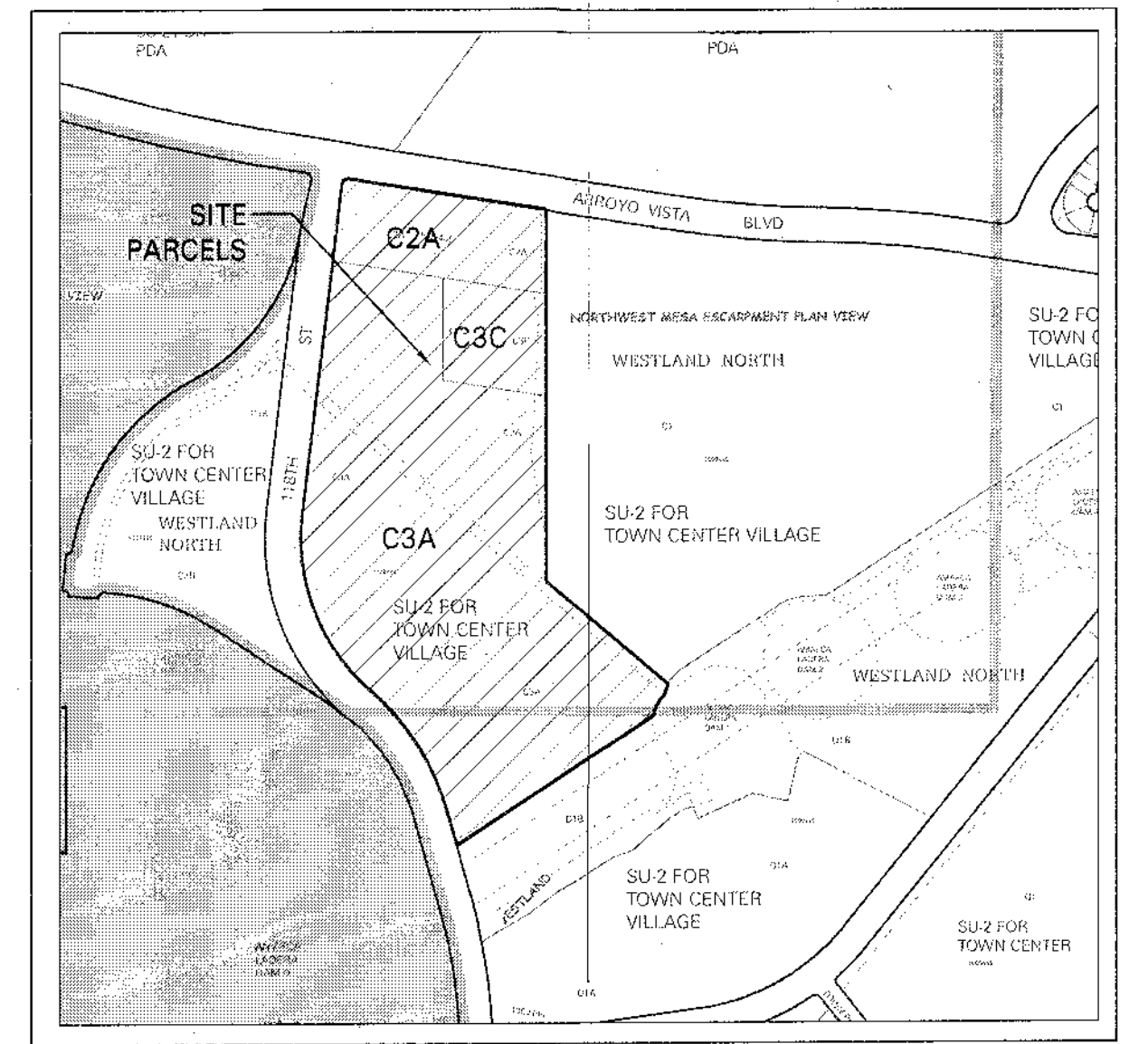


SITE VICINITY MAP



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION
 The Site: 81.3 acres comprised of Tract C-2-A (9.9 acres), Tract C-3-C (6.0 acres), and Tract C-3-A (65.4 acres), Westland North Subdivision. The site is within the Westside Strategic Plan, Northwest Mesa Escarpment Plan, Arroyo Facility Plan, Westland Master Plan, and Western Albuquerque Land Holdings Sector Plan area and subject to the regulations of those plans. Development within the Northwest Mesa Escarpment Plan shall be subject to the applicable regulations contained in the Design Overlay Zone.

