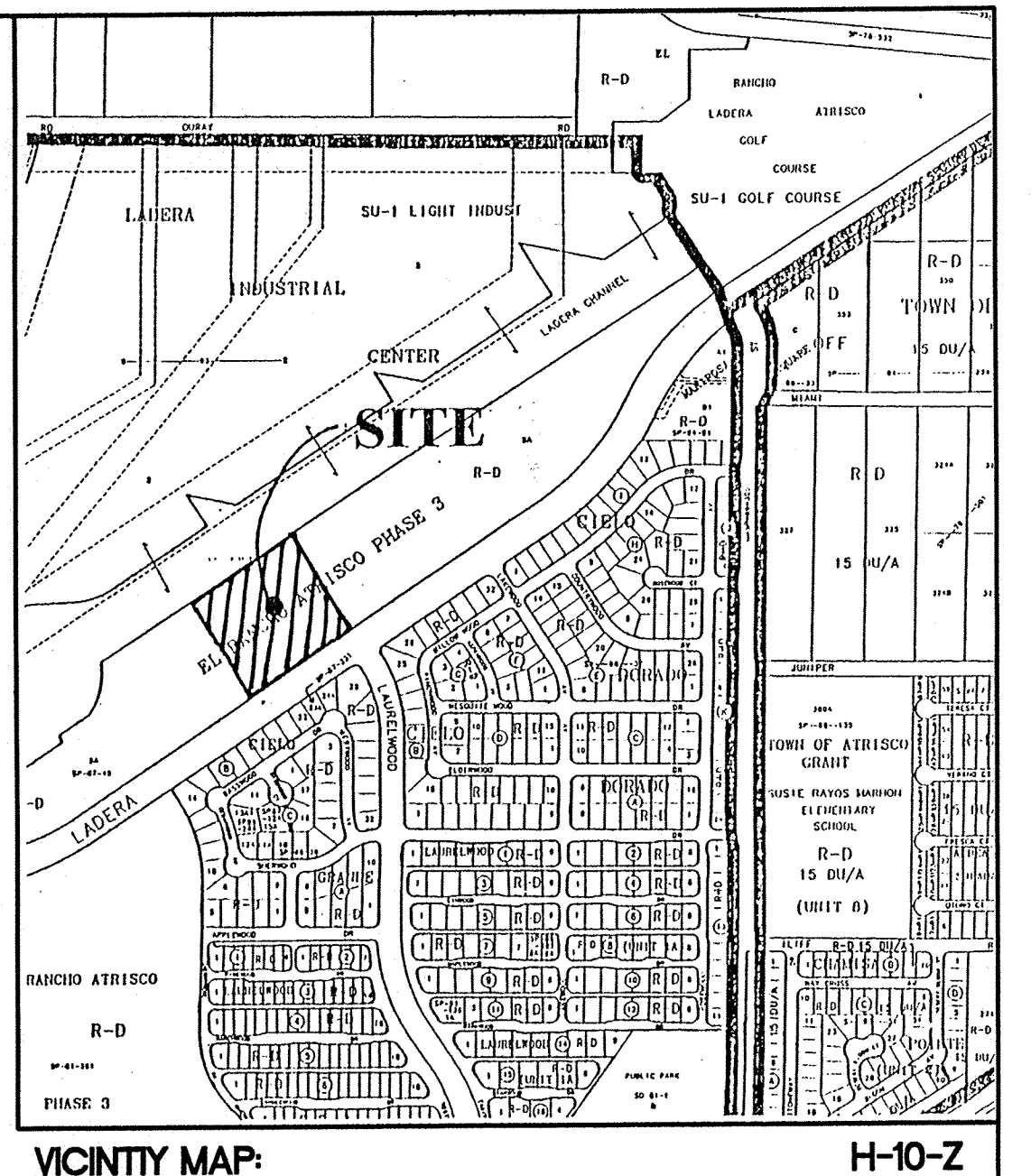


- LEGEND**
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SET BACK LINE
 - ▬ PEDESTRIAN CROSSING SECTION
 - ♿ DESIGNATED ACCESSIBLE UNITS (HC)
 - 2 No. OF PARKING
 - 2-C No. OF PARKING (COMPACT)
 - MAIL-P RESERVED MAIL DELIVERING VEHICLE PARKING
 - HC-VAN HANDICAP VAN PARKING
 - HC HANDICAP CAR PARKING
 - 18 BUILDING NUMBER

- GENERAL NOTES:**
- 1 ALL DIMENSIONS TO BUILDINGS ARE TO THE FOUNDATION (NOT THE STUDS) UNLESS NOTED OTHERWISE.
 - 2 LABELED 4-DIGIT SUITE NUMBER SYSTEM: FIRST TWO DIGITS ARE FOR THE BUILDING NUMBER; LAST TWO DIGITS ARE FOR THE SUITE NUMBER IN WHICH ODD NUMBERS ARE ON THE GROUND FLOOR AND EVEN NUMBERS ARE ON THE SECOND FLOOR.
 - 3 PAINT RED TO ALL FOLLOWING SURFACES: CURBING ADJACENT TO FIRE HYDRANTS AND FIRE LANE INDICATED IN DASHED LINES WITH CURB, HANDICAP ACCESS RAMPS. PROVIDE ONE 16" HIGH PAINTED 2-DIGIT BUILDING ID ON EACH BUILDING ELEVATION.
 - 4 SIDEWALK LAYOUTS ARE SUBJECT TO ADJUSTMENTS BY CONTRACTOR ON SITE. CONSULT WITH ARCHITECT DURING PRELIMINARY LAYOUT.
 - 5 NO BUILDING SIGNAGE THIS PHASE. SEE SHEET B FOR OPEN SPACE CALCULATIONS.
 - 6 AREA LIGHTING, INCL. PARKING, TOT LOT, AND WALKS, SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH 1ST CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.W. IT SHALL HAVE AN OFF-SITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
 - 7 SEE SHEET F FOR PAVING SECTIONS
 - 8 BUILDING COLORS ARE LIGHT RED CLAY ON THE BUILDINGS OR OFF-WHITER BEIGE CLAY. SEE BUILDING ELEVATIONS SHEET E.



LEGAL DESCRIPTION

TRACT 5-1A-1A, EL RANCHO ATRISCO, PHASE II

SITE DATA

LOT AREA:	232,567 SF (5.339 ACRE)
LANDSCAPE AREA:	33,435 SF
PARKING/DRIVEWAY:	76,461 SF
227 PARKING SPACES PROVIDED, 8 HC	
224 PARKING SPACES REQUIRED, 8 TO BE HC ACCESSIBLE	
22 (10% REDUCTION FOR BUS ROUTE)	
TOTAL REQUIRED SPACES = 202	
TYPE B BLDG.	5 @ 9,160 SF = 45,800 SF
TYPE D BLDG.	7 @ 7,560 SF = 52,920 SF
TYPE F BLDG.	1 @ 5,380 SF = 5,380 SF
LAUNDRY BLDG.	1 @ 382 SF = 382 SF
TOTAL BLDGS.	13 TOTAL AREA: 104,482 SF

124 TOTAL UNITS
 48 1 BR UNITS @ 645 SF (700 SF 2ND FLR.) - 39%
 76 2 BR UNITS @ 945 SF - 61%

BUILDING TYPE: VN (WITH 2 HOUR SEPARATION)
 PROPOSED USE: MULTI FAMILY RESIDENTIAL

DRB-96-201

- ADA UNITS:**
- 1 ACCESSIBLE UNITS (HC): SUITES 0109 (1BR), 0301 (3BR), AND 0705 (2BR). TOTAL OF (3) UNITS.
 - 2 ADAPTABLE UNITS (AD): ALL GROUND FLOOR UNITS EXCEPT DESIGNATED HC UNITS. TOTAL OF (55) UNITS.

