

VICINITY MAP No. H-12



LEGAL DESCRIPTION:

THE WESTERLY PORTION OF LOT NUMBERED SEVENTEEN (17) OF RICE'S DURANES ADDITION No.1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1939 IN VOLUME D4, FOLIO 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT, BEING A POINT ON THE NORTHERLY LINE OF RICE AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "B-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) OF X = 374,102.61 AND Y = 1,494,995.82 BEARS S 71° 47' 43" E., A DISTANCE OF 1165.76', RUNNING THENCE S 83° 59' 12" W. ALONG THE NORTHERLY LINE OF RICE AVENUE, A DISTANCE OF 156.30' TO THE SOUTHWEST CORNER, BEING THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF DURANES ROAD; THENCE N 44° 00' 27" E. ALONG THE SOUTHERLY LINE OF DURANES ROAD, A DISTANCE OF 194.02' TO THE NORTHEAST CORNER; THENCE S 09° 30' 41" E, A DISTANCE OF 124.90' TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.2236 ACRES MORE OR LESS

**PLAT OF
LOTS 17-A, LOT 17-B, AND LOT 17-C
RICE DURANES ADDITION**

WITHIN
SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

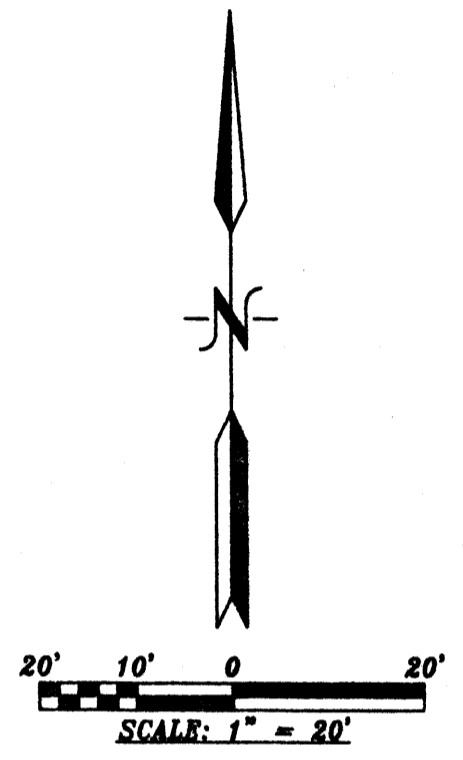
PROJECT NUMBER: 1004359
APPLICATION NUMBER: 06 DRB-00100

UTILITY APPROVALS:

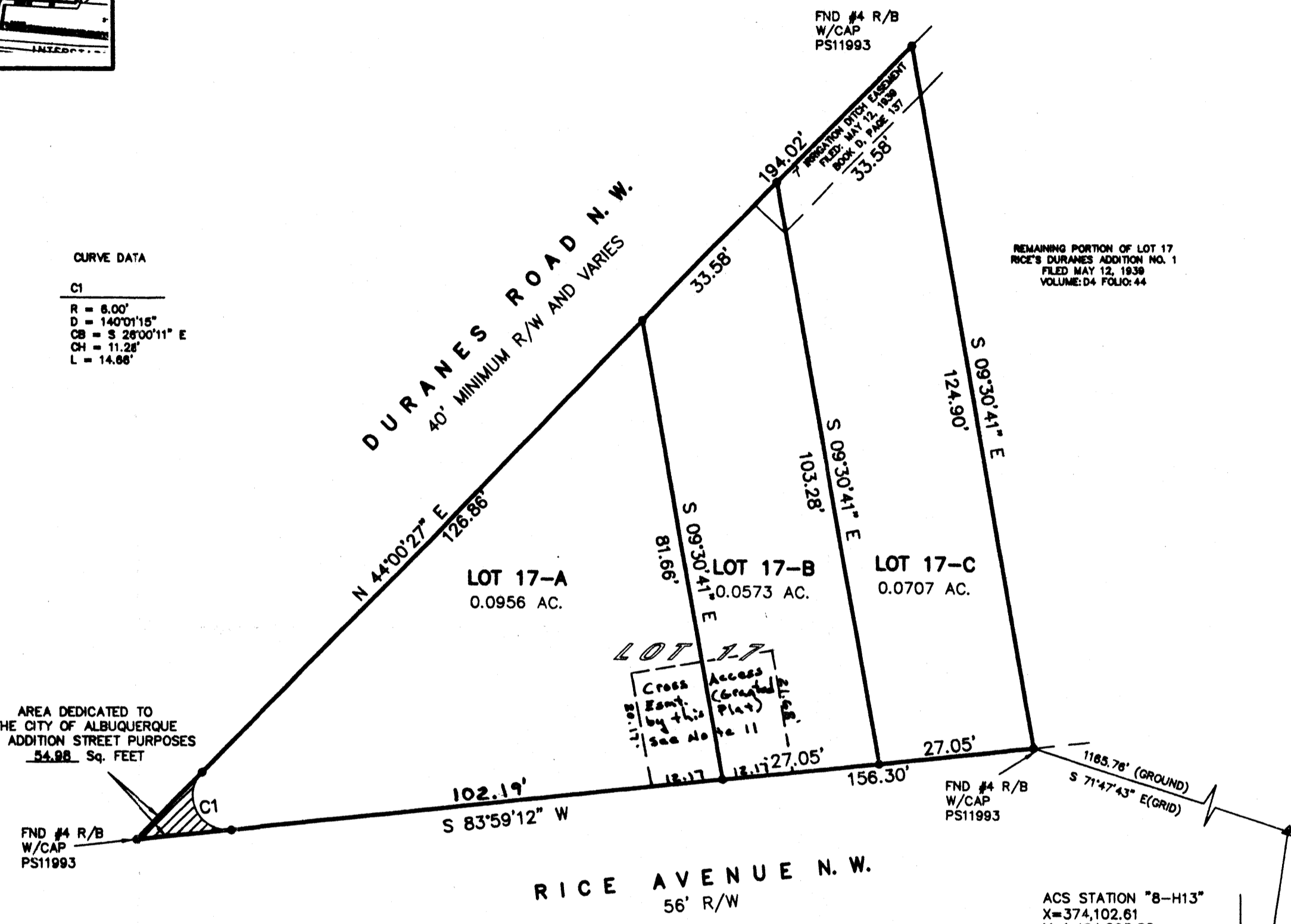
PNM ELECTRIC SERVICES	N.A.	DATE
PNM GAS SERVICES	N.A.	DATE
QWEST TELECOMMUNICATIONS	N.A.	DATE
COMCAST	N.A.	DATE
NEW MEXICO UTILITIES	N.A. <u>3/1/06</u>	DATE

CITY APPROVALS:

CITY SURVEYOR	<u>[Signature]</u>	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	N.A.	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N.A.	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u>	DATE <u>3-1-06</u>
UTILITIES DEVELOPMENT	<u>[Signature]</u>	DATE <u>3/1/06</u>
PARKS AND RECREATION DEPARTMENT	<u>[Signature]</u>	DATE <u>3/1/06</u>
AMAFCA	<u>[Signature]</u>	DATE <u>3/1/06</u>
CITY ENGINEER	<u>[Signature]</u>	DATE <u>3/1/06</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u>	DATE <u>3-3-06</u>



CURVE DATA
C1
R = 8.00'
D = 140°01'15"
CB = S 28°00'11" E
Ch = 11.28'
L = 14.88'



PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 17 INTO 3 LOTS, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN

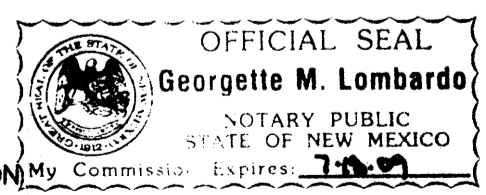
- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.2236 ACRES.
 - TALOS LOG NO. 2005114916
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
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 - DATE OF FIELD WORK: JUNE, 2005
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 - The Cross Access Easement is for the Benefit of lots 17-A & 17-B and is to be maintained equally by said lots.