Zoning: SU-2/SU-1 for Regional Sports Complex and Related Facilities.

Land Use: The City of Albuquerque intends to develop a regional sports complex to serve local sports organizations, as well as create a venue for regional tournament play.

Pedestrian and Vehicular Ingress and Egress
Vehicular Access: Vehicular access is from Arroyo Vista Boulevard and 118th Street. Access points into the site along 118th Street shall be developed per COA standards and in coordination with the property owner on the west side of 118th Street. A potential access point to the APS Community Stadium site has been provided at the southeast corner of the site, which will require coordination with APS. The intent of this access point is for a potential City developed maintenance facility on APS property.

Pedestrian Access/Circulation: There will be an extensive trail network developed as part of the project. A trail is proposed around the perimeter of the site, and numerous connections will be made into the active areas of the site. Albuquerque Public Schools has expressed interest in using the Complex trail system, in conjunction with their facilities, to host cross country events. (see Sheet 3 for more detail on trails)

Transit Access: Transit access is not currently available along Arroyo Vista, but is anticipated as development occurs in this area.

Building Heights: Buildings within the View Area of the Northwest Mesa Escarpment Plan shall be limited to 40 feet in height.

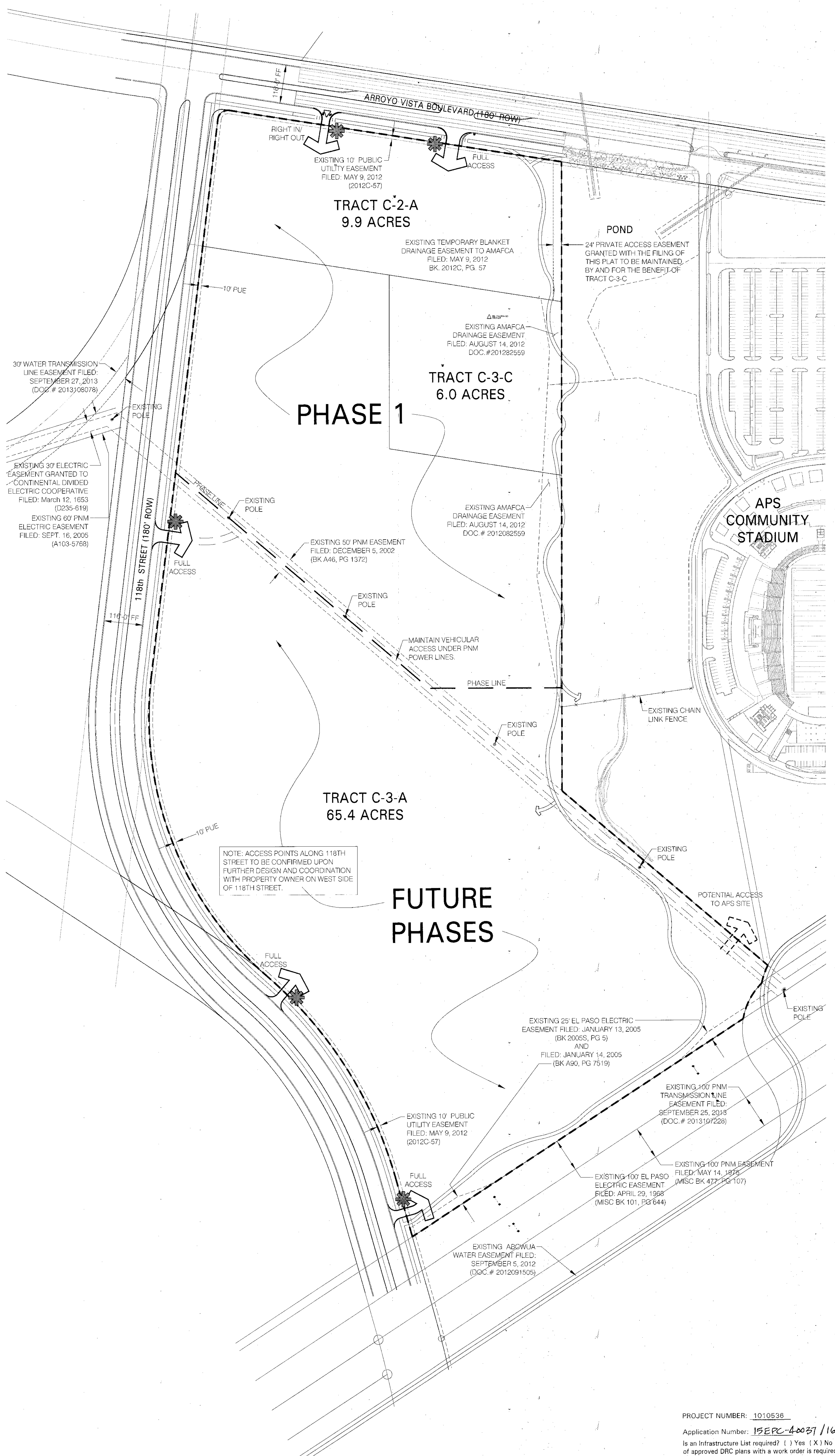
Setbacks: Building Setbacks: 50 feet from the R.O.W. line of Arroyo Vista Boulevard, 118th Street, and adjacent property lines.

