

# COVERED WAGON SUBDIVISION

PROPOSED RESIDENTIAL SUBDIVISION

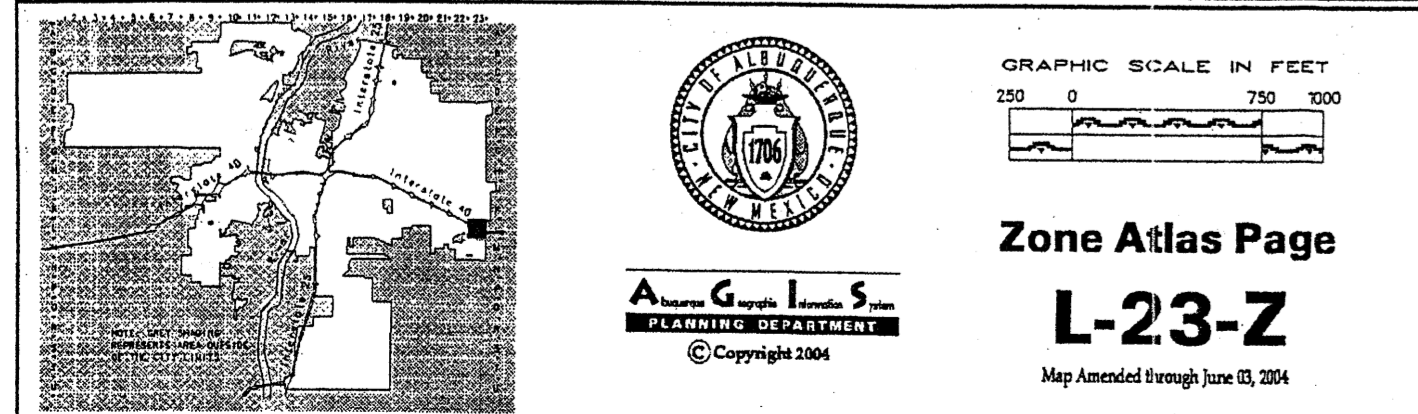
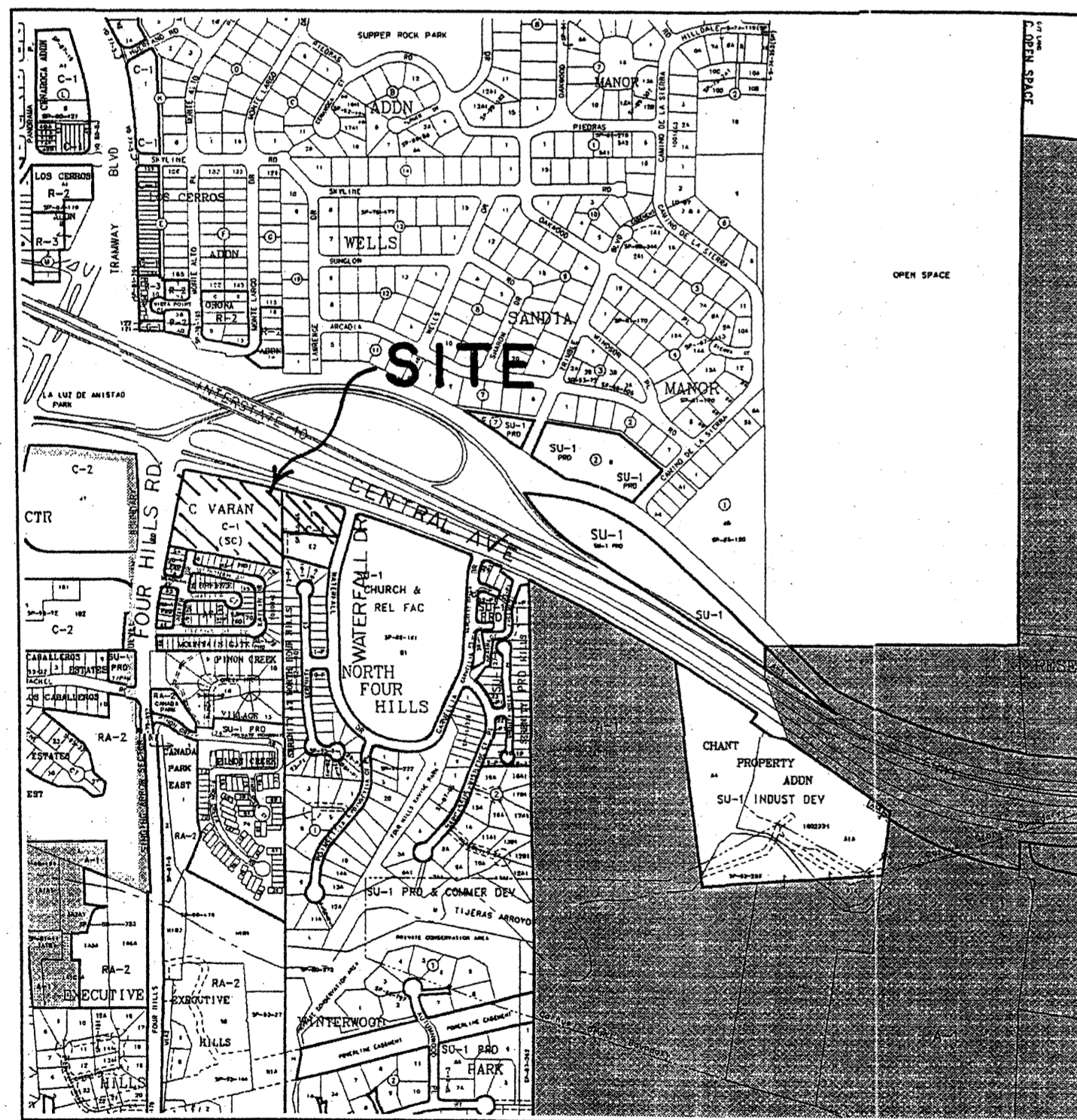
FOUR HILLS AND CENTRAL AVE.  
ALBUQUERQUE, NM  
DRB PLANS

MOUNTAIN WEST



DEVELOPMENT COMPANY  
Albuquerque, New Mexico

## VICINITY MAP



## PROJECT INFORMATION

SITE DEVELOPMENT FOR SUBDIVISION AND FOR  
BUILDING PERMIT  
DRB CASE No. 1002176  
04EPC-00161 SITE DEVELOPMENT PLAN BUILDING PERMIT  
04EPC-00162 EPC SITE DEVELOPMENT PLAN-SUBDIVISION  
04EPC-00163 ZONE MAP AMENDMENT

OWNER: BILL WADE  
MOUNTAIN WEST DEVELOPMENT  
P.O. BOX 66449  
ALBUQUERQUE, NEW MEXICO 87193  
SANTA FE, NEW MEXICO 87501

SITE: SE QUADRANT OF INTERSECTION OF FOURHILLS  
RD. AND CENTRAL AVE.

ARCHITECT: GRIEGO & associates LLC  
2917 CARLISLE N.E.  
ABQ, NEW MEXICO  
(505) 881-2002

CIVIL ENGINEER: MARVIN KORTUM  
1605 SPEAKMAN DR.  
ABQ. NM 87123  
299-0774

CURRENT ZONING C-1 (APPROVED TO SU-1 FOR PRD)  
REQUEST TO CHANGE TO SU1-PRD  
LOT SIZE 5.2 ACRES  
DWELLINGS 8.1 PER/ACRE

## INDEX TO DRAWINGS

- 1 G1 COVER SHEET
- 2 C1 MASTER SITE PLAN
- 3 C1.1 SOLID WASTE MANAGEMENT
- 4 C1.2 UTILITIES LAYOUT
- 5 C1.3 SECTION AND PROFILE
- 6 C1.4 LANDSCAPE LAYOUT
- 7 A1 STREET ELEVATION
- 8 A2 TWO STORY HOUSE SITE LAYOUT,  
FLOOR PLAN AND ELEVATIONS
- 9 A3 HOUSE SITE LAYOUT,  
FLOOR PLAN AND ELEVATIONS
- 10 A4 TWO STORY HOUSE SITE LAYOUT,  
FLOOR PLAN AND ELEVATIONS
- 11 A5 HOUSE SITE LAYOUT,  
FLOOR PLAN AND ELEVATIONS
- 12 A6 HOUSE SITE LAYOUT,  
FLOOR PLAN AND ELEVATIONS

PROJECT NUMBER	1002176 <sup>2176</sup>
APPLICATION NUMBER	04-01071 & 01072 FOR SUBDIVISION AND BUILDING PERMIT
DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>[Signature]</i> Traffic Engineering, Transportation Division	7-28-04 DATE
<i>[Signature]</i> Utilities Development	7-28-04 DATE
<i>[Signature]</i> Parks and Recreation Department	DATE
<i>[Signature]</i> City Engineer	7/28/04 DATE
N/A	DATE
*Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
<i>[Signature]</i> DRB Chairperson, Planning Department	7/28/04 DATE

**GRIEGO**  
& associates LLC  
ENGINEERING  
ARCHITECTURE  
PLANNING

2810 SILER LN  
SANTA FE, NM  
(505) 438-0027  
FAX (505) 438-0028  
e - griegollc@qwest.net

MARVIN R. KORTUM, PE

CIVIL ENGINEER  
NM PE 6519  
1605 SPEAKMAN DR, SE  
ALBUQUERQUE, NM  
87123  
(505) 299-0774

PLOT DATES  
2-5-04

SHEET TITLE  
COVER SHEET

SCALE  
NOT TO SCALE

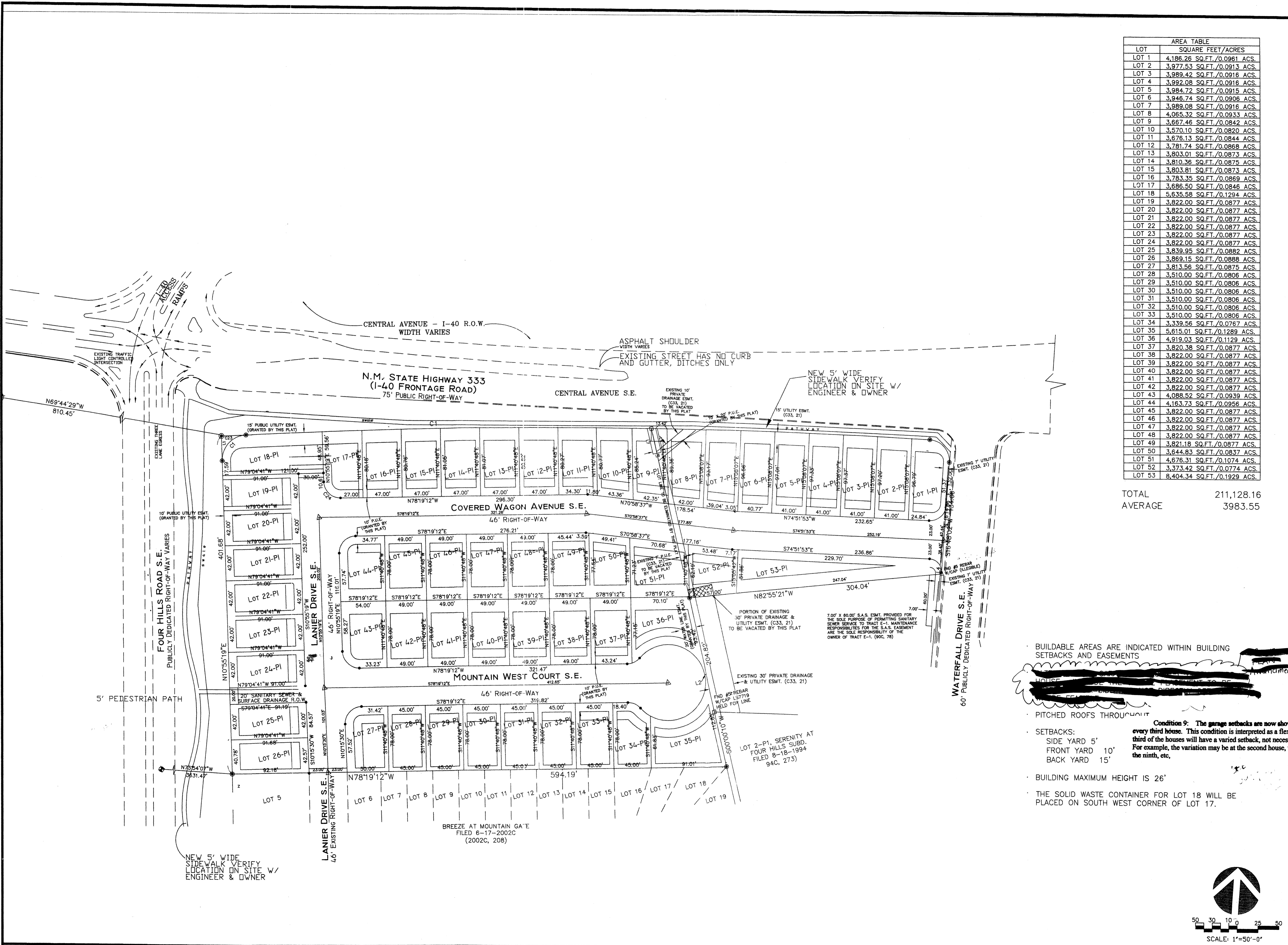
G1 1 OF 12

# 1002176

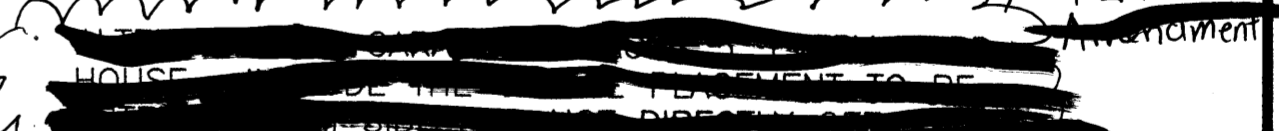
LOT	SQUARE FEET/ACRES
LOT 1	4,186.26 SQ.FT./0.0961 ACS.
LOT 2	3,977.53 SQ.FT./0.0913 ACS.
LOT 3	3,989.42 SQ.FT./0.0916 ACS.
LOT 4	3,992.08 SQ.FT./0.0916 ACS.
LOT 5	3,984.72 SQ.FT./0.0915 ACS.
LOT 6	3,946.74 SQ.FT./0.0906 ACS.
LOT 7	3,989.08 SQ.FT./0.0916 ACS.
LOT 8	4,065.32 SQ.FT./0.0933 ACS.
LOT 9	3,667.46 SQ.FT./0.0842 ACS.
LOT 10	3,570.10 SQ.FT./0.0820 ACS.
LOT 11	3,676.13 SQ.FT./0.0844 ACS.
LOT 12	3,781.74 SQ.FT./0.0868 ACS.
LOT 13	3,803.01 SQ.FT./0.0873 ACS.
LOT 14	3,810.36 SQ.FT./0.0875 ACS.
LOT 15	3,803.81 SQ.FT./0.0873 ACS.
LOT 16	3,783.35 SQ.FT./0.0869 ACS.
LOT 17	3,686.50 SQ.FT./0.0846 ACS.
LOT 18	5,635.58 SQ.FT./0.1294 ACS.
LOT 19	3,822.00 SQ.FT./0.0877 ACS.
LOT 20	3,822.00 SQ.FT./0.0877 ACS.
LOT 21	3,822.00 SQ.FT./0.0877 ACS.
LOT 22	3,822.00 SQ.FT./0.0877 ACS.
LOT 23	3,822.00 SQ.FT./0.0877 ACS.
LOT 24	3,822.00 SQ.FT./0.0877 ACS.
LOT 25	3,839.95 SQ.FT./0.0882 ACS.
LOT 26	3,869.15 SQ.FT./0.0888 ACS.
LOT 27	3,813.56 SQ.FT./0.0875 ACS.
LOT 28	3,510.00 SQ.FT./0.0806 ACS.
LOT 29	3,510.00 SQ.FT./0.0806 ACS.
LOT 30	3,510.00 SQ.FT./0.0806 ACS.
LOT 31	3,510.00 SQ.FT./0.0806 ACS.
LOT 32	3,510.00 SQ.FT./0.0806 ACS.
LOT 33	3,510.00 SQ.FT./0.0806 ACS.
LOT 34	3,339.56 SQ.FT./0.0767 ACS.
LOT 35	5,615.01 SQ.FT./0.1289 ACS.
LOT 36	4,919.03 SQ.FT./0.1129 ACS.
LOT 37	3,820.38 SQ.FT./0.0877 ACS.
LOT 38	3,822.00 SQ.FT./0.0877 ACS.
LOT 39	3,822.00 SQ.FT./0.0877 ACS.
LOT 40	3,822.00 SQ.FT./0.0877 ACS.
LOT 41	3,822.00 SQ.FT./0.0877 ACS.
LOT 42	3,822.00 SQ.FT./0.0877 ACS.
LOT 43	4,088.52 SQ.FT./0.0939 ACS.
LOT 44	4,163.73 SQ.FT./0.0956 ACS.
LOT 45	3,822.00 SQ.FT./0.0877 ACS.
LOT 46	3,822.00 SQ.FT./0.0877 ACS.
LOT 47	3,822.00 SQ.FT./0.0877 ACS.
LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,821.18 SQ.FT./0.0877 ACS.
LOT 50	3,644.83 SQ.FT./0.0837 ACS.
LOT 51	4,676.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

TOTAL AVERAGE 211,128.16 3983.55

COVERED WAGON  
RESIDENTIAL SUBDIVISION  
FOUR HILLS & CENTRAL AVE.  
ALBUQUERQUE, NEW MEXICO



BUILDABLE AREAS ARE INDICATED WITHIN BUILDING SETBACKS AND EASEMENTS



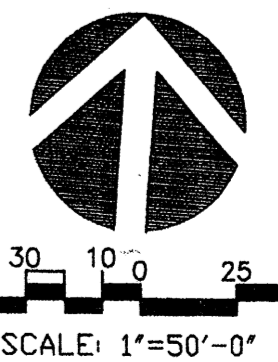
PITCHED ROOFS THROUGHOUT

Condition 9: The garage setbacks are now shown as varied by at least 5 feet for every third house. This condition is interpreted as a flexible condition, that is, at least a third of the houses will have a varied setback, not necessarily a rigid every third house. For example, the variation may be at the second house, then the fifth, then the sixth, then the ninth, etc.

