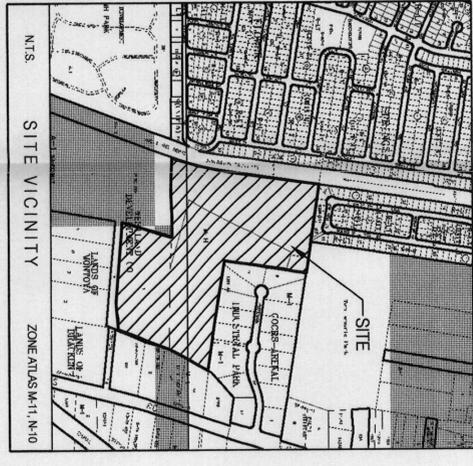
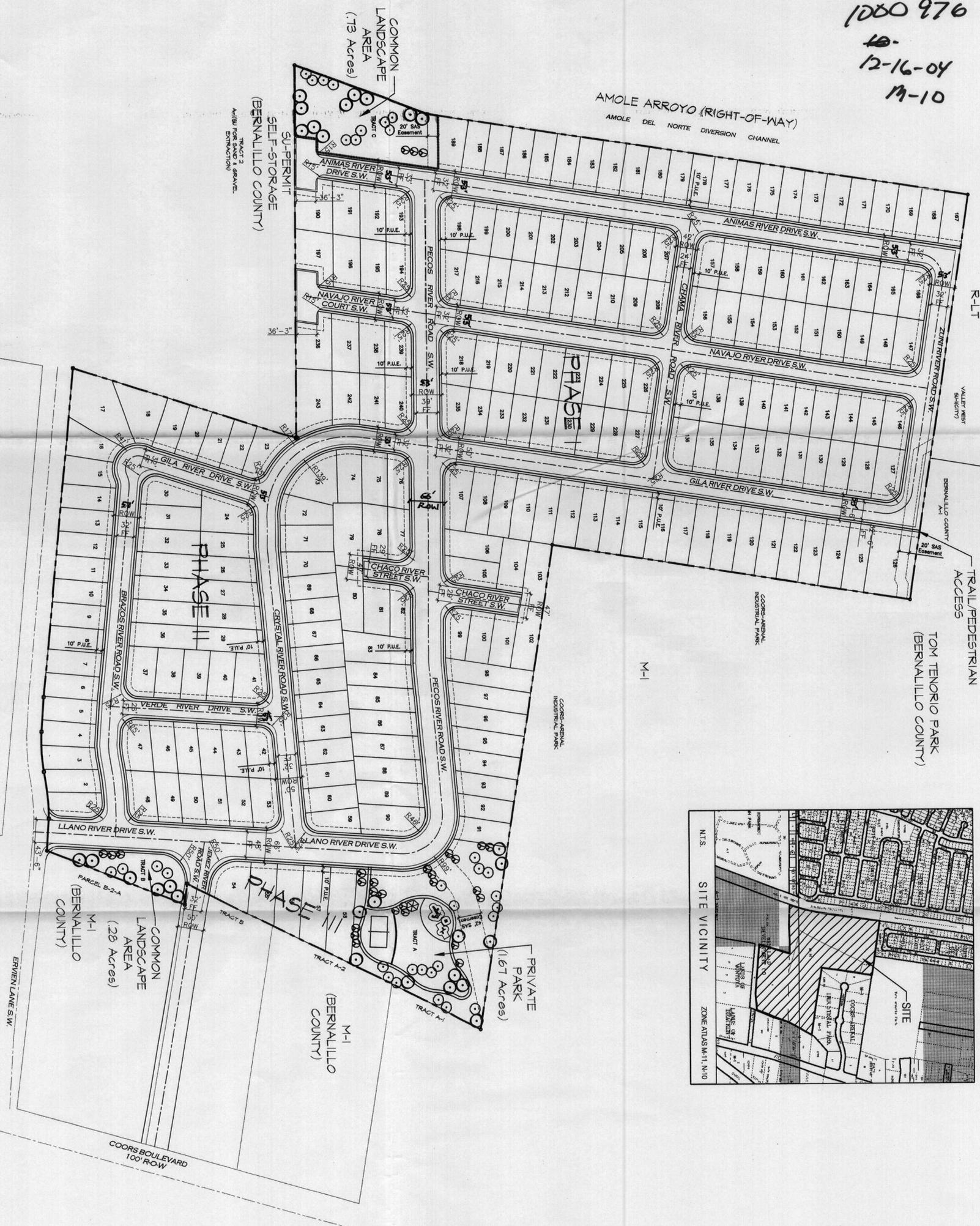


