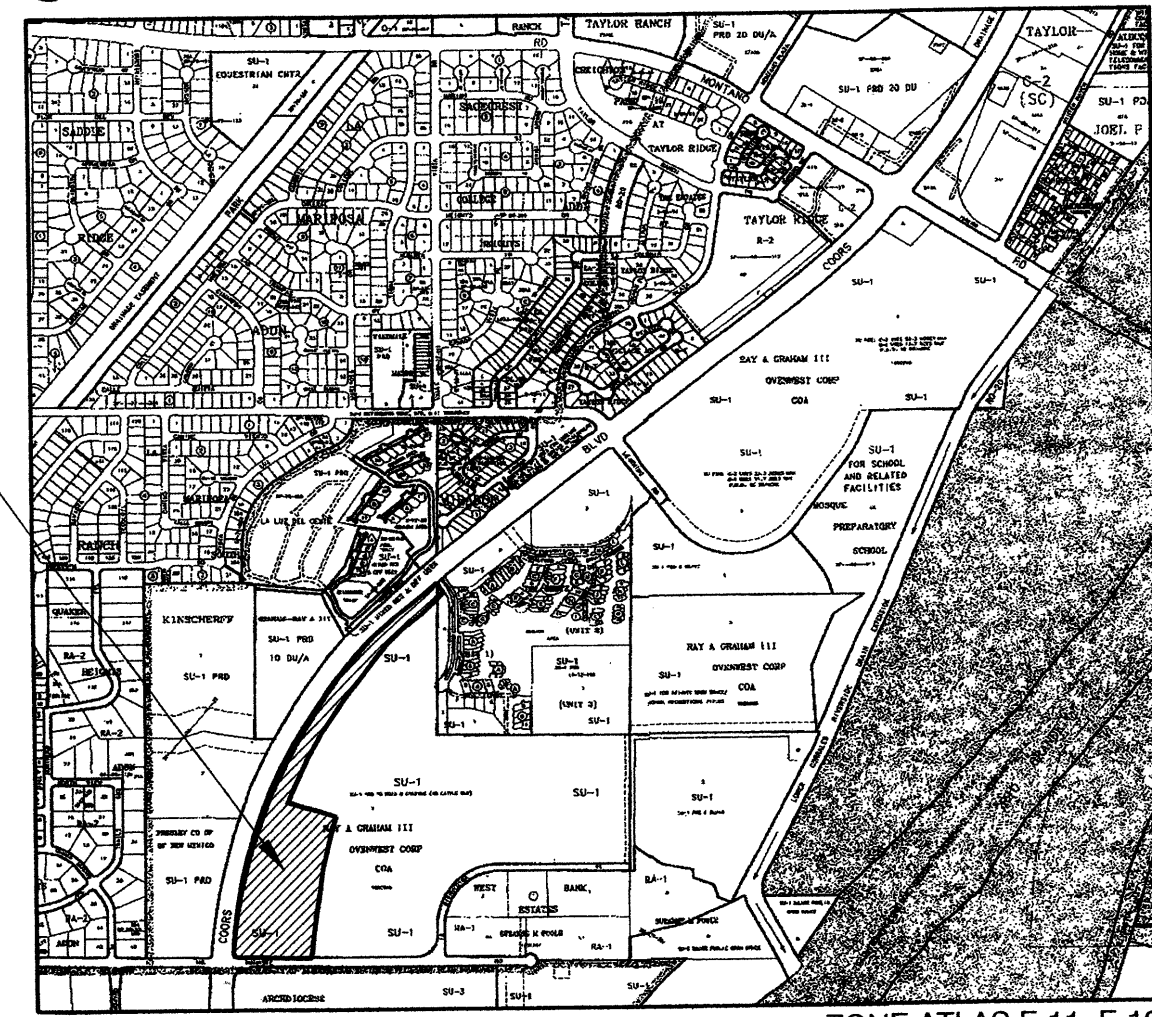


PROJECT # 1000965

SITE VICINITY



SITE



ZONE ATLAS F-11, F-12

SHEET INDEX:

Sheet No.	Title
1	ILLUSTRATIVE MASTER PLAN
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN
5	GRADING AND DRAINAGE
6	UTILITY PLAN
7	BUILDING ELEVATIONS
8	COORS VIEW
9	COORS VIEW AREA ANALYSIS

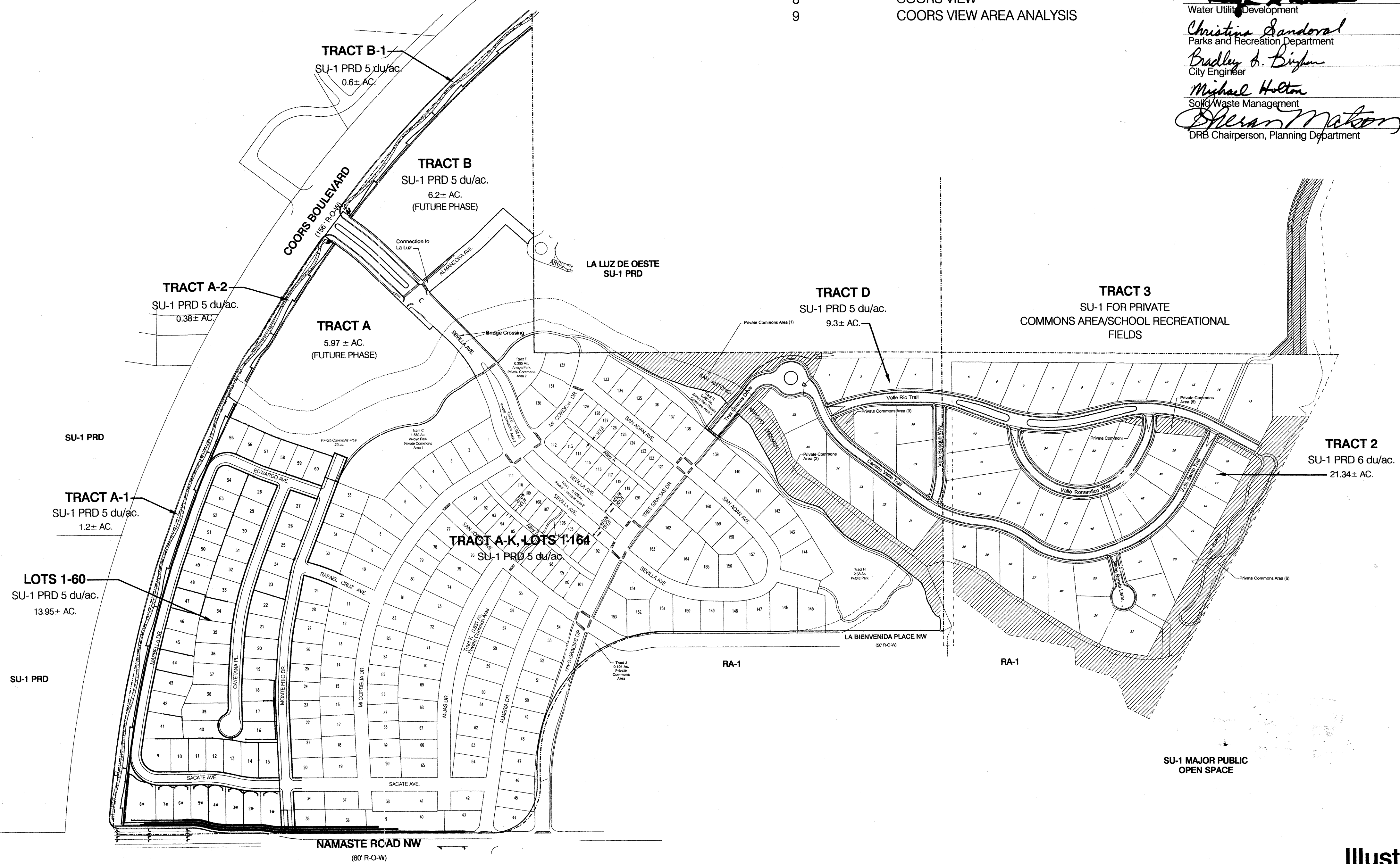
PROJECT NUMBER: 1000965
 Application Number: 05EPC-01115 /05-01625

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 18, 2005 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> Traffic Engineering Transportation Division	10-26-05 Date
<i>[Signature]</i> Water Utility Development	10-26-05 Date
<i>[Signature]</i> Christina Sanders Parks and Recreation Department	10/26/05 Date
<i>[Signature]</i> Bradley A. Dwyer City Engineer	10/26/05 Date
<i>[Signature]</i> Michael Holton Solid Waste Management	10/18/05 Date
<i>[Signature]</i> William Matson DRB Chairperson, Planning Department	10/21/05 Date



Illustrative Master Plan



ASW REALTY
PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501
T: 505 820 4848 F: 505 820 1919

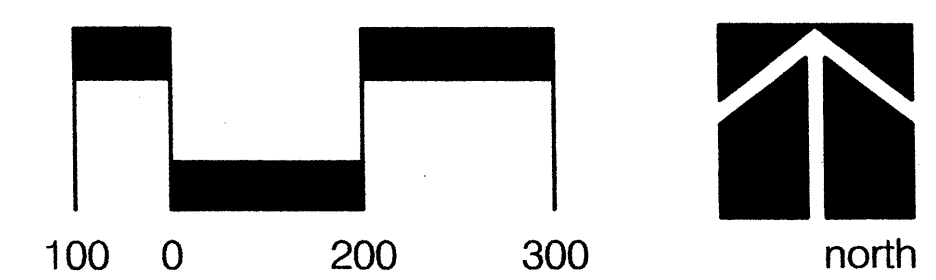
Andalucia
at La Cuz

Bohannon & Huston
Courtney 17500 Jefferson St. NE Albuquerque, NM 87109
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

