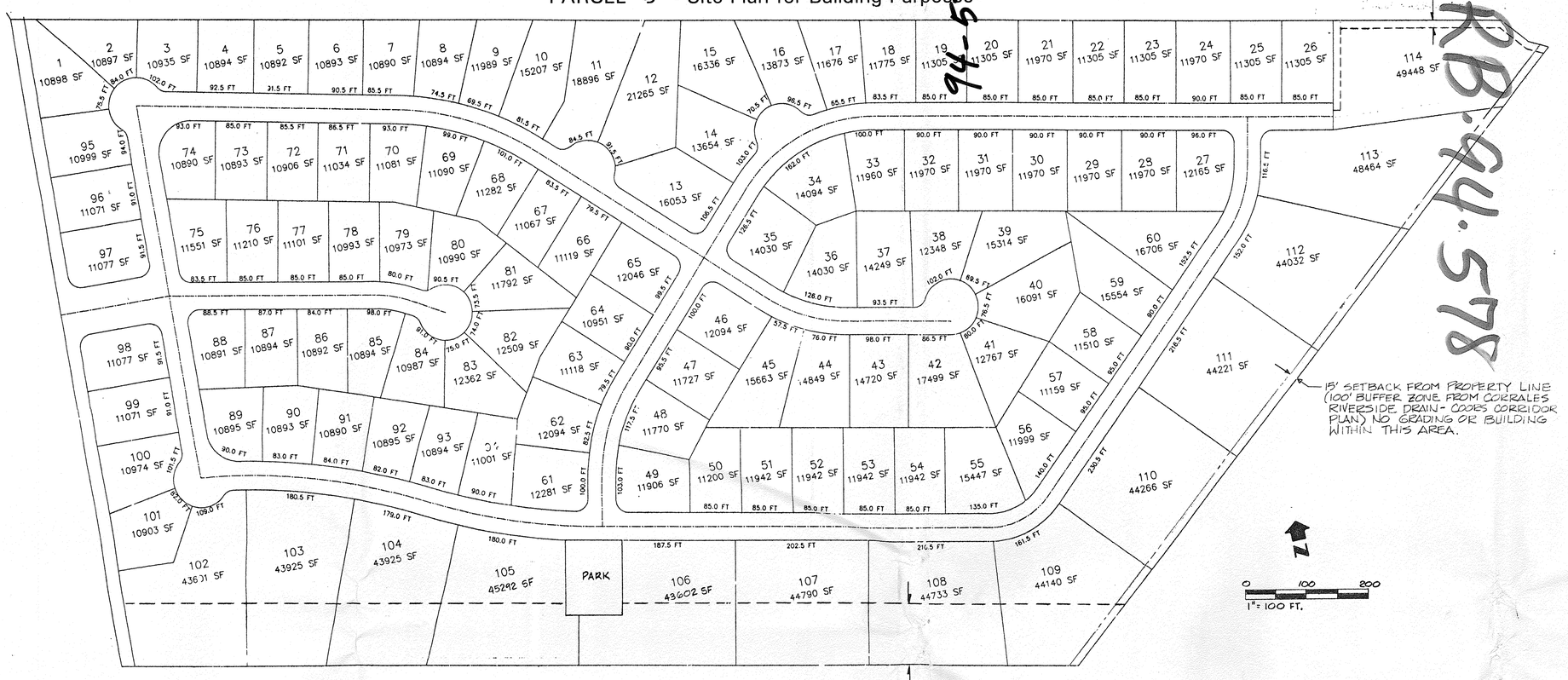
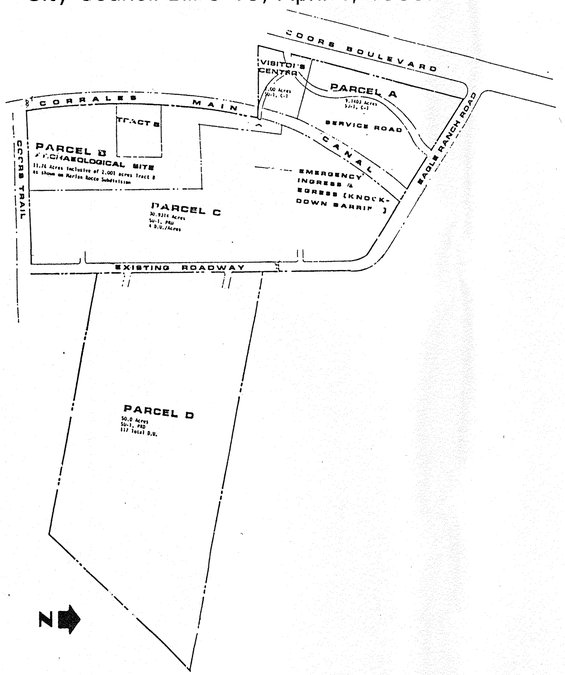
PARCEL "D" - Site Plan for Building Purposes



DRB-94-578

94-578

APPROVED SITE PLAN FOR SUBDIVISON:
City Council Bill O-19, April 4, 1988.



GENERAL NOTES

1. Maximum building height on residential parcels will be 26 feet.
2. Building set-backs will conform to R-1 zoning requirements on residential parcels and C-1 zoning requirements on the commercial parcel.
3. A license will be obtained from MRGCD for a bridge crossing to link the Visitors Center Site with the Archaeological Site.
4. The specific location of the bridge crossing the Corrales Main Canal will be determined with the license application.
5. Remaining design characteristics will be subject to final site plan approval and existing neighborhood agreements.

NOTES

Parcel A

The design guidelines for the commercial lots of Parcel A and Visitors Center Parcel will be as follows:

1. Proposed uses would be those found in the C-1 zone, plus restaurant with full liquor license excluding package liquor sales.
2. Permitted architectural styles will include pueblo, southwestern territorial spanish mission or mediterranean. Structures will be limited to single story, earth tones, and roof mounted mechanical systems will be required to be screened. The sight-planes of the Coors Corridor plan will be maintained. The maximum building height will be 20 feet.
3. Maximum floor area ratio (FAR) for any lot will be limited to .285.
4. Landscaping will include the requirement to landscape and maintain a 3' wet buffer strip along Coors Boulevard.
5. Each lot shall have a minimum width of 100 feet, with set-backs of a minimum of 30 feet from the frontage road, 10 feet on all side lot lines and 15 feet for the rear lots for all commercial lots backing onto the Corrales Main Canal.
6. Signage will be limited to one free-standing sign per commercial lot, not to exceed 20 feet in height, and not to exceed 75 square feet of sign area.
7. Perimeter walls will only be permitted on the rear portions of those lots backing onto the Corrales Main Canal, and shall not exceed 5 ft. in height.
8. No individual commercial building shall exceed 30,000 square feet of floor area.

Parcel C

Zoning proposed for the 30.9314 acre site is SU-1 for PRD for 124 dwelling units.

1. There will be architectural covenants to restrict design to pueblo, southwestern territorial, spanish mission or mediterranean style. Lots adjacent to the Archaeological Site shall be restricted to single story and there will be a building set-back line from the Archeological Site boundary of 35 ft.
2. A wall to match the wall along the Archeological Site shall be extended north along the entire length of the Corrales Main Canal adjacent to this parcel.
3. Internal residential streets will be private, 24 ft. paving section with gravel shoulder, not sidewalks, to maintain the "country flavor" of the area. The streets and lots will be custom-designed to preserve as many of the existing cottonwood trees as possible.

Parcel D

This property, consisting of approximately 50.0 acres is zoned for PRD, maximum 117 DUs, all single family detached homes.

1. There will be architectural covenants to restrict design to pueblo, southwestern territorial, spanish mission or mediterranean style.
2. Internal residential streets will be private, 24 ft. paving section with gravel shoulder, no sidewalks, to maintain the "country flavor" of the area.

SITE DEVELOPMENT PLAN POLICIES

("Parcels" refer t those shown in Exhibit 1)

Parcel C:

1. D velopment shall consist of not more than 124 houses and their inciden al improvements.
2. All int rnal streets shall be private.
3. A boulevard (the "Boulevard") with a landscaped median shall be constructed from Eagle Ranch Road to the south end of the Property, with the existing 22 foot private access easement serving as the north-bound segment of the Boulevard; the Boulevard shall provide access to and only to the Mann-Rocco-Zuris Property (Parcel C), the Matsubara Property (Parcel D), the Stan Zuris Property, and the properties fronting on Coors Trail.
4. A local street shall intersect the Boulevard near its north end, so that all of the subdivision traffic does not travel a substantive distance on the Boulevard before accessing local residential streets.
5. Water and sanitary sewer lines shall be constructed in the Boulevard which include sufficient capacity to serve the Coors Trail residences.
6. All utilities hall be underground.

DRB-94-578

APPROVALS: Z-95-24

[redacted] THIS PLAN IS GENERALLY CONSISTENT WITH THE PLAN THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON MAY 4, 1995.

CASE NO: Z-95-24

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	4-26-96 DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE	4-16-96 DATE
ENGINEER, CITY OF ALBUQUERQUE	4-16-96 DATE
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE	4-16-96 DATE
PARKS & GENERAL SERVICES, CITY OF ALBUQUERQUE	4-16-96 DATE

SITE DEVELOPMENT PLAN POLICIES

("Parcels" refer to those shown in Exhibit 1)

Parcel D (Matsubara Property):

1. Development shall consist of not more than 117 houses and their incidental improvements.
2. All internal streets shall be private.
3. The lots adjacent to the southern and eastern boundaries (the "Boundary Lots") shall be at least one acre in size, inclusive of easements.
4. Upon subdivision, the rear 12 feet of the Boundary Lots shall be encumbered with a private pedestrian and equestrian easement which shall run to the benefit of owners of the Property and of the Neighbors' Property.
5. If at least 60 percent of the area in the rear yards of the Boundary Lots is not planted in vegetation which is maintained, the rear yards shall be enclosed with a solid fence or wall at least six feet high.
6. For the south-side Boundary Lots the rear-yard setback shall be at least 100 feet.
7. All utilities shall be underground.

Amendments:

Per the settlement agreement dated January 12, 1996 between the Garrett Group, Inc., the City of Albuquerque, and the Coors Trail Neighborhood Association, the private trail easement and roadway plans are amended to read:

1) An easement shall be placed over and across one or more of the interior streets within the Bosque del Rio subdivision for pedestrian and equestrian use and access to and from the Coors Trail neighborhood to and from the Rio Grande Bosque east of the Bosque del Rio subdivision. The Bosque del Rio subdivision shall grant a 12 foot wide access easement between lots 26 and 114 and along the northern boundary of lot 114 for the exclusive use of the Bosque del Rio residents and the Coors Trail Neighborhood. The access to the Rio Grande Bosque shall be controlled with a gate.

2) Construction of a paved road, including utilities, in accordance with City standards, and as defined and illustrated on sheets 4-13 of the Bosque del Rio Site Development Plan for Building Permit.

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

Revised January 30, 1996

NO.	DATE	REVISIONS	BY

REVISIONS
DESIGN — DATE
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY

Smith Engineering Company
A Full Service Engineering Company
6400 Uptown Boulevard, N.E. Suite 600E Albuquerque, New Mexico 87110

