

JULY, 1993 - FINAL COUNCIL / DRB VERSION
THE QUINTESSENCE
 A SECTOR DEVELOPMENT PLAN
 AND ANNEXATION PLAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY
 NEW MEXICO

The finalization of these hypothetical sketches portrays the Quintessence Sponsor's land as well as suggestions for the development of "Other Participants" property.

Since the non-sponsor N.A.A. lots could develop independent from a larger Phase, the types of subdivision of isolated lots are limited. We have shown one possible treatment for such "orphan" lots, a central easement into the 1-Acre N.A.A. lot with a hammerhead type turn around. Adequate City easements and cost participation would be required for utility service.

Again, we reiterate that these sketches assume a worst-case pattern of "other lot" development. More probably, the owners of the lots not controlled by the sponsors will join in a contiguous development "phase." The result of that participation would mean a less gridiron arrangement. Also, the size and sequence of the Phases is dependent on the financing and abilities of the infrastructure developer. Larger development segments of the plan could yield more imaginative designs.

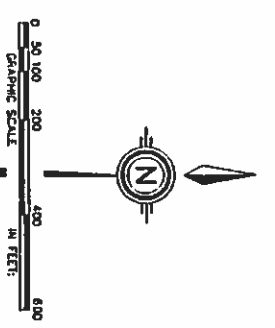
With all normal residential land uses, the RD Zone is sufficient "management" of the densities (limited to the residential components of that zone together with the subdivision ordinance). No other density management scheme is necessary. RD Zoning (maximum allowed) and Comprehensive Plan allowance at 5 Dwelling Units per Acre, maximum yields:

Proposed Upper Limit	640 Dwelling Units
Existing Lots	128 Dwelling Units
Density Increase (over existing platting)	512 Dwelling Units

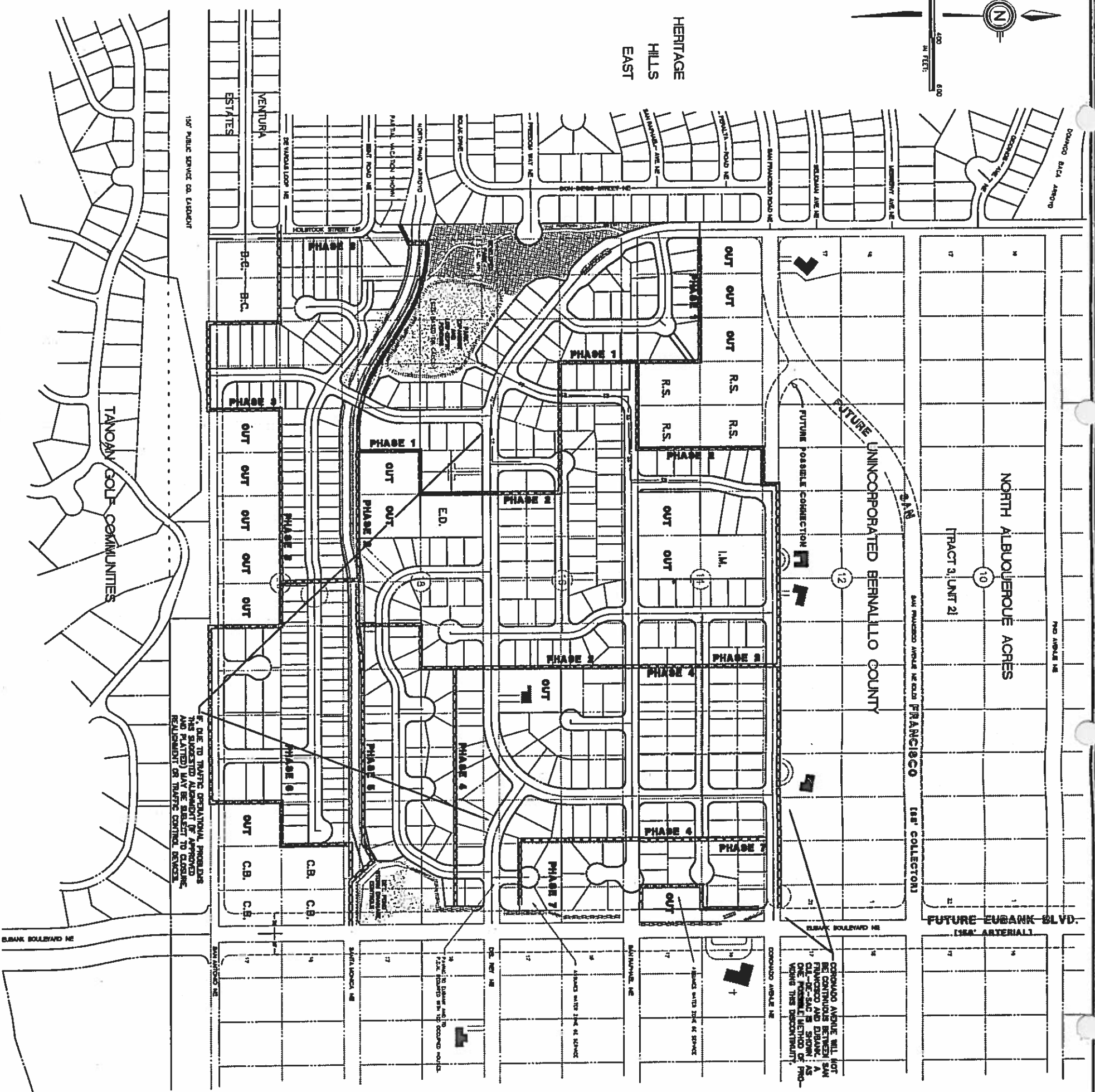
This maximum number of dwelling units can be accommodated on 128 acres using 2,400 square feet of required developing urban open space per unit. Those density calculations indicate that the proposed maximum density (comprehensive plan allowances) can be accommodated without any additional off-site open area requirements.

