

1

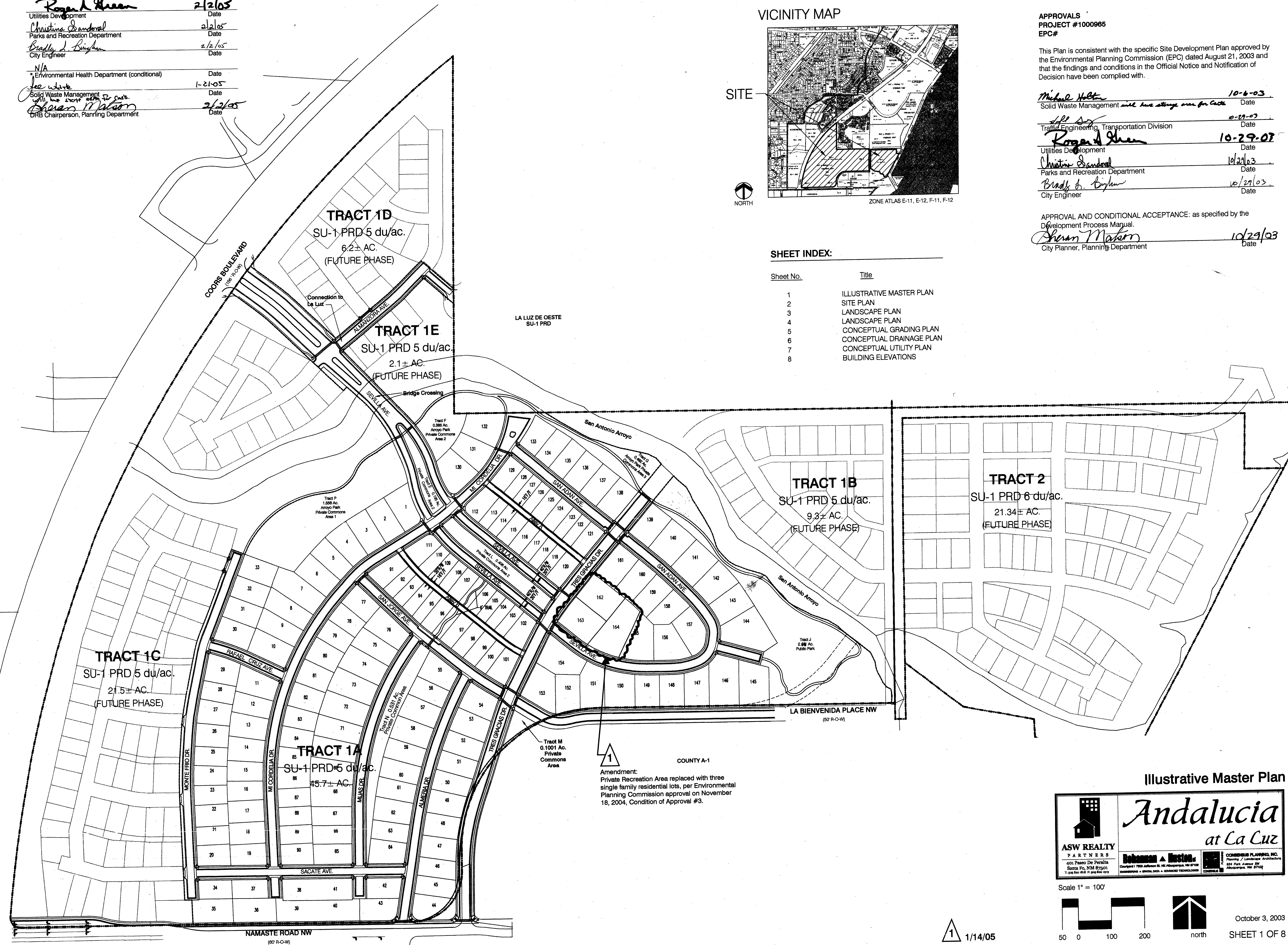
PROJECT NUMBER: 1000965
 Application Number: 04EPC.00855

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/18/04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

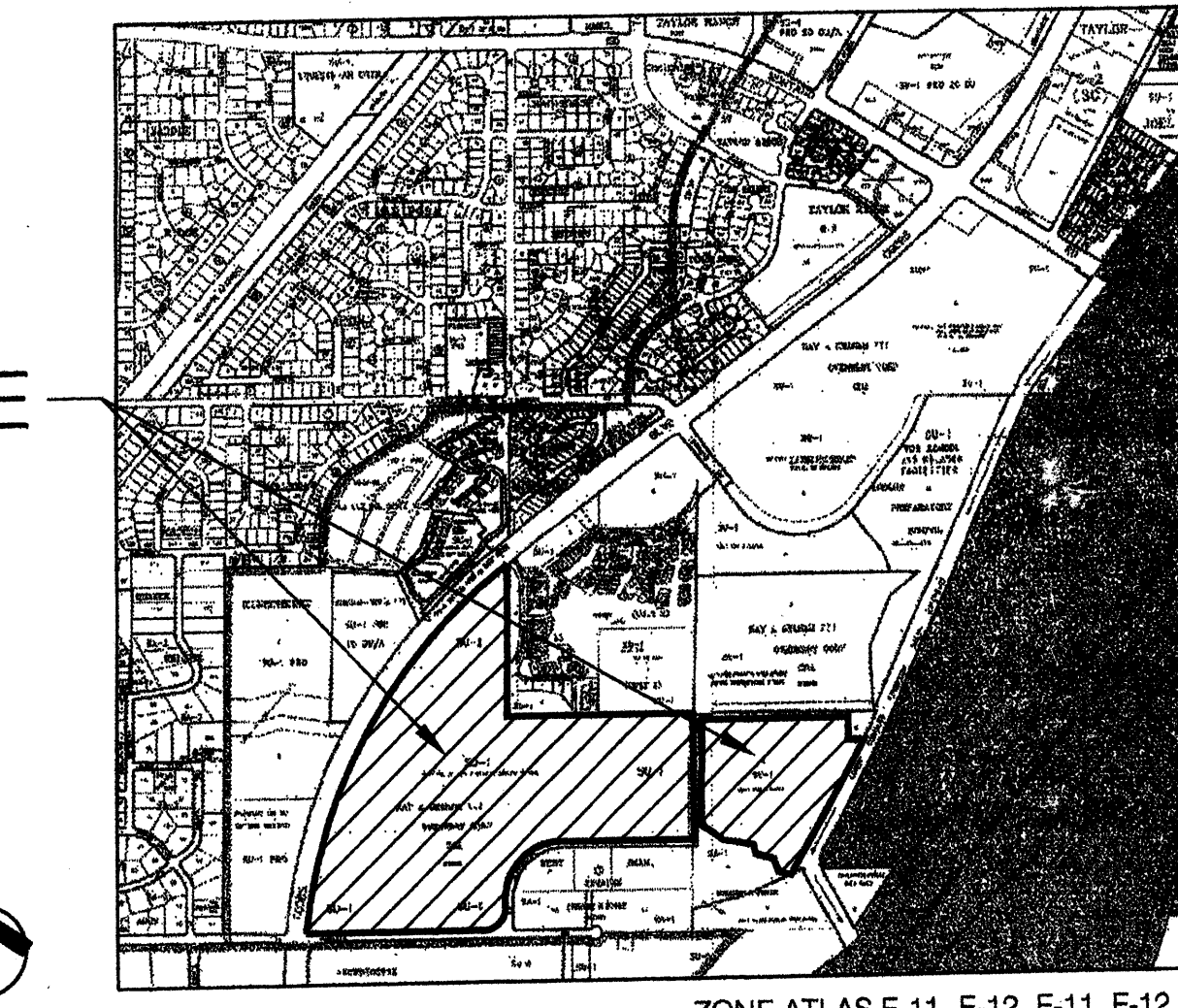
Is an Infrastructure List required? Yes No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	2-8-05
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	2/2/05
Utilities Development	Date
<i>[Signature]</i>	2/2/05
Parks and Recreation Department	Date
<i>[Signature]</i>	2/2/05
City Engineer	Date
N/A	
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	1-21-05
Solid Waste Management	Date
<i>[Signature]</i>	2/2/05
DRB Chairperson, Planning Department	Date



VICINITY MAP



APPROVALS
 PROJECT #1000965
 EPC#

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated August 21, 2003 and that the findings and conditions in the Official Notice and Notification of Decision have been complied with.

<i>[Signature]</i>	10-6-03
Solid Waste Management	Date
<i>[Signature]</i>	10-27-03
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	10-29-03
Utilities Development	Date
<i>[Signature]</i>	10/21/03
Parks and Recreation Department	Date
<i>[Signature]</i>	10/22/03
City Engineer	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
[Signature] 10/29/03
 City Planner, Planning Department Date

SHEET INDEX:

Sheet No.	Title
1	ILLUSTRATIVE MASTER PLAN
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	CONCEPTUAL GRADING PLAN
6	CONCEPTUAL DRAINAGE PLAN
7	CONCEPTUAL UTILITY PLAN
8	BUILDING ELEVATIONS