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO.	MAP NO.	SHEET SD-1 OF 1

Revised February 8, 1996

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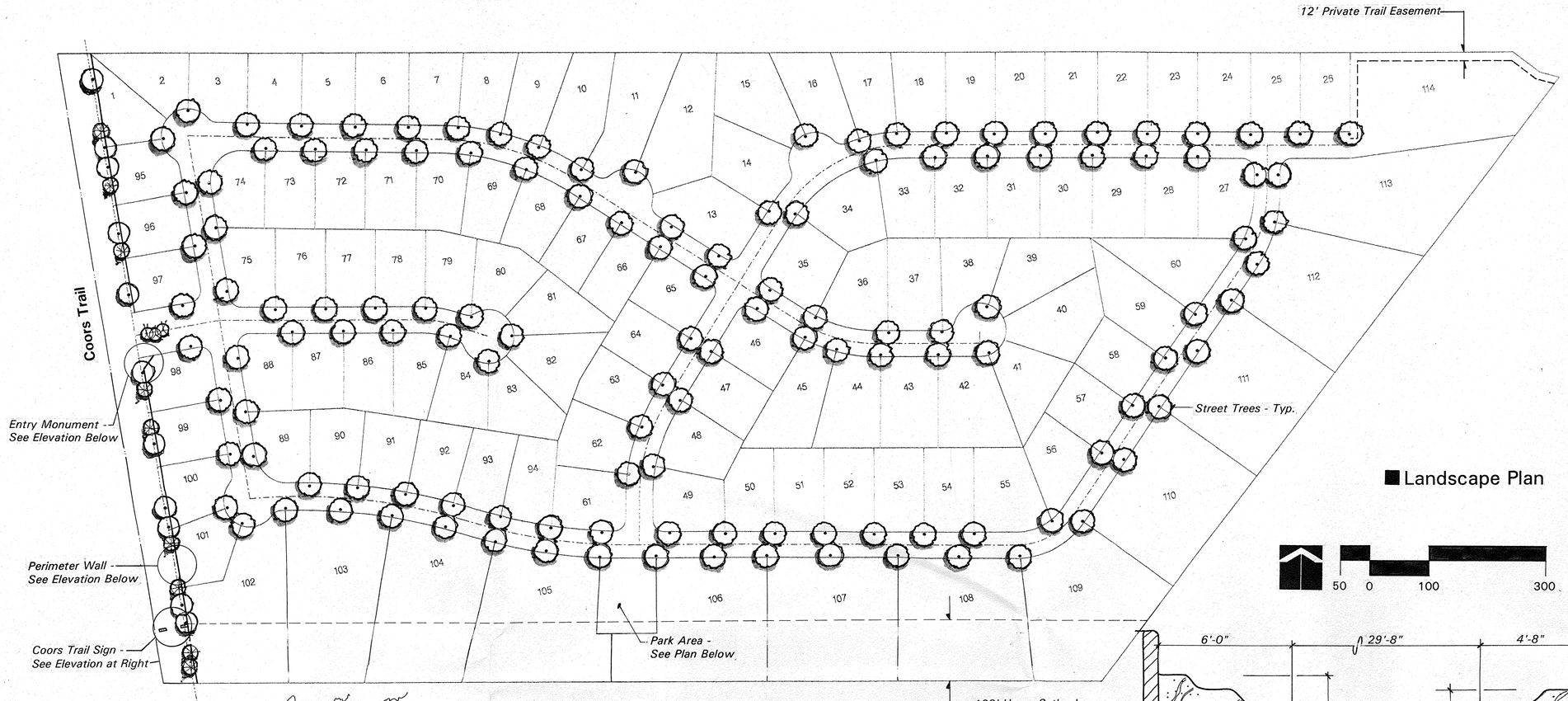
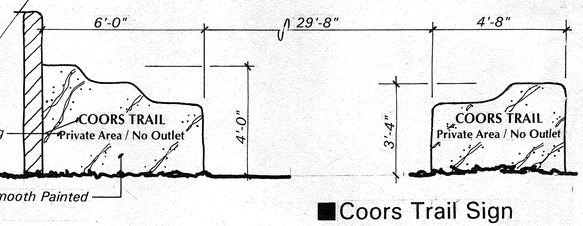
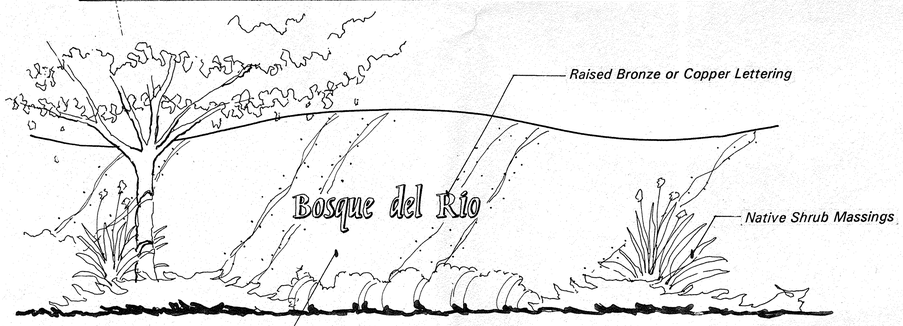


Landscape Plan



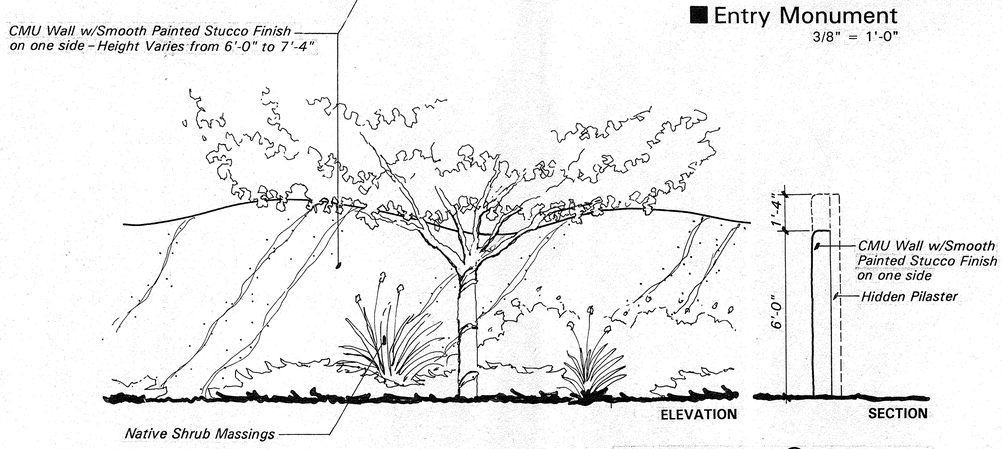
Coors Trail Sign

3/8" = 1'-0"



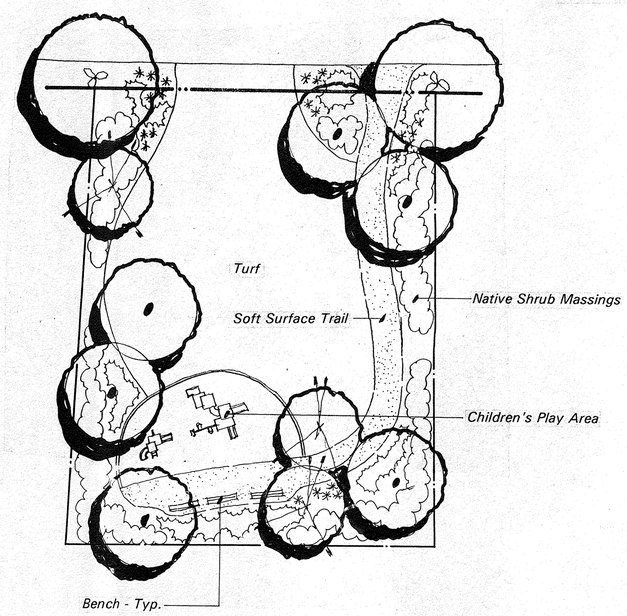
Entry Monument

3/8" = 1'-0"



Perimeter Wall @ Coors Trail

3/8" = 1'-0"



Park Area

1" = 20'-0"

Landscape Concept

The Landscape Concept for Bosque del Rio was developed to enhance and follow the patterns of the surrounding environment. The streetscape along Eagle Ranch Road will feature informal groupings of Cottonwood, Ash, and Pine varieties. The ground plane will be developed with massings of native shrub, groundcover, and perennial materials with accent materials interspersed. The entry monument will be highlighted with seasonal color along with a common thread of evergreen plants.

A small private park area is proposed internal to the subdivision. Elements to be included will be a soft surface trail with a connection to the 12' private trail easement at the south end of the property, a small children's play area with benches, and a medium-sized open play turf area. The landscape treatment will be comprised of large shade trees, flowering accent trees, and natural massings of native shrub material.

ZONING CODE LANDSCAPE REQUIREMENTS

Bosque del Rio is being developed as a single family residential community and, therefore, does not fall under the specific landscape requirements of the City of Albuquerque Zoning Code.

STREET TREE ORDINANCE REQUIREMENTS

Eagle Ranch Road at this point is considered a Collector Street and does not fall under the requirements of the City of Albuquerque Street Tree Ordinance. However, the Developer is applying a street tree requirement within the subdivision. The intent is to create a visually integrated streetscape by requiring street trees at a specific interval throughout the subdivision. These street trees will be limited to two varieties: Cottonwood (female) and Autumn Purple Ash.

UTILITY NOTES

Due to the small scale, and in order to provide optimum legibility of the landscape plan, utility easements are not shown. The location of utility easements are as indicated on Site Plan.

IRRIGATION SYSTEM - GENERAL DESCRIPTION

A fully automated sprinkler/drip irrigation system will irrigate turf areas, and tree, shrub, and groundcover planting areas. Pop-up spray sprinklers, and gear-driven rotary sprinklers will irrigate turf areas; single-outlet and multi-outlet drip emitters will irrigate plant materials in the planting beds.

Municipal drinking water will be used for irrigation. The point-of-connection (P.O.C.) will be immediately downstream of the irrigation water meter installed by others.

The irrigation control system utilizes a main control terminal and multiple remote control valves. All irrigation scheduling is done at the main controller. Valves can be operated manually from the field switching terminals. Isolation gate valves will permit the isolation of sections of the system for repair or maintenance. Quick coupling valves will be located throughout the site for incidental watering.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system shall be the responsibility of the Owner. All planting areas will be maintained in a living, attractive, and weed free condition.

PLANT PALETTE

SYMBOL	COMMON NAME
	TREES
	Deciduous (2" Caliper Min.)
	Cottonwood (female), Autumn Purple Ash, Honeylocust Species, Chinese Pistache
	Evergreen (6' Min. Height)
	Austrian Pine, Scotch Pine, Pinon Pine
	Accent (1½" Caliper Min.)
	Desert Willow, New Mexico Olive, Flowering Pear, Flowering Plum
	SHRUBS (1 & 5 Gallon)
	Juniper Species, Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Red Flowering Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster Species, Forsythia, Mugho Pine, Cherry Sage, Spiraea, Caryopteris, Yucca Species
	GROUNDCOVERS & VINES (1 and 5 Gallon)
	Trumpet Vine, Carolina Jessamine, Juniper Species, Honeysuckle, Wisteria, Virginia Creeper
	GRASSES (Sod and/or Seed)
	Buffalo Grass, Kentucky Bluegrass
	MULCHES
	3" - 6" Cobble, ¾" Rock Mulch, Boulders, Bark Mulch

Bosque del Rio

Landscape Plan

Prepared For:

Garrett Group, Inc.
P.O. Box 10285
Albuquerque, NM 87184-0285

Prepared By:

Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, NM 87102

January 19, 1995
Revised February 8, 1996

Bosque del Río

Architectural Design Guidelines

Architecture

The objective of these guidelines is to establish a uniform and high standard for the design of houses in Bosque del Rio. The residences of Albuquerque's north valley have traditionally been varied in style and size ranging from rambling territorial estates to simple one room adobe houses. Primarily, it is an architecture of walls and courtyards embracing the landscape. The casual nature of Southwestern living comes from the blending of different cultures, influences, and styles with an attachment to the land. The guidelines that follow are meant to allow for creativity by providing specific and general descriptions of the nature of the traditional styles of the region and to allow for the blending of different styles in the same community. However, no house should stand so far apart in its design as to disrupt or detract from the visual harmony of the community.

Architectural Style

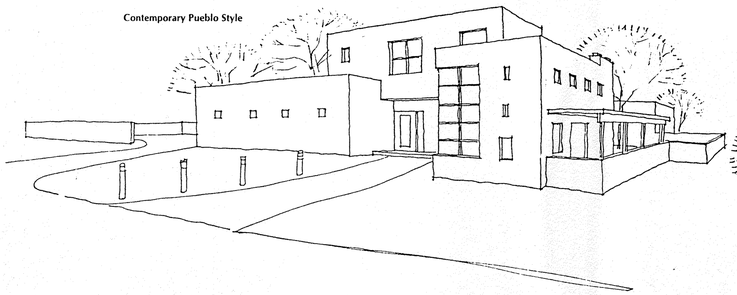
The following are brief descriptions of relevant styles and the primary features that are needed to distinguish them from each other.

Pueblo Revival Style

Pueblo style residences are based on a mixture of influences beginning with the Pueblo Indian dwellings, first and foremost, but also early Spanish dwellings and modern concerns. The organization is characterized by clustered forms and spaces of varying sizes and heights. Clustering elements creates an additive appearance of successive additions and a subtle hierarchy of forms and spaces. This style is not typically a single form with many rooms, but many rooms each with its own distinct form. Roofs are characterized by low sloped construction and parapets. The parapets are rounded in profile with canales penetrating to emphasize other openings. Porches and portals are low sloped with rough hewn wood columns, corbels, exposed wood vigas and wood ceilings. The wall construction is historically masonry with a stucco finish. Frame construction is modified to feel like masonry by rounding corners and parapets. The look of masonry also dictates placement and size of openings in walls to create the appearance of support and massiveness. This is reflected in the recessed windows, door openings and buttressed corners. This mixture of additive forms and subtractive openings creates a distinctive character that is inseparable from this style.

1. There are no pitched roof forms in this style.
2. Entry portals are a hallmark of the style.
3. Lintels over openings can be wood and exposed but covered lintels are just as common.
4. Exterior wall finish is stucco with rounded corners from the approved color list.
5. Stone can be used in horizontal benches at the base of walls in the prescribed percentages in coursed ashlar pattern.
6. The clustered form allows for courtyards to be easily integrated into the design by low walls and gates.
7. Parapets are also used to emphasize forms and screen roof equipment.

Contemporary Pueblo Style



Contemporary interpretations of the Pueblo style incorporating large areas of glass and innovative massing can be designed, with skill, to be in harmony with more traditional residences.

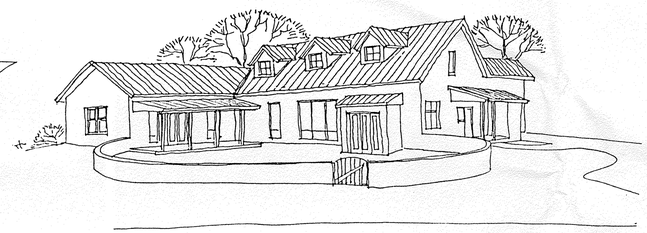
1. There are no pitched roof forms in this style.
2. Not more than (3) color changes to stucco exterior wall finish from the approved list.
3. Courtyard walls extending geometries of residence are a part of this style.
4. Stone can be used in horizontal benches at the base of walls and in chimney forms in the prescribed percentages in a coursed rubble pattern.
5. Percentage of glass areas to wall area not to exceed 30%.
6. No wood lintels over window or door openings.
7. Parapets are used to emphasize forms and screen roof equipment.

