

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
- THE COORS BOULEVARD CP0-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:
LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ

ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))

SITE AREA: 7.71 ACRES

PROPOSED USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED 55+)

PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
 TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
- FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
- NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:
 185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)

TOTAL PARKING PROVIDED: 234 SPACES
 COMPACT PARKING SPACES (20% ALLOWED): 6 (2.6%)
 ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 6 SPACES (1 VAN ACCESSIBLE)
 ADA PARKING PROVIDED: 9 SPACES (5 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED: 23 SPACES
 BICYCLE PARKING PROVIDED: 24 SPACES

LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:
 TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD

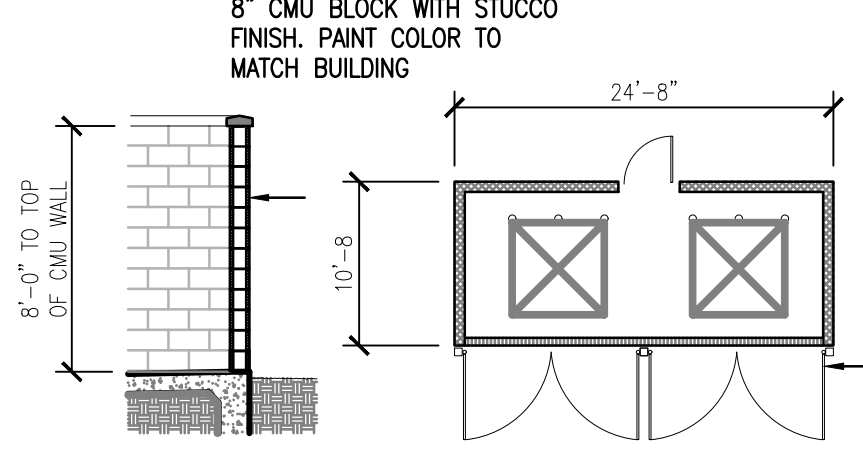
BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

SENSITIVE LANDS:
 NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

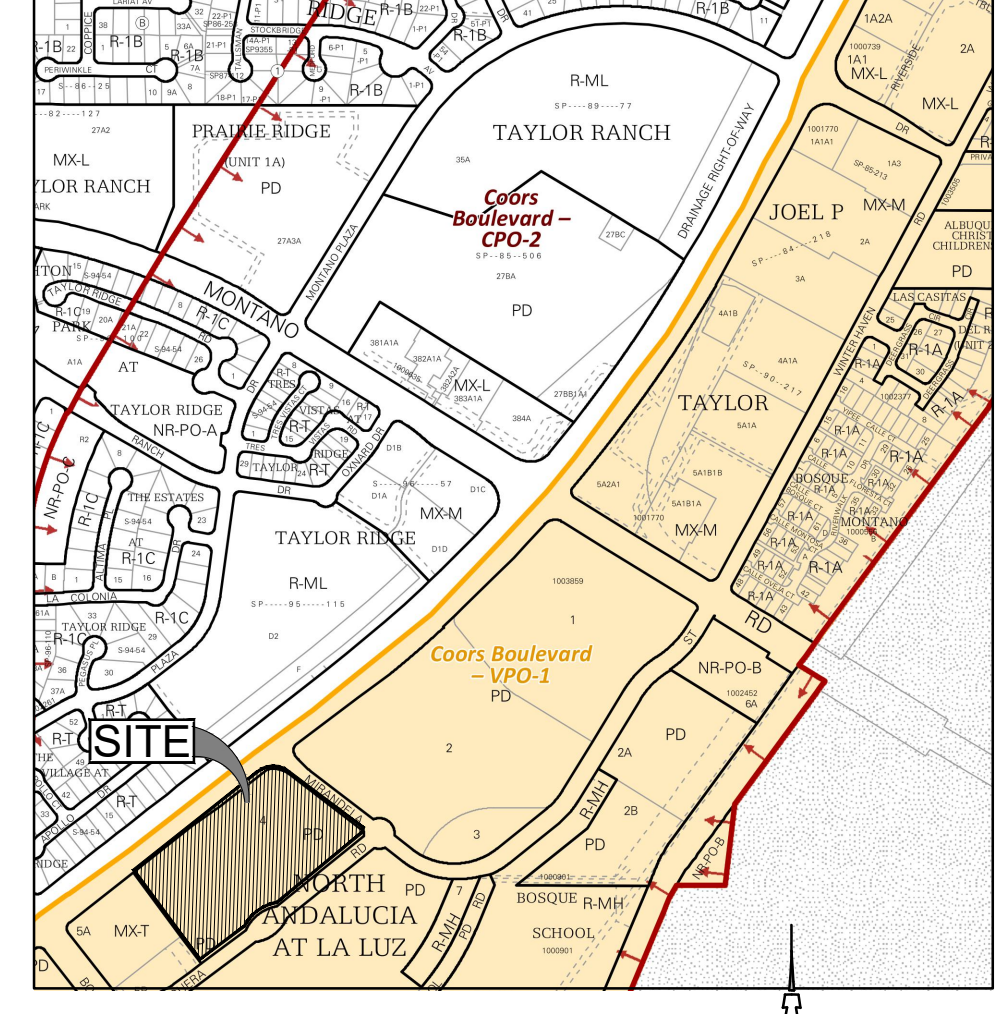
Unit Mix and Usable Open Space (UOS) Requirements

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE							
S1	1 BED	526	566	2	2	2	6	200sq. ft.	1,200 sq. ft.							
A1	1 BED	598	598	7	9	8	24	200sq. ft.	4,800 sq. ft.							
A1A	1 BED	598	598	1	0	0	1	200sq. ft.	200 sq. ft.							
A1B	1 BED	598	598	1	0	0	1	200sq. ft.	200 sq. ft.							
A2	1 BED	675	675	16	18	11	45	200sq. ft.	9,000 sq. ft.							
A3	1 BED	752	825	10	10	9	29	200sq. ft.	5,800 sq. ft.							
A3A	1 BED	752	825	1	0	0	1	200sq. ft.	200 sq. ft.							
A3B	1 BED	752	825	0	2	1	3	200sq. ft.	600 sq. ft.							
A3-HC	1 BED	752	825	1	1	1	3	200sq. ft.	600 sq. ft.							
A4	1 BED	1046	1223	1	0	0	1	200sq. ft.	200 sq. ft.							
A5	1 BED	676	676	2	0	0	2	200sq. ft.	400 sq. ft.							
B1	2 BED	999	999	1	4	4	9	250sq. ft.	2,250 sq. ft.							
B1A	2 BED	999	999	1	0	0	1	250sq. ft.	250 sq. ft.							
B2	2 BED	1236	1296	0	3	2	5	250sq. ft.	1,250 sq. ft.							
B2A	2 BED	1236	1296	3	0	0	3	250sq. ft.	750 sq. ft.							
B3	2 BED	1143	1218	0	1	0	1	250sq. ft.	250 sq. ft.							
B3-HC	2 BED	1143	1218	1	0	0	1	250sq. ft.	250 sq. ft.							
B4	2 BED	1248	1479	3	4	2	9	250sq. ft.	2,250 sq. ft.							
B4A	2 BED	1248	1486	3	3	3	9	250sq. ft.	2,250 sq. ft.							
B4B	2 BED	1248	1486	0	0	1	1	250sq. ft.	250 sq. ft.							
MAIN BUILDING TOTAL UNITS								54	57	44	155					
COTTAGE								2 BED	1576	1969	16	-	-	16	250sq. ft.	4,000 sq. ft.
TOTAL UNITS								171	TOTAL REQUIRED UOS		36,950 sq. ft.					
BALCONY/PATIO UNITS								8,455 sq. ft.								
LANDSCAPE AREA UOS								101,433 sq. ft.								
TOTAL PROVIDED UOS								109,888 sq. ft.								



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▬ BUILDING
- ▬ STRIPING
- ⊙ PARKING COUNT
- - - - - ADA ACCESSIBLE PATH
- Ⓧ ELECTRIC VEHICLE SPACE



VICINITY MAP
 1" = 750'

KEYED NOTES

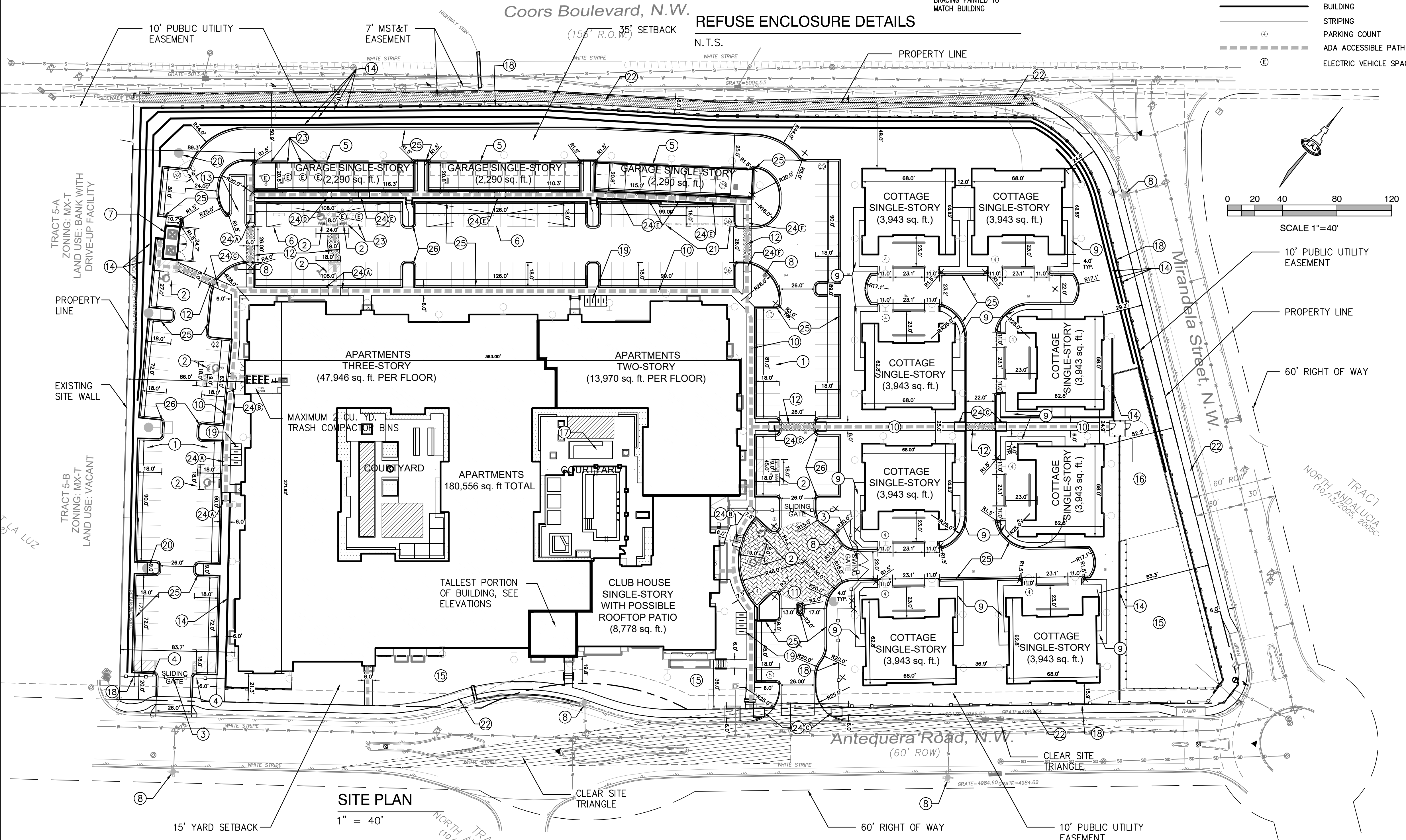
- 9'-0" x 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" x 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- DECORATIVE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" x 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - Ⓧ
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.

PROJECT NUMBER: PR-2020-003658
 Application Number: SI-2020-00356

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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



SITE PLAN
 1" = 40'

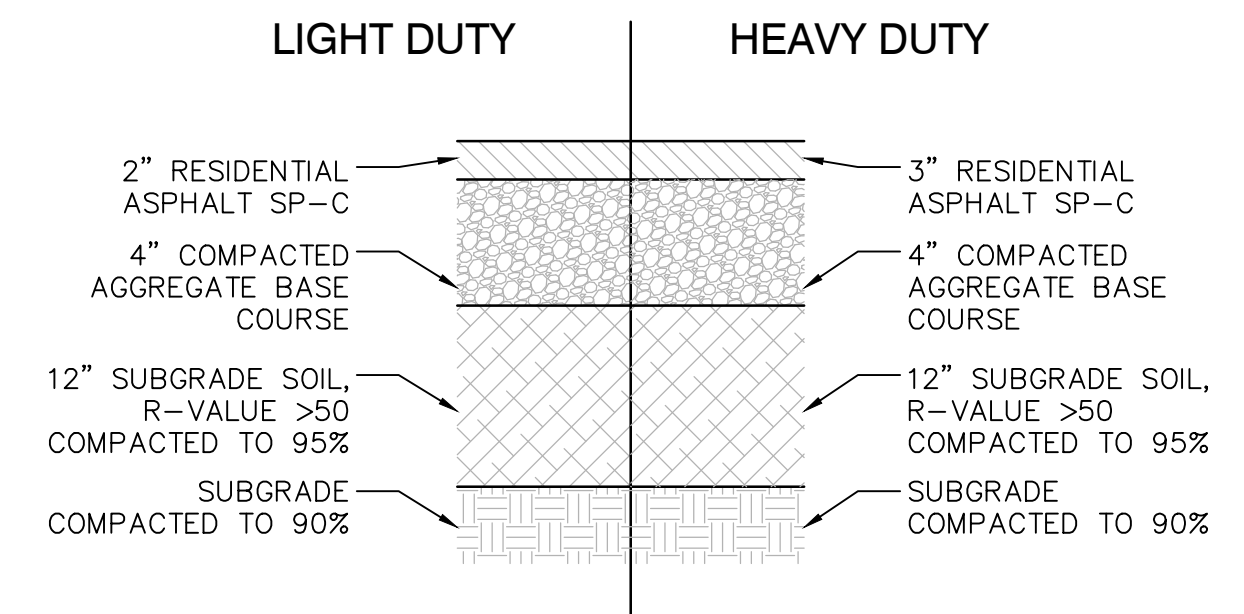
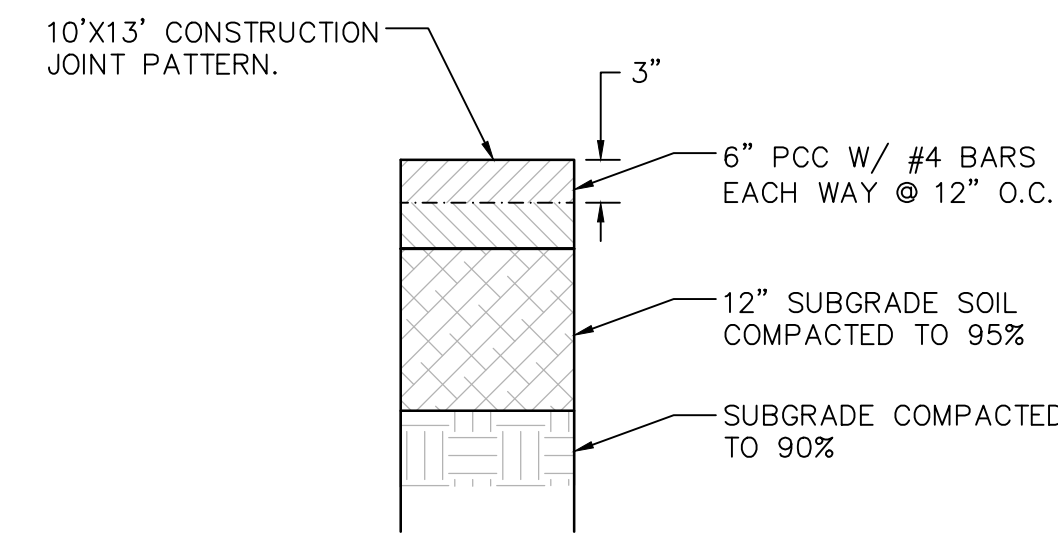
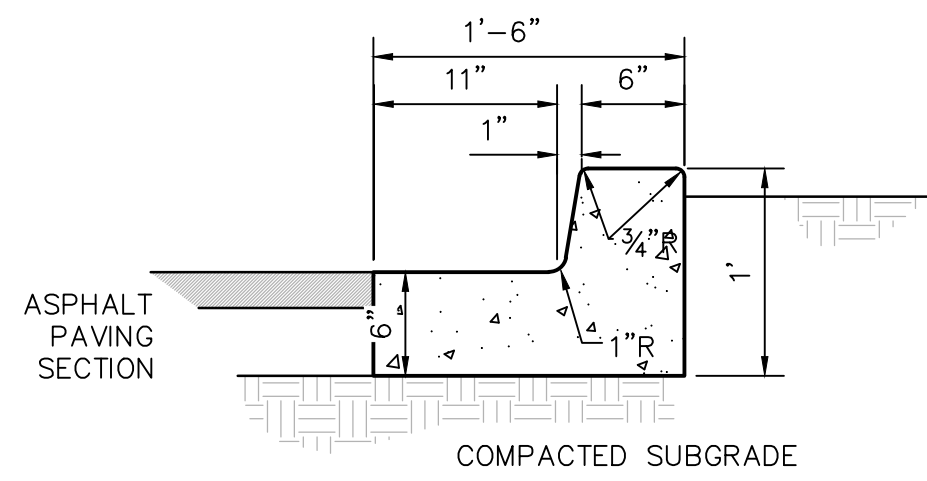
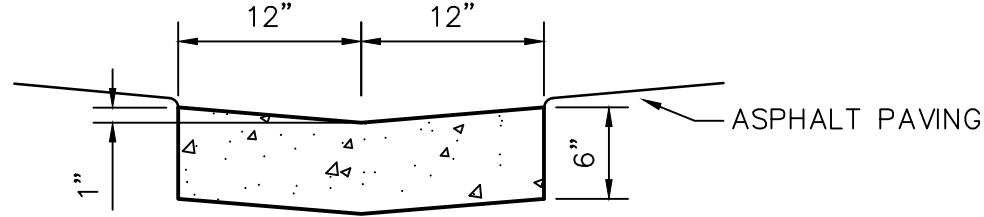
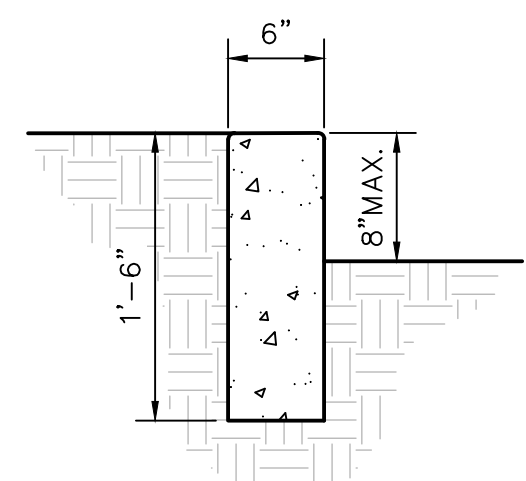
2360 AS-101.dwg 23 October 2020
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 Albuquerque, NM 87108
 505-268-8628 | www.iaacv.com

NOT FOR CONSTRUCTION
 FRED C. ARFMAN
 NEW MEXICO
 LICENSED PROFESSIONAL ENGINEER
 7322
 Date **10/23/20**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE/DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILE:	BUB
DRAWN BY:	FCA
CHECKED BY:	10-23-2020
DATE:	

SHEET TITLE
Site Plan
SHEET NUMBER
AS-101



- GENERAL NOTES**
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - REQUIRES FULL FORM ON ALL FACES.
 - CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS 24' O.C.

- GENERAL NOTES**
- EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
 - CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES. SEAL WITH _____
 - EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).

- GENERAL NOTES**
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
 - REQUIRES FULL FORM ON ALL FACES.
 - CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES

CONCRETE PAVING SECTION

ASPHALT PAVING SECTIONS

HEADER CURB

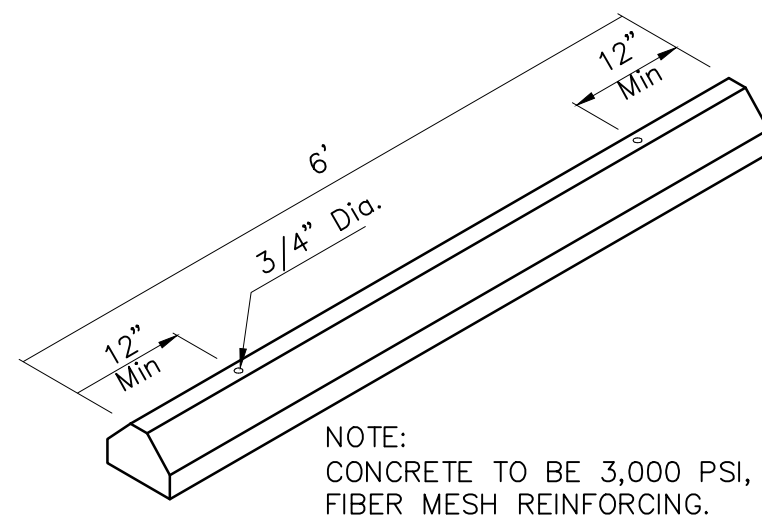
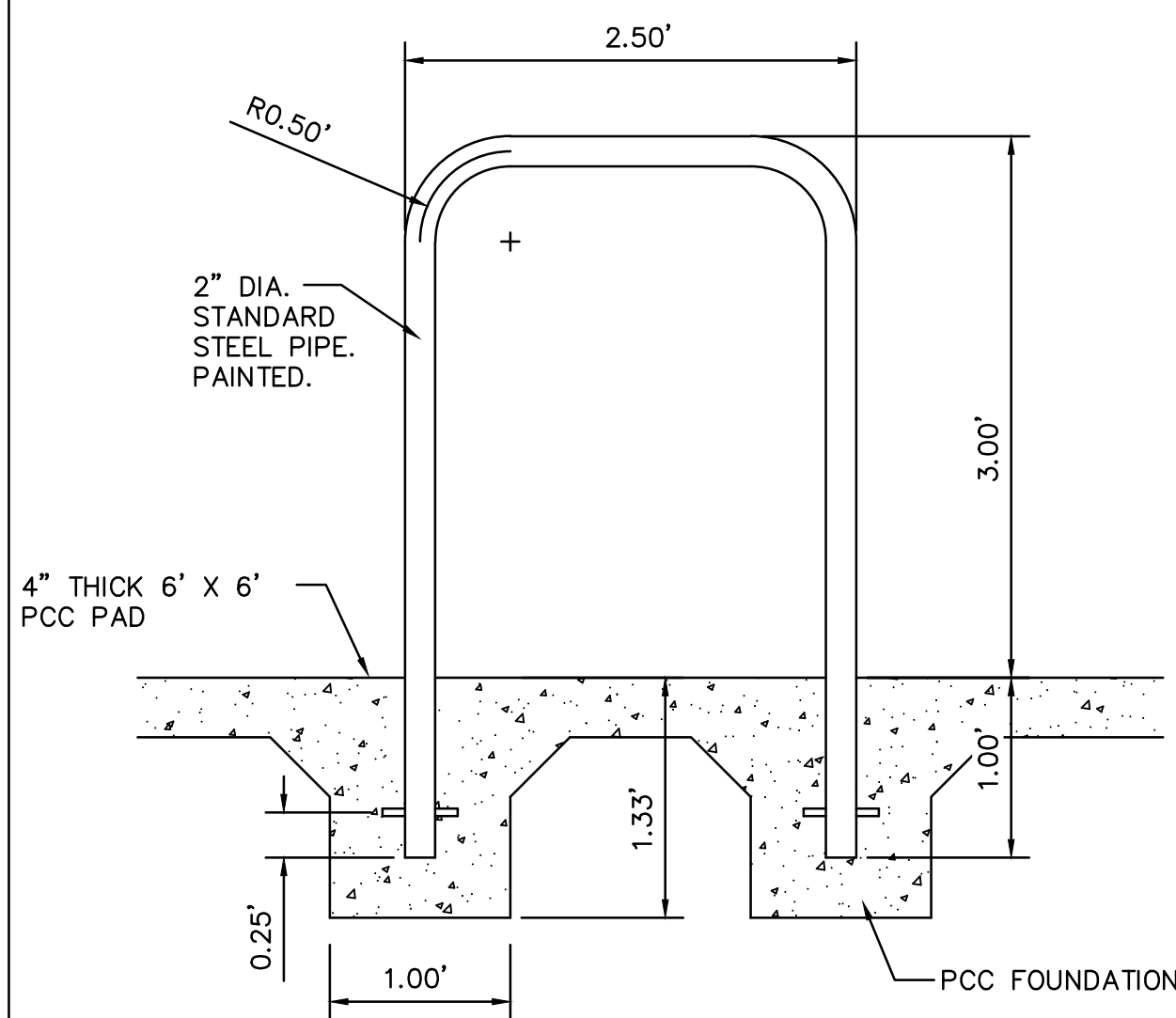
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ALLEY GUTTER

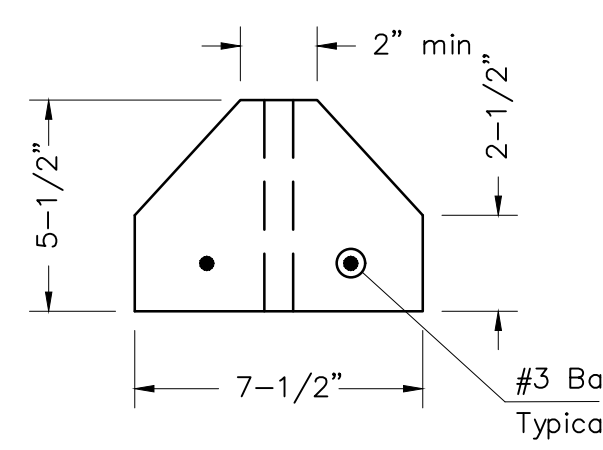
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MEDIAN CURB AND GUTTER

SCALE: N.T.S.



NOTE: CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING.



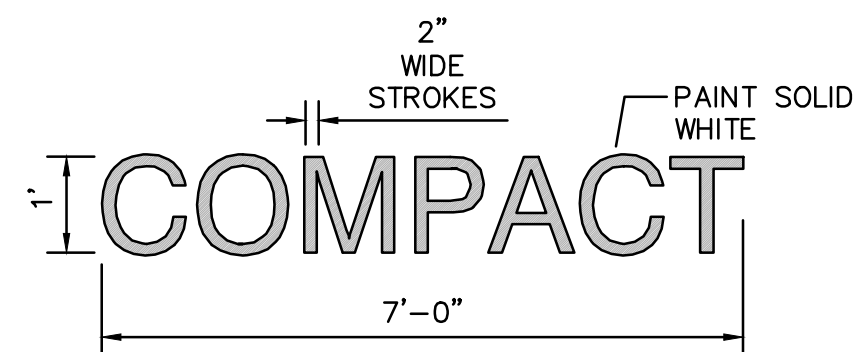
- NOTES:**
- WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL
 - WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.

BICYCLE RACK - 'STAPLE'

SCALE: N.T.S.

WHEEL STOP

SCALE: N.T.S.



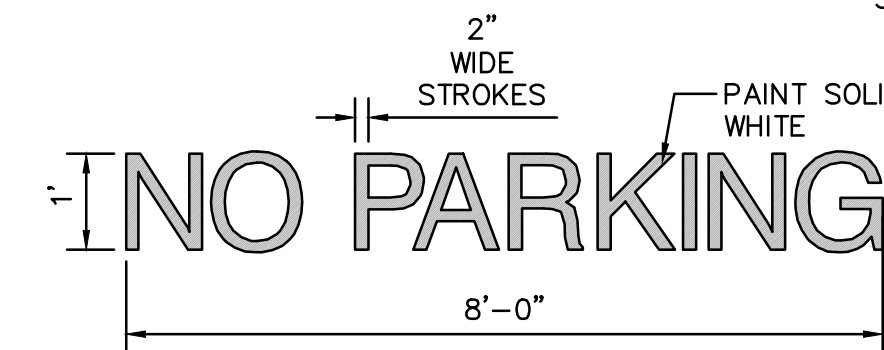
PAINTED 'COMPACT'

AT ALL COMPACT PARKING SPACES

SCALE: N.T.S.

SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.



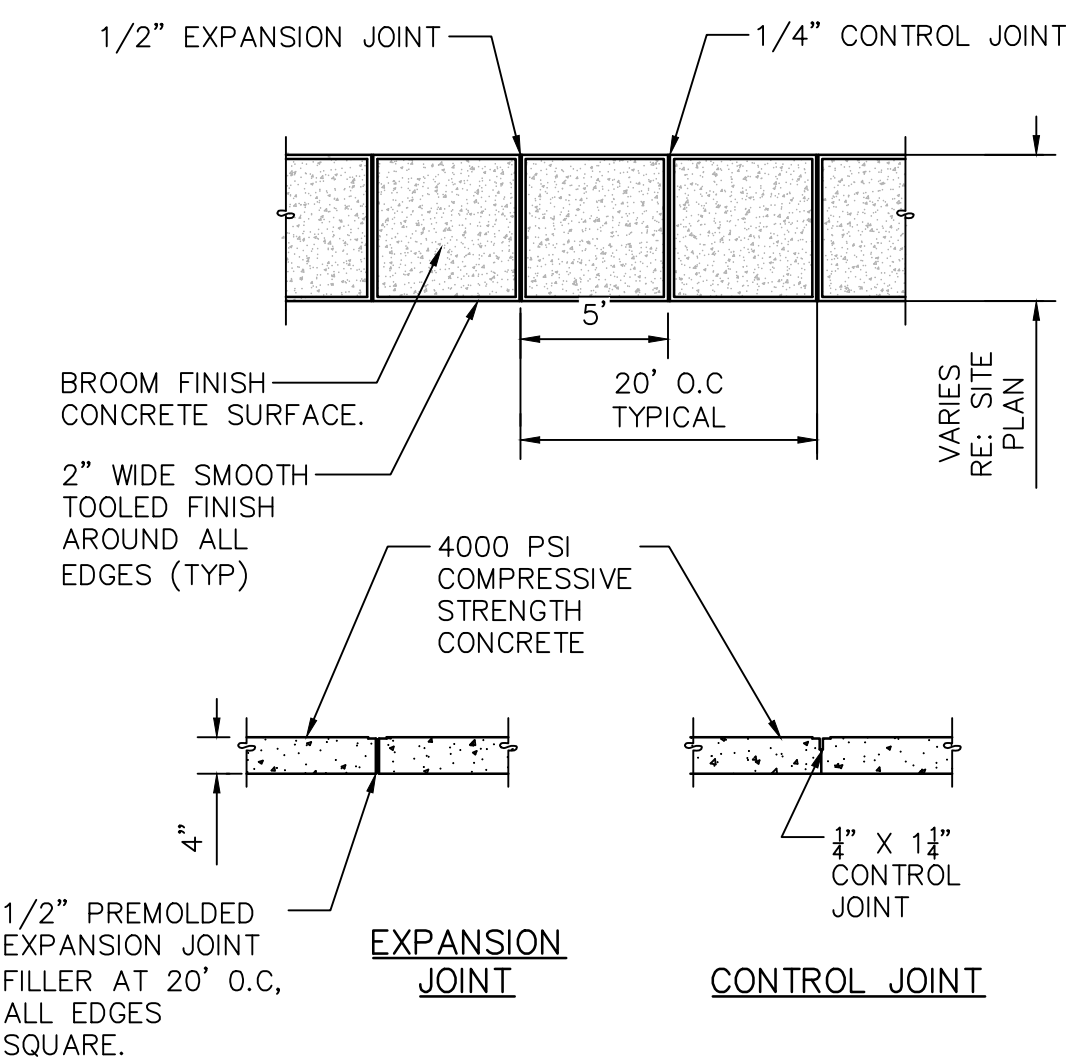
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AT ADA ACCESS AISLES ADJACENT TO ADA PARKING

SCALE: N.T.S.