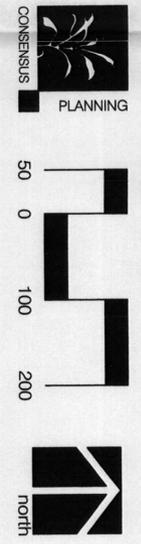
1000 970
10-12-16-04
19-10



DEVELOPMENT WITHIN A LANDFILL BUFFER:
The subject property is located on and near two former landfills. Due to its location, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

Open Space Requirements

SU-1 in Developing Urban requires 2,400 square feet per dwelling unit.	290 square feet
Average Lot Size: 4,550 square feet	Total Open Space Shortage 61,500 square feet
Average Building Footprint: 2,000 square feet	Common Open Space Provided 116,744 square feet
Driveway: 400 square feet	Surplus Open Space 55,244 square feet
Open Space Provided per Lot: 2,150 square feet	



REQUIRED INFORMATION
THE SITE: This site consists of Tracts 1 and 2, Lands of Westland Development, Inc. located in SW Albuquerque, totaling approximately 40.9 acres.

PROPOSED USE: The zoning is SU-1 PRD. The proposed use for this site is a residential subdivision for 243 Single-Family detached homes and a private park.

PEDESTRIAN AND INGRESS AND EGRESS:
Pedestrians shall access the neighborhood from Coors Blvd. via dedicated right-of-way that will serve as the primary pedestrian entrance. Pedestrian access (privatized) will also be provided from this neighborhood to Tom Tenorio Park along the northern site boundary. Pedestrian access will also be possible to Arenal Blvd. via Tom Tenorio Park.

VEHICULAR INGRESS AND EGRESS:
Vehicles shall have access to this neighborhood from Coors Blvd. via Erviken Lane and Jemez River Road, a dedicated and improved roadway.

ARCHITECTURAL DESIGN STANDARDS:

- Structures shall have a stucco exterior. Wood may be used as an accent feature.
- Stucco color shall be shades of beige, browns, yellow ocre, and grey greens.
- Accent features such as entries, window trim, fascias, and other traditional southwestern features may be painted white, green, red, blue, or brown.
- Roof material may include asphalt shingles, and concrete or clay tiles. Flat roofs may be permitted with a parapet.
- Roof penetrations shall be painted to match the stucco color on flat-roofed units.
- Garages shall have varying door patterns, and shall be staggered or recessed a minimum of 8 inches from the front wall plane.
- Side loading garages shall be permitted as lot widths allow.
- Mechanical units shall be ground mounted. In cases where mechanical units must be roof-mounted they shall be located to minimize their visibility from public rights-of-way. Wall mounted mechanical units are prohibited.
- A variety of architectural styles shall be provided.

SITE DEVELOPMENT STANDARDS:

- Building height and setbacks shall be in conformance with the R-LT zoning district.
- The number of units within this development shall not exceed 252 single family detached homes.
- The minimum lot size within this development shall be 4,000 square feet. The neighborhood will include two distinct lot sizes: 43 x 97 and 50 x 97.
- A minimum of three community amenities shall be provided within the community park space, including but not limited to a shade structure, basketball court, sand volleyball court, and a play structure.
- Tracts A, B, C, and the pedestrian connection adjacent to lot 126 shall be maintained by the Home Owner's Association.
- Each lot/home shall have a storage area for residential automated cars and they shall not be visible from the street.
- This project will be developed in 3 phases as identified herein.

PROJECT NUMBER: 1000976
Application Number: 07009-70107

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) 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 construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date	7/24/07
Utilities Development, Arcsura	Date	7/25/07
Christine Sandoval Parks and Recreation Department	Date	7/25/07
Bradley S. Byrnes City Engineer	Date	7/25/07
Randa Moten Environmental Health Department (conditional)	Date	7/25/07
CM 715107 DHB Chairperson, Planning Department	Date	7/24/07

RIVERSIDE WEST ESTATES

Prepared for:
Gilbert J. Lovato
3738 Arno NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

ABC Engineering Inc.
6739 Academy Rd. NE
Albuquerque, NM 87109

July 24, 2007

Sheet 1 of 2

**SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION**

THE SITE: The site consists of 4 parcels located in SW Albuquerque, totaling approximately 40 acres. Tract 1, Westland Development Company Subdivision, an unplatted land in Bernalillo County, containing approximately 10 acres.

