



VICINITY MAP No. K-16

LEGAL DESCRIPTION
 LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TEN (10) OF UNIVERSITY HEIGHTS ADDITION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 1916 IN VOLUME D, FOLIO 27



**PLAT OF
 LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10
 UNIVERSITY HEIGHTS ADDITION**

WITHIN
 SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2014

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
 COMCAST _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 1 AND 2, BLOCK 10 UNIVERSITY HEIGHTS ADDITION INTO 4 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3255 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST 2014
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 A: PLAT OF UNIVERSITY HEIGHTS
 FILED: FEBRUARY 7, 1916 IN VOLUME D, FOLIO 27

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. **QWEST D/B/A CENTURYLINK** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CITY APPROVALS:

Acting City Surveyor [Signature] 9/8/14 DATE
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Lisa Allen 8.27.14
 DATE

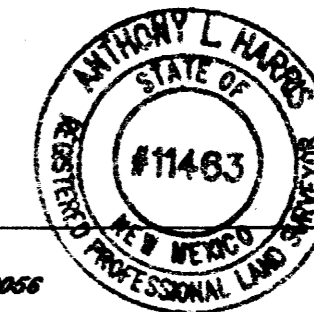
ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 27th DAY OF Aug, 2014
 BY: Lisa Allen-Urrea
 OWNERS NAME

OFFICIAL SEAL
 Kathleen Gonzales
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 3-27-16

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 2nd DAY OF Sept, 2014
[Signature]
 ANTHONY L. HARRIS P.S. # 11463



MY COMMISSION EXPIRES: March 27, 2016 BY: Kaethe Gonzales
 NOTARY PUBLIC

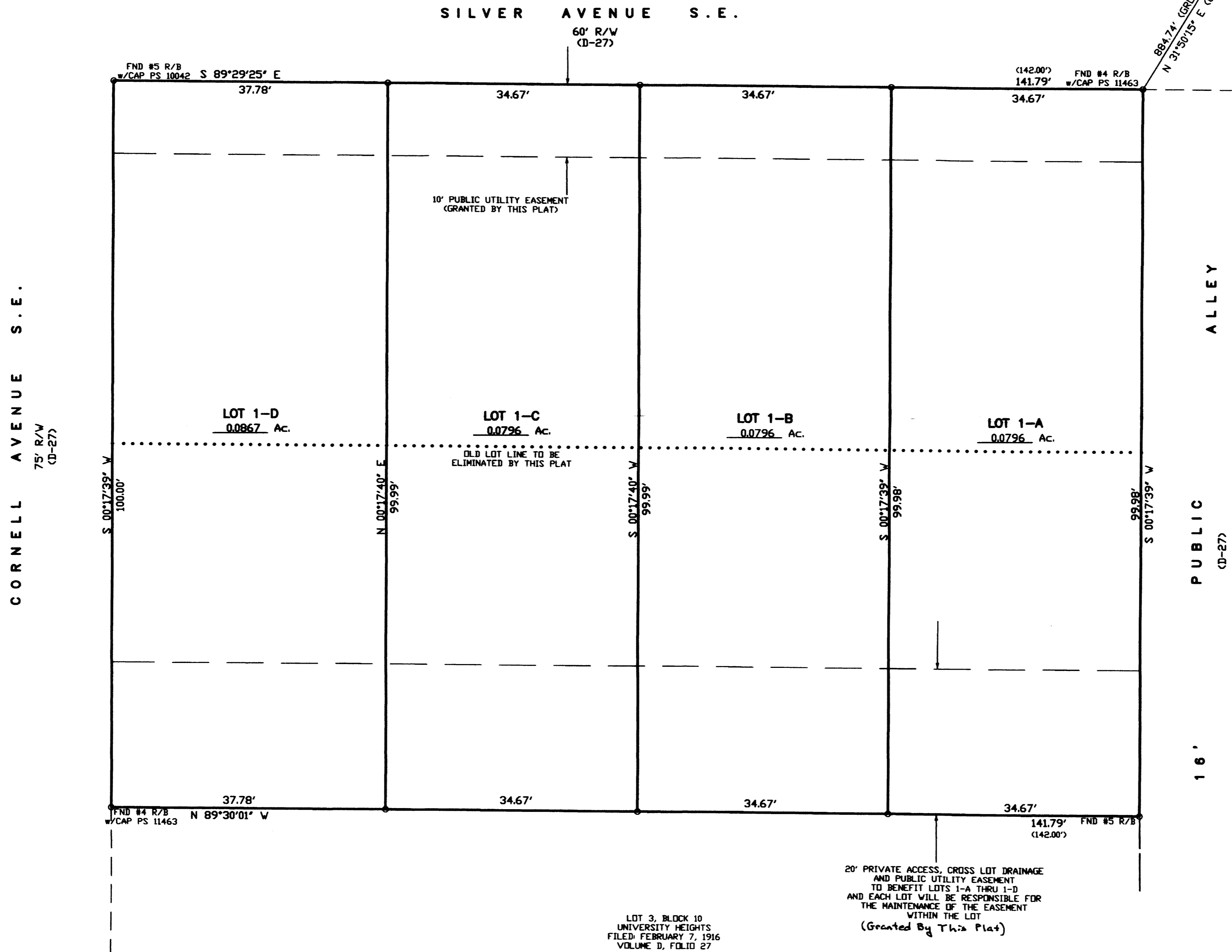
HARRIS SURVEYING, INC.
 2415-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056 FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

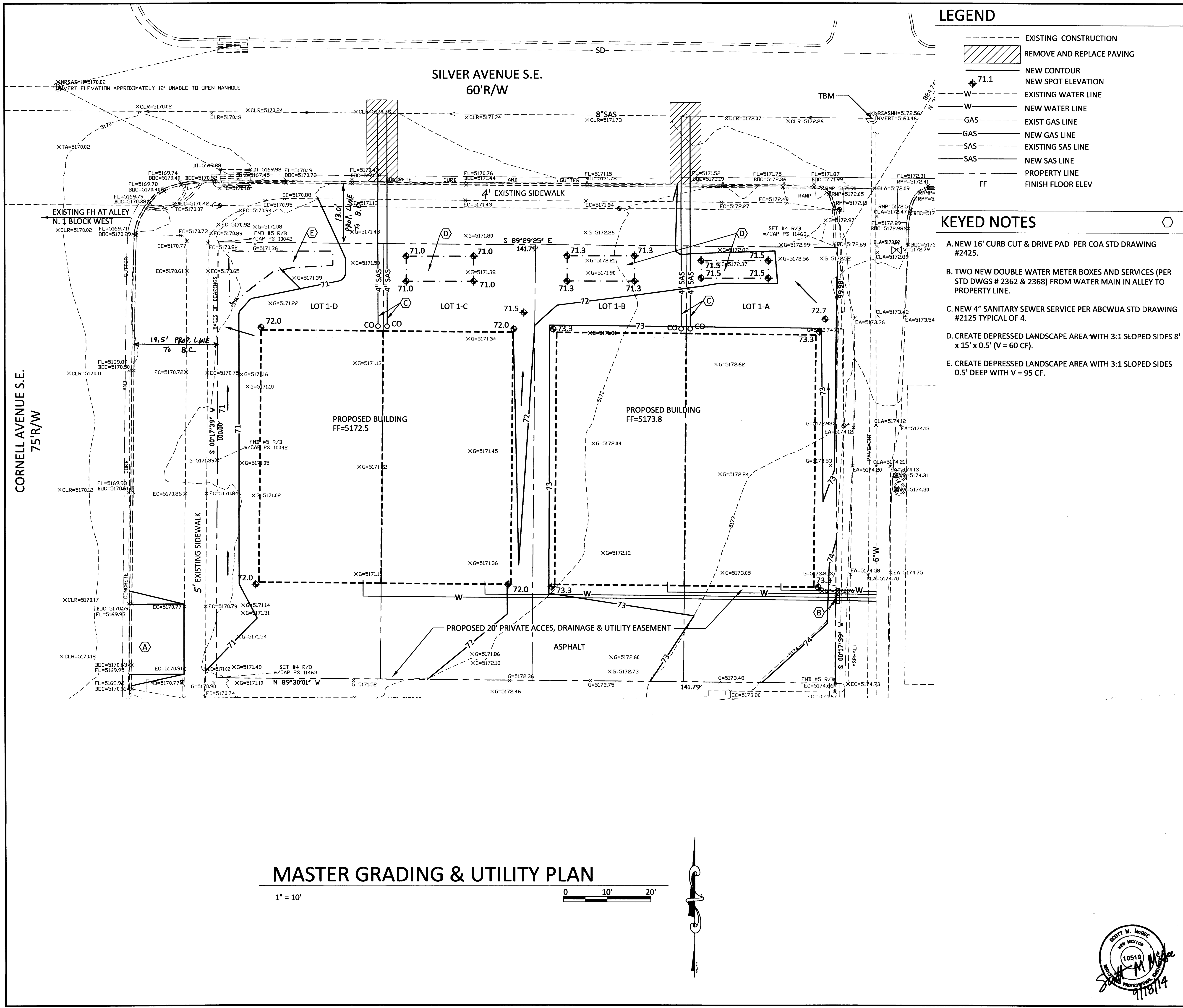
**PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10
UNIVERSITY HEIGHTS ADDITION**

WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2014

ACS STATION "5-K16A"
N=1485016.971
E=1530495.993
GRD TO GRID=0.999670253
 $\Delta\alpha = -00^{\circ} 12' 40.20''$
CENTRAL ZONE, NAD 1983



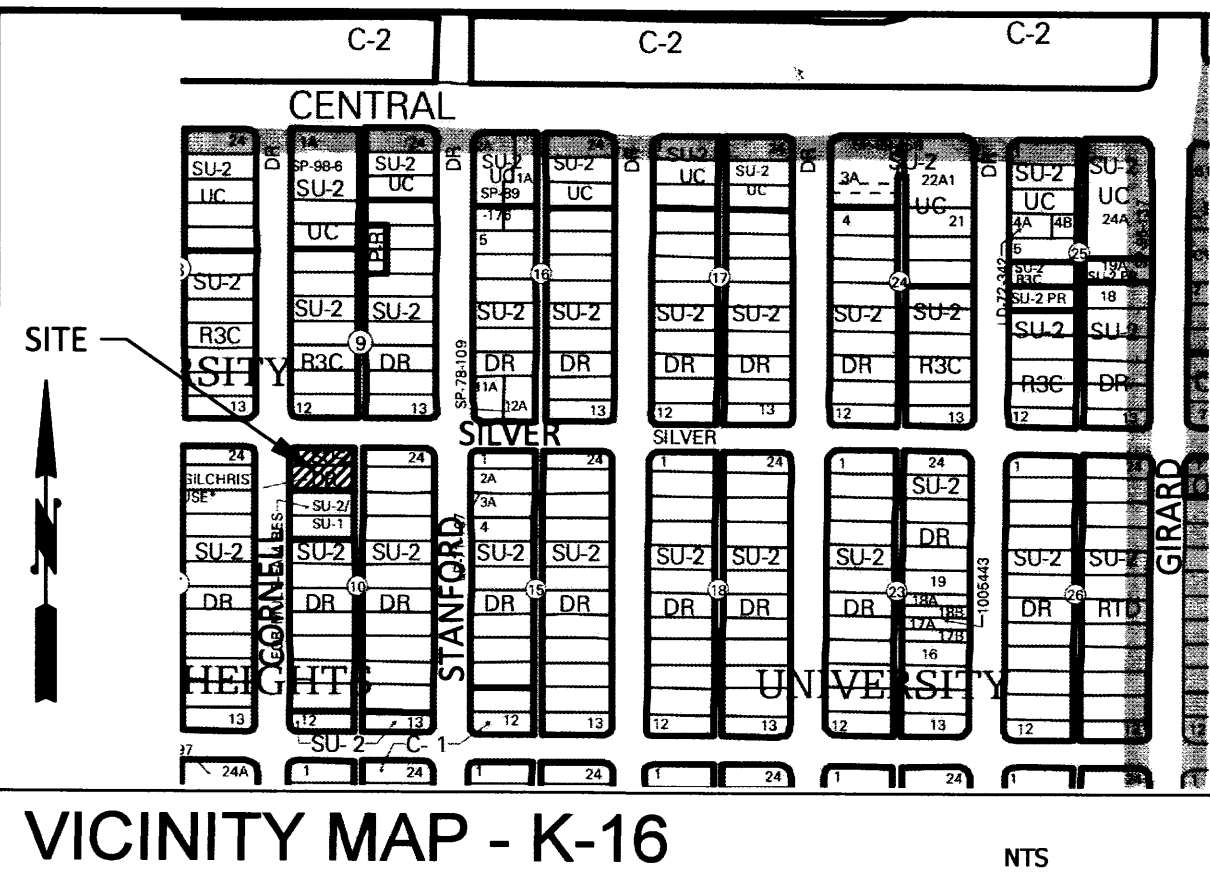
14-0378.DWG (AUGUST, 2014)



