

DEVELOPMENT DATA

DEVELOPER:
AMERICAN REALCORP
5801 TAYLOR RANCH DRIVE
ALBUQUERQUE, NM 87120
PHONE (949) 400-9500
ATTENTION: ERNIE COHEN

SITE AREA:
NET: 1,363,420 S.F. (31.3 ACRES)

ZONING:
SP-1 FOR I-P, C-2 AND R-2 USES

DENSITY:
ALLOWED: 30 DU/AC
PROVIDED: 17.2 DU/NET ACRE

ADDRESS:
9861 EAGLE RANCH ROAD
ALBUQUERQUE, NEW MEXICO

USE:
MULTI-FAMILY RESIDENTIAL

UNITS PROVIDED:
20 - UNIT A (ONE BEDROOM) 588 S.F.
12 - UNIT A4 (ONE BEDROOM HANDICAPPED) 588 S.F.
240 - UNIT A1 (ONE BEDROOM) 732 S.F.
128 - UNIT B2 (TWO BEDROOM) 1080 S.F.
22 - UNIT L (STUDIO) 432 S.F.
548 - TOTAL UNITS

BUILDING HEIGHT:
ONE STORY 22'-0"
TWO STORY 36'-0"
THREE STORY 36'-0"

UNITS PROVIDED (PHASE 1):
84 - UNIT B (ONE BEDROOM) 703 S.F.
80 - UNIT BE (ONE BEDROOM) 732 S.F.
4 - UNIT BEH (ONE BEDROOM) 732 S.F.
102 - UNIT CH (TWO BEDROOM) 986 S.F.
2 - UNIT CH (ACCESSIBLE UNIT)
102 - UNIT D (THREE BEDROOM) 1251 S.F.
2 - UNIT DH (ACCESSIBLE UNIT)
12 - UNIT E (LOFT STUDIO) 756 S.F.

UNITS PROVIDED (PHASE 2):
16 - UNIT A (ONE BEDROOM) 540 S.F.
16 - UNIT AE (ONE BEDROOM) 540 S.F.
36 - UNIT B (ONE BEDROOM) 703 S.F.
34 - UNIT BE (ONE BEDROOM) 732 S.F.
2 - UNIT BEH (ONE BEDROOM) 732 S.F.
23 - UNIT C (ACCESSIBLE UNIT) (TWO BEDROOM) 986 S.F.
1 - UNIT CH (ACCESSIBLE UNIT) (TWO BEDROOM) 986 S.F.
24 - UNIT D (THREE BEDROOM) 1251 S.F.
0 - UNIT DH (ACCESSIBLE UNIT)
8 - UNIT E (LOFT STUDIO) 756 S.F.

PARKING (PHASE 1):
160 - TOTAL UNITS (SF. BASED ON ENCLOSED AREA ONLY)
REQUIRE:
180 ONE BATH X 1.5 270 SPACES
208 TWO BATH X 2.0 416 SPACES
TOTAL 686 SPACES
10% REDUCTION WITHIN 300 FEET OF REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE 69 SPACES
TOTAL REQUIRED SPACES 617 SPACES
2% OF THE REQUIRED PARKING SPACES SHALL BE PHYSICALLY DISABLED PARKING SPACES
TOTAL PROVIDED:
645 TOTAL
44 GARAGE SPACES
2 ACCESSIBLE GARAGE SPACES
132 COVERED SPACES
445 UNCOVERED SPACES
18 ACCESSIBLE UNCOVERED

PARKING (PHASE 2):
REQUIRE:
112 ONE BATH X 1.5 168 SPACES
48 TWO BATH X 2.0 96 SPACES
TOTAL 264 SPACES
10% REDUCTION WITHIN 300 FEET OF REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE 27 SPACES
TOTAL REQUIRED SPACES 237 SPACES
2% OF THE REQUIRED PARKING SPACES SHALL BE PHYSICALLY DISABLED PARKING SPACES
TOTAL PROVIDED:
287 TOTAL
32 GARAGE SPACES
0 ACCESSIBLE GARAGE SPACES
54 COVERED SPACES
2 ACCESSIBLE COVERED
193 UNCOVERED SPACES
6 ACCESSIBLE UNCOVERED

BICYCLE PARKING:
REQUIRED: 274 SPACES
PROVIDED: 274 SPACES
70 SPACES PROVIDED WITH BICYCLE RACKS
204 SPACES PROVIDED IN STORAGE ROOMS
TOTAL REQUIRED SPACES 854 SPACES (PHASE 1 & 2)
TOTAL PROVIDED SPACES 932 SPACES (PHASE 1 & 2)

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the architect. The design and specifications are instruments of service and shall remain the property of the architect. Where the drawings and specifications are made by others, their drawings and specifications shall not be used by anyone on any other project, for addition to this project, or for completion of this project by others except by the expressed written permission of the architect.

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SITE LEGENDS

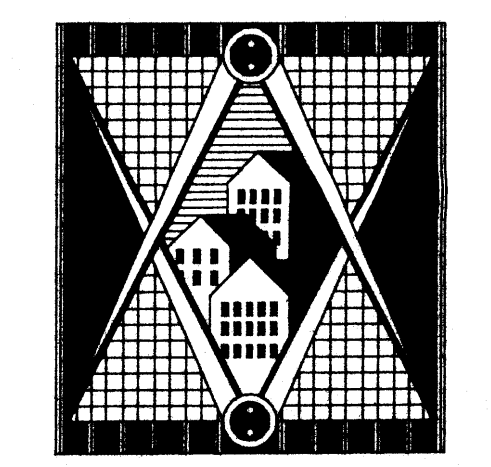
- PROPOSED FIRE HYDRANT
- PARKING CANOPIES - SEE 72/12.5
- PROPERTY LINE
- NO. OF PARKING SPACES
NO. OF COVERED PARKING SPACES
- HANDICAPPED UNIT OR PARKING SPACE
- BUILDING NUMBER
- "NO PARKING/FIRE LANE" SIGNS -
- DOUBLE REFUGE ENCLOSURE - SEE DETAIL 70/7.50
- SINGLE REFUGE ENCLOSURE - SEE DETAIL 29/7.20
- BICYCLE RACKS

GENERAL NOTES

1. THE DEVELOPMENT AND USE OF THIS SITE, TO THE BEST OF OUR KNOWLEDGE CONFORMS TO ALL APPLICABLE CODES AND ORDINANCES.
2. PROVIDE AND INSTALL A 6"-0" HIGH PERMANENT BARRIER AND/OR FENCE SURROUNDING SWIMMING POOL AREAS. ACCESS GATES ARE TO HAVE SELF-CLOSING DEVICES, ALSO A LOCKING MECHANISM TO BE KEYPERATED FROM EITHER SIDE AND TO LOCK AUTOMATICALLY WHEN GATES ARE CLOSED.
3. FOR FINISH FLOOR ELEVATIONS, GRADING, DRAINAGE, PAVING INFORMATION AND OFF SITE IMPROVEMENTS REFER TO CIVIL DRAWINGS.
4. ALL SITE RELATED INFORMATION (DIMENSIONS, GRADES, ETC.) ARE THE RESPONSIBILITY OF THE CIVIL ENGINEER. UTILITIES, LANDSCAPE AND IRRIGATION ARE SHOWN ELSEWHERE.
5. SEE HARDSCAPE DRAWINGS FOR ALL INFORMATION REGARDING SIDEWALKS.
6. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING INFORMATION.
7. (NOT USED)
8. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS AND FIRE HYDRANTS.
9. CARPORTS UNDER SEPARATE PERMIT.
10. NOT USED
11. ALL EXTERIOR SIGNS SHALL HAVE A SEPARATE SIGN PERMIT AND SHALL MATCH BUILDING ARCHITECTURE.
12. MAX. SLOPE OF ALL ACCESSIBLE ROUTES ARE 5% (1/20) UNLESS DESIGNED AS A RAMP.
13. MAX. CROSS-SLOPE, IN ANY DIRECTION, OF ALL ACCESSIBLE ROUTES, PARKING SPACES AND AISLES ARE 2% (1/48).
14. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS AND FIRE HYDRANTS.
15. ALL SIDEWALKS ON SITE ARE 4' WIDE UNLESS NOTED OTHERWISE.
16. LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT MAY ESCAPE BEYOND THE PROPERTY LINE. ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF TO PREVENT FUGITIVE LIGHT; NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE.

ASPEN RANCH
APARTMENTS
ALBUQUERQUE, NEW MEXICO
CWR RESIDENTIAL LTD. CO.

WHITNEYBELL ARCHITECTS INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891



ARCHITECTURE AND PLANNING

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AUGUST, 2001

SITE PLAN
SITE PLAN - SHEET 1 OF 3

BUILDING AREAS

BUILDING TYPE	BLDG FOOTPRINT	1ST FLOOR S.F.	2ND FLOOR S.F.	3RD FLOOR S.F.	TOTAL S.F.
BUILDING TYPE 1	52'-0" X 109'-8"	5,071 S.F.	5,071 S.F.	N/A	10,142 S.F.
BUILDING TYPE 2	64'-8" X 127'-8"	6,418 S.F.	6,418 S.F.	6,418 S.F.	19,254 S.F.
BUILDING TYPE 3	21'-4" X 78'-4"	1,623 S.F.	1,859 S.F.	N/A	3,682 S.F.
BUILDING TYPE 4	70'-8" X 171'-4"	10,454 S.F.	10,454 S.F.	N/A	20,908 S.F.
RECREATION BUILDING		6,769 S.F.			6,769 S.F.
MAINTENANCE GARAGE		600 S.F.			600 S.F.
RAMADAS		300 S.F.			300 S.F.

SITE PLAN

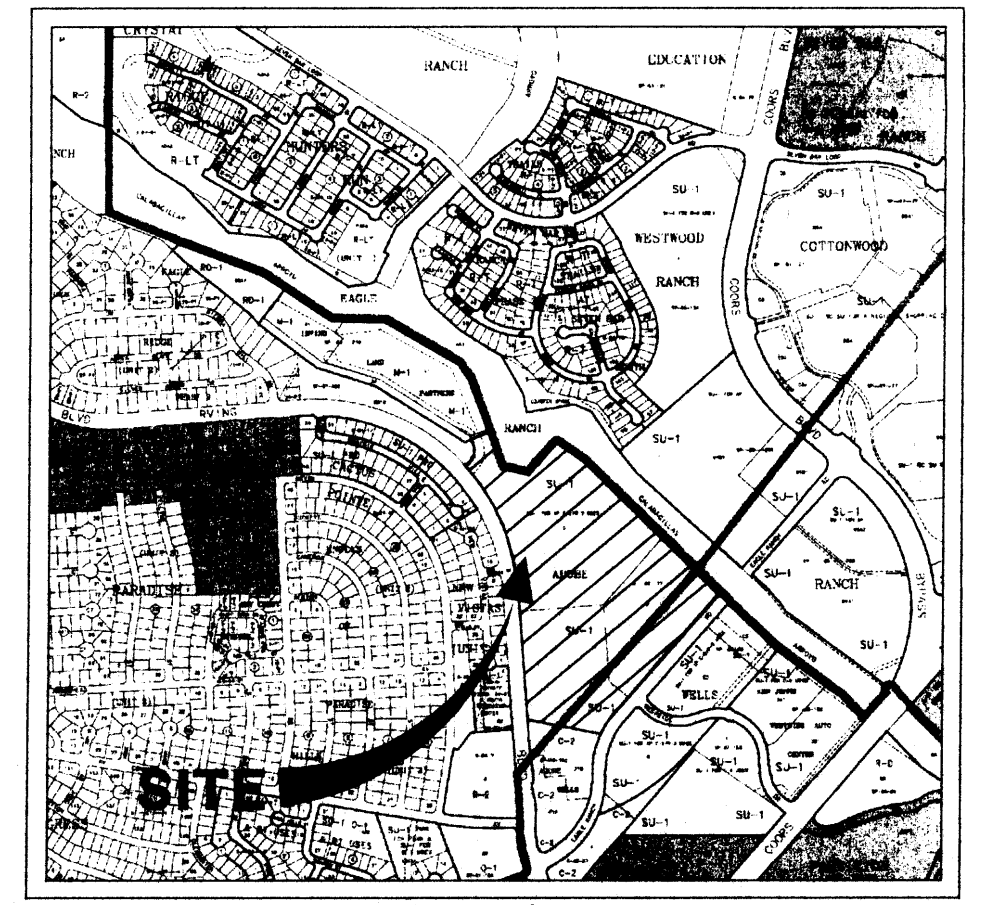
SCALE 1" = 50'-0"

UNIT BUILDING MIX:	UNIT A	UNIT A4	UNIT C	UNIT D	UNIT E	PER BLDG	BLDG'S	TOTAL UNITS
BUILDING TYPE 1	16	-	-	-	-	16	2	32
BUILDING TYPE 2	-	24	-	-	-	24	10	240
BUILDING TYPE 3	-	-	2	-	-	2	10	20
BUILDING TYPE 4	-	-	8	8	-	16	16	256
SUB TOTAL:								548

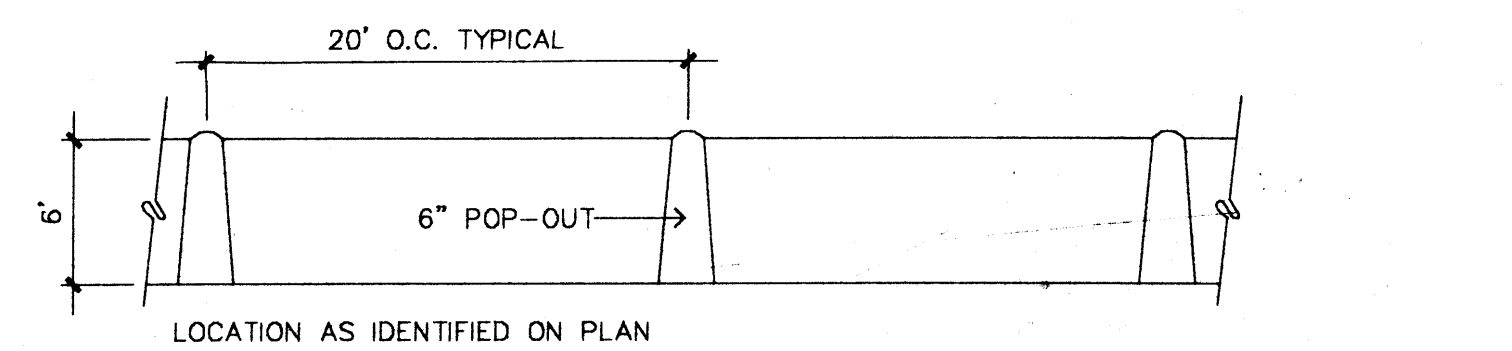
APPROVALS
EPC: 00120-00000-01200
DRB: 01450-00000-00080

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON OCTOBER 19, 2000, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE HAVE BEEN COMPLIED WITH.

Ernie Cohen 11/5/01 DATE
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA
Brady L. Bynum 10/30/01 DATE
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA
John J. Dando 2-14-01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
William E. Condeelis 10/27/01 DATE
PARKS AND RECREATION DEPARTMENT
John J. Dando 10/27/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
John J. Dando 10/27/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
John J. Dando 10/27/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
John J. Dando 10/27/01 DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION



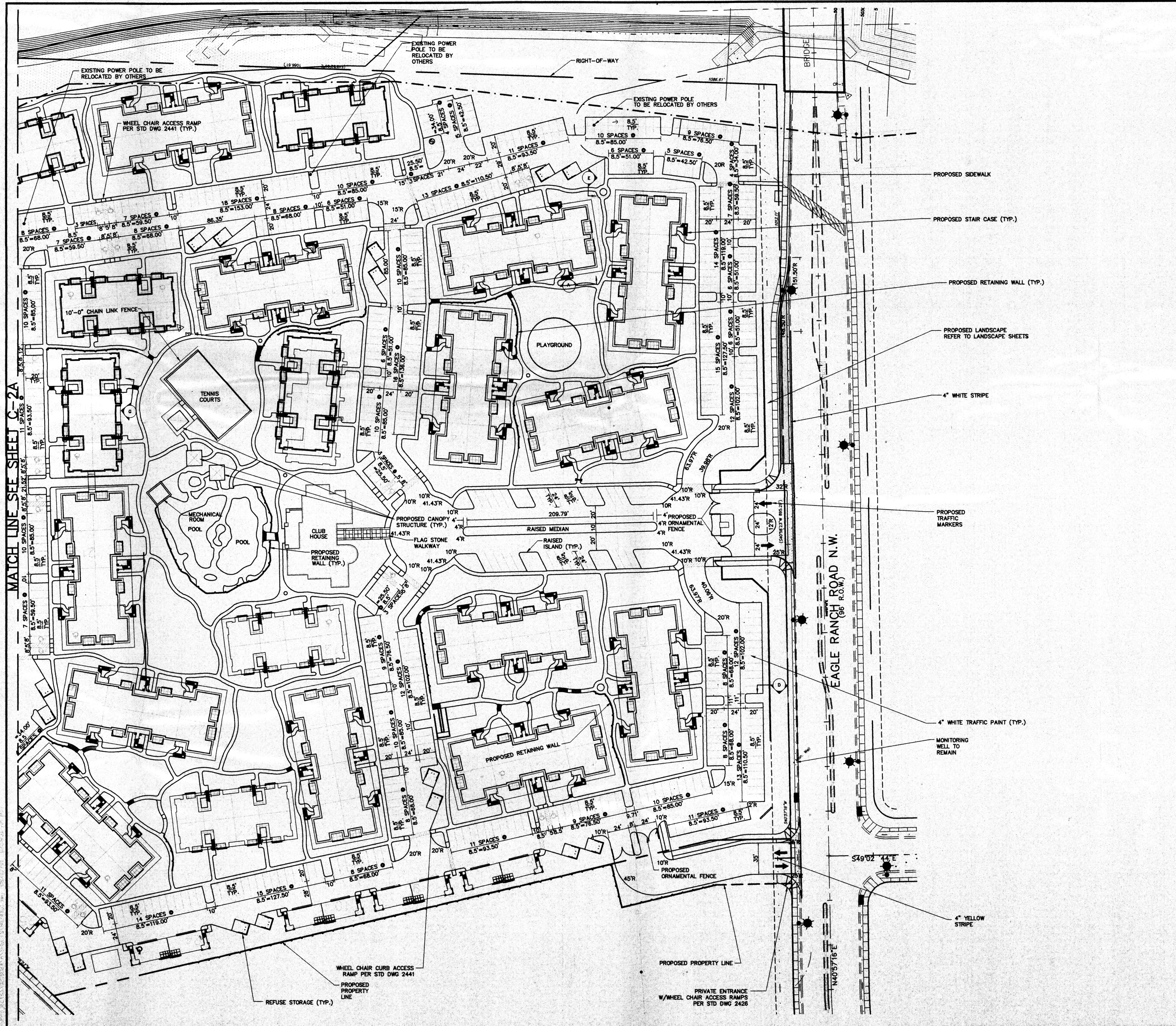
VICINITY MAP
SCALE 1" = 750'



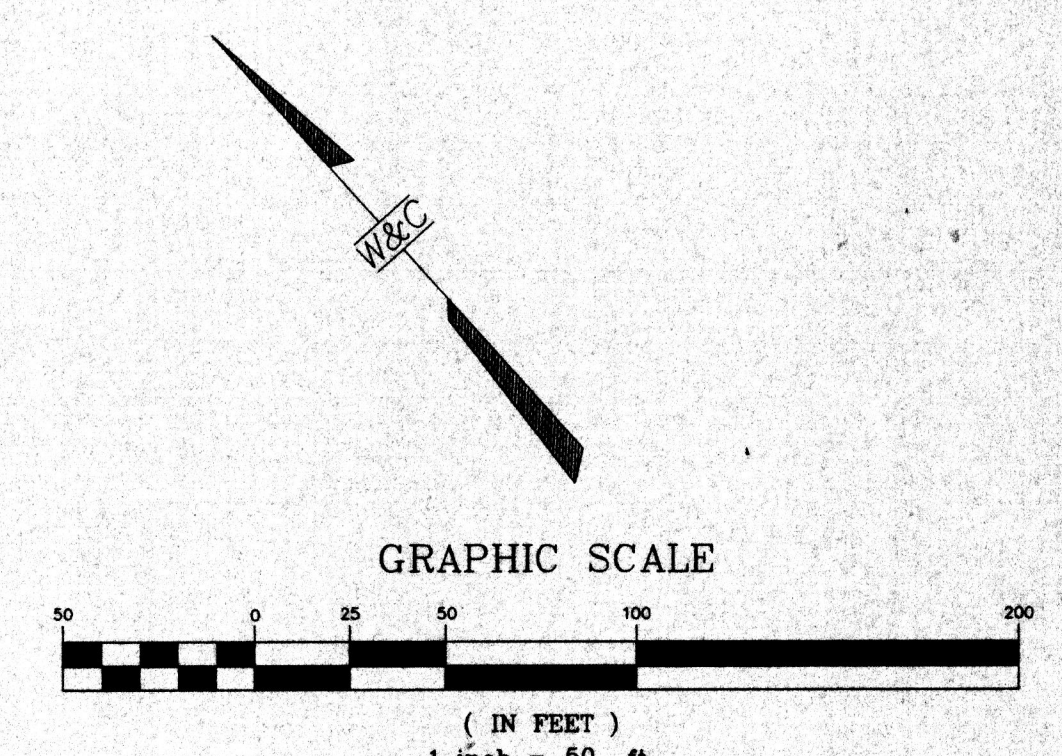
SITE WALL ELEVATION
SCALE: 1/8" = 1'-0"

