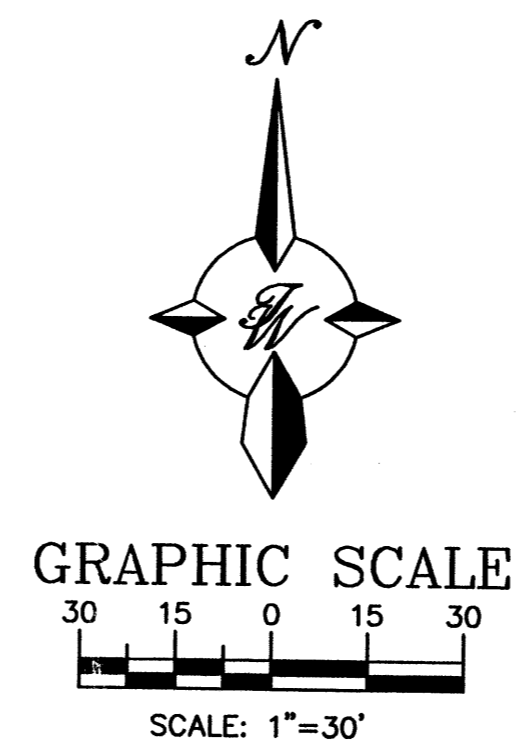


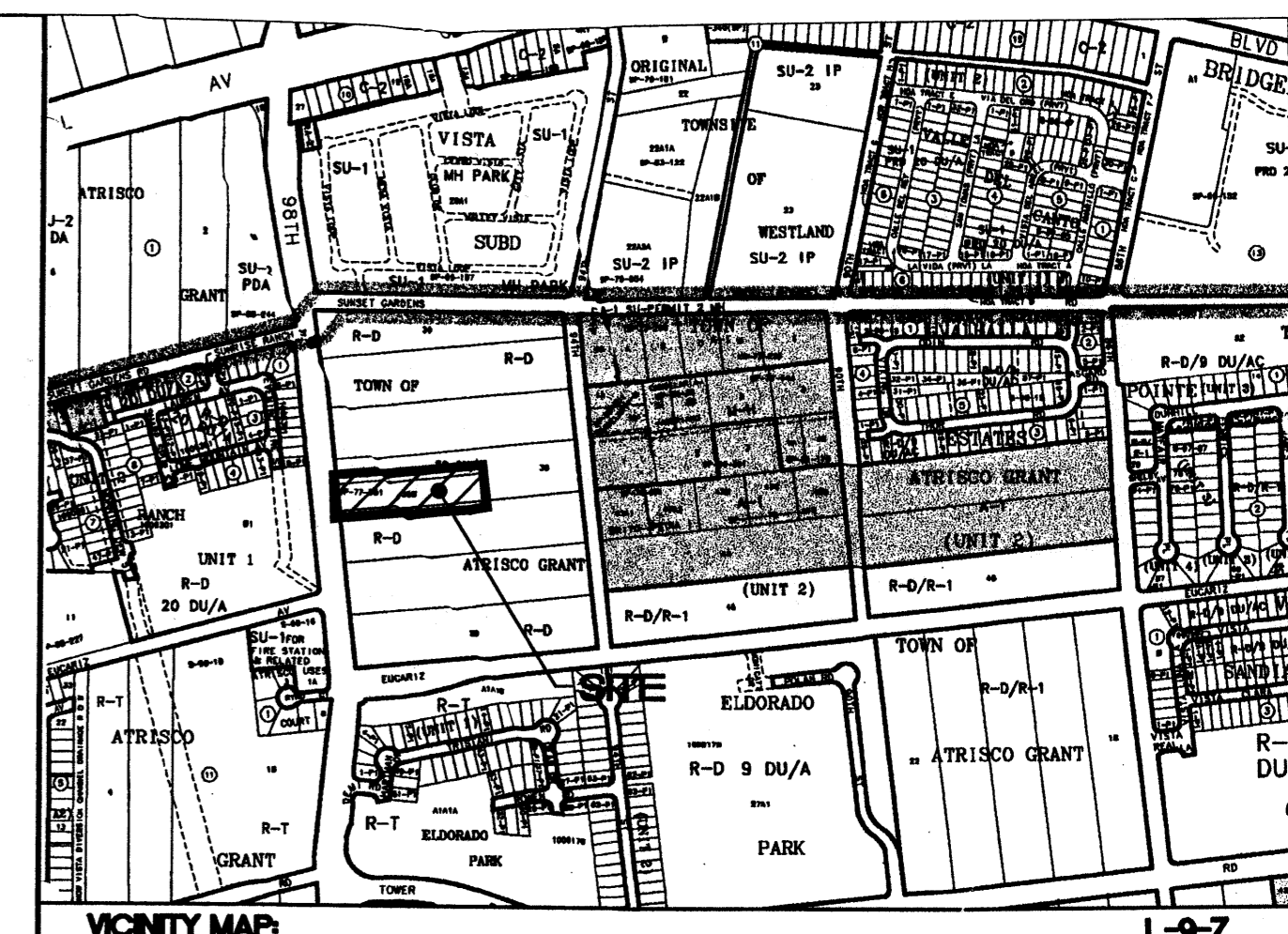
**SITE DATA**

PROPOSED USAGE:	SINGLE FAMILY HOUSING
LOT AREA:	1.457 ACRE
NUMBER OF LOTS:	14
DENSITY:	9.61 UNITS PER ACRE
ZONING:	RD (20 DWELLING UNITS PER ACRE)



**INDEX TO DRAWINGS**

1. SITE PLAN FOR BUILDING PERMIT
2. TYPICAL LOT LAYOUT AND LANDSCAPING
3. GRADING AND DRAINAGE PLAN
4. GRADING AND DRAINAGE PLAN DETAILS
5. MASTER UTILITY PLAN



**LEGAL DESCRIPTION**  
TRACT 36B TOWN OF ATRISCO GRANT

**GENERAL NOTES:**

1. WALLS:  
A 5' SPLIT CMU BLOCK SCREEN WALL SHALL BE PROVIDED AROUND THE PERIMETER.
2. CURBS AND GUTTERS:  
4" MOUNTABLE CURB AND GUTTER WILL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
3. BUILDING HEIGHT: STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
4. ALL OF THE STREETS ARE TO BE PUBLIC.
5. SEE SHEET 2 FOR TYPICAL LOT LAYOUT AND TYPICAL LOT LANDSCAPING.

