

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

OWNERS
 98th Street, L.L.C.
 PO BOX 27560
 Albuquerque, NM 87125
 (505) 248-1688

LEGEND

- PROPERTYLINE
- NEW RETAINING WALL
- NEW SIDEWALK (THIS PROJECT)
- NEW SIDEWALK (DEFERRED)
- EXISTING CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW STREET LIGHT
- NEW CROSSWALK STRIPING

- EXISTING EASEMENTS**
- 1 Existing 62' Public Roadway, Waterline & Sanitary Sewer Easement. (06-05-02, 02C-197)
 - 2 Existing 30' Public Roadway, Waterline and Sanitary Sewer Easement. (06-05-02, 02C-197)
 - 3 Existing 30' Public Access Easement. (07-23-03, 03C-223)
 - 4 Existing 78' Temporary Public Roadway Easement. (07-23-03, 03C-223)
 - 5 Existing C.O.A. Blanket Drainage Easement. (11-28-94, 94C-393) (VACATION 16 DRB 70128)
 - 6 Existing 15'x15' PNM Easement (for Switchgear). (05-26-05, DOC. 2005074791)
 - 7 Existing 30' Public Roadway, Public Utility & Public Drainage Easement. (12-19-05, DOC. 2005185405)
 - 8 Existing Public Roadway, Public Drainage, Public Sanitary Sewer & Public Waterline Easement. (08-25-06, DOC. 2006129522)

- NEW EASEMENTS**
- 9 Permanent Storm Water Quality Pond & Drainage Easement (H.O.A.). Area = 0.4560 acres
 - 10 10' Public Pedestrian Access Easement (H.O.A.).
 - 11 Private Landscape Easement (H.O.A.). Area = 0.0230 Acres
 - 12 25' Public Waterline Easement (ABCWUA) & Public Pedestrian Access Easement (H.O.A.). Area = 0.0271 Acres
 - 13 10' Public Pedestrian Access Easement (H.O.A.). Area = 0.0073 Acres
 - 14 15'x15' Qwest Corporation D/B/A & Centurylink QC Easement.
 - 15 25' Public Waterline Easement (ABCWUA) & Surface Drainage Easement (C.O.A.).

SUBDIVISION DATA

GROSS ACREAGE	25.1635 AC
AREA OF RIGHT-OF-WAY DEDICATED	8.6336 AC
AREA OF COMMERCIAL (TRACT A)	5.6729 AC
AREA OF RESIDENTIAL	14.1907 AC
ZONE ATLAS NO.	N-9-Z
NO. OF LOTS CREATED	80 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	SU-1 MIXED USE
DATE OF SURVEY	FEBRUARY, 2015

APPROVALS PROCESS:
 Upon approval of this SITE DEVELOPMENT PLAN FOR SUBDIVISION, the residential component approval shall conform to the design standards presented herein and be delegated to the DEVELOPMENT REVIEW BOARD (DRB) for final approval. The SITE PLAN FOR BUILDING PERMIT for the commercial component will be submitted to the EPC for approval.

APPLICATION NUMBER: 15 DRB 70155
PROJECT NUMBER: 1010332

City Approvals:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

LEGAL DESCRIPTION
 A tract of land situated within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 34D-1-A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR CUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT AND LANDS OF CURB INC. as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 25, 2003 in Book 2003C, Page 357 and containing (1,096,120 s.f.) 25.1635 acres more or less.

THE SITE:
 The site area is presently vacant, zoned SU-1 Mixed Use, and located within the Rio Bravo Sector Development Plan. It is proposed to develop the property into a 5.6729 Acre Commercial Tract and 80 Single Family Detached Homes. See accompanying Residential & Commercial Design Standards.

PROPOSED USE:
 The 5.6729 Acre Commercial Tract (Tract A) shall be SU-1 for C-1 uses and 14.1907 Acre shall be developed into 80 single family lots.

COMMERCIAL F.A.R.:
 The 5.6729 Acre Commercial Tract (Tract A) shall have a maximum calculated F.A.R. of 0.25.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access: Primary access will be off 98TH Street with 5 new public streets.

Pedestrian Access: New sidewalk will be constructed along the north side of Blake Rd, the west side of 98TH St adjacent to residential component and the south side of Gibson Blvd adjacent to the residential component. New sidewalks will be installed on both sides of new streets within the site. Pedestrian access into the site will be public.

Pedestrian and Bicycle Circulation: There are two (2) road access locations and three (3) additional 6' Sidewalk connections between internal streets and external streets. The 2 road access points include sidewalk access on either side.

TRANSIT ACCESS:
 Route 198 runs through the intersections of Blake Road SW and 98TH Street SW and Gibson Blvd SW and 98TH Street SW adjacent to the site.

INTERNAL CIRCULATION REQUIREMENTS:
 Internal circulation will be via private on-site streets, built to City of Albuquerque DPM Standards.

BUILDING HEIGHTS:
 Maximum allowed building heights in the residential shall be 26 feet and per the O-1 Zone for the Commercial. (See sheets 3-5)

BUILDING SETBACKS:
 Setbacks shall be in accordance with the RLT zone for the Residential and per the O-1 Zone for the Commercial (See sheets 3-5). RLT Zone requires minimum side yard setbacks of 5' except on corners where the side street setback shall be 10'. Front yard setback shall be 15' to the house and 20' to the garage. Rear yard setback shall be a minimum of 15'. For the Commercial Tract the setbacks shall be:

- (1) There shall be a front and a corner side yard setback of not less than 5' and a setback of 11' from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
- (2) Near residential zones, the following greater setback requirements shall apply:
 - (a) There shall be a front or corner side setback of not less than 10' where the lot is across the street from the front lot line of a facing lot in a residential zone. This setback applies to on-and-off-premise signs.
 - (b) There shall be a side or rear setback of not less than 5' where the side abuts the side of a lot in a residential zone.
 - (c) There shall be a side or rear setback of not less than 15' where the site abuts the rear of a lot in a residential zone.
- (3) The clear sight triangle shall not be infringed upon.

MAXIMUM TOTAL DWELLING UNITS:
 Maximum total number of residential units shall be 80.

LANDSCAPE STANDARDS:
 For Landscaping information, see Sheet 2 of this plan set. All landscaping shall comply with the City's Water Conservation Landscaping Ordinance and the Street Tree Ordinance.

OPEN SPACE:
 Minimum open space provided per dwelling shall be 2400 square feet in accordance with the Special Use Zone.

CLEAR SIGHT TRIANGLE AREA-ENTRANCE ROADS:
 Landscaping, fencing and signing shall not interfere with clear sight requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in the Clear Sight triangle.

PERIMETER WALL:
 A Perimeter wall will be constructed around the entire site, including along the back yards adjacent to Tract A, Commercial Site.



PLAN INDEX

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LOS DIAMANTES SUBDIVISION

SITE DEVELOPMENT PLAN FOR SUBDIVISION

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet I of 8
Scale: 1" = 60'	Date: 06-25-15	Job: A14031	

LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees				
23	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	M+
22	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	M
11	10' Min.	Austrian Pine <i>Pinus nigra</i>	65x25	M
23	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	5x12	M
Shrubs & Groundcovers				
8	5 Gal.	Wintergreen Barberry <i>Berberis julianae</i>	5x5	25
8	5 Gal.	India Hawthorne <i>Raphiolepis indica</i>	3x5	25
1	5 Gal.	Buffalo Juniper <i>Juniperus sabina</i>	1x12	144
7	5 Gal.	Bitterly Bush <i>Buddleia davidii</i>	5x5	25
24	5 Gal.	Foghorn Reed Grass <i>Calamagrostis arundinacea</i>	25x2	4
9	5 Gal.	Cherry Sage <i>Salvia greggii</i>	2x3	9
6	5 Gal.	Blue Mist <i>Coryopteris x ciandonensis</i>	3x3	9
10	5 Gal.	Fern Bush <i>Chamaebotaria millerifolium</i>	5x6	36
10	5 Gal.	Apache Plume <i>Fallugia paradoxa</i>	6x1	49
14	5 Gal.	Chamaea <i>Chrysothamnus nauseosus</i>	5x5	25
15	2-3cf	Boulders	To be placed at contractor discretion	
1861		Crusher Fine Trail, Compacted, No Edge 3/4" Crushed Gray		
37647		Landscape Gravel / Filter Fabric 7/8" Santa Fe Brown		
3		Park Bench 6' Hilltop Redwood Bench		

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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, Foliage Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Brown Gravel over Filter Fabric to a minimum depth of 3" 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

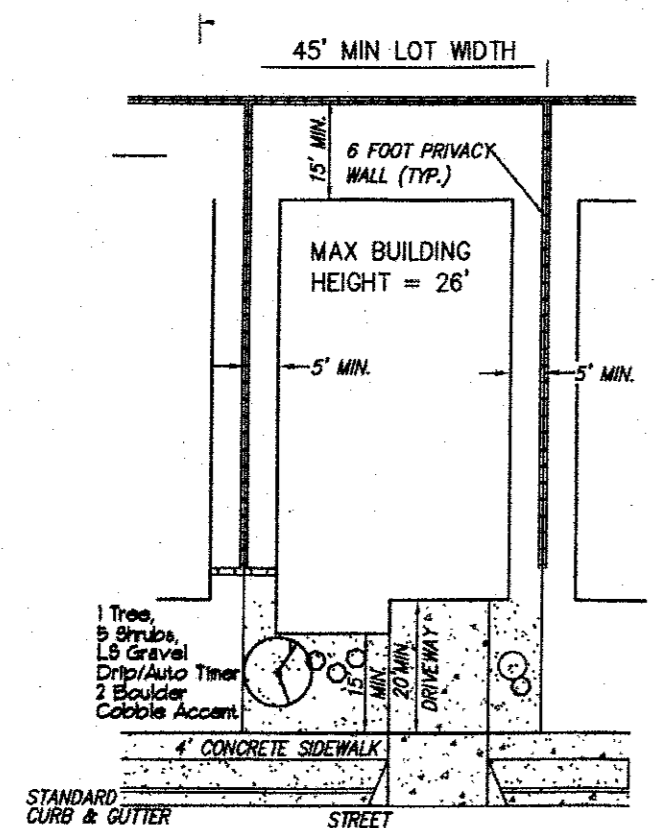
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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.

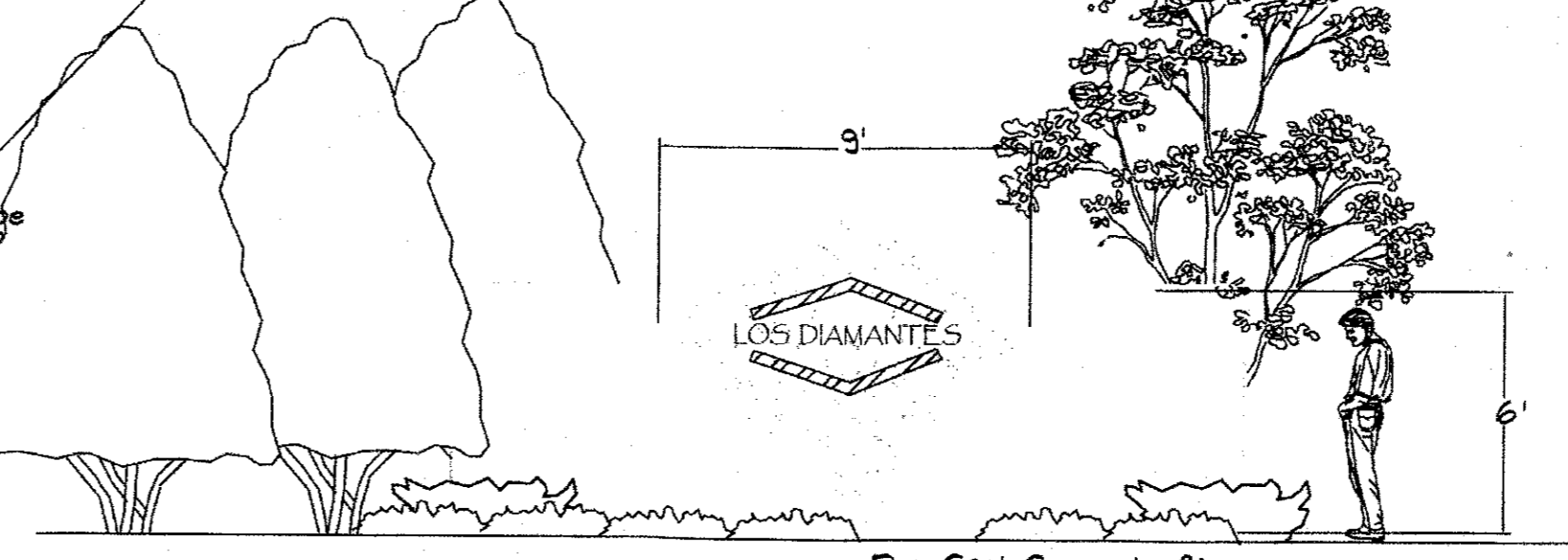
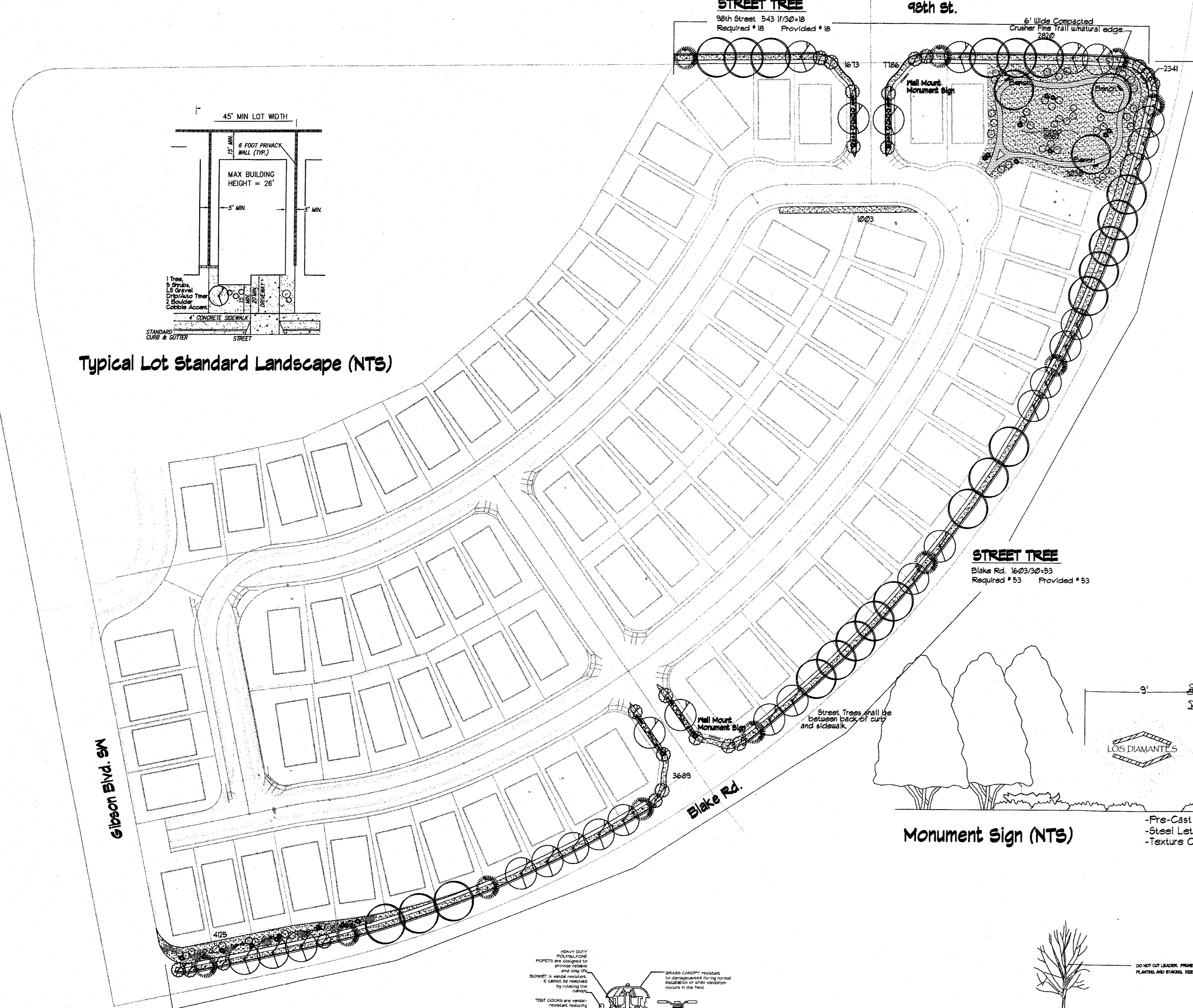
Water and Power source shall be the responsibility of the Developer/Builder.