Territorial Style

The territorial style has its roots in the Pueblo style and early Spanish buildings. Many existing structures were upgraded to the Territorial style by adding classical architectural elements. Territorial houses today are characterized by simple, if not symmetrical, massing, low sloped roofs, brick parapet caps, stucco walls, square corners, and pedimented window and door head trim. Portals and courtyards are used to complete plan geometries and to add classical touches to simple massing. The square corners and finish trim are easily built in frame construction, but adobe was historically used. The history of masonry dictates that the windows and doors be deep set, but not as dramatically as in the Pueblo style. The territorial style, while closely related to the Pueblo style, is straighter, more formal, more finished and lends itself to modern construction techniques.

1. There are no pitched roof forms in this style.
2. Entry portal is common and a hallmark of the style.
3. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
4. Exterior wall finish is stucco with square corners from the approved color list.
5. Brick can be used in horizontal benches at the base of walls, as parapet caps and in chimney forms in the prescribed percentages.
6. The symmetrical form allows for formal courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
7. Parapets are also used to emphasize forms and screen roof equipment.
8. Portal columns are square or square tapered and are typically painted finished wood with painted wood trim forming the capital and base of the post. No corbels.

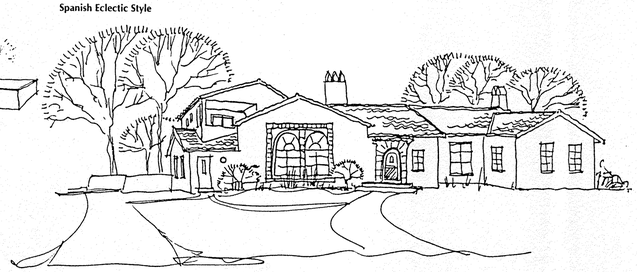
Northern New Mexico Style



A historic Northern New Mexico style house was typically a simple Pueblo style or Territorial style residence with a pitched roof added, resulting in a usable attic space. To keep the roof simple, economical, and to conserve heat the house is more compact. Lower additions with shed or low sloped roofs branch off of the main form. This results in a dominant single form with lower dependant forms. The roofing material is traditionally corrugated metal sheets with a galvanized finish. Colored standing seam roofs are also possible in red, green, and silver. Portals have shed roofs at a lower pitch than the main roof and are also metal. Second story rooms are typically half in the roof creating cathedral ceilings and characteristic dormer windows.

1. Pitched roof forms are allowed in this style with 1-1/2 story height maximum.
2. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
3. Entry porch is common and a hallmark of the style.
4. Exterior wall finish is stucco from the approved color list with square or rounded corners.
5. Brick or stone can be used in chimney forms in the prescribed percentages. Stone to be random rubble, coursed rubble or coursed ashlar pattern.
6. No swamp coolers or heating units shall be mounted on pitched roofs.
7. Portal columns are square or square tapered and typically painted finished wood with painted wood trim forming the capital and base of the post. No corbels.
8. Roof eaves and rakes require painted moldings and trim at the termination of roofing.

Spanish Eclectic Style



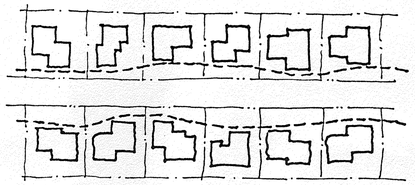
Spanish style residences in New Mexico follow similar masonry traditions as the Pueblo style and can be rustic or very finished in character. The Spanish style tradition is characterized by low pitched roofs, usually with little or no overhang, mission tile roof covering and one or several arches at the entry or important room. An entry courtyard with an elaborate entry door is common to this style. Typically, there is no entry portal but a gate or entry room may lead to an enclosed garden courtyard with arched or wood framed portals. Tower forms have also been associated with this style in the past, but must be carefully integrated into the massing of the residence. The style can be more symmetrical than the Pueblo style due to the frontal nature of the entry.

1. There are pitched roof forms on main volumes, porches and colonnades or behind parapets in this style, maximum slope 6 in 12. Low sloped roofs can also be integrated into the massing.
2. Entry portal is not common in this style.
3. Trim over and around openings can be tile or terra cotta moldings, but untrimmed openings are just as common.
4. Smooth stone can be used in horizontal benches at the base of walls, as parapet caps and in chimney caps in the prescribed percentages.
5. The symmetrical form allows for formal courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
6. Parapets are also used to emphasize forms and screen roof equipment.
7. Portal columns are typically round, classical stone or wood, finished with capital and base. Portals can be formed with masonry arches.
8. Exterior wall finish is stucco from the approved color list with square or slightly rounded corners.

For Further Reference
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Setbacks
The arrangement and placement of houses close to or back from the street creates different visual patterns and impressions of the street. The following setbacks are intended to allow flexibility in the placement of a house on a lot yet provide some structure for the ensurance of visual integrity. The setbacks are as follows:

1. Front yard setbacks - no house shall be constructed within twenty feet (20') from the front property line of the Lot.
   a. No more than two (2) houses in a row shall be at the same front yard setback distance. Setbacks shall stagger a minimum of five feet.
   b. No more than 75% of the front building wall of a house shall be permitted at the front setback line if the front setback is twenty feet.
2. Side yard setbacks - no house shall be constructed within ten feet (10') from the side property lines of the Lot.
3. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of the Lot. There shall be a 100' rear yard setback for houses on lots 102-109.
4. Accessory buildings shall be permitted within the rear and side yard setbacks, as approved by the Architectural Control Committee.



Varied Front Setbacks

Building Height
Houses or improvements on any Lot shall not exceed two stories for Pueblo Revival, Spanish Eclectic and Territorial styles. Northern New Mexico Style homes are limited to 1-1/2 stories. The maximum height allowed is of twenty-six feet (26'). The height is measured from the original pad elevation to the highest point of the parapet or to the average height between the plate and the ridge of a gable.

1. The maximum area of the second story of a house can be no more than sixty percent (60%) of the area of the first floor including roof decks and porches. The first floor area is calculated exclusive of the required garage area and the area of any permitted accessory structure contained within the Lot.
2. The second story portion of the house shall also be set back minimum of 5' to eliminate the appearance of a two story wall.

Building Massing
1. All houses in this subdivision will be required to have a minimum of three (3) distinct masses visible on two (2) sides of the design.
2. Offsets in massing are to be 2' minimum horizontally and vertically.
3. Windows are typically wood or aluminum/vinyl set deep in the wall, entry doors are wood in a heavy panel design.
4. Northern New Mexico Style homes will be limited to 1-1/2 stories.

Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets which are an integral part of the house. No air conditioning/heating equipment may be installed on houses with a pitched roof profile. Equipment that is ground mounted must be screened from the front and sides.

Roof Forms
These forms are appropriate at Bosque del Rio:
1. Low sloped roofs, 1/4" per foot to 1" per foot, with parapets (all styles).
2. Gable and hip roofs, no steeper than 8" per foot to 12" per foot, Northern New Mexico Style, 6" per foot to 12" per foot for Spanish Eclectic.
3. Gabled or hip Dormers, Northern New Mexico Style.

These roof forms may not be used at Bosque del Rio:
1. Mansard.
2. Domed or arched.
3. Gambrel.
4. Steeply pitched over 9" to 12" per foot.

Any roof mounted equipment must be screened with materials architecturally compatible to the house in terms of material, color, and design. Ground mounted equipment must be screened with materials architecturally compatible to the house in terms of material, color, and design, and/or landscaping. Top of screen walls to be same height or higher than equipment being screened.

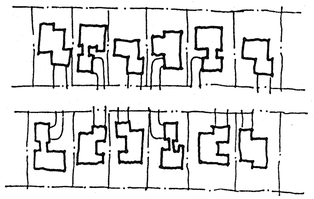
Roof Materials
These roof materials are appropriate for Bosque del Rio:
1. Metal roofs, standing seam or corrugated in red, green or silver.
2. Built-up roofing (non reflective)
3. Single ply membrane (low sloped only, non reflective).
4. Clay or Concrete tile, mission barrel or S shapes in solid colors.

These roofing materials will not be allowed at Bosque del Rio:
1. Asphalt shingles.
2. Wood shingles and shake shingles.
3. Multi-colored roof tiles.

Garages
Typical lot sizes within Bosque del Rio allow the opportunity to have garage doors angled away from the street. This placement of garage doors is encouraged to break up the monotony of all garage doors being parallel to the street. No more than two houses in a row may have the garage doors parallel to the street. Detached garages, located in the rear yard shall not be considered parallel to the street.

Garage doors shall be a maximum width of two cars. Additional garage doors shall be offset in massing by 2 feet.

Garage doors shall be offset from the surface of the main wall by 12" minimum.



Varied Garage Placement/Orientation

Courtyard Walls
Courtyard walls are allowed within the front setback line but may not exceed 36" in height and must be constructed of materials complimentary to the house. All other fencing will be addressed in the C, C & R's, and will be reviewed by the Architectural Control Committee.

Columns
The following are appropriate column forms at Bosque del Rio:
1. Square stucco.
2. Round stucco.
3. Square wood.
4. Square wood, tapered.
5. Round peeled bark wood.
6. Round classical with smooth shafts in Doric or simple contemporary order.

The following shall not be allowed:
1. Corinthian.
2. Ionic.
3. Tuscan.
4. Egyptian.

Arches
Arches should be simple and massive.
1. Full Roman.
2. Segmented.

No Gothic arches.

Windows
Windows are integral with all styles of houses at Bosque del Rio.
1. Windows should be set deep into the walls to create a feeling of masonry construction and massiveness, 2" offset minimum.
2. Plant-Ons or stucco surrounds may not be used.
3. Windows with colored sashes and heavy profiles are appropriate.
4. Unanodized aluminum frames or mullions may not be used.

Building Materials
1. Stucco - shall be the primary building material and shall account for a minimum of 85% of the exterior construction.
2. Stone - may be used as an accent feature and shall not comprise more than 15% of the exterior construction. See architectural styles for restrictions.
3. Brick - may be used as an accent feature and shall not comprise more than 15% of the exterior construction. See architectural styles for restrictions.

Colors
1. Primary - exterior stucco colors shall be limited to, or match, the following: El Rey Stucco standard colors including Buckskin (106), Driftwood (111), Straw (122), Sandalwood (121), Suede (118), La Luz (125), Desert Rose (114), Sand (103), Fawn (117), Palomino (119), Adobe (116), Beige (105), and Cottonwood (115), and Sto Industries Colors for the Southwest including Pecos (01001), Abiqu (01002), Santa Fe Mocha (01003), Adobe Brown (01994), Pueblo (01005), Suede (01006), Tumbleweed (01010), Paloma (01014), Cimmaron (01015), and Mesa Del Sol (01016). Colors from manufacturers other than El Rey or Sto need to match approved colors to be submitted.
2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of white, green, red, blue, and brown ranges.

Note: An Architectural Review Committee will be established in the C, C & R's for the Bosque del Rio subdivision. This committee will be responsible for ensuring that all improvements, construction, etc. within the subdivision conform to these architectural design guidelines, the C, C & R's, or variances as granted by the Committee. Building plans for each Lot shall be submitted to the Committee for review and approval. A letter of approval from the Committee must accompany building plan submittals to the City of Albuquerque Code Administration. City of Albuquerque Code Administration has final approval of all building plans.