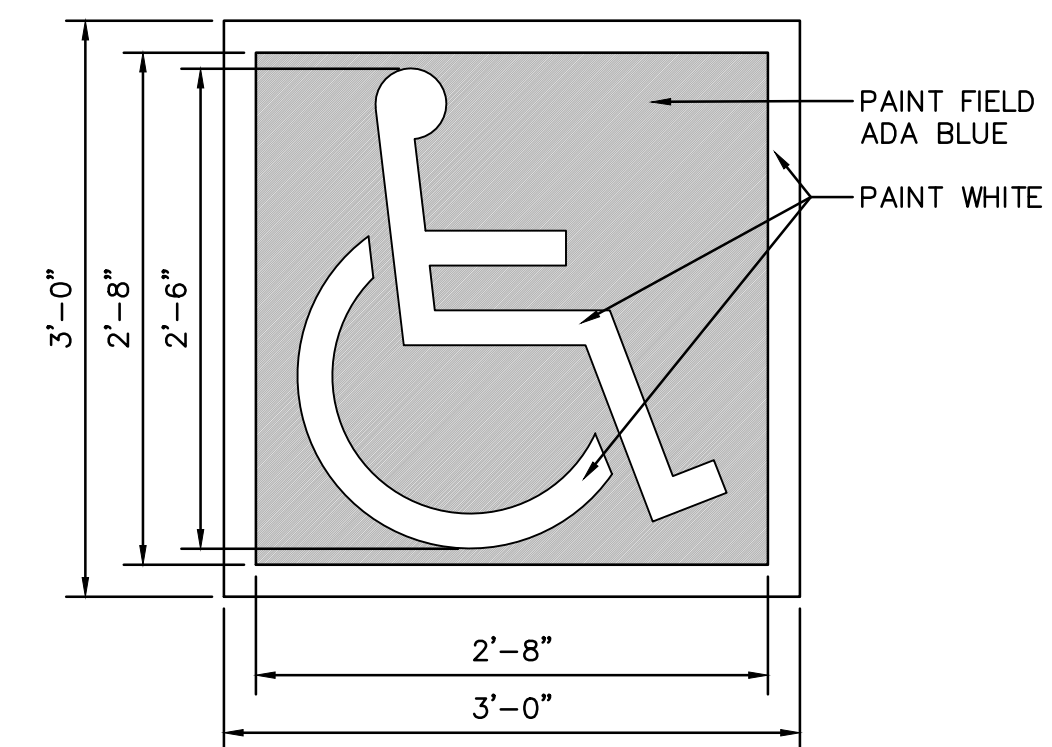
TYPICAL SIDEWALK

SCALE: N.T.S.



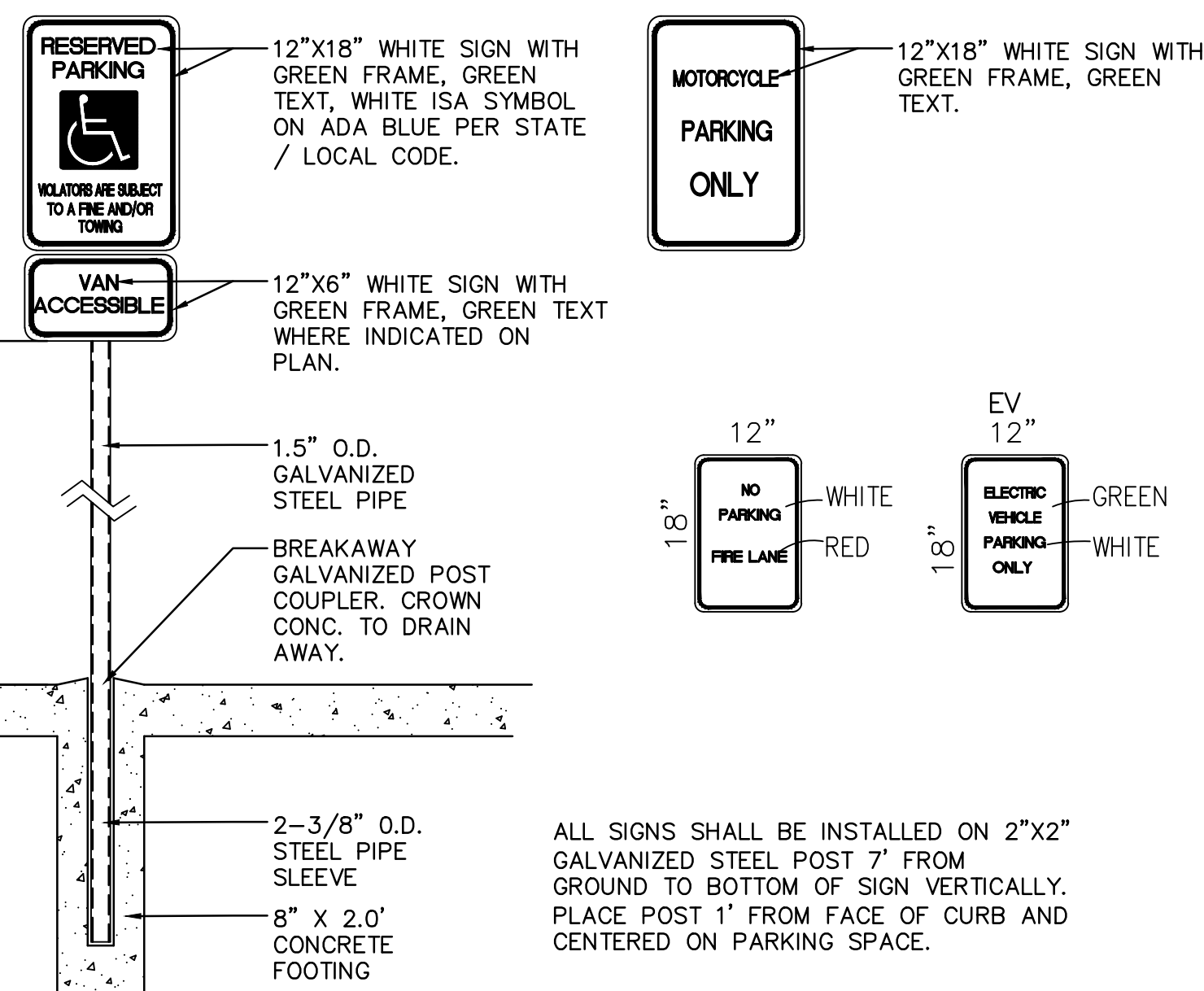
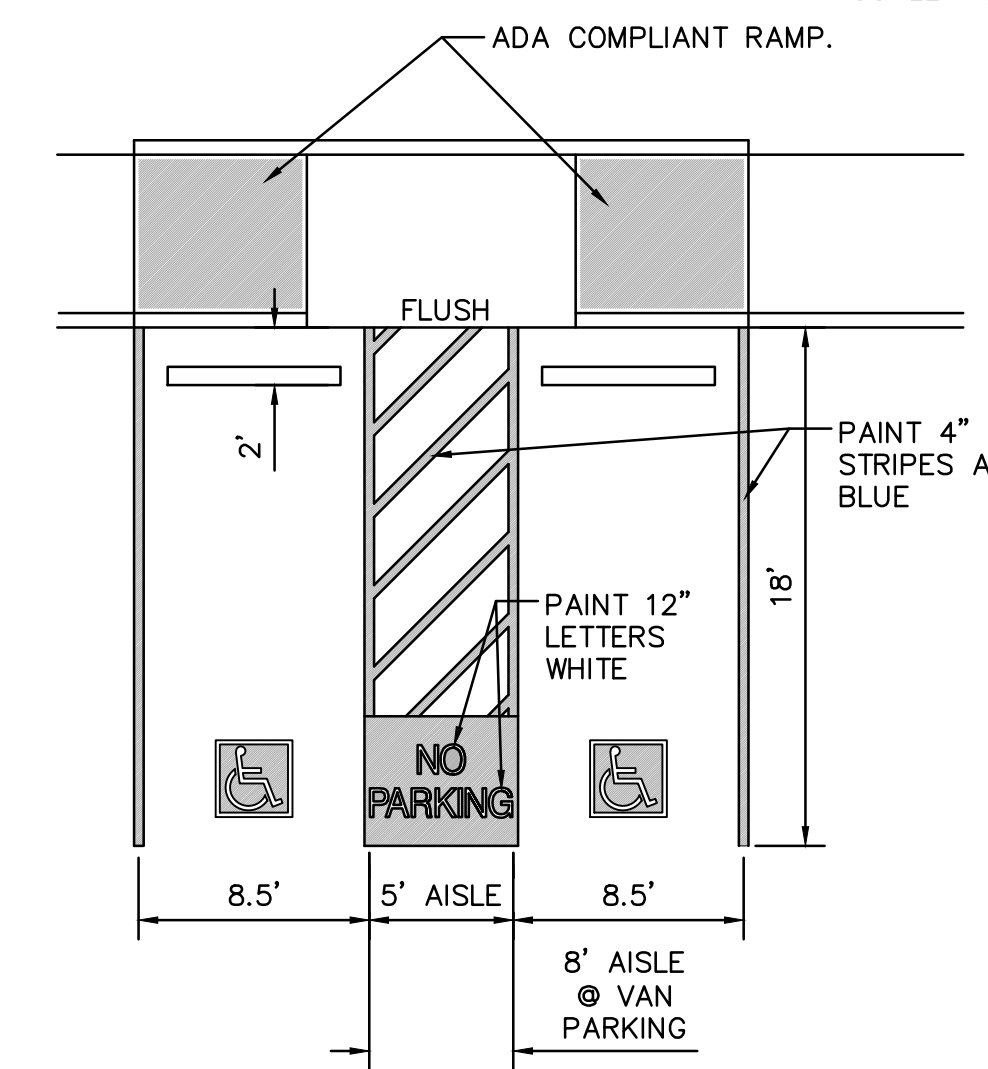
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



ADA PARKING DETAIL

SCALE: N.T.S.

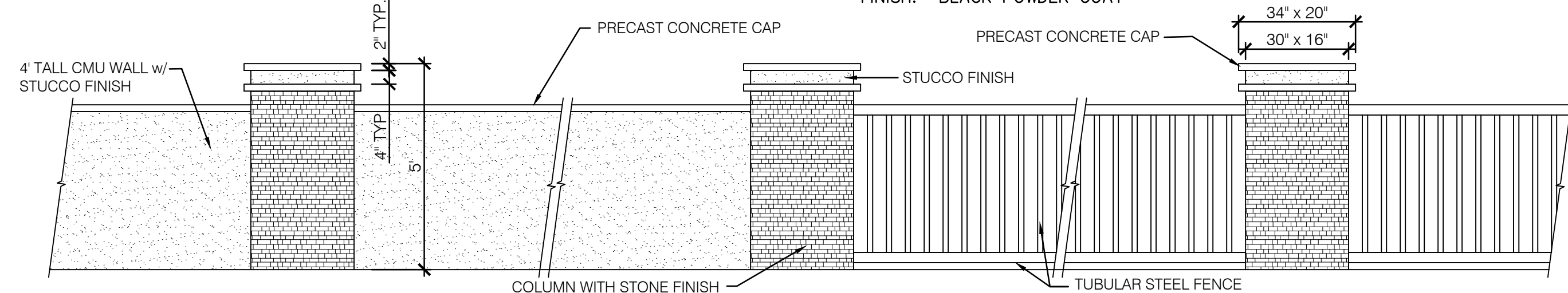


PARKING SIGNS

SCALE: N.T.S.

- STUCCO / STONE WALL (SW):
 STONE: COLORTBD
 STUCCO: COLOR TBD
 PRECAST CAP: COLOR TBD

- TUBULAR STEEL VIEW FENCE (VF):
 RAILS: 2 1/2" X 2 1/2" X 14GA
 PICKETS: 1 1/2" X 1 1/2" X 14GA, 7 1/2" O.C.
 POSTS: 3" X 3" X 1/8" TUBE, WELDED TO EMBED
 FINISH: BLACK POWDER COAT

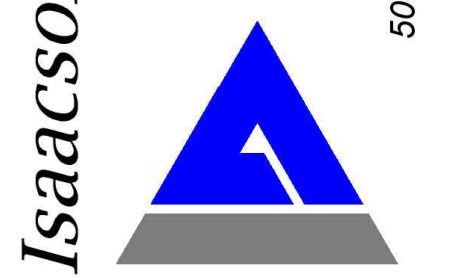


- NOTES:**
- PILASTER SPACING VARIES AND IS TO BE DETERMINED DURING CONSTRUCTION PHASE.
 - SPECIFIC PATTERN OF SOLID WALL SECTIONS AND TUBULAR STEEL FENCING SHALL BE DETERMINED DURING CONSTRUCTION PHASE.

FENCE/WALL GENERAL DESIGN INFORMATION

SCALE: N.T.S.

2360 CP-501.dwg 23 October 2020
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Date: **10/23/20**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE/DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILE:	FILE: BJB
DRAWN BY:	FILE: FCA
CHECKED BY:	DATE: 10-23-2020

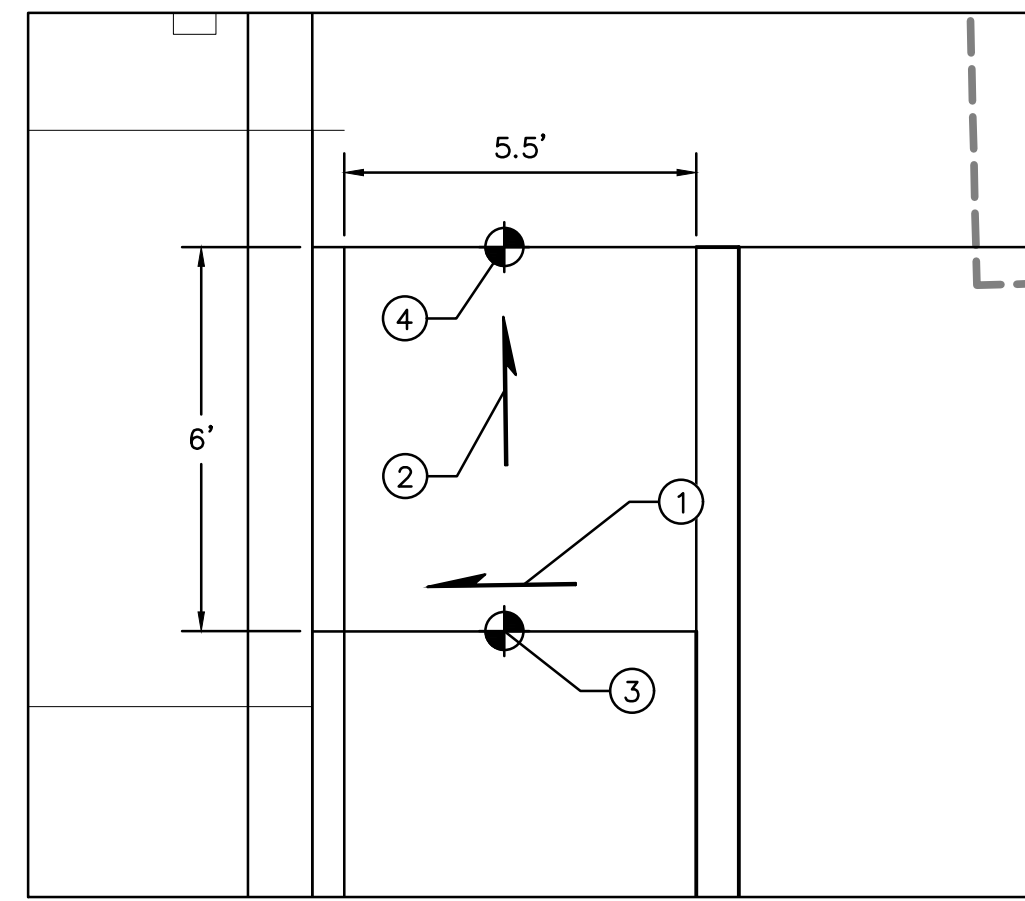
Description	Date	No

Site Details

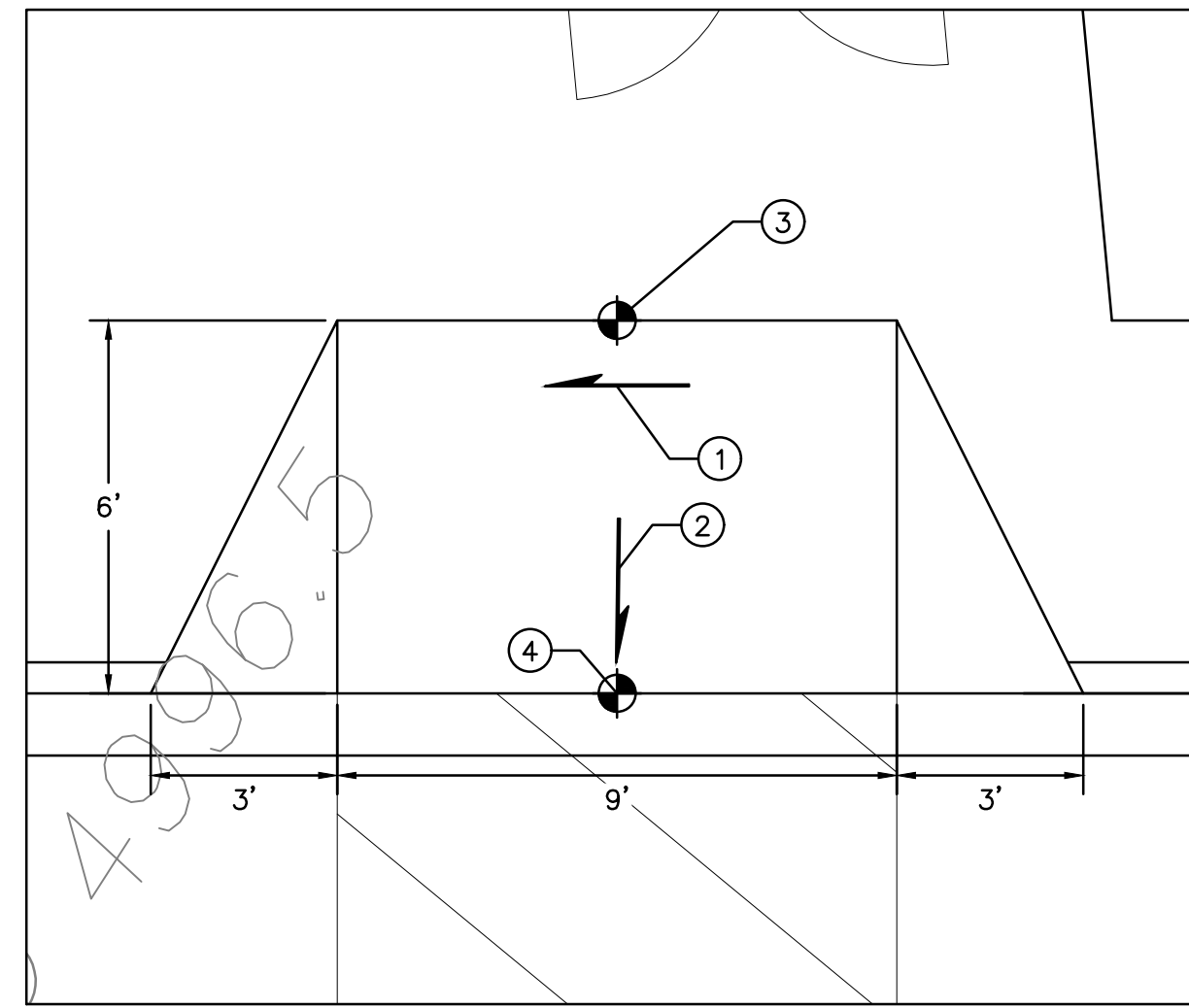
SHEET NUMBER

CP-501

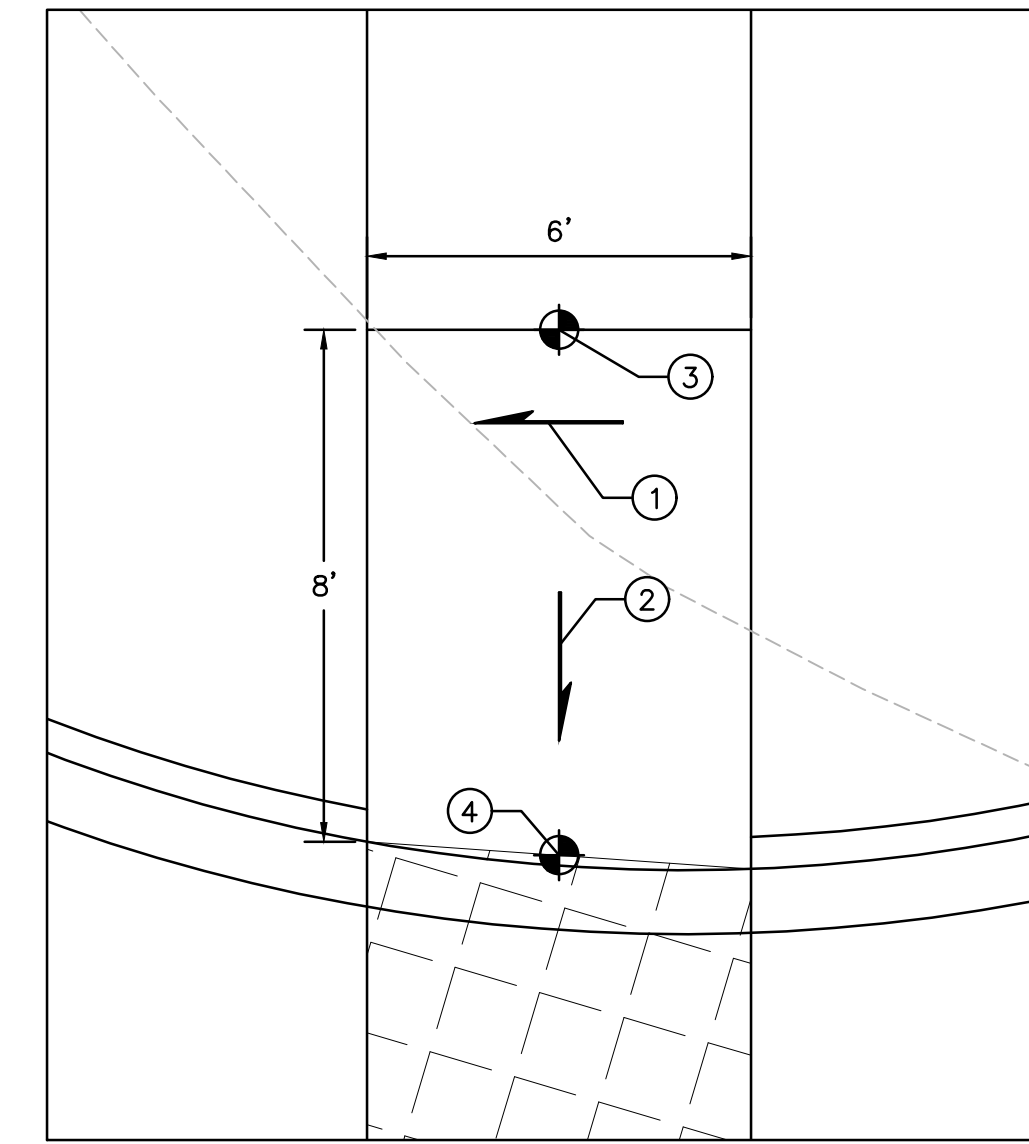
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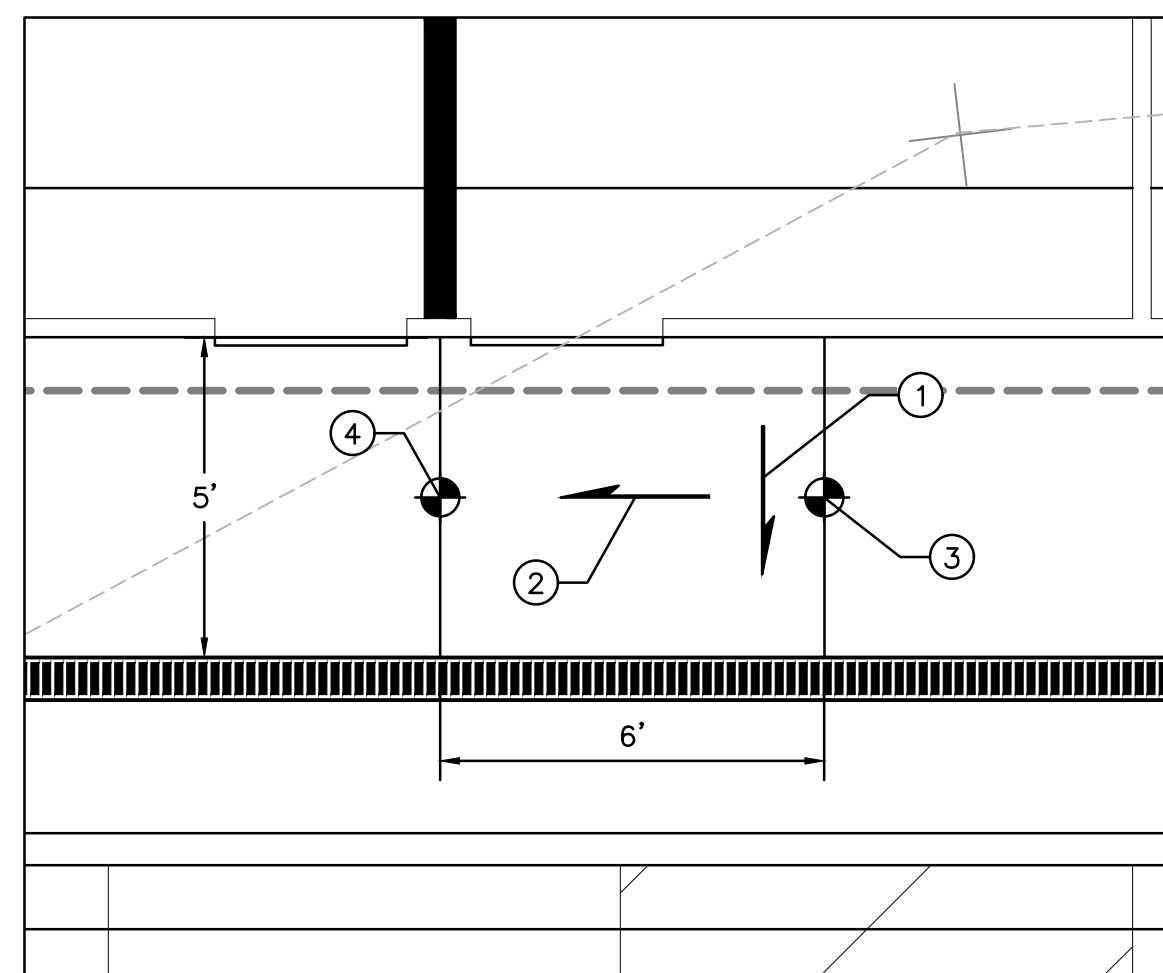
CONDITION A
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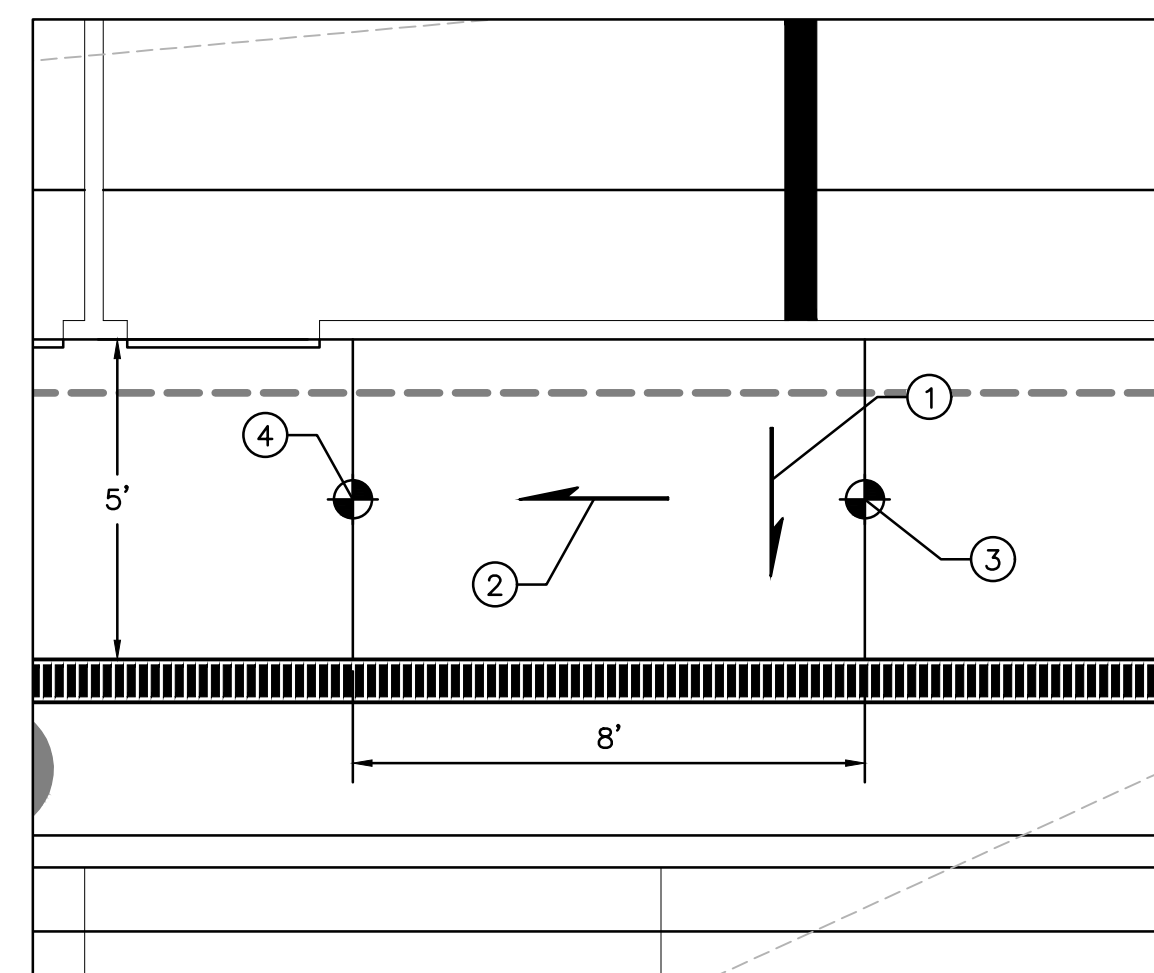
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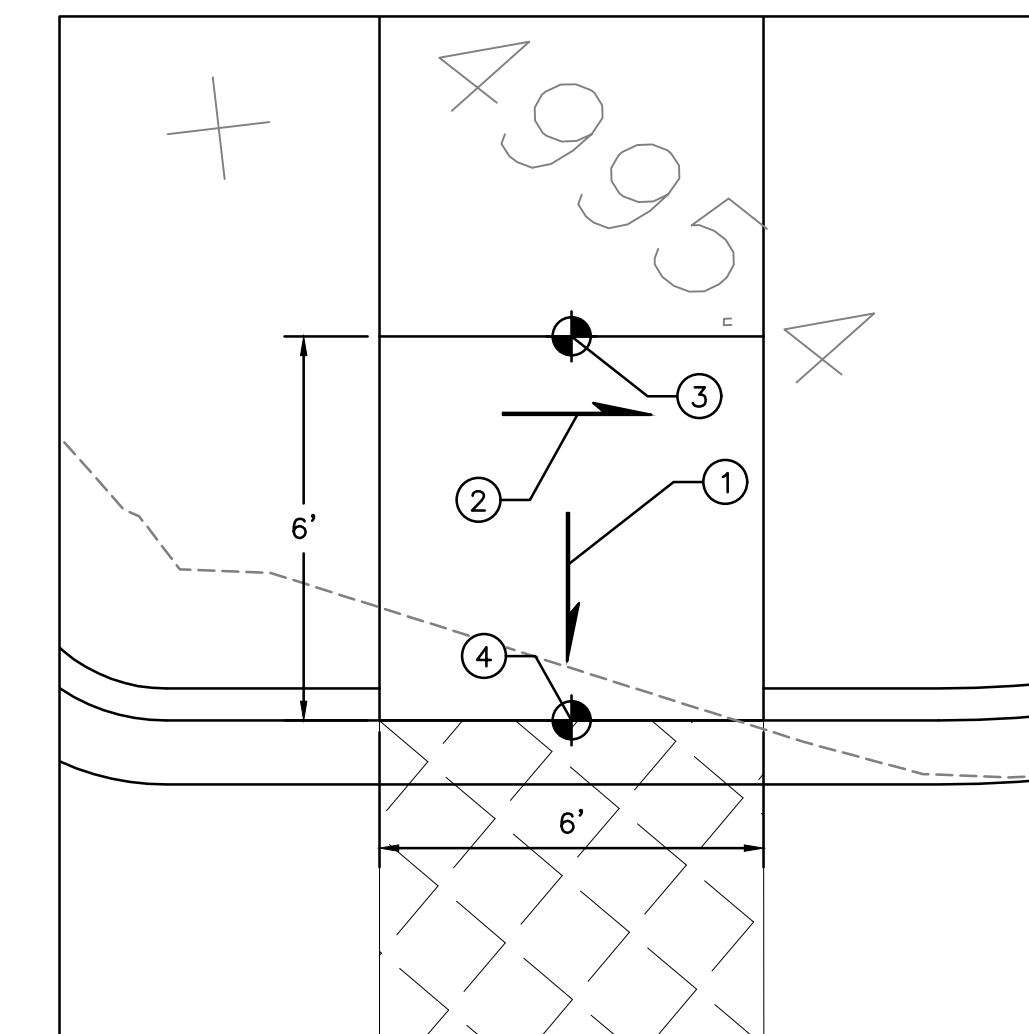
CONDITION C
SCALE: 1" = 3'



