

**DESIGN GUIDELINES:**

- PROPOSED ZONING IS SU-1 FOR PRD.
- PERMISSIVE USES:  
USES PERMISSIVE IN THE R-1 ZONE.
- LOT SIZE:  
TOTAL NUMBER OF PROPOSED LOTS = 8 LOTS.  
NUMBER OF PROPOSED TRACTS = 2 TRACTS. (THESE ARE COMMON AREA ONLY.)  
MINIMUM LOT AREA FOR CONSTRUCTION SHALL BE 10,000.00 SF.
- SETBACKS:  
A. THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN 20.00 FEET, OTHERWISE NOTED.  
B. THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN 10.00 FEET, OTHERWISE NOTED.  
C. THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN 5.00 FEET, OTHERWISE NOTED.
- OFF-STREET PARKING IS PROVIDED ON EACH SITE FOR A MINIMUM OF 2 CARS, IN ADDITION TO 2 PARKING SPACES WITHIN EACH GARAGE FOR A TOTAL OF 4 MINIMUM SPACES PER LOT.
- WATER AND SEWER:  
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT.
- ACCESS:  
THE ONLY ACCESS ALLOWED TO THE PROJECT SHALL BE FROM THE ENTRANCE SHOWN ON THE CANDELARIA ROAD NW.
- CURBS AND GUTTERS:  
MOUNTABLE CURB AND GUTTER SHALL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
- BUILDINGS:  
BUILDING HEIGHT:  
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.  
BUILDING TYPES:  
BUILDINGS SHALL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR PITCH ROOF. PITCHED ROOFS SHALL BE EITHER TILED OR METAL. BUILDINGS SHALL BE EITHER STUCCO, BRICK, OR ANY COMBINATION.  
BUILDING COLORS:  
BUILDING COLORS SHALL BE TAN TO LIGHT BROWN, ACCENTS AND EARTHTONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED.  
OPEN SPACE:  
A MINIMUM OF 1200 SF. OF OPEN SPACE FOR EACH DWELLING SHALL BE FURNISHED EITHER ONSITE OR IN ACCORDANCE WITH SECTION 14-13-3-8A OF THE ZONING CODE IF THERE IS AN ON-LOT DEFICIT.
- THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
- THE LANDSCAPING PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL FIXTURES SHALL BE OF A FULL CUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 16' HIGH.
- PROPOSED TRACTS A & B ARE COMMON AREA FOR USE OF ALL THE LOTS AND NO HOUSES SHALL BE CONSTRUCTED ON THESE TWO TRACTS. THE MAINTENANCE OF THESE TRACTS ARE THE RESPONSIBILITY OF ALL THE LOT OWNERS OR HOMEOWNERS ASSOCIATION.
- EACH LOT SHALL SUBMIT A SITE PLAN FOR BUILDING PERMIT TO CITY OF ALBUQUERQUE DESIGN REVIEW BOARD FOR BUILDING PERMIT APPROVAL.
- THE MAINTENANCE OF PRIVATE ACCESS EASEMENT IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.
- THE MAINTENANCE OF THE IRRIGATION DITCH IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.

**LEGEND**

- BOUNDARY LINE
- PROPOSED LOT LINE
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW BLOCK WALL
- SETBACK LINE
- EXIST. CURB & GUTTER
- EXISTING LOT LINE
- FIXTURE SITTING WITH PLANTER FOR DECIDUOUS TREE

LOT DATA TABLE		
LOT NO.	GROSS AREA	BUILDABLE LOT AREA
1	11,966.13 SF	6,883.12 SF
2	11,966.85 SF	7,771.20 SF
3	15,777.83 SF	6,933.87 SF
4	9,619.55 SF	6,016.85 SF
5	12,176.16 SF	7,968.19 SF
6	12,631.00 SF	6,387.32 SF
7	10,890.00 SF	7,158.52 SF
8	10,890.00 SF	6,256.49 SF
TOTAL	95,917.52 SF	55,375.56 SF

