

PROPERTY COVERED BY THIS SITE PLAN FOR SUBDIVISION
TOTAL ACREAGE:
17.0 GROSS ACRES

← 30' ACCESS POINTS

APPROVAL

Project #1000898-2132
EPC # 02EPC-01347
DRB #03 DRB-200135

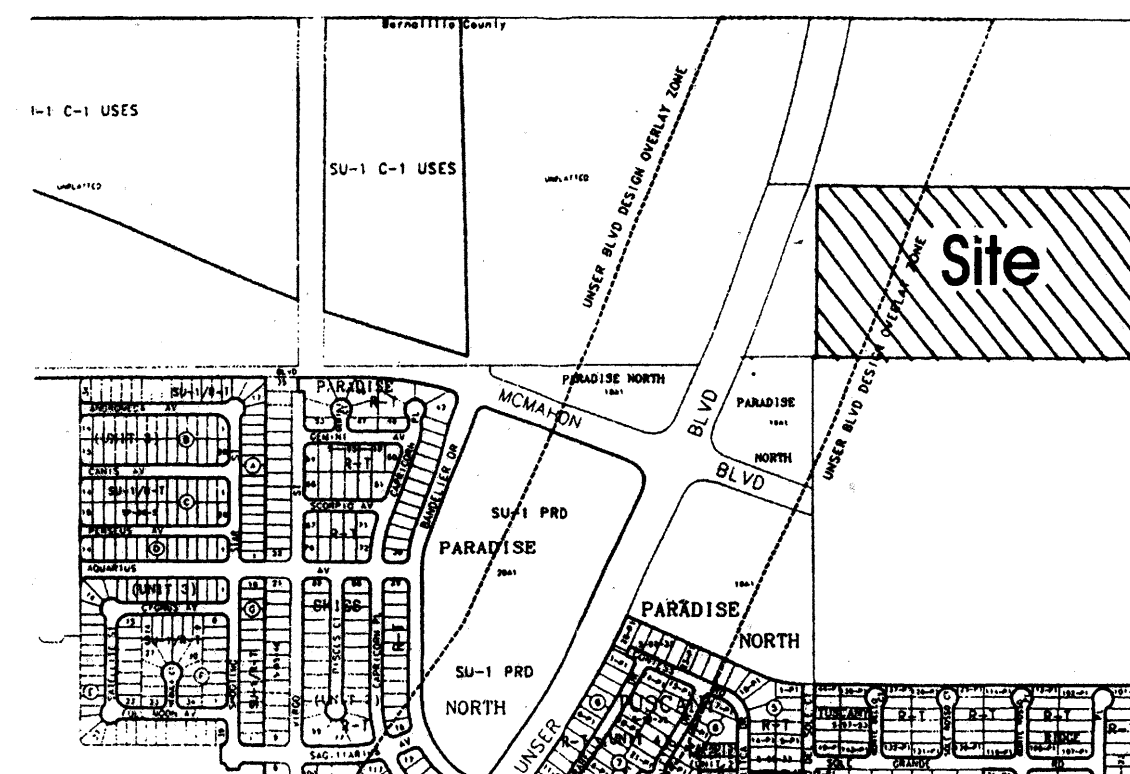
Sharon Matson 2/12/03
Planning Department Date

Richard Dawick 2-12-03
Transportation Development Date

Bradley D. Bingham 2/12/03
City Engineer Date

Roger A. Sheen 2-12-03
Utility Development Date

Christina Sandoval 2/12/03
Parks and Recreation Department Date



SITE VICINITY

SITE PLAN FOR SUBDIVISION

REQUIRED INFORMATION:

The Site: The site consists of 4.0 acres within the Unser/McMahon Village Center, zoned SU-1 for Mixed Use, and 13 acres outside the Village Center, zoned SU-1 for R-2.

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on January 18, 2001 (00110-00000-01623) as follows:

- SU-1 for Mixed Use Development: 4.0 acres
 - C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 1.4 acres);
 - O-1 Permissive and Conditional Uses; and
 - R-2 Permissive and Conditional Uses (minimum of 35% of the gross property area)

SU-1 for R-2: 13.0 acres

Pedestrian and Vehicular Ingress and Egress:

Trails: There is a proposed trail along Unser Boulevard per the Trails and Bikeways Master Plan.

Vehicular Access: In accordance with the Transportation and Land Use Guide for the Westside/McMahon Corridor, the Site Plan identifies an internal circulation system of collector and local roads. Conceptual access points have been identified; final locations, width, and configuration shall be determined with future Site Plans for Building Purposes.

Pedestrian Access: Pedestrians shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the R-2 neighborhood east of the Village Center to ensure easy connections from the R-2 uses to the Village Center.

Bicycle Access: A bicycle trail is planned along Unser Boulevard west of the subject property. Also, pursuant to the West Side Strategic Plan, the internal collector streets will have on-street bicycle lanes.

Transit: A major transit stop is proposed at the eastern edge of the Village Center per Westside/McMahon Land Use and Transportation Guide. This location will have excellent access to the Village Center and the R-2 neighborhood to the east.

Landscape Plan: The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Village Center. A minimum of 15 percent of the site shall be landscaped.

Note: The access policy for Unser Boulevard was amended by the UTPPB Resolution 2000-10 to allow a full access intersection on Unser Boulevard approximately 1,200 feet north of McMahon Boulevard, and two additional limited access points (right-in/right-out/left-in) on Unser Boulevard approximately 700 feet north and south of the Unser/McMahon intersection. This policy has been implemented through the full access intersection at Unser Boulevard and Summer Ridge Road and the limited access point south of Parcel F, east of Unser Boulevard.

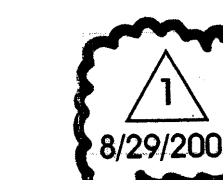
SITE PLAN FOR SUBDIVISION
Unser/McMahon
Village Center North

Prepared For: Unser/McMahon Group
PO Box 372
Cedar Crest, NM 87008

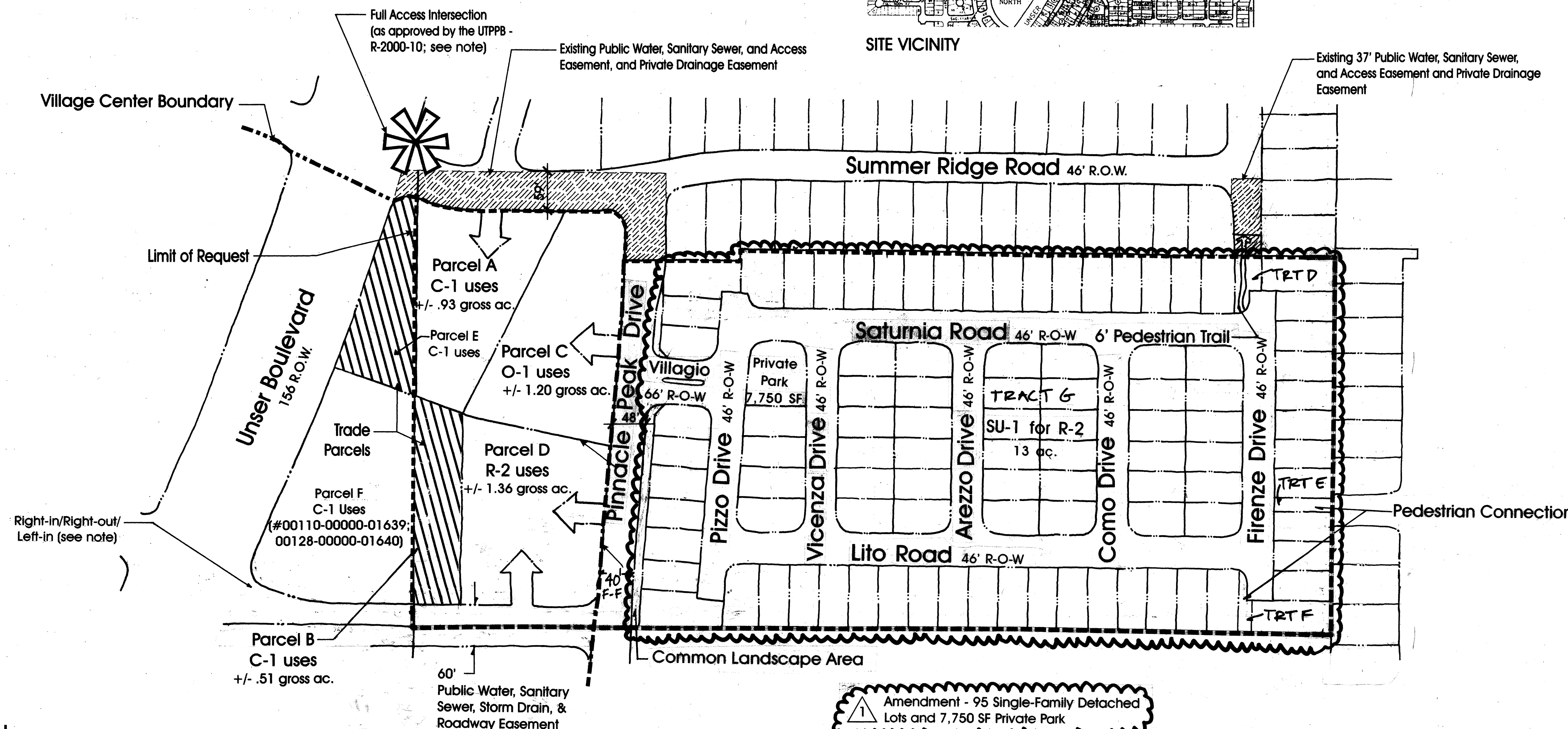
Prepared By: Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

October, 2001

Sheet 1 of 3



PROJECT 1002132



APPROVAL

Project #1000898; EPC 00128-00000-01514; DRB 01450-00000-01599
THIS SITE PLAN FOR SUBDIVISION IS CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

Richard Dawick 12/20/01
Planning Department Date

Richard Dawick 12-14-01
Transportation Department Date

Bradley D. Bingham 11/14/01
City Engineer Date

Roger A. Sheen 11-14-01
Utility Development Date

Christina Sandoval 11-14-01
Parks and Recreation Department Date

Amendment - 95 Single-Family Detached Lots and 7,750 SF Private Park

Note: In order to achieve the goals of this site plan, a plat shall be required that implements the proposed land trades between this property and the property to the west. The purpose of this trade is to provide each landowner with a developable parcel with reasonable access.

