

**SUBDIVISION DATA**

SITE PLAN AREA	164.2713 AC
ZONE ATLAS NO.	D-9-Z
NO. OF LOTS CREATED	675 LOTS MAX
ZONING	R-D
DATE OF SURVEY	MAY 2004
OPEN SPACE	33.9637 AC

**LEGAL DESCRIPTION** **ZONING**

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T11N, 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.

**DRB SITE PLAN APPROVAL**

<i>[Signature]</i>	DATE	9/29/04
Traffic Engineering, Transportation Division	DATE	9/29/2004
<i>[Signature]</i>	DATE	9/29/04
Utilities Development	DATE	9/29/04
<i>[Signature]</i>	DATE	9/29/04
Parks and Recreation Department	DATE	9/29/04
<i>[Signature]</i>	DATE	9/29/04
City Engineer	DATE	9/29/04
N/A	DATE	9/29/04
* Environmental Health Department (conditional)	DATE	9/29/04
N/A	DATE	9/29/04
Solid Waste Management	DATE	9/29/04
<i>[Signature]</i>	DATE	9/29/04
DRB Chairperson, Planning Department	DATE	9/29/04

- GENERAL NOTES**
- DEVELOPMENT DENSITY: AREA OF SITE IS 164.27 ACRES.
  - PARK DEVELOPMENT: THE DEVELOPER WILL DEDICATE LAND FOR PARKS. THE SIZE & LOCATION OF THE PARKS IS TO BE DETERMINED WITH THE PLANNING DEPARTMENT.
  - OPEN SPACE: TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(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 UTILITY DEVELOPMENT SECTION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.
  - PARKING: OFF-STREET PARKING IS PROVIDED ON EACH SITE IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE FOR LOTS WITH THE "P1" DESIGNATION.
  - ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS.
  - PERIMETER WALL: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSTRUCTED PER AN APPROVED PRELIMINARY PLAT.
  - BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME.
  - LOT LAYOUT AND SIZING IS CONCEPTUAL. FINAL LOT LAYOUT AND SIZING SHALL BE SUBMITTED WITH PHASED PRELIMINARY PLATS. TOTAL LOTS SHALL NOT EXCEED 675. MAXIMUM DWELLING UNIT BUILDING HEIGHT WILL BE 26 FEET AND EACH HOUSE WILL COMPLY WITH RT ZONING SETBACK REQUIREMENTS.
  - THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO COMPLY WITH SECTION 14-16-2-14(C) OF THE ZONING CODE AND HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PORTIONS OF THE NORTHWEST MESA ESCARPMENT PLAN AND THE WEST SIDE STRATEGIC PLAN.