No other extraordinary allowances are sought. A "blanket" provision of the solar setback requirements on north-south streets was included in the S.D.P. approval (house insulation in lieu of differential sideyard setbacks).

HYPOTHETICAL SKETCH
 OF POSSIBLE
COMPLETE DEVELOPMENT
[SPONSORS AND PARTICIPANTS]



HERITAGE
HILLS
EAST



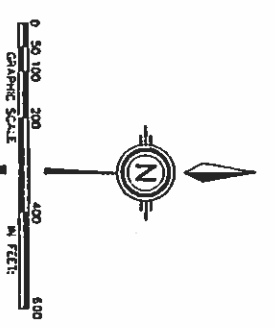
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Phase VII is conditioned on the future availability of water transmission and availability in water zone 7E.

This sketch shows how the lands above 5710 could be served when that occurs (either at a later time or concurrent with Phase V).

No improvements, other than the water zone issue, is indicated for Phase VII. Street widening for Eubank, by this stage, should be accomplished.

HYPOTHETICAL SKETCH
OF POSSIBLE
PHASE 7 DEVELOPMENT
[WATER ZONE 7E]



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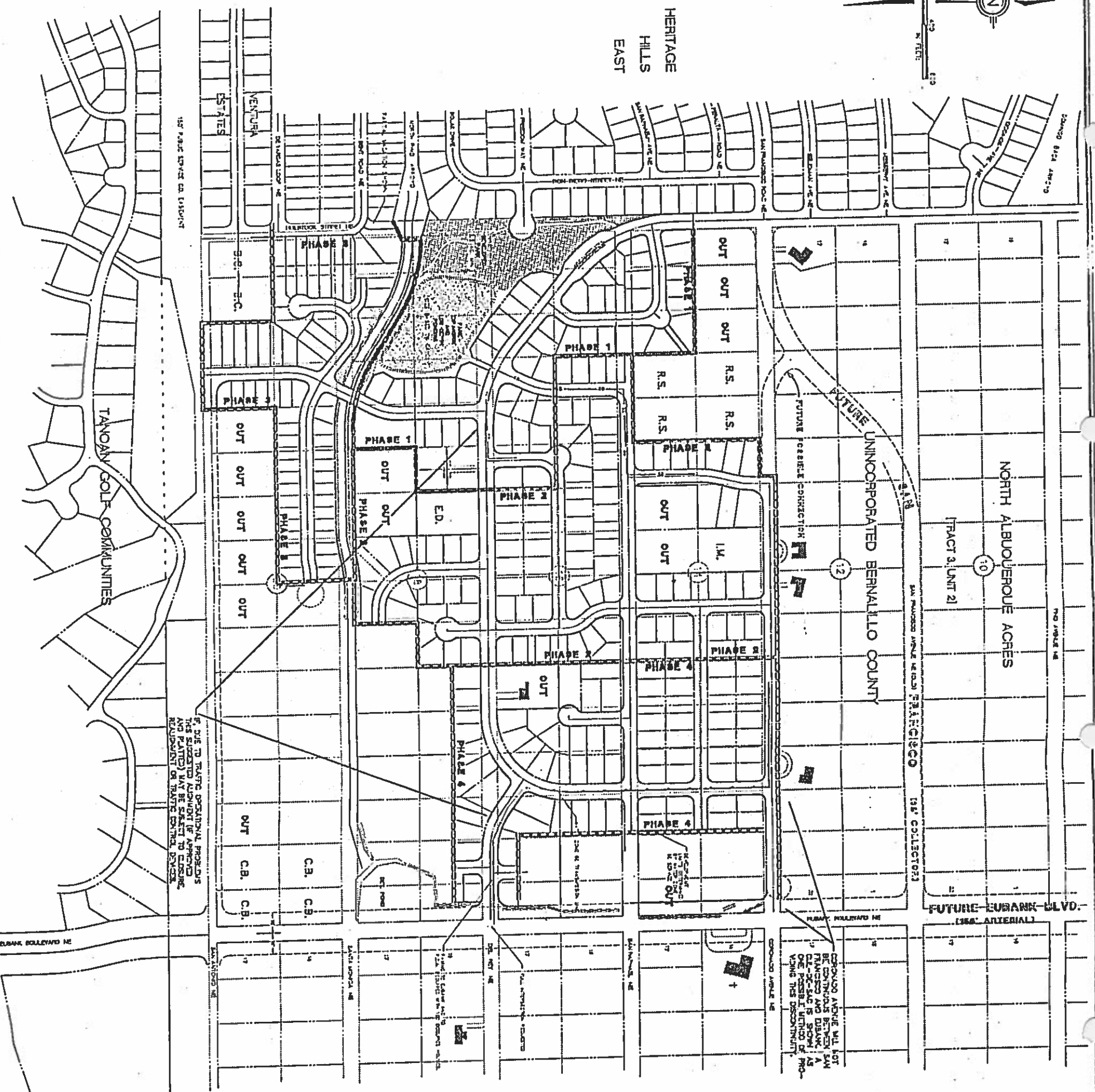
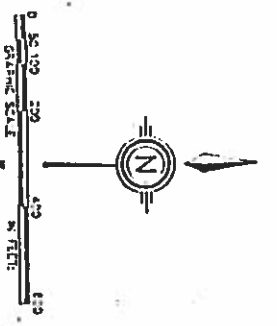
Phase VI depicts the completion of the Sponsor's south of the Arroyo.

Because of the uncertainty of which "Other Participant" and "Out parcel" landholdings would develop at this time, the connection to San Antonio at the existing location is maintained. Outparcel owners have testified to a minimum cul-de-sac treatment for San Antonio and for retention of the existing location to serve their land.

The inclusion of other N.A.A. outparcels and "other participant's" property could provide an opportunity for a more curvilinear streetscape. However, until that is known, the sketched arrangement continues the patio home lots easterly (and southerly to San Antonio) as a long, regular street.

Access to the joint-use trail along the arroyo would tend to midgate the regimen of these lots.

HYPOTHETICAL SKETCH
 OF POSSIBLE
PHASE 6 DEVELOPMENT



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Phase IV almost completes the development north of the Arroyo del Pino easterly to Eubank Blvd. The exceptions are lands above water zone 6E (elevation 5710 contour). These bypassed areas will be completed when water zone 7E facilities are programmed (our Phase 7 sketch).

Access points to Eubank, a major arterial, will possibly be limited. We have shown the realigned Holbrook Streets as a "given" access location (intersection). However, to avoid excessive speeds and to discourage through traffic, the realigned Holbrook must be discontinuous to Eubank.

