

**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	LOT BOUNDARY
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING LOTS
	PROPOSED LOTS
	LANDFILL LIMITS
	16' LIGHT POLE W/ POLE MOUNTED LED LUMINAIRE

- KEYED NOTES**
- 1 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
  - 2 STANDARD MOUNTABLE ROLL CURB AND GUTTER (TYP) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
  - 3 EXISTING 20' EMERGENCY FIRE ACCESS EASEMENT
  - 4 PROPOSED 26' EMERGENCY FIRE ACCESS EASEMENT
  - 5 ADA RAMP PER COA STD DWG 2441, SEE DETAIL SHEET C5.0
  - 6 WALKING TRAIL ALONG AMOLE DEL NORTE CHANNEL

**LANDFILL DISCLOSURE STATEMENT**  
 A PORTION OF THIS SITE IS LOCATED WITHIN THE HISTORIC RIVERSIDE LANDFILL. A LANDFILL GAS ASSESSMENT REPORT HAS BEEN SUBMITTED TO CITY ENVIRONMENTAL HEALTH WITH RECOMMENDATIONS ACCORDING TO THEIR STANDARDS AND BEST PRACTICES.

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

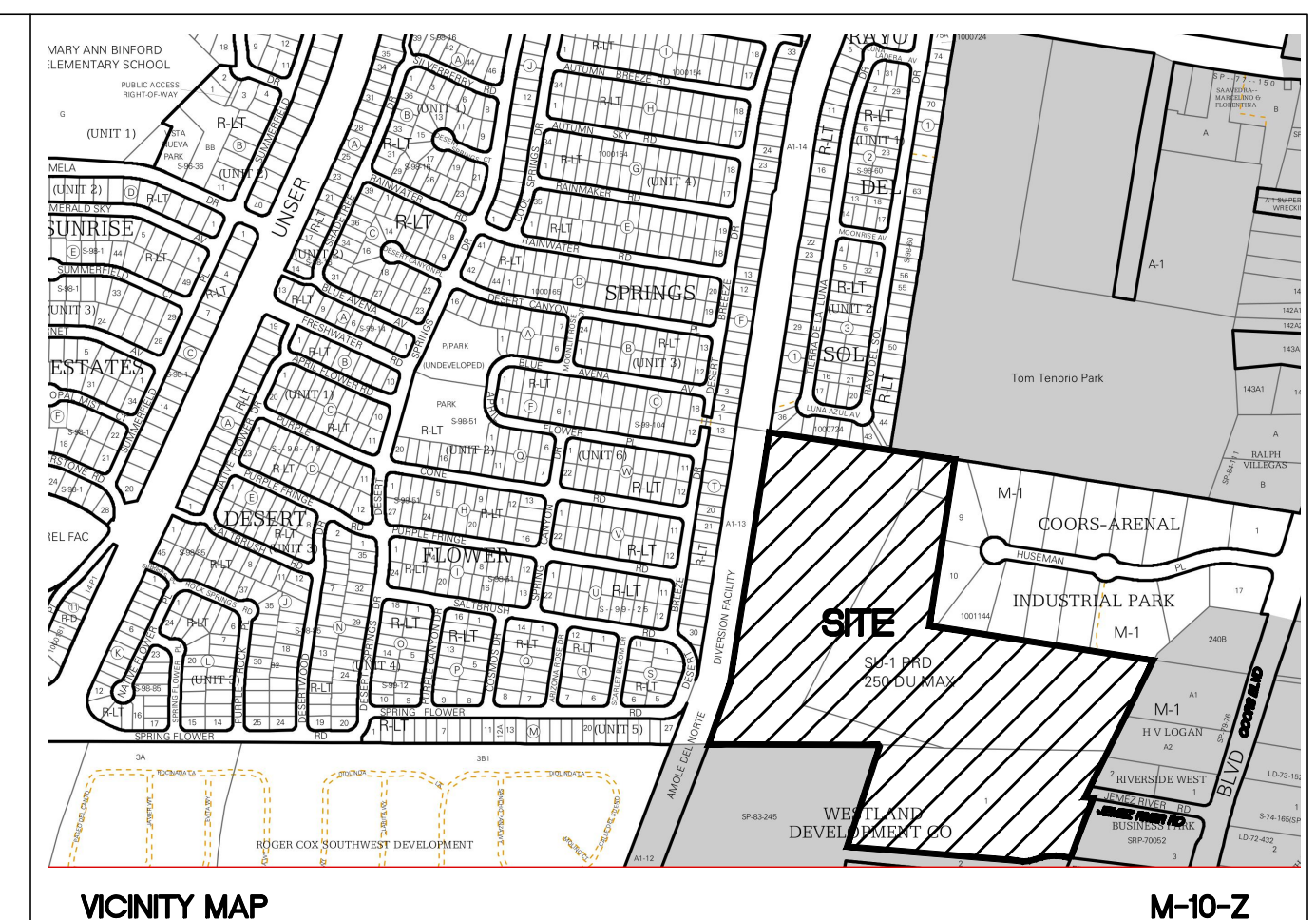
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved IRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL**

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

**INDEX TO DRAWINGS**

C1.0	SITE PLAN FOR BUILDING PERMIT
C2.0	GRADING AND DRAINAGE PLAN
C3.0	MASTER UTILITY PLAN
C4.0	DETAIL SHEET
C4.1	DETAIL SHEET
L1.0	LANDSCAPING PLAN



**VICINITY MAP** **M-10-Z**

**LEGAL DESCRIPTION:**  
 TR OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL NORTH OF SECTION LINE OF SECTIONS 34 & 3 TOGETHER WITH TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO INC TOGETHER WITH A TRACT OF LAND WITHIN THESE 1/4 SE 1/4 SEC 34 T10N R2E  
 UPC - 101005440552820545 AND 101005534207240110

**RIVERSIDE MOBILE HOME PARK**  
 2911 ERVIEN LN SW  
 ALBUQUERQUE, NM 87121

TOTAL AREA:	40.82 AC
EXIST AREA:	14.41 AC
PROPOSED AREA:	26.41 AC

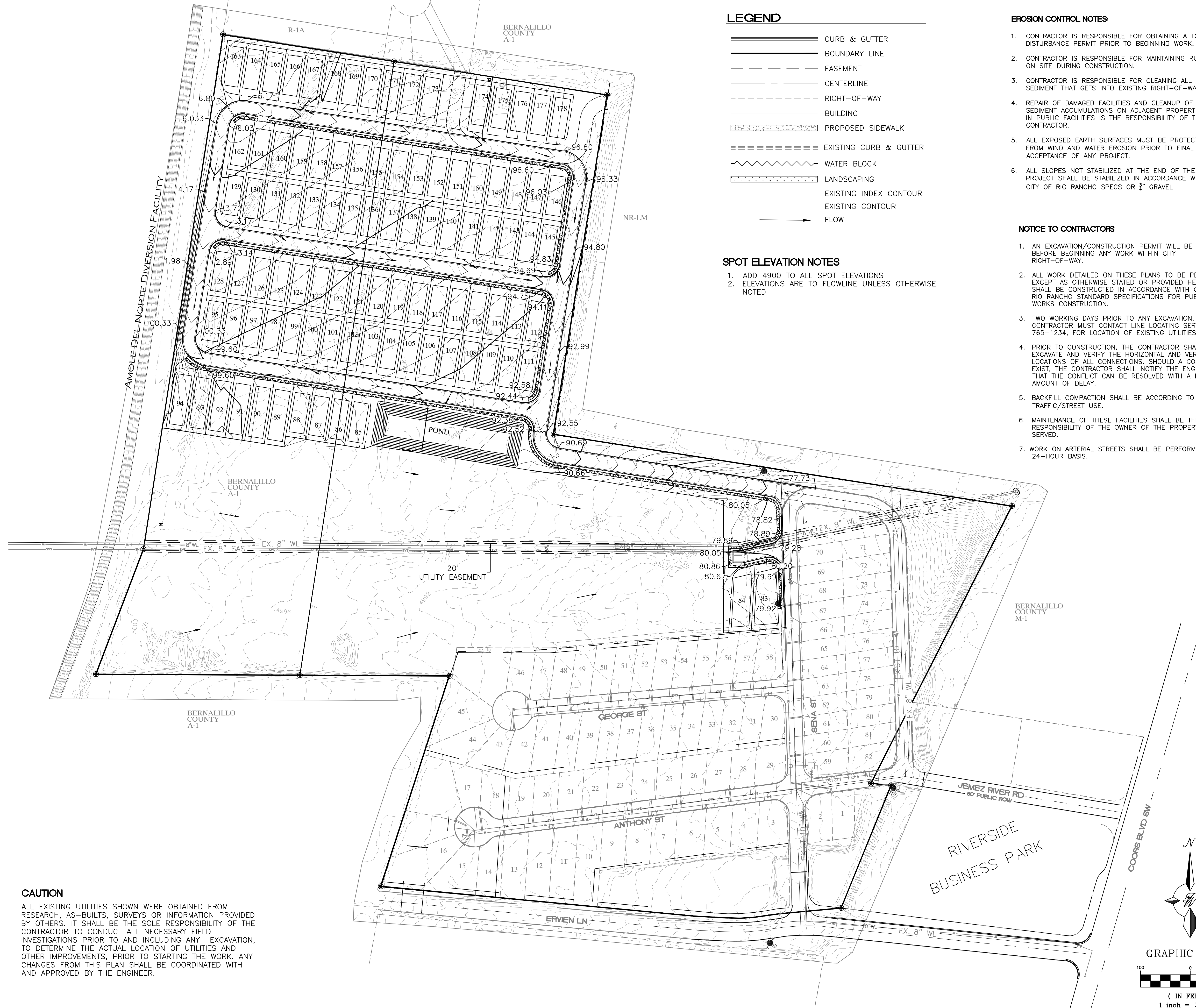
EXISTING LOTS:	82
40'x105' PROPOSED LOTS:	88
(MAX MOBILE HOME LENGTH:	80 FT)
5,000SF+ PROPOSED LOTS:	8
(MAX MOBILE HOME LENGTH:	102 FT)
TOTAL LOTS:	186

- NOTES:**
1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
  2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
  4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
  5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

- GENERAL NOTES - SITE PLANS:**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
  2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
  3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
  4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
  5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
  6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
    - 1/2" @ ALL EXIT DOORS
    - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
    - 1 1/2" @ OVERHEAD DOORS
    - 1 1/2" @ PRE-FAB METAL WALL PANELS

	<b>SOUTH VALLEY MHP</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY JL
	<b>SITE DEVELOPMENT PLAN</b>	DATE 4/27/2023
<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2022056-SP	SHEET # <b>C1.0</b>
ASSAD A. RIZVI P.E. #27632	JOB # 2022056	

