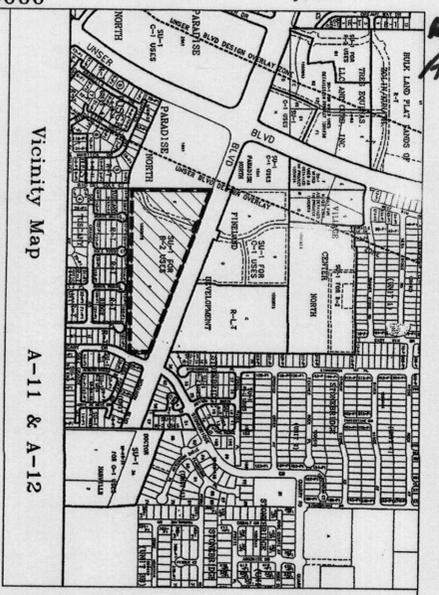
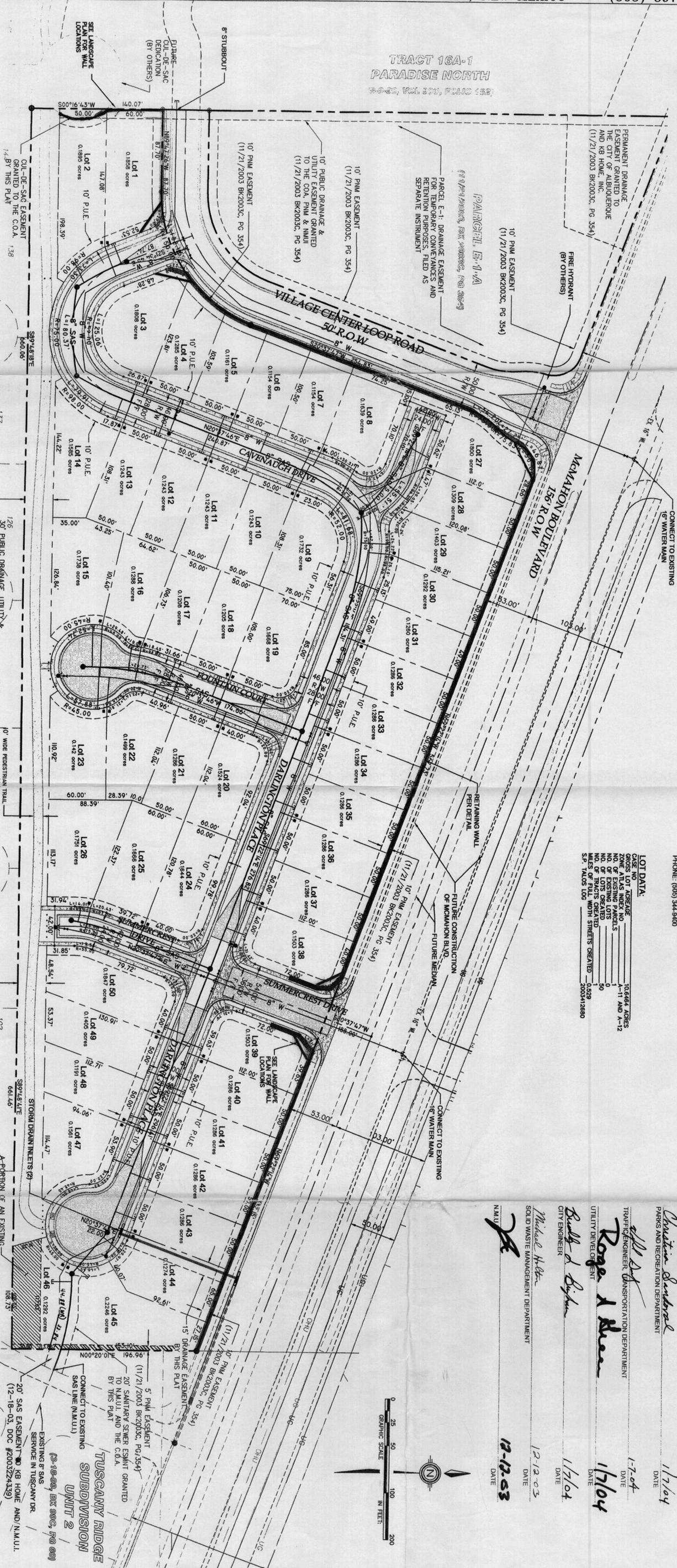


1000875
91803
A-11



TRACT 16A-1
PARADISE NORTH
9-2-03, VOL 374, PAGES 132



PROJECT NUMBER: 1000875
Application Number: 03-DRB-02166

Is an Infrastructure List required? Yes () No (X) Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SHEET INDEX

- 1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 2 LANDSCAPE PLAN (SHT. #3)
- 3 LANDSCAPE PLAN (SHT. #3A)
- 4 LANDSCAPE PLAN (SHT. #3B)
- 5 APPROVED GRADING AND DRAINAGE PLAN (SHT. #7 OF 22)
- 6 REVISED GRADING DETAIL
- 7 STORM WATER POLLUTION PREVENTION PLAN (SHT. #8 OF 22)
- 8-10 ELEVATIONS AND SECTIONS
- 11 DETAILS AND SECTIONS
- 12 DESIGN GUIDELINES

SURVEYOR/ENGINEER
COMMUNITY SCIENCES CORPORATION
ATTN: JOHN HENSLEY
4923 ALEXANDER
CORRALES, NEW MEXICO 87008
PHONE: (505) 897-0000

OWNER/DEVELOPER
KB HOME, INC.
ATTN: BOB COLEMAN
4923 ALEXANDER
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 344-9400

LOT DATA

LOT NO.	AREA (ACRES)	TOTAL ACRES
1-50	1.0344	1.0344
51-100	1.1111	1.1111
101-150	1.1111	1.1111
151-200	1.1111	1.1111
201-250	1.1111	1.1111
251-300	1.1111	1.1111
301-350	1.1111	1.1111
351-400	1.1111	1.1111
401-450	1.1111	1.1111
451-500	1.1111	1.1111
TOTAL	10.344	10.344

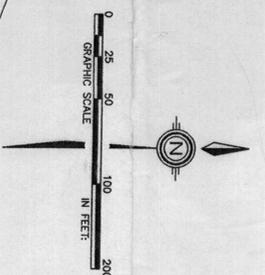
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

KB HOME
ALBUQUERQUE, N.M.
LEGACY SERIES COMMUNITY
PARCEL F-1, FINELAND DEVELOPMENT
SITUATE WITHIN SE 1/4 OF THE NE 1/4
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
NEW MEXICO

APPROVALS DRB # 1000875 103-02166

1/16/04
1/17/04
1/17/04
1/17/04

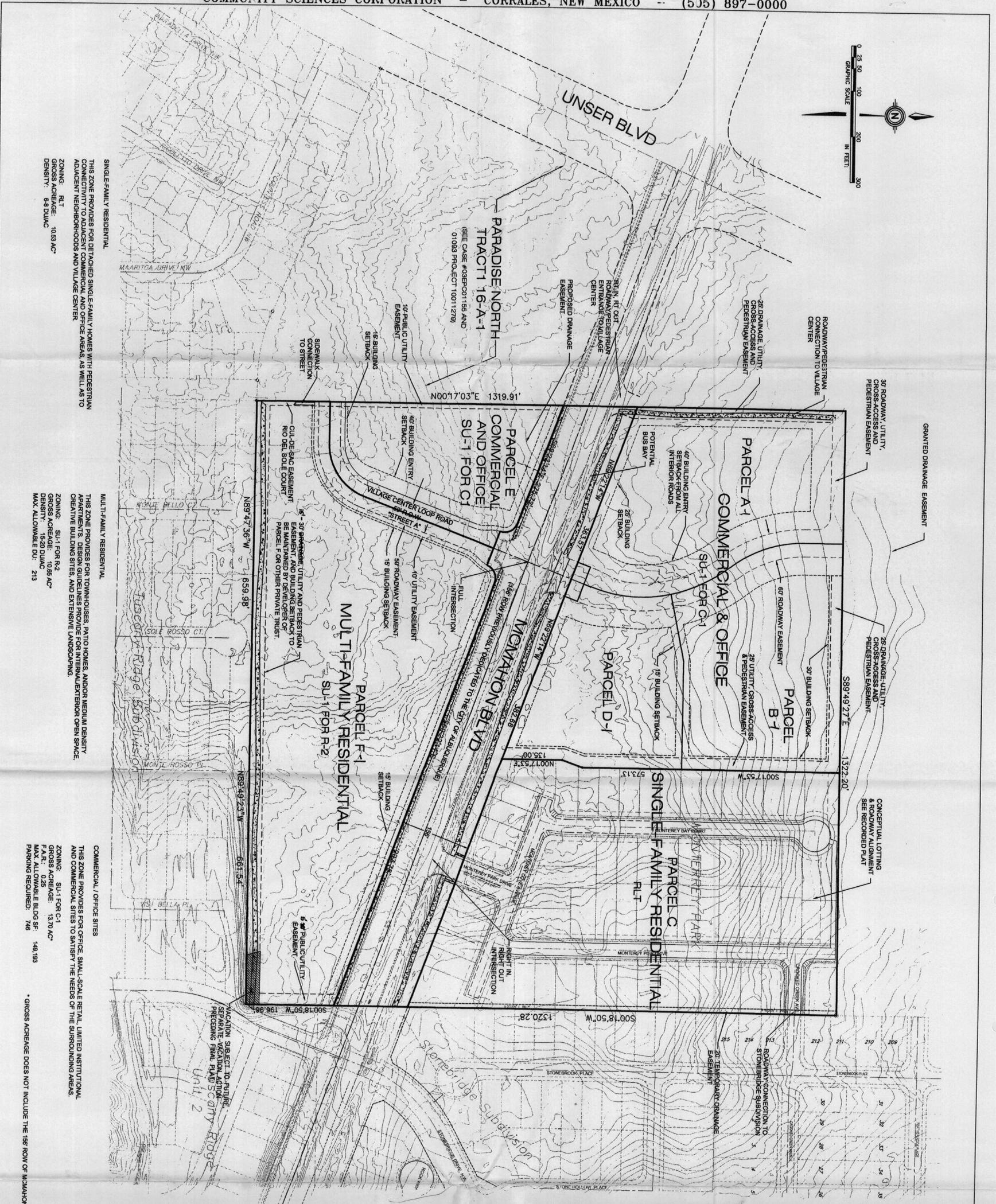
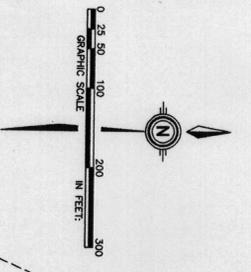
12-12-03
1/7/04
1/7/04



