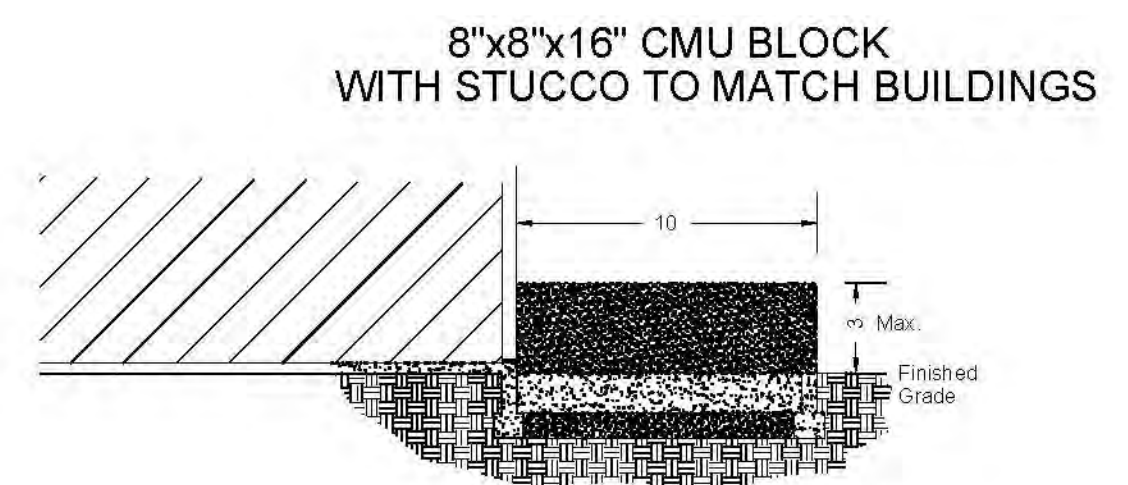
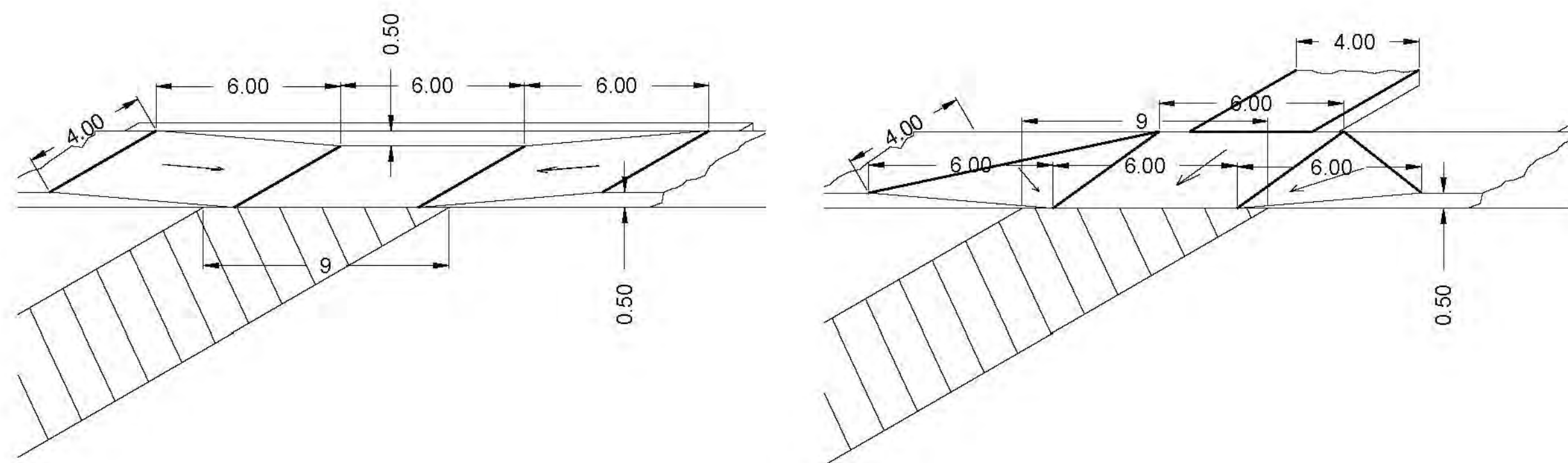
