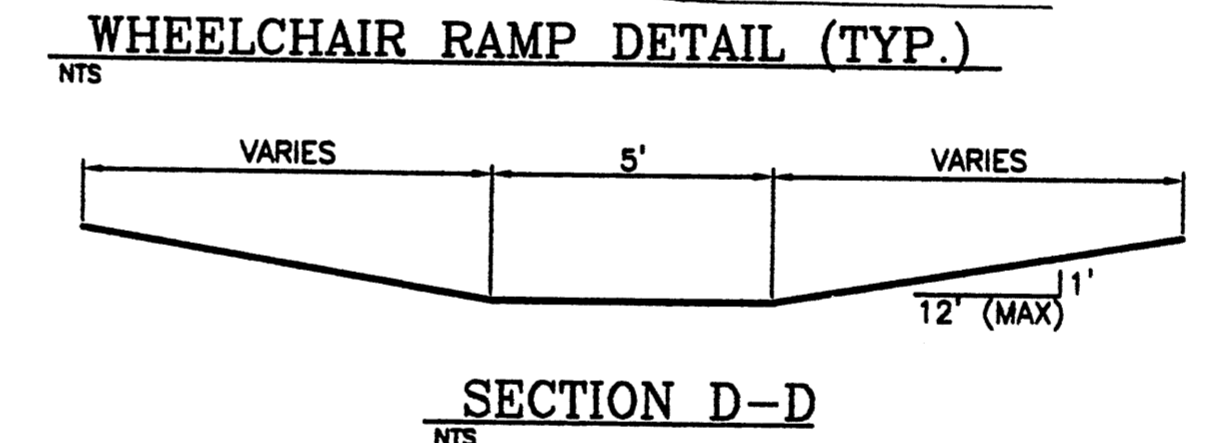
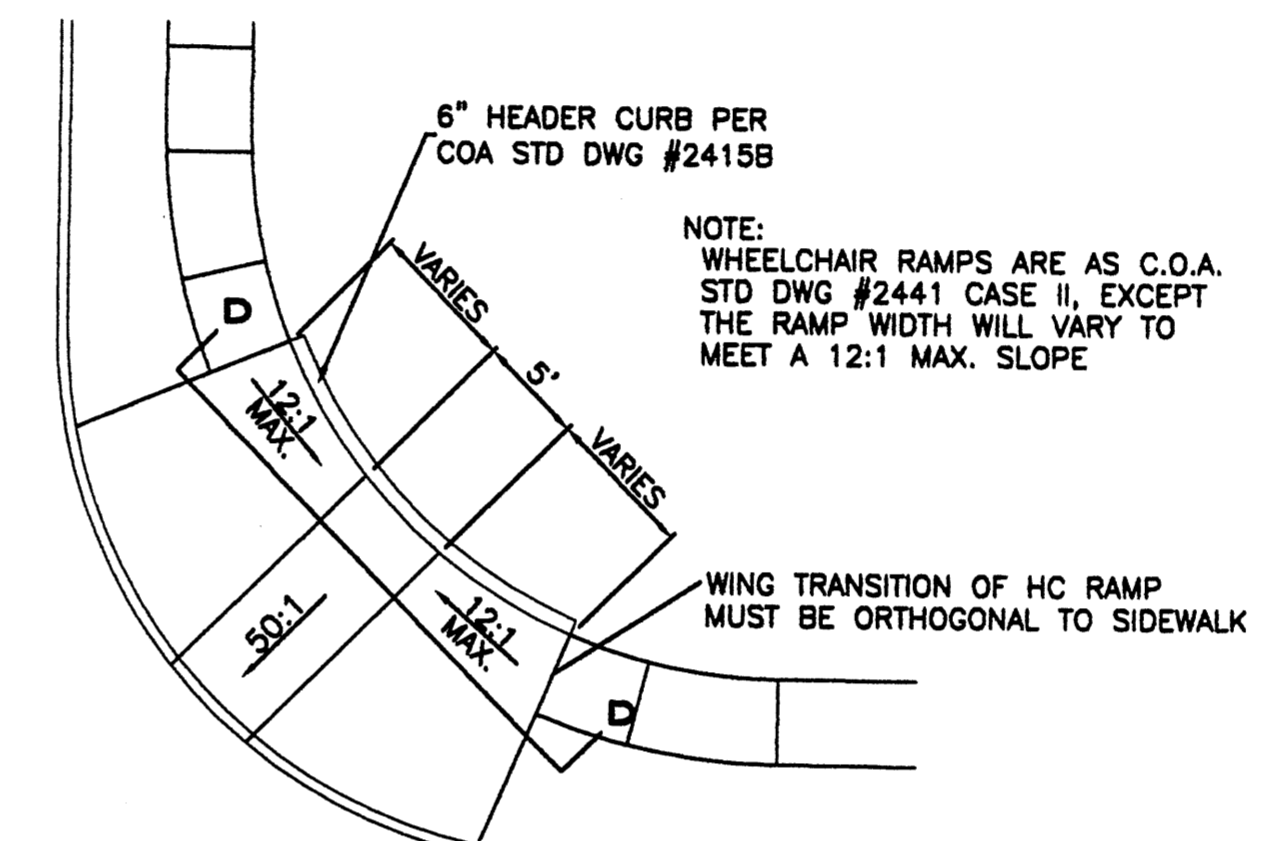
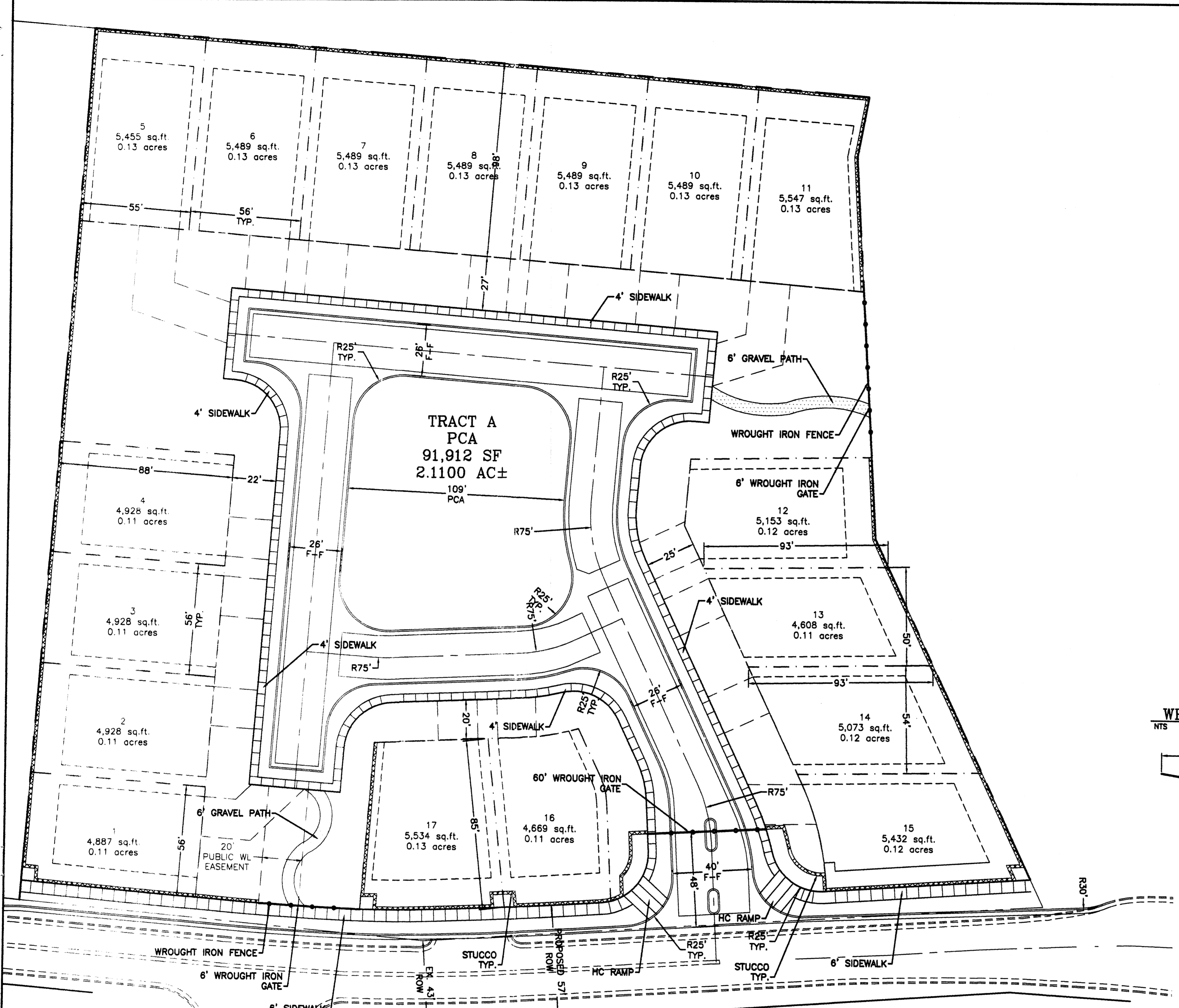
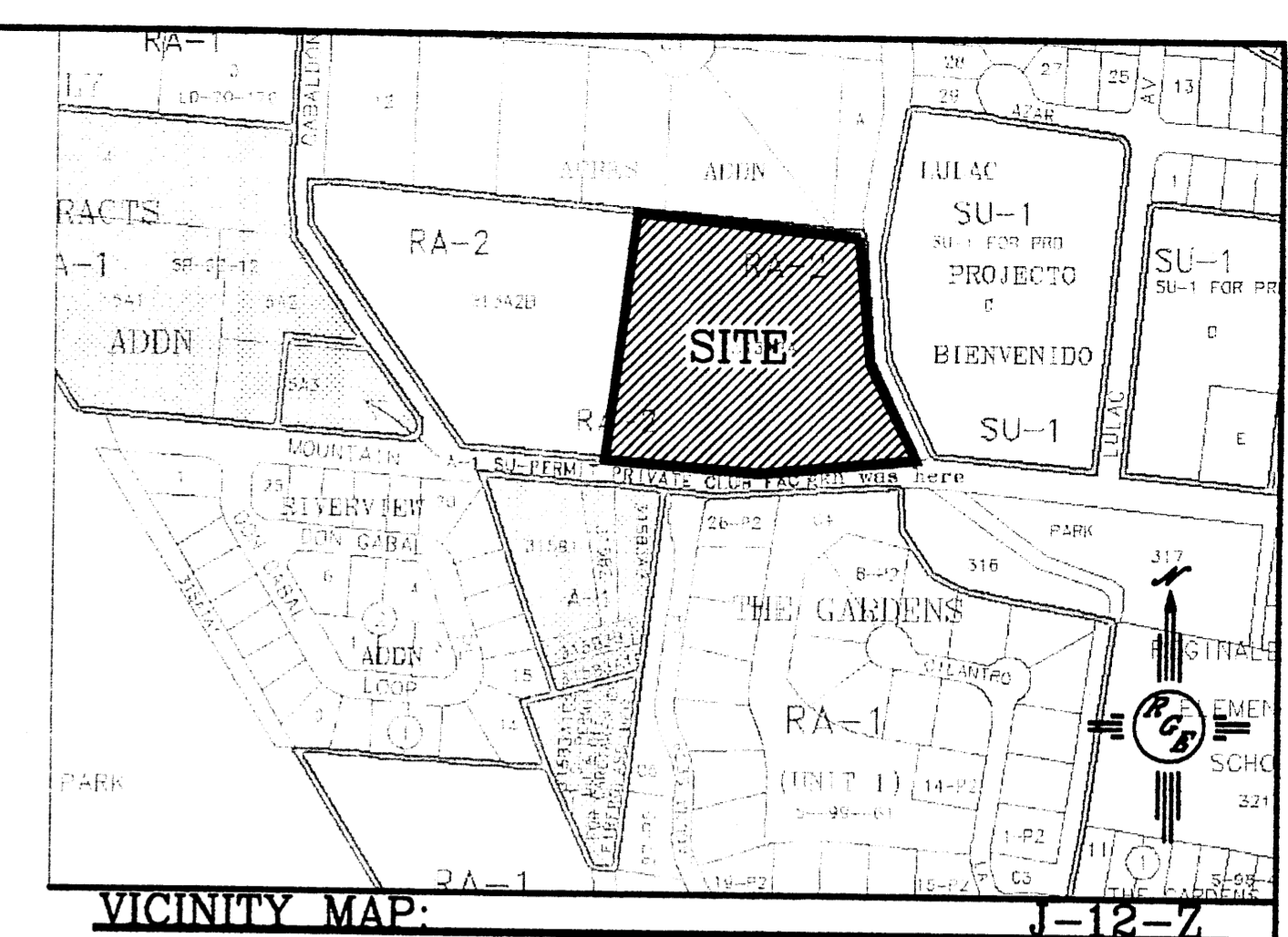


