

Montgomery Boulevard

**PLANT LEGEND**

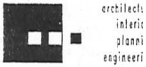
Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
4	⊕	<i>Acer palmatum</i> 'Bloodgood' Japanese Maple	15 Gal	6' ht. x 4' spr. 15' ht. x 15' spr.	Medium
4	⊙	<i>Ptelea trifoliata</i> Hoppyes	15 Gal	6' ht. x 4' spr. 18' ht. x 10' spr.	Medium
6	⊙	<i>Pistacia chinensis</i> Chinese Pistache	2" BxH	10' ht. x 6' spr. 30' ht. x 30' spr.	Medium
1	⊙	<i>Cercis reniformis</i> Oklahoma Redbud	15 Gal	16' ht. x 6' spr. 40' ht. x 15' spr.	Medium
5	⊙	<i>Koeleria paniculata</i> Goldenrain Tree	2" BxH	8' ht. x 5' spr. 25' ht. x 25' spr.	Medium
6	⊙	<i>Robinia ambigua</i> 'Purple Robe' Purple Robe Locust	2" BxH	16' ht. x 6' spr. 25' ht. x 25' spr.	Medium
<b>Shrubs/Grasscovers</b>					
62	⊙	<i>Achillea ageratifolia</i> Greek Yarrow	1-Gal.	2' oc. 1' ht. x 1' spr.	Low
24	⊙	<i>Centranthus ruber</i> Red Valerian	1-Gal.	5' oc. 3' ht. x 3' spr.	Medium
24	⊗	<i>Rosmarinus officinalis</i> Rosemary	5-Gal.	3' oc. 3' ht. x 3' spr.	Low
89	⊙	<i>Artemisia ludoviciana</i> Prairie Sage	1-Gal.	2' oc. 2' ht. x 3' spr.	Low
36	⊙	<i>Levandula angustifolia</i> English Lavender	5-Gal.	5' oc. 3' ht. x 3' spr.	Medium
74	*	<i>Nepeta faassenii</i> Catmint	1-Gal.	2' oc. 2' ht. x 2' spr.	Medium
34	⊙	<i>Cynopteris x clandonensis</i> Blue Mist	5-Gal.	4' oc. 3' ht. x 4' spr.	Low
42	⊙	<i>Sedum telephium</i> Autumn Joy Sedum	1-Gal.	2' oc. 2' ht. x 2' spr.	Low
54	⊙	<i>Rhus aromatica</i> 'Gro-Lo' Gro-Lo Sunac	1-Gal.	4' oc. 2' ht. x 4' spr.	Low
<b>Ornamental Grasses</b>					
16	⊙	<i>Helleoichon sempervirens</i> Blue Avond Grass	5-Gal.	3' oc. 3' ht. x 3' spr.	Medium
20	*	<i>Nassella tenuissima</i> Tweedgrass	1-Gal.	3' oc. 3' ht. x 3' spr.	Low
15	⊙	<i>Miscanthus sinensis</i> Maidenhair Grass	5-Gal.	4' oc. 5' ht. x 5' spr.	Low
<ul style="list-style-type: none"> <li>⊙ Turfgrass</li> <li>□ Kentucky bluegrass sod</li> </ul>					

**MULCHES**  
All shrub planting areas shall be top dressed with 3/4" Desert Bronze Rock Mulch unless otherwise specified.

**IRRIGATION SYSTEM**  
Irrigation system standards outlined in the Water Conservation Landscaping and Water Utility Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate trees, shrub and groundcover planting areas.

**MAINTENANCE RESPONSIBILITY**  
Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Homeowner's Association.

**STATEMENT OF WATER WASTE**  
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 10 percent of the required landscape area.



**Dekker  
Perich  
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ARCHITECT

ENGINEER

PROJECT

**Townhomes  
12401 Montgomery Boulevard NE  
Albuquerque, New Mexico**

REVISIONS

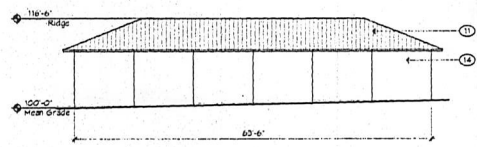
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DRAWN BY \_\_\_\_\_  
REVIEWED BY \_\_\_\_\_  
DATE \_\_\_\_\_  
PROJECT NO. 0608  
DRAWING NAME

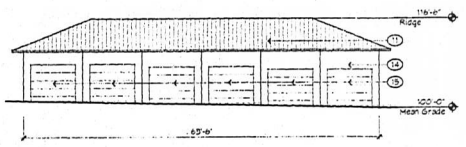


SHEET NO.

