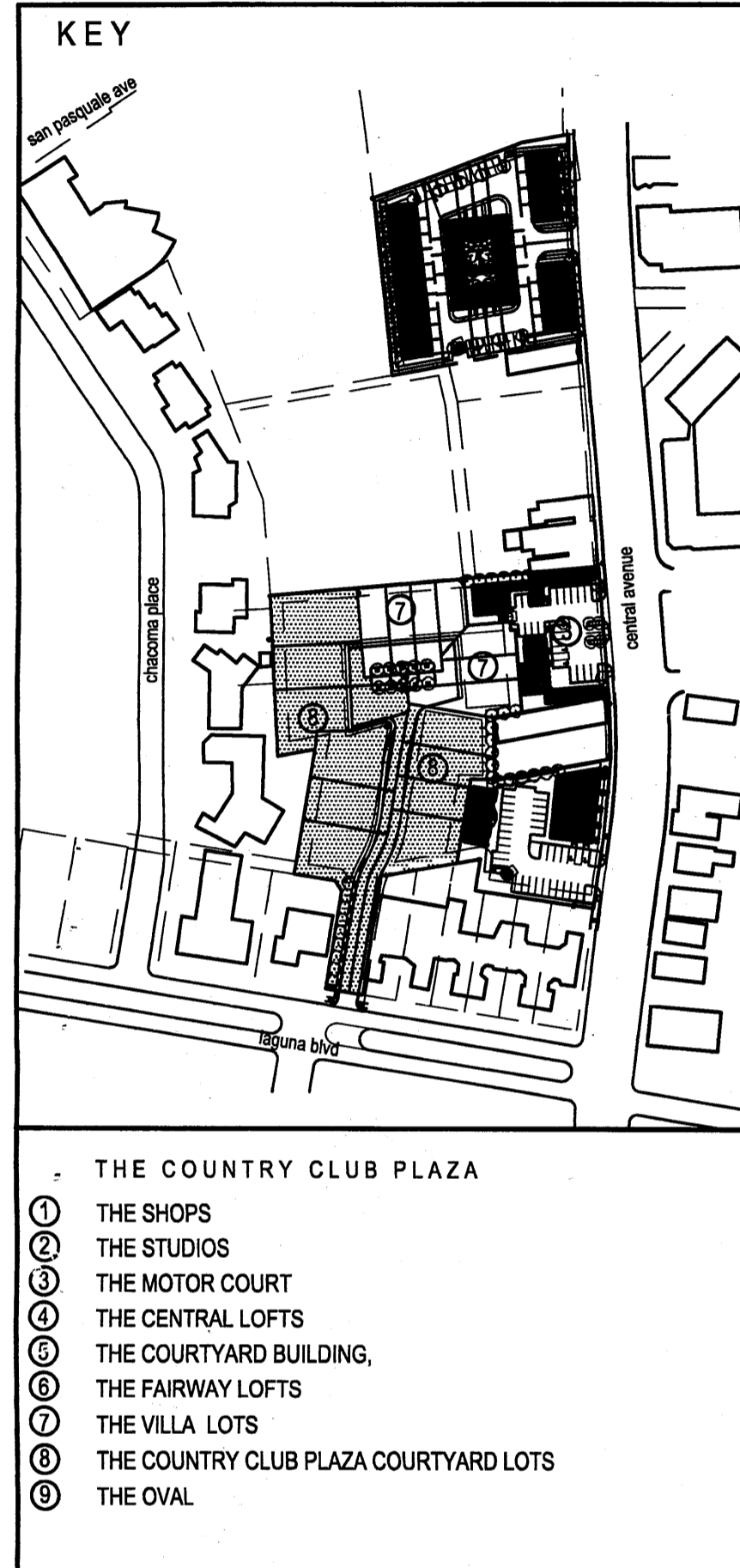


COUNTRY CLUB PLAZA

2.2.06

Infill Solutions
Innovative Urban Design and Development

723-B Silver Avenue, SW
Albuquerque, NM 87102
office: 505.242.1871
fax: 505.242.1872



SECTION 14-14-4-7:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

SITE DEVELOPMENT PLAN FOR SUBDIVISION FINAL APPROVAL

PROJECT NUMBER: 1004677

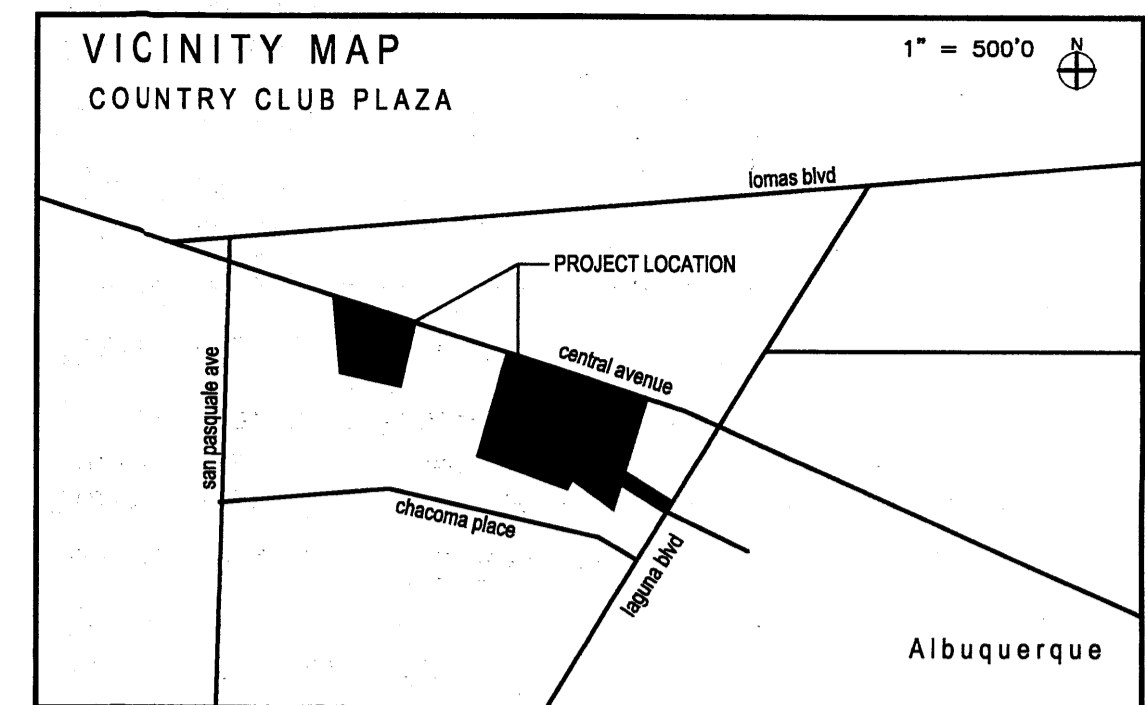
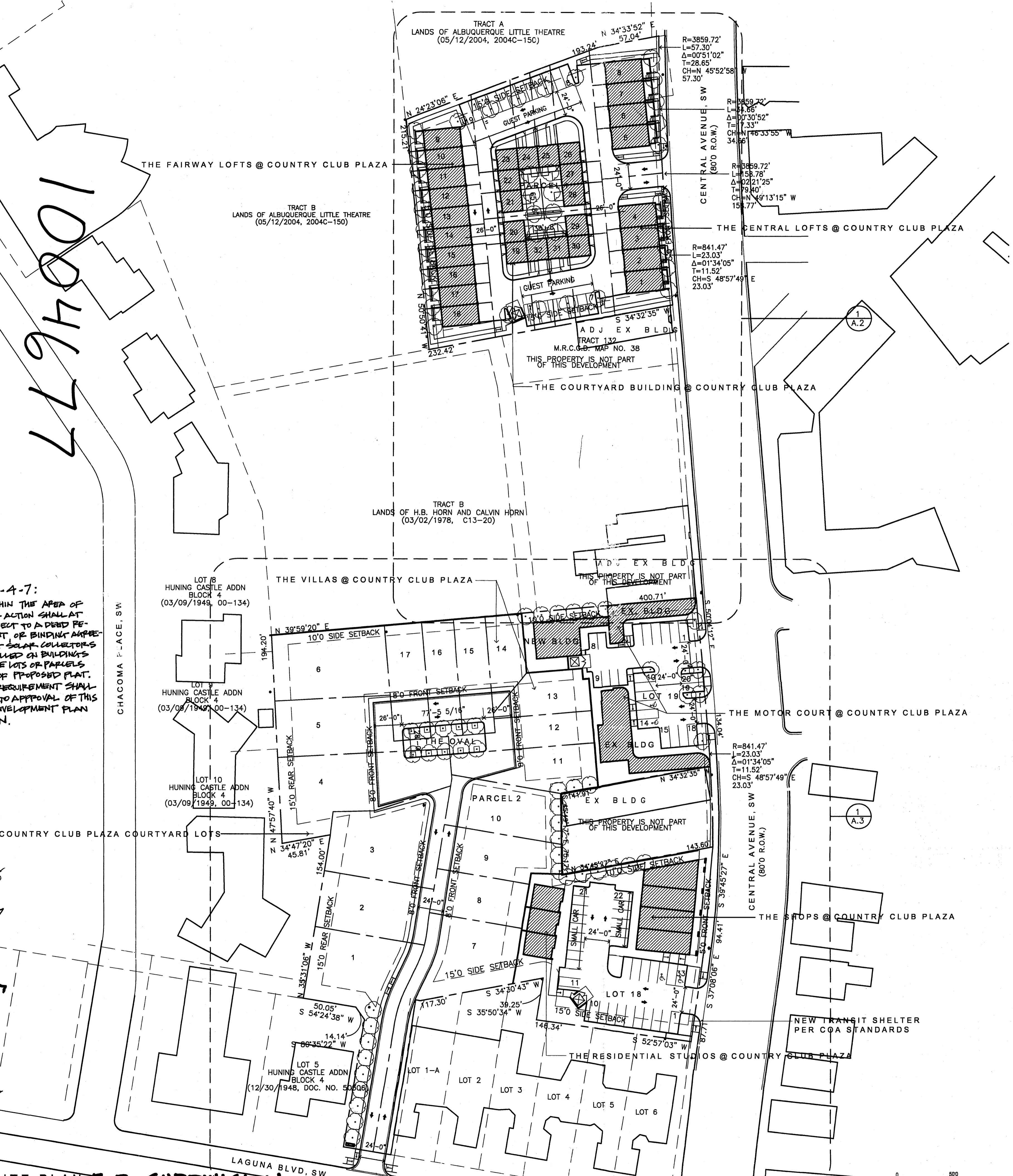
APPLICATION NUMBER: 07-70221

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3/16/06 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	1/23/08
Traffic Engineering, Transportation Division	Date
	1/28/07
ABCWUA	Date
	1/28/07
Parks and Recreation Department	Date
	1/30/08
City Engineer	Date
N/A	
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
	1/30/08
DRB Chairperson, Planning Department	Date

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR PUBLIC IMPROVEMENTS.



COUNTRY CLUB PLAZA PARCEL 1
LEGAL DESCRIPTION: PARCEL 1 INCLUDES TRACTS 133A1, 133A2, 133B, 134, AND 135A, MRGCD MAP 38.
ZONE ATLAS PAGE: J-13
AREA: 1.3 ACRES 56,628 SQ. FT.
ZONE: SU-2 CLD
FAR: .76

COUNTRY CLUB PLAZA PARCEL 2
LEGAL DESCRIPTION: PARCEL 2 INCLUDES TRACTS 129B1A, MRGCD MAP 38, TRACTS A & B LANDS OF H.B. AND CALVIN HORN, AND TRACT A1A, LAGUNA SUBDIVISION.
ZONE ATLAS PAGE: J-13
AREA: 3.15 ACRES 137,518 SQ. FT.
ZONE: SU-2 CLD
FAR: .44

TOTAL COUNTRY CLUB PLAZA SITE
TOTAL OVERALL FAR: .80
TOTAL SITE DEVELOPMENT PLAN AREA: 4.45 ACRES 193,842 SQ. FT.

COMMERCIAL LOTS

THE SHOPS AND STUDIOS AREA (LOT 18):	.59 ACRES	25,700 SQ. FT.
THE MOTOR COURT AREA (LOT 19):	.47 ACRES	20,473 SQ. FT.
TOTAL COMMERCIAL LOT AREA:	1.06 ACRES	46,173 SQ. FT.

COMMERCIAL BUILDINGS

THE SHOPS	4,065 SQ. FT.
THE MOTOR COURT (6013 SQ. FT. 1ST FL.)	6,013 SQ. FT.
TOTAL COMMERCIAL AREA:	10,078 SQ. FT.

PARKING: 6013 SQ. FT. 1ST FL. / 200 = 30 PARKING SPACES
30 SPACES X .10 MASS TRANSIT REDUCTION = 27 PARKING SPACES REQUIRED
48 PARKING SPACES PROVIDED
W/ 4 HANDICAP SPACES

RESIDENTIAL

THE RESIDENTIAL STUDIOS (1803 SQ. FT. 1ST FL AND 1668 SQ. FT. 2ND FL.) 3,471 SQ. FT.
THE RESIDENTIAL STUDIOS: THREE RESIDENTIAL STUDIOS AT 1,167 SQ. FT.

THE CENTRAL LOFTS, THE COURTYARD BUILDING, AND THE FAIRWAY LOFTS 1.3 ACRES 56,628 SQ. FT.
THE CENTRAL LOFTS: RESIDENTIAL LOFTS RANGING FROM 1,100-1,600 SQ. FT.
THE COURTYARD BUILDING: COURTYARD APARTMENTS RANGING FROM 800-1,100 SQ. FT.
THE FAIRWAY LOFTS: RESIDENTIAL LOFTS RANGING FROM 1,800-2,096 SQ. FT.

THE COUNTRY CLUB PLAZA COURTYARD LOTS AND THE VILLA LOTS 2.09 ACRES 91,040 SQ. FT.

THE COUNTRY CLUB PLAZA LOTS: RESIDENTIAL LOTS ACCOMMODATING SINGLE FAMILY HOUSES RANGING FROM 2,300-3,200 SQ. FT.
THE COUNTRY CLUB PLAZA LOTS: RESIDENTIAL LOTS ACCOMMODATING SINGLE FAMILY TOWNHOUSES RANGING FROM 1,800-2,000 SQ. FT.

TOTAL RESIDENTIAL AREA: 3.39 ACRES 147,668 SQ. FT.