**LEGEND**

---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	PROPOSED SIDEWALK
---	SIDEWALKS TO BE DEFERRED
---	PROPOSED RETAINING WALL
---	PROPOSED MOUNTABLE CURB & GUTTER

PROJECT # 1001536

**CASE NUMBER:** DRB 98- 01450 - 01550

This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on January 1998, and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

**SITE DEVELOPMENT PLAN**

<i>Richard D. Smith</i>	11/21/01
Traffic Engineer, Transportation Division	Date
<i>Adriana E. Chudler</i>	11/21/01
Design and Development, CIP Parks	Date
<i>Juan Ramirez</i>	11/21/2001
Public Works, Water Utilities Division	Date
<i>Bruce S. Bingham</i>	11/21/01
City Engineer, Engineering Division / AMAFCA	Date

**APPROVAL AND CONDITIONAL ACCEPTANCE:** as specified by the Development Process Manual.

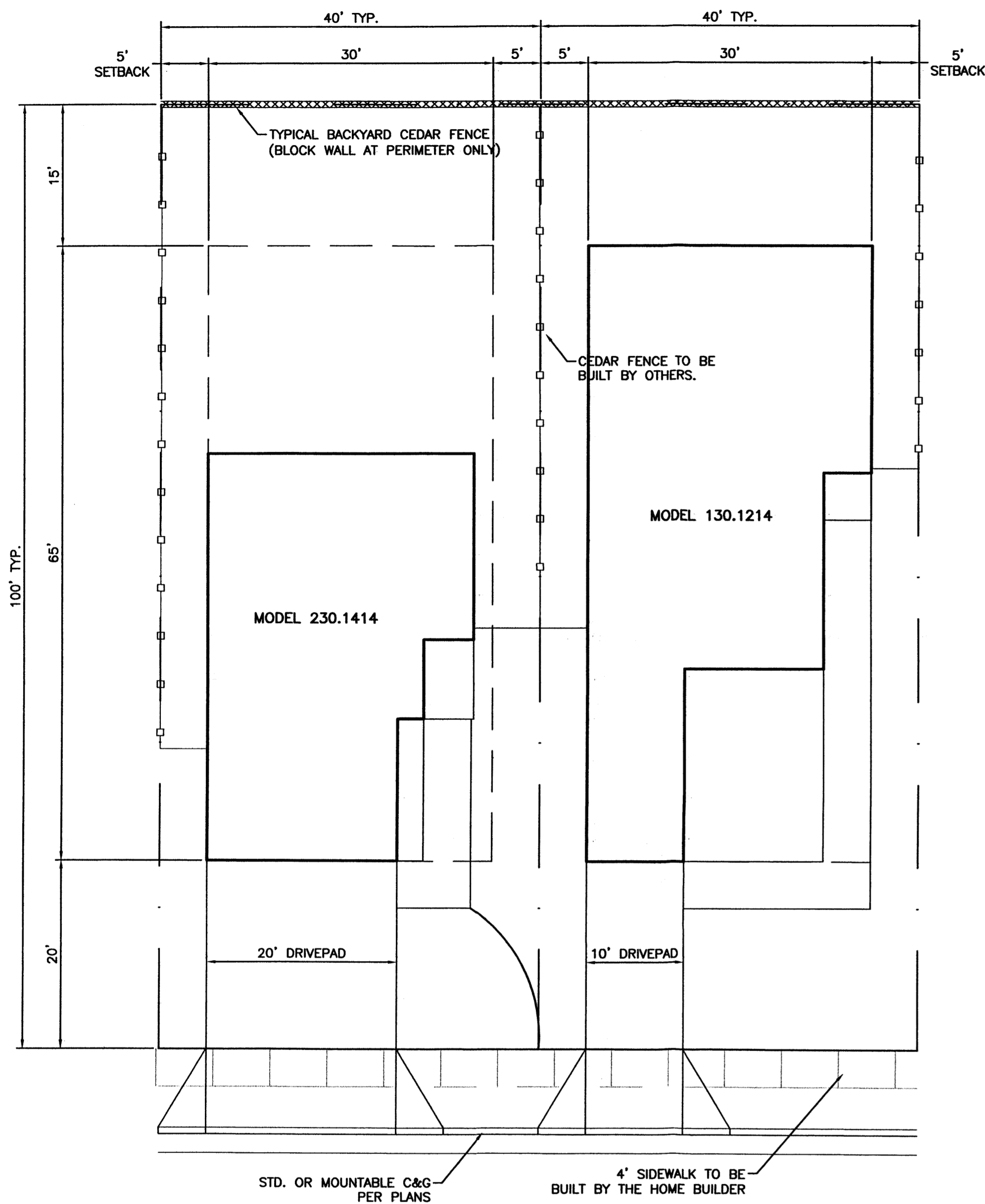
<i>Juan Ramirez</i>	1/25/02
City Planner, Albuquerque / Bernalillo County, Planning Division	Date

