

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION:

THE SITE: The Site is Tract 1, Block 2 of the Volcano Heights Subdivision and Tracts 4 and 5 of the Volcano Cliffs Subdivision, Unit 26, comprising a total site area of 18.79 acres. The property boundaries are Paseo del Norte to the north, Rosa Parks Road to the south, Kimmick Drive to the east, and Calle Plata to the west.

ZONING AND PROPOSED USE: The Site is currently zoned SU-2 for VCMX and SU-2 for VCUR. Proposed Uses are Retail, Office, and Multi-Family Residential.

APPLICABLE PLANS: Volcano Cliffs Sector Development Plan and the West Side Strategic Plan.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access: The primary access to this site is from Kimmick Drive (a Minor Collector between Rosa Parks Road and Unser Boulevard). Secondary access is from Rosa Parks Road (a Major Collector) and Calle Plata Road (a Local Road). No direct access to Paseo del Norte (a Regional Principal Arterial) is allowed. Paseo del Norte/Kimmick is a full access intersection. Paseo del Norte/ Calle Plata is a right-in/right-out intersection.

Transit Access: There are no bus routes currently in this area.

Bicycle Access: The proposed Paseo del Norte Trail will run along the north side of Paseo del Norte. The proposed bike lanes in Kimmick Drive and Rosa Parks Road will connect to the proposed bike lanes and trail along Unser Boulevard.

Pedestrian Access: Sidewalks and pedestrian facilities will be provided along all of the external streets, as well as the internal private roadways. The internal pedestrian network will make connections to and from each of the buildings, through the parking areas, and to the public sidewalks within the adjacent rights-of-way.

BUILDING HEIGHTS AND SETBACKS: Maximum building height is 35 feet and the minimum height is 26 feet. Square footage above 26 feet limited to 50% of the building footprint.

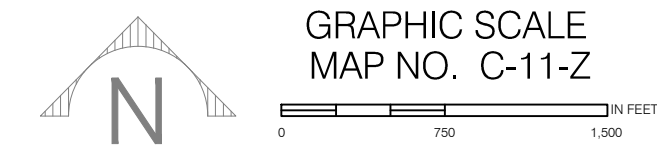
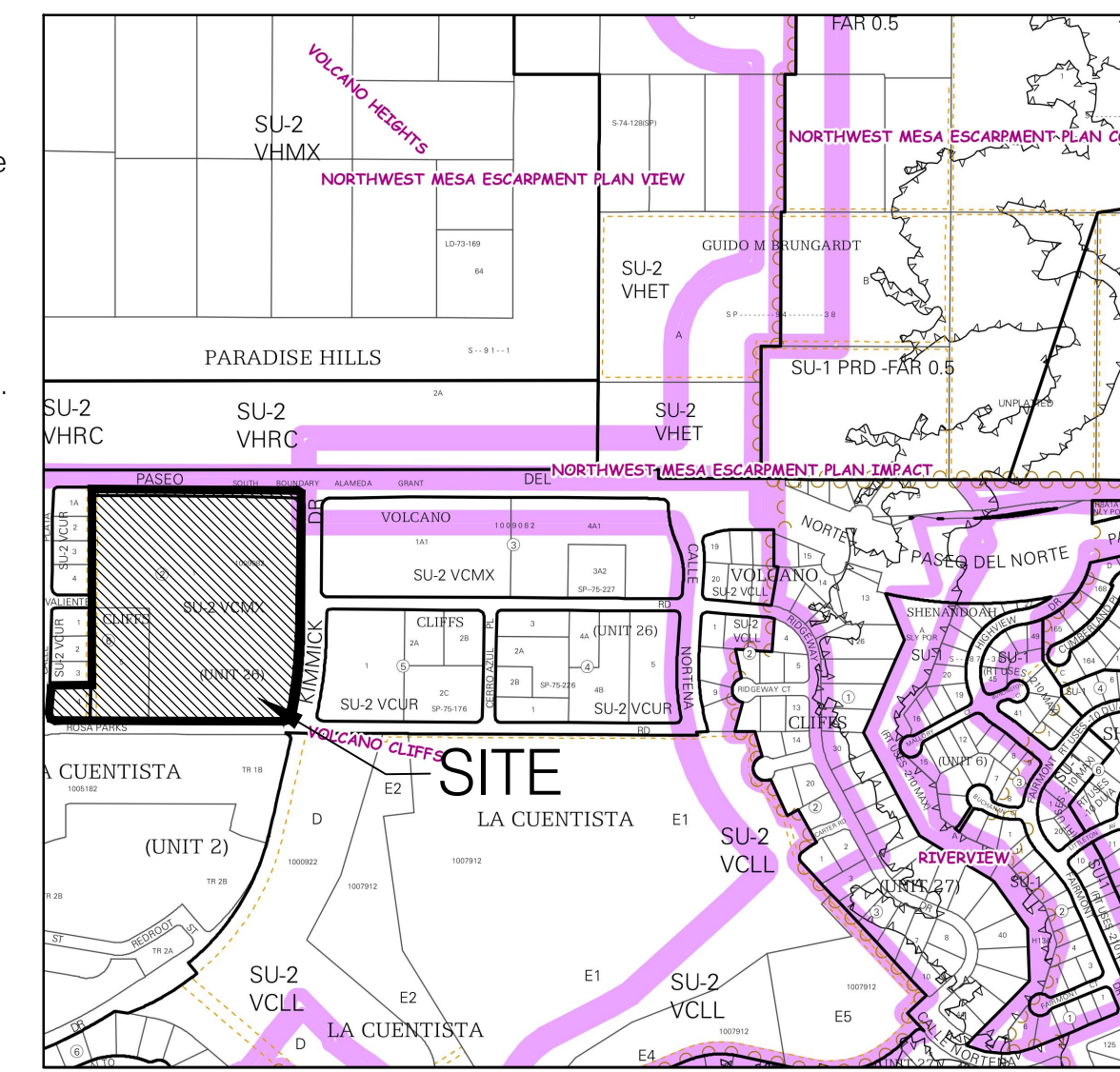
FLOOR AREA RATIO: The minimum F.A.R. for the site is .30. There is no maximum F.A.R.