RAYO DEL SOL SUBDIVISION



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- FLOW

**SPOT ELEVATION NOTES**

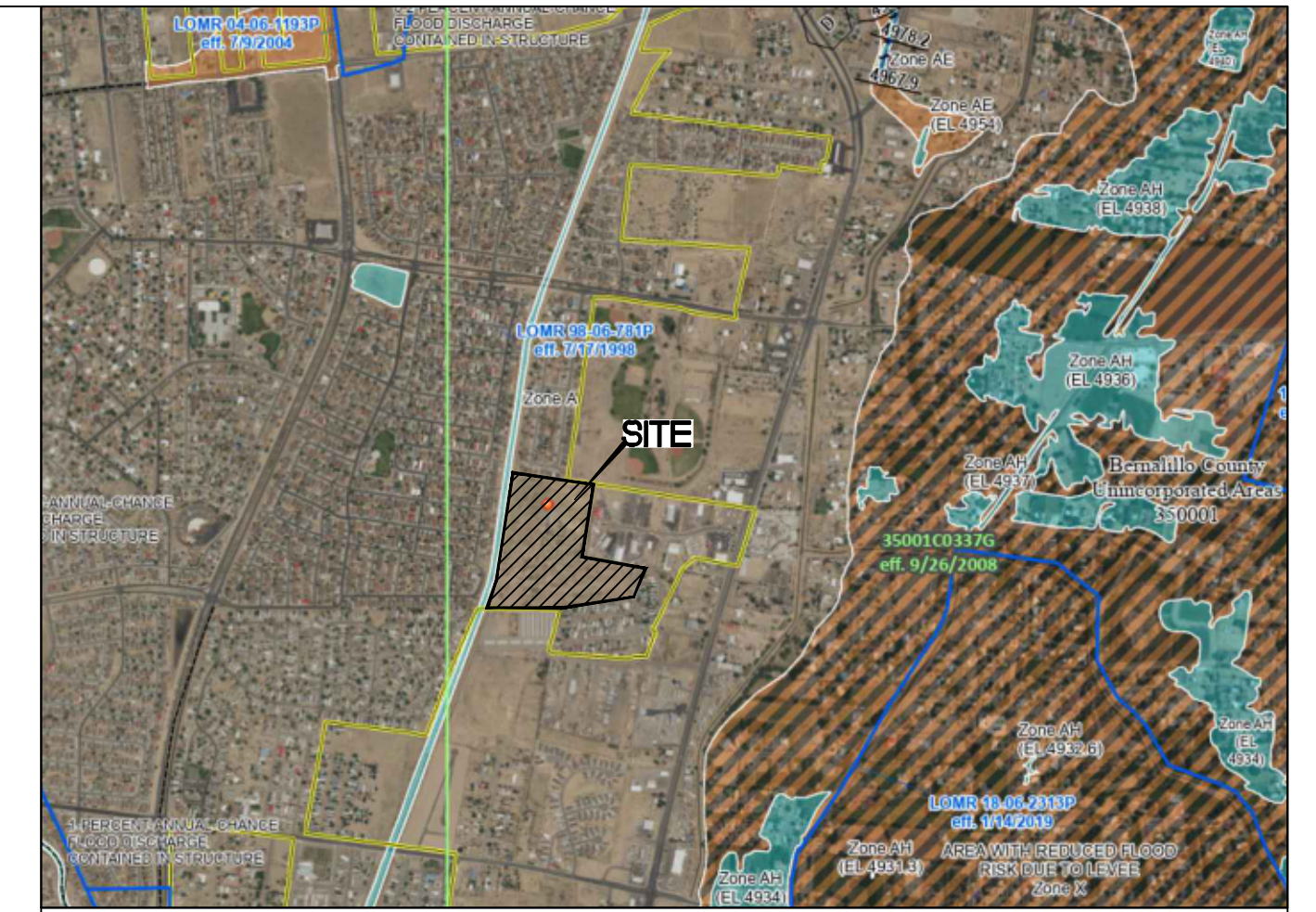
1. ADD 4900 TO ALL SPOT ELEVATIONS
2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF RIO RANCHO SPECS OR 2" GRAVEL

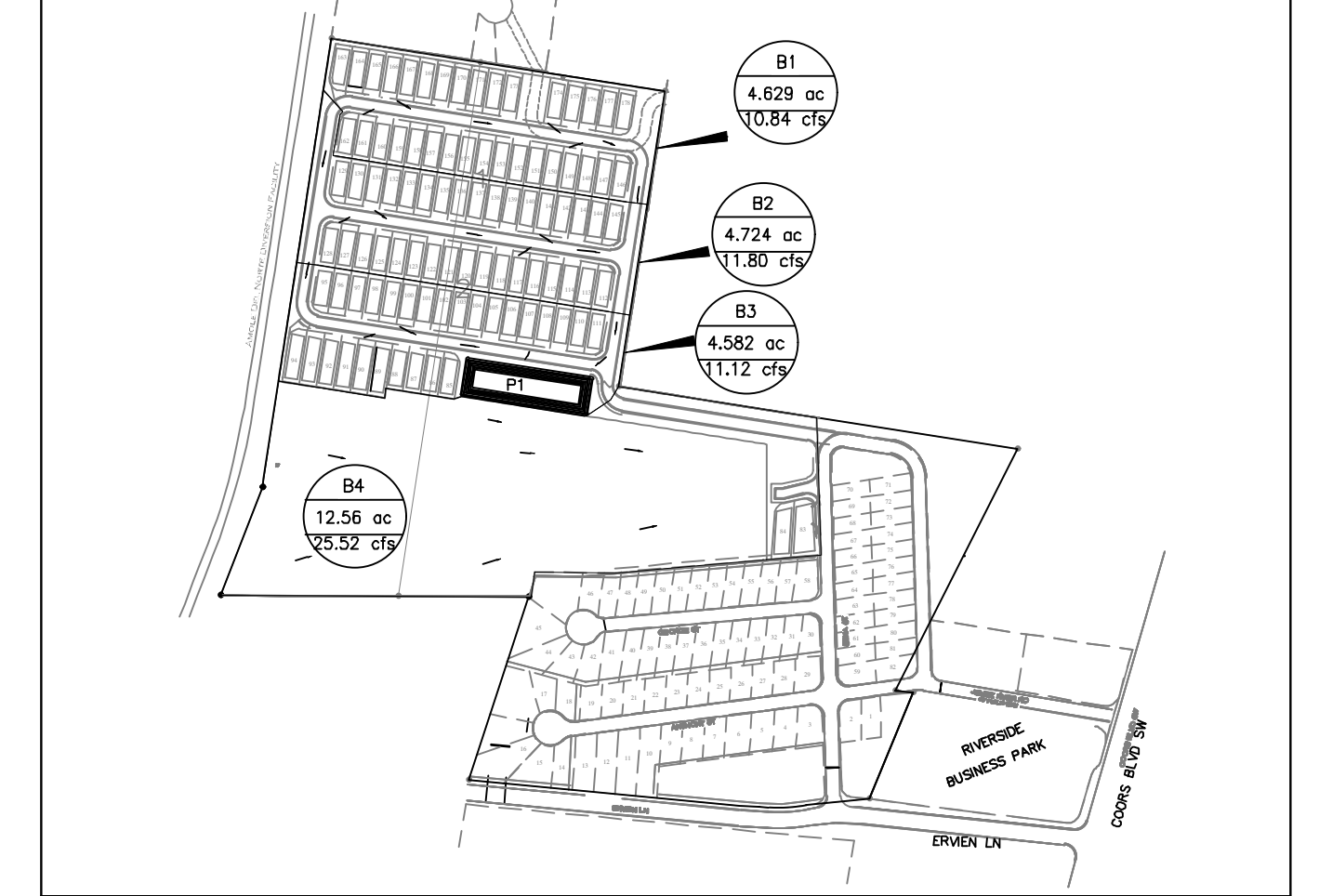
**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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 CONNECTIONS. 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.

