

VICINITY MAP

LANDS OF GREVEY LIBERMAN
TRACT 3
(07-17-98, 98C-210)

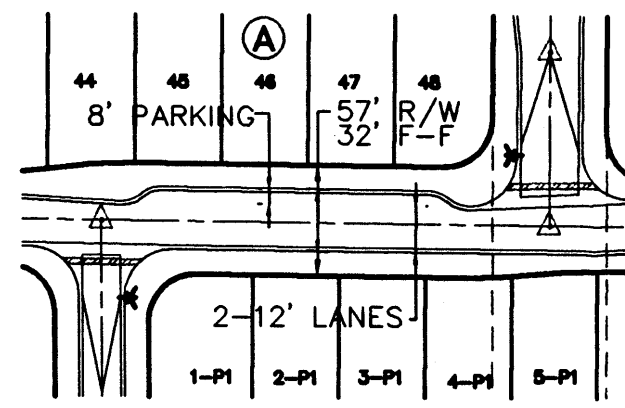
DRAINAGE
EASEMENT

P1-DESIGNATED LOTS

LOTS 1-5, BLOCK I AND LOTS 26 & 27, BLOCK G SHALL BE DESIGNATED AS P1, WITH NO ON-STREET PARKING.

THERE SHALL BE A NO-PARKING SIGN INSTALLED ALONG THE STREET FRONTAGE OF LOTS 1-5, BLOCK I, ALONG WITH AN 8-FOOT WIDE PARKING POCKET ON THE NORTH SIDE ALONG THE FRONTAGE OF LOTS 45-48, BLOCK A. SEE THE DETAIL TO THE RIGHT.

NUMBER	DIRECTION	DISTANCE
L1	N 89°26'02" W	29.85'



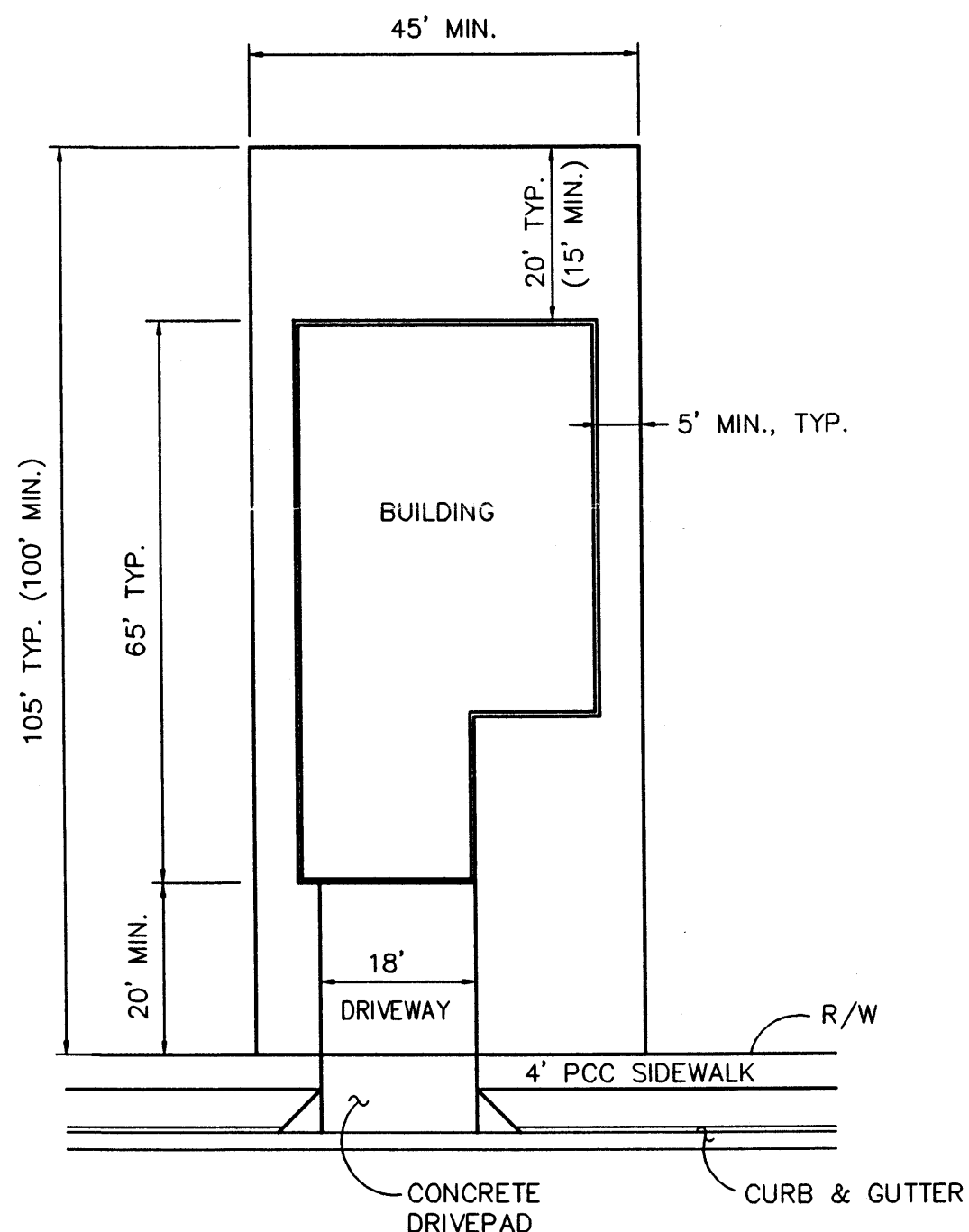
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	09°50'38"	S 05°00'59" E	25.83	300.00	51.54	51.48
C2	88°33'40"	S 34°20'33" W	29.26	30.00	46.37	41.89
C3	89°20'31"	N 33°57'07" E	29.66	30.00	46.78	42.18
C4	17°20'25"	S 02°02'56" E	45.75	300.00	90.79	90.45
C5	06°35'52"	N 03°19'20" E	17.29	300.00	34.55	34.53
C6	89°27'26"	N 44°42'19" W	24.76	25.00	39.03	35.19

