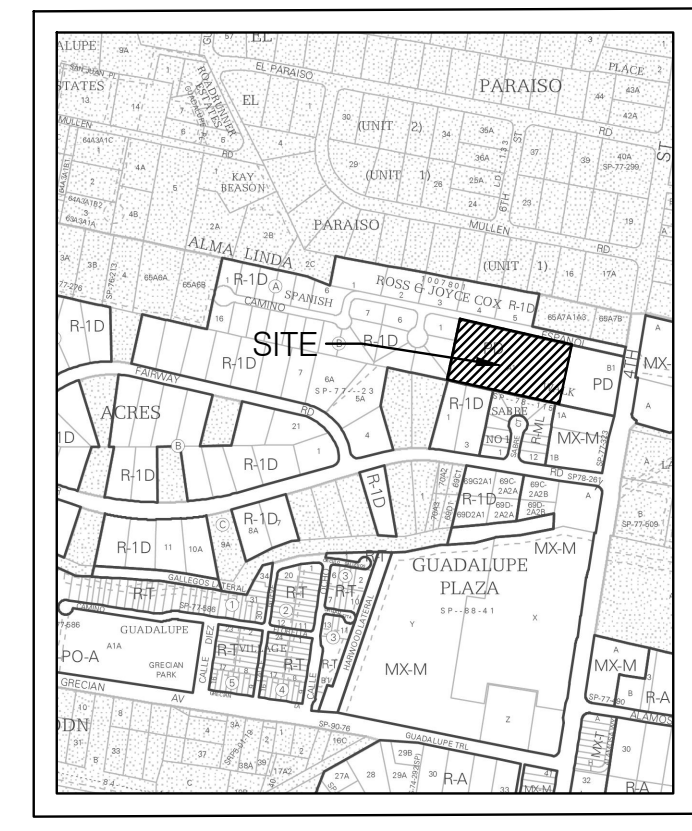


SITE VICINITY



ZONE ATLAS PAGE E-14-Z

DEVELOPMENT DATA
LEGAL DESCRIPTION: Tract A-1, Spanish Walk
 Subdivision, Containing 2.42 Acres
ZONING: PD
LAND USE: Dwelling, Single Family Detached Homes
PEDESTRIAN AND VEHICULAR ACCESS:

- Access is provided from Camino Espanol NW - a private access easement. The project is constructing new crusher fine paths on Camino Espanol, (see detail 3).
- 4th Street, approximately 200 feet to the east, is designated as a Minor Arterial.
- 4th Street is shown as a proposed bike route.
- Bus service is provided along 4th Street by Route 10 and the nearest bus stops are less than 1/4 mile.
- There are existing sidewalks on the west side of 4th Street north of Camino Espanol and no sidewalks south. There are continuous sidewalks on the east side of 4th Street.

LOT SIZE: The minimum lot size in 4,500 square feet with a minimum lot width of 45 feet.
SETBACKS:
 Front Yard Minimum: 20 feet to Garage; 15' to House
 Side Yard Minimum: 5 feet, 10 foot corner
 Rear Yard Minimum: 15 feet
MAXIMUM BUILDING HEIGHT ALLOWED: Single-story, 19 feet.
Building design: single-family shall comply with the building design requirements of IDO section 14-16-5-11(c) low-density residential development.
PARKING REQUIREMENTS: Each dwelling units will provide 4 off-street parking spaces - 2 garage spaces and 2 driveway spaces.

Req: 34
 Prov: 68

GENERAL NOTES:

- Perimeter coyote fence, private roadway, retention areas, landscaping and signs will be owned and maintained by the Homeowner's Association.
- Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

PROJECT NUMBER: PR-2023-008085
 Application Number: SI-2023-01465

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated February 16, 2023 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- Hydrology
- Code Enforcement
- NA
- *Environmental Health Department (conditional)
- See attached.
- Solid Waste Management
- Planning Department

DATE: 3/28/2023

CONSENSUS
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ISAACSON & ARFMAN, Inc.
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NOT FOR CONSTRUCTION

**SPANISH WALK
 ALBUQUERQUE, NM**

PREPARED FOR:
 LAS VENTANAS NM, INC.
 8330-A WASHINGTON PLACE NE
 ALBUQUERQUE, NM 87113

SUBMITTAL: MARCH 28, 2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO: 1538-04
 CAD DWG FILE:
 DESIGNED BY: I&A DATE: 3/28/23
 DRAWN BY: AN DATE: 3/28/23
 CHECKED BY: AN JS DATE: 3/28/23
 SHEET TITLE

**SITE PLAN
 EPC**

DRAWING SHEET
A100

A SITE PLAN

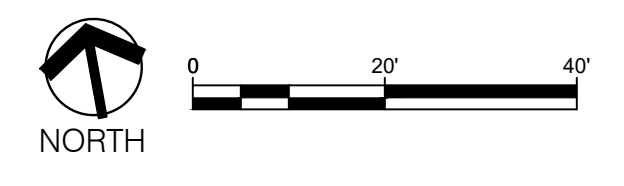
Table of Applicable Standards for Requested PD Development	
Overlay Zones	N/A
Allowable Uses	Table 4-2-1 Dwelling, single-family detached
Use-specific Standards	IDO section 4-3(B)(1)(a) Dwelling, single-family Detached
Dimensional Standards, Tables, and Exceptions	IDO section 5-1(C)(1) Residential Zone District Table, Table 5-1-1 Residential Zone District Dimensional Standards (R-1A standards)
Site Design and Sensitive Lands	IDO sections 5-2(C)(2)(b), 5-2(C)(4) Site Design to Avoid Sensitive Lands
Access and Connectivity	IDO sections 5-3(C) General Access and Circulation, 5-3(D) Pedestrian Circulation, 5-3(E) Subdivision Access and Circulation
Subdivision of Land	IDO section 5-4(C) Compliance with Zoning Requirements
Parking and Loading	IDO section 5-5(C)(1) Off-street Parking Calculations, Table 5-5-1 Minimum Off-street Parking Requirements (Dwelling, single-family detached) and 5-5(F)(2)(a) Design Access and Circulation

Landscaping, Buffering, and Screening	Per IDO single-family detached homes do not require a landscape plan. One has been submitted as part of this request, but it is not a requirement. Buffering shall follow and exceed IDO section 5-6(E)(5)(a) Area of Change Next to Area of Consistency, Table 5-6-5 Edge Buffer buffering in DT-UC-MS-PT and provide a wall fence or vegetative screen greater than or equal to 6 ft.
Walls and Fences	IDO Table 5-7-1 Maximum Wall Height
Outdoor and Site Lighting	N/A
Neighborhood Edges	N/A
Solar Access	IDO section 5-10(C) Building Height, Table 5-10-1 Solar Rights Maximum Building Heights
Building Design	IDO section 5-11(C) Low-density Residential Development
Signs	IDO section 5-12(E) Standards Applicable to All Signs
Operation and Maintenance	IDO section 5-13(B)(2) Building and Structures

- (X) KEYED NOTE:**
- EXISTING FENCE
 - PROPERTY LINE
 - NEW ESTATE CURB, SEE DETAIL 2
 - COYOTE FENCE, SEE DETAIL 4 & 5
 - CLEAR SITE TRIANGLES
 - STABILIZED CRUSHER FINE PATH, SEE DETAIL 3
 - SIGN, SEE DETAIL 1

NOTE:

- This property is encumbered by a Flood Hazard Area - Zone AH with a water surface elevation of 4981.0. Camino Espanol is flat with no curb and gutter and currently drains onto the adjacent properties where the water ponds. The adjacent residential developments to the west and south which are in the same flood zone contain the storm water from their properties--there are existing walls along the west and south property lines that prevent storm water from coming onto the Spanish Walk property.
- To address the Flood Hazard Area (Zone AH), a Letter of Map Revision Based on Fill (LOMR-F) will be prepared and submitted to FEMA for the lots located within the flood hazard area. The site will be graded, in accordance with the approved grading and drainage plan, to raise the building pads a minimum of one foot above the Zone AH water surface elevation. The storm water from the site and half of Camino Espanol will be directed to two retention ponds (on the east and west sides of the subdivision) that are sized to retain the storm water volume from the 100-year, 10-day storm. The LOMR-F will remove the flood plain from the lots that are currently in the flood hazard area.
- This is a representation of the approved lot layout, but slight changes could occur at the DHO with the associated plat.
- Any existing and/or new PNM easements and facilities shall be reflected on any resulting future Site Plan or Plat.
- Perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities.



SCALE: 1"=20'-0"

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. TRACTS A-D, COYOTE FENCE, AND STREETSCAPE LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOA.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

SHREDDED BARK MULCH AT TREES
SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3" DIAMETER CIRCLE.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	WATER USE	SIZE	MATURE SIZE
--------	--------------------------------	-----------	------	-------------

TREES INSTALL PER DETAIL 6, LS/501

	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW (L+)		25-GAL. MS	10' HT. X 15' SPR.
	ULMUS PARVIFOLIA LACEBARK ELM (M)		2.5" B&B	15' HT. X 20' SPR.
	VITEX AGNUS-CASTUS CHASTE TREE (MULTI STEM) (M)		24" BOX	15' HT. X 20' SPR.

SHRUBS INSTALL PER DETAIL 7, LS/501

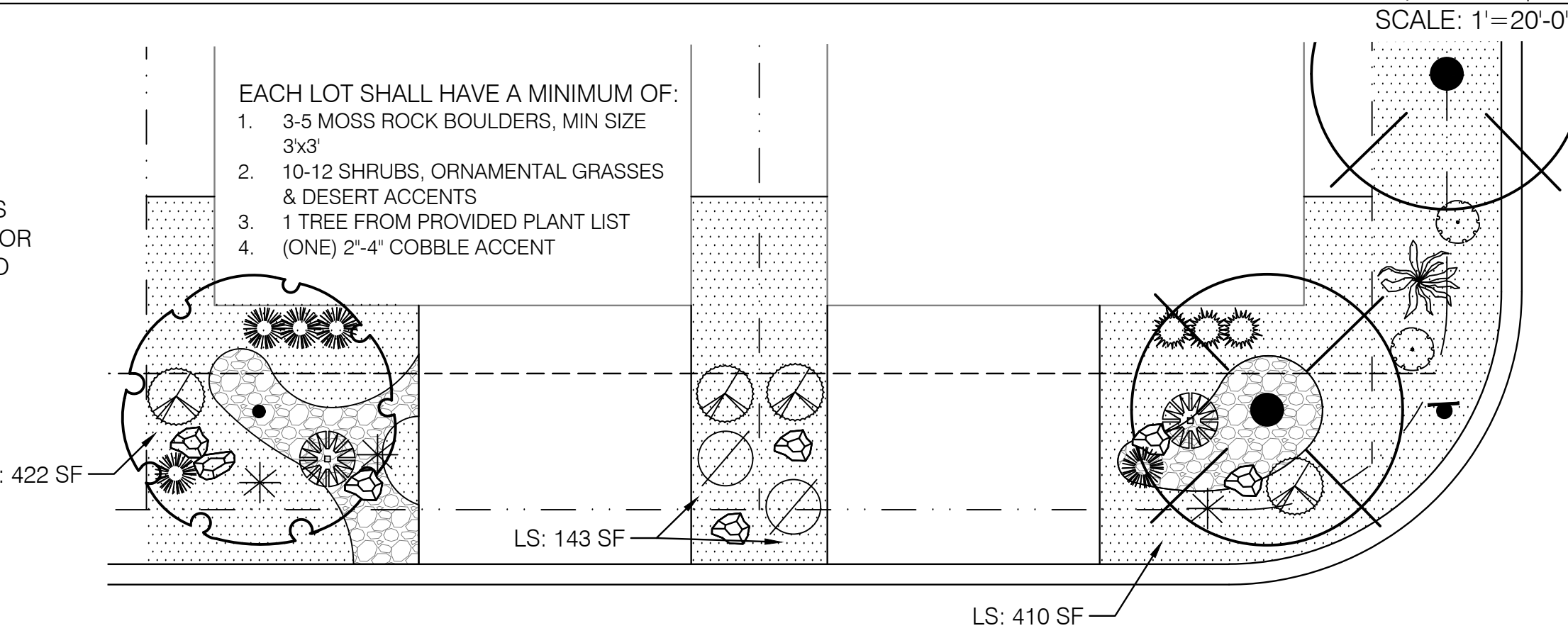
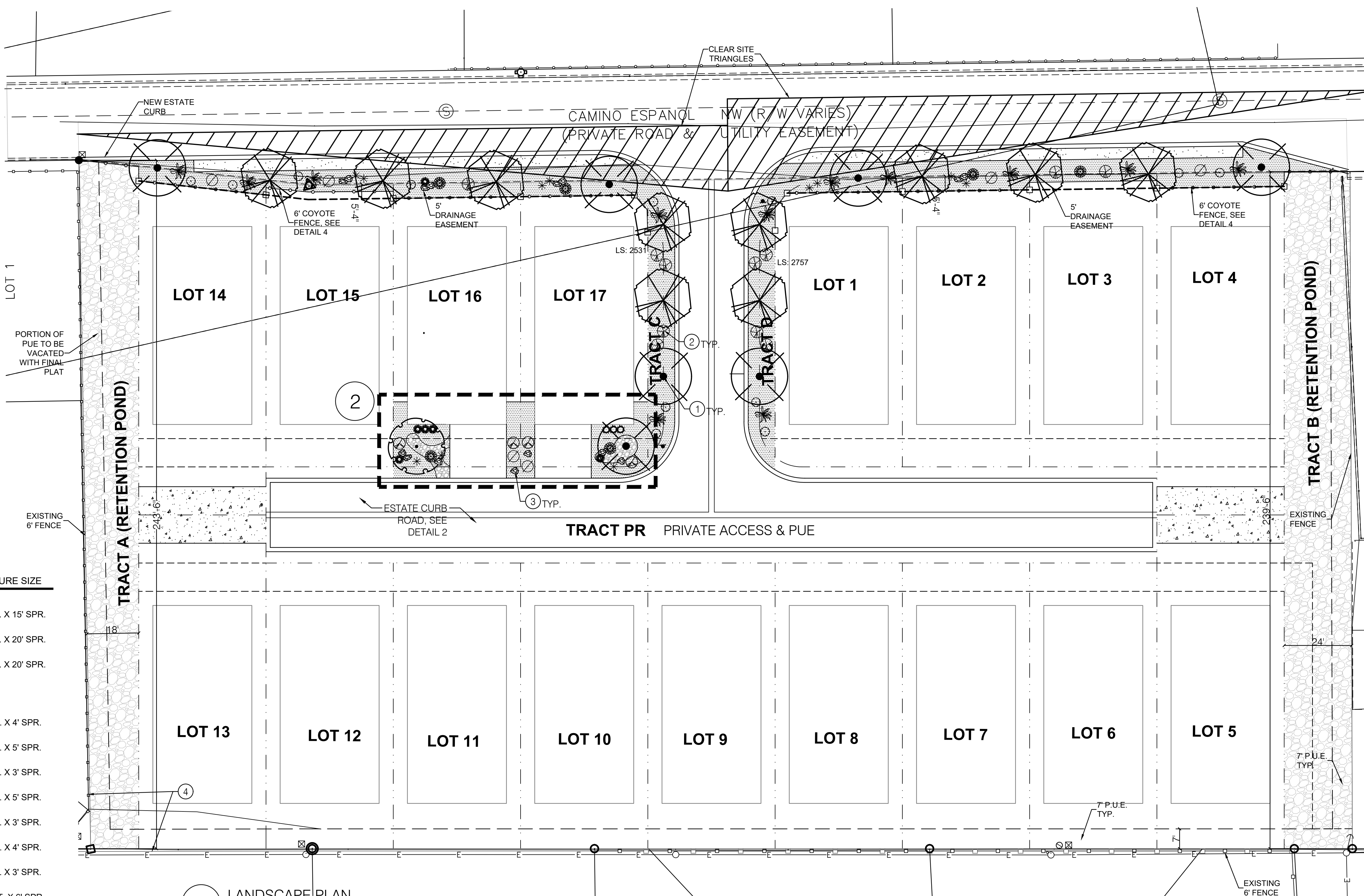
	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM (M)		5-GAL	4' HT. X 4' SPR.
	ERICAMERIA NAUSEOSA CHAMISA (L)		5-GAL	3' HT. X 5' SPR.
	ERICAMERIA LARCFOLIA 'AGUIRRE' TURPENTINE BUSH (L)		5-GAL	3' HT. X 3' SPR.
	FALLUGIA PARADOXA APACHE PLUME (L)		5-GAL	5' HT. X 5' SPR.
	HESPERALOE PARVIFOLIA RED YUCCA (M)		5-GAL	3' HT. X 3' SPR.
	PINUS MUGO MUGO PINE (H)		5-GAL	4' HT. X 4' SPR.
	POTENTILLA FRUTICOSA JACKMAN'S SHRUBBY CINQUEFOIL (M+)		5-GAL	3' HT. X 3' SPR.
	RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE LEAF SUMAC (L+)		3-GAL	1.5' HT. X 6' SPR.
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE (L+)		3-GAL	30" HT. X 3' SPR.

ORNAMENTAL GRASSES

	BOUTELLOUA GRACILIS 'BLONDE AMBITON' BLUE GRAMMA (L)		5-GAL	3' HT. X 3' SPR.
	CALAMAGROTIS A 'KARL FOERSTER' FEATHER REED GRASS (L+)		5-GAL	3' HT. X 4' SPR.

MULCHES AND BOULDERS

- LANDSCAPE BOULDER SHALL BE MOSS ROCK, SIZE: 3'X3' MIN. INSTALL PER DETAIL 8/LS501.
- 'VENETIAN' BROWN CRUSHER FINES (3" DEPTH OVER FILTER FABRIC DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 1" 'BUILDOLOGY' BROWN CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 2-4" COYOTE MIST COBBLE (8" DEPTH OVER FILTER FABRIC DEWITT PRO-5 WEED CONTROL, OR EQUAL)



LANDSCAPE CALCULATIONS

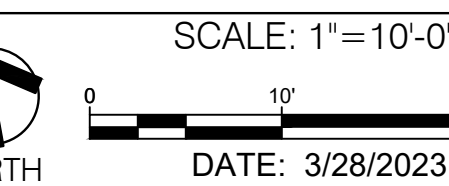
COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. EACH LOT HAS 565 SF LS, A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

PROVIDED LIVE VEGETATIVE COVERAGE 422 SF (75%) / 422(75%)
PROVIDED GROUND-LEVEL COVERAGE 100 SF (25%) / 108 (26%)

TURF GRASS AREAS
NO TURF GRASS USED ON THIS SITE.