LEGEND

	EXISTING CONSTRUCTION
	REMOVE AND REPLACE PAVING
	NEW CONTOUR NEW SPOT ELEVATION
	EXISTING WATER LINE
	NEW WATER LINE
	EXIST GAS LINE
	NEW GAS LINE
	EXISTING SAS LINE
	NEW SAS LINE
	PROPERTY LINE
	FINISH FLOOR ELEV

- KEYED NOTES**
- NEW 16' CURB CUT & DRIVE PAD PER COA STD DRAWING #2425.
 - TWO NEW DOUBLE WATER METER BOXES AND SERVICES (PER STD DWGS # 2362 & 2368) FROM WATER MAIN IN ALLEY TO PROPERTY LINE.
 - NEW 4" SANITARY SEWER SERVICE PER ABCWUA STD DRAWING #2125 TYPICAL OF 4.
 - CREATE DEPRESSED LANDSCAPE AREA WITH 3:1 SLOPED SIDES 8' x 15' x 0.5' (V = 60 CF).
 - CREATE DEPRESSED LANDSCAPE AREA WITH 3:1 SLOPED SIDES 0.5' DEEP WITH V = 95 CF.



DRAINAGE

LEGAL: Lots 1 & 2, Block 10, UNIVERSITY HEIGHTS ADDITION

AREA: 14,178 SF (0.3255 acre)

Benchmark: COA BM "S-K16A" located on the north side of Central Avenue and 109' west of Columbia Drive set flush in the north side walk. ELEVATION = 5174.054 (NAVD 1988)

TBM: North rim of existing Silver SAS manhole at alley as shown on plan ELEVATION = 5172.56

SURVEYOR: Harris Surveying dated July, 2014

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Panel 35001C0353H (dated 8/16/2012), this site is identified as Zone 'X' which is an area determined to be outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The existing site was developed as two residential structures which have both been removed from the site. It is located at the southeast corner of Silver and Cornell Avenue NE. The site slopes down from the southeast to the northwest at 1.5-3%. Existing site drainage is discharged to the adjacent public streets.

PROPOSED IMPROVEMENTS: The proposed improvements include four town home lots. A paved access is proposed along the south side of the lots that connects Cornell Avenue to the paved alley running along the east side of the site.

OFFSITE FLOWS: The south half of the adjacent alley to the east and a small roof area east of the alley discharges flow to the site. The offsite alley and roof area is 16'x50' + 12'x20' = 1,040 SF and with impervious surface Q = (.024)(4.7)=0.1 CFS which will continue to be accepted onsite and carried west to Cornell via the paved accessway.

DRAINAGE APPROACH: The drainage plan will follow historic drainage patterns. The roof runoff will be directed to the front yard areas which will be depressed slightly to detain runoff onsite.

FIRST FLUSH: The front yards are proposed to be depressed to provide the first flush volume:
 $V = (0.34/12)(9,623 \text{ SF impervious}) = 273 \text{ CF}$ Volume provided is $(60)(3)+95 = 275 \text{ CF}$.

Existing land treatment: 20% B, 32% C, 48% D (typical previous residential development)
 $Q = (0.3255)(3.72) = 1.2 \text{ CFS}$

Proposed land treatment: 16% B, 16% C & 68% D
 $Q = (0.3255)(4.06) = 1.3 \text{ CFS}$

The additional runoff rate of 0.1 CFS is minimal and is less than a 10% increase. There will be no adverse impact to downstream drainage facilities.

Scott M McGee PE

9700 Tanoan Dr NE
 Albuquerque, NM 87111
 505.263.2905
 scottmmcgee@gmail.com

PROJECT TITLE SILVER AVENUE TOWN HOMES 202 CORNELL SE, ALBUQUERQUE, NEW MEXICO	
SHEET TITLE MASTER GRADING & UTILITY PLAN	
PROJECT NO. 1410	SHEET NO. C101
DATE 09/18/2014	



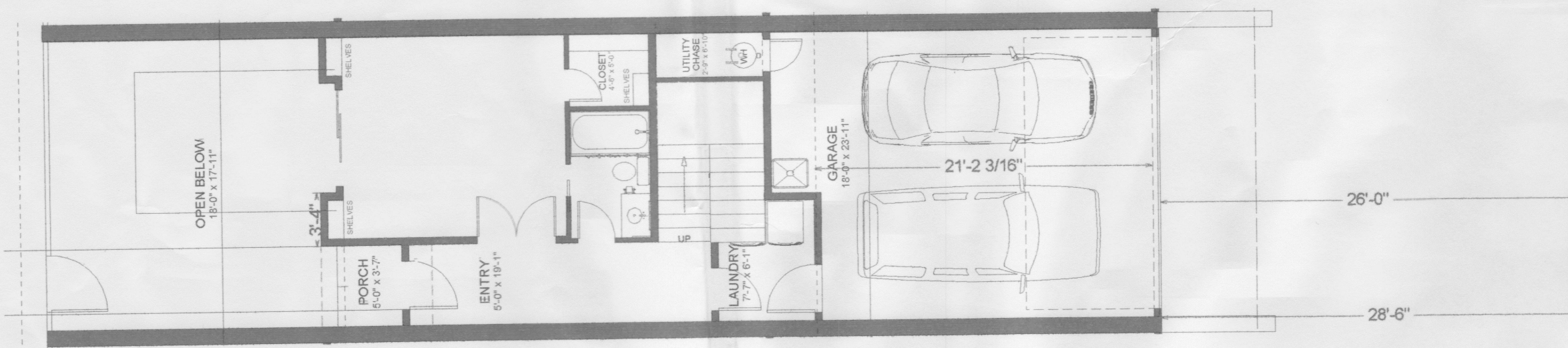
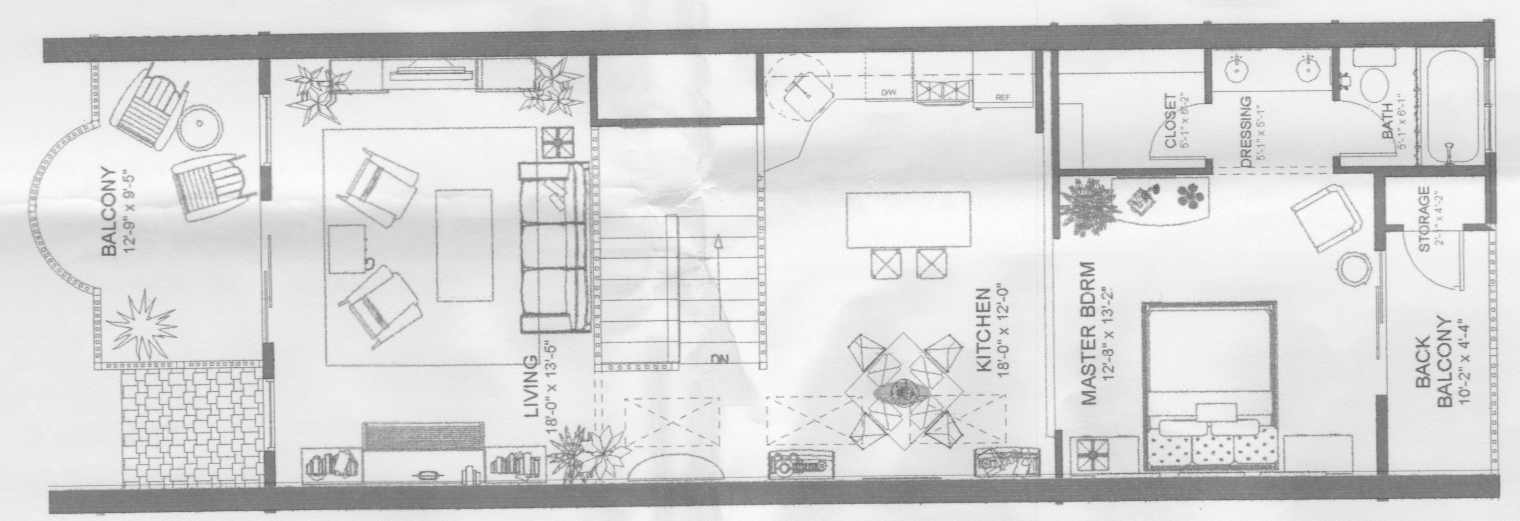
JACK CLOUD



Designs, Concepts, Floor Plans & Blueprints are Copyrighted and are the property of James A. Fenton Jr..