CONDITION D
SCALE: 1" = 3'



CONDITION E
SCALE: 1" = 3'



CONDITION F
SCALE: 1" = 3'

ADA RAMPS DETAILS

KEYED NOTES

1. RAMP TARGET CROSS SLOPE = 1% TO 1.5%, CROSS SLOPE SHALL NOT EXCEED 2%
2. ACCESSIBLE RAMP TARGET LONGITUDINAL SLOPE = 7%, LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%)
3. REFER TO FINAL GRADING PLAN FOR TOP OF RAMP FINAL GRADE, MAXIMUM ELEVATION CHANGE ACROSS RAMP = 6"
4. REFER TO FINAL GRADING PLAN FOR BOTTOM OF RAMP FINAL GRADE

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 LICENSED PROFESSIONAL ENGINEER
 Date: **10/23/20**

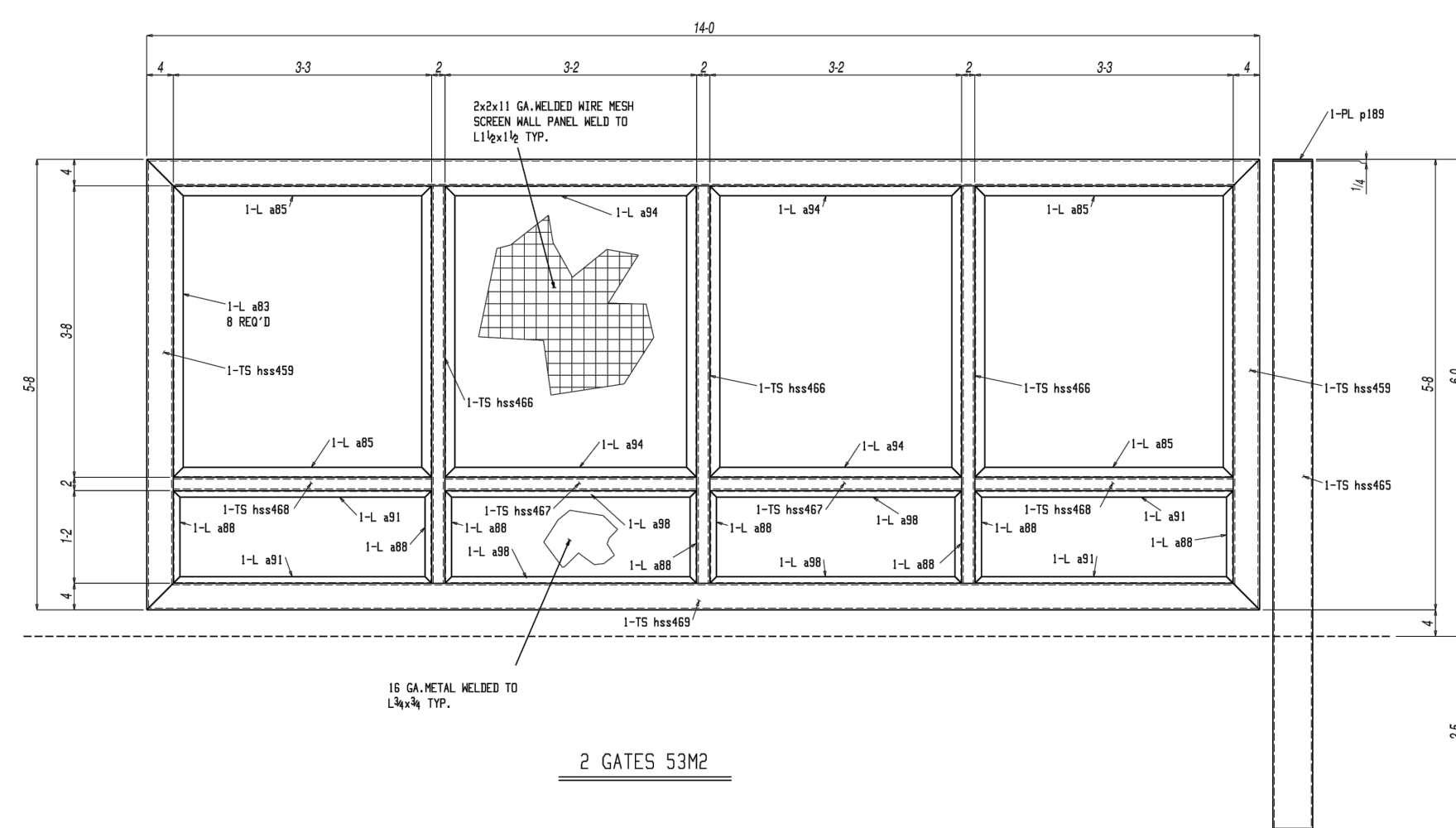
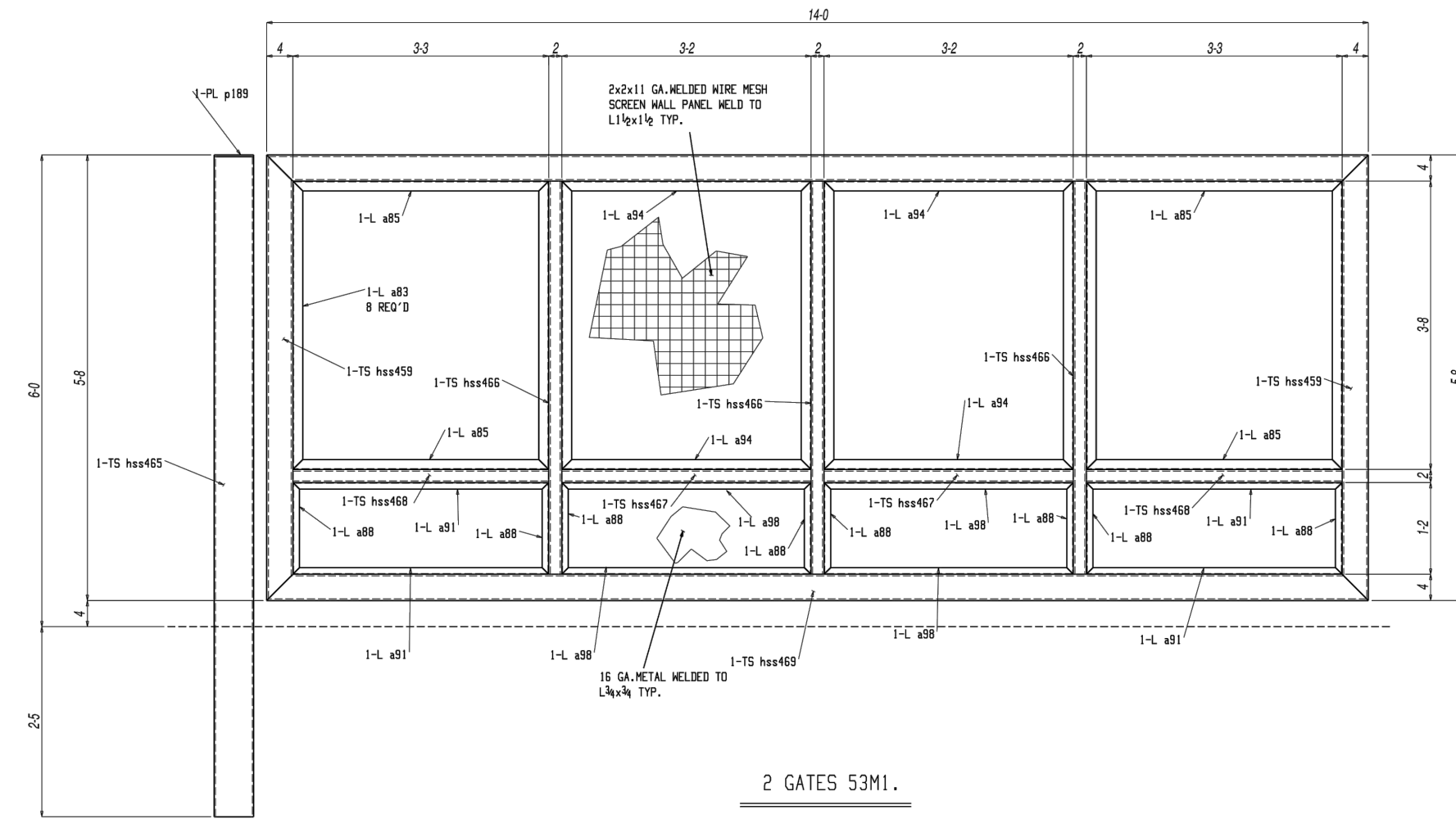
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 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2360
FILE: BJB
DRAWN BY: BJB
CHECKED BY: FCA
DATE: 10-23-2020

No	Date	Description

SHEET TITLE
Site Ramp Details
 SHEET NUMBER
CP-502

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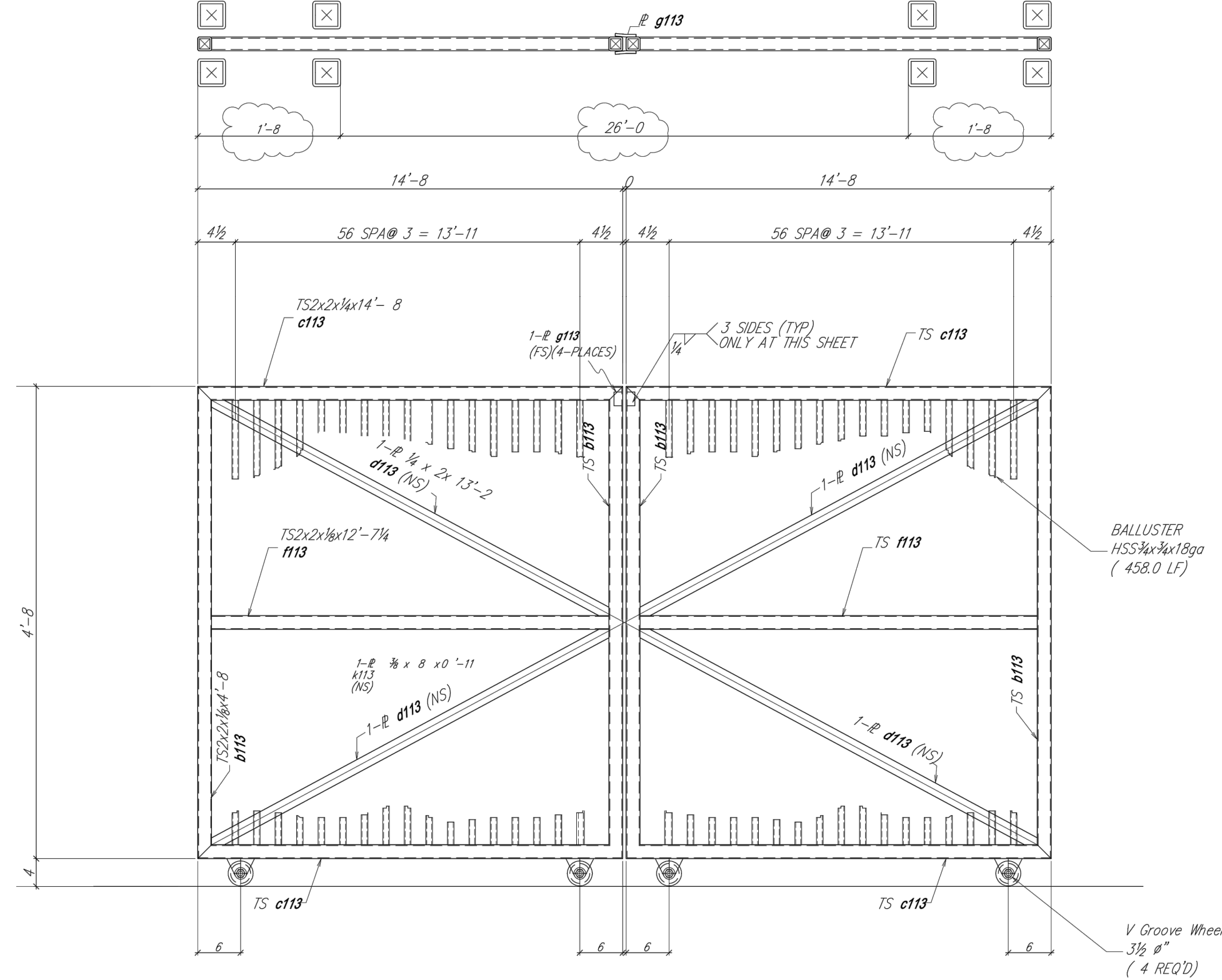
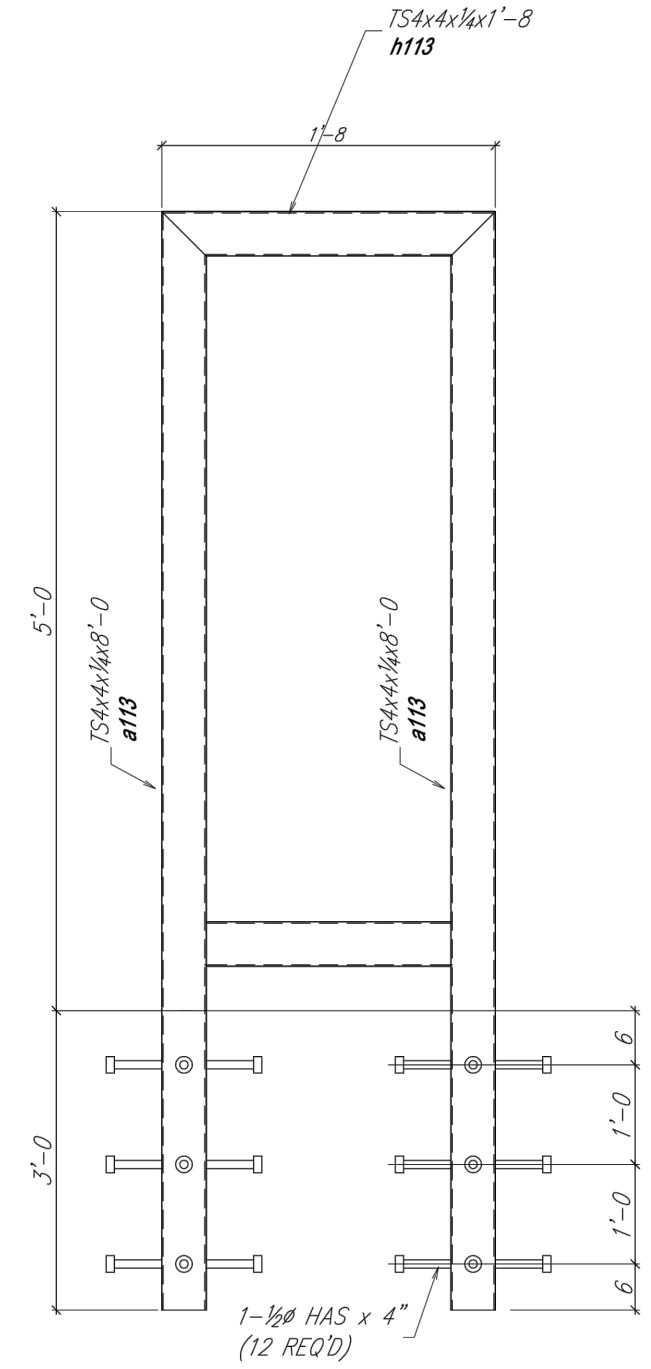


Notes: ALL W. SHAPES - AISC GR. 50
 PLATES & BAHS - A572 GR. 50
 STRUCTURAL TUBES - A500 GR. B
 PIPES - A53 GR. B
 WELDS E70XX ELECTRODES
 PAINT PC. MRS. TO READ BY SIZE UP ON END OF PC, EXCEPT W. MARK IN SAME END AS SHOWN ON EXECT., PLUM & SET UP.

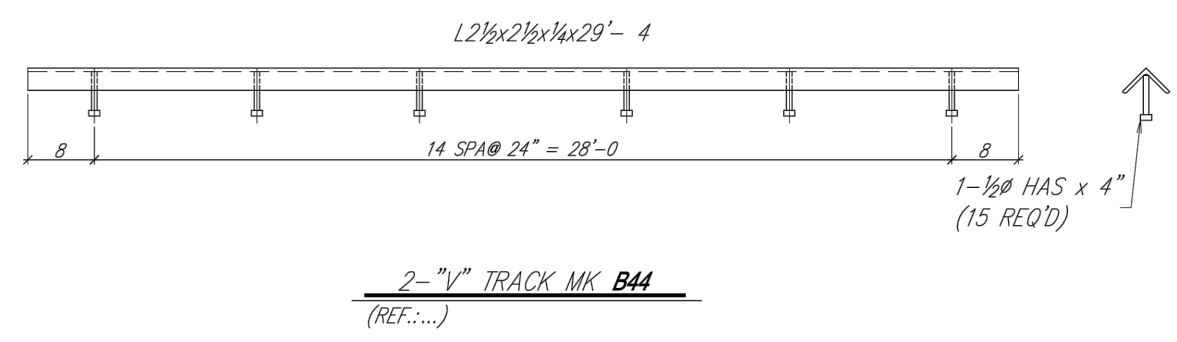
SWING GATE

SCALE: N.T.S.

BILL OF MATERIAL						
LINE	QTY	PC	DESCRIPTION	LENGTH	WEIGHT	ADVANCE
1	2	160	160	160		
2	2	58	58	58		
3	2	160	160	160		
4	2	58	58	58		
5	2	160	160	160		
6	2	58	58	58		
7	2	160	160	160		
8	2	58	58	58		
9	2	160	160	160		
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49	2	160	160	160		
50	2	58	58	58		



ONE-DOUBLE CAR GATES MK. A44
 (REF.: CORDOVA ROAD)

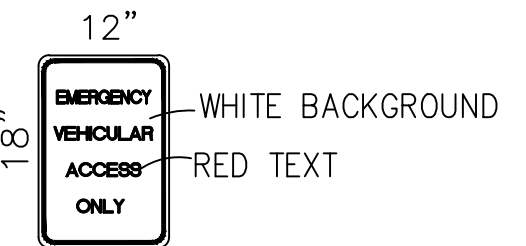


SLIDING GATE

SCALE: N.T.S.

BILL OF MATERIAL						
LINE	QTY	PC	DESCRIPTION	LENGTH	WEIGHT	ADVANCE
1	2	160	160	160		
2	2	58	58	58		
3	2	160	160	160		
4	2	58	58	58		
5	2	160	160	160		
6	2	58	58	58		
7	2	160	160	160		
8	2	58	58	58		
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28	2	58	58	58		
29	2	160	160	160		
30	2	58	58	58		

MATERIAL LIST FOR ONE GATE
 (TOTAL REQ'D = 2)



EMERGENCY ACCESS SIGN TO BE INSTALLED ON BOTH SIDES OF GATE AT EMERGENCY VEHICLE ENTRANCE.

EMERGENCY ACCESS SIGN

SCALE: N.T.S.

2560 CP-501.dwg 23 October 2020

Isaacson & Arfman, Inc.
 Civil Engineering Consultants

128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8628 | www.iaacv.com

NOT FOR CONSTRUCTION



Date: **10/23/20**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2360
FILE: BJB
DRAWN BY: FCA
CHECKED BY: FCA
DATE: 10-23-2020

Description	Date	No.

Site Gate Details

SHEET NUMBER

CP-503

I:\PROJECTS\13000-2360\13000-2360\CONCEPTUAL PLANS\CP-501.dwg 10/23/2020 10:41 AM

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (7.71 AC.):	335,848 SF
BUILDING AREA:	- 113,643 SF
NET AREA:	222,205 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 33,331 SF

PROVIDED LANDSCAPE AREA
PROPOSED LANDSCAPE
(EXCLUDING DOG PARK, MAIN PONDING AREA, TURF GRASS AREA AND COURTYARD) 86,487 SF (38%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%)	64,865 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (34.3%)	222,737 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)	16,216 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (27%)	17,455 SF

TURF GRASS AREAS
NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION.

ALLOWABLE TURF GRASS AREA (10%)	3,333 SF
PROVIDED TURF GRASS AREA (9.9%)	3,319 SF

PARKING LOT AREA
AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

PROVIDING 234 PARKING SPACES.

TOTAL PARKING LOT AREA:	56,957 SF
PROVIDED LANDSCAPE AREA: (35%)	19,877 SF

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

234 PARKING SPACES / 10 SPACES = 24 TREES REQUIRED
PROVIDED: 32 TREES

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 25 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG COORS BLVD NW, MIRANDELA ST NW, AND ANTEQUERA RD NW.
COORS BLVD: 659 LF / 25 FEET PER TREE = 26 REQUIRED TREES
PROVIDED: 27 TREES
MIRANDELA ST NW: 442 LF / 25 FEET PER TREE = 18 REQUIRED TREES
PROVIDED: 19 TREES
ANTEQUERA RD NW: 824 LF / 25 FEET PER TREE = 33 REQUIRED TREES
PROVIDED: 34 TREES

COORS BOULEVARD - CPO-2 OVERLAY ZONE
SETBACK FROM THE ROW OF COORS BOULEVARD A MINIMUM OF 35 FEET WITH A MINIMUM VEGETATIVE COVERAGE OF 50 PERCENT FOR THE REQUIRED SETBACK. A COMBINATION OF WALLS OR DECORATIVE FENCES AND A VEGETATIVE SCREEN THAT VISUALLY SCREENS VEHICULAR CIRCULATION AREAS, PARKING LOTS, AND PARKED CARS FROM COORS BOULEVARD.
COORS BLVD SETBACK AREA: 23,987 SF AT 50% COVERAGE = 11,993 SF
PROVIDED: 17,816 SF (74%)

NMDOT ROW
A LANDSCAPING PERMIT SHALL BE PROVIDED TO THE NMDOT FOR ANY LANDSCAPING WITHIN NMDOT HIGHWAY RIGHT OF WAY.

USABLE LANDSCAPE OPEN SPACE
PROVIDED: 101,433 SF
(INCLUDES LANDSCAPE AREA PROVIDED WITHOUT R.O.W., TURF GRASS AREAS, DOG PARK, AND COURTYARDS)

PLANT LEGEND

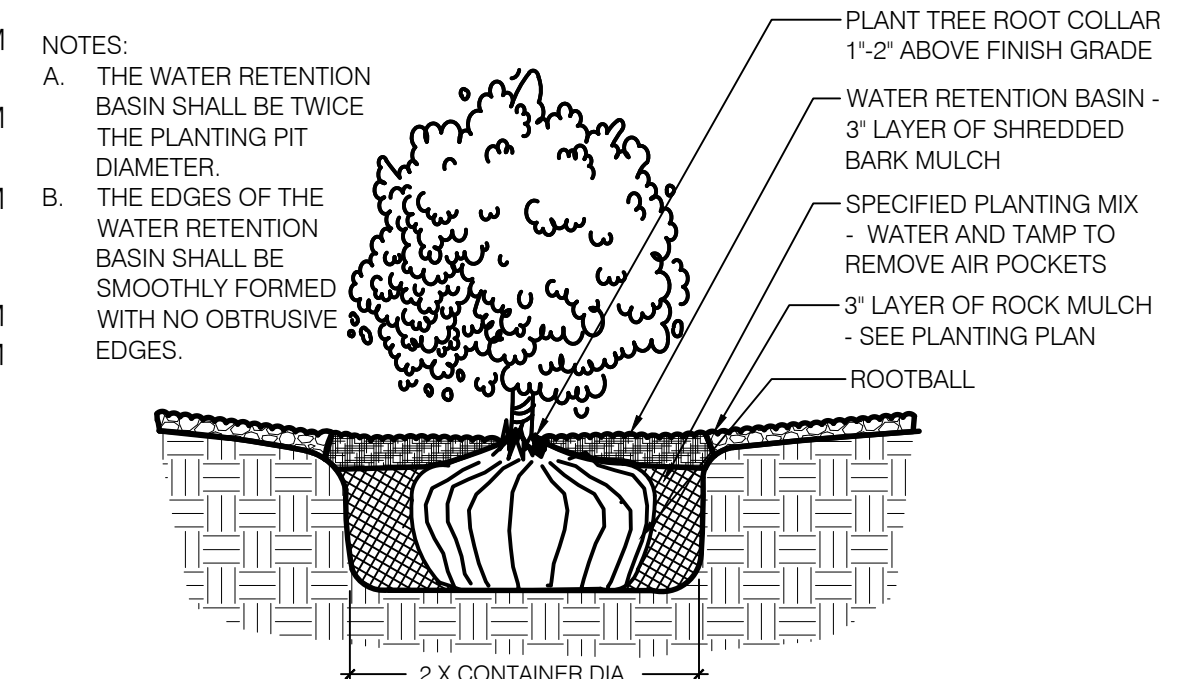
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INSTALLED SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
TREES							
⊙	Platanus aceriflora 'Bloodgood'	BLOODGOOD SYCAMORE	33	2" CALIPER, 10'-12" HT.	50'	40'	MEDIUM
⊙	Fraxinus oxycarpa 'Raywood'	RAYWOOD ASH	11	2" CALIPER, 10'-12" HT.	35'	25'	MEDIUM
⊙	Pistacia chinensis	CHINESE PISTACHE	29	2" CALIPER, 10'-12" HT.	60'	60'	MEDIUM
⊙	Robinia ambigua 'Purple Robe'	PURPLE ROBE LOCUST	15	2" CALIPER, 8' MIN. HT.	30'	30'	MEDIUM
⊕	Forestiera neomexicana	NEW MEXICO OLIVE	21	1-1/2" CALIPER, 6' MIN. HT.	15'	15'	MEDIUM
⊗	Chilopsis linearis 'Bubba'	DESERT WILLOW	30	2" CALIPER, 8' MIN. HT.	20'	25'	LOW
⊙	Pyrus calleryana 'Cleveland'	ORNAMENTAL PEAR	33	2" CALIPER, 8' MIN. HT.	45'	30'	MEDIUM
⊙	Prunus cerasifera	PURPLE LEAF PLUM	21	2" CALIPER, 8' MIN. HT.	20'	20'	MEDIUM
⊙	Pinus nigra	AUSTRIAN PINE	17	B&B, 8' MIN. HEIGHT	40'	25'	MEDIUM
⊙	Vitex agnus-castus	CHASTE TREE	29	1-1/2" CALIPER, 6' MIN. HT.	20'	20'	MEDIUM
SHRUBS							
⊙	Chrysothamnus nauseosus	CHAMISA	76	5 GALLON	48"	48"	LOW
⊙	Rosmarinus officinalis 'Arp'	ARP ROSEMARY	105	5 GALLON	36"	36"	LOW
⊙	Nolina microcarpa	BEAR GRASS	63	5 GALLON	48"	48"	LOW
⊙	Perovskia altipicifolia	RUSSIAN SAGE	112	5 GALLON	48"	60"	MEDIUM
⊙	Buddleja davidii	BLACK KNIGHT	76	5 GALLON	72"	72"	MEDIUM
⊙	Black Knight	BUTTERFLY BUSH					
⊙	Hesperaloe parviflora	RED YUCCA	97	5 GALLON	48"	48"	LOW
⊙	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	98	5 GALLON	120"	36"	MEDIUM
⊙	Prunus besseyi	WESTERN SAND CHERRY	93	1 GALLON	18"	72"	LOW
⊙	Artemisia 'Powis Castle'	ARTEMISIA	130	1 GALLON	24"	24"	MEDIUM
⊙	Salvia greggii	CHERRY SAGE	186	1 GALLON	36"	36"	LOW
⊙	Cotoneaster horizontalis	PROSTRATE ROCK COTONEASTER	72	1 GALLON	8"	60"	MEDIUM
⊙	Perpusillus						
⊙	Ericameria laricifolia 'Aquirre'	TURPENTINE BUSH	134	1 GALLON	24"	24"	LOW
⊙	Cytisus x praecox 'Allgold'	ALLGOLD BROOM	104	1 GALLON	48"	24"	MEDIUM
⊙	Mulhenburgia capillaris	REGAL MIST	132	1 GALLON	36"	36"	MEDIUM
⊙	Regal Mist	MUHLI GRASS					
⊙	Nassella tenuissima	MEXICAN FEATHER GRASS	406	1 GALLON	24"	24"	LOW

LANDSCAPE MATERIALS

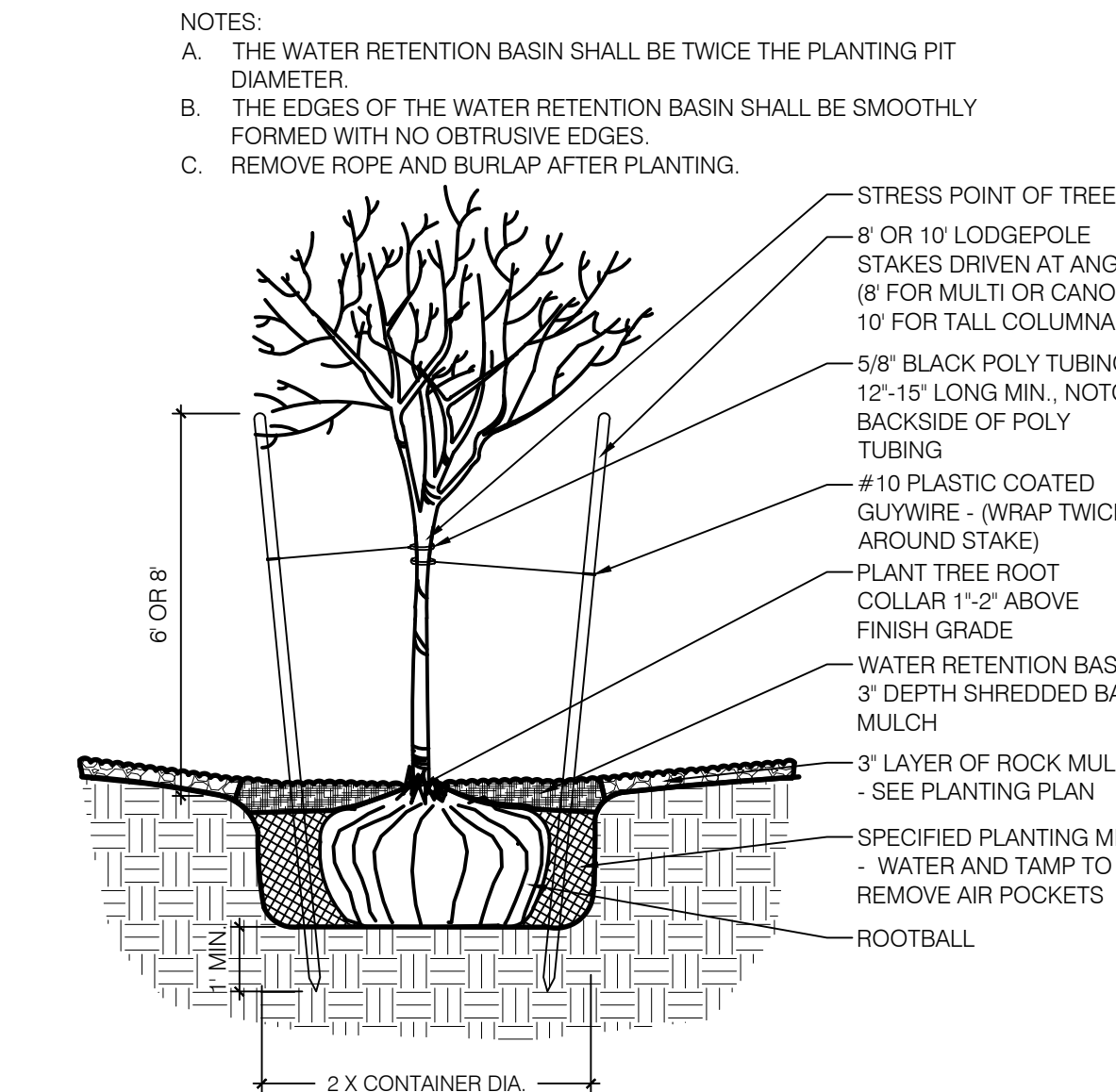
QTY	SYMBOL	DESCRIPTION
97,115 SF	[Pattern]	LANDSCAPE AREAS TO BE COVERED WITH 3" DEPTH VALLEY GOLD GRAVEL OR 4" DEPTH 2"-4" BUILDLOGY BROWN COBBLE, OR EQUAL, OVER FILTER FABRIC. SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. (4,400 SF IN COURTYARDS, 6,228 SF MAIN PONDING AREA)
3,319 SF	[Pattern]	TURF GRASS AREA (500 SF IN COURTYARDS)
3,055 SF	[Pattern]	ENGINEERED WOOD FIBER PLAYGROUND MULCH
64 EA	[Symbol]	MOSS ROCK LANDSCAPE BOULDERS (3 MIN. DIMENSION)

