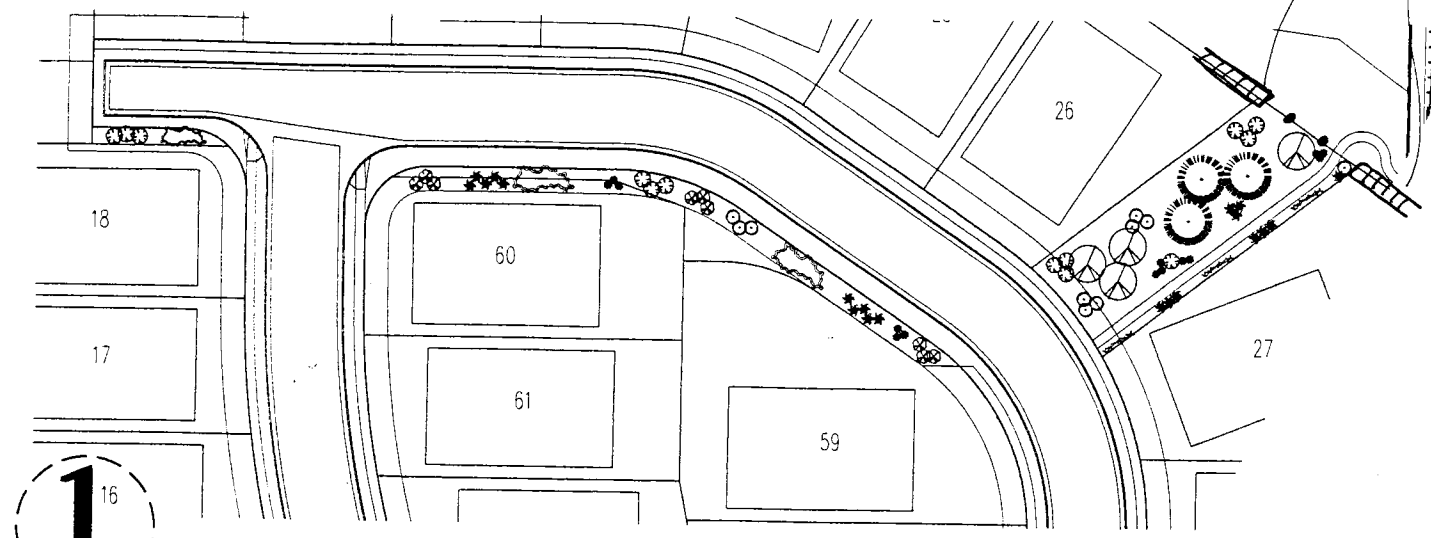
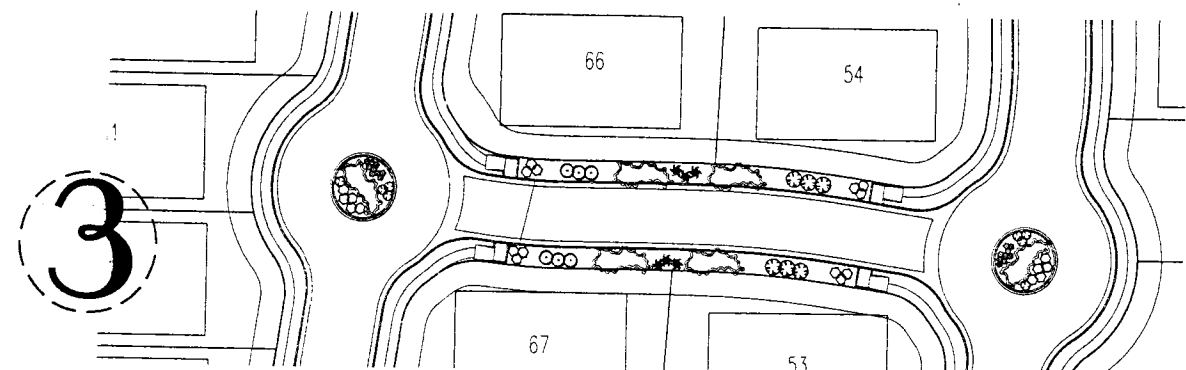