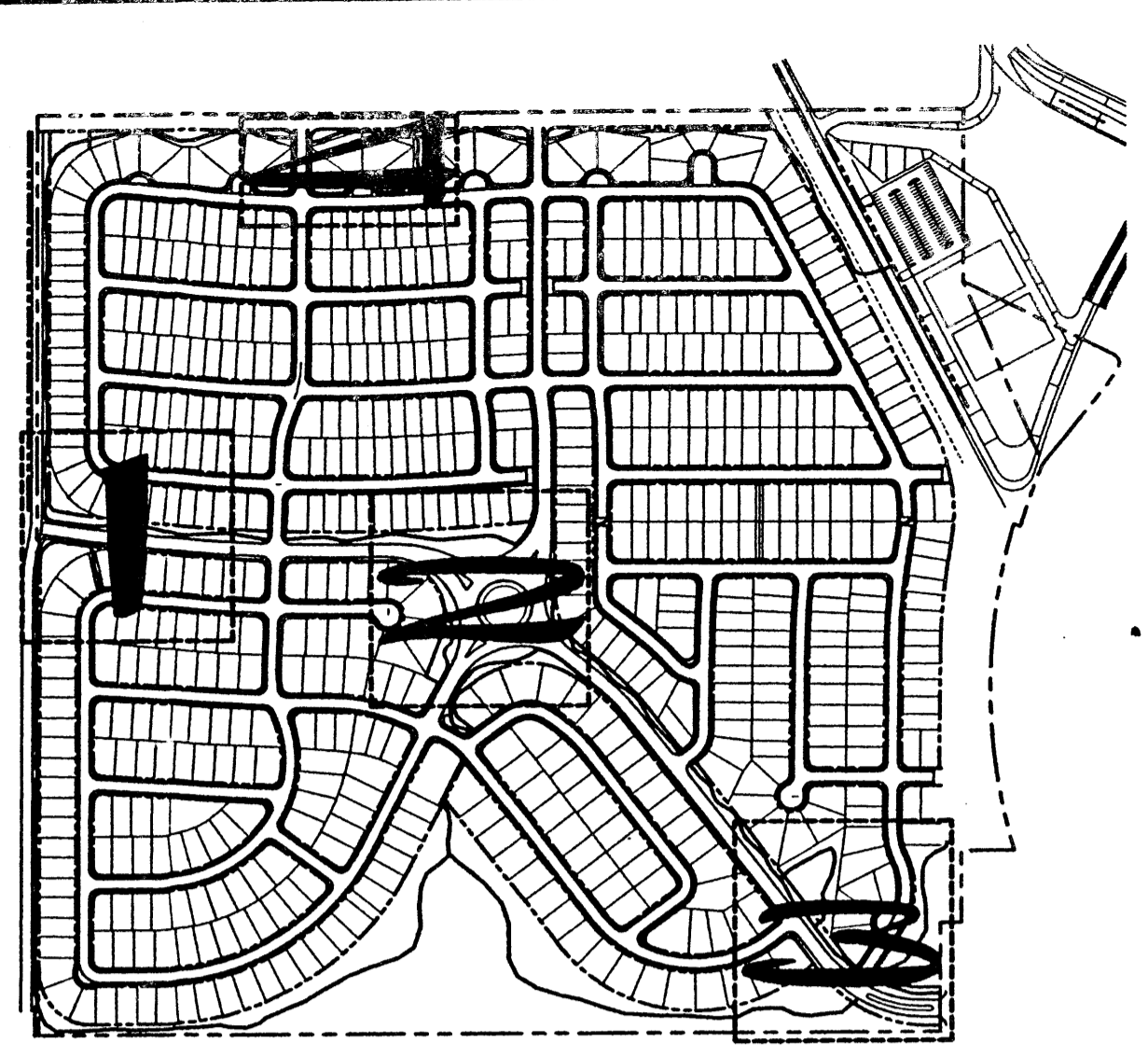
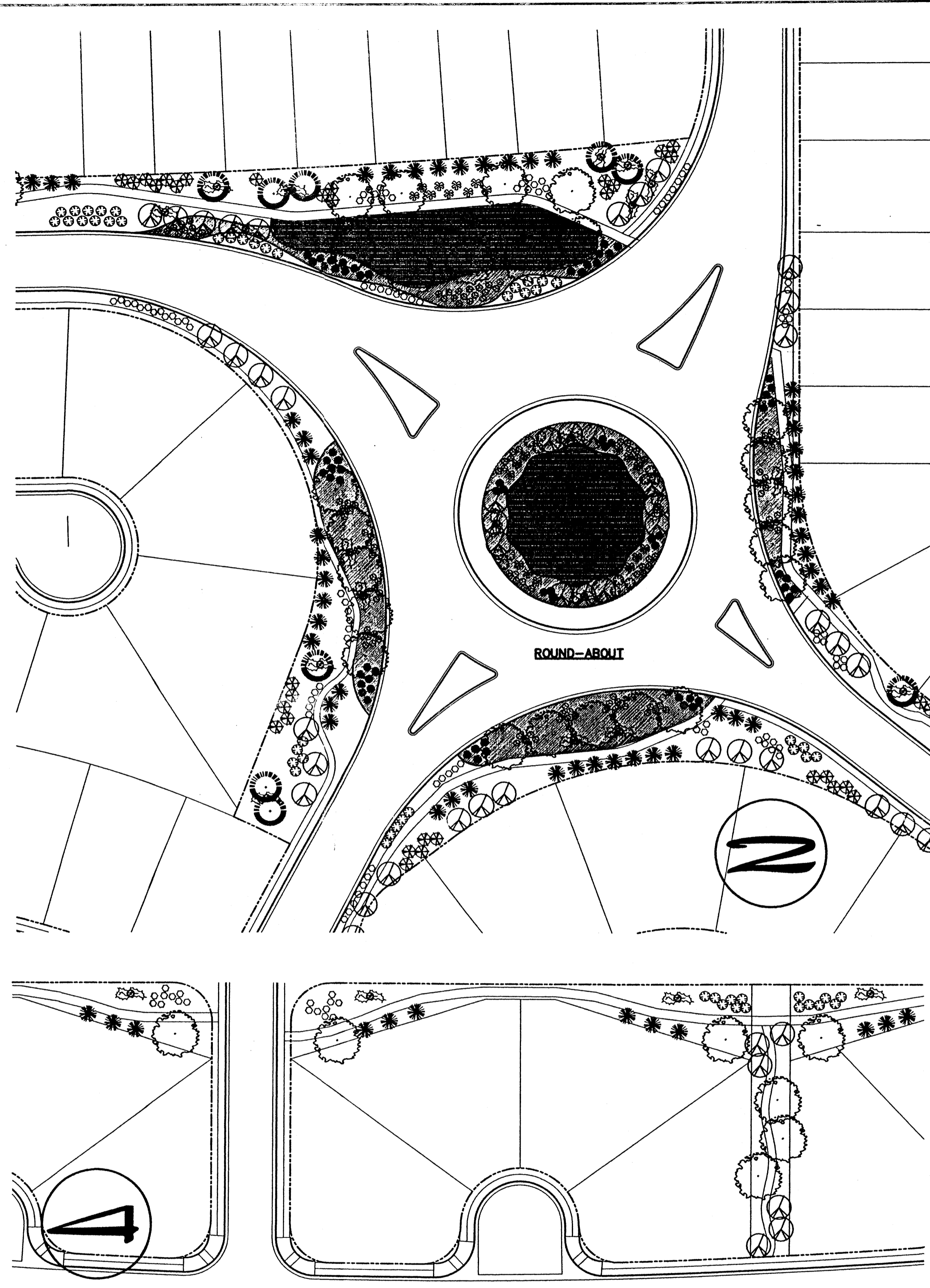
