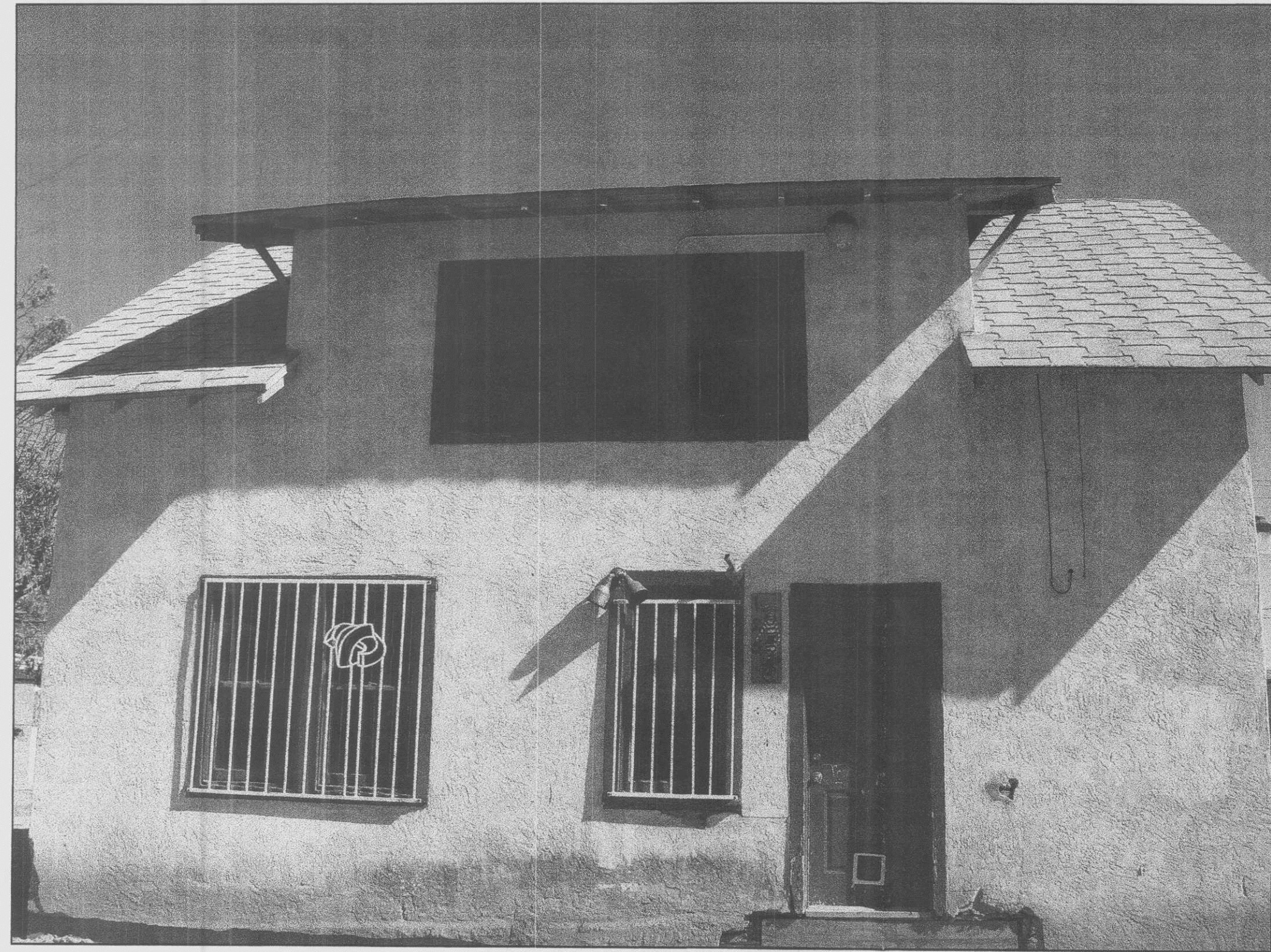


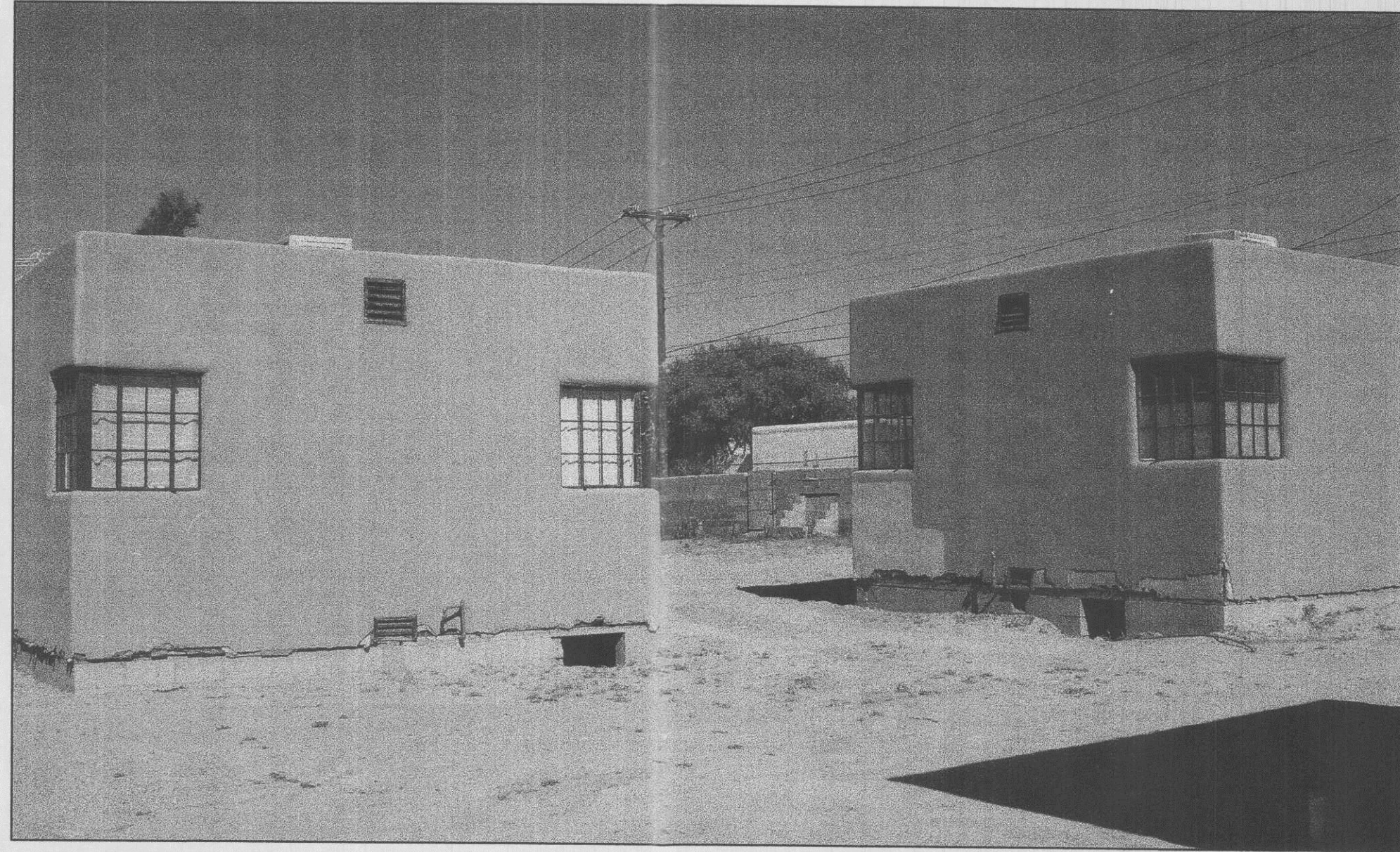
1

CHALET HOUSE - WEST ELEVATION, FACING CORNELL DRIVE



2

TWIN 1 AND TWIN 2 - EAST ELEVATION



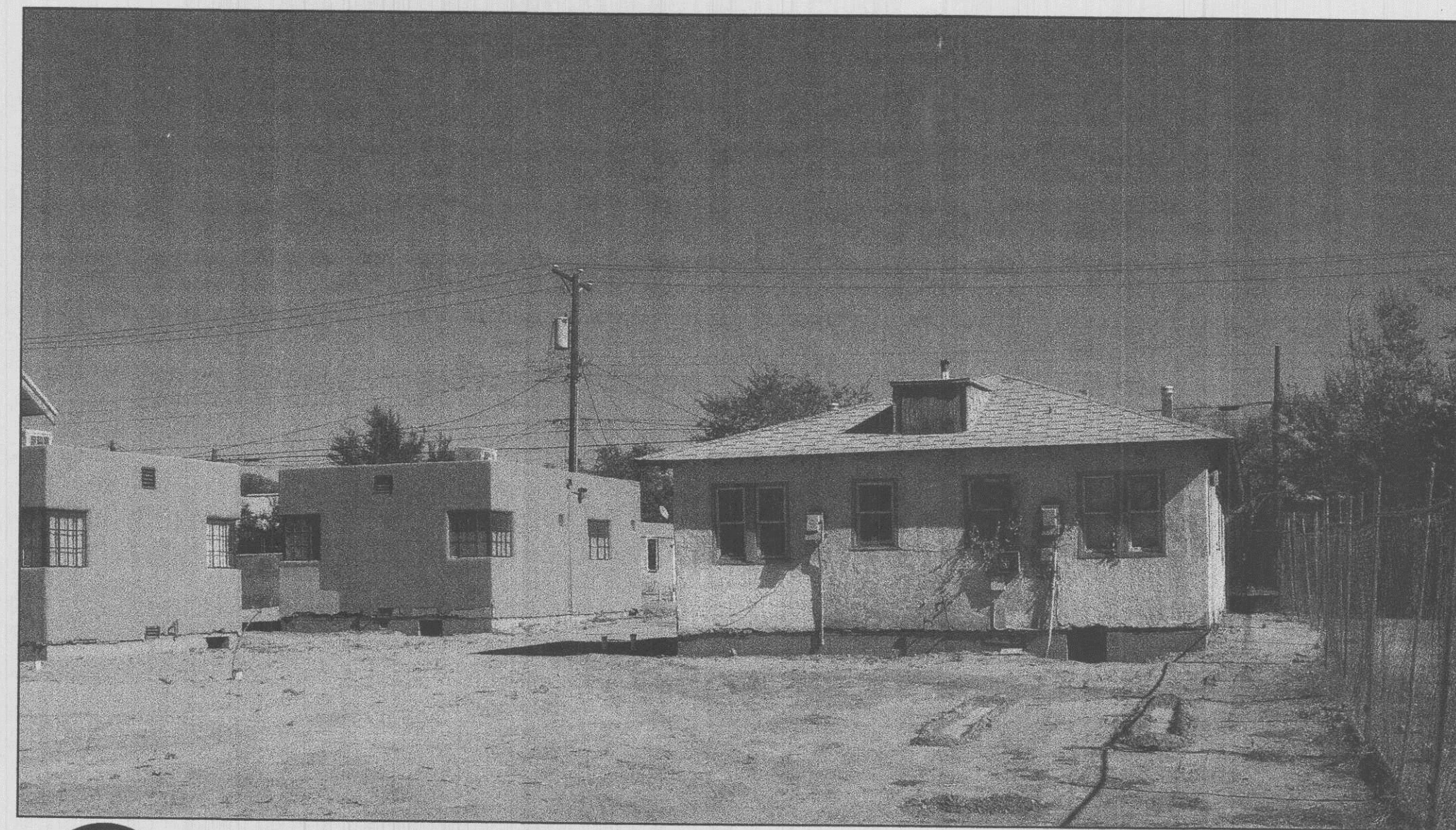
3

HALLOWEEN HOUSE - SOUTHEAST ELEVATION



4

CHALET HOUSE, TWIN 1 AND TWIN 2 - WEST ELEVATIONS

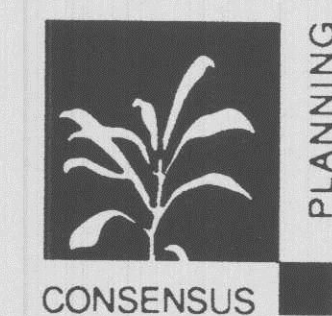


5

TWIN 1 & TWIN 2 & HALLOWEEN HOUSE - NORTH ELEVATION

### EXISTING BUILDINGS ELEVATIONS 204 & 206 CORNELL SE

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

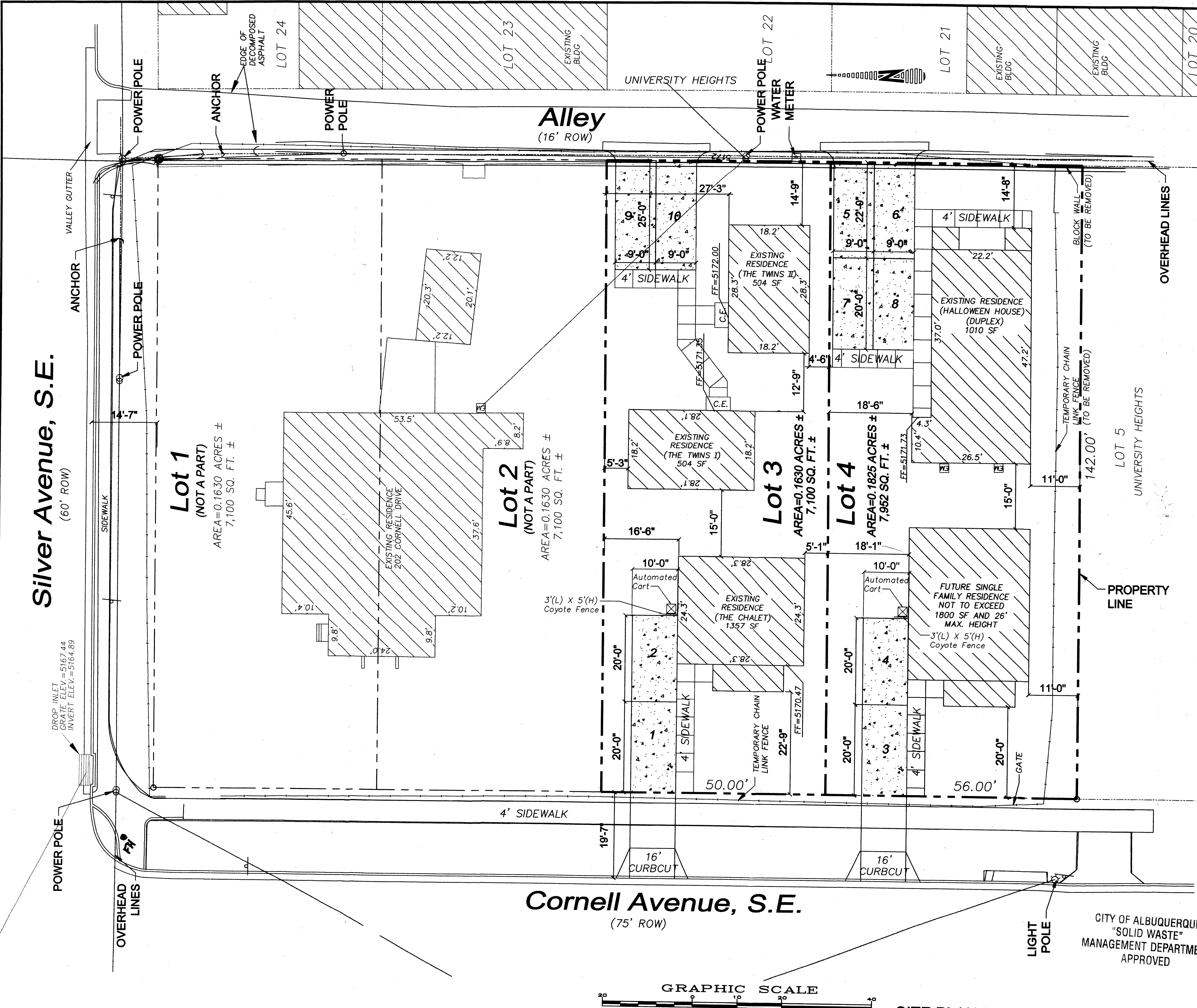


Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



# Silver Avenue, S.E.

(60' ROW)



# Cornell Avenue, S.E.

(75' ROW)

GRAPHIC SCALE



## SITE PLAN FOR BUILDING PERMIT

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED

### SITE INFORMATION:

EXISTING ZONING: SU-2/DR

PROPOSED ZONING: SU-2/SU-1 FOR ATTACHED AND DETACHED MULTI-FAMILY (6 DU'S MAX.)

TOTAL SITE AREA: 15,052 SF

PROPOSED USE: 6 DETACHED AND ATTACHED TOWN HOMES

### PARKING REQUIRED:

1 SPACE PER 600 SF (5,175 SF) = 9 SPACES

PARKING SPACES PROVIDED = 10

### NOTES:

- DESIGN OF PROPOSED PORCHES AND NEW RESIDENTIAL CONSTRUCTION WILL FOLLOW GUIDELINES SUBMITTED WITH THIS PROPOSAL AND ARE SUBJECT TO THE REVIEW AND APPROVAL OF CITY HISTORIC PRESERVATION STAFF.