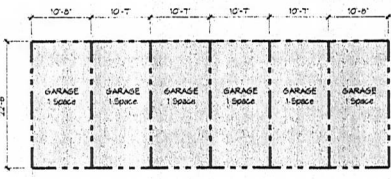
**SDF2**



**Rear Garage Elevation**  
Design Concept



**Front Garage Elevation**  
Design Concept



**Garage Plan**  
Design Concept

**General Notes:**

- 1. Refer to sheet SDPI for site development plan. Refer to sheet SDP2 for landscape plan and design criteria. Refer to sheet SDP3 for additional design criteria. Refer to sheets SDP4 and SDP5 for conceptual grading, drainage, and utility design.

**Keyed Notes:**

- 1. Property Line
- 2. Townhome Building Envelope
- 3. Concrete Driveway or Apron
- 4. Concrete Sidewalk
- 5. Field
- 6. Landscape Area
- 7-10. NOT USED
- 11. Clay, Concrete, or Metal Roofing
- 12. Fencing Trim
- 13. Grading
- 14. Stucco Finish System
- 15. Overhead Garage Door
- 16. Balcony
- 17. Null

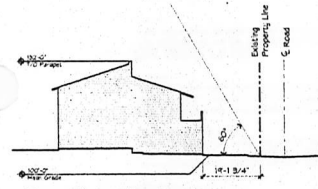
architect  
interior  
planning  
engineering

**Dekker Perich Sabatini**

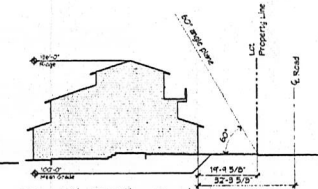
7801 Jefferson NE  
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ARCHITECT

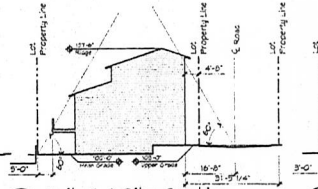
ENGINEER



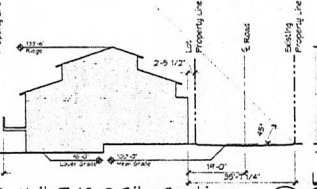
**Unit A Site Section**  
Design Concept for Setback Information



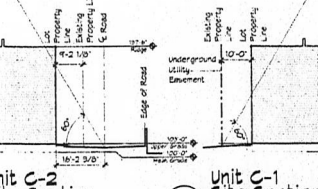
**Unit B Site Section**  
Design Concept for Setback Information



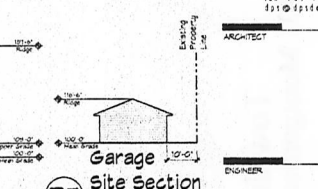
**Unit C-1 Site Section**  
Design Concept for Setback Information



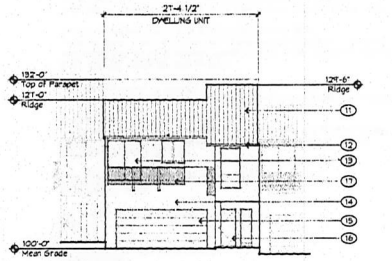
**Unit B/C-2 Site Section**  
Design Concept for Setback Information



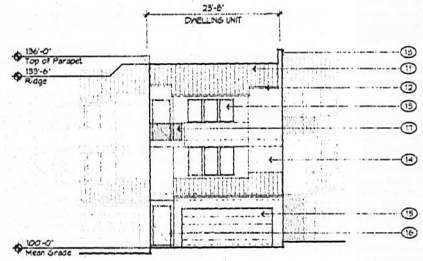
**Unit C-2 Site Section**  
Design Concept for Setback Information



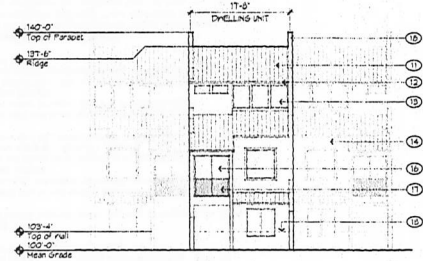
**Garage Site Section**  
Design Concept for Setback Information