Solid Waste \_\_\_\_\_ Date \_\_\_\_\_

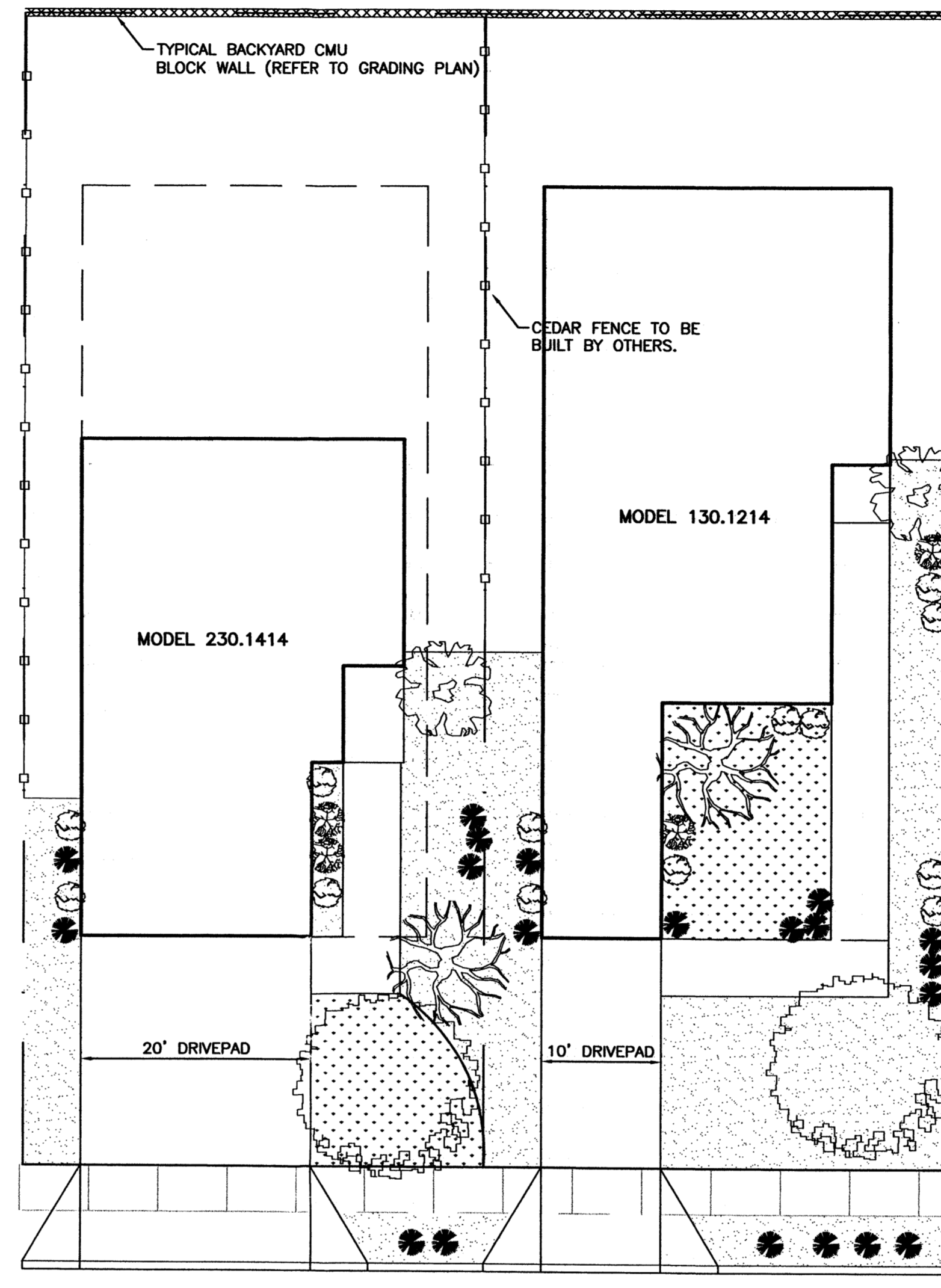
PLNZ (10706) 4/96

	<b>DESERT PINE SUBDIVISION, PHASE 3</b> <b>SITE PLAN FOR BUILDING PERMIT</b>	DRAWN BY: BDG DATE: 10/18/01 2186sk-1.DWG
	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>1</b> JOB # 210034