PROJECT NUMBER: 4360  
 APPLICATION NUMBER: 05-01736

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: [REDACTED] APPROVAL:

Traffic Engineer, Transportation Division	Date
<i>William G. Pacha</i>	12-21-05
Utilities Development	Date
<i>Christine Alvarado</i>	12/21/05
Parks & Recreation Department	Date
<i>Budley J. Bishop</i>	12/21/05
City Engineer	Date
N/A	
Environmental Health Department (conditional)	Date
N/A	
Solid Waste Management	Date
<i>Andrew Peric</i>	2-9-06
DRB Chairperson, Planning Department	Date



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

**NOTES:**

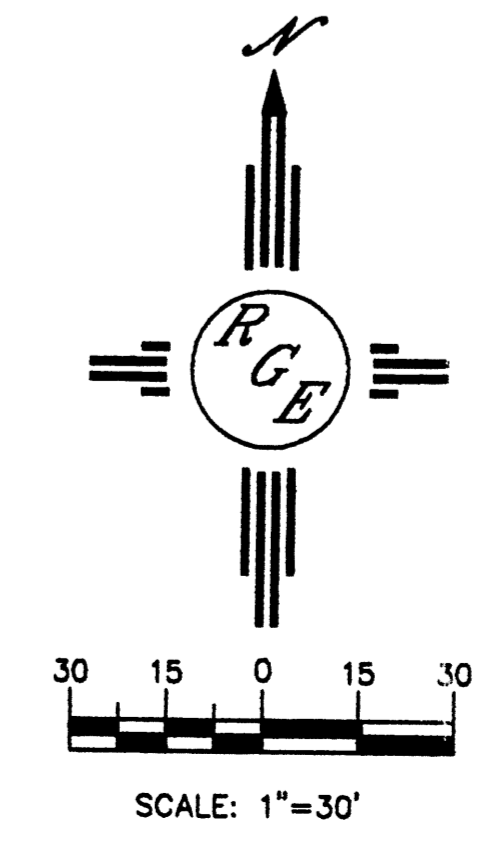
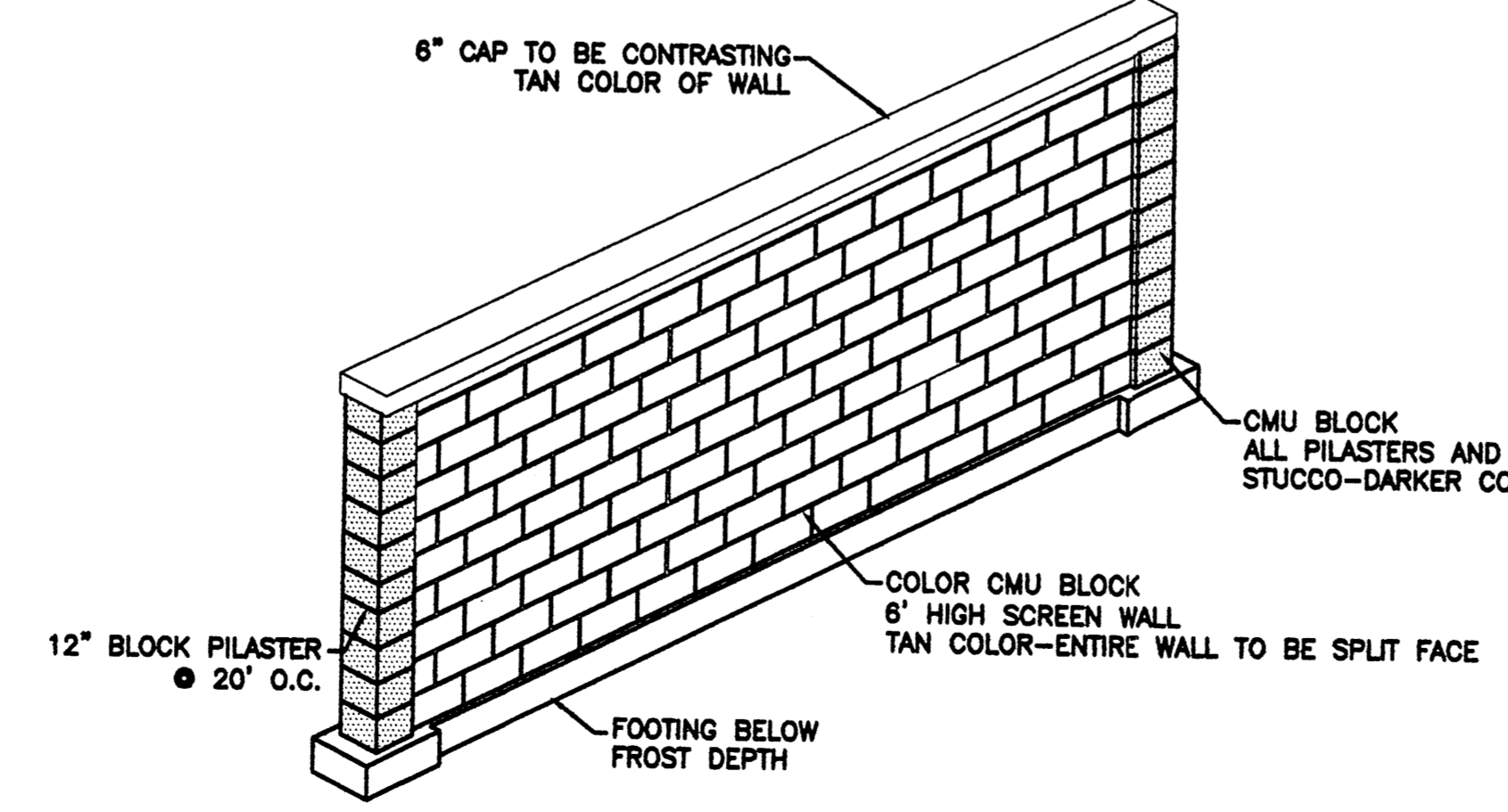
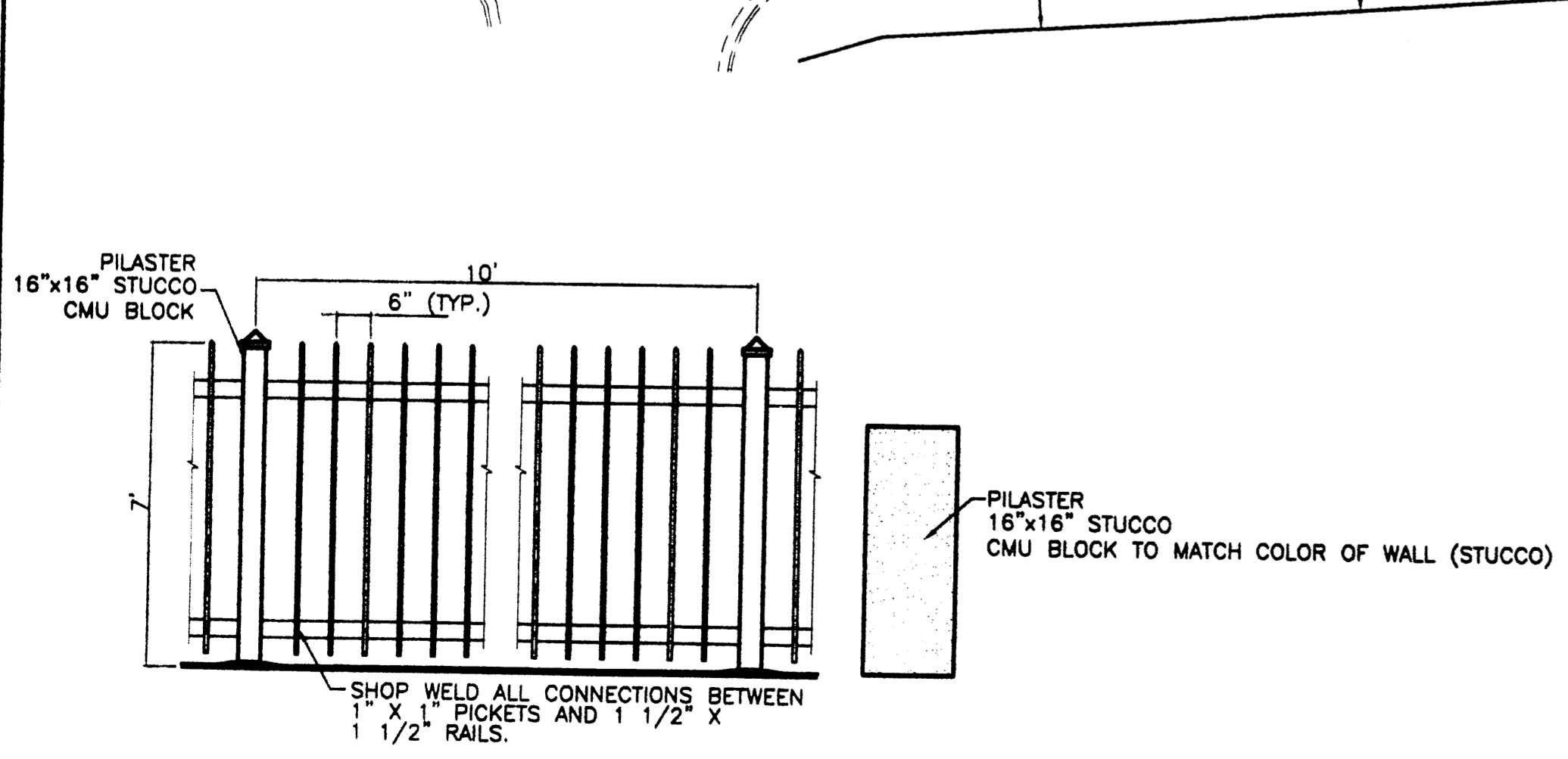
- SITE PLAN FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD FOR FINAL APPROVAL.
- OPEN SPACE TRACT SHALL BE MAINTAINED BY THE ENTRADA DEL BOSQUE HOMEOWNERS ASSOCIATION.
- ALL WALLS AND FENCE MUST MEET THE DESIGN STANDARDS FOR WALLS, PER SECTION 14-16-3-19 OF THE ZONING CODE.
- 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 26'

**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:	91,912 SF (2.1100 AC±)
TRACT A (PCA) NET AREA:	58,410 SF (1.3409 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	DRAWN BY WCVJ
	SITE PLAN FOR SUBDIVISION	DATE 10-11-05
	Rio Grande Engineering	2518-SP-9-12-05X
	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0969	SHEET #
DAVID SOULE P.E. #14522		JOB # 2518

Proj 1004360



**PLANT LEGEND**  
Front yard package typ.

**PLANT LEGEND**

- EVERGREEN TREE  
Austrian pine
- ORNAMENTAL TREE  
Flowering Pear  
Purple Plum
- ACCENT  
Mugo Pine  
Red Yucca  
Sotol
- LARGE SHRUB  
Butterfly Bush  
Bird of Paradise  
Honeysuckle
- MEDIUM SHRUB  
