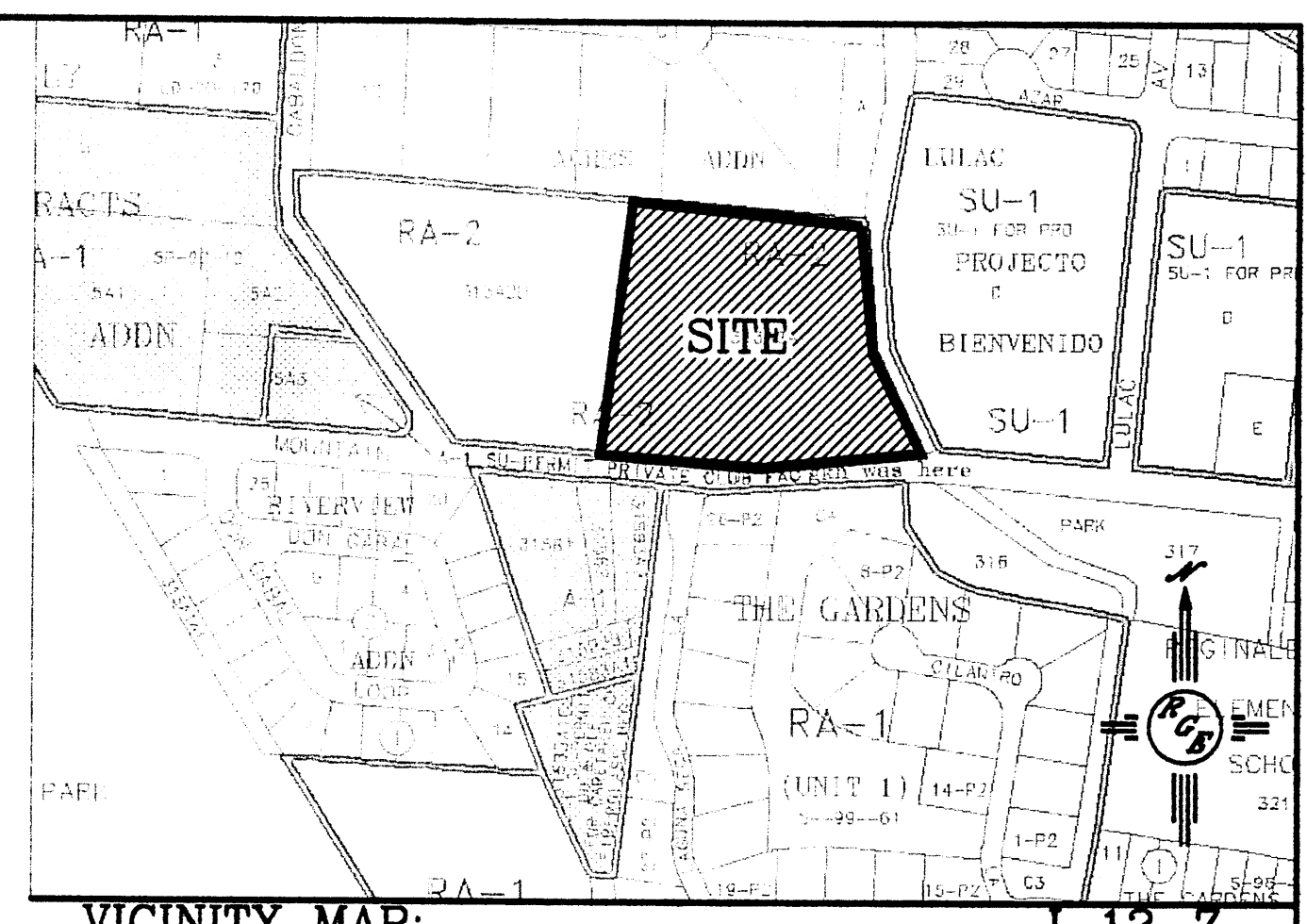


PROJECT NUMBER: 1004360
 APPLICATION NUMBER: 06 DRB-00025

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:

<i>[Signature]</i> Traffic Engineer, Transportation Division	1-10-06 Date
<i>[Signature]</i> Utilities Development	1/19/06 Date
<i>[Signature]</i> Parks & Recreation Department	1/18/06 Date
<i>[Signature]</i> City Engineer	1/18/06 Date
N/A * Environmental Health Department (conditional)	2-9-06 Date
N/A Solid Waste Management	2-9-06 Date
<i>[Signature]</i> DRB Chairperson/Planning Department	2-9-06 Date



VICINITY MAP: J-12-7

LEGAL DESCRIPTION:
 TRACT 313-A-2-A, ACRES ADDITION, MRGCD MAP #28

NOTES:

- SITE PLAN FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD FOR FINAL APPROVAL.
- OPEN SPACE TRACT SHALL BE MAINTAINED BY THE ENTRADA DEL BOSQUE HOMEOWNERS ASSOCIATION.
- ALL WALLS AND FENCE MUST MEET THE DESIGN STANDARDS FOR WALLS, PER SECTION 14-16-3-19 OF THE ZONING CODE.
- ALL LIGHTING SHALL BE BUILT TO COA STANDARDS FOR PUBLIC RIGHT-OF-WAY, AND SHALL BE SHIELDED TO PROVIDE DOWNWARD LIGHT EMISSION AND PREVENT BOTH LIGHT TRESPASS AND UPWARD LIGHT POLLUTION, TO INCLUDE STREET LIGHTING WITHIN THE PRIVATE ROADWAY SYSTEM.
- EACH LOT SHALL PROVIDE STORAGE AREA FOR RESIDENTIAL AUTOMATED CARTS, NOT VISIBLE FROM STREET OR STORED INSIDE GARAGE.
- FRONT SETBACK FROM STREET SHALL BE AT LOT LINE.
- REAR SETBACK SHALL BE 15'.
- SIDE YARD SETBACK SHALL BE 5' MIN.
- MAXIMUM BUILDING HEIGHT SHALL BE 28'

