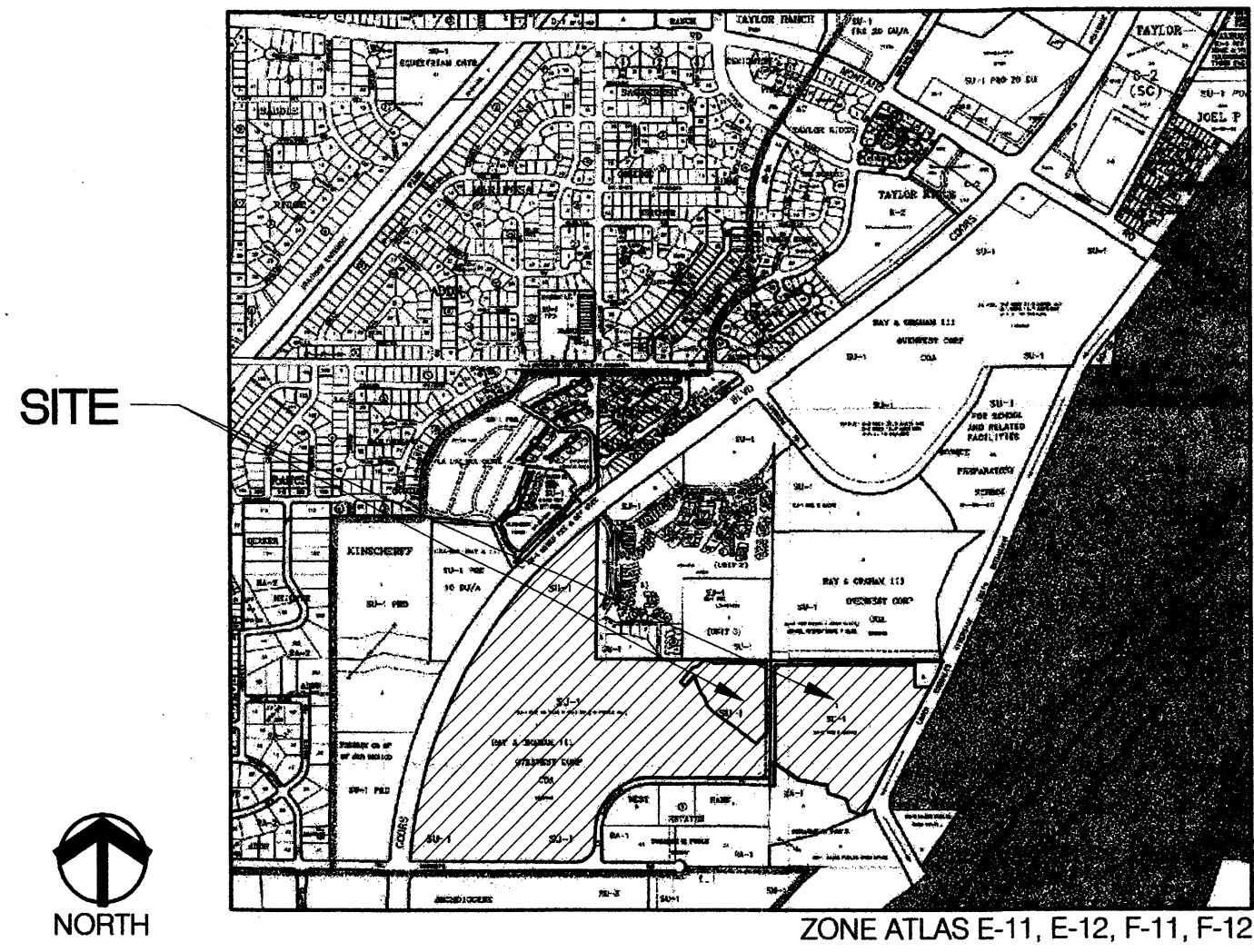


**SITE VICINITY**



**SHEET INDEX:**

Sheet No.	Title
1	ILLUSTRATIVE MASTER PLAN
2	SITE PLAN
3	LANDSCAPE PLAN
4	GRADING AND DRAINAGE
5	UTILITY PLAN
6	BUILDING ELEVATIONS
7	60 FOOT ACCESS/UTILITY EASEMENT

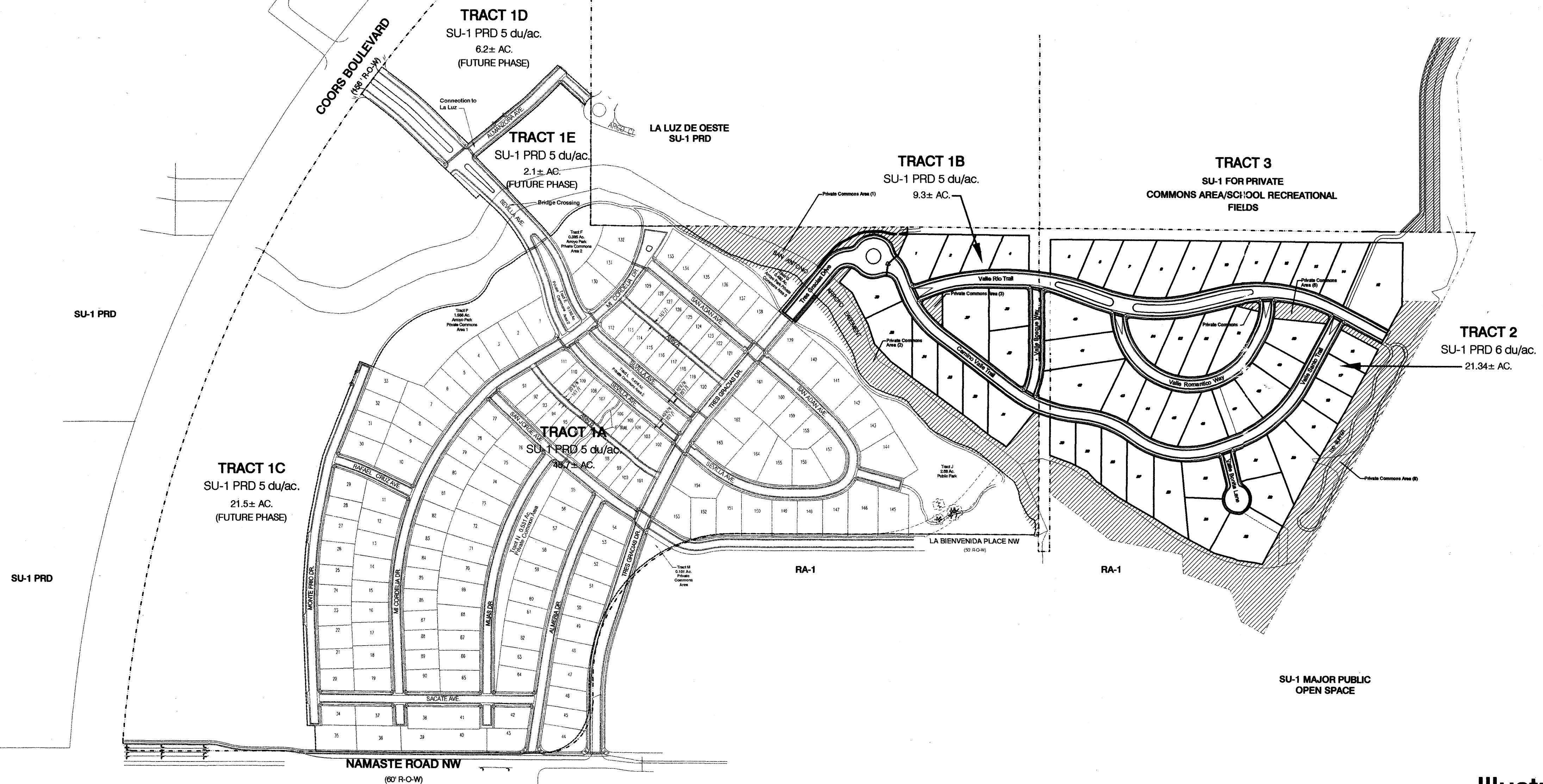
PROJECT NUMBER: 1000965  
 Application Number: 04EPC-00857 / 05-00846

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 18, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) 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>	3-9-05
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	3-14-05
Utilities Department	Date
<i>[Signature]</i>	3/9/05
Christina Sandoval	Date
Parks and Recreation Department	
<i>[Signature]</i>	3/9/05
Bradley J. Bryson	Date
City Engineer	
<i>[Signature]</i>	3-1-05
Michael Holton	Date
Solid Waste Management	
<i>[Signature]</i>	3/09/05
Sharon Nelson	Date
DRB Chairperson, Planning Department	



PROJECT 1000965


**Illustrative Master Plan**



**ASW REALTY PARTNERS**  
 401 Paseo De Peralta  
 Santa Fe, NM 87501  
 773-925-8818 • 773-925-8800



**Andalucia at La Cruz**

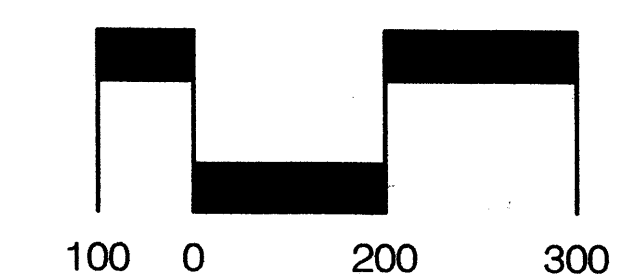


**Behanman & Huston**  
 COURTYARD 1700 JEFFERSON BL. NE ALBUQUERQUE, NM 87109  
 ENGINEERING & SURVEY DATA • ADVANCED TECHNOLOGIES



