

Riverside Plaza

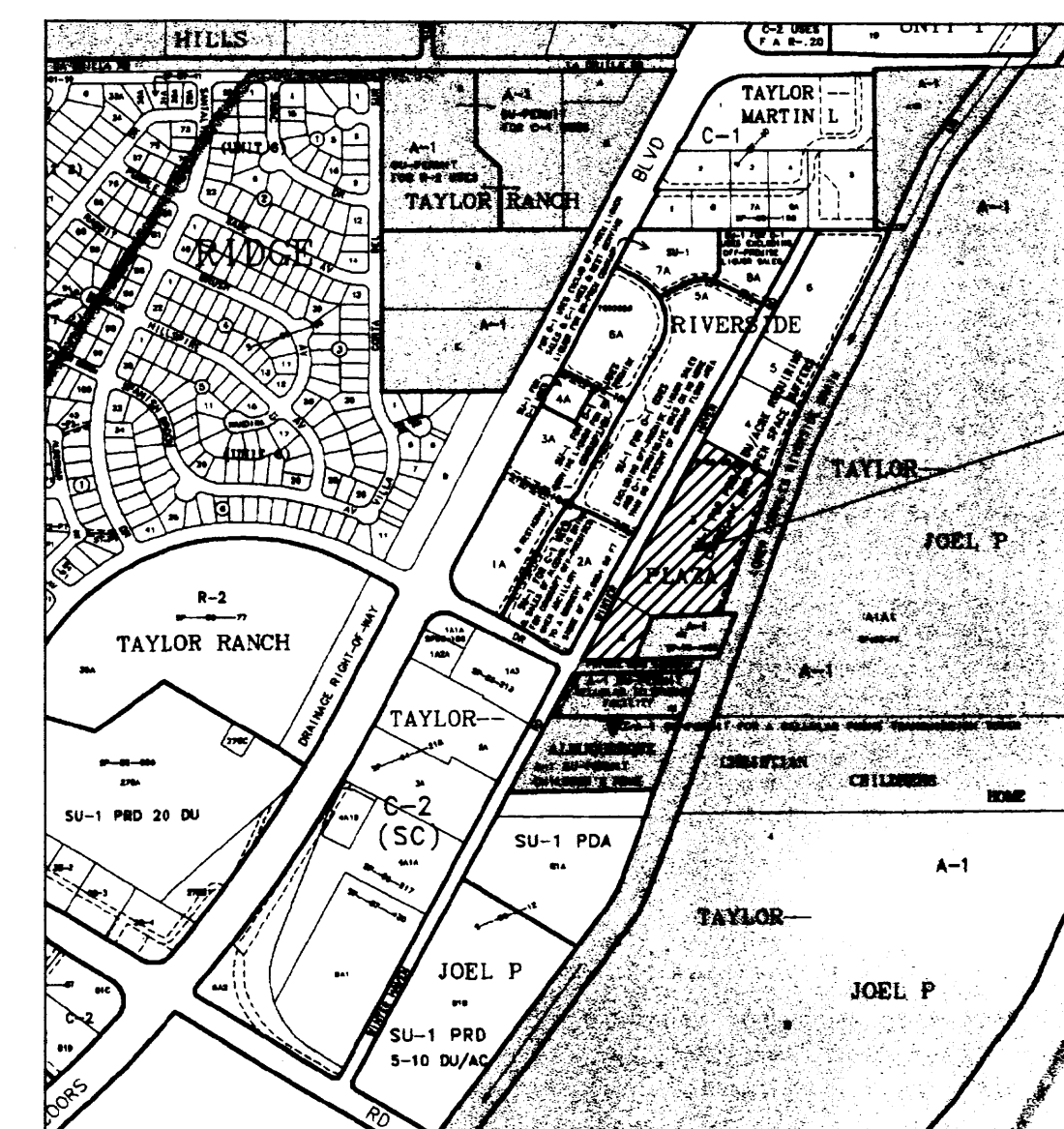
Existing Zoning:

SU-1 for C-1 uses and sales of alcoholic drinks for consumption off-premises when ancillary to a grocery store of 20,000 SF

Existing Zoning:

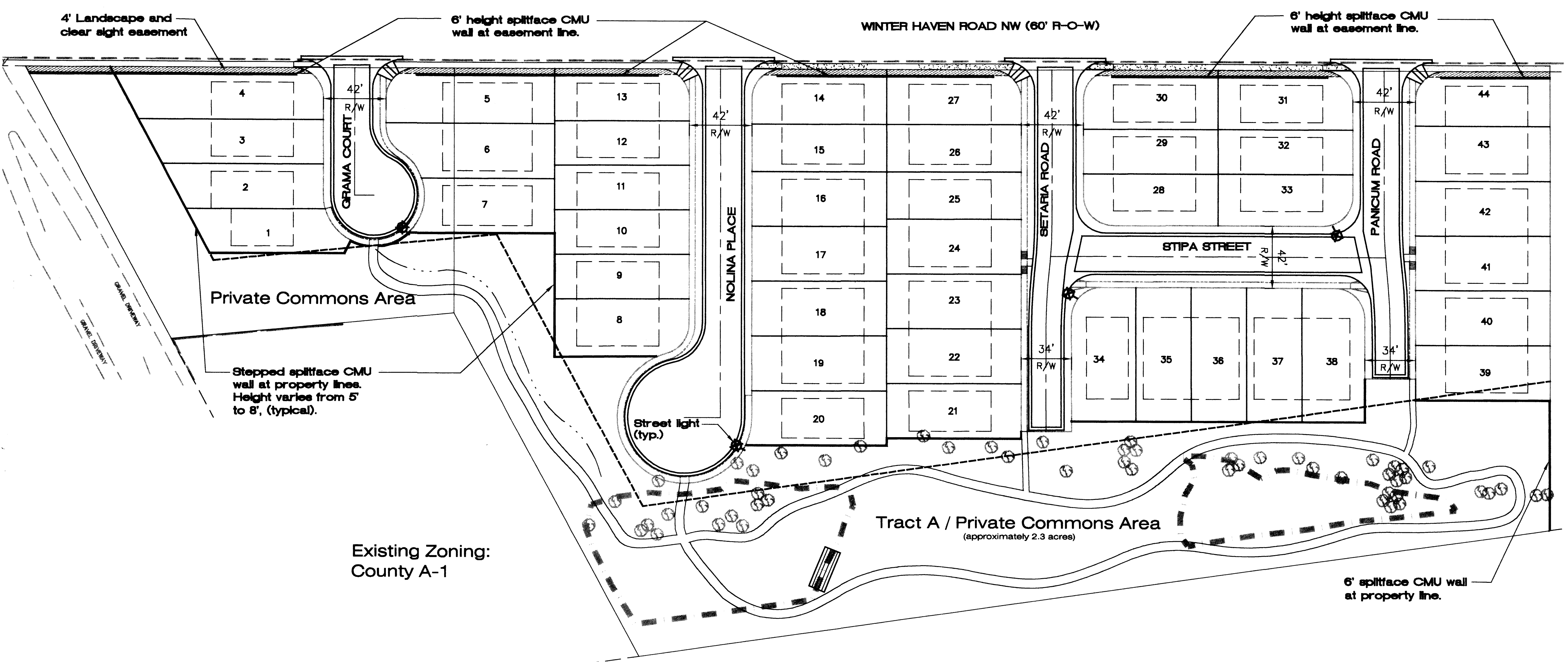
SU-1 for O-1 uses excluding off-premise liquor sales and C-1 permissive uses on no more than 50 percent of ground floor area

VICINITY MAP



COA Zone Atlas E-12

PROJ 1001277



Existing Zoning: County A-1

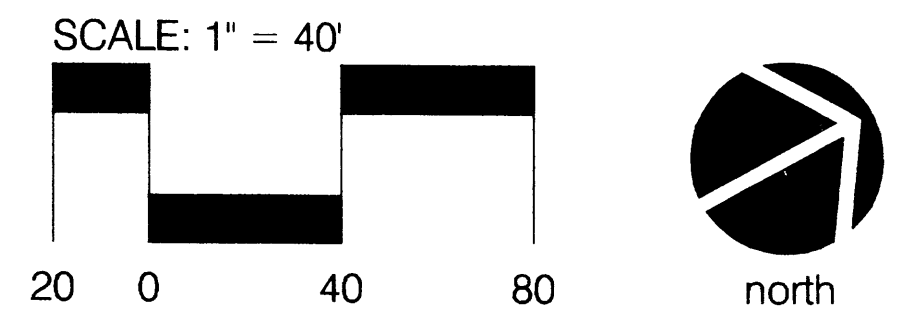
Tract A / Private Commons Area (approximately 2.3 acres)

Site Data

Parcel Size: Lots 2 & 3 total 6.7 acres  
 Existing Zoning: SU-1 for PRD/8 DU/Acre Requiring Landscape and Open Space Buffers  
 Proposed Use: 44 Townhouse Units

- Note:
- The proposed project complies with zoning established by the Environmental Planning Commission on May 26, 1998 (Z-98-27/AX-98-3).
  - A survey of significant trees was completed. Trees shown as existing are 18" caliper or greater.
  - Lots may overlap the 100 foot buffer along the Corrales Riverside Drain, however, no buildings in the buffer may be constructed.
  - Soft surface trails are permitted in the 100 foot buffer.
  - Subdivision walls may vary to accommodate preservation of cottonwoods.

Required Open Space	
2,400 S.F. per lot	105,600 S.F.
Provided Open Space	
1,000 S.F. on lot	44,000 S.F.
Private Commons Area	101,425 S.F.
Total	145,425 S.F.



SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

1001277

Prepared for:  
 The Strosnider Company  
 6121 Indian School Road NE Suite 275  
 Albuquerque, NM 87110

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

Isaacson & Arfman, P.A.  
 128 Monroe Street NE  
 Albuquerque, NM 87108

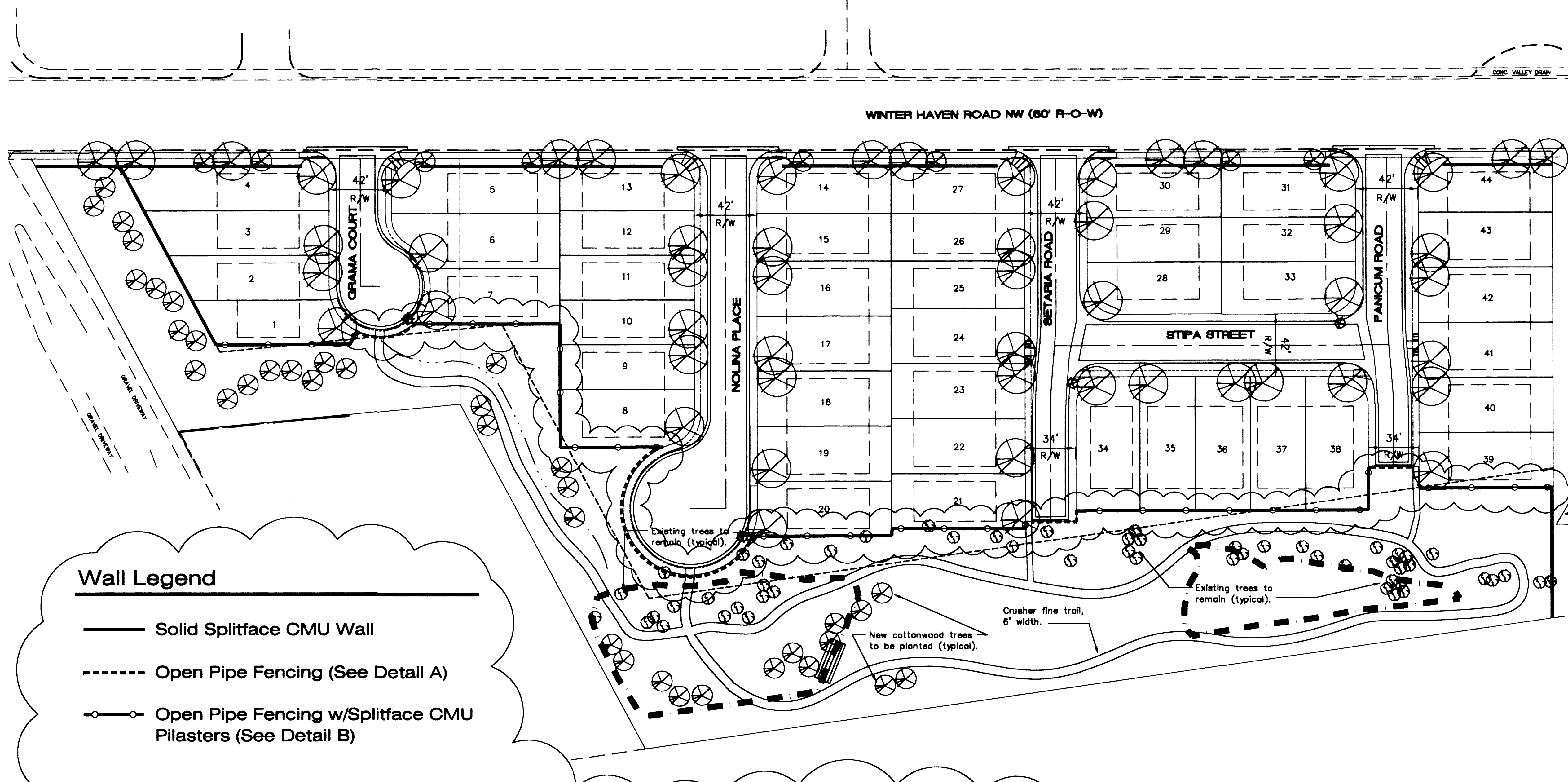
**Administrative Amendment**  
 Revised wall adjacent to Private Open Space to allow open fencing (See Sheet 2).

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
 FILE NO. AA-1001277-02286-00266  
 See note A  
 [Signature]  
 PLANNING DIRECTOR DATE