- PROVIDE A STORAGE AREA FOR AUTOMATED RESIDENTIAL CARTS, NOT VISIBLE FROM STREET, OR LOCATED INSIDE GARAGE FOR SINGLE-FAMILY DWELLING UNITS.

PROJECT NUMBER: 1006925

Application Number: EPC40080, 40081, 40082

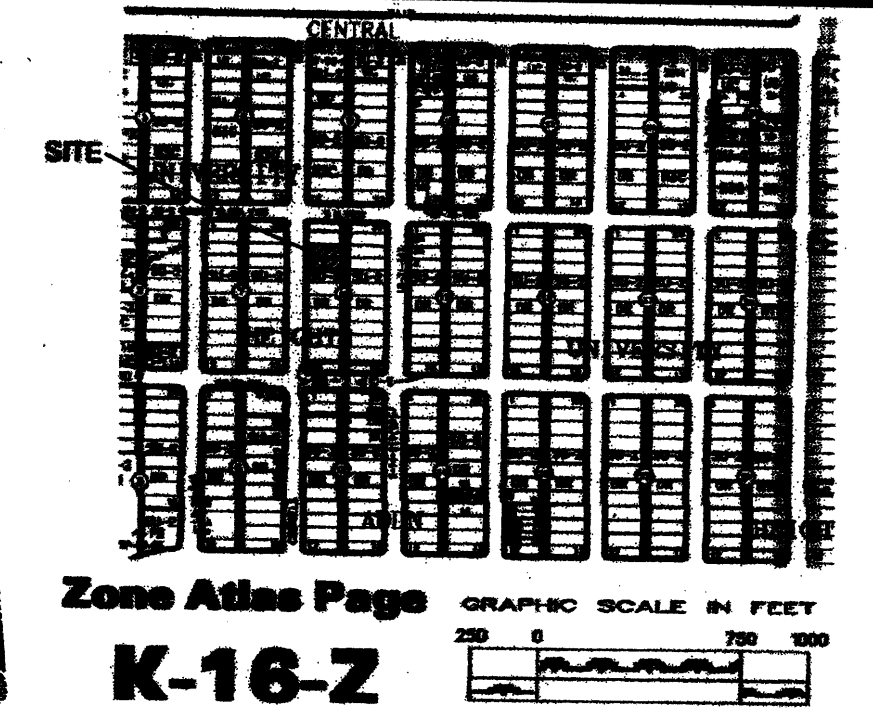
Is an Infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

### DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	2/27/08
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	2/27/08
Water Utility Department	Date
<i>[Signature]</i>	2/27/08
Parks and Recreation Department	Date
<i>[Signature]</i>	2-27-08
City Engineer	Date

* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	1/22/08
Solid Waste Management	Date
<i>[Signature]</i>	3/26/08
DRB Chairperson, Planning Department	Date

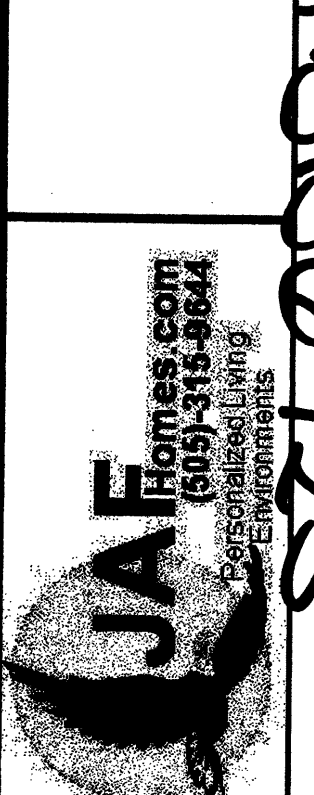
CONSENSUS PLANNING, INC.  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com



DATE	REVISIONS BY
10-30-07	SITE INFO
1-21-08	NOTES/PARKING

DESIGNS, CONCEPTS, FLOOR PLANS & BLUEPRINTS ARE COPYRIGHTED AND ARE THE PROPERTY OF JAF HOMES

**THE CORNELL HOUSES**  
204 & 6 CORNELL SE, ALBUQUERQUE, NEW MEXICO  
SITE PLAN FOR RELOCATED BUILDINGS  
LOTS 3, 4 & NORTH 6' OF LOT 5, BLOCK 10, UNIVERSITY HEIGHTS



DRAWN	www.kalendesign.com
CHECKED	
DATE	1-21-08
SCALE	AS NOTED
JOB NO.	07-010
SHEET	1

CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY JAF HOMES. JAF HOMES IS NOT RESPONSIBLE FOR VERIFICATION.