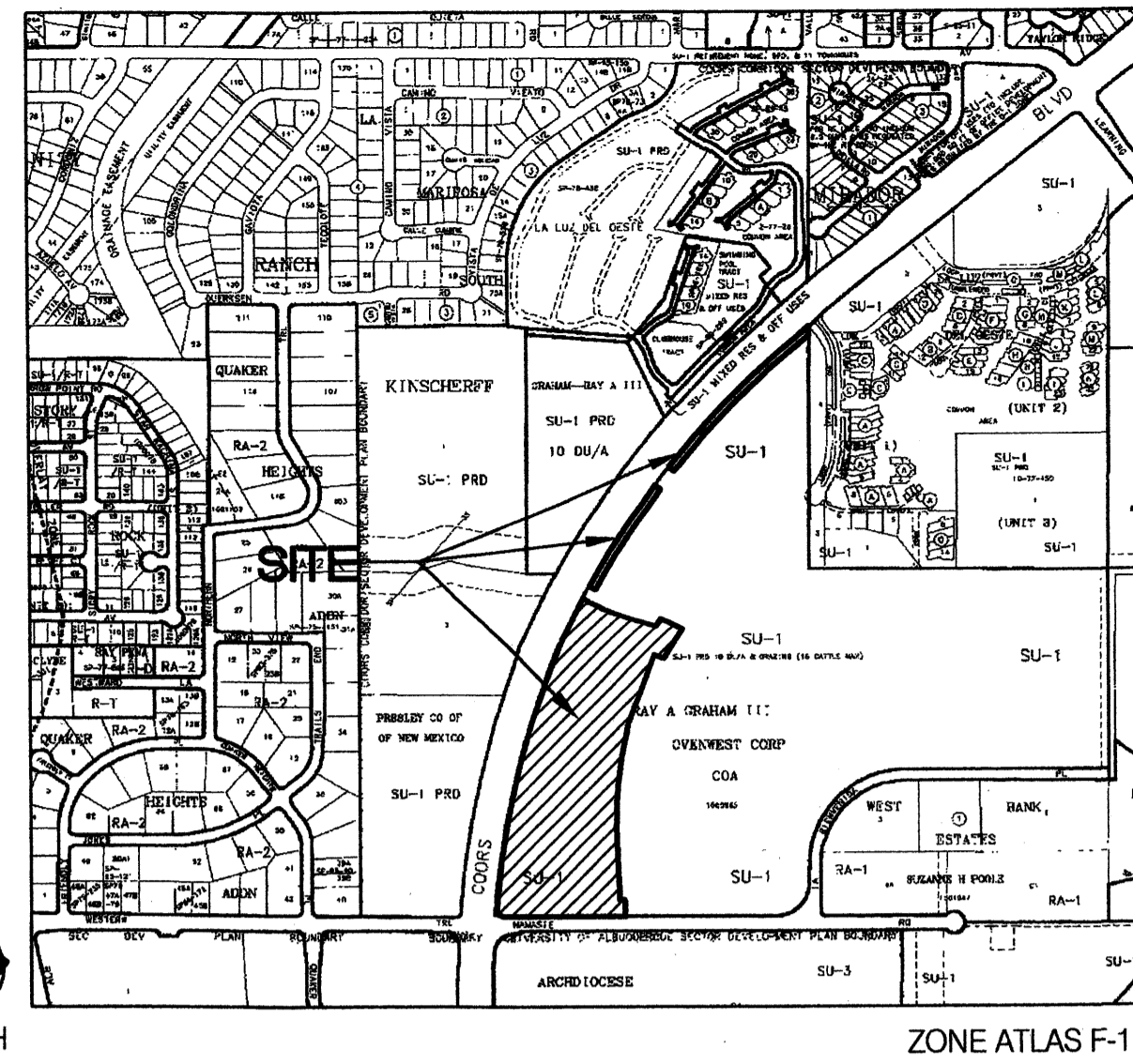


CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102

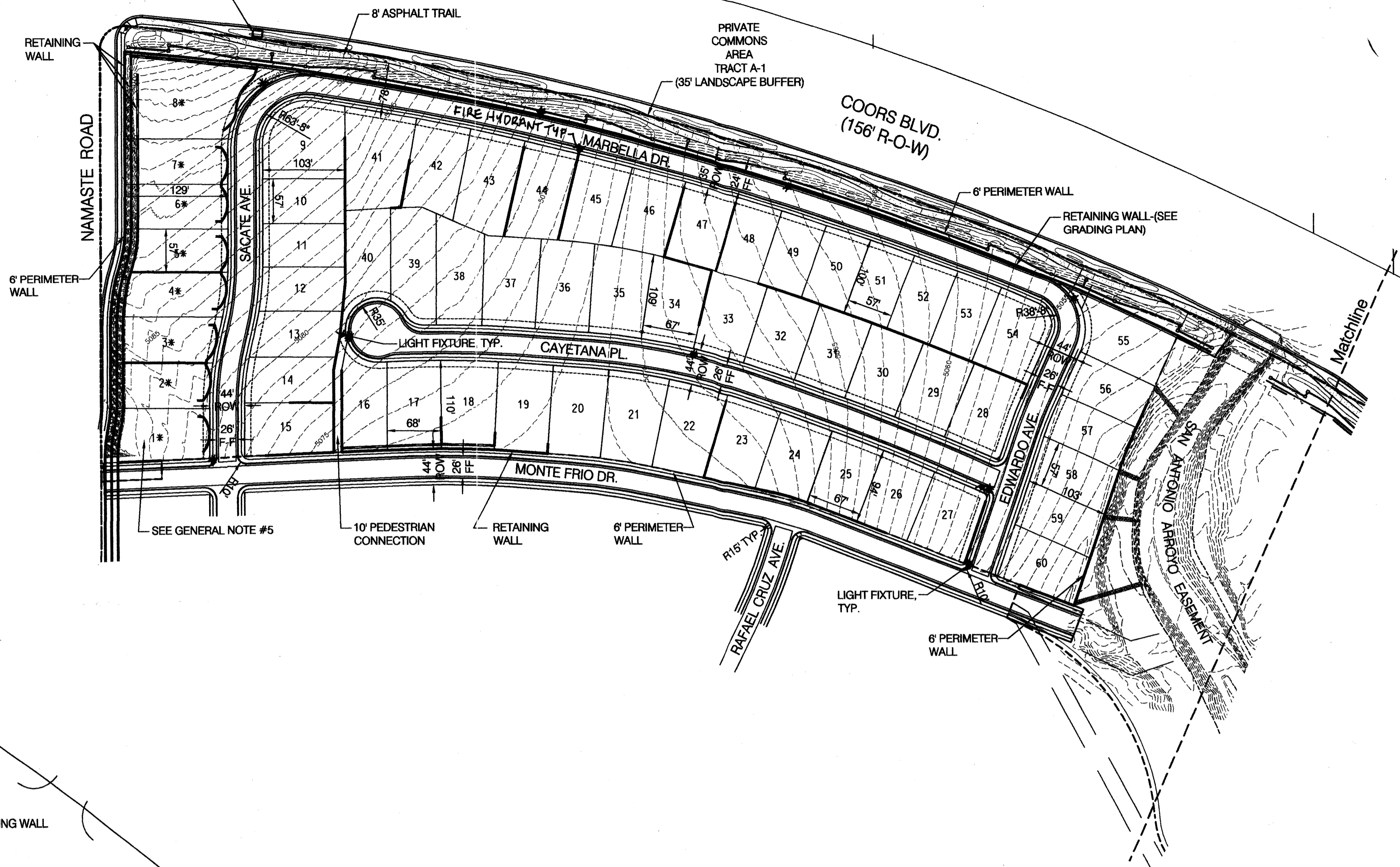
Scale 1" = 200'



SITE VICINITY



BUS SHELTER (EXACT LOCATION TO BE DETERMINED IN COORDINATION WITH CITY TRANSIT)



SITE DATA:

SITE: Phase 3, a portion of Tract A, approximately 13.95 acres
 Zoning: SU-1 for PRD (5 du/ac)
 Use: 60 Single Family Residential Lots and Landscape Buffer
 Gross Density: 4.30 du/ac

NOTES:

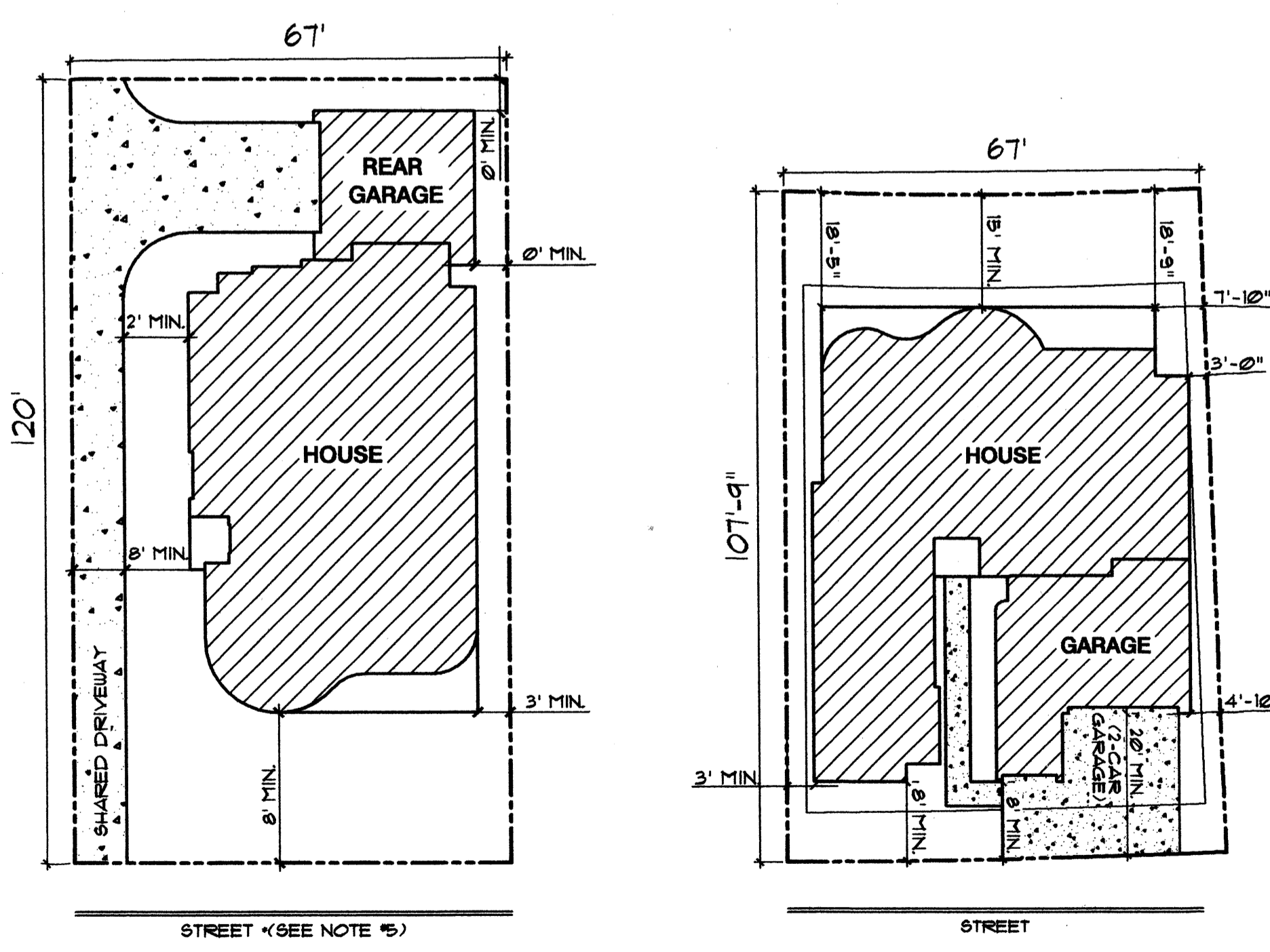
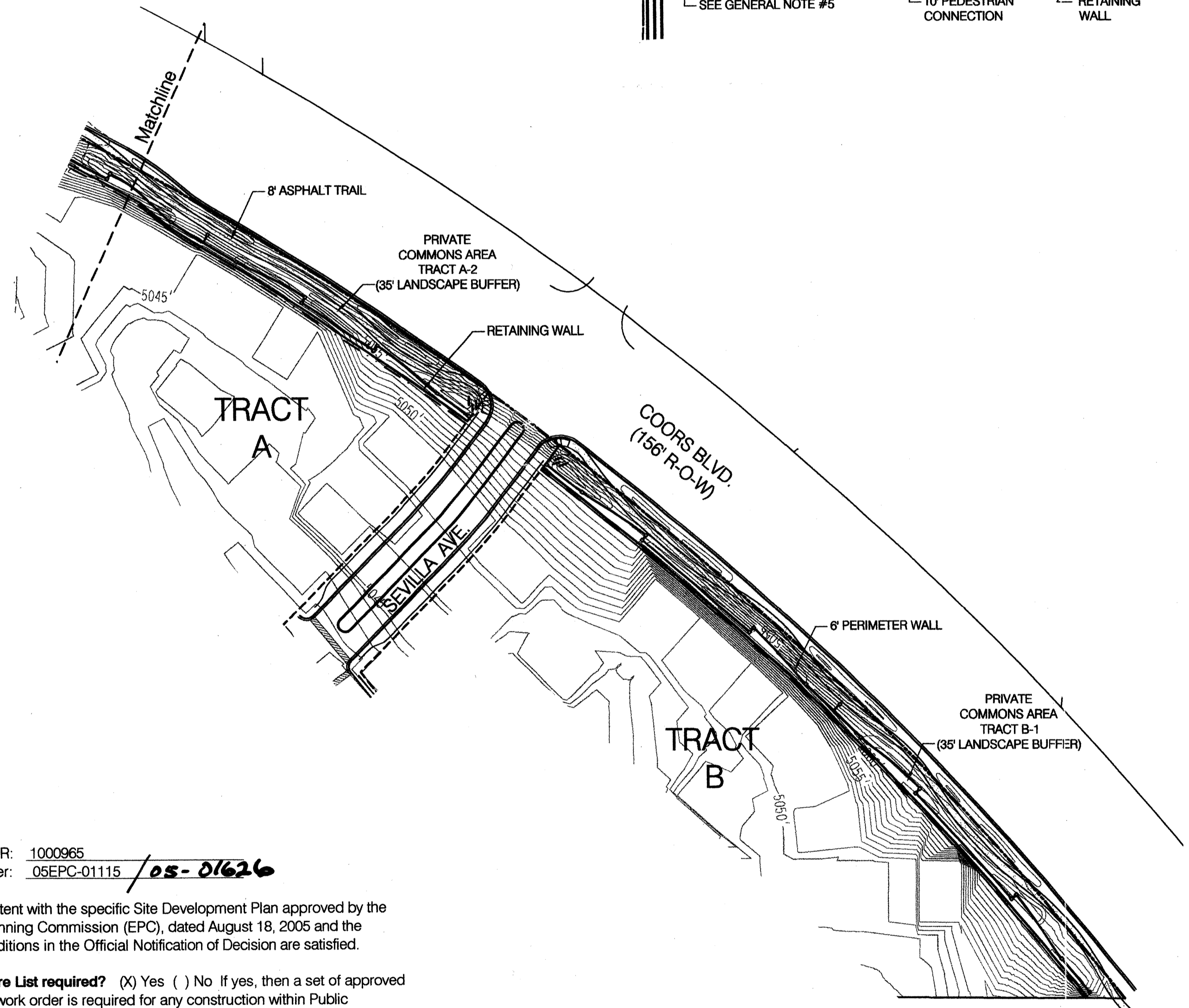
- Minor amendments to this Site Development Plan shall be approved administratively by the Planning Director, in compliance with the City Comprehensive Zoning Code, Section 14-16-2-22 (A)(6) SU-1 Special Use Zone.
- Any walls or fences within the site area shall follow the requirements of the approved Andalusia Site Development Plan for Subdivision, and in accordance with the Wall Regulations contained in the City Comprehensive Zoning Code (see Sheet 4, Landscape Plan, for more detail).
- Any areas requiring more retainage than 6 feet shall be tiered with a 4 foot horizontal setback, per the City Wall Regulations.
- Development shall be compliant with the Coors Corridor Plan View height restrictions. (See Sheets 8-9 for more detail on view preservation).
- Lots 1-8 may have shared driveways and rear garage access.