SITE FURNISHINGS LEGEND

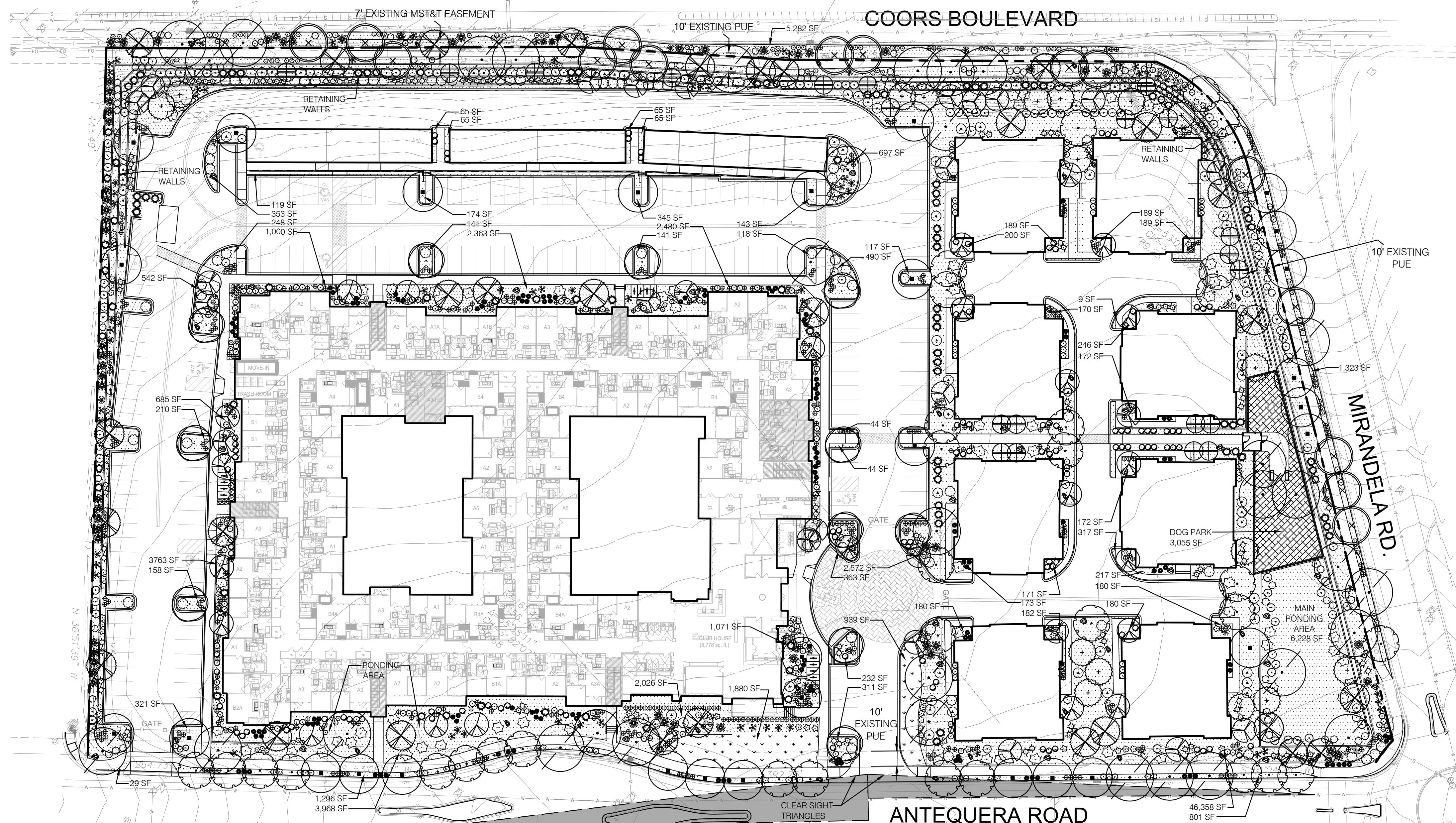
QTY	SYMBOL	DESCRIPTION
2 EA	[Symbol]	6' LONG BENCH WITH BACK
333 LF	[Symbol]	DOG PARK FENCING WITH 2 GATES



A SHRUB PLANTING DETAIL
SCALE: N.T.S.



B TREE PLANTING DETAIL
SCALE: N.T.S.



A1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"
0 40' 80' NORTH



Landscaping Architecture
Urban Design
Planning Services

302 EIGHTH ST. NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

REVISIONS

#	Date	Description

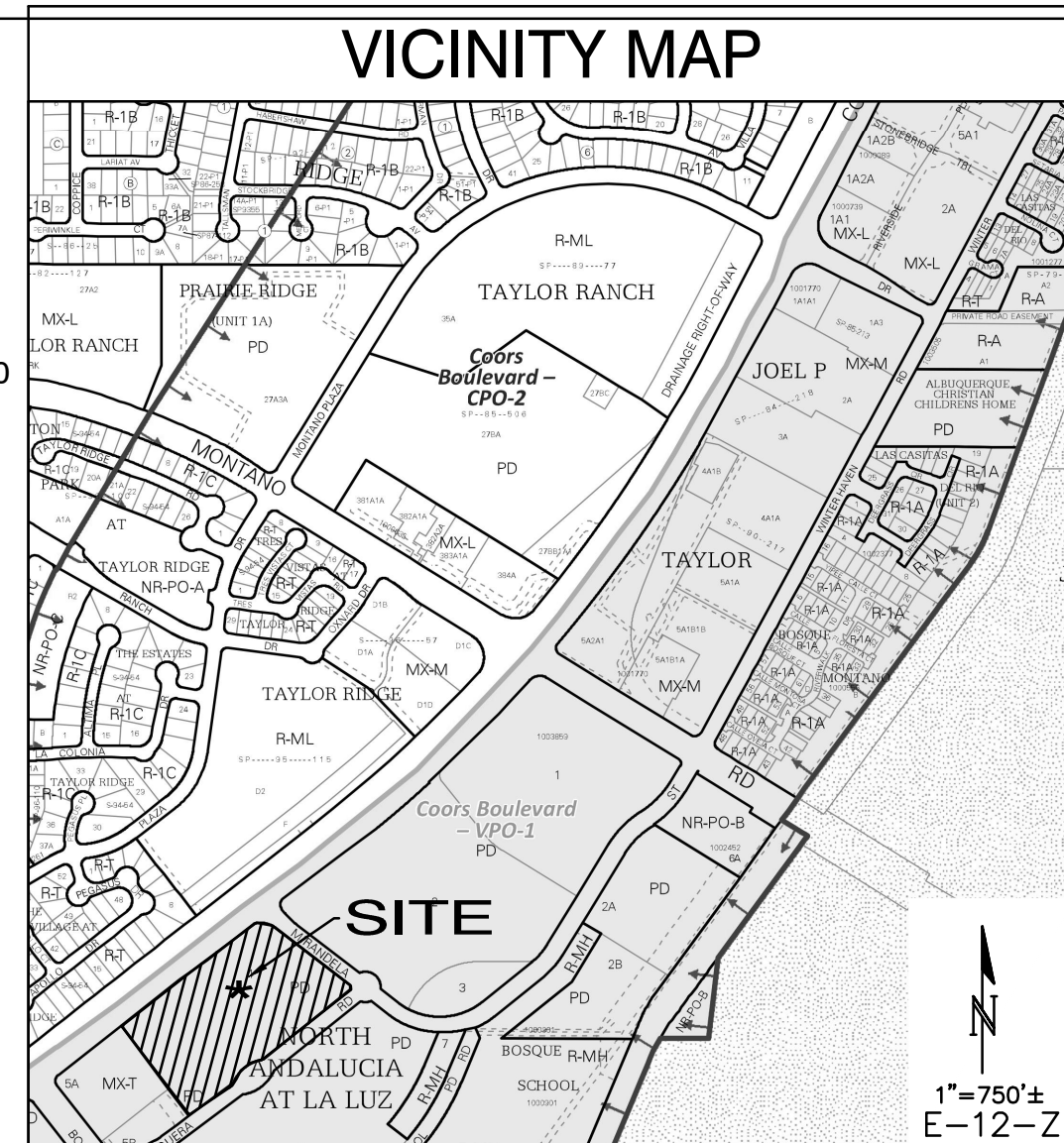
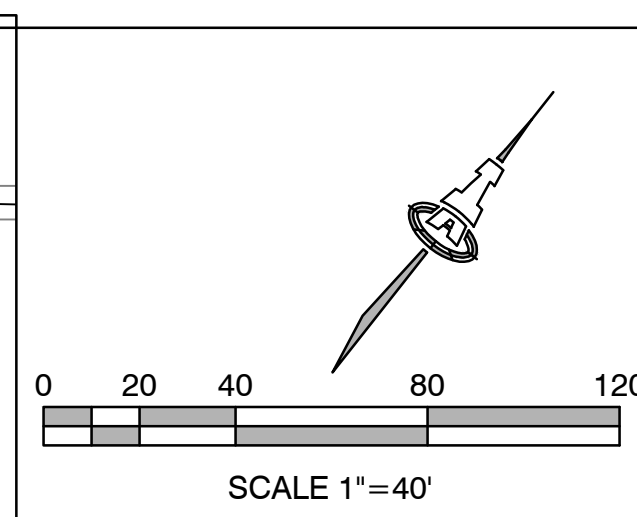
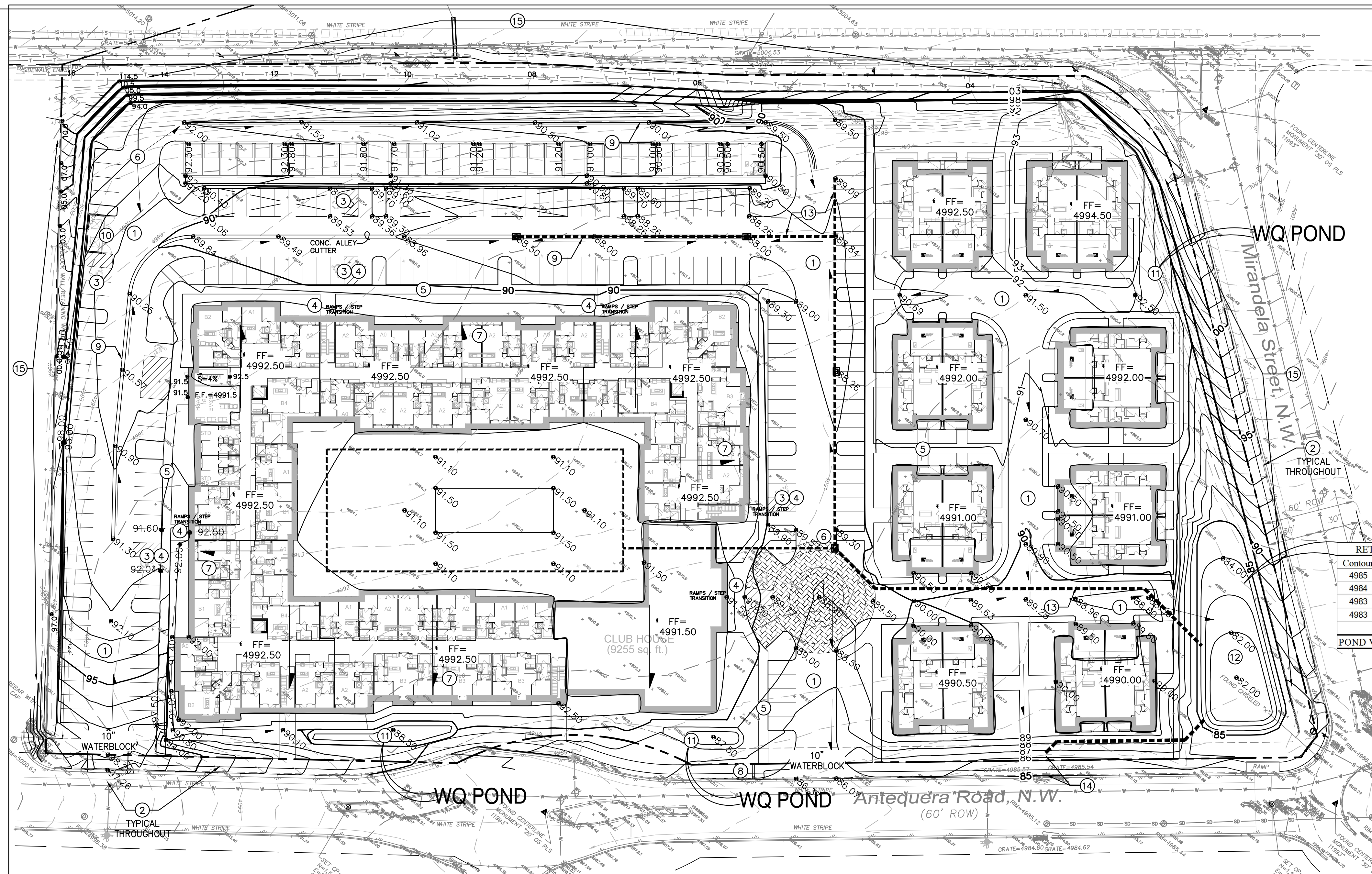
Project Name: **OVERTURE ANDALUCIA**
Landscape Plan
Prepared for: **Greystar**
1717 W. 6th Street, Suite 262, Austin, TX 78703

NOT FOR CONSTRUCTION



Designed By:	KP,CG
Drawn By:	KP
Checked By:	CG
Date:	10/15/20
Project No:	SI-2020-00356
Sheet Title:	LANDSCAPE PLAN

LANDSCAPE PLAN
L101



KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-100, CG-101, CG-102 AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET. UNDERLINED NOTES INDICATE ASSOCIATED DETAIL ON SHEET CG-501.

1. PAVING CONCEPTUAL GRADES.
2. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
3. SLOPE WITHIN ADA COMPLIANT PARKING AREAS TO BE MAXIMUM 2% IN ANY DIRECTION. FINAL LOCATION OF ADA SPACES MAY BE ADJUSTED.
4. ADA COMPLIANT 1:12 MAX. SLOPE ACCESS RAMP. ADDITIONAL RAMPS WILL BE LOCATED WHERE REQUIRED.
5. ADA COMPLIANT PEDESTRIAN ACCESS WALK. MAX. 5% SLOPE, MAX. 2% CROSS-SLOPE.
6. HIGH POINT / GRADE BREAK LOCATION.
7. ROOF DISCHARGE TO EXTERIOR ALL SIDES. INSTALL PRECAST SPLASHPAD AND/OR EXTEND DRAIN LINES TO STORM DRAIN SYSTEM. ROOF DISCHARGE TO INTRIOR COURTYARD WILL BE LIMITED.
8. COVERED CONCRETE SIDEWALK CULVERT (S.O.19 PERMIT REQUIRED IF IN PUBLIC R.O.W.) FINAL LOCATION(S) BY BUILDING PERMIT SUBMITTAL.
9. 2' WIDE CONCRETE ALLEY GUTTER.
10. CONCRETE DUMPSTER PAD.
11. STORMWATER QUALITY RETENTION POND. FINAL LOCATION(S) BY BUILDING PERMIT SUBMITTAL. PERCOLATION TRENCHES TO ASSIST INFILTRATION WILL BE INCLUDED.
12. RETENTION POND. TOTAL OF ALL ON-SITE RETENTION PER DRAINAGE MASTER PLAN.
13. PRIVATE STORM DRAIN SYSTEM.
14. EXISTING 24" STUB PROVIDED AS PART OF MASTER DRAINAGE CONCEPT. MAX. DISCHARGE FROM SITE = 28.2 CFS.
15. SITE TIERED RETAINING WALL(S) (RETAINING > 30'). FINAL DESIGN BY BUILDING PERMIT SUBMITTAL.

RETENTION POND		
Contour	Area	Volume
4985	5890	
4984	4365	5128 CF
4983	3015	3690 CF
4983	1840	1214 CF
POND VOLUME =		10031 CF

NOTE: FINAL RETENTION POND CONFIGURATION AND VOLUME SHALL BE BASED ON TOTAL REQUIRED VOLUME PER DRAINAGE MASTER PLAN, LESS RETENTION VOLUME PROVIDED WITHIN STORMWATER QUALITY PONDS THROUGHOUT SITE.

REQUIRED POND VOLUME

THE DRAINAGE MASTER PLAN (DMP) INCORPORATED THE REQUIREMENT TO RETAIN THE FIRST 0.44" OF PRECIPITATION ON-SITE FOR THIS PROPERTY (BASIN A-5). THE DMP CALCULATED THIS RETENTION VOLUME AS 0.28 AC.FT.

THIS REQUIRED RETENTION IS INTENDED TO REDUCE THE 100-YEAR 10-DAY VOLUME DIRECTED TO POND 'A'.

FOR NEW CONSTRUCTION, THE CABQ STORMWATER QUALITY (S.Q.) VOLUME IS BASED ON THE 90TH PERCENTILE STORM EVENT OF 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION]. THEREFORE, THE RETENTION VOLUME PROVIDED WITHIN THE PROPOSED PONDS WILL BE SIZED TO STORE 0.34"/SF TO ACCOUNT FOR THE INITIAL ABSTRACTION. THIS WILL SATISFY THE DRAINAGE MASTER PLAN REQUIREMENT TO RETAIN THE FIRST 0.44" OF PRECIPITATION.

TOTAL POND VOLUME = (7.71 AC.*43560 SF/AC * .34"/SF)/12 = 9,516 SF.

THE ESTIMATED IMPERVIOUS AREA FOR THIS PROPERTY IS APPROXIMATELY 70% OF TOTAL AREA: (0.70 * 7.71 AC) = 235,094 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.34" * TYPE 'D' AREA: 0.34"/12 * (235,094 SF) = 6,661 CF. THE PROPOSED RETENTION POND(S) WILL STORE MORE THAN THIS REQUIRED VOLUME.

RETENTION PONDS WILL BE CONSTRUCTED THROUGHOUT THE PROPERTY. FINAL LOCATIONS AND DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT CONSTRUCTION DOCUMENTS. AREAS SHOWN (LABELED WITH *) INDICATE ANTICIPATED POND LOCATIONS. PRIVATE FACILITY DRAINAGE COVENANT(S) WILL BE PROVIDED BY THE PROPERTY OWNER FOR DRAINAGE INFRASTRUCTURE INCLUDING PONDS AND OUTFALL STRUCTURES. THESE WILL BE RECORDED AS REQUIRED.

PROJECT INFORMATION

PROPERTY: THE SITE IS A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP E-12. THE SITE IS BOUND TO THE NORTHEAST BY MIRANDELA ST., TO THE NORTHWEST BY COORS BLVD., TO THE SOUTHEAST BY ANTEQUERA RD. AND TO THE SOUTHWEST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A MULTI-STORY MULTI-FAMILY APARTMENT BUILDING AND EIGHT DUPLEX HOUSING UNITS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT 4 PLAT OF NORTH ANDALUCIA AT LA LUZ, ALBUQUERQUE, NEW MEXICO.

AREA: 7.7061 AC

ADDRESS: 5301 ANTEQUERA RD NW, ALBUQUERQUE NM 87120

BENCHMARK: NAVD 1988 FROM AGRS MONUMENT "NM_448_N8", PUBLISHED ELEVATION (FEET) = 5021.651

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0114H, EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

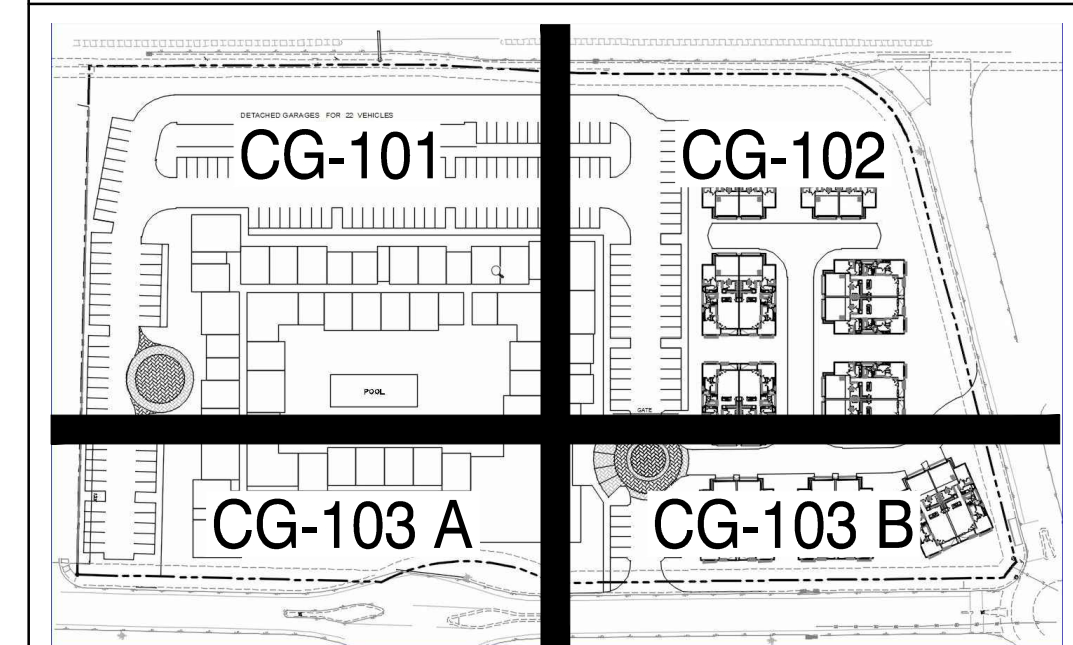
DRAINAGE PLAN CONCEPT:

THE NORTH ANDALUCIA DRAINAGE MASTER PLAN PREPARED BY BOHANNAN HUSTON WITH STAMP DATE 2/19/13, ESTABLISHED THE CRITERIA FOR NORTH ANDALUCIA, TRACTS 1-8 AND BOSQUE SCHOOL, TRACTS 1-2. THIS 7.71 ACRE PROPERTY, IDENTIFIED AS BASIN A-5, WAS PROPOSED TO BE DEVELOPED WITH THE FOLLOWING LAND TREATMENTS: 0% A, 24% B, 10% C, 66% D.

THE SITE IS PERMITTED FREE DISCHARGE (LESS STORMWATER QUALITY VOLUME REQUIREMENTS) TO THE NORTH ANDALUCIA DRAINAGE POND 'A' BASED ON AN ANTICIPATED RATE OF 3.66 CFS/ACRE (28.19 CFS).

A 24"Ø STORM DRAIN STUB TO THE PROPERTY WITH FULL CAPACITY FLOWRATE OF 29.92 CFS WAS PROVIDED FOR ON THE MASTERPLAN WHICH WILL ACCEPT THE FREE DISCHARGE FROM BASIN A-5.

GRADING & DRAINAGE SHEET KEY



Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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NOT FOR CONSTRUCTION

DATE: **05/28/20**

Professional Engineer Seal: FRED C. ARFMAN, NEW MEXICO, 7322, LICENSED PROFESSIONAL ENGINEER

OVERTURE ANDALUCIA
Albuquerque, New Mexico
a development of
Greystar Development Group, LP

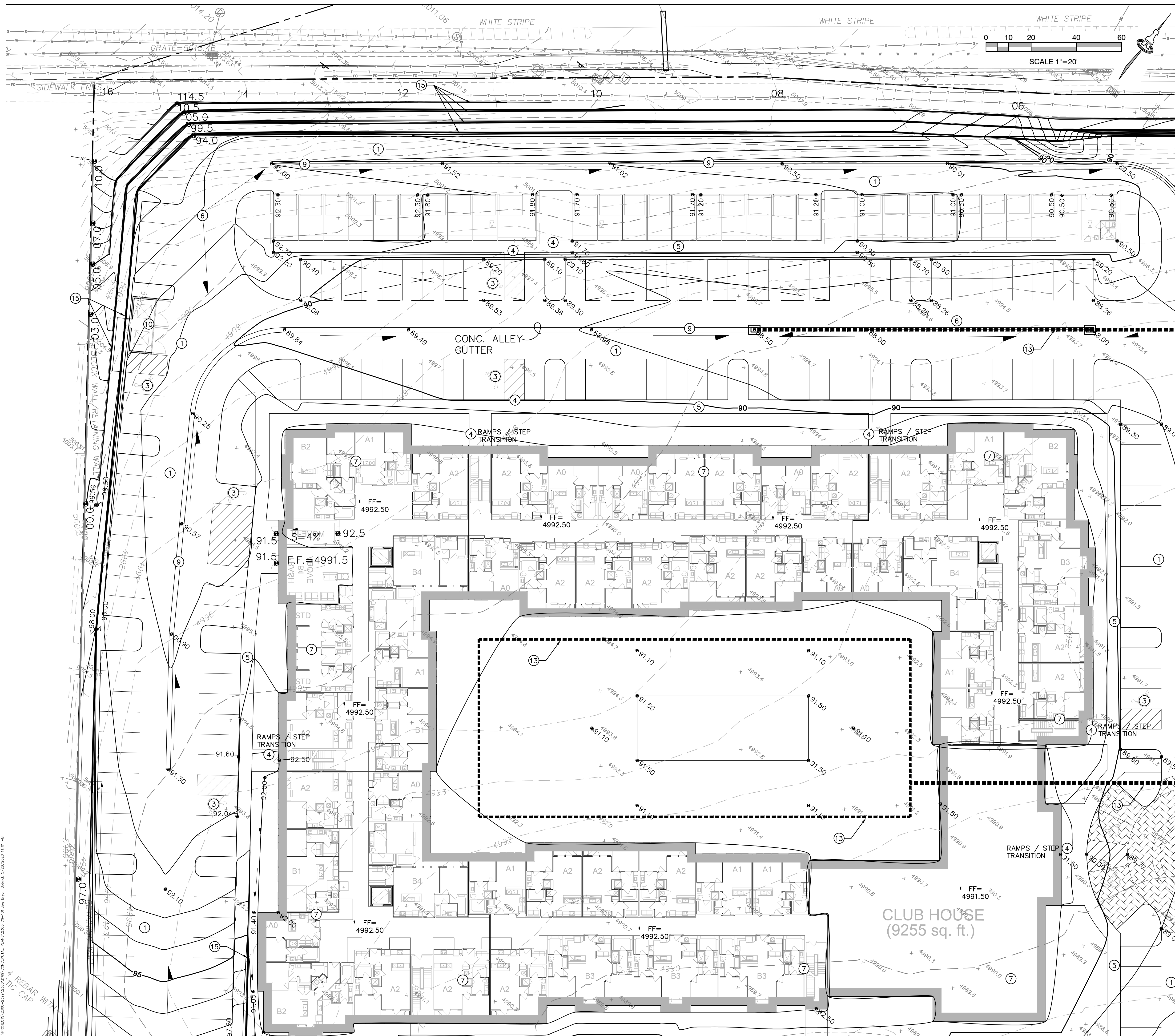
ISSUE:	DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2380	
FILE:	
DRAWN BY: BJB	
CHECKED BY: FCA	
DATE: 05-28-2020	

No.	Date	Description

SHEET TITLE: **Overall Grading & Drainage Plan**

SHEET NUMBER: **CG-100**

I:\PROJECTS\13000-2380\3500\DWG\CONCEPTUAL_PLANS\CG100.DWG 6/1/2020 10:07 AM



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- CONCRETE DUMPSTER PAD.
- STORMWATER QUALITY RETENTION POND. FINAL LOCATION(S) BY BUILDING PERMIT SUBMITTAL. PERCOLATION TRENCHES TO ASSIST INFILTRATION WILL BE INCLUDED.
- RETENTION POND. TOTAL OF ALL ON-SITE RETENTION PER DRAINAGE MASTER PLAN.
- PRIVATE STORM DRAIN SYSTEM.
- EXISTING 24" STUB PROVIDED AS PART OF MASTER DRAINAGE CONCEPT. MAX. DISCHARGE FROM SITE = 28.2 CFS.
- SITE TIERED RETAINING WALL(S) (RETAINING > 30"). FINAL DESIGN BY BUILDING PERMIT SUBMITTAL.

