

▲	2/23/2017	INCORPORATE EPC CONDITIONS OF APPROVAL
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GENERAL SHEET NOTES

- A. APPLICABLE PLANS: REFER TO DESIGN STANDARDS THIS PACKAGE.
- EXISTING PROPERTY LINE.
 - PROPOSED PROPERTY LINE.
 - PROPOSED MONUMENT SIGN.
 - EXISTING ROADWAY.
 - PROPOSED DRIVEWAY (LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND MAY CHANGE).
 - FULL ACCESS.
 - MINIMUM BUILDING SETBACK: JEFFERSON ST. and HEADLINE BLVD.: 40' FROM CURB.
 - MINIMUM BUILDING SETBACK: LANG AVE.: 30' FROM CURB.
 - MINIMUM BUILDING SETBACK: EAST PROPERTY LINE: 10' FROM PROPERTY LINE.
 - MINIMUM PARKING LOT SETBACK: JEFFERSON ST. and HEADLINE BLVD.: 30' FROM CURB.
 - MINIMUM PARKING LOT SETBACK: LANG AVE.: 20' FROM CURB.
 - RIGHT-IN / RIGHT-OUT ACCESS.
 - EXISTING 10' PUBLIC UTILITY EASEMENT, FILED: DEC. 19, 1985, BOOK: C29, PAGE: 32.
 - EXISTING PEDESTRIAN ACCESS EASEMENT, FILED: JUNE 30, 1983, BOOK: C21, PAGE 126.
 - EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED: DEC. 19, 1994, BOOK: 925, PAGE: 925.
 - EXISTING 30' PRIVATE INGRESS/EGRESS EASEMENT TO BE MAINTAINED BY THE OWNERS OF TRACTS 2A-2A-2A & 2A-2A-2B. FILED: NOVEMBER 7, 1997, BOOK: 97C, PAGE 332.
 - EXISTING DECLARATION OF RECIPROCAL COMMON ACCESS EASEMENTS AND SUPPLEMENTAL DECLARATION, BOOK: 97-32, PAGE: 4608 AND FIRST AMENDMENT RECORDED IN BOOK: 9813, PAGE: 1052.
 - NEW 15' WIDE PRIVATE WATER EASEMENT.
 - NEW 25' X 35' WIDE ABCWUA EASEMENT.

SITE PLAN LEGEND

- PEDESTRIAN AND BICYCLE INGRESS / EGRESS
- PROPOSED VEHICULAR INGRESS / EGRESS
- EXISTING PROPERTY LINE, AS NOTED
- PROPOSED PROPERTY LINE, AS NOTED

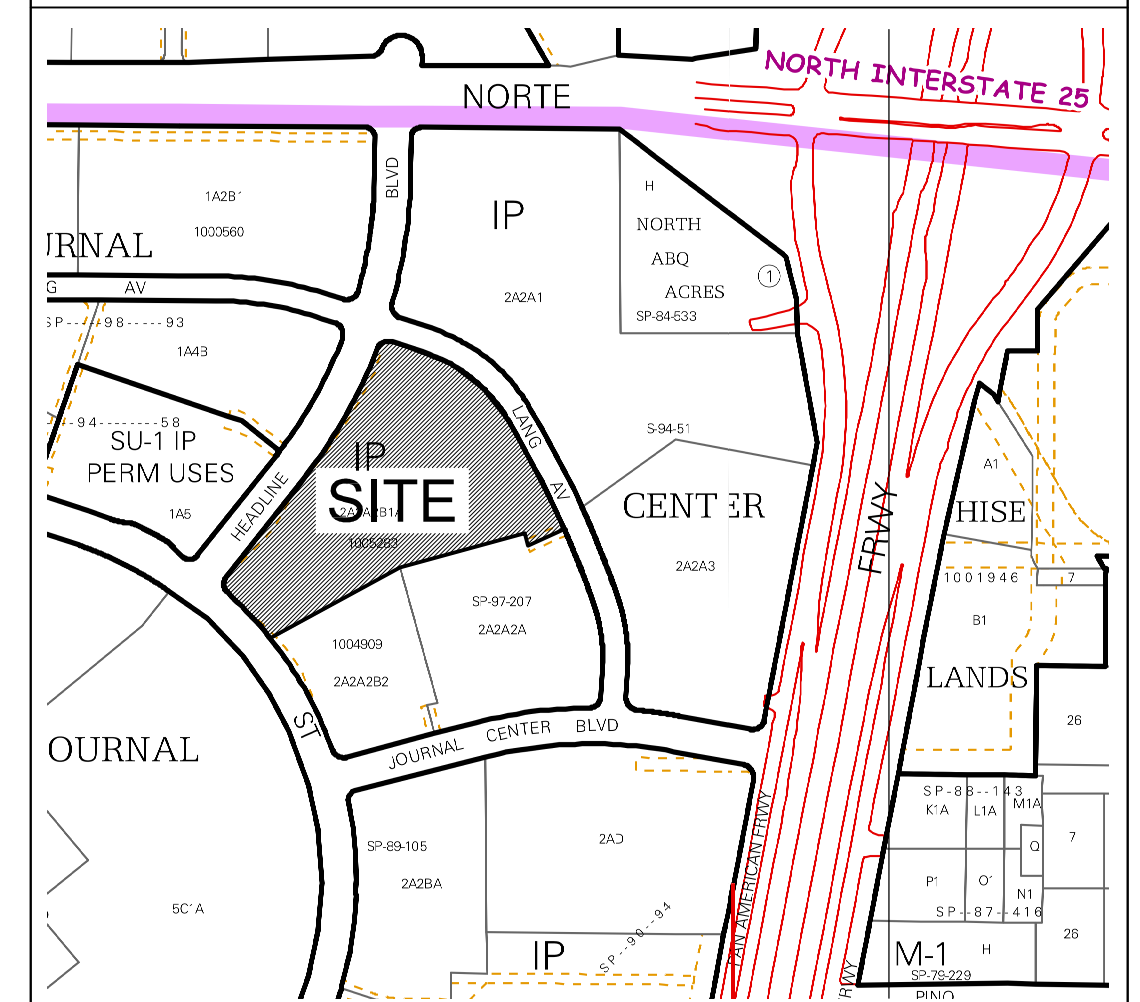
SITE INFORMATION

LEGAL DESCRIPTION
TR 2A-2A-2B-1-A PLAT OF TR 2A-2A-2B-1-A JOURNAL CENTER
CONT 6.4868 AC

TOTAL SITE AREA: 6.4868 ACRES
TRACT A-1: 59,812 SF = 1.37 AC
TRACT A-2: 52,717 SF = 1.21 AC
TRACT A-3: 170,061 SF = 3.9 AC

