

Project Number: 1000262
 Application Number: 04 DEB-00027 (SBR) 04 DEB-00026 (SPS)
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	7/21/04	1-9-04	Date
Solid Waste Management			
<i>[Signature]</i>	11/21/04	1-21-04	Date
Traffic Engineering, Transportation Division			
<i>[Signature]</i>	1/21/04	1-21-04	Date
Utilities Department			
<i>[Signature]</i>	1/21/04	1/21/04	Date
Parks and Recreation Department			
<i>[Signature]</i>	1/21/04	1/21/04	Date
City Engineer			

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
[Signature] 1/21/04
 City Planner, Planning Department

Is an infrastructure list required? (X) Yes () No. If yes, then a set of approved DEC plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.
 Site Plan for Subdivision and Site Plan for Building Permit

Longford Village East

Prepared for:
 Longford Homes
 7301 Jefferson Street NE, Suite G-H
 Albuquerque, NM 87102

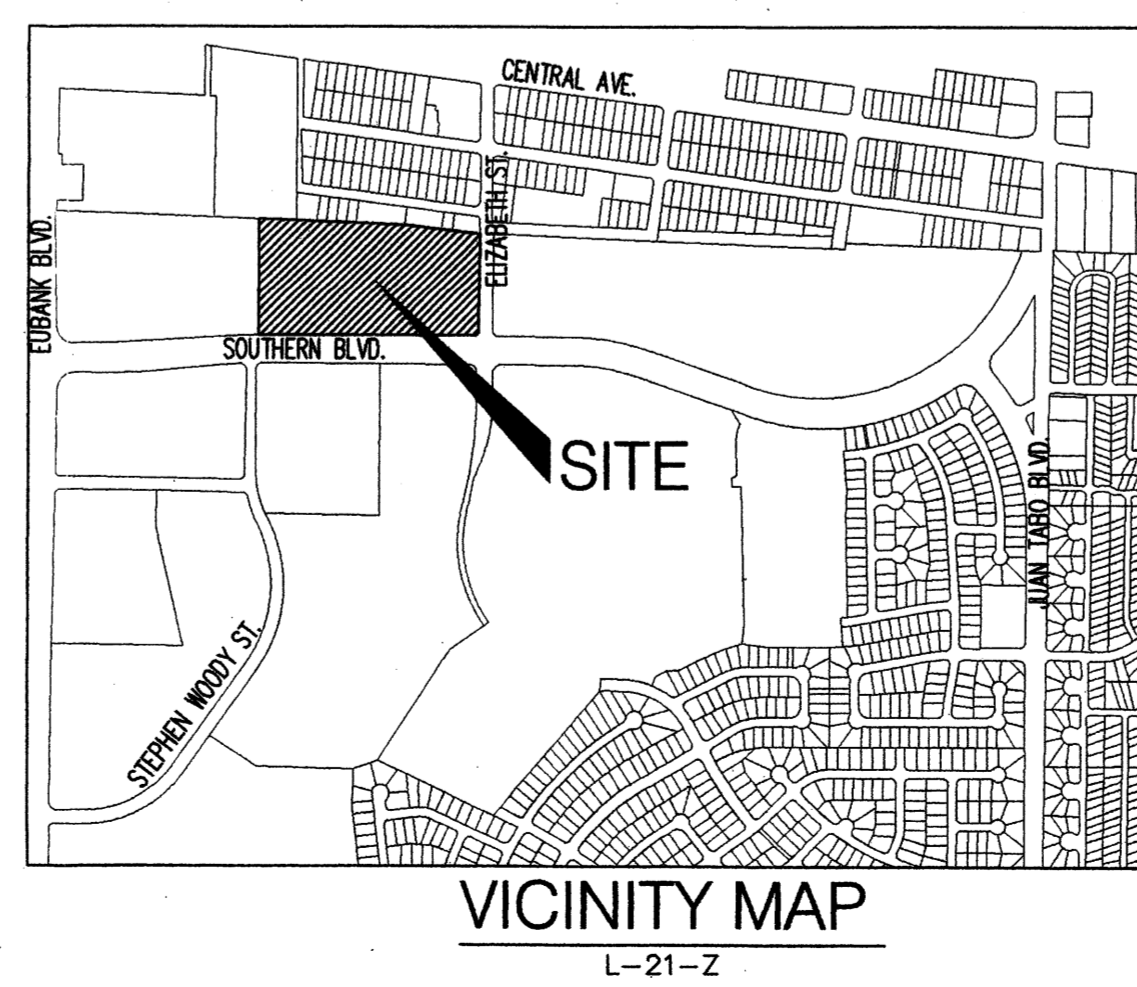
Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

Bohannon Huston, Inc.
 7500 Jefferson NE
 Albuquerque, NM 87109

CONCEPTUAL FRONT ELEVATION
NO SCALE

CONCEPTUAL REAR ELEVATION
NO SCALE

NOTE: THESE DRAWINGS ARE EXAMPLES OF TYPES OF RESIDENTIAL UNITS THAT MAY OCCUR UNDER THE DESIGN GUIDELINES. THEY ARE NOT TYPICAL UNITS, NOR ARE THEY TO SET PRECEDENT FOR EVERY HOUSE.



AFD PLANS CHECKING OFFICE
 924-3611
APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
[Signature] 1-12-04
 SIGNATURE & DATE

LEGEND

- NEW SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT

10' PUE

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

Scale: 1" = 50'

25 0 50 100 north

SHEET 1
 January 8, 2004

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 January 08, 2004 - 5:59pm

P2011000262

Design Guidelines

Site Information:

The site consists of approximately 13 acres total. The site plan for subdivision applies to all 13 acres and creates approximately 122 residential lots. This request for zone map amendment and site plan for building permit applies to all 13 acres.

Proposed Use:

Approximately 122 single-family units are planned for Tract B1, Costco Development. Due to the unique lot sizes and private common areas, the requested zoning is SU-1 for PRD. The development will also contain private common areas for open space and pocket park.

Pedestrian and Vehicular Ingress and Egress:

VEHICULAR ACCESS – Primary access into the development will be off of Elizabeth Street. The access will be provided through a gated driveway into the property.

PEDESTRIAN ACCESS – Pedestrians will be provided direct access through the subdivision from entry ways off of Elizabeth Street. In addition, pedestrian access will also be provided to the Costco site through an easement located between Lot 36 and the existing drainage pond. Another pedestrian access point will be located between Lot 30 and 29. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W. Sidewalk construction may be deferred by the homebuilder.