STREET TREES
NO STREET TREE REQUIREMENT ALONG CAMINO ESPANOL BUT TREES HAVE BEEN PROVIDED PER NEIGHBORS REQUEST.

STREET TREE ARE BASED UPON AN AVERAGE SPACING OF 40' O.C.
CAMINO ESPANOL NW: STREET FRONTAGE- 422' PROVIDED STREET TREES = 12

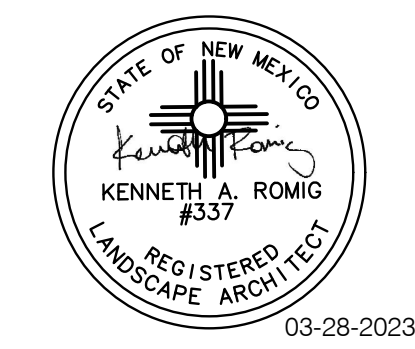


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**SPANISH WALK
ALBUQUERQUE, NM**

PREPARED FOR:
LAS VENTANAS NM, INC.
8330-A WASHINGTON PLACE NE
ALBUQUERQUE, NM 87113

SUBMITTAL: MARCH 28, 2023

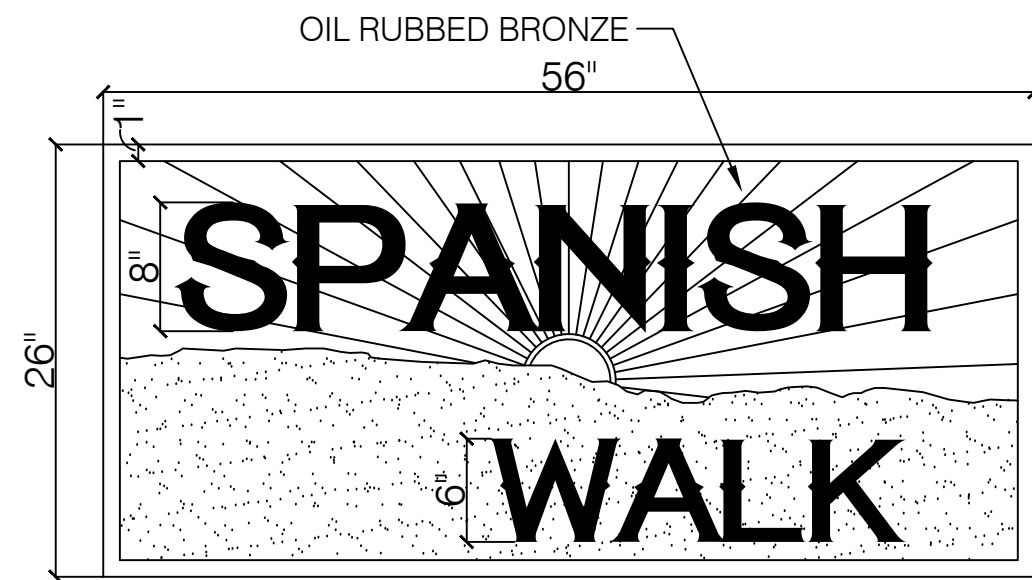
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 1538-04
CAD DWG FILE:
DESIGNED BY: AM/KR DATE: 3/28/23
DRAWN BY: AN DATE: 3/28/23
CHECKED BY: AN/JS DATE: 3/28/23
SHEET TITLE

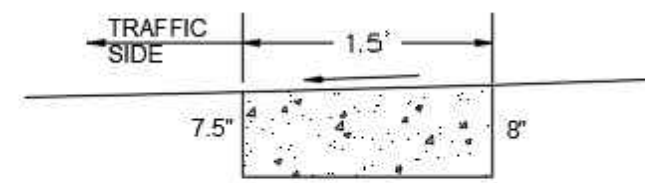
**LANDSCAPE PLAN
EPC**

DRAWING SHEET
LS100



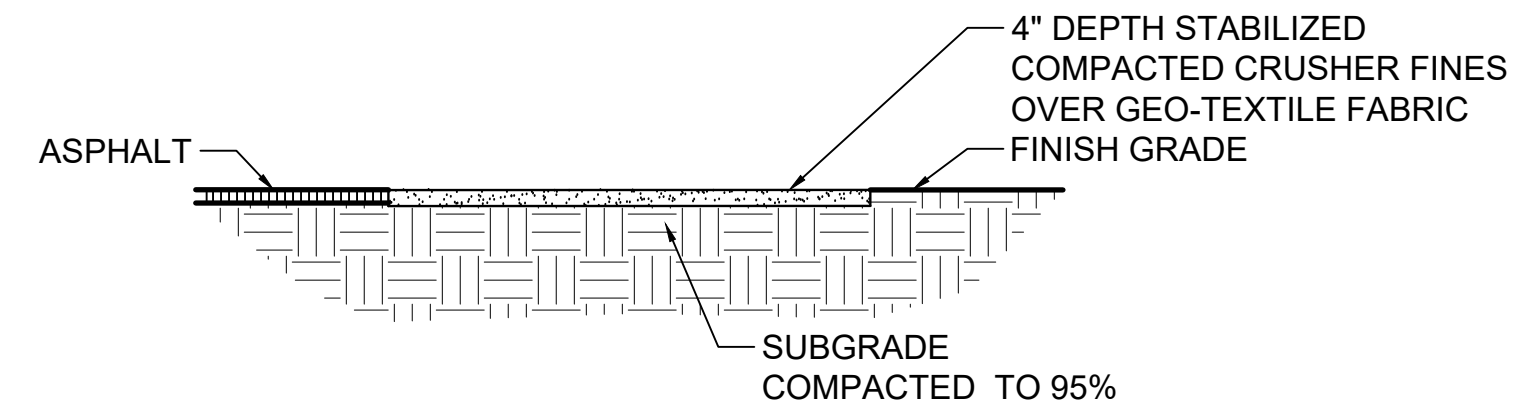
NOTE:
SIGN TO BE MOUNTED ON CMU WALL. MAXIMUM SIGN
FACE 10 SF.

1 SIGN SCALE: N.T.S.



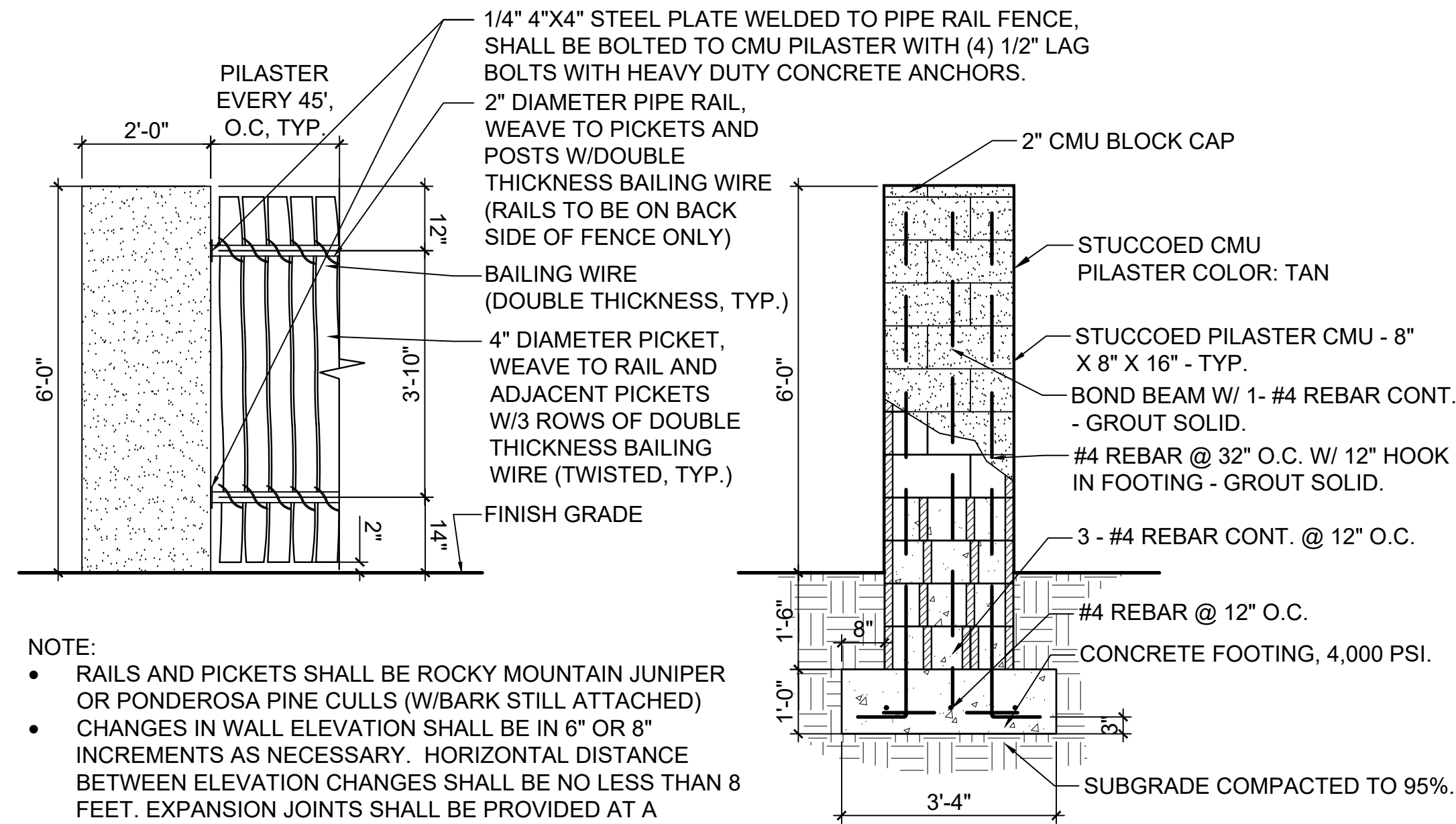
ESTATE CURB
NTS MODIFIED COA STD DWG 2415B
ESTATE CURB WITH MODIFIED
DIMENSIONS SEE COA STD DWG 2415B
FOR CONSTRUCTION NOTES.

2 ESTATE CURB SCALE: N.T.S.



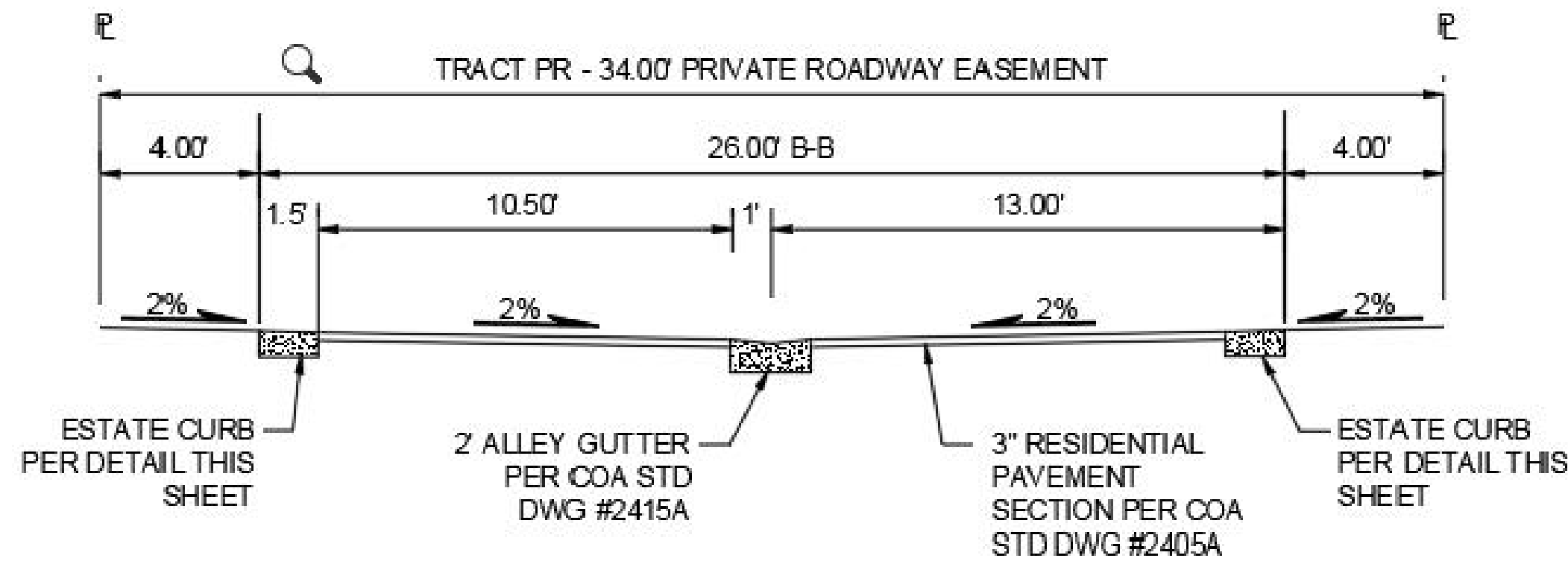
NOTE: TRAIL SHALL BE FLUSHED WITH TOP
OF CONCRETE WHERE SITUATION OCCURS

3 CRUSHER FINE PATH SCALE: N.T.S.

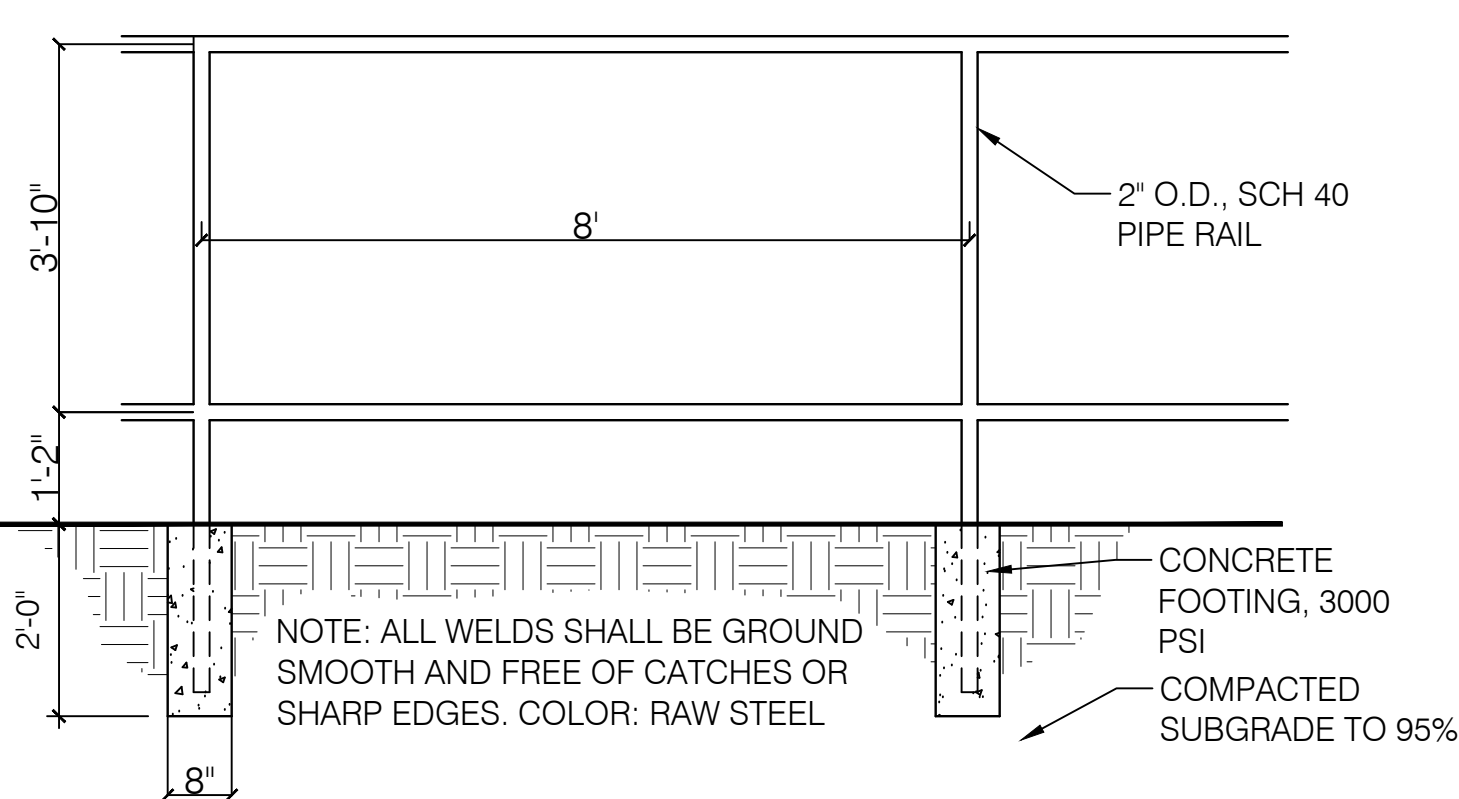


NOTE:
• RAILS AND PICKETS SHALL BE ROCKY MOUNTAIN JUNIPER
OR PONDEROSA PINE CULLS (W/BARK STILL ATTACHED)
• CHANGES IN WALL ELEVATION SHALL BE IN 6" OR 8"
INCREMENTS AS NECESSARY. HORIZONTAL DISTANCE
BETWEEN ELEVATION CHANGES SHALL BE NO LESS THAN 8
FEET. EXPANSION JOINTS SHALL BE PROVIDED AT A
MAXIMUM DISTANCE OF 32' O.C.