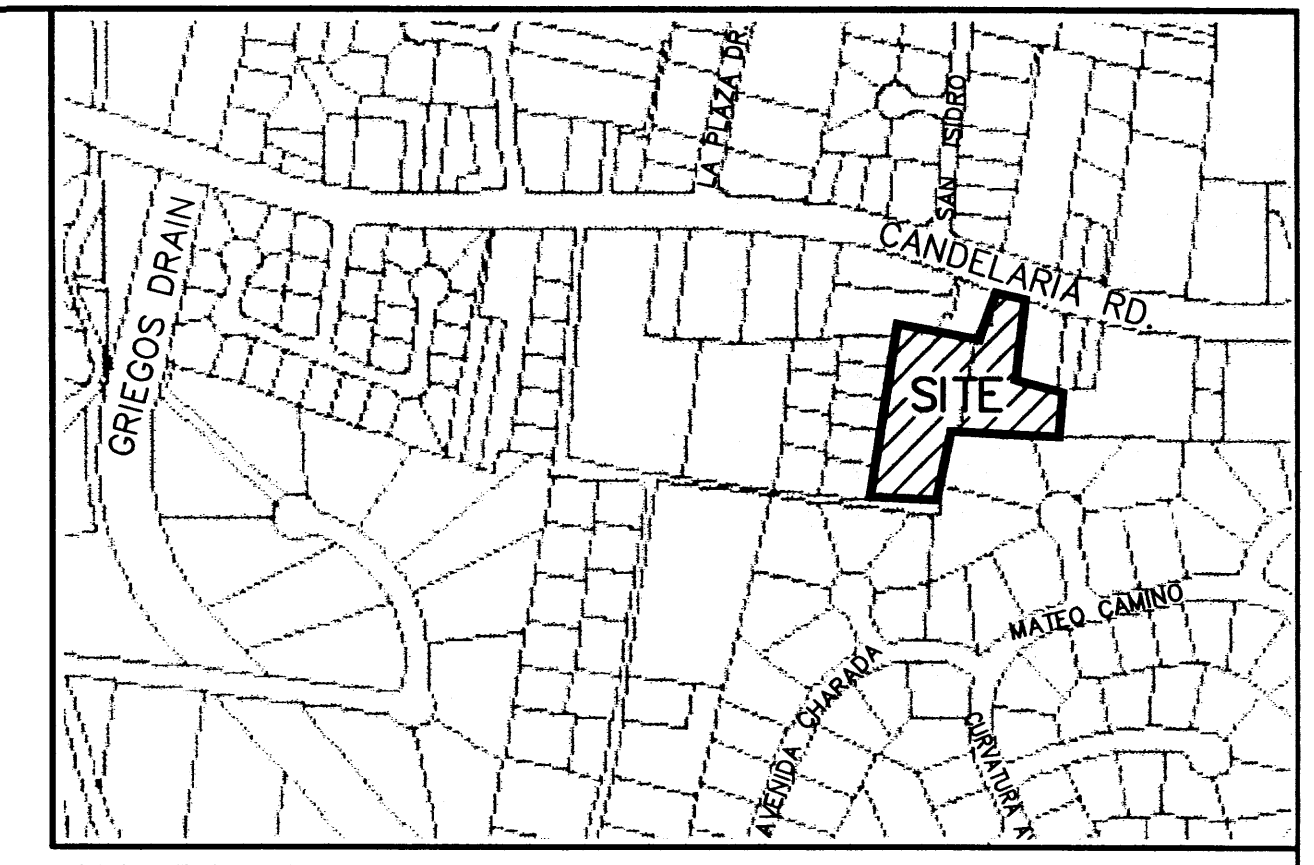
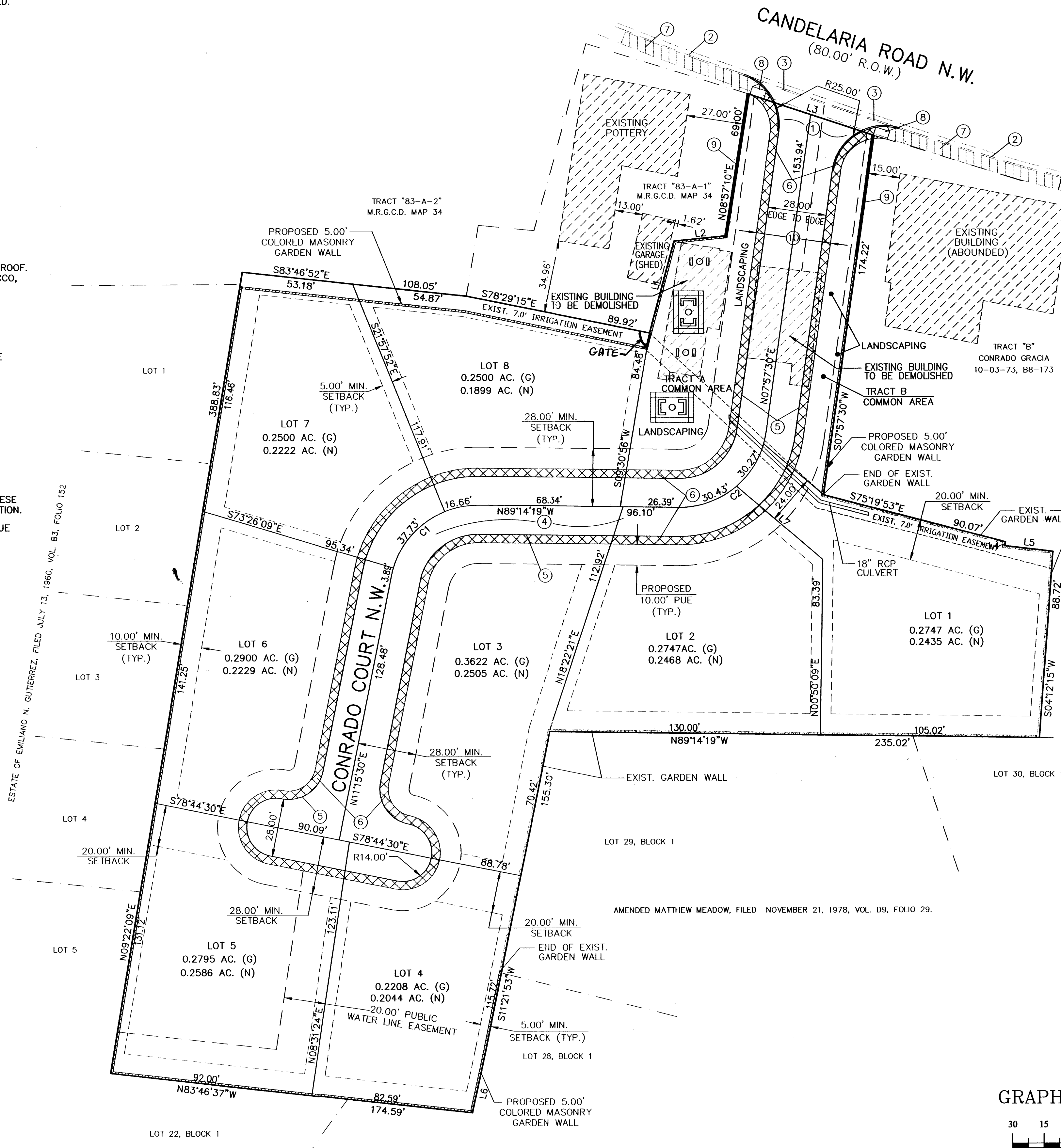
TRACT NO.	GROSS AREA	LANDSCAPING AREA
A	9,872.66 SF	5,757.38 SF
B	5,251.27 SF	2,277.05 SF
TOTAL	15,123.93 SF	8,034.43 SF