BICYCLE ACCESS – A primary trail is planned along Southern Boulevard NE that crosses in front of the Costco site. The trail is meant to serve as part of the regional transportation network.

TRANSIT ACCESS – The site is currently not on a direct Transit route, however, Route 2, Eubank is located in close proximity (approximately ¼-mile which is considered a walkable distance) to the site.

Internal Circulation: Internal roads will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to each home.

Building Heights and Setbacks:

See the design guidelines for building heights and yard setbacks.

Maximum FAR:

Floor area ratios are not utilized for single family detached homes. Lot coverage is dictated by setbacks and are provided in the attached design guidelines.

Landscape Plan:

The Landscape Plan, submitted as part of this package, provides for street trees within the subdivision and also along Southern Boulevard NE in accordance with the Street Tree Ordinance.

The purpose of these Design Standards is to provide an overview of the development concepts and vision for the property. The primary goal for this property is to achieve a vibrant, residential community that fosters pedestrian accessibility and maintains a network of open space and private pocket parks for the benefit of residents living in the subdivision. These guidelines apply to Tract B1, Costco Development.

The Design Standards should be used to facilitate a design that integrates the subdivision into the overall existing built environment. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage and that will create the visual image desired for Longford Village East. They are intended to establish a development framework that is complimentary to the adjacent Costco site to the west and the community facilities associated with Manzano Mesa development.

SITE AMENITIES

The project's site amenities characterized by pedestrian access to adjacent properties and the network of private open space and pocket parks throughout the subdivision helps to make it unique and offers the homeowner a special living environment that is not typically found in Albuquerque.

PRIVATE COMMON AREAS

- The network of open space will be maintained by a Homeowners Association.
- A small pocket park will provide tot lots, benches, and play areas.
- Private landscaped areas will be provided at entryways into the subdivision.
- Minimum on-lot usable open space shall be as required in the SU-1 Zone: 250 square feet per two bedrooms and 300 square feet for three or more bedrooms.
- Covered outdoor space and balconies shall be considered on-lot useable open space.
- *Maintenance to be provided by Homeowners Association.*

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Front yard setbacks for single family residential developed have been reduced from the City's standard in order to provide as intimate a streetscape experience as possible.

• Front Yard Setbacks

Dwelling Unit - 8 feet minimum
Garages - 20 feet for garages facing street

• Rear Yard Setbacks

Dwelling Unit - 15 feet minimum
A view fence and/or use easement will be incorporated into some of the lots that abut open space or park property - see Site Plan and Typical Lot Detail.

• Side Yard Setbacks

Dwelling Unit - 5 feet minimum
There shall be 10' on the street side of corner lots and there shall be 10' between buildings. Some lots will be encumbered with a use easement for the benefit of the adjoining property owner.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Manzano Mesa development to the south and Costco Wholesalers to the west. The landscape design should emphasize native and naturalized plant species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- Street trees are required along Southern Boulevard in accordance with the City of Albuquerque Street Tree Ordinance. Per the Street Tree Ordinance, tree placement shall be every 30 linear feet along Southern Boulevard.
- For single family residential projects, street trees shall be provided along roadways at a rate of one tree per 38 linear feet.
- Individual lot owners will be responsible for the installation and maintenance of turf, wildflowers, etc., shall be maintained by the lot owner in a living, attractive manner.
- All private common parking areas, public space, private roads, and the street trees along Southern Boulevard shall be maintained by the Homeowners Association.

SCREENING WALLS AND FENCES

All walls shall comply with the adopted City of Albuquerque Wall Design Guidelines. The effective use of screening devices for refuse collection and mechanical equipment is essential to limit their adverse visual impact on the property. Perimeter walls are allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, meandering within a landscaped area, and providing openings.

- Unfinished block walls and barbed wire, chain link, concertina wire and plastic/vinyl fencing are prohibited.
- Privacy Fencing - Each lot shall be provided with a 6' maximum height wood or CMU privacy fence, located on the common property line between adjoining lots. The height of this fence shall conform to the Zoning Code. View fences located adjacent to park/open space areas will be constructed of 3 courses of CMU with wrought iron fencing to an equivalent height of 5 courses above.
- The maximum height of retaining walls is 8 feet. Areas requiring greater retainage are required to be terraced. Where a retaining wall and yard wall are combined, the maximum allowable height is 10 feet unless approved by the Homeowners Association.
- Materials acceptable for retaining walls are railroad ties, masonry block (no unfinished), split face block, and stone.

SINGLE-FAMILY RESIDENTIAL STANDARDS

Architectural Style

The intent of the architectural style guidelines is to design residential structures which are compatible with other structures proposed to be built on the site.

All homes shall be built with pitched roofs. Building elevations shall be enhanced with one or more architectural accent features, such as decorative stucco relief elements in locations such as windows, doors, or locations where the facade changes direction. Because these features are intended to be accent elements, it is not necessary to provide them at every location on the facade. Other accent features are also acceptable, including trim materials to enhance the exterior appearance of the facade.

Lot Size

- 66 1/2 feet by 38 feet. For lots adjacent to Southern Boulevard, lot sizes shall be 68 feet by 38 feet.

Building Height

Structures shall not exceed 26 feet in height, as defined in the Zoning Code, and with exception provided in paragraph 14-16-3-3.

Building Colors and Materials

- Highly reflective surfaces shall be screened from public view.
- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- Windows may be wood, metal or solid vinyl. All windows visible from nearby street and path shall be glazed with clear, non reflective glass. Reflective film is prohibited

- Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.

COLOR SCHEME #1

Roof Eagle Tile
Stucco Seal Beach #8644 (Gray/ Green) Frazee
Trim & Facia White
Popouts Beaver Creek #8765D (Brown) Frazee

COLOR SCHEME #2

Roof Eagle Tile
Stucco Beige #SW-2052 Western Reserve
Trim & Facia Off White #8220W Alayseed
Popouts Brown #8825D (Brown) Jacaranda

COLOR SCHEME #3

Roof Eagle Tile
Stucco Hayseed #8220W (White)
Trim & Facia Jacaranda Brown #8825D
Popouts Meadowlark #8742M (Tan)

COLOR SCHEME #4

Roof Eagle Tile
Stucco Tinderbox #8683W (Gray/White)
Trim & Facia White #001
Popouts Tavern Taupe #SW2029 (Tan)

COLOR SCHEME #5

Roof Eagle Tile
Stucco Seal Beach #8644 (Gray/Green) Frazee
Trim & Facia White #001 Frazee
Popouts Beaver Creek #8765D (Brown) Frazee