CONSENSUS  
 September 28, 2001  
 Revised February 21, 2002  
 Sheet 1 of 5

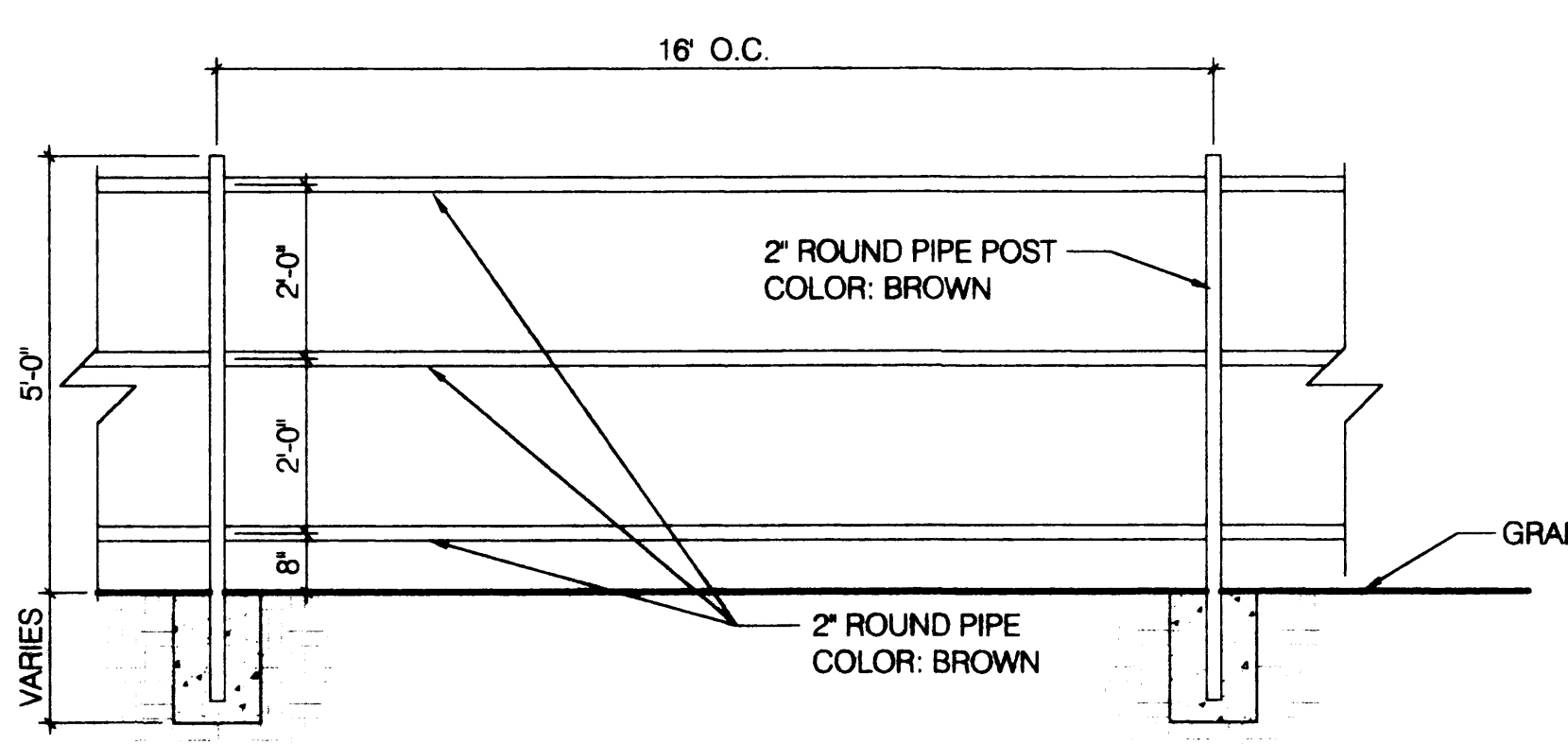
SITE PLAN

# Riverside Plaza

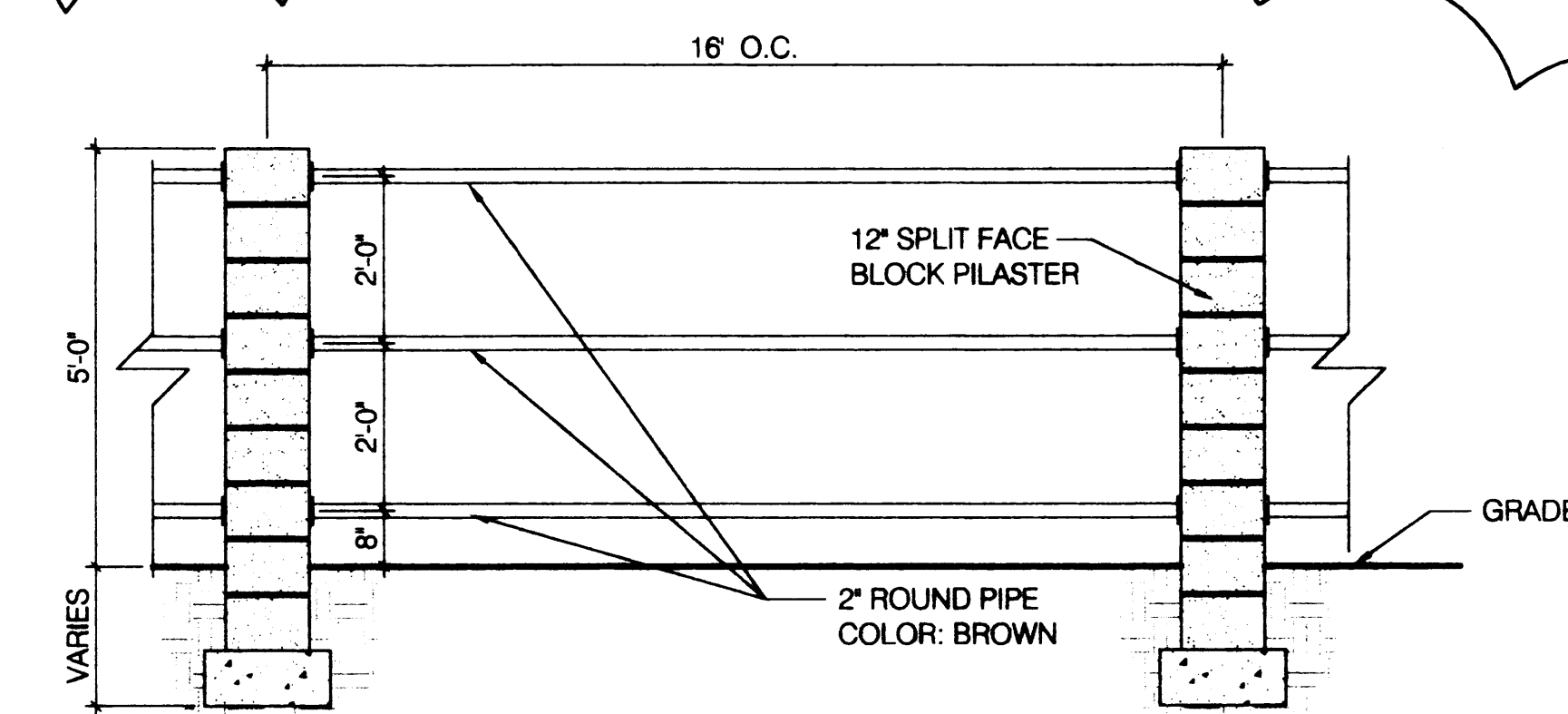


## Wall Legend

- Solid Splitface CMU Wall
- - - - - Open Pipe Fencing (See Detail A)
- Open Pipe Fencing w/Splitface CMU Pilasters (See Detail B)

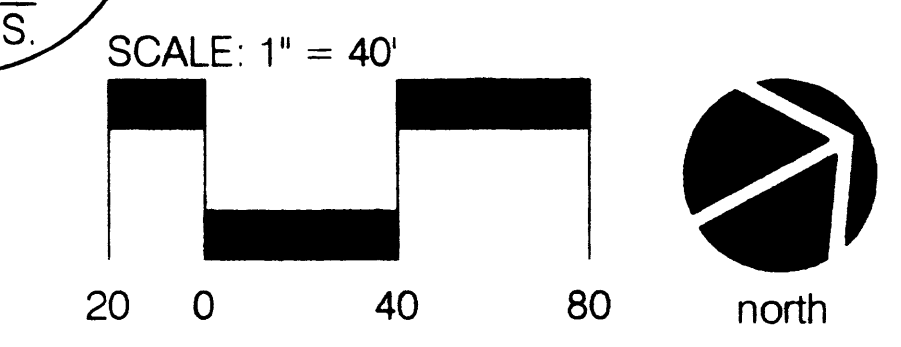


DETAIL A-OPEN PIPE FENCING  
N.T.S.



DETAIL B-OPEN PIPE FENCING w/SPLITFACE CMU PILASTERS  
N.T.S.

# LANDSCAPE PLAN



## LANDSCAPE CONCEPT

The landscape Concept for Taylor Trust Lots 2 & 3 has been developed to enhance and follow the patterns of the Bosque environment. The ground plane will be developed with massings of non-invasive native shrub, groundcover, and perennial materials, with accent materials interspersed. Existing invasive species shall be removed as much as possible.

### GENERAL

The design and provision of landscape for the Taylor Trust subdivision will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

### STREET TREE ORDINANCE REQUIREMENTS

Winter Haven Road is considered a Collector Street and does not fall under the requirements of the City of Albuquerque Street Tree Ordinance.

### IRRIGATION SYSTEM

The irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas.

### MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system shall be the responsibility of the Owner on individual lots. The private common areas shall be maintained by the Homeowners' Association. All planting areas will be maintained in a living, attractive, and weed free condition.

### GENERAL PLANT PALETTE

This list is provided as a guide only. Additional plant materials included in the "Albuquerque Plant List" are acceptable subject to the Water Conservation and Water Waste Ordinance.

#### Large Canopy Trees (2" Caliper Min.)

Cottonwood (female), Autumn Purple Ash, Modesto ash, Honeylocust, Chinese Pistache

#### Evergreen Trees (6' Min. Height)

Pinon Pine, Austrian Pine

#### Accent Trees (1 1/2" Caliper Min.)

Desert Willow, New Mexico Olive, Flowering Pear

#### Shrubs (1 & 5 Gallon)-Not shown due to scale of drawing.

Juniper Species, Potentilla, Chamisa, Artemisia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species

#### Groundcovers and Vines (1 & 5 Gallon)-Not shown due to scale of drawing.

Trumpet Vine, Carolina Jessamine, Honeysuckle, Wisteria, Juniper species, Artemisia species, Potentilla, Cotoneaster

#### Turf Grasses (Seed or Sod)

Kentucky Bluegrass / Fescue (Max. 20% of landscape area)  
Buffalo/Blue Grama Grass

#### Mulches

Crusher Fines, Bark Mulch, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Rock Mulch

#### Boulders (5' Max. Dimension)

Moss Rock and/or Granite

#### TREES IN PRIVATE COMMONS AREA

Rio Grande Cottonwoods (pole plantings or equal)

#### WINTER HAVEN LANDSCAPING

Shall be maintained by the Home Owners Association. There shall be a minimum of 16 trees provided, with native shrubs, and rock mulch.

# Taylor Trust Lots 2 & 3

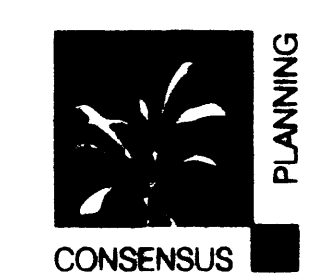
## LANDSCAPE PLAN

Prepared for:  
The Strosnider Company  
6121 Indian School Road NE Suite 275  
Albuquerque, NM 87110

