

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1009120 Application #: 12DRB-70022
Project Name: Rancho De Cordelaria
Agent: Estelle Zamora Phone #:

Your request was approved on 2-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: address commit

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

PLATS:


Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.


ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.


3. **Project# 1003359**
11DRB-70362 MAJOR - SDP FOR
BUILDING PERMIT 

DAC ENTERPRISES, INC agent(s) for ALEEM KASSAM request(s) the referenced/ above action(s) for all or a portion of Lot(s) 8-10, Block 26, **NORTH ALBUQUERQUE ACRES Tract A Unit B**, zoned IP/SU-2 NC, located between EAGLE ROCK AVE NE and MODESTO AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 2.6853 acre(s). (C-18)[*Deferred from 1/18/12*]**DEFERRED TO 2/29/12 AT THE AGENT'S REQUEST.**


SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

4. **Project# 1003859**
12DRB-70026 EPC APPROVED SDP
FOR BUILD PERMIT
12DRB-70027 EPC APPROVED SDP
FOR SUBDIVISION
12DRB-70032 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CONSENSUS PLANNING and PRECISION SURVEYS INC agent(s) for US NEW MEXICO FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Tract(s) 5, **PLAT OF NORTH NADALUCIA AT LA LUZ** zoned SU-1 FOR O-1 INCL. BANK, located on COORS BETWEEN LEARNING AND MONTANO containing approximately 3.38 acre(s). (E-12) **DEFERRED TO 2/15/12 AT THE AGENT'S REQUEST.**


5. **Project# 1009120**
12DRB-70022 MINOR - SDP FOR
BUILDING PERMIT 

ESTELLE ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 5-P, **RANCHO DE CANDELARIA** zoned SU-1/PRD, located on CONRADO BETWEEN RIO GRANDE AND 12TH ST containing approximately .2795 acre(s). (G-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO PLANNING.**

6. **Project# 1001206**
12DRB-70002 MINOR - SDP FOR
BUILDING PERMIT 

TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK RANCH**, zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [*Deferred from 1/11/12, 1/25/12, 2/1/12*]**DEFERRED TO 2/15/12 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project# 1003813**
12DRB-70019 EXT OF SIA FOR TEMP
DEFR SDWK CONST 

GARCIA/KRAEMER & ASSOC. agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) SEE ATTACHED PAPERWORK, **SUNDORO SOUTH** zoned SU-2/RLT, located on MOTEN & KAPUKA BETWEEN LADERA & ENDEE (J-9) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

HEARING DATE: 2-8-12 (SBP)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/26/2012 Issued By: E08375 134764

Category Code **910**
2012 070 022

Application Number: 12DRB-70022, Minor - Sdp For Building Permit

Address:

Location Description: CONRADO BETWEEN RIO GRANDE AND 12TH ST

Project Number: 1009120

Applicant
ESTELLE ZAMORA

Agent / Contact
ESTELLE ZAMORA

2516 MAIDEN GRASS RD NW
ALBUQUERQUE NM 87120
5052285014

2516 MAIDEN GRASS RD NW
ALBUQUERQUE NM 87120
5052285014

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
TOTAL:		\$405.00

City Of Albuquerque
Treasury Division

1/26/2012 4:55PM LOC: ANNX
WS# 010 TRANSH 0029
RECEIPT# 00003677-00003677
PERMIT# 2012070022 TRSSVG
Trans Amt \$405.00
Conflict Manag. Fee \$20.00
DRB Actions \$385.00
CK \$405.00
CHANGE \$0.00

Thank You

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1009120 Application #: 12DRB-70022
 Project Name: Rancho De Candalaria
 Agent: Estelle Zamora Phone #:

Your request was approved on 2-8-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: address comments
02-09-12 SIGNED SPBP

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Reprint 1st page

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: ESTELLE ZAMORA PHONE: 505-228-5014
 ADDRESS: 2516 MAIDEN GRASS RD. NW. FAX: 505-277-1024
 CITY: ALBUQ STATE NM ZIP 87120 E-MAIL: estelle@unm.edu
 Proprietary interest in site: _____ List all owners: ESTELLE M. ZAMORA

DESCRIPTION OF REQUEST:

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 5-P Block: 0000 Unit: _____
 Subdiv/Addn/TBKA: RANCHO DE CANDELARIA
 Existing Zoning: SU-1 PRD Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-13 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002798

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: 1 Total site area (acres): .2795
 LOCATION OF PROPERTY BY STREETS: On or Near: 3601 CONRADO. N.W.
 Between: RIO GRANDE BLVD and 12th ST.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Estelle Zamora DATE 1/24/12
 (Print Name) ESTELLE ZAMORA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70022</u>	<u>SBP</u>	_____	\$ <u>385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>405.00</u>

Hearing date February 8, 2012

1-26-12

Project # 1009120

Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

ESTELLE ZAMORA
Applicant name (print)
Estelle Zamora
Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
12 - DRB - 70022

Form revised October 2007
[Signature] 1-26-12
Planner signature / date
Project # 1009120

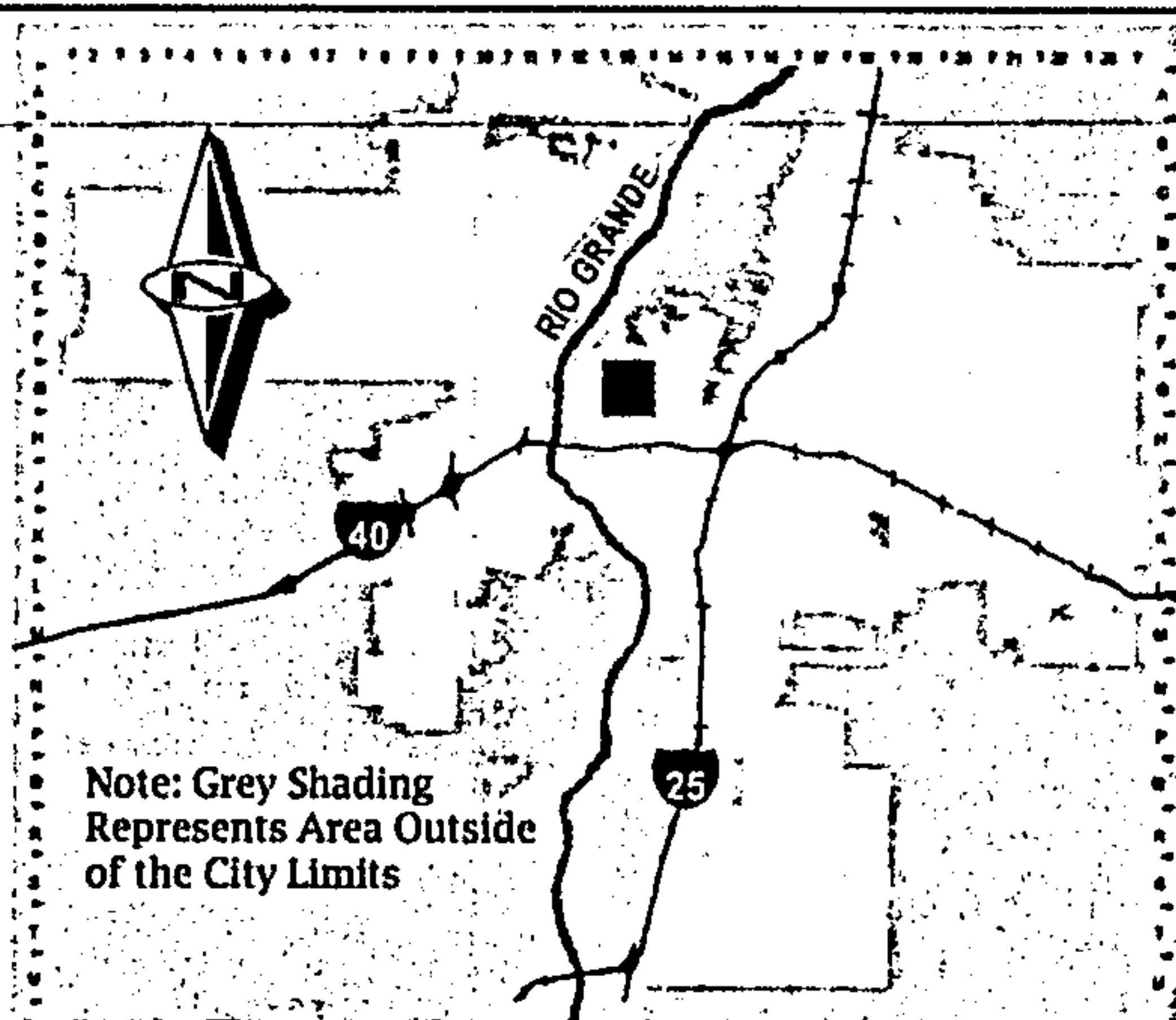


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 1/24/2011



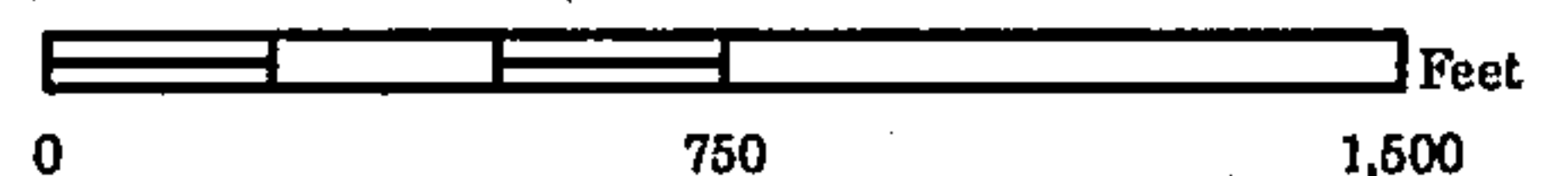
Note: Grey Shading Represents Area Outside of the City Limits