COLOR SCHEME #6

Roof Eagle Tile
Stucco Western Reserve Beige #SW2052
Trim & Facia Hayseed #8220W (Off-White)
Popouts Jacaranda Brown #8825D (Brown)

COLOR SCHEME #7

Roof Eagle Tile
Stucco Hayseed #8220W (White)
Trim & Facia Jacaranda Brown #8825D
Popouts Meadowlark #8742M (Tan)

COLOR SCHEME #8

Roof Eagle Tile
Stucco Tinderbox #8683W (Gray/White)
Trim & Facia White #001
Popouts Tavern Taupe #SW2029 (Tan)

Accessory Buildings and Remodels

- All accessory buildings and/or building remodeling under 200 square feet are permitted without special approval from the City. Projects that are larger than 200 square feet are required to apply for administrative approval from the City Planning Director.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time 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 roadways 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". Cobra lights are prohibited.
- The maximum height of light fixtures shall be limited to 16 feet as established in the Area Lighting Regulations of the Zoning Code.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Longford Village East. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- Entry signs shall be monument type or wall mounted and shall complement the materials, color, and architectural character of the subdivision.

UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of

Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

- Utility easements shall be a minimum of 7.5 feet in width and may be spot easements instead of continuous easements for above-ground structures.

SITE PLAN FOR BUILDING PERMIT

A separate site plan for building permit will not be required for this residential portion of this development if conformance to these residential design standards is adhered to.

Longford Village East

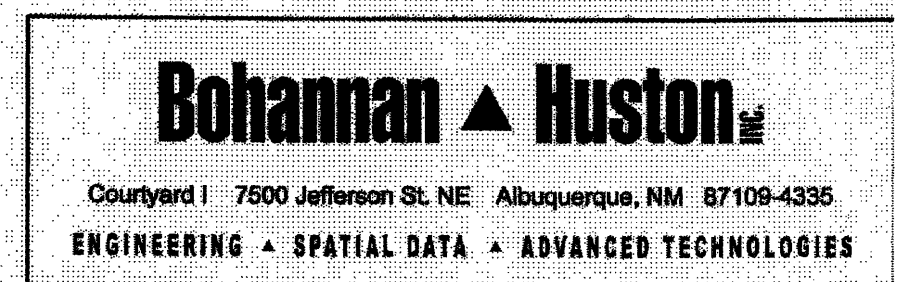
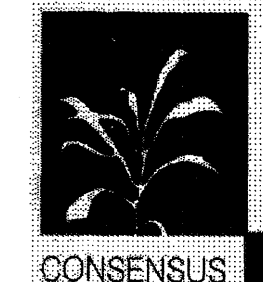
Prepared for:

Longford Homes
7301 Jefferson Street NE, Suite G-H
Albuquerque, NM 87102

Prepared by:

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924 Park Avenue SW
Albuquerque, NM 87102

Bohannon Huston, Inc.
7500 Jefferson NE
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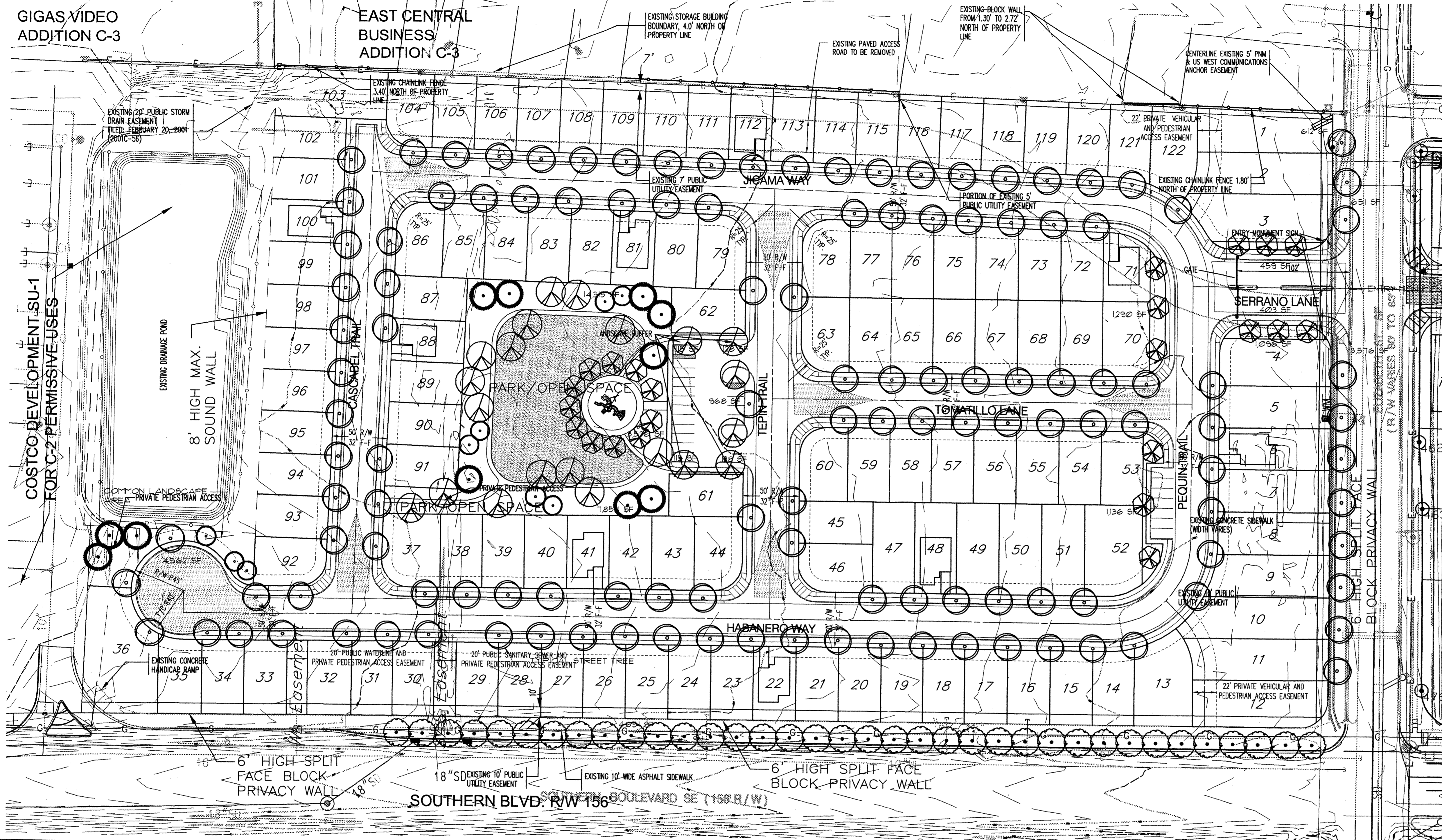


SHEET 2

September 4, 2003

GIGAS VIDEO
ADDITION C-3

EAST CENTRAL
BUSINESS
ADDITION C-3



LANDSCAPE CONCEPT

GENERAL
The design and provision of landscaping for the Village East Subdivision will be in conformance with the City of Albuquerque Zoning Code, 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.