Rosemary  
Russian Sage  
Apache Plume
- ORNAMENTAL GRASS  
Maidengrass  
Threadgrass
- GROUNDCOVER  
Creeping Rosemary  
Honeysuckle  
Cotoneaster
- OVERSIZED GRAVEL  
& BOULDERS
- SANTA FE BROWN GRAVEL  
WITH FILTER FABRIC

- CHINESE PISTACHE (M) 4  
Pistachia chinensis  
2" Gal.
- COTTONWOOD 11  
Populus fremontii  
2" Gal.
- DESERT WILLOW (L) 6  
Chilopsis linearis  
15 Gal.
- CRABAPPLE 1  
Malus cultivars  
15 Gal.
- WASHINGTON HAWTHORN (M+) 6  
Crataegus phaenopyrum  
15 Gal.
- MUGO PINE (M) 4  
Pinus mugo  
5 Gal.
- BIRD OF PARADISE (L) 9  
Caesalpinia gilliesii  
5 Gal.
- BUTTERFLY BUSH (M) 6  
Buddleia davidii  
5 Gal. 100sf
- BLUE MIST SPIREA (M) 18  
Caryopteris clandonensis  
5 Gal. 9sf
- MAIDENGRASS (M) 60  
Miscanthus sinensis  
5 Gal. 16sf
- INDIAN HAWTHORN (M) 19  
Raphiolepis indica  
5 Gal. 36sf
- POTENTILLA (M) 13  
Potentilla fruticosa  
2 Gal.
- ROSEMARY (M) 23  
Rosmarinus officinalis  
2 Gal. 9sf
- APACHE PLUME (L) 12  
Fallugia paradoxa  
1 Gal. 25sf
- RUSSIAN SAGE (M) 10  
Perovskia atriplicifolia  
1 Gal. 36sf
- REGAL MIST (M) 73  
Muhlenbergia capillaris  
1 Gal. 9sf
- LAVENDER (M) 17  
Lavandula angustifolia  
1 Gal. 9sf
- THREADGRASS (M) 47  
Stipa tenuissima  
1 Gal. 4sf
- CREEPING ROSEMARY (L) 33  
Rosmarinus officinalis 'Prostrata'  
1 Gal. 36sf  
Symbol indicates 3 plants
- WILDFLOWER 34  
1 Gal. 4sf
- 18 BOULDERS
- COMMERCIAL GRADE  
STEEL EDGING
- CRUSHER FINE  
WITH FILTER FABRIC
- 3/4" GRAY GRAVEL  
WITH FILTER FABRIC
- TAMPED COBBLE
- COBBLE
- SOD WITH POP UP SPRINKLER



**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.

3/4" Grey 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" poly pipe with flush caps at each end.