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[Signature] 1-16-06
Calterra Development LLC
Michael Eaves, Partner
ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 16th DAY OF JANUARY, 2006
BY: MICHAEL J. EAVES
OWNERS NAME
MY COMMISSION EXPIRES: 7-18-09 BY: [Signature]
NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101805950088510501
PROPERTY OWNER OF RECORD: Calterra Development
BERNALILLO CO. TREASURER'S OFFICE: [Signature]
8-1-06



SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 16th DAY OF January, 2006.
[Signature]
ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC. PHONE: (505) 889-8066
2112-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045





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PROJECT NUMBER: _____
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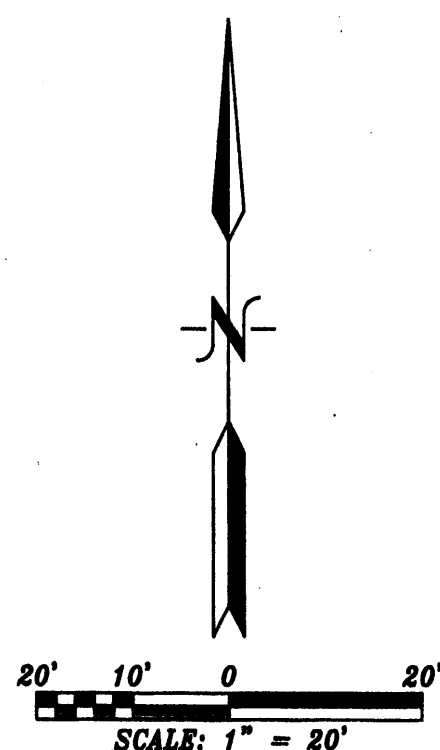
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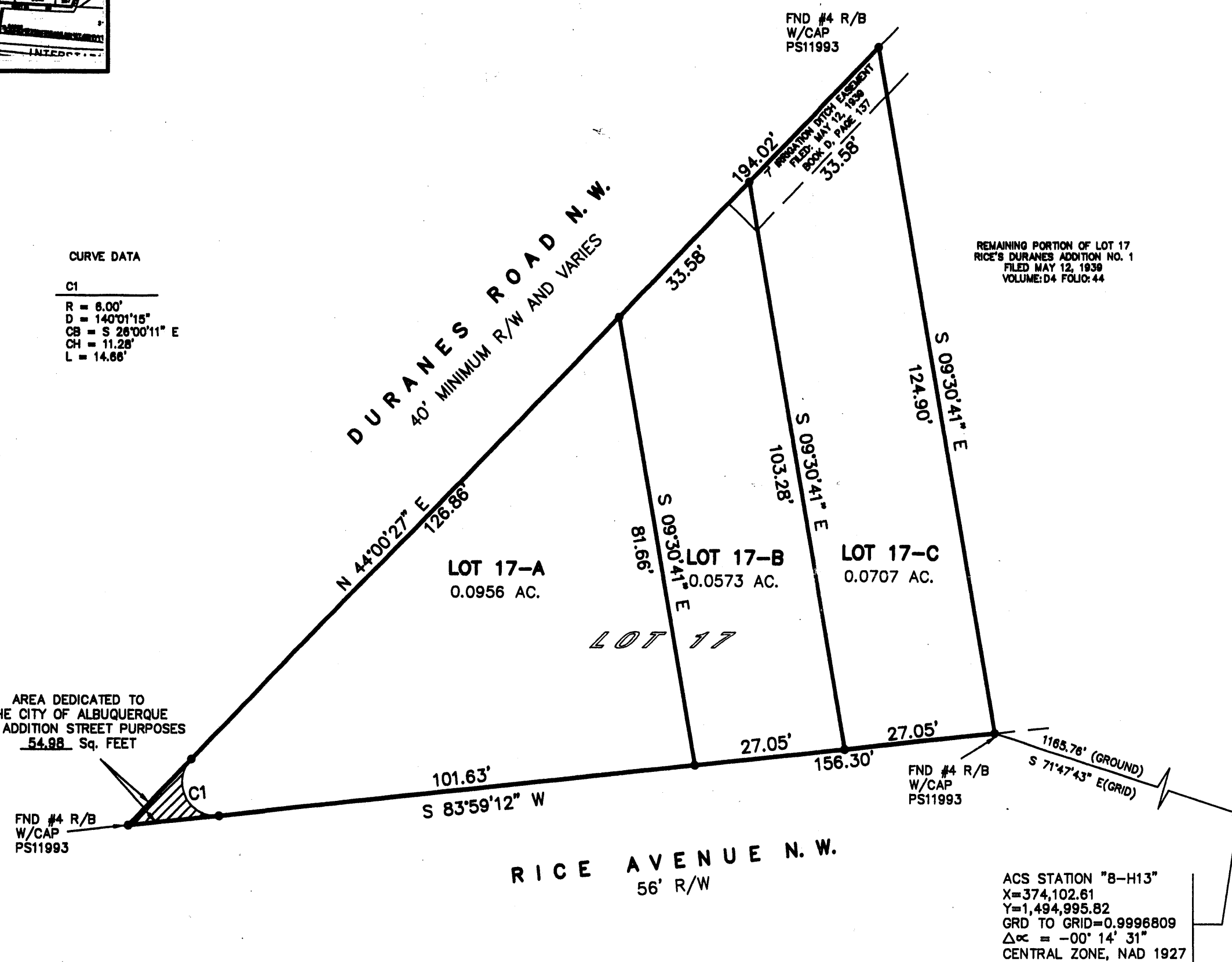
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[Signature] 1-16-06
Caliterra Development LLC DATE
Michael Eaves, Partner

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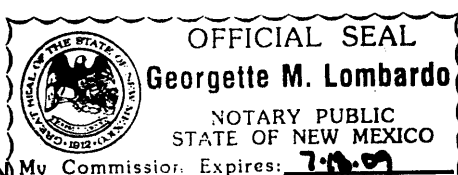
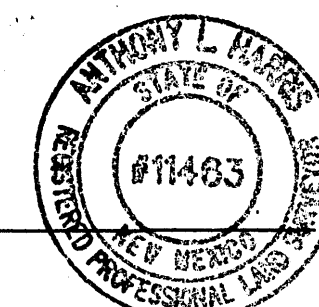
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ALBUQUERQUE, NEW MEXICO 87110



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UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____



SOUTH ELEVATION

1/8" = 1' - 0"

W. MARK SNAPP DESIGN, INC.
 CUSTOM RESIDENTIAL AND COMMERCIAL DESIGN
 6125 4th Street NW, Albuquerque, NM 87107
 P: 505-350-3802

©W. Mark Snapp 2005

Contractor: CALLITERRA DEVELOPMENT
 Drawing: **SITE PLAN/ FLOOR PLANS**

**TOWNHOUSES
 AT RICE AVE.**

Project:

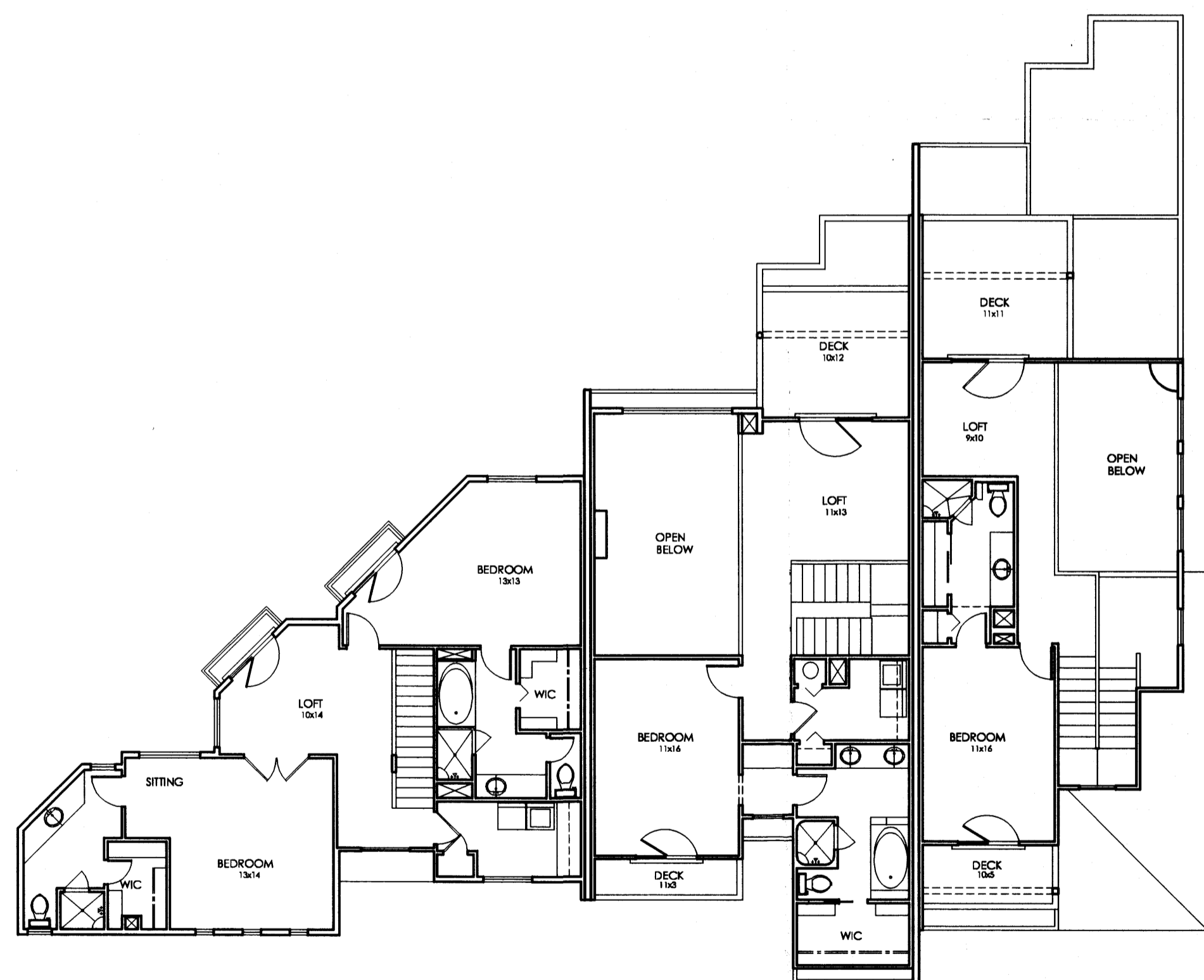
Date: JAN 2006

Revision:

Rev. No. By: Date:

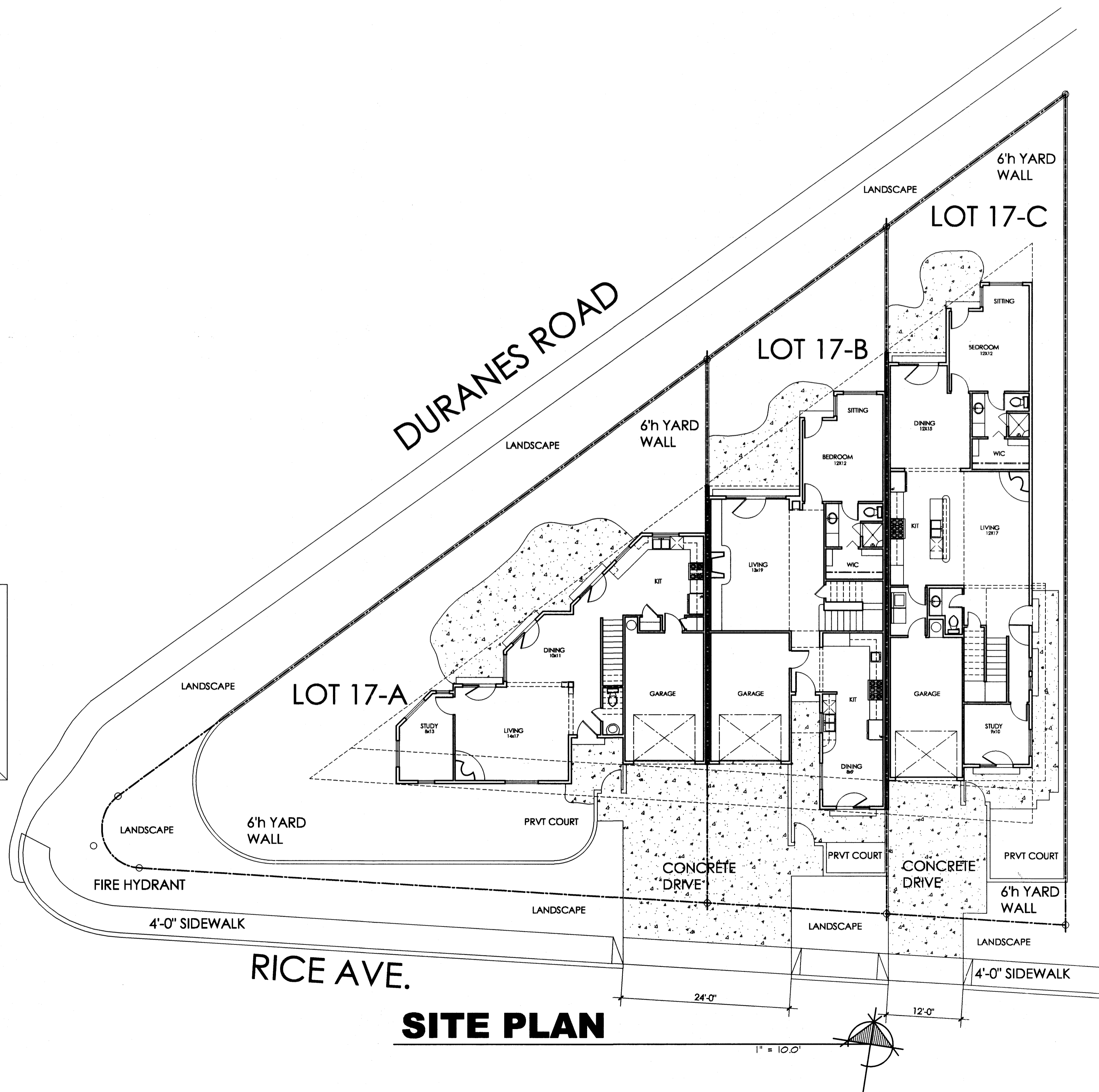
Sheet:

A1



UPPER FLOOR PLAN

1" = 10'-0"



SITE PLAN

1" = 10'-0"

APR PLANS CHECKING OFFICE
 924-3611
~~APPROVED~~ DISAPPROVED
 R.C. [Signature] 1-23-06
 SIGNATURE & DATE

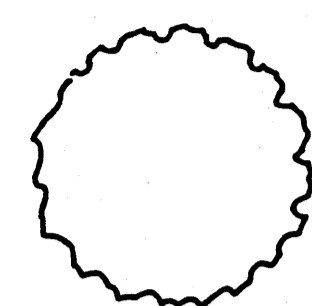
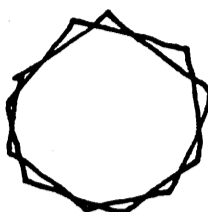








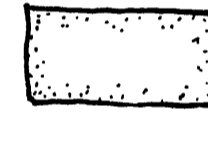

LEGAL:
 LOTS 17-A, 17-B & 17-C
 RICE DURANES ADDITION
 ALBUQUERQUE, NM
 BERNALILLO COUNTY
 ZONING: R2 TH
 SEISMIC ZONE:
 SEISMIC ZONE 2-B

