

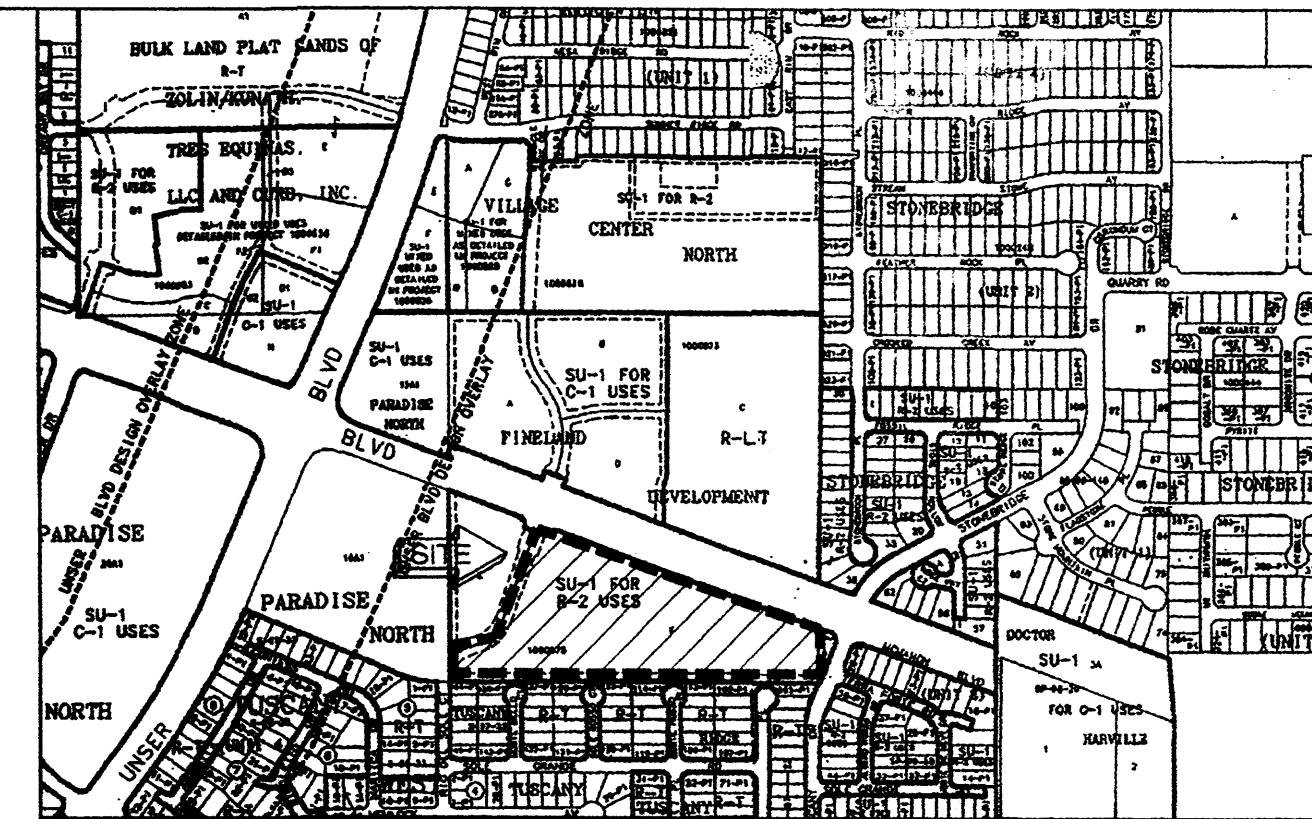
CRESTVIEW SUBDIVISION

SITE DEVELOPMENT PLAN FOR SUBDIVISION

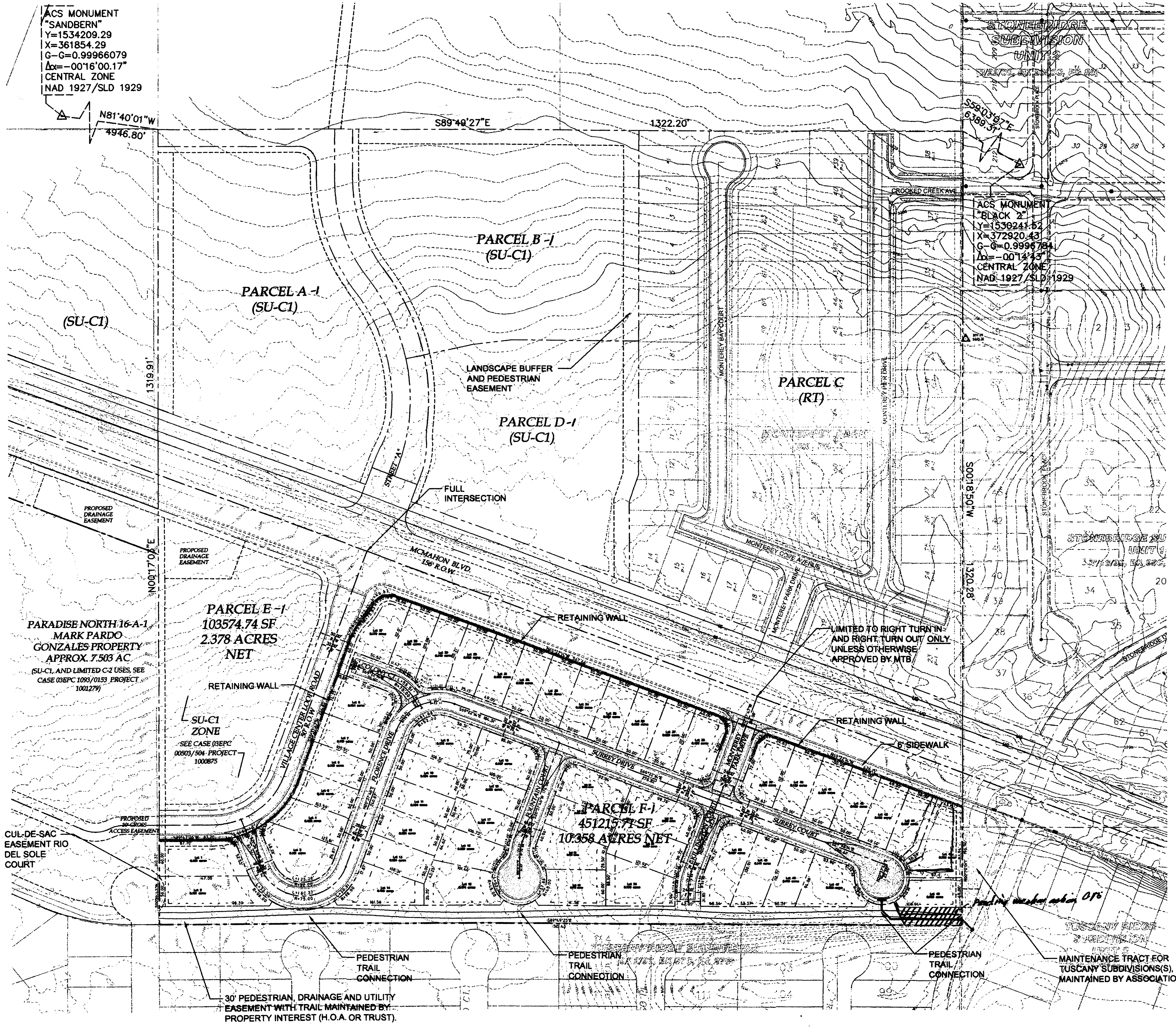
KB HOME
ALBUQUERQUE, N.M.
LEGACY SERIES COMMUNITY
 PARCEL F, FINELAND DEVELOPMENT
 SITUATE WITHIN SE 1/4 OF THE NE 1/4
 PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
 NEW MEXICO
 JUNE, 2003

LAND USE AND SETBACKS (PER FINELAND L.L.C. SITEPLAN AND CITY ZONING CODE (RO 1974, 7-14-13, ART. 16):

PARCEL F, R2 PERMISSIVE AND CONDITIONAL
 FRONT SETBACKS: 20' GARAGE, 15' PRINCIPAL STRUCTURE
 REAR SETBACKS: 15' OR 15' AVERAGE IF SKEWED
 SIDEYARDS: 5' (UNLESS ATTACHED WALL)
 SIDE STREET: 5'
 MAXIMUM HEIGHT: 28'
 PORCHES MAY ENCROACH UP TO 6' IN FRONT OR REAR SETBACKS



Vicinity Map A-11 & A-12



SHEET INDEX

- 1 SITE PLAN, SUBDIVISION DESIGN
- 2 DESIGN GUIDELINES
- 3 LANDSCAPE PLAN
- 3A LANDSCAPE DETAILS
- 4 GRADING, DRAINAGE AND UTILITY (CONCEPTUAL)
- 5 TYPICAL ELEVATIONS AND RENDERING (PARCEL F)
- 6 DETAILED ELEVATIONS (PARCEL F)
- 7 DETAILED ELEVATIONS (PARCEL F)
- 8 **APPROVED GRADING PLAN - SHEET 7 OF 22**

APPROVALS

Sheran Nation 12/10/03
 CITY PLANNER / ALBUQUERQUE, BERNALILLO CO-PLANNING DIVISION DATE

Christina Sandoval 10/29/03
 PARKS AND RECREATION DEPARTMENT DATE

Ally 10/29/03
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

Roger A. Sheen 10-27-02
 UTILITY DEVELOPMENT DATE

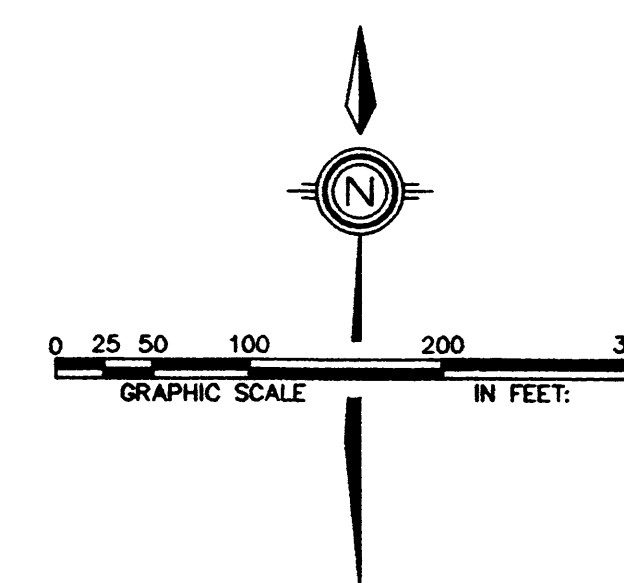
Bradley D. Byham 12/19/03
 CITY ENGINEER DATE

N.M.C.I. 11/7/03
 DATE

EXISTING SITE DATA

ACREAGE: 10.358 ±
 ZONING: SU-1 FOR R-2, RLT
 PROPOSED LAND USE: MIXED-USE (COMMERCIAL, OFFICE, SINGLE-FAMILY OR MULTI-FAMILY RESIDENTIAL)
 ADJACENT LAND USES (ZONING): RLT, SU-1 FOR C-1, R-1
 APPLICABLE PLANS: WESTSIDE STRATEGIC PLAN
 FINELAND L.L.C. SITE DEVELOPMENT PLAN
 WESTSIDE-MCMAHON CORRIDOR STUDY NO. TPU-7601 (7) CN9823
 NEIGHBORHOOD ASSOCIATIONS: HORIZON HILLS NEIGHBORHOOD ASSOCIATION
 SKIES WEST NEIGHBORHOOD ASSOCIATION
 UTILITIES:
 WATER: NEW MEXICO UTILITIES, INC
 SANITARY SEWER: NEW MEXICO UTILITIES, INC
 STORM DRAIN: CITY OF ALBUQUERQUE
 GAS: PUBLIC SERVICE COMPANY OF NEW MEXICO
 COMMUNICATIONS: QWEST COMMUNICATIONS
 CABLE: COMCAST

NOTE:
 FINAL SIGN-OFF AUTHORITY FOR BUILDING PERMIT
 SITE PLAN DELEGATED TO THE DRB (8/21/03 EPC).



CITY CASE: 03EPC-0195 PROJECT: 1002793

FINELAND PARCEL "F"		Subdivision Site Plan	
DATE:	6/20/2003	DESIGNER:	C.A.S.
SCALE:	As Shown	DRAWN:	C.S.C.
JOB NO.:	627-02	LAND PLANNING	ENGINEERING SURVEYING
		P.O. Box 1323	Corrales, N.M. 87046
		community sciences corporation	
		SHEET 1 OF 7	

PROJECT # 1002793





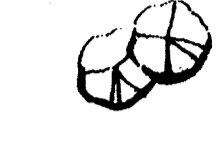



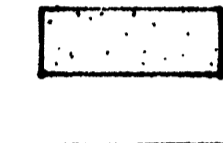
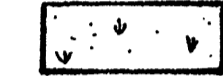
LANDSCAPE NOTES

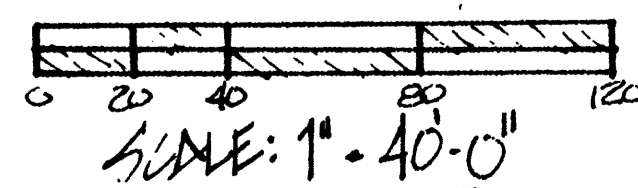
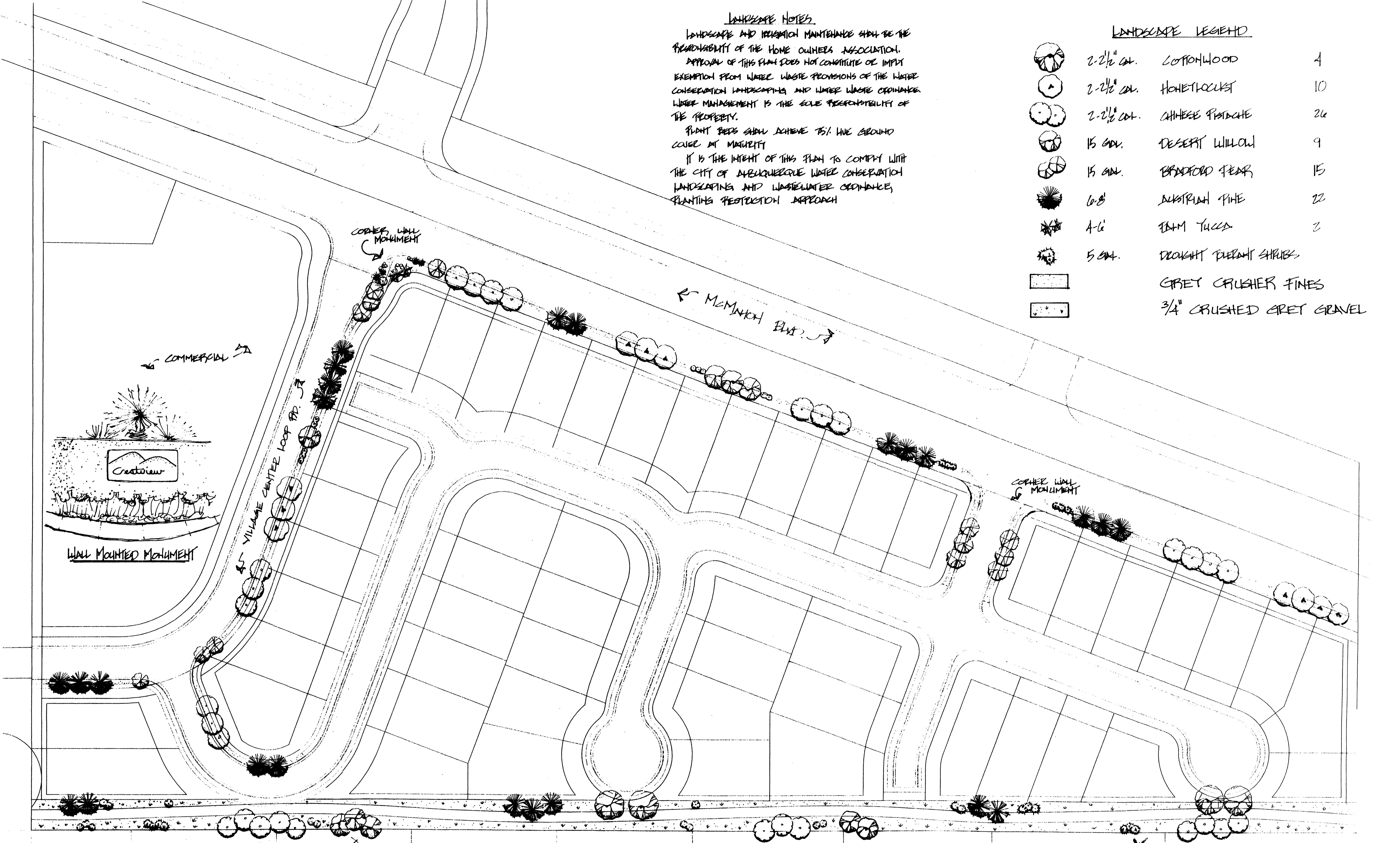
LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY.