# Silver Avenue, S.E.

(60' ROW)

**Lot 1**  
(NOT A PART)

AREA=0.1630 ACRES ±  
7,100 SQ. FT. ±

**Lot 2**  
(NOT A PART)

AREA=0.1630 ACRES ±  
7,100 SQ. FT. ±

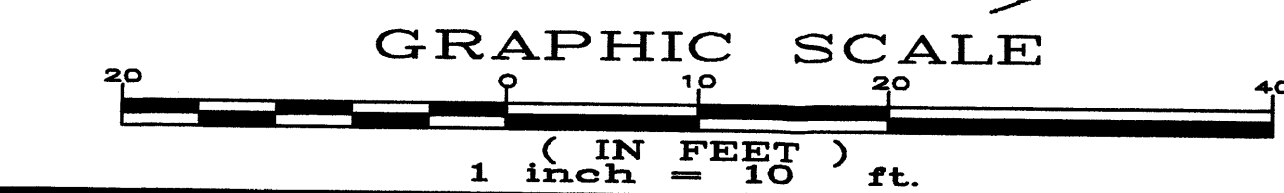
**Lot 3**  
AREA=0.1630 ACRES ±  
7,100 SQ. FT. ±

**Lot 4**  
AREA=0.1630 ACRES ±  
7,100 SQ. FT. ±

**Lot 5**  
UNIVERSITY HEIGHTS

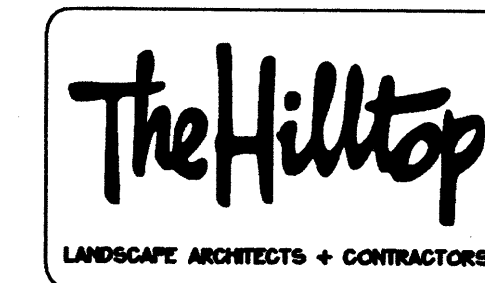
# Cornell Avenue, S.E.

(75' ROW)



LANDSCAPE PLAN

1"=10'-0"



CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY JAF HOMES. JAF HOMES IS NOT RESPONSIBLE FOR VERIFICATION.

