

- NOTES:**
- EACH LOT SHALL ACCOMMODATE SINGLE-FAMILY RESIDANCE.
  - DRIVEWAY SHALL NOT BE LESS THAN 20 FT. LONG.

PROJECT NUMBER: 1002479  
 APPLICATION NUMBER: 03-00813(SPS); 03-00814(SBP)

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC, dated 10/20/02 and the Findings and Conditions in the Official Notification of Decision are satisfied.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

*Richard Davis* 6-04-03  
 Traffic Engineer, Transportation Division Date

*Roger A. Green* 6/4/03  
 Utilities Development Date

*Christina Sandoval* 6/4/03  
 Parks and Recreation Department Date

*Brady S. Byham* 6/4/03  
 City Engineer Date

*Michael Holton* 6-4-03  
 Solid Waste Management will use Automation Center Date

*Sharon Matson* 6/4/03  
 DRB Chairperson, Planning Department Date

**LEGEND**

- GRAVEL EMERGENCY ACCESS
- - - - - BUILDING ENVELOPE
- SINGLE WATER METER & BOX
- ▣ DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- ⊕ FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

**THE PRESERVE**  
 LOT 6, RIVERSIDE PLAZA  
**SITE DEVELOPMENT PLAN**  
 FOR SUBDIVISION & BUILDING PERMIT

ISAACSON & ARFMAN, P.A.  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque New Mexico

1276SDP.DWG.rh 06/03/03

**SHEET 1 OF 1**

PROJECT 1002479

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

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

Plant beds shall achieve 75% live ground cover at maturity.

2500# Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

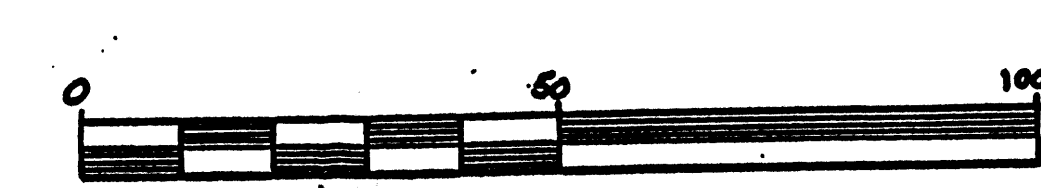
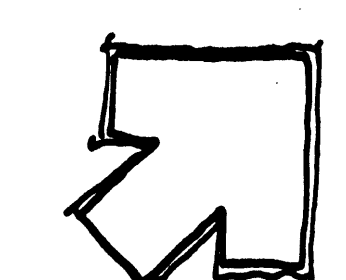
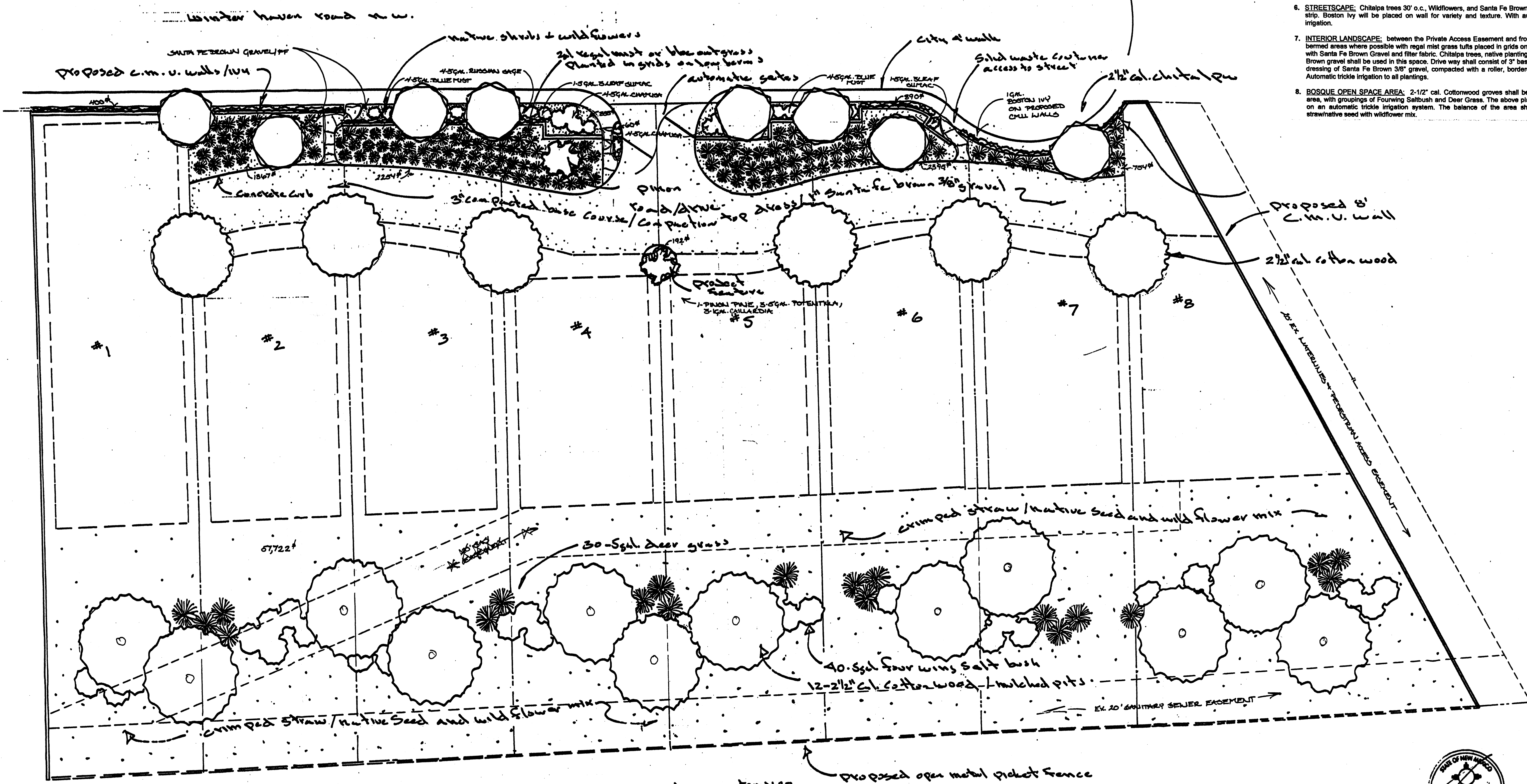
# The Preserve