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

Isaacson & Arfman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108

September 28, 2001  
Revised February 21, 2002  
Sheet 2 of 5

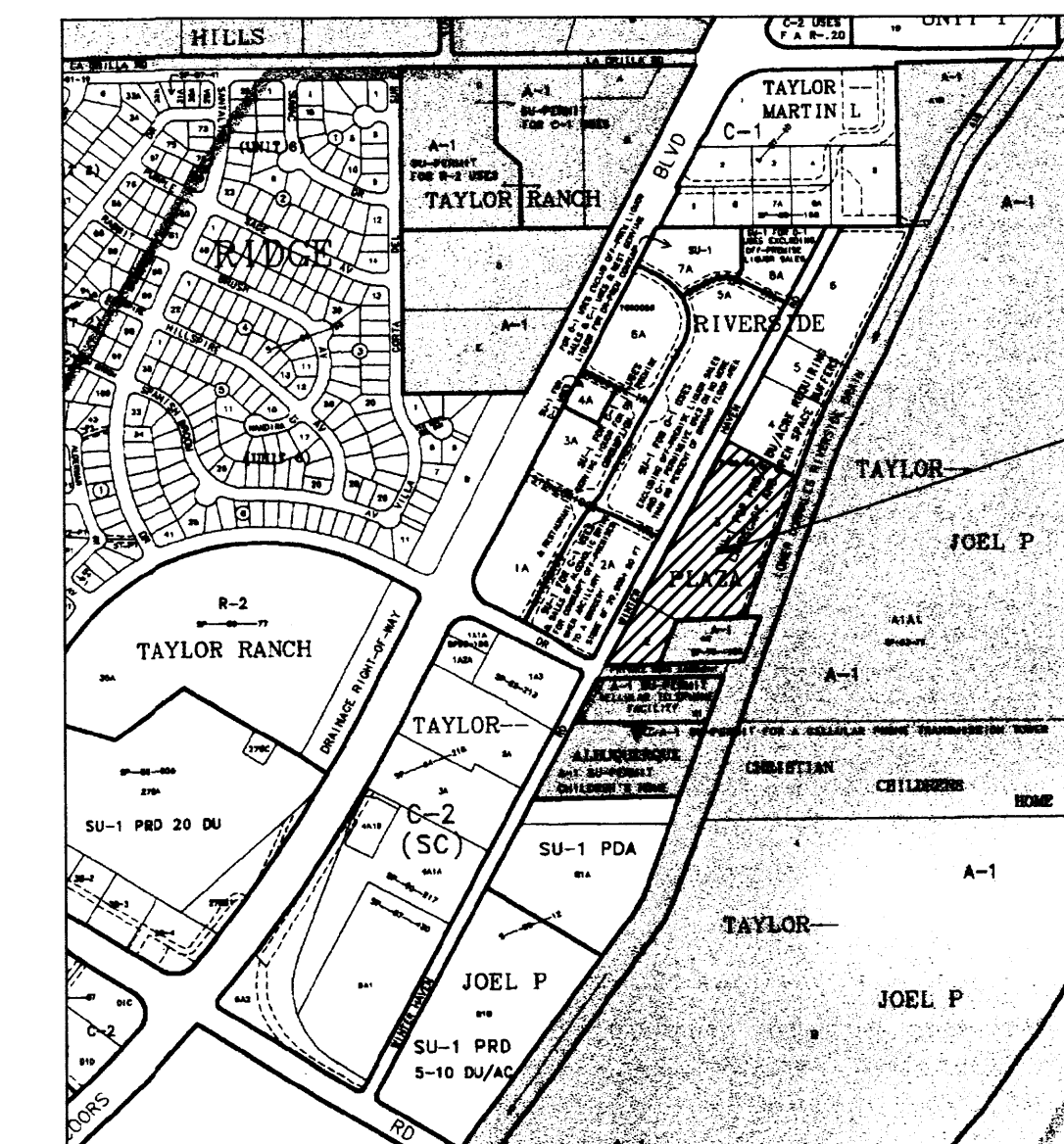


Riverside Plaza

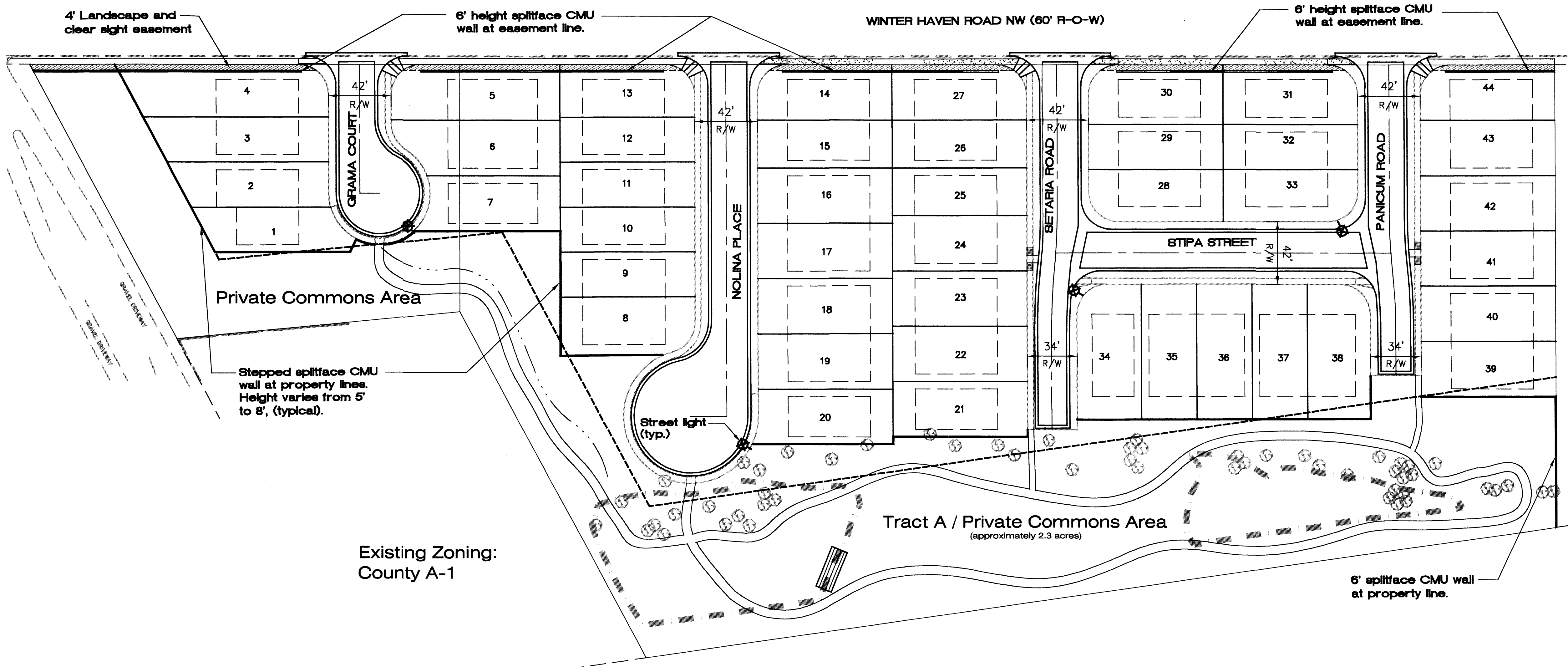
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VICINITY MAP



COA Zone Atlas E-12



Existing Zoning:  
County A-1

APPROVALS Project #: 1001277  
DRB #s: 01450 00000 01156, 01440 00000 01157  
EPC #s: 01128 00745, 01128 00746

<i>Jan 25</i> Planning Director	10/17/01
<i>Rachel D...</i> Transportation Development	10-03-01
<i>Bradley D. Brynham</i> City Engineer/AMAFCA	10/3/01
<i>Rogers...</i> Utility Development	10/3/01
<i>Adrienne E. Landelaris</i> Parks and Recreation Department	10/3/01
<i>Shirley...</i> Solid Waste Department	10-9-01

# Taylor Trust Lots 2 & 3

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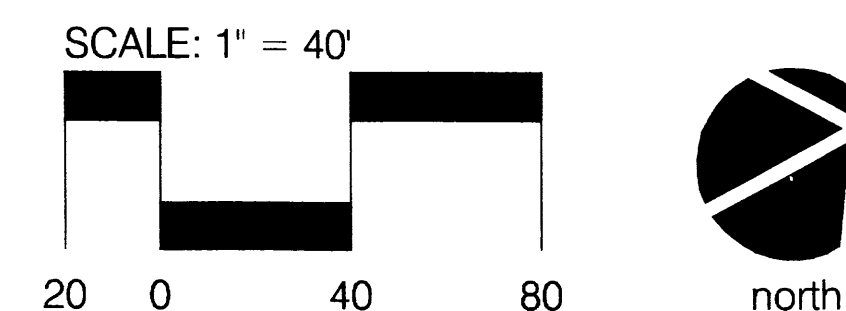
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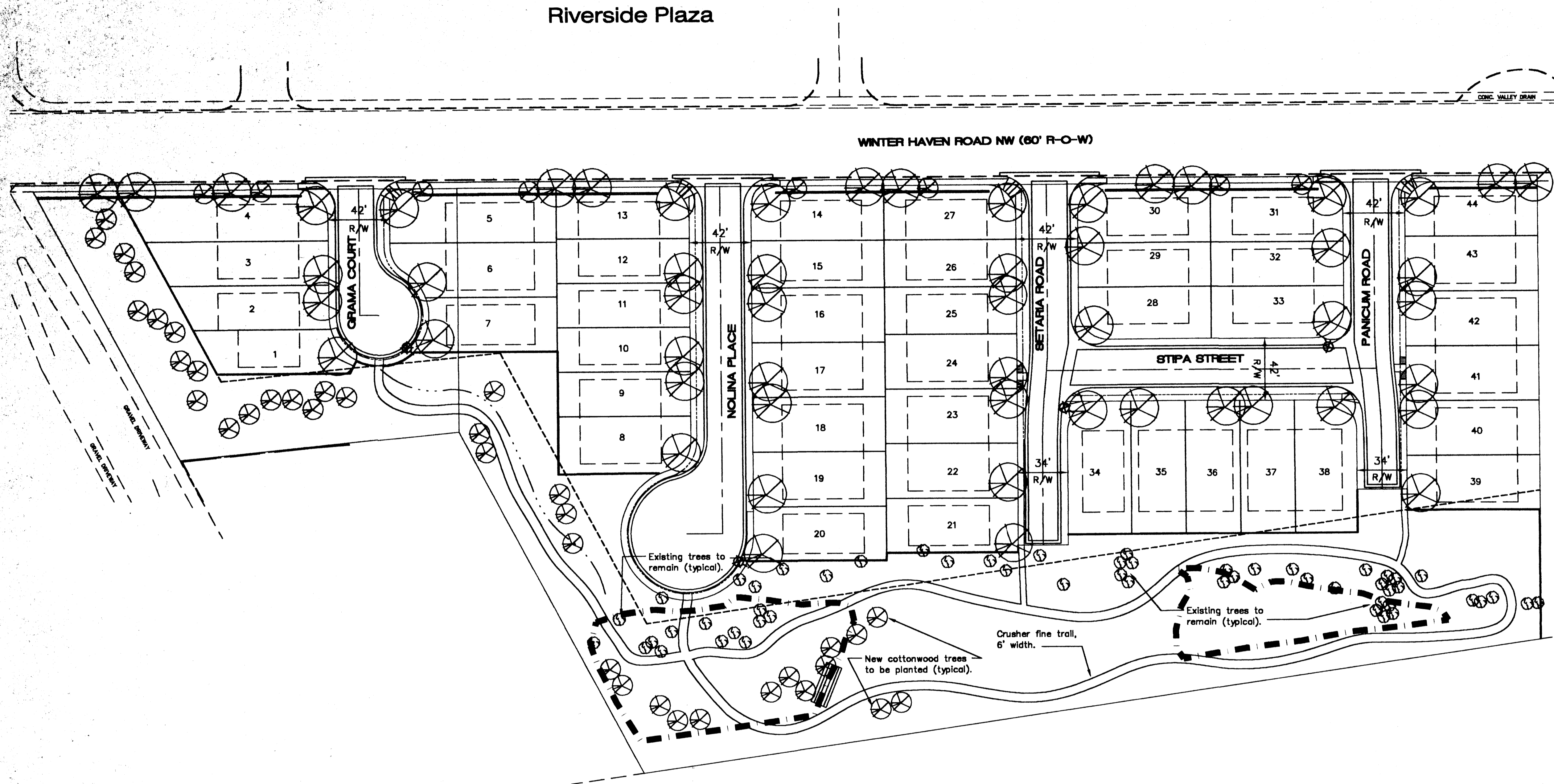
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# SITE PLAN

Riverside Plaza



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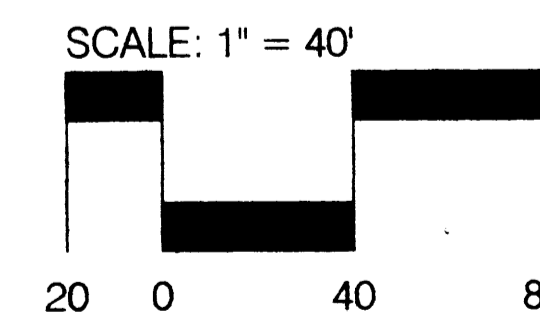
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**LANDSCAPE PLAN**