Typical Lot Standard Landscape (NTS)

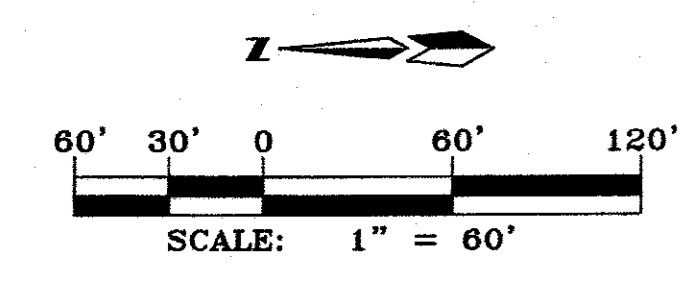
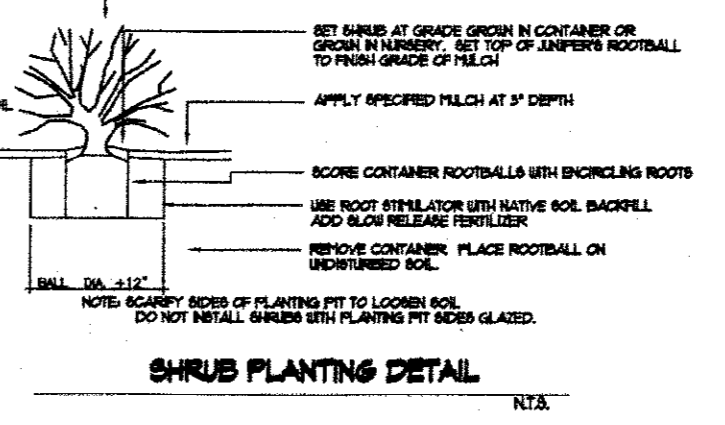
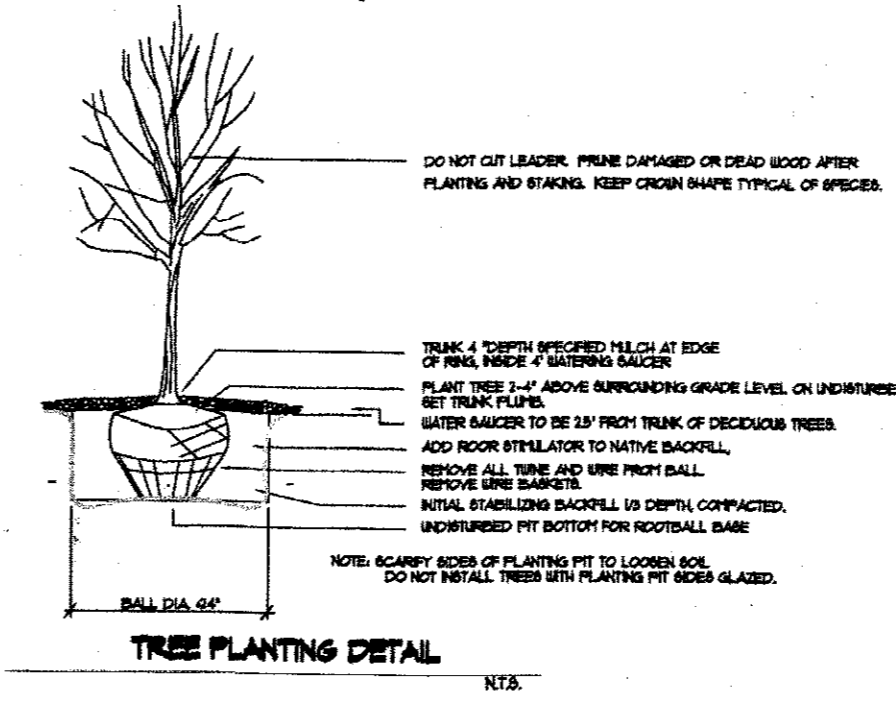
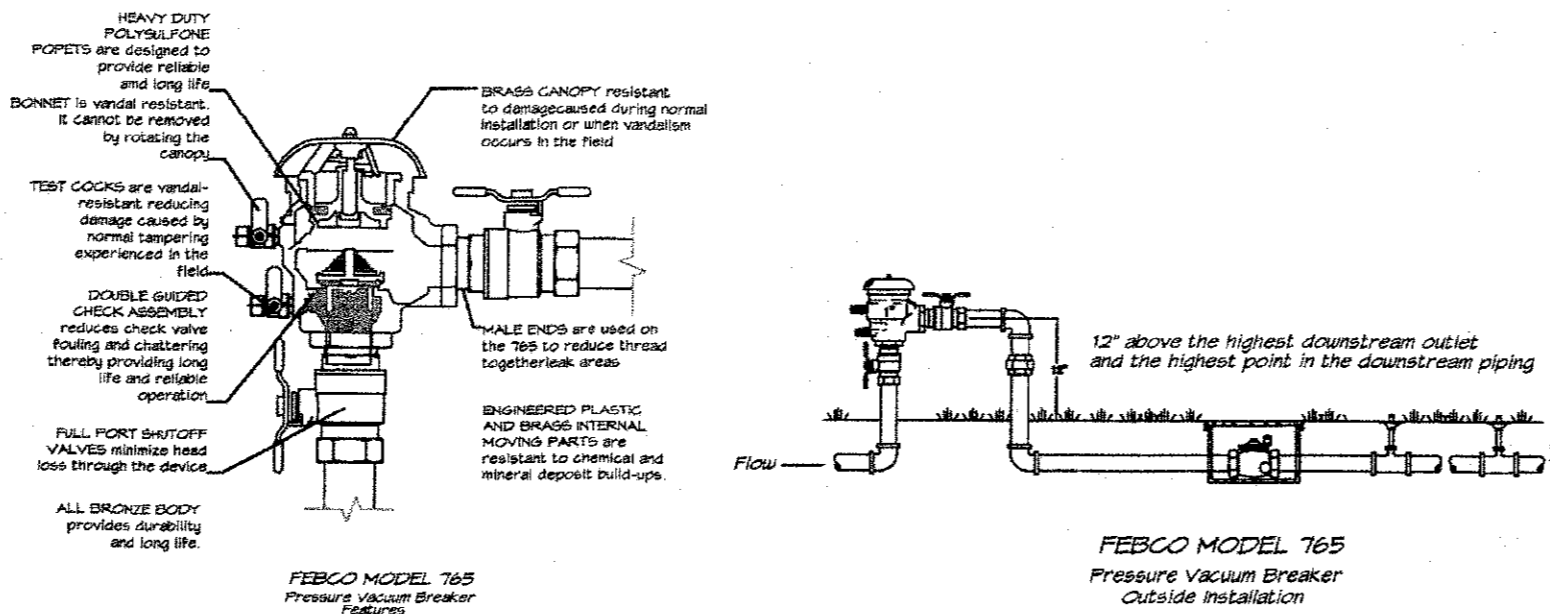


STREET TREE
98th Street 543 1f/30=18
Required * 18 Provided * 18

STREET TREE
Blake Rd. 1623/30=53
Required * 53 Provided * 53



Monument Sign (NTS)
-Pre-Cast Concrete Sign
-Steel Lettering & Accents
-Texture CMU Block Wall



The Hilltop
1825 Edith NE
Albuquerque, NM 87184
Cell: 505.266.9898
Fax: 505.266.9899
Fax: 505.895-7173
dmg@hilltoplandscape.com

Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
REGISTERED
LANDSCAPE ARCHITECT
January 21, 2015

Los Diamantes Subdivision
Albuquerque
Landscape Plan for Subdivision

Revisions
02/05/2015
02/25/2015

The design contained herein remains the property of The Hilltop Landscape Architects and Engineers, P.A. This is an original design and may not be released or copied unless applicable laws have been paid or a job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

LOS DIAMANTES SUBDIVISION
LANDSCAPE PLAN FOR SUBDIVISION

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DM Drawn: DM Checked: DM Sheet 2 of 8
Scale: 1" = 60' Date: 11-15-14 Job: A14031

LOS DIAMANTES RESIDENTIAL DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, and designers in understanding the vision and development goals for the property.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Los Diamantes. They are intended to be complementary to the surrounding area. These standards address the residential (single-family) development. This Site Plan for Building Permit shall comply with all design regulations in the Rio Bravo Sector Development Plan.

Minor amendments to this Site Development Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the City Comprehensive Zoning Code, Section 14-16-2-22 (A)(6) Special Use Zone, and major amendments shall be approved by the Environmental Planning Commission.

I. PEDESTRIAN AMENITIES

- A. All 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.
- B. Sidewalks along 98th Street, Blake Road, and Gibson Blvd. shall be six feet in width. All other sidewalks shall be four feet in width.
- C. Pedestrian Access Points shall be located at the 2 Primary Gate locations and to Gibson Blvd and to Blake Rd.

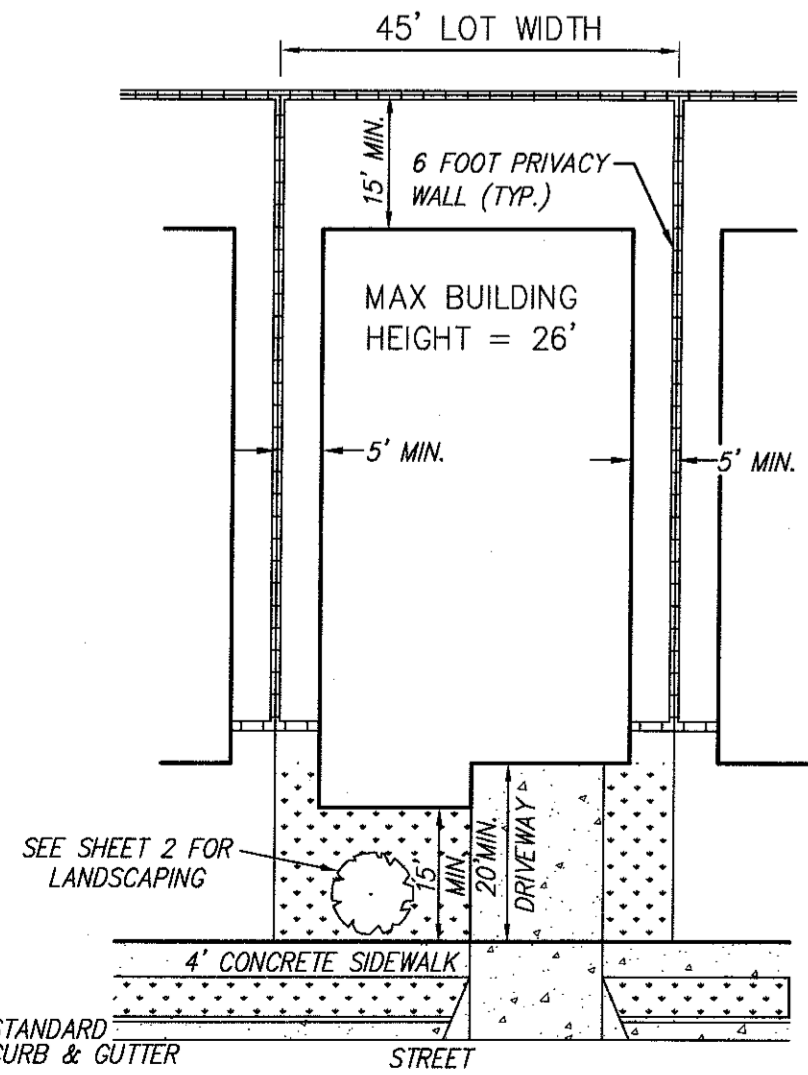
II. BUILDING HEIGHTS

- 1. Residential building heights shall not exceed 26 feet in height and shall be consistent with City Comprehensive Zoning Code unless otherwise restricted as described below.
- A. Highly reflective surfaces shall be screened from public view
- B. Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green and sand. High intensity colors, such as metallic, black or florescent colors are prohibited as predominate colors on facades.
- C. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- D. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- E. Exterior doors, included garage doors, shall be stained or painted wood or pointed metal and shall match the architectural theme of the dwelling.
- F. Accent materials may consist of rock, wood, tile, or brick. Front doors, windows, frames, and related trim may be shades of white, blue, brown, or green. All vinyl or metal window frames must be recessed a minimum of 2" if they are adjacent to stucco or stone, unless they are wood en-cased.

III. SETBACKS

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls. All development at Los Diamantes shall comply with the setback requirements of the Rio Bravo Development Sector Plan and the R-LT Zone

- A. Minimum Front Yard Setbacks: 15 feet, except 20 feet for garage doors. For houses with a three car garage, the third garage shall meet the minimum front yard setback.
- B. Minimum Rear Yard Setbacks: 15 Feet
- C. Minimum Side Yard Setbacks: 5 feet on both sides, for a total separation of 10 Feet between single family units. 10 feet on the side of corner lots.



TYPICAL LOT LAYOUT IDENTIFYING SETBACKS
N.T.S.

IV. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property. The goal is to provide a strictly landscaped community with tree-lined streets. These standards are to be made as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Street Tree Ordinance, and landscape regulations included in the City Comprehensive Zoning Code.