RESIDENTIAL DENSITY: Minimum residential density is 8 du/ac and maximum density is 20 du/ac. The density applies to the gross developable area for residential uses, exclusive of site constraints, such as undevelopable land (significant rock outcroppings) and parks, and inclusive of streets and parking. Minimum lot size is 2,200 square feet.

LANDSCAPE PLAN: Landscape plans shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Guidelines (see Sheet 2).

STREETS: All interior streets shall be private.

UTILITIES: All public waterlines that are not within public rights-of-way shall be located in public waterline easements granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). All sanitary sewer lines shall be private.



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 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 APPROVAL:

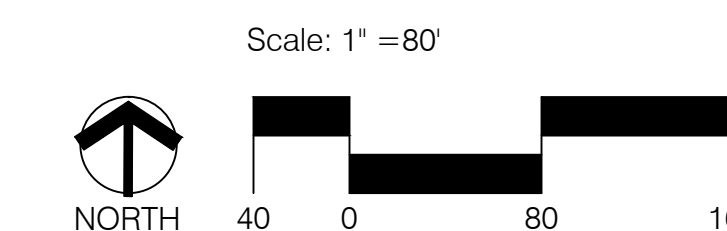
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

THE CLIFFS ON PASEO

SITE PLAN FOR SUBDIVISION

Prepared for:
 Group II U26 VC, LLC
 8860 Desert Finch Lane NE
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Prepared by:
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 302 Eighth Street NW
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April 12, 2017

Sheet 1 of 4

DESIGN GUIDELINES

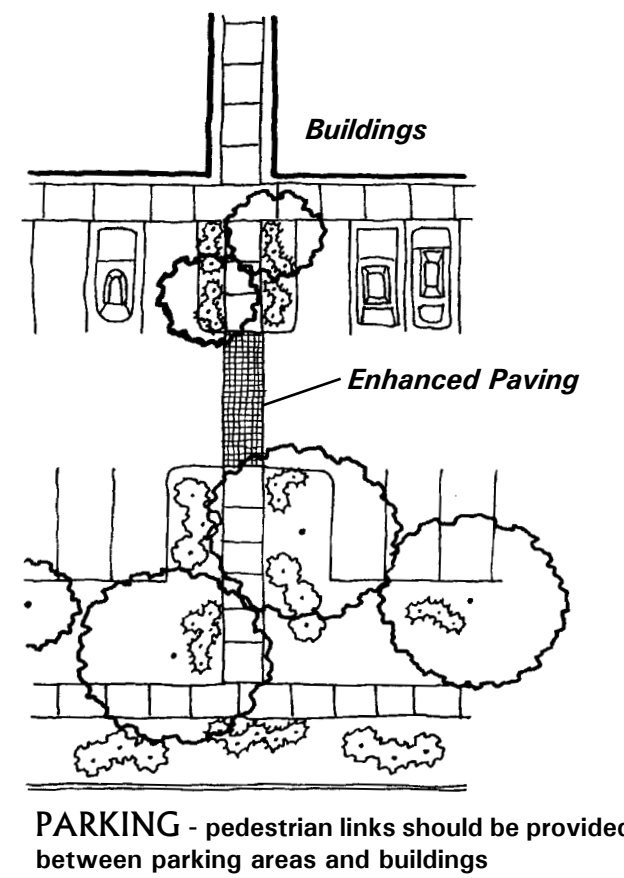
The purpose of these Design Guidelines is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for this mixed-use property. The primary goal for this property is to ensure that the site is developed in a cohesive manner.

