

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on SEPTEMBER 8, 2015, in Plat Book 2015C, Page 104 and containing (1,096,120 s.f.) 4.7676 acres more or less.

THE SITE:

The site area is presently vacant, zoned SU-2 CEMETERY, and located within the North I-25 Sector Development Plan. It is proposed to develop the property into a 29 Single Family Detached Homes. See accompanying Residential Standards.

PROPOSED USE:

The 4.7676 Acre Site shall be developed into 29 single family lots.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

Vehicular Access: Primary access will be off Glendale Avenue and Modesto Avenue with 2 new public streets.

Pedestrian Access: New 6' sidewalk will be constructed along the south side of Glendale Avenue and the west side of Modesto Avenue adjacent to residential component. New 4' sidewalks will be installed on both sides of new streets within the site.

Pedestrian and Bicycle Circulation: There are two (2) road access locations with 4' Sidewalk connections between internal streets and external streets.

TRANSIT ACCESS:

Route 31, Wyoming, stops at the intersection of Wyoming Blvd NE and Alameda Blvd NE, 4 Blocks South of site.

INTERNAL CIRCULATION REQUIREMENTS:

Internal circulation will be via public on-site streets, built to City of Albuquerque DPM Standards.

BUILDING HEIGHTS:

Maximum allowed building heights shall be 26 feet. (See sheets 2-3)

BUILDING SETBACKS:

Setbacks shall be in accordance with the RD zone for the Residential (See sheets 2-3). RD Zone requires minimum side yard setbacks of 5' except on corners where the side street setback shall be 10'. Front yard setback shall be 15' to the house and 20' to the garage. Rear yard setback shall be a minimum of 15'.

MAXIMUM TOTAL DWELLING UNITS:

Maximum total number of residential units shall be 29.

LANDSCAPE STANDARDS:

For Landscaping information, see Sheet 2 of this plan set. All landscaping shall comply with the City's Water Conservation Landscaping Ordinance and the Street Tree Ordinance.

OPEN SPACE:

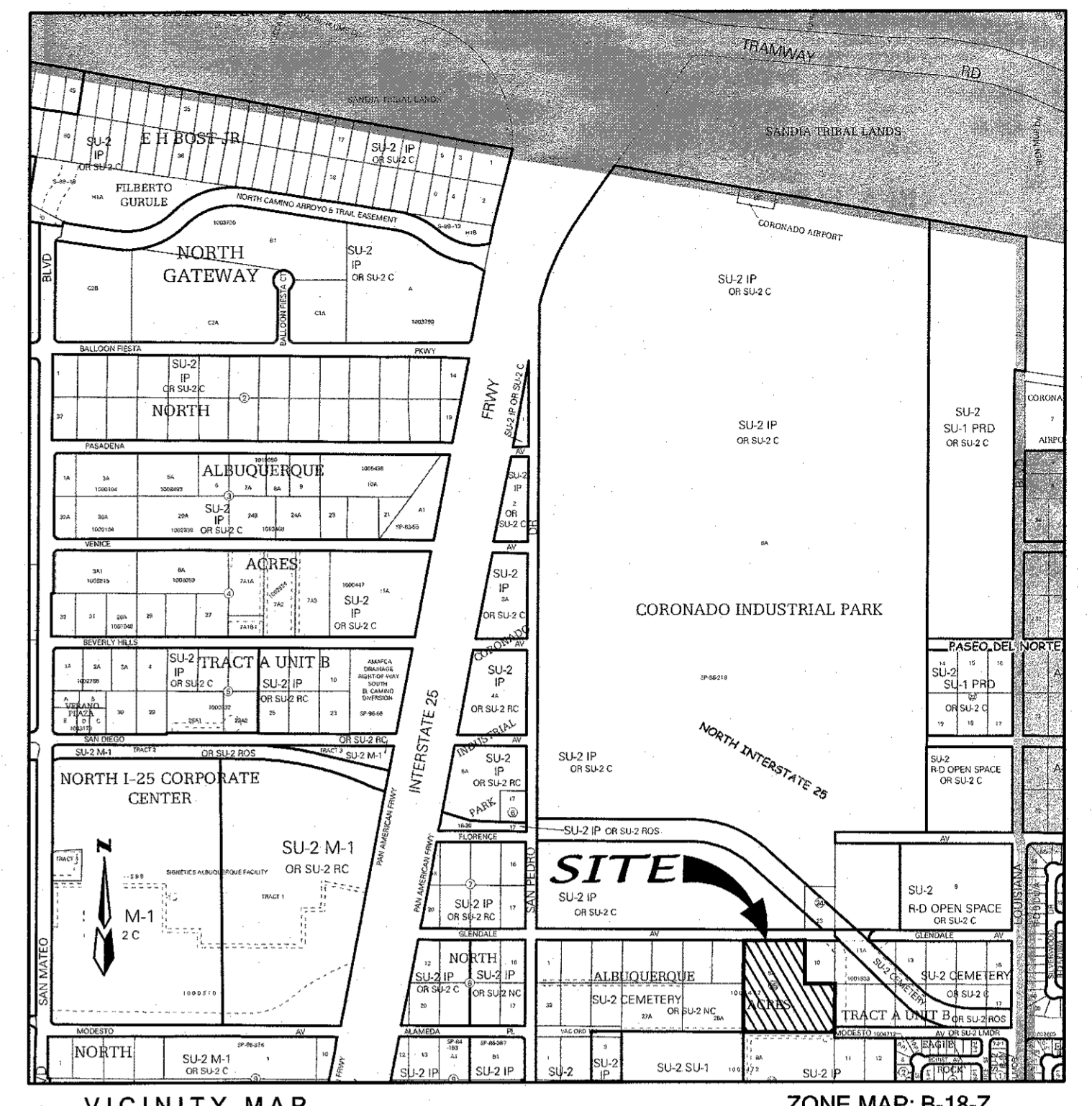
Minimum open space provided per dwelling shall be 2400 square feet in accordance with the RD Zone.

CLEAR SIGHT TRIANGLE AREA-ENTRANCE ROADS:

Landscaping, fencing and signing shall not interfere with clear sight requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in the Clear Sight triangle.

PERIMETER WALL:

A Perimeter wall will be constructed around the entire site.



VICINITY MAP ZONE MAP: B-18-Z

SUBDIVISION DATA

GROSS ACRES	4.7676 AC
ZONE ATLAS NO.	B-18-Z
NO. OF EXISTING LOTS	1 TRACT
NO. OF TRACTS CREATED	1 TRACTS
NO. OF LOTS CREATED	27 LOTS
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.9565 AC
AREA OF RESIDENTIAL	3.8111 AC
ZONING	SU-2, CEMETERY
DATE OF SURVEY	MAY, 2016

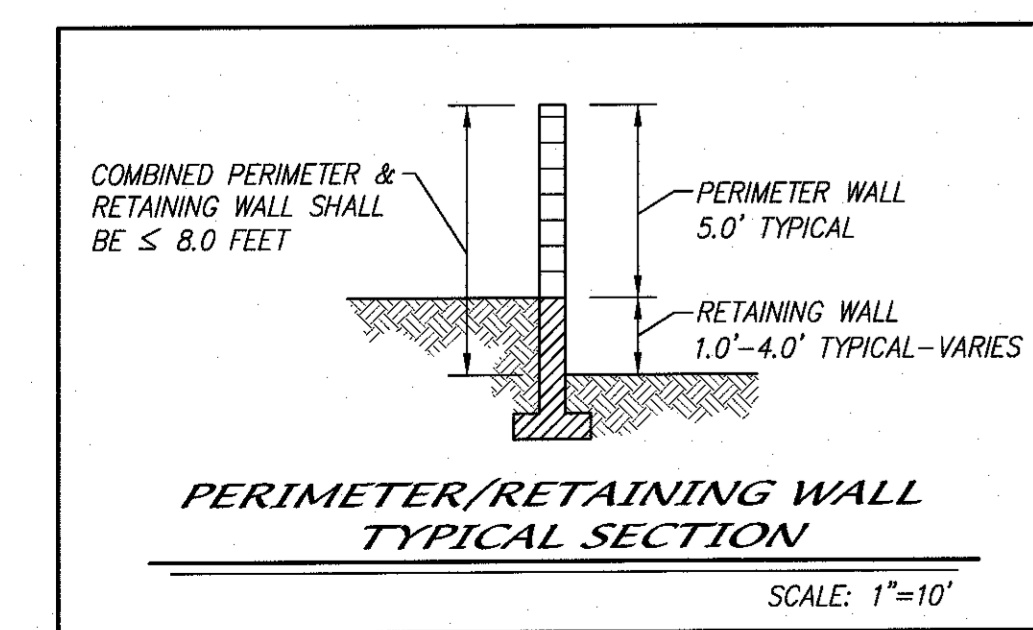
APPROVALS PROCESS:

Upon approval of this SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, the residential component approval shall conform to the design standards presented herein and be delegated to the DEVELOPMENT REVIEW BOARD (DRB) for final approval.

APPLICATION NUMBER: _____ **PROJECT NUMBER:** 1004472

City Approvals:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date



ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
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OWNERS

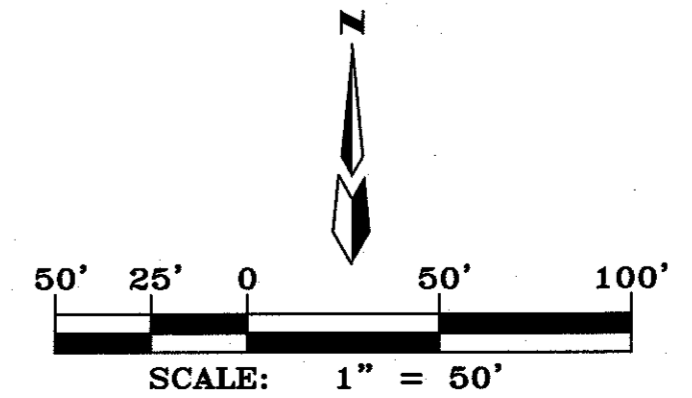
CCG PARTNERSHIP,
A NEW MEXICO GENERAL PARTNERSHIP
ATTN: SCOTT B. CLARK
P.O. BOX 14641 ADDRESS
ALBUQUERQUE, N.M. 87191
(505) 883-1414

LEGEND

- PROPERTYLINE
- NEW RETAINING WALL
- NEW SIDEWALK (THIS PROJECT)
- NEW SIDEWALK (DEFERRED)
- EXISTING CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW STREET LIGHT
- EXISTING BASE COURSE PAVEMENT
- NEW OFFSITE PAVEMENT

PLAN INDEX

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GLENDESTO SUBDIVISION

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
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(505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 1 of 6
Scale: 1" = 50'	Date: 6/14/17	Job: A17019	

GLENDESTO RESIDENTIAL DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Glendesto Subdivision. They are intended to be complementary to the surrounding area. These standards address the residential (single-family) development. This Site Plan for Building Permit shall comply with all design regulations in the North I-25 Sector Plan.

Minor amendments to this Site Development Plan for Building Permit shall be approved administratively by the Planning Director in accordance with the City Comprehensive Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

I. PEDESTRIAN AMENITIES

- A. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria) for Barrier-Free Design, except where topography makes this unfeasible.
- B. Sidewalks along Glendale Avenue and Modesto Avenue shall be six feet in width. All other sidewalks shall be four feet in width.
- C. Pedestrian Access Points shall be located at the entrance on Glendale Ave. and Modesto Avenue.

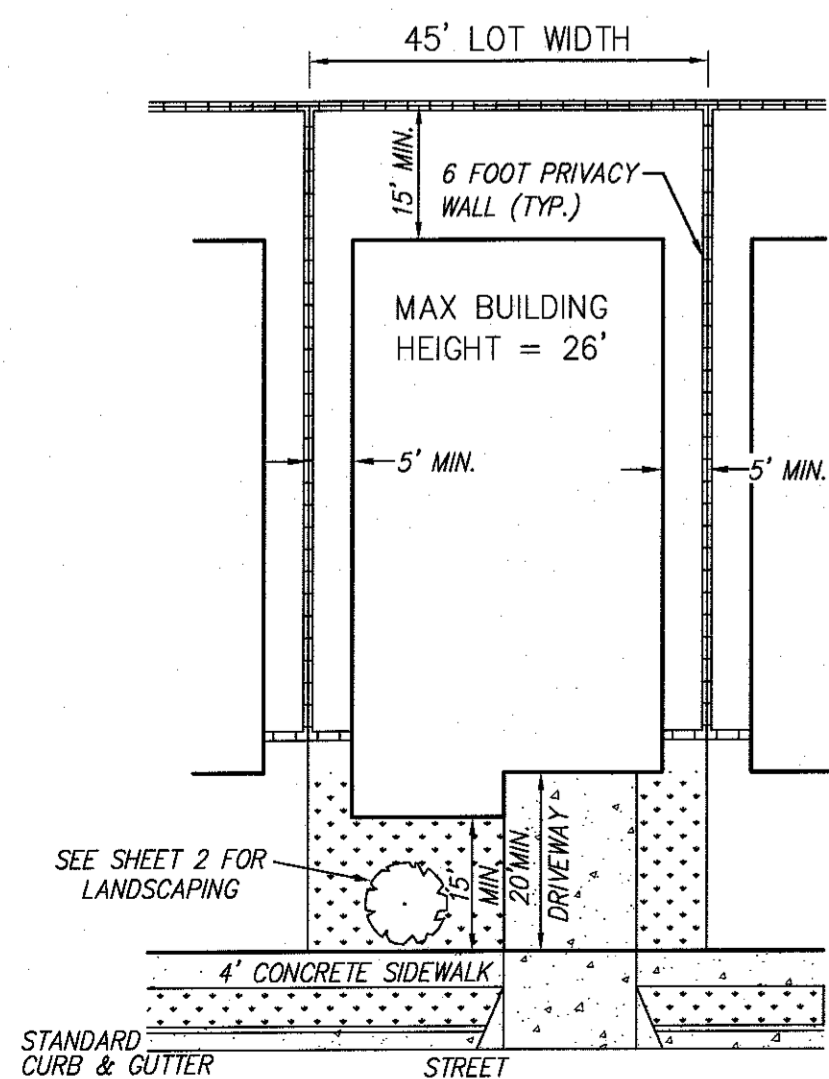
II. BUILDING HEIGHTS

- 1. Residential building heights shall not exceed 26 feet in height and shall be consistent with City Comprehensive Zoning Code unless otherwise restricted as described below.
 - A. Highly reflective surfaces shall be screened from public view
 - B. Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green and sand. High intensity colors, such as metallic, black or fluorescent colors are prohibited as predominate colors on facades.
 - C. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
 - D. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
 - E. Exterior doors, included garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
 - F. Accent materials may consist of rock, wood, tile, or brick. Front doors, windows, frames, and related trim may be shades of white, blue, brown, or green. All vinyl or metal window frames must be recessed a minimum of 2" if they are adjacent to stucco or stone, unless they are wood en-cased.