4 COYOTE FENCE SCALE: 1/2" = 1'-0"



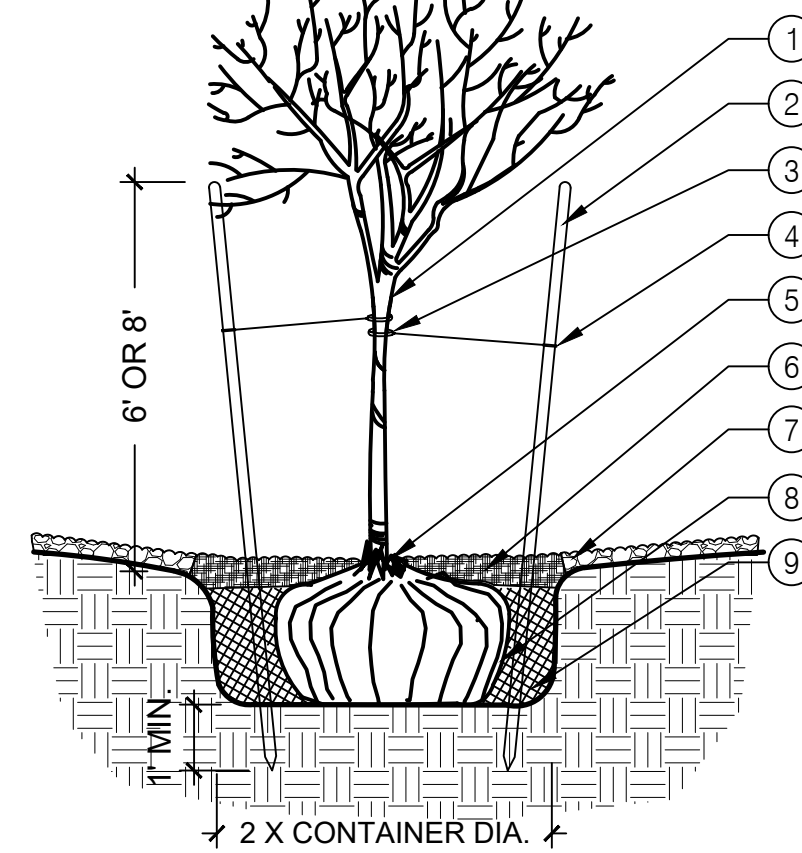
SECTION A-A



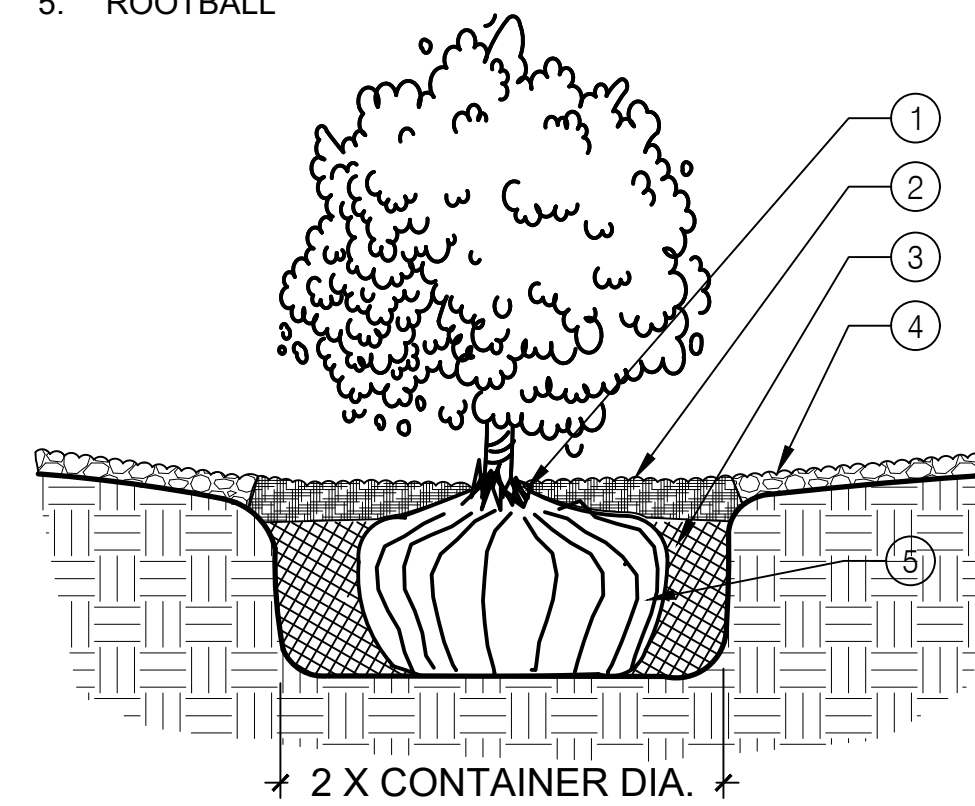
5 PIPE FRAME FENCE FOR COYOTE FENCE SCALE: 1/2" = 1'-0"

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS

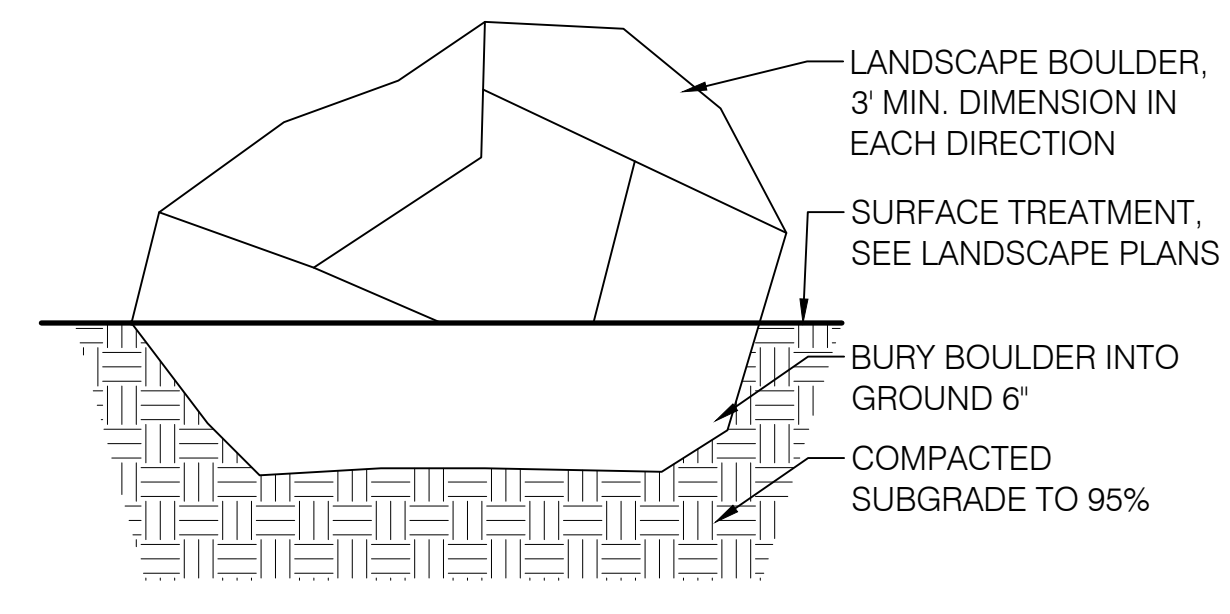
1. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
2. WATER RETENTION BASIN - 3" LAYER OF SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
4. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
5. ROOTBALL



6 TREE PLANTING SCALE: N.T.S.



7 SHRUB PLANTING SCALE: N.T.S.



8 LANDSCAPE BOULDER SCALE: N.T.S.

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STATE OF NEW MEXICO
KENNETH A. ROMIG
REGISTERED LANDSCAPE ARCHITECT
#337
03-28-2023

**SPANISH WALK
ALBUQUERQUE, NM**

PREPARED FOR:
LAS VENTANAS NM, INC.
8330-A WASHINGTON PLACE NE
ALBUQUERQUE, NM 87113

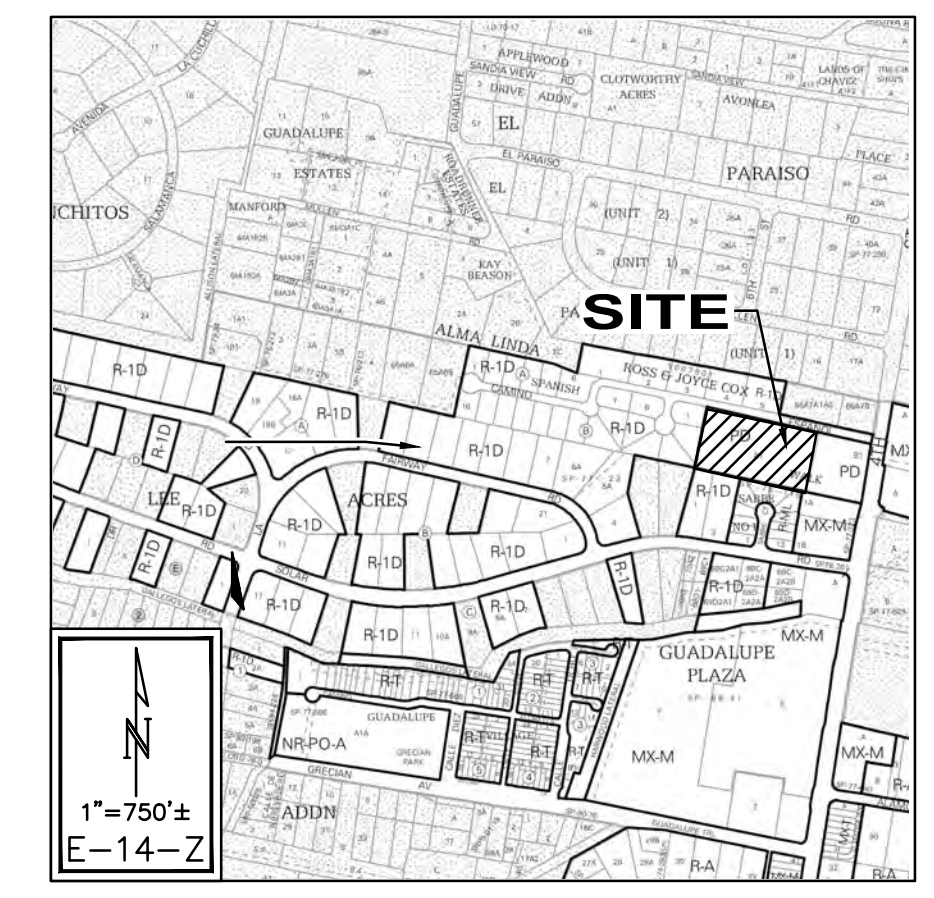
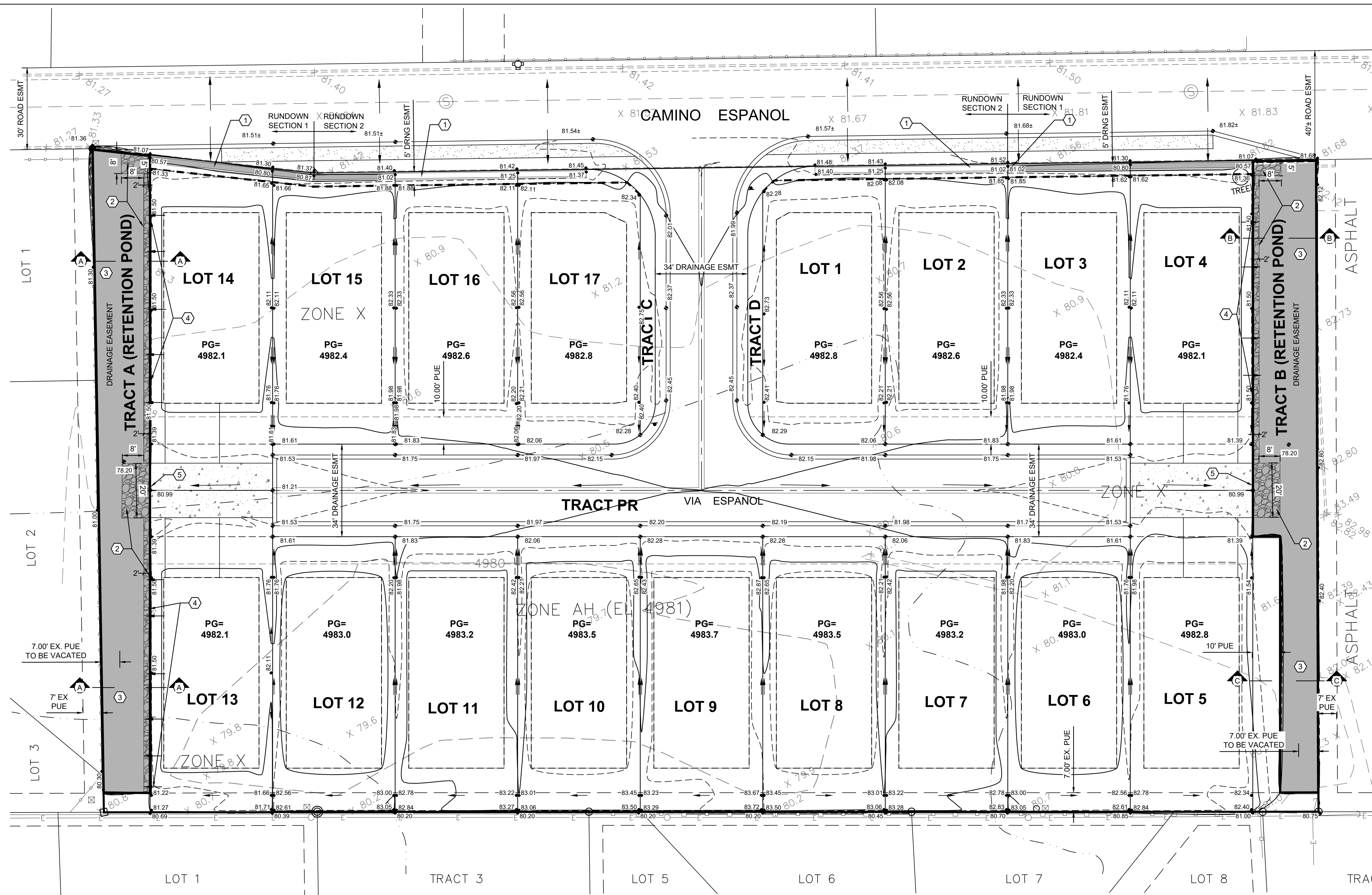
SUBMITTAL: MARCH 28, 2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO: 1538-04
CAD DWG FILE:
DESIGNED BY: AM/KR DATE: 3/28/23
DRAWN BY: AN DATE: 3/28/23
CHECKED BY: AN JS DATE: 3/28/23

**SITE PLAN
DETAILS
EPC**

DRAWING SHEET
A500



March 14, 2023
Conceptual
Not for Construction
Engineer

PROJECT INFORMATION

PROPERTY: THE SITE IS A VACANT PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-10. THE SITE IS BOUND TO THE EAST BY A COMMERCIAL PROPERTY, TO THE NORTH BY CAMINO ESPANOL, TO THE WEST BY DEVELOPED RESIDENTIAL PROPERTIES AND TO THE SOUTH BY DEVELOPED RESIDENTIAL PROPERTIES AND UNDEVELOPED PROPERTIES. THIS PROPERTY AND THE SURROUNDING PROPERTIES ARE FLAT AND CONTAIN STORM DRAINAGE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE 17 DETACHED RESIDENTIAL LOTS, A PRIVATE ROADWAY AND TWO RETENTION PONDING AREAS.

LEGAL: TRACT A-1, SPANISH WALK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: VERTICAL DATUM IS BASED UPON AGRS ALUMINUM CAP STAMPED "12-E14 1985", ELEVATION = 4978.632 FEET (NAVD 1988).

OFF-SITE FLOW: OFF-SITE FLOW FROM HALFS OF CAMINO ESPANOL ENTERS THE PROPERTY. THERE ARE NO OFF-SITE FLOWS FROM THE ADJACENT PROPERTIES TO THE WEST, EAST OR SOUTH THAT ENTER THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0119G, EFFECTIVE SEPTEMBER 26, 2008, THE SITE IS LOCATED WITHIN ZONE "AH" (ELEVATION 4981) AND ZONE X (AREAS PROTECTED BY LEVEES). A LOMR-F SHALL BE SUBMITTED TO REMOVE THE FLOODPLAIN ON THE LOTS.

DRAINAGE PLAN CONCEPT: THE SITE WILL BE DEVELOPED TO POND THE 100-YEAR, 10-DAY STORM IN TWO RETENTION PONDS LOCATED ALONG THE WEST AND EAST PROPERTY LINE. THE OFFSITE FLOW FROM CAMINO ESPANOL ALONG WITH FLOWS FROM HALF OF THE LOTS WILL DRAIN TO THE PONDS VIA BACKYARD RUNDOWNS LOCATED ON THE LOTS ADJACENT TO THE STREET. THE REMAINING ONSITE BASIN WILL DRAIN TOWARD THE PRIVATE STREET THAT HAS AN INVERTED GROY WITH AN ALLEY GUTTER IN THE CENTER. LAND TREATMENT PERCENTAGES WERE CALCULATED AT 34% 'B', 10% 'C' AND 56% 'D'; THE OFFSITE HALF-STREET WAS CALCULATED AT 18% 'B' AND 82% 'D'.

IN THE FULLY DEVELOPED CONDITION, THE PROPERTY AND THE OFF-SITE HALF-STREET WILL DISCHARGE 9.3 CFS TO THE PONDS. THE REQUIRED 100-YEAR, 10-DAY VOLUME TO BE STORED IN THE RETENTION PONDS IS 23,675 CF; THE PROVIDED VOLUME IN THE TWO PONDS IS 24,436 CF.

THE PONDS SHALL BE CONSTRUCTED AS VERTICAL DETENTION BASINS WITH A BOTTOM ELEV= 4978.2; WSEL=4981.0. THE WALLS SHALL BE WATER PROOFED TO ELEV= 4981.5. THE DEVELOPER SHALL OBTAIN APPROVAL (NOTARIZED LETTERS) FROM ALL ADJACENT PROPERTY OWNERS STATING THAT IT IS ACCEPTABLE TO CONSTRUCT SHARED PERIMETER WALLS ON THE PROPERTY LINES.

STORMWATER QUALITY

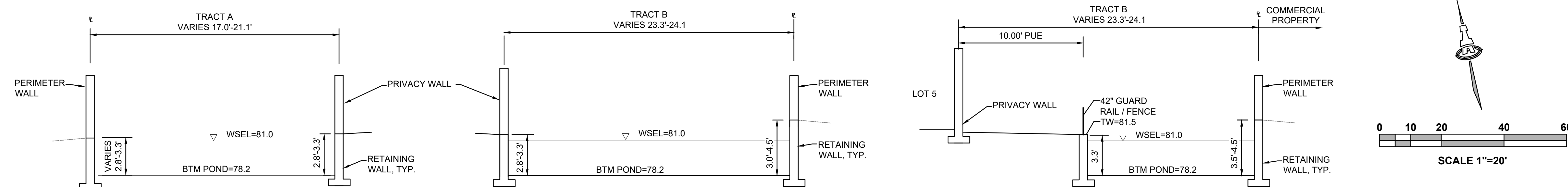
BECAUSE THE 100-YR, 10-DAY STORM IS PONDED ON THE PROPERTY, THE STORM WATER QUALITY VOLUME IS PROVIDED IN THE PONDS.