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WASTEWATER ORDINANCE, PLANTING PROTECTION APPROACH

LANDSCAPE LEGEND

	2-2 1/2" CAL.	COTTONWOOD	4
	2-2 1/2" CAL.	HONEYLOCUST	10
	2-2 1/2" CAL.	CHINESE PISTACHE	26
	15 GAL.	DESERT WILLOW	9
	15 GAL.	BRADFORD PEAR	15
	6-8'	AUSTRALIAN PINE	22
	4-6'	FEM TUCCA	2
	5 GAL.	DROUGHT TOLERANT SHRUBS	
		GREY CRUSHER FINES	
		3/4" CRUSHED GREY GRAVEL	



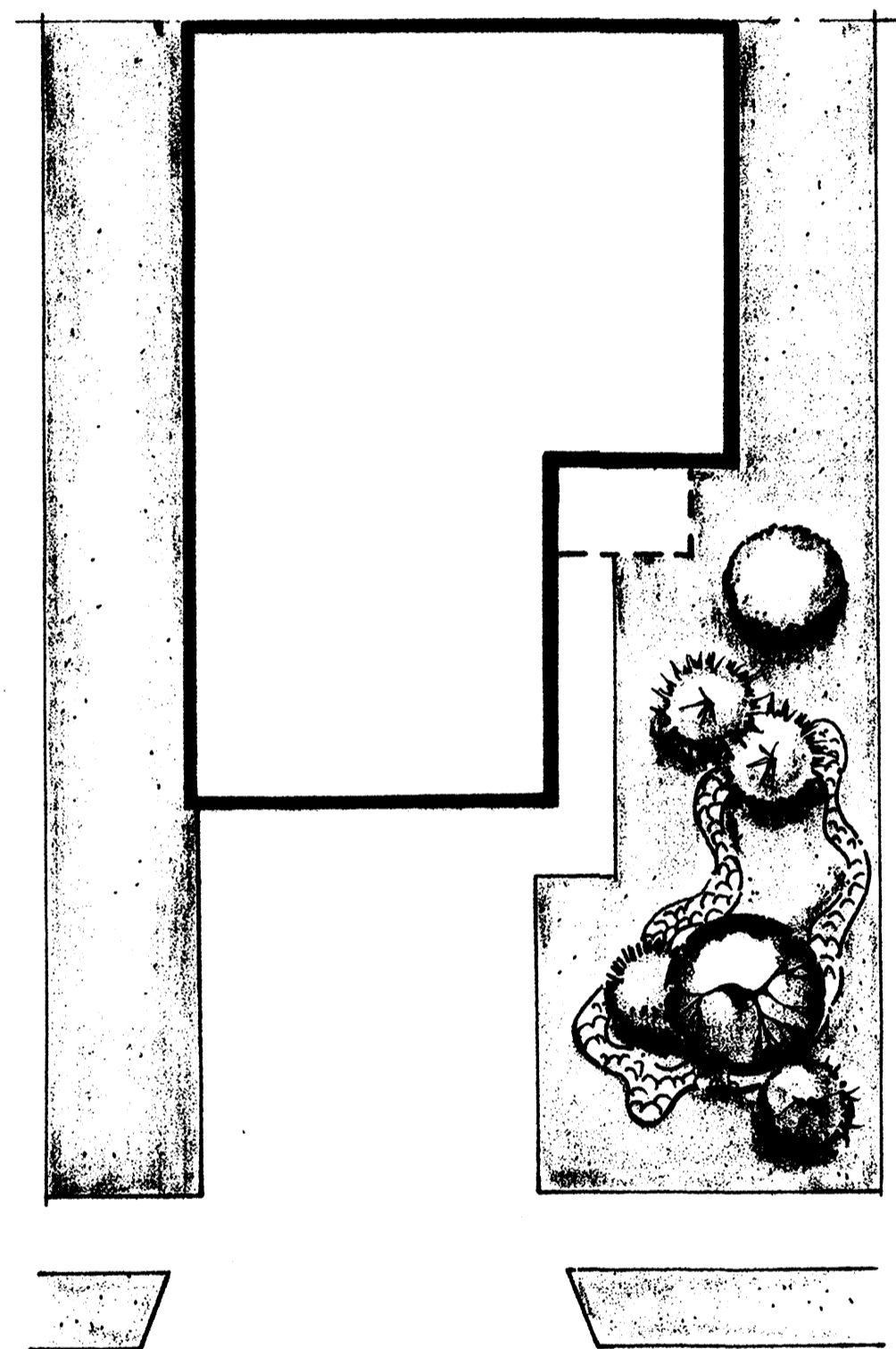
KB HOME
 CRESTVIEW SUBDIVISION

W. J. HENNEL ASSOCIATES LLC
 3200 CAMPBELL HE BLDG. 219
 ALBUQUERQUE, NM (505) 830-6011

PACKAGE 'A'

1-5 GAL. DROUGHT TOLERANT TREE OR YUCCA
 5-5 GAL. DROUGHT TOLERANT SHRUBS
 COBBLE STONE ACCENT
 7/8" SANTA FE BROWN GRAVEL/FILTER FABRIC (MAX 200φ)
 3/4" CR. GRAY GRAVEL/FILTER FABRIC

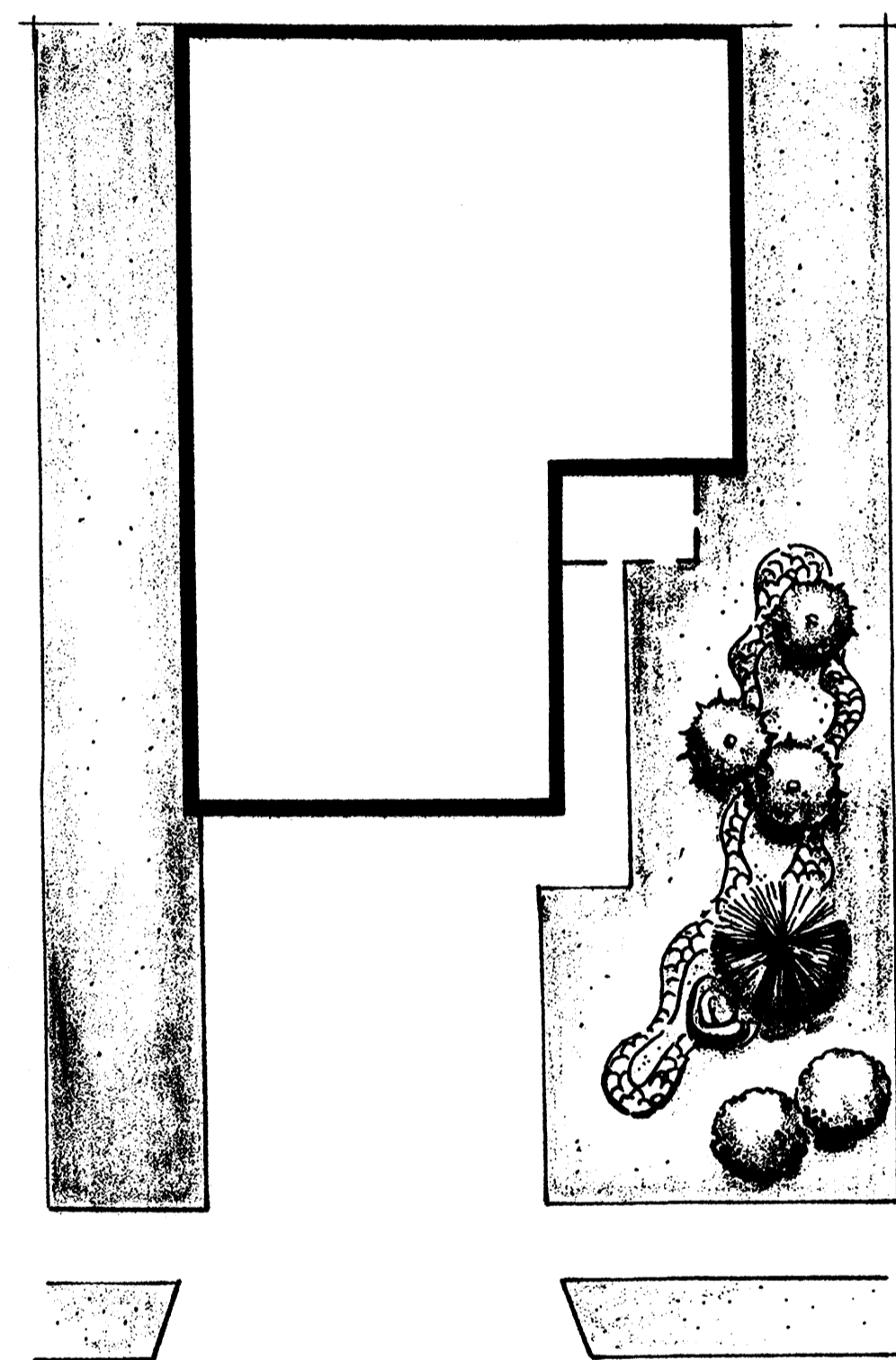
OPTIONS: A: MANUAL IRRIGATION
 B: AUTOMATIC IRRIGATION



PACKAGE 'B'

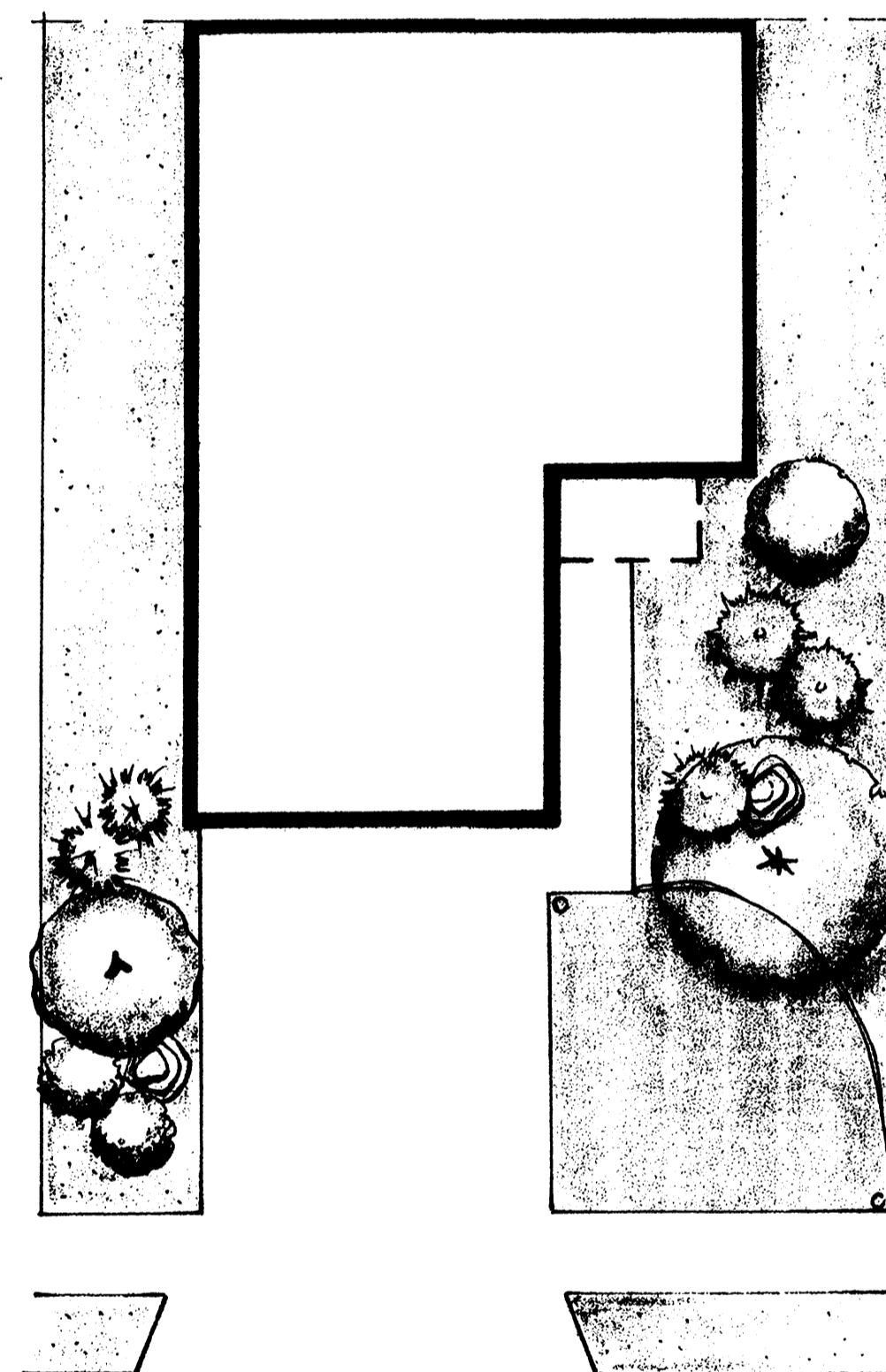
1-5 GAL. DROUGHT TOLERANT TREE OR YUCCA
 5-5 GAL. DROUGHT TOLERANT SHRUBS
 1 BOULDER
 COBBLE STONE ACCENT
 7/8" SANTA FE BROWN GRAVEL/FILTER FABRIC (MAX 100φ)
 3/4" CR. GRAY GRAVEL/FILTER FABRIC