CRESTVIEW SUBDIVISION
Site Development Plan
For Building Permit

NO.	DATE	DESCRIPTION
1	12/08/03	AS SHOWN
2	1/15/04	C.S.C.

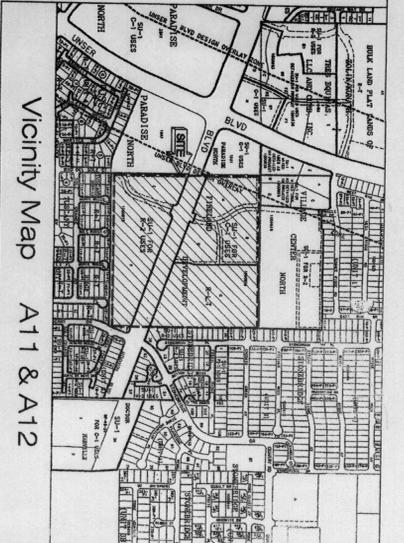
Community sciences corporation
SHEET 1 OF 12



SINGLE-FAMILY RESIDENTIAL
 THIS ZONE PROVIDES FOR DETACHED SINGLE-FAMILY HOMES WITH PEDESTRIAN CONNECTIVITY TO ADJACENT COMMERCIAL AND OFFICE AREAS, AS WELL AS TO ADJACENT NEIGHBORHOODS AND VILLAGE CENTER.
 ZONING: RLT
 DENSITY: 0.33 AC
 MAX. ALLOWABLE DU: 213

MULTI-FAMILY RESIDENTIAL
 THIS ZONE PROVIDES FOR TOWNHOUSES, PATIO HOMES, AND/OR MEDIUM DENSITY APARTMENTS. DESIGN GUIDELINES PROVIDE FOR INTERNAL/EXTERNAL OPEN SPACE ORIENTED BUILDING SITES AND EXTENSIVE LANDSCAPING.
 ZONING: SU-1 FOR R-2
 DENSITY: 10.66 AC
 MAX. ALLOWABLE DU: 213

COMMERCIAL / OFFICE SITES
 THIS ZONE PROVIDES FOR OFFICE, SMALL SCALE RETAIL, LIMITED INSTITUTIONAL AND COMMERCIAL SITES TO SERVE THE NEEDS OF THE SURROUNDING AREAS.
 ZONING: SU-1 FOR C-1
 DENSITY: 13.70 AC
 MAX. ALLOWABLE DU: 148.193
 * GROSS ACREAGE DOES NOT INCLUDE THE 15% ROW OF MCMAHON BLVD



Vicinity Map A11 & A12

EP

APPROVALS 1000 825

APPROVALS
 1000 825
 11/20/03
 10/29/03
 10/29/03

TRAFFIC ENGINEER: TRANSPORTATION DEPARTMENT
 UTILITY DEVELOPMENT: *Page A Plan*
 CITY ENGINEER: *Bruce A. Blum*
 DATE: 10/29/03

EXISTING SITE DATA
 ACREAGE: 40.0 ±

ZONING: SU-1 FOR C-1, SU-1 FOR R-2, RLT

PROPOSED LAND USE: MIXED-USE (COMMERCIAL, OFFICE, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL)

ADJACENT LAND USES (ZONING): RLT, SU-1 FOR C-1

APPLICABLE PLANS: PARADISE HILLS MASTER PLAN, PARADISE HILLS SPECIAL ZONING ORDINANCE, WESTSIDE-MCMAHON CORRIDOR STUDY NO. TP-17/801 (7) 04/823

NEIGHBORHOOD ASSOCIATIONS: HORIZON HILLS NEIGHBORHOOD ASSOCIATION, SNEB WEST NEIGHBORHOOD ASSOCIATION

UTILITIES: WATER - NEW MEXICO UTILITIES INC, SANITARY SEWER - NEW MEXICO UTILITIES INC

STORM DRAIN - CITY OF ALBUQUERQUE

GAS - PUBLIC SERVICE COMPANY OF NEW MEXICO

FIBER OPTICS: QWEST COMMUNICATIONS

NOTE: ALL REPRESENTED BUILDING AND PARKING CONFIGURATIONS ARE CONCEPTUAL AND ARE PROVIDED ONLY TO VISUALIZE THE ORIENTATION OF THE LOTS AND MAJOR ACCESS.

A COMMERCIAL SITE PLAN FOR PARCELS A, B AND E, FOR BUILDING PERMIT PURPOSES MUST PRECEDE CONSTRUCTION OF A TRAFFIC IMPACT ANALYSIS AND SPECIFIC DRAINAGE PLAN MAY BE REQUIRED.

ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSE ONLY.

CITY CASE: 08EFC-00893/00904 PROJECT: 1000975

**UNSR/ MCMAHON ADJACENT AREA (FINLAND)
 Amended Subdivision
 Site Plan**

NO.	DATE	DESCRIPTION	BY
1	11/00	Parcel B 60' ROW Emt.	
2	11/00	Revised Parcel Designations	
3	03/03	Parcel E&F 50' ROW Emt.	
4	10/29/03	EPCC Comments	

SCALE: 3/25/2003
 1" = 100'
 DESIGNED: J.T.S.
 CHECKED: C.S.C.
 DATE: 4/8-01-630
 LAND PLANNING: COMMUNITY SCIENCES CORPORATION
 SHEET: 1 OF 3

LANDSCAPING GUIDELINES

THE OVERALL LANDSCAPE CONCEPT WILL UNIFY THE SITE INTO A SERIES OF OUTDOOR PLACES WHERE THE USER CAN ENJOY THE SCENIC AND RELAX. LANDSCAPING INCLUDES AN UNDERSTANDING OF THE RELATIONSHIP OF THE BUILDING AND THE LANDSCAPE, THE DESIRED USES, AND THE LOCAL POLICIES GOVERNING BUILDING AND LANDSCAPE. LANDSCAPING SHALL BE SUPPLEMENTAL TO THE CITY REQUIREMENTS FOUND IN THE WATER CONSERVATION AND WASTE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE. LANDSCAPE ELEMENTS SHALL BE USED TO REINFORCE THE STREETScape.

A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AS PART OF THE LANDSCAPING CONCEPT. THE SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRINKING WALKS, BUILDINGS, FENCES, ETC.

SITE AMENITIES, SUCH AS STREET FURNITURE, LIGHTING, BOLLARDS, AND GRAPHIC PLYONS SHALL BE PART OF THE PLAN AND SHALL BE COMPATIBLE WITH THE ARCHITECTURAL AND LANDSCAPE TREATMENT OF THE PROJECT.

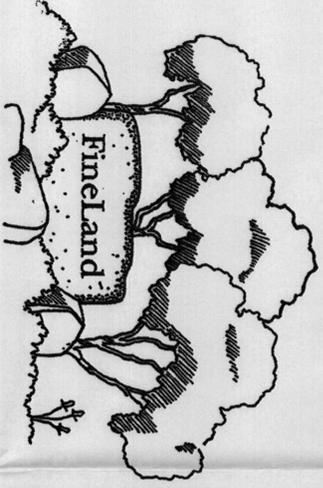
LANDSCAPE DESIGN ALONG THE RIGHT-OF-WAY SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT.

LANDSCAPE PLANS MUST COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.

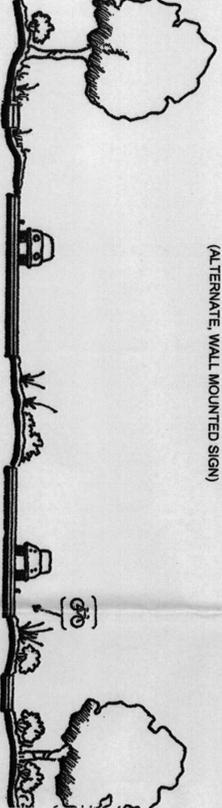
LANDSCAPING AT THIS SITE WILL INCORPORATE THE STANDARDS FOUND IN THE UNDERMCMAHON VILLAGE CENTER NORTH PLAN, WHERE APPLICABLE.

LIVE PLANT MATERIALS SHALL COVER A MINIMUM OF 75 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.

