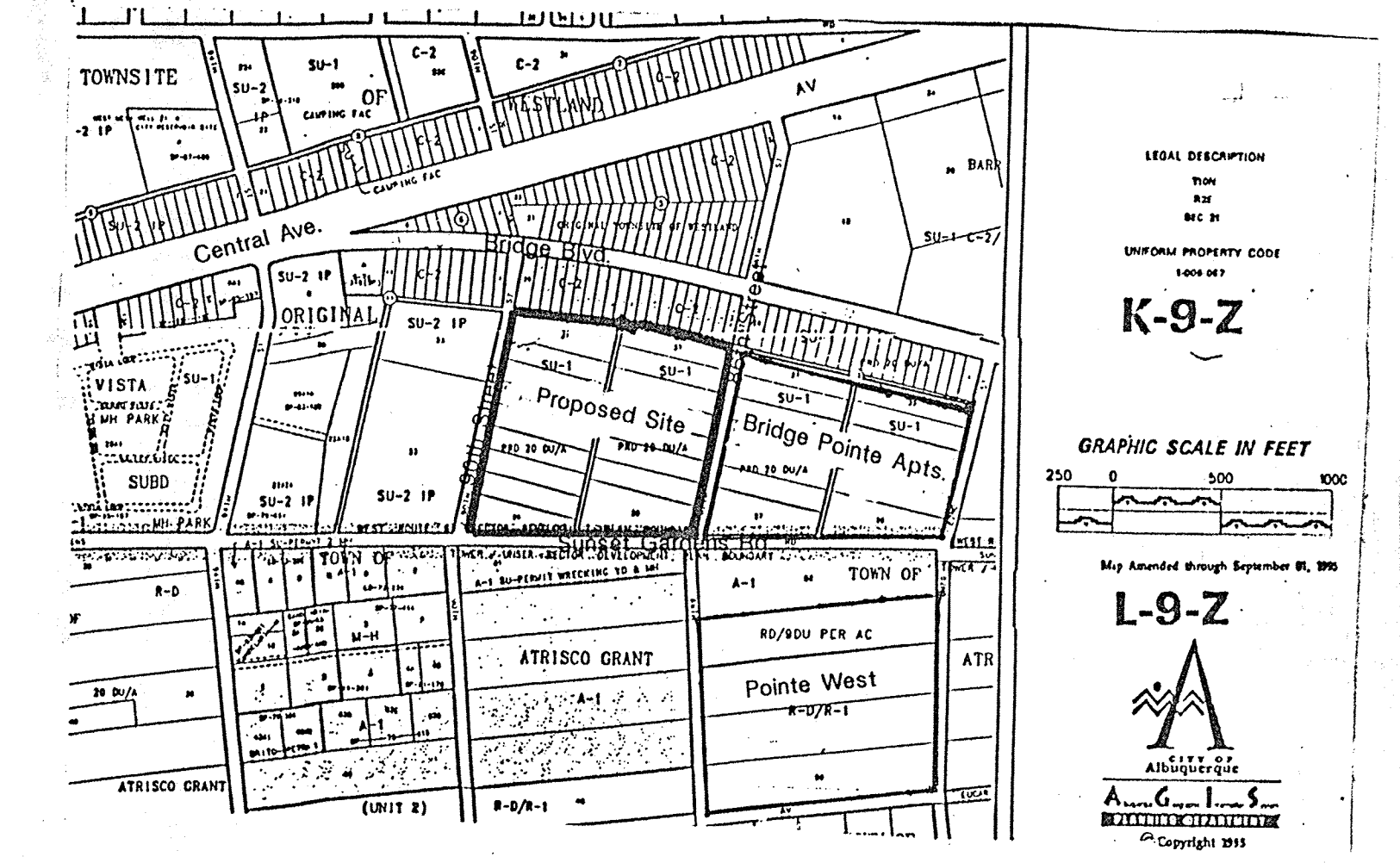


# SITE DEVELOPMENT PLAN FOR VALLE DEL CANTO SUBDIVISION ALBUQUERQUE, NEW MEXICO



VICINITY MAP  
N.T.S.

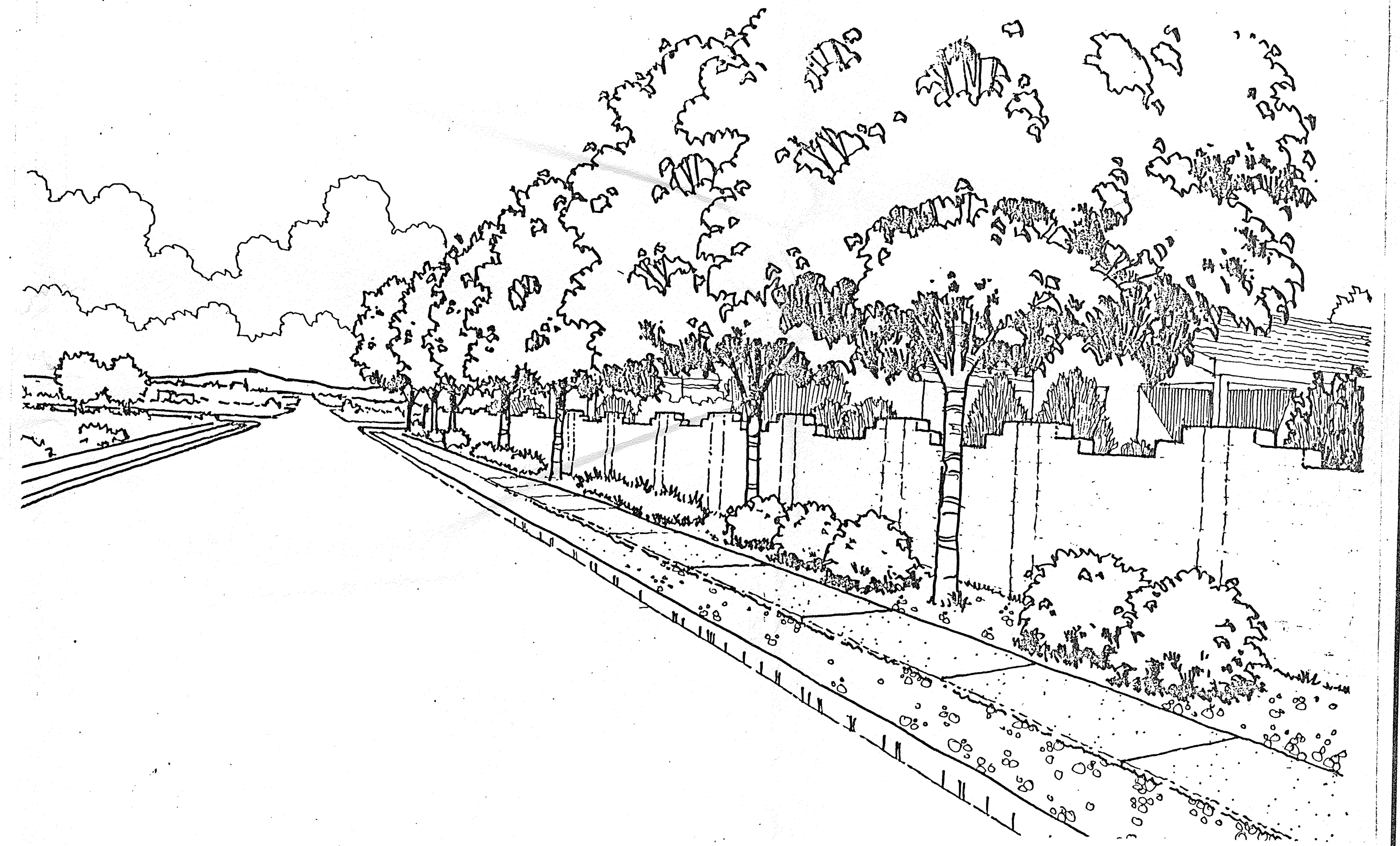
ZONE ATLAS PAGE NO. K-9-Z

## INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	TITLE SHEET AND PERIMETER WALL DETAILS
2.	SITE PLAN
3.	LANDSCAPE PLAN AND TYPICAL LOT DETAILS
4.	ENTRANCE DETAIL
5.	ACTIVITY AND PLAY AREA DETAIL
6-11	ELEVATIONS
12.	COMPOSITE UTILITY PLAN
13-15.	CONCEPTUAL GRADING AND DRAINAGE PLAN

ENGINEER ..... RYALS ENGINEERING AND CONSTRUCTION SERVICES  
5301 CENTRAL AVENUE, N.E., SUITE 913  
ALBUQUERQUE, NEW MEXICO

ARCHITECT..... GARY SAXTON  
4702 GUADALUPE TRAIL, N.W.  
ALBUQUERQUE, NEW MEXICO



PROPOSED STREETSCAPE 86TH STREET, SUNSET GARDENS AND 90TH STREET

- NOTES:
1. PERIMETER WALL 6" NOMINAL HEIGHT WITH DESERT SAND STUCCO FINISH.
  2. LANDSCAPE BUFFER WIDTH AS SHOWN ON SHEET 2.
  3. SEE SHEET 3 FOR LANDSCAPE DETAILS.
  4. STREET TREES @ 30' O.C.

### SITE APPROVALS:

*Richard P. Moore* 10-30-97  
CITY PLANNING

*Frank J. Ogden* 10-22-97  
CITY ENGINEER

*Robert W. Kane* 8-26-97  
UTILITIES

*Paul Pante* 10-29-97  
TRANSPORTATION

*Deborah* 8-26-97  
~~PARKS & RECREATION~~  
CIP, Park Planning

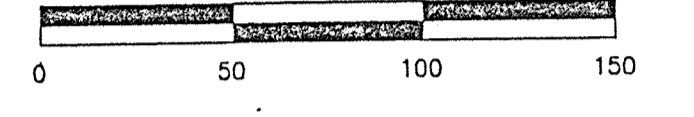
DRB-97-311

DRB.97.311

DWG:\WORK\NICK\HERNANDEZ\T-SHT DATE:03/28/97 TIME:08:41 RYALS Engineering-HB

# SITE DEVELOPMENT PLAN VALLE DEL CANTO SUBDIVISION

SCALE: HORIZ. 1"=50'



### SITE DATA

EXISTING LEGAL: LOTS 21-37, BLOCK 12 ORIGINAL TOWNSITE OF WESTLAND.  
 EXISTING ZONING: SU-1 PRD/ 20 DU PER ACRE  
 GROSS ACERAGE: 21.43 ACRES  
 NET ACERAGE: 16.91 ACRES  
 NUMBER OF LOTS SHOWN EQUAL 169. FINAL NUMBER TO BE BASED ON FINAL DRAINAGE DESIGN AND REQUIRED SET BACKS.

### GENERAL NOTES:

1. Tract A is proposed to be dedicated as open space to be used by the community as activity and children's play area. This area to be maintained by Home Owner's Association.
2. All internal streets are to be privately owned and maintained by the Home Owners' Association.
3. Electronically controlled security gates for two way traffic are proposed at the Vista Del Angeles Drive entrance. Gates to be maintained by Home Owner's Association.
4. Electronically controlled security gates are proposed at the Via Del Oro Ave. exit to 90th Street. This intersection is for egress and emergency access only.
5. Specific Model Homes are shown on each lot to demonstrate a possible distribution of models within this community. It is not the intent of this plan to limit each lot to a specific model. Final distribution will be determined by market demand. Architectural diversity will be maintained by the variation of elevations, earth tone colors, and landscaping.
6. A landscape buffer 6' wide along 86th Street, 5' wide along Sunset Gardens Avenue and 5' wide along 90th Street is proposed. See Sht 3 for landscape details and Sheet 1 for architectural rendering of these areas.
7. Mechanical equipment must be screened; roof-mounted mechanical equipment must be low profile.

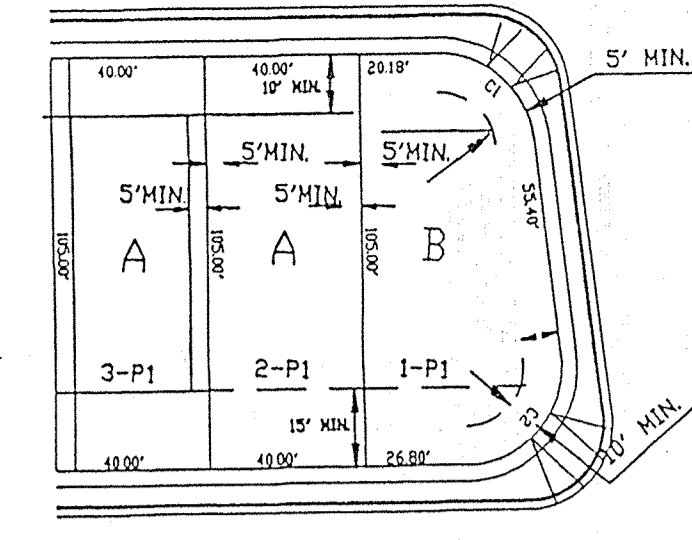
### OPEN SPACE CALCULATIONS

THE FOLLOWING REPRESENTS AN ESTIMATE OF OPEN SPACE AREA PROVIDED ON EACH LOT.

MODEL NO. (SEE SHT 6-11)	PAD SIZE	AVG LOT AREA	AVG OPEN SPACE
MODEL 1093	30' X 55'	4000 SF	1650 SF
MODEL 1119	30' X 50'	4000 SF	2100 SF
MODEL 1149	28' X 65'	3800 SF	1580 SF
MODEL 1169	28' X 65'	3800 SF	1580 SF
MODEL 1430	30' X 62'	4000 SF	1740 SF
MODEL 1377	25' X 63'	3500 SF	1525 SF

### LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY	———	———
R.O.W. LINE	———	———
CENTERLINE	———	———
NEW CURB AND GUTTER	———	———
VALLEY GUTTER	———	———
WHEELCHAIR RAMP	———	———
6' CEDAR FENCE	———	———
6' BLOCK WALL	———	———
STREET LIGHTS	○	○



TYPICAL LOT DETAIL

### MIN. SET BACK REQUIREMENTS INTERIOR LOT

- FRONT YARD**  
 GARAGE - 20'  
 HOUSE - 15'  
 SIDE YARD - 5'
- CORNER LOTS**  
 SIDE YARD STREET-5'  
 SIDE YARD/FRONT YARD INTERSECTION 10' RADIAL
- REAR YARD 10' MIN.**
- BUILDING HEIGHT PER CITY OF ALBUQUERQUE ZONING CODE FOR R-1 ZONE**



A-1 SU PERMIT COUNTY WRECKING YARD AND MH

FUTURE POND

**RYALS** engineering & construction services  
 5301 Central Ave. Albuquerque, NM 87108  
 (505) 256-4701 239-4726 mobile telephone

SHEET NO. 2 OF 5.

VALLE DEL CANTO SUBDIVISION  
TYPICAL LOT DETAILS AND  
LANDSCAPE PLAN

LANDSCAPE NOTES

RESIDENTIAL LANDSCAPING SHALL BE WATERED BY A MANUALLY OPERATED IRRIGATION SYSTEM WITH DAP PERMITS TO SPRINKLES WITH A BUBBLER INDICATOR.

COMMON AREA LANDSCAPING SHALL BE WATERED BY AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM WITH DAP TO SPRINKLES AND A BUBBLER INDICATOR. IRRIGATION SYSTEM MAINTENANCE FOR COMMON AREAS TO BE BY HOMEOWNERS ASSOCIATION. COMMON AREA IRRIGATION TO BE SEPARATE METER.

AREAS BETWEEN BACK OF CURB AND SIDEWALK TO BE LANDSCAPED PER CITY OF ALBUQUERQUE LANDSCAPE ORDINANCE

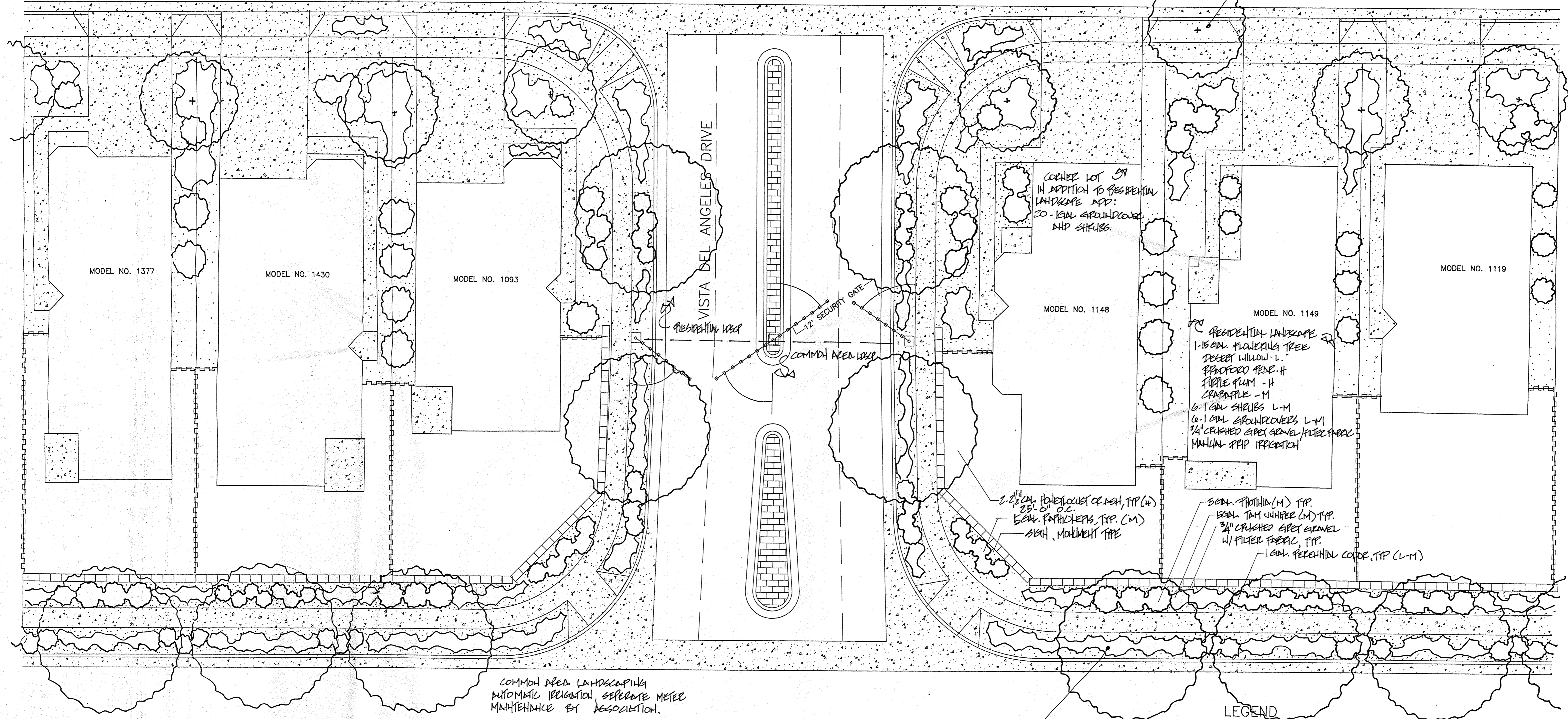
LANDSCAPE MAINTENANCE FOR RESIDENTIAL AREAS WILL BE THE RESPONSIBILITY OF INDIVIDUAL HOMEOWNERS AND FOR COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.

STREET TREES WILL BE PROVIDED ALONG ALL PERIMETER STREETS (AS SHOWN IN TYPICAL DRAWING) AND SCAPINGS SHALL BE PROVIDED IN STREET SIDE PLANTERS CALLE AMARILLO STREET

SCALE:  
HORZ. 1" = 10'

TYPICAL ONSITE SIDEWALK PLANTING STRIP:  
LANDSCAPE WITH COMBINATION LOW WATER USE PLANTS (75% MIN. MEASURED AT MATURITY) AND CRUSHED ROCK. MAINTENANCE BY HOME OWNER.