PROPOSED USE: The existing zoning on the site is M-1, the proposed zoning is SU-1 PRD. The proposed use for this site is a residential subdivision for 250 Single-Family detached homes and a private park.

PEDESTRIAN AND INGRESS AND EGRESS:

Pedestrians shall access the neighborhood from Coors Blvd. via dedicated right-of-way that will serve as the primary pedestrian entrance. Pedestrian access (private/gated) will also be provided from this neighborhood to Tom Tenorio Park along the northern site boundary. Pedestrian access will also be possible to Arenal Blvd. via Tom Tenorio Park.

VEHICULAR INGRESS AND EGRESS:

Vehicles shall have access to this neighborhood from Coors Blvd. via a dedicated and improved roadway.

ARCHITECTURAL DESIGN STANDARDS:

1. Structures shall have a stucco exterior. Wood may be used as an accent feature.
2. Stucco color shall be shades of beige, browns, yellow ochre and grey greens.
3. Accent features such as entries, window trim, fascias, and other traditional southwestern features may be painted white, green, red, blue, or brown.
4. Roof material may include asphalt shingles, and concrete or clay tiles. Flat roofs may be permitted with a parapet.
5. Roof penetrations shall be painted to match the stucco color on flat-roofed units.
6. Garages should have varying door patterns, and should be staggered or recessed a minimum of 8 inches from the front wall plane.
7. Side loading garages shall be permitted as lot widths allow.
8. Mechanical units should be ground mounted. In cases where mechanical units must be roof-mounted they shall be located to minimize their visibility from public rights-of-way. Wall mounted mechanical units are prohibited.

SITE DEVELOPMENT STANDARDS:

1. Building height and setbacks shall be in conformance with the R-LT zoning district.
2. Roll-overs shall be prohibited within the development.
3. The number of units within this development shall not exceed 250 single family detached homes.
4. The minimum lot size within this development shall be 4,000 square feet. The neighborhood will include two distinct lot sizes: 43'x97' and 50'x97'.
5. A minimum of three community amenities shall be provided within the community park space, including but not limited to a shade structure, basketball court, sand volleyball court, and a play structure.
6. Each lot/home shall have a storage area for residential automated cars and they shall not be visible from the street.

