

Valle Vista Drive N.W.
(64' Publicly Dedicated Right-of-Way)

ZONING: SU-1 FOR RETIREMENT, SINGLE FAMILY DWELLING AND 11 TOWNHOMES LOTS 1-A THRU 11-A, WINDMILL MANOR

TRACT A
38 ACRES
(SEE NOTE #2)

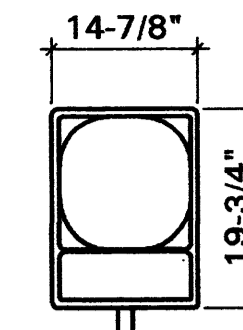
TRACT B
.21 ACRES
COMMON AREA

Tierra Amada Street N.W. (To be dedicated as 46' of public R-O-W)

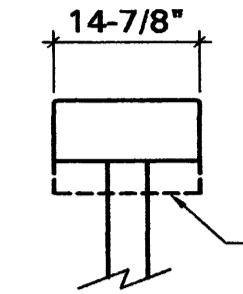
* LIMITED TO SINGLE STORY

ZONING: R-1
LOTS 1-8, BLOCK 13, LA MARIPOSA

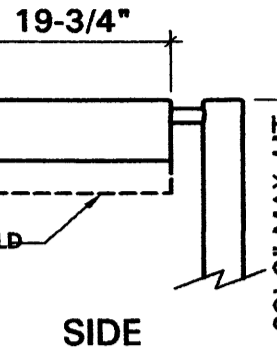
Dellyne Avenue N.W.
(64' Publicly Dedicated Right-of-Way)



UNDERNEATH



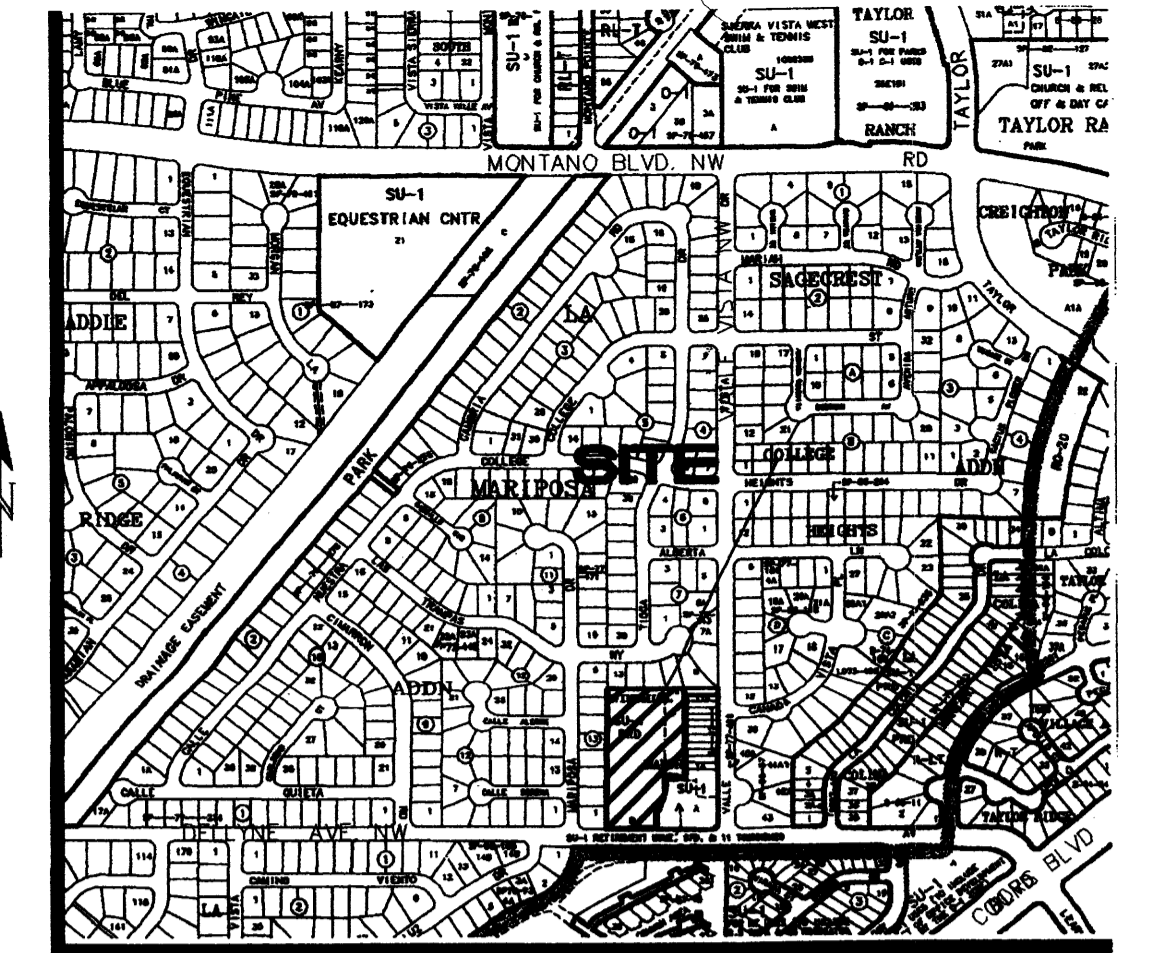
FRONT



SIDE

NOTE: House-side shield will prevent light spillage onto adjacent properties.

Lighting Detail



E-11 VICINITY MAP 1" = 750'

SITE DATA:

SUBDIVISION: Tract 'B', Windmill Manor
ACRES: 3.25 AC. (including 21 lots and Tract B)
ZONING: SU-1 PRD

NOTES

- Number of existing tracts: 1; Number of proposed tracts: 2; and Number of proposed lots: 21.
- Tracts A and B shall be created through plat. Tract A shall then be deeded to the adjacent townhome development and shall not be part of this Site Plan.
- Tierra Amada Street shall be dedicated as public right-of-way with plat.