110001 0020

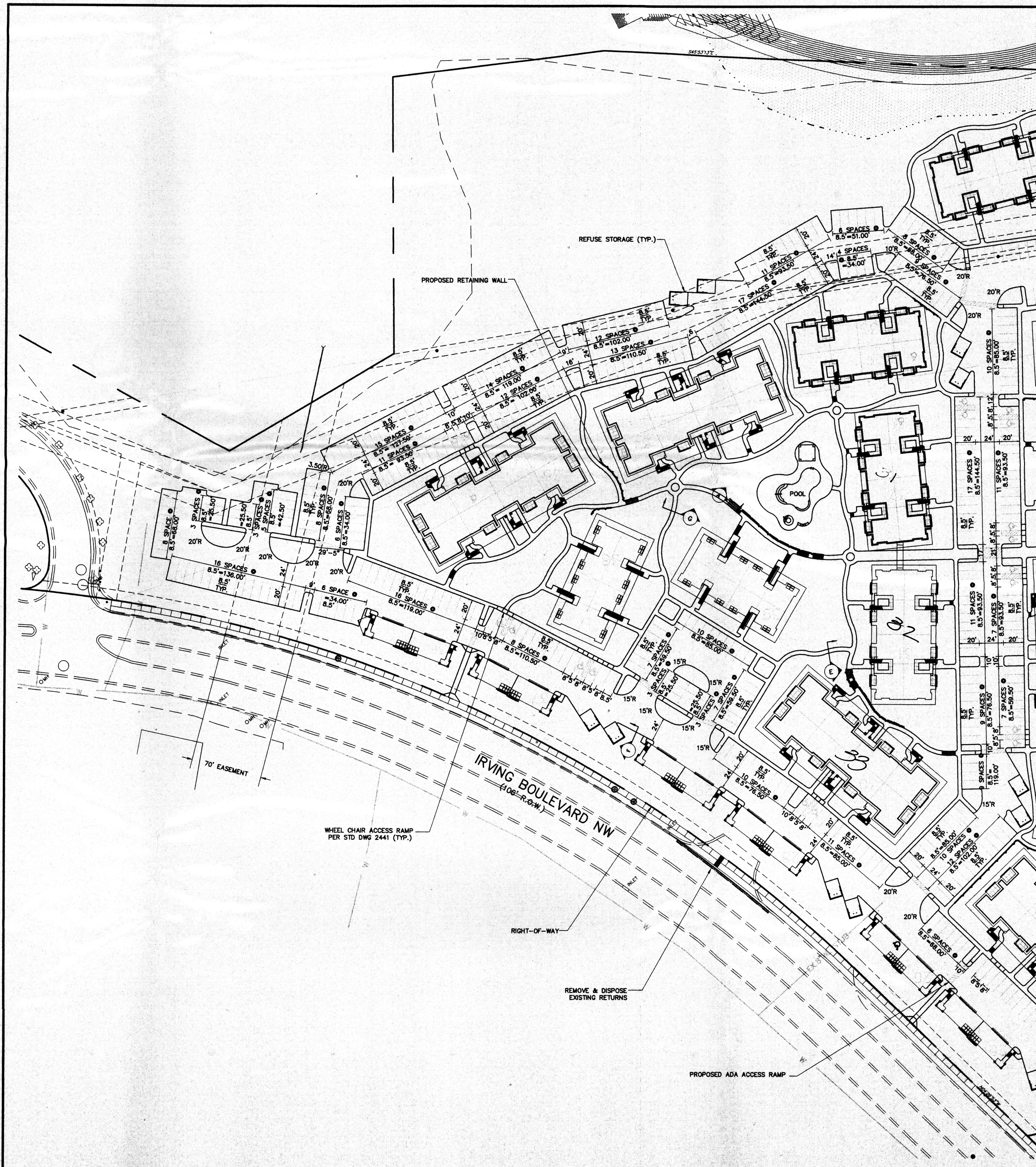
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



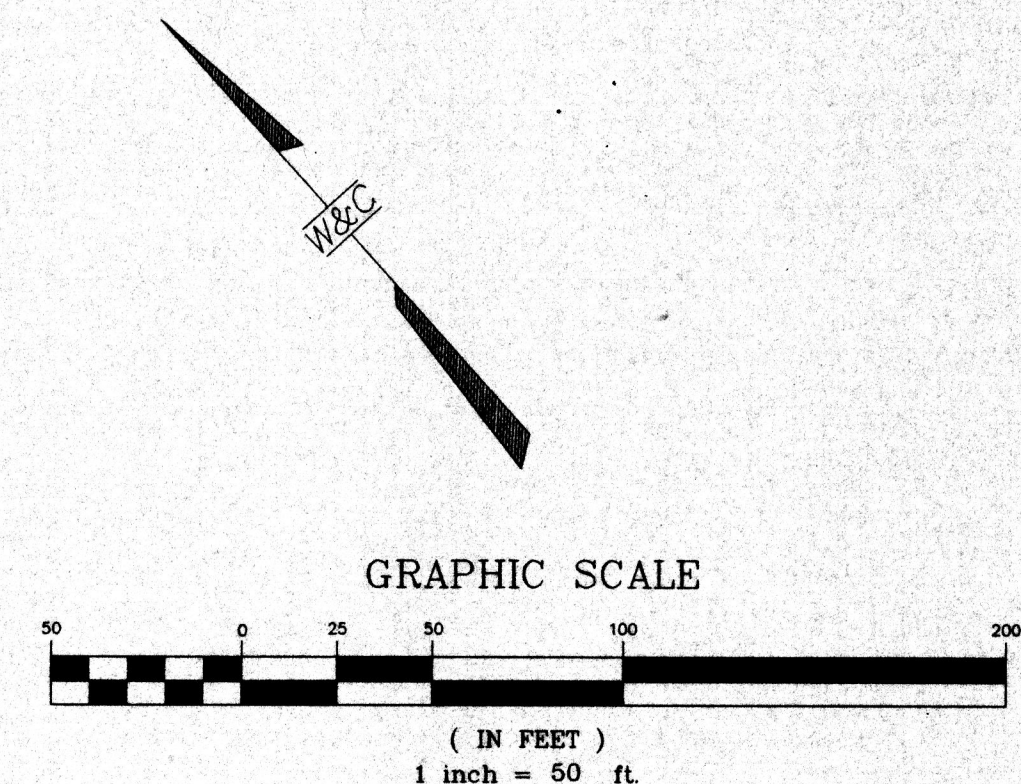
UNLESS OTHERWISE NOTED ALL RADII SHALL BE 2'-0" MEASURED TO BACK OF CURB



WILSON & COMPANY 4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000			DATE JUNE 2001 FILE NO. XO-218-024 DESIGN M.J. DRAWN J.B.
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
ASPEN RANCH APARTMENTS SITE PLAN/TRAFFIC CIRCULATION LAYOUT			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet 2 of 25	
	B-13	C-2	

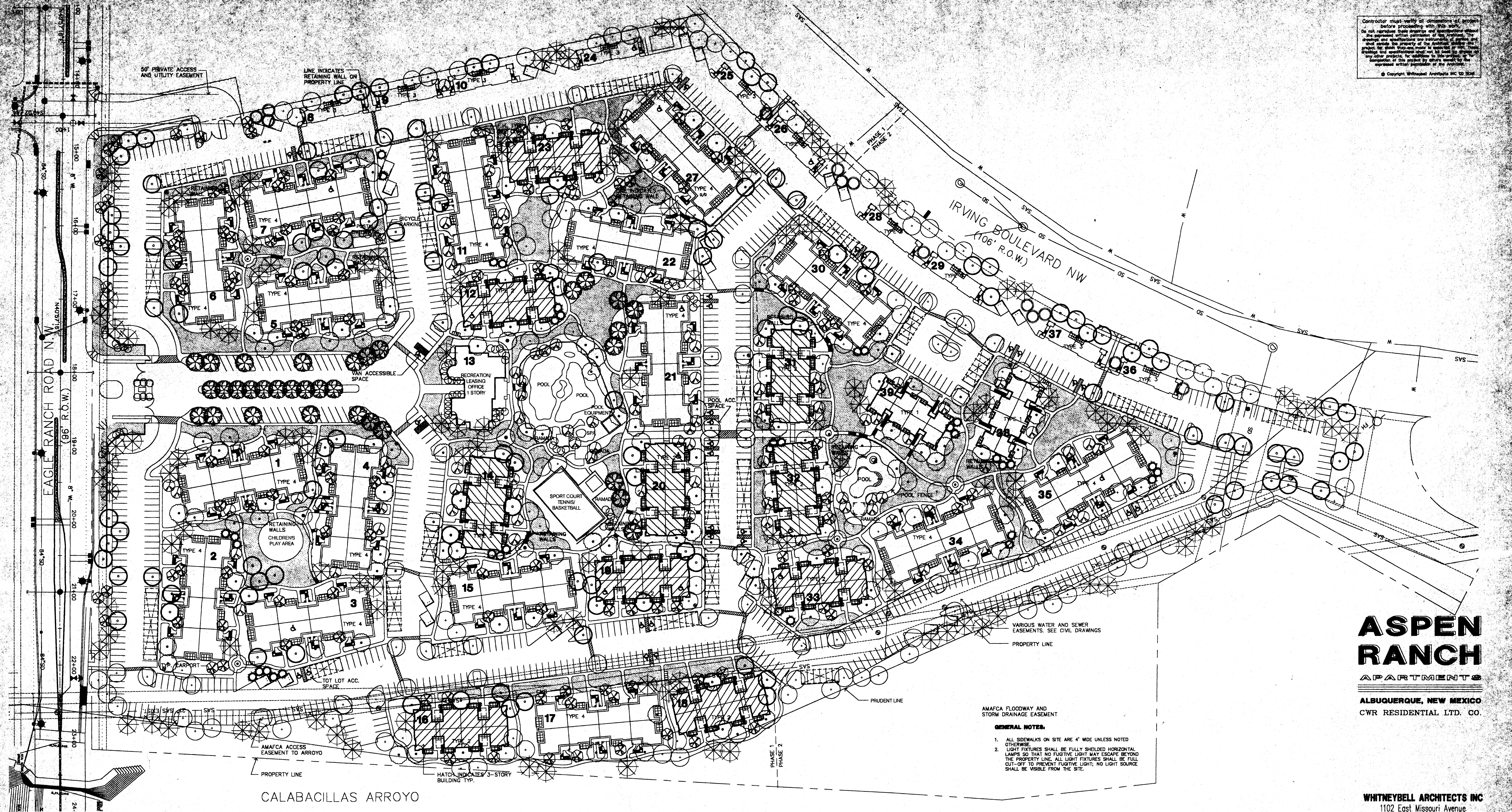


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WILSON & COMPANY 4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000			DATE JUNE 2001
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City Project No. 666781	Zone Map No. B-13	Mo./Day/Yr.	Sheet 2A of 25 C-2A

Contractor must verify all dimensions of project before proceeding with site work. Do not reproduce these drawings and specifications without the approval of the architect. The architect is not responsible for any errors or omissions in these drawings and specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



ASPEN RANCH

APARTMENTS
ALBUQUERQUE, NEW MEXICO
CWR RESIDENTIAL LTD. CO.

VARIOUS WATER AND SEWER EASEMENTS SEE CIVIL DRAWINGS
PROPERTY LINE
PRUDENT LINE
AMAFCA FLOODWAY AND STORM DRAINAGE EASEMENT
HATCH INDICATES 3-STORY BUILDING TYP.

GENERAL NOTES:
1. ALL SIDEWALKS ON SITE ARE 4' WIDE UNLESS NOTED OTHERWISE.
2. LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT MAY ESCAPE BEYOND THE PROPERTY LINE. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT; NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE.

CONCEPTUAL LANDSCAPE PLAN

SCALE 1" = 60'-0"

GENERAL

The design and provision of landscape features within Aspen Ranch Apartments will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

TREE REQUIREMENTS

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

Eagle Ranch Road	Irving Boulevard
Required 28	Required 35
Provided 28	Provided 37

Trees required for multi-family residential per the City of Albuquerque Zoning Code are as follows:

Required	224
1 tree per ground floor unit	112
1 tree per each 2 second floor units	336
Provided	504

PLANT PALETTE

- Evergreen Trees (6 Min. Height)
Austrian Pine, Pinon Pine, Leylandi Cypress, Upright Juniper
- Deciduous Trees (2" Caliper Min.)
Cottonwood, Modesto Ash, Skyline Honeylocust, Chinese Pistache
- Accent Trees (1 1/2" Caliper Min.)
Aspen, Bradford Pear, Flowering Locust, Chitalpa, Desert Willow, New Mexico Olive, Chaste Tree
- Groundcovers and Shrubs (1 & 5 Gallon)
(Not shown due to scale of drawing)
Juniper Species, Potentilla, Chamisa, Artemisia Species, Red Yucca, Apache Plume, Barberrry, Cotoneaster Species, Chery Sage, Russian Sage, Three-leaf Sumac, Blue Mist, Yucca Species, Virginia Creeper, Rosemary, Santolina, Coyotebush, Dalea Species, Photinia, India Hawthorn, Nandina, Rose of Sharon, Mugho Pine

- Turf Grass (Sod)
Kentucky Bluegrass

- Ornamental Grasses (1 gallon)
(Not shown due to scale of drawing)
Maiden Grass, Muhly Grass, Fountain Grass, Threadgrass

- Mulches
Santa Fe Brown Crusher Fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Rock Mulch, Moss Rock Boulders (3' dia.)

IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be utilized to irrigate turf, and tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including that within the adjacent public right-of-way, shall be the responsibility of the owner.

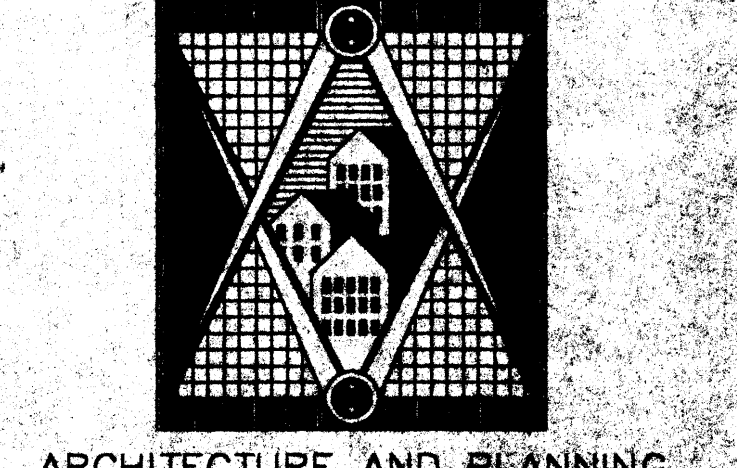
UTILITY NOTES

The use of trees in utility easements shall meet a minimum clearance of 3' from underground utility lines. Plant species known to have invasive root systems have generally been avoided in utility easements.

ZONING CODE LANDSCAPE REQUIREMENTS

Total Site Area	1,363,428 SF
Building Footprint/Service Areas	225,892 SF
Public R.O.W. Landscape	17,025 SF
Total Area	1,120,511 SF
Required Percentage	X.15
Landscape Area Required	168,076 SF
Landscape Area Provided	756,210 SF
High water use turf allowed (20%)	151,242 SF
High water use turf provided	112,799 SF

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(602)265-1891

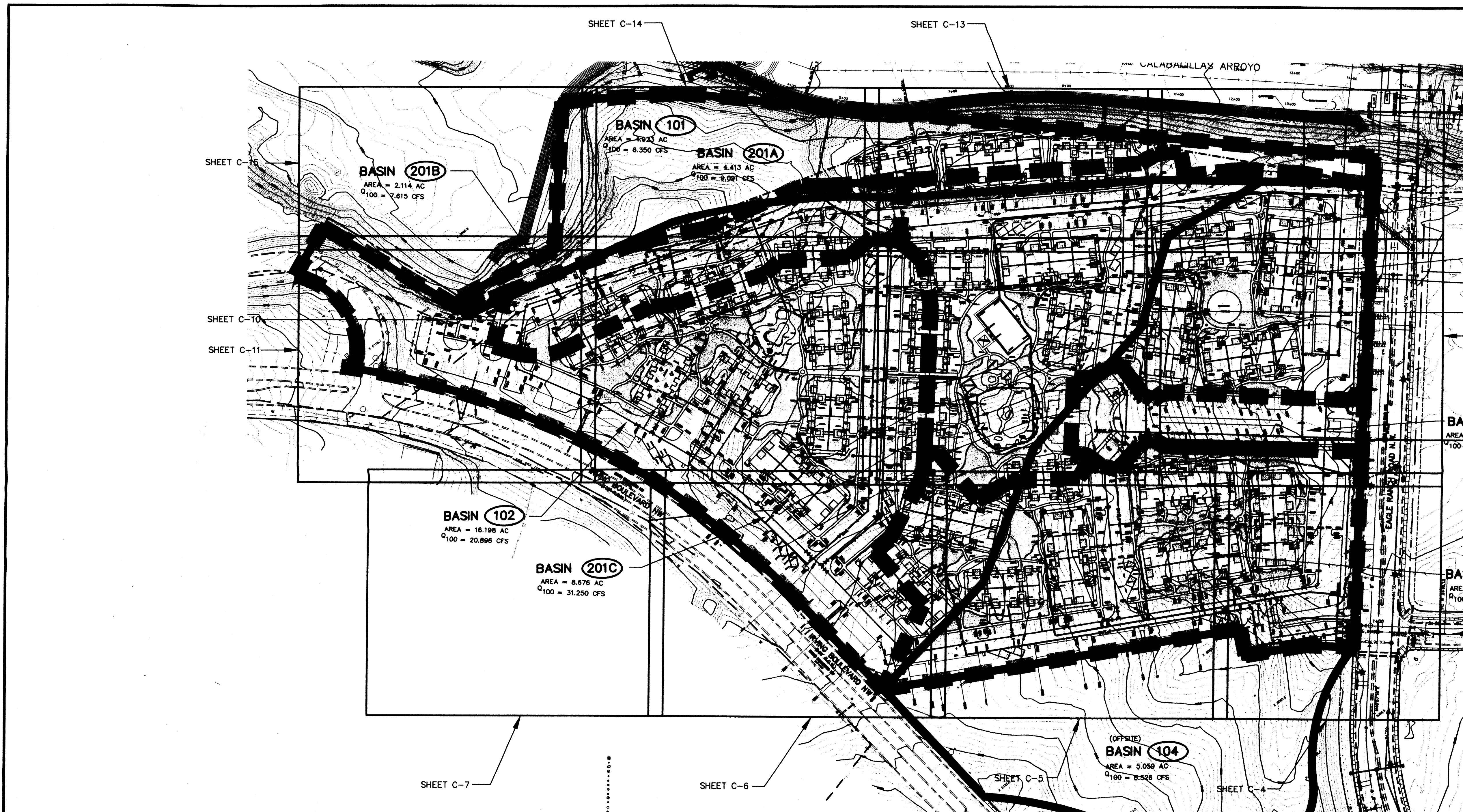


ARCHITECTURE AND PLANNING

4

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5485
e-mail: cp@consensusplanning.com

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AUGUST, 2001
CONCEPTUAL LANDSCAPE PLAN



- SHEET C-12
- SHEET C-9
- SHEET C-8
- SHEET C-11
- SHEET C-10
- SHEET C-7
- SHEET C-6
- SHEET C-5
- SHEET C-4

- ### NOTICE TO CONTRACTORS
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

- ### GRADING NOTES
- ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
 - PAVING/ROADWAY GRADES SHALL BE +.05 FT. FROM SHOWN PLAN ELEVATIONS.
 - PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +.01 FOOT AT ANY POINT. THIS PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +.02 FOOT, UNLESS PERMITTED BY OWNER.
 - CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
 - THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
 - UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.
 - ALL SCARIFYING, EXCAVATION, COMPACTION, AND RELATED SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - ALL SITE CONCRETE SHALL HAVE EXPANSION JOINTS GREATER THAN 20' WITH CONTROL JOINTS NO GREATER THAN 10' UNLESS OTHERWISE NOTED IN THIS PLAN SET. CURB & GUTTER AND SIDEWALKS SHALL HAVE JOINTS PER COA STD SPECIFICATIONS.

DRAINAGE REPORT

Site Location: Annexing lands west of Coors Road NW between the south boundary of the town of Alameda Grant and the Calabacillas Arroyo.

Methodology: Section 22.2 Part A of the City of Albuquerque DPM was employed in the analysis for peak rate of discharge and volumetric runoff. The 100-year frequency, 6-hour event design storm was applied. The site is located in Zone 1.