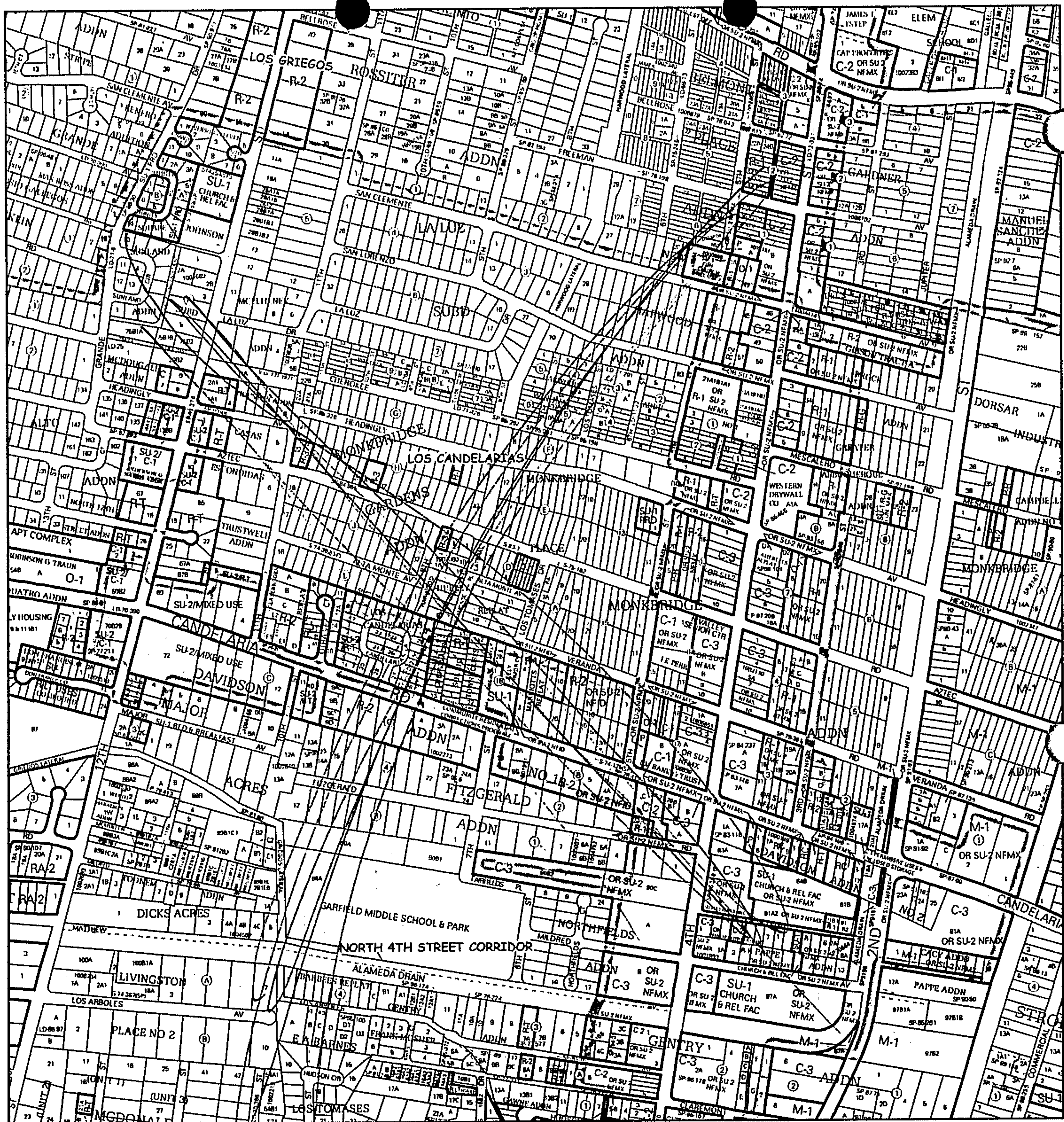
Zone Atlas Page:

G-13-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

Feet

0 750 1,500

DESIGN GUIDELINES

1. PROPOSED ZONING IS SU-1 FOR PRD.
2. PERMISSIVE USES.
USES PERMISSIVE IN THE R-1 ZONE.
3. LOT SIZE:
TOTAL NUMBER OF PROPOSED LOTS = 8 LOTS.
NUMBER OF PROPOSED TRACTS = 2 TRACTS. (THESE ARE COMMON AREA ONLY.)
MINIMUM LOT AREA FOR CONSTRUCTION SHALL BE 10,000.00 SF.
4. SETBACKS:
A. THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN 20.00 FEET, OTHERWISE NOTED.
B. THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN 10.00 FEET, OTHERWISE NOTED.
C. THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN 5.00 FEET, OTHERWISE NOTED.
5. OFF-STREET PARKING IS PROVIDED ON EACH SITE FOR A MINIMUM OF 2 CARS, IN ADDITION TO 2 PARKING SPACES WITHIN EACH GARAGE FOR A TOTAL OF 4 MINIMUM SPACES PER LOT.
6. WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT.
7. ACCESS:
THE ONLY ACCESS ALLOWED TO THE PROJECT SHALL BE FROM THE ENTRANCE SHOWN ON THE CANDELARIA ROAD NW.
8. CURBS AND GUTTERS:
MOUNTABLE CURB AND GUTTER SHALL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
9. BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES:
BUILDINGS SHALL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR PITCH ROOF. PITCHED ROOFS SHALL BE EITHER TILED OR METAL. BUILDINGS SHALL BE EITHER STUCCO, BRICK, OR ANY COMBINATION.
BUILDING COLORS:
BUILDING COLORS SHALL BE TAN TO LIGHT BROWN, ACCENTS AND EARTHTONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED.
OPEN SPACE:
A MINIMUM OF 1200 SF. OF OPEN SPACE FOR EACH DWELLING SHALL BE FURNISHED EITHER ON-SITE OR IN ACCORDANCE WITH SECTION 14-12-3-8A OF THE ZONING CODE IF THERE IS AN ON-LOT DEFICIT.
10. THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
11. THE LANDSCAPING PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
12. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
13. ALL FIXTURES SHALL BE OF A FULL CUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 15' HIGH.
14. PROPOSED TRACTS A & B ARE COMMON AREA FOR USE OF ALL THE LOTS AND NO HOUSES SHALL BE CONSTRUCTED ON THESE TWO TRACTS. THE MAINTENANCE OF THESE TRACTS ARE THE RESPONSIBILITY OF ALL THE LOT OWNERS OR HOMEOWNERS ASSOCIATION.
15. EACH LOT SHALL SUBMIT A SITE PLAN FOR BUILDING PERMIT TO CITY OF ALBUQUERQUE DESIGN REVIEW BOARD FOR BUILDING PERMIT APPROVAL.
16. THE MAINTENANCE OF PRIVATE ACCESS EASEMENT IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.
17. THE MAINTENANCE OF THE IRRIGATION DITCH IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

X A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- ___ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

X SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - N/A A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II ...
- 9. Backflow prevention detail
- N/A 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- N/A 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- N/A 16. Planting or tree well detail
- N/A 17. Street Tree Plan as defined in the Street Tree Ord.