SETBACKS:  
SIDE YARD 5'  
FRONT YARD 10'  
BACK YARD 15'

BUILDING MAXIMUM HEIGHT IS 26'

THE SOLID WASTE CONTAINER FOR LOT 18 WILL BE PLACED ON SOUTH WEST CORNER OF LOT 17.



MASTER SITE PLAN

PLOT DATES

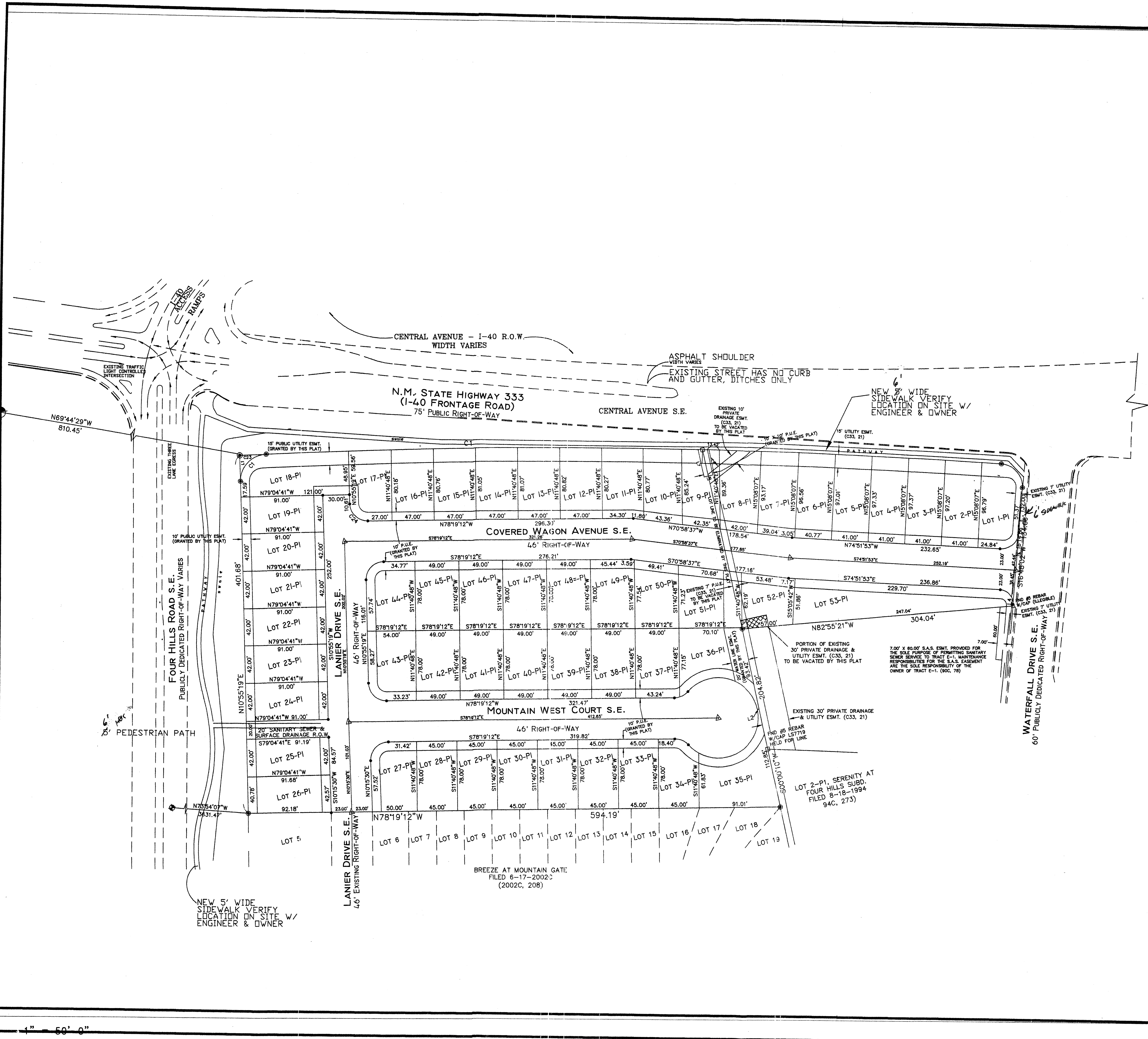
SHEET TITLE  
**MASTER SITE PLAN**

SCALE  
1" = 50'-0"

**C1**

**2 OF 12**

DATE: 7-4-04  
DRAWN: JG  
DESIGN: JG



LOT	SQUARE FEET/ACRES
LOT 1	4,186.26 SQ.FT./0.0961 ACS.
LOT 2	3,977.53 SQ.FT./0.0913 ACS.
LOT 3	3,888.42 SQ.FT./0.0891 ACS.
LOT 4	3,888.42 SQ.FT./0.0891 ACS.
LOT 5	3,888.42 SQ.FT./0.0891 ACS.
LOT 6	3,946.74 SQ.FT./0.0908 ACS.
LOT 7	3,989.08 SQ.FT./0.0916 ACS.
LOT 8	4,065.32 SQ.FT./0.0933 ACS.
LOT 9	3,657.48 SQ.FT./0.0842 ACS.
LOT 10	3,670.19 SQ.FT./0.0850 ACS.
LOT 11	3,676.13 SQ.FT./0.0844 ACS.
LOT 12	3,781.74 SQ.FT./0.0868 ACS.
LOT 13	3,803.01 SQ.FT./0.0873 ACS.
LOT 14	3,810.59 SQ.FT./0.0875 ACS.
LOT 15	3,803.81 SQ.FT./0.0873 ACS.
LOT 16	3,783.35 SQ.FT./0.0869 ACS.
LOT 17	3,686.50 SQ.FT./0.0846 ACS.
LOT 18	3,635.58 SQ.FT./0.0829 ACS.
LOT 19	3,822.00 SQ.FT./0.0877 ACS.
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LOT 35	3,822.00 SQ.FT./0.0877 ACS.
LOT 36	3,822.00 SQ.FT./0.0877 ACS.
LOT 37	3,822.00 SQ.FT./0.0877 ACS.
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LOT 43	3,822.00 SQ.FT./0.0877 ACS.
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LOT 49	3,822.00 SQ.FT./0.0877 ACS.
LOT 50	3,822.00 SQ.FT./0.0877 ACS.
LOT 51	3,822.00 SQ.FT./0.0877 ACS.
LOT 52	3,822.00 SQ.FT./0.0877 ACS.
LOT 53	3,822.00 SQ.FT./0.0877 ACS.

TOTAL 211,128.16  
 AVERAGE 3983.55

**GRIEGO**  
 & associates LLC  
 ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 2917 CARLISLE NE  
 ALBUQUERQUE, NM  
 87110  
 (505) 881-2002  
 e - griego@qwest.net

**MOUNTAIN WEST**  
 DEVELOPMENT COMPANY  
 Albuquerque, New Mexico

**MARVIN R. KORTUM, PE**  
 CIVIL ENGINEER  
 NM PE 6519  
 1605 SPEAKMAN DR. SE  
 ALBUQUERQUE, NM  
 87123  
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**COVERED WAGON  
 RESIDENTIAL SUBDIVISION**  
 FOUR HILLS & CENTRAL AVE.  
 ALBUQUERQUE, NEW MEXICO

PLOT DATES  
 SHEET TITLE  
 SCALE  
 1" = 50'-0"  
**C1.1**  
 3 OF 12  
 DATE: 6-28-04 DRAWN: DESIGN: JG

SWMD  
 J. C. Wilson  
 7-2-04

**NOTES:**

- A. EXISTING STANDARD CURB AND GUTTER
- B. EXISTING ASPHALT SURFACED STREET
- C. EXISTING MEDIAN CURB
- D. EXISTING WHEELCHAIR RAMP
- E. EXISTING PORTLAND CEMENT SIDEWALK
- F. EXISTING ASPHALT SURFACED BICYCLE PATH
- G. EXISTING ROLLOVER CURB
- H. EXISTING STORM DRAIN INLET
- I. EXISTING SUBSURFACE STORM DRAIN PIPE
- J. EXISTING PORTLAND CEMENT CONCRETE LINED STORM DRAIN CHANNEL
- K. EXISTING SWALE
- L. EXISTING STORM DRAIN MANHOLE
- M. EXISTING ELECTRIC POWER POLE, (WOOD)
- N. EXISTING POLE ANCHOR
- O. EXISTING STREET LIGHT POLE
- P. EXISTING STREET LIGHT JUNCTION BOX
- Q. EXISTING UNDERGROUND POWER CABLES
- R. EXISTING TRAFFIC LIGHT POLE
- S. EXISTING TRAFFIC LIGHT CONTROL BOX
- T. EXISTING COMMUNICATIONS CONTROL BOX
- U. EXISTING COMMUNICATION PEDESTAL
- V. EXISTING UNDERGROUND COMMUNICATIONS CABLES
- W. EXISTING UNDERGROUND GAS LINES
- X. EXISTING GAS LINE CONTROL
- Y. EXISTING SANITARY SEWER MAINS
- Z. EXISTING SANITARY SEWER MANHOLE
- AA. EXISTING WATER MAIN
- AB. EXISTING GATE VALVE
- AC. EXISTING FIRE HYDRANT
- BA. NEW STANDARD CURB AND GUTTER
- BB. NEW ROLLOVER CURB AND GUTTER
- BC. NEW TRANSITION STANDARD TO ROLLOVER CURB
- BD. NEW WHEELCHAIR RAMP
- BE. NEW VALLEY GUTTER
- BF. NEW PORTLAND CEMENT SIDEWALK
- BG. NEW ASPHALT SURFACED STREET
- BH. NEW STORM DRAIN INLET
- BI. NEW STORM DRAIN PIPE
- BJ. NEW CMU BLOCK OF CAST PORTLAND CEMENT CONCRETE WALL. ALL WALLS WITH MORE THAN 18" DIFFERENCE IN ELEVATION BETWEEN THE SURFACES ON EITHER SIDE OF THE WALL WILL BE CONSTRUCTED AS ENGINEER DESIGNED RETAINING WALLS. GENERAL RETAINING WALL LOCATIONS ARE SHOWN ON THIS DRAWING. ADDITIONAL RETAINING WALLS MAY BE REQUIRED. WALL DESIGNS MUST BE CERTIFIED FOR THE SPECIFIC SOIL AT THAT LOCATION. SOIL CHARACTERISTIC MAY VARY THROUGHOUT THE SUBDIVISION. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE RETAINING WALLS.

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LOT 14	3,810.36 SQ.FT./0.0875 ACS.
LOT 15	3,803.81 SQ.FT./0.0873 ACS.
LOT 16	3,783.58 SQ.FT./0.0869 ACS.
LOT 17	3,696.80 SQ.FT./0.0849 ACS.
LOT 18	5,635.58 SQ.FT./0.1294 ACS.
LOT 19	3,822.00 SQ.FT./0.0877 ACS.
LOT 20	3,822.00 SQ.FT./0.0877 ACS.
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LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,822.00 SQ.FT./0.0877 ACS.
LOT 50	3,844.83 SQ.FT./0.0877 ACS.
LOT 51	4,676.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

TOTAL 211,128.16  
AVERAGE 3983.55

LEGEND	EXISTING	PROPOSED (THIS PROJECT)
SPOT ELEVATIONS	X	TS
TOP OF SIDEWALK	Ts	TS
TOP OF WALL	TW	TW
TOP OF CURB	TC	TC
FLOW LINE INVERT	FL	FL
FINISHED FLOOR ELEVATIONS	FF	FFE
CONTOUR LINE	---	---
STRUCTURE, MAJOR (HOUSE, ETC)	---	---
STRUCTURE, MINOR (SIDEWALK, ETC)	---	---
FENCE	---	---
BLOCK WALL	---	---
RETAINING WALL	---	---
PROPERTY LINE	---	---
LOT NUMBER	---	---

**GRIEGO**  
& associates LLC  
ENGINEERING  
ARCHITECTURE  
PLANNING  
2917 CARLISLE NE  
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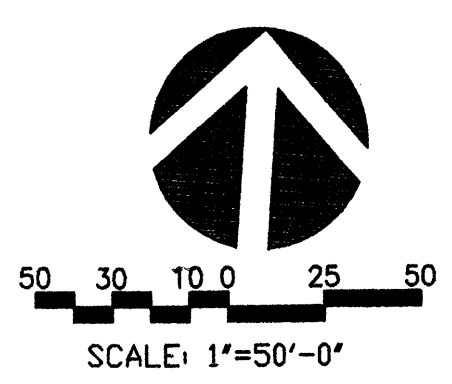
**MARVIN R. KORTUM, PE**  
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**COVERED WAGON  
RESIDENTIAL SUBDIVISION**  
FOUR HILLS & CENTRAL AVE.  
ALBUQUERQUE, NEW MEXICO