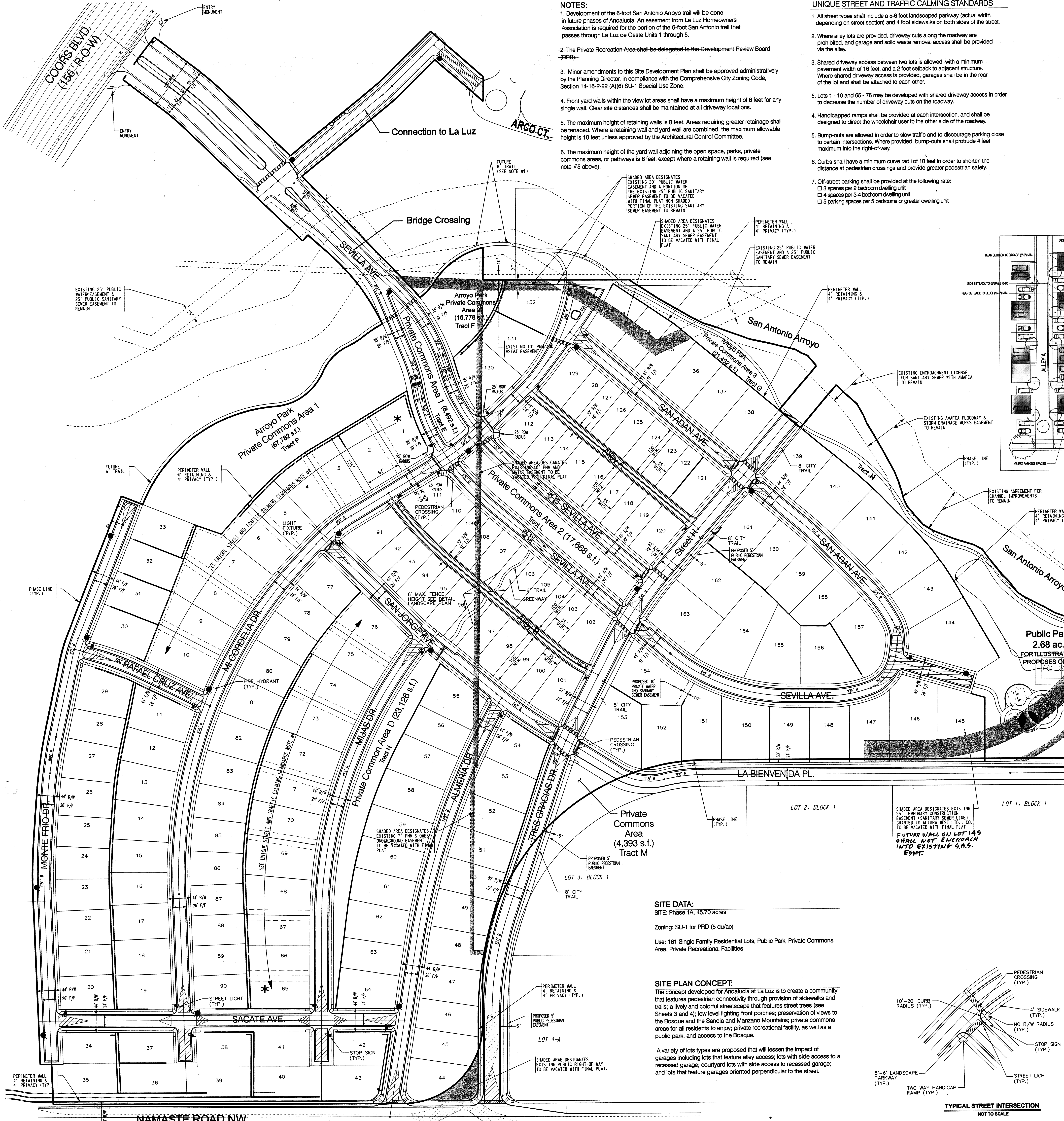
Illustrative Master Plan

Andalucia
at Ca Cuz

ASW REALTY
P.A. R.T. 2, 3, 8, 9
401 Paseo De Perilla
Santa Fe, NM 87501
Tel: 505.426.1111 Fax: 505.426.1112

ROBBERSON & HUSTON
COMMERCIAL PLANNING, INC.
PLANNING / LANDSCAPE ARCHITECTURE
401 Paseo De Perilla
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Tel: 505.426.1111 Fax: 505.426.1112

594 0001 L25 21A



- NOTES:**
- Development of the 6-foot San Antonio Arroyo trail will be done in future phases of Andalusia. An easement from La Luz Homeowners' Association is required for the portion of the 6-foot San Antonio trail that passes through La Luz de Oeste Units 1 through 5.
 - The Private Recreation Area shall be delegated to the Development Review Board - (DRB).
 - Minor amendments to this Site Development Plan shall be approved administratively by the Planning Director, in compliance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) SU-1 Special Use Zone.
 - Front yard walls within the view lot areas shall have a maximum height of 6 feet for any single wall. Clear site distances shall be maintained at all driveway locations.
 - The maximum height of retaining walls is 8 feet. Areas requiring greater retainage shall be terraced. Where a retaining wall and yard wall are combined, the maximum allowable height is 10 feet unless approved by the Architectural Control Committee.
 - The maximum height of the yard wall adjoining the open space, parks, private commons areas, or pathways is 6 feet, except where a retaining wall is required (see note #5 above).

- ON-SITE OPEN SPACE & TRAFFIC CALMING STANDARDS**
- All street types shall include a 5-6 foot landscaped parkway (actual width depending on street section) and 4 foot sidewalks on both sides of the street.
 - Where alley lots are provided, driveway cuts along the roadway are prohibited, and garage and solid waste removal access shall be provided via the alley.
 - Shared driveway access between two lots is allowed, with a minimum pavement width of 16 feet, and a 2 foot setback to adjacent structure. Where shared driveway access is provided, garages shall be in the rear of the lot and shall be attached to each other.
 - Lots 1 - 10 and 65 - 76 may be developed with shared driveway access in order to decrease the number of driveway cuts on the roadway.
 - Handicapped ramps shall be provided at each intersection, and shall be designed to direct the wheelchair user to the other side of the roadway.
 - Bump-outs are allowed in order to slow traffic and to discourage parking close to certain intersections. Where provided, bump-outs shall protrude 4 feet maximum into the right-of-way.
 - Curbs shall have a minimum curve radii of 10 feet in order to shorten the distance at pedestrian crossings and provide greater pedestrian safety.
 - Off-street parking shall be provided at the following rate:
 - 3 spaces per 2 bedroom dwelling unit
 - 4 spaces per 3-4 bedroom dwelling unit
 - 5 parking spaces per 5 bedrooms or greater dwelling unit

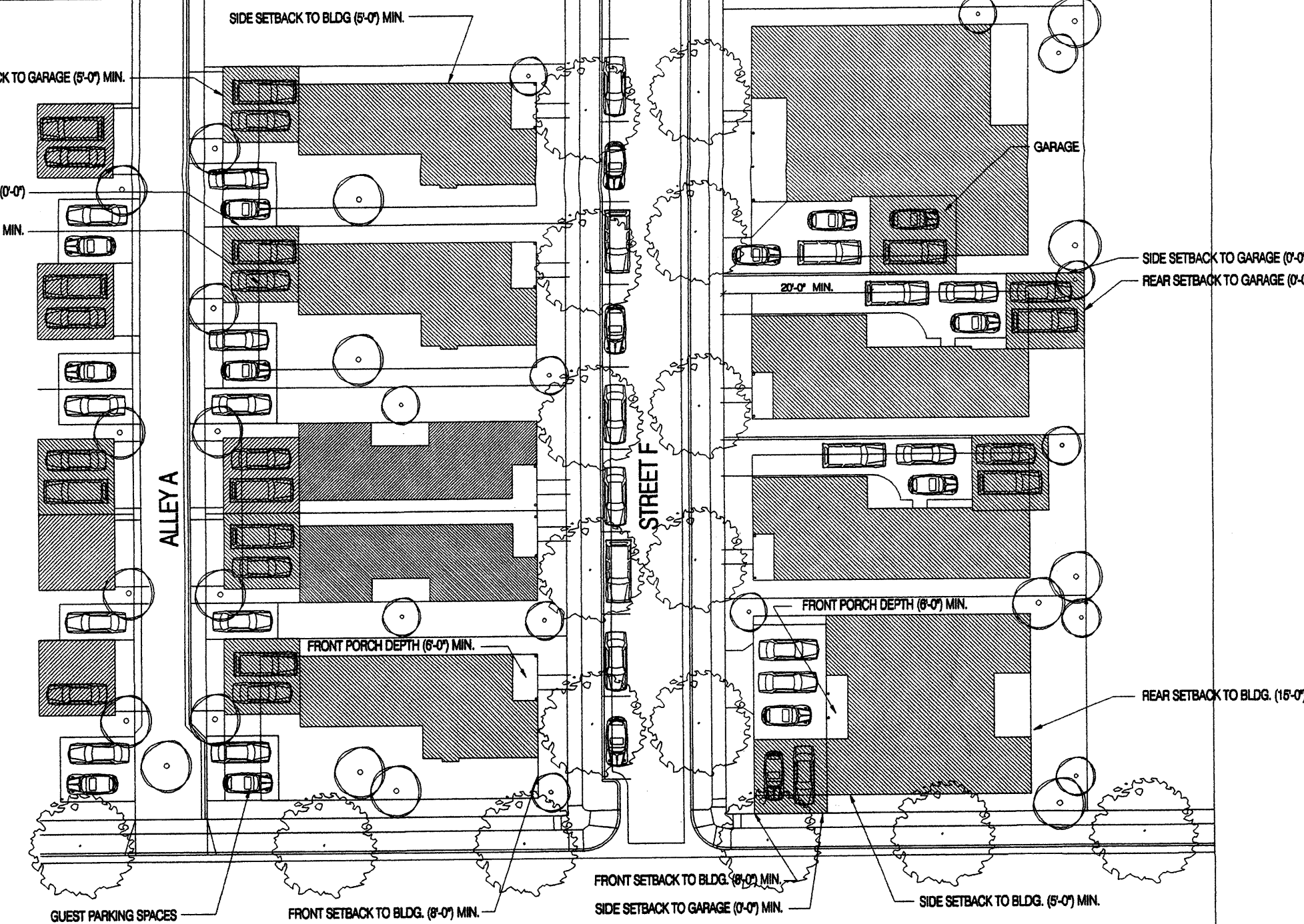
ON-SITE OPEN SPACE & PRIVATE COMMONS AREAS:

The table below shows how Andalusia will meet its on-site useable open space requirement (2,400 s.f./du) through a combination of on-site open space and Private Commons Areas.