X SHEET # 3 PRELIMINARY GRADING PLAN

APPROVED GRADING PLAN
ATTACHED (Pg 4 of 8) OK
CC
1-24-17

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

~~S~~ SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle facade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

~~N/A~~ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

~~B. Signage~~

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

DESIGN GUIDELINES:

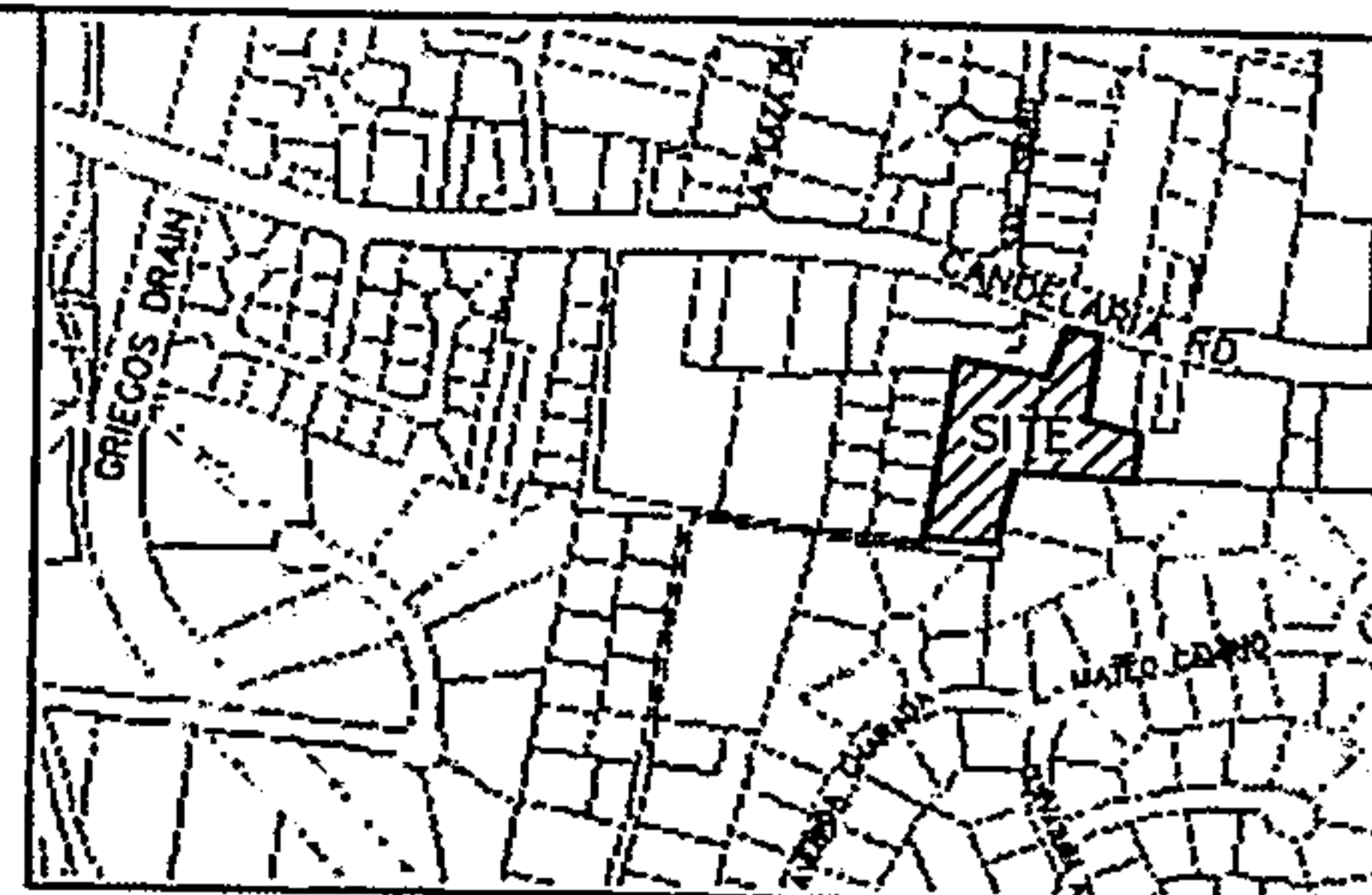
- PROPOSED ZONING IS SU-1 FOR PRD.
- PERMISSIVE USES:
USES PERMISSIVE IN THE R-1 ZONE.
- LOT SIZE:
TOTAL NUMBER OF PROPOSED LOTS = 8 LOTS.
NUMBER OF PROPOSED TRACTS = 2 TRACTS. (THESE ARE COMMON AREA ONLY.)
MINIMUM LOT AREA FOR CONSTRUCTION SHALL BE 10,000.00 SF.
- SETBACKS:
A. THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN 20.00 FEET, OTHERWISE NOTED.
B. THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN 10.00 FEET, OTHERWISE NOTED.
C. THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN 5.00 FEET, OTHERWISE NOTED.
- OFF-STREET PARKING IS PROVIDED ON EACH SITE FOR A MINIMUM OF 2 CARS.
IN ADDITION TO 2 PARKING SPACES WITHIN EACH GARAGE FOR A TOTAL OF 4 MINIMUM SPACES PER LOT.
- WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT.
- ACCESS:
THE ONLY ACCESS ALLOWED TO THE PROJECT SHALL BE FROM THE ENTRANCE SHOWN ON THE CANDELARIA ROAD HWY.
- CURBS AND GUTTERS:
MOUNTABLE CURBS AND GUTTER SHALL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
- BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 28 FEET IN HEIGHT.
BUILDING TYPES:
BUILDINGS SHALL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR PITCH ROOF.
PITCHED ROOFS SHALL BE EITHER TILED OR METAL. BUILDINGS SHALL BE EITHER STUCCO, BRICK, OR ANY COMBINATION.
BUILDING COLORS:
BUILDING COLORS SHALL BE TAN TO LIGHT BROWN, ACCENTS AND EARTH TONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED.
OPEN SPACE:
A MINIMUM OF 1200 SF. OF OPEN SPACE FOR EACH DWELLING SHALL BE FURNISHED EITHER ON-SITE OR IN ACCORDANCE WITH SECTION 14-13-3-BA OF THE ZONING CODE IF THERE IS AN ON-LOT DEFICIT.
- THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
- THE LANDSCAPING PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL FIXTURES SHALL BE OF A FULL CUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 18' HIGH.
- PROPOSED TRACTS A & B ARE COMMON AREA FOR USE OF ALL THE LOTS AND NO HOUSES SHALL BE CONSTRUCTED ON THESE TWO TRACTS. THE MAINTENANCE OF THESE TRACTS ARE THE RESPONSIBILITY OF ALL THE LOT OWNERS OR HOMEOWNERS ASSOCIATION.
- EACH LOT SHALL SUBMIT A SITE PLAN FOR BUILDING PERMIT TO CITY OF ALBUQUERQUE DESIGN REVIEW BOARD FOR BUILDING PERMIT APPROVAL.
- THE MAINTENANCE OF PRIVATE ACCESS EASEMENT IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.
- THE MAINTENANCE OF THE IRRIGATION DITCH IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.

NOTES:

- NEW DRIVE WAY ENTRANCE PER COA STANDARD DRAWING #7426.
- EXISTING CURB AND GUTTER
- REMOVE EXISTING CURB
- NEW ASPHALT PAVING AREA
- NEW MOUNTABLE CURB (STATE TYPE PER COA STANDARD DRAWING #7415)
- NEW 4" SIDEWALK PER COA STANDARD DRAWING #2430
- EXISTING 6" SIDEWALK
- NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
- PROPOSED 3" ADHESIVE WALL WITH STUCCO.
- 36' PRIVATE ACCESS & PUBLIC WATER & SEWER LINE EASEMENT.

LINE	LENGTH	BEARING
L1	15.54	N80°00'00"E
L2	15.44	N14°41'28"E
L3	24.65	S60°00'00"E
L4	63.91	N84°27'00"E
L5	1.97	S71°40'55"E
L6	23.26	S81°07'30"E
L7	30.85	S12°08'30"W
L8	54.32	N49°23'01"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	58.28	42.00	78°30'11"	34.93	53.71	N51°00'36"E
C2	60.70	42.00	82°48'11"	37.03	55.55	N49°21'36"E



VICINITY MAP:

G-13-Z

LEGAL DESCRIPTION:

TRACT A, RMA ADDITION AND TRACT A-1, LANDS OF CARRODO GARCIA, CONTAINING 2.5492 ACRES MORE OR LESS.

SHEET INDEX

- SITE PLAN
- LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN
- MASTER UTILITY PLAN

PROJECT NUMBER: 1002798

APPLICATION NUMBER: 04-01009

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [DATE] AND THE FINDINGS AND CONCLUSIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? (YES / NO) IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