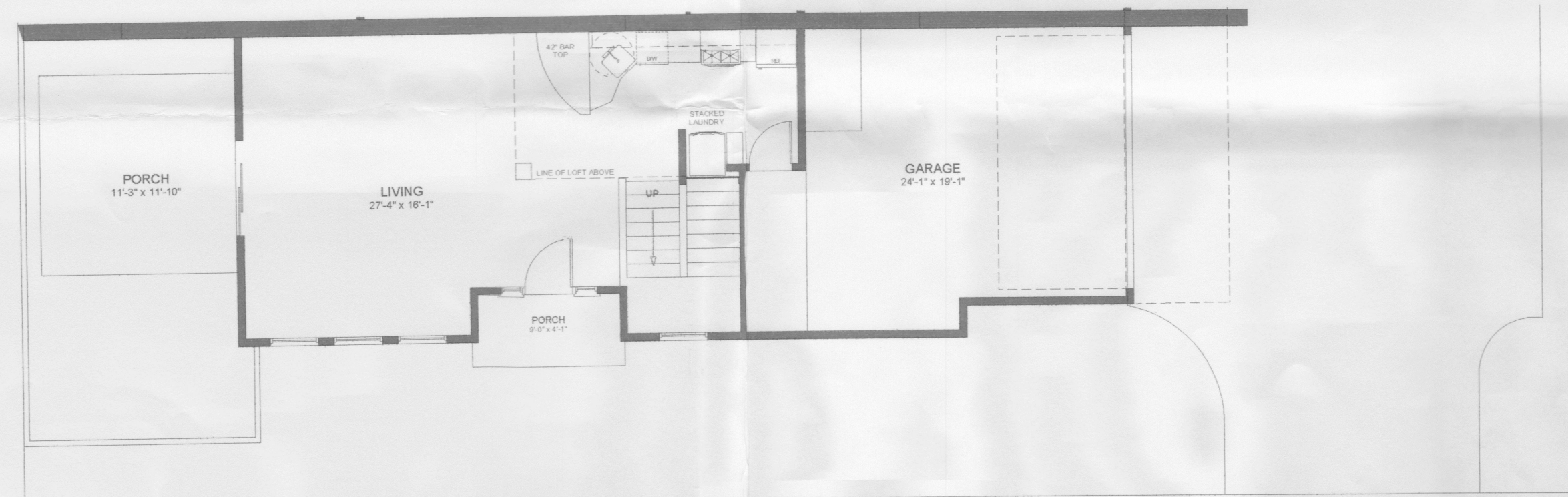
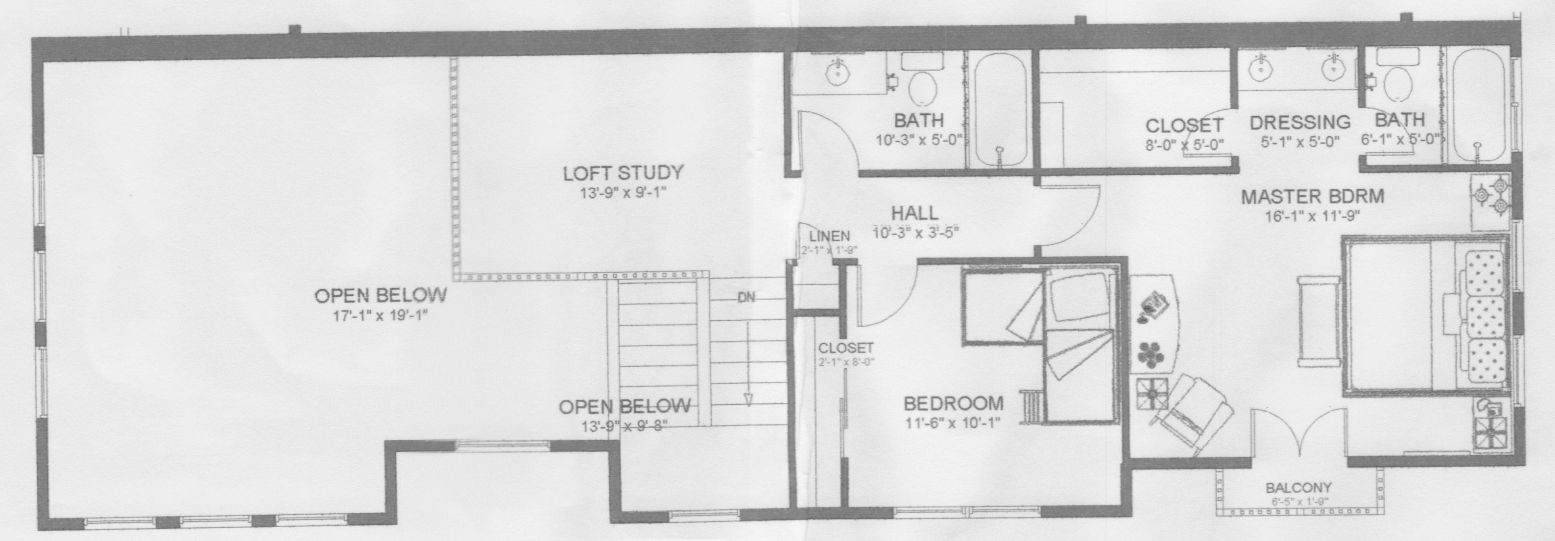
GILCREST TOWHOMES
202 CORNELL DRIVE SE
ALBUQUERQUE, N

Designer: James A. Fenton
 Drawn by: JAF
 Date: 07/19/06
 Revs: 10/17/06



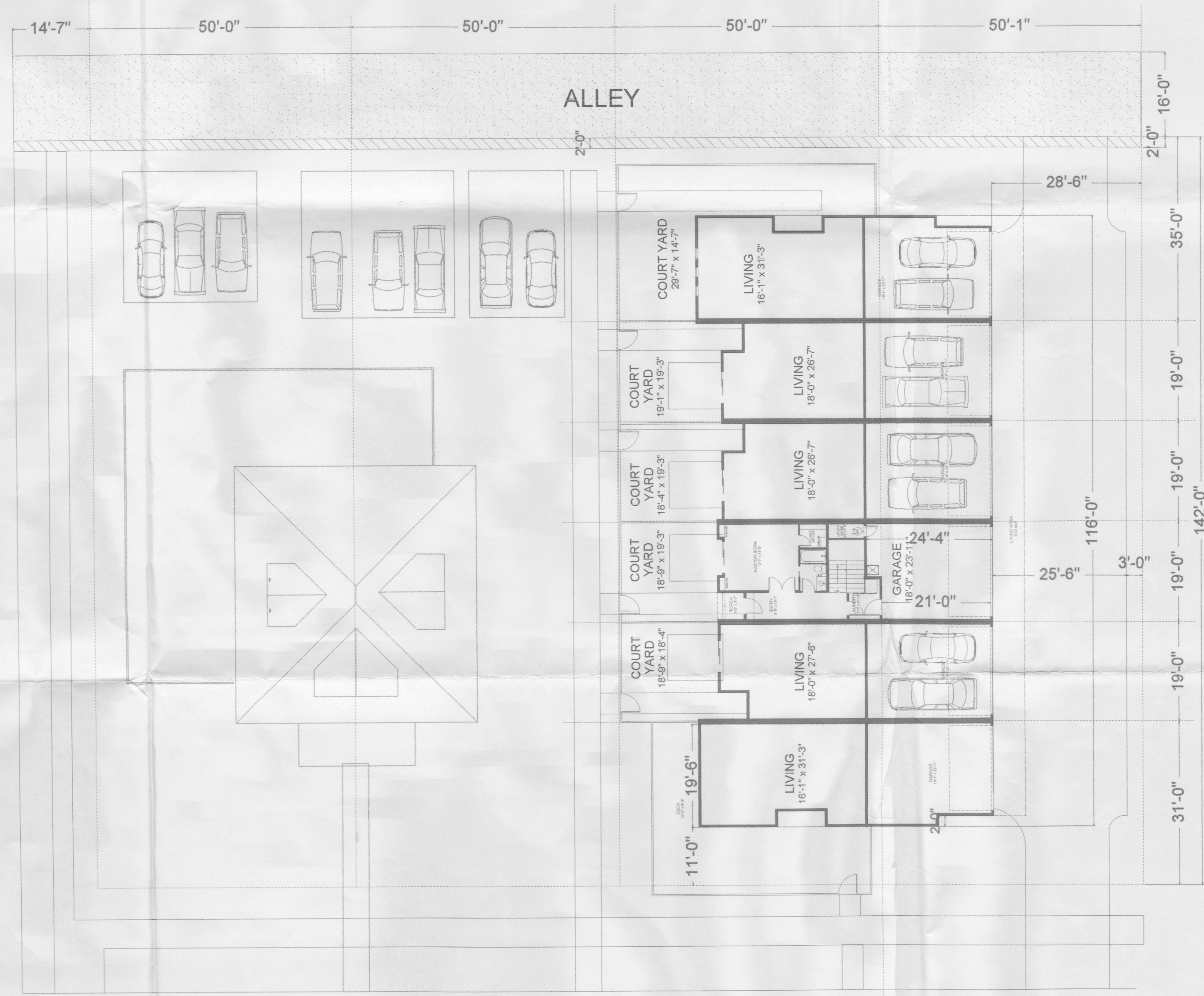
CENTER UNITS
 1/8" = 1'-0"

LOWER FLOOR 532 SQ. FT.
 UPPER FLOOR 843 SQ. FT.
 TOTAL HEATED AREA 1375
 BALCONYS 158 SQ. FT.
 COURT YARD 354 SQ. FT.
 GARAGE 441 SQ. FT.



END UNITS
 1/8" = 1'-0"

LOWER FLOOR 652 SQ. FT.
 UPPER FLOOR 717 SQ. FT.
 TOTAL HEATED AREA 1369
 BALCONYS 10 SQ. FT.
 COURT YARD 350 SQ. FT.
 GARAGE 436 SQ. FT.



LOT SIZE: 35'-0" x 100'-0"
 MINUS 2' ALLEY WAY
 33'-0" x 100'-0"
 LOT AREA: 3300 SQ. FT.
 HEATED AREA: 1369 SQ. FT.

LOT SIZE: 19'-0" x 100'-0"
 LOT AREA: 1900 SQ. FT.
 HEATED AREA: 1375 SQ. FT.

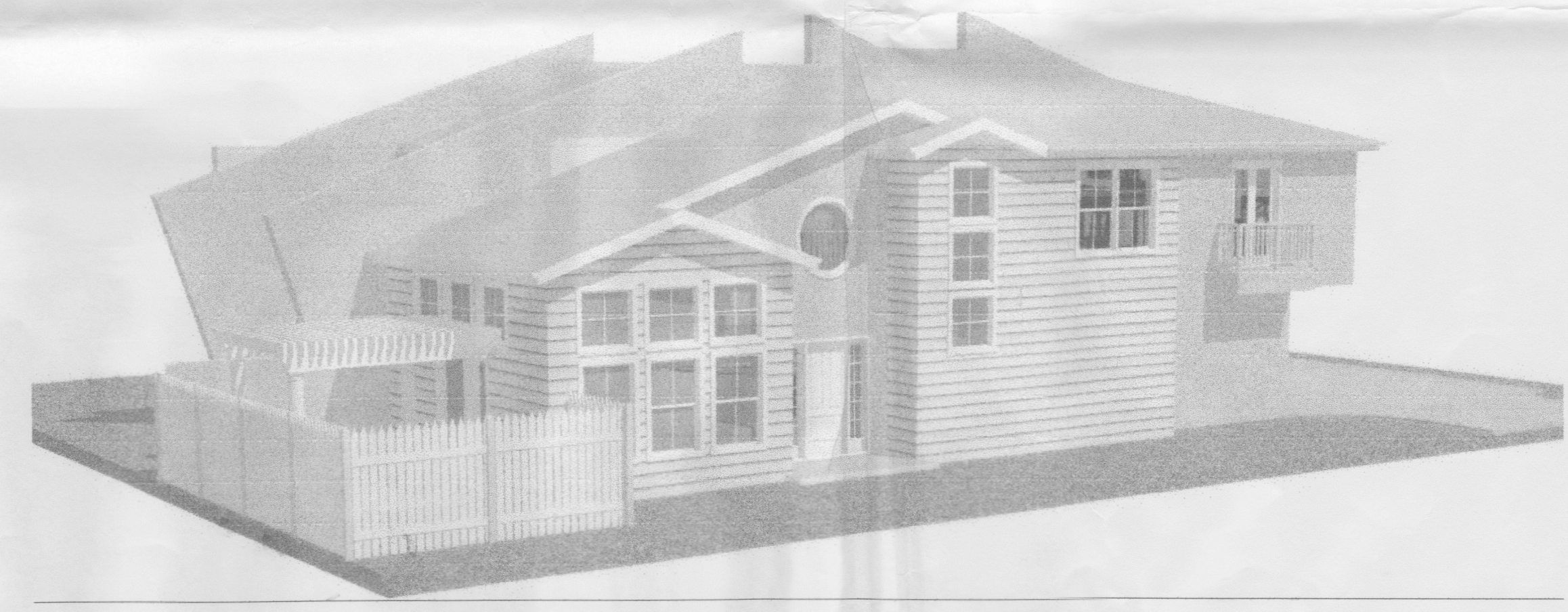
LOT SIZE: 19'-0" x 100'-0"
 LOT AREA: 1900 SQ. FT.
 HEATED AREA: 1375 SQ. FT.