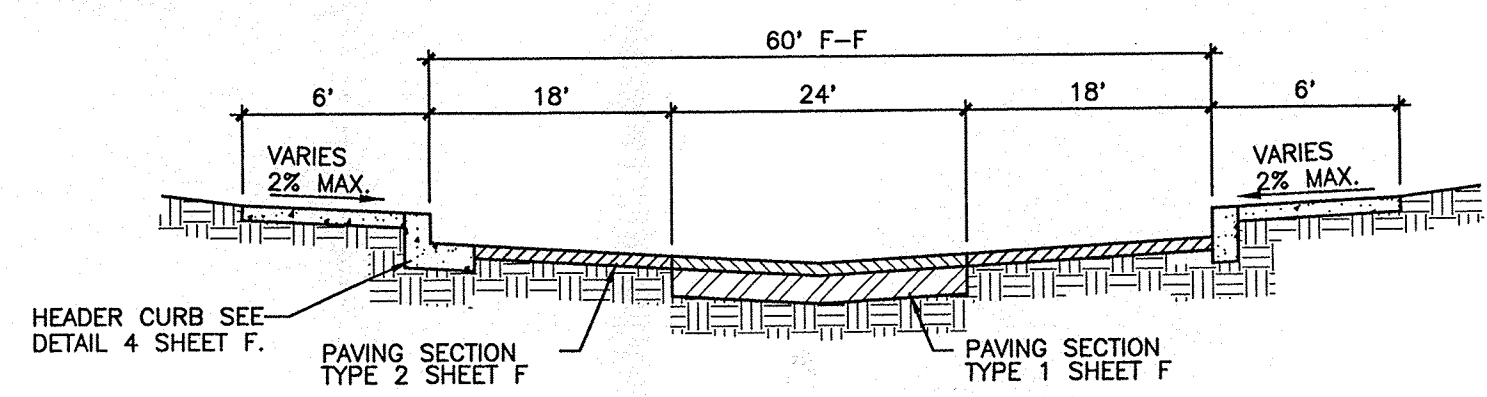
APPROVED AS TO REQUIREMENTS

<i>Kym L. Tom</i>	11-14-97
CITY PLANNING DEPARTMENT	DATE
<i>Paul P. Piquini</i>	11-5-97
CITY ENGINEER DEPARTMENT	DATE
<i>Robert W. Kane</i>	5-14-96
WATER UTILITIES DEPARTMENT	DATE
<i>Mike B...</i>	5-12-96
TRANSPORTATION DEPARTMENT	DATE
<i>Deborah J. Kelly</i>	10-27-97
PLANS & GENERAL SERVICES DEPARTMENT	DATE

CIP

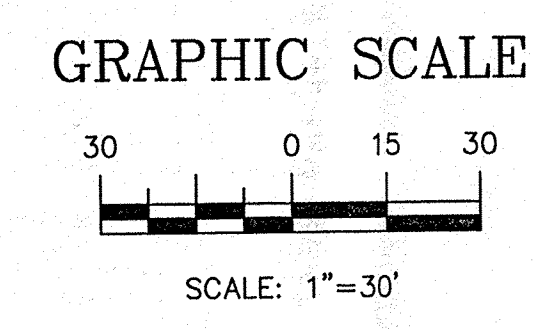
- KEYED NOTES:**
- 1 EXISTING CURB.
 - 2 EXISTING MEDIAN.
 - 3 EXISTING FENCE.
 - 4 NOT USED.
 - 5 EXISTING 50 FOOT PUBLIC ACCESS EASEMENT.
 - 6 MASONRY PILASTER & IRON PICKET FENCE. REFER TO SHEET E FOR DETAIL.
 - 7 EXISTING 40 FOOT UTILITY EASEMENT FILED 5-13-82 VOL. C19, FOLIO 143.
 - 8 ALL DRIVEWAYS AND PARKING TO BE ASPHALTIC CONC. PAVING UNLESS NOTED OTHERWISE. SEE SHEET F FOR DETAILS.
 - 9 SINGLE REFUSE DUMPSTER ENCLOSURE WITH CONCRETE APRON, REFER TO DETAIL 3/SP-1, 9 & 10/SP-2, TYPICAL SHEET F.
 - 10 DOUBLE REFUSE DUMPSTER ENCLOSURE WITH CONCRETE APRON, REFER TO DETAIL 3/SP-1, 9 & 11/SP-2, TYPICAL SHEET F.
 - 11 TYPICAL REGULAR PARKING SPACE 8'-6"X18", PAINTED WITH 4" WIDE WHITE STRIP.
 - 12 TYPICAL COMPACT PARKING SPACE 7'-6"X15", PAINTED WITH 4" WIDE WHITE STRIP.
 - 13 TYPICAL HANDICAP PARKING SPACE 8'-6"X18" W/ LOADING ZONE, PAINTED WITH 4" WIDE YELLOW STRIP. PROVIDE "HANDICAP PARKING ONLY" SIGN (PER DETAIL SHEET F) FOR EACH H/C PARKING.
 - 14 HANDICAP PARKING LOADING ZONE, PAINTED WITH 4" WIDE YELLOW STRIP & 45" HATCH LINES @ 12" O.C.
 - 15 BIKE RACK, SEE SHEET F FOR DETAILS.
 - 16 NOT USED.

- 17 6" THICK CONCRETE PAVING FOR PEDESTRIAN CROSSING W/ 6X6-W4.OXW4.0 W/M. PAINTED WITH 4" WIDE YELLOW STRIP & 45" HATCH LINES @ 12" O.C.
- 18 4" THICK CONCRETE WALKS, 3" WIDE UNLESS NOTED OTHERWISE, REFER 14/F.
- 19 4" THICK X 6" WIDE CONCRETE WALKS @ FRONT OF CAR PARKING. REFER 14/F.
- 20 CONCRETE RAMP, REFER TO DETAIL 1 F.
- 21 LANDSCAPING AREA, REFER TO LANDSCAPE PLAN.
- 22 CONCRETE CURB W/ GUTTER, REFER TO DETAIL 16 F.
- 23 GROUND FLOOR PATIO, TYP.
- 24 FIRE LANE, PAINT CURBING RED TO ALL DASHED CURB FACES. SEE SHEET F.
- 25 BUILDING STAIR, REFER TO DWG 3/A-4 FOR STAIR TYPE PLANS.
- 26 CONCRETE STEPS W/ HANDRAILS BOTH SIDES, REFER TO DETAIL 16/SHEET F. REFER TO CIVIL DRAWINGS FOR ELEVATIONAL DIFFERENCES & EXACT NUMBER OF STEPS REQ'D.
- 27 PROVIDE POLE MOUNTED "RESERVED PARKING ONLY. UNAUTHORIZED VEHICLE WILL BE TOWED AT OWNER'S EXPENSE" SIGN FOR MAIL DELIVERING VEHICLE.
- 28 PAINTED LANE MARKS ON ASPHALT ROAD IN 4" WIDE YELLOW STRIP.
- 29 PAINTED TRAFFIC ARROWS ON ASPHALT ROAD IN WHITE TO CITY OF ALBUQUERQUE STANDARDS. SEE 14 SHEET F.
- 30 EXISTING SIDEWALK.
- 31 RETAINING WALL. SEE GRADING AND DRAINAGE PLAN FOR DETAILS.
- 32 STANDARD CURB. SEE SHEET F DWG# 4.