III. SETBACKS

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls. All development at Glendesto Subdivision shall comply with the setback requirements of the North I-25 Sector Plan and the RD Zone.

- A. Minimum Front Yard Setbacks: 15 feet, except 20 feet for garage doors. For houses with a three car garage, the third garage shall meet the minimum front yard setback.
- B. Minimum Rear Yard Setbacks: 15 Feet
- C. Minimum Side Yard Setbacks: 5 feet on both sides, for a total separation of 10 Feet between single family units. 10 feet on the side of corner lots.



TYPICAL LOT LAYOUT IDENTIFYING SETBACKS
N.T.S.

IV. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property. The goal is to provide a strictly landscaped community with tree-lined streets. These standards are to be made as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City Comprehensive Zoning Code.

The following are minimum standards for the development of specific landscape plans:

- 1. For single family residential projects, street trees shall be provided along roadways at a rate of one tree per lot.
- 2. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- 3. The homeowner of each individual lot shall maintain any trees that may be planted in the right-of-way adjacent to their front yard property line, to ensure the trees' survival. All landscaping must be replaced if it dies.
- 4. Front Yard Minimum
 - 2 Accent Trees at least 2" caliper and 15 feet high at the time of planting, unless in the R/W.
 - 4 shrubs (minimum 5 gallon)
 - 4 shrubs (minimum 1 gallon)
 - 2 Landscape Boulders (3'X3' minimum)
 - 1 Shade Tree in R/W at least 2" caliper or 10 feet high at the time of planting
- 5. Accentuating "river rock" and bark mulch or pecan shells are also permitted in front landscaping.
- 6. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe brown, River rock, or similar type rock over the filter fabric for all yard areas that are not covered with living vegetative groundcover.
- 7. Within individual lots, landscaping and irrigation system maintenance will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
- 8. Irrigation and landscaping maintenance outside of the individual lot homeowners responsibility as outlined in #3 and #7 above, shall be the responsibility of the HOA, including the landscaping within Glendale Avenue and Modesto Avenue right-of-way that is immediately adjacent to this project.
- 9. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.

LANDSCAPE LEGEND				
QTY	SIZE	COMMON/BOTANICAL	H2O USE	
Trees				
23	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	M+
22	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	M
11	10' Min.	Austrian Pine <i>Pinus nigra</i>	65x25	M
23	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	M
Shrubs & Groundcovers				
8	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	5x5 25	M
8	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25	M
7	5 Gal	Buffalo Juniper <i>Juniperus sabina</i>	1x12 144	M
7	5 Gal	Fernleaf Only <i>Buddleia davidii</i>	5x5 25	M
24	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	2.5x2 4	M
9	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9	M
6	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 9	M
10	5 Gal	Fern Bush <i>Chamaebotaria millefolium</i>	5x6 36	L
10	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7 49	L
14	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5 25	L
15	2-3cf	Boulders To be placed at contractor discretion		
7861		Crusher Fine Trail, Compacted, No Edge 3/4" Crushed Gray		
37647		Landscape Gravel / Filter Fabric 7/8" Santa Fe Brown		
3		Park Bench 6' Hilltop Redwood Bench		

V. LIGHTING

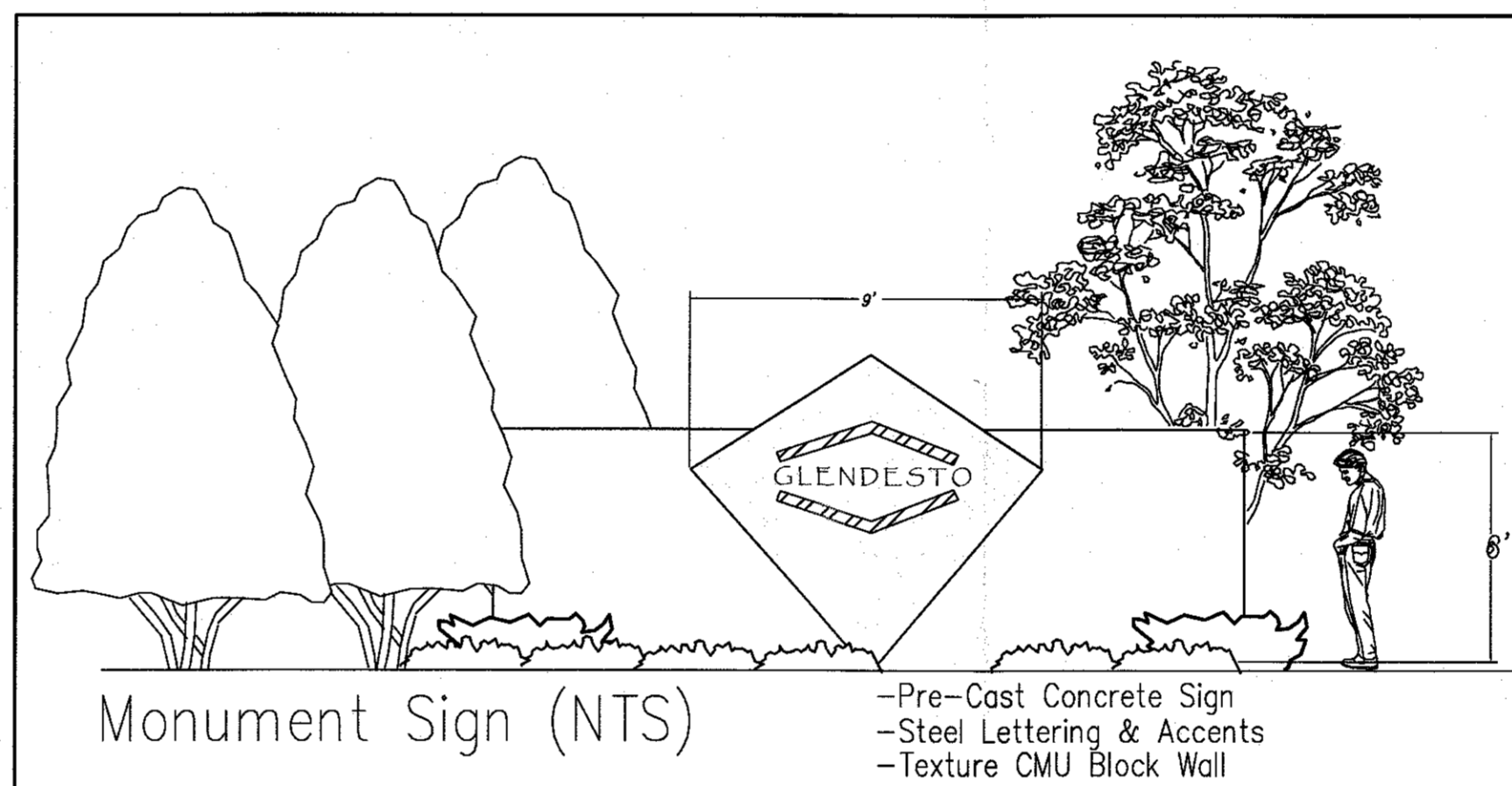
In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to moderate public safety while not affect adjacent properties, building, or roadways with unnecessary glare or reflection.

- A. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- B. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.
- C. Site Lighting shall be in accordance with Area Lighting Regulations of the Zoning Code (Section 14-16-3-9) and in accordance with the City's DPM. Height shall not exceed 16 feet.

VI. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Glendesto Subdivision. The goal is to provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

- A. All signs shall be in compliance of Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and North I-25 Sector Plan.
- B. Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed 9 feet in height above grade.
- C. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- D. Off-premise signs are prohibited
- E. No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.



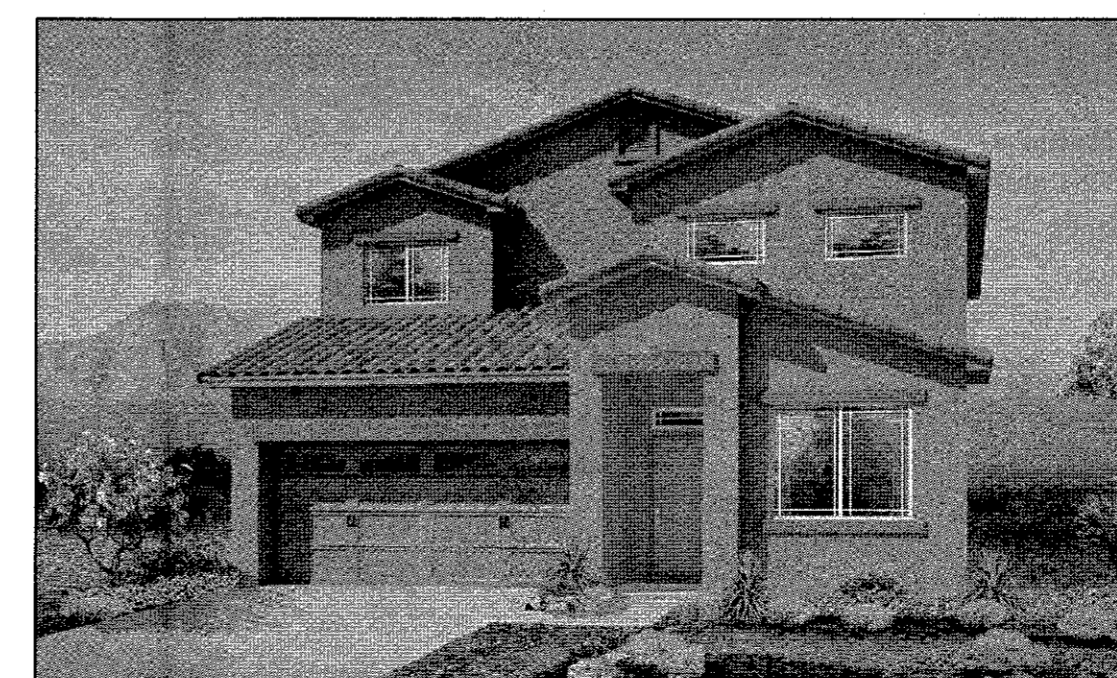
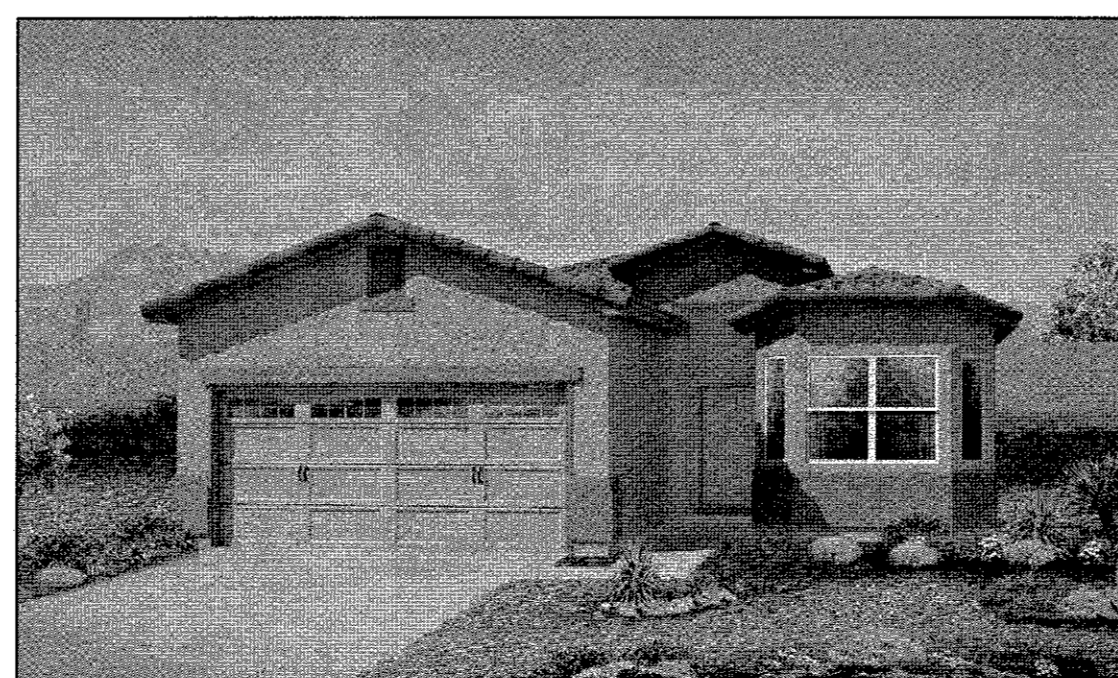
VII. ARCHITECTURE

The following elevations are intended to illustrate the general styles permitted at Glendale Subdivision and shall reflect the southwestern regional architecture. Minor variations to these styles are permitted.

There will be a combination of one or two story units as shown below.

