



Note:  
Each development shall be required to provide bicycle and pedestrian connections between tracts. Property fronting Alameda and Jefferson shall be required to provide street trees in accordance with the Street Tree Ordinance.

**GENERAL NOTES**

- Uses:** Any use as specified in the Neighborhood Commercial zone (C-1) of the City of Albuquerque Zoning Code shall be allowed. Overall floor to site area ratio shall not exceed 0.50.
- Pedestrian and Bicycle:** Each premises shall incorporate adequate pedestrian and bicycle access provisions into its design in accordance with the Sidewalk Ordinance and the Zoning Code.
- Access and Parking:** Each premises shall provide adequate vehicular access and parking measures in accordance with Section 14-16-3-1 of the Zoning Ordinance and Section VI.3.c of the North I-25 Sector Plan. A reciprocal cross-lot access and parking easement outside of proposed structures shall be granted to all lots shown.
- Development Standards:** Each Building shall be constructed in accordance with Section VII. (Design Standards) of the North I-25 Sector Plan.
- Landscaping Standards:** All site plan for building permit submittals shall be accompanied by a Landscape Plan in compliance with Section VI.3. (Landscape Standards) of the North I-25 Sector Plan.
- Architectural Design Criteria:**
  - General:** The subdivision architecture is to be developed as high quality, articulated and harmonious, with finished elevations on four (4) sides of each building displaying consistent materials and signage. In general, architecture of the subdivision should relate to all adjacent public streets in scale, composition and landscape continuity.
  - Roofs:** Roofs may be flat or pitched of standing seam metal; maximum pitched percentage: 50%. Roof color if pitched is to be copper or silver/gray in color.
  - Walls:** Walls are to be or split faced or honed concrete block, tan or beige precast concrete, or stucco.
  - Glass:** Glass is to be non-reflective or semi-reflective blue/green, blue or green color. Glass frames may be bronze or colored in red or aqua tones.
  - Awnings:** Awnings, if used, must be of dark (70% or more) solid color with a maximum of 20% signage area. Fully illuminated awnings are not allowed; only signage may be backlit.
  - Screening:** Rooftop mechanical units must be below parapet height or concealed with a screen of sound materials as defined in walls of this criteria.
  - Height:** Building height is limited to 2 stories; but no building may exceed over a 60% of 2nd floor to first floor square foot ratio.
  - Setbacks:** All building setbacks shall be in accordance with the City of Albuquerque Zoning Code as provided in the C-1 zone.
  - Signage:** Building signage may be of awning, internally lit channel letters, or fixed metal letters. Fascia signage may not exceed 10% of background fascia elements. Monument signs may be used with a maximum 16' height. Free standing pole signs are not permitted.
  - Screening:** All screening shall be in accordance with Section VII.A.1. of the North I-25 Sector Plan.

**LEGAL DESCRIPTION**

RICHFIELD PARK, TRACT C-1.

**LEGEND**

- PROPERTY LINE
- NEW CURB & GUTTER
- EXISTING CURB & GUTTER
- NEW FIRE HYDRANT

CASE NO. Z-97-51 DRB-97-40  
**EPC APPROVED W/ CONDITIONS ON 4/7/97.**

APPROVED AND ACCEPTED BY:

<i>[Signature]</i>	3/26/98
Planning Department	Date
<i>[Signature]</i>	3-29-98
City Engineer	Date
<i>[Signature]</i>	3-19-98
Transportation Development	Date
<i>[Signature]</i>	8-19-97
Utility Development	Date
<i>[Signature]</i>	8-19-97
Parks and General Services	Date

\*Each siteplan for BP goes back to EPC.

**RICHFIELD PARK - TRACT C1**  
**SITE PLAN FOR SUBDIVISION**

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DRB-97-40

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