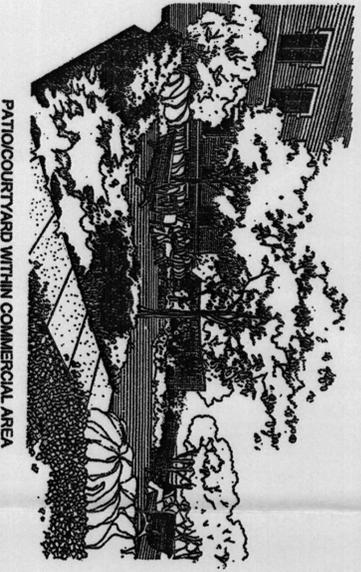


ENTRANCE SIGNAGE AND LANDSCAPE (ALTERNATE WALL MOUNTED SIGN)



CONCEPTUAL MCMAHON CROSS-SECTION

DECIDUOUS TREES BUFFERING MULTI-FAMILY SITE, 6' WEANDERING SIDEWALK, 5' RAISED SIDEWALK, 6' GUTTER, 6' MARKED BICYCLE LANE WITH 2' TRAFFIC LANES, 6' GUTTER, 6' BUFFER, 10' MEANDERING TRAIL WITH 10' BICYCLE LANE, 6' GUTTER AND COMMERCIAL PROPERTIES, STREET TREES ALONG MCMAHON 20' ON CENTER.



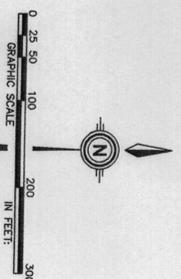
PATIO COURTYARD WITHIN COMMERCIAL AREA



--- PROPOSED DEVELOPMENT PERIMETER WALLS
* PROPOSED ENTRY SIGNAGE LOCATIONS

THE FOLLOWING PLANT PALETTE SHOULD BE CONSIDERED AS A GUIDE FOR THIS PROJECT. HOWEVER, CITY ORDINANCES MAY COMFLICT WITH THESE RECOMMENDED LANDSCAPING MATERIALS.

- LARGE DECIDUOUS TREES**
- SCIENTIFIC NAME: FRAXINUS VELUTINA, QLEDESTRA HOSIERNIS, ROSINA X ABRIGUA
 - COMMON NAME: HONEYLOCUST, "MODESTO" ASH, NEW MEXICO CHINQUAPIN, "DAN" "7" "PARLE ROBE" LOCUST
- SMALL DECIDUOUS TREES**
- SCIENTIFIC NAME: ALBIZIA JULIBRISSIN, ROSEA CHILLOPIS X CATALPA, CHILOPIS LINARIS, FORESTIERA NEOMEXICANA, VITUS AGNUS-CASTUS
 - COMMON NAME: MIMOSA, CHITRALPA, DESERT WILLOW, NEW MEXICO OLIVE, CHASTE TREE
- EVERGREEN TREES**
- SCIENTIFIC NAME: CEROCARPUS LEDIFOLIUS, PINUS EDULIS, PINUS INGRA
 - COMMON NAME: GURBLEAF MOUNTAIN MCMAHON, PINON PINE, AUSTRALIAN PINE
- DECIDUOUS SHRUBS**
- SCIENTIFIC NAME: AMORPHIA FRUTICOSA, BARBERIS THUNBERGII, BUDDLEIA DAVIDI, "NANO" CNEORAPHNA GILLESII, CORYSOPHANNUS NAUSEOSUS, POTENTILLA FRUTICOSA, ROSA WOODSII
 - COMMON NAME: FALSE INDIGO, JAPANESE BARBERY, DWARF BUTTERFLYBUSH, BIRD OF PARADISE, CHAMISA, SHRUBBY CINQUEFOIL, WOODS ROSE
- EVERGREEN SHRUBS**
- SCIENTIFIC NAME: ARTEMISIA FILIFOLIA, COTONEASTER SPP, COMANEA MEXICANA, ELIROTILIA WHEELERI, VINTENRAT, FALLIGUA PARADOXA, HESPERALOE PARVIFLORA, NOLINA SPP
 - COMMON NAME: THREADLEAF OR SAND SAGE, COTONEASTER SPECIES, CLIFFROSE, SOTOL, WINTERBERRY, FALLIGUA PARADOXA, RED YUCCA, BEARGRASS SPECIES
- GROUND COVERS**
- SCIENTIFIC NAME: ARTEMISIA FRIGIDA, COTONEASTER DAMMERI, OENOTHERA SPP
 - COMMON NAME: FRINGED SAGE, BEAUFORTIA, EVENING PRIMROSE SPECIES
- VINES**
- SCIENTIFIC NAME: LONICERA JAPONICA SPP, FOLTIGNUM AUBERTII
 - COMMON NAME: HONEYSUCKLE SPECIES, SILVER LACEVINE
- GRASSES**
- SCIENTIFIC NAME: BOUTELOUA GRACILIS, BUCHLOE DACTYLODES, FESTUCA LATOR, PENNSETUM SETACEUM
 - COMMON NAME: BLUE GRAMA, BUFFALOGRASS, TURF TALL FESCUE, FOUNTAIN GRASS VARIETIES

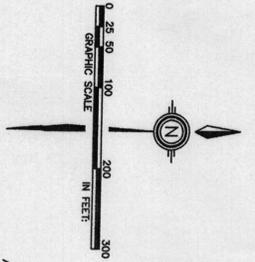


UNSEPER MCMAHON ADJACENT AREA (FINELAND)
Illustrative Landscape Plan

DATE: 3/25/2003
SCALE: AS SHOWN
DESIGNED: JLS
DRAWN: C.S.C.
JOB NO.: 448-01-630

COMMUNITY SCIENCES CORPORATION
Landscape Plan

SHEET 3 OF 3



SINGLE-FAMILY RESIDENTIAL
 THIS ZONE PROVIDES FOR DETACHED SINGLE-FAMILY HOMES WITH PEDESTRIAN CONNECTIVITY TO ADJACENT COMMERCIAL AND OFFICE AREAS AS WELL AS TO ADJACENT NEIGHBORHOODS AND VILLAGE CENTER

ZONING: R1
 GROSS ACREAGE: 10.53 AC
 DENSITY: 6-8 DU/AC
 MAX. ALLOWABLE DU: 72

MULTI-FAMILY RESIDENTIAL
 THIS ZONE PROVIDES FOR TOWNHOUSES, PAVILION HOMES, AND/OR MEDIUM DENSITY APARTMENTS. DESIGN GUIDELINES PROVIDE FOR INTERNAL/EXTERNAL OPEN SPACE, CREATIVE BUILDING SITES, AND EXTENSIVE LANDSCAPING.

ZONING: SU-1 FOR R-2
 GROSS ACREAGE: 13.38 AC
 DENSITY: 15-20 DU/AC
 MAX. ALLOWABLE DU: 287

COMMERCIAL / OFFICE SITES
 THIS ZONE PROVIDES FOR OFFICE, SMALL SCALE RETAIL, LIMITED INSTITUTIONAL AND COMMERCIAL SITES TO SATISFY THE NEEDS OF THE SURROUNDING AREAS.

ZONING: SU-1 FOR C-1
 GROSS ACREAGE: 10.98 AC
 MAX. ALLOWABLE BLDG SF: 113,385
 PARKING REQUIRED: 53

* GROSS ACREAGE DOES NOT INCLUDE THE 15' ROW OF MCMAHON BLVD



Project 1000875 #01450 - 00102
 SHEET INDEX

- 1 SITE PLAN
- 2 SITE BOUNDARIES
- 3 LANDSCAPE PLAN

APPROVALS

PLANNER: *[Signature]* ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION
 DATE: 12/21/01

PLANNING: *[Signature]* PARKS AND RECREATION DEPARTMENT
 DATE: 3/14/01

TRAFFIC ENGINEER: *[Signature]* TRANSPORTATION DEPARTMENT
 DATE: 3-14-01

UTILITY DEVELOPMENT: *[Signature]*
 DATE: 11-19-01

CITY ENGINEER: *[Signature]*

EXISTING SITE DATA

ACREAGE: 40.2
 ZONING: SU-1 FOR C-1, SU-1 FOR R-2, R1

PROPOSED LAND USE: MIXED-USE (COMMERCIAL, OFFICE, SINGLE-FAMILY, AND MULTI-FAMILY RESIDENTIAL)

ADJACENT LAND USES (ZONING): R1, SU-1 FOR C-1

APPLICABLE PLANS: PARADISE HILLS MASTER PLAN
 PARADISE HILLS SPECIAL ZONING DISTRICT
 WESTSIDE-MCMAHON CORRIDOR STUDY NO. TRU-7801 (7) 08623

NEIGHBORHOOD ASSOCIATIONS: HORIZON HILLS NEIGHBORHOOD ASSOCIATION
 SAGES WEST NEIGHBORHOOD ASSOCIATION

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

UNSER/MCMAHON ADJACENT AREA (FINELAND)

Site Plan

Community sciences corporation

NO.	DATE	DESCRIPTION
1	11/15/99 <td>Parcel B 60' ROW Emt</td>	Parcel B 60' ROW Emt
2	11/15/99 <td>Parcel B 60' ROW Emt</td>	Parcel B 60' ROW Emt
3	11/15/99 <td>Revised Parcel Designations</td>	Revised Parcel Designations