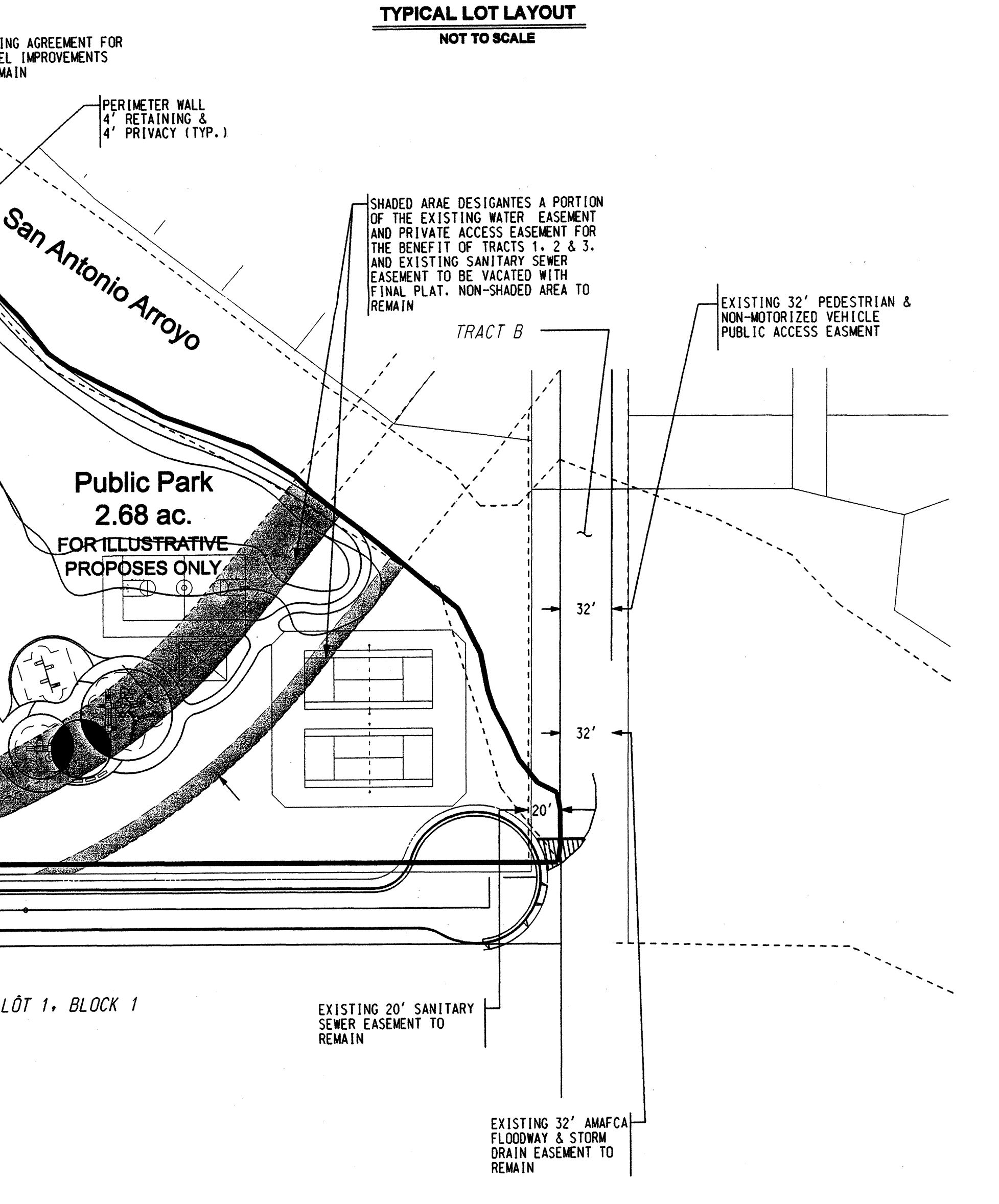
Lot Type	No. of Lots	Min. On-Site Open Space	Private Commons Areas	Total s.f.
Alley	39	900 s.f.	1,500 s.f.	58,500 s.f.
Regular	99	1,400 s.f.	1,000 s.f.	99,000 s.f.
Estate	26	2,400 s.f.	0 s.f.	0 s.f.
Total Lots	164	Total On-Site 228,900 s.f./ Provided 5.25 ac	Total area required w/in PCA 157,500 s.f.	396,400 s.f./8.87 ac
				On-Site Open Space provided 228,900 s.f./5.25 ac
				Off-Site Open Space provided 159,671 s.f./3.66 ac
				Open Space Overage +4.4 ac

Open Space Provided Off-Site

Street A-Private Commons Area 1	8,492 s.f.
Street A-Private Commons Area 2	17,068 s.f.
Street C-Private Commons	4,393 s.f.
Street D-Private Commons Area	23,126 s.f.
Arroyo Park 1 PCA	67,782 s.f.
Arroyo Park 2 PCA	16,778 s.f.
Arroyo Park 3 PCA	21,432 s.f.
Total Open Space Provided Off-Site	159,671 s.f./3.66 ac



TYPICAL LOT LAYOUT
NOT TO SCALE



TYPICAL STREET INTERSECTION
NOT TO SCALE

SITE DATA:
 SITE: Phase 1A, 45.70 acres
 Zoning: SU-1 for PRD (5 du/ac)
 Use: 161 Single Family Residential Lots, Public Park, Private Commons Area, Private Recreational Facilities

SITE PLAN CONCEPT:
 The concept developed for Andalusia at La Luz is to create a community that features pedestrian connectivity through provision of sidewalks and trails; a lively and colorful streetscape that features street trees (see Sheets 3 and 4); low level lighting front porches; preservation of views to the Bosque and the Sandia and Manzanito Mountains; private commons areas for all residents to enjoy; private recreational facility, as well as a public park; and access to the Bosque.

A variety of lot types are proposed that will lessen the impact of garages including lots that feature alley access; lots with side access to a recessed garage; courtyard lots with side access to recessed garage; and lots that feature garages oriented perpendicular to the street.

LEGEND

PHASE BOUNDARY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING EASEMENT AND/OR PUBLIC R/W TO BE VACATED WITH THE FINAL PLAT	---

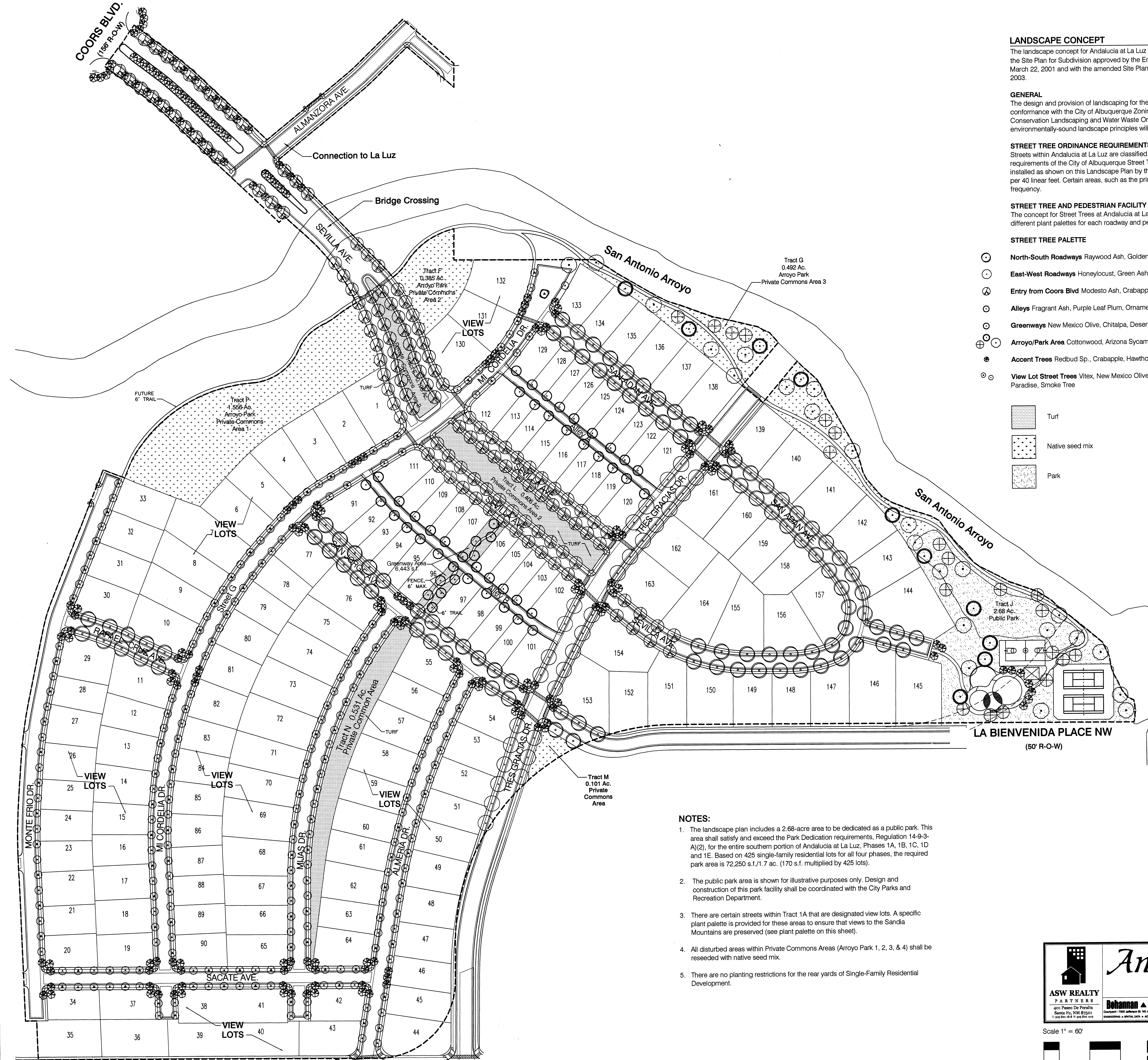
Site Plan for Building Permit

Andalusia at La Luz

ASW REALTY
 2 A. R. T. B. S. S.
 4011 Paseo De Petralia
 Santa Fe, NM 87204
 T. 505.824.8100 F. 505.824.8100

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LANDSCAPE CONCEPT

The landscape concept for Andalusia at La Luz has been developed to be consistent with the Site Plan for Subdivision approved by the Environmental Planning Commission on March 22, 2001 and with the amended Site Plan for Subdivision approved on August 21, 2003.

GENERAL

The design and provision of landscaping for the Andalusia at La Luz will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound landscape principles will be followed in design and installation.

