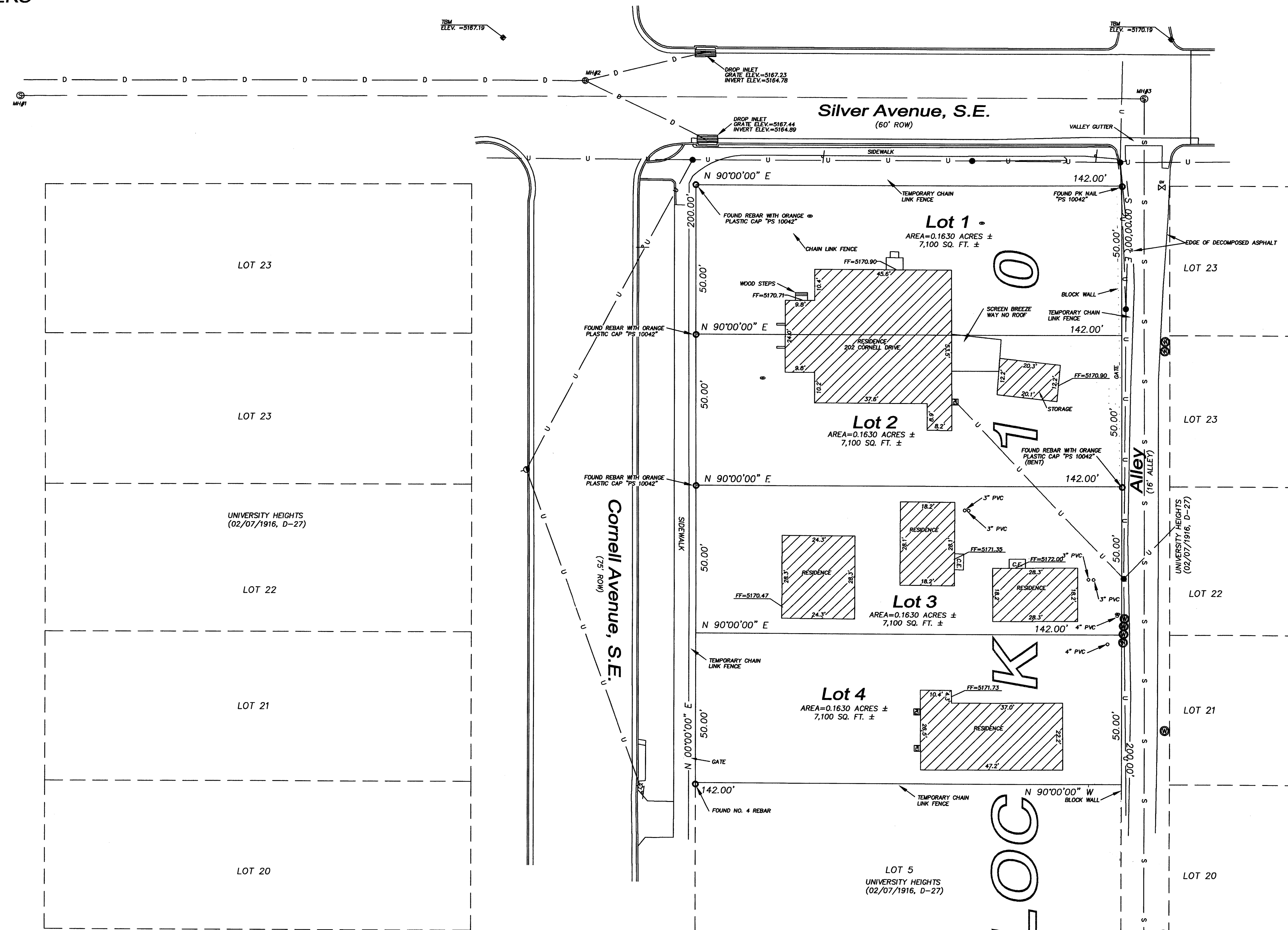
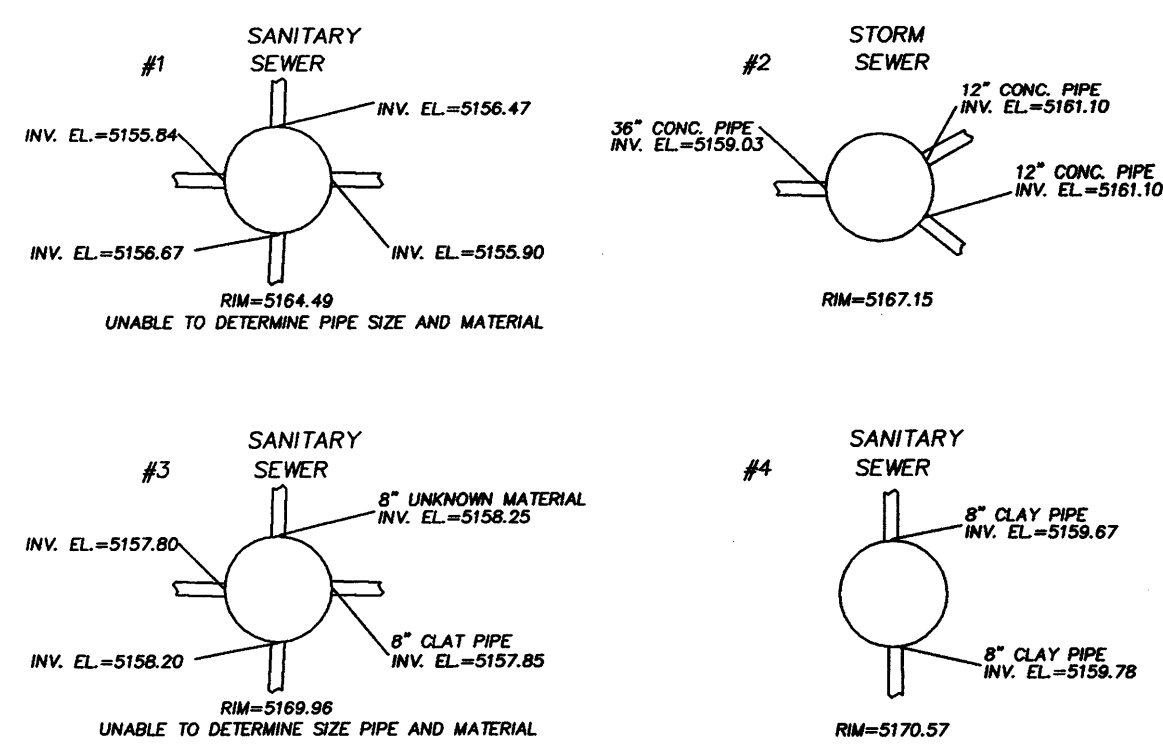