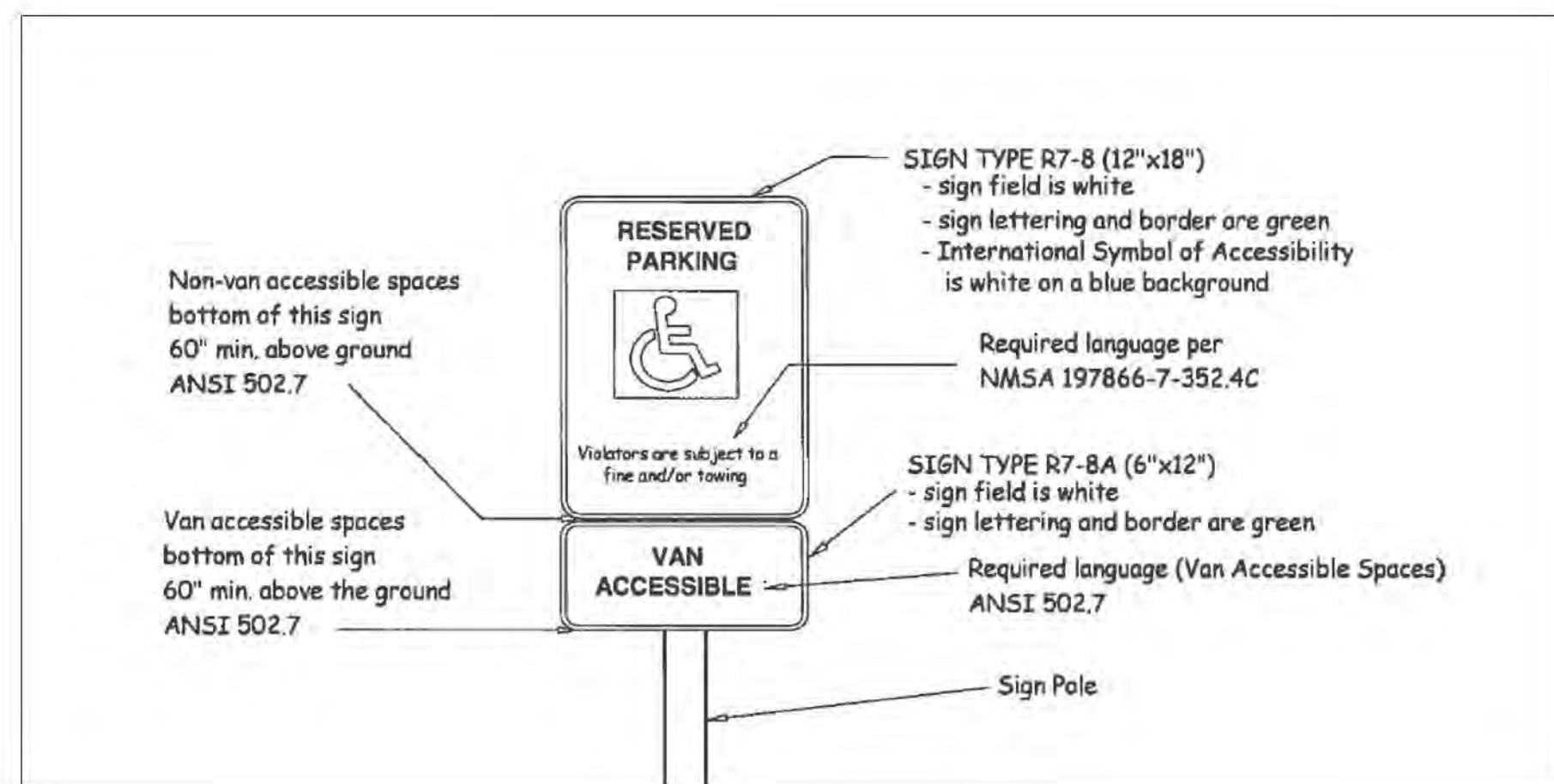
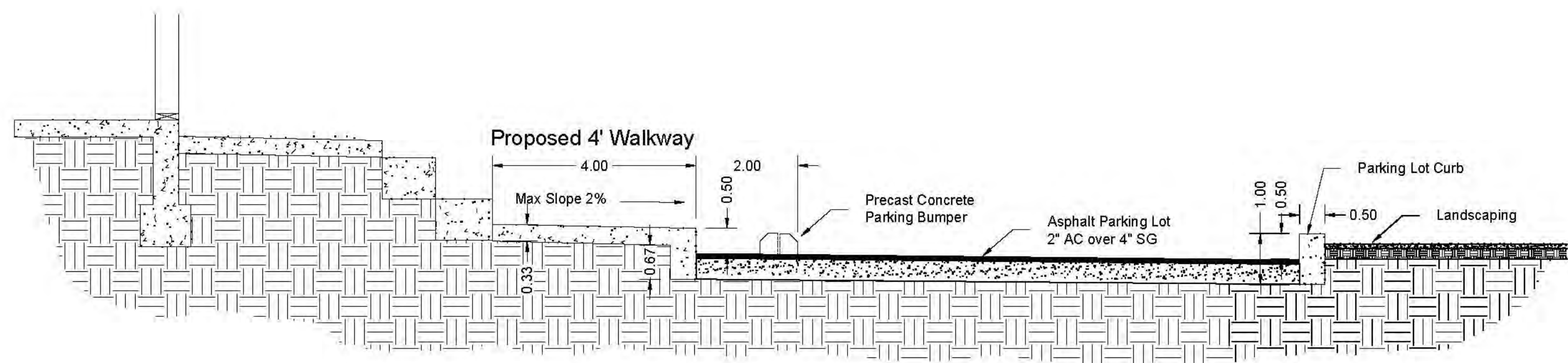
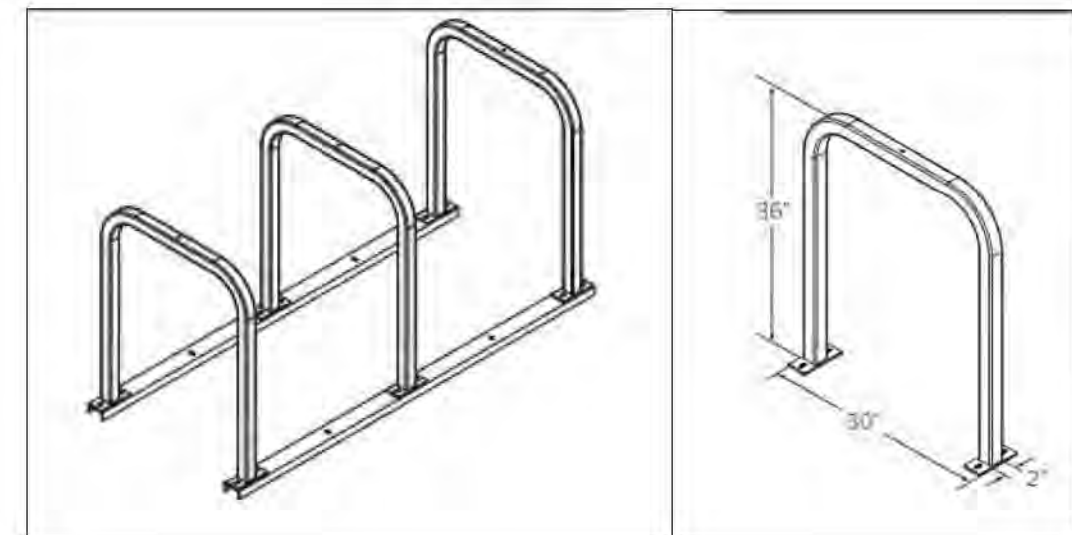