USEABLE OPEN SPACE: PARCEL 1 - 32 RESIDENCES X 400 SQ. FT. = 12,800 SQ. FT. REQUIRED
PARCEL 2 - 16 RESIDENCES X 800 SQ. FT. = 9,600 SQ. FT. REQUIRED
TOTAL OPEN SPACE REQUIRED = 22,400 SQ. FT. REQUIRED
TOTAL OPEN SPACE PROVIDED = 22,400 SQ. FT. (SEE SHTS A2 & A3)

PARKING, PARCEL 1:
THE COURTYARD BUILDING - 1.5 SPACES PER RESIDENCE = 1.5 X 14 = 21 SPACES
CENTRAL AND FAIRWAY LOFTS - 2 SPACES PER RESIDENCE = 2 X 18 = 36 SPACES
TOTAL REQUIRED = 57 PARKING SPACES
TOTAL PROVIDED = 69 PARKING SPACES PROVIDED W/ 59 GARAGE PARKING SPACES AND 19 SURFACE SPACES

PARKING, PARCEL 2:
THE LOFT BUILDING - 1.5 SPACES PER RESIDENCE = 1.5 X 3 = 5 SPACES
THE COURTYARD BUILDING - 2 SPACES PER RESIDENCE = 2 X 17 = 34 SPACES
TOTAL REQUIRED = 39 PARKING SPACES
TOTAL PROVIDED = 62 PARKING SPACES PROVIDED W/ 5 PARKING LOT, 34 GARAGE PARKING SPACES AND 23 DRIVEWAY SPACES

DEVELOPMENT PLAN NOTES

- SEE SHEETS A.2 AND A.3 FOR SPECIFIC DEVELOPMENT PLAN INFORMATION
- SITE LIGHTING TO CONFORM WITH C.O.A. STANDARDS

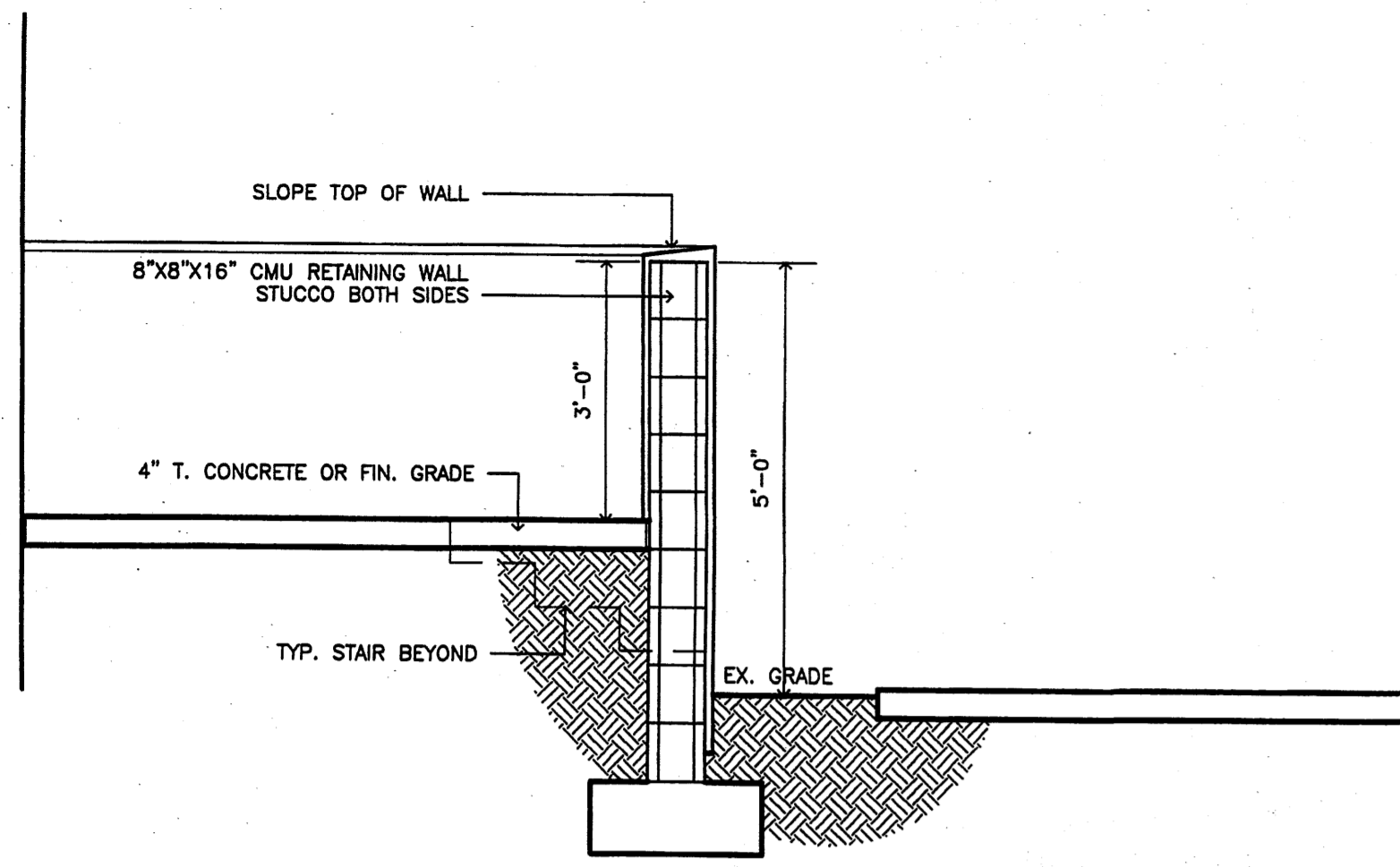
SHEET INDEX

A.1	SITE PLAN AND PROJECT DATA
A.2	SITE PLAN
A.3	SITE PLAN
A.4	DESIGN GUIDELINES
A.5	DESIGN GUIDELINES
C.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C.2	CONCEPTUAL UTILITY PLAN
L.1	LANDSCAPE PLAN

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COUNTRY CLUB PLAZA
 INFILL SOLUTIONS
 CENTRAL AVENUE, SW
 ALBUQUERQUE, NEW MEXICO

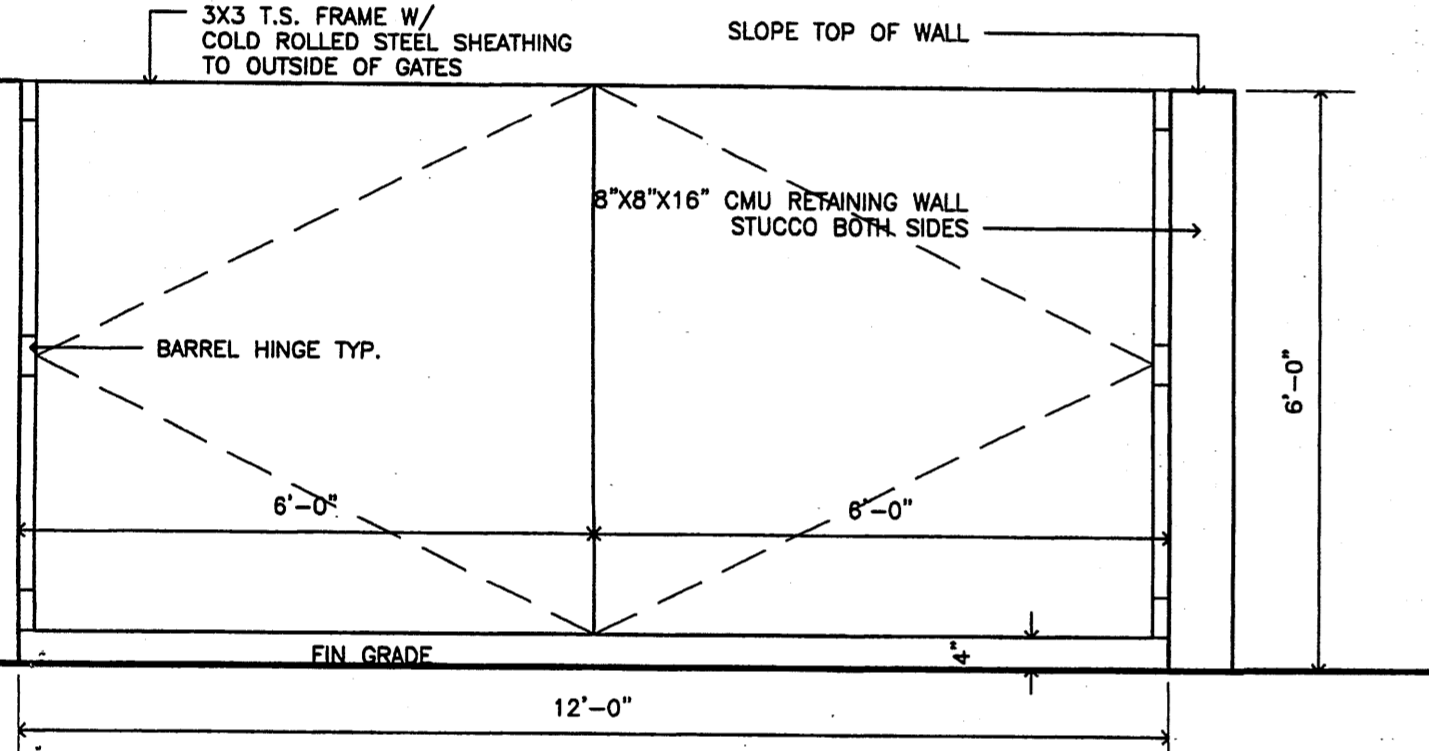
DATE: 2.2.06
 REVISION:
 FILE NAME: 816

1 COUNTRY CLUB SITE PLAN FOR SUBDIVISION



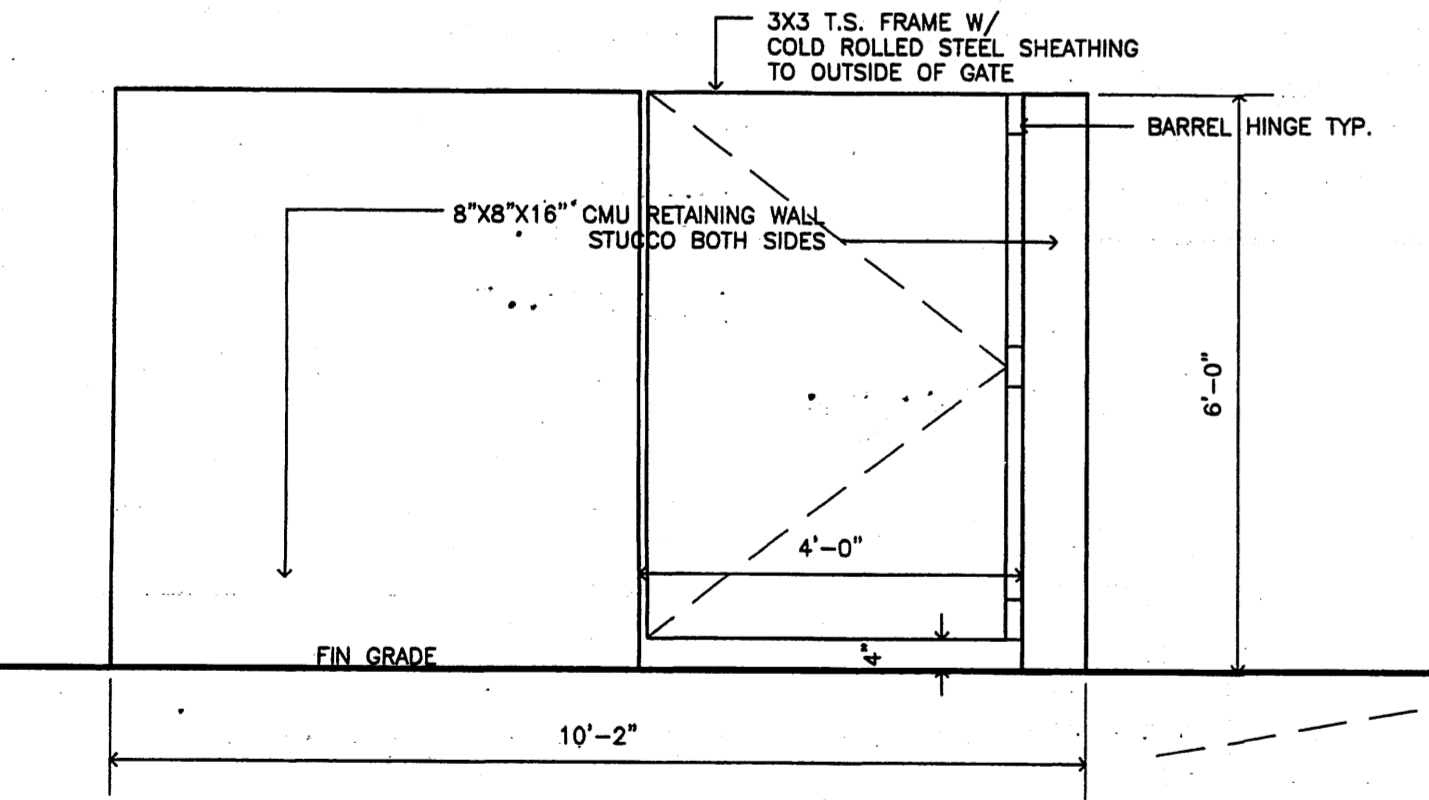
2 RETAINING WALL SECTION

A2 SCALE: 1/2"=1'-0"



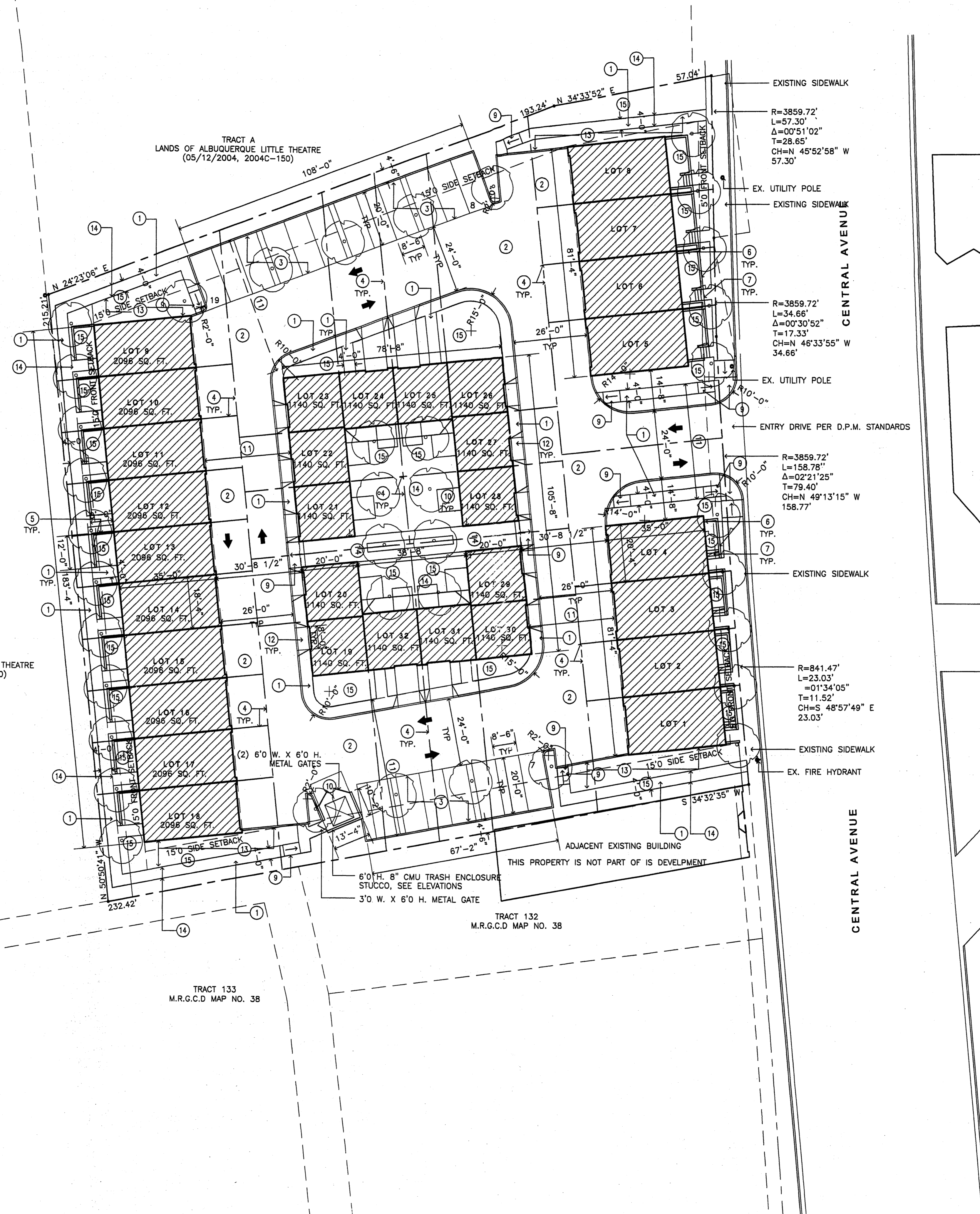
3 DUMPSTER ENCLOSURE FRONT

A2 SCALE: 1/2"=1'-0"