DATE: 11/15/99
 SCALE: 1"=100'
 DRAWN: J.T.S.
 CHECKED: J.T.S.
 DATE: 11/15/99
 DATE: 11/15/99

ENGINEER: COMMUNITY SCIENCES CORPORATION
 ENGINEER: COMMUNITY SCIENCES CORPORATION

DESIGN GUIDELINES

THE PURPOSE OF THESE DESIGN GUIDELINES IS TO PROVIDE DEVELOPERS AND DESIGNERS WITH AN UNDERSTANDING OF DEVELOPMENT GUIDELINES FOR THE FINE PROPERTY. THESE GUIDELINES APPLY TO THE PORTION OF THE PROPERTY LOCATED WITHIN THE COMMON VILLAGE CENTER AND SUI-PROPERTIES. THESE GUIDELINES ADDRESS ARCHITECTURE, STREETSCAPE, ROAD LAYOUT, PEDESTRIAN CIRCULATION, SETBACKS, PARKING, TRANSIT OPPORTUNITIES, LIGHTING, SIGNAGE, ARCHITECTURAL IDENTIFICATION, CREATE A SENSE OF PLACE AND PROVIDE SPACE FOR ACTIVITIES THAT BENEFIT THE EXTENDED COMMUNITY. THIS AREA WILL BE DESIGNED TO FOSTER PEDESTRIAN CONNECTIVITY AND PROVIDE MULTI-MODAL LINKAGES BETWEEN RESIDENTIAL, AND COMMERCIAL/RETAIL STREETS. ALL AREAS DESIGNATED FOR PUBLIC AMENITIES SHALL BE PROVIDED ADEQUATE SHADE FROM INTENSE SUNLIGHT BY LANDSCAPING OR ARCHITECTURAL DEVICES. PLAZA AREAS SHALL HAVE A MINIMUM DIMENSION OF 30 FEET IN DEPTH AND SHALL HAVE A MINIMUM SQUARE FOOTAGE OF 1000 SQUARE FEET.

SITE DESIGN
 A PUBLIC AMENITY PLAZA AREA LOCATED AT THE INTERSECTION OF STREETS A & B SHALL PROVIDE AN AREA FOR A STRONG SENSE OF PLACE AND ARCHITECTURAL IDENTIFICATION. CREATE A SENSE OF PLACE AND PROVIDE SPACE FOR ACTIVITIES THAT BENEFIT THE EXTENDED COMMUNITY. THIS AREA WILL BE DESIGNED TO FOSTER PEDESTRIAN CONNECTIVITY AND PROVIDE MULTI-MODAL LINKAGES BETWEEN RESIDENTIAL, AND COMMERCIAL/RETAIL STREETS. ALL AREAS DESIGNATED FOR PUBLIC AMENITIES SHALL BE PROVIDED ADEQUATE SHADE FROM INTENSE SUNLIGHT BY LANDSCAPING OR ARCHITECTURAL DEVICES. PLAZA AREAS SHALL HAVE A MINIMUM DIMENSION OF 30 FEET IN DEPTH AND SHALL HAVE A MINIMUM SQUARE FOOTAGE OF 1000 SQUARE FEET.

ROAD LAYOUT
 THE LAYOUT OF ROADWAYS IS THE PREREQUISITE TO USING ANY SPACE. WITHOUT THE ABILITY TO ENTER OR TO MOVE WITHIN IT, TO RECEIVE AND TAKE ADVANTAGE OF THE SPACE, SPACE IS OF NO VALUE. A SITE MUST HAVE AN ACCESS STRATEGY CAPABLE OF SAFE AND DIRECT VEHICULAR AND PEDESTRIAN TRAVEL.

PEDESTRIAN CONNECTIONS AND TRAILS
 PEDESTRIAN CONNECTIONS PROVIDE DIRECT ACCESS BETWEEN LAND USES WITHIN THE UNSER/MCMAHON VILLAGE CENTER AND THE SURROUNDING NEIGHBORHOODS. THE FOLLOWING GUIDELINES SHALL BE USED TO CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT AND PROMOTE ALTERNATIVE MODES OF TRAVEL.

TRANSPORTATION DEMAND MANAGEMENT (TDM)
 THIS SITE PLAN FOR SUBDIVISION CONTAINS THREE DISTINCT LAND USES, SUI FOR C-1, SUI FOR P-2, AND SUI FOR M-1. TDM PROGRAMS ARE BEST USED FOR EMPLOYMENT CENTERS OR OFFICE AREAS. AS SUCH, THE FOLLOWING TDM PROGRAMS SHALL BE REQUIRED FOR THE SITE. THE UNSER/MCMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION.

BUILDING SETBACKS
 THE SETBACK REQUIREMENTS FOR BUILDINGS SERVE TO CREATE AN ENHANCED OPEN SPACE FOR PEDESTRIAN WALKWAYS AND ATTRACTIVE STREETSCAPES. THESE SETBACKS REQUIREMENTS ARE DESIGNED TO INTERNALIZE PARKING AND PROVIDE ACCESS ADVANTAGE TO THE STREETS.

PERIMETER WALLS AND SCREENING
 A SET OF DESIGN GUIDELINES, DESIGN MANUAL, FOR SUBDIVISION ACCESS AND PERIMETER WALLS, HAVE BEEN ADOPTED BY THE CITY OF ALBUQUERQUE PERTAINING TO ACCESS AND WALLS TO ENHANCE PUBLIC SAFETY AND IMPROVE THE VISUAL QUALITY OF THE STREETSCAPE. THESE GUIDELINES SHALL BE INCORPORATED INTO THIS DEVELOPMENT IN ORDER TO BETTER DEFINE SPACES, BE VISUALLY ATTRACTIVE, AND TO COMPLEMENT THE SITE AND SURROUNDING DEVELOPMENTS. THE INTENT OF THESE GUIDELINES IS TO PROVIDE SUPPLEMENTAL INPUT FOR SCREENING, SERVICE FUNCTIONS, AND SECURITY.

OFF-STREET PARKING
 THE FOLLOWING DESIGN CRITERIA SERVES TO MINIMIZE THE NEGATIVE IMPACT OF LARGE, EXPANSIVE PARKING AREAS THROUGH LANDSCAPING, SITE LOCATION AND ARRANGEMENT.

ARCHITECTURAL DESIGN
 THE ARCHITECTURAL STYLE SHALL NOT BE DESIGNATED BY THESE GUIDELINES. CLOSE ATTENTION SHOULD BE GIVEN TO PRESERVING AESTHETIC AMENITIES, LANDSCAPING AND BUILDING STYLES REFLECTING REGIONAL CHARACTERISTICS.

OFF-STREET PARKING
 BICYCLE PARKING SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE AS FOLLOWS: OFFICE AND COMMERCIAL AREAS SHALL PROVIDE 1 BICYCLE RACK PER 20 PARKING SPACES FOR MULTI-FAMILY, RESIDENTIAL AREAS SHALL PROVIDE 1 SPACE PER 2 DWELLING UNITS FOR THEIR RESIDENTS.

ARCHITECTURAL DESIGN
 BUILDING ELEMENTS, SUCH AS WINDOWS, DISPLAYS, AND ENTRANCES, IN THE COMMERCIAL AREA SHALL BE ORIENTED BOTH EXTERNALLY TO THE STREETSCAPE AND INTERNALLY TOWARDS PUBLIC AREAS. WINDOWS AT ENTRANCES MAY BE A COMBINATION OF SHOP WINDOWS OR VIEWING WINDOWS PLACED ON AVERAGE OF 30-FEET ON CENTER.

ARCHITECTURAL DESIGN
 BUILDINGS LOCATED IN THE COMMERCIAL/OFFICE PARCEL AND MULTI-FAMILY PARCEL SHALL BE ORIENTED TO FRONT ALONG MCMAHON BLVD AND STREET "X".

OFF-STREET PARKING
 BICYCLE PARKING SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE AS FOLLOWS: OFFICE AND COMMERCIAL AREAS SHALL PROVIDE 1 BICYCLE RACK PER 20 PARKING SPACES FOR MULTI-FAMILY, RESIDENTIAL AREAS SHALL PROVIDE 1 SPACE PER 2 DWELLING UNITS FOR THEIR RESIDENTS.

TRANSPORTATION DEMAND MANAGEMENT (TDM)
 THIS SITE PLAN FOR SUBDIVISION CONTAINS THREE DISTINCT LAND USES, SUI FOR C-1, SUI FOR P-2, AND SUI FOR M-1. TDM PROGRAMS ARE BEST USED FOR EMPLOYMENT CENTERS OR OFFICE AREAS. AS SUCH, THE FOLLOWING TDM PROGRAMS SHALL BE REQUIRED FOR THE SITE. THE UNSER/MCMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION.

BUILDING SETBACKS
 THE SETBACK REQUIREMENTS FOR BUILDINGS SERVE TO CREATE AN ENHANCED OPEN SPACE FOR PEDESTRIAN WALKWAYS AND ATTRACTIVE STREETSCAPES. THESE SETBACKS REQUIREMENTS ARE DESIGNED TO INTERNALIZE PARKING AND PROVIDE ACCESS ADVANTAGE TO THE STREETS.