DATE	REVISIONS BY
10-30-07	SITE INFO

DESIGNS, CONCEPTS, FLOOR PLANS & BLUEPRINTS ARE COPYRIGHTED AND ARE THE PROPERTY OF JAF HOMES

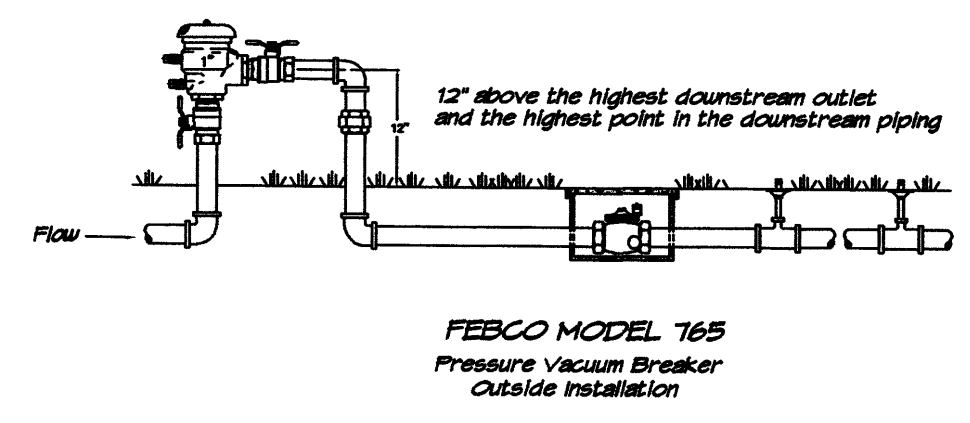
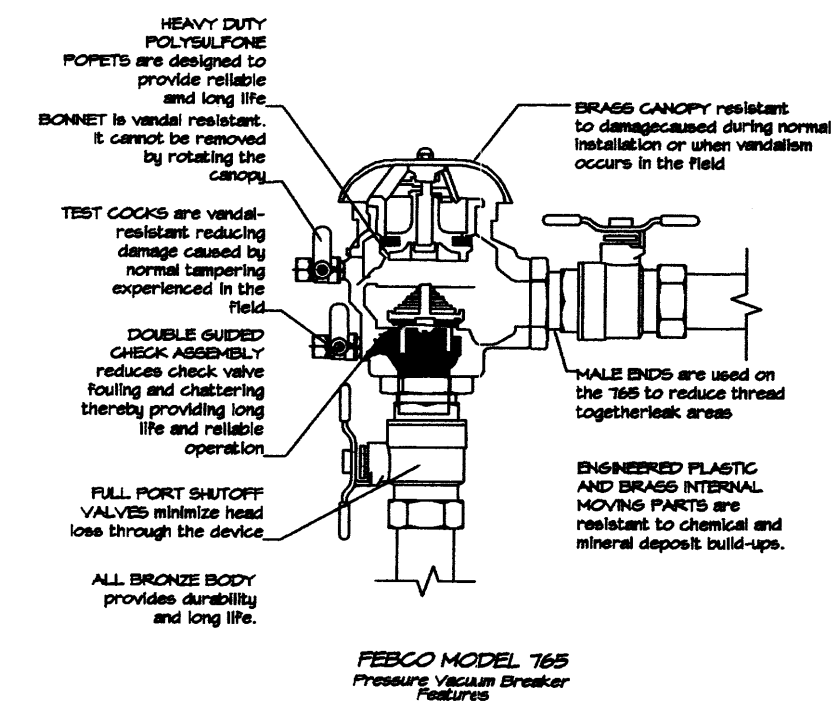
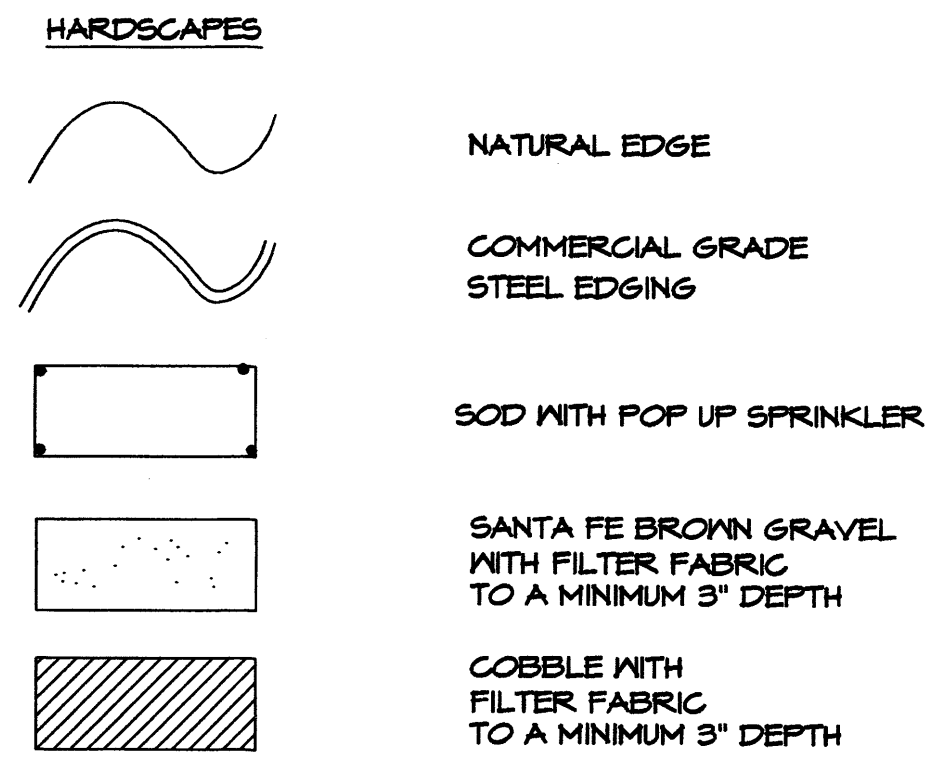