**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 824 Park Avenue SW  
 Albuquerque, NM 87102

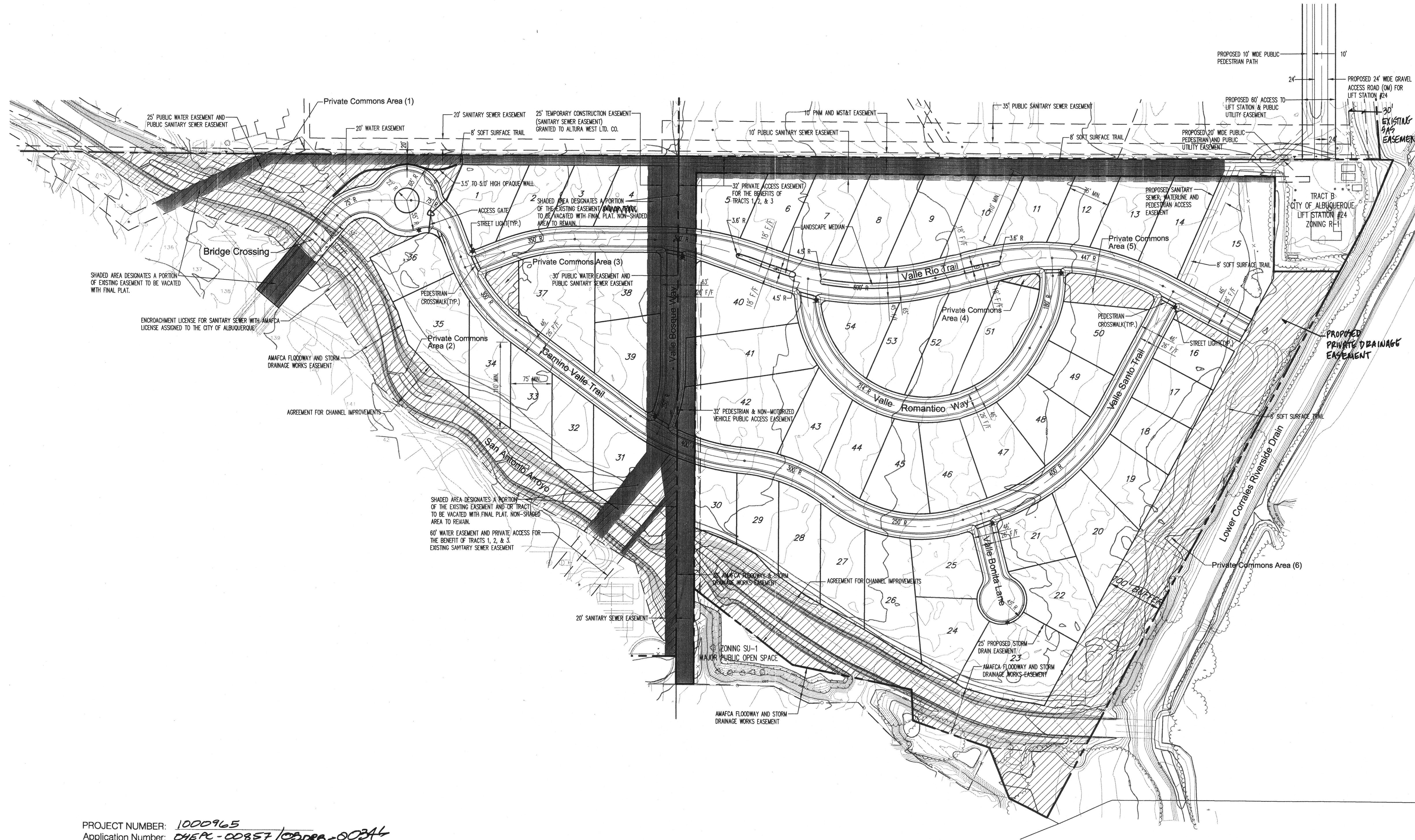
Scale 1" = 200'



February 25, 2005

SHEET 1 OF 7





**SITE DATA:**

SITE: Phase 2, Tracts 1B and 2, 30.64 acres.

Zoning: Tract 1B - SU-1 for PRD (6 du/ac)  
Tract 2 - SU-1 for PRD (6 du/ac)

Use: 54 Single Family Residential Lots; Private Commons Area.

**NOTES:**

- Minor amendments to this Site Development Plan shall be approved administratively by the Planning Director, in compliance with the City Comprehensive Zoning Code, Section 14-16-2-22 (A)(6) SU-1 Special Use Zone.
- The maximum height of the yard wall adjoining the open space, parks, private common areas, or pathways is 6 feet, except where a retaining wall is required.
- Any walls or fences within the site area shall follow the requirements of the Andalusia Site Development Plan for Subdivision, and in accordance with the Wall Regulations contained in the City Comprehensive Zoning Code.

**UNIQUE STREET AND 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.
- Handicap ramps shall be provided at each intersection, and shall be designed to direct the wheelchair user to the other side of the roadway.
- Curbs shall have a minimum cure 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 spaces per 5 bedrooms or greater dwelling unit.

**ON-SITE OPEN SPACE & PRIVATE COMMONS AREAS:**

On-site useable open space requirements (2,400 sf/du) will be met on individual lots. Any deficiencies will be met with the Private Common Areas, as allowed by the Andalusia Site Development Plan for Subdivision approved by the Environmental Planning Commission on August 21, 2003.

- Private Commons Area 1: 56,565 s.f.
- Private Commons Area 2: 89,964 s.f.
- Private Commons Area 3: 3,546 s.f.
- Private Commons Area 4: 1,128 s.f.
- Private Commons Area 5: 7,200 s.f.
- Private Commons Area 6: 179,234 s.f.

Total s.f.: 337,637 s.f. (7.75 acres)

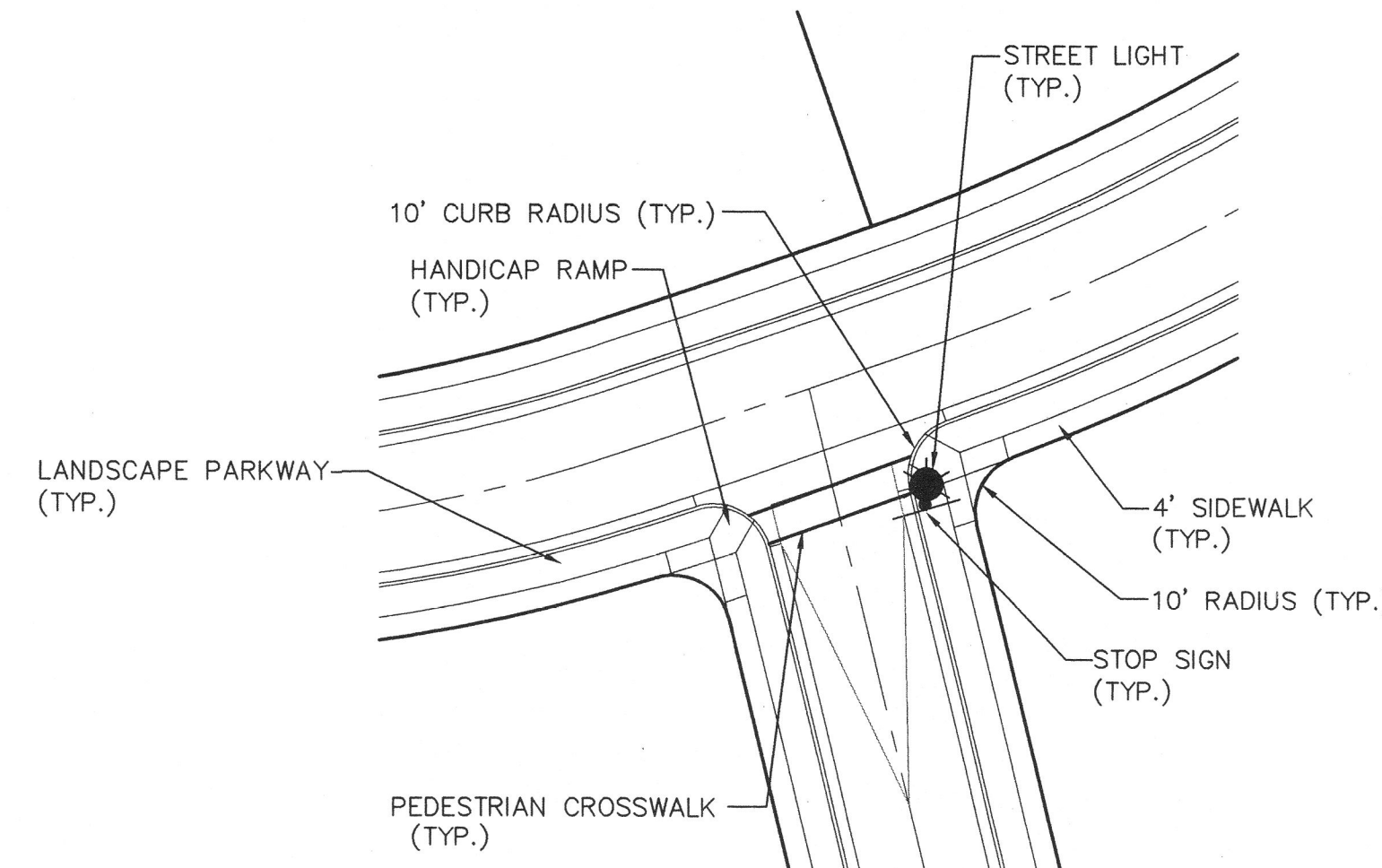
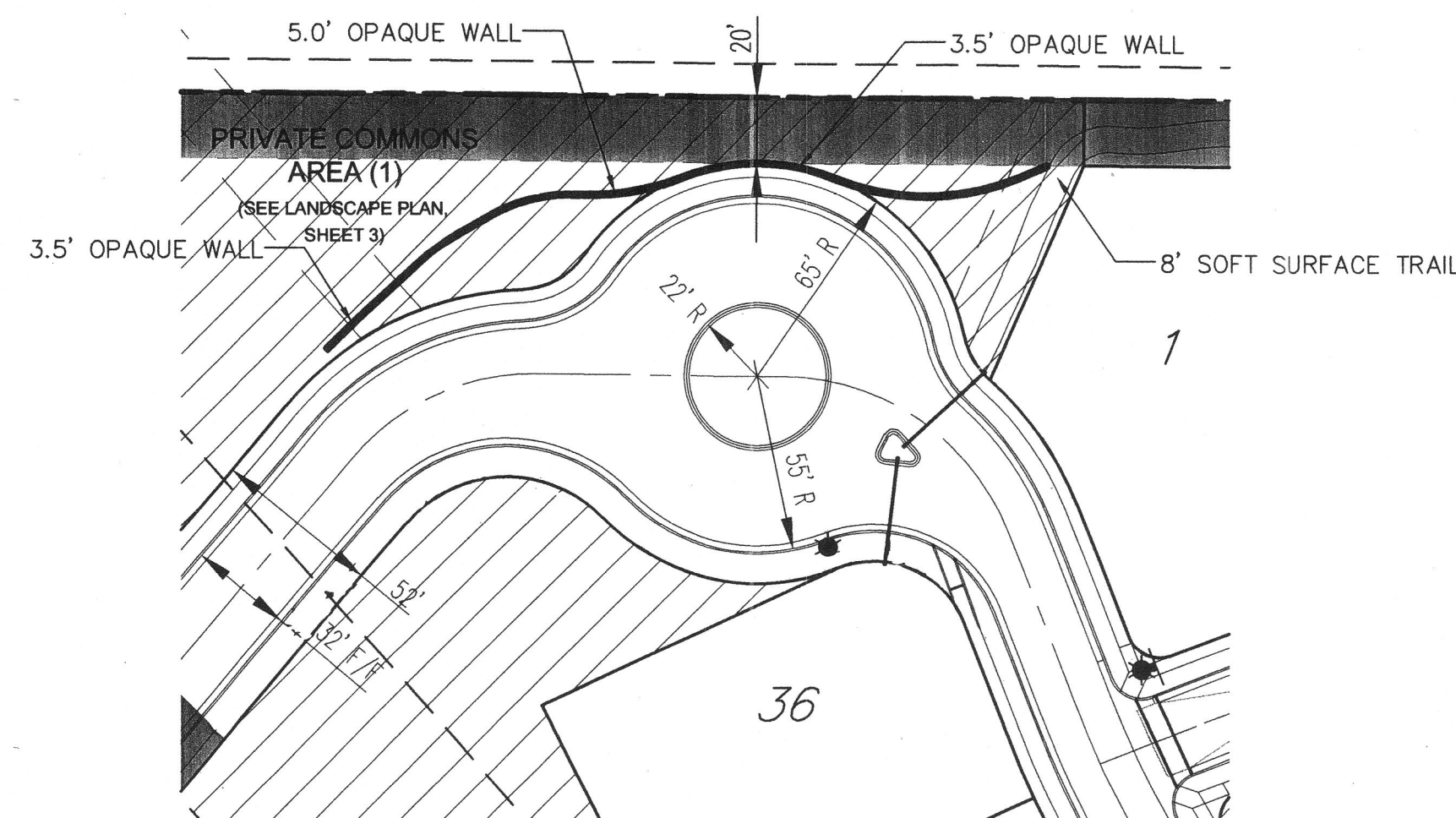
PROJECT NUMBER: 1000965  
Application Number: OHERC-COB57/CBDRB-00344