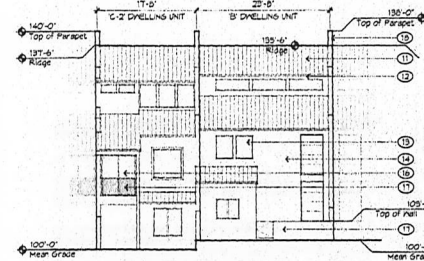
**Unit A West Elevation**  
2 Story



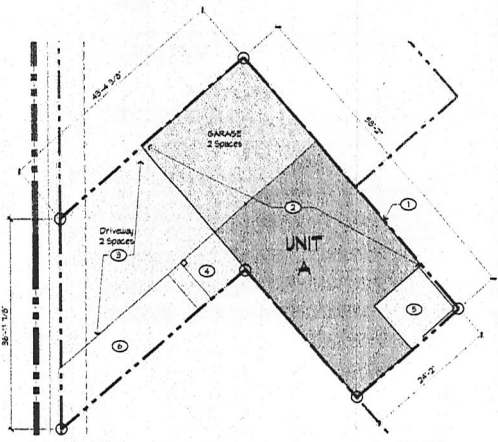
**Unit B East Elevation**  
3 Story



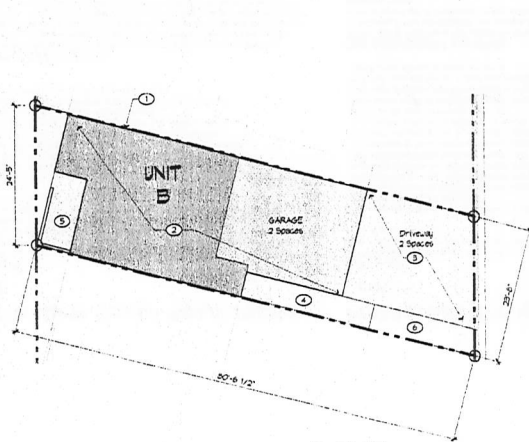
**Unit C-1 South Elevation**  
3 Story



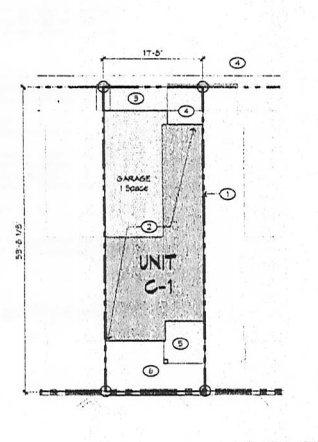
**Unit B/C-2 South Elevation**  
Design Concept



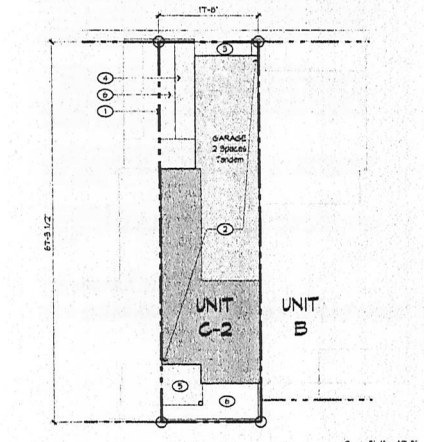
**Unit A Plan**  
Design Concept



**Unit B Plan**  
Design Concept



**Unit C-1 Plan**  
Design Concept



**Unit B/C-1 Plan**  
Design Concept

PROJECT

**Townhomes**  
12401 Montgomery Boulevard NE  
Albuquerque, New Mexico

REVISIONS

DRAWN BY: DM/B  
REVIEWED BY: DM/M  
DATE:  
PROJECT NO.: 0601  
DRAWING NAME:  
Conceptual Building Plans, Elevations, and Section Design

SHEET NO. **SDPE**  
3 OF 3



## Design Requirements for Planned Residential Development (PRD)

### Overall Design Theme and Land Use Concept:

The purpose of these design standards is to establish a framework for the quality development of the subject development area shown on the site development plan for subdivision. The primary goal for these design standards is to create an attractive, comfortable and safe residential community that fosters privacy and architectural character. These standards address the issues of architecture, parking, site lighting, screen walls and fences, pedestrian amenities, and signage to create the quality, image desired for this development. The design standards are intended to be complementary to the planning and design of adjacent properties.

Minor amendments to this Site Plan for Subdivision shall be approved by the Planning Director in accordance with the Albuquerque Comprehensive City Zoning Code. Major amendments to this Site Development Plan for Subdivision shall be approved by the Environmental Planning Commission.

### Off-Street Parking:

Off-street parking spaces shall be provided in compliance with regulation 14-16-10-1 of the Albuquerque Comprehensive City Zoning Code. See SDPI for Parking Calculation.

### Bicycle:

See SDPI for Bicycle Rack location.

## Architectural Design Requirements:

### Street Design:

Private drive streets 24 ft and 26 ft widths.

### Transit:

Bus Stop as noted on Site Development Plan sheet SDPI.

### Dwelling Unit Sizes:

Plotting unit sizes range from 1,450 to 2,100 square feet.

### Setbacks/Building Height:

The use of screening setbacks is required to provide space for creation of visually attractive street scenes. In these setbacks should be pedestrian building access, and screening materials including landscaping.

Front/center/rear yard setbacks and maximum building height are specifically prescribed per unit type on details B1-B3-SDPI.