TAYLOR TRUST LANDS, LOT 4

**H. 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, Coors Corridor Plan and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

- Street trees shall be provided along Winter Haven Road at a rate of one tree per 50 linear feet. They may either be random 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 material.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the individual lot owner in a living, attractive condition. All areas 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 Private Access Easement.
- Minimum plant sizes at time of installation shall be as follows:
  - Trees 2-1/2" Cal.
  - Shrubs and Groundcover 1-5 Gal.
- 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 home.
- STREETSCAPE:** Chitalpa trees 30' o.c., Wildflowers, and Santa Fe Brown Gravel in park strip. Boston Ivy will be placed on wall for variety and texture. With automatic trickle irrigation.
- INTERIOR LANDSCAPE:** between the Private Access Easement and front wall shall be bermed areas where possible with regal mist grass tufts placed in grids on berm mulched with Santa Fe Brown Gravel and filter fabric. Chitalpa trees, native planting, and Santa Fe Brown Gravel shall be used in this space. Drive way shall consist of 3" base course, a top dressing of Santa Fe Brown 3/8" gravel, compacted with a roller, bordered with a curb. Automatic trickle irrigation to all plantings.
- BOSQUE OPEN SPACE AREA:** 2-1/2" cal. Cottonwood groves shall be placed in this area, with groupings of Fourwing Saltbush and Deer Grass. The above plantings shall be on an automatic trickle irrigation system. The balance of the area shall be crimped straw/native seed with wildflower mix.



The Hilltop 2-26-03

## Designs Standards

for:

# The PRESERVE

Taylor Trust Lot 6 - Riverside Plaza, Albuquerque, New Mexico

The following Design Standards are for eight custom-designed single family residences to be built in Tract 6 of the Taylor Trust Subdivision. Tract 6 is located to the east of the Riverside Plaza commercial development on Winter Haven Road, N.W. The PRESERVE subdivision is envisioned to offer potential residents the unique opportunity to live and recreate in a natural setting adjacent to the Rio Grande Bosque. Builders will construct all homes within this subdivision of high quality and in compliance with these Design Standards. The Developer will administer these standards.

### A. Architectural Character

The PRESERVE will encourage contemporary architectural design which creatively recalls this Region's rich history and is in harmony with its natural setting adjacent to the Rio Grande Bosque. As a unique high-quality development, builders and designers will use architectural details and materials consistent with this goal. In an effort to promote natural variety within the subdivision, no single architectural style shall be solely prescribed. Architectural styles approved, but not limited to, will include Territorial, Pueblo, Pueblo Revival, Contemporary Pueblo, Northern New Mexican, Spanish Colonial, Regional Contemporary and Regional Modern. All outbuildings and other improvements shall be harmonious with any residence constructed on a lot.

### B. Building Massing

A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three walls. Building massing for homes in the PRESERVE should be well proportioned and consistent with the architectural character of each home's design. Particular consideration should be taken to preserve natural view corridors at the site. Building massing might also promote passive solar design strategies within each lot.

### C. Garages

1. Each home is required to have a garage for not less than two cars and sufficient parking on site to park two additional vehicles, so that a minimum of four parking spaces is provided.
2. Independent garage structures with auxiliary uses above are permissible on each lot.