4 DUMPSTER ENCLOSURE SIDE

A2 SCALE: 1/2"=1'-0"



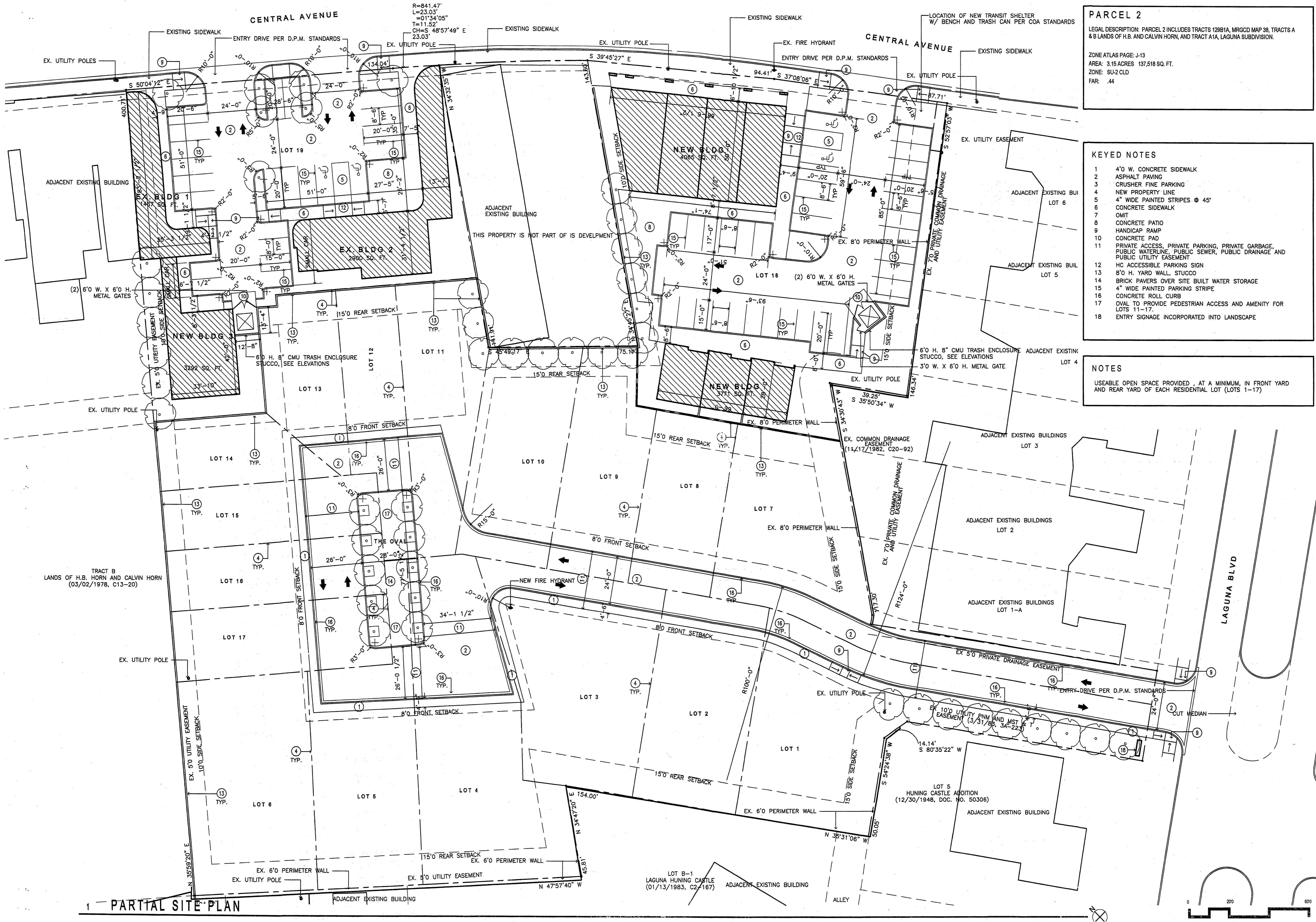
1 PARTIAL SITE PLAN

PARCEL 1
 LEGAL DESCRIPTION: PARCEL 1 INCLUDES TRACTS 133A1, 133A2, 133B, 134, AND 135A, MRGCD MAP 38.
 ZONE ALTAS PAGE: J-13
 AREA: 1.3 ACRES 56,628 SQ. FT.
 ZONE: SU-2-CLD
 FAR: .76

- KEYED NOTES**
- 1 4'0" W. CONCRETE SIDEWALK
 - 2 ASPHALT PAVING
 - 3 CRUSHER FINE PARKING
 - 4 NEW PROPERTY LINE
 - 5 3'0"-6'0" H CMU YARD WALL, STUCCO
 - 6 5'0" H RETAINING YARD WALL STUCCO, SEE DETAL 2/A.2
 - 7 C.I.P. STEPS
 - 8 CONCRETE PATIO
 - 9 HANDICAP RAMP
 - 10 CONCRETE PAD
 - 11 PRIVATE ACCESS, PRIVATE PARKING, PRIVATE GARBAGE, PUBLIC WATERLINE, PUBLIC SEWER, PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT
 - 12 RESIDENTIAL DRIVEWAY CURB CUT
 - 13 PUBLIC UTILITY EASEMENT
 - 14 PRIVATE ACCESS EASEMENT TO BE PAVED OR CRUSHER FINES TO PROVIDE PEDESTRIAN ACCESS
 - 15 OPEN SPACE PROVIDED

DATE: 2.206
 REVISION:
 CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM
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 COUNTRY CLUB PLAZA
 INFILL SOLUTIONS, NW
 CENTRAL AVENUE, NEW MEXICO
 ALBUQUERQUE, NEW MEXICO
 FILE NAME: s16





PARCEL 2
 LEGAL DESCRIPTION: PARCEL 2 INCLUDES TRACTS 12981A, MRGCD MAP 38, TRACTS A & B LANDS OF H.B. AND CALVIN HORN, AND TRACT A1A, LAGUNA SUBDIVISION.
 ZONE ATLAS PAGE: J-13
 AREA: 3.15 ACRES 137,518 SQ. FT.
 ZONE: SU-2 CLD
 FAR: .44

- KEYED NOTES**
- 1 4'0" W. CONCRETE SIDEWALK
 - 2 ASPHALT PAVING
 - 3 CRUSHER FINE PARKING
 - 4 NEW PROPERTY LINE
 - 5 4" WIDE PAINTED STRIPES @ 45°
 - 6 CONCRETE SIDEWALK
 - 7 OMIT
 - 8 CONCRETE PATIO
 - 9 HANDICAP RAMP
 - 10 CONCRETE PAD
 - 11 PRIVATE ACCESS, PRIVATE PARKING, PRIVATE GARBAGE, PUBLIC WATERLINE, PUBLIC SEWER, PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENT
 - 12 HC ACCESSIBLE PARKING SIGN
 - 13 8'0" H. YARD WALL, STUCCO
 - 14 BRICK PAVERS OVER SITE BUILT WATER STORAGE
 - 15 4" WIDE PAINTED PARKING STRIPE
 - 16 CONCRETE ROLL CURB
 - 17 OVAL TO PROVIDE PEDESTRIAN ACCESS AND AMENITY FOR LOTS 11-17.
 - 18 ENTRY SIGNAGE INCORPORATED INTO LANDSCAPE

NOTES
 USEABLE OPEN SPACE PROVIDED, AT A MINIMUM, IN FRONT YARD AND REAR YARD OF EACH RESIDENTIAL LOT (LOTS 1-17)

DATE: 22.06
 REVISION:
 FILE NAME: site
 CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM
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COUNTRY CLUB PLAZA
 INFILL SOLUTIONS
 CENTRAL AVENUE, NW
 ALBUQUERQUE, NEW MEXICO
 A.3
 3

DESIGN GUIDELINES

The COUNTRY CLUB PLAZA Central Avenue, S W, Albuquerque, New Mexico

The following Design Guidelines are for the 4.45 acre COUNTRY CLUB PLAZA infill development to be built on Central Avenue, SW on lands between Laguna Boulevard and San Pasquale Avenue, SW. The COUNTRY CLUB PLAZA mixed-use development is envisioned to provide unique new custom house lots, a variety of attached housing products and neighborhood-serving retail and office opportunities on lands and incorporating buildings presently vacant or underutilized along Central Avenue, SW in the Huning Castle / Country Club neighborhood. Builders shall construct all buildings within this development of high quality and in compliance with these Design Guidelines. *The Developer shall administer these Design Guidelines.* All non-residential buildings will comply with the Building and Site Design Regulations of the Zoning Code, Section 14-16-3-18.

A. Architectural Character

The COUNTRY CLUB PLAZA shall encourage architectural design which creatively recalls the *Mediterranean Revival* styles prevalent in the Country Club neighborhood or a Route 66-inspired *Moderne* and sympathetic contemporary styles, including Pueblo Revival, historically found on Central Avenue. The COUNTRY CLUB PLAZA Courtyard Lots (Lots 1-17) accessed off of Laguna Boulevard shall strictly employ the *Mediterranean Revival* styles. Either the *Mediterranean Revival* or a Route 66-inspired *Moderne* and sympathetic contemporary styles, including Pueblo Revival or, a hybrid of each, may be developed for commercial or residential lots accessed off of Central Avenue. The two existing *Moderne* Horn Oil Buildings fronting Central Avenue will be restored appropriately to their style and the remaining apartment units behind will be demolished as they no longer conform to their historic use or condition.

Mediterranean Revival Style Characteristics

The principal characteristics of the Mediterranean Revival style are low sloping primary roofs, typically covered by ceramic tiles, stucco walls with a thick and solid appearance, and arches in main-floor windows, doors, and arcades.

Houses inspired by the *Italian Renaissance* style will have generous roof overhangs with closed soffits and supporting brackets. Façade compositions are generally symmetrical. Entry porches are often recessed. Classical details are applied to window and door surrounds, columns, and pediments.

Houses influenced by the *Spanish Colonial* style are more informal in both floor plan and massing. Compositions are usually asymmetrical with well-defined projecting forms, enhancing the play of light and shadow. As for *Italian Renaissance*-inspired houses, tile roofs are important though, flat roofs may be used. They are usually detailed with little or no overhang and rarely employ brackets.

Moderne Style Characteristics

The principal characteristics of the *Moderne* style include rounded corners and windows, flow lines and zigzags, glass block, cantilevered awnings and pylons, and decorative towers rising from flat roofs.

Buildings inspired by the *Moderne* style will have flat roofs and make generous use of glass. Façade compositions are generally dynamic, often with signage incorporated into the massing of the façade. Entry elements are often the prominent architectural feature. Clean details are employed in window, door and storefront treatments.

B. Incorporated Architectural Design Elements

The principal characteristics of the *Italian Renaissance*, *Spanish Colonial* and *Moderne* styles are outlined in the following six major design elements which shall be incorporated into the elevations of buildings designed in the COUNTRY CLUB PLAZA development.

Massing:

A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three walls. Massing for buildings in the COUNTRY CLUB PLAZA should be well proportioned and consistent with the architectural character of each building's design. Particular consideration should be taken to preserve natural view corridors at the site.

- *Italian Renaissance*-inspired designs are generally symmetrical and typically two stories + roof
- *Spanish Colonial*-inspired designs are generally asymmetrical and less formal
- *Spanish Colonial*-inspired designs may have round, square or octagonal tower forms with low pitched roofs
- *Moderne*-inspired designs are generally flowing, streamlined and dynamic incorporating rounded, zigzag or rectilinear elements and flat roofs
- *Moderne*-inspired designs may incorporate stylized towers and building signage into its massing

Roofs:

- *Mediterranean Revival*-inspired roofs use low to moderate hip or gable roofs (5:12 to 9:12), dormers are not generally used and eaves are boxed with closed soffits
- For *Italian Renaissance*-inspired designs, larger overhangs up to 30 inches deep
- For *Spanish Colonial*-inspired designs, shallow overhangs 9 inches or less
- *Moderne*-inspired designs use flat roofs with parapets which may include a streamlined design element or feature
- *Moderne*-inspired designs may incorporate stylized building signage into its roof form

Windows and Doors:

- *Mediterranean Revival*-inspired windows and doors are deeply recessed to give the appearance of thick walls
- *Mediterranean Revival*-inspired designs use casement windows, often with divided lights, but double-hung windows are also possible
- *Mediterranean Revival*-inspired designs use round-top arched windows and doors on lower floors
- For *Italian Renaissance*-inspired designs, symmetrically placed windows and doors
- For *Italian Renaissance*-inspired designs, divided-light French doors and limited use of Palladian windows and doors
- For *Spanish Colonial*-inspired designs, well balanced asymmetrical compositions
- For *Spanish Colonial*-inspired designs, panel, plank, or divided-light doors
- *Moderne*-inspired designs, dynamic and streamlined compositions
- *Moderne*-inspired designs may incorporate large expanses of glass, metal windows and storefront with cantilevered awnings or stylized wall openings

Porches and Entries:

- *Mediterranean Revival*-inspired designs do not incorporate front porches, but side and rear covered porches generally are
- *Mediterranean Revival*-inspired designs use front doors with embellished surrounds and/or are recessed under arcades with columns
- *Mediterranean Revival*-inspired designs incorporate side and rear outdoor rooms and courtyards
- For *Spanish Colonial*-inspired designs, small exterior balconies with French doors and wrought-iron railings
- *Moderne*-inspired designs may incorporate a tower or stylized mass or overhang at entries

Building Details:

- *Mediterranean Revival*-inspired detailing and ornament shall appear primarily at openings
- For *Italian Renaissance*-inspired designs, classical elements such as pediments, columns, cornice details with frieze boards, crown moldings, and Palladian windows
- For *Italian Renaissance*-inspired designs, repetitive brackets installed under primary roof eaves
- For *Spanish Colonial*-inspired designs, embellishment primarily reserved for entryways and balconies
- *Moderne*-inspired detailing may include wall relief moldings, cantilevers and awnings which shall appear primarily at openings and entryways or to distinguish volume or massing elements
- *Moderne*-inspired designs may incorporate stylized elements of signage or lighting into their detailing

Building Materials and Colors:

Building materials for buildings in the COUNTRY CLUB PLAZA development should be consistent with the architectural character of each building's design. High quality materials, architectural features and craftsmanship should be employed in the execution of each building. Building materials approved, but not limited to, shall include natural stucco, stone, wood, aluminum, split-faced concrete masonry unit, glass, glass block, neon lighting, natural tile, ceramic tile, concrete, copper and galvanized metal.