STREET TREE ORDINANCE REQUIREMENTS

Streets within Andalusia at La Luz are classified as local streets and do not fall under the requirements of the City of Albuquerque Street Tree Ordinance. Street trees shall be installed as shown on this Landscape Plan by the developer at a rate of approximately one per 40 linear feet. Certain areas, such as the primary entry, shall be planted at a higher frequency.

STREET TREE AND PEDESTRIAN FACILITY PALETTE CONCEPT

The concept for Street Trees at Andalusia at La Luz is to create a urban streetscape with different plant palettes for each roadway and pedestrian facility.

STREET TREE PALETTE

- North-South Roadways Raywood Ash, Golden Rain tree, Purple Robe Locust
- East-West Roadways Honeylocust, Green Ash, Idaho Locust
- ⊗ Entry from Coors Blvd Modesto Ash, Crabapple, Ornamental Pear
- Alleys Fragrant Ash, Purple Leaf Plum, Ornamental Pear
- Greenways New Mexico Olive, Chitalpa, Desert Willow
- ⊕ Arroyo/Park Area Cottonwood, Arizona Sycamore, New Mexico Olive, Austrian Pine
- ⊗ Accent Trees Redbud Sp., Crabapple, Hawthorn
- ⊙ View Lot Street Trees Vitex, New Mexico Olive, New Mexico Locust, Bird of Paradise, Smoke Tree

- Turf
- Native seed mix
- Park

NOTES:

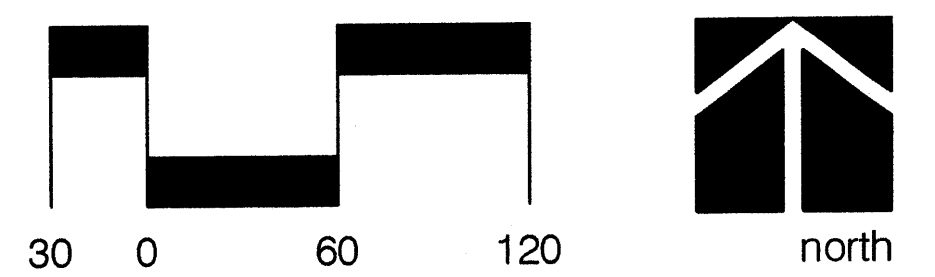
1. The landscape plan includes a 2.68-acre area to be dedicated as a public park. This area shall satisfy and exceed the Park Dedication requirements, Regulation 14-9-3-A)(2), for the entire southern portion of Andalusia at La Luz, Phases 1A, 1B, 1C, 1D and 1E. Based on 425 single-family residential lots for all four phases, the required park area is 72,250 s.f./1.7 ac. (170 s.f. multiplied by 425 lots).
2. The public park area is shown for illustrative purposes only. Design and construction of this park facility shall be coordinated with the City Parks and Recreation Department.
3. There are certain streets within Tract 1A that are designated view lots. A specific plant palette is provided for these areas to ensure that views to the Sandia Mountains are preserved (see plant palette on this sheet).
4. All disturbed areas within Private Commons Areas (Arroyo Park 1, 2, 3, & 4) shall be reseeded with native seed mix.
5. There are no planting restrictions for the rear yards of Single-Family Residential Development.

Landscape Plan

ASW REALTY
P A R T N E R S
401 Paseo De Paredes
Santa Fe, NM 87505
1-800-858-1818 • Fax 505-825-1512

Behanman Houston
CONCRETE PLANNING, INC.
CONCRETE PLANNING, INC.
CONCRETE PLANNING, INC.

Scale 1" = 60'



LANDSCAPE AMENITIES

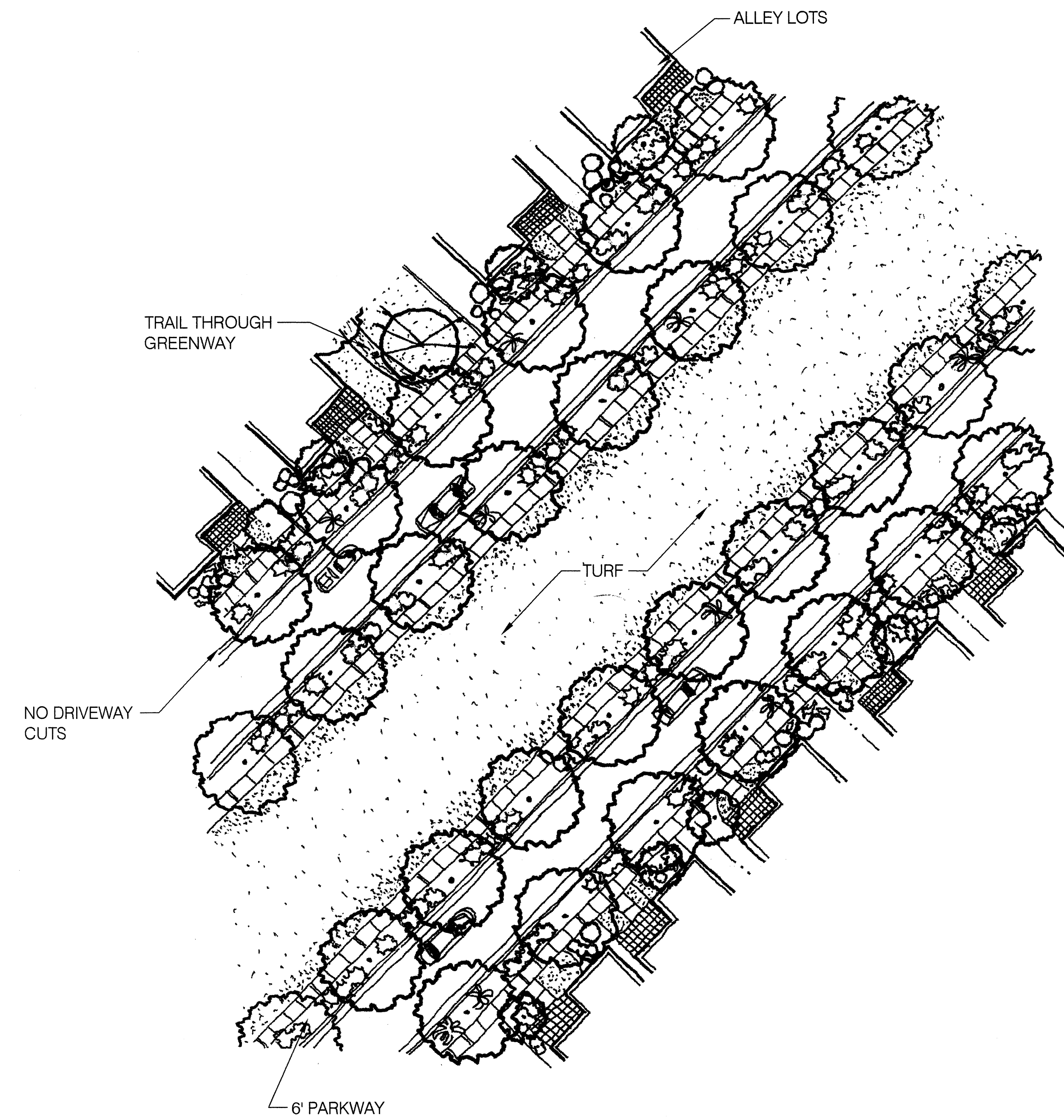
IRRIGATION SYSTEM

Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. Irrigation for street trees shall be included as part of the irrigation system for individual lots.

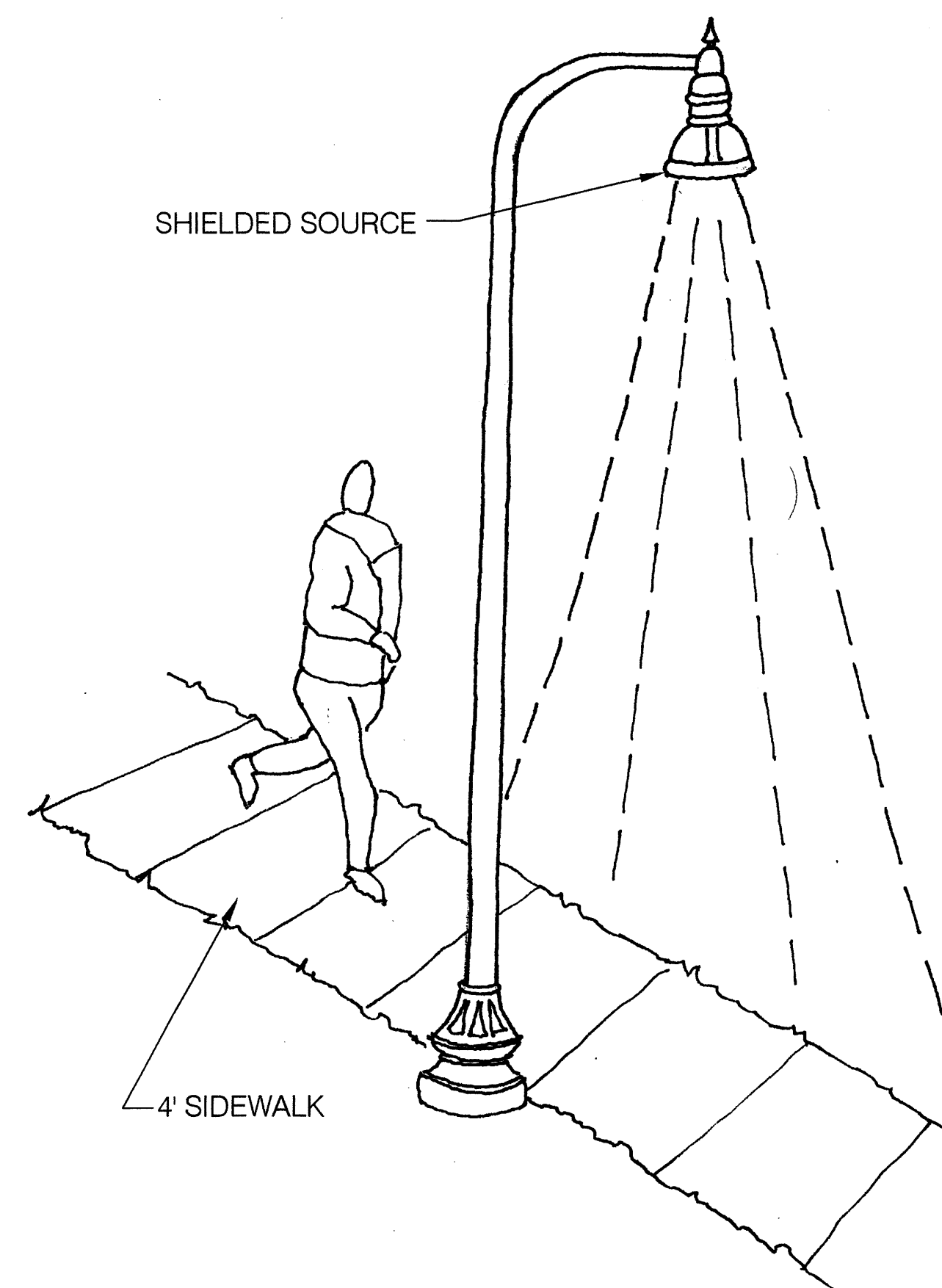
MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system on individual lots shall be the responsibility of the Lot Owners. All planting areas will be maintained in a living, attractive, and weed free condition. All common landscape areas and irrigation systems shall be maintained by the Homeowners Association.