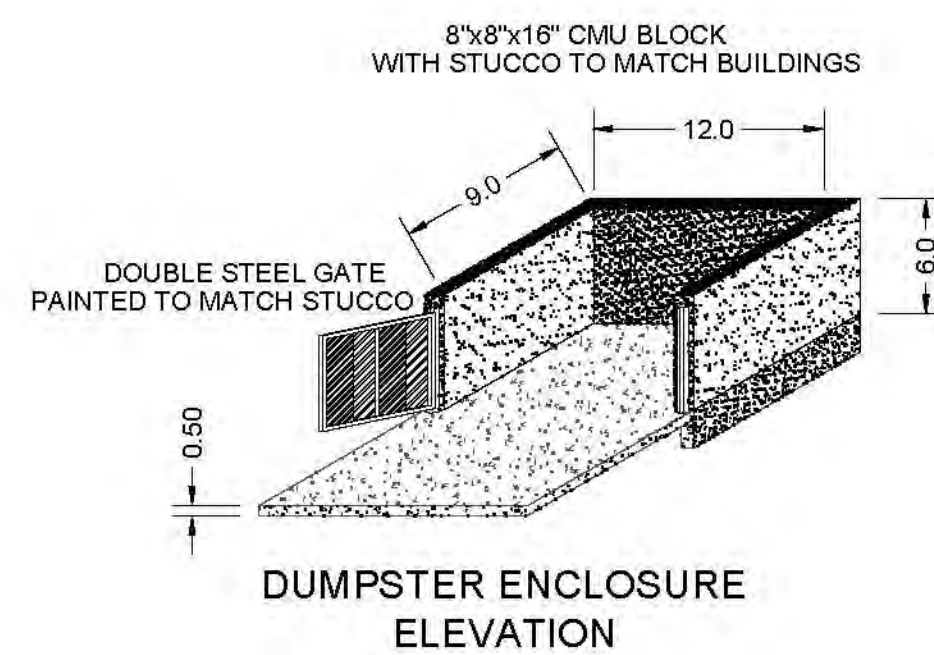
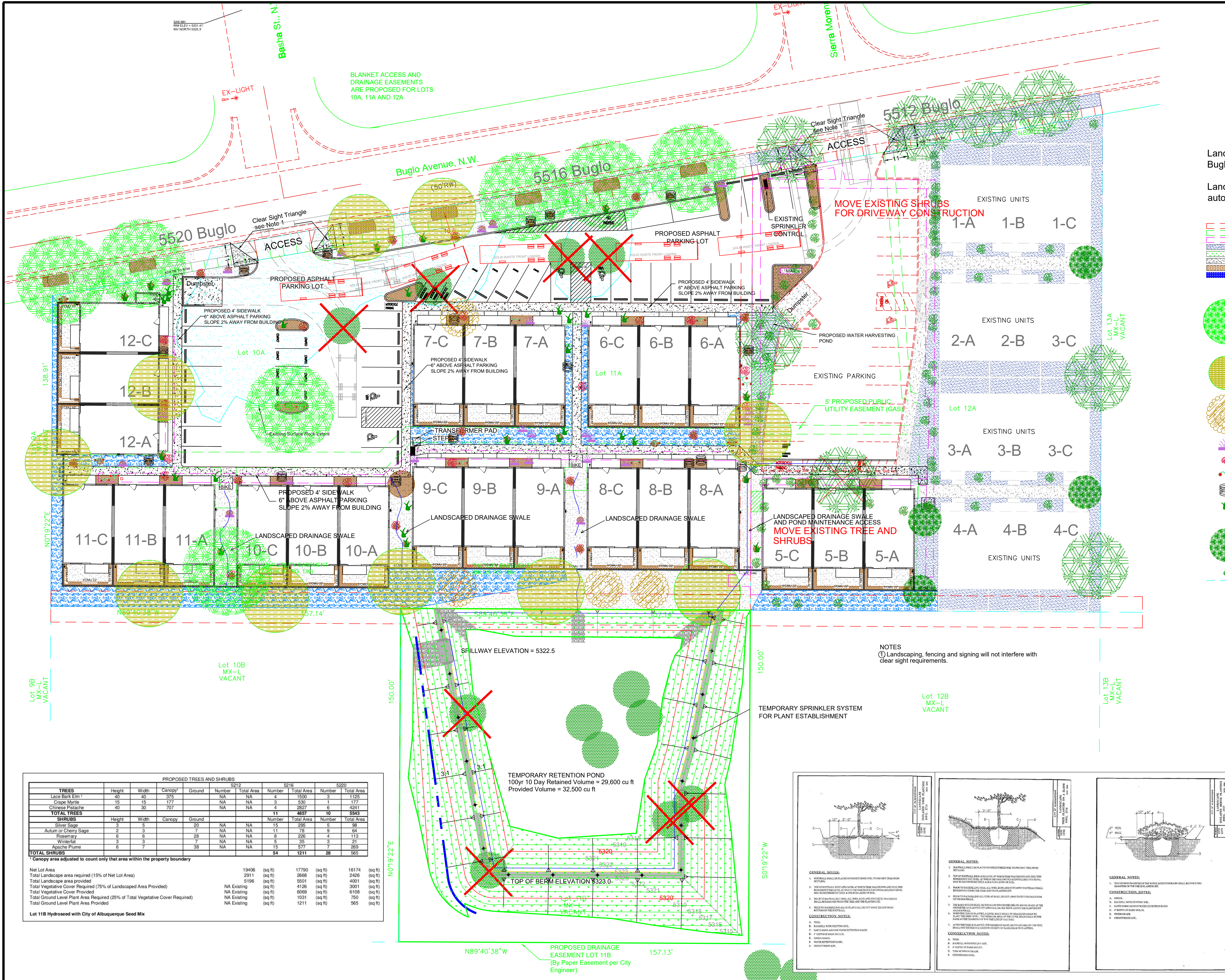