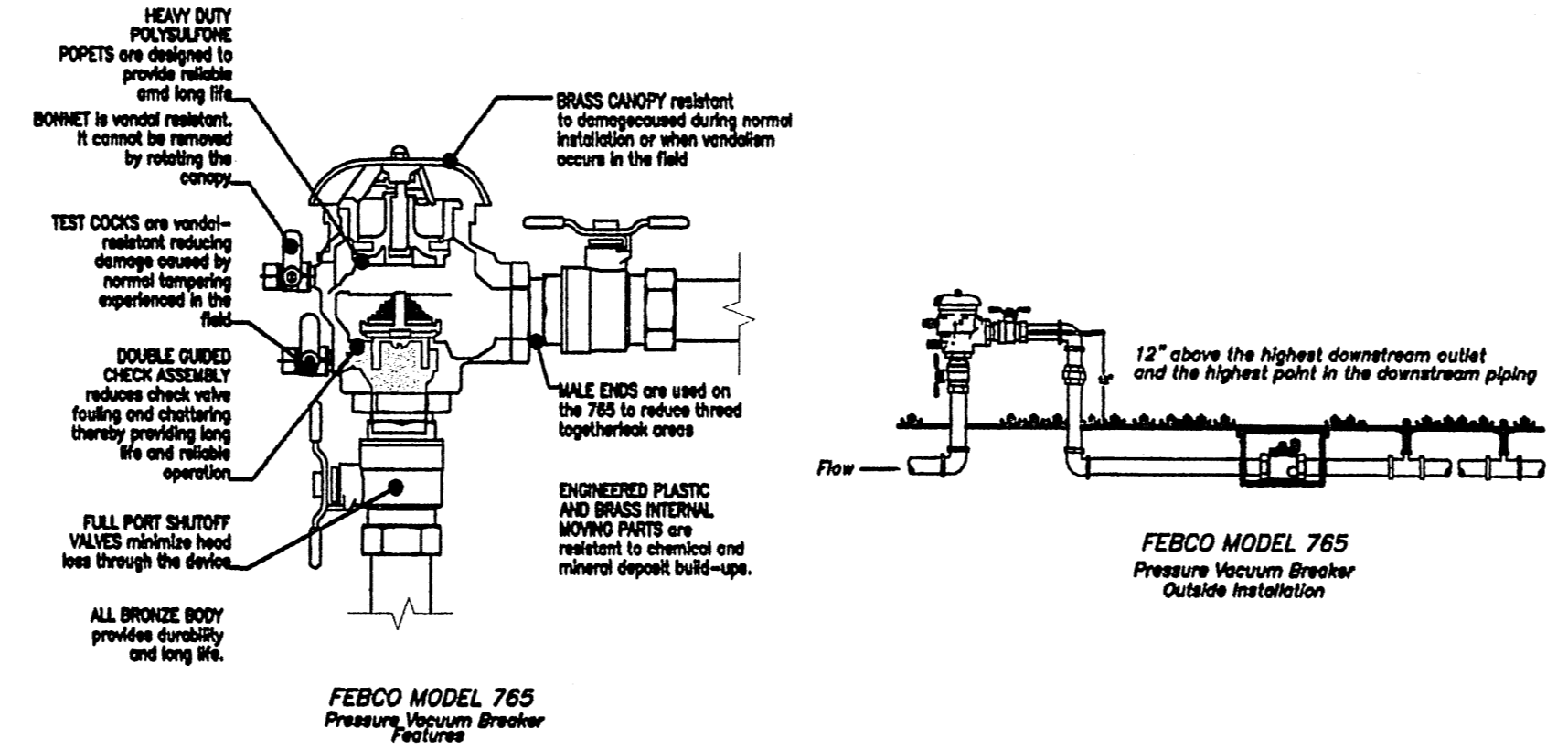
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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 Property Owner.

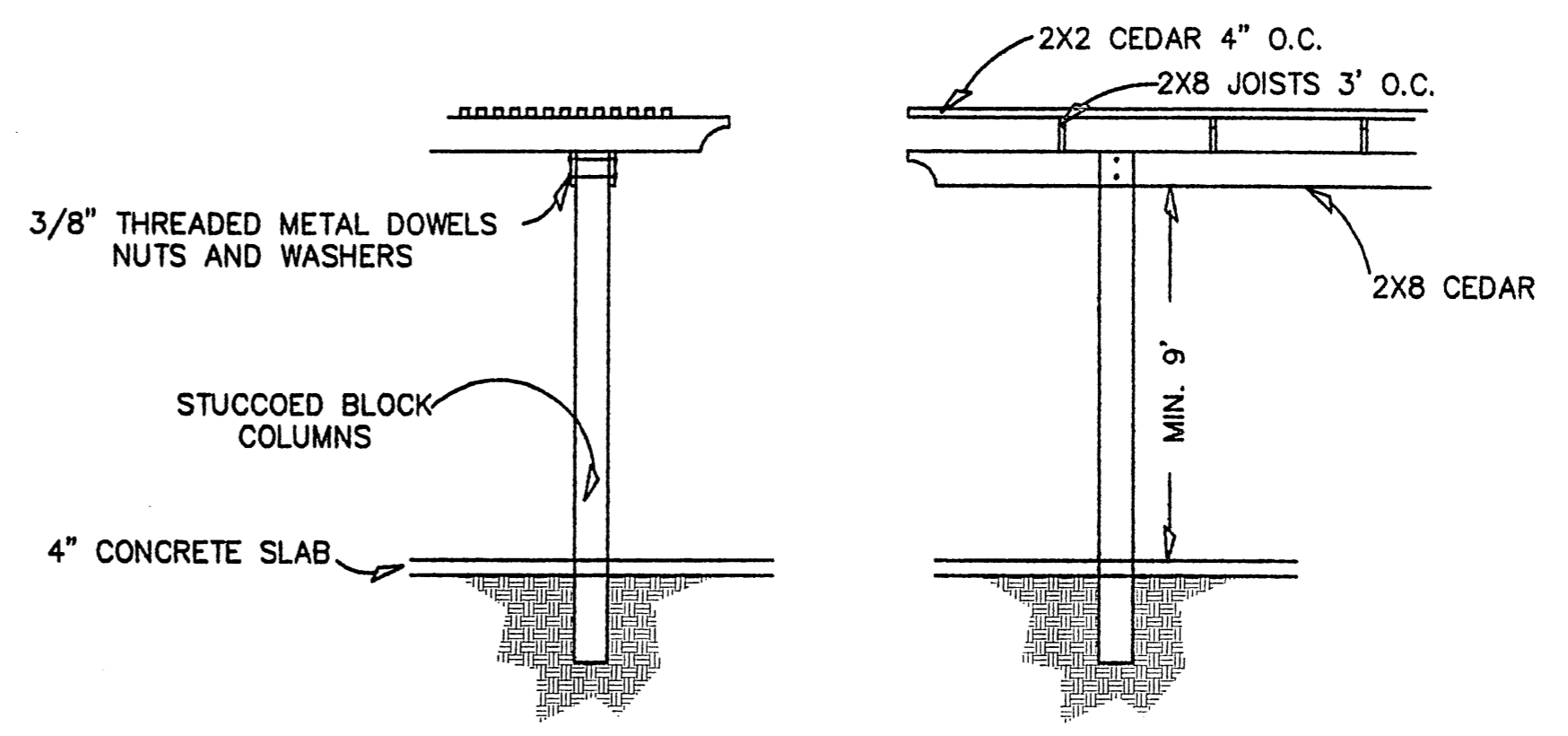
Water and Power source shall be the responsibility of the Developer/Builder.