OPTIONS: A: MANUAL IRRIGATION
 B: AUTOMATIC IRRIGATION



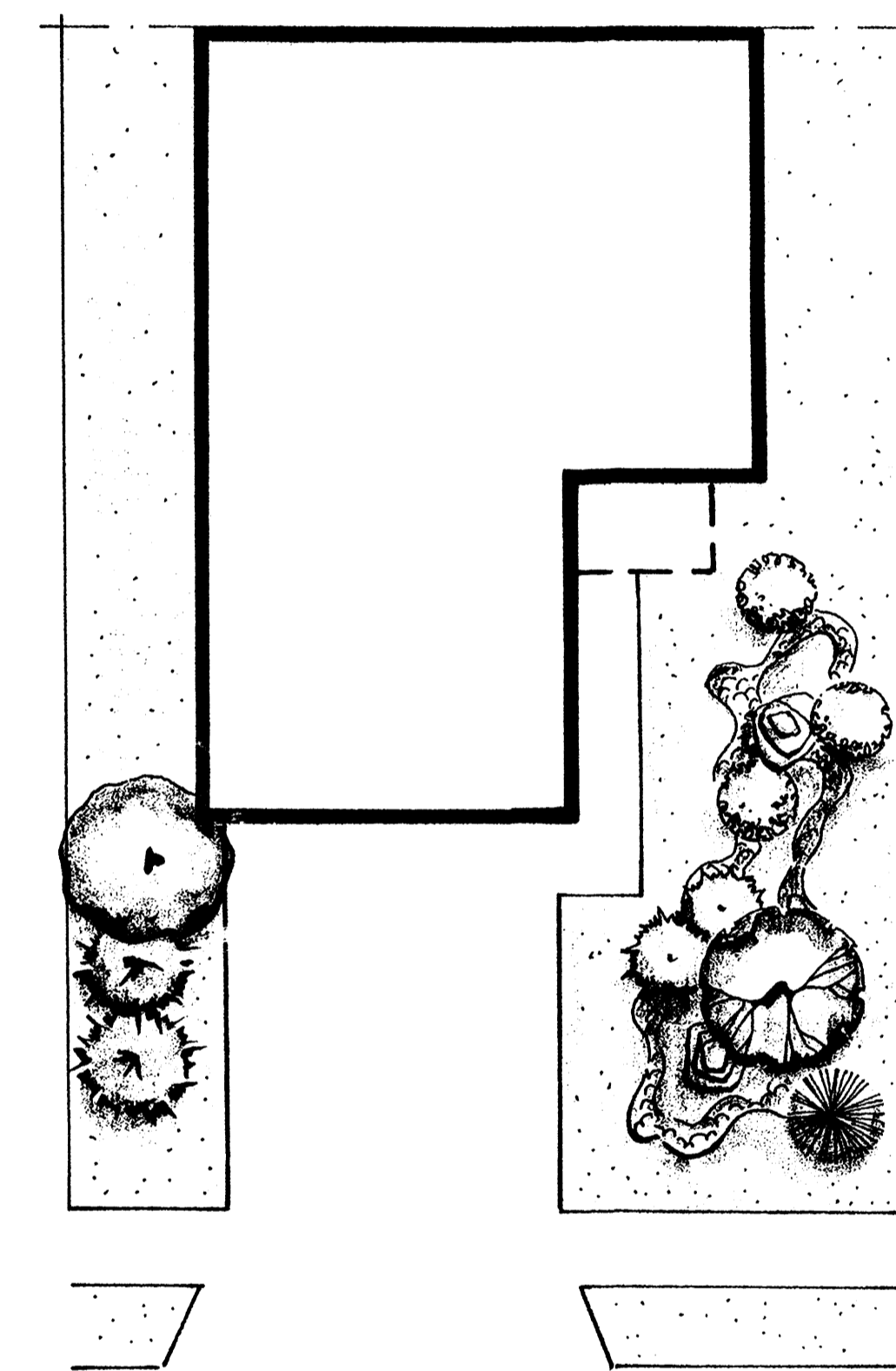
PACKAGE 'C'

2-15 GAL. TREE
 8-15 GAL. SHRUBS
 2 BOULDERS
 STEEL EDGE
 3/4" CR. GRAY GRAVEL/FILTER FABRIC
 SOD LAWN (NOT TO EXCEED LOCAL ORDINANCE)
 MANUAL IRRIGATION / AUTOMATIC IRRIGATION - OPTIONAL

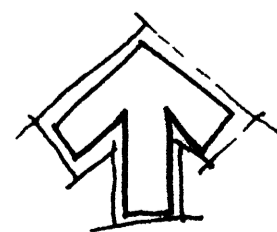
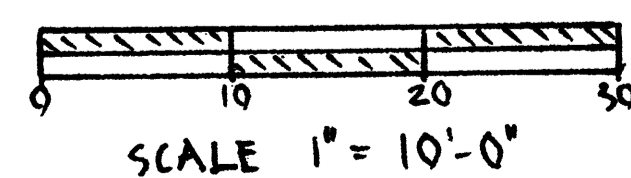


PACKAGE 'D'

2-15 GAL. TREES
 8-5 GAL. SHRUBS
 2 BOULDERS
 COBBLE STONE ACCENT
 GRAY CRUSHER FINES (MAX 150φ)
 MANUAL IRRIGATION / AUTOMATIC IRRIGATION - OPTIONAL
 7/8" SANTA FE BROWN GRAVEL/FILTER FABRIC (MAX 200φ)



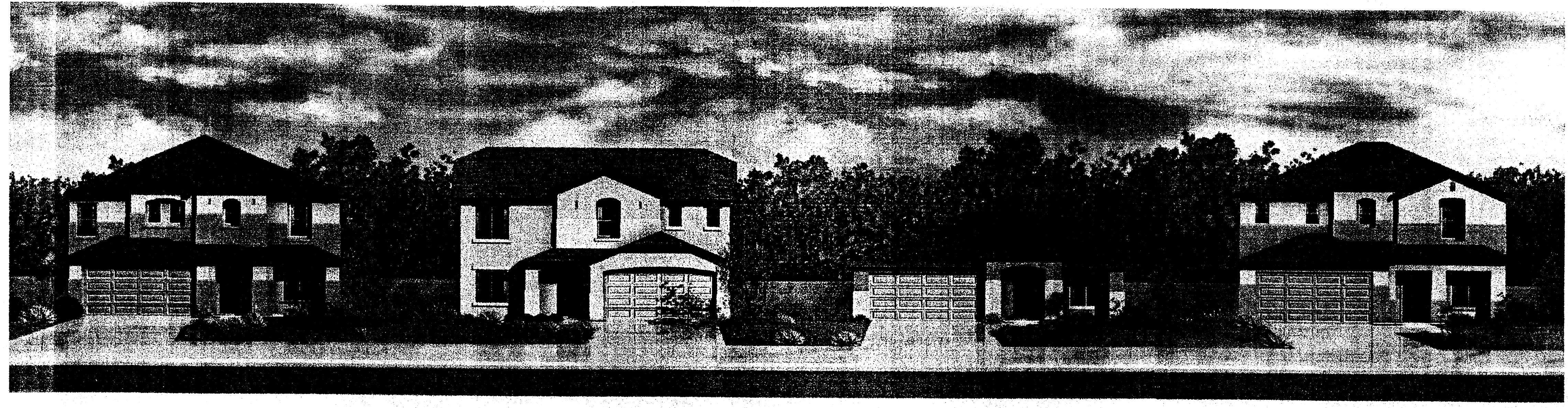
STANDARD LANDSCAPE PACKAGES



KB HOME
 CRESTVIEW SUBDIVISION



MITCHELL ASSOCIATES LLC
 3200 CARLISLE HE STE. 219
 AEG. NM (505) 830-6091



TYPICAL RENDERING

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FLOOR PLAN

1 STORY TYPICAL

FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"

LEFT ELEVATION "A"
SCALE: 1/8" = 1'-0"

REAR ELEVATION "A"

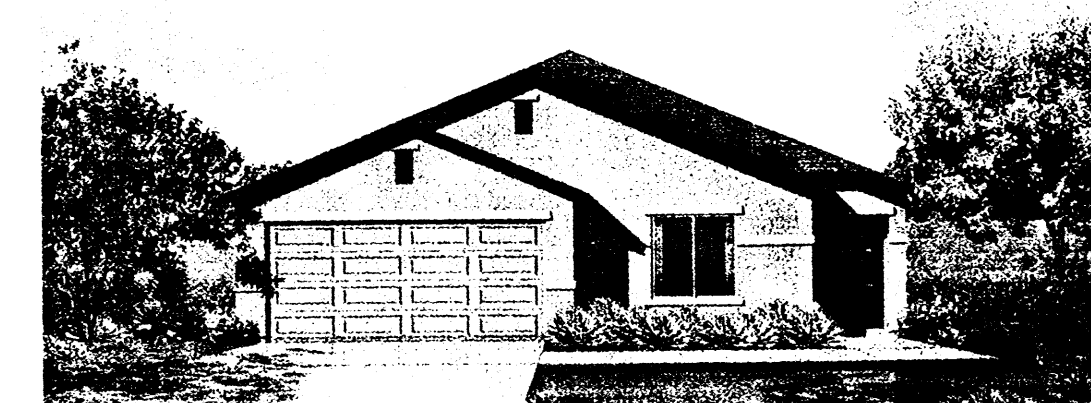
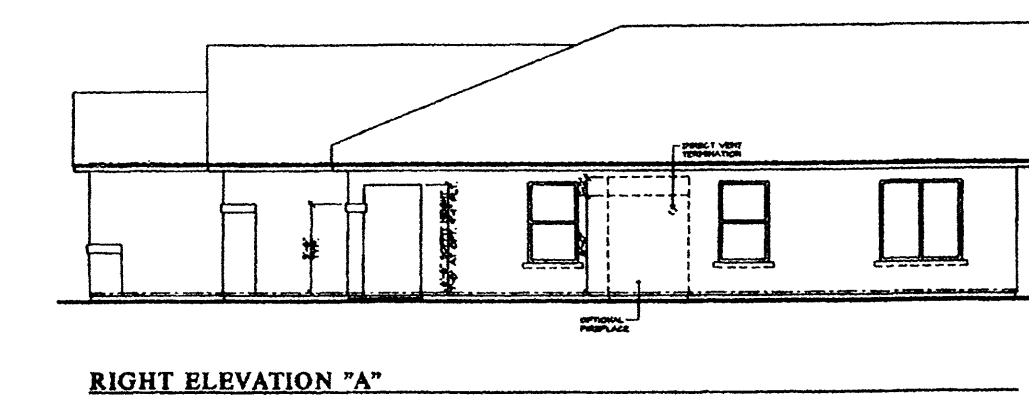
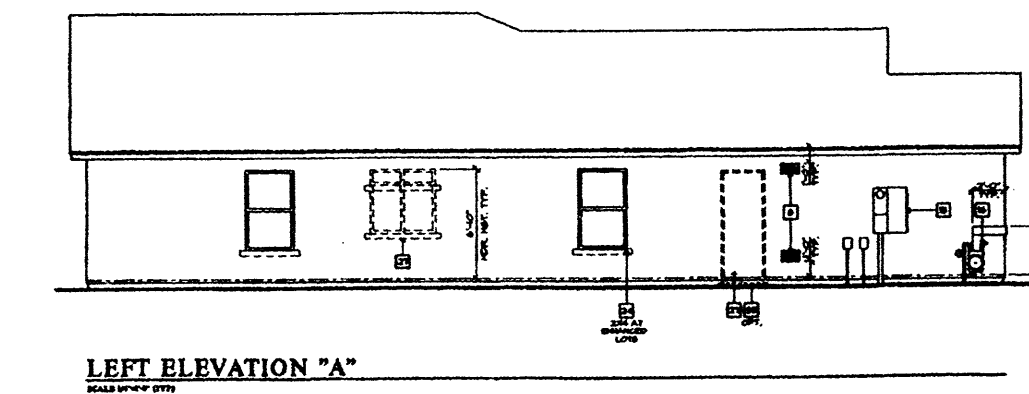
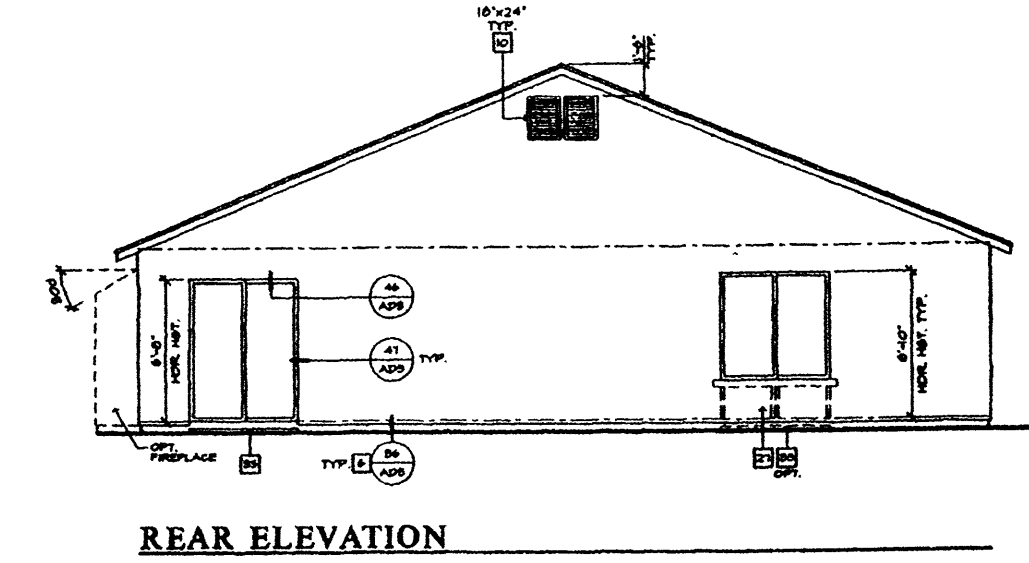
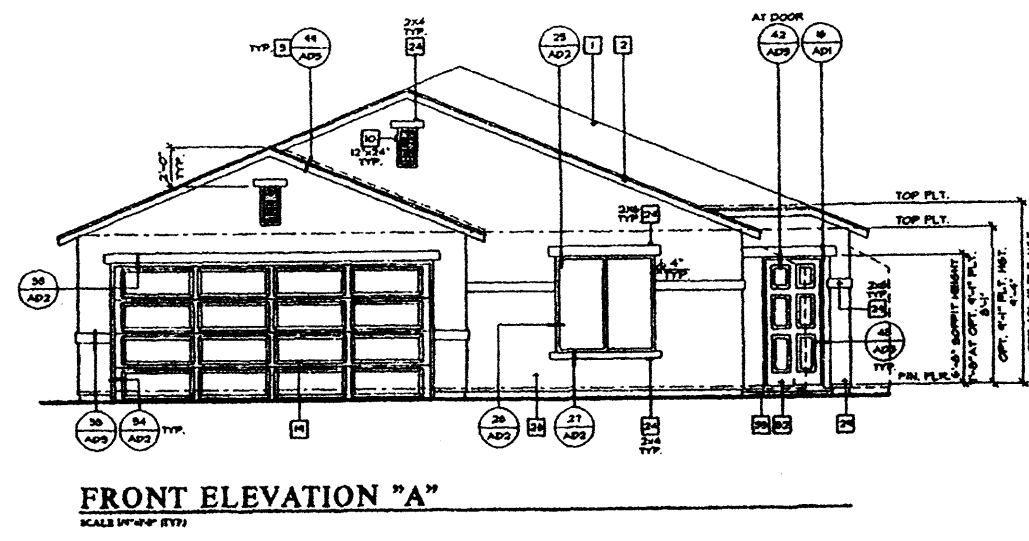
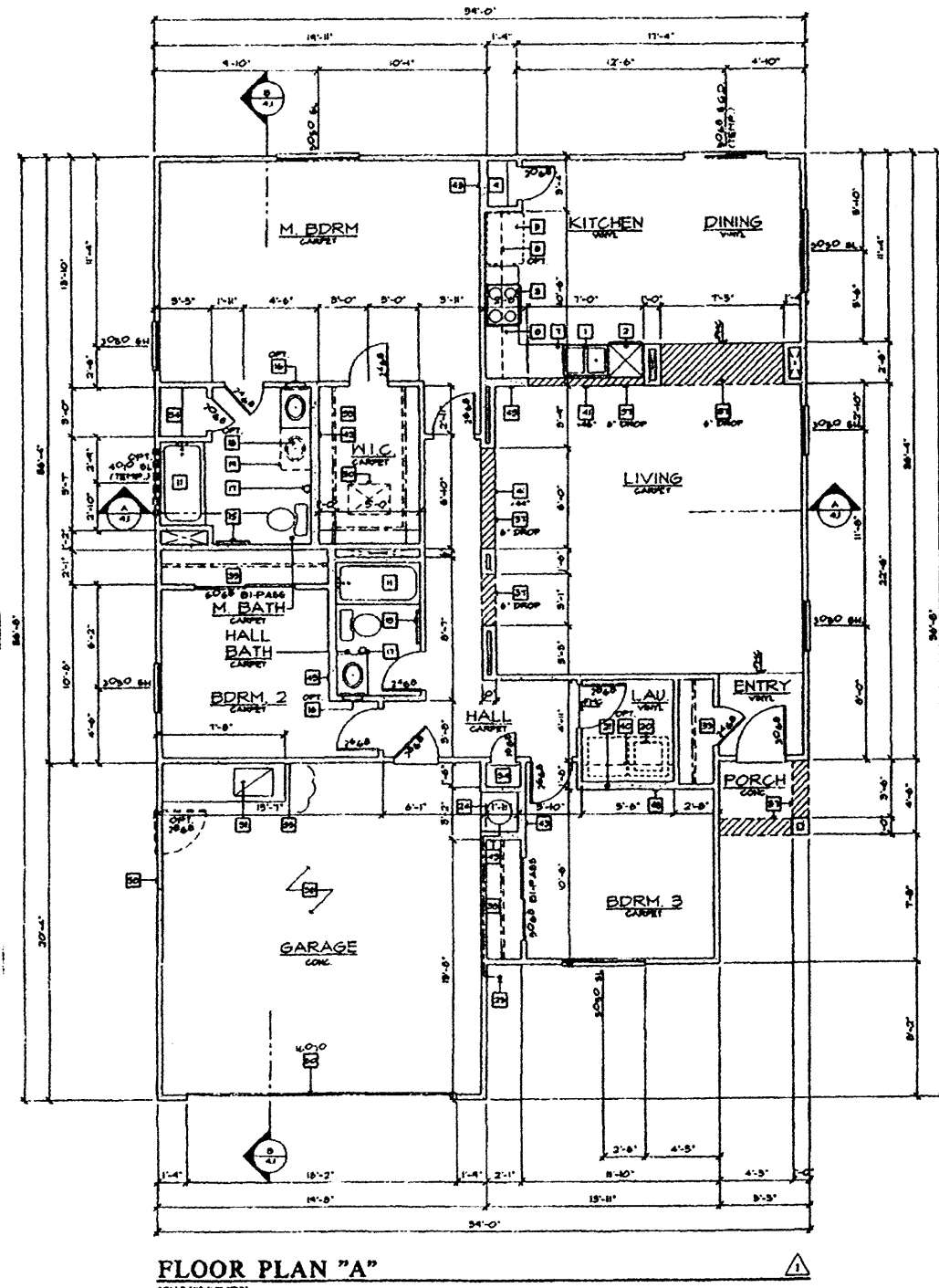
RIGHT ELEVATION "A"

