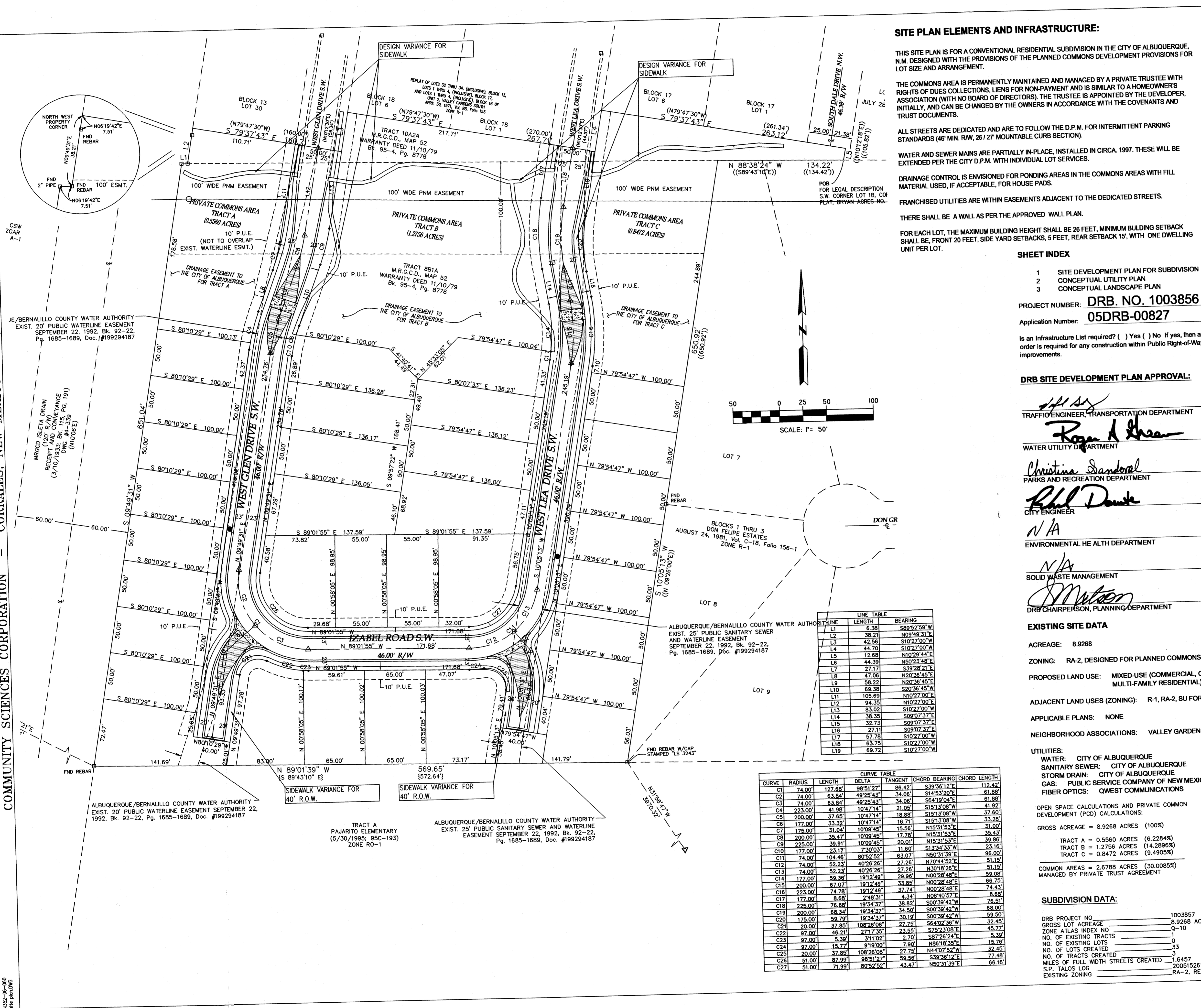


COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



**SITE PLAN ELEMENTS AND INFRASTRUCTURE:**

THIS SITE PLAN IS FOR A CONVENTIONAL RESIDENTIAL SUBDIVISION IN THE CITY OF ALBUQUERQUE, N.M. DESIGNED WITH THE PROVISIONS OF THE PLANNED COMMONS DEVELOPMENT PROVISIONS FOR LOT SIZE AND ARRANGEMENT.