EXISTING ZONING: IP
PROPOSED ZONING: SU-1 RESIDENTIAL NOT TO EXCEED 75 DU/AC PLUS C-2 USES
PROPOSED USES: RETAIL, RESTAURANT, MULTIFAMILY
MINIMUM BUILDING SETBACK: SEE SHEET KEYED NOTES
MAXIMUM BUILDING HEIGHT: STRUCTURE HEIGHT UP TO 28' FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28' HIGH SHALL FALL WITHIN 45-DEGREE ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 28' HIGH MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45-DEGREE PLANS, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60-DEGREE ANGLE FROM THE SAME BOUNDARIES OR CENTERLINE.
MAXIMUM F.A.R.: 2.0

VICINITY MAP

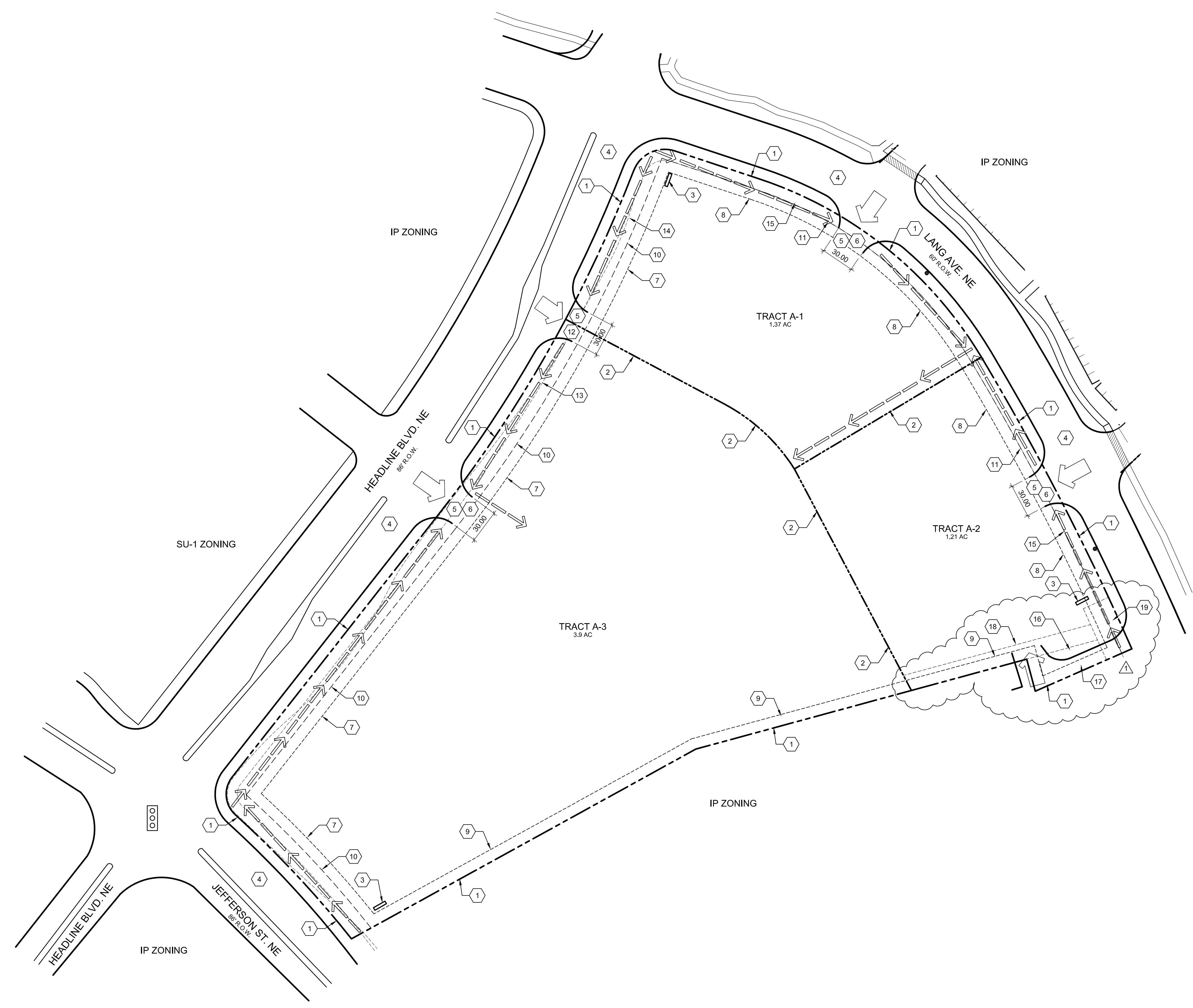


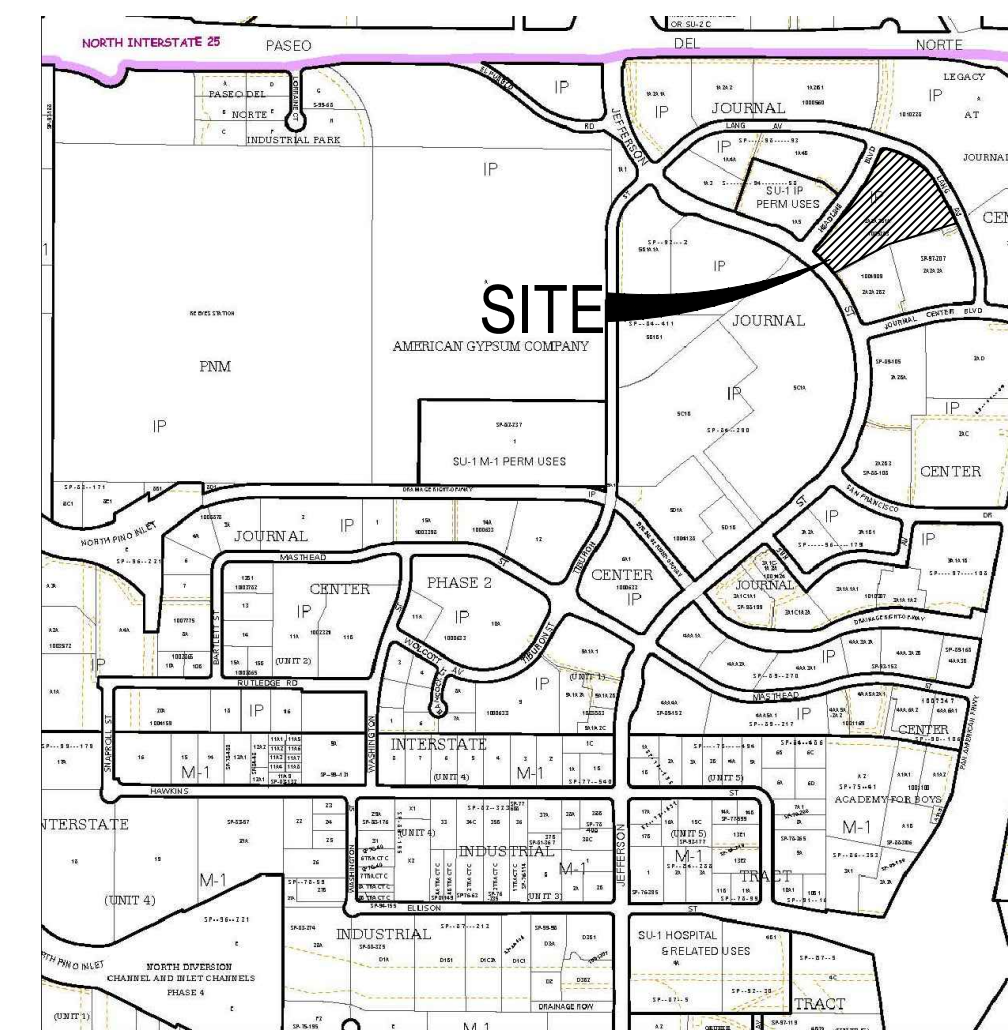
PROJECT NUMBER: 1005283
APPLICATION NUMBER:

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.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE





VICINITY MAP
ZONE MAP D-17

DRAINAGE NARRATIVE:

THE SITE IS LOCATED AT THE NORTHEAST CORNER OF JEFFERSON ST AND HEADLINE AVE. IT IS CURRENTLY UNDEVELOPED AND SLOPES GENERALLY FROM EAST TO WEST. FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO GENERALLY ADHERE TO EXISTING ELEVATIONS AND PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS. THE SITE IS NOT LOCATED IN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM # 35001C0137H).