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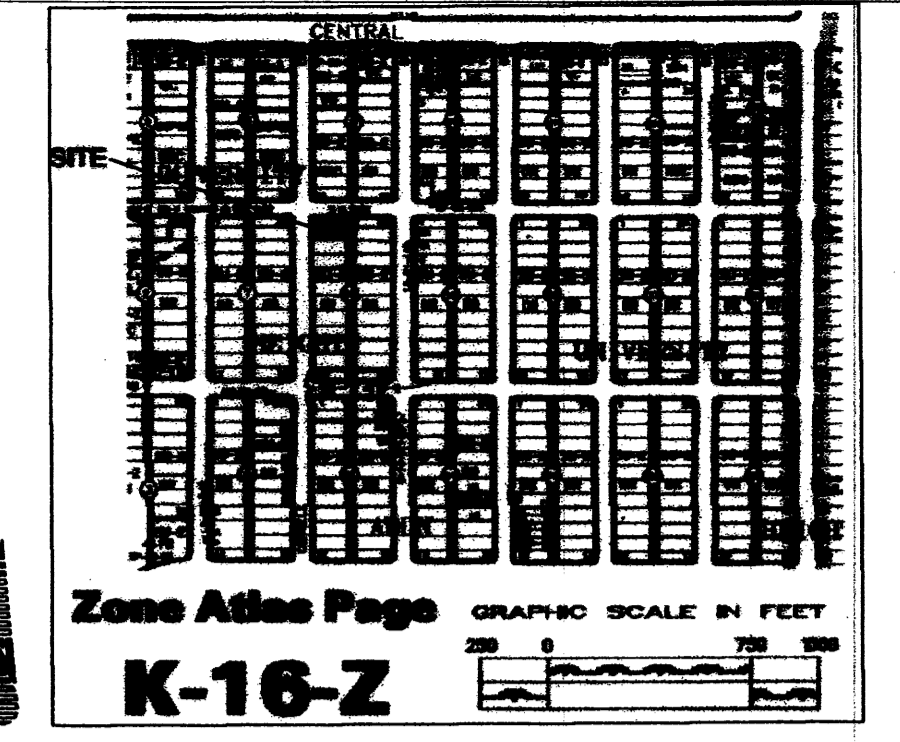
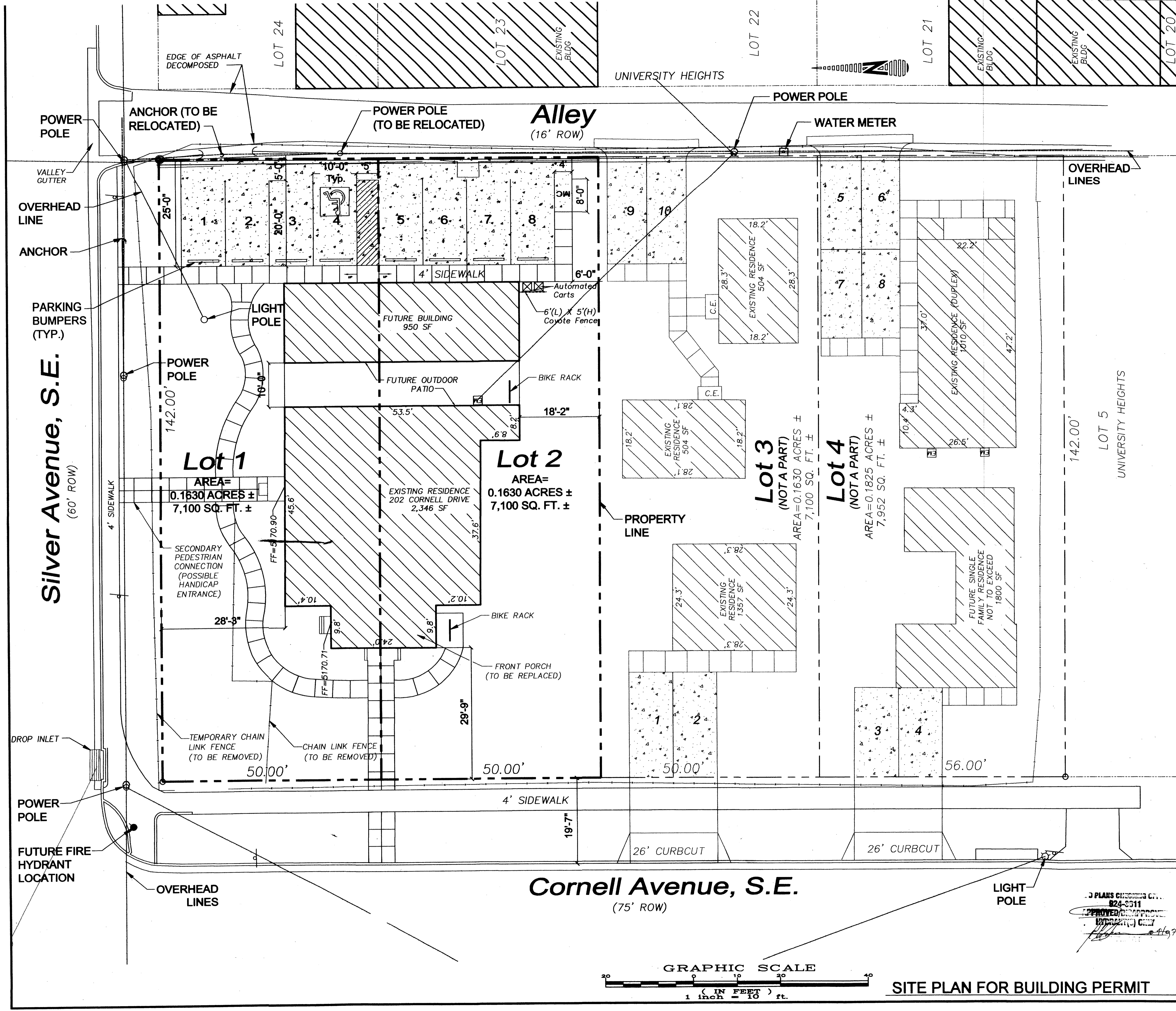
LOT SIZE: 19'-0" x 100'-0"
 LOT AREA: 1900 SQ. FT.
 HEATED AREA: 1375 SQ. FT.

LOT SIZE: 31'-0" x 100'-0"
 LOT AREA: 3100 SQ. FT.
 HEATED AREA: 1369 SQ. FT.

PLOT PLAN
 1/16" = 1'-0"



CORNELL ELEVATION



DATE	REVISIONS BY
10-30-07	SITE INFO
2-14-08	HC PARKING
2-14-08	BKE RACK

SITE INFORMATION:

ZONING: SU-2/SU-1 FOR DR AND OFFICE, LIBRARY, AND/OR MUSEUM

TOTAL SITE AREA: 14,200 SF

PROPOSED USE: RESIDENTIAL, OFFICE, LIBRARY, AND/OR MUSEUM

PARKING REQUIRED:

1 SPACE PER 600 SF (3,296 SF) = 6 SPACES
 PARKING SPACES PROVIDED = 7 SPACES

HANDICAP PARKING REQUIRED = 1 SPACE
 PROVIDED = 1 SPACE

MOTORCYCLE PARKING REQUIRED = 1 SPACE
 PROVIDED = 1 SPACE

BICYCLE PARKING REQUIRED = 1 RACK
 PROVIDED = 2 RACKS

NOTES:

- APPROVAL OF THE LOCATION, DESIGN, HEIGHT, AND SIZE OF THE PROPOSED FUTURE BUILDING SHALL BE DELEGATED TO THE LANDMARKS AND URBAN CONSERVATION COMMISSION AND SUBJECT TO APPROVAL OF A CERTIFICATE OF APPROPRIATENESS.
- REFUSE CONTAINERS SHALL BE RESIDENTIAL STYLE AUTOMATED CARTS.

SDBP PRELIMINARY PLAT APPROVED BY DRB ON 4-23-08

PROJECT NUMBER: 1005210
 Application Number: 08EPC0014740017

Is an Infrastructure List required? () Yes (X) 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
Michael Helton (Seal/Handwritten letter)	4/14/08
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

WERNER GILCHRIST HOUSE
 202 CORNELL SE ALBUQUERQUE, NEW MEXICO
 SITE PLAN FOR RELOCATED BUILDINGS
 LOTS 1, 2, BLOCK 10, UNIVERSITY HEIGHTS

CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS.

DATE	4-7-08
SCALE	AS NOTED
JOB NO.	07-010
SHEET	1

CONSISTENT PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com



SITE PLAN FOR BUILDING PERMIT

Silver Avenue, S.E.
 (60' ROW)