FIRST FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

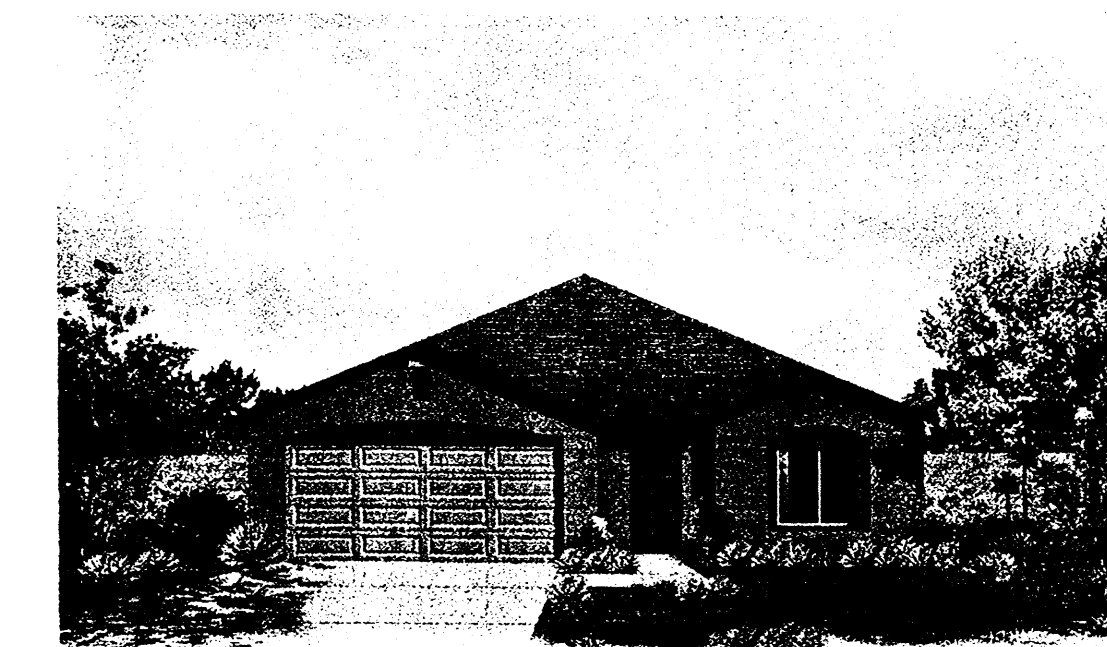
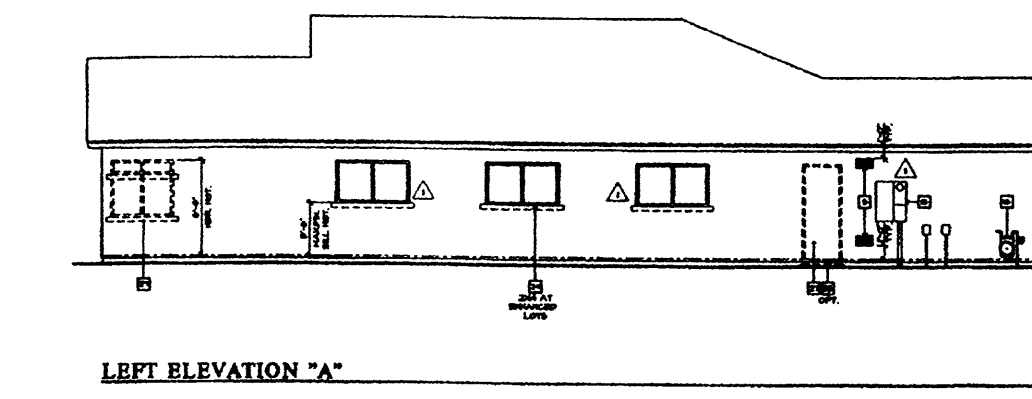
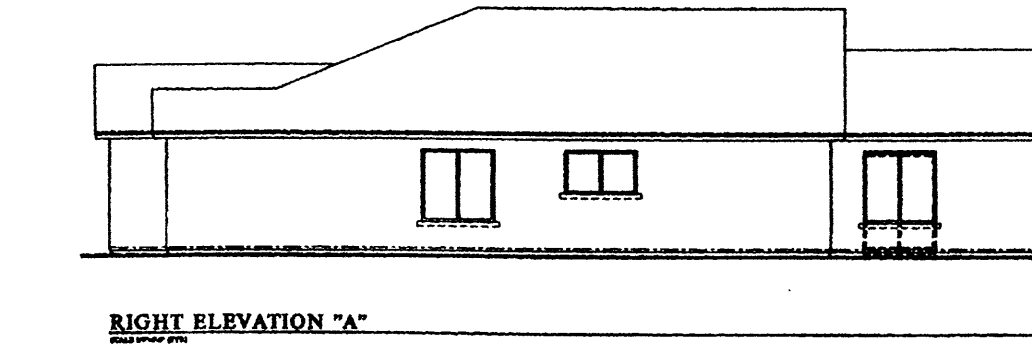
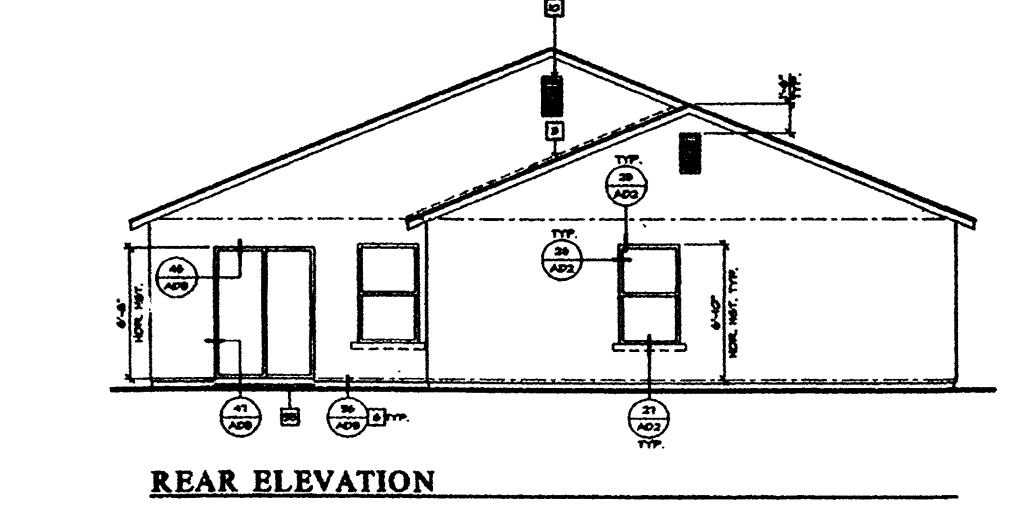
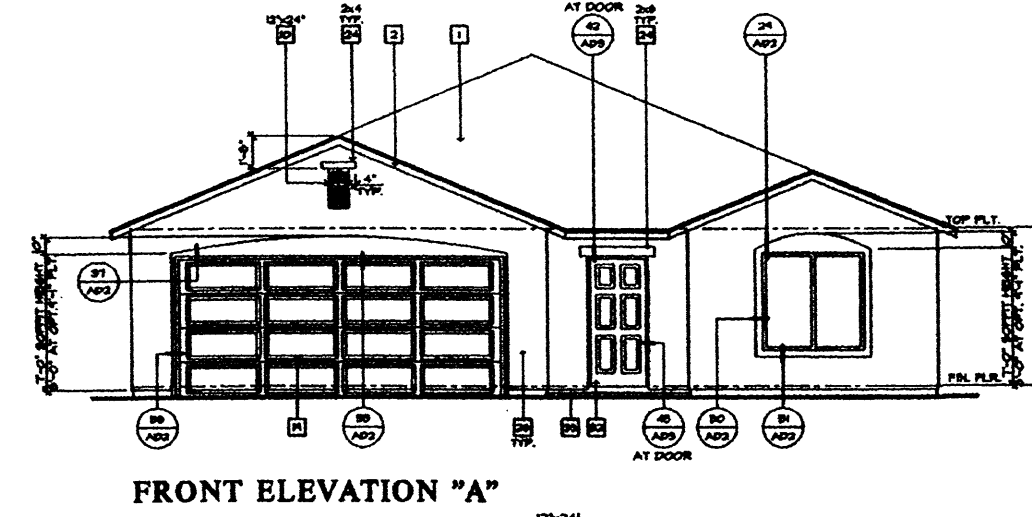
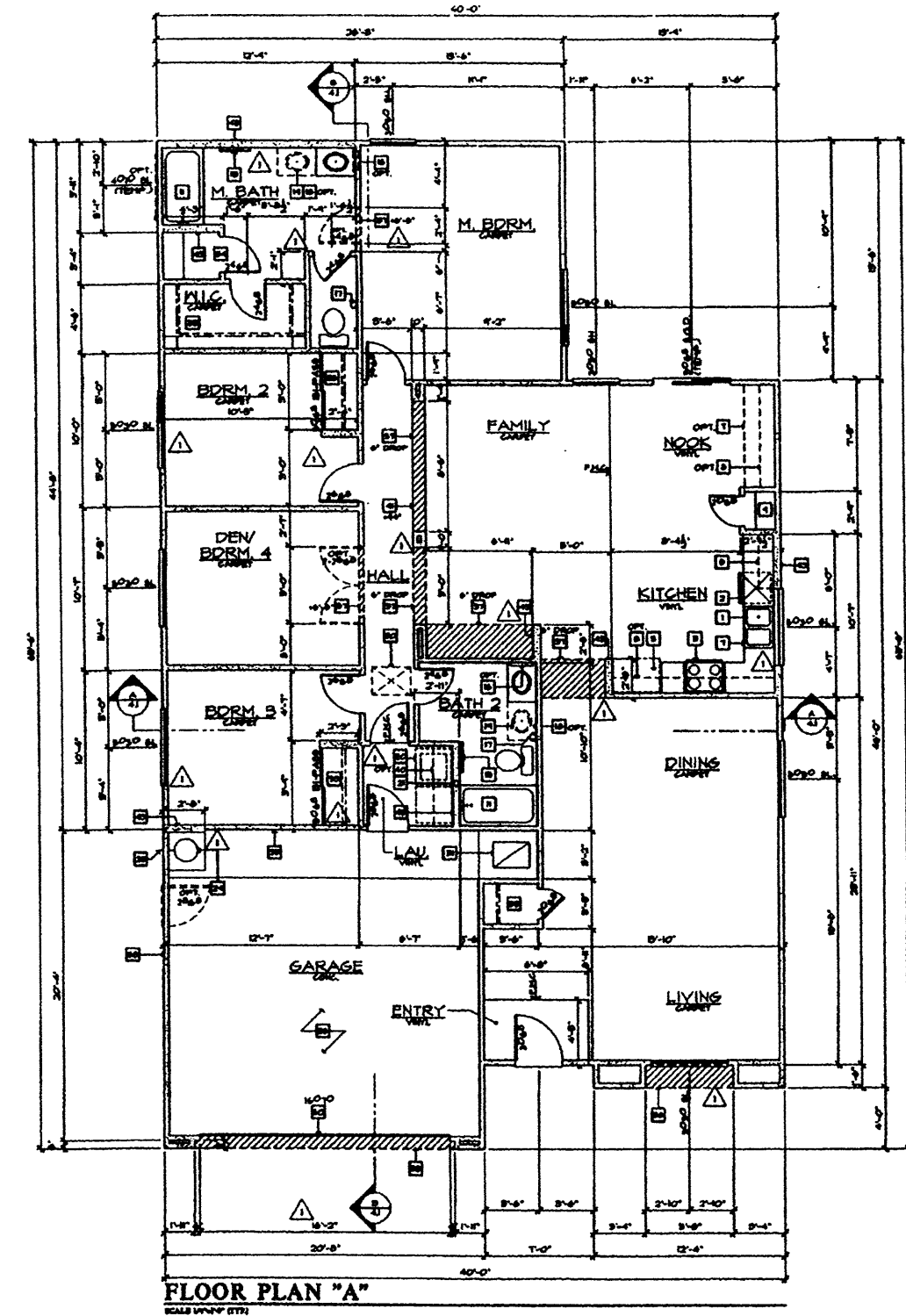
SECOND FLOOR PLAN "A"
SCALE: 1/8" = 1'-0"