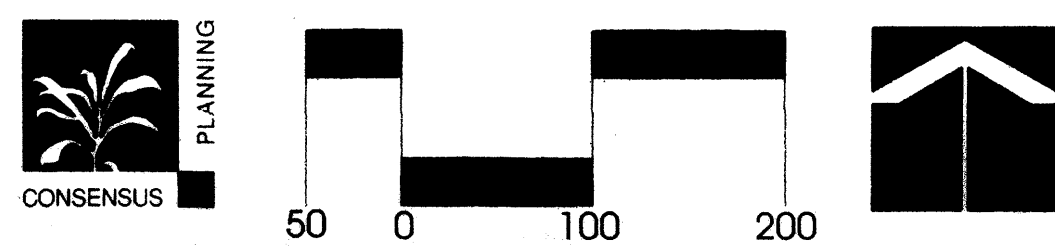
Parcel	Land Use	Gross Acres
A	C-1	.93
B*	C-1	.51
C	O-1	1.20
D	R-2	1.36
TOTAL VILLAGE CENTER		4.00

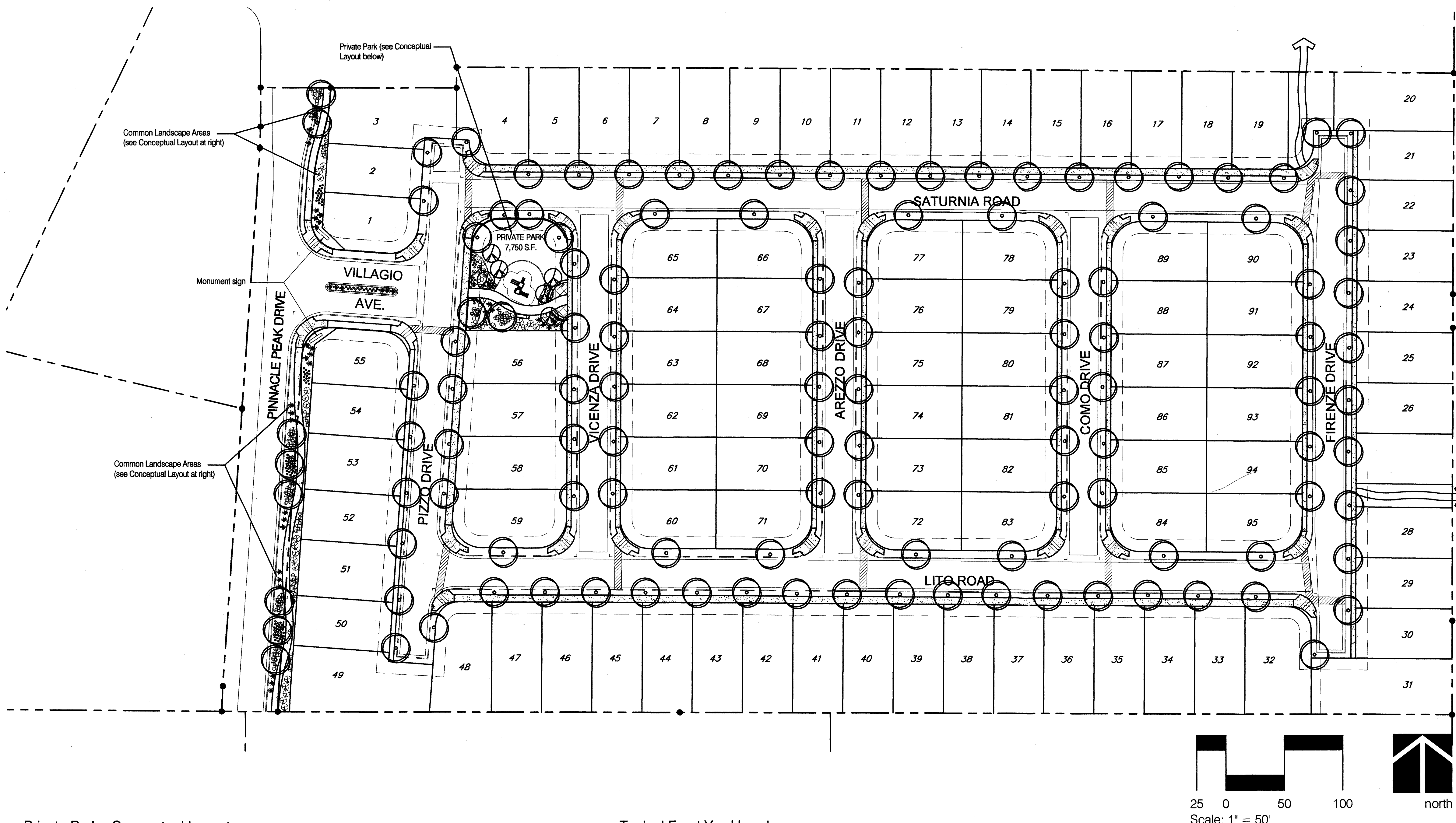
*Parcel B is proposed to be traded with an equal size parcel in #00110-00000-01639; 00128-00000-01640.

Parcels A and E, and Parcels B and F will be replatted in order to be combined prior to development of these parcels.

In order to provide access to all tracts, the plat shall establish cross-lot blanket access and public utility easements for all tracts. There will be no direct access to Unser Boulevard (see note regarding UTPPB Resolution 2000-10).

Scale: 1" = 100'





LANDSCAPE CONCEPT

The landscape Concept for Villa de Villagio in and immediately adjacent to the Unser/McMahon Village Center North has been developed to be consistent with the approved Site Plan for Subdivision approved by the Environmental Planning Commission on January 18, 2001 and with the amended Site Plan for Subdivision approved on October 18, 2002.

GENERAL
The design and provision of landscaping for the Villa de Villagio Subdivision 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 the Villa de Villagio Subdivision are classified as local streets and do not fall under the requirements of the City of Albuquerque Street Tree Ordinance, however, per the Unser McMahon Village Center North Design Guidelines, street trees shall be installed as shown by the developer at a rate of approximately one tree per lot.

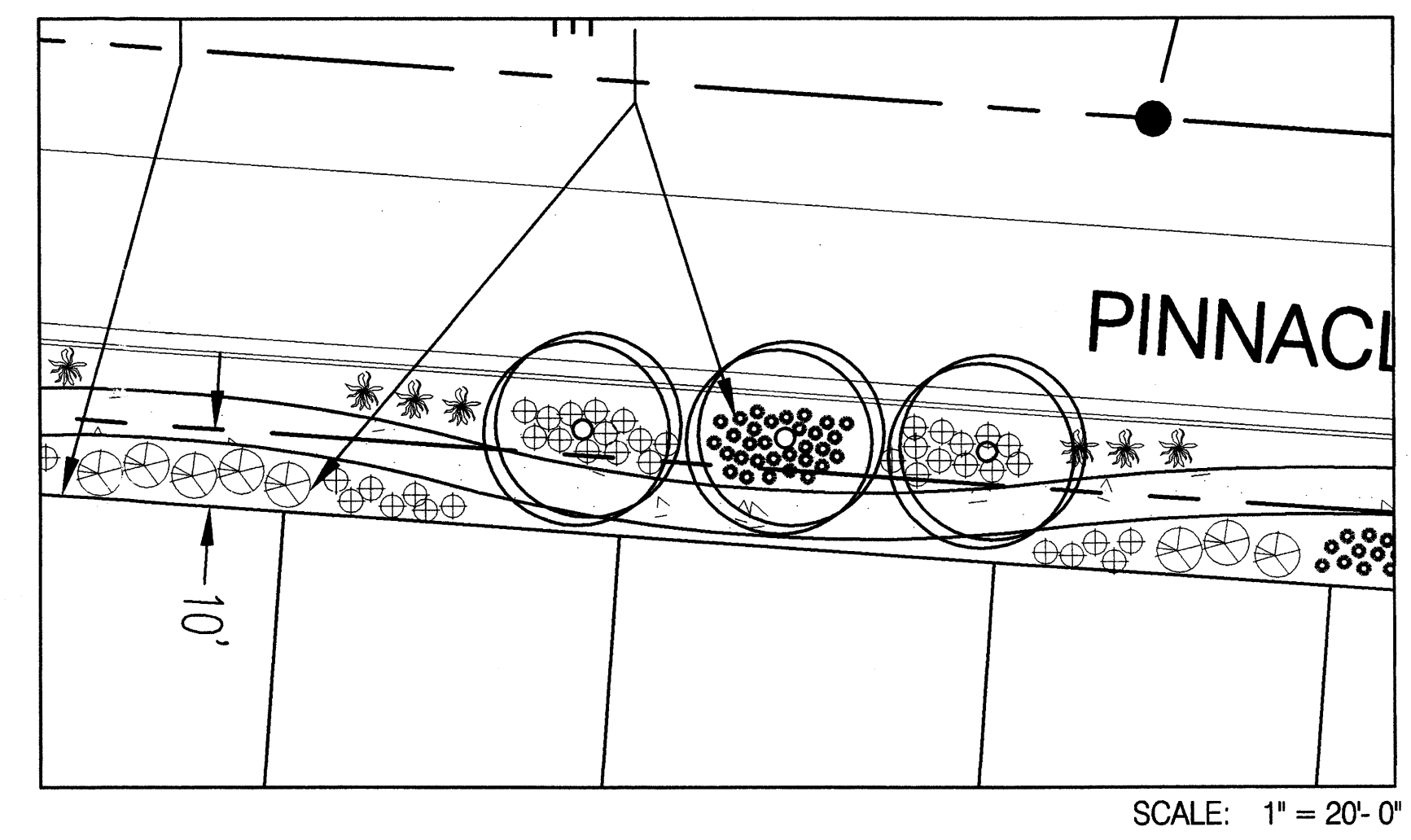
STREET TREE PALETTE
 Purple Robe Locust, Golden Raintree, Ash Species

UTILITY NOTES
Due to the small scale, and in order to provide optimum legibility of the landscape plan, utility easements are not shown. The location of utility easements are as indicated on the Site Plan, Sheet 1.