KEYED NOTES

- BY PUBLIC WORK ORDER: RUNDOWN PER DETAIL ON SHEET CG-501.
- BY PUBLIC WORK ORDER: INSTALL 6" AVG. DIA., 1' THICK FRACTURED FACE ROCK OVER NON-WOVEN GEOTEXTILE FABRIC.
- BY PUBLIC WORK ORDER: RETENTION BASINS PER SECTIONS THIS SHEET. RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. WALLS SHALL BE WATER PROOFED TO ELEVATION 81.5.
- TURN EVERY OTHER BLOCK IN SIDEYARD WALL TO PROVIDE DRAINAGE OPENINGS.
- GATE FOR MAINTENANCE ACCESS.

LEGEND

- 80 — PROPOSED 1.0' CONTOUR
- 81.5 - - - PROPOSED 0.5' CONTOUR
- 82.56 ◆ PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- PG = 4982.2 PAD ELEVATION



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/22/23
BY: *Renee C. Branstetter*
HydroTrans # E14D002A

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED BY THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

SPANISH WALK SUBDIVISION 410 CAMINO ESPANOL

ISSUE: CONCEPTUAL	PROJECT NUMBER: IA 2539
FILE:	JTS/ANW
DRAWN BY: JTS/ANW	CHECKED BY: ANW
DATE: 12-12-2022	

No	Date	Description

SHEET TITLE

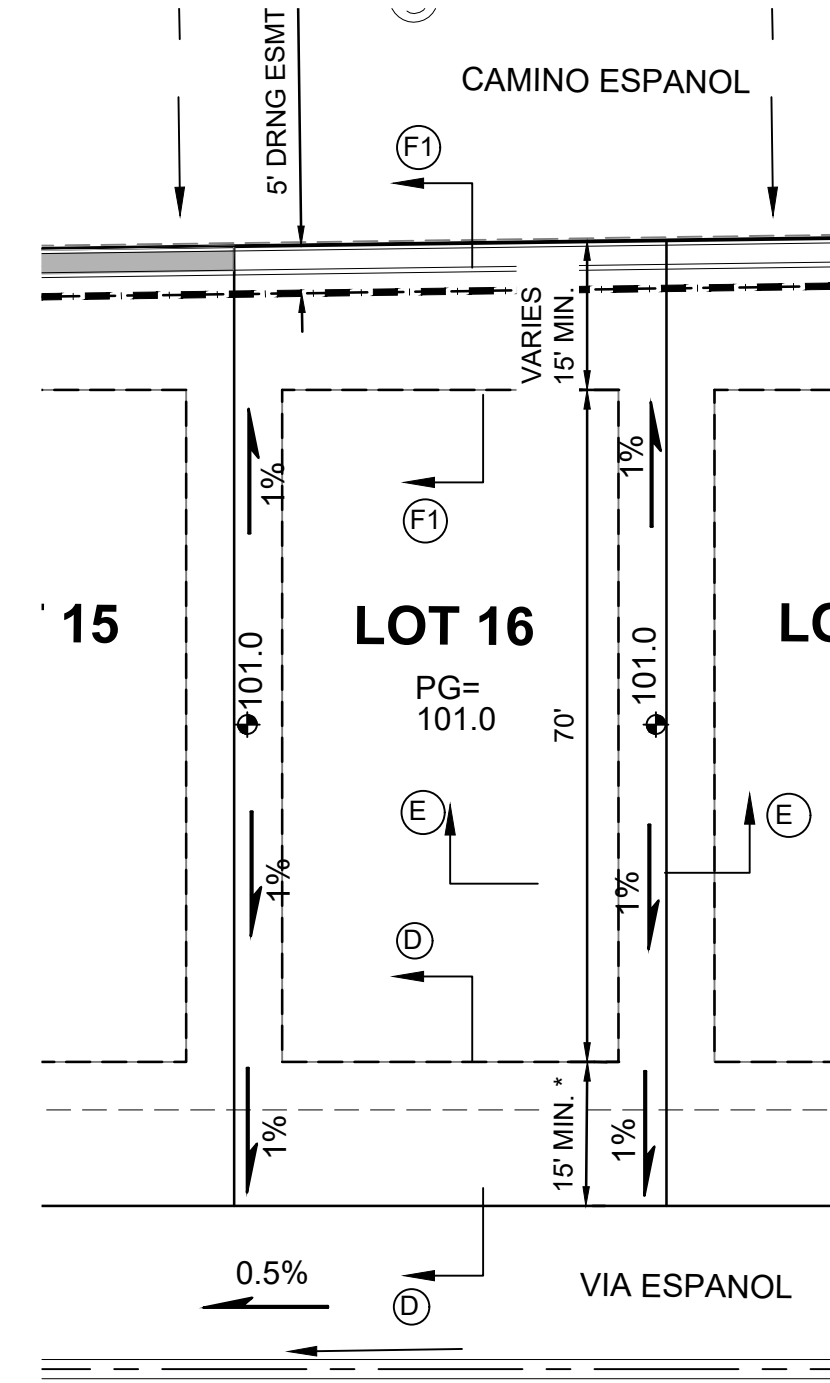
GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101

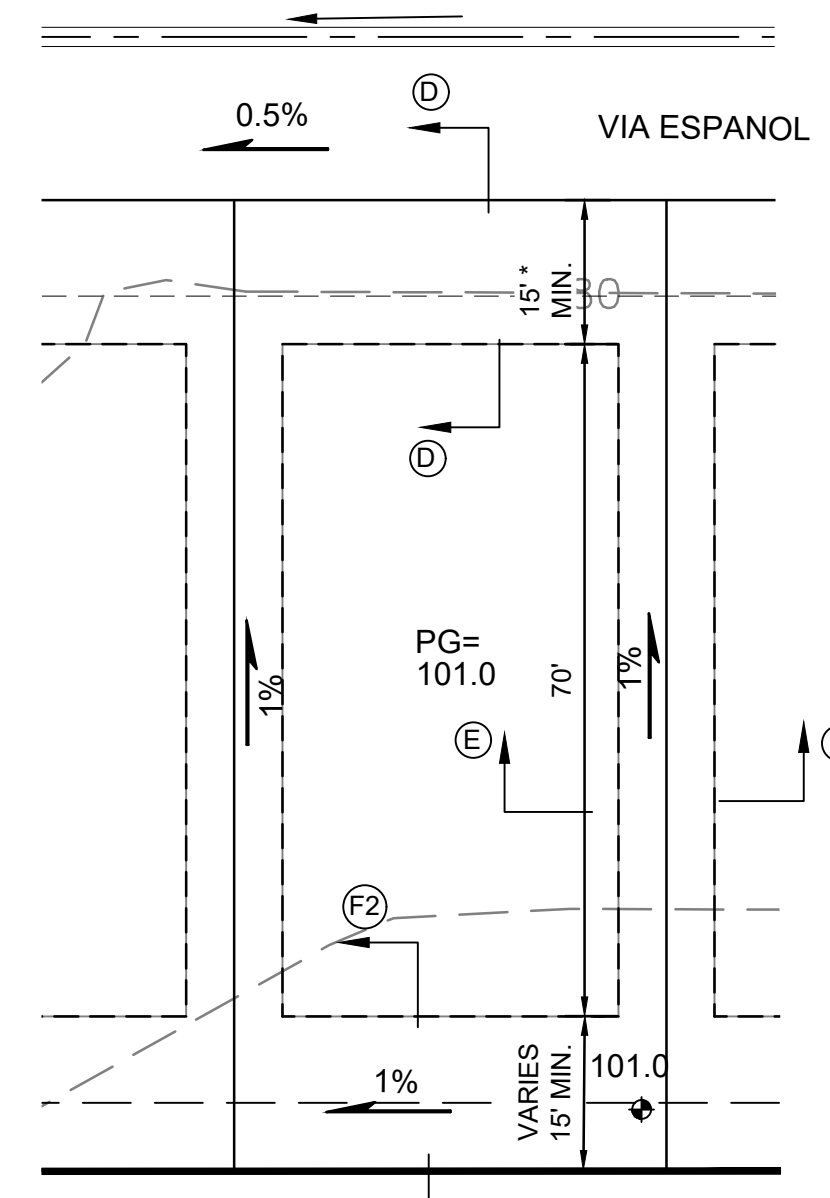
GRADING GENERAL NOTES

- A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- B. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT WHICH WILL BE PROVIDED BY THE OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- C. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- D. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- E. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT BY OTHERS.). CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.
- F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS.
- G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- H. PAD ELEVATIONS SHALL BE WITHIN 0.1'±.
- I. POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- J. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- K. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- L. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
 - L.A. AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
 - L.B. AS-BUILT ELEVATIONS AT EACH CORNER OF THE PAD AND AT THE CENTER OF THE PAD;
 - L.C. TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
 - L.D. ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
- M. UPON WRITTEN REQUEST, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL.
- N. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE OWNER.



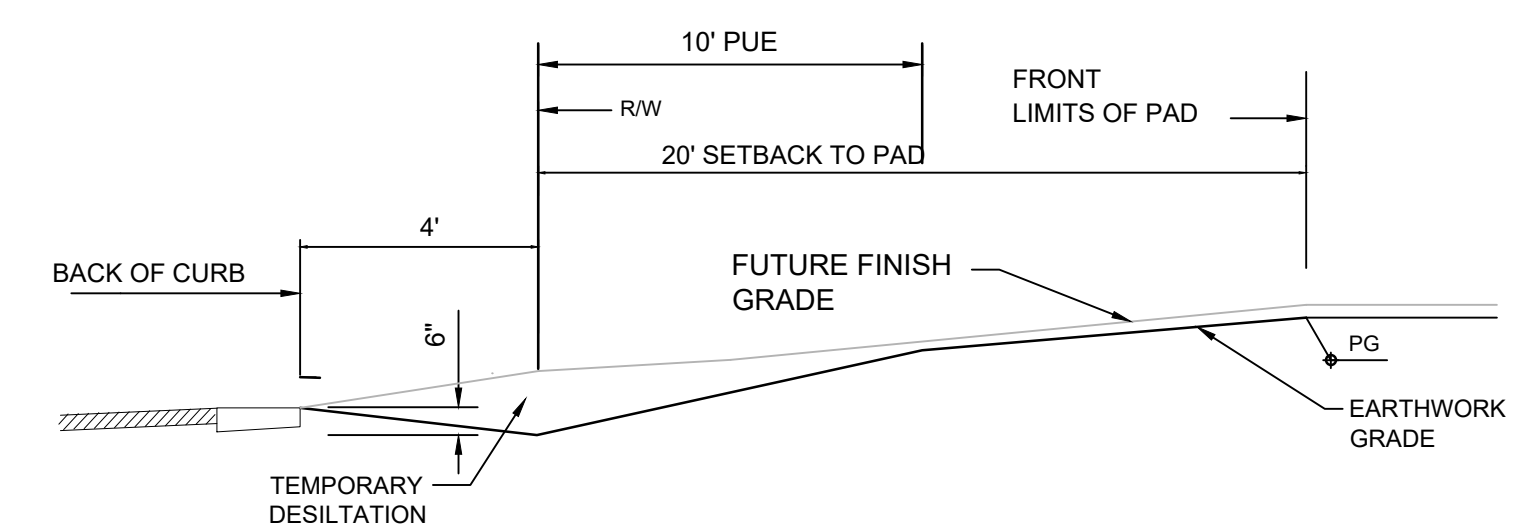
* 15' SETBACK TO HOUSE; 20' SETBACK TO GARAGE

TYPICAL LOT DETAIL
LOTS 1-4 & 14-17 NTS

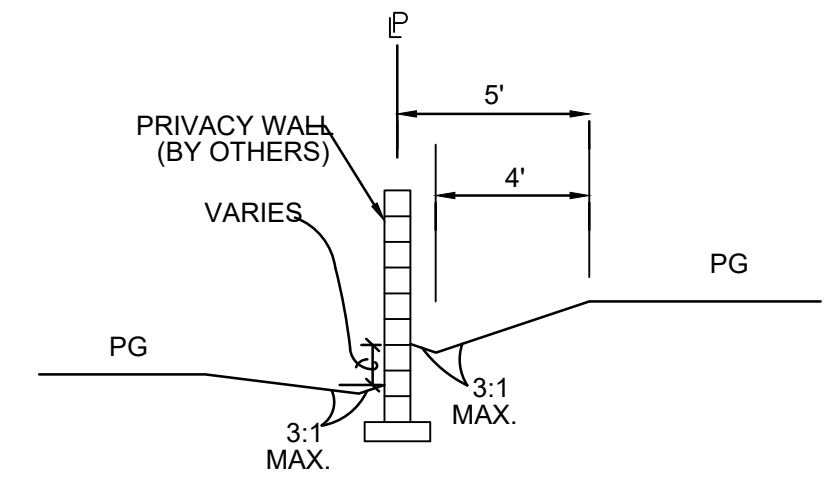


* 15' SETBACK TO HOUSE; 20' SETBACK TO GARAGE

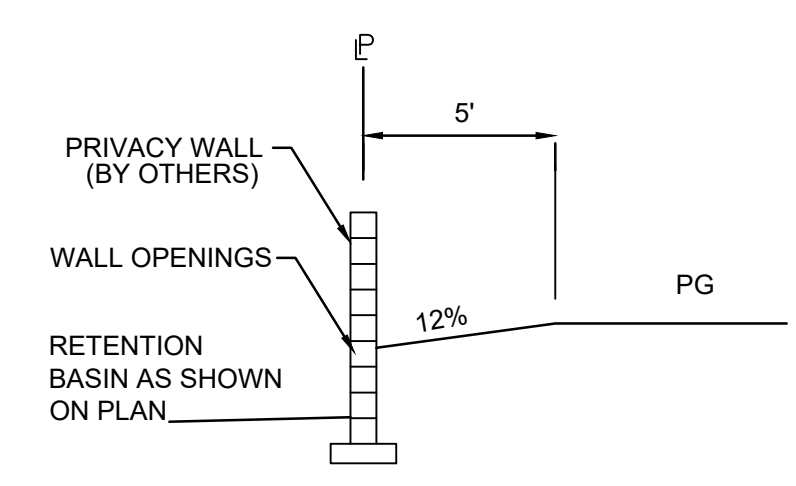
TYPICAL LOT DETAIL
LOTS 5-13 NTS



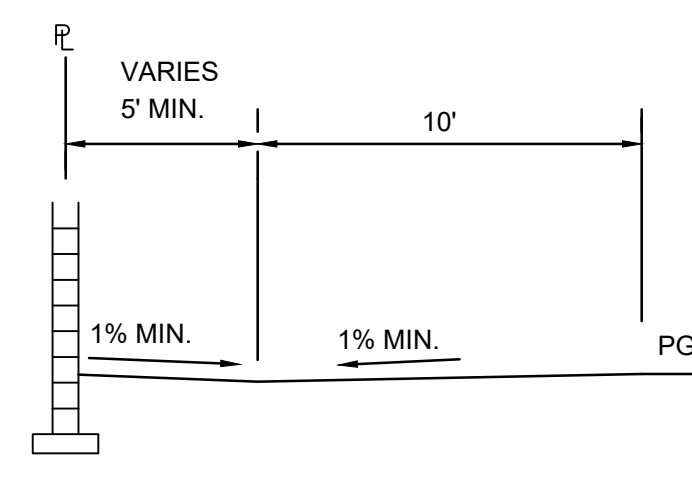
SECTION D-D
FRONT YARD GRADING
SCALE: 1"=5'-0"
FRONT YARD GRADES AT COMMON LOT LINES SHALL BE AT FINISH GRADE TO SET WATER METERS AND DRY UTILITY EQUIPMENT.



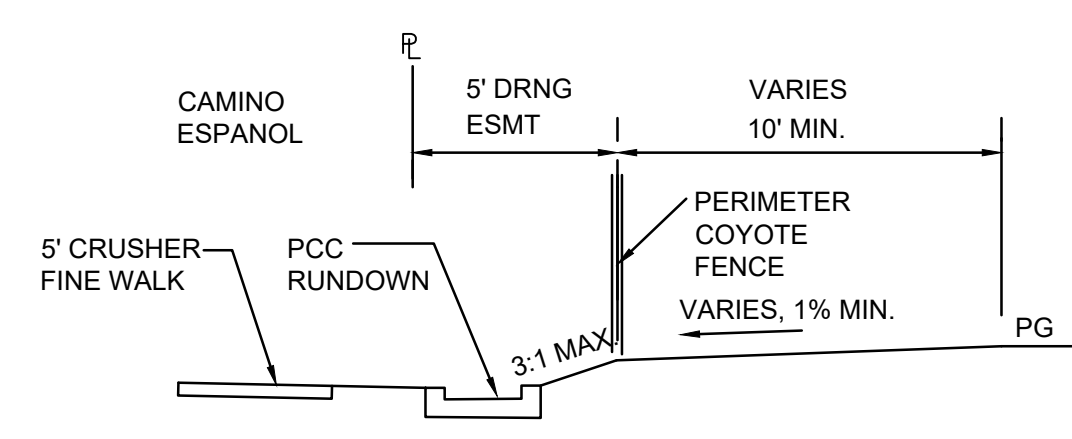
SECTION E1-E1
TYPICAL SIDYARD GRADING
SCALE: 1"=5' LOTS 1-3, 14-17



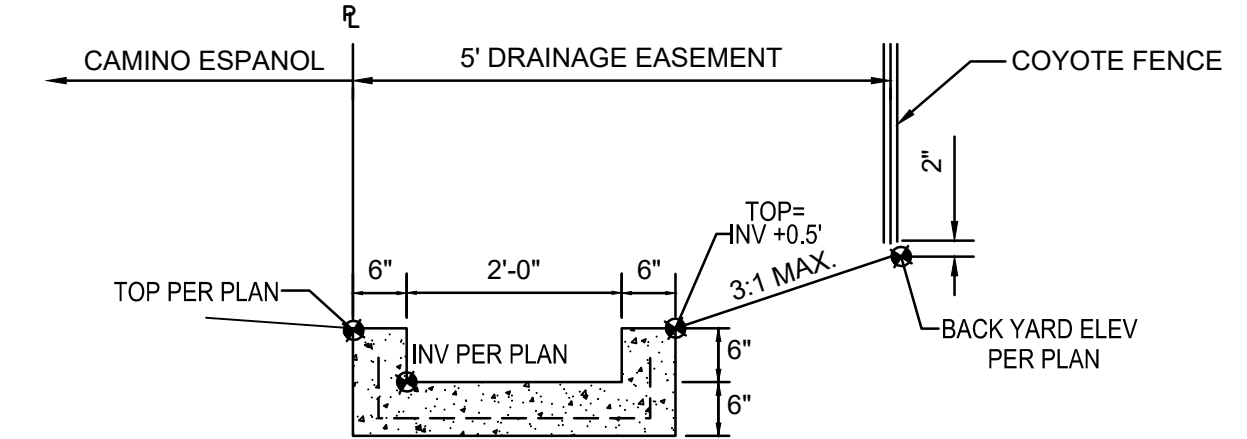
SECTION E2-E2
TYPICAL SIDYARD GRADING
SCALE: 1"=5' LOTS 4, 13 & 14



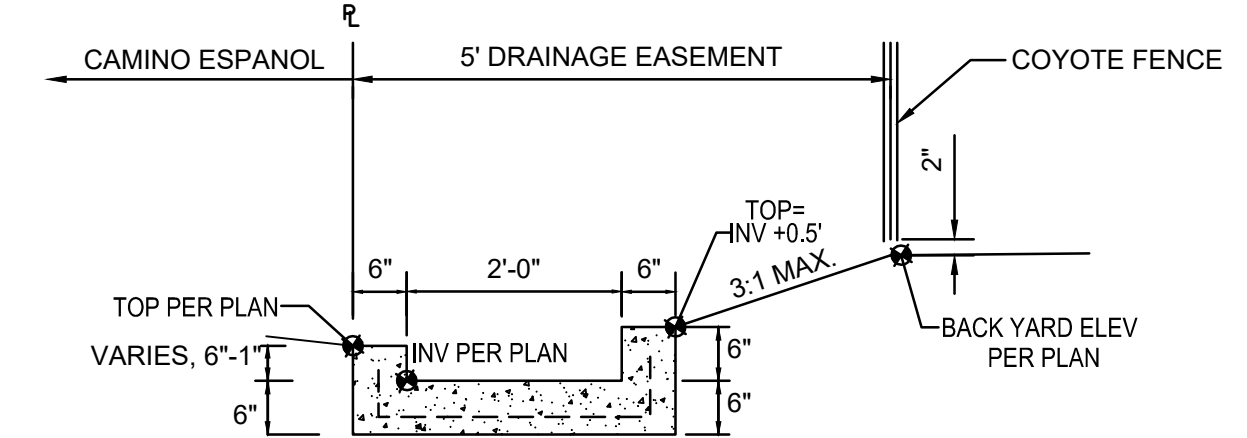
SECTION F1-F1
TYPICAL BACKYARD GRADING
SCALE: 1"=5'



SECTION F2-F2
TYPICAL BACKYARD GRADING
SCALE: 1"=5'



RUNDOWN - SECTION 1
RUNDOWN SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER
SCALE: N.T.S.