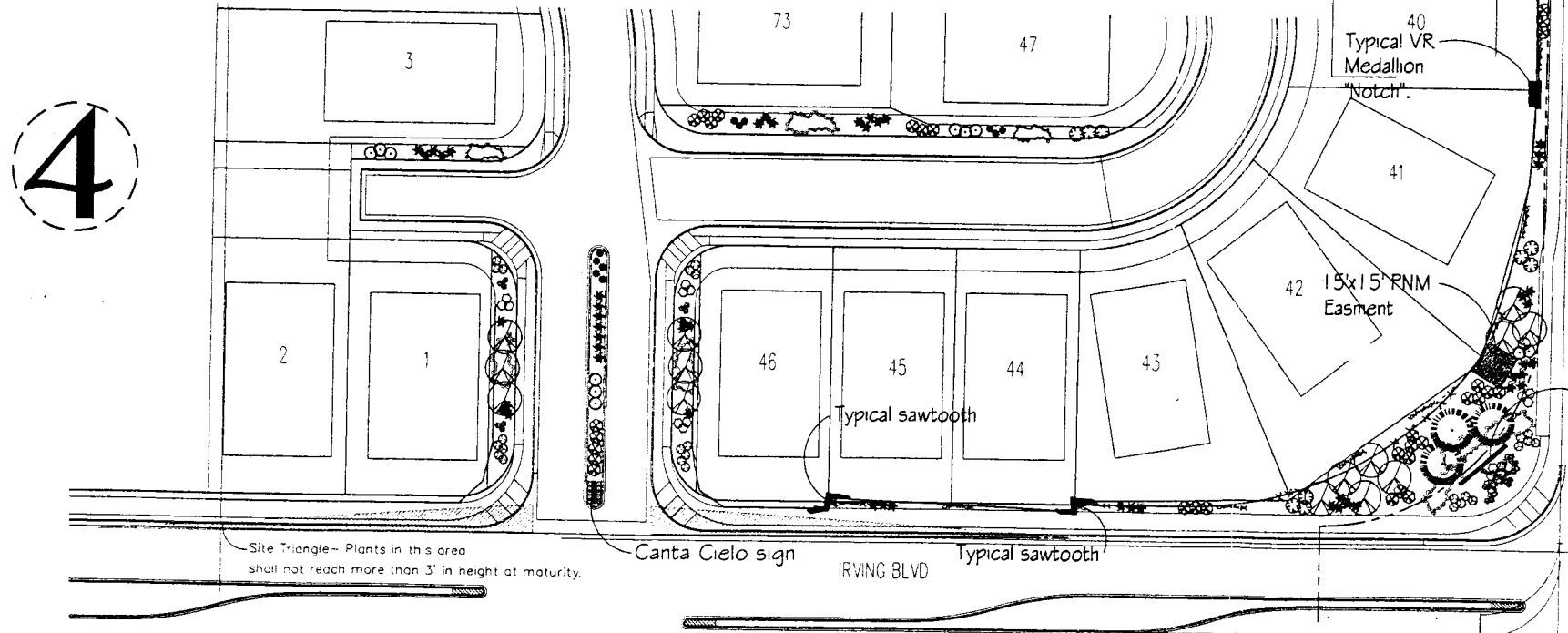
TYPICAL PEDESTRIAN CONNECTION FOR VENTANA RANCH
WITH STUCCOED WALLS - SEE PHOTO OF STANDARD DETAILS.