The following are minimum standards for the development of specific landscape plans:

1. For single family residential projects, street trees shall be provided along roadways at a rate of one tree per lot.
2. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
3. Landscaping within the private common areas shown as Tracts B Easements, shall be maintained by the homeowners association. They are for the benefit of the Homeowners.
4. The homeowner of each individual lot shall maintain any trees that may be planted in the right-of-way adjacent to their front yard property line, to ensure the trees' survival. All landscaping must be replaced if it dies.
5. Front Yard Minimum
 - 2 Accent Trees at least 2" caliper and 15 feet high at the time of planting, unless in the R/W.
 - 4 shrubs (minimum 5 gallon)
 - 4 shrubs (minimum 1 gallon)
 - 2 Landscape Boulders (3'X3' minimum)
 - 1 Shade Tree in R/W at least 2" caliper or 10 feet high at the time of planting
6. Accentuating "river rock" and bark mulch or pecan shells are also permitted in front yard landscaping.
7. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe brown, River rock, or similar type rock over the filter fabric for all yard areas that are not covered with living vegetative groundcover.
8. Within individual lots, landscaping and irrigation system maintenance will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
9. Irrigation and landscaping maintenance outside of the individual lot homeowners responsibility as outlined in #4 and #8 above, shall be the responsibility of the HOA, including the landscaping within Gibson Blvd, Blake Road and 98th Street right-of-way that is immediately adjacent to this project.
10. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
23	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	M+
22	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
11	10' Min.	Austrian Pine <i>Pinus nigra</i>	M
23	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	M
Shrubs & Groundcovers			
8	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	M
8	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	M
7	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	M
7	5 Gal	Female Only Butterfly Bush <i>Buddleia davidii</i>	M
24	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	M
9	5 Gal	Cherry Sage <i>Salvia greggii</i>	M
6	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	M
10	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	L
10	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	L
14	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	L
15	2-3cf	Boulders <i>To be placed at contractor discretion</i>	
7861		Crusher Fine Trail, Compacted, No Edge 3/4" Crushed Gray	
37647		Landscape Gravel / Filter Fabric 7/8" Santa Fe Brown	
3		Park Bench 6' Hilltop Redwood Bench	

V. LIGHTING

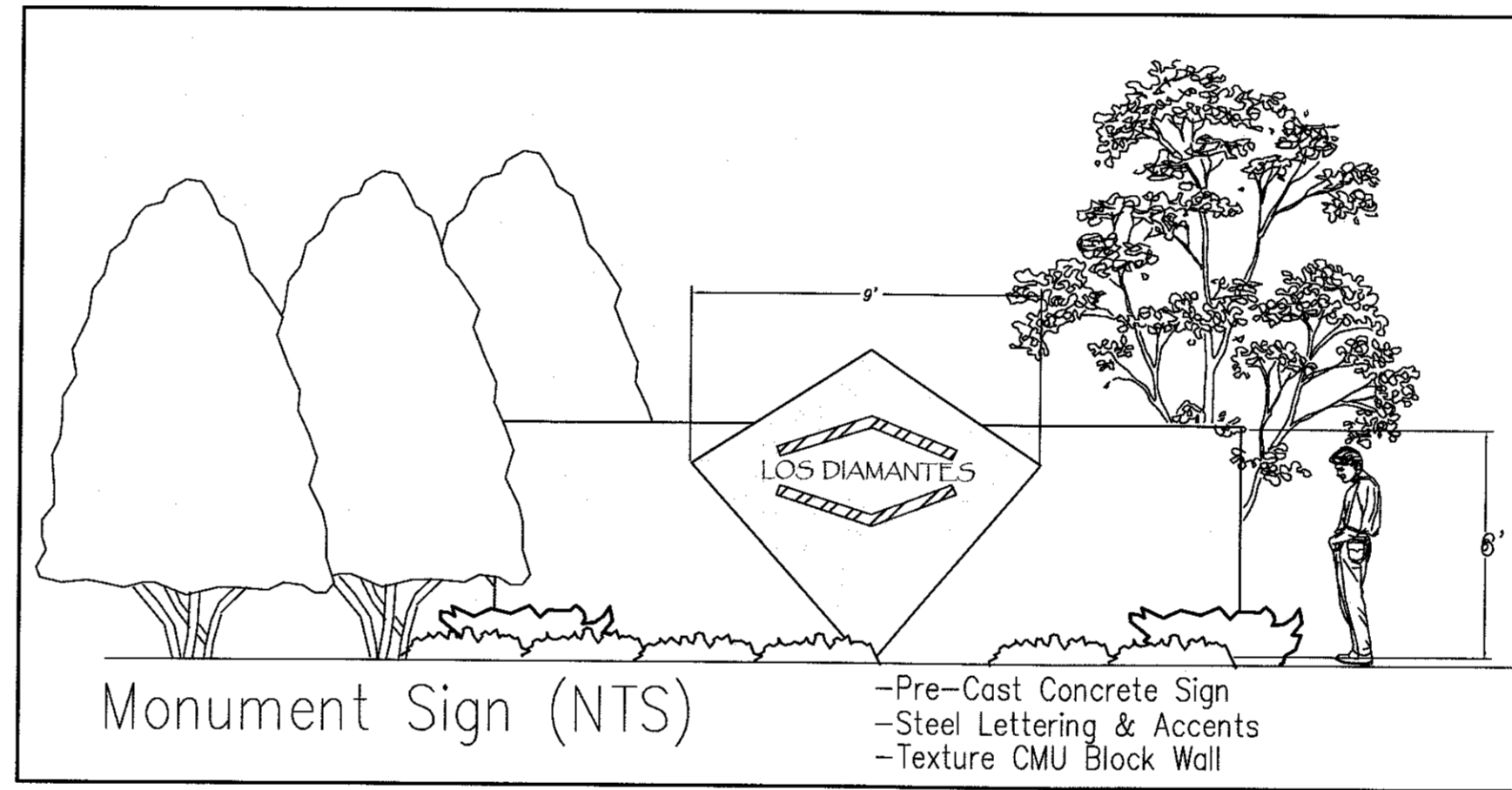
In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to moderate public safety while not affect adjacent properties, building, or roadways with unnecessary glare or reflection.

- A. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- B. All lights shall be fully 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". Cobra and sodium lights are prohibited.
- C. Site Lighting shall be in accordance with Area Lighting Regulations of the Zoning Code (Section 14-16-3-9) and in accordance with the City's DPM. Height shall not exceed 16 feet.

VI. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements with Los Diamantes. The goal is to provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

- A. All signs shall be in compliance of Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Rio Bravo Sector Development Plan.
- B. Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed 9 feet in height above grade.
- C. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- D. Off-premise signs are prohibited
- E. No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.



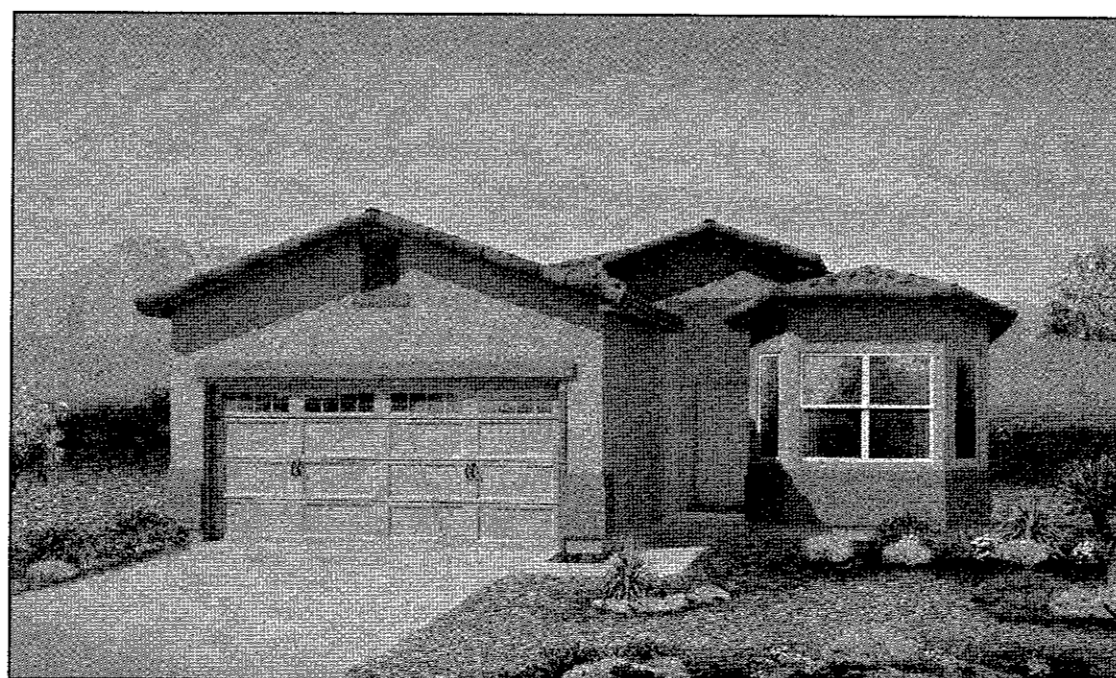
VII. ARCHITECTURE

The following elevations are intended to illustrate the general styles permitted at Los Diamantes and shall reflect the southwestern regional architecture. Minor variations to these styles are permitted.

There will be a combination of one or two story units as shown below.

A. ROOF COLORS AND MATERIALS

- 1. Roofs may be flat, pitched, or combination of both and shall be made of non-reflective materials. Non-metal roof colors shall be limited to sand, tan, brown, and sage green. Asphalt shingles are acceptable.
- 2. Typical building styles within this development shall be Contemporary Pueblo, Southwestern Tuscan, Spanish, Territorial, or Northern New Mexico. Minor variations to these typical appearances may be allowed in order to customize individual home owner preferences, provided the fundamental characteristics of the particular style are maintained. Courtyards and their walls shall also be consistent with the theme of the building.



VIII. UTILITIES

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

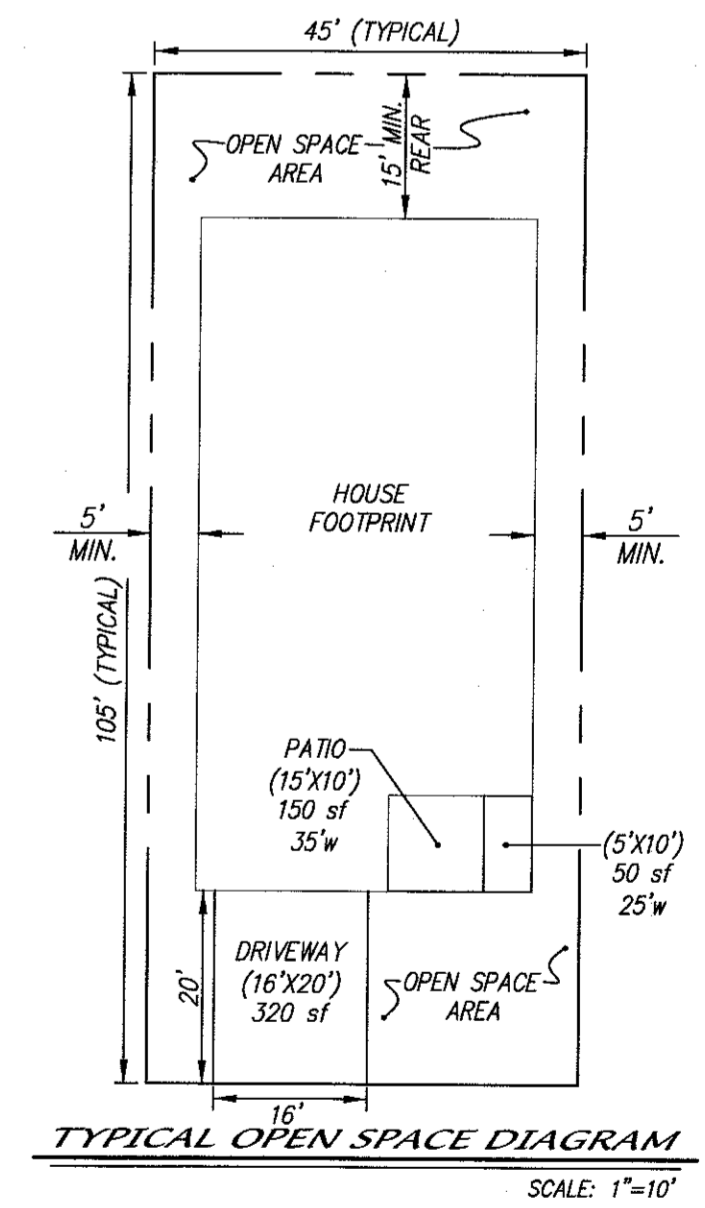
- A. All new electric distribution lines shall be placed underground.
- B. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- C. Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet 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.
- D. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution facilities along the eastern and northern boundaries of the subject site.
- E. 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 a main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

IX. OFF-STREET PARKING

- A. Minimal number of off-street parking spaces shall be provided according to the Intermittent Parking (P1) design standard contained in the DPM and by the SU-1 Off Street Parking Requirements per Zoning Code Section 14-16-22 (c). Parking shall be calculated and provided as required by (A)(24)(d) of Zoning Code Section 14-16-3-1 as follows:
 - (a) For each house or townhouse on a lot designated with the suffix "P1" on the subdivision plat (on streets classified for Intermittent Parking as provided in the Subdivision Regulations set forth in Chapter 14, Article 14 of this code):
 1. Three spaces if the dwelling has up to two bedrooms; or
 2. Four spaces if the dwelling has three or four bedrooms; or
 3. Five spaces if the dwelling has five or more bedrooms.

X. OPEN SPACE

A. Open space shall be provided on each lot in accordance with Section 14-16-22 (e), Special Use Zone Open Space Requirements and to the alternatives listed in Section 14-16-3-8 of the Zoning Code (Detached Open Space Regulations,) in particular, paragraph (A) as it pertains to satisfaction requirements.

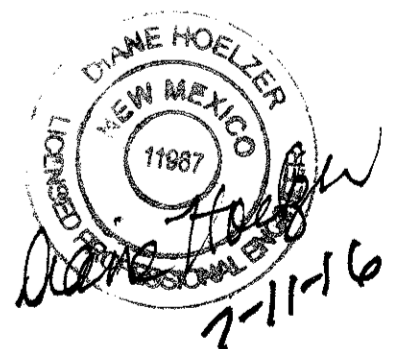


RESIDENTIAL DESIGN STANDARDS - (CONT. NEXT SHEET)

LOS DIAMANTES SUBDIVISION
SITE DEVELOPMENT PLAN
FOR SUBDIVISION
RESIDENTIAL DESIGN STANDARDS

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DER Drawn: DER Checked: DMG
 Scale: 1" = 100' Date: 6/25/15 Job: A14031 Sheet 3 of 8



RESIDENTIAL DESIGN STANDARDS - (CONT.)