### Exterior Wall Materials and Colors:

Exterior wall materials are to be predominantly masonry based. The varying styles of masonry northern New Mexico Architecture shall be the basis of a more simple and contemporary expression or interpretation for architectural design.

Articulation of masonry so as not to produce a long and flat building facade should be considered and encouraged. An articulated top edge of buildings, and the play of figure/ground planes will help the masonry to achieve this goal. The building masonry should also promote pedestrian site access when possible through use of patios and walkways.

The use of a stucco wall finish system (or synthetic version thereof) shall be the predominant wall material for buildings to reinforce the northern New Mexico vernacular architectural expression. Natural or cultured stone accents may be incorporated at exterior building walls to provide a contrasting texture and color to the building masonry. Exterior wall color should reflect a consistent overall palette of earth-based tones for the front corners.

Site and patio walls should reflect the same use of stucco finish to complement that of the buildings, or may contrast the building finish by use of exposed natural stone, cultured stone or split-face only. Metal - rail fencing can be used to articulate semi-private patios - common garden open spaces.

Exterior detail trim such as shade canopies, trellises, open railings, pitched roof elements, parapet cornicing, lintels, etc. should be consistently detailed throughout the site to complement the overall architecture and minimize the overall detail variety to the extent possible.

### Roof materials and colors:

Roof materials may vary with the New Mexico vernacular expression from flat, low (low slope) into parapet, to metal roof and clay or concrete tile roof. Low reflectivity is required.

## Architectural Design Requirements Cont.:

### Site Lighting:

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadway with unnecessary glare or reflection in order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Fixtures shall comply with the City of Albuquerque's Dark Skies requirements.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall correspond with the architectural character of the buildings and other site features.

### Placement of Mechanical Units:

Care should be made to hide the view of exposed mechanical units, risers, and other equipment from the ground directly adjacent to the building whenever possible, whether roof or pad mounted units are used. Ground level units shall be screened from public view through the use of walls, or landscaping material. Roof mounted units shall be screened from public view through the use of parapet walls that are architecturally coordinated with the building they serve.

### Signage:

The following standards were developed to regulate the size, location, type and quality of sign elements within the overall development. The goal is to provide consistency in appearance and quality, and complements the visual character of the development.

- All signs shall comply with section 14-16-3-6 General Sign Regulations of the zoning code.
- Strong identification signs shall be of the wall mounted monument type and shall complement the materials, color, and architecture character of the buildings. The maximum height of the wall to receive the sign shall not exceed the height of the adjacent wall, if fencing or lift.
- The design of the interior directional signs shall be coordinated with the design of the monument sign.
- Building mounted signs shall comply with section 14-16-3-6.C.6
- No illuminated plastic panel signs are allowed.

### Screen Walls and Fences:

The effective use of screening devices for utilitarian spaces, such as refuse areas, is critical to creating an attractive and functional development. The site orientation of these elements shall be placed away from public rights of way to the extent possible.

### Screening:

These screening requirements are in addition to those listed in the parking and landscape sections. Refer to SDPI and SDPI.

Refuse containers shall be screened from view through the use of walls at least six feet high that are architecturally coordinated with the buildings they serve and meet City design standards.

- Refuse enclosures shall be further screened through the use of trees and shrubs when possible.

## Architectural Design Requirements Cont.:

### Walls/Fences:

Perimeter walls and fencing are allowed on the property, however efforts shall be made to lessen the visual impact of the walls or fencing through use of landscaping, and the design and location of openings.

- Unfinished block walls, barbed wire, chain link, concrete wire, and plastic/vinyl fencing are prohibited.
- Perimeter and security fences shall be painted tube steel with vertical pickets to complement the color and architectural character of the buildings.
- Acceptable materials for perimeter and yard walls include masonry block (with decorative finish), block with stucco, split face block, stone and painted tube steel. A combination of fence and/or wall is acceptable.
- Perimeter walls and fences, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to adjacent commercial activities.
- The maximum height of perimeter walls and fences shall not exceed 6 feet in height. Clear sight distances shall be maintained at all driveway/entrance locations.
- Perimeter walls and fences, if used, shall be designed to be architecturally coordinated with the buildings they serve.

### Pedestrian Movement & Amenities:

The site design encourages free pedestrian movement between all areas and buildings. Connectivity of site elements within the project and to the public access points are enhanced by the use of cross walks at key vehicle intersection points and handicap accessible routes.

The creation of a pedestrian-friendly environment in the form of a centralized common open space courtyard will provide a central amenity for all residents to share. Objectives to achieve this goal include maintaining a high quality and consistency in scale for site amenities, including benches, plazas, walkways, landscaping, signage and lighting. Other objectives include providing shaded walkways, and separating pedestrian and vehicular circulation systems in order to reinforce the courtyard character of the project and minimize conflict between people and cars. The use of alternative paving materials for pedestrian pathways is encouraged but not mandatory.