NOT TO SCALE

		505-249-4843 donbriggsengineering@gmail.com 5324 Oakledge Ct. NW, Albuquerque, NM 87120	
TITLE: VIVA PARADISE TOWN HOMES PHASE II SITE PLAN DETAILS			
Design Review Committee	City Engineer Approval	Last Design Update	
		Mo. / Day / Yr.	
		Mo. / Day / Yr.	
City Project No. PR-2019-2333		Zone Map No. B-11-Z	Sheet 1B Of 5

AS BUILT INFORMATION		BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
WORK	DATE	WORK	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
INSPECTION	DATE	INSPECTION	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
ACCEPTANCE	DATE	ACCEPTANCE	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
VERIFICATION	DATE	VERIFICATION	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
DRAWINGS	DATE	DRAWINGS	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
RECORDING	DATE	RECORDING	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
NO.	DATE	NO.	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY



Landscaping will be maintained by Buglo Properties Inc.

Landscaping irrigation is to be by automatic drip irrigation system.

LEGEND

- Existing Public Utility Easement
- Proposed Public Utility Easement
- Proposed Private Utility Easement
- Existing Gravel Mulch Ground Cover
- New Native Seeding (Albuquerque Seed Mix)
- Proposed Gravel Mulch Ground Cover
- Proposed Organic Mulch Ground Cover
- 6" d50 Slope Protection

- New Tree (Lace Bark Elm)
- New Tree (Chinese Pistache)
- New Tree (Western Redbud)
- New Native Shrub (Silver Sage)
- New Native Shrub (Autumn or Cherry Sage)
- New Native Shrub (Rosemary)
- New Native Shrub (Winterfat)
- New Native Shrub (Apache Plume)
- Existing Tree
- Existing Native Shrub
- Property Line

NOTES

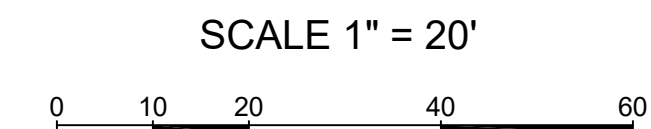
① Landscaping, fencing and signing will not interfere with clear sight requirements.

PROPOSED TREES AND SHRUBS											
			5212			5216			5220		
TREES	Height	Width	Canopy	Ground	Number	Total Area	Number	Total Area	Number	Total Area	
Lace Bark Elm 1	40	40	375		NA	NA	4	1500	3	1125	
Crape Myrtle	15	15	177		NA	NA	3	530	1	177	
Chinese Pistache	40	30	707		NA	NA	4	2827	6	4261	
TOTAL TREES					11	4857	11	4857	10	5543	
SHRUBS	Height	Width	Canopy	Ground	Number	Total Area	Number	Total Area	Number	Total Area	
Silver Sage	3	5	20	NA	NA	15	295	5	98		
Autumn or Cherry Sage	2	3	3	NA	NA	11	79	9	64		
Rosemary	6	6	6	NA	NA	8	226	4	113		
Winterfat	3	3	7	NA	NA	5	35	3	21		
Apache Plume	6	7	38	NA	NA	15	577	7	269		
TOTAL SHRUBS					54	1211	54	1211	28	565	

Canopy area adjusted to count only that area within the property boundary

Net Lot Area	19406	(sq ft)	17790	(sq ft)	16174	(sq ft)
Total Landscape area required (15% of Net Lot Area)	2911	(sq ft)	2668	(sq ft)	2426	(sq ft)
Total Landscape area provided	5196	(sq ft)	5501	(sq ft)	4001	(sq ft)
Total Vegetative Cover Required (75% of Landscaped Area Provided)	NA Existing	(sq ft)	4126	(sq ft)	3001	(sq ft)
Total Vegetative Cover Provided	NA Existing	(sq ft)	6069	(sq ft)	6108	(sq ft)
Total Ground Level Plant Area Required (25% of Total Vegetative Cover Required)	NA Existing	(sq ft)	1031	(sq ft)	750	(sq ft)
Total Ground Level Plant Area Provided	NA Existing	(sq ft)	1211	(sq ft)	565	(sq ft)