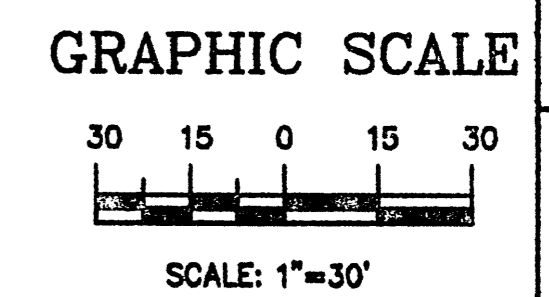
**Bacflow Preventer Detail**

not to scale

**Ramada Detail Typ.**



not to scale



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

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON  
10007

ENTRADA del BOSQUE  
ALBUQUERQUE, NM  
LANDSCAPE PLAN  
ENTRY AND COMMON AREAS

The Hilltop  
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: [blank]  
REVISION # [blank]  
DATE: 11-7-05

SHEET #  
L1 of L1



## 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, 765-1234, 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:

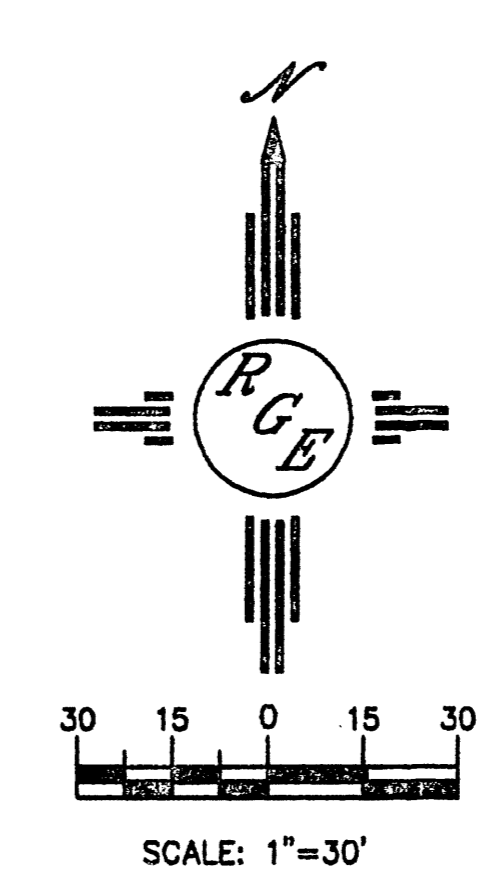
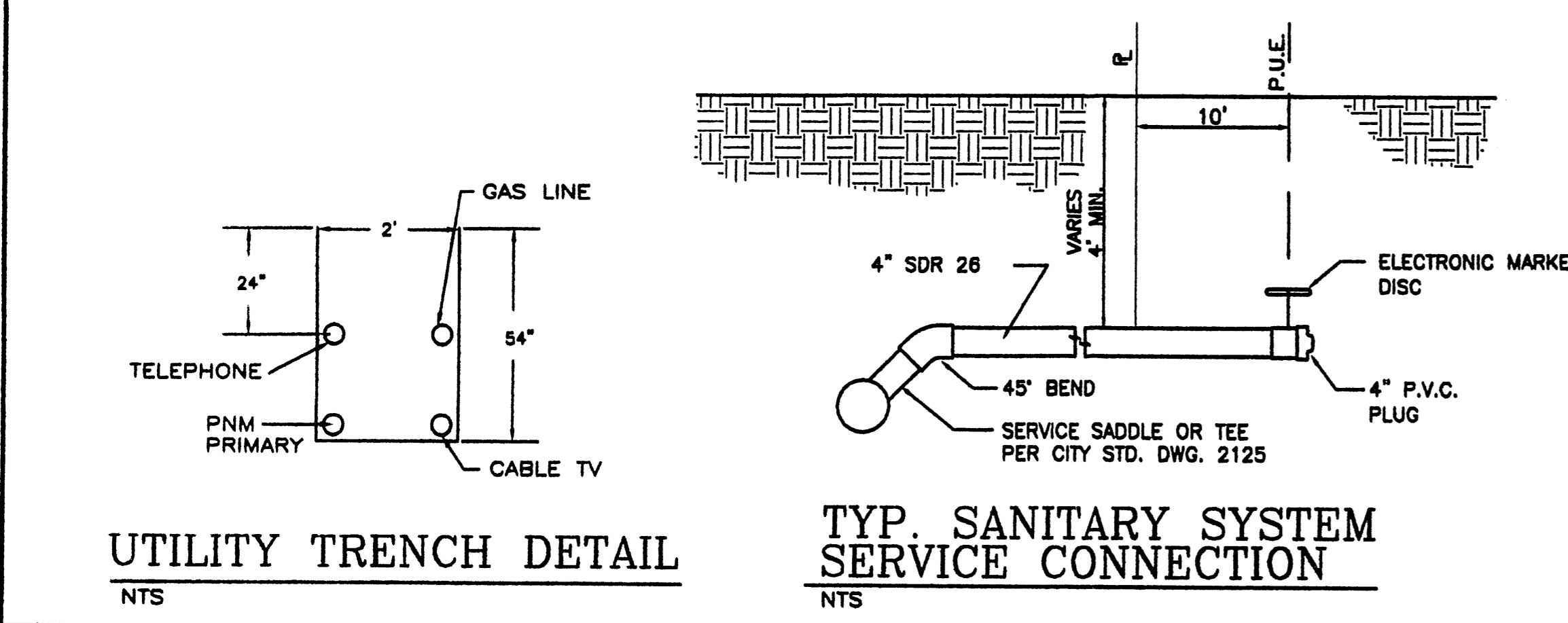
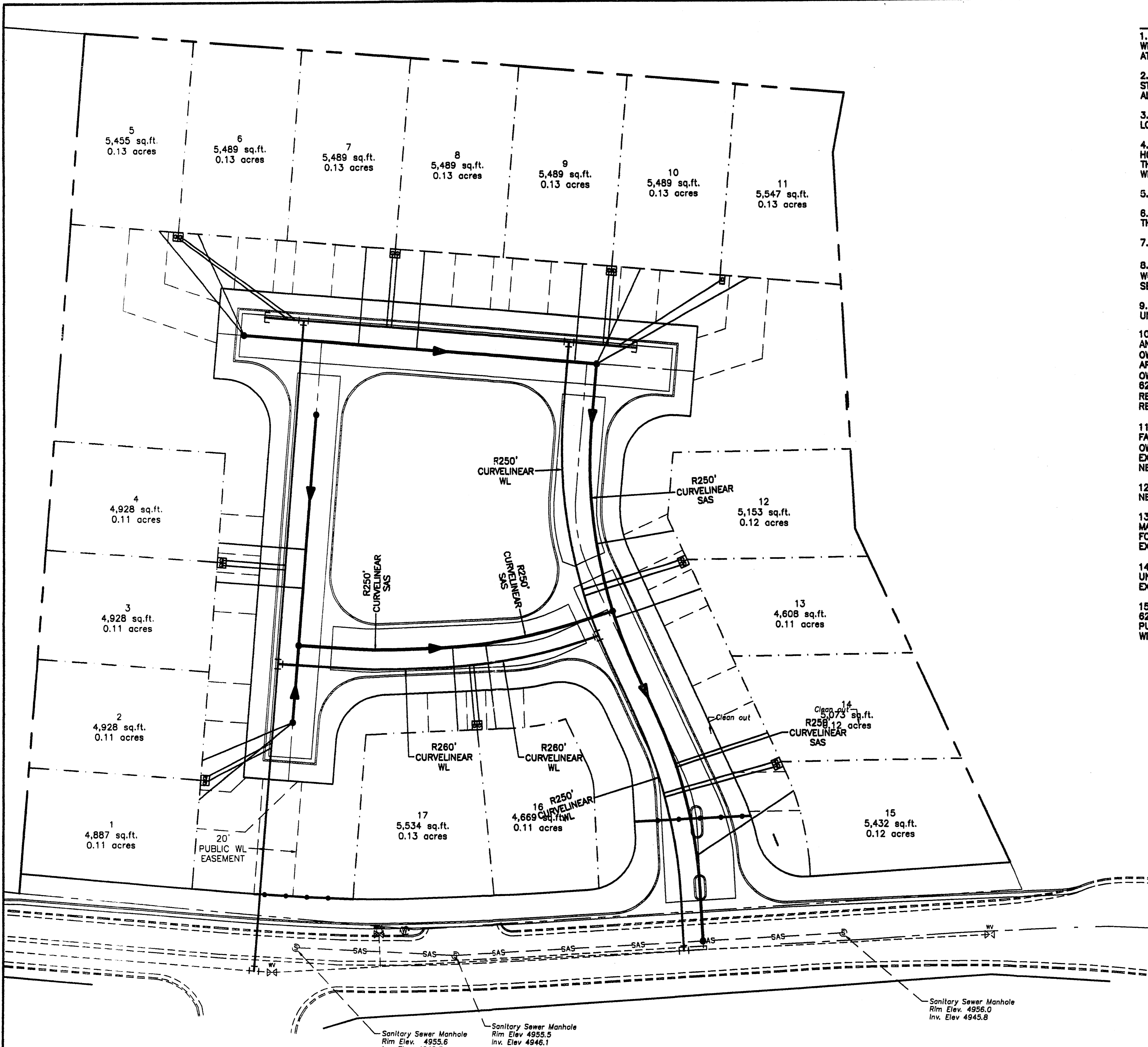
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN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