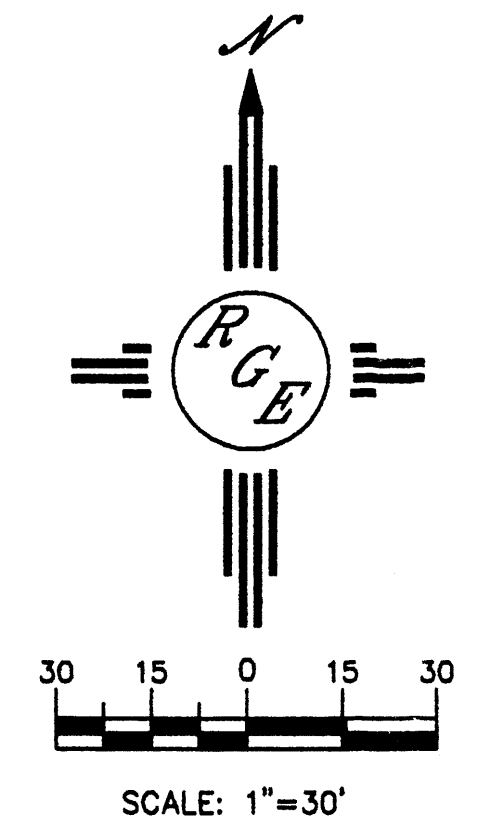
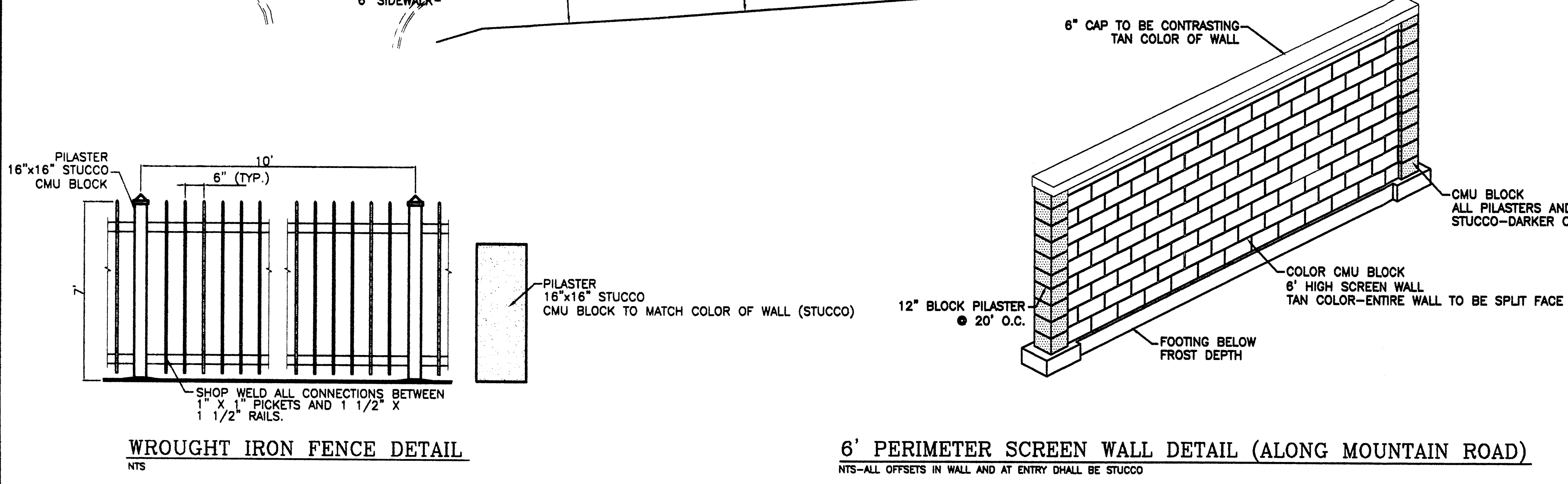
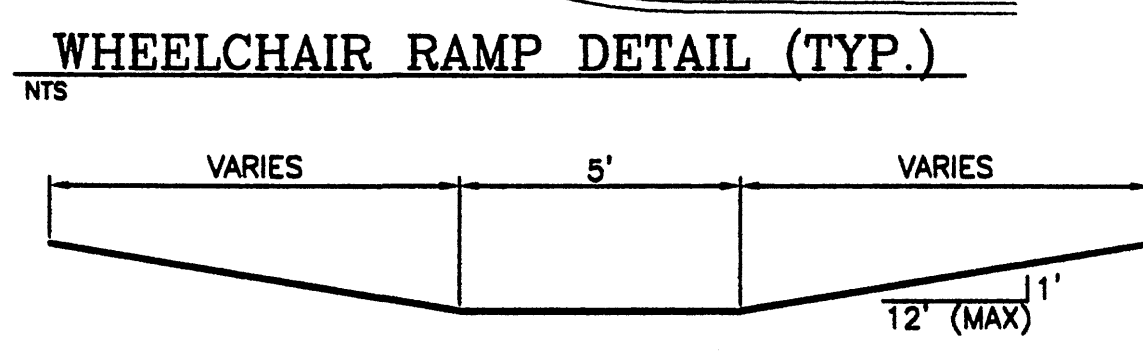
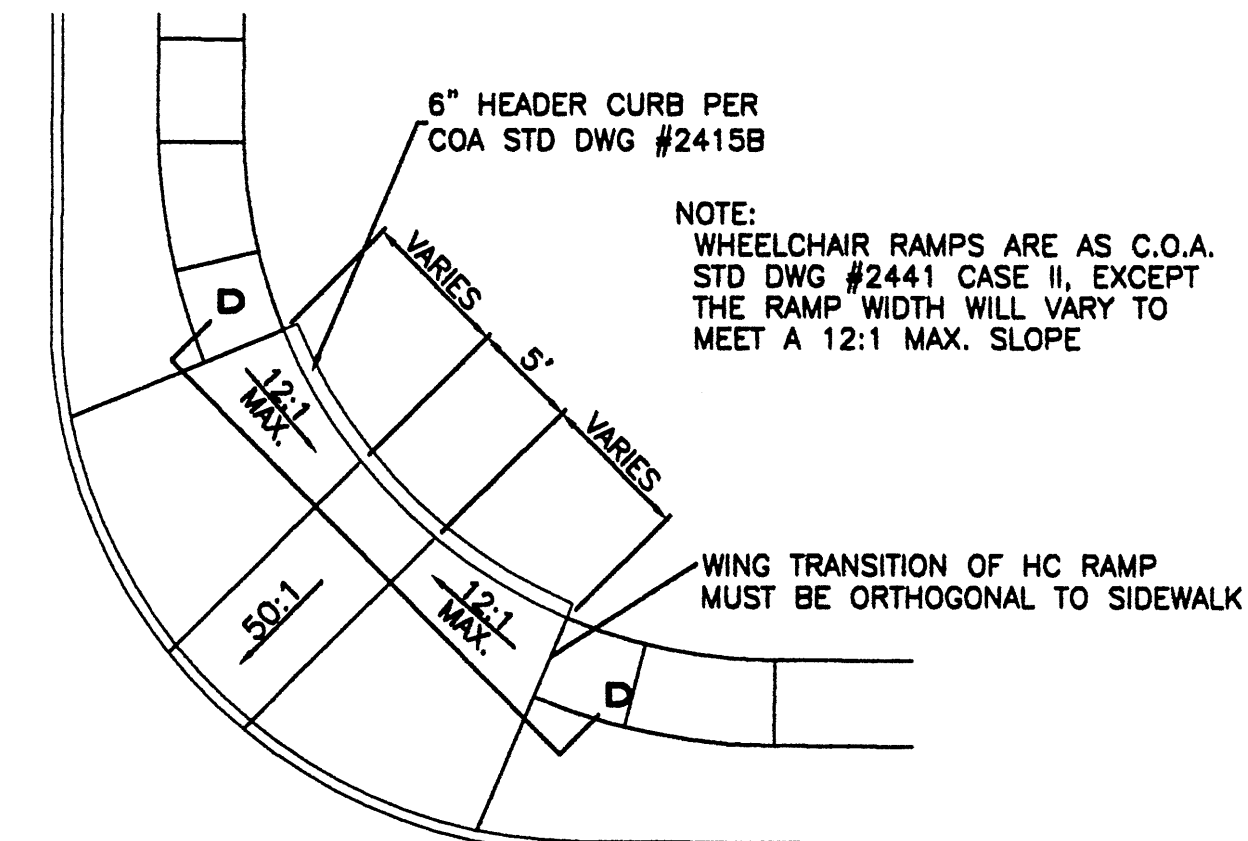
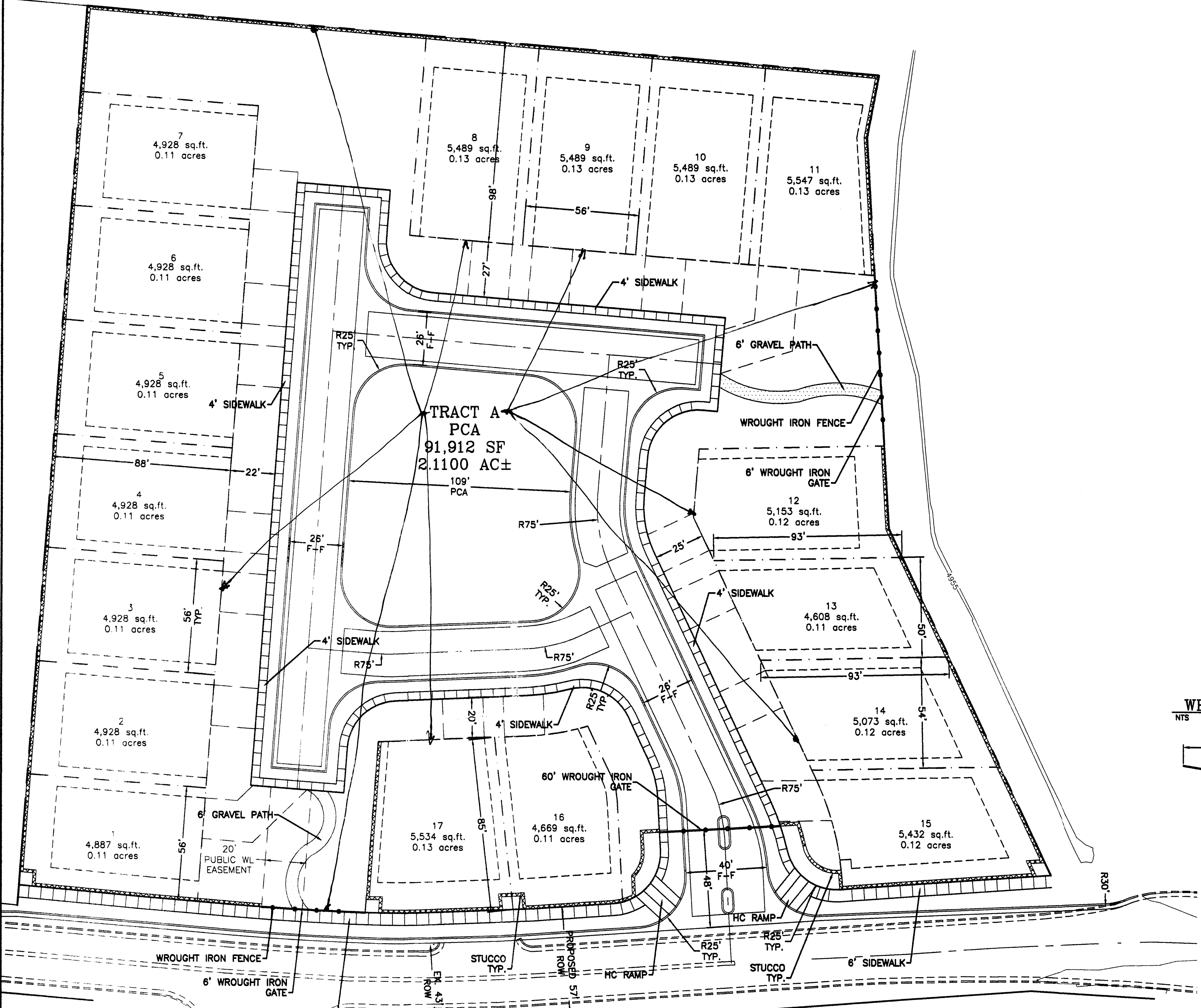
SITE DATA

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RA-2
TRACT AREA:	4.2941 AC±
NUMBER OF LOTS:	17 LOTS
DENSITY UNITS:	4.03 DU'S
TRACT A (PCA) GROSS AREA:	91,103 SF (2.0914 AC±)
TRACT A (PCA) NET AREA:	56,275 SF (1.3022 AC±)

(LESS STREET, DRIVEWAYS, AND SIDEWALK)

LEGEND

- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- ===== FUTURE CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- ===== PROPOSED 4' SIDEWALK
- ===== FUTURE 4' SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- FUTURE LOT LINES
- BUILDING ENVELOPE
- 6' SCREEN WALL
- SCOUR WALL

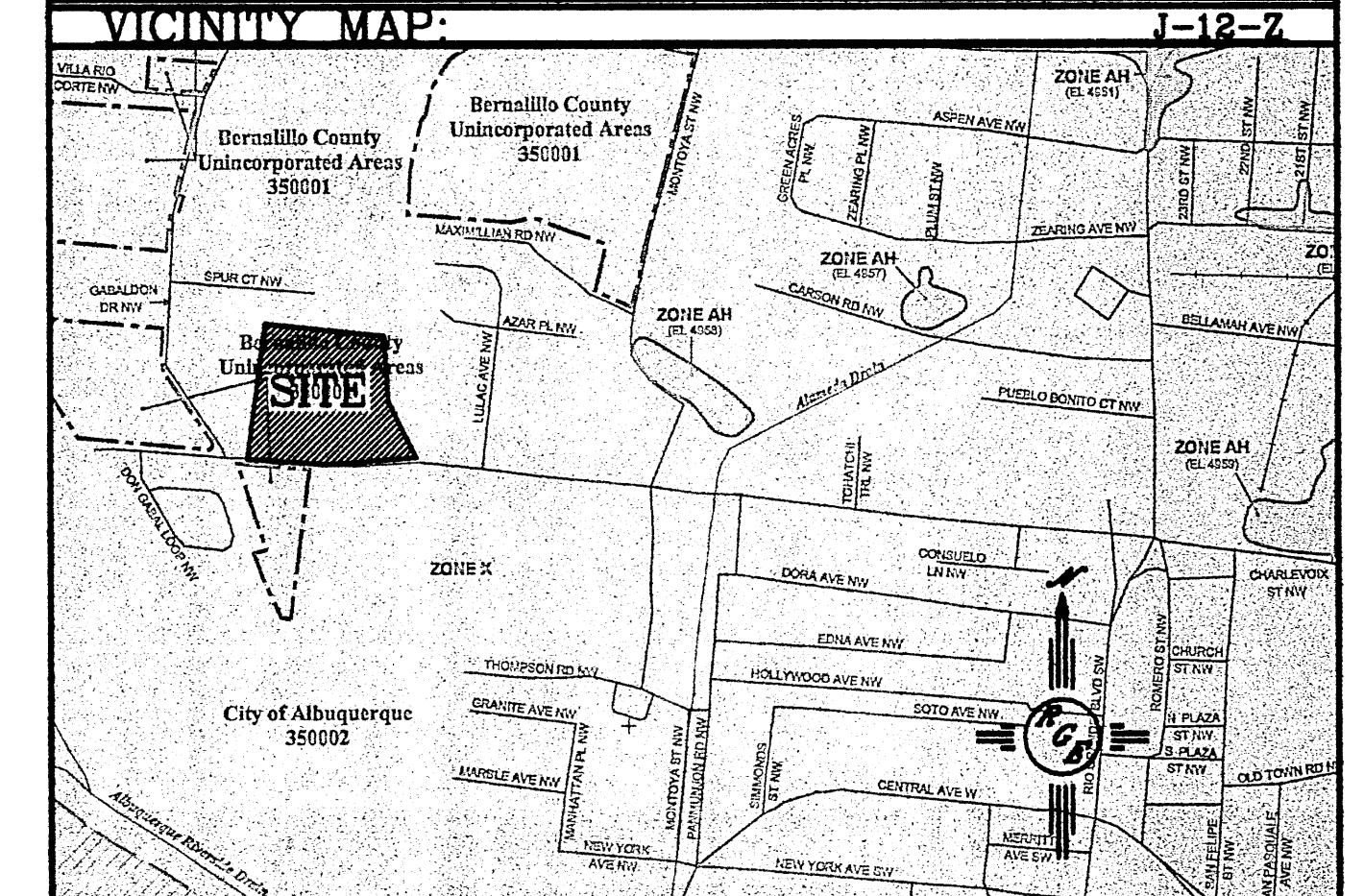
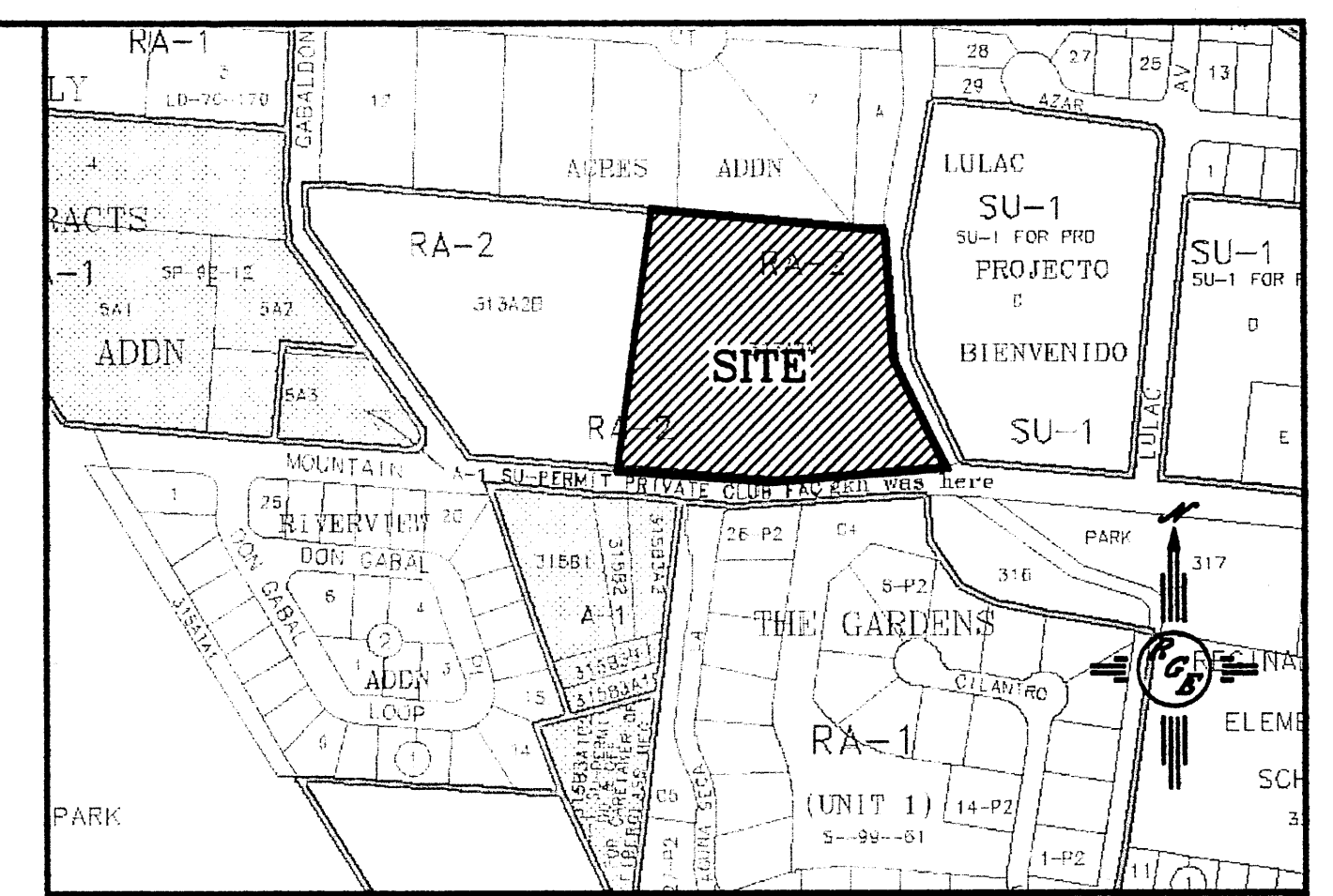