TYPICAL PARKING SECTION A-A
 NTS

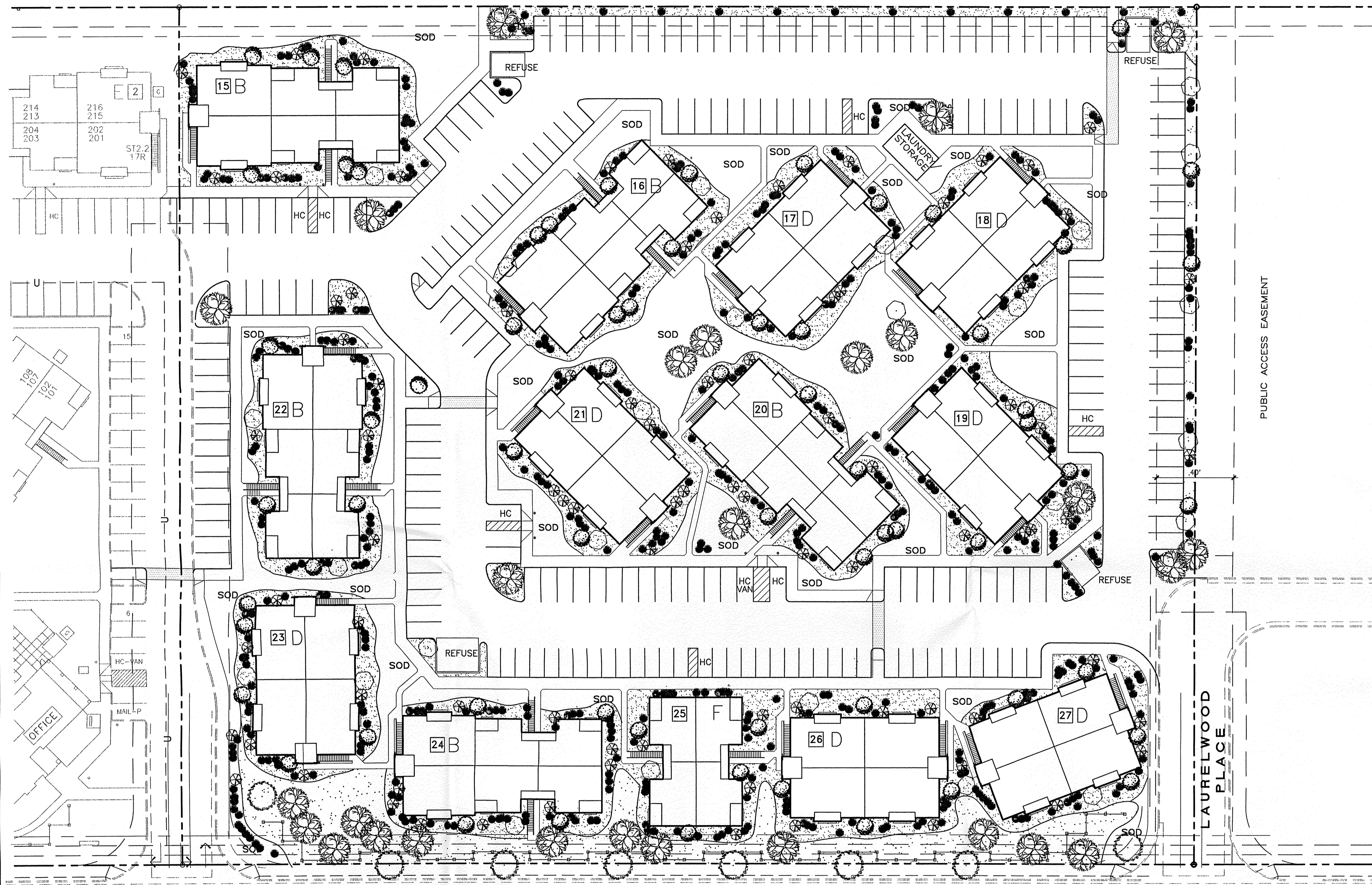
ALBUQUERQUE CONTROL STATION DATA: "2-H10" STANDARD ACS BRASS TABLET (FOUND IN PLACE)
 N.M. STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=362,203.06
 Y=1,495,418.53
 G=0.99967738
 DELTA ALPHA=-0°15'54"



ENGINEER'S SEAL 	RIO VOLCAN APARTMENTS	DRAWN YAB
	SITE/PAVING PLAN PHASE II	DATE 3-21-96
TERRA WEST DEVELOPMENT MANAGEMENT SERVICES	4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9624SP1.DWG
RONALD R. BOHANNAN P.E. #7888		SHEET # A
		JOB # 960024

DRB-96-201

EXISTING OFF-SITE BIKE AND JOGGING TRAIL



LANDSCAPE DATA

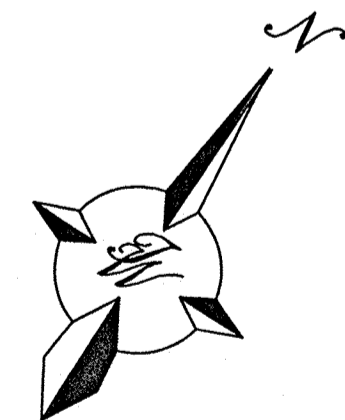
LOT AREA: 232,567 SF (5.339 ACRE)
 LANDSCAPE AREA:
 REQUIRED: 15% of 76,461 SF = 11,469 SF (MIN.)
 PROVIDED: = 34,000 SF ±

OPEN SPACE DATA

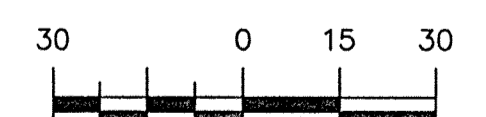
OPEN SPACE FROM PHASE I: 2,400 SF/UNIT = 6,3911 AC
 REQUIRED: 3,3107 AC
 PROVIDED: ON-SITE 3,3107 AC
 INCL. LANDSCAPING 117,900 SF ± 82%
 WALKWAYS 18,000 SF ± 15%
 BREEZEWAYS/OTHERS 4,300 SF ± 3%
 OFF-SITE
 OFF-SITE OPEN SPACE SHALL BE PROVIDED
 BY CREDIT FROM BIKE AND JOGGING TRAIL
 AND A PORTION OF LADERA CHANNEL.
 PHASE I REQUIRED: 6.39 AC
 PHASE II REQUIRED: 6.83 AC
 TOTAL: 13.22 AC
 PHASE I ON-SITE OPEN SPACE PROVIDED: 3.31 AC
 PHASE II ON-SITE OPEN SPACE PROVIDED: 1.36 AC
 PHASE I OFF-SITE OPEN SPACE CREDIT: 3.08 AC
 PHASE II ON-SITE OPEN SPACE CREDIT: 5.47 AC

LANDSCAPING SCHEDULE

SYMBOL	TYPE	SIZE	REMARKS
	SHADE TREES	2-2 1/2" CAL.	CATALPA, HACKBERRY, LOCUST, ROBINIA
	ASH	1 1/2" CAL.	LONDON PLANE
	FLOWERING TREES	75 GALLON	CHOKECHERRY, FLOWERING GRABAPPLE, PLUM AND PEAR
	EVERGREEN TREES	75 GALLON	BLACK PINE AND AUSTRIAN PINE
	MULTI TRUNK ACCENT TREES	7 GALLON	ASPEN, PINON, FORESTHERRA HAWTHORN
	SHRUBS	1 GALLON	CHAMISA, APACHE PLUME, FOURWING SALTBUCH, ARTEMISIA, POTENTILLA, BLUE MIST SPIRAEA, RUSSIAN SAGE, AUTUMN SAGE, BAPHIOLEPIS, PHOTINIA, EUONYMUS, PYRACANTHA, ELAEAGNUS, ALTHEA, LILAC
	GROUNDCOVERS	1 GALLON	JUNIPER, HANS IVY, HONEYSUCKLE V CREEPER, PERRENIALS
	CRUSHED GREY GRAVEL	3/4"	
	BLUEGRASS SOD LAWN		
	NATIVE GRASS		
	COMMERCIAL GRADE STEEL EDGING		



GRAPHIC SCALE



SCALE: 1"=30'

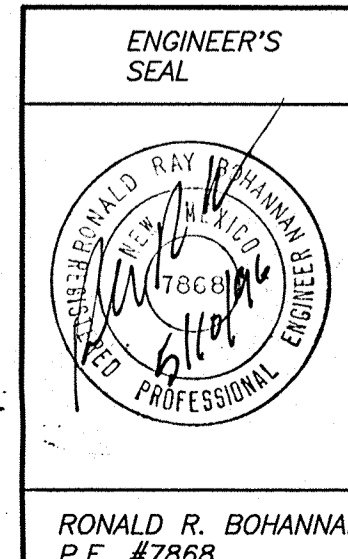
NOTES:

ALL LANDSCAPING SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

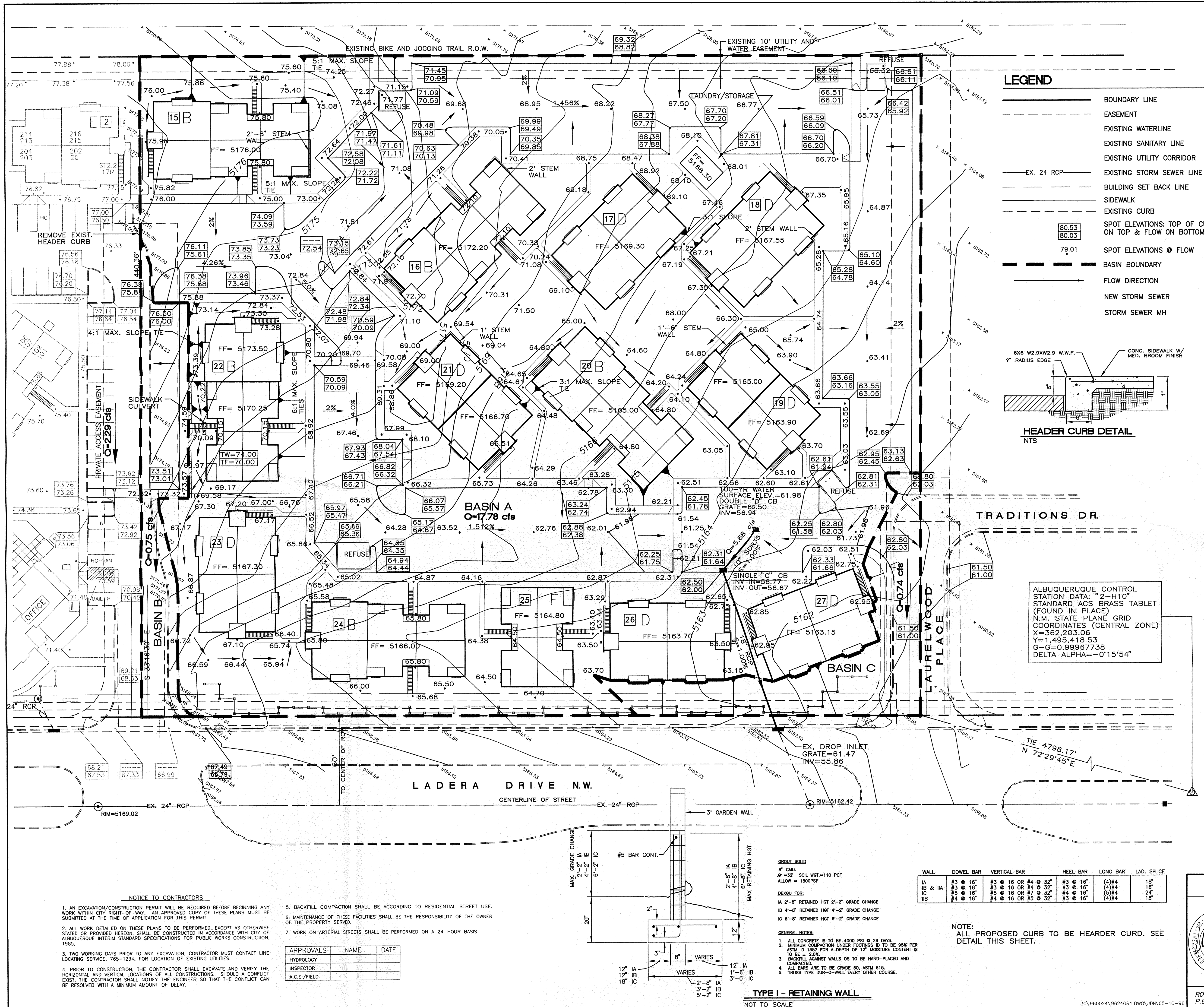
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.



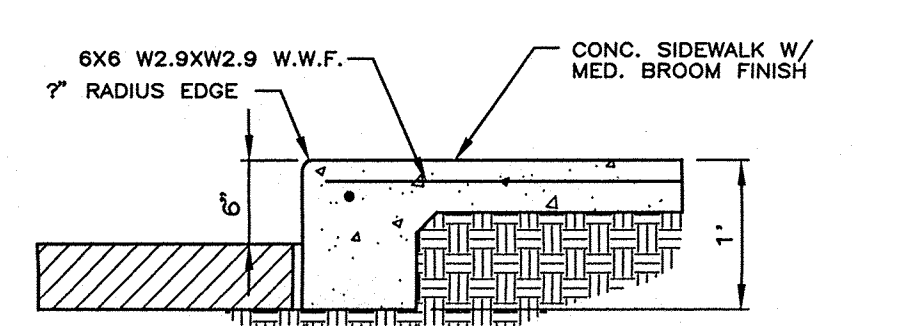
RIO VOLCAN APARTMENTS
LANDSCAPING PLAN
PHASE II
 TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592

DRAWN BDG
 DATE 3-25-96
 9624LSP.DWG
 SHEET # **B**
 JOB # 960024



LEGEND

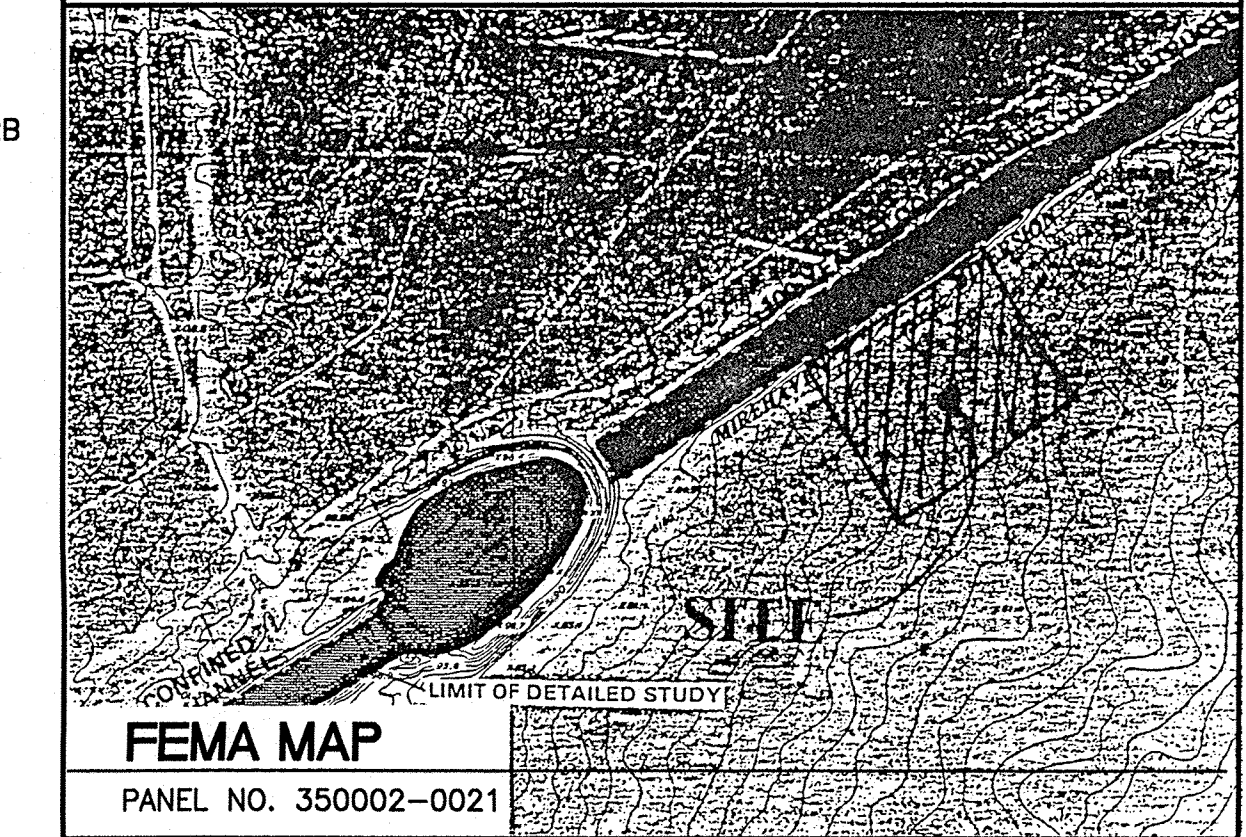
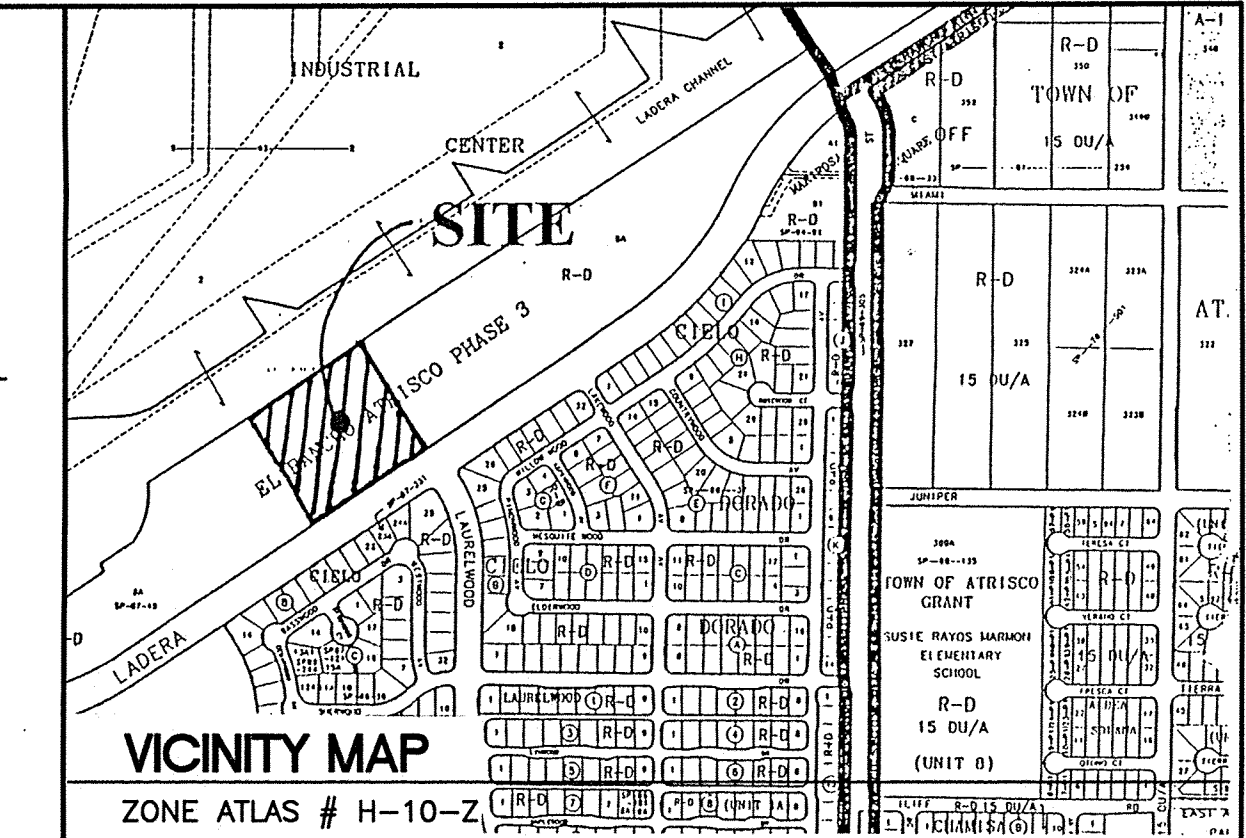
- BOUNDARY LINE
- - - EASEMENT
- - - EXISTING WATERLINE
- - - EXISTING SANITARY LINE
- - - EXISTING UTILITY CORRIDOR
- - - EX. 24 RCP
- - - EXISTING STORM SEWER LINE
- - - BUILDING SET BACK LINE
- - - SIDEWALK
- - - EXISTING CURB
- SPOT ELEVATIONS: TOP OF CURB ON TOP & FLOW ON BOTTOM
- SPOT ELEVATIONS @ FLOW
- - - BASIN BOUNDARY
- FLOW DIRECTION
- - - NEW STORM SEWER
- - - STORM SEWER MH