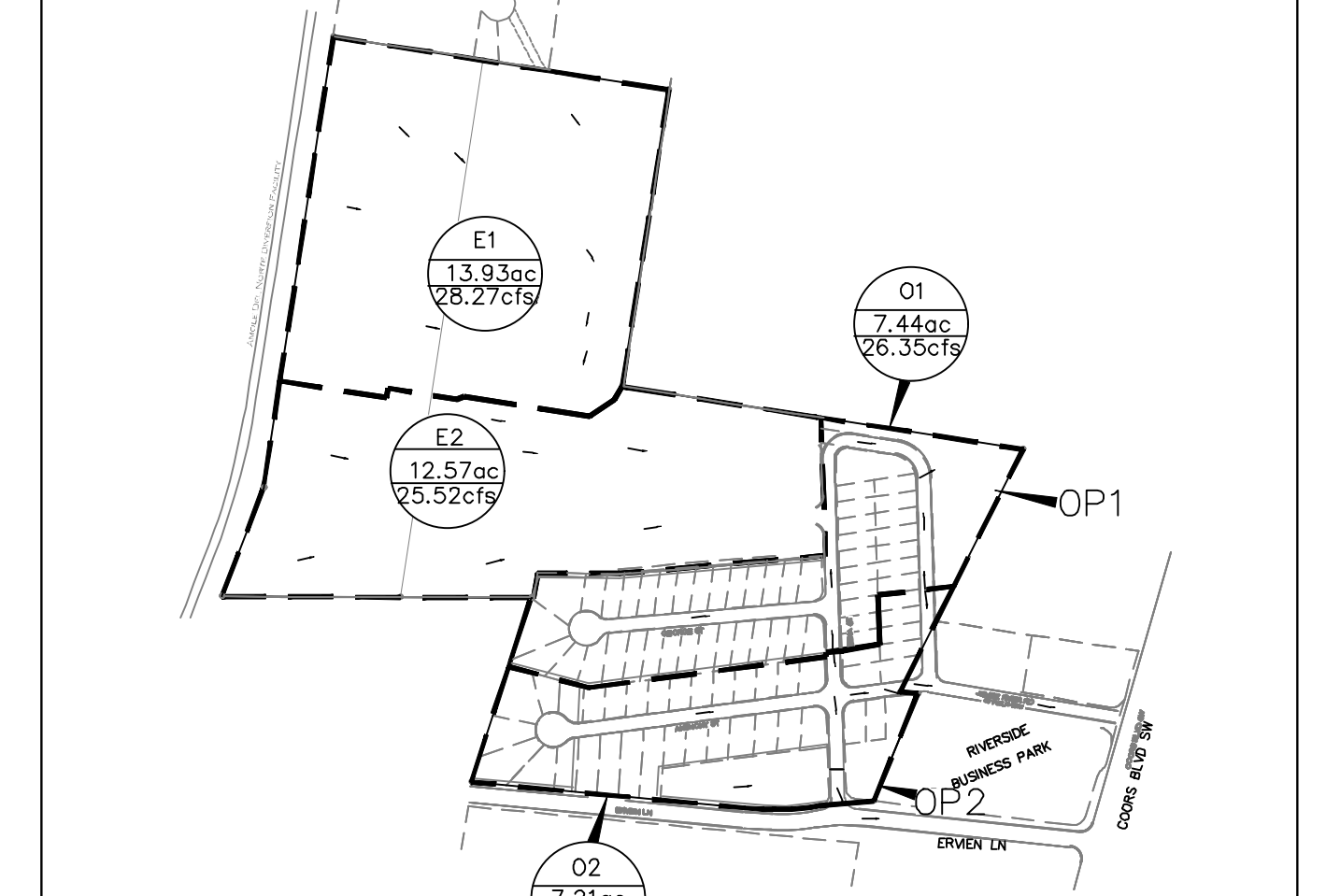


FIRM MAP

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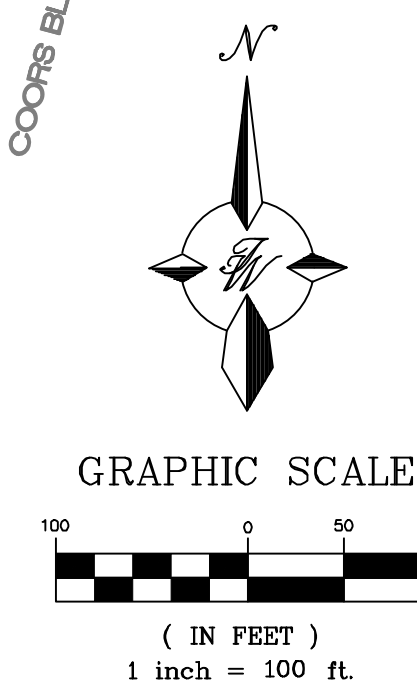
PROPOSED BASIN MAP



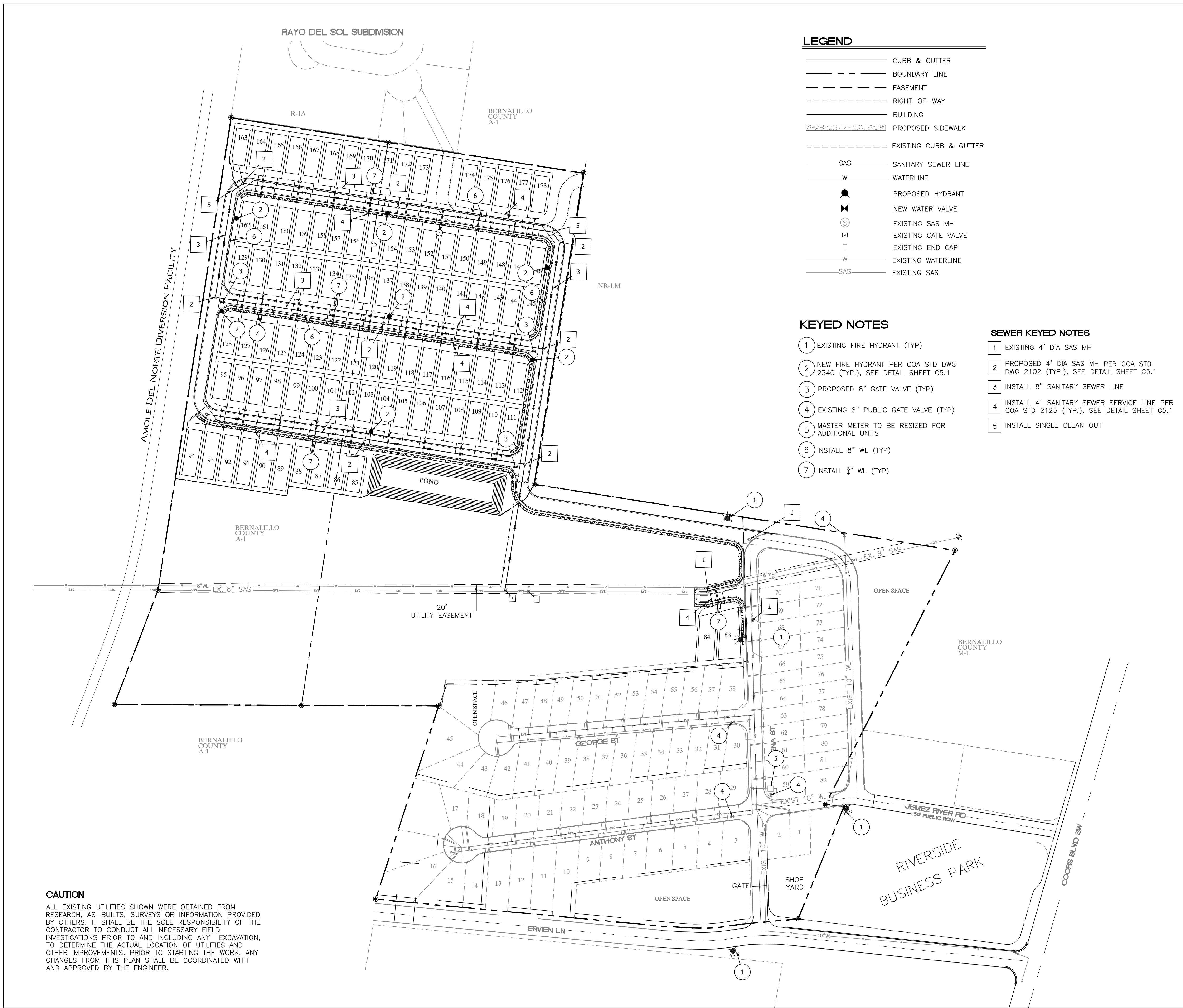
EXISTING BASIN MAP

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



	<b>SOUTH VALLEY MHP</b> ALBUQUERQUE, NM	DRAWN BY JL
	<b>CONCEPTUAL GRADING</b> AND DRAINAGE PLAN	DATE 4/27/2023
ASSAD A. RIZVI P.E. #27632	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C2.0</b>
		JOB # 2022056

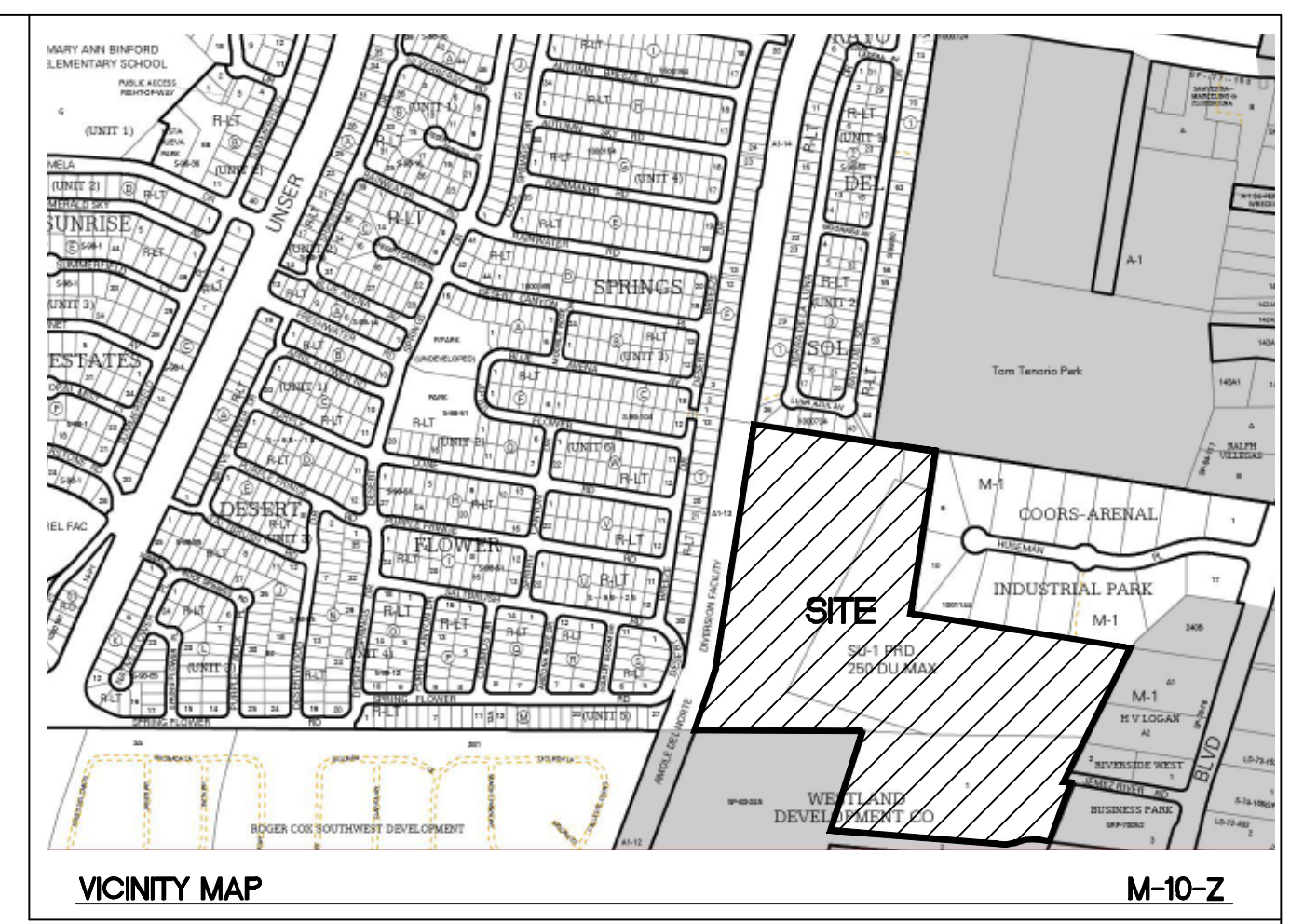


**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	RIGHT-OF-WAY
	BUILDING
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	SAS SANITARY SEWER LINE
	WATERLINE
	PROPOSED HYDRANT
	NEW WATER VALVE
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING END CAP
	EXISTING WATERLINE
	EXISTING SAS

- KEYED NOTES**
- 1 EXISTING FIRE HYDRANT (TYP)
  - 2 NEW FIRE HYDRANT PER COA STD DWG 2340 (TYP.), SEE DETAIL SHEET C5.1
  - 3 PROPOSED 8" GATE VALVE (TYP)
  - 4 EXISTING 8" PUBLIC GATE VALVE (TYP)
  - 5 MASTER METER TO BE RESIZED FOR ADDITIONAL UNITS
  - 6 INSTALL 8" WL (TYP)
  - 7 INSTALL 3/4" WL (TYP)