ENGINEER'S SEAL 	ENTRADA DEL BOSQUE AMENDED SITE PLAN FOR SUBDIVISION	DRAWN BY WCMJ DATE 1-02-06 2318-SP-12-21-05X
	Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889	SHEET # JOB # 2518

Project 1004360

LEGEND

- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ===== PROPOSED SIDEWALK
- ===== PROPOSED PERIMETER WALL
- ===== PROPOSED WROUGHT IRON FENCE/GATE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- × 5048.25 PROPOSED SPOT ELEVATION
- × 5048.25 EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE

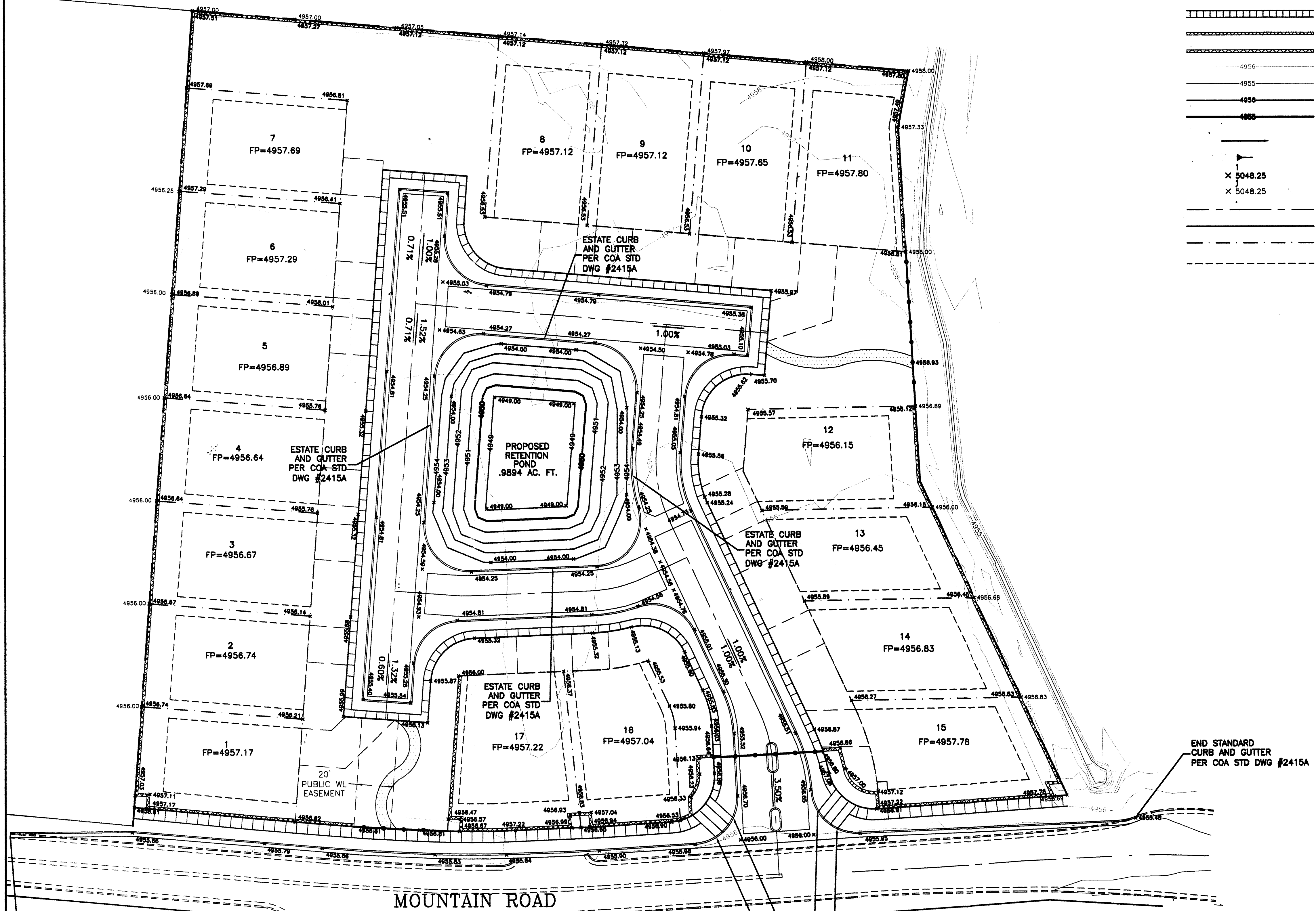


FIRM MAP: 35001C0331E

LEGAL DESCRIPTION:
TRACTS 313A2A

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO BE MOUNTABLE PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 3. ALL PADS SHALL BE BUILT PER FOOTPRINT SHOWN.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



BEGIN STANDARD CURB AND GUTTER PER COA STD DWG #2415A

BEGIN MOUNTABLE CURB AND GUTTER PER COA STD DWG #2415A

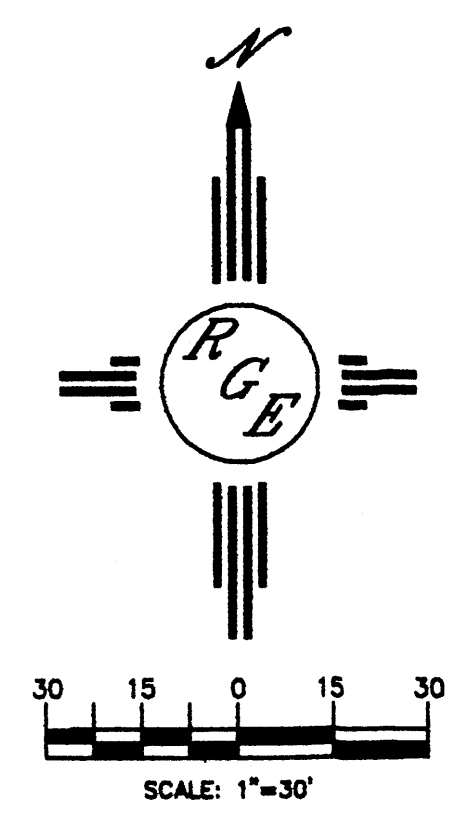
END STANDARD CURB AND GUTTER PER COA STD DWG #2415A