OPEN SPACE CALCULATION											
BLOCK	LOT	AREA ACRES	AREA SF	LOT LENGTH MIN.	LOT WIDTH MIN.	PAD LENGTH	PAD WIDTH	OPEN PATIO AREA	DRIVEWAY AREA	O.S. AREA CALC.	O.S. DEFICIT SQ.FT.
1	1	0.1305	5685	105	45	70	35	150	320	2765	385
1	2	0.1091	4752	105	45	70	35	150	320	1832	-568
1	3	0.1785	7775	105	45	70	35	150	320	4855	2455
1	4	0.1545	6730	105	45	70	35	150	320	3810	1410
1	5	0.1317	5737	105	45	70	35	150	320	2817	417
1	6	0.1329	5789	105	45	70	35	150	320	2869	469
1	7	0.1310	5706	105	45	70	35	150	320	2786	386
1	8	0.1291	5624	105	45	70	35	150	320	2704	304
1	9	0.1291	5624	105	45	70	35	150	320	2704	304
1	10	0.1310	5706	105	45	70	35	150	320	2786	386
1	11	0.1291	5624	105	45	70	35	150	320	2704	304
1	12	0.1306	5689	105	45	70	35	150	320	2769	369
1	13	0.1354	5898	105	45	70	35	50	320	3078	678
1	14	0.1532	6673	105	45	70	35	50	320	3853	1453
1	15	0.1411	6146	105	45	70	35	50	320	3326	926
1	16	0.1274	5550	105	45	70	35	50	320	2730	330
1	17	0.1557	6782	105	45	70	35	50	320	3962	1562
1	18	0.1786	7780	105	45	70	35	50	320	4960	2560
1	19	0.1148	5001	105	45	70	35	50	320	2181	-219
1	20	0.1148	5001	105	45	70	35	50	320	2181	-219
1	21	0.1255	5467	105	45	70	35	50	320	2647	247
1	22	0.1602	6978	105	45	70	35	50	320	4158	1758
1	23	0.1091	4752	105	45	70	35	50	320	1932	-468
1	24	0.1095	4770	105	45	70	35	50	320	1950	-450
1	25	0.1279	5571	105	45	70	35	50	320	2751	351
1	26	0.1316	5732	105	45	70	35	50	320	2912	512
1	27	0.1323	5763	105	45	70	35	150	320	2843	443
1	28	0.1308	5698	105	45	70	35	150	320	2778	378
1	29	0.1277	5563	105	45	70	35	150	320	2643	243
1	30	0.1252	5454	105	45	70	35	150	320	2534	134
1	31	0.1252	5454	105	45	70	35	150	320	2534	134
1	32	0.1540	6708	105	45	70	35	150	320	3788	1388
2	1	0.1284	5593	105	45	70	35	150	320	2673	273
2	2	0.1477	6434	105	45	70	35	150	320	3514	1114
2	3	0.1250	5445	105	45	70	35	150	320	2525	125
2	4	0.1240	5401	105	45	70	35	150	320	2481	81
2	5	0.1240	5401	105	45	70	35	150	320	2481	81
2	6	0.1240	5401	105	45	70	35	150	320	2481	81
2	7	0.1240	5401	105	45	70	35	150	320	2481	81
2	8	0.1240	5401	105	45	70	35	150	320	2481	81
2	9	0.1240	5401	105	45	70	35	150	320	2481	81
2	10	0.1280	5576	105	45	70	35	150	320	2656	256
2	11	0.1290	5619	105	45	70	35	150	320	2699	299
2	12	0.1281	5580	105	45	70	35	150	320	2660	260
2	13	0.1271	5536	105	45	70	35	150	320	2616	216
2	14	0.1378	6003	105	45	70	35	150	320	3083	683
3	1	0.1533	6678	105	45	70	35	150	320	3758	1358
3	2	0.1132	4931	105	45	70	35	150	320	2011	-389
3	3	0.1132	4931	105	45	70	35	150	320	2011	-389
3	4	0.1132	4931	105	45	70	35	150	320	2011	-389
3	5	0.1132	4931	105	45	70	35	150	320	2011	-389
3	6	0.1132	4931	105	45	70	35	150	320	2011	-389
3	7	0.1132	4931	105	45	70	35	150	320	2011	-389
3	8	0.1132	4931	105	45	70	35	150	320	2011	-389
3	9	0.1269	5528	105	45	70	35	150	320	2608	208
3	10	0.1368	5959	105	45	70	35	150	320	3039	639
3	11	0.1254	5462	105	45	70	35	150	320	2542	142
3	12	0.1254	5462	105	45	70	35	150	320	2542	142
3	13	0.1254	5462	105	45	70	35	150	320	2542	142
3	14	0.1254	5462	105	45	70	35	150	320	2542	142
3	15	0.1254	5462	105	45	70	35	150	320	2542	142
3	16	0.1254	5462	105	45	70	35	150	320	2542	142
3	17	0.1254	5462	105	45	70	35	150	320	2542	142
3	18	0.1325	5772	105	45	70	35	150	320	2852	452
3	19	0.1550	6752	105	45	70	35	150	320	3832	1432
4	1	0.1323	5763	105	45	70	35	150	320	2843	443
4	2	0.1145	4988	105	45	70	35	150	320	2068	-332
4	3	0.1150	5009	105	45	70	35	150	320	2089	-311
4	4	0.1222	5323	105	45	70	35	150	320	2403	3
4	5	0.1218	5306	105	45	70	35	150	320	2386	-14
4	6	0.1782	7762	105	45	70	35	150	320	4842	2442
4	7	0.1686	7344	105	45	70	35	150	320	4424	2024
4	8	0.1159	5049	105	45	70	35	150	320	2129	-271
4	9	0.1211	5275	105	45	70	35	150	320	2355	-45
4	10	0.1206	5253	105	45	70	35	150	320	2333	-67
4	11	0.1144	4983	105	45	70	35	150	320	2063	-337
4	12	0.1147	4996	105	45	70	35	150	320	2076	-324
4	13	0.1534	6682	105	45	70	35	150	320	3762	1362
EXCESS											
28,992											

XI. WALLS AND SCREENING

A. Perimeter walls around the property shall be designed in accordance with Section 14-16-3-18 of the City Zoning Code. The minimum design regulations in (a) Layout and (b) facades shall be met.

B. Perimeter walls shall be colored or consist of a colored scheme and constructed of a split-fence concrete masonry topped with a continuous cap.

C. Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.

D. Maximum wall heights shall be 6 feet, unless they are retaining walls.

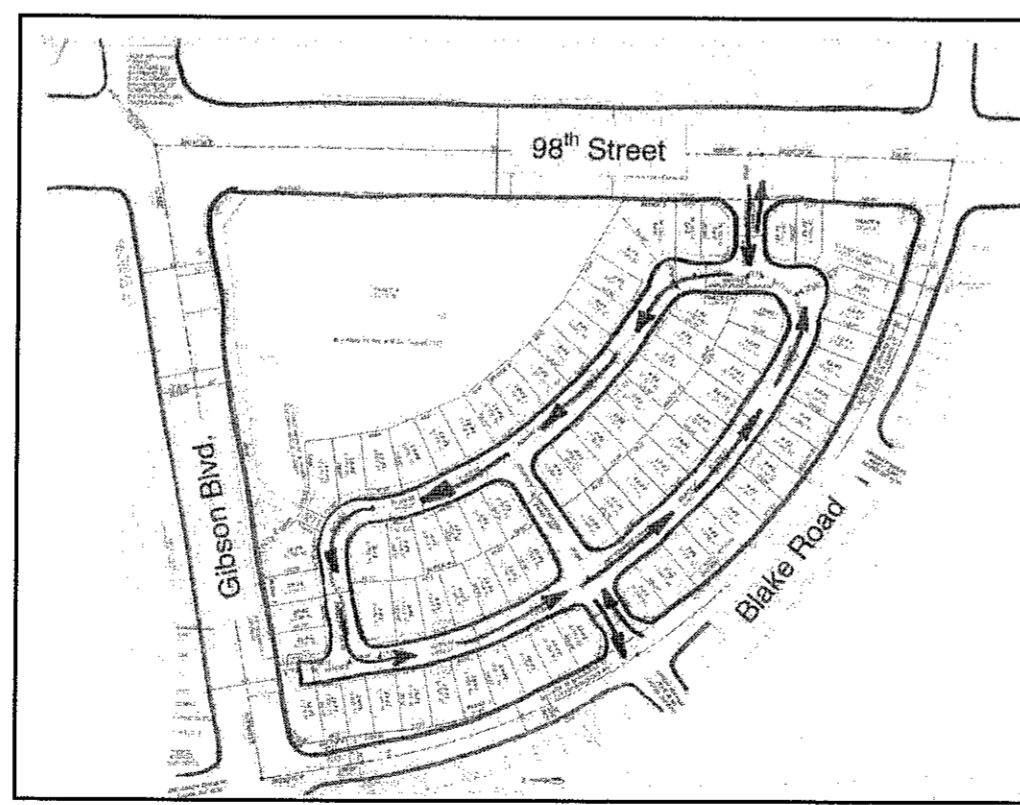
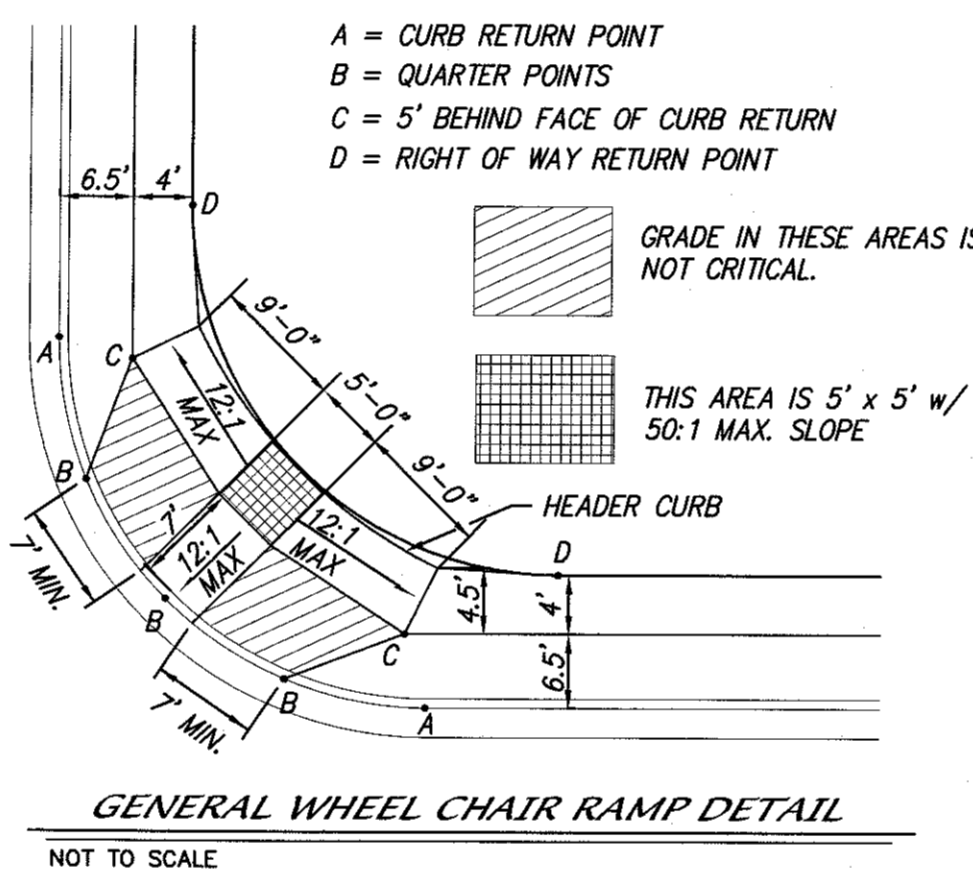
E. Walls shall not be allowed within the clear sight triangles.

F. Openings through perimeter walls shall be provided at least every 600 feet. *

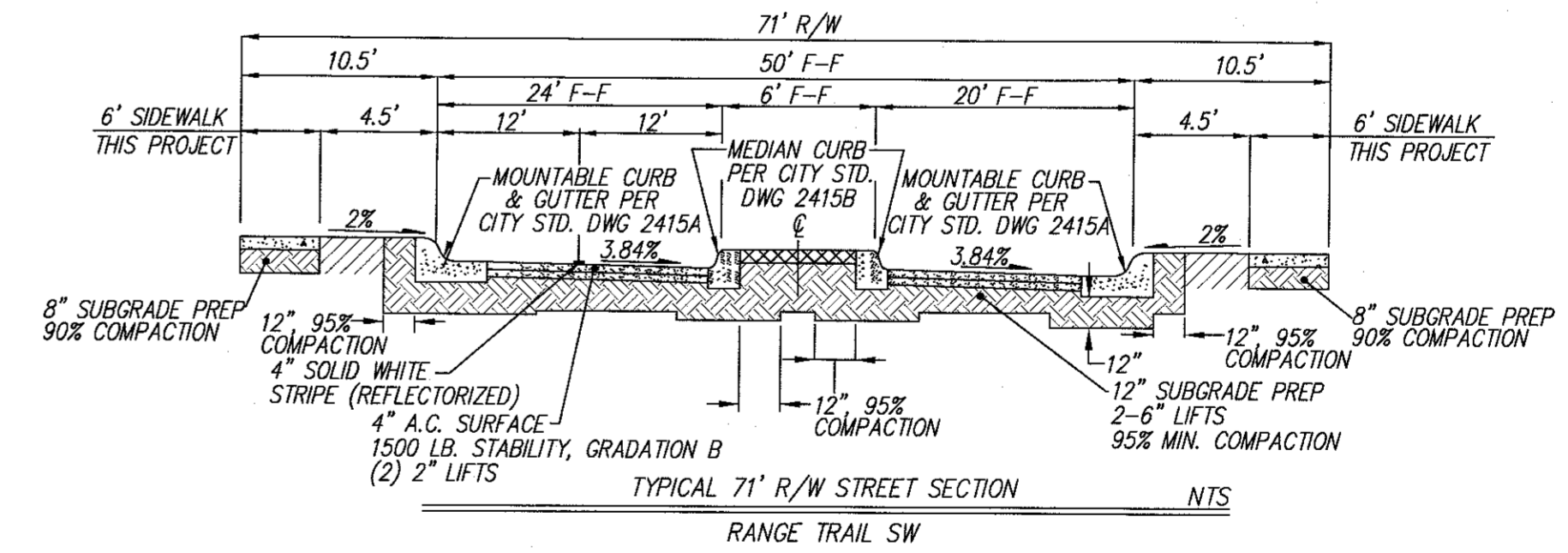
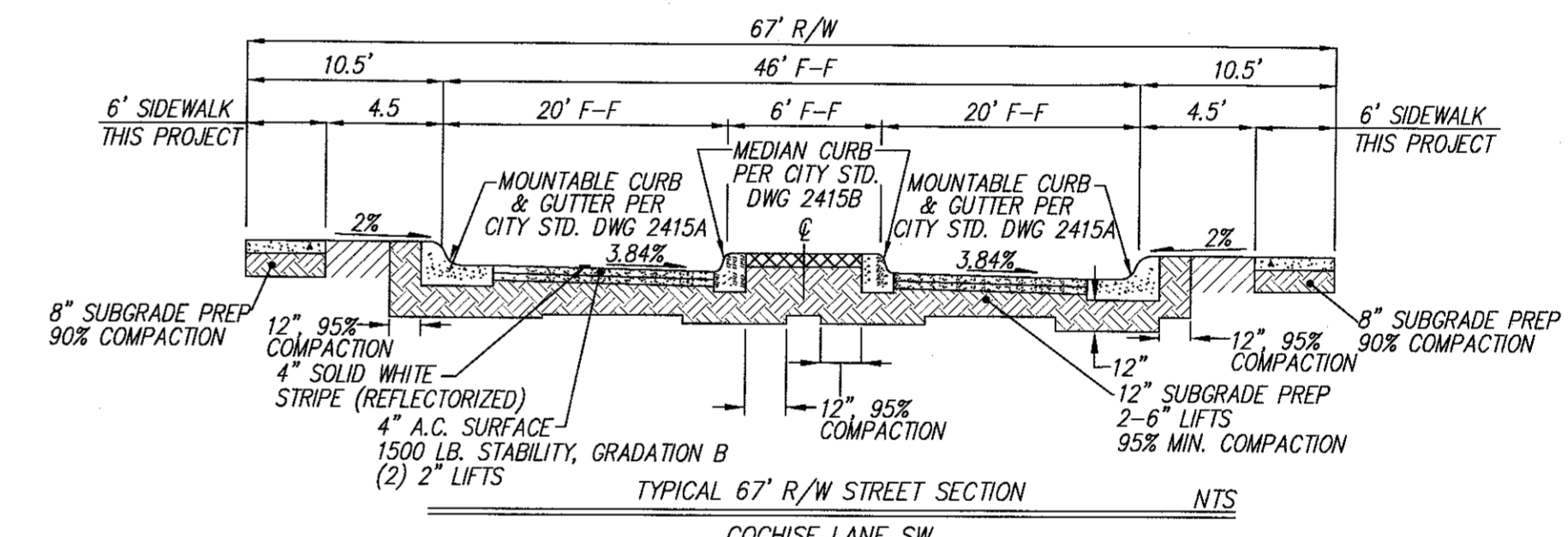
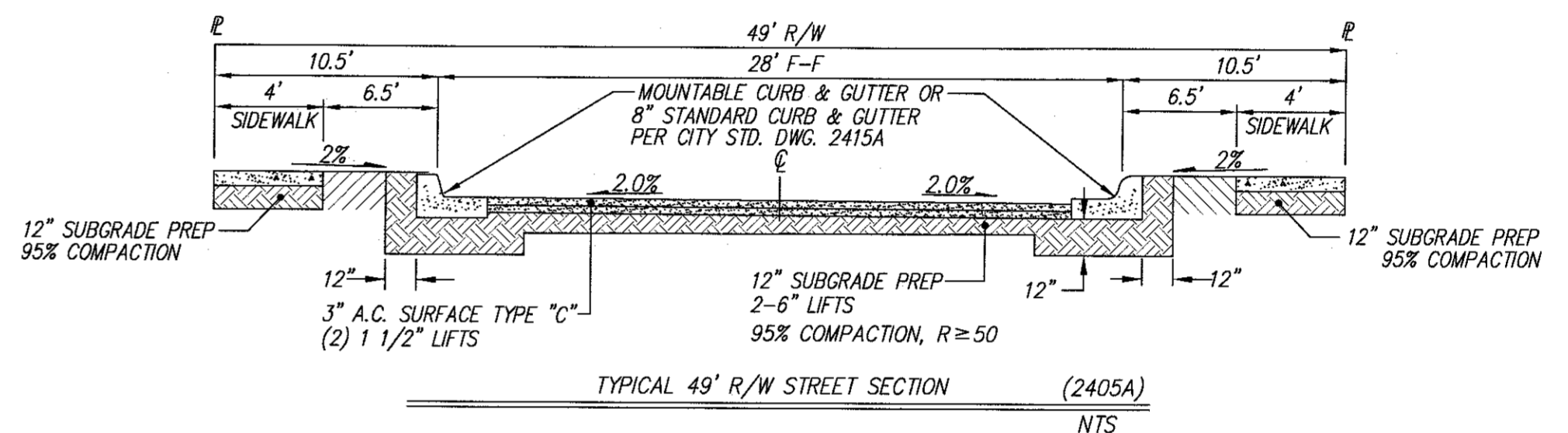
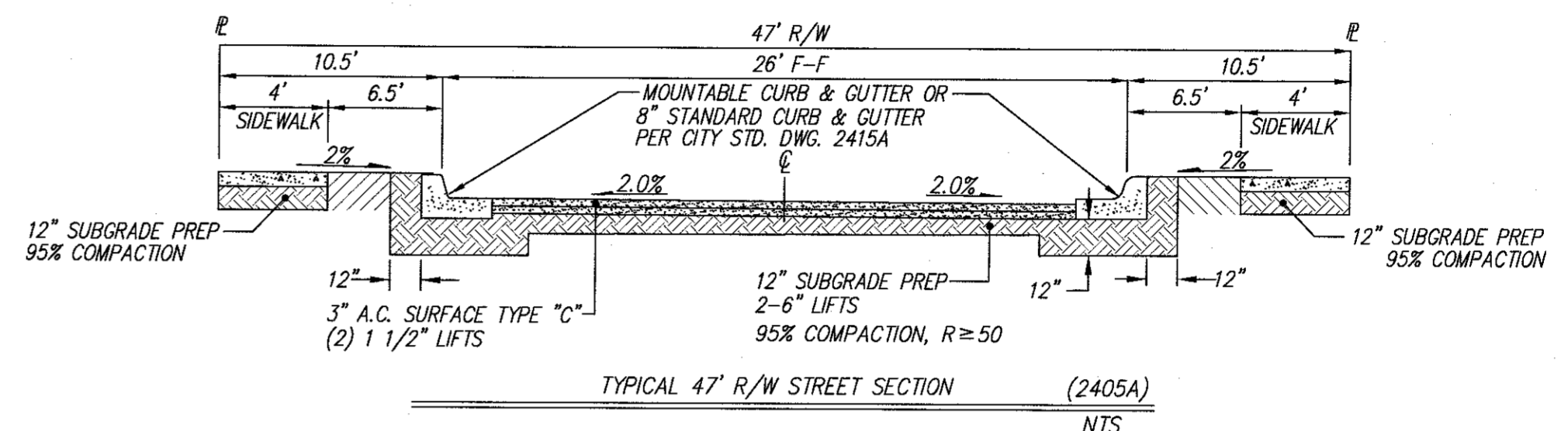
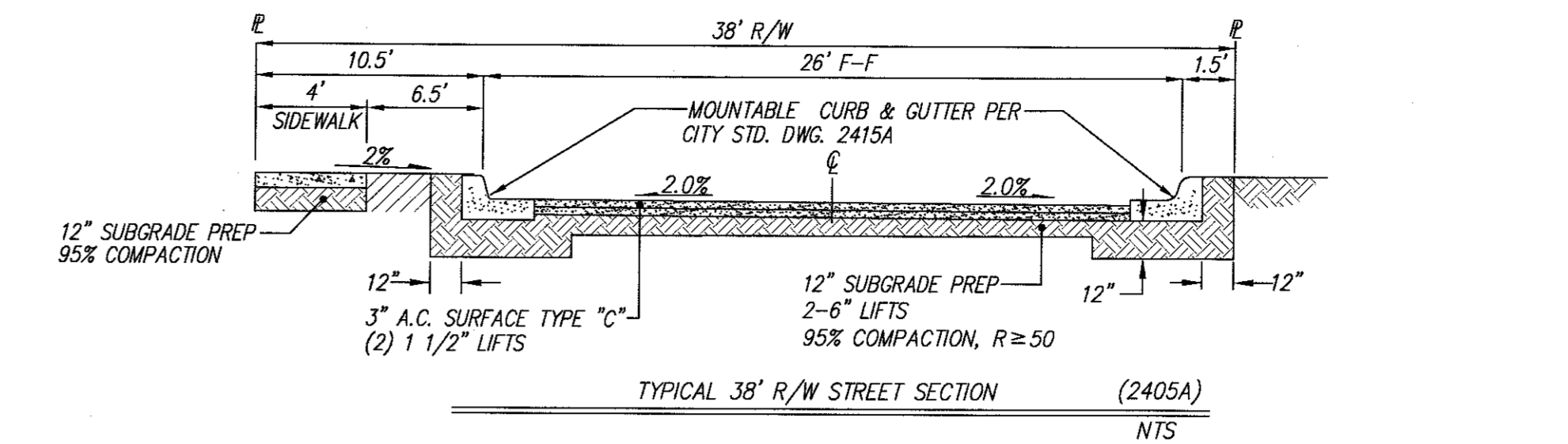
[Comp Plan Policy II.D.4g, Comp Plan Policy II.B.9d, Transportation & Transit Goal, WSSP Policy 4.6a, WSSP Policy 4.6b, *WSSP Policy 4.6c, WSSP Policy 4.6e and WSSP Policy 4.10].