Basin Details: The total area of the property is 31,431 acres and is designated as Basins 101, 102, and 202. The terrain is uncompleted rising hillside, sandy soil with native vegetation. The site slopes west to east with varying slopes ranging from 3% to 25% grades.

Basin 101: occupies north side property and slopes towards the Calabacillas Arroyo. Basin 102 occupies the west half of the property. Basin 102 slopes west to east with flow concentrating within a local tributary arroyo and discharging just west of Eagle Ranch Road bridge. Basin 103 encompasses the remaining portion of the property (i.e. the east half). Flow presently discharges freely onto Eagle Ranch Road, is collected by catch basins, and conveyed to the Calabacillas Arroyo via an 84" storm drain. The site presently accedes some diffuse flows from the south property line. This area is delineated as Basin 104. Runoff drains southwest to northeast and is conveyed to the Calabacillas Arroyo in a similar manner as that of Basin 103. Table 1 provides a breakdown of existing land treatments, volumetric runoff, and peak discharge.

Basin	Area (ac)	%A	%B	%C	%D	V ₁₀₀ (ac-ft)	Q ₁₀₀ (cfs)
101	4,413	75.0	0	0	25.0	0.302	8,091
201B	2,114	0	20.0	20.0	60.0	0.267	7,615
201C	8,676	0	20.0	20.0	60.0	1.095	31,250
202A	8,381	0	24.0	24.0	52.0	0.994	28,900
202B	1,294	0	10.0	10.0	80.0	0.188	5,158
202C	6,584	0	24.0	24.0	52.0	0.781	22,704
Total	31,4					3.827	104,718

Basins 201A, 201B, and 201C Discharge into Calabacillas Street Capacity:
 The proposed double street/sidewalk will primarily convey storm runoff. Proposed grades vary from 0.75% to 5% in direction of travel, see to Figure 1. The Manning's Equation $v = 1.49n \sqrt{R^2 S}$ was utilized in computing the street/sidewalk capacity, and $n = 0.017$, $R = 3.92$, and $S = 0.0075$ channel slope. The volumetric flow rate in the street is computed using the continuity equation, $Q = v \cdot A$, where A is in ft^2 , v is in ft/s , and A is the cross-section area of the channel. Assuming a minimum slope, $S = 0.0075$, $Q_{max} = 117.75$ cfs. This capacity far exceeds the peak discharge of all combined basins, $Q_{100} = 104,718$ cfs.

Basin 202A: is comprised of several apartment buildings, sidewalk, pool, playground, asphalt and landscaping. Building finished floors promote surface runoff onto adjacent roads and conveyed to the northeast corner of property. A battery of Type "C" inlets and discharge onto the 84" storm drain along Eagle Ranch Road. Basin 202B encompasses the entrance roadway onto the complex. This area is 50% impervious with landscaped median and islands. Runoff sheet flows eastward and discharges directly onto Eagle Ranch Boulevard. Basin 202C is comprised several apartment buildings, sidewalk, asphalt and landscaping. Building finished floors promote surface runoff onto adjacent roads and conveyed to the southeast corner of property. Runoff is collected by proposed Type "C" inlets, routed via underground storm drain, and discharged onto the Calabacillas Arroyo to the north. Table 2 provides a breakdown of proposed land treatments, volumetric runoff, and peak discharge.

Basin	Area (ac)	%A	%B	%C	%D	V ₁₀₀ (ac-ft)	Q ₁₀₀ (cfs)
201B	2,114	0	20.0	20.0	60.0	0.267	7,615
201C	8,676	0	20.0	20.0	60.0	1.095	31,250
202A	8,381	0	24.0	24.0	52.0	0.994	28,900
202B	1,294	0	10.0	10.0	80.0	0.188	5,158
202C	6,584	0	24.0	24.0	52.0	0.781	22,704
Total	31,4					3.827	104,718

Basins 202A, 202B, and 202C Discharge into Calabacillas Street Capacity:
 The proposed double street/sidewalk will primarily convey storm runoff. Proposed grades vary from 0.75% to 5% in direction of travel, see to Figure 1. The Manning's Equation $v = 1.49n \sqrt{R^2 S}$ was utilized in computing the street/sidewalk capacity, and $n = 0.017$, $R = 3.92$, and $S = 0.0075$ channel slope. The volumetric flow rate in the street is computed using the continuity equation, $Q = v \cdot A$, where A is in ft^2 , v is in ft/s , and A is the cross-section area of the channel. Assuming a minimum slope, $S = 0.0075$, $Q_{max} = 117.75$ cfs. This capacity far exceeds the peak discharge of all combined basins, $Q_{100} = 104,718$ cfs.

In addition to the Type "C" double inlets, 12" catch basins were located within buildings and amenities to intercept runoff in isolated areas. These basins have a capacity of 1 to 2 ft depending on the standing head. Finally, the eastern half of the property drains to the northeast corner or the northwest corner where runoff is intercepted by a battery of Type "C" basins. The available head is $H_{100} = 5'$ hence an inlet capacity of approximately 90 cfs at both the northeast and southeast corners.

Calabacillas Arroyo
 Wilson & Company in conjunction with Masteter Engineering Inc. had previously analyzed the arroyo during the design portion between Eagle Ranch Road and the Rio Grande to the east, in 1996. In addition, Masteter Engineering Inc. prepared Calabacillas Arroyo Flood Line Study and Retention Wall Evaluation of Existing Erosion/Repair Lines Between Coors Road and Desembarco Dam, in its final December 1999 report to AMAFCA.

A pre-design meeting between Wilson & Company and AMAFCA outlined the design requirements for discharge into and protection of the adjacent Calabacillas Arroyo. Approval of Calabacillas Arroyo protection will include a plan and profile of channel between Grade Control #7 and Eagle Ranch Road. Water Surface Elevation for 100-, 50-, and 100-year events, for both the existing and proposed conditions, shown equilibrium grade with intermediate Grade Control #7, provide channel protection below equilibrium slope scour depth and above equilibrium slope as determined from reference 3 and HEC-RAS analysis.

Hydraulic Analysis Reference 3 stipulates that equilibrium grade for Reach 9 at year 2026 build-out is 0.20%. Reach 9 extends from Grade Control #7 (GC#7) to the Coors Boulevard. Further into the report suggests that an intermediate grade control be placed between GC#7 and Eagle Ranch Road Grade Control (i.e. GC#7B). Finally, from the 1988 Calabacillas Arroyo Study, Wilson & Company performed a HEC-RAS run for Reach 9, between Eagle Ranch Road Grade Control and Coors Boulevard.

The HEC-RAS model was modified to include additional cross-sections extending to GC#7. The analysis includes $Q_{100} = 152,710$ cfs (Table 2), equilibrium slope 0.20%, and intermediate GC#7B. Local scour depths downstream of GC#7 and GC#7B were computed using the Verwey equation as outlined in the Sediment and Erosion Design Guide. On the side slopes of the channel are not vertical, component of wall scour associated with the differential shear stress is not considered a significant component of the total scour. Thus the scour along the embankment wall is mostly that due to the passage of sediment. The maximum embankment height was computed as 4.98 feet, see below. Therefore, the recommended bed down depth is 5 feet below channel equilibrium bed profile.

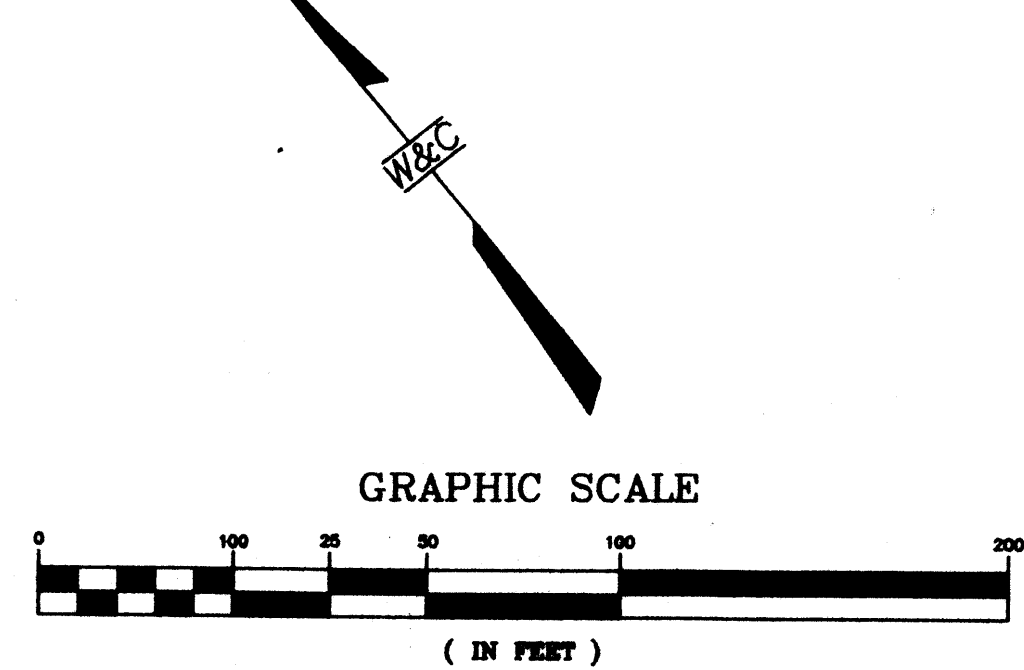
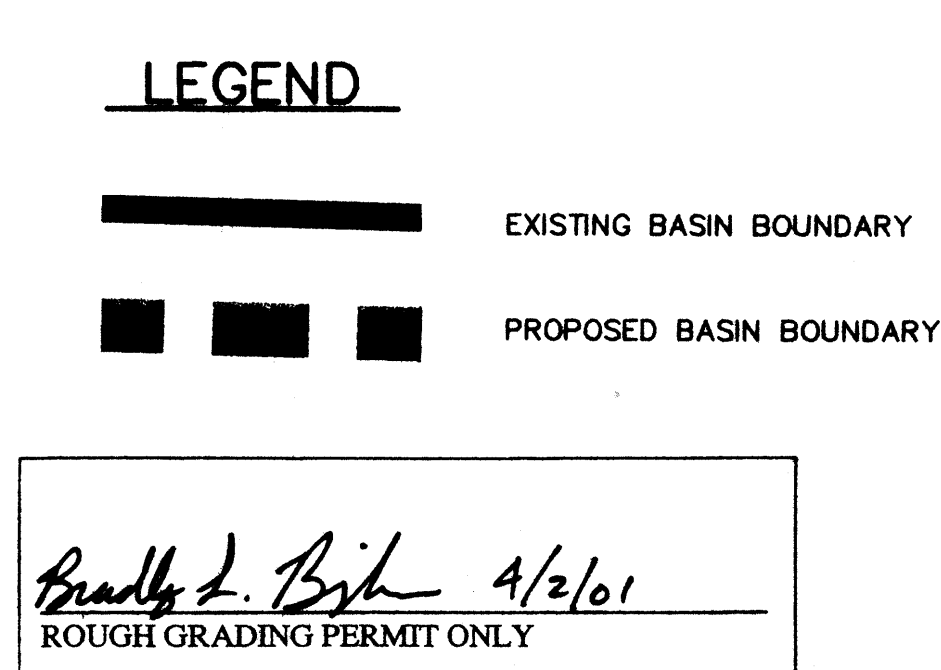
$H_s = 0.28 \sqrt{v_{100}^3} = 0.28 \sqrt{(12.5 \text{ ft/s})^3} = 2.74'$
 dividing by 2 as per Figure 3.15, page 3-56 of the Sediment and Erosion Design Guide,
 scour depth = $H_s/2 = 4.98'$

Review of Reference 3 suggests that implementing embankment protection to existing Q_{100} water surface elevation will provide adequate channel stability. The SLA Line location near adjacent property is well beyond the existing south channel embankment, approximately 85' at its narrowest point. This assumption is based on AMAFCA implementing GC#7B. Embankment protection will consist of either soil cement or loose rip-rap with $D_{50} = 24"$.

Conclusions: Existing conditions yield a peak volumetric runoff of 1,152 ac-ft, which is discharged onto Calabacillas Arroyo. Proposed improvements will increase total volumetric runoff to 3,827 ac-ft. However, collector and discharge points will change. The western half of the site will be collected by catch basins and discharged on the Calabacillas Arroyo via a proposed storm drainpipe near the north end of the site. The eastern half of the site will be collected by catch basins and routed to an 84" storm drain with adequate capacity to accommodate proposed site runoff. Basin 104 will not enter the site, and will continue to runoff onto Eagle Ranch Road. Proposed improvements will improve runoff drainage conditions and thereby have no significant impact on right-of-way.

Basins 202A, 202B, and 202C Discharge into Calabacillas Street Capacity:
 The proposed double street/sidewalk will primarily convey storm runoff. Proposed grades vary from 0.75% to 5% in direction of travel, see to Figure 1. The Manning's Equation $v = 1.49n \sqrt{R^2 S}$ was utilized in computing the street/sidewalk capacity, and $n = 0.017$, $R = 3.92$, and $S = 0.0075$ channel slope. The volumetric flow rate in the street is computed using the continuity equation, $Q = v \cdot A$, where A is in ft^2 , v is in ft/s , and A is the cross-section area of the channel. Assuming a minimum slope, $S = 0.0075$, $Q_{max} = 117.75$ cfs. This capacity far exceeds the peak discharge of all combined basins, $Q_{100} = 104,718$ cfs.

Basins 202A, 202B, and 202C Discharge into Calabacillas Street Capacity:
 The proposed double street/sidewalk will primarily convey storm runoff. Proposed grades vary from 0.75% to 5% in direction of travel, see to Figure 1. The Manning's Equation $v = 1.49n \sqrt{R^2 S}$ was utilized in computing the street/sidewalk capacity, and $n = 0.017$, $R = 3.92$, and $S = 0.0075$ channel slope. The volumetric flow rate in the street is computed using the continuity equation, $Q = v \cdot A$, where A is in ft^2 , v is in ft/s , and A is the cross-section area of the channel. Assuming a minimum slope, $S = 0.0075$, $Q_{max} = 117.75$ cfs. This capacity far exceeds the peak discharge of all combined basins, $Q_{100} = 104,718$ cfs.



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DATE
JAN. 2001

FILE NO.
XO-218-024

DESIGN DRAW
M/J WLW

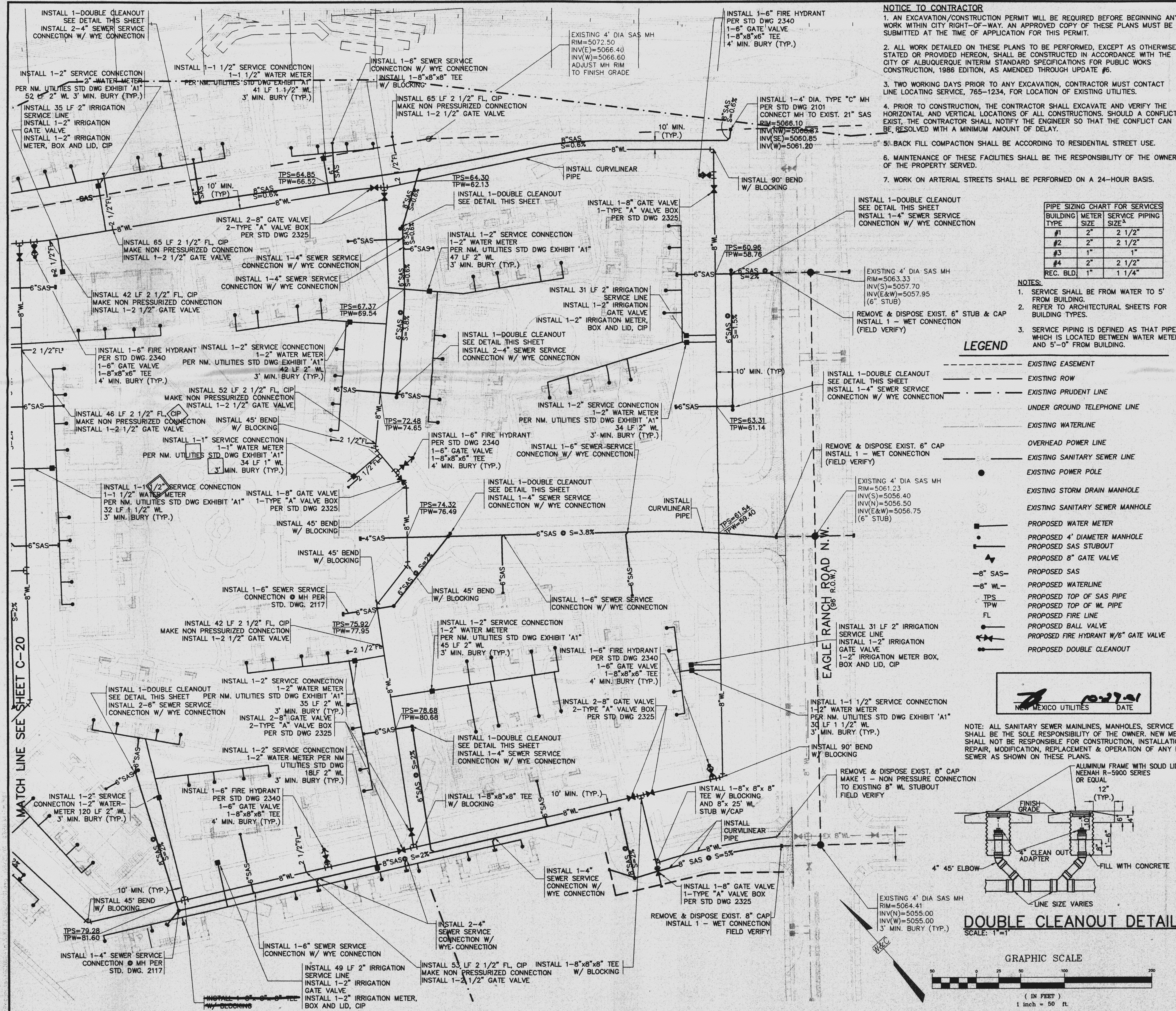
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

**ASPEN RANCH APARTMENTS
 OVERALL GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **666781** Zone Map No. **B-13** Sheet **4** of **10**

SHEET 5



NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED. SERVICE LINES SHALL HAVE 3' MIN. BURY.
2. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, 1986 EDITION, AS AMENDED THROUGH UPDATE #6.
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5. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUTOFF PLAN WITH NEW MEXICO UTILITIES. ALL WATER VALVES TO BE SHUT OFF WILL BE OPERATED BY NEW MEXICO UTILITIES. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES AT 898-2661 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION.
6. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD HE BREAK AN EXISTING UTILITY LINE DURING CONSTRUCTION ACTIVITIES HE SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS.
8. ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, C.O.A. SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNERS AND ARE APPROXIMATE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS AND PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
10. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY WITH THE FINISHED PAVEMENT ELEVATIONS.
11. CONTRACTOR TO VERIFY ALL EXISTING FIRE HYDRANT FLANGES, PADS, VALVE BOXES, MANHOLE RIMS AND TOP OF PIPE ELEVATIONS IN THE FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH THE REQUIREMENTS OF STANDARD CITY DETAILS.
12. ELEVATIONS FOR PROPOSED WATERLINE CONNECTIONS TO EXISTING WATERLINES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
13. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THIS CONTRACT, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
14. PLUMBING (UTILITY) CONTRACTOR SHALL BE PROVIDED ELECTRONIC FILE IN AUTO CAD R14 FORMAT FOR GEOMETRIC LAYOUT OF SANITARY SEWER AND WATER MAINLINE INSTALLATION AS PART OF THIS CONTRACT.
15. CONTRACTOR SHALL OBTAIN NEW MEXICO UTILITIES SPECIFICATIONS FOR WATER & WASTE WATER FACILITIES, FOR STANDARD DRAWINGS FOR WATER METER.
16. SAS & WATER PIPES SHALL MAINTAIN A MIN. VERTICAL DISTANCE OF 18" AND A MIN. HORIZONTAL DISTANCE OF 10' AT ALL CROSSINGS.
17. DURING CONSTRUCTION REHAB. OR REPAIR OF ANY SEWER LINE AND APPURTENANCES, ALL EXISTING SAS MAINS SHALL BE LEFT IN SERVICE TO THE EXTENT POSSIBLE. EXISTING FLOWS SHALL BE MAINTAINED BY BYPASS PUMPING WHEREVER NECESSARY. ALL EXISTING SAS LINES ENCOUNTERED SHALL BE KEPT IN SERVICE BY TRANSFERRING THEM TO NEW SEWER MAIN.
18. THE EXISTING 21" & 10" SAS OWNED BY NEW MEXICO UTILITIES SHALL BE CAREFULLY PROTECTED AND PRESERVED DURING CONSTRUCTION. WHEN REPLACING EXISTING SAS MAINLINES SEWAGE SHALL BE BY-PASSED PUMPED FROM UPSTREAM MANHOLE OF THE SECTION OF SAS BEING REPLACED. THE CONTRACTOR SHALL PREPARE AND SUBMIT A PLANNED PROCEDURE AND SCHEDULE FOR THE INSTALLATION OF ANY EXISTING SAS LINE. THE CONTRACTOR SHALL MINIMIZE THE SEWAGE PUMPING TIME AND INDICATE WHEN AND FOR HOW LONG THE PUMPING IS TO TAKE PLACE. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE PLAN HAS BEEN APPROVED BY THE C.O.A. AND THE UTILITY OWNER. THE EXISTING SAS LINE SHALL BE REMOVED AND PROPERLY DISPOSED.
19. CURVE LINEAR PIPING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MIN. RADIUS SHALL BE 350'.
20. CONTRACTOR SHALL COORDINATE W/ NM UTILITIES FOR PLACEMENT OF METER BOXES PRIOR TO CONSTRUCTION.
21. BALL VALVES AT ALL BUILDINGS WILL BE INSTALLED PER YARD BOX SCHEDULE.
22. INSTALL SANITARY SEWER CLEANOUTS AS NEEDED PER UNIFORM PLUMBING CODE.