HEADER CURB DETAIL
NTS

TRADITIONS DR.

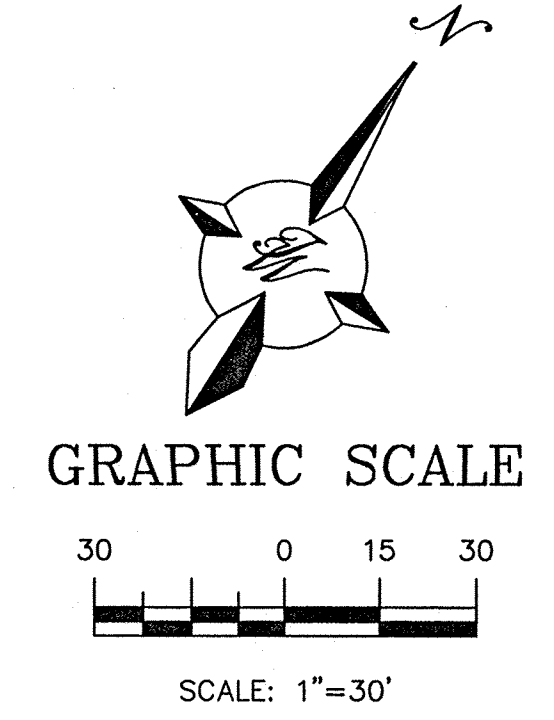
ALBUQUERQUE CONTROL STATION DATA: "2-H10" STANDARD ACS BRASS TABLET (FOUND IN PLACE)
N.M. STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=362,203.06
Y=1,495,418.53
G-G=0.99967738
DELTA ALPHA=-0'15.54"



LEGAL DESCRIPTION:
TRACT 5-A-1A, 5.333 ACRES, EL RANCHO ATRISCO

EROSION CONTROL PLAN NOTES

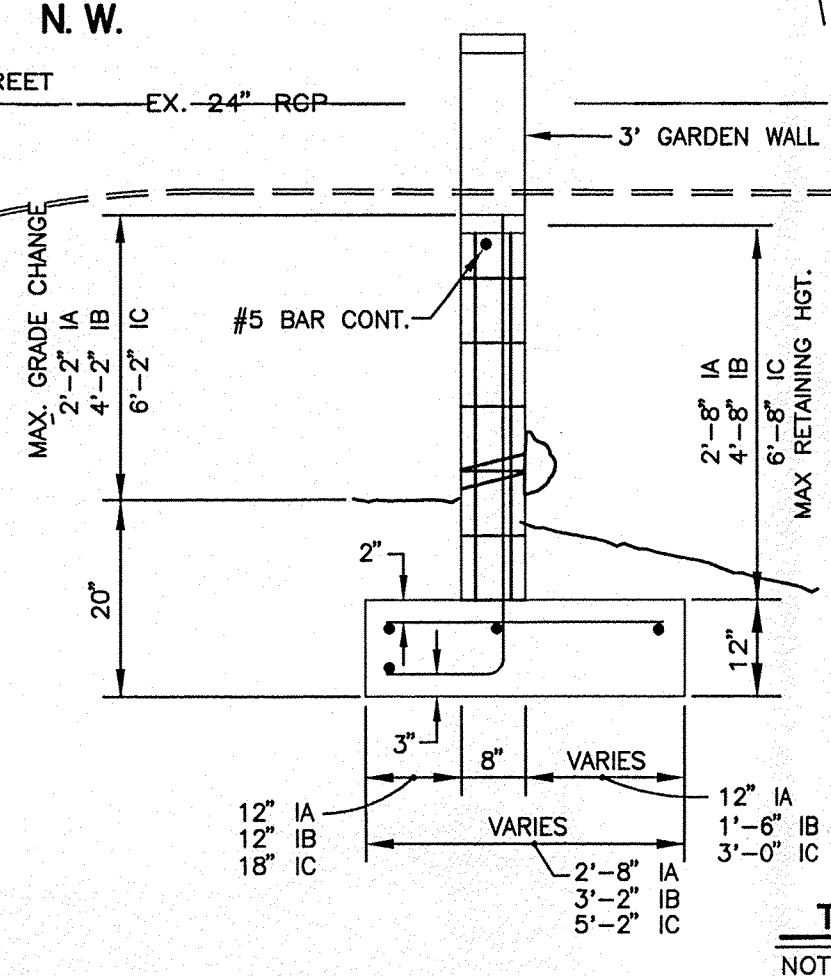
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERM IS REQUIRED ALONG THE EAST BOUNDARY LINE TO DIVERT RUNOFF TO NEW DESILTING POND ON THE EAST SIDE OF AQUARIUS AVE.
5. EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.