PERIMETER WALLS AND SCREENING
 A SET OF DESIGN GUIDELINES, DESIGN MANUAL, FOR SUBDIVISION ACCESS AND PERIMETER WALLS, HAVE BEEN ADOPTED BY THE CITY OF ALBUQUERQUE PERTAINING TO ACCESS AND WALLS TO ENHANCE PUBLIC SAFETY AND IMPROVE THE VISUAL QUALITY OF THE STREETSCAPE. THESE GUIDELINES SHALL BE INCORPORATED INTO THIS DEVELOPMENT IN ORDER TO BETTER DEFINE SPACES, BE VISUALLY ATTRACTIVE, AND TO COMPLEMENT THE SITE AND SURROUNDING DEVELOPMENTS. THE INTENT OF THESE GUIDELINES IS TO PROVIDE SUPPLEMENTAL INPUT FOR SCREENING, SERVICE FUNCTIONS, AND SECURITY.

OFF-STREET PARKING
 THE FOLLOWING DESIGN CRITERIA SERVES TO MINIMIZE THE NEGATIVE IMPACT OF LARGE, EXPANSIVE PARKING AREAS THROUGH LANDSCAPING, SITE LOCATION AND ARRANGEMENT.

ARCHITECTURAL DESIGN
 THE ARCHITECTURAL STYLE SHALL NOT BE DESIGNATED BY THESE GUIDELINES. CLOSE ATTENTION SHOULD BE GIVEN TO PRESERVING AESTHETIC AMENITIES, LANDSCAPING AND BUILDING STYLES REFLECTING REGIONAL CHARACTERISTICS.

OFF-STREET PARKING
 BICYCLE PARKING SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE AS FOLLOWS: OFFICE AND COMMERCIAL AREAS SHALL PROVIDE 1 BICYCLE RACK PER 20 PARKING SPACES FOR MULTI-FAMILY, RESIDENTIAL AREAS SHALL PROVIDE 1 SPACE PER 2 DWELLING UNITS FOR THEIR RESIDENTS.

TRANSPORTATION DEMAND MANAGEMENT (TDM)
 THIS SITE PLAN FOR SUBDIVISION CONTAINS THREE DISTINCT LAND USES, SUI FOR C-1, SUI FOR P-2, AND SUI FOR M-1. TDM PROGRAMS ARE BEST USED FOR EMPLOYMENT CENTERS OR OFFICE AREAS. AS SUCH, THE FOLLOWING TDM PROGRAMS SHALL BE REQUIRED FOR THE SITE. THE UNSER/MCMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION.

BUILDING SETBACKS
 THE SETBACK REQUIREMENTS FOR BUILDINGS SERVE TO CREATE AN ENHANCED OPEN SPACE FOR PEDESTRIAN WALKWAYS AND ATTRACTIVE STREETSCAPES. THESE SETBACKS REQUIREMENTS ARE DESIGNED TO INTERNALIZE PARKING AND PROVIDE ACCESS ADVANTAGE TO THE STREETS.

PERIMETER WALLS AND SCREENING
 A SET OF DESIGN GUIDELINES, DESIGN MANUAL, FOR SUBDIVISION ACCESS AND PERIMETER WALLS, HAVE BEEN ADOPTED BY THE CITY OF ALBUQUERQUE PERTAINING TO ACCESS AND WALLS TO ENHANCE PUBLIC SAFETY AND IMPROVE THE VISUAL QUALITY OF THE STREETSCAPE. THESE GUIDELINES SHALL BE INCORPORATED INTO THIS DEVELOPMENT IN ORDER TO BETTER DEFINE SPACES, BE VISUALLY ATTRACTIVE, AND TO COMPLEMENT THE SITE AND SURROUNDING DEVELOPMENTS. THE INTENT OF THESE GUIDELINES IS TO PROVIDE SUPPLEMENTAL INPUT FOR SCREENING, SERVICE FUNCTIONS, AND SECURITY.

OFF-STREET PARKING
 BICYCLE PARKING SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE AS FOLLOWS: OFFICE AND COMMERCIAL AREAS SHALL PROVIDE 1 BICYCLE RACK PER 20 PARKING SPACES FOR MULTI-FAMILY, RESIDENTIAL AREAS SHALL PROVIDE 1 SPACE PER 2 DWELLING UNITS FOR THEIR RESIDENTS.

TRANSPORTATION DEMAND MANAGEMENT (TDM)
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OFF-STREET PARKING
 THE FOLLOWING DESIGN CRITERIA SERVES TO MINIMIZE THE NEGATIVE IMPACT OF LARGE, EXPANSIVE PARKING AREAS THROUGH LANDSCAPING, SITE LOCATION AND ARRANGEMENT.

ARCHITECTURAL DESIGN
 THE ARCHITECTURAL STYLE SHALL NOT BE DESIGNATED BY THESE GUIDELINES. CLOSE ATTENTION SHOULD BE GIVEN TO PRESERVING AESTHETIC AMENITIES, LANDSCAPING AND BUILDING STYLES REFLECTING REGIONAL CHARACTERISTICS.

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UNSER/MCMAHON ADJACENT AREA (FINELAND)

Design Guidelines

DATE: 11/15/99
 SCALE: AS SHOWN
 DRAWN: J.T.S.
 CHECKED: C.S.C.
 108 707 448-01-010
 LINDA R. NUNO
 COMMUNITY SCIENCES CORPORATION
 2000 UNIVERSITY AVENUE, SUITE 200
 ALBUQUERQUE, NM 87102

REVISIONS

NO.	DATE	DESCRIPTION
1	3/1/00	ADDITIONAL GUIDELINES

PROJECT: UNSER/MCMAHON ADJACENT AREA (FINELAND)

SHEET 2 OF 3

RAK # _____ PAGE # _____
 LOT # _____

LANDSCAPING GUIDELINES

THE OVERALL LANDSCAPE CONCEPT WILL UNIFY THE SITE INTO A SERIES OF OUTDOOR PLACES WHERE PEOPLE CAN LIVE, WORK, AND RELAX. LANDSCAPING INCLUDES AN UNDERSTANDING OF THE RELATIONSHIP OF THE SITE LOCAL, EXISTING SITE CONDITIONS, THE DESIRED USES, AND THE LOCAL POLICES GOVERNING BUILDING AND LANDSCAPE. GUIDELINES ARE USED AS A BASIS FOR THE CITY REQUIREMENTS FOUND IN THE WATER CONSERVATION LANDSCAPING REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE. LANDSCAPE ELEMENTS SHALL BE USED TO REINFORCE THE STREETScape.

A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE DESIGNED AS PART OF THE LANDSCAPING FOR EACH PROJECT. THE SYSTEM SHALL BE DESIGNED TO AVOID OVERSPRINKING WALLS, BUILDINGS, FENCES, ETC.

SITE AMENITIES, SUCH AS STREET FURNITURE, LIGHTING, BOLLARDS, AND GRAPHIC PILLONS SHALL BE PART OF THE PLAN AND SHALL BE COMPATIBLE WITH THE ARCHITECTURAL AND LANDSCAPE TREATMENT OF THE PROJECT.

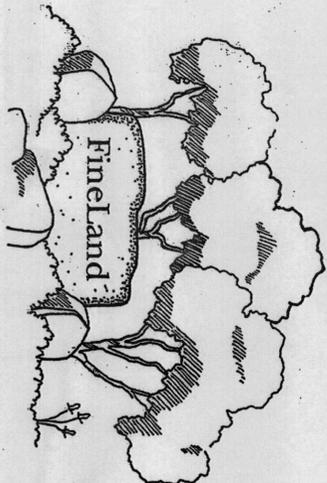
LANDSCAPE DESIGN ALONG THE RIGHT-OF-WAY SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT.

LANDSCAPE PLANS MUST COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION ORDINANCE AND FOLLER ORDINANCE.

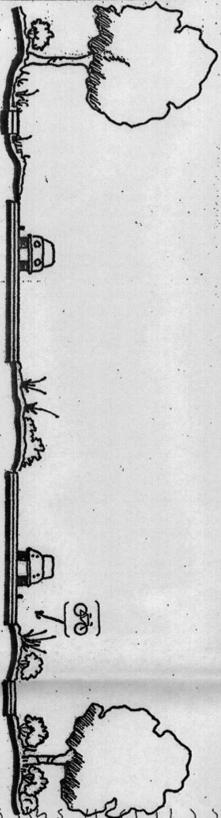
LANDSCAPING AT THIS SITE WILL INCORPORATE THE STANDARDS FOUND IN THE UNSERVICED VILLAGE CENTER NORTH PLAN, WHERE APPLICABLE.

LIVE PLANT MATERIALS SHALL COVER A MINIMUM OF 75 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.