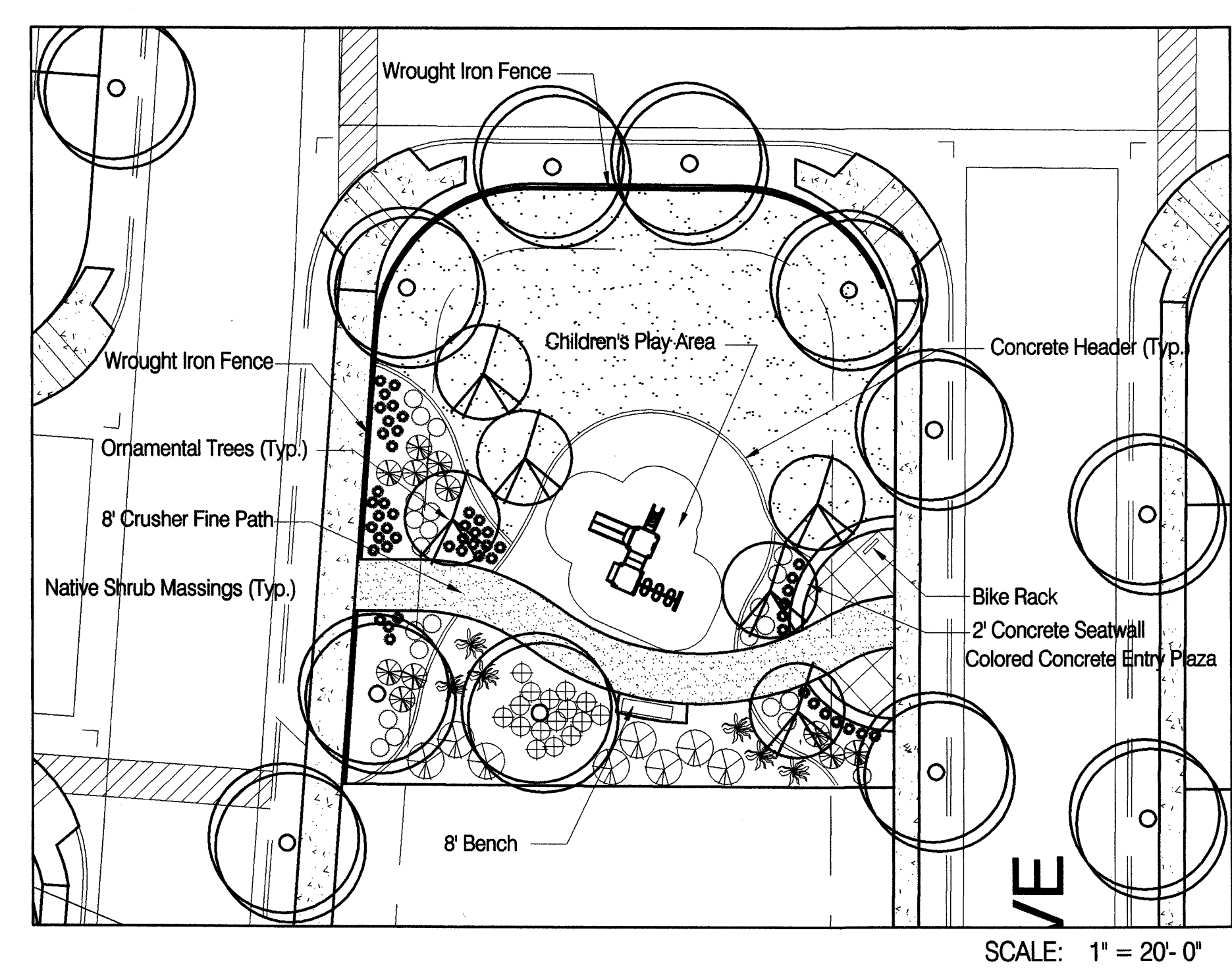
IRRIGATION SYSTEM
Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. Irrigation for street trees shall be included as part of the irrigation system for individual lots.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system shall be the responsibility of the individual Lot Owners. All planting areas will be maintained in a living, attractive, and weed free condition. The private park and all common landscape areas shall be maintained by the Homeowner's Association.

Common Landscape Areas - Conceptual Layout

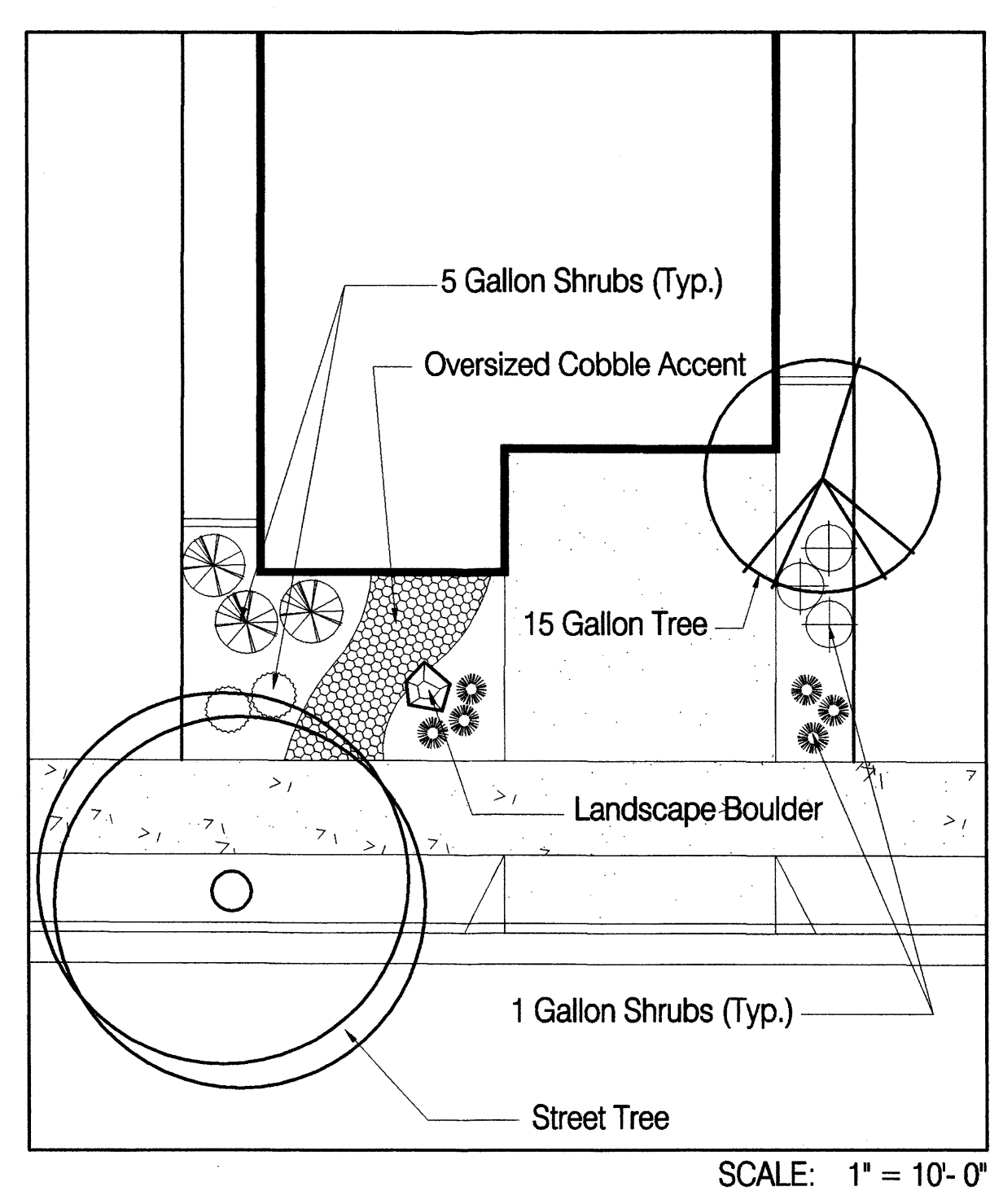


Private Park - Conceptual Layout



Typical Front Yard Landscape

- MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR VILLA DE VILLAGIO SUBDIVISION**
- The following requirements for front yard landscaping are in addition to the street tree requirements outlined above.
- 2 Deciduous Shade Tree (min. 15 gallon)
 - 8 Shrubs (min. 5 gallon)
 - Turf Grass (sodded, min. 20% of the front yard landscape area)
- OR
- 1 Ornamental Tree (min. 15 gallon)
 - 5 Shrubs (min. 5 gallon)
 - 9 Shrubs (1 gallon)
 - 1 Landscape Boulder (3X3' min.)
 - Oversized Cobble Mulch Accent
- 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
- The following approved Accents can be used for front yard landscaping:
- 2"-4" Cobbles (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 "Albuquerque Plant List" are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.
- Shade Trees (15 gallon min.)***
Autumn Purple Ash, Honeylocust species, Chinese Pistache, Golden Raintree, Purple Robe Locust
- Ornamental Trees (15 gallon min.)***
Desert Willow, Chitalpa, New Mexico Olive, Flowering Pear, Flowering Plum, Chaste Tree
- Evergreen Trees (6' min. height)***
Piñon Pine
- *Palm Yucca and Ocotillo shall not be used to fulfill the requirement for front yard trees.*
- Shrubs (1 & 5 gallon)**
Juniper Species, Potentilla, Chamisa, Artemisia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cottoncane Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species
- Groundcovers and Vines (1 & 5 gallon)**
Trumpet Vine, Carolina Jessamine, Juniper species, Honeysuckle, Wisteria, Virginia Creeper
- Turf Grasses (Seed or Sod)**
Kentucky Bluegrass (Max. 20% of total landscape area)
Fescue (Max. 20% of total landscape area)
Buffalo/Blue Grama Grass