CORNER LOT 5' IN ADDITION TO RESIDENTIAL LANDSCAPE ADD: 20' WALK GROUNDCOVER AND SHRUBS.

RESIDENTIAL LANDSCAPE  
1- 15' G.M. FLOWERING TREE  
1- DESERT WILLOW - L  
1- PRUNEFORD TREE - H  
1- PURPLE PLUM - H  
1- CRABAPPLE - M  
6- 1' G.M. SHRUBS L-M  
6- 1' G.M. GROUNDCOVERS L-M  
3/4" CRUSHED SPERT GRAVEL / FILTER FABRIC  
MANUAL SPRINKLER IRRIGATION

2- 2 1/2" G.M. HOLELOCUST CR. SH. TIP (H)  
25' O.C.  
6- 6" PANTHERS, TIP. (M)  
1- 6" SLAB MONUMENT TREE

5- 6" G.M. PROTHIN (M) TIP  
1- 6" G.M. TAM UNIPER (M) TIP  
3/4" CRUSHED SPERT GRAVEL  
1" FILTER FABRIC, TIP  
1- 6" G.M. PERENNIAL COROE, TIP (L-M)

COMMON AREA LANDSCAPING  
AUTOMATIC IRRIGATION, SEPARATE METER  
MAINTENANCE BY ASSOCIATION.

LEGEND

- CONCRETE
- 6" BLOCK WALL WITH TAN STUCCO
- 5' HIGH CEDAR FENCE
- PATTERN BRICK

TYPICAL OFFSITE PLANTING STRIP  
LANDSCAPE WITH COMBINATION LOW WATER USE PLANTS (75% MIN. MEASURED AT MATURITY) AND CRUSHED ROCK. MAINTENANCE BY HOA.

86TH STREET

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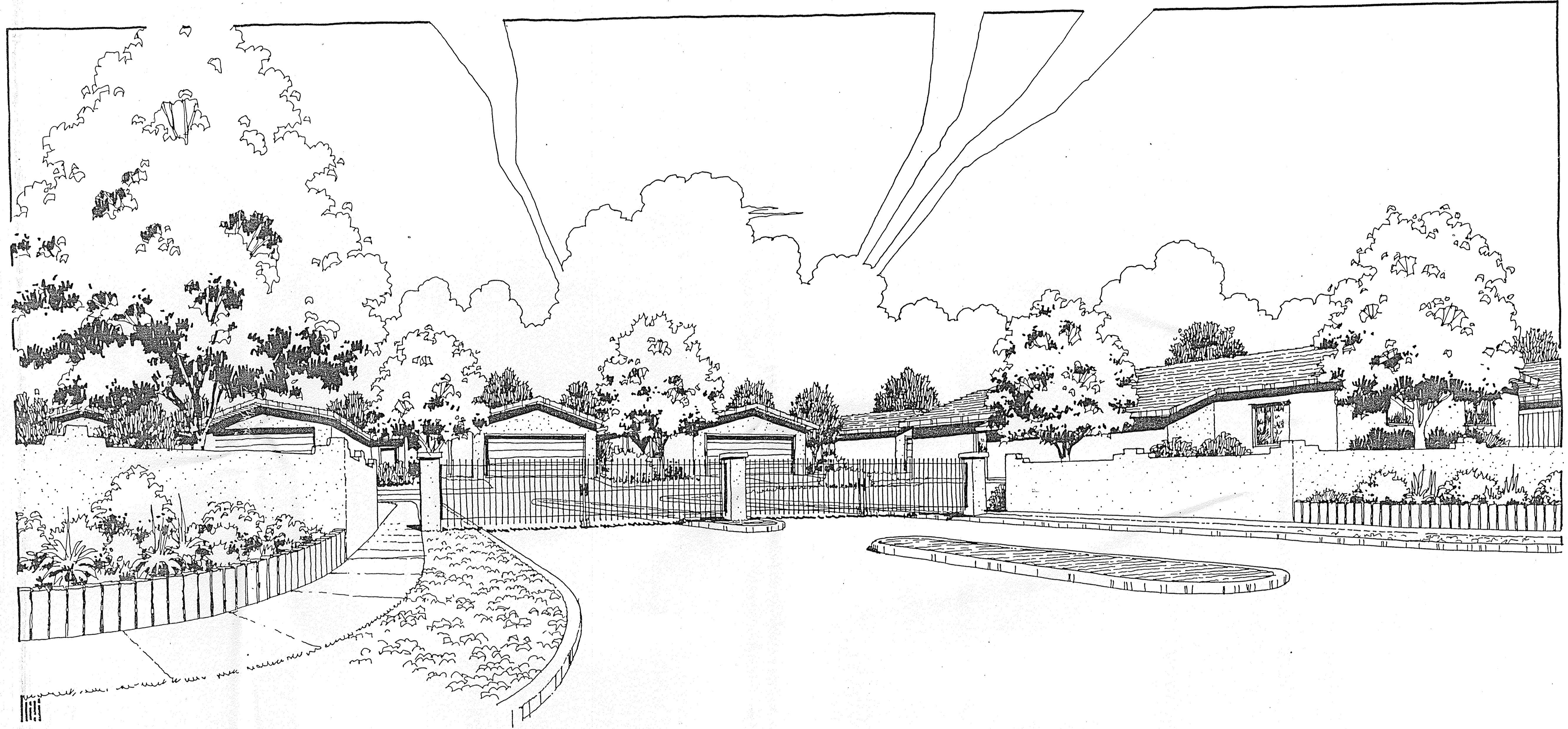
The Hilltop

LANDSCAPE PLAN

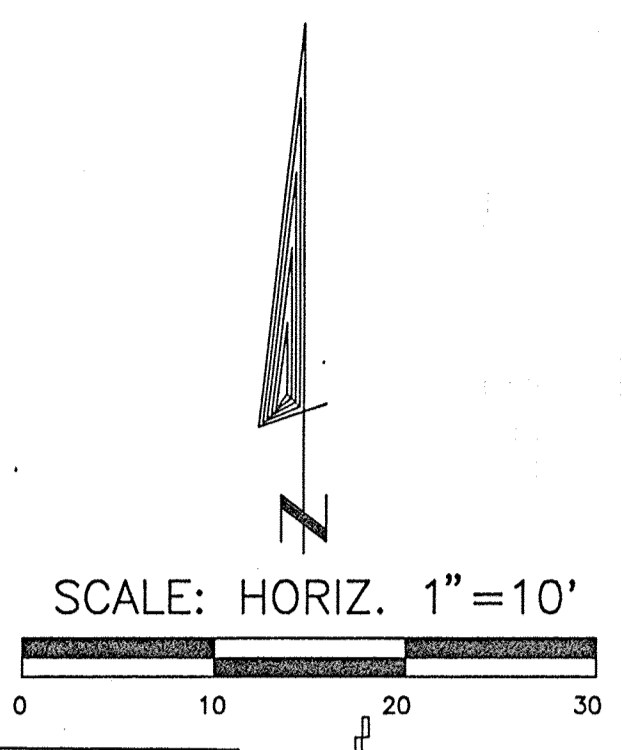
RYALS engineering & construction services  
5301 Central Ave. Albuquerque, NM 87108  
(505) 256-4701 239-4726 mobile telephone

SHEET NO. 3 OF 15

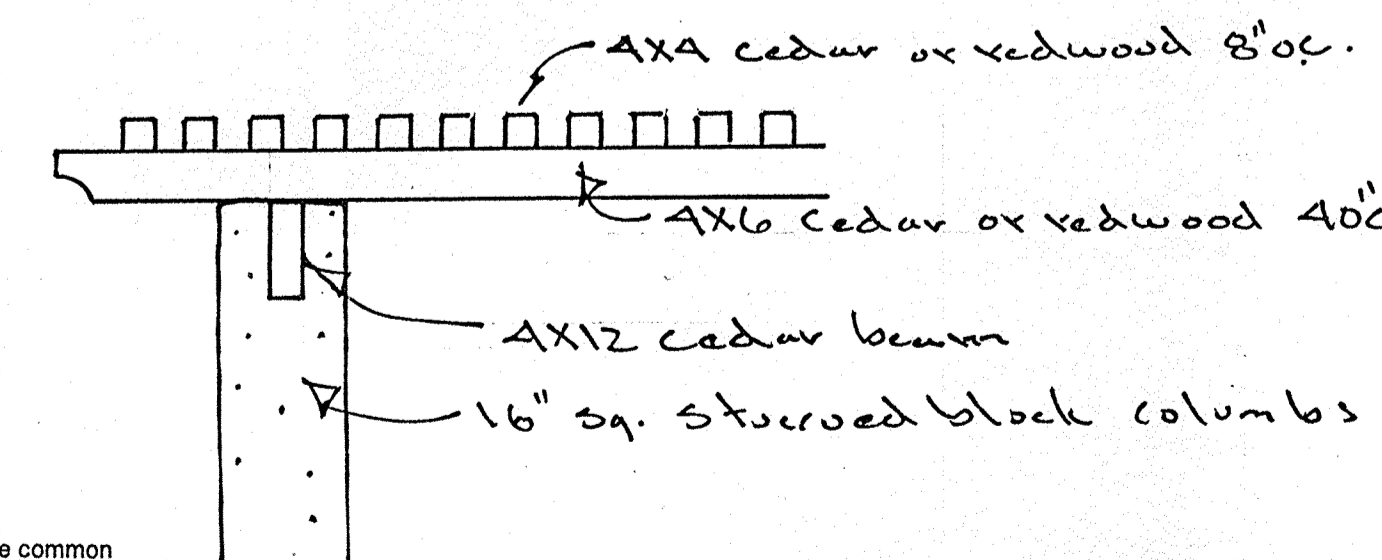
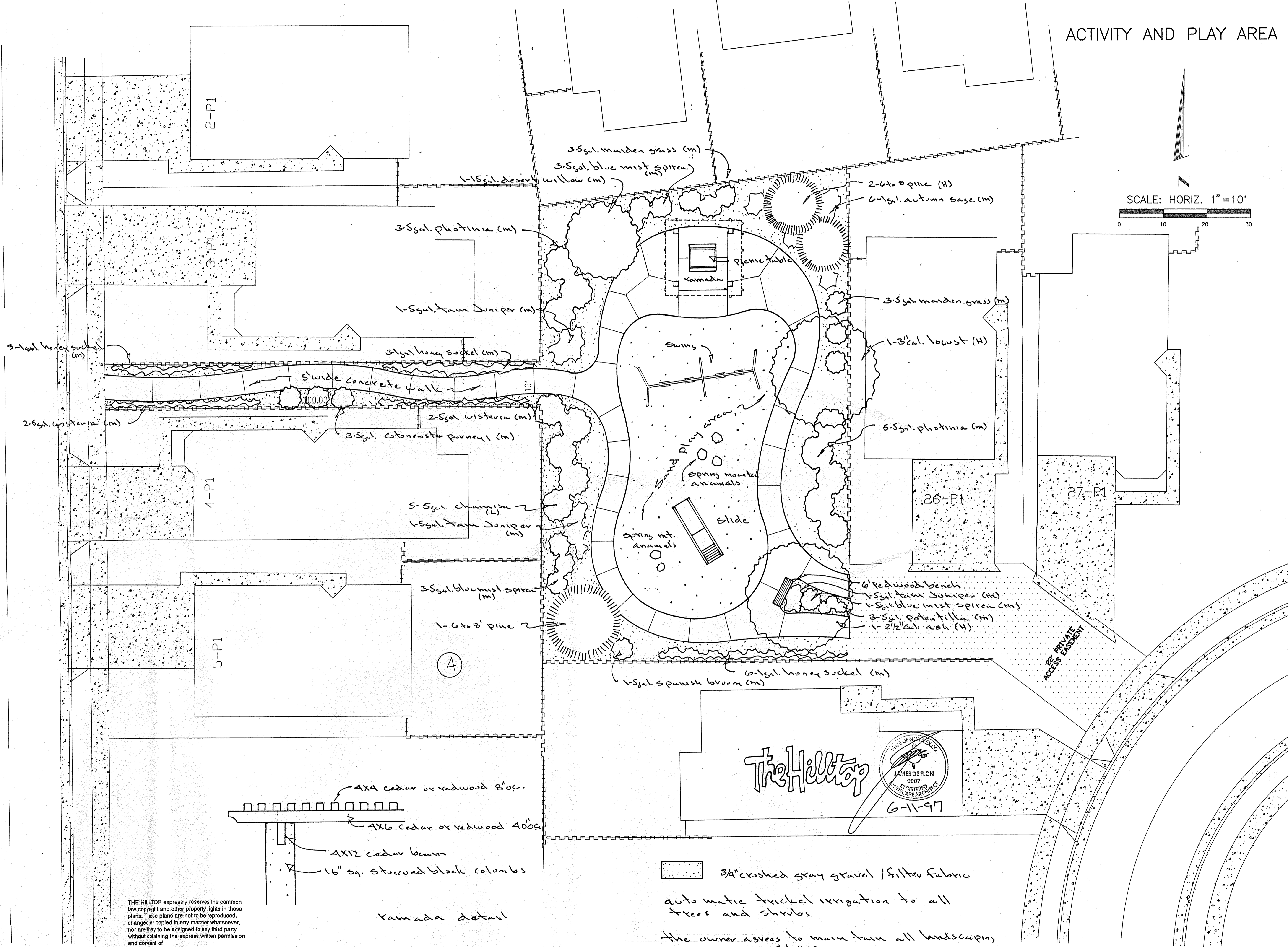
VALLE DEL CANTO SUBDIVISION  
ENTRANCE DETAIL



ACTIVITY AND PLAY AREA



SAN TOMAS DRIVE



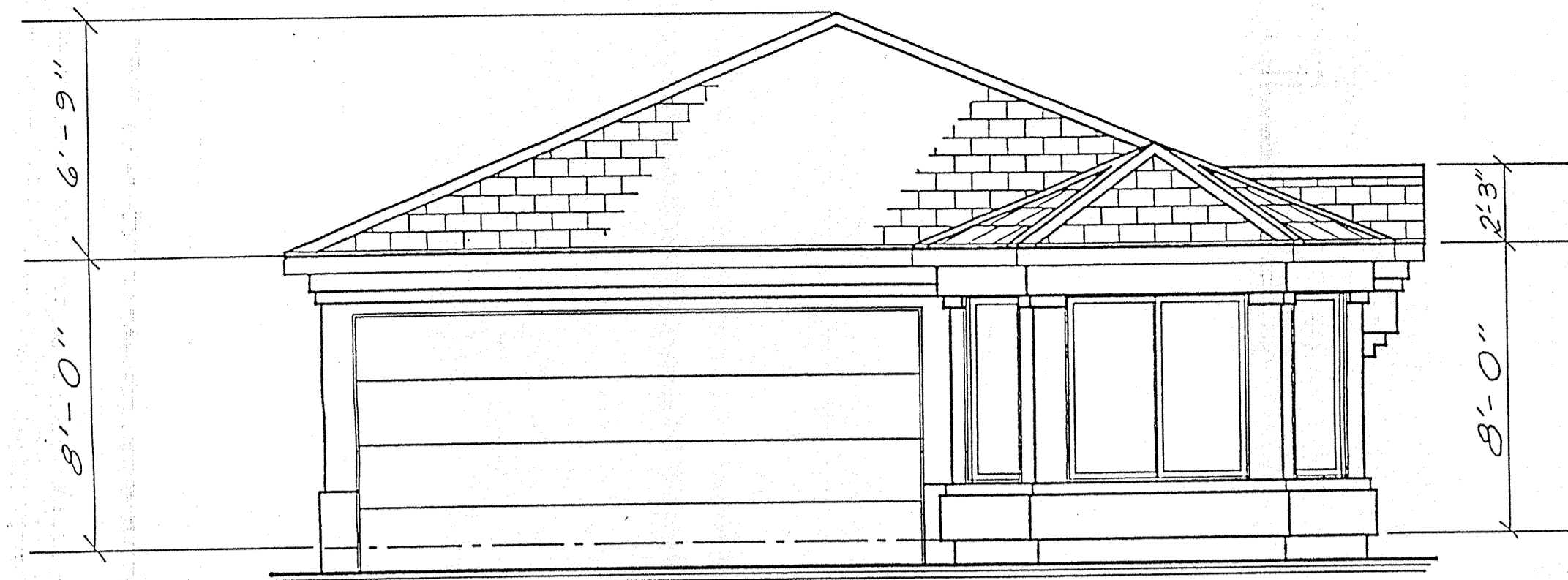
3/4" crushed gray gravel / filter fabric

automatic trickle irrigation to all trees and shrubs

the owner agrees to maintain all landscaping shown

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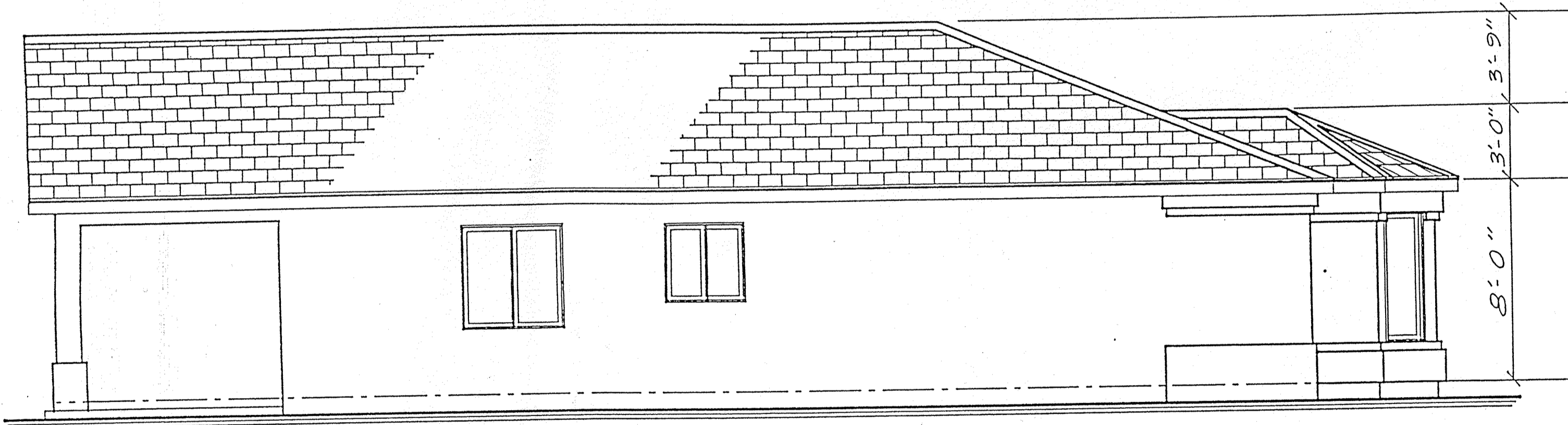
**The Hilltop**