Bosque del Río

Architectural Design Guidelines

Prepared For:

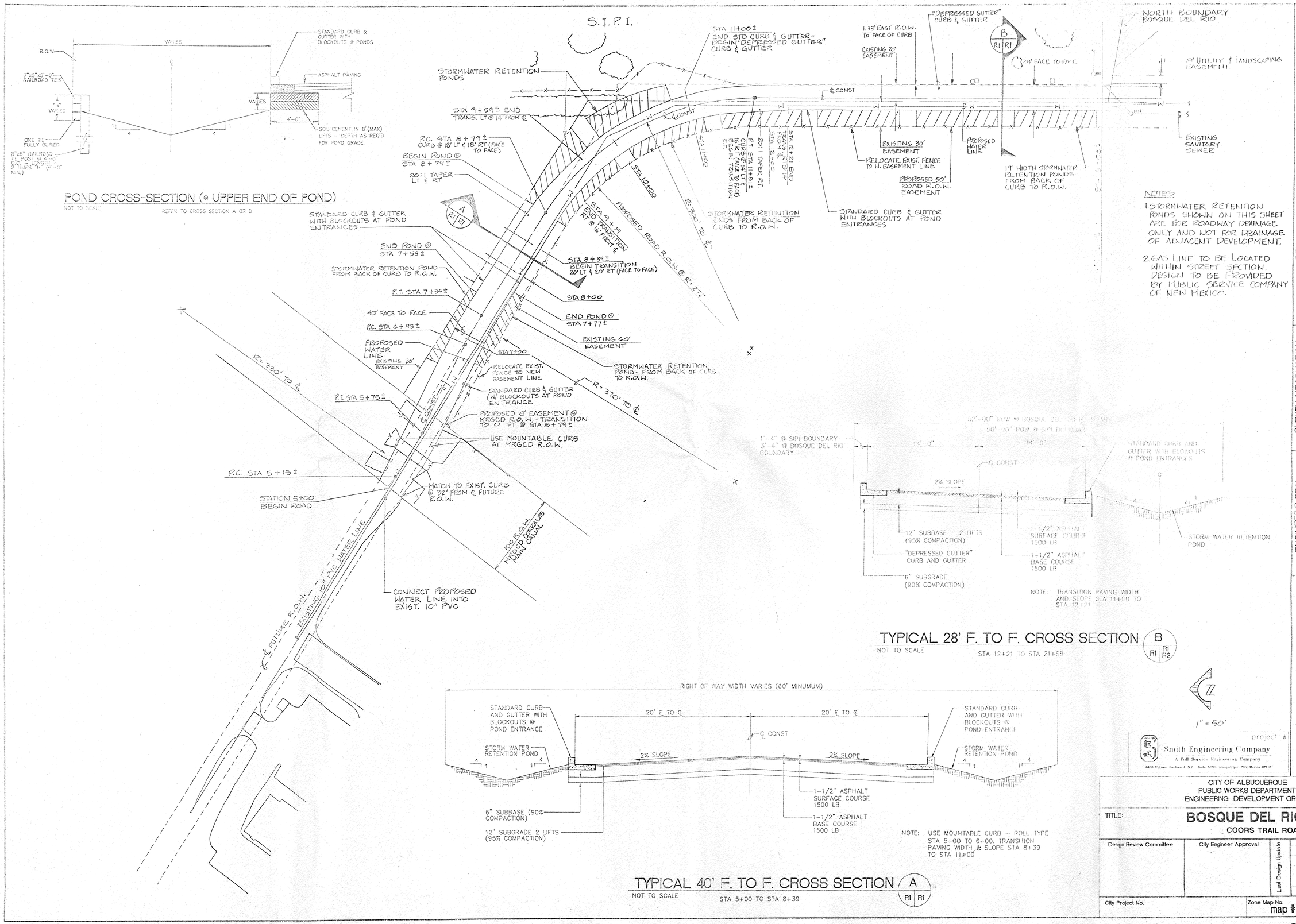
Garrett Group, Inc.
P.O. Box 10285
Albuquerque, NM 87184-0285

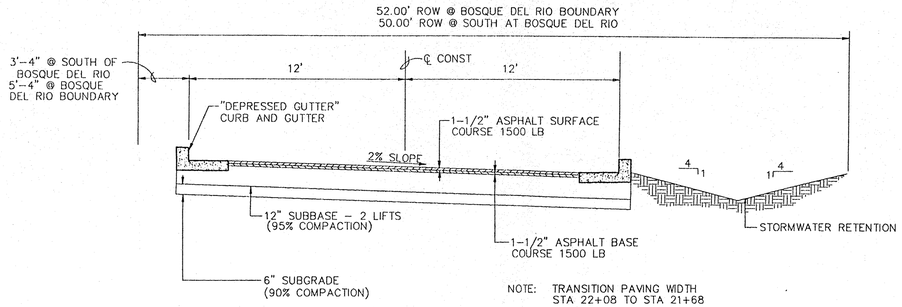
Prepared By:

RD Habiger & Associates, Inc.
201 Coal SW
Albuquerque, NM 87102

Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, NM 87102

Revised February 8, 1996


S.I.P.I.
POND CROSS-SECTION (@ UPPER END OF POND)
NOT TO SCALE
REFER TO CROSS SECTION A OR B
R.O.W.
VARIES
8"x8"x8'-0" RAILROAD TIES
ONE TIE FULLY BURIED
8"x8" RAILROAD TIE POST, 8'-0" O.C., LENGTH 2 TIES "H" (6'-0" MIN.)
STANDARD CURB & GUTTER WITH BLOCKOUTS @ PONDS
ASPHALT PAVING
4'-0"
SOIL CEMENT IN 8"(MAX) LIFTS - DEPTH AS REQ'D FOR POND GRADE
STORMWATER RETENTION PONDS
STA 11+00± END STD CURB & GUTTER- BEGIN "DEPRESSED GUTTER" CURB & GUTTER
STA 9+59± END TRANS. LT @ 14' FROM ℄
P.C. STA 8+79± CURB @ 18' LT & 18' RT (FACE TO FACE)
BEGIN POND @ STA 8+79±
20:1 TAPER LT & RT
STANDARD CURB & GUTTER WITH BLOCKOUTS AT POND ENTRANCES
END POND @ STA 7+53±
STORMWATER RETENTION POND FROM BACK OF CURB TO R.O.W.
P.T. STA 7+34±
40' FACE TO FACE
P.C. STA 6+93±
PROPOSED WATER LINE
EXISTING 30' EASEMENT
P.T. STA 5+75±
P.C. STA 5+15±
STATION 5+00 BEGIN ROAD
R= 330' TO ℄
℄ CONST
STA 8+39± BEGIN TRANSITION 20' LT & 20' RT (FACE TO FACE)
STA 8+00
END POND @ STA 7+77±
EXISTING 60' EASEMENT
STA 7+00
RELOCATE EXIST. FENCE TO NEW EASEMENT LINE
STANDARD CURB & GUTTER (W/ BLOCKOUTS AT POND ENTRANCE
PROPOSED 8' EASEMENT @ MRGCD R.O.W. - TRANSITION TO 0' FT @ STA 8+79±
USE MOUNTABLE CURB AT MRGCD R.O.W.
MATCH TO EXIST. CURB @ 32' FROM ℄ FUTURE R.O.W.
100 R.O.W. MRGCD CROSS MAIN CANAL
CONNECT PROPOSED WATER LINE INTO EXIST. 10" PVC
℄ FUTURE R.O.W.
EXISTING 10" PVC WATER LINE
PROPOSED ROAD R.O.W. @ R= 272'
R= 330' TO ℄
STA 12+00
STA 11+00
P.T. STA 11+81± CURB @ 14' LT & 16' RT (FACE TO FACE) BEGIN TRANSITION
20:1 TAPER RT
STA 12+21 END TRANS. LT @ 14' STA 12+60
STORMWATER RETENTION PONDS FROM BACK OF CURB TO R.O.W.
STANDARD CURB & GUTTER WITH BLOCKOUTS AT POND ENTRANCES
1.33' EAST R.O.W. TO FACE OF CURB
EXISTING 20' EASEMENT
"DEPRESSED GUTTER" CURB & GUTTER
℄ CONST
28' FACE TO FACE
EXISTING 30' EASEMENT
RELOCATE EXIST. FENCE TO W. EASEMENT LINE
PROPOSED 50' ROAD R.O.W. EASEMENT
PROPOSED WATER LINE
19' WIDTH STORMWATER RETENTION PONDS FROM BACK OF CURB TO R.O.W.
NORTH BOUNDARY BOSQUE DEL RIO
8' UTILITY & LANDSCAPING EASEMENT
EXISTING SANITARY SEWER
NOTES:
1. STORMWATER RETENTION PONDS SHOWN ON THIS SHEET ARE FOR ROADWAY DRAINAGE ONLY AND NOT FOR DRAINAGE OF ADJACENT DEVELOPMENT.
2. GAS LINE TO BE LOCATED WITHIN STREET SECTION. DESIGN TO BE PROVIDED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.
1'-4" @ SIPI BOUNDARY
3'-4" @ BOSQUE DEL RIO BOUNDARY
32'-00" ROW @ BOSQUE DEL RIO ROADWAY
50'-00" ROW @ SIPI BOUNDARY
14'-0"
14'-0"
℄ CONST
2% SLOPE
STANDARD CURB AND GUTTER WITH BLOCKOUTS @ POND ENTRANCES
12" SUBBASE - 2 LIFTS (95% COMPACTION)
"DEPRESSED GUTTER" CURB AND GUTTER
6" SUBGRADE (90% COMPACTION)
1-1/2" ASPHALT SURFACE COURSE 1500 LB
1-1/2" ASPHALT BASE COURSE 1500 LB
STORM WATER RETENTION POND
NOTE: TRANSITION PAVING WIDTH AND SLOPE STA 11+00 TO STA 12+21
TYPICAL 28' F. TO F. CROSS SECTION (B)
NOT TO SCALE
STA 12+21 TO STA 21+68
R1 R1 R2
RIGHT OF WAY WIDTH VARIES (60' MINUMUM)
STANDARD CURB AND GUTTER WITH BLOCKOUTS @ POND ENTRANCE
20' F. TO ℄
20' F. TO ℄
℄ CONST
2% SLOPE
2% SLOPE
STORM WATER RETENTION POND
6" SUBBASE (90% COMPACTION)
12" SUBGRADE 2 LIFTS (95% COMPACTION)
1-1/2" ASPHALT SURFACE COURSE 1500 LB
1-1/2" ASPHALT BASE COURSE 1500 LB
NOTE: USE MOUNTABLE CURB - ROLL TYPE STA 5+00 TO 6+00. TRANSITION PAVING WIDTH & SLOPE STA 8+39 TO STA 11+00
TYPICAL 40' F. TO F. CROSS SECTION (A)
NOT TO SCALE
STA 5+00 TO STA 8+39
R1 R1
1" = 50'
project #
Smith Engineering Company
A Full Service Engineering Company
8400 Uptown Boulevard N.E. Suite 500E Albuquerque, New Mexico 87110
AS BUILT INFORMATION
BENCH MARKS
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
ENGINEER'S SEAL
MICRO-FILM INFORMATION
RECORDED BY DATE NO.
NO. DATE REMARKS BY
REVISIONS
DESIGN
DESIGNED BY C. Anderson DATE 2/8/96
DRAWN BY DATE
CHECKED BY DATE
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: BOSQUE DEL RIO
COORS TRAIL ROAD PLAN
Design Review Committee
City Engineer Approval
Last Design Update
Mo. / Day / Yr.
City Project No.
Zone Map No. map #
Sheet R1 Of 3
SHEET 4 OF 13
Drawing name: C:\DATA\MEADOWS\BASE1.DWG

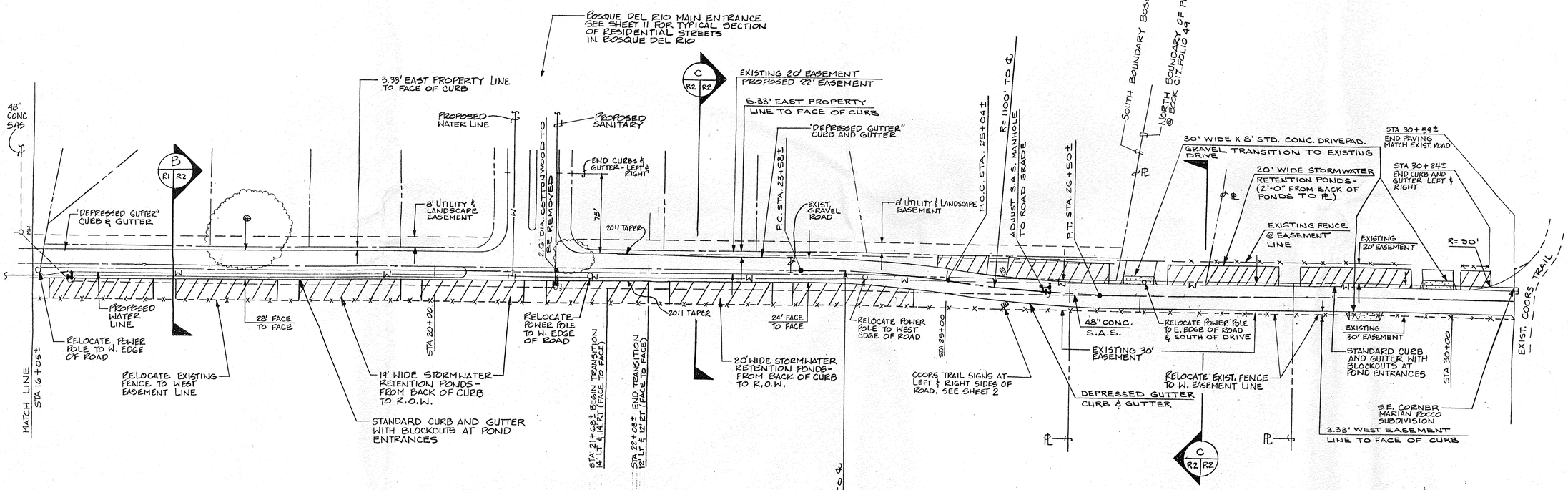


TYPICAL 24' F. TO F. CROSS SECTION (C / R2 | R2)

NOT TO SCALE

STA 22+08 TO STA 30+39

⬡ KEYED NOTES:



NOTES

1. STORMWATER RETENTION PONDS SHOWN ON THIS SHEET ARE FOR ROADWAY DRAINAGE ONLY AND NOT FOR DRAINAGE OF ADJACENT DEVELOPMENT.
2. GAS LINE TO BE LOCATED WITHIN STREET SECTION. DESIGN TO BE PROVIDED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.
3. CABLE TV SERVICE WILL BE REQUESTED TO STATION 30+59 FROM THE SERVICE PROVIDER.

N

1" = 50'

AS BUILT INFORMATION: CONTRACTOR / WORK STAKED BY / DATE / INSPECTOR'S ACCEPTANCE BY / DATE / FIELD VERIFICATION BY / DATE / DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE / NO.

BENCH MARKS

SURVEY INFORMATION: FIELD NOTES — BY / DATE / NO.