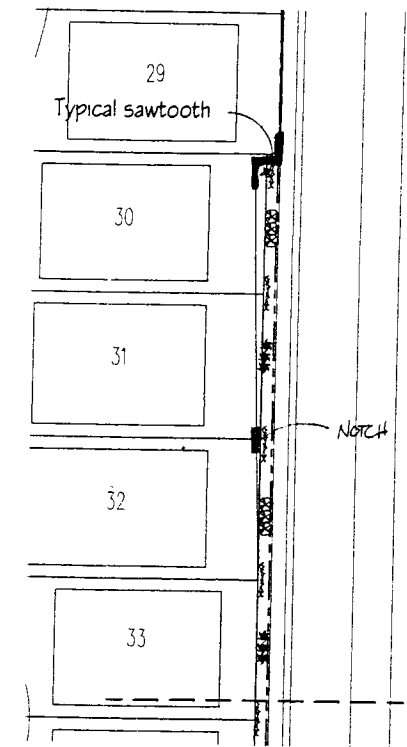
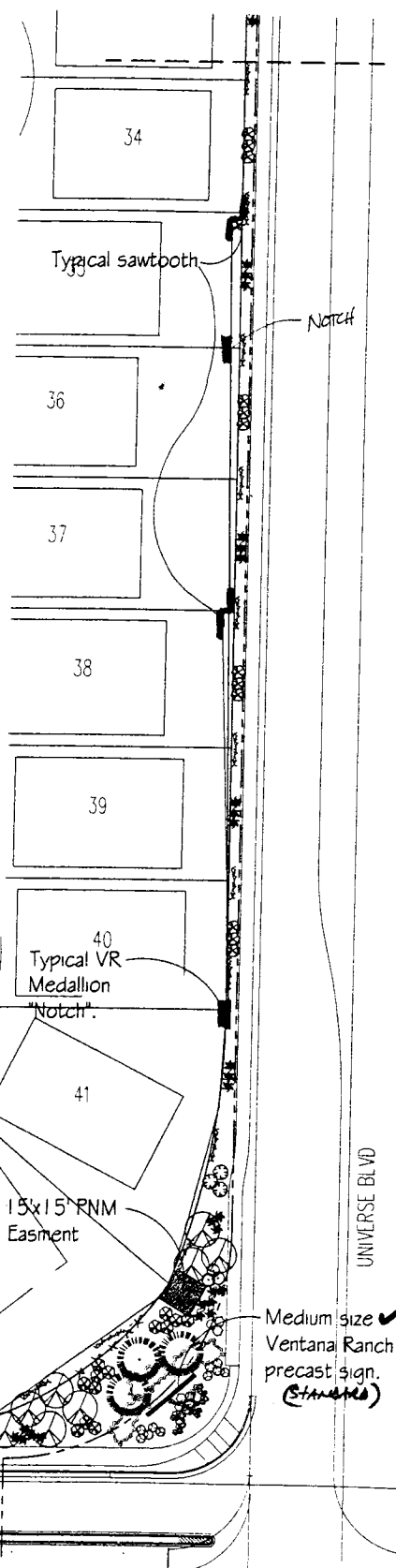
1



3



4



2

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

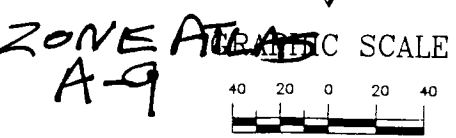
Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pallen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

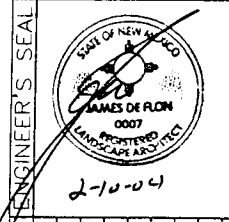
Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Landscape planting is to be adjusted in the field so that no plant is within 3' off the walk when planted.



Approved by: J.V. OKAY'D
Date: 2-10-04

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
emd@hilltoplandscaping.com



NO.	DATE	REMARKS	BY
		DESIGN	Hilltop
	4/02	REVISIONS	Hilltop
	4/02		Hilltop
	4/02		Hilltop