UNIQUE STREET AND TRAFFIC CALMING STANDARDS:

- All streets, with the exception of Street A, shall include a 5 foot landscaped parkway (actual width depending on street section) and 4 foot sidewalks on both sides of the street.
- Street A shall include a four foot sidewalk and four foot parkway on the east side of the street only. There shall be no sidewalk required on the west side of the roadway, which is part of the Coors Boulevard Landscape Buffer.
- 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.
- Building setbacks shall comply with the approved Andalusia Site Plan for Subdivision.

ON-SITE OPEN SPACE & PRIVATE COMMONS AREAS:

This site is entirely within the Established Urban area, as designated by the Albuquerque/Bernalillo County Comprehensive Plan. As such, there are no On-Site Useable Open Space requirements, as provided for in the City Comprehensive Zoning Code.
 The Private Commons Areas shall consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.



Typical Lot Layouts N.T.S.

PROJECT NUMBER: 1000965
 Application Number: 05EPC-01115 / 05-01626

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 18, 2005 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:

Traffic Engineering, Transportation Division	10-26-05
<i>Roger A. Dhan</i>	Date
Water Utility Department	10-26-05
<i>Christina Sandstrom</i>	Date
Parks and Recreation Department	10/26/05
<i>Bradley A. Benjamin</i>	Date
City Engineer	10/26/05
<i>Michael Holten</i>	Date
Solid Waste Management	10/26/05
<i>[Signature]</i>	Date
DRB Chairperson, Planning Department	10/26/05
	Date

Robert Wilson 10-17-05

Site Plan for Building Permit

Andalusia
at La Cruz

ASW REALTY PARTNERS
 401 Paseo De Peralta
 Santa Fe, NM 87501
 Tel: 505.833.1818 Fax: 505.833.1919

Bohannon & Huston
 COURTESY 17000 Jefferson St. NE Albuquerque, NM 87109
 302 Eighth Street NW
 ALBUQUERQUE, NM 87102

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 ALBUQUERQUE, NM 87102

Scale 1" = 100'

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 November 18, 2004.




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

Coors Boulevard is a Principal Arterial, and as such, falls under the requirements of the City of Albuquerque Street Tree Ordinance. Streets within Andalusia at La Luz are classified as local streets and do not fall under the requirements of the Street Tree Ordinance. Street trees located along local streets shall be planted within the residential lot area within 15 feet of the back of curb and irrigation shall be provided by individual lot irrigation systems.

LOCAL STREET TREE PALETTE

-  **Street Trees** Golden Raintree, Purple Robe Locust, Honeylocust
-  **Accent Trees** Redbud Sp., Flowering Pear, Hawthorn
-  **View Lot Trees** Vitex, New Mexico Olive, New Mexico Locust, Smoke Tree, Chitalpa

COORS BOULEVARD LANDSCAPE BUFFER PALETTE

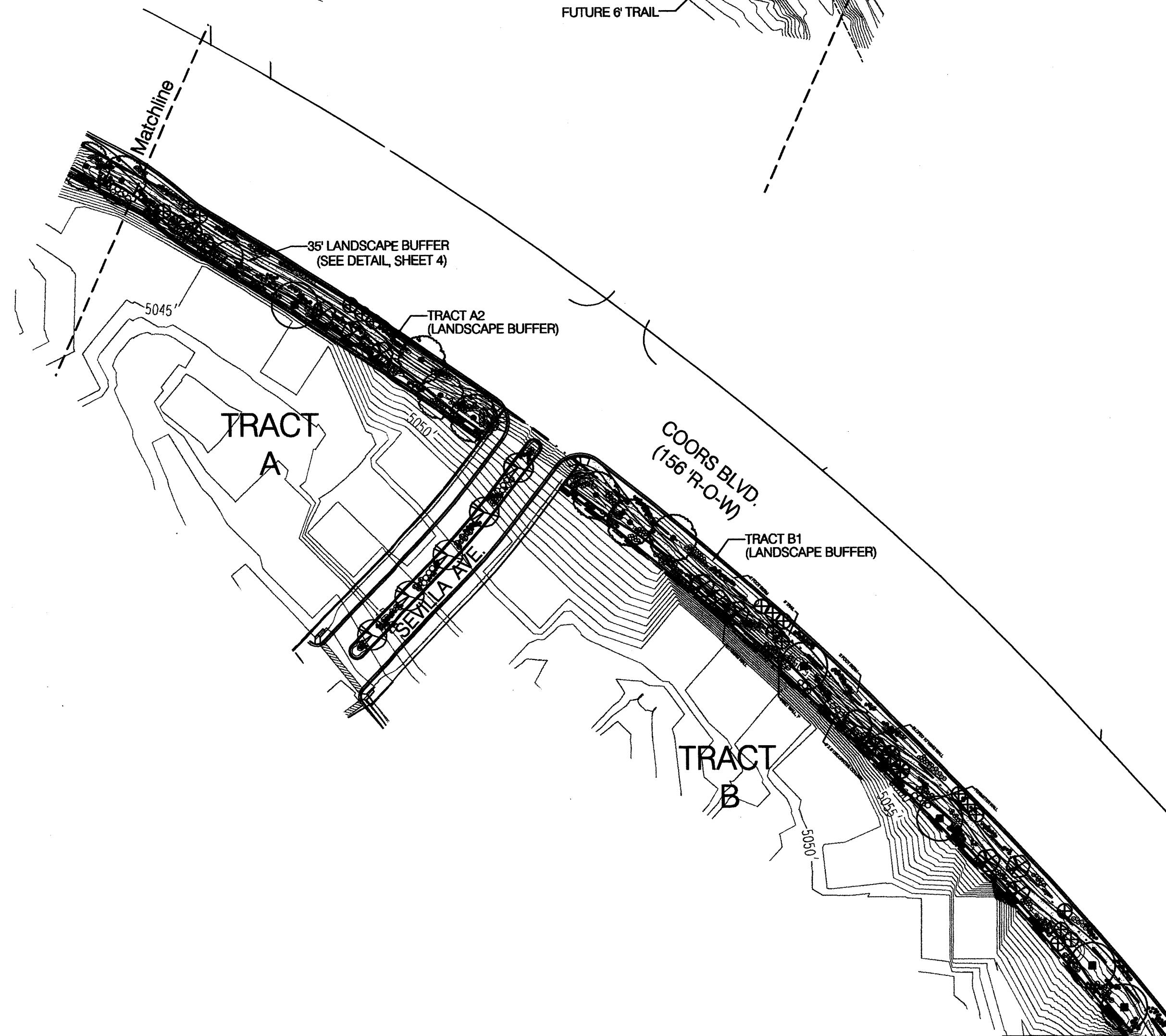
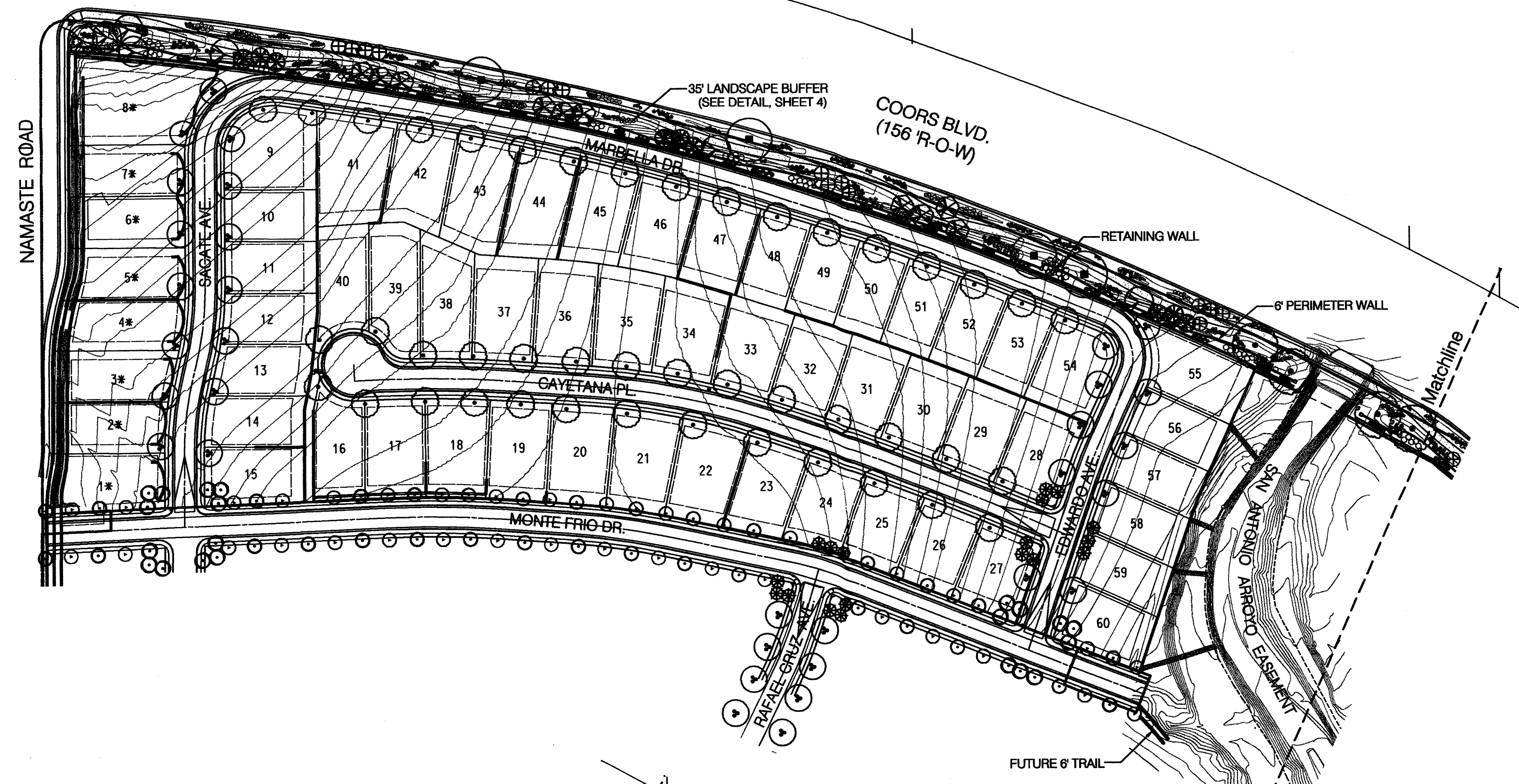
-  **Trees** Desert Willow, New Mexico Olive, Chinese Pistache, Vitex, Narrowleaf Cottonwood
-  **Shrubs** Silver Spreader, Shadscale, Dwarf Butterfly Bush, Blue Mist, Cliffrose, Joint Fir, Winterfat, Apache Plume, Sand Penstemon, Shrubby Cinquefoil, Broom Dalea, Three-leaf Sumac, Cherry Sage
-  **Ornamental Grasses** Purple Threeawn, Muhly Grass
-  **Desert Accents** Harvard's Century Plant, Iceplant, Sotol, Yucca
-  **Perennials** Desert Mule's Ears, Desert Zinnia, Giant Four O'Clock, Golden Aster, Mexican Evening Primrose, Paperflower, Red Coneflower, Western Spiderwort, White Sand Stars
-  **Moss Rock Boulders** 3' x 3' min.