PIPE SIZING CHART FOR SERVICES

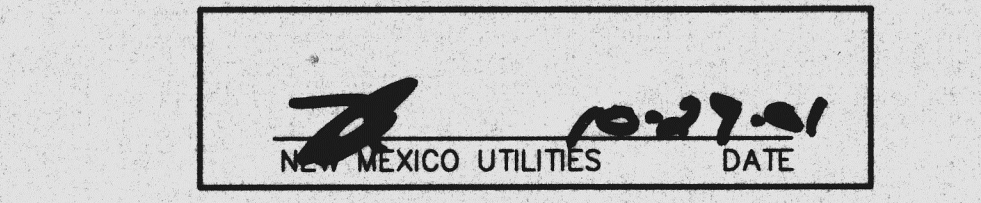
BUILDING TYPE	METER SIZE	SERVICE PIPING TYPE
#1	2"	2 1/2"
#2	2"	2 1/2"
#3	1"	1"
#4	2"	2 1/2"
REC. BLD.	1"	1 1/4"

NOTES:

1. SERVICE SHALL BE FROM WATER TO 5' FROM BUILDING.
2. REFER TO ARCHITECTURAL SHEETS FOR BUILDING TYPES.
3. SERVICE PIPING IS DEFINED AS THAT PIPE WHICH IS LOCATED BETWEEN WATER METER AND 5'-0" FROM BUILDING.

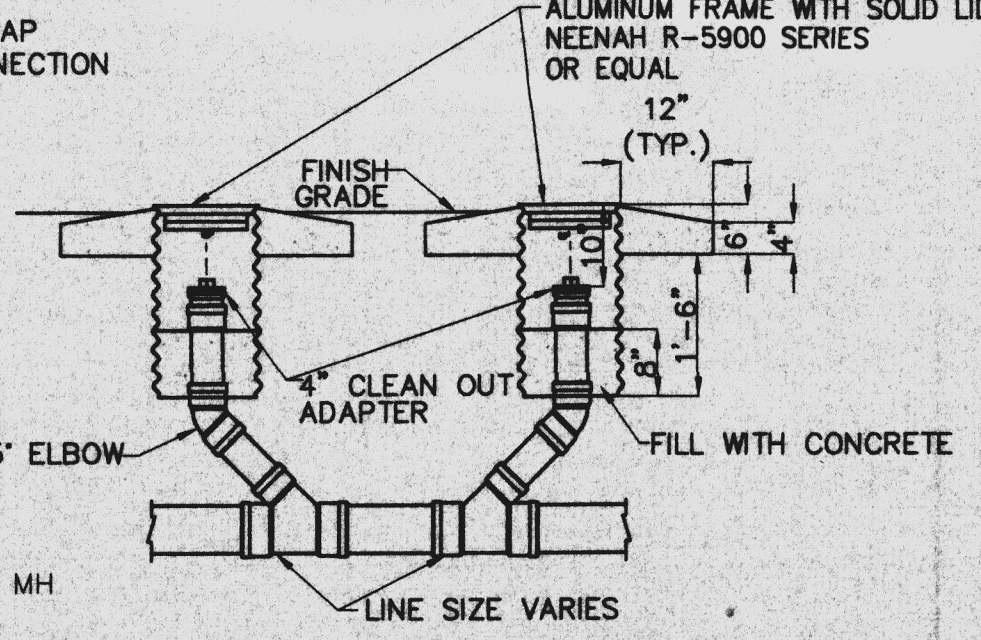
LEGEND

- EXISTING EASEMENT
- - - EXISTING ROW
- - - EXISTING PRUDENT LINE
- UNDER GROUND TELEPHONE LINE
- EXISTING WATERLINE
- OVERHEAD POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED 4" DIAMETER MANHOLE
- PROPOSED SAS STUBOUT
- PROPOSED 8" GATE VALVE
- PROPOSED SAS
- PROPOSED WATERLINE
- TPS
- PROPOSED TOP OF SAS PIPE
- PROPOSED TOP OF WL PIPE
- PROPOSED FIRE LINE
- PROPOSED BALL VALVE
- PROPOSED FIRE HYDRANT W/6" GATE VALVE
- PROPOSED DOUBLE CLEANOUT

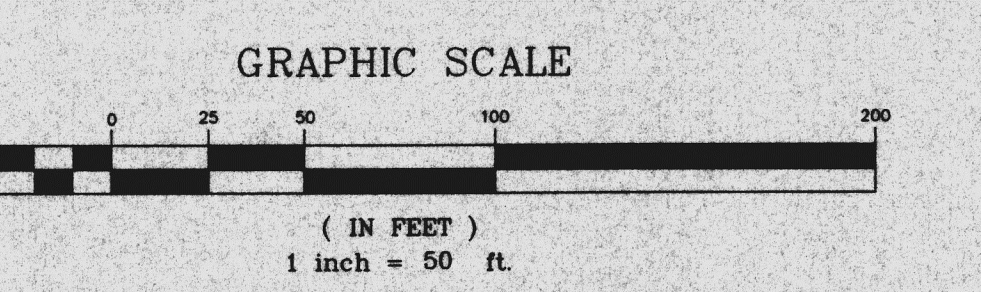


NOTE: ALL SANITARY SEWER MAINLINES, MANHOLES, SERVICE LINES, & CLEANOUTS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. NEW MEXICO UTILITIES SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT & OPERATION OF ANY PRIVATE SANITARY SEWER AS SHOWN ON THESE PLANS.

NOTE: SEE SHEET 8 FOR THRUST BLOCK DETAILS.



DOUBLE CLEANOUT DETAIL
SCALE: 1"=1'



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
UTILITY SITE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 666781 Zone Map No. B-13 Sheet 7 of 10

NOTICE TO CONTRACTOR

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PIPE SIZING CHART FOR SERVICES

BUILDING TYPE	METER SIZE	SERVICE PIPING SIZE
#1	2"	2 1/2"
#2	2"	2 1/2"
#3	1"	1"
#4	2"	2 1/2"
REC. BLD.	1"	1 1/4"

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GENERAL NOTES:

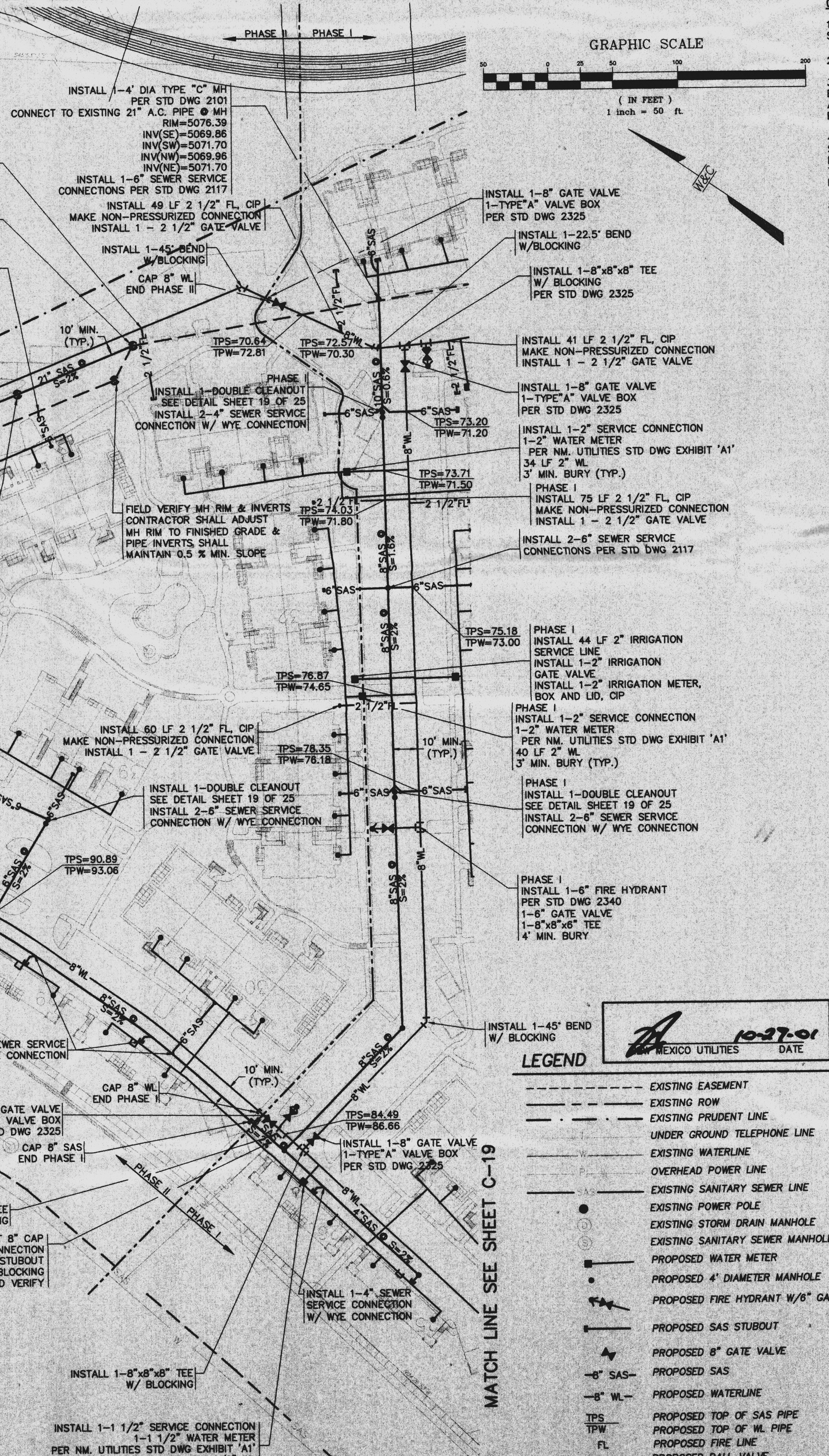
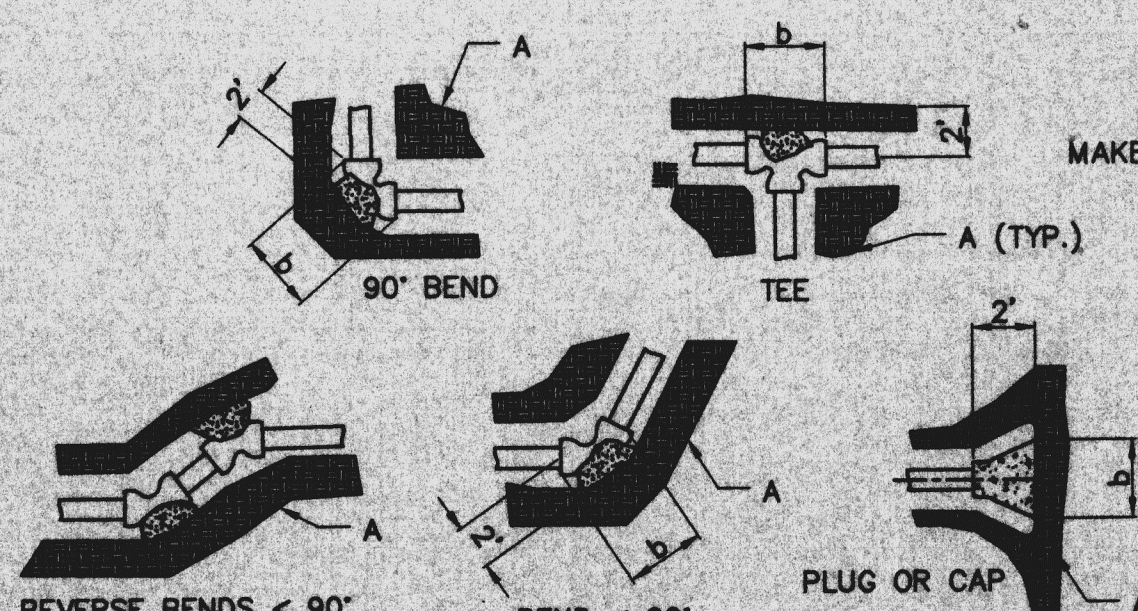
1. THE ENGINEER SHALL PROVIDE DESIGN FOR ALL JOINTS GREATER THAN 14".
2. CONCRETE BLOCK DETAILS AS PER COA STD DWGS 2320.

PIPE SIZE	ELBOW ANGLE	ELBOW ANGLE (b)	ELBOW ANGLE (h)	ELBOW ANGLE (b)	TEE OR PLUG DIM.	TEE OR PLUG DIM.
4"	90° 45'	2"	2"	2"	2"	2"
4"	22 1/2° 11 1/2'	2"	2"	2"	2"	2"
6"	90° 45'	2"	2"	2"	2"	2"
6"	22 1/2° 11 1/2'	2"	2"	2"	2"	2"
8"	90° 45'	3"	3"	3"	3"	3"
8"	22 1/2° 11 1/2'	3"	3"	3"	3"	3"
10"	90° 45'	3"	3"	3"	3"	3"
10"	22 1/2° 11 1/2'	3"	3"	3"	3"	3"
12"	90° 45'	3"	3"	3"	3"	3"
12"	22 1/2° 11 1/2'	3"	3"	3"	3"	3"
14"	90° 45'	3"	3"	3"	3"	3"
14"	22 1/2° 11 1/2'	3"	3"	3"	3"	3"

CONSTRUCTION NOTES:

- UNDISTURBED EARTH
- O.D. OF PIPE + 6"
- O.D. OF CAP OR PLUG, MIN. 12" x 12"

THRUST BLOCK DETAILS



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19. CURVE LINEAR PIPING SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. MIN. RADIUS SHALL BE 350'.
20. CONTRACTOR SHALL COORDINATE W/ NM UTILITIES FOR PLACEMENT OF METER BOXES PRIOR TO CONSTRUCTION.
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22. INSTALL SANITARY SEWER CLEANOUTS AS NEEDED PER UNIFORM PLUMBING CODE.

LEGEND

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- EXISTING ROW
- EXISTING PRUDENT LINE
- UNDER GROUND TELEPHONE LINE
- EXISTING WATERLINE
- OVERHEAD POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM POLE
- EXISTING POWER POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED 4' DIAMETER MANHOLE
- PROPOSED FIRE HYDRANT W/6" GATE VALVE
- PROPOSED SAS STUBOUT
- PROPOSED 8" GATE VALVE
- 8" SAS
- 8" WL
- PROPOSED WATERLINE
- PROPOSED TOP OF SAS PIPE
- PROPOSED TOP OF WL PIPE
- PROPOSED FIRE LINE
- PROPOSED BALL VALVE
- PROPOSED DOUBLE CLEANOUT

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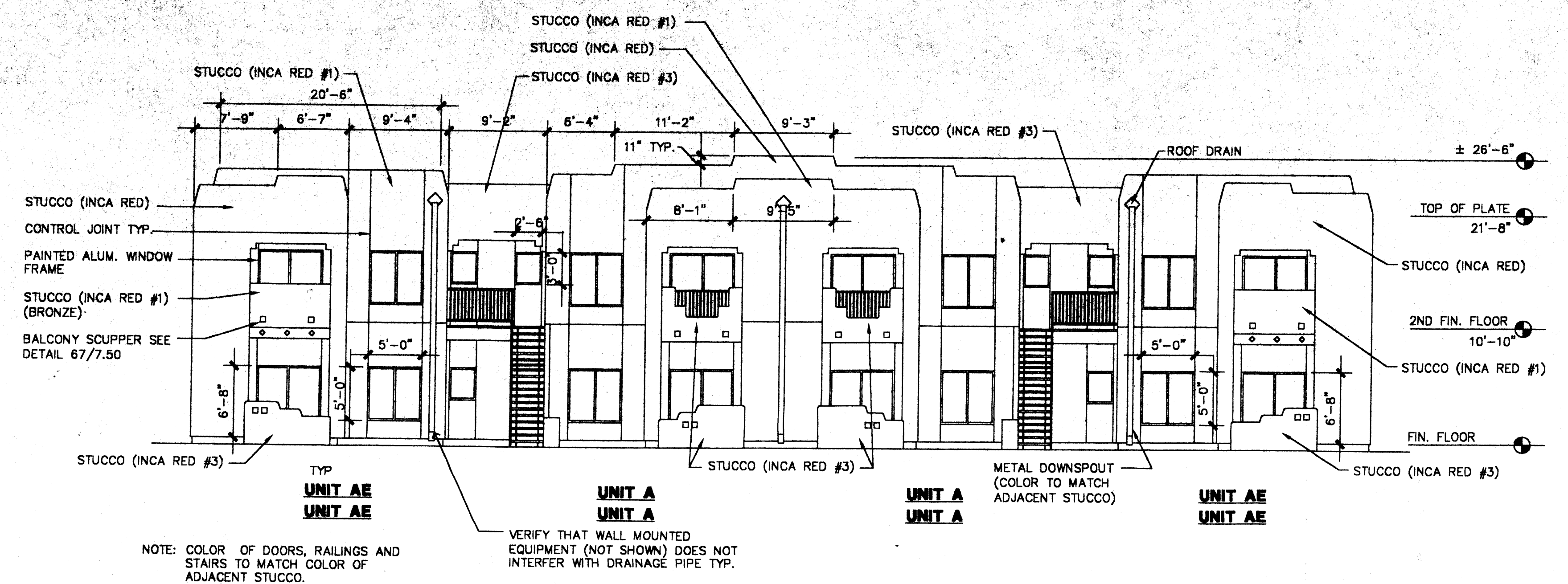
**CITY OF ALBUQUERQUE
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 ASPEN RANCH APARTMENTS
 UTILITY SITE PLAN**

DATE: JUNE 2001
 FILE NO. X0-218-024
 DESIGN: SJS
 DRAWN: JLB

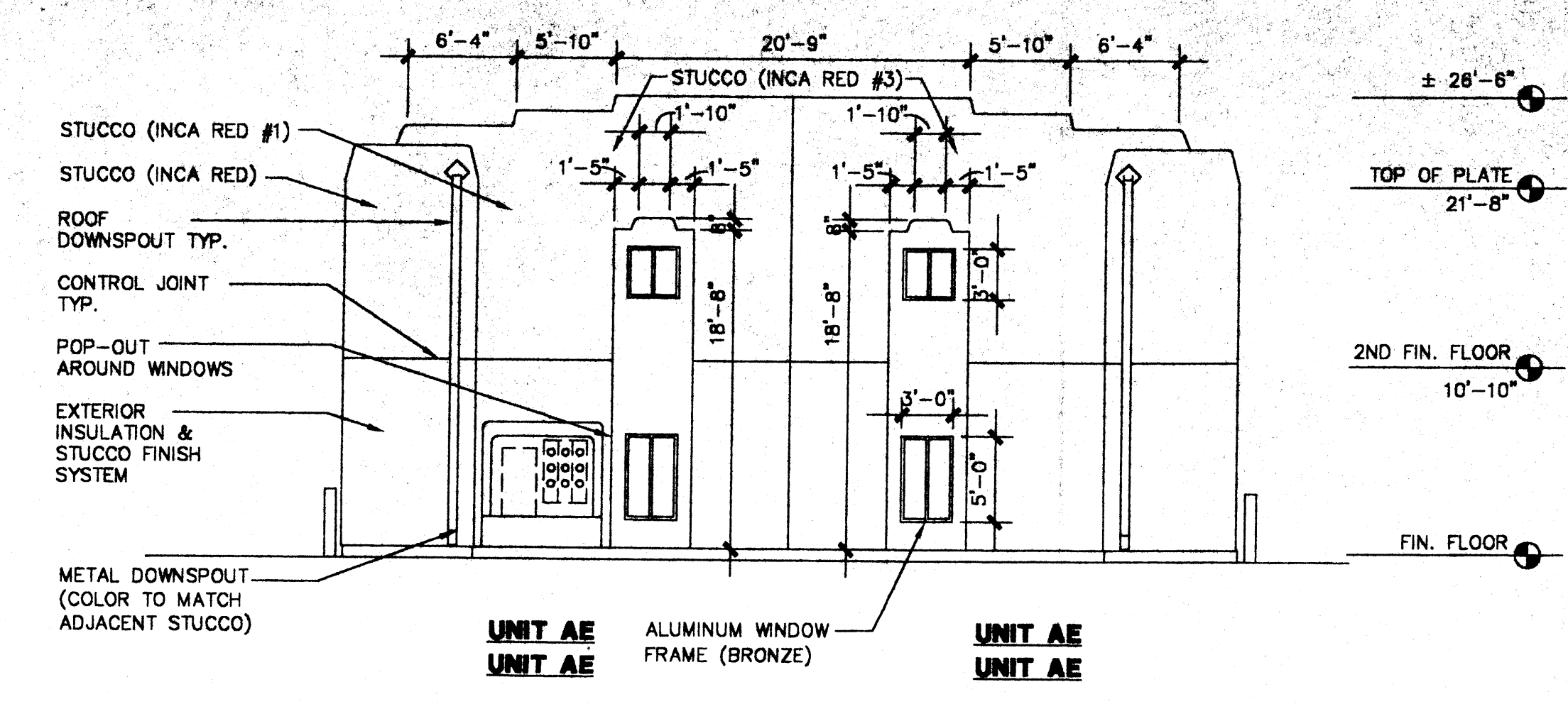
City Project No. 666781 Zone Map No. B-13 Sheet 8 of 10