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
SIGNATURE & DATE

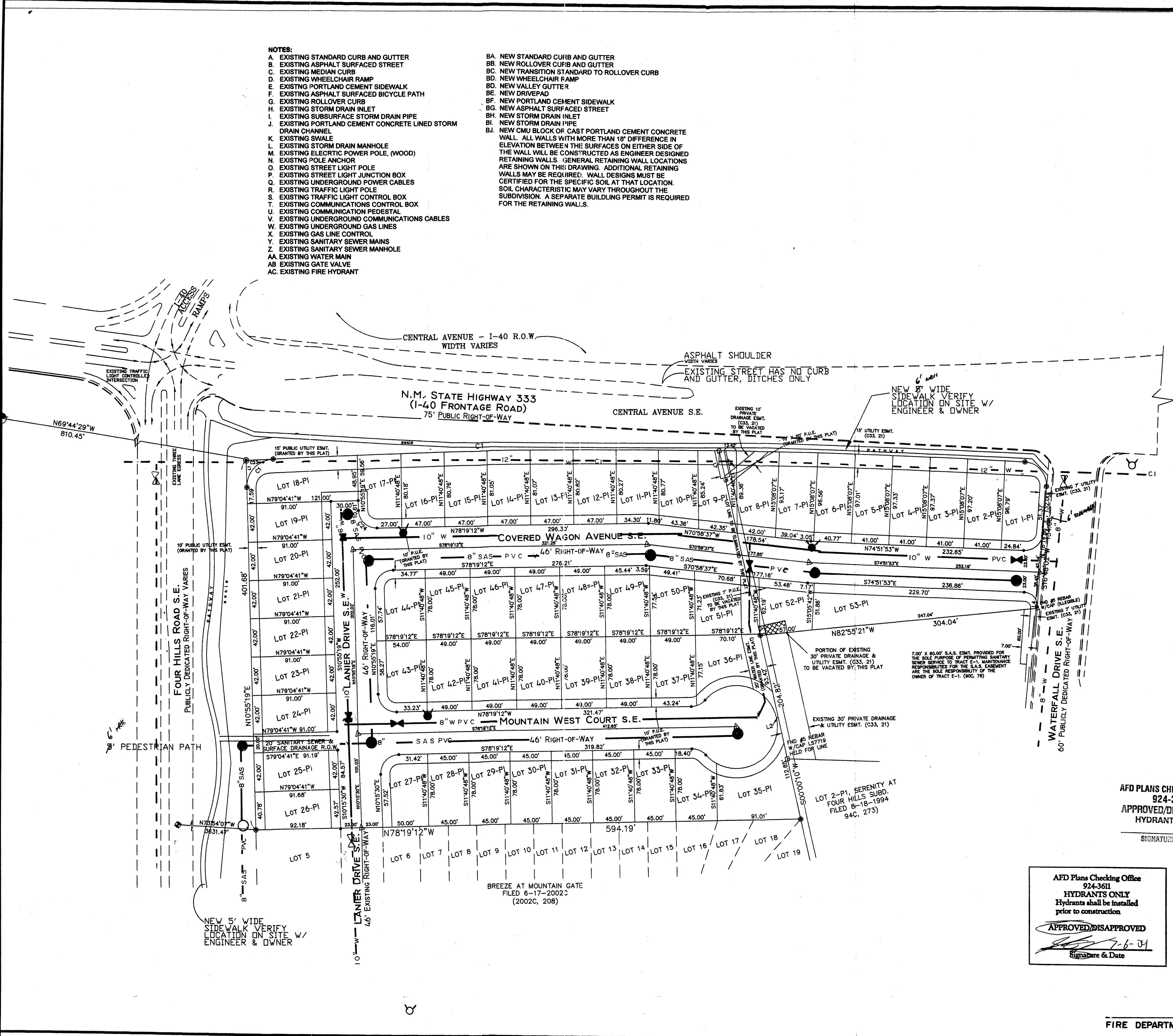
AFD Plans Checking Office  
924-3611  
HYDRANTS ONLY  
Hydrants shall be installed  
prior to construction.  
APPROVED/DISAPPROVED  
7-6-24  
Signature & Date

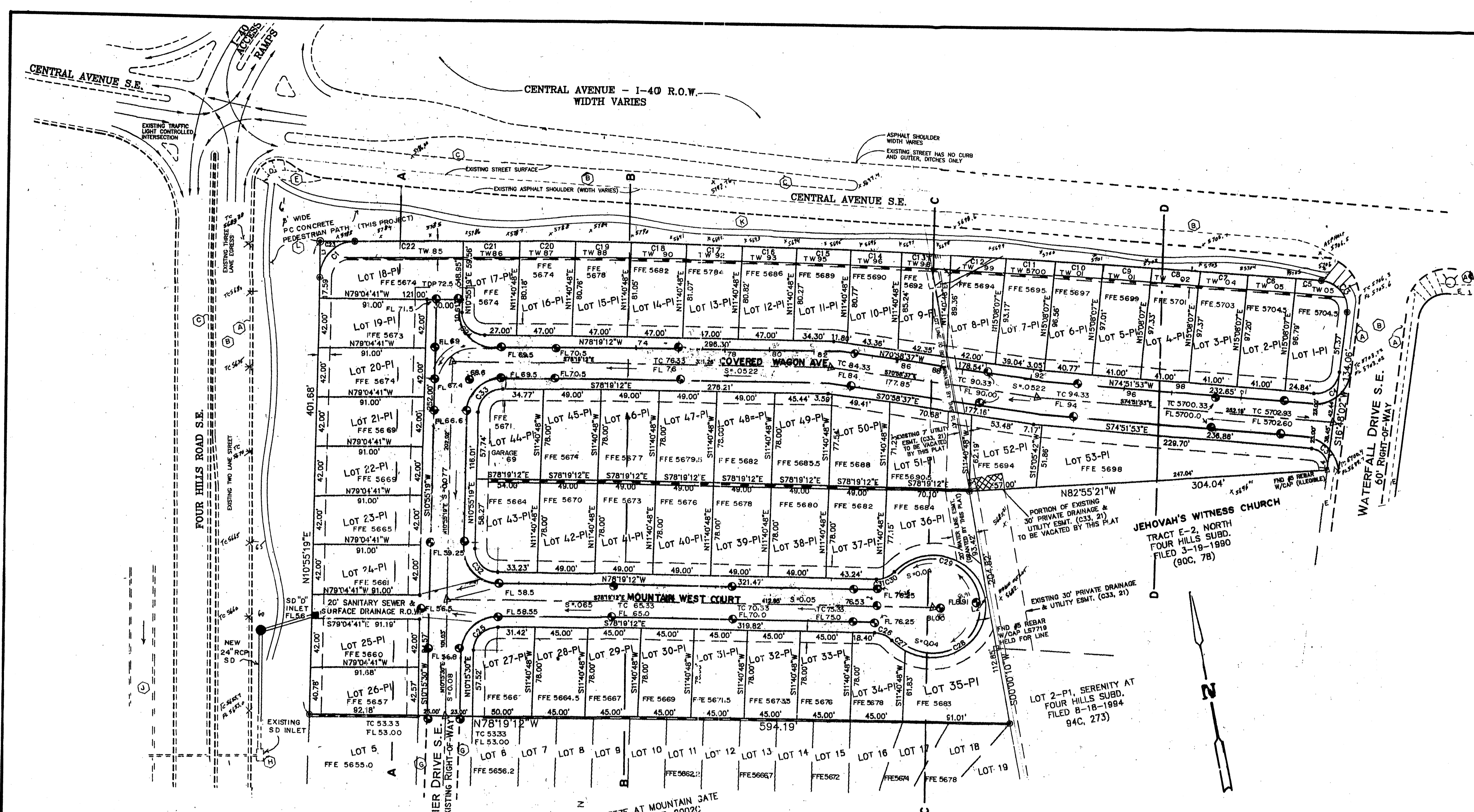


FIRE DEPARTMENT APPROVAL DATE

UTILITIES LAYOUT

DATE: 6-28-04  
DRAWN: JG  
DESIGN: JG

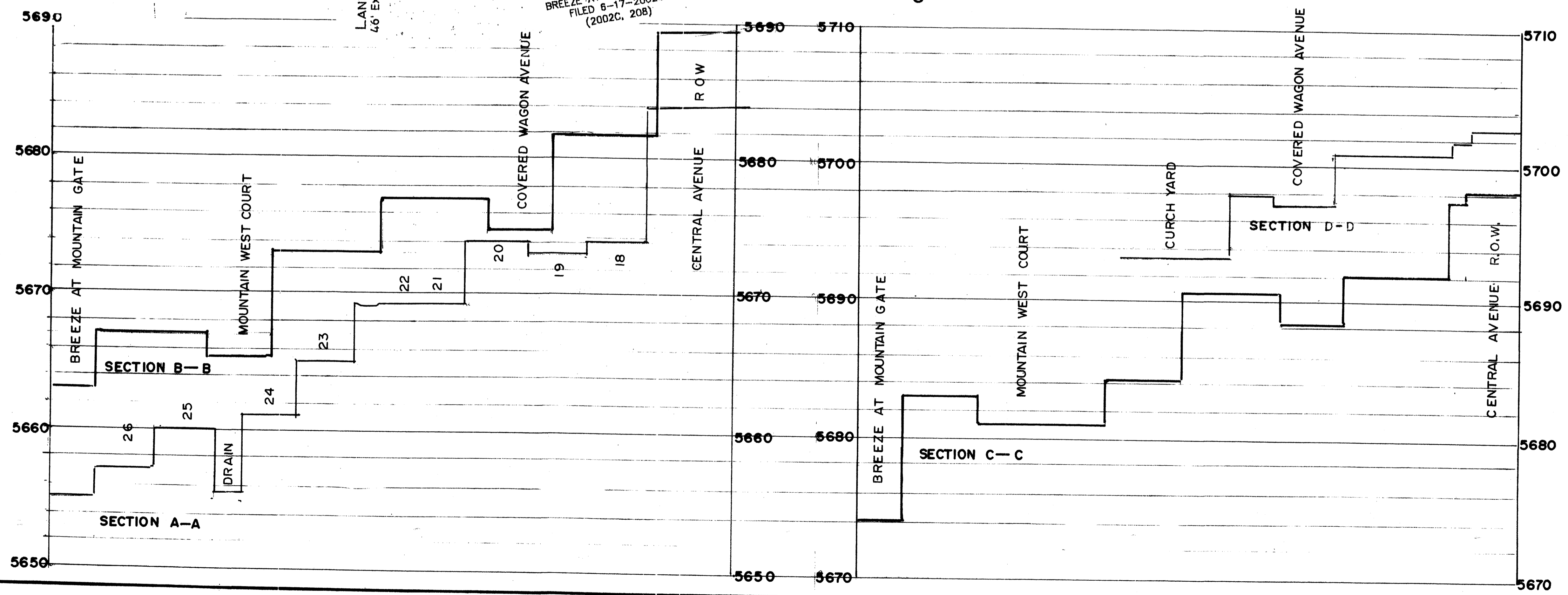




- NOTES:**
- A. EXISTING STANDARD CURB AND GUTTER
  - B. EXISTING ASPHALT SURFACED STREET
  - C. EXISTING MEDIAN CURB
  - D. EXISTING WHEELCHAIR RAMP
  - E. EXISTING PORTLAND CEMENT SIDEWALK
  - F. EXISTING ASPHALT SURFACED BICYCLE PATH
  - G. EXISTING ROLLER CURB
  - H. EXISTING STORM DRAIN INLET
  - I. EXISTING SUBSURFACE STORM DRAIN PIPE
  - J. EXISTING PORTLAND CEMENT CONCRETE LINED STORM DRAIN CHANNEL
  - K. EXISTING SWALE
  - L. EXISTING STORM DRAIN MANHOLE
  - M. EXISTING ELECTRIC POWER POLE, (WOOD)
  - N. EXISTING POLE ANCHOR
  - O. EXISTING STREET LIGHT POLE
  - P. EXISTING STREET LIGHT JUNCTION BOX
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  - Y. EXISTING SANITARY SEWER MAINS
  - Z. EXISTING SANITARY SEWER MANHOLE
  - AA. EXISTING WATER MAIN
  - AB. EXISTING GAS VALVE
  - AC. EXISTING FIRE HYDRANT
- BA. NEW STANDARD CURB AND GUTTER**  
**BB. NEW ROLLER CURB AND GUTTER**  
**BC. NEW TRANSITION STANDARD TO ROLLER CURB**  
**BD. NEW WHEELCHAIR RAMP**  
**BE. NEW VALLEY GUTTER**  
**BF. NEW DRIVEPAD**  
**BG. NEW PORTLAND CEMENT SIDEWALK**  
**BH. NEW ASPHALT SURFACED STREET**  
**BI. NEW STORM DRAIN INLET**  
**BJ. NEW STORM DRAIN PIPE**  
**BJ. NEW CMU BLOCK OR CAST PORTLAND CEMENT CONCRETE WALL.** ALL WALLS WITH MORE THAN 1' DIFFERENCE IN ELEVATION BETWEEN THE SURFACES ON EITHER SIDE OF THE WALL WILL BE CONSTRUCTED AS ENGINEER DESIGNED RETAINING WALLS. GENERAL RETAINING WALL LOCATIONS ARE SHOWN ON THIS DRAWING. ADDITIONAL RETAINING WALLS MAY BE REQUIRED. WALL DESIGNS MUST BE CERTIFIED FOR THE SPECIFIC SOIL AT THAT LOCATION. SOIL CHARACTERISTICS MAY VARY THROUGHOUT THE SUBDIVISION. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE RETAINING WALLS.

**LEGEND**

	EXISTING	PROPOSED (THIS PROJECT)
SPOT ELEVATIONS	X	+
TOP OF SIDEWALK	TS	TS
TOP OF WALL	TW	TW
TOP OF CURB	TC	TC
FLOW LINE INVERT	FL	FL
FINISHED FLOOR ELEVATIONS	FFE	FFE
CONTOUR LINE	---5670---	---70---
STRUCTURE, MAJOR (HOUSE, ETC)	---	---
STRUCTURE, MINOR (SIDEWALK, ETC)	---	---
FENCE	-X-X-	-X-X-
BLOCK WALL	▬	▬
RETAINING WALL	▬	▬
PROPERTY LINE	○	○
LOT NUMBER	12	12



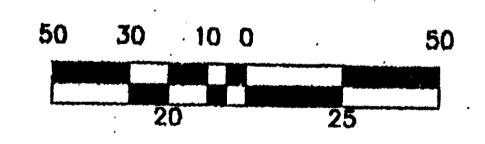
GRADING DETAILS ADDED MRK JUNE 30, 2004  
 PRELIMINARY MRK JUNE 17, 2004  
 APPROVALS/REVISIONS BY DATE

**MARVIN R. KORTUM, P.E.**  
 Civil Engineering  
 NM PE 6519  
 1605 Speakman Drive, S.E.  
 Albuquerque, New Mexico 87123  
 (505) 299-0774

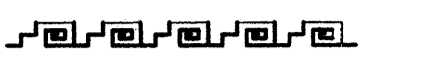
**COVERED WAGON SUBDIVISION**  
**GRADING AND DRAINAGE PLAN**  
**SITE LAYOUT**  
**SECTIONS**