Parking Lot Setbacks: 20 feet from the R.O.W. line of Arroyo Vista Boulevard, 118th Street, and adjacent property lines.

Landscape Plan: Future Landscape Plans will be prepared in conjunction with each phase of development and shall be consistent with the design standards. These standards provide for landscaping along the public rights-of-way and within the site (See Section J, Sheet 3).

LEGEND

- Vehicular Access
- Potential Access to APS Site
- Trail/Pedestrian Access
- Monument Sign
- Property Boundary



NOTE: ACCESS POINTS ALONG 118TH STREET TO BE CONFIRMED UPON FURTHER DESIGN AND COORDINATION WITH PROPERTY OWNER ON WEST SIDE OF 118TH STREET.

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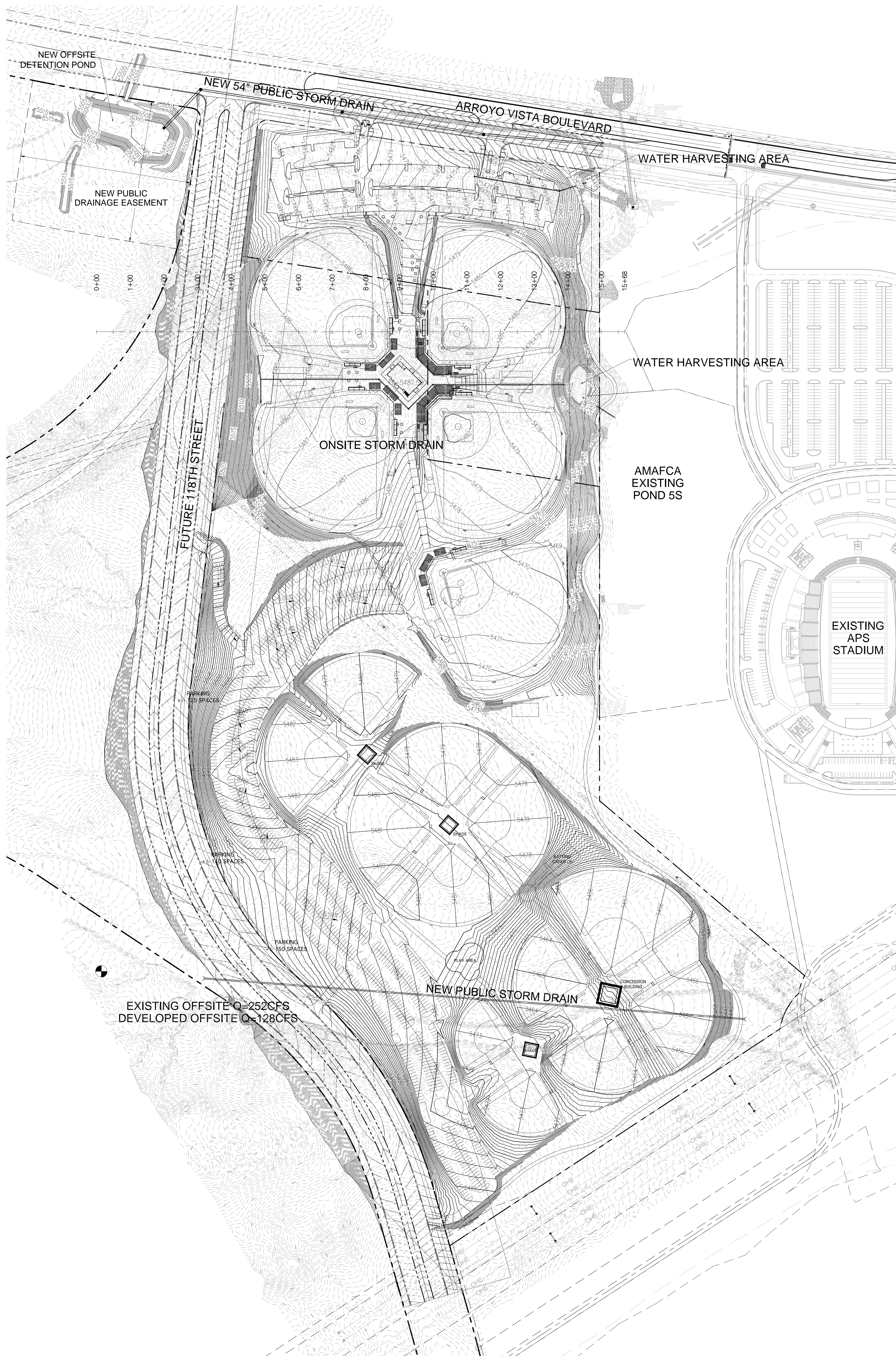
PROJECT NUMBER: 1010536
 Application Number: 15EPC-40037 / 16DRB-70088