Development shall comply with the City Comprehensive Zoning Code, the Volcano Cliffs Sector Development Plan (SDP), and this Site Development Plan for Subdivision and associated Design Guidelines. Minor amendments to this Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission, and/ or in accordance with the Integrated Development Ordinance upon adoption.

1. PEDESTRIAN AND SITE AMENITIES

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Paseo Kimmick.

- 1.1 Pedestrian paths shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design, except where topography makes this unfeasible).
- 1.2 Pedestrian connections shall be provided from parking lots to buildings, adjacent roadways, public sidewalks, and trails.
- 1.3 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.
- 1.4 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 1.5 All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter located within City right-of-way shall be built per City of Albuquerque Standard Drawings: sidewalks (2430), ramps (2440), curb cuts (2426), and curb and gutter (2415 A).



2. PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design.

- 2.1 Parking shall comply with Sections 14-16-3-1, Off-Street Parking Regulations, and the Volcano Cliffs SDP General Regulations.
- 2.2 Handicapped parking spaces shall be provided adjacent to building entries.
- 2.3 Bicycle parking shall be located within 300 feet of the use. Motorcycle parking shall be located within an area visible from the entrance of the building.

3. SCREENING / WALLS AND FENCES

The effective use of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property.

- 3.1 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 3.2 All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- 3.3 All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of 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 the PNM Electric Service Guide at www.pnm.com for specifications.
- 3.4 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. Trash enclosures shall be screened with plant materials.
- 3.5 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- 3.6 No refuse collection areas shall be allowed between streets and building fronts.
- 3.7 Parking areas shall be screened with plant materials, walls, earthen berming, or a combination. Such screening shall have a minimum height of 3 feet.
- 3.8 Barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- 3.9 Clear sight distances shall be maintained at all driveway locations.

4. ARCHITECTURE

The architectural design should respond to climate, views, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.

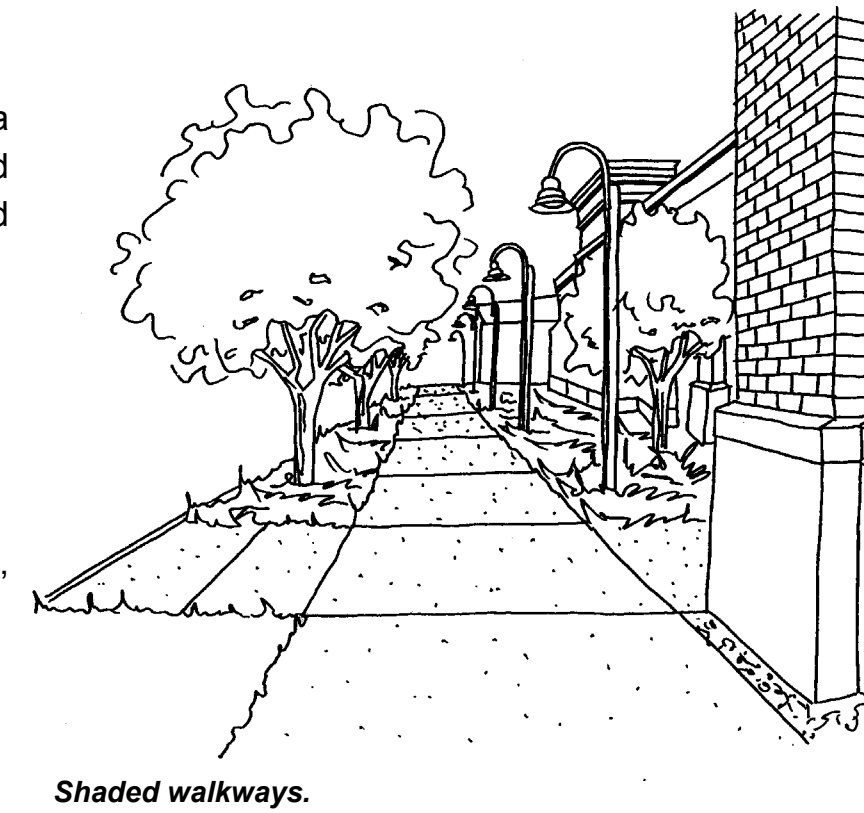
- 4.1 All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, Volcano Cliffs SDP General Regulations, and other local building and fire codes.
- 4.2 Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- 4.3 Building colors shall have a Light Reflective Value (LVR) within the 20% to 50% range, in compliance with the Volcano Cliffs SDP General Regulations. Accent colors on front doors, window sashes, and other incidental elements up to 20% of the facade is permitted.
- 4.4 Building entry ways shall be clearly defined and include a canopy, portal, or awning that is architecturally integrated with the building. No plastic or vinyl building panels, awnings, or canopies are allowed.
- 4.5 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment.
- 4.6 Building edge treatments shall "step down" to relate to the scale of pedestrians. Building masses should be arranged to cast shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges.
- 4.7 Windows and doors should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
- 4.8 Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements should be avoided.