THE COMMONS AREA IS PERMANENTLY MAINTAINED AND MANAGED BY A PRIVATE TRUSTEE WITH RIGHTS OF DUES COLLECTIONS, LIENS FOR NON-PAYMENT AND IS SIMILAR TO A HOMEOWNERS ASSOCIATION (WITH NO BOARD OF DIRECTORS). THE TRUSTEE IS APPOINTED BY THE DEVELOPER, INITIALLY, AND CAN BE CHANGED BY THE OWNERS IN ACCORDANCE WITH THE COVENANTS AND TRUST DOCUMENTS.

ALL STREETS ARE DEDICATED AND ARE TO FOLLOW THE D.P.M. FOR INTERMITTENT PARKING STANDARDS (46" MIN. R.W., 26/27' MOUNTABLE CURB SECTION).

WATER AND SEWER MAINS ARE PARTIALLY IN-PLACE, INSTALLED IN CIRCA. 1997. THESE WILL BE EXTENDED PER THE CITY D.P.M. WITH INDIVIDUAL LOT SERVICES.

DRAINAGE CONTROL IS ENVISIONED FOR PONDING AREAS IN THE COMMONS AREAS WITH FILL MATERIAL USED, IF ACCEPTABLE, FOR HOUSE PADS.

FRANCHISED UTILITIES ARE WITHIN EASEMENTS ADJACENT TO THE DEDICATED STREETS.

THERE SHALL BE A WALL AS PER THE APPROVED WALL PLAN.

FOR EACH LOT, THE MAXIMUM BUILDING HEIGHT SHALL BE 26 FEET, MINIMUM BUILDING SETBACK SHALL BE, FRONT 20 FEET, SIDE YARD SETBACKS, 5 FEET, REAR SETBACK 15', WITH ONE DWELLING UNIT PER LOT.

- SHEET INDEX**
- 1 SITE DEVELOPMENT PLAN FOR SUBDIVISION
  - 2 CONCEPTUAL UTILITY PLAN
  - 3 CONCEPTUAL LANDSCAPE PLAN

PROJECT NUMBER: **DRB. NO. 1003856**  
 Application Number: **05DRB-00827**

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

*[Signature]* 6-15-05  
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

*[Signature]* 6-15-05  
 WATER UTILITY DEPARTMENT DATE

*[Signature]* 6/15/05  
 PARKS AND RECREATION DEPARTMENT DATE

*[Signature]* 6-15-05  
 CITY ENGINEER DATE

*[Signature]* N/A  
 ENVIRONMENTAL HEALTH DEPARTMENT DATE

*[Signature]* N/A  
 SOLID WASTE MANAGEMENT DATE

*[Signature]* 2/15/06  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**EXISTING SITE DATA**

ACREAGE: 8.9268  
 ZONING: RA-2, DESIGNED FOR PLANNED COMMONS DEVELOPMENT  
 PROPOSED LAND USE: MIXED-USE (COMMERCIAL, OFFICE, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL)  
 ADJACENT LAND USES (ZONING): R-1, RA-2, SU FOR SCHOOL  
 APPLICABLE PLANS: NONE  
 NEIGHBORHOOD ASSOCIATIONS: VALLEY GARDENS ASSOCIATION

**UTILITIES:**

WATER: CITY OF ALBUQUERQUE  
 SANITARY SEWER: CITY OF ALBUQUERQUE  
 STORM DRAIN: CITY OF ALBUQUERQUE  
 GAS: PUBLIC SERVICE COMPANY OF NEW MEXICO  
 FIBER OPTICS: QWEST COMMUNICATIONS