NOTES:

1. There are no planting restrictions for the rear yards of Single-Family Residential Development.
2. Tiered perimeter wall along the west side of Street A shall include plantings, predominantly native and naturalized shrubs, grasses, and groundcovers.
3. Landscaped berm along Coors Boulevard shall not exceed 3 feet in height. Where the berm is co-located with wall, the height of the wall shall not exceed 8 feet in height measured from Coors Boulevard elevation.
4. Minimum horizontal distance from the base of berm to the back of curb along Coors Boulevard is 2 feet in order to prevent runoff from irrigation.
5. Minimum distance from the west side of the 8 foot trail within the landscape areas along Coors Boulevard to the back of curb shall be 6 feet in order to provide sufficient separation between trail users and Coors driving lane.

MAINTENANCE

Maintenance of the Coors Landscape Buffer, street trees, and plantings within the parkways shall be the responsibility of the Homeowners Association.



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:

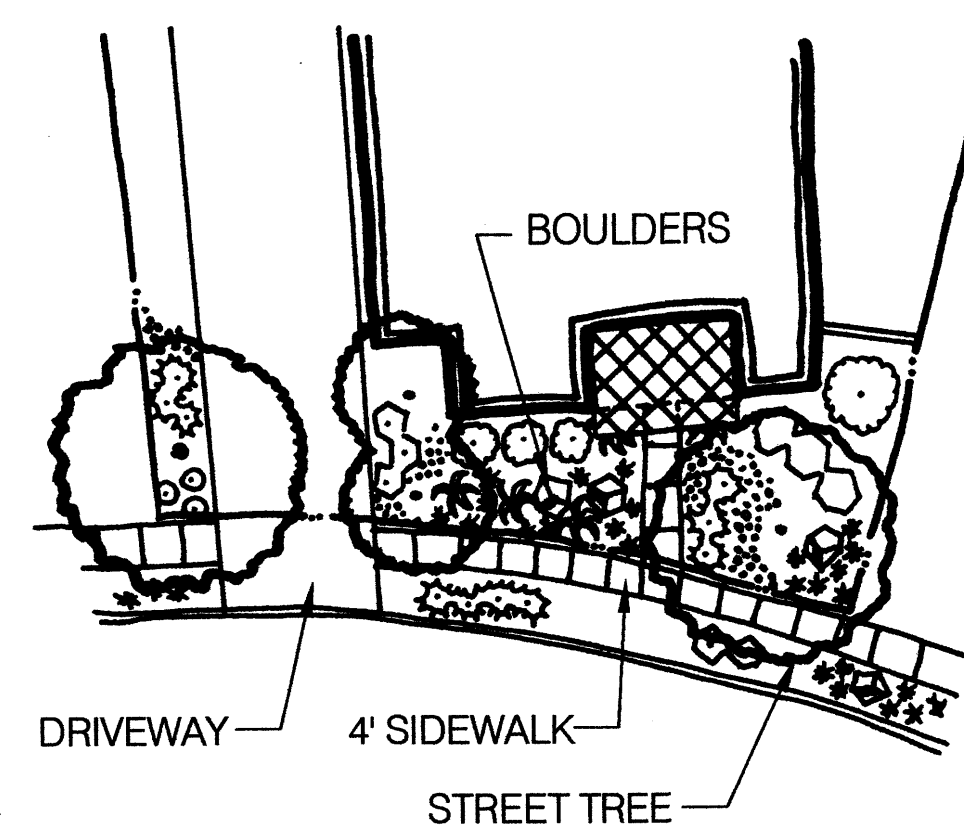
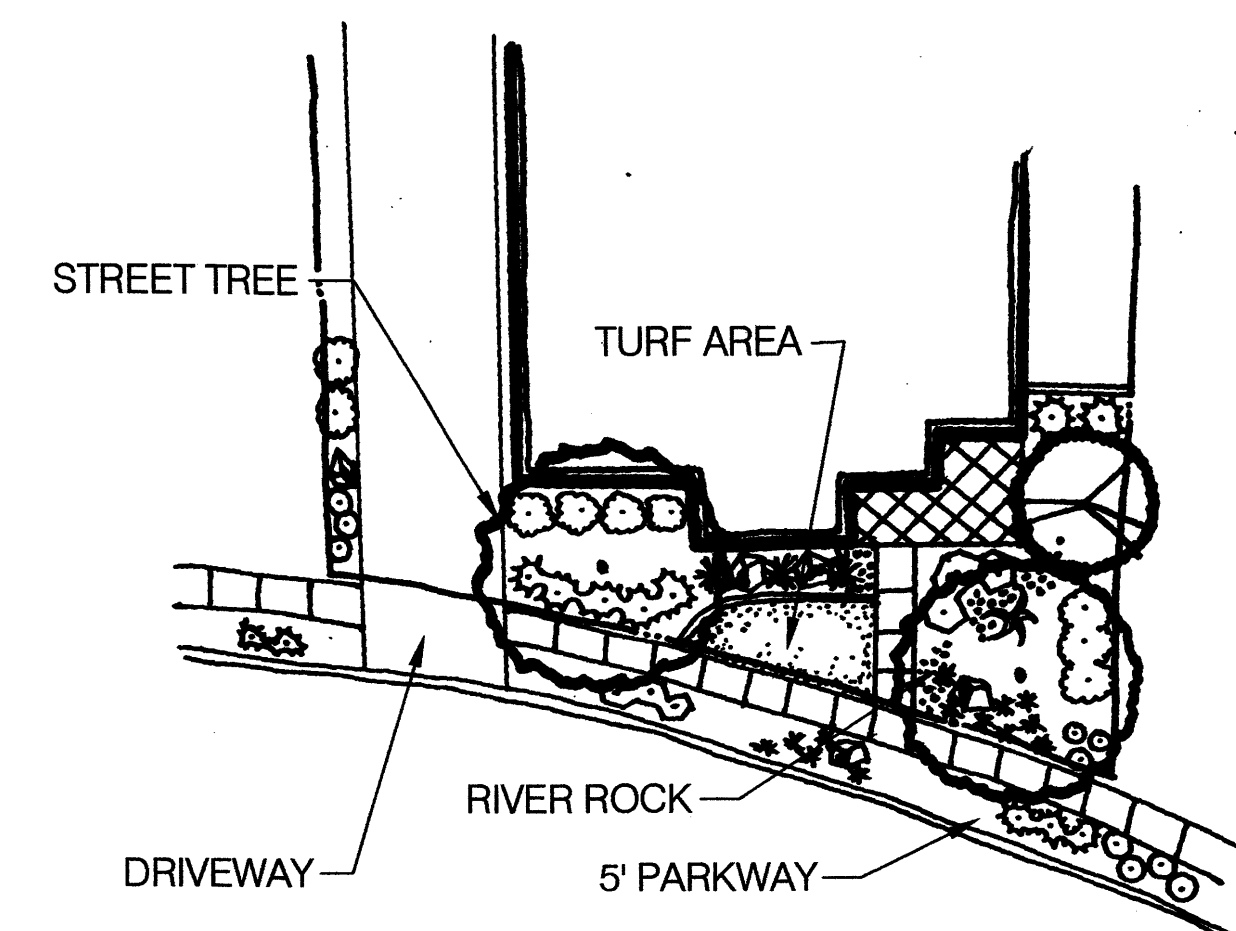
3/4" Santa Ana Tan Rock Mulch over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover.

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)



TYPICAL FRONT YARD LANDSCAPES

Landscape Plan



ASW REALTY PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501
760.860.1818 • 760.860.1919

Andalusia

at La Luz

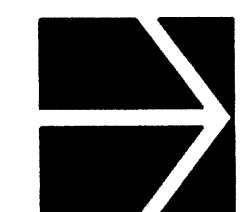
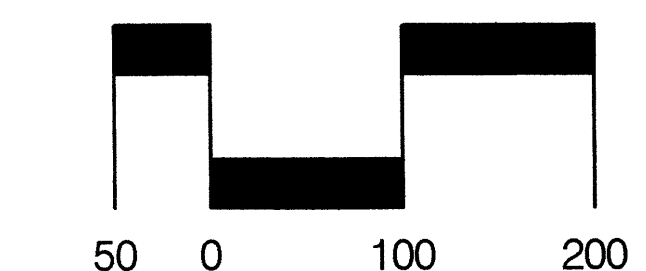


Bohannon & Huston
PLANNING / LANDSCAPE ARCHITECTURE
302 Eighth Street NW
Albuquerque, NM 87102



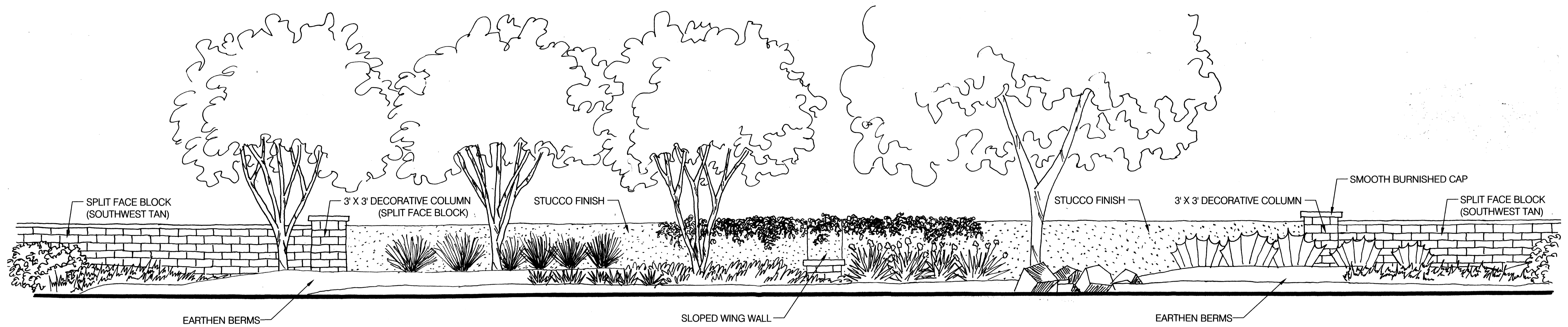
CONSENSUS PLANNING, INC.
PLANNING / LANDSCAPE ARCHITECTURE
302 Eighth Street NW
Albuquerque, NM 87102

Scale 1" = 100'



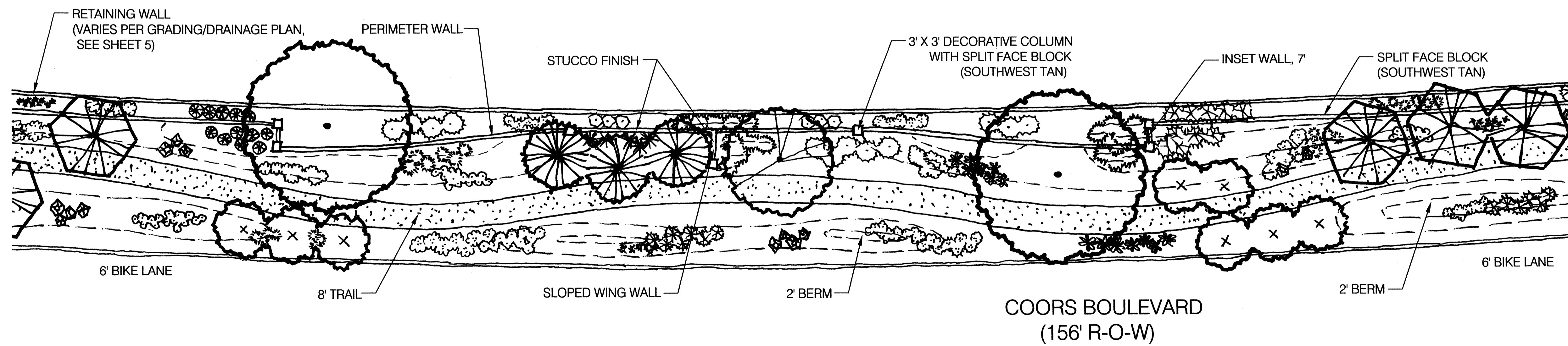
October 18, 2005

SHEET 3 OF 9



COORS BOULEVARD PERIMETER WALL ELEVATION

Scale 1/4" = 1'-0"



