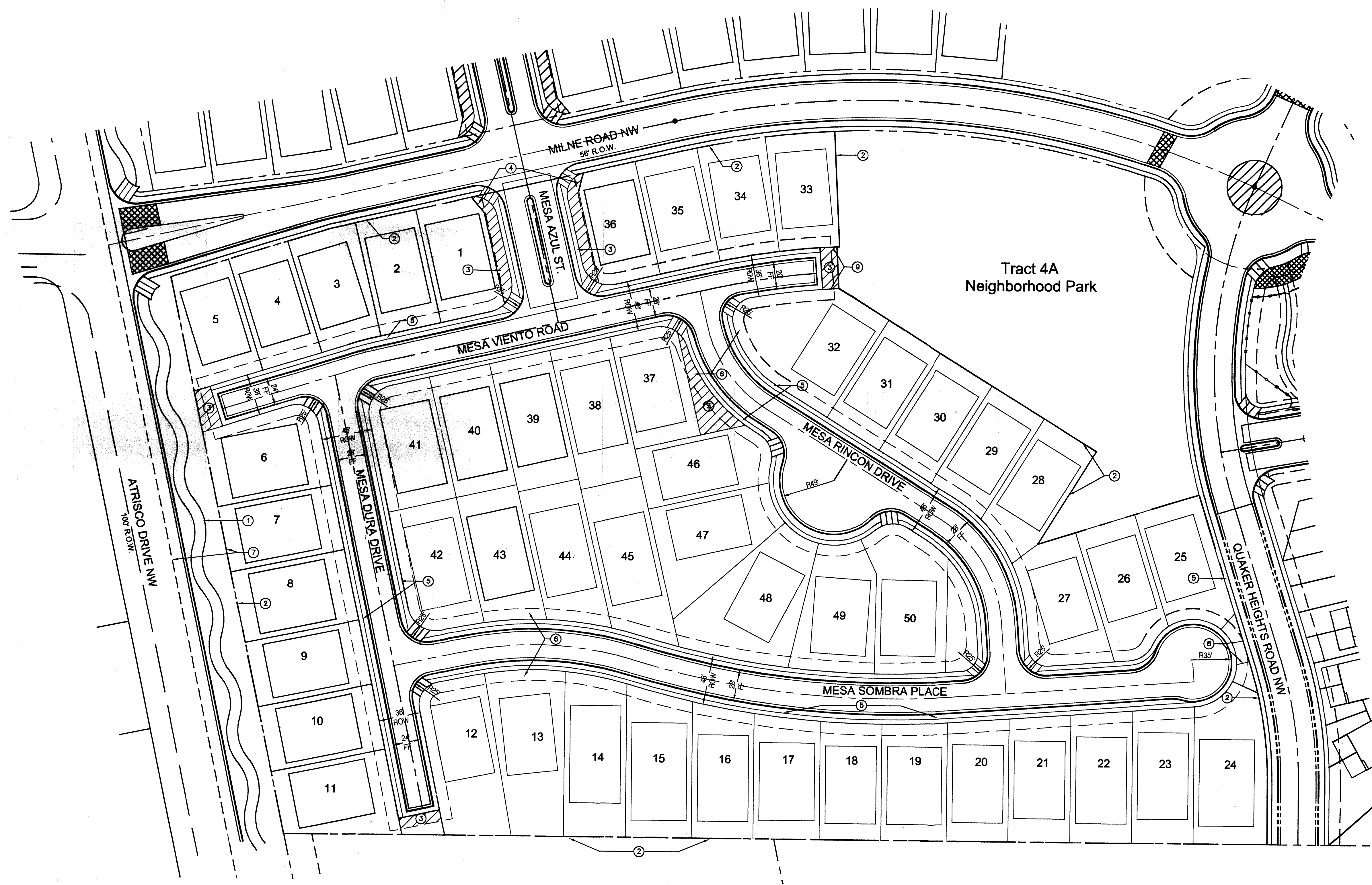
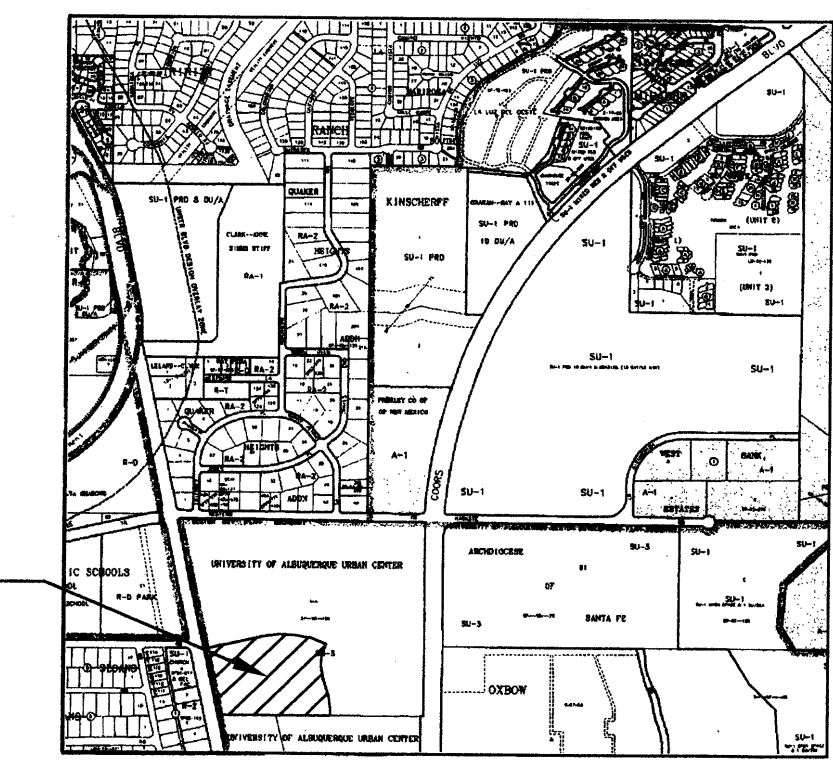


PROJECT # 1002384



SITE VICINITY Zone Map No. F-11



SITE
N.T.S.

SITE DATA

Zoning: SU-3
 Site Area: 10.8 acres
 Dwelling Units: 50 Lots
 Gross Density: 4.63 DU/AC
 Minimum Lot Size: 56' x 105'

APPROVALS

PROJECT: #1002384
 DRB: #02DRB-01895

<i>Steven Makon</i>	2/23/2003
Planning Director	Date
<i>Rachel Dawick</i>	1-15-03
Transportation Development	Date
<i>Bradley S. Bigham</i>	1-15-03
City Engineer/AMAFCA	Date
<i>Roger J. Hean</i>	1-15-03
Utility Development	Date
<i>Christine Sandoval</i>	1/15/03
Parks and Recreation Department	Date
<i>Michael Helton</i>	1-15-03
Solid Waste Department <i>will comply w/ COA Specs & have storage area for carts</i>	Date

Site Plan for Building Permit

Rancho Encantado Sur

Prepared for:

D.R. Horton Homes
 4400 Alameda Boulevard NE, Suite B
 Albuquerque, NM 87113

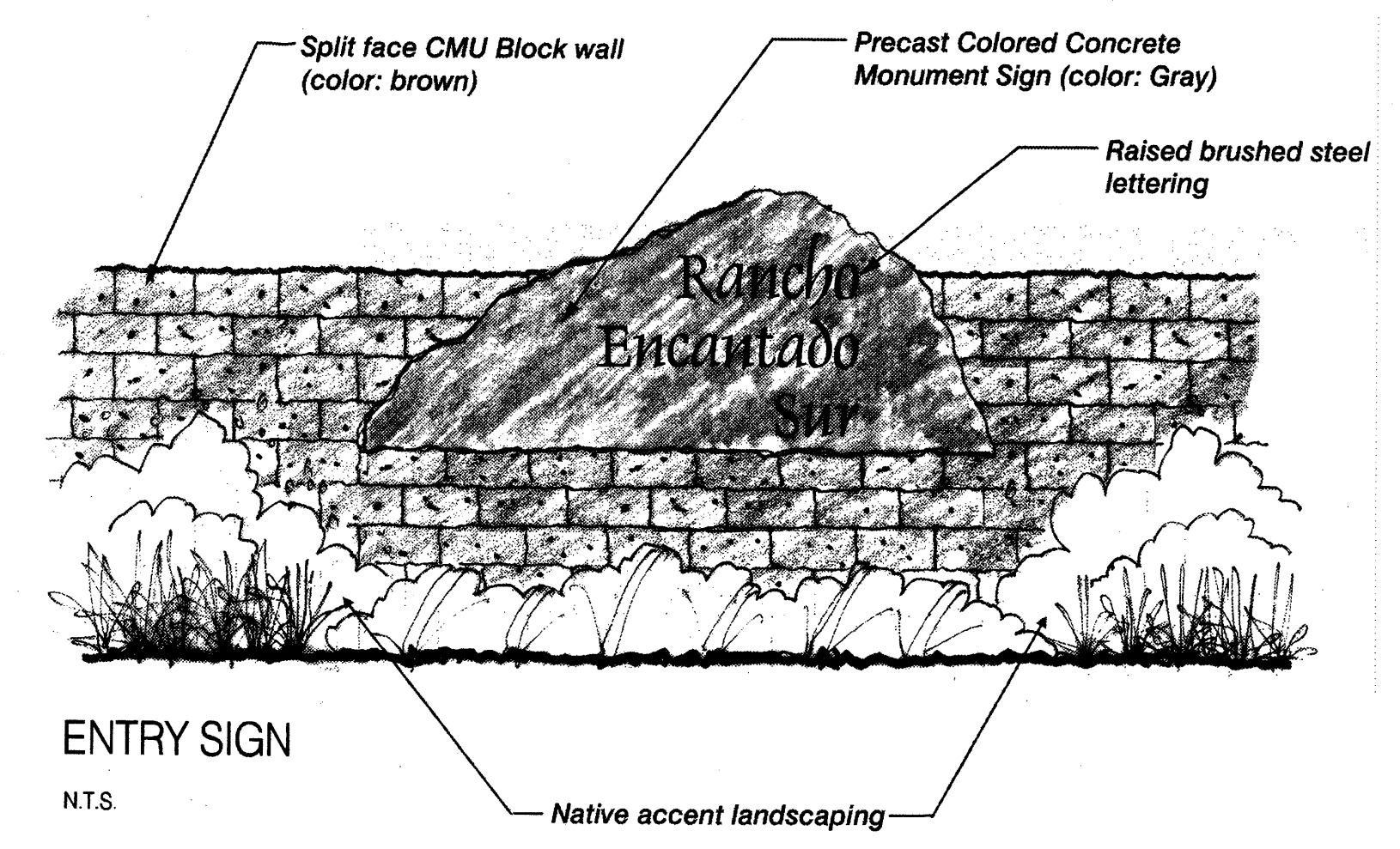
Prepared by:

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

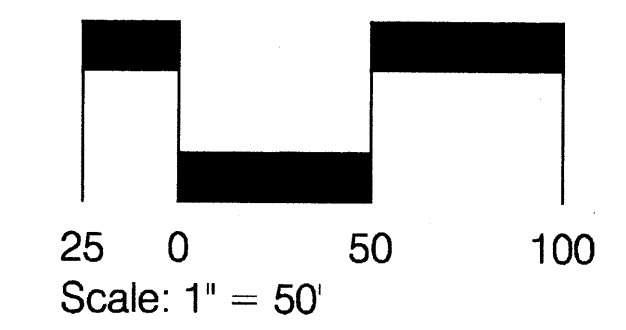
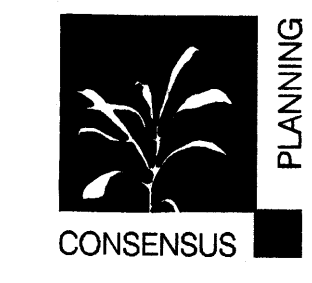
Bohannon Huston, Inc.
 7500 Jefferson NE
 Courtyard 1
 Albuquerque, NM 87109

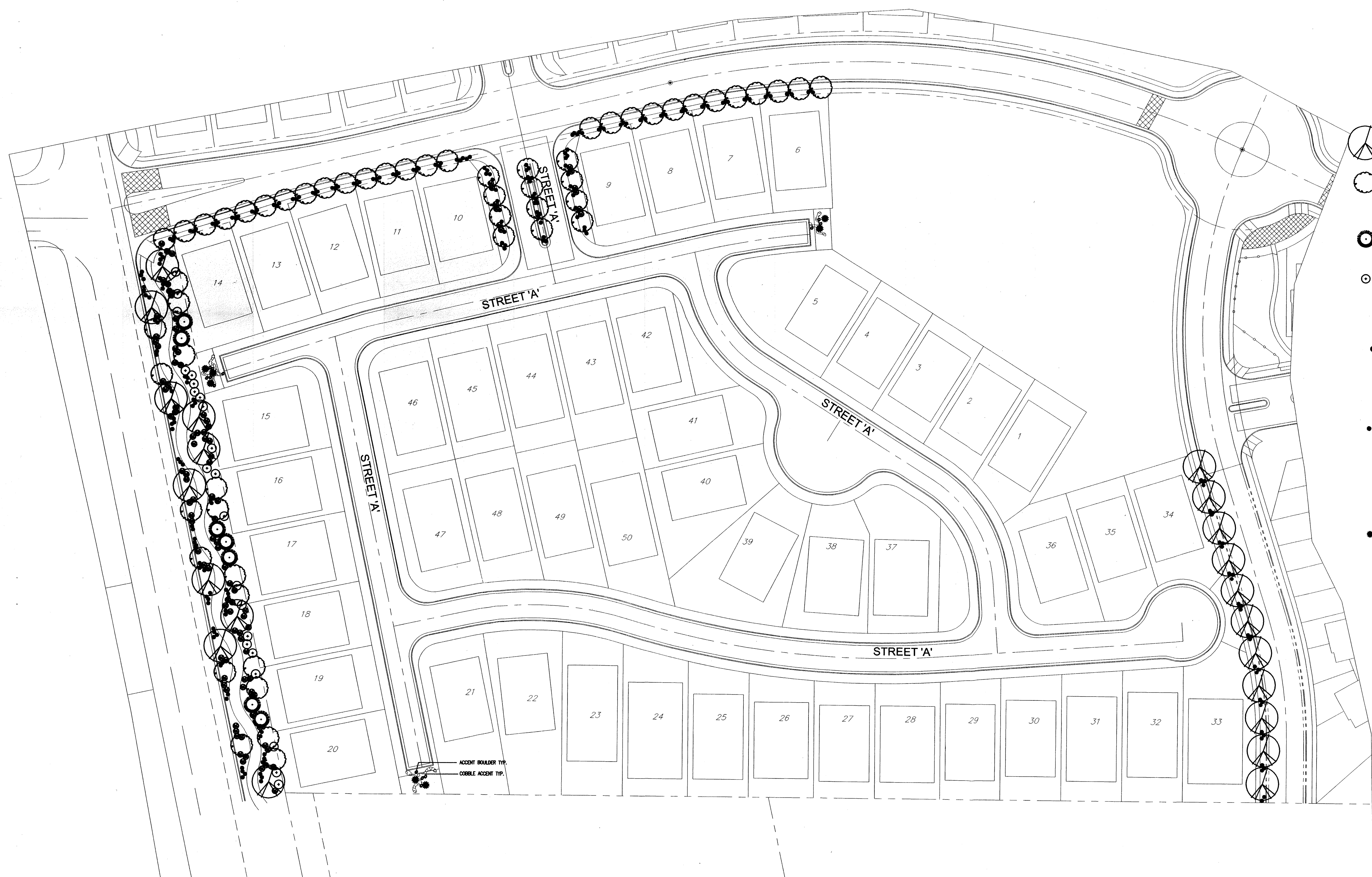
KEYED NOTES

- ① 10' Trail
- ② 6' height perimeter wall - Brown split-face CMU block
- ③ Landscape areas - see Landscape Plans
- ④ Entry Sign
- ⑤ 4' sidewalk
- ⑥ 10' Public utility easement
- ⑦ Existing 50' Gas Co. of New Mexico ROW easement
- ⑧ 20' Non-vehicular pedestrian access and public waterline easement
- ⑨ 38' Non-vehicular pedestrian access



ENTRY SIGN
N.T.S.





PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME
☐	21	FRAXINUS
☐		GLEDITSIA
○	56	CRATAEGUS
○		CHILOPSIS
○		FORESTIERA
●	7	PINUS NIGRA
●		PINUS EDULIS
⊙	22	ELAEAGNUS
⊙		BUDDLEIA
⊙		CHRYSOTHAMNUS
⊙		MAIDEN GRASS
●	101	PEROVSKIA
●		ROSMARINUS
●		RAPHIOLEPIS
●		PRUNUS BESSEYI
●	233	LAVANDULA
●		SALVIA GREGGII
●		HELICTOTRICHON
●		PINUS MUGO
●		ROSMARINUS
●		JUNIPERUS
●	7	PALM YUCCA 4'-6" HT.

COMMON NAME
ASH
HONEY LOCUST
HAWTHORN
DESERT WILLOW
N.M. OLIVE
AUSTRIAN PINE
PINON PINE
SILVERBERRY
BUTTERFLY BUSH
CHAMISA
BUTTERFLY BUSH
RUSSIAN SAGE
ROSEMARY
INDIA HAWTHORN
SAND CHERRY
LAVENDER
CHERRY SAGE
BLUE AVENA GRASS
MUGHO PINE
CREeping ROSEMARY
BUFFALO JUNIPER

SITE DATA
 GROSS LOT AREA
 LESS BUILDING
 NET LOT AREA
 REQUIRED LANDSCAPE
 15% OF NET LOT AREA
 PROPOSED LANDSCAPE
 PERCENT OF NET LOT AREA
 HIGH WATER USE TURF
 MAX. 20% OF LANDSCAPE AREA
 PROPOSED HIGH WATER USE TURF
 PERCENT OF LANDSCAPE AREA

PLANTING RESTRICTIONS APPROACH
 A MINIMUM OF 80% OF THE PLANTINGS TO BE
 LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
 HIGH WATER USE TURF

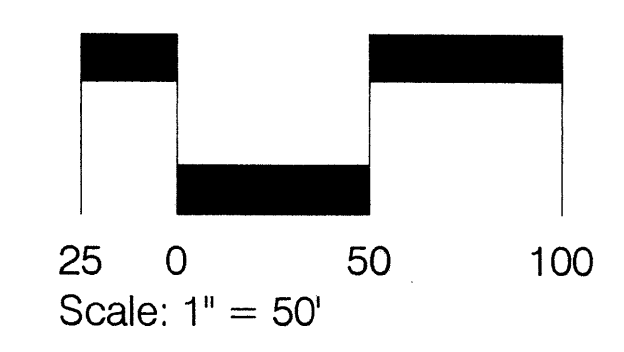
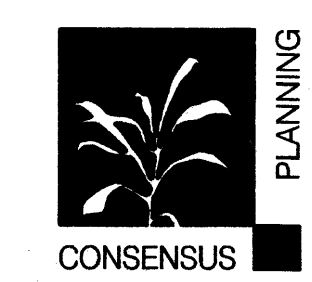
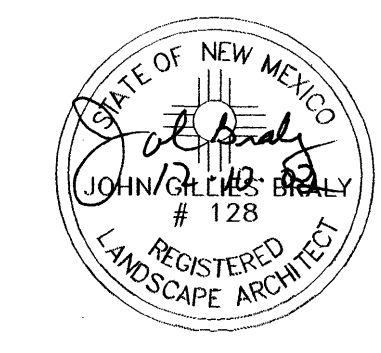
NOTE
 MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP
 IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY
 OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE
 AND WATER WASTE ORDINANCE
 PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.
 75% LIVE GROUND COVER OF LANDSCAPE AREAS
 AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL
 MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE
 OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE
 C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THEN 100'
 FROM A TREE.

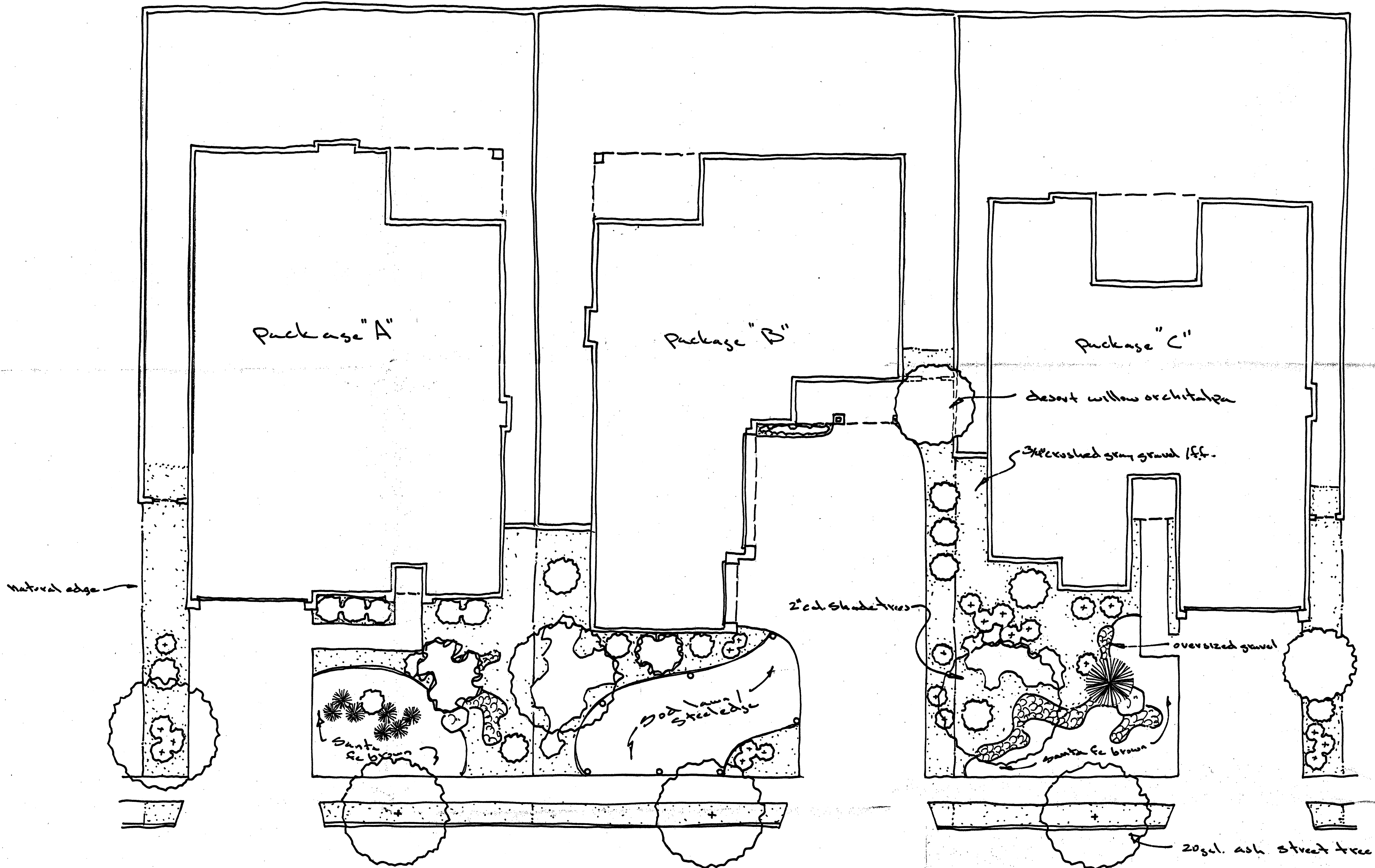
Conceptual Landscape Plan
 Rancho Encantado Sur

Prepared for:
 D.R. Horton Homes
 4400 Alameda Boulevard NE, Suite B
 Albuquerque, NM 87113

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

Bohannon Huston, Inc.
 7500 Jefferson NE
 Courtyard 1
 Albuquerque, NM 87109





The composition shall vary from lot to lot

Typical Lot Landscape Plan

(Landscape material and quantity may vary depending on lot, home, and options selected by homebuyer.)