HYDROLOGY PROJECT NO. MAP NO. FEET OF  
**L-23**

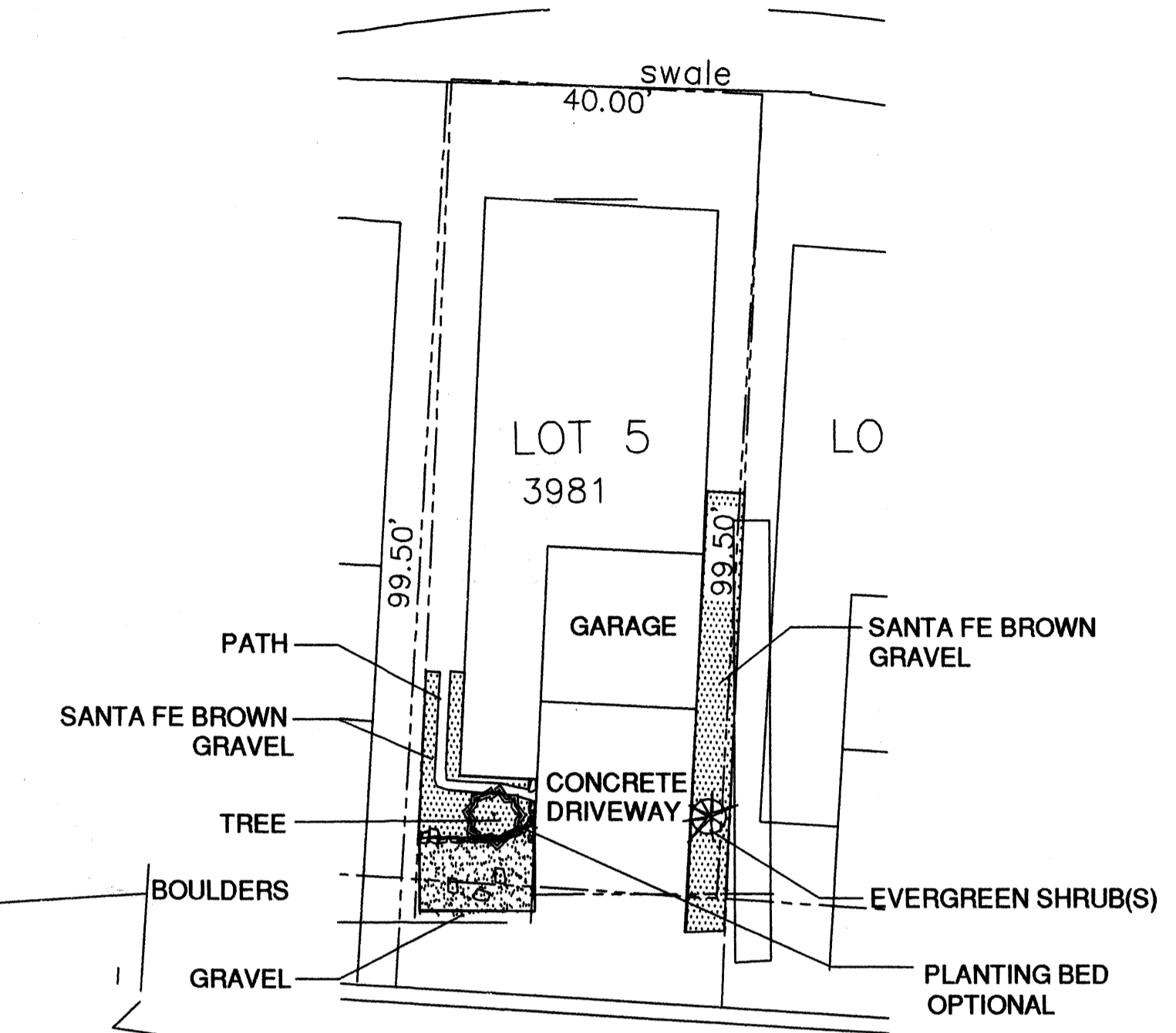
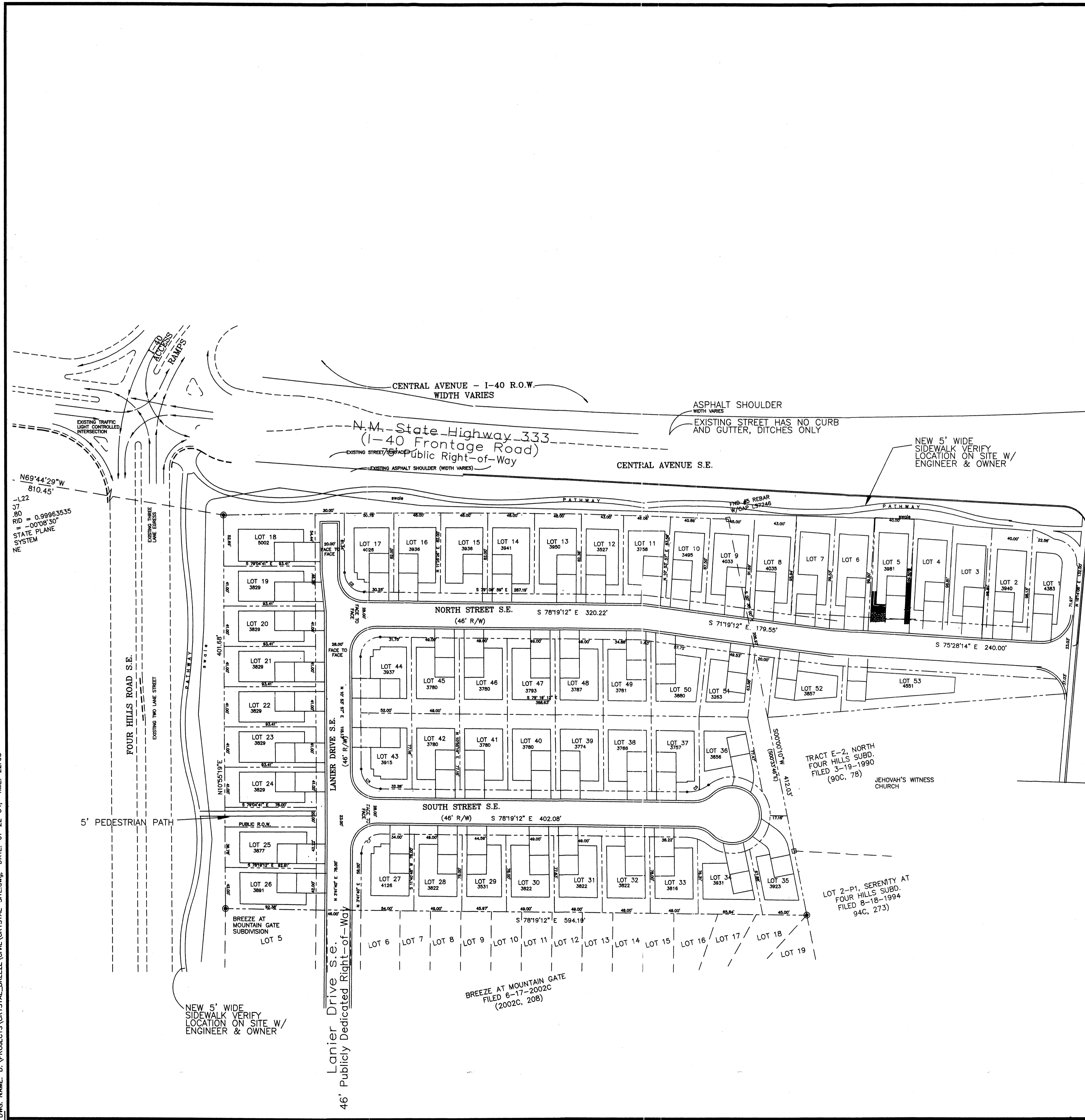
WORK ORDER PROJECT NO. SHEET OF



H: 1" = 50'  
 V: 1" = 5'



**COVERED WAGON  
RESIDENTIAL SUBDIVISION  
FOUR HILLS & CENTRAL AVE.  
ALBUQUERQUE, NEW MEXICO**



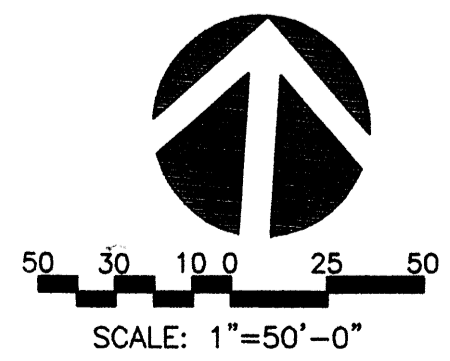
**TYPICAL LANDSCAPE LOT LAYOUT  
NTS**

Waterfall Drive  
61' WIDE R-O-W  
40' PAVED STREET EXISTING C&C

KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	SIZE
B		ARIZONA ASH	FRAXINUS VELUTINA	40'	25'W	
C		PINON PINE	PINUS ENDULIS	20'	18'W	
D		GRAYLEAF COTONEASTER	COTONEASTER BUXIFOLIUS	2'	4'-6'W	5 GAL
E		BIG SAGE	ARTEMISIA TRIDENTATA	3'-6'	3'-5'	5 GAL
F		MOONSHINE YARROW	MOONSHINE YARROW	2'	18"	1 GAL
G		1-1/2" WASHED RIVER ROCK				
H		2" SANTA FE BROWN GRAVEL				

NOTE:  
THIS IS A SINGLE FAMILY RESIDENCE DEVELOPMENT. LANDSCAPE IMPROVEMENTS WILL BE AT THE DISCRETION OF THE HOME BUYER TO ALLOW CREATIVE EXPRESSION ON A CASE BY CASE SITUATION.

IMPROVEMENTS REQUESTED MUST COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION REGULATION.  
PLANT MATERIAL REQUESTED MUST COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE ORDINANCE.



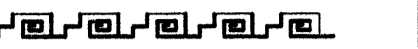
1" = 50'-0"

LANDSCAPE SCHEMATIC PLAN

PLOT DATES
SHEET TITLE <b>LANDSCAPE</b>
SCALE 1" = 50'-0"
<b>C1.4</b>
6 OF 12
DATE: 6-28-04
DRAWN: JG
DESIGN: JG

**GRIEGO**  
& associates LLC

ENGINEERING  
ARCHITECTURE  
PLANNING



2917 CARLISLE NE  
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(505) 881-2002

e - griearc@qwest.net

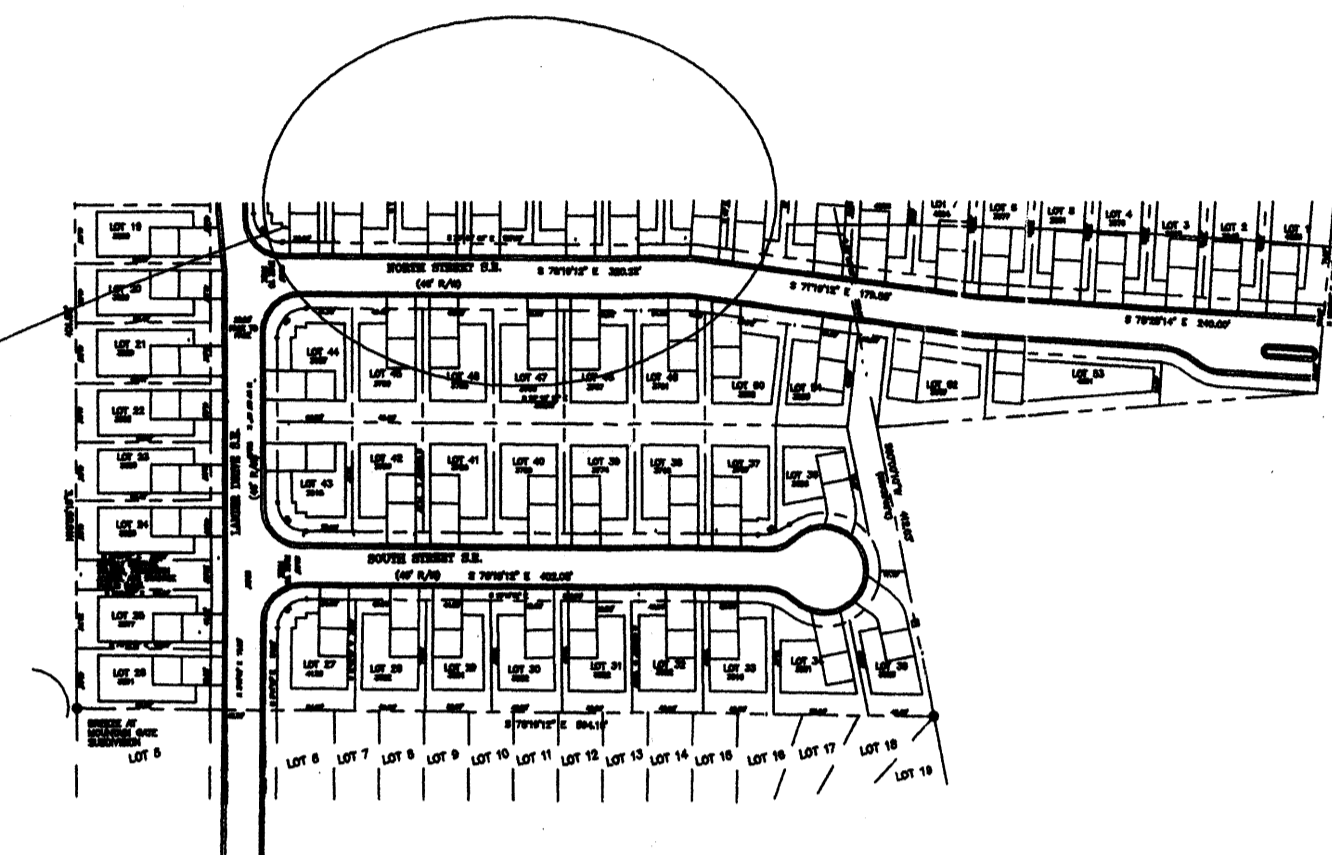
**MOUNTAIN WEST**



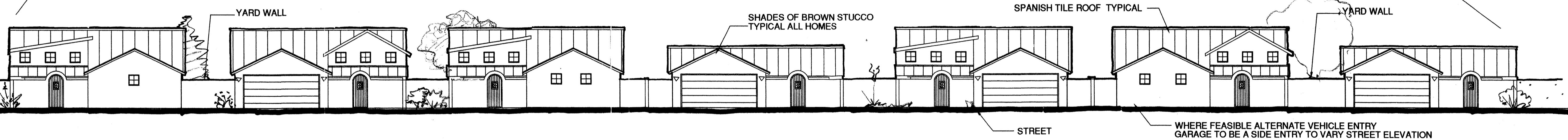
DEVELOPMENT COMPANY  
Albuquerque, New Mexico

**MARVIN R. KORTUM, PE**

CIVIL ENGINEER  
NM PE 6519  
1605 SPEAKMAN DR, SE  
ALBUQUERQUE, NM 87123  
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**COVERED WAGON SITE** ↑