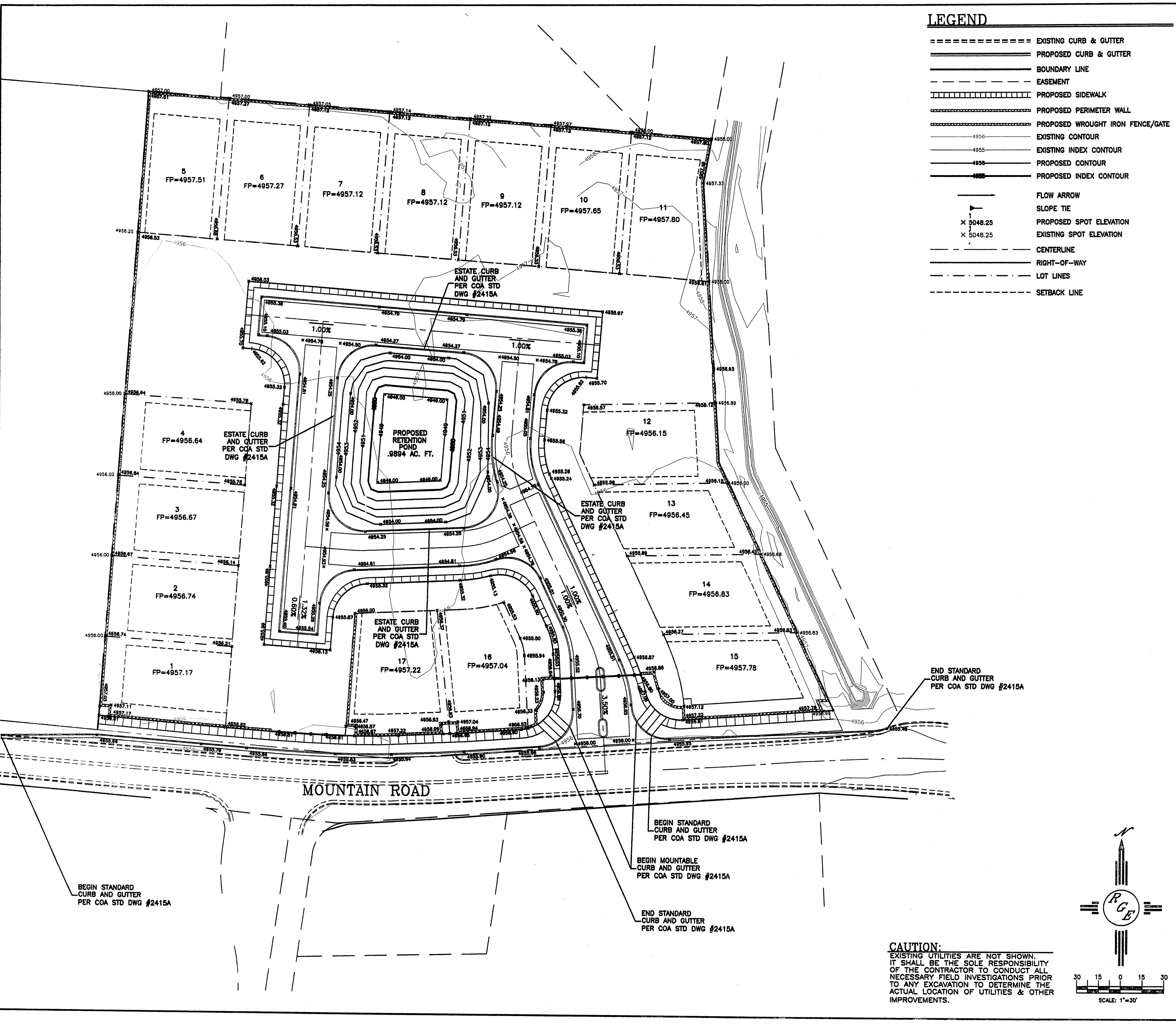
### GENERAL NOTES:

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.



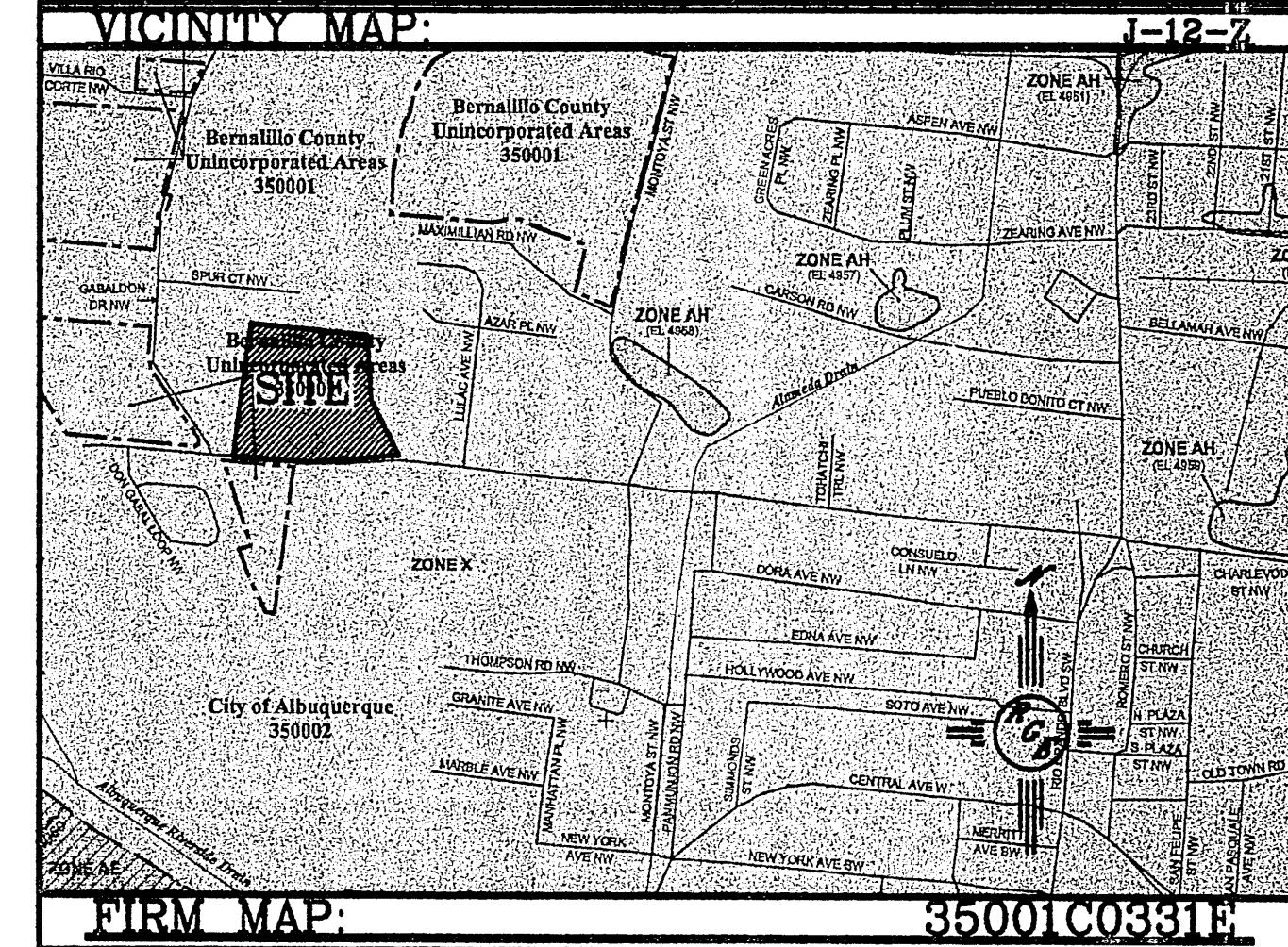
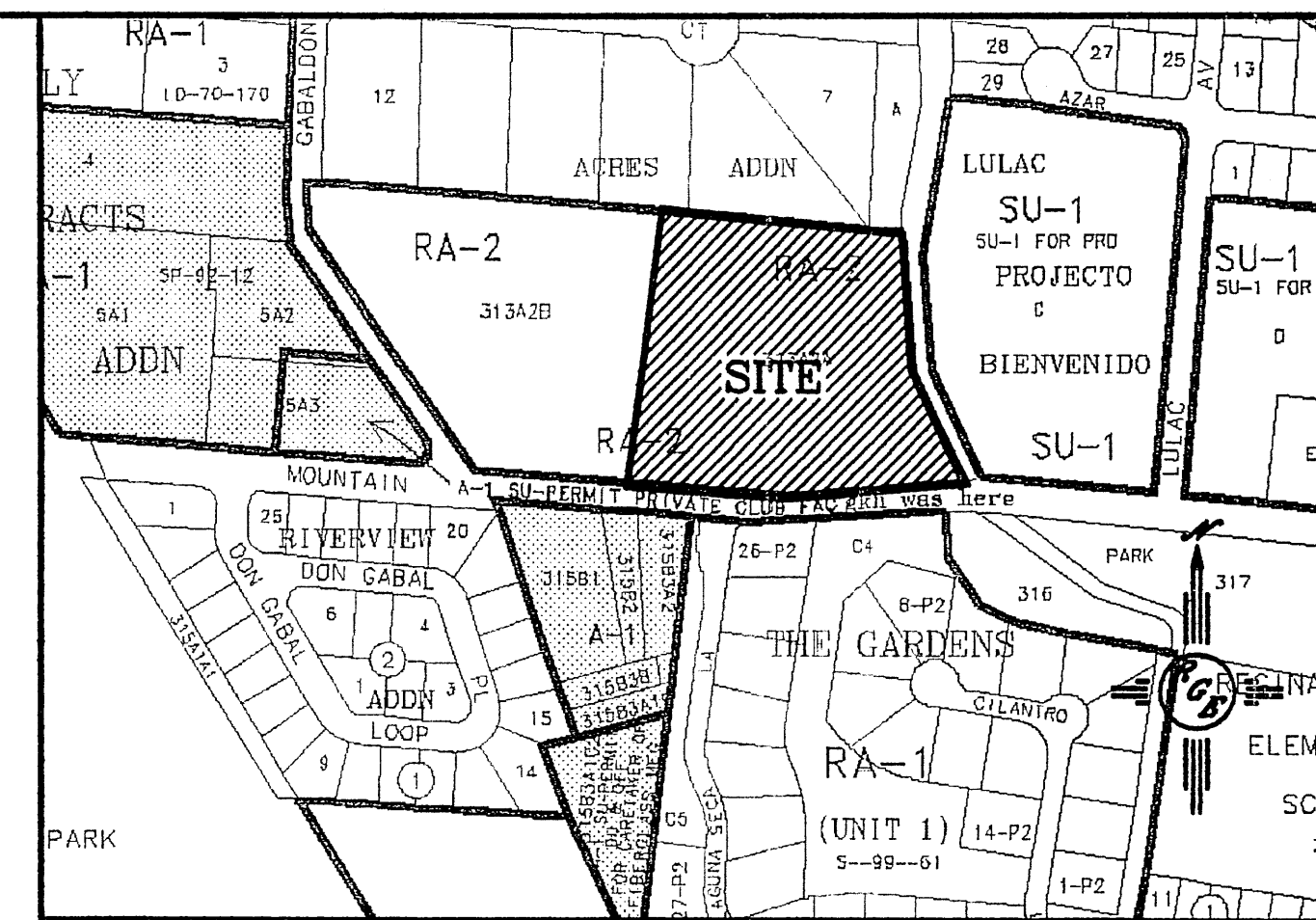
ENGINEER'S SEAL	<b>ENTRADA DEL BOSQUE</b> CONCEPTUAL MASTER UTILITY PLAN Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0989	DRAWN BY WCUJ DATE 10-11-05 2518-MU-9-12-05X SHEET # - JOB # 2518
DAVID SOULE P.E. #14522		