**NOTES:**

- NEW DRIVE WAY ENTRANCE PER COA STANDARD DRAWING #2426.
- EXISTING CURB AND GUTTER.
- REMOVE EXISTING CURB.
- NEW ASPHALT PAVING AREA.
- NEW MOUNTABLE CURB ESTATE TYPE PER COA STANDARD DRAWING #2415.
- NEW 4' SIDEWALK PER COA STANDARD DRAWING #2430.
- EXISTING 6" SIDEWALK.
- NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
- PROPOSED 5.00' ADOBE WALL WITH STUCCO.
- 36.00' PRIVATE ACCESS & PUBLIC WATER & SEWER LINE EASEMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.44	N90°00'00"E
L1	45.95	N14°41'28"E
L2	15.44	S90°00'00"E
L2	24.65	N84°27'00"E
L3	63.91	S71°40'55"E
L4	1.97	S11°13'21"W
L5	23.26	S83°10'30"W
L6	30.85	S12°08'30"W
L7	54.32	N49°25'01"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	58.28	42.00	79°30'11"	34.93	53.71	N51°00'36"E
C2	60.70	42.00	82°48'11"	37.03	55.55	N49°21'36"E



VICINITY MAP: G-13-Z

**LEGAL DESCRIPTION:**  
TRACT A, RIMA ADDITION AND TRACT A-1, LANDS OF CANRADO GARCIA, CONTAINING 2.5492 ACRES MORE OR LESS.

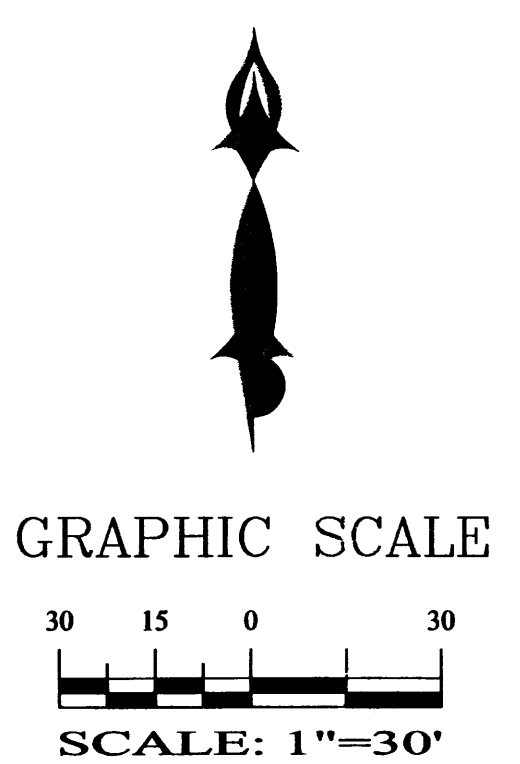
- SHEET INDEX**
- SITE PLAN
  - LANDSCAPING PLAN
  - GRADING AND DRAINAGE PLAN
  - MASTER UTILITY PLAN

PROJECT NUMBER: 1002798  
APPLICATION NUMBER: 04-01008

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 7-14-04, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? (YES) (NO) IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
DATE: 7-14-04
- UTILITIES DEVELOPMENT  
DATE: 7-14-04
- PARKS AND RECREATION DEPARTMENT  
DATE: 7/14/04
- CITY ENGINEER  
DATE: 6-4-04
- SOLID WASTE MANAGEMENT  
DATE: 7/14/04
- DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE: 7/14/04