**SOUTH @ COVERED WAGON STREET ELEVATION**

**COVERED WAGON  
RESIDENTIAL SUBDIVISION**  
CENTRAL & FOUR HILLS  
ALBUQUERQUE, NEW MEXICO

PLOT DATES

SHEET TITLE  
**STREET ELEVATION**

SCALE  
VARIES

**A1**

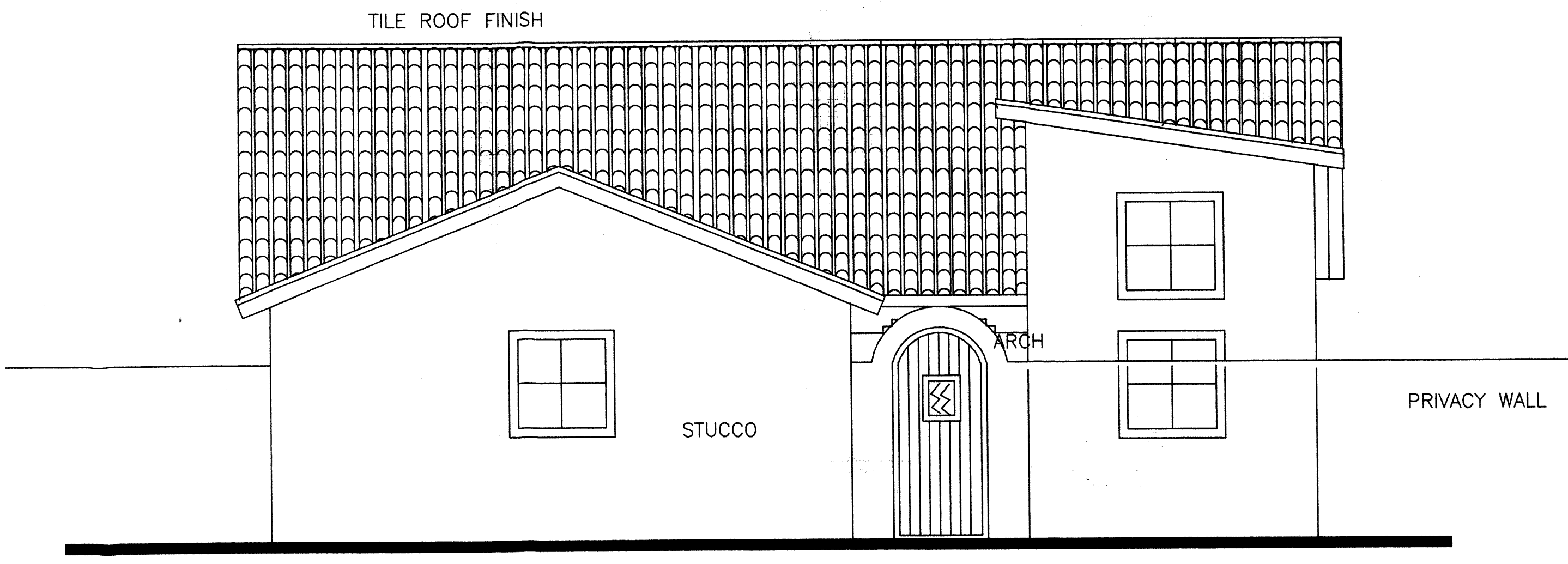
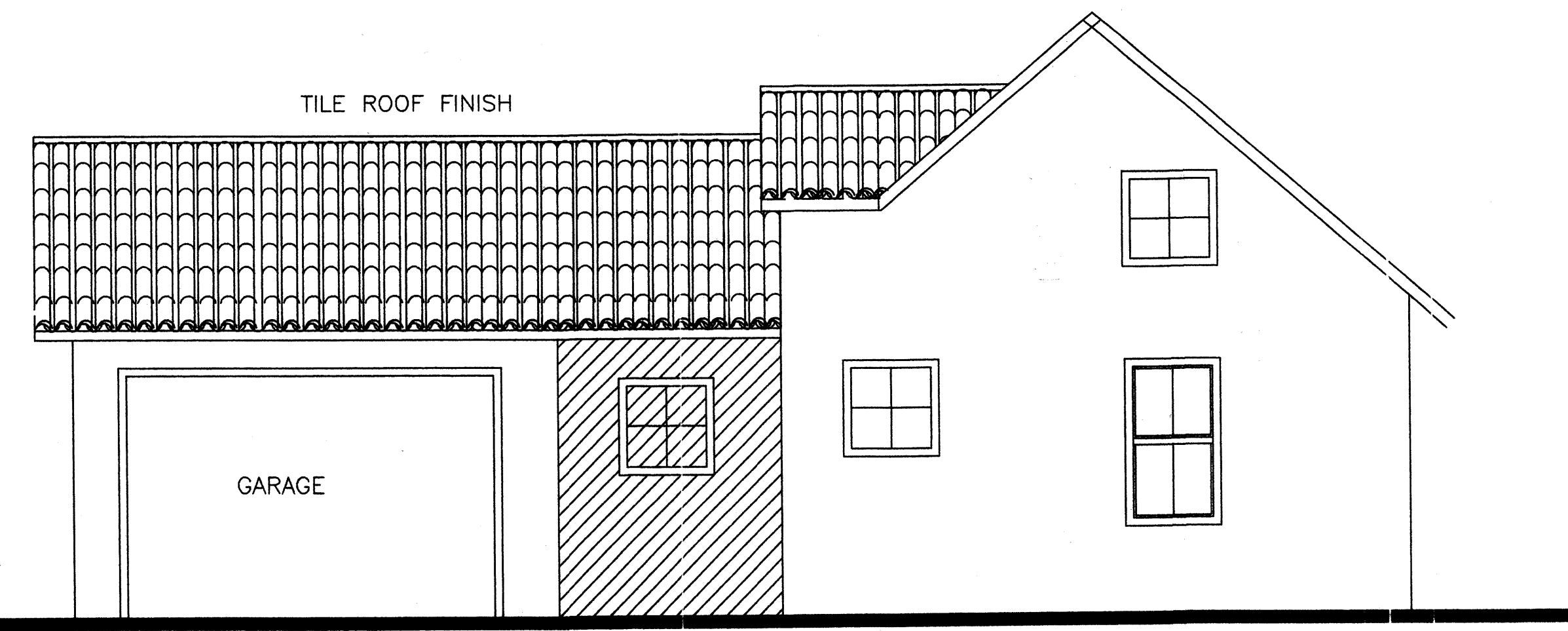
**7 OF 12**

DATE: 7/4 DRAWN: JCG DESIGN: JG

DWG. NAME: D:\PROJECTS\CRYSTAL\_BREEZE\CIVIL\CRYSTAL-SITE.dwg, DATE: 01-22-04, TIME: 22:03

NTS

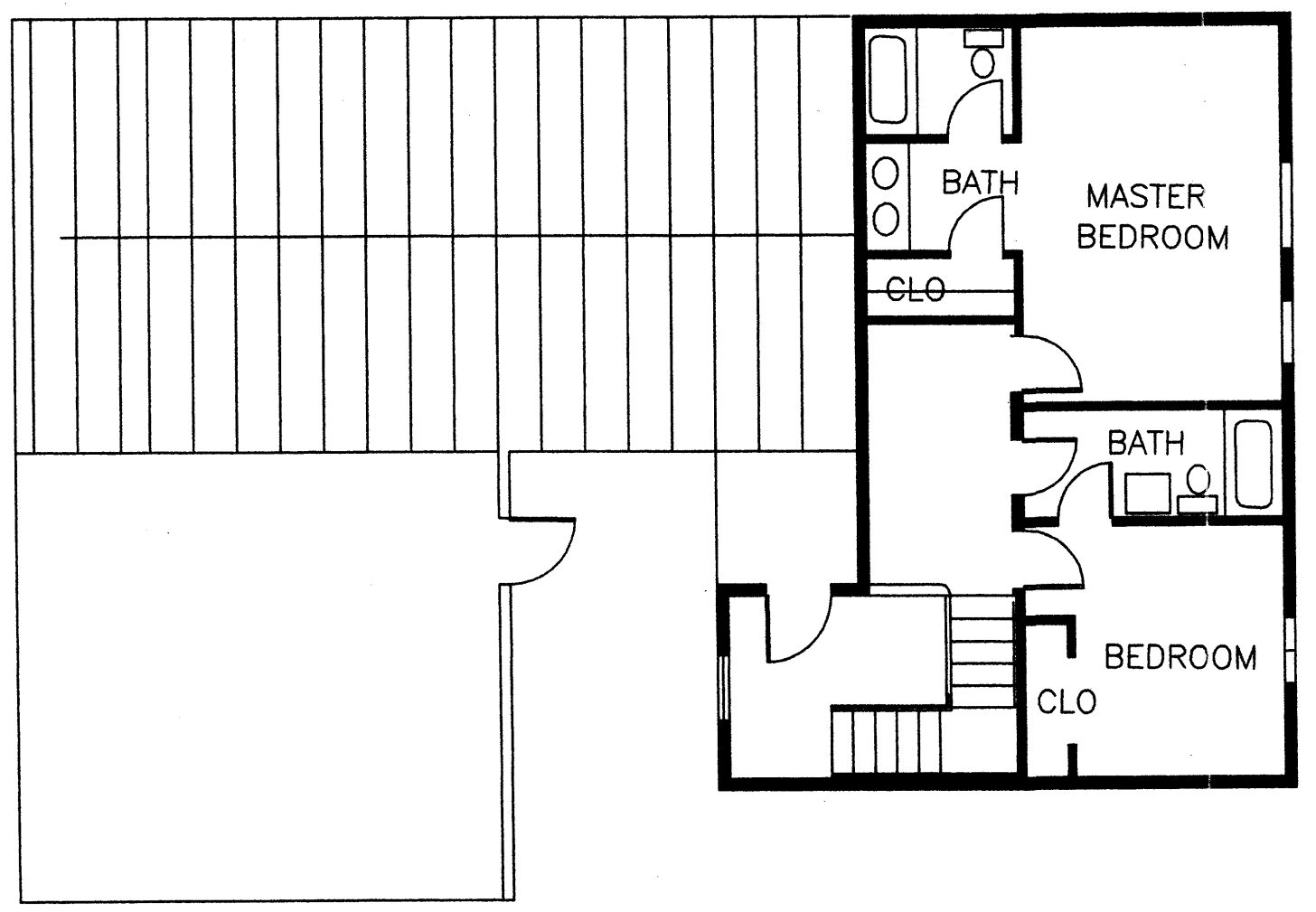
TYPICAL STREET ELEVATION



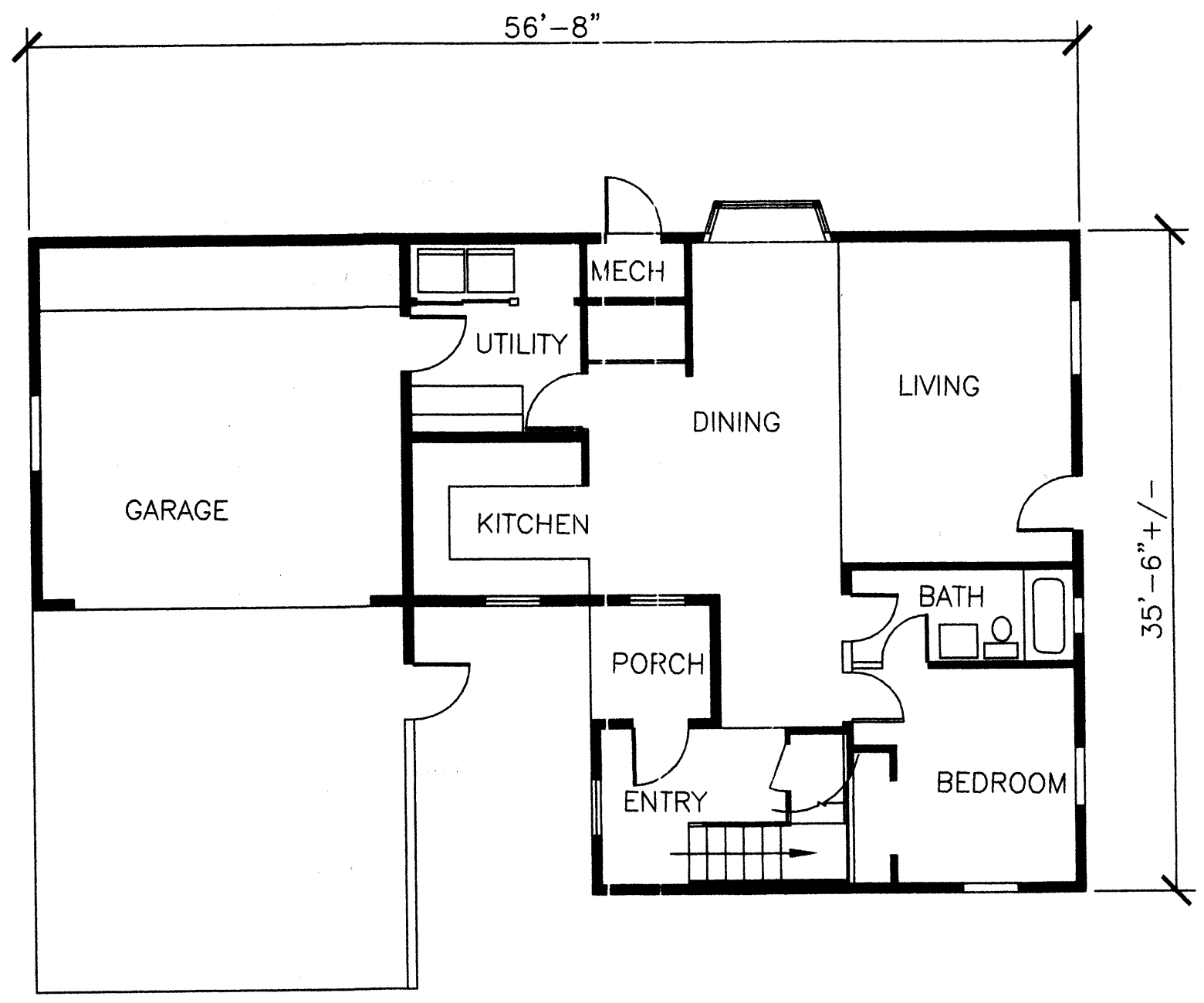
SIDE

SCALE 1/4"=1'0"

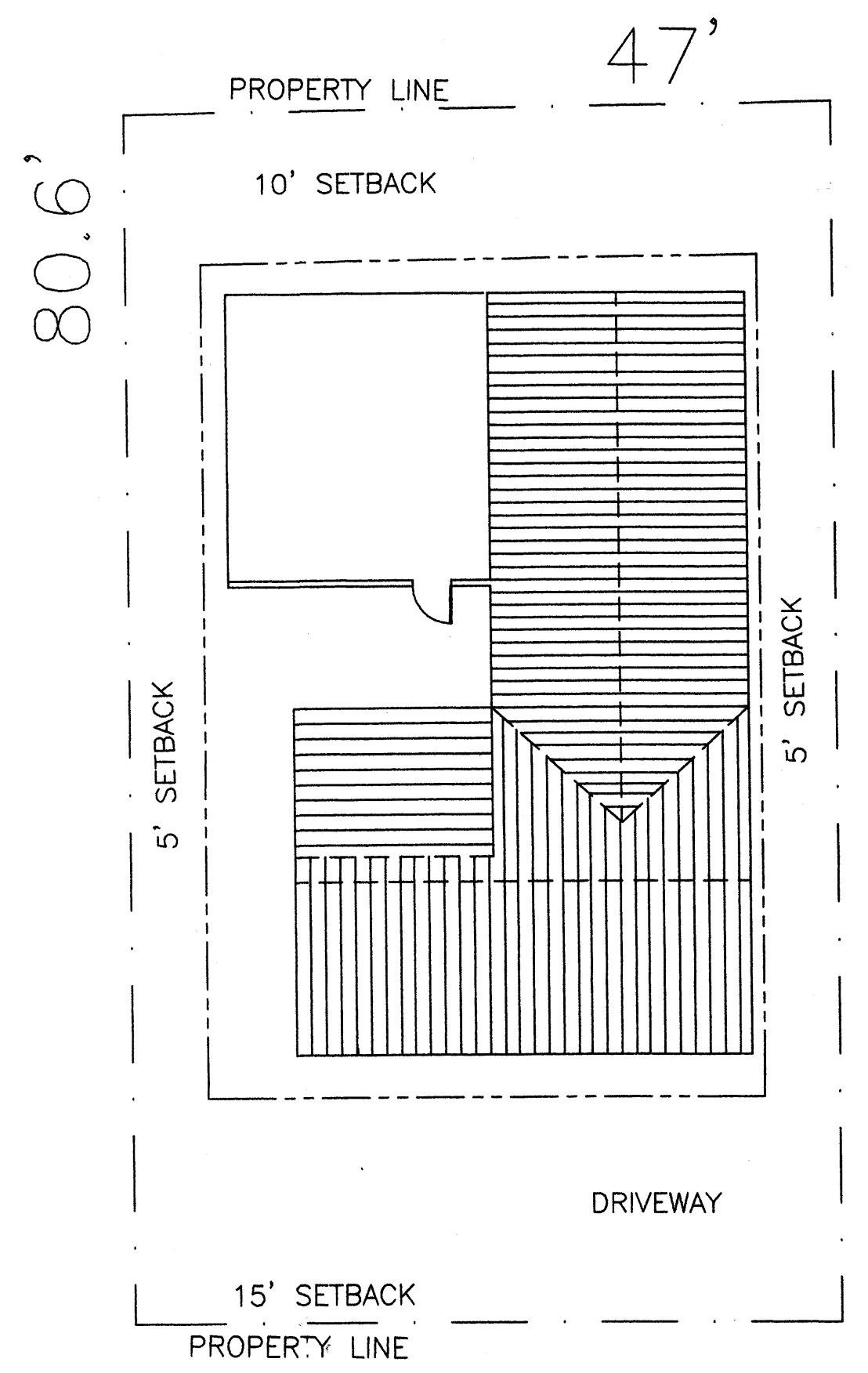
EXTERIOR ELEVATIONS



SECOND FLOOR



FIRST FLOOR



SITE PLAN

HEATED SQUARE FOOTAGE	
FIRST FLOOR	1050 SF
SECOND FLOOR	730 SF
HEATED TOTAL	1,780 SF

- EMBELLISHMENTS THAT INCLUDE
- CORBELS AT PORCH COLUMNS..
  - EXPOSED LINTELS OVER WINDOWS
  - ARC CAMBER OVER GARAGE
  - WALL THICKNESS AT GARAGE
  - WOOD VS. ALUMN WINDOWS
  - SPANISH TILE ROOF