END STANDARD CURB AND GUTTER PER COA STD DWG #2415A

END STANDARD CURB AND GUTTER PER COA STD DWG #2415A

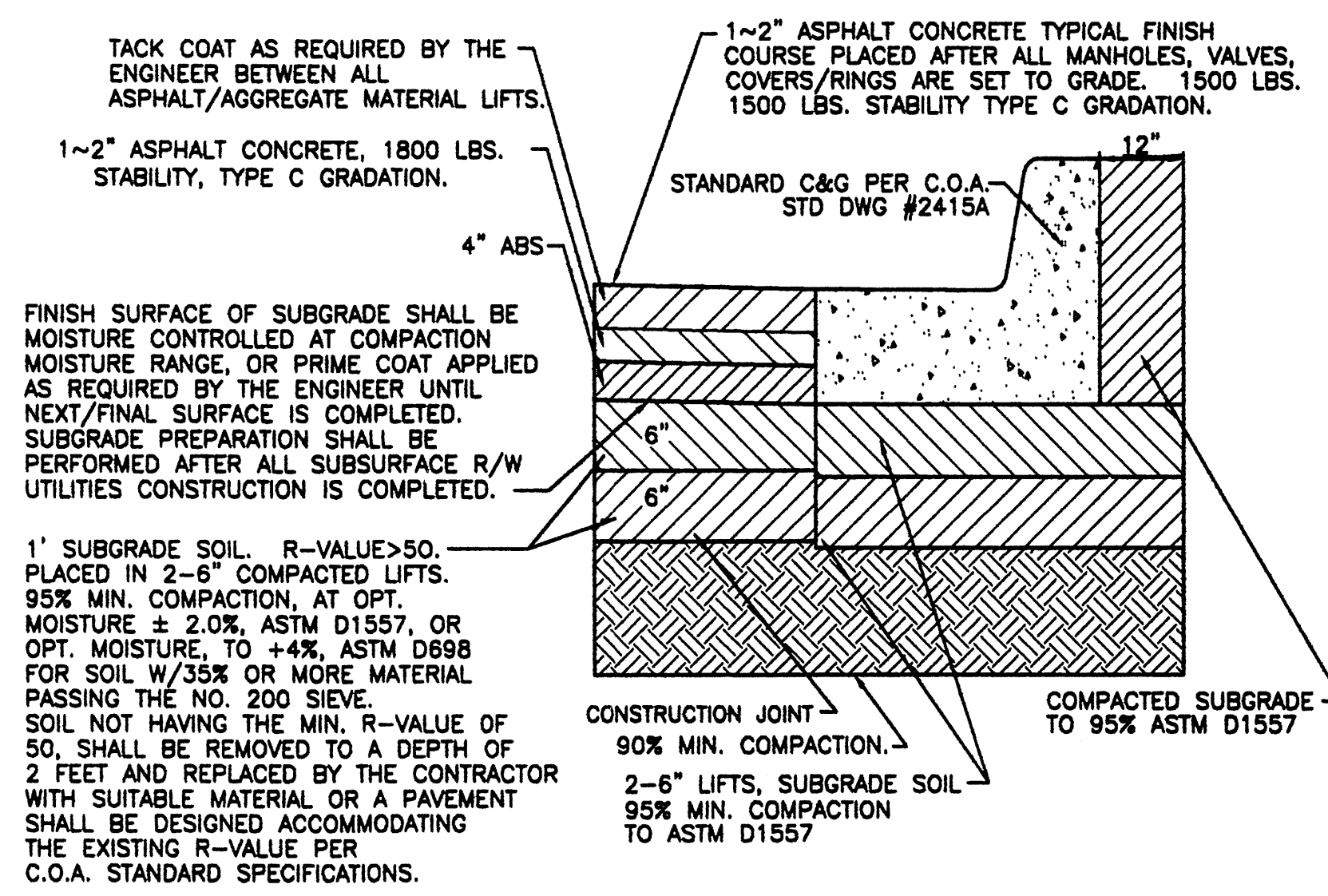
END STANDARD CURB AND GUTTER PER COA STD DWG #2415A

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

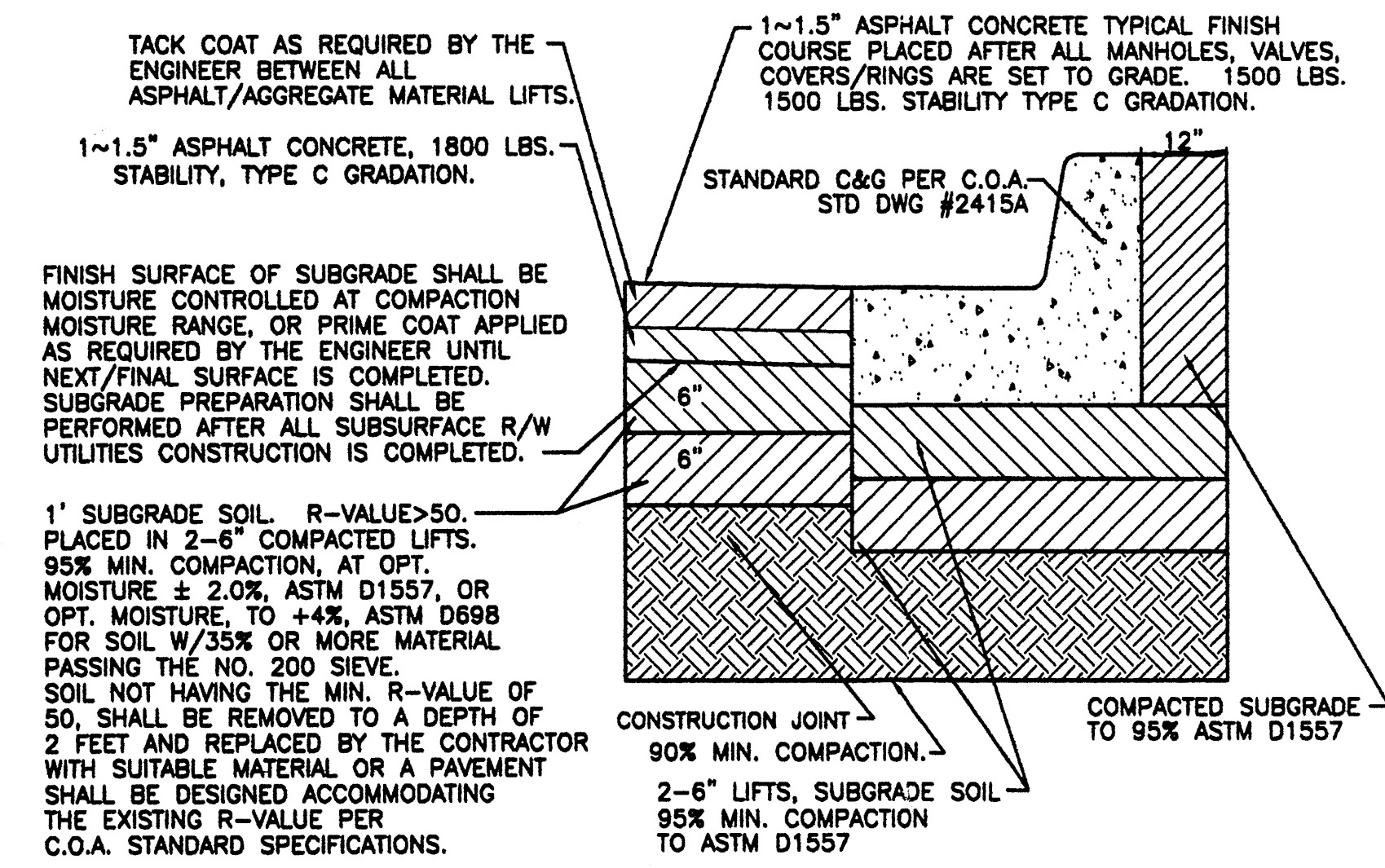


ROUGH GRADING APPROVAL DATE

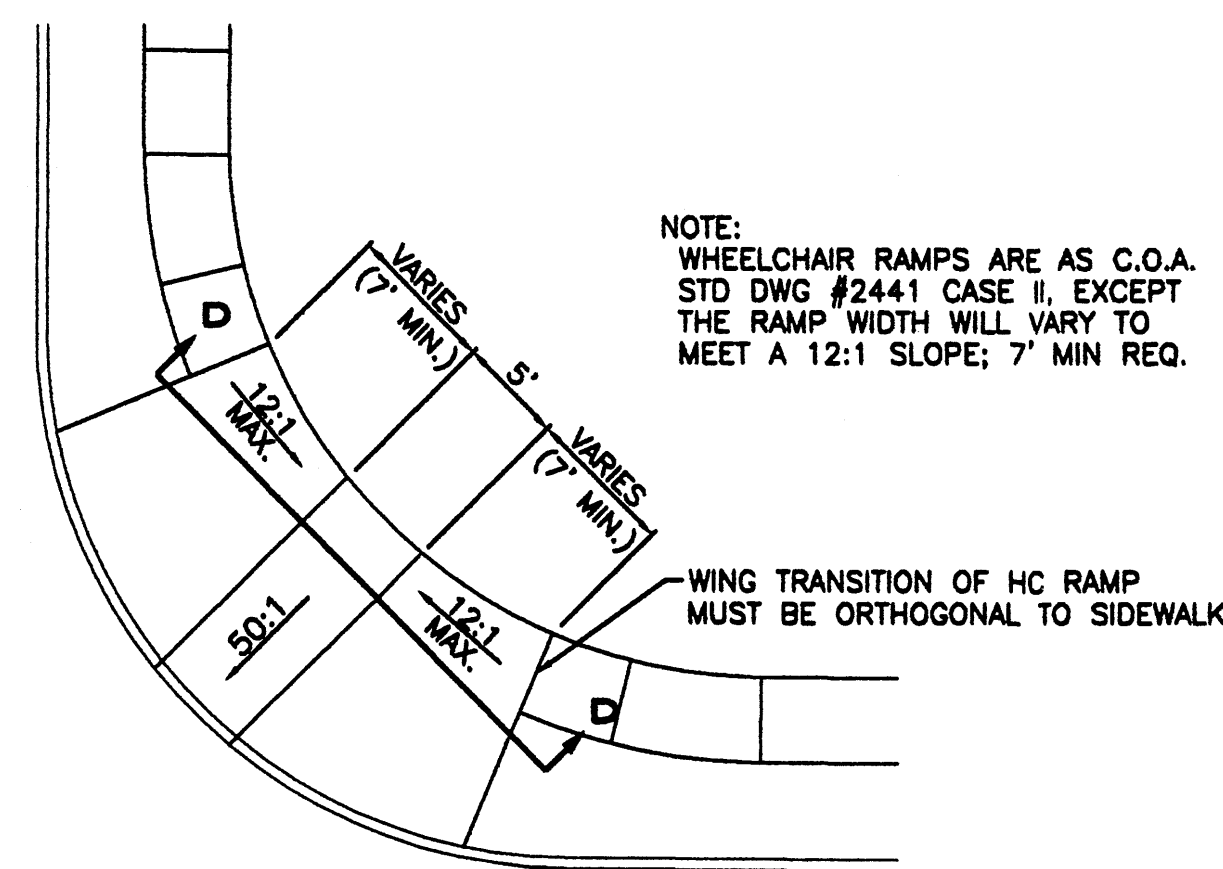
	ENTRADA DEL BOSQUE	DRAWN BY WCWJ
	AMENDED GRADING AND DRAINAGE PLAN	DATE 1-02-06
	SHEET # 1 OF 2	JOB # 2518
	DAVID SOULE P.E. #14522	



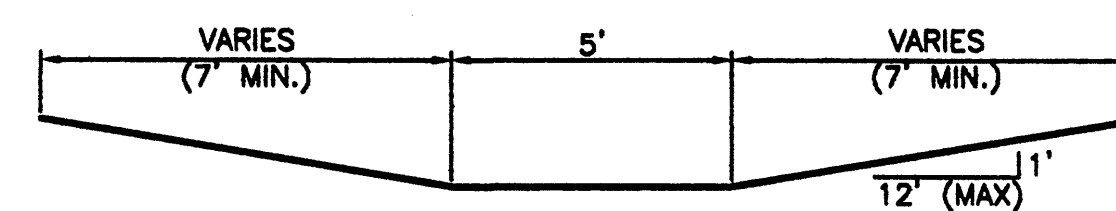
TOWER, SAN YGNACIO PAVING SECTION (STANDARD CURB)
NTS



RESIDENTIAL PAVING SECTION (STANDARD CURB)
NTS



WHEELCHAIR RAMP DETAIL (TYP.)
NTS



SECTION D-D
NTS

ENGINEER'S SEAL 	ENTRADA DEL BOSQUE	DRAWN BY WCWJ
	AMENDED GRADING AND DRAINAGE PLAN	DATE 1-02-06
 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0969	SHEET # 2 OF 2	JOB # 2518
	DAVID SOULE P.E. #14522	