SHEET 7

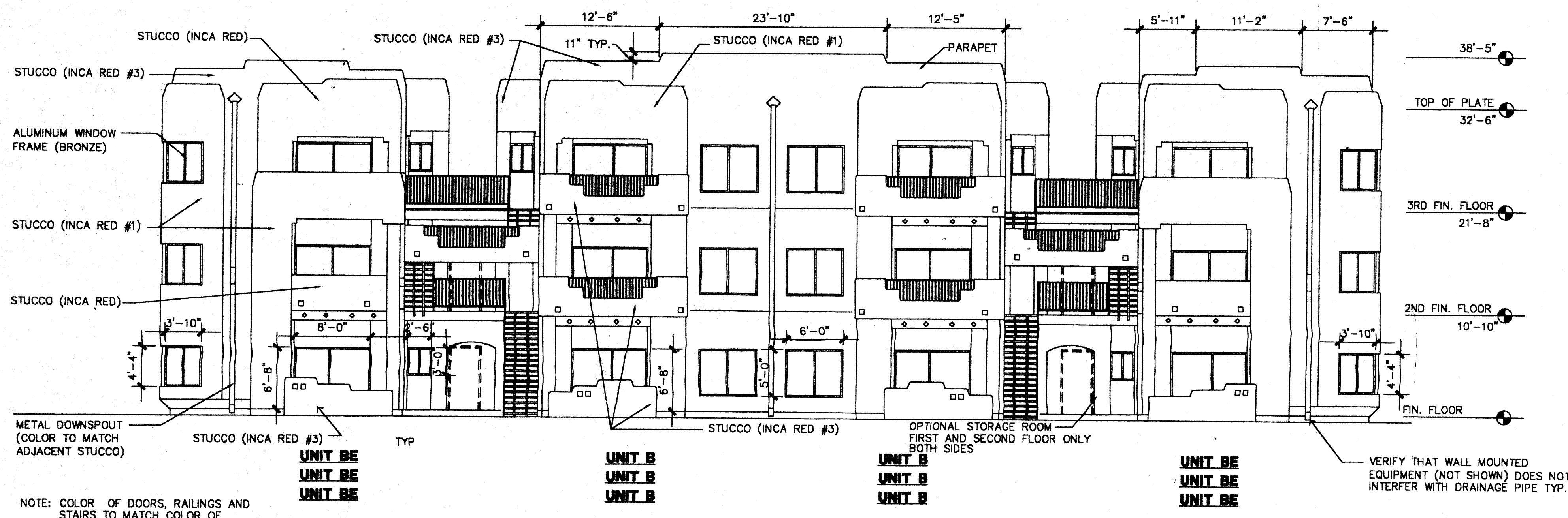
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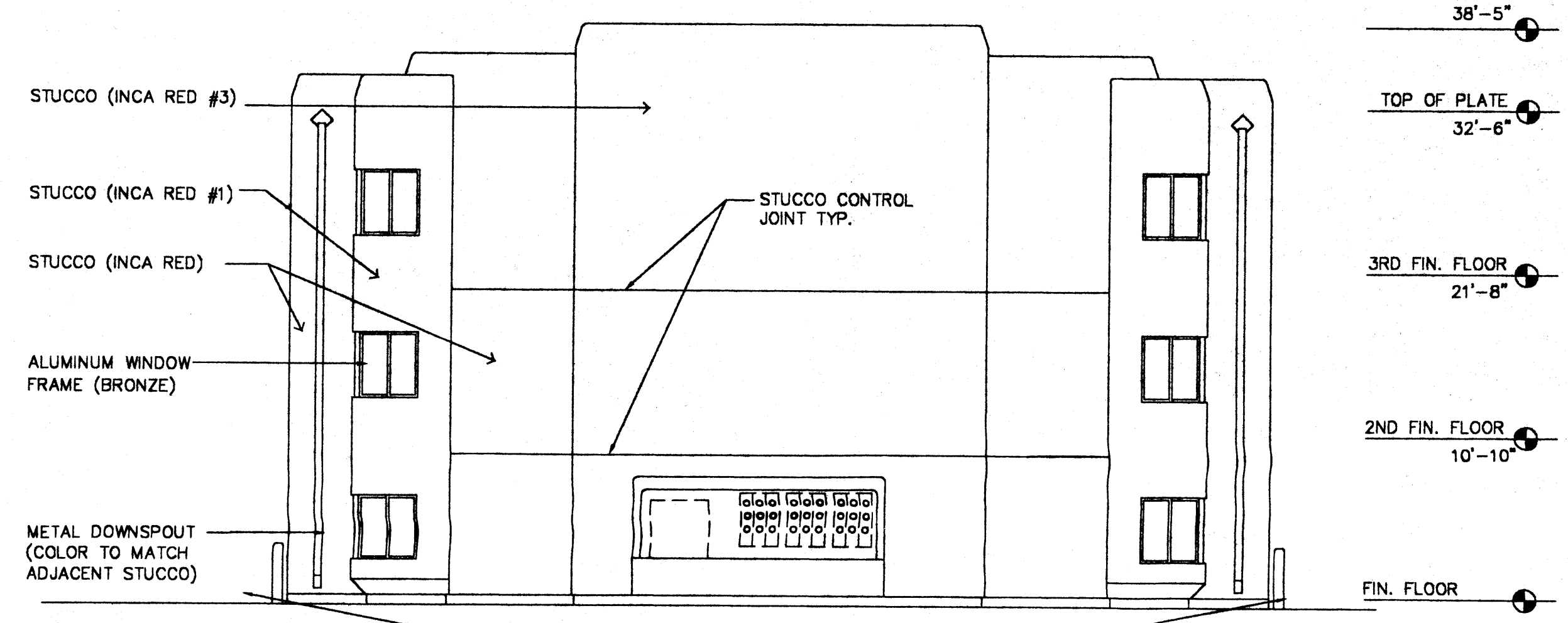
FRONT/REAR ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



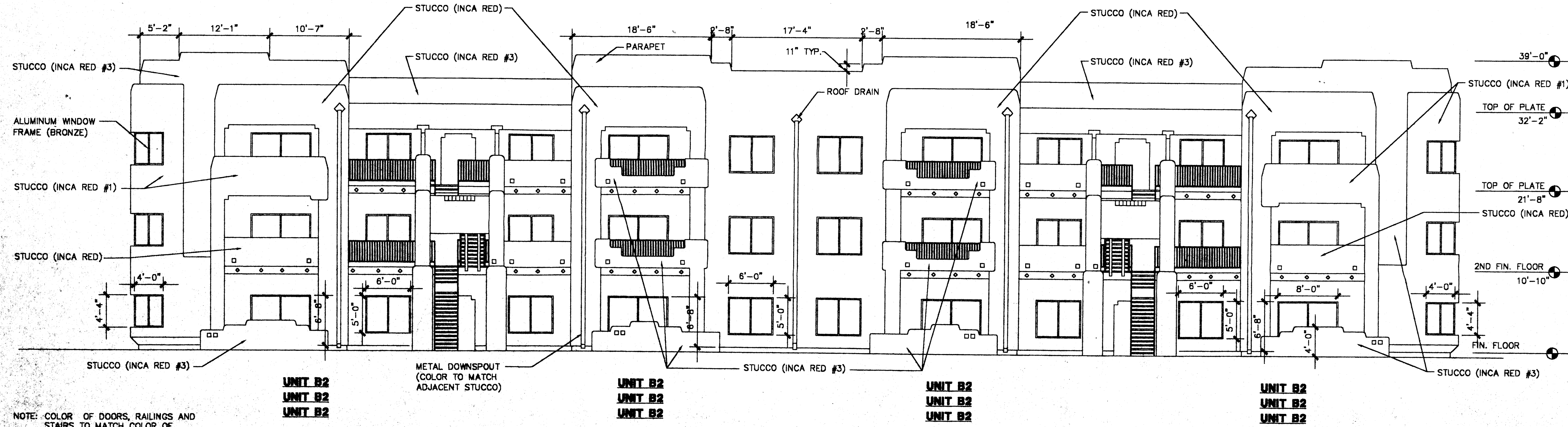
SIDE ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



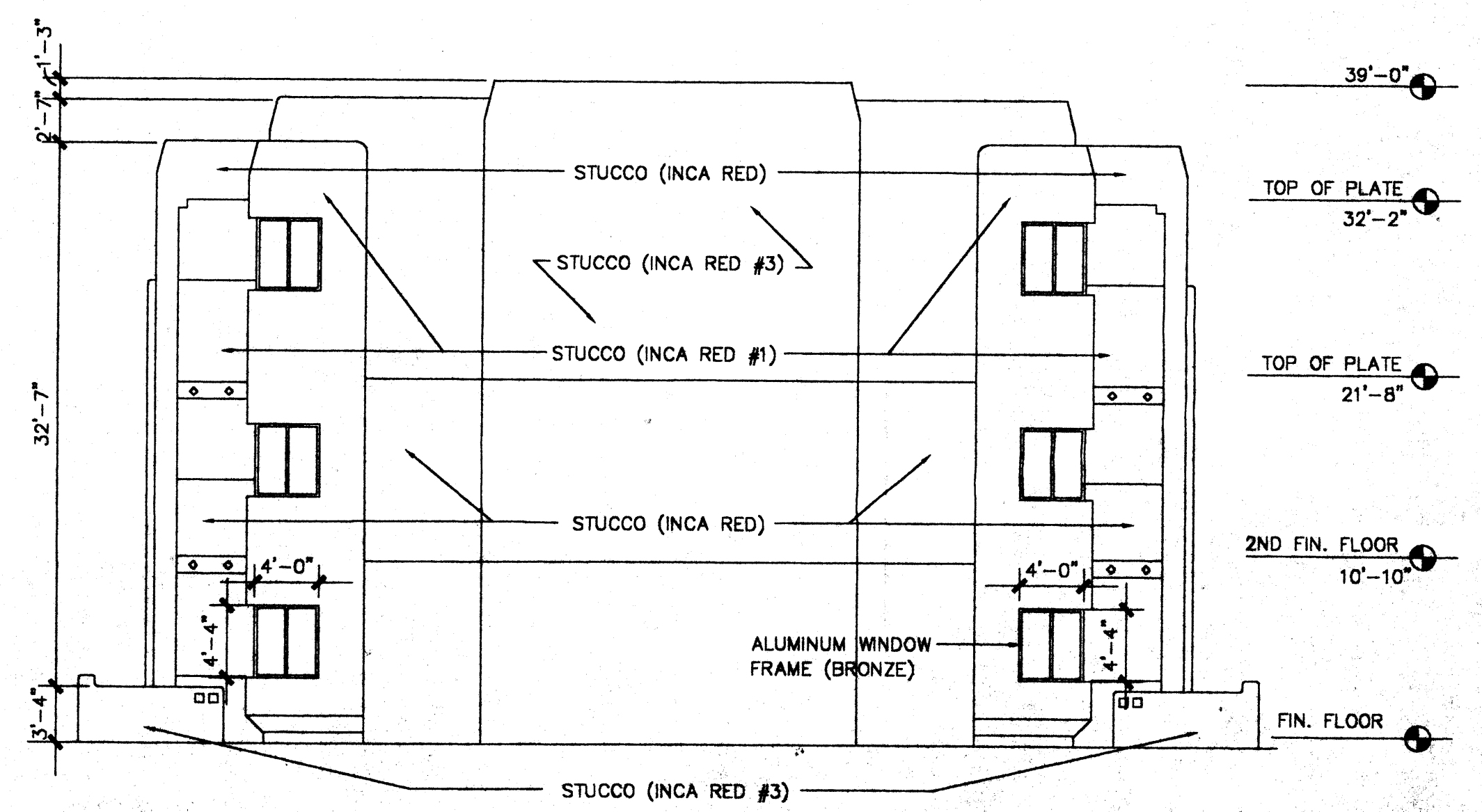
FRONT/REAR ELEVATION
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"



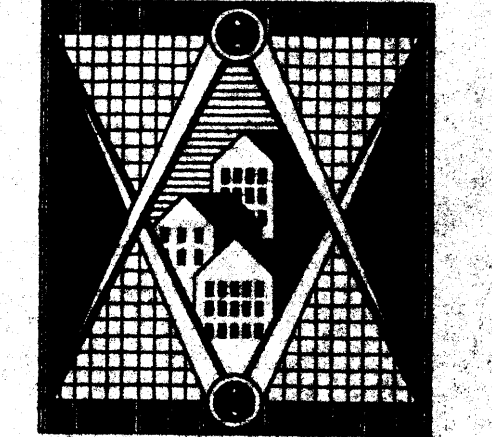
FRONT/REAR ELEVATION
BUILDING TYPE 3
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
BUILDING TYPE 3
SCALE: 1/8" = 1'-0"

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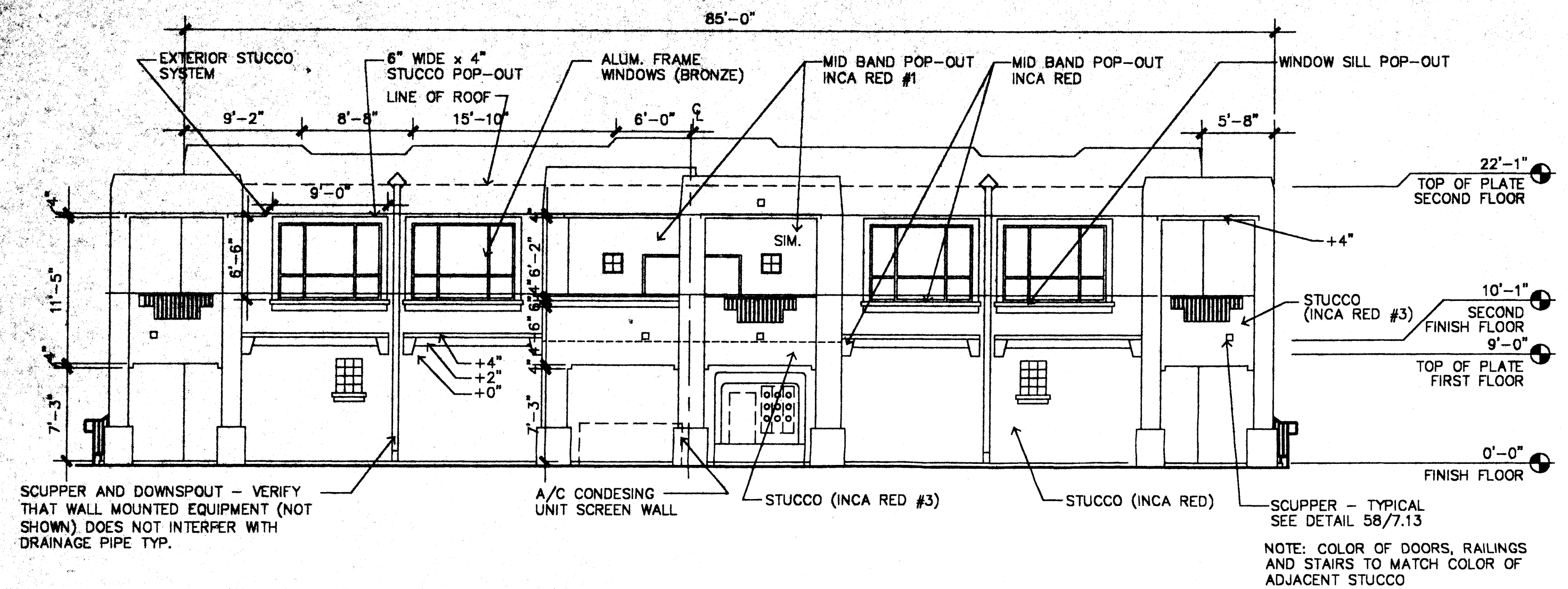
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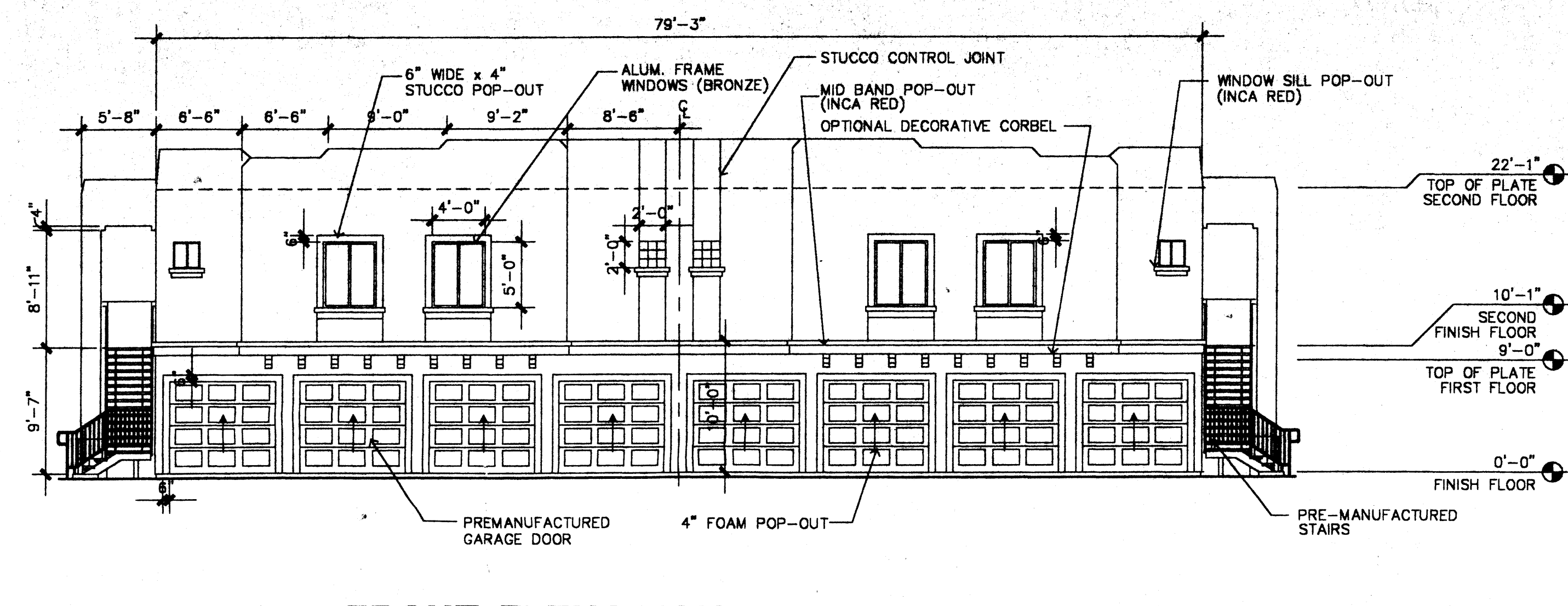
BUILDING ELEVATIONS - 1