- White, cream or natural color stucco with natural materials or natural colors for accents are the most appropriate materials and colors for *Mediterranean Revival*-inspired designs
- For *Mediterranean Revival*-inspired designs, red ceramic tile roofing, with flat or curved tiles
- For *Mediterranean Revival*-inspired designs, wrought-iron railing details
- White, cream or saturated color stucco with manmade materials or saturated colors for accents are the most appropriate materials and colors for *Moderne*-inspired designs
- *Moderne*-inspired designs may use generous amounts of exposed metals and glass
- *Moderne*-inspired designs may incorporate stylized elements of metal signage or lighting

Streets and Landscape Oval:

All residential streets, access easements, and the landscaped oval shall be the responsibility and maintained by the Country Club Plaza Home Owners Association.

C. Building Density, Height and Usable Open Space

Building Density:

Floor Area Ratio (F.A.R.) is the ratio of the heated floor area (including multiple stories) of the structures comprising COUNTRY CLUB PLAZA and the total site area. In order to comply with the *Huning Castle and Reynolds Addition Neighborhood Sector Development Plan*, a total F.A.R. of .61 shall not be exceeded when calculated over the total 4.45 acre COUNTRY CLUB PLAZA development site.

Building Height:

COUNTRY CLUB PLAZA Courtyard Lots (1-6)

- primarily two story houses, shall not exceed 26' - 0"

COUNTRY CLUB PLAZA Courtyard Lots (7-10)

- primarily two and two-and-one-half story houses with the accommodation for a roof deck, shall not exceed 36' - 0"

The Villas @ COUNTRY CLUB PLAZA (Lots 11-17) r

- primarily three story residential units, shall not exceed 44' - 0"

The Studios @ COUNTRY CLUB PLAZA (Lot 18)

- primarily two story live/work units with the accommodation for a roof deck, shall not exceed 36' - 0"

The Shops @ COUNTRY CLUB PLAZA (Lot 18)

- primarily one story volume retail spaces with the accommodation for a roof deck, shall not exceed 36' - 0" with provision for 46'0" to accommodate signage at the northeast corner

The Motor Court @ COUNTRY CLUB PLAZA (Lot 19)

- contains a new two story building primarily for office or retail space with the accommodation for a roof deck, shall not exceed 38' - 0"

The Central Lofts @ COUNTRY CLUB PLAZA (Lots 20-27)

- primarily three story residential units, shall not exceed 44' - 0"

The Fairway Lofts @ COUNTRY CLUB PLAZA (Lots 28-37)

- primarily three story residential units, shall not exceed 44' - 0"

The Courtyard Building @ COUNTRY CLUB PLAZA (Lots 38-51)

- primarily three story residential units, shall not exceed 44' - 0"

Usable Open Space:

Usable open space shall be provided on each residential lot to permanently provide light, air, as well as visual, psychological and recreational needs. Usable open space will be provided in the form of landscaped front yards, side yards, rear yards, and open balconies as can be accommodated on each residential lot.



DATE: 2.206
REVISION:

FILE NAME: s18

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM
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COUNTRY CLUB PLAZA
INFILL SOLUTIONS
CENTRAL AVENUE, SW
ALBUQUERQUE, NEW MEXICO

D. Building Setbacks

COUNTRY CLUB PLAZA Courtyard Lots (1-10)

- Front yard setback:** Not less than 8' - 0" from back-of-curb, except driveways shall be not less than 20' - 0" long
- Side yard setback:** None required except:
- 15' - 0" on east side of Lot 1
 - 15' - 0" on a portion of east side of Lot 4
 - 10' - 0" on west side of Lot 6
 - 15' - 0" on east side of Lot 7
 - 5' - 0" on west side of Lot 10
- Rear yard setback:** Not less than 15' - 0"

The Villas @ COUNTRY CLUB PLAZA (Lots 11-17)

- Front yard setback:** Not less than 8' - 0" from back-of-curb except driveways shall be not less than 20' - 0" long
- Side yard setback:** None required except:
- 10' - 0" on east side of Lot 11
 - 10' - 0" on west side of Lot 13
 - 5' - 0" on north side of Lot 14
- Rear yard setback:** Not less than 15' - 0" except:
- Not less than 10' - 0" on Lots 14 - 17

The Studios @ COUNTRY CLUB PLAZA (Lot 18)

- Front yard setback:** Not less than 8' - 0" from back-of-curb
- Side yard setback:** None required except:
- 15' - 0" on east side
 - 10' - 0" on west side
- Rear yard setback:** Not less than 5' - 0"

The Shops @ COUNTRY CLUB PLAZA (Lot 18)

- Front yard setback:** Not less than 5' - 0"
- Side yard setback:** (a) 8' - 0" from back-of-curb on east side
(b) 10' - 0" on west side
- Rear yard setback:** Not less than 8' - 0" from back-of-curb

New Building at The Motor Court @ COUNTRY CLUB PLAZA (Lot 19)

- Front yard setback:** None required
- Side yard setback:** Not less than 10' - 0"
- Rear yard setback:** Not less than 10' - 0"

The Central Lofts @ COUNTRY CLUB PLAZA (Lots 20-27)

- Front yard setback:** Not less than 5' - 0"
- Side yard setback:** None required except:
- 15' - 0" on east side of Lot 20
 - 16' - 8" on west side of Lot 23
 - 16' - 8" on east side of Lot 24
 - 15' - 0" on west side of Lot 27
- Rear yard setback:** Not less than 13' - 0" or required width of Private Access Easement

The Fairway Lofts @ COUNTRY CLUB PLAZA (Lots 28-37)

- Front yard setback:** Not less than 15' - 0"
- Side yard setback:** None required except:
- 15' - 0" on east side of Lot 37
 - 15' - 0" on west side of Lot 28
- Rear yard setback:** Not less than 13' - 0" or required width of Private Access Easement

The Courtyard Building @ COUNTRY CLUB PLAZA (Lots 38-51)

- Front yard setback:** Not less than 5' - 0" from back-of-curb
- Side yard setback:** None required except:
- Per Site Development Plan on east side of Lot 38
 - Per Site Development Plan on west side of Lot 42
 - Per Site Development Plan on west side of Lot 45
 - Per Site Development Plan on east side of Lot 49
- Rear yard setback:** Not less than 5' - 0" except:
- None required on Lots 38, 42, 45 and 49
 - 45-degree angle to 5' - 0" on Lots 39, 41, 43, 44, 46, 48 and 50

E. Garages

Two-car garages shall be provided onsite for all residential Lots and residential units with the exception of **The Courtyard Building @ COUNTRY CLUB PLAZA (Lots 38-51)**, which shall be provided with a one-car garage per unit. Additional off-street parking shall be provided as indicated on the Site Development Plan.

F. Mechanical Equipment and Utilities

- Air conditioning/heating equipment shall be installed on flat-roofed structures but must be screened from view by parapets that are an integral part of the building (as viewed from property line of building). Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
- Any roof-mounted equipment shall be screened with materials architecturally compatible to the building in terms of material, color and design. Ground-mounted equipment shall be screened with materials architecturally compatible to the building in terms of material, color and design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.
- All new electrical distribution lines shall be placed underground.
- Transformers, utility pads, telephone and cable boxes shall be appropriately located and when possible, be screened with walls and/or landscaping when viewed from the Private Access Easement.

G. Landscaping

These Guidelines are to be used as a supplement to the City of Albuquerque requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape requirements included in the City of Albuquerque Comprehensive City Zoning Code.

- Street trees shall be provided along the Laguna Boulevard Private Access Easement entry road at a rate of one tree per 15 linear feet. Ten trees and hardscape shall be provided at "The Oval". These landscape improvements shall be installed by the Developer.
- Living vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant material.
- All plant materials, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the individual Lot owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual Lot owner shall be responsible for the installation and maintenance of the landscape on their property and within the adjacent Private Access Easement.
- Minimum plant sizes at time of installation shall be as follows:
 - Trees shall be 2 - 1/2" Caliper
 - Shrubs and Groundcover shall be 1 - 5 Gallons
- Timing of installation:** All front yard landscaping, and side yard landscaping (if the building is on a corner), must be completed by the Builder no later than one month after completion of construction of the building.
- Common landscape areas maintained by home owners.

H. Pedestrian Circulation

- A 4' - 6" wide sidewalk shall be installed by the Developer along the Private Access Easement from Laguna Boulevard to Lot 6 per City Standards for the pedestrian enjoyment of all neighbors in the Huning Castle / Country Club neighborhood.
- A 28' - 0" x 77' - 0" wide landscape feature called "The Oval" shall be installed by the Developer between the **COUNTRY CLUB PLAZA Courtyard Lots** and the **The Villas @ COUNTRY CLUB PLAZA** for the pedestrian enjoyment of all neighbors in the Huning Castle / Country Club neighborhood.
- 4' - 0" wide sidewalks per City Standards shall be installed by the Builder per the Site Development Plan throughout **The Central Lofts, The Courtyard Building and The Fairway Lofts @ COUNTRY CLUB PLAZA** Lots for the pedestrian enjoyment of all residents and guests.
- Sidewalks, patios and areaways per City Standards shall be installed by the Developer per the Site Development Plan throughout **The Studios, The Shops and The Motor Court @ COUNTRY CLUB PLAZA** for the pedestrian enjoyment and access of all retail and office users.

I. Parking

- Parking along Central Avenue will be placed to the rear and side of all new buildings.
- On-street parking is allowed on Central Avenue in front of the Motor Court and in front of the Central Lofts. Every effort shall be made to utilize this on-street parking.
- Shared parking between the Studios, Shops and Residential Units shall be strongly encouraged.

J. Walls and Fences

- All walls comply with the adopted City of Albuquerque Walls, Fences and Retaining Walls Guidelines, Section 14-16-3-19 of the Zoning Code.
- Perimeter walls at the **COUNTRY CLUB PLAZA Courtyard Lots** and the **The Villas @ COUNTRY CLUB PLAZA** shall be concrete masonry unit (CMU) with stucco finish and shall be a height of 8' - 0". They shall be installed by the Developer.
- No chain link or razor-wire fencing shall be permitted.

K. Site Lighting

- Site lighting shall conform with City of Albuquerque Standards.
- The mounting height of luminaries for site lighting at main automobile entries shall be no higher than 12' - 0".
- Residential site lighting shall be shielded source with no light source (lamp) visible from the site perimeter.

L. Signs and Signage

- At a maximum, signs are regulated per the C-1 zone in the Zoning Code.
- Entry signage shall be incorporated into the landscaping at the automobile entry at Laguna Boulevard which shall be consistent with the materials and architectural character of **COUNTRY CLUB PLAZA**.
- Signage will be designed into the facade of **The Shops @ COUNTRY CLUB PLAZA** consistent with the Design Guidelines and customary for Modern style buildings, not to exceed 46'0 high @ northwest corner.
- The existing freestanding "Mexico Lindo" sign at The Motor Court @ **COUNTRY CLUB PLAZA** shall be replaced to reflect its new use but shall remain in its same location on the site.

M. Solid Waste

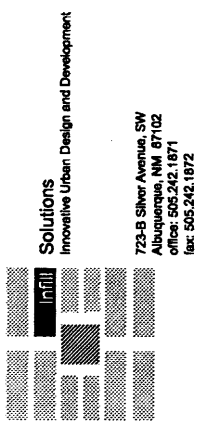
- Each house in the **COUNTRY CLUB PLAZA Courtyard Lots (Lots 1-10)** and **The Villas @ COUNTRY CLUB PLAZA (Lots 11-17)** shall have a storage area for residential carts, not to be visible from the private Access Easement. Pick-up locations will be accessible to Solid Waste along the Private Access Easement.
- A dumpster location and enclosure conforming to City of Albuquerque Solid Waste specifications shall be located per the Site Development Plan to service **The Studios, The Shops, Motors Courts and Lofts** per plan.

N. Vacant Lots / Destruction

- There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant Lots within **COUNTRY CLUB PLAZA**.
- The owner of a Lot within **COUNTRY CLUB PLAZA** that is vacant shall be responsible to keep the lot clear of all weeds, trash and any other item that is visually or otherwise undesirable.
- The owner of a Lot within **COUNTRY CLUB PLAZA** upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including the foundation) from the Lot.

O. Restricted Activities

- The use of any trailer, motor home, boat, shack or tent as a residence either temporary or permanently is strictly prohibited within **COUNTRY CLUB PLAZA**.
- The placement of any kind of antenna (radio, shortwave, television or other), either temporary or permanently, is prohibited within **CLUB PLAZA** without the prior approval of the Developer.