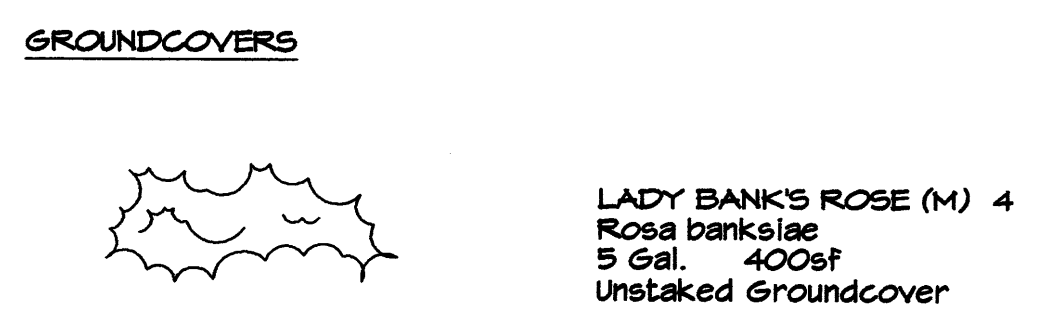
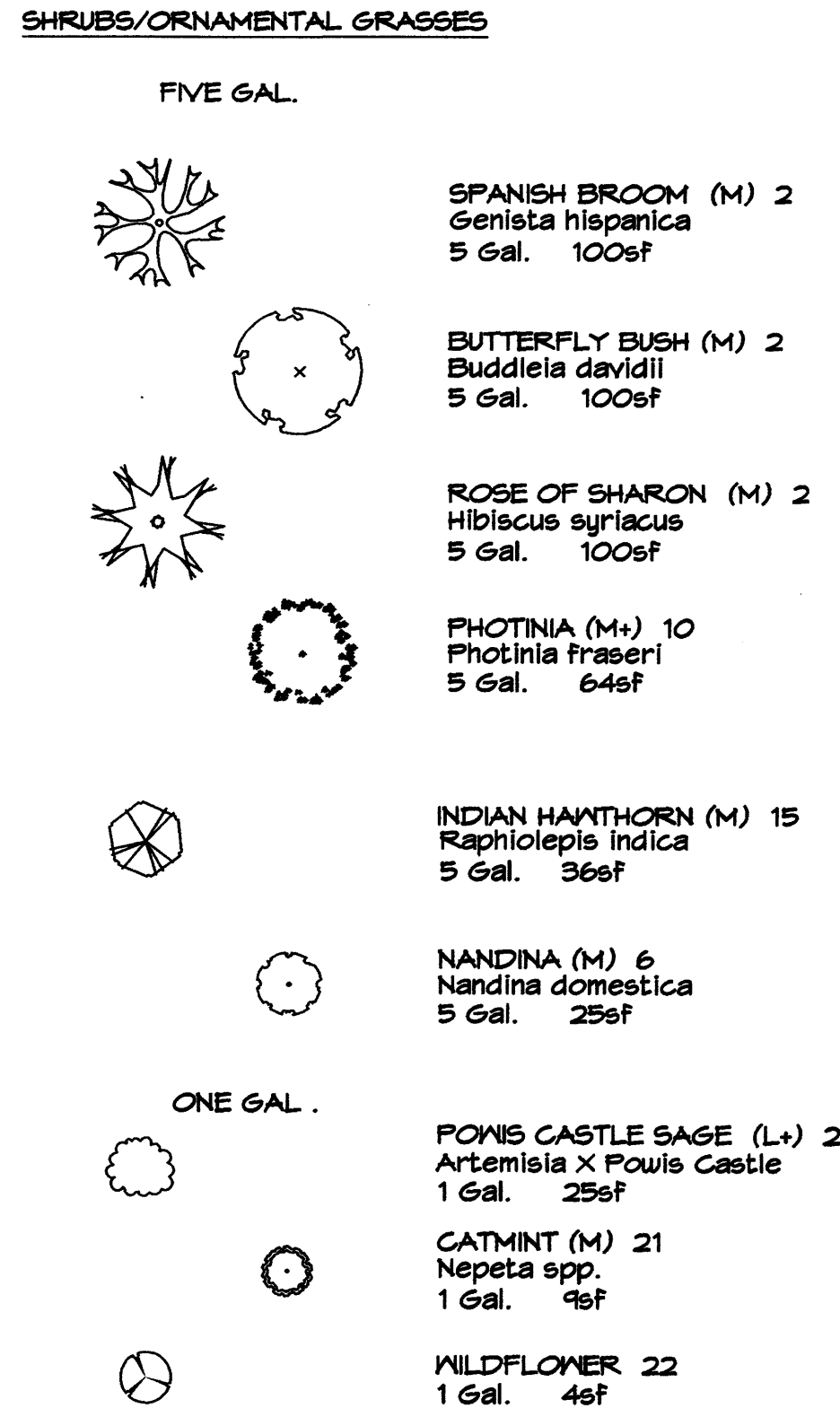
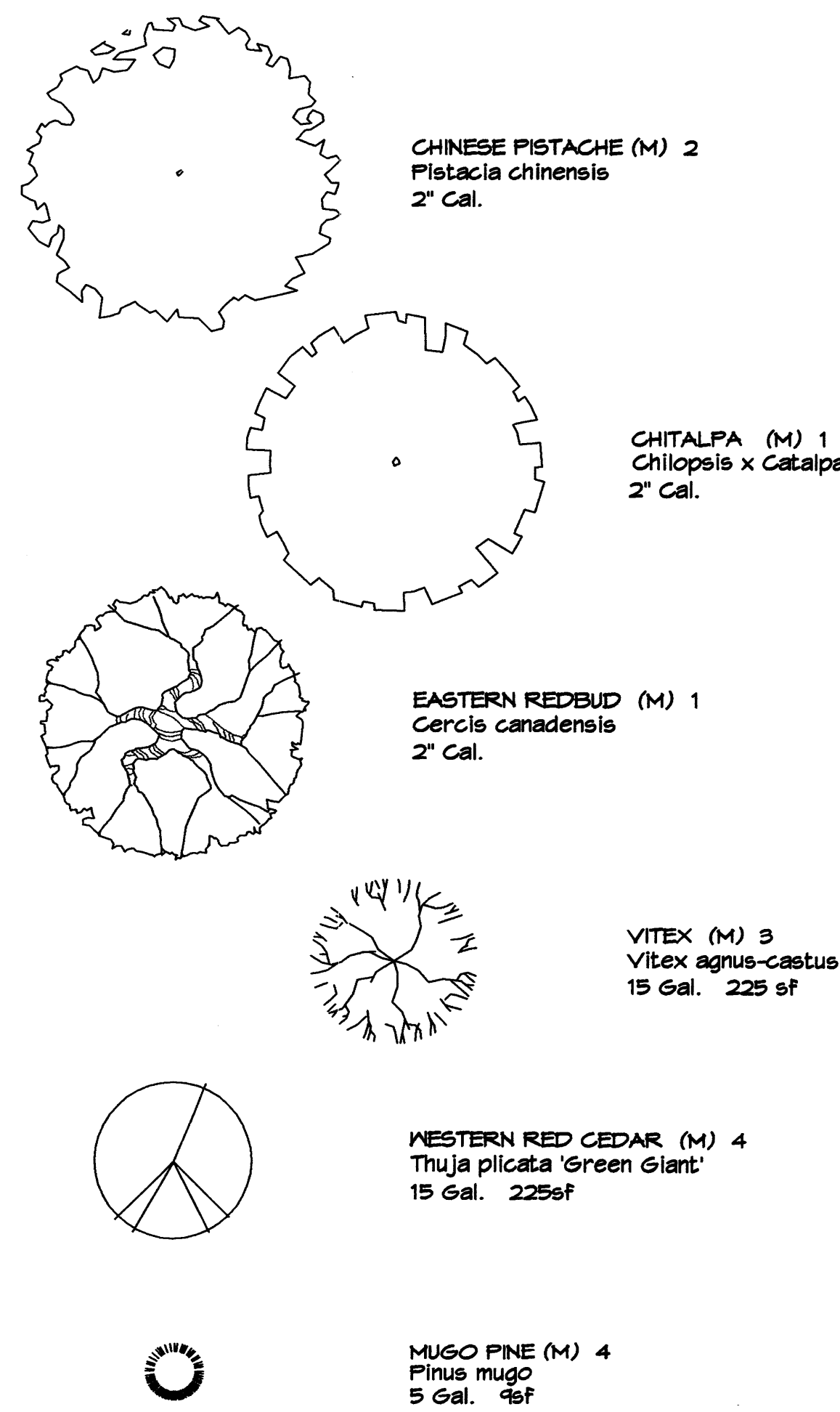
**THE CORNELL HOUSES**  
204 & 6 CORNELL SE, ALBUQUERQUE, NEW MEXICO  
SITE PLAN FOR RELOCATED BUILDINGS  
LOTS 3, 4 & NORTH 6 OF LOT 5, BLOCK 10, UNIVERSITY HEIGHTS