### Trails and Sidewalks:

Public and private walks provide important connectivity within the project as well as out of the site.

- All paved trails and paths shall be soft surface, with a minimum of 8'-0" width. The use of asphalt is discouraged. Concrete or compacted crusher fines with stabilizer are acceptable materials.
- All hard surface pedestrian paths shall be designed to be handicapped accessible, except where topography makes this unless the pedestrian crossings shall be clearly demarcated with contrasting paving treatment.
- Secure bicycle storage racks shall be conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided.
- Although there are no public trails or open space on or adjacent to the property, the site design must include pedestrian paths and trails that enable connectivity to facilities off-site.

### Private Common Areas/ Public Open Space:

An important feature of this residential community is the inclusion of common use - courtyards some that exist adjacent to buildings. These spaces provide visual and physical relief, as well as opportunities for residents to meet their neighbors. The site is designed to provide residents with connections to public sidewalks from internal pathways to reach public open space areas via car, bicycle or public transportation. The site offers its own open space for residential use.

### Preliminary grading and drainage plan:

The drainage is designed to be an incorporated feature of the site rather than a intrusive site requirement. Refer to sheet SDPI.

## Site Development Plan for Subdivision - Summary Information

### The Site:

The site consists of approximately 2.636 acres. Parcel 2A-1 will be re-platted into Tract 1 & 2 through the Development Review Board as shown on the Site Development Plan for Subdivision sheet SDPI.

### Proposed Use:

The site is zoned G-2. The proposed use for Tract 1 is SUI-1 (Planned Residential Development) for 32 units, Townhome Development, and Tract 2 for G-2 use as shown on Site Development Plan for Subdivision sheet SDPI.

### Pedestrian Ingress & Egress:

Existing public sidewalks at Montgomery Boulevard and proposed private trail provide important connectivity within the project as well as out of the site. The private landscaped trail is located between the townhomes centralized on the tract 1 site. The trail system shall be located to link the structures within the site, minimize pedestrian vehicle conflicts, and connect to the public sidewalk at Montgomery Blvd.

### Vehicular Ingress & Egress:

The primary access to the townhomes in Tract 1 and the caravan in Tract 2 is from Montgomery Boulevard. The three existing access points serving parcel 2A-1 will be maintained. The requirements for width, radius and design configurations comply with GDA standards. These primary access points will be a private Cross Access Easement between Tract 1 and Tract 2.

### Internal Circulation Requirements:

The internal circulation with access off of Montgomery Boulevard meets the required street width, radius and configurations complying with GDA standards. These dimensions are shown on the illustrative Site Development Plan sheet SDPI of 8. The internal circulation is designed with residential avenues and alleys as the main circulation pattern completed with landscaped spaces between drives, parking and pedestrian friendly tree-lined streets that provide residents with welcoming entrance to their residence.

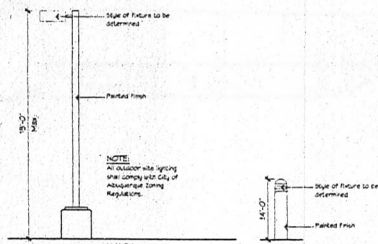
### Maximum Building Height:

The maximum building height shall be in accordance to the height restrictions and regulations indicated in the Albuquerque Comprehensive City Zoning Code for the R-2 zone.

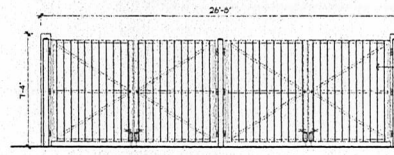
The maximum height for Tract 1 shall be 40 feet.

### Maximum Dwelling Units:

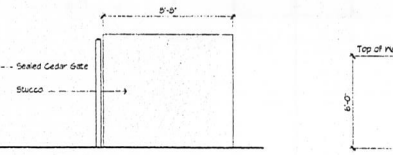
The maximum number of dwelling units and/or density shall not exceed to DU's per acre.