PROJECT NUMBER: #1003111
Application Number: 03DRB02079

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	12-31-03
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	12/31/03
Utilities Development	Date
<i>[Signature]</i>	12/31/03
Parks and Recreation Department	Date
<i>[Signature]</i>	12/31/03
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
<i>[Signature]</i>	12-9-03
Solid Waste Management	Date
<i>[Signature]</i>	1/6/04
DRB Chairperson, Planning Department	Date

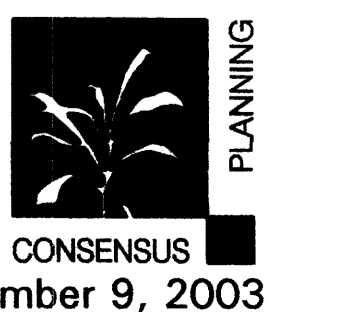
Site Development Plan for Subdivision
Site Development Plan for Building Permit

Windmill Manor Place

Prepared for:
The Strosnider Company
6121 Indian School Road NE Suite 275
Albuquerque, NM 87110

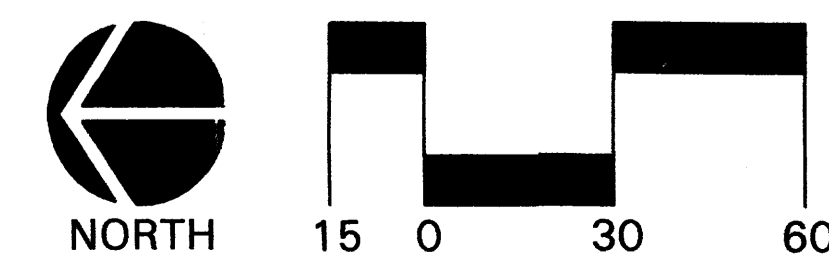
Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108



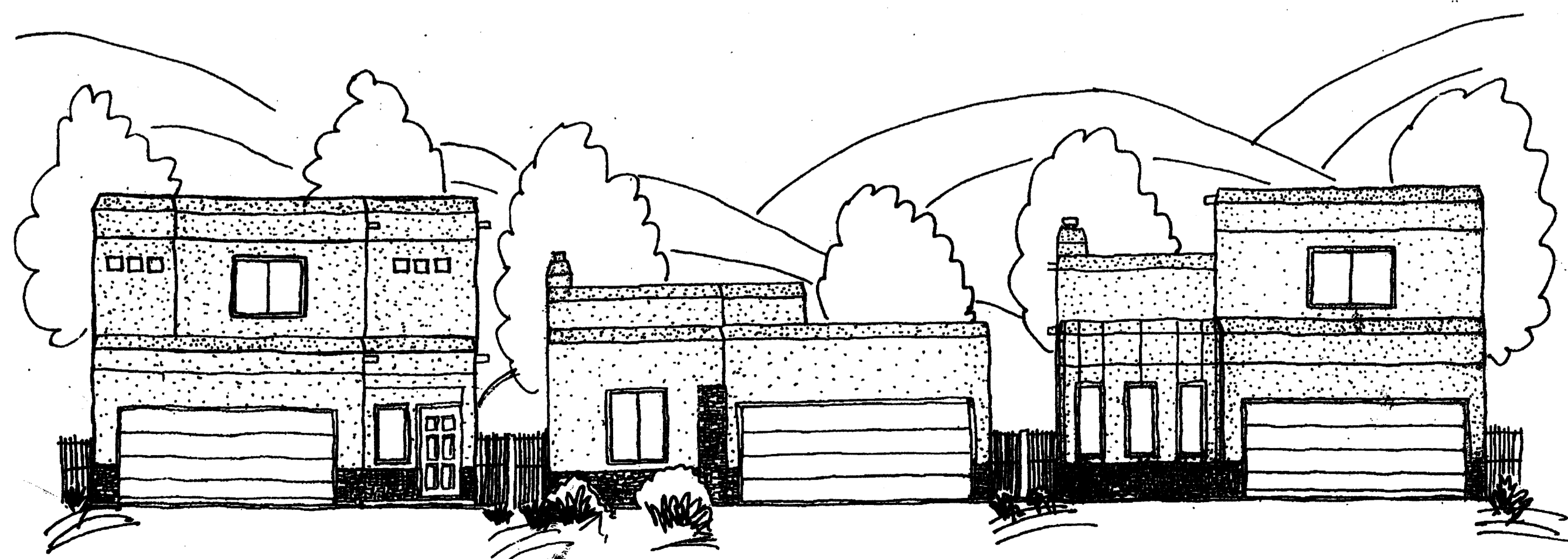
December 9, 2003

Scale 1" = 30'