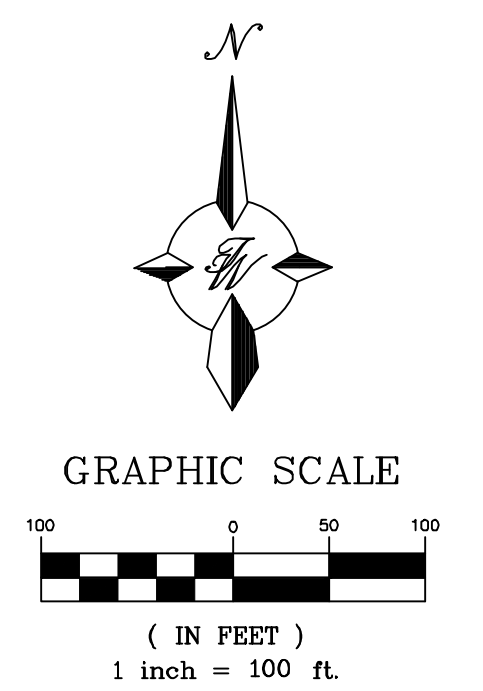
- SEWER KEYED NOTES**
- 1 EXISTING 4' DIA SAS MH
  - 2 PROPOSED 4' DIA SAS MH PER COA STD DWG 2102 (TYP.), SEE DETAIL SHEET C5.1
  - 3 INSTALL 8" SANITARY SEWER LINE
  - 4 INSTALL 4" SANITARY SEWER SERVICE LINE PER COA STD 2125 (TYP.), SEE DETAIL SHEET C5.1
  - 5 INSTALL SINGLE CLEAN OUT



**LEGAL DESCRIPTION:**  
 TR OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL NORTH OF SECTION LINE OF SECTIONS 34 & 3 TOGETHER WITH TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO INC TOGETHER WITH A TRACT OF LAND WITHIN THESE 1/4 SE 1/4 SEC 34 T10N R2E

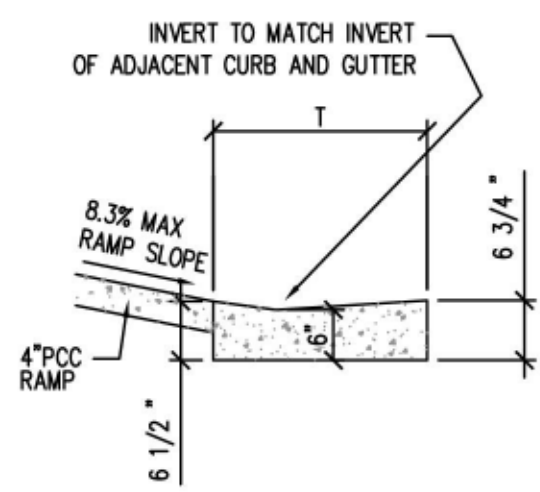
UPC - 101005440552820545 AND 101005534207240110

- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARDS AND SPECIFICATIONS LATEST EDITION.
  2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
  3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
  4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
  5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
  6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
  7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
  8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
  9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.

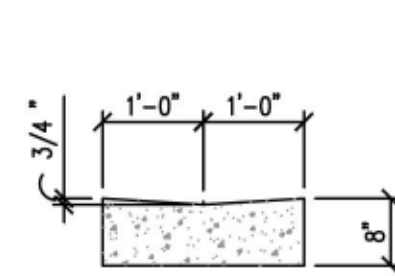


**CAUTION**  
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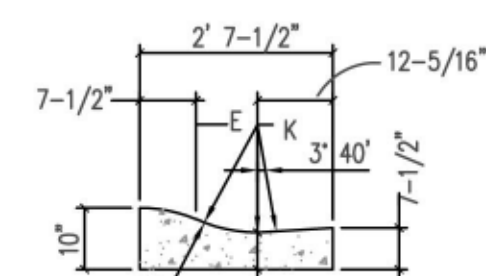
	<b>SOUTH VALLEY MHP</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY JL
	<b>CONCEPTUAL</b> <b>MASTER UTILITY PLAN</b>	DATE 4/27/2023
ASSAD A. RIZVI P.E. #27632	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	SHEET # <b>C3.0</b>
		JOB # 2022056



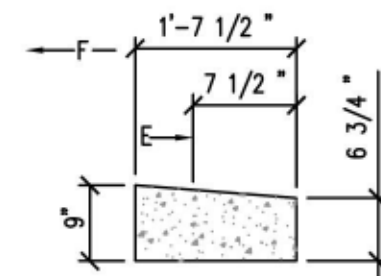
GUTTER AT CURB ACCESS RAMP



ALLEY GUTTER



MOUNTABLE ROLL CURB AND GUTTER



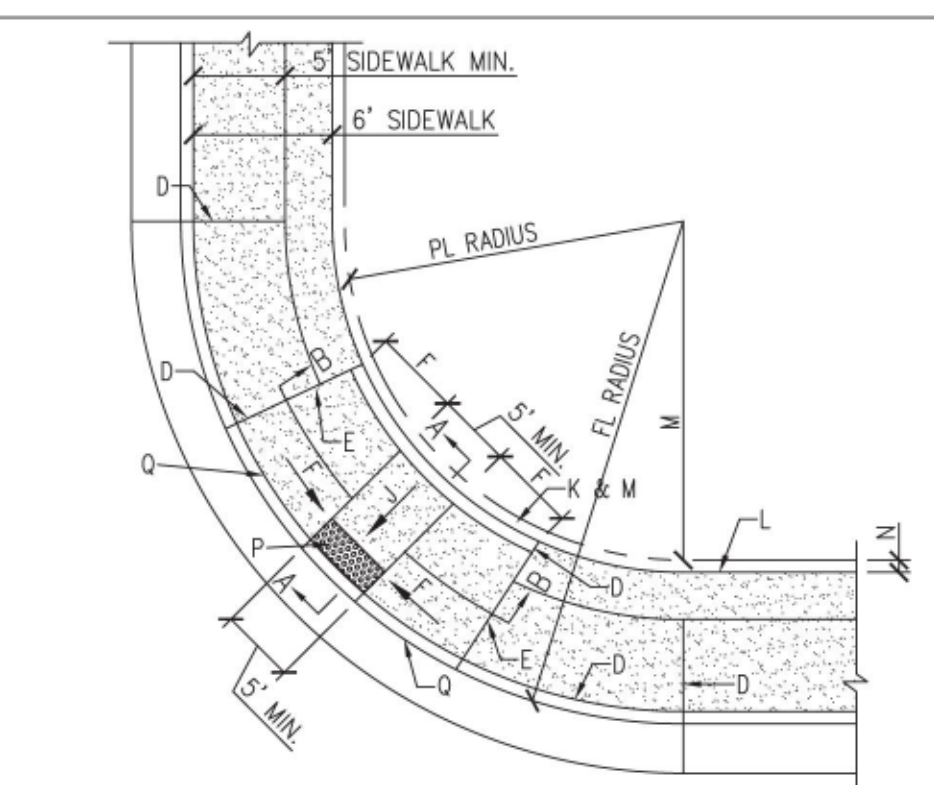
ESTATE CURB

**GENERAL NOTES**  
SEE COA DRAWING 2415A

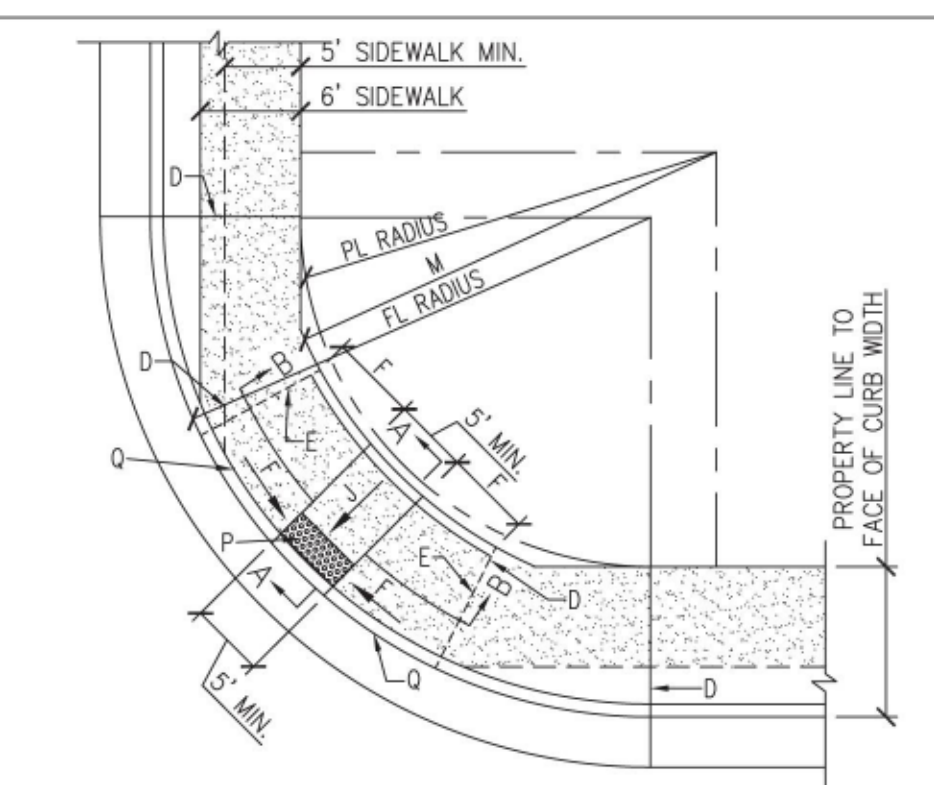
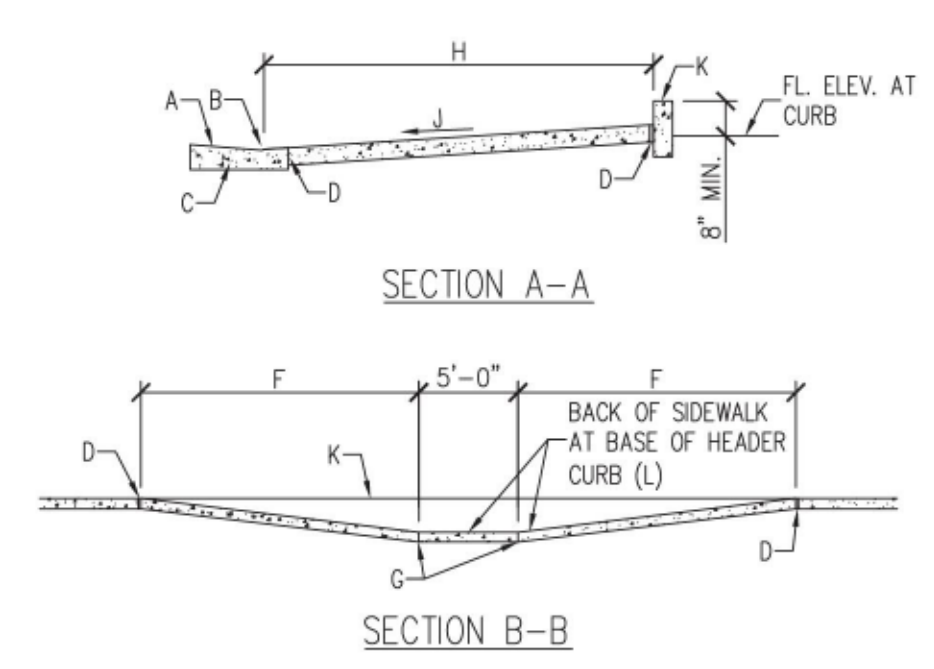
**CONSTRUCTION NOTES**