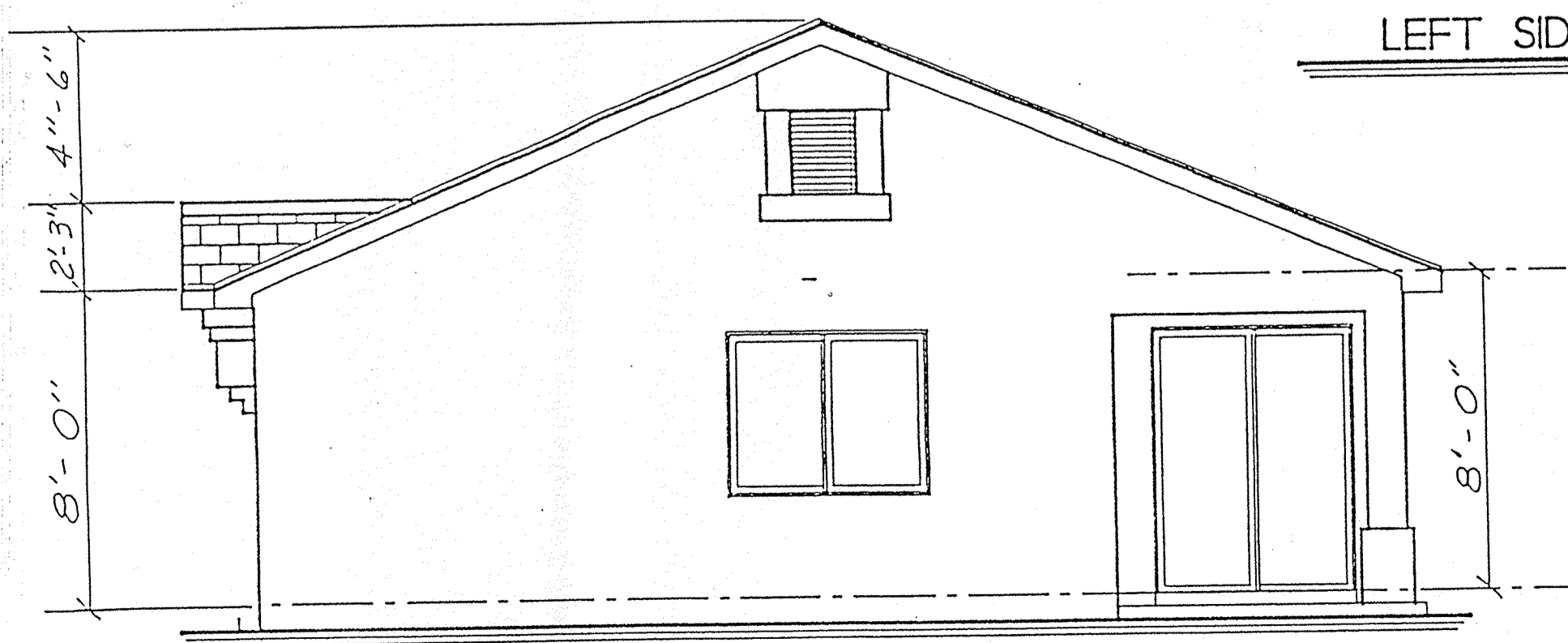
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1/4"=1'0"



**RIGHT SIDE ELEVATION**  
1/4"=1'0"



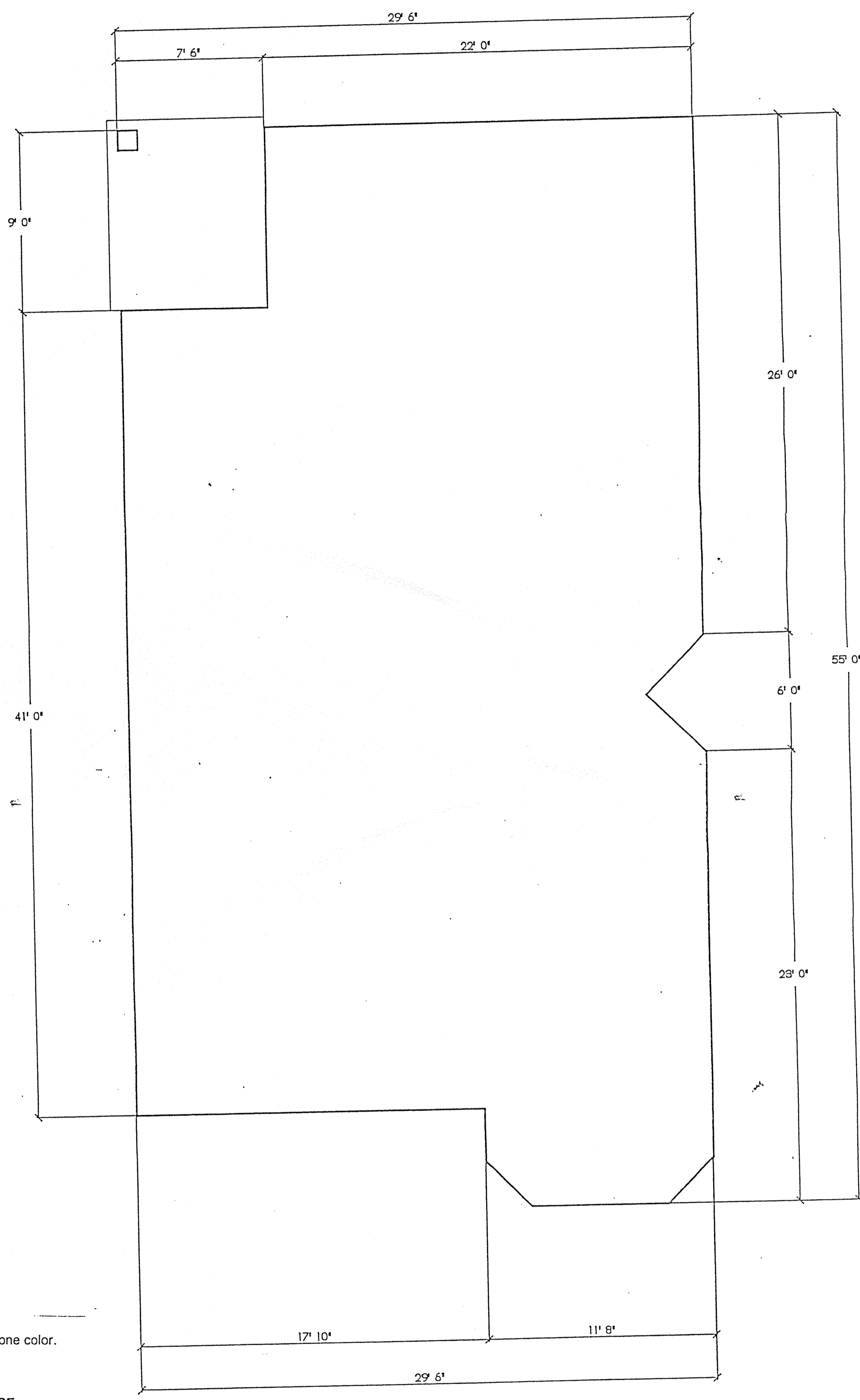
**LEFT SIDE ELEVATION**  
1/4"=1'0"



**REAR ELEVATION**  
1/4"=1'0"

- ROOF: Composition shingles/earth tone color.
- EXTERIOR FINISH: Spanish-Lace type stucco
- |               |                                       |
|---------------|---------------------------------------|
| <b>STUCCO</b> | <b>TRIM, FRONT &amp; GARAGE DOORS</b> |
| Pueblo        | Casa Blanca                           |
| Mesa Del Sol  | Dormer Brown                          |
| Coast Point   | Sandia                                |
| Torreon       | Tavern                                |

Each house to have an exterior porch light.



**FLOOR PLAN**  
1/4"=1'0"

SHEET 6 OF 15

**NOTE**  
CONTRACTOR RESERVES THE RIGHT TO ADJUST ANY DIMENSIONS.

PLAN: 2 BR  
JOB NO.: 97124  
COMPUTER: 1093FCD

REVISIONS:

1/4"=1'0"

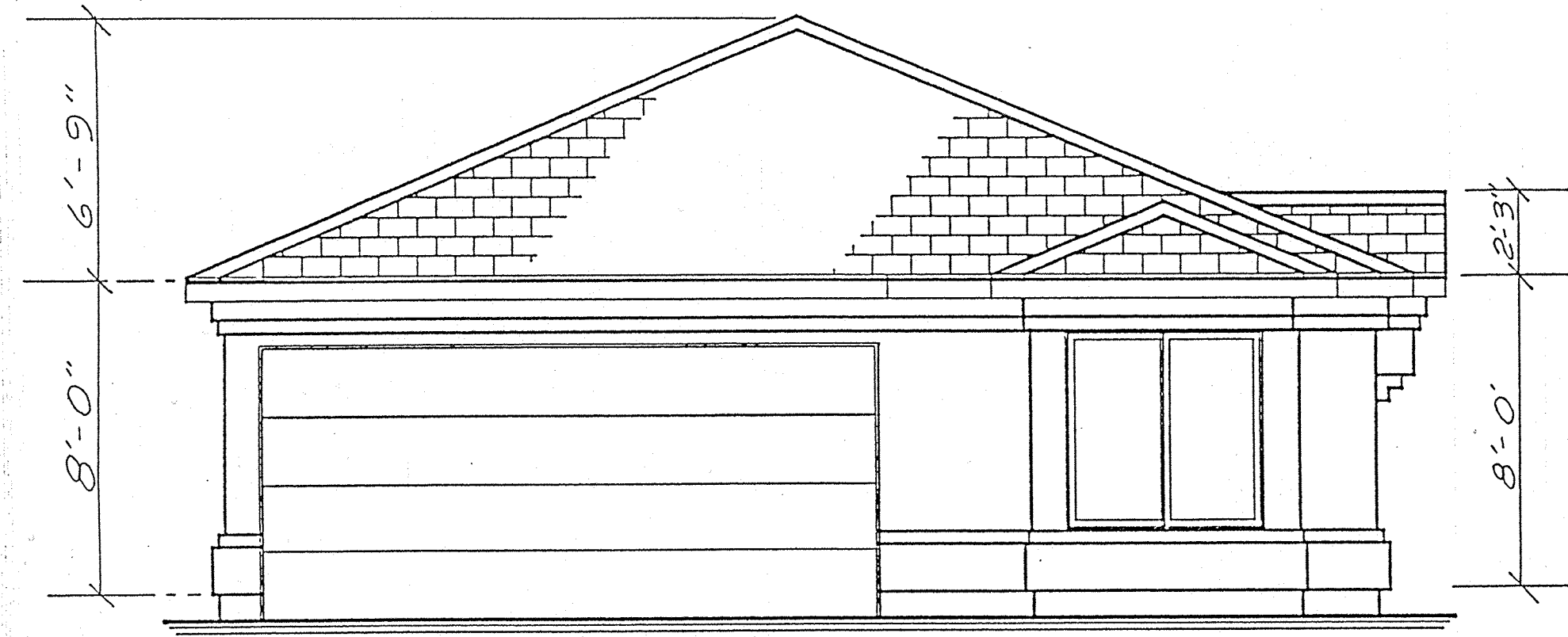
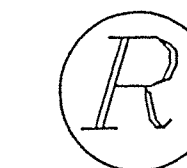
**ELEVATION PLANS**

**D.R. HORTON CUSTOM HOMES MODEL 1093**

**SANDIA DESIGNERS**  
298-2842  
Albuquerque, New Mexico  
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FRONT ELEVATION

1/4"=1'0"

SPECIFICATIONS:

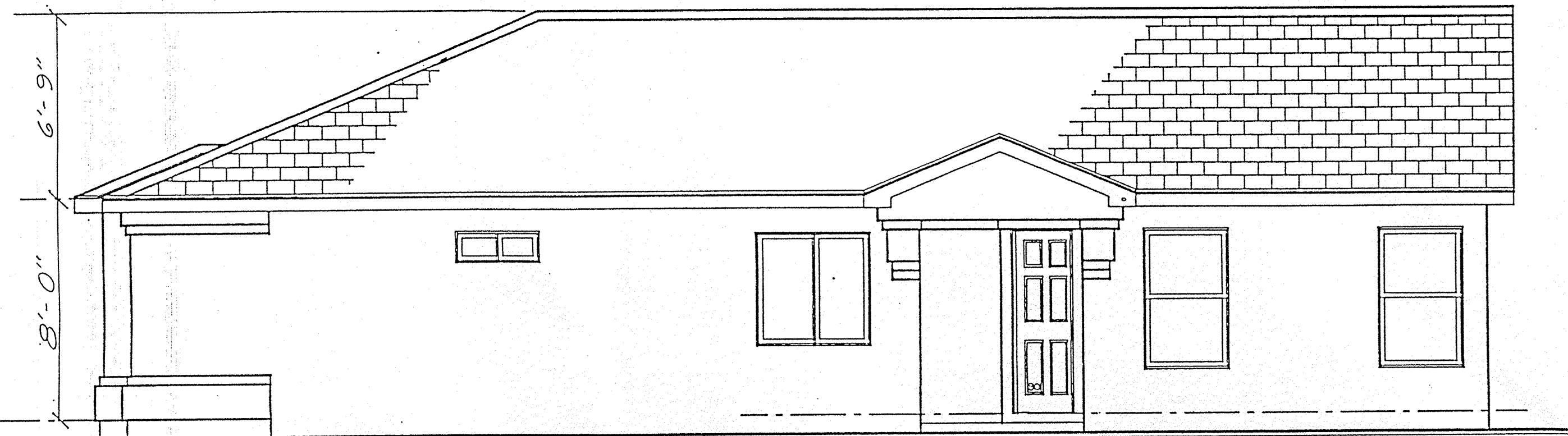
ROOF: Composition shingles/earth tone color.

EXTERIOR FINISH: Spanish-Lace type stucco

STUCCO TRIM, FRONT & GARAGE DOORS

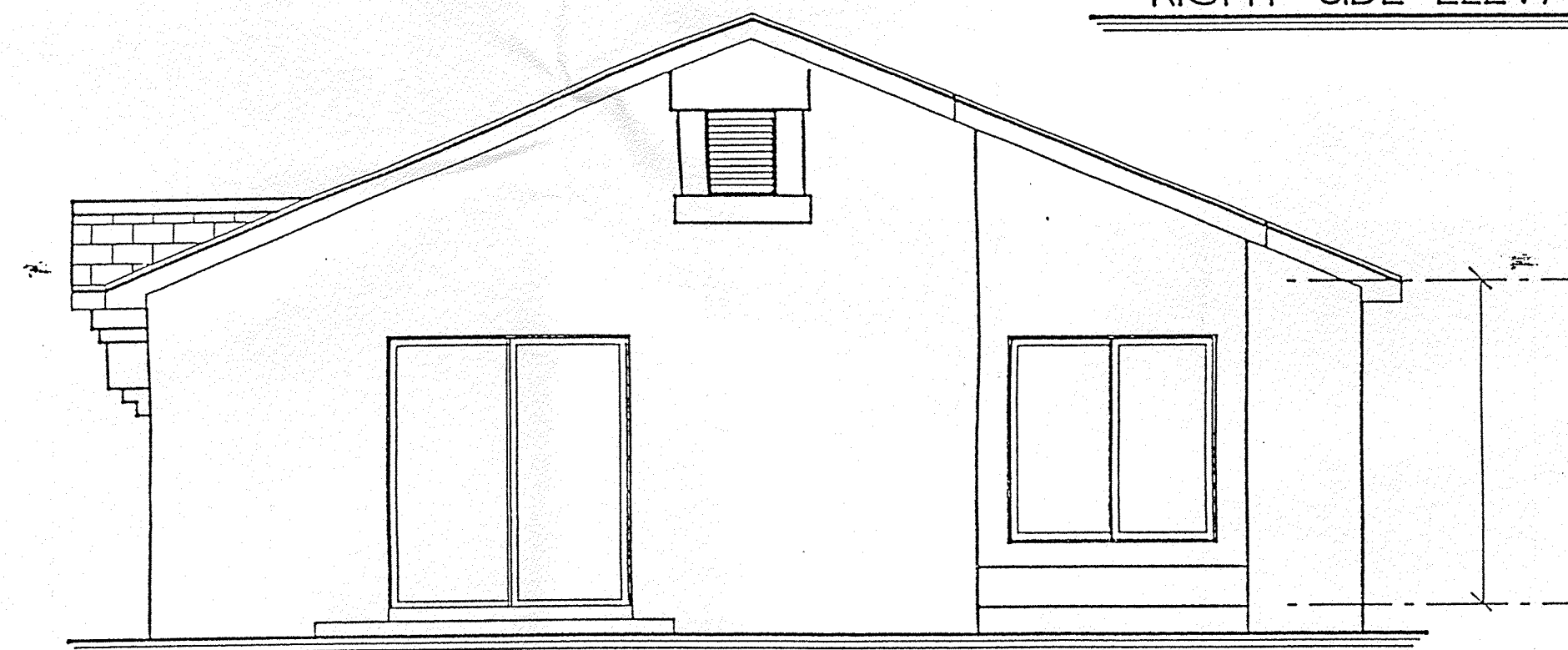
Pueblo Casa Blanca  
Mesa Del Sol Dormer Brown  
Coast Point Sandia  
Torreon Tavern

Each house to have an exterior porch light.