ENGINEER'S SEAL: GILBERT E. LABERGE — NEW MEXICO — 6147 — REGISTERED PROFESSIONAL ENGINEER — 2/8/96

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN DATE 2/5/96

DESIGNED BY C. Anderson

DRAWN BY DATE

CHECKED BY DATE

Smith Engineering Company
A Full Service Engineering Company
6400 Uptown Boulevard, N.E. Suite 500E Albuquerque, New Mexico 87110

project #

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

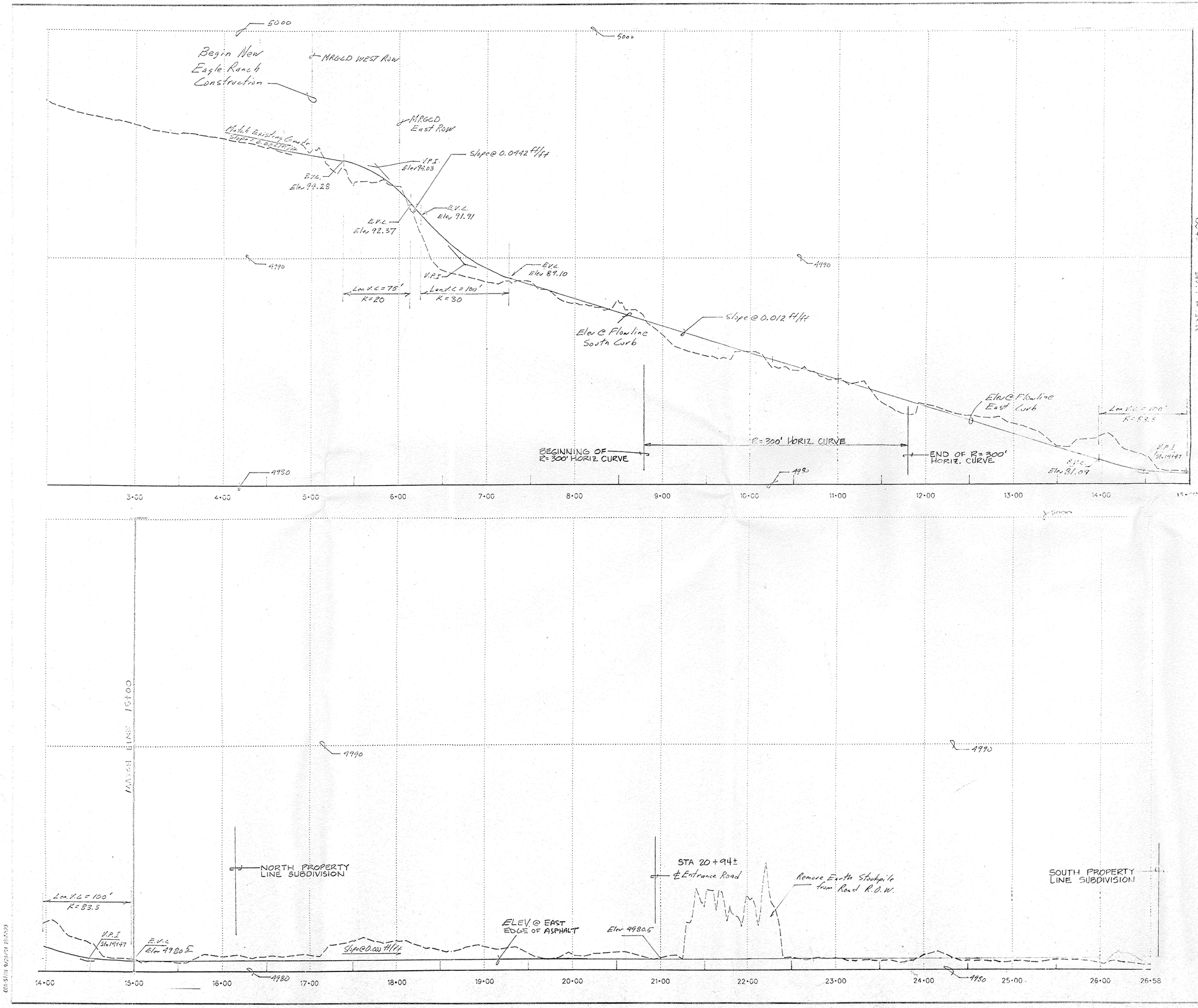
TITLE: **BOSQUE DEL RIO**

CONCEPTUAL - COORS TRAIL ROAD PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No. | Zone Map No. map # | Sheet R2 Of 3

Drawing name: C:\DATA\MEADOWS\BASE2.DWG
Saved on: February 5, 1996 at 2:41 PM



HORZ 1"=50'
VERT 1"=2'

Smith Engineering Company
A Full Service Engineering Company
4200 Uptown Boulevard, N.E. Suite 100E Albuquerque, New Mexico 87110

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**
COORS TRAIL ROAD PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

NO.	DATE	BY
1	2/8/96	Ext Road Sta & Horiz Curve Data

DESIGNED BY C. Anderson DATE 1/26/95
DRAWN BY DATE
CHECKED BY DATE

PROJECT NO. | MAP NO. D-13 | SHEET R3 OF 3

LINE	BEARING	DISTANCE
L1	S 61°29'49" E	57.42'
L2	N 42°01'21" E	133.90'
L3	S 47°58'39" E	120.36'
L4	S 79°59'09" E	175.79'
L5	N 10°00'05" E	78.48'
L6	S 79°59'55" E	141.96'

CURVE	ARC	DELTA	RADIUS
C1	244.72'	31°09'32.3"	450.00'
C2	64.58'	18°30'06.6"	200.00'
C3	367.42'	21°03'05.8"	1000.00'
C4	300.46'	17°12'54.3"	1000.00'
C5	169.64'	33°23'55.4"	300.00'
C6	252.98'	57°58'44.3"	250.00'
C7	139.66'	32°00'29.8"	250.00'
C8	115.96'	55°22'00.7"	120.00'
C9	120.94'	34°38'45.3"	200.00'

NOTE:

Street rights-of-way are based on Intermittent Parking Design (Table 23.2.1.C of the Development Process Manual). All lot numbers on streets designated for Intermittent Parking shall be followed by the suffix "P1" on the subdivision plat. The criteria for use of Intermittent Parking for this subdivision is based on 95% of lot widths greater than or equal to 75 feet, with 20 foot wide by 20 foot deep parking easement (20 foot wide drivepad required).

See Sheet 11 for typical residential street section.

LEGEND

- CENTERLINE OF RIGHT-OF-WAY
- PAVING WIDTH
- + CENTER OF RADIUS
- △ POINT OF CURVE OR POINT OF TANGENT

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

Smith Engineering Company
A Full Service Engineering Company
5600 Uptown Boulevard, N.E. Suite 500E Albuquerque, New Mexico 87110

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	2/8/96	Ref to Sht 11	R.Sla

REVISIONS

DESIGN
DESIGNED BY C. Anderson & J. Lira for DATE 11/21/95
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO.	MAP NO.	SHEET P1 OF 1

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BOSQUE DEL RIO
DRAINAGE ANALYSIS

GENERAL

Smith Engineering Company has been retained by the Garrett Group, Inc. to develop the drainage and grading plan for a 50 acre subdivision in the North Valley. The 50 acre subdivision is a planned community comprising 114 lots. The parcel is located on the northwest side of Albuquerque, New Mexico in the former floodplain of the Rio Grande. All existing offsite flow from the north is diverted east to the Corrales Riverside Drain and does not reach the subdivision. Developed onsite flow will be ponded onsite in retention ponds.

SITE LOCATION AND DESCRIPTION

The project area is located in Bernalillo County on the northwest side of the city of Albuquerque, New Mexico (see Legal Description and Vicinity Map this sheet). The local climate is considered semi-desert and is hot and dry. Albuquerque receives on average less than 8 inches of rain per year. The project area is located on the valley floor in the former floodplain of the Rio Grande. The area is protected by levees that contain the 100 year runoff of the Rio Grande. The majority of the floods that effect the area come from thunderstorms that occur in the months of July, August, and September. The summer thunderstorms originate from the Gulf of Mexico. Less intense winter rainfall comes from frontal activity that originates in the Pacific Ocean.

A. Existing Conditions - Onsite

The proposed 50 acre subdivision will be located on existing farm fields. The project site is zoned SU-1 for Planned Residential Development. The property is bordered on the north by the Southwestern Indian Polytechnic Institute (SIPI). An old river meander borders the property on the west and more farm fields form the southern boundary. On the east the property boundary is formed by an irrigation lateral (and further east is located the Corrales Riverside Drain). The average slope of the existing grade is about 0.2% from northeast to southwest. The soils consist of Brazito Fine Sandy Loam and Brazito Silty Clay Loam. Three concrete lined irrigation ditches convey irrigation water from the east to the fields. The lined ditches run east to west at the north, center, and south ends of the property. The ground water table is about 5 to 7 feet below the ground surface.

The Flood Insurance Rate Map (FIRM) for the area delineates the western two-thirds of the property as zone AH (shallow flooding with ponding up to elevation 4981 ft) and the eastern one-third as zone B (area protected by levee from the base flood). Due to the construction of the Piedras Marcadas Dam the zone AH will be removed from the area (including the project site). See the map titled, "Flood Hazards for Onsite and Offsite Sub-basins" on this sheet.

B. Existing Conditions - Offsite

Existing offsite flow from the north (sub-basins A, B, and C) is diverted by an existing drainage ditch along the northern boundary of the project site. The ditch ranges from a top width of 6 feet and a depth of 2 feet (at the west end of the project site) to a top width of 15 feet and a depth of 6 feet (at the east end of the project site). The ditch conveys flow to two 30 inch CMP culverts. The culverts convey flow to the Corrales Riverside Drain. Between the ditch and the northern boundary of the project site lies a earthen berm about one foot high. This also prevents offsite flow from the north from entering the project site. Offsite flow from the west (sub-basin D) will flow around the project site to the south.

The average slope of the northern offsite sub-basins is about 0.2%. The SIPI campus and farm fields form these northern sub-basins. An old river meander forms the western offsite sub-basin. It is has a slope of 0.6%.

In the past runoff from the Piedras Marcadas Arroyo flowed onto the project site. Today the Piedras Marcadas Dam contains the 100 year runoff from the west mesa. The operation plan for the dam does not allow the release of dam's waters until once the storm event has passed. Then the dam's floodwater is released to the Corrales Canal (Molzen-Corbin, 1993, p. 10). The Corrales Canal is located about 1000 feet west of the project site. The canal has been redesigned in recent years to convey the 100 year event as shown in the Albuquerque Metropolitan Arroyo Flood Control Authority's' (AMAFCA) "North Coors - La Orria Outlet Plans". It forms a drainage divide, preventing local runoff from the west from entering the project site. On the east of the project site is the Corrales Riverside Drain. This drain conveys the 100 year discharge without flooding the adjacent property as shown on the FIRM (zone B).

C. Developed Conditions - Onsite

The developed project site will include a planned community consisting of 114 lots on 50 acres. The lots will be made up of 13 one acre lots while the remaining 101 lots will be 1/4 acre in size or slightly larger. As mentioned in a previous section, the onsite runoff will be ponded in shallow retention ponds adjacent to each home.

Also discussed previously, the zone AH flood hazard is in the process of being removed by AMAFCA due to the construction of the Piedras Marcadas Dam. Once this area is removed from zone AH it is anticipated that it will be designated zone B. This new classification will not require any flood insurance. Until the floodplain revision occurs the homeowner's may have to buy flood insurance. Other offsite flow from the north will continue to flow to the east to the Corrales Riverside Drain and never enter the proposed subdivision.

HYDROLOGIC ANALYSIS

A. Pre-design Conference

Smith Engineering met with the City of Albuquerque's (COA) Hydrology Department to determine the criteria for handling onsite and offsite flow for the 50 acre subdivision. The COA determined that due to the mild slopes of the existing project site, the COA's "Flat Grading Scheme" should be used. This criteria incorporates onsite retention ponds to control runoff. Shallow ponds adjacent to raised pads will insure at least one foot of freeboard between the 100 year 10 day pond elevation and the top of pad. Estate style streets with a width of 28 feet will also be raised above the 100 year 10 day pond elevation. These private streets will drain to the adjacent lots. The entrance road to the subdivision will consist of 2 paved lanes. Runoff from the road will be ponded within the right-of-way within the median or adjacent to the roads. A perimeter wall along the south end of the subdivision will insure that onsite flow will not flood adjacent property to the south. The result is that the 50 acre subdivision will have no adverse impact on downstream drainage systems.

B. Offsite Hydrologic Analysis

The 100 year 24 hour storm event was modeled with AHYMO (version 1/94) for the northern and western offsite sub-basins. The 100 year 24 hour rainfall depth is 2.63 inches. The time to peak was computed using the Soil Conservation Upland Method. The total flow from the north is 55 cfs. It is conveyed through a drainage ditch to two 30 inch CMP culverts. The culverts convey the flow to the Corrales Riverside Drain. The capacity of the drainage ditch is approximately 66 cfs and the capacity of the two 30 inch culverts is about 120 cfs (assuming inlet control). Therefore, the existing drainage ditch and culverts can convey the runoff from the northern offsite basins to the Corrales Riverside Drain. The runoff parameters used in the hydrologic model and the peak discharge and runoff volume for the sub-basins are shown in the tables on this sheet.

C. Onsite Hydrologic Analysis

The 100 year 10 day storm event was used to model runoff for the developed onsite conditions. The 100 year 10 day rainfall is 3.57 inches. The City of Albuquerque's DPM 22.2 was used to determine the volume of runoff and the peak discharge generated for the typical lots. The 1 and 1/4 acre lots produced 0.12 and 0.06 ac-ft of runoff, respectively.