Lot 118 Hydrosseed with City of Albuquerque Seed Mix



DON BRIGGS Engineering LLC
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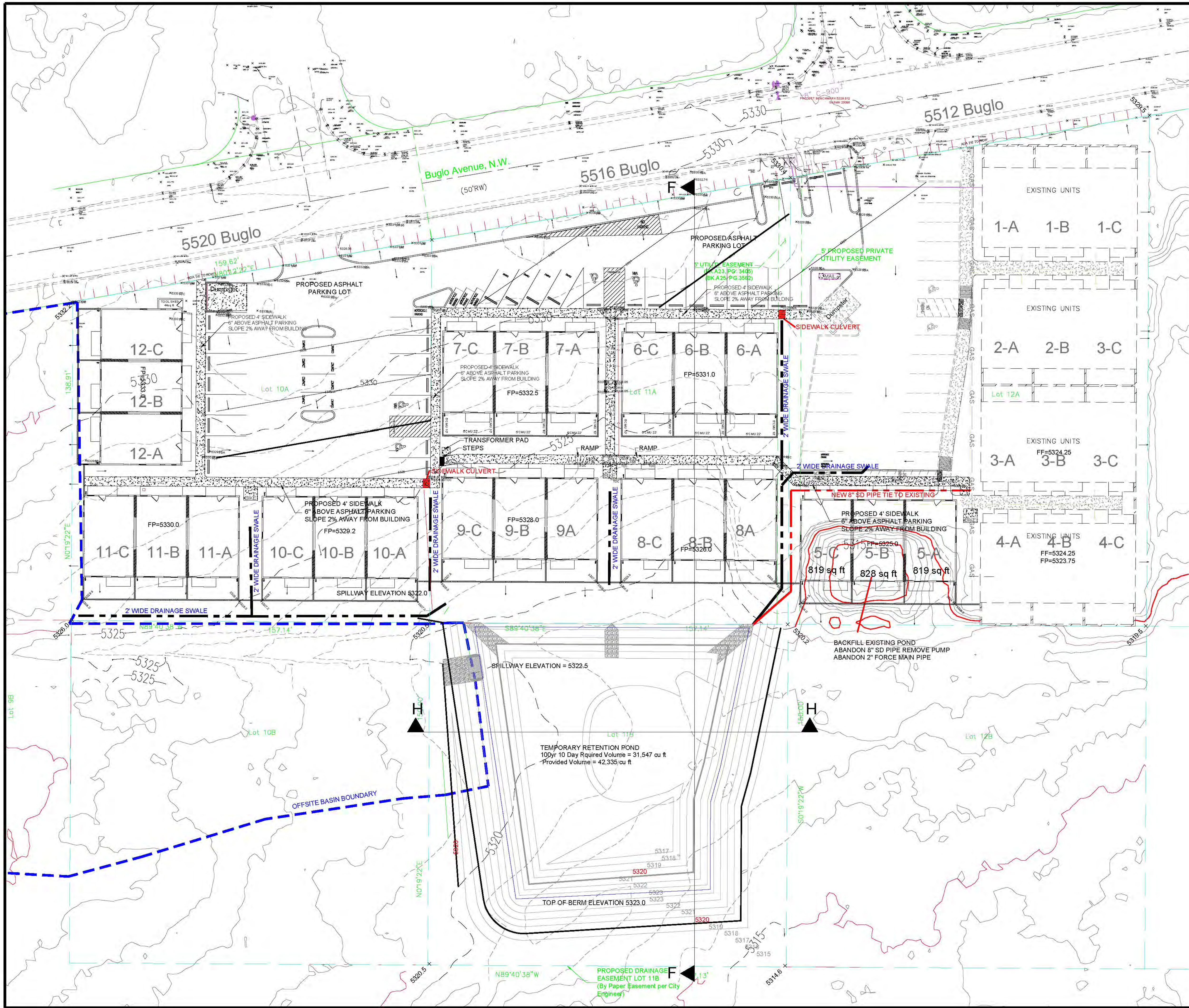
TITLE: VIVA PARADISE TOWN HOMES PHASE II LANDSCAPING PLAN

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

City Project No. PR-2019-2333 Zone Map No. B-11-Z Sheet 2 Of 5

AS-BUILT INFORMATION		BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	BY	REMARKS	DATE	DB	DATE	DB
WORK BY	DATE	INSPECTED BY	DATE	ADRESSED 1/8/2020	COMMENTS	DB	ADRESSED 1/8/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS
VERIFICATION BY	DATE	VERIFICATION BY	DATE	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS
DRAWINGS	DATE	DRAWINGS	DATE	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS
RECORDING INFORMATION	DATE	RECORDING INFORMATION	DATE	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS
NO.		NO.		ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS	DB	ADRESSED 4/27/2020	COMMENTS

Professional Engineer Seal for Donald R. Briggs, State of New Mexico, License No. 14912, Mechanical Engineering.



IDO Zone Atlas
May 2018

AGIS

1000 Feet Information as of May 17, 2018
The Zone Elevation and Overlay Zones are established by the Integrated Development Ordinance (IDO).