### D. Setbacks

1. Front yard setback: 10 feet.
2. Side yard setback: 5 feet.
3. Rear yard setback: at 100' Bosque Open Space limit.

### E. Building Materials

Building materials for homes in the PRESERVE should be consistent with the architectural character of each home's design. High quality materials, architectural features and craftsmanship should be employed in the execution of each custom home. Building materials approved, but not limited to, shall include natural stucco, stone, wood, adobe, concrete masonry unit, glass, glass block, natural tile, ceramic tile, cement board, concrete, copper and galvanized metal.

### F. Building Height and Density

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

1. 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.

### G. Mechanical Equipment and Utilities

1. 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 property line of the residences). Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
2. 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.
3. All electric distribution lines shall be placed underground.
4. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the Private Access Easement.

### H. Landscaping

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### I. Bosque Open Space

This PRESERVE promotes the goals of the Coors Corridor Plan in providing a 100-foot Bosque Open Space from the eastern property line of this subdivision. This Open Space is intended for the enjoyment of all residents of the PRESERVE while preserving the natural habitat of the Bosque and providing access to the Rio Grande State Park.

1. Though the 100-foot Bosque Open Space is configured within individual property lines, no fences or walls are permitted within this zone.
2. Recreational and agricultural uses and improvements will be permitted within the Bosque Open Space and be accessible to all residents of the PRESERVE.
3. Apparatus for the viewing of birds and wildlife will be permitted within the Bosque Open Space.

### J. Pedestrian Circulation

1. A 5 foot sidewalk will be installed by the Developer along Winter Haven Road, N.W. per City Standards.
2. Due to the small number of residences in the PRESERVE, each with their own direct access to the Bosque Open Space, no sidewalks are proposed internally within this subdivision. The 24-foot internal Private Access Easement will also serve pedestrians within the subdivision and be surfaced with crusher fines in keeping with the natural setting.
3. Access to the Rio Grande State Park shall be provided through a 20-foot Public Pedestrian Access Easement on the northern end of this subdivision.

### K. Walls / Fences

In order to mitigate the impact of the commercial/office activity developing at Riverside Plaza to the west, a perimeter wall shall be constructed along Winter Haven Road, N.W.

1. All walls comply with the adopted City of Albuquerque Wall Design Guidelines.
2. The perimeter subdivision walls shall be concrete masonry unit (CMU) with stucco finish and occasional accent openings / indentations and shall be a height of 8 feet. They will be installed and paid for by the Developer.
3. An automobile entry in the center of the subdivision along Winter Haven Road, N. W. with ingress and egress automatic gates will be installed and paid for by the Developer.
4. The perimeter subdivision wall on the north will be built 20 feet off of the property line to allow for a Public Pedestrian Access Easement to the Rio Grande State Park.
5. An open metal vertical picket fence along the eastern property line shall be installed and paid for by the Developer.
6. No chainlink or razor-wire fencing shall be permitted.

### 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.

1. Placement of fixtures shall conform to State and local safety and illumination requirements.
2. The mounting height of luminaries for site lighting at the main automobile entry shall be no higher than 12 feet.
3. Site and residential lighting shall be shielded source with no light source (lamp) visible from the site perimeter.
4. Due to the small number of residences in the PRESERVE and in keeping with its natural setting, no internal street lights are proposed.

### M. Signs

Entry signage shall be incorporated into or near the perimeter wall at the automobile entry along Winter Haven Road, N.W., which shall be consistent with the materials and architectural character of the subdivision.

### N. Solid Waste

1. Each lot/home shall have a storage area for residential automated carts, not to be visible from the Private Access Easement.
2. Two grouped pick-up locations will be accessible to Solid Waste on Winter Haven Road, N. W.

### O. Review for Compliance

The compliance of any structure or improvement within the subdivision will be reviewed by the Developer.

### P. Vacant Lots / Destruction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the subdivision.
2. 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.
3. 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 the foundation) from the lot.

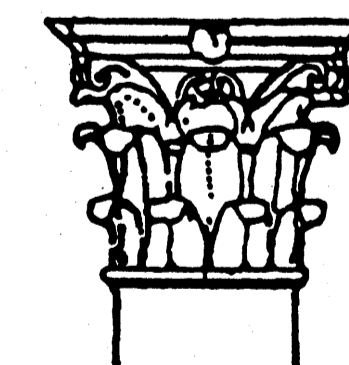
### Q. Restricted Activities

1. The use of any trailer, motor home, boat, shack or tent 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 the house for no more than ten (10) days per year.
2. The placement of any kind of antenna (radio, shortwave, television or other), either temporarily or permanently, is prohibited without the prior approval of the Developer.
3. The construction, erection, placement, assembly or maintenance of any outbuilding, storage building or auxiliary building, permanent or temporary, detached from the permitted improvements of the house, must be approved in writing by the Developer and must be of similar architectural character as the house.

## The PRESERVE

Taylor Trust Lands, Lot 6

Prepared by:



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