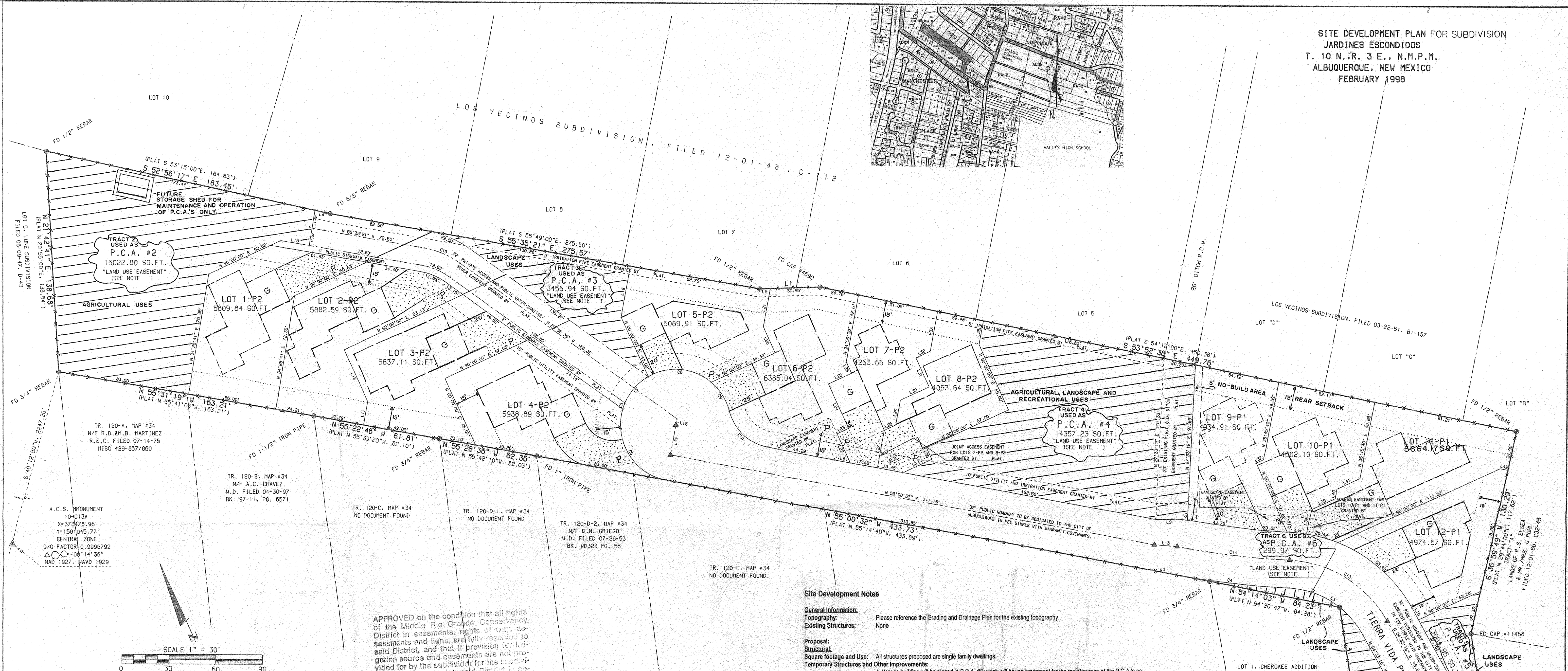


SITE DEVELOPMENT PLAN FOR SUBDIVISION
 JARDINES ESCONDIDOS
 T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY 1998



Site Development Notes

General Information:
 Topography: Please reference the Grading and Drainage Plan for the existing topography.
 Existing Structures: None

Proposed:
Structural:
 Square Footage and Use: All structures proposed are single family dwellings.
 Temporary Structures and Other Improvements:
 A storage building will be placed in P.C.A. #2 which will house equipment for the maintenance of the P.C.A.'s as shown.

Wall Location, Height, Elevation, Dimensions:
 A solid stucco wall will be located along the eastern boundary of the site from the northern edge of the MRGCD ditch to the southern boundary of Lot 12. An additional stucco wall will be located on the western boundary of the property from the same MRGCD ditch for a distance of 141.58 feet. The walls will be 6 feet high with 2x4 studs and 1/2\"

Signage: None
Screening and Buffer: Please see walls above.
Elevations: Not shown
Dimensions: All lot dimensions are shown on the plat and on the Site Development Plan. Building footprint dimensions are scaleable but not shown.