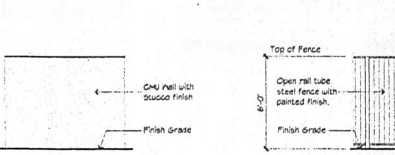
**E1** Light Pole and Bollard  
Elevation  
1/4" = 1'-0"



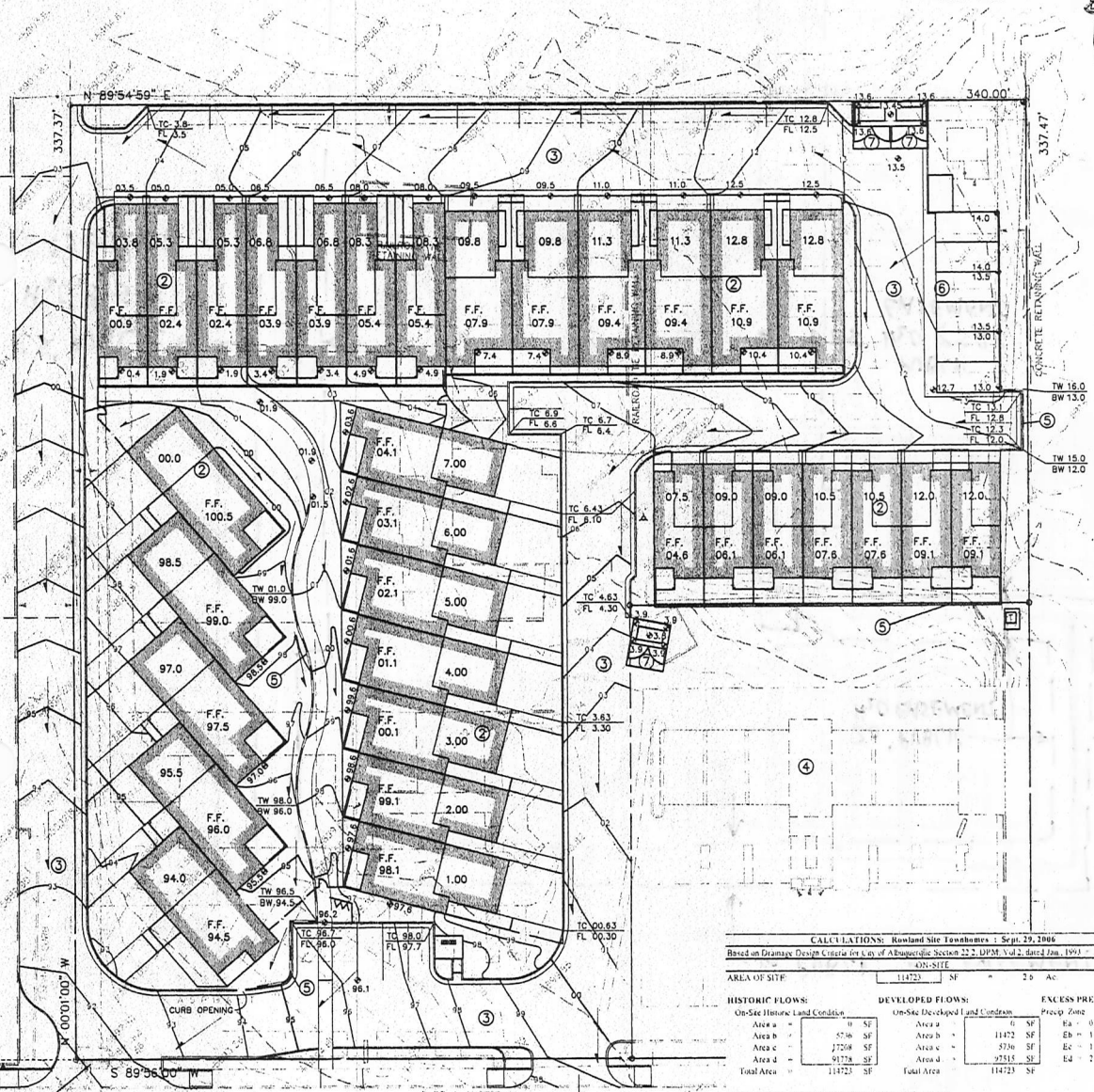
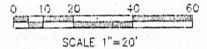
**E2** Refuse Enclosure  
Elevation  
1/4" = 1'-0"



**E4** CMU Site Wall  
Elevation  
1/4" = 1'-0"



**E5** Open Rail Site Fence  
Elevation  
1/4" = 1'-0"



**CALCULATIONS: Rowland Site Townhomes - Sept. 29, 2006**  
 Based on Drainage Design Criteria for City of Albuquerque Section 22.2, UPM, Vol. 2, dated Jan. 1993

ON-SITE		DEVELOPED FLOWS:		EXCESS PRECIP.	
AREA OF SITE	114723 SF	4	30 AC	PRECIP. ZONE	4
On-Site Historic Land Condition		On-Site Developed Land Condition		PRECIP. ZONE	4
Area a = 5736 SF		Area a = 11472 SF		Ea = 0.80	
Area b = 27208 SF		Area b = 5736 SF		Eb = 1.03	
Area c = 91728 SF		Area c = 27208 SF		Ec = 1.40	
Area d = 114723 SF		Area d = 91728 SF		Ed = 2.74	
Total Area = 114723 SF		Total Area = 114723 SF			