**LEGEND**

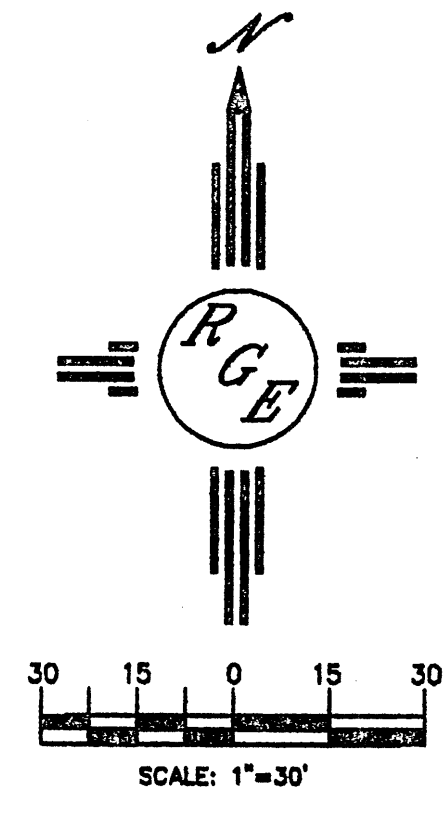
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
=====	PROPOSED SIDEWALK
=====	PROPOSED PERIMETER WALL
=====	PROPOSED WROUGHT IRON FENCE/GATE
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	PROPOSED CONTOUR
-----	PROPOSED INDEX CONTOUR
-----	FLOW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



**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.

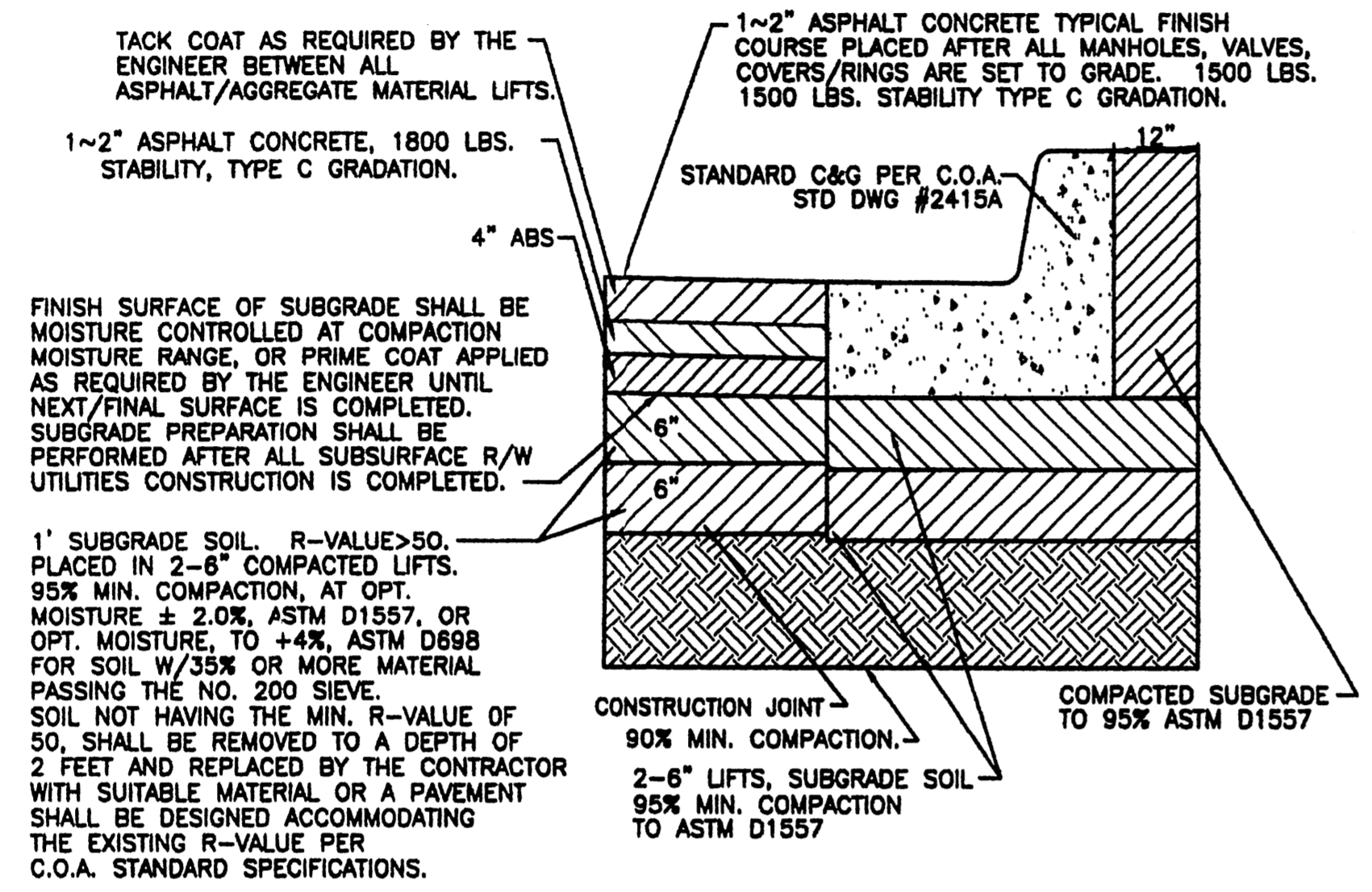
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  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.