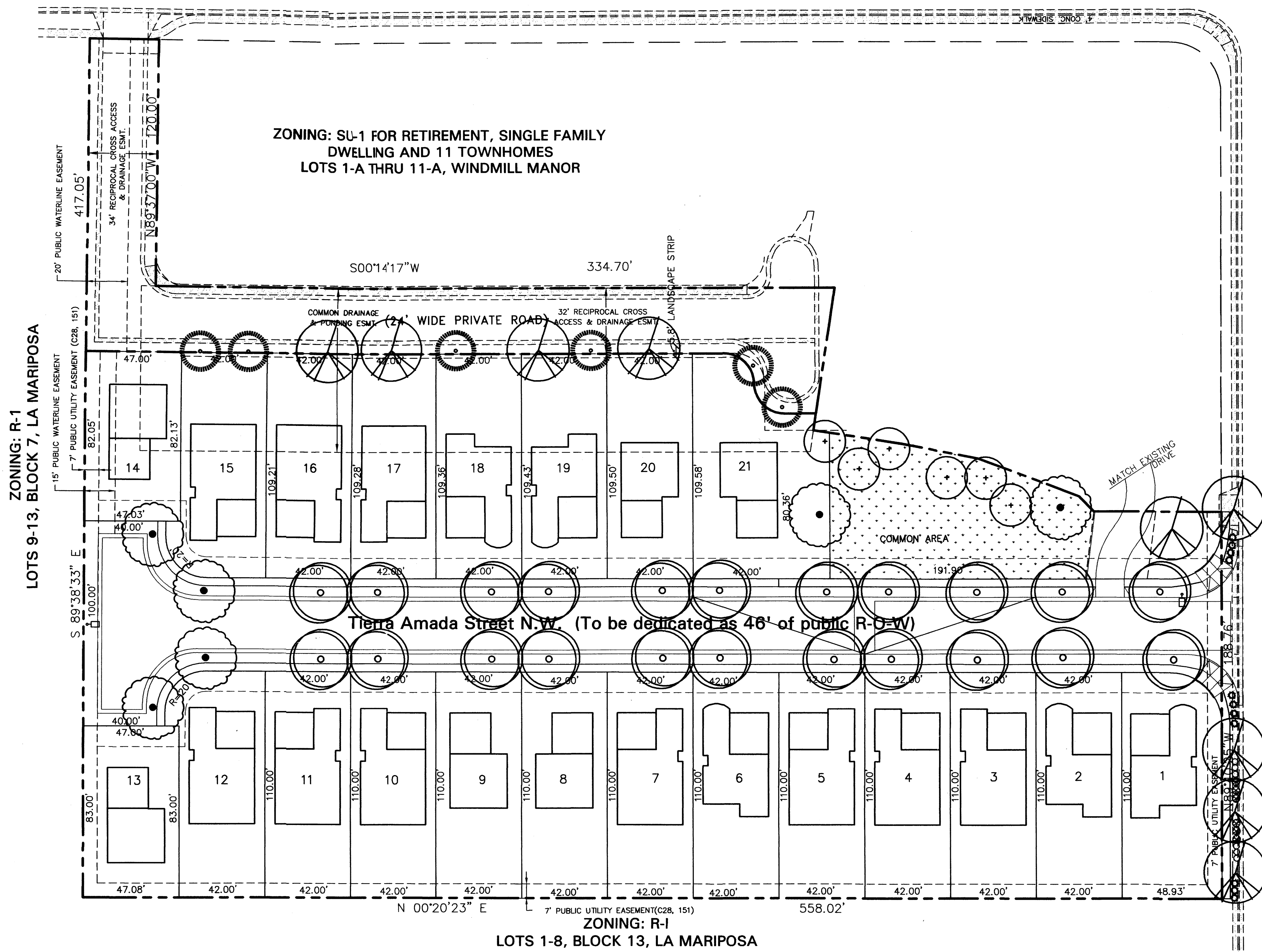


BUILDING ELEVATIONS

- The building elevations shown are conceptual. More detailed building plans shall be reviewed at the building permit stage.
- Offsets and dimensions will be shown at the building permit stage with a minimum off set of 2 feet on the front facade. Conceptual size for the single story unit is 32' x 64' and 15' feet in height; two-story units are 32' x 55' and 28' x 54', 22' in height. Minor revisions to building size are allowed.
- Stucco color shall be shades of brown, beige, yellow ochres, and gray greens.
- Black shingle roofs are prohibited.
- All roof penetrations shall be painted to match stucco color.
- Wood, brick, or stone may be added as an accent feature.
- Accent features (entries, window trim, fascias, and other traditional southwestern features, may be painted white, green, red, blue, or brown.
- Setbacks shall be pursuant to R-LT zoning regulations.



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STREET TREES

Symbol	Botanical Name / Common Name	Water Use
	Pistachia chinensis / Chinese Pistache	Medium
	Fraxinus oxycarpa / Raywood Ash	Medium
	Catalpa speciosa / Catalpa	Medium
	Chilopsis linearis / Desert Willow	Low
	Pinus eldarica / Afghan Pine	Medium

SHRUBS & GROUNDCOVERS

	Potentilla fruticosa / Shrubby Cinquefoil	Medium+
	Caryopteris x clandonensis / Blue Mist Spirea	Medium
	Rosmarinus officinalis 'Prostrata' / Creeping Rosemary	Medium

TURF GRASSES (SEED)

	BUFFALO / BLUE GRAMA GRASS MIX
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IRRIGATION SYSTEM

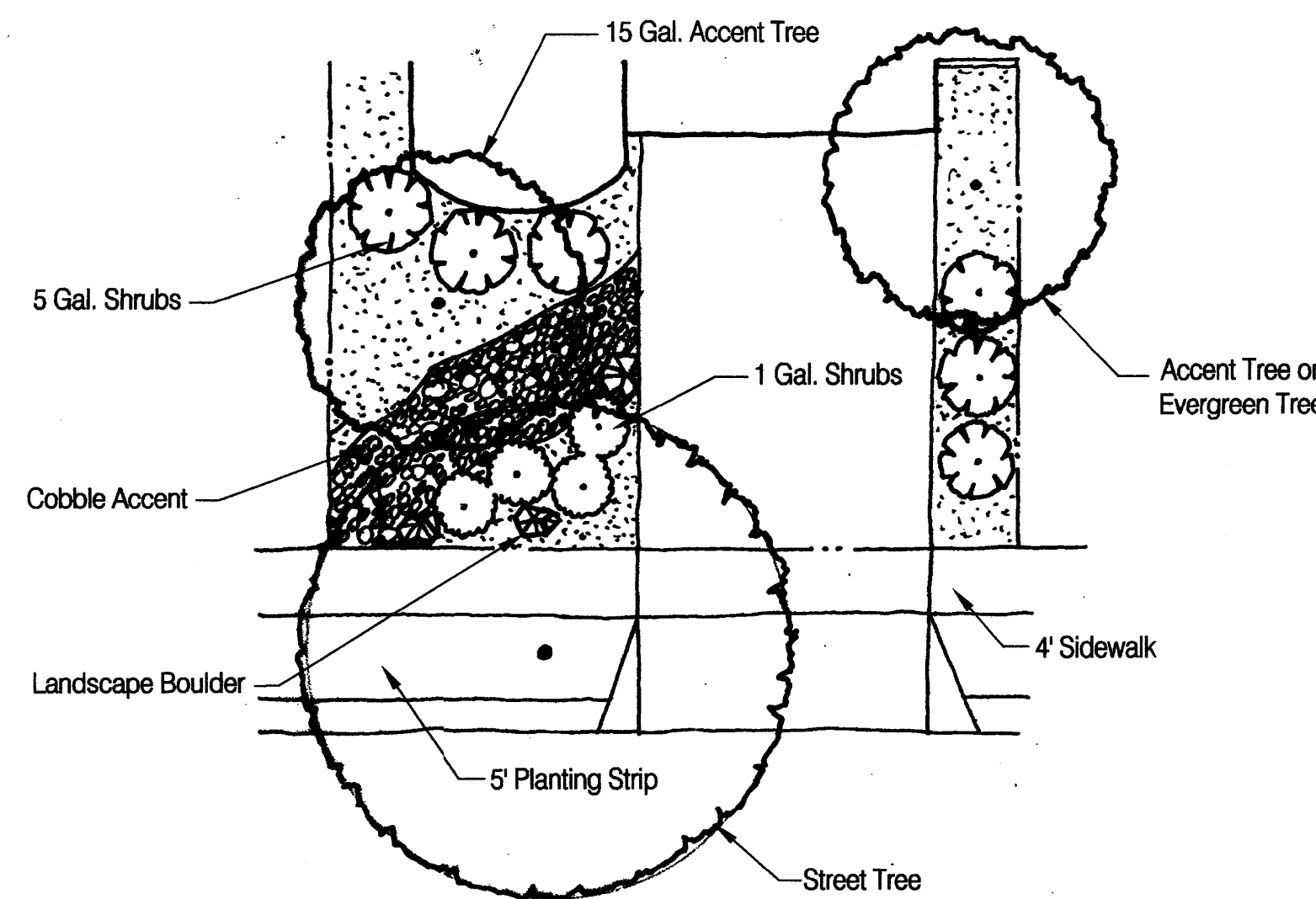
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate lawn areas and tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Lot Owner. Maintenance of the common areas shall be the responsibility of the Homeowners' Association.