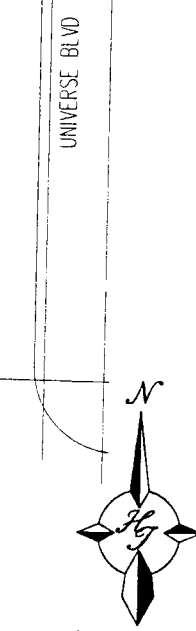
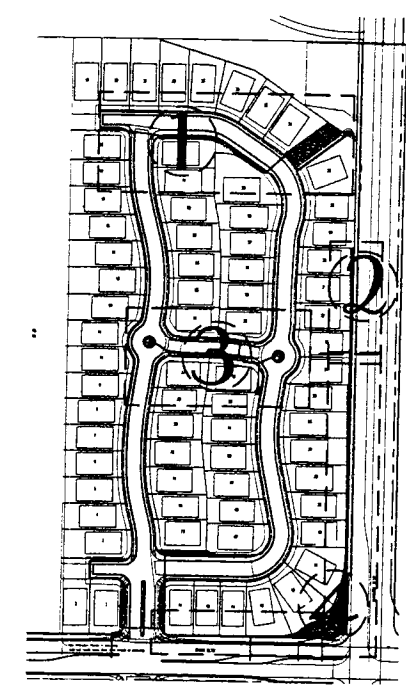
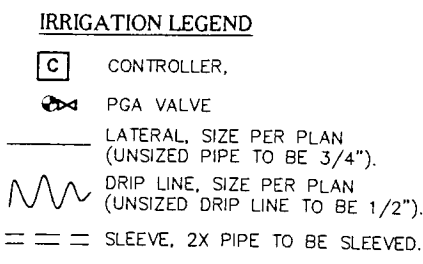
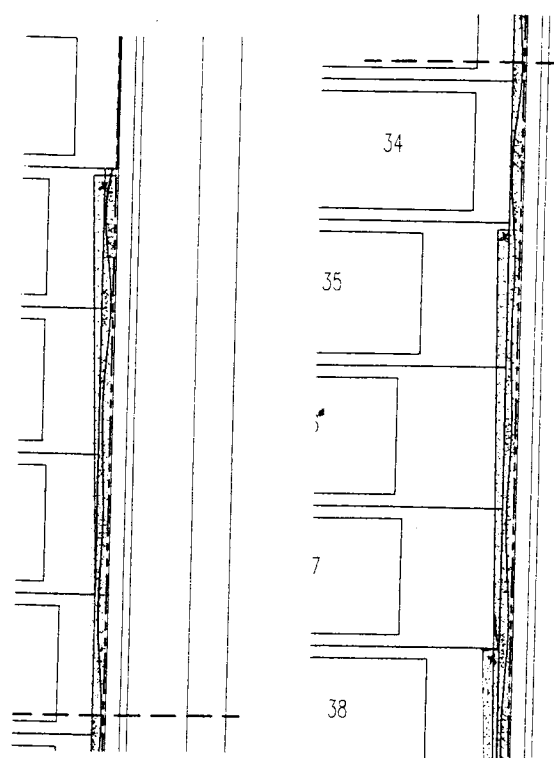
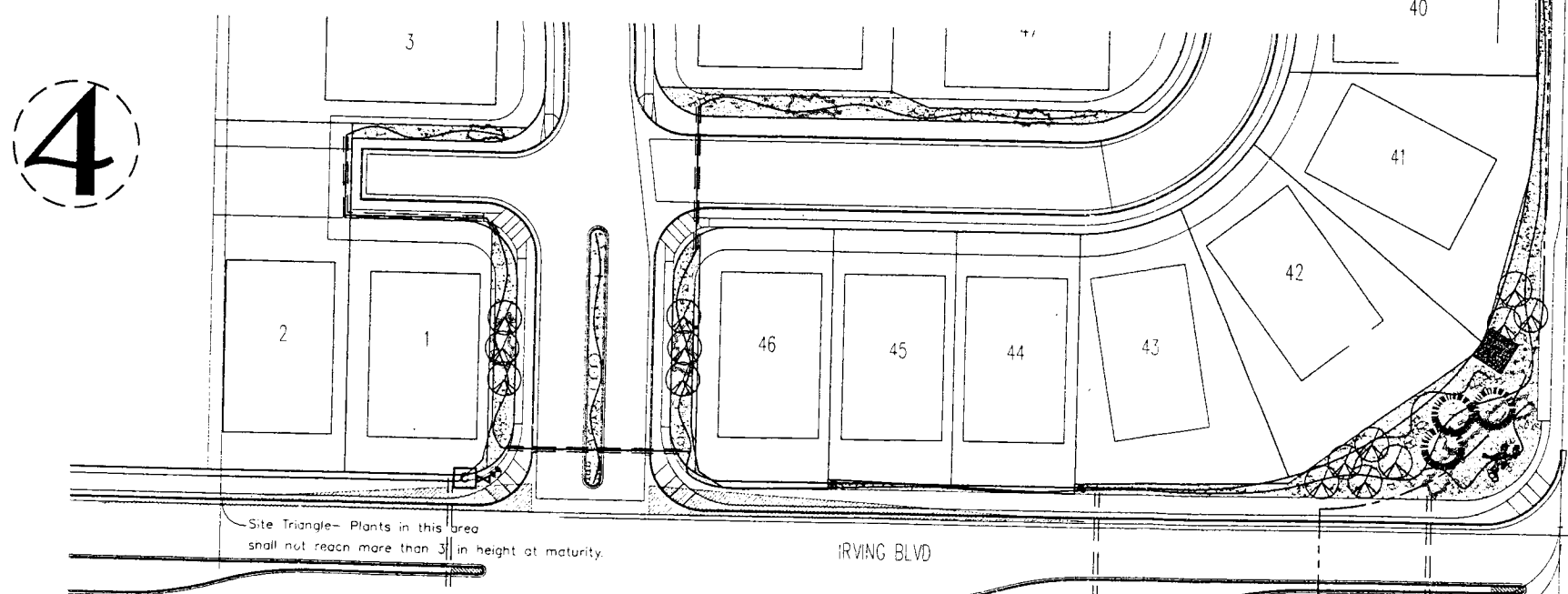
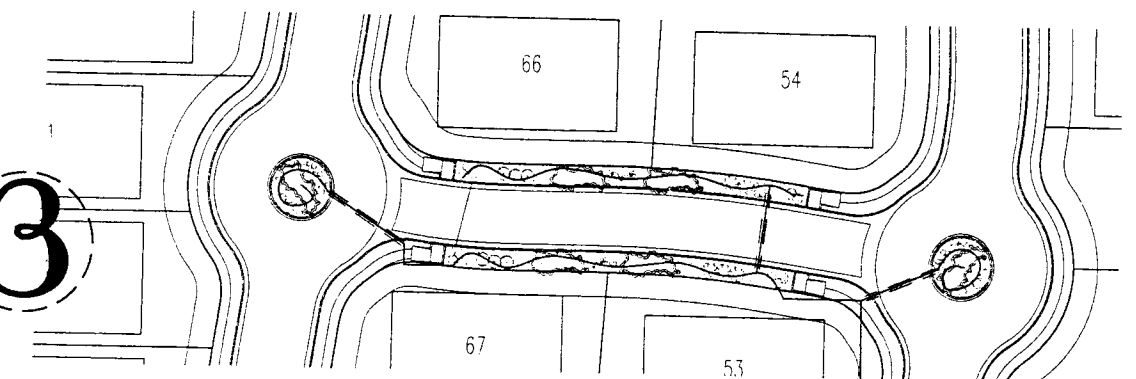