NOTICE TO CONTRACTORS

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.
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 INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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. BACKFILL 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.

APPROVALS	NAME	DATE
HYDROLOGIST		
INSPECTOR		
A.C.E./FIELD		



TYPE I - RETAINING WALL
NOT TO SCALE

GRAVEL FILL:
#3 @ 16" OR #4 @ 32"
#3 @ 16" OR #4 @ 32"
#3 @ 16" OR #4 @ 32"
#3 @ 16" OR #4 @ 32"
#3 @ 16" OR #4 @ 32"

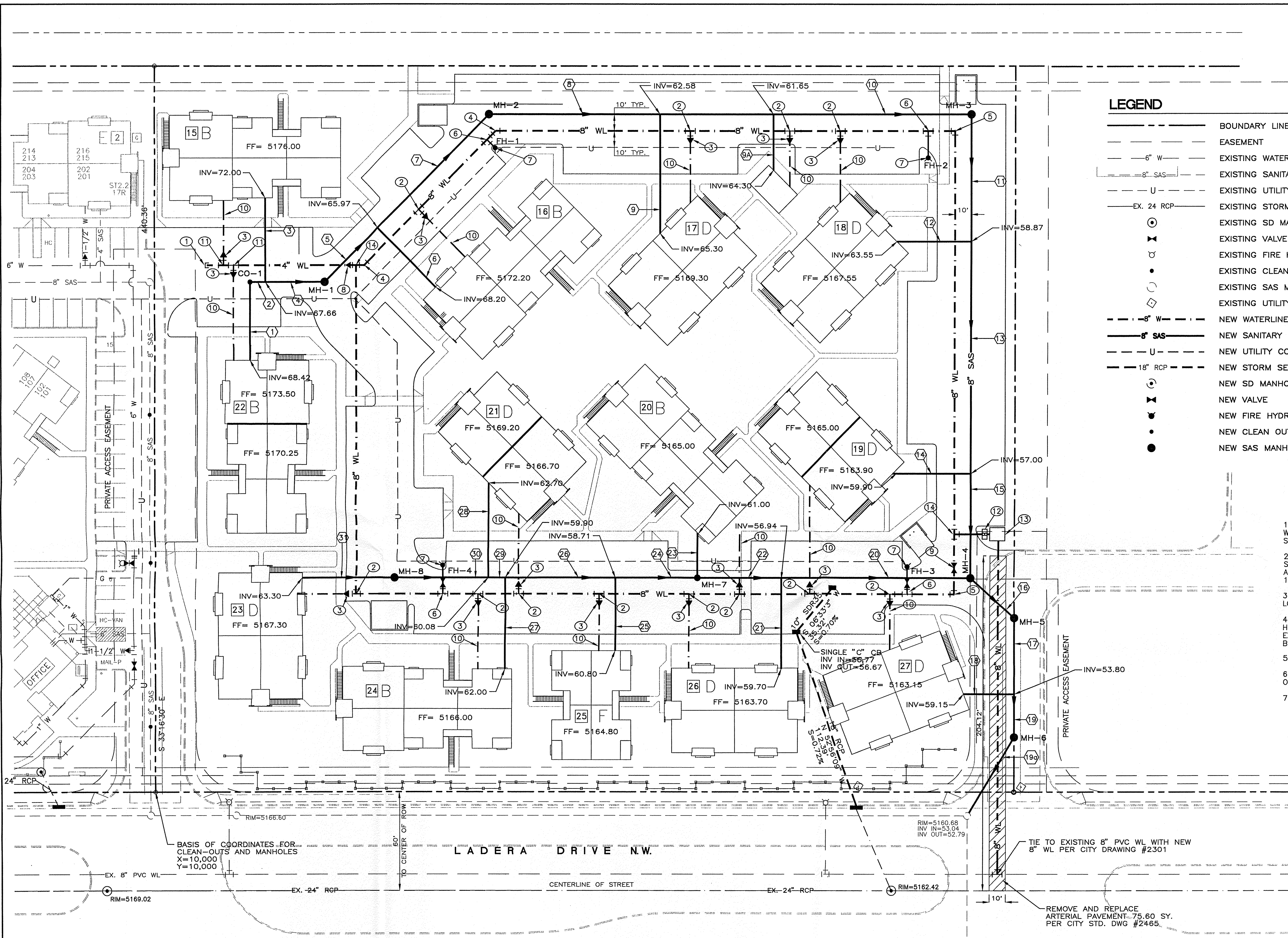
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 90% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE #6, ASTM #15.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.

WALL	DOWEL BAR	VERTICAL BAR	HEEL BAR	LONG BAR	LAD. SPLICE
IA	#3 @ 16"	#3 @ 16" OR #4 @ 32"	#3 @ 16"	(4) #4	18"
IB & IIA	#3 @ 16"	#3 @ 16" OR #4 @ 32"	#3 @ 16" OR #4 @ 32"	(4) #4	18"
IC	#4 @ 16"	#4 @ 16" OR #5 @ 32"	#3 @ 16"	(4) #4	18"

NOTE:
ALL PROPOSED CURB TO BE HEADER CURB. SEE DETAIL THIS SHEET.

	<p>RIO VOLCAN APARTMENTS</p> <p>GRADING & DRAINAGE PLAN / PHASE II</p> <p>TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES</p> <p>4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592</p>	<p>DRAWN BY: BDG</p> <p>DATE: 3-22-96</p> <p>9624GR1.DWG</p> <p>SHEET #</p> <p>C</p> <p>JOB # 960024</p>
	<p>RONALD R. BOHANNAN P.E. #7868</p>	



KEYED NOTES FOR WL

1. 8" CAP WITH BLOCKING AND AN INDICATOR
2. 8"X8"X2" TEE WITH BLOCKING
3. 2"X1 1/2" REDUCER WITH BLOCKING
4. 45° BEND WITH BLOCKING
5. 90° BEND WITH BLOCKING
6. 8"X8"X6" TEE WITH BLOCKING
7. BUILD 6" FIRE HYDRANT WITH FLANGE BLOCKING; BUILD 6" VALVE WITH BOX. MINIMUM BURY OF 4'.
8. 8"X4" REDUCER WITH BLOCKING
9. 8" GATE VALVE WITH BOX.
10. 1 1/2" WATERLINE.
11. 4"X4"X2" TEE WITH BLOCKING
12. BACKFLOW PREVENTER ON 6"X6" PAD
13. 8"X9.33" METER PIT PER C.O.A. STD. DWG. 2370 PAD ELEVATION=5161.75
14. 8"X8"X8" TEE WITH BLOCKING