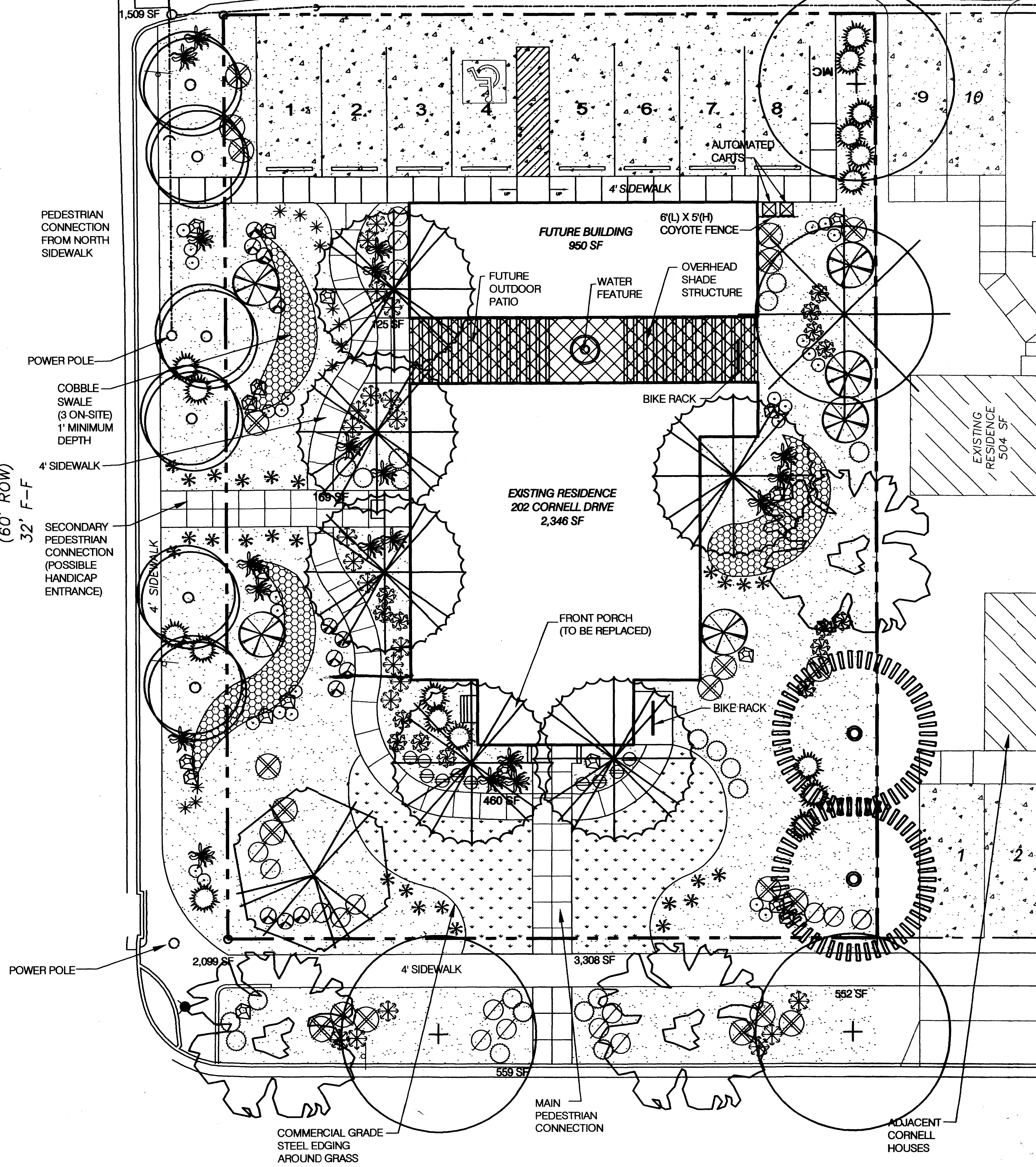
Cornell Avenue, S.E.
 (75' ROW)

J PLANS CHECKING CO., INC.
 824-3311
 APPROVED/REAPPROVED
 HYDRANT ONLY
 4/14/08

Silver Avenue, S.E.
(60' ROW)
32' F-F

UNIVERSITY HEIG

Alley
(16' ROW)



Cornell Avenue, S.E.
(75' ROW)
36' F-F

LANDSCAPE PLAN

GENERAL NOTES

GENERAL
The design and provision of landscaping for the Werner-Gilchrist House will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound landscape principles will be followed in design and installation. The landscape design focuses on strategies to achieve a sustainable site, water reduction, and landscape aesthetics. The design is to be constructed in keeping with plant materials and native design practices that are being used by the adjacent Cornell property and other houses within the neighborhood. The historical significance of the house was taken into consideration when determining plant materials, outdoor spaces and views from both inside and outside the house.

MULCHES
All shrub planting areas shall be top dressed with a combination of Santa Fe Brown Crusher Fines and 2"-4" Santa Ana Tan Cobble. The three cobble swales located within the site shall provide drainage, water harvesting opportunities as well as accents within the landscape design. Minor grading will be required to create swales that retain runoff on-site. The swales shall have a minimum depth of 1". Mulches will suppress weed growth, isolate plant roots from both heat and cold temperatures, extending periods of active root growth, ultimately aiding plant growth and vigor.

STATEMENT OF WATER WASTE
Per the Water Conservation Landscaping and Water Waste Ordinance, the landscape plan for the Werner-Gilchrist House is limited to using high water use turf over a maximum of 20 percent of the required landscape area. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub, and groundcover planting areas. Irrigation system design shall consider the ability to easily provide additional emitters for the expanding root zone. Trees shall receive (5) 1.0 gph emitters and shrubs shall receive (2) 1.0 gph emitters. Irrigation system shall be controlled by a Rain Bird ESP-LX series controller. Pop-up spray heads will be used to irrigate turf areas and will be spaced evenly to reduce water waste.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the owner. All plants and sod areas shall be guaranteed for one year from date of installation. Any plants that are not of satisfactory vigor shall be replaced at no additional expense to the owner. After two growing seasons, adjustments to plant watering will need to be made by reducing irrigation to established drought resistant plant material. Water management will vary from season to season and year to year to compensate for variations in rainfall, heat and wind. The irrigation and maintenance will need to be adjusted accordingly.

STREET TREES
Street trees along Silver Ave. have been chosen to have a maximum height of 15' in order to prevent entanglement with the overhead powerline. The street trees proposed along Cornell Ave. as well as the existing street trees provide a variety in color, texture and form.

EXISTING LANDSCAPE
The removal and recommendation to keep existing trees on the site has been taken into consideration during the landscape design process. The landscape plan incorporates three healthy existing trees into the design of which are called out in the legend. Unfortunately several existing trees are not recommended to be preserved in this landscape plan. Leggy growth habits, prune damage, crooked trunks, and top heavy foliage makes these existing evergreen trees a danger to passing pedestrians and the house in high winds and heavy snowfall. In addition these trees are not aiding in the aesthetic curb appeal of this historic property.

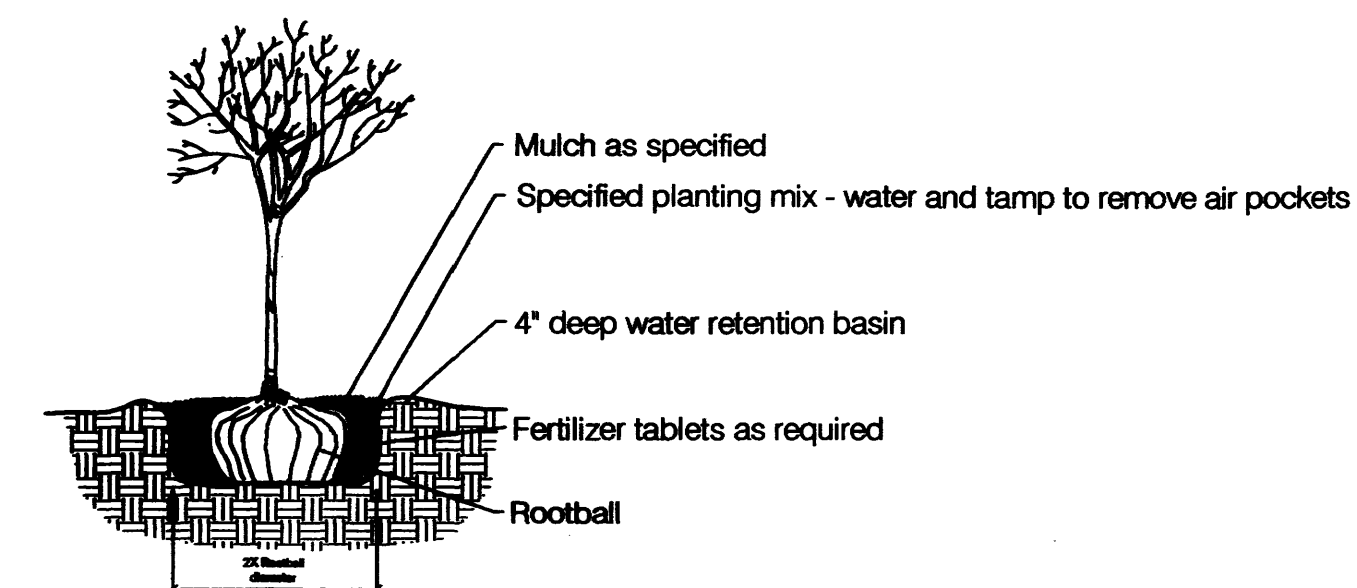
LANDSCAPE COVERAGE
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

LANDSCAPE CALCULATIONS

Site Area: Lot 1 & 2 (0.33 Ac.)	14,200 S.F.
Building Area:	3,296 S.F.
Total	10,904 S.F.
Require Landscape: (15%)	1,636 S.F.
Provided On-Site Landscape: (57%)	6,165 S.F.
Turf Area Allowed: (20%)	2,180 S.F.
Turf Area Provided: (8%)	918 S.F.

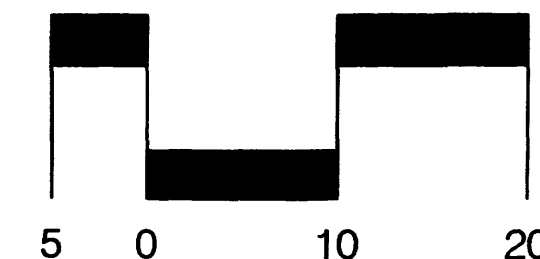
LANDSCAPE PALETTE

Qty.	Symbol	Botanical Name / Common Name	Size	Installed Size Mature Size	Water Use
Trees					
2	(Symbol)	Existing Tree - to remain			
2	(Symbol)	Sambucus mexicana Mexican Elder	15-Gal.	8' ht. x 4' spr. 20' ht. x 25' spr.	Low+
2	(Symbol)	Pinus nigra Austrian Pine	B&B.	15' ht. x 6' spr. 35' ht. x 25' spr.	Medium
1	(Symbol)	Koeleruteria paniculata Golden Rain Tree	2" Cal.	14' ht. x 6' spr. 25' ht. x 30' spr.	Medium
6	(Symbol)	Populus fremuloides Quaking Aspen	2" Cal.	8' ht. x 4' spr. 40' ht. x 25' spr.	Medium
3	(Symbol)	Robinia ambigua 'Purple Robe Locust' Purple Robe Locust	15-Gal.	16' ht. x 6' spr. 30' ht. x 30' spr.	Medium
Shrubs/Perennials/Groundcovers					
5	(Symbol)	Lagerstroemia indica 'Dynamite' Crape Myrtle	15-Gal.	14' ht. x 6' spr. 15' ht. x 15' spr.	Medium
6	(Symbol)	Spartium junceum Spanish Broom	5-Gal.	8' o.c. 8' ht. x 7' spr.	Low
20	(Symbol)	Pinus mugo 'pumilio' Dwarf Mugo Pine	5-Gal.	6' o.c. 4' ht. x 4' spr.	Medium
21	(Symbol)	Leucophyllum frutescens 'Thunder Cloud' Texas Ranger	5-Gal.	3' o.c. 4' ht. x 4' spr.	Medium
17	(Symbol)	Rosmarinus officinalis 'Prostrata' Prostrate Rosemary	1-Gal.	5' o.c. 2' ht. x 5' spr.	Low
17	(Symbol)	Guera lindheimeri Guara	1-Gal.	2' o.c. 3' ht. x 3' spr.	Medium
12	(Symbol)	Lavandula angustifolia 'Hidcote' Hidcote English Lavender	1 Gal.	3' o.c. 1' ht. x 3' spr.	Low +
10	(Symbol)	Stachys byzantina Woolly Lamb's Ear	1-Gal.	2' o.c. 1' ht. x 2' spr.	Med
15	(Symbol)	Penstemon parryi Parry Penstemon	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low
21	(Symbol)	Linum perenne Blue Flax	1-Gal.	2' o.c. 2' ht. x 2' spr.	Med
26	(Symbol)	Delosperma cooperi Hardy Purple Iceplant	1-Gal.	2' o.c. 5' ht. x 2' spr.	Low
20	(Symbol)	Callitriche involucrata Winecup	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low
Ornamental Grasses					
11	(Symbol)	Nassella tenuissima Mexican Feather Grass	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
26	(Symbol)	Helictotrichon sempervirens Blue Avena Grass	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low +
Hardscape					
918 SF	(Symbol)	Buffalograss (2" Plugs to be used as starter plants, planting them 12" apart) Approx. 60 Plugs			
6,901 SF	(Symbol)	Santa Fe Brown crusher fines (4" depth over filter fabric)			
576 SF	(Symbol)	2"-4" Santa Ana Tan Cobble (8" depth over filter fabric)			
19	(Symbol)	Boulders - 3' min. dia.			