PROJECT NUMBER: _____
Application Number: _____

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

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

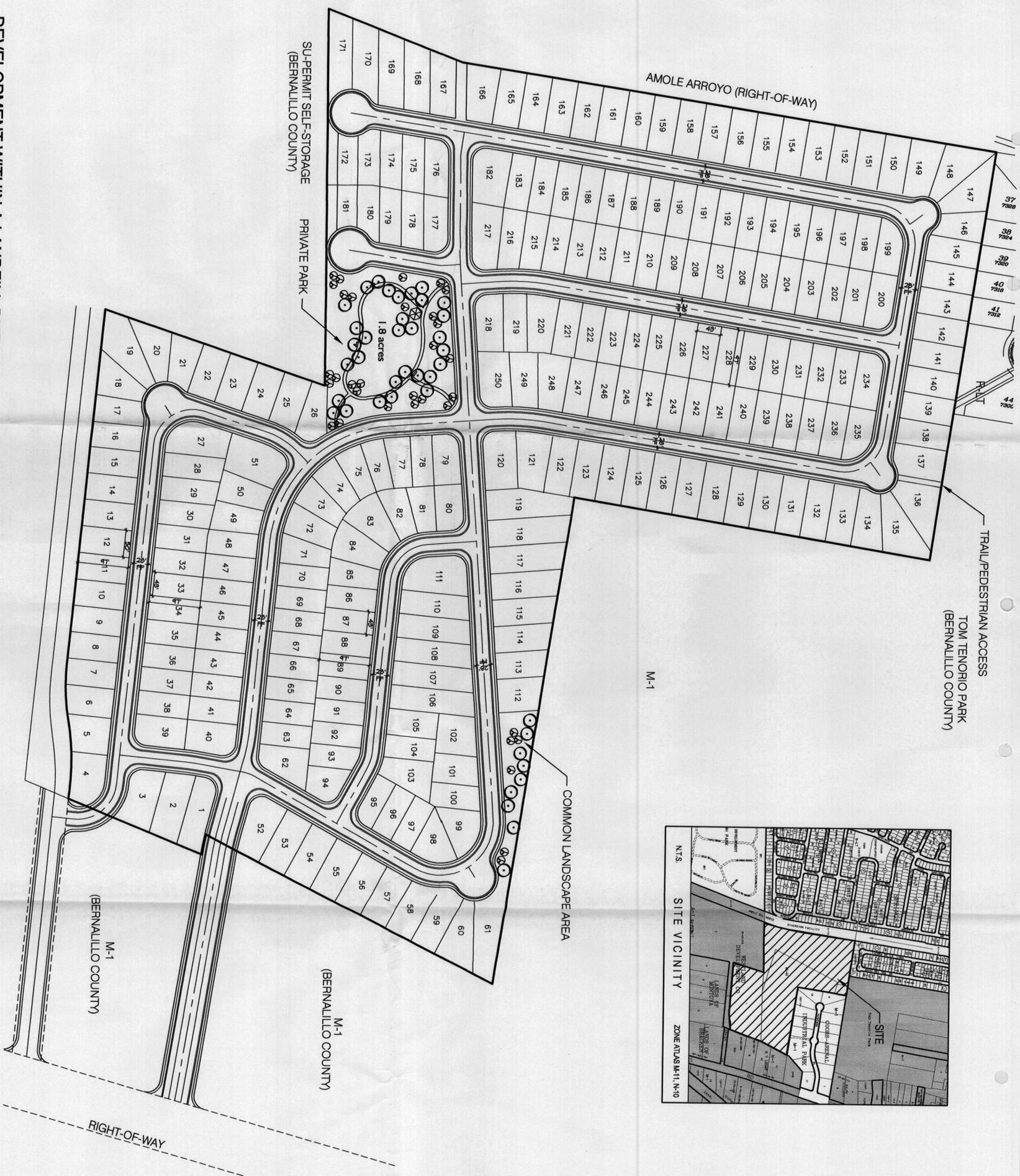
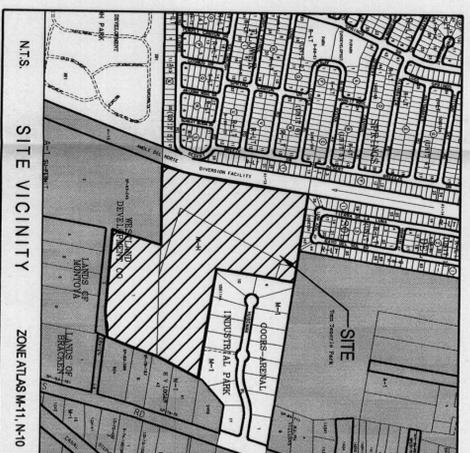
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
DRB Chairperson, Planning Department	Date

Lovato Subdivision

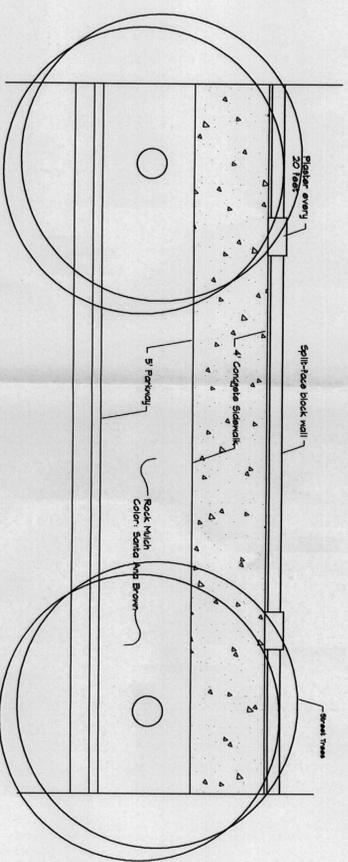
Prepared by:
Gilbert J. Lovato
3738 Arno NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