NOTICE TO CONTRACTORS

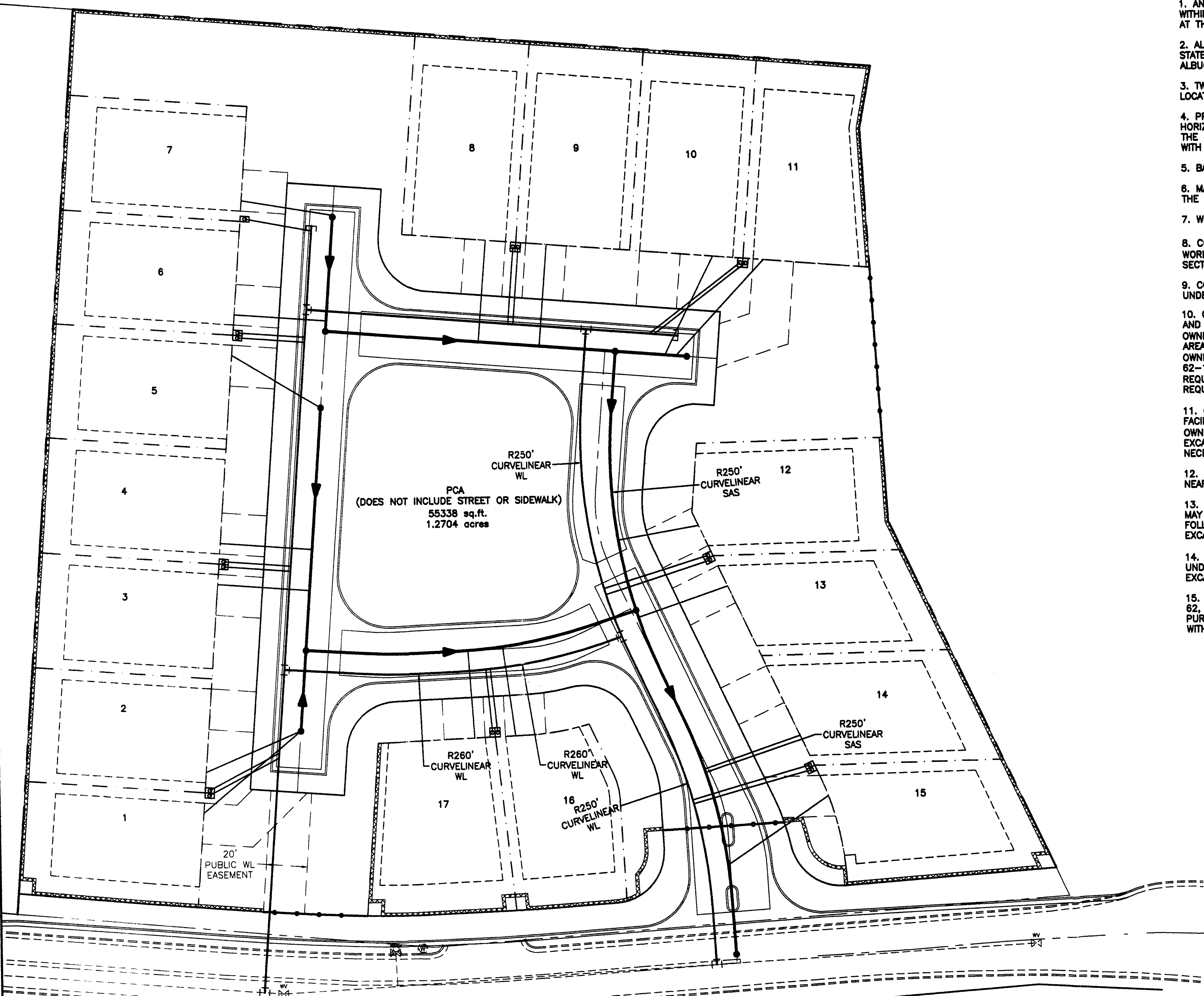
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

WATER SHUTOFF PLAN

SHUTOFF VALVES:

WATER SHUTOFF NOTES:

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

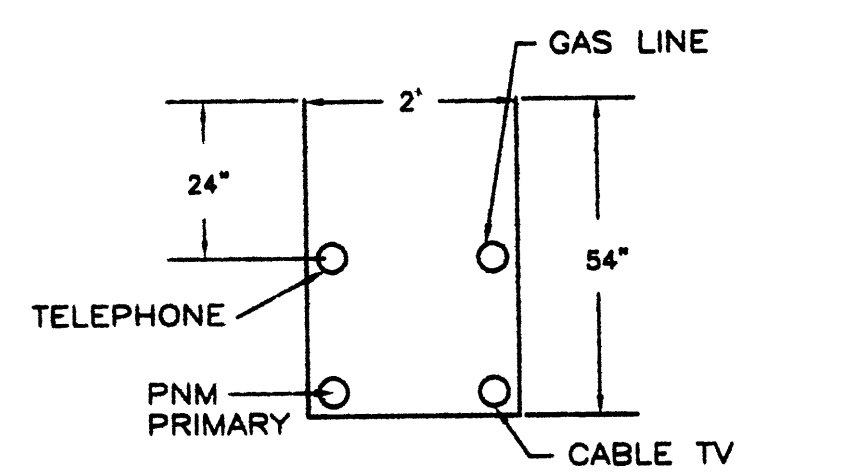


LEGEND

○	EXISTING SAS MANHOLE
- - - EX. 8" SAS - - -	EXISTING SANITARY SEWER LINE
●	PROPOSED SAS MANHOLE
○	PROPOSED SAS CLEANOUT
— 8" SAS —	PROPOSED SANITARY SEWER LINE
—	SANITARY SEWER SERVICE LINE
- - - EX. 12" WL - - -	EXISTING WATER LINE
⊠	PROPOSED METER
⊠	PROPOSED VALVE W/BOX
⊠	PROPOSED FIRE HYDRANT
—	WATER SERVICE LINE
— 8" WL —	PROPOSED WATER LINE
—	PROPOSED STORM SEWER LINE
= = =	EXISTING CURB & GUTTER
= = =	PROPOSED CURB & GUTTER
—	CENTERLINE
- - -	RIGHT-OF-WAY
- - -	DRY UTILITY TRENCH
- - -	BOUNDARY LINE
- - -	EASEMENT

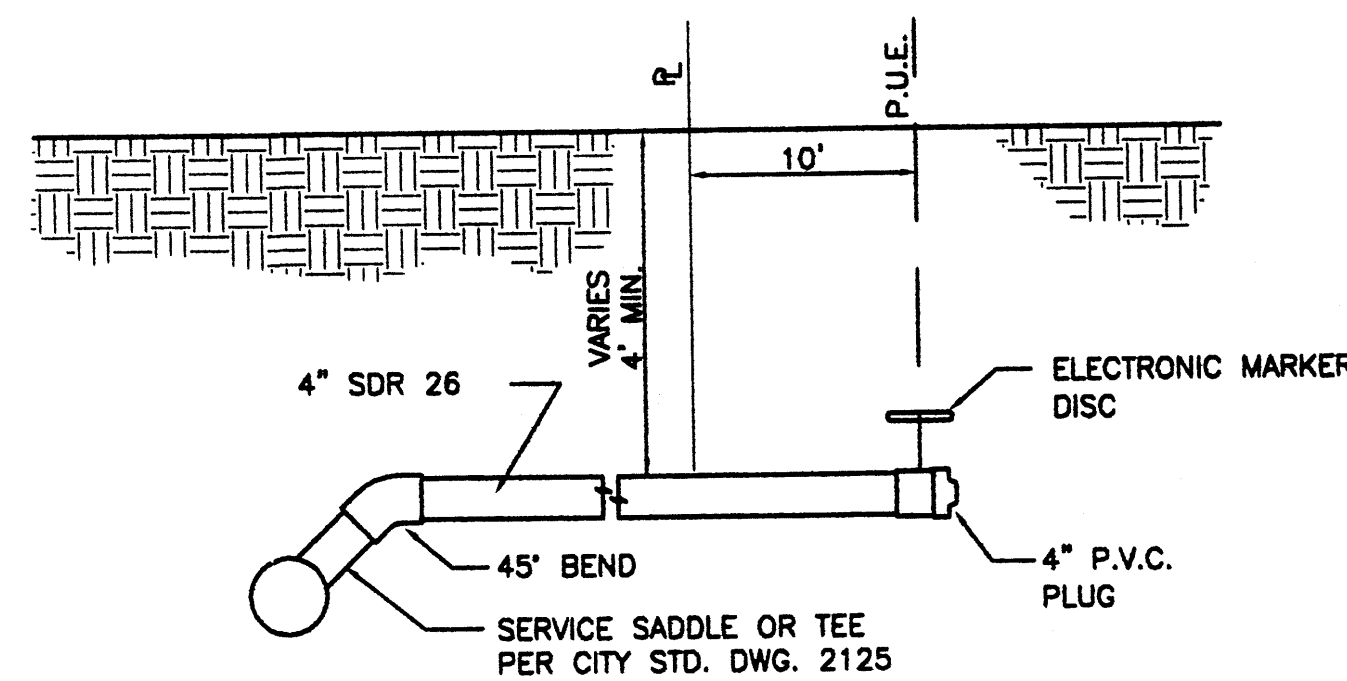
GENERAL NOTES:

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



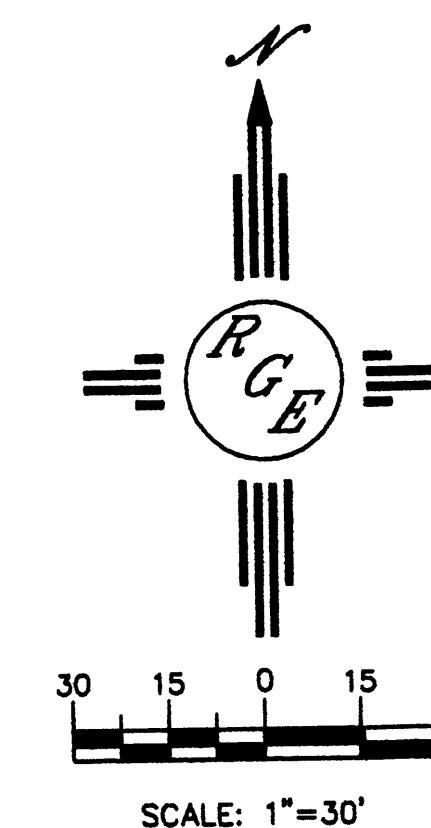
UTILITY TRENCH DETAIL


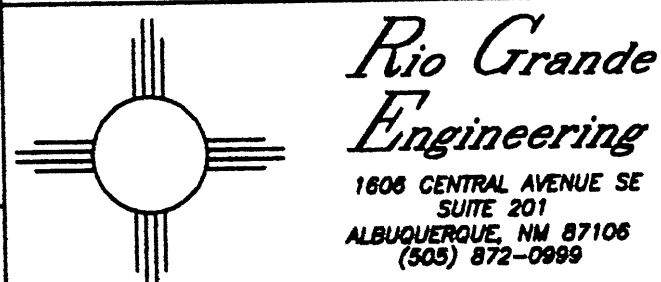
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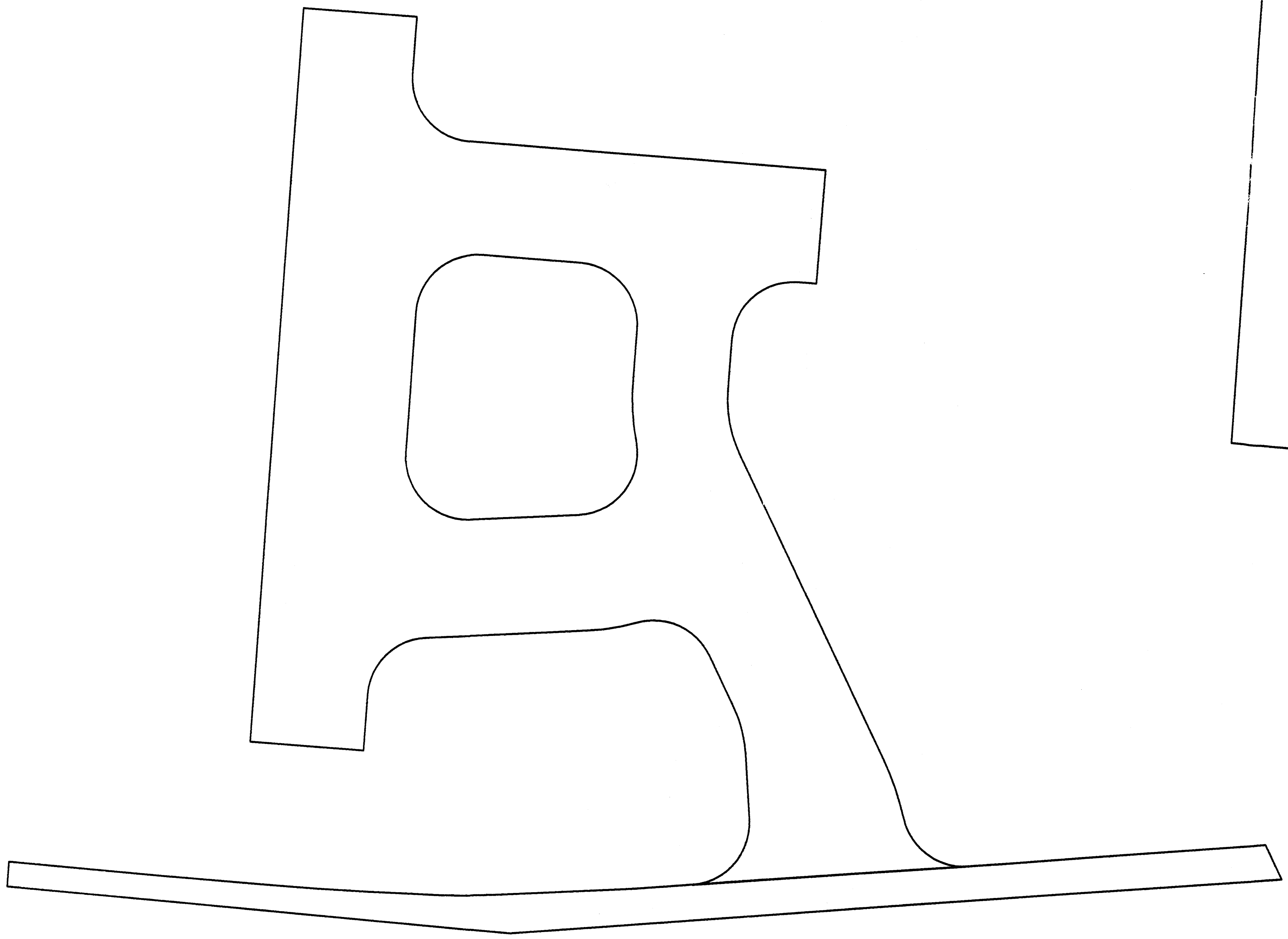


TYP. SANITARY SYSTEM SERVICE CONNECTION

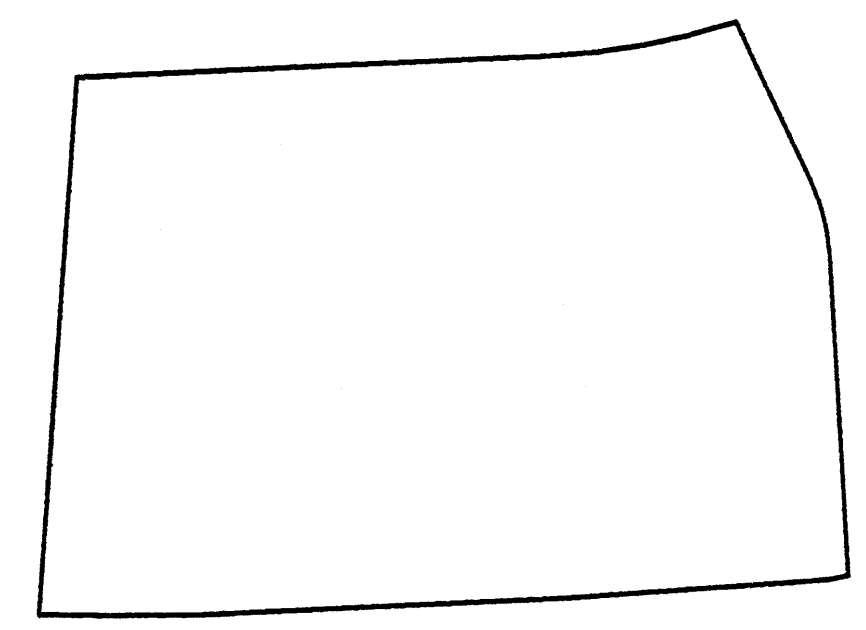
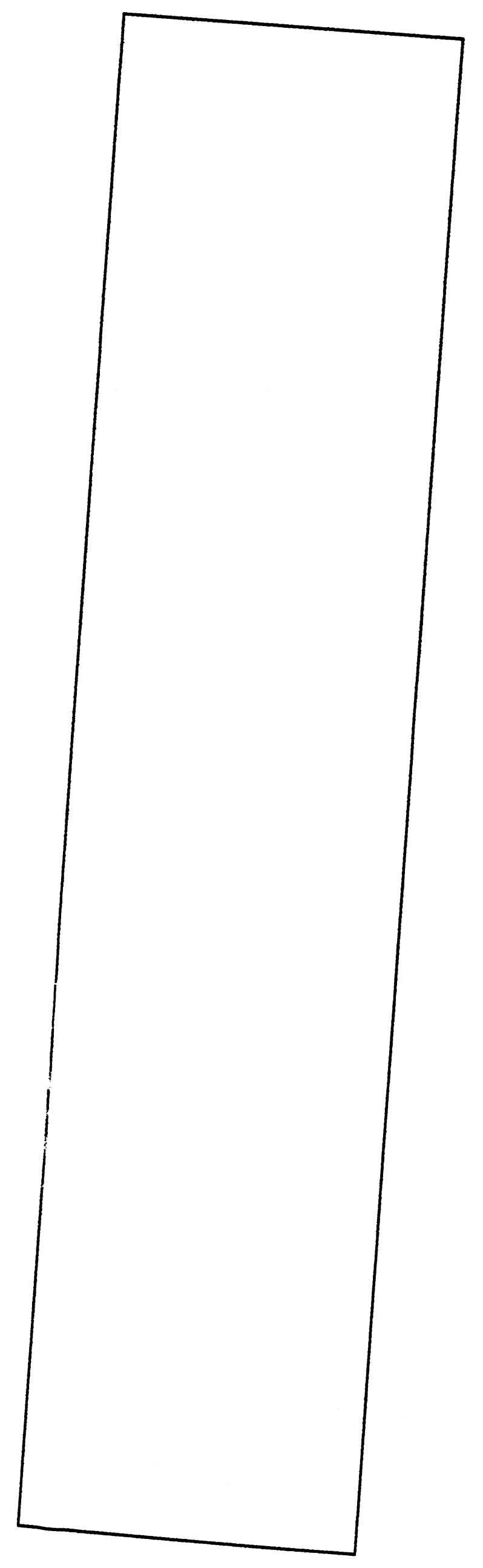
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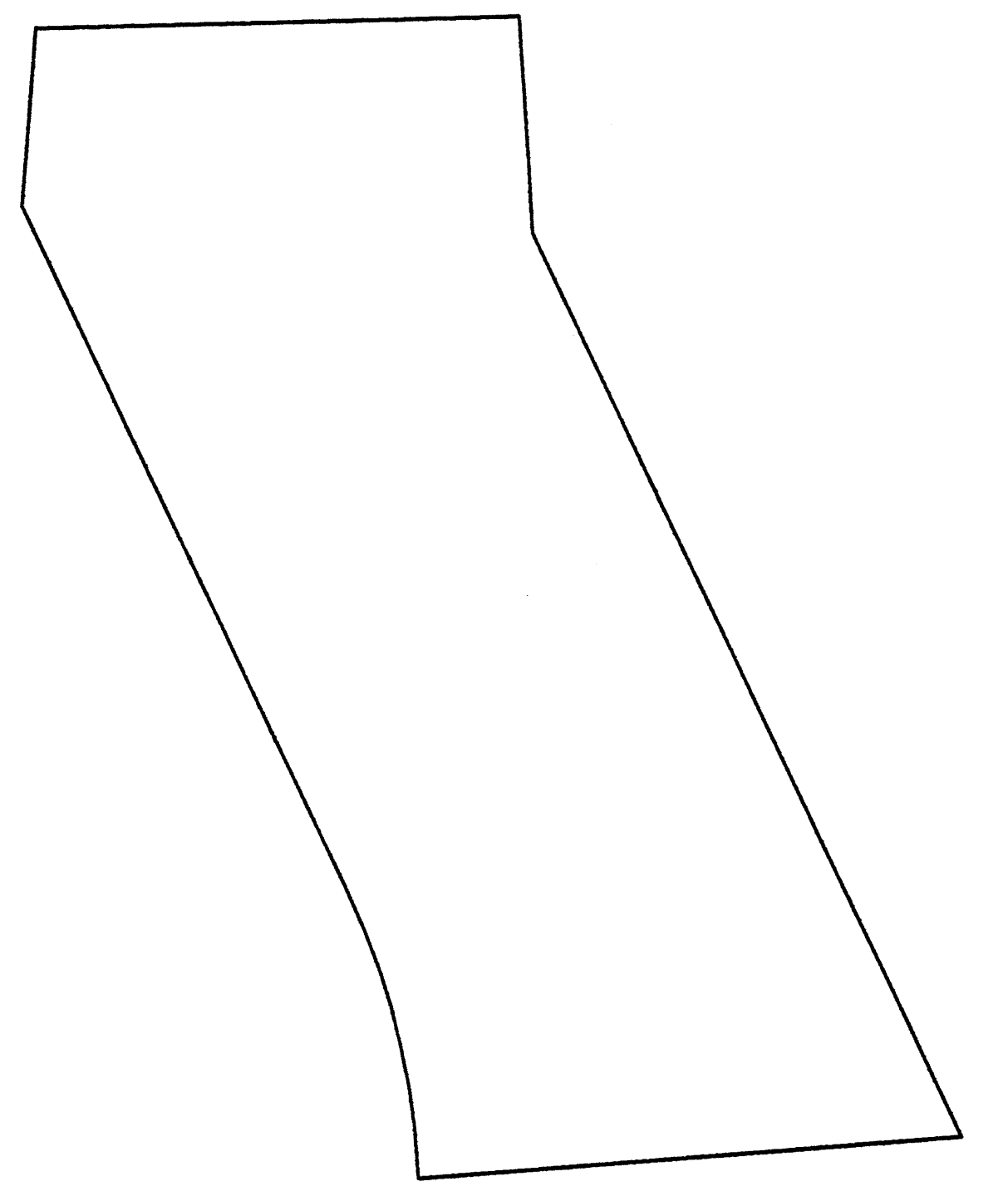
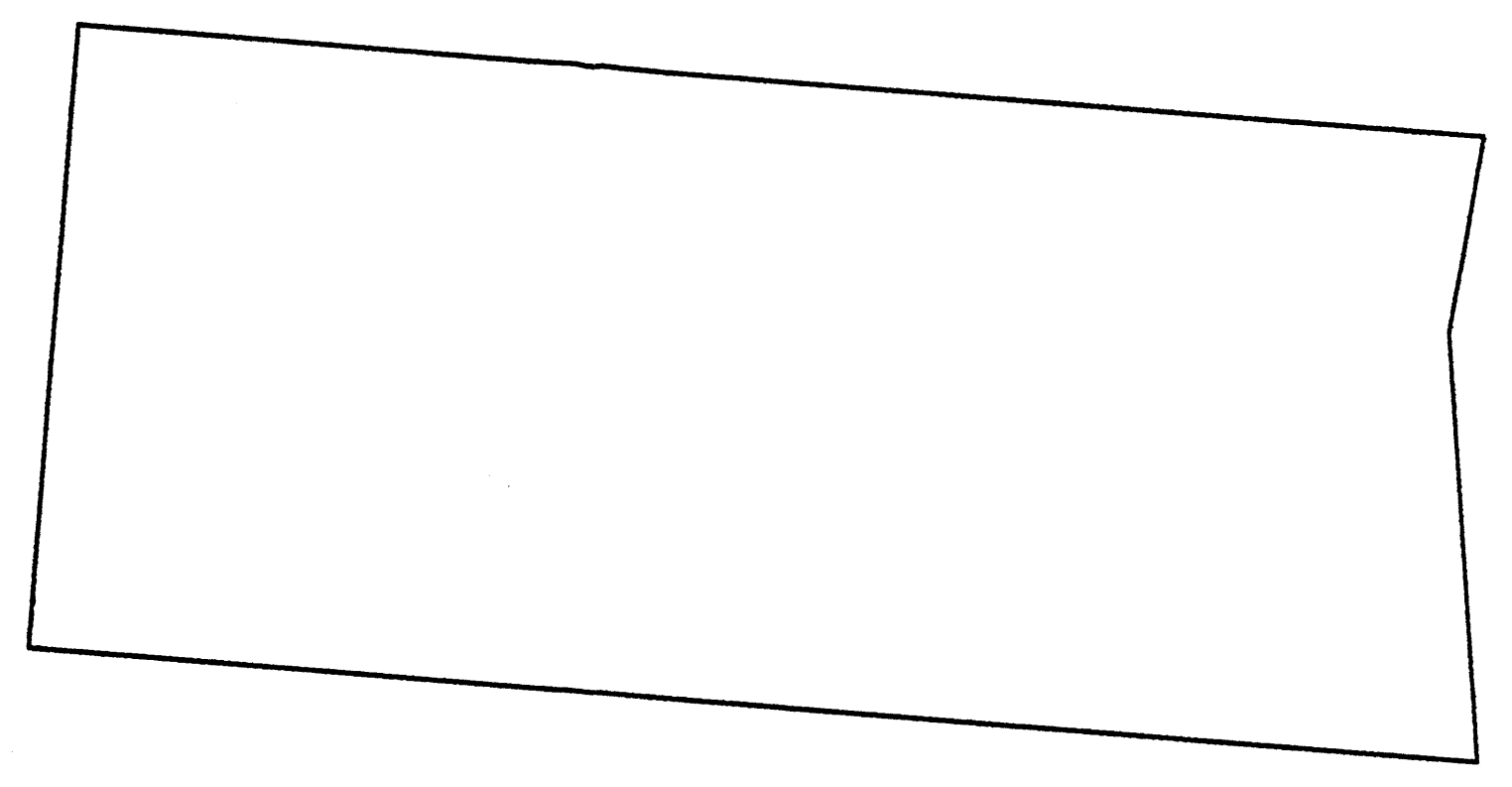
<small>ENGINEER'S SEAL</small> 	ENTRADA DEL BOSQUE AMENDED CONCEPTUAL MASTER UTILITY PLAN  <small>1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</small>	<small>DRAWN BY</small> WCWJ <small>DATE</small> 1-02-06 <small>2518-MU-12-21-05X</small> <small>SHEET #</small> — <small>JOB #</small> 2518
<small>DAVID SOULE</small> <small>P.E. #14522</small>		