SITE DRAINAGE ANALYSIS WAS CONDUCTED WITH THE CONSTRUCTION OF THE NEW I-25 / PASEO DEL NORTE INTERCHANGE. THE NMDOT PDN / I-25 DRAINAGE REPORT DELINEATED BASINS THROUGHOUT THE INTERCHANGE AREA, INCLUDING JOURNAL CENTER. OUR SITE IS LOCATED WHOLLY WITHIN 'SUBBASIN 1 - E JEFFERSON 1'. THIS BASIN HAS A TOTAL DISCHARGE OF APPROXIMATELY 128.5 CFS. CURRENTLY OUR SITE IS THE ONLY UNDEVELOPED PORTION OF THIS BASIN. ACCORDING TO THE DRAINAGE REPORT, THE LAND TREATMENT PERCENTAGES WERE 1.0% C AND 99.0% D. THE DOWNSTREAM INFRASTRUCTURE WAS DESIGNED TO ESSENTIALLY CONVEY THE ENTIRE BASIN AS IF IT WERE COMPLETELY IMPERVIOUS.

OUR SITE WILL BE ALLOWED TO DISCHARGE 100% OF THE FLOW INTO HEADLINE AVE AND JEFFERSON ST JUST AS THE DRAINAGE REPORT SHOWS. THE FLOW WILL THEN BE CAPTURED BY OFFSITE DRAINAGE INFRASTRUCTURE. FOR MORE INFORMATION REGARDING THE OFFSITE INFRASTRUCTURE AND THE BASIN CONTAINING OUR SITE, PLEASE SEE THE NMDOT PDN / I-25 DRAINAGE REPORT. LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FIRST FLUSH REQUIREMENT.