- REQ. CONC. CHANNEL LINING, OR CUT-OFF WALL, PROVIDE 1/4" EXP JOINT BETWEEN BACK OF CURB & CHANNEL LINING AND/OR WALL.
- VARIABLE, DEPRESS AS NEEDED.
- DRIVE NO. 4 PINS 18" DEEP IN HOLES DRILLED @ 2" O.C. IN EXISTING PAVEMENT, SEAL WITH EPOXY.
- EXISTING ASPHALT CONCRETE (AC) OR PORTLAND CEMENT CONCRETE (PCC) PAVEMENT.
- FACE OF CURB/FLOW LINE.
- TRAFFIC SIDE.
- 3/4" RADIUS.
- 1-1/2" RADIUS.
- 2" RADIUS.
- 24" RADIUS.
- TACK COAT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- NOT USED.
- 8" SCARIFIED AND COMPACTED SUBGRADE. 95% MINIMUM COMPACTION PER SECTION 301.
- NOT USED.
- #4 CONT. BETWEEN JOINTS 3" COVER AT JOINTS.
- #3 PINS @ 3'-0" O.C. W/STD. HOOK.
- MATCH ADJACENT GUTTER PAN WIDTH AND FLOWLINE.

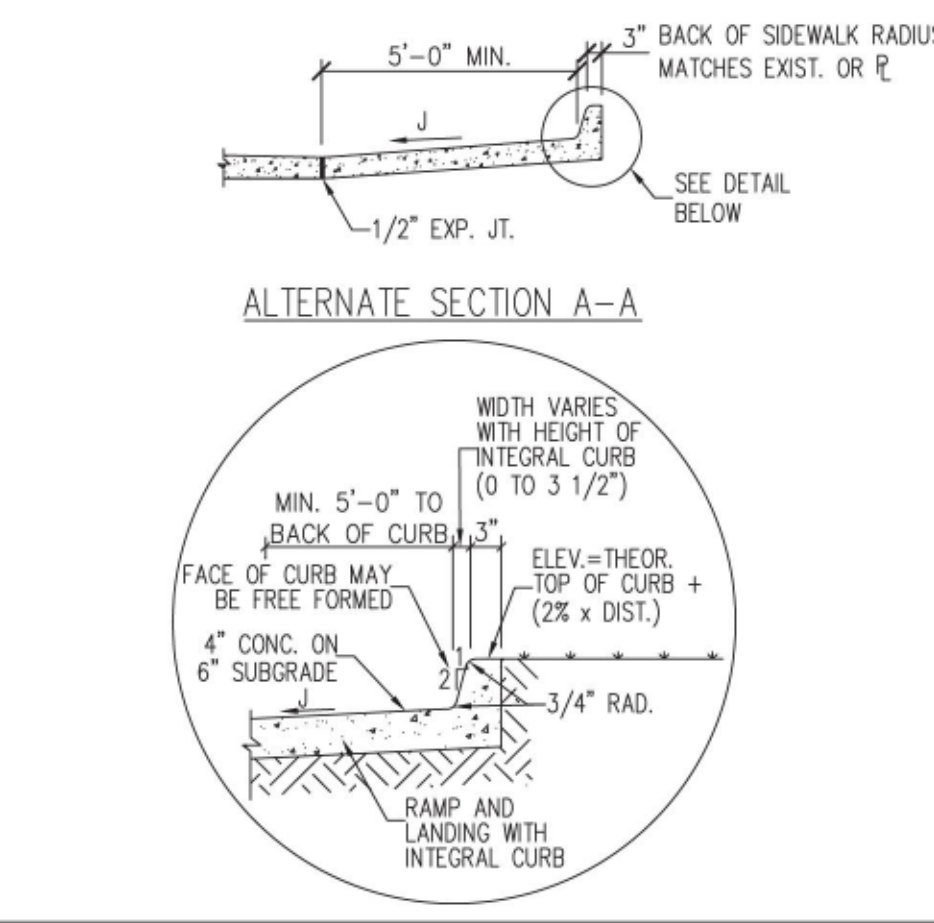
REVISIONS	CITY OF ALBUQUERQUE
	PAVING CURB AND GUTTER DETAILS DWG. 2415B FEBRUARY 2021



DETAIL A MINIMAL R.O.W. FOR SIDEWALK AT BACK OF CURB PERPENDICULAR RAMP



DETAIL B ADEQUATE R.O.W. FOR SETBACK SIDEWALK ADJACENT TO P PERPENDICULAR RAMP



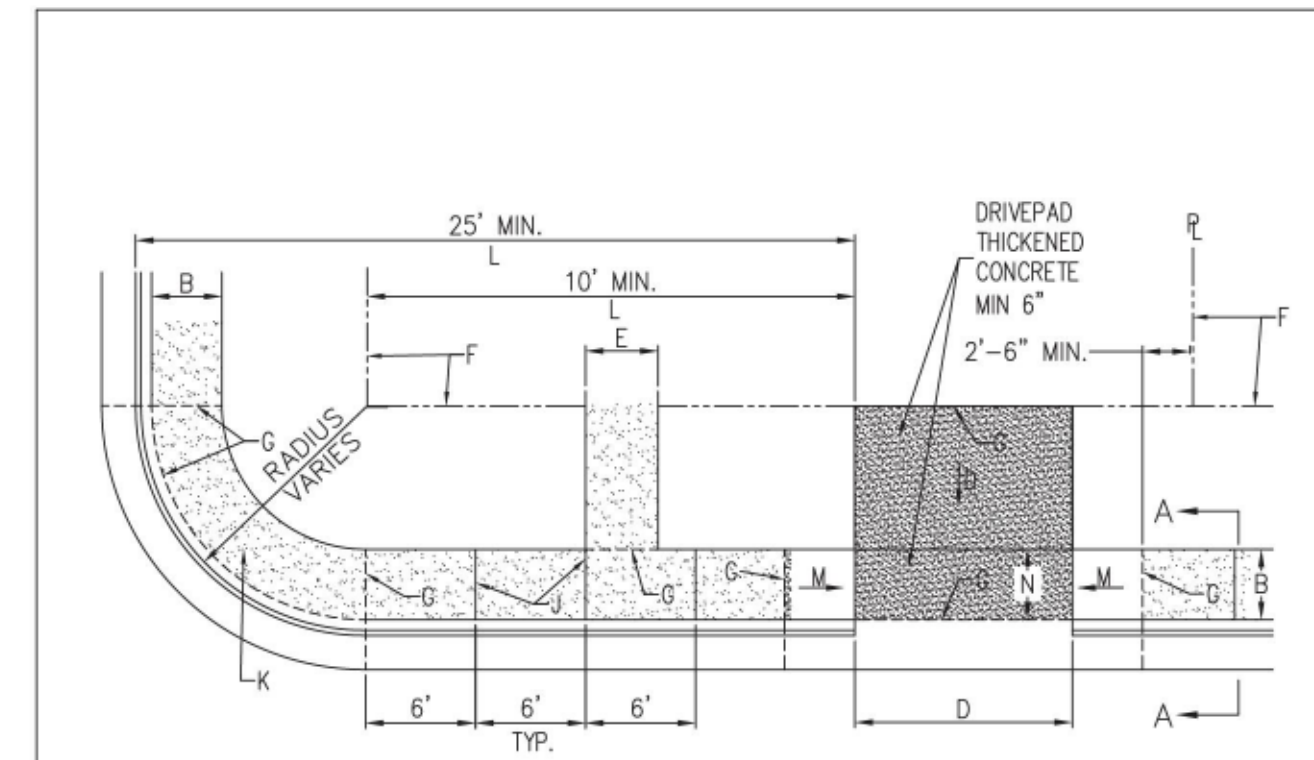
**GENERAL NOTES**

- CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
- WHEN MODIFYING ONE QUADRANT OF AN INTERSECTION TO IMPROVE ACCESSIBILITY, MODIFY THE REMAINING QUADRANTS SO THAT ALL QUADRANTS OF THE INTERSECTION COMPLY WITH ADA (PROWAG) REGULATIONS AS SHOWN ON PLANS.
- SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .0625"), TRANSVERSE TO THE SLOPE OF THE RAMP.
- GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
- WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

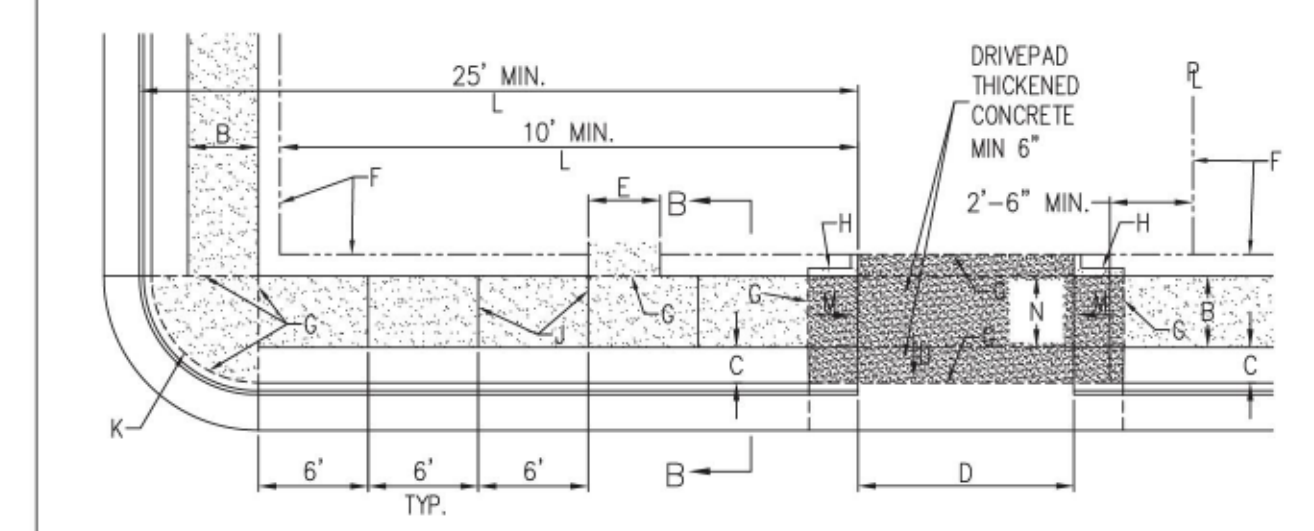
**CONSTRUCTION NOTES**

- SLOPE OF GUTTER NOT TO EXCEED 2% ADJACENT TO RAMP. 1.5% PREFERRED.
- FLUSH WITH RAMP AND GUTTER.
- CURB AND GUTTER (SEE STD. DWG. 2415 - GUTTER AT CURB ACCESS RAMP).
- 1/2" EXPANSION JOINT.
- RADIAL LINES - TOP AND BOTTOM OF RAMP.
- 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
- CONTRACTION JOINT.
- VARIES WITH AVAILABLE R.O.W.
- 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- HEADER CURB, SEE DWG. 2415C.
- BACK OF SIDEWALK.
- BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) THROUGHOUT. SEE STD. DWG. 2440 (NOTE 6) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNRESOLVABLE CONSTRAINTS.
- 4-1/2" MAX.
- DETECTABLE WARNINGS (SEE STD. DWG. 2446).
- CURB TO MATCH SLOPE OF SIDEWALK.