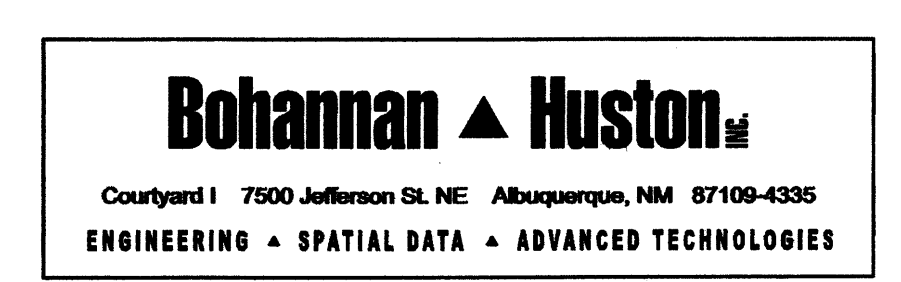
Landscape Plan

Villa de Villagio

Prepared for:
T.S. McNaney and Associates
400 Gold SW
Suite #700
Albuquerque, NM 87102

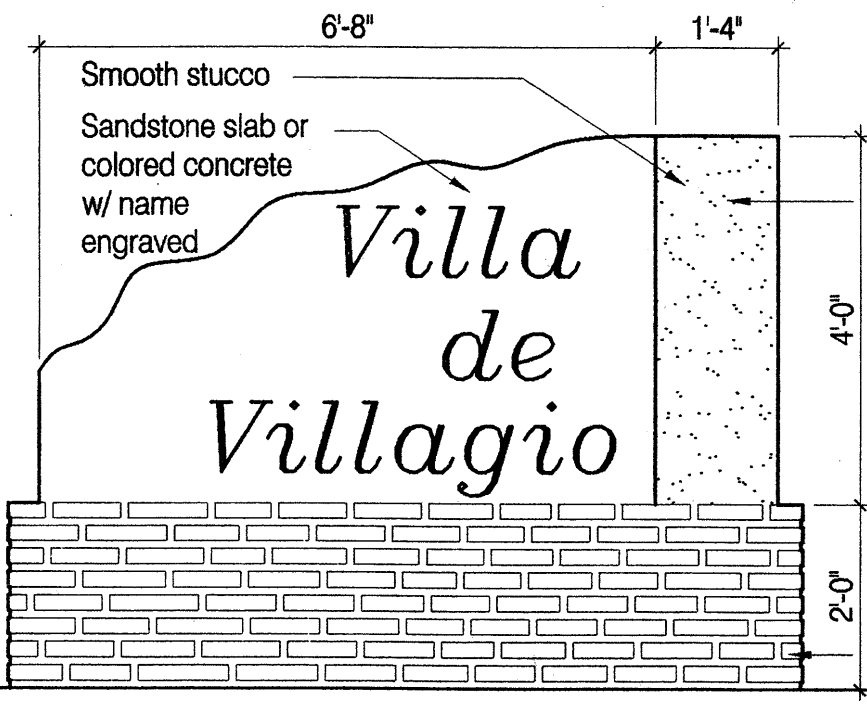
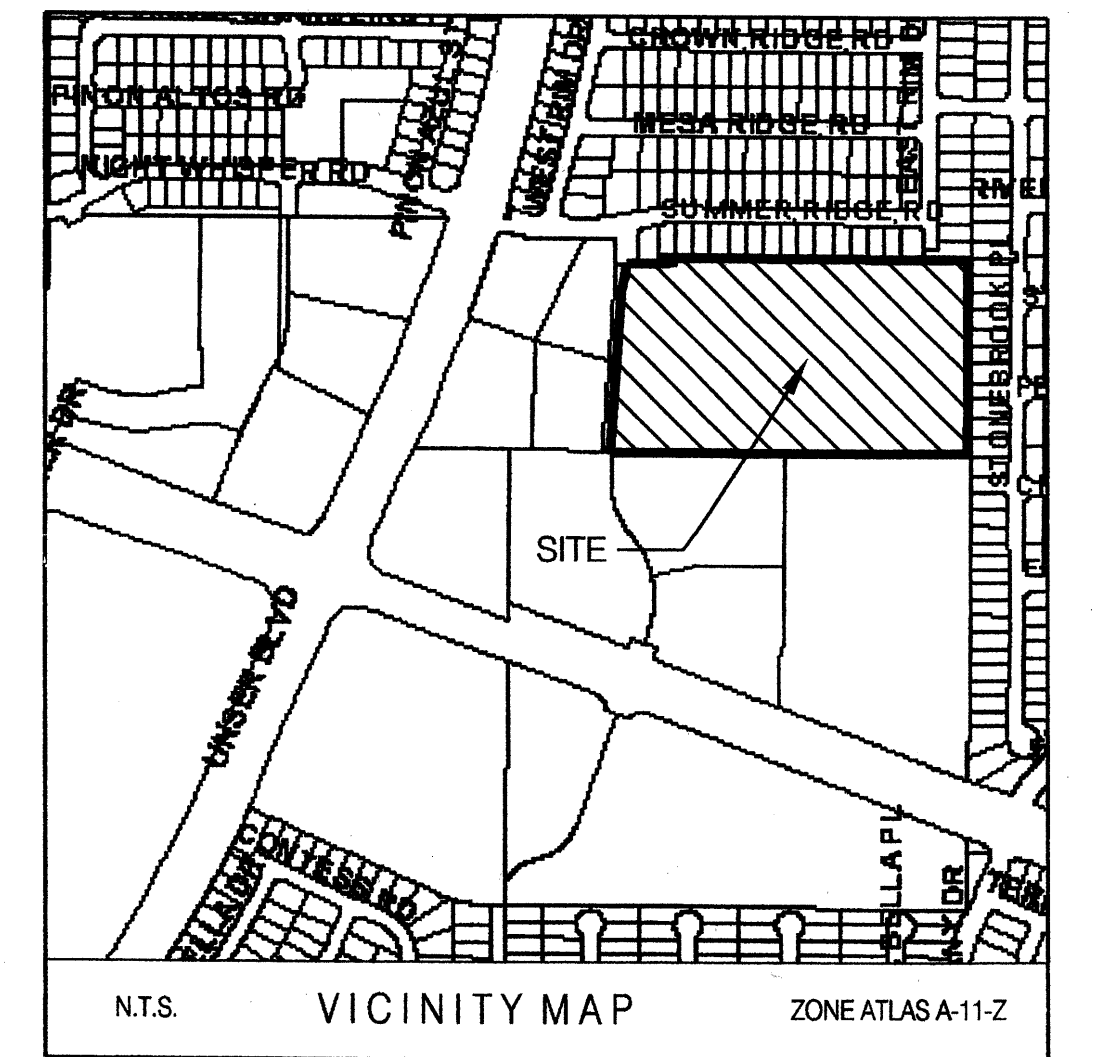
Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Bohannon Huston, Inc.
7500 Jefferson NE
Court yard 1
Albuquerque, NM 87109

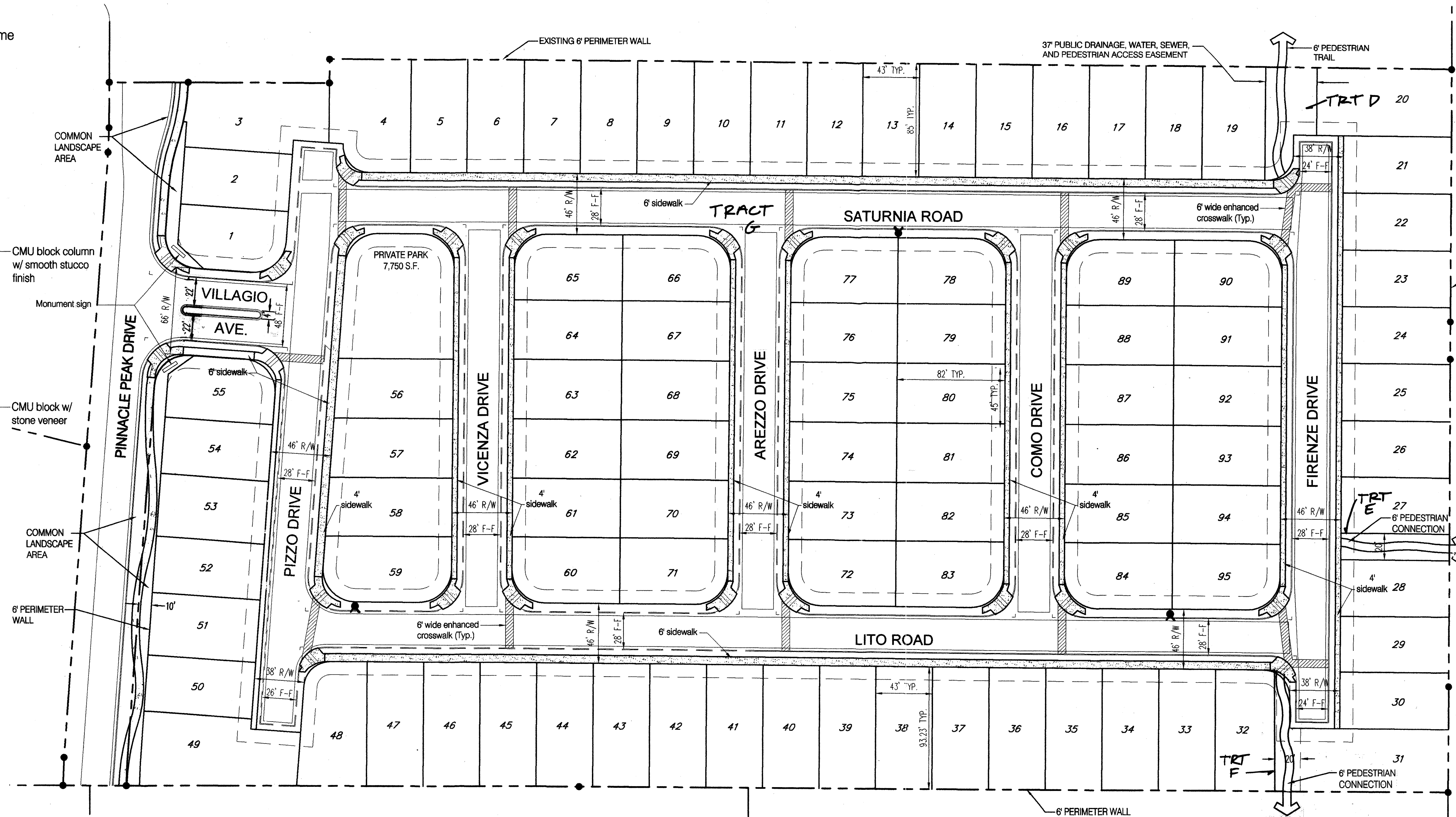


SITE DATA

Zoning: SU-1 for R-2 Permissive and Conditional Uses
 Site Area: 13.0 acres
 Dwelling Units: 95 Single Family Homes
 Private Park: 7,750 s.f. (To be maintained by Home Owner's Association)



ENTRY WALL SIGN
 N.T.S.