5. LANDSCAPE

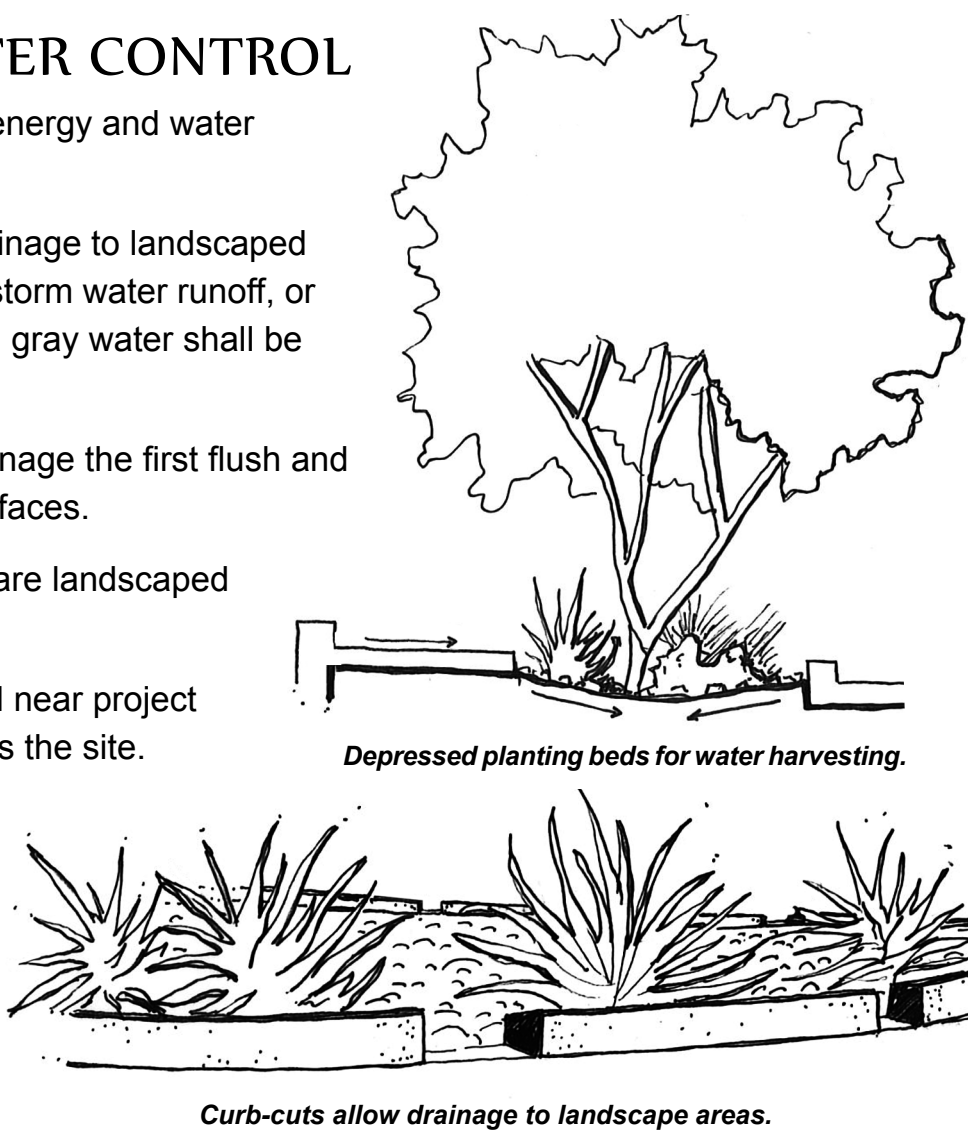
The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species, but is not limited to those species.