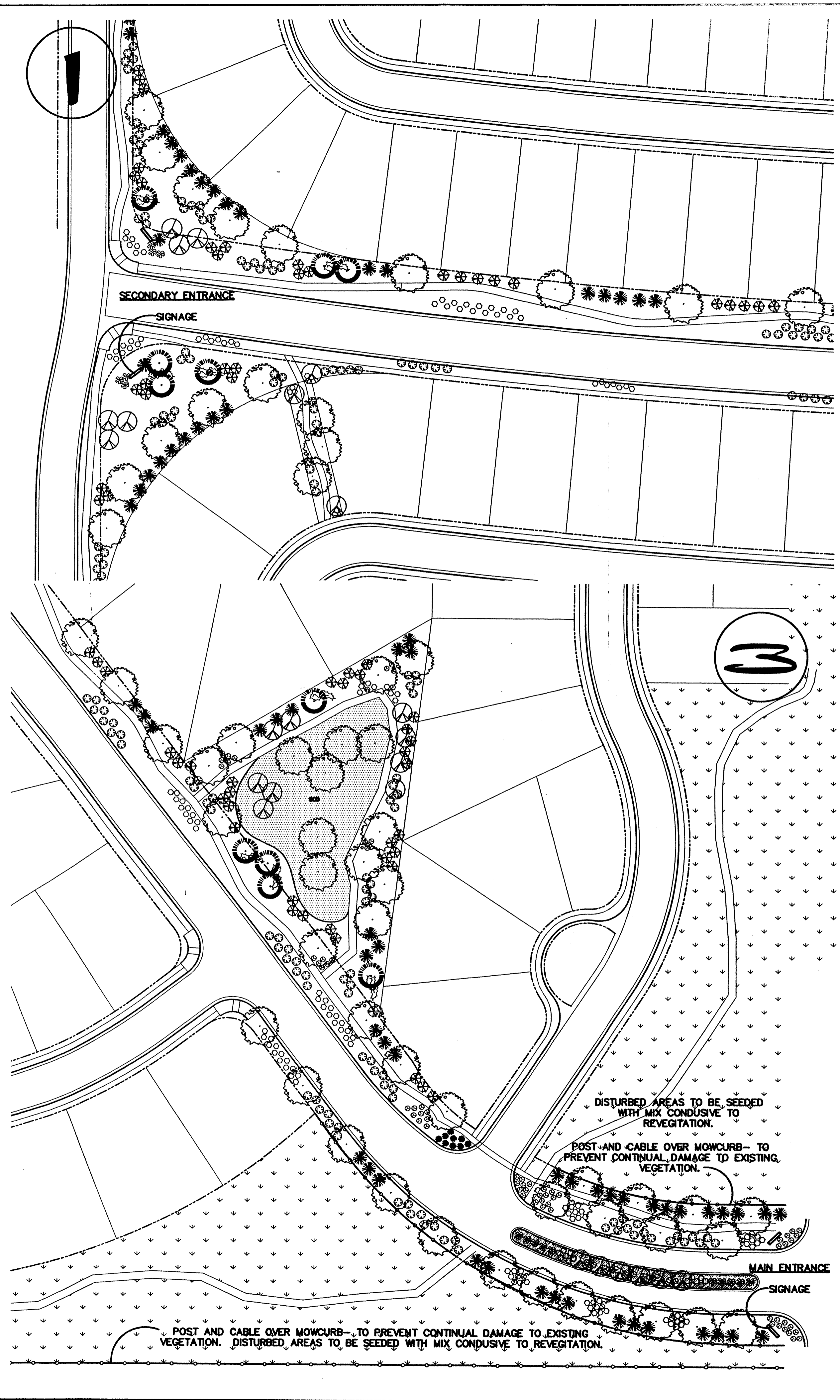
**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000