The existing onsite flow was modeled using AHYMO for the 100 year 24 hour event. The peak discharge and runoff volume are 14 cfs and 1.9 ac-ft, respectively.

Each lot drains to its own retention pond. The depth of ponding for the 100 year 10 day event for the 1 and 1/4 acre lots is 0.78 and 0.77 feet, respectively. The freeboard (difference between the 100 year 10 day water surface elevation and the top of pad elevation) for both types of lots is 1 foot. The runoff from the developed conditions will not generate any significant sediment as each lot is composed of impervious and landscaped areas. A NPDES Storm Water Pollution Prevention Plan will be developed for the subdivision prior to construction.

REFERENCES

Molzen-Corbin and Associates, May 1993, "Piedras Marcadas - Drainage Management Plan - Revision - Draft", Albuquerque Metropolitan Arroyo Flood Control Authority.

LEGAL DESCRIPTION

A certain tract of land situate within Section 19, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract is identified as Tract 82A3 on Amended Map No. 25 and Tract 1A2A, on Amended Map No. 26 of the Survey of the Middle Rio Grande Conservancy District, and being more particularly described by metes and bounds using geodetic grid bearings and ground distances as follows:

Beginning, for a tie, at the Quarter Corner on the line between said Section 19, and Section 24, T. 11N. R. 2E., N.M.P.M. and running thence,

S89°43'38"E, a distance of 1,319.75 feet to a point common to the southeast corner of the Marian Rocco Subdivision, plat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 23, 1986 in plat book C31, page 184; thence,

N00° 20' 35"E, a distance of 391.31 feet along the east line of said Marian Rocco Subdivision to the southwest corner and point of beginning of the tract herein described; thence,

N00° 20' 35"E, a distance of 1,060.58 feet continuing along the said east line of Marian Rocco Subdivision to the northwest corner of the tract herein described, a capped pipe marked "21" being common to the southwest corner of unplatted lands of the Bureau of Indian Affairs; thence,

S79°59'55"E, a distance of 2,466.26 feet along the south line of said lands of the Bureau of Indian Affairs to a point; thence,

S42°44'55"E, a distance of 57.30 feet continuing along the line common to lands of the Bureau of Indian Affairs to a point; thence,

S65°14'55"E, a distance of 34.14 feet to the northeasterly corner of the tract herein described; thence,

S47°49'49"W, a distance of 1,269.26 feet along an irrigation ditch to the southeasterly corner of the tract herein described; thence,

N79°59'09"W, a distance of 1,588.50 feet to the southwest corner and point of beginning of the tract herein described; containing 49.9550 Acres (2,176,038 square feet) more or less.

(Source: Andrews, Asbury, and Robert, Inc., November 1994, ALTA/ACSM Land Title Survey for Lands of Sabura Matsubara and Mary Masako Matsubara Revocable Trust and Takeo Matsubara, Bernalillo County, New Mexico)

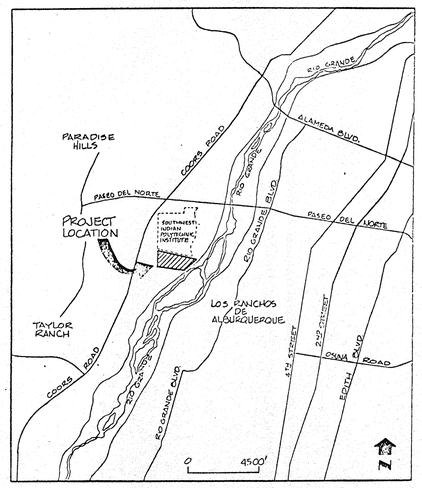
SUMMARY OF BASIN PARAMETERS

Basin	Area (ac)	Length (ft)	Slope (ft/ft)	K	tp (hrs)	Surface Treatment in Percent A	B	C	D
Existing Conditions - Offsite and Onsite - 100 Year 24 Hour									
A	117	3440	0.002	2.05	0.69	80	11	5	4
B	42	3400	0.0024	2.04	0.64	90	4	5	1
C	41	2380	0.0013	1.79	0.69	80	14	5	1
D	43	1900	0.0055	1.65	0.69	70	3	25	2
E	50	2600	0.0013	1.86	0.73	100	0	0	0
Developed Conditions - Onsite Typical Lots - 100 Year 10 Day									
Lot 1	0.30	N/A	N/A	N/A	0.133	10	14	15	61
Lot 2	1.13	N/A	N/A	N/A	0.133	10	52	15	23

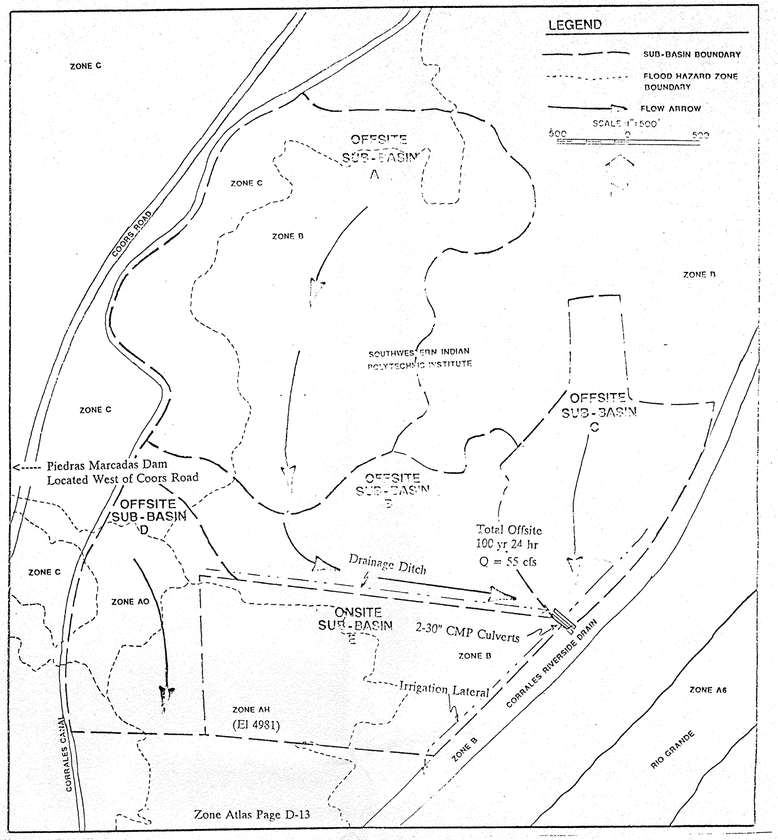
Notes: The 100 yr 24 hr and 100 yr 10 day rainfall depths are 2.63" and 3.57", respectively.
The areas of Lots 1 and 2 include right-of-way.

SUMMARY OF PEAK DISCHARGE AND RUNOFF VOLUME

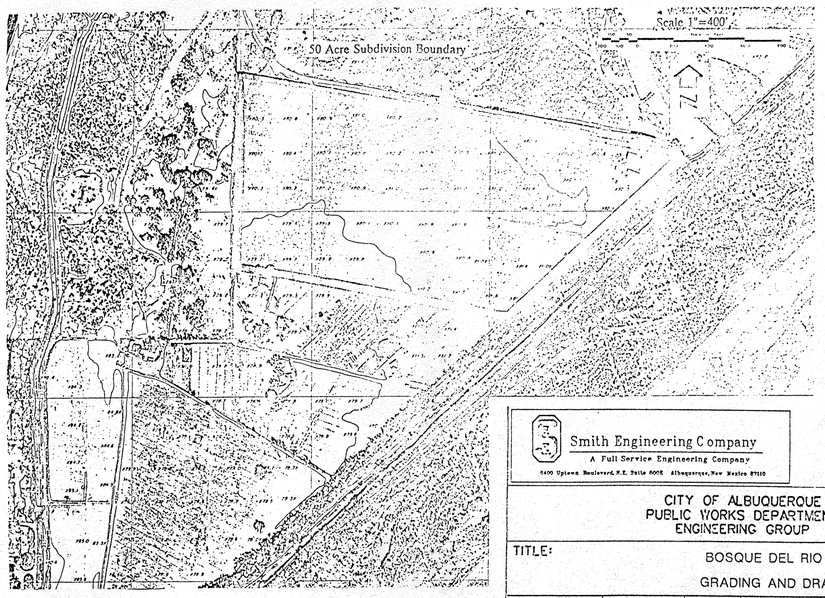
Sub-basin	Peak Discharge (cfs)	Runoff Volume (ac-ft)
Existing Conditions - Offsite and Onsite - 100 Year 24 Hour		
A	47	5.6
B	15	1.8
C	14	1.8
D	18	2.2
E	14	1.9
Developed Conditions - Onsite Typical Lots - 100 Year 10 Day		
Lot 1 (1/4 ACRE)	1.1	0.06
Lot 2 (1 ACRE)	3.0	0.12



Bosque del Rio
VICINITY MAP



FLOOD HAZARDS FOR ONSITE AND OFFSITE SUB-BASINS
(SOURCE: FIRM 350002 0208C, OCTOBER 16, 1983)



Bosque del Rio
ORTHOPHOTO MAP
(Source: Bohannon-Huston, 1981, Albuquerque Master Drainage Study, p. D-13)

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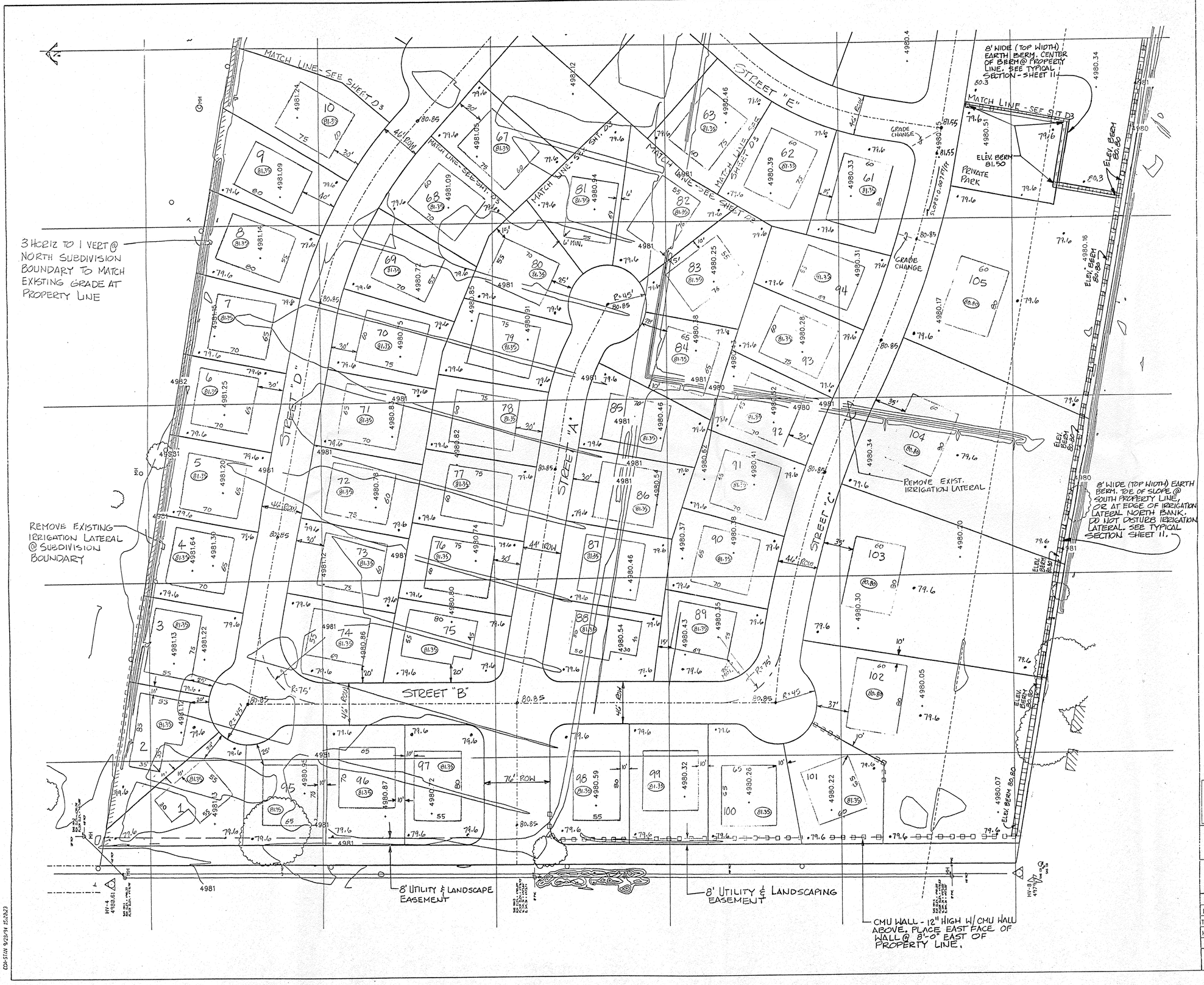
1/26/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BOSQUE DEL RIO
GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. | MAP NO. | SHEET D1 OF 5



GENERAL NOTES:

1. ELEVATIONS SHOWN ARE SUBJECT TO FINAL EARTHWORK COMPUTATION AND BALANCE OF CUT AND FILL. OVERALL ELEVATIONS MAY CHANGE ± 0.5 FT. RELATIVE ELEVATIONS (I.E., LOT TO LOT, LOT TO POND AND LOT TO ROAD) WILL REMAIN AS SHOWN.

