



VICINITY MAP ZONE MAP: L-9-Z

LEGAL DESCRIPTION

TRACT A, LANDS OF CAPITOL INVESTORS.

DRB PROJECT NO. 1000301/02DRB-00404

APPROVED AND ACCEPTED BY:

<i>[Signature]</i>	9/12/02
Planning Department	
<i>[Signature]</i>	8/8/02
City Engineer	
<i>[Signature]</i>	6/7/02
Transportation Development	
<i>[Signature]</i>	6/7/02
Utility Development	
<i>[Signature]</i>	6/7/02
Parks and Recreation Department	

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING 8" WL
- EXISTING 8" SAS
- EX-36" SD
- NEW 30" SD
- NEW 6" WL
- NEW 8" SAS
- EXISTING CURB AND GUTTER
- EXISTING SPOT ELEVATION
- NEW FIRE HYDRANT
- NEW STORM DRAIN INLET
- NEW STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- DECIDUOUS SHADE TREE (SEE NOTE 10)
- TEMPORARY PONDING AREA

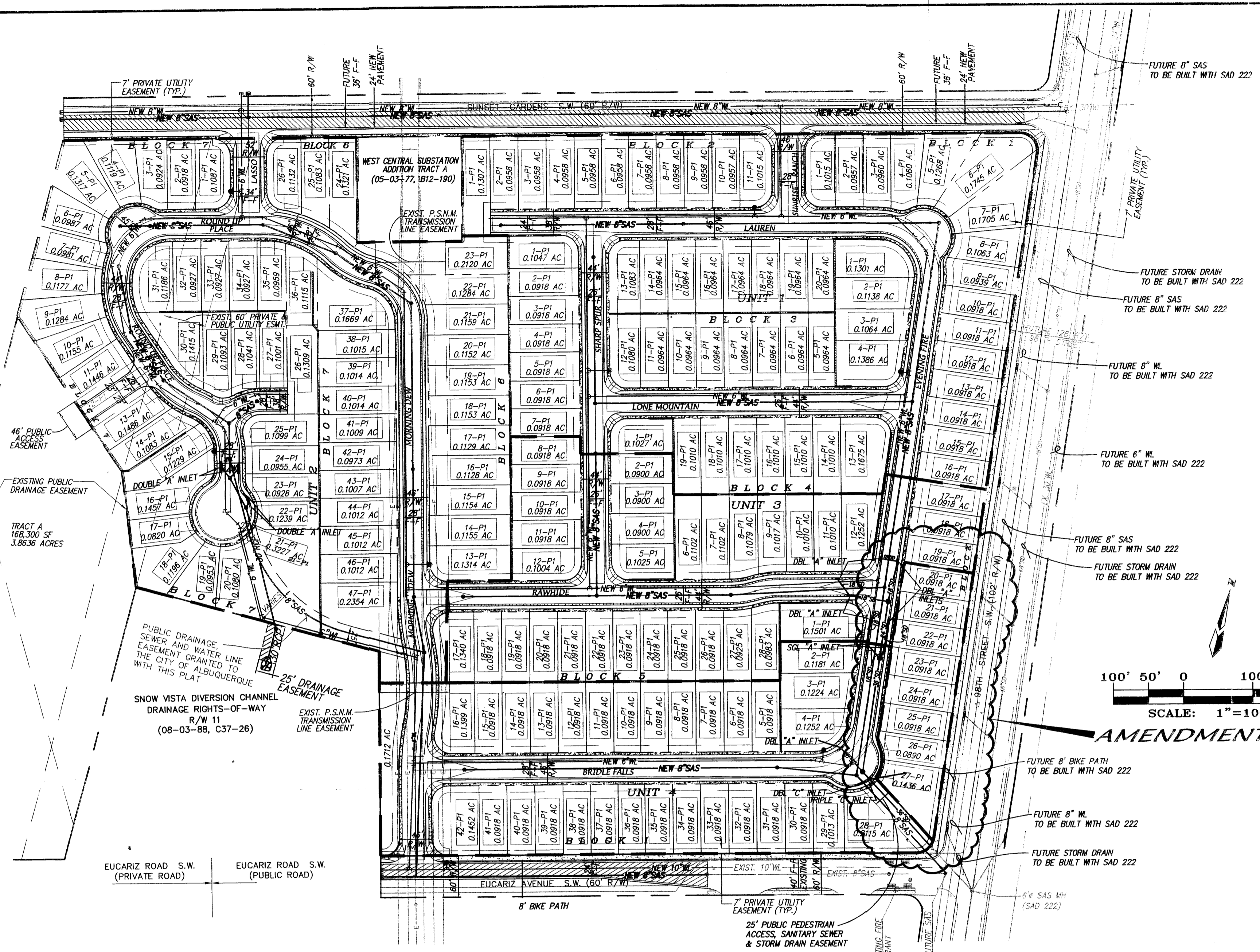
AMENDMENT #2

SUNRISE RANCH SUBDIVISION
SITE DEVELOPMENT / LANDSCAPE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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Designed: DH Drawn: NHM Checked: DMG Sheet 1 of 1
Scale: 1" = 100' Date: 05-16-02 Job: A0022

PROJ 1000301



DESIGN GUIDELINES

GENERAL NOTES:

- CURRENT ZONING IS R-D (20 DU/ACRE)
- LOT SIZES AND SETBACKS:
Lot Size: Average lot size is 4670 sq. ft. with a range from 3920 sq. ft. to 10040 sq. ft.
Setbacks shall be in accordance with the R-T zone.
- BUILDING HEIGHT:
Structure shall not exceed 26 feet in height.
- PARK DEVELOPMENT:
The developer will pay the park development fee in lieu of dedicating land for a park.
- OPEN SPACE:
All 2,400 sq. ft. of the required open space will be provided on-site, except when the land owner elects to provide for detached open space in accordance with Section 14-16-3-8 of the COA Zoning Code to meet the minimum requirement.
- WATER AND SEWER:
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:
Off-street parking is provided on each site for minimum of 1 car, in addition to 1 or 2 parking spaces within each garage for a total of 2 to 4 spaces per lot.
- ACCESS:
Parking will be provided per DPM Table 23.2.1.C for Intermittent Parking Design.
- BUILDINGS:
Buildings will be traditional or southwest style with flat or pitched roofs and siding will be either stucco, brick or any combination. The exterior stucco finish will be comprised of colors ranging from white to all shades of earthtones.
- LANDSCAPING:
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
- PERIMETER WALL:
The subdivision perimeter garden wall will be constructed of brown CMU and will have a 'rough' textured decorative block layer located approximately one third down from top of wall. The maximum wall height will be 6.0 feet.

- SITE DESIGN AND ENGINEERING
 - DENSITY
 - MAXIMUM NUMBER OF DWELLING UNITS IS 199.
 - DENSITY IS 7 DU/AC.
 - SITE AREA IS 26,7237 ACRES (EXCLUDES TRACT A = 3,8636 ACRES).
 - EXISTING ZONING IS R-D.
 - MINIMUM BUILDING SETBACK:
 - INTERNAL SIDEYARD SET BACK IS 5' TO PROPERTY LINE, FRONT YARD SETBACK IS 20' AND BACKYARD IS 15'.
 - TRANSPORTATION, CIRCULATION AND ACCESS
 - ACCESS TO SUBDIVISION WILL BE FROM EUCARIZ ROAD AND SUNSET GARDENS ROAD.
 - PEDESTRIAN CIRCULATION
 - 8' BIKE TRAIL ON EUCARIZ ROAD AND 4' CONCRETE SIDEWALK ON SUNSET GARDENS ROAD AND ALL INTERNAL STREETS WITH A PUBLIC PEDESTRIAN ACCESS FROM EVENING FIRE STREET TO 98TH STREET AT THE SOUTHEAST PROPERTY CORNER.
 - SITE ARCHITECTURE
 - SITE PERIMETER GARDEN WALLS, WILL BE A MAXIMUM OF 6' HIGH, AND BE BOUND ON ALL SIDES OF THE SITE.
 - SEVERAL SITES FOR MAILBOXES WILL BE DETERMINED BY USPS.
 - SITE ENTRY SIGNAGE IS LOCATED AT THE EUCARIZ ROAD ENTRANCE AND SUNSET GARDENS ENTRANCE WEST OF 98TH STREET AND WILL CONSIST OF SIGNAGE EMBEDDED IN A LARGE ROCK.
 - DECKS AND OTHER DWELLING FEATURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH OTHER SITE FEATURES.
- LANDSCAPE AND OPEN SPACE
 - PRIVATE LANDSCAPES
 - AT THEIR DISCRETION, INDIVIDUAL HOMEOWNERS WILL DECORATE THEIR OWN BACK YARDS.
 - EACH LOT SHALL CONTAIN A MINIMUM OF ONE SHADE TREE OR DROUGHT TOLERANT SHRUBBERY.

- BUILDING AND ARCHITECTURE
 - STYLE
 - ARCHITECTURAL STYLE SHALL VARY.
 - DIMENSIONS AND MASSING
 - UNITS WILL EXHIBIT A VARIETY OF APPEARANCES TO REFLECT THE TWO TO SIX BEDROOM OPTIONS AVAILABLE TO HOME BUYERS.
 - INDIVIDUAL UNITS RANGE IN SIZE FROM 776 SF TO 1870 SF.
 - EXTERIOR BUILDING ENVELOPES—ENERGY CONSERVATION
 - THE CONSTRUCTION OF INDIVIDUAL UNITS WILL INCORPORATE THE USE OF ENERGY EFFICIENT LOCALLY PRODUCED AND TRADITIONAL MATERIALS WHEN FEASIBLE. WINDOWS SHALL BE DOUBLE-GLAZED AND SUN TEMPERED WITH LOW-E TREATMENT AS AN OPTION. DOORS ARE TO BE ENERGY-EFFICIENT AND CONSIST OF WOOD, WOOD COMPOSITE OR METAL AND ARCHITECTURALLY INTEGRATED INTO OTHER DWELLING ELEMENTS.
 - BUILDING HEIGHT
 - MAXIMUM BUILDING HEIGHT IS 26'.
 - HEATING AND COOLING
 - GAS LOG FIREPLACES WILL BE AN OPTIONAL FEATURE.
 - THE USE OF ENERGY-EFFICIENT HOT WATER HEATERS AND FURNACES IS REQUIRED.
 - LIGHTING
 - THE USE OF LOW VOLTAGE AND FLUORESCENT FIXTURES ARE TO BE ENCOURAGED THROUGHOUT THE DEVELOPMENT.
 - WINDOWS AND DOORS
 - WINDOWS ARE TO BE VINYL, ALUMINUM OR WOOD WITH OPTIONAL GLASS BLOCK ACCENTS. EXTERIOR DOORS ARE STEEL OR FIBERGLASS. GARAGE DOORS ARE STEEL.

PURPOSE FOR AMENDMENT #2

THE SAD 222 STORM DRAIN IN 98TH STREET HAS BEEN ACCEPTED BY THE CITY. AS A RESULT, WE ARE PROPOSING TO FILL THE RETENTION POND, REROUTE THE STORM FLOW TO THE STORM DRAIN IN 98TH STREET, AND DEVELOP THE LOTS.



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