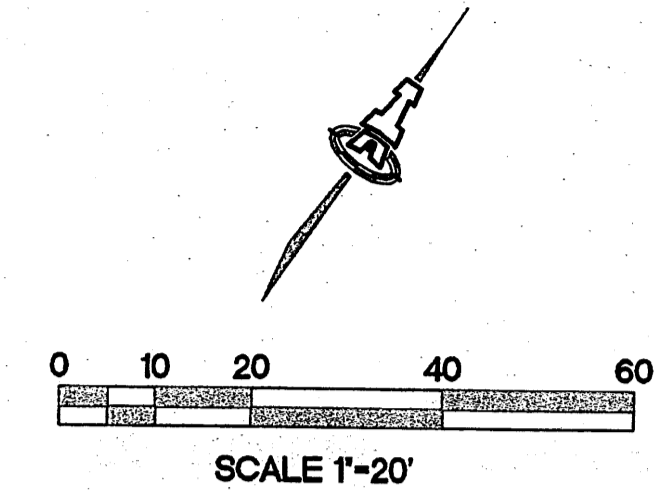


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REVISION:

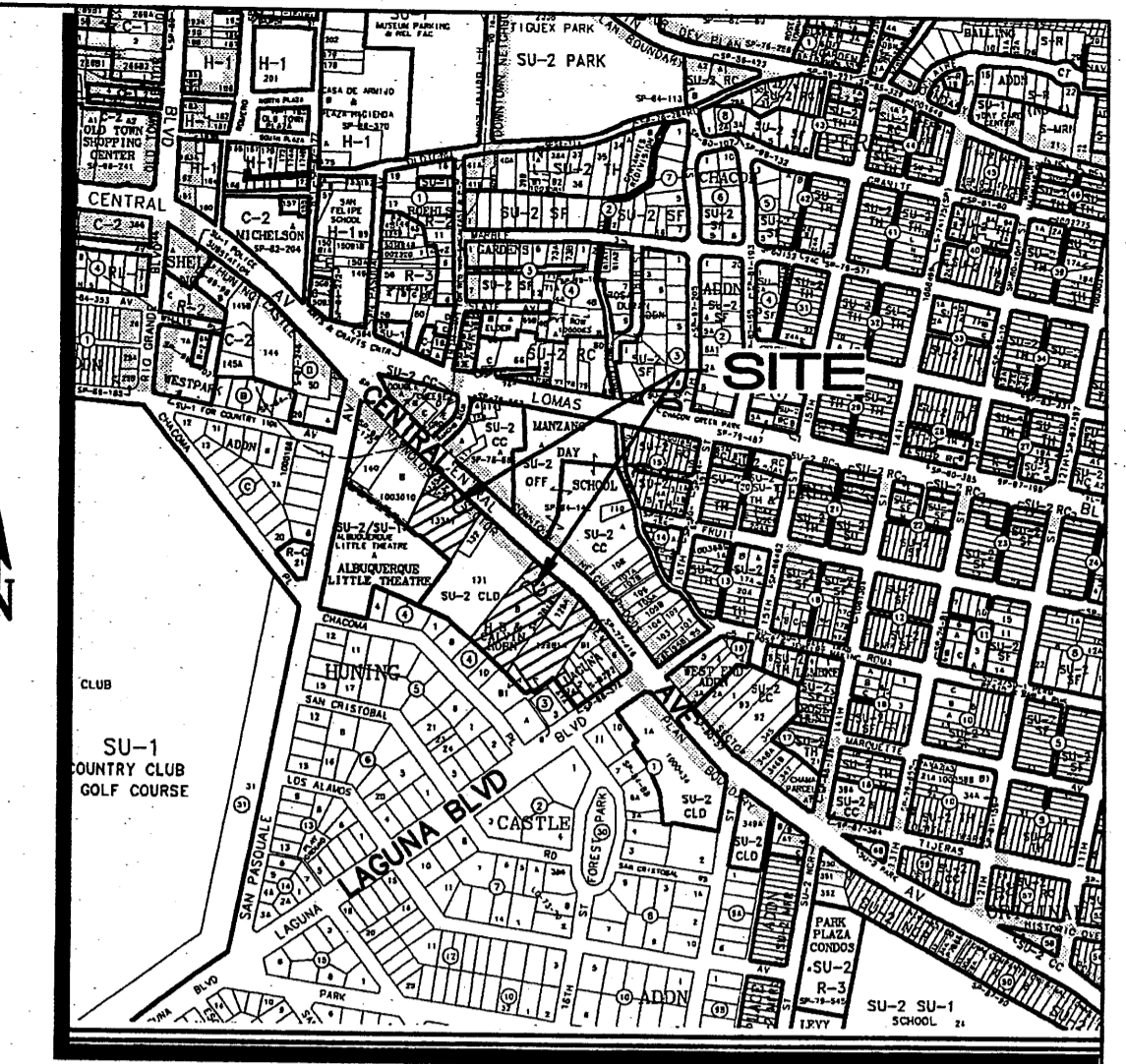
FILE NAME: s18

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1872 CALOTT@AOL.COM
CALOTT + GIFFORD PO BOX 31934 SANTA FE, NEW MEXICO 87594 P 505.984.0990 JUNIPER@CYBERMESA.COM
COUNTRY CLUB PLAZA
INFILL SOLUTIONS
CENTRAL AVENUE, NW
ALBUQUERQUE, NEW MEXICO

CENTRAL AVE (WEST)



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF = 6881.0 FINISH FLOOR ELEVATION
 - SIDEWALK CULVERT
 - TC 81.9
FL 81.4 TOP OF CURB ELEVATION FLOWLINE
 - PROPOSED FLOODWALL
 - ② ▣ AREA DRAIN
 - INV=72.5 INVERT ELEVATION
 - 6" DRAIN LINE WITH SIZE
 - STORM DRAIN MANHOLE



J-13 VICINITY MAP 1"=750'±

GENERAL INFORMATION:
 THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF CENTRAL AVE. EAST OF SAN PASQUALE AVE. THE PROPERTY IS A DEVELOPED COMMERCIAL PROPERTY WITH APPROXIMATELY 90% IMPERMEABLE SURFACE (BUILDINGS AND PAVEMENT). THE PROPERTY CURRENTLY FREE DISCHARGES TO CENTRAL AVE. WHERE FLOW CONTINUES WEST TO ENTER THE EXISTING STORM DRAIN SYSTEM AT THE INTERSECTION OF CENTRAL AND SAN PASQUALE. NO OFF-SITE FLOW ENTERS THE PROPERTY.

PROPOSED CONDITIONS:
 ALL DRAINAGE WILL BE COLLECTED WITHIN THE INTERNAL LOOP STREET AND DISCHARGED TO CENTRAL AVENUE AT THE PROPOSED SITE ACCESS DRIVE. OVERALL PROPOSED DISCHARGE WILL BE LESS THAN HISTORIC DISCHARGE DUE TO REALLOCATION OF LAND TREATMENTS INCLUDING AND INCREASE IN LANDSCAPING.

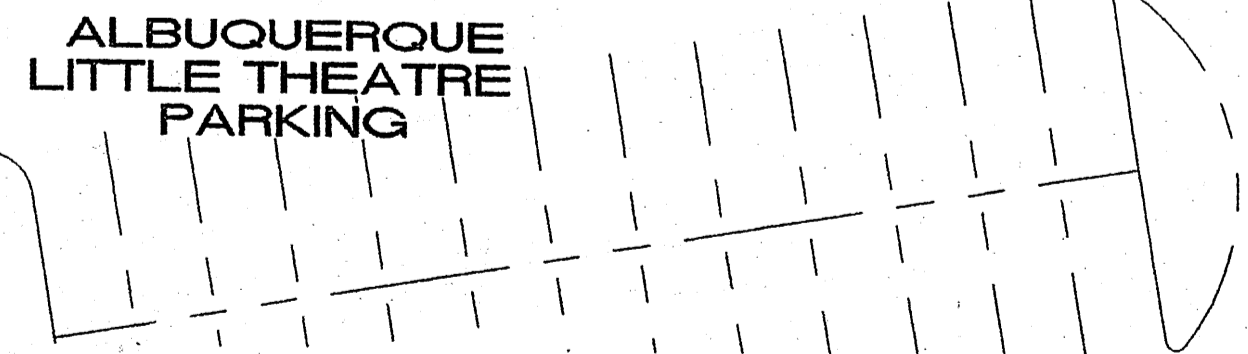
CALCULATIONS: 1462 Country Club Mix-Use Development : January 31, 2006

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE	
AREA OF SITE:	55590 SF = 1.276 Ac.
HISTORIC FLOWS:	
On-Site Historic Land Condition	DEVELOPED FLOWS:
Area a = 0 SF	Area a = 0 SF
Area b = 0 SF	Area b = 2780 SF
Area c = 5559 SF	Area c = 5559 SF
Area d = 50031 SF	Area d = 47252 SF
Total Area = 55590 SF	Total Area = 55590 SF
EXCESS PRECIPITATION:	
	Precip. Zone 2
	Ea = 0.53
	Eb = 0.78
	Ec = 1.13
	Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Historic E	= 2.02 in.	Developed E	= 1.95 in.
On-Site Volume of Runoff: V360	= E*A / 12		
Historic V360	= 9362 CF	Developed V360	= 9052 CF
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$			
For Precipitation Zone 2			
Qpa	= 1.56	Qpc	= 3.14
Qpb	= 2.28	Qpd	= 4.70
Historic Qp	= 5.8 CFS	Developed Qp	= 5.6 CFS



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
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 PH: 505-268-8828 Fax: 505-268-2632
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COUNTRY CLUB PLAZA
 INFILL SOLUTIONS, LLC

CONCEPTUAL GRADING & DRAINAGE PLAN

Date:	No.	Reviser:	Date:	Job No.
Drawn By:				PAGE
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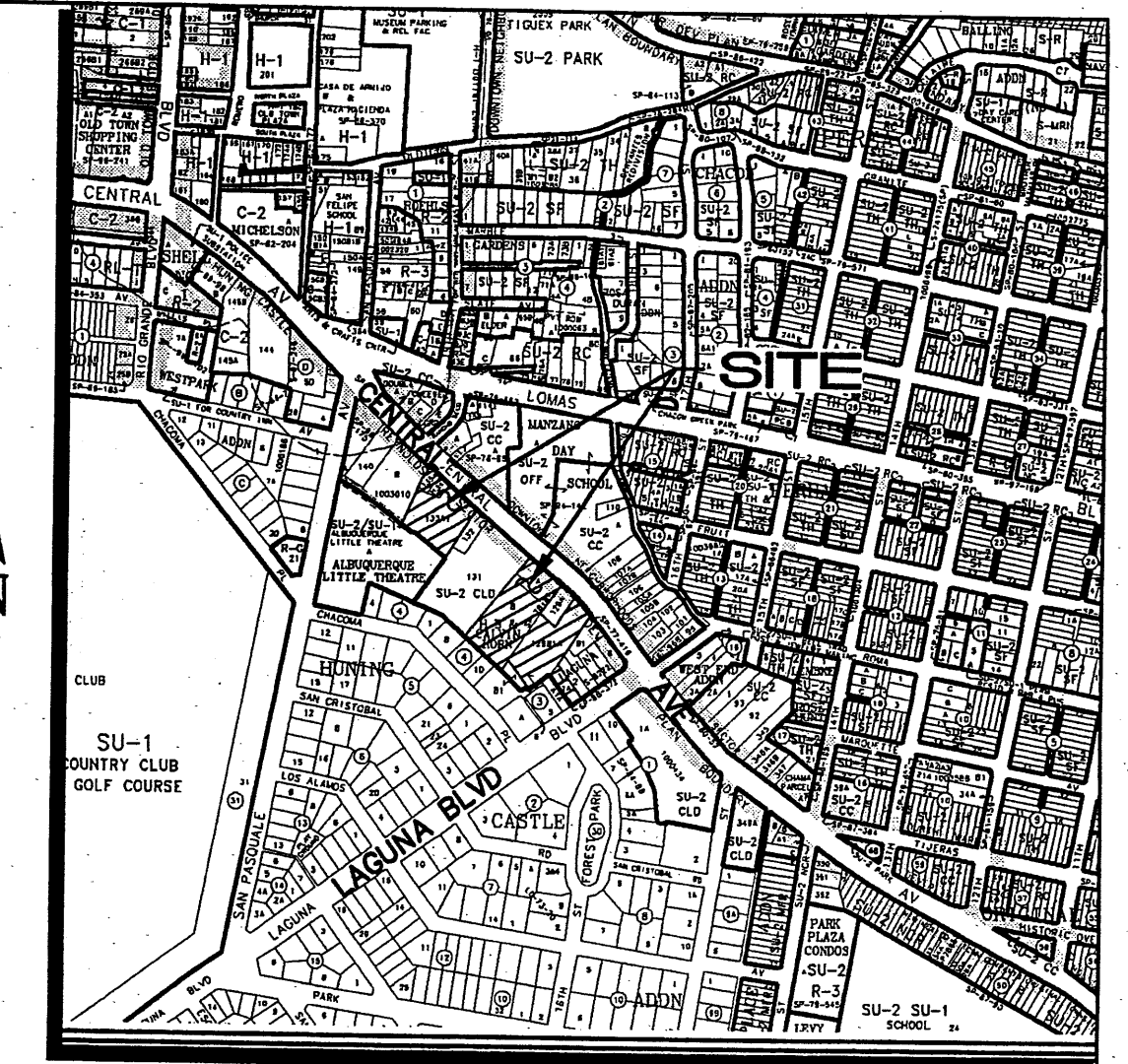
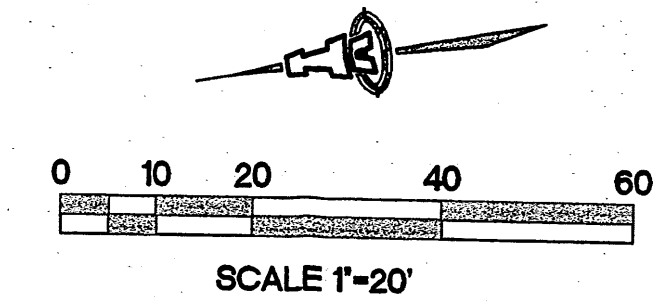
CALCULATIONS: 1462 Country Club Mix-Use Development : January 31, 2006
 Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol.2, dated Jan., 1993

ON-SITE		
AREA OF SITE:	137511 SF	= 3.157 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site Historic Land Condition	Area	On-Site Developed Land Condition	Area	Precip. Zone	Rate
Area a	0 SF	Area a	0 SF	Ea	0.53
Area b	0 SF	Area b	13751 SF	Eb	0.78
Area c	55004.4 SF	Area c	34378 SF	Ec	1.13
Area d	82506.6 SF	Area d	89382 SF	Ed	2.12
Total Area	137511 SF	Total Area	137511 SF		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Historic E	= 1.72 in.	Developed E	= 1.74 in.
On-Site Volume of Runoff V360	= $E^*A / 12$		
Historic V360	= 19756 CF	Developed V360	= 19922 CF
On-Site Peak Discharge Rate: Qp	= $QpaAa + QpbAb + QpcAc + QpdAd / 43,560$		
For Precipitation Zone 2			
Qpa	= 1.56	Qpc	= 3.14
Qpb	= 2.28	Qpd	= 4.70
Historic Qp	= 12.9 CFS	Developed Qp	= 12.8 CFS