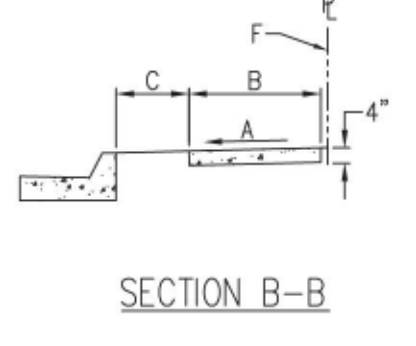
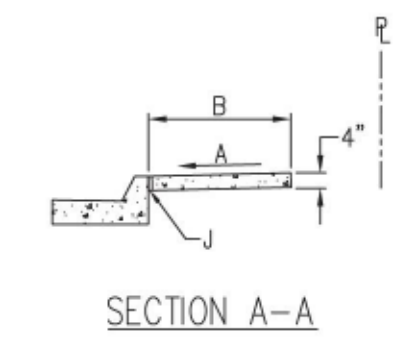
REVISIONS	CITY OF ALBUQUERQUE
	PAVING CORNER ACCESS RAMP DWG. 2441 JUNE 2019



PLAN CURB TYPE SIDEWALK



PLAN OFFSET TYPE SIDEWALK



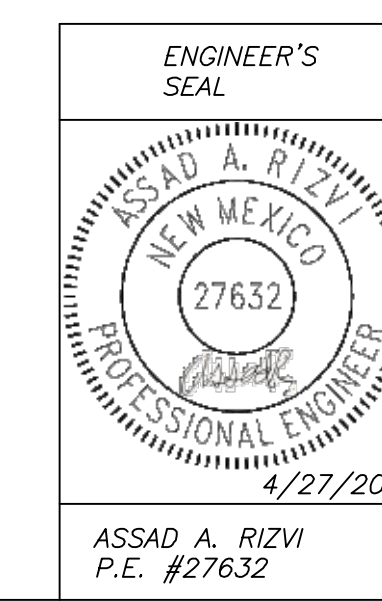
**GENERAL NOTES**

- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
- FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
- GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
- ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN 1/2" REQUIRE A RAMP.
- PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
- SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

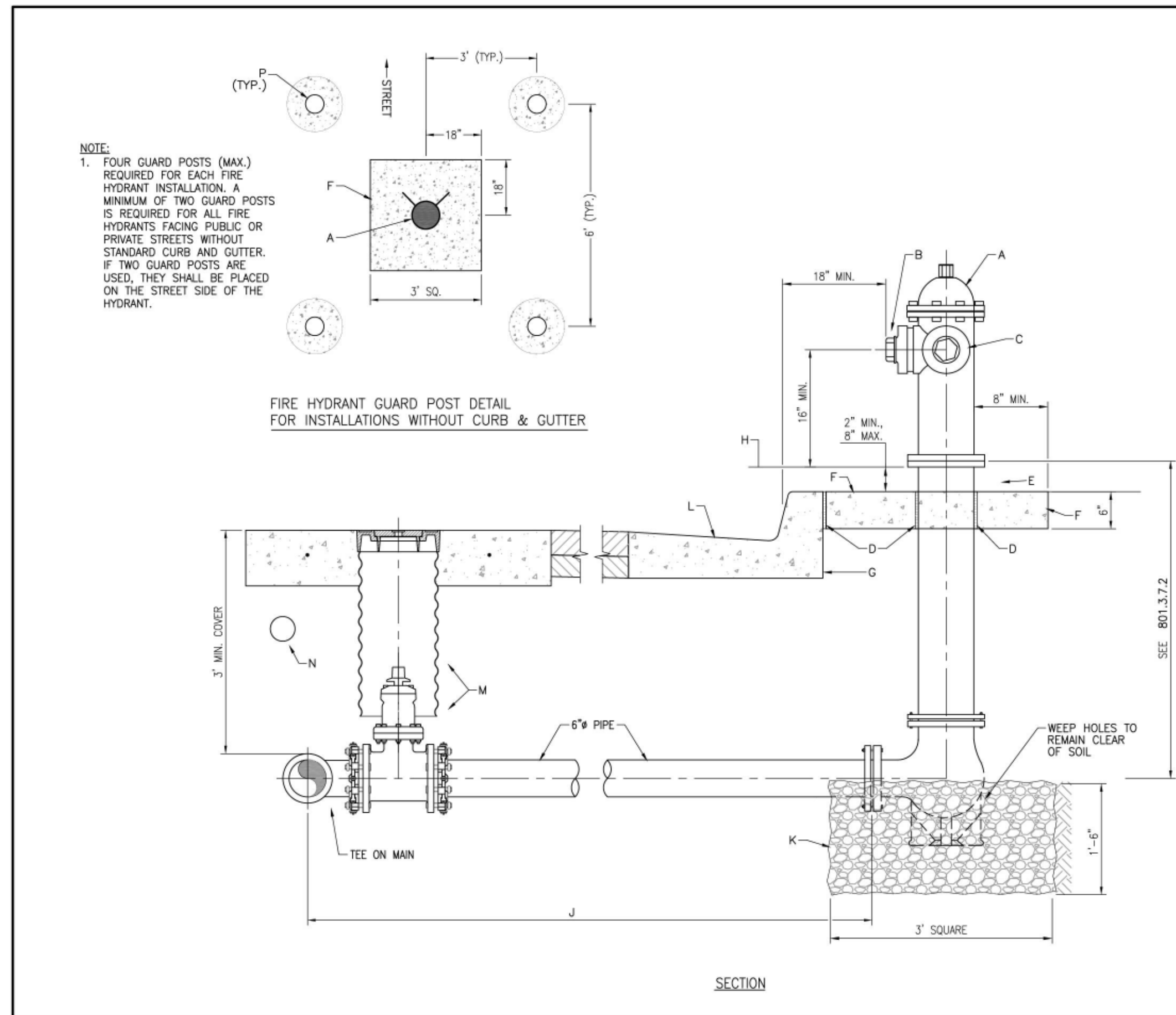
**CONSTRUCTION NOTES**

- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
- 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
- SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
- SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
- WALKWAY VARIABLE (4" MINIMUM).
- PROPERTY LINE.
- 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
- CONTRACTION JOINTS.
- FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
- CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
- ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING SIDEWALK DETAILS DWG. 2430 JUNE 2019



<b>SOUTH VALLEY MHP ALBUQUERQUE, NM</b>  <b>DETAIL SHEET</b>	ENGINEER'S SEAL ASSAD A. RIZVI NEW MEXICO 27632 PROFESSIONAL ENGINEER 4/27/2023	DRAWN BY JL DATE 4/27/2023 DRAWING 2022056-DET SHEET # <b>C4.0</b> JOB # 2022056
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	