**THIS IS NOT A BOUNDARY SURVEY**  
**APPARENT LOT LINES AND PROPERTY CORNERS**  
**ARE SHOWN FOR ORIENTATION ONLY**

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

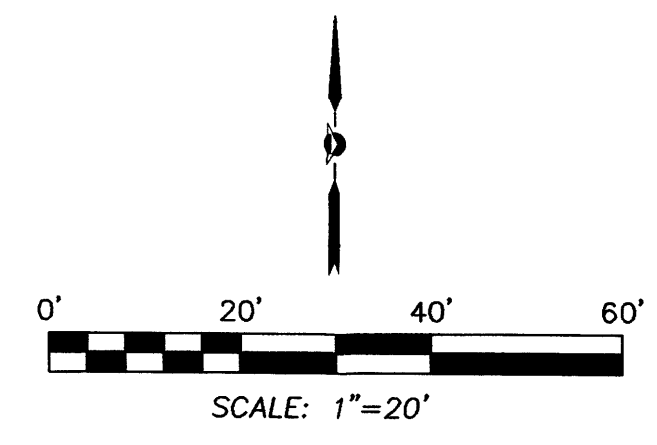


**Legend**

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
—U—	OVERHEAD UTILITY LINES
—S—	SANITARY SEWER LINE
—SD—	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 DATE

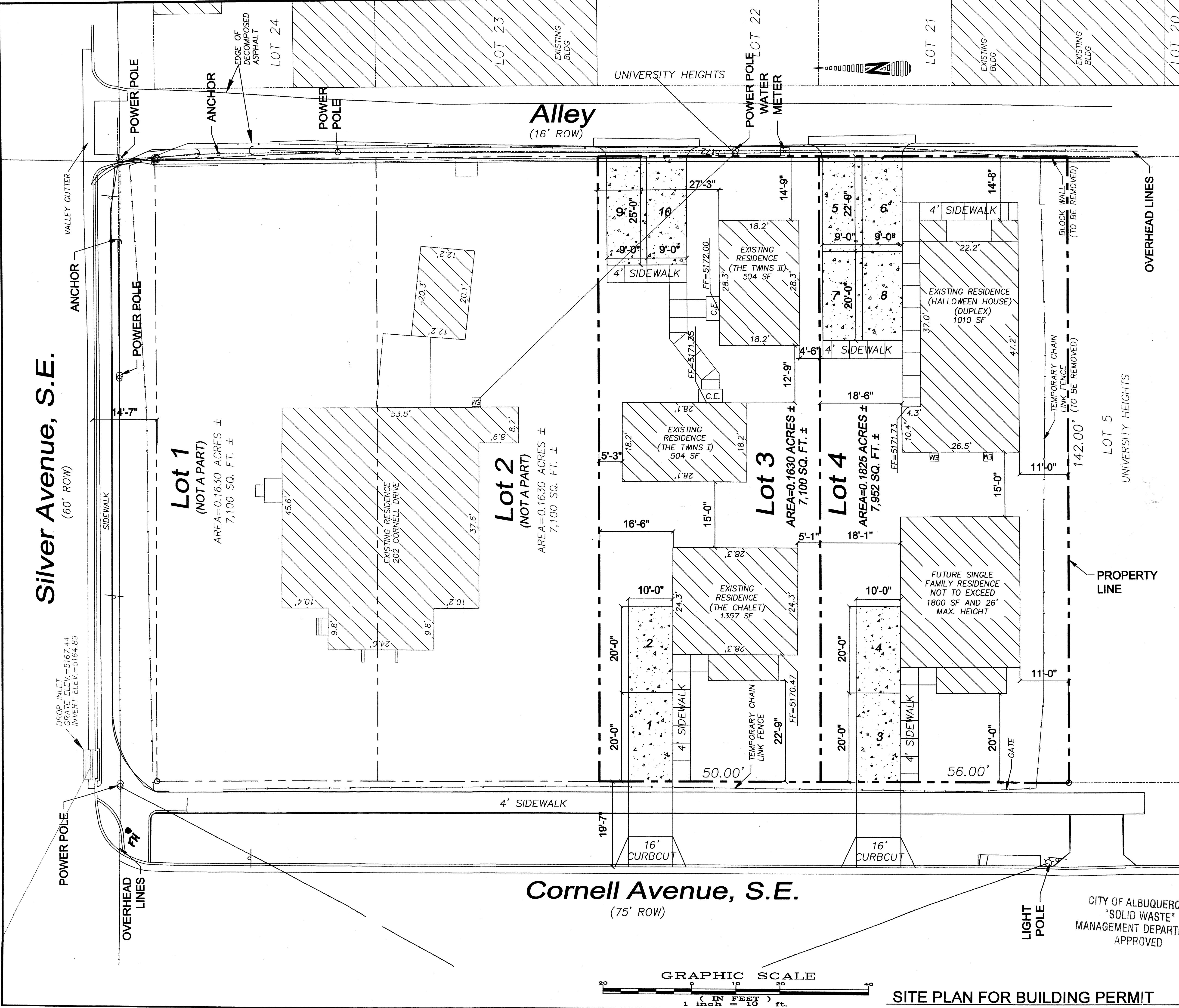


**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
 Albuquerque, NM 87113  
 866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

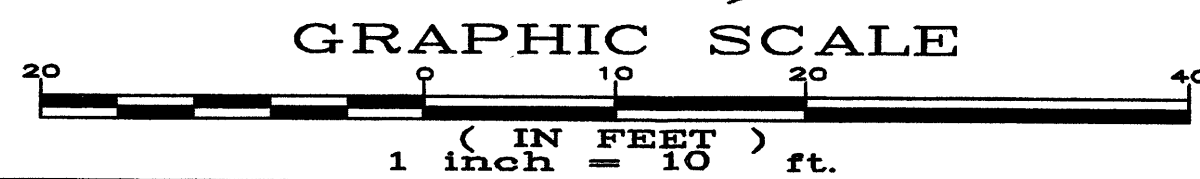
# Silver Avenue, S.E.