A. ROOF COLORS AND MATERIALS

- 1. Roofs may be flat, pitched, or combination of both and shall be made of non-reflective materials. Non-metal roof colors shall be limited to sand, tan, brown, and sage green. Asphalt shingles are acceptable.
- 2. Typical building styles within this development shall be Contemporary Pueblo, Southwestern Tuscan, Spanish, Territorial, or Northern New Mexico. Minor variations to these typical appearances may be allowed in order to customize individual home owner preferences, provided the fundamental characteristics of the particular style are maintained. Courtyards and their walls shall also be consistent with the theme of the building.



VIII. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- A. All new electric distribution lines shall be placed underground.
- B. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- C. Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- D. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution facilities along the eastern and northern boundaries of the subject site.
- E. When an above ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as a main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

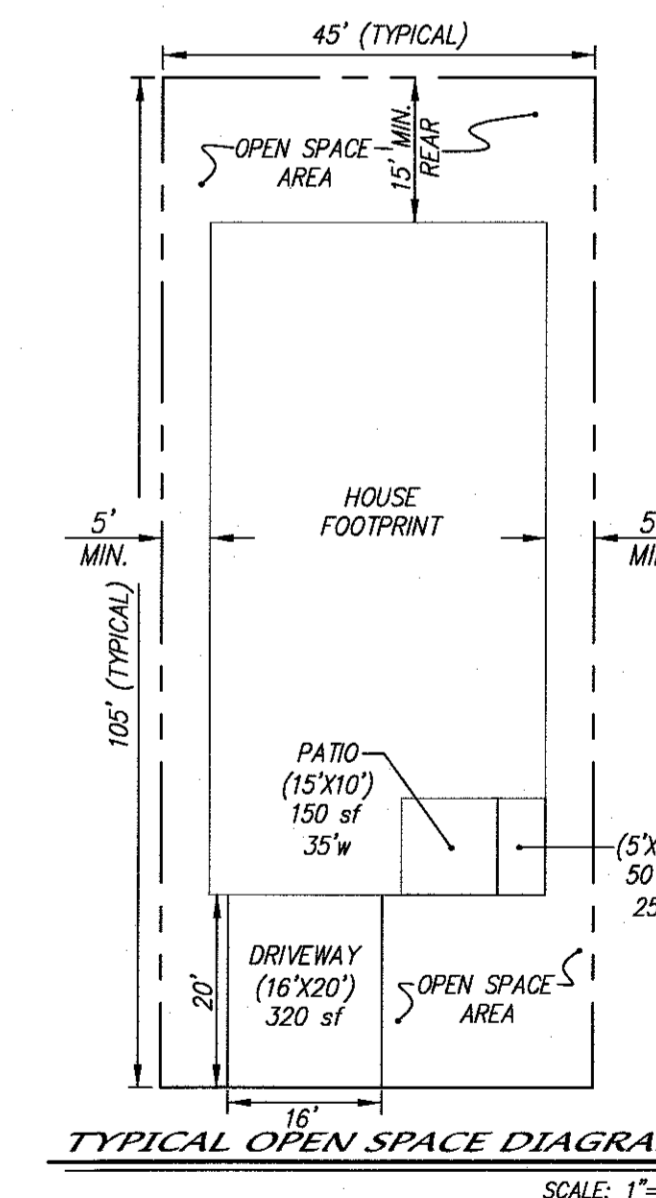
IX. OFF-STREET PARKING

- A. Minimal number of off-street parking spaces shall be provided according to the Intermittent Parking (P1) design standard contained in the DPM and by the SU-1 Off Street Parking Requirements per Zoning Code Section 14-16-22 (c). Parking shall be calculated and provided as required by (A)(24)(d) of Zoning Code Section 14-16-3-1 as follows:

- (a) For each house or townhouse on a lot designated with the suffix "P1" on the subdivision plat (on streets classified for Intermittent Parking as provided in the Subdivision Regulations set forth in Chapter 14, Article 14 of this code):
 - 1. Three spaces if the dwelling has up to two bedrooms; or
 - 2. Four spaces if the dwelling has three or four bedrooms; or
 - 3. Five spaces if the dwelling has five or more bedrooms.

X. OPEN SPACE

A. Open space shall be provided on each lot in accordance with Section 14-16-22 (e), Special Use Zone Open Space Requirements and to the alternatives listed in Section 14-16-3-8 of the Zoning Code (Detached Open Space Regulations.) in particular, paragraph (A) as it pertains to satisfaction requirements.



RESIDENTIAL DESIGN STANDARDS - (CONT. NEXT SHEET)

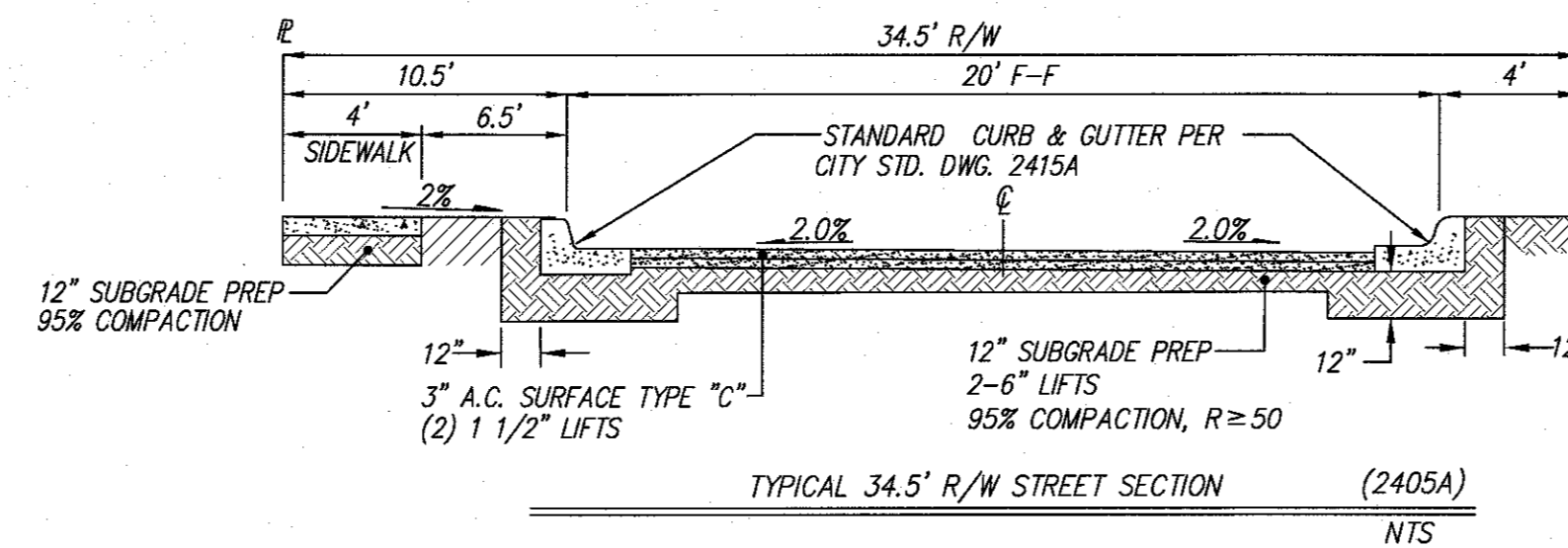
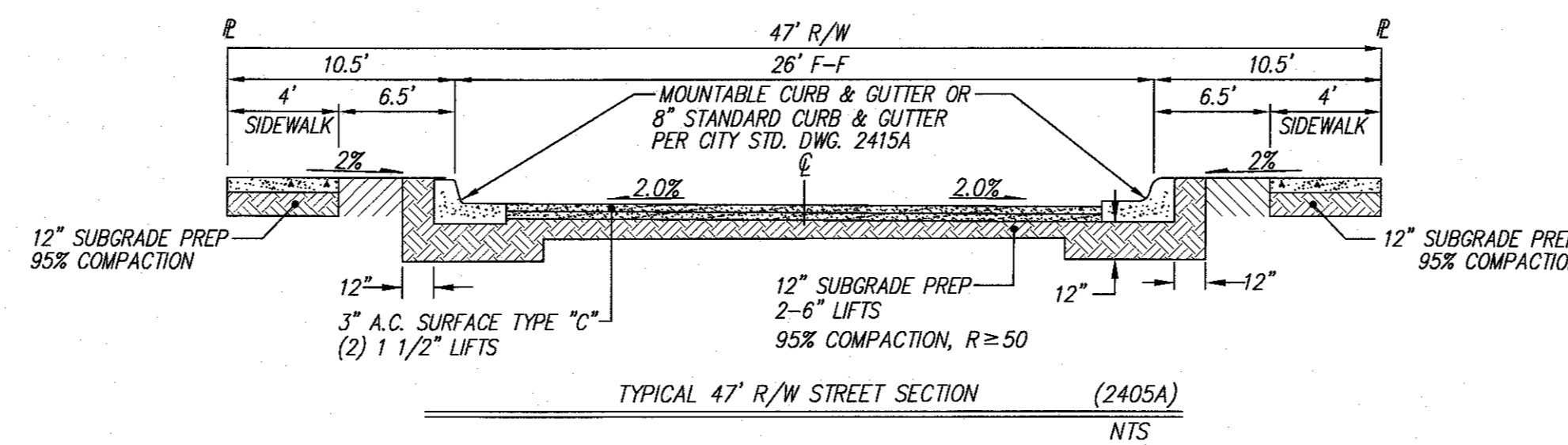
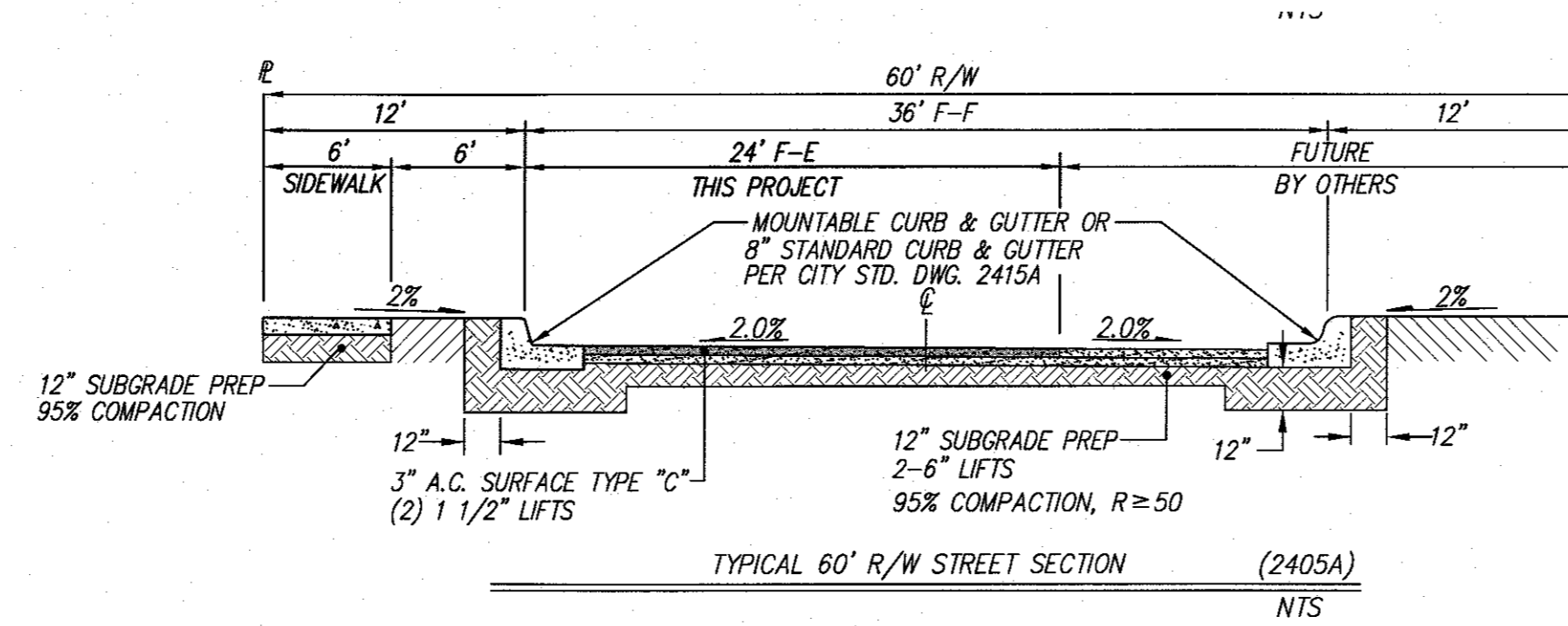
GLENDESTO SUBDIVISION
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
RESIDENTIAL DESIGN STANDARDS

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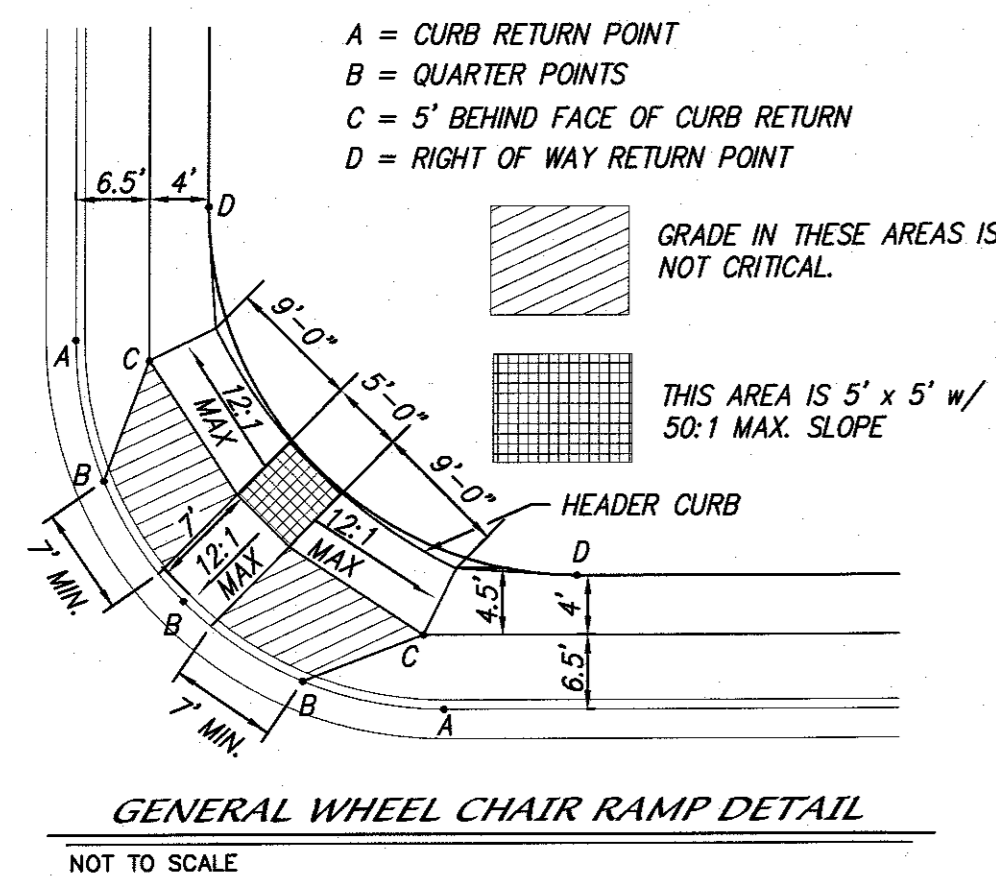
RESIDENTIAL DESIGN STANDARDS - (CONT.)