Loading facilities: Not applicable.

Non Structural:
Parking and Drives: All lots have parking as required comprising two spaces within each garage, two in front of garage and one additional for those lots which are classified as P2 and require five spaces. All parking provided is based on a space 8' x 20' as shown on each lot. All parking will be within the lots and no parking lot is provided. No handicapped parking is defined or provided as there are no public parking facilities. No bike racks are provided. No refuse containers are shown; this property will have curbside pickup via the City of Albuquerque at each residence.

Proposed Topography, Grading, Landscaping, Drainage: Please refer to appropriate plans submitted by engineer and landscape architect.

Streets and Circulation: Easements for right of way are shown - please refer to Engineer's Grading and Drainage Plan for detail of roadway design.

Utilities: Easements are provided for future utilities. A licensed engineer will prepare utility plans.

Energy Conservation: All residences have been oriented to take advantage of passive solar opportunities. All homes will be constructed to current building codes which will incorporate water conserving features.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVATION DISTRICT IN EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES AND LIENS, AND TITLE RESERVED TO SAID DISTRICT, AND THAT IF PROVISIONS ARE NOT PROVIDED FOR BY THIS SUBDIVISION, THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABOLISHED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED DATE 4/13/99

PLAT NUMBER: _____

APPROVALS:

TR. 120-A, MAP #34
 N/F R.D. AN.B. MARTINEZ
 R.E.C. FILED 07-14-75
 M.S. 429-957/860

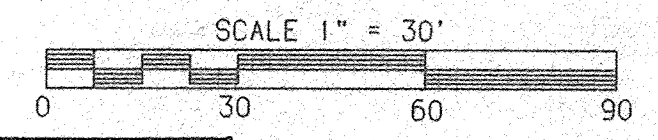
TR. 120-B, MAP #34
 N/F A.C. CHAVEZ
 W.D. FILED 04-30-97
 BK. 97-11, PG. 6571

TR. 120-C, MAP #34
 NO DOCUMENT FOUND

TR. 120-D-1, MAP #34
 NO DOCUMENT FOUND

TR. 120-D-2, MAP #34
 N/F D.N. GRIEGO
 W.D. FILED 07-28-53
 BK. WD323 PG. 65

TR. 120-E, MAP #34
 NO DOCUMENT FOUND



LINE	BEARING	DISTANCE
L1	S 67°14'18" E	30.72
L2	N 54°12'51" W	11.92
L3	N 55°00'32" W	12.49
L4	S 52°56'17" E	10.01
L5	S 67°14'18" E	6.77
L6	N 35°47'14" E	10.33
L7	N 34°12'39" E	22.46
L8	S 55°00'32" E	9.77
L9	S 65°12'36" E	16.94
L10	S 04°33'16" E	8.67
L11	S 35°47'14" W	10.33
L12	N 35°47'14" E	20.33
L13	N 60°52'55" W	14.66
L14	N 34°59'28" E	19.00
L15	N 34°59'28" E	4.00
L16	S 55°35'21" E	18.00
L17	N 34°28'41" E	15.00
L18	N 00°00'00" E	35.77
L19	N 34°59'28" E	32.49
L20	N 00°00'00" E	18.00
L21	N 34°59'28" E	24.37
L22	N 00°00'00" E	20.00
L23	N 90°00'00" E	8.00
L24	N 00°00'00" E	30.55
L25	N 90°00'00" E	16.00
L26	N 00°00'00" E	8.00
L27	N 34°59'28" E	23.88
L28	N 90°00'00" E	8.00
L29	N 34°59'28" E	15.87
L30	N 90°00'00" E	20.00
L31	N 00°00'00" E	20.00
L32	N 90°00'00" E	10.00
L33	N 34°59'28" E	25.41
L34	N 90°00'00" E	20.00
L35	N 00°00'00" E	8.00
L36	N 34°59'28" E	15.18
L37	N 90°00'00" E	5.00
L38	N 35°45'40" E	15.95
L39	N 90°00'00" E	16.00
L40	N 35°45'40" E	6.16
L41	N 90°00'00" E	16.00
L42	S 53°00'11" E	5.00

SITE DATA

- PLAT CASE NUMBER: DRB-97-276
- ZONE ATLAS PAGE NUMBER: G-13-2
- TOTAL ACREAGE: 3.0746 AC.
- EXISTING ZONE: RA-2
- NUMBER OF LOTS CREATED: 12
- F.E.H.A. MAP NUMBER: 35051 COIL 8 D

DEVELOPER:
 SECRET GARDENS LLC
 1109 NASHVILLE S.W.
 ALBUQ., N.M., 87105

MINIMUM DRIVEWAY LENGTH=20.0'
BUILDING SETBACKS DENOTED WITH DOTTED LINE.