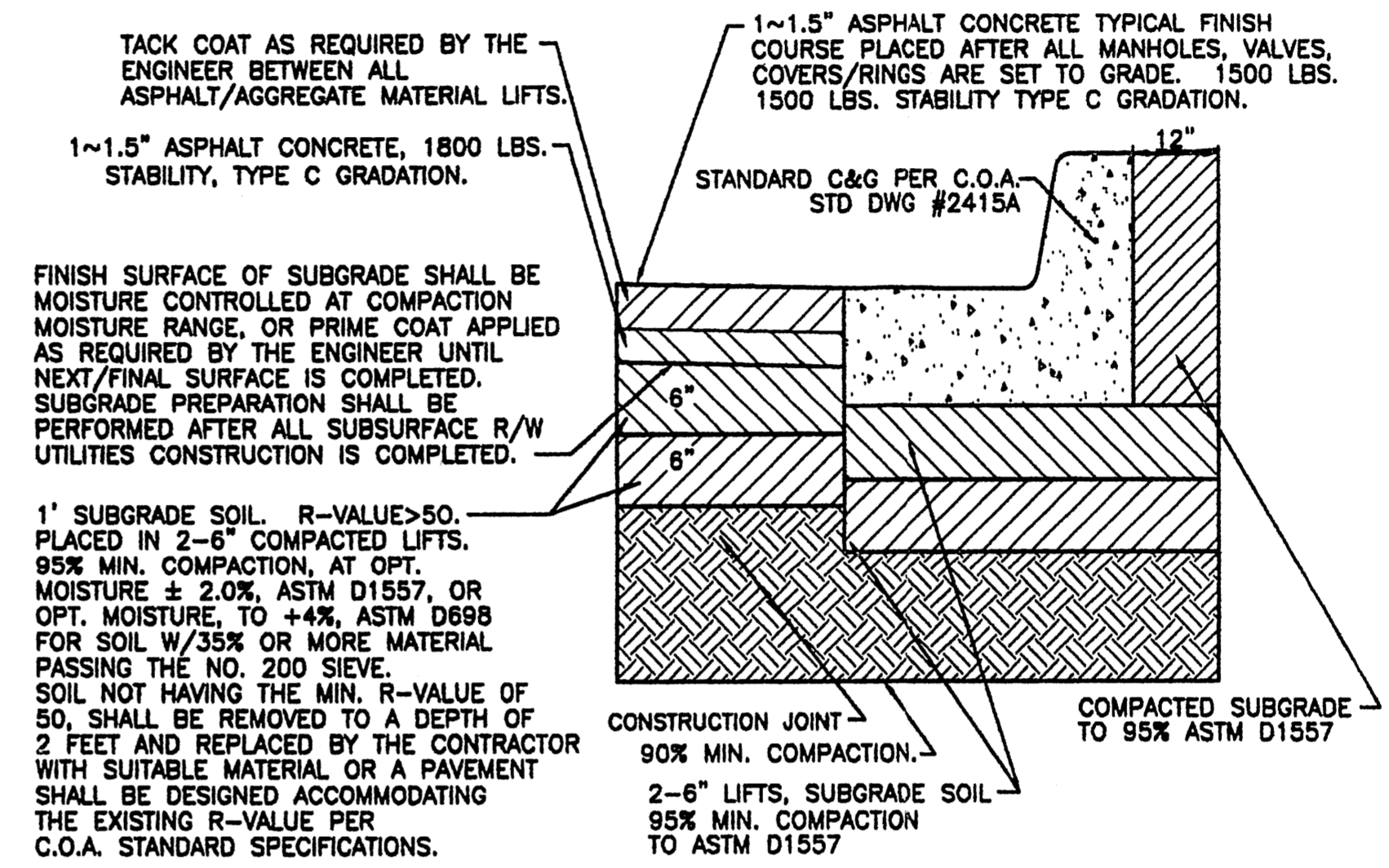
**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ROUGH GRADING APPROVAL _____ DATE _____	
ENGINEER'S SEAL	ENTRADA DEL BOSQUE
	GRADING AND DRAINAGE PLAN
	<i>Rio Grande Engineering</i>
DAVID SOULE P.E. #14522	DRAWN BY WCVJ DATE 10-16-05 2518-GR-9-12-05X SHEET # 1 OF 2 JOB # 2518

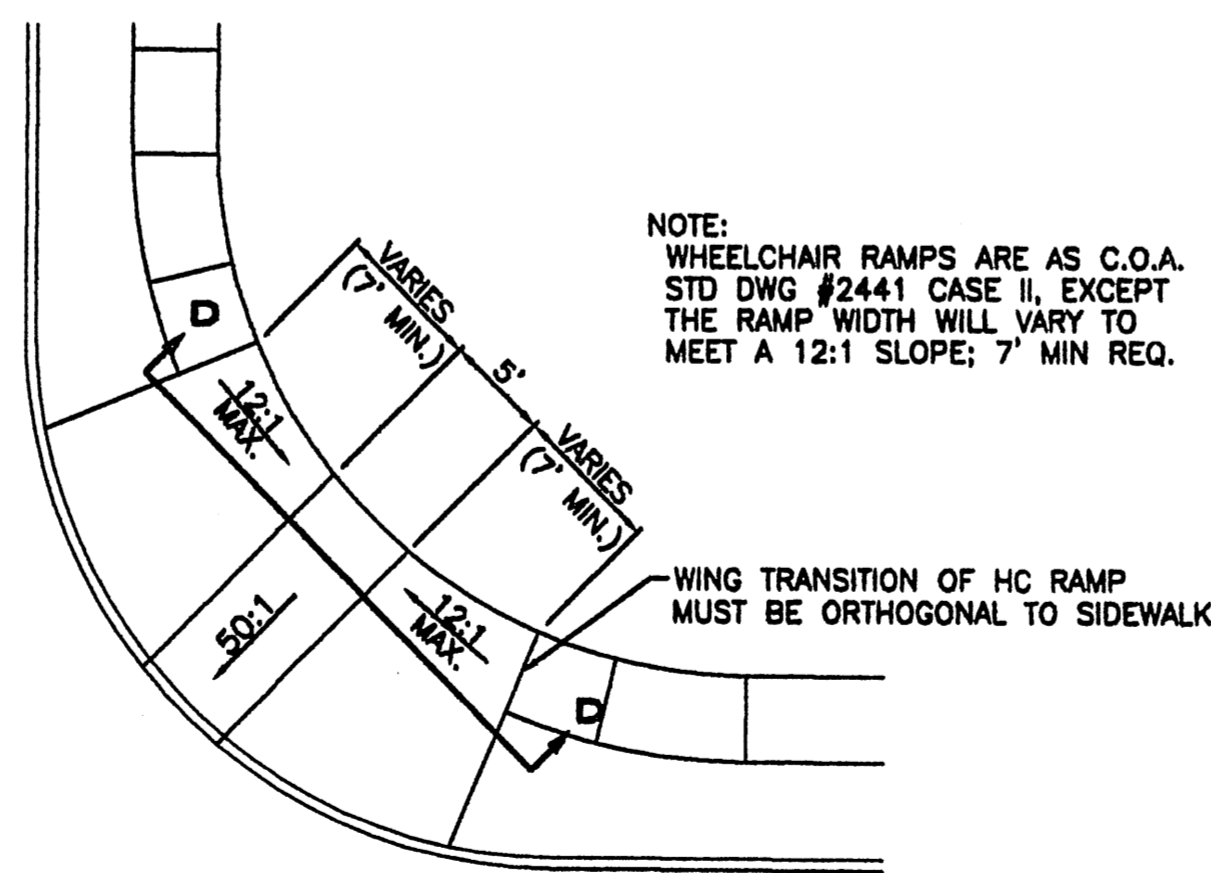




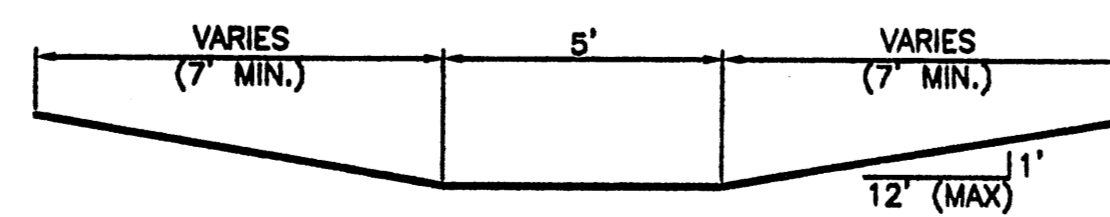
**TOWER, SAN YGNACIO PAVING SECTION (STANDARD CURB)**  
NTS



**RESIDENTIAL PAVING SECTION (STANDARD CURB)**  
NTS



**WHEELCHAIR RAMP DETAIL (TYP.)**  
NTS



**SECTION D-D**  
NTS

ENGINEER'S SEAL	ENTRADA DEL BOSQUE	DRAWN BY WCU
	GRADING AND DRAINAGE PLAN	DATE 10-16-05
		2318-GRB-9-12-05X
DAVID SOULE P.E. #14522		1006 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 972-0898
		JOB # 2518