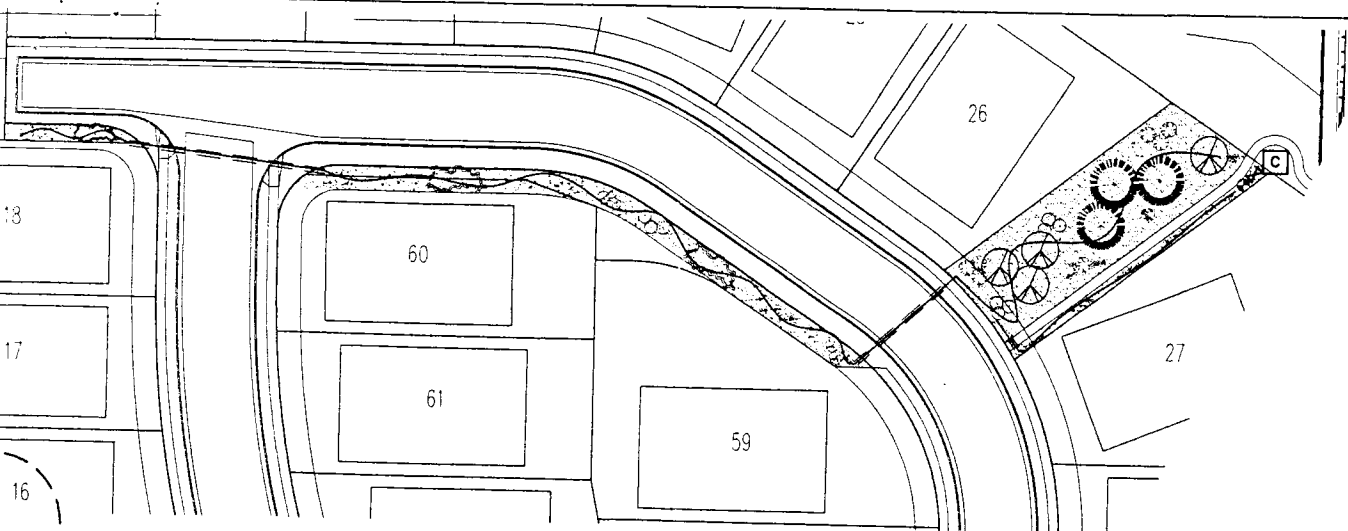
SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CANTA CIELO AT VENTANA RANCH
LANDSCAPE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL: DRIST 1002864
IRVING BETWEEN UNIVERSE & TRAVEL BLVD