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Nov. 18, 2004 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>	3-9-05
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	3-14-05
Utilities Development	Date
<i>[Signature]</i>	3/9/05
Parks and Recreation Department	Date
<i>[Signature]</i>	3/9/05
City Engineer	Date
<i>[Signature]</i>	
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	3-14-05
Soils/Waste Management	Date
<i>[Signature]</i>	3/9/05
DRB Chairperson, Planning Department	Date



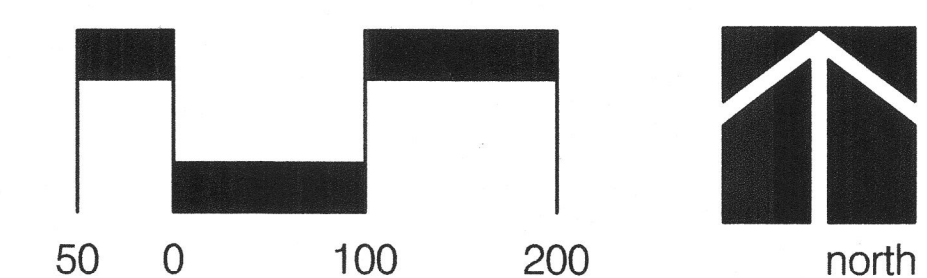
**Site Plan for Building Permit**

ASW REALTY  
PARTNERS  
401 Paseo De Peralta  
Santa Fe, NM 87501  
T: 905.820.1818 F: 905.820.1919

Bohannon & Huston  
924 Park Avenue SW  
Albuquerque, NM 87102

CONSENSUS PLANNING INC.  
924 Park Avenue SW  
Albuquerque, NM 87102

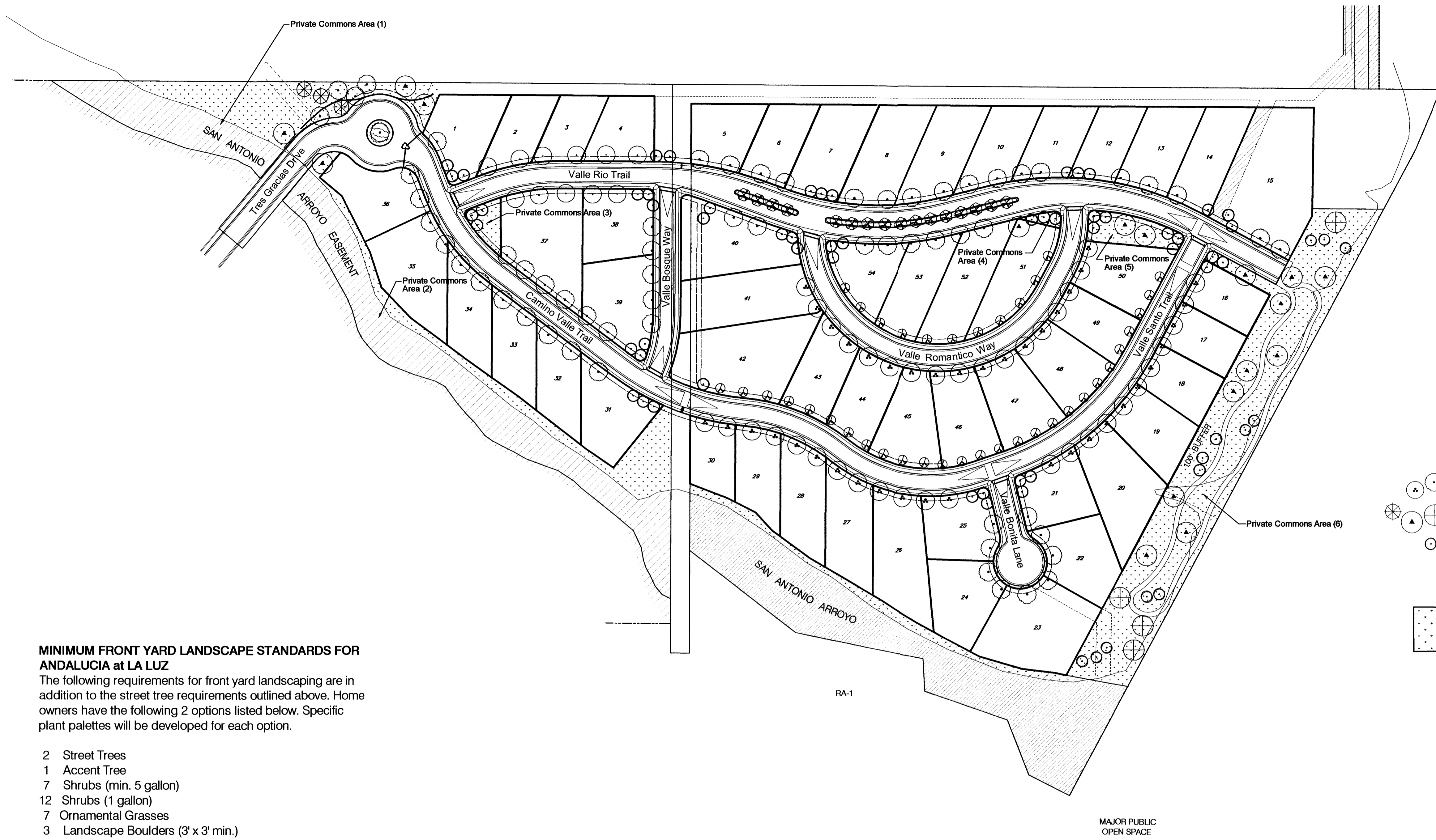
Scale 1" = 100'



February 25, 2005

SHEET 2 OF 7





**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.

- 2 Street Trees
- 1 Accent Tree
- 7 Shrubs (min. 5 gallon)
- 12 Shrubs (1 gallon)
- 7 Ornamental Grasses
- 3 Landscape Boulders (3' x 3' min.)
- Turf Grass (sodded, min. 20% of the front yard landscape area)

OR

- 2 Street Trees
- 2 Accent Trees
- 9 Shrubs (min. 5 gallon)
- 15 Shrubs (1 gallon)
- 12 Ornamental Grasses
- 4 Landscape Boulders (3' x 3' min.)
- No Turf Grass within 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 plantings 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)

**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 with the Site Plan for Subdivision approved on August 21, 2003.

**GENERAL**

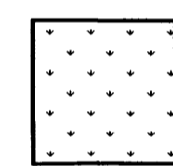
The design and provision of landscaping for the Andalusia at La Luz will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound landscape principles will be followed 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 located within the residential lot area and irrigation shall be provided by individual lot irrigation systems.

**STREET TREE PALETTE**

- Street Trees** Raywood Ash, Golden Rain tree, Purple Robe Locust, Honeylocust
- Buffer Area** Cottonwood, Arizona Sycamore, New Mexico Olive
- Accent Trees** Redbud Sp., Crabapple, Hawthorn
- View Lot Street Trees** Vitex, New Mexico Olive, New Mexico Locust, Smoke Tree, Chitalpa



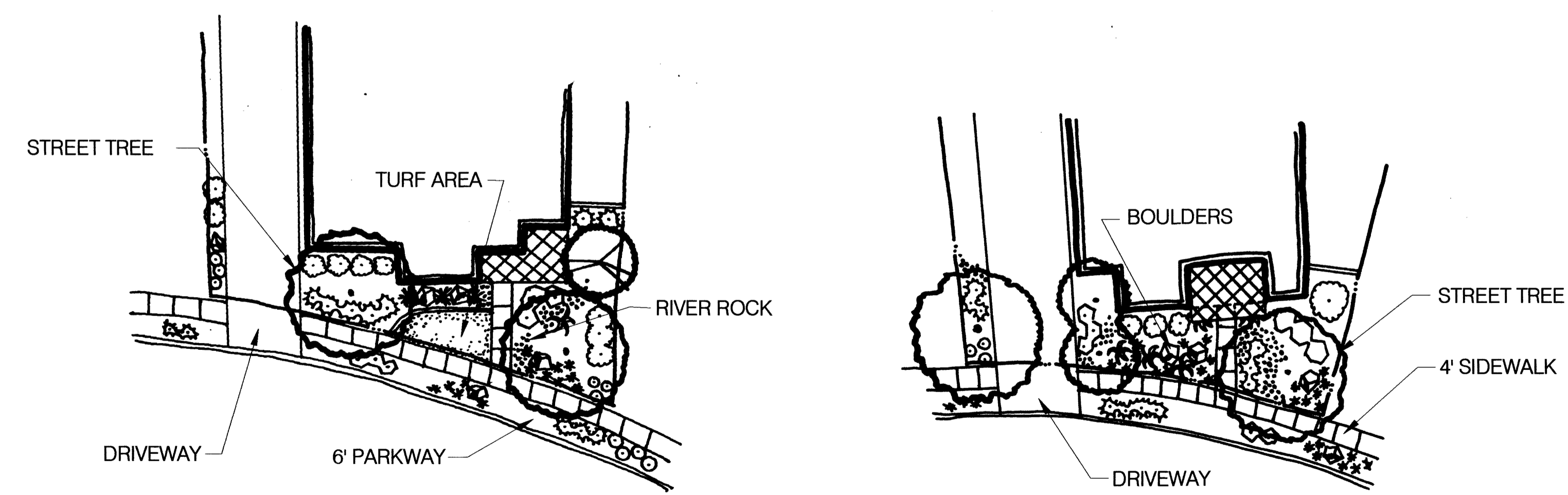
Native seed mix in Private Commons Area, except for San Antonio Arroyo Easement

**NOTES:**

1. All disturbed areas within Private Commons Areas shall be reseeded with native seed mix.
2. There are no planting restrictions for the rear yards of Single-Family Residential Development.