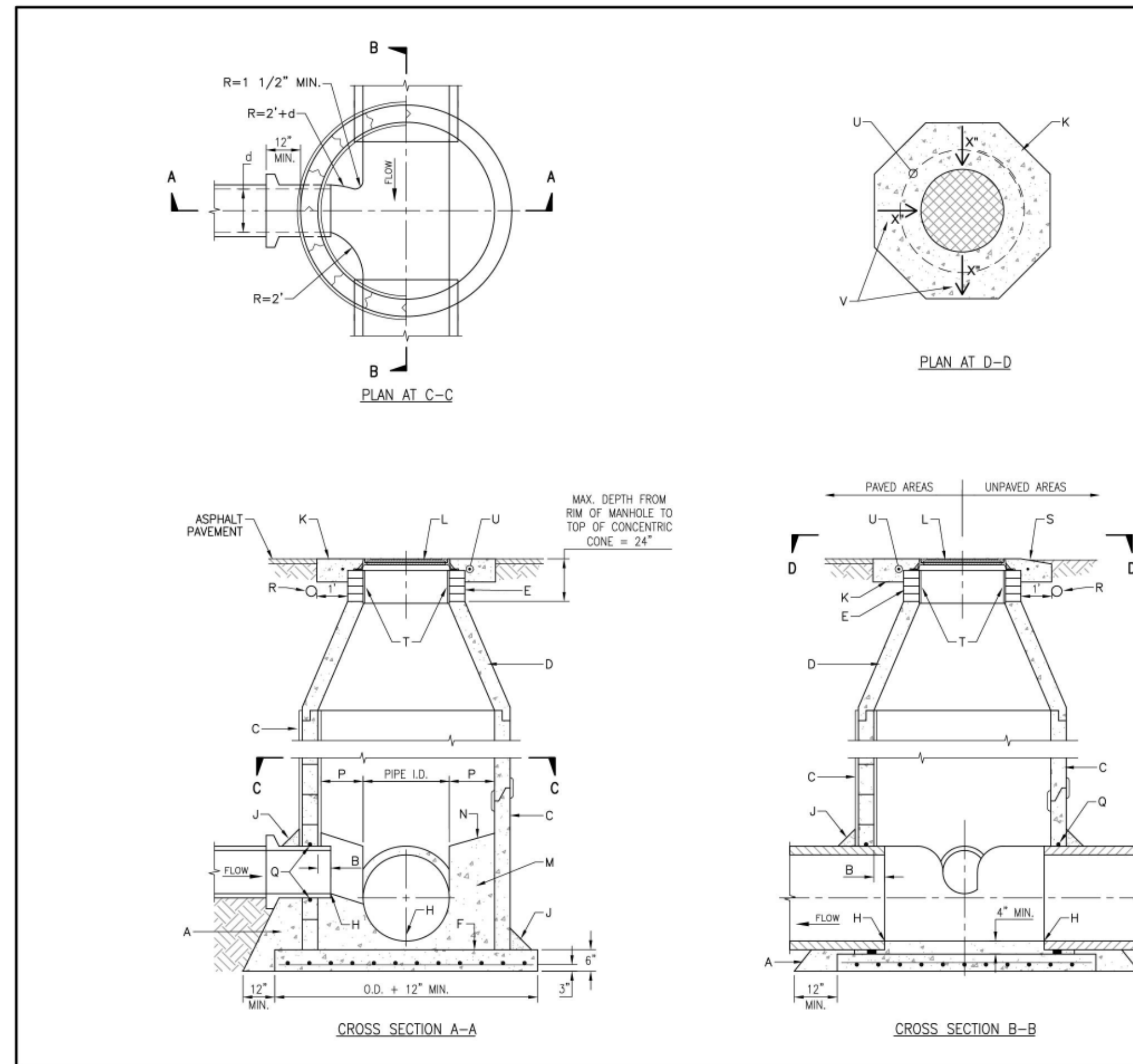
**GENERAL NOTES**

- NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3'-0" OF FIRE HYDRANT.
- HYDRANT LEAD SHALL BE VALVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE TOP FLANGE OF THE FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
- FOR FIRE HYDRANT LOCATIONS, SEE STANDARD DRAWING 2347.
- WHEN NEW OR EXISTING SIDEWALK ABUTS CURB, RECONSTRUCT SIDEWALK PER STANDARD DRAWINGS 2430 AND 2431.
- PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.
- HYDRANTS INSTALLED IN SIDEWALK AREAS SHALL MAINTAIN A FIVE FOOT CLEAR PEDESTRIAN PATH PER ADA STANDARD.
- BEFORE THE WORK WILL BE ACCEPTED, FIRE HYDRANT GPS COORDINATES SHALL BE PROVIDED ON THE RECORD DRAWINGS. GPS COORDINATES OBTAINED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL BE TAKEN AT THE FLANGE. USE THE NAD 1983 NM STATE PLANE CENTRAL ZONE FOR X AND Y COORDINATES AND NAVD 1988 FOR Z COORDINATE.
- HYDRANTS INSTALLED WITHOUT STANDARD CURB AND GUTTER SHALL BE PROTECTED WITH STATIONARY POSTS/BOLLARDS. SEE DETAIL ON THIS SHEET.

**CONSTRUCTION NOTES**

- FIRE HYDRANT PER SPECIFICATIONS
- PUMPER NOZZLE 4 1/2"
- HOSE NOZZLE 1 1/2"
- 1/2" EXPANSION JOINT MATERIAL
- MATCH SIDEWALK SLOPE, OR SLOPE 1/4" PER FOOT.
- 3'x3'x6" SQUARE CONCRETE PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE WHEN NOT LOCATED WITHIN SIDEWALK OR CONCRETE AREA. CONCRETE PER SEC. 101 EXTERIOR CONCRETE, f'c=3000 psi @ 28 DAYS.
- BACK OF CURB
- CONTROLLED ELEVATION LINE, LEVEL IN ALL DIRECTIONS.
- USE OF RESTRAINED JOINTS IS MANDATORY. ALL FIRE HYDRANT LEG PIPING AND FITTINGS INCLUDING TEE ON MAIN SHALL BE RESTRAINED JOINT.
- 3"x3"x18" GRAVEL DRAIN POCKET WITH CLEAN GRAVEL, ASTM C33, NO. 57. LINE DRAIN POCKET WITH GEOTEXTILE FABRIC NM007 CLASS 3.
- STANDARD CURB AND GUTTER. IF NO CURB AND GUTTER IS PRESENT, BOLLARDS ARE REQUIRED. FOR OTHER TYPES OF CURB AND GUTTER, SPECIAL DESIGN IS REQUIRED.
- INSTALL FIRE HYDRANT ISOLATION GATE VALVE AT TEE ON MAIN. INSTALL VALVE BOX PER STANDARD DRAWING 2326.
- ELECTRONIC MARKER DEVICE (EMD), SEE STANDARD SPECIFICATION SECTION 170.
- STATIONARY GUARD POST PER STANDARD DRAWING 2322

REVISIONS	WATER AUTHORITY
DEC. 2014 MAY 2013	WATER FIRE HYDRANT INSTALLATION DWG. 2340 APR. 2019



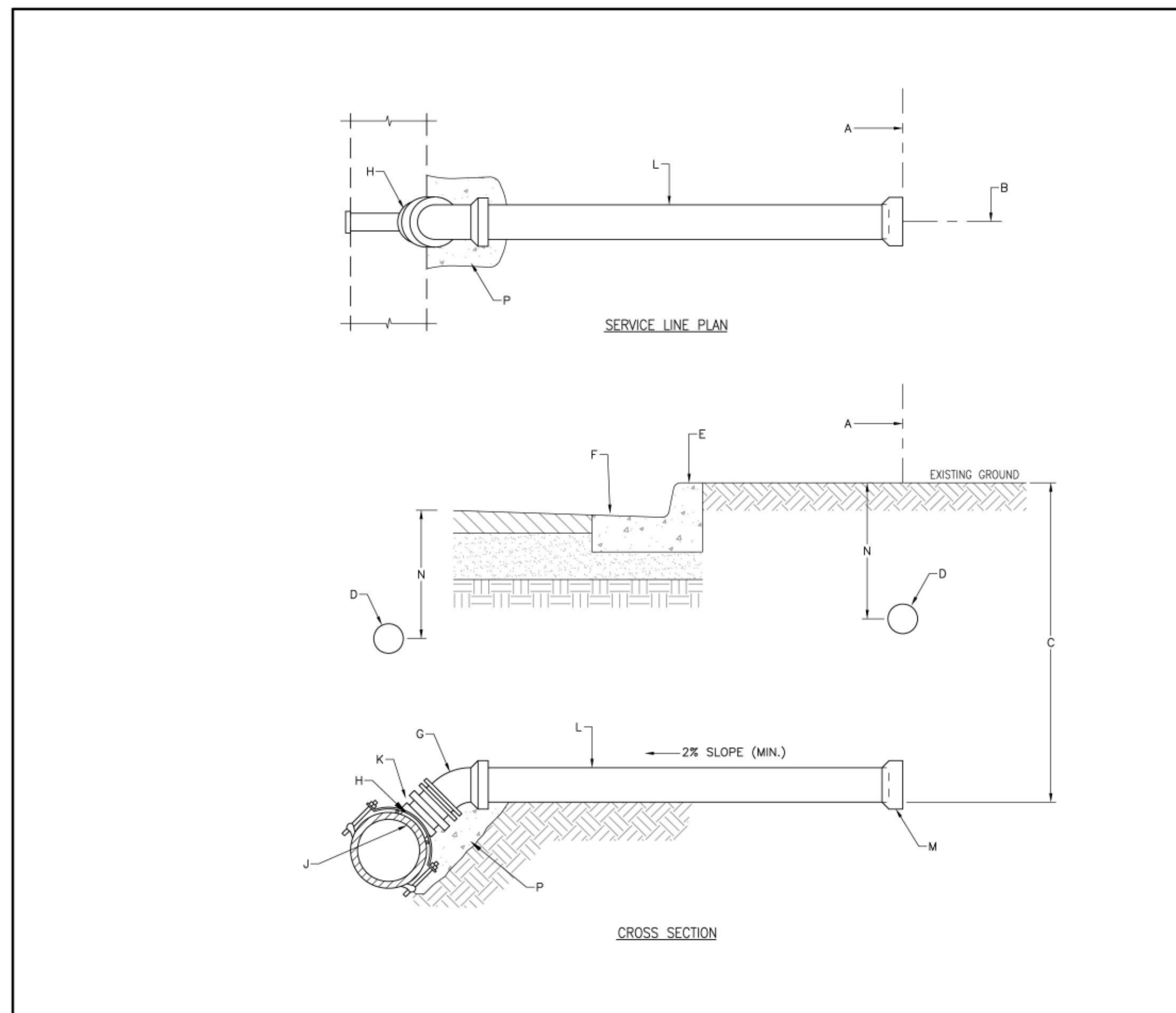
**GENERAL NOTES**

- USE TYPE "E" MANHOLE FOR DEPTHS OF 2'-6" MEASURED FROM INVERT TO RIM.
- CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" MANHOLE IN LIEU OF TYPE "E" MANHOLE FOR DEPTHS 2'-6".
- MANHOLES > 6' IN DEPTH SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS ONLY.
- DESIGN APPLIES TO 4' TO 6' I.D. MANHOLES.
- COMPACT ALL BACKFILL AROUND MANHOLE TO 95% (ASTM).
- USE NON-SHRINK GROUT FOR JOINTS, FILLETS AND PIPE PENETRATIONS.
- APPLY WATERPROOFING COATING TO EXTERIOR OF MANHOLE IN AREAS WHERE GROUNDWATER IS PRESENT.
- AN INTERIOR COATING, WITH A WATER AUTHORITY APPROVED EPOXY RESIN-TYPE MATERIAL, SHALL BE APPLIED TO MANHOLES ON MAINS LARGER THAN 24" IN DIAMETER.
- POSITION MANHOLE OPENING OVER THE CENTER OF MANHOLE.

**CONSTRUCTION NOTES**

- CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FOR FLEXIBLE PIPE.
- PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRINGLINE OF PIPE.
- MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON-SHRINK GROUT TO EXTERIOR AND INTERIOR OF EXPANSION JOINTS. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE.
- PRECAST REINFORCED CONCRETE CONCENTRIC CONE. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL.
- USE MAX. 4 COURSES GRADE MS BRICK ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE.
- CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR MANHOLE DEPTH OF 2'-6". NO. 4 BARS AT 12" O.C. EA. WAY FOR MANHOLE DEPTH OF < 2'-6".
- INVERT ELEVATION OF STUB OR LATERAL AS SHOWN ON PLANS.
- 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
- OCTAGONAL CONCRETE PAD, SEE STANDARD DWG. 2461 FOR REFERENCE.
- MANHOLE FRAME AND COVER, SEE DRAWING 2109. INSTALL A 24" COVER FOR SEWER LINE < 24", AND A 32" COVER FOR SEWER LINE > 24".
- CONCRETE, SEE SPECIFICATION SECTION 101.
- SLOPE 1" PER FT. FROM PIPE CROWN.
- SHELF TO BE 9" WIDE MIN.
- APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.
- ELECTRONIC MARKER DEVICE (EMD), SEE STANDARD SPECIFICATION SECTION 170.
- CONCRETE COLLAR IN UNPAVED AREAS, SEE STANDARD DRAWING 2461.
- APPLY 1/2" THICK MORTAR COATING TO INTERIOR OF OPENING.
- #4 REBAR PER STANDARD DRAWING 2461.
- TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND FLOW DIRECTION ARROWS. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.

REVISIONS	WATER AUTHORITY
JAN. 2013	SANITARY SEWER MANHOLE TYPE "E" DWG. 2102 OCT. 2017



**GENERAL NOTES**

- ALL SERVICE LINES SHALL CONFORM TO THE PLUMBING CODE OF THE CITY OF ALBUQUERQUE.
- THE SANITARY SEWER SERVICE LATERAL IS CONSIDERED 75% WATER FROM THE MAIN LINE, INCLUDING THE SERVICE TEE TO THE PROPERTY LINE AND BEYOND. ALL MAINTENANCE AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR WHICH IT IS PROVIDING THE SERVICE.