SITE DATA

- TOTAL LAND AREA = 24.7758 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 159.
- CURRENT ZONING: R-D
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO GIBSON BLVD OR MESSINA DR SW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE. IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND HOME OWNER'S ASSOCIATION.

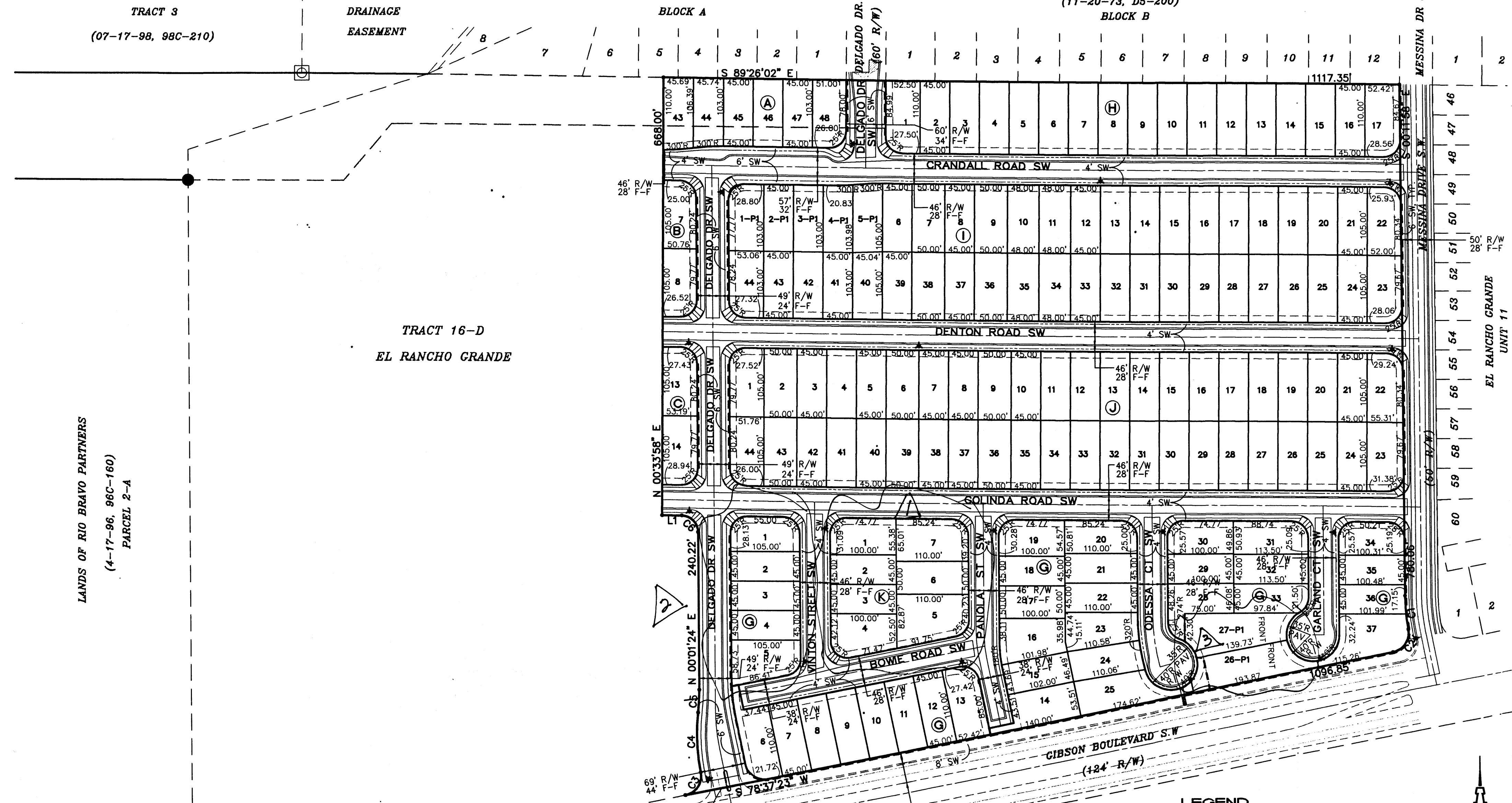
BUILDING NOTES:

- BUILDING SQUARE FOOTAGE: MIN.=1000 sq. ft. MAX.=3500 sq. ft.
- BUILDING HEIGHT: MAX.=19'-SINGLE STORY, MAX.=26'-TWO STORY.
- COLOR OF GARAGE DOOR SHALL MATCH COLOR OF HOUSE.



TYPICAL LOT PLAN

NOTE: SEE LANDSCAPE PLAN FOR TYPICAL FRONT YARD LANDSCAPING
MINIMUM LOT SIZE: 45'x100' (4500 sf.)



LANDS OF RIO BRAVO PARTNERS
PARCEL 2-A
(4-17-96, 96C-160)

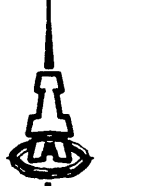
TRACT 16-D
EL RANCHO GRANDE

ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)
BLOCK B

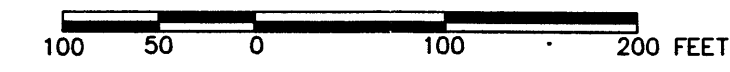
#1003874

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LOT NUMBER
- ⊙ BLOCK
- PERIMETER WALL
- R/W RIGHT-OF-WAY
- F-F FACE OF CURB-FACE OF CURB
- F-E FACE OF CURB-EDGE OF PAVING
- SW SIDEWALK
- HANDICAP RAMP



SCALE: 1"=100'