**MAINTENANCE**

Maintenance of Private Commons Areas, street trees, and plantings within the parkways shall be the responsibility of the Homeowners Association.



**TYPICAL FRONT YARD LANDSCAPES**

**Landscape Plan**

# Andalusia

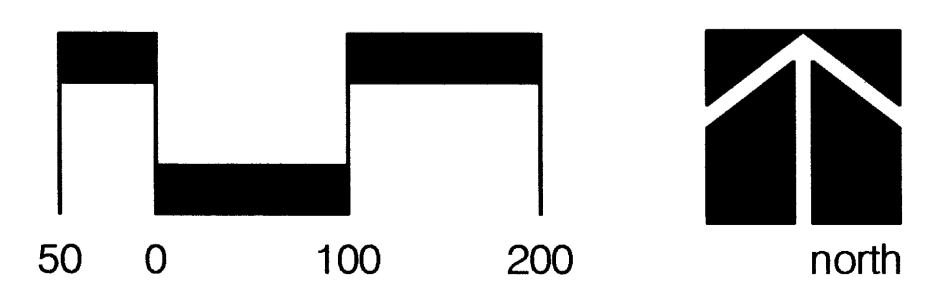
at La Luz

401 Paseo De Peralta  
Santa Fe, NM 87501  
760.263.4818 F 505.820.1919

224 Park Avenue SW  
Albuquerque, NM 87102

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

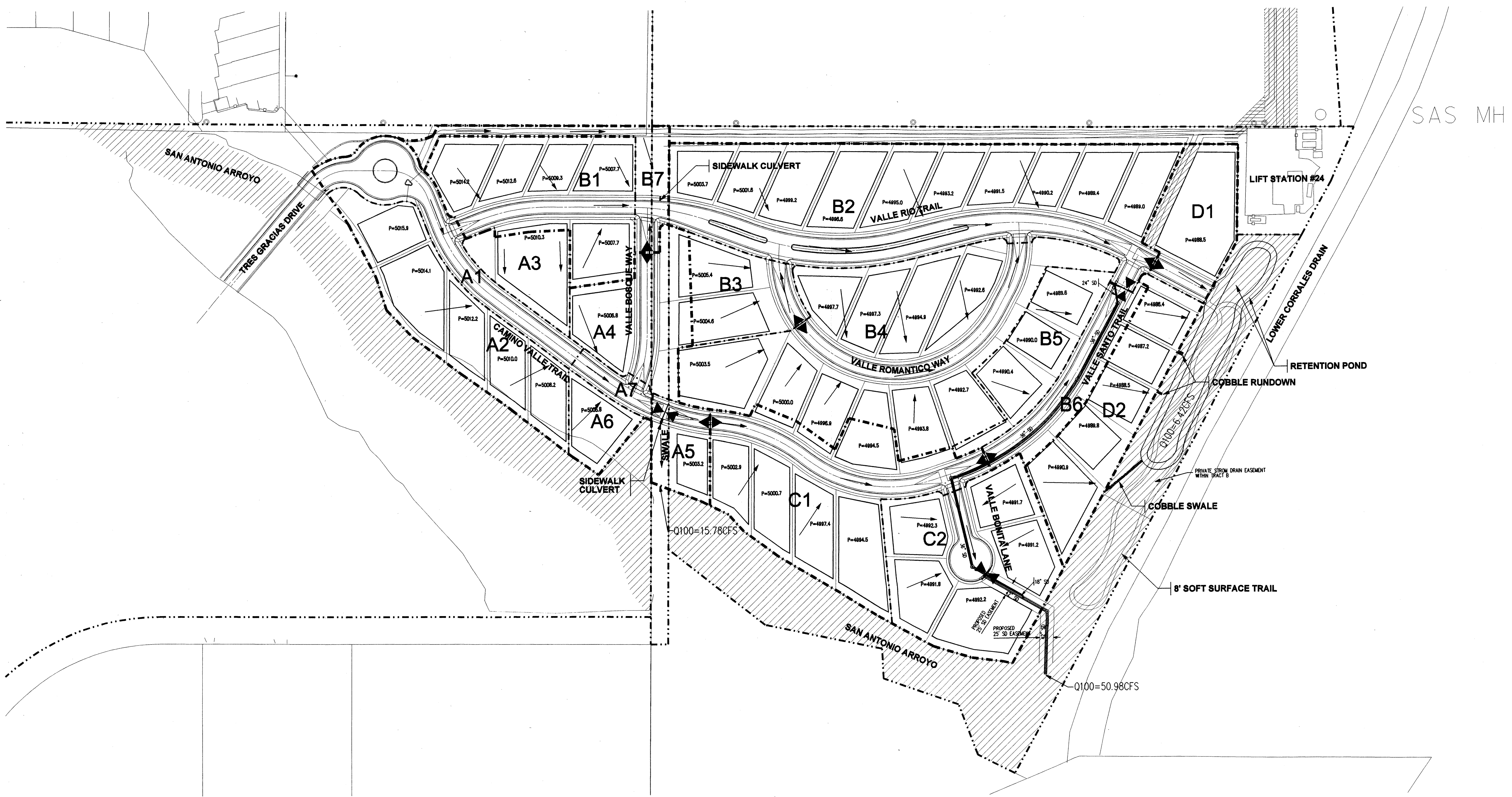
Scale 1" = 100'



February 25, 2005

SHEET 3 OF 7

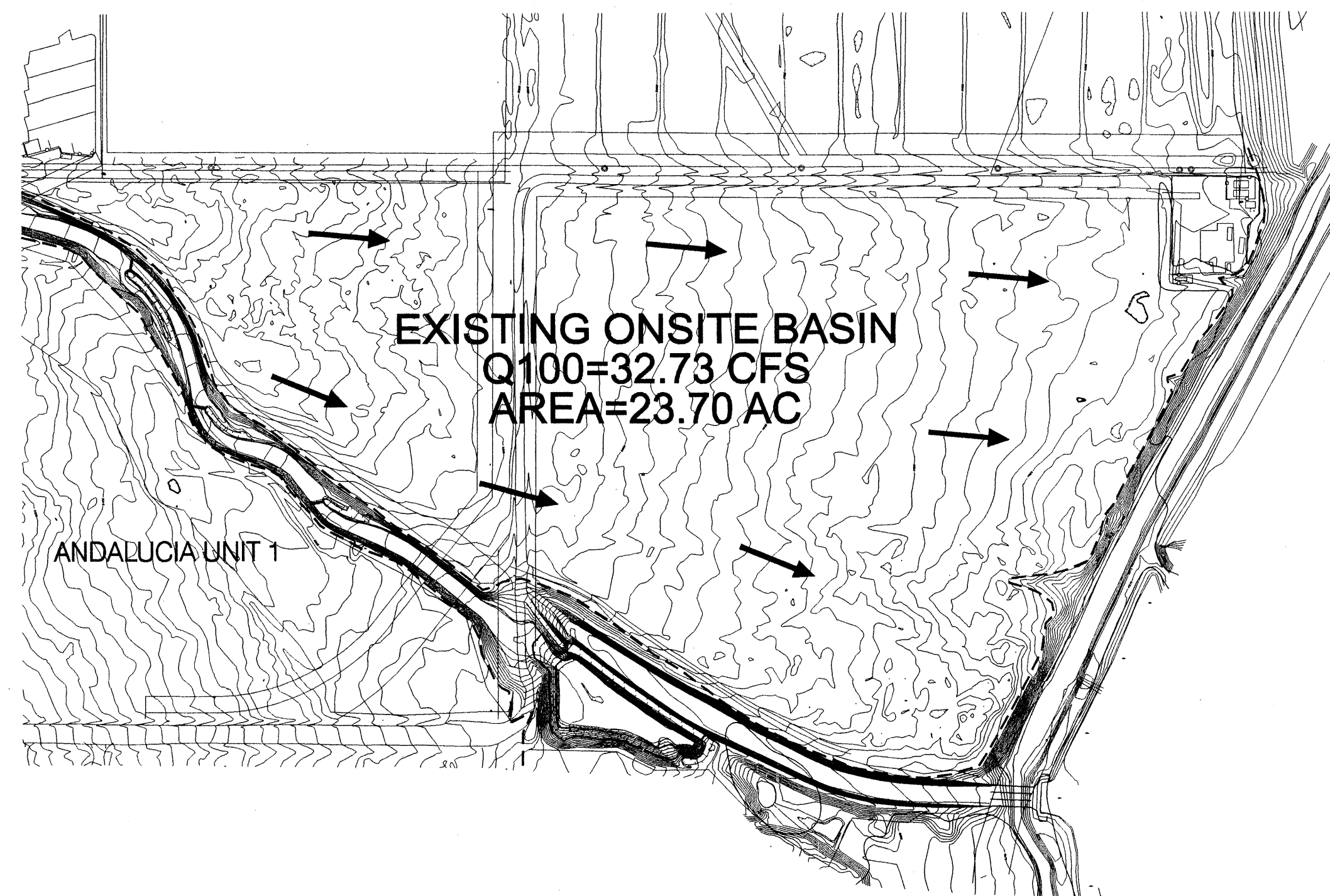




**LEGEND**

- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- MALOR BASIN LINE
- SUB BASIN LINE
- EX. SAS LINE
- PROPOSED WL
- EX. WL
- EX. SD LINE
- PROPOSED SD LINE
- EX. SAS MH
- PROPOSES SAS MH
- EX. SD MH
- PROPOSED SD MH