COORS BOULEVARD 35' LANDSCAPE BUFFER PLAN

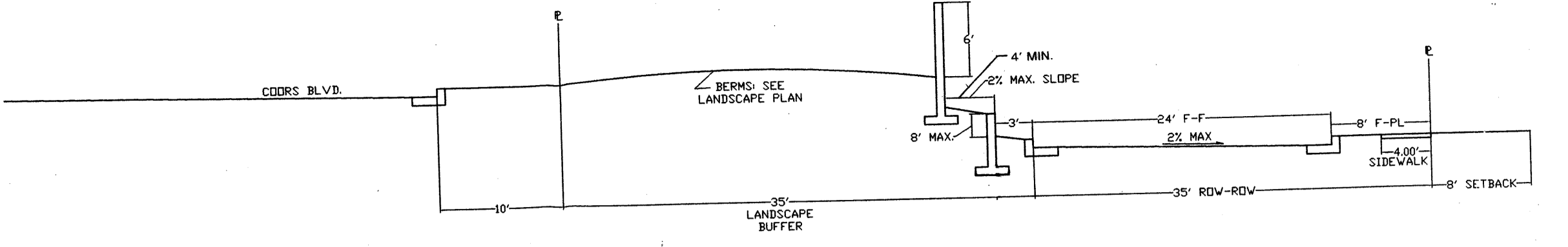
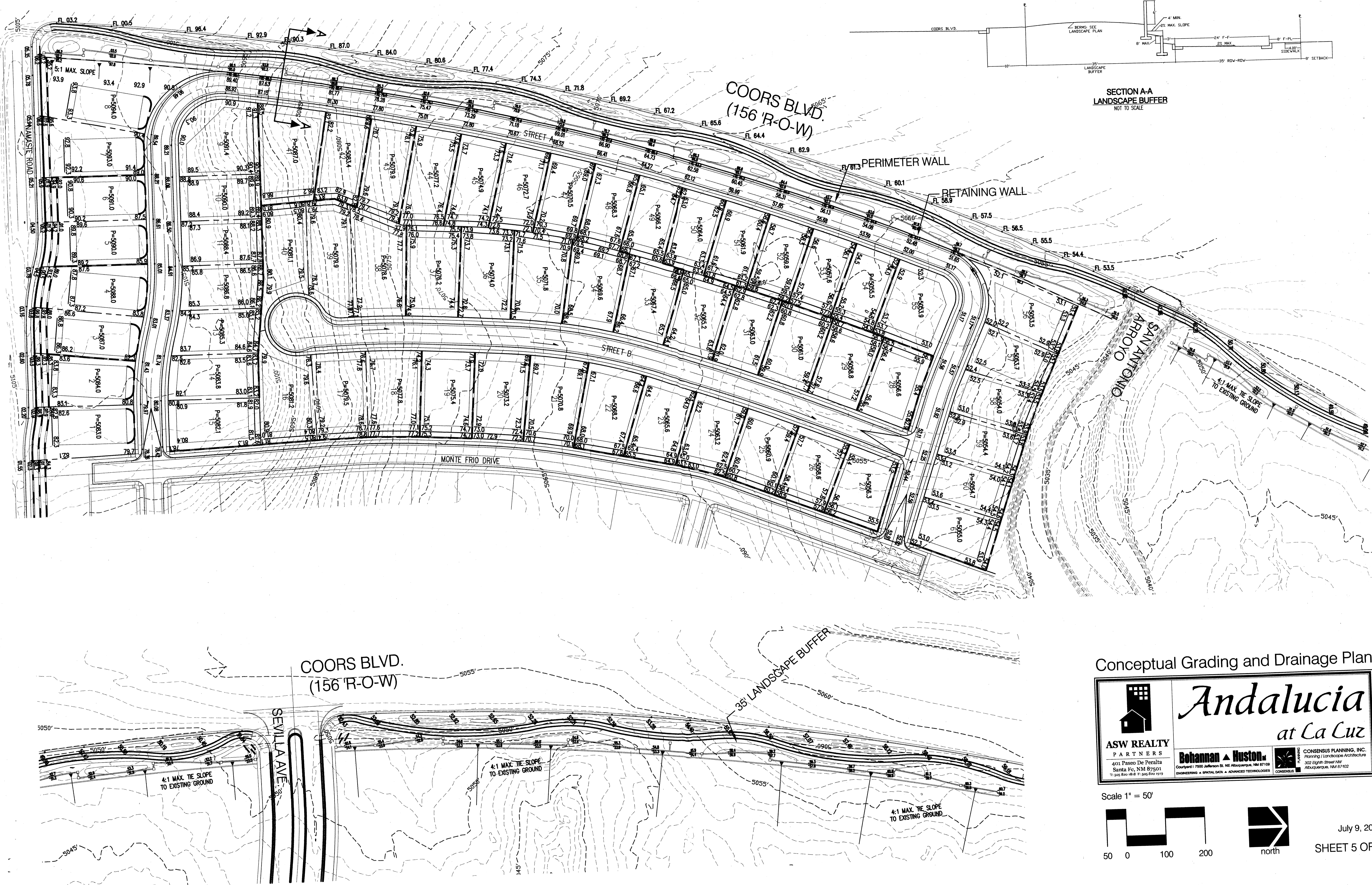
Scale 1" = 20'-0"

Landscape Plan

<p>ASW REALTY PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 T: 505.825.1515 F: 505.825.1519</p>	<p><i>Andalucia</i> at Ca Cuz</p>		<p>CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102</p>
	<p>Bohannon & Huston CONSENSUS 302 Eighth Street NW Albuquerque, NM 87102</p>		

July 7, 2005

SHEET 4 OF 9

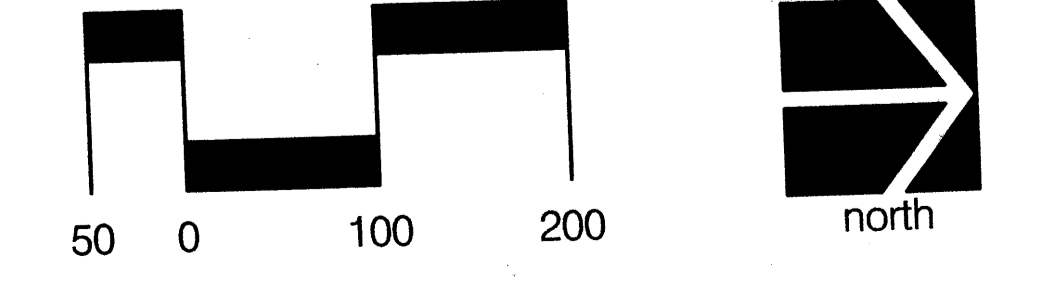


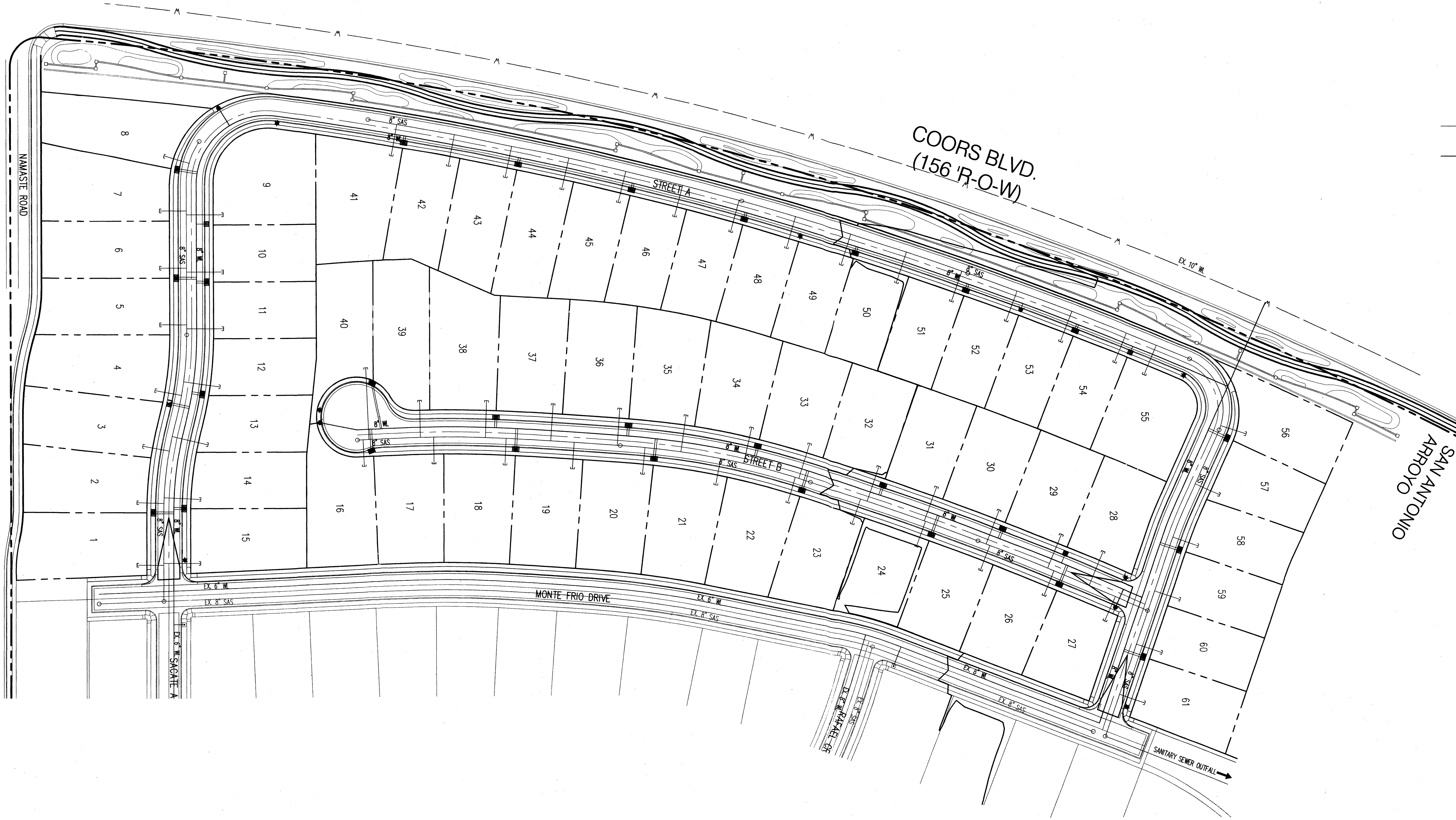
SECTION A-A
LANDSCAPE BUFFER
NOT TO SCALE

Conceptual Grading and Drainage Plan

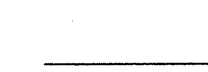






<p>ASW REALTY PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 760-838-1818</p>	<p>Behannon & Huston 1700 Jefferson St. NE Albuquerque, NM 87109 Engineering & Spatial Data • Advanced Technologies</p>	<p>CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102</p>

Scale 1" = 50'


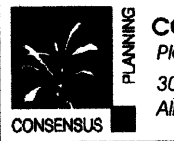




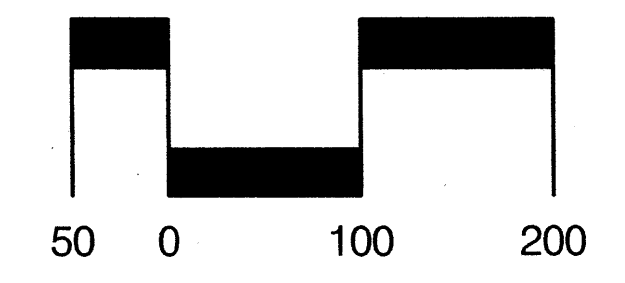
LEGEND

-  PROPOSED SANITARY SEWER
-  PROPOSED WATER LINE
-  PROPOSED HYDRANT
-  PROPOSED CAP
-  PROPOSED WATER METER
-  PROPOSED SANITARY SEWER MANHOLE
-  PROPOSED STREET LIGHT