APPROVALS

PROJECT: #100898;02EPC-1348
Sharon Matern 2/12/2003
 Planning Director Date
Paul and Dawn 2-12-03
 Transportation Development Date
Bradley D. Bly 2/12/03
 City Engineer/AMAFCA Date
Roger J. Green 2/12/03
 Utility Development Date
Christina Sandoval 2/12/03
 Parks and Recreation Department Date
Will comply with all city specs. 1-28-03
 SOLID WASTE DATE

Site Plan for Building Permit

Villa de Villagio

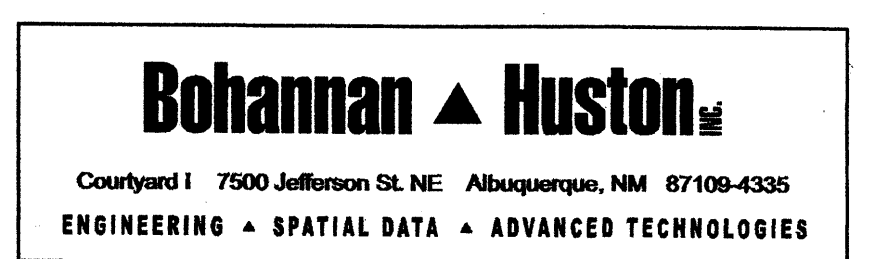
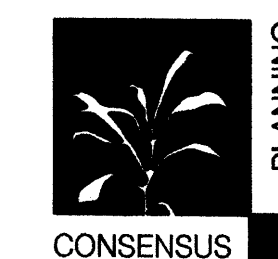
Prepared for:

T.S. McNaney and Associates
 400 Gold SW
 Suite #700
 Albuquerque, NM 87102

Prepared by:

Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

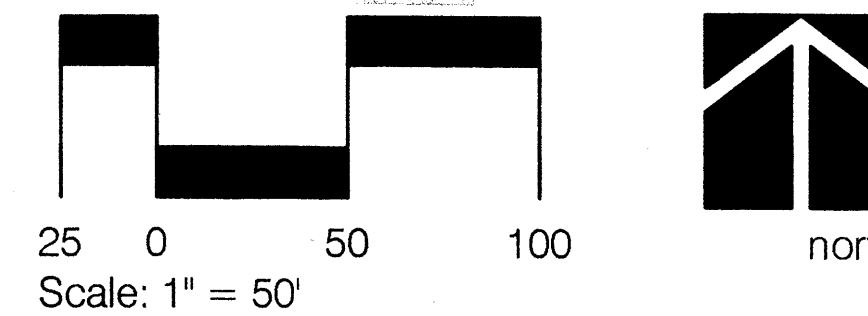
Bohannon Huston, Inc.
 7500 Jefferson NE
 Courtyard 1
 Albuquerque, NM 87109



Typical Building Elevations

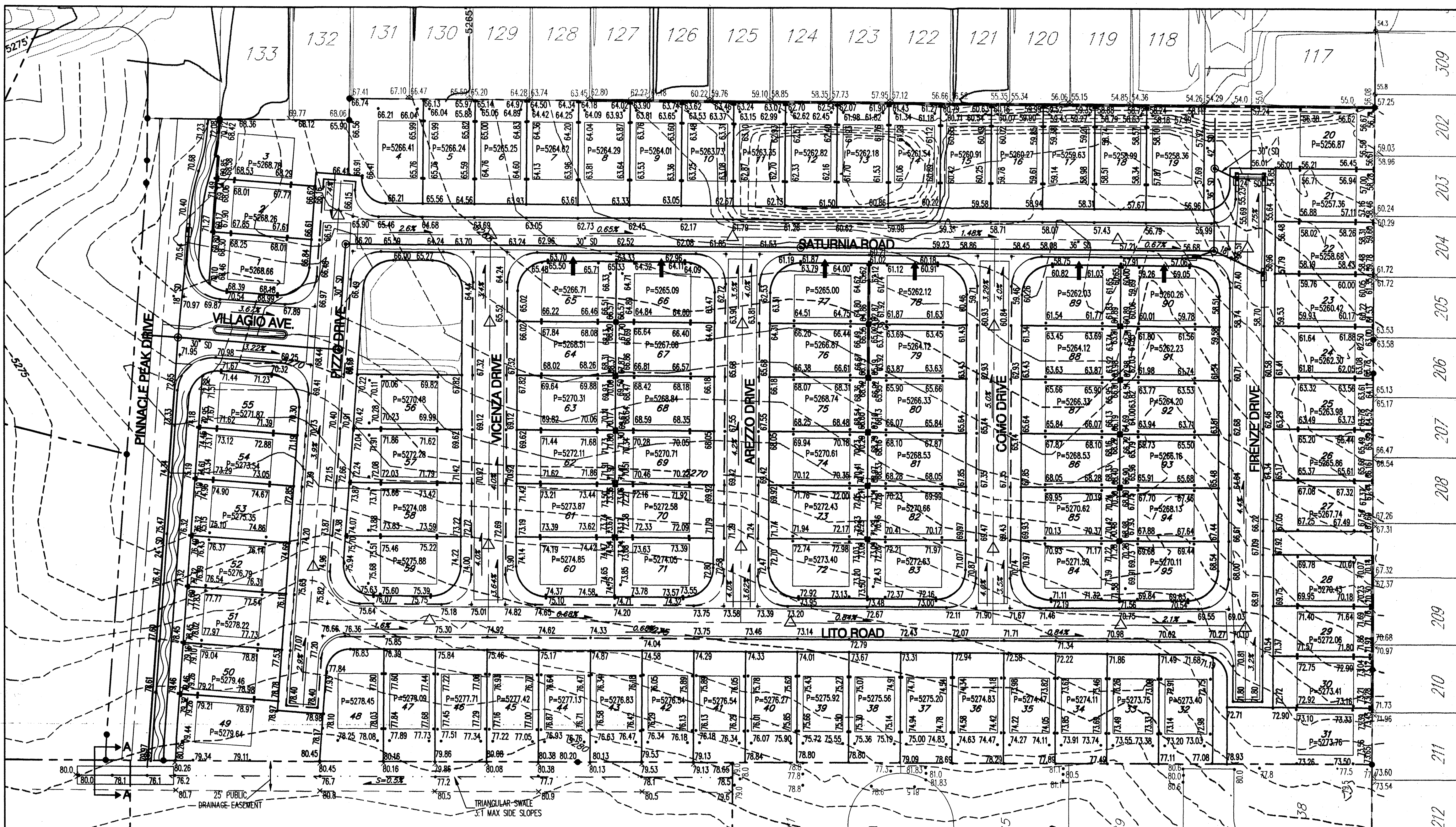
In addition to the approved Design Guidelines for the Unser/McMahon Village Center Site Plan for Subdivision, the following standards apply:

- The building elevations shown are conceptual. More detailed building plans shall be reviewed at the building permit stage.
- Stucco color shall be shades of brown, beige, yellow ochres, and grey greens.
- All roof penetrations shall be painted to match the stucco color.
- Wood, brick, or stone may be used as an accent feature.
- Accent features such as entries, window trim, fascias, and other traditional southwestern features may be painted white, green, red, blue, or brown.

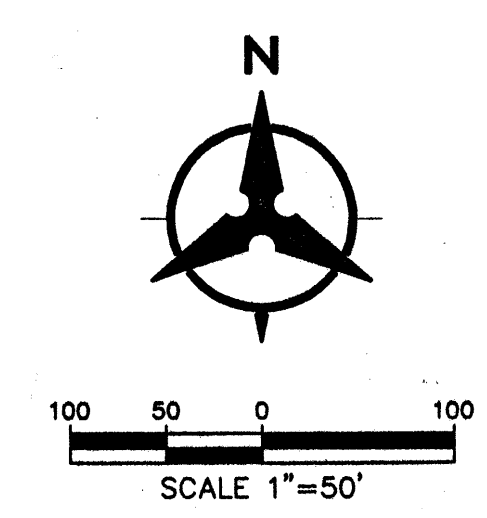


Notes:

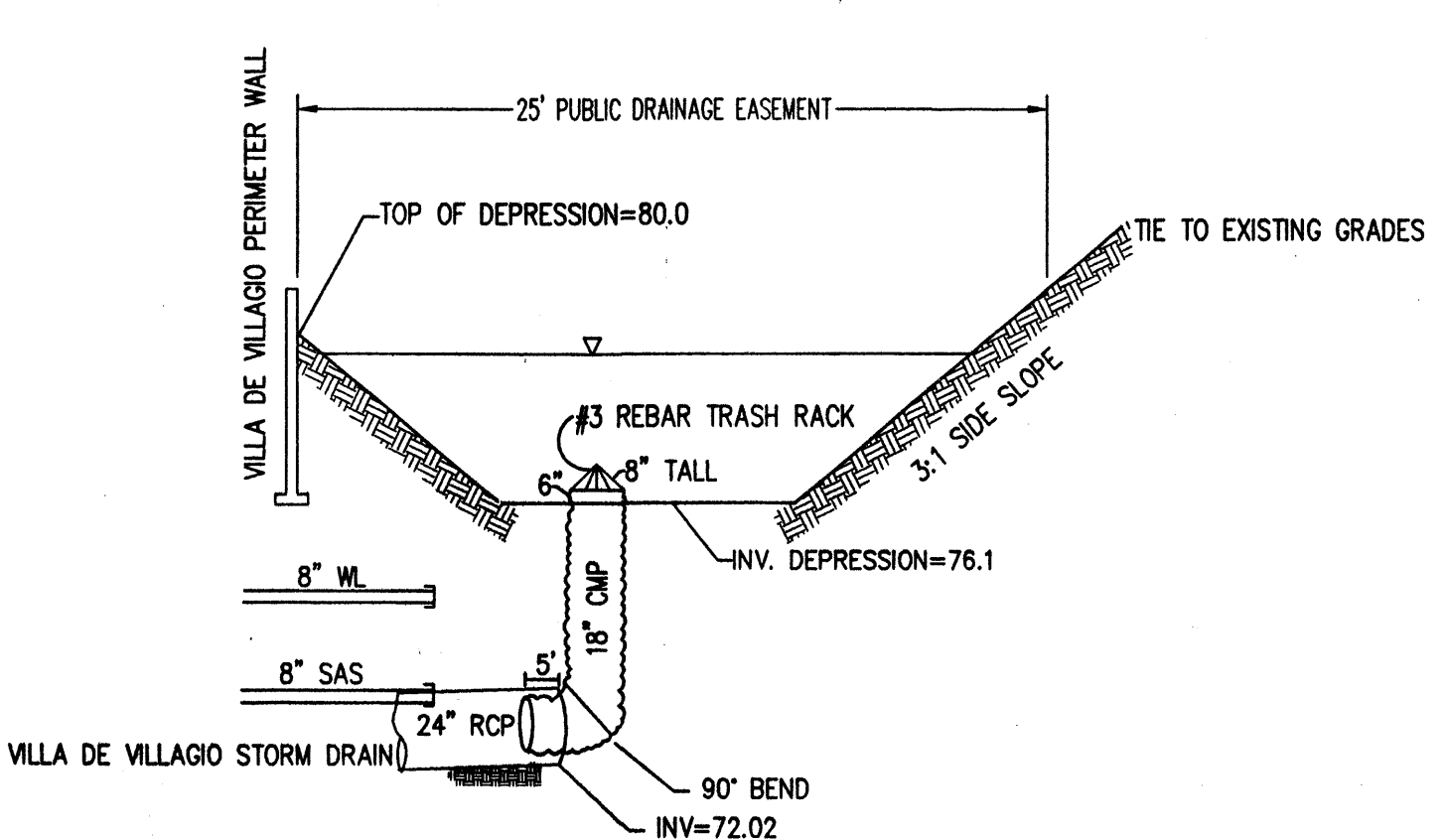
- This Site Development Plan for Building Permit covers the 13 acre SU-1 for R-2 area only of the approved Unser/McMahon Village Center North Site Development Plan for Subdivision. This parcel is not within the Village Center; it is adjacent to it on the west Subdivision boundary.
- The access policy for Unser Boulevard was amended by the UTPPB Resolution 2000-10 to allow a full access intersection on Unser Boulevard approximately 1,200 feet north of McMahon Boulevard, and two additional limited access points (right-in/right-out/left-in) on Unser Boulevard approximately 700 feet north and south of the Unser/McMahon intersection. This policy has been implemented through the full access intersection at Unser Boulevard and Summer Ridge Road and the limited access point west of Unser Boulevard.
- A sidewalk variance is granted as a part of this Site Plan.
- The private park and common landscape areas to be owned, developed, and maintained by the Villa de Villagio Homeowner's Association.
- Front porches shall be provided on each dwelling unit and are allowed to extend into the front yard setback.
- Garages shall be de-emphasized by either staggering the building setbacks, recessing the garages or locating the garages to the rear of the dwelling. This shall be done for a minimum of 47 of the dwelling units.
- Each lot/home shall have a storage area for residential automated carts and they shall not be visible from the street.



- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.../
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 2, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - x 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - == PROPOSED MOUNTABLE CURB & GUTTER
 - == PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - ↑ WALL DRAIN



TEMPORARY STORM DRAIN CONNECTION SOUTH END OF PINNACLE PEAK DRIVE SECTION A-A
N.T.S.

ROUGH GRADING (±0.5')
APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	MARKS	DATE	NO.	BY	REVISIONS	By
		NCS BRASS TABLET "BLACK-2 1977"					
		GEOGRAPHIC POSITION (NAD 1927)					
		NM STATE PLANE COORDINATES (CENTRAL ZONE)					
		X = 372,920.43					
		Y = 1,530,241.52					
		GROUND TO GRID FACTOR = 0.9996784					
		DELTA ALPHA = -0'14.43"					
		SLD 1929 ELEVATION = 5213.926					

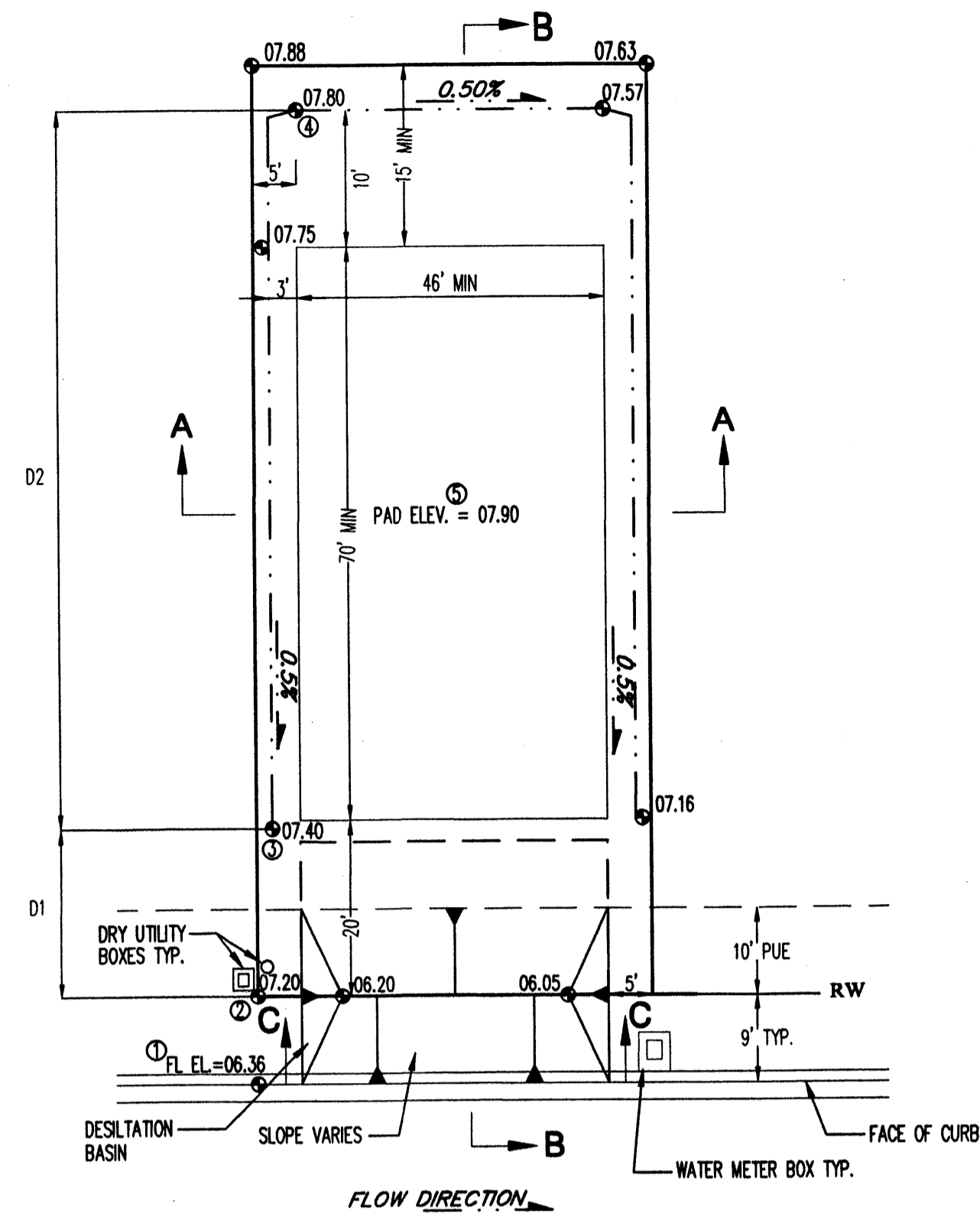
Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT
VILLA DE VILLAGIO SUBDIVISION EROSION CONTROL AND GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	A-11-Z	1	2