KEYED NOTES FOR SAS LINE

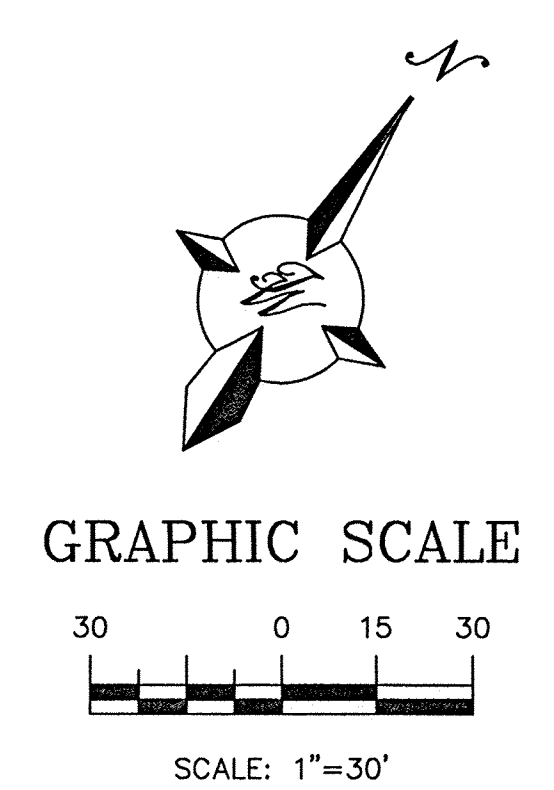
1. 47.21 LF OF 4" SAS, S 33°16'30" E; S=1.00%
2. 9.32 LF OF 8" SAS, N 56°43'30" E; S=2.00%
3. 50.78 LF OF 4" SAS, N 33°16'30" W; S=8.55%
4. 35.32 LF OF 8" SAS, N 56°43'30" E; S=2.00%
5. 46.18 LF OF 8" SAS, N 11°43'30" E; S=1.91%
6. 50.76 LF OF 4" SAS, N 70°08'45" E; S=1.39%
7. 98.14 LF OF 8" SAS, N 11°43'30" E; S=1.91%
8. 104.80 LF OF 8" SAS, N 56°43'30" E; S=1.36%
9. 71.78 LF OF 4" SAS, S 33°16'30" E; S=3.79%
- 9a. 33.65 LF OF 4" SAS, S 33°16'30" E; S=10.85%
10. 191.11 LF OF 8" SAS, N 56°43'30" E; S=1.35%
11. 76.75 LF OF 8" SAS, S 33°16'30" E; S=1.34%
12. 45.61 LF OF 4" SAS, S 56°43'30" W; S=10.26%
13. 140.43 LF OF 8" SAS, S 33°16'30" E; S=1.34%
14. 47.79 LF OF 4" SAS, S 56°43'30" W; S=6.07%
15. 63.68 LF OF 8" SAS, S 33°16'30" E; S=2.92%
16. 30.51 LF OF 8" SAS, S 70°08'45" E; S=1.39%
17. 46.45 LF OF 8" SAS, S 33°16'30" E; S=1.35%
18. 22.31 LF OF 4" SAS, S 56°43'30" W; S=17.25%
19. 74.13 LF OF 8" SAS, S 33°16'30" E; S=1.35%
- 19a. 47.50 LF OF 8" SAS, S 33°16'30" E; S=1.15%
20. 166.74 LF OF 8" SAS, N 56°43'30" E; S=1.54%
21. 51.39 LF OF 4" SAS, S 33°16'30" E; S=4.99%
22. 56.39 LF OF 8" SAS, N 56°43'30" E; S=1.54%
23. 27.40 LF OF 4" SAS, S 33°16'30" W; S=11.57%
24. 50.26 LF OF 8" SAS, N 56°43'30" E; S=1.76%
25. 44.63 LF OF 4" SAS, S 33°16'30" E; S=4.68%
26. 67.49 LF OF 8" SAS, N 56°43'30" E; S=1.76%
27. 55.80 LF OF 4" SAS, S 33°16'30" E; S=3.76%
28. 58.04 LF OF 4" SAS, N 33°16'30" W; S=4.51%
29. 10.38 LF OF 8" SAS, N 56°43'30" E; S=1.76%
30. 59.13 LF OF 8" SAS, N 56°43'30" E; S=1.76%
31. 56.81 LF OF 4" SAS, N 56°43'30" E; S=3.66%

LEGEND

- BOUNDARY LINE
- EASEMENT
- 6" W --- EXISTING WATERLINE
- 8" SAS --- EXISTING SANITARY LINE
- U --- EXISTING UTILITY CORRIDOR
- EX. 24" RCP --- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- ⊗ EXISTING VALVE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CLEAN OUT
- EXISTING SAS MANHOLE
- EXISTING UTILITY BOX
- 6" W --- NEW WATERLINE
- 8" SAS --- NEW SANITARY LINE
- U --- NEW UTILITY CORRIDOR
- 18" RCP --- NEW STORM SEWER LINE
- NEW SD MANHOLE
- ⊗ NEW VALVE
- ⊕ NEW FIRE HYDRANT
- NEW CLEAN OUT
- NEW SAS MANHOLE

NOTICE TO CONTRACTORS

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5. BACKFILL 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.



BASIS OF COORDINATES FOR CLEAN-OUTS AND MANHOLES
X=10,000
Y=10,000

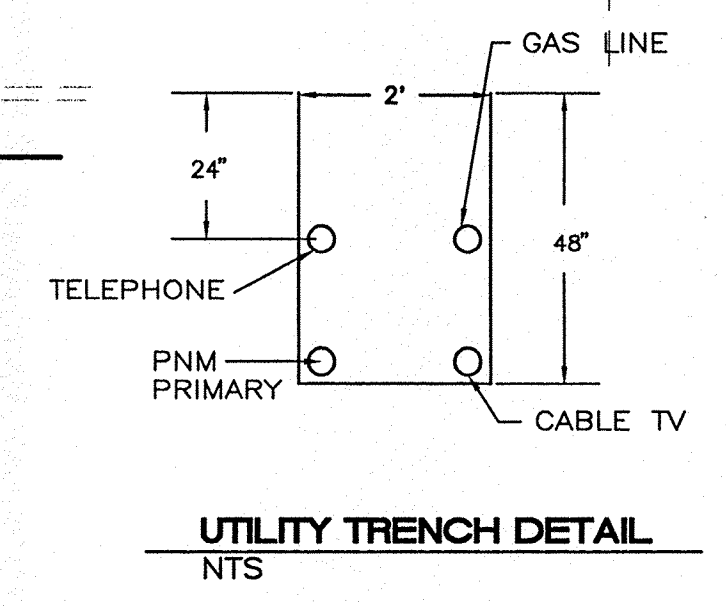
LADERA DRIVE N.W.

CENTERLINE OF STREET

TABLE 1.

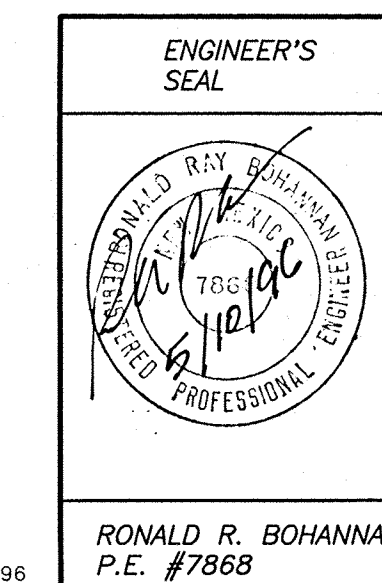
MH/CO	X	Y	RIM	INV IN	INV OUT
MH-1	10,104.06	10,310.20	RIM=72.95	INV IN=66.95	INV OUT=66.85
MH-2	10,205.22	10,411.36	RIM=70.00	INV IN=64.10	INV OUT=64.00
MH-3	10,501.13	10,411.36	RIM=65.89	INV IN=59.99	INV OUT=59.89
MH-4	10,501.13	10,130.50	RIM=62.04	INV IN=55.14	INV OUT=55.04
MH-5	10,519.43	10,106.09	RIM	RIM	RIM
MH-6	10,519.43	10,033.44	RIM	RIM	RIM
MH-7	10,332.99	10,106.09	RIM=61.83	INV IN=57.83	INV OUT=57.73
MH-8	10,146.97	10,130.50	RIM=65.22	INV IN=61.22	INV OUT=61.12
CO-1	10,058.17	10,130.20		INV IN=67.95	INV OUT=67.85
CO-2	10,499.59	10,033.44		INV IN=	INV OUT=

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		



GENERAL NOTES:

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. CO AND MH TIE POINTS ARE TAKEN FROM THE S.W. CORNER FOR THIS TRACT X=10,000 Y=10,000 SEE TABLE 1.
5. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
6. ALL PIPE MATERIAL TO BE USED PER UPC.