TYPICAL: DEPRESS LANDSCAPING FOR WATER HARVESTING (TYPICAL). NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
 ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%
 LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
 ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

LEGEND

- - - 5088 - - - EXISTING CONTOUR
- 5001.62 EXISTING SPOT ELEVATION
- 88 — PROPOSED 1.0' CONTOUR
- - - 88.5 - - - PROPOSED 0.5' CONTOUR
- ◆ 88.3 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4992.50 FINISH FLOOR ELEVATION
- - - ● - - - PROPOSED STORM DRAIN / INLET

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FRED C. ARFMAN
 NEW MEXICO
 7322
 LICENSED PROFESSIONAL ENGINEER

Date **05/28/20**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

DESIGN DEVELOPMENT		
ISSUE:	PROJECT NUMBER: IA 2380	
FILE:	DRAWN BY: BJB	
CHECKED BY: FCA	DATE: 05-28-2020	
No.	Date	Description
SHEET TITLE		
Grading & Drainage Plan 1 Of 3		
SHEET NUMBER		
CG-101		



KEYED NOTES

- PAVING CONCEPTUAL GRADES.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- SLOPE WITHIN ADA COMPLIANT PARKING AREAS TO BE MAXIMUM 2% IN ANY DIRECTION. FINAL LOCATION OF ADA SPACES MAY BE ADJUSTED.
- ADA COMPLIANT 1:12 MAX. SLOPE ACCESS RAMP. ADDITIONAL RAMPS WILL BE LOCATED WHERE REQUIRED.
- ADA COMPLIANT PEDESTRIAN ACCESS WALK. MAX. 5% SLOPE, MAX. 2% CROSS-SLOPE.
- HIGH POINT / GRADE BREAK LOCATION.
- ROOF DISCHARGE TO EXTERIOR ALL SIDES. INSTALL PRECAST SPLASHPAD AND/OR EXTEND DRAIN LINES TO STORM DRAIN SYSTEM. ROOF DISCHARGE TO INTERIOR COURTYARD WILL BE LIMITED.
- COVERED CONCRETE SIDEWALK CULVERT (S.O.19 PERMIT REQUIRED IF IN PUBLIC R.O.W.) FINAL LOCATION(S) BY BUILDING PERMIT SUBMITTAL.
- 2' WIDE CONCRETE ALLEY GUTTER.
- CONCRETE DUMPSTER PAD.
- STORMWATER QUALITY RETENTION POND. FINAL LOCATION(S) BY BUILDING PERMIT SUBMITTAL. PERCOLATION TRENCHES TO ASSIST INFILTRATION WILL BE INCLUDED.
- RETENTION POND. TOTAL OF ALL ON-SITE RETENTION PER DRAINAGE MASTER PLAN.
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ADA COMPLIANCE

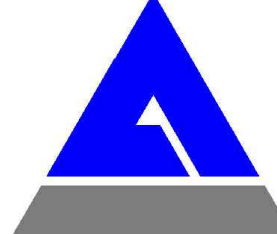
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LEGEND

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Date **05/28/20**

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DESIGN DEVELOPMENT	
ISSUE:	PROJECT NUMBER: IA 2380
FILE:	DRAWN BY: BJB
CHECKED BY:	FCA
DATE:	05-28-2020

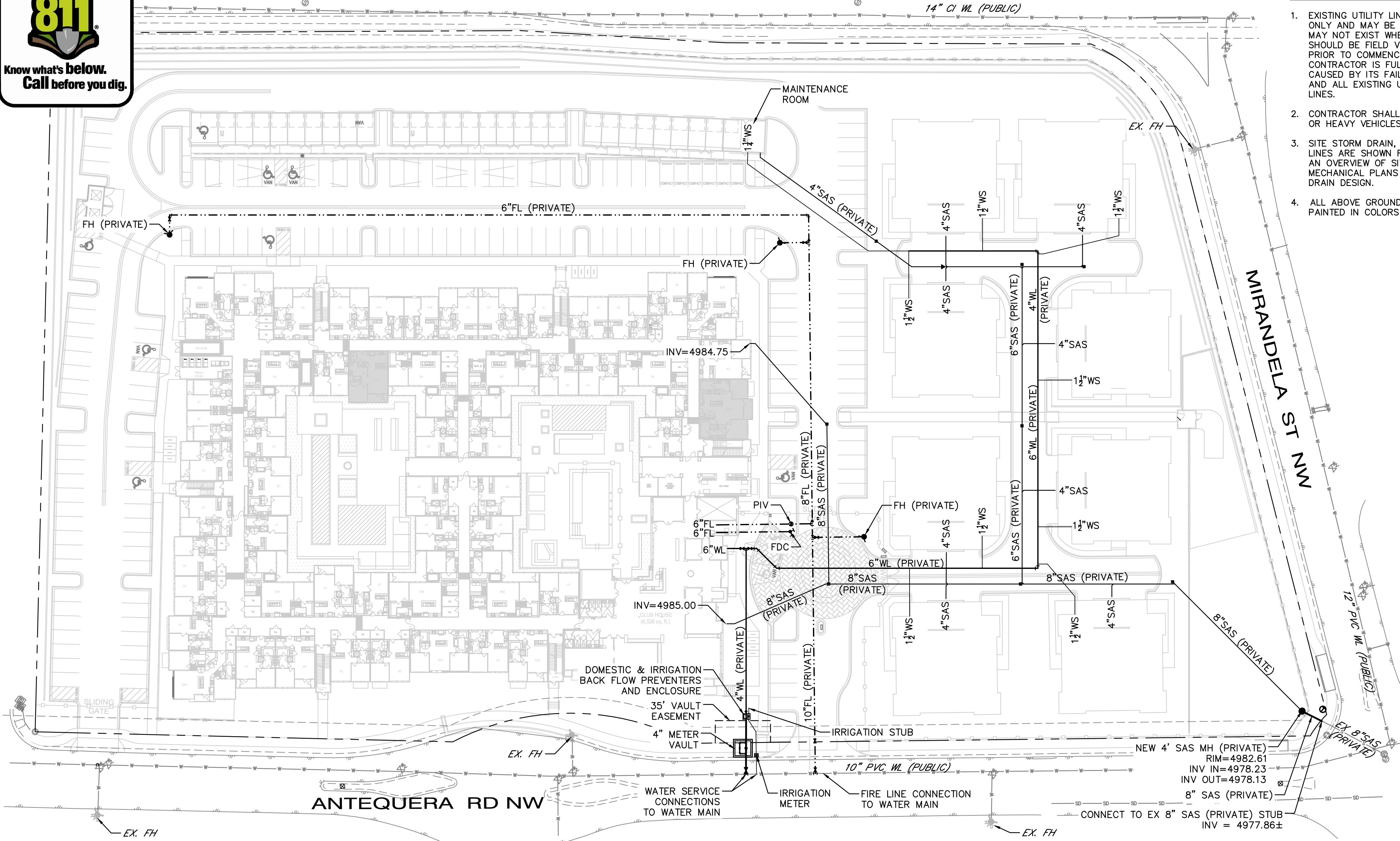
No.	Date	Description

SHEET TITLE
Grading & Drainage Plan 2 Of 3

SHEET NUMBER
CG-102



COORS BLVD NW



PRIVATE FIRE LINE CONNECTION TO PUBLIC WATERLINE AND METER VAULT TO BE CONSTRUCTED UNDER COA/ABCWUA WORK ORDER.

GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS
- SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

2360 CU-101.dwg 22 October 2020
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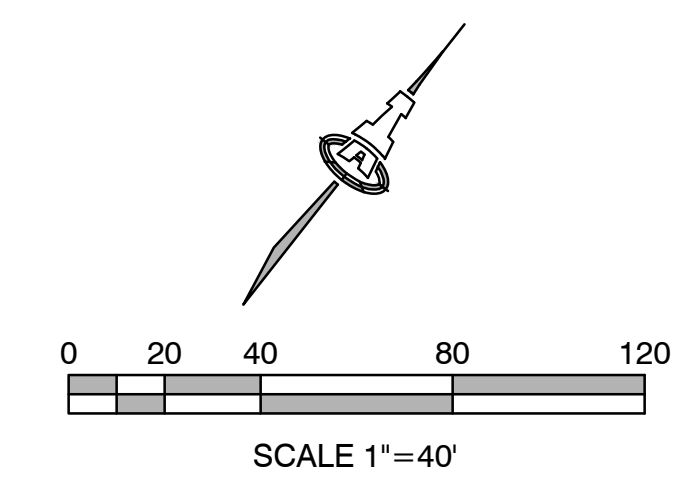
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Date **10/23/20**

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 Albuquerque, New Mexico
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LEGEND

- EXISTING WATERLINE
- EXISTING FIRE HYDANT
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW WATERLINE
- NEW FIRE LINE
- NEW FIRE HYDANT
- NEW WATER VALVE
- NEW FDC
- NEW PIV
- NEW SEWER LINE



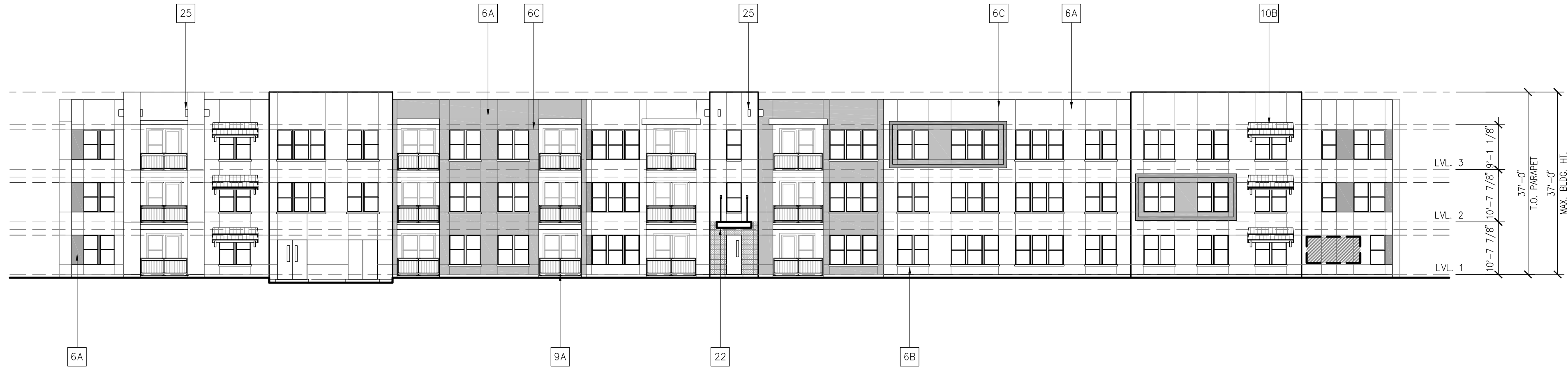
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FILE:	FILE: BJB
DRAWN BY:	FILE: FCA
CHECKED BY:	DATE: 10-23-2020

No	Date	Description

SHEET TITLE
Site Utility Plan

SHEET NUMBER
CU-101

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2 SOUTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND:

3A	THIN STONE VENEER (SPLIT-FACE)
3B	MASONRY CONTROL JOINT (RE: X/A6.XX)
6A	EXTERIOR STUCCO SYSTEM
6B	STUCCO COVERED FOAM TRIM
6C	STUCCO CONTROL JOINT (RE: X/A6.XX)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM 01 - 1/2" SQ. STEEL PICKET
10A	COMPOSITE SHINGLE ROOF
10B	TERRACOTTA ROOF, FLAT TILE
11	STOREFRONT GLAZING SYSTEM
22	DECORATIVE METAL AWNING (CORTEN LOOK)
23	DECORATIVE METAL SHADING GRID
24	DECORATIVE STEEL CABLE ACCENT
25	DECORATIVE WOOD BEAM

NOTE: ALL WALL MOUNTED UTILITY PANELS SHOULD BE PAINTED TO MATCH ADJACENT WALL SURFACE

PROPOSED FACADE COLOR PALETTE

** NOTE: DEPICTED MATERIALS AND COLORS ARE PRELIMINARY IN NATURE. FINAL OWNER APPROVED SELECTIONS WILL BE SUBMITTED FOR APPROVAL.

EXTERIOR STUCCO SYSTEM:
OFFWHITE, BEIGE, OR EARTHTONES

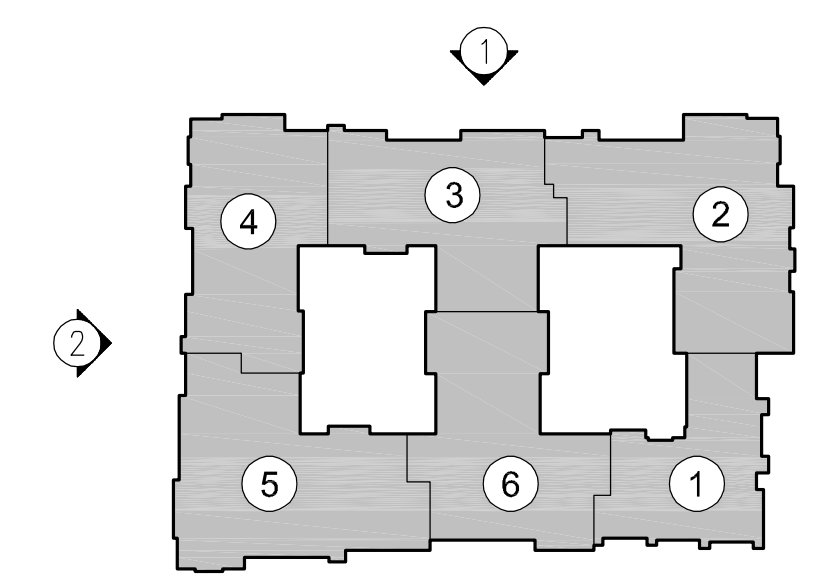
STONE VENEER:
NATURAL STONE (SPLIT FACE)

TERRACOTTA ROOF (FLAT TILE):
NATURAL RED

GUARDRAIL SYSTEM:
BRONZE

METAL CANOPY:
CORTEN LOOK

METAL BRACKETS:
BRONZE/BLACK



KEY MAP

NO.	DATE	REVISION

MEEKS PARTNERS

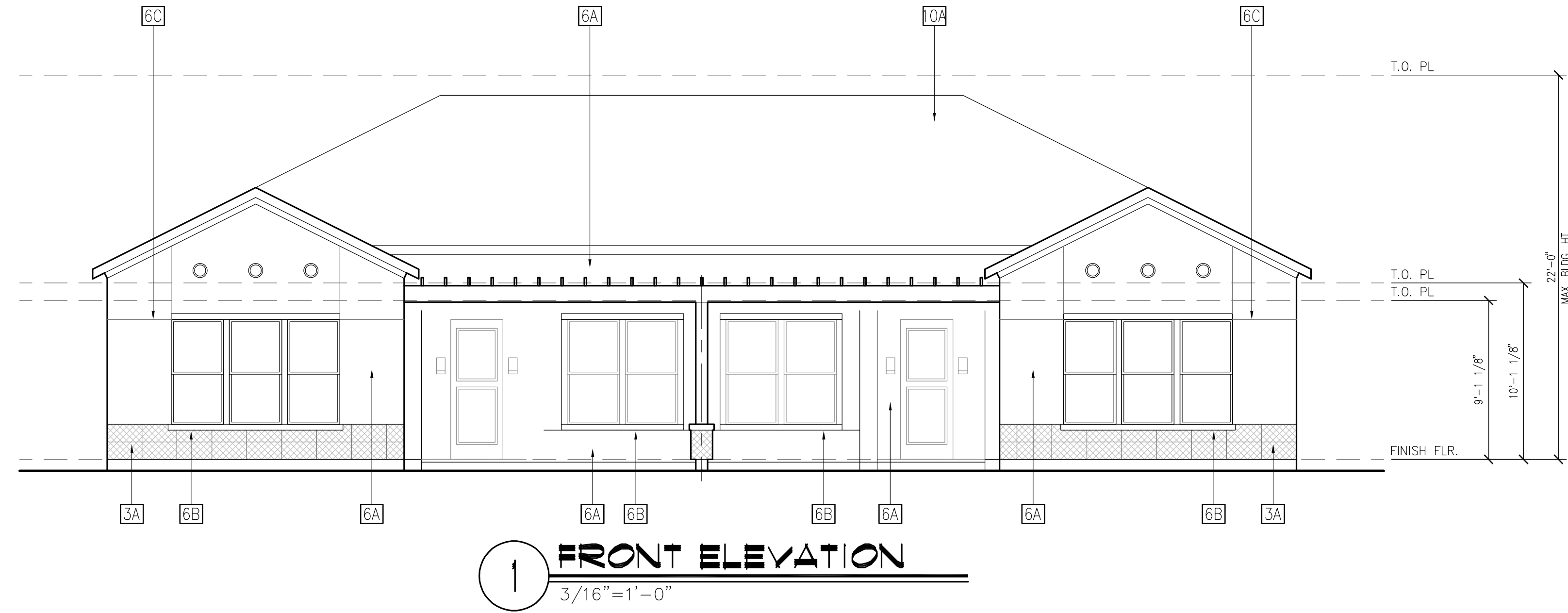
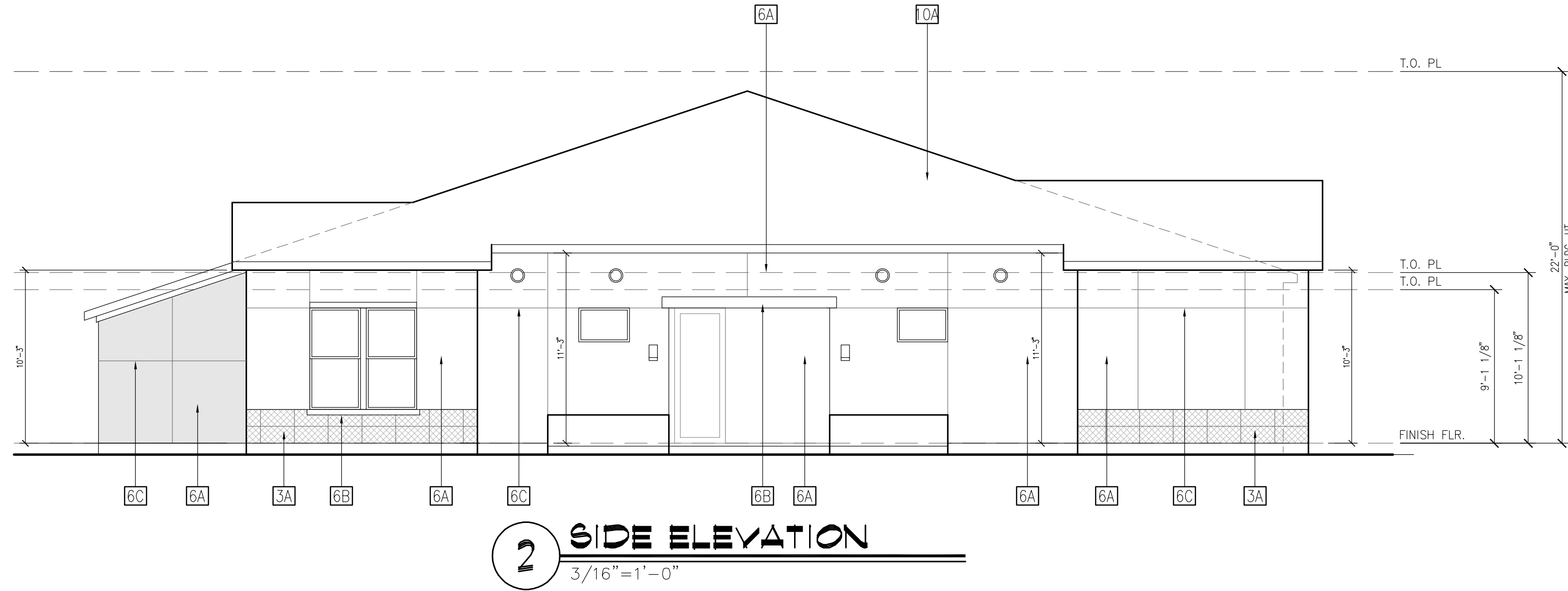
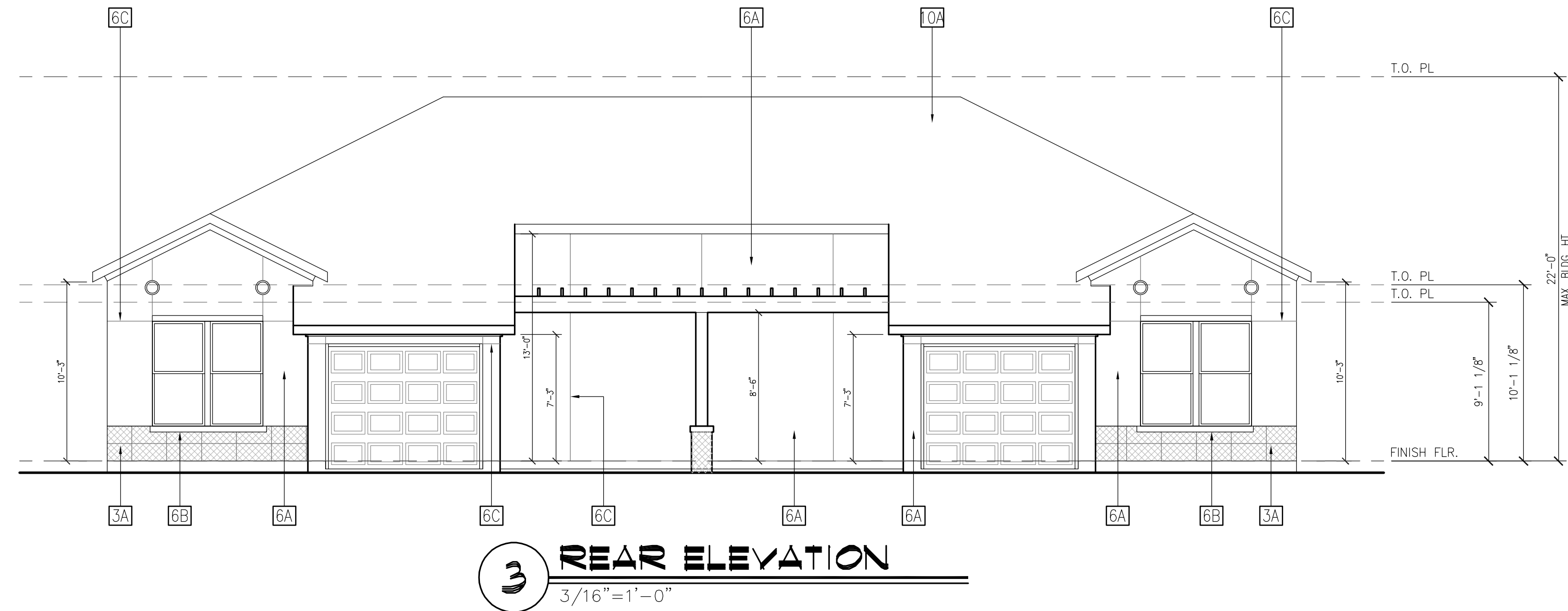
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JOB NO.:	19100
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SHEET TITLE
ELEVATIONS

DRAWING NO.
A4.01



ELEVATION KEYNOTE LEGEND:

3A	THIN STONE VENEER (SPLIT-FACE)
3B	MASONRY CONTROL JOINT (RE: X/A6.XX)
6A	EXTERIOR STUCCO SYSTEM
6B	STUCCO COVERED FOAM TRIM
6C	STUCCO CONTROL JOINT (RE: X/A6.XX)
7B	FIBER CEMENT PANEL SIDING (SMOOTH FINISH)
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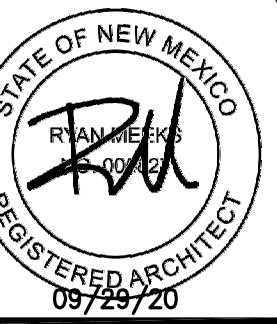
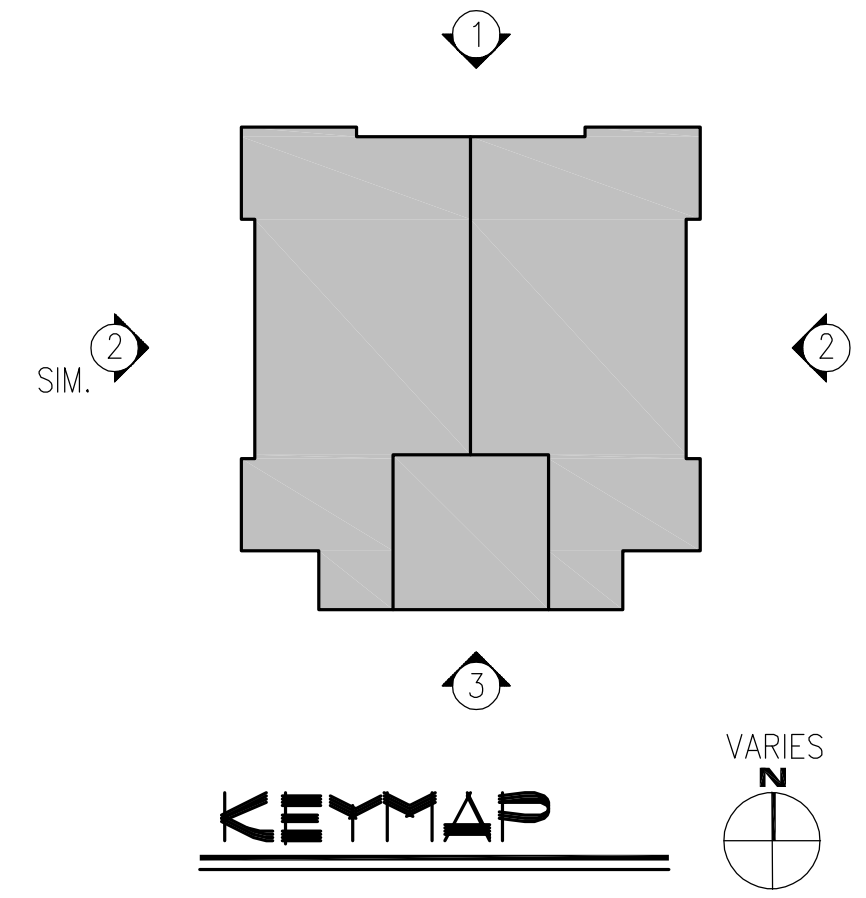
STONE VENEER:
NATURAL STONE (SPLIT FACE)

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NATURAL RED

GUARDRAIL SYSTEM:
BRONZE

METAL CANOPY:
CORTEN LOOK

METAL BRACKETS:
BRONZE/BLACK



NO.	DATE	REVISION

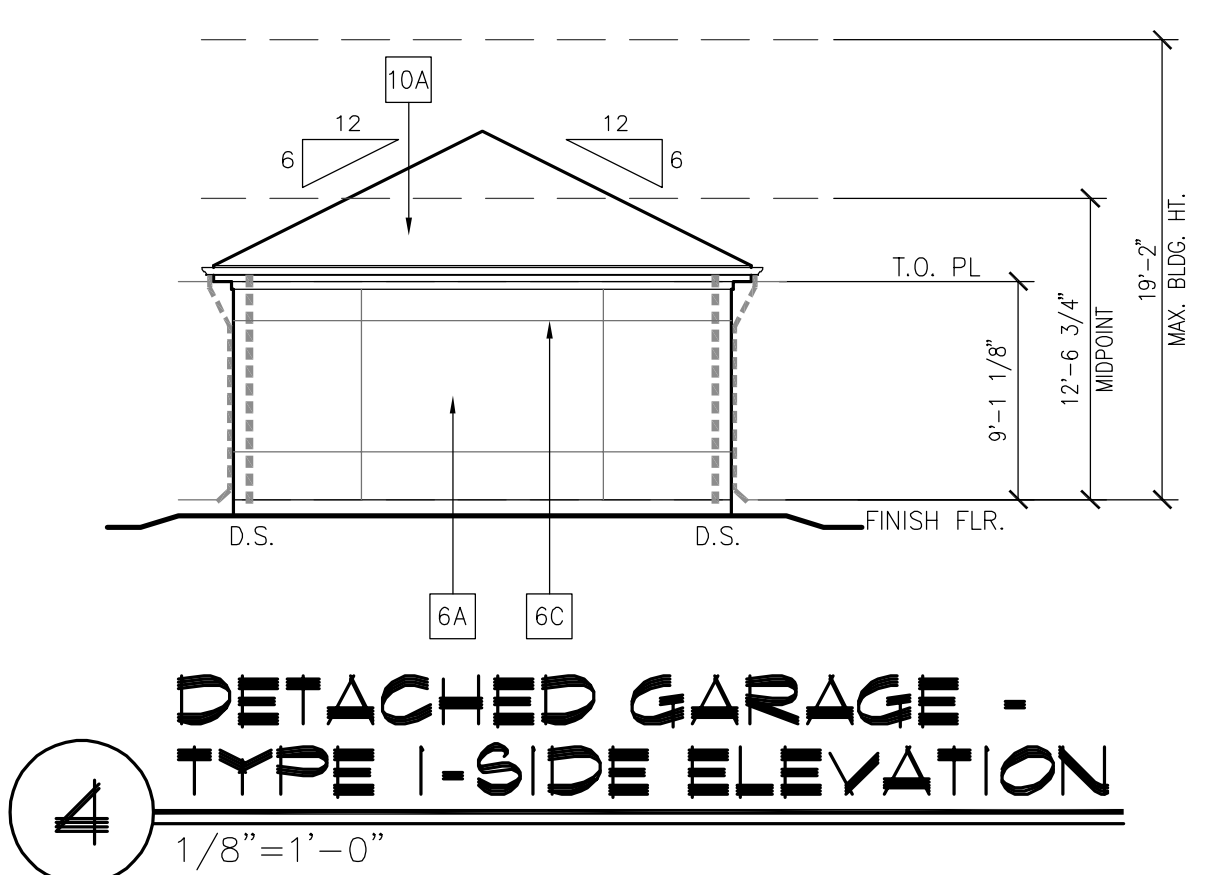
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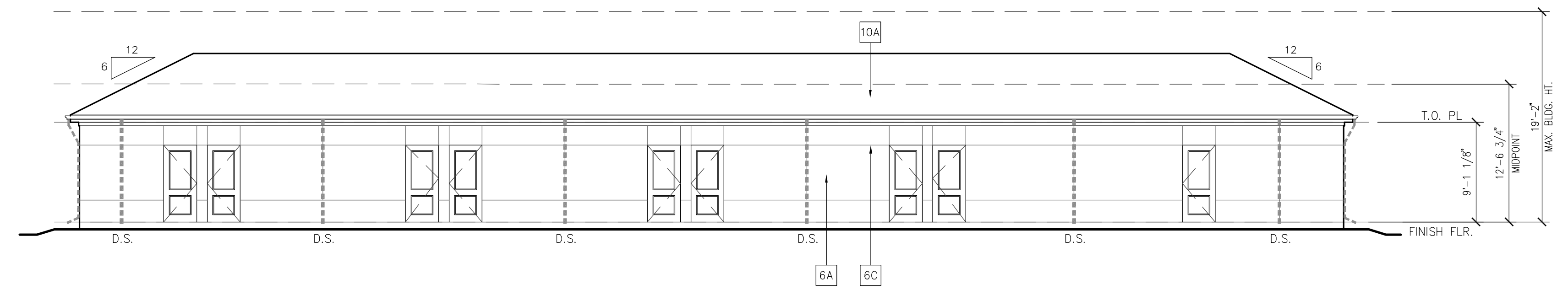
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SHEET TITLE
TOWNHOUSE ELEVATIONS

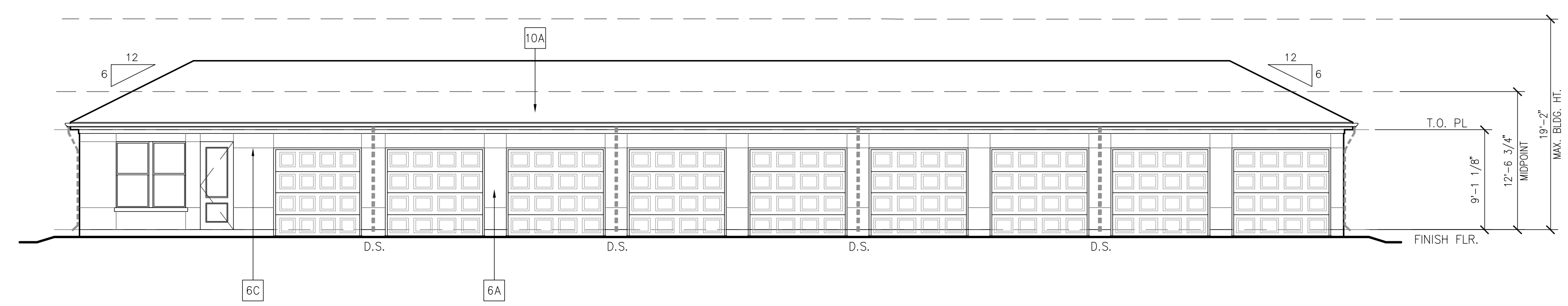
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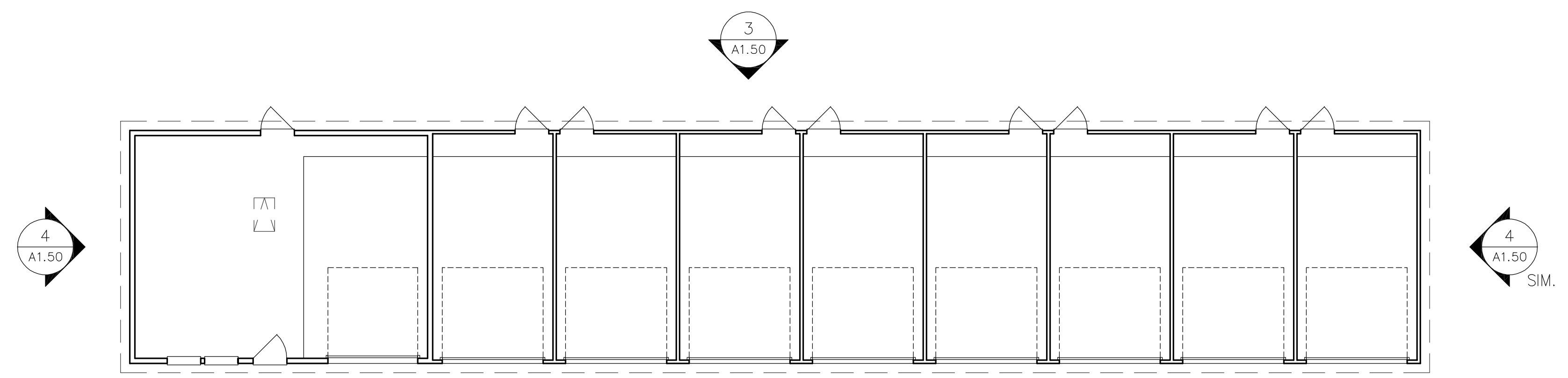
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 1/8"=1'-0"