OPEN SPACE CALCULATION											
BLOCK	LOT	AREA ACRES	AREA SF	LOT LENGTH MIN.	LOT WIDTH MIN.	PAD LENGTH	PAD WIDTH	OPEN PATIO AREA	DRIVEWAY AREA	O.S. AREA CALC	O.S. EXCESS SQ.FT
	1	0.0000	0000	166	50	80	35	100	400	4816	2476
	2	0.0000	0000	166	45	80	35	100	400	4175	1775
	3	0.0000	0000	163	45	80	35	100	400	4153	1753
	4	0.0000	0000	136	45	80	35	100	400	3526	1126
	5	0.0000	0000	117	45	80	35	100	400	2803	403
	6	0.0000	0000	115	50	70	40	100	400	2972	572
	7	0.0000	0000	115	58	70	40	100	400	3526	1126
	8	0.0000	0000	108	60	70	40	100	400	3443	1043
	9	0.0000	0000	108	45	70	35	100	400	1933	-467
	10	0.0000	0000	108	45	70	35	100	400	1933	-467
	11	0.0000	0000	108	45	70	35	100	400	1933	-467
	12	0.0000	0000	108	45	70	35	100	400	1933	-467
	13	0.0000	0000	108	45	70	35	100	400	1933	-467
	14	0.0000	0000	108	45	70	35	100	400	1933	-467
	15	0.0000	0000	108	45	70	35	100	400	1933	-467
	16	0.0000	0000	108	45	70	35	100	400	1933	-467
	17	0.0000	0000	108	75	70	40	100	400	4371	1971
	18	0.0000	0000	110	56	70	35	100	400	2996	596
	19	0.0000	0000	110	45	70	35	100	400	1937	-463
	20	0.0000	0000	110	45	70	35	100	400	1937	-463
	21	0.0000	0000	110	45	70	35	100	400	1977	-423
	22	0.0000	0000	110	45	70	35	100	400	2003	-397
	23	0.0000	0000	110	45	70	35	100	400	2003	-397
	24	0.0000	0000	110	50	70	35	100	400	2617	217
	25	0.0000	0000	136	48	70	35	100	400	4294	1894
	26	0.0000	0000	119	50	70	35	100	400	2708	308
	27	0.0000	0000	117	45	70	35	100	400	2334	-66
	28	0.0000	0000	117	45	70	35	100	400	2316	-84
	29	0.0000	0000	117	50	70	35	100	400	2756	356
									EXCESS		9587



XI. WALLS AND SCREENING

- A. Perimeter walls around the property shall be designed in accordance with Section 14-16-3-18 of the City Zoning Code. The minimum design regulations in (a) layout and (b) facades shall be met.
- B. Perimeter walls shall be colored or consist of a colored scheme and constructed of a split-fence concrete masonry topped with a continuous cap.
- C. Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.
- D. Maximum wall heights shall be 6 feet, unless they are retaining walls.
- E. Walls shall not be allowed within the clear sight triangles.
- F. Openings through perimeter walls shall be provided at least every 600 feet. *
[Comp Plan Policy II.D.4g, Comp Plan Policy II.B.9d, Transportation & Transit Goal, WSSP Policy 4.6a, WSSP Policy 4.6b, *WSSP Policy 4.6c, WSSP Policy 4.6e and WSSP Policy 4.10].

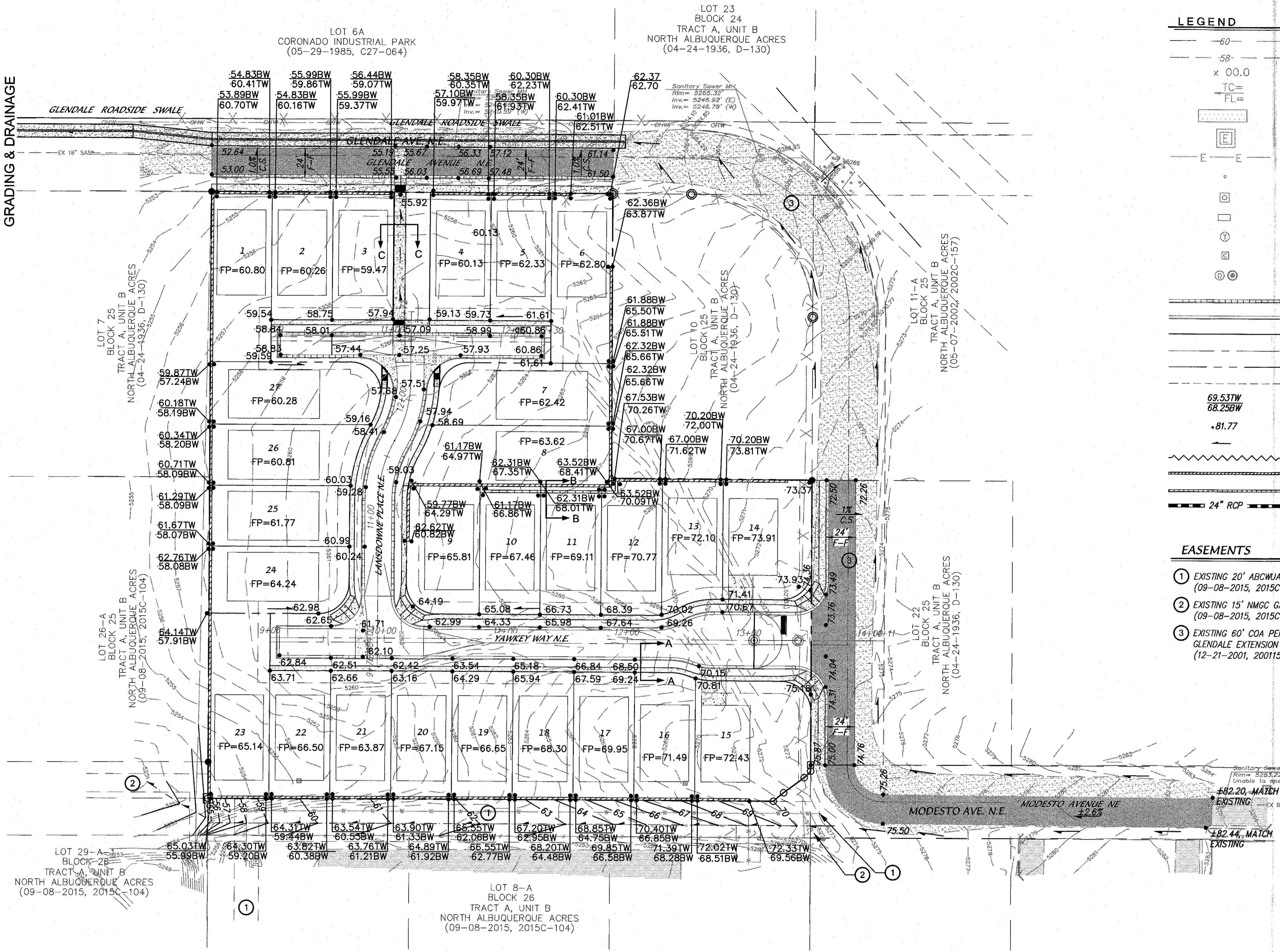


GLENDESTO SUBDIVISION
SITE DEVELOPMENT PLAN
FOR SUBDIVISION
RESIDENTIAL DESIGN STANDARDS

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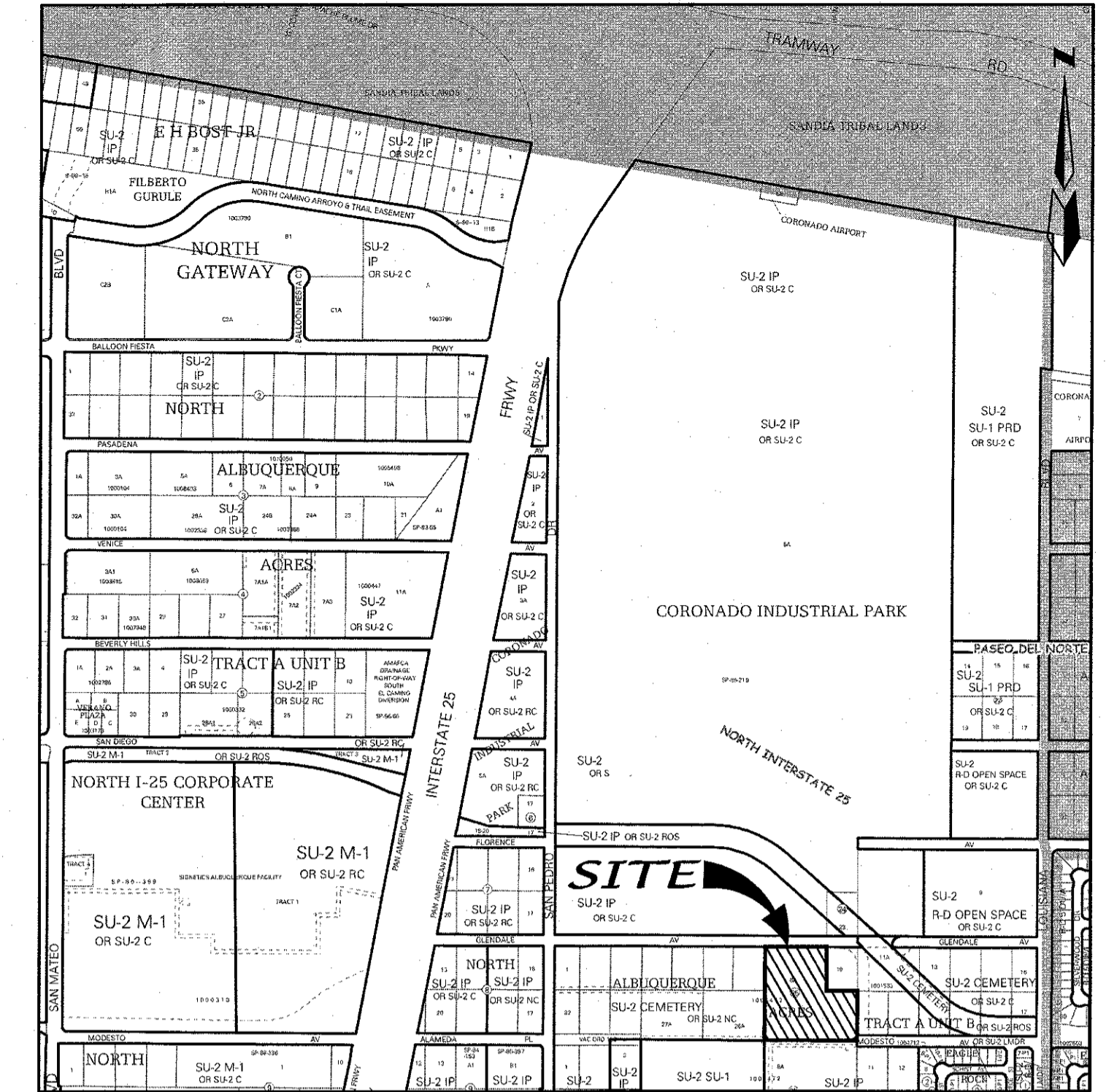
SEE SHEET 2 FOR OFF-SITE GRADING & DRAINAGE



LEGEND

---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
x 00.0	EXISTING SPOT ELEVATION
TC=	EXISTING TOP CURB/FLOWLINE ELEVATION
FL=	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING ELECTRIC TRANSFORMER
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TRAFFIC SIGNAL PULLBOX
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING CATV PEDESTAL
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	NEW STANDARD CURB & GUTTER
[Symbol]	NEW MOUNTABLE CURB & GUTTER
[Symbol]	NEW RIGHT-OF-WAY
[Symbol]	NEW CENTERLINE
[Symbol]	NEW LOT LINES
[Symbol]	NEW EASEMENTS
[Symbol]	NEW TOP OF WALL ELEVATION
[Symbol]	NEW BOTTOM OF WALL ELEVATION
[Symbol]	NEW SPOT ELEVATIONS
[Symbol]	NEW FLOW DIRECTION
[Symbol]	NEW WATER BLOCK
[Symbol]	NEW RETAINING WALL (SEE NOTE 7 & 8)
[Symbol]	NEW GARDEN WALL (SEE NOTE 7)
[Symbol]	NEW STORM DRAIN