DEVELOPED ONSITE BASINS				
BASIN ID	AREA (Acres)	Q <sub>10</sub> (CFS)	Q <sub>100</sub> (CFS)	TOTAL Q <sub>100</sub> (CFS)
A1	0.88	2.39	3.68	
A2	1.50	2.42	4.48	
A3	0.53	0.86	1.59	
A4	1.01	1.63	3.02	
A5	0.41	0.66	1.22	
A6	0.34	0.54	1.01	
A7	0.19	0.51	0.79	A1-A7 = 15.78
B1	1.76	2.83	5.24	
B2	4.27	6.88	12.74	
B3	0.73	1.17	2.18	
B4	3.79	6.11	11.30	
B5	0.85	1.36	2.52	
B6	0.64	1.74	2.67	
B7	0.05	0.71	1.43	B1-B7 = 38.09
C1	2.29	3.68	6.82	
C2	2.03	3.28	6.07	C1-C2 = 12.89
D1	0.84	1.35	2.50	
D2	1.31	2.11	3.91	D1-D2 = 6.42
<b>TOTAL</b>	<b>23.41</b>	<b>40.23</b>	<b>73.17</b>	



Grading and Drainage Plan

**ASW REALTY PARTNERS**  
401 Paseo De Perilla  
Santa Fe, NM 87501  
1-202-820-1818 F: 202-820-1949

# Andalucia

at Ca Cuz

**Bohannon & Huston**  
CONSULTING ENGINEERS & ARCHITECTS  
224 Park Avenue SW  
Albuquerque, NM 87102

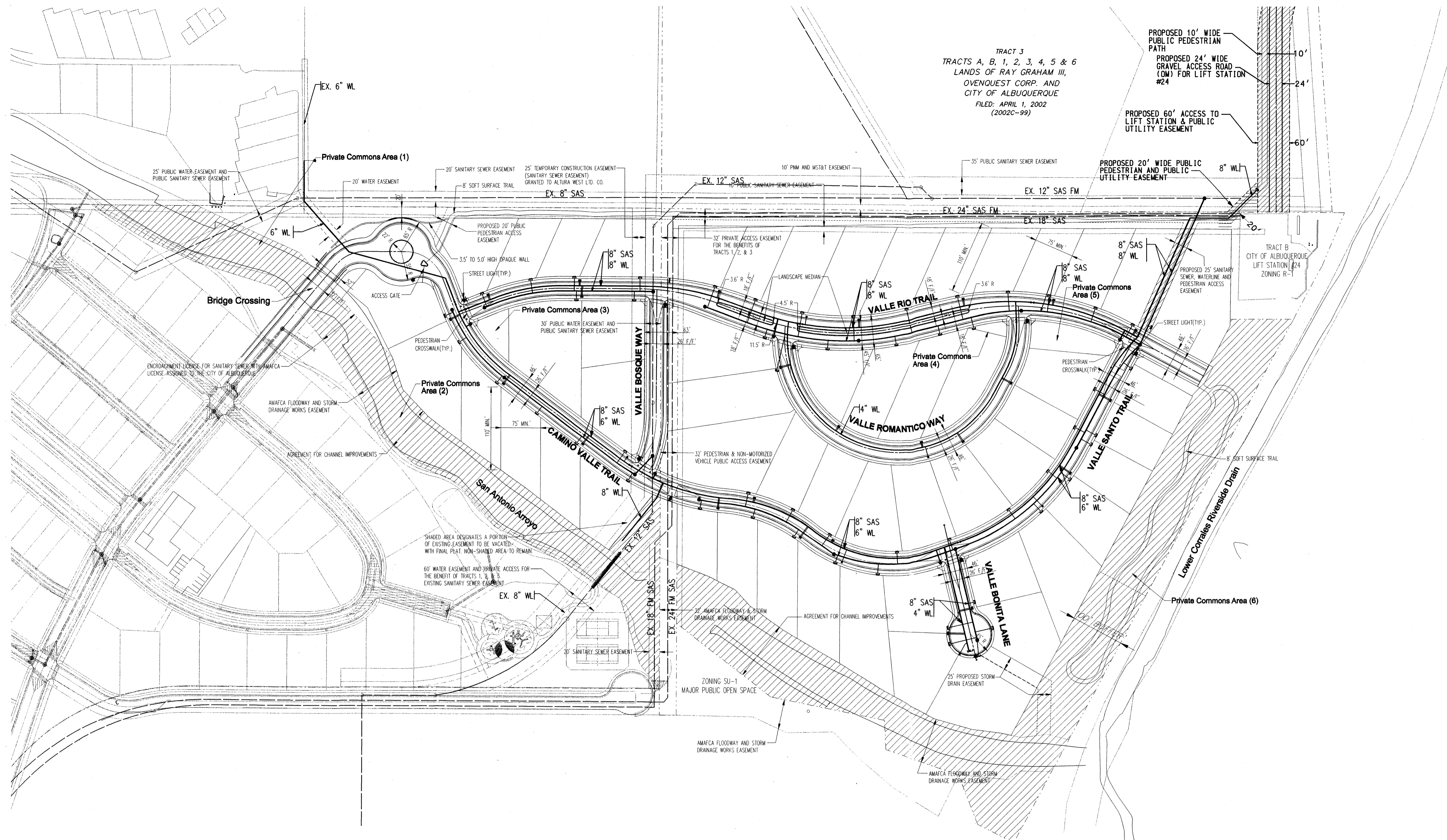
**CONSENSUS PLANNING INC.**  
Planning / Landscape Architecture  
924 Park Avenue SW  
Albuquerque, NM 87102

Scale 1" = 100'

north

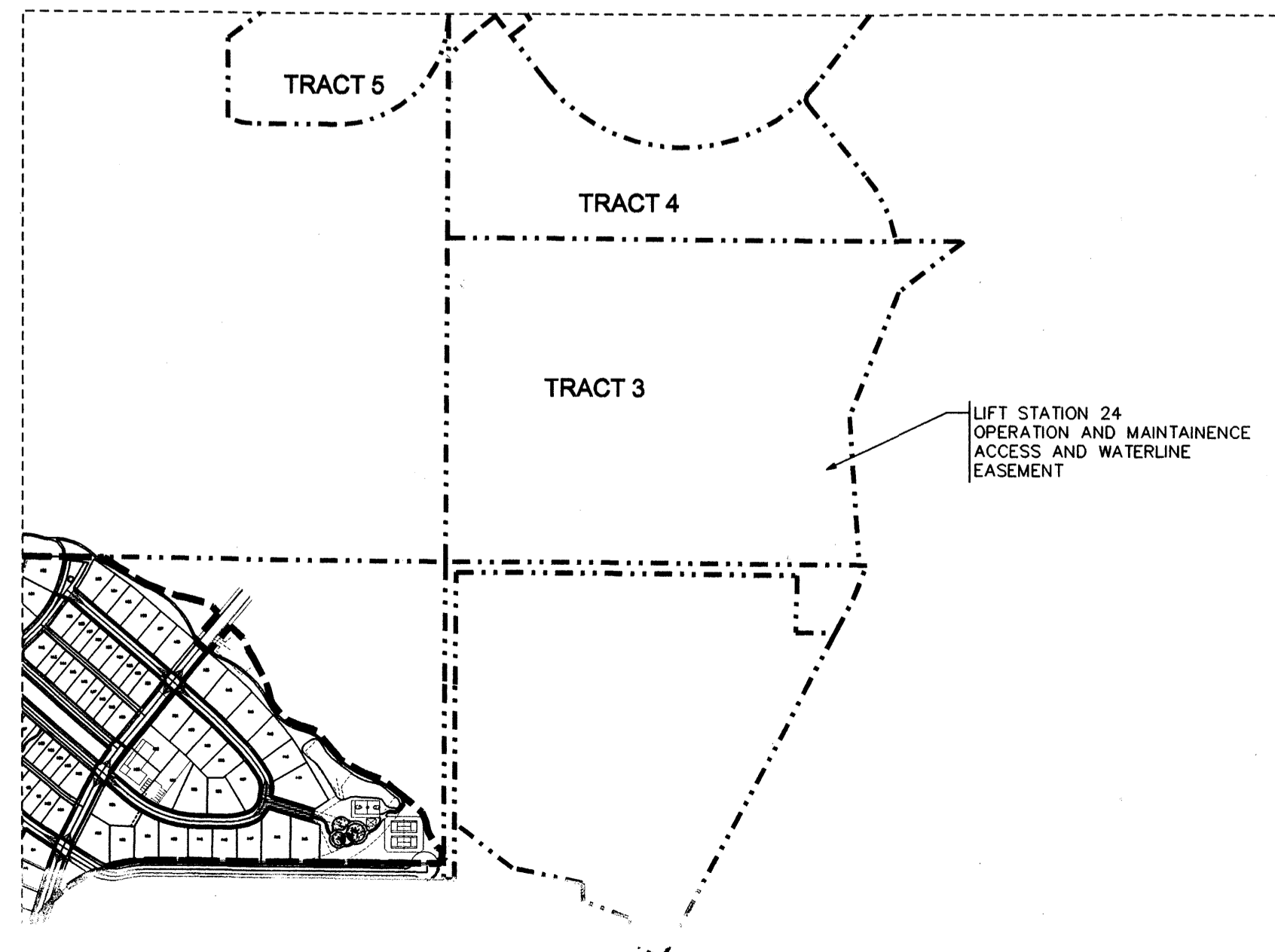
February 25, 2005  
SHEET 4 OF 7





LEGEND

- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED SAS LINE
- EX. SAS LINE
- PROPOSED WL
- EX. WL
- EX. SD LINE
- PROPOSED SD LINE
- EX. SAS MH
- PROPOSED SAS MH
- EX. SD MH
- PROPOSED SD MH