**ADVANCED ENGINEERING and CONSULTING, LLC**  
4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

RANCHO DE CANDELARIA SITE PLAN FOR SUBDIVISION			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200315-ST.DWG	SHH	05-24-04	1 OF 4

PROJECT 1002798

LAST REVISION: 11-05-04

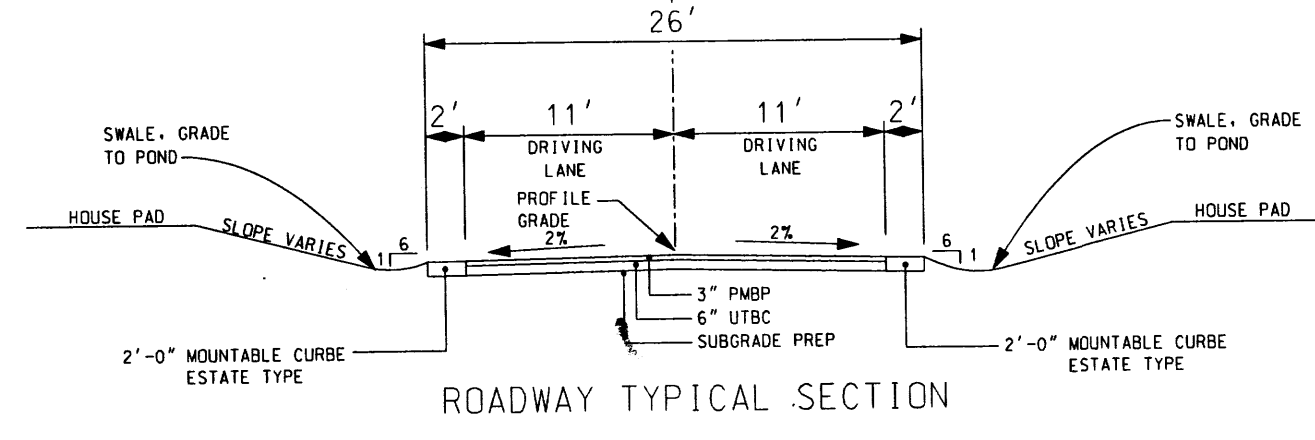
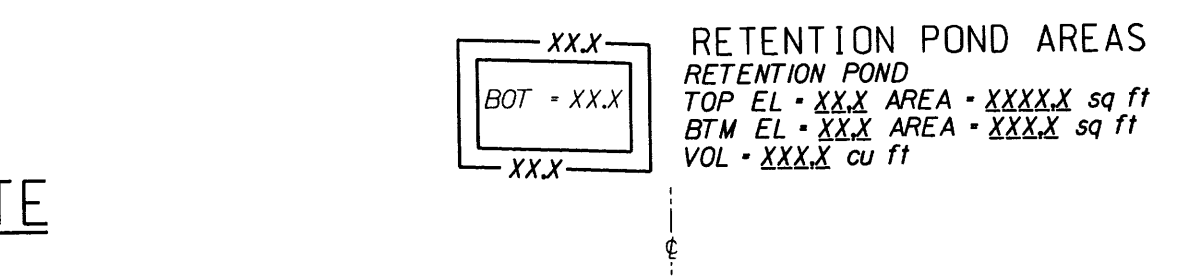
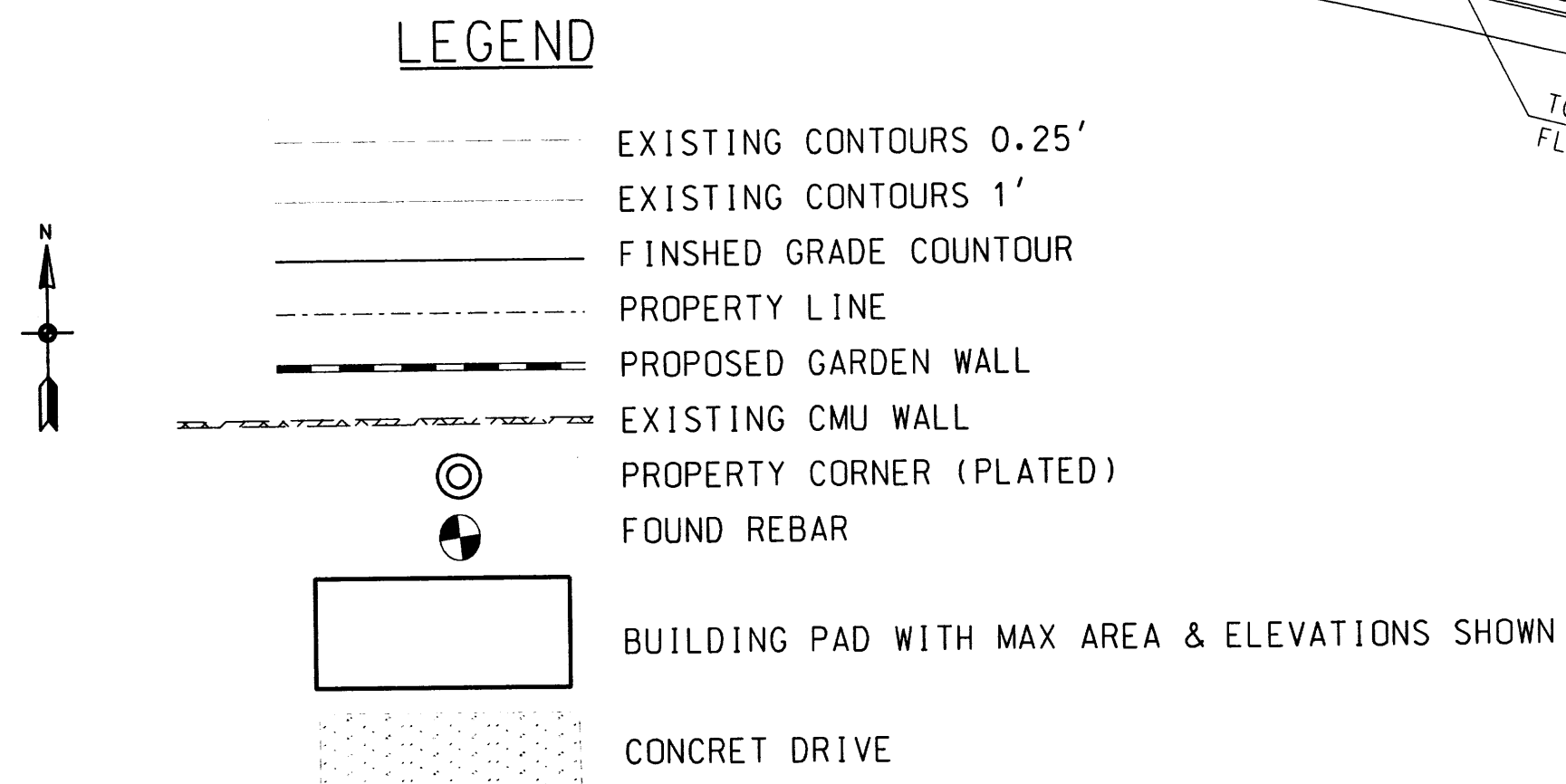