RUNDOWN - SECTION 2
RUNDOWN SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER
SCALE: N.T.S.



City of Albuquerque
Planning Department
Development Review Services
PRELIMINARY APPROVED
DATE: 03/22/23
BY: *Rey C. Bonilla*
HydroTrans # E14D002A
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

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March 14, 2023
Conceptual
Not for Construction
Engineer

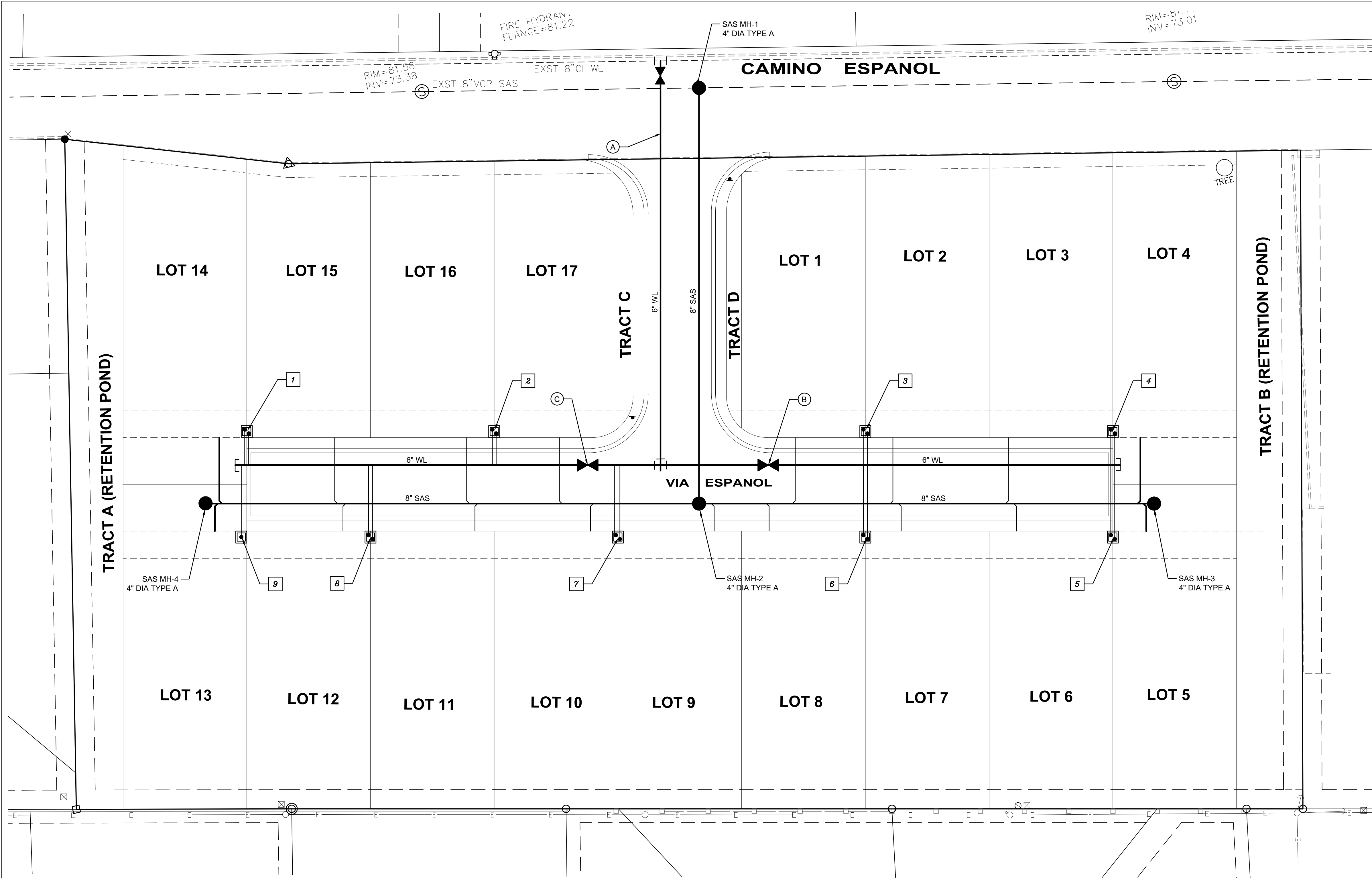
SPANISH WALK SUBDIVISION
410 CAMINO ESPANOL

ISSUE: CONCEPTUAL	PROJECT NUMBER: IA 2539
FILE: JTS/ANW	DRAWN BY: ANW
CHECKED BY: ANW	DATE: 12-12-2022

No	Date	Description

SHEET TITLE
CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NUMBER
CG-501



GENERAL UTILITY NOTES

- A. ALL WATER AND SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ABCWUA SPECIFICATIONS.
- B. SEE SHEET 2 FOR EASEMENT NOTES.
- C. SEE THIS SHEET FOR WATER SHUT-OFF PLAN.
- D. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE THIS SHEET FOR TABLES.
- E. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, INSTALL LEAN FILL BETWEEN PIPES.
- F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES.
- G. SURVEYOR SHALL VERIFY ALL TP ELEVATIONS, RIM AND INVERT ELEVATIONS ON MANHOLES.
- H. WATER AUTHORITY SPECIFICATIONS AND NOTES CAN BE FOUND ONLINE: <https://www.abcwua.org/info-for-builders-construction-information-for-builders/>
- I. ALL SANITARY SEWER LINES SHALL BE AS-BUILT WITH LENGTHS, INVERT ELEVATIONS AND SLOPES.
- J. WATER SERVICES ON PUBLIC SIDE FROM MAIN TO METER AND ON PRIVATE SIDE FROM METER SHALL BE EITHER COPPER OR MUNICIPEX PER ABCWUA APPROVED PRODUCTS LIST. IF MUNICIPEX PIPE IS USED, STIFFENERS SHALL BE USED AT THE COMPRESSION COUPLINGS.
- K. ALL WATER FITTINGS TO BE DUCTILE IRON PER ABCWUA SPECIFICATIONS.

LEGEND

- PROPOSED 8" SANITARY SEWER LINE W/ MANHOLE
- PROPOSED 4" SANITARY SEWER SERVICE
- PROPOSED WATERLINE
- PROPOSED GATE VALVE
- DOUBLE / SINGLE WATER METER
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING STORM DRAIN
- REMOVE & REPLACE MAJOR LOCAL PAVING PER COA STD DWG #2465

WATER METERS AS-BUILT COORDINATES

NOS.	X	Y
1		
2		
3		
4		
5		
6		
7		
8		
9 *		

* INDICATES SINGLE METERS ALL OTHER ARE DOUBLE

VALVES & FIRE HYDRANTS AS-BUILT COORDINATES

NOS.	X	Y	Z
A			
B			
C			

RESTRAINED JOINT LENGTHS, L_{IT} FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	37	15	8	4	102
10	31	13	7	4	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

RESTRAINED JOINT LENGTHS, L_{IT} FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SIZE	LARGE SIDE
12x10	30	10x6	53
12x8	54	10x4	71
12x6	74	8x6	31
12x4	89	8x4	52
10x8	29	6x4	29

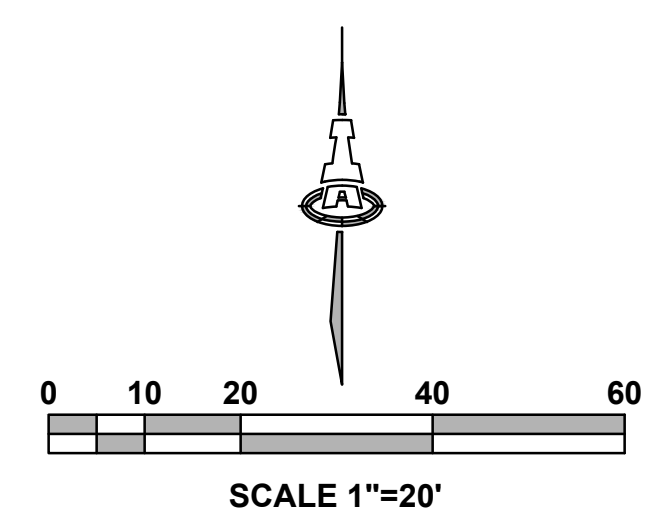
THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.50
 MATERIAL: PVC
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM, BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

- NOTES:**
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS



Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-265-8828 T www.isarfi.com

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ASA W. NILSSON-WEBER
 NEW MEXICO
 17631
 09/25/23
 LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
 Engineer

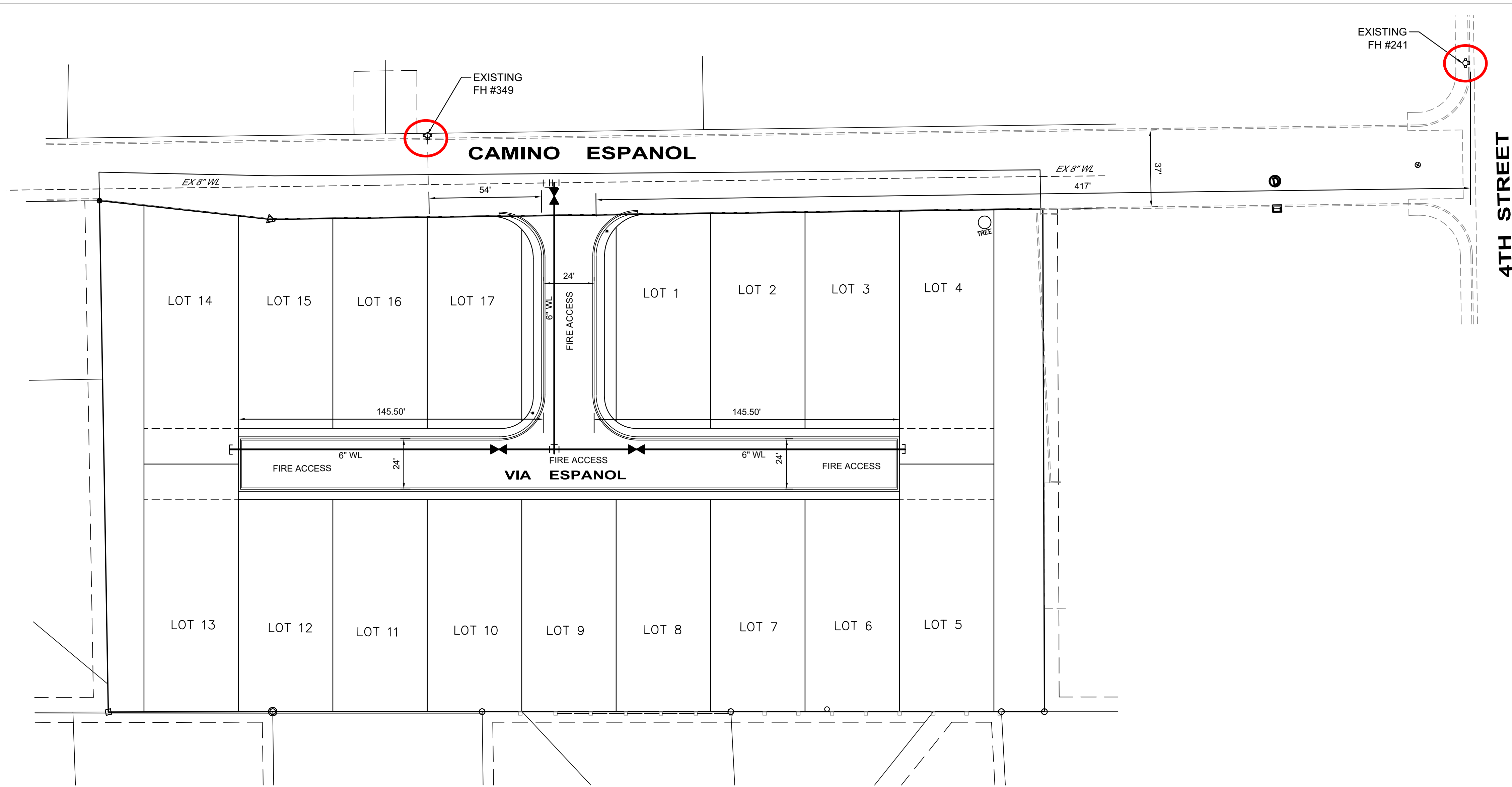
**SPANISH WALK SUBDIVISION
 410 CAMINO ESPANOL**

ISSUE: CONCEPTUAL
PROJECT NUMBER: IA 2539
FILE: JTS/ANW
DRAWN BY: ANW
CHECKED BY: ANW
DATE: 10-2022

No.	Date	Description

SHEET TITLE
CONCEPTUAL UTILITY PLAN

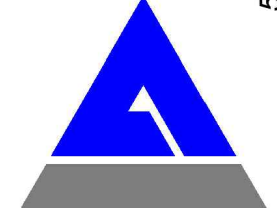
SHEET NUMBER
CU-101



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**
PERMIT
PERMIT NUMBER: FP-22-011584
APPROVED DATE: 09/15/22
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1000GPM 1 FH

Isaacson & Artman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.isaivil.com



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NOT FOR CONSTRUCTION
Engineer

SPANISH WALK SUBDIVISION
CAMINO ESPANOL

SPANISH WALK SUBDIVISION

17 LOT SINGLE FAMILY RESIDENCE SUBDIVISION

CAMINO ESPANOL N.W.,
ALBUQUERQUE, NM

2 EXISTING FIRE HYDRANTS NEAR SITE

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

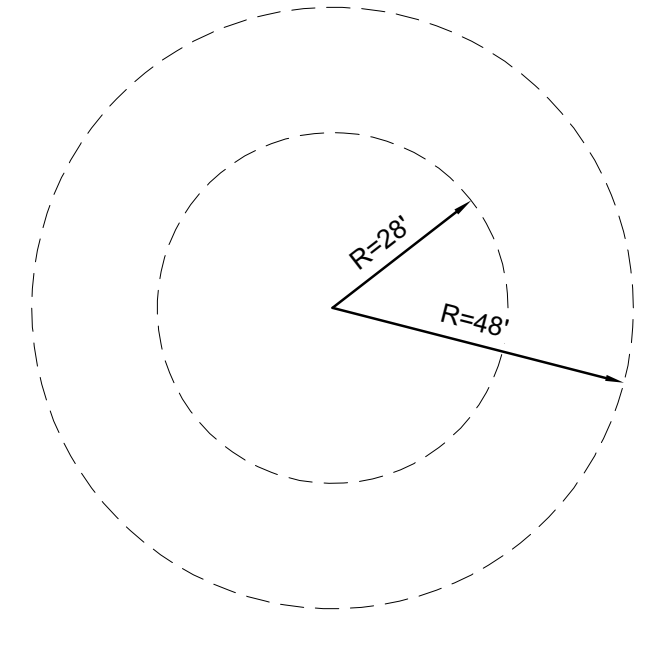
ALL ACCESS ROADS AND FIRE PATHS WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

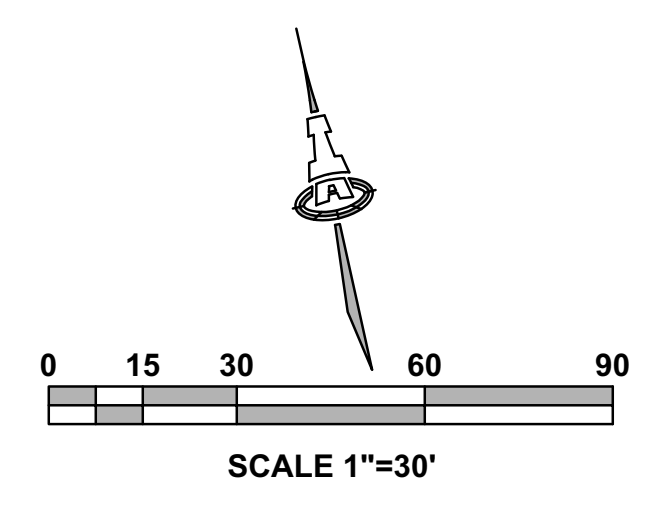
THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS



E-14



FIRE APPARATUS TURNING RADIUS
1"=30'

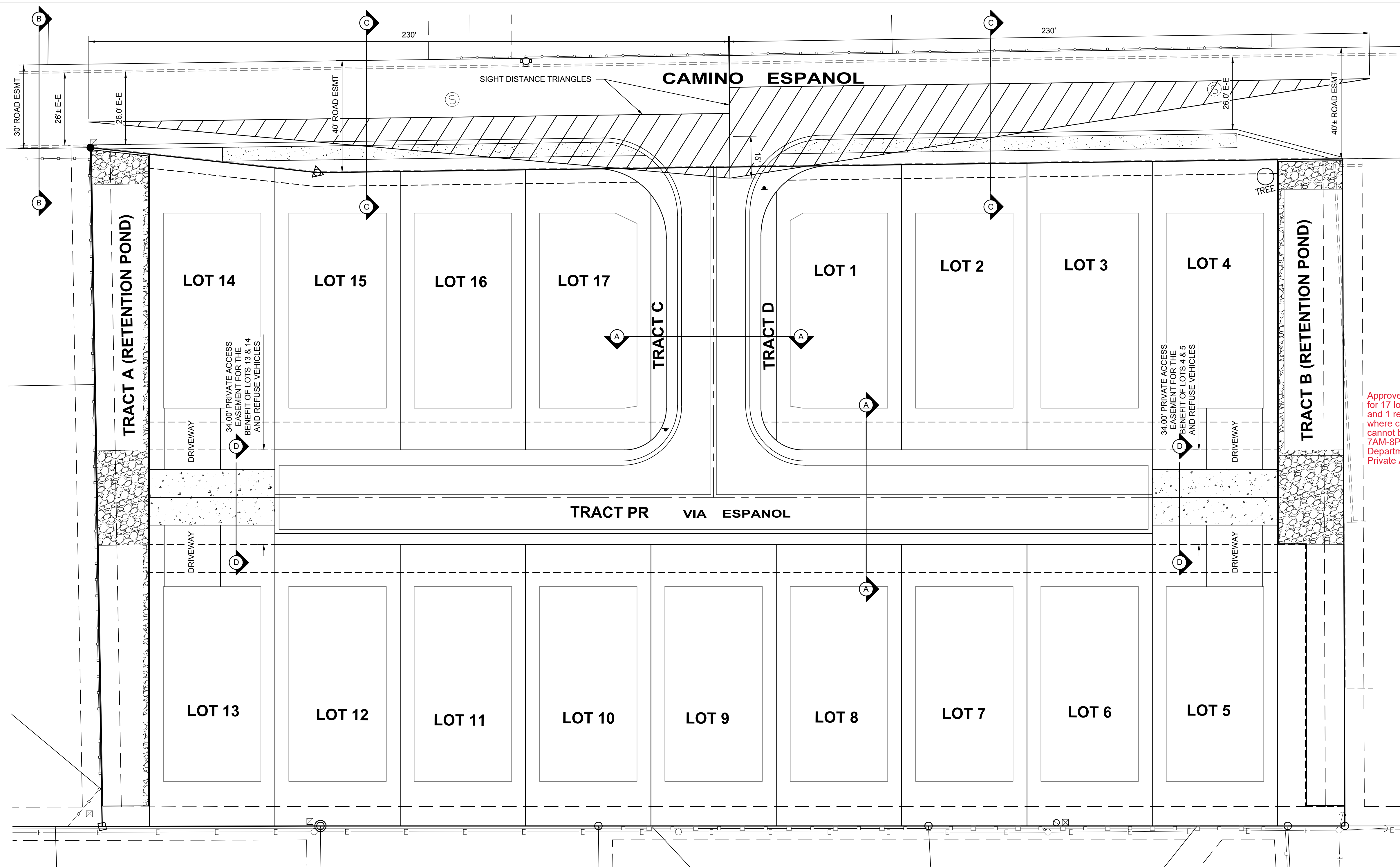


No	Date	Description

SHEET TITLE
**FIRE
HYDRANT
LOCATION
& ACCESS
PLAN**

SHEET NUMBER
FIRE 1

ISSUE:	PROJECT NUMBER: IA 2539
FILE:	DRAWN BY: DEC
CHECKED BY:	ANW
DATE:	09-2022



SIGHT DISTANCE TRIANGLES
 PER DPM TABLE 7.4.65
 SPEED LIMIT=20 MPH
 INTERSECTION SIGHT DISTANCE
 FOR LEFT TURN=230'

SIGHT DISTANCE NOTE:

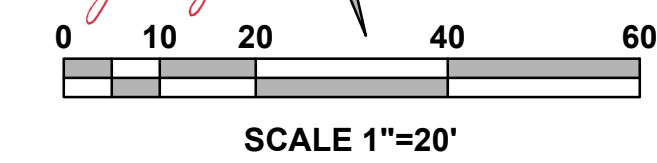
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

NOTES FOR SOLID WASTE DEPT.:

- CONCRETE DRIVE ADJACENT TO LOTS 4, 5, 13 & 14 SHALL BE DESIGNED FOR REFUSE VEHICLES WITH 6" THICK 4,000 PSI ¾" AGGREGATE CONCRETE W/ 6X6-10/10 WWM.
- THE CONCRETE DRIVE WILL BE DESIGNATED WITH AN EASEMENT FOR REFUSE VEHICLES.
- DRIVEWAY LOCATIONS FOR LOTS 4, 5, 13 & 14 SHALL BE AS DESIGNATED ON THIS PLAN. REMAINING DRIVEWAY LOCATIONS SHALL BE DETERMINED ONCE DRY UTILITY DESIGN IS COMPLETE.
- THERE WILL BE MAX. ONE 20' DRIVE PER LOT.
- LOTS ARE 45' WIDE; 25' ALONG CURB WILL BE AVAILABLE FOR REFUSE BINS ON EACH LOT.

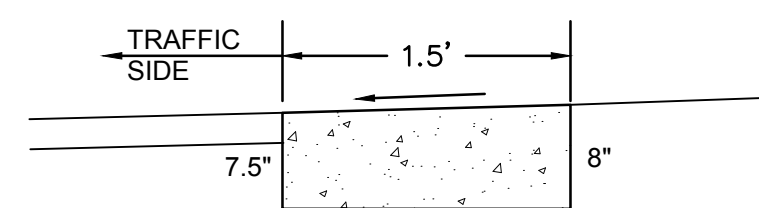
Approved for access by the Solid Waste Department for 17 lots. Each lot has been approved for 1 trash and 1 recycle cart per lot. Nothing can overhang where carts are placed on service day, or vehicles cannot be parked at the curb on service day from 7AM-8PM or approval will be void. The Solid Waste Department will need to inspect the concrete for Private Access Easement. Herman Gallegos 03-01-23

Herman Gallegos



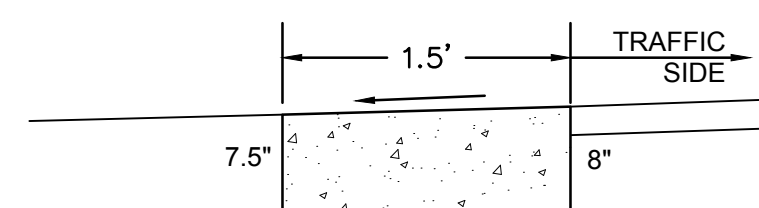
LEGEND

- EXISTING STREET IMPROVEMENTS
- ==== PROPOSED ESTATE CURB
- ▲ LOT NO. SIGN



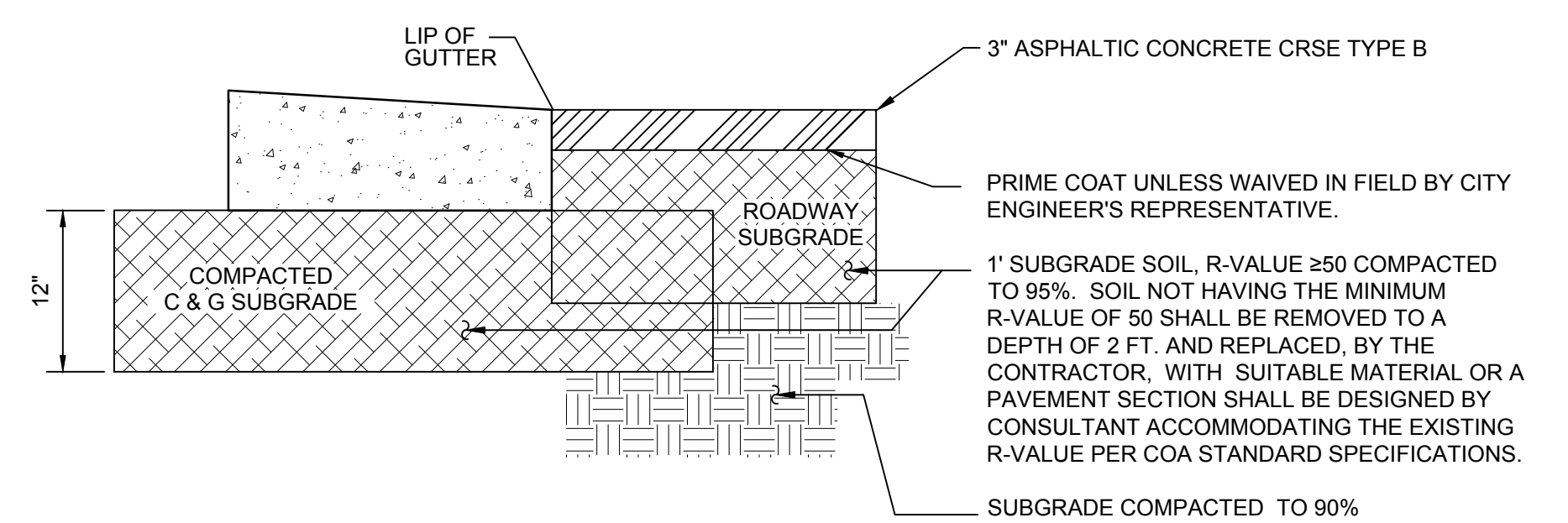
ONSITE ESTATE CURB

NTS
 MODIFIED COA STD DWG 2415B
 ESTATE CURB WITH MODIFIED DIMENSIONS SEE COA STD DWG 2415B FOR CONSTRUCTION NOTES.



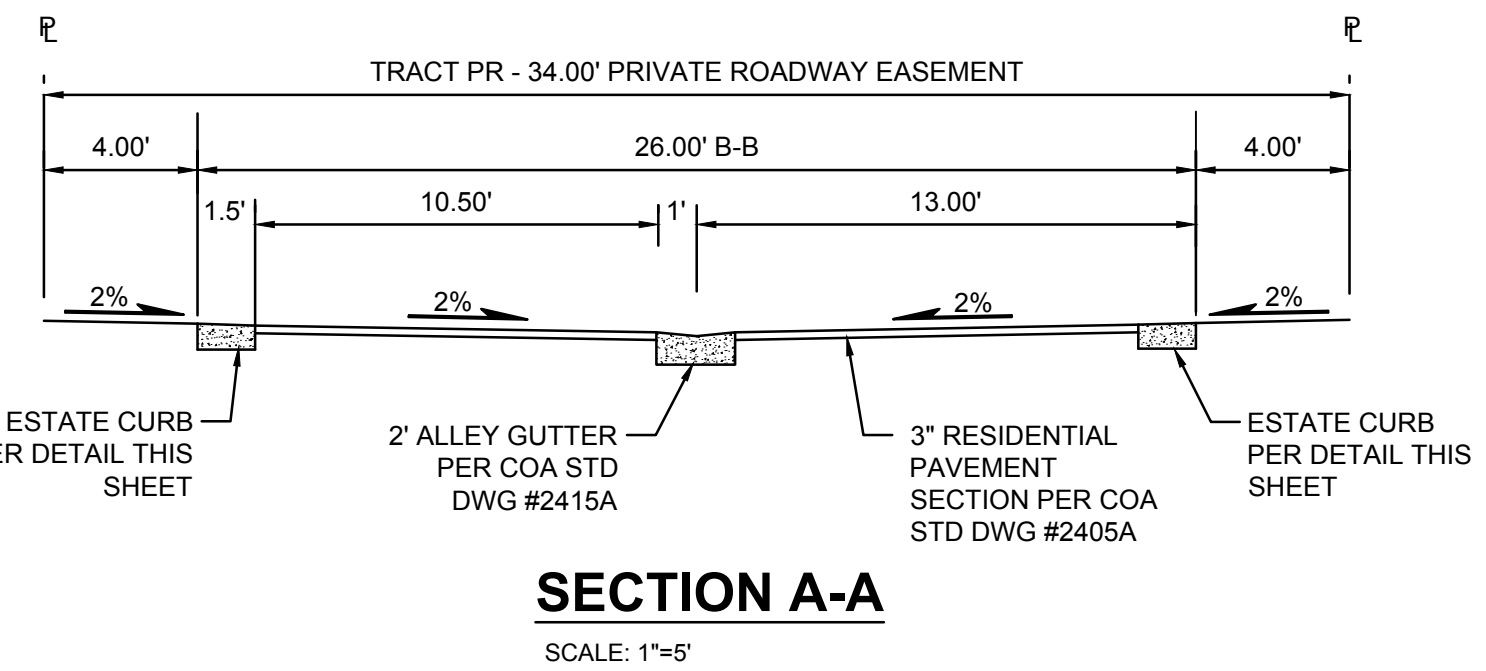
CAMINO ESPANOL ESTATE CURB

NTS
 MODIFIED COA STD DWG 2415B
 ESTATE CURB WITH MODIFIED DIMENSIONS SEE COA STD DWG 2415B FOR CONSTRUCTION NOTES.



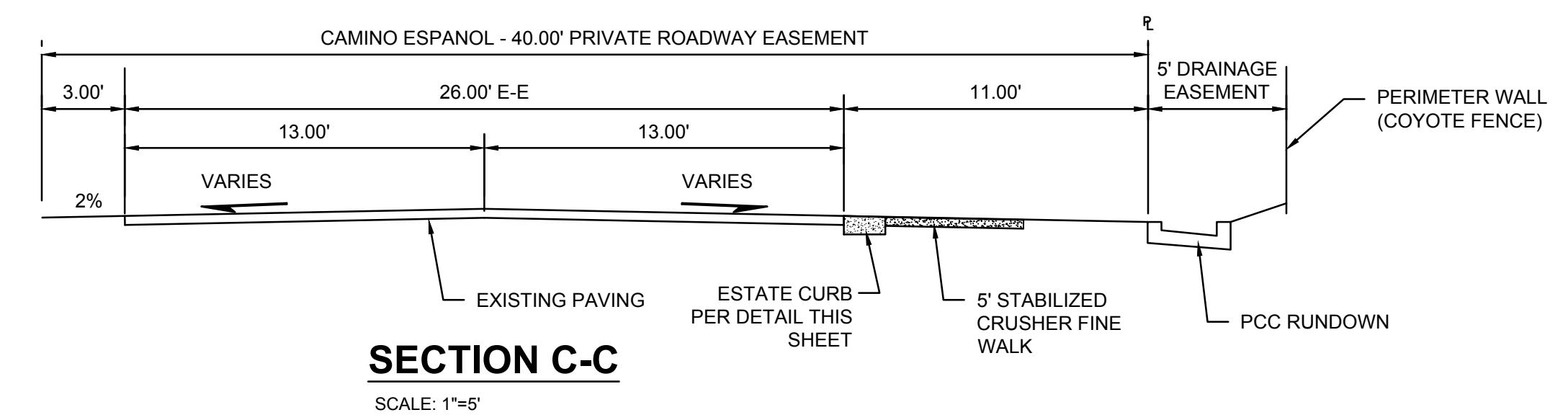
RESIDENTIAL PAVING SECTION

SCALE: NTS
 (PER COA STD DWG # 2405A)



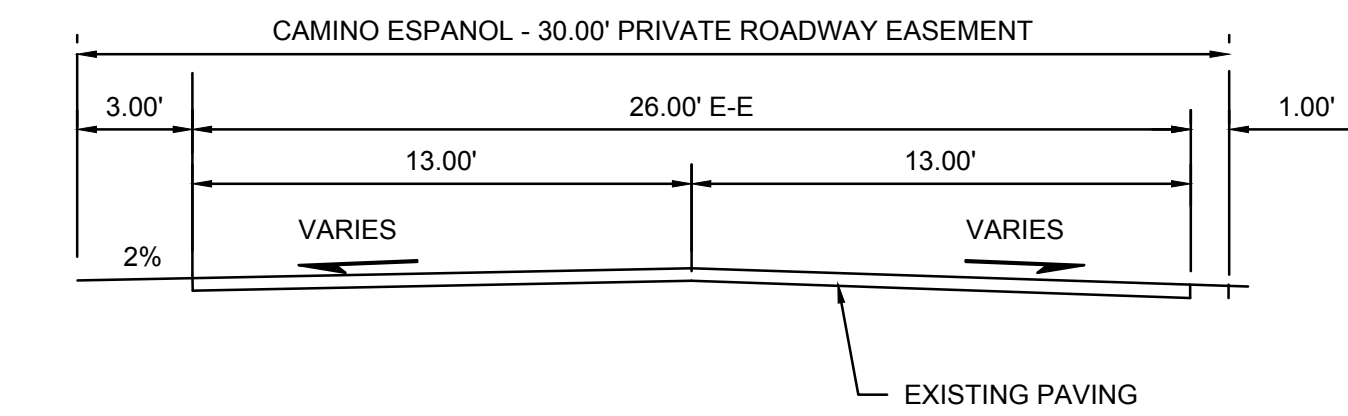
SECTION A-A

SCALE: 1"=5'