DRAWN	www.kalendesign.com
CHECKED	
DATE	11-20-07
SCALE	AS NOTED
JOB NO.	07-010
SHEET	

**L1**  
OF SHEETS

# PLANT LEGEND



**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, Follen 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.

Santa Fe Brown 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. 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. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

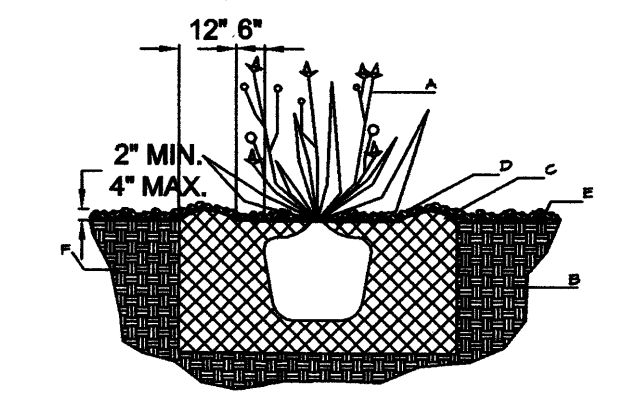
Water and Power source shall be the responsibility of the Developer/Builder.

**NOTE TO CLIENT:**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

## LANDSCAPE CALCULATIONS

Lot 3

TOTAL BED PROVIDED	4073	square feet
TOTAL SOD AREA	469 (10%)	square feet
<b>TOTAL LANDSCAPE PROVIDED</b>	<b>4542</b>	<b>square feet</b>



## LANDSCAPE CALCULATIONS

Lot 4

TOTAL BED PROVIDED	4271	square feet
TOTAL SOD AREA	266 (6%)	square feet
<b>TOTAL LANDSCAPE PROVIDED</b>	<b>4537</b>	<b>square feet</b>

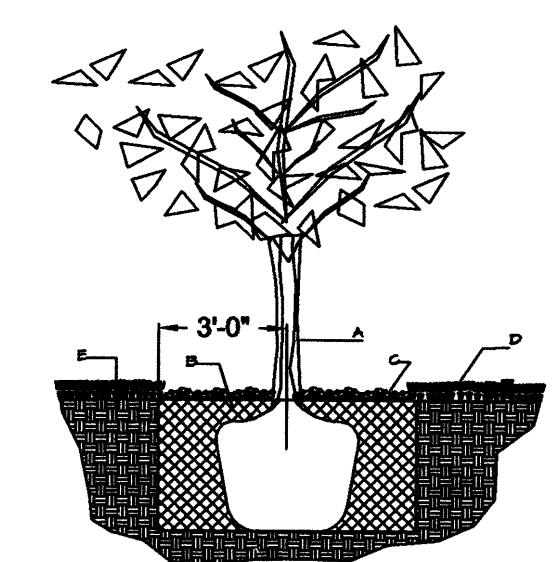
### GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

### CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

### SHRUB PLANTING DETAIL NTS



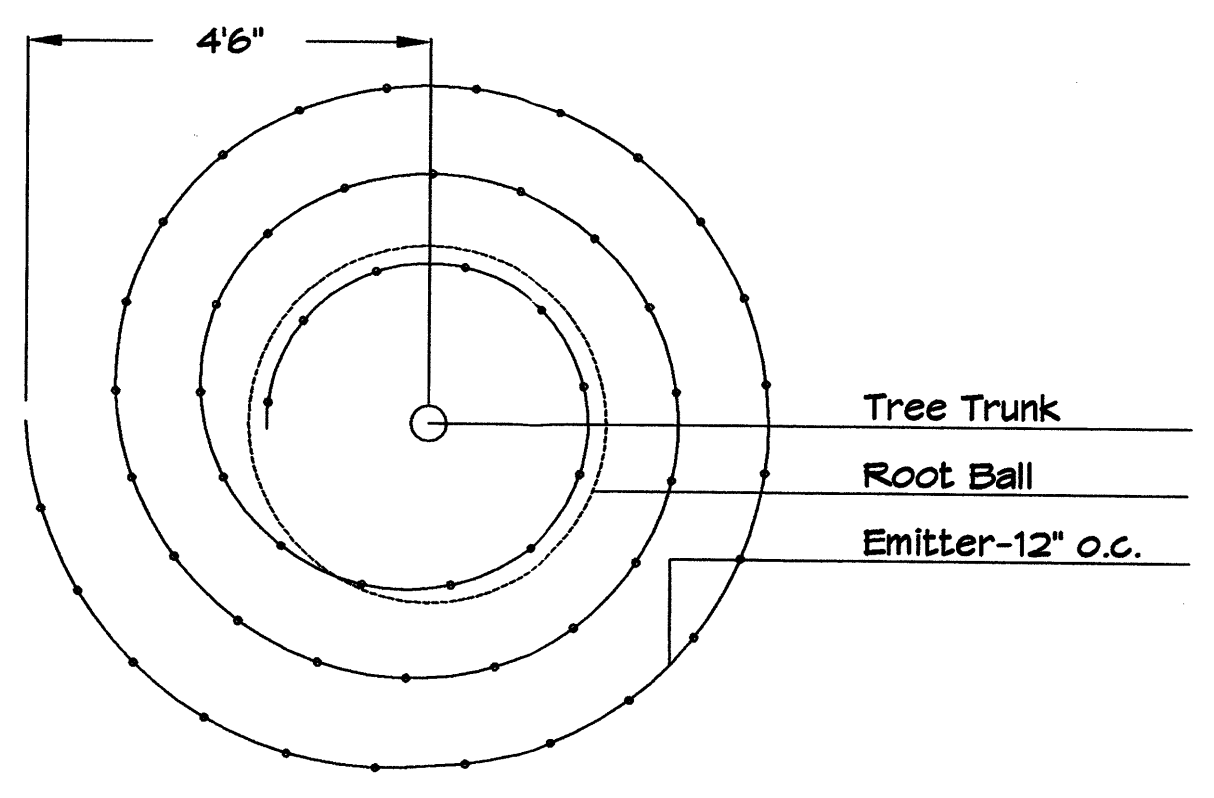
### GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