STREET TREE ORDINANCE REQUIREMENTS
Streets within the Village East Subdivision are classified as local streets and do not fall under the requirements of the City of Albuquerque Street Tree Ordinance, however, street trees shall be installed as shown by the developer at a rate of approximately one tree per lot.

STREET TREE PALETTE
Purple Robe Locust, Flowering Pear, Raywood Ash, Modesto Ash

UTILITY NOTES
Due to the small scale, and in order to provide optimum legibility of the landscape plan, utility easements are not shown. The location of utility easements are as indicated on the Site Plan, Sheet 1.

IRRIGATION SYSTEM
Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. Irrigation for street trees shall be included as part of the irrigation system for individual lots.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system shall be the responsibility of the individual Lot Owners. All planting areas will be maintained in a living, attractive, and weed free condition. The private park and all common landscape areas shall be maintained by the Homeowner's Association.

GENERAL PLANT PALETTE
This list is provided as a guide only. Additional plant materials included in the 'Albuquerque Plant List' are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

Shade Trees (2" B&B min.)
Modesto Ash, Raywood Ash, Honeylocust, Chinese Pistache, Golden Raintree, Purple Robe Locust

Ornamental Trees (15 gallon min.)
Desert Willow, Chitalpa, New Mexico Olive, Flowering Pear, Flowering Plum, Chaste Tree

Evergreen Trees (6 min. height)
Austrian Pine, Pinon Pine, Bosnian Pine

Shrubs (1 & 5 gallon)
Juniper Species, Potentilla, Chamisa, Artemisia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species

Groundcovers and Vines (1 & 5 gallon)
Trumpet Vine, Carolina Jessamine, Juniper species, Honeysuckle, Wisteria, Virginia Creeper

Turf Grasses (Seed or Sod)
Kentucky Bluegrass/Fescue Mix (Max. 20% of total landscape area)

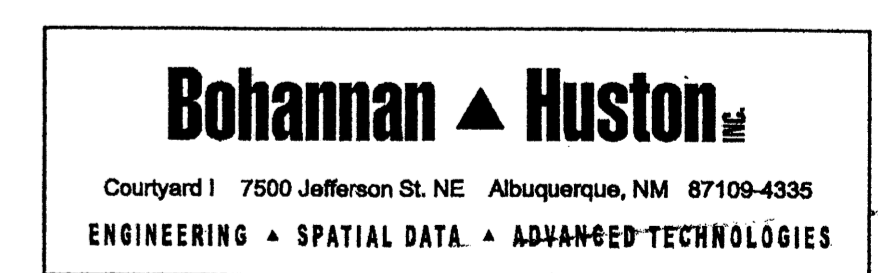
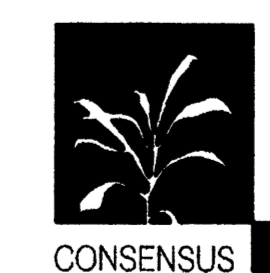
Total Common Landscape Area Provided
46,297 Square Feet

Landscape Plan
Longford Village East

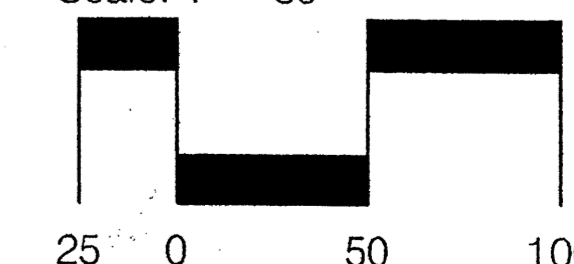
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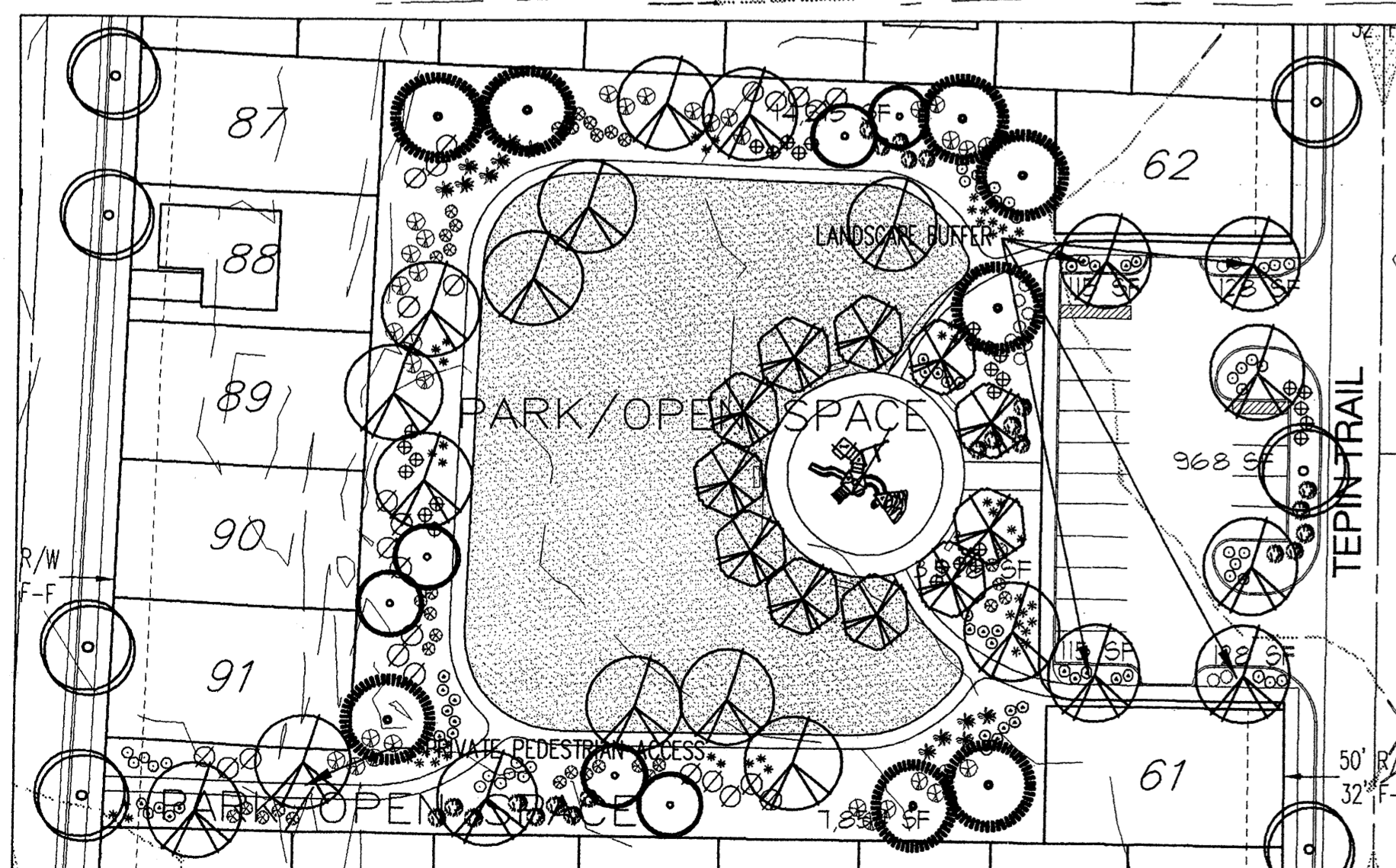