VICINITY MAP  
ZONE ATLAS PAGE  
G-13-Z  
NTS



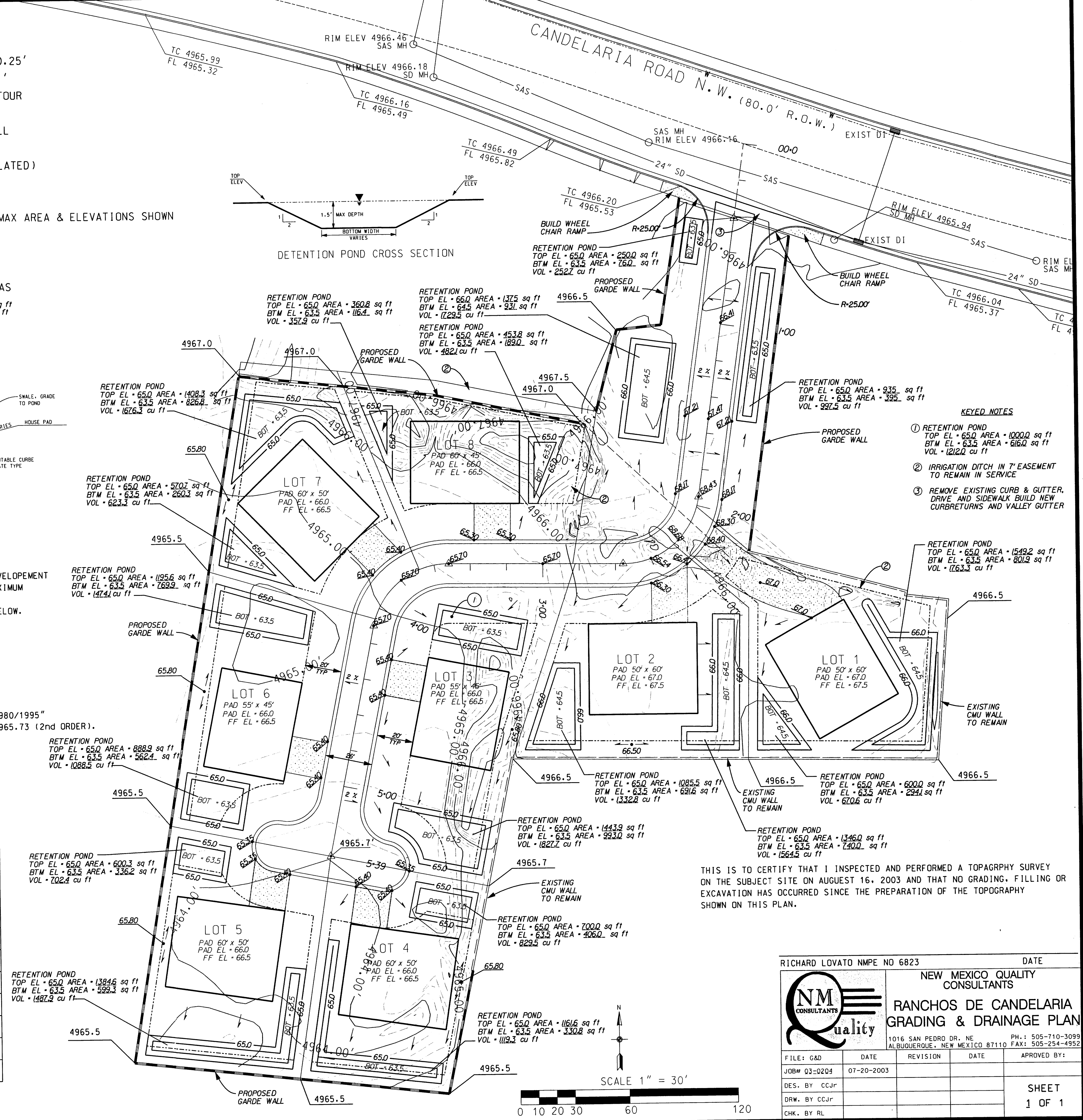
FLOOD MAP 35001C0331 E  
NOVEMBER 19, 2003  
NTS