 Is an Infrastructure List required? Yes No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
DRB SITE DEVELOPMENT PLAN APPROVAL:
Ronald M. Mead 3/16/16 Date
 Traffic Engineering, Transportation Division
Christy Cadore 03/16/16 Date
 ABCWUA
Carol S. Dumont 03/16/16 Date
 Parks and Recreation Department
[Signature] 3/16/16 Date
 City Engineer
 * Environmental Health Department (conditional) Date
 Solid Waste Management Date 3-16-16
 DRB Chairperson, Planning Department

REGIONAL BASEBALL COMPLEX

OWNER
 CITY OF ALBUQUERQUE
PROJECT TEAM
 PLANNING/LANDSCAPE ARCHITECTURE
 CONSENSUS PLANNING, INC.
 ENGINEERING
 BOHANNAN HUSTON, INC.
 ARCHITECTURE
 G. DONALD DUDLEY ARCHITECT, LTD

MASTER DEVELOPMENT PLAN
 SITE PLAN

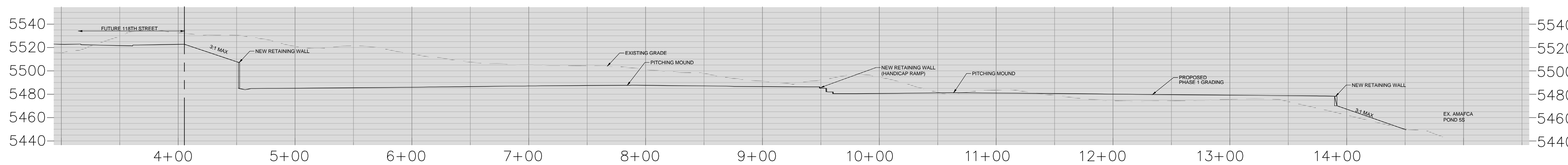
SCALE: 1" = 120'
 NORTH 60 0 120 240
 SHEET 1 OF 3
 FEB. 23, 2016