3 DETACHED GARAGE TYPE I - FRONT ELEVATION
 1/8"=1'-0"



2 DETACHED GARAGE TYPE I - ROOF PLAN
 1/8"=1'-0"



1 DETACHED GARAGE TYPE I - PLAN
 1/8"=1'-0"

ELEVATION KEYNOTE LEGEND:

3A	THIN STONE VENEER (SPLIT-FACE)
3B	MASONRY CONTROL JOINT (RE: X/A6.XX)
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GUARDRAIL SYSTEM:
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METAL CANOPY:
 CORTEN LOOK

METAL BRACKETS:
 BRONZE/BLACK

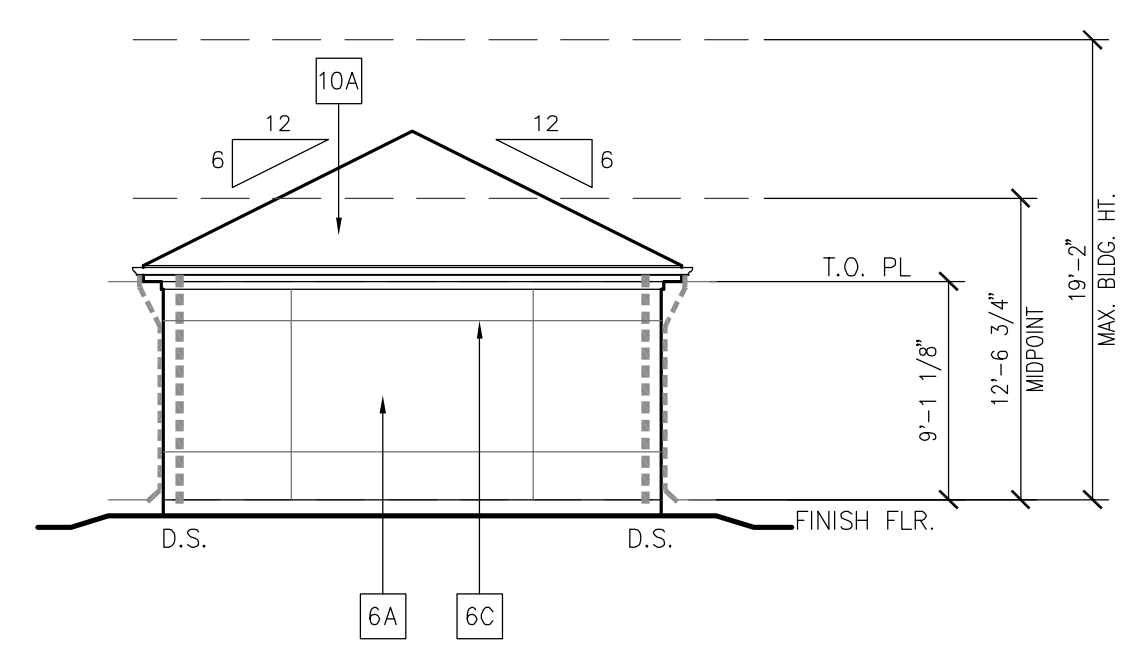
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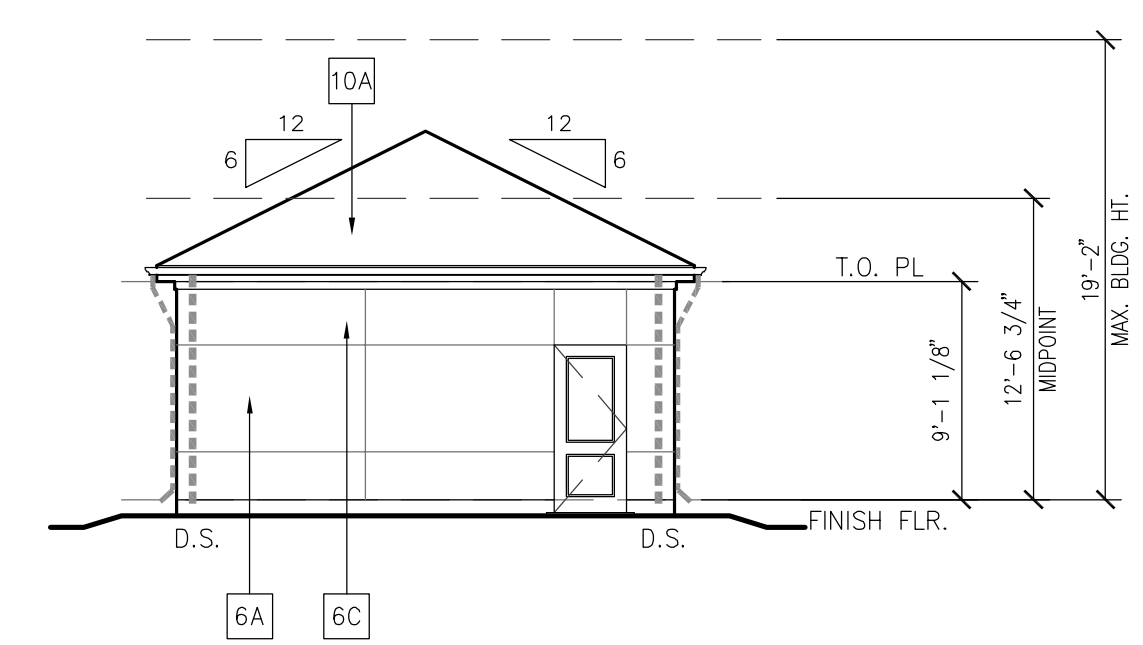
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SHEET TITLE
DETACHED 10 CAR GARAGE

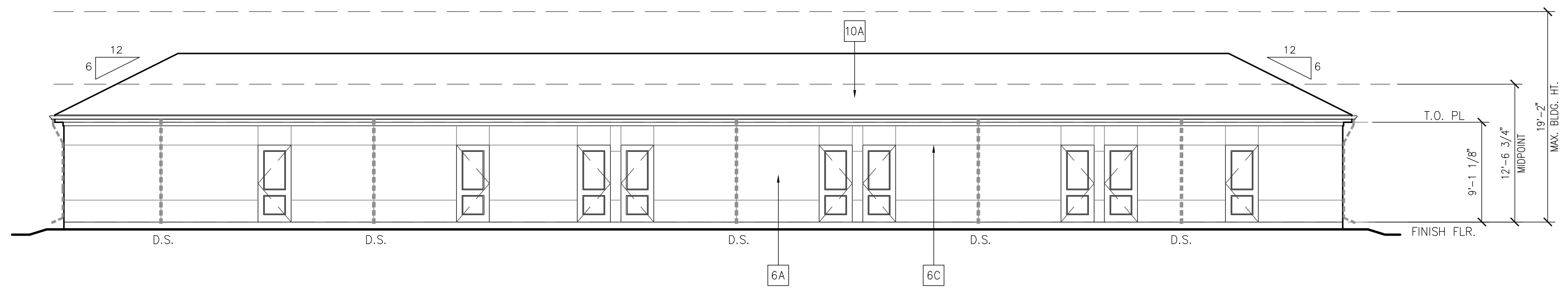
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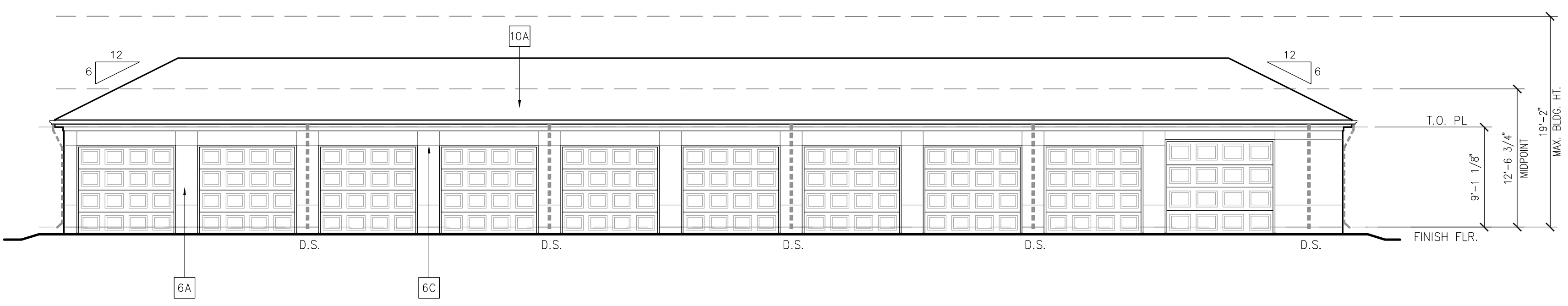
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1/8"=1'-0"



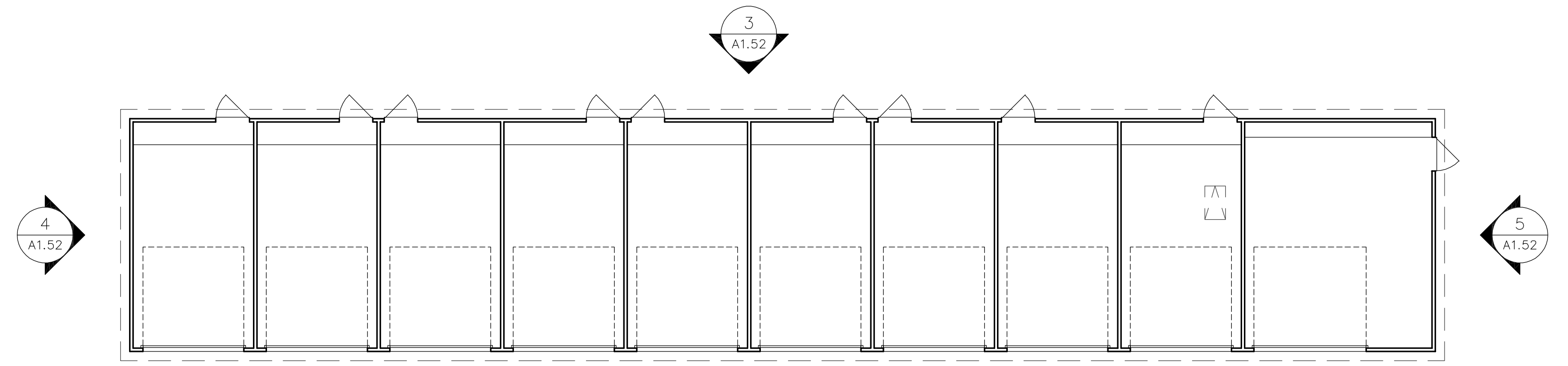
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1/8"=1'-0"



3 DETACHED GARAGE TYPE III - REAR ELEVATION
1/8"=1'-0"



2 DETACHED GARAGE TYPE III - FRONT ELEVATION
1/8"=1'-0"



1 DETACHED GARAGE TYPE III - PLAN
1/8"=1'-0"

ELEVATION KEYNOTE LEGEND:

NO.	DATE	REVISION
3A		THIN STONE VENEER (SPLIT-FACE)
3B		MASONRY CONTROL JOINT (RE: X/A6.XX)
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PROPOSED FACADE COLOR PALETTE

** NOTE: DEPICTED MATERIALS AND COLORS ARE PRELIMINARY IN NATURE. FINAL OWNER APPROVED SELECTIONS WILL BE SUBMITTED FOR APPROVAL.

- EXTERIOR STUCCO SYSTEM: OFFWHITE, BEIGE, OR EARTHTONES
- STONE VENEER: NATURAL STONE (SPLIT FACE)
- TERRACOTTA ROOF (FLAT TILE): NATURAL RED
- GUARDRAIL SYSTEM: BRONZE
- METAL CANOPY: CORTEN LOOK
- METAL BRACKETS: BRONZE/BLACK

NO.	DATE	REVISION
	07/07/20	DS PROCESS SET
	07/31/20	DS SET

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.656.6767
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OVERTURE ANDALUCIA
ALBUQUERQUE, NEW MEXICO
A Development of
GREYSTAR DEVELOPMENT GROUP, LP

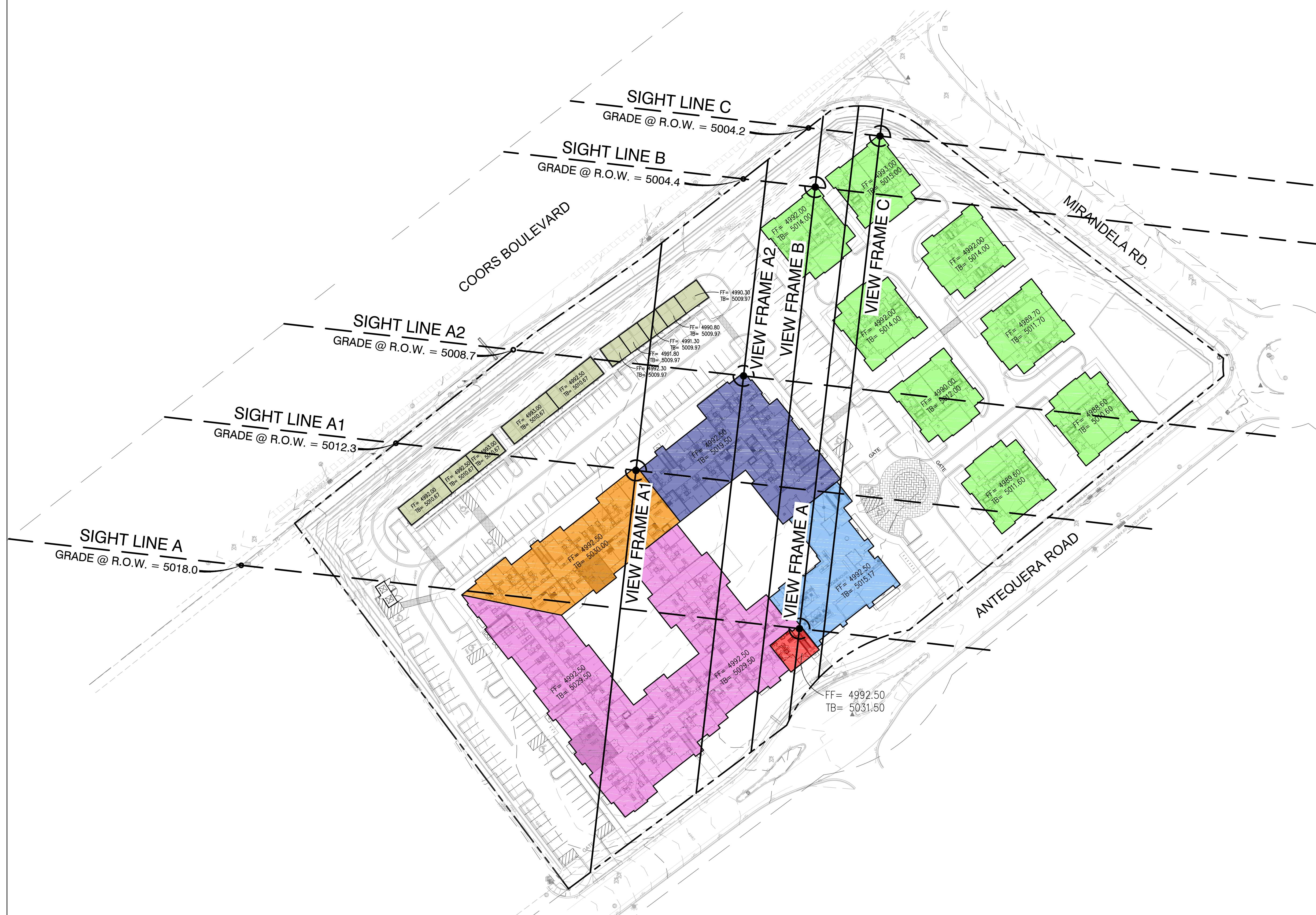
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<input type="checkbox"/>	ISSUED FOR PRICING
<input type="checkbox"/>	ISSUED FOR PERMIT
<input type="checkbox"/>	ISSUED FOR CONSTRUCTION

SHEET TITLE
DETACHED 10 CAR GARAGE

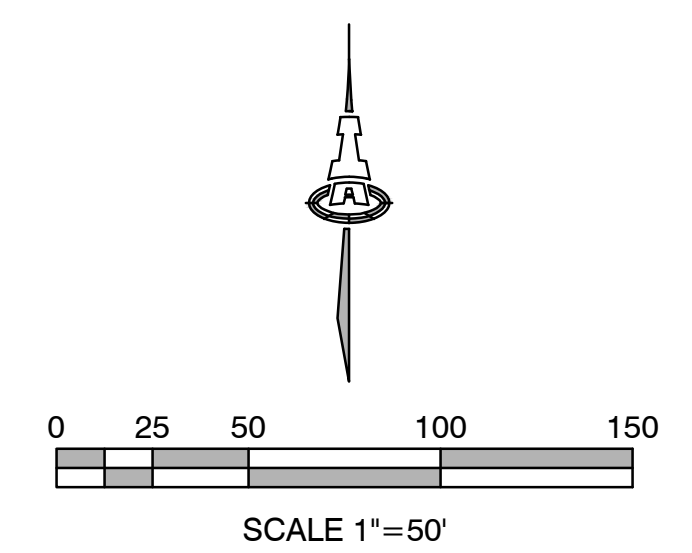
DRAWING NO.
A1.52

LEGEND

- FF= 49XX.XX FINISH FLOOR
TB= 49XX.XX TOP OF BUILDING
- GARAGES: 1 STORY (HEIGHT VARIES, 17'-8" TALL MIN. 19'-2" MAX.)
- COTTAGES: 1 STORY (22'-0" TALL)
- CLUBHOUSE: 1 STORY (22'-8" TALL)
- MAIN BUILDING: 2 STORY (27'-0" TALL)
- MAIN BUILDING: 3 STORY (37'-0" TALL)
- MAIN BUILDING: 3 STORY (37'-6" TALL)
- HIGHEST POINT: 3 STORY (39'-0" TALL)



Consistent with IDO Section 14-163-6(D)(5)(c)
 This project provides for a variety in building size and massing. The lower, smaller buildings are located closer to Coors Boulevard, with the larger, taller building located farther back on the property



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**ANDALUCIA
 SENIOR LIVING**

**VIEW ANALYSIS
 SITE EXHIBIT**

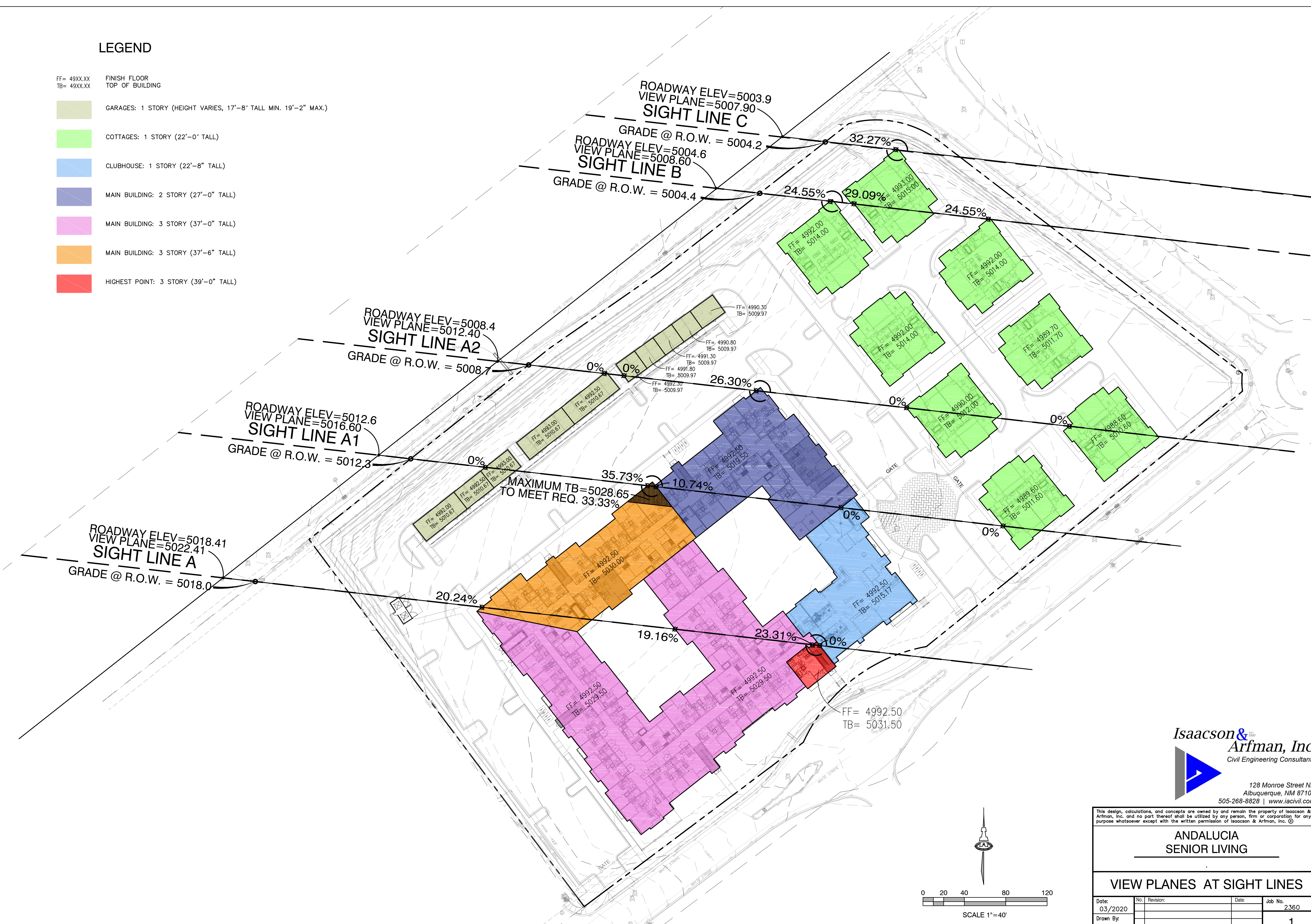
Date:	08/2020	No. Revision:		Date:		Job No.	2360
Drawn By:	thor						1
Clk By:	FCA						SH. OF

\\projects\3200-2890\3200\DWG\3200_C-201_VIEW_ANALYSIS.dwg, Date: 8/19/2020, 3:07 PM

LEGEND

FF= 49XX.XX FINISH FLOOR
TB= 49XX.XX TOP OF BUILDING

- GARAGES: 1 STORY (HEIGHT VARIES, 17'-8" TALL MIN. 19'-2" MAX.)
- COTTAGES: 1 STORY (22'-0" TALL)
- CLUBHOUSE: 1 STORY (22'-8" TALL)
- MAIN BUILDING: 2 STORY (27'-0" TALL)
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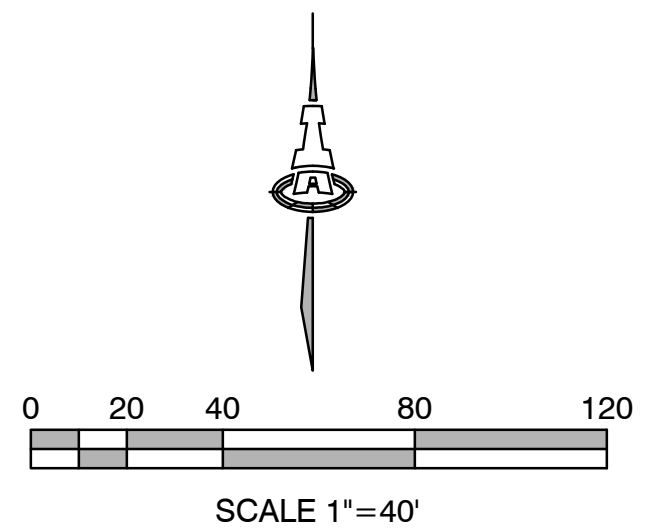
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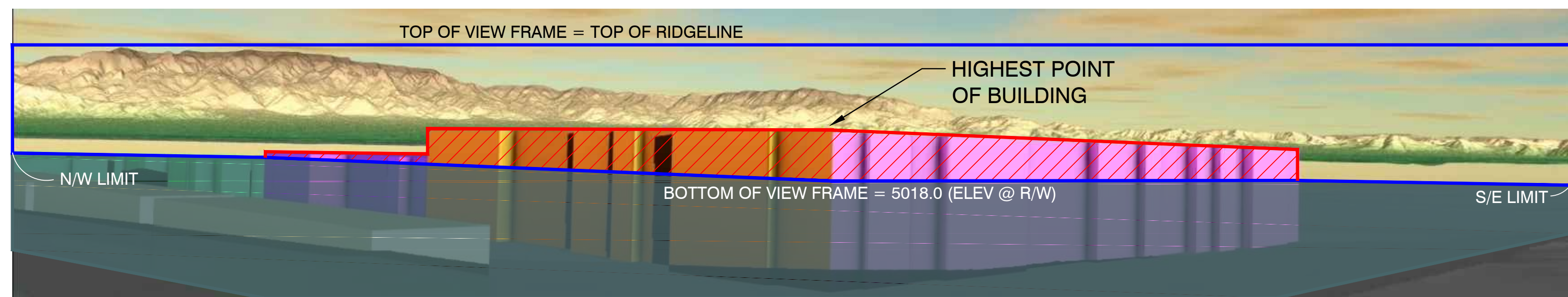
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**ANDALUCIA
SENIOR LIVING**

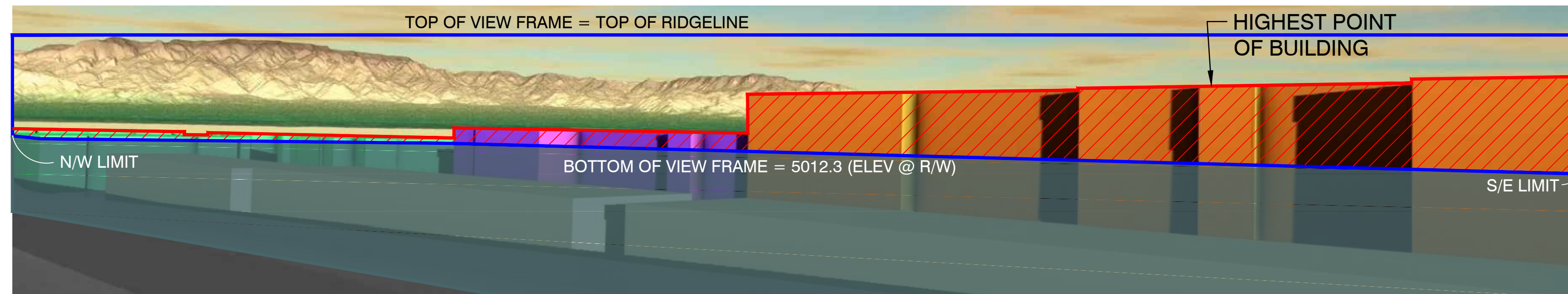
VIEW PLANES AT SIGHT LINES

Date:	03/2020	No. Revision:		Date:		Job No.	2360
Drawn By:	thor						1
Clk By:	FCA						SH. OF

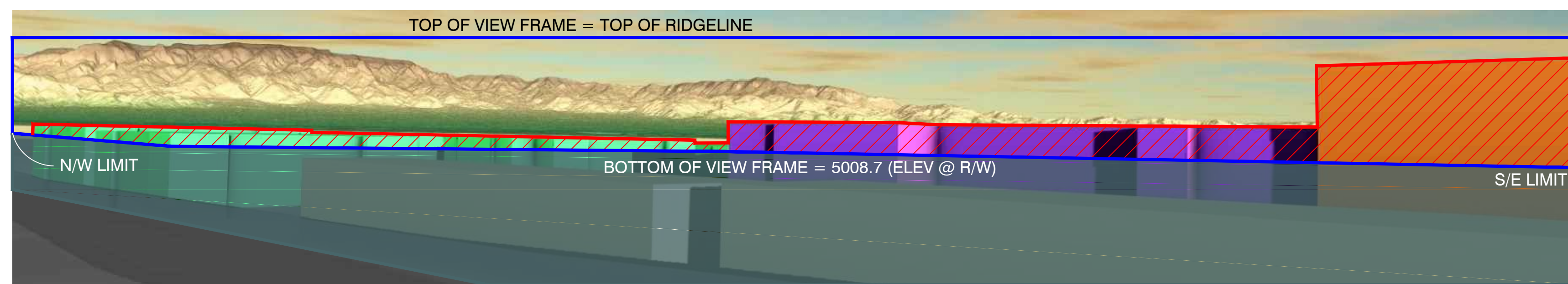




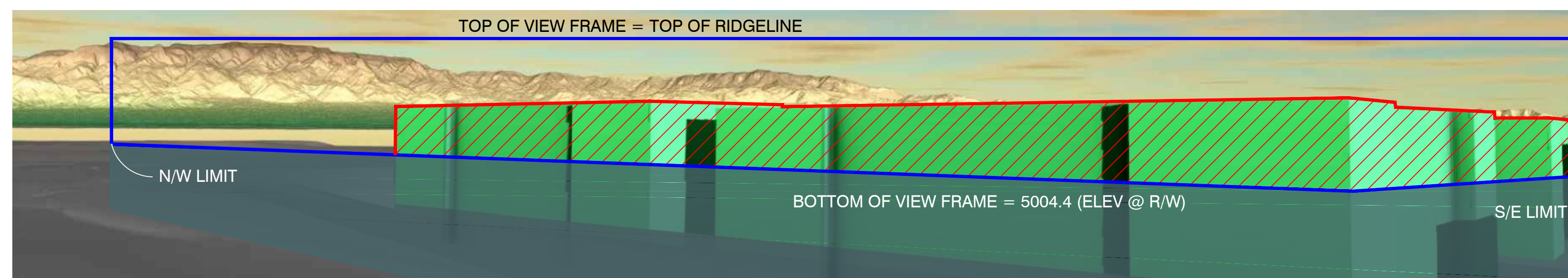
VIEW FRAME AT SIGHT LINE A



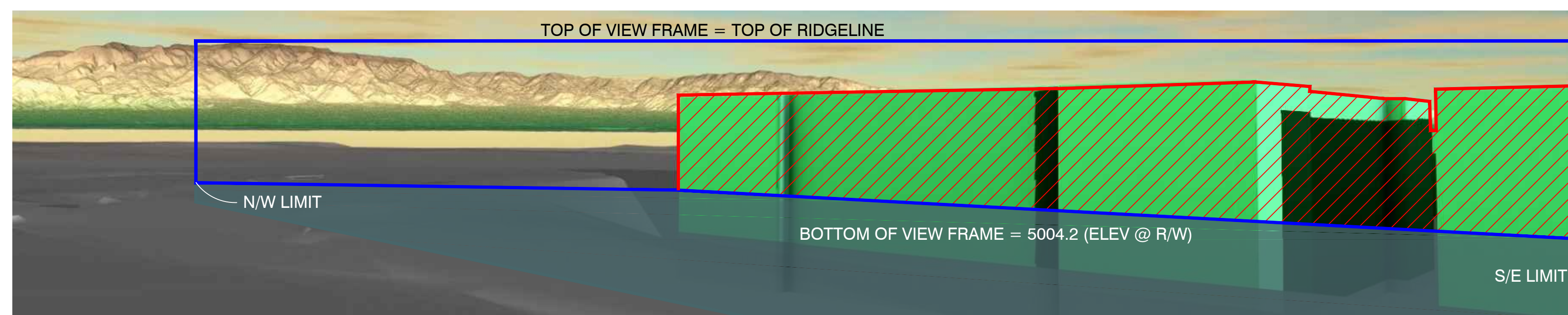
VIEW FRAME AT SIGHT LINE A1



VIEW FRAME AT SIGHT LINE A2



VIEW FRAME AT SIGHT LINE B



VIEW FRAME AT SIGHT LINE C

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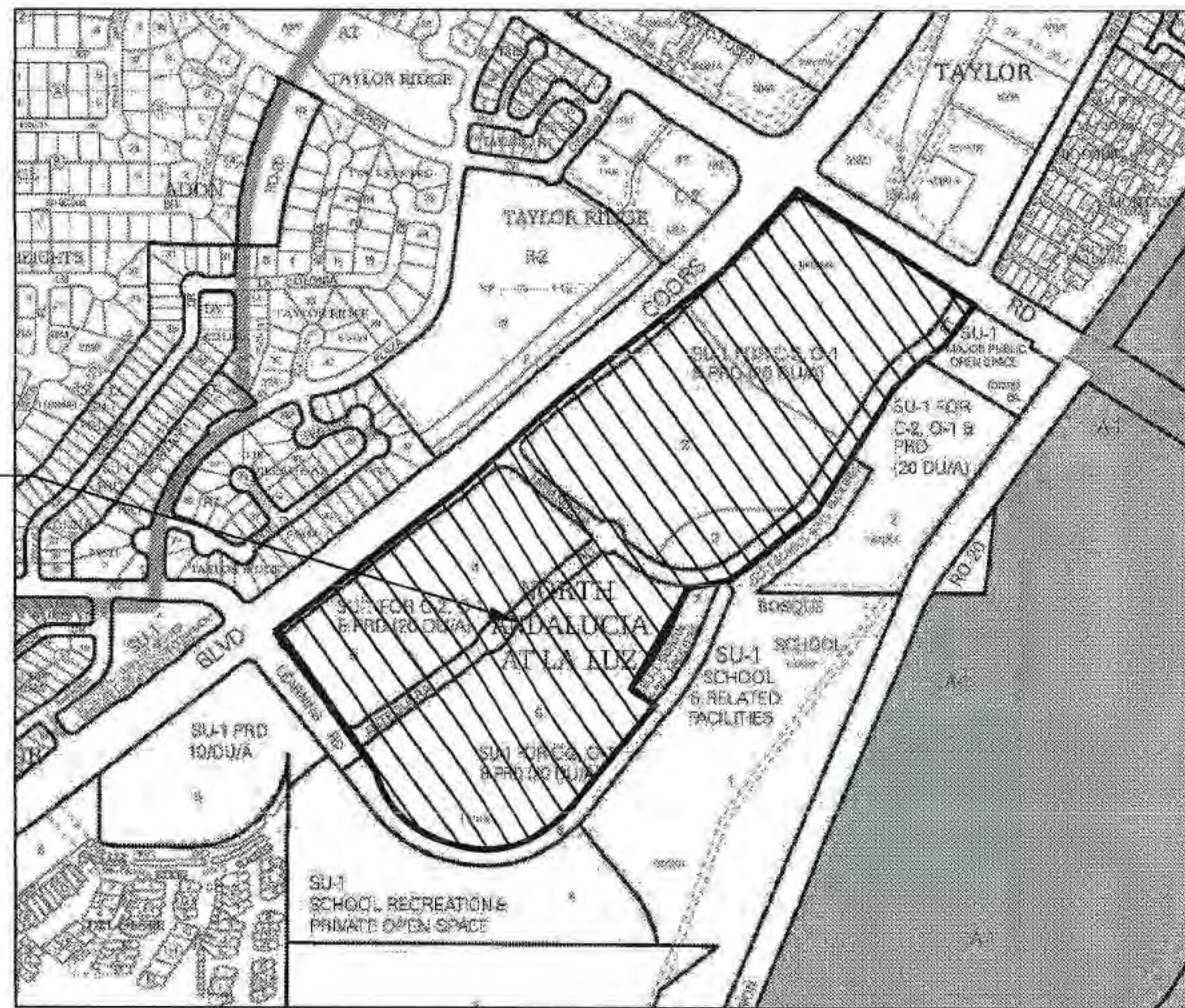
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**ANDALUCIA
 SENIOR LIVING**