Designed By: X
 Drawn By: BG/DH
 Checked By: SJS
 DATE: 12/10/02
 DATE: XX/XX/XX

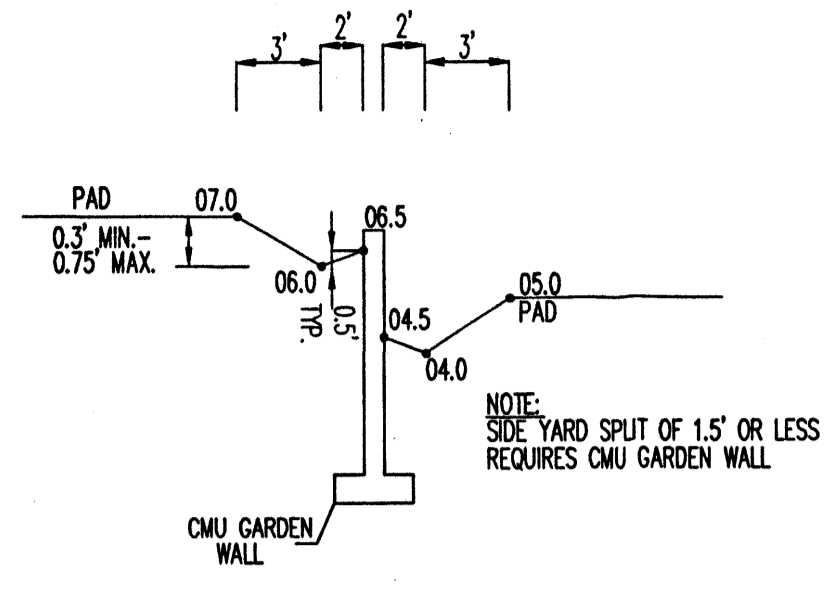
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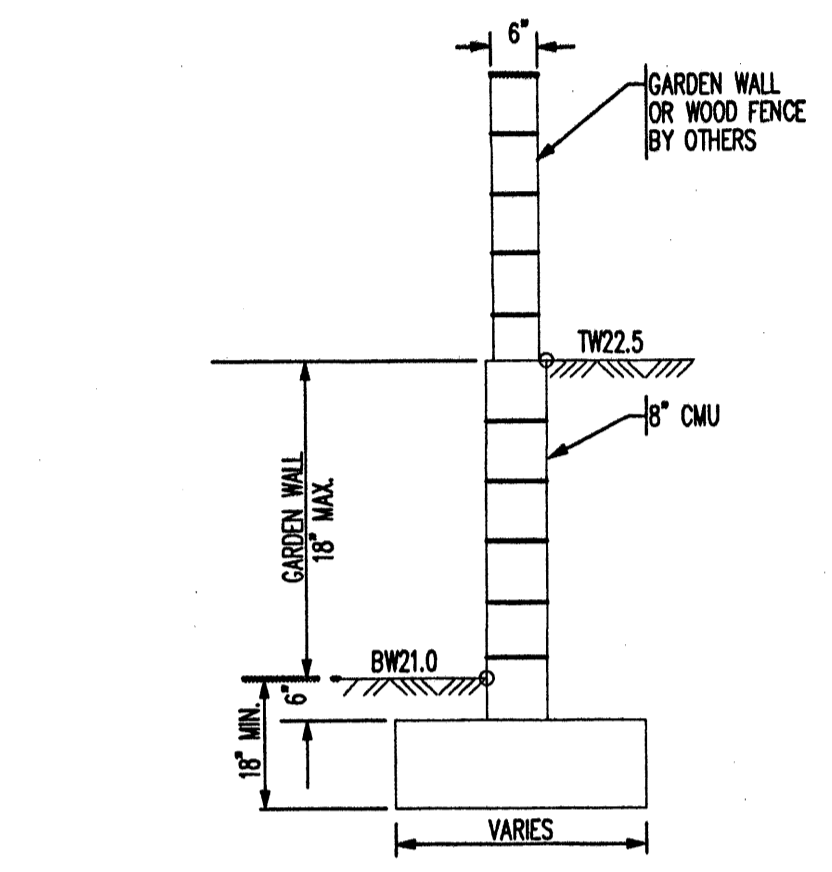
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT (1) - ADD 0.84' TO SPOT (1)
TO SET SPOT (2) - MULTIPLY D1 BY 1.02 AND ADD TO SPOT (2)
TO SET SPOT (3) - MULTIPLY D2 BY 0.52 AND ADD TO SPOT (3)
TO SET SPOT (4) - ADD 0.1' TO SPOT (4)

BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.