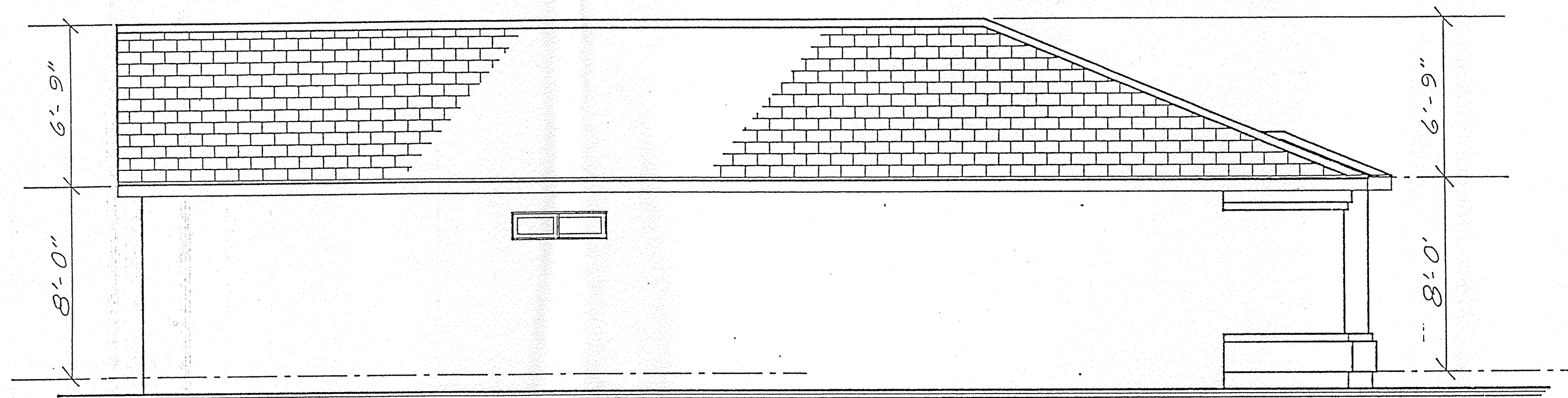
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1/4"=1'0"



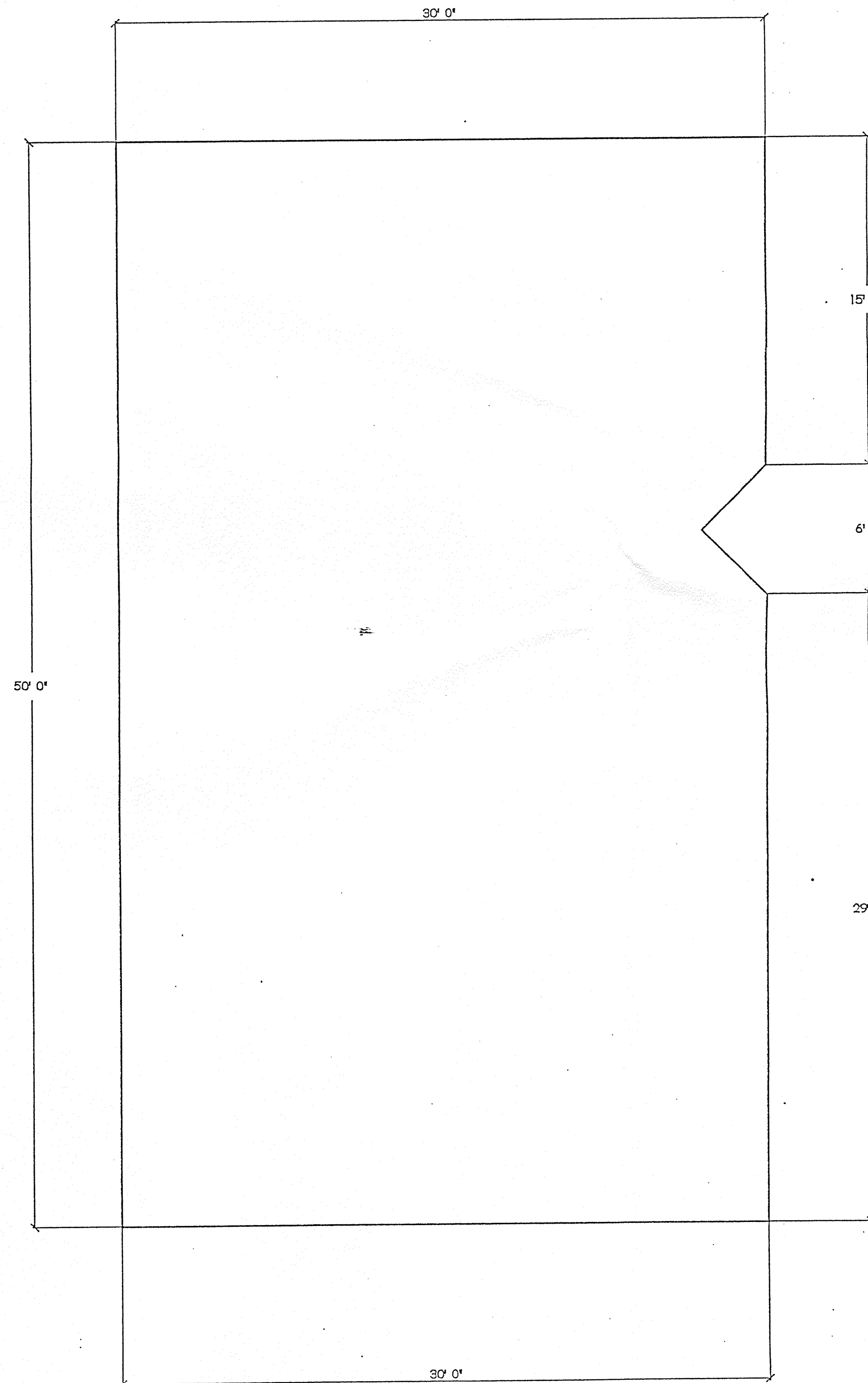
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1/4"=1'0"

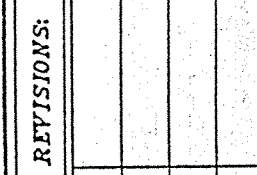


LEFT SIDE ELEVATION

1/4"=1'0"



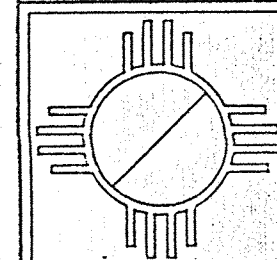
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JOB NO.: 97125  
COMPUTER: 1119PCD



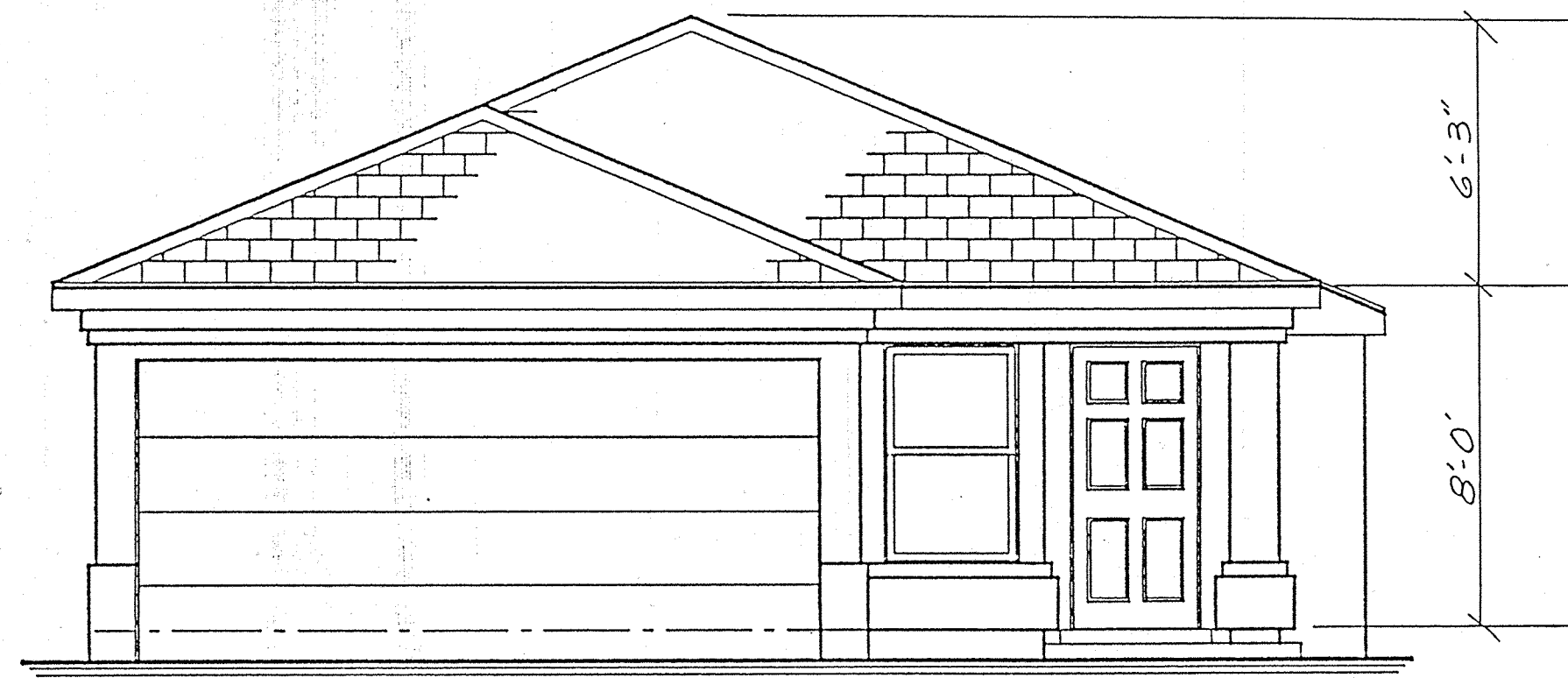
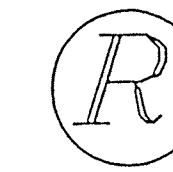
1/4"=1'0"

D.R. HORTON CUSTOM HOMES

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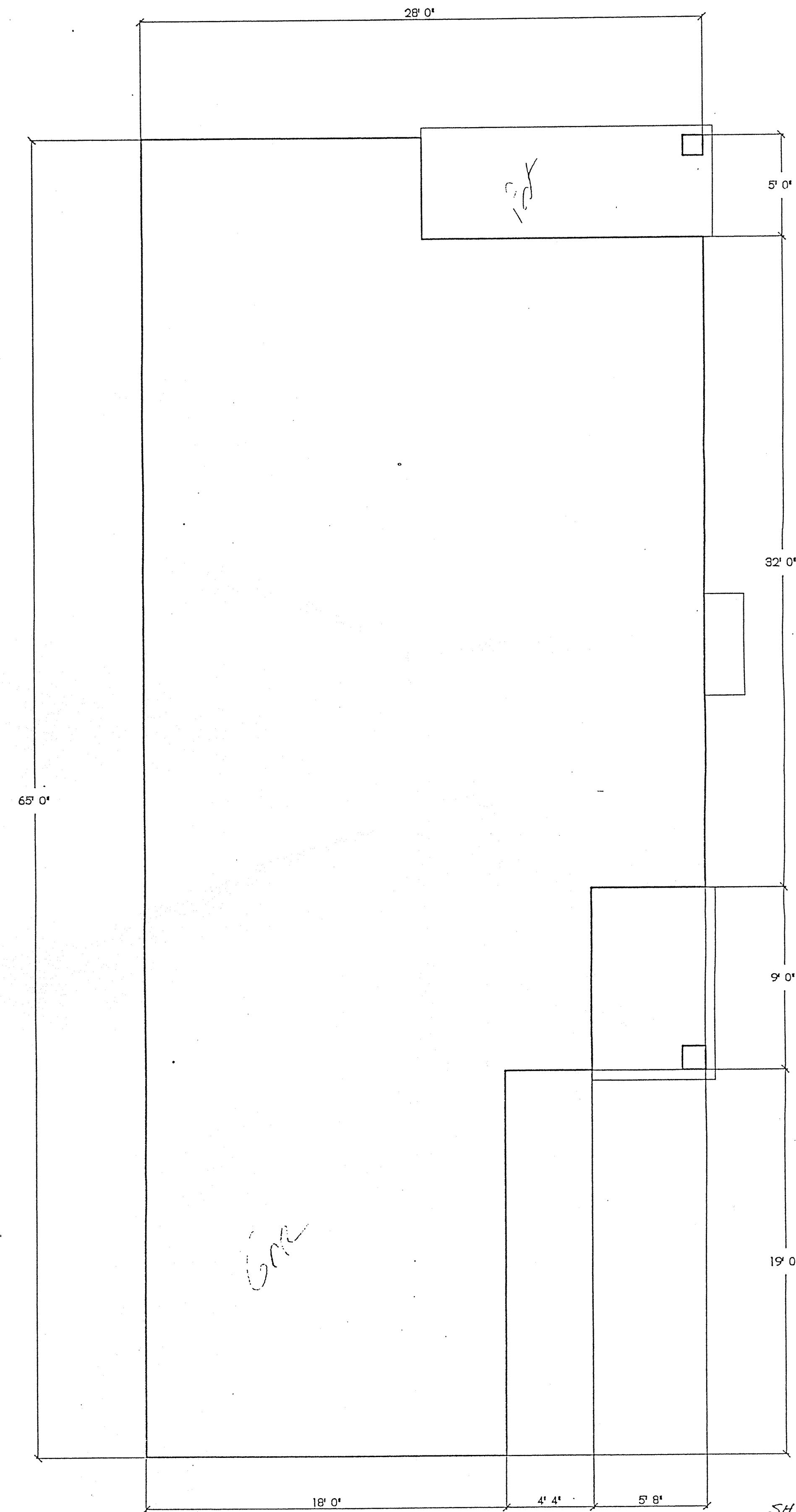
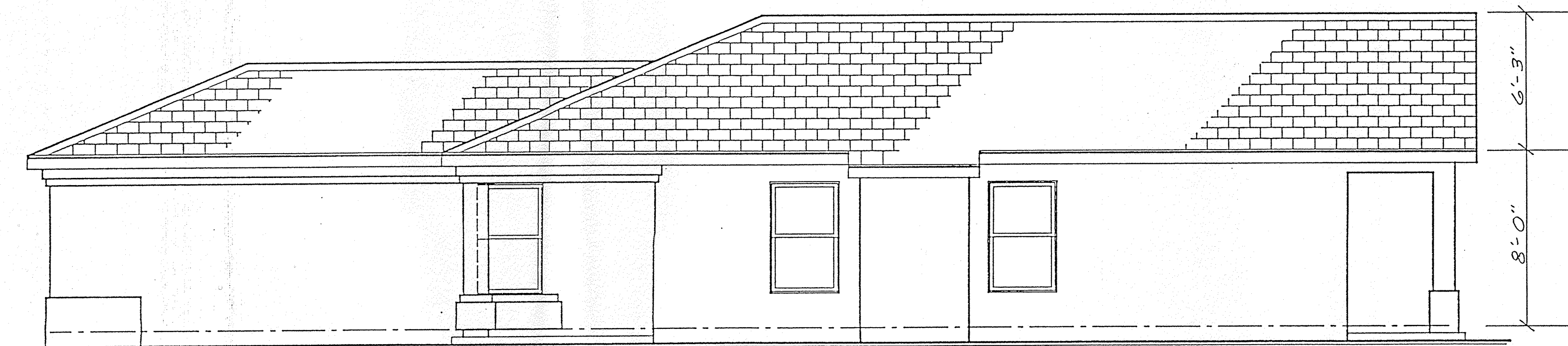
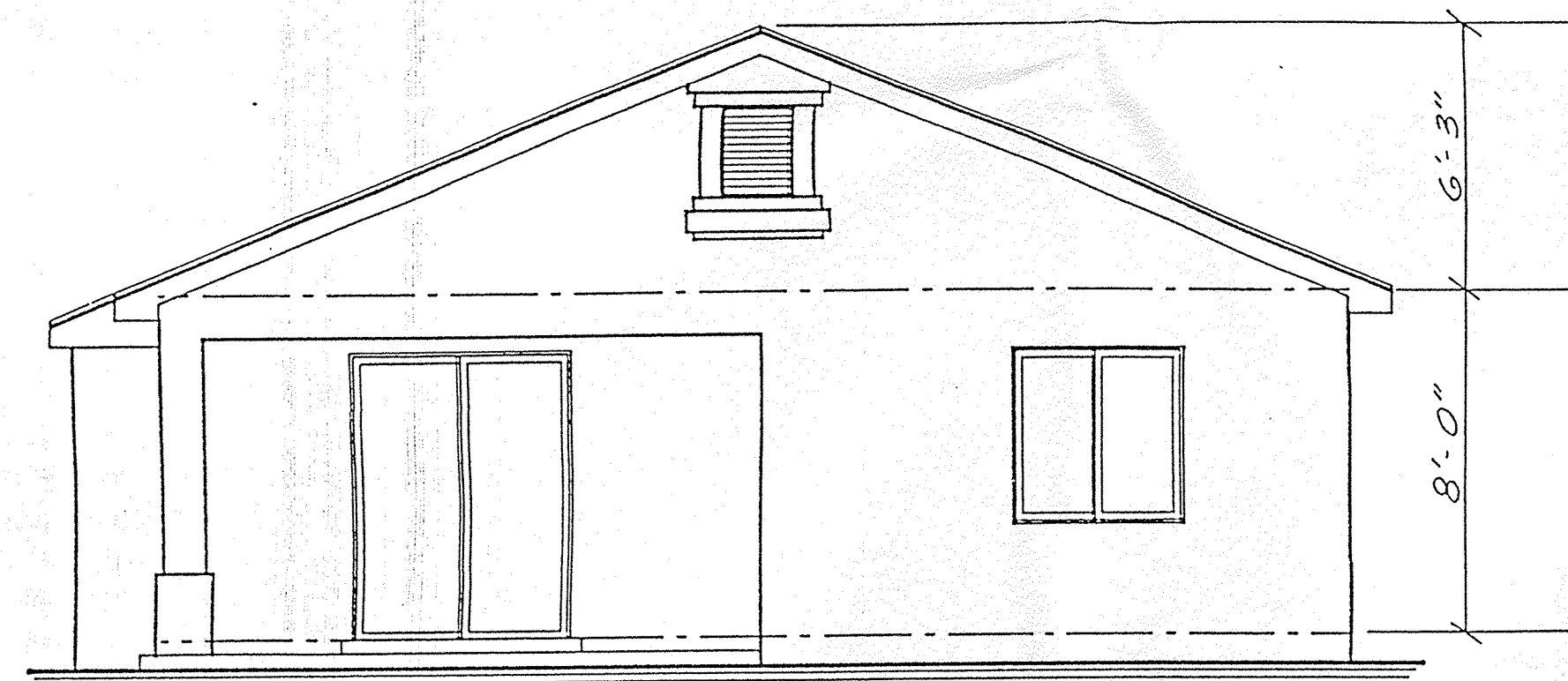
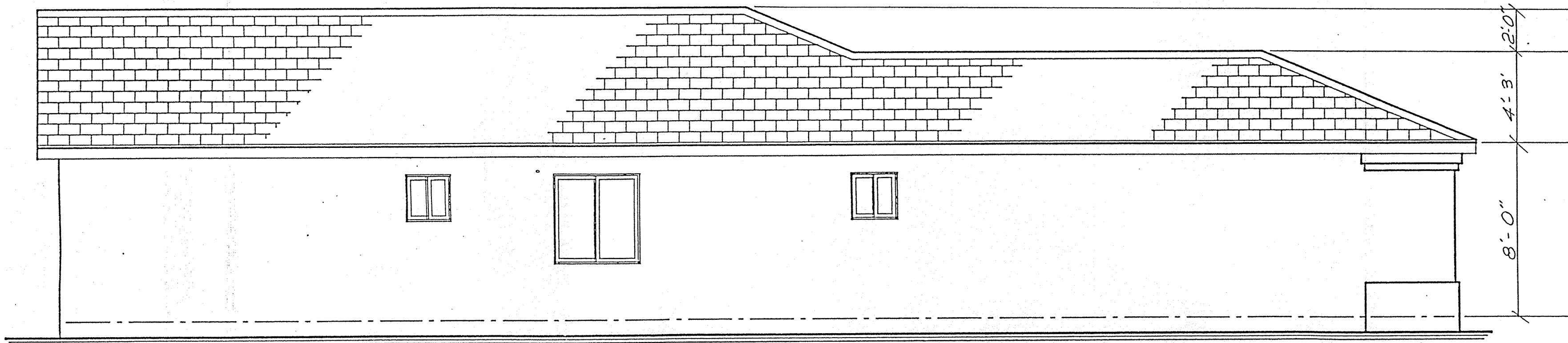
ROOF: Composition shingles/earth tone color.

EXTERIOR FINISH: Spanish-Lace type stucco

STUCCO TRIM, FRONT & GARAGE DOORS

Pueblo	Casa Blanca
Mesa Del Sol	Dormer Brown
Coast Point	Sandia
Torreon	Tavern

Each house to have an exterior porch light.