BUILDING INFORMATION:
 TYPE OF CONSTRUCTION: TYPE V

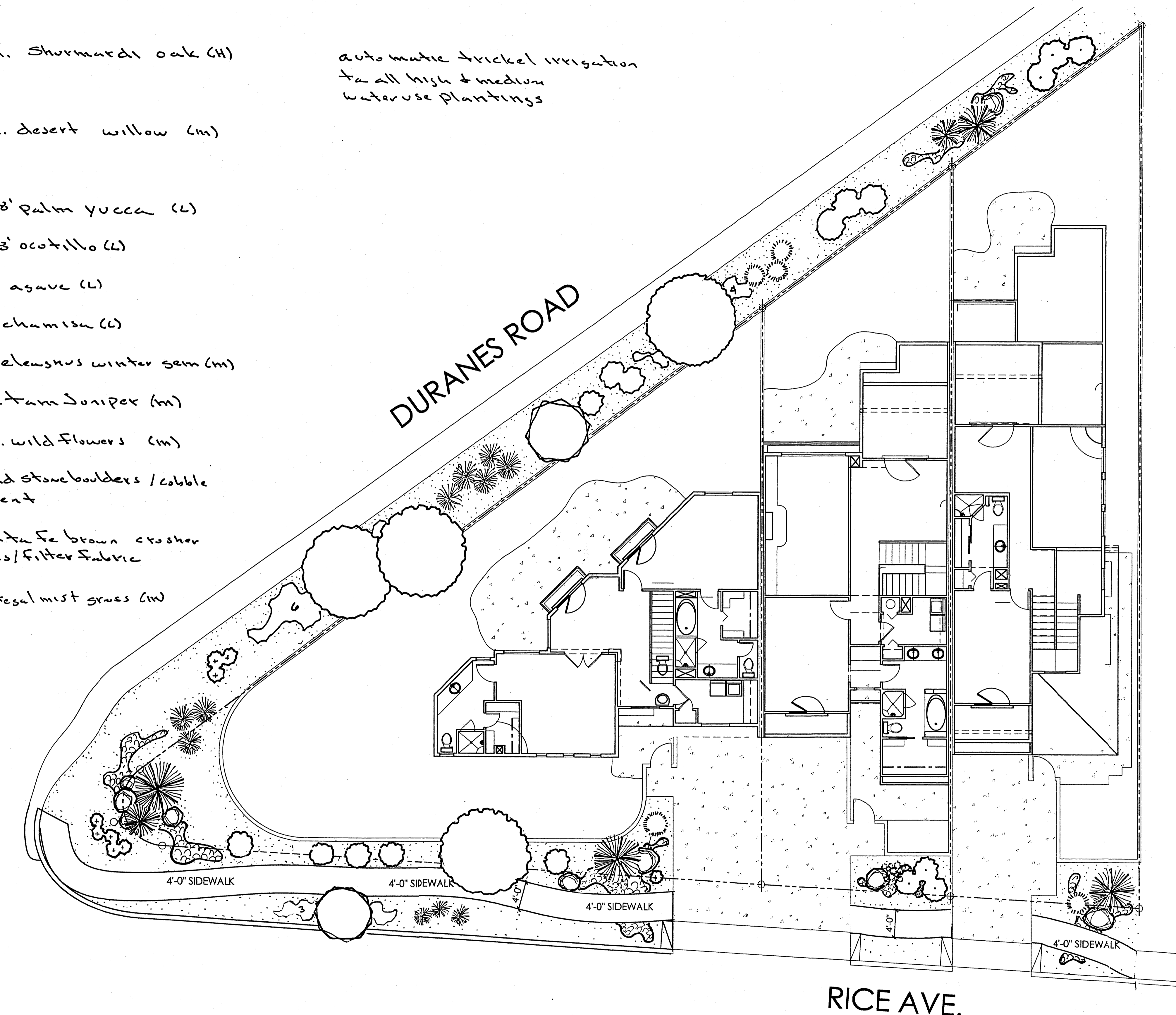
AREA CALCULATIONS:
 LOT 17-A LOWER: 841 SF
 UPPER: 1028 SF
 TOTAL: 1869 SF

LOT 17-B LOWER: 1049 SF
 UPPER: 734 SF
 TOTAL: 1783 SF

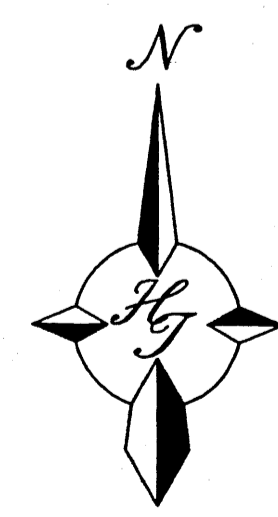
LOT 17-C LOWER: 1245 SF
 UPPER: 488 SF
 TOTAL: 1733 SF

-  2' cal. Shumard oak (H)
-  15 gal. desert willow (m)
-  6 to 8' palm yucca (L)
-  6 to 8' ocotillo (L)
-  5 gal. agave (L)
-  5 gal. chamisa (L)
-  5 gal. eleocharis winter gem (m)
-  5 gal. tam suniper (m)
-  1 gal. wild flowers (m)
-  Sand stone boulders / cobble accent
-  Santa Fe brown crusher fines / filter fabric
-  5 gal. vesal mist grass (m)

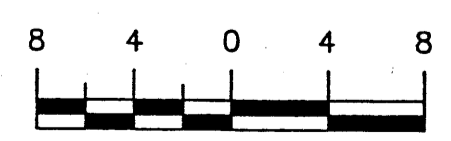
automatic trickle irrigation
for all high & medium
water use plantings

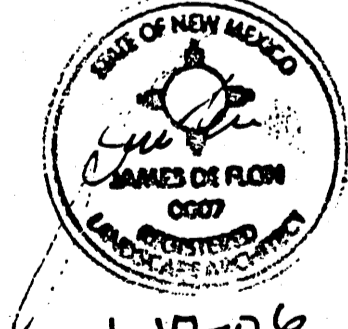


<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">Date:</td><td style="font-size: 8px;">JAN 2006</td></tr> <tr><td style="font-size: 8px;">Rev. No. By:</td><td style="font-size: 8px;">Date:</td></tr> </table>	Date:	JAN 2006	Rev. No. By:	Date:	<p>Project:</p> <h2 style="margin: 0;">TOWNHOUSES AT RICE AVE.</h2>	<p>Contractor:</p> <h2 style="margin: 0;">CALLITERRA DEVELOPMENT</h2> <p>Drawing:</p> <h2 style="margin: 0;">LANDSCAPE PLAN</h2>
Date:	JAN 2006					
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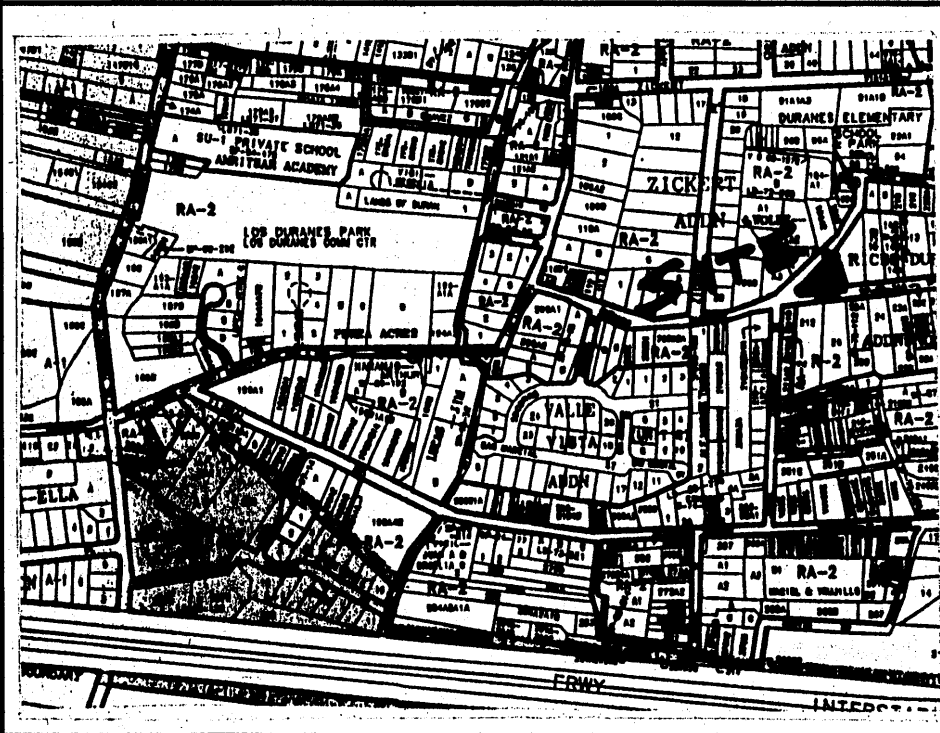
GRAPHIC SCALE





1-17-06
2-16-06
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.



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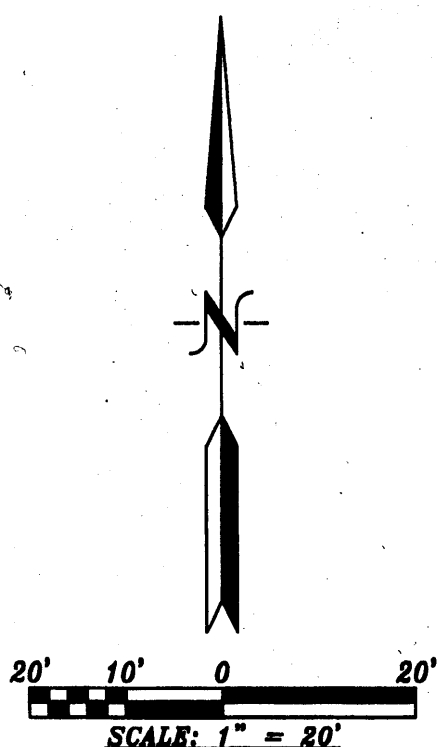
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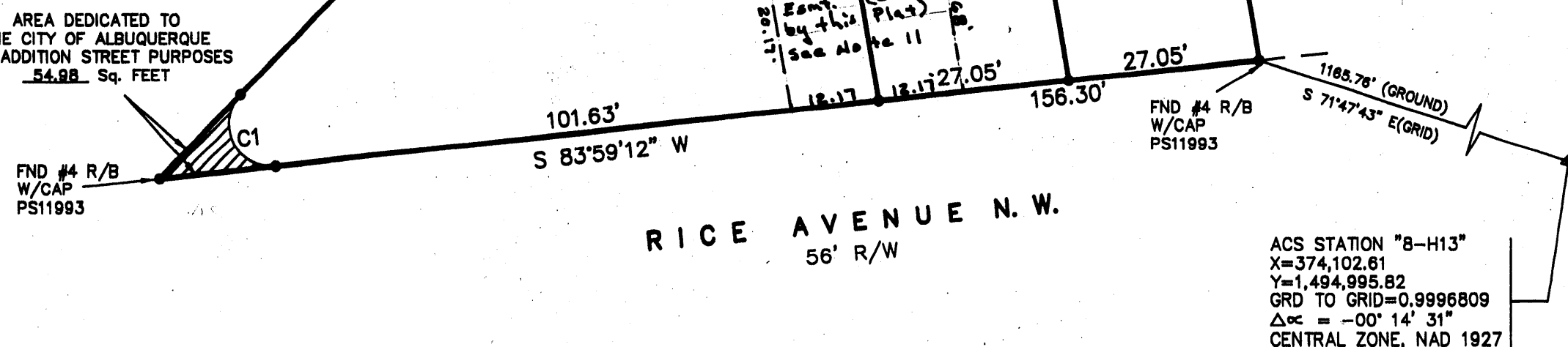


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OWNERS NAME

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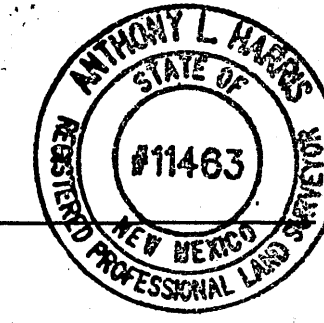
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 16th DAY OF JANUARY, 2006.