- 5.1 Landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance, Street Tree Ordinance, and Comprehensive City Zoning Code, and the Volcano Cliffs SDP General Regulations.
- 5.2 Plant materials will be used for a variety of purposes, including:
 - › Buffer/screen - plant materials will be used to buffer certain facilities from noise and wind, and screen views to/from objectionable elements;
 - › Shade/climate control - shade trees will be used along pedestrian paths and around activity centers;
 - › Define uses or activities - trees and shrubs will be used to define specific areas; and
 - › Highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- 5.3 Individual lot owners shall be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition.
- 5.4 Common area landscaping shall be maintained by an association established for that purpose.
- 5.5 All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- 5.6 Appropriate landscape headers (e.g. steel, brick, concrete) shall be used to separate any turf and groundcover areas.
- 5.7 Landscaping and signage shall not interfere with the clear site requirements. Therefore signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear site area.



6. SUSTAINABILITY AND STORM WATER CONTROL

- 6.1 Energy efficient techniques shall be utilized to reduce energy and water consumption in building and site design.
- 6.2 Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat storm water runoff, or cisterns for the collection and reuse of storm water and gray water shall be provided, where appropriate.
- 6.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 6.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for such run-off.
- 6.5 Grasses and other ground vegetation should be placed near project edges to help filter and slow runoff as it exits and enters the site.
- 6.6 Convenient recycling collection facilities shall be provided by all tenants of the site.



7. LIGHTING AND NOISE

The primary design objective of the site lighting system shall be to maximize public safety, while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- 7.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code and the Volcano Cliffs SDP General Regulations. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines.
- 7.2 All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1978, 74.12. Cobra and sodium lights are prohibited.

- 7.3 Maximum height for light fixtures shall be as follows:
 - › Parking Areas and Interior Streets: 30 feet
 - › Pedestrian/bicycle paths: 16 feet
 - › Bollard lights: 42 inches
- 7.4 Parking lot and roadway light fixtures shall be consistent in style throughout the development.
- 7.5 Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- 7.6 Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.

8. SIGNAGE

The following signage guidelines are intended to regulate the size, location, type, and quality of sign elements. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- 8.1 All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Volcano Cliffs SDP General Regulations.
- 8.2 Project gateway signs shall be consistent in style, color, and materials.
- 8.3 One project gateway sign is allowed at the intersection of Paseo del Norte and Kimmick Drive, and one each at Kimmick Drive, Rosa Parks Road, and Calle Plata Road. The sign at Paseo del Norte and Kimmick Drive shall be a maximum of 9 feet in height, with a maximum sign area of 45 square feet. The signs at Kimmick Drive and Rosa Parks Road shall be a maximum of 8 feet in height, with a maximum sign area of 40 square feet. The sign at Calle Plata Road shall be a maximum height of 6 feet, with a maximum sign area square footage of 30 square feet.
- 8.4 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- 8.5 Signs shall not overhang into the public right-of-way or extend above the building roof line.
- 8.6 Off-premise signs and portable signs are prohibited.
- 8.7 Building-mounted signs shall:
 - › Identify the name and address of the building;
 - › Have a maximum of 4 different colors;
 - › Have a significant contrast between the background and the text in order to ensure readability; and
 - › Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.
- 8.8 No illuminated plastic panel signs are allowed except business logos.
- 8.9 Lighted signs shall not face the residential neighborhood.

9. UTILITIES

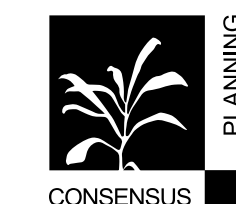
To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.