**Landscape Packages
D.R. HORTON
Rancho Encantado Sur**

- 1- 20 gal. ash tree
- 1- 2" cal. shade tree
- 1- Palm or palm yucca
- 5- 5 gal. native shrubs
- 14- 1 gal. wild flowers + ground covers
- 3/4" crushed gray gravel/accents area of Santa Fe brown/filter fabric
- steel edge between gravels
- boulder/cobble stone accent
- automatic trickle irrigation

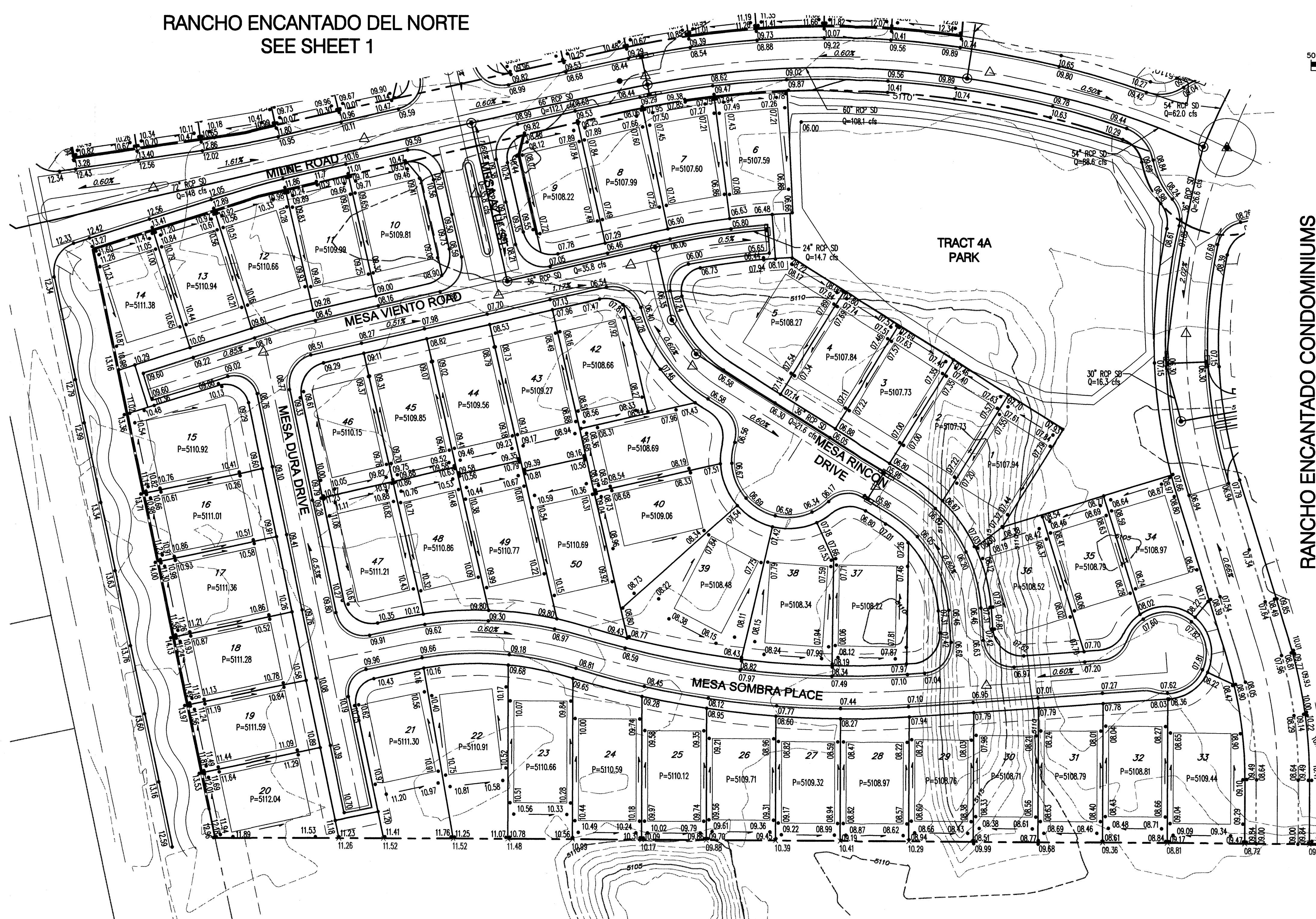
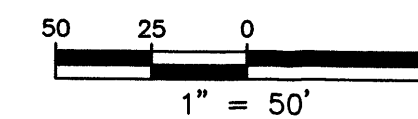
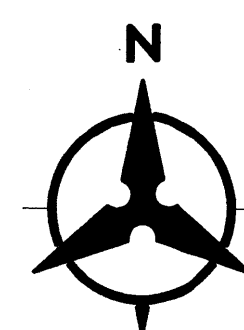
- 1- 20 gal. ash tree
- 1- 2" cal. shade tree
- 1- 5 gal. desert willow or chitalpa
- 1- 1 gal. cistern or n.m. wild olive
- 6- 5 gal. native shrubs
- 15- 1 gal. ground covers
- Sod/Steel edge
- 3/4" crushed gray gravel/ft.
- automatic pop up sprinklers/
- integral trickle irrigation

- 1- 20 gal. ash tree
- 1- 2" cal. shade tree
- 1- Palm yucca or n.m. wild olive
- 5- 5 gal. native shrubs
- 14- 1 gal. wild flowers
- 1- 5 gal. desert willow or chitalpa
- 3/4" crushed gray gravel/accents area of Santa Fe brown gravel/filter fabric
- boulder/cobble stone accent
- automatic trickle irrigation/indicator bubbler



The Hilltop

RANCHO ENCANTADO DEL NORTE
SEE SHEET 1



TRACT 4A
PARK

RANCHO ENCANTADO CONDOMINIUMS
SEE SHEET 3

GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT, PREPARED BY VINYARD AND ASSOCIATES, INC. DATED APRIL 5, 2002.
- 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.
- 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 4, AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
- 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
- 54.70 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
APPROVED BY	DATE
DRAWN BY	DATE
RECORDED BY	DATE

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY MONUMENT "JOSEPH"	
NEW MEXICO STATE PLANE COORDINATE SYSTEM	
CENTRAL ZONE (NAD27) COORDINATES	
Y = 1,502,246.75	
X = 366,866.82	
Z = 5113.582'	
DELTA ALPHA = -0015'24"	
COMBINED GROUND TO GRID FACTOR = 0.99967551	

SURVEY INFORMATION	
NO.	DATE
BY	

ENGINEER'S SEAL

No.	Date	By	REVISIONS
			DESIGN

Designed By: SUS
Drawn By: DTH
Checked By: SUS

DATE: 11-14-02
DATE: 11-14-02
DATE: 11-14-02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

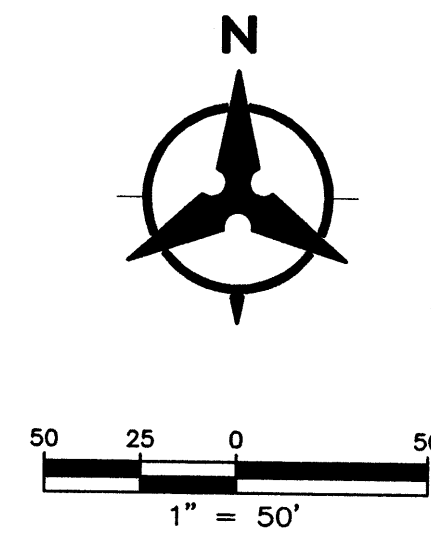
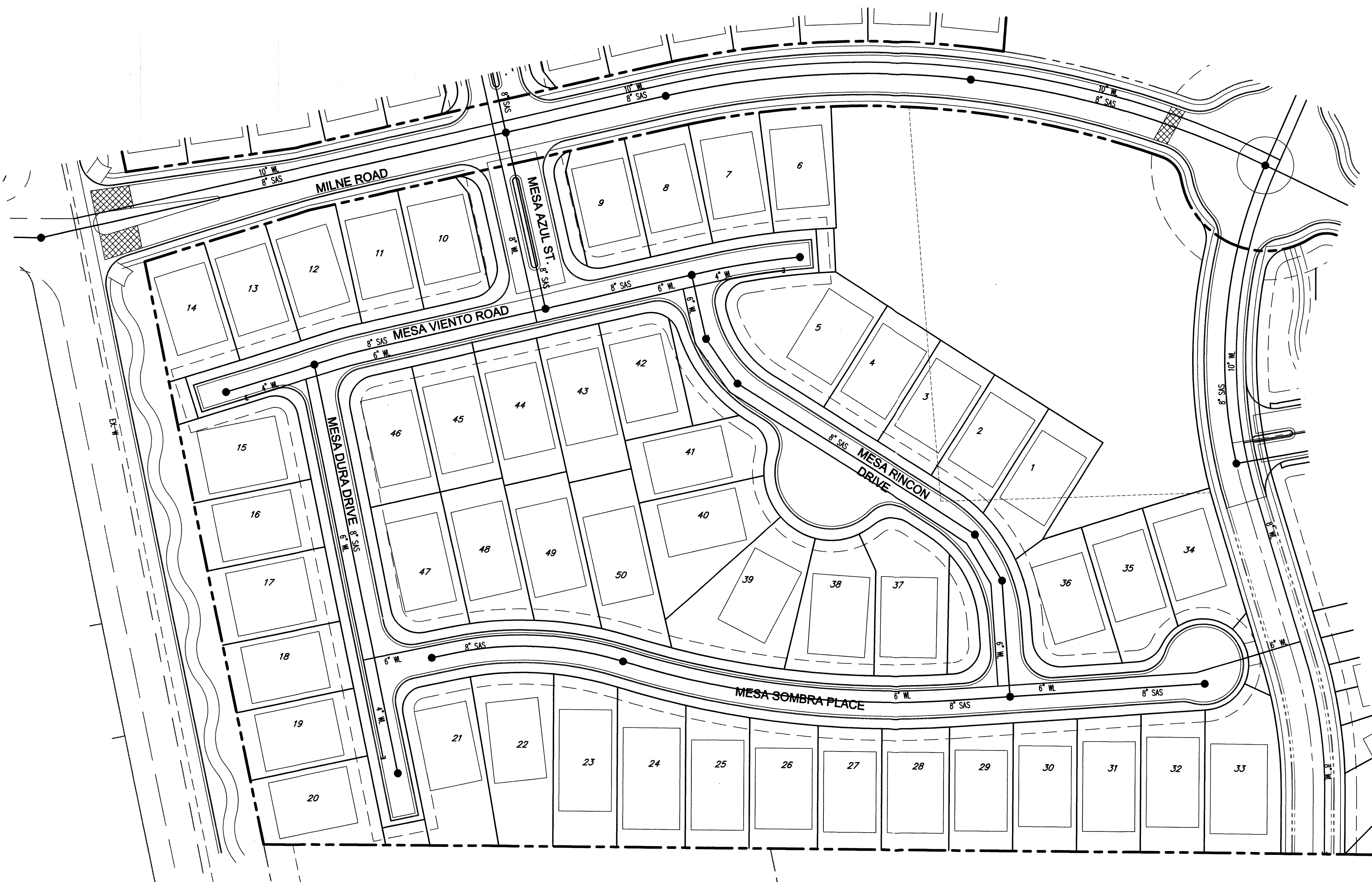
RANCHO ENCANTADO DEL SUR SUBDIVISION
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