XII. PROCESS

Upon approval of this Site Development Plan for Subdivision, the residential component approval shall conform to the design standards presented herein and be delegated to the Development Review Board (DRB) for final approval. The SITE PLAN FOR BUILDING PERMIT for the commercial component will be submitted to the EPC for approval.



REFUSE TRUCK AND EMERGENCY VEHICLE ROUTE
N.T.S.



DAVIDE HOELZER
NEW MEXICO
17887
Professional Engineer
7-11-16

LOS DIAMANTES SUBDIVISION
SITE DEVELOPMENT PLAN
FOR SUBDIVISION
RESIDENTIAL DESIGN STANDARDS

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DER Drawn: DER Checked: DMG
Scale: 1" = 100' Date: 6/25/15 Job: A14031 Sheet 4 of 8

C:\MG-SVR2\Oce PlotWave 500 - WP22

COMMERCIAL DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality neighborhood commercial Tract. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Tract. These standards are to be used as a supplement to the City of Albuquerque Zone Code and other pertinent city ordinances.

I. Parking and Circulation Standards

The general intent of pedestrian and bicycle circulation will be to accommodate connectivity throughout the project.

- A** Parking shall not exceed the required parking plus 10%.
- B** Pedestrian connection crossings of vehicular entrances and internal drive aisles shall be a minimum of 8 feet in width and consist of textured, colored concrete and/or thermoplastic pavement markings, or other comparable surface.
- C** Except for deliveries, parking of commercial truck shall not be permitted.
- D** A standard sidewalk that is a minimum of 8 feet wide shall be provided along the main entrance side of the building and shall increase in width pursuant to section 14.16.3.18(c)(1) of the zone code. Shade trees shall be provided at intervals of at least 30' on center.
- E** Parking areas shall be setback a minimum of 15 feet street R/W, 20 feet from the 98th Street R/W, 10 feet from all other R/W or internal drive aisles, and 10 feet from internal lot lines.
- F** Parking areas shall be permitted to have more than one pedestrian connection to the street sidewalk network.
- G** Parking areas shall be visually and functionally segmented into smaller sub-areas by landscaping and/or pedestrian connections. No single sub-area shall exceed 100 parking spaces.
- H** Bicycle access and pathways shall be accommodated and provided.

II. Building Heights and Setbacks

Maximum allowed building heights and setbacks shall be per C-2 Zone:

A. Height

- (1) Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° 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 may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in Section 14.16-3-3 of this Zoning Code, and for sign and antenna height. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.
- (2) Exceptions to division (1) above are provided in Section 14-16-3-3 of the Zoning Code, and for sign and antenna height.

B. Setback

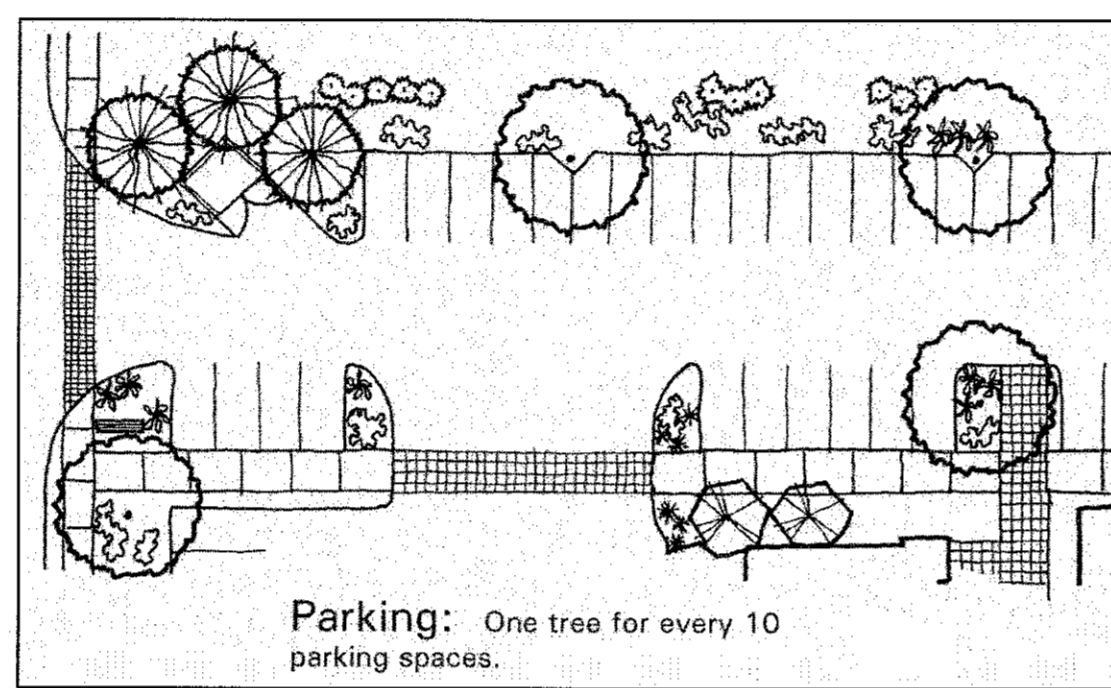
The following regulations apply to structures other than signs except as provided in Section 14-16-3-1 and 14-16-3-3 of the Zoning Code:

- (1) There shall be a front and a corner side yard setback of not less than 5 feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
- (2) Near residential zones, the following greater setback requirements shall apply:
 - (a) There shall be a front or corner side setback of not less than 10 feet where the lot is across the street from the front lot line of a facing lot in a residential zone. This setback applies to on-and off-premise signs.
 - (b) There shall be a side or rear setback of not less than 5 feet where the site abuts the side of a lot in a residential zone.
 - (c) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.
- (3) The clear sight triangle shall not be infringed upon.

III. Landscaping Standards

The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project. Strategically-placed landscape roadway buffers shall be utilized to create a unified and "highly landscaped streetscape image."

- A** Deciduous shade trees shall be used within parking areas. Buffer areas shall include primarily evergreen trees. Parking and outdoor storage areas beneath overhead power lines or over underground water and sewer lines shall not be permitted to contain trees that will grow to over 20 feet in height.
- B** A landscape buffer of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- C** Trees shall be capable of reaching a mature height of at least twenty-five feet, unless they are below power lines. Parking area trees and street trees shall be deciduous and canopy-forming. Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.
- D** A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure and / or adjacent to residential properties.
- E** Appropriate landscape headers shall be used to separate the groundcover areas. Header curbs shall be 6 " x 6 " concrete, brick (side by side). Groundcover areas shall be relatively flat with cross slopes of not more than 6%.
- F** 80% of landscaped areas over 36 square feet in size shall be covered with living vegetative material. Drought tolerant and native plant material shall be required.
- G** One tree is required for each thirty linear feet of main public access roadways on average. If clustered, trees shall be planted with not more than a fifty-foot gap between groupings.
- H** Off-Street parking areas shall have one shade tree for every ten (10) parking spaces.



- J** Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper and shrubs shall be a five-gallon container. Ground-covers and perennials shall be a one gallon container size and shall be capable of providing complete ground coverage within one growing season after installation.
- K** An automatic underground irrigation system is required to support all required landscaping. Irrigation components shall be checked periodically to ensure maximum efficiency.
- L** All planting areas not covered with groundcover shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material. All plant material, including trees, shrubs, ground-covers, wild-flowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- M** The landscape treatment at prominent entries and intersections shall be intensified from the standpoint of density, pattern, texture, scale, or form in order to highlight these areas.
- N** Xeroiscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas.
- O** A landscape / screening buffer shall be provided along areas where the subject property abuts a residential zone in order to minimize noise and sight impact of the non-residential activities, pursuant to Landscaping/ Screening Requirements (Section 14-16-3-10) of the Zone Code.
- P** A water conserving turf mix shall be permitted.

Q Landscape Palette

Common Name	Scientific Name	Water Usage	Allergenic Potential
Trees			
Algar Pine	Pinus Eudarica	Medium	Low
Bur Oak	Quercus macrocarpa	Medium	Moderate
Chaste Tree	Vitex agnus-castus	Medium	Low
Chinaberry	Melia azedarach	Low +	Low
Chinese Pistache	Pistacia chinensis	Medium	Low
Chitalpa	Chitopsis X Catalpa	Medium	Low
Desert Live Oak	Quercus turbinella	Low +	Moderate
Desert Willow	Chilopsis linearis	Low +	Low
Netleaf Hackberry	Celtis reticulata	Medium	Low
Shumard Oak	Quercus shumardii	Medium	Moderate
Mexican Elder	Sambucus mexicana	Low +	Low
New Mexico Olive	Forestiera neomexicana	Medium	Low
Piñon Pine	Pinus edulis	Medium	Low
Velvet Mesquite	Prosopis velutina	Low +	Low
Curl Leaf Mtn. Mahogany	Cercocarpus ledifolius	Low	Low
Serviceberry	Amelanchier Utahensis	Medium	Low
Accents & Shrubs			
Scotch Broom	Cytisus scoparius	Medium	Low
Apache Plume	Fallugia paradoxa	Low	Low
Blue Mist Spirea	Caryopteris x clandonensis	Medium	Low
Catmint	Nepeta mussini	Medium	Low
Chamisa	Chrysothamnus nauseosus	Low	Low
Fernbush	Chamaebatia millefolium	Low +	Low
Mexican Evening Primrose	Oenothera berlandieri	Low +	Low
Mountain Mahogany	Cercocarpus montanus	Low +	Low
New Mexico Yucca	Yucca neomexicana	Low	Low
Red Yucca	Hesperaloe parviflora	Low +	Low
Switch Grass	Panicum virgatum	Medium	Low
Terpentine Bush	Ericameria laricifolia	Low +	Low
Western Sand Cherry	Prunus besseyi	Medium	Low
Rosewood	Vauquelinia spp.	Low	Low
Silverberry	Elaeagnus pungens	Medium	Low
Red Tip Photinia	Photinia fraseri	Medium	Low
Flowers			
Penstemon	Penstemon spp.	Low +	Low
Chocolate Flower	Berlandiera lyrata	Low	Moderate
Sand Verbena	Abronia sp.	Low	Low
Sunset Hyssop	Agastache rupestris	Low	Low

- R** Trees and shrubs shall be irrigated by an automated drip system. An irrigation controller with a moisture sensor will be utilized to conserve water used for landscape purposes. All irrigation shall be in compliance with the City Water Conservation Ordinance.
- S** Tree planters shall have a minimum surface area of 36 square feet.
- T** Pursuant to the Street Tree Ordinance, street trees shall be placed between the curb and the public sidewalk, unless traffic safety requires different locations as specified therein.