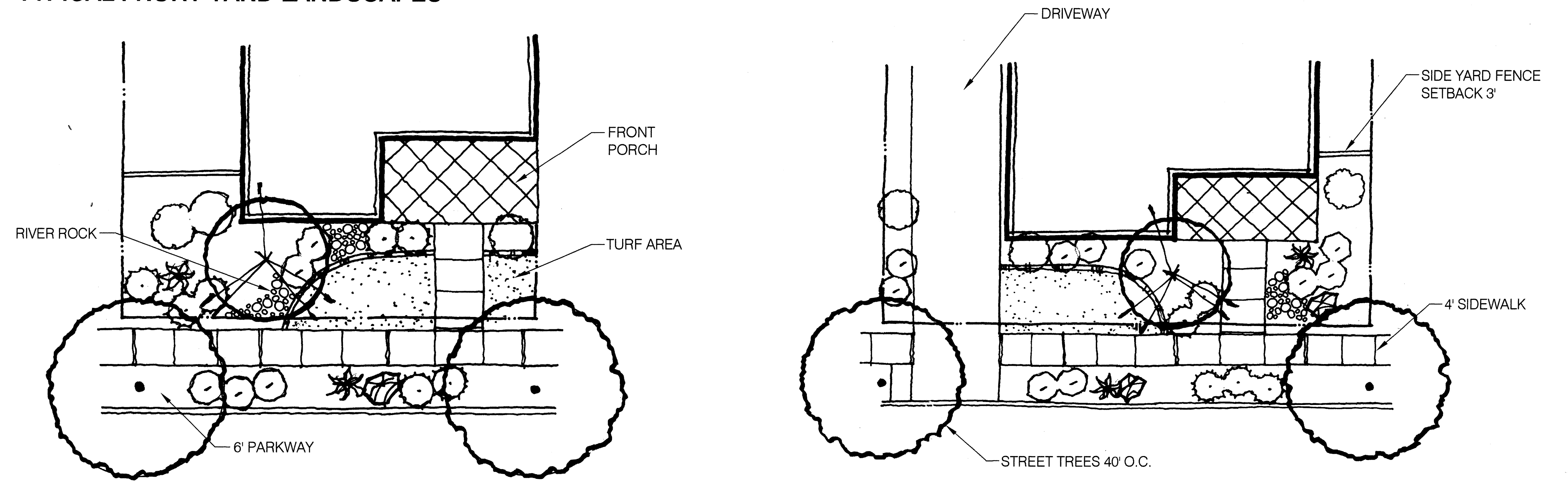
STREET A - LANDSCAPED BOULEVARD



STREET LIGHT FIXTURE



TYPICAL FRONT YARD LANDSCAPES



Typical Front Yard Landscape

MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR ANDALUCIA at LA LUZ

The following requirements for front yard landscaping are in addition to the street tree requirements outlined above. Home owners have the following 2 options listed below. Specific plant palettes will be developed for each option.

- 1 Accent tree
- 7 Shrubs (1 gallon)
- 5 Shrubs (min. 5 gallon)
- 5 Landscape boulders
- Turf Grass (sodded, min. 20% of the front yard landscape area)

OR

- 1 Accent tree
- 12 Shrubs (1 gallon)
- 3 Shrubs (min. 5 gallon)
- 3 Landscape boulders (3X3' min.)
- River Rock Mulch Accent
- Turf Grass (sodded, min. 20% of the front yard landscape area)

In addition, all front yard landscaping shall be required to have the following:

3/4" Santa Ana Tan Rock Mulch over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover.

Steel Header - as required between turf and other landscaped areas.

Irrigation System w/Automatic Timer will also include street tree within R-O-W.

The following approved accents can be used for front yard landscaping:

- River Rock (max. 25% of area)
- Bark Mulch (in tree wells only)

GENERAL PLANT PALETTE FOR FRONT YARD LANDSCAPES

This list is provided as a guide only. Additional plant materials included in the City of Albuquerque "Albuquerque Plant List" are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

Accent Tree (15 gallon min.)
New Mexico Olive, Vitex, Chitalpa

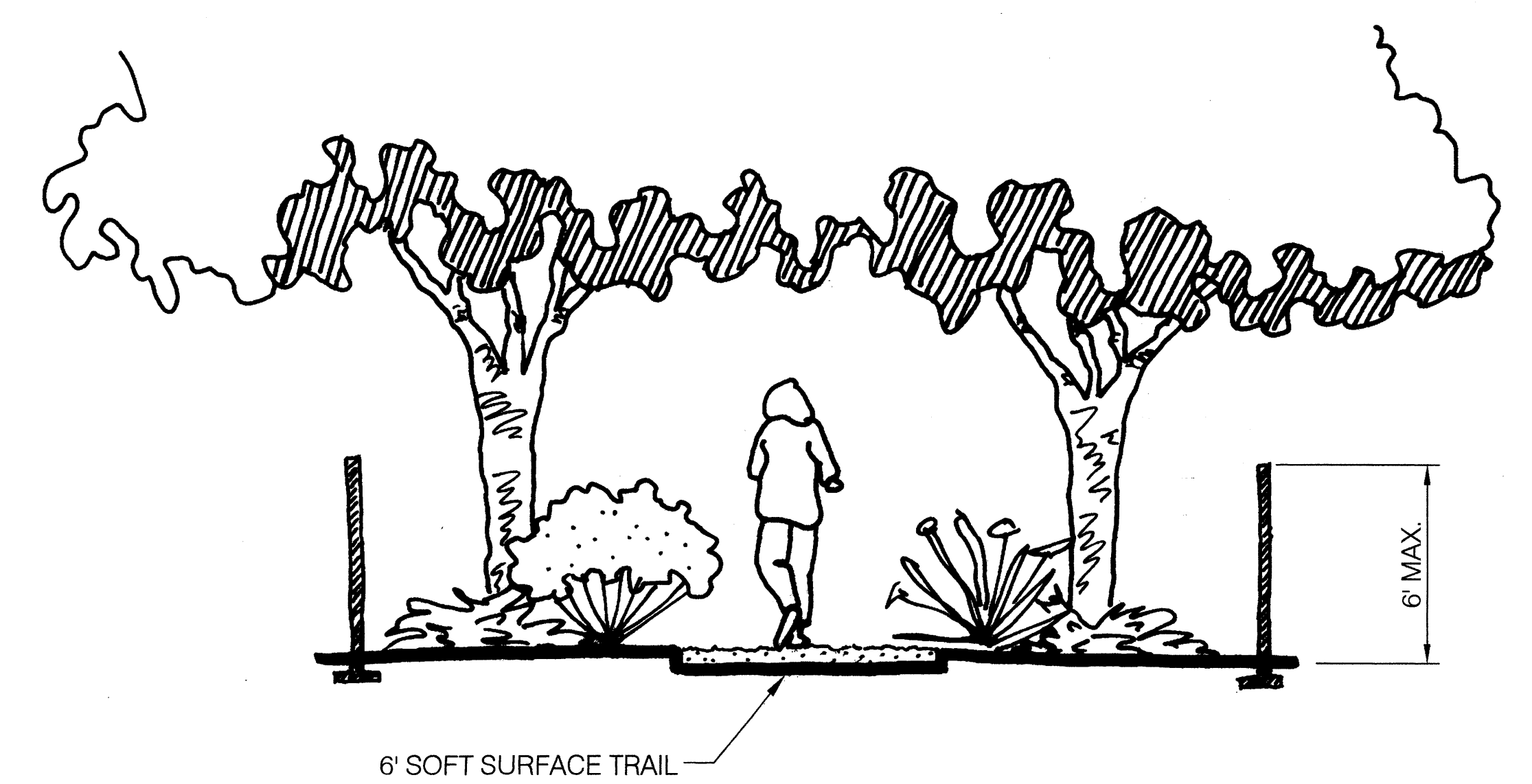
Ornamental Grasses (1 & 5 gallon min.)*
Purple Threeawn, Miscanthus, Mexican Feather Grass

Shrubs (1 & 5 gallon)
Juniper Species, Potentilla, Chamisa, Artemisia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dwarf Butterfly Bush, Desert Spoon, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Scotch Broom