1 TREE PLANTING DETAIL nts

Scale 1" = 10'



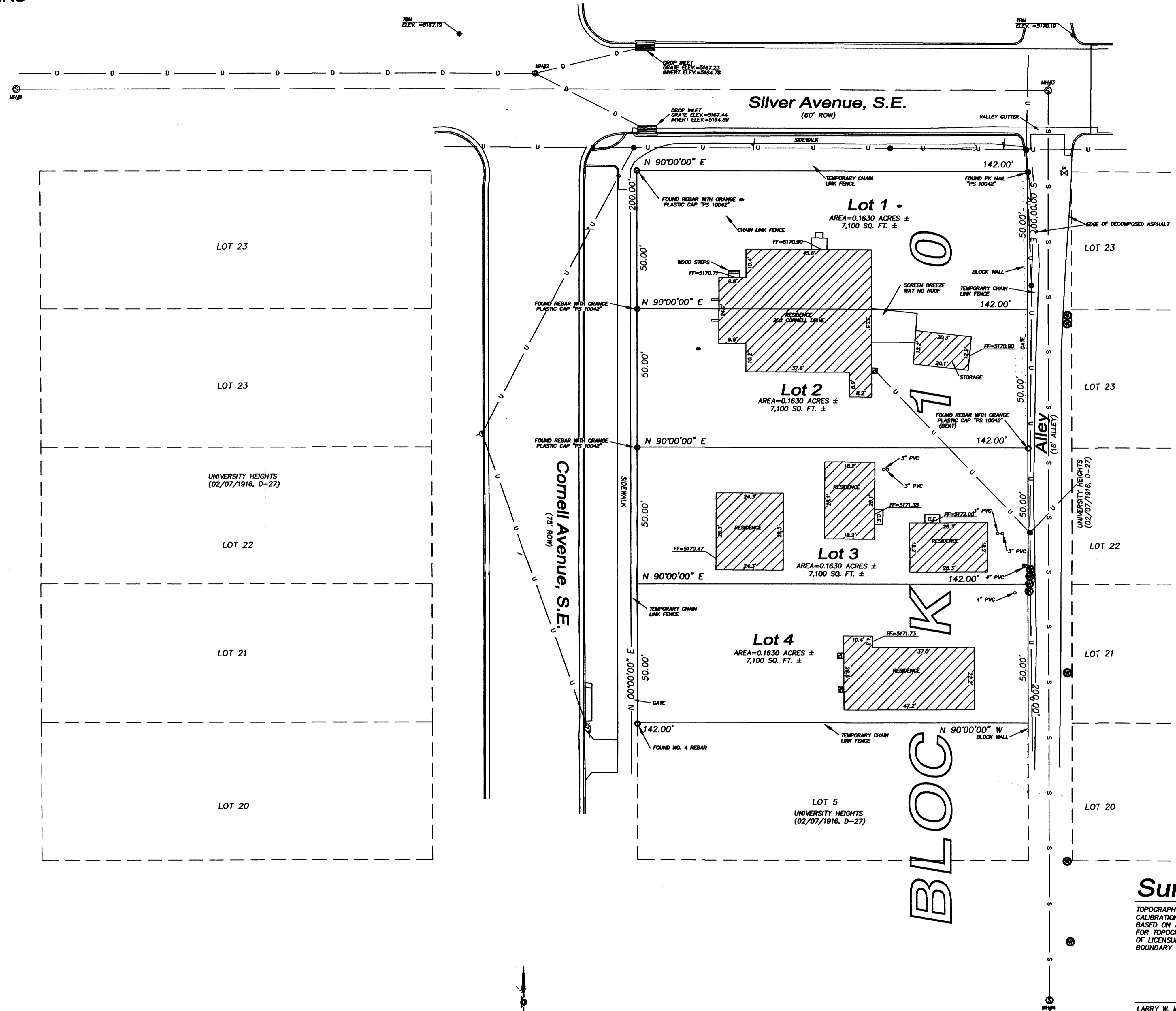
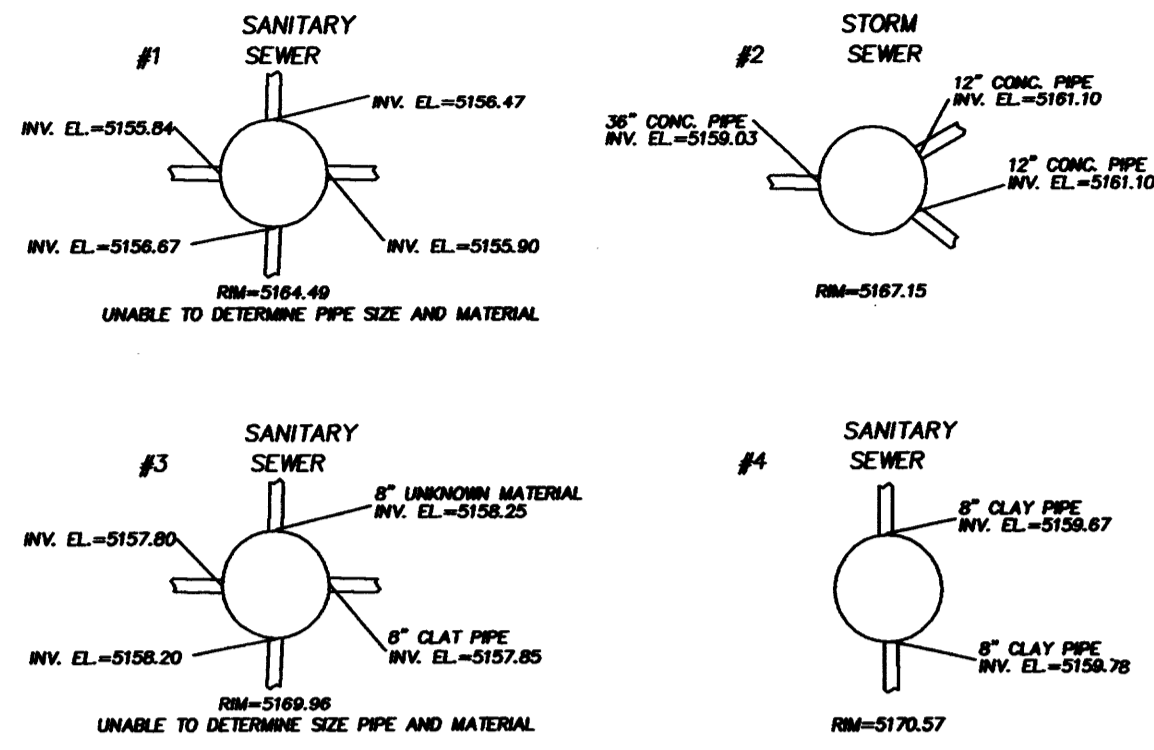
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

DATE	REVISIONS BY
10-30-07	SITE INFO
2-6-08	LANDSCAPE PLAN
DRAWN www.kalendesign.com	
CHECKED	
DATE	SCALE
4.7.08	AS NOTED
JOB NO.	SHEET
	L1

CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS.

**THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS
ARE SHOWN FOR ORIENTATION ONLY**

Topographic Survey of
Lots 1 through 4, Block 10
University Heights
Albuquerque, Bernalillo County, New Mexico
August 2007



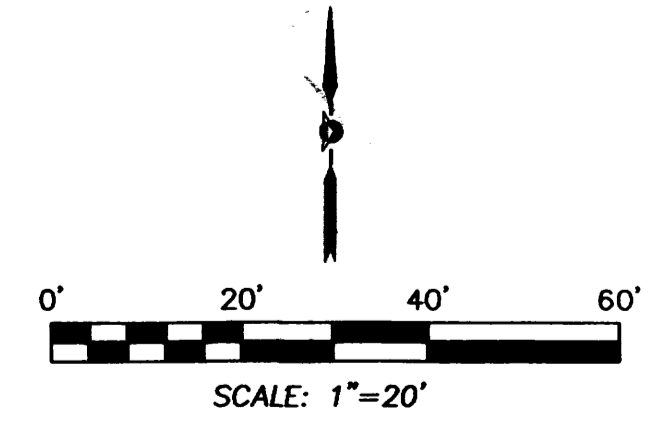
Legend

N 90°00'00" E RECORD BEARING AND DISTANCES

- FOUND AND USED MONUMENT AS DESIGNATED
- SANITARY SEWER MANHOLE
- WATER SPICOT
- STORM SEWER MANHOLE
- WATER METER
- GAS VALVE
- SIGN
- ELECTRIC METER
- ANCHOR
- OVERHEAD UTILITY LINES
- SANITARY SEWER LINE
- STORM SEWER LINE
- UTILITY POLE

Notes

- 1) PLAT REFERENCES:
A. PLAT OF UNIVERSITY HEIGHTS (02/07/1916, D-27)
- 2) ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "B-K15", ELEVATION (FEET) = 5154.047
- 3) IMPROVEMENTS SHOWN ARE CURRENT AS OF AUGUST 20, 2007, DATE OF FIELD SURVEY.
- 4) LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 62, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.
- 5) THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.



Surveyor's Certificate

TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON SITE CALIBRATION UTILIZING ALBUQUERQUE CONTROL SURVEY (ACS) MONUMENTS. ELEVATIONS BASED ON A.C.S. DATUM (NGVD 1929). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THIS IS NOT A BOUNDARY SURVEY.