AS BUILT INFORMATION		BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY	DATE	DATE
WORK BY	DATE	NO.	BY	NO.	BY	NO.	BY	DATE <td>DATE</td>	DATE
ACCEPTANCE BY	DATE	NO.	BY	NO.	BY	NO.	BY	DATE <td>DATE</td>	DATE
VERIFICATION BY	DATE	NO.	BY	NO.	BY	NO.	BY	DATE <td>DATE</td>	DATE
RECORDING INFORMATION	DATE	NO.	BY	NO.	BY	NO.	BY	DATE <td>DATE</td>	DATE

REVISIONS

DESIGN

DESIGNED BY DB

DRAWN BY DB

CHECKED BY

DATE 12/18/2019

DATE 12/18/2019

DATE

SCALE 1" = 20'

0 10 20 40 60

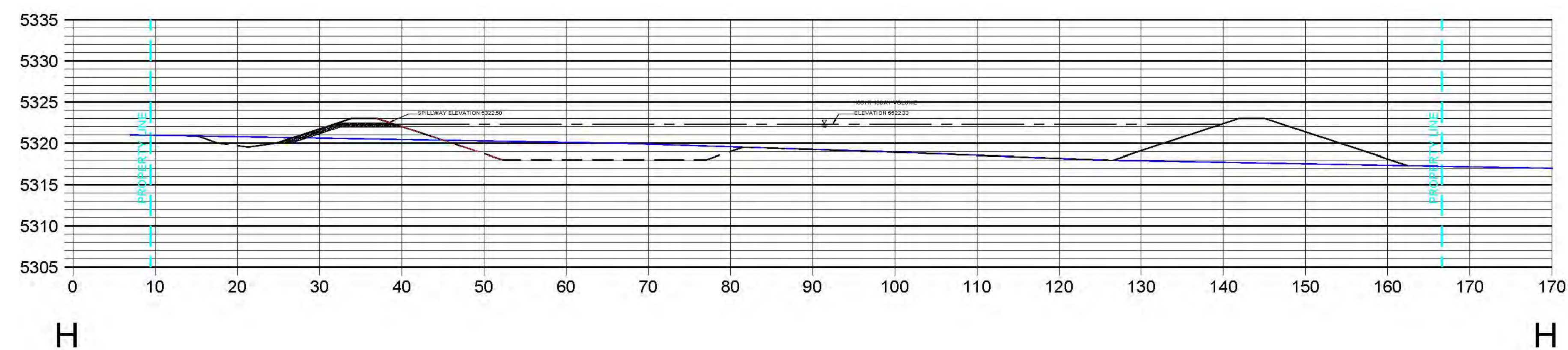
DON BRIGGS
Engineering LLC

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donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

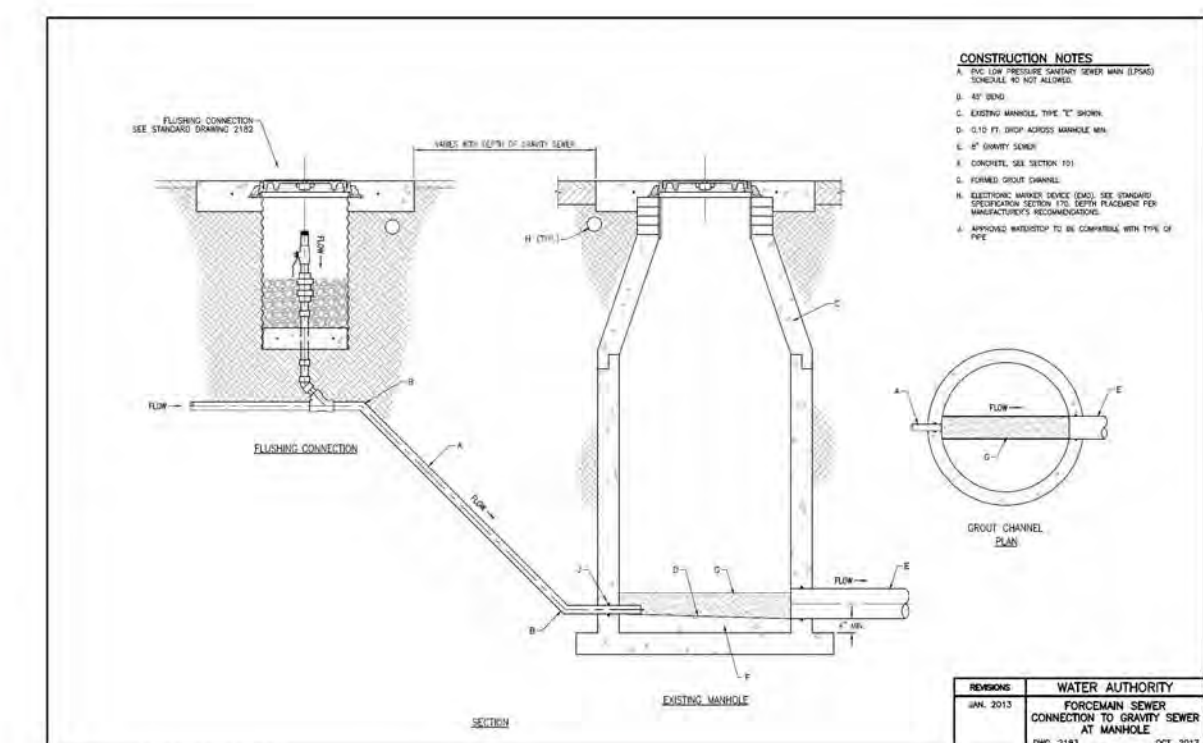
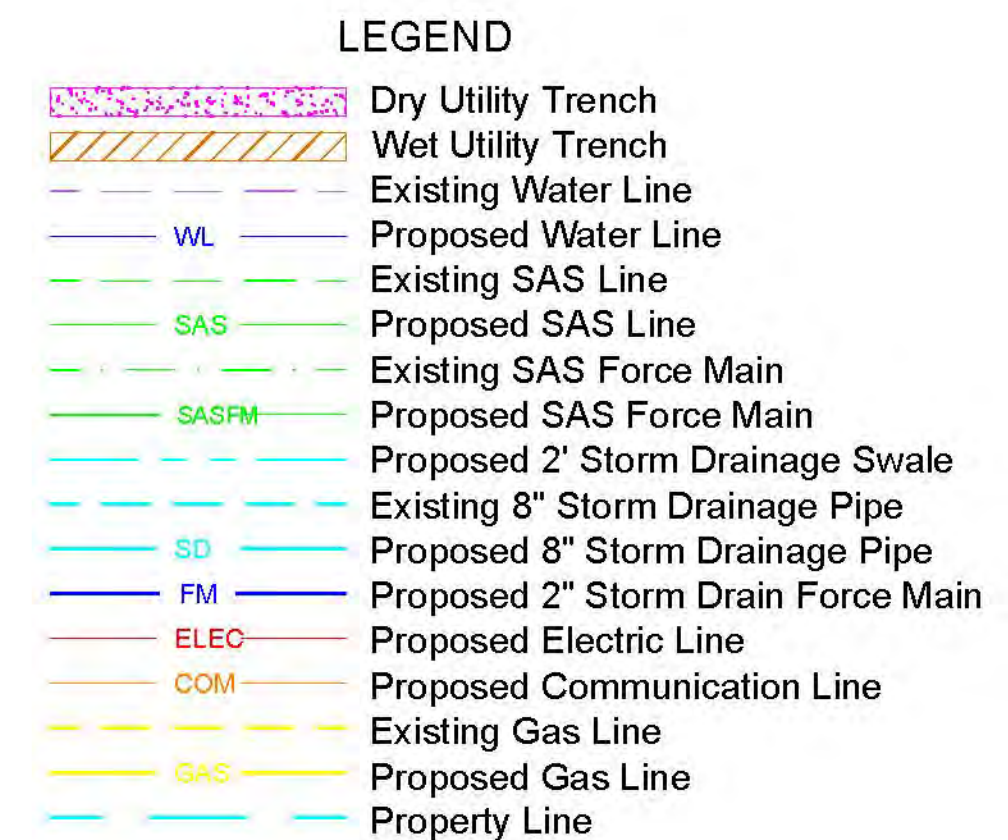
TITLE: VIVA PARADISE TOWN HOMES
CONCEPTUAL GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.