[Signature]
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2418-D MONROE STREET N.E. FAX: (505) 889-8845
ALBUQUERQUE, NEW MEXICO 87110



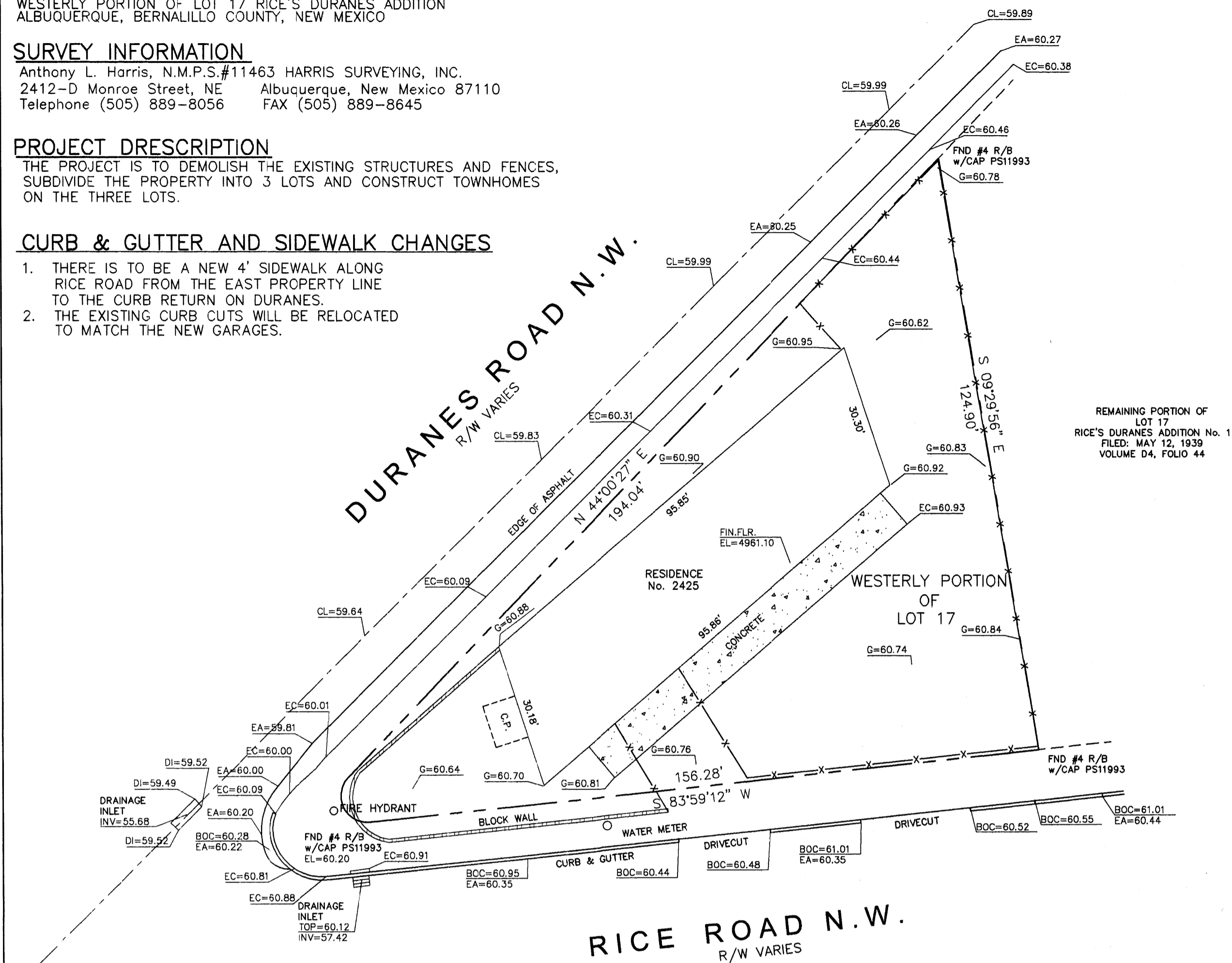
LEGAL DESCRIPTION
 WESTERLY PORTION OF LOT 17 RICE'S DURANES ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SURVEY INFORMATION
 Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 FAX (505) 889-8645

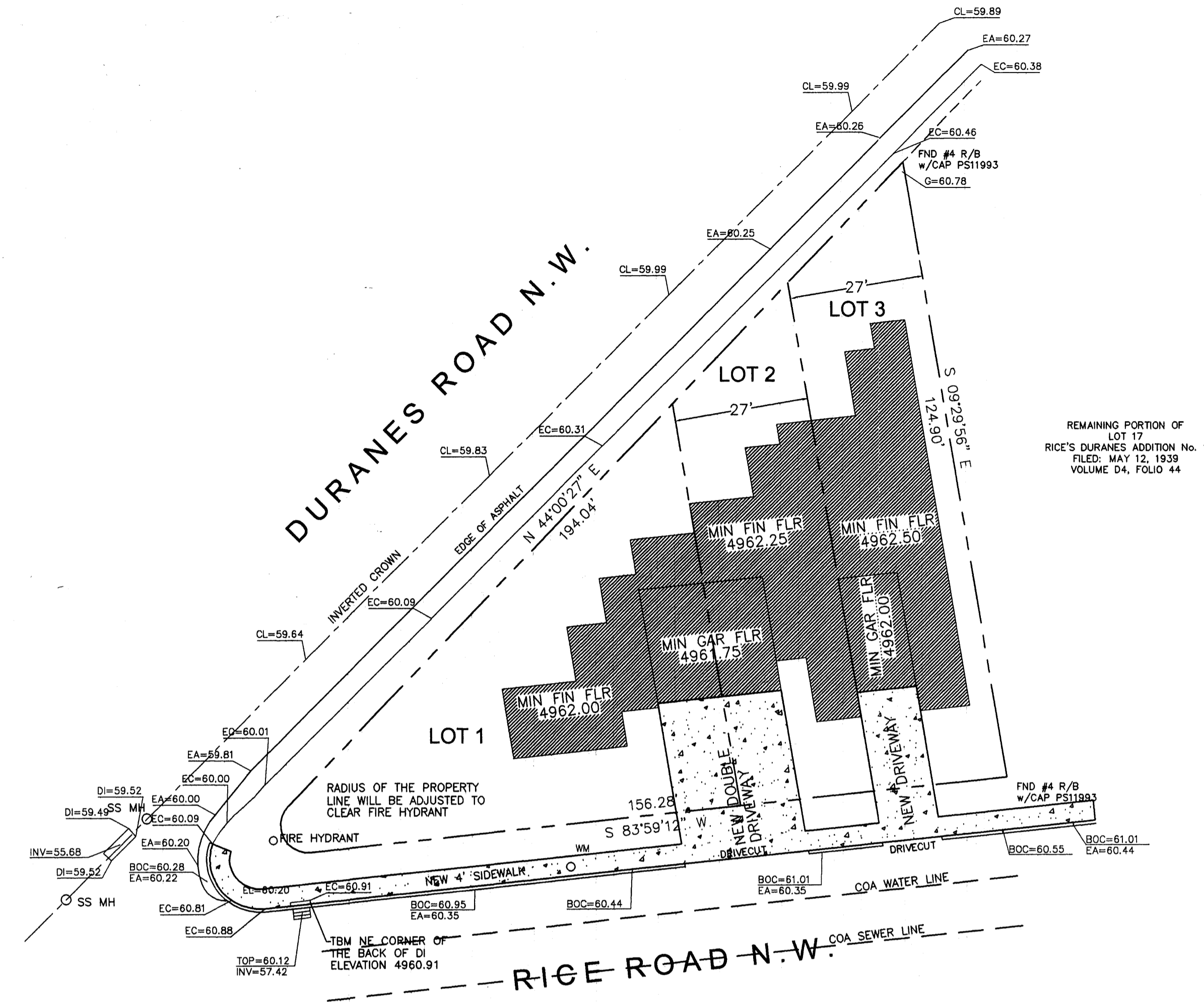
PROJECT DESCRIPTION
 THE PROJECT IS TO DEMOLISH THE EXISTING STRUCTURES AND FENCES,
 SUBDIVIDE THE PROPERTY INTO 3 LOTS AND CONSTRUCT TOWNHOMES
 ON THE THREE LOTS.