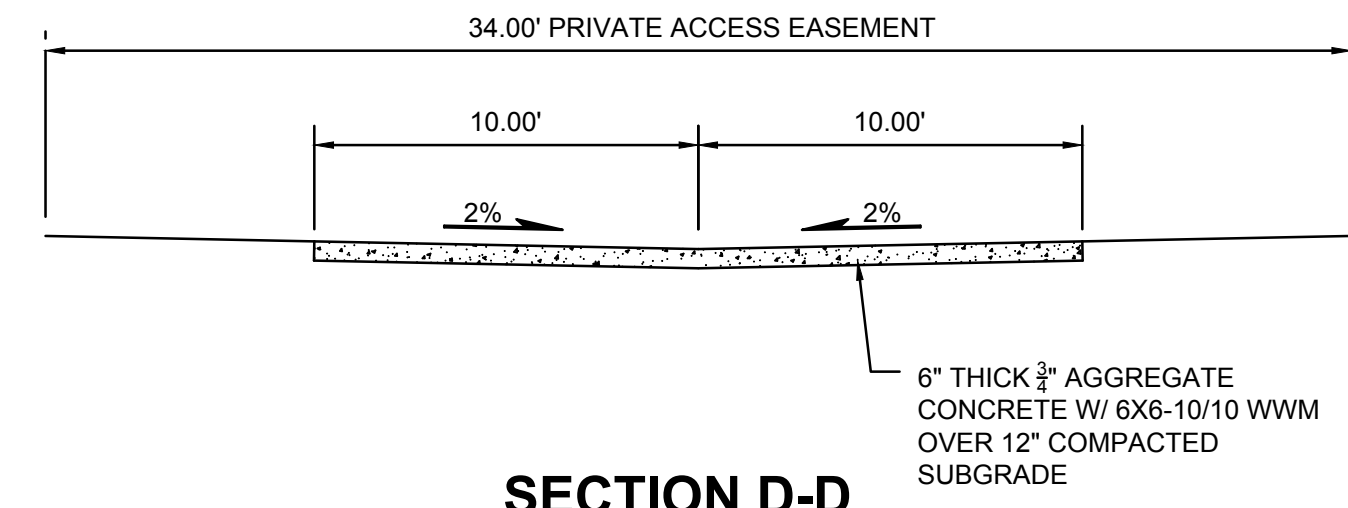
SECTION C-C

SCALE: 1"=5'



SECTION B-B

SCALE: 1"=5'



SECTION D-D

SCALE: 1"=5'

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NOT FOR CONSTRUCTION
 Engineer

SPANISH WALK SUBDIVISION
410 CAMINO ESPANOL

ISSUE: CONCEPTUAL
PROJECT NUMBER: IA 2539
FILE: JTS/ANW
DRAWN BY: ANW
CHECKED BY: ANW
DATE: 12-12-2022

No	Date	Description

SHEET TITLE
**REFUSE/
 SOLID
 WASTE**

SHEET NUMBER
CP-101

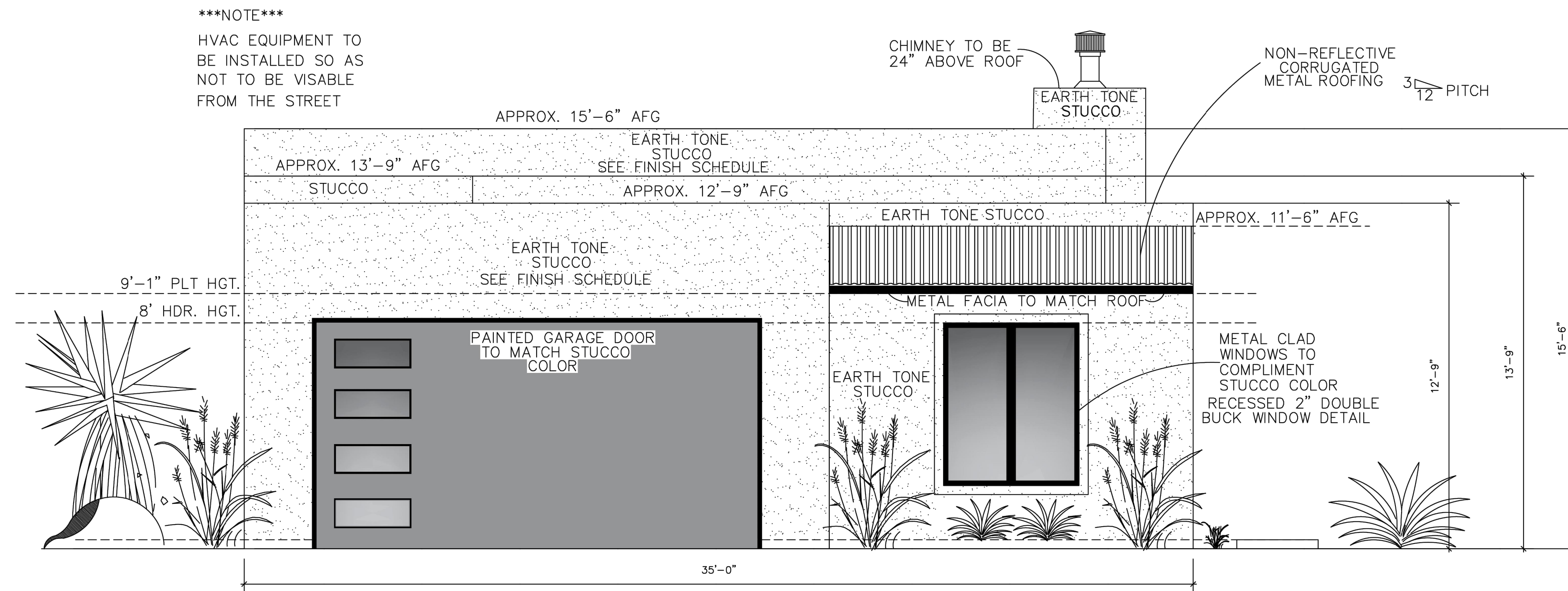
EXTERIOR FINISH SCHEDULE				
	MANUFACTURER	TYPE	MODEL/STYLE NUMBER	COLOR
STUCCO	DRIVIT	SYNTHETIC	N/A	EARTH TONES TO COMPLY W/SPANISH TRAIL HOA GUIDELINES
PAINT	PPG	EXTERIOR	N/A	MATCH STUCCO
ROOF_(PITCHED)	METAL CENTER	NON-REFLECTIVE CORRUGATED METAL	N/A	SILVER OR RUST
ROOF FLAT	CARLISLE	NON-REFLECTIVE TPO	N/A	TAN
GARAGE DOOR	CHI	FLUSH PANEL W/ 1H LONG FROSTED GLASS PANEL	STYLE # 2157	MATCH STUCCO
FRONT DOOR	PELLA	METAL CLAD	LIFESTYLE	BLACK
WINDOW FRAME	PELLA	METAL CLAD	LIFESTYLE	BLACK
SLIDING GLASS DOORS	PELLA	METAL CLAD	LIFESTYLE	BLACK



CAMINO ESPANOL

Building Design Standards pursuant to IDO Section 14-16-5-11 (C) Low Density Residential District are as follows:

- All windows shall be recessed not less than 2" and shall comply with IDO Section 5-11 (c) (2) WINDOWS:
- Any accessory structure shall comply with IDO Section 5-11 (c) (4) ACCESSORY BUILDINGS



FRONT ELEVATION
SCALE = 1/4" = 1'-0"



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

CONSULTANTS



ISAACSON & ARFMAN, Inc.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-265-8828 www.aacivil.com

SPANISH WALK
ALBUQUERQUE, NM

SUBMITTAL: MARCH 28, 2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO: 1538-04	
CAD DWG FILE:	
DESIGNED BY:	DATE: 3/28/23
DRAWN BY:	DATE: 3/28/23
CHECKED BY:	DATE: 3/28/23

SHEET TITLE
**ELEVATIONS
EPC**

DRAWING SHEET
A101

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 24, 2023

Justin Thor Simenson
Isaacson & Arfman, Inc
128 Monroe St. NE
Albuquerque, NM 87108

Re: Spanish Walk
410 Camino Espanol NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 07-05-23 (E14-D002A)

Dear Mr. Simenson,

The conceptual TCL submittal received 07-07-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. **Sidewalk will be determined at DFT.**

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Spanish Walk Subdivision **Building Permit #** _____ **Hydrology File #** E14D002A
DRB# _____ **EPC#** PR-2023-008085
Legal Description: Tract A-1 Spanish Walk **City Address OR Parcel** 410 Camino Espanol, NW

Applicant/Agent: Isaacson & Arfman **Contact:** Justin Thor Simenson
Address: 128 Monroe St NE ABQ NM 87108 **Phone:** 505-268-8828
Email: thors@iacivil.com

Applicant/Owner: Las Ventanas NM, Inc. **Contact:** T. Scott Ashcraft
Address: 8330-A Washington Place, ABQ NM 87113 **Phone:** _____
Email: _____

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE DRB SITE ___ ADMIN SITE: ___
RE-SUBMITTAL: ___ YES NO

DEPARTMENT: TRANSPORTATION ___ HYDROLOGY/DRAINAGE
Check all that apply:

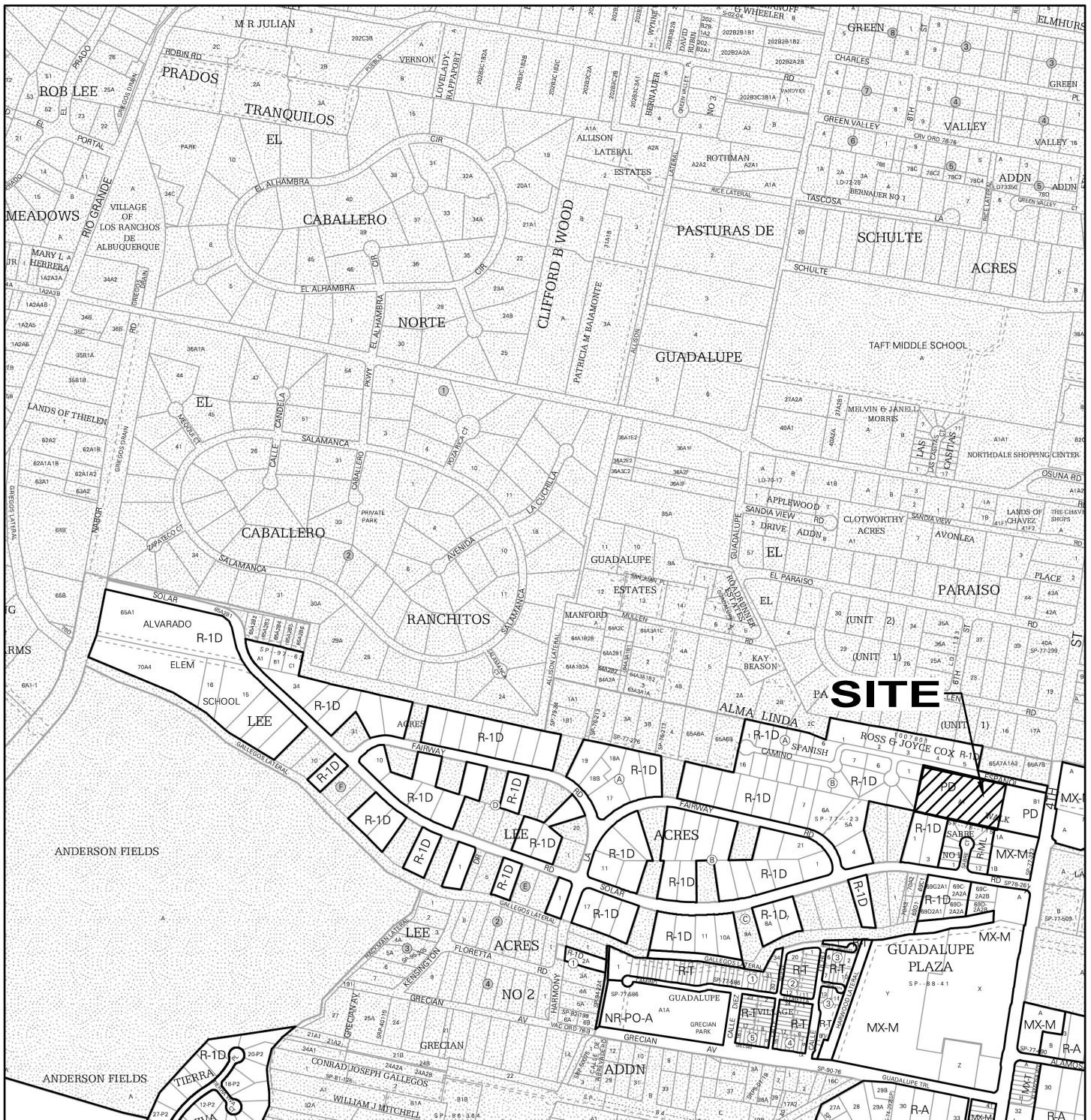
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 07/05/2023



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

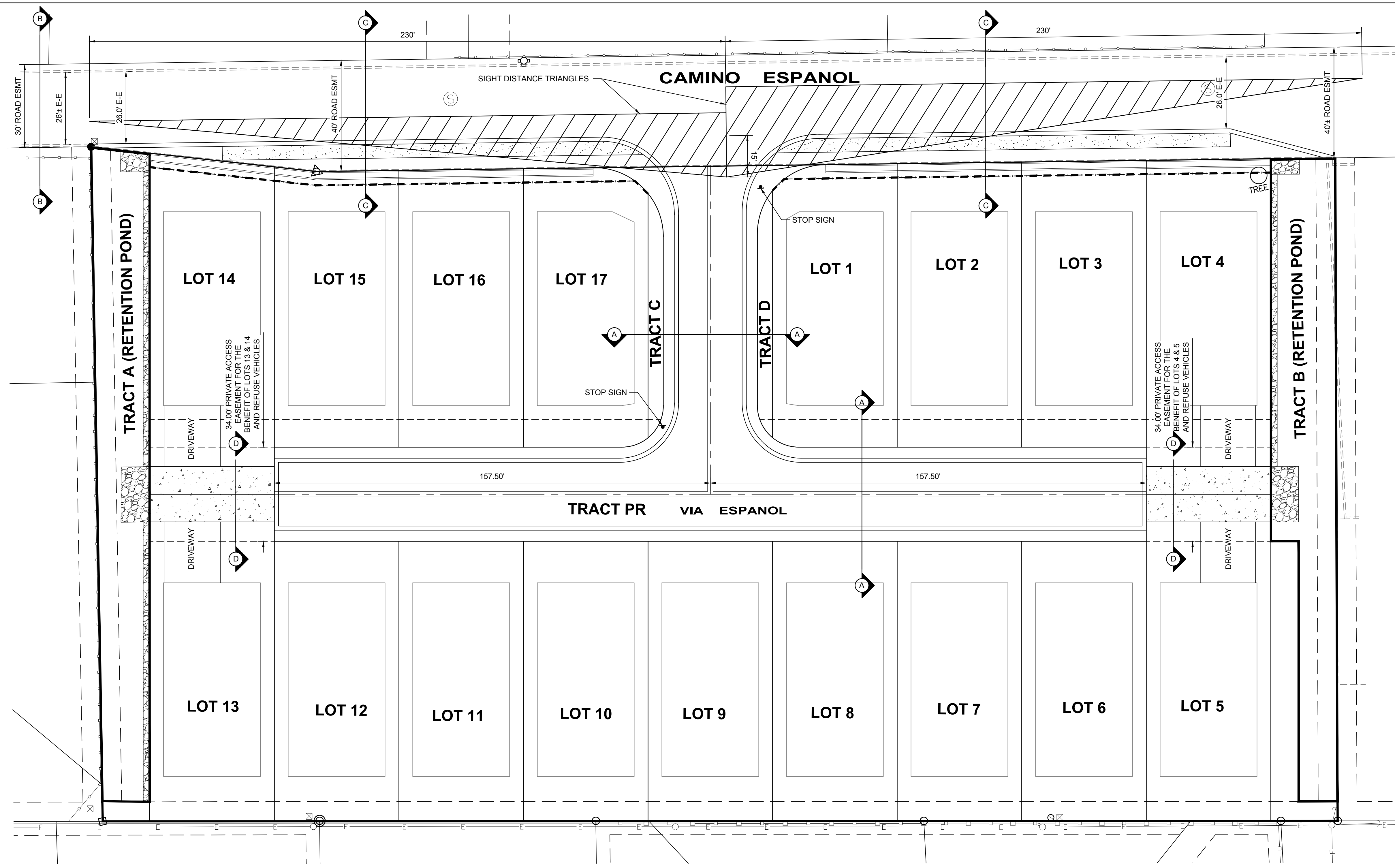
IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
E-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