GRADING LEGEND

	PROPERTY LINE		PROPOSED CURB & GUTTER
	PROJECT LIMITS OF GRADING		DIRECTION OF FLOW
	EXISTING INDEX CONTOUR		WATER BLOCK/GRADE BREAK
	EXISTING INTERMEDIATE CONTOUR		PROPOSED STORM DRAIN LINE
	EXISTING GROUND SPOT ELEVATION		PROPOSED STORM DRAIN MANHOLE
	PROPOSED INDEX CONTOUR		PROPOSED STORM DRAIN INLET
	PROPOSED INTERMEDIATE CONTOUR		PROPOSED RETAINING WALL
	PROPOSED FLOW LINE		EASEMENT
	PROPOSED FINISHED GRADE SPOT ELEVATION		
	TC=TOP OF CURB,		
	FL=FLOW LINE,		
	TS=TOP OF SIDEWALK		
	TG=TOP OF GRATE		
	FGH=FINISH GROUND HIGH,		
	FGL=FINISH GROUND LOW		

REVISIONS

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DRAWN BY

REVIEWED BY

DATE 02/27/2017

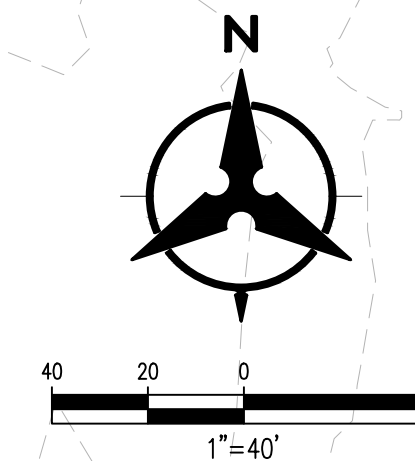
PROJECT NO. 16-0068

DRAWING NAME

**CONCEPTUAL
GRADING
AND DRAINAGE
PLAN**

SHEET NO.

SPSB-2
OF



DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the property, and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds supporting retail / restaurant amenities to the Journal Center area. Intended uses include retail and restaurants along Lang Avenue and Headline Blvd.

- a. Goals:
 - i. Aesthetic treatments and material selection that provides consistency in design across the entire property.
 - ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome.
- b. Permissive and conditional uses shall be as allowed under the IP Zone and C-2 zones of the City of Albuquerque's Code of Ordinances, plus residential up to 75 du/ac.
- c. All Design Standards are intended to meet or exceed the requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

The site is surrounded by development that consists primarily of office and retail uses. Therefore, the setbacks and building heights are based on the Journal Center Project Standards.

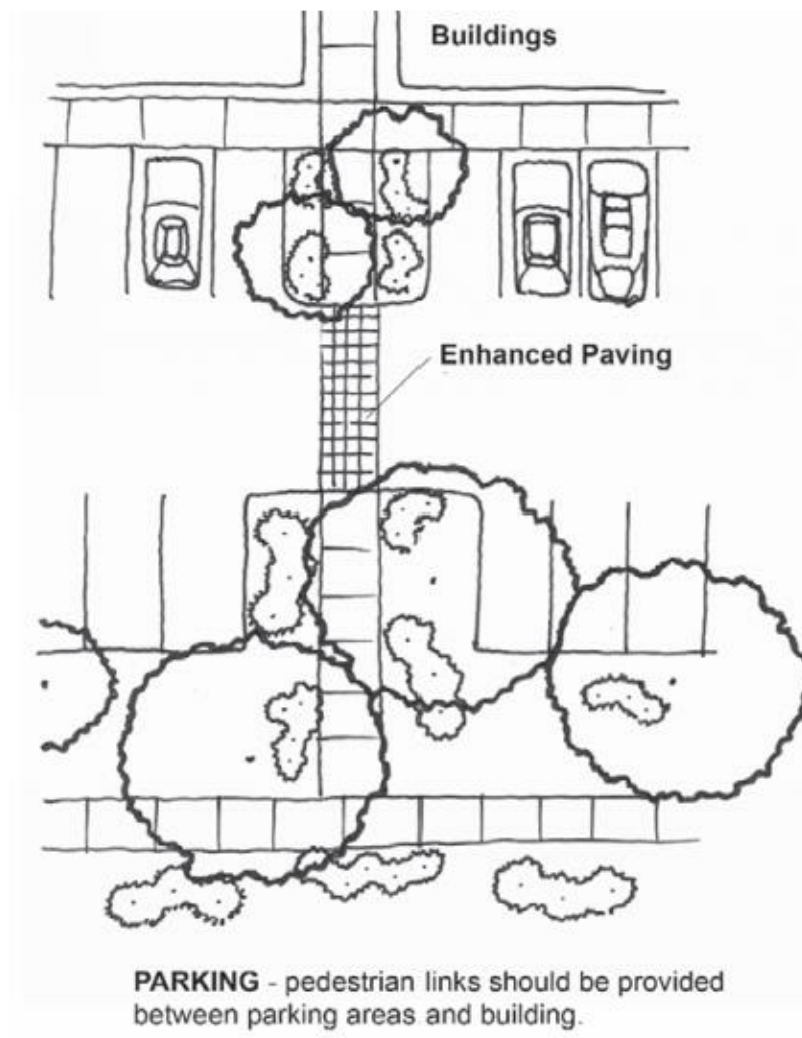
- a. Building setbacks shall conform to the requirements of the Journal Center Project Standards as noted below.
 - i. Buildings on lots along Lang Avenue shall be setback at least 30 feet from the face of curb, and on lots along Jefferson Street and Headline Blvd shall be setback at least 40 feet from the face of curb.
 - b. Landscape setbacks shall conform to the requirements of the Journal Center Project Standards as noted below.
- i. Parking areas along Lang Avenue shall be setback 20 feet from the face of curb, and on lots along Jefferson Street and Headline Blvd shall be setback at least 30 feet from the face of curb to provide space for screening of parked cars through the use of plant materials or low walls.
- c. Building heights shall be as allowed by the Journal Center Park Development Standards.
 - i. Structure height up to 26 feet is permitted in any legal location. The height and width of the structure over 26 feet high shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet high may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline. Antennas will have no limitations as to height but will be subjected to review by the Journal Center Design Review Committee.

III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention should be given to parking area design. To lessen its visual impact, parking should be broken into a series of smaller areas, and views of parking from off-site should be interrupted with screening materials.

- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 *Off-street parking Regulations* of the City of Albuquerque's Code of Ordinances.
- i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian link to buildings.
- ii. Pedestrian links across parking drive aisles shall be distinguished with striping or materials distinguishable from the roadway material.
- iii. Parking shall be placed behind buildings or screened from surrounding neighborhoods by means of 2.5 to 3 foot high walls or landscaping. Walls shall be architecturally compatible with surrounding buildings.
- b. Bicycle parking shall comply with Section 14-16-3-1(B) *Off-street parking Regulations* of the City of Albuquerque's Code of Ordinances.
 - i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.

- c. Motorcycle parking shall comply with Section 14-16-3-1(C) *Off-street Parking Regulations* of the City of Albuquerque's Code of Ordinances.
- d. Building orientation shall allow for clear visibility of the main entry from parking areas and pedestrian connections.
- e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
 - i. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.



IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. All developments shall provide internal pedestrian pathways that connect individual buildings together and link the development with adjacent developments, community open spaces, sidewalks and trails.
- b. Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.
 - i. Pedestrian pathways shall be clearly demarcated with a contrasting material such as textured concrete.
 - ii. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter.
 - iii. Parking areas shall include pedestrian connections to all buildings within the property.
 - iv. Shade provided with trees or shade structures shall be provided at pedestrian connections to enhance the pedestrian experience.
 - v. Sidewalks shall be 8'-0" wide along facades of buildings per section 14-16-3-18(C)(1) *General Building and Site Design Regs for Non-Residential Uses* of the City of Albuquerque's Code of Ordinances.
- b. A minimum 200 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurants may be combined into one with a total area equal to 200 square feet per establishment.
 - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) *General Building and Site Design Regs for Non-Residential Uses* of the City of Albuquerque's Code of Ordinances.
 - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
- c. Major facades greater than 100 feet in length shall incorporate outdoor seating per the requirements of Section 14-16-3-18(C)(3) *General Building and Site Design Regs for Non-Residential Uses* of the City of Albuquerque's Code of Ordinances.
- d. For multi-family development, at least 10% of the site area shall be designed as common open space.

Common open space may include shared, outdoor open space areas, private yards or balconies, rooftop gardens, landscaped pathways that are at least 10 feet away from adjacent streets or driveways, perimeter landscaped areas, and open or landscaped areas not occupied by principal or accessory structures.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.. Standards are based on Section 14-16-3-10 *Landscape Regulations* of the City of Albuquerque Code of Ordinances in collaboration with Journal Center Corporation Project Standards).

- a. Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance)
- b. A minimum of 15% of the net site area shall be devoted to landscape materials.
- c. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- d. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- e. Minimum plant material sizes at the time of installation shall be:
 - i. Canopy Trees - 2" Caliper
 - ii. Evergreen Trees - 10' Minimum height
 - iii. Accent Trees - 2" Caliper
 - iv. Shrubs and Groundcovers - 1 gallon minimum
- g. Landscape plans must comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- h. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- i. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- j. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- k. Landscape Plans shall be designed using plants selected from the following palette:

Large Trees	
Raywood Ash	Fraxinus velutina "Raywood"
Rio Grande Cottonwood	Populus wislizenii
Texas Red Oak	Quercus buckleyi
Pinon Pine	Pinus edulis
Small Trees	
Desert Willow	Chilopsis linearis
New Mexico Olive	Forestiera neomexicana
Shrubs	
Apache Plume	Fallugia paradoxa
Bird of Paradise	Caesalpinia gilliesii
Blue Rubber Rabbitbrush	Ericameria nauseosus "Blue"
Dwarf Fragrant Sumac	Rhus aromatica "Gro-low"
Mohave Sage	Salvia mohavensis
Threeleaf Sumac	Rhus trilobata
Creeping Sandcherry	Prunus besseyi 'Pawnee Buttes'
Shrubby Cinquefoil	Potentilla fruticosa
Grasses	
Blonde Ambition Blue Grama Grass	Bouteloua "Blond Ambition"
Deergrass	Muhlenbergia rigens
Giant Sacaton	Sporobolus wrightii
Accents	
Desert Spoon	Dasyliion wheelerii
Prickly Pear Cactus	Opuntia engelmannii
Yellow Yucca	Hesperaloe parviflora

Perennials

- Whirling Butterfly species
- Penstemon species
- Angelita Daisy

- Gaura lindheimeri varieties
- Penstemon species
- Hymenoxys acaulis

Vine

- Lady Banks Rose

- Rosa banksiae

VI. WALLS & FENCES

Screening of less attractive areas such as utility items, as well as management of grade changes that exceed simple slopes, should be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
 - i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.
 - ii. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
 - iii. Trash enclosures shall have solid, opaque gates as tall as the enclosure. Trash compactors within dock areas shall be screened with walls but are not required to have gates.
- c. Walls and fences shall be at least as tall as the objects they are intended to screen.
- d. All screening devices shall be in compliance with the City of Albuquerque Clear Sight Triangle regulations.
- e. All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) of the City of Albuquerque's Code of Ordinances.
 - i. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- f. Walls and fences shall comply with Section 14-16-3-19 *General height and design regulations for walls, fences and retaining walls* of the City of Albuquerque's Code of Ordinances.
- g. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- h. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- i. Acceptable wall & fence materials include but are not limited to:
 - i. Stucco over concrete masonry units (CMU)
 - ii. Split face block
 - iii. Brick
 - iv. Stone
 - v. Curved interlock blocks
 - vi. Tubular steel, wrought iron bars, or other grill work
- j. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
- k. The site is fairly level, but may require retaining walls at some locations to make up grade.
 - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.
 - ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
 - iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- l. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
 - i. All measures shall be taken to provide public safety at the pond locations.
 - ii. Site ponding shall be integrated with the landscape plan.
- m. Screening shall be designed to allow for access to utility facilities. All screening and vegetation surrounding ground mounted transformers and utility pads are to allow 10 feet or clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to PNM Electrical Service Guide at www.pnm.com for specifications.