COVERED WAGON  
 RESIDENTIAL SUBDIVISION  
 FOUR HILLS & CENTRAL AVE.  
 ALBUQUERQUE, NEW MEXICO

PLOT DATES

SHEET TITLE  
**Lot-16**

SCALE  
 VARIES

**A2**

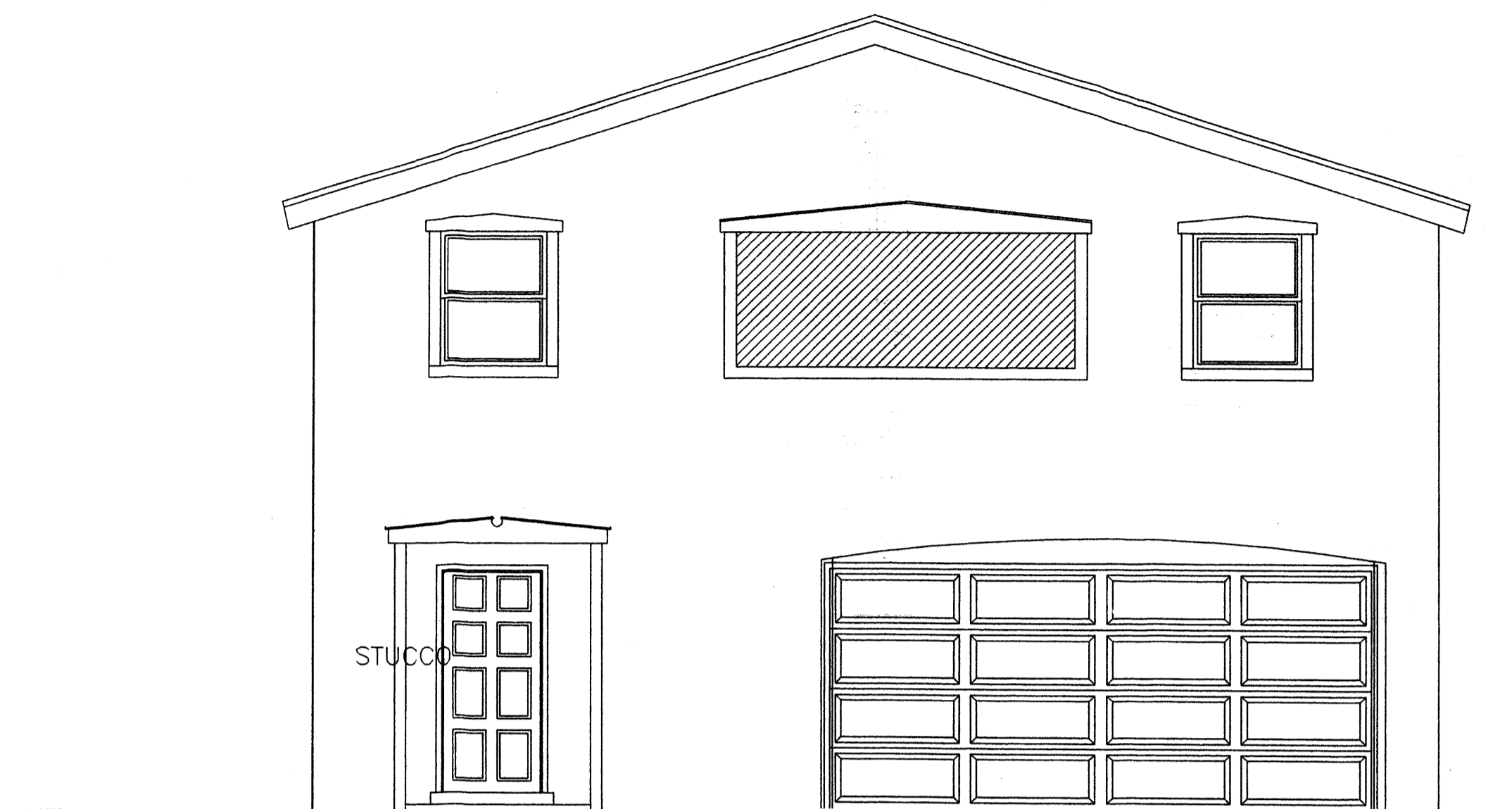
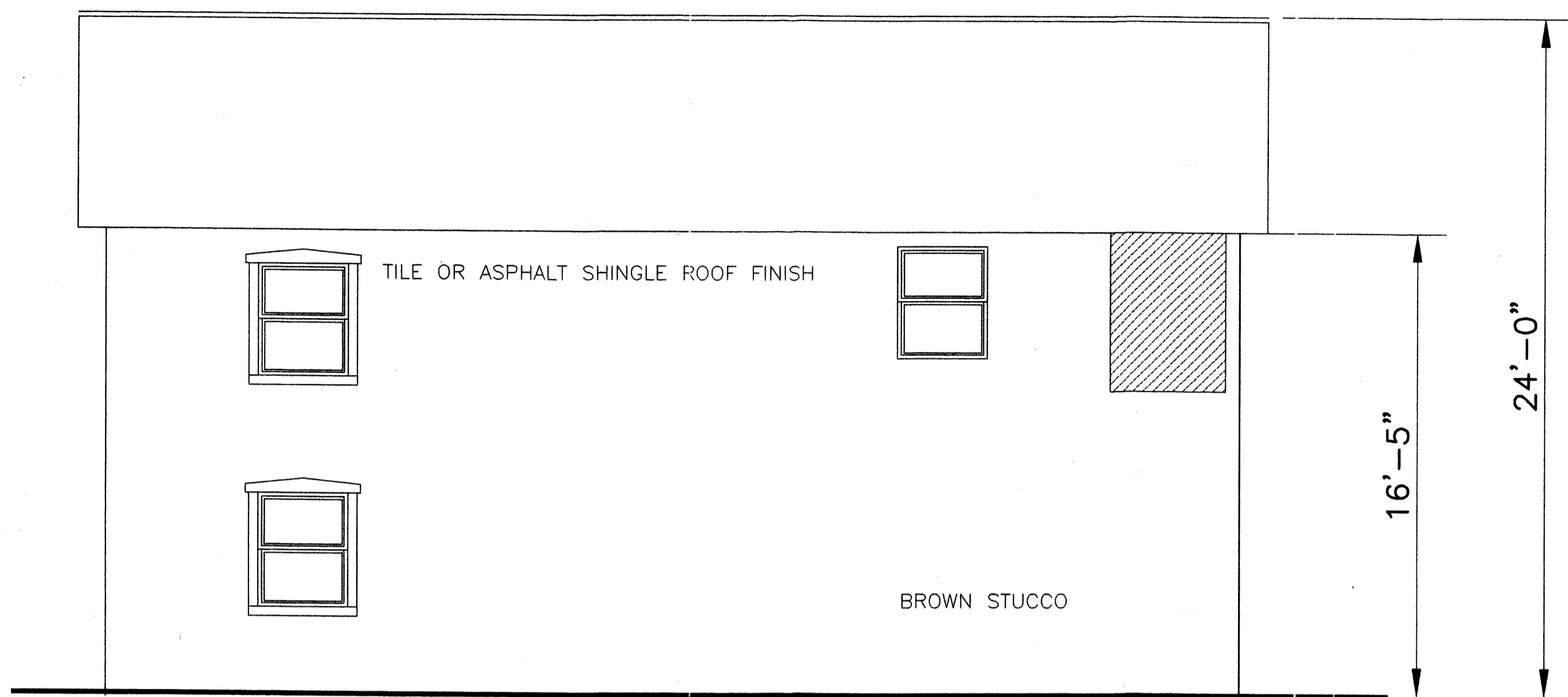
**8 OF 12**

Lot-16 DESIGN LAYOUT

OPTIONS





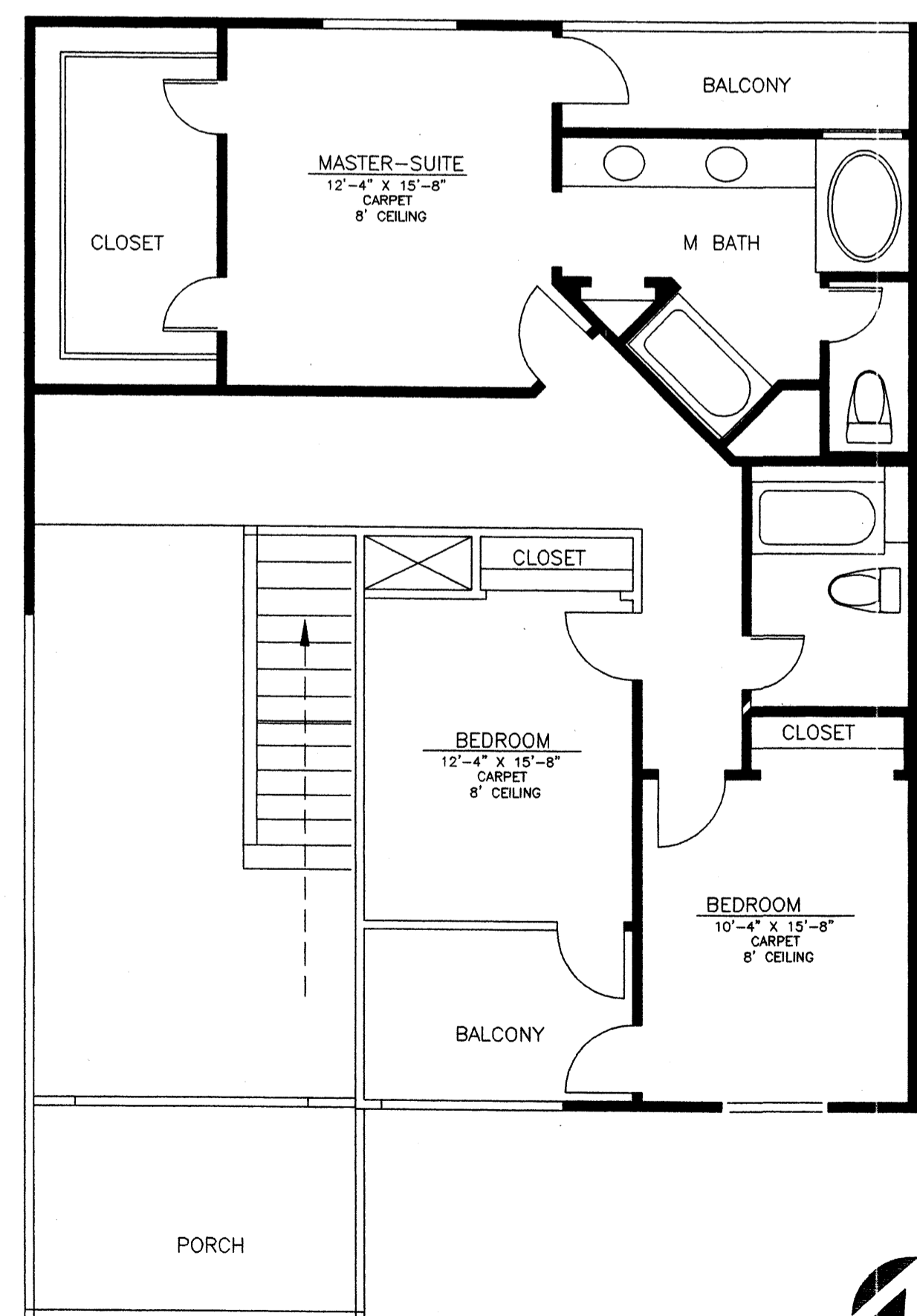


SIDE

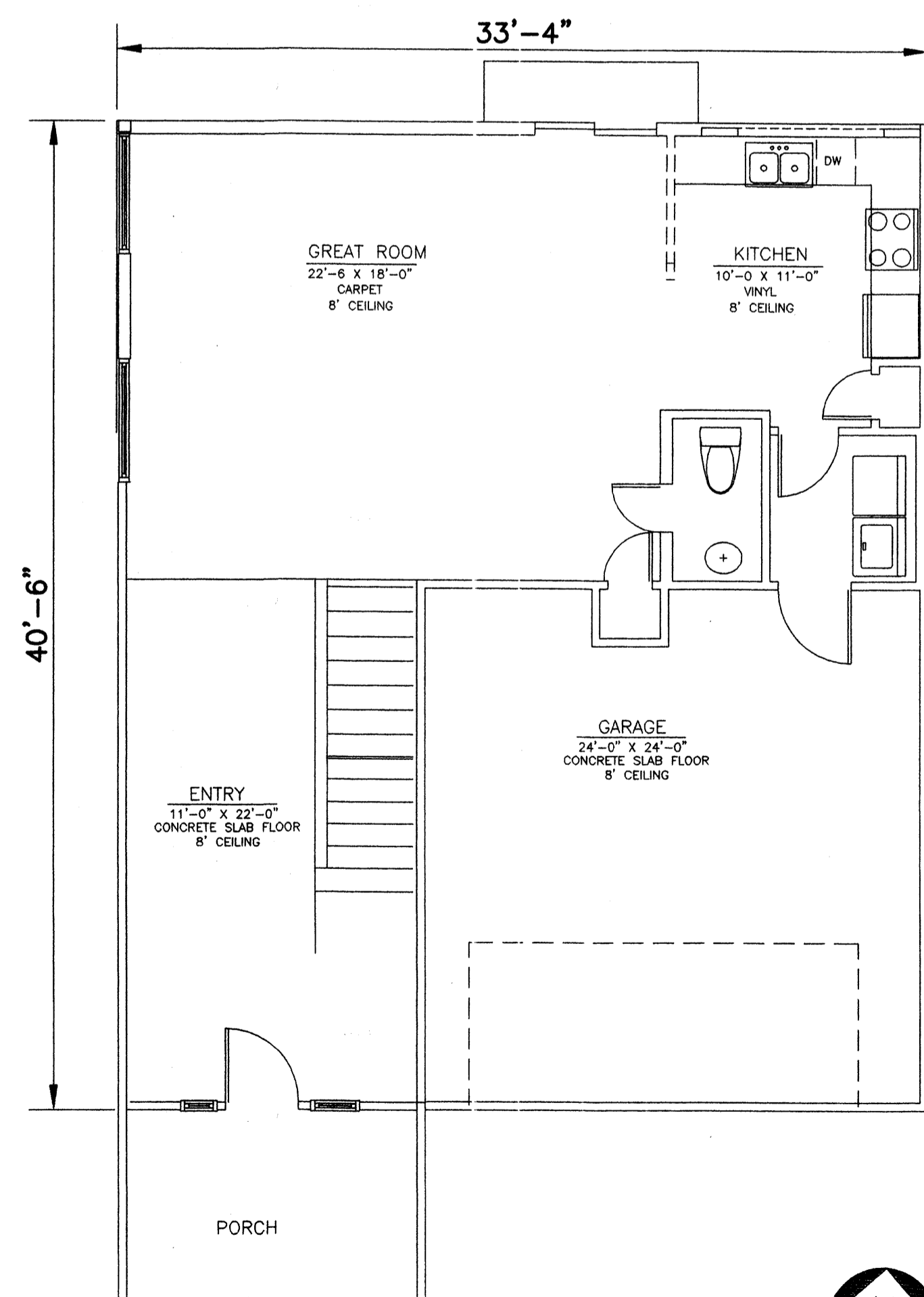
SIDE

SCALE 1/4"=1'0"