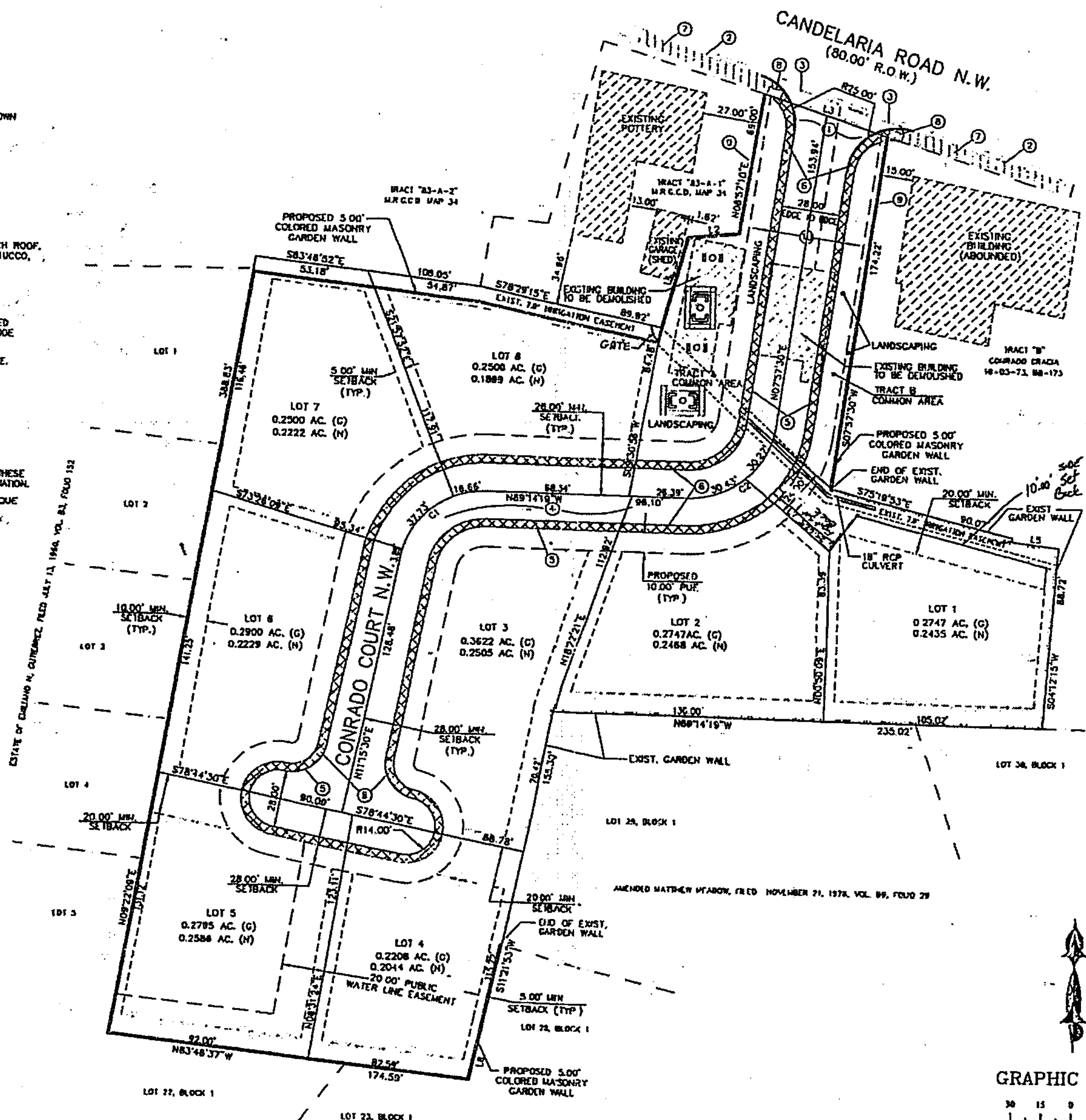
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7-16-04 DATE
<i>[Signature]</i> UTILITIES DEVELOPMENT	7-14-04 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	7-14-04 DATE
<i>[Signature]</i> CITY ENGINEER	7/14/04 DATE
<i>[Signature]</i> SOLID WASTE MANAGEMENT	6-4-04 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	7/14/04 DATE

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW BLOCK WALL
- SETBACK LINE
- EXIST. CURB & GUTTER
- EXISTING LOT LINE
- FIXTURE SITING WITH PLANTER FOR DECIDUOUS TREE

LOT NO.	GROSS AREA	BUILDABLE LOT AREA
1	11,988.13 SF	8,853.72 SF
2	11,968.85 SF	7,771.20 SF
3	15,777.83 SF	8,833.87 SF
4	8,619.55 SF	8,018.82 SF
5	12,176.16 SF	7,868.19 SF
6	12,631.00 SF	6,387.32 SF
7	10,890.00 SF	7,158.52 SF
8	10,890.00 SF	6,256.48 SF
TOTAL	83,917.52 SF	55,375.56 SF

TRACT NO.	GROSS AREA	LANDSCAPING AREA
A	9,872.66 SF	5,757.36 SF
B	5,251.27 SF	2,777.05 SF
TOTAL	15,123.93 SF	8,534.41 SF



GRAPHIC SCALE



SHAJAD BAZAR
P.E. #13479



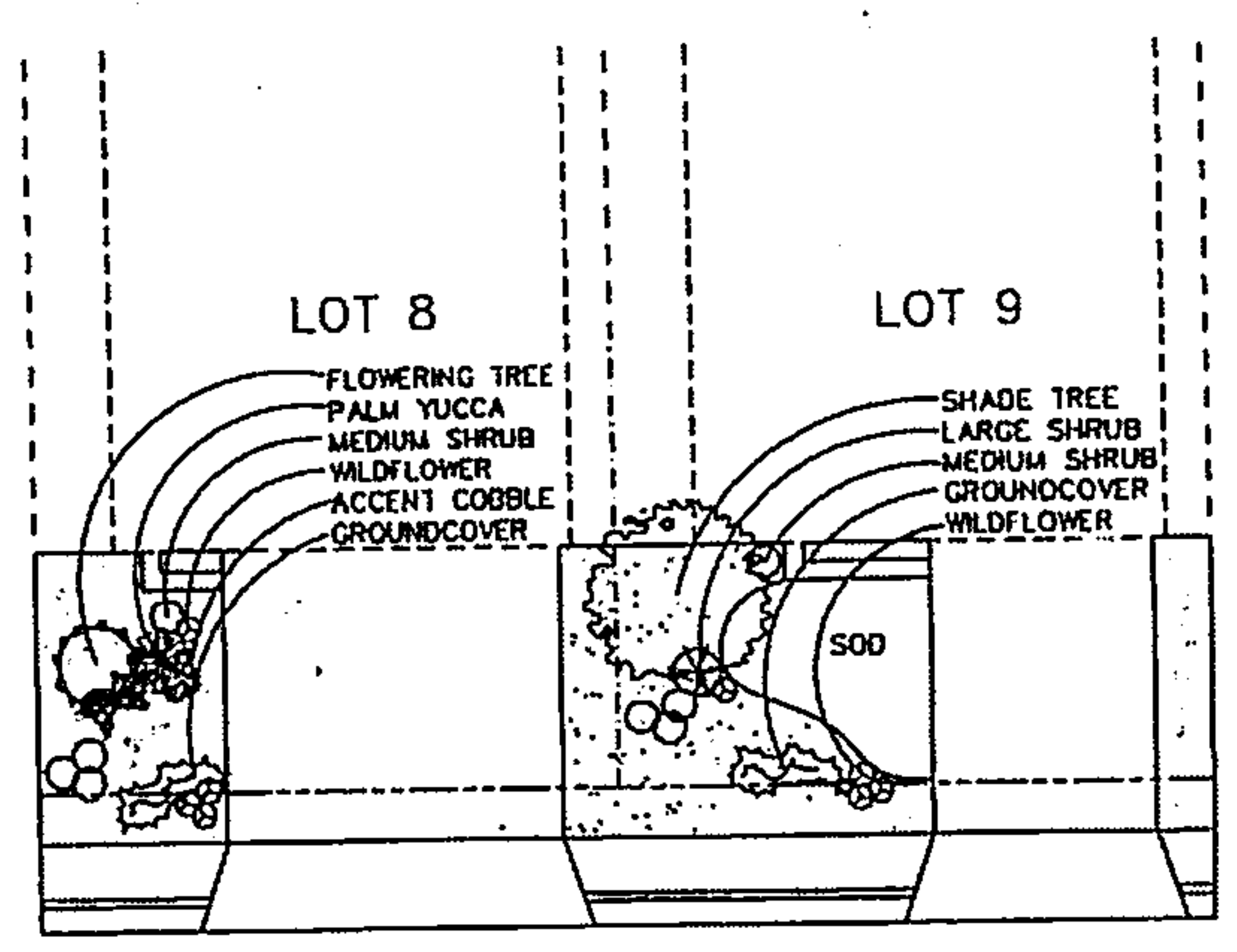
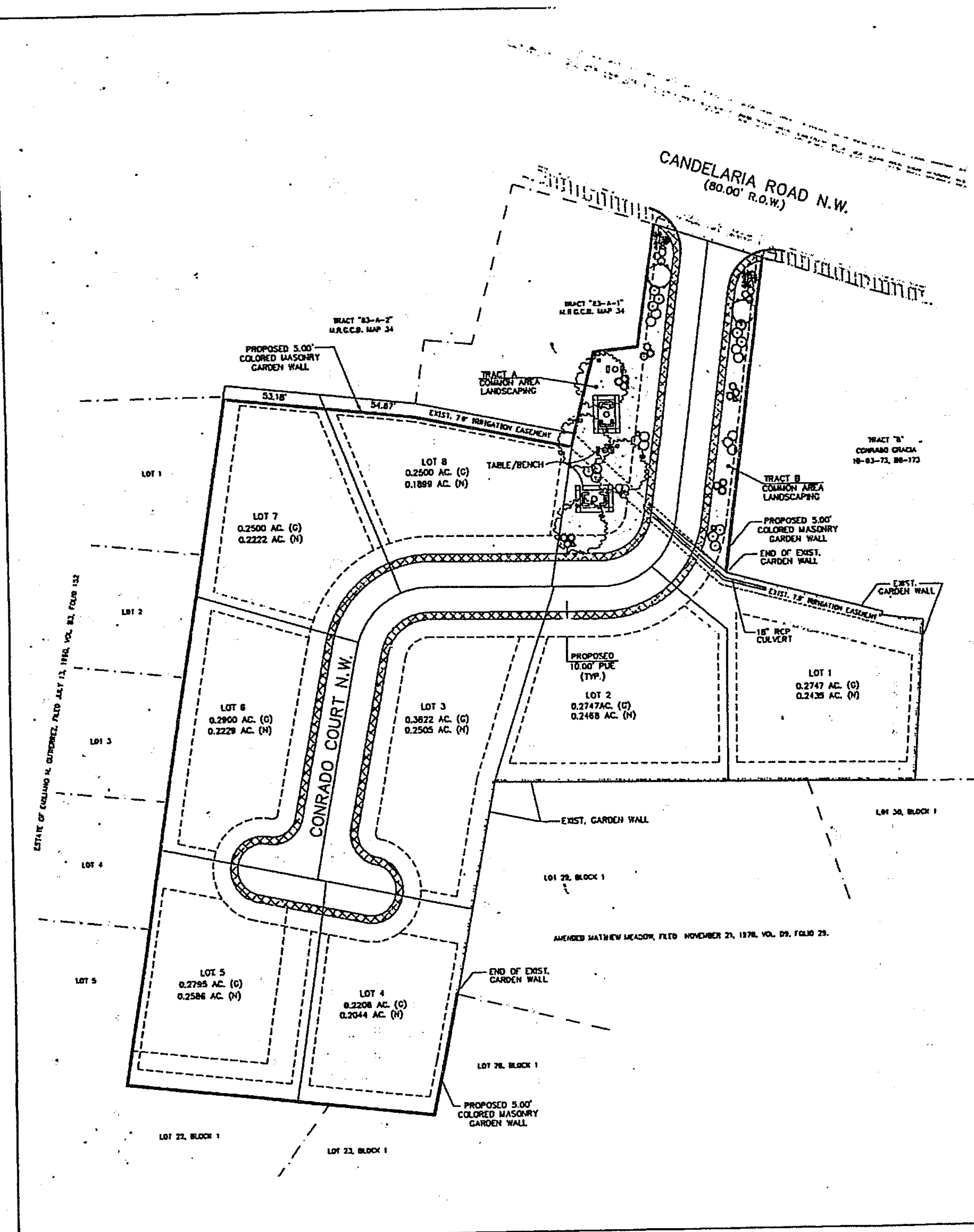
ADVANCED
ENGINEERING
and CONSULTING, LLC