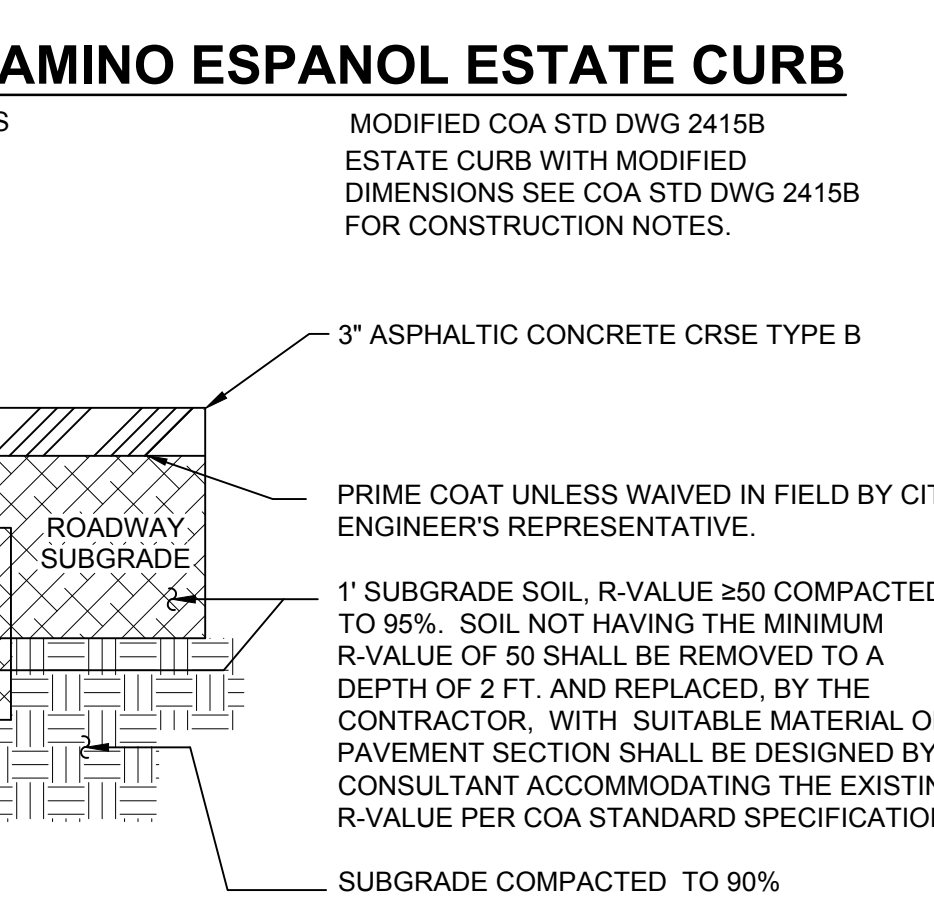
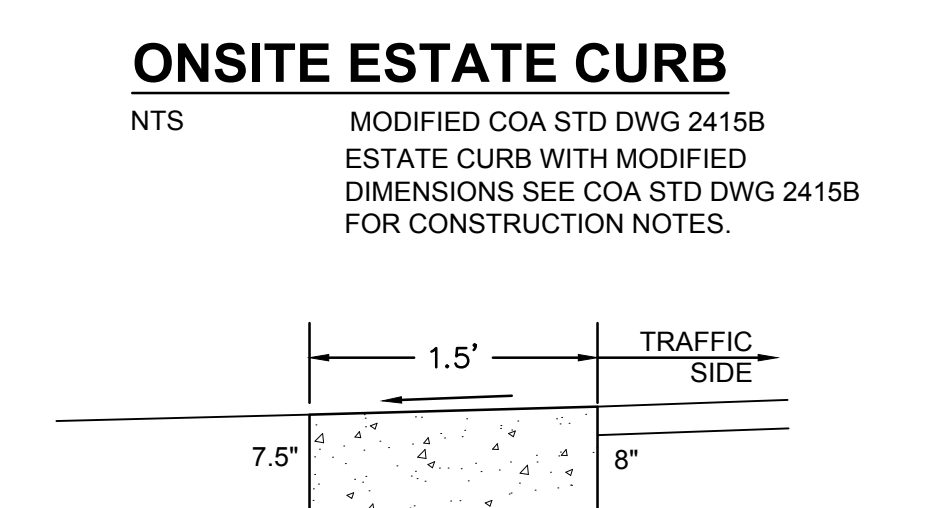
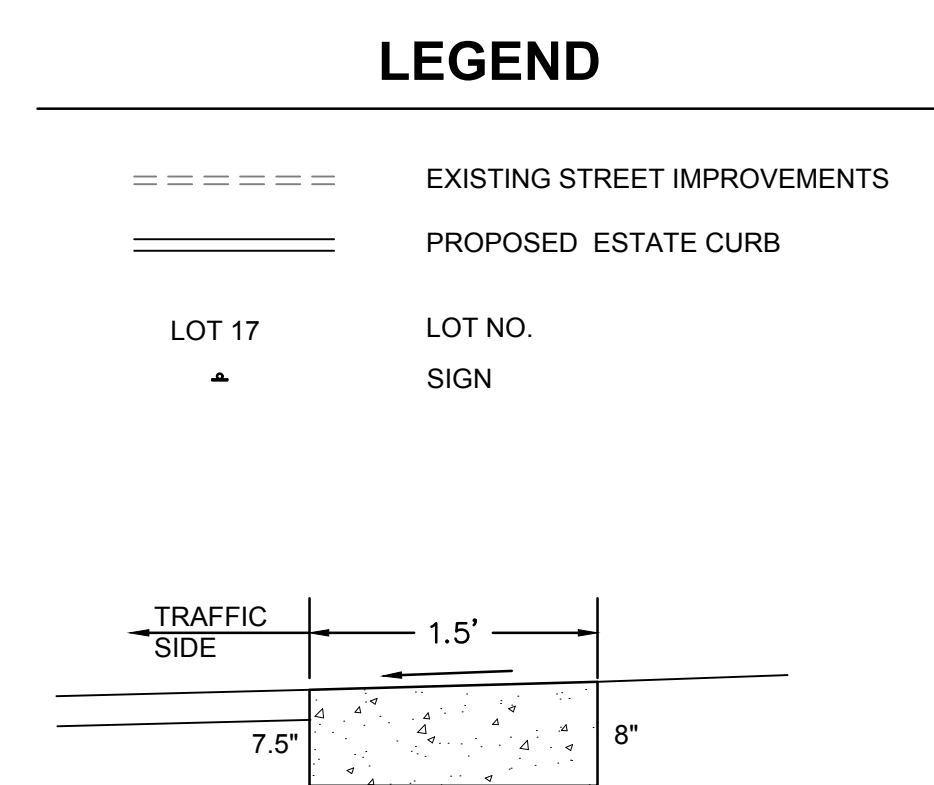
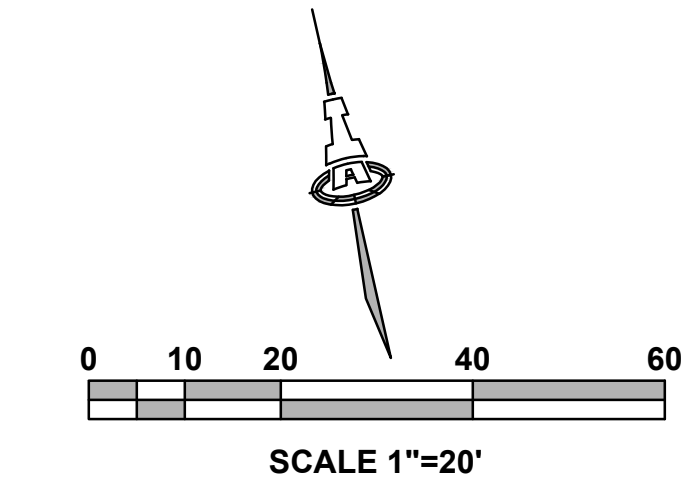


SIGHT DISTANCE TRIANGLES
 PER DPM TABLE 7.4.65
 SPEED LIMIT=20 MPH
 INTERSECTION SIGHT DISTANCE
 FOR LEFT TURN=230'

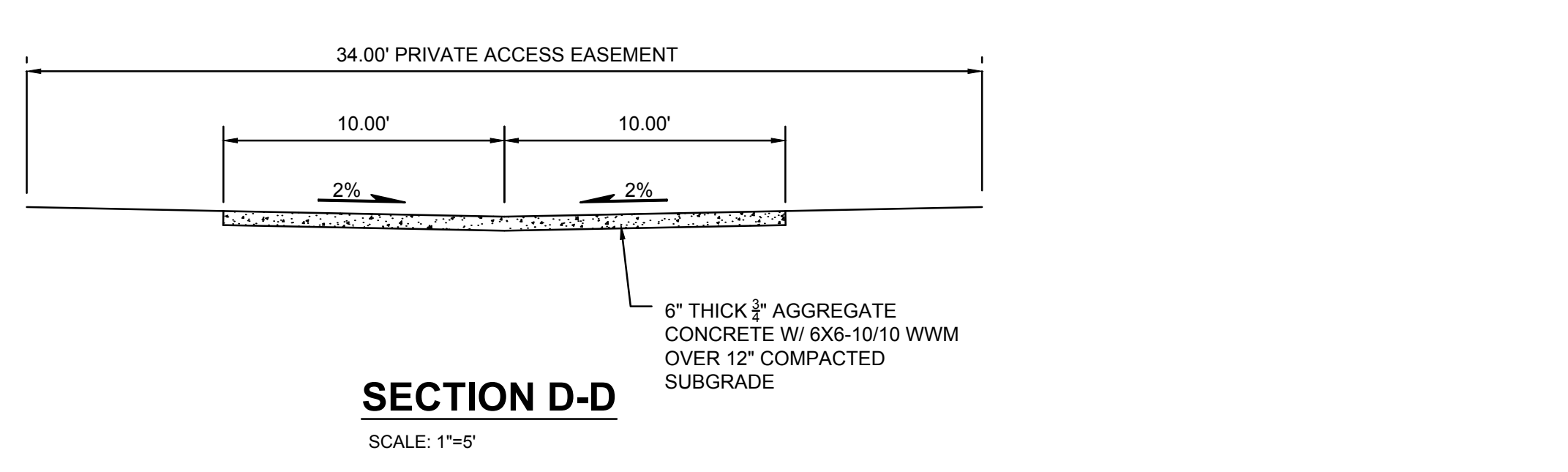
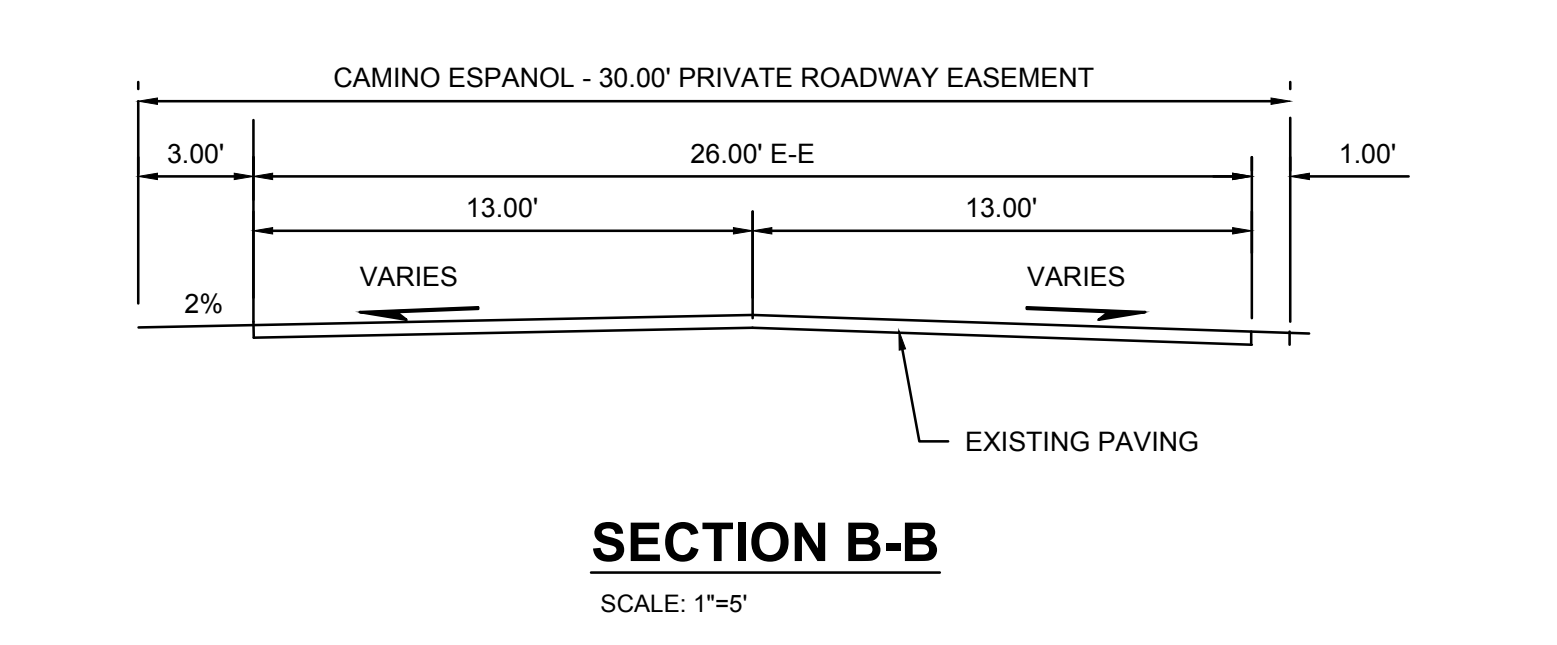
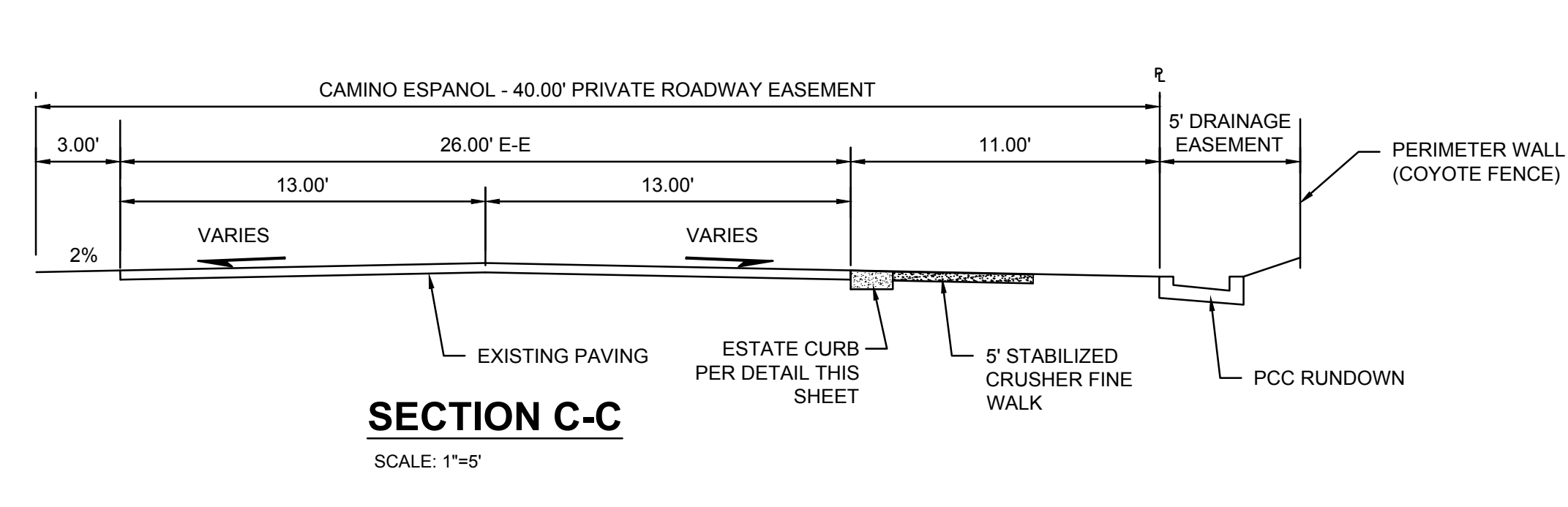
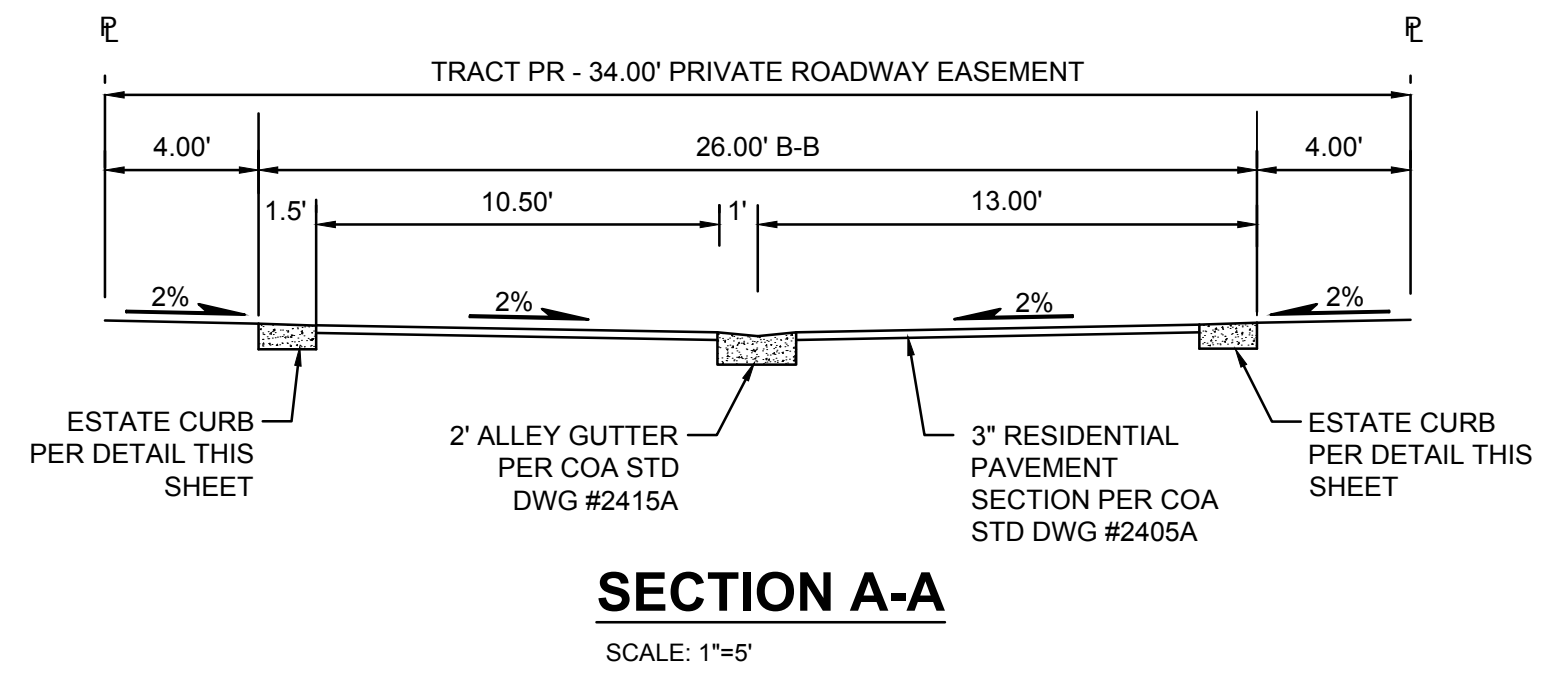
SIGHT DISTANCE NOTE:
 LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

NOTES FOR SOLID WASTE DEPT.:

- CONCRETE DRIVE ADJACENT TO LOTS 4, 5, 13 & 14 SHALL BE DESIGNED FOR REFUSE VEHICLES WITH 6" THICK 4,000 PSI 3/4" AGGREGATE CONCRETE W/ 6X6-10/10 WWM.
- THE CONCRETE DRIVE WILL BE DESIGNATED WITH AN EASEMENT FOR REFUSE VEHICLES.
- DRIVEWAY LOCATIONS FOR LOTS 4, 5, 13 & 14 SHALL BE AS DESIGNATED ON THIS PLAN. REMAINING DRIVEWAY LOCATIONS SHALL BE DETERMINED ONCE DRY UTILITY DESIGN IS COMPLETE.
- THERE WILL BE MAX. ONE 20' DRIVE PER LOT.
- LOTS ARE 48' WIDE; 25' ALONG CURB WILL BE AVAILABLE FOR REFUSE BINS ON EACH LOT.



RESIDENTIAL PAVING SECTION
 SCALE: NTS
 (PER COA STD DWG # 2405A)



ISSUE: CONCEPTUAL	PROJECT NUMBER: IA 2539
FILE: JTS/ANW	DATE: 12-12-2022
DRAWN BY: ANW	CHECKED BY: ANW

No	Date	Description

SHEET TITLE
CONCEPTUAL TRAFFIC CIRCULATION LAYOUT PLAN

SHEET NUMBER
TCL