CITY PROJECT NO. ZONE MAP NO. SHEET 7 OF 4



IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

The Hilltop
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Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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







CITY OF ALBUQUERQUE		PUBLIC WORKS DEPARTMENT		ENGINEERING DEVELOPMENT GROUP	
CANTA CIELO AT VENTANA RANCH				IRRIGATION PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE					
CITY PROJECT NO.	ZONE MAP NO.	SHEET	2	OF	4

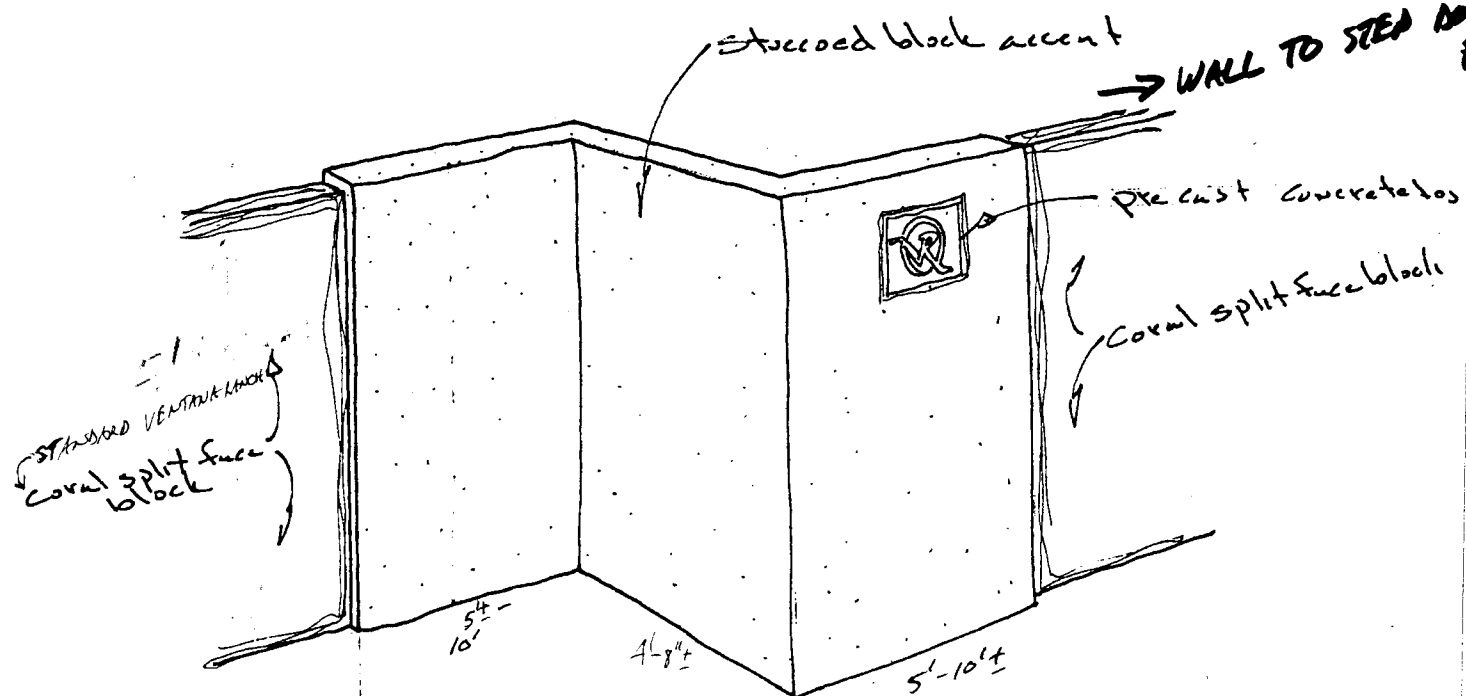
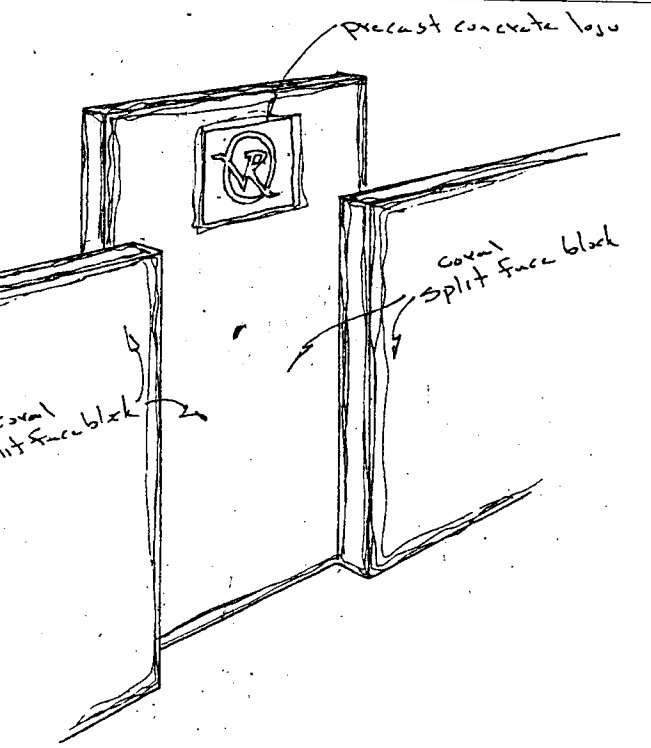
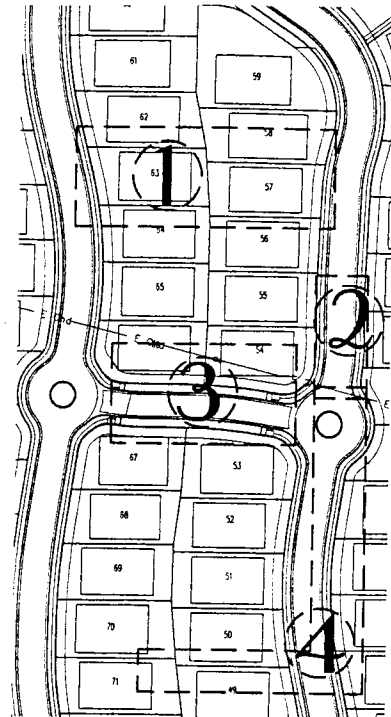
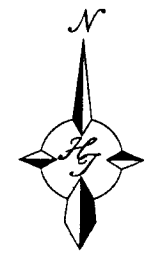
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STAKED BY				BY		DATE	
INSPECTOR'S ACCEPTANCE BY							
FIELD VERIFICATION BY							
CORRECTED BY							
MICRO-FILM INFORMATION							
RECORDED BY							
NO.							