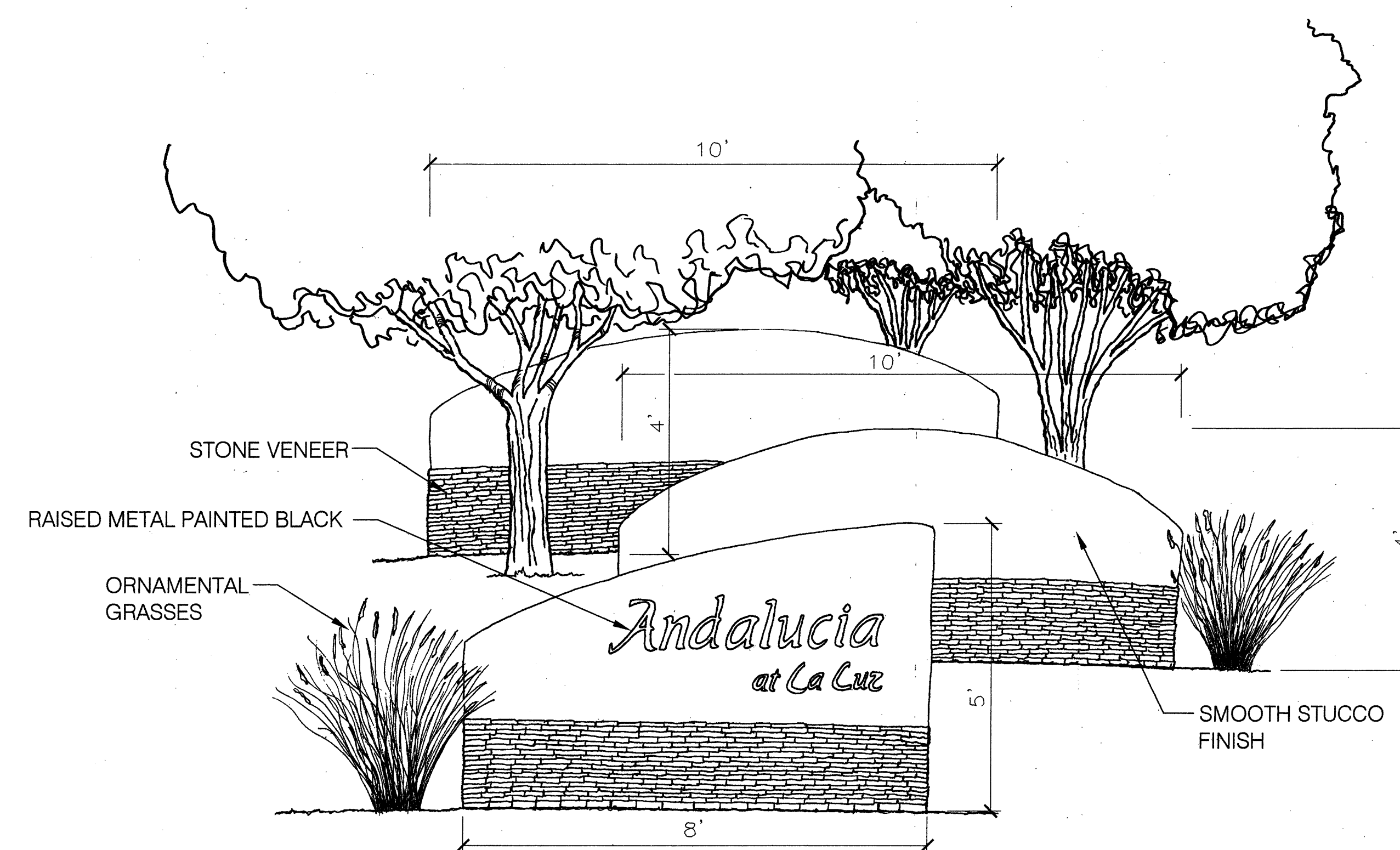
Groundcovers and Vines (1 & 5 gallon)
Trumpet Vine, Carolina Jessamine, Juniper species, Honeysuckle, Wisteria, Virginia Creeper

Turf Grasses (Seed or Sod)
Fescue (20% of total landscape area)
Buffalo/Blue Grama Grass

TRAIL THROUGH GREENWAY



ENTRY MONUMENT SIGN



CONCEPT: Architecture tucked into the natural landscape, reflecting overall theme of Andalucia at La Luz. Signage is stepped to fit within the landscape berm, showing depth and three dimensionality, with subtle changes in stucco tone and color.

Landscape Plan

ASW REALTY PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501
1-505-825-8888 • 1-505-825-7919

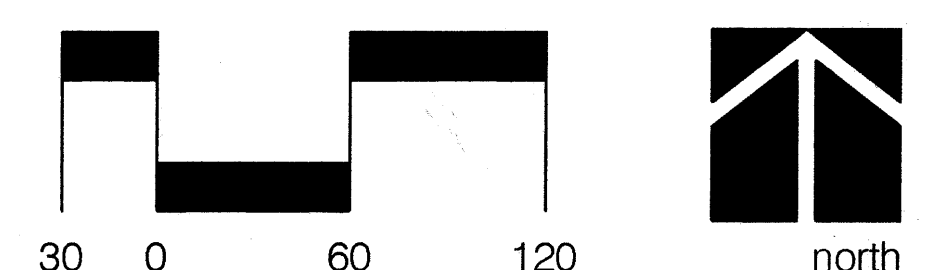
Andalucia

at La Luz

Behanan & Huston
Civil / Landscape Architecture
1100 Johnson St. NE, Albuquerque, NM 87102
505-263-4444

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
201 West Avenue SE
Albuquerque, NM 87102

Scale 1" = 60'

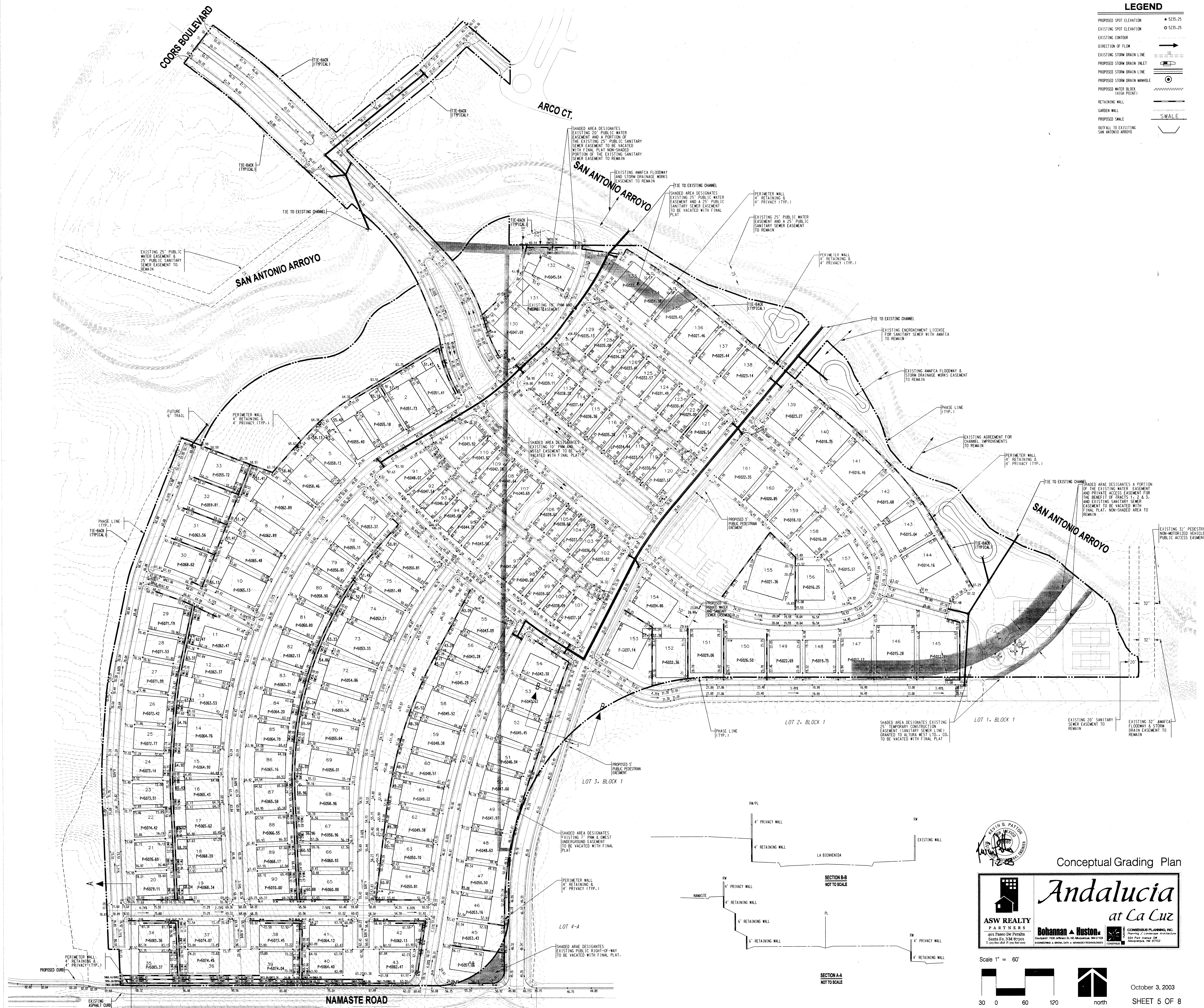


October 3, 2003

SHEET 4 OF 8

LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ○ 5235.25
- EXISTING CONTOUR
- DIRECTION OF FLOW
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER BLOCK (HIGH POINT)
- RETAINING WALL
- GARDEN WALL
- PROPOSED SWALE
- OUTFALL TO EXISTING SAN ANTONIO ARROYO