CURB & GUTTER AND SIDEWALK CHANGES

1. THERE IS TO BE A NEW 4' SIDEWALK ALONG RICE ROAD FROM THE EAST PROPERTY LINE TO THE CURB RETURN ON DURANES.
2. THE EXISTING CURB CUTS WILL BE RELOCATED TO MATCH THE NEW GARAGES.



EXISTING CONDITIONS



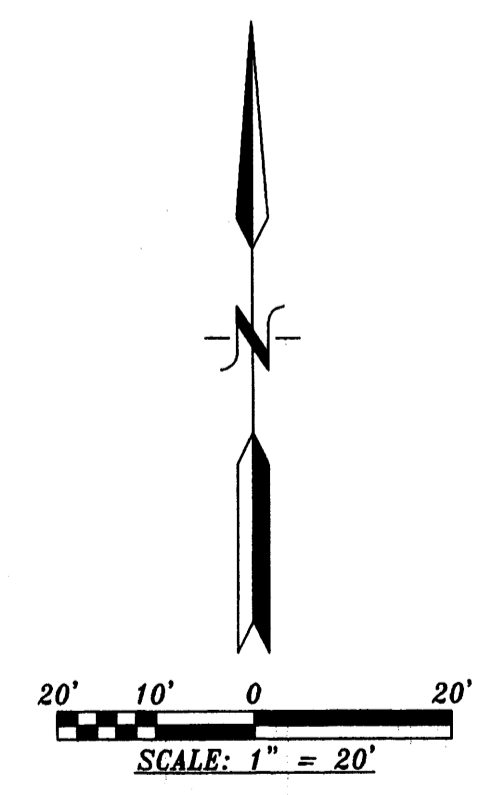
PROPOSED CONSTRUCTION

DRAINAGE INFORMATION
 THE EXISTING BUILDING DRAINS TO THE STREET. THERE ARE DROP INLET IN BOTH RICE AND DURANES. THE DROP INLET ON RICE IS A CURB INLET TYPE "C". THE INLET ON DURANES IS A DOUBLE "D". DURANES ROAD HAS AN INVERTED CROWN SO THE DOUBLE "D" INLET IS LOCATED IN THE CENTER OF THE ROAD. RICE ROAD HAS A NORMAL CROWN SECTION AND THE STORM WATER ON RICE IS COLLECTED IN A CURB INLET. NO STORM WATER IS PONDED ON SITE. THE EXISTING BUILDING HAS A GABLE ROOF ON THE MAIN PORTION AND STORM WATER DRAINS MORE OR LESS EQUALLY TO BOTH STREETS.
 THE PROPOSED STRUCTURE IS THE SAME AREA AS THE EXISTING STRUCTURE AND WILL CONTRIBUTE THE SAME VOLUME OF STORM WATER TO THE SYSTEM AS THE EXISTING STRUCTURE.
 THE SITE IS IN FLOOD ZONE X (500 YR).
 PEAK RUNOFF - CITY OF ALBUQUERQUE DPM, SECTION 22.2 HYDROLOGY, JANUARY 1993
 PRECIPITATION ZONE 2
 DESIGN STORM - 100 YEAR

LAND TREATMENT	DESCRIPTION	SQ. FT.	ACRE
B	LANDSCAPED AREAS	5432	0.1247
D	PARKING/DRIVEWAYS	570	0.0131
D	ROOF AREAS	3740	0.0989
TOTALS		9742	0.2237

PEAK DISCHARGE - $(0.1247)(2.28) + (0.112)(4.70) = 0.284 + 0.526 = 0.810$ CFS

- LEGEND**
- BOC == BACK OF CURB
 - CC == CURB CUT
 - DI == DRAINAGE INLET
 - EA == EDGE OF ASPHALT
 - EC == EDGE OF CONCRETE
 - EL == ELEVATION
 - EOW == EDGE OF WALL
 - ER == EDGE OF ROAD
 - FIN.FLR == FINISH FLOOR
 - FL == FLOW LINE
 - FND == FOUND
 - FP == FENCE POST
 - G == GROUND
 - INV == INVERT



BURTON ENGINEERS, INC.
 2900 VISTA GRANDE NW
 ALBUQUERQUE, NM 87120
 (505) 839-9365

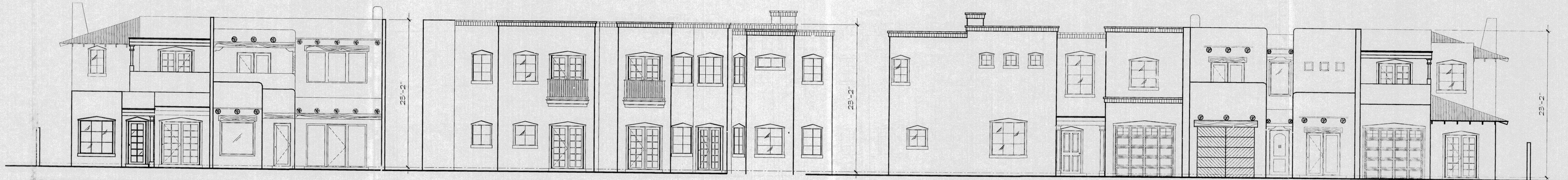
AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ELEVATION	LOCATION	BY	DATE	NO.	DATE
		4960.53'	AT THE SE CORNER OF RIO GRANDE BLVD. AND SAN FRANCISCO - ELEVATION (NAD27) 4960.533 NM STATE PLANE COORDINATES (NAD27): X=374102.61 Y=149495.62 CONTROL CODE: 3	ANTHONY L. HARRIS	9/16/05		
MICRO FILM INFORMATION				REMARKS		REVISIONS	
RECORDED BY	DATE			DATE - OCTOBER, 2005		DESIGNED BY - RLB	
				DRAWN BY - RLB		CHECKED BY - RLB	

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP**

TITLE DRAINAGE PLAN - WESTERLY PORTION LOT 17 RICE'S DURANES ADDITION

Design Review Committee	City Engineer Approval	MO./DAY/YR.	MO./DAY/YR.

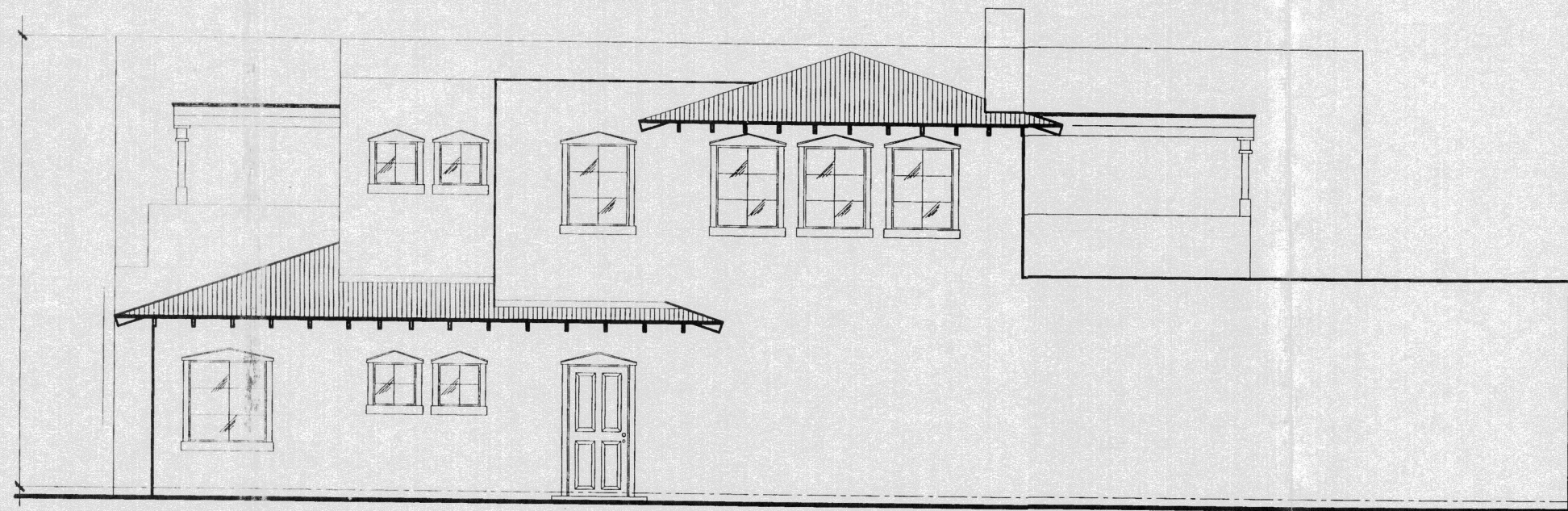
City Project No. 1004359 Zone Map No. H-12 Sheet 1 OF 1