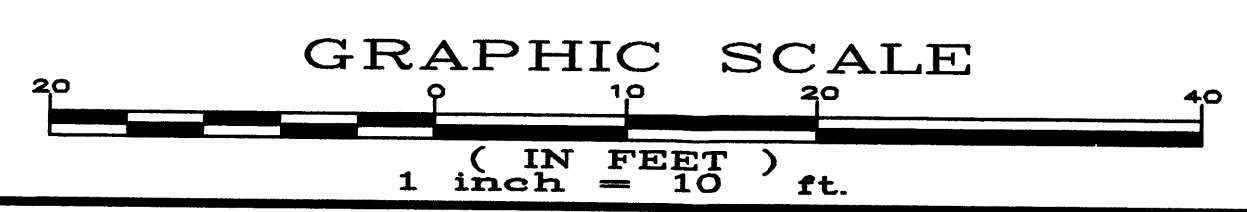
### CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

### TREE PLANTING DETAIL NTS

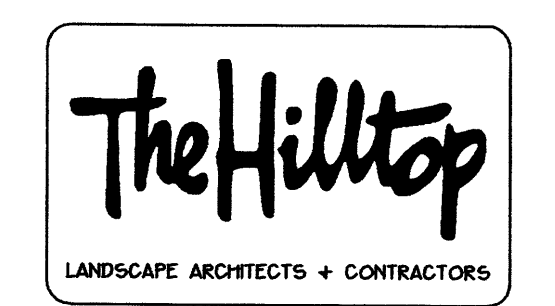


Netafim Spiral Detail



## LANDSCAPE PLAN

1"=10'-0"



CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY JAF HOMES. JAF HOMES IS NOT RESPONSIBLE FOR VERIFICATION.

DATE	REVISIONS BY
10-30-07	SITE INFO

DESIGNS, CONCEPTS, FLOOR PLANS & BLUEPRINTS ARE COPYRIGHTED AND ARE THE PROPERTY OF JAF HOMES

**THE CORNELL HOUSES**  
204 & 6 CORNELL SE, ALBUQUERQUE, NEW MEXICO  
SITE PLAN FOR RELOCATED BUILDINGS  
LOTS 3, 4 & NORTH 6' OF LOT 5, BLOCK 10, UNIVERSITY HEIGHTS



DRAWN	www.kalendesign.com
CHECKED	
DATE	11-20-07
SCALE	AS NOTED
JOB NO.	07-010
SHEET	