2. THE ELEVATIONS OF ANY PAD GRADE SHALL NOT BE LOWER THAN THE ELEVATION SHOWN. THE ELEVATIONS OF THE PAD GRADES (BUT NOT THE POND OR STREET GRADES) OF LOTS 12, 13, 61 THROUGH 65, AND 102 THROUGH 114 MAY BE 0.80 FEET HIGHER THAN THE ELEVATIONS SHOWN. THE ELEVATIONS OF ALL OTHER PAD GRADES (BUT NOT THE POND OR STREET GRADES) MAY BE 0.30 FEET HIGHER THAN THE ELEVATIONS SHOWN. RAISING LOT PADS MAY REQUIRE IMPORT OF FILL MATERIALS.

3. PORTIONS OF THIS PROPERTY ARE WITHIN THE 100-YEAR FLOOD ZONE (ZONE AH, ELEV. 4981) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 350002-0008C, OCT. 19, 1983.) LOTS WITHIN THIS FLOOD ZONE DESIGNATION MAY BE SUBJECT TO FLOOD INSURANCE REQUIREMENTS. PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE UNTIL SUCH TIME THAT THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA) COMPLETES AND FEMA APPROVES A LETTER OF MAP REVISION APPLICATION FOR THE EXISTING PIEDRAS MARCADAS DAM. LOTS WITHIN THE AH FLOOD ZONE DESIGNATION INCLUDE 1-P1 THROUGH 14-P1, 34-P1 THROUGH 36-P1, 42-P1 THROUGH 54-P1, AND 61-P1 THROUGH 108-P1.

LEGEND

+ EXISTING GROUND ELEVATION
• NEW GROUND OR STREET ELEVATION
○ DESIGN PAD ELEVATION
▫ CMU WALL

NORTH

0 50 100
SCALE: 1" = 50'

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AS BUILT INFORMATION
CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR'S ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
Rev 2/5/96 CL
Rev 4/12/96 CL
1/26/95

NO.	DATE	REMARKS	BY
2	4/12/96	Earth Berm @ South PL	CL
1	2/5/96	General Note No. 3	CL

REVISIONS

DESIGN
DESIGNED BY C. Anderson DATE 1/26/95
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**
GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. | MAP NO. D-13 | SHEET D2 OF 5

CDS-STAN 9/29/94 15:28:23

1. SEE SHT. D2 FOR NOTES PERTAINING TO GRADING AND DRAINAGE PLANS.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTORS ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
Rai: 11/1/94 C.O.D.
1/24/95

NO.	DATE	REMARKS	BY
1	11/1/94	Earth Berm @ South & East PL	C.O.

REVISIONS

DESIGN
DESIGNED BY C. Anderson DATE 1/24/95
DRAWN BY DATE
CHECKED BY DATE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**
GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. | MAP NO. D-13 | SHEET D3 OF 5

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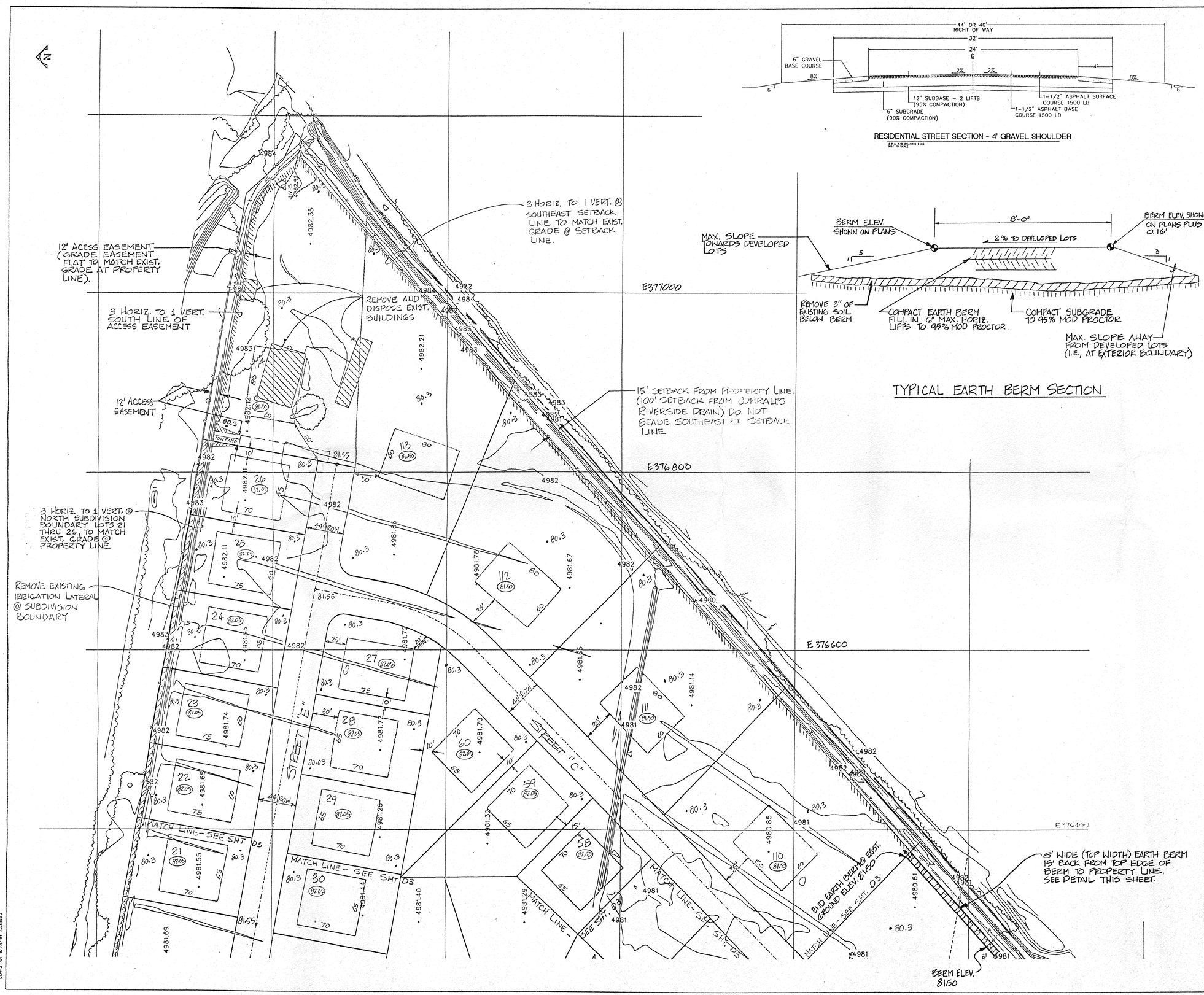

RESIDENTIAL STREET SECTION - 4' GRAVEL SHOULDER

TYPICAL EARTH BERM SECTION

GENERAL NOTES

1. SEE SHEET D2 FOR NOTES NOTES PERTAINING TO GRADING AND DRAINAGE PLANS.

NORTH

SCALE: 1" = 50'

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NO.	DATE	REMARKS	BY
2	1/3/95	Add Typical Earth Berm Section & Grading	CA
1	2/8/94	Access Easement Location & Grading	CA

REVISIONS

DESIGNED BY C. Anderson DATE 1/26/95
DRAWN BY DATE
CHECKED BY DATE

ENGINEER'S SEAL
Rev. 2/3/95 C.A.
Rev. 1/3/95 C.A.
1/26/95

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	
INSPECTED BY	DATE
ACCEPTANCE BY	
	DATE
FIELD VERIFICATION BY	
	DATE
DRAWINGS CORRECTED BY	
	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. | MAP NO. D-13 | SHEET D4 OF 5

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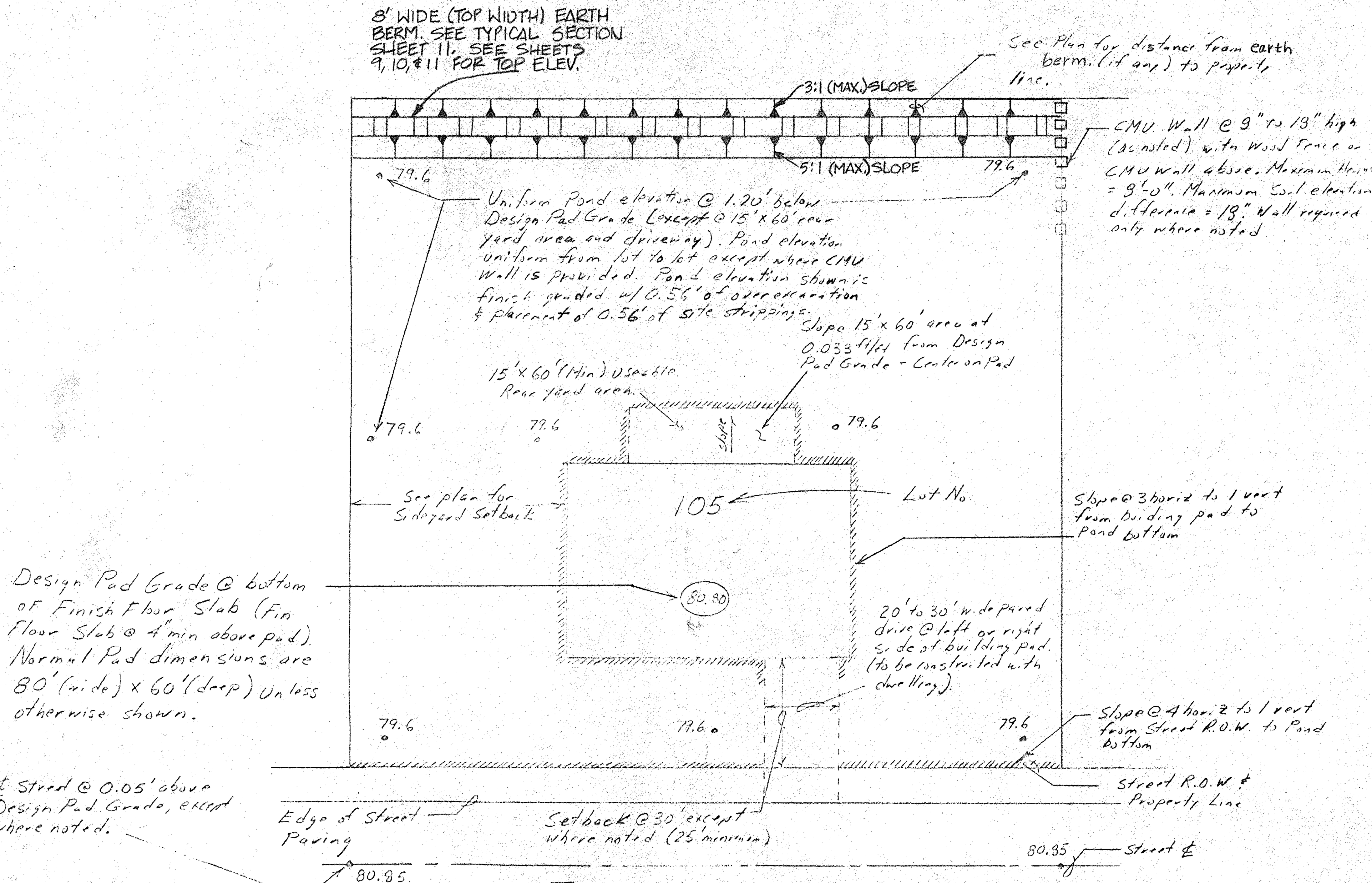
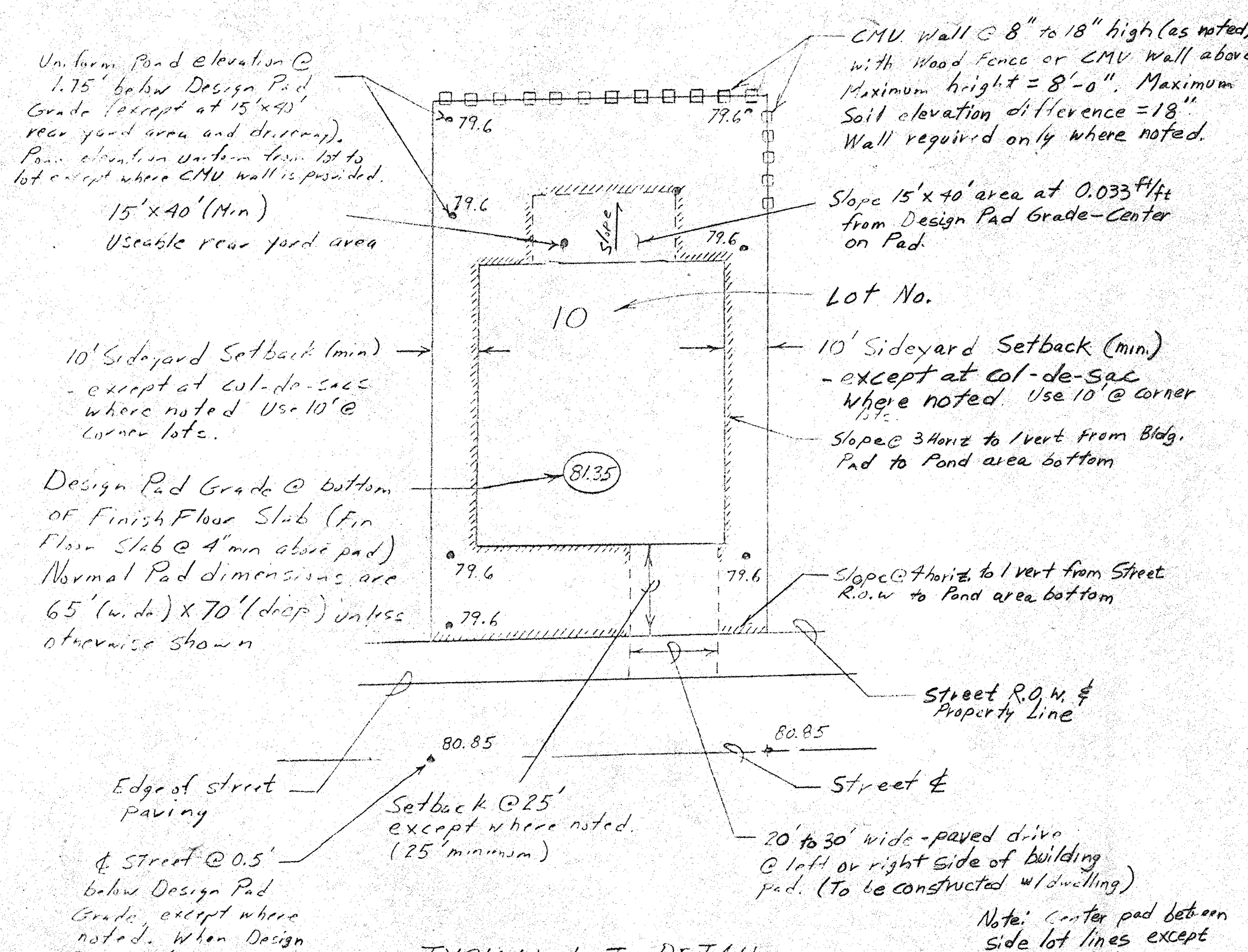
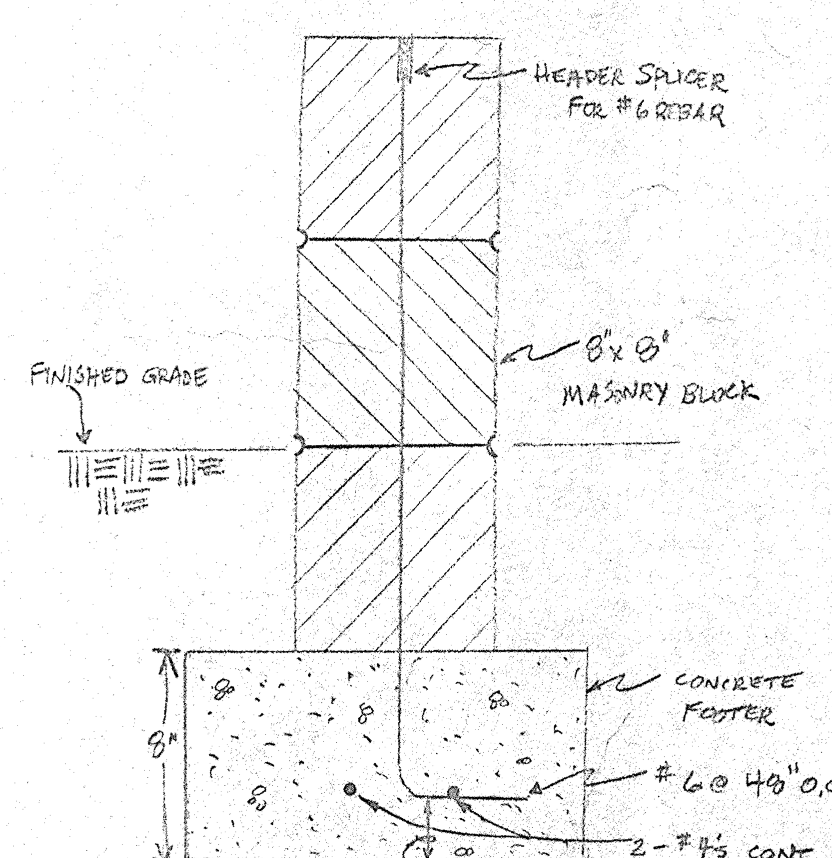