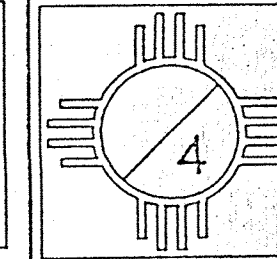
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 JOB NO.: 97095  
 COMPUTER: AF1149.ECD

1/4" = 1'0"  
 ELEVATION PLANS  
 D.R. HORTON CUSTOM HOMES

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SHEET 8 of 15

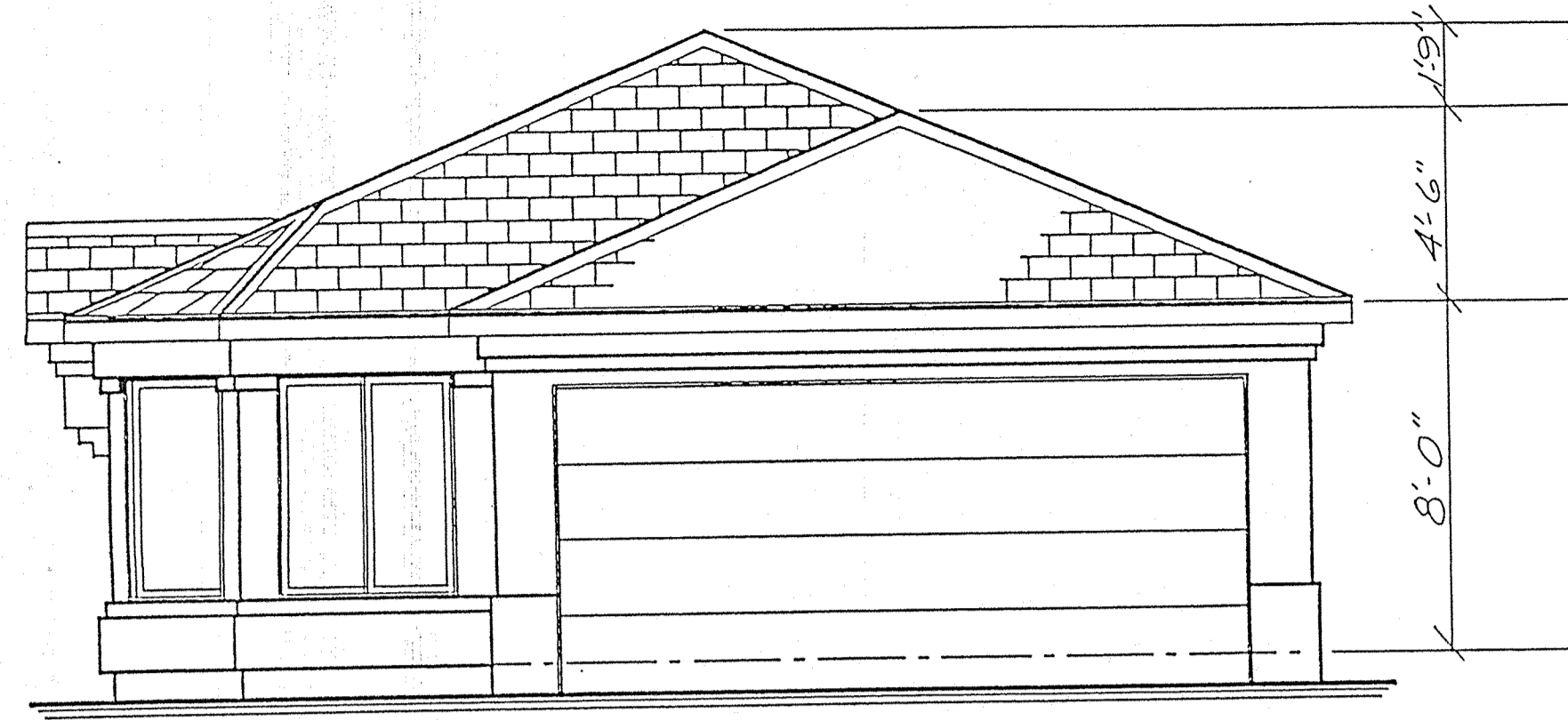
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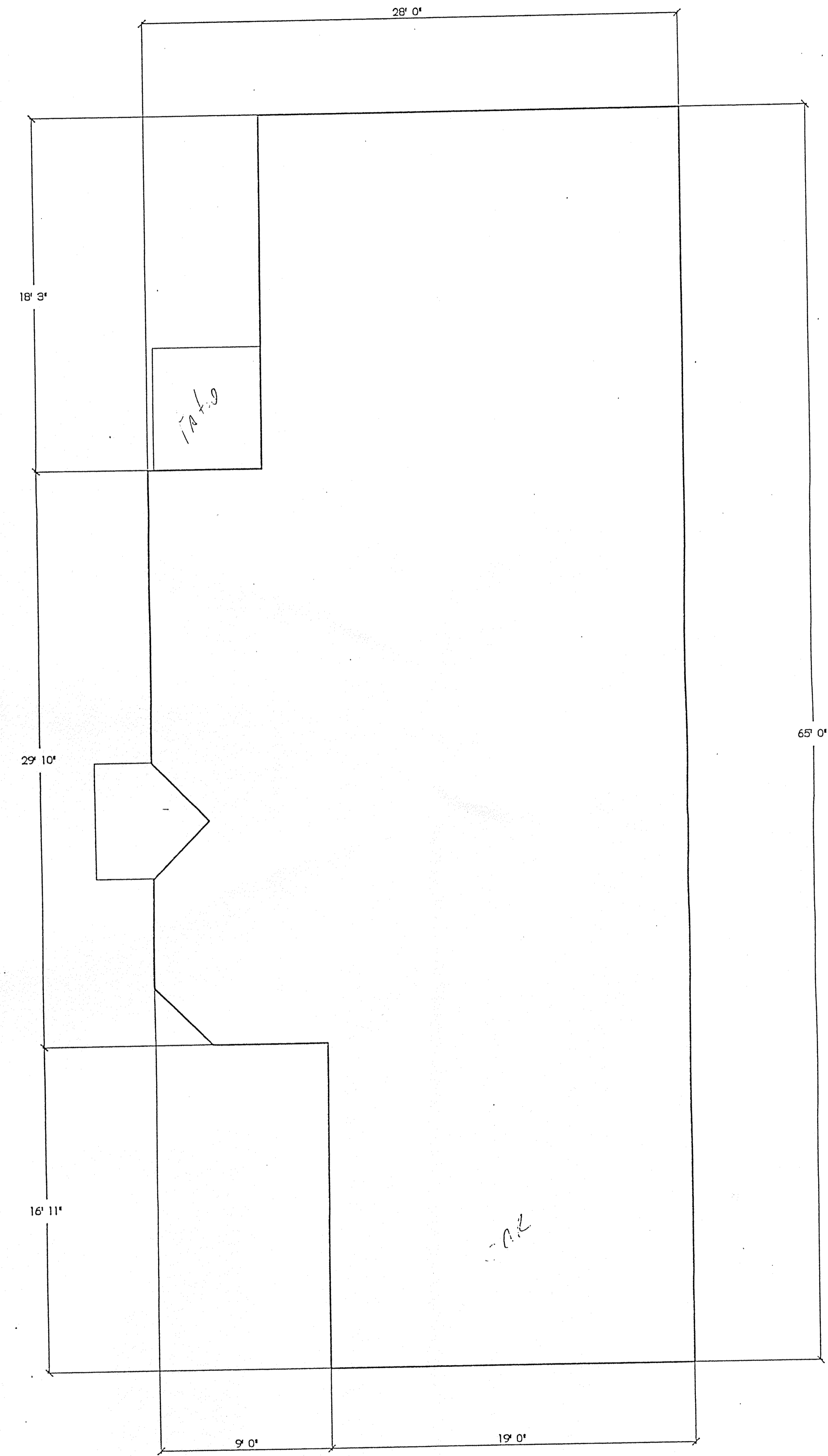
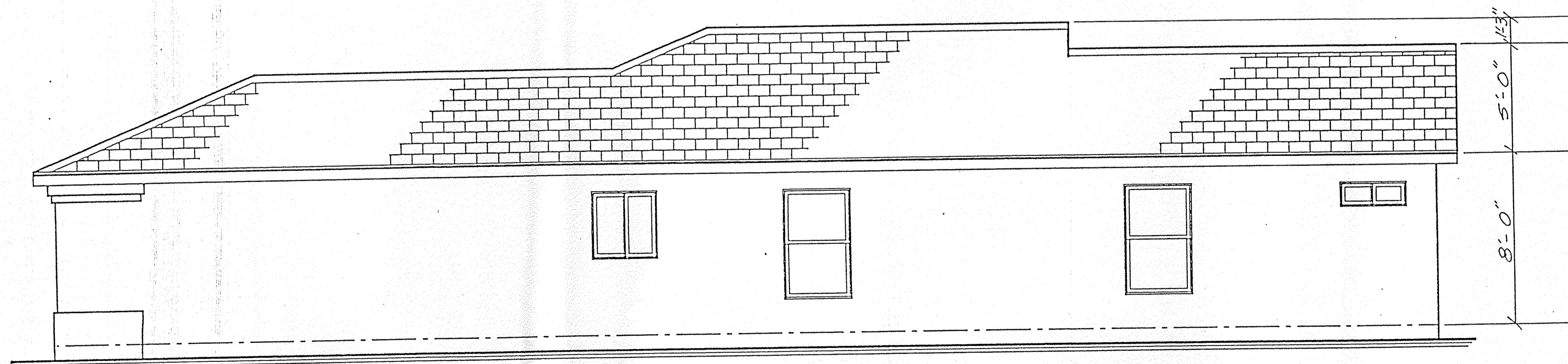
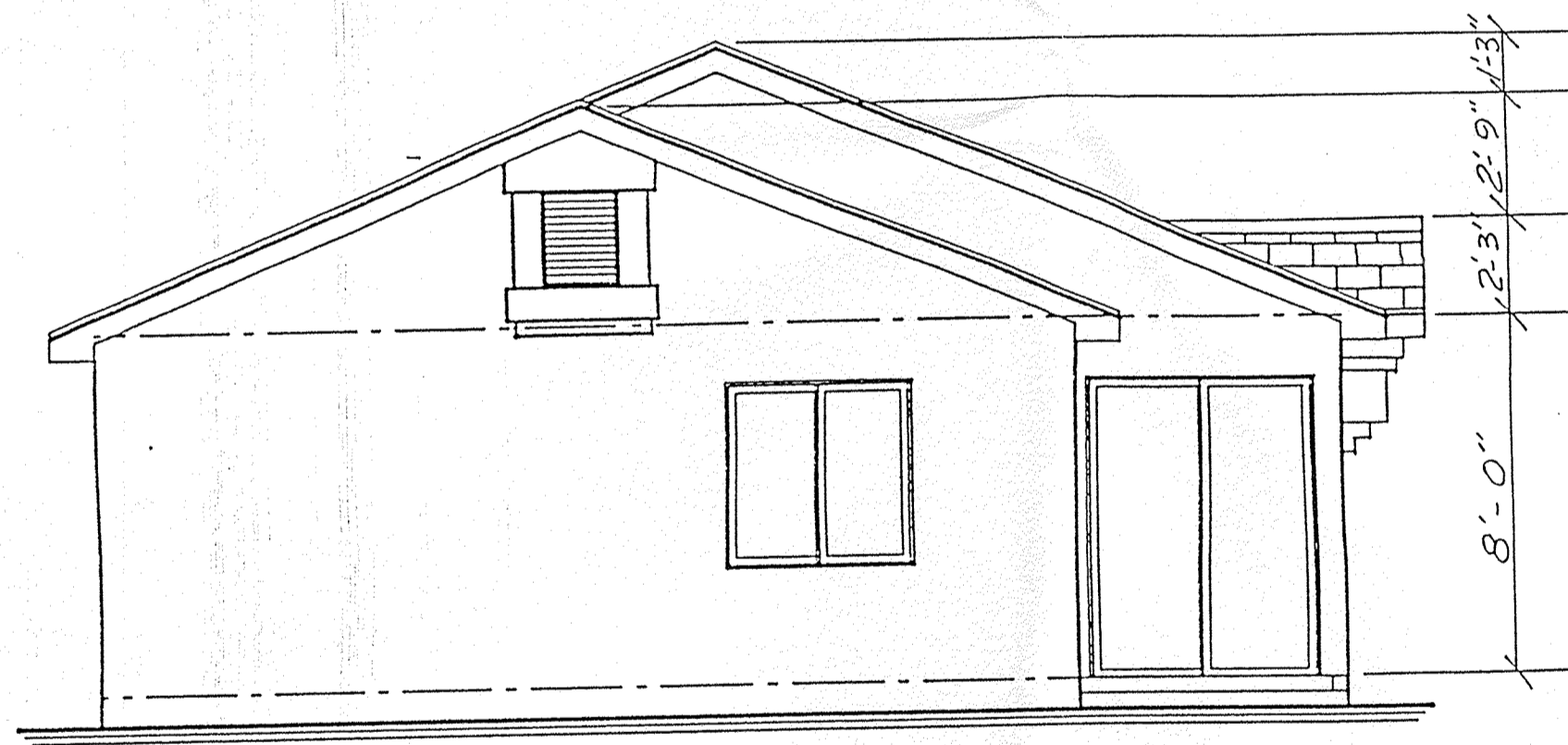
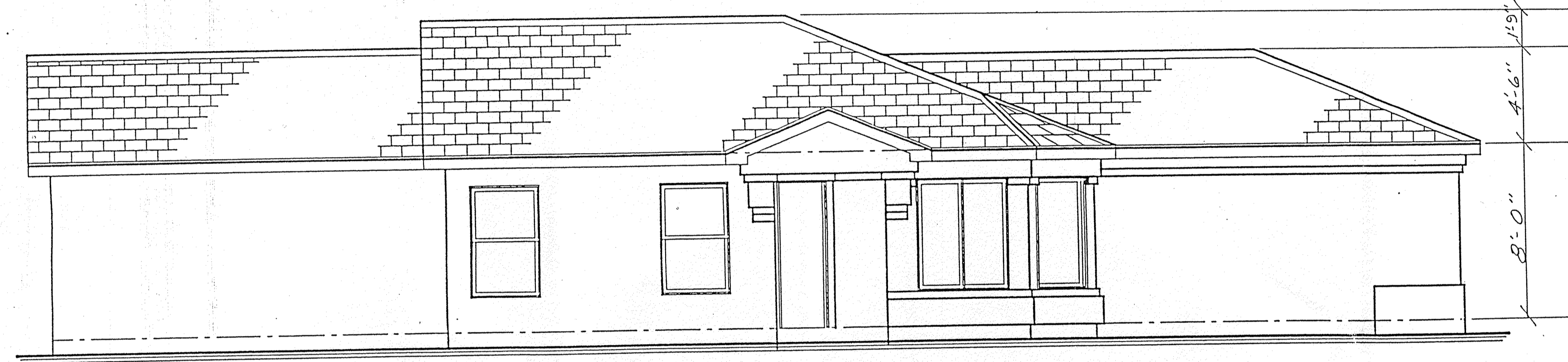
ROOF: Composition shingles/earth tone color.

EXTERIOR FINISH: Spanish-Lace type stucco

STUCCO	TRIM, FRONT & GARAGE DOORS
--------	----------------------------

Pueblo	Casa Blanca
Mesa Del Sol	Dormer Brown
Coast Point	Sandia
Torreón	Tavern

Each house to have an exterior porch light.



SHEET 9 of 15

NOTE  
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 RIGHT TO ADJUST ANY  
 DIMENSIONS.

PLAN: 1169  
 JOB NO.: 97096  
 COMPUTER: AF-1169.FCD

REVISIONS:

1/4" = 1'0"

EXTERIOR ELEVATIONS

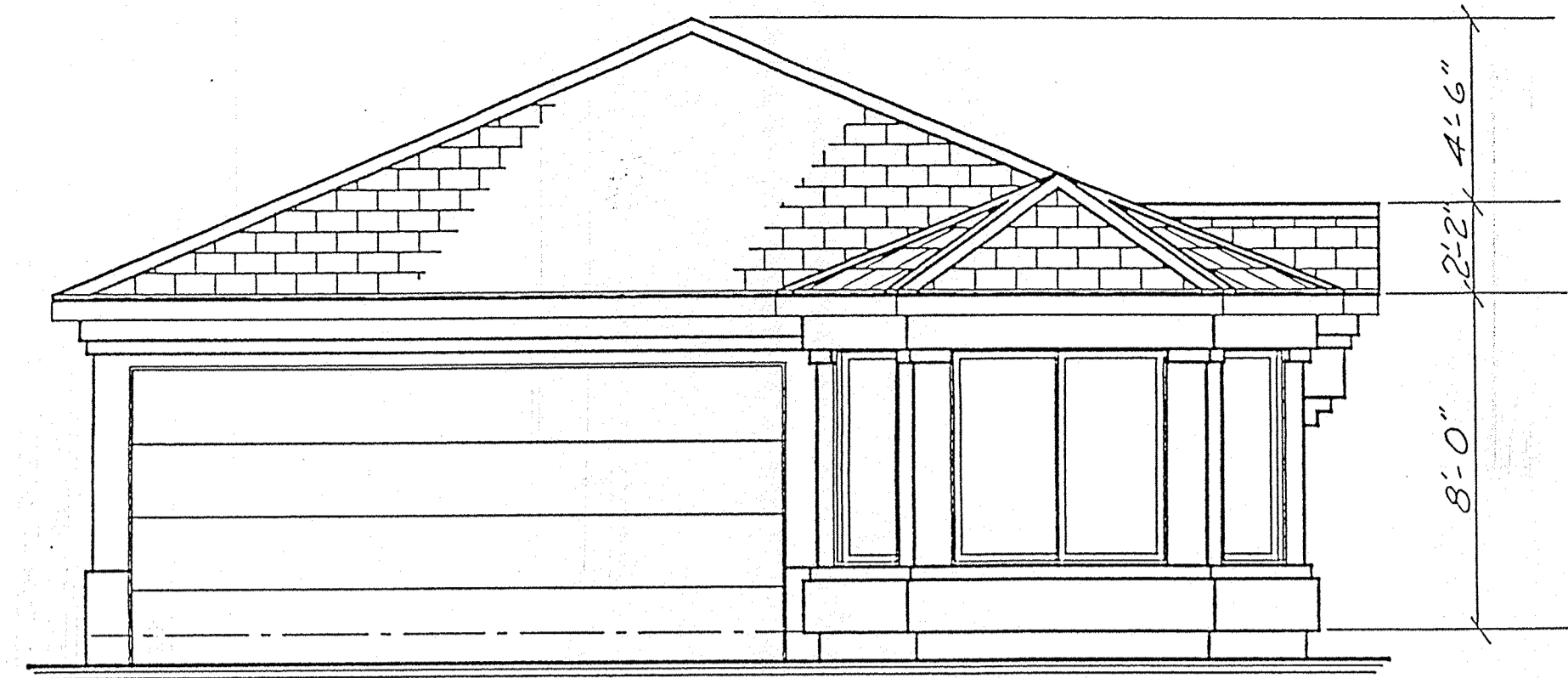
D.R. HORTON CUSTOM HOMES MODEL 1148

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FRONT ELEVATION  
1/4"=1'0"

SPECIFICATIONS:

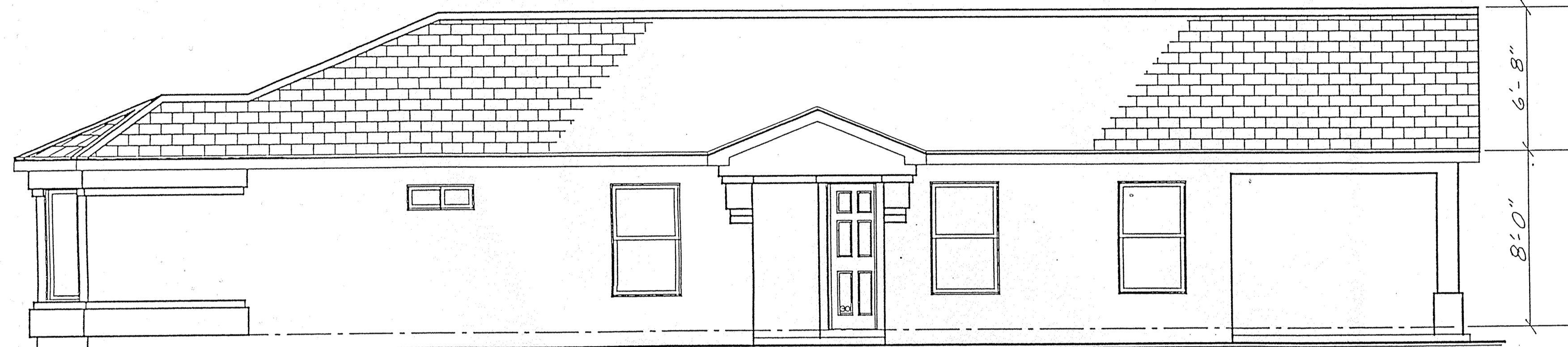
ROOF: Composition shingles/earth tone color.