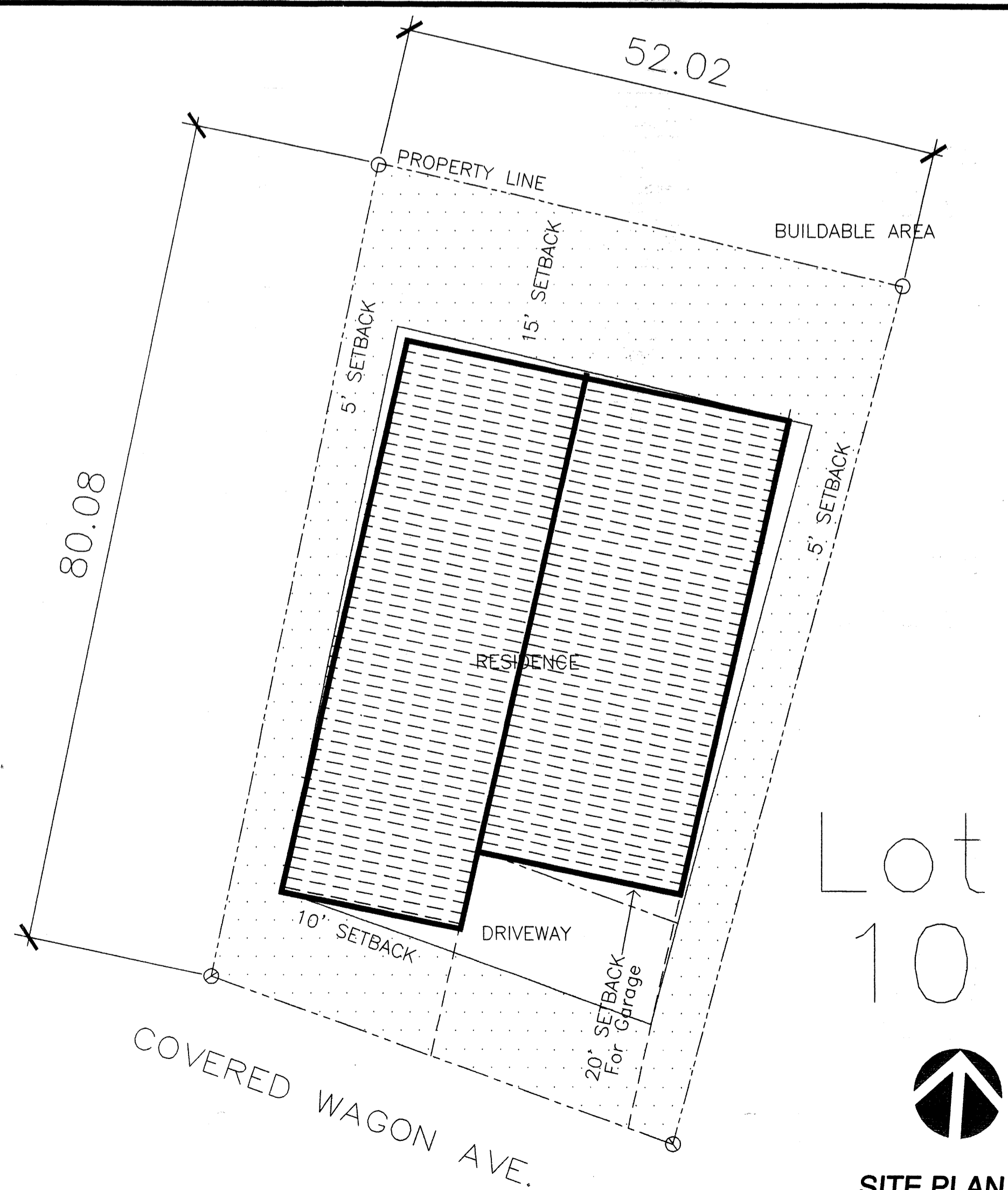
EXTERIOR ELEVATIONS



SECOND FLOOR



FIRST FLOOR  
FIRST FLOOR



Lot  
10  
SITE PLAN

HEATED SQUARE FOOTAGE	
FIRST FLOOR	887SF
SECOND FLOOR	1194SF
2081SF	

EMBELLISHMENTS THAT INCLUDE

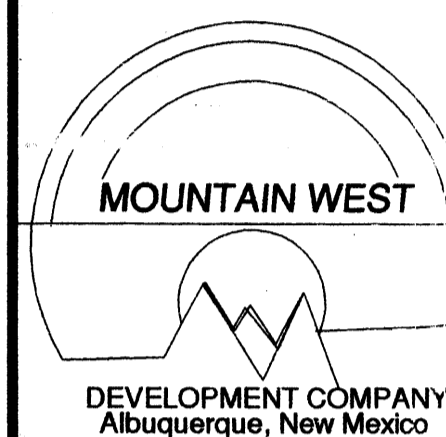
- CORBELS AT PORCH COLUMNS..
- EXPOSED LINTELS OVER GARAGE
- ARC CAMBER OVER GARAGE
- WALL THICKNESS AT GARAGE
- WOOD VS. ALUMN WINDOWS
- SPANISH TILE ROOF

Lot-10 DESIGN LAYOUT

OPTIONS

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87110  
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COVERED WAGON  
RESIDENTIAL SUBDIVISION  
FOUR HILLS & CENTRAL AVE.  
ALBUQUERQUE, NEW MEXICO

PLOT DATES

SHEET TITLE  
Lot-10

SCALE  
NTS

A4

10 OF 12

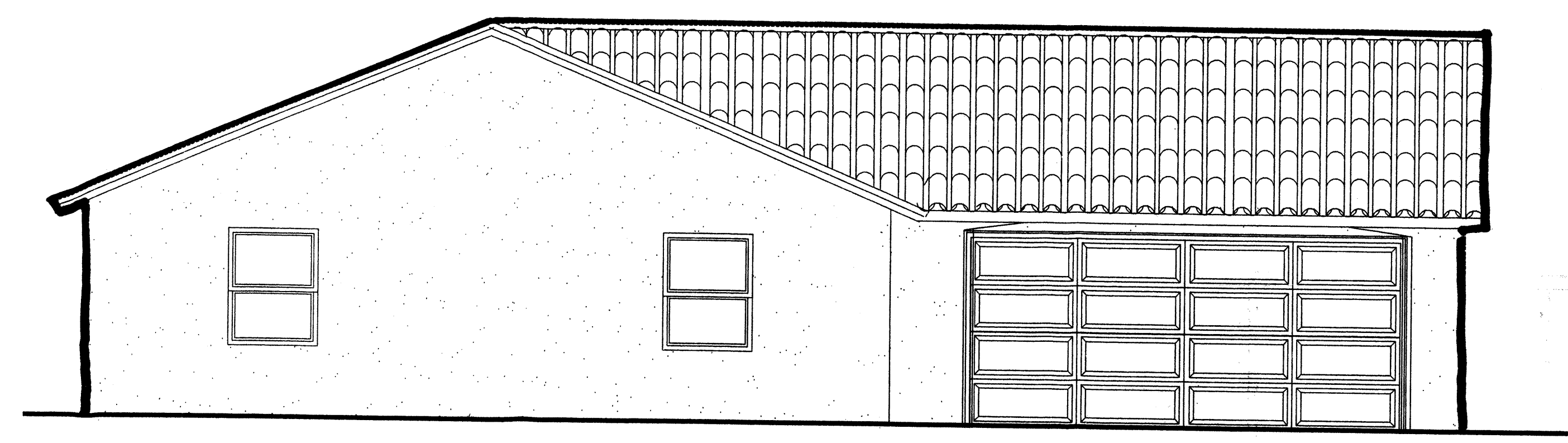
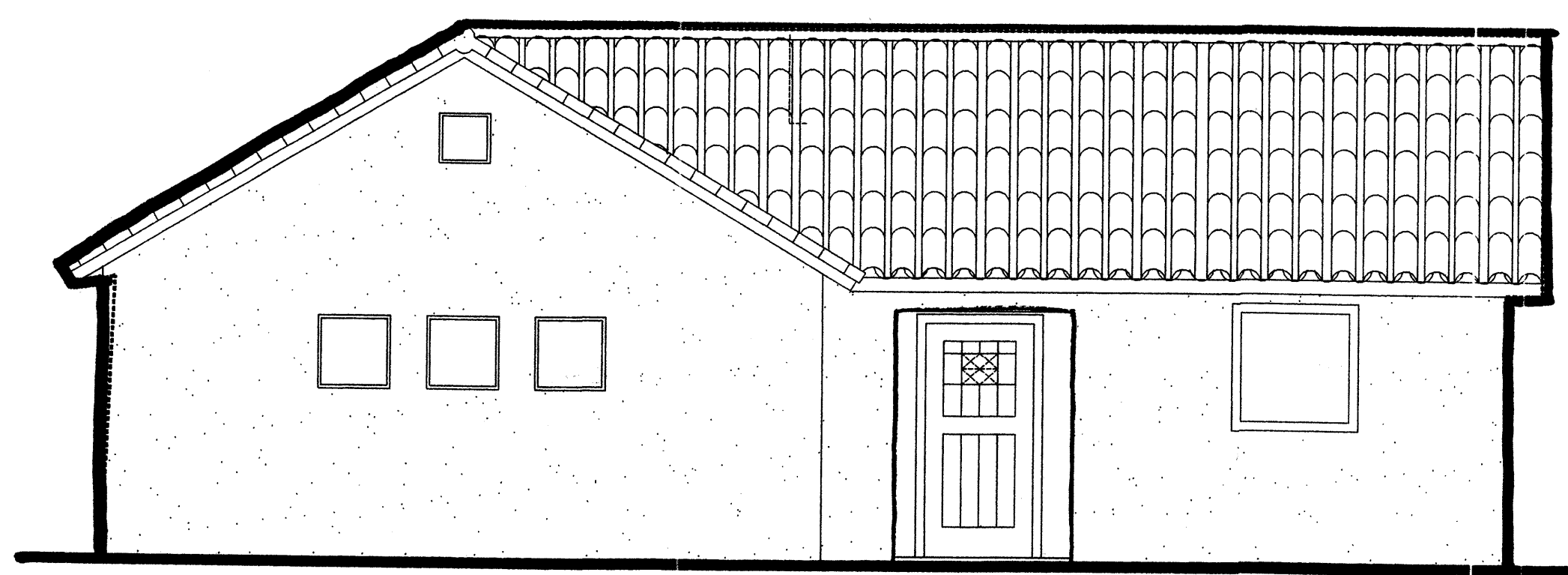
DATE: 3-22-04 DRAWN: JG DESIGN: JG

**GRIEGO**  
 & associates LLC  
 ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 2917 CARLISLE NE  
 ALBUQUERQUE, NM  
 87110  
 (505) 881-2002  
 e - griego@qwest.net

**MOUNTAIN WEST**  
 DEVELOPMENT COMPANY  
 Albuquerque, New Mexico

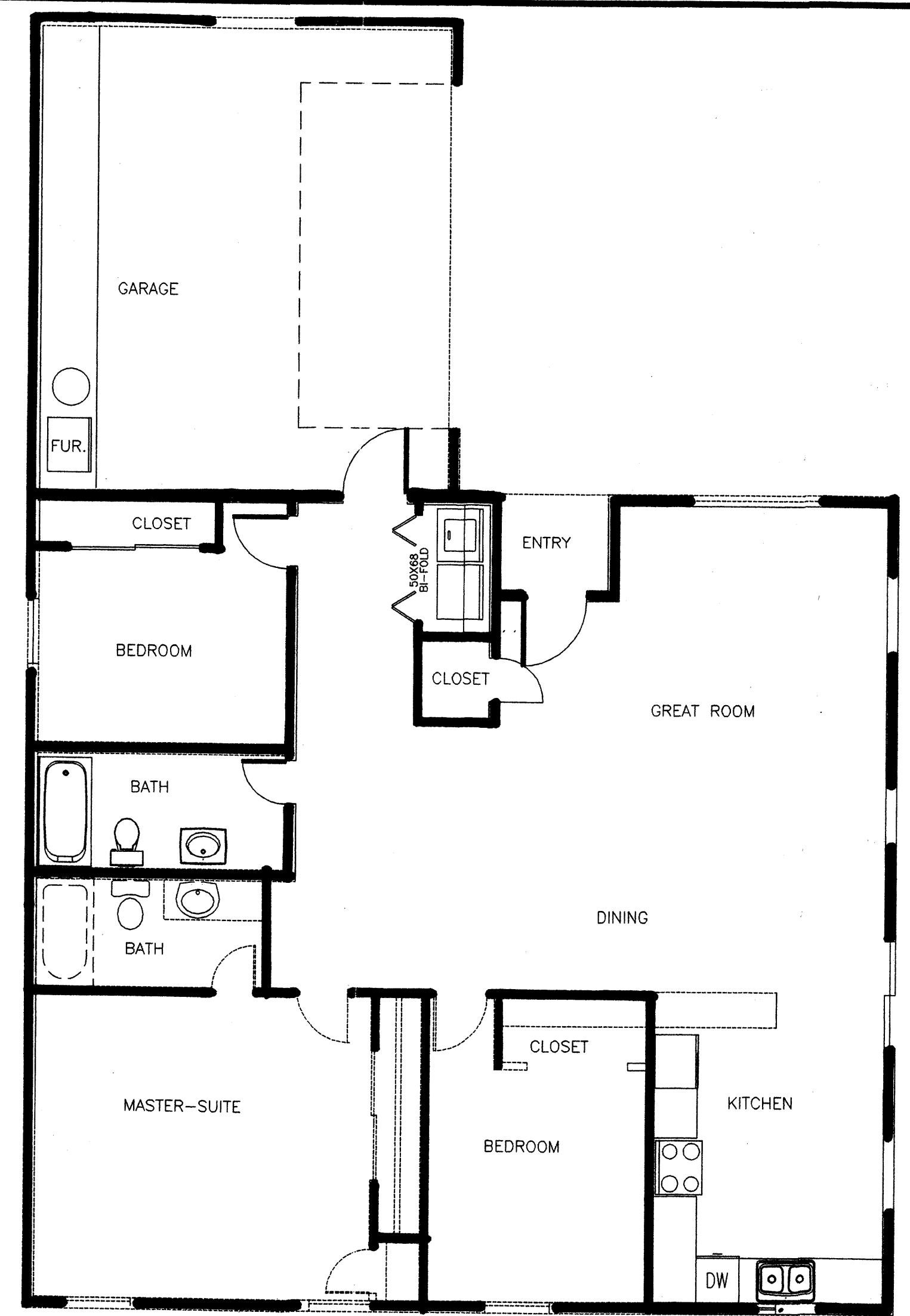
**MARVIN R. KORTUM, PE**  
 CIVIL ENGINEER  
 NM PE 6519  
 1805 SPEAKMAN DR, SE  
 ALBUQUERQUE, NM  
 87123  
 (505) 299-0774