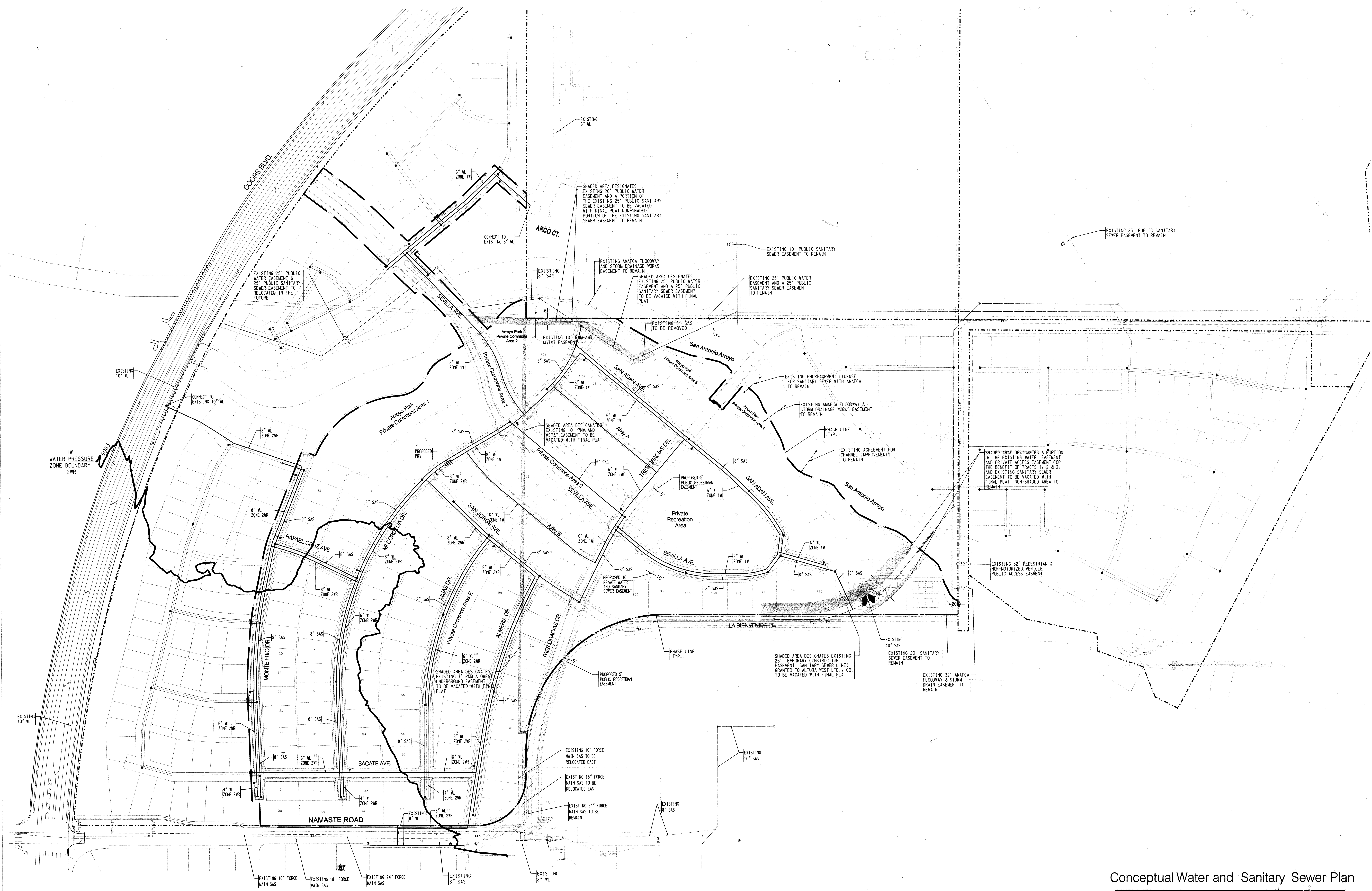
Conceptual Grading Plan

Andalusia at Ca Cuz

ASW REALTY
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401 Paseo Del Realito
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COMMERCE PLANNING INC.
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224 Park Avenue, SE
Atlanta, GA 30339
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Conceptual Water and Sanitary Sewer Plan

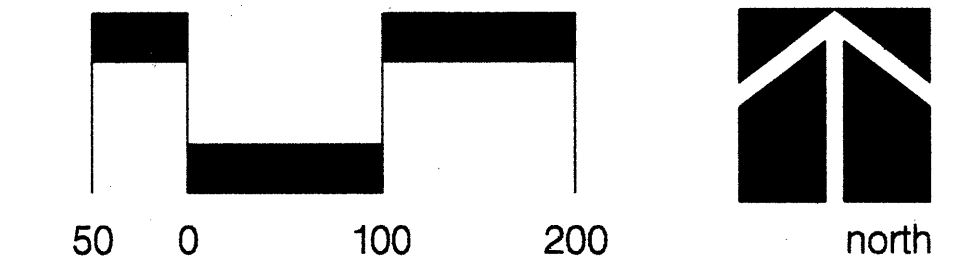
ASW REALTY PARTNERS
 401 Paseo De Peralta
 Suite E, S.W. 87501
 T. 305.880.8888 F. 305.880.8889

Bohannon & Huston
 CONSULTING PLANNING, INC.
 Planning & Landscape Architecture
 224 Park Avenue SW
 Marietta, GA 30060

LEGEND

PROPOSED WATER LINE	---
EXISTING WATER LINE	---
PROPOSED FIRE HYDRANT	●
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	●
PROPOSED SANITARY SEWER LINE	---
EXISTING SANITARY SEWER LINE	---

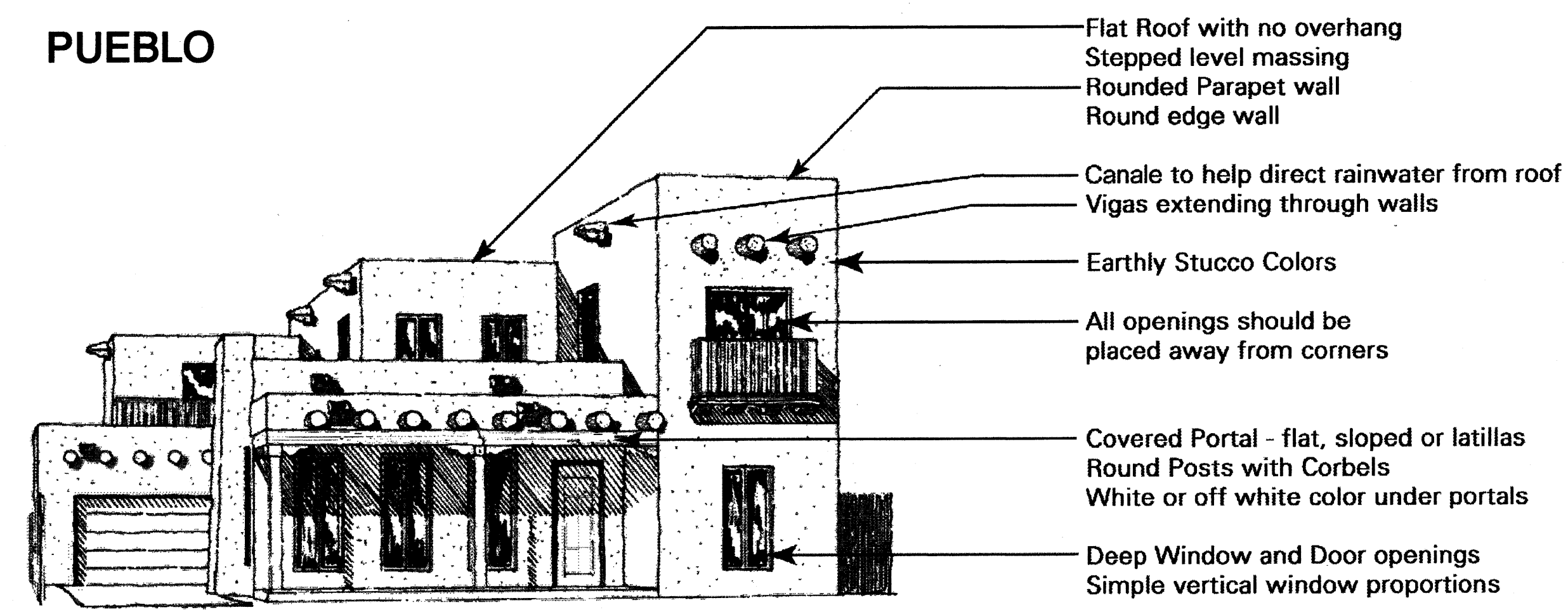
Scale 1" = 100'



RESIDENTIAL STYLES

NOTE: Architectural styles shown below are illustrative. Minor variations to these styles are permitted.

PUEBLO



N.T.S.

Pueblo Style is characterized by massive wood framing with stucco to give the effect of adobe, projecting vigas, rounded parapets, interspersed with canales, and rounded wood columns with corbels. The flat roof and exterior mud/stucco colors of earth tones are also strong features of this style.