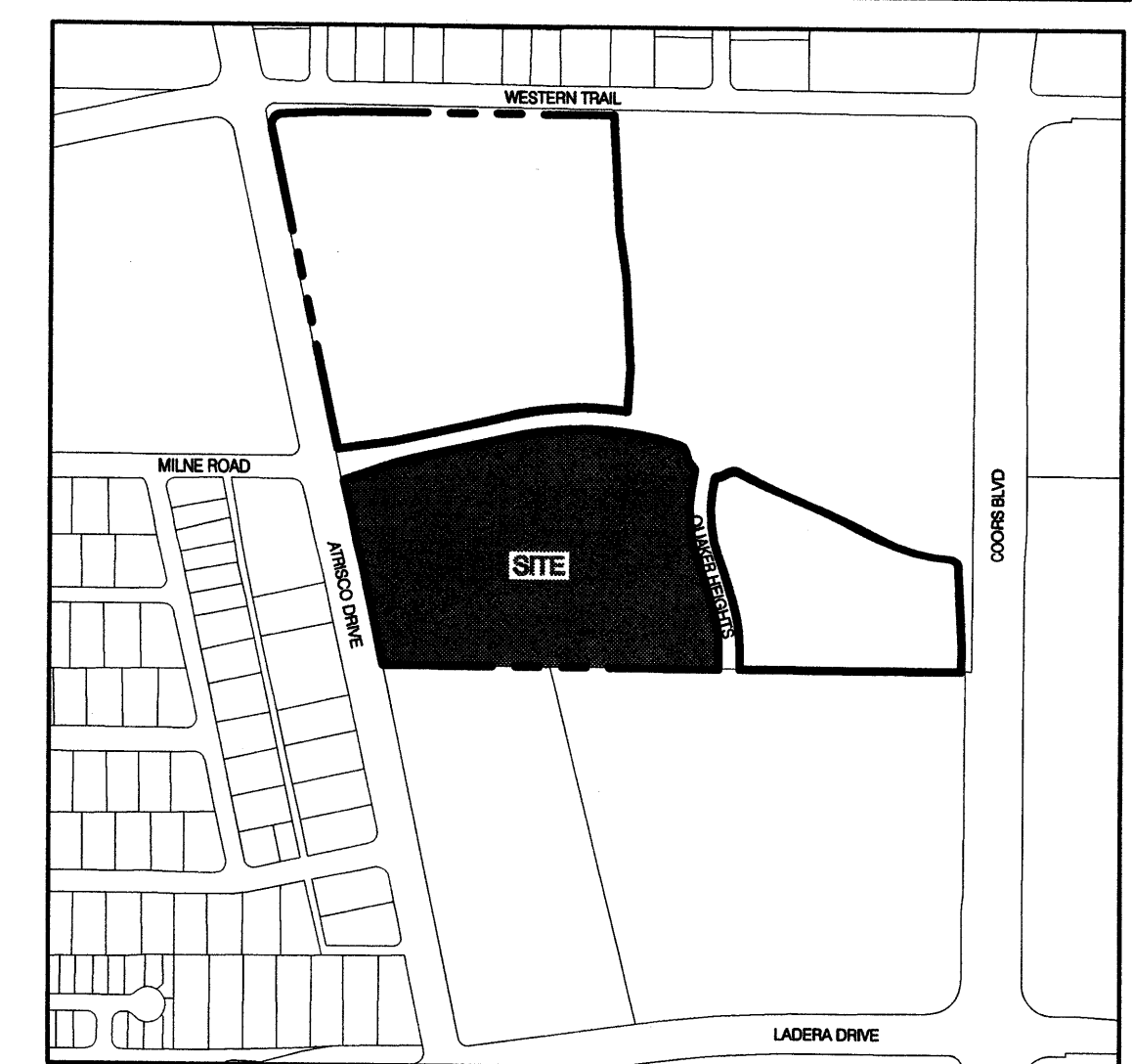
City Project No. _____ Zone Map No. _____ Sheet _____ Of _____

F-11-Z CI

ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE



VICINITY MAP



COA Zone Atlas F-11-Z

CONCEPTUAL WATER AND SANITARY SEWER PLAN

WATER
 THE SITE IS WELL SERVED BY THE EXISTING CITY-WATER SYSTEM. WATERLINES WILL BE EXTENDED ON SITE TO PROVIDE DOMESTIC AND FIRE SUPPLY.

SANITARY SEWER
 THE SYSTEM IS STANDARD GRAVITY FEED SAS PREDOMINATELY SLOPING FROM EAST TO WEST. THE SAS OUTFALLS TO AN EXISTING LINE LOCATED IN ATRISCO BLVD AT MILNE.

Project #:

RANCHO ENCANTADO SUR

CONCEPTUAL UTILITY PLAN

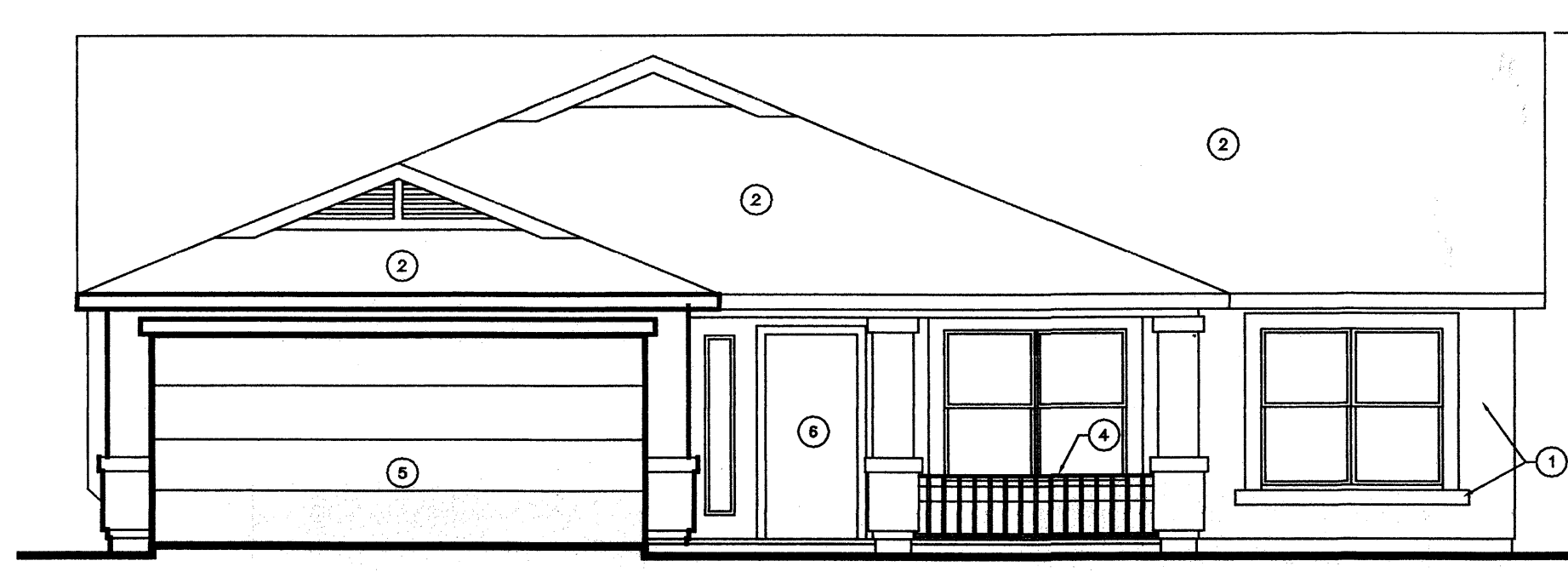
Prepared for:
 D.R. HORTON
 4400 ALEMEDA N.E. SUITE B
 Albuquerque, NM 87113

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

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

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

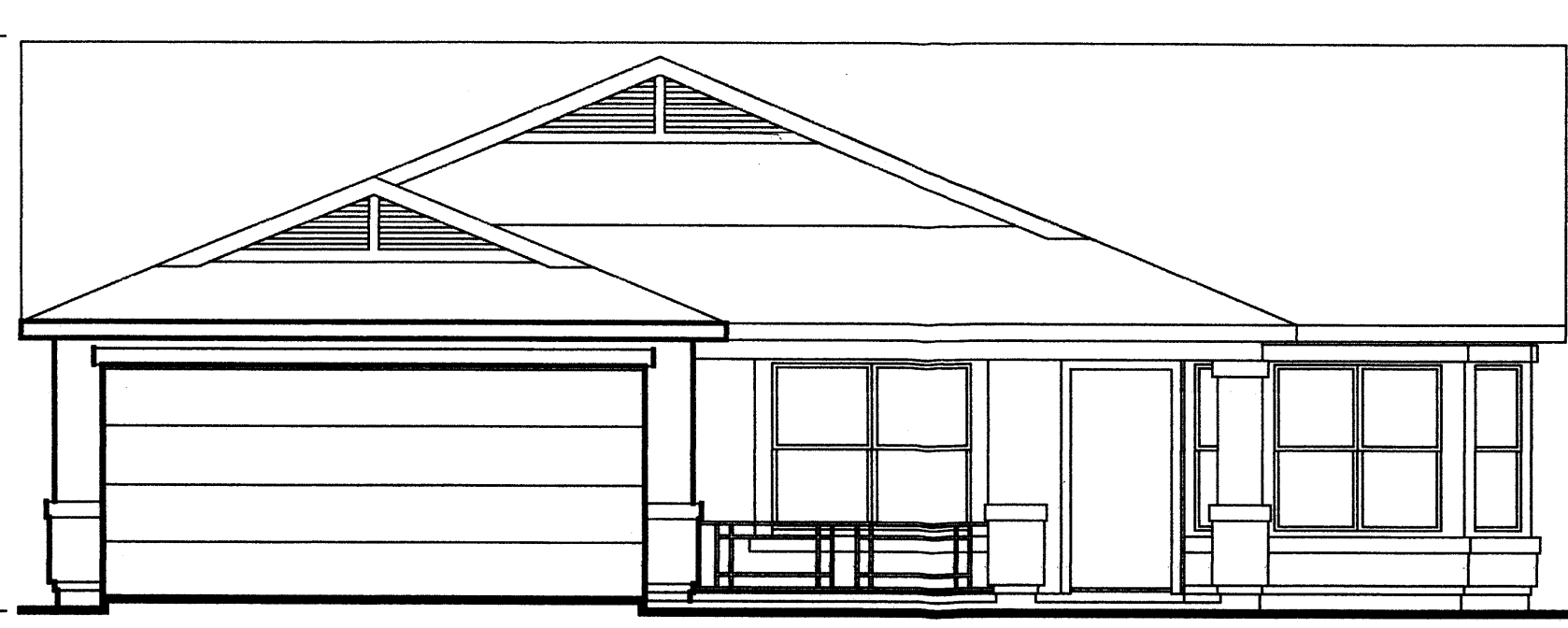




5631-11/FRONT ELEVATION

3/16" = 1'-0"