IV. Architectural Standards

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, stacked stone, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, buildings shall conform to the following requirements:

- A** Pueblo, Territorial, New Mexico Traditional or Southwest Contemporary building styles.
- B** Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- C** Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- D** Finished building materials must be applied to all exterior sides of buildings and structures.
- E** Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- F** Entries to structures shall portray an aesthetically pleasing appearance while being architecturally tied into the overall mass and building composition.
- G** Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. The use of recessed openings shall be employed to help to provide depth and contrast on elevation planes.
- H** The primary building colors shall be sensitive to and compatible with colors of nearby surrounding buildings. Alteration of colors shall not be allowed to produce very light or very dark contrasts that are outside the middle range of reflectance.
- I** The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.
- J** The roof line at the top of the structure shall incorporate offsets to prevent continuous planes from occurring.

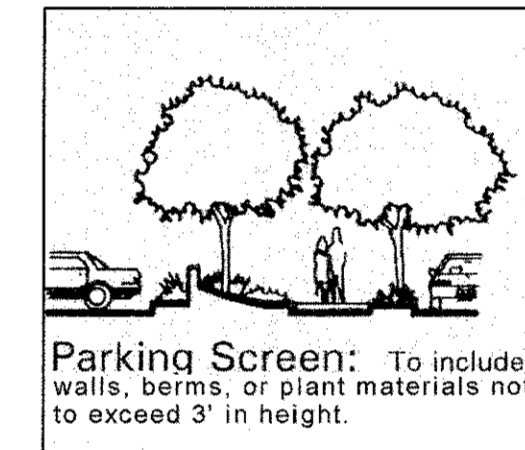
- K (1)** All accessory buildings and canopies shall be architecturally integrated and compatible in material and design with the main structure.
- (2)** All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

- L** No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- M** No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- N** Parapets and/or architecture must be modified to reflect appropriate region architectural style.
- O** Franchise architecture must be modified to reflect appropriate region architectural style.
- P** Wall material shall be chosen to withstand abuse by vandals and be easily repaired when accidentally damaged.
- Q** ATM's shall be architecturally integrated with building design.
- R** The treatment of vertical building planes with regard to color, material architectural details, and trim materials shall be consistent (RBSP).
- S** Major architectural elements such as roof-line, articulation of building fenestration and articulation of massing shall be consistent (RBSP).
- T** The primary building mass shall be of an earth-tone color (Grey - Green, Browns & Tans) regardless of materials. Colors other than earth tone palette shall be used only for decorative elements (RBSP).
- U** Materials shall generally be non-reflective, cementitious in visual quality, and no more than three materials shall be combined in a given building elevation (RBSP).

V. Screening, Walls and Fencing Standards

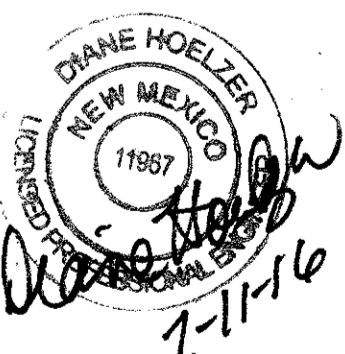
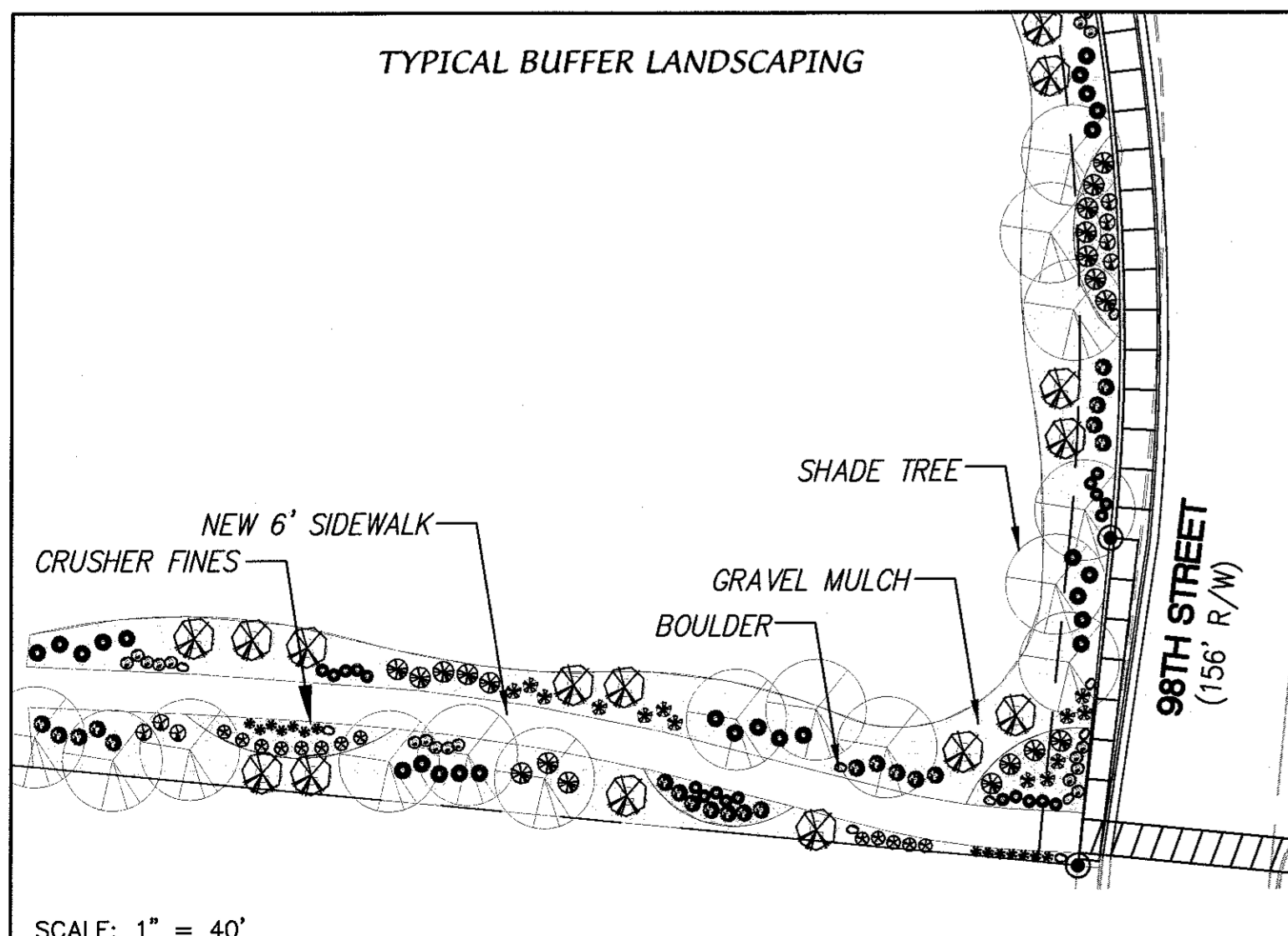
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any residential street area or pedestrian area. The standards established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function within the landscape element of the Development. The following are standards to ensure effective screening of negative site elements:

- A** All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and/or earthen berms. Such screening shall not exceed a maximum height of 3 feet. Employee and customer parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping shall be used to direct visitors.



- B** Screen walls for parking areas shall include wall openings to facilitate pedestrian circulation.
- C** All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure that is stucco finished and/or split face block, which is large enough to contain all refuse generated between collections.
- D** The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building using compatible materials and colors. All refuse enclosures shall be gated.
- E** Refuse collection areas shall not be allowed between the street and building front.

COMMERCIAL DESIGN STANDARDS - (CONT. NEXT SHEET)



LOS DIAMANTES SUBDIVISION
SITE DEVELOPMENT PLAN FOR SUBDIVISION
COMMERCIAL DESIGN STANDARDS

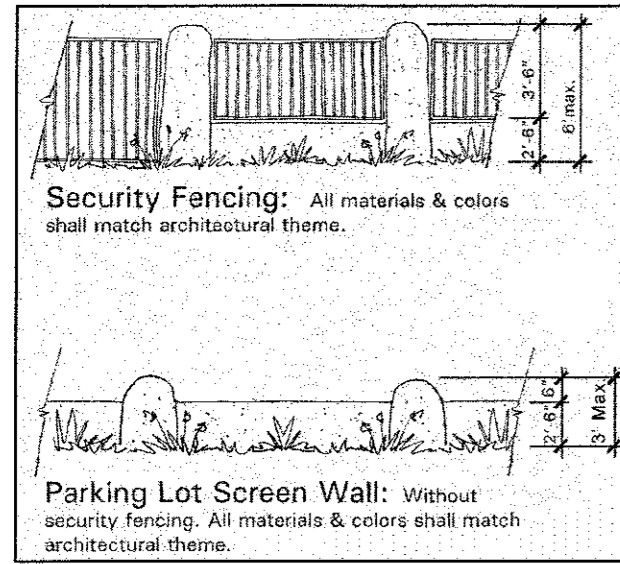
dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 5 of 8
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COMMERCIAL DESIGN STANDARDS - (CONT.)

F When security fencing is required, it shall be a combination of masonry pillars or short wall segments combined with or without fencing.



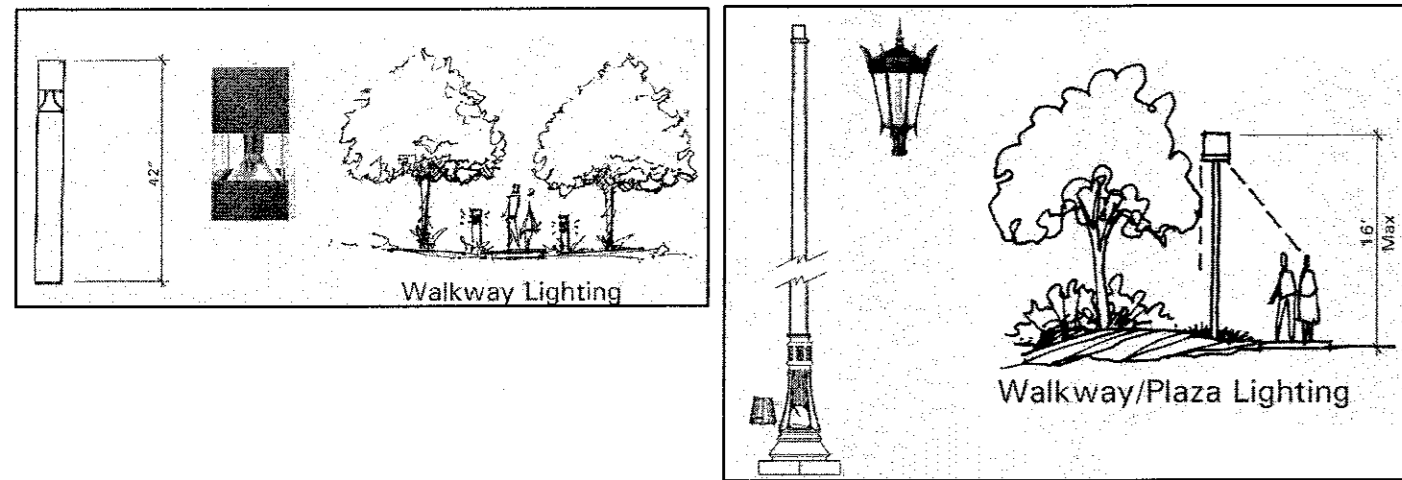
- G The use of chain-link fencing, wood, barbed or concertina wire shall not be allowed.
- I Unfinished CMU block shall be prohibited.
- J Service functions shall be oriented away from any street, pedestrian area, and/or residential area.
- K Fencing around a portion of, or the entirety of, the perimeter is prohibited.

VI. Lighting Standards

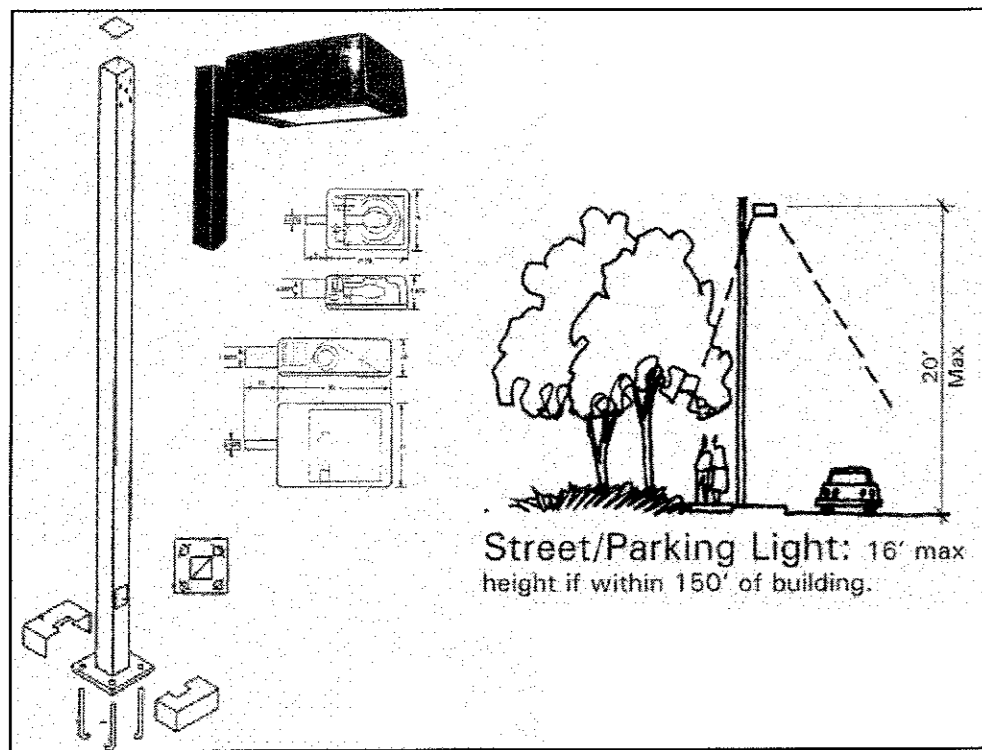
In order to enhance the safety, security and visual aesthetics, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another Site feature which contributes to the overall character of the development. A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

The maximum height for lighting fixtures (measured from top to grade) shall be:

- A 16-foot height for all walkways and entry plazas lighting fixtures.



- B 20-foot height for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

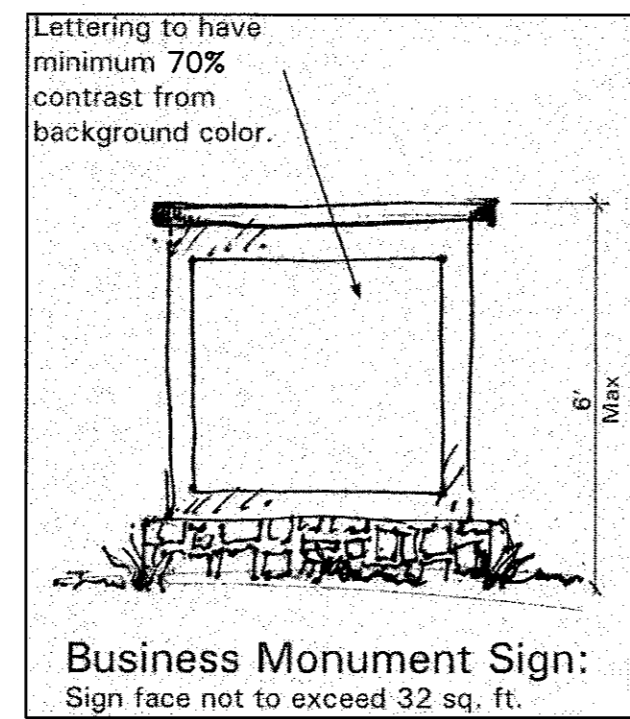


- C Exterior elevations of any building fronting a street or private internal driveway are encouraged to contain feature lighting to enhance the identity of the building and the appealing ambiance of the total community.
- D The use of spread lighting fixtures are required to accent landscapes and walkways. Up-lighting fixtures are not permitted.
- E Placement of fixtures and standards shall conform to state and local safety and illumination requirements
- F All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture so that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- G High pressure sodium lighting shall be prohibited.