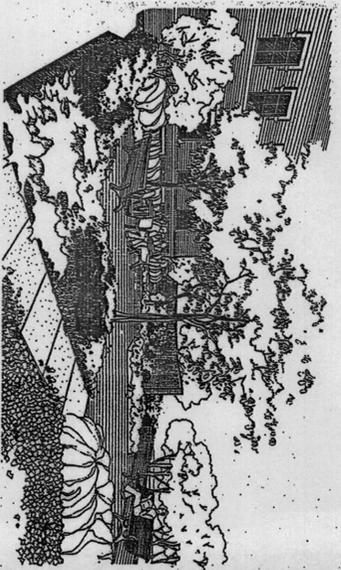


ENTRANCE SIGNAGE AND LANDSCAPE

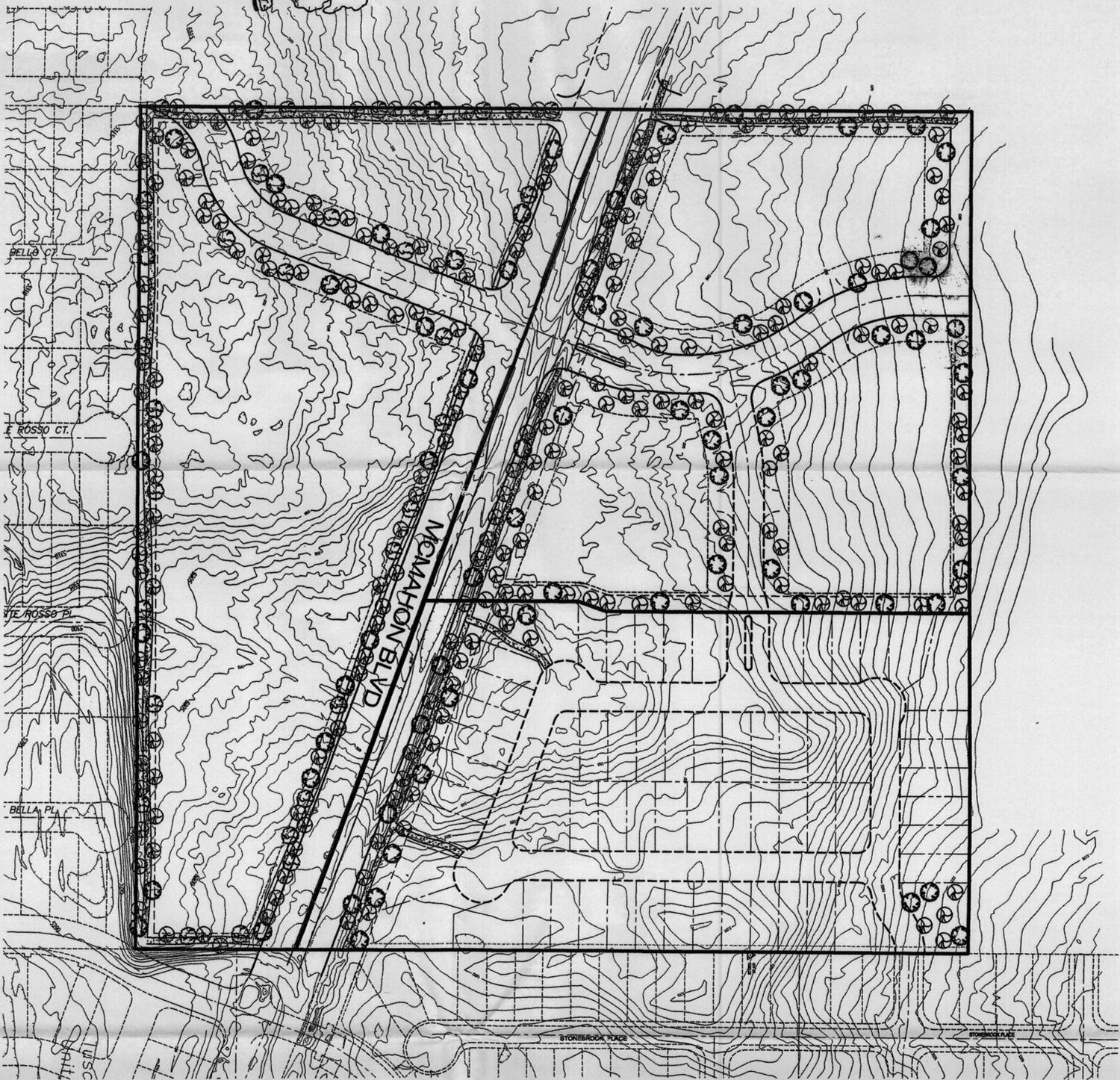


CONCEPTUAL MCMAHON CROSS-SECTION

DECIDUOUS TREES BUFFERING MULTI-FAMILY SITE, 6' MEANDERING SIDEWALK, 6' BUFFER, CURB & GUTTER, 6' MARKED BICYCLE LANE WITH 2 TRAFFIC LANES, RAISED MEDIAN/TURN LANE, 2 LANES FOR TRAFFIC WITH 6' BICYCLE LANE, CURB & GUTTER, 5' BUFFER, 10' MEANDERING TRAIL WITH ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES, STREET TREES ALONG MCMAHON 25 ON CENTER.



PATIO/COURTYARD WITHIN COMMERCIAL AREA



THE FOLLOWING PLANT PALETTE SHOULD BE CONSIDERED AS A GUIDE FOR THIS PROJECT. HOWEVER, CITY ORDINANCES SHALL APPLY TO CONDITIONS EXIST WITH THESE RECOMMENDED LANDSCAPING MATERIALS.

LARGE DECIDUOUS TREES

- SCIENTIFIC NAME: FRAXINUS VELUTINA
- COMMON NAME: RIO GRANDE/FAN TREE, "MODESTO" ASH
- SCIENTIFIC NAME: GLEDITSIA TRIACANTHOS NERANS
- COMMON NAME: HONEY LOCUST
- SCIENTIFIC NAME: ROMEX X AMBROSA
- COMMON NAME: "MOMO" "STRATLE ROBE" LOCUST

SMALL DECIDUOUS TREES

- SCIENTIFIC NAME: ALBIZIA, AL. BERGESSI, ROSA
- COMMON NAME: MINOUSA
- SCIENTIFIC NAME: CHILOPSIS X COXTALPA
- COMMON NAME: CHERRY BLOSSOM
- SCIENTIFIC NAME: VITIS AGAUE-CASTIS
- COMMON NAME: NEW MEXICO OLIVE
- SCIENTIFIC NAME: VITIS AGAUE-CASTIS
- COMMON NAME: CHASTE TREE

EVERGREEN TREES

- SCIENTIFIC NAME: CEROCAPIRUS LEDICOLLIS
- COMMON NAME: CHIRLEAF MOUNTAIN MAHOGANY
- SCIENTIFIC NAME: PINUS EDULIS
- COMMON NAME: PINON PINE
- SCIENTIFIC NAME: PINUS NIGRA
- COMMON NAME: AUSTRALIAN PINE

DECIDUOUS SHRUBS

- SCIENTIFIC NAME: AMORPHIA FRUTICOSA
- COMMON NAME: FALSE INDIGO
- SCIENTIFIC NAME: BERBERIS THUNBERGII
- COMMON NAME: JAPANESE BARBERRY
- SCIENTIFIC NAME: BUDDLEIA DAVIDII "NANO"
- COMMON NAME: DWARF BUTTERFLYBUSH
- SCIENTIFIC NAME: CERCALPHINA GILLESII
- COMMON NAME: BIRD OF PARADISE
- SCIENTIFIC NAME: CHRYSOTHAMNUS NAUSEOSUS
- COMMON NAME: CHAMISA
- SCIENTIFIC NAME: POTENTILLA FRUTICOSA
- COMMON NAME: SHRUBBY CONQUEIFOLI
- SCIENTIFIC NAME: ROSA WOODSI
- COMMON NAME: WOODS ROSE

EVERGREEN SHRUBS

- SCIENTIFIC NAME: ARTEMISIA FILIFOLIA
- COMMON NAME: THEADLEAF OR SAND SAGE
- SCIENTIFIC NAME: COTONEASTER SPP
- COMMON NAME: COTONEASTER SPECIES
- SCIENTIFIC NAME: COMARNA MEXICANA
- COMMON NAME: OLIVEROSE
- SCIENTIFIC NAME: DASYSTRON WHEELERI
- COMMON NAME: SOTOL
- SCIENTIFIC NAME: EASTONIA JAVANA
- COMMON NAME: SPIDER PLANT
- SCIENTIFIC NAME: HESPERALOE PARVIFLORA
- COMMON NAME: RED YUCCA
- SCIENTIFIC NAME: NOLINA SPP
- COMMON NAME: BEARGRASS SPECIES

GROUND COVERS

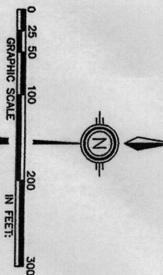
- SCIENTIFIC NAME: ARTEMISIA FRIGIDA
- COMMON NAME: FRINGED SAGE
- SCIENTIFIC NAME: COTONEASTER DAMMERI
- COMMON NAME: BEARBERRY COTONEASTER
- SCIENTIFIC NAME: OENOTHERA SPP
- COMMON NAME: EVENING PRIMROSE SPECIES

VINES

- SCIENTIFIC NAME: LONGERA JAPONICA SPP
- COMMON NAME: HONERSUOGE SPECIES
- SCIENTIFIC NAME: POLYSONM AUSTRALI
- COMMON NAME: SILVER LOCUSTINE

GRASSES

- SCIENTIFIC NAME: BOUTELOUA GRAECULIS
- COMMON NAME: BLUE GRAMA
- SCIENTIFIC NAME: BOUTELOUA CURPANII
- COMMON NAME: BUFFALOGRASS
- SCIENTIFIC NAME: BOUTELOUA CURPANII
- COMMON NAME: TALL FESCUE
- SCIENTIFIC NAME: PENNSETUM SETACEUM
- COMMON NAME: FOUNTAIN GRASS VARIETIES



DATE	11/15/99
SCALE	As Shown
DESIGNED BY	LTS
DRAWN BY	C.S.C.
DATE	4-8-01-01
PROJECT NO.	448-01-01
LAND PLANNING	DESIGNING
COMMUNITY SCIENCES CORPORATION	CORRALES, NM 87008