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ZONING: R-1
LOTS 1-8, BLOCK 13, LA MARIPOSA



Typical Front Yard Landscape

GENERAL PLANT PALETTE FOR FRONT YARD LANDSCAPE

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.

Ornamental Trees (15 gallon min.)*
Golden Raintree, 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)
Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster 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, Mahonia species

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

3/4" Santa Ana Tan rock mulch (or equivalent) over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover

Irrigation system w/automatic timer

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

3' x 3' Landscape boulder
2'-4' Cobbles (max. 25% of Area)
Bark Mulch (in tree wells only)

Conceptual Landscape Plan

Windmill Manor Place

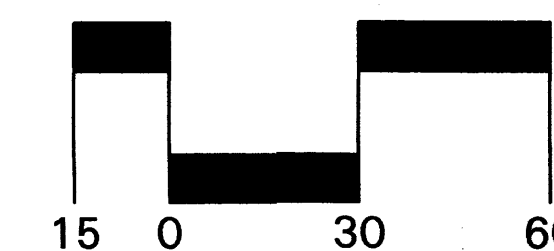
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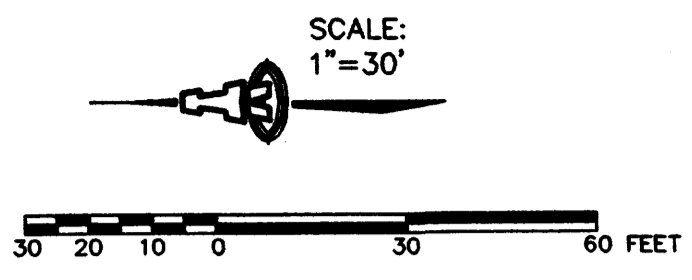
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108



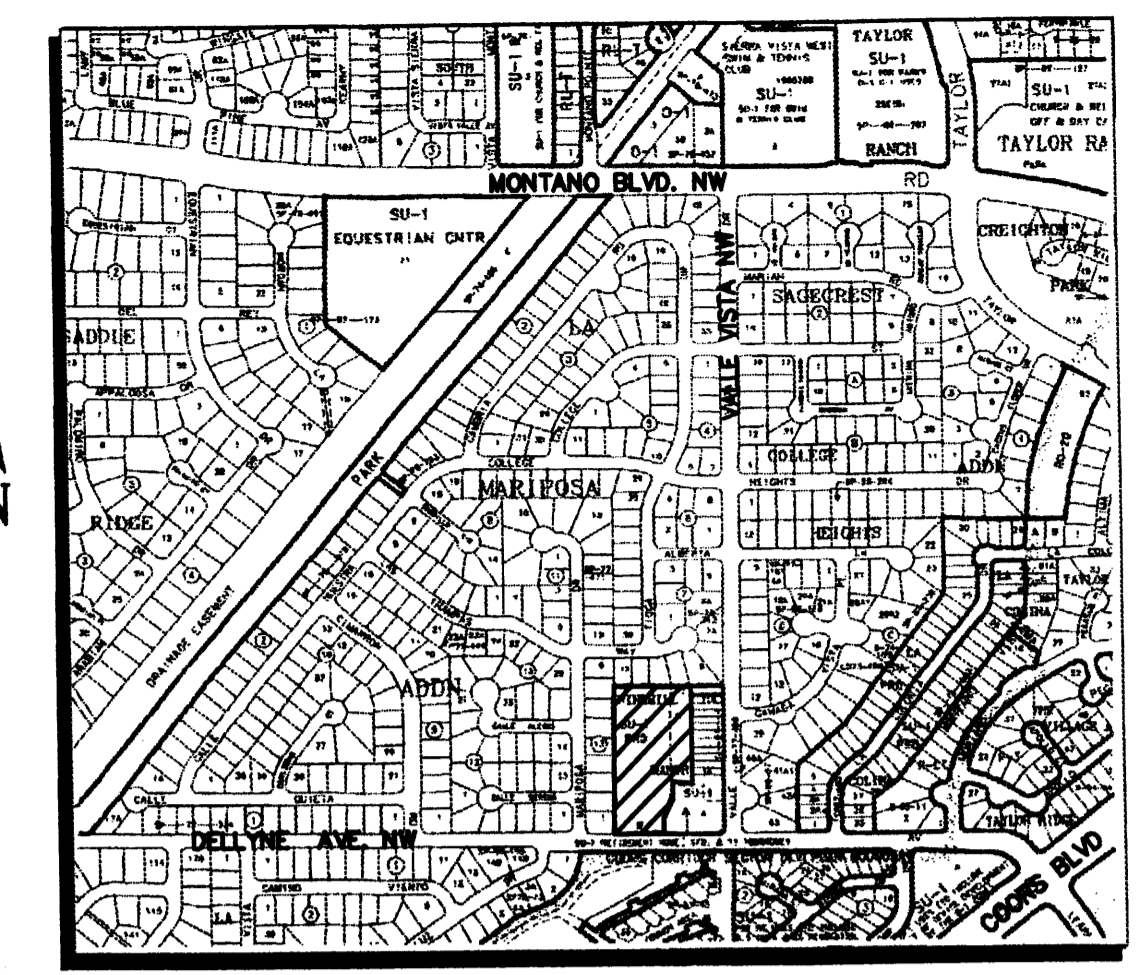
Scale 1" = 30'