EXISTING OFFSITE Q-252CFS
DEVELOPED OFFSITE Q-128CFS

LEGEND

- PROPERTY LINE
- 5301 --- EXISTING CONTOURS
- 5301.15 --- EXISTING GROUND SPOT ELEVATION
- 65.23 --- PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT, EX=EXISTING, FG=FINISHED GRADE, TG=TOP OF GRADE, IN=INVERT, FGH=FINISHED GRADE HIGH, FGL=FINISHED GRADE LOW
- S=2.0% --- PROPOSED DIRECTION OF FLOW
- WATER BLOCK / RIDGE OR HIGH POINT
- PROPOSED RETAINING WALL
- 5305 --- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- SD --- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET



REGIONAL BASEBALL COMPLEX

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SITE DEVELOPMENT PLAN FOR SUBDIVISION
GRADING AND DRAINAGE PLAN

SCALE: 1" = 120'

NORTH

60 0 120 240

SHEET 2 OF 3
MARCH 1, 2016

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FOR MORE INFORMATION REGARDING EXISTING AND PROPOSED DRAINAGE CONDITIONS, SEE DRAINAGE ANALYSIS REPORT DATED JANUARY 27TH, 2016.

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Wed, 16-Mar-2016 10:51:01, Plotted by: BORTEGA

I. MASTER DEVELOPMENT PLAN

A. INTRODUCTION

The City of Albuquerque owns the three properties that comprise the 61.3 acre Regional Baseball Complex located on Arroyo Vista Boulevard adjacent to APS Community Stadium.

B. FACILITY PROGRAM

As mentioned, the program for the Regional Baseball Complex focuses on baseball and softball activities, along with other ancillary uses associated with the sport.

- 1. Ballfields
Organized sports are the primary focus of Regional Baseball Complex. The proposed buildout of the Complex is anticipated to include five adult size fields (330'/390'/330').

- 2. Administration/Concession Building(s)
Several buildings will be provided at the Regional Baseball Complex, including:
a. An administration/concession building within the adult ball field complex area.

- a. An administration/concession building within the adult ball field complex area. The Parks and Recreation Department's Recreation Division will manage the baseball complex and have on-site staff to serve the community.

- b. Located in the southern portion of the site, a concession building will be provided to serve the youth baseball/softball fields. This building will include concessions, restroom facilities, and limited office/meeting space.

- c. Additional shade structures will be provided throughout the site at bleachers, picnic area, and play areas.

- 3. City Park Maintenance Facility
The City's Park Maintenance Division will locate a building to house maintenance equipment for the Regional Baseball Complex as well as a portion of their west side service area.

- 4. Trails/Pedestrian Connections
Being an active recreation facility with somewhat separated activity areas, an extensive internal and perimeter trail network will be provided to link the various areas.

- 5. Children's Play Area
An age-separate children's play area will be located in the southern half of the site, in association with the youth baseball field area, providing activities for children during non-game time hours.

- 6. Parking
There are no specific parking requirements for sports facilities in the City's Zoning Code. The Parks and Recreation Department has generally used 50 spaces per athletic field as a guide to providing parking for such facilities.

C. PHASING

Phasing for the Regional Baseball Complex, like most City facilities, is driven by available funding. As such, the outlined phasing is preliminary and subject to refinement based on available funding and future determination of needs.

Phase 1 - development of 5 lighted adult baseball fields, administration/concession building, parking, half-street section of Arroyo Vista Boulevard, and associated infrastructure and landscaping.

Future Phase(s) - development of lighted youth baseball/softball complex, concession building, parking, perimeter and internal trail network, maintenance building, half-street section of 118th Street, and associated infrastructure and landscaping.

Approval Process - The purpose of the following Design Standards is to provide a framework for the design of Regional Baseball Complex and to ensure that as each individual phase gets developed, the overall integrity of the project is maintained.

II. DESIGN STANDARDS

A. ARCHITECTURE

The architectural design should demonstrate a high quality aesthetic character throughout the property.