- ### DRAINAGE NOTES
1. RUNOFF GENERATED ON SITE WILL BE RETAINED ON SITE IN INDIVIDUAL LOT RETENTION PONDS.
  2. PONDING VOLUMES WERE CALCULATED USING COA DPM CHAPTER 22 METHODS FOR ZONE 2.
  3. THE FLAT GRADING SCHEME AS DEFINED IN THE DPM IS BEING USED FOR THIS DEVELOPMENT.
  4. SEE ATTACHED CALCULATIONS FOR MAXIMUM ALLOWABLE IMPERVIOUS AREAS AND MAXIMUM ALLOWABLE HOUSE PAD AREAS.
  5. INDIVIDUAL LOTS TO BE GRADED TO PROVIDE PONDING VOLUMS SHOWN IN TABLE BELOW.
  6. REQUIRED PONDING VOLUMS ARE 100 YR 10 DAY STORM VOLUMS.
  7. HOUSE PADS SHOWN ARE ONLY APPROXIMATE. GRADES SHOWN ESTABLISH STREET GRADES, BUILDING PAD ELEVATIONS AND GRADING AROUND PADS.
  8. NO CROSS LOT DRAINAGE OR PONDING WILL BE ALLOWED.
  9. THERE IS NO OFF-SITE DRAINAGE AFFECTING THIS SITE.
  10. THIS SITE IS IN ZONE X ACCORDING TO FEMA MAP.
  11. TOPO SURVEY WAS PERFORMED BY NMOC ON AUGUST 16, 2003.
  12. ELEVATIONS AND CONTOURS SHOWN ARE BASED ON CONTROL STATION 6-G13A RESET THE STATION MARK IS A STANDARD ACS ALUMINUM CAP STAMPED, "6-G13A RESET 1980/1995" SET FLUSH WITH THE TOP OF CURB SPIRIT LEVEL ELEVATION (SLD 1929) FEET 4965.73 (2nd ORDER).