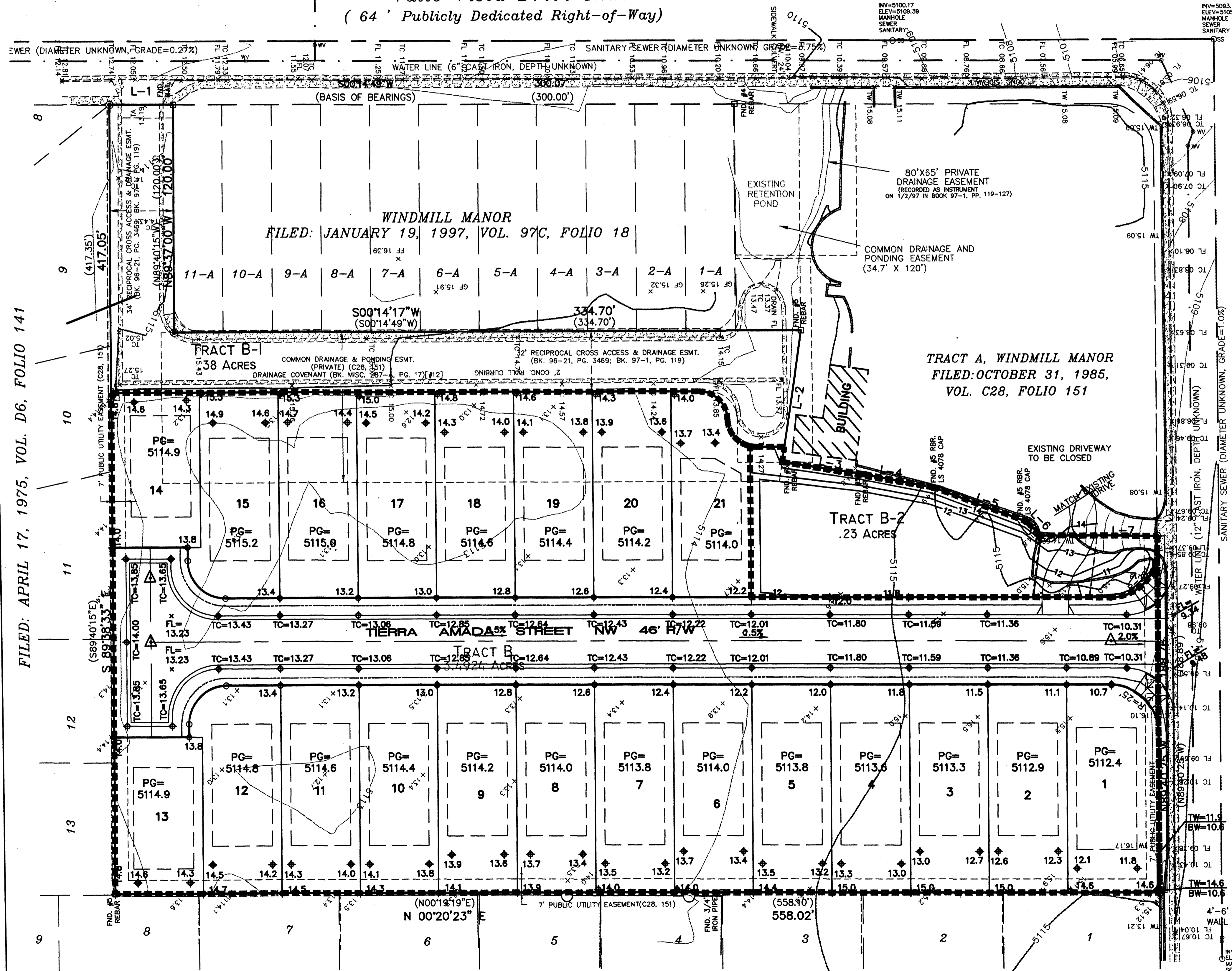
CONSENSUS
December 9, 2003



LINE	LENGTH	BEARING
L-1	33.93 (34.00)	N00°14'49"E (N00°14'49"E)
L-2	70.61 (70.53)	N81°07'56"W (N81°03'04"W)
L-3	43.86 (43.80)	S08°45'47"W (S08°56'56"W)
L-4	38.36 (38.58)	S11°15'20"W (S11°02'37"W)
L-5	52.49 (52.51)	S20°38'03"W (S20°38'09"W)
L-6	10.15	N45°44'45"E
L-7	62.37	N00°19'35"E



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- LEGEND**
- 5115— EXISTING CONTOUR
 - 78.3 EXISTING SPOT ELEVATION
 - 09— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PG=5113.4 PAD GRADE ELEVATION
 - TC 81.9 TOP OF CURB ELEVATION
 - FL 81.4 FLOWLINE
 - RETAINING WALL
 - TW=14.5 TOP OF RETAINING WALL ELEVATION
 - BW=13.2 BOTTOM OF RETAINING WALL
 - BASIN BOUNDARY
 - (BASIN 101) BASIN ID

Dellyme Avenue N.W.
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**WINDMILL MANOR ESTATES
GRADING & DRAINAGE PLAN**