City Project No.	Zone Map No.	Sheet	Of
PR-2019-2333	B-11-Z	3	5

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	DON BRIGGS Engineering LLC	505-249-4943 donbriggsengineering@gmail.com 5324 Oakledge Ct. NW, Albuquerque, NM 87120												
TITLE: VIVA PARADISE TOWN HOMES CONCEPTUAL GRADING AND DRAINAGE PLAN														
Design Review Committee	City Engineer Approval	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Mo. / Day / Yr.</th> <th style="width: 50%; text-align: center;">Mo. / Day / Yr.</th> </tr> </thead> <tbody> <tr><td style="height: 20px;"></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td></tr> <tr><td style="height: 20px;"></td><td></td></tr> </tbody> </table>	Mo. / Day / Yr.	Mo. / Day / Yr.										
Mo. / Day / Yr.	Mo. / Day / Yr.													
City Project No. PR-2019-2333		Zone Map No. B-11-Z												
Sheet		Of												
3B		5												

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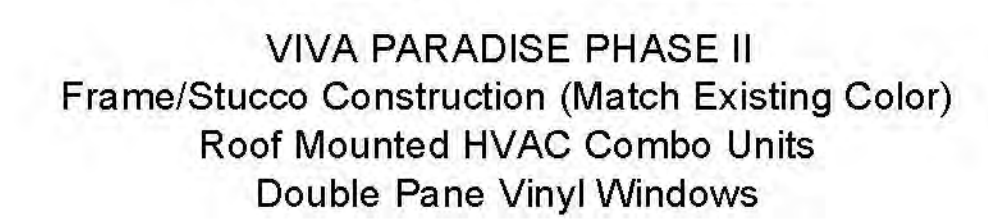
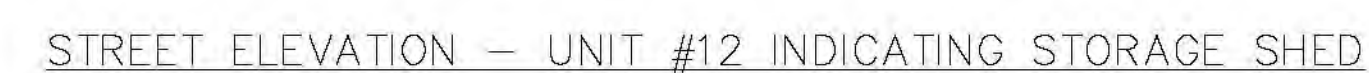
 **DON BRIGGS**
Engineering LLC

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donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