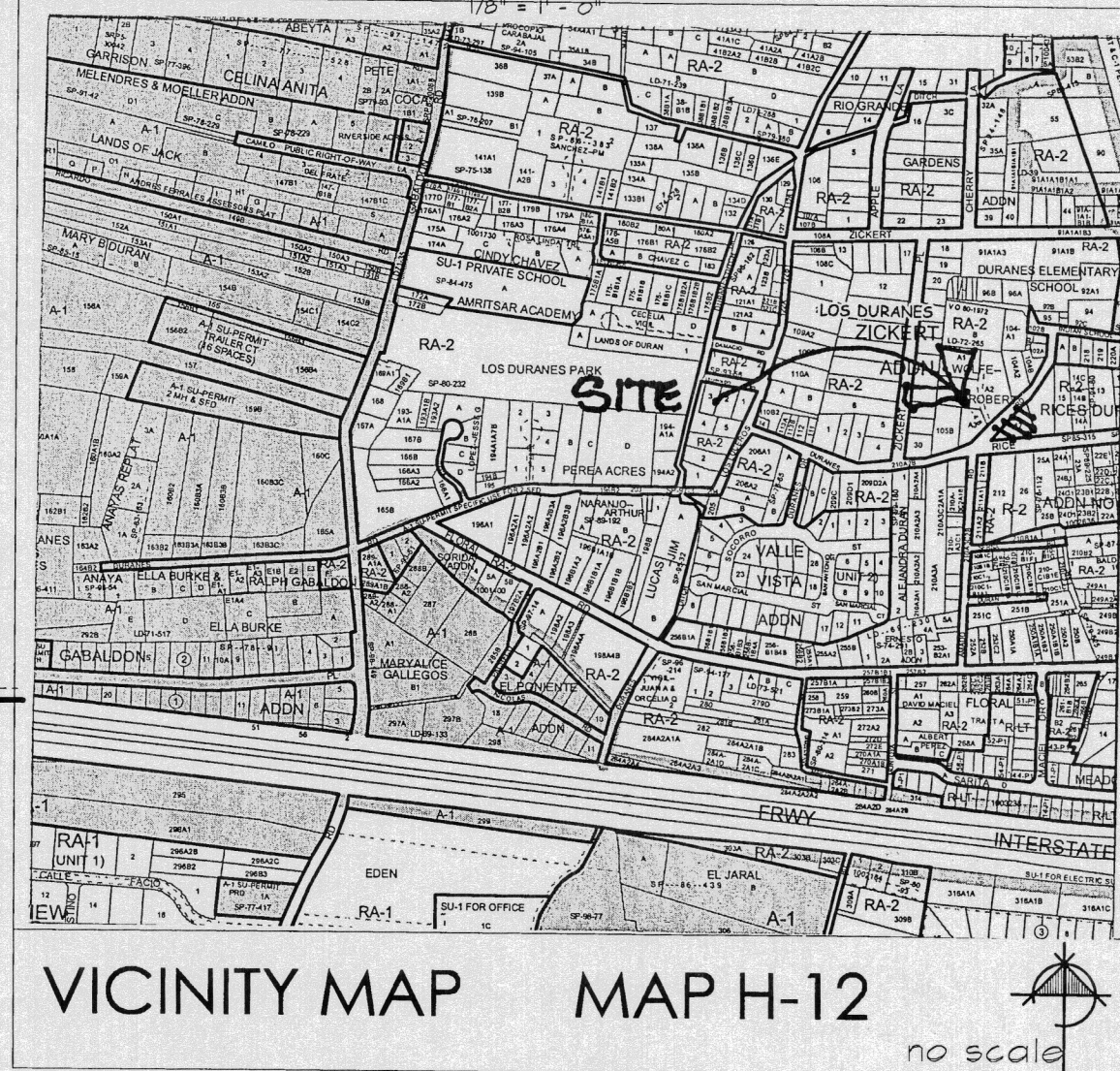
NORTH ELEVATION

NORTHWEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION



VICINITY MAP MAP H-12

FINISH MATERIALS:

- LOT 17-1
- STUCCO: EL REY #272 TIERRA or EQUAL
- WINDOW & DOOR TRIM: WHITE
- BRICK COPING: MOUNTAIN RED
- GARAGE DOOR: WHITE
- LOT 17-B
- STUCCO: EL REY # 1569 TAOS or EQUAL
- WINDOW & DOOR TRIM: STAINED WOOD - CLEAR FIN.
- GARAGE DOOR: WOOD - CLEAR FINISH
- LOT 17-C
- STUCCO: EL REY #272 TIERRA or EQUAL
- WINDOW & DOOR TRIM: WHITE
- BRICK COPING: MOUNTAIN RED
- GARAGE DOOR: WHITE
- PARTY WALLS / PRIVACY YARD WALLS:
- STUCCO: EL REY #1567 HUSK or EQUAL (EXPOSED SURFACES)

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If, yes, then a set of approved DRC 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 Approval:

Traffic, Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department - Conditional	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Environmental Health, if necessary

LEGAL:
 LOTS 17-A, 17-B & 17-C
 RICE DURANES ADDITION
 ALBUQUERQUE, NM
 BERNALILLO COUNTY
ZONING: R2 TH
MAP: H-12
SEISMIC ZONE:

SEISMIC ZONE 2-B
BUILDING INFORMATION:
 TYPE OF CONSTRUCTION: TYPE V

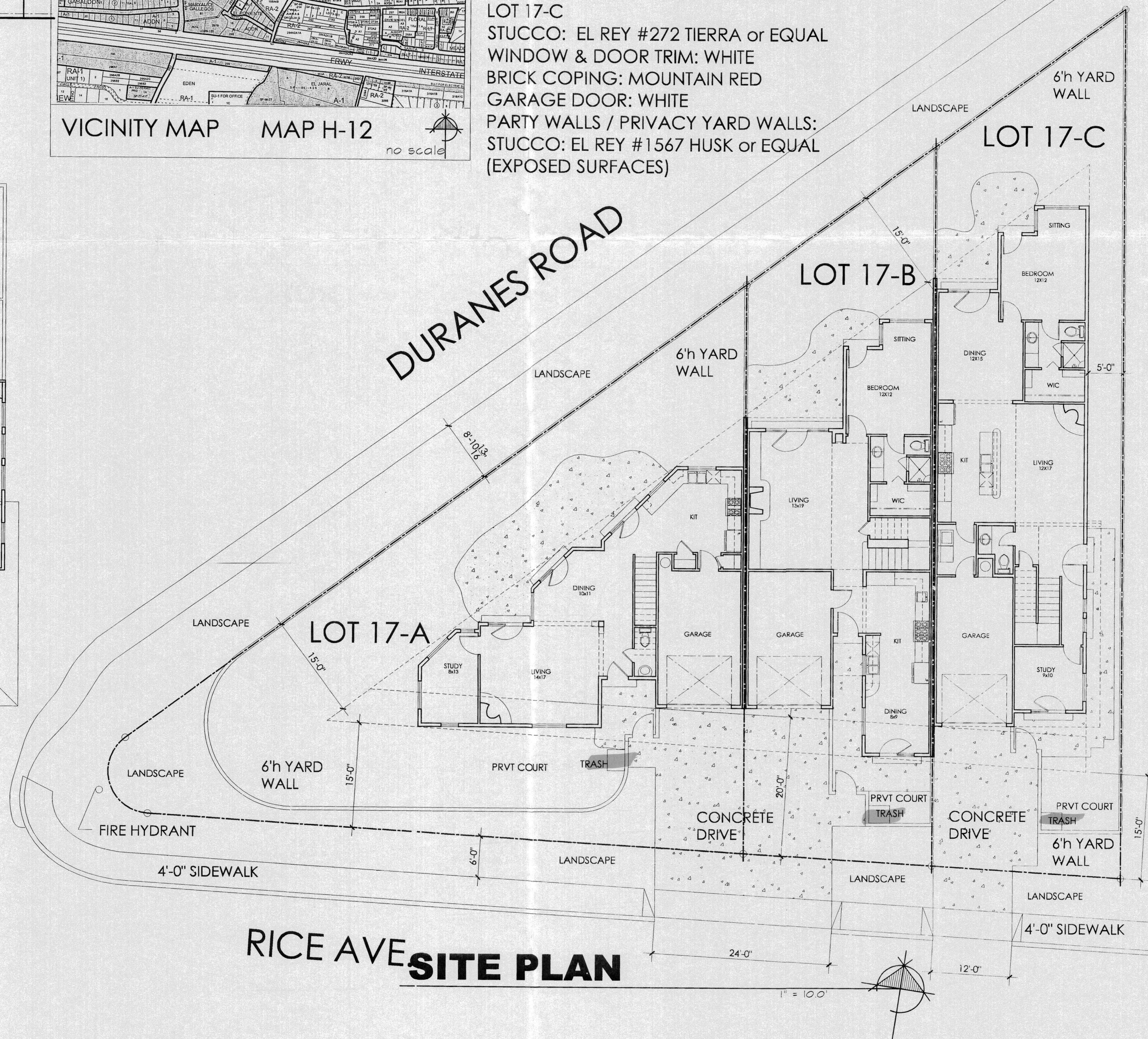
AREA CALCULATIONS:
 LOT 17-A LOWER: 841 SF
 UPPER: 1028 SF
 TOTAL: 1869 SF

LOT 17-B LOWER: 1049 SF
 UPPER: 734 SF
 TOTAL: 1783 SF

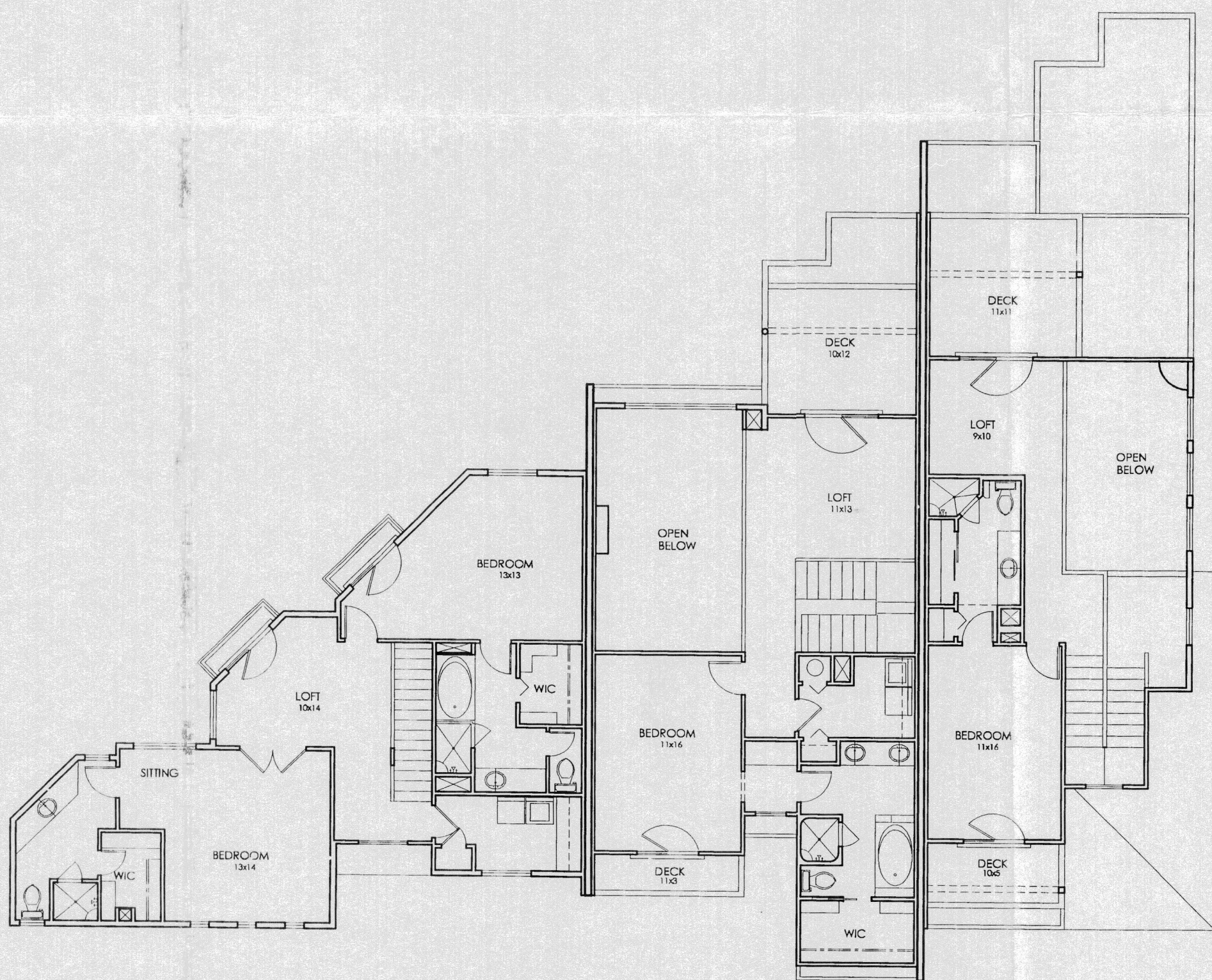
LOT 17-C LOWER: 1245 SF
 UPPER: 488 SF
 TOTAL: 1733 SF

NOTE:
 SOLID WASTE RECEPTACLES TO BE LOCATED WITHIN COURTYARD OF EACH UNIT. 36'w x 30'd AREA TO BE RESERVED FOR RECEPTACLE

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 1/24/06

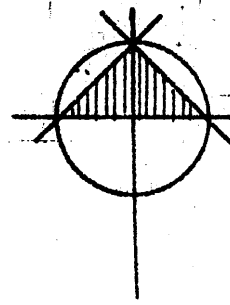


SITE PLAN

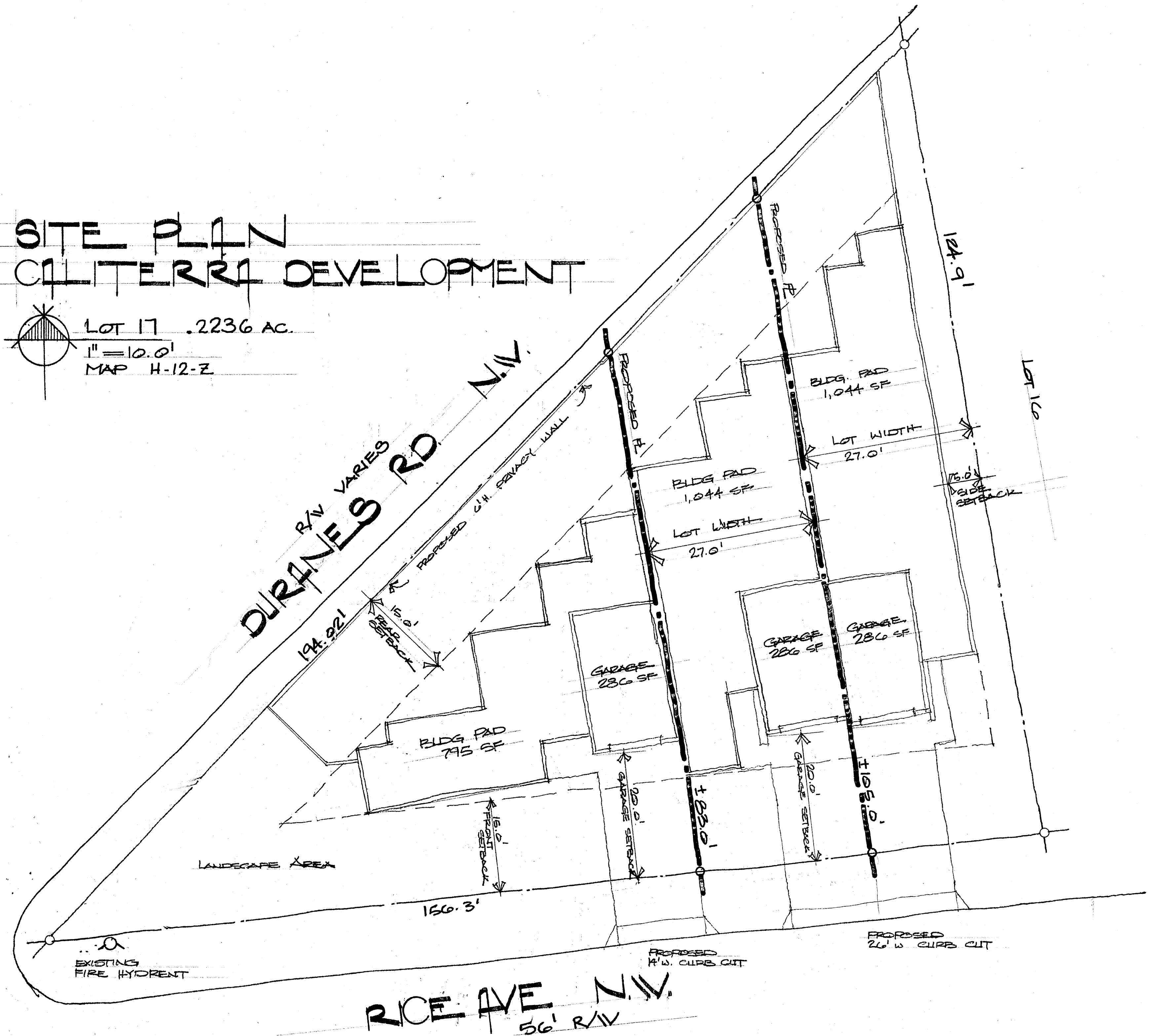


UPPER FLOOR PLAN

SITE PLAN CULTURAL DEVELOPMENT



LOT 17 .2236 AC.
1" = 10.0'
MAP H-12-Z



1804359