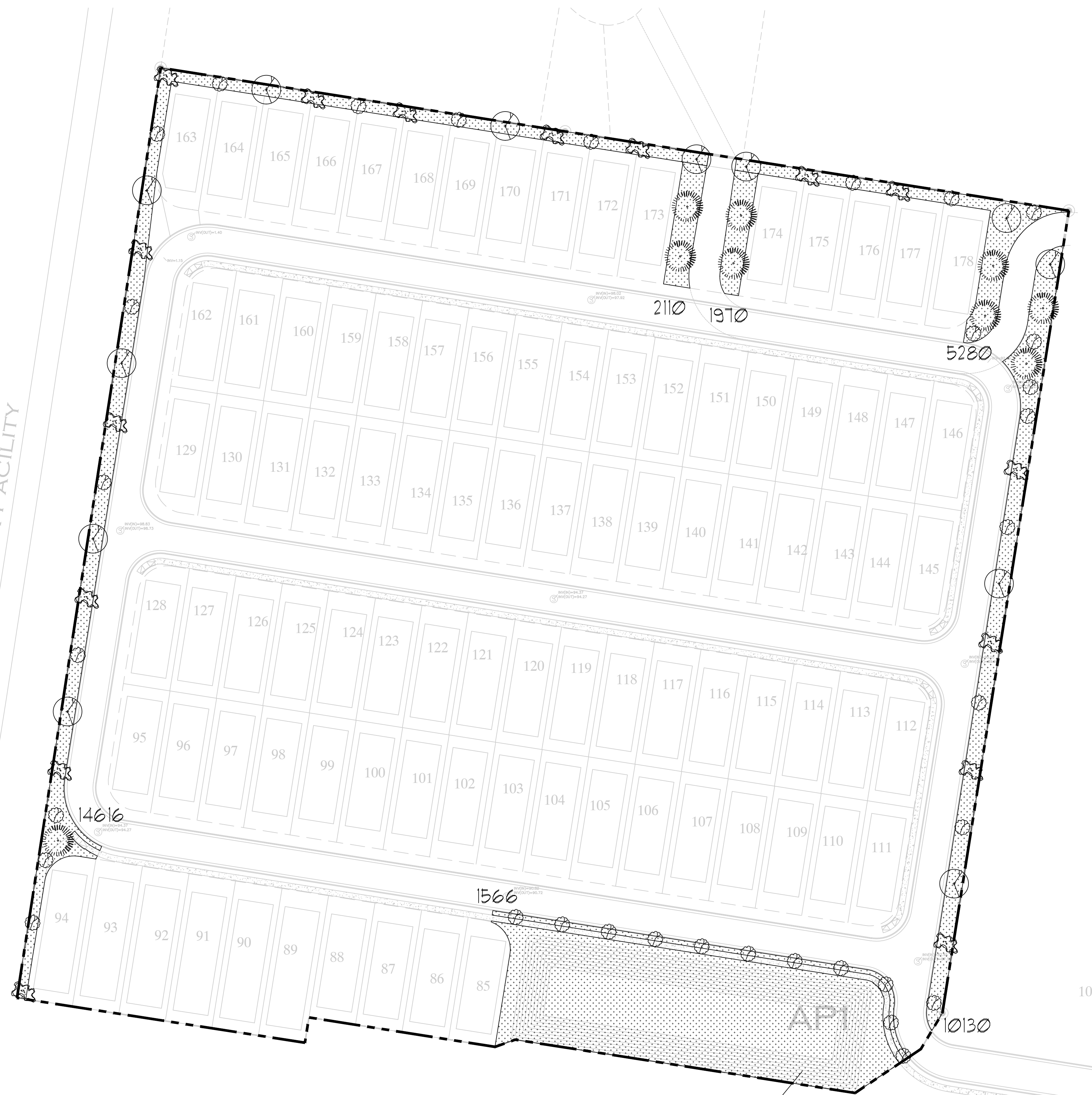
**CONSTRUCTION NOTES**

- RIGHT-OF-WAY LINE.
- CENTER LINE OF SERVICE LINE.
- MINIMUM OF 4' TO 6' FROM INVERT TO TOP OF CURB AT RIGHT-OF-WAY LINE. MINIMUM DEPTH WILL DEPEND ON THE DEPTH OF THE MAIN SEWER LINE, THE MINIMUM SERVICE LINE SLOPE, THE DEPTH OF THE LOT BEING SERVED, LOCATION OF THE HOUSE ON THE LOT, AND THE GRADE OF THE LOT.
- ELECTRONIC MARKER DEVICE (EMD), SEE STANDARD SPECIFICATION SECTION 170.
- STAMP OR CHISEL PIPE DIAMETER, AND "S" ON TOP OF CURB OVER LOCATION OF SERVICE LINE, MINIMUM 1/4" DEEP.
- CURB & GUTTER.
- 22.5' OR 45' BEND.
- CORE DRILL.
- SERVICE LINE SHALL NOT PROTRUDE INTO SEWER MAIN.
- SANITARY SEWER TAPPING TEE PER WATER AUTHORITY APPROVED PRODUCTS LIST. DO NOT OVER TIGHTEN SADDLE BOLTS WHICH WOULD PREVENT FREE PASSAGE OF REQUIRED MANDREL. IN-LINE WYE CONNECTIONS ARE ALSO ACCEPTABLE FOR NEW CONSTRUCTION.
- SERVICE LINE, AND NEW SERVICE CONNECTIONS TO EXISTING SEWER MAINS.
- PLUG OR CAP UNTIL LATERAL IS PLACED IN SERVICE.
- DEPTH PLACEMENT PER SECTION 170, AND MANUFACTURER'S RECOMMENDATIONS.
- BACKFILL UNDER SERVICE WITH MINIMUM 1 CUBIC FOOT OF CONCRETE.

REVISIONS	WATER AUTHORITY
JAN. 2013 JAN. 2018	SANITARY SEWER SERVICE LINE DETAILS DWG. 2125 MAY 2019

	<b>SOUTH VALLEY MHP ALBUQUERQUE, NM</b>	DRAWN BY JL
	<b>DETAIL SHEET</b>	DATE 4/27/2023
	5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2022056-DET
ASSAD A. RIZVI P.E. #27632	<b>C4.1</b>	SHEET # 2022056

LA DEL NORTE DIVERSION FACILITY



**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>			
9	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
12	3" cal	Netleaf Hackberry <i>Celtis reticulata</i>	M+
16	6-8'	Crimson Oak <i>Quercus robur x alba</i>	M
33	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	M
70	Total Trees		
67136	Drainage Basin Treatment, (See Notes) Native Seeding Mix Per COA		
67136	Total Landscape Provided		

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	606251
TOTAL ON-SITE LANDSCAPE PROVIDED	67136

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of connection for irrigation system is unknown at current and shall be coordinate Landscaping shall be installed according to the approved plan; installation shall be completed within 60 days of the related building's occupancy.

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. d between the Landscape Contractor and the General Contractor of the project prior to construction.

No substitutions, or alterations shall be made to this plan without the express written authorization of the Landscape Architect, and changes approved by the City of Albuquerque.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Drainage Basin Treatments  
Per City of Albuquerque  
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 102.2 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

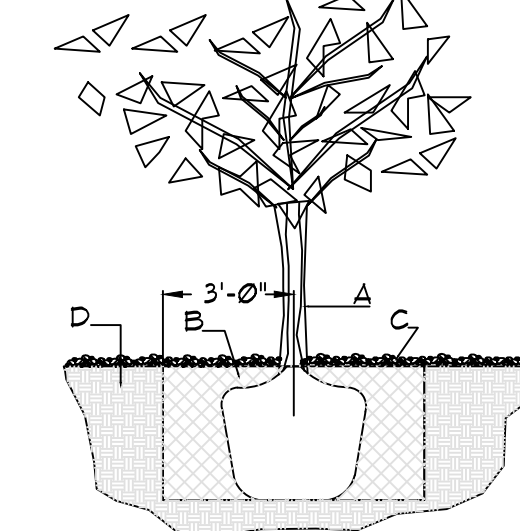
For pond bottoms: Gravel 3/4 to 1 inch mulch. One layer thick, not stacked

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed.

Maintenance will be per City of Albuquerque Specification 102.3.1 and 102.3.2.

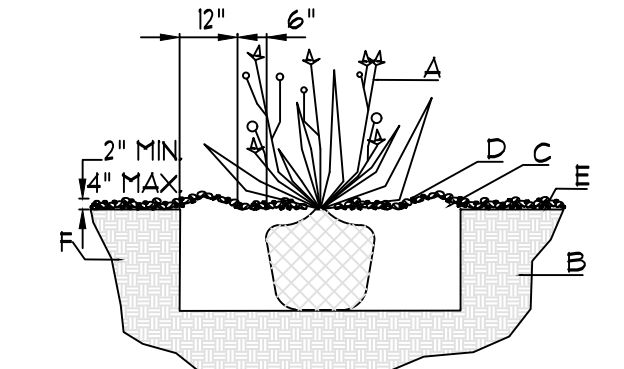
Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.



**TREE PLANTING DETAIL**

NTS



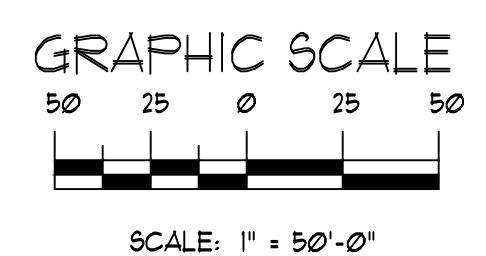
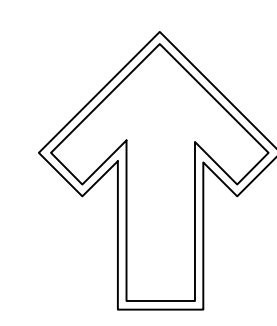
**SHRUB PLANTING DETAIL**

NTS

- GENERAL NOTES:**
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- A. TREE
  - B. BACKFILL WITH EXISTING SOIL.
  - C. 3" DEPTH OF GRAVEL MULCH.
  - D. UNDISTURBED SOIL.

- GENERAL NOTES:**
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- A. SHRUB.
  - B. BACKFILL WITH EXISTING SOIL.
  - C. EARTH BERM AROUND WATER RETENTION BASIN.
  - D. 3" DEPTH OF GRAVEL MULCH.
  - E. FINISH GRADE.
  - F. UNDISTURBED SOIL.

DRAINAGE BASIN TREATMENT (SEE NOTES)  
PER CITY OF ALBUQUERQUE  
31464



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2019011 SOUTH VALLEY MHP (RIVERSIDE)  
ENCROACHMENT EASEMENT EXHIBIT

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