**VIEW ANALYSIS
 VIEW FRAMES (STILLS FROM VIDEO)**

Date:	No.:	Revision:	Date:	Job No.:
08/2020				2360
Drawn By:				1
thor				
Clk By:				SH OF
FCA				

SITE VICINITY



SITE



ZONE ATLAS F-11, F-12

PROJECT NUMBER: 1003859
Application Number: 11EPC-40074; 12DRB-

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12.8.2011, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	03-26-12	Date
ABCIWA	02-08-12	Date
Parks and Recreation Department	2-8-12	Date
City Engineer	2-8-12	Date
Solid Waste Management	N/A	Date
DRB Chairperson, Planning Department	3-28-12	Date

PROJECT NUMBER: 1003859
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	12/13/17	Date
ABCIWA	12/13/17	Date
Parks and Recreation Department	12/13/17	Date
City Engineer	12/13/17	Date
Solid Waste Management	N/A	Date
DRB Chairperson, Planning Department	12/13/17	Date

GENERAL NOTES

- Tracts 6B and A (referred to on this Site Plan as Tracts 1-9), are part of a Site Plan for Subdivision approved by the Environmental Planning Commission on November 18, 2004 (Project 1000965: 04EPC-00855). This Site Plan replaces the previous Site Plan for Subdivision as it relates to Tracts 6B and A.
- A portion of Learning Road at Coors Boulevard is public right-of-way. An additional portion of Learning Road within Tract 8 will be granted to the City of Albuquerque as a private access easement in order to provide access to the City's Lift Station #24, Tract B, via a 24 foot limited access road within a 60 foot easement. The final portion of Learning Road will become part of Bosque School, Tract 4A.
- The area adjacent to Learning Road and the northern boundary of Bosque School, Lot 4A (a minimum of 300 feet) is restricted to PRD and O-1 Uses for Tracts 3 and 6 and O-1 Uses including Bank with Drive-Up Service for Tracts 5A and 5B.
- Due to the existing Montano Pueblo Archaeological Site and the two smaller sites, future approvals for Site Development Plans for Building Permit on Tracts 6B and A shall require clearance and guidance from the State Historic Preservation Office.
- A cross access easement will be provided across Tracts 1, 2, and 3.
- No fast food restaurants with drive through windows or gas stations are allowed at North Andalusia.
- When the future grade separation is constructed, access will no longer be allowed to Montano Road from Winterhaven, consistent with the Long Range Roadway System.
- The design for the sign and gate at Tract 7 and Mirandela Road shall be submitted with a Site Plan for Building Permit for development of Tract 7.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of approximately 69.6 acres. Tracts 6B and A will be replatted into 9 Tracts through the Development Review Board as shown on this Site Plan.

PROPOSED USE:
The site is zoned SU-1 for C-2 (23.3 ac), O-1 (11.7 ac), and PRD (20 du/ac). The individual parcels are designated according to land use.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS: Learning Road provides the major signalized access into Andalusia at La Luz. Interior roads (at varying widths) are proposed to serve the project and provide vehicular ingress and egress to these parcels, to increase safety to existing development, and to be consistent with City policies contained in the Coors Corridor Plan (see Street Sections, on sheet 3). Two right-in/right-out access points onto Coors Boulevard are between Learning Road and Montano Road.

BICYCLE AND TRAIL ACCESS: Bicycle access is provided by 6 foot on-street bike lanes in Learning Road connecting to on-street bike lanes with Streets A and B providing a connection to Montano Road. Learning Road trail (a 10 foot trail within a 20 foot landscape easement), and a 10 foot trail within a 60 foot easement. Sidewalks will provide pedestrian connectivity throughout Andalusia.

TRANSIT ACCESS: Coordination with the City Transit Department shall be initiated at the Site Plan for Building Permit to provide access and service to this property. Coors Boulevard is an Enhanced Transit Corridor on the West Side.

INTERNAL CIRCULATION REQUIREMENTS:
Conceptual access points (at varying widths) have been identified on this Site Plan for each of the parcels: final locations, width, and configuration shall be determined with future Site Plans for Building Permit with approval by the City Engineer. Internal sidewalks and/or trails shall be provided within each parcel with future Site Plans for Building Permit.

BUILDING HEIGHTS AND SETBACKS:
See Sheet 2 of 3, Design Standards. Building height shall be consistent with the Coors Corridor Plan (see Sheet 2).

MAXIMUM FAR:
A maximum floor area ratio (FAR) shall be .35 for the SU-1 for C-2 and SU-1 for O-1 portions of Tract 6B and Tract A.

LANDSCAPE PLAN:
The Design Standards (see Sheet 2 of 3) provide for preservation of significant cottonwoods, an emphasis on native and naturalized plant species, landscape criteria, and landscape buffers. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation and pollen.

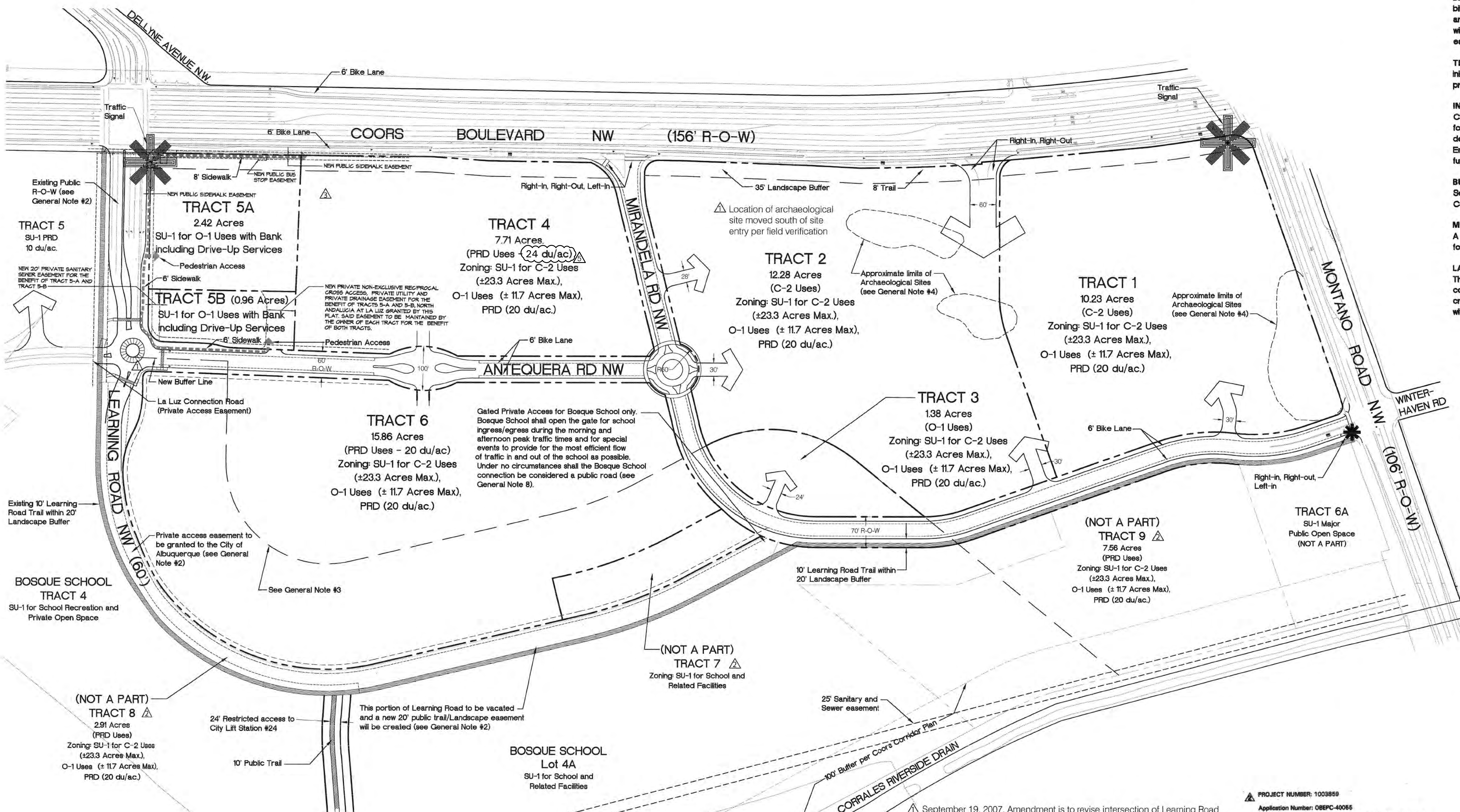
PROJECT NUMBER: 1003859
Application Number: 04EPC 01845

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 18, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

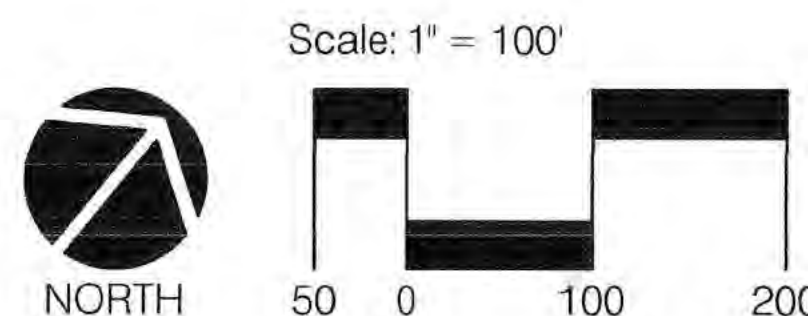
Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	6/22/05	Date
Water Utility Department	6/22/05	Date
Parks and Recreation Department	6/22/05	Date
City Engineer	6/22/05	Date
DRB Chairperson, Planning Department	6/22/05	Date



North
Andalusia
at La Luz
Site Plan for Subdivision
Tract 6B and A
Prepared for: Silver Leaf Ventures, LLC.



- September 19, 2007. Amendment is to revise intersection of Learning Road and Antequera Road into a round-a-bout and to accurately reflect the location of the archaeological site per field verification. (Administrative Amendment Approved 10/15/07 by Carmen Marrone)
- June 23, 2008. Amendment is to remove Tracts 7, 8, & 9 from this Site Plan for Subdivision and consolidate those three Tracts into the Bosque School Site Development Plan for Subdivision, Project 1000901, 08EPC-40051.
- January 25, 2012. Subdivide Tract 5 into two tracts. Zone Map Amendment for Tract 5 from SU-1 for C-2 Uses, O-1 Uses, and PRD (20 du/ac) to SU-1 for O-1 Uses including Bank with Drive-Up Service. Revised sign language in Design Standards.
- September 28, 2017. Amendment is to revise the Signage section of the Design Standards to remove the restriction on letter height.

PROJECT NUMBER: 1003859
Application Number: 08EPC-40055

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	7-16-08	Date
ABCIWA	7-16-08	Date
Parks and Recreation Department	7/16/08	Date
City Engineer	7/16/08	Date
Environmental Health Department (conditional)		Date
Solid Waste Management		Date
DRB Chairperson, Planning Department	7-16-08	Date

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

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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. The primary goal for this property is to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.

The Design Standards should be used to facilitate the design of buildings which respect the natural conditions of the site, maintain and highlight the spectacular views of the Sandia and Manzano Mountains and to leave significant areas dedicated to open space. Innovative techniques such as cluster housing, water harvesting, and use of "green" building materials are strongly encouraged.

These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Andalucia at La Luz. They are intended to be complementary to La Luz, Albuquerque's first cluster housing project, and the Bosque School. These standards primarily address commercial, office, and multi-family projects. Where specifically applicable to single-family development, the standards are called out as such.

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

COORS CORRIDOR PLAN - VIEW AND HEIGHT RESTRICTIONS

A primary design requirement of the Coors Corridor Plan is view preservation. Andalucia at La Luz addresses the Coors Corridor Plan as follows:

- Coors Corridor Viewshed rules come into effect when a northbound vehicle passes Namaste Road.
- Measurement of building heights shall be consistent with the Coors Corridor Plan.
- A combination of walls and berms shall be built along Coors Boulevard. The high point of the wall or berm will occur within the first 60 feet of the property, but not closer than 20 feet from the right-of-way. From any point along the east edge of Coors, the high point of the wall or berm will obscure no more than 50% of the height of Sandia Crest, measured directly below Sandia Crest.
- All multi-story structures shall be built with the finish floor elevation at least 10 feet below the roadway, measured along a 45-degree angle from the northbound direction of travel along Coors.
- In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of Coors Boulevard. In no event will more than 1/3 of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.
- As viewed from Coors Boulevard, no structure shall obscure more than 50 percent of the height of Sandia Crest, measured directly below Sandia Crest.

PEDESTRIAN and SITE AMENITIES

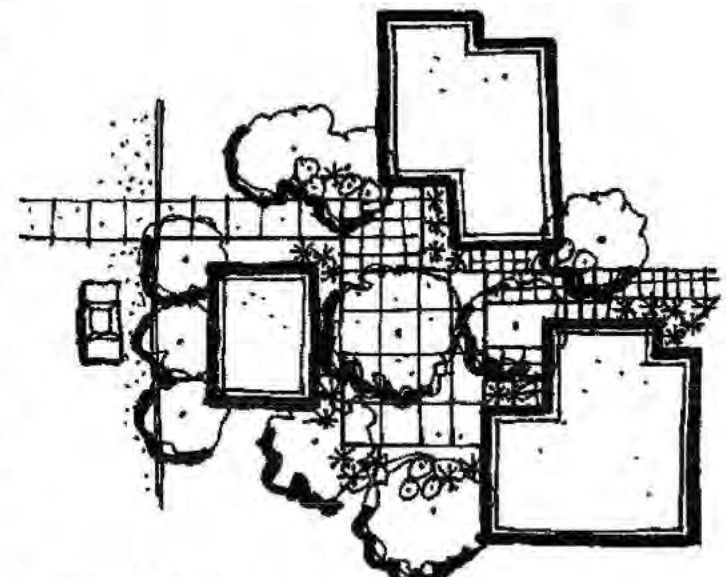
The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for Andalucia at La Luz. Objectives to achieve this goal include maintaining a high quality and consistency in style for site amenities including benches, plazas, walkways, lighting, etc.; providing shaded walkways; and creating separate vehicular and pedestrian circulation systems in order to support the creation of a village-type character.

The use of alternative paving materials (brick, colored concrete, decomposed granite, etc.) for pedestrian pathways are encouraged. Public art is another site amenity that is strongly encouraged, and if proposed, should be part of the subsequent building plans.

TRAILS and SIDEWALKS

Public and private trails and sidewalk systems are a defining element to Andalucia at La Luz. Private trails for use by residents are designed to lessen the need for vehicular use and will provide pedestrian connectivity throughout the project (see Landscape Section for more detail on trail landscaping).

- City Trails - All public multi-use trails through Andalucia at La Luz shall be built to City standards, per the City's Trails and Bikeways Facility Plan.
- All private trails and paths shall be soft surface, with a minimum width of 6 feet.
- 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 (several streets require grades over 6%).
- The use of asphalt paving for pedestrian trails is discouraged. Concrete or compacted decomposed granite with stabilizer are acceptable materials.
- Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.
- Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets.
- Freestanding restaurants, if proposed by subsequent Site Plans for Building Permits, shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- Non-residential and multi-family development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

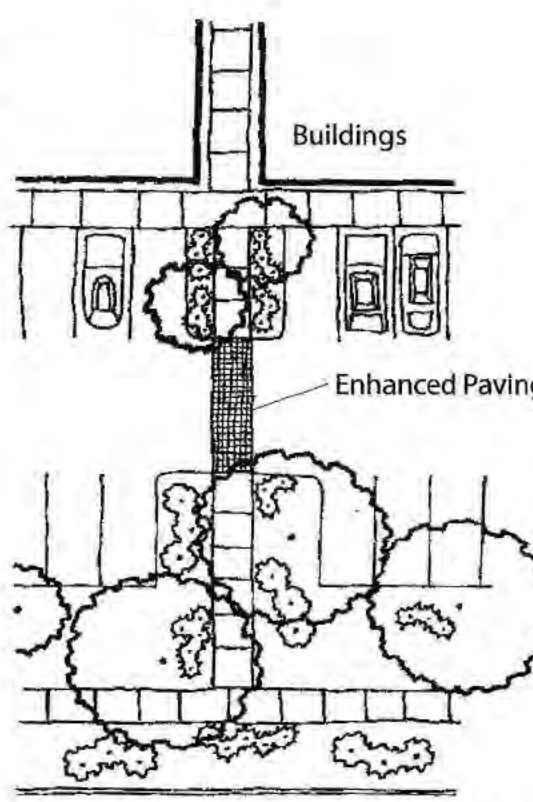


OUTDOOR AREAS - defined by building edges, differentiation of paving, variety of scales of landscaping

PARKING

In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. An effort should be made by site designers to lessen the impact of parking facilities on the land and to preserve views to the Bosque and the Sandia and Manzano Mountains. In order to lessen the visual impact of parking areas, parking facilities should be broken up into a series of smaller areas.

- Handicapped parking spaces shall be provided adjacent to building entries.
- The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas shall be designed to include a pedestrian link to buildings.
- In cases where parking is adjacent to roadways, landscaping for screening purposes shall be required. The wall shall be architecturally compatible with the surrounding buildings.



PARKING - pedestrian links should be provided between parking areas and buildings

SINGLE-FAMILY PARKING STANDARDS

The following parking standards are provided for single-family residential development. They have been developed in conjunction with the Unique Street Standards (see Sheet 3 of 3)

- Off Street Parking shall be provided at the following rate:
 - 3 spaces per 2 bedroom dwelling unit
 - 4 spaces per 3-4 bedroom dwelling unit
 - 5 parking spaces per 5 bedrooms or greater dwelling unit

MULTI-FAMILY PARKING STANDARDS

The following parking standards are provided for multi-family residential development.

- Off Street Parking shall be provided at the following rate:
 - 1 space per bath, but not less than two spaces
 - 1 space per bath for dwellings with less than 1,000 square feet of net leasable area, but not less than 1.5 spaces
 - 1.25 spaces per unit for senior, age restricted (55+), senior housing

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls. Parking areas are discouraged from being adjacent to roadways. Front yard setbacks for single family residential developed have been reduced from the City's standard in order to provide as intimate a streetscape experience as possible.

- All development at Andalucia shall comply with the setback requirements of the Coors Corridor Plan.
- Commercial and office development shall comply with the building setback requirements of the O-1 Zone in the Comprehensive City Zoning Code and the Coors Corridor Plan.
- Accessory structures shall comply with Section 14-16-3-3 of the Comprehensive City Zoning Code.

SINGLE FAMILY LOTS

- Front Yard Setbacks
 - Dwelling Unit - 8 feet
 - Garages - 8 feet, except 20 feet for garages facing street
- Rear Yard Setbacks
 - Dwelling Unit - 15 feet
 - Garages (attached and detached) - 0 feet
- Side Yard Setbacks
 - Dwelling Unit - 3 feet, except 8 feet for lots adjacent to roadway. Zero lot line is permitted provided 10 feet of separation between dwelling units is maintained.
 - Garages (attached and detached) - 0 feet
- Garage Setbacks
 - Where garages face the street, the garage shall have a minimum setback of 20 feet from the property line.
 - No more than 3 houses in a row with garages facing the street can have a 20 foot setback. Minimum offset for adjacent houses is 3 feet.
 - Garages provided on alleys shall have a minimum rear yard set back of 3 feet to allow for proper turning clearances.

TOWNHOUSE LOTS

- Front Yard Setbacks
 - Dwelling Unit - 8 feet
 - Garages - 8 feet, except 20 feet for garages facing street
- Rear Yard Setbacks
 - Dwelling Unit - 15 feet, or for dwellings with offset rear lot lines, not less than 5 feet provided the average rear yard setback is not less than 15 feet
 - Garages (attached and detached) - 0 feet
- Side Yard Setbacks
 - No required side yard setback, except there shall be 8 feet on the street side of corner lots and 3 feet from a side lot line that separates townhouse zone from another zone

MULTI-FAMILY APARTMENT DEVELOPMENT

- Front Yard Setbacks
 - Dwelling Unit - 15 feet; driveways not less than 20 feet
- Rear Yard Setbacks
 - Dwelling Unit - 15 feet
- Side Yard Setbacks
 - 5 feet, except there shall be 10 feet on the street side of corner lots
- Separation
 - Not less than 10 feet between apartment buildings and off-street parking and vehicular circulation areas

PARKING AREA SETBACKS

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

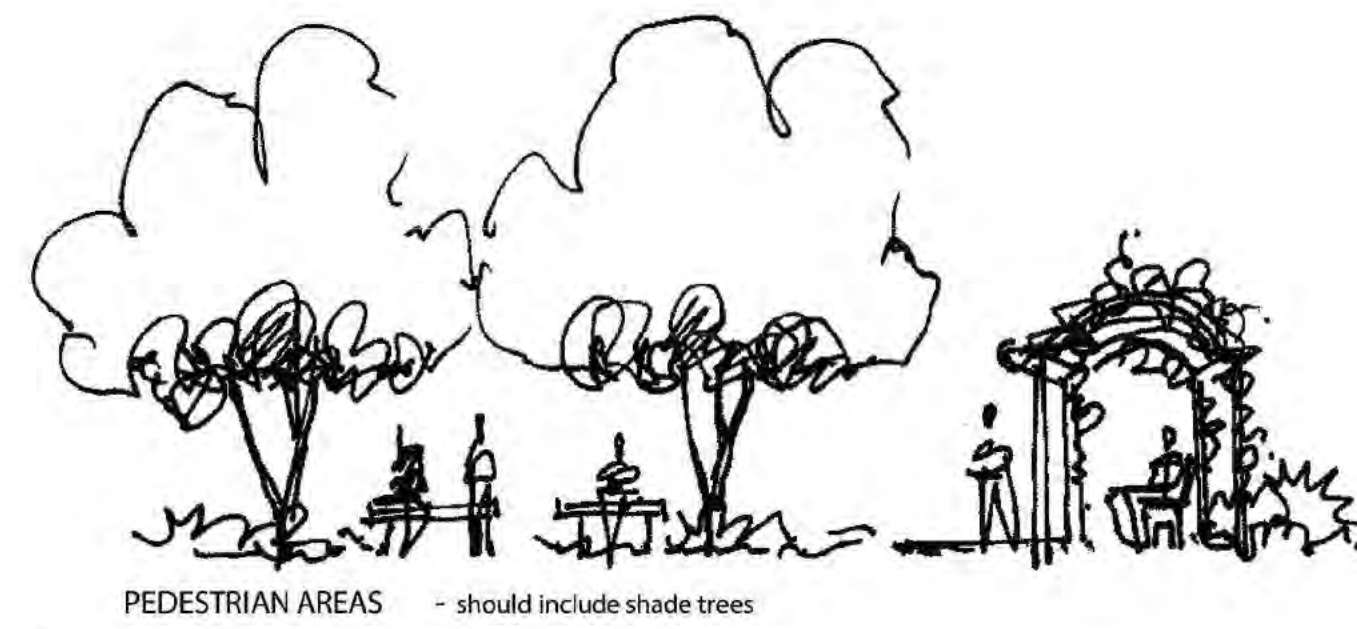
- 15 feet, except along Coors Boulevard where the setback shall be 35 feet.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Rio Grande Bosque. The landscape design should emphasize native and naturalized plant species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used 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 of Albuquerque Comprehensive City Zoning Code.

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

- Significant cottonwoods specimens shall be identified and preserved, where feasible.
- For single family residential projects, street trees shall be provided along roadways at a rate of one tree per 40 linear feet. For multi-family and non-residential projects, they shall be provided along roadways at a rate of one tree per 25 linear feet. They may be randomly or regularly placed.
- Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the lot owner in a living, attractive condition.
- All Private Commons Areas and parkway areas between curb and sidewalk shall be maintained by the developer/owner.



PEDESTRIAN AREAS - should include shade trees

NON-RESIDENTIAL AND MULTIFAMILY RESIDENTIAL

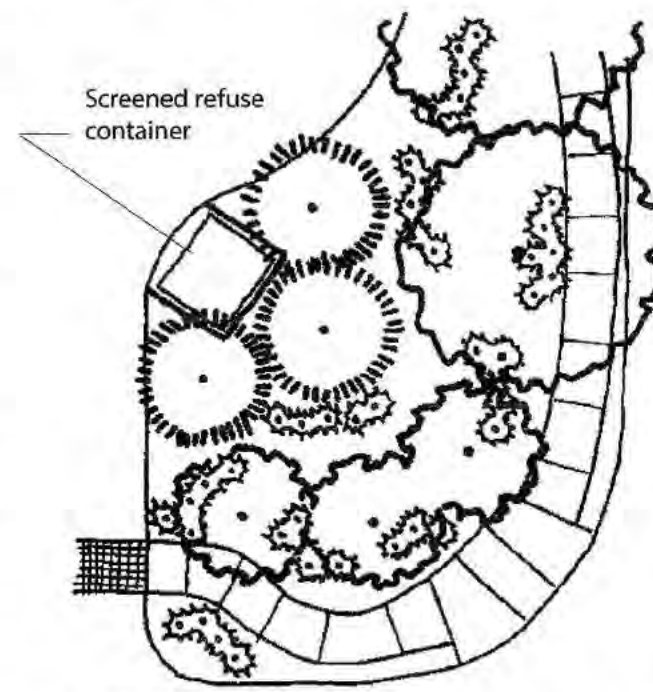
- A minimum of 15 percent of the site area for commercial, office, and multi-family projects (minus the building square footage) shall be devoted to landscape materials.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
- Appropriate landscape headers shall be used to separate any turf and groundcover areas.
- To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.
- 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
- An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- All plant materials shall be chosen from the City of Albuquerque's Water Conservation Ordinance Plant List.
- Minimum plant sizes at time of installation shall be as follows:
 - Trees 1 1/2 inch caliper, or 10 to 12 feet in height
 - Shrubs & Groundcovers 1 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation.

SCREENING / WALLS and FENCES

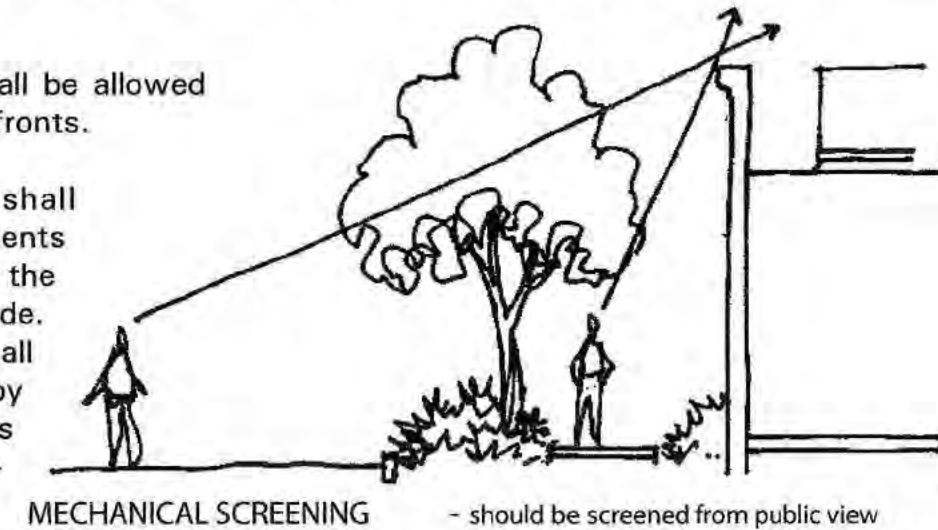
The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the property. The site orientation of these elements shall be away from any street or pedestrian area. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

SCREENING

- Parking areas shall be located away from adjacent streets and properties and shall be screened with plant materials, walls, or earthen berms. Such screening shall have a minimum height of 3 feet. Since the viewing public is from above site topographically, the focus of the screening materials should be on trees.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- No refuse collection areas shall be allowed between streets and building fronts.
- All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.