EXTERIOR FINISH: Spanish-Lace type stucco

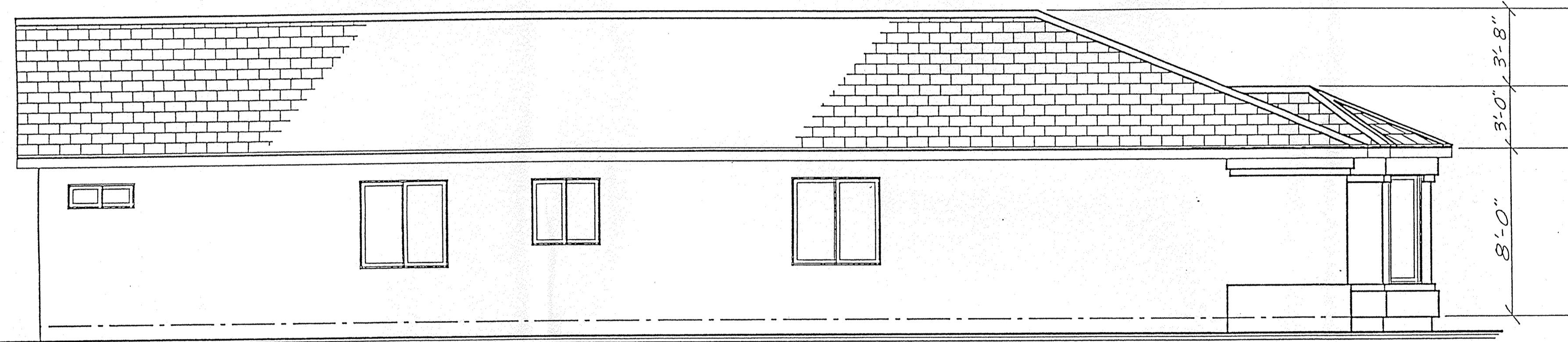
STUCCO TRIM, FRONT & GARAGE DOORS

Pueblo Casa Blanca  
Mesa Del Sol Dormer Brown  
Coast Point Sandia  
Torreon Tavern

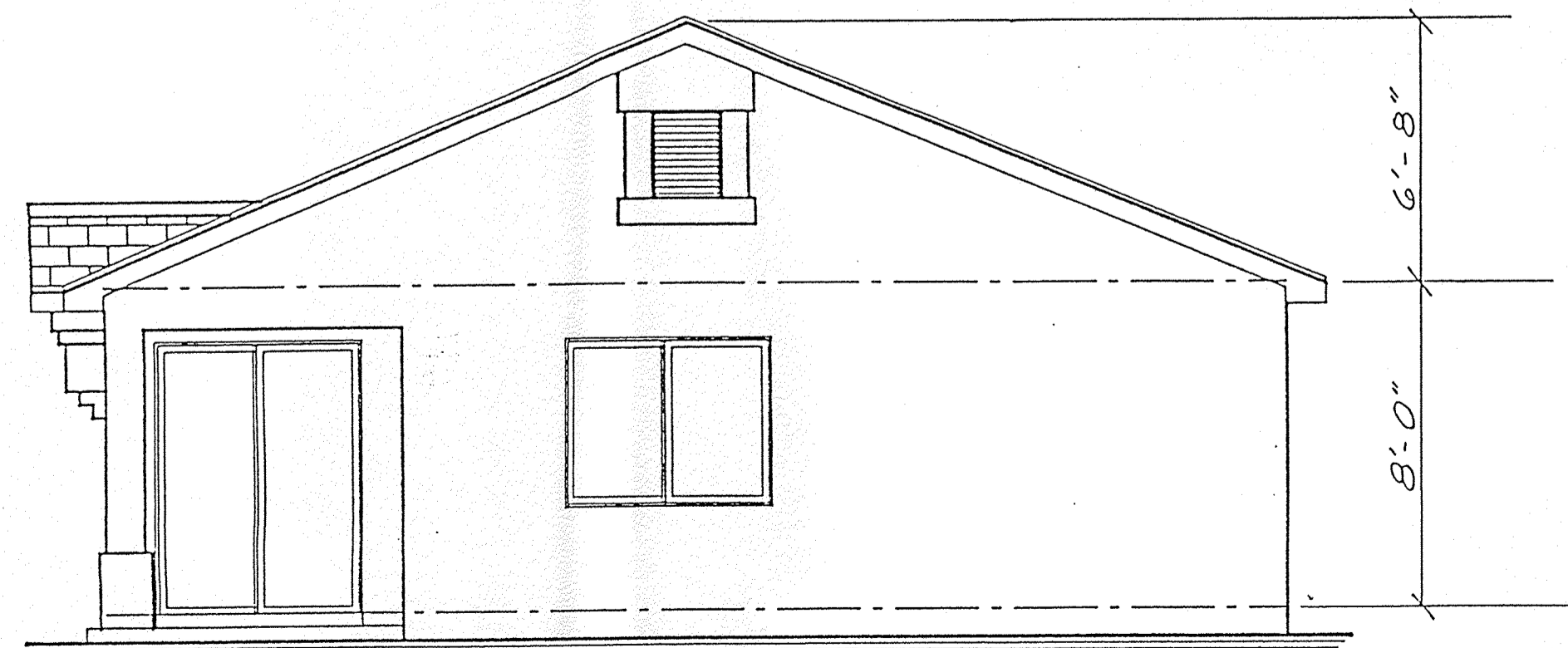
Each house to have an exterior porch light.



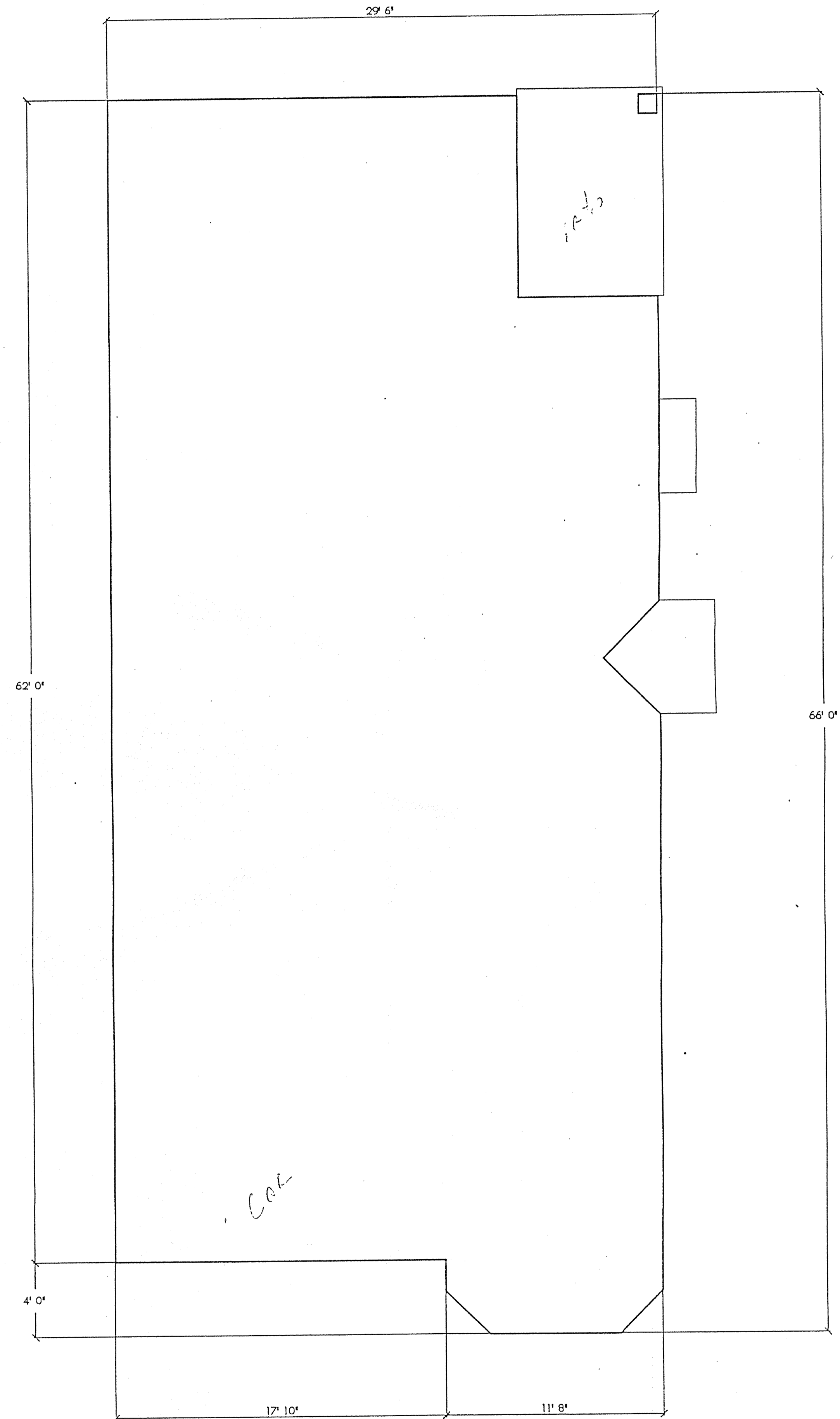
RIGHT SIDE ELEVATION  
1/4"=1'0"



LEFT SIDE ELEVATION  
1/4"=1'0"



REAR ELEVATION  
1/4"=1'0"



REVISIONS

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JOB NO.: 97097  
COMPUTER: AFL430.FCD

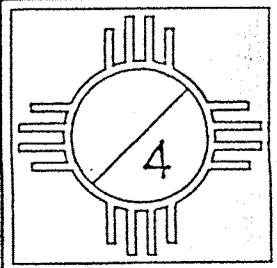
1/4"=1'0"

ELEVATION PLANS  
D.R. HORTON CUSTOM HOMES MODEL 1430

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Albuquerque, New Mexico  
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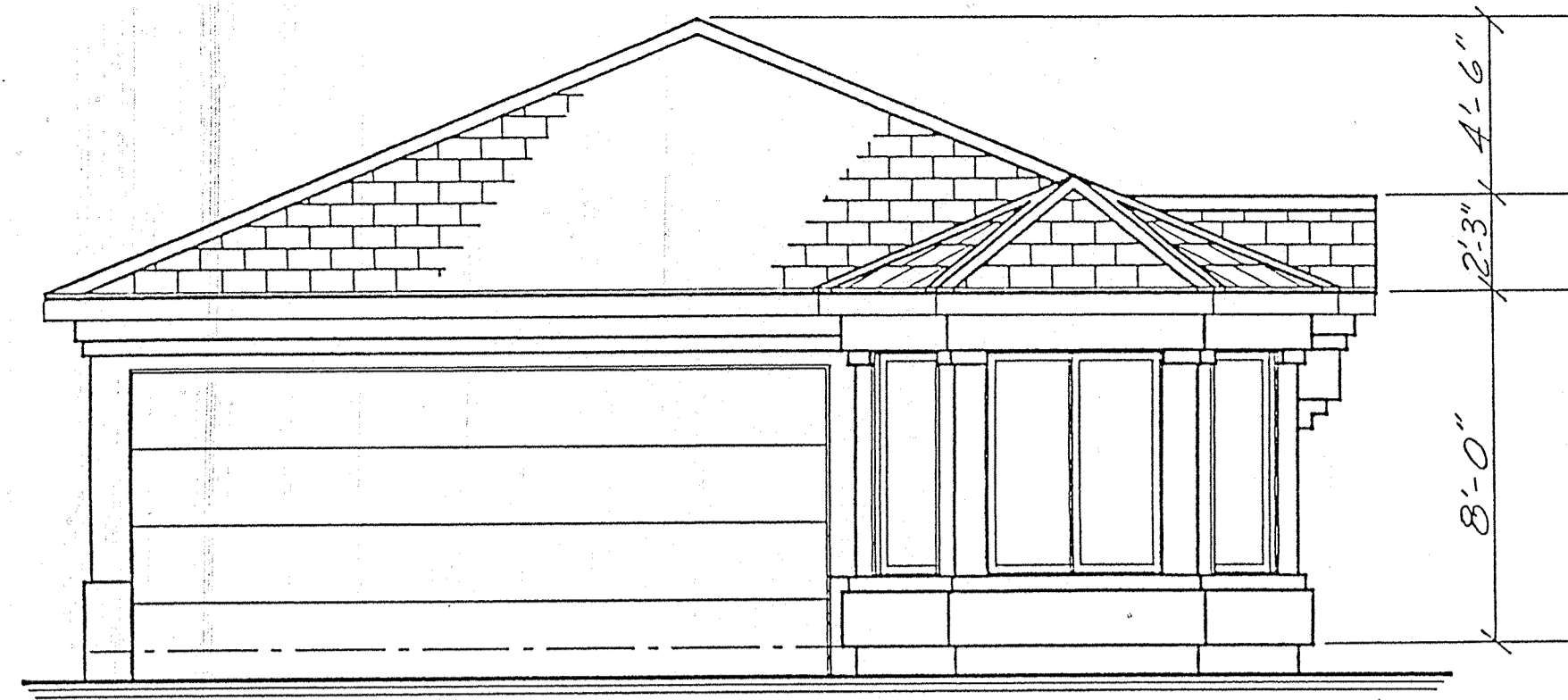
SHEET 10 OF 15

NOTE  
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FRONT ELEVATION

1/4"=1'0"

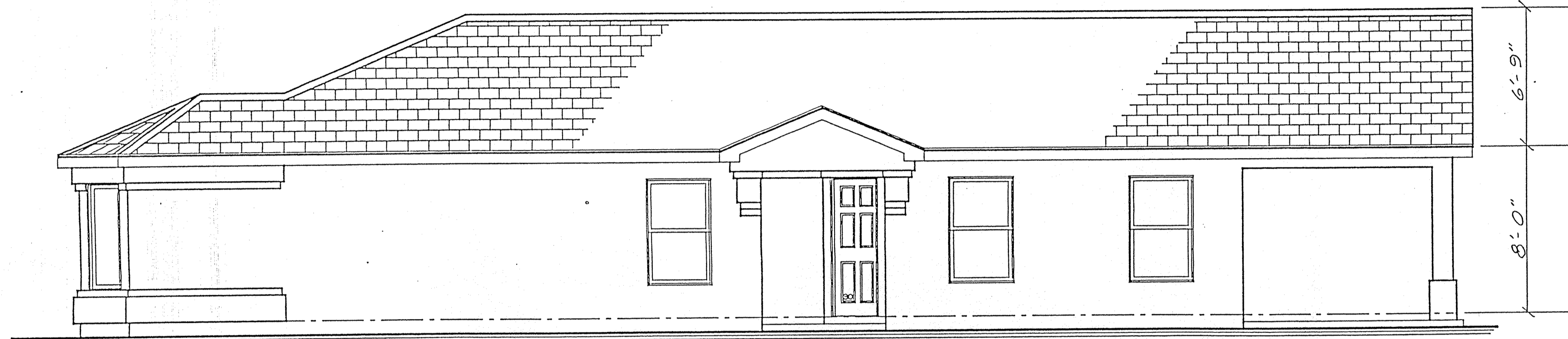
ROOF: Composition shingles/earth tone color.

EXTERIOR FINISH: Spanish-Lace type stucco

STUCCO TRIM, FRONT & GARAGE DOORS

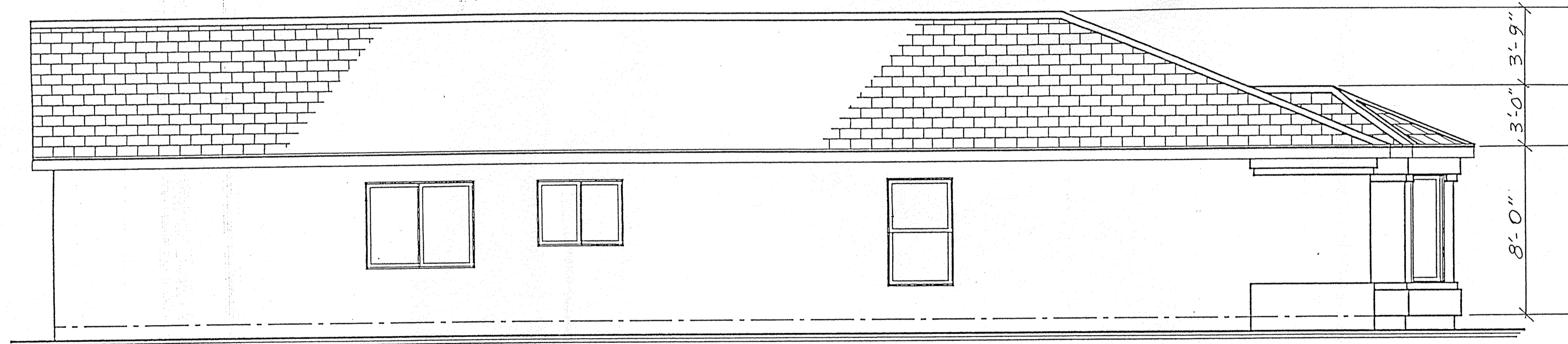
Pueblo	Casa Blanca
Mesa Del Sol	Dormer Brown
Coast Point	Sandia
Torreón	Tavern

Each house to have an exterior porch light.