**OPEN SPACE CALCULATIONS AND PRIVATE COMMON DEVELOPMENT (PCD) CALCULATIONS:**

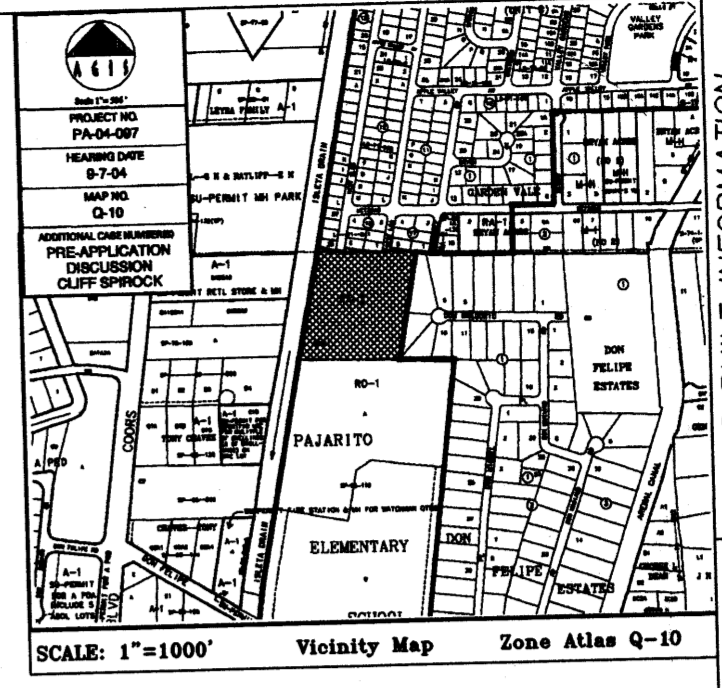
GROSS ACREAGE = 8.9268 ACRES (100%)  
 TRACT A = 0.5560 ACRES (6.2284%)  
 TRACT B = 1.2756 ACRES (14.2896%)  
 TRACT C = 0.8472 ACRES (9.4905%)  
 COMMON AREAS = 2.6788 ACRES (30.0085%)  
 MANAGED BY PRIVATE TRUST AGREEMENT

**SUBDIVISION DATA:**

DRB PROJECT NO. 1003857  
 GROSS LOT ACREAGE 8.9268 ACRES  
 ZONE ATLAS INDEX NO. Q-10  
 NO. OF EXISTING TRACTS 1  
 NO. OF EXISTING LOTS 0  
 NO. OF LOTS CREATED 3  
 NO. OF TRACTS CREATED 3  
 MILES OF FULL WIDTH STREETS CREATED 1.6457  
 S.P. TALOS LOG 2005152614  
 EXISTING ZONING RA-2, RESIDENTIAL

LINE	LENGTH	BEARING
L1	6.38	S89°52'29"W
L2	42.56	S102°27'00"W
L3	44.39	S102°27'00"W
L4	44.70	S102°27'00"W
L5	12.68	N102°27'00"E
L6	44.39	S102°27'00"W
L7	27.17	S39°28'21"E
L8	47.06	N20°36'45"E
L9	58.22	N20°36'45"E
L10	69.38	S20°36'45"W
L11	105.89	N102°27'00"E
L12	94.35	N102°27'00"E
L13	83.02	S102°27'00"W
L14	38.35	S09°07'37"E
L15	32.73	S09°07'37"E
L16	27.11	S09°07'37"E
L17	57.78	S102°27'00"W
L18	63.75	S102°27'00"W
L19	69.72	S102°27'00"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	74.00	127.68	98°51'27"	86.42	S39°51'24"	112.42
C2	74.00	63.84	49°25'43"	34.06	S14°53'20"	61.88
C3	74.00	63.84	49°25'43"	34.06	S64°19'04"	61.88
C4	223.00	41.98	10°47'14"	21.05	S151°30'08"	41.92
C5	200.00	37.65	10°47'14"	18.88	S151°30'08"	37.62
C6	177.00	33.32	10°47'14"	16.71	S151°30'08"	33.28
C7	175.00	31.94	10°09'45"	15.56	N15°31'53"E	31.00
C8	200.00	35.47	10°09'45"	17.78	N15°31'53"E	35.43
C9	225.00	39.91	10°09'45"	20.01	N15°31'53"E	39.85
C10	177.00	23.17	7°30'03"	11.60	S133°4'33"W	23.16
C11	74.00	104.46	80°52'52"	63.07	N50°31'39"E	96.00
C12	74.00	52.23	40°26'26"	27.26	N70°44'52"E	51.15
C13	74.00	52.23	40°26'26"	27.26	N30°18'26"E	51.15
C14	177.00	59.36	19°12'49"	29.95	N00°28'48"E	59.08
C15	200.00	67.07	19°12'49"	33.85	N00°28'48"E	66.75
C16	225.00	74.78	19°12'49"	37.74	N00°28'48"E	74.43
C17	177.00	8.68	2°48'31"	4.34	N08°40'57"E	8.65
C18	225.00	76.88	19°34'37"	38.82	S00°39'42"W	76.51
C19	200.00	68.34	19°34'37"	34.50	S00°39'42"W	68.00
C20	175.00	59.79	19°34'37"	30.19	S00°39'42"W	59.50
C21	20.00	37.85	108°26'08"	27.75	S64°02'36"W	32.45
C22	97.00	46.21	27°17'35"	23.55	S75°23'08"E	45.77
C23	97.00	5.39	311.02°	2.70	S87°26'24"E	5.39
C24	97.00	15.77	81°00°	7.90	N86°18'35"E	15.76
C25	20.00	37.85	108°26'08"	27.75	N44°07'52"W	32.45
C26	51.00	87.99	98°51'27"	59.56	S39°36'12"E	77.48
C27	51.00	71.99	80°52'52"	43.47	N50°31'39"E	66.16