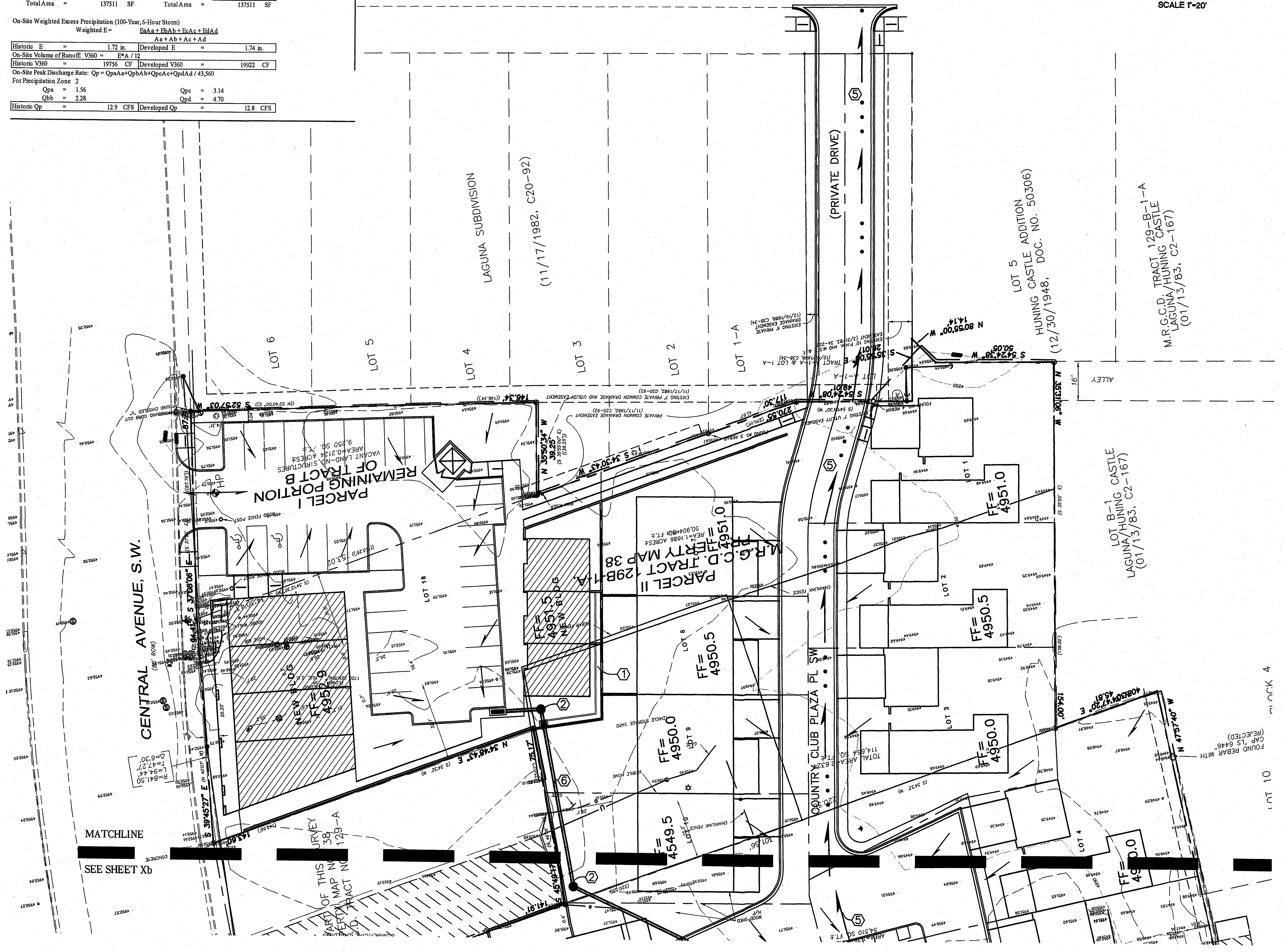
J-13
VICINITY MAP
 1"=750'±

GENERAL INFORMATION:
 THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF CENTRAL AVE. WEST OF LAGUNA BLVD. THE PROPERTY CONSISTS OF FIVE LOTS WHICH HAVE NO DEFINED OUTFALL FOR DEVELOPED FLOW. EXISTING LOW AREAS PROVIDE ON-SITE PONDING WITH EXCESS FLOW DISCHARGING TO CENTRAL AVE. NO OFF-SITE FLOW ENTERS THE PROPERTY.

PROPOSED CONDITIONS:
 ALL DRAINAGE WILL BE COLLECTED WITHIN AN INTERNAL STORM DRAIN SYSTEM AND DISCHARGED TO A PROPOSED UNDERGROUND DETENTION BASIN LOCATED IN THE CENTER OF THE SITE. A SUMP PUMP SYSTEM WILL BE DESIGNED TO PUMP THIS BASIN TO LAGUNA BLVD. WITHIN A 24 HOUR PERIOD.

- KEYED NOTES**
- PCC SURFACE RUNDOWN.
 - STORM DRAIN INLET.
 - UNDERGROUND STORM WATER STORAGE FACILITY.
 - DUPLEX STORM WATER PUMP STATION.
 - 2" STORM WATER FORCE MAIN.
 - 8" PRIVATE STORM DRAIN TO STORAGE FACILITY.

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF = 6881.0 FINISH FLOOR ELEVATION
 - SIDEWALK CULVERT
 - TOP OF CURB ELEVATION
 - FL 81.4 FLOWLINE
 - PROPOSED FLOODWALL
 - AREA DRAIN
 - INVERT ELEVATION
 - DRAIN LINE WITH SIZE
 - STORM DRAIN MANHOLE



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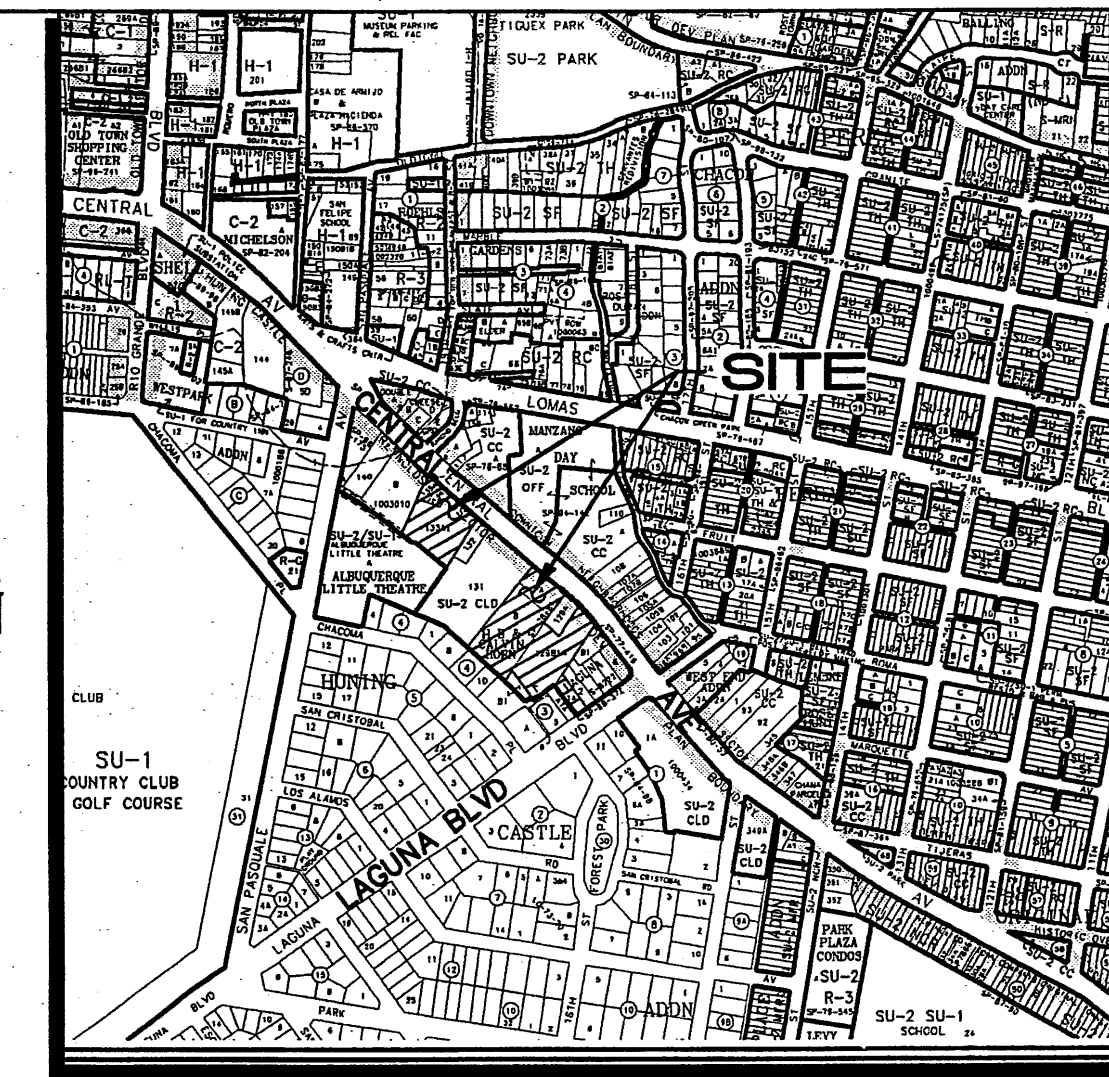
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
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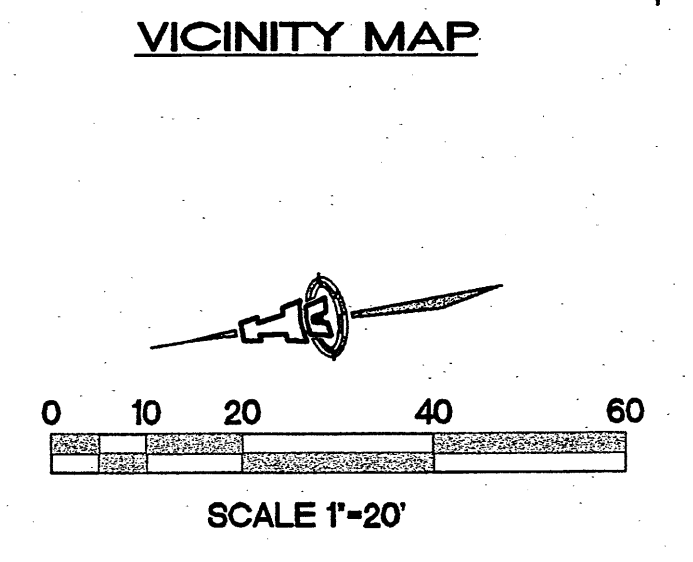
COUNTRY CLUB PLAZA
INFILL SOLUTIONS, LLC
CONCEPTUAL GRADING & DRAINAGE PLAN

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PAGE
31 OF 31



J-13 1"=750'±

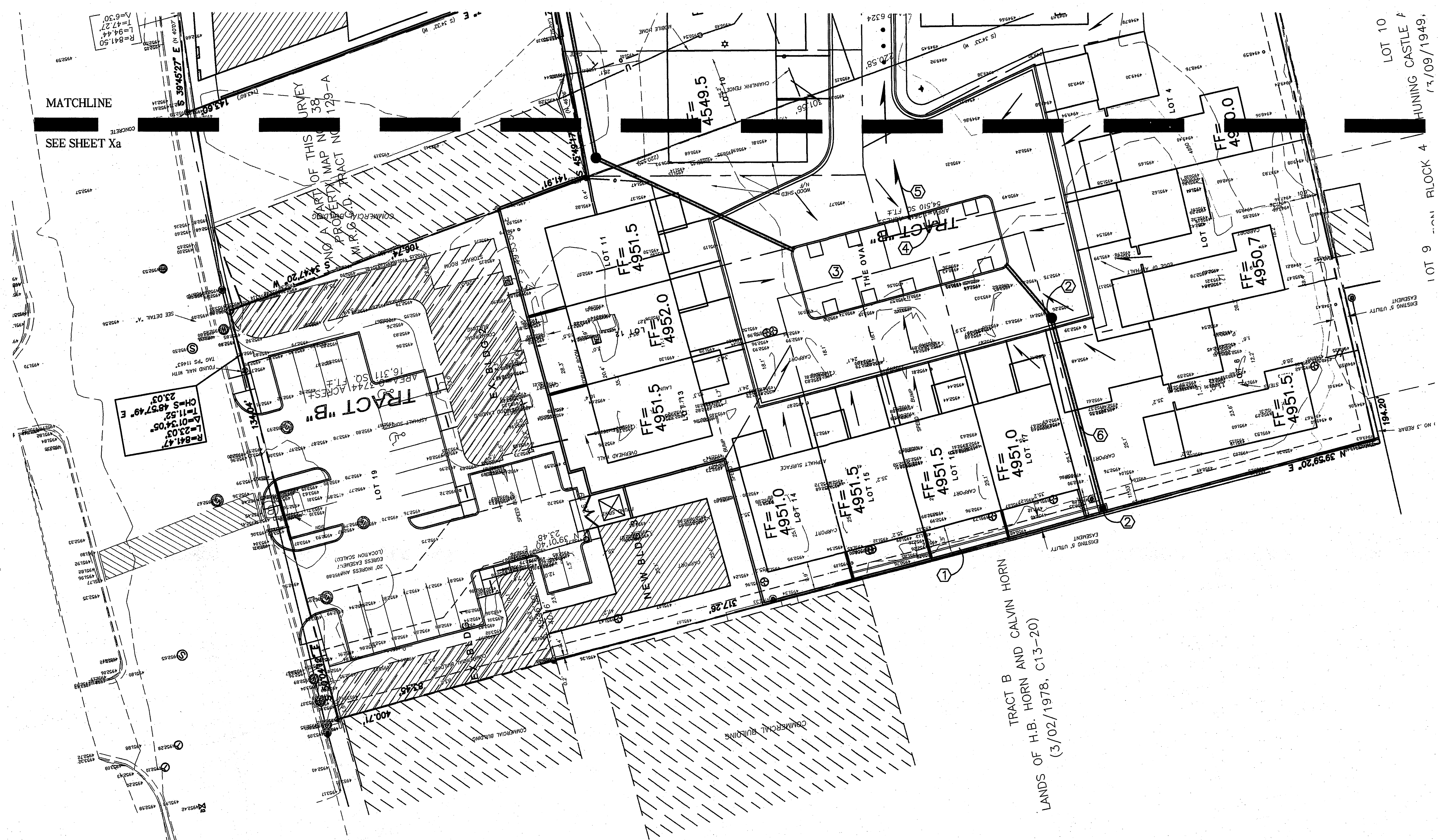


KEYED NOTES

1. PCC SURFACE RUNDOWN.
2. STORM DRAIN INLET.
3. UNDERGROUND STORM WATER STORAGE FACILITY.
4. DUPLEX STORM WATER PUMP STATION.
5. 2" STORM WATER FORCE MAIN.
6. 8" PRIVATE STORM DRAIN TO STORAGE FACILITY.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TC 81.9 TOP OF CURB ELEVATION
FL 81.4 FLOWLINE
- PROPOSED FLOODWALL
- ⊗ AREA DRAIN
- INV=72.5 INVERT ELEVATION
- DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE



CALCULATIONS: 1462 Country Club Mix-Use Development - January 31, 2006
Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE			
AREA OF SITE:	137511 SF	=	3.157 Ac.
HISTORIC FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIPITATION:	
On-Site Historic Land Condition	On-Site Developed Land Condition	Precip. Zone 2	
Area a = 0 SF	Area a = 0 SF	Ea = 0.53	
Area b = 0 SF	Area b = 13751 SF	Eb = 0.78	
Area c = 55004.4 SF	Area c = 34378 SF	Ec = 1.13	
Area d = 82506.6 SF	Area d = 89382 SF	Ed = 2.12	
Total Area = 137511 SF	Total Area = 137511 SF		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$

Historic E = 1.72 in	Developed E = 1.74 in
On-Site Volume of Runoff V360 = 1756 CF	Developed V360 = 19922 CF
Historic V360 = 19756 CF	Developed V360 = 19922 CF
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560	
For Precipitation Zone 2	
Qpa = 1.56	Qpc = 3.14
Qpb = 2.28	Qpd = 4.70
Historic Qp = 12.9 CFS	Developed Qp = 12.8 CFS

FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER

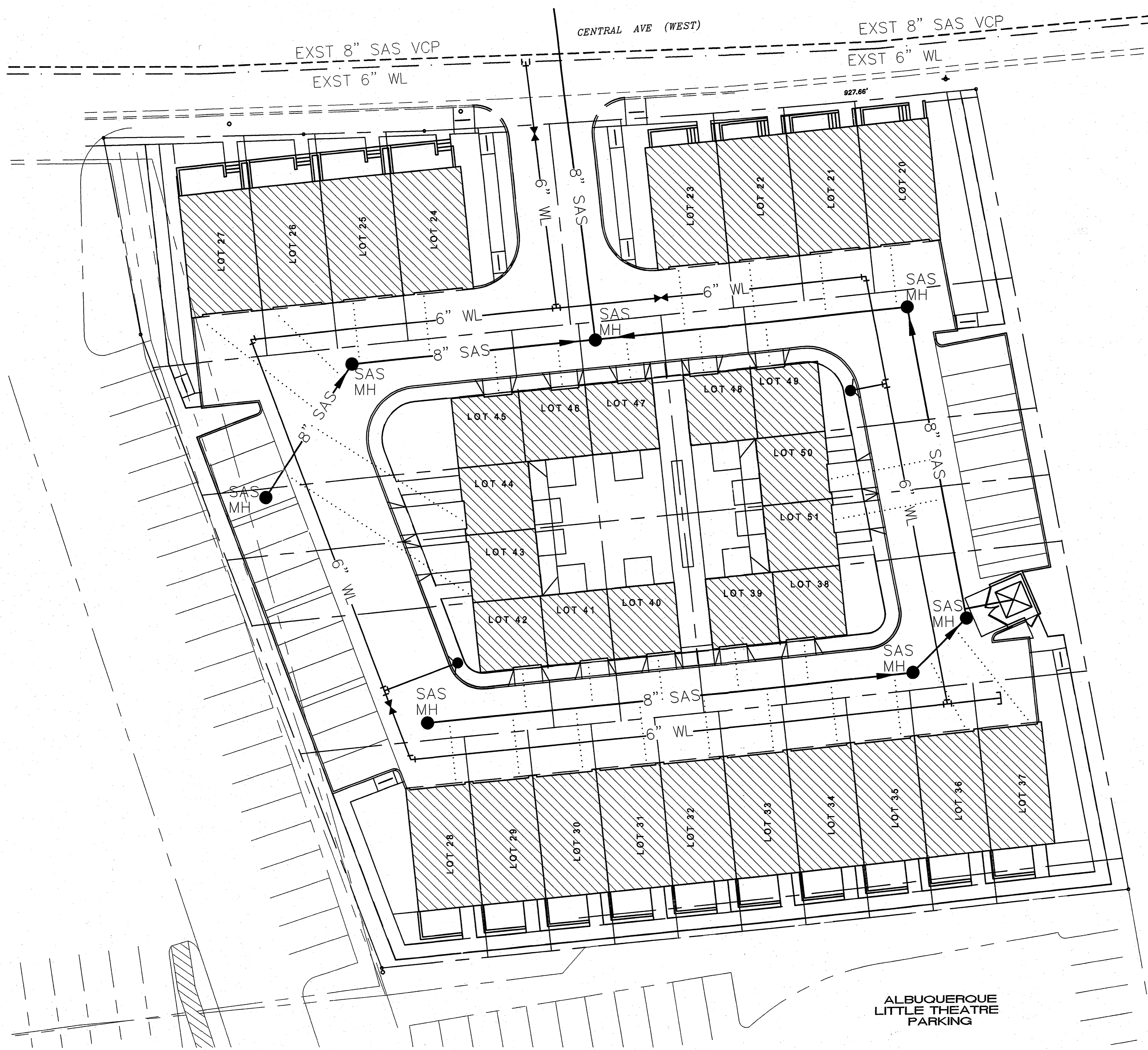
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COUNTRY CLUB PLAZA
INFILL SOLUTIONS, LLC.

CONCEPTUAL GRADING & DRAINAGE PLAN

Date:	No.	Revised	Date	Job No.
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CENTRAL AVE (WEST)

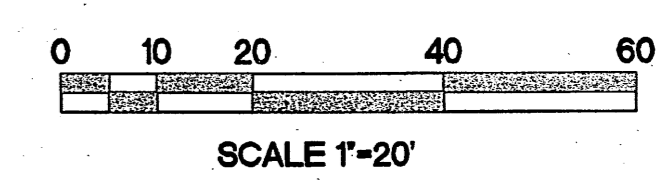
EXST 8" SAS VCP

EXST 6" WL

EXST 8" SAS VCP

EXST 6" WL

927.66'



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- +— GATE VALVE W/ VALVE BOX
- +— FIRE HYDRANT
- SAS MANHOLE
- +— WATER LINE W/ FITTING

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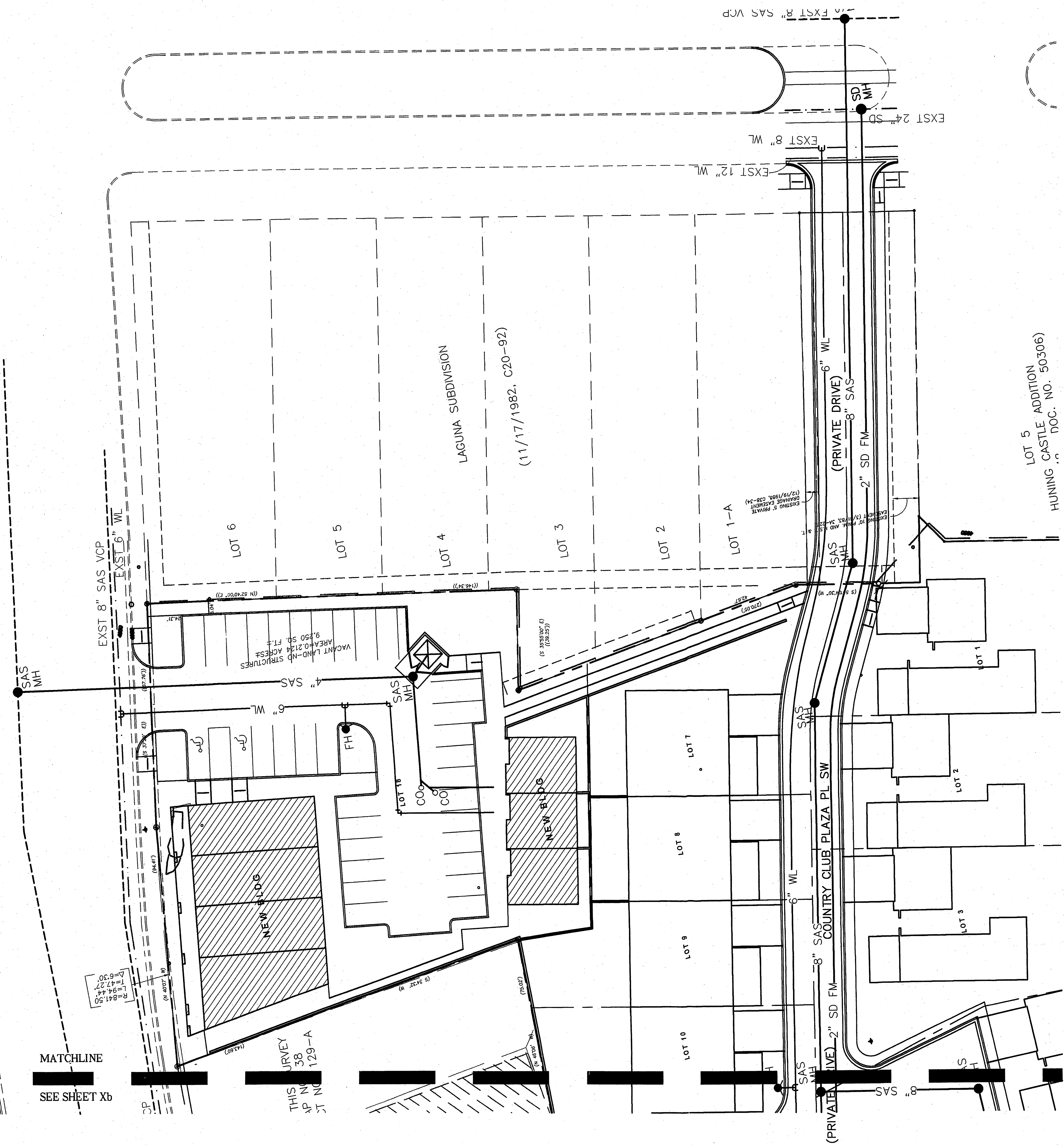
COUNTRY CLUB PLAZA
INFILL SOLUTIONS, LLC.

CONCEPTUAL UTILITY PLAN

Date:	No. Revision	Date:	Job No.
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Ckd By:			81 OF

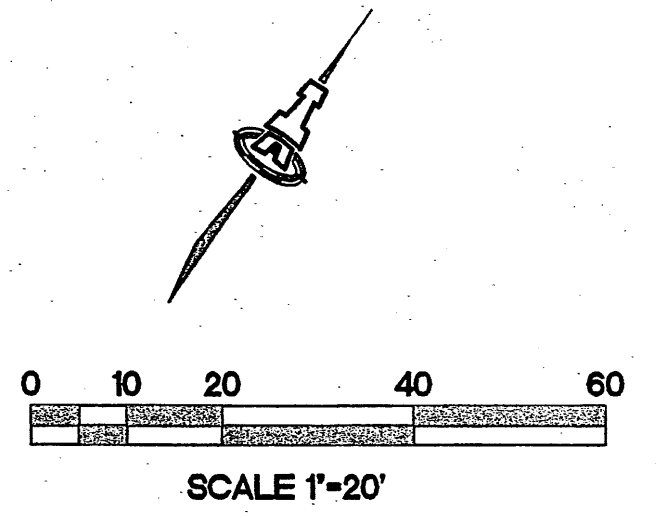
ALBUQUERQUE
LITTLE THEATRE
PARKING

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MATCHLINE
SEE SHEET Xb

THIS SURVEY
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ST NO. 129-A

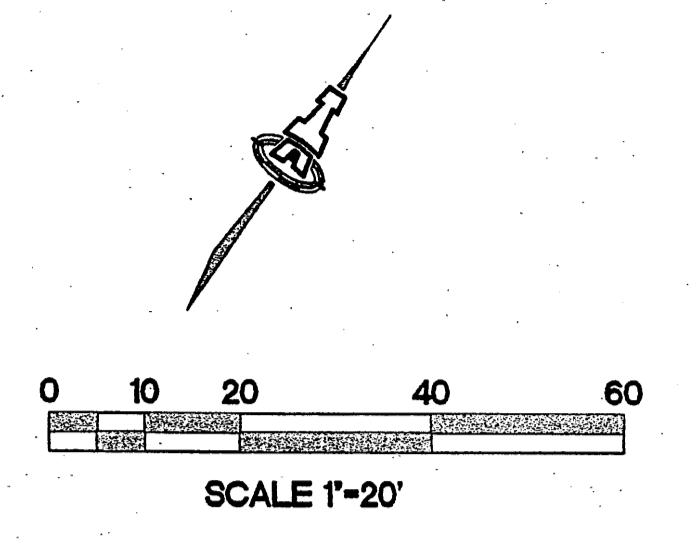
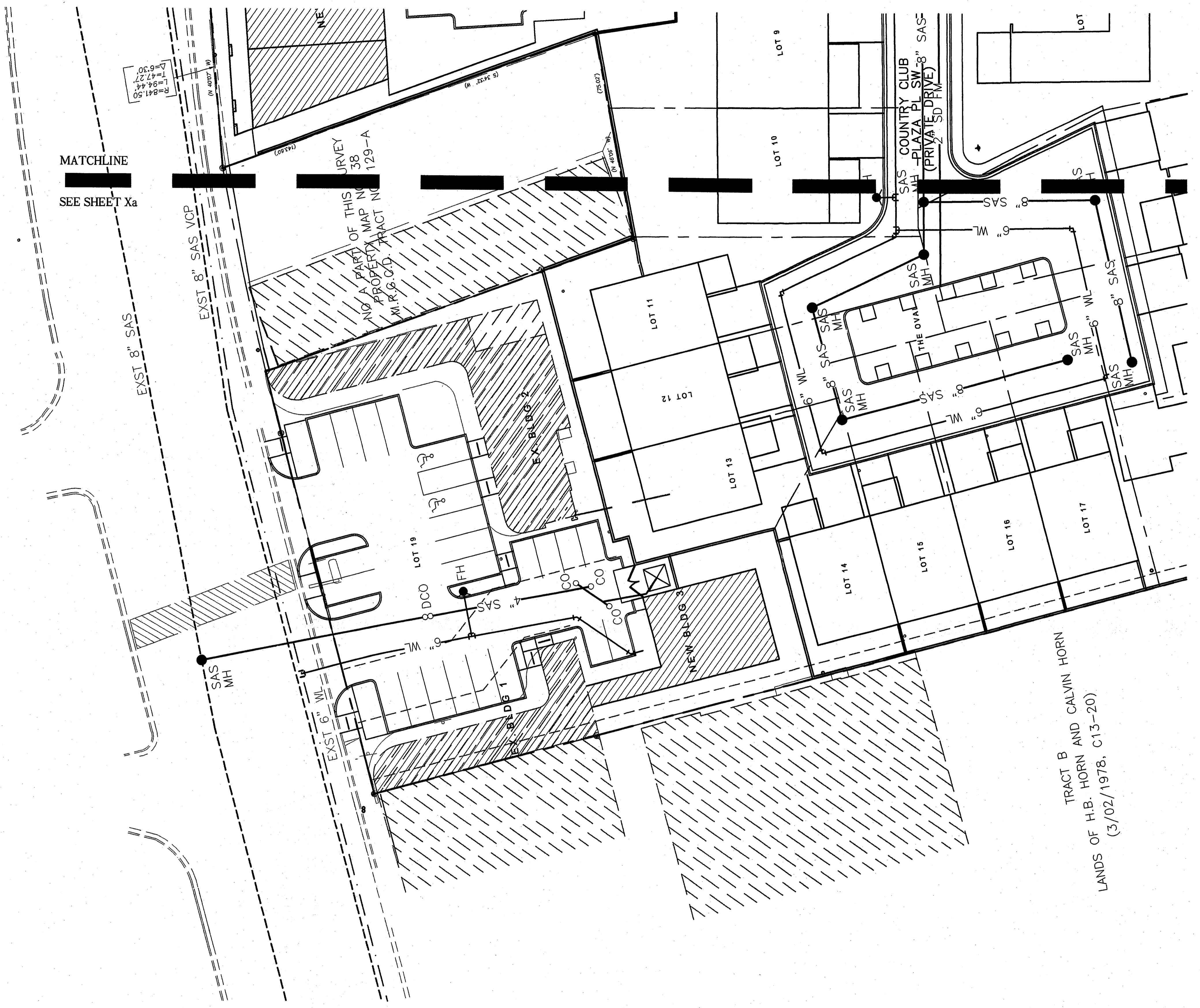


LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- +— GATE VALVE W/ VALVE BOX
- +— FIRE HYDRANT
- SAS MANHOLE
- +— WATER LINE W/ FITTING

	ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph: 505-268-8828 Fax: 505-268-2632 <small>1462GRD.DWG.rh 02/03/2006</small>		
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CONCEPTUAL UTILITY PLAN			
Date:	No. Revision	Date:	Job No.
Drawn By:			PAGE
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MATCHLINE
SEE SHEET Xa