REAR SETBACK=15' **FRONT SETBACK=15'**
SIDE SETBACK=5' ABUTTING P.C.A.'S.

P.C.A. AREA TABLE

P.C.A. #	AREA (SQ. FT.)	TOTAL SQUARE FEET OF SITE = 103308.20
P.C.A. #1	4037.05	
P.C.A. #2	15022.80	
P.C.A. #3	3456.94	
P.C.A. #4	14357.23	
P.C.A. #5	3004.94	
P.C.A. #6	299.96	
TOTAL AREA	40178.94	

TABLE OF CURVES

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	15.71	69°59'54"	10.00	14.14	N 80°47'12" E
C2	84.49	40°20'30"	120.00	82.76	N 15°36'59" E
C3	58.31	58°00'26"	57.50	55.85	N 33°36'29" E
C4	74.40	07°39'10"	557.03	74.35	N 58°50'07" W
C5	58.70	96°05'50"	35.00	52.05	N 06°57'37" W
C6	4.15	06°48'05"	35.00	4.15	N 44°29'20" E
C7	22.52	36°51'29"	35.00	22.13	N 66°19'08" E
C8	42.58	69°41'59"	35.00	40.00	S 60°24'08" E
C9	21.99	36°00'00"	35.00	21.63	S 07°33'09" E
C10	34.27	65°27'23"	30.00	32.44	S 22°16'50" E
C11	3.11	00°20'27"	522.03	3.11	S 55°10'45" E
C12	2.33	00°15'22"	522.03	2.33	S 62°32'01" E
C13	75.05	58°06'26"	75.00	72.84	N 33°36'29" W
C14	72.05	07°39'10"	539.53	72.01	N 58°50'07" W
C15	24.57	25°38'46"	54.90	24.37	N 42°45'58" W