LARRY W. MEDRANO
NEW MEXICO
REGISTERED PROFESSIONAL SURVEYOR
11993

LARRY W. MEDRANO DATE

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

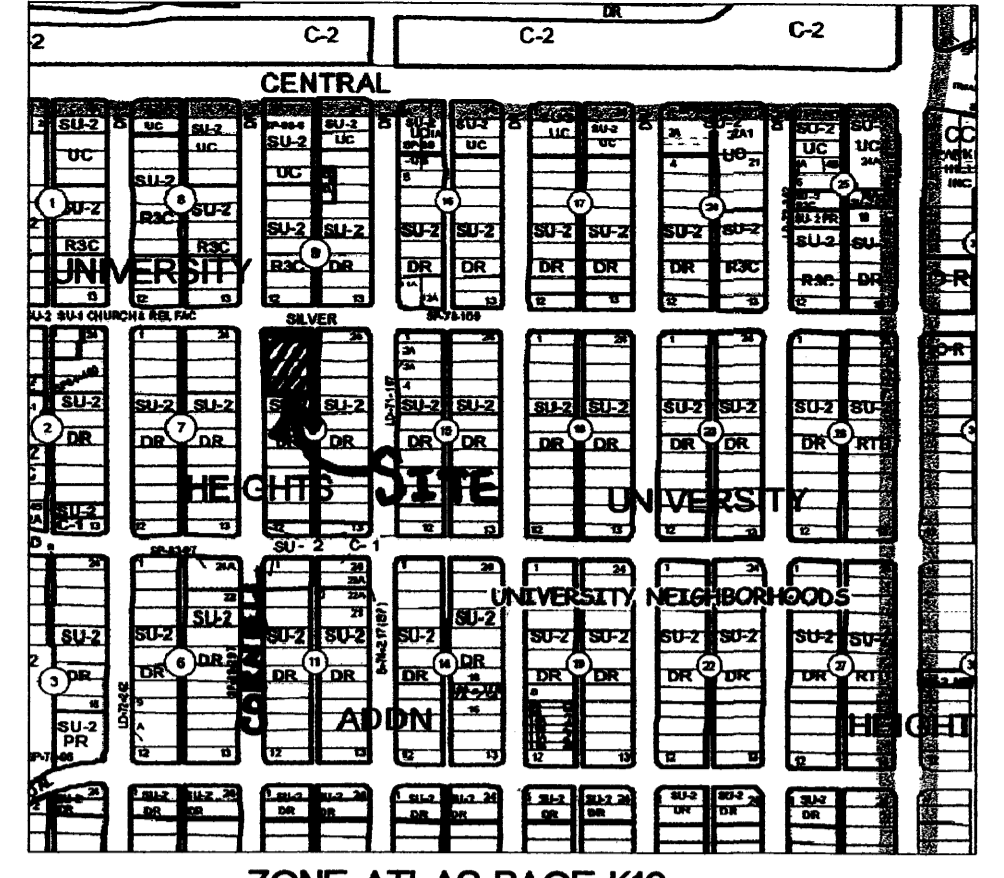
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

CAUTION - NOTICE TO CONTRACTOR

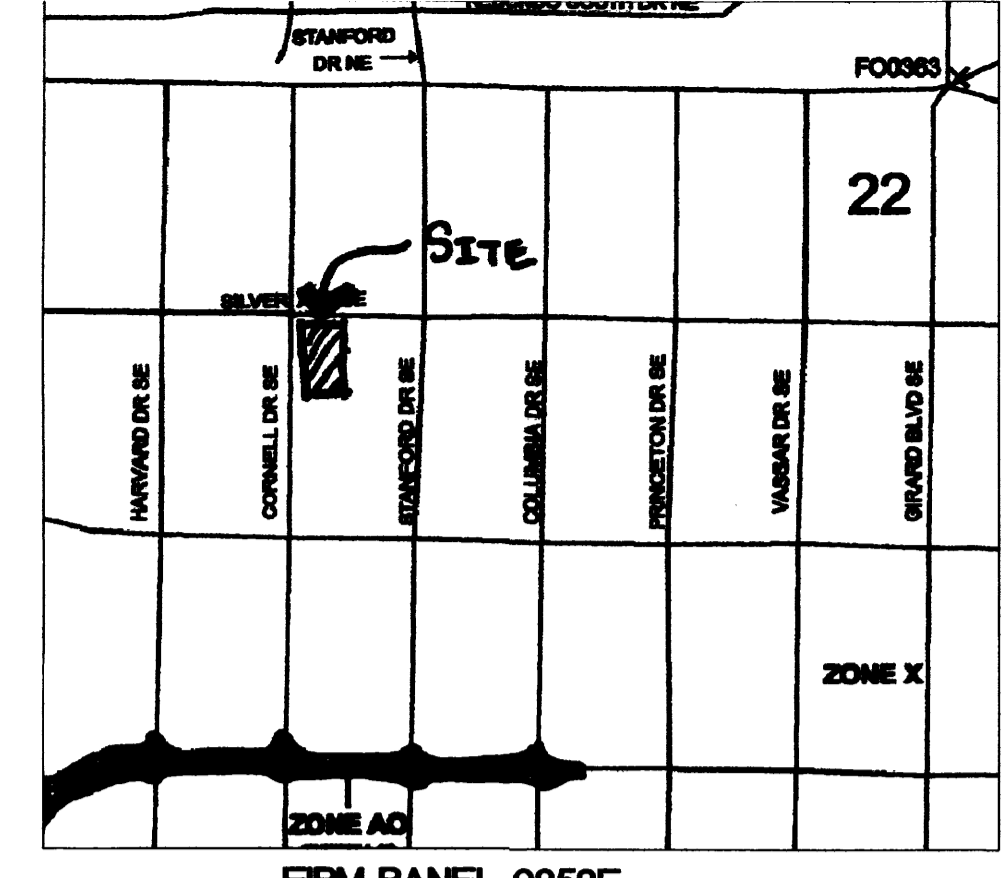
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES

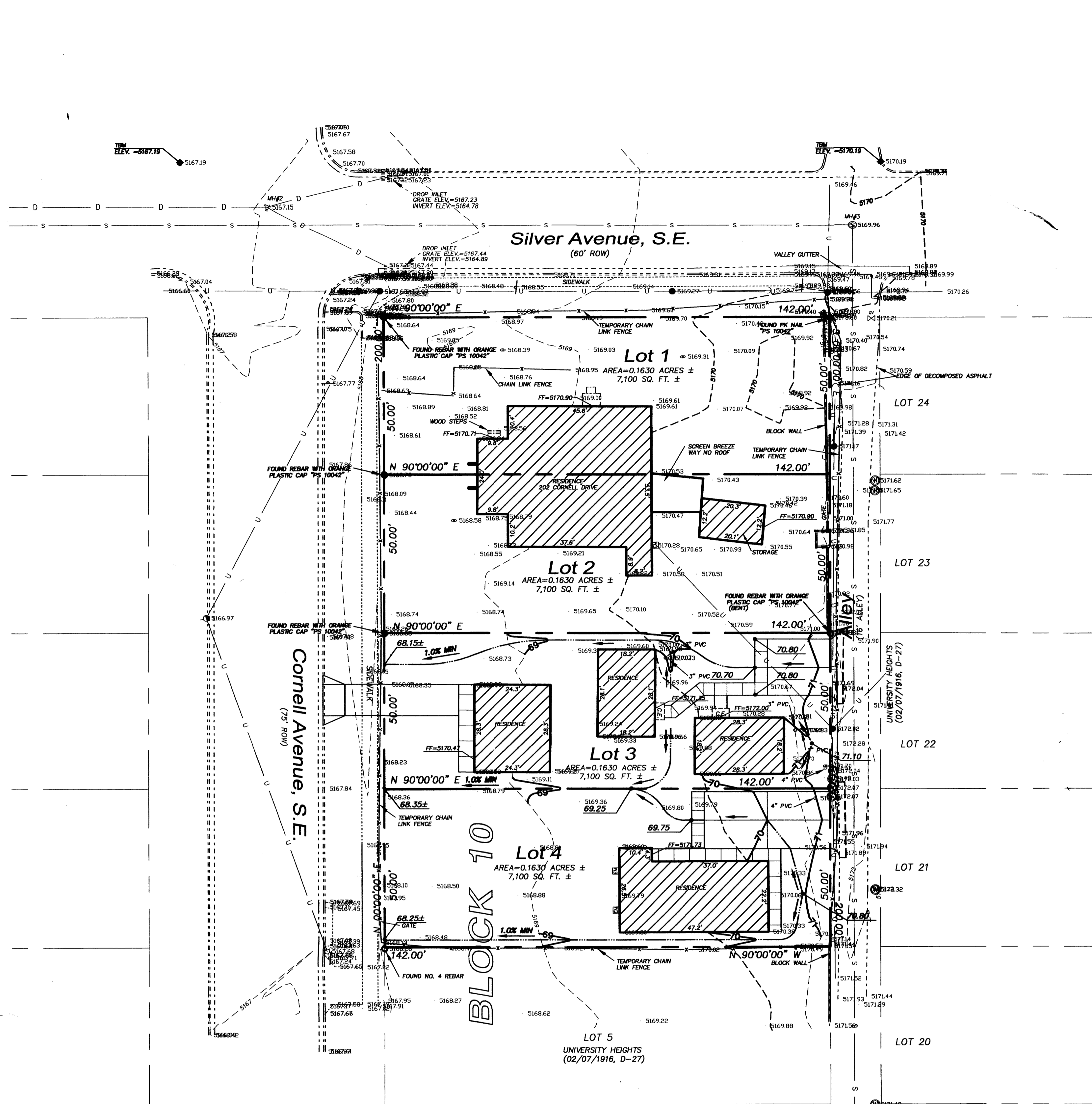
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR THE REQUIRED SWPPP, CONSTRUCTION DUST, AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED SPECIFICALLY BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



ZONE ATLAS PAGE K16



FIRM PANEL 0353E



DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to provide a Drainage Management Plan for the new homes located at 202-206 Cornell SE. The developer recently relocated several homes and placed them on permanent foundations. The sites (7,100 SF each) are zoned residential (SU-2 for DR).

II. EXISTING AND PROPOSED HYDROLOGIC CONDITIONS

The existing and proposed hydrologic conditions should be considered equal for this analysis, since the area was previously developed as residential. The lots in this subdivision are 7,100 SF (or 6.13 DUs/Acre), so the Type "D" land treatment is 60%. The remaining 40% land treatment is considered type "C". Per the Drainage Calculations Table (this sheet), the total 100-yr flow leaving the site is 2.66 cubic feet per second (cfs). Since the land treatment has not significantly increased, there will not be any negative impacts due to this development.

Currently, the drainage leaves the site in a sheet flow condition to Cornell. Since there are no increases in flow, we propose to allow the drainage to continue this drainage pattern.

III. CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely draining the 100 year storm, without any excess over previous development, and which meet city requirements. With this submittal, we are requesting building permit approval.

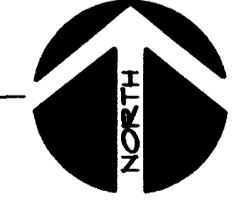
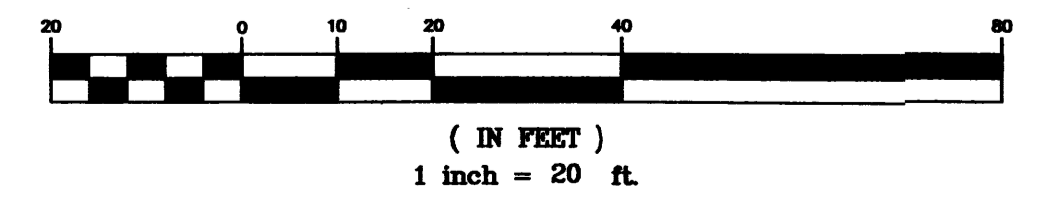
Proposed Werner Gilchrest House Drainage Calculations												
Ultimate Development Conditions Basin Data Table												
This table is based on the COA DPM Section 22.2, Zone: 2												
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₂₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
Basin 'A'	28400	0.65	0.0%	0.0%	40.0%	60.0%	4.08	2.66	1.72	4080	5273	7867

- LEGEND**
- ← FLOW ARROW
 - 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
 - - - 515 - - - EXISTING CONTOUR
 - 515 — PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - FLOW LINE
 - RIDGE LINE

Grading/Drainage Plan

1"=20'

GRAPHIC SCALE



Construction Documents

Werner Gilchrest House
202-206 Cornell SE
Albuquerque, N.M.