Coronado Avenue will not be continuous between San Francisco and Eubank. A cul-de-sac is shown as one possible method of providing this discontinuity. San Raphael, also to the north of the realigned Holbrook, could also be terminated with a cul-de-sac (no Eubank access), if the intersection policy so dictates.

Phase IV off-site improvements would include partial pavement of a section of Eubank Boulevard as a frontage improvement (unless paid for or completed in advance of progressive development). Also included in Phase IV is the interception and diversion of storm run-off adjacent to Eubank to the North Arroyo del Pino. That diversion has been conservatively assumed to be composed of the following elements:

1. Eubank Boulevard crossing culverts for minor flows to be conveyed east-to-west; and
2. Diversions of the upstream flows into a structure west of Eubank Boulevard; and
3. A permanent, City-maintained sediment, diversion, and (possibly) detention structure located west of Eubank Boulevard; and
3. Access points, fencing, and other design elements to accommodate City maintenance requirements.

* Note: Even if upstream facilities east of the project may be future considerations, interim construction within The Quintessence will be designed as if it is a permanent installation.

Eubank partial construction is normally a 24' paved section, constructed by the developer at the time of their phasing. This Sector Plan stipulates that if the City or County precede the adjacent development, a cash equivalent will be reimbursed to the government at the time of construction.

HYPOTHETICAL SKETCH
 OF POSSIBLE
PHASE 4 DEVELOPMENT



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Phase III could begin development south of the North del Pino Arroyo. (Note: since phasing locations are "suggestive" see other hypothetical stages to envision Phase III at another location. All conditions of the approvals granted for the plan must be observed wherever phasing is located).

The approved R-D (residential only) zoning allows attached-wall and detached housing (to 5 DU/Ac. and min. 2400 sq.ft. open area limits). This drawing shows the possible extension of the Heritage Hills East style of patio home lots (approx. 40-45' wide, 110' deep). A cul-de-sac serves for a temporary turn-around until later phases connect this area to other streets.

A connection to San Antonio Road, to the south of the Quintessence, is shown. West of Holbrook San Antonio is vacated. It is envisioned that the portion east of Holbrook (now 30' easement/ROW) will be partially retained and allowed access to Eubank Boulevard.

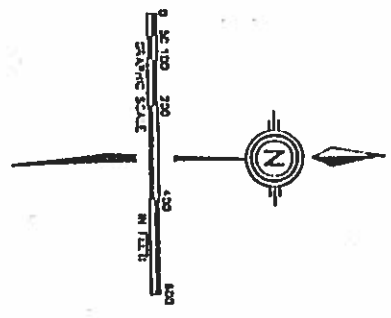
Improvements include the "relocated" Holbrook Street bridge as well as other vacations of "old" Holbrook Street. A joint use proposal for trail within and along the channel right-of-way is part of the plan. A street light at San Francisco / Ventura is a Quintessence development responsibility.

Phase III off-site improvements include the construction of the concrete channel for floodplain reclamation along the north boundary of this phase and the possible construction of the upstream detention facility at Eubank. It is quite possible that this detention facility may not be required at this particular point in the phasing. However, it would be required with the implementation of future phases unless alternates to the plan are approved by the City.