PLANNING DIRECTOR/DATE: *Janet S...* 5/28/99

ENGINEER/DATE: *David H. King* 3-18-99

TRANSPORTATION DIVISION/DATE: *Michael...* 5-27-98

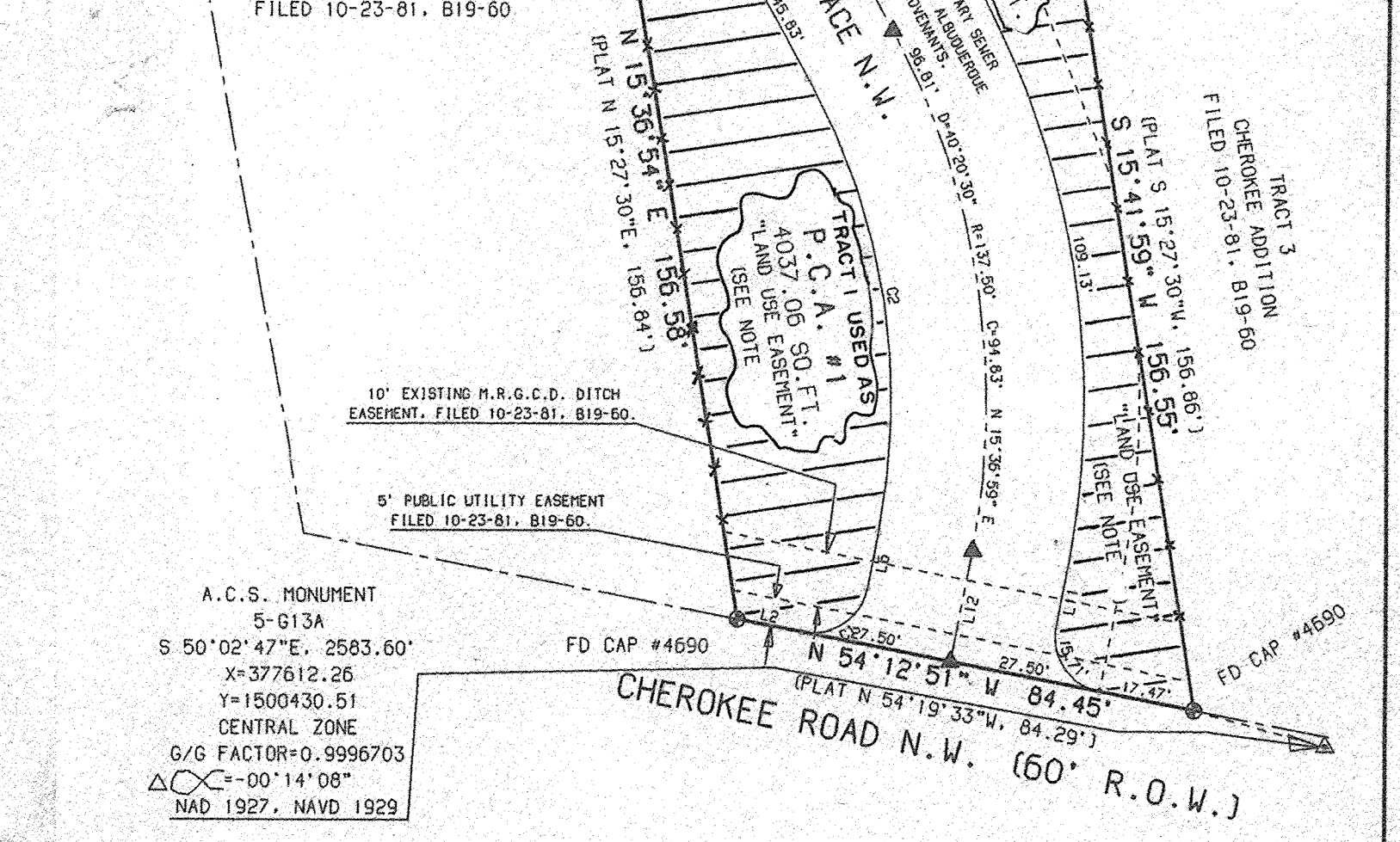
DESIGN AND DEVELOPMENT, C.I.F.P. DATE: *Roger A. Shean* 5-27-98

DESIGN AND DEVELOPMENT, C.I.F.P. DATE: *David H. King* 5/27/98

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SATISFY THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE ZONING CODE, PRIVATE COMMONS DEVELOPMENT, SECTION 14-16-3-16, (REFERENCE DRB 97-276).