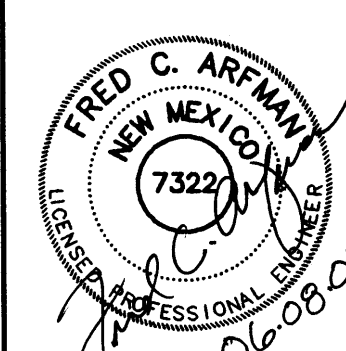


NOTE: SEE LANDSCAPE PLAN FOR ENTRANCE LANDSCAPING

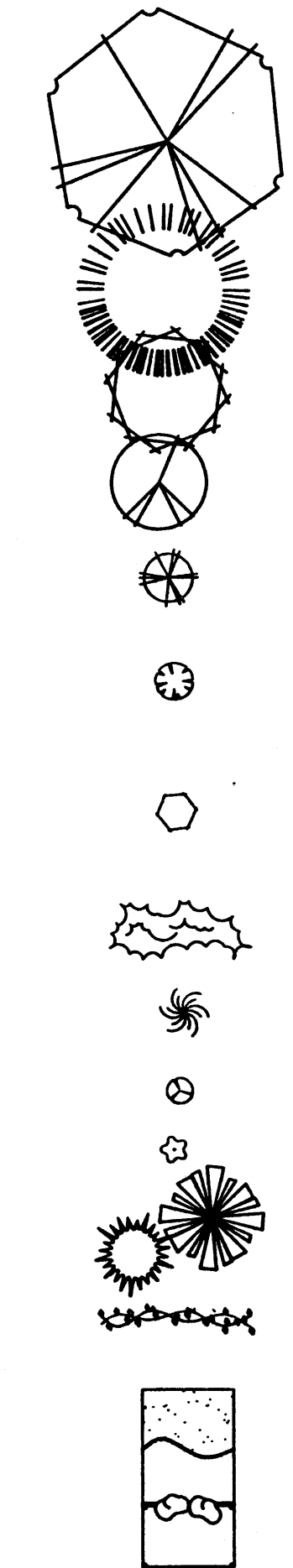
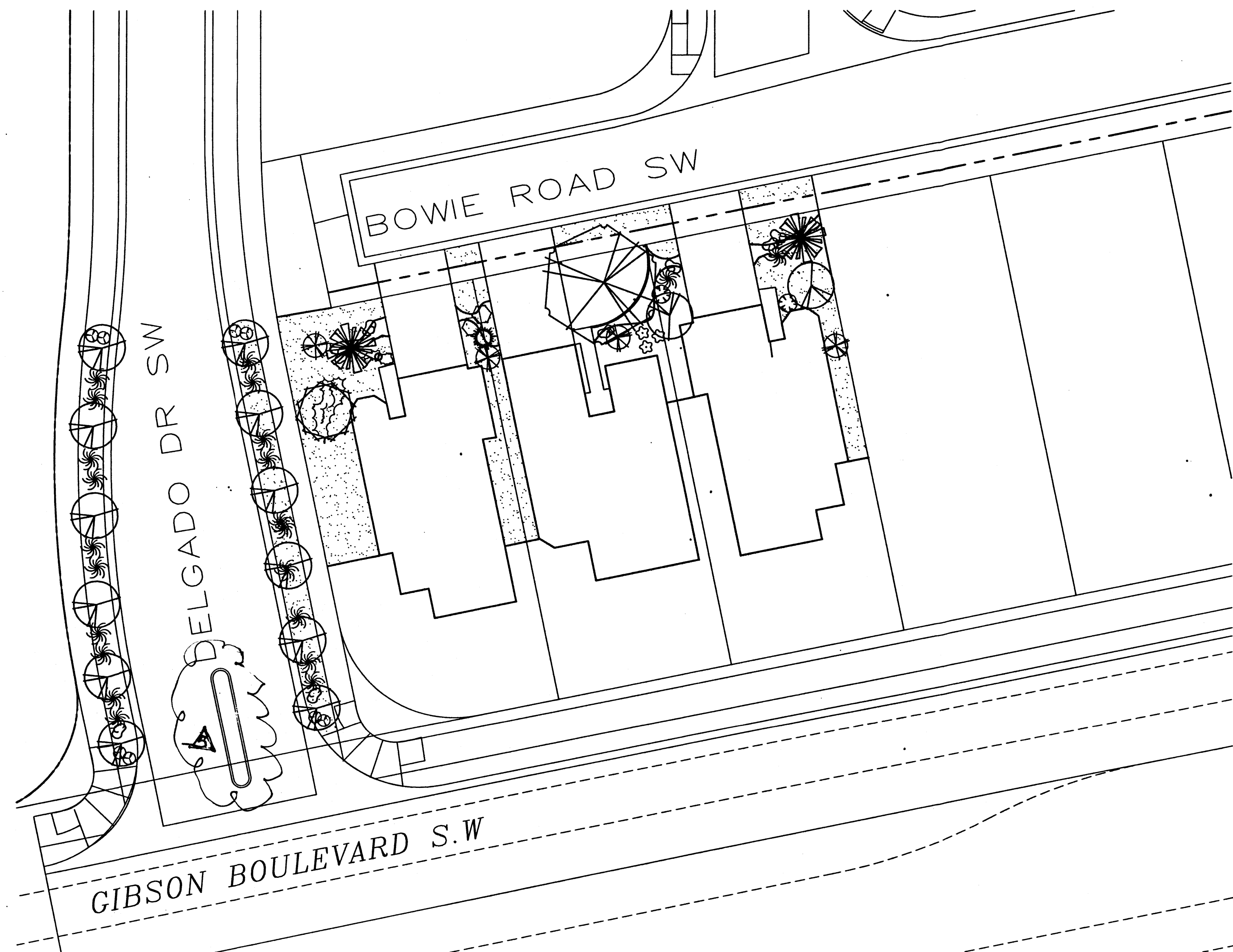
PROJECT NUMBER:	1003874
APPLICATION NUMBER:	05DRB-00126
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE DEPARTMENT	DATE
PLANNING DIRECTOR	DATE
AMAFCA	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**EL RANCHO GRANDE
UNIT 16
CURB, INC.**