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
 Weighted E =  $\frac{Ea \cdot Aa + Eb \cdot Ab + Ec \cdot Ac + Ed \cdot Ad}{Aa + Ab + Ac + Ad}$   
 Historic E = 2.50 in / Developed E = 2.43 in

On-Site Volume of Runoff V<sub>240</sub> = 674,122 CF  
 Historic V<sub>360</sub> = 22801 CF / Developed V<sub>360</sub> = 25184 CF

On-Site Peak Discharge Rate Q<sub>ps</sub> = Q<sub>psa</sub> + Q<sub>psb</sub> + Q<sub>psc</sub> + Q<sub>psd</sub> = 43,269  
 For Precipitation Zone 4  
 Q<sub>psa</sub> = 220      Q<sub>psb</sub> = 373  
 Q<sub>psc</sub> = 252      Q<sub>psd</sub> = 524  
 Historic Q<sub>ps</sub> = 12.9 CFS / Developed Q<sub>ps</sub> = 13.0 CFS

MONTGOMERY BLVD NE

**PROJECT DATA**

THE SITE IS LOCATED ON THE NORTH SIDE OF MONTGOMERY BLVD. WEST OF TRAHWAY BLVD. (VICINITY MAP F-22). MONTGOMERY BLVD. BORDERS THE PROPERTY TO THE SOUTH, DEVELOPED COMMERCIAL TO THE EAST, DEVELOPED RESIDENTIAL TO THE WEST, AND DEVELOPED WATER STORAGE TANK FACILITY TO THE NORTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A DEVELOPED COMMERCIAL PROPERTY (PREVIOUSLY ROWLANDS PLANT NURSARY) WITH EXISTING STRUCTURES, PAVEMENT AND COMPACTED EARTH THROUGHOUT.

THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF TOWNHOMES WITH NEW ASPHALT PAVED ACCESS AND PARKING AND ASSOCIATED SITE LANDSCAPING.

**DRAINAGE PLAN CONCEPT:**

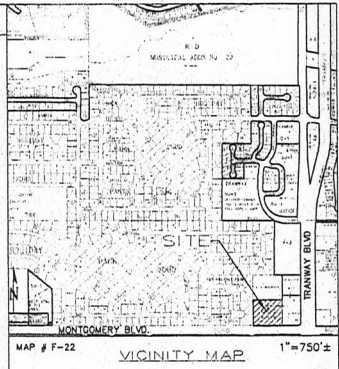
THE SITE HISTORICALLY FREE DISCHARGES TO MONTGOMERY BLVD. THE PROPOSED IMPROVEMENTS WILL NOT SIGNIFICANTLY INCREASE SITE DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MONTGOMERY BLVD..

**LEGAL:** PARCEL 2-A-1 LAND OF EDUARD I. RADY, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**SURVEYOR:** ANTHONY L. HARRIS, N.M.P.S. #11463

**FLOODZONE:** PER FIRM MAP 163, THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

**BENCHMARK:** ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "17-622", HAVING AN ELEVATION OF 5817.75.



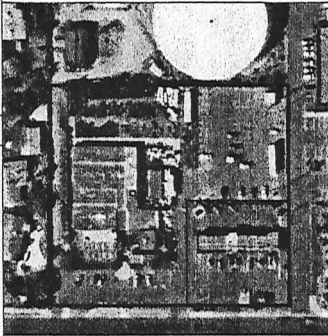
**KEYED NOTES**

- EXISTING ACCESS DRIVE TO BE RECONSTRUCTED AS SHOWN.
- ALL ROOF AREA TO DISCHARGE TO DRAIN TO INTERIOR PAVEMENT AND / OR LANDSCAPED AREAS
- ASPHALT PAVING THROUGHOUT. ALL DEVELOPED SITE FLOW TO BE CARRIED WITHIN PAVED AREAS TO FREE DISCHARGE TO MONTGOMERY BLVD.
- ADJACENT LOT UNDER SAME OWNERSHIP
- RETAINING WALLS SHALL BE CONSTRUCTED AS NECESSARY TO RETAIN AND TRANSITION GRADES.
- GARAGE BUILDING WITH PORTION OF EAST WALL RETAINING 3'-4" ABOVE FINISH FLOOR.
- REFUSE ENCLOSURE WITH CONCRETE PAD AND APRON TO HAVE AN AREA DRAIN TIED TO SANITARY SEWER LINES.