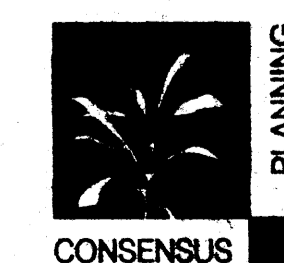
**Taylor Trust  
Lots 2 & 3**

**LANDSCAPE PLAN**

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September 28, 2001

Sheet 2 of 5

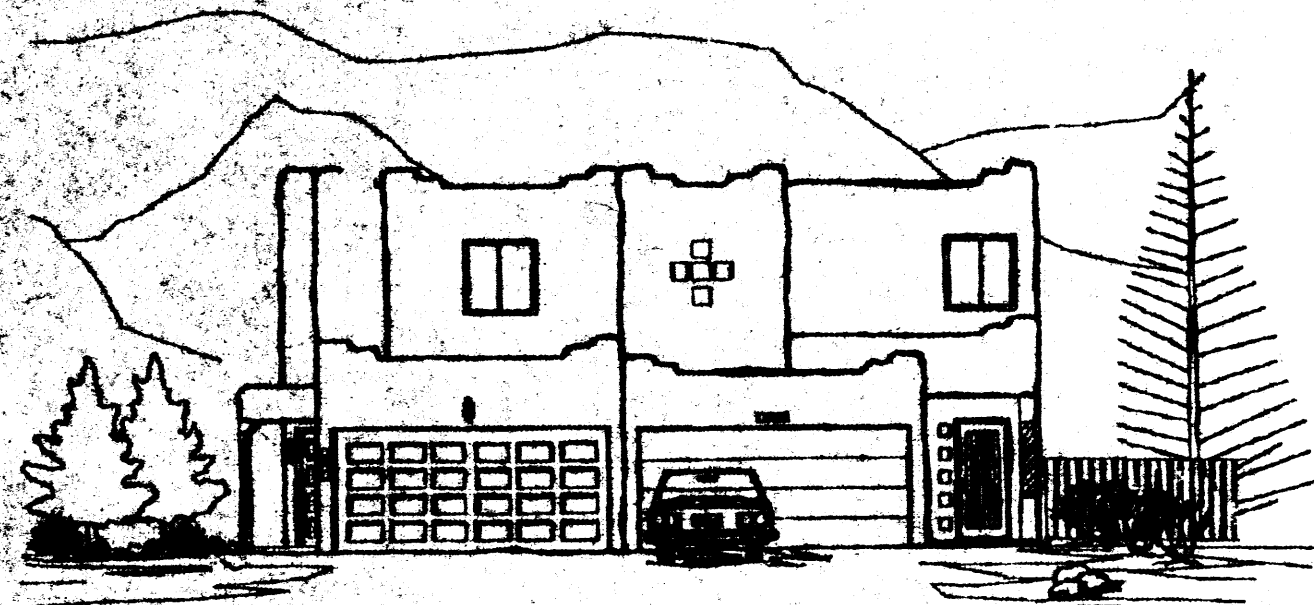
## DESIGN STANDARDS

The following are Design Standards for homes to be built in Lots 2 and 3 of the Taylor Trust Subdivision. Lots 2 and 3 are located in a high activity area to the east of the Riverside Plaza currently under construction. The subdivision is envisioned to offer potential residents the ability to shop, work, live, and recreate in an area adjacent to the Rio Grande Bosque. Builders will construct all homes within this subdivision in compliance with these Design Standards. A Homeowner's Association will be established by the developer to administer these standards and for maintenance purposes of the common areas.

### A. Architectural Style

Below are described characteristics of the style desired for Lots 2 and 3. While these characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Standards. The use of architectural detail and materials should be consistent on all elevations to some degree; the same window and door trim details shall be used consistently in all openings.

- All of the homes within Lots 2 and 3 shall be constructed as duplexes and shall be Pueblo Contemporary style. They all shall have low sloped roofs with parapets.



Typical Pueblo Contemporary Style

### B. Building Massing

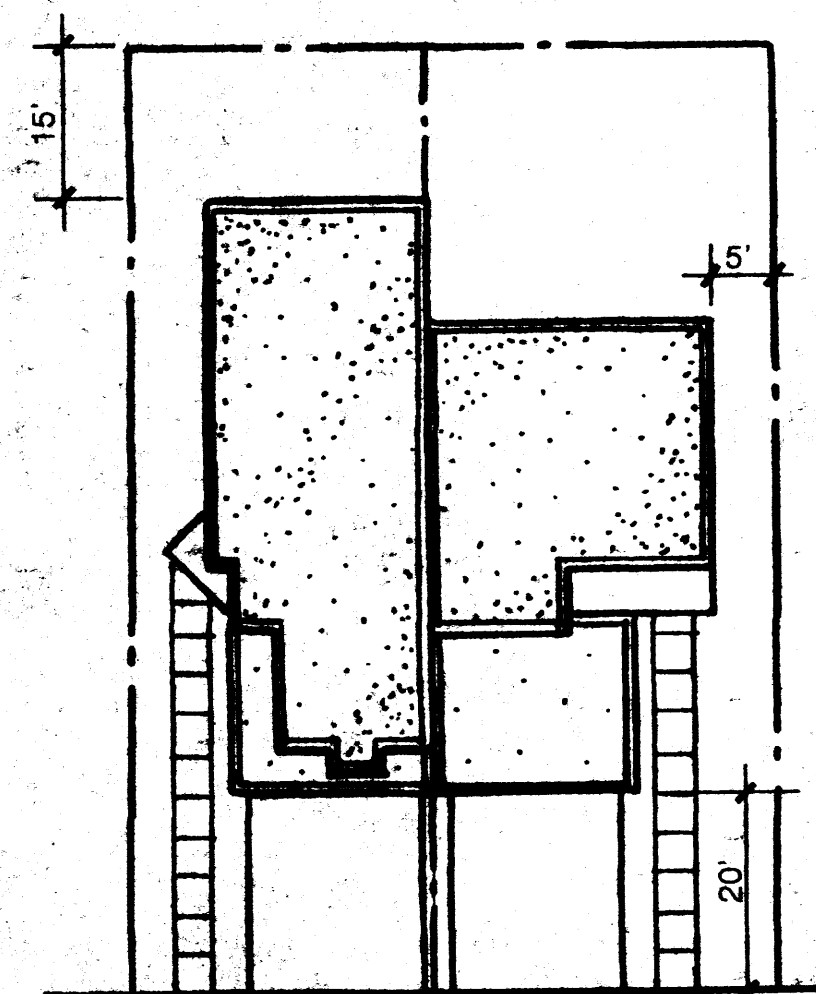
Building massing is defined as a volume of space that usually appears as a rectangular form, consisting of a roof and at least three (3) walls. Building massing is critical, especially for the street elevations, and should be offset from the adjacent masses by an appropriate dimension to the size of the building.

### C. Garages

- Each home is required to have a garage for not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided.
- Garage doors shall be offset from the surface of the front façade by a minimum of eight inches (8").

### D. Setbacks

- Front yard setback - 15 feet except garages shall be set back a minimum of 20 feet.
- Side yard setback - 5 feet with 0 feet on the attached side.
- Rear yard setback - 15 feet minimum



Typical Building Setbacks

### E. Building Materials

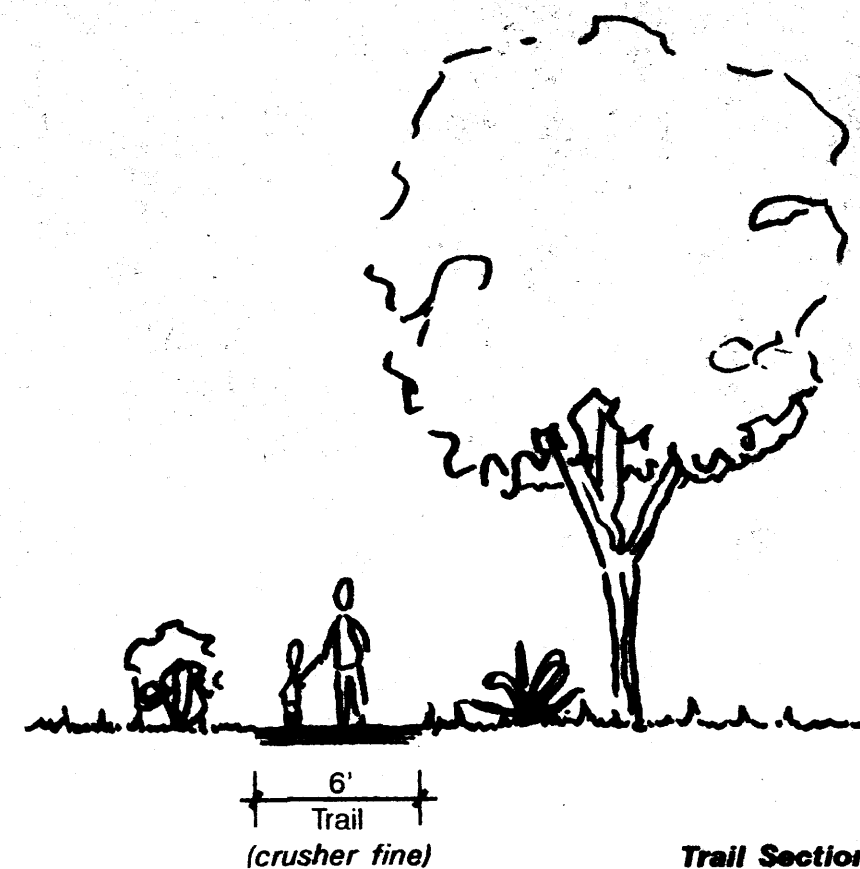
- Synthetic type stucco shall be the primary building material and shall account for a minimum of 80% of the exterior construction. Stone, brick, tiles, wood, and glass block may be used as an accent feature and up to 20% of the exterior.

### F. Pre-Approved Building Colors

- Primary - exterior stucco colors shall be Sonnaborn standard colors in shades of tan, brown, reddish brown, and other earth tones; prohibited colors shall be Marble White, Navajo White, and Tijeras.
- Accent - a variety of earth tone colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features.
- All roof penetrations shall be painted to match the predominant roof color or stucco color.