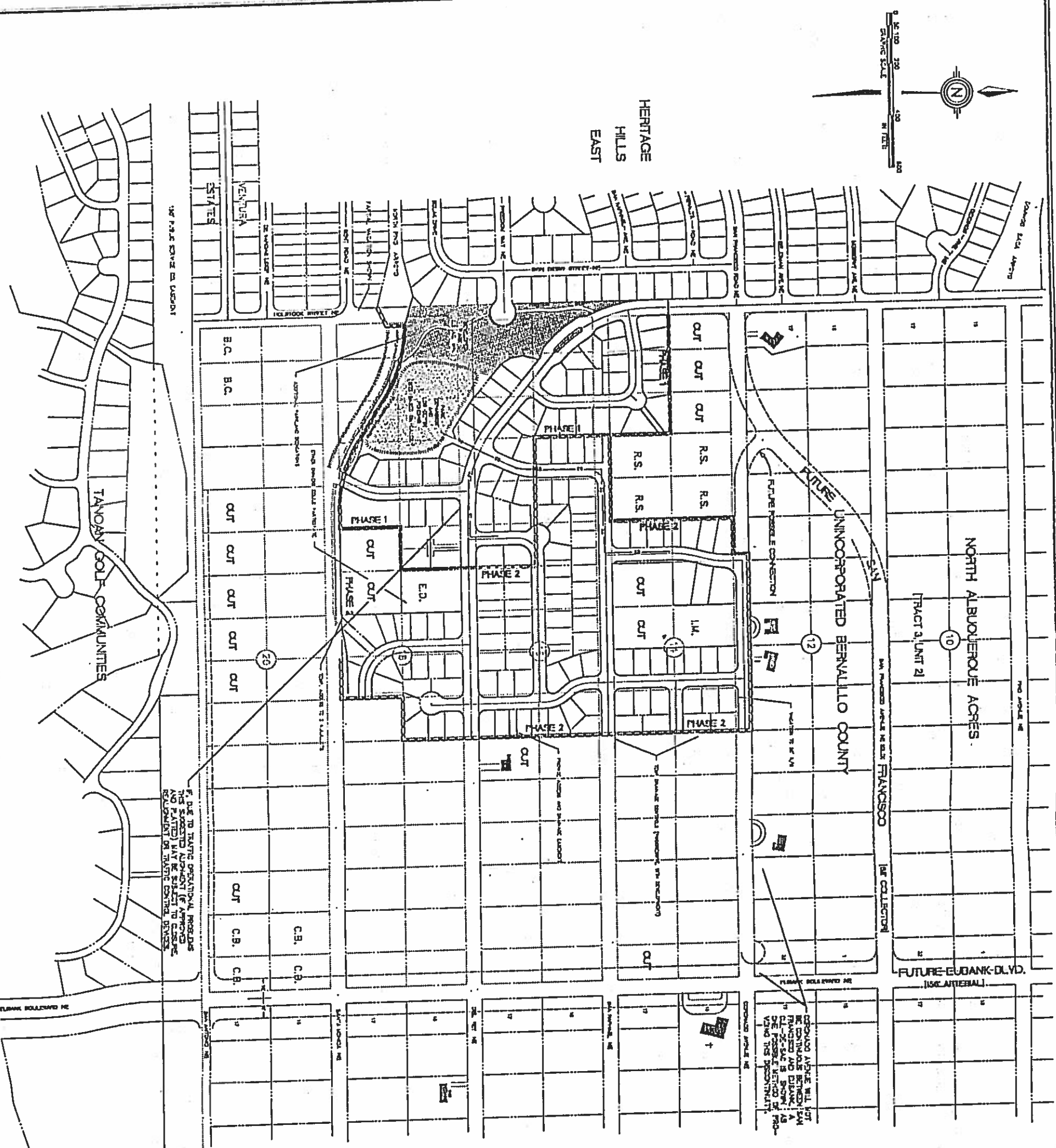
Access to two out parcel lots near the arroyo must be maintained in the location determined by the existing plat (a 30' minimum "easement" located on the south side of the lots).

Existing streets to the southerly portion of Heritage Hills East (including Ventura Estates) may not connect to newly created Quintessence streets.

HYPOTHETICAL SKETCH
OF POSSIBLE
PHASE 3 DEVELOPMENT



HERITAGE
HILLS
EAST



PHASE 1 AND PHASE 2 ARE SUBJECT TO THE CITY OF ALBUQUERQUE'S ZONING ORDINANCE AND PLATS. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER AND THE CITY COMMISSIONERS.

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Phase II continues the sketching of a lot development pattern north of the North Arroyo del Pino to a logical connection with Coronado Street (existing North Albuquerque Acres (N.A.A.) road). These lots are shown at approximately 65' wide x 110' deep in an R-1 pattern (allowed in the R-D Zone). The connection to Coronado Street is complicated by the City and County's alignment for San Francisco Street. We have shown a pattern which could "by-pass" the collector road intersection. Alternatively, Coronado could be connected to Holbrook Street as an interim access (until the collector road is designed and funded).

