

Site Data

Total Developed Area:	127.52 acres
Open Space:	36.75 acres
Dwelling Units:	617
Zoning:	R-D

Legal Description

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T1N, R2E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

- General Notes**
- This Site Plan replaces the Site Plan approved by the Development Review Board on September 29, 2004.
 - PARK DEVELOPMENT:** The developer will dedicate land for a public park. The site and location of the park is to be determined with future platting action in coordination with the Department of Municipal Development.
 - OPEN SPACE:** Total remaining open space requirements are met via the provision of detached open space per the provisions of Comprehensive City Zoning Code, Section 14-16-3-B(C).
 - WATER AND SEWER:** A development agreement between the developer and the Albuquerque/Bernalillo County Water Utility Authority and approval of the Authority to serve the development is required prior to preliminary plat approval. Water and sanitary sewer service to the site will be coordinated with the City Utility Development Division.
 - PARKING:** Off-street parking is provided on each lot in accordance with Section 14-16-3-1 of the Zoning Code.
 - ACCESS:** Site Ingress/Egress is provided by public and private streets.
 - BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:** Consists of the internal sidewalks and paths. The landscape areas within the public right-of-way shall be maintained by the Homeowners Association.
 - PERIMETER WALL:** The subdivision perimeter garden wall will be designed and submitted in conjunction with a preliminary plat.
 - This Site Plan illustrates the general lot layout. Final lot layout shall be submitted with phased preliminary plats.
 - Maximum building height will be 28 feet in compliance with the Comprehensive City Zoning Code.
 - Each dwelling unit shall comply with RT Zone setback requirements, with the exception that the minimum front yard setback shall be 10 feet. *(FOR ALLEY LOADED LOTS)*
 - This Site Development Plan has been designed to comply with Section 14-16-2-14(C) of the City Comprehensive Zoning Code and the relevant portions of the Northwest Mesa Escarpment Plan and the West Side Strategic Plan.

PROJECT NUMBER: 1003470 Application Number: 05DRB 00389

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DPC 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 APPROVAL:

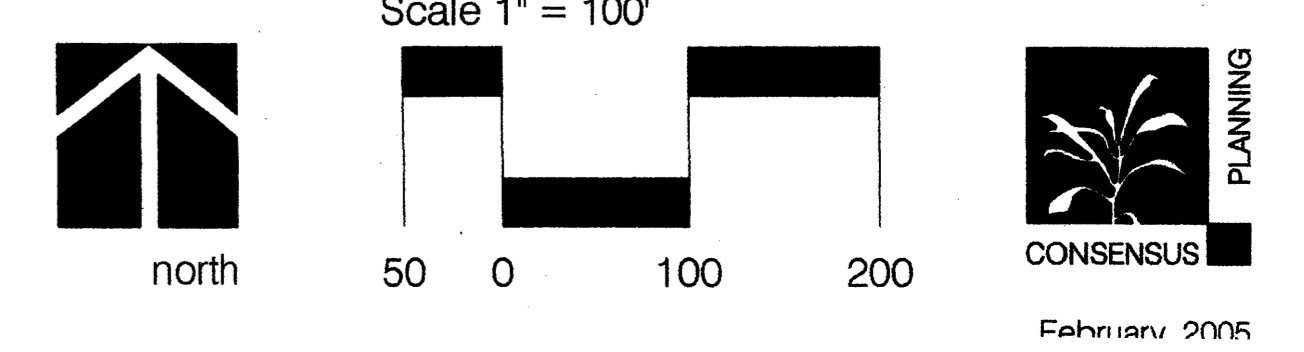
Engineering, Transportation Division	3-9-05
Utilities Department	3-9-05
Parks and Recreation Department	3/9/05
City Engineer	3/9/05
N/A	
* Environmental Health Department (conditional)	
N/A	
Chief of Waste Management	
DRB Chairperson, Planning Department	3/9/06