414 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 253-1578

**RANCHO DE CANDELARIA
SITE PLAN FOR SUBDIVISION**

DRAWING NO.:	DRAWN BY:	DATE:	SHEET #
1002798-STDWG	JRN	02-24-04	1 OF 4

PROJECT 1002798



TYPICAL LOT LAYOUT

PLANT LEGEND

- ASH (P) OR HONEY LOCUST (P)
Fraxinus pennsylvanica
Gleditsia thornless
2" Gal.
- DESERT WILLOW (L)
Chrysothamnus
15 Gal.
- RED YUCCA (L)
Hebe xanthophylla
5 Gal.
- BUSHY SAGE (P)
Perovskia atriplicifolia
5 Gal.
- APACHE PLUME (L)
Folysia parsonsii
5 Gal. 25al
- LANTANA/SCURF MOON (P)
Cyanus scopulorum/
Ceanothus leucanthemus
5 Gal.
- ROSEMARY (P)
Rosmarinus officinalis
2 Gal. 7Gal
- ARROYO SAGE (P)
Salvia greggii
2 Gal. 8al
- BOULDERS (C)
- SIFTED SAND/GRANITE
WITH FILTER FABRIC

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. Water management is the sole responsibility of the Property Owner.

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, Public Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservation, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Soda Fire 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 Traces to receive (5) 1.0 GPH Drip Emitters and Shades to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be laid to 1/2" polytube with flush caps at each end.

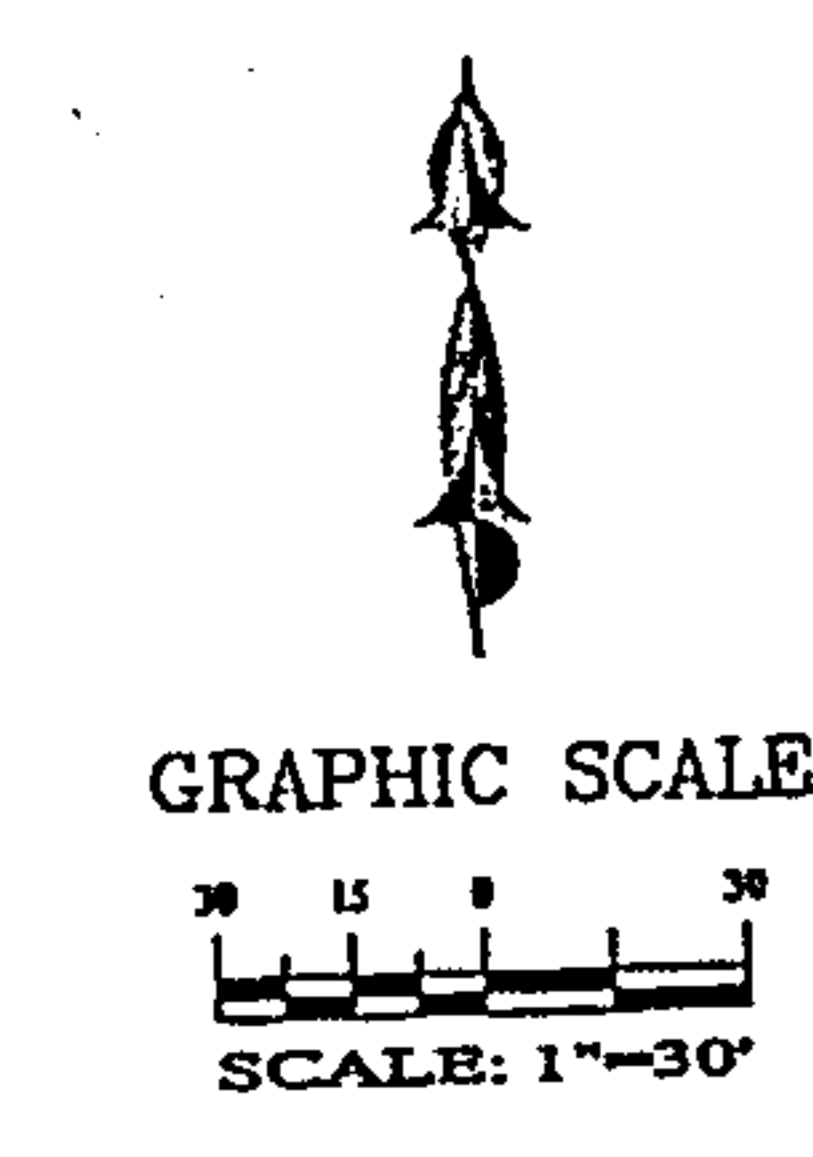
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

The Hilltop
LANDSCAPE ARCHITECTS & CONSULTANTS
Cont. Lic. #20458
7909 Edin N.E.
Albuquerque, NM 87114
Ph. (505) 836-9090
Fax (505) 836-7777
cont@hilltoplandscaping.com



ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 889-3378

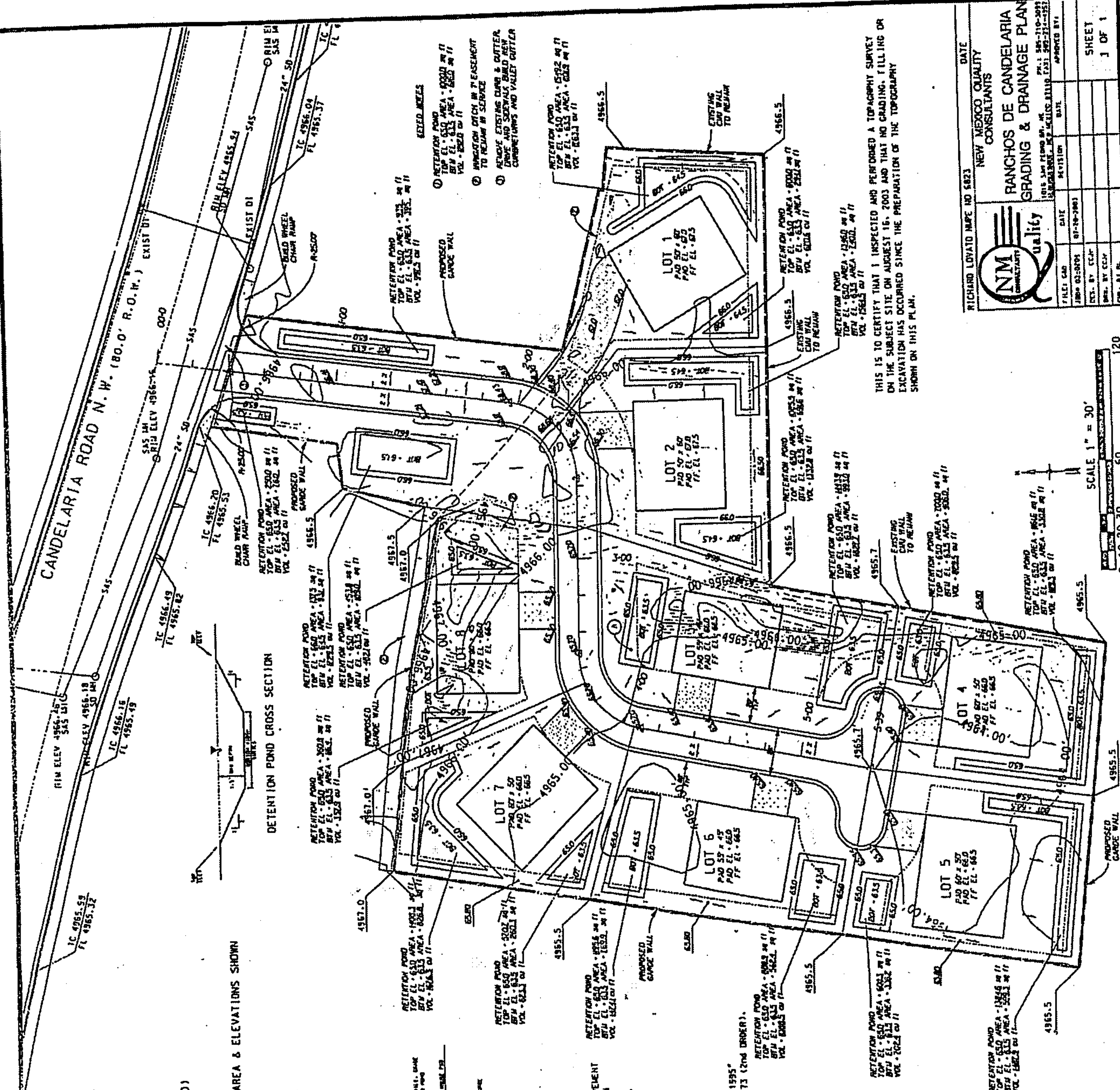
RANCHO DE CANDELARIA LANDSCAPING PLAN			
DRAWING: 28015-L3-DWG	DRAWN BY: SHH	DATE: 05-24-04	SHEET # 2 OF 4



DATE: _____
 RICHARD LOVATO MAPS NO 5823
 NEW MEXICO QUALITY CONSULTANTS
RANCHOS DE CANDELARIA
GRADING & DRAINAGE PLAN
 FILE NO. 153-10-2003
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____

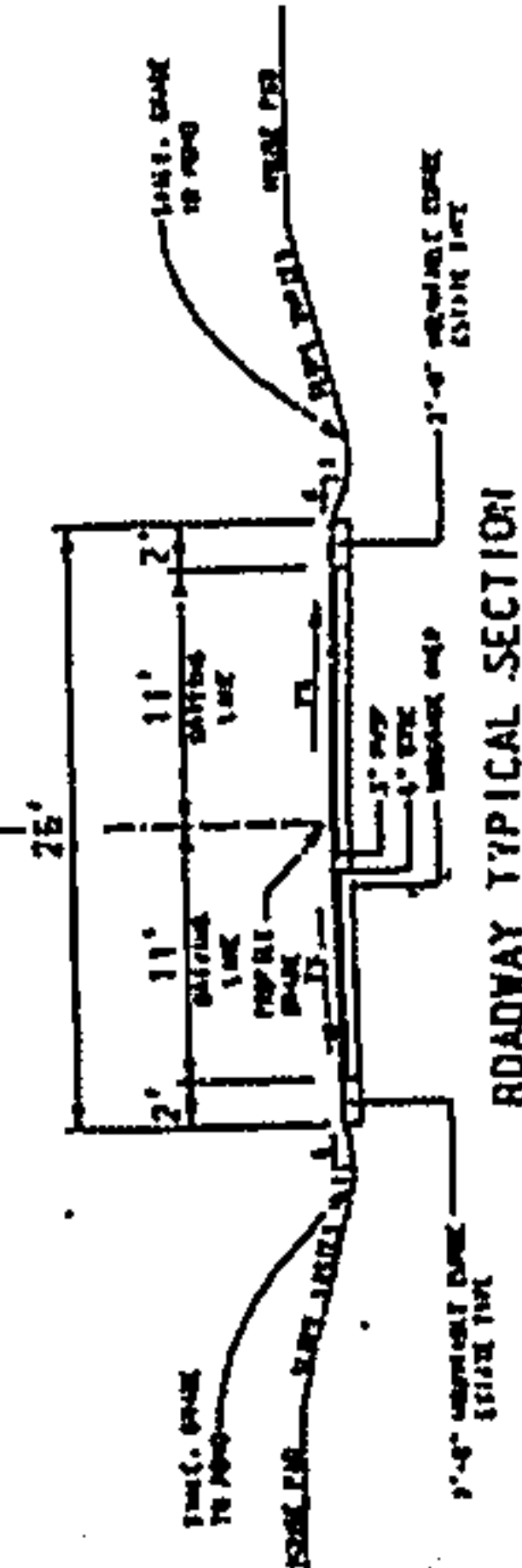
SCALE 1" = 30'
 0 10 20 30 60 120

THIS IS TO CERTIFY THAT I HAVE INSPECTED AND PERFORMED A TOPOGRAPHY SURVEY ON THE SUBJECT SITE ON AUGUST 16, 2003 AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.