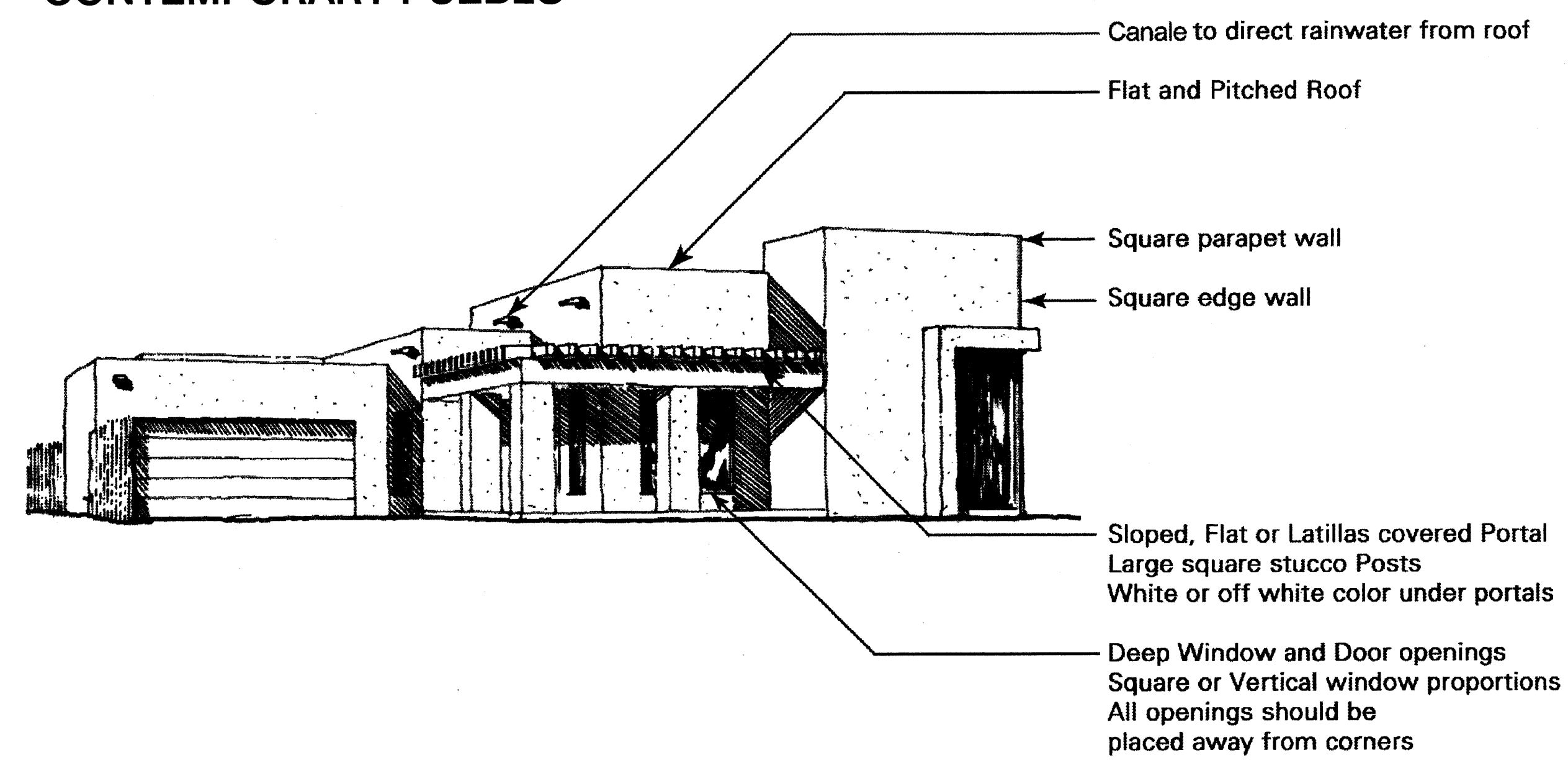
TERRITORIAL



N.T.S.

Territorial Style is a departure from the more indigenous designs in this part of the country and reflects a merging of some of the earlier features with some aspects of the Greek Revival style. Windows and doors are set near the outside face of the adobe type wall with a wood casing and simple unadorned pedimented lintel. Portal posts are solid square posts with chamfered corners. The carved corbel is replaced by molding at the top, ceiling vigas are cut into rectangular beams, and brick capping topped the older style mud plaster and adobe parapets. Another important characteristic of the Territorial style is the introduction to New Mexico of the template roof, an alloy of lead and tin.

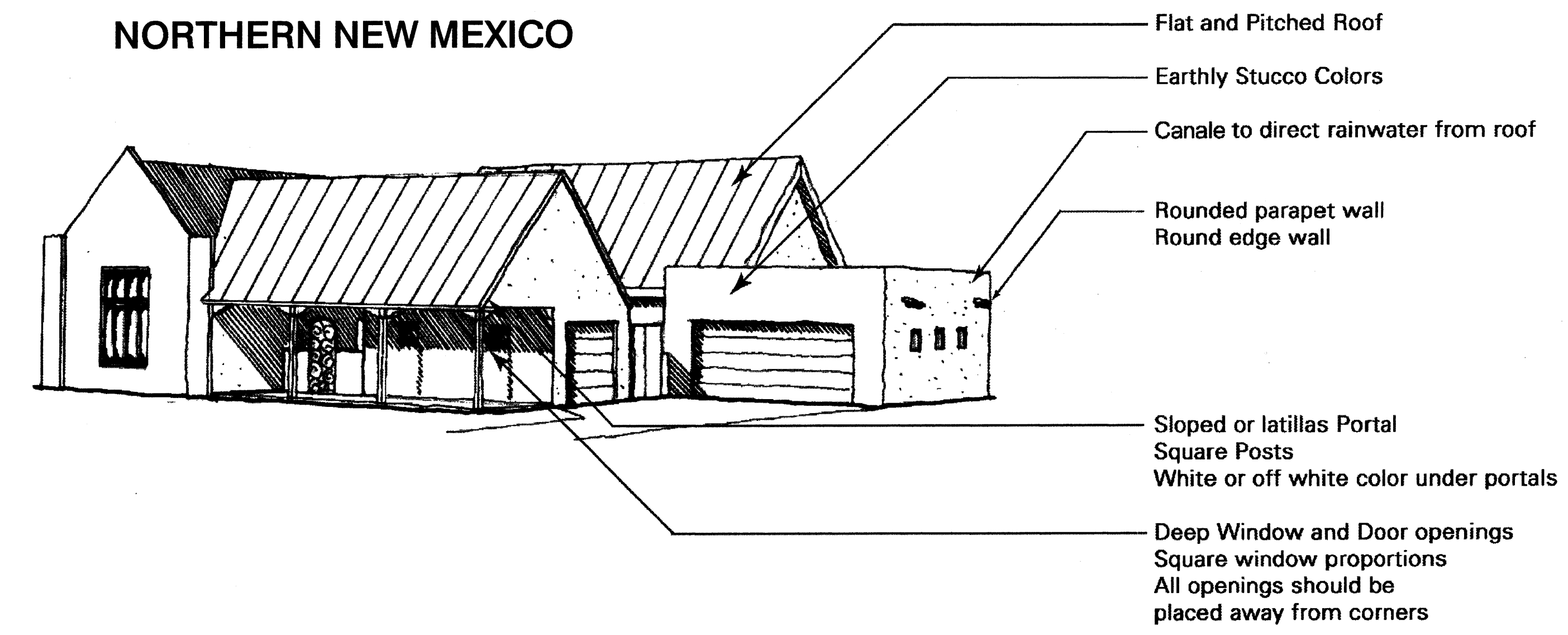
CONTEMPORARY PUEBLO



N.T.S.

Contemporary Pueblo Style is a more modern design which reflects much of the traditional pueblo style architecture combined with elements of modern architecture. The severe exterior walls are broken by large window openings that extend from floor to ceiling. Square large stuccoed columns replace the round columns of the pueblo designs. Exterior colors range from earth tones to much lighter colors.

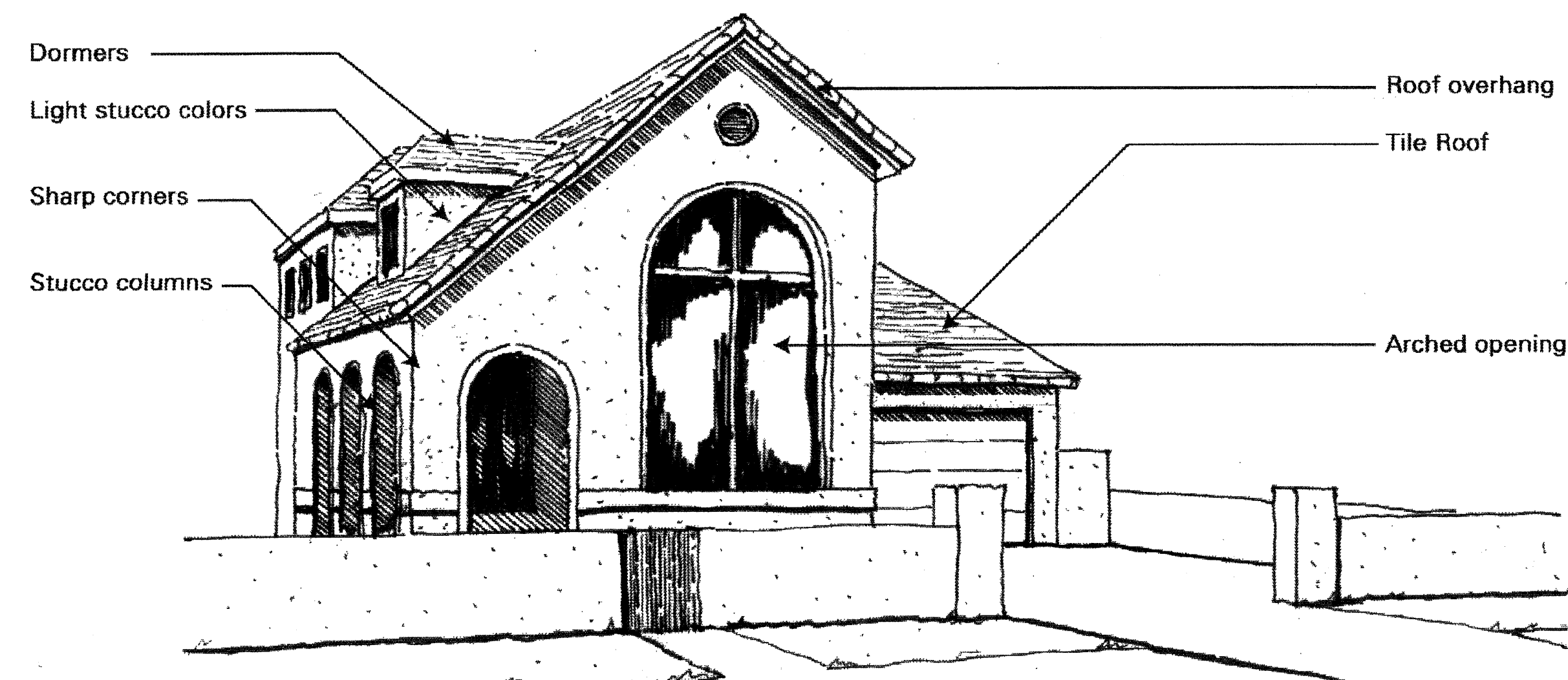
NORTHERN NEW MEXICO



N.T.S.

Northern New Mexico Style is a more modern design which reflects much of the rural architecture combined with elements of other designs. A steep pitched roof extending over a veranda which extends along the length of the building is a major feature of this style. Square wood columns replace the round columns of the pueblo designs. Exterior colors usually range from off-white to a wide range of earth tones. In contrast to the smaller windows found in the Spanish Pueblo style, this design has larger windows, some with wood shutters.

SPANISH COLONIAL



N.T.S.

Spanish Colonial Style exhibits authentic colonial architectural elements brought from Spain and features a central courtyard or walled patio. The severe exterior masonry walls are broken only by an ornamental stone entrance. Most rooms open to a columned galeria, which extends the entire length of the enclosed garden patio. The flat roof with red tile roof accents over the galeria and wall copings are common features of this design. Exterior colors range from earth tones to much lighter colors.

COMMUNITY CENTER



N.T.S.

Building Elevations

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PARTNERS
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Andalucia

at Ca' Cuz

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