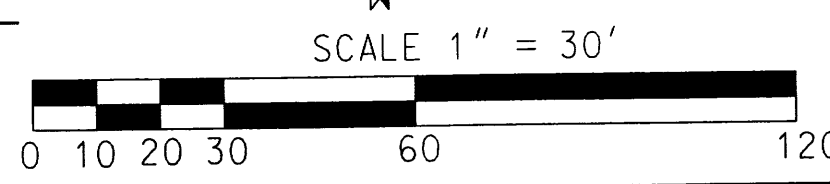
DESCRIPTION	LAND USE				TOTAL	RUNOFF VOLUME 6HR-100YR	RUNOFF VOLUME 24HR-100YR	PONDING VOLUME 10DAY-100YR	MAX IMPERVIOUS AREA @ 45%	MAX BUILDING AREA	REMARKS
	A	B	C	D							
EXCESS PRECIPITATION (INCHES) ZONE 2	0.80	1.08	1.46	2.64							
LOT 1			0.1586 AC	0.1161 AC	0.2747 AC	1,544 ft <sup>3</sup>	1,713 ft <sup>3</sup>	2,218 ft <sup>3</sup>	5,384.76ft <sup>2</sup>	3,000 ft <sup>2</sup>	
LOT 2			0.1672 AC	0.1076 AC	0.2747 AC	1,514 ft <sup>3</sup>	1,670 ft <sup>3</sup>	2,139 ft <sup>3</sup>	5,385.09ft <sup>2</sup>	3,000 ft <sup>2</sup>	
LOT 3			0.1998 AC	0.1624 AC	0.3622 AC	2,063 ft <sup>3</sup>	2,299 ft <sup>3</sup>	3,006 ft <sup>3</sup>	7,100.02ft <sup>2</sup>	2,475 ft <sup>2</sup>	
LOT 4			0.1339 AC	0.1010 AC	0.2350 AC	1,326 ft <sup>3</sup>	1,473 ft <sup>3</sup>	1,913 ft <sup>3</sup>	4,605.75ft <sup>2</sup>	3,000 ft <sup>2</sup>	
LOT 5			0.1641 AC	0.1013 AC	0.2654 AC	1,543 ft <sup>3</sup>	1,600 ft <sup>3</sup>	2,041 ft <sup>3</sup>	5,202.77ft <sup>2</sup>	3,000 ft <sup>2</sup>	
LOT 6			0.1625 AC	0.1275 AC	0.2900 AC	1,641 ft <sup>3</sup>	1,826 ft <sup>3</sup>	2,381 ft <sup>3</sup>	5,683.95ft <sup>2</sup>	2,475 ft <sup>2</sup>	
LOT 7			0.1490 AC	0.1010 AC	0.2500 AC	1,388 ft <sup>3</sup>	1,535 ft <sup>3</sup>	1,975 ft <sup>3</sup>	4,898.78ft <sup>2</sup>	3,000 ft <sup>2</sup>	
LOT 8			0.1419 AC	0.1081 AC	0.2500 AC	1,395 ft <sup>3</sup>	1,545 ft <sup>3</sup>	1,993 ft <sup>3</sup>	4,900.50ft <sup>2</sup>	2,700 ft <sup>2</sup>	
TRACT A			0.1531 AC	0.0735 AC	0.2266 AC	1,194 ft <sup>3</sup>	1,300 ft <sup>3</sup>	1,621 ft <sup>3</sup>	4,442.70ft <sup>2</sup>	0 ft <sup>2</sup>	
TRACT B			0.0685 AC	0.0520 AC	0.1205 AC	681 ft <sup>3</sup>	757 ft <sup>3</sup>	983 ft <sup>3</sup>	2,363.07ft <sup>2</sup>	0 ft <sup>2</sup>	
TOTAL AREAS			1.4986 AC	1.0505 AC	2.5491 AC						

NOTE:  
LAND USE C COMPACTED SOIL AREA  
LAND USE D BUILDING AREA/PAVEMENT  
\* REQUIRED PONDING VOLUME



- ### KEYED NOTES
1. RETENTION POND TOP EL. 65.0 AREA = 1000.0 sq ft BTM EL. 63.5 AREA = 616.0 sq ft VOL = 1212.0 cu ft
  2. IRRIGATION DITCH IN 7' EASEMENT TO REMAIN IN SERVICE
  3. REMOVE EXISTING CURB & GUTTER, DRIVE AND SIDEWALK BUILD NEW CURB RETURNS AND VALLEY GUTTER

THIS IS TO CERTIFY THAT I INSPECTED AND PERFORMED A TOPOGRAPHY SURVEY ON THE SUBJECT SITE ON AUGUST 16, 2003 AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.