RIO VOLCAN APARTMENTS
MASTER UTILITY PLAN
PHASE II

TERRA WEST DEVELOPMENT
MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)893-7592

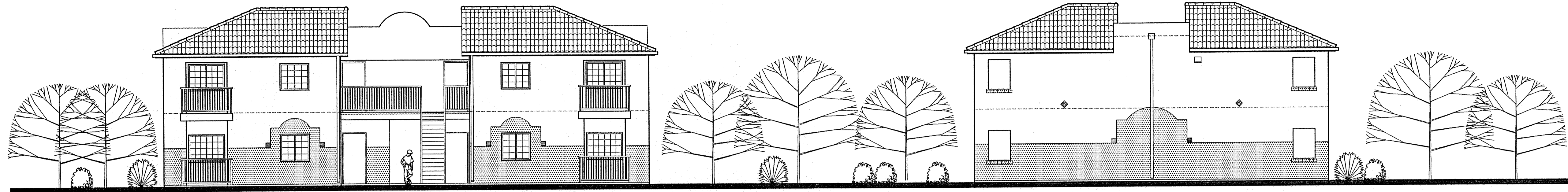
DRAWN
BDG

DATE
3-22-96

9624MU.DWG

SHEET #
D

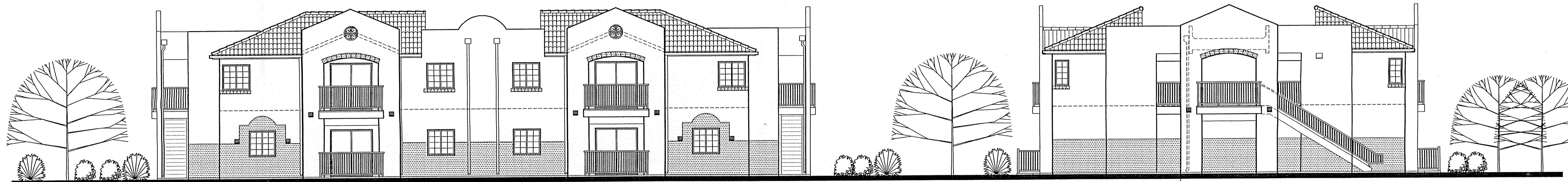
JOB #
960024



Front Elevation (Rear Elevation Similar)

Side Elevation

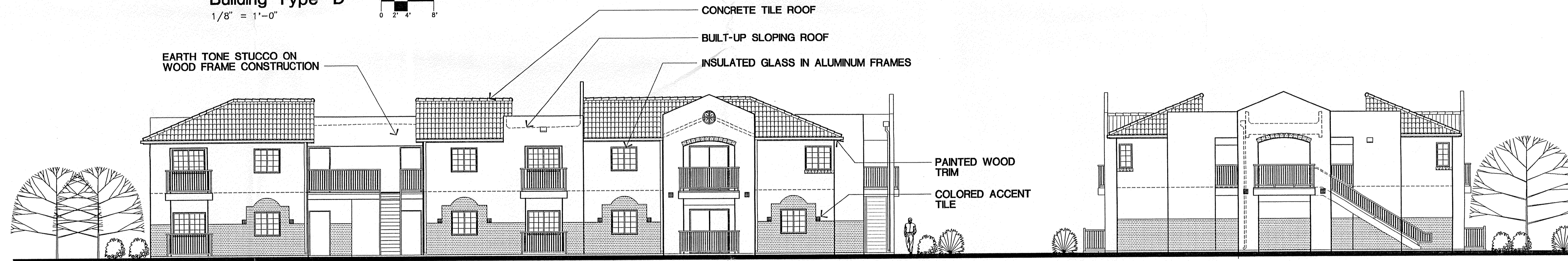
Building Type "F"
1/8" = 1'-0"



Front Elevation (Rear Elevation Similar)

Side Elevation

Building Type "D"
1/8" = 1'-0"



Front Elevation (Rear Elevation Similar)

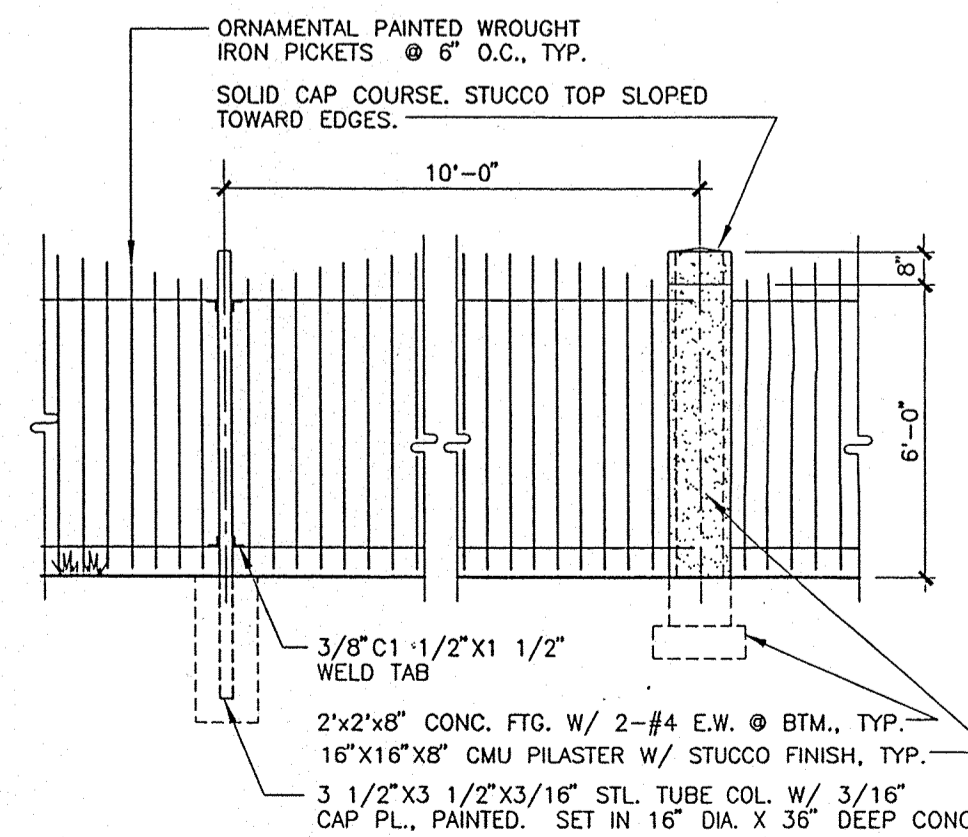
Side Elevation

Building Type "B"
1/8" = 1'-0"

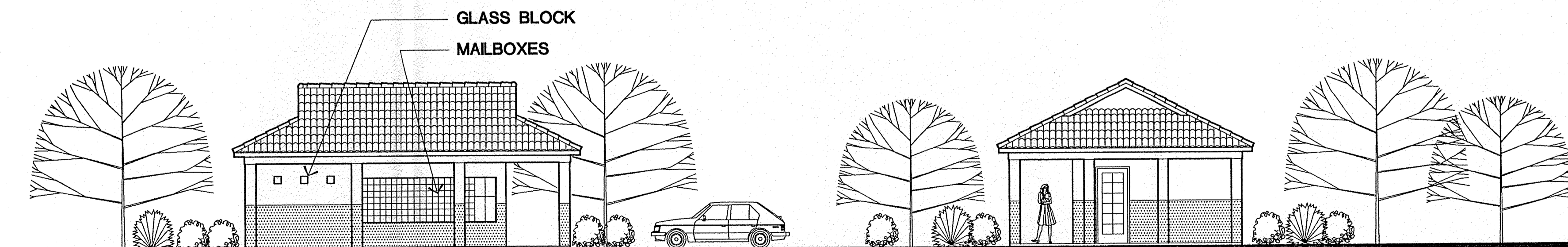
General Notes:

- 1 TYPICAL FINISH COLORS OF THE BUILDINGS: ROOF TILE: SAND CLAY; STUCCO FINISHED EXTERIOR WALLS: OFF-WHITE BEIGE CLAY WITH LIGHT RED CLAY STRIPPING; PAINTING ON STAIR STRINGERS AND PILASTERS: DARK GREEN.
- 2 AREA LIGHTING, INCL. PARKING, TOT LOT, AND WALKS, SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.W. IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
- 3 TREES ALONG LADERA BLVD. TO BE CONSISTENT WITH OPPOSITE SIDE OF STREET. SPECIES: SYCAMORE, LONDON PLAN. REFER LANDSCAPING PLAN FOR MORE INFORMATION.

NOTE: CMU PILASTERS TO BE USED @ ENTRY DRIVE, STL. TUBE COLUMNS TO BE USED ELSEWHERE.



Fence Elevation
1/4" = 1'-0"



Front Elevation (Rear Elevation Similar)

Laundry/Mail Building
1/8" = 1'-0"

Rio Volcan Apartments - Phase 2
at 1919 Ladera Blvd. NW
Albuquerque, NM

d/p&a

dekker/perich & associates
architecture planning interiors
6501 Americas Parkway NE Suite 675 505 888-3111
Albuquerque, New Mexico 87110 Fax 883-8050

94071.01 SHEET NO. 3-27-96

E

elevations