47' ROW AREA

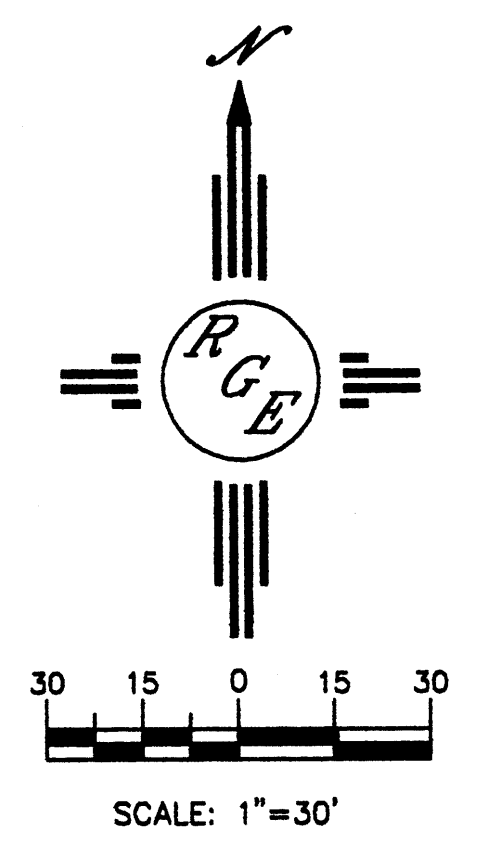


PROPOSED LOT AREA

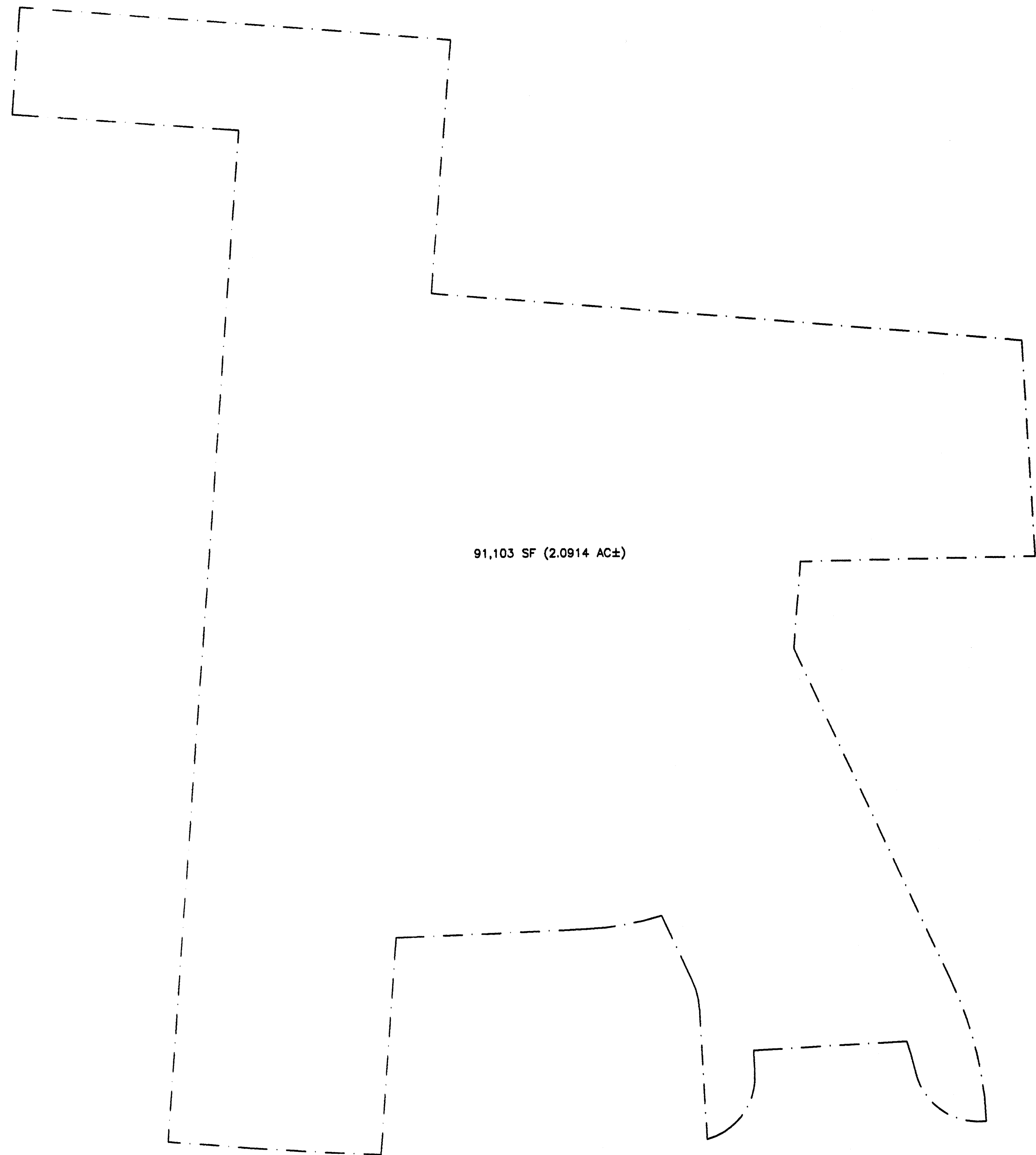


PCA DATA

TOTAL SUBDIVISION AREA:	187,051 SF (4.2941 AC±)
47' ROW AREA:	47,614 SF (1.0930 AC±)
STRAIGHT ZONED NET LOT AREA:	139,437 SF (3.2010 AC±)
PROPOSED LOT AREA:	86,945 SF (1.9960 AC±)
LOT AREA REDUCTION:	52,492 SF (1.2051 AC±)
TRACT A (PCA) NET AREA:	56,275 SF (1.3022 AC±)