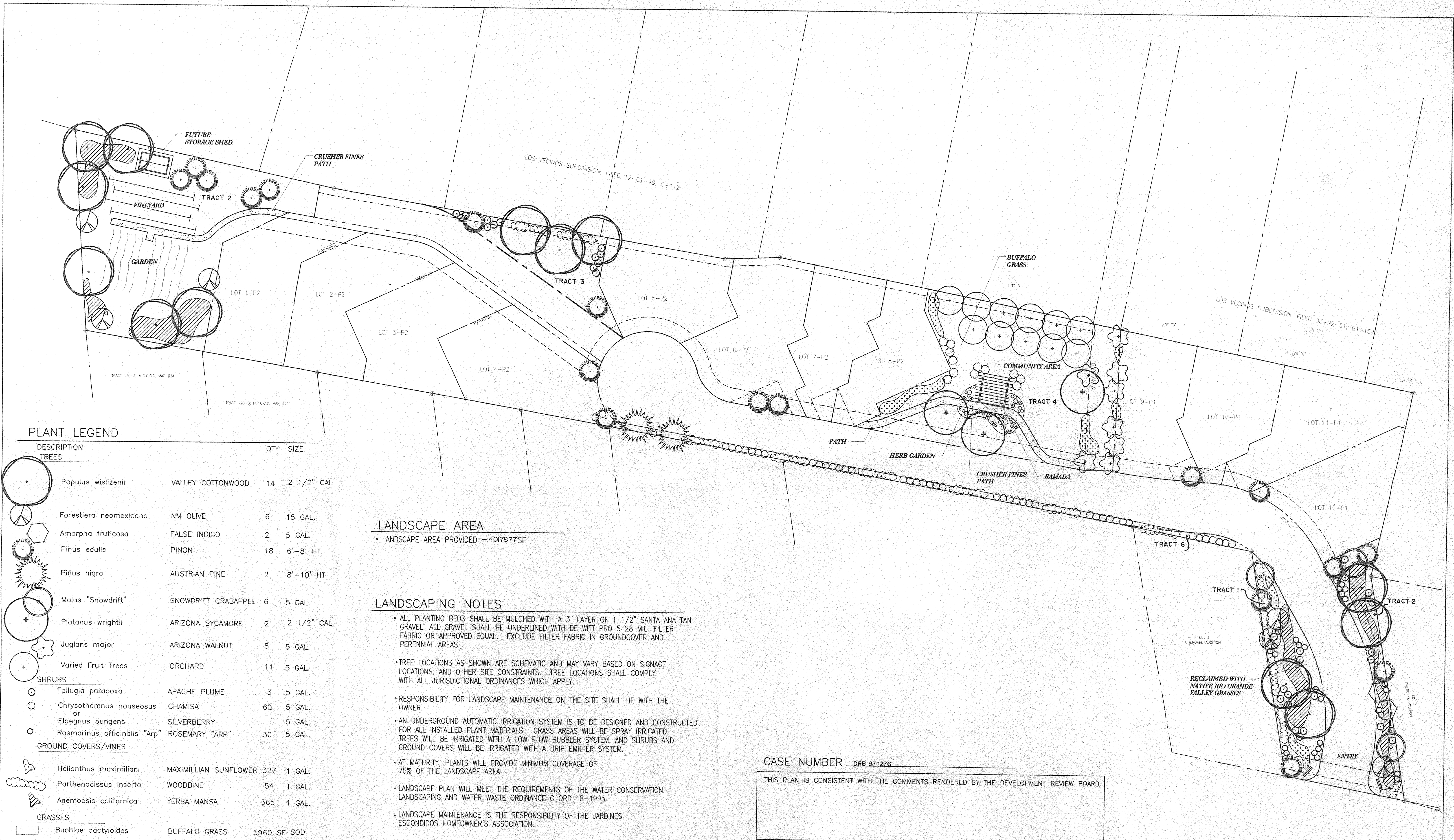
BUILDING FOOTPRINTS ARE SHOWN AS A GENERAL OUTLINE FOR POTENTIAL RESIDENCES. ACTUAL RESIDENCE FOOTPRINTS WILL BE DETERMINED BY BUILDING PERMIT SUBMITTAL AND WILL CONFORM TO SETBACKS AS SHOWN. ARCHITECTURAL STYLE IS CONTROLLED BY RESTRICTIVE COVENANTS FILED 4/23/59, BK 9906 PAGE 4219.

NOTE: Private commons areas (Land Use Easements) granted by plat to the City of Albuquerque may be used for agriculture, landscape, recreation or any combination thereof and shall be restricted to the use of the residents. P.C.A. shall be maintained by the home owner's association on behalf of the residents. If the responsible parties fail or refuse to act on maintenance obligation as set forth in the easement, the city shall have the authority to perform such maintenance as necessary to protect the public health and safety, the city may, after written notice and failure to comply within 30 days, enter upon and maintain the P.C.A., the cost of such maintenance plus any other penalties or cost allowed by law in connection therewith, shall be assessed against the properties within the P.C.D. and failure to pay assessed charges may result in a municipal lien against each of individual lots in the P.C.D. This provision shall not be deemed to create an obligation to act on the part of the city. Under no circumstances will the city maintain recreational uses. Under no circumstances shall the city maintain the P.C.A. for a period longer than one year.



MARQUEZ SURVEYING COMPANY, INC.
 902 FIFTH STREET N.W.
 ALBUQUERQUE, NEW MEXICO, 87102
 (505) 842-6579 FAX (505) 246-9106
 AND
 P.O. BOX 11, BLUEWATER
 NEW MEXICO, 87050
 (505) 876-2664