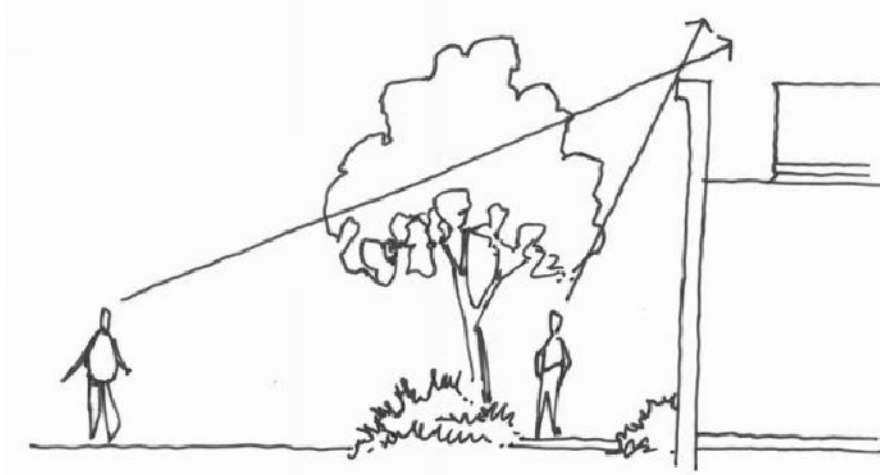
REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

DESIGN STANDARDS (continued)

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations. All proposed designs shall be reviewed by the Journal Center Architectural Review Committee for consistency and appropriateness with the Journal Center.

- a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City of Albuquerque's Code of Ordinance (14-16-3-18).
- b. Architectural Style for Non-Residential and Residential
 - i. The development shall provide a cohesive material and color palette among all buildings.
 - ii. All buildings shall be "modern" in design.
 - iii. Historical references to traditional New Mexico styles should be a modern interpretation of those styles.
- c. Architectural Style for Residential
 - i. Residential buildings should utilize architectural elements and detailing to distinguish between individual building units and add residential character.
 - ii. Accessory structures within residential developments such as carports, garages, storage areas and recreation/laundry building shall be in a similar or complimentary design to the main buildings.
- d. Articulation for Non-Residential and Residential
 - i. Buildings shall have a variety of structural forms to create visual character and interest.
 - ii. Long unarticulated facades shall be avoided. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, or fenestration.
 - iii. Massing elements shall be reinforced with color variation or material distinctions.
- e. Articulation for Residential
 - i. The design standards of 14-16-3-18(C)(2)(a), (b), (c), (d) and (e) General Building & Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code shall apply.
 - ii. The design standards of 14-16-3-18(D)(2), except section (h), Building & Site Design Regulations for Non-Residential Uses of the City Comprehensive Zoning Code shall apply.
 - iii. A minimum of 30% of the ground floor shall have windows. For facades with doors, the percentage of windows may be reduced by 20%.
 - iv. Upper floors shall have a minimum of 20% glazing.
 - v. The primary entry to the building shall be oriented toward the street or within 50 feet of a central courtyard.
- f. Materials for Non-Residential and Residential Buildings
 - i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate.
 - ii. Individual building elements shall be of excellent design and quality materials such as:
 1. Metal wall panels
 2. Porcelain tile
 3. Natural stone panels
 4. Concrete
 5. Split-face concrete masonry units
 6. Glass
 7. Stucco or Exterior Insulation & Finish System
 8. Brick or decorative concrete masonry units

iii. The following external building materials shall be prohibited:

1. Engineered wood paneling
2. Vinyl or plastic siding
3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.

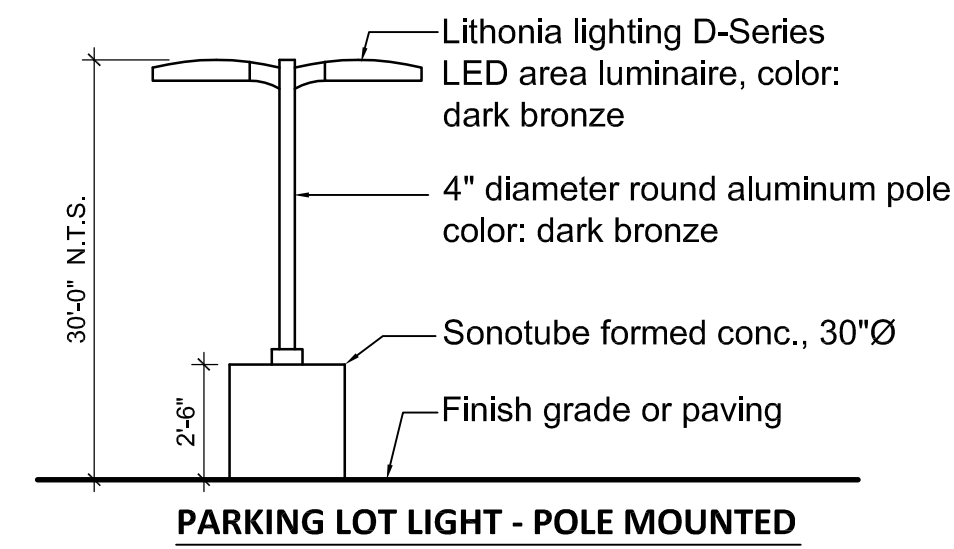
vi. Colors shall include light to medium earth tones with accent colors in limited areas.

1. No more than one accent color shall be used per building.
2. The use of contrasting colors for shade elements or awnings is encouraged.