1003856

**DRB. NO. 1003856**

DATE: JUNE 9, 2005  
 SCALE: 1"=100'  
 JOB NO.: N352-06  
 LAND PLANNING P.O. Box 1328  
 ENGINEERING Corrales, N.M. 87046  
 SURVEYING

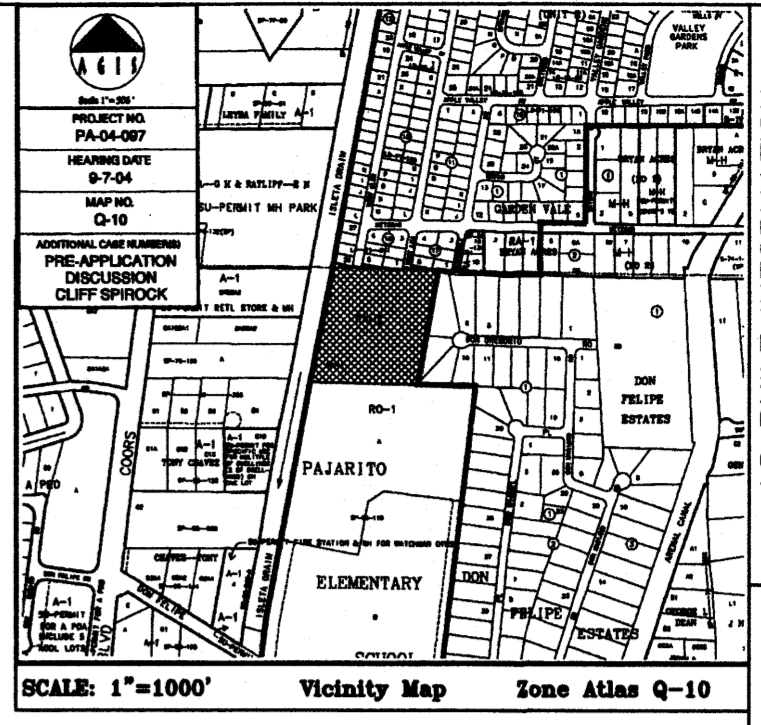
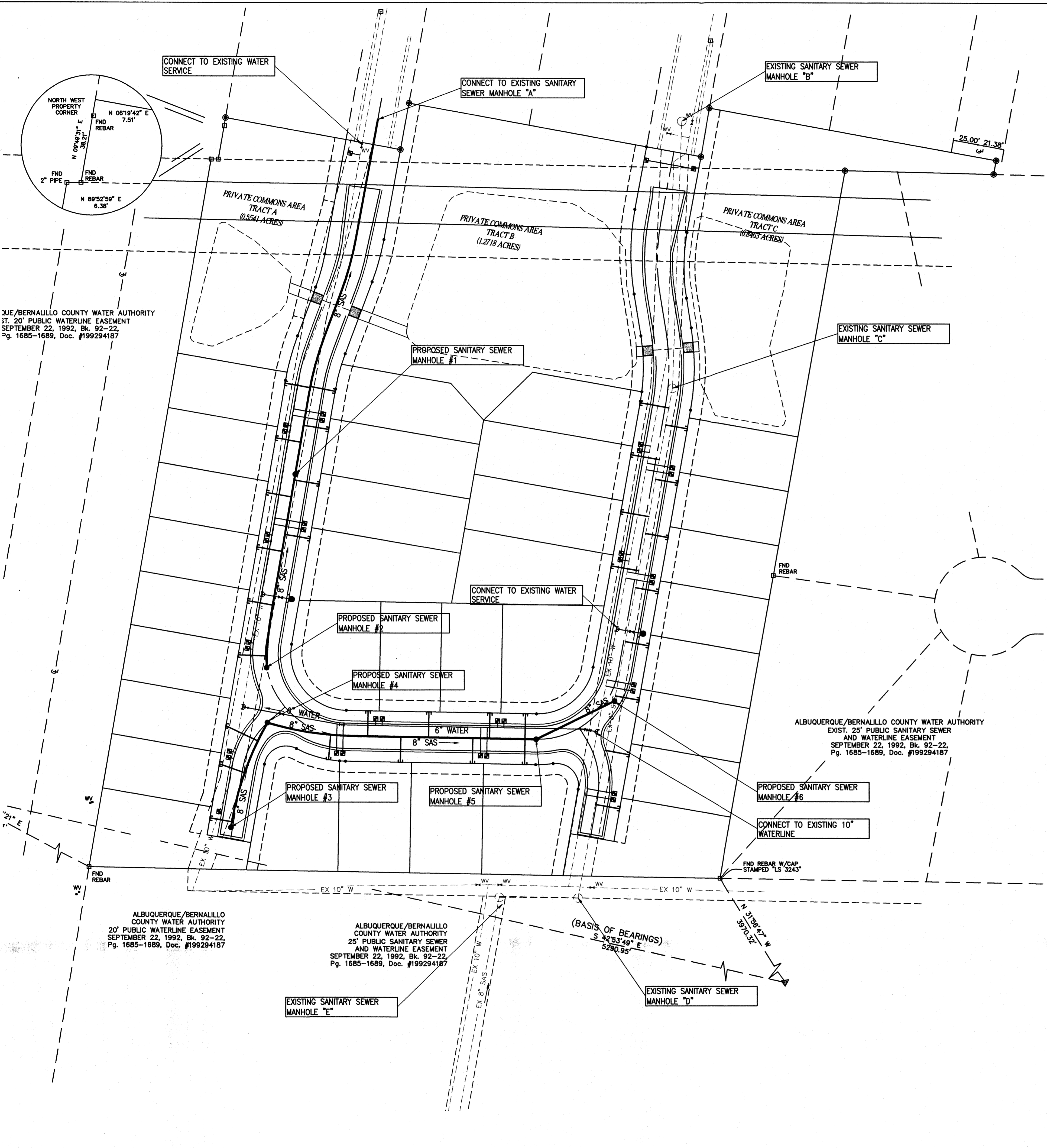
**community sciences corporation**

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING GROUP

**Title: IZABEL ESTATES (MICHAEL'S HOMES)**  
**Site Development Plan for Subdivision**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRB CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			A.M.A.F.C.A.		