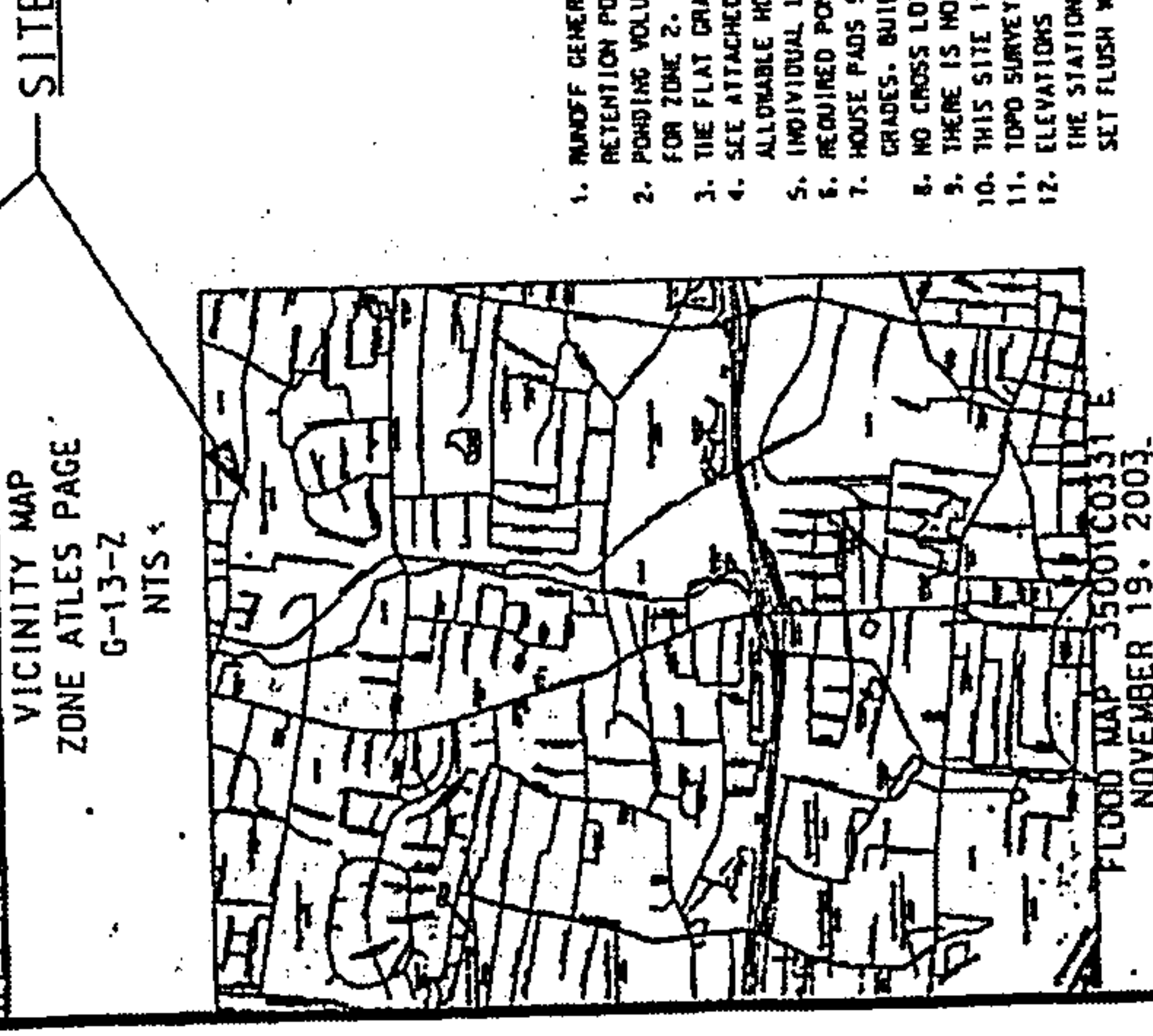
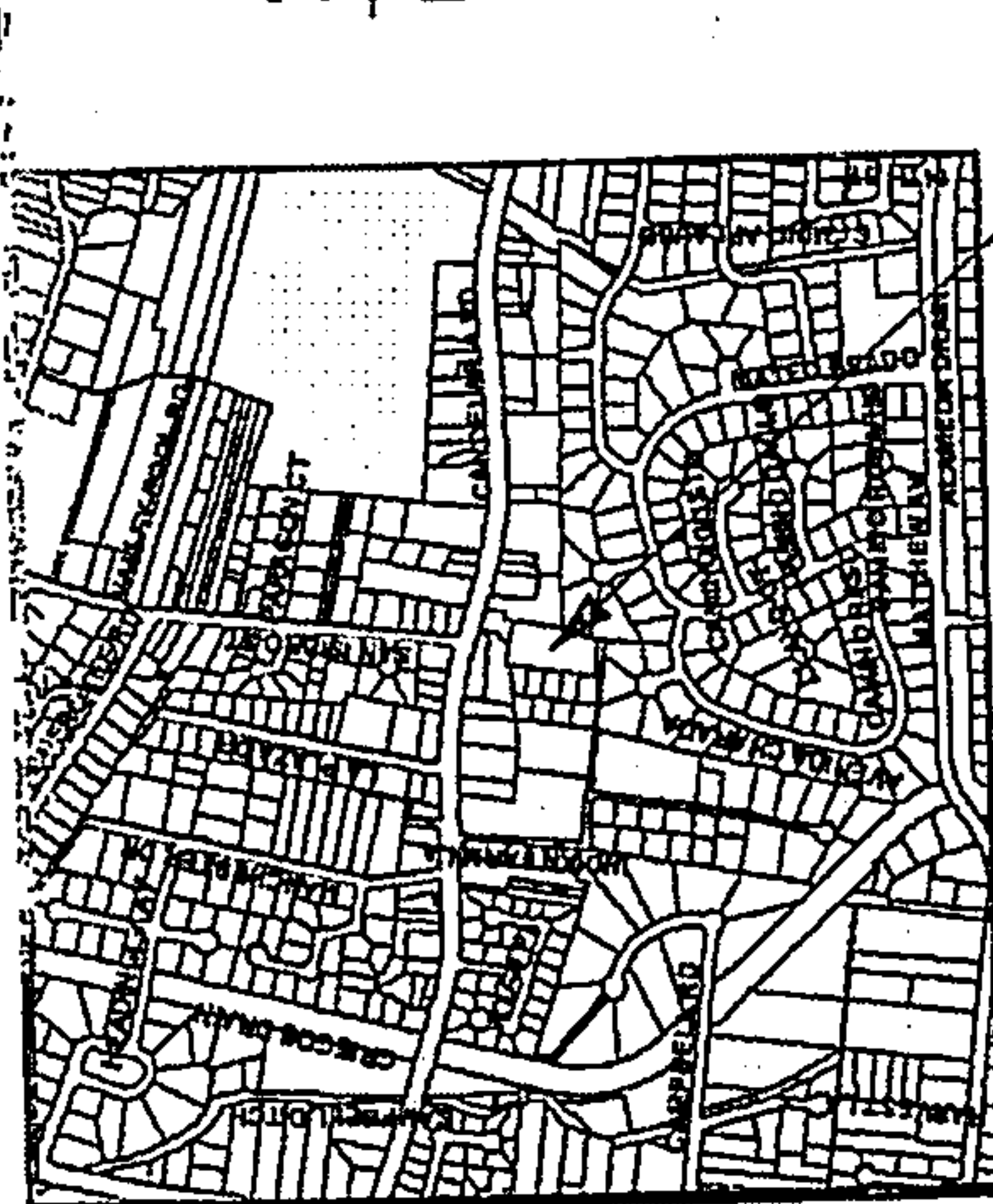
LEGEND

- EXISTING CONTOURS 0.25'
- EXISTING CONTOURS 1'
- FINISHED GRADE COUNTOUR
- PROPERTY LINE
- PROPOSED GARDEN WALL
- EXISTING CMU WALL
- PROPERTY CORNER (PLATED)
- FOUND REBAR
- BUILDING PAD WITH MAX AREA & ELEVATIONS SHOWN
- CONCRETE DRIVE
- RETENTION POND AREAS
- RETENTION POND
TOP EL. 650 AREA - 1200 SQ. FT.
VOL. 1200 CU. FT.



DRAINAGE NOTES

1. MAPS GENERATED ON SITE WILL BE RETAINED ON SITE IN INDIVIDUAL LOT DETENTION POND.
2. PONDING VOLUMES WERE CALCULATED USING CDM CHAPTER 22 METHODS FOR ZONE 2.
3. THE FLAT GRADING SCHEME AS DEFINED IN THE DPM IS BEING USED FOR THIS DEVELOPMENT.
4. SEE ATTACHED CALCULATIONS FOR MAXIMUM ALLOWABLE IMPERVIOUS AREAS AND MAXIMUM ALLOWABLE HOUSE PAD AREAS.
5. INDIVIDUAL LOTS TO BE GRADED TO PROVIDE PONDING VOLUMES SHOWN IN TABLE BELOW.
6. REQUIRED PONDING VOLUMES ARE 100 YR 10 DAY STORM VOLUMES.
7. HOUSE PADS SHOWN ARE ONLY APPROXIMATE. CHANGES SHOWN ESTABLISH STREET GRADES. BUILDING PAD ELEVATIONS AND GRADING AROUND PADS.
8. NO CROSS LOT DRAINAGE OR PONDING WILL BE ALLOWED.
9. THERE IS NO OFF-SITE DRAINAGE AFFECTING THIS SITE.
10. THIS SITE IS IN ZONE X ACCORDING TO FEMA MAP.
11. TOPO SURVEY AND CONTOURS SHOWN ARE BASED ON CONTROL STATION 6-013A NESET 1880/1885.
12. ELEVATIONS AND CONTOURS SHOWN ARE BASED ON ALUMINUM CAP STAMPED, 6-013A NESET 1880/1885 SET FLUSH WITH THE TOP OF CURB SPIRIT LEVEL ELEVATION (S&B 1929) FEET 1985.73 (CON. BORDER).



DESCRIPTION	LAND USE			TOTAL	RUNOFF VOLUME 24HR-100YR	RUNOFF VOLUME 24HR-100YR/DRAIN-100YR	PONDING VOLUME	MAX IMPERVIOUS AREA %	MAX BUILDING AREA	REMARKS
	A	B	C							
EXCESS PRECIPITATION (INCHES) ZONE 2	0.80	1.08	1.46	2.64						
LOT 1						1,113.11	2,218.11	5,384,164'	3,008.11	
LOT 2						1,670.11	2,139.11	5,385,051'	3,008.11	
LOT 3						2,289.11	3,006.11	7,100,021'	2,475.11	
LOT 4						1,473.11	1,913.11	4,605,751'	3,000.11	
LOT 5						1,600.11	2,041.11	5,202,711'	3,000.11	
LOT 6						1,611.11	1,825.11	5,483,951'	2,475.11	
LOT 7						1,388.11	1,975.11	4,828,781'	3,000.11	
LOT 8						1,335.11	1,545.11	4,900,501'	2,100.11	
TRACT A						1,194.11	1,200.11	4,412,701'	0.11	
TRACT B						681.11	751.11	2,363,011'	0.11	
TOTAL AREAS						11,050.11	2,540.11			