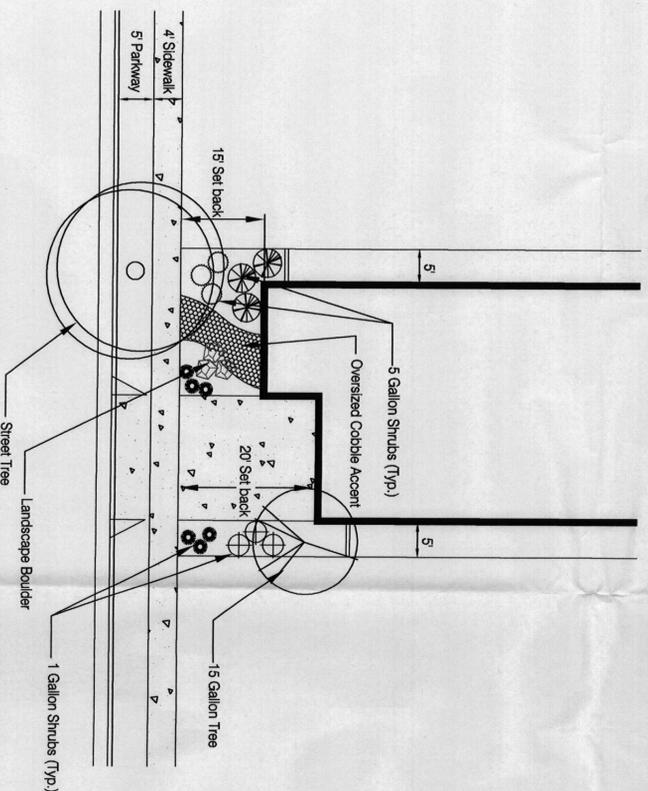


DEVELOPMENT WITHIN A LANDFILL BUFFER:

The subject property is located on and near two former landfills. Due to its location, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.



PLAN VIEW - TYPICAL STREET EDGE
1" = 40'



FRONT YARD LANDSCAPE DETAIL
1" = 20'

PLANT PALETTE
SYMBOL COMMON NAME WATER USE

SYMBOL	COMMON NAME	WATER USE
(Circle with dot)	Ash Species	Medium
(Circle with horizontal line)	Linden Species	Medium
(Circle with vertical line)	Flowering Pear	Medium+
(Circle with diagonal line)	Purple Robe Locust	Medium
(Circle with cross)	Golden Raintree	Medium
(Circle with asterisk)	Pistache	Medium
(Circle with triangle)	Rosemary	Medium
(Circle with square)	Potentilla	Low+
(Circle with diamond)	Artemesia Species	Low+
(Circle with circle)	Charnisa	Low
(Circle with plus)	Apache Plume	Low
(Circle with x)	Red Yucca	Low
(Circle with asterisk)	Cottonreaster Species	Medium
(Circle with triangle)	Cherry Sage	Low
(Circle with square)	Russian Sage	Medium
(Circle with diamond)	Caryopteris	Medium
(Circle with circle)	Yucca Species	Low
(Circle with x)	Three-leaf Sumac	Low+

Ground Covers and Vines (1 & 5 gallon)
Trumpet Vine, Carolina Jessamine, Rosemary, Honeysuckle, Wisteria, Virginia Creeper

IRRIGATION SYSTEM

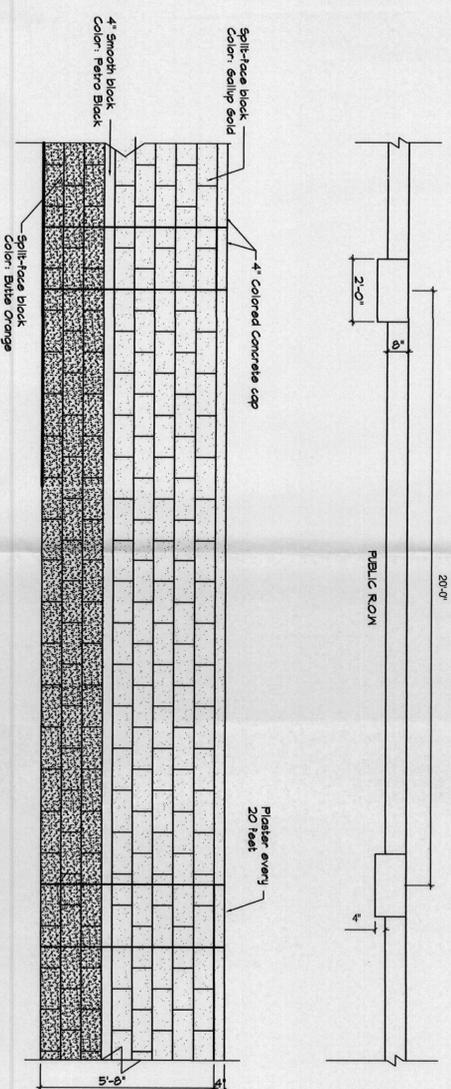
Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover areas. A separate water meter is included in the Infrastructure List for the Common Areas.