Utility Plan

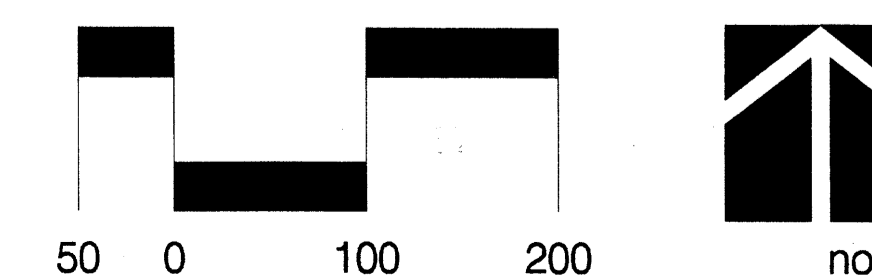
ASW REALTY  
 PARTNERS  
 401 Paseo De Peralta  
 Santa Fe, NM 87501  
 T: 505 826 1818 F: 505 826 1949

**Andalucia**  
*at Ca Cuz*

Bohannon & Huston  
 PLANNING / LANDSCAPE ARCHITECTURE  
 COURTESY / 1801 JEFFERSON ST. NE ALBUQUERQUE, NM 87106  
 ENGINEERING • SPATIAL DATA • ADVANCED 3D TECHNOLOGIES

CONSENSUS PLANNING, INC.  
 Planning / Landscape Architecture  
 924 Fore Avenue SW  
 Albuquerque, NM 87102

Scale 1" = 100'



February 25, 2005

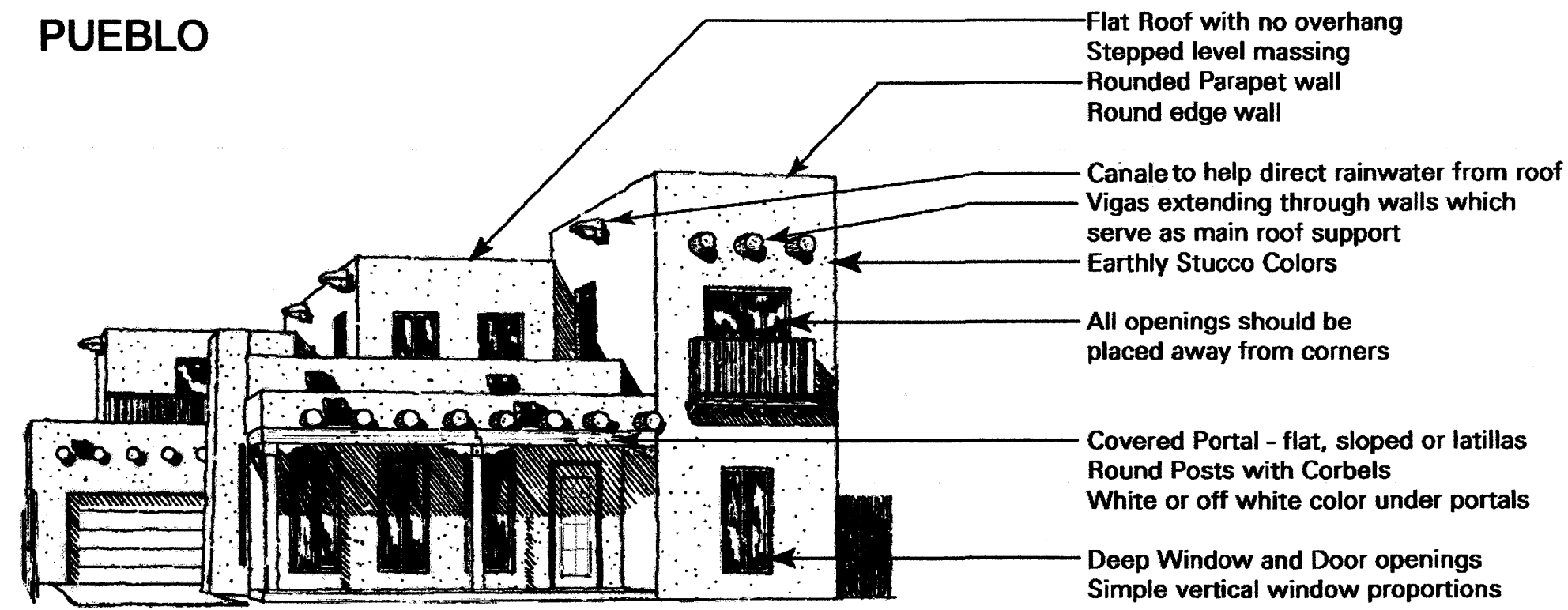
SHEET 5 OF 7



# RESIDENTIAL STYLES

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

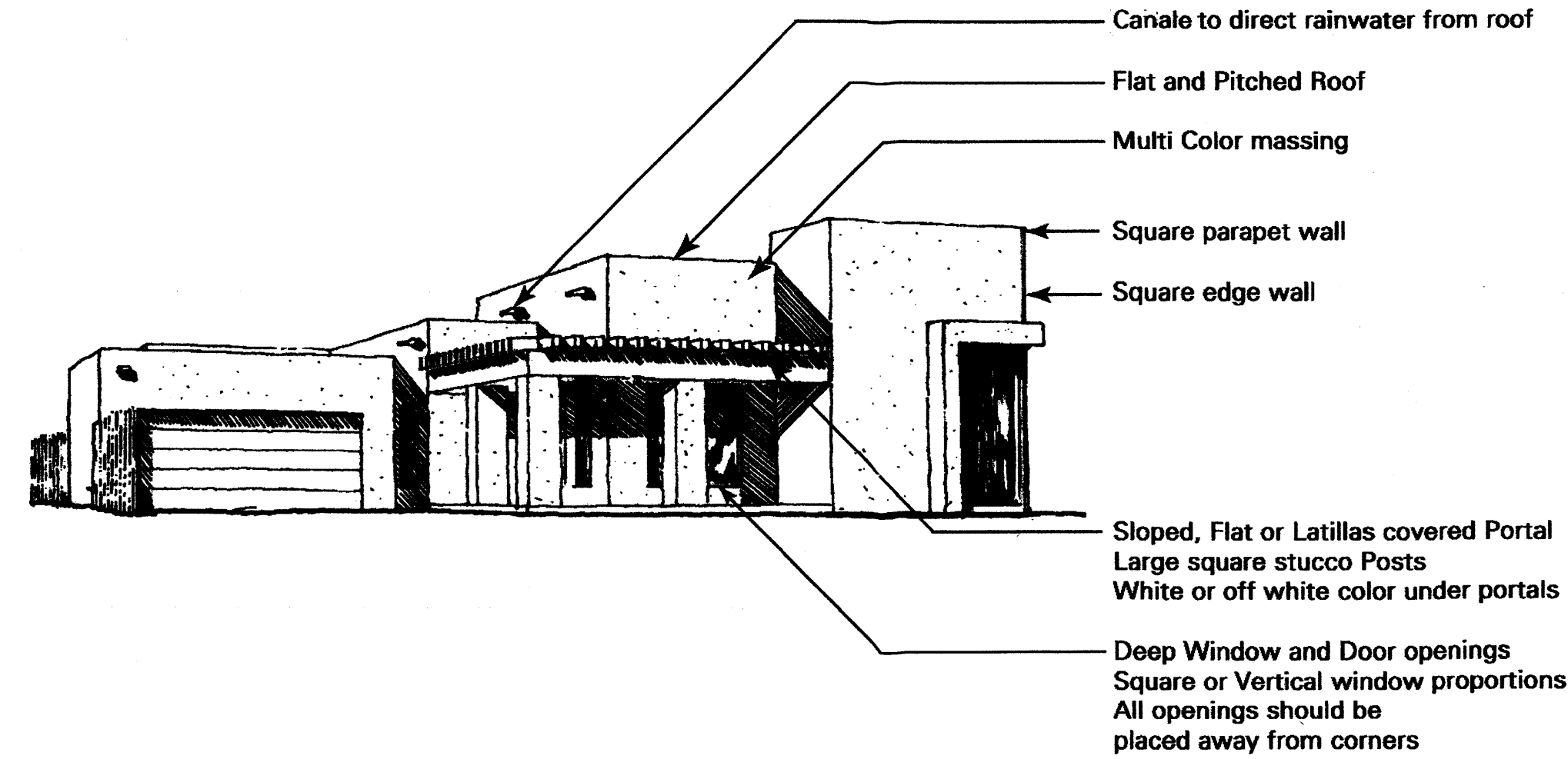
## PUEBLO



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.

## 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.

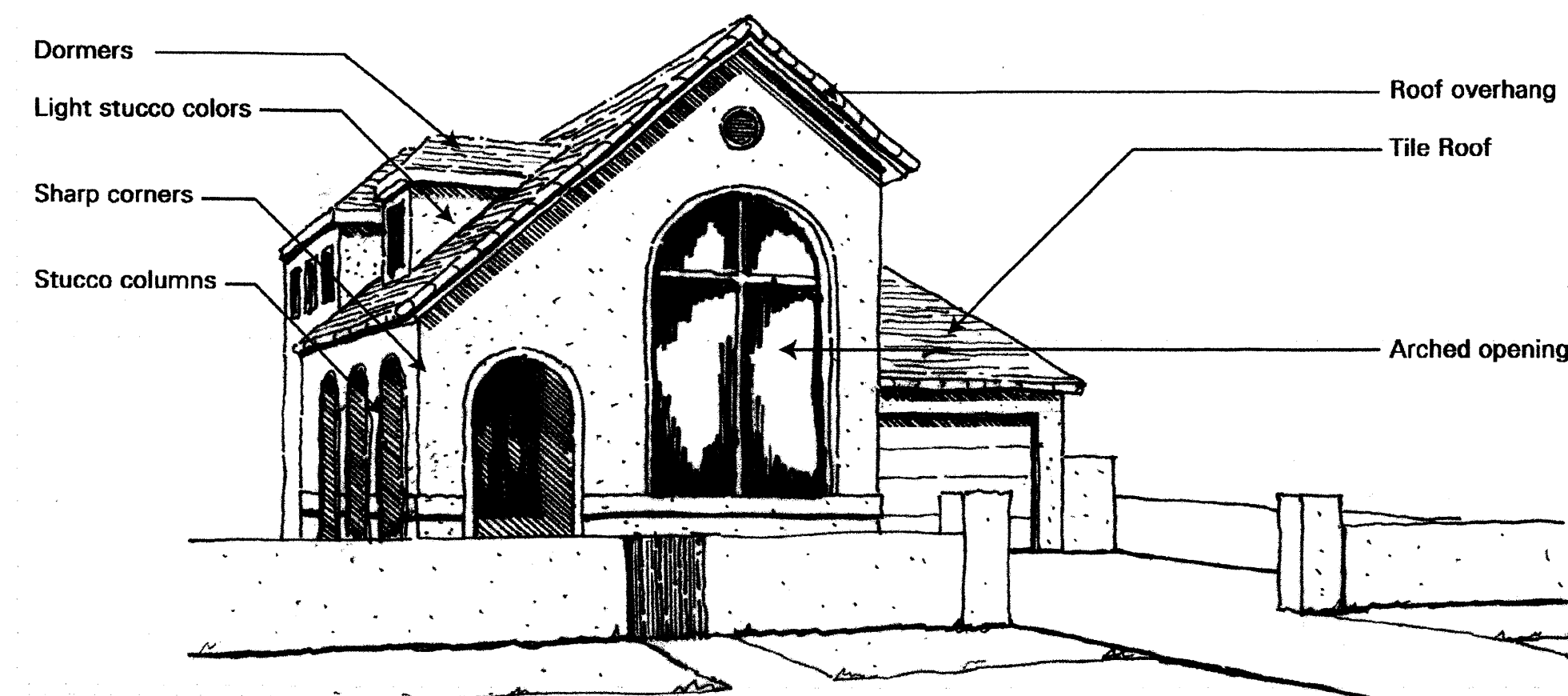
## TERRITORIAL



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.