UNSER/MCMAHON ADJACENT AREA (FINELAND)
ILLUSTRATIVE LANDSCAPE PLAN

community sciences corporation
 3 of 3
 SHEET

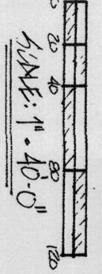
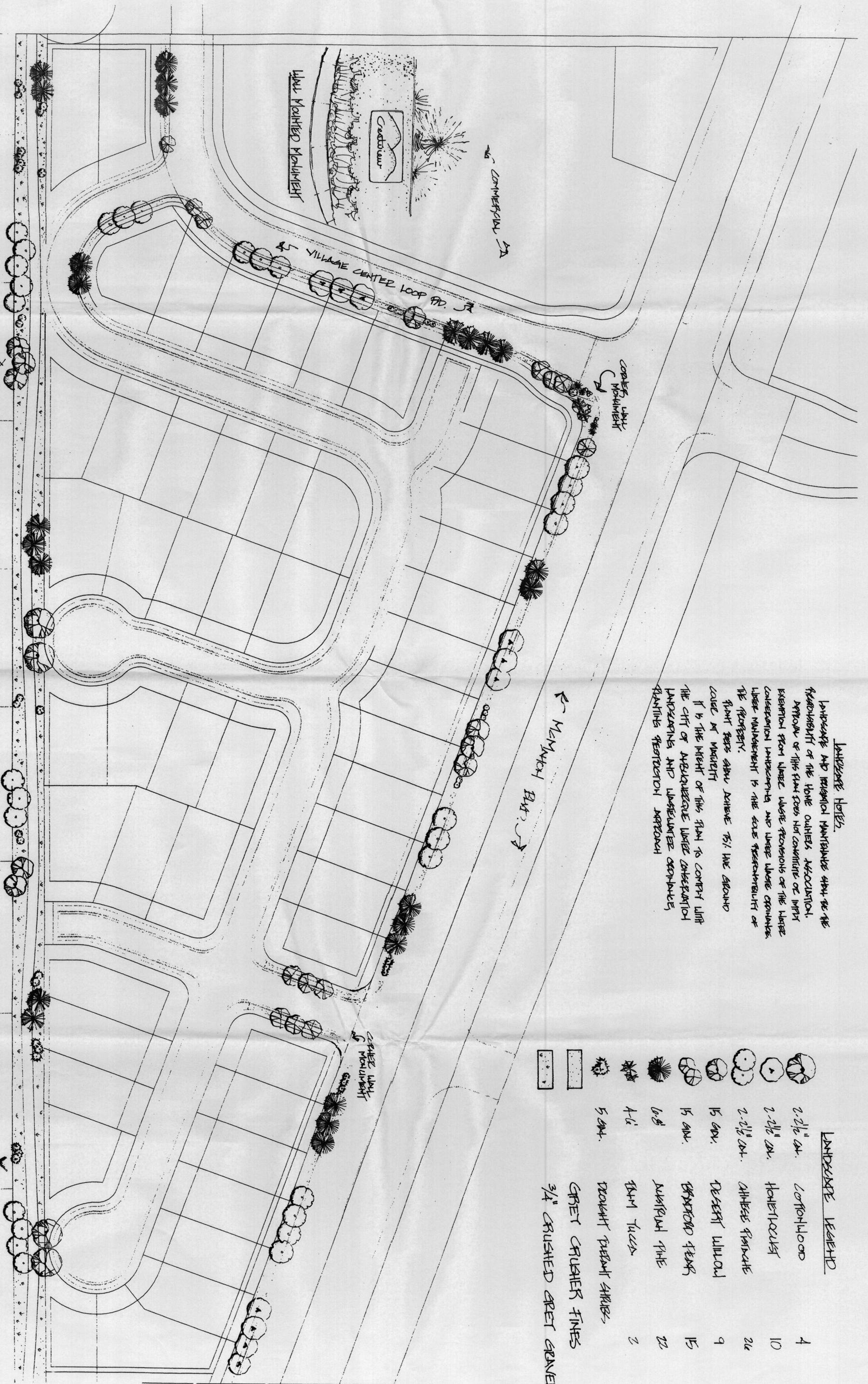
LANDSCAPE NOTES

LANDSCAPE AND REGIONAL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. APPROX. 5% OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WASTE WARE PROVISIONS OF THE WASTE COLLECTION MAINTENANCE AND WASTE WARE ORDINANCE. WASTE MAINTENANCE IS THE SOLE RESPONSIBILITY OF THE PROPERTY.

PLANT SPECIES ABOVE DENOTE 75% WARE GROUND COVER AT MATURETY

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ARIZONA'S WASTE COLLECTION MAINTENANCE AND WASTE WARE ORDINANCE, QUANTITIES RESPECTED APPROX.

LANDSCAPE LEGEND	
	2-2 1/2" ar. cottohlood 4
	2-2 1/2" ar. holletoculif 10
	2-2 1/2" ar. adheese frinkate 26
	15 gaw. desert willow 9
	15 gaw. broadford pear 15
	6-8' australian pine 22
	4-6' palm trees 2
	5 gaw. drought resistant shrubs
	3/4" CRUSHED GREY FINES
	3/4" CRUSHED GREY GRAVEL



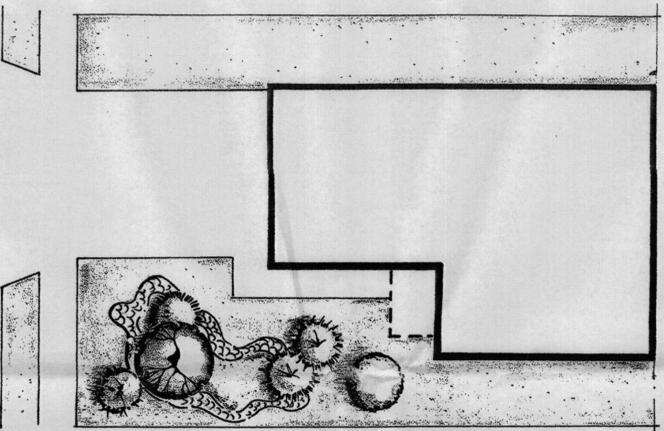
KB HOME
CRESTVIEW SUBDIV

Michael Associates LLC
3000 CAPITAL BLVD STE 219
MESA, AZ 85205
(602) 950-0071

PACKAGE 'A'

- 1-5 GAL. DROUGHT TOLERANT TREE OR YUCCA
- 5-5 GAL. DROUGHT TOLERANT SHRUBS
- COBBLE STONE ACCENT
- 7/8" SANTA FE BROWN GRAVEL/FILTER FABRIC (MAX 200 Φ)
- 3/4" CR. GRAY GRAVEL/FILTER FABRIC

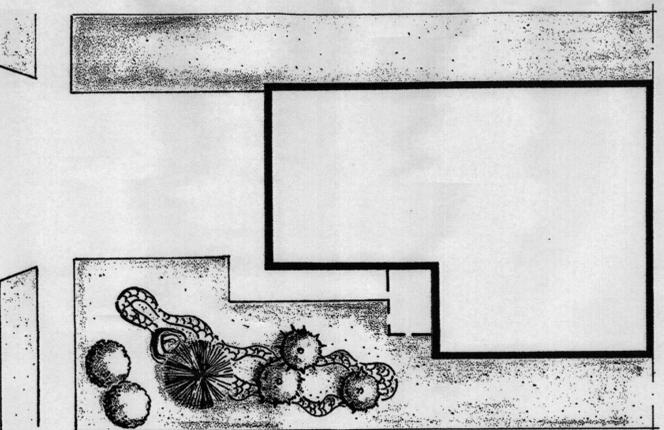
OPTIONS : A: MANUAL IRRIGATION
B: AUTOMATIC IRRIGATION



PACKAGE 'B'

- 1-5 GAL. DROUGHT TOLERANT TREE OR YUCCA
- 5-5 GAL. DROUGHT TOLERANT SHRUBS
- 1 BOULDER
- COBBLE STONE ACCENT
- 7/8" SANTA FE BROWN GRAVEL/FILTER FABRIC (MAX 100 Φ)
- 3/4" CR. GRAY GRAVEL/FILTER FABRIC

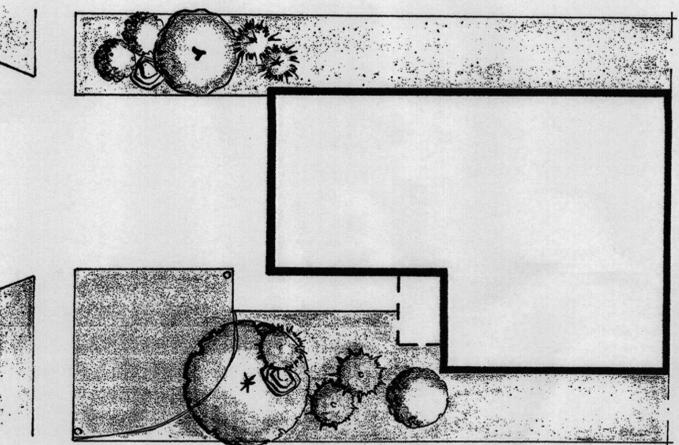
OPTIONS : A: MANUAL IRRIGATION
B: AUTOMATIC IRRIGATION



PACKAGE 'C'