VII. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development. The following are general standards for signage design and placement:

- A No off-premise signs are allowed.
- B Signs shall be limited to building-mounted wall signs and free-standing monument signs.
- C All elements of a sign shall be maintained in a visually appealing manner.
- D One building-mounted sign shall be permitted per façade, per business, provided it does not face residential areas.
- E One free-standing business monument sign shall be permitted.



- F The height of a business monument sign shall not exceed 6 feet and the sign face shall not exceed 32 square feet.
- G Individual buildings are allowed facade mounted signs provided they do not exceed 6% of the area of the facade to which it is applied.
- H The height of a wall sign shall not exceed the height of the wall to which it is attached.
- J No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- K Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- L Signs located on rocks, trees, or other natural features are not permitted.
- M Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- N All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- O No sign shall overhang into the public right-of-way or extend above the building roof line.
- P Color and materials shall be limited to 3 different types each.

VIII. Utility Standards

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Project the following standards shall apply:

- A All new electric distribution lines within the area shall be placed underground.
- B When an above-ground back-flow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used with the main building.
- C Transformers, utility pads, and telephone boxes shall be screened with walls and vegetation.
- D All rooftop and ground-mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- E The top of all rooftop equipment shall be below the top of parapet or screened from view.
- F Screen walls shall conceal all ground-mounted equipment with the top of equipment below the top of screen wall.
- G If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- H Ground-mounted equipment screening will 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 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.
- I Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution facilities along the eastern and northern boundaries of the subject site.

IX. Pedestrian and Site Amenities

A Sidewalks: Pedestrian sidewalks, a minimum of 8 feet in width, shall be provided along the entire length of major facades containing primary entrances. The width of the sidewalk shall be increased as follows:

- (1) Ten feet in width for buildings 10,000 to 30,000 square feet.
- (2) For buildings greater than 30,000 square feet, the width of the sidewalk shall increase at the rate of one foot in width per 10,000 square feet of building size to a maximum required width of 15 feet.
- (3) The width of the required sidewalk may vary along the entire length of the facade provided the average required width is maintained and provided the width of the sidewalk along the facade does not fall below 8 feet.
- (4) A six-foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.
- (5) The building's overall footprint will be considered the area for calculation of the sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.
- (6) Site amenities, landscaping, vending and customer pick-up may be incorporated into the width of the sidewalk provided they do not encroach upon the clear width as stated above.
- (7) Exceptions:

- a. Where primary entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation provided a pedestrian connection is provided to connect the public sidewalk with the entrances.
- b. Where a vestibule or other projecting entryway is provided, the depth of the vestibule or entryway may be included in the sidewalk calculation, provided 6 feet of sidewalk is located in front of the vestibule or projecting entryway in order to allow pedestrian connectivity along the entire length of the facade.

B Pedestrian Features: Major facades shall incorporate at least one or a combination of the following features along no less than 50% of the length of the facade. Such features shall be distributed along the length of the facade in order to avoid creating a blank facade greater than 30 feet in length.

- (1) Display windows, provided the sill height does not exceed 45 inches above the finished floor and the overall glass height is a minimum of 48 inches. Where windows are provided, they shall not be mirrored or opaque along the ground.
- (2) Doors/Entrances.
- (3) Portals, arcades, canopies, trellises, awnings associated with windows, windows do not have to comply with dimensions specified in (a) above, or the other three dimensional elements that provide shade and/or weather protection.
- (4) Raised planters a minimum of 12 inches and a maximum of 28 inches in height, located adjacent to the facade, with living, vegetative materials such as ornamental grasses, vines, spreading shrubs, flowers, or trees over at least 75% of the planter. Coverage shall be calculated from the mature spread of the plants.
- (5) A minimum 15-foot wide landscaped area planted adjacent to the facade. One shade tree for every 50 linear feet of facade shall be provided in the landscape area. Shrubs and/or groundcover shall cover at least 75% of the landscaped area measured from the mature spread of the plants.
- (6) Shade trees, provided at one tree for every 30 linear feet of the entire facade, which may be evenly spaced or clustered along the facade. Trees shall be placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet. Provision of trees will not fulfill off-street parking or street tree requirements.
- (7) Any other treatment that meets the intent of this section and that meets the approval of the Planning Director or his designee.
- (8) Exception: Major facades containing service areas will not be required to provide pedestrian features in front of the service area.

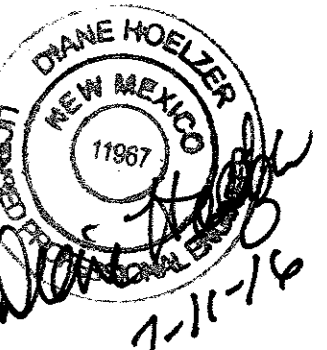
C Major Facades Greater Than 100 Feet In Length: In addition to the requirements set forth in Section (A) & (B) above, buildings containing major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building facade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

D Public Space: (Applicable to buildings 60,000 square feet or greater. A collection of smaller buildings linked by common walls shall be considered one building.) One public space area, a minimum of 400 square feet, shall be provided for every 30,000 square feet of building space. The public space area shall be privately owned and maintained and should typically contain seating and shade. Public space areas are prioritized so that (a) below is required of the first 30,000 square feet. In addition to (a), public space areas may contain one or a combination of the following features:

- (1) Outdoor plaza, patio, or courtyard with seating and shade covering a minimum of 25% of the area.
- (2) Pocket park with seating and shade covering a minimum of 25% of the area.
- (3) Sculpture or other artwork.
- (4) Fountain or some other water feature.
- (5) Playground or other recreational amenity.
- (6) Any other amenity that meets the intent of this section and that meets the approval of the Planning Director or his designee.

X. Approvals Process

Commercial Tract shall be required to obtain individual site development plan for building permit approval from EPC.



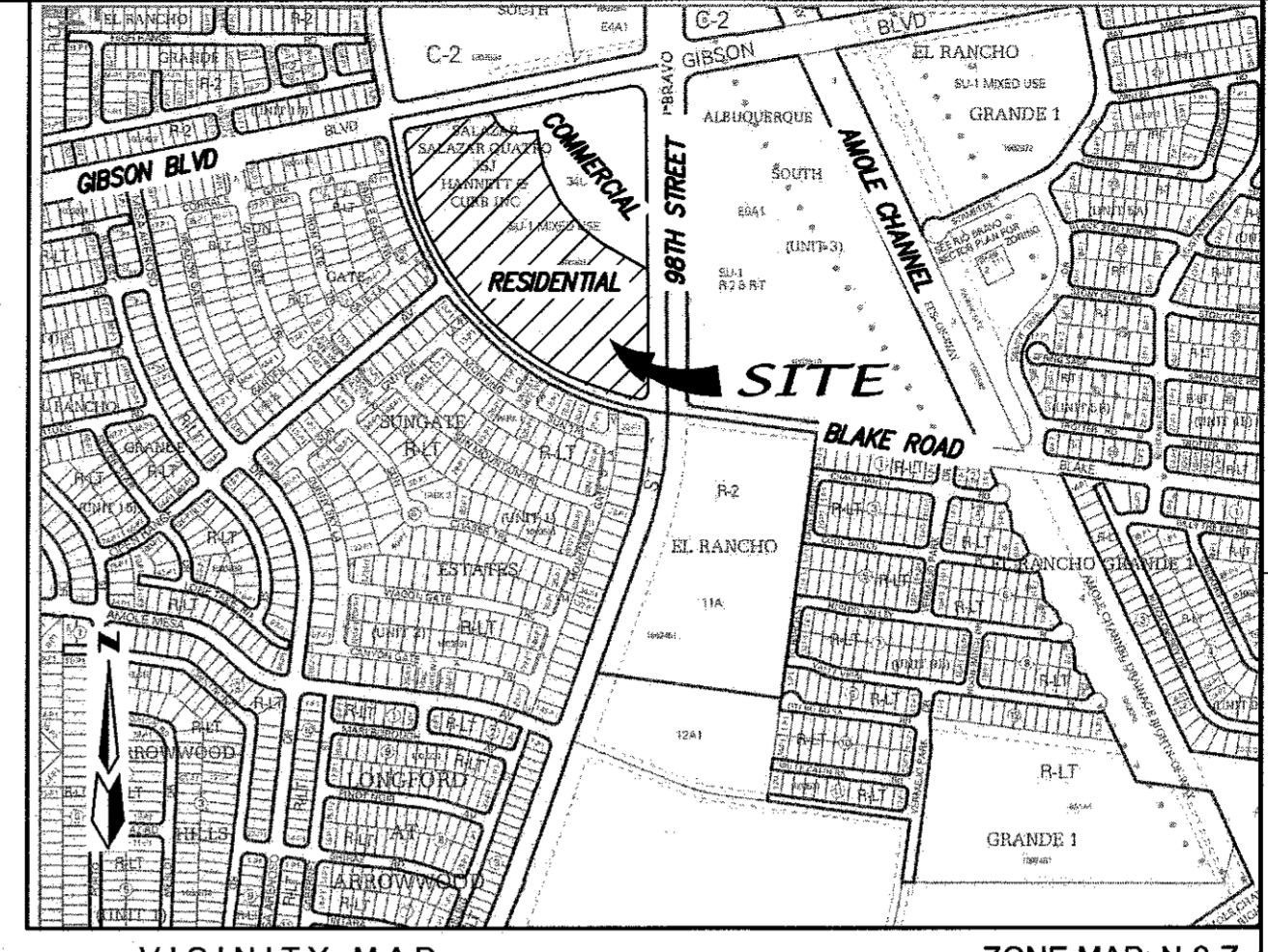
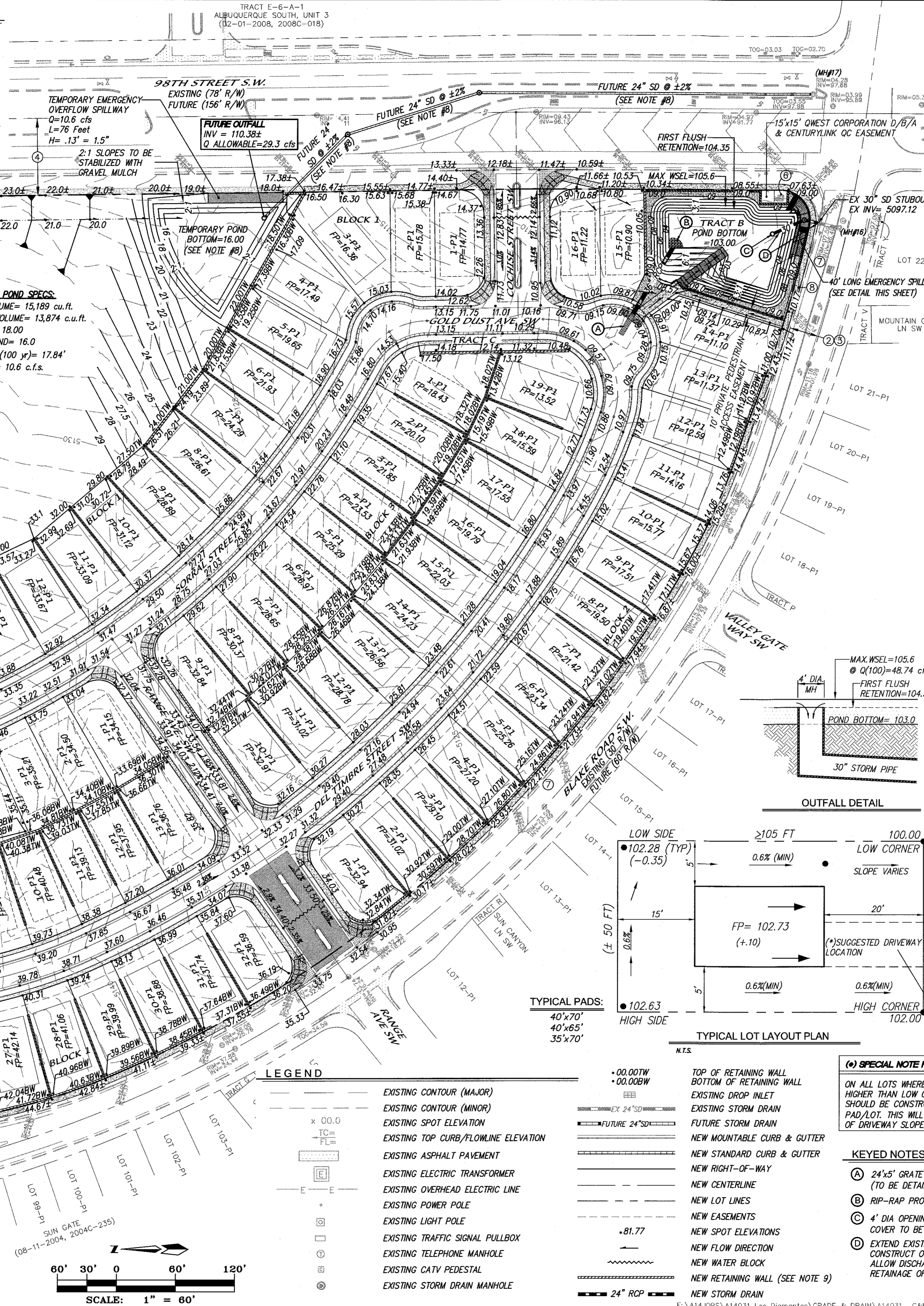
**LOS DIAMANTES SUBDIVISION
SITE DEVELOPMENT PLAN
FOR SUBDIVISION
COMMERCIAL DESIGN STANDARDS**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DER	Drawn: DER	Checked: DMG	Sheet 6 of 8
Scale: 1" = 100'	Date: 06-25-15	Job: A13034	

EXISTING EASEMENTS

- 1 EXISTING 62' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- 2 EXISTING 30' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- 3 EXISTING 30' PUBLIC ACCESS EASEMENT (07-23-03, 03C-223)
- 4 EXISTING 78' TEMPORARY PUBLIC ROADWAY EASEMENT (07-23-03, 03C-223)
- 5 EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (11-28-94, 94C-393) (TO BE VACATED EXCEPT WITHIN "TRACT A" TO REMAIN)
- 6 EXISTING 15'x15' PNM EASEMENT (FOR SWITCHGEAR) (05-26-05, DOC. 2005074791)
- 7 EXISTING 30' PUBLIC ROADWAY, PUBLIC UTILITY & PUBLIC DRAINAGE EASEMENT (12-19-05, DOC. 2005185405)
- 8 EXISTING PUBLIC ROADWAY, PUBLIC DRAINAGE, PUBLIC SANITARY SEWER & PUBLIC WATERLINE EASEMENT (08-25-06, DOC. 2006129522)



NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
- FUTURE 24" STORM DRAIN ON INFRASTRUCTURE LIST WILL NOT BE CONSTRUCTED UNTIL SITE PLAN FOR TRACT A IS DESIGNED AND APPROVED. TEMPORARY RETENTION POND WILL BE CONSTRUCTED ONLY.
- COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