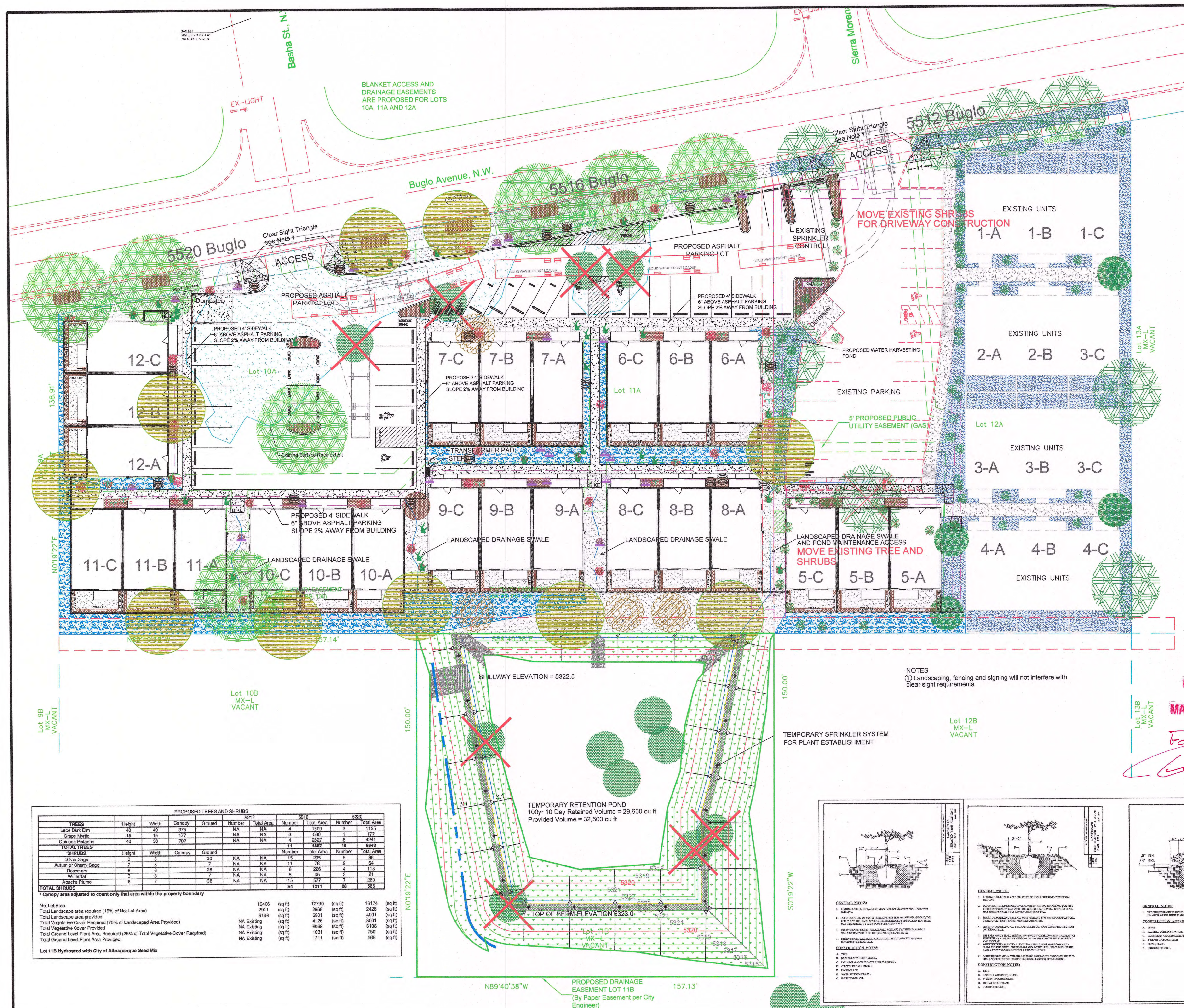
TITLE: VIVA PARADISE TOWN HOMES
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update:	Mo. / Day / Yr.	Mo. / Day / Yr.
City Project No. PR-2019-2333	Zone Map No. B-11-Z	Sheet	Of	
		4	5	

City Project No.	Zone Map No.	Sheet	Of
PR-2019-2333	B-11-Z	4	5



	DON BRIGGS Engineering LLC	505-243-4843 donbriggseengineering@gmail.com 5324 Oakledge Ct. NW, Albuquerque, NM 87120
TITLE: 5		



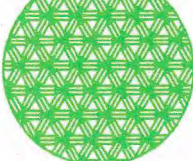
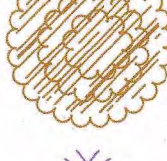
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LEGEND



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	New Native Shrub (Winterfat)
	New Native Shrub (Apache Plume)
	Existing Tree
	Existing Native Shrub Property Line

<i>AS BUILT INFORMATION</i>	
CONTRACTOR	
WORK STARTED BY	DATE
INSPECTOR'S NAME	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
<i>RECORDING INFORMATION</i>	
RECORDED BY	DATE
NO.	

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S	BY
Existing Trees	
020 COMMENTS	DB
020 COMMENTS	DB
ASTE COMMENTS	DB
DATE 12-9-2019	
DATE 12-9-2019	

E	REMARKS
2019	Added Removed
2020	ADRESSED 1/8/2020
0	ADRESSED 4/27/2020
0	ADRESSED SOLID W/
<i>REVISIONS</i>	
<i>DESIGN</i>	
8	
8	

	NO.	DAT
	1	12-29-
	2	2/14/2021
	3	4/28/2021
	4	7/28/2021
DESIGNED BY D		D
DRAWN BY		

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donriggsengineering@gmail.com
14 Oakledge Ct. NW, Albuquerque, NM 87120

OWN HOMES		
CAPING PLAN		
Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.
No.	Sheet	Of
Z	2	5

	DON BRIGGS Engineering LLC	505-249-4843 donbriggseengineering@gmail.com 5324 Oakledge Ct. NW, Albuquerque, NM 87120
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TITLE:	VIVA PARADISE TOWN HOMES PHASE II LANDSCAPING PLAN
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Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No.	Zone Map No.	Sheet Of
PR-2019-2333	B-11-Z	2 5

PR-2019-002333 - SI-2019-00420 Site Plan Approved - 4-29-20 Sheet 1

Final Audit Report

2020-08-12

Created:	2020-08-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAohfRuloUVH2B3dLUGRIOHsxqUlsZPgYI

"PR-2019-002333 - SI-2019-00420 Site Plan Approved - 4-29-20 Sheet 1" History

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-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
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