DRB 97-276



PLANT LEGEND

DESCRIPTION	QTY	SIZE
TREES		
Populus wislizenii	VALLEY COTTONWOOD	14 2 1/2" CAL
Forestiera neomexicana	NM OLIVE	6 15 GAL.
Amorpha fruticosa	FALSE INDIGO	2 5 GAL.
Pinus edulis	PINON	18 6'-8' HT
Pinus nigra	AUSTRIAN PINE	2 8'-10' HT
Malus "Snowdrift"	SNOWDRIFT CRABAPPLE	6 5 GAL.
Platanus wrightii	ARIZONA SYCAMORE	2 2 1/2" CAL
Juglans major	ARIZONA WALNUT	8 5 GAL.
Varied Fruit Trees	ORCHARD	11 5 GAL.
SHRUBS		
Fallugia paradoxa	APACHE PLUME	13 5 GAL.
Chrysothamnus nauseosus	CHAMISA	60 5 GAL.
or Eloeagnus pungens	SILVERBERRY	5 GAL.
Rosmarinus officinalis "Arp"	ROSEMARY "ARP"	30 5 GAL.
GROUND COVERS/VINES		
Helianthus maximiliani	MAXIMILLIAN SUNFLOWER	327 1 GAL.
Parthenocissus inserta	WOODBINE	54 1 GAL.
Anemopsis californica	YERBA MANSA	365 1 GAL.
GRASSES		
Buchloe dactyloides	BUFFALO GRASS	5960 SF SOD

LANDSCAPE AREA

• LANDSCAPE AREA PROVIDED = 4017877SF

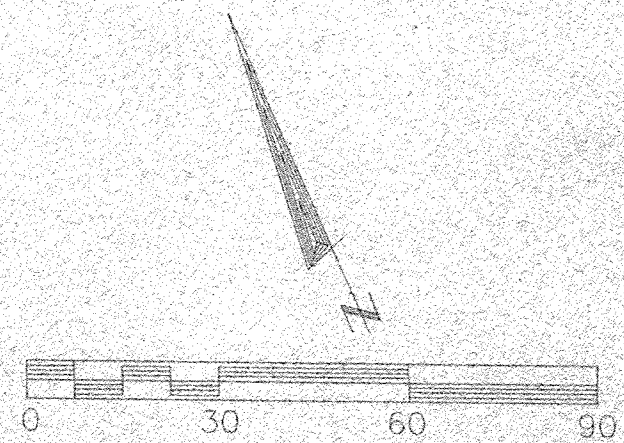
LANDSCAPING NOTES

- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1 1/2" SANTA ANA TAN GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE WITT PRO 5 28 MIL. FILTER FABRIC OR APPROVED EQUAL. EXCLUDE FILTER FABRIC IN GROUND COVER AND PERENNIAL AREAS.
- TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.
- AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.
- LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.
- LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE JARDINES ESCONDIDOS HOMEOWNER'S ASSOCIATION.