(60' ROW)



# Cornell Avenue, S.E.

(75' ROW)



## SITE PLAN FOR BUILDING PERMIT

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED

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

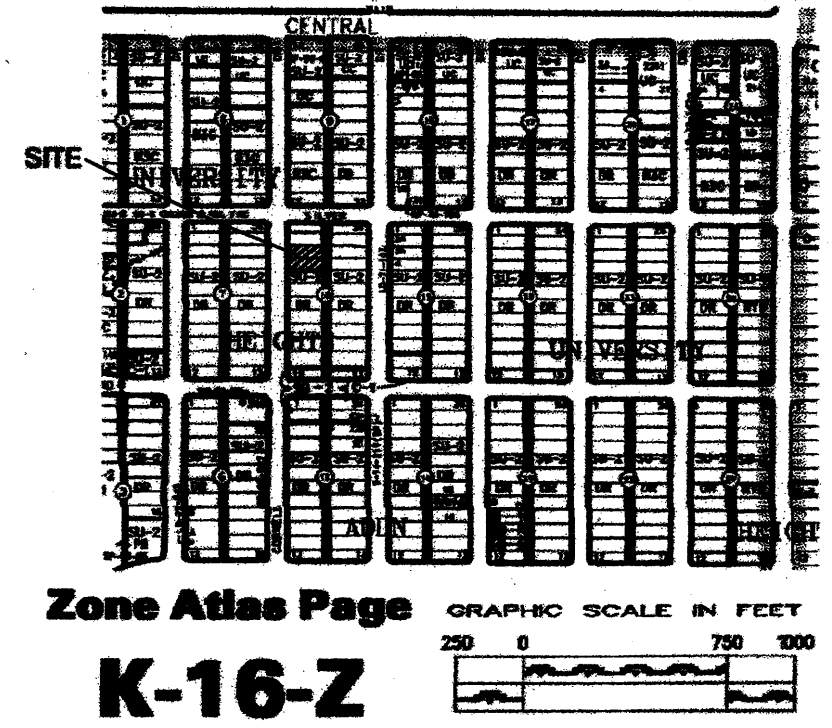
**SITE INFORMATION:**  
EXISTING ZONING: SU-2/DR  
PROPOSED ZONING: SU-2/SU-1 FOR ATTACHED AND DETACHED MULTI-FAMILY (6 DU'S MAX.)  
TOTAL SITE AREA: 15,052 SF  
PROPOSED USE: 6 DETACHED AND ATTACHED TOWN HOMES

**PARKING REQUIRED:**  
1 SPACE PER 600 SF (5,175 SF) = 9 SPACES  
PARKING SPACES PROVIDED = 10

- NOTES:**
- NEW RESIDENTIAL BUILDING SHALL BE DESIGNED TO BE COMPATIBLE WITH SURROUNDING NEIGHBORHOOD AND "THE CORNELL HOUSES".
  - 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:

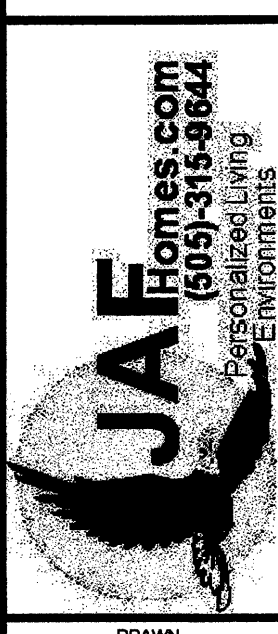
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Michael Holton (automation carts)	1/22/08 Date
DRB Chairperson, Planning Department	Date



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

DESIGNS, CONCEPTS, PLANS, SPECIFICATIONS, ILLUSTRATIONS, DRAWINGS, PRINTS AND 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, UNIVERSITY HEIGHTS



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)

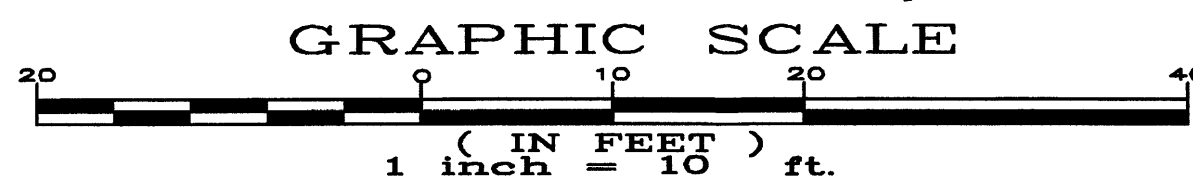
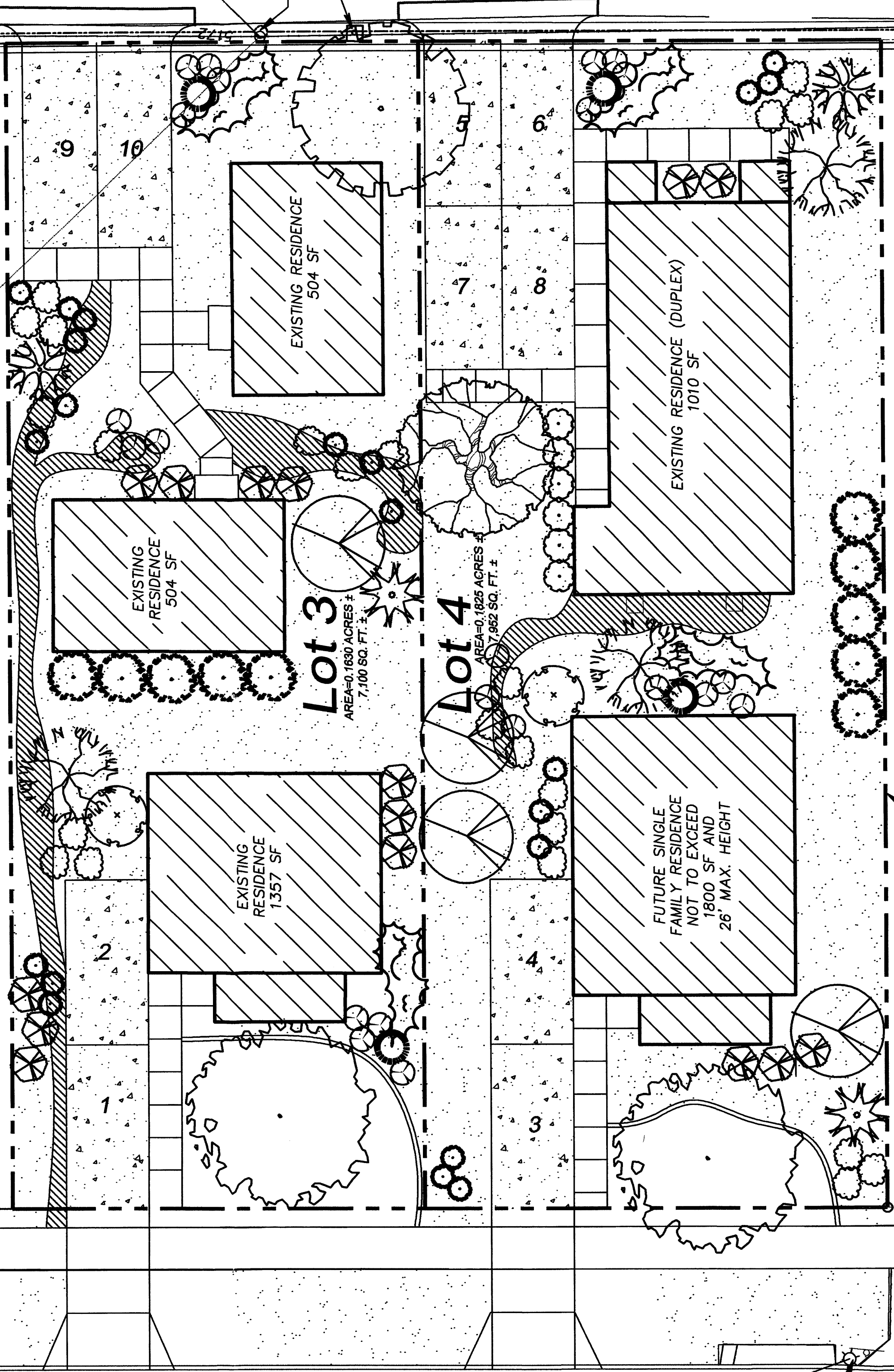
AREA=0.1630 ACRES ±  
7,100 SQ. FT. ±