In order to maintain street continuity, some internal streets appear "grid-iron". This is due to the out-parcel end access considerations. The actual pattern of streets could be improved (in a more curvilinear arrangement) if other owner / participants proceed with their land concurrent with these early phases.

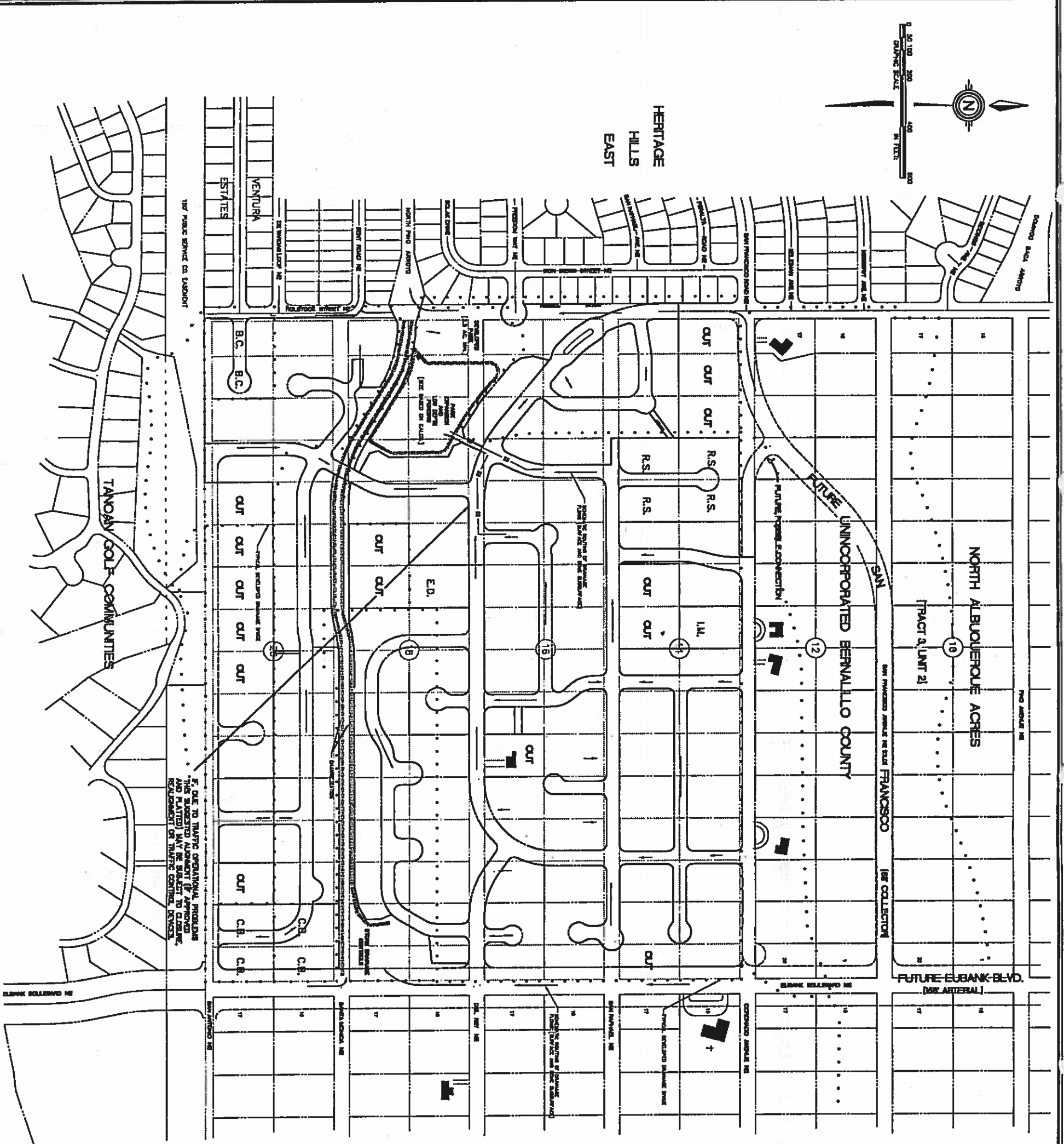
Phase II off-site improvements may include a temporary pavement section to connect the northwest corner of Phase II with San Francisco Drive in the existing Coronado Avenue right-of-way. The on-site improvements include a storm sewer network which will be needed to intercept storm runoff from future upstream phases. Also included in the on-site improvements is the construction of a one-half permanent road section along Coronado Avenue as a frontage improvement associated with Phase II.