- EASEMENTS**
- EXISTING 20' ABCWA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
 - EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
 - EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001152060)



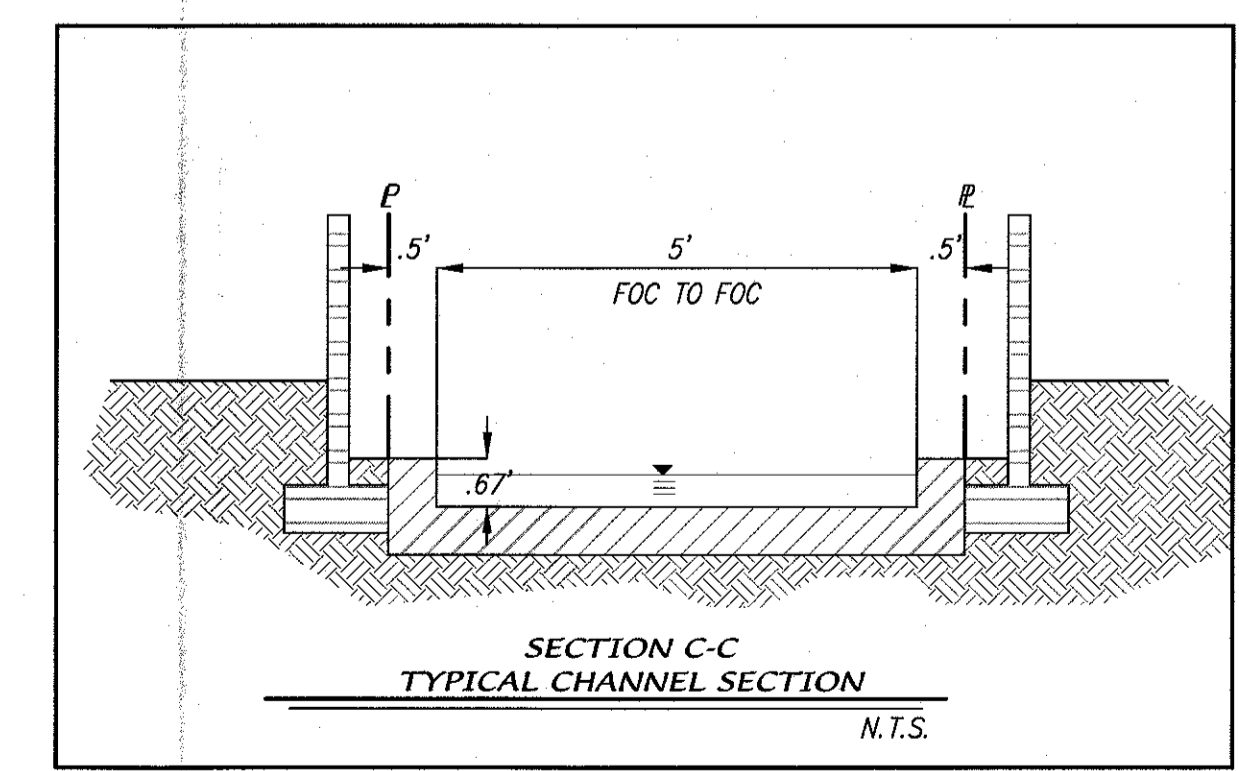
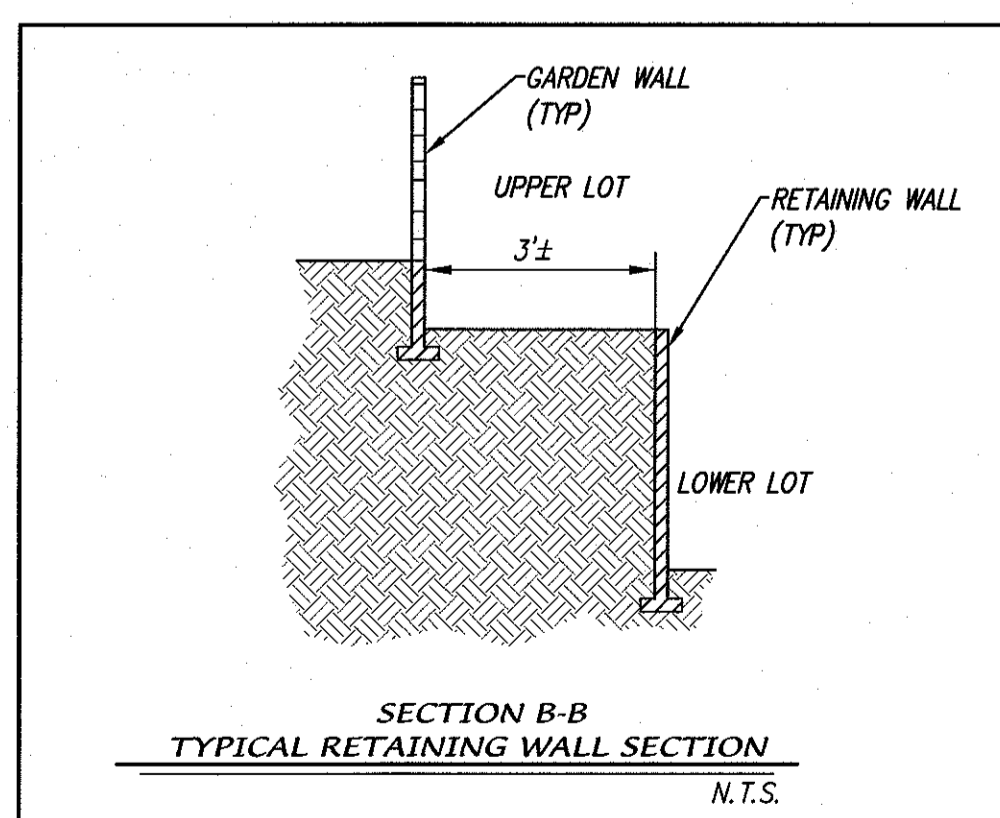
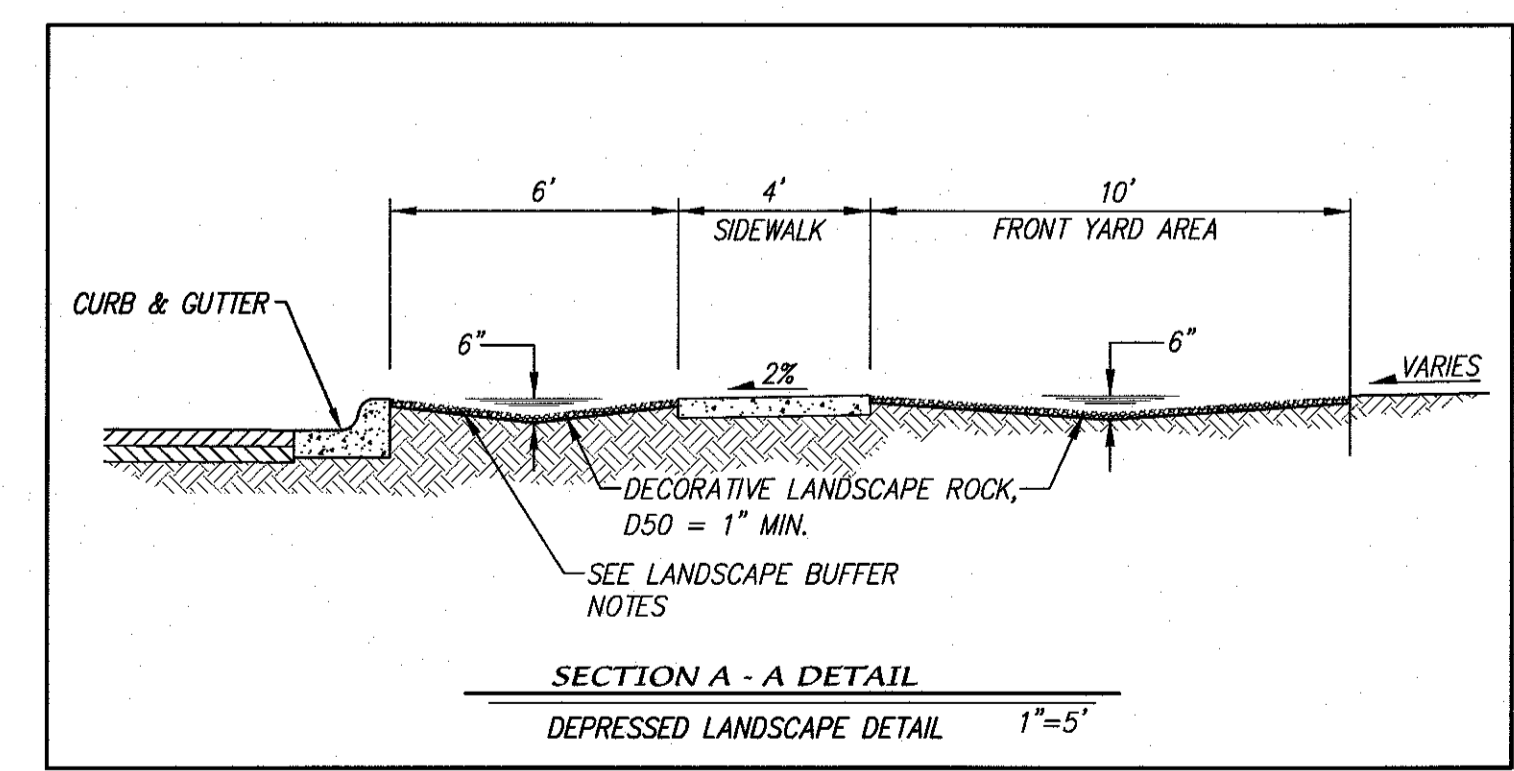
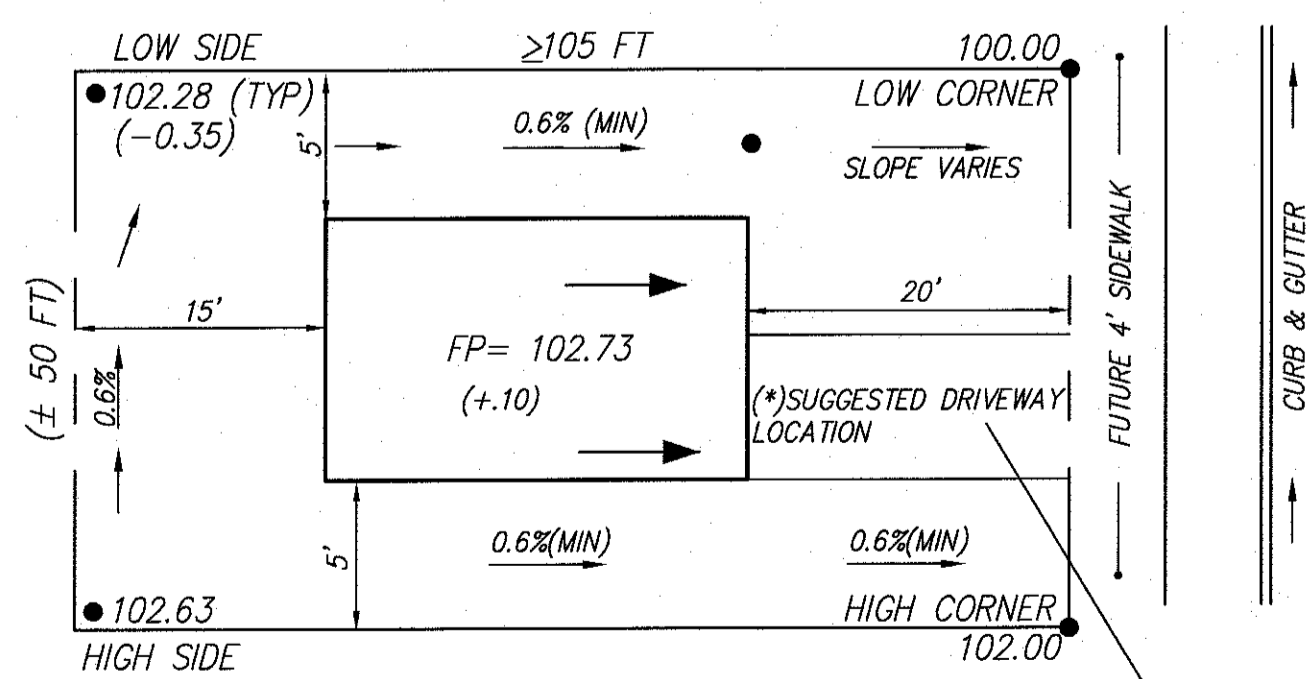
VICINITY MAP (NTS) ZONE ATLAS MAP B-18

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT B-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AND CONTAINING 4.7676 ACRES MORE OR LESS.

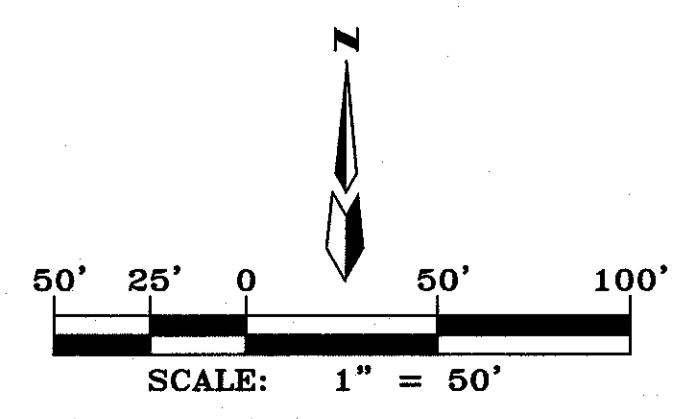
- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 - SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
 - ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
 - COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

- LANDSCAPE BUFFER NOTES:**
- SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
 - FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
 - SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OF RIP-RAP, DO NOT FILL ENTIRE SWALE.
 - LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.