# Cornell Avenue, S.E.

(75' ROW)

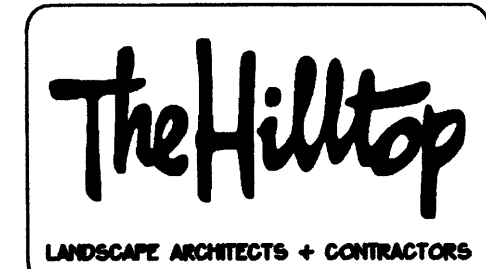
# Alley

(16' 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.



**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

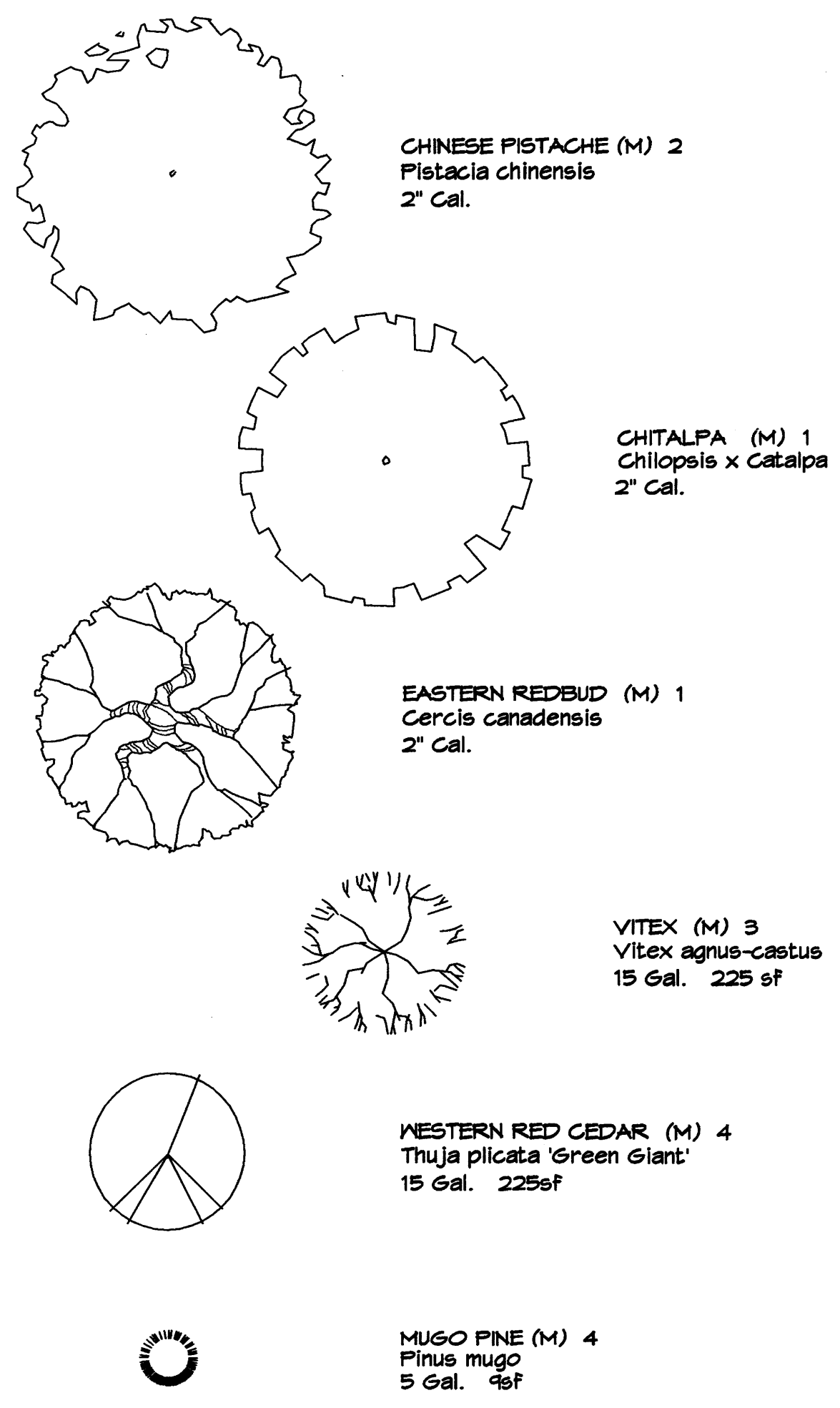
DESIGNS, CONCEPTS,  
FLOOR PLANS &  
BLUEPRINTS ARE  
COPYRIGHTED AND ARE  
THE PROPERTY OF JAF  
HOMES