PROJ 1001536

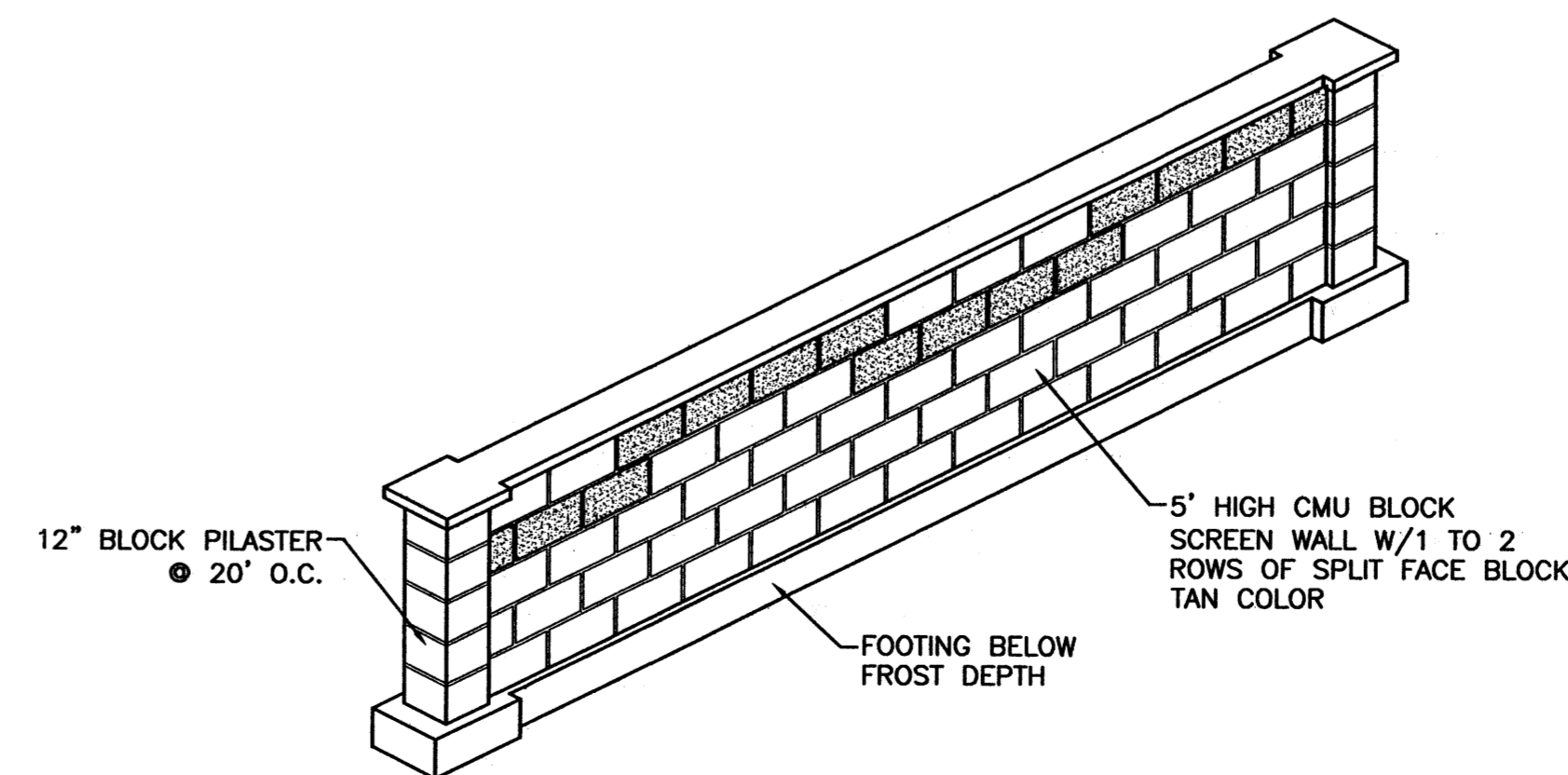


**TYPICAL LOT LAYOUT**  
SCALE: 1"=20'



**TYPICAL LOT LANDSCAPING**  
SCALE: 1"=20'

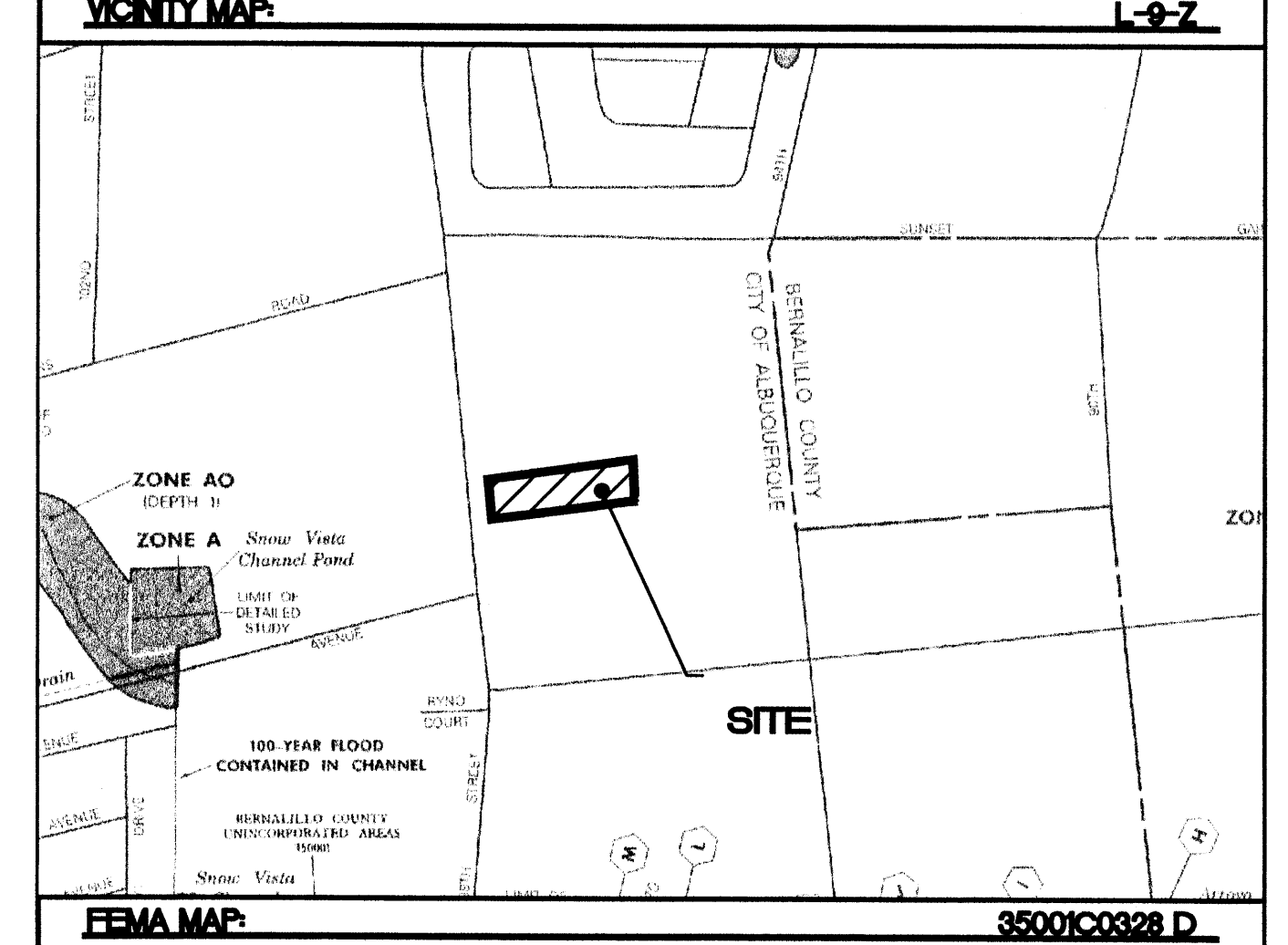
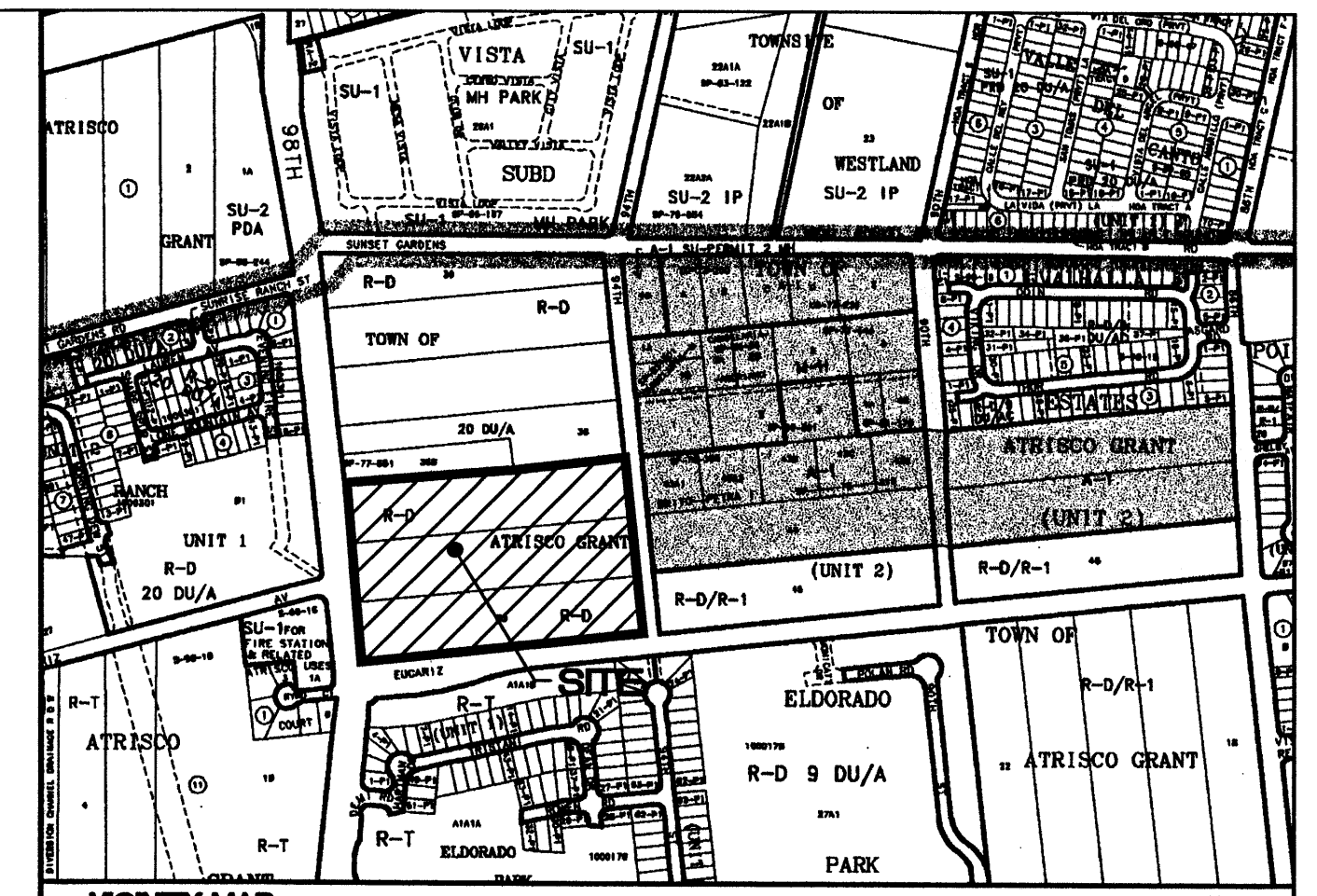
LANDSCAPING SCHEDULE		
SYMBOL	COMMON NAME	SIZE
	CAL. ASH	2" - 2 1/2"
	CAL. BRADFORD PEAR	1/2" - 2"
	PINON PINE OR WASHINGTON HAWTHORN	4-6' 8-10'
	ORNAMENTAL SHRUBS PHOTINID, RAPHIOLEPIS, ENONYMUS, SILVERBERRY, HOLLY, NANDINA, MAHONIA	5 GAL.
	NATIVE SHRUBS CHAMISA, APACHEPLUME, RUSSIAN SAGE, BLUEMIST SPIRAEA, AUTUMN SAGE, POTENTILLA	5 GAL.
	GROUND COVERS BUFFALO JUNIPER HORIZONTAL COTONEASTER	5 GAL.
	BLUEGRASS SOD LAWN	5 GAL.
	CRUSHED GRAVEL W/FILTER FABRIC	3/4"
	COMMERCIAL GRADE STEEL EDGING	