(*) SPECIAL NOTE FOR DRIVEWAYS

TO MINIMIZE DRIVEWAY SLOPE ON ALL LOTS WHERE THE FINISHED PAD IS > 2.0 FEET HIGHER THAN THE LOW CORNER OF THE LOT, THE DRIVEWAY SHOULD BE CONSTRUCTED ON THE HIGH SIDE OF THE PAD/LOT.



GLENDESTO SUBDIVISION

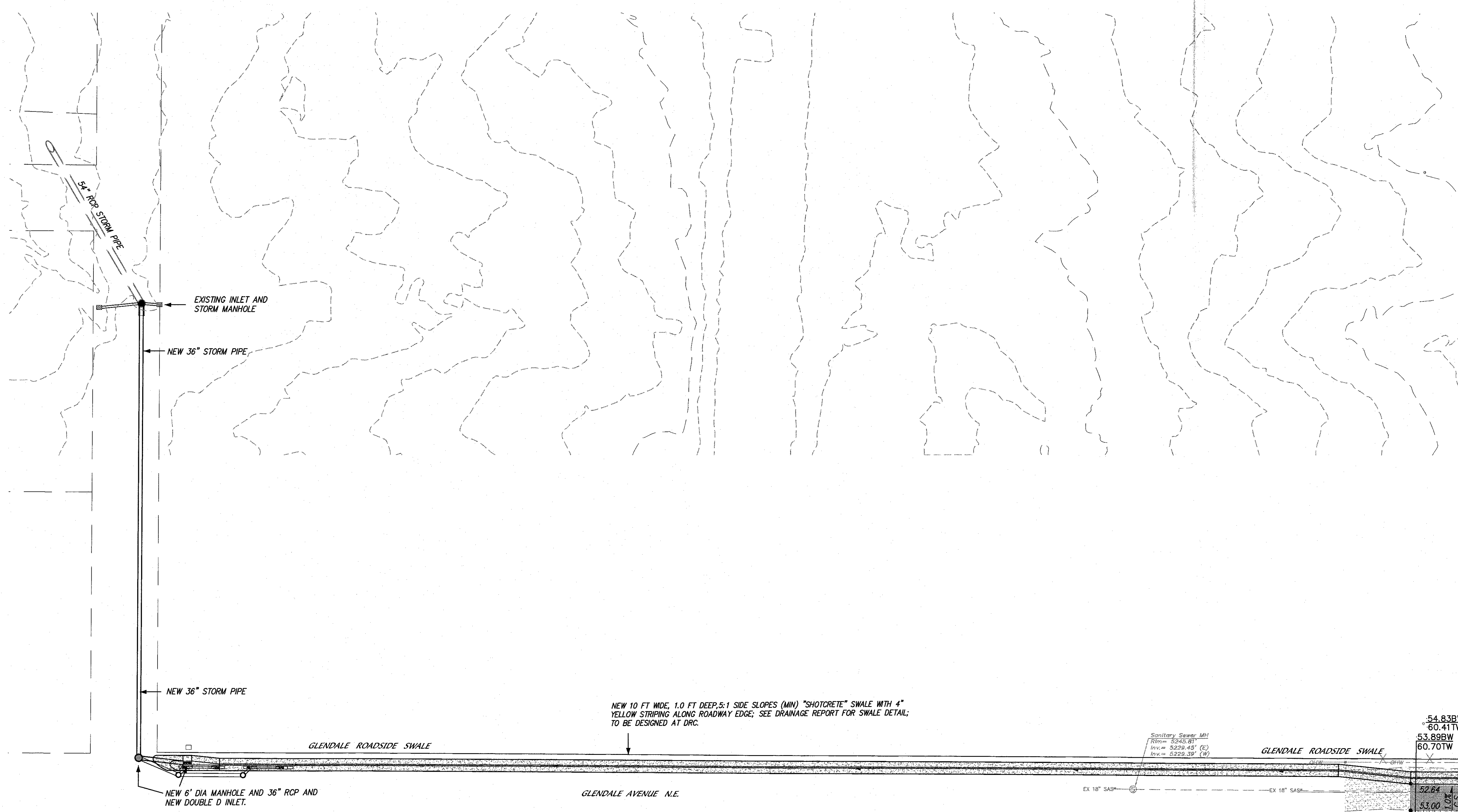
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEPTUAL GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 4.1 of 6
Scale: 1" = 50'	Date: 6/14/17	Job: A17019	