DATE	REVISIONS BY
10-30-07	SITE INFO

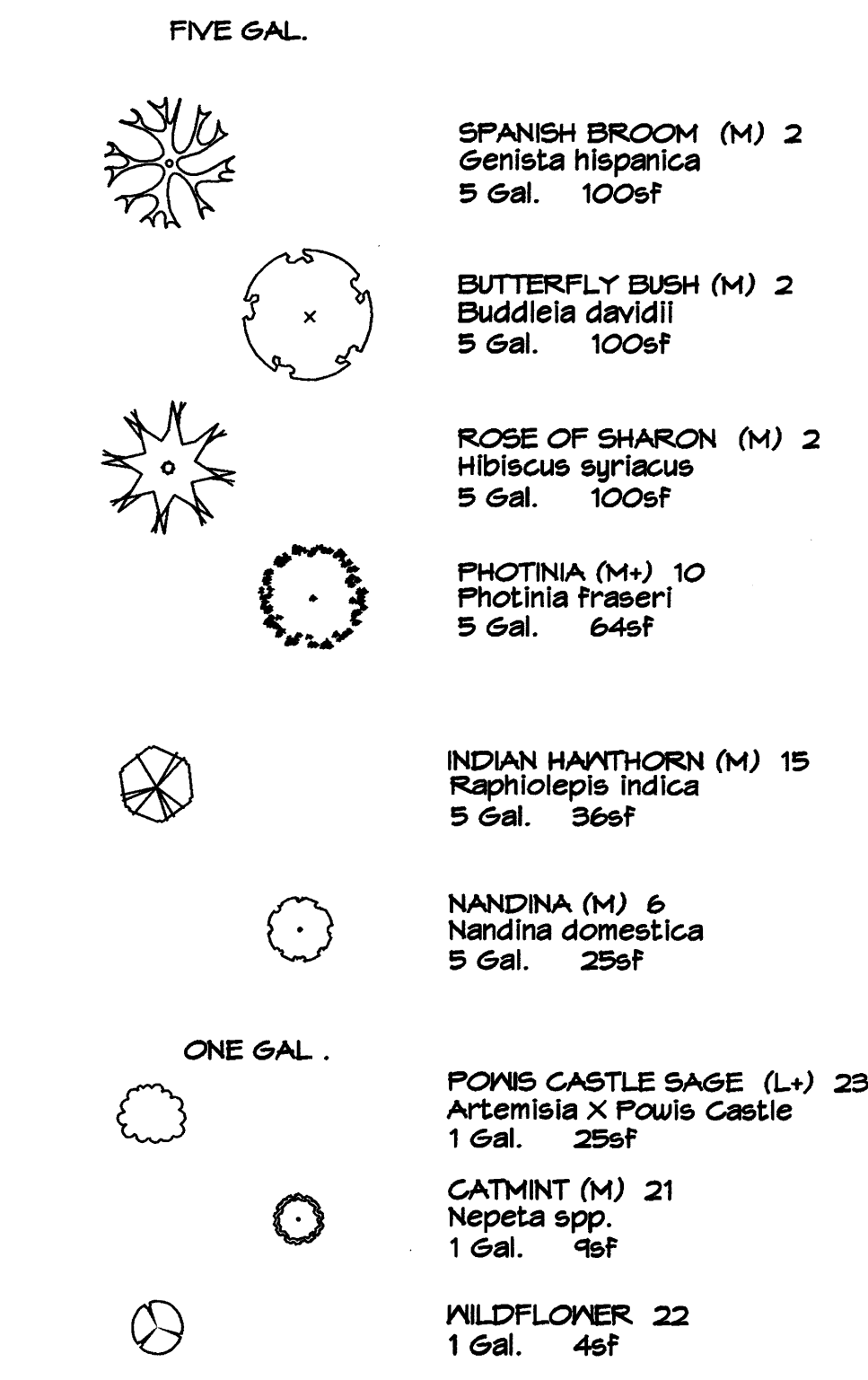
DRAWN	www.kalendesign.com
CHECKED	
DATE	11-20-07
SCALE	AS NOTED
JOB NO.	07-010
SHEET	