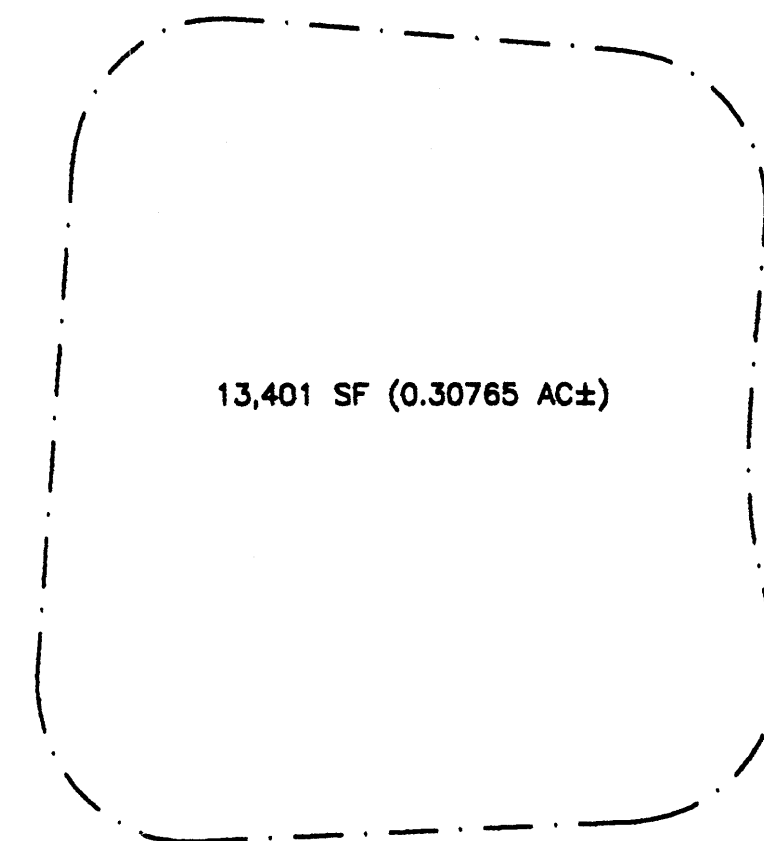


ENGINEER'S SEAL	ENTRADA DEL BOSQUE	DRAWN BY WCVJ
	PCA EXHIBIT	DATE 1-02-06
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2518-SP-12-21-05X
		SHEET # -
		JOB # 2518



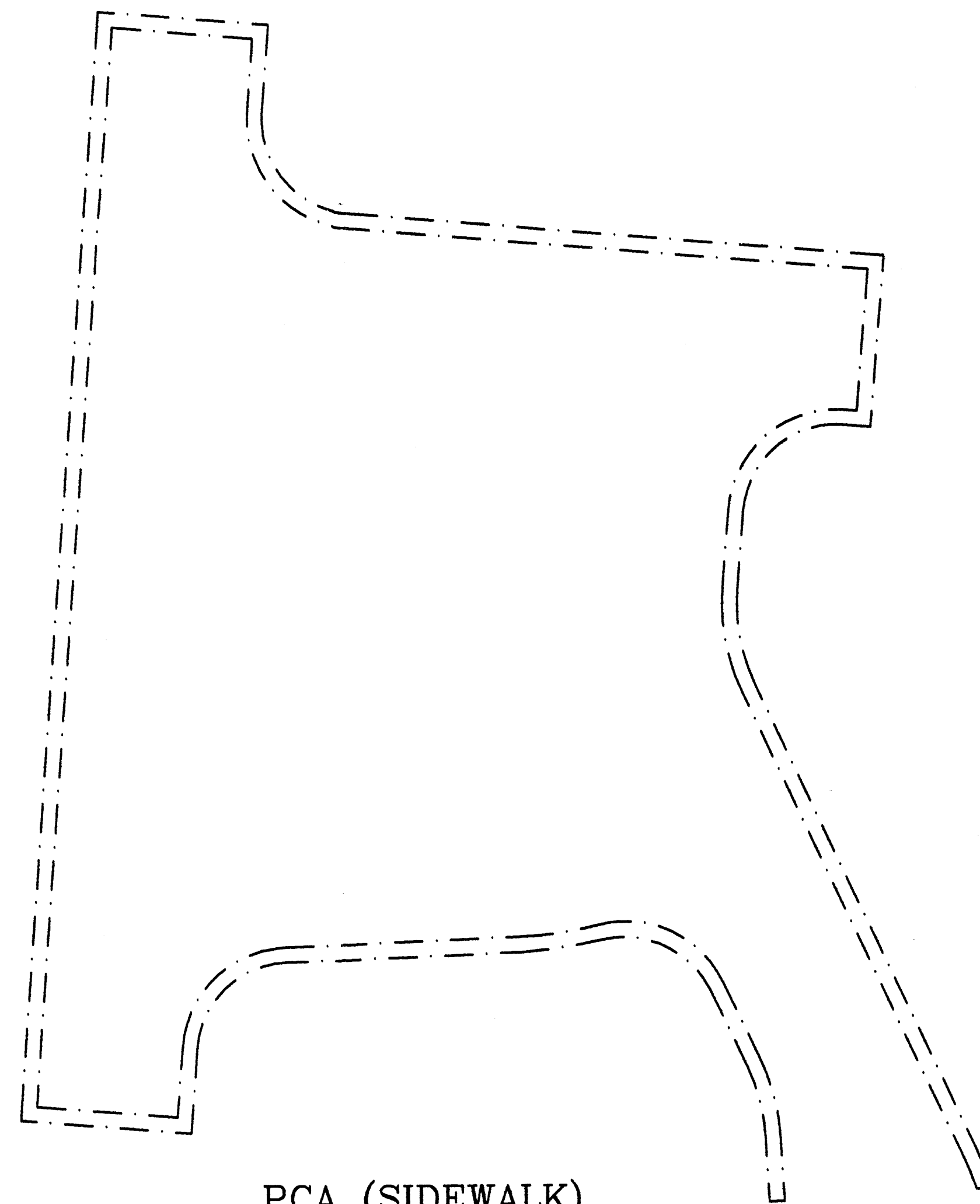
91,103 SF (2.0914 AC±)

PCA (TRACT A OVERALL)

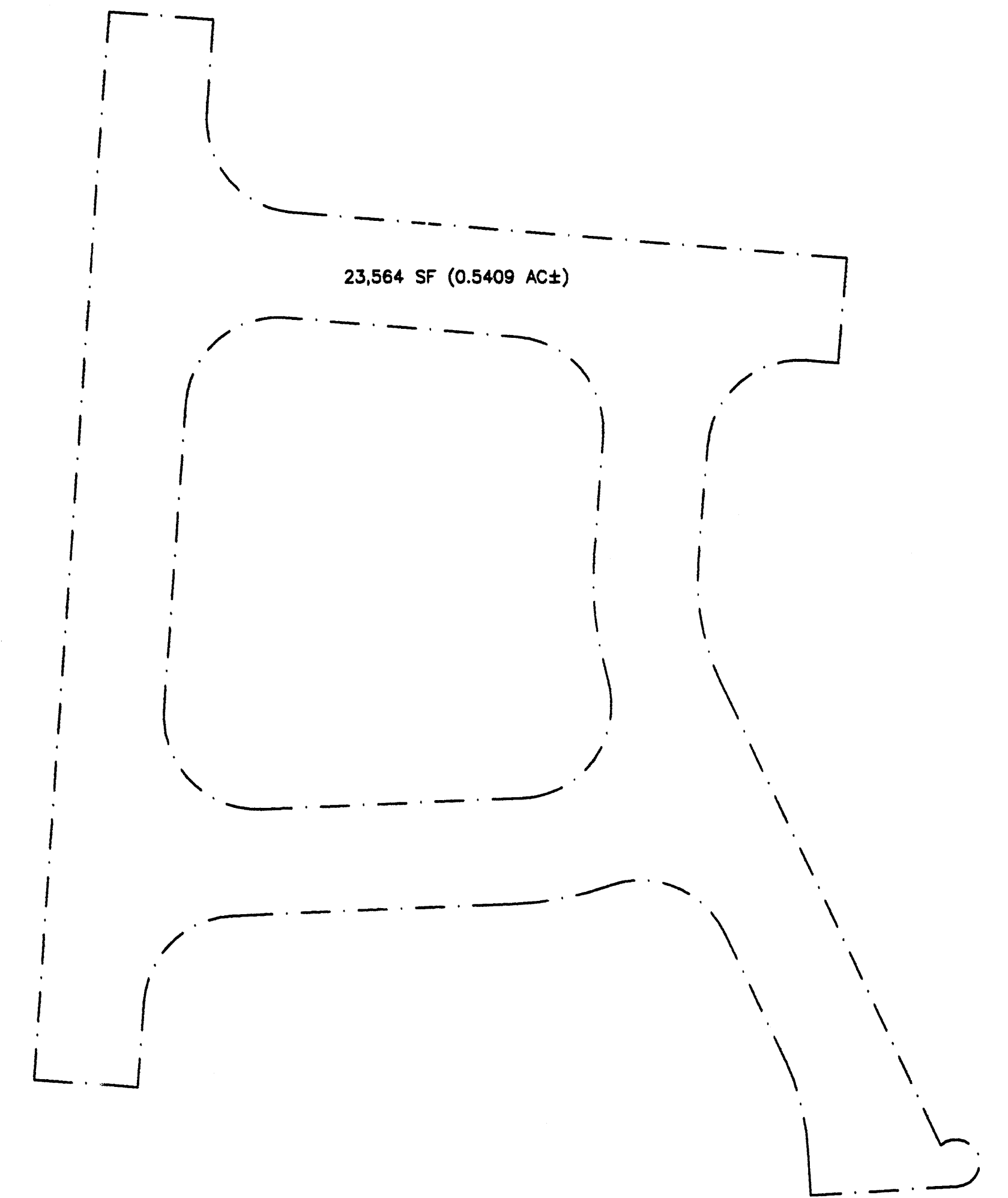


13,401 SF (0.30765 AC±)

PCA (CENTRAL COMMON AREA)



PCA (SIDEWALK)

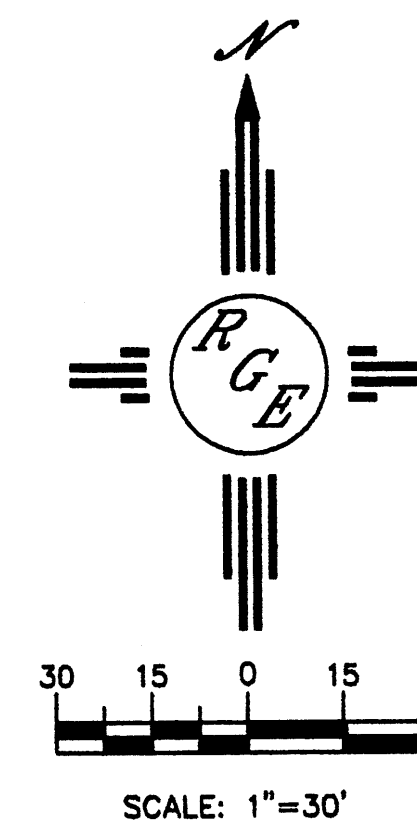


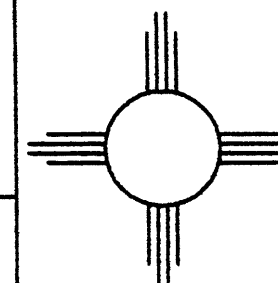
23,564 SF (0.5409 AC±)

PCA (ROAD WAY)

PCA DATA

TRACT A (PCA) GROSS AREA:	91,103 SF (2.0914 AC±)
SIDEWALK AREA:	4,464 SF (0.1025 AC±)
ROADWAY AREA:	23,564 SF (0.5409 AC±)
DRIVEPAD AREA (17 LOTS X 400 SF):	6,800 SF (0.1561 AC±)
TRACT A (PCA) NET AREA:	56,275 SF (1.3022 AC±)



ENGINEER'S SEAL	ENTRADA DEL BOSQUE	DRAWN BY WCKJ
	PCA EXHIBIT	DATE 1-02-06
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2318-SP-12-21-05X
		SHEET #
		JOB # 2518