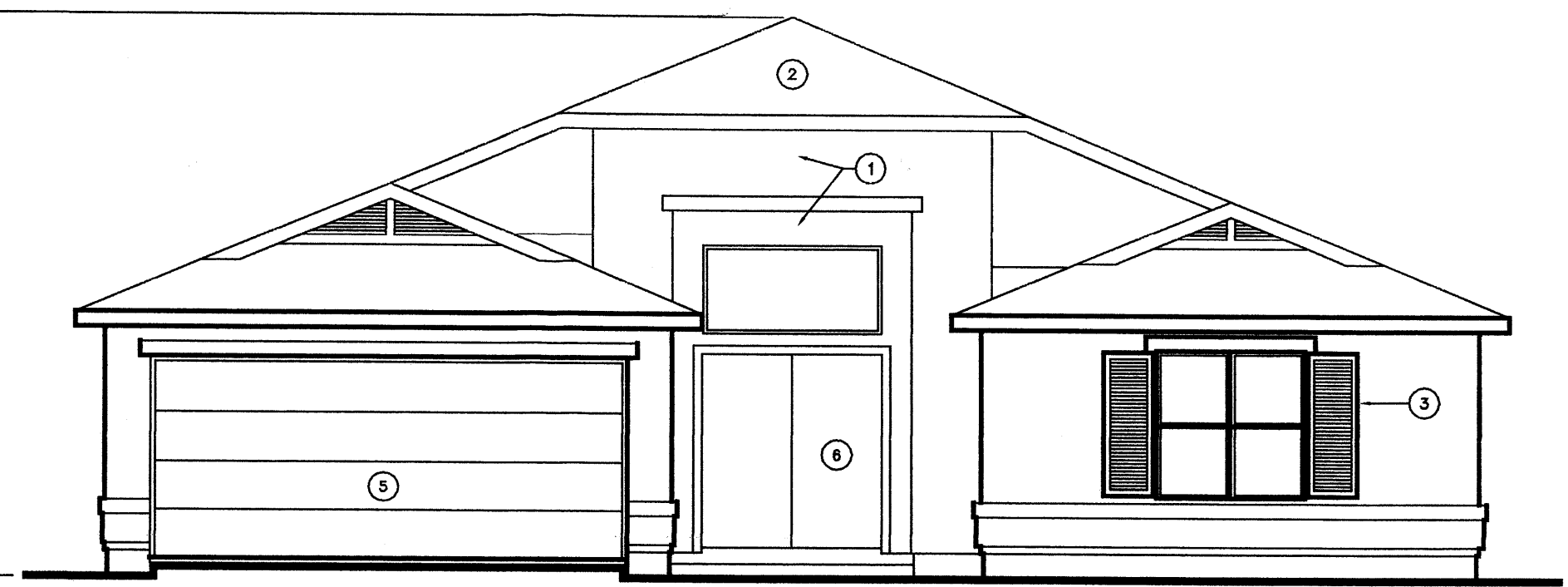
NOT TO EXCEED 19'



5642-11/FRONT ELEVATION

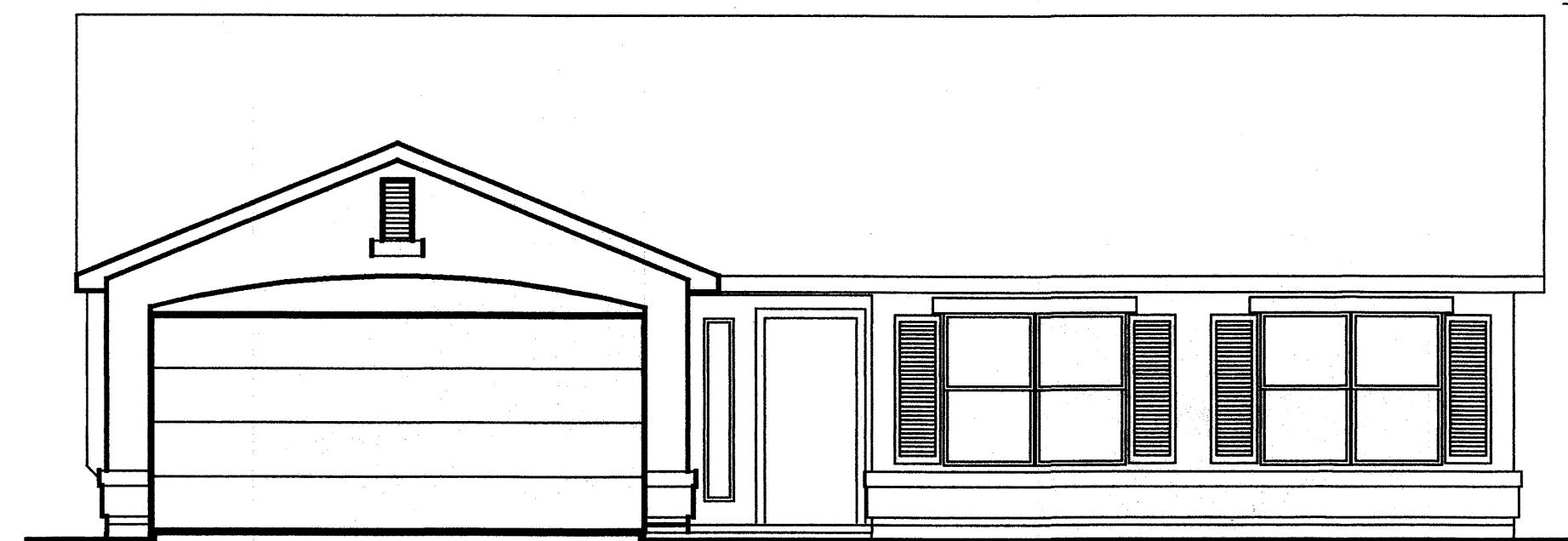
3/16" = 1'-0"

NOT TO EXCEED 19'



5646-11/FRONT ELEVATION

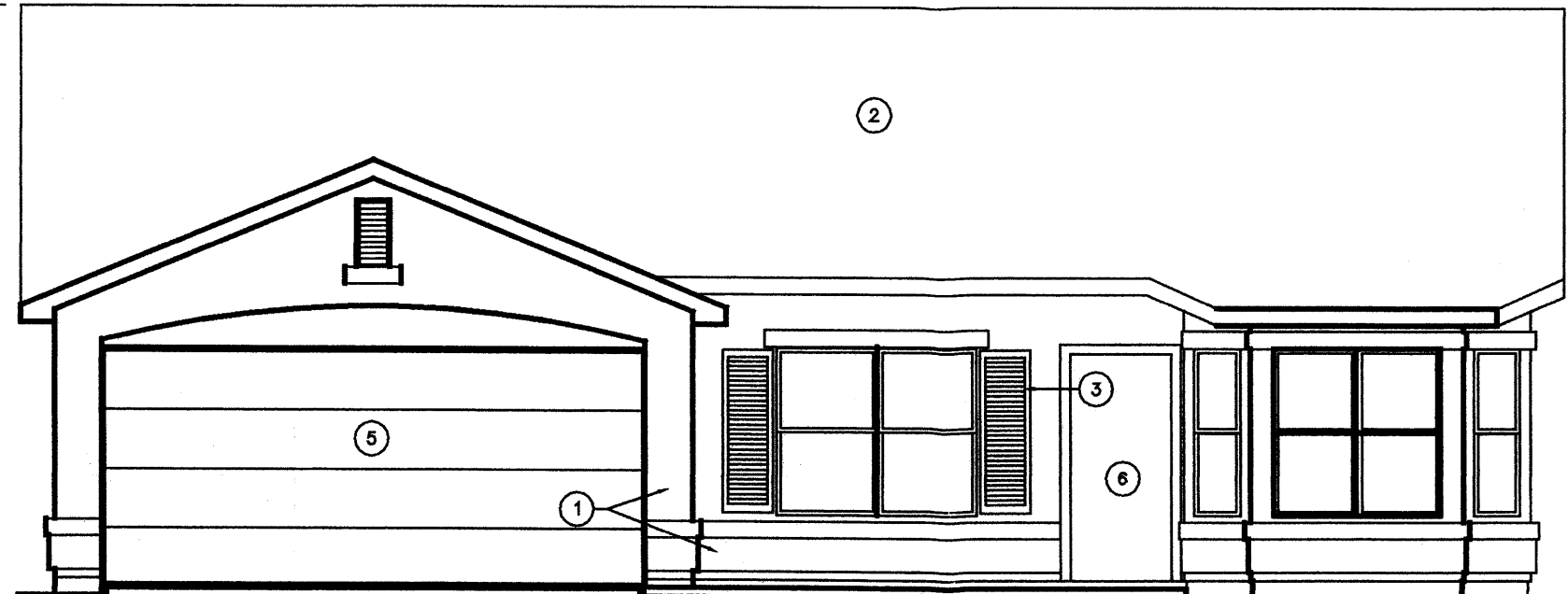
3/16" = 1'-0"



5631-5/FRONT ELEVATION

3/16" = 1'-0"

NOT TO EXCEED 19'