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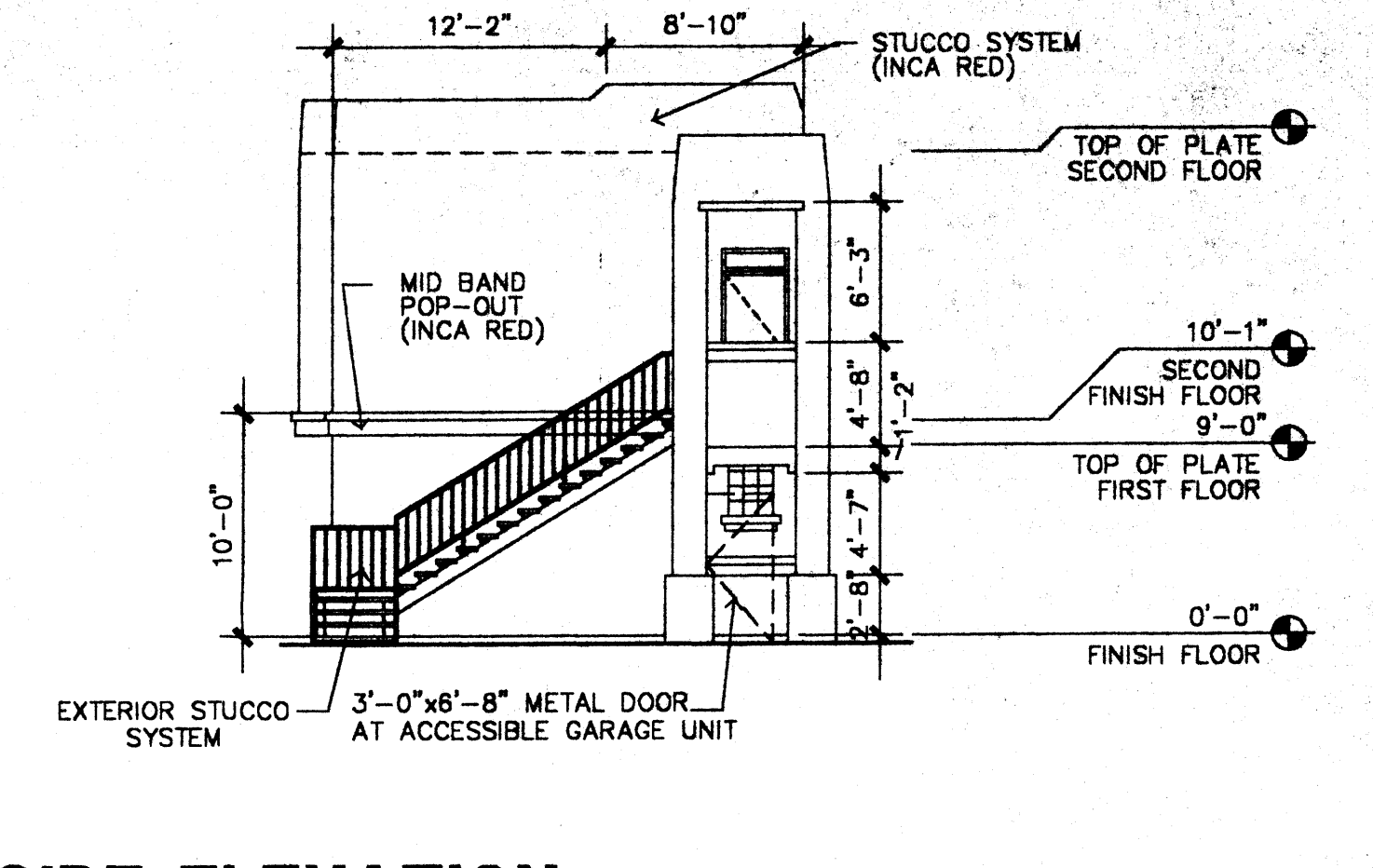
REAR ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"



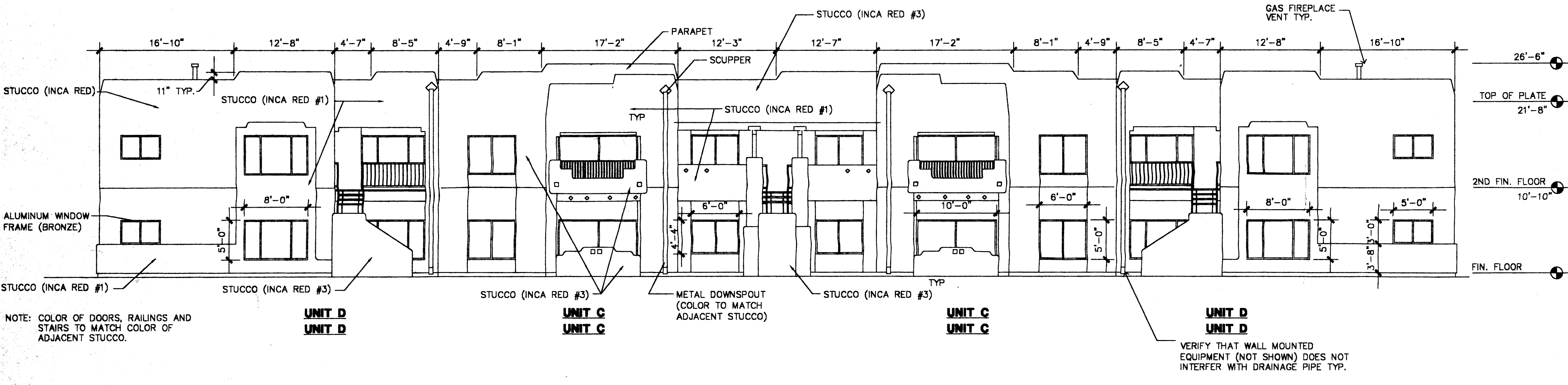
FRONT ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"



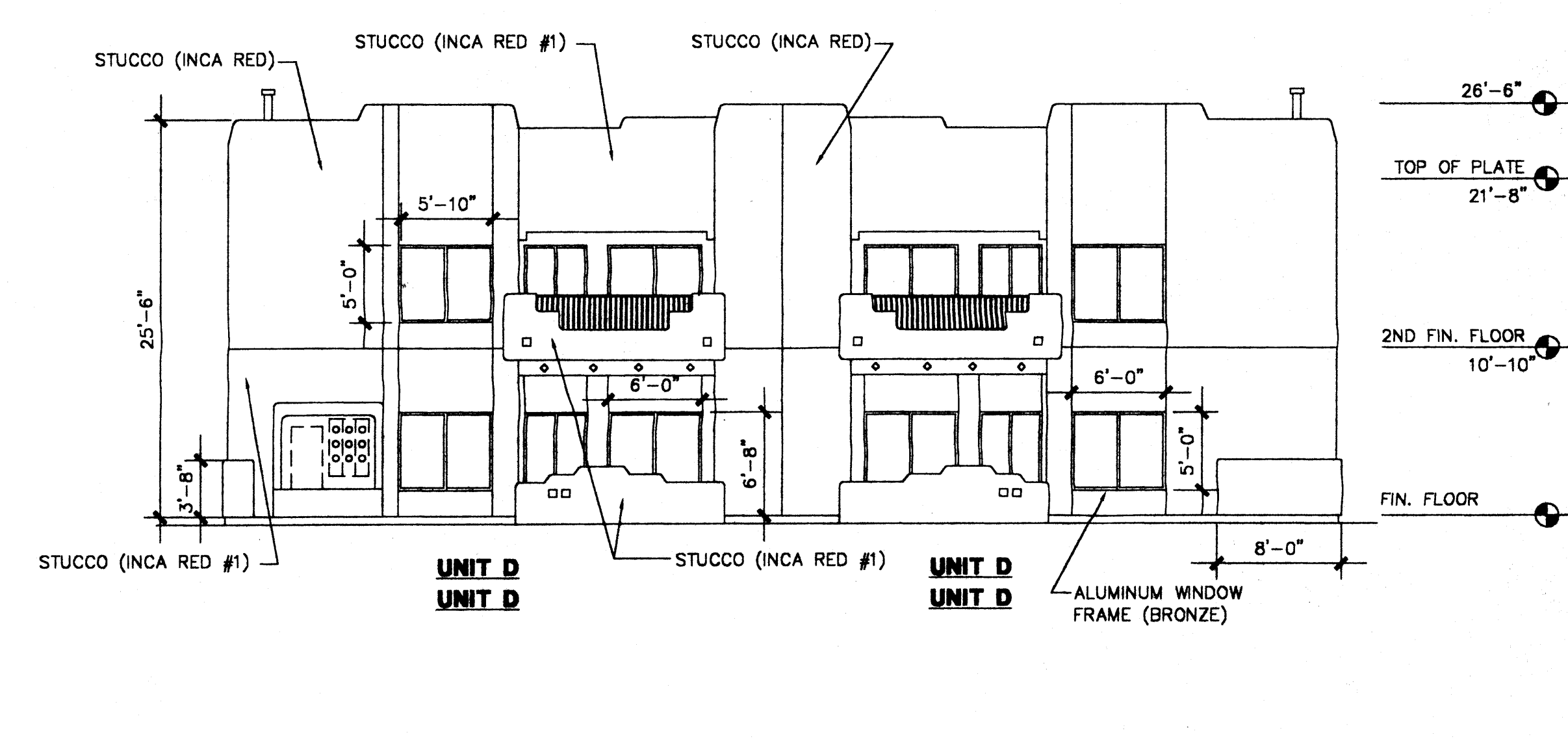
SIDE ELEVATION

BUILDING TYPE 3 SCALE: 1/8" = 1'-0"



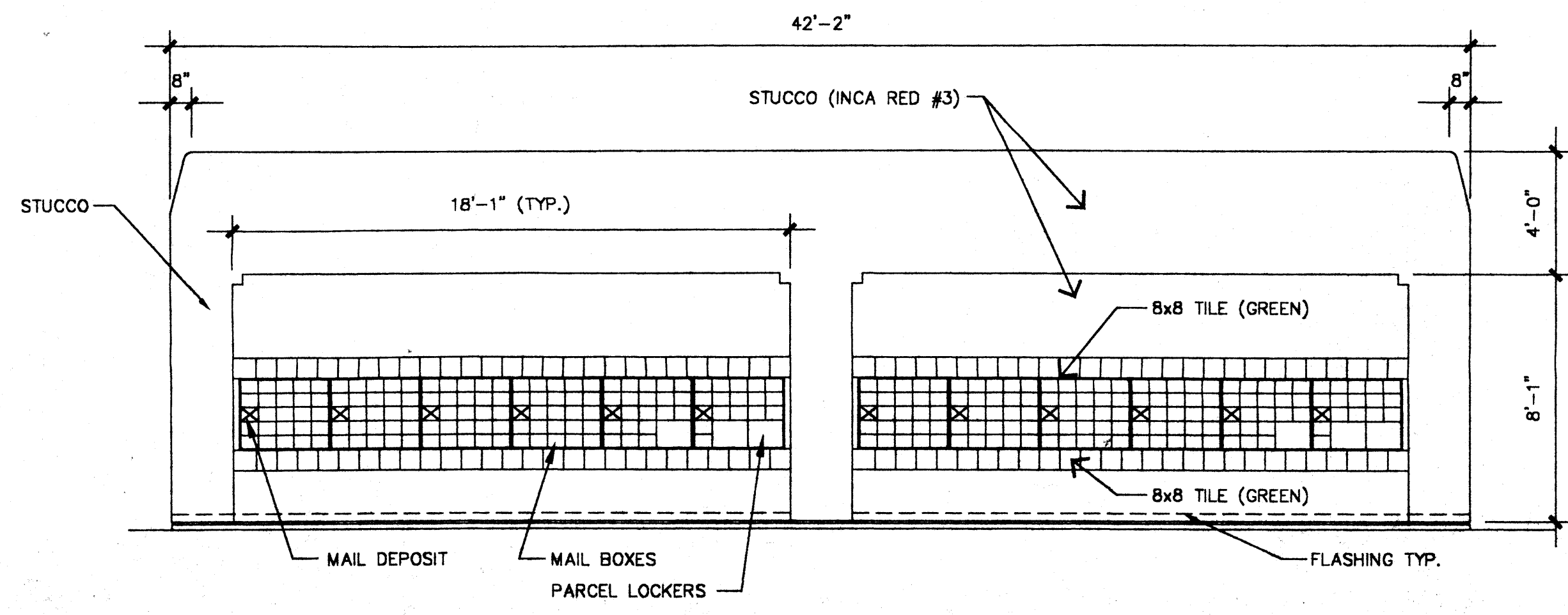
FRONT/REAR ELEVATION

BUILDING TYPE 4 SCALE: 1/8" = 1'-0"



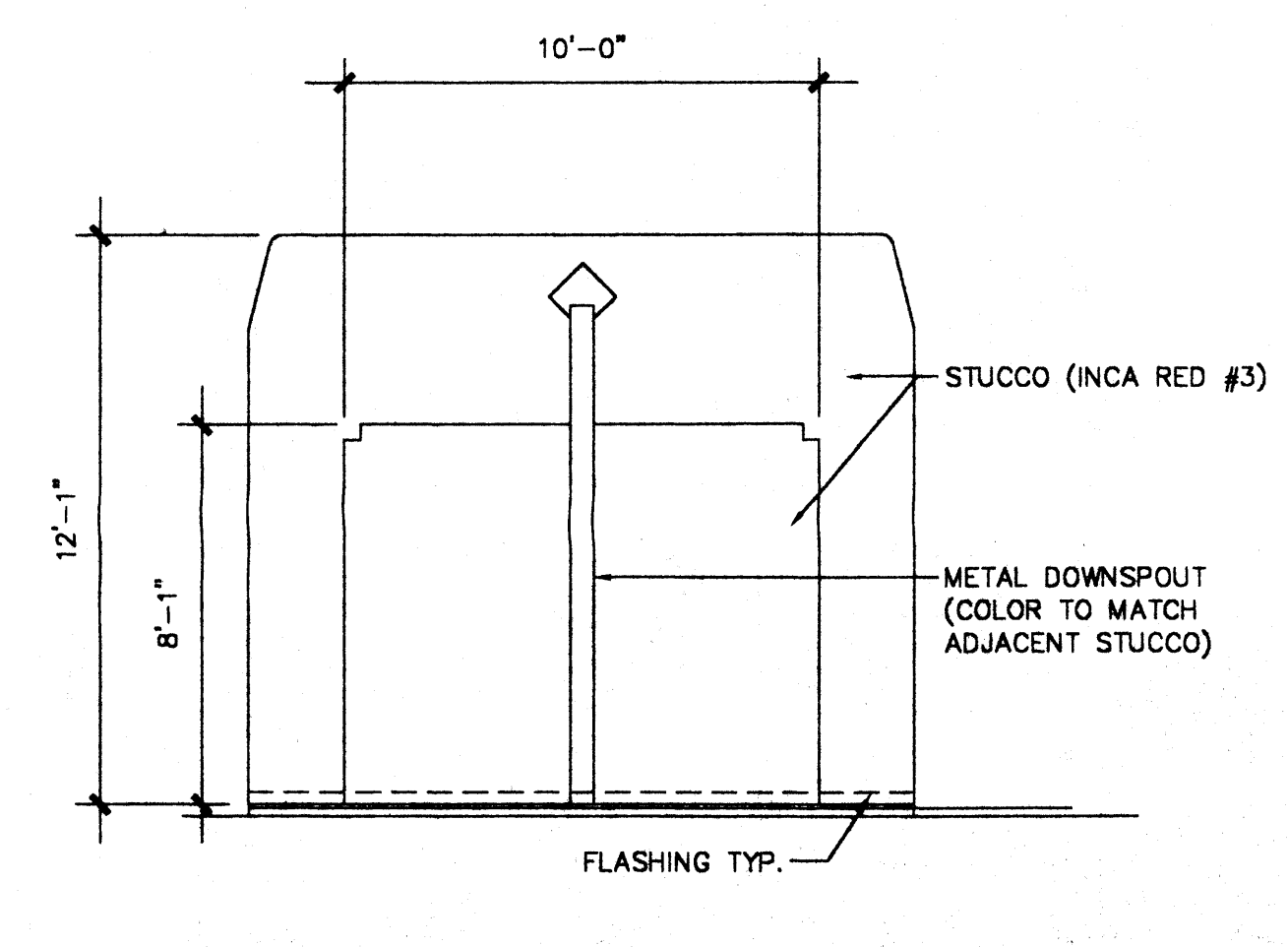
SIDE ELEVATION

BUILDING TYPE 4 SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

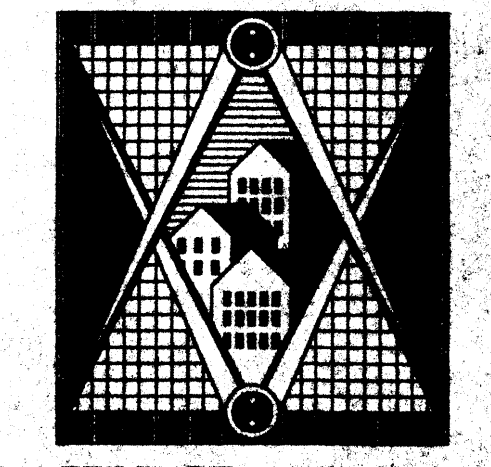


SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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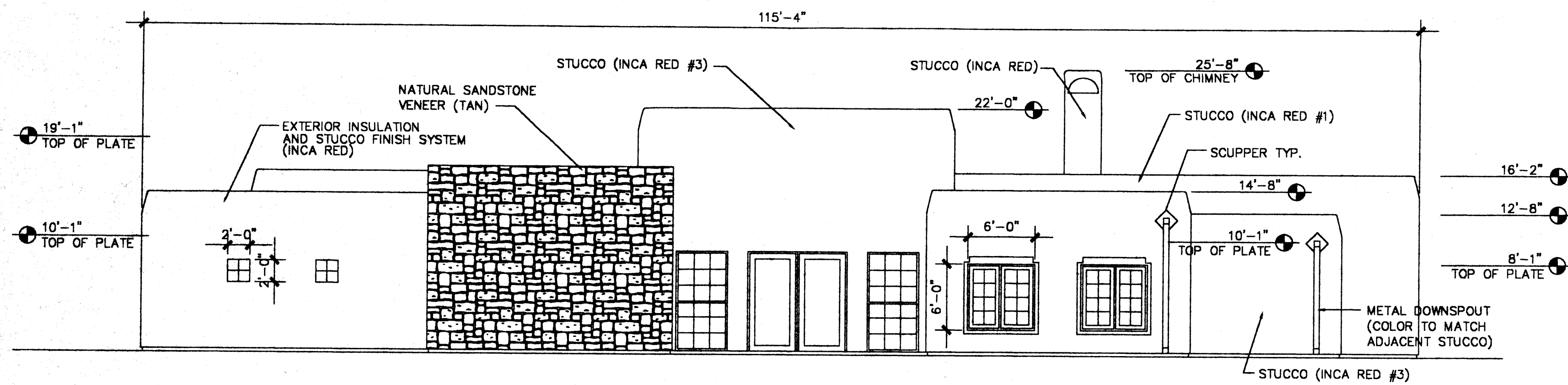
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BUILDING ELEVATIONS - 2

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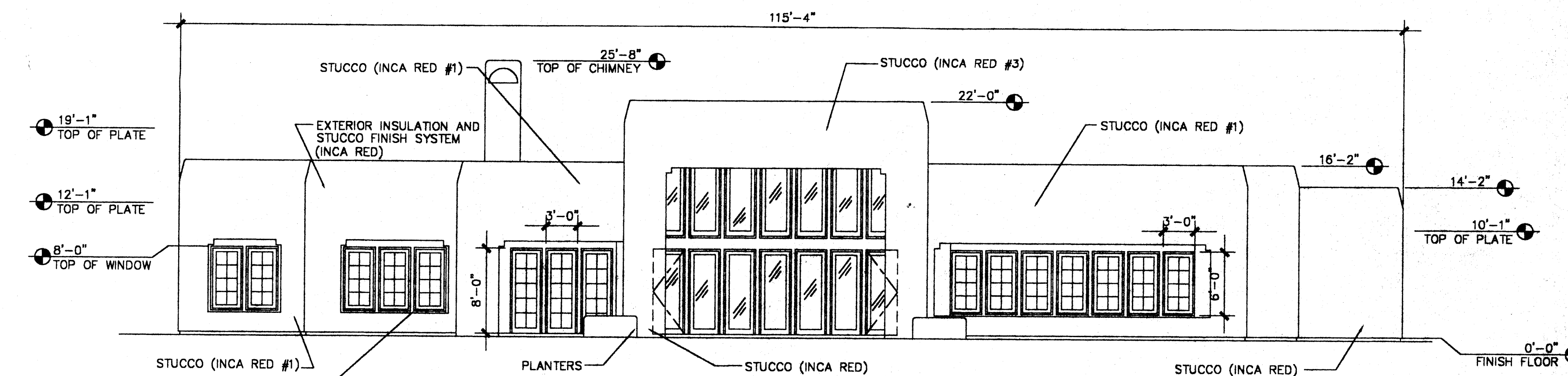
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FRONT ELEVATION