### G. Pedestrian/Bicycle Circulation

- Pedestrian/Bicycle circulation for residents within the subdivision is an important benefit. Accordingly, sidewalks are designed to provide access to the Corrales Riverside Drain and to the Riverside Plaza.
- Due to the short block length and additional pedestrian facilities within the private commons area, sidewalks shall only be required on one side of the internal residential streets.
- Crusher fine walking paths shall be provided within the private commons area at a minimum of 6 feet in width.
- Access to the Rio Grande State Park shall be provided through the private commons area.



Trail Section

### H. Building Height and Density

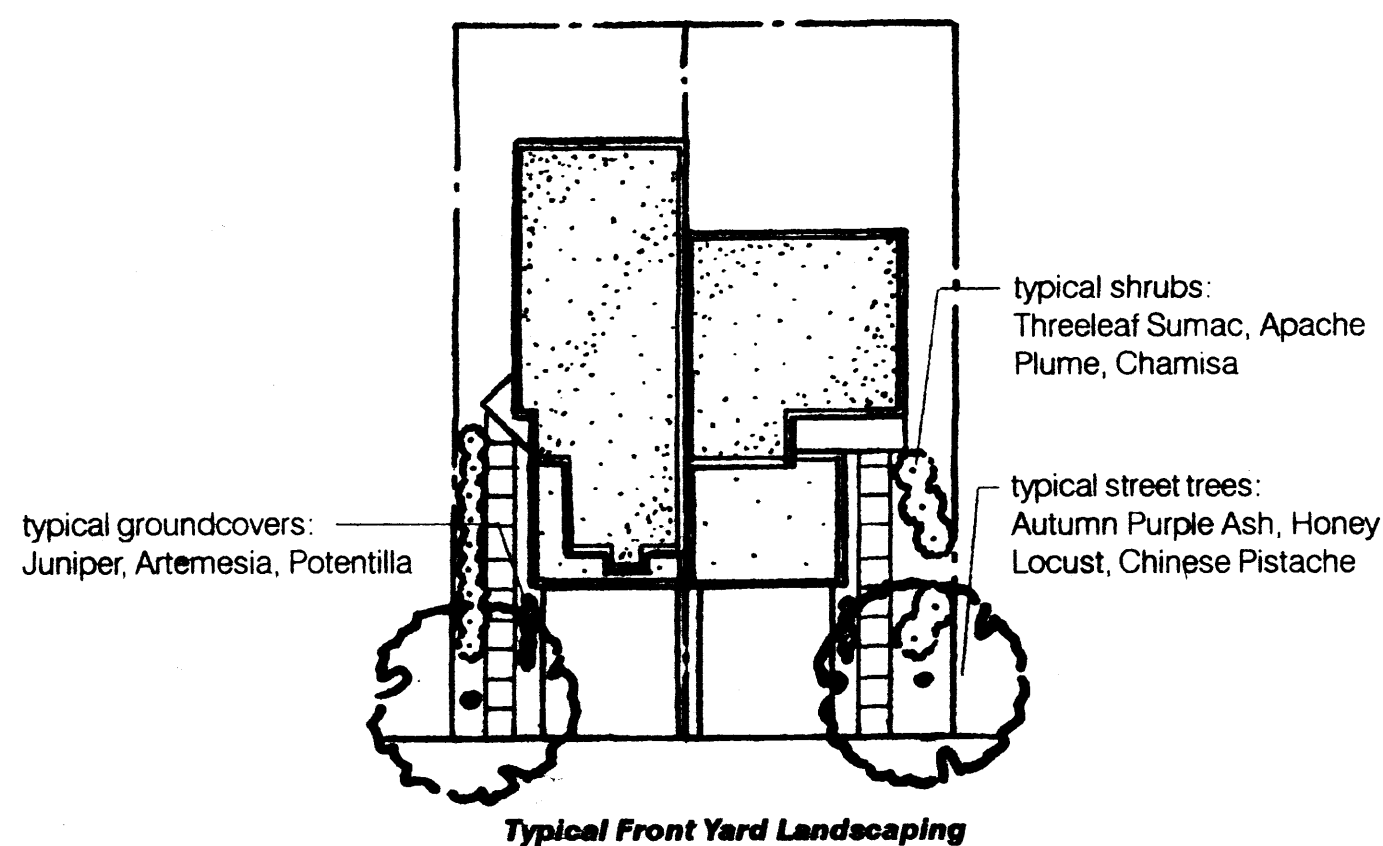
The maximum height allowed for two story homes is 26 feet as required by the City of Albuquerque Zoning Code.

- The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 square feet, the area of the second story is limited to a maximum of 1,500 square feet.
- The front elevation of the second story portion of the house shall also be set back a minimum of two feet (2') to eliminate the appearance of a two-story wall.
- Floor Area Ratio (F.A.R.) is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to ensure that houses are in appropriate proportion to their lot, a F.A.R. of .75 shall not be exceeded.

### I. Landscaping

These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code. Common areas within the subdivision will be landscaped and maintenance will be the responsibility of the Homeowners' Association.

- Street trees shall be provided along new interior roads at a rate of one tree per 50 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed.
- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.



Typical Front Yard Landscaping

- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material that extends completely under the plant material, however, these materials shall not be used as a focal landscape element.
- Landscape headers shall be used to separate the turf and groundcover areas. Headers shall be 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner and/or the Homeowners' Association in a living, attractive condition. The Homeowner's Association shall maintain the private commons area including the 100' buffer strip and other common areas. Plantings within the buffer zone shall be non-invasive species native to the bosque. All areas other than the private commons area shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.
- Planted areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- Minimum plant sizes at time of installation shall be as follows:
  - Trees: 2 inch caliper, or 10 to 12 feet in height
  - Shrubs & Groundcovers: 1 gallon provide complete ground coverage within one growing season after installation
  - Turf Grasses
- Timing of Installation. All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder no later than two months after completion of construction of the home.

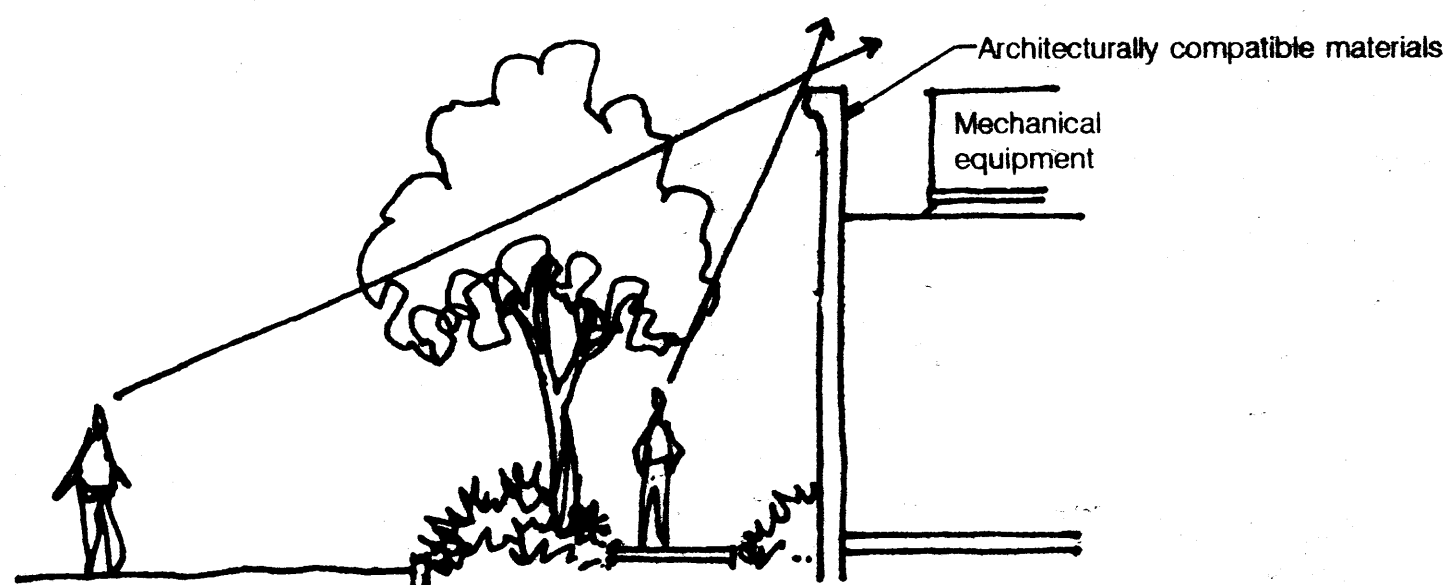
### J. Walls/Fences

In order to mitigate the impact of the commercial/office activity proposed at Riverside Plaza, which is across Winterhaven to the west, a perimeter wall shall be constructed along Winter Haven.

- All walls shall comply with the adopted City of Albuquerque Wall Design Guidelines.
- The perimeter subdivision wall shall be splitface concrete masonry unit (CMU) on the streetside and shall be a height of 6 feet. Where the wall borders the private commons, the wall shall vary in height by a stepped design. It will be installed and paid for by the Developer.
- The Developer and/or Homeowner's Association shall be responsible for removal of any and all graffiti located on the perimeter subdivision wall within 72 hours of any report of graffiti to the Developer and/or Homeowner's Association.
- No chainlink, razor-wire, or vinyl plastic fencing shall be permitted.
- Pedestrian openings shall be provided for access at key locations within the development to the private commons area adjacent to the Bosque.

### K. Mechanical Equipment and Utilities

- Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets that are an integral part of the house (as viewed from the front property line of residences). Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
- Any roof-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color and design. Ground mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.