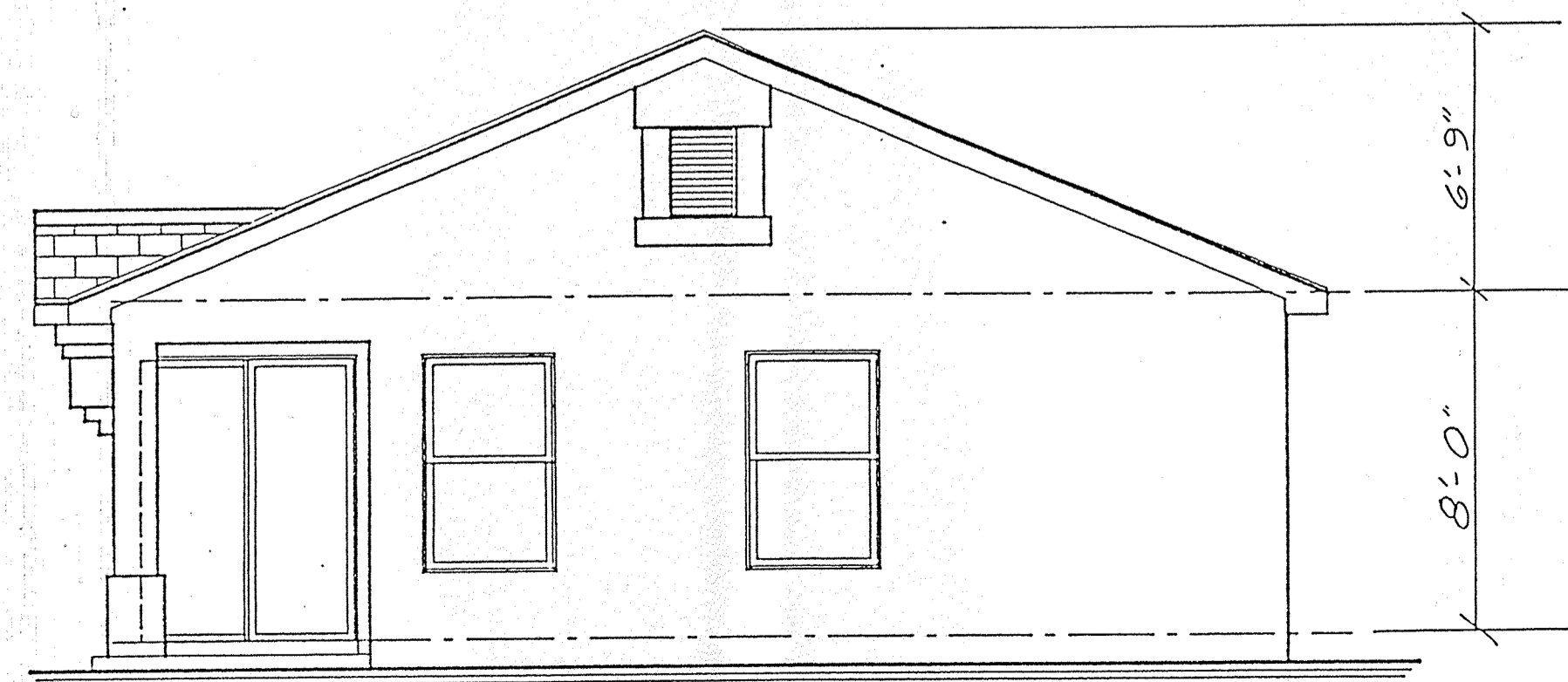
RIGHT SIDE ELEVATION

1/4"=1'0"



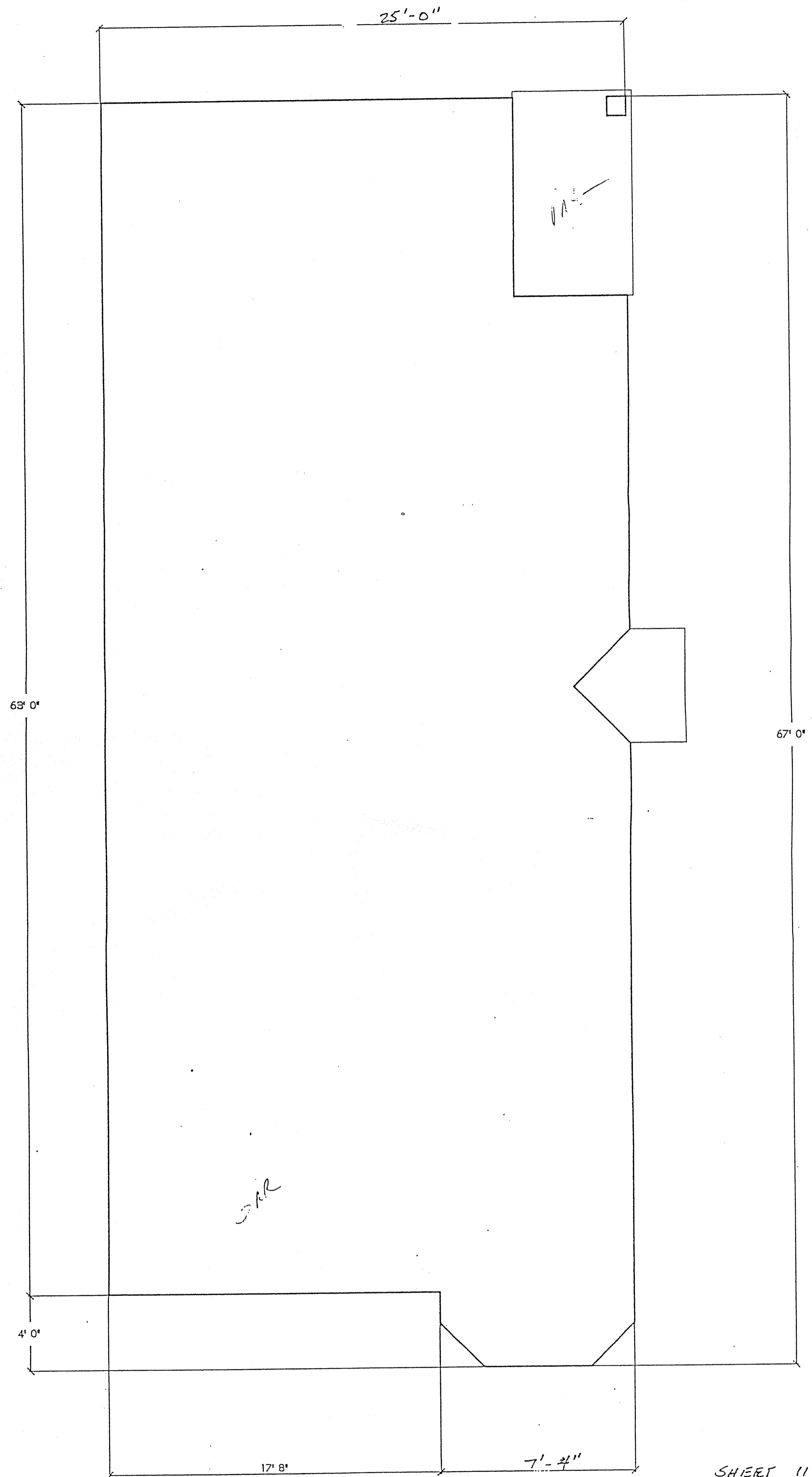
LEFT SIDE ELEVATION

1/4"=1'0"



REAR ELEVATION

1/4"=1'0"



SHEET 11 OF 15

NOTE  
CONTRACTOR RESERVES THE  
RIGHT TO ADJUST ANY  
DIMENSIONS.

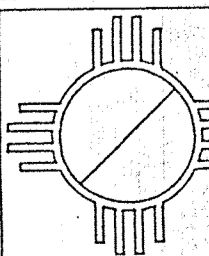
PLAN: AF-1977  
JOB NO.: 97098  
COMPUTER: AF1977.FCU

REVISIONS:	

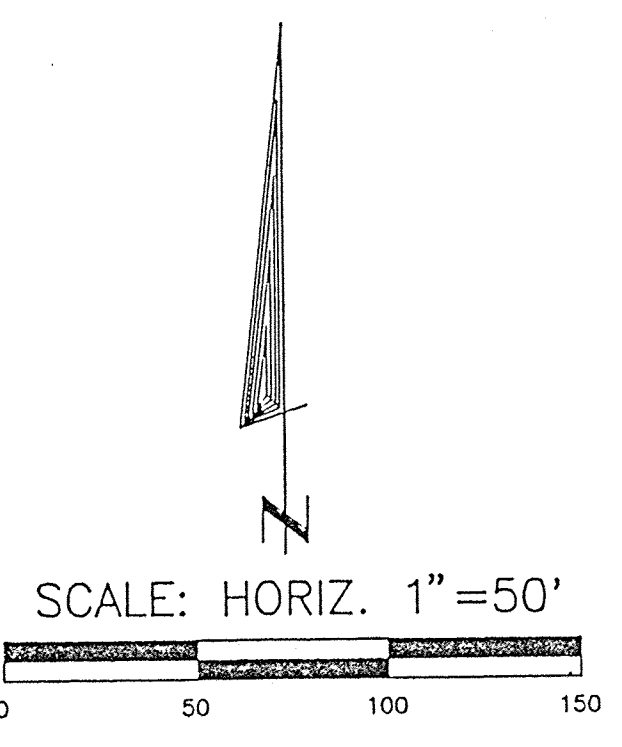
1/4"=1'0"

EXTERIOR ELEVATIONS  
D.R. HORTON CUSTOM HOMES

SANDIA DESIGNERS  
298-2842  
Albuquerque, New Mexico  
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# COMPOSITE UTILITY PLAN VALLE DEL CANTO SUBDIVISION



**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY	---	---
PROPOSED BOUNDARY	---	---
R.O.W. LINE	---	---
CENTERLINE	---	---
NEW CURB AND GUTTER	---	---
VALLEY GUTTER	---	---
WHEELCHAIR RAMP	---	---
6" CEDAR FENCE	---	---
FIRE HYDRANT	⊕	⊕
SAS MANHOLE	⊙	⊙
WATER LINE	— W —	— W —
SEWER LINE	— SAS —	— SAS —

SU-2 IP CITY

A-1 SU PERMIT COUNTY WRECKING YARD AND MH

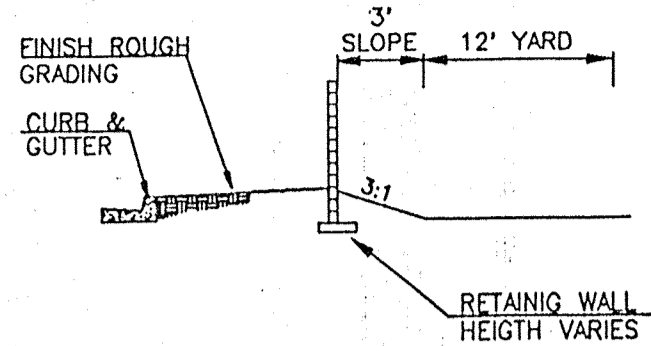
FUTURE POND

DWG.F:\WORK\NICK\CANTO\UTILITY DATE06/10/97 TIME:11:30 RYALS Engineering-HB

**RYALS** engineering & construction services  
5301 Central Ave. Albuquerque, NM 87108  
(505) 256-4701 239-4726 mobile telephone

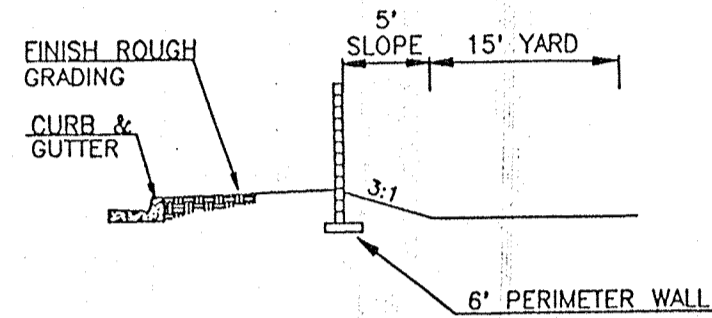
SHEET NO. 12 OF 15

COMPACT SLOPE TO 90% OF OPTIMUM USING PLACEMENT EQUIPMENT WHEELS AS REQUIRED



SECTION "A-A" NTS  
(LOTS 9-17, BLOCK 6)

COMPACT SLOPE TO 90% OF OPTIMUM USING PLACEMENT EQUIPMENT WHEELS AS REQUIRED



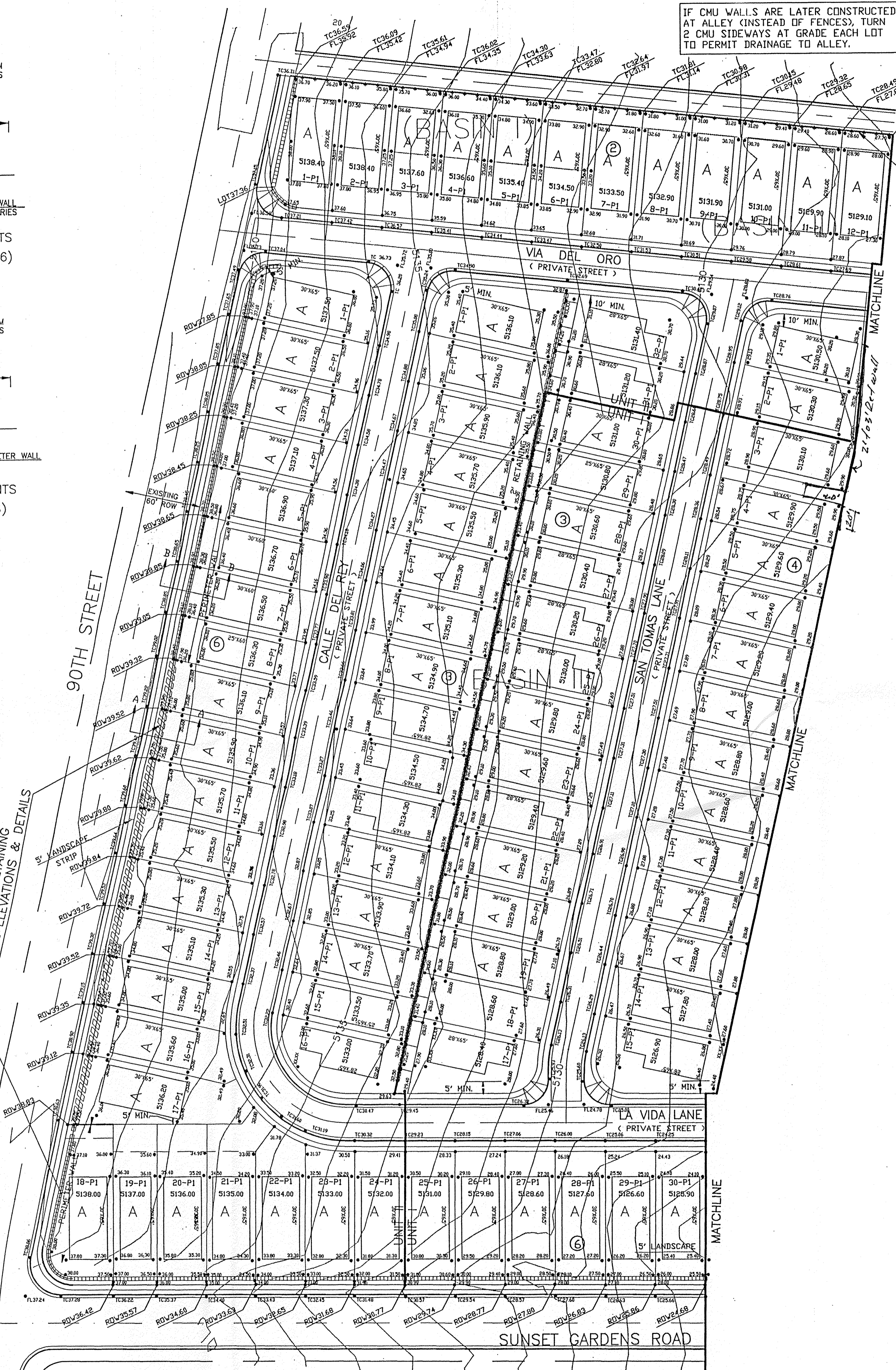
SECTION "B-B" NTS  
(LOTS 5-8, BLOCK 6)

IF CMU WALLS ARE LATER CONSTRUCTED AT ALLEY (INSTEAD OF FENCES), TURN 2 CMU SIDEWAYS AT GRADE EACH LOT TO PERMIT DRAINAGE TO ALLEY.

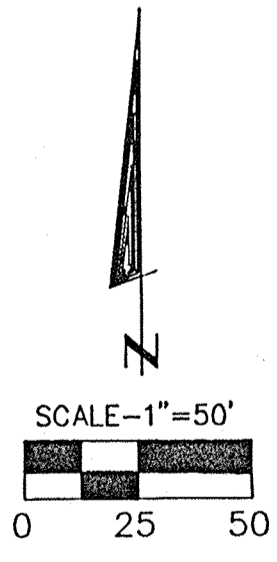
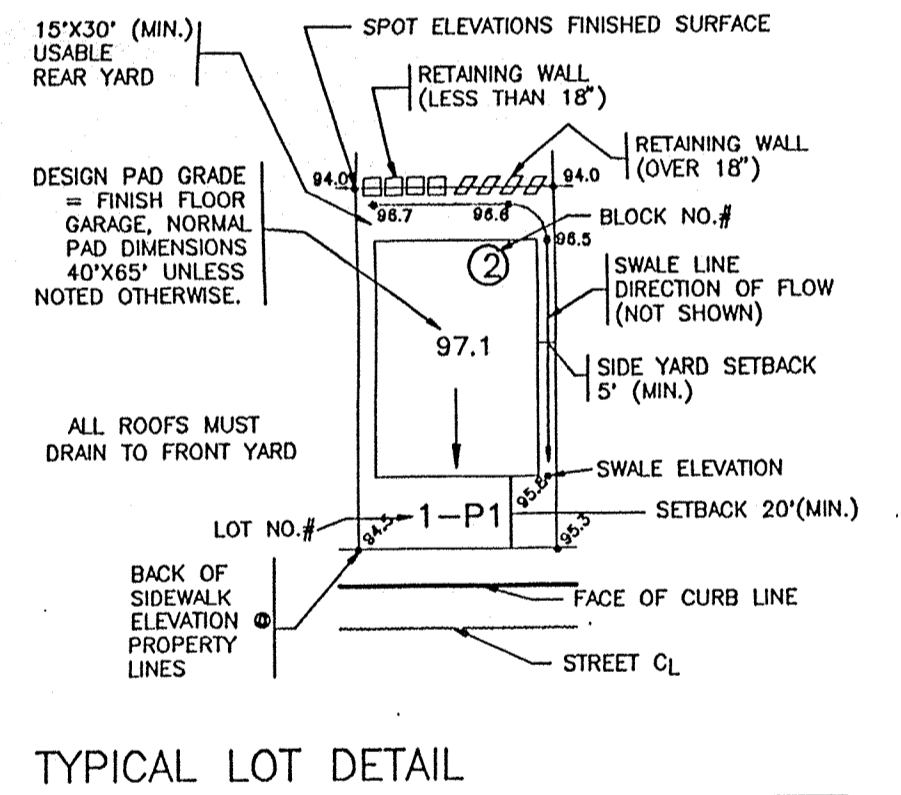
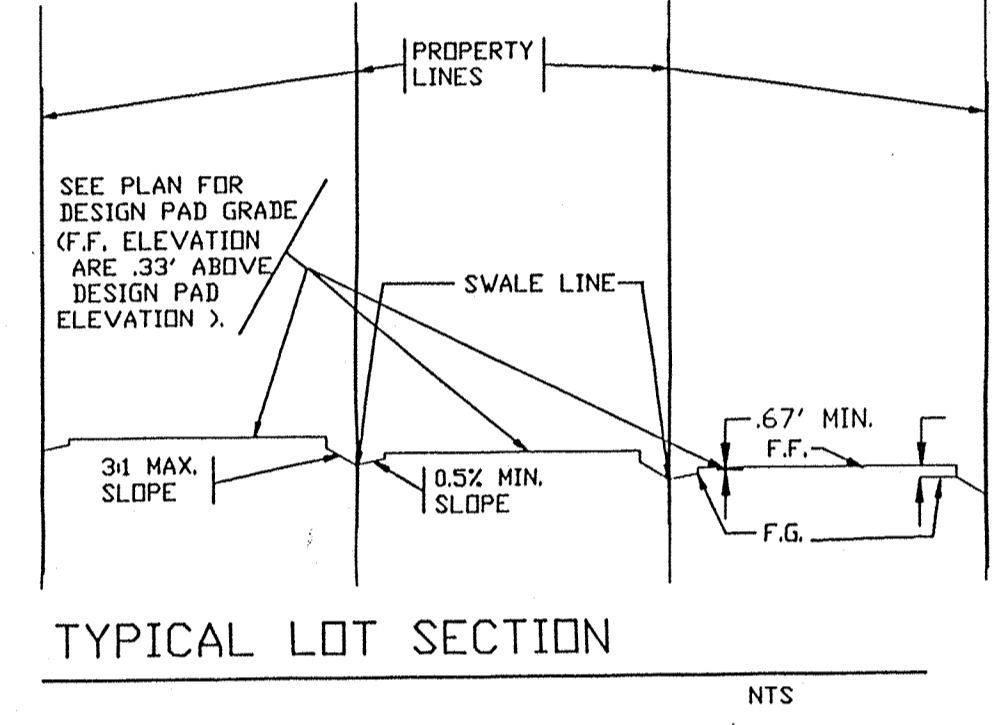
FOR DRAINAGE AT ALLEY, CONSTRUCT WOOD FENCE W/ VERTICAL BOARDS STAGGERED INSIDE & OUTSIDE OF STRINGER, OR OMIT BOTTOM 6" OF 1 BOARD EVERY 8 FT.