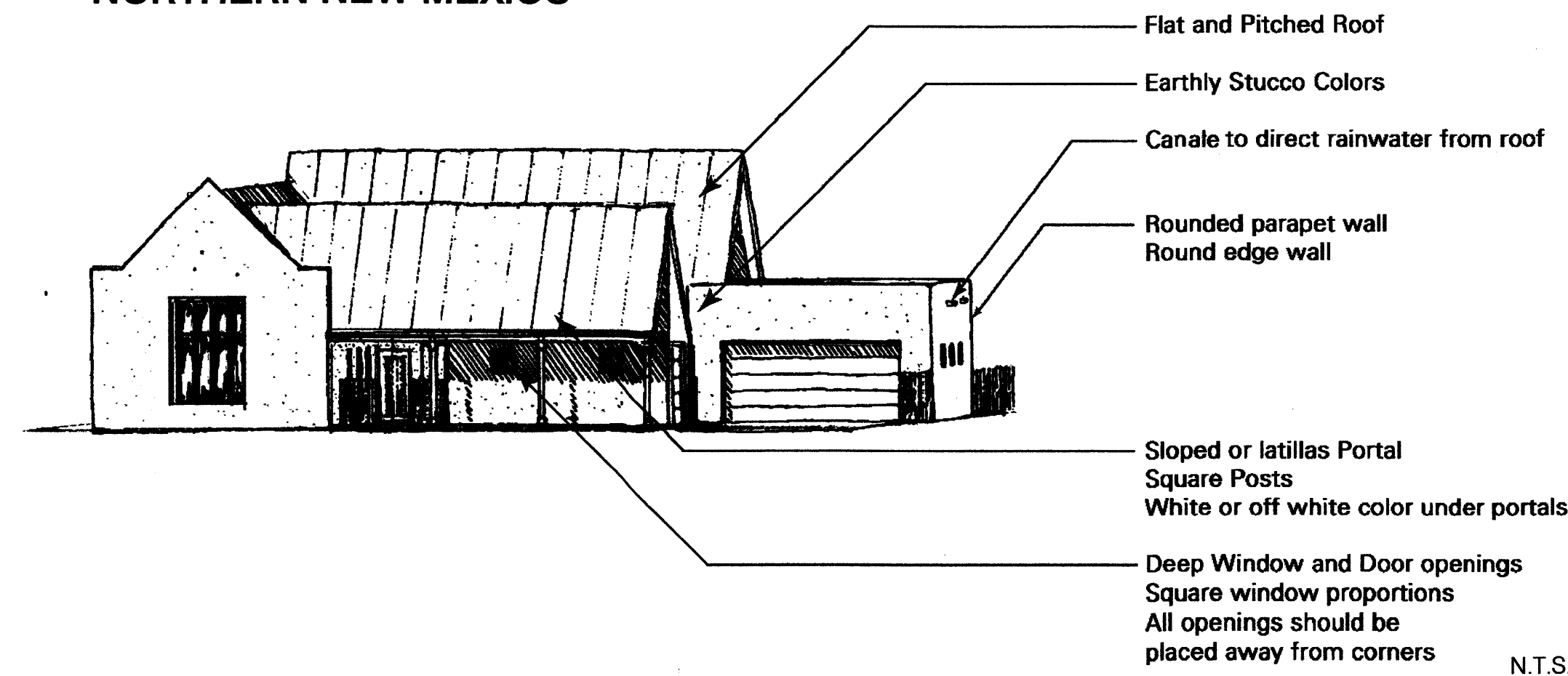
## SPANISH COLONIAL



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 galleria, which extends the entire length of the enclosed garden patio. The flat roof with red tile roof accents over the galleria and wall copings are common features of this design. Exterior colors range from earth tones to much lighter colors.

## NORTHERN NEW MEXICO



N.T.S.

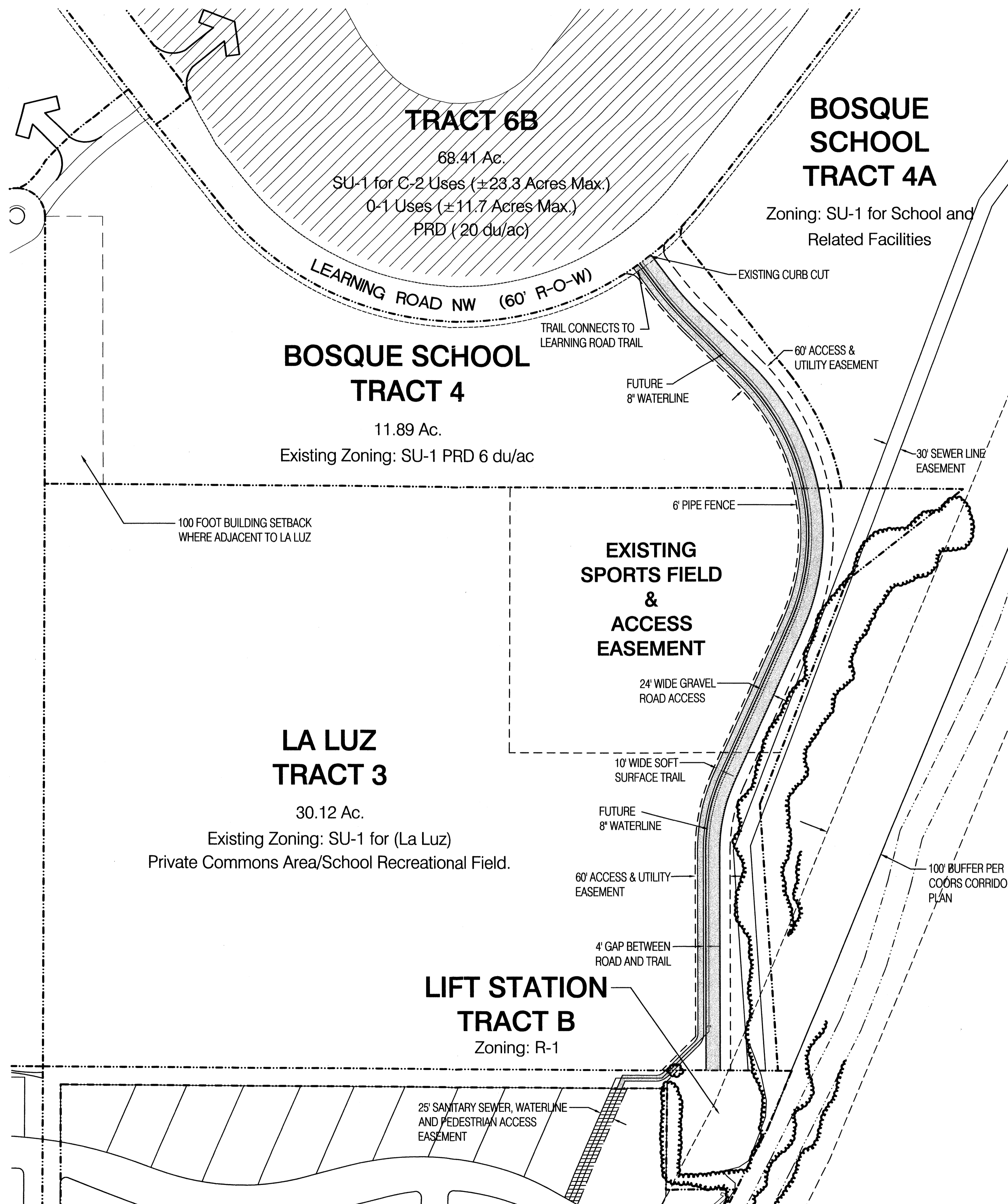
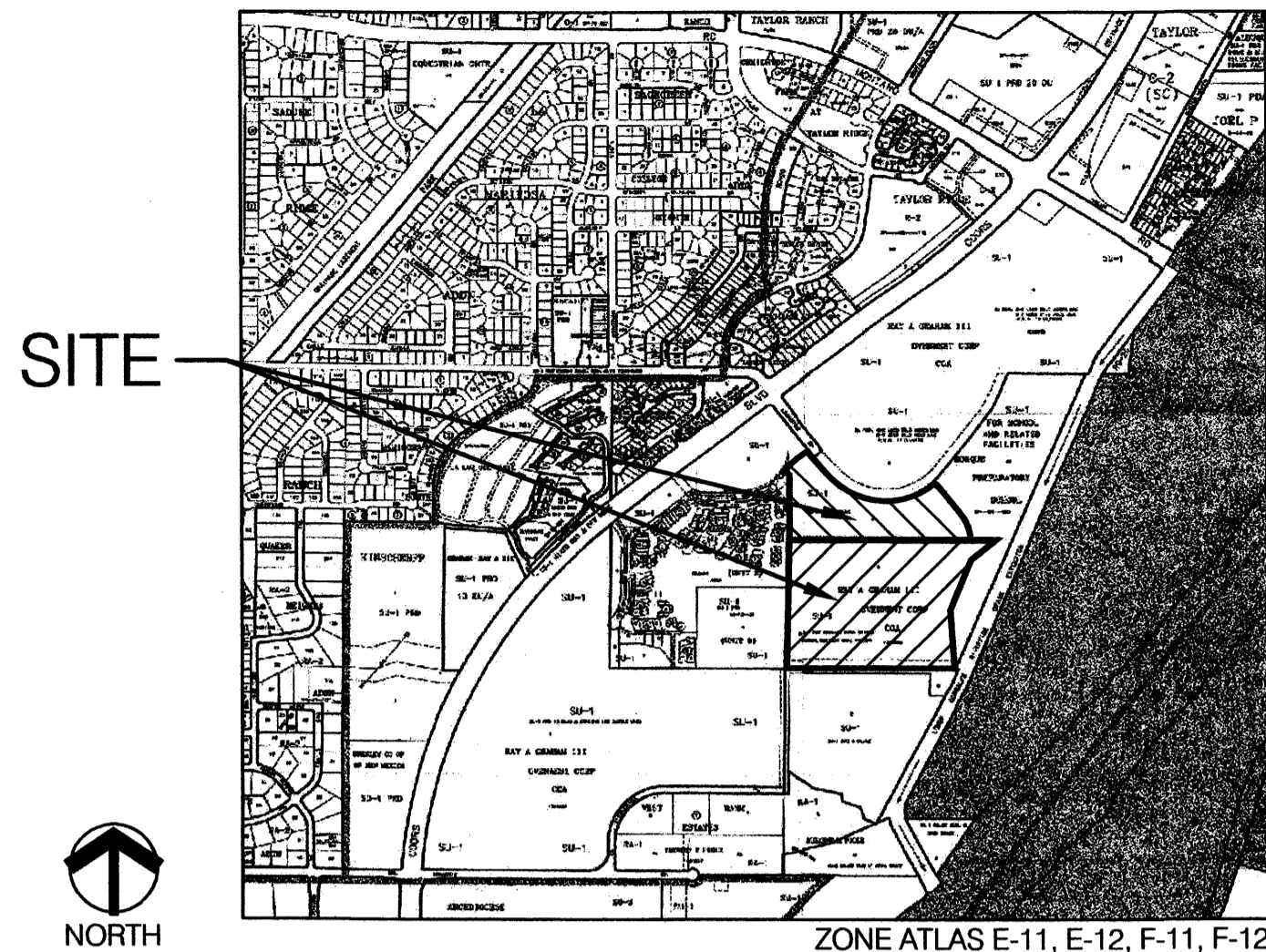
**Northern New Mexico Style** is a more modern design which reflects much of the rural architecture combined with elements of other designs. A steep pitched roof extending over a veranda which extends along the length of the building is a major feature of this style. Square wood columns replace the round 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.