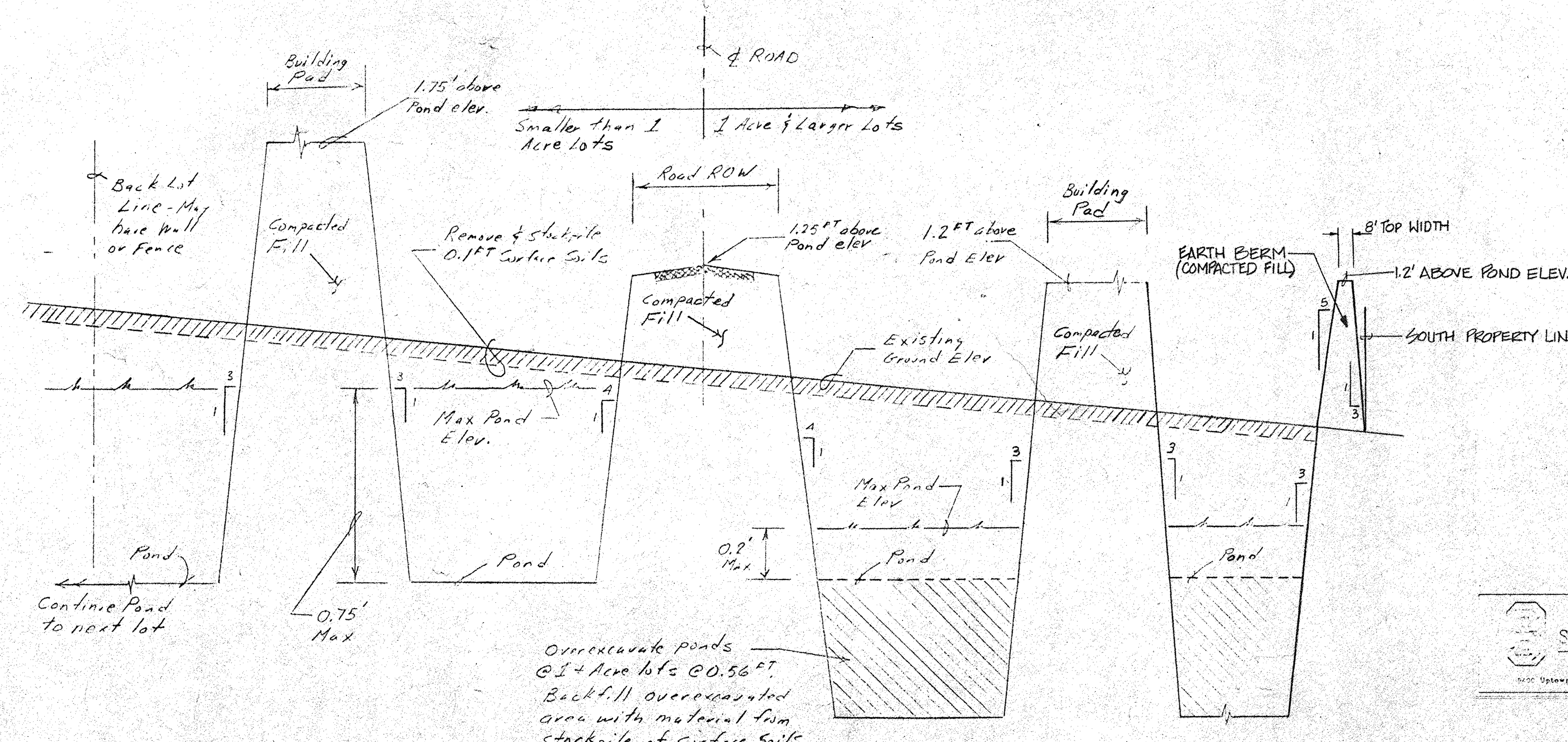
TYPICAL LOT DETAIL
FOR LOTS LARGER THAN 1 ACRE
Not to Scale



TYPICAL LOT DETAIL
FOR LOTS SMALLER THAN 1 ACRE
Not to Scale



℄ | PERIMETER WALL DETAIL
N.T.S.



EARTHWORK & POND SCHEMATIC
Not to Scale

NO.	DATE	REVISIONS	BY
1	9/3/96	Add Earth Berm to Earthwork & Pond Schem.	C. A.

DESIGNED BY C. Anderson DATE 1/26/95
DRAWN BY DATE
CHECKED BY DATE

Rev: 9/3/96
1/26/95

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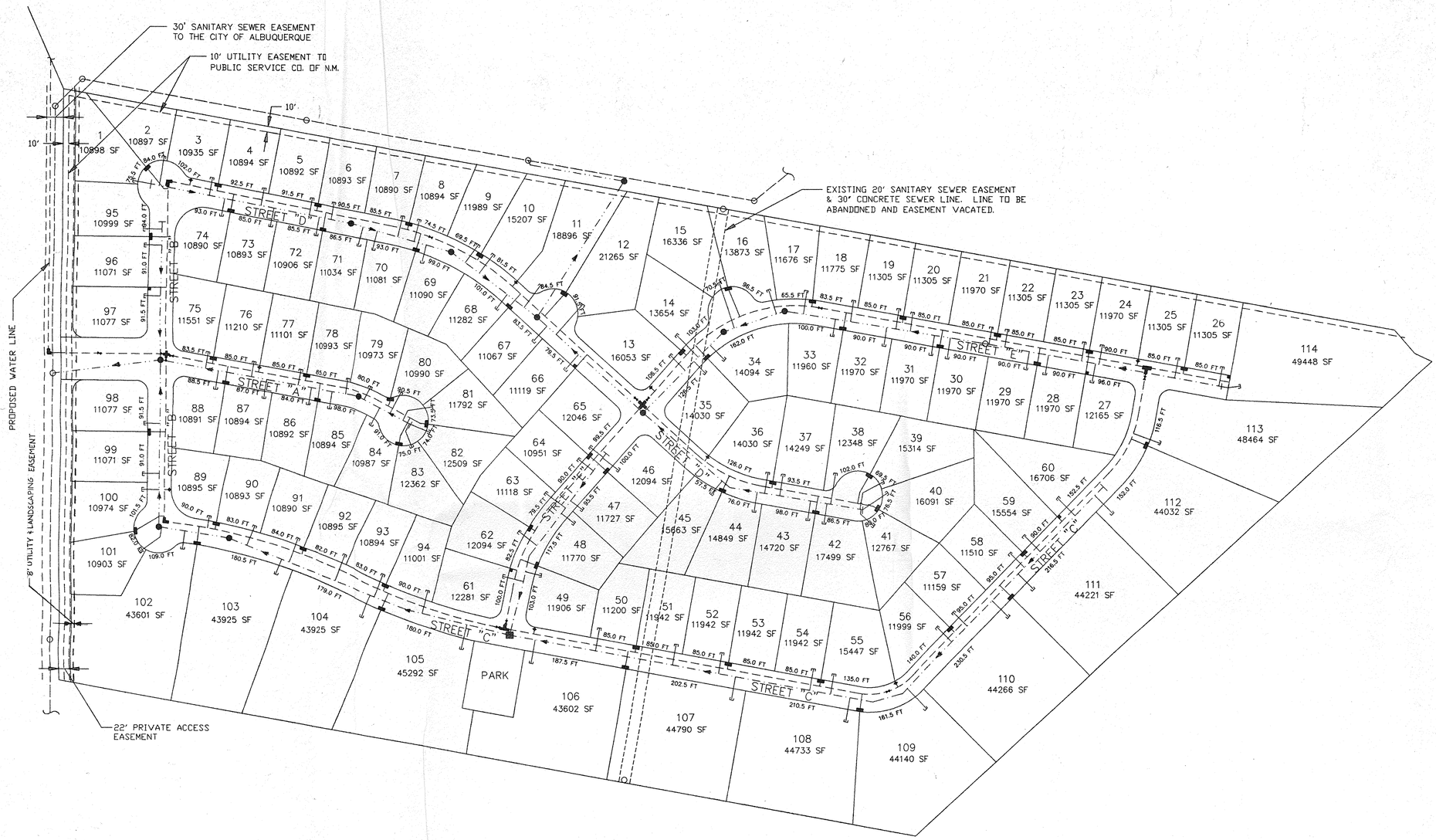
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**
GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. | MAP NO. | SHEET D5 OF 5



LEGEND

- PROPOSED DOUBLE METER
- PROPOSED SINGLE METER
- PROPOSED GATE VALVE
- PROPOSED ELBOW, TIE, OR CROSS
- PROPOSED FIRE HYDRANT W/ VALVE AND TEE
- PROPOSED WATER LINE
- PROPOSED PRESSURE - SAS
- PROPOSED GRAVITY - SAS
- EXISTING 48" CONCRETE - SAS
- EXISTING MANHOLE
- PROPOSED CAP OR PLUG
- PROPOSED CLEANOUT
- PROPOSED MANHOLE
- FLOW LINE

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

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MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY C. Anderson # J. Clark DATE 1/26/95
DRAWN BY — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

CONCEPTUAL - UTILITY LAYOUT PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO.	MAP NO.	SHEET U1 OF 1

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