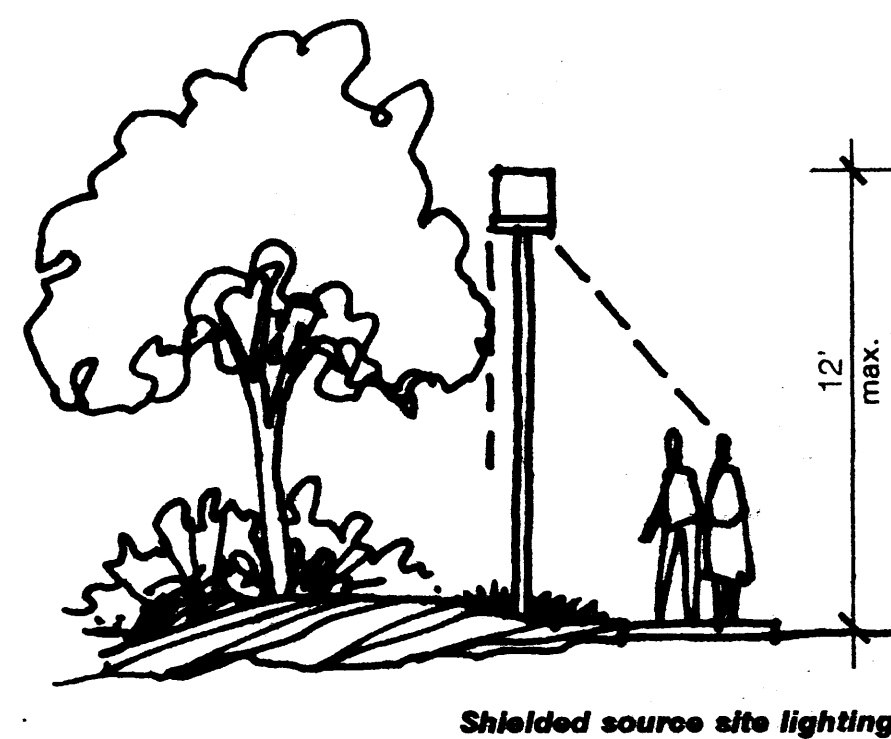
Screened Mechanical Equipment

- All electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

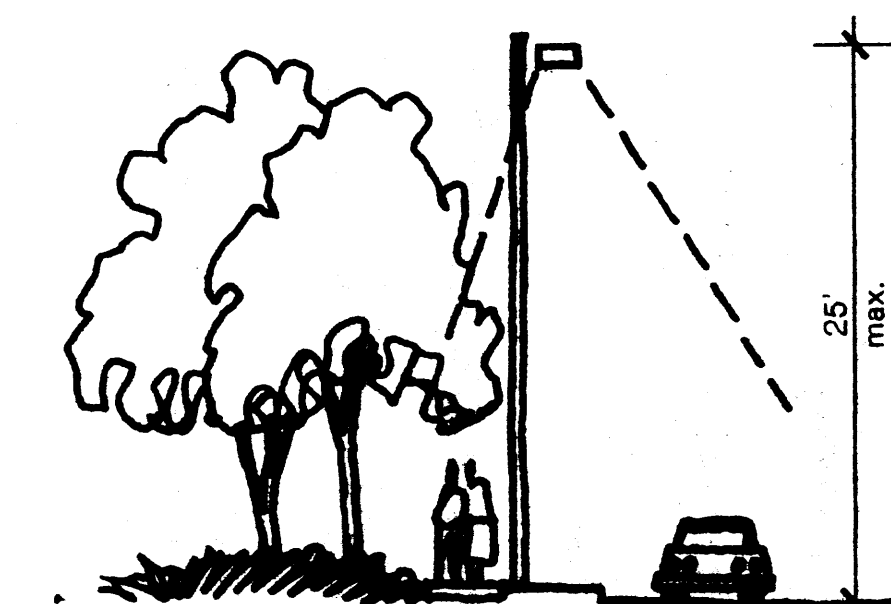
### L. Site Lighting

In order to comply with the Coors Corridor Plan, site lighting will be designed to be as unintrusive as possible while still providing safety to the residents.

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.
- Site lighting shall not have a total on-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
- The mounting height of luminaries for site lighting shall be no higher than 12 feet.
- Site lighting shall be shielded source with no light source (lamp) visible from the site perimeter.
- Street lights shall be restricted to intersections at Winter Haven Road, ends of cul-de-sacs, and sharp turns. Street lights at the intersections with Winter Haven shall be a maximum of 25 feet in height, consistent with the Riverside Plaza Design Guidelines to the west; other streetlights shall be a maximum of 18 feet in height. The intent is to provide only those street lights required for safety purposes.
- Street lights shall be fully shielded.



Shielded source site lighting



Streetlights at intersections

### M. Signs

- Entry signage shall be incorporated into the perimeter wall along at the entries along Winter Haven, which shall be consistent in design and materials as the buildings.

### N. Solid Waste

- Each lot/home shall have a storage area for residential automated carts, not to be visible from the street.

### O. Review for Compliance

- The compliance of any structure or improvement within the Subdivision will be reviewed by the Homeowner's Association.

### P. Vacant Lots; Destruction

- There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Subdivision.
- The Owner of a lot within the Subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.
- The Owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including foundations) from the lot.

### Q. Restricted Activities

- The use of any trailer, motor home, boat, shack, tent, garage or any other outbuilding as a residence, either temporarily or permanently is prohibited. However, one motor home or boat may be kept in the driveway or in front of a house for no more than ten (10) days per year.
- The placement of any kind of antenna (radio, shortwave, television or others), either temporarily or permanently, is prohibited without the prior approval of the Homeowner's Association.
- The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from the permitted improvements on the house, must be approved in writing by the Homeowner's Association and must be of similar architectural design as the house.

# Taylor Trust

## Lots 2 & 3

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6121 Indian School Road NE  
Suite #275  
Albuquerque, NM 87110

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August 14, 2001

Sheet 3 of 5

# Site Data

**LEGAL DESCRIPTION:** Lots numbered Two (2) and Three (3) of Riverside Plaza, (Being a Replat of Westerly Portion of Tract A-1-A-1, Lands of Joel P. Taylor), Within Section 25, Township 11, North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 18, 1999, in Book 99C, Page 121.

**BENCHMARK:** ACS "NM-448-N7A", NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 1927)  
ELEV.= 5006.41'

**FLOOD ZONE DESIGNATION:** Zone X, This site is entirely outside of the 100-year Flood Plain as designated on Panel 116 of B25 of the FEMA Flood Insurance Rate. Maps dated, September 20, 1996.

**EXISTING CONDITIONS:** The two lots are almost entirely undeveloped with the exception of two sheds scheduled for demolition. Winter Haven Road NW (60' R.O.W.) forms the Westerly border of the subject property and intercepts 100% of the off-site storm waters. A 100 foot wide open space buffer exist along the Easterly property line and contains a majority of the larger Cottonwood trees. A single family dwelling exists adjacent to the Southeast corner and vacant land is above the Northerly property line. All storm waters generated on this site currently sheet flow to the East where they are restrained by natural features or discharge into the Lower Corrales Riverside Drain.

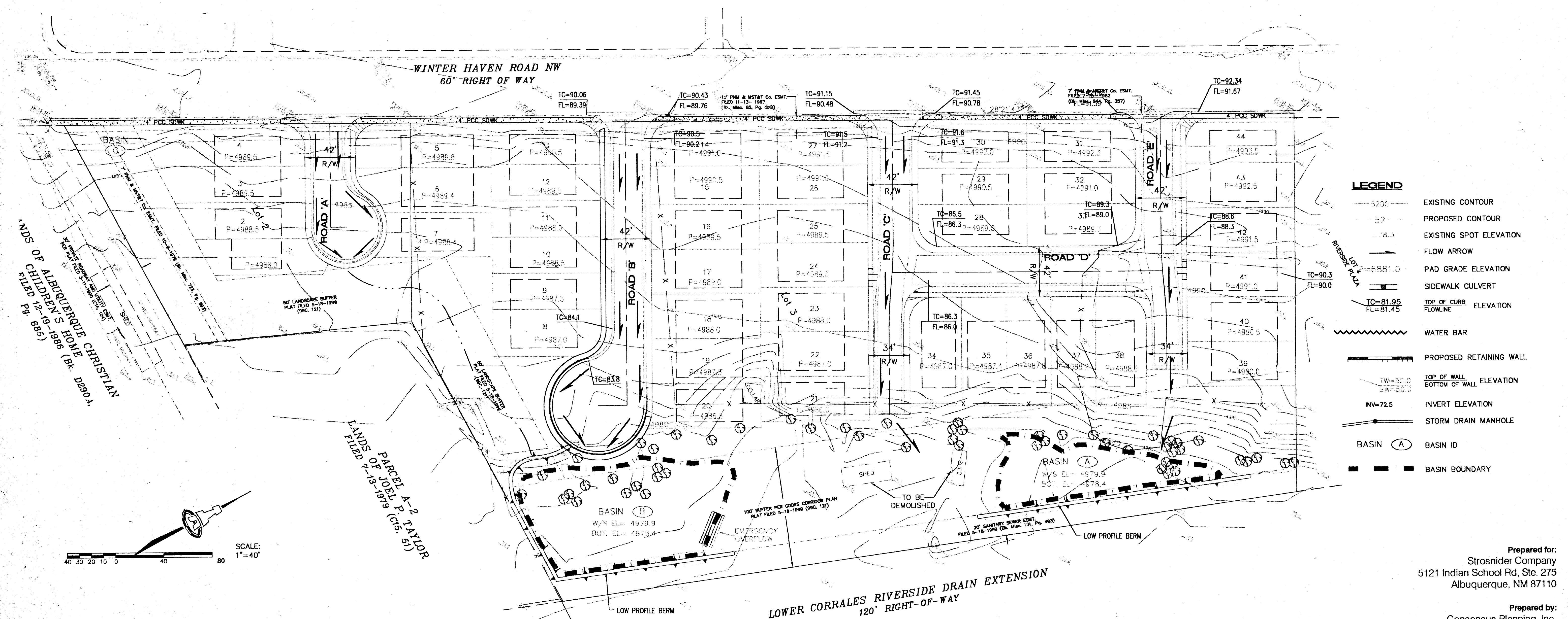
**PROPOSED CONDITION:** The proposed 49 lot subdivision will consist of attached High density Housing with both Public & Private access off of Winter Haven Road. Storm waters from each lot shall be conveyed to the front roadways or allowed to discharge a portion of the storm water out the rear yards where they abut drainage retention areas within the subdivision open space areas. Storm waters collected within the roadways shall be conveyed to the indicated discharge points and then routed overland to the natural low points for retention. No developed storm waters are planned for discharge into the Lower Corrales Riverside Drain, therefore, an MRGCD License agreement will not be necessary for the subdivision drainage solution. The storm water berming the low side of each pond will create a natural bosque terrain. Pond depths shall not exceed 1.5 feet.