The Arroyo improvements south of these Phases are temporary until later phases include permanent improvements. Temporary berming, channelization and trainer dykes may be part of the "staged" drainage solutions.

Phases I and II, as shown, approximate the existing 128 platted lots.

The City Environmental Health Department requires a paved roadway to Ebank Boulevard and northerly to Paseo del Norte when 100 houses are occupied. This pavement could be temporary surfacing until platting (construction phases) or the Government installs the permanent street.

**HYPOTHETICAL SKETCH
 OF POSSIBLE
 PHASE 2 DEVELOPMENT**



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This excerpt is taken from the conceptual grading and drainage report (as revised) and is included to graphically depict existing contours (1'0" interval) and the general scheme of pre and post-construction drainage routing.

The North del Pino Arroyo bisects the property in the southerly portion of the planning area. This arroyo is proposed for improvement with a hard lined channel. In addition to channelization, two types of drainage detention ponds are envisioned:

A "perched" or off-channel pond is shown near the area for a proposed park (Hobbrook St. vicinity). This pond will be designed to stand water to a depth of 18" (approx.) for the 100 yr. storm event. This design, coupled with the proximity to the more traditional park, will be offered to the City for joint-use and to provide recreation lands larger than what would be normally dedicated as part of the development process.

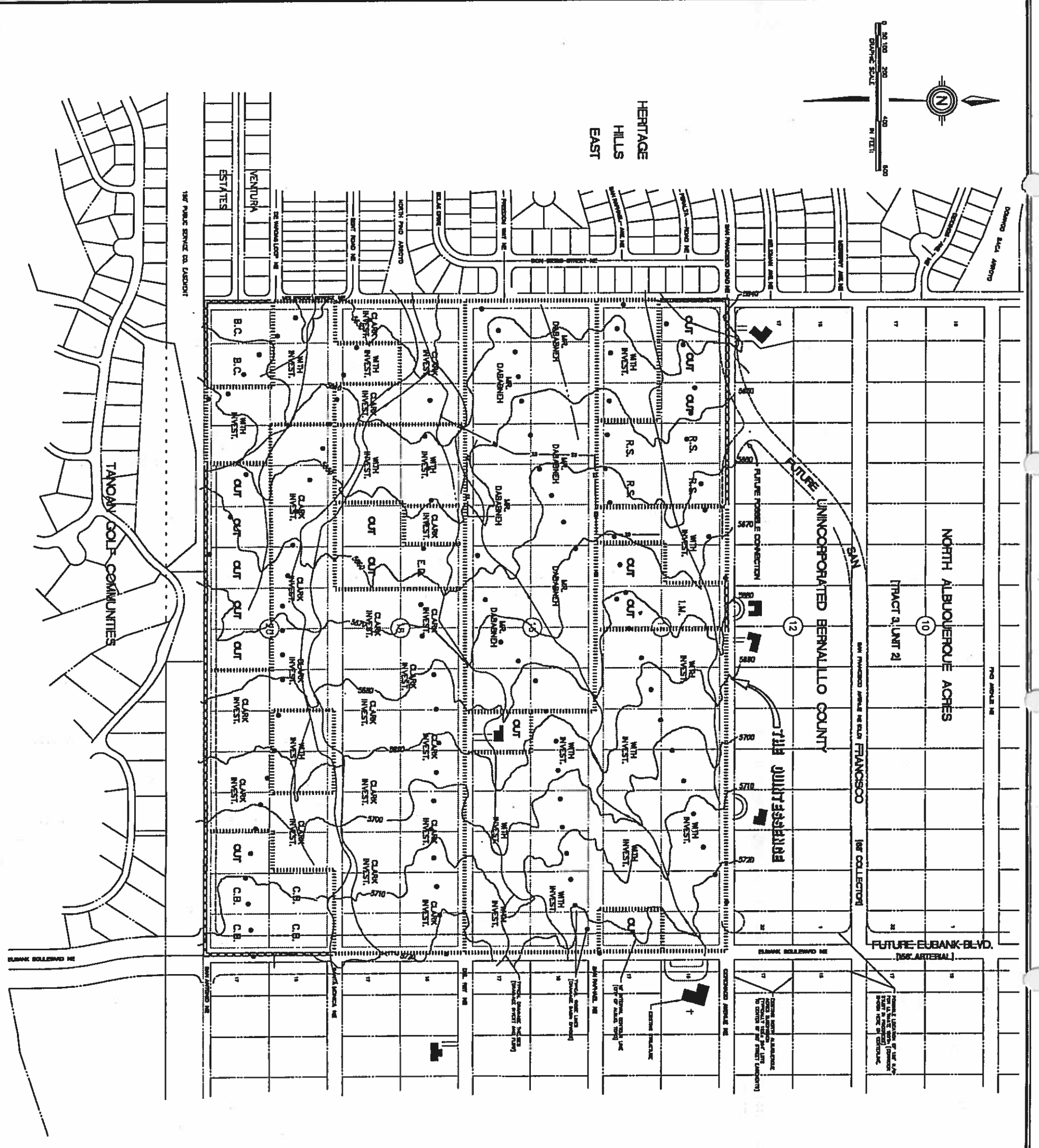
There is also one, on-channel detention area shown near Eubank Boulevard. This will impound and release storm water to respect downstream channel capacity concerns. This area, together with the channel maintenance road area, is proposed to the City to be a joint-use area for trails (bicycle and pedestrian) as well as for drainage controls.