LEGEND

—60—	EXISTING CONTOUR (MAJOR)
—58—	EXISTING CONTOUR (MINOR)
x 00.0	EXISTING SPOT ELEVATION
TC=	EXISTING TOP CURB/FLOWLINE ELEVATION
FL=	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING ELECTRIC TRANSFORMER
—E—E—	EXISTING OVERHEAD ELECTRIC LINE
•	EXISTING POWER POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TRAFFIC SIGNAL PULLBOX
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING CATV PEDESTAL
[Symbol]	EXISTING STORM DRAIN MANHOLE
====	NEW STANDARD CURB & GUTTER
====	NEW MOUNTABLE CURB & GUTTER
====	NEW RIGHT-OF-WAY
----	NEW CENTERLINE
----	NEW LOT LINES
----	NEW EASEMENTS
69.53TW	NEW TOP OF WALL ELEVATION
68.25BW	NEW BOTTOM OF WALL ELEVATION
.81.77	NEW SPOT ELEVATIONS
—	NEW FLOW DIRECTION
~~~~~	NEW WATER BLOCK
=====	NEW RETAINING WALL (SEE NOTE 7 & 8)
=====	NEW GARDEN WALL (SEE NOTE 7)

NEW 10 FT WIDE, 1.0 FT DEEP 5:1 SIDE SLOPES (MIN) "SHOTCRETE" SWALE WITH 4" YELLOW STRIPING ALONG ROADWAY EDGE; SEE DRAINAGE REPORT FOR SWALE DETAIL; TO BE DESIGNED AT DRC.

NEW 6" DIA MANHOLE AND 36" RCP AND NEW DOUBLE 'D' INLET.

Sanitary Sewer Mtl  
Rim= 5245.81'  
Inv.= 5229.43' (E)  
Inv.= 5229.39' (W)

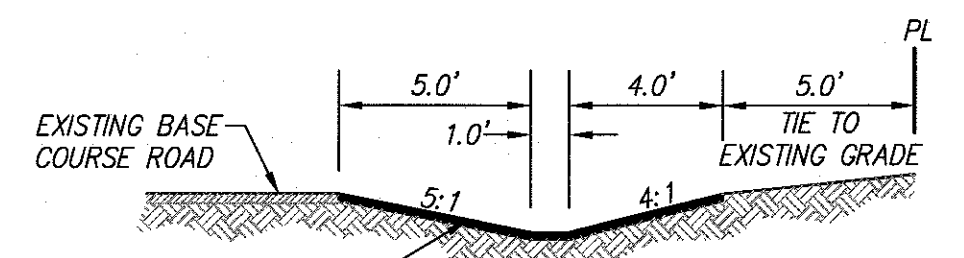
CORONADO  
(05-29-)

54.83BW 55.99BW  
60.41TW 59.86TW  
53.89BW 54.83BW  
60.70TW 60.16TW

EX 18" SASP EX 18" SASP

SAN PEDRO DRIVE N.E.

**EASEMENTS**



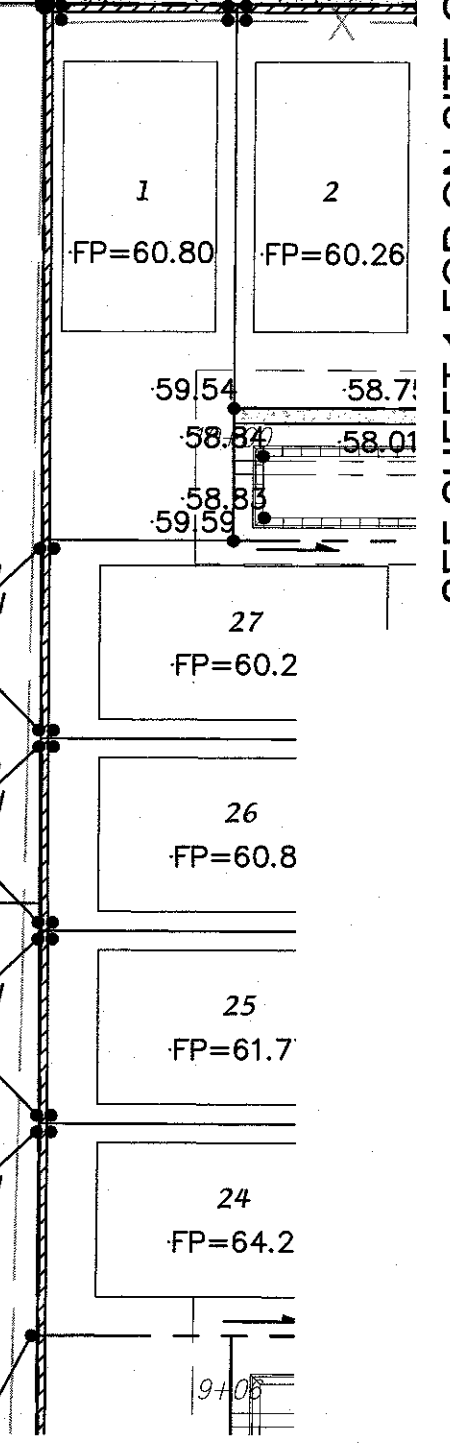
SHOT-CRETE OR EQUIVALENT  
HARD LINING TO BE DESIGNED AT DRC

$Q_w = 30.43 \text{ cfs}$   
 $V = 8.5 \text{ fps}$   
 $D = 0.83'$   
 $S = \pm 2.8\%$

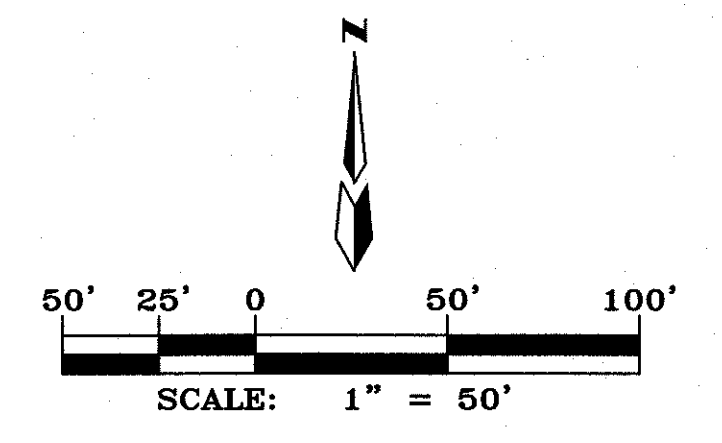
**SHOT-CRETE SWALE DETAIL**  
1"=5'

LOT 7  
BLOCK 25  
TRACT A, B  
NORTH ALBUQUERQUE ACRES  
(04-24-1936, D-130)

LOT 26  
BLOCK 25  
TRACT A, B  
NORTH ALBUQUERQUE ACRES  
(5-20150-104)



SEE SHEET 1 FOR ON-SITE GRADING & DRAINAGE



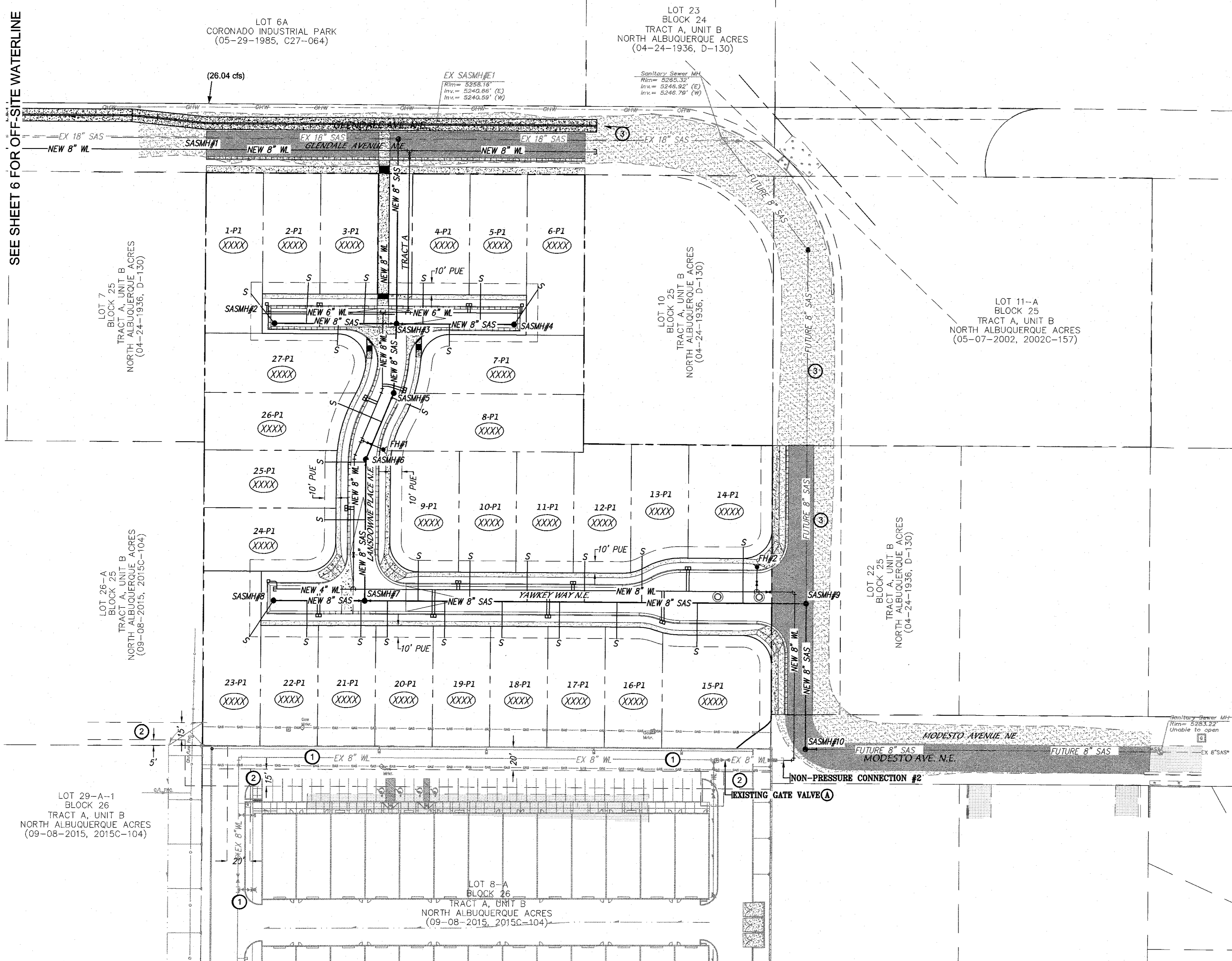
**GLENDESTO SUBDIVISION**  
**SITE DEVELOPMENT PLAN**  
**FOR BUILDING PERMIT**  
**CONCEPTUAL GRADING & DRAINAGE PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
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Scale: 1" = 50'	Date: 6/14/17	Job: A17019	

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SEE SHEET 6 FOR OFF-SITE WATERLINE



**LEGEND**

	EXISTING ASPHALT PAVEMENT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TRAFFIC SIGNAL PULLBOX
	EXISTING CATV PEDESTAL
	EXISTING UTILITY PEDESTAL
	EXISTING DROP INLET
	EXISTING STORM DRAIN
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GATE VALVE & BOX
	EXISTING FIRE HYDRANT
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
	NEW STORM DRAIN INLET
	NEW STORM DRAIN
	NEW STORM DRAIN MANHOLE
	NEW SANITARY SEWER LINE
	NEW SANITARY SEWER MANHOLE
	NEW SANITARY SEWER FLOW DIRECTION
	NEW SANITARY SEWER SERVICE LINE
	NEW WATERLINE
	NEW FIRE HYDRANT
	NEW GATE VALVE & BOX
	NEW WATERLINE TEE
	NEW WATERLINE CAP
	NEW WATERLINE BEND
	NEW WATER METER SERVICES *
	NEW STREET LIGHT
	NEW LOT ADDRESS

- NOTES**
- ALL FIRE HYDRANTS ARE 4' BURY UNLESS OTHERWISE SPECIFIED.