The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the Complex.

- 1. Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes in place at the time of permitting.
2. Appropriate building design shall ensure articulation of all building facades, 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.
3. Buildings shall employ variety in structural forms to create visual character and interest.
4. Entries to structures shall portray a quality appearance while being architecturally tied into the overall mass and building composition.
5. Glazing walls, windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear.
6. Predominant colors on buildings shall be in compliance with the View Area regulations, Policy 20, of the Northwest Mesa Escarpment Plan.
7. Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
8. The staggering of planes along an exterior wall elevation creates pockets of light and shadow.
9. Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and shall be avoided.
10. Wall materials shall be chosen that can be easily repaired, and will withstand abuse by vandals or accidental damage by machinery.
11. The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
12. All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
13. Accent colors and materials may be used to bring out detailing which better articulates or gives scale to a building including the colors of light fixtures, wood trim, paint, etc.

- B. BUILDING HEIGHT
Pursuant to Policy 21 of the Northwest Mesa Escarpment Plan, maximum height for all buildings at the Regional Sports Complex shall not exceed 40 feet as measured from the highest adjacent finished grade.

- C. SETBACKS
The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes and buffer zones surrounding the Complex.

- 1. Building Setbacks - 50 feet from the R.O.W. line of Arroyo Vista Boulevard and 118th Street, and adjacent property lines.
2. Parking Area Setbacks - 20 feet from the R.O.W. line of Arroyo Vista Boulevard and 118th Street, and adjacent property lines.

- D. PARKING AREAS AND ROADS
Special care shall be given to the design of the parking areas in order to minimize their visual impact.

- 1. Parking areas shall be divided into smaller areas and visually separated by planted islands. To shade the parking areas, one large canopy tree shall be planted for every eight parking spaces, with no parking space being more than 72 feet from a tree trunk.
2. Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and park activities.
3. Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM).

- E. SIDEWALKS, TRAILS, AND PEDESTRIAN CROSSING
The sidewalks and trails within the Regional Baseball Complex are intended to provide connectivity and create opportunities for active recreation.

- 1. All trails and sidewalks shall use Barrier Free Design to accommodate physically challenged individuals, and be designed to meet the standards recommended by the American Association of State Highway and Transportation Officials (AASHTO).

- 2. Shared use paved trails shall be a minimum of 10' wide and may include an adjacent stabilized crusher fine option.

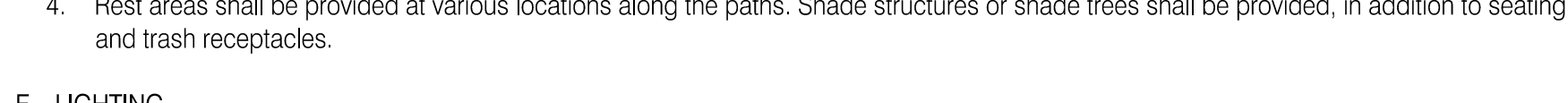
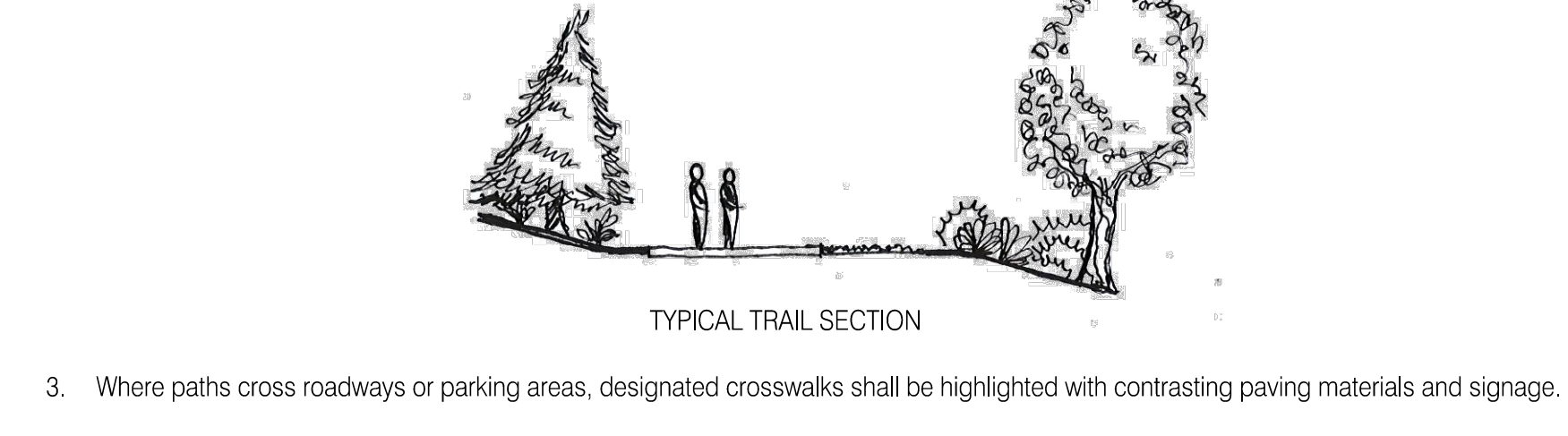
- 3. Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.
4. Rest areas shall be provided at various locations along the paths.