PROJECT # 1003470

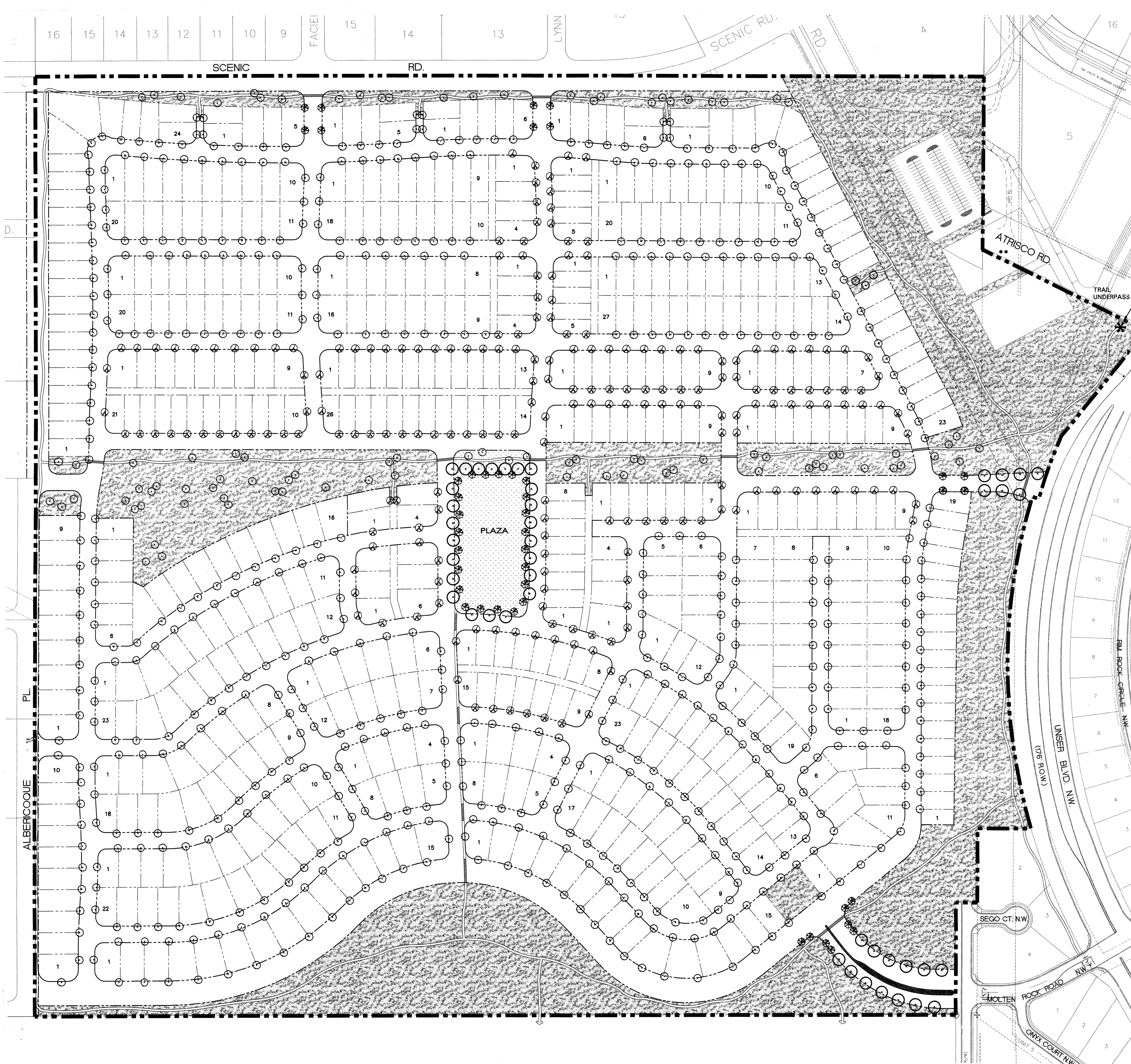
R-D Site Development Plan
Vista Vieja

Prepared by:
 Scott Schlabach, SPS, LLC
 8300 Carmel NE Suite 401
 Albuquerque, NM 87122

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



This Amended SPS replaced 05DRB 00389
 3/9/05
 3/9/06



PLANT PALETTE

SYMBOL	COMMON NAME
Trees	
Entry/Commons Area	
○	Modesto Ash, Raywood Ash, Skyline Honeylocust
Street	
○	Desert Willow, New Mexico Olive
○	Chitalpa, Golden Raintree, Hawthorn
⊗	Flowering Pear, Vitex, Flowering Locust
Shrubs (1 & 5 gallon)	
⊗	Blue Mist Spirea, ThreeLeaf Sumac, Bird of Paradise
○	Creeping Rosemary, Mountain Mahogany, Russian Sage
⊗	Chamisa, Apache Plume, Powis Castle Sage
Desert Accents	
*	Red Yucca, Prickly Pear, Agave, Ocotillo
Ornamental Grasses	
*	Maiden Grass, Regal Mist
⊗	Thread Grass, Beargrass
■	Revegetation Seed Mix
■	Turf Grass

GENERAL NOTES:

- This plan is intended to comply with the Northwest Mesa Escarpment Plan.
- Landscape design is conceptual. Landscape within R.O.W. shall be finalized with preliminary plat submitted and construction documents.
- All disturbed areas will be revegetated with native seed mix.

MULCHES
All shrub planting areas shall be top dressed with 3/4" Santa Fe Brown Rock Mulch and 2" - 4" Santa Ana Tan Cobble (3:1 ratio).

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 tree, shrub and groundcover planting areas.

Irrigation shall be a complete underground system with trees to receive (5) 1.0 gph drip emitters and shrubs to receive (2) 1.0 gph drip emitters. drip and bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Home Owner's Association.

STATEMENT OF WATER WASTE
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

Conceptual Landscape Plan

Vista Vieja

Prepared for:
Scott Schlabar, SPS, LLC
8300 Carmel NE Suite 401
Albuquerque, NM 87122

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

Scale 1" = 100'

north

50 0 100 200

CONSENSUS PLANNING

February, 2005
SHEET 2 of 2