  - ALL METER BOXES ADJACENT TO MOUNTABLE CURB SHALL HAVE DUCTILE IRON METER BOX COVER & LID PER ABCWUA STD. DWG 2368; WATER METER BOX PER ABCWUA STD. DWG #2366; WATER SERVICE PER ABCWUA STD. DWG #2362.
  - ALL FIRE HYDRANTS PER ABCWUA STD. 2340.
  - ALL FIRE HYDRANTS TO HAVE A 6" GATE VALVE & BOX PER ABCWUA STD. DWG #2326; CONTRACTOR TO USE POLY COATED CMP FOR VALVE BOXES.
  - CONTRACTOR IS NOT TO INSTALL THE STEPS IN THE SAS MANHOLES.
  - ALL SANITARY SEWER MANHOLES PER ABCWUA STD. DWG #2101, #2107 AND #2109.

**RESTRAINED JOINT LENGTH FOR TEES (FT.)**

PIPE SIZE	RUN	BRANCH
8"x8"x8"	13'	3'
8"x8"x6"	7'	5'

**RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)**

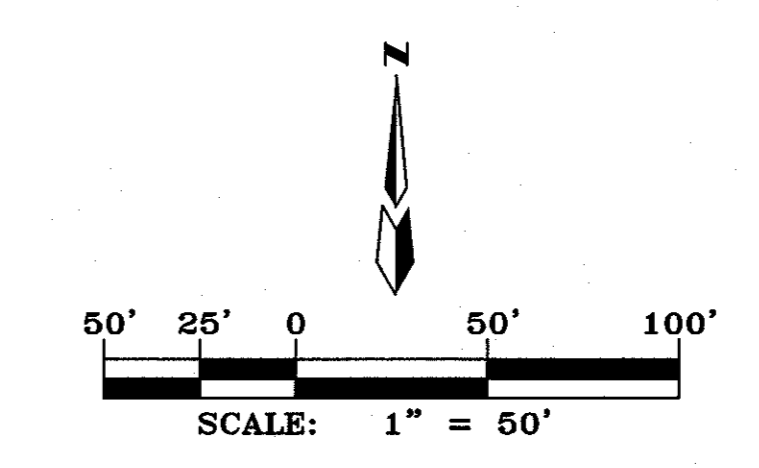
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
12"	30'	12'	6'	3'	85'
8"	22'	9'	4'	2'	60'
6"	17'	7'	3'	2'	46'
4"	12'	5'	2'	1'	32'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

- WATER SHUT-OFF PLAN**
- CONTRACTOR SHALL MAKE SHUT OFF REQUEST ONLINE AT <http://abcwua.org/content/view/full/463/729/>.
  - VALVES SHALL ONLY BE OPERATED BY WATER AUTHORITY EMPLOYEES.
  - FOR PRESSURE CONNECTION #1, ON SAN PEDRO, SHUT-OFF GATE VALVES "B", "C" & "D".
  - FOR NON-PRESSURE CONNECTION #2, SHUT-OFF EXISTING GATE VALVE "A".

**RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)**

PIPE SIZE	LARGE SIDE	SMALL SIDE
12" X 8"	45'	68'
8" X 6"	25'	33'



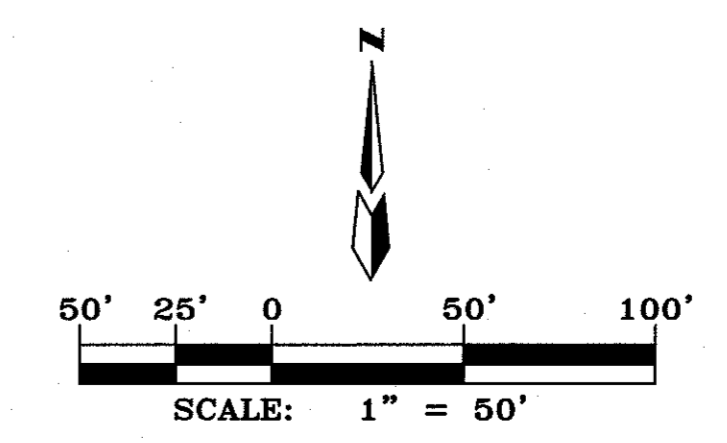
**GLENDESTO SUBDIVISION**  
**SITE DEVELOPMENT PLAN**  
**FOR BUILDING PERMIT**  
**CONCEPTUAL UTILITY PLAN**

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SEE SHEET 5 FOR ON-SITE UTILITIES



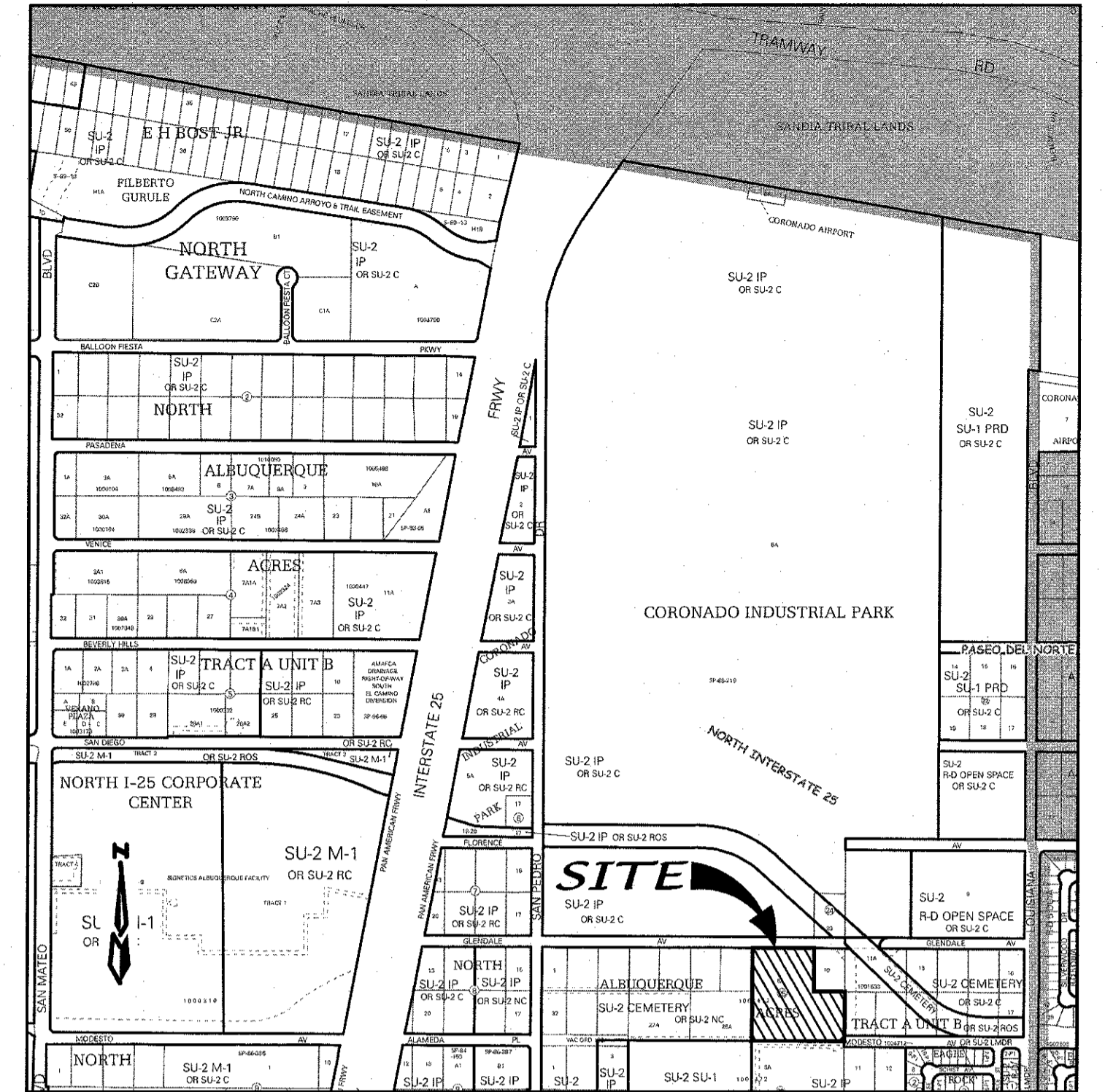
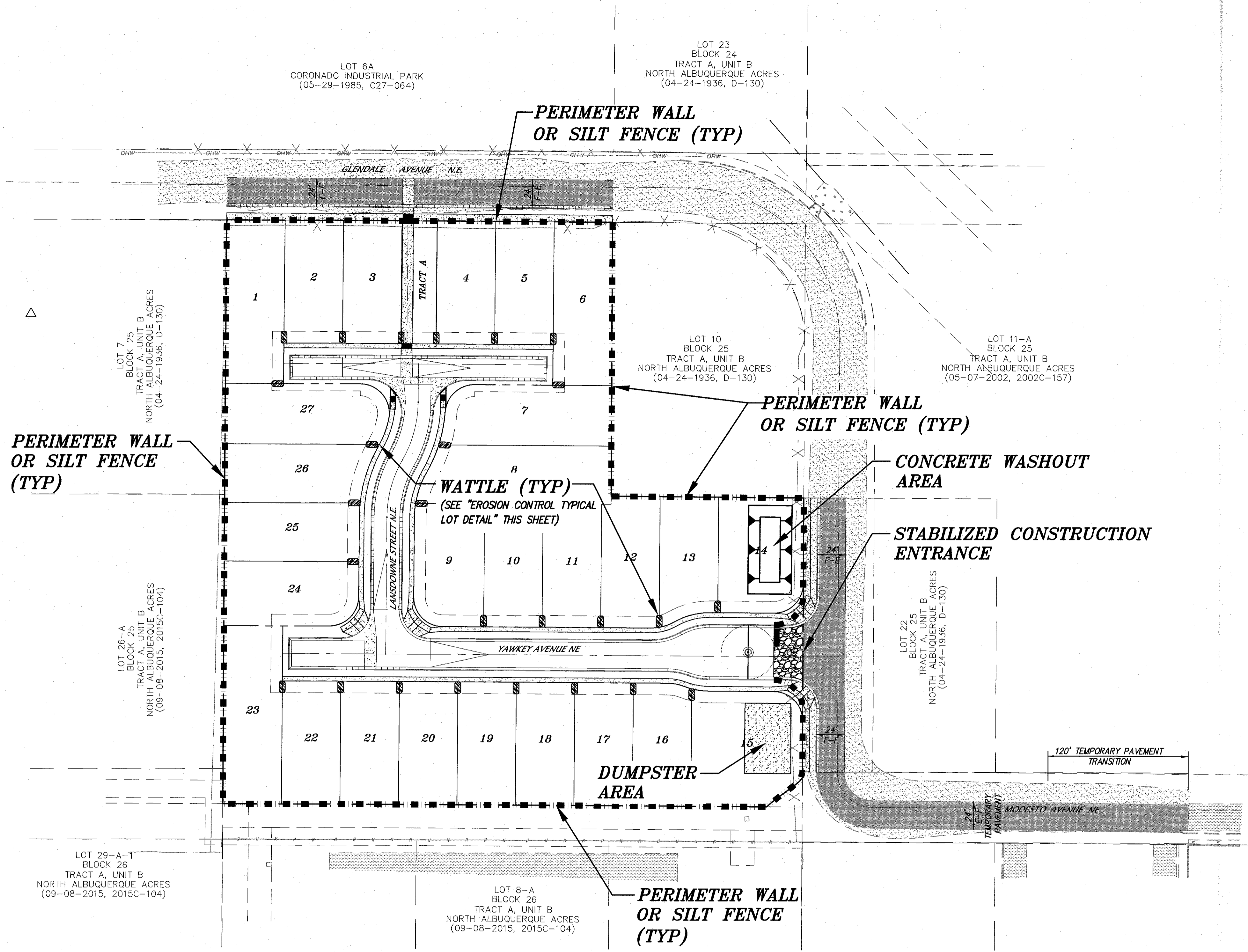
**GLEDESTO SUBDIVISION  
SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT  
CONCEPTUAL UTILITY PLAN**

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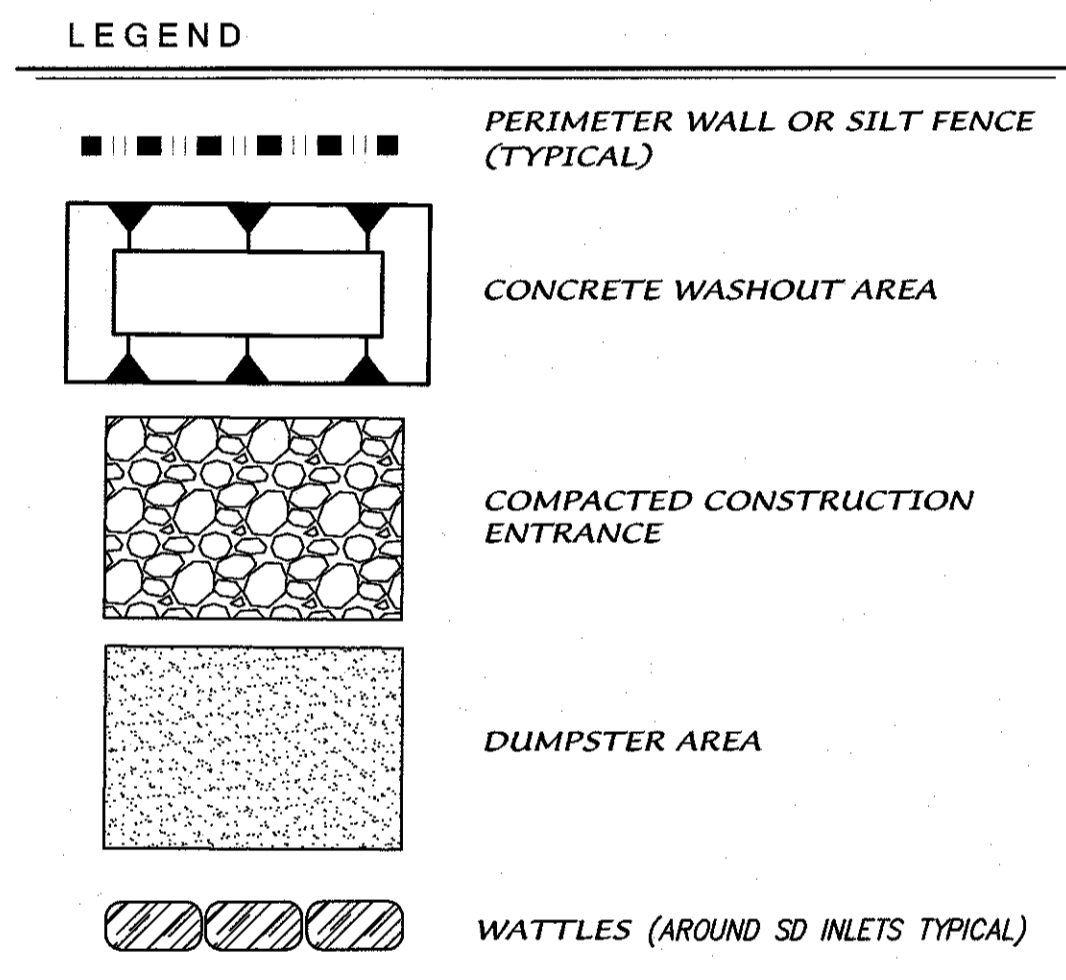
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Scale: 1" = 50'	Date: 6/14/17	Job: A17019	

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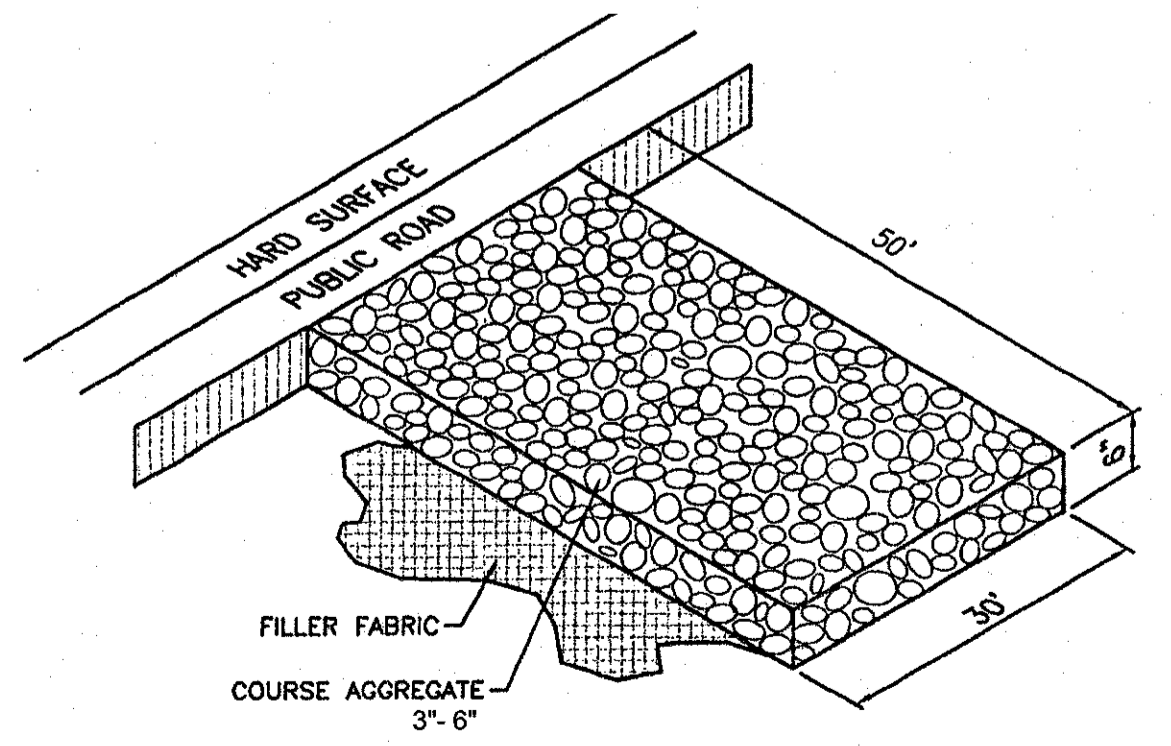
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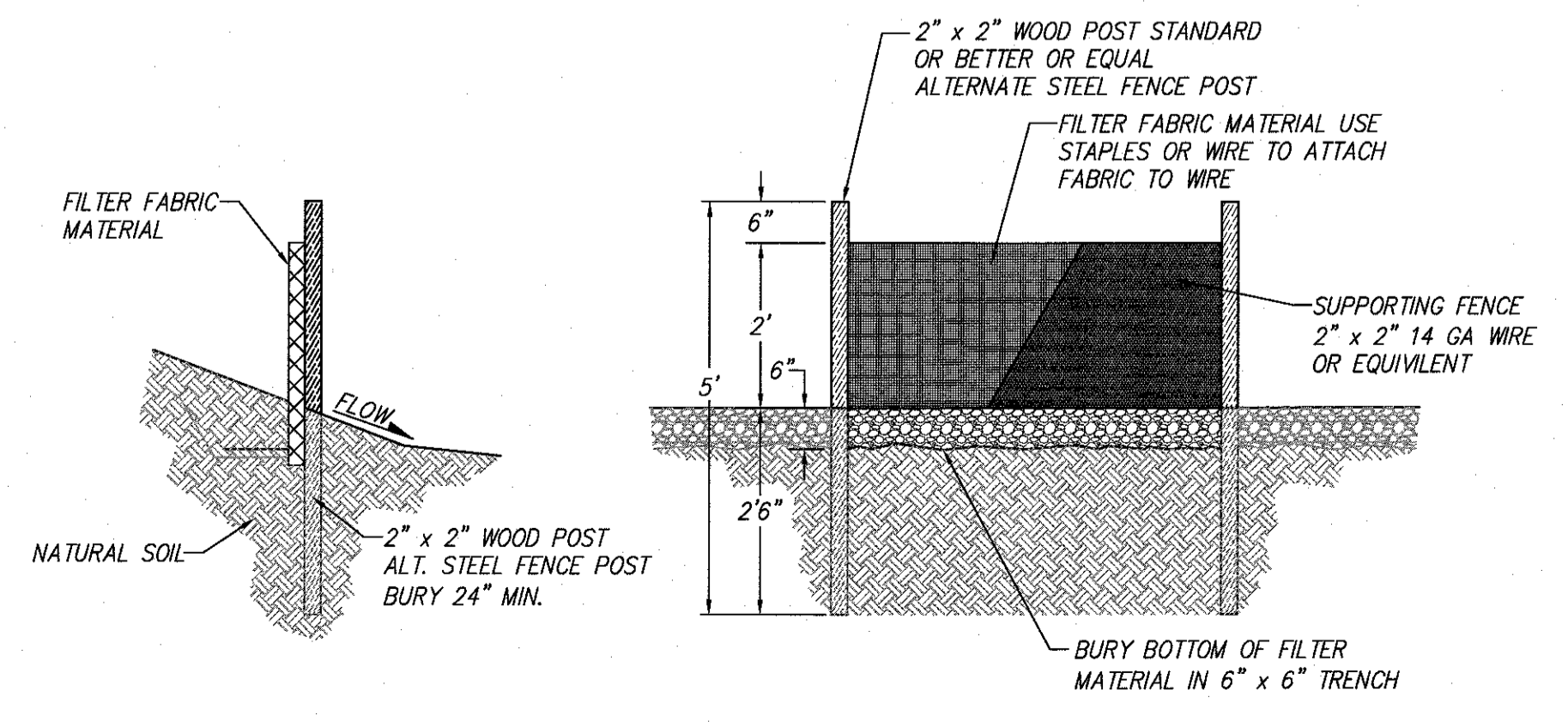
VICINITY MAP (NTS) ZONE ATLAS MAP B-18



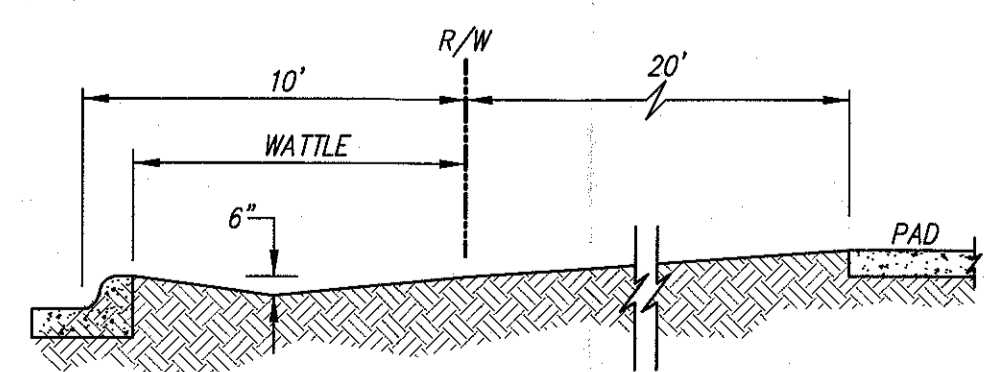
- GENERAL NOTES**
1. WHEN DOING WORK IN THE CITY ROW (EG, SIDEWALK, DRIVE PADS, UTILITIES) PREVENT DIRT FROM GETTING INTO THE STREET. IF DIRT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEPED EVERY FEW DAYS OR THE SAME DAY IF RAIN IS IMMINENT.
  2. ALL SOIL DISTURBED DURING UTILITY TRENCHING SHOULD BE PLACED ON THE UPSTREAM SIDE OF THE STREET CUT AND THE AREA SWEEPED AFTER THE WORK IS COMPLETE.



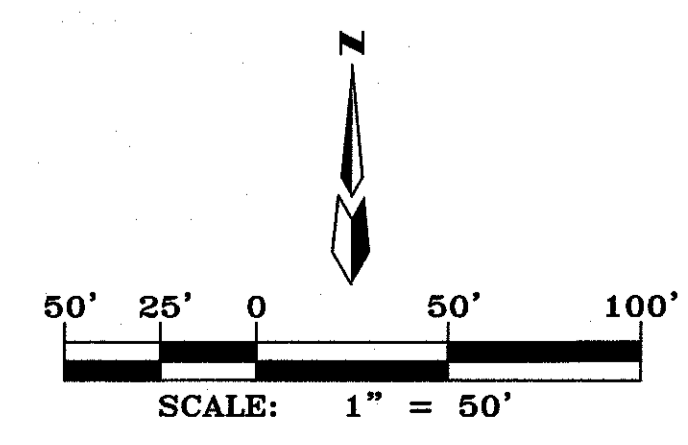
STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.



SILT FENCE FOR SEDIMENT CONTROL  
N.T.S.



EROSION CONTROL TYPICAL LOT DETAIL  
SCALE: 1" = 5'



**GLENDESTO SUBDIVISION**  
**SITE DEVELOPMENT PLAN**  
**FOR BUILDING PERMIT**  
**EROSION & SEDIMENT CONTROL PLAN**

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