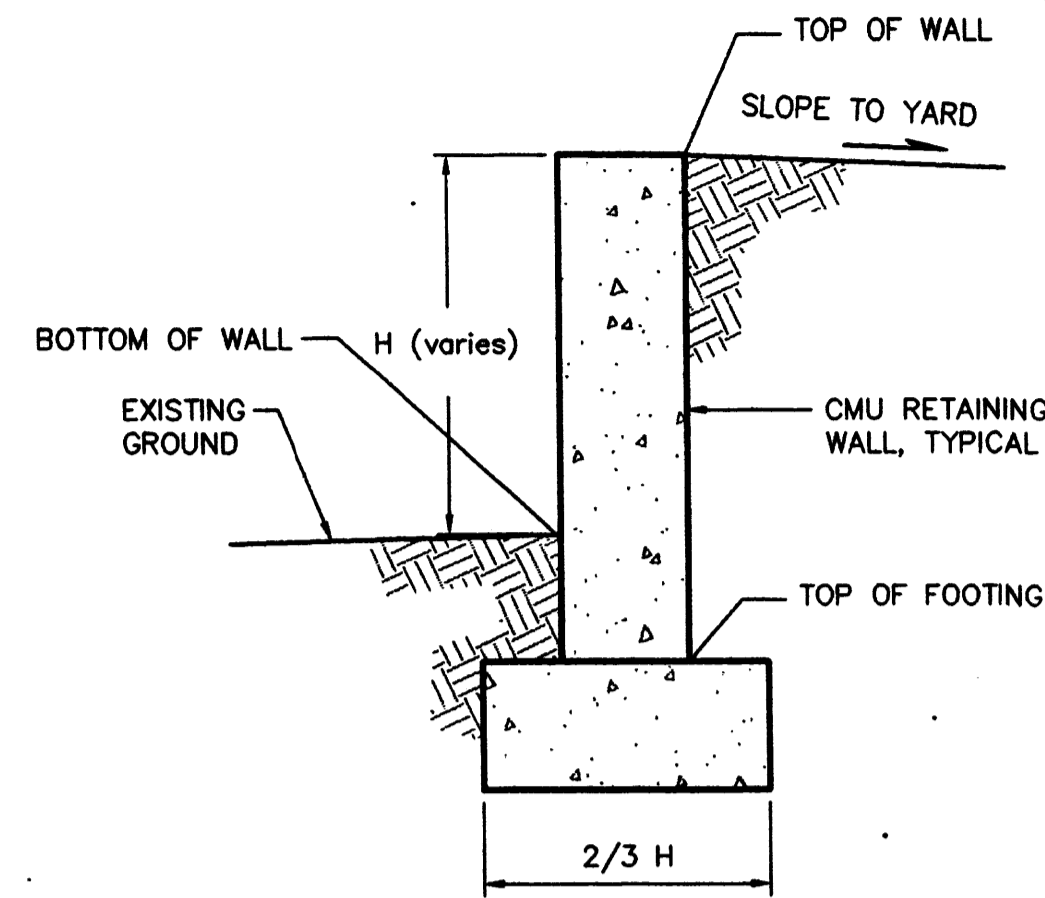
FRED C. ARFMAN
LICENSED PROFESSIONAL ENGINEER
NEW MEXICO
7322

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico

1288GRD.DWGanw 11/19/03

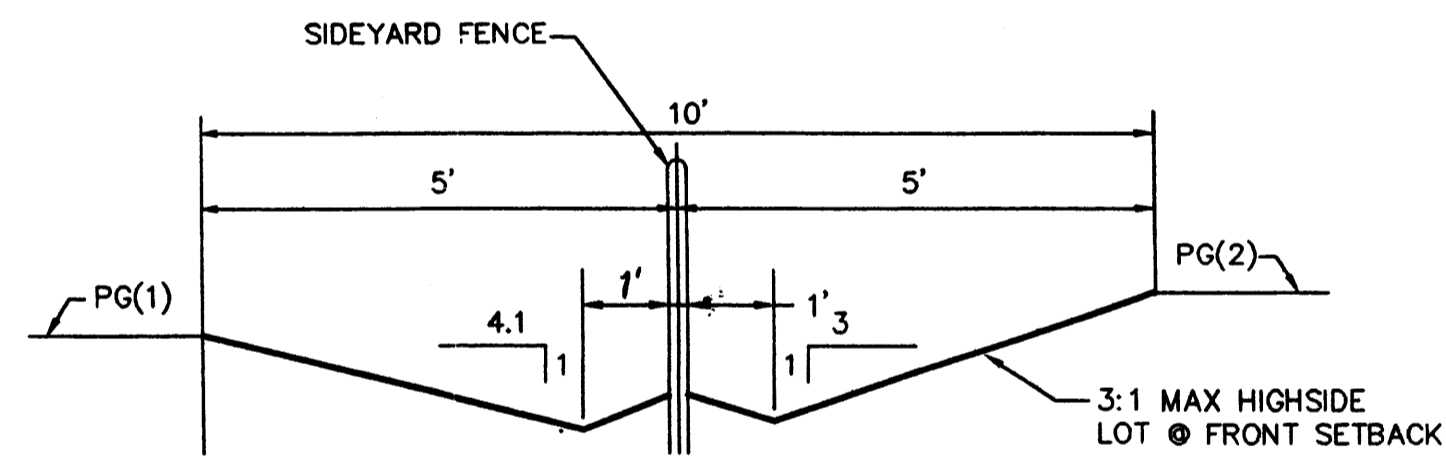
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
13. SEE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL.