RICHARD LOVATO NMPE NO 6823 DATE \_\_\_\_\_

NEW MEXICO QUALITY CONSULTANTS

**RANCHOS DE CANDELARIA GRADING & DRAINAGE PLAN**

1016 SAN PEDRO DR. NE PH: 505-710-3095  
ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4952

FILE: G&D	DATE	REVISION	DATE	APPROVED BY:
JOB# Q3-0203	07-20-2003			
DES. BY CCJR				
DRW. BY CCJR				
CHK. BY RL				

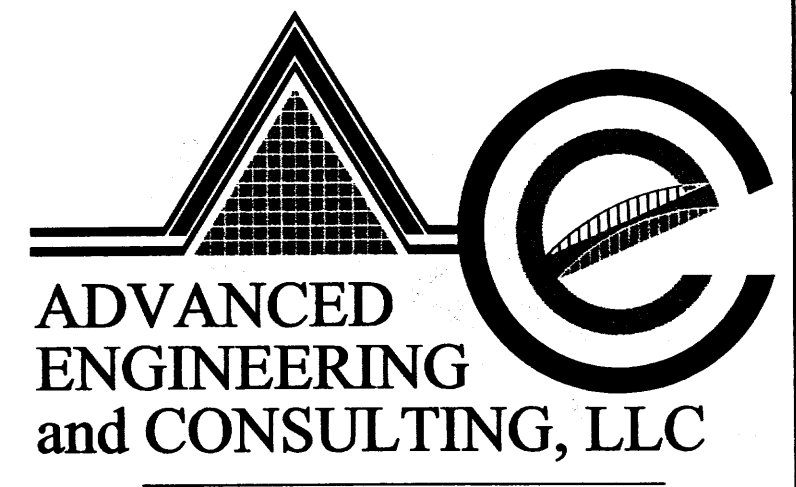
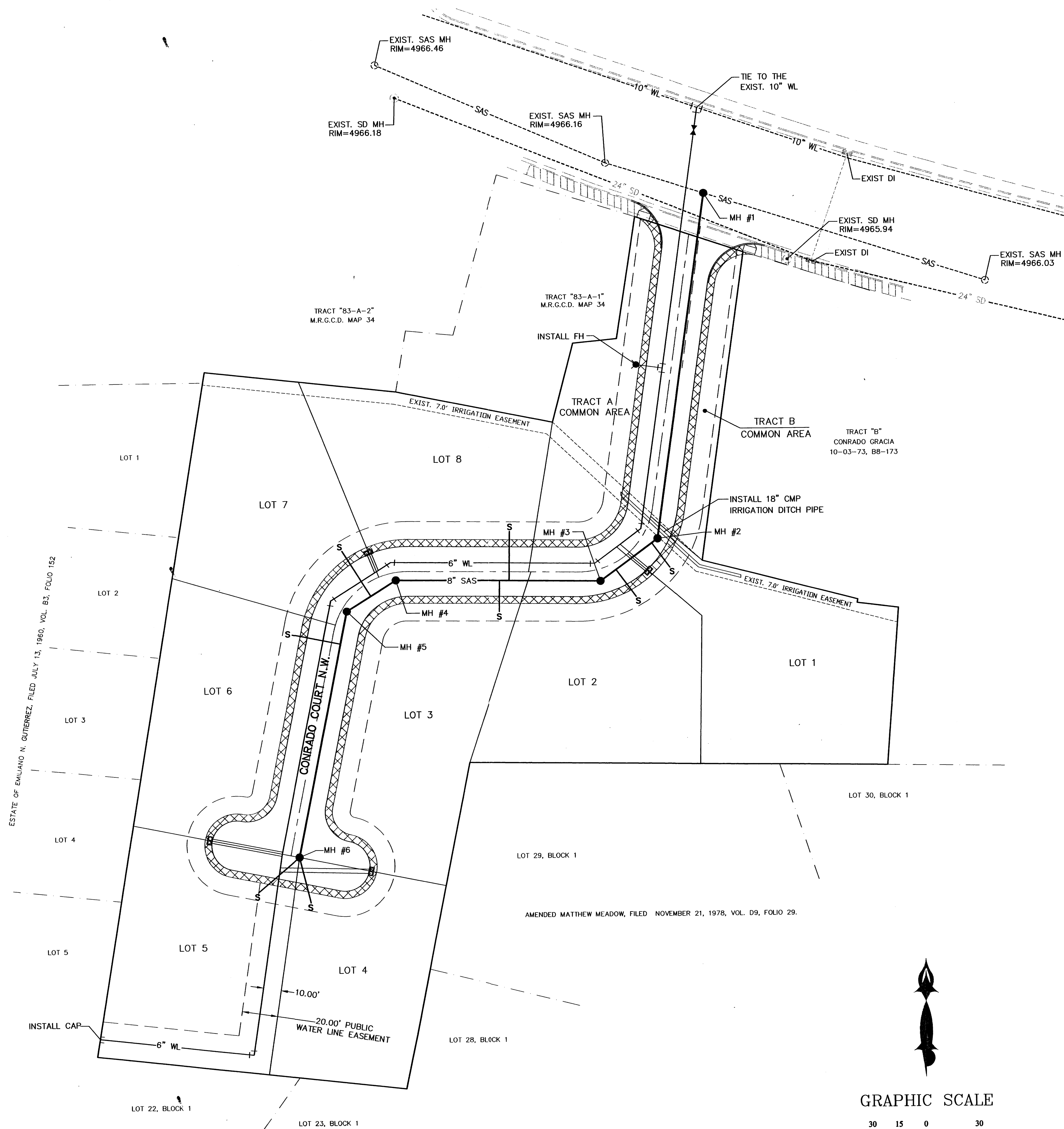
SHEET 1 OF 1

**LEGEND**

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- EX. 54" SD --- EXISTING STORM SEWER
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 12" WL --- EXISTING WATER LINE
- 8" SAS --- NEW SANITARY SEWER LINE
- 6" WL --- NEW WATER LINE
- 24" SD --- NEW STORM SEWER
- S --- NEW SAS SERVICE
- W --- NEW WATER SERVICE
- --- NEW SAS MANHOLE
- ⊙ --- STORM SEWER MANHOLE
- T --- BENT
- --- SINGLE SERVICE METER
- --- DOUBLE SERVICE METER
- --- NEW GATE VALVE
- ⊙ --- NEW FIRE HYDRANT
- T --- TEE
- --- CAP (WL)
- --- NEW CATCH BASIN

**NOTE:**

NO PARKING SIGNS SHALL BE INSTALLED ON ONE SIDE OF STREET AND HAMMERHEAD.



SHAHAB BIAZAR P.E. #13479		4416 ANAHEIM AVE. NE ALBUQUERQUE, NEW MEXICO 87113 (505)899-5570	
<b>RANCHO DE CANDELARIA MASTER UTILITY PLAN</b>			
DRAWING: 200315-MU.DWG	DRAWN BY: SBB	DATE: 05-28-2004	SHEET # 4 OF 4

LAST REVISION: 05-28-2004