5642-5/FRONT ELEVATION

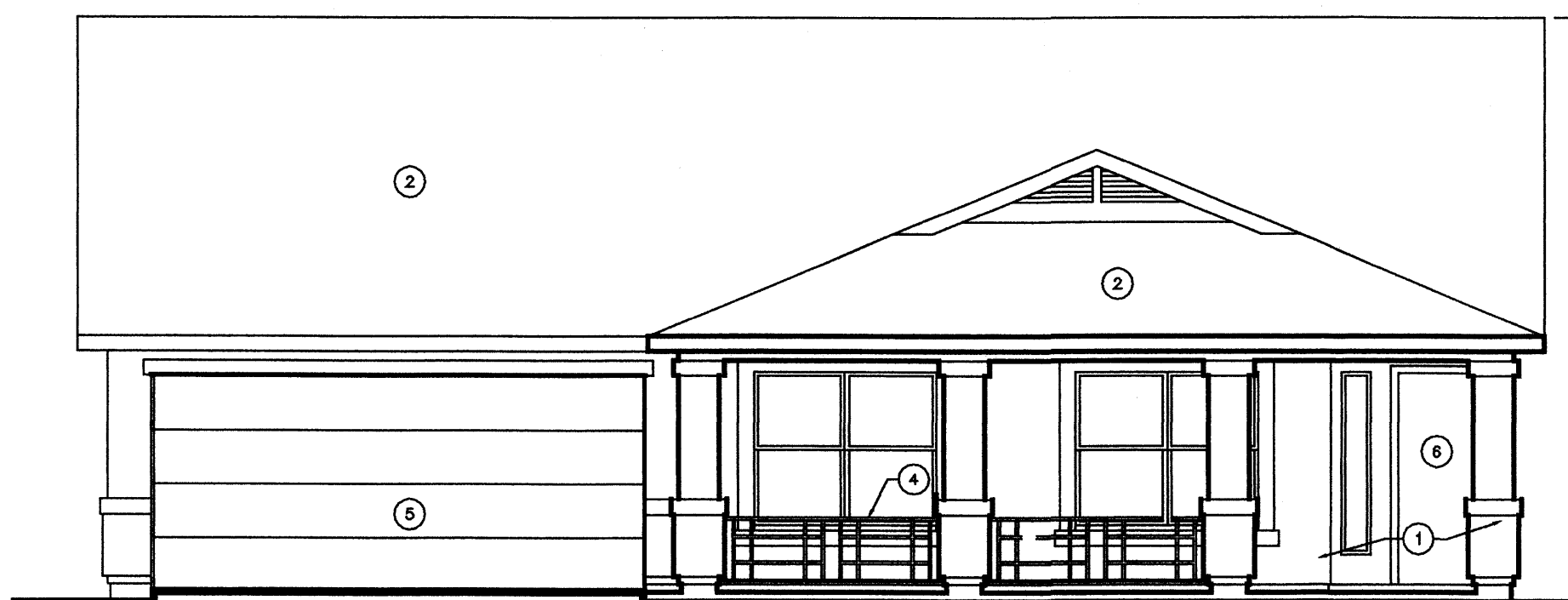
3/16" = 1'-0"

NOT TO EXCEED 19'



5646-5/FRONT ELEVATION

3/16" = 1'-0"



5641-11/FRONT ELEVATION

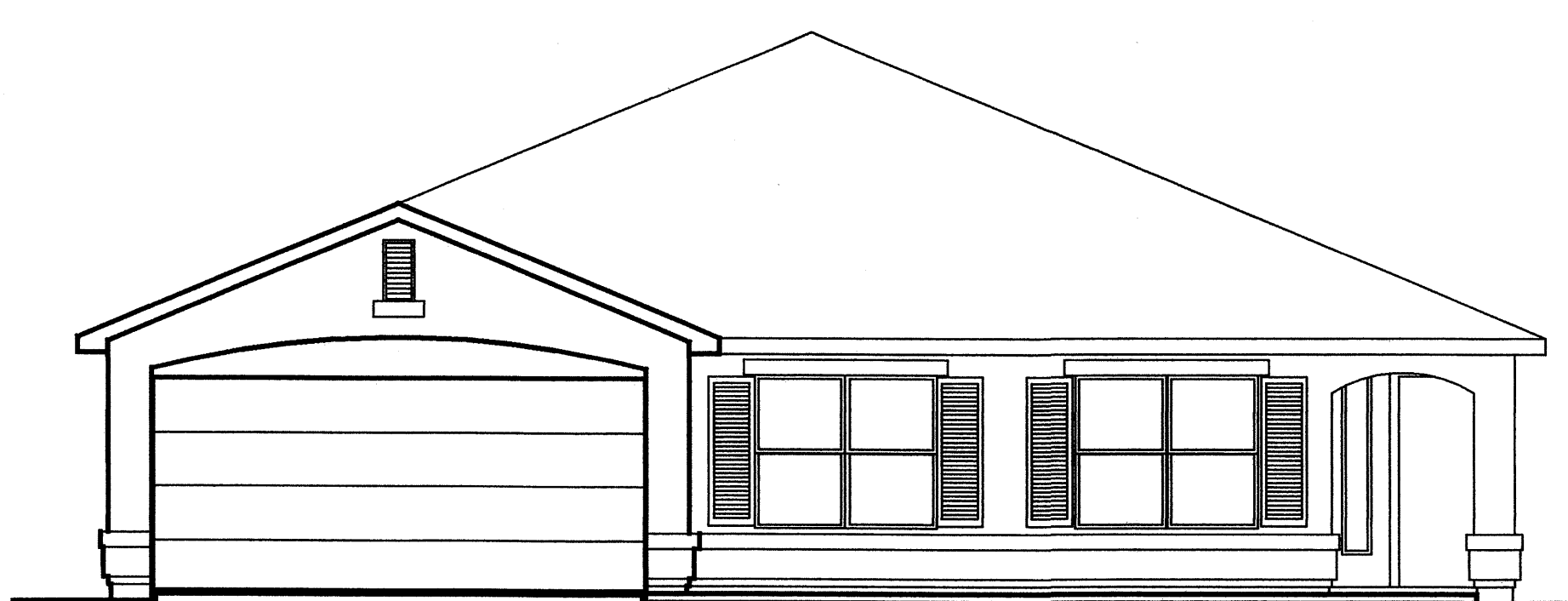
3/16" = 1'-0"

NOT TO EXCEED 19'



5645-11/FRONT ELEVATION

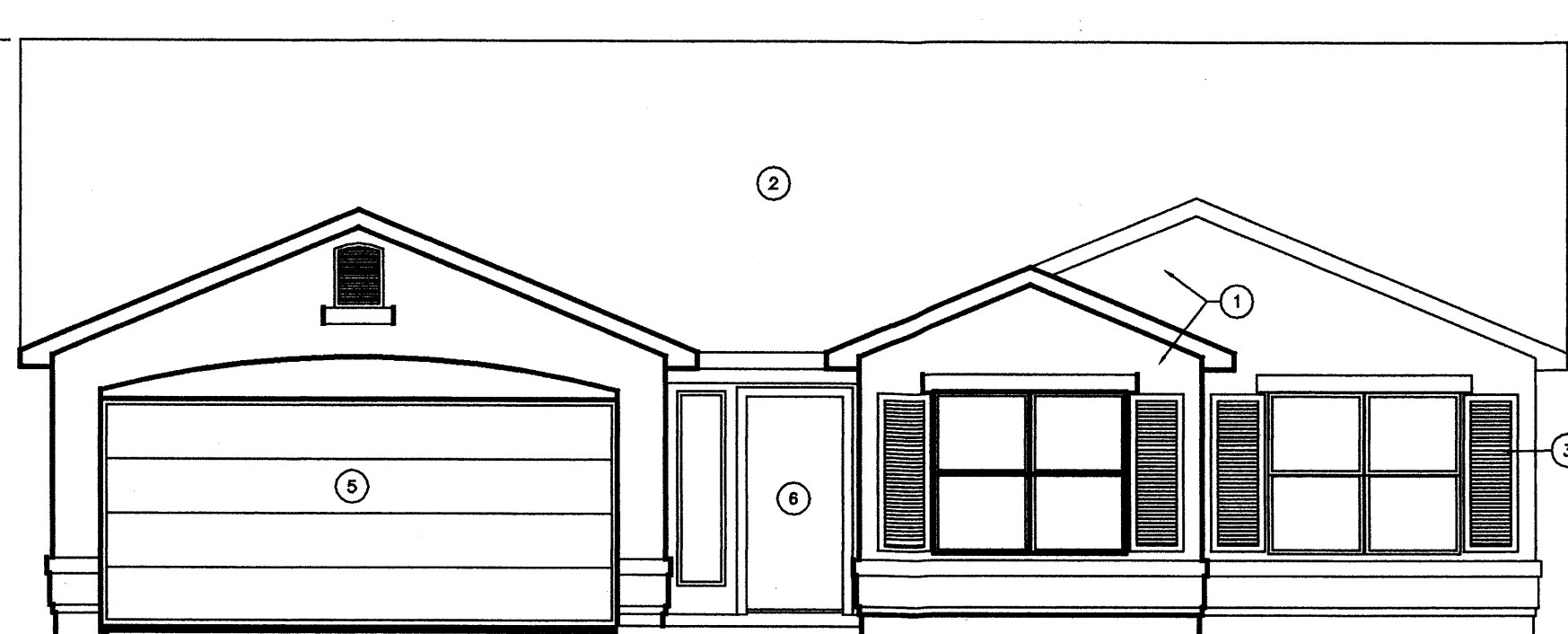
3/16" = 1'-0"



5641-5/FRONT ELEVATION

3/16" = 1'-0"

NOT TO EXCEED 19'



5645-5/FRONT ELEVATION

3/16" = 1'-0"

Note: These drawings are examples of types of residential units that may occur under the design guidelines. They represent typical units at Rancho Encantado Sur. Minor modifications to these elevations may occur provided that they are consistent with the character established and the design guidelines.

Building Elevations

Rancho Encantado Sur

Prepared for:

D.R. Horton Homes
4400 Alameda Boulevard NE, Suite B
Albuquerque, NM 87113

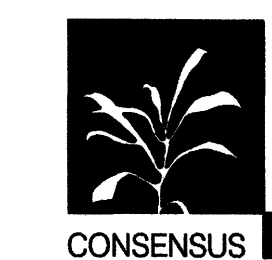
Prepared by:

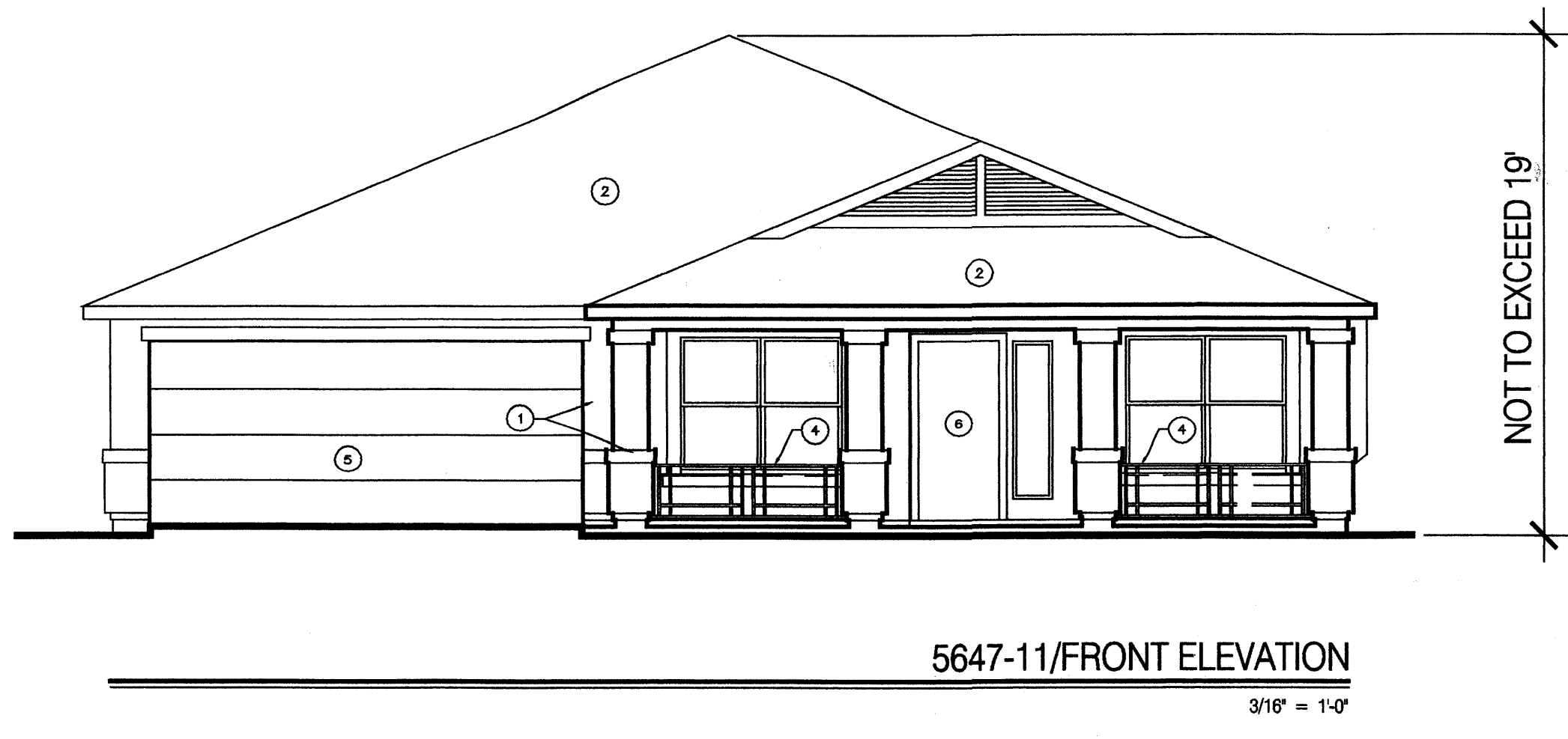
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