**L1**  
OF SHEETS

# PLANT LEGEND



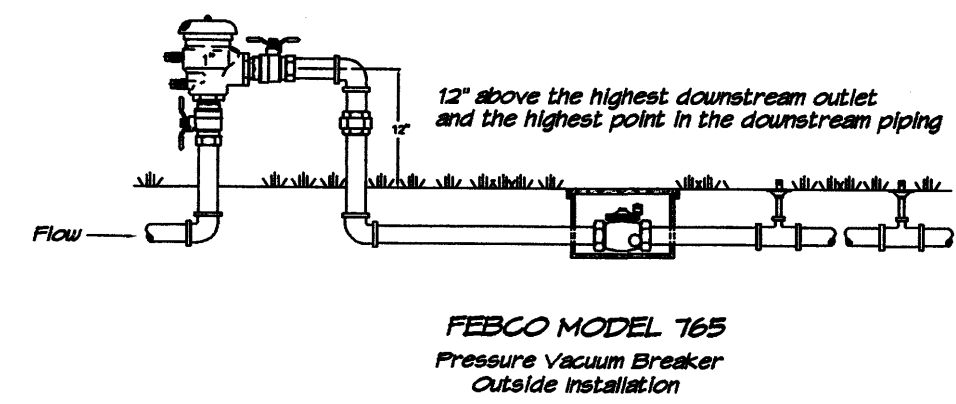
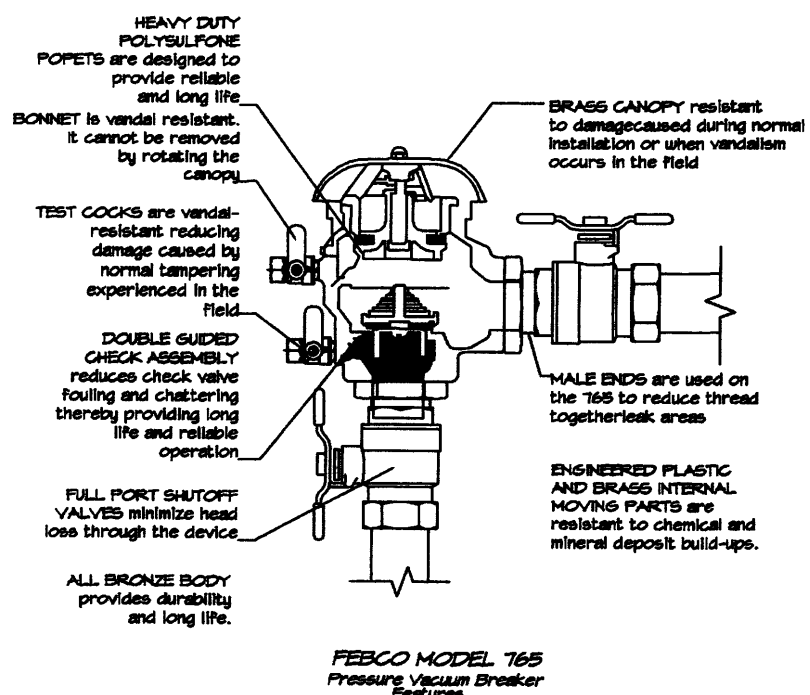
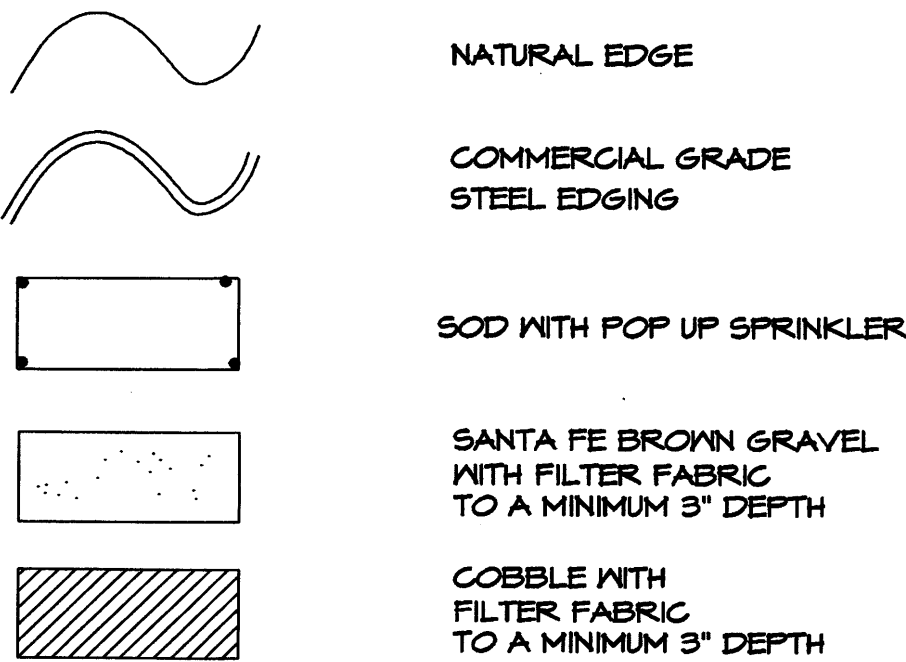
## SHRUBS/ORNAMENTAL GRASSES



## GROUNDCOVERS



## HARDSCAPES



**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

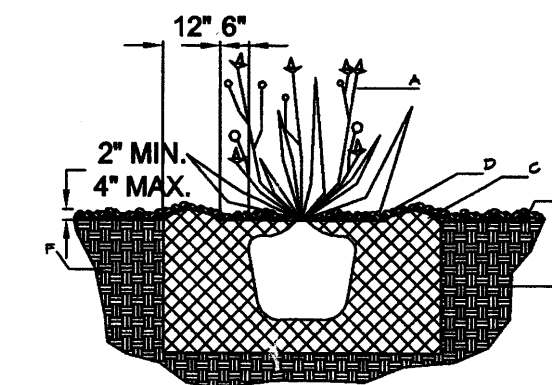
Lot 3

TOTAL BED PROVIDED	4073	square feet
TOTAL SOD AREA	469 (10%)	square feet
TOTAL LANDSCAPE PROVIDED	4542	square feet

## LANDSCAPE CALCULATIONS

Lot 4

TOTAL BED PROVIDED	4271	square feet
TOTAL SOD AREA	266 (6%)	square feet
TOTAL LANDSCAPE PROVIDED	4537	square feet



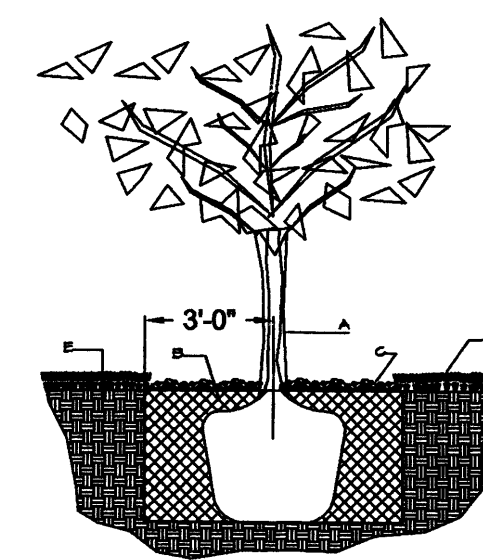
## GENERAL NOTES:

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



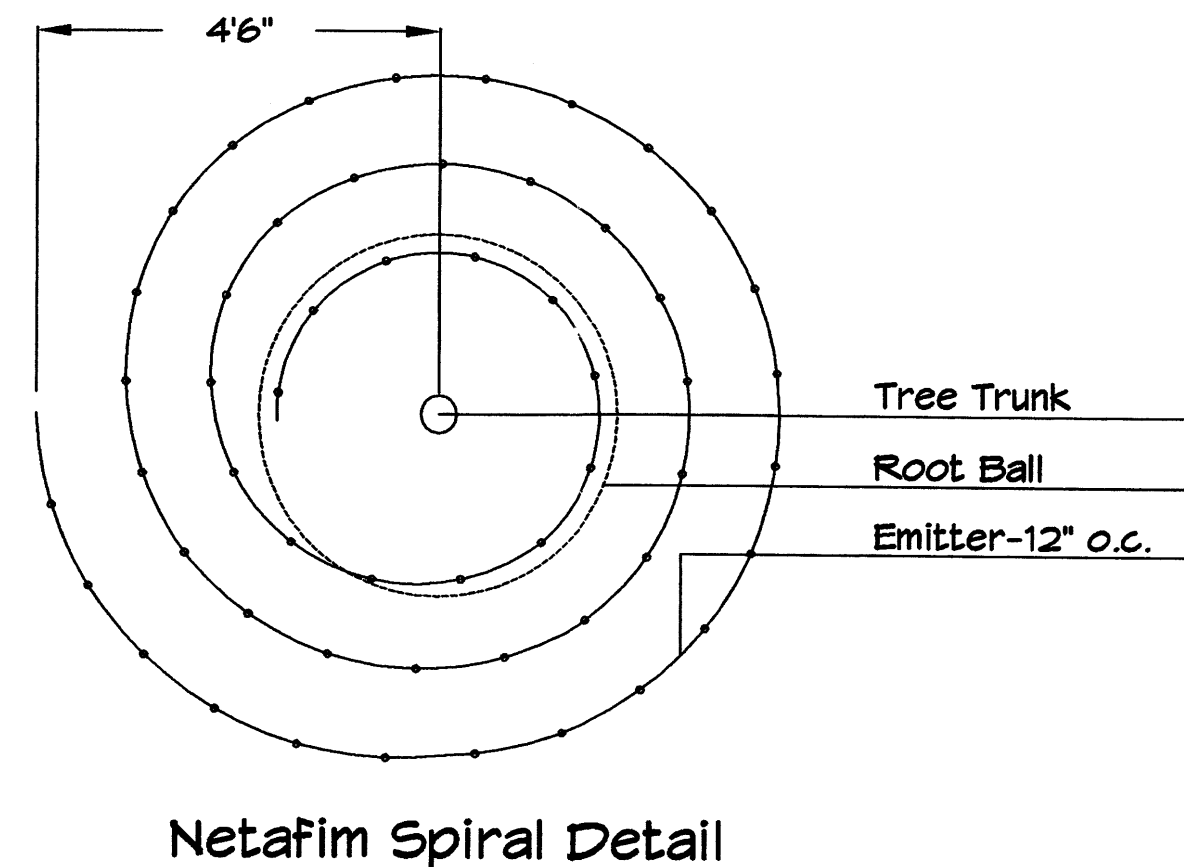
## GENERAL NOTES:

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...

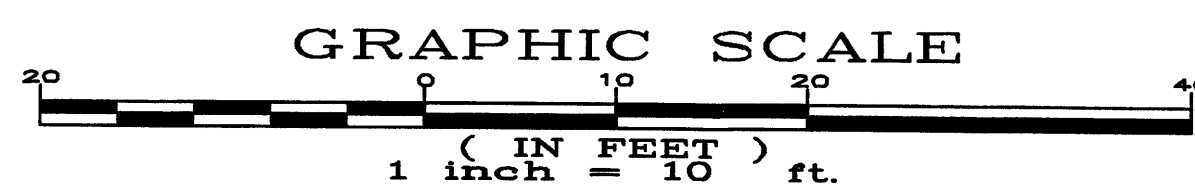
## CONSTRUCTION NOTES:

- 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

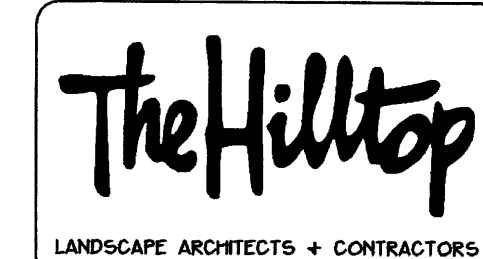


Netafim Spiral Detail



## 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.

DESIGNS, CONCEPTS, BLUEPRINTS 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**