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION**



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax 505-268-2632
1349SDP.DWGonw 6-2-05



- TREES**
Honey Locust, Arizona Ash, Raywood Ash, Golden Rain Tree, Chinese Pistache
- EVERGREENS**
Austrian Pine, Afgan Pine
- ORNAMENTALS**
Canada Red Cherry, Desert Willow, Crabapple, Vitex, Redbud
- ORNAMENTALS**
Flowering Pear
- SHRUBS - LARGE 1 Gal.**
Bird of Paradise, Butterfly Bush, Spanish Broom, Photinia
- SHRUBS - MEDIUM 1 Gal.**
Chamisa, Indian Hawthorn, Russian Sage, Apache Plume, Cotoneaster Sage, Rosemary
- SHRUBS - SMALL 1 Gal.**
Lenas Broom, Autumn Sage, Potentilla, Gaura, Crimson Pigmy
- GROUNDCOVERS 1 Gal.**
Cotoneaster, Rosemary
- LARGE GRASSES 1 Gal.**
Regal Mist, Deer Muhly, Maiden, Blue Avena
- SMALL GRASSES 1 Gal.**
Threadgrass, Blue Fescue
- WILDFLOWER 1 Gal.**
- ACCENTS**
Sotol, Palm Yucca, Mugo Pine
- VINES**
Wisteria, Banks Rose, Boston Ivy, Virginia Creeper
- Santa Fe Brown Gravel
 Steel Edge
 Cobblestone
 Natural Edge
 Boulder
 Sod*

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner.

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, Pollen 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.

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

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" polypipe 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.

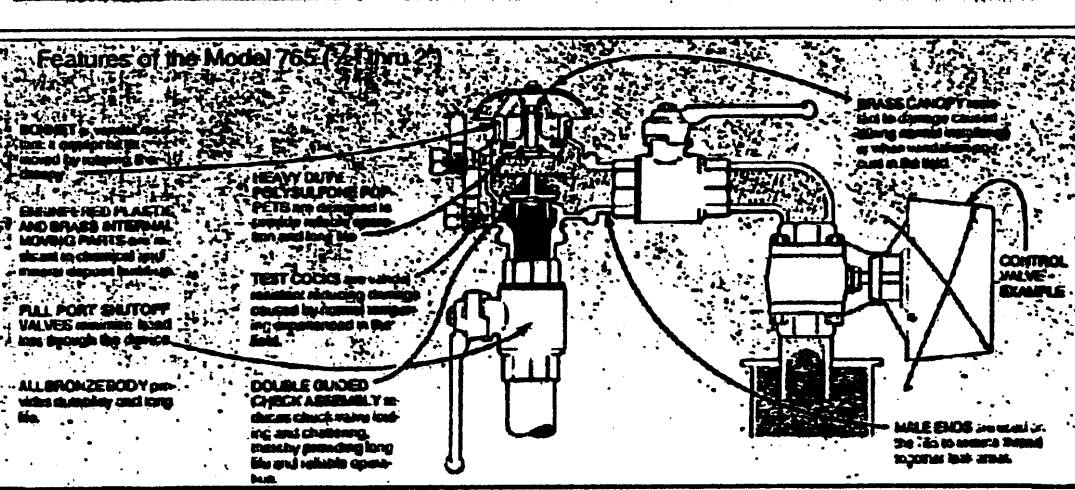
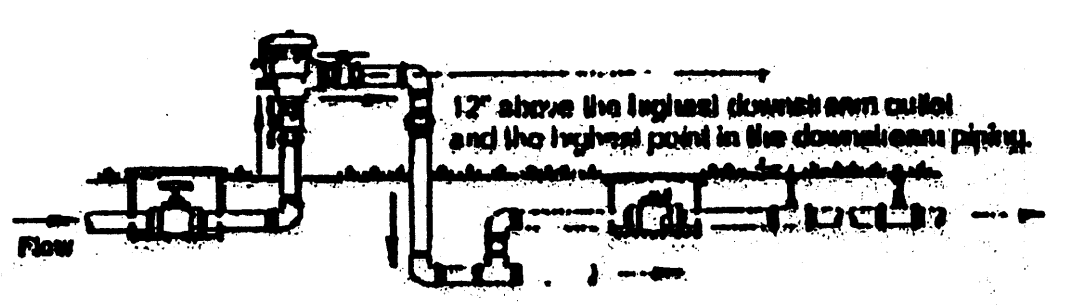
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