Conceptual Utility Plan

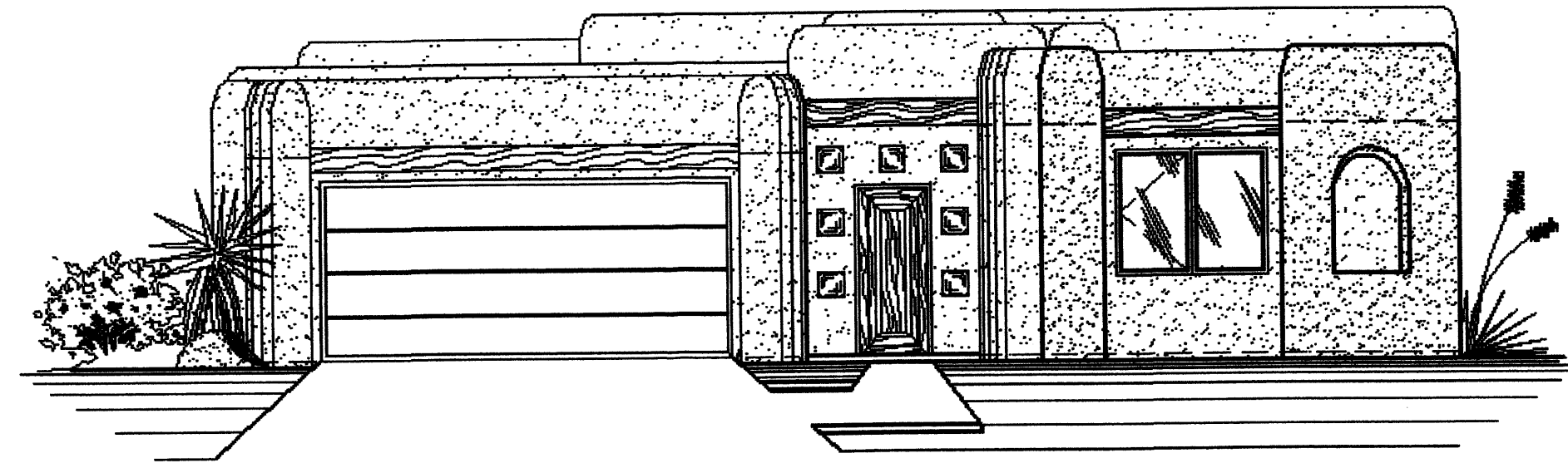
 ASW REALTY PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 T: 505 820 1818 F: 505 820 1919	<h1>Andalusia</h1> <i>at Ca Cuz</i>	
	Bohannon & Huston <small>Courtyard 1750 Jefferson St. NE Albuquerque, NM 87109</small> <small>ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES</small>	 CONSENSUS PLANNING, INC. <small>Planning / Landscape Architecture</small> <small>302 Eighth Street NW</small> <small>Albuquerque, NM 87102</small>

Scale 1" = 50'

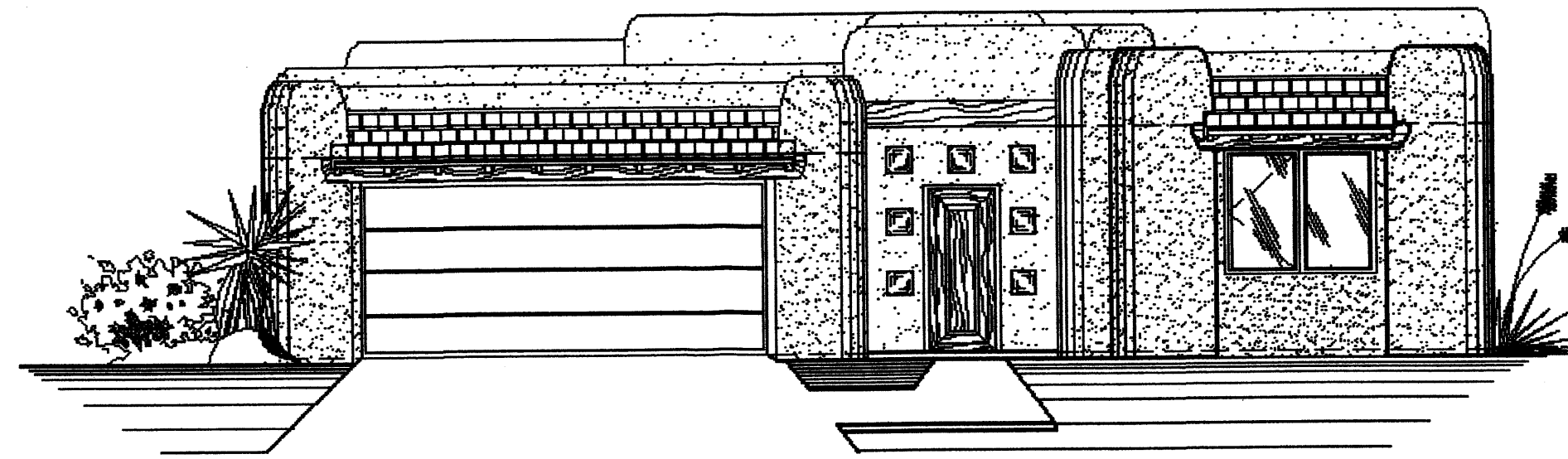


RESIDENTIAL BUILDING ELEVATIONS

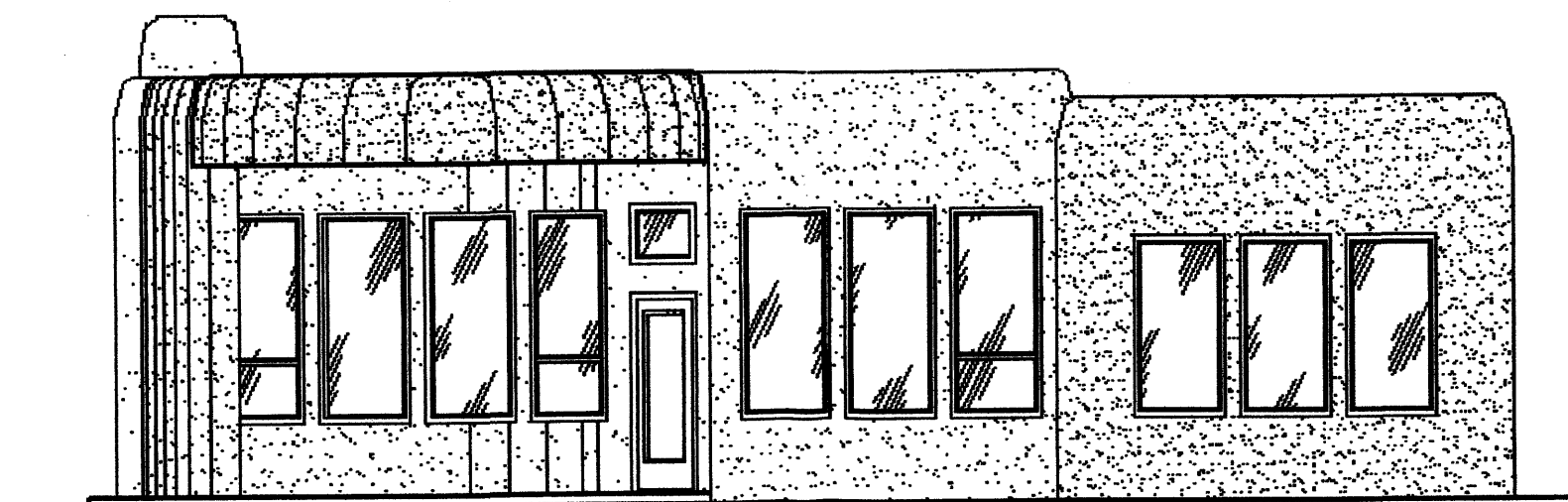
NOTE: Architectural styles shown below are illustrative. Minor variations to these styles are permitted. Elevations include 1 and 2-Story Single Family dwellings, which are consistent with the approved Site Plan for Subdivision.