Scale: 1" = 50'

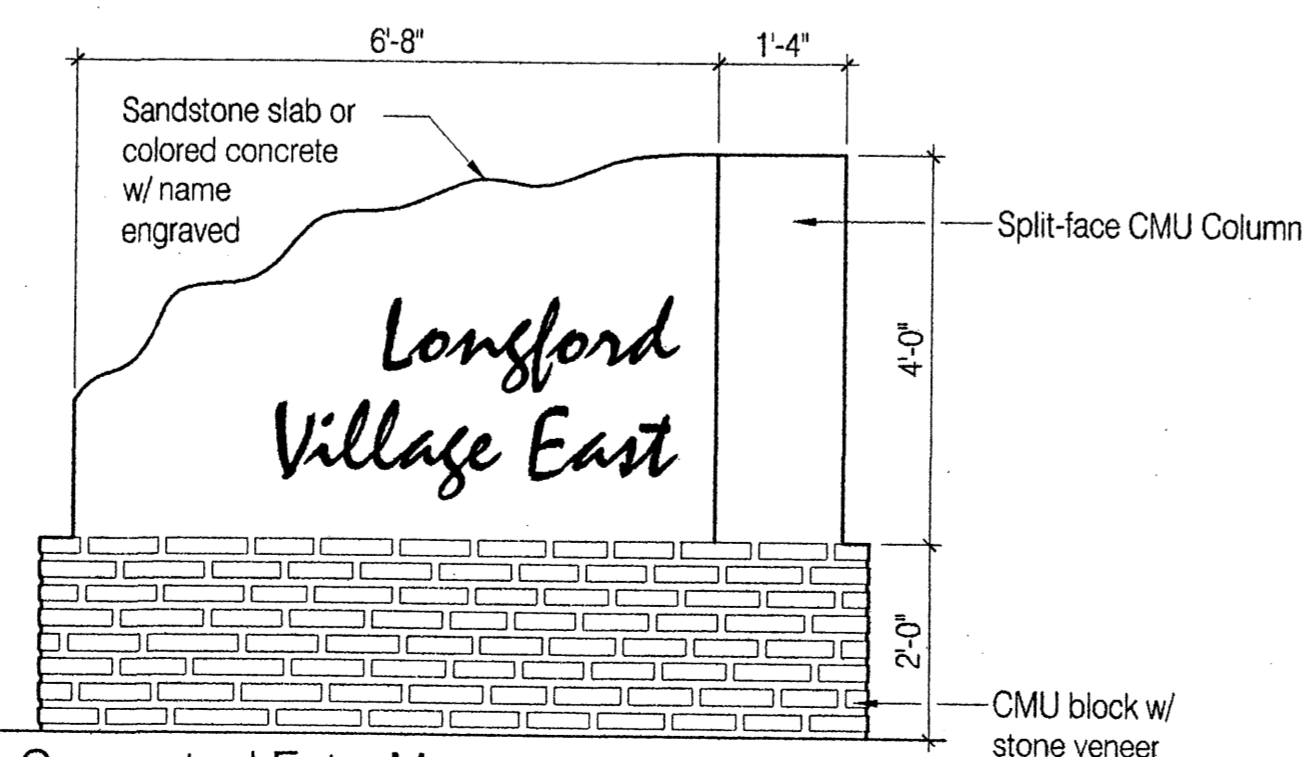


SHEET 3

January 13, 2004



Private Park - Conceptual Layout
SCALE: 1" = 40'



Conceptual Entry Monument
SCALE: 1/2" = 1'-0"

MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR LONGFORD VILLAGE EAST

The following requirements for front yard landscaping are in addition to the street tree requirements outlined in the Design Guidelines.

- 3 Shrubs (min. 5 gallon)
- 5 Shrubs (1 gallon)
- 1 Landscape Boulder (3'X3' min.)