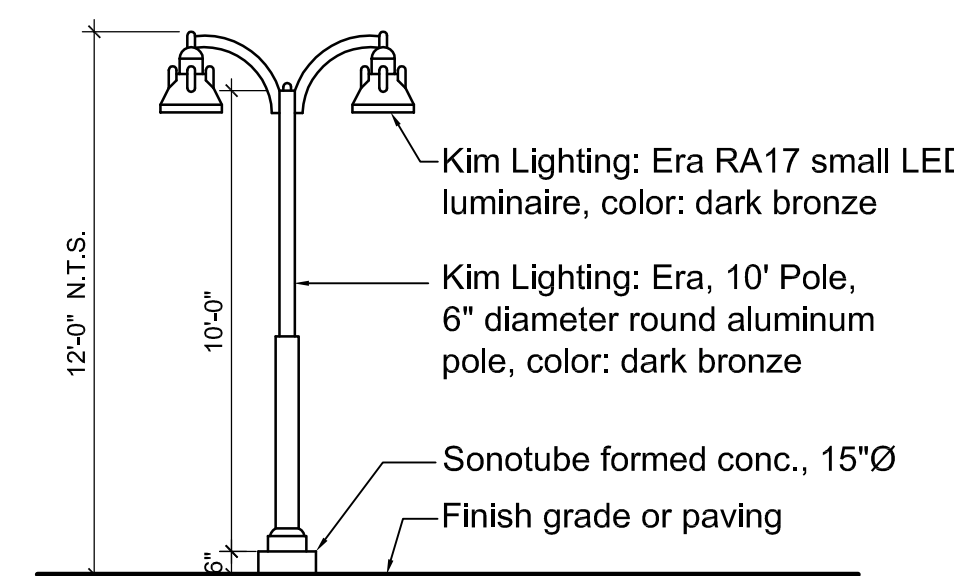
IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

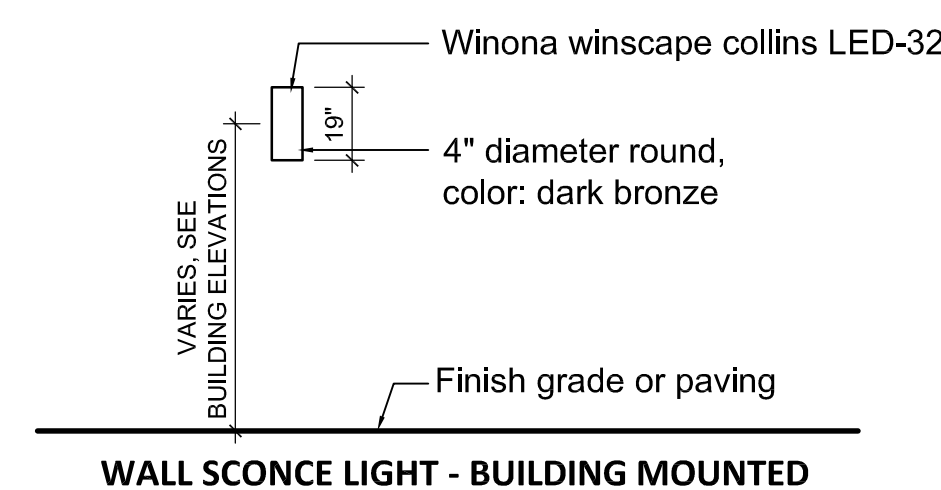
- a. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Code of Ordinances.
- b. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
- c. All free-standing lights shall be of consistent design throughout the site.
- d. Light fixtures shall be located on Site Development Plans for Building Permit
- e. The height of street lights and off-street parking areas lights shall not exceed 30 feet.
- f. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- g. Pedestrian lighting shall not exceed 12 feet in height.
- h. Parking lot lighting shall comply with Section 14-16-3-9 of the City of Albuquerque's Code of Ordinances.
- i. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- j. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building.
- k. Residential common open space areas shall be well lit to enhance the pedestrian experience and create a safe environment.