## Building Elevations

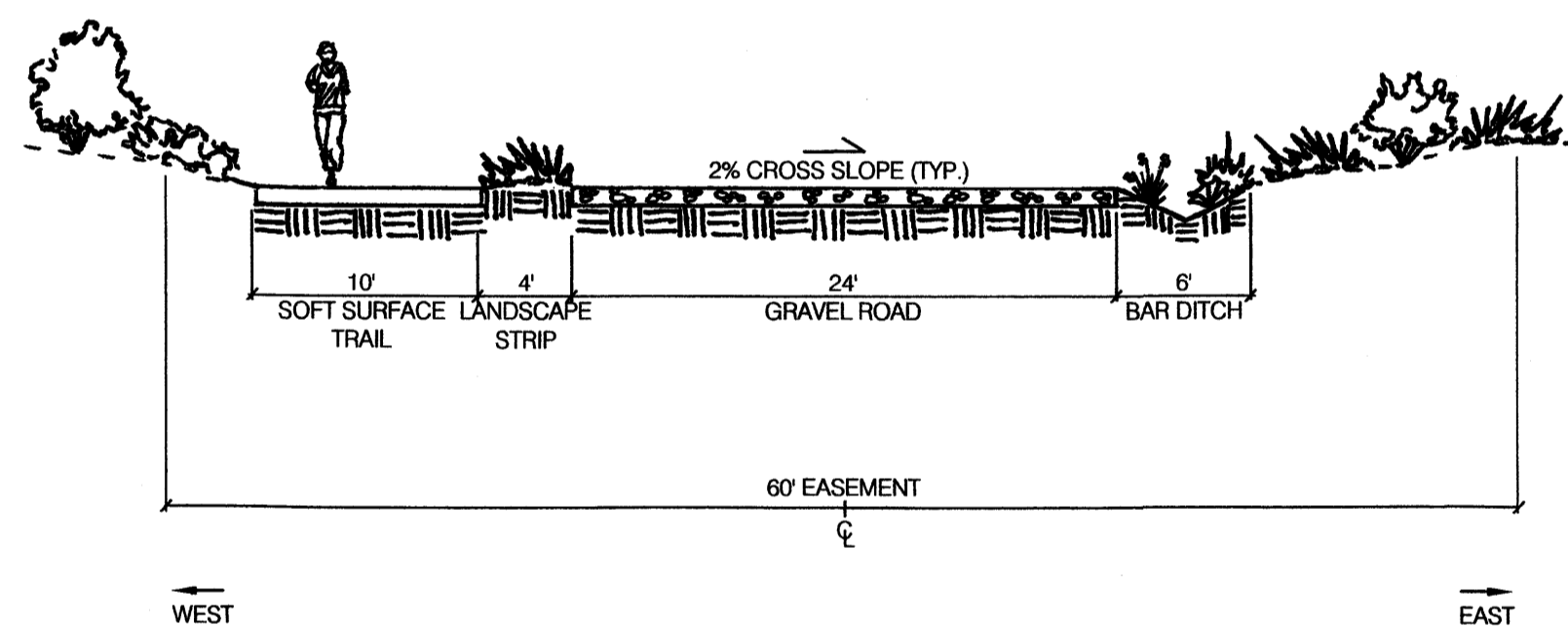
<p><b>ASW REALTY</b> PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 T: 505 820 1818 F: 505 820 1919</p>	<p><i>Andalucia</i> at La Cuz</p>
	<p><b>Bohannon</b> <b>Huston</b> CONSENSUS PLANNING, INC. Planning / Landscape Architecture 1700 Jefferson St. NE Albuquerque, NM 87109 524 Park Avenue SW Albuquerque, NM 87102</p>



**SITE VICINITY**

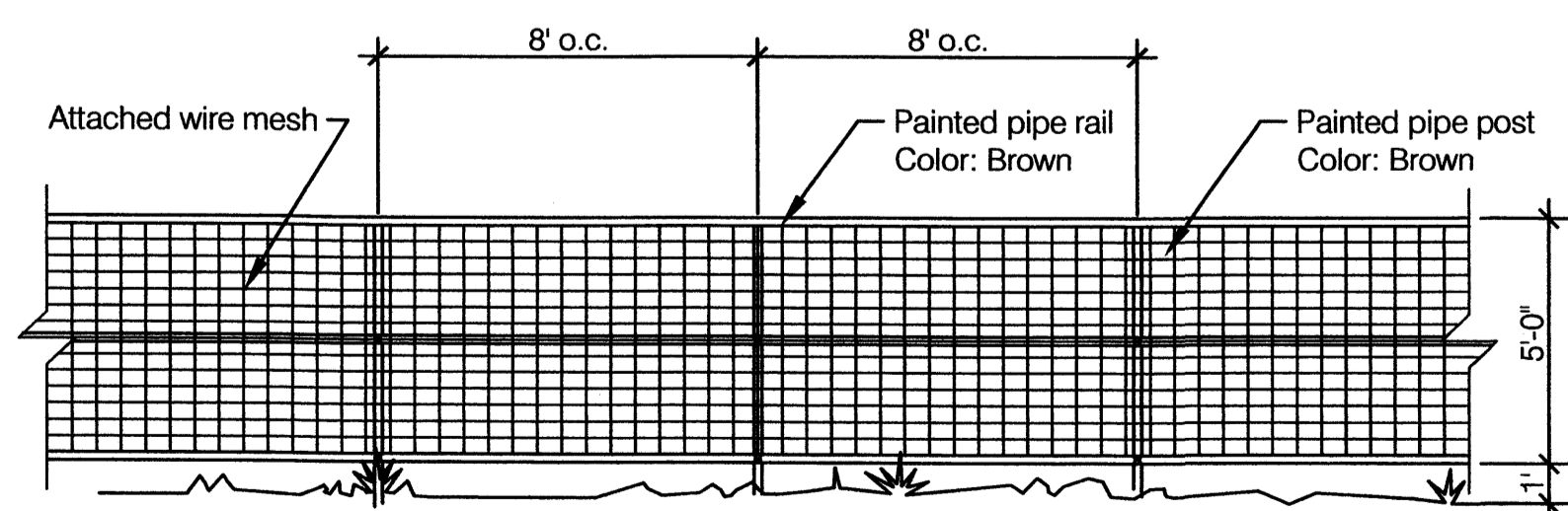


- NOTES:**
1. The 60 foot Access/Utility Easement within Tracts 3 and 4 shall contain a 24 foot limited access road and a 10 foot public trail. The easement is restricted to pedestrian/bicycle/esquestrian, emergency fire access, City Lift Station access for operations and maintenance only, public water and sanitary sewer easement and utilities of all types and drainage. The road shall be an all-weather, gravel surfaced facility, have no lighting, and shall be gated. There shall be no public vehicular access. A pipe rail fence shall be installed on the western edge of the easement along Tracts 3 and 4. Final roadway, trail, and fence layout shall be completed prior to final sign-off of the Site Plan by the Development Review Board.
  2. The remaining portion of La Luz Tract 3 is intended for use by La Luz residents only, and the Sports Field and Access Easement within Tract 3 is intended for use by Bosque School. No other development is allowed within Tract 3.



**PROPOSED 60' EASEMENT**

Scale 1/8" = 1'-0"



**6' PIPE FENCE**

Scale 1/4" = 1'-0"

**60 Foot Access/Utility Easement**

<p><b>ASW REALTY</b> PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 T: 505 820 1818 F: 505 820 1919</p>	<p><i>Andalucia</i> at Ca Luz</p>		<p><b>Bohannon &amp; Huston</b> ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES</p>	<p><b>CONSENSUS PLANNING, INC.</b> Planning / Landscape Architecture 924 Park Avenue SW Albuquerque, NM 87102</p>
	<p>Scale 1" = 100'</p>			