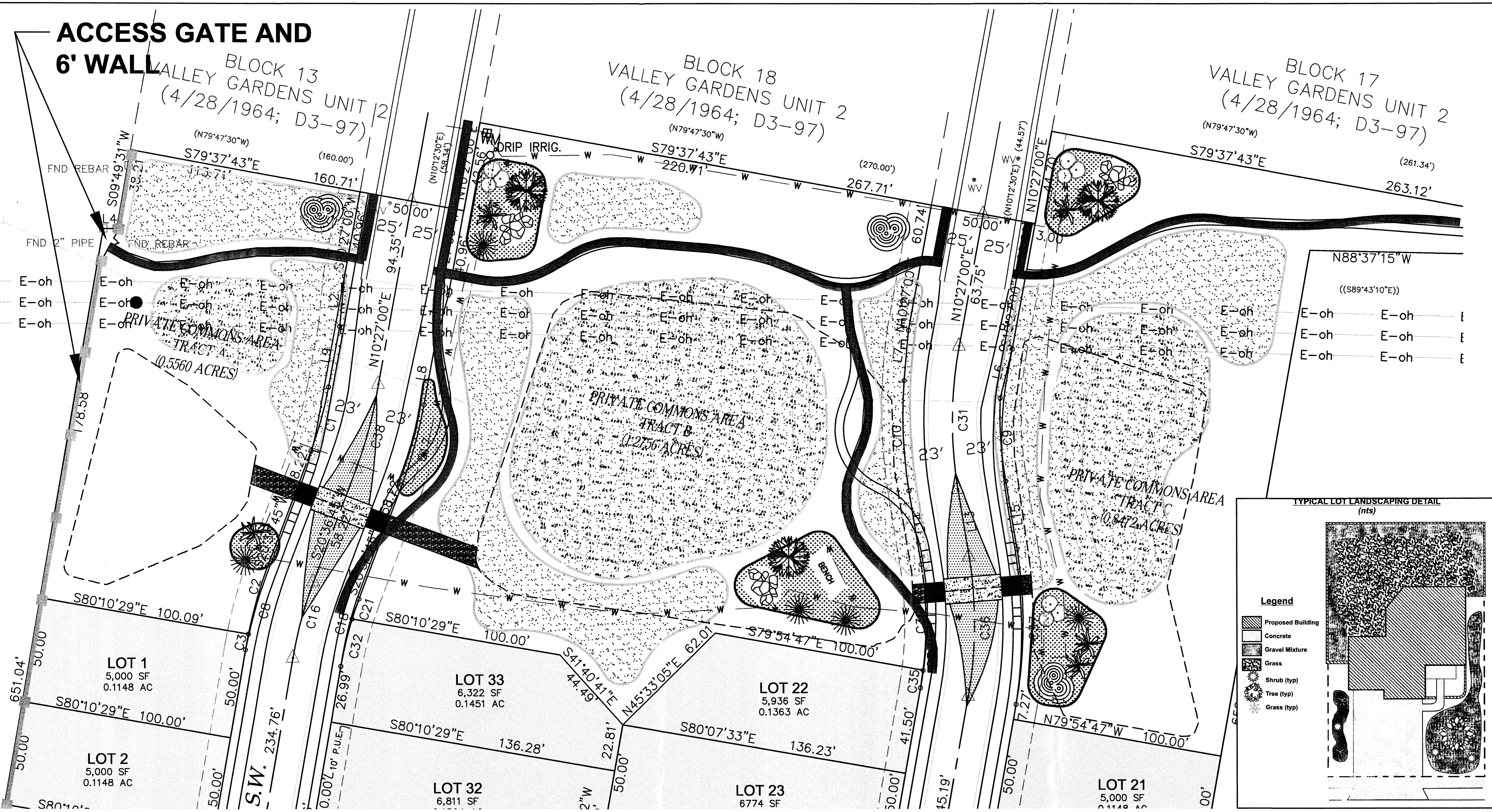
PROJECT NO. **N352-06** MAP NO. **Q-10** SHEET **1** OF **3**



**LEGEND:**

PROPOSED		EXISTING	
	ROW LINE		ROW CENTER LINE
	LOT LINE		EDGE OF PAVEMENT
	PUBLIC UTILITY EASEMENT		SUBDIVISION BOUNDARY
	STANDARD CURB & GUTTER		SAS LINE & MANHOLE
	WATER LINE		FIRE HYDRANT
	GATE VALVE		WATER LINE TEE
	WATER SERVICE		SAS SERVICE
	CAP OR PLUG		