**PERIMETER WALL DETAIL**  
NTS

	<b>DESERT PINE SUBDIVISION, PHASE 3</b>	DRAWN BY BDG
	<b>TYPICAL LOT LAYOUT AND LANDSCAPING</b>	DATE 10/08/01
RONALD R. BOHANNAN P.E. #7866	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2186SP.DWG
		SHEET # <b>2</b>
		JOB # 210086



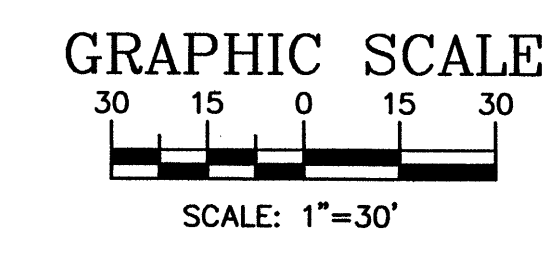
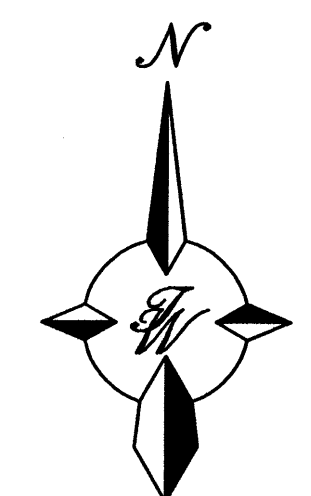