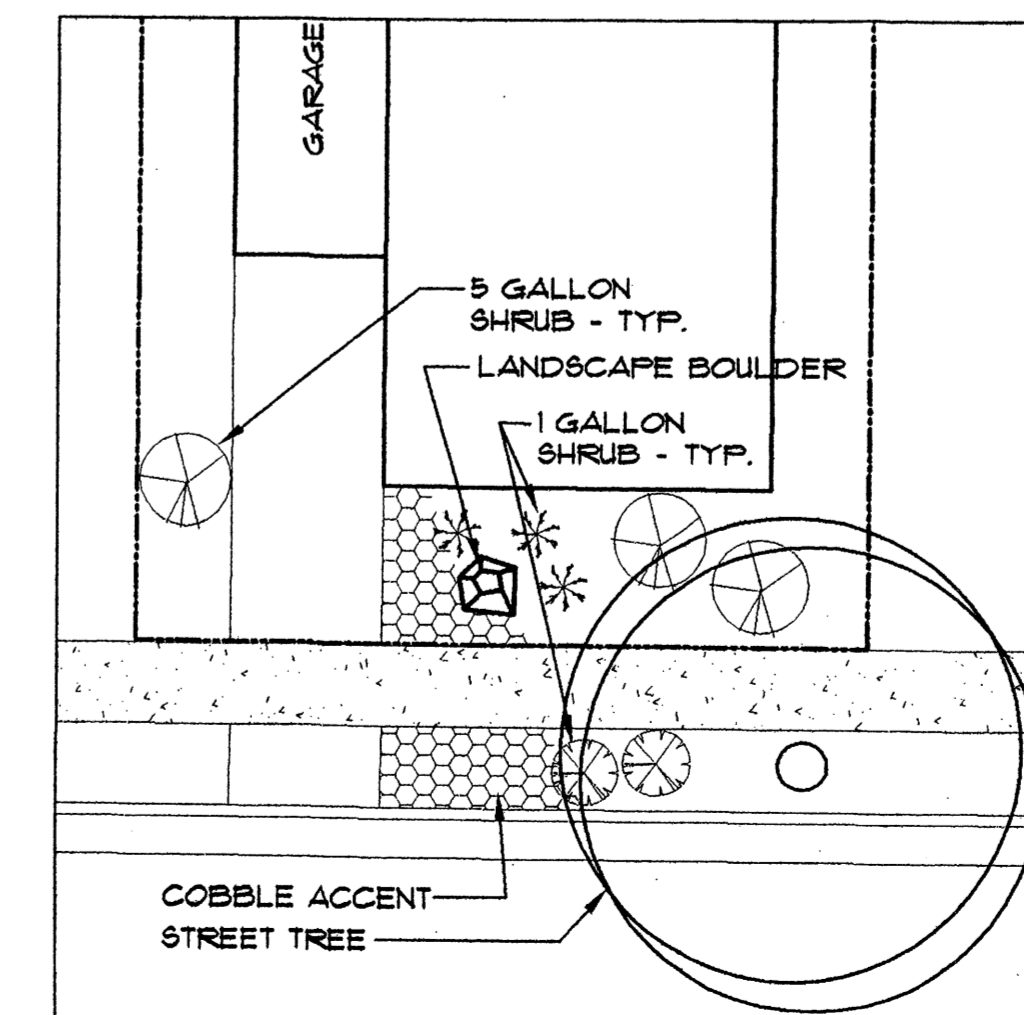
In addition, all front yard landscaping shall be required to have the following:

3/4" Santa Ana Tan or Santa Fe Brown Rock Mulch or Santa Fe Brown crusher fines/cover filter fabric - for all landscaped areas that are not covered with living vegetative groundcover
Irrigation System w/Automatic Timer

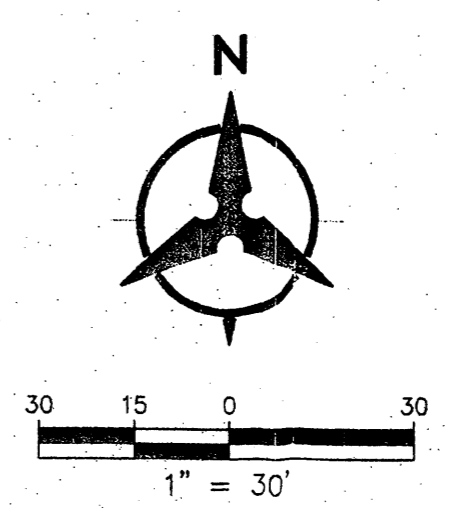
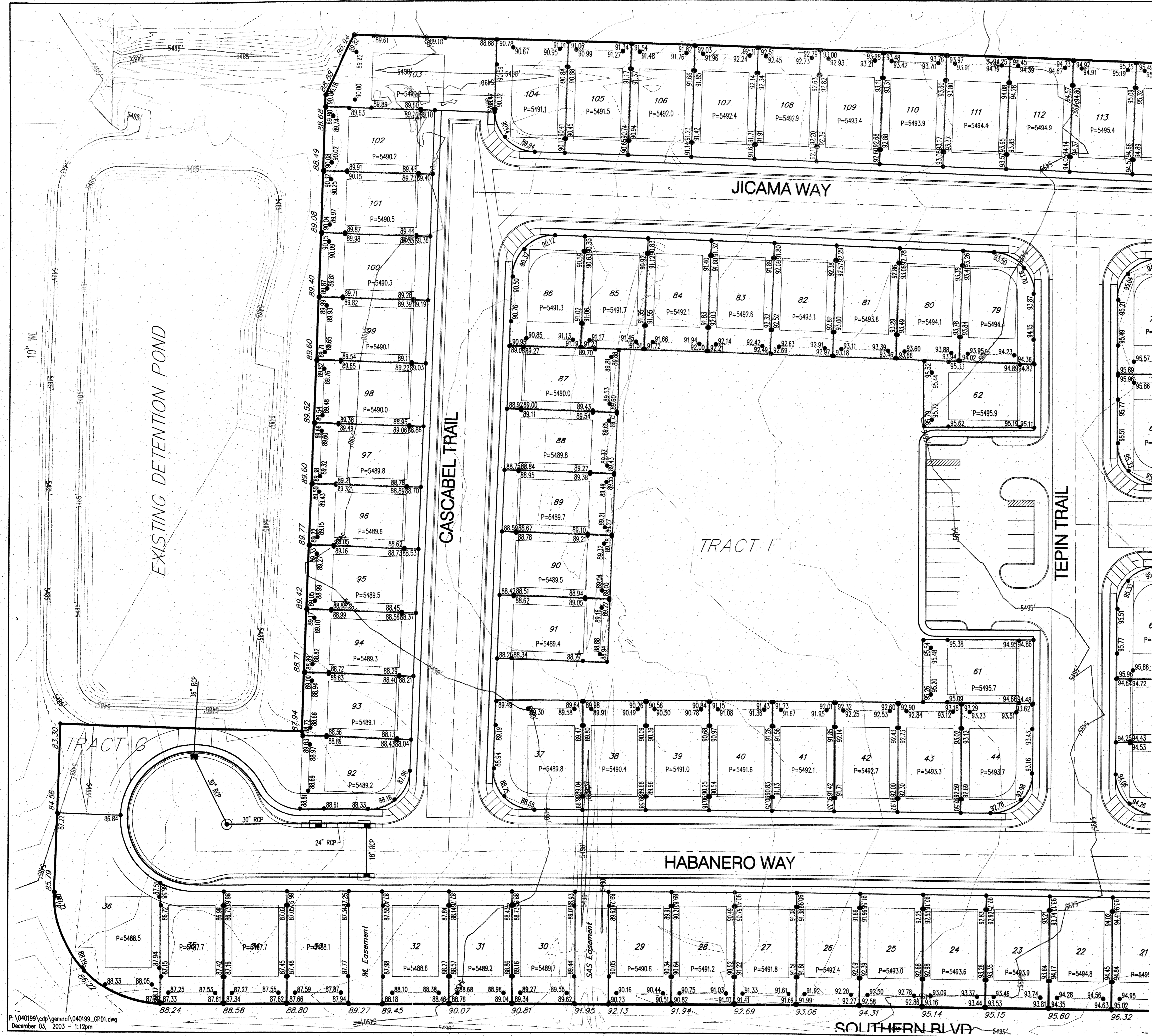
The following approved Accents can be used for front yard landscaping:

- 2'-4" Cobbles (max. 25% of Area)
- Bark Mulch (in tree wells only)

Typical Front Yard Landscape
SCALE: 1" = 10'



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January 12, 2004 - 4:39pm



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND METTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - ==== PROPOSED MOUNTABLE CURB & GUTTER
 - ==== PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - ▬ PROPOSED RETAINING WALL
 - ▬ PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - ▬ PROPOSED SLOPE
 - ▬ PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - ↑ WALL DRAIN

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
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		Ground-to-Grid Factor = 0.999644584					
		ACC = -0009728"					
		NVD88 Elevation = 5503.35					

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
LONGFORD VILLAGE EAST SUBDIVISION
GRADING AND DRAINAGE PLAN

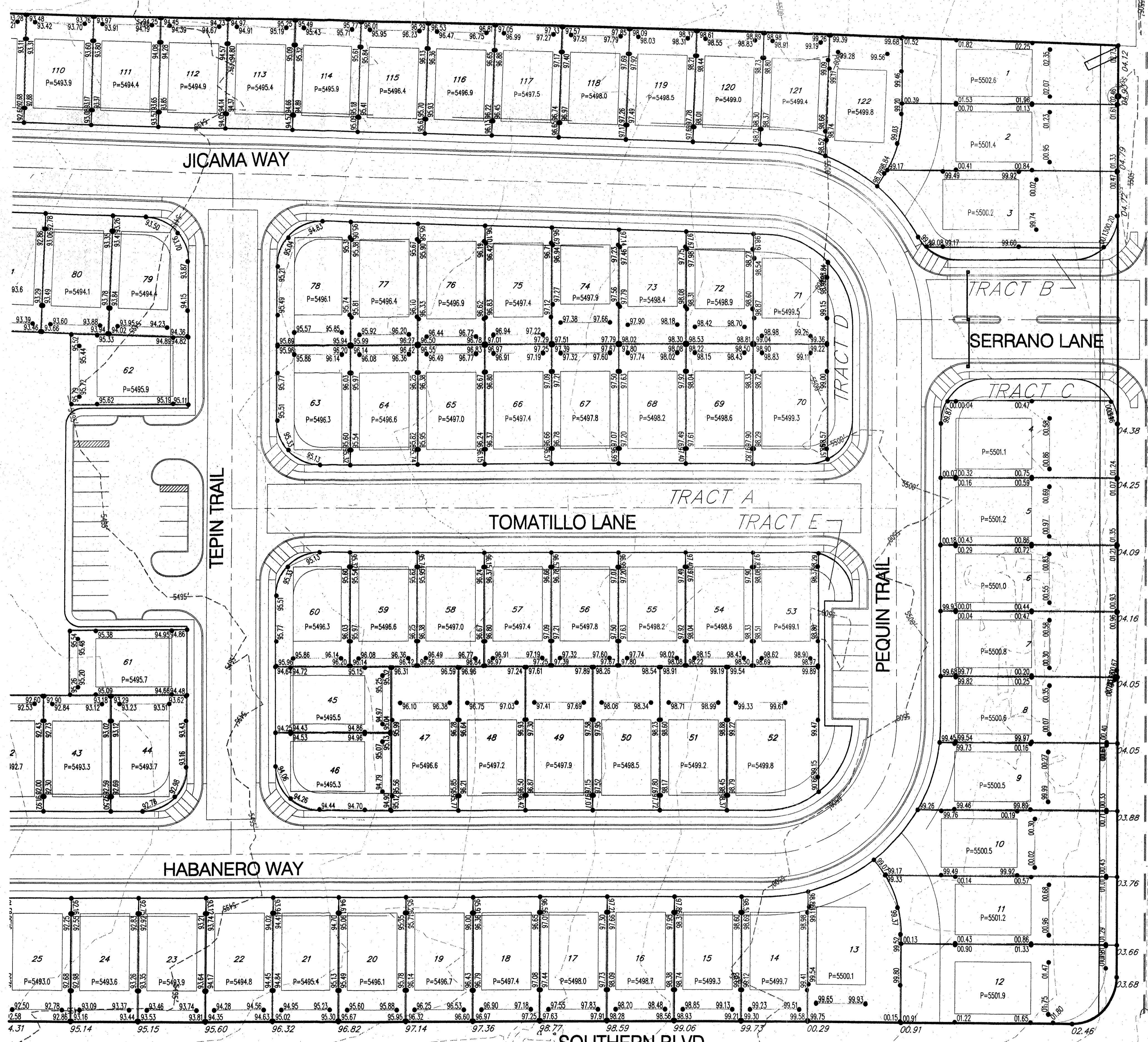
Design Review Committee City Engineer Approval

City Project No. XXXXX Zone Map No. L-21-Z Sheet X Of #

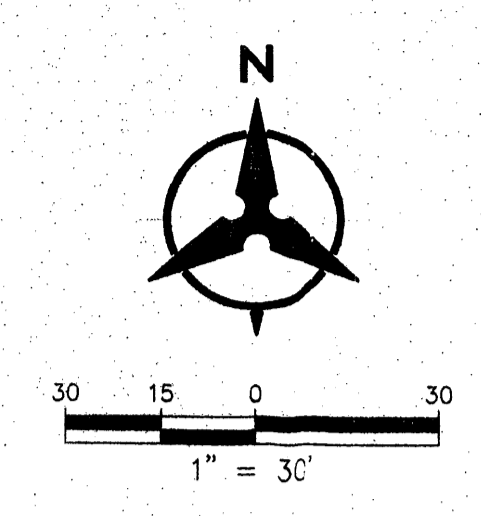
APPROVED FOR ROUGH GRADING DATE

ROUGH GRADING (±0.5')