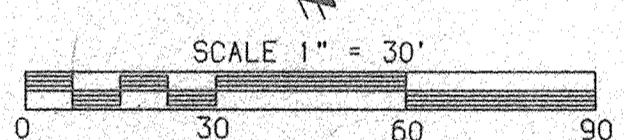
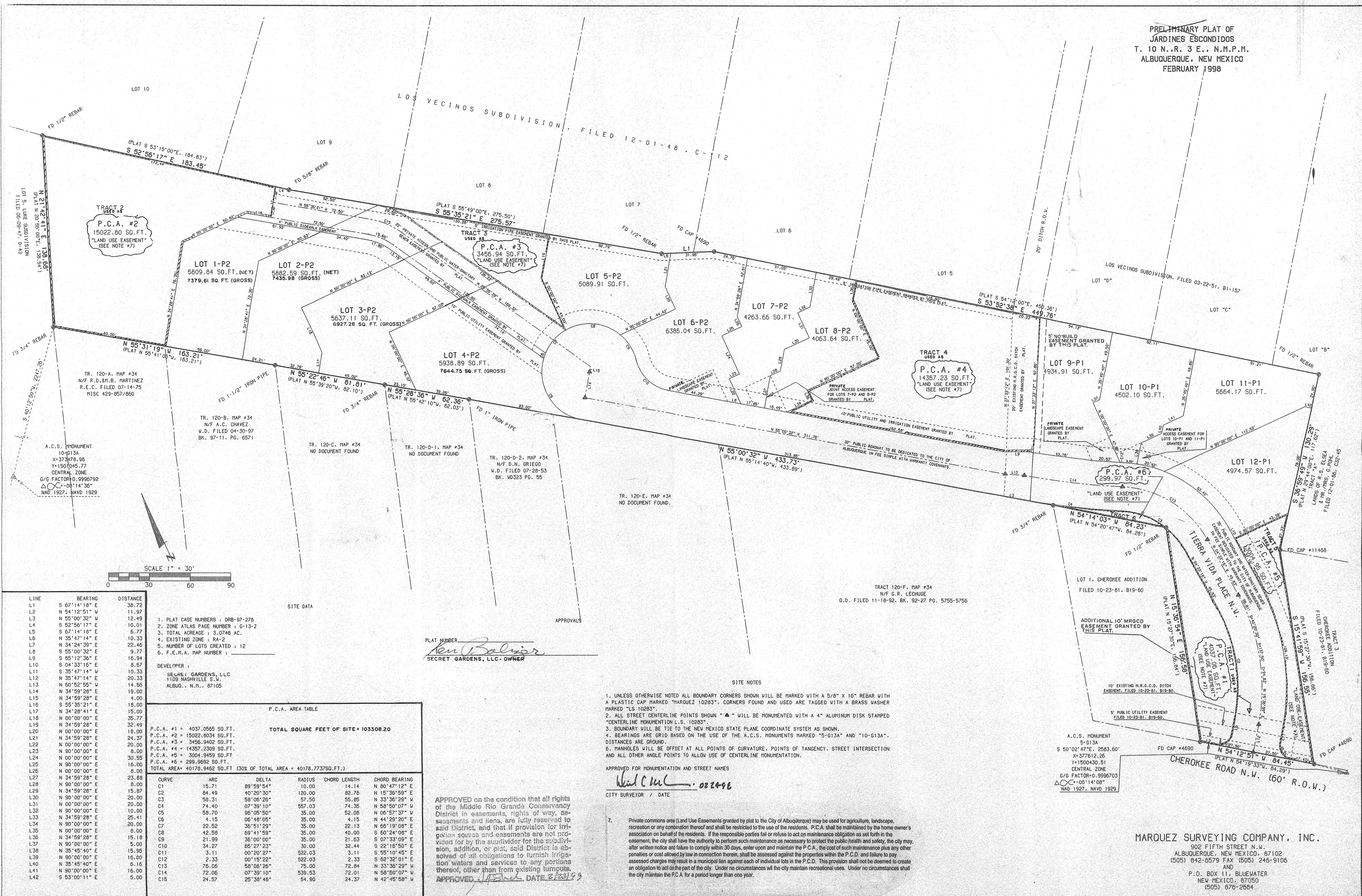
CASE NUMBER DRB 97-276

THIS PLAN IS CONSISTENT WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD.

Landscape Plan for JARDINES ESCONDIDOS



PRELIMINARY PLAT OF
 JARDINES ESCONDIDOS
 T. 10 N.R. 3 E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY 1998



SCALE 1" = 30'

LINE	BEARING	DISTANCE
L1	S 67°14'18" E	38.72
L2	N 54°12'51" V	11.97
L3	N 55°00'32" W	12.49
L4	S 52°56'17" E	10.17
L5	S 67°14'18" E	6.77
L6	N 35°47'14" E	10.33
L7	N 34°24'39" E	22.46
L8	S 55°00'32" E	9.77
L9	S 65°12'36" E	16.94
L10	S 04°33'16" E	8.67
L11	S 35°47'14" W	10.33
L12	N 35°47'14" E	20.33
L13	N 60°52'55" V	14.65
L14	N 34°59'28" E	19.00
L15	N 34°59'28" E	4.00
L16	S 65°35'21" E	18.00
L17	N 34°28'41" E	15.00
L18	N 00°00'00" E	35.77
L19	N 34°59'28" E	32.48
L20	N 00°00'00" E	18.00
L21	N 34°59'28" E	24.37
L22	N 00°00'00" E	20.00
L23	N 90°00'00" E	8.00
L24	N 00°00'00" E	30.55
L25	N 90°00'00" E	15.00
L26	N 00°00'00" E	8.00
L27	N 34°59'28" E	23.88
L28	N 90°00'00" E	8.00
L29	N 34°59'28" E	15.87
L30	N 90°00'00" E	20.00
L31	N 00°00'00" E	20.00
L32	N 90°00'00" E	10.00
L33	N 34°59'28" E	25.41
L34	N 90°00'00" E	20.00
L35	N 00°00'00" E	8.00
L36	N 34°59'28" E	15.18
L37	N 90°00'00" E	5.00
L38	N 35°45'40" E	15.95
L39	N 00°00'00" E	15.00
L40	N 35°45'40" E	6.16
L41	N 90°00'00" E	15.00
L42	S 53°00'11" E	5.00

