEE D2/A303.
28. 8'-0" HIGH STEEL GATES WITH PERFORATED METAL PANELS, SEE C4/A002.
29. HANDICAPPED ACCESSIBLE CURB RAMP. PER COA STANDARD DETAIL #2418 BUS Transfer
30. WALK EDGE FLUSH WITH DRIVE SURFACE.
31. TRAFFIC CONTROL DEVICES (BOLLARDS) WITH WALKWAY LIGHTING
32. 6'-0" CONCRETE SIDEWALK. PER COA STANDARD DETAIL #2430.
33. SURFACE MOUNTED LIGHT FIXTURE AT THE UNDERSIDE OF THE CANOPY
34. BIKE RACK WITH SPACES FOR (8) BIKES
35. UPLIGHT TREES AT THIS LOCATION.
36. 16' HIGH LIGHT POLE.
37. FIRE HYDRANT, SEE CIVIL UTILITIES PLAN.
38. 3' PAINTED CMU WALL, COLOR TO MATCH BUILDINGS
39. 15' RADIUS - CONCRETE CURB.
40. 3' RADIUS - CONCRETE CURB.
41. STOP SIGN, PER COA STANDARD SPECIFICATION
42. 25'x25' QWEST EASEMENT.
43. 5'-0" PARKWAY ALONG INDIAN SCHOOL AS PRESCRIBED BY EPC CONDITIONS SEE LANDSCAPING.

General Notes

1. Site lighting shall consist of a combination of building mounted HPS fixtures, walkway area lights and post-mounted light fixtures in entry and parking areas. To the greatest extent possible, lighting shall be building mounted. Building entry and porch lighting shall be controlled by photo-cells and/or time clocks, as may be appropriate. Post lighting shall be 16' maximum height. All lighting shall be shielded from surrounding properties and public right-of-way. All site lighting shall comply with the New Mexico Night Sky Ordinance.
2. All signage shall conform to the City of Albuquerque sign code. (14-6-3-5) The project shall have two project identification signs (monument) (1 per 150' of public street frontage). A two sided externally illuminated project identification signage will be located at the main entry on Uptown Loop Road, as shown. Maximum signage area shall be twenty four square feet, each face. The project shall have a second externally lit project identification sign attached to a site wall on the Southeast corner of the property at the corner of Indian School Road and Espanola Street. Maximum signage area shall be twenty four square feet. Each building will have a wall mounted identification sign no more than 10 s.f. per building and no more than 100 s.f. total for the entire project.
3. All mechanical/electrical equipment shall be screened from view to the greatest extent practical. Equipment shall be roof mounted and screened from view by building parapet. All yard mounted equipment shall be screened by fencing or stucco walls.
4. Perimeter fence to be 6'-0" high painted steel picket. Yard walls and fences at exterior patios facing Indian School Road and Espanola Street to be 3'-0" high. Walls to be painted CMU to match buildings and fences to be painted steel picket.
5. Developer/Owner to provide tables and chairs at forecourt of Leasing Office, plaza west of building G, pocket courtyard of building E, main plaza between buildings C & D, and middle entrance of building B.
6. All sidewalks, curb ramps and drivepads indicated on this drawing are new and shall be constructed to City standards and details. All curbs and gutters in the public right of way are existing and shall remain unless removal is required for new drive pads

Legal Description

Tract B-2; Plat of Tracts A-1, B-1 & B-2; St. Pius X Subdivision.
City of Albuquerque, Bernalillo County, New Mexico



0 500' 1000

VICINITY MAP
ZONE ATLAS PAGE H-14-Z

DRB SIGN-OFF

PROJECT NUMBER: 1004624 (1001164)
Application Number: 06 DRB-00872

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 2-06 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (✓) No If yes, then a set of approved DRC 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	7-28-06 Date
Water Utility Department	6-26-06 Date
Parks and Recreation Department	7/28/06 Date
City Engineer	7/28/06 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	7/28/06 Date
DRB Chairperson, Planning Department	07/28/06 Date

*Environmental Health, if necessary

5/13/05

PARKING DATA

1 BATH UNITS < 1000 SF = 1.5 SPACES PER UNIT (AS PER CITY STANDARD)
2 BATH/UNITS > 1000 SF = 2 SPACES PER UNIT (AS PER CITY STANDARD)

1.5 x 141 UNITS =	212 SPACES
2 x 55 UNITS =	110 SPACES
	322 SPACES
-10% TRANSIT =	-32 SPACES (ADJACENT TO TRANSIT LINE)
	290 PARKING SPACES REQUIRED
-5% TRANSIT =	-14 SPACES (PROVISION OF SHELTER)
	276 PARKING SPACES REQUIRED (City Norm)

TOTAL PARKING PROVIDED:
267 TOTAL PARKING SPACES PROVIDED

UPTOWN SECTOR DEVELOPMENT PLAN ENCOURAGES THE REDUCTION OF SURFACE PARKING THROUGH PROXIMITY TO PUBLIC TRANSIT AND THE CREATION OF PEDESTRIAN FRIENDLY ENVIRONMENTS.

ACCESSIBLE PARKING SPACES REQUIRED = 8 TOTAL (1) VAN ACCESSIBLE
ACCESSIBLE PARKING SPACES PROVIDED = 8 TOTAL (4) VAN ACCESSIBLE

BICYCLE PARKING:
ONE SPACE PER EACH TWO DWELLING UNITS
196 / 2 = 98 BICYCLE SPACES REQUIRED

(6) 10-SPACE BICYCLE RACKS PROVIDED, 60 BICYCLE SPACES PROVIDED RACKS ARE DISPERSED ACROSS SITE AND ASSOCIATED WITH ENTRIES INTO BUILDINGS. QUANTITY OF BICYCLE SPACES HAS BEEN REDUCED BASED ON PROXIMITY TO PUBLIC TRANSIT, SHOPPING WITHIN WALKING DISTANCE, AND AVAILABILTY OF ALTERNATIVE STORAGE AREAS SUCH AS UNIT BALCONIES AND GARAGES.

Apartment Data

Efficiency/Studio Units:	35 (18%)
1 Bedroom/1 Bath Units:	106 (54%)
2 Bedroom/2 Bath Units:	55 (28%)
Total Units:	196

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

UPTOWN VILLAGE Apartments
2220 Uptown Loop Road
Albuquerque, New Mexico

RECEIVED
DEC 23 2008
HYDROLOGY SECTION

REVISIONS
△ REVISED 7/28/06
△
△
△

DRAWN BY	ANW, BEB
REVIEWED BY	RAM, MAB, JB
DATE	July 11, 2006
PROJECT NO.	05100

DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO
A001
1 OF 9