**LEGAL DESCRIPTION:**  
Proposed Desert Pine Subdivision, Comprising of Lot 36-A and all of Lots 37, 38 and 39, Unit 2

- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  - SEE SHEET 4 FOR TYPICAL LOT LAYOUT AND GRADING

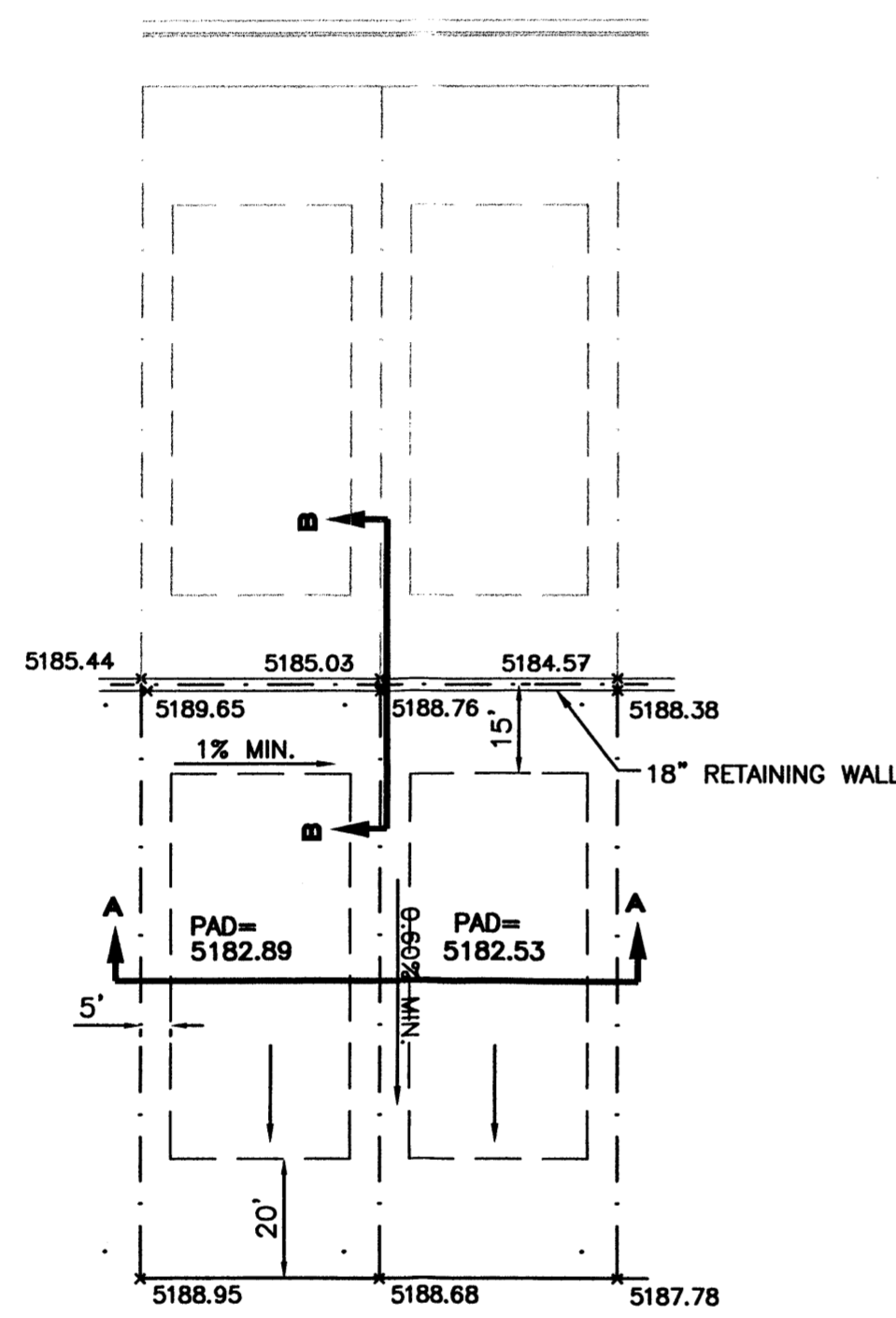
**LEGEND**

-----	EXISTING SANITARY SEWER LINE
-----	EXISTING WATER LINE
-----	EXISTING STORM SEWER LINE
-----	EXISTING CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
-----	PROPOSED SIDEWALK
-----	SIDEWALKS TO BE DEFERRED
-----	PROPOSED RETAINING WALL
-----	PROPOSED MOUNTABLE CURB & GUTTER