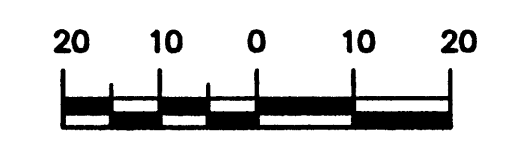
Febco Model 765



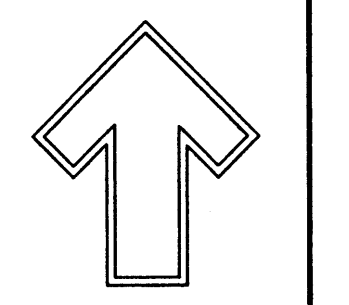
BACKFLOW PREVENTOR DETAIL

NO SCALE

GRAPHIC SCALE



SCALE: 1"=20'



Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9680
 Fax (505) 898-7737
 emd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

EL RANCHO GRANDE
 UNIT 16
 ALBUQUERQUE, NM
 STANDARD ENTRY AND FRONT YARD
 LANDSCAPE PLAN

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DRAWN BY: arr
 REVISION: 1
 DATE: 6-6-05

SHEET #
 L1 OF L1



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

June 6, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Administrative Amendment:
Amended Site Development Plan for Subdivision with
Landscaping Plan and Perimeter Wall Plan
for El Rancho Grande, Unit 16
DRB #1003874**

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting an amended site development plan for subdivision for El Rancho Grande, Unit 16.

The site was re-graded to minimize retaining walls and earthwork; the revised grading & drainage plan has been approved. The amended site development plan for subdivision, landscape plan, and perimeter wall sections are attached, and the following is a list of the changes from the original submittals.

- ✓ 1. Some lots south of Golinda Road were reduced from 105 feet to 100 feet and some were increased to 110 feet in depth in order to gain grade by sloping in the backyards.
- ✓ 2. One lot was added in Block G between Delgado Drive and Vinton Street, resulting in a total of 159 lots.
- ✓ 3. Lots 26-P1 and 27-P1 now front Garland Court instead of Odessa Court.
- ✓ 4. Minimum lot square footage shown on the Site Development Plan for Subdivision decreased from 4635 sq. ft. to 4500 sq. ft.

Ms. Sheran Matson
June 6, 2005
Page 2

- ✓ 5. The amended Landscape Plan shows elimination of landscaping in median at the Delgado entrance at Gibson Blvd. The reason for eliminating the landscaping is that the median is only 4' wide (face of curb - face of curb), and the DPM calls for patterned concrete to be used for medians of this width. Landscaping between sidewalk and curb at the entrance remains the same.
- ✓
OK 6. The amended perimeter wall sections show reduced retaining wall heights because of the revised grades. Some of the double retaining walls have been eliminated, which should make the appearance of the walls nicer from the public side.

If you have questions or comments regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN, P.A.



Fred C. Arfman, PE
FCA/ānw
Attachments