- F. LIGHTING
For safety and security, exterior lighting will be provided for all areas of the Complex that will be used at night.

- 1. The following general guidelines should be considered in the design of the lighting system:
2. All Park lighting shall be in conformance with the City of Albuquerque Zoning Code, Section 14-16-3-9, Area Lighting Regulations.

- 3. Placement of fixtures shall conform to state and local safety and illumination requirements.

- J. GRADING AND SURFACE DISTURBANCE
The intent of the project is to provide for grading that meets the overall intent of the NWMPF and the Westland Master Plan.



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- 5. Individual lighting fixtures shall blend with the architectural character of the building and other site fixtures.

- 6. A design objective of the site lighting system is to maximize public safety while not dramatically affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- 7. All lighting shall be designed to be vandal resistant.

- 8. Light Fixture Height Standards
a. 80 foot maximum height for ball fields

- 9. Illumination Standards (in horizontal footcandles - average)
a. Adult Baseball 70 infield / 50 outfield
b. Youth Baseball 50 infield / 30 outfield

- G. SIGNAGE
The signage standards were developed to regulate the size, location, type and quality of sign elements within the Complex.

- 1. Landscaping and signage shall not interfere with clear sight requirements.

- 2. Signs shall not overhang into the public right-of-way or extend above any building roof line.

- 3. Free-standing signs shall not require external bracing, angle-iron supports, guy wires or similar devices.

- 4. No signage is allowed that uses moving parts, makes audible noises, or has blinking or flashing lights.

- 5. Off-premise signs, signs with reader boards, and electronic signs are prohibited.

- 6. Complex Entry Sign
a. One (1) freestanding monument-type sign is allowed at each of the vehicular entry points along Arroyo Vista Boulevard and 118th Street.

- 7. Building Sign
a. Buildings are allowed one facade-mounted sign whose area shall not exceed 8 percent of the area of the facade to which it is applied.

- 8. Screening / Walls and Fences
The effective use of screening devices for parking lots, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the Complex and surrounding developments.

- 9. Perimeter fencing to enclose the improved park areas is allowed.

- 10. All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure, or height as required by City Solid Waste.

- 11. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

- 12. Block walls shall be treated with a graffiti resistant material.

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a. One (1) freestanding monument-type sign is allowed at each of the vehicular entry points along Arroyo Vista Boulevard and 118th Street.

- 117. Building Sign
a. Buildings are allowed one facade-mounted sign whose area shall not exceed 8 percent of the area of the facade to which it is applied.

- 118. Screening / Walls and Fences
The effective use of screening devices for parking lots, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the Complex and surrounding developments.

- 119. Perimeter fencing to enclose the improved park areas is allowed.

- 120. All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure, or height as required by City Solid Waste.

- 121. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

- 122. Block walls shall be treated with a graffiti resistant material.

- 123. The landscaping and signage shall not interfere with clear sight requirements.
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