NO.	DATE	REMARKS	DESIGNED BY	DATE	4/02
			Hilltop	DATE	4/02
			Hilltop	DATE	4/02
			Hilltop	DATE	4/02

PLANT LEGEND

-  AUSTRIAN PINE (H) 6
Pinus nigra
6"-8"
-  FLOWERING PEAR (H) 18
Pyrus calleryana
2" Gal.
-  AGAVE 4
Agave parryi
5 Gal.
-  INDIAN HAWTHORN (M) 55
Raphiotepis indica
5 Gal.
-  RUSSIAN SAGE (M) 28
Perovskia atriplicifolia
5 Gal.
-  MAIDEN GRASS (M) 92
Miscanthus sinensis
5 Gal. 16sf
-  BLUE MIST SPIREA (M) 25
Caryopteris clandonensis
5 Gal.
-  POTENTILLA (M) 49
Potentilla fruticosa
2 Gal.
-  AUTUMN SAGE (M) 39
Salvia greggii
2 Gal. 9sf
-  CHAMISA (L) 28
Chrysanthamnus nauseosus
1 Gal. 25sf
-  WILDFLOWER 34
1 Gal. 4sf
-  VINE 23
1 Gal.
-  BUFFALO JUNIPER 17
Juniperus sabina
5 Gal.
Symbol indicates 1 plant
-  SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
-  SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
-  OVERSIZED GRAVEL AND
3 BOULDERS



standard ventana ranch notch/
precast concrete logo

Sawtooth option

AS-BUILT INFORMATION	
CONTRACTOR	NO.
DATE	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD NOTES BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	NO.