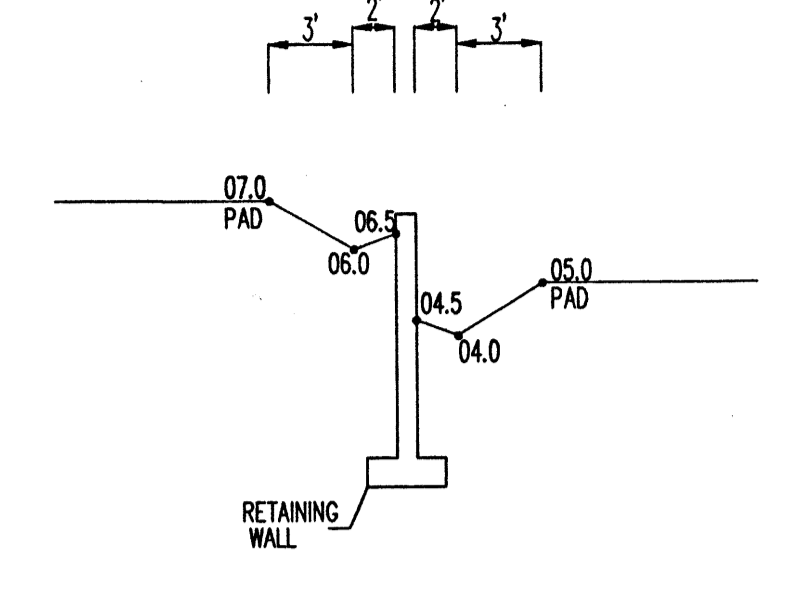


SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE

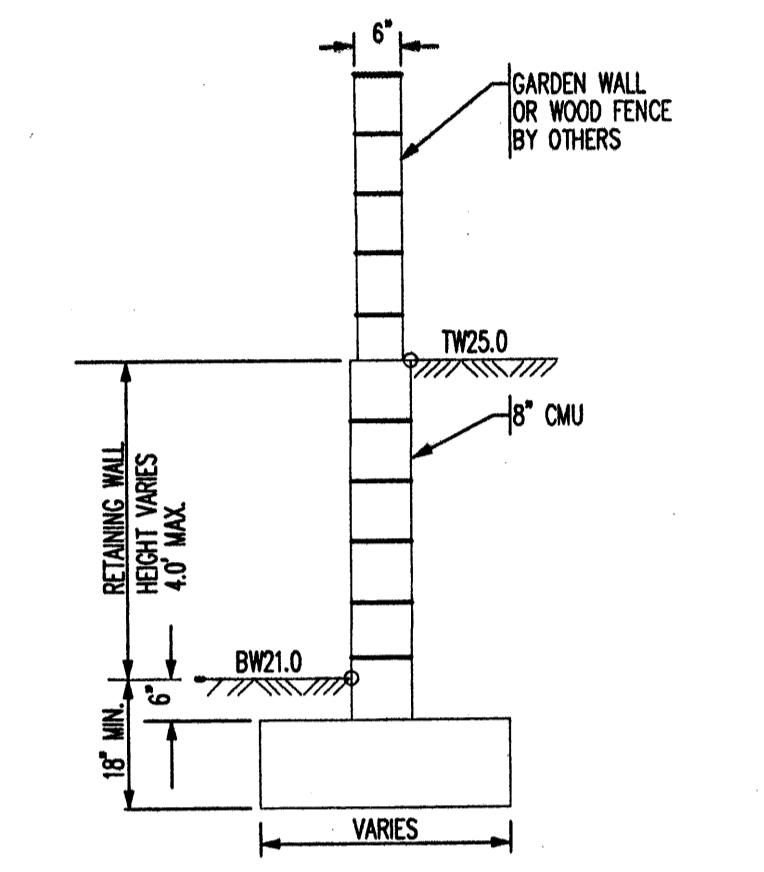


TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

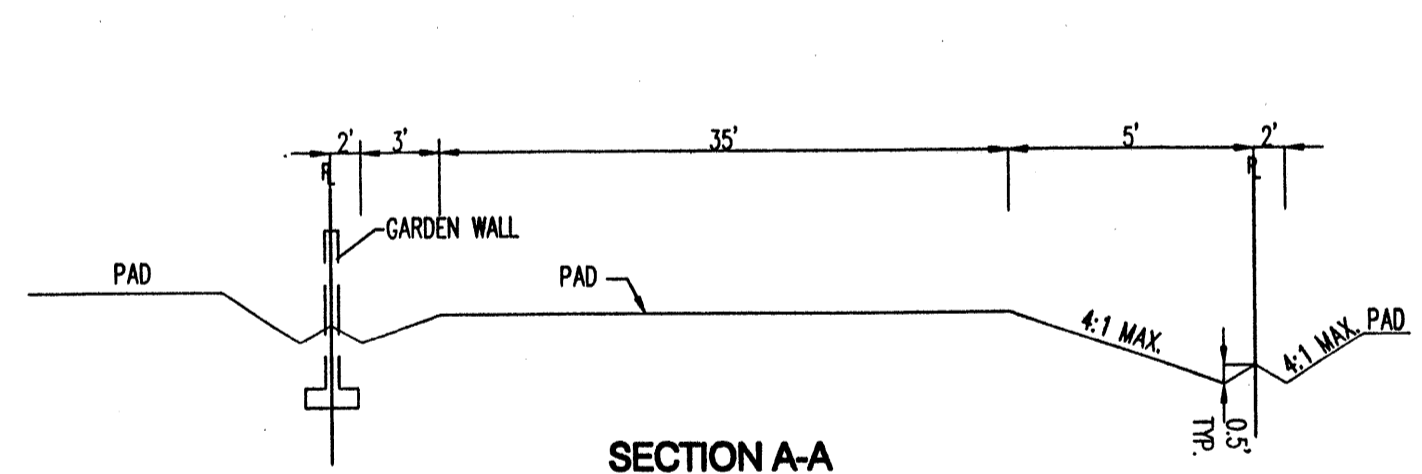


SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE

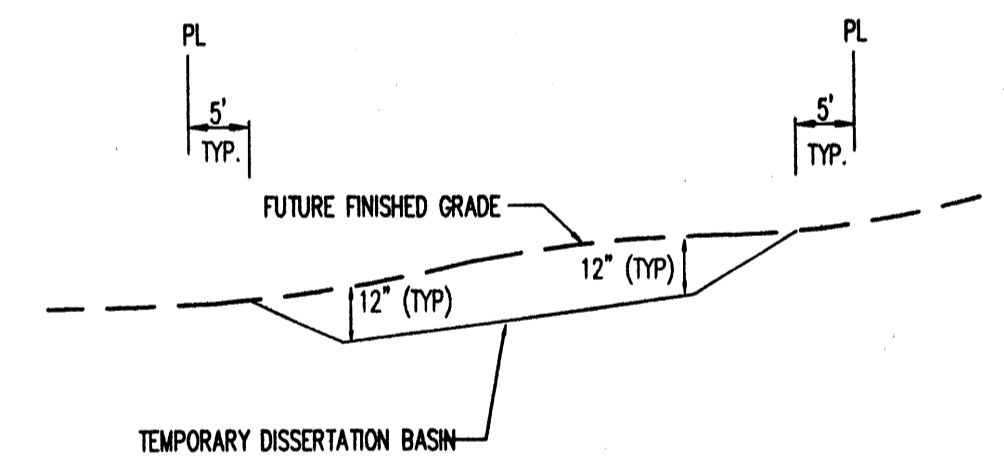


TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

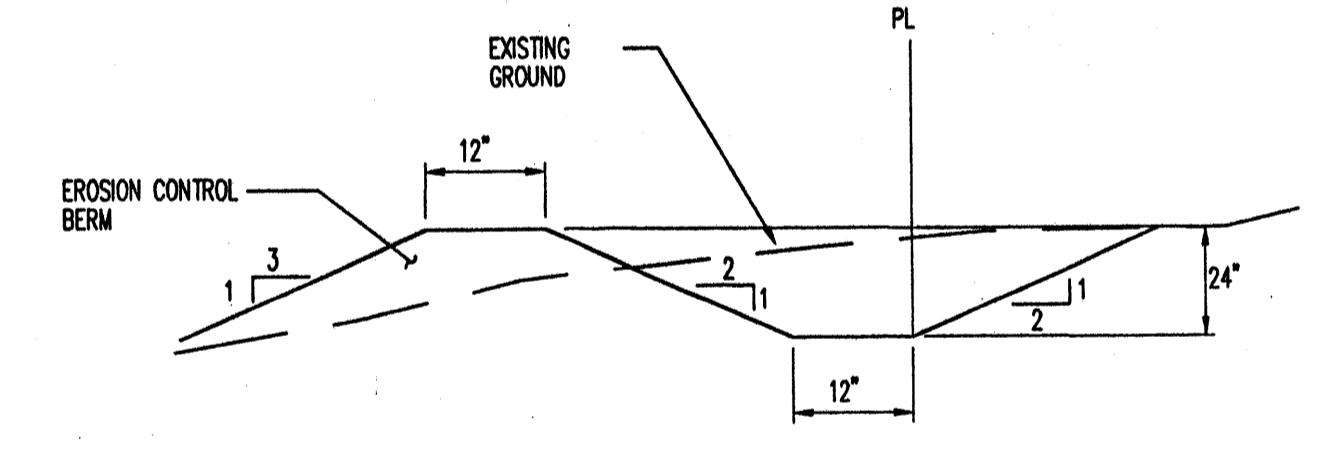
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE

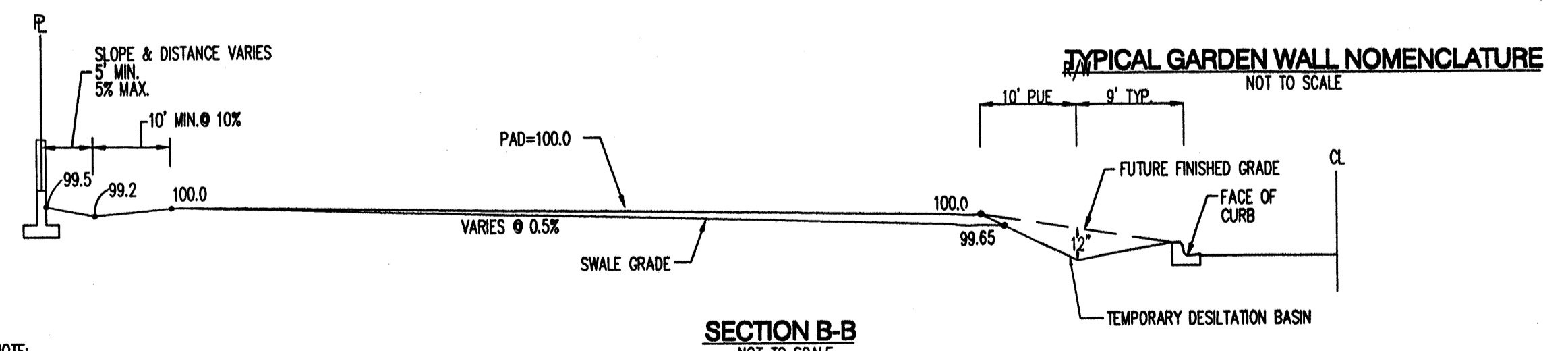


SECTION C-C
NOT TO SCALE



- EROSION CONTROL BERM**
1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST BOUNDARY OF THE SITE.
 2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
 3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
 4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

EROSION CONTROL PLAN
NOT TO SCALE



SECTION B-B
NOT TO SCALE

- NOTE:
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
 2. FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
 3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

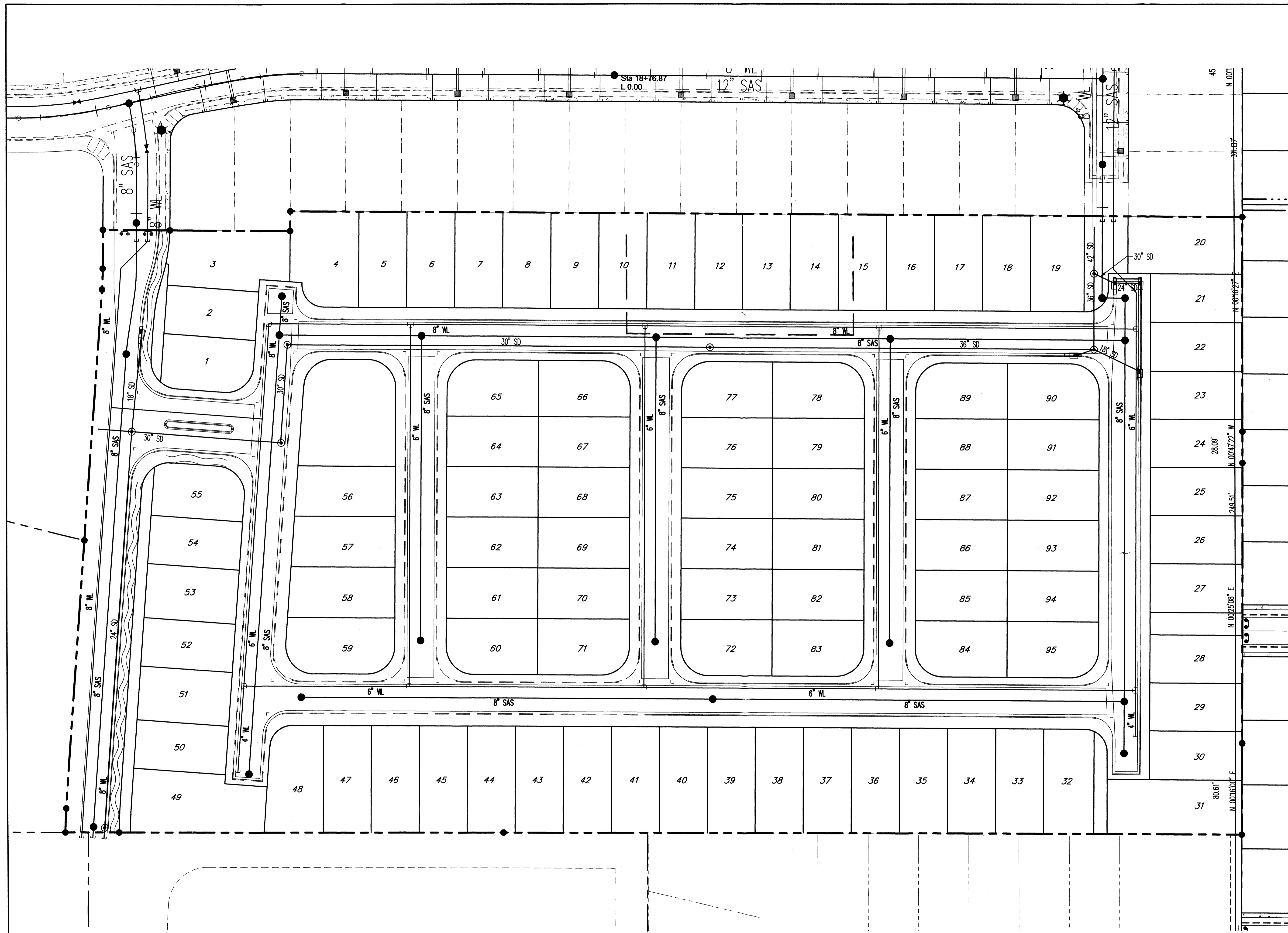
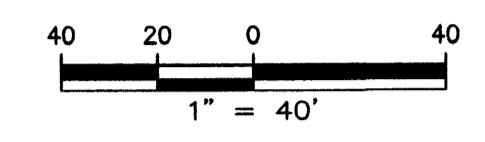
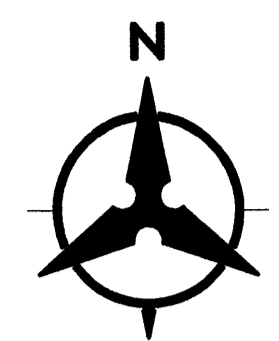
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL			
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY		REVISIONS		
INSPECTED BY	DATE	NGS BRASS TABLET "BLACK-2 1977"							
ACCEPTANCE BY	DATE	GEOGRAPHIC POSITION (NAD 1927)							
REVISIONS BY	DATE	NM STATE PLANE COORDINATES (CENTRAL ZONE)							
REVISIONS BY	DATE	X = 372,920.43 Y = 1,530,241.52							
REVISIONS BY	DATE	GROUND TO GRID FACTOR = 0.99996784							
REVISIONS BY	DATE	DELTA ALPHA = -0'14.43"							
REVISIONS BY	DATE	SLID 1928 ELEVATION = 5213.926							
REVISIONS BY	DATE								
REVISIONS BY	DATE								
REVISIONS BY	DATE								
REVISIONS BY	DATE								

Bohannon & Huston
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES
7500 Jefferson St. NE, Albuquerque, NM 87109-4335

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT
VILLA DE VILLAGIO SUBDIVISION
GRADING AND EROSION CONTROL PLAN
GRADING DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			
City Project No.	Zone Map No.	Sheet	Of
	A-11-Z	2	2


APPROVED FOR ROUGH GRADING DATE



VILLAGIO SUBDIVISION
OVER ALL UTILITY
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