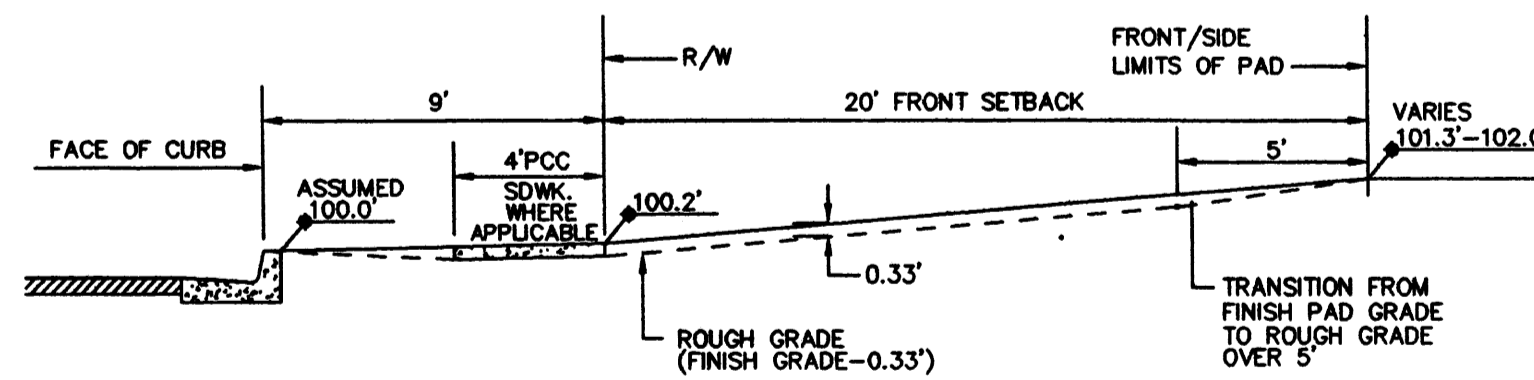


**RETAINING WALL
TYPICAL SECTION**
SCALE: 1"=1'-0"

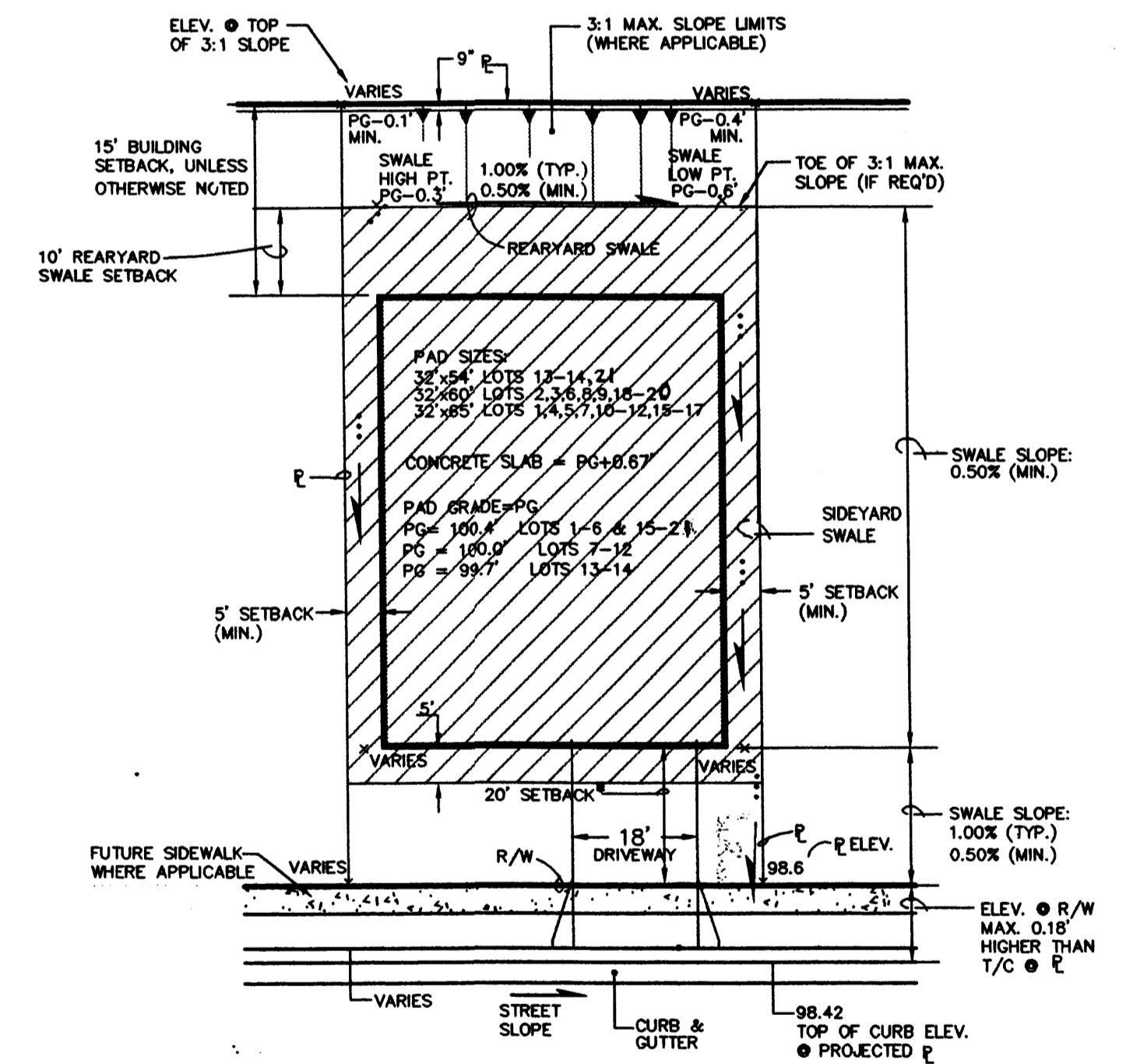
NOTE: RETAINING WALL TO BE
DESIGNED BY STRUCTURAL ENGINEER



**SIDEYARD
DRAINAGE SWALE**
NOT TO SCALE



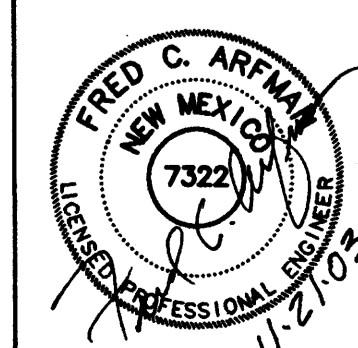
FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"



TYPICAL LOT GRADING
NTS

* GARAGE SETBACK 20'
HOUSE SETBACK 15'