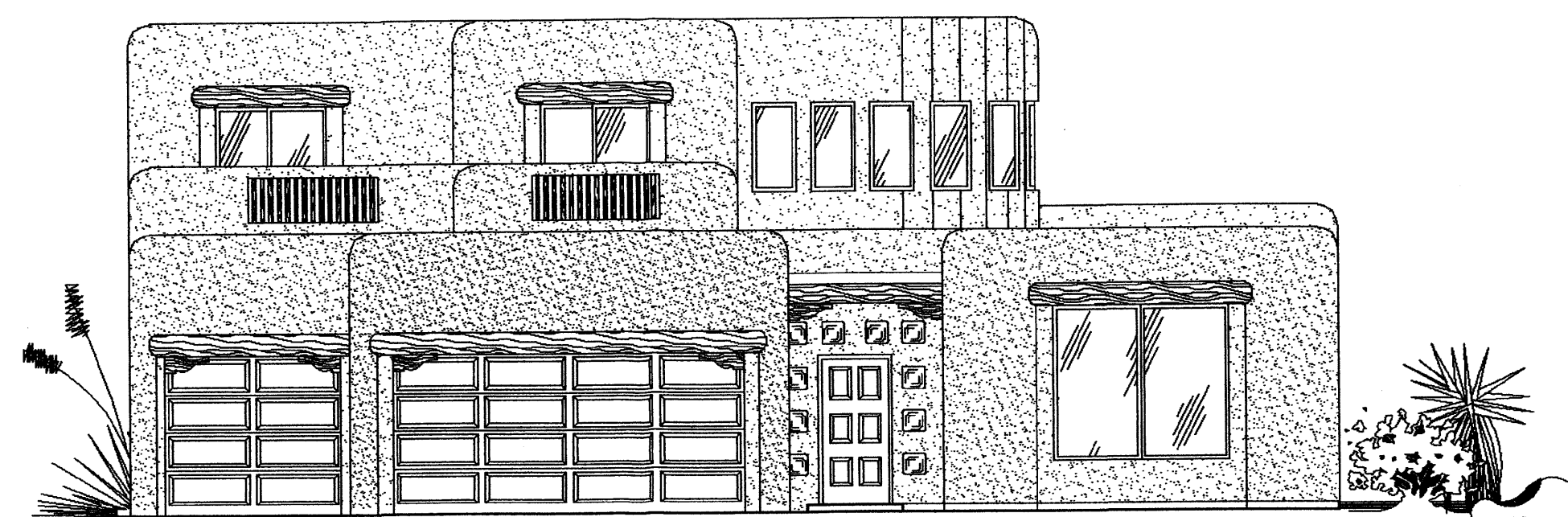
Contemporary Pueblo



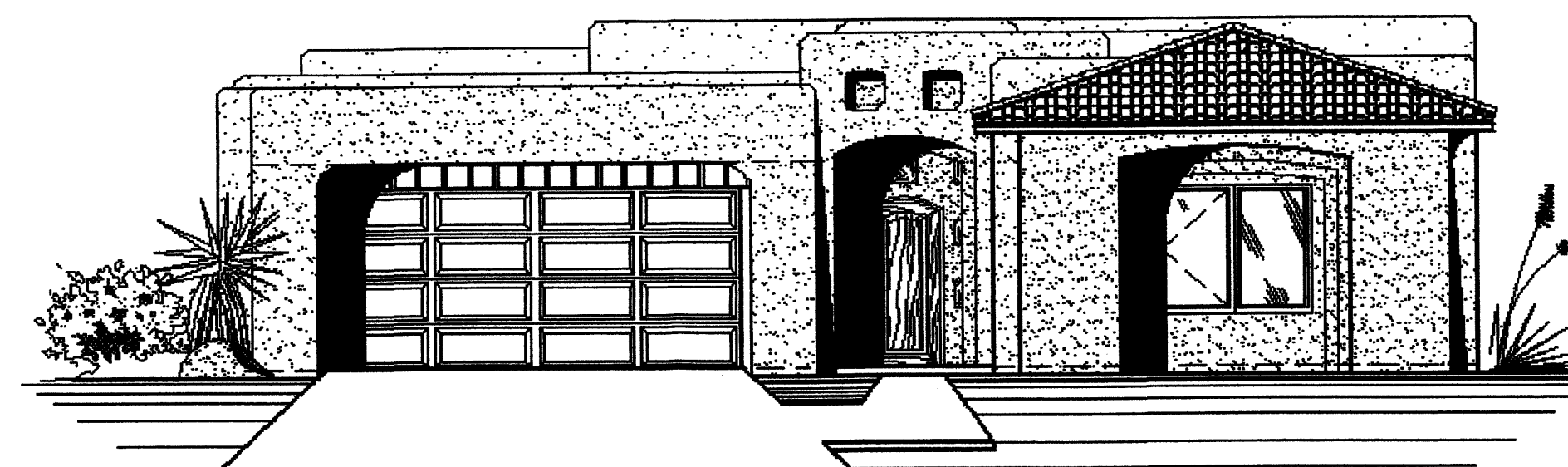
Contemporary Pueblo



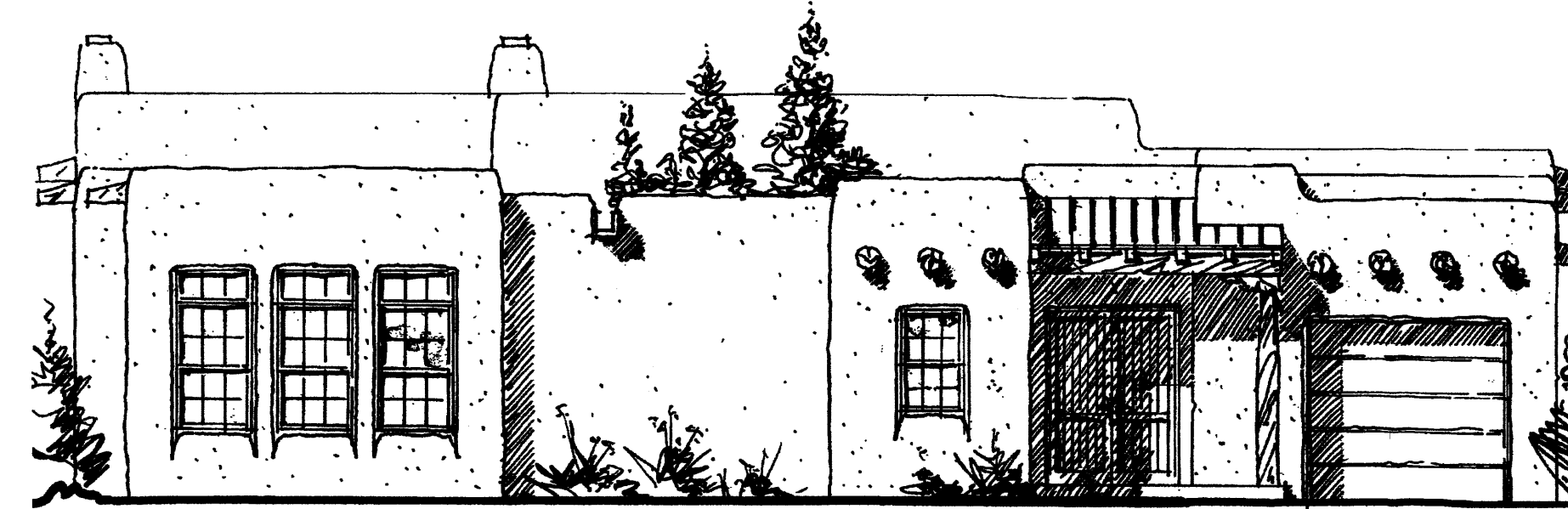
Contemporary Pueblo Rear Garage



Contemporary Pueblo



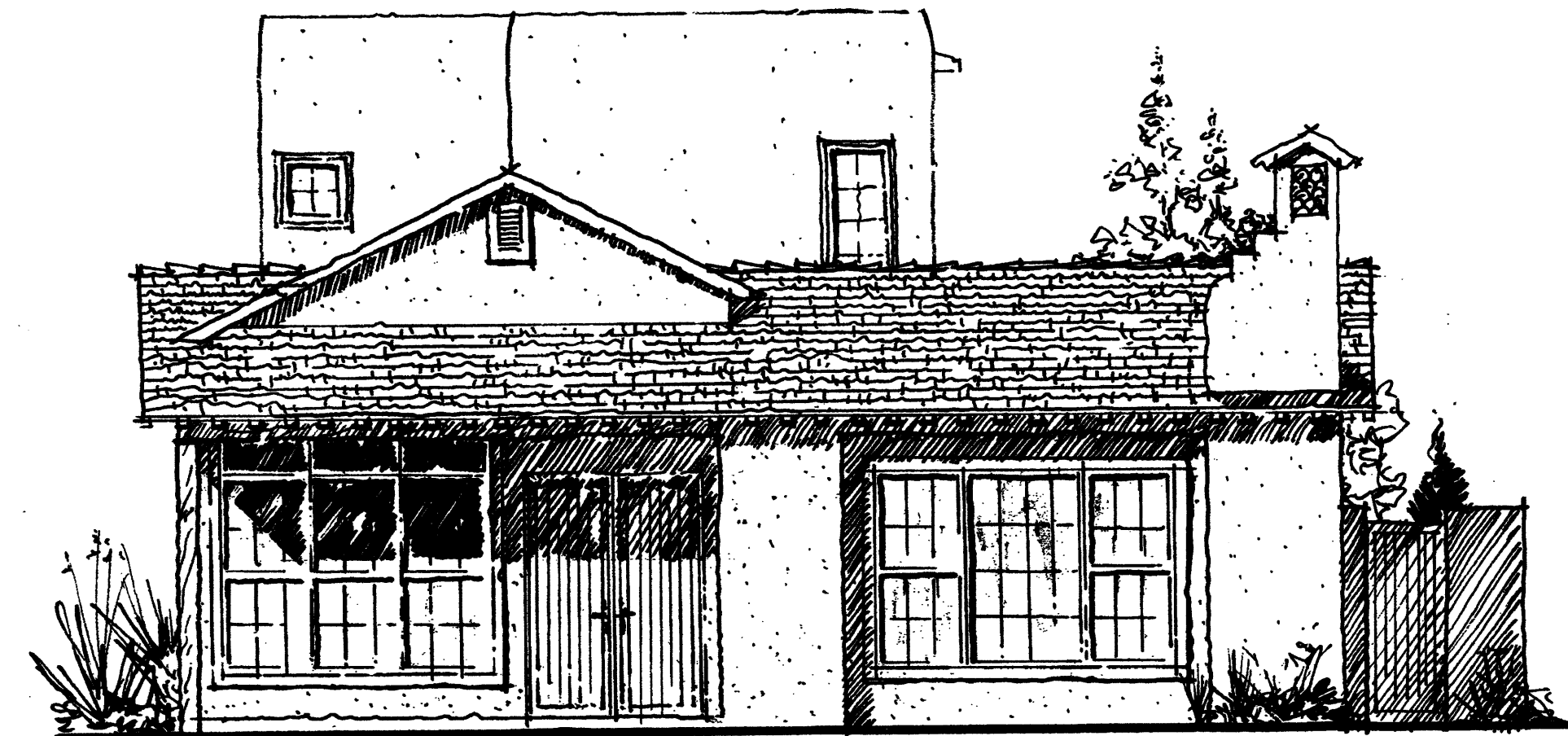
Spanish Colonial



Traditional One-Story



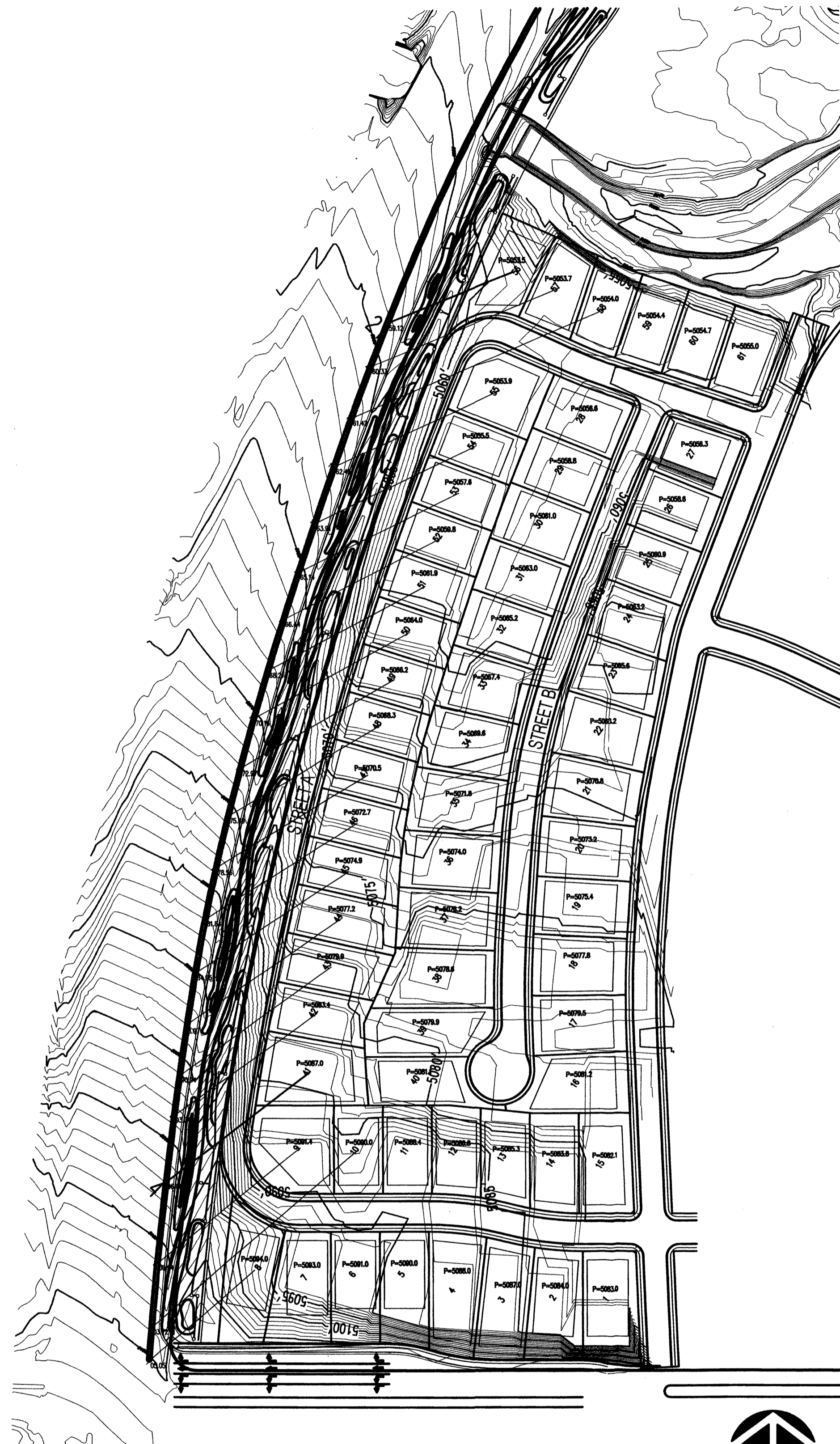
Traditional Two-Story



Alley Loaded Garage

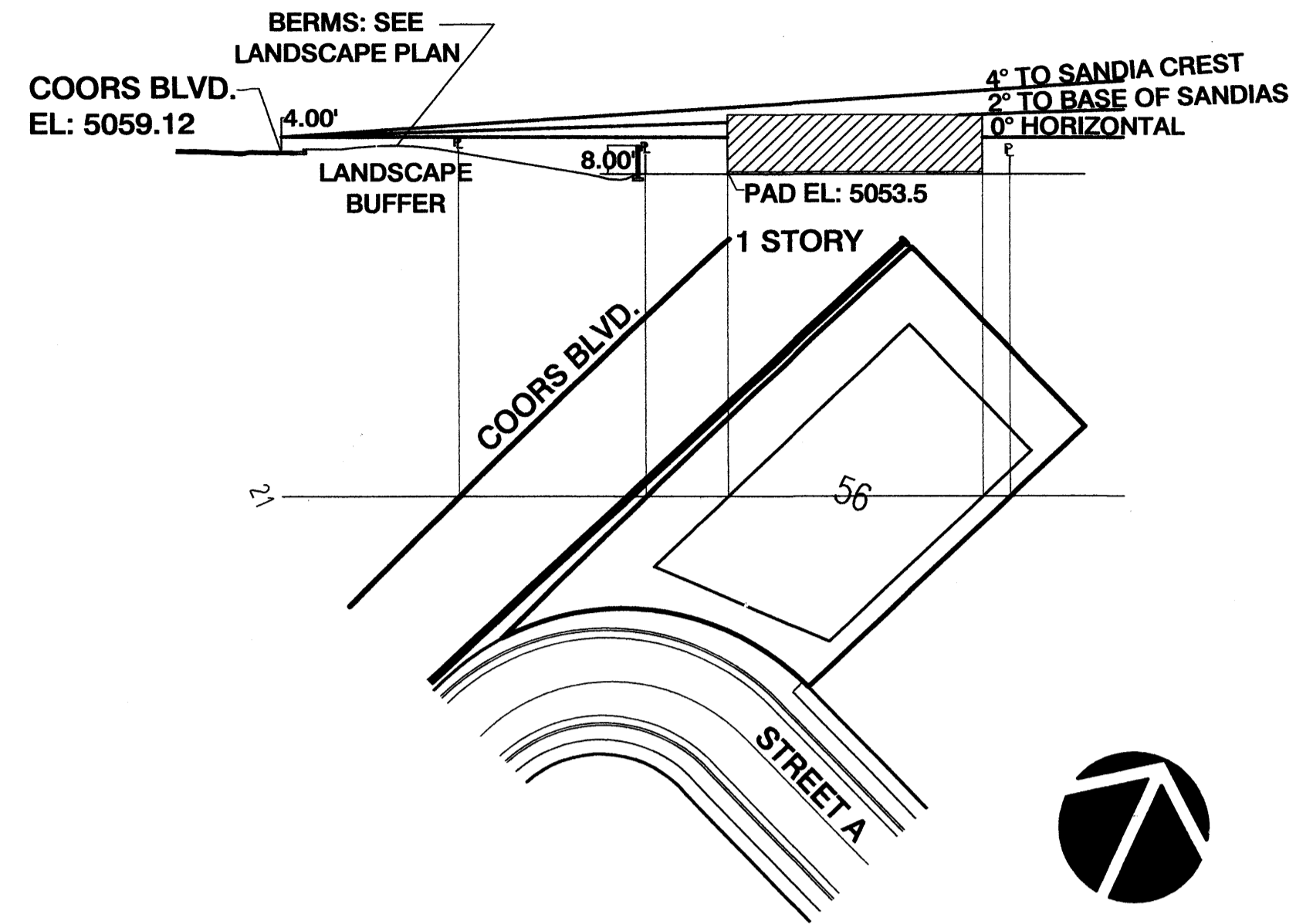
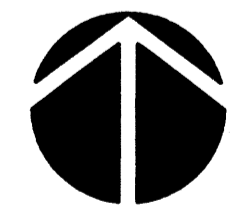
Building Elevations

 ASW REALTY PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 T: 505 820 1818 F: 505 430 1919	<h1>Andalucia</h1> <i>at La Cruz</i>		 Behannan & Huston COURTYARD 17500 Jefferson St. NE Albuquerque, NM 87109 302 Eighth Street NW ALBUQUERQUE, NM 87102
	CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW ALBUQUERQUE, NM 87102		



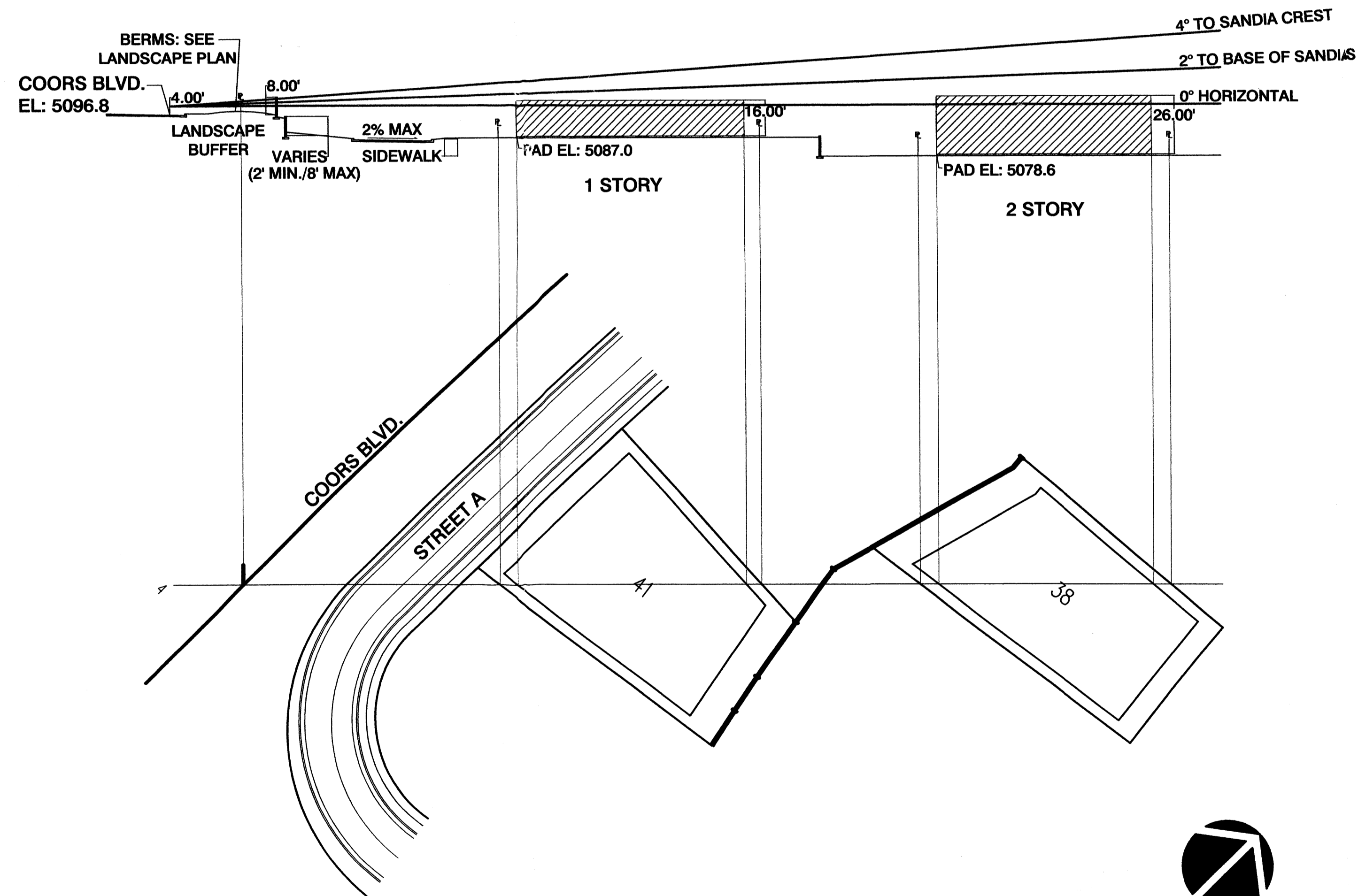
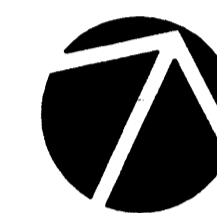
SUBDIVISION LAYOUT

Scale: 1"=100'-0"



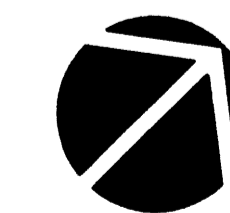
VIEW DIAGRAM A

Scale: 1"=40'-0"



VIEW DIAGRAM B

Scale: 1"=40'-0"

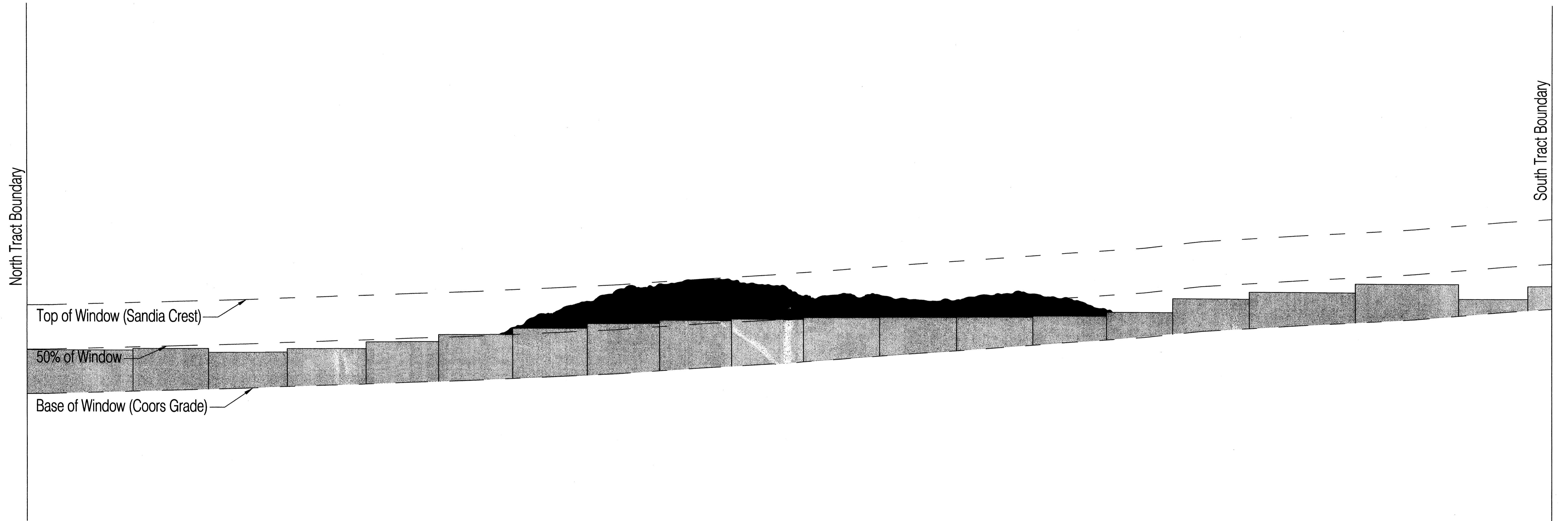


GENERAL NOTES:

1. The site layout is in compliance with the approved Site Plan for Subdivision, Design Standards, Sheet 2, Coors Corridor Plan View Preservation section.
2. The Coors Corridor Plan requires that buildings within the multi-story setback shall not penetrate the view plane and buildings outside of the multi-story setback may penetrate no more than 1/3 of its height through the view plane.
3. Buildings shall not penetrate above Sandia Crest as seen from 4 feet above Coors grade.