Other schematic representations shown on the map are drainage diversions in the future right-of-way widening area for Eubank) and the general direction of street drainage.

There were improvements promised in other Sector Plans in the existing Hobbrook Street right-of-way which included a storm drain and inlets at San Francisco Street (promised for Heritage Hills East but not completed). Also, one-half of a bridge crossing of the North del Pino Arroyo was agreed to as part of that plan. This half-crossing participation is a City responsibility due to agreements with Bellamah Development ventures. This bridge is now shown to the east from its original location to coincide with the Quintessence plan to partially vacate and realign Hobbrook Street.

A conceptual drainage and grading plan is filed with the City Hydrologist and is available for inspection. Complete grading and drainage plans and drainage reports will be necessary for each development phase.

DEVELOPED DRAINAGE
 FROM
CONCEPTUAL GRADING AND DRAINAGE REPORT



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The Quintessence is comprised of 128 acres (gross North Albuquerque Acres Lots). The zoning is City "R-D" - allowing only the residential components of that zone.

The individuals who have caused the plan to be created and the "types" of participants are as follows:

Plan Sponsors: Sponsors are those who not only pay directly for this Sector Plan, reports and maps, but they also pledge to the City (in a similar fashion as a direct developer) their ability to encumber property, propose vacations and zoning and commit to cost participations. These sponsors are:

- The Clark Partnership, Michael D. Clark, Agent 37 acres
- The With Partnership, Gregory With, Agent 44 acres
- Mr. A. Dababneh, an individual 20 acres
- Sponsorship Acreage (79%) 101 acres

Other Plan Participants: These are individuals and ownerships that have executed "Agent Authorization" forms and are co-applicants for the annexation and sector planning. While they are represented, they are not negotiating nor paying for the Sector Plan to the same extent of the Sponsors. They are indicated on the attached map by their initials.

Other Plan Participants (9%) 12 acres

Out-parcels: Out-parcels are ownerships that have not agreed to directly participate in the Sector Plan. The City was sympathetic but included their lands in the annexation (using the 51% or greater acreage rule by the annexation petitioner).

Out-parcels (12%) 15 acres

None of these entities or their landholdings are precluded from participating in the development phases of the Quintessence. The conceptual designs shown in the Plan show "Others" and "Out Parcels" as separate developments merely to graphically portray how the Plan can proceed if any choose to develop at a later time (or not to develop).

EXISTING CONDITIONS AND OWNERSHIPS WITHIN THE PLAN