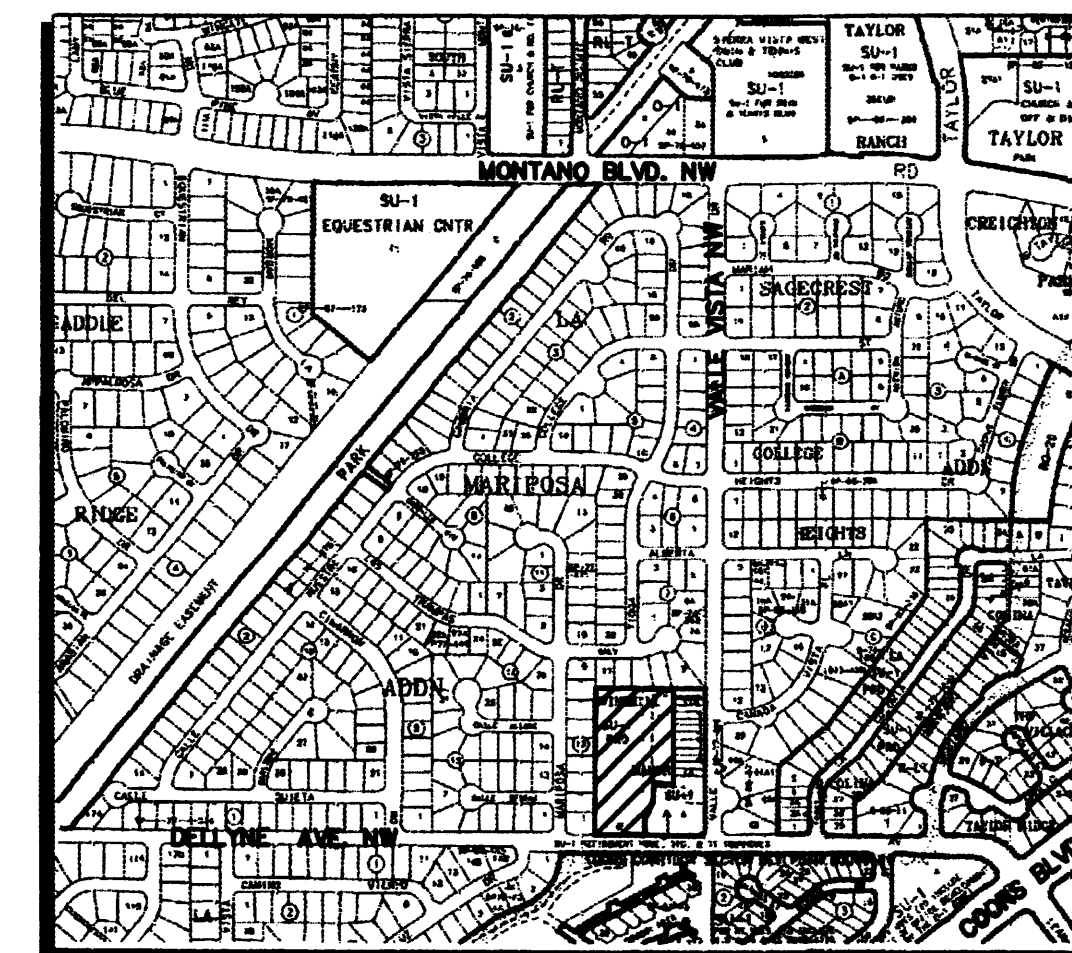
**WINDMILL MANOR ESTATES
GRADING & DRAINAGE DETAILS**



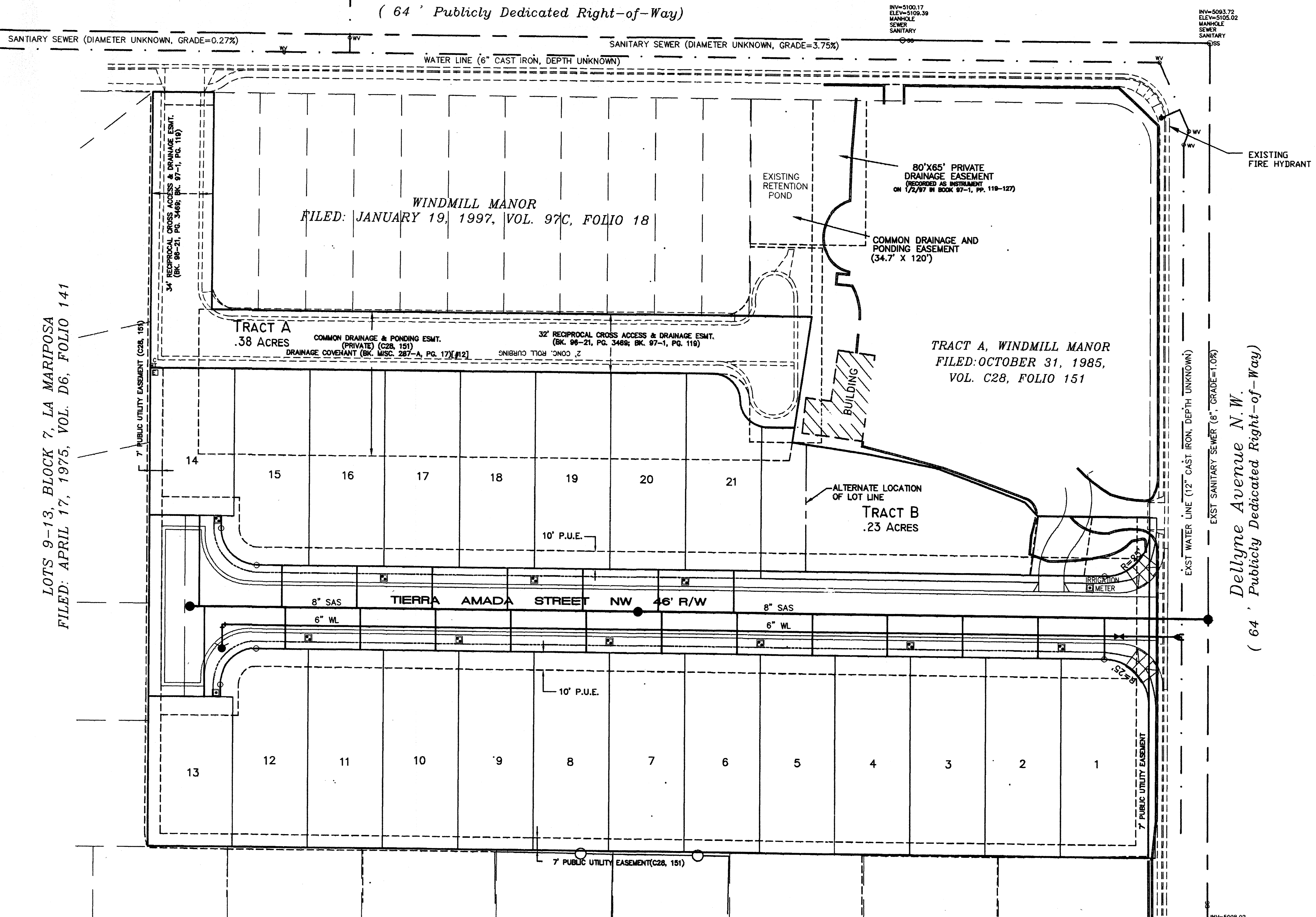
ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
Albuquerque New Mexico

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Valle Vista Drive N.W.
 (64' Publicly Dedicated Right-of-Way)



E-11
 VICINITY MAP
 1"=750'



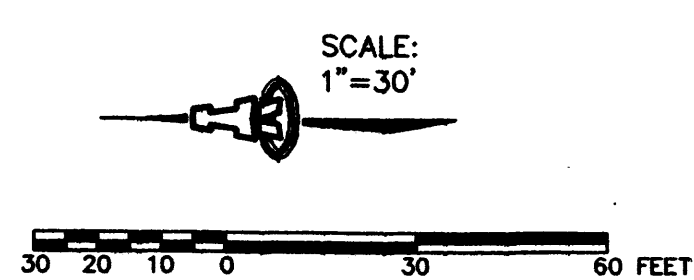
LOTS 9-13, BLOCK 7, LA MARIPOSA
 FILED: APRIL 17, 1975, VOL. D6, FOLIO 141

WINDMILL MANOR
 FILED: JANUARY 19, 1997, VOL. 97C, FOLIO 18

TRACT A, WINDMILL MANOR
 FILED: OCTOBER 31, 1985,
 VOL. C28, FOLIO 151

LOTS 1-8, BLOCK 13, LA MARIPOSA
 FILED: MARCH 04, 1977, VOL. D7, FOLIO 135

- LEGEND**
- SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE W/ VALVE BOX
 - FIRE HYDRANT
 - WATER LINE W/ FITTING
 - SAS MANHOLE
 - SAS SERVICE



WINDMILL MANOR PLACE
MASTER UTILITY PLAN

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 7342
 PROFESSIONAL ENGINEER

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 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

1288UMSTR.DWGaww 12/8/03
SHEET 1 OF 1