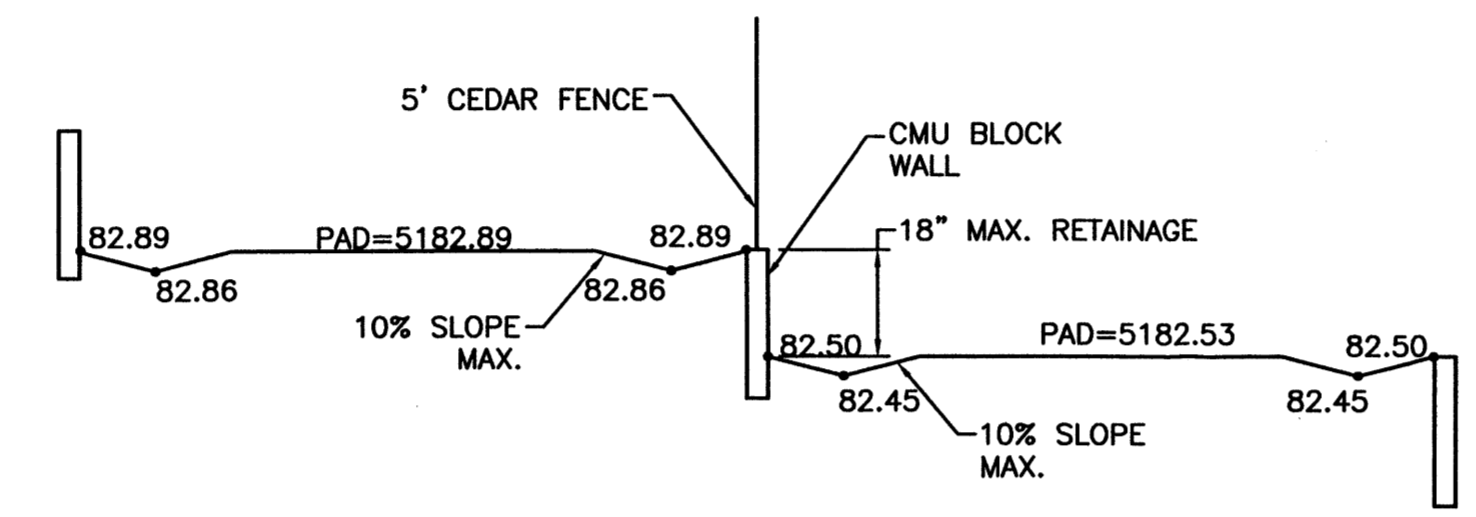


ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

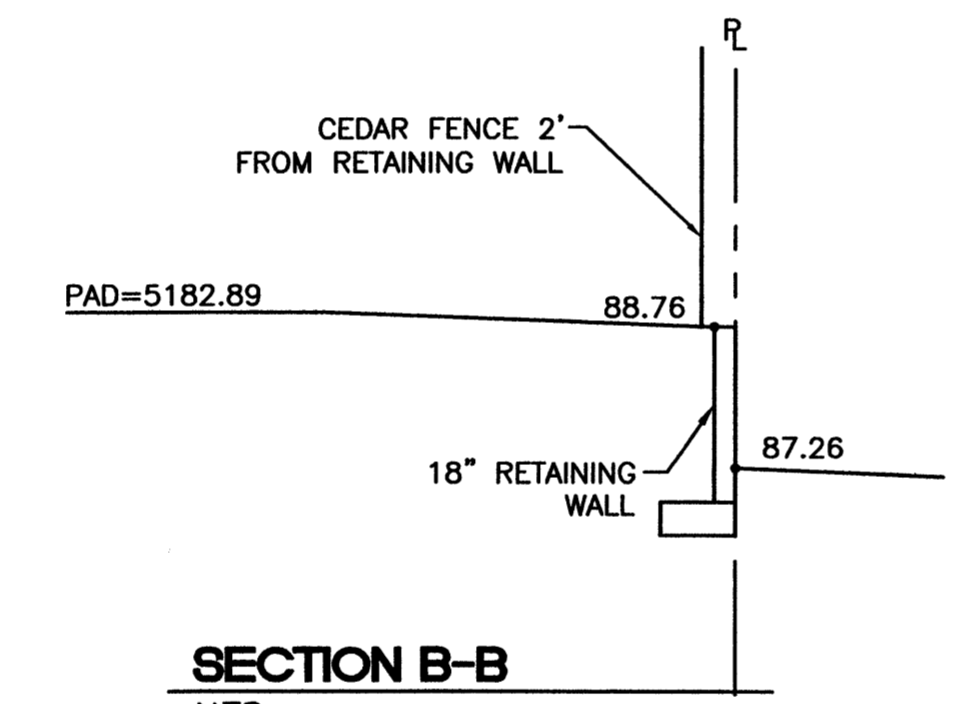
	<b>DESERT PINE SUBDIVISION PHASE 3 GRADING AND DRAINAGE PLAN</b>	DRAWN BY BDG
		DATE 10/18/01
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>3</b>
		JOB # 21086



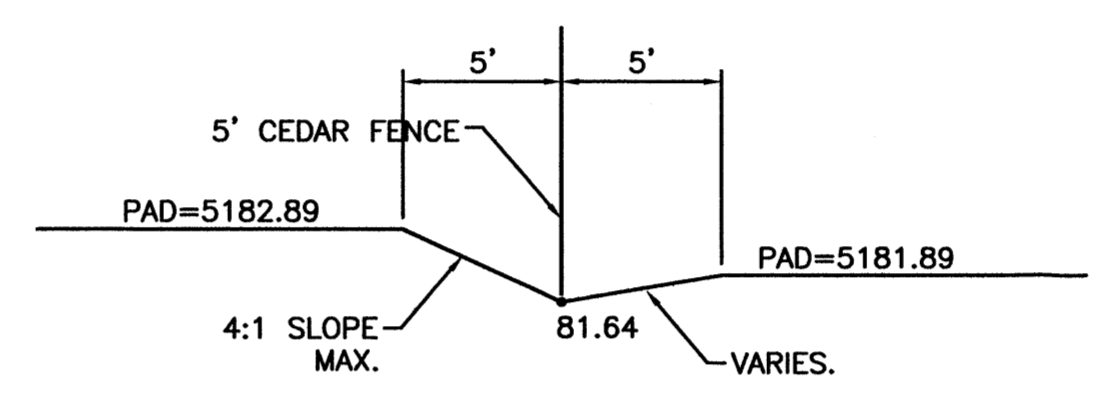
**TYPICAL LOT GRADING**  
SCALE: 1"=30'