REC/OFFICE

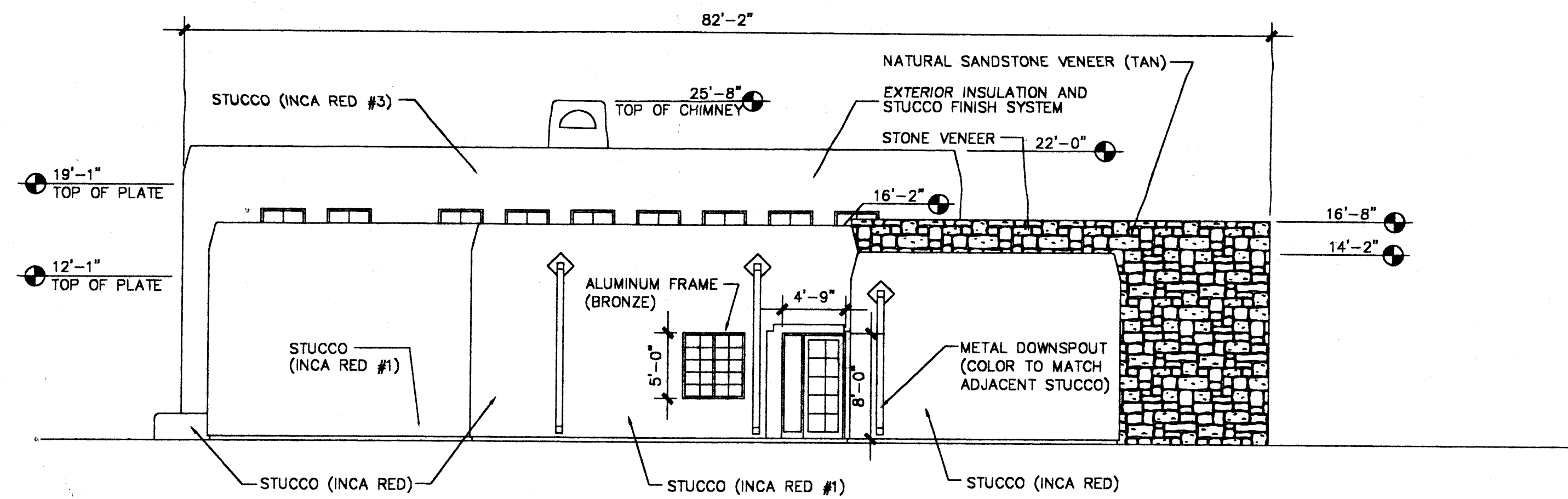
SCALE: 1/8" = 1'-0"



REAR ELEVATION

REC/OFFICE

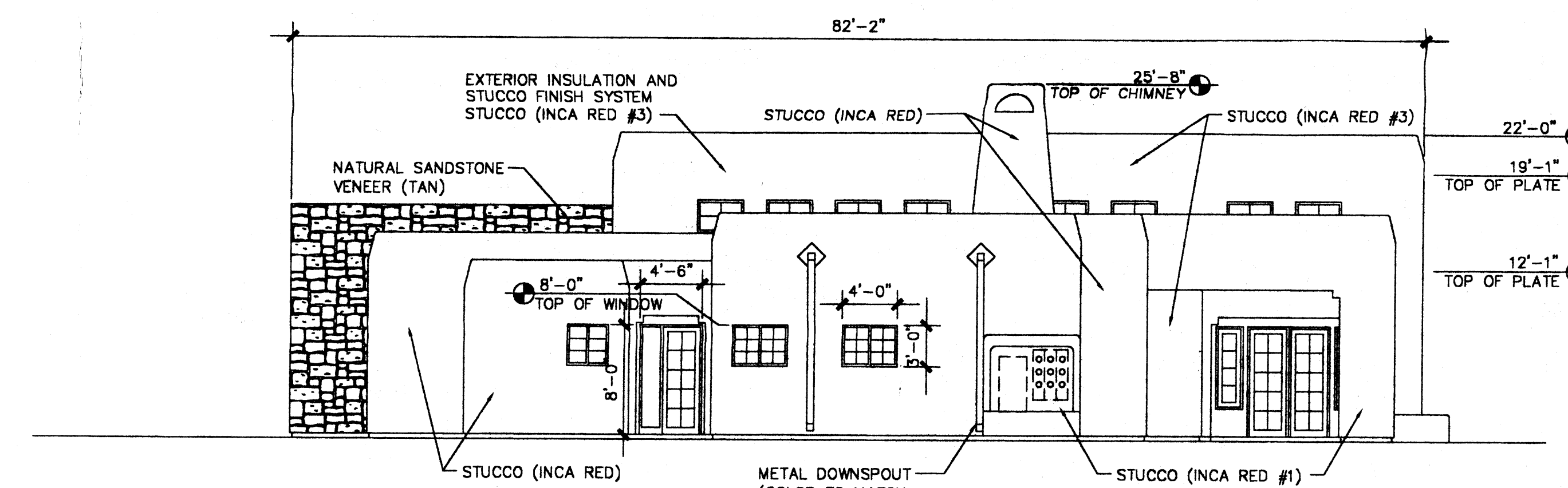
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

REC/OFFICE

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

REC/OFFICE

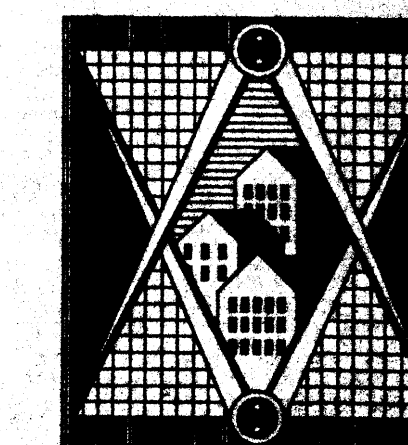
SCALE: 1/8" = 1'-0"

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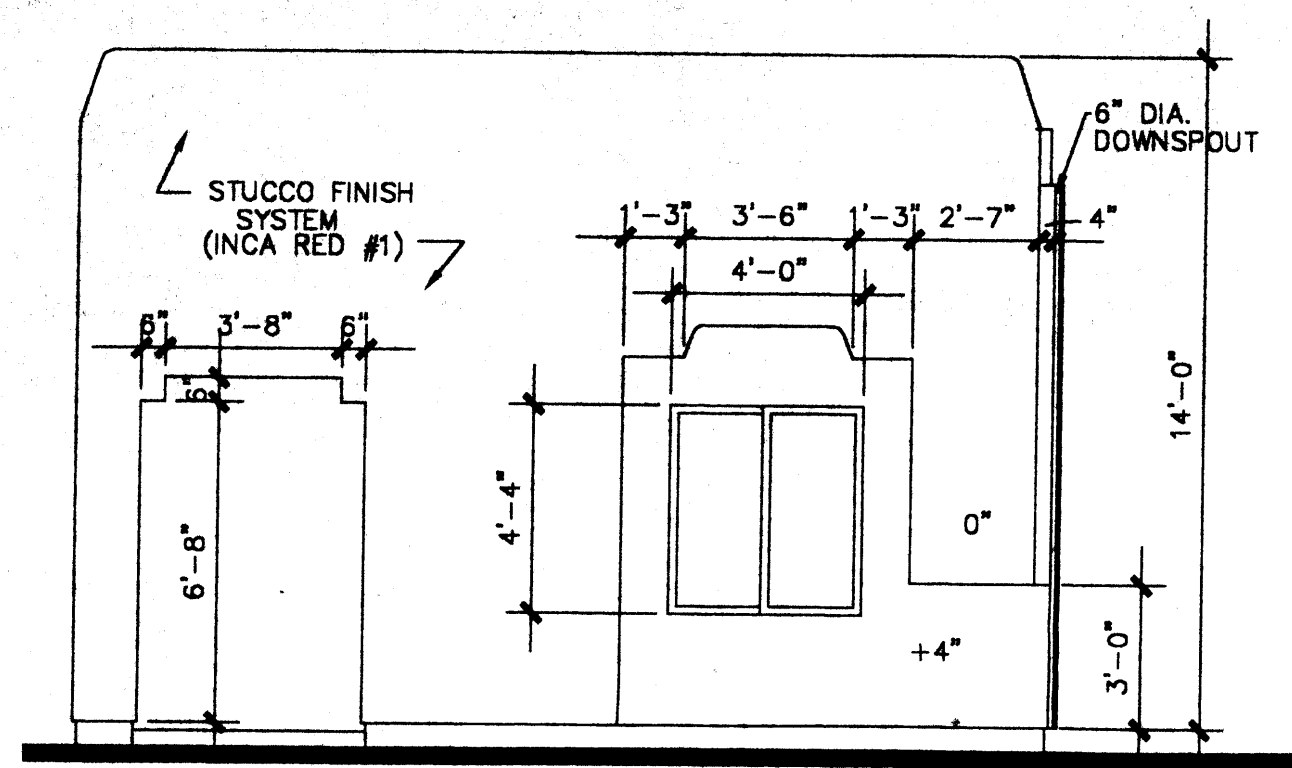
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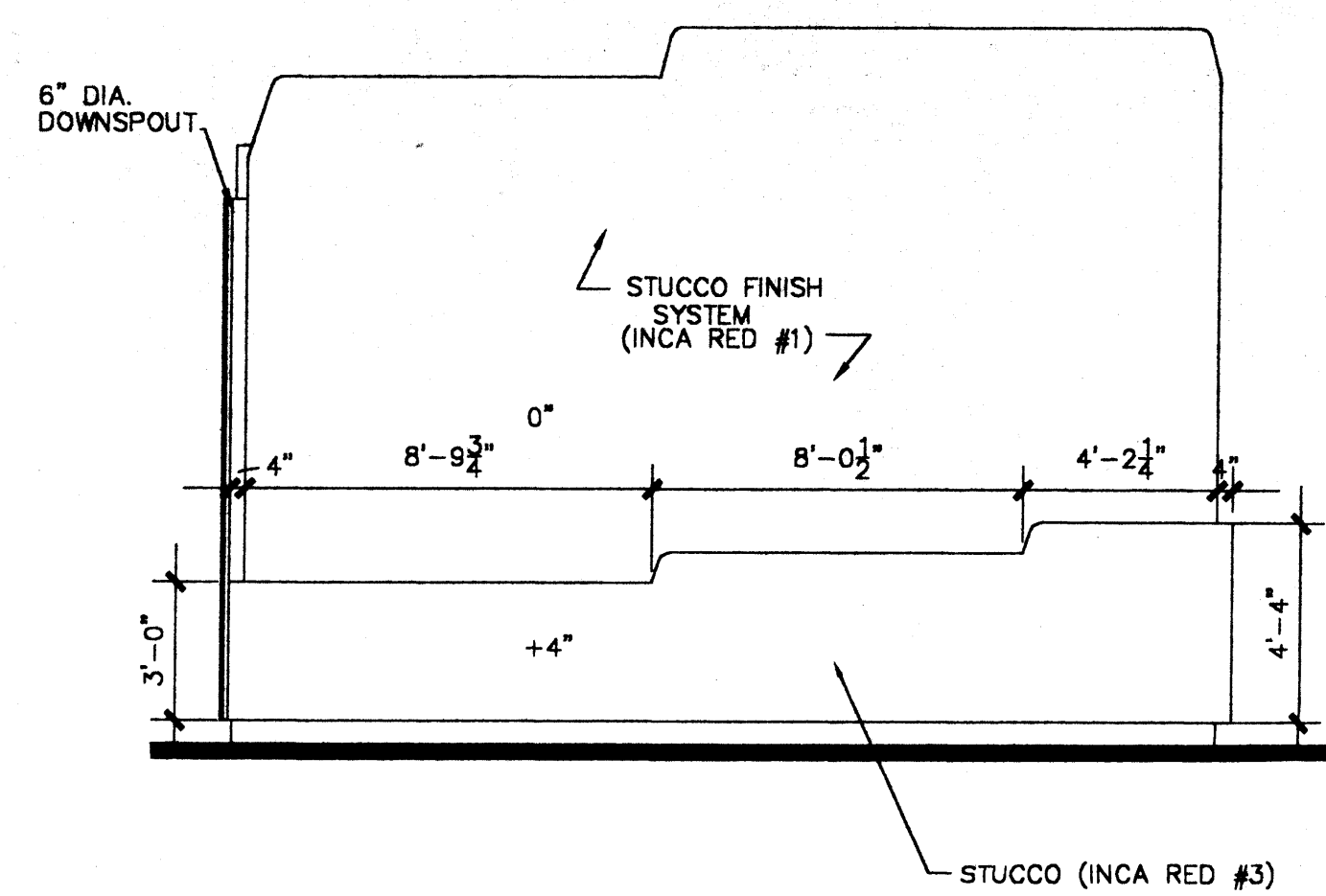
BUILDING
ELEVATIONS - 3

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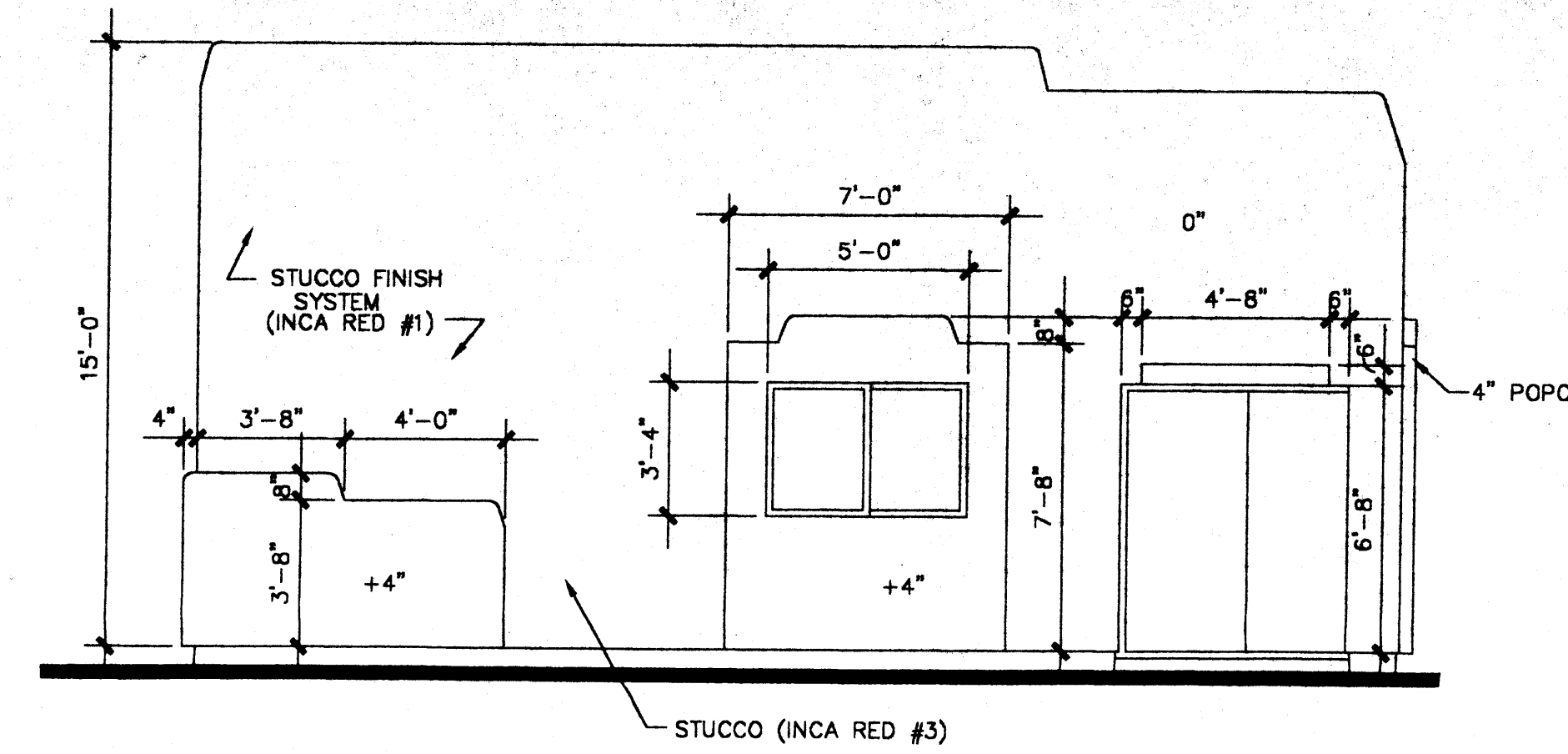
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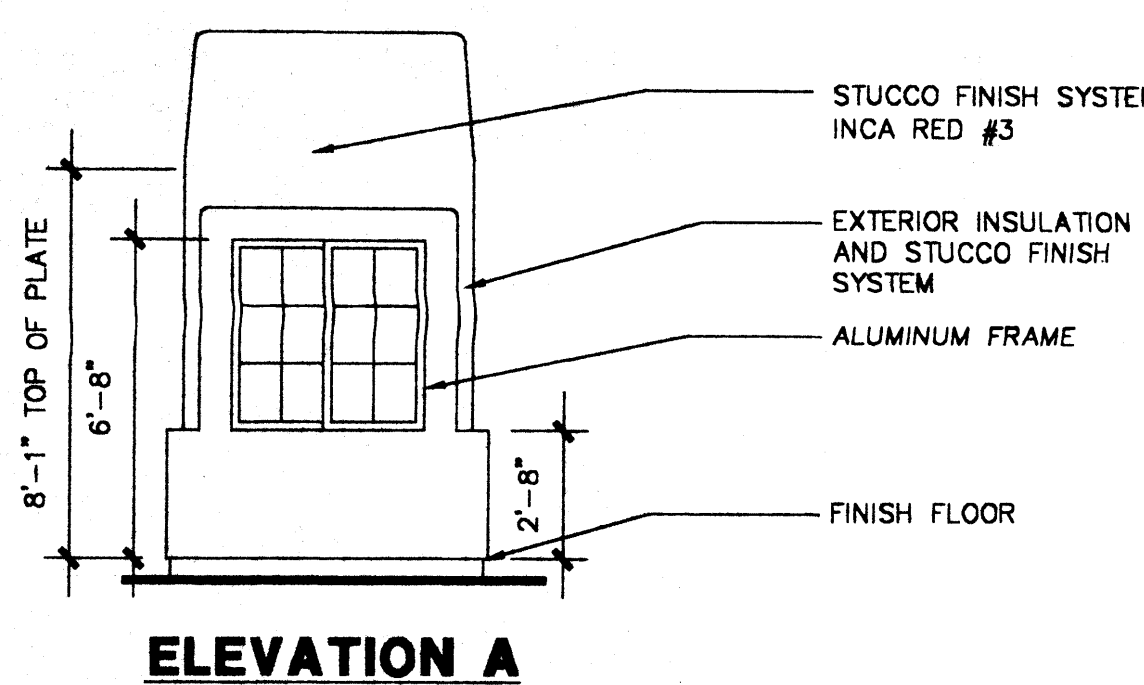
FRONT ELEV.- WORK ROOM
SCALE: 1/4" = 1'-0"



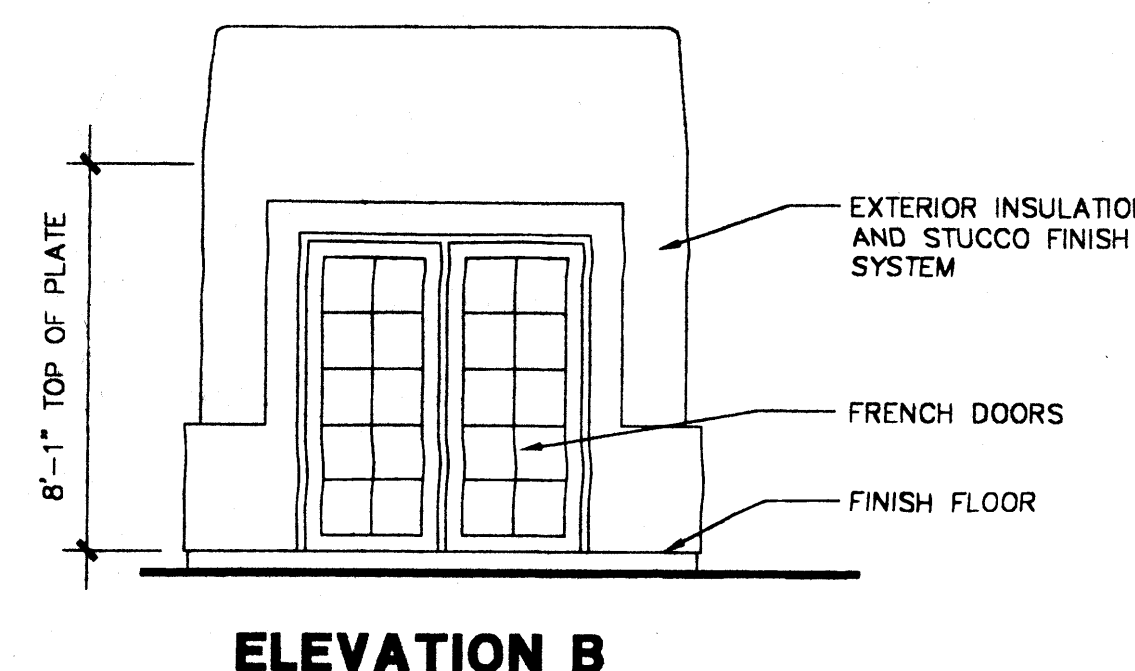
REAR ELEV.- WORK ROOM
SCALE: 1/4" = 1'-0"



SIDE ELEV.- WORK ROOM
SCALE: 1/4" = 1'-0"