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

BENCH MARKS	
NO.	DATE

ENGINEER'S SEAL

REVISIONS	
NO.	DATE
BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

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 Ph. (505) 898-9690
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CANTA CIELO AT VENTANA RANCH

DETAILS

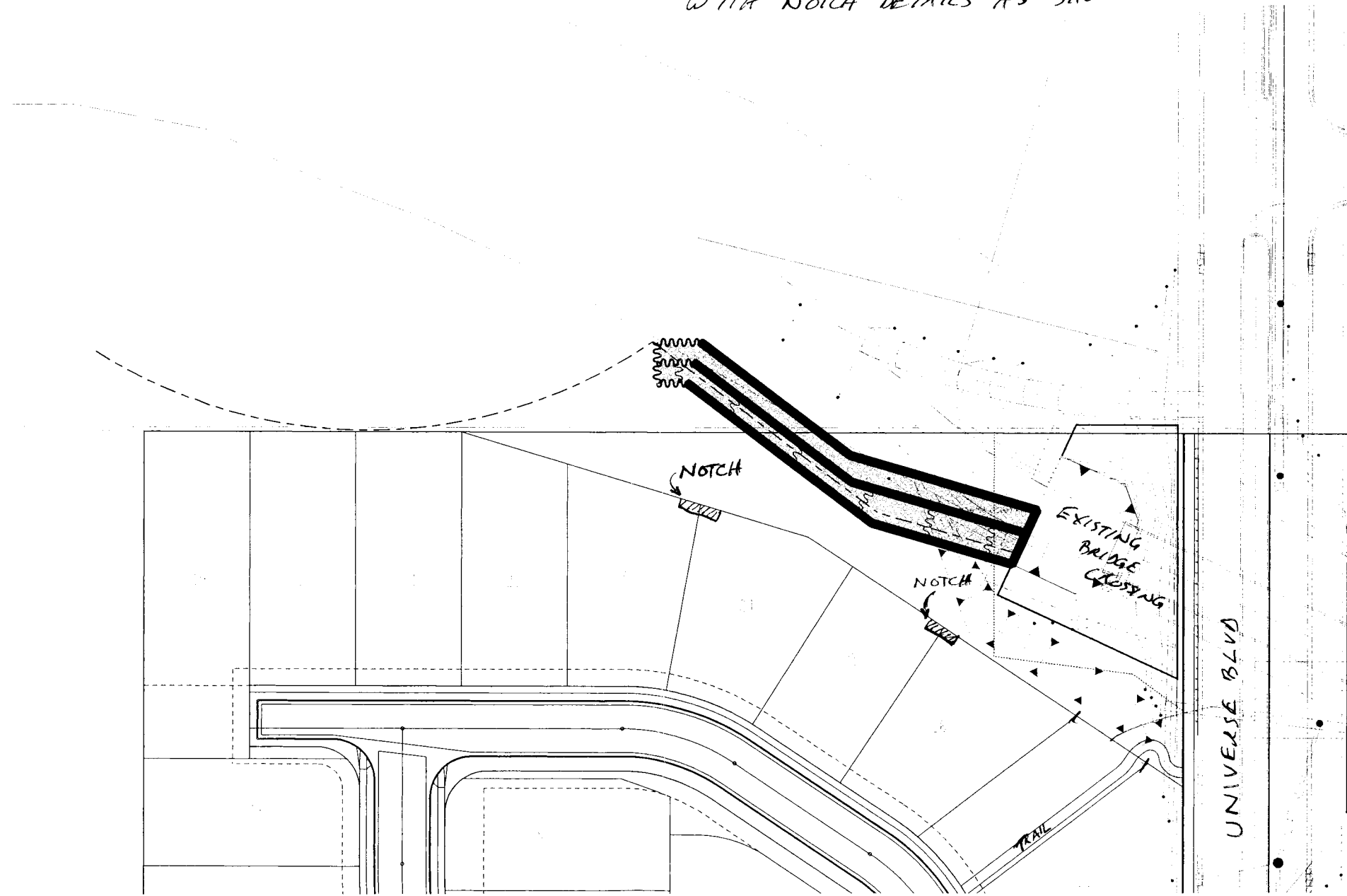
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET 3 OF 4

Ventana Ranch Wall Details

not to scale

NORTH WALL FROM LOT 26
TO LOT 19 SHALL BE STANDARD
FRANCE "CORAL" SLIT FACE BLOCK
WITH NOTCH DETAILS AS SHOWN



TRAIL OPENING
SEE SHIT 1 OF 4

NORTH WALL
CANTA CIELO