Project Title

Drawn By **JTW** Checked **JTW**

Proj. No. **2007016** Date **08/24/07**



Revisions

GRADING/DRAINAGE PLAN

Sheet Title **C1** Sheet **1** of **1**

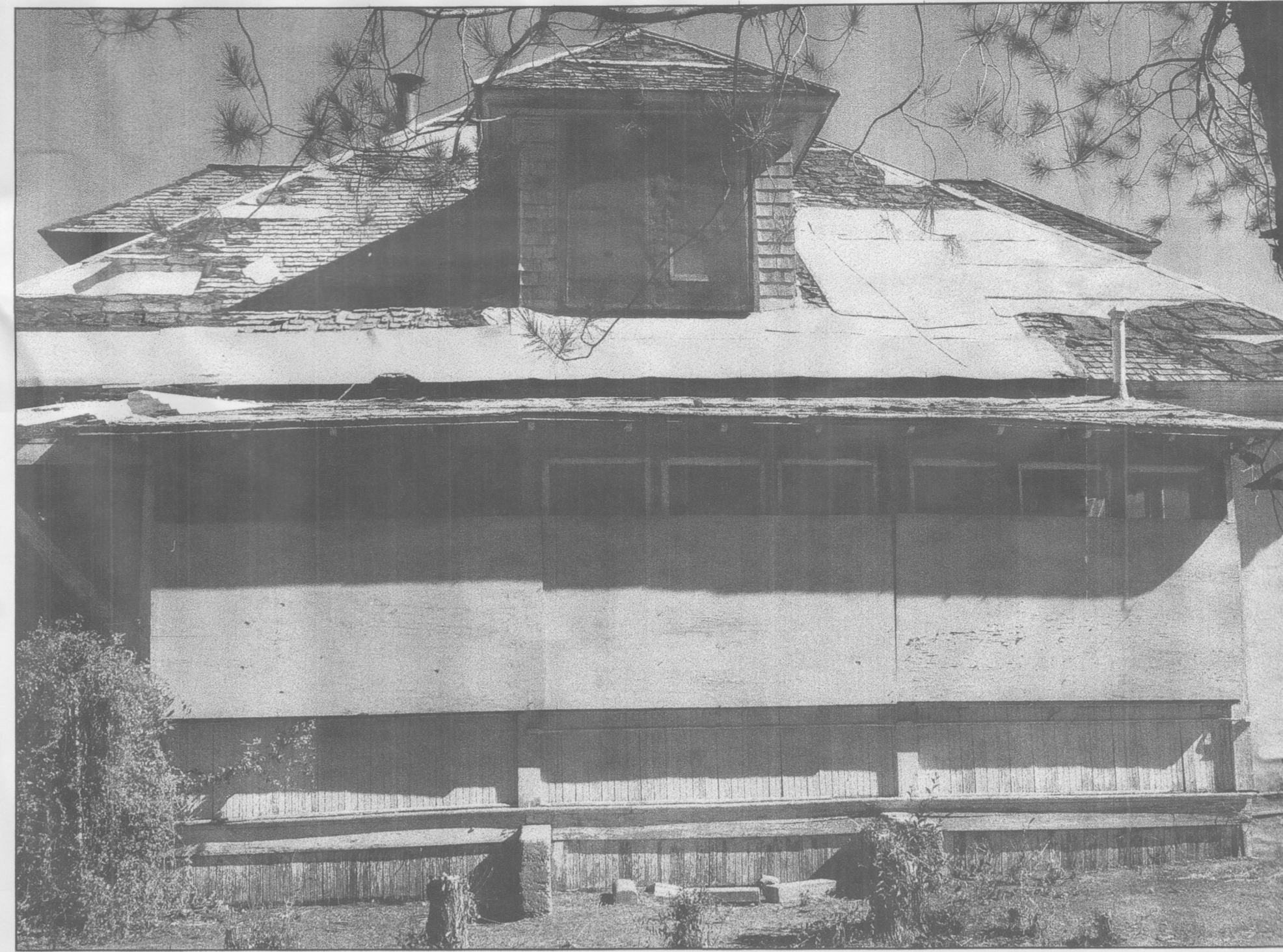
1

WERNER-GILCHRIST HOUSE SOUTHEAST ELEVATION



2

WERNER-GILCHRIST HOUSE WEST ELEVATION, FACING CORNELL DR



3

WERNER-GILCHRIST HOUSE NORTH ELEVATION, FACING SILVER AVE

4

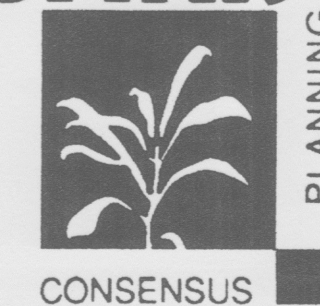
WERNER-GILCHRIST HOUSE SOUTHWEST ELEVATION



EXISTING BUILDINGS ELEVATIONS

WERNER-GILCHRIST HOUSE

Prepared for:
Werner-Gilchrist LLC
122 Tulane SE
Albuquerque, NM
87106



Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102



VICINITY MAP No. K-16

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TEN (10) OF UNIVERSITY HEIGHTS ADDITION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 1916 IN VOLUME D, FOLIO 27

N.T.S.

**PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10
UNIVERSITY HEIGHTS ADDITION**

WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015

PROJECT NUMBER:	_____
APPLICATION NUMBER:	_____
<u>UTILITY APPROVALS:</u>	
PUBLIC SERVICE COMPANY OF NEW MEXICO	_____ DATE _____
NEW MEXICO GAS COMPANY	_____ DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC	_____ DATE _____
COMCAST	_____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 1 AND 2, BLOCK 10 UNIVERSITY HEIGHTS ADDITION INTO 4 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3255 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST, 2014
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF UNIVERSITY HEIGHTS
FILED: FEBRUARY 7, 1916 IN VOLUME D, FOLIO 27

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **QWEST D/B/A CENTURYLINK** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CITY APPROVALS:

Scott M. Reinhard 7.5. 11/24/15
CITY SURVEYOR DATE

*REAL PROPERTY DIVISION (CONDITIONAL)	_____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	_____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____ DATE _____
ABCWUA	_____ DATE _____
PARKS AND RECREATION DEPARTMENT	_____ DATE _____
AMAFCA	_____ DATE _____
CITY ENGINEER	_____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE _____

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

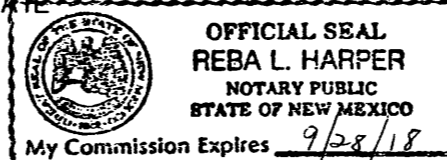
Thomas Wade MANAGING MEMBER DATE 11-24-15

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 24 DAY OF November, 2015

BY: Thomas Wade
OWNERS NAME

MY COMMISSION EXPIRES: 9/28/18 BY: Reba L. Harper
NOTARY PUBLIC



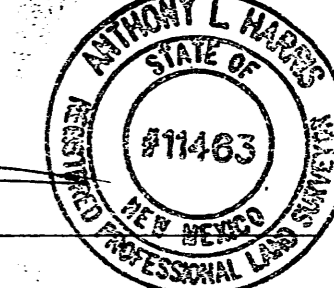
SURVEYORS CERTIFICATE:

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 24 DAY OF Nov, 2015

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

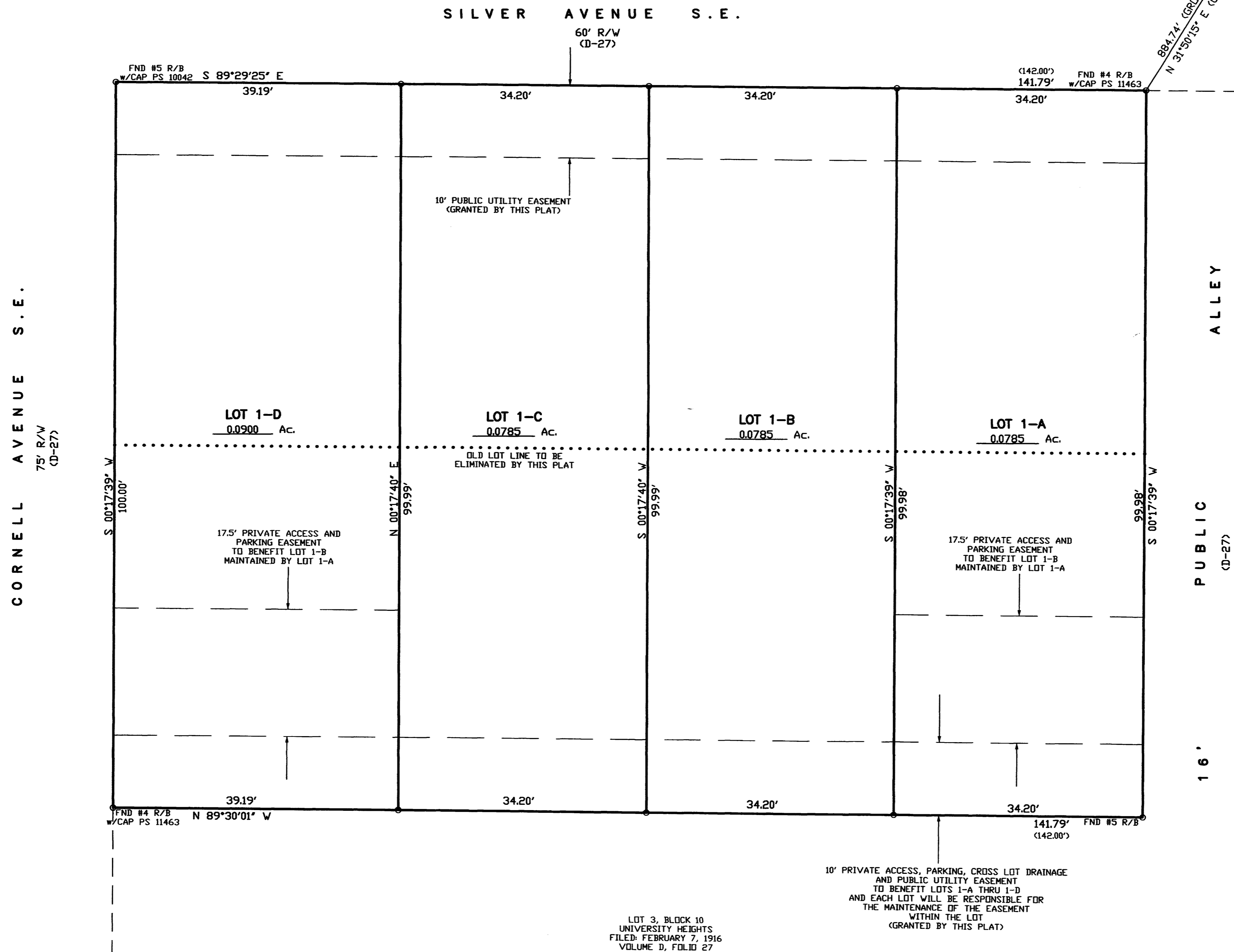


THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

**PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10
UNIVERSITY HEIGHTS ADDITION**

WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015

ACS STATION "5-K16A"
N=1485016.971
E=1530495.993
GRD TO GRID=0.999670253
 $\Delta\alpha = -00^{\circ} 12' 40.20''$
CENTRAL ZONE, NAD 1983



14-0378.DWG (AUGUST, 2014)

LOT 3, BLOCK 10
UNIVERSITY HEIGHTS
FILED: FEBRUARY 7, 1916
VOLUME D, FOLIO 27