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7500 Jefferson NE
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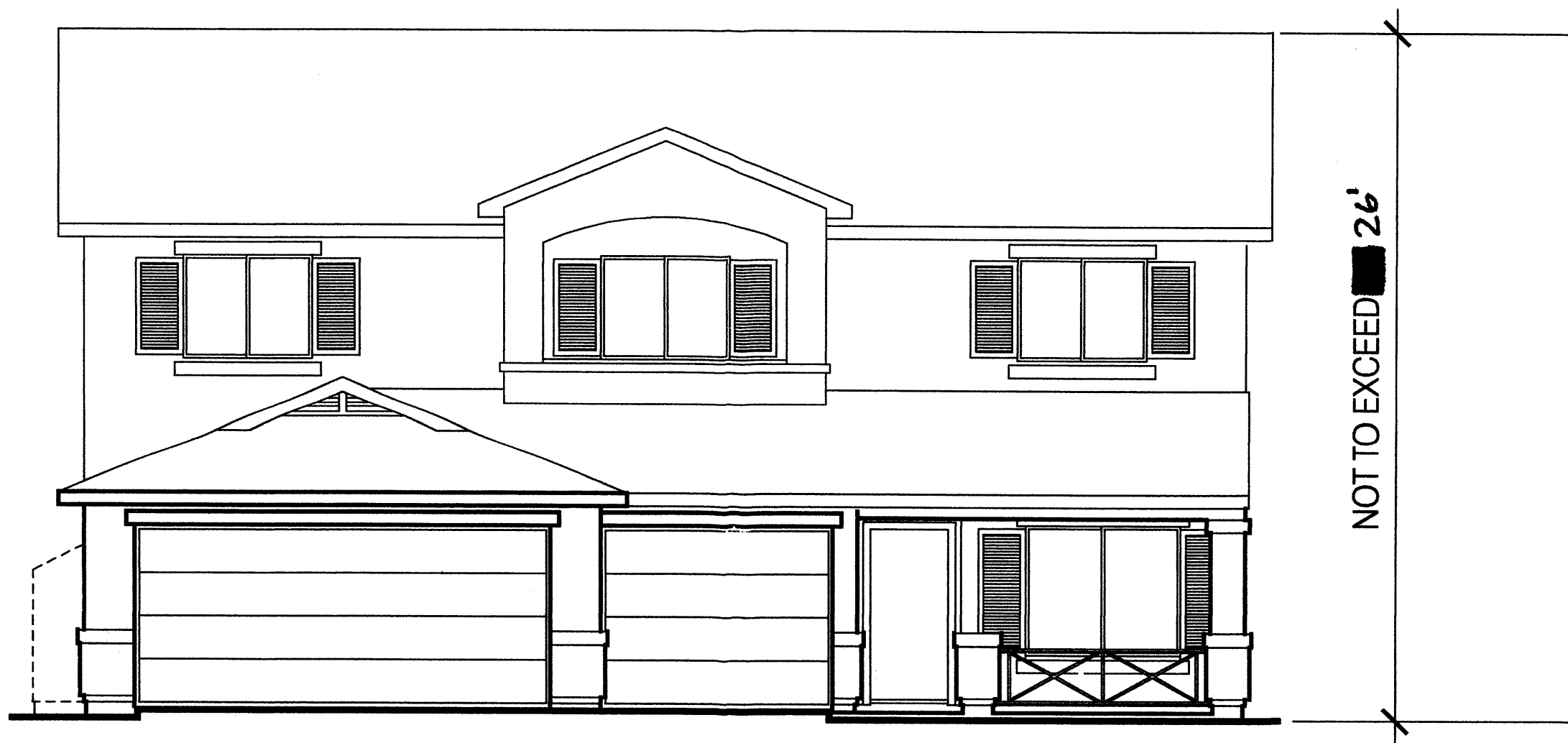
KEYED NOTES

- 1 Stucco finish - color per design guidelines.
- 2 Roof system - per design guidelines.
- 3 Decorative wood shutters - color per design guidelines.
- 4 Wrought iron railing - color per design guidelines.
- 5 Raised panel garage door - color per design guidelines.
- 6 Entry door color per design guidelines.





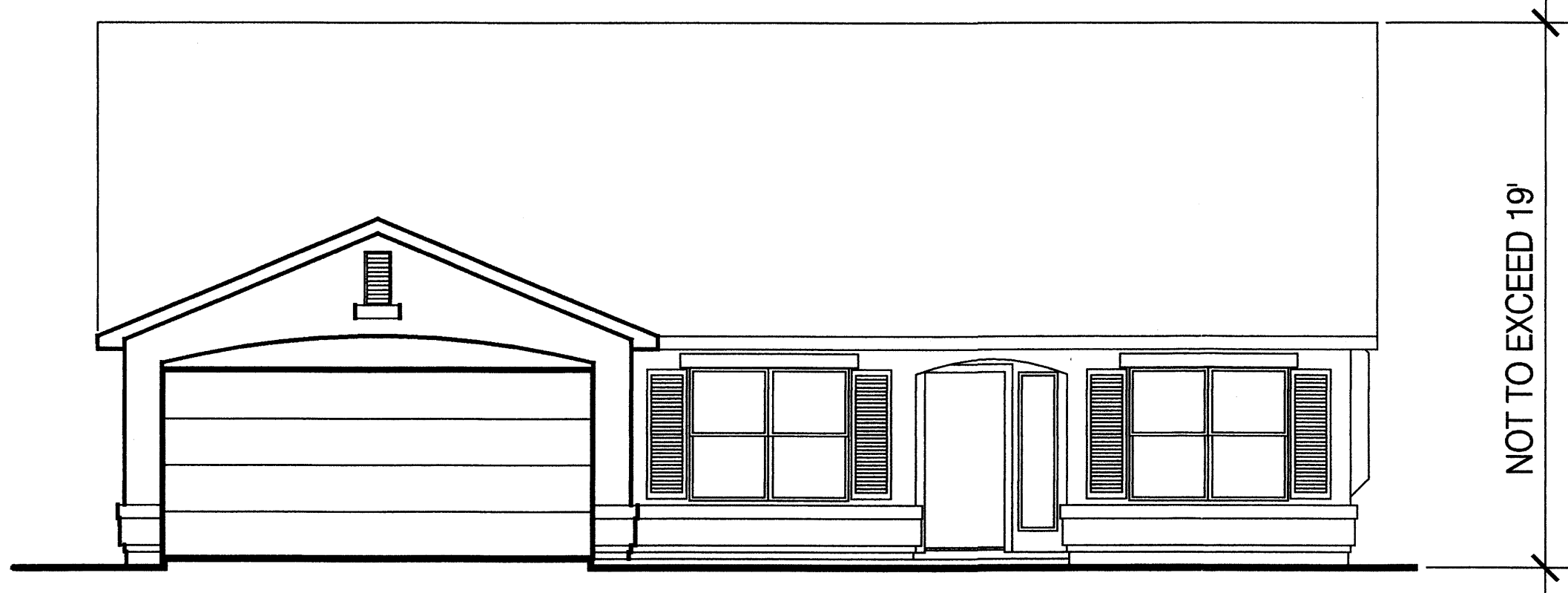
5647-11/FRONT ELEVATION
3/16" = 1'-0"



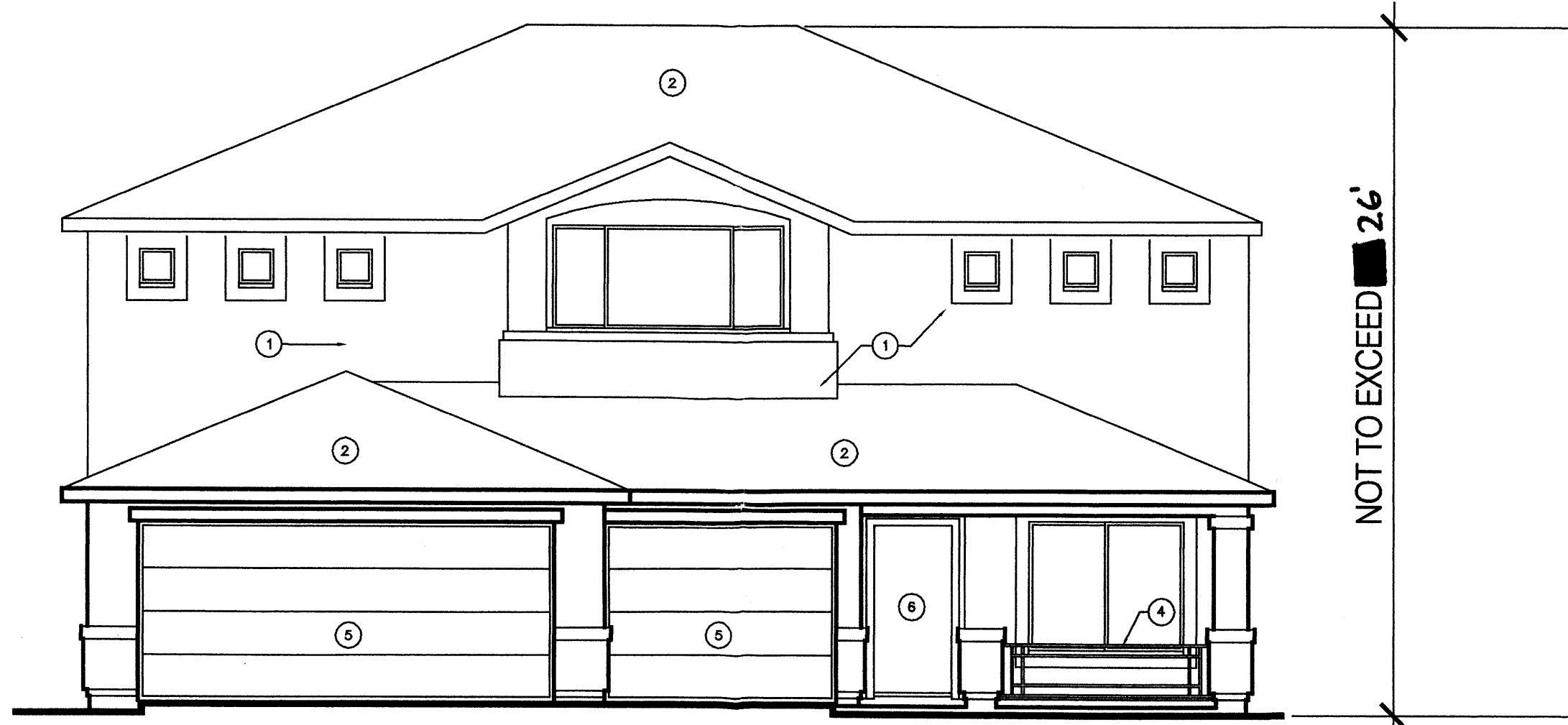
5658-11/FRONT ELEVATION
3/16" = 1'-0"