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- GENERAL NOTES**
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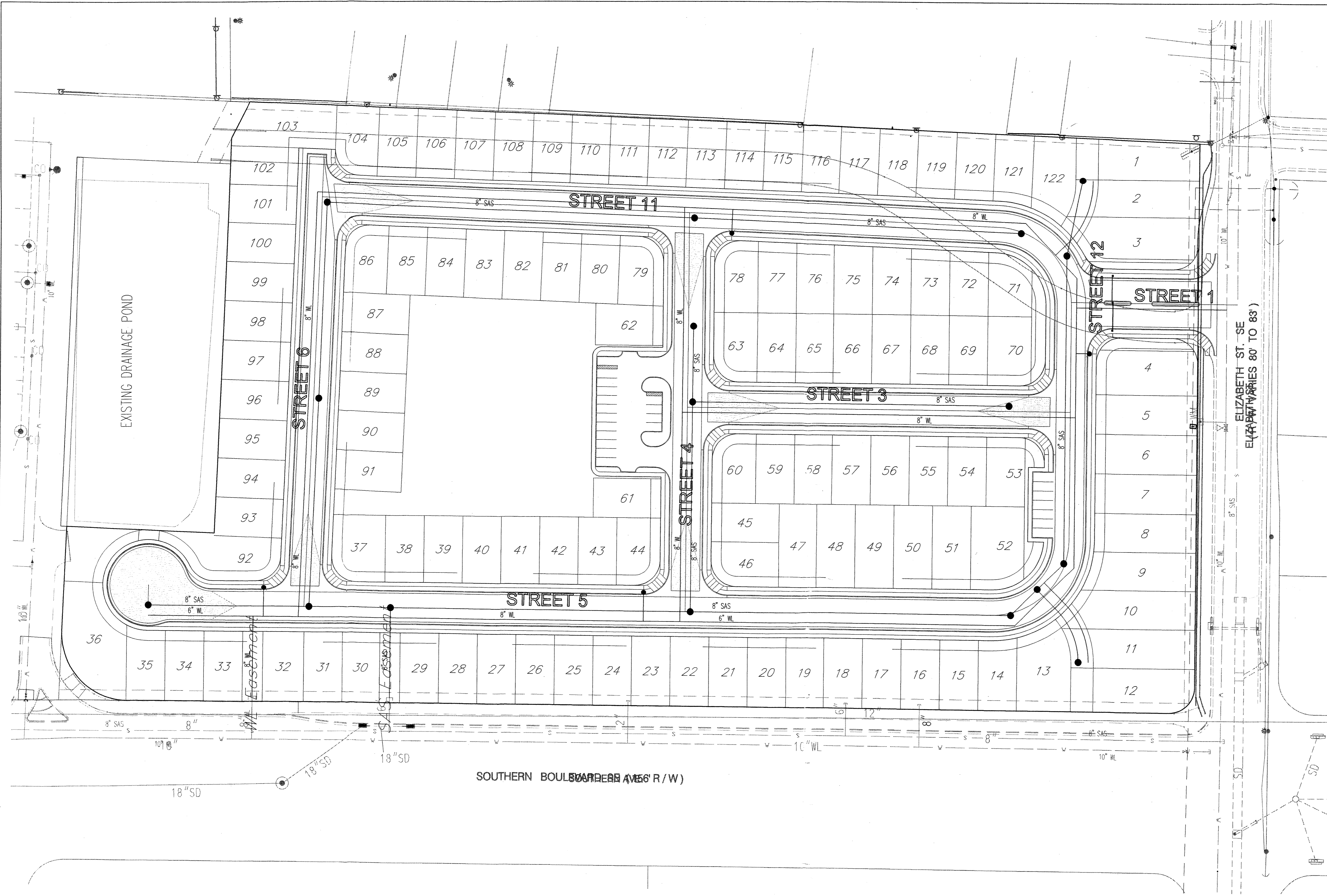
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
LONGFORD VILLAGE EAST SUBDIVISION
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXX	Zone Map No. L-21-Z	Sheet X	Of #

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
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N.M. State Plane Coordinates (Central Zone)							
X = 1,556,220.58							
Y = 1,481,283.33							
Ground-to-Grid Factor = 0.999644384							
Δα = -00'09"28"							
NAVD88 Elevation = 5503.35							

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 December 03, 2003 - 1:21pm



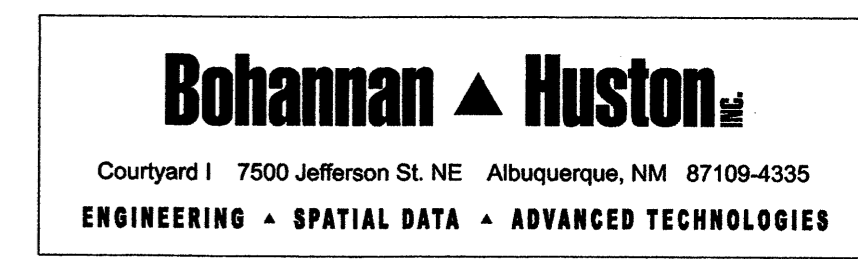
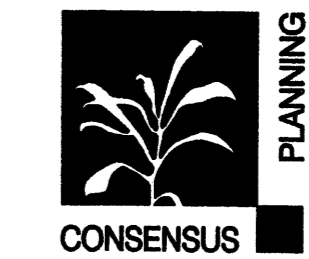
CONCEPTUAL UTILITY PLAN

Site Plan for Subdivision and Site Plan for Building Permit
Longford Village East

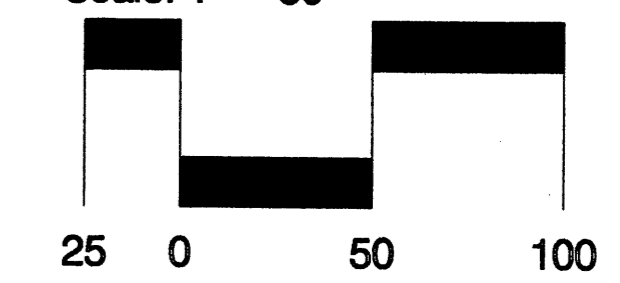
Prepared for:
 Longford Homes
 7301 Jefferson Street NE, Suite G-H
 Albuquerque, NM 87102

Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

Bohannon Huston, Inc.
 7500 Jefferson NE
 Albuquerque, NM 87109



Scale: 1" = 50'



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 Jan 12, 2004 - 1:48pm