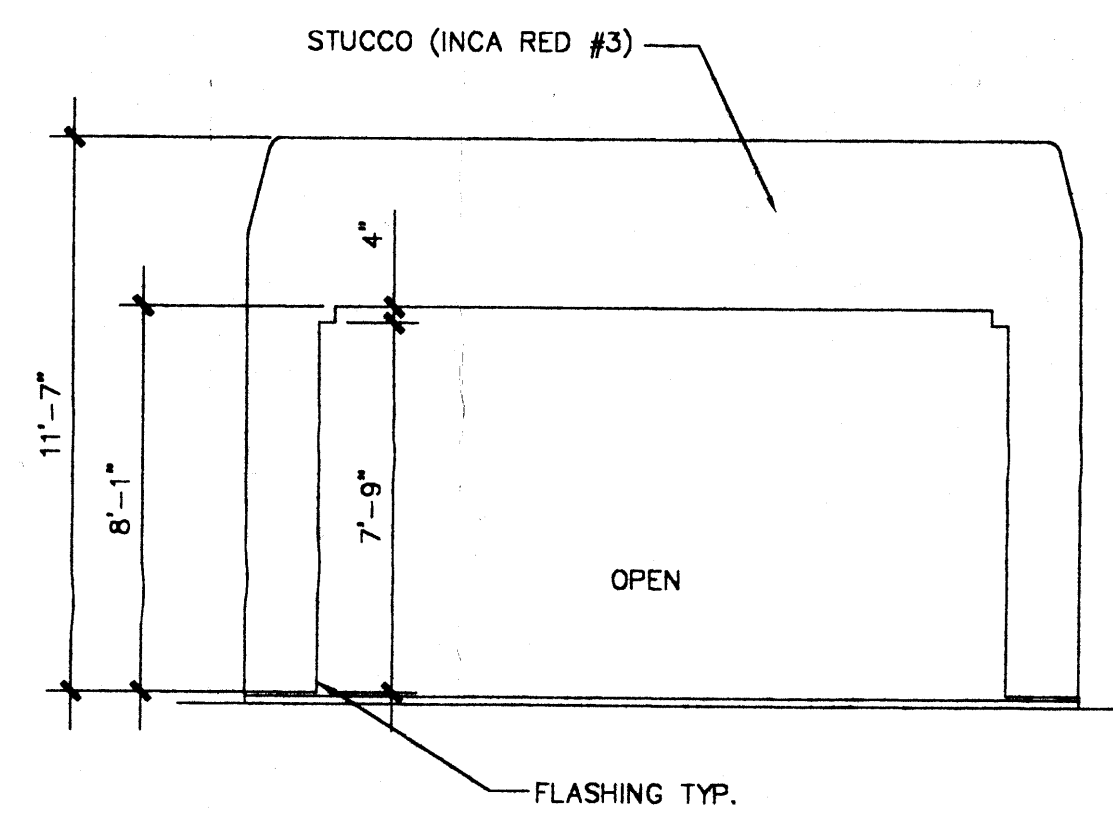
ELEVATION A



ELEVATION B

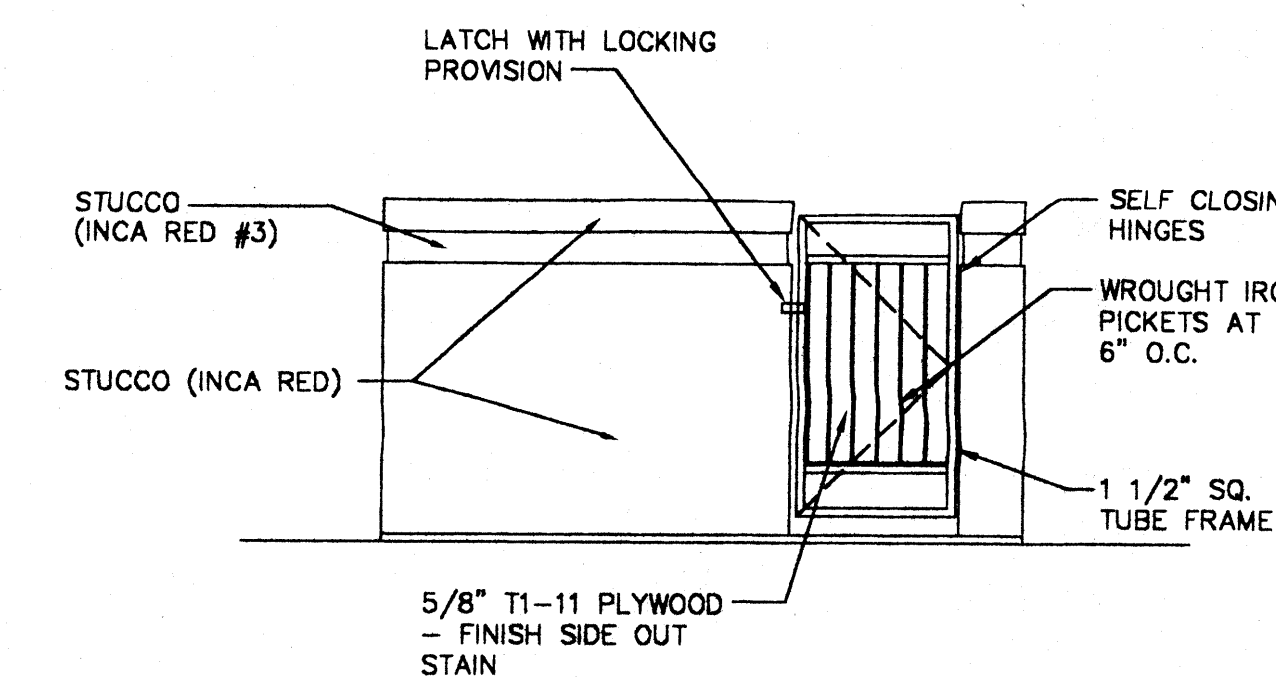
GUARD HOUSE

SCALE: 1/4" = 1'-0"



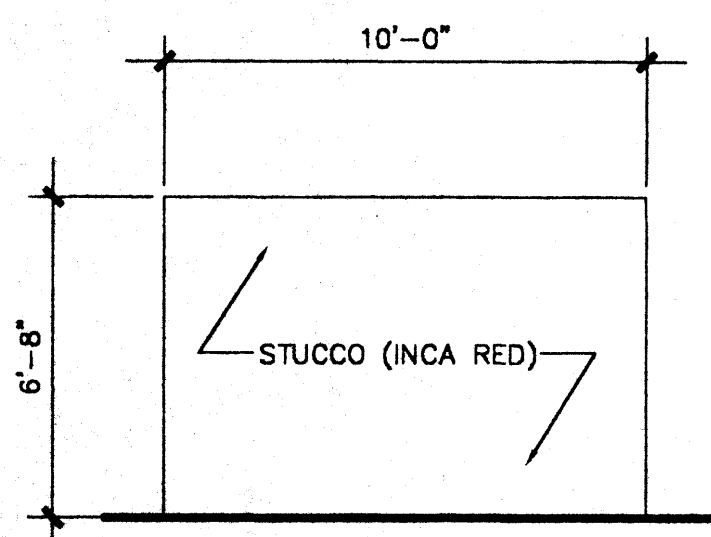
TYPICAL RAMADA ELEVATION

SCALE: 1/4" = 1'-0"

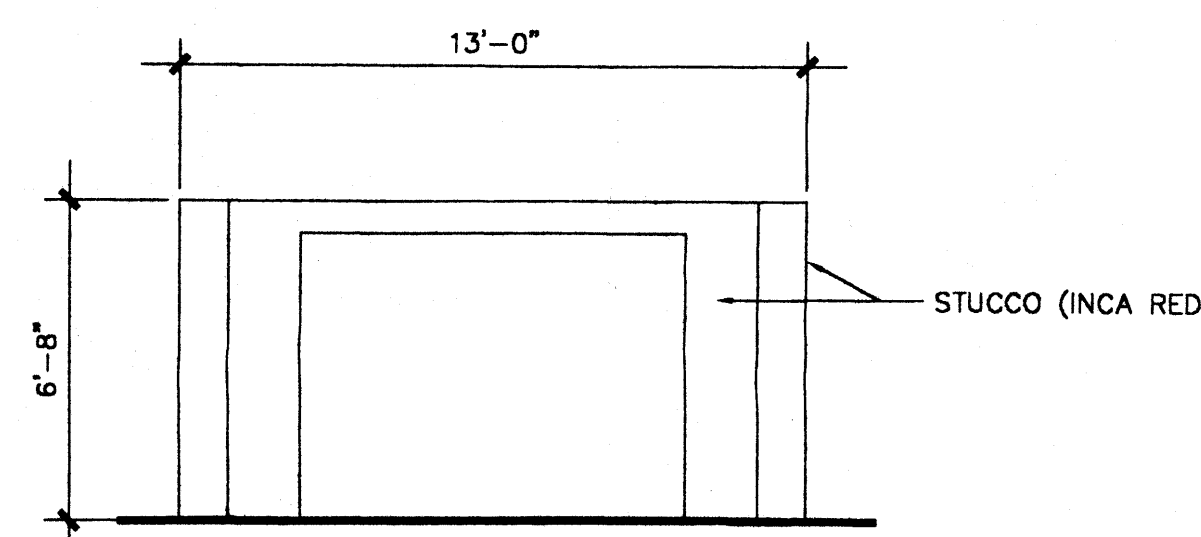


**FRONT ELEVATION
POOL EQUIPMENT ENCLOSURE**

SCALE: 1/4" = 1'-0"



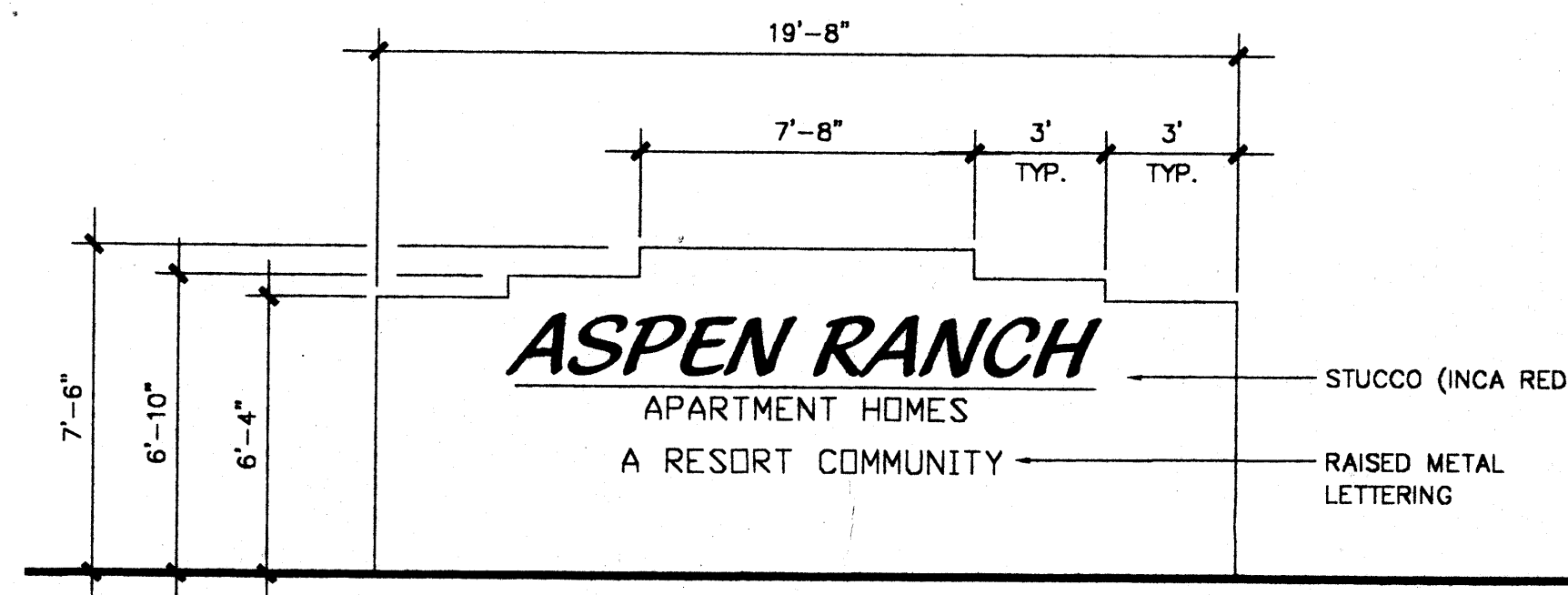
REAR/SIDE ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE

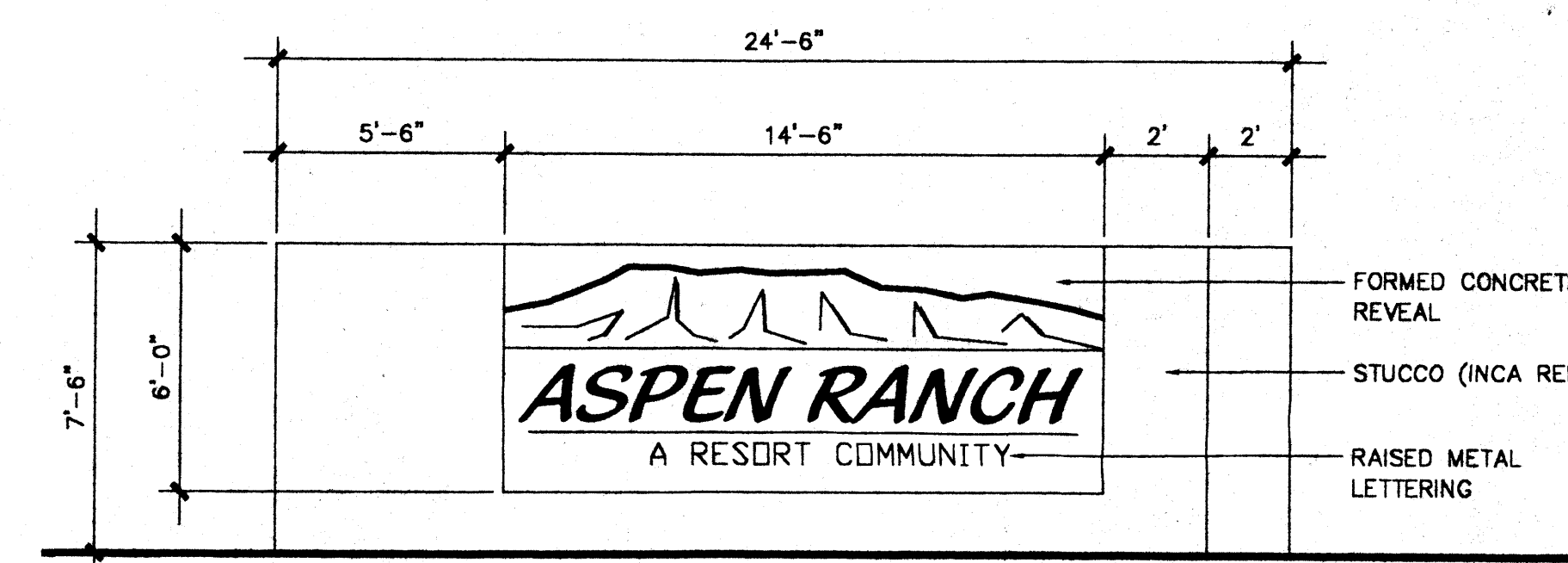
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

ENTRY SIGN

SCALE: 1/4" = 1'-0"



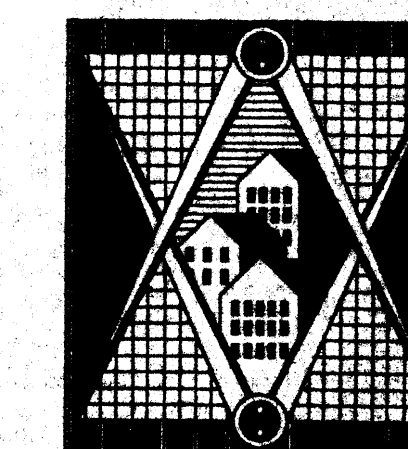
FRONT ELEVATION

ENTRY MONUMENT SIGN

SCALE: 1/4" = 1'-0"

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BUILDING ELEVATIONS - 4



SITE PLAN LEGEND:

- 24 BUILDING NUMBER
- Ⓟ BUILDING TYPE
- RI RAMADA BLDG. NUMBER
- COVERED PARKING LIGHT FIXTURES 4' STRIP FLUORESCENT WITH (1) F40 OR LAMP W/ TUBE GUARD. REFER TO SHEET ES.2 FOR MOUNTING DETAIL.
- ⊕ POST MOUNTED LIGHTING FIXTURE WITH (2) 18 IN. THIN COMPACT FLUORESCENT LAMPS. SEE LIGHTING FIXTURE DETAIL ON SHEET ES.2. CUSTOM FIXTURE SELECTED BY OWNER AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ⊞ POLE MOUNTED LIGHTING FIXTURE, CUT-OFF WITH 250W HIGH PRESSURE SODIUM LAMP, 120V. U.L. LISTED FOR NET LOCATIONS. SEE POLE DETAIL ON SHEET ES.2.
- ⊞ POLE MOUNTED LIGHTING FIXTURE, CUT-OFF WITH (2) 250W HIGH PRESSURE SODIUM LAMP, 120V. U.L. LISTED FOR NET LOCATIONS. SEE POLE DETAIL ON SHEET ES.2.
- ⊞ POLE MOUNTED LIGHTING FIXTURE AT TENNIS COURT, CUT-OFF WITH 400W METAL HALIDE LAMP, 120V. U.L. LISTED FOR NET LOCATIONS. SEE POLE DETAIL ON SHEET ES.2. COURT LIGHTING SHALL CONTROLLED BY THE LOGIC THAT OVERRIDES THE SPRINGS-WOUND TIMER AND SHUT-OFF AT 11:00 PM.
- ⊞ WALL MOUNTED LIGHTING FIXTURE. SHOWN FOR INFORMATION ONLY. REFER TO SHEET ES.1 FOR CIRCUITING.
- ⊞ GROUND MOUNTED SPOT LIGHTS WITH (1) FL18 LAMP. SEE LIGHT FIXTURE DETAIL ON SHEET ES.2.
- ⊞ JP J-BOX MOUNTED AT 12" AFS ON BASE OF CAR CANOPY COLUMN. PROVIDE WITH 50A, 1P DISCONNECT SWITCH WITH 20A LHM-RK FUSE, S.E. RATED, NEMA 3R AND WITH 1/2" CU. GROUND PER N.E.C. 250-24.

NOTE:
COORDINATE AND VERIFY EXACT LOCATION AND QUANTITIES OF ALL GROUND MOUNTED L.T.G. FIXTURES WITH LANDSCAPE ARCHITECT BEFORE BEGINNING. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE U.L. LISTED FOR NET LOCATIONS.

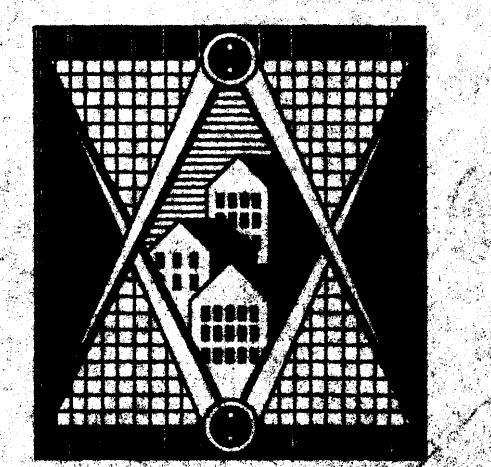
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PROJECT NO. 21026

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SITE PLAN GEN. NOTES:

1. HATCHED PORTION OF BLDGS. ARE 5-STORY BLDGS. UNHATCHED PORTION OF BLDGS. ARE 2-STORY BLDGS. REC./LEASING OFFICE BLDGS. IS A SINGLE STORY BLDG.
2. SEE LANDSCAPE ARCHITECT DRAWINGS FOR EXACT LOCATIONS OF LIGHTING FIXTURES INDICATED ON THIS SHEET.
3. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4" C.
4. ALL UNDERGROUND RUNS FOR EXTERIOR AND OUTDOOR LIGHTING SHALL BE CIRCUITED WITH #10 AWG, THINWALL CU, IN PVC CONDUIT UNLESS NOTED OTHERWISE. PROVIDE BOND WIRE PER N.E.C.
5. ALL HOUSE LIGHTING, THIS SHEET, ROUTED WITHIN BUILDING STRUCTURES AND NOT BELOW GRADE IN PVC CONDUIT SHALL BE INSTALLED IN ENT, ENT, PLEX OR MC CABLE.
6. ALL PENETRATIONS OF FIRE RATED WALLS SHALL BE EXECUTED PER LOCAL AND ALL APPLICABLE CODES.
7. CABLE TELEVISION, TELEPHONE, AND SECURITY SYSTEM SHALL BE WIRE WOUND BY ELECTRICAL CONTRACTOR.
8. ALL ELECTRICAL EQUIPMENT WIRING, LIGHTING, ETC. IN AND ADJACENT TO THE SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN SHALL COMPLY WITH N.E.C. ARTICLE 680-1.
9. A PERMANENT PLaque OR DIRECTORY SHALL BE INSTALLED AT EACH SERVICE DISCONNECT LOCATION DENOTING ALL OTHER SERVICES, FEEDERS AND BRANCH CIRCUITS SUPPLYING THAT BLDG. AND THE AREA SERVED BY EACH PER N.E.C. 250-26.

ELECTRICAL SITE LIGHTING PLAN
SCALE 1" = 50'-0"
0 25' 50' 100'
H. L. SON

CALABACILLAS ARROYO