2 STORY TYPICAL

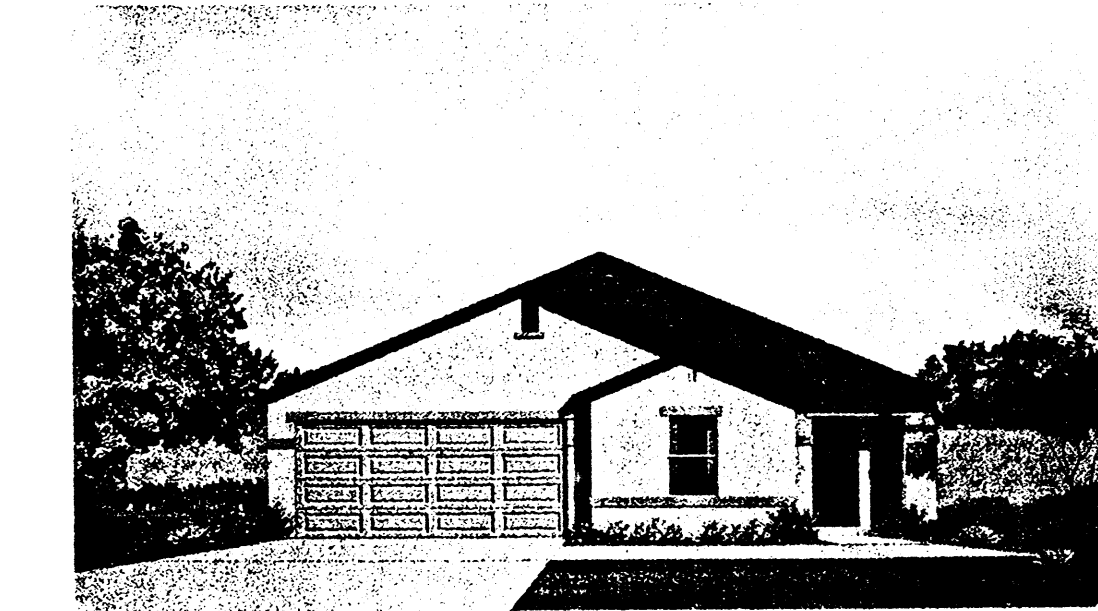
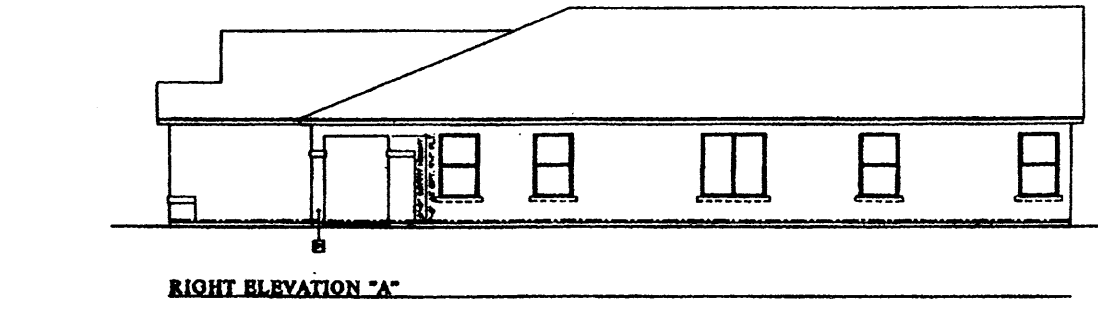
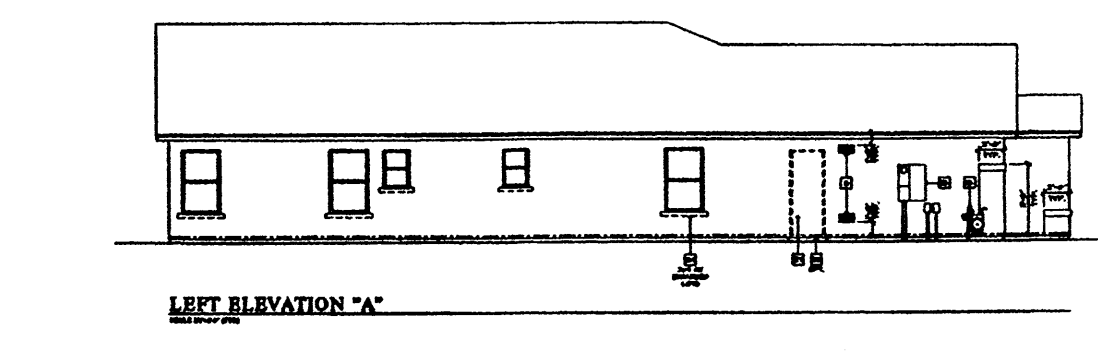
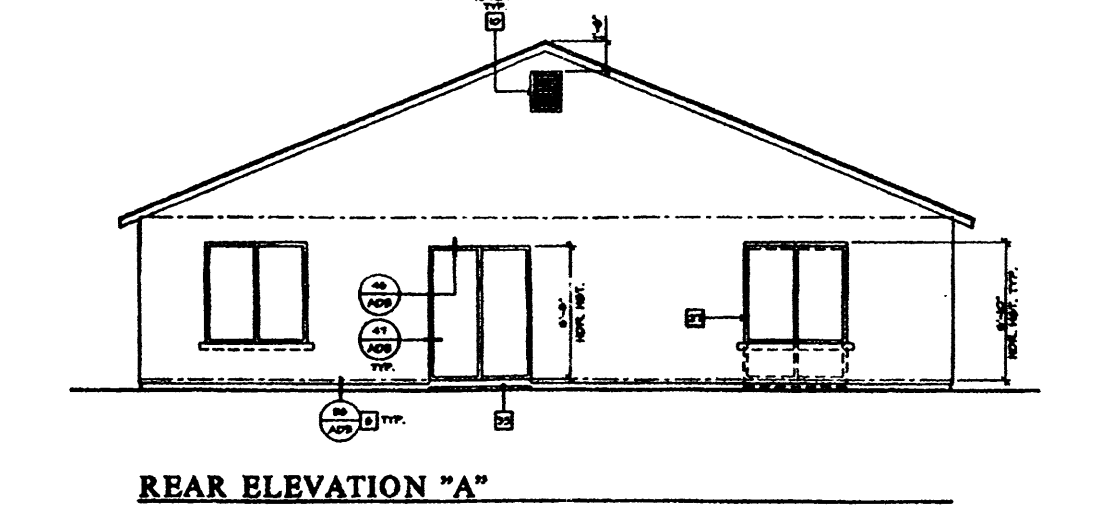
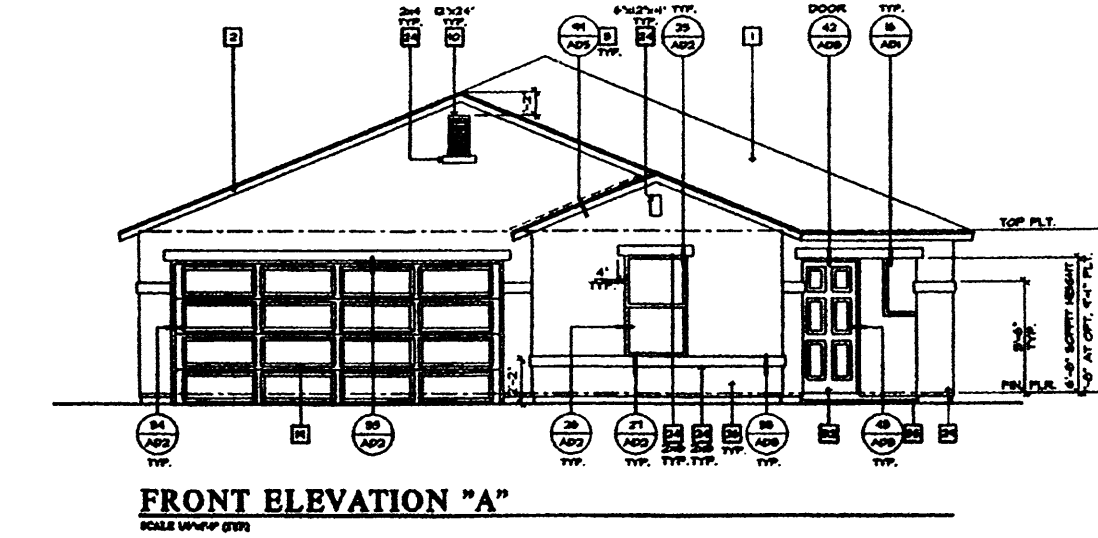
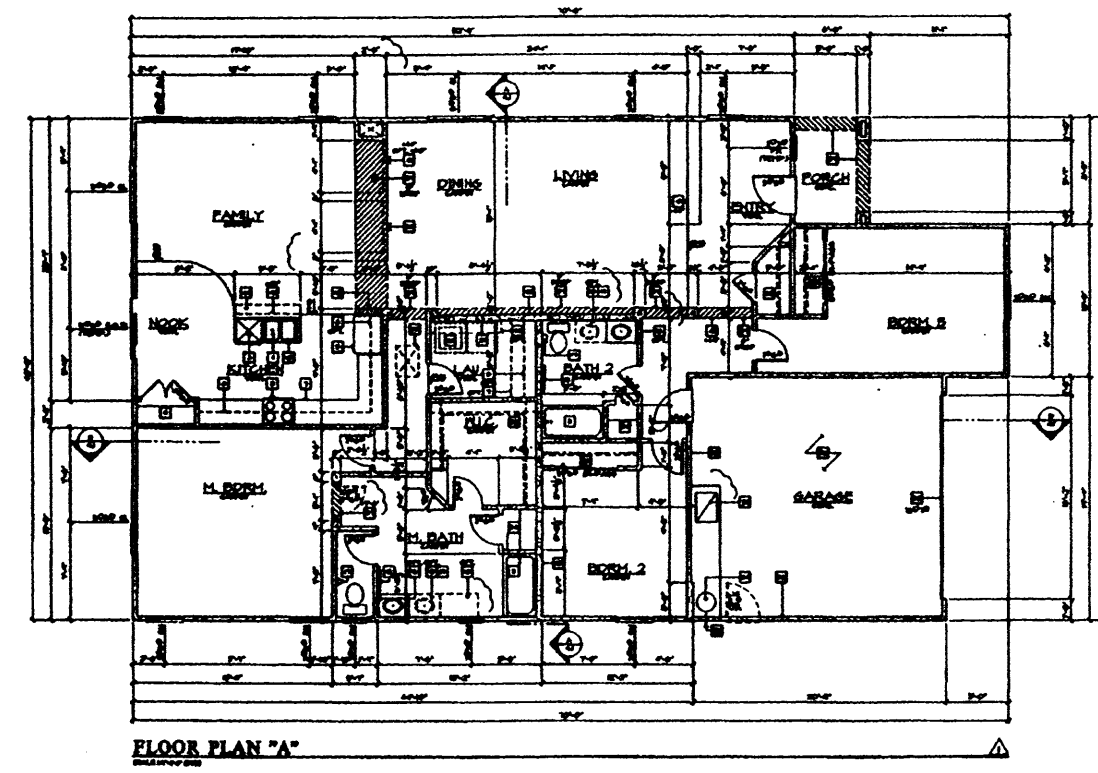
<p>DATE: 6/20/2003 SCALE: As Shown DESIGNED: J.T.S. DRAWN: C.S.C. JOB NO.: 627-02</p>		<p>FINELAND PARCEL "F" Typical Building Elevations</p>	
		<p>community sciences corporation</p>	
<p>LAND PLANNING P.O. Box 1328</p>		<p>ENGINEERING Corrales, N.M. 87048</p>	
<p>SURVEYING</p>		<p>SHEET 5 of 7</p>	