WOOD FENCE @ PL AT ALLEY, TYP

SEE SHEET XX FOR RETAINING WALL PROFILE ELEVATIONS & DETAILS



- GENERAL NOTES**
- THE CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS TO COMPLY WITH EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY THE OWNER.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE CONSTRUCTION SITE. EROSION CONTROL MEASURES ARE INTENDED TO CONTROL MINOR FLOWS AND PREVENT THE RELEASE OF SEDIMENT INTO ADJACENT STREETS AND PROPERTY. TEMPORARY EROSION CONTROL BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ON THIS GRADING PLAN AT LOCATIONS SHOWN.
  - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY BERMS THROUGHOUT THE CONSTRUCTION PHASE. THE OWNER WILL MAINTAIN BERMS AFTER COMPLETION AND ACCEPTANCE OF CONSTRUCTION.
  - TEMPORARY EROSION CONTROL BERMS LOCATED ON INDIVIDUAL LOTS SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION OF EACH RESPECTIVE BUILDING IS COMPLETED ON A LOT BY LOT BASIS.
  - THE TOLERANCES FOR ROUGH GRADING SHALL CONFORM TO THE FOLLOWING:  
PAD SUBGRADE: ± 0.1'  
STREET SUBGRADE: ± 0.1'  
ALL OTHER AREAS: ± 0.3'
  - THERE ARE EXISTING WALLS LOCATED ADJACENT TO THIS PROJECT. ANY WALLS DAMAGED OR REMOVED BY THE CONTRACTOR DURING THE CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED BY THE CONTRACTOR TO AN EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - EARTH WORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS CONTAINED IN THE SOIL AND FOUNDATION INVESTIGATION REPORT PREPARED BY FOXCONSULTING ENGINEERS & GEOLOGISTS DATED OCTOBER 14TH, 1980.
  - FOR ALL RETAINING WALLS GREATER THAN 18", A BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF ALBUQUERQUE CODE ADMINISTRATION DIVISION.
  - MAXIMUM COMBINED HEIGHT OF GARDEN WALL PLUS RETAINING WALL MUST NOT EXCEED 8' FEET UNLESS A VARIANCE IS APPROVED THROUGH THE C.O.A. ZONING HEARING EXAMINER.



- LEGEND**
- 5180- 5' CONTOUR
  - 5181- 1' CONTOUR
  - 0.00 X SPOT ELEVATION
  - STORM DRAIN MANHOLE
  - STORM DRAIN
  - EXISTING SAS MH
  - E- OVERHEAD ELECTRIC
  - POWER POLE
  - POWER POLES
  - EXISTING TOP OF CURB AND FLOWLINE ELEVATIONS AND PROPOSED TOP OF CURB
  - RETAINING WALL
  - ▨▨▨▨ COMBINATION RETAINING/GARDEN WALL
  - 6" CEDAR FENCE
  - ▨▨▨▨ 6" BLOCK WALL W/ STOCCO

APPROVED FOR ROUGH GRADING (±1 FT.)  
CITY HYDROLOGY DATE

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKS BY	DATE
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
CHECKED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
CITY OF ALBUQUERQUE SURVEY MONUMENT	DATE
ACS CAP "7-K9"	
ELEV. = 5137.36	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	
BY	

ENGINEER'S SEAL

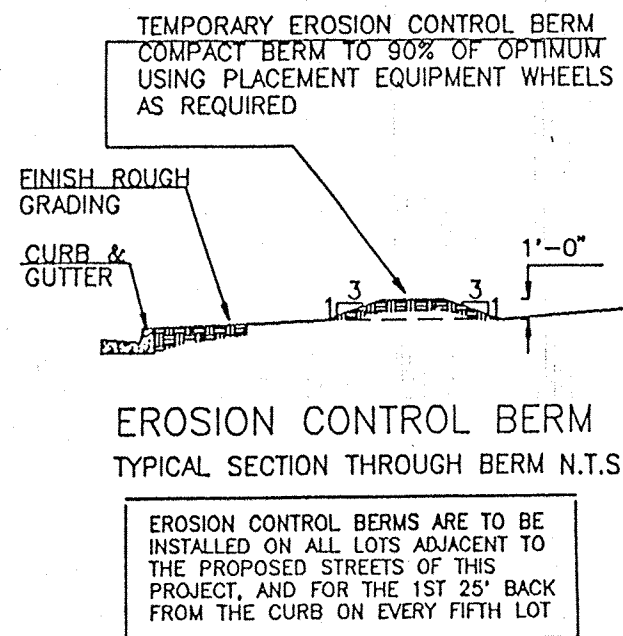
NO.	DATE	REVISIONS	BY	DATE
		DESIGN	RFB, CC	
		REVISIONS	RFB, CC	
		DESIGN	RFB, CC	

**RYALS** engineering & construction services  
5301 Central, N.E. Albuquerque, NM 87108  
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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLA DEL CANTO SUBDIVISION GRADING AND DRAINAGE PLAN (WEST SIDE)

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 577681	Zone Map No. L-9	Sheet 4 OF 22	



**CONSTRUCTION NOTES**

- BACKYARDS OF LOTS 1 THRU 25, BLOCK 2 DRAIN TO ALLEY AT LOW POINT OF BACKYARD.

**DRAINAGE BASIN NOTES**

- BASIN I INCLUDES BACKYARDS OF LOTS 1 THRU 25, BLOCK 2 TOTAL BASIN DISCHARGE IS 3.75 CFS TO THE ALLEY.
- BASIN II DISCHARGES 15 CFS TO 86TH STREET VIA VISTA DEL ANGEL, THE REMAINDER FLOWS TO BASIN I ON CALLE AMARILLO.
- BASIN III DISCHARGES 57.6 CFS TO SUNSET GARDENS VIA CALLE AMARILLO.

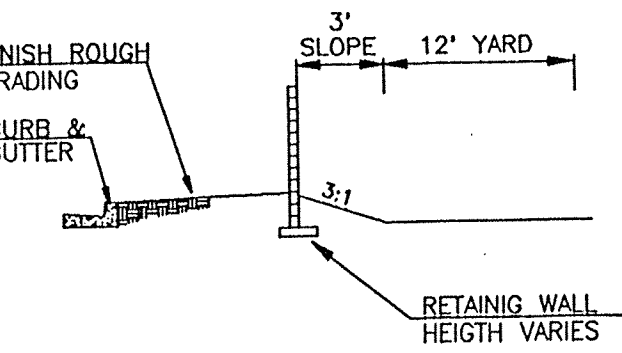
WOOD FENCE AT ALLEY PL, TYP

SEE SPECIAL TYPICAL LOT DETAIL FOR GRADING LOTS ALONG ALLEY

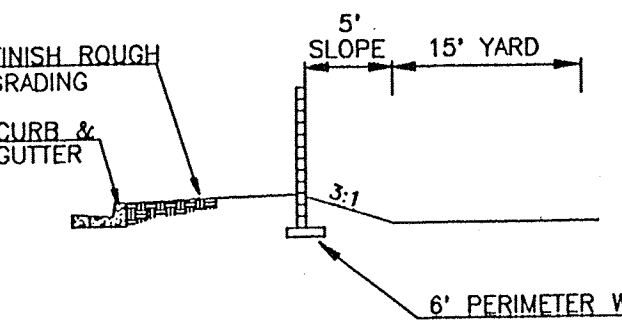
IF CHG WALLS ARE LATER CONSTRUCTED AT ALLEY (INSTEAD OF FENCES), TURN 2 CMU DRIVEWAYS AT GRADE EACH LOT TO PERMIT DRAINAGE TO ALLEY.

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COMPACT SLOPE TO 90% OF OPTIMUM USING PLACEMENT EQUIPMENT WHEELS AS REQUIRED



COMPACT SLOPE TO 90% OF OPTIMUM USING PLACEMENT EQUIPMENT WHEELS AS REQUIRED

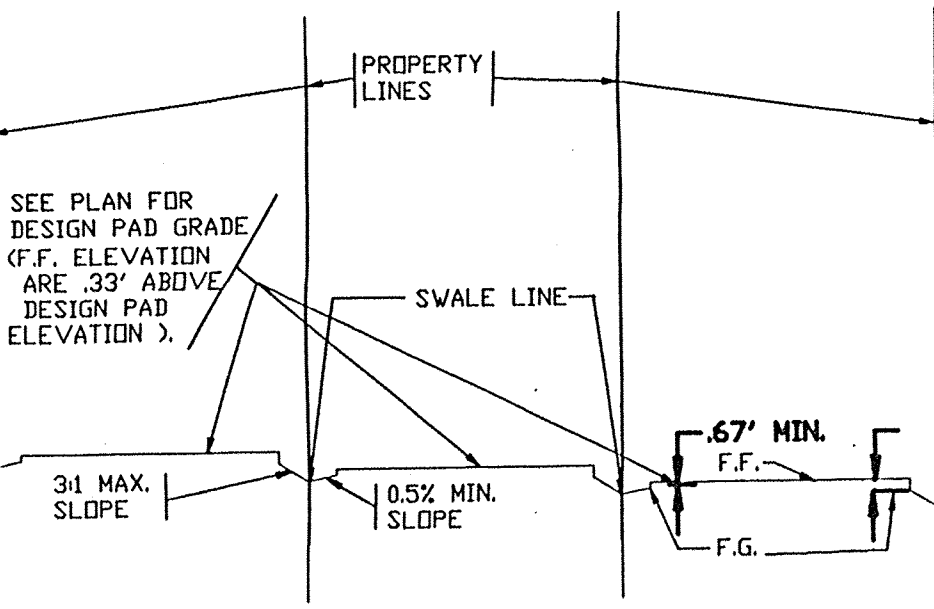


SECTION "A-A" NTS  
(LOTS 9-17, BLOCK 6)

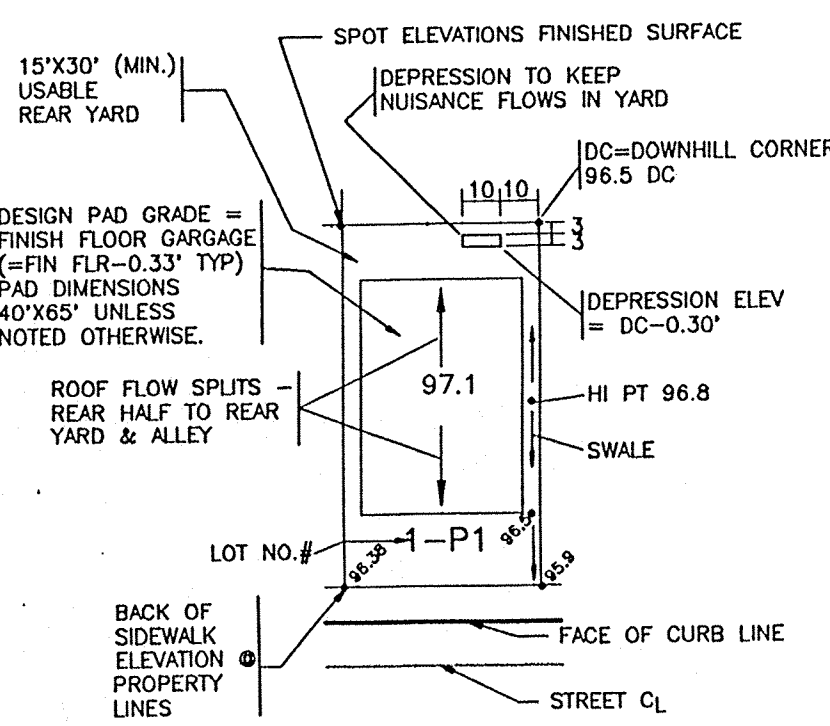
SECTION "B-B" NTS  
(LOTS 5-8, BLOCK 6)

**GENERAL NOTES**

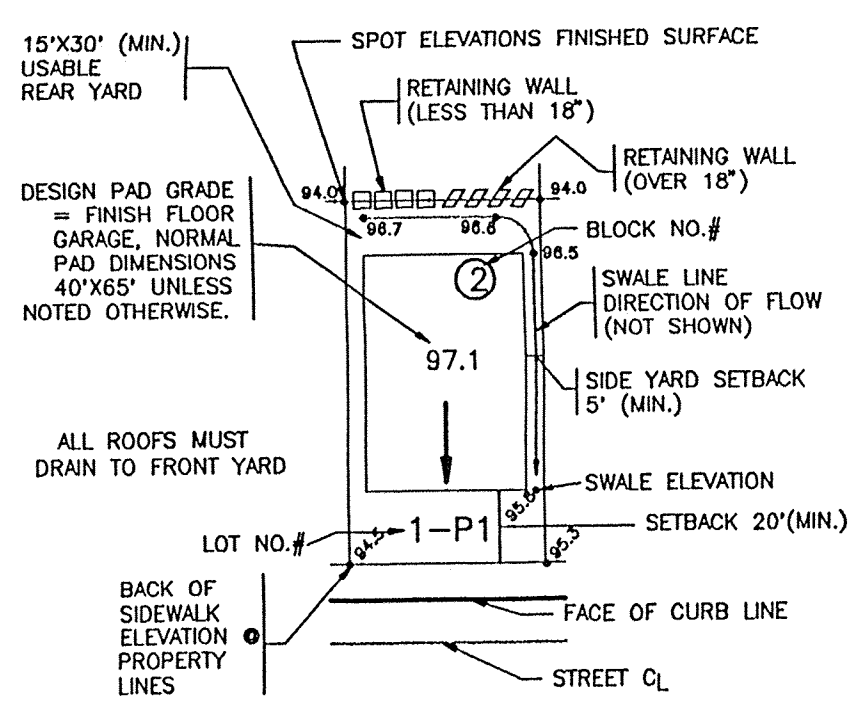
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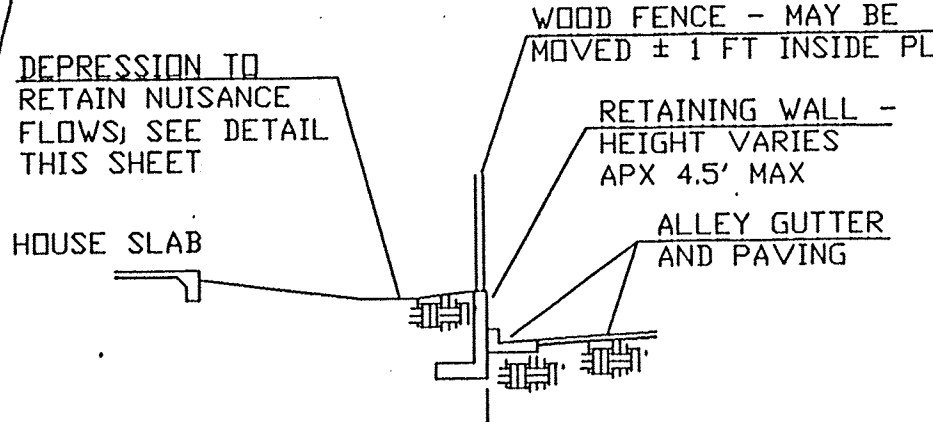
TYPICAL LOT SECTION



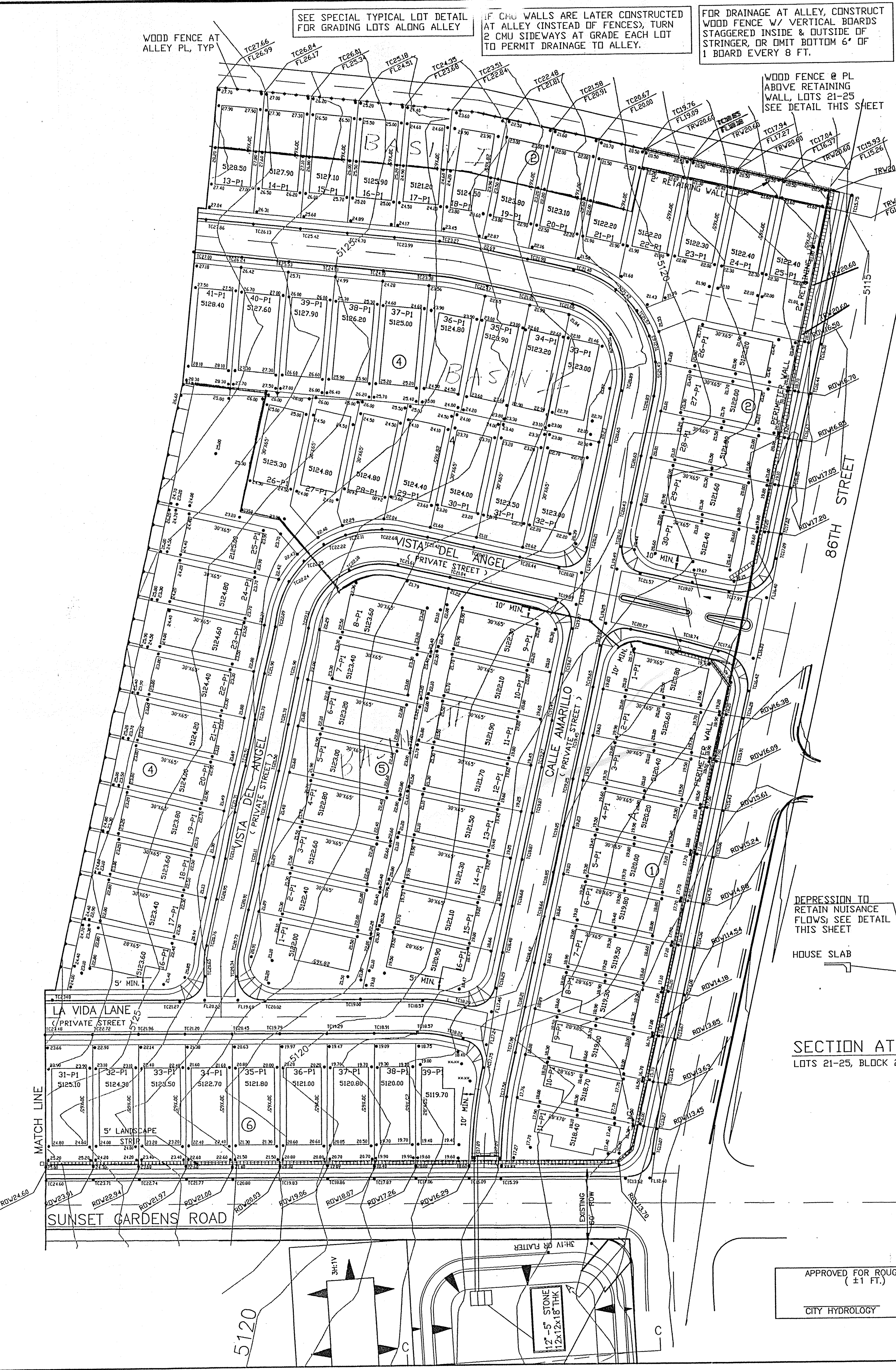
TYPICAL REAR YARD GRADING DETAIL



TYPICAL LOT DETAIL



SECTION AT RETAINING WALL



APPROVED FOR ROUGH GRADING (± 1 FT.)  
CITY HYDROLOGY DATE

FUTURE VALLE DEL CANTO UNIT III

AS BUILT INFORMATION	
DATE	NO.

BENCH MARKS	
DATE	NO.

SURVEY INFORMATION	
NO.	BY

ENGINEER'S SEAL	
NO.	DATE

REVISIONS	
NO.	DATE

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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLA DEL CANTO SUBDIVISION GRADING AND DRAINAGE PLAN (EAST SIDE)

Design Review Committee City Engineer Approval

City Project No. 577681 Zone Map No. L-9

Sheet 5 OF 22

DESIGNED BY: RBR, HFB, CC  
DRAWN BY: HFB, CC  
CHECKED BY: DATE