SITE DATA

1. PLAT CASE NUMBERS : DRB-97-276
2. ZONE ATLAS PAGE NUMBER : G-13-2
3. TOTAL ACREAGE : 3.0746 AC.
4. EXISTING ZONE : RA-2
5. NUMBER OF LOTS CREATED : 12
6. F.E.M.A. MAP NUMBER :

DEVELOPER :
 SECURE GARDENS, LLC
 1109 NASHVILLE S.W.
 ALBUQ., N.M., 87105

P.C.A. AREA TABLE

P.C.A. #	AREA (SQ. FT.)
P.C.A. #1	4037.0565
P.C.A. #2	15022.8034
P.C.A. #3	3456.9402
P.C.A. #4	14357.2309
P.C.A. #5	3004.9459
P.C.A. #6	299.9692
TOTAL AREA	40178.9462

TOTAL SQUARE FEET OF SITE = 103308.20

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	15.71	89°59'54"	10.00	14.14	N 80°47'12" E
C2	84.49	40°20'30"	120.00	82.76	N 15°36'59" E
C3	50.31	58°06'26"	57.50	55.85	N 33°36'29" W
C4	74.40	07°39'10"	557.03	74.35	N 58°50'07" W
C5	58.70	96°05'50"	35.00	52.06	N 06°57'37" W
C6	4.15	06°40'06"	35.00	4.15	N 44°28'20" E
C7	22.52	36°51'29"	35.00	22.13	N 66°19'08" E
C8	42.58	69°41'59"	35.00	40.00	S 60°24'08" E
C9	21.99	36°00'00"	35.00	21.63	S 07°33'09" E
C10	34.27	65°27'23"	30.00	32.44	S 22°16'50" E
C11	3.11	00°20'27"	522.03	3.11	S 55°10'45" E
C12	2.33	00°15'22"	522.03	2.33	S 62°32'01" E
C13	75.06	50°06'26"	75.00	72.04	N 33°36'29" W
C14	72.06	07°39'10"	539.53	72.01	N 58°50'07" W
C15	24.57	25°38'46"	54.90	24.37	N 42°45'58" W

APPROVALS

PLAT NUMBER
Ren Balboa
 SECRET GARDENS, LLC - OWNER

SITE NOTES

1. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN WILL BE MARKED WITH A 5/8" X 16" REBAR WITH A PLASTIC CAP MARKED "MARQUEZ 10283". CORNERS FOUND AND USED ARE TAGGED WITH A BRASS WASHER MARKED "LS 10283".
2. ALL STREET CENTERLINE POINTS SHOWN "▲" WILL BE MONUMENTED WITH A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT L.S. 10283".
3. BOUNDARY WILL BE TIE TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BEARINGS ARE GRID BASED ON THE USE OF THE A.C.S. MONUMENTS MARKED "5-613A" AND "10-613A". DISTANCES ARE GROUND.
5. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTION AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES
Wend C. Hill . 022496
 CITY SURVEYOR / DATE

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED *[Signature]* DATE 2/23/98

TRACT 120-F, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-A, MAP #34
 N/F R.D. & M.B. MARTINEZ
 R.E.C. FILED 07-14-75
 MISC. 4259-657/860

TRACT 120-B, MAP #34
 N/F A.C. CHAVEZ
 W.D. FILED 04-30-97
 BK. 97-11, PG. 6571

TRACT 120-C, MAP #34
 NO DOCUMENT FOUND

TRACT 120-D-1, MAP #34
 NO DOCUMENT FOUND

TRACT 120-D-2, MAP #34
 N/F D.N. GRIEGO
 W.D. FILED 07-28-53
 BK. W323 PG. 55

TRACT 120-E, MAP #34
 NO DOCUMENT FOUND

TRACT 120-F, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-G, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-H, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-I, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-J, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-K, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-L, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-M, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-N, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-O, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-P, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-Q, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-R, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-S, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-T, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-U, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-V, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-W, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-X, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-Y, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

TRACT 120-Z, MAP #34
 N/F G.R. LECHUGE
 O.D. FILED 11-16-92, BK. 92-27 PG. 5755-5756

MARQUEZ SURVEYING COMPANY, INC.
 902 FIFTH STREET N.W.
 ALBUQUERQUE, NEW MEXICO, 87102
 (505) 842-6579 FAX (505) 246-9106
 AND
 P.O. BOX 11, BLUEHATER
 NEW MEXICO, 87050
 (505) 876-2684