**L2**

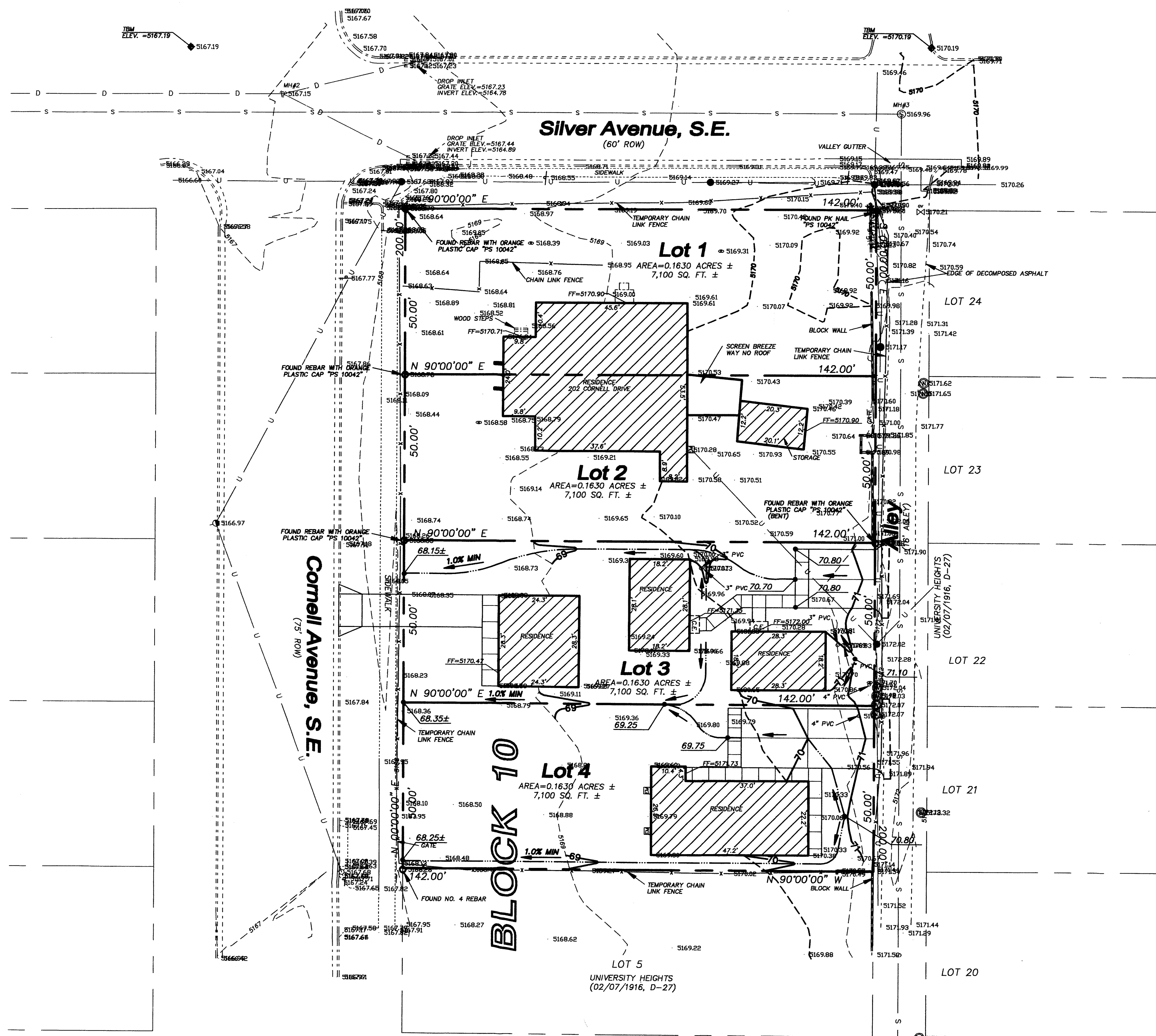
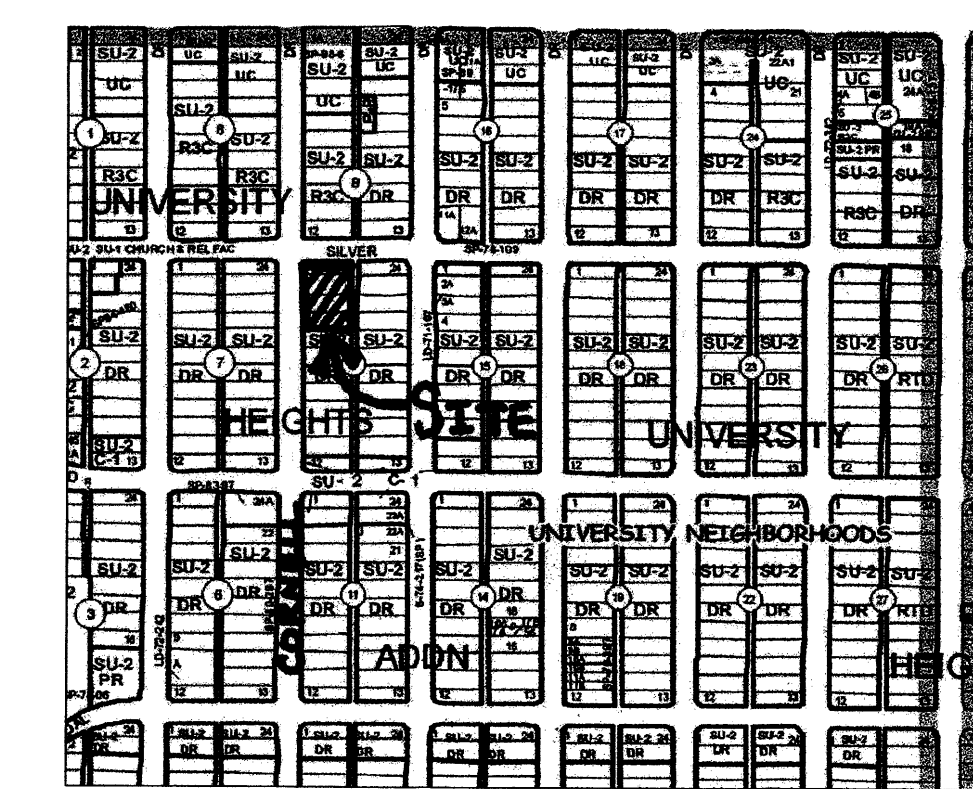
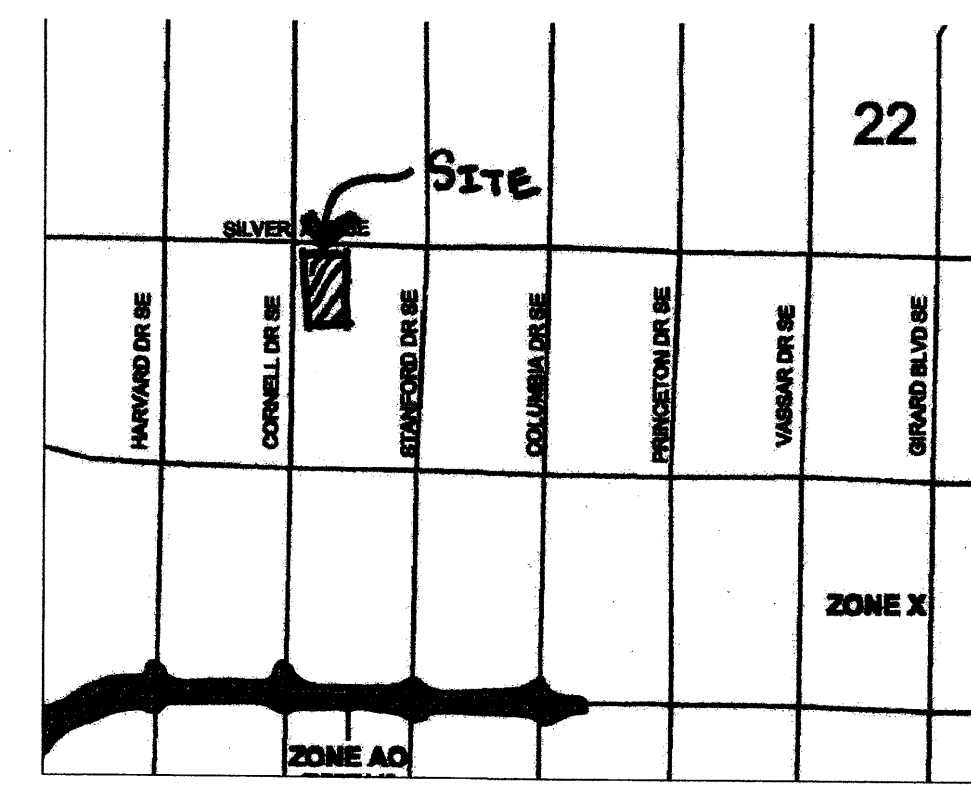


**CAUTION - NOTICE TO CONTRACTOR**

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.



**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 80%. 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.

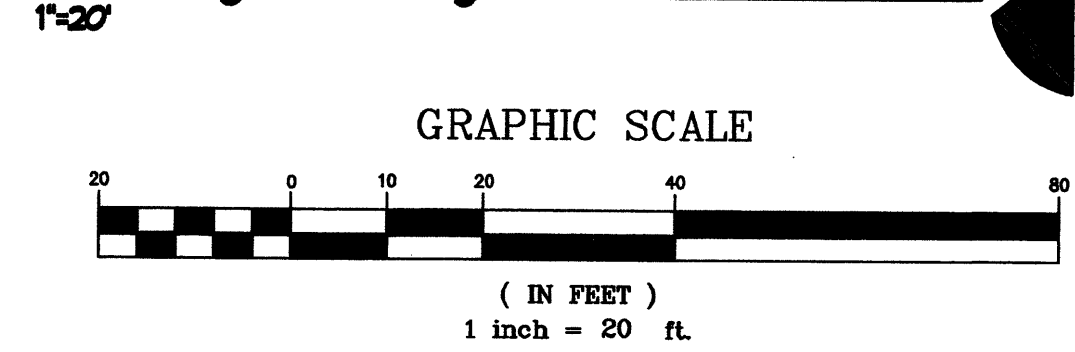
**III. CONCLUSION**

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) <sub>260</sub> (CF)	V(100) <sub>1440</sub> (CF)	V(100) <sub>100day</sub> (CF)
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

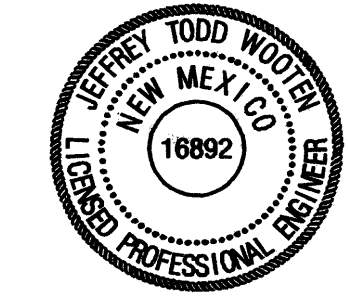
**Grading/Drainage Plan**



**Construction Documents**

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

**Project Title**  
 Drawn By: JTM Checked By: JTM  
 Proj. No.: 2007016 Date: 06/21/07



Revisions \_\_\_\_\_ Engineer

**GRADING/DRAINAGE PLAN**

Sheet Title Sheet 1 of 1