OF SHEETS



1

CHALET HOUSE - WEST ELEVATION, FACING CORNELL DRIVE



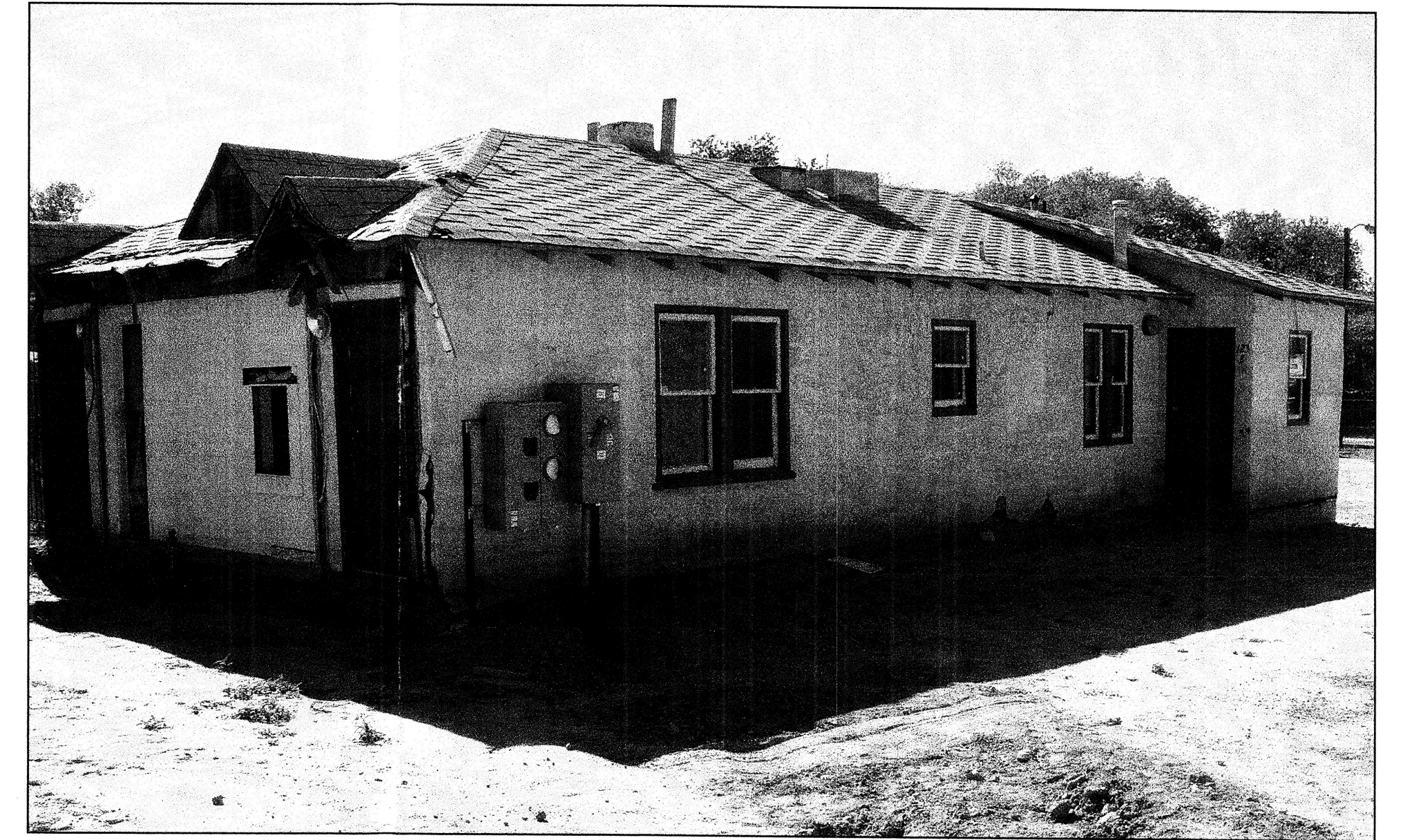
2

TWIN 1 AND TWIN 2 - EAST ELEVATION



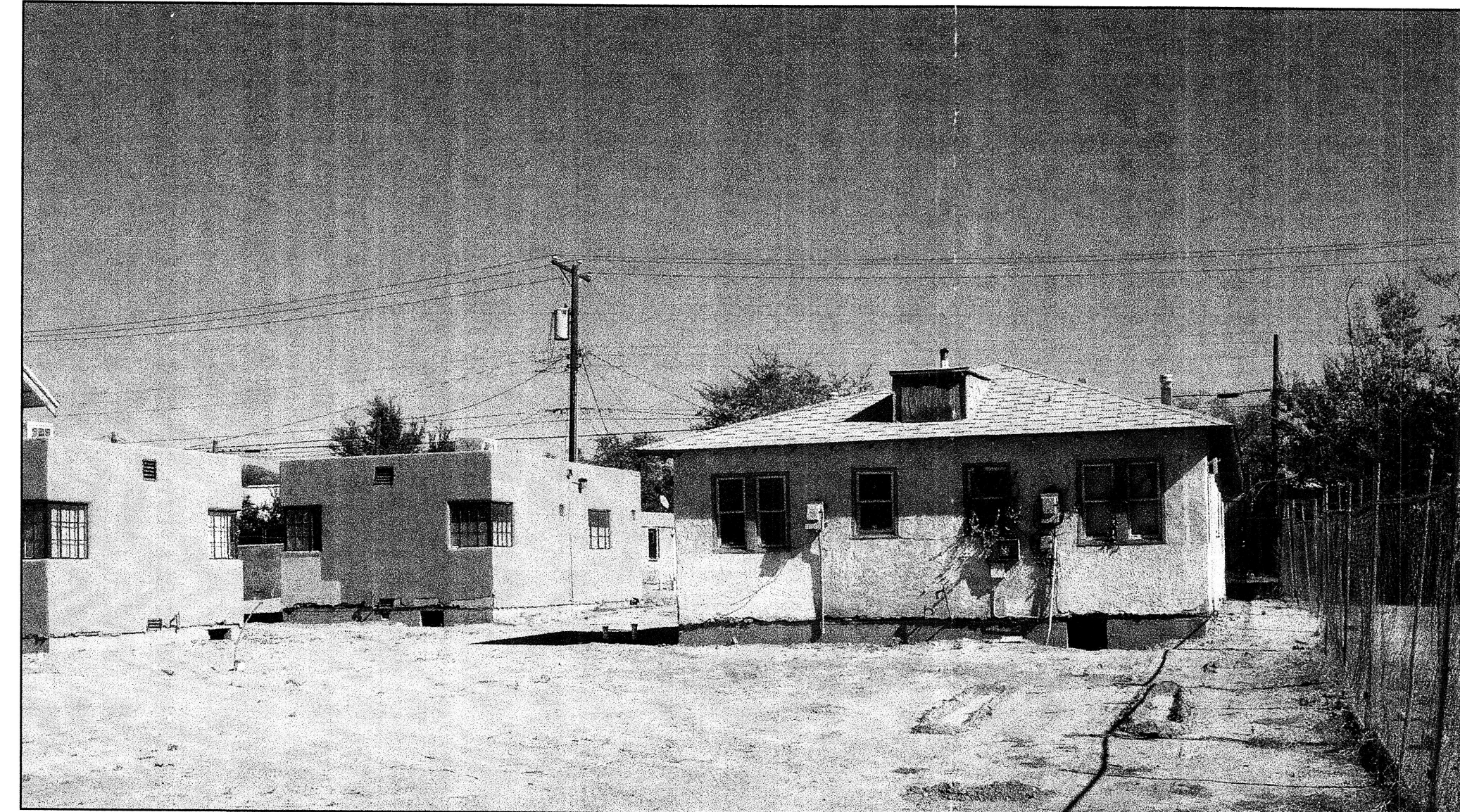
3

HALLOWEEN HOUSE - SOUTHEAST ELEVATION



4

CHALET HOUSE, TWIN 1 AND TWIN 2 - WEST ELEVATIONS

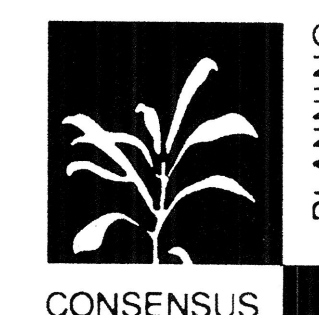


5

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