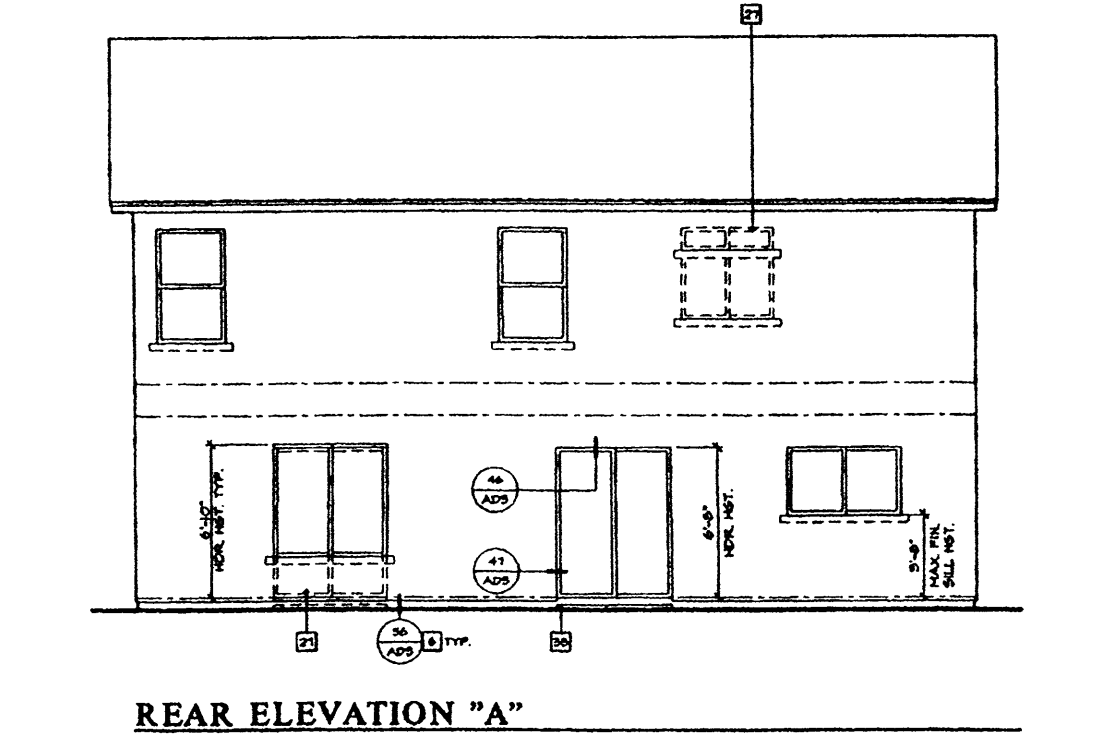
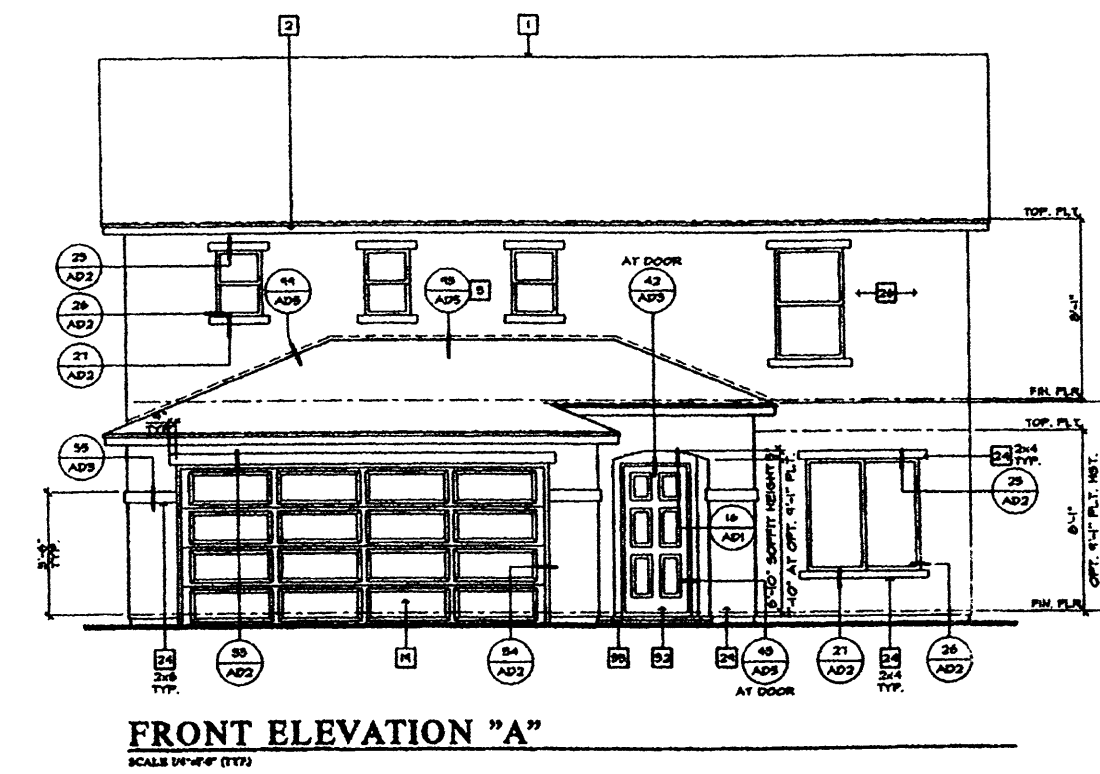
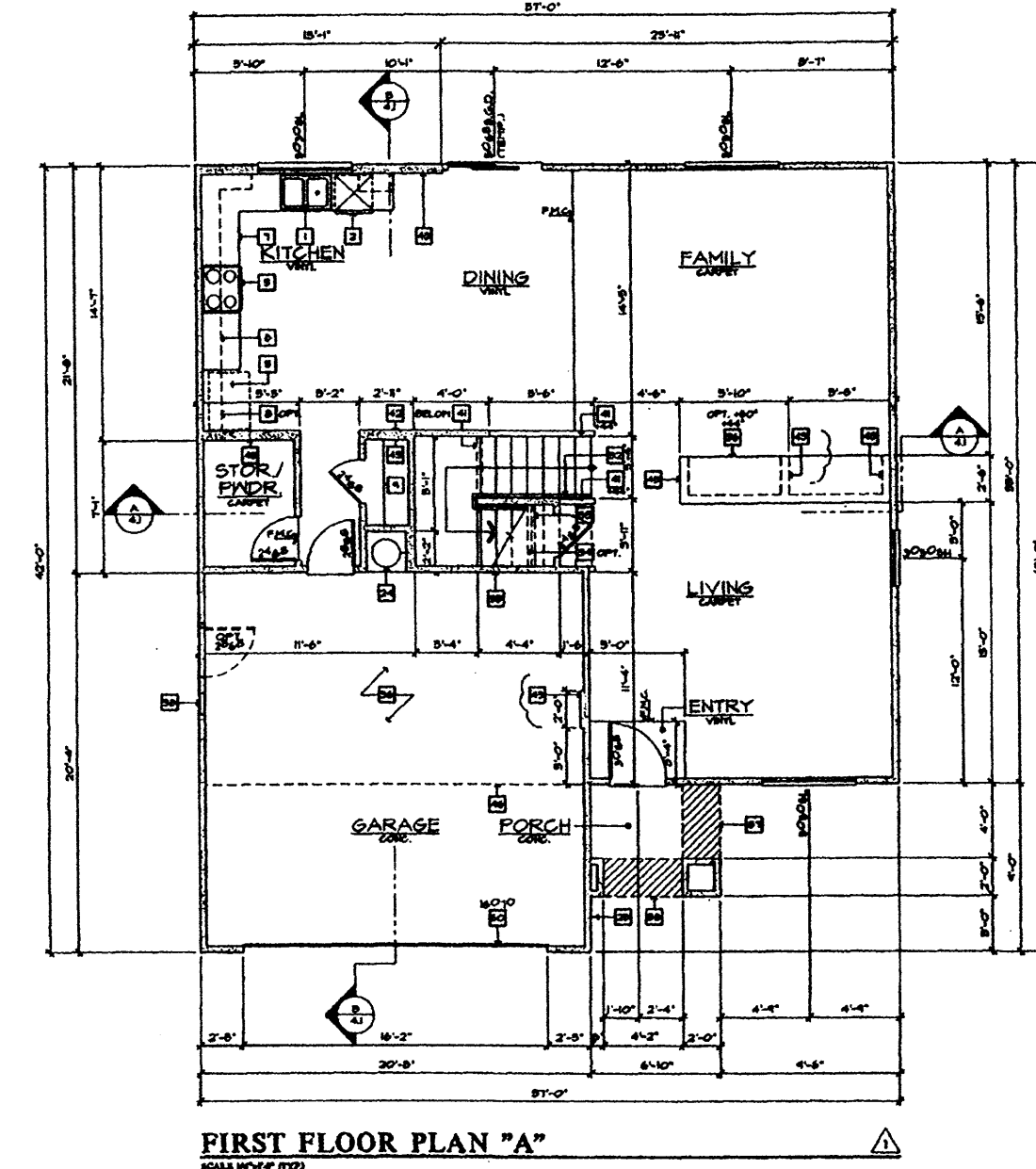
KB HOME, PLAN #139.1590



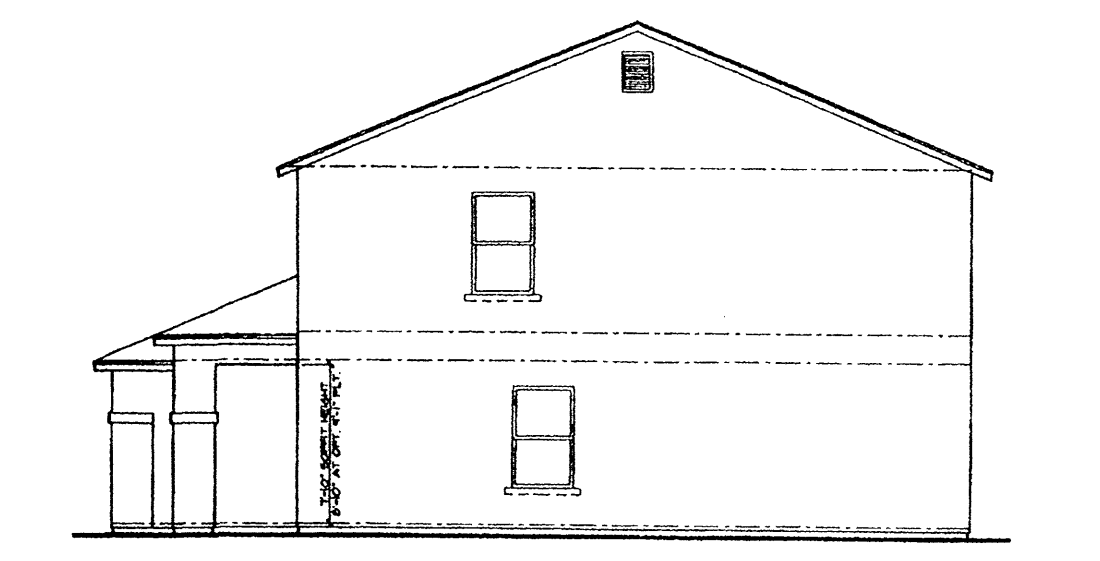
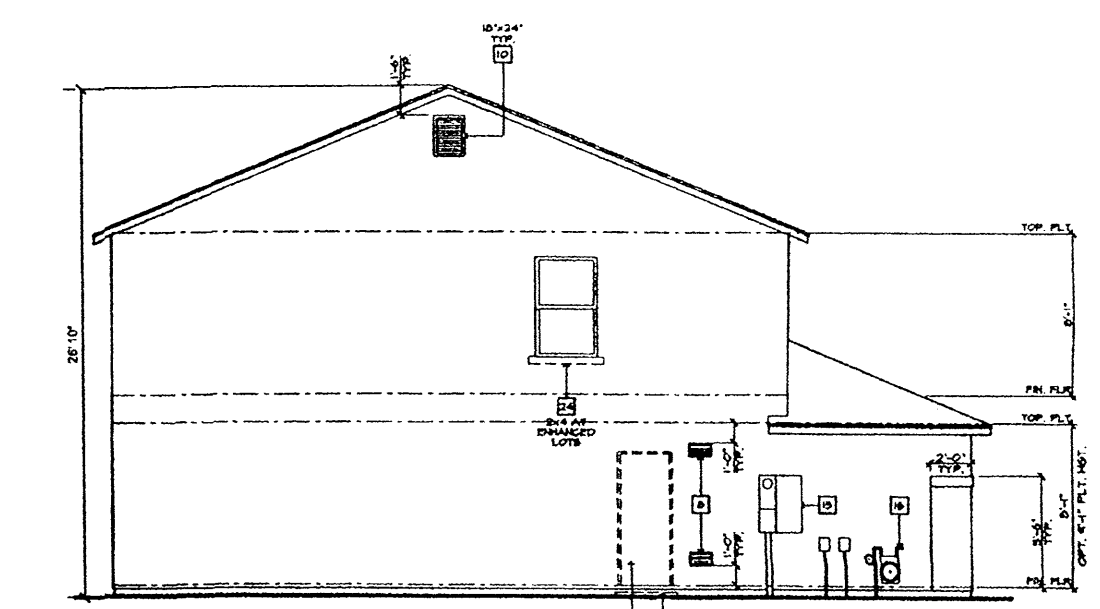
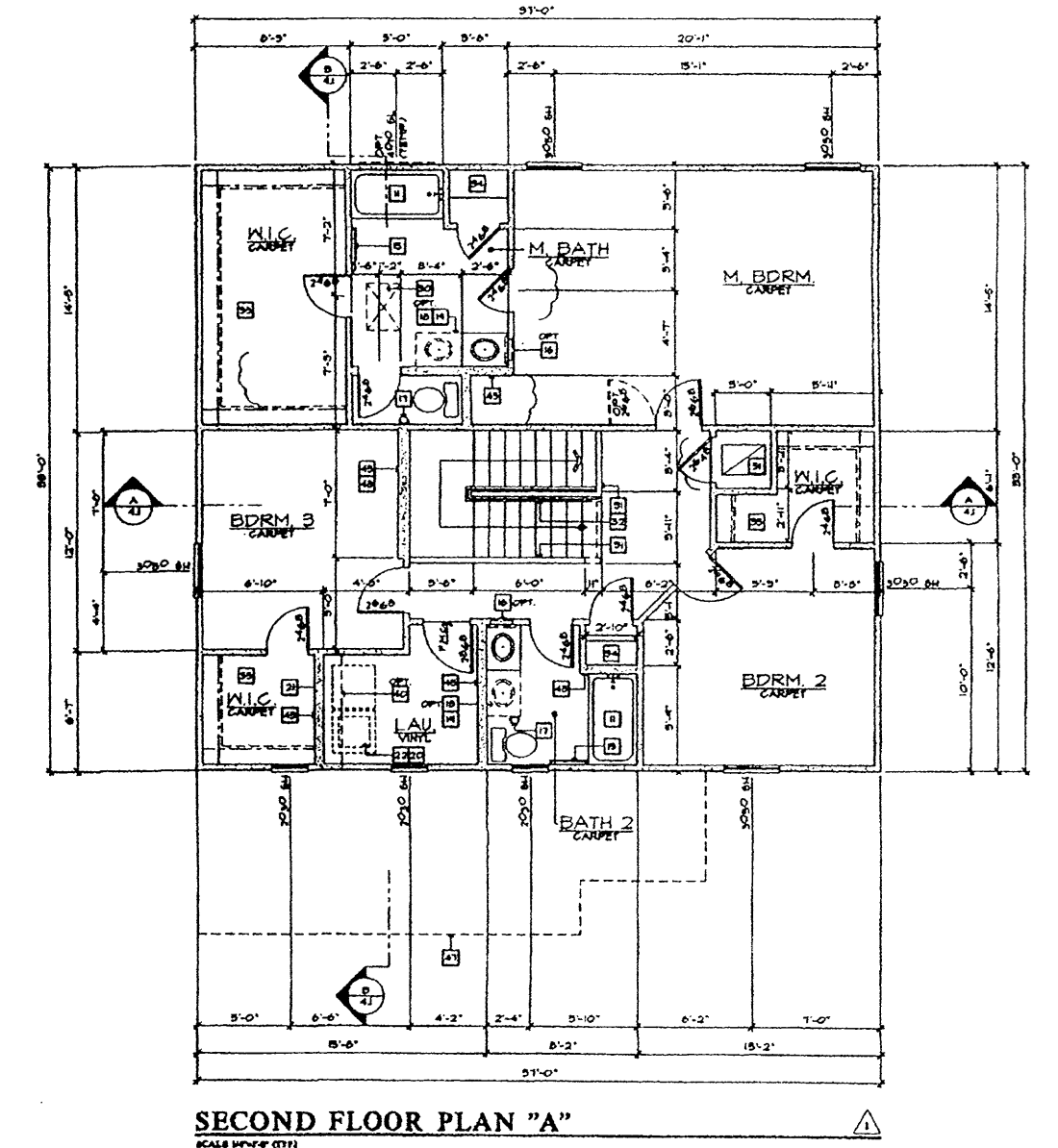
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KB HOME, PLAN #140.2166