**SECTION A-A  
TYPICAL SIDE YARD GRADING**  
NTS



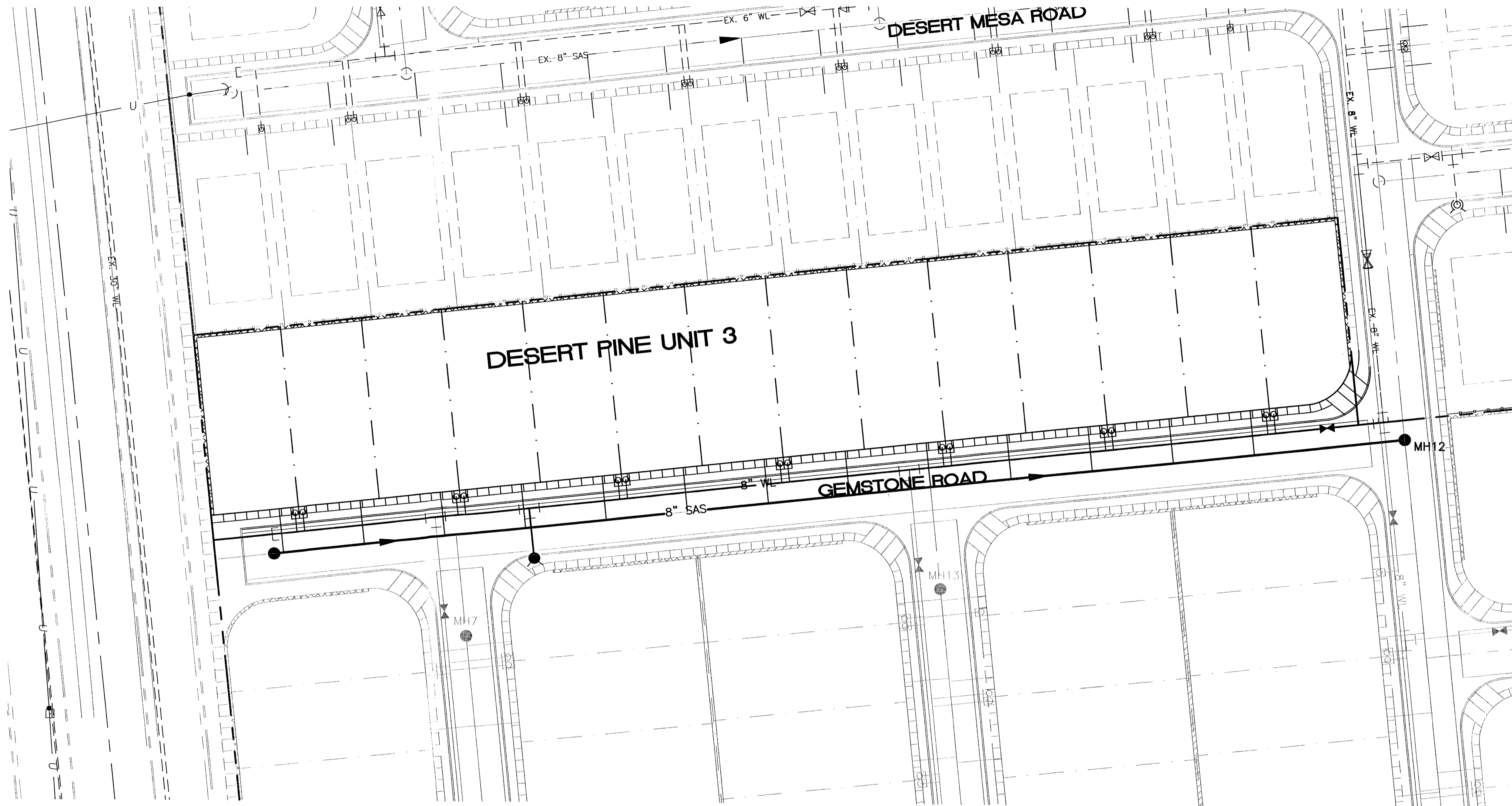
**SECTION B-B**  
NTS



**(OPTIONAL) SECTION A-A  
TYPICAL SIDE YARD GRADING**  
NTS

	<b>DESERT PINE SUBDIVISION, PHASE 3</b>	DRAWN BY BDG
	<b>GRADING AND DRAINAGE PLAN DETAILS</b>	DATE 10/18/01
RONALD R. BOHANNAN P.E. #7868	 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2186GRA.DWG
		SHEET # <b>4</b>
		JOB # 21086





**WATER SHUT-OFF PLAN** SHUT OFF VALVES #

- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
  2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
  3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
  4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

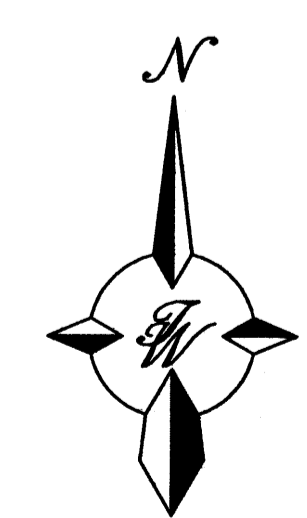
**NOTICE TO CONTRACTORS**

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.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

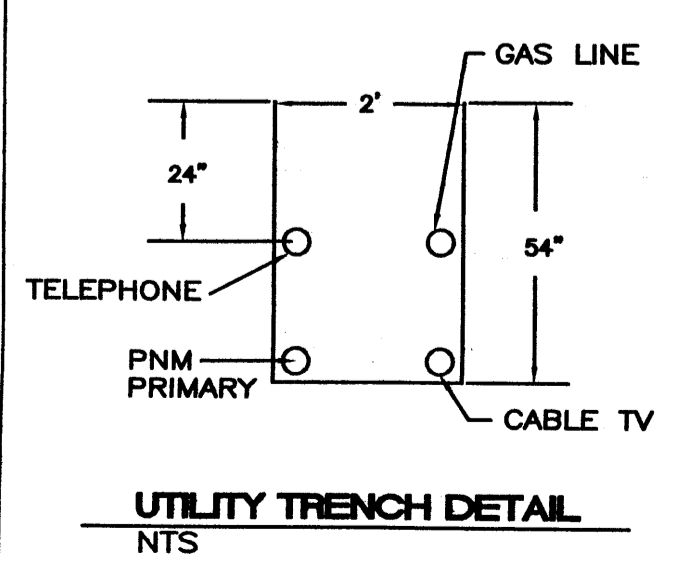
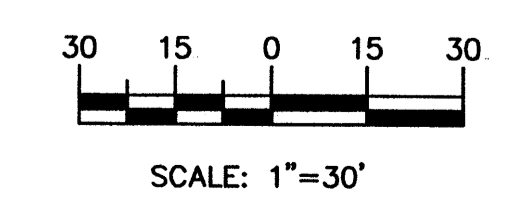
- NOTES:**
1. SEE SHEET 6 FOR SANITARY SEWER SERVICE DETAILS.

**LEGEND**

- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- ⊠ EXISTING METER
- ⊠ EXISTING VALVE W/BOX
- ⊠ EXISTING FIRE HYDRANT
- - - - - EX. 8" SAS - - - - - EXISTING SANITARY SEWER LINE
- - - - - EX. 16" WL - - - - - EXISTING WATER LINE
- - - - - EX. 42" RCP - - - - - EXISTING STORM SEWER LINE
- - - - - EXISTING CURB & GUTTER
- 4" SD — PROPOSED STORM SEWER LINE
- 8" SAS — PROPOSED SANITARY SEWER LINE
- 8" WL — PROPOSED WATERLINE
- BOUNDARY LINE
- - - - - EASEMENT



GRAPHIC SCALE



- GENERAL NOTES:**
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILTYS 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. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
  5. ALL PIPE MATERIAL TO BE USED PER UPC.

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL 	<b>DESERT PINE SUBDIVISION, PHASE 3</b>	DRAWN BY BDC DATE 10/05/01
	<b>MASTER UTILITY PLAN</b>	2186MU.DWG
	<b>TERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>5</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 210086