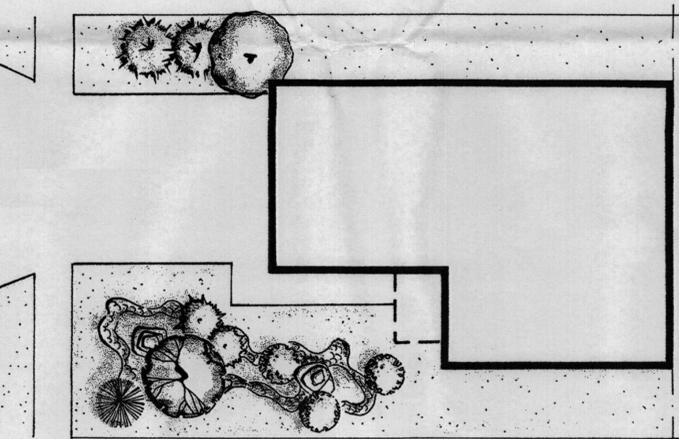
- 2-15 GAL. TREE
- 8-15 GAL. SHRUBS
- 2 BOULDERS
- STEEL EDGE
- 3/4" CR. GRAY GRAVEL/FILTER FABRIC
- SOD LAWN (NOT TO EXCEED LOCAL ORDINANCE)
- MANUAL IRRIGATION / AUTOMATIC IRRIGATION - OPTIONAL

OPTIONAL

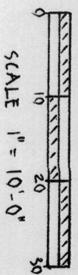


PACKAGE 'D'

- 2-15 GAL. TREES
- 8-5 GAL. SHRUBS
- 2 BOULDERS
- COBBLE STONE ACCENT
- GRAY CRUSHER FINES (MAX 150 Φ)
- MANUAL IRRIGATION/AUTOMATIC IRRIGATION - OPTIONAL
- 7/8" SANTA FE BROWN GRAVEL/FILTER FABRIC (MAX 200 Φ)



STANDARD LANDSCAPE PACKAGES



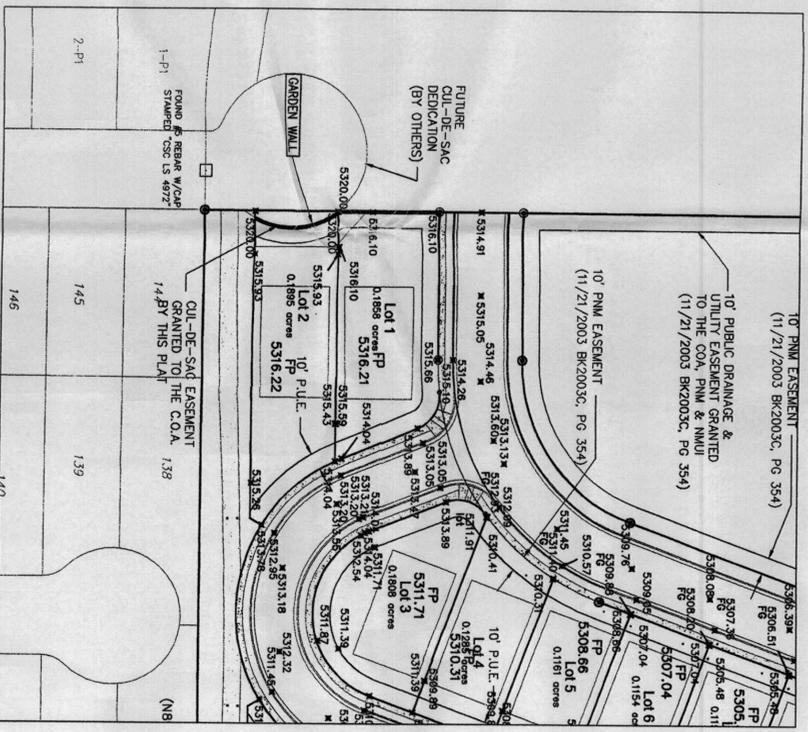
SCALE 1" = 10'-0"



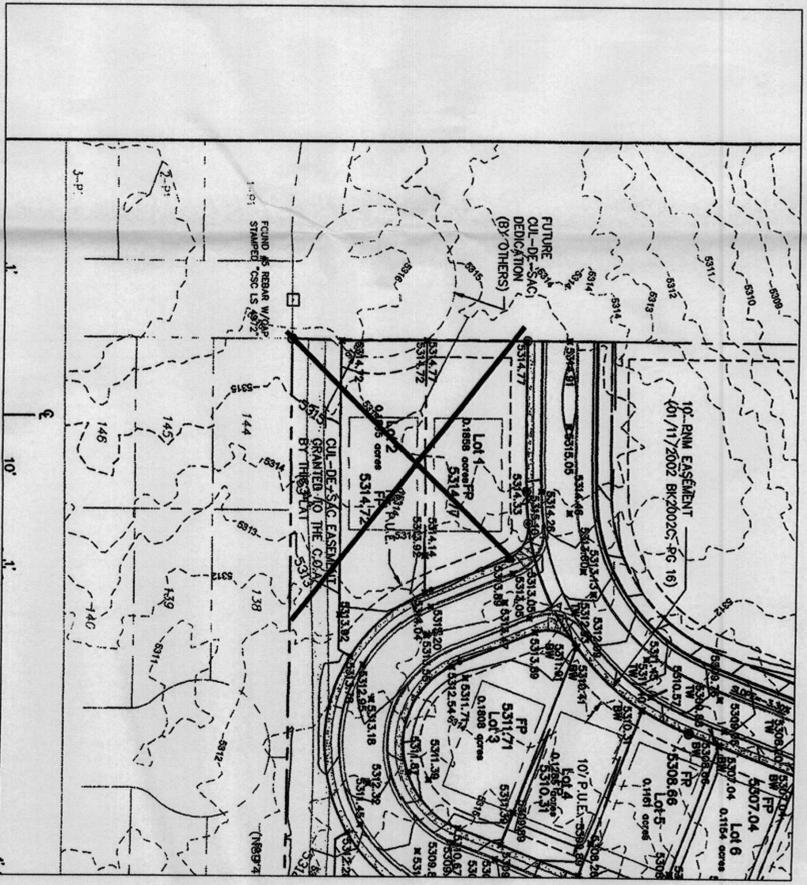
K5 HOME
CRESTVIEW SUBDIVISION



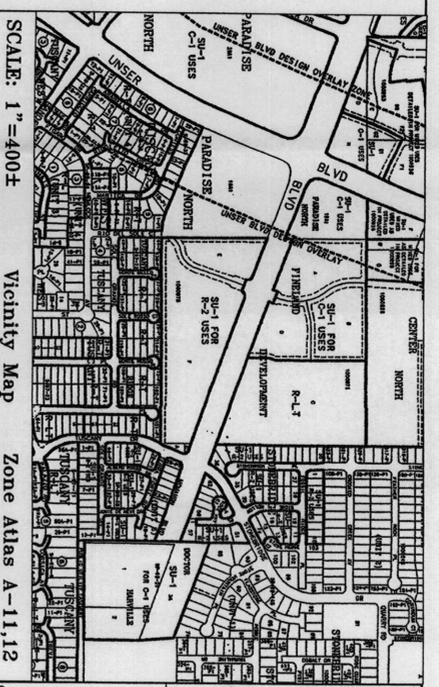
MITCHELL ASSO. CLARET, L.L.C.
3200 CARLISLE HE 5TH FL. 219
ABQ, NM (505) 850-6091



REVERSED DRAINAGE PLAN DETAIL, LOTS 1 AND 2
1" = 50'

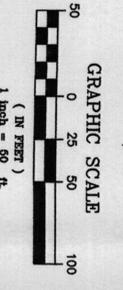


APPROVED (11/12/03) DRAINAGE PLAN DETAIL, LOTS 1 AND 2
1" = 50'



LEGAL DESCRIPTION:
PART OF THE BLANK LAND PLAT, REBAND AND REDESIGNMENT, AS THE SAME IS SHOWN, AND REDESIGNED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON 01/11/2002, 2003 IN VOLUME 2002C, PAGE 18.

- LEGEND**
- PROPOSED SPOT ELEVATION
 - 03.0 EXISTING SPOT ELEVATION (GRND & TO)
 - PROPOSED CONCRETE VALLEY GUTTER
 - PROPOSED CURB & GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - PROPOSED MANHOLE
 - 30" SD — EXISTING STORM DRAIN
 - 30" SD — PROPOSED STORM DRAIN
 - PROPOSED STORM SEWER CATCH BASIN
 - BOUNDARY LINE
 - BASIN BOUNDARY
 - RETAINING WALL



Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048
JOB NO.: N627-02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
CRESTVIEW SUBDIVISION
ULTIMATE GRADING AND DRAINAGE PLAN-REVISIONS

Design Review Committee City Engineer Approval
Mr. /Day/7/ Mr. /Day/7/

City Project No. 726781
Zone Map No. A-11,12
Sheet 6 of 12

NO.	DATE	REVISIONS	BY
		DESIGN	
	12\2003		REH
	12\2003		MVH
	12\2003		WHN

ENGINEER'S SEAL
WALTER H. MICKERSON JR.
NEW MEXICO
4481
REGISTERED PROFESSIONAL ENGINEER

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS	
ACS STATION "SANDBERN"	
NAD 1927 NMSP C	
X=361854.29 Y=1534209.29	
NAD 1983 NMSP C CORPSCON	
X=1502101.6571 Y=1534274.4482	
CONVERGENCE 16' 01.4" (1:83)	
COMB SCALE FACTOR = 0.99366079	
ELEV. (NAVD 1929) 5456.92 (2ND ORD.)	

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK DONE BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD INFORMATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	