- 9.1 When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 9.2 PNM Coordination: Development shall abide by all conditions or terms of utility easements prior to development, contact shall be made to PNM's new Service Delivery Department to coordinate electric service and options for the location of electrical service connection. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit utility sheets. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

The Cliffs on Paseo

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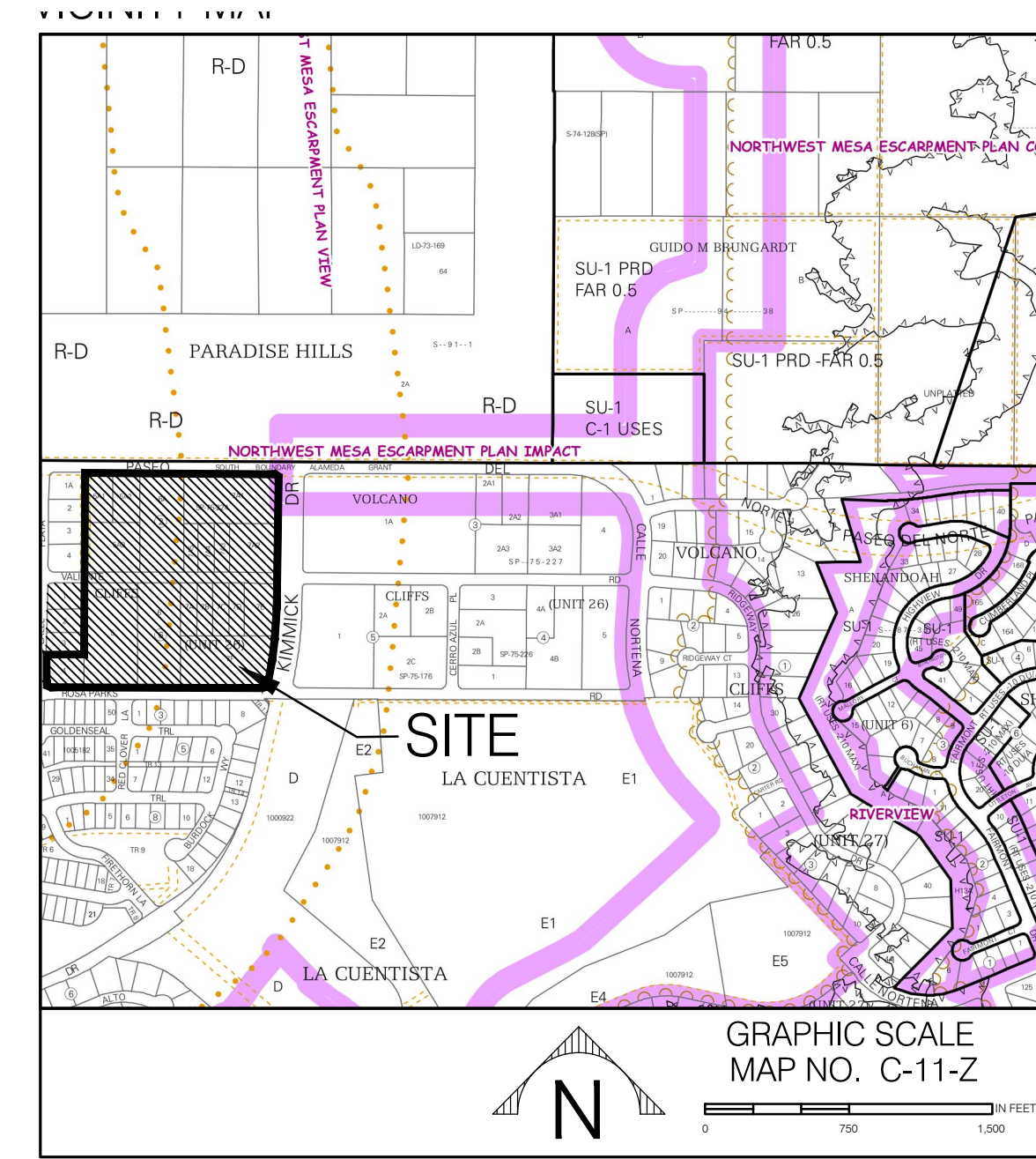
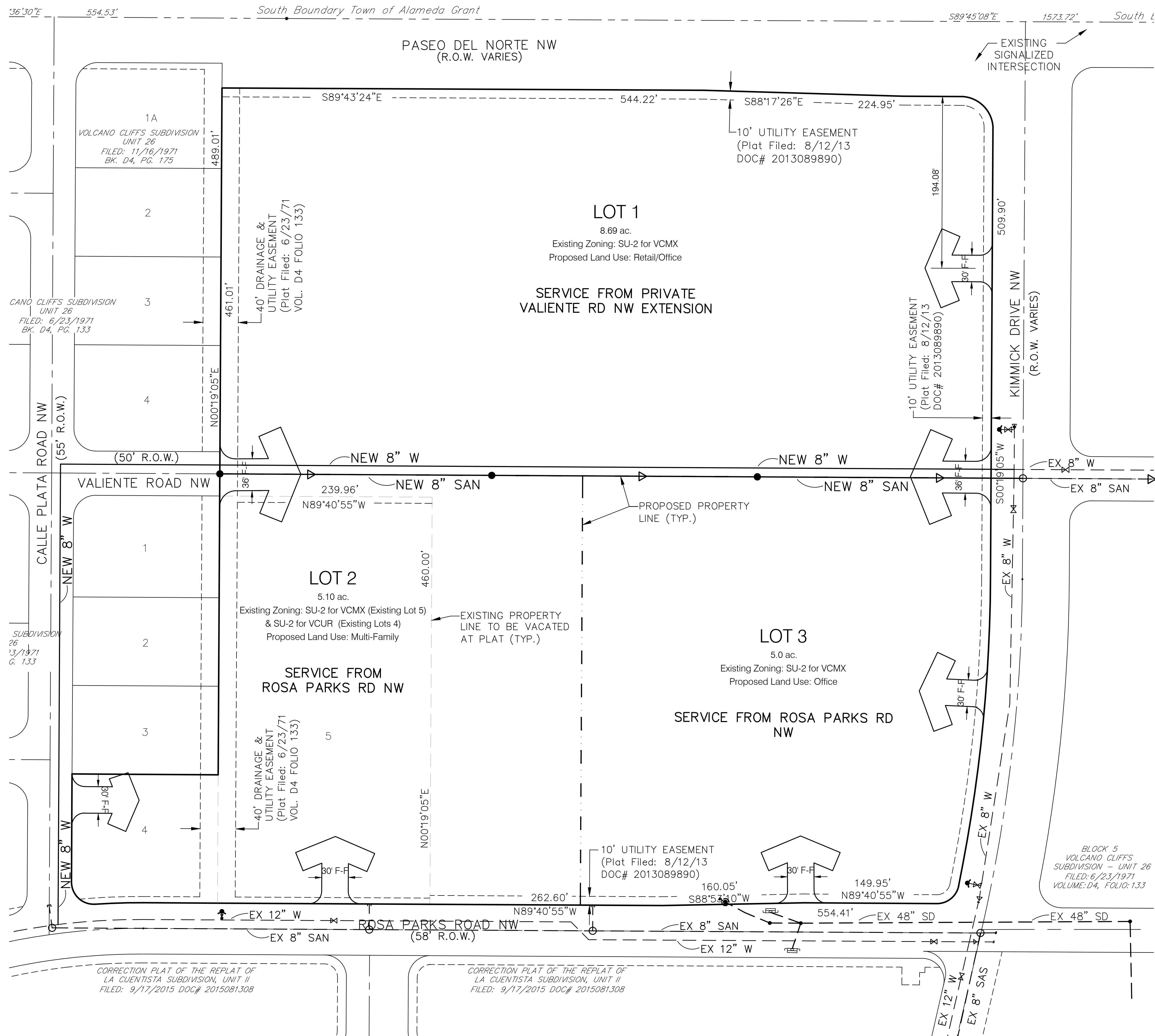
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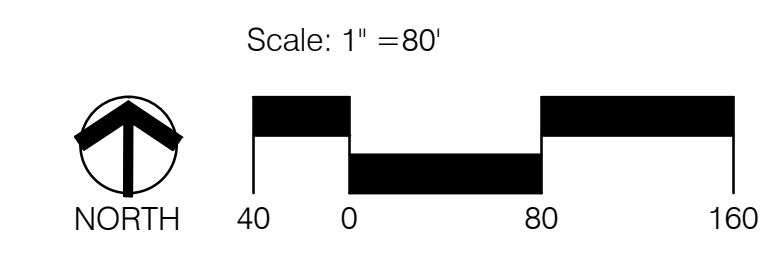


THE CLIFFS ON PASEO

UTILITY MASTER PLAN

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February - 2017

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