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

FRED C. ARFMAN
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7322
LICENSED PROFESSIONAL ENGINEER

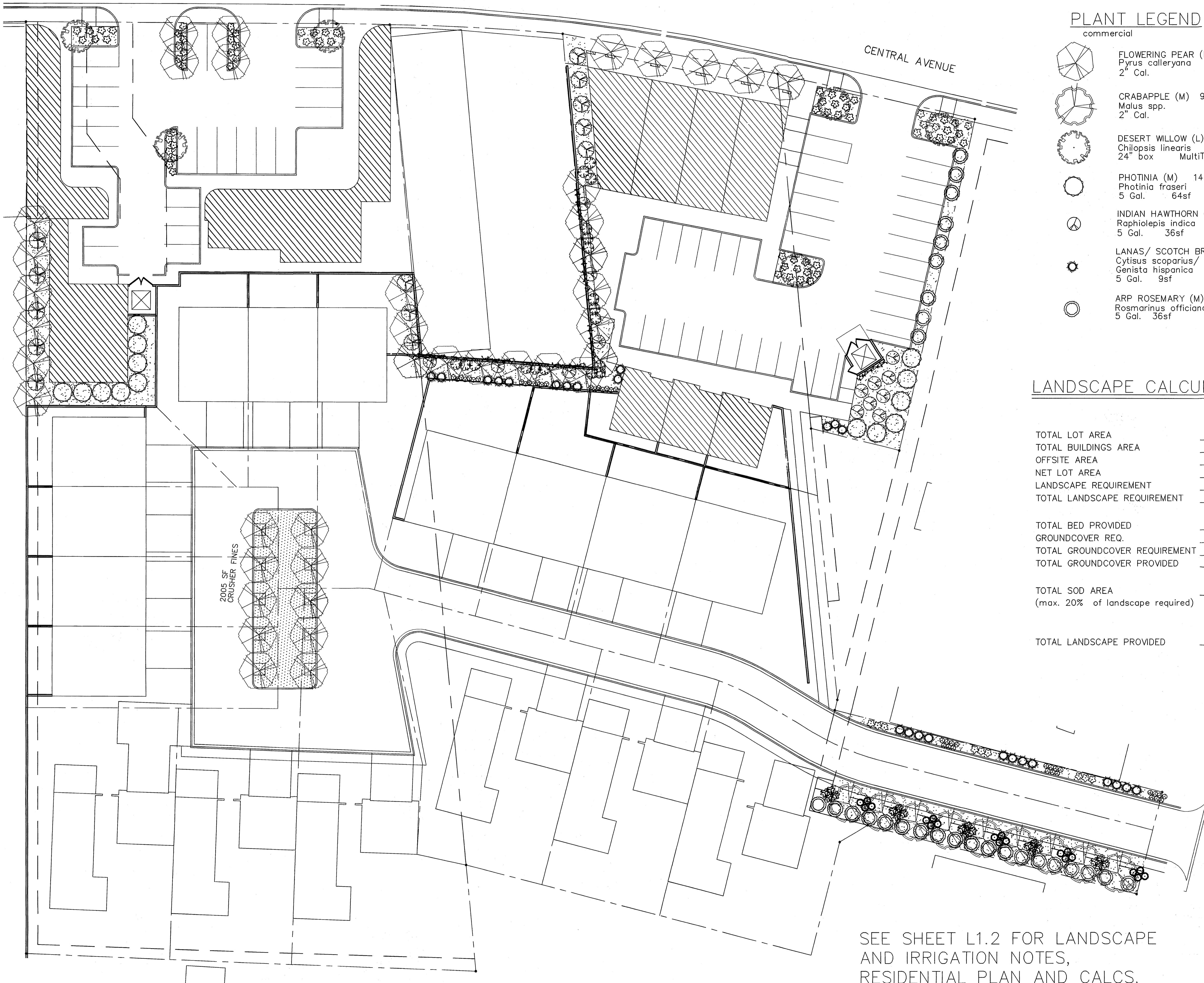
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**COUNTRY CLUB
PLAZA**
INFILL SOLUTIONS, LLC

CONCEPTUAL UTILITY PLAN

Date:	No. Revision	Date	Job No.
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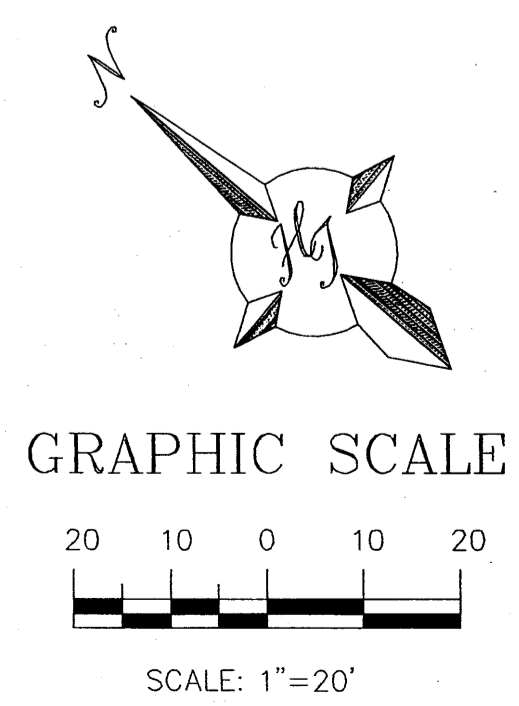
PLANT LEGEND

- | | | |
|------------|---|---|
| commercial | FLOWERING PEAR (M+) 39
Pyrus calleryana
2" Cal. | HONEYSUCKLE (M) 13
Lonicera tartarica
1 Gal. 144sf |
| | CRABAPPLE (M) 9
Malus spp.
2" Cal. | CREeping ROSEMARY (L) 18
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf |
| | DESERT WILLOW (L) 6
Chilopsis linearis
24" box MultiTrunk | LAVENDER (M) 20
Lavandula angustifolia
1 Gal. 9sf |
| | PHOTINIA (M) 14
Photinia fraseri
5 Gal. 64sf | BLUE AVENA (M) 81
Hilictrichon sempervirens
1 Gal. 4sf |
| | INDIAN HAWTHORN (M) 14
Raphiolepis indica
5 Gal. 36sf | THREADGRASS (M) 20
Stipa tenuissima
1 Gal. 4sf |
| | LANAS/ SCOTCH BROOM (M) 25
Cytisus scoparius/
Genista hispanica
5 Gal. 9sf | BLUE FESCUE (M) 42
Festuca ovina glauca
1 Gal. 1sf |
| | ARP ROSEMARY (M) 28
Rosmarinus officinalis
5 Gal. 36sf | BANK'S ROSE (M) 7
Rosa banksiae
1 Gal. 400sf |
| | | SANTA FE BROWN GRAVEL
WITH FILTER FABRIC |
| | | SANTA FE BROWN C. FINES
WITH FILTER FABRIC |

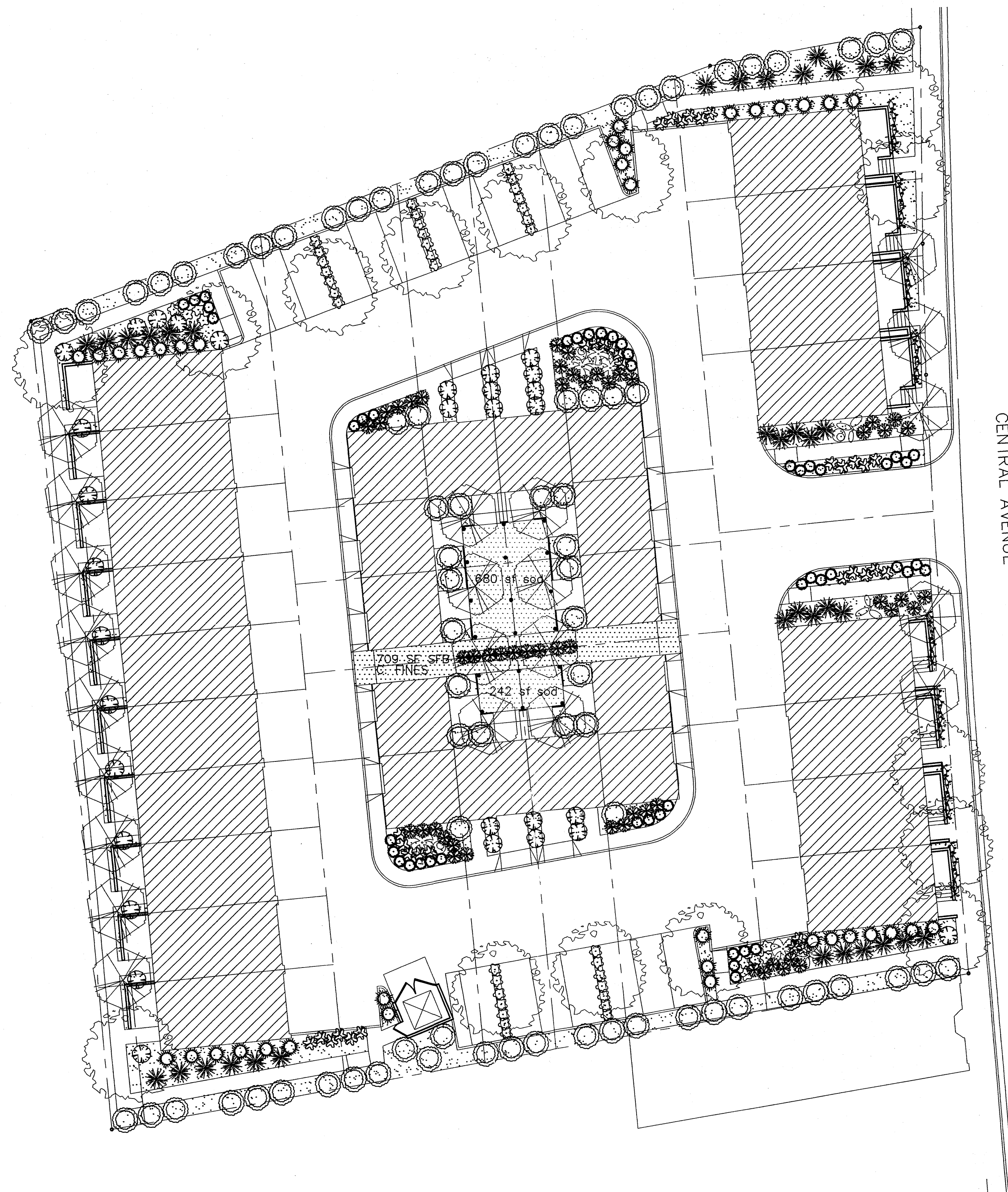
LANDSCAPE CALCULATIONS

COMMERCIAL	
TOTAL LOT AREA	46020 square feet
TOTAL BUILDINGS AREA	11787 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	34233 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	5135 square feet
TOTAL BED PROVIDED	10941 square feet
GROUNDCOVER REQ.	75% square feet
TOTAL GROUNDCOVER REQUIREMENT	8206 square feet
TOTAL GROUNDCOVER PROVIDED	8241 (75%) square feet
TOTAL SOD AREA (max. 20% of landscape required)	0 square feet
TOTAL LANDSCAPE PROVIDED	10941 (32%) square feet

SEE SHEET L1.2 FOR LANDSCAPE AND IRRIGATION NOTES, RESIDENTIAL PLAN AND CALCS.

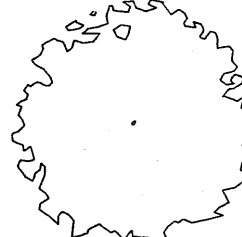
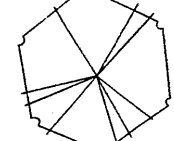










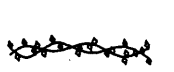
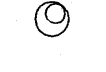

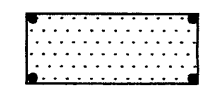
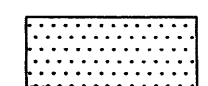


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PLANT LEGEND

residential

-  CHINESE PISTACHE (M) 15
Pistacia chinensis
2" Cal.
-  FLOWERING PEAR (M+) 22
Pyrus calleryana
2" Cal.
-  AGAVE 5
-  PRICKLY PEAR (L) 3
Opuntia macrocentra
9 sf
-  LANAS/ SCOTCH BROOM (M) 36
Cytisus scoparius/
Genista hispanica
5 Gal. 9sf
-  ARP ROSEMARY (M) 78
Rosmarinus officinalis
5 Gal. 36sf
-  RED YUCCA (L) 36
Hesperaloe parviflora
5 Gal. 16sf
-  REGAL MIST (M) 53
Muhlenbergia capillaris
5 Gal. 9sf
-  CREEPING ROSEMARY (L) 31
Rosmarinus officinalis Prostrata
1 Gal. 36sf
-  LAVENDER (M) 48
Lavandula angustifolia
1 Gal. 9sf
-  BLUE AVENA (M) 44
Helictrochon sempervirens
1 Gal. 4sf
-  THREADGRASS (M) 36
Stipa tenuissima
1 Gal. 4sf
-  BANK'S ROSE (M) 8
Rosa banksiae
1 Gal. 100sf
-  ORNAMENTAL POT 3
-  SANTA FE BROWN GRAVEL WITH FILTER FABRIC
-  SOD WITH POP-UP SPRINKLERS AND STEEL EDGING 127
-  SANTA FE BROWN C. FINES WITH FILTER FABRIC

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. 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. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

FRONTYARD LANDSCAPING NOTE:

Frontyard landscaping will be the responsibility of the owners. The City of Albuquerque requires some form of landscaping and/or tree in front of Lots 1-3 and 7-10 of the Courtyard Lots and in front of the Central and Fairway Lots.

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 Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

RESIDENTIAL

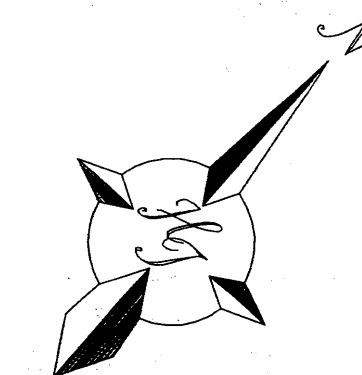
TOTAL LOT AREA	56628	square feet
TOTAL BUILDINGS AREA	17166	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	39462	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5919	square feet

TOTAL BED PROVIDED	8405	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	6304	square feet
TOTAL GROUND COVER PROVIDED	6322 (75%)	square feet

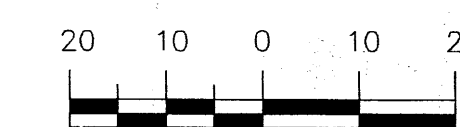
TOTAL SOD AREA (max. 20% of landscape required)	922	square feet
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CRUSHER FINES IN PRIVATE ACCESS EASEMENT	709	square feet
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TOTAL LANDSCAPE PROVIDED	10036 (25%)	square feet
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GRAPHIC SCALE



SCALE: 1"=20'



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DATE: 2.2.06
REVISION: 8.22.07 RMM

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L.1.2