AS BUILT INFORMATION		CONTRACTOR			
DATE	DATE	DATE	DATE		
NO.	NO.	NO.	NO.		
REVISIONS		REVISIONS			
BY	DATE	BY	DATE		
CAS	JUNE 9, 2005	CAS	JUNE 9, 2005		
CAS	JUNE 9, 2005	CAS	JUNE 9, 2005		
CHECKED BY	DATE	CHECKED BY	DATE		
<p><b>DRB. NO. 1003856</b></p> <p>DATE: JUNE 9, 2005</p> <p>SCALE: 1"=100'</p> <p><b>community sciences corporation</b></p> <p>JOB NO.: N352-06</p> <p>LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING</p> <p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p> <p>TITLE: IZABEL ESTATES (MICHAEL'S HOMES)</p> <p><b>Conceptual Utility Plan</b></p>					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			A.M.A.F.C.A.		
PROJECT NO.	N352-06		MAP NO.	Q-10	SHEET 2 OF 3



THESE GUIDELINES ARE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS FOUND IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE POLLEN ORDINANCE AND THE OTHER LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE ZONING CODE.

THE LOW PRESSURE EMITTER IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRAYING WALKS, BUILDINGS, FENCES, ETC. LIVE PLANT MATERIALS SHALL COVER A MAXIMUM OF 20 PERCENT OF ALL LANDSCAPED AREAS. GRAVEL, COLORED ROCK, BARK AND SIMILAR MATERIALS ARE ACCEPTABLE AS A TOP DRESSING FOR LANDSCAPE AREAS; HOWEVER, THEY ARE NOT TO BE CONSIDERED A FOCAL LANDSCAPE ELEMENT.

MINIMUM SHRUB SIZE: 5 GALLON  
TREES: 24" BOXED OR 2" CALIPER  
NON-PLANT MATERIAL (GRAVEL AND COBBLES) TO INCLUDE WEED PROOF FILTER FABRIC.  
PROVIDE ONE STEEL BENCH (3 PERSON) FOR PRIVATE SEATING.

Plant Name	Scientific Name	Hardiness	Size	Quantity	Spacing	Planting	Light	Soil	Notes	
Purple Robe Locust	Robinia Pseudoacacia	Moderate	24" Box	1	30-50 ft	20-35 ft	4 thru 8	Part Sun/Shade	Clay, Loam, Sand, Acidic, Alkaline	High
Desert Willow	Chilopsis linearis	Low to Moderate	24" Box	1	20-30 ft	15-25 ft	7b thru 11	Full Sun	Clay, Loam, Sand, Acidic, Alkaline	High
Pinon Pine	Pinus edulis	12-18 in / year	2" Caliper	2	15-20 ft	15-30 ft	-	-	-	Excellent
Japanese Barberry	-	Variable	5 Gallon	3	3-6 ft	3-6 ft	4 thru 8	Full Sun	-	-
Shrubby Cinquefoil	Potentilla fruticosa	Low	5 Gallon	3	1-6.5 ft	-	2	Full Sun	Clay, Loam, Sand, Acidic, Alkaline	High
Cotoneaster SPP	Cotoneaster	Moderate	5 Gallon	4	-	-	-	-	-	-
Blue Grama Grass	Bouteloua gracilis	Low to Moderate	5 Gallon	5	18 in	-	-	Full Sun	Well Drained	Excellent
Buffalo Grass	Buchloe dactyloides	Low to Moderate	3.5 Gallon	6, 7, 8	2-5 in	6-12 ft	-	-	-	Excellent
Bear Grass	Nolina microcarpa	Low	3.5 Gallon	6, 7, 8	5-8 ft	-	6 thru 10	Full Sun	-	-

**DRB. NO. 1003856**

DATE: JUNE 9, 2005  
SCALE: 1"=100'

**community sciences corporation**

LAND PLANNING P.E. No. 1328 ENGINEERING CORRALES, N.M. 87040

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP**

**TITLE: IZABEL ESTATES (MICHAEL'S HOMES) LANDSCAPE PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			A.M.A.F.C.A.		

PROJECT NO. N352-06 MAP NO. Q-10 SHEET 3 OF 3

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES BY	DATE	CONTRACTOR	DATE	RECORDED BY
1	COMMUNITY SCIENCES	JUNE 9, 2005			