**COVERED WAGON  
 RESIDENTIAL SUBDIVISION**  
 FOUR HILLS & CENTRAL AVE.  
 ALBUQUERQUE, NEW MEXICO

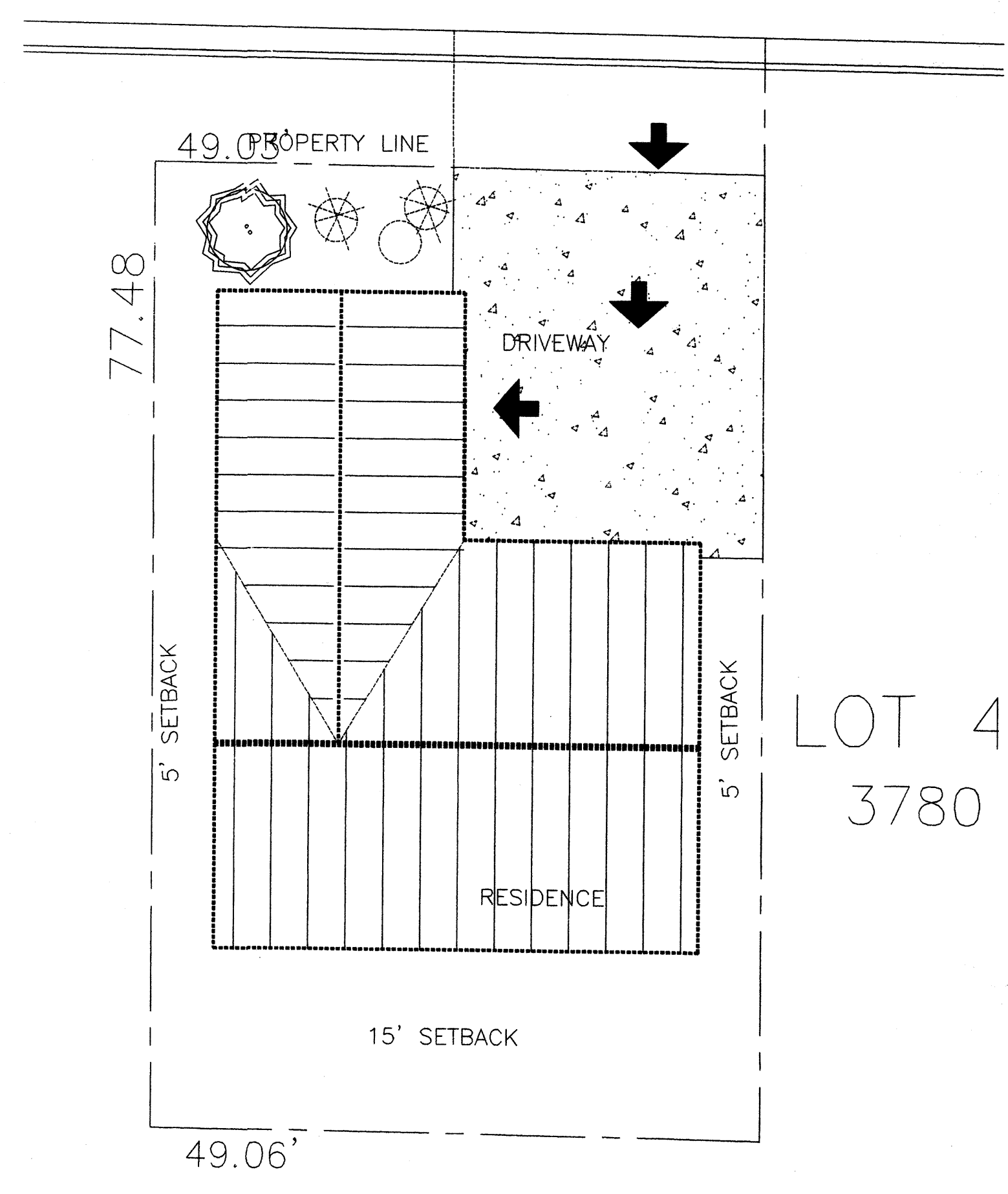


NORTH

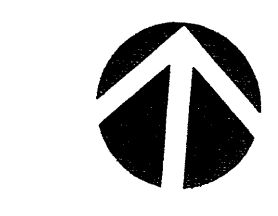
EAST ELEVATION



FLOOR PLAN



LOT 4  
 3780



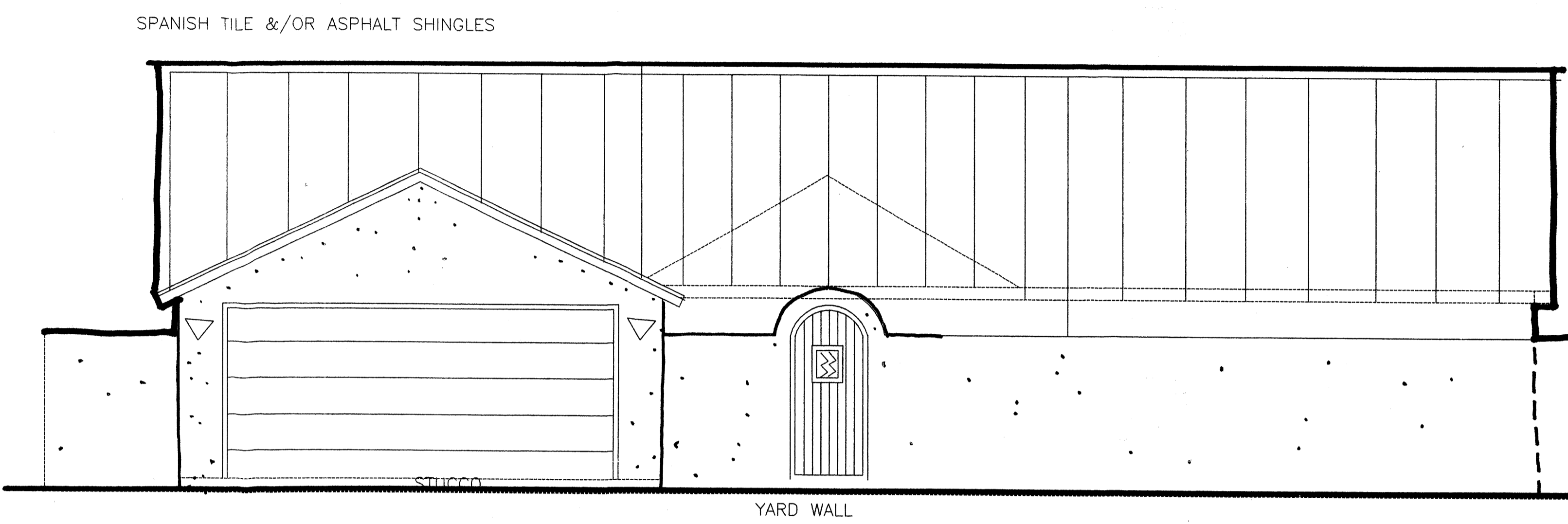
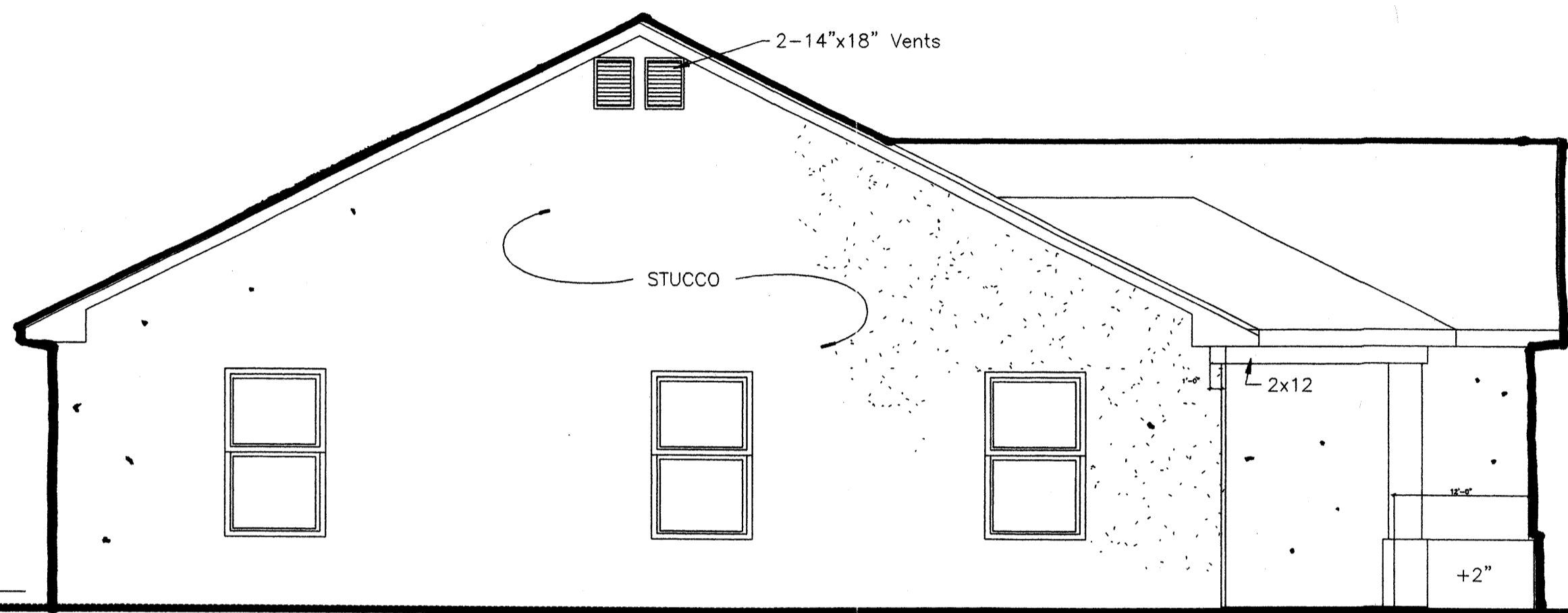
SITE PLAN

NTS

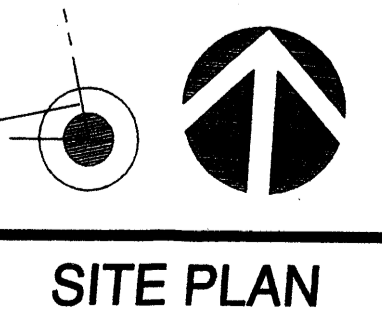
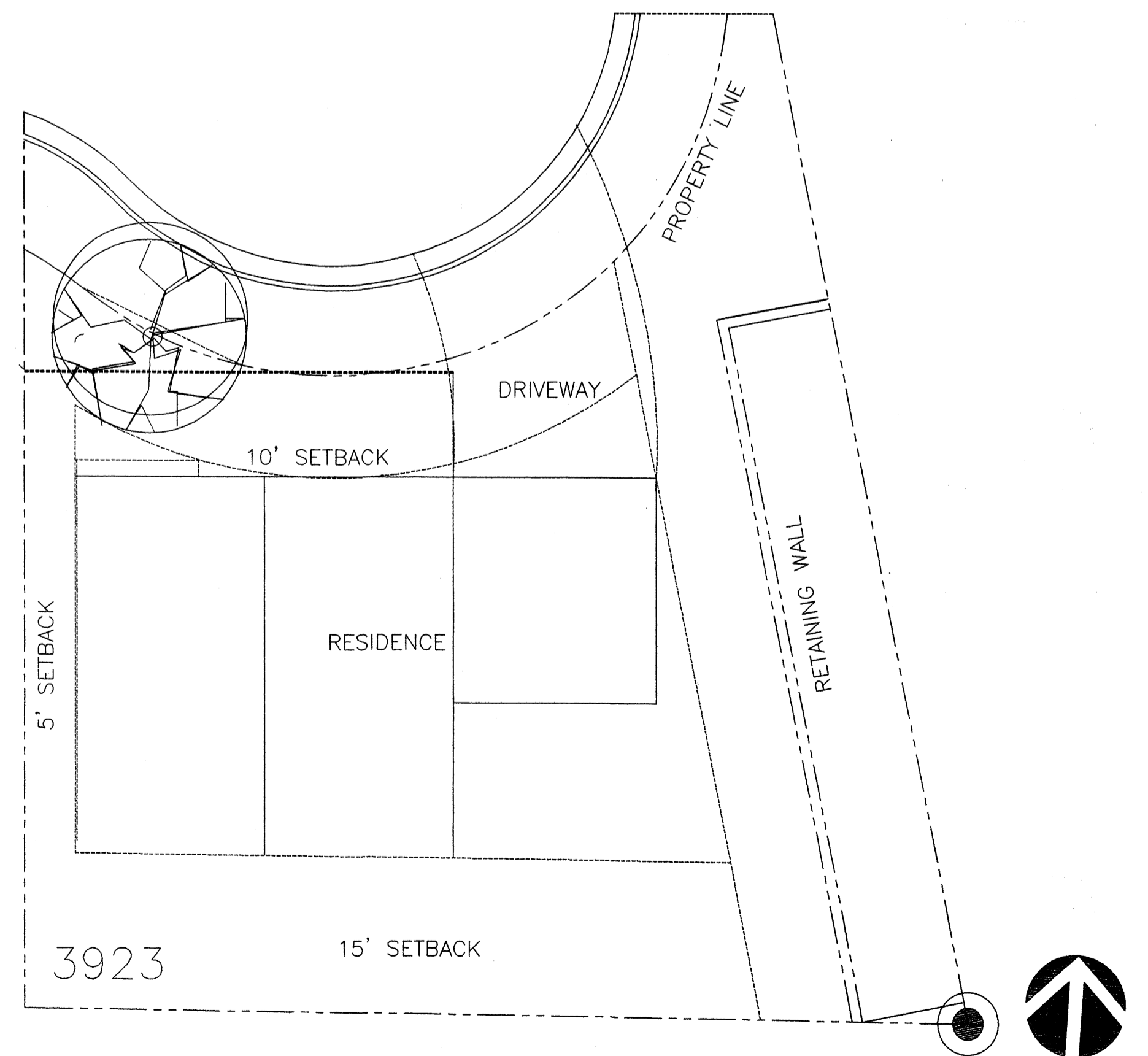
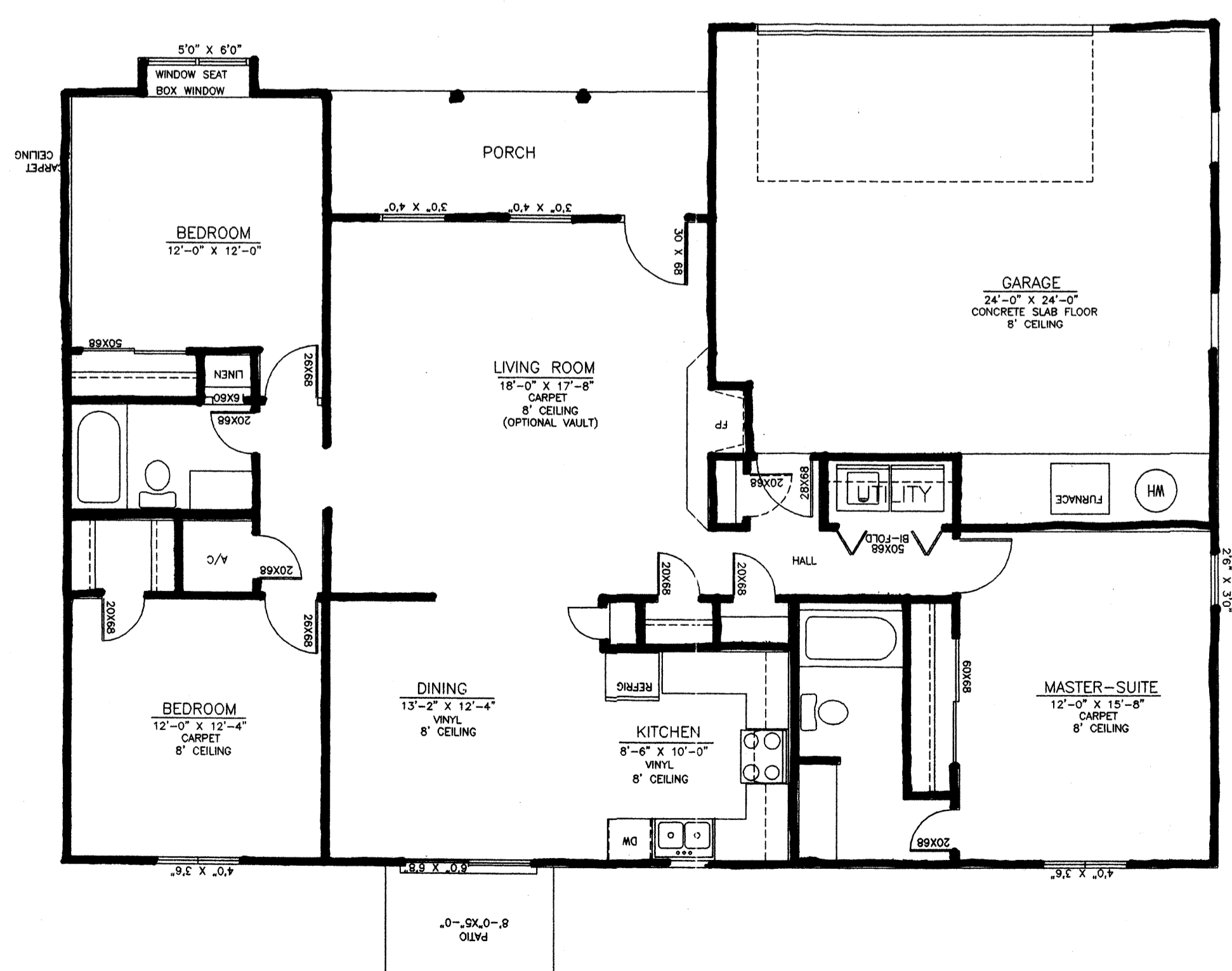
Lot -45 DESIGN LAYOUT

PLOT DATES
SHEET TITLE Lot-45
SCALE NTS
<b>A4</b>
<b>11</b> OF <b>12</b>
DATE: 6-18-04
DRAWN: DESIGN: JG

DATE: 01-22-04, TIME: 2:10  
 DATE: 01-22-04, TIME: 2:10  
 DATE: 01-22-04, TIME: 2:10



**STREET ELEVATION**



EMBELLISHMENTS THAT INCLUDE  
CORBELS AT PORCH COLUMNS..  
EXPOSED LINTELS OVER WINDOWS.  
ARC CAMBER OVER GARAGE  
WALL THICKNESS AT GARAGE

**Lot -35 DESIGN LAYOUT**

**COVERED WAGON  
RESIDENTIAL SUBDIVISION**  
FOUR HILLS & CENTRAL AVE.  
ALBUQUERQUE, NEW MEXICO

PLOT DATES

SHEET TITLE  
**Lot-35**

SCALE  
NTS

**A5**

**12 OF 12**

DATE: 3-22-04  
DRAWN: JG  
DESIGN: JG

DATE: 3-22-04

NTS