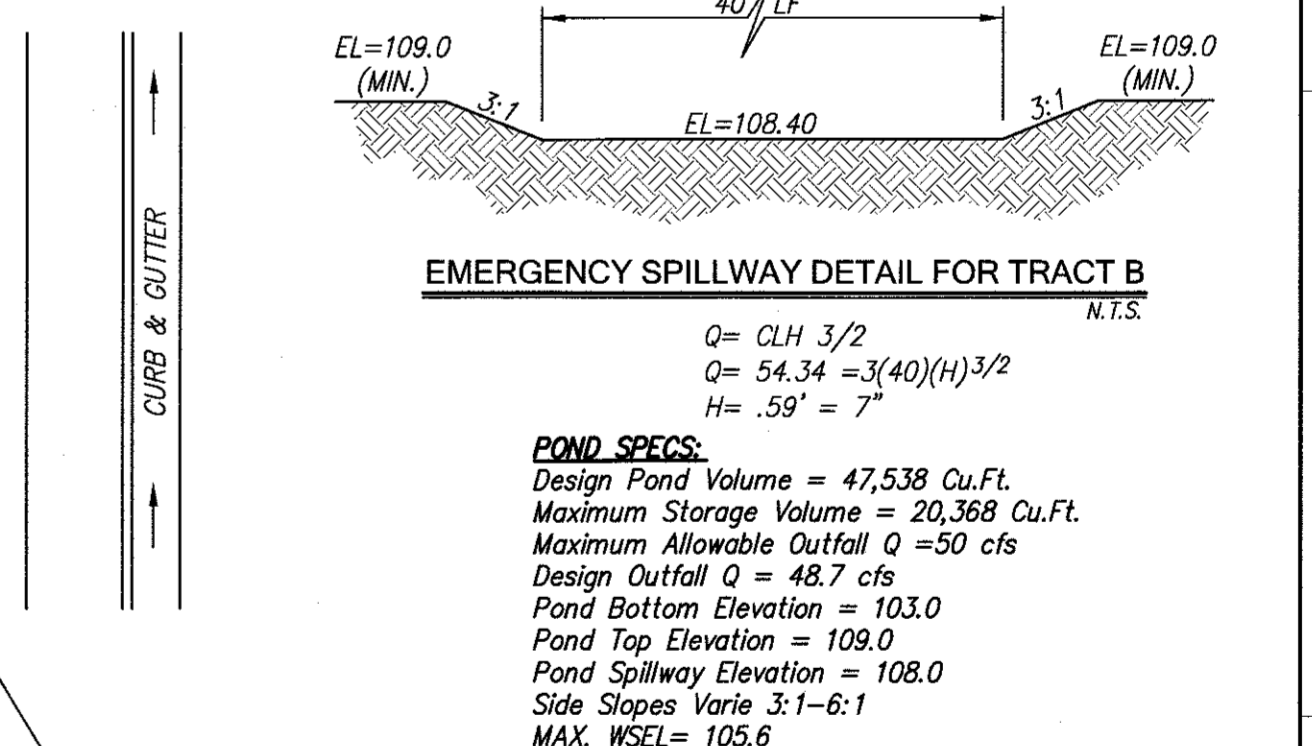
HYDROLOGY CALCULATIONS:

N-value = UNITS/ACRE = 80/14.525 = 5.64

For N-value less than 6 => Treatment D = $7 \cdot ((N)^{.2} + (5)^{.2})^{.5} \cdot 0.5 = 5.4$

Use Land treatment D = 54
Land treatment C = 23
Land treatment B = 23

RESULTS: Q(100) = 54.34 cfs (100 year, 6 hour)
FIRST FLUSH: (0.34 inches)(618,147 SF)(.54)/(12 inches per foot)=9,458 cu.ft.



LEGEND

- 00.00
- 00.00BW
- EX 24" SD ---
- FUTURE 24" SD ---
- NEW MOUNTABLE CURB & GUTTER ---
- NEW STANDARD CURB & GUTTER ---
- NEW RIGHT-OF-WAY ---
- NEW CENTERLINE ---
- NEW LOT LINES ---
- NEW EASEMENTS ---
- NEW SPOT ELEVATIONS ---
- NEW FLOW DIRECTION ---
- NEW WATER BLOCK ---
- NEW RETAINING WALL (SEE NOTE 9) ---
- NEW STORM DRAIN ---

(S) SPECIAL NOTE FOR DRIVEWAYS:

ON ALL LOTS WHERE FINISHED PAD IS > 2.0 FEET HIGHER THAN LOW CORNER OF LOT, DRIVEWAY SHOULD BE CONSTRUCTED ON HIGH SIDE OF PAD/LOT. THIS WILL HELP MINIMIZE THE STEEPNESS OF DRIVEWAY SLOPE.

KEYED NOTES:

- A 24"x5' GRATE OPENING (TO BE DETAILED AT DRC)
- B RIP-RAP PROTECTED
- C 4' DIA OPENING-OUTFALL STRUCTURE (GRATE COVER TO BE DESIGNED AT DRC)
- D EXTEND EXISTING 30" SD TO POND CONSTRUCT OUTFALL STRUCTURE TO ALLOW DISCHARGE OF Q100=48.74 cfs RETAINAGE OF FIRST FLUSH TO ELE=104.38.

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90506 ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

SITE DEVELOPMENT PLAN FOR SUBDIVISION

TITLE: **LOS DIAMANTES SUBDIVISION CONCEPTUAL GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.

CITY PROJECT NO. **722778** ZONE MAP NO. **N-9-Z** SHEET **7** OF **8**

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		ENGINEER'S SEAL	
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE

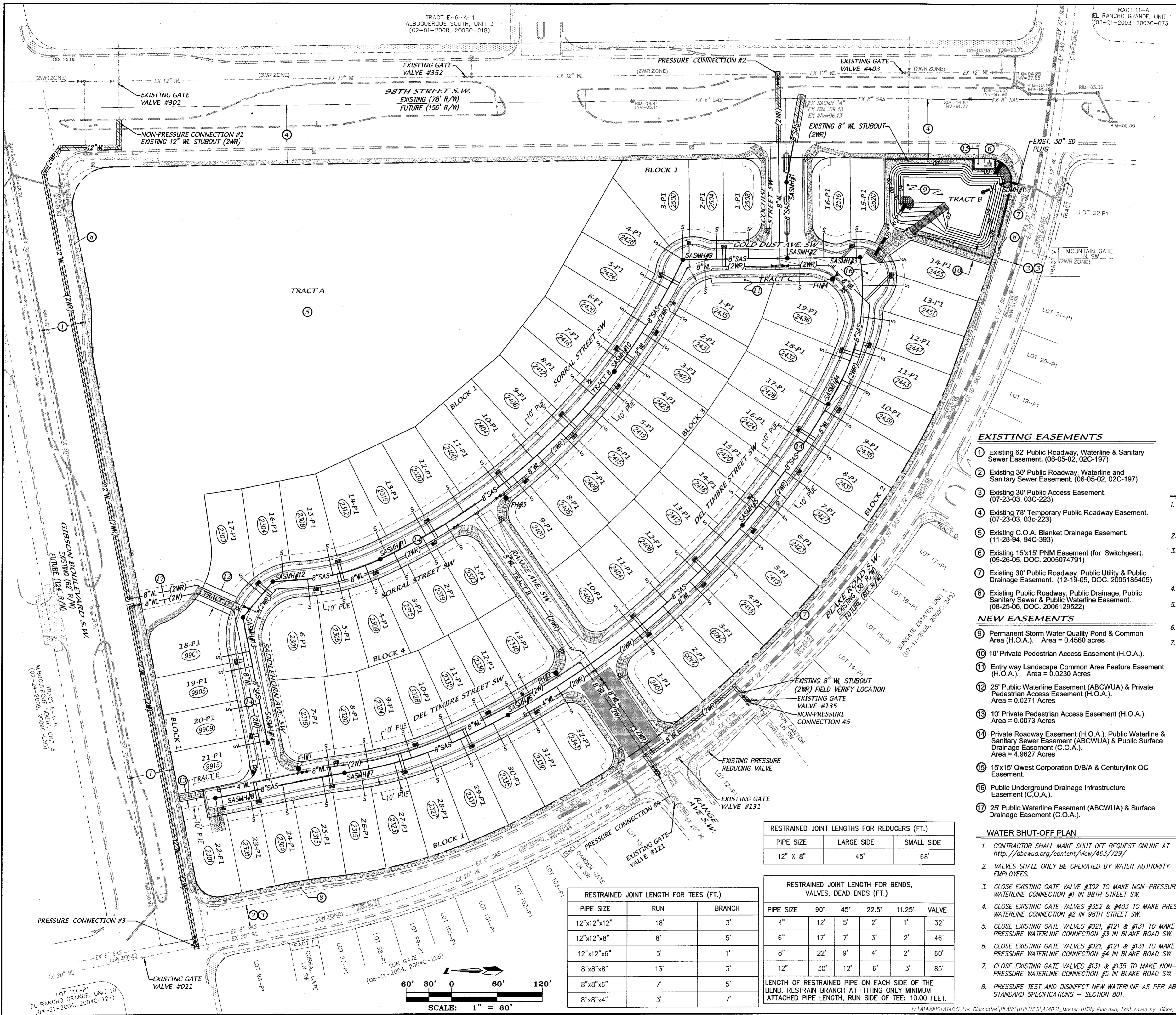
CONTRACTOR	DATE	NO.
WORK STAGED BY	DATE	NO.
FIELD ACCEPTANCE BY	DATE	NO.
DRAWN BY	DATE	NO.
CHECKED BY	DATE	NO.
REVISIONS	DATE	NO.
DESIGN	10/14	DMG
DRAWN BY	10/14	DGR
CHECKED BY	10/14	DMG

AS BUILT INFORMATION			

AGRS Brass Cap stamped "TRANS 1969"
From the intersection of Central Avenue and 98th Street SW go south on 98th Street 2.0 miles to PNM Electric Substation on the left. The station is east of the substation and south of PNM pylon 52.

Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
N=1471885.503, E=1485145.466
Elevation, in feet (NAVD83)=5121.089

ENGINEER'S SEAL: D.M.E. HOELZER, P.E., M.E.H.C., 1987, 1-11-10



LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING CATV PEDESTAL
- EXISTING UTILITY PEDESTAL
- EXISTING DROP INLET
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW STORM DRAIN INLET
- NEW STORM DRAIN
- NEW STORM DRAIN MANHOLE
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER FLOW DIRECTION
- NEW SANITARY SEWER SERVICE LINE
- NEW WATERLINE
- NEW FIRE HYDRANT
- NEW GATE VALVE & BOX
- NEW WATERLINE TEE
- NEW WATERLINE CAP
- NEW WATERLINE BEND
- NEW WATER METER SERVICES
- NEW STREET LIGHT
- NEW LOT ADDRESS
- NEW TRENCH PRISM FOR REMOVE & REPLACE ARTERIAL PAVEMENT (SEE DETAIL ON SHEET 15)

- ### NOTES
- THIS PROJECT SITE LIES WITHIN 2 DIFFERENT WATER PRESSURE ZONES:
 - 2W ZONE FOR PAD ELEVATIONS > 5140
 - 2WR ZONE FOR PADS BETWEEN ELEVATIONS 5063 AND 5140
 - ALL FIRE HYDRANTS ARE 4' BURY UNLESS OTHERWISE SPECIFIED.
 - ALL METER BOXES ADJACENT TO MOUNTABLE CURB SHALL HAVE DUCTILE IRON METER BOX COVER & LID PER ABCWUA STD. DWG #2368; WATER METER BOX PER ABCWUA STD. DWG #2366; WATER SERVICE PER ABCWUA STD. DWG #2362.
 - ALL FIRE HYDRANTS PER ABCWUA STD. 2340.
 - ALL FIRE HYDRANTS TO HAVE A 6" GATE VALVE & BOX PER ABCWUA STD. DWG #2326; CONTRACTOR TO USE POLY COATED CMP FOR VALVE BOXES.
 - CONTRACTOR IS NOT TO INSTALL THE STEPS IN THE SAS MANHOLES.
 - ALL SANITARY SEWER MANHOLES PER ABCWUA STD. DWG #2101, #2107 AND #2109.

EXISTING EASEMENTS

- Existing 62' Public Roadway, Waterline & Sanitary Sewer Easement. (06-05-02, 02C-197)
- Existing 30' Public Roadway, Waterline and Sanitary Sewer Easement. (06-05-02, 02C-197)
- Existing 30' Public Access Easement. (07-23-03, 03C-223)
- Existing 78' Temporary Public Roadway Easement. (07-23-03, 03C-223)
- Existing C.O.A. Blanket Drainage Easement. (11-28-94, 94C-393)
- Existing 15'x15' PNM Easement (for Switchgear). (05-26-05, DOC. 2005074791)
- Existing 30' Public Roadway, Public Utility & Public Drainage Easement. (12-19-05, DOC. 2005185405)
- Existing Public Roadway, Public Drainage, Public Sanitary Sewer & Public Waterline Easement. (08-25-06, DOC. 2006129522)

NEW EASEMENTS

- Permanent Storm Water Quality Pond & Common Area (H.O.A.). Area = 0.4560 acres
- Entry way Landscape Common Area Feature Easement (H.O.A.). Area = 0.0230 Acres
- 25' Public Waterline Easement (ABCWUA) & Private Pedestrian Access Easement (H.O.A.). Area = 0.0271 Acres
- 10' Private Pedestrian Access Easement (H.O.A.). Area = 0.0073 Acres
- Private Roadway Easement (H.O.A.), Public Waterline & Sanitary Sewer Easement (ABCWUA) & Public Surface Drainage Easement (C.O.A.). Area = 4.9627 Acres
- 15'x15' Gwest Corporation D/B/A & Centurylink QC Easement.
- Public Underground Drainage Infrastructure Easement (C.O.A.).
- 25' Public Waterline Easement (ABCWUA) & Surface Drainage Easement (C.O.A.).

WATER SHUT-OFF PLAN

- CONTRACTOR SHALL MAKE SHUT OFF REQUEST ONLINE AT <http://abcwua.org/content/view/full/463/729/>
- VALVES SHALL ONLY BE OPERATED BY WATER AUTHORITY EMPLOYEES.
- CLOSE EXISTING GATE VALVE #302 TO MAKE NON-PRESSURE WATERLINE CONNECTION #1 IN 98TH STREET SW.
- CLOSE EXISTING GATE VALVES #352 & #403 TO MAKE PRESSURE WATERLINE CONNECTION #2 IN 98TH STREET SW.
- CLOSE EXISTING GATE VALVES #021, #121 & #131 TO MAKE PRESSURE WATERLINE CONNECTION #3 IN BLAKE ROAD SW.
- CLOSE EXISTING GATE VALVES #021, #121 & #131 TO MAKE PRESSURE WATERLINE CONNECTION #4 IN BLAKE ROAD SW.
- CLOSE EXISTING GATE VALVES #131 & #135 TO MAKE NON-PRESSURE WATERLINE CONNECTION #5 IN BLAKE ROAD SW.
- PRESSURE TEST AND DISINFECT NEW WATERLINE AS PER ABCWUA STANDARD SPECIFICATIONS - SECTION 801.

PIPE SIZE	LARGE SIDE	SMALL SIDE
12" X 8"	45'	68'

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE	
12"x12"x12"	18'	5'	2'	1'	32'	
12"x12"x8"	8'	7'	3'	2'	46'	
12"x12"x6"	5'	22'	9'	4'	2'	60'
8"x8"x8"	13'	30'	12'	6'	3'	85'
8"x8"x6"	7'					
8"x8"x4"	3'					

PIPE SIZE	RUN	BRANCH
12"x12"x12"	18'	3'
12"x12"x8"	8'	5'
12"x12"x6"	5'	1'
8"x8"x8"	13'	3'
8"x8"x6"	7'	5'
8"x8"x4"	3'	7'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
AGRS Brass Cap stamped "TRANS 1989"	From the intersection of Central Avenue and 98th Street SW go south on 98th Street 2.0 miles to PNM Electric Substation on the left. The station is east of the substation and south of PNM pylon 52.						
WORK STAGED BY	DATE	NO.	BY	NO.	DATE	NO.	DATE
ACCEPTANCE BY	DATE						
FIELD CONTROL BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
RECORDED BY	DATE						
NO.							

NO.	DATE	REVISIONS	BY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **LOS DIAMANTES SUBDIVISION CONCEPTUAL MASTER UTILITY PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **722778** ZONE MAP NO. **N-9-Z** SHEET **8** OF **8**