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- FF = 590.15
- SIDEWALK CULVERT
- TOP OF CURB FLOORLINE ELEVATION
- PROPOSED MOUNTABLE (4") CURB
- PROPOSED RETAINING WALL
- TOP OF BOTTOM OF WALL ELEVATION
- BIKE RACK
- MAIL BOX

**EXISTING DEVELOPMENT**



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PROJECT

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REVISIONS

DRAWN BY \_\_\_\_\_  
 REVIEWED BY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 DRAWING NAME \_\_\_\_\_

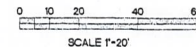
CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO. **SDP 5**



6" PUBLIC WATERLINE LOOP  
 2 - 8" SAS MAINS (RUNNING N/S)  
 PUBLIC

KRIMTE ACCESS  
 BLANKET DRAINAGE

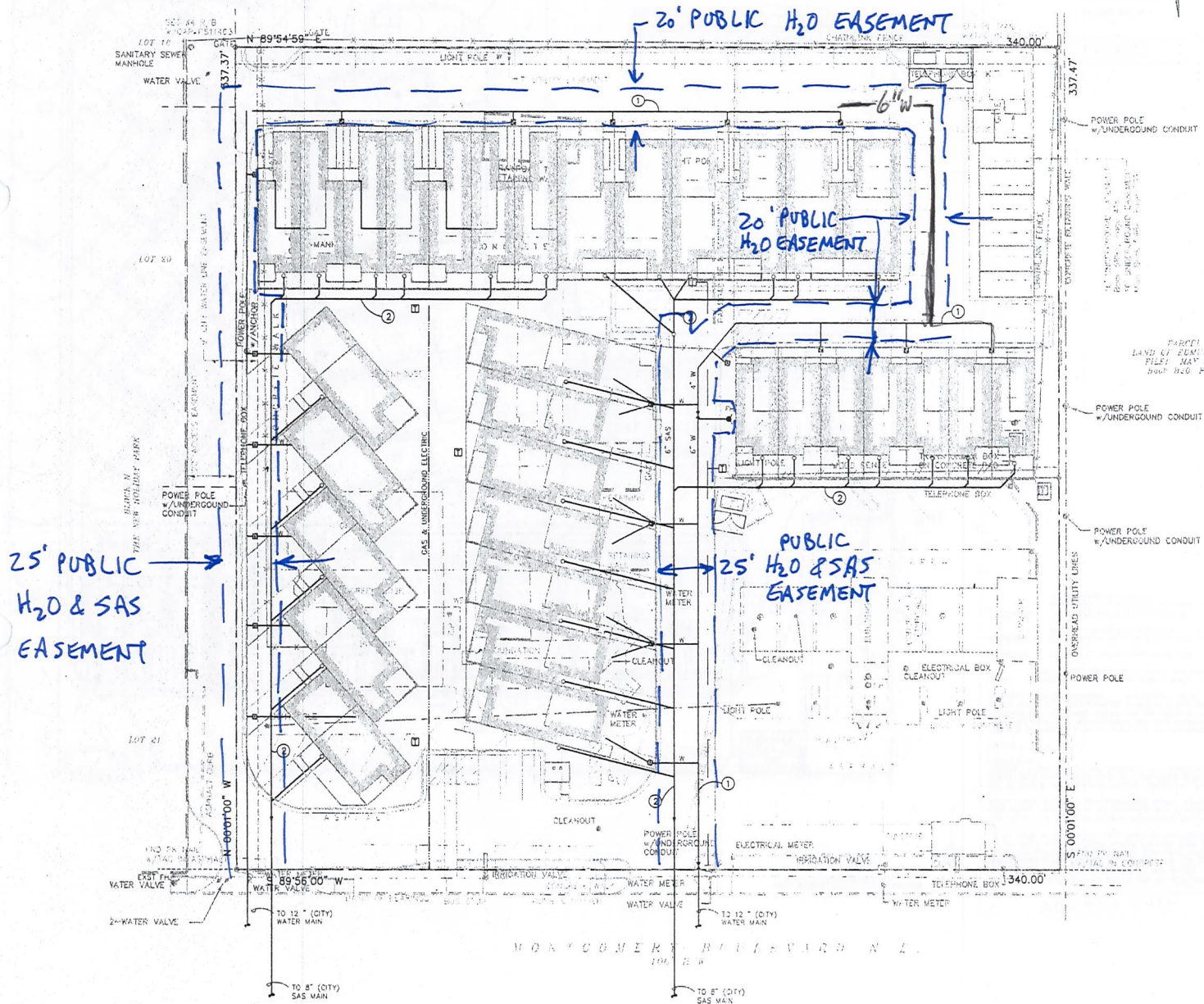


KEYED NOTES

1. PRIVATE ONSITE WATERLINE
2. PRIVATE ONSITE SEWER LINE

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- TRANSFORMER



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REVISIONS

- ▲
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DRAWN BY \_\_\_\_\_

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DATE \_\_\_\_\_

PROJECT NO. C6087

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156245178 3-2 Oct. 04.2008

**CONCEPTUAL UTILITY PLAN**

SHEET NO.

**SDP 6**

OF