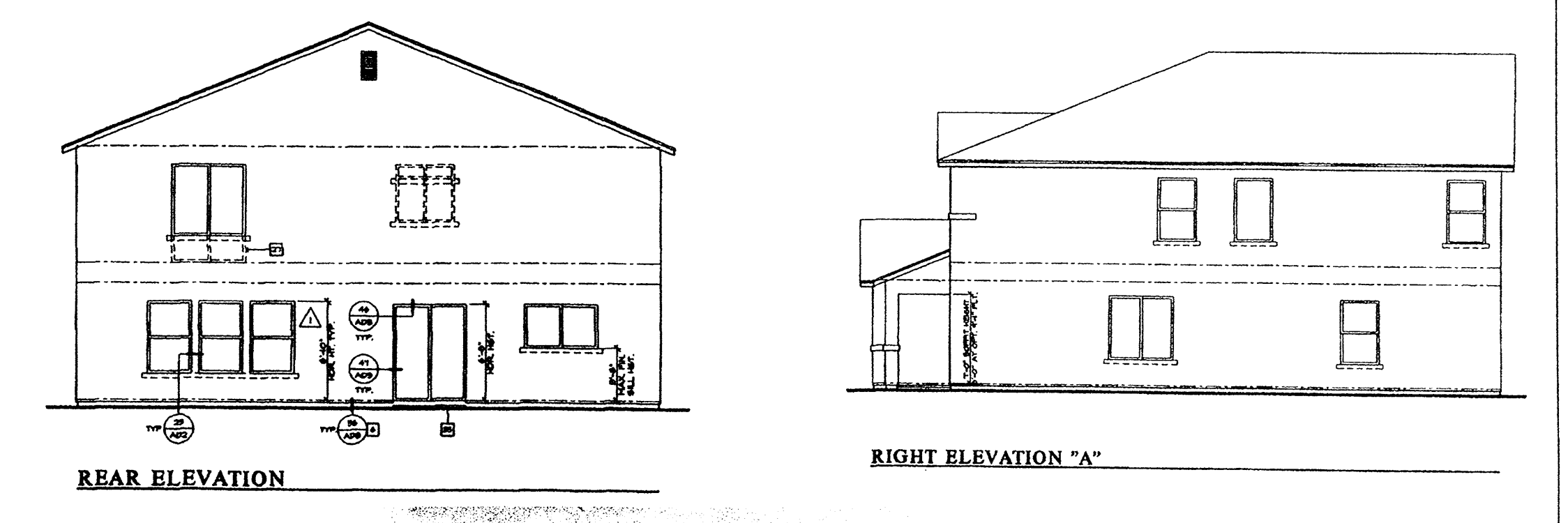
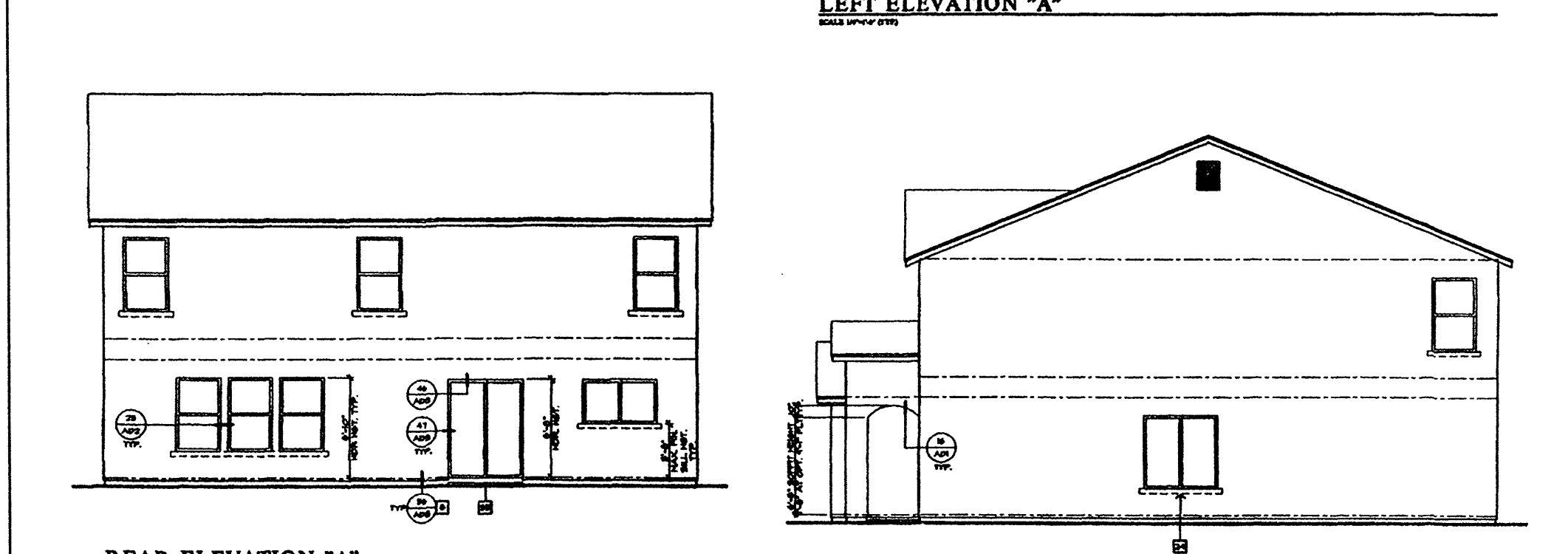
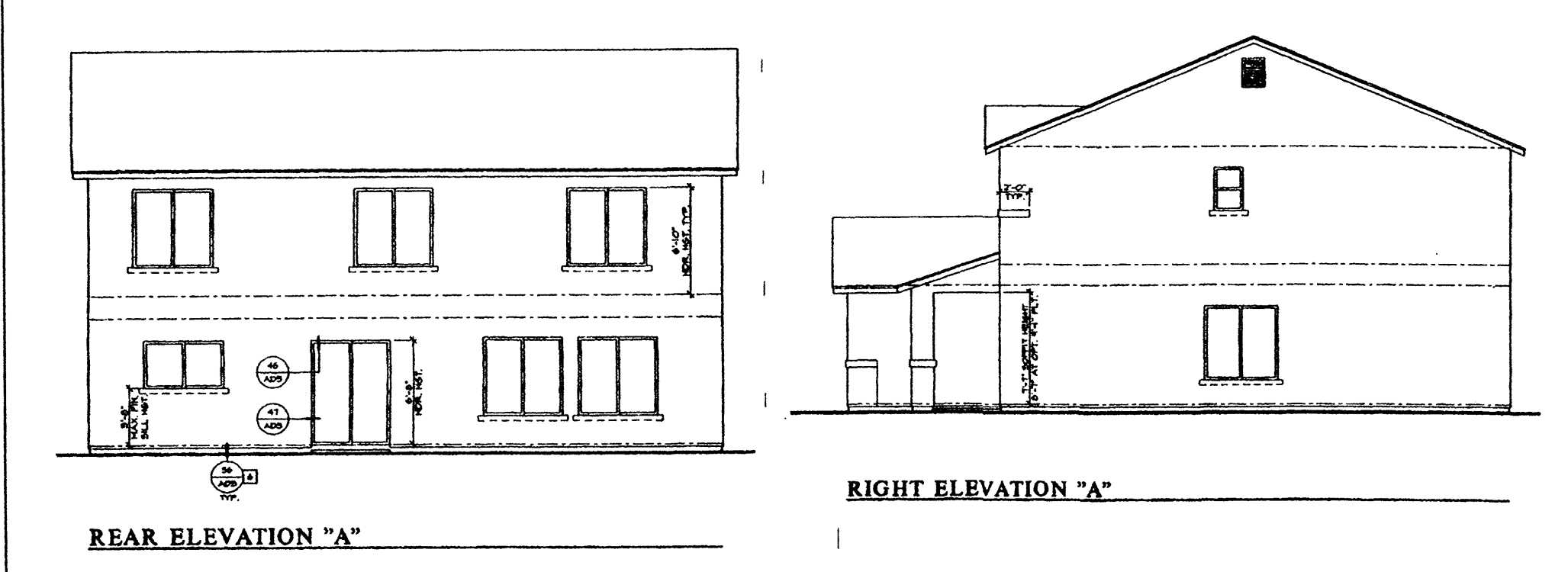
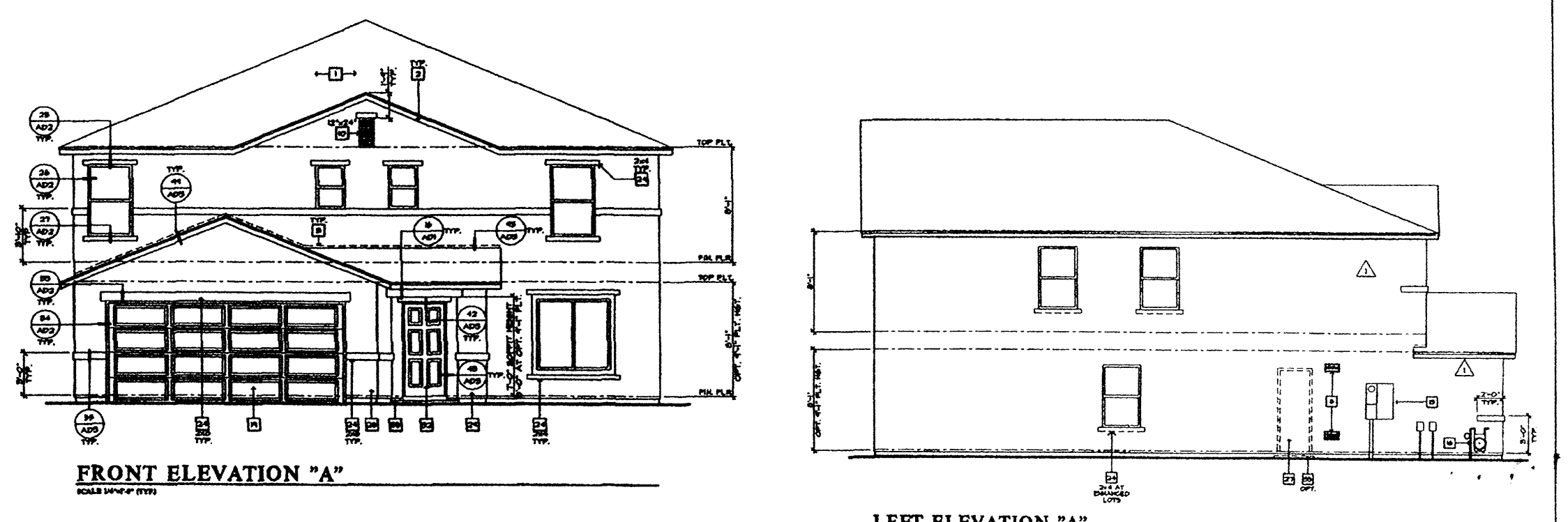
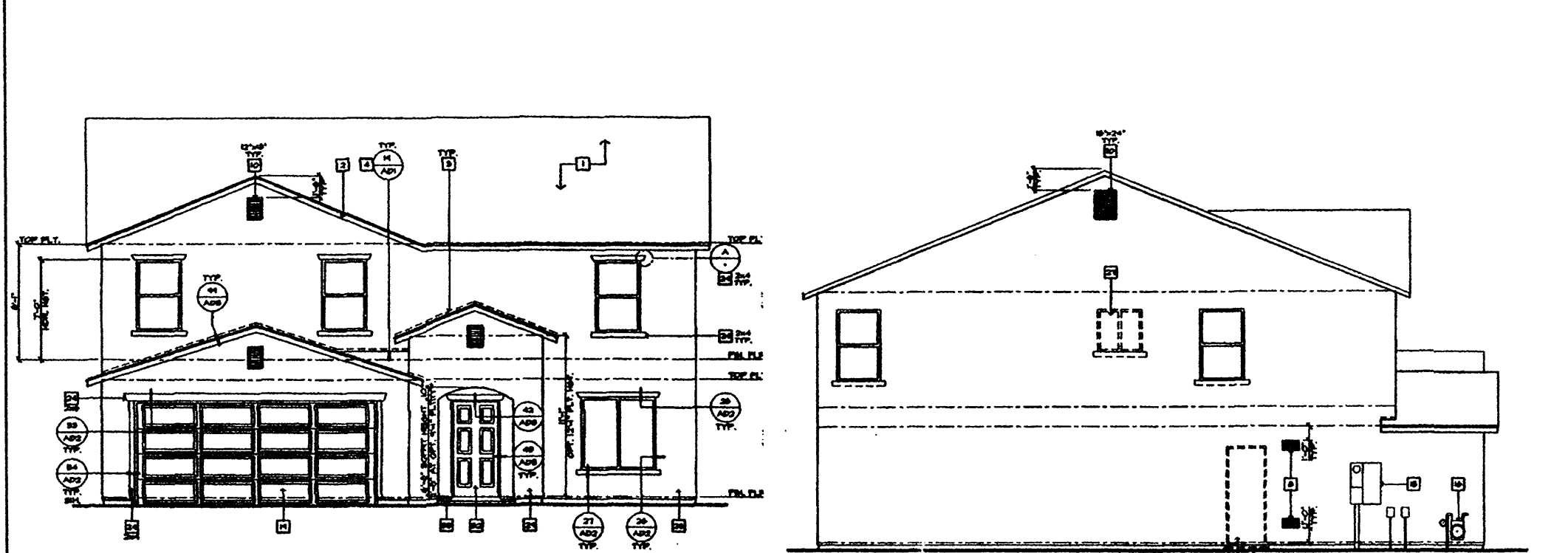
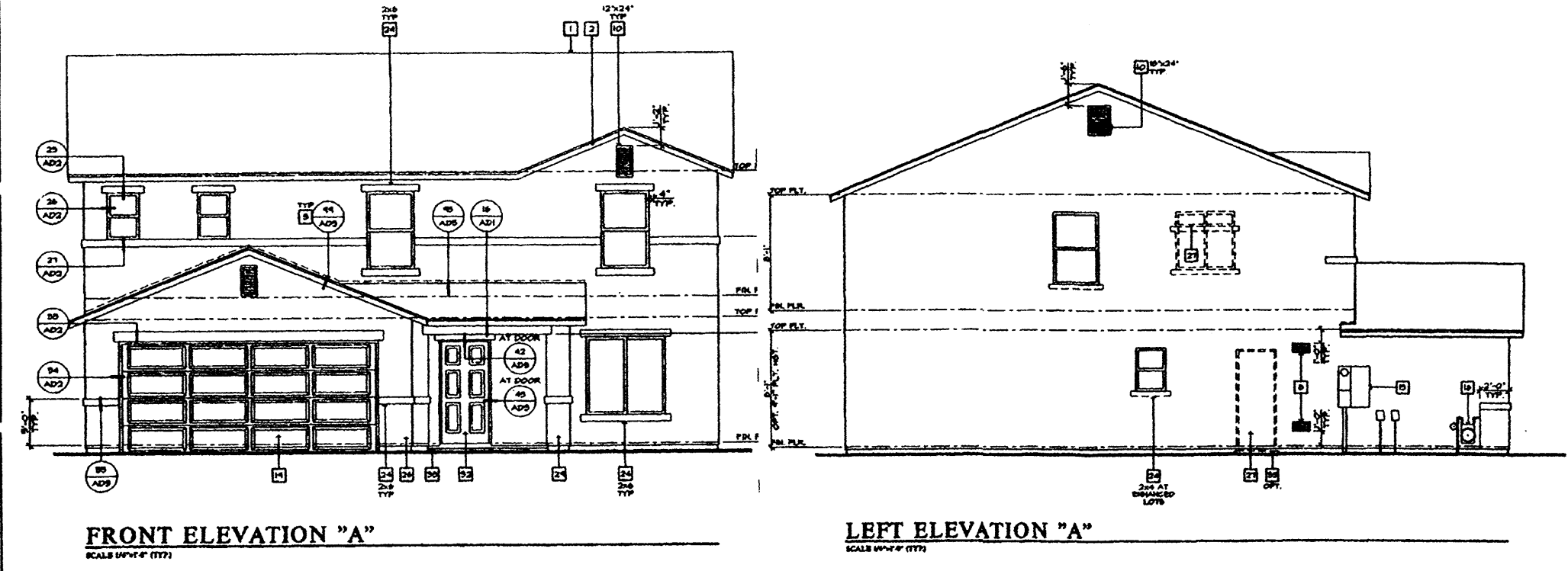
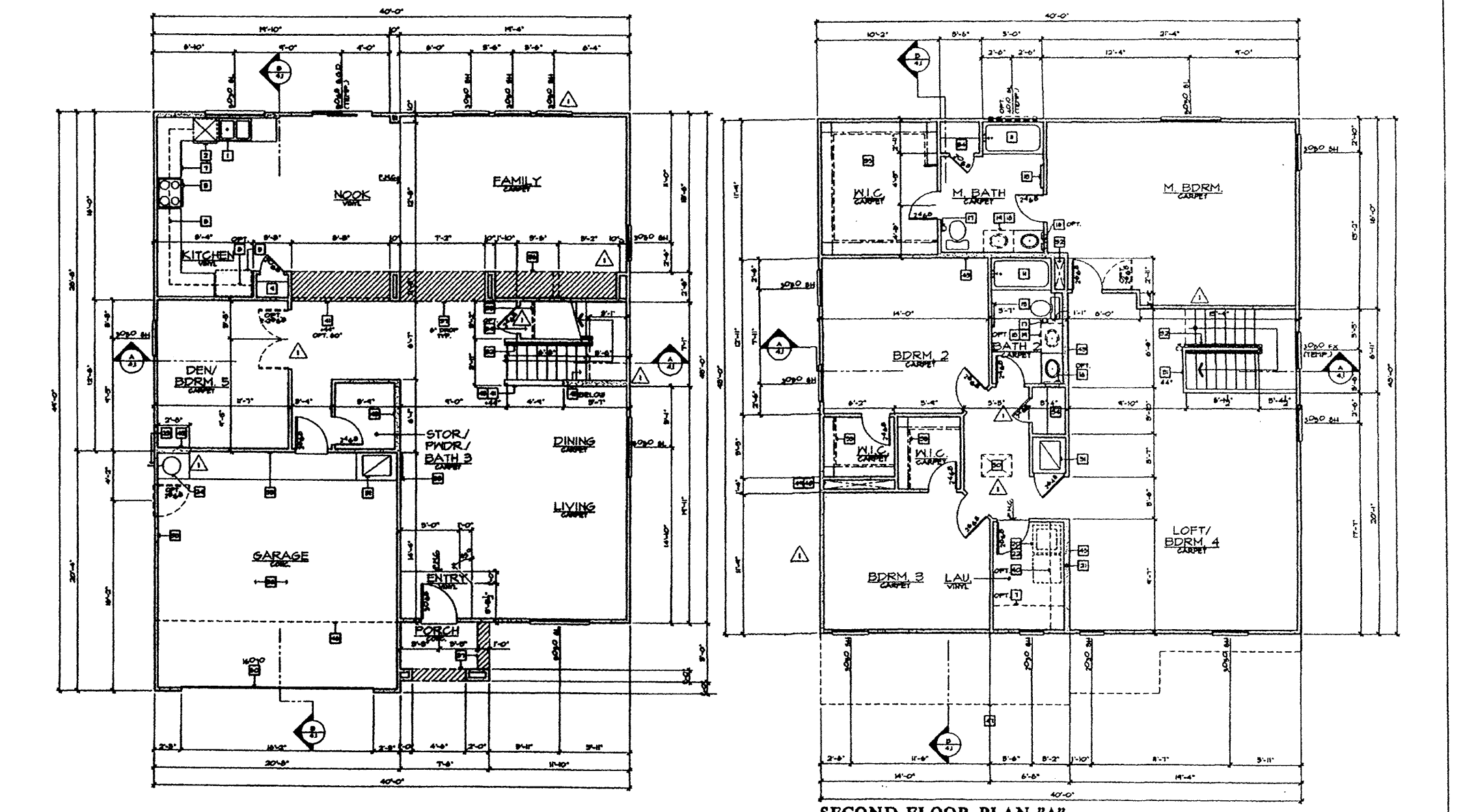
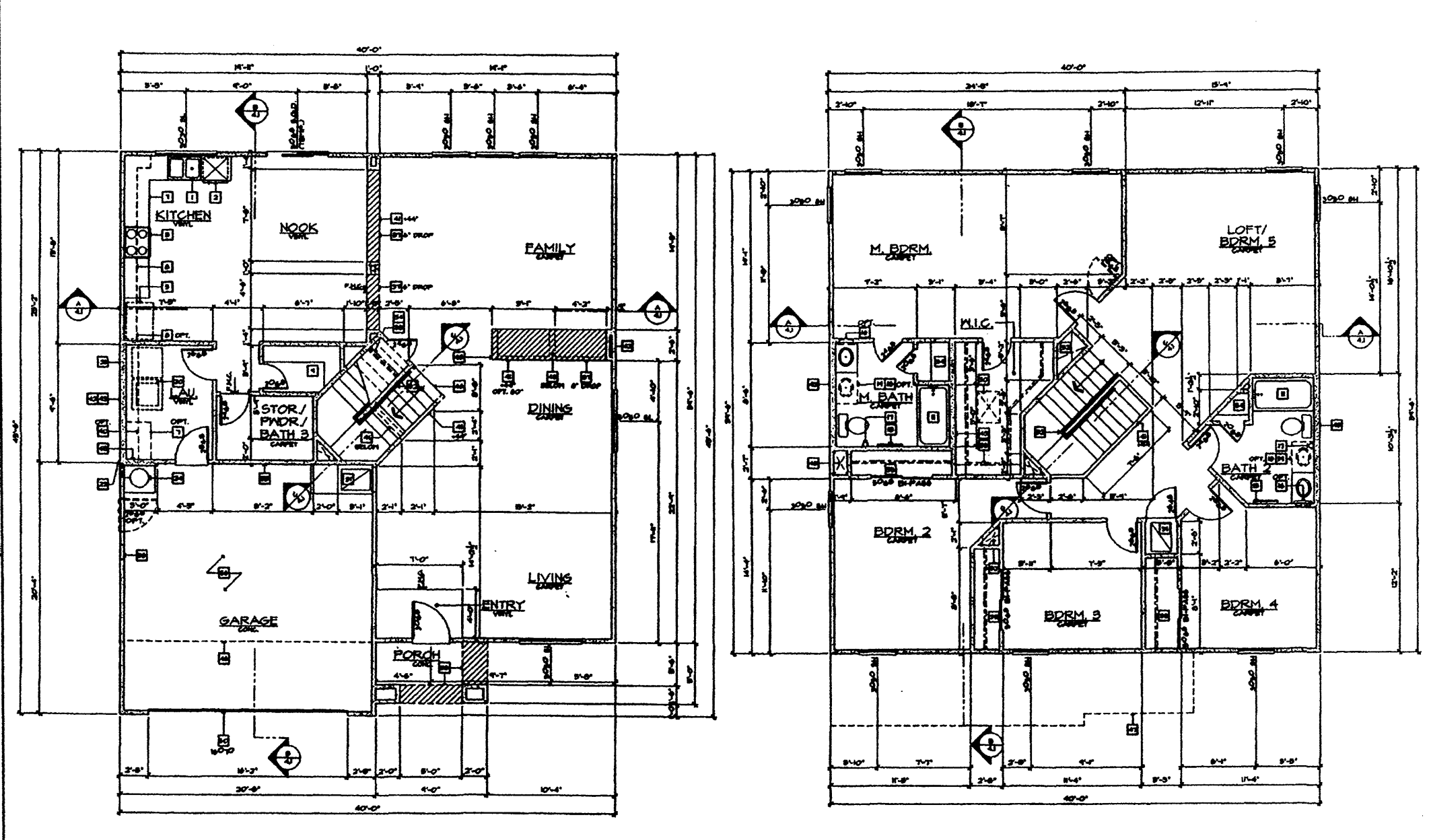
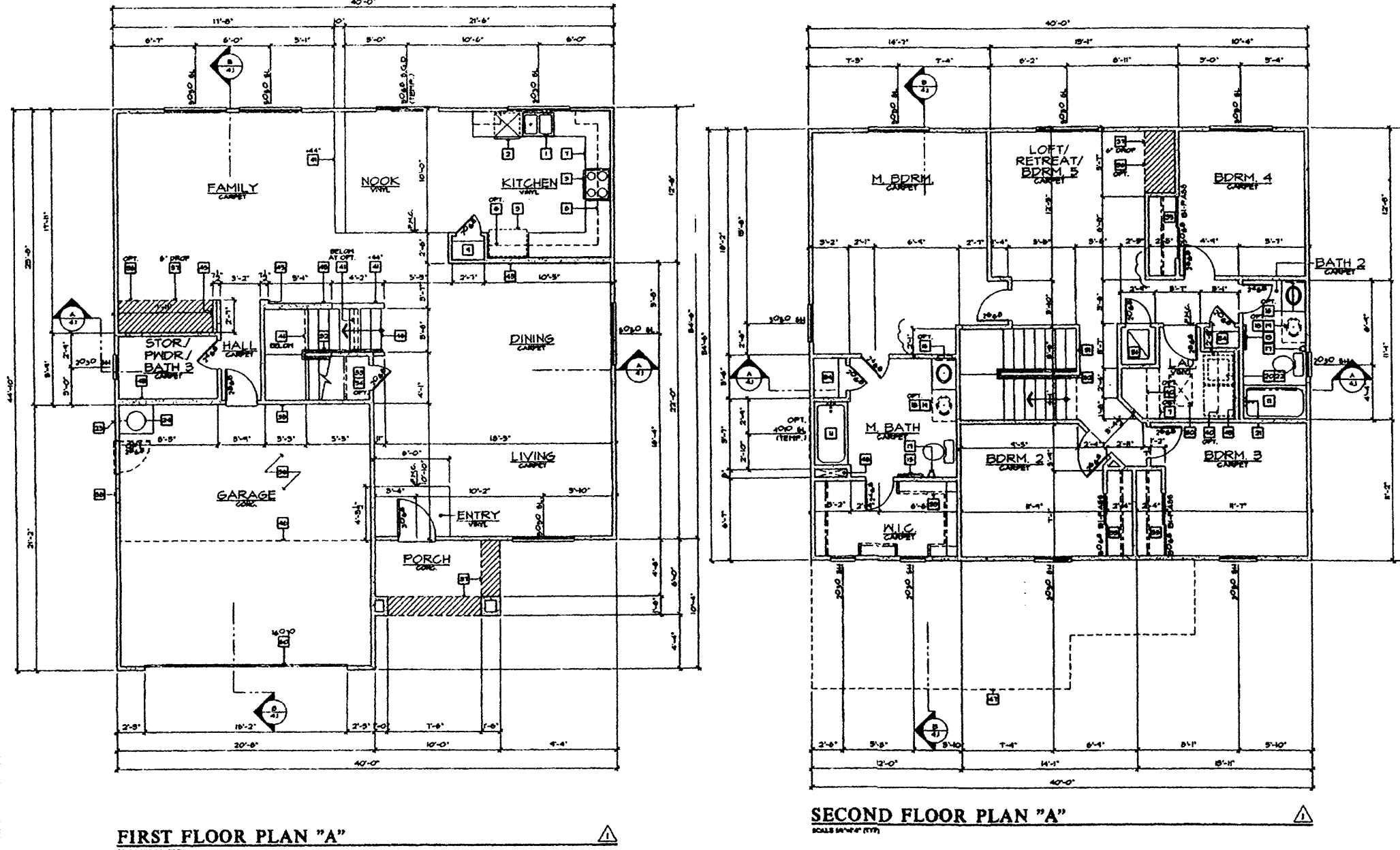


KB HOME, PLAN #237.2206



FINELAND PARCEL "F"
Building Elevations

DATE: 6/20/2003	community sciences corporation	SHR 6/7
SCALE: As Shown		
DESIGNED: J.T.S.		
DRAWN: C.S.C.		
JOB NO: 627-01	LAND PLANNING P.O. Box 1328	ENGINEERING CORRALES, N.M. 87048



KB HOME, PLAN #240.2459



KB HOME, PLAN #240.2769



KB HOME, PLAN #240.3087

FINELAND PARCEL "F" Building Elevations		community sciences corporation		SHEET 7 / 7
		DATE: 6/20/2003 SCALE: As Shown DESIGNED: J.T.S. DRAWN: C.S.C. JOB NO.: 627-01	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corral, N.M. 87048	