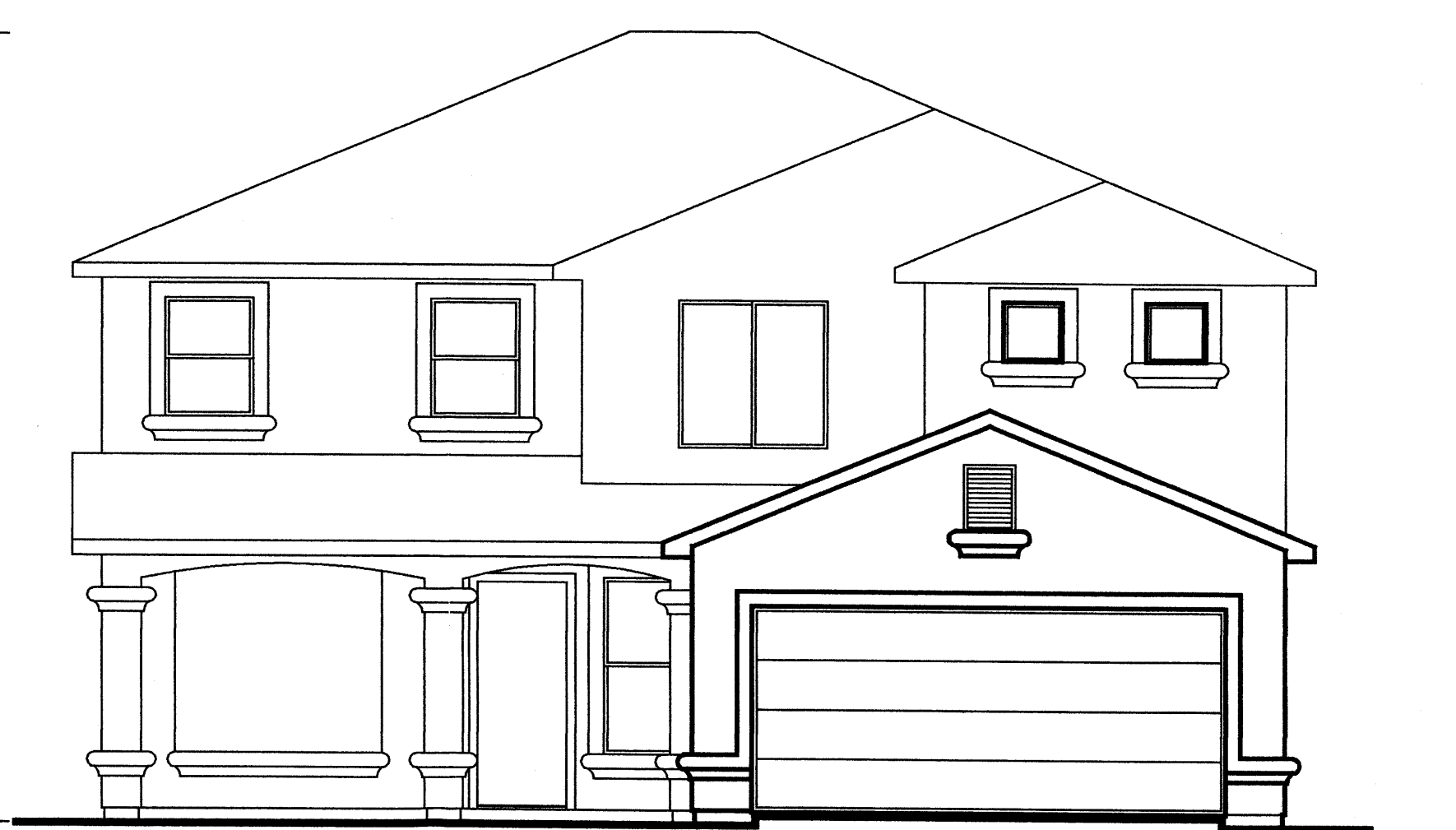
5659-13/FRONT ELEVATION
3/16" = 1'-0"



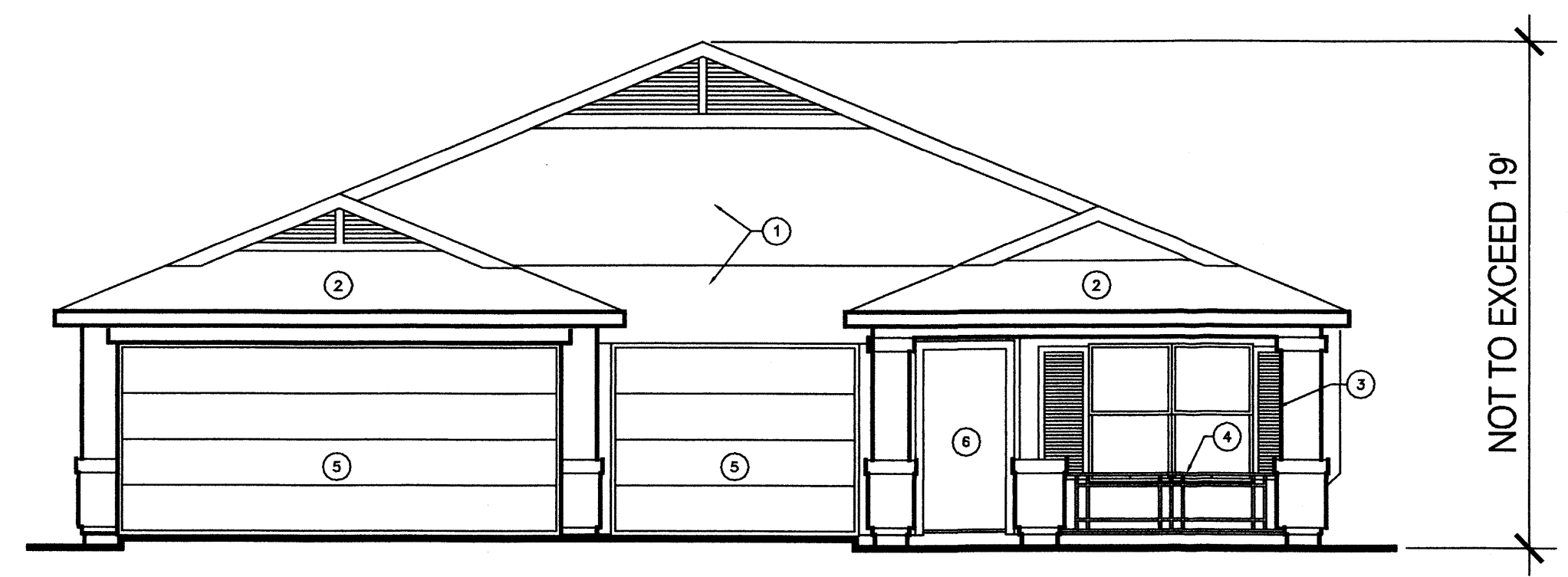
5647-5/FRONT ELEVATION
3/16" = 1'-0"



5658-13/FRONT ELEVATION
3/16" = 1'-0"



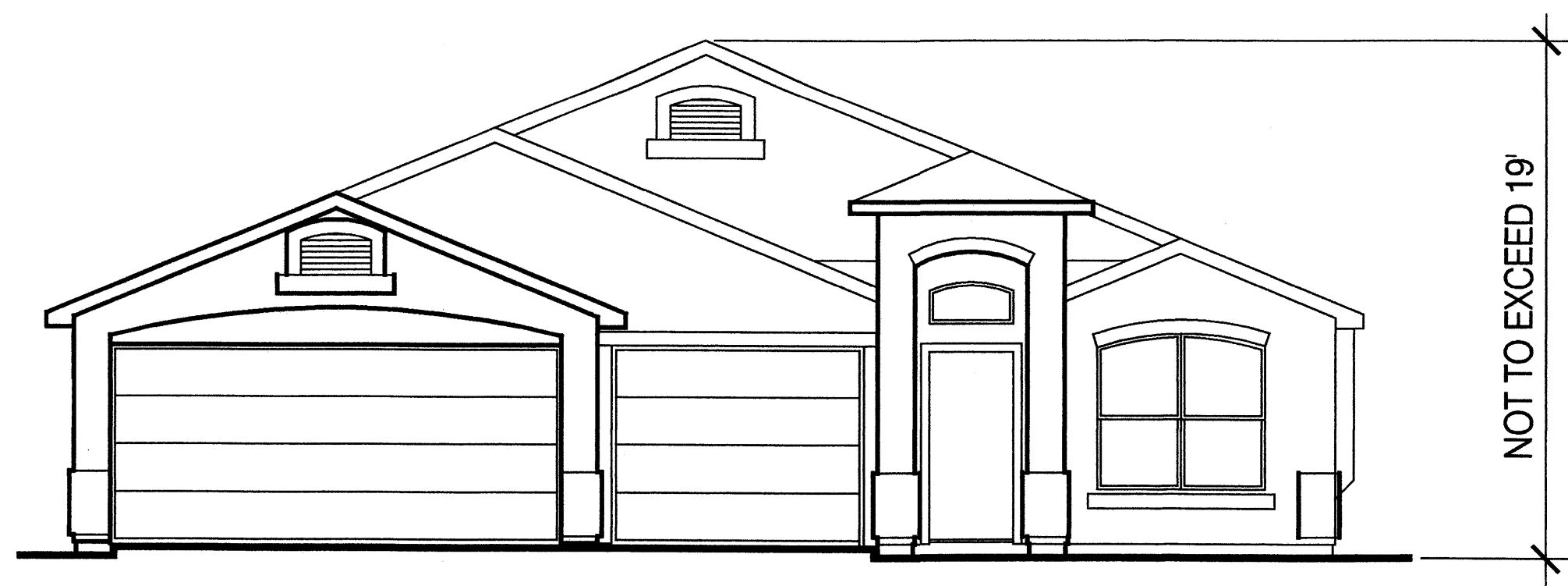
5660-9/FRONT ELEVATION
3/16" = 1'-0"



5648-11/FRONT ELEVATION
3/16" = 1'-0"



5659-11/FRONT ELEVATION
3/16" = 1'-0"



5648-5/FRONT ELEVATION
3/16" = 1'-0"

- KEYED NOTES
- 1 Stucco finish - color per design guidelines.
 - 2 Roof system - per design guidelines.
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