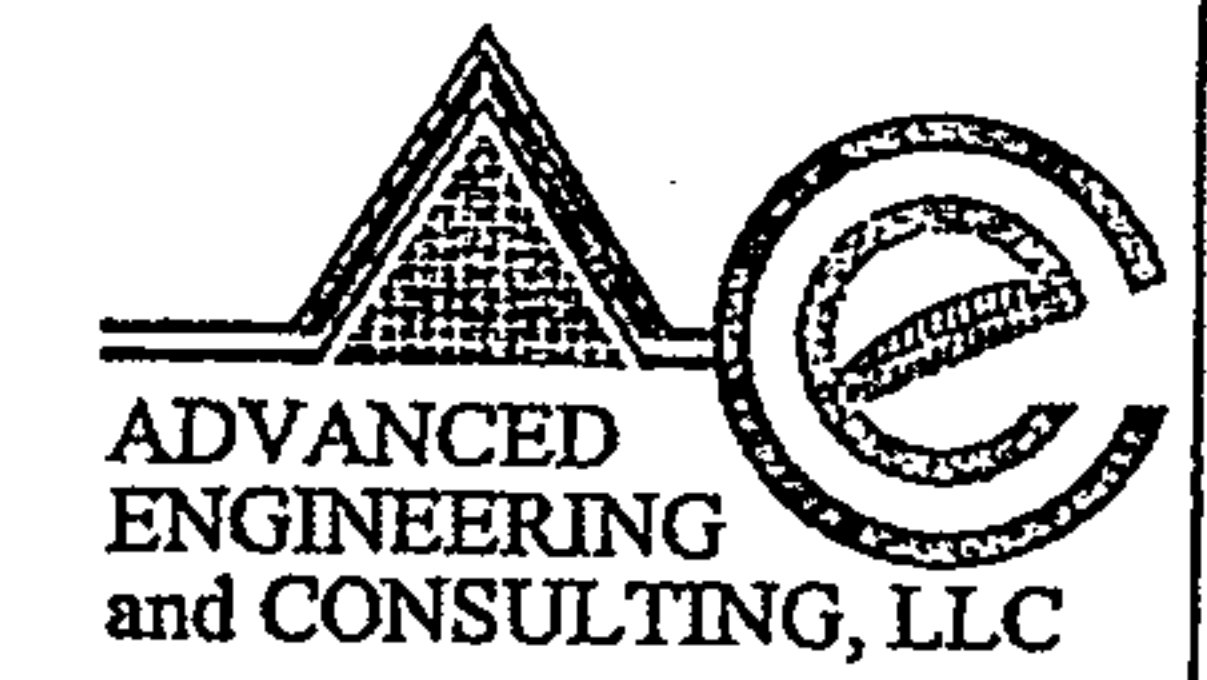
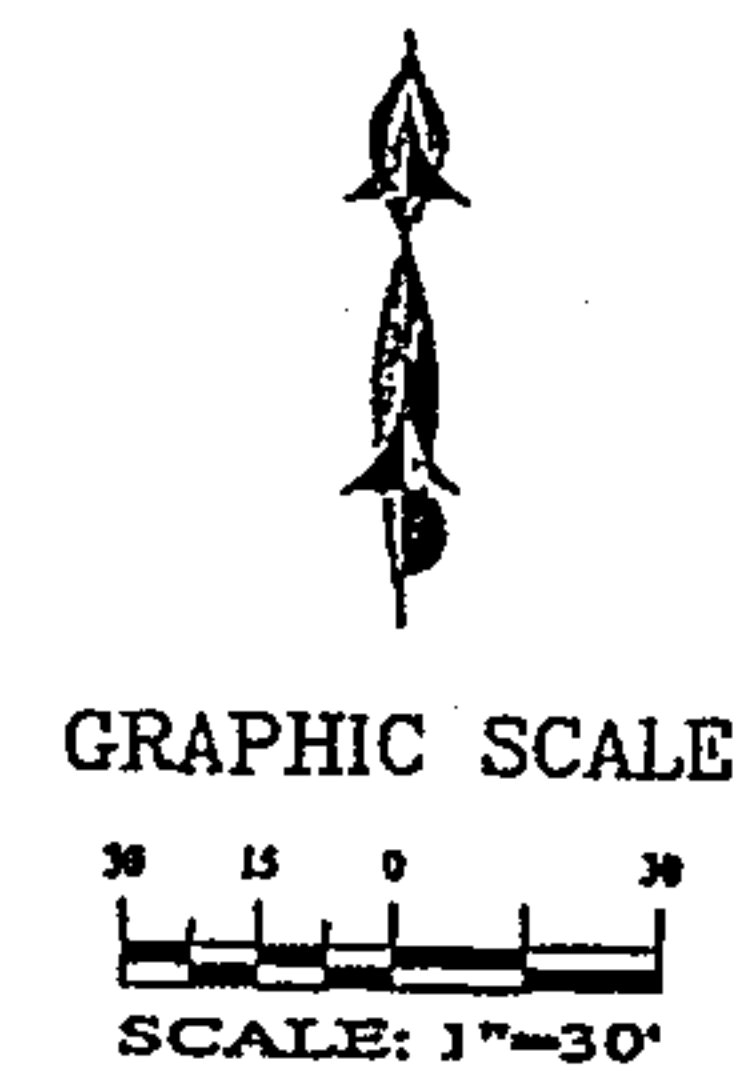
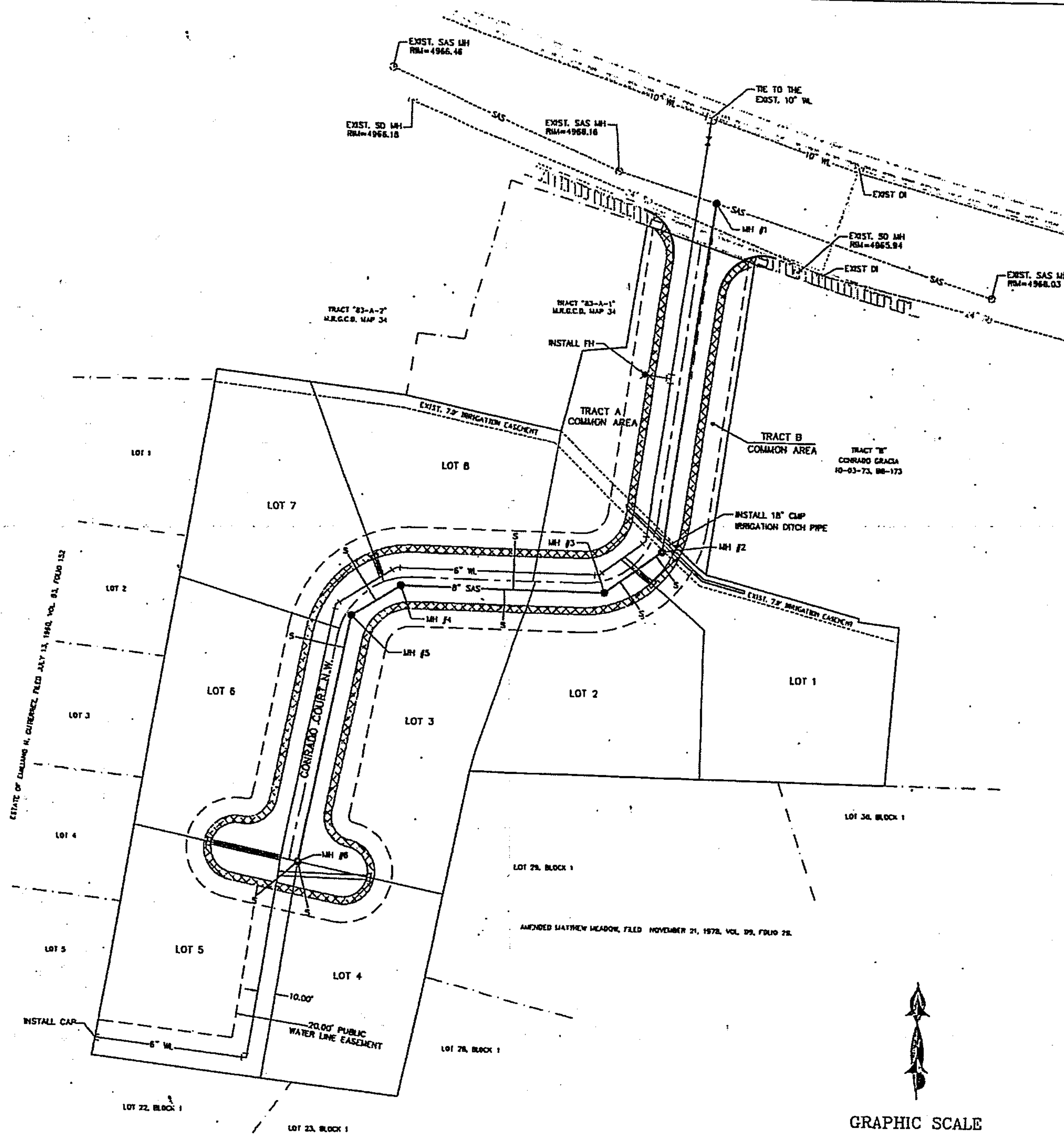
NOTE:
 LAND USE C COMPACTED SOIL AREA
 LAND USE D BUILDING AREA/PAVEMENT
 P REQUIRED PONDING VOLUME

LEGEND

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- EX. 34" SD
- EX. 8" SAS
- EX. 12" WL
- 8" SAS
- 8" WL
- 24" SD
- NEW SAS SERVICE
- NEW WATER SERVICE
- NEW SAS MANHOLE
- STORM SEWER MANHOLE
- BENT
- SINGLE SERVICE METER
- DOUBLE SERVICE METER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- TEE
- CAP (WL)
- NEW CATCH BASIN

NOTE:

NO PARKING SIGNS SHALL BE INSTALLED ON ONE SIDE OF STREET AND HAMMERHEAD.



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

SHAHAR BAZAR T.E. 213479		4118 ANAHIM AVE., NE ALBUQUERQUE, NEW MEXICO 87113 (505)964-2578	
RANCHO DE CANDELARIA MASTER UTILITY PLAN			
DRAWING: 20015-AMLDW0	DRAWN BY: SMB	DATE: 03-28-2004	SHEET # 4 OF 4