MAINTENANCE RESPONSIBILITY

All planting areas will be maintained in a living, attractive, and weed free condition. All common landscape areas shall be maintained by the Homeowners Association.

NOTES:

1. Landscape plan will adhere to City requirements for clear sight triangles.



TYPICAL WALL ELEVATION DETAIL
1" = 30'

MINIMUM FRONT YARD LANDSCAPE STANDARDS FOR LOVATO SUBDIVISION

2. Deciduous Shade Tree (min. 15 gallon)
 8. Shrubs (min. 5 gallon)
 9. Turf Grass (sodded, min. 20% of the front yard landscape area)
- OR
1. Ornamental Tree (min. 15 gallon)
 5. Shrubs (min. 5 gallon)
 9. Shrubs (1 gallon)
 3. Landscape Boulder (3X3 min.)
 - Over-sized Cobble Muli Accent

In addition, all front yard landscaping shall be required to have the following:

- 3/4" Santa Ana Tan Rock Muli over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover
- Steel Header - as required between Turf and other landscaped areas
- Irrigation System w/Automatic Timer

The following approved Accents can be used for front yard landscaping:

- 2"-4" Cobbles (max. 25% of Area)
- Bark Muli (in tree wells only)

LANDSCAPING AND WALL STANDARDS FOR SUBDIVISION: REQUIRED INFORMATION

LANDSCAPE STANDARDS:

1. The private park, common landscape areas, and street trees shall be owned and maintained by the Homeowners Association.
2. Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate trees, shrubs, and groundcover areas.
3. The landscape plan shall be limited to xeriscape plant materials for areas directly over or adjacent to the private park (landfill).
4. The landscape plan shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area, per the city's zoning code.
5. Street trees shall be provided at a rate of approximately 1 per 45 feet, depending on lot location and width.

WALLS AND ENTRY MONUMENT STANDARDS:

1. Perimeter walls for Lovato subdivision shall comply with the City Wall Regulations on height, layout, facade, and materials.



Prepared for:
Gilbert J. Lovato
3738 Arno NE
Albuquerque, NM 87107

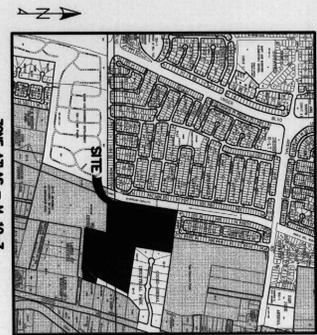
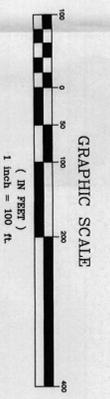
Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Thompson Engineering Consultants
4800 Juan Tabo Blvd. NE, Suite C
Albuquerque, NM 87111

Lovato Subdivision



- LEGEND**
- 80.00' PROPOSED SPOT ELEVATION
 - PROPOSED STORMDRAIN MANHOLE
 - PROPOSED STORMDRAIN
 - PROPOSED INLET
 - PROPOSED FLOW DIRECTION
 - EXISTING SAS
 - EXISTING SAS MANHOLE



TEmpson Engineering Consultants, Inc.
 4500 JUAN TABO RE, SUITE C PHOENIX, AZ 85018
 ALBUQUERQUE, NEW MEXICO 87111 FAX (505) 237-0422
 scott@tempson.com

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT
 CONCEPTUAL GRADING AND DRAINAGE PLAN
 LOVATO SUBDIVISION

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

NO. DATE REMARKS BY

DESIGNED BY DATE
 DRAWN BY DATE
 CHECKED BY DATE

CITY Project No. Zone Map No. Sheet 1 OF 1

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARK	AS BUILT INFORMATION
		FIELD NOTES			CONTRACTOR
		NO.	BY	DATE	WORK STARTED BY DATE
					INSPECTOR'S ACCEPTANCE BY DATE
					FIELD VERIFICATION BY DATE
					DRAWINGS CORRECTED BY DATE
					MICRO-FILM INFORMATION
					RECORDED BY DATE
					NO.