4. The Coors Corridor Plan allows exceptions to building height, setback, and bulk if the intent of the design guidelines are met and the required setbacks, height, and bulk cannot be reasonably attained due to conditions of the site.
5. In order to meet the intent of the Coors Corridor Plan view preservation guidelines, an interior road (Street A) has been created, the site grade has been lowered approximately 8 feet below Coors, and all houses adjacent to Coors have been restricted to 1-story with a maximum height of 16 feet.

Coors View

 ASW REALTY PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 T: 505.822.1818 F: 505.822.1919	<h1>Andalucia</h1> <p>at La Cuz</p>		 Bohannon & Huston Courtyard 7500 Jefferson St. NE Albuquerque, NM 87109 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES	 CONSENSUS PLANNING, INC. Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102
	<p>CONSENSUS PLANNING, INC.</p>			



VIEW WINDOW

NOTES:

1. Sandia Crest based upon digital photography taken from Coors Boulevard.
2. View shown is at a 45 degree angle from Coors Boulevard, as required by the Coors Corridor Plan.
3. Coors Corridor Plan requires that no greater than 50% of the View Area shall be obscured by structures.
4. 44% of the View Area is obscured by structures in compliance with these regulations.

Coors View Area Analysis

 ASW REALTY PARTNERS 401 Paseo De Peralta Santa Fe, NM 87501 <small>T: 505 838 4848 F: 505 838 1919</small>	<i>Andalucia</i> <i>at La Cuz</i>
	Behannan & Huston <small>Courtyard 7500 Jefferson St. NE Albuquerque, NM 87109</small> <small>ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES</small>