PARKING LOT LIGHT - POLE MOUNTED



PEDESTRIAN LIGHT - POLE MOUNTED

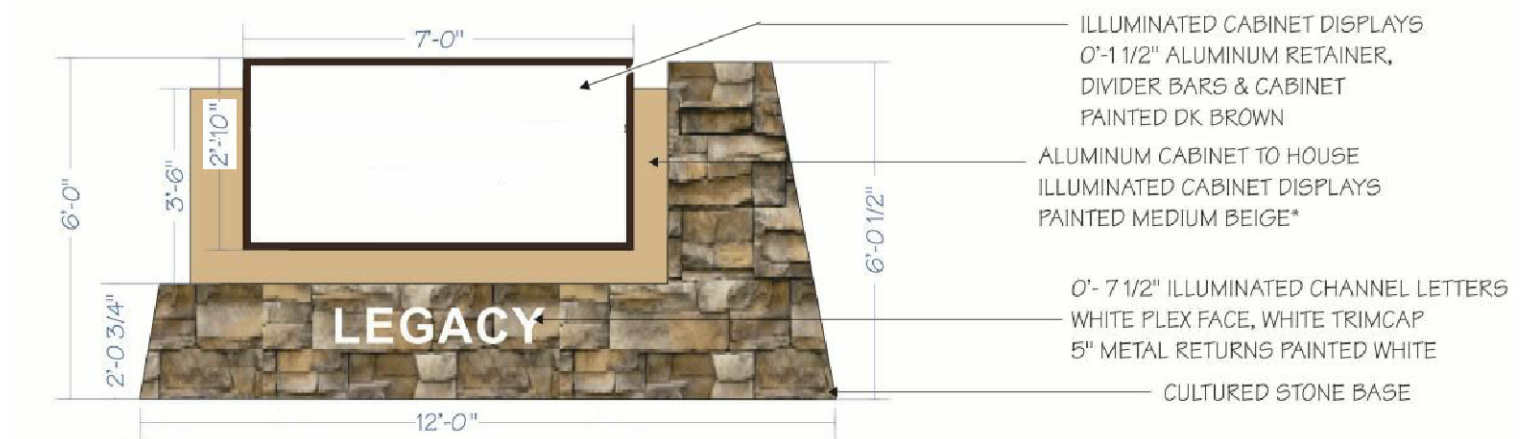


WALL SCONCE LIGHT - BUILDING MOUNTED

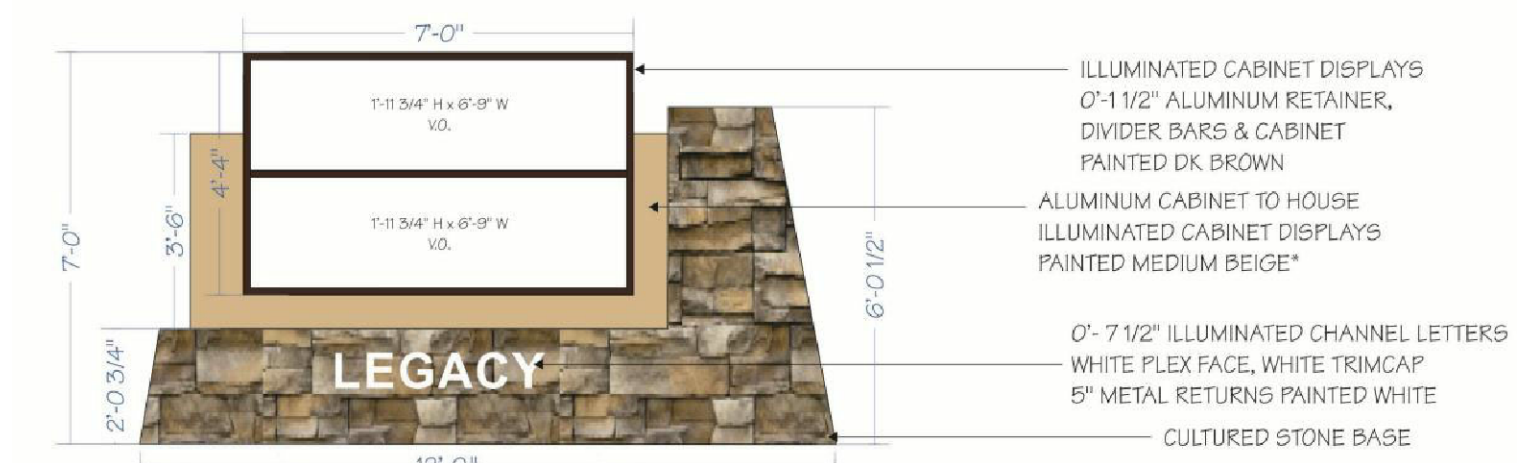
X. SIGNAGE

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Code of Ordinances and the Journal Center Project Standards Sign Code.
- b. Monument signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support and not to exceed 60 square feet per face, double cited (see illustration below).
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs at each of the points of entry from Lang are permissible. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations (see illustrations below).
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability. Residential building numbers and individual unit numbers shall be placed in a readily visible, consistent location and compatible with the overall design of the development.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features per the Journal Center Project Standards Sign Code.



MONUMENT SIGN #1



MONUMENT SIGN #2

XI. PROCESS

Site Development Plans for Building Permit shall be submitted to the Journal Center Corporation Architectural Review Committee (as per the Journal Center Project Standards) for review and approval, and then be delegated to the Development Review Board and shall be consistent with the Design Standards established by this Site Development Plan for Subdivision. The Architectural Review Committee shall evaluate all future Site Development Plans for Building Permit against the EPC approved Site Development Plan for Subdivision Design Standards for 16EPC-40044, as well as against the approved Journal Center Project Standards (the more restrictive design standard / project / park standard shall prevail).

DEKKER
PERICH
SABATINI

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ARCHITECT

ENGINEER

PROJECT

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Albuquerque, New Mexico 87109

REVISIONS

1	2/23/2017	INCORPORATE EPC CONDITIONS OF APPROVAL
2		
3		
4		

DRAWN BY

REVIEWED BY

DATE March 7, 2017

PROJECT NO. 16-0068.003

DRAWING NAME

SITE DEVELOPMENT
PLAN FOR SUBDIVISION
DESIGN STANDARDS

SHEET NO.

SPSB-4

OF

UTILITY KEYNOTES

1. CONNECT TO EXISTING WATER LINE.
2. INSTALL DOMESTIC WATER SERVICE TO WITHIN 5' OF BUILDING.
3. INSTALL FIRE PROTECTION LINE TO WITHIN 5' OF BUILDING.
4. INSTALL FIRE HYDRANT.
5. EXISTING FIRE HYDRANT.
6. CONNECT TO EXISTING SANITARY SEWER LINE.
7. INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING.



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UTILITY LEGEND

---	PROPERTY LINE	- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT	- SAS - SAS -	PROPOSED SANITARY SEWER LINE
- SAS -	EXISTING SANITARY SEWER	●	PROPOSED SANITARY SEWER MANHOLE
- W -	EXISTING WATER LINE	●	PROPOSED CLEANOUT
□	EXISTING WATER METER	- W -	PROPOSED WATER LINE
○	EXISTING CAP	+	PROPOSED VALVE
+	EXISTING VALVE	- FL - FIRE -	PROPOSED FIRE WATER LINE
⊕	EXISTING FIRE HYDRANT	●	PROPOSED HYDRANT
○	EXISTING SANITARY SEWER MANHOLE	○	PROPOSED CAP
⊙	EXISTING STORM DRAIN MANHOLE	■	PROPOSED WATER METER
□	EXISTING INLET	▲	PROPOSED PIV
		⊕	REMOTE FIRE DEPARTMENT CONNECTION

REVISIONS

△	
△	
△	
△	

DRAWN BY _____
REVIEWED BY _____
DATE **02/27/2017**
PROJECT NO. **16-0068**
DRAWING NAME _____

CONCEPTUAL UTILITY PLAN

SHEET NO. **SPSB-5**
OF _____



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February 27, 2017 - 4:43pm
Plotted by: J.LUTZ