**AREA:** 6.7047 Acres

**Owner:**  
The Strosnider Company  
6121 Indian School Rd. NE Ste. 275  
Albuquerque, NM 87110

**Engineer:**  
Isaacson & Arfman P.A.  
128 Monroe St. NE  
Albuquerque, NM 87106

**Surveyor:**  
Surveys Southwest  
333 Lomas Blvd. NE  
Albuquerque, NM 87105



- LEGEND**
- 5200 --- EXISTING CONTOUR
  - 52 --- PROPOSED CONTOUR
  - 8.3 --- EXISTING SPOT ELEVATION
  - FLOW ARROW
  - 6881.0 --- PAD GRADE ELEVATION
  - SIDEWALK CULVERT
  - TC=81.95 FL=81.45 --- TOP OF CURB FLOWLINE ELEVATION
  - WATER BAR
  - PROPOSED RETAINING WALL
  - TOP OF WALL ELEVATION
  - BOTTOM OF WALL ELEVATION
  - INV=72.5 --- INVERT ELEVATION
  - STORM DRAIN MANHOLE
  - BASIN (A) --- BASIN ID
  - BASIN BOUNDARY

LOT SETBACKS			BLDG. AREAS		
LOT #	BLDG. AREA	SIDEYARD SETBACKS, MIN.*	LOT #	BLDG. AREA	SIDEYARD SETBACKS, MIN.*
1	1040	5', 0"	12	1375	5', 0"
2	1375	5', 0"	13	1375	10', 0"
3	1375	5', 0"	14	1485	10', 0"
4	1375	10', 0"	15	1485	5', 0"
5	1485	10', 0"	16	1760	5', 0"
6	1760	5', 0"	17	1760	5', 0"
7	1485	5', 5"	18	1760	5', 0"
8	1760	5', 0"	19	1760	5', 0"
9	1375	5', 0"	20	1485	5', 5"
10	1375	5', 0"	21	1485	5', 5"
11	1375	5', 0"	22	1760	5', 0"
			23	1760	5', 0"
			24	1760	5', 0"
			25	1485	5', 0"
			26	1485	5', 0"
			27	1485	10', 0"
			28	1375	10', 0"
			29	1375	5', 0"
			30	1375	10', 5"
			31	1375	10', 5"
			32	1375	5', 0"
			33	1375	10', 0"
			34	1485	11', 5"
			35	1760	5', 0"
			36	1760	5', 0"
			37	1760	5', 0"
			38	1760	10', 0"
			39	1760	5', 0"
			40	1760	5', 0"
			41	1760	5', 0"
			42	1760	5', 0"
			43	1760	5', 0"
			44	1485	10', 0"

\* 10' OR 11' SIDEYARD SETBACK OCCURS ADJACENT TO STREET RIGHT-OF-WAY  
ALL FRONTYARD SETBACKS = 20' MIN.  
ALL BACKYARD SETBACKS = 15' MIN.

## Taylor Trust, Lots 2 & 3

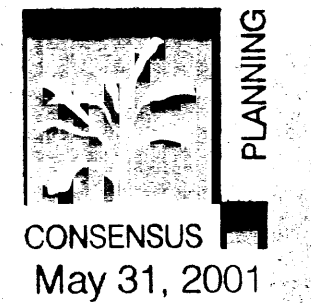
### Conceptual Grading & Drainage Plan

**SITE PLAN FOR SUBDIVISION AND BUILDING PURPOSES**

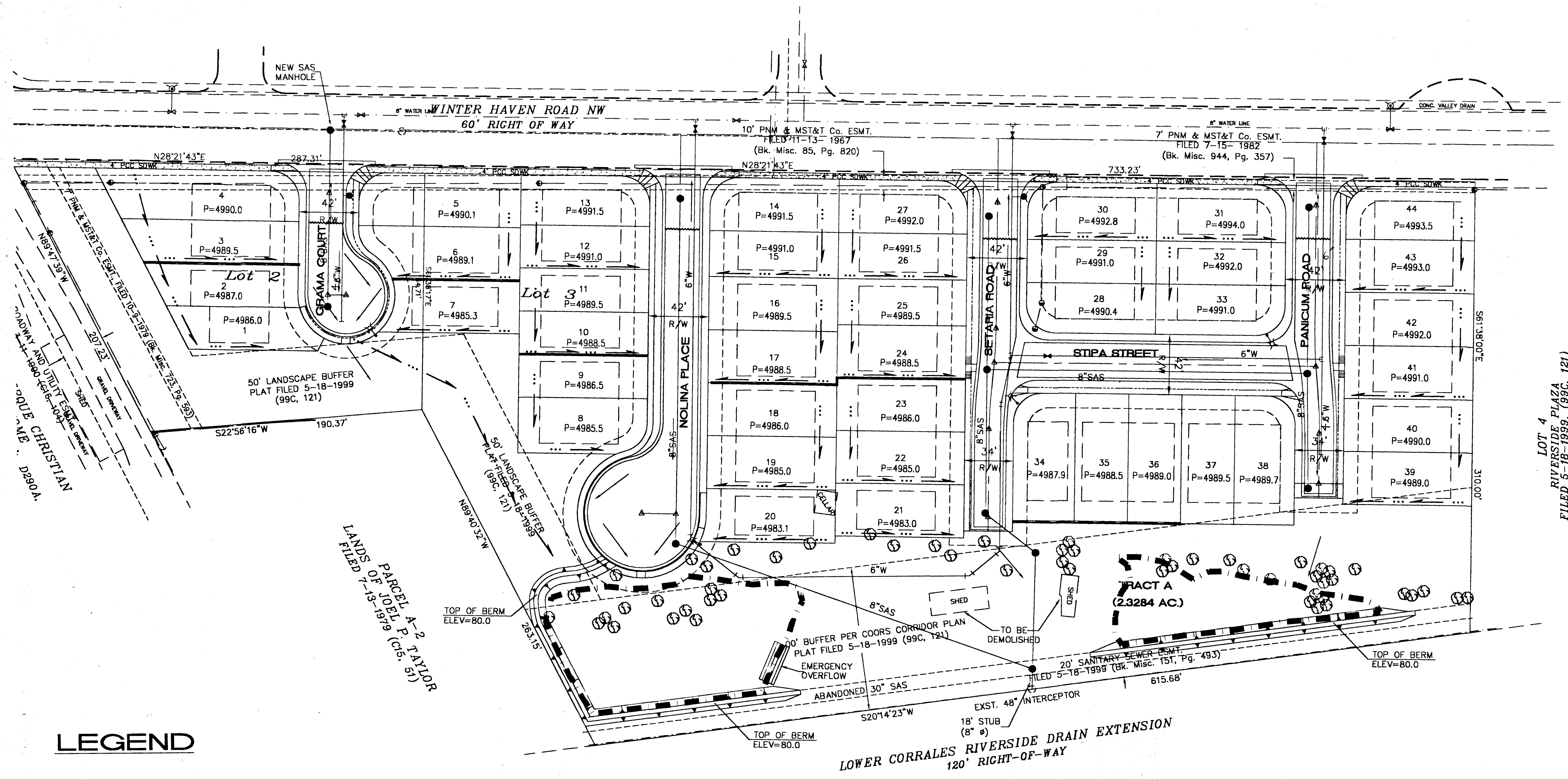
Prepared for:  
Strosnider Company  
5121 Indian School Rd, Ste. 275  
Albuquerque, NM 87110

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



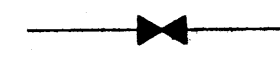


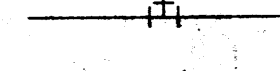

Isaacson & Arfman, P. A.  
128 Monroe Street NE  
Albuquerque, NM 87106



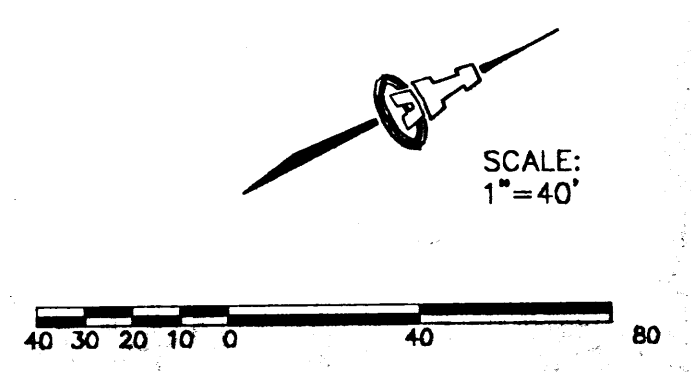
Sheet 4 of 5



**LEGEND**

-  SINGLE WATER METER & BOX
-  DOUBLE WATER METER & BOX
-  GATE VALVE W/ TYPE 'A' VALVE BOX
-  FIRE HYDRANT
-  SAS MANHOLE
-  WATER LINE W/ FITTING
-  STREET LIGHT

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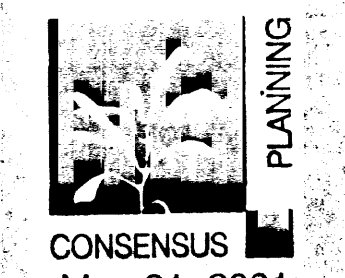
## Conceptual Utility Plan

### SITE PLAN FOR SUBDIVISION AND BUILDING PURPOSES

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CONSENSUS  
May 31, 2001