**VISTA VIEJA**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	RSM	WCEA NO. X3218078	DATE SEPT. 2004	
DRAWN	DEC	PROJECT NO.	SHEET NO.	
CHECK	DSA	N/A	1 OF 1	

#1003470



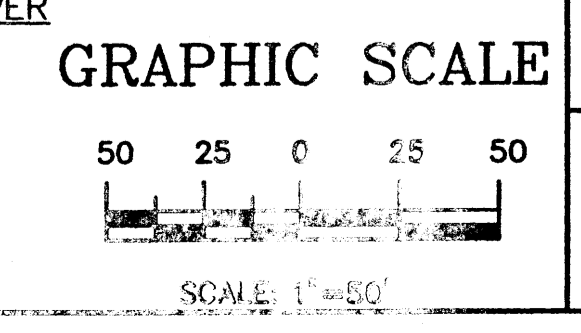
# Vista Vieja

- PLANT LEGEND**
- SHADE TREE**  
Ash, Locust
  - EVERGREEN TREE**  
Austrian Pine
  - ORNAMENTAL TREE**  
Desert Willow, Chitalpa, Vitex, Washington Hawthorn, New Mexico Olive, Golden Raintree, Flowering Pear
  - LARGE SHRUB**  
Mountain Mahogany, ThreeLeaf Sumac
  - MEDIUM SHRUB**  
Chamisa, Apache Plume, Coyote Bush
  - SMALL SHRUB**  
Artemisia, Broom Dalea, Potentilla, Santolina
  - ORNAMENTAL GRASS**  
Maiden Grass, Regal Mist, Threadgrass, Purple Silver Grass
  - GROUNDCOVER**  
Honeysuckle, Cotoneaster, Creeping Rosemary
  - ACCENT**  
Palm Yucca, Agave, Ocotillo, Prickly Pear, Red Yucca
  - WILDFLOWER**
  - TAMPED OVERSIZED GRAVEL WITH FILTER FABRIC**
  - CRIMP STRAW/NATIVE SEED DISTURBED AREAS**
  - SANTA FE BROWN GRAVEL WITH FILTER FABRIC**
  - FESCUE SOD WITH POP UP SPRINKLER**
  - BUFFALO AND BLUE GRAMA SEED WITH POP UP SPRINKLER**
  - COMMERCIAL GRADE STEEL EDGING**
  - POST AND CABLE OVER MOW CURB**

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Home Owners Association.  
It is the intent of this plan to comply with the Northwest Mesa Escarpment Plan.  
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 Owner.  
Water conservative, environmentally sound landscape principles will be followed in design and installation.  
Trees planted in this development should not exceed 15% of high water usage trees.

**IRRIGATION NOTES:**  
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 each 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.  
Irrigation maintenance shall be the responsibility of the Home Owners Association.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



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LANDSCAPE ARCHITECT'S SEAL

9-29-04

JAMES DE FLOM #0007

VISTA VIEJA  
KEY AREA- DETAILS  
CONCEPTUAL LANDSCAPE PLAN

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**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: CWD  
REVISION # 1  
DATE: 9/20/04  
SHEET # L1 OF L2