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



MECHANICAL SCREENING - should be screened from public view

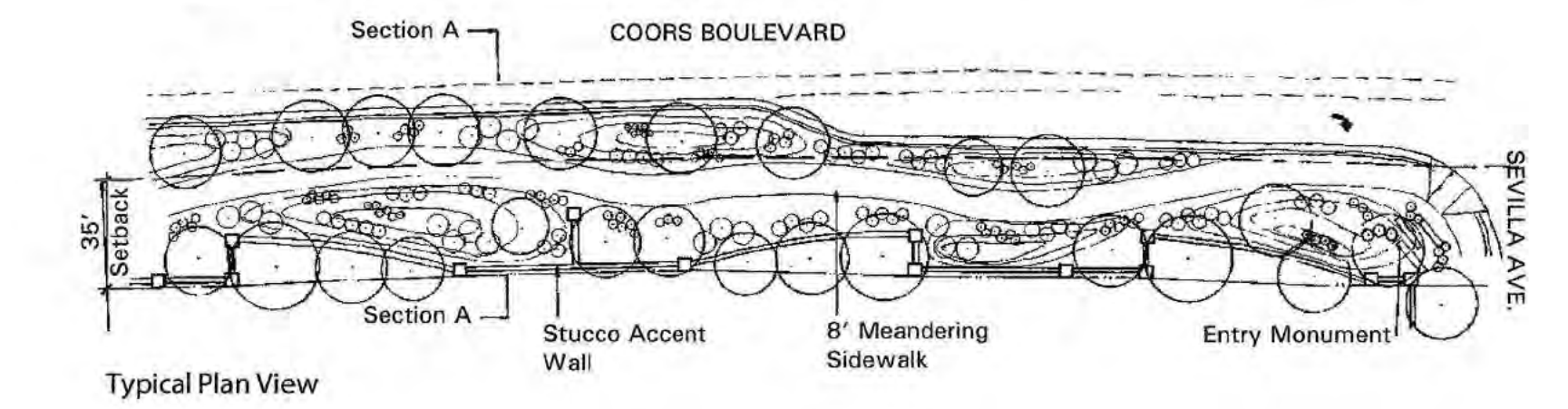
WALLS/FENCES

Perimeter fencing is allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, meandering within a landscape area, and providing openings. Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls or these Design Standards as specified below. Tensile wire fencing is encouraged for development adjacent to the Bosque to ensure visual access.

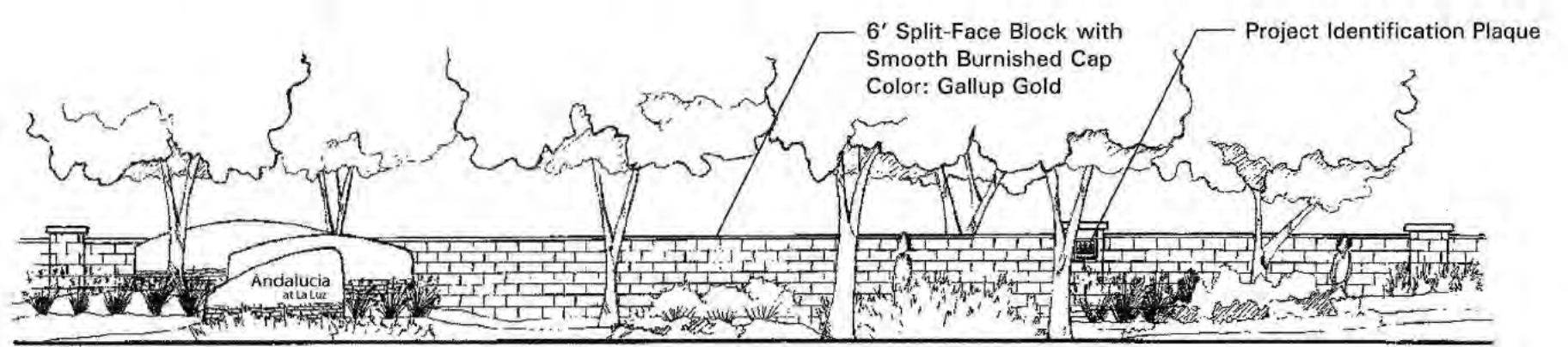
- Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
- Perimeter walls, if used, shall include pedestrian openings at key locations within the development to ensure convenient access to other areas within the property.
- Clear site distances will be maintained at all driveway locations.
- The maximum height of retaining walls is 8 feet. Areas requiring greater retainage are required to be terraced.
- Materials acceptable for retaining walls are masonry block (no unfinished), split face block, and stone.
- Yard walls shall be constructed of adobe, cast pumice, rammed earth, concrete masonry, rastra or stuccoed masonry block and shall be finished to match adjoining exterior structure walls. Walls shall not exceed 6 feet in height except at the gate opening unless approved by the Architectural Control Committee and the City of Albuquerque.
- The maximum height of the wall adjoining Tract 6A is 6 feet, or a visual opening may be provided in the wall as an alternative.

COORS BOULEVARD WALL

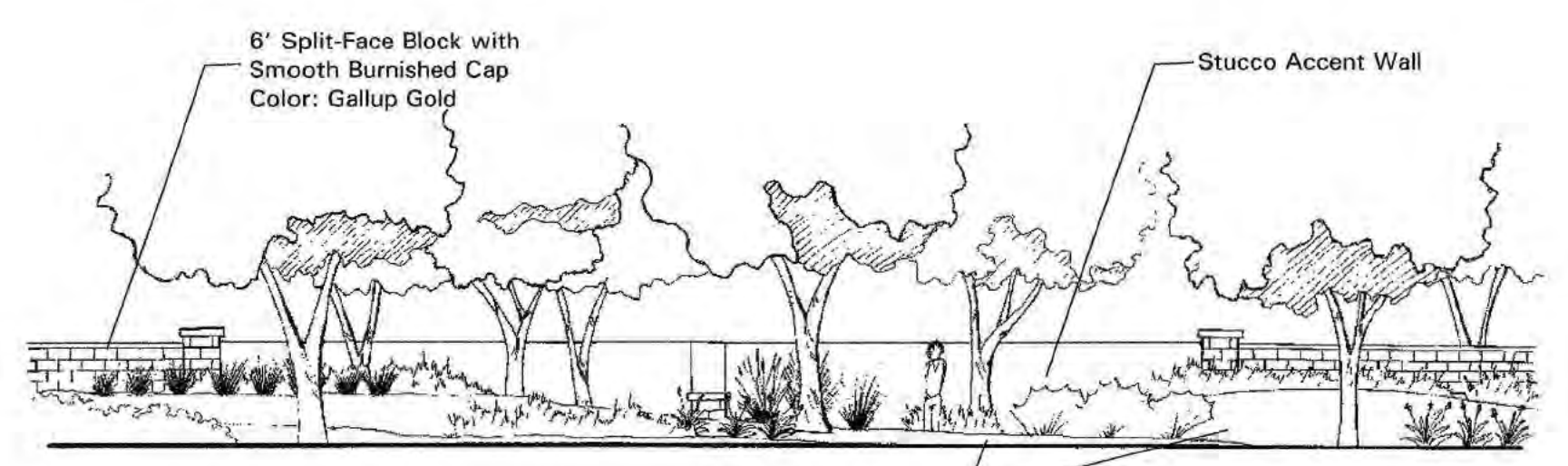
- The perimeter wall along Coors Boulevard at residential Tract 6B-4 shall be as shown below. Landscape provided shall meet the standards in the City's Street Tree Ordinance.
- The elevation at the top of the wall (including decorative features) along Coors Boulevard shall not exceed 8 feet above the existing elevation of Coors Boulevard in order to allow the wall to undulate in conjunction with the berm.
- With the exception of 3 foot parking lot screen walls, it is not anticipated that there will be a perimeter wall along Coors Boulevard or Montano Road adjacent to the non-residential Tracts 6B-1, 6B-2, and 6B-5.



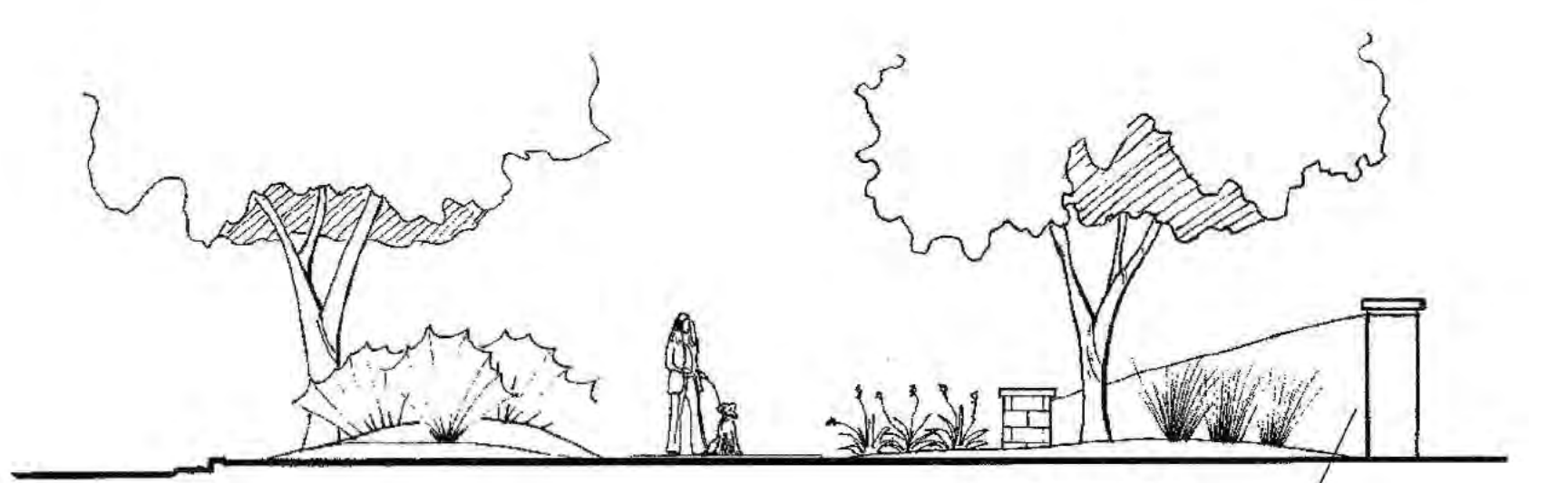
Typical Plan View



Typical Entry Monument & Wall Elevation



Typical Accent Wall Elevation



Typical Accent Wall Section A-A

North Andalucia at La Luz

Prepared for: Silver Leaf Ventures, LLC.



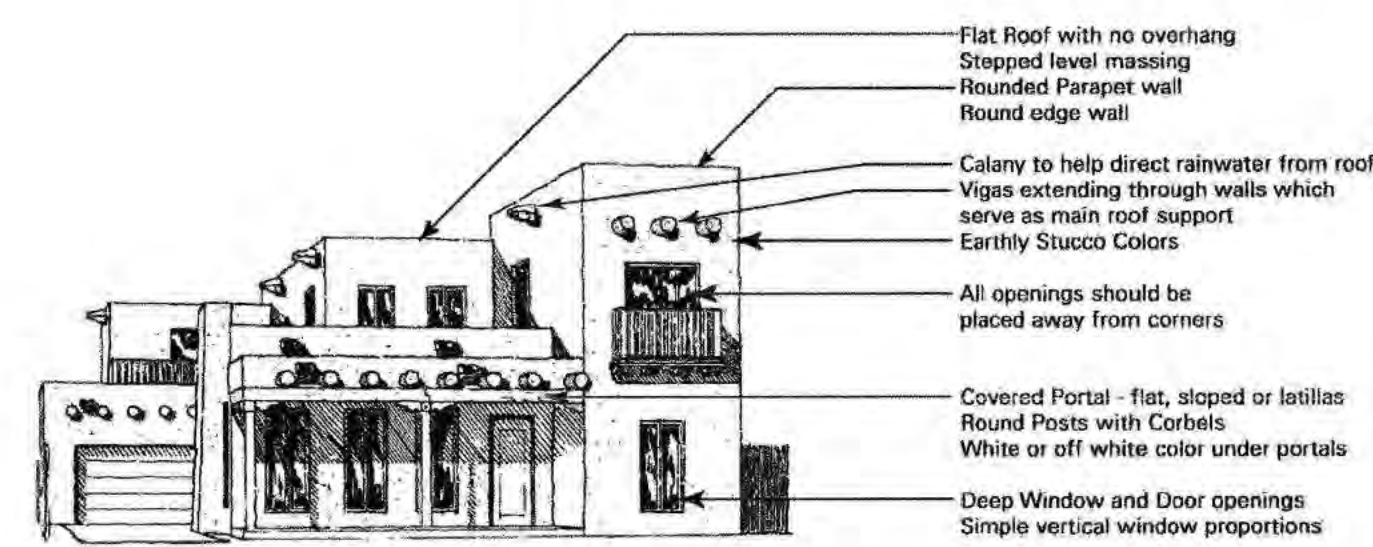
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505.761.4222
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ARCHITECTURE

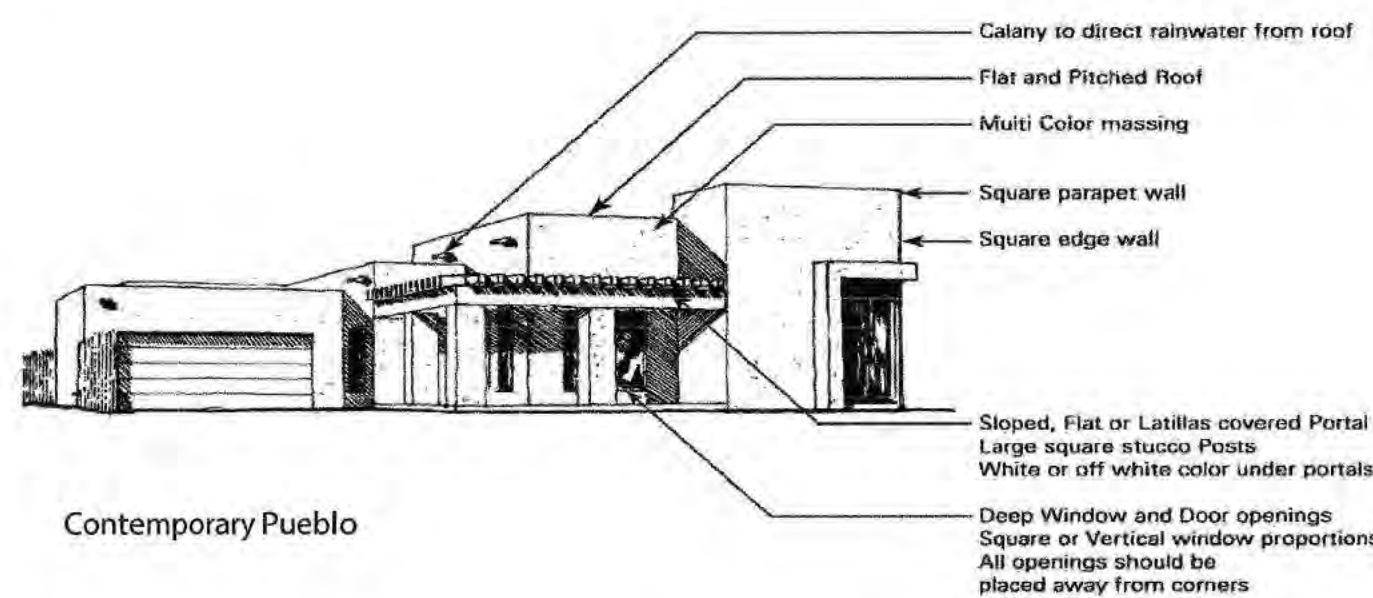
The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, views, solar access, and aesthetic considerations.

ARCHITECTURAL STYLES



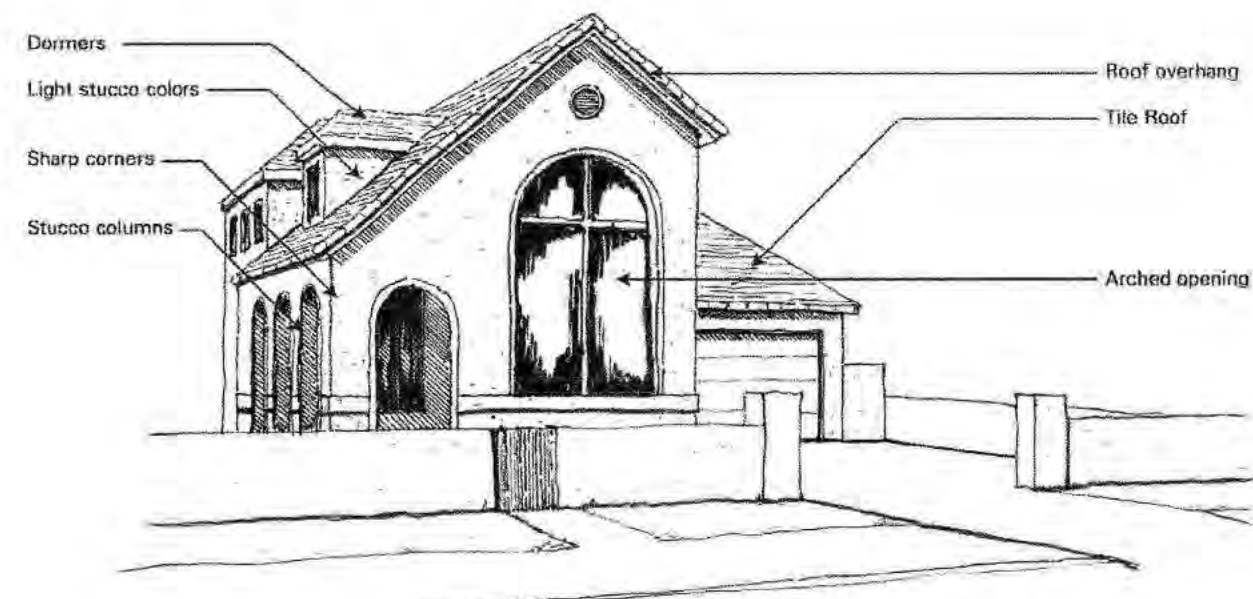
Pueblo Revival

Pueblo Revival Style is characterized by either massive adobe brick walls, or wood framing with stucco to give the effect of adobe, projecting vigas, rounded parapets, interspersed with canales, and rounded wood columns with corbels. The flat roof and exterior mud/stucco colors of earth tones are also strong features of this style.



Contemporary Pueblo

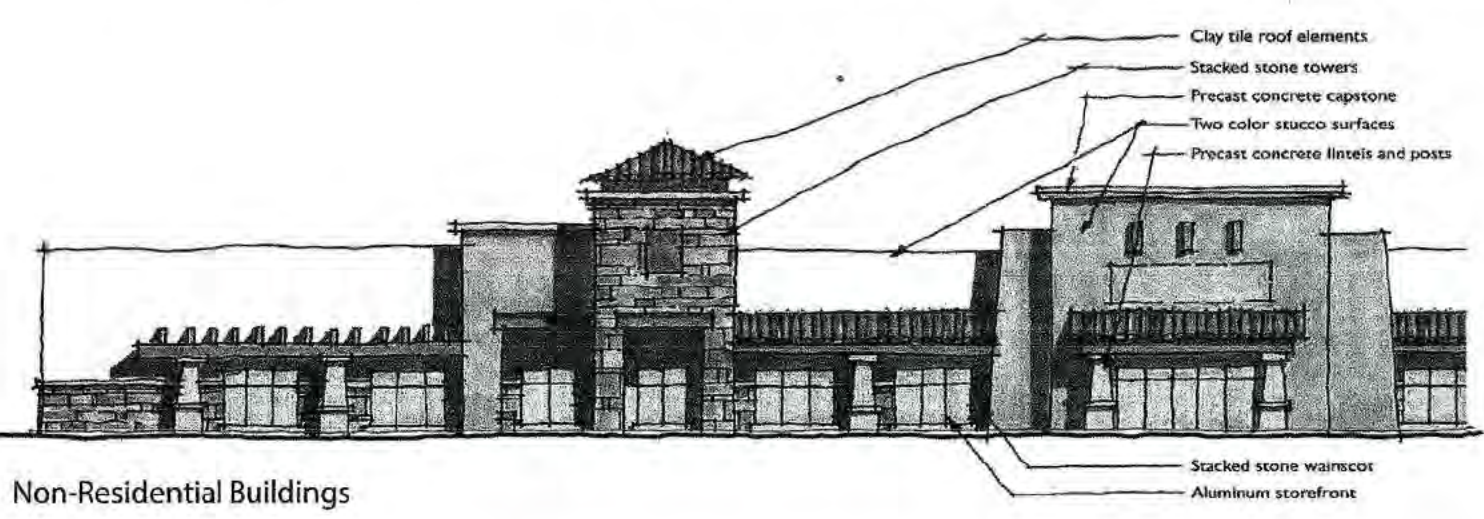
Contemporary Pueblo Style is a more modern design which reflects much of the traditional Pueblo style architecture, combined with elements of modern architecture. The severe exterior walls are broken by large window openings that extend from floor to ceiling. Square large stuccoed columns replace the round columns of the Pueblo designs. Exterior colors range from earth tones to much lighter colors.



Spanish Colonial

Spanish Colonial Style exhibits authentic Colonial architectural elements brought from Spain and features a central courtyard or walled patio. The severe exterior masonry walls are broken only by an ornamental stone entrance. Most rooms open to a columned galeria which extends the entire length of the enclosed garden patio. The flat roof with red tile roof accents over the galeria and wall copings are common features of this design. Exterior colors range from earth tones to much lighter colors.

Commercial building style will be a hybrid of New Mexico architectural styles, incorporating stucco



Non-Residential Buildings

surfaces, stacked stone wainscot and tower elements, precast concrete posts, lintels, cap stones, and ramadas, and clay tile roof elements. Materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns. Roof mounted mechanical equipment will be screened from view by parapets or mechanical screens. Ground-mounted equipment will be screened by building elements or landscaping. All sides of all buildings will be architecturally articulated with the elements described and illustrated above.

NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL STANDARDS

- All non-residential buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code, as well as other local building and fire codes.
- Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Generic franchise building elevations or canopies are prohibited.
- No plastic or vinyl building panels, awnings, or canopies are allowed. Awnings and canopies, if used, shall be integrated with building architecture.
- Building heights should be kept to a minimum. Maximum height shall be limited to 45 feet for the ridge of the building to correspond with the Coors Corridor Plan.
- Entry ways to non-residential and multi-family buildings shall be clearly defined.
- No freestanding cell towers or antennas are allowed; rather antenna shall be integrated with the building architecture.

SINGLE-FAMILY RESIDENTIAL STANDARDS

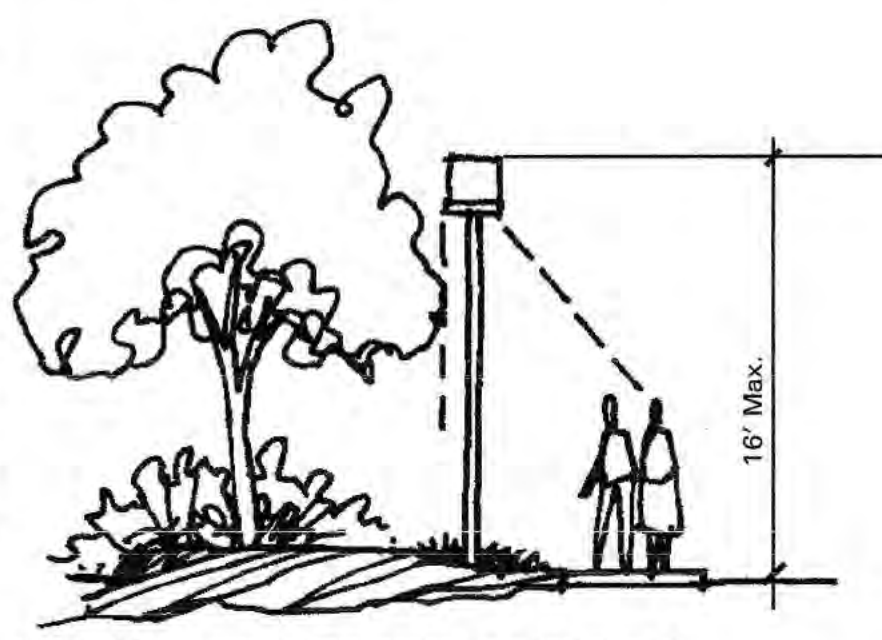
- Lot Size**
 - Minimum residential lot size shall be 3,500 s.f.
- Front Porches**
 - Front porches are required for each dwelling unit.
 - Front porches and/or portals shall have a minimum 6 foot depth.
- Building Colors and Materials**
 - Highly reflective surfaces shall be screened from public view.
 - Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand.
 - Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
 - Windows may be wood, metal or solid vinyl. All windows visible from nearby street and path shall be glazed with clear, non reflective glass. Reflective film is prohibited
 - Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.
- Roof Colors and Materials**
 - Roofs may be flat, pitched (tile), or combination of both and shall be made of non-reflective materials. Roof tile color shall be Terracotta Blend.
- Accessory Buildings and Remodels**
 - All accessory buildings and/or building remodeling under 200 square feet are permitted without special approval from the City. Projects that are larger than 200 square feet are required to apply for administrative approval from the City Planning Director.

LIGHTING

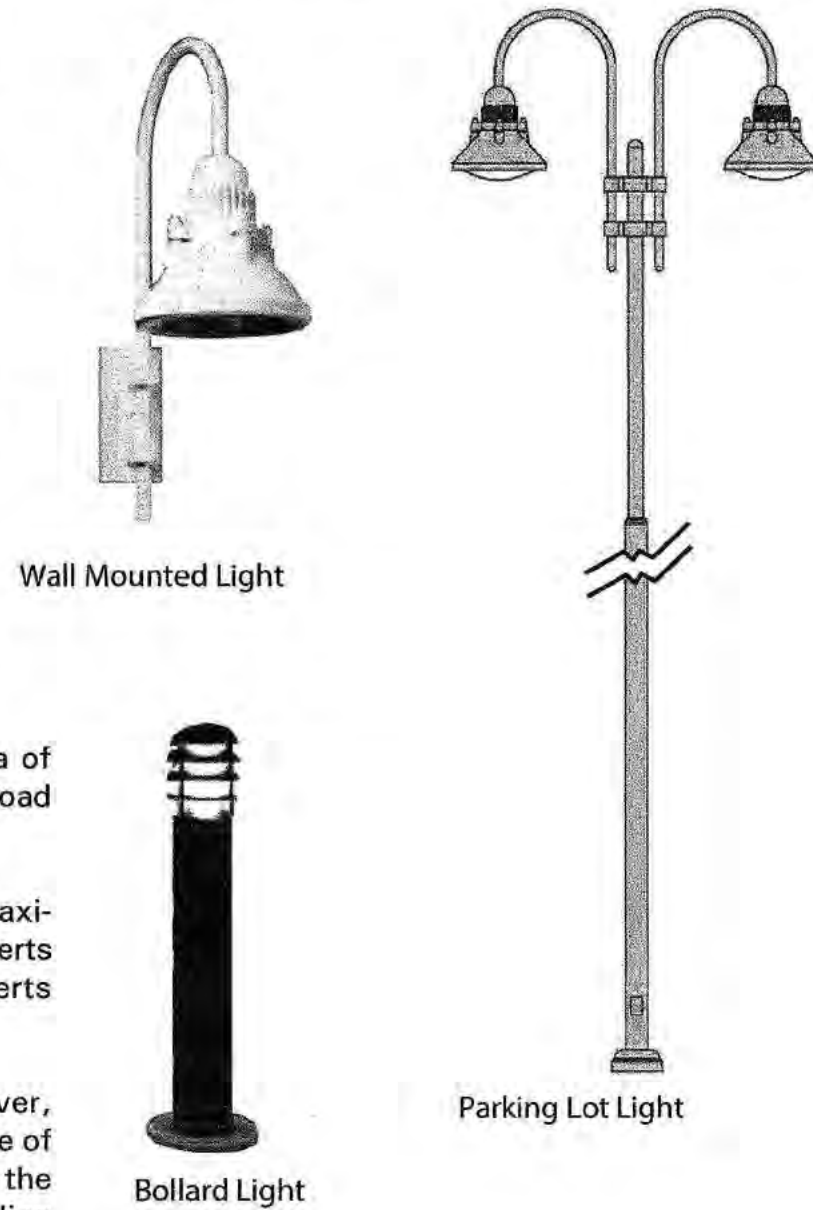
In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to maximize public safety while not affecting adjacent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

In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
- The location of light fixtures shall be identified on subsequent Site Plans for Building Permits. The maximum mounting height of luminaires for pedestrian scale lights shall be 16 feet in height. Consistent with the Coors Corridor Plan, the maximum mounting height of luminaires for parking lot lights shall be a maximum of 20 feet in height, except where they are within 70 feet of residential, they shall be 16 feet in height.
- Neon lights are prohibited in the area of Tract 6B, 300 feet north of Learning Road (see Sheet 1 for location).
- Site lighting shall be restricted to a maximum off-site luminance of 1,000 lamberts from any point and 200 foot lamberts from any residential property line.
- Accent lighting is permitted, however, surface lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lighted.
- Average light levels shall be limited to 2 footcandles with maximum levels limited to 16 footcandles as measured from 4 feet above the surface level of any point on the site.



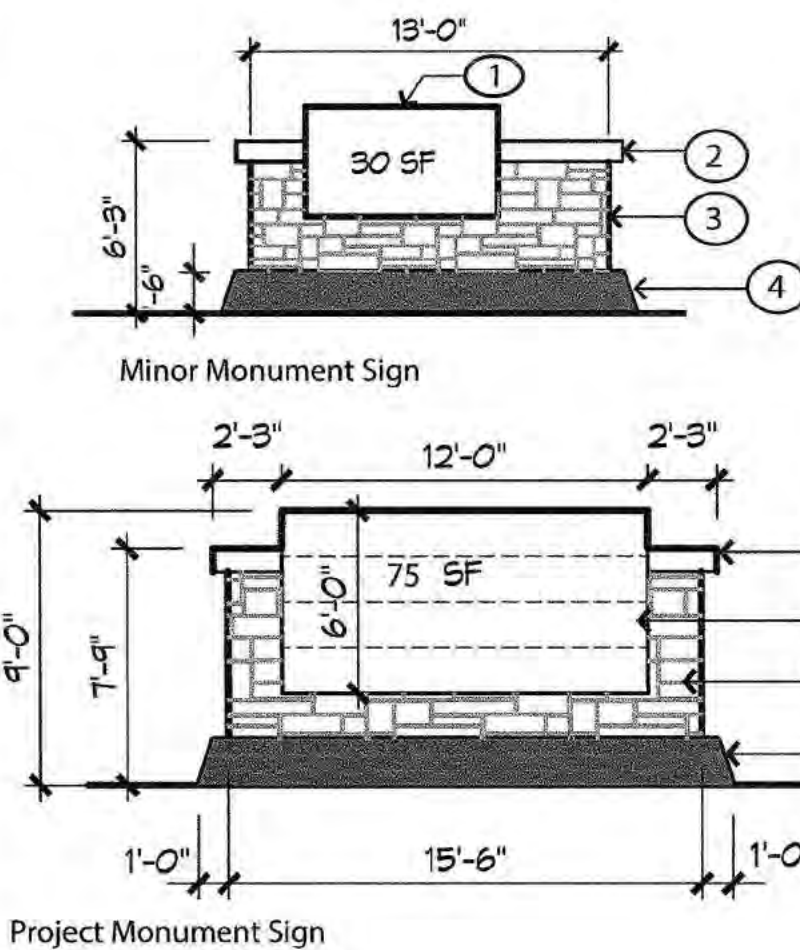
LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards



SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within North Andalusia at La Luz. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.

- All signs shall be in compliance with Section 14-16-3-5 General Sign Regulations of the Comprehensive City Zoning Code and the Coors Corridor Plan.
- Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings.
- Project Monument Signs**
 - Three project monument signs are allowed at the entries along Coors Boulevard and one minor entry monument sign is allowed on Montano Road as landmarks identifying the project. These project monument signs shall be of similar design and materials as the buildings.
 - Project monument signs along Coors Boulevard shall have an overall maximum height of 9 feet and shall identify the tenants in a signage area not to exceed 75 square feet with a total of 10 items of information. The minor monument sign along Montano Road shall have an overall height of 9 feet and shall identify the tenants in a signage area not to exceed 30 square feet.



Keyed Notes
 1 Tenant signage area
 2 Precast coping
 3 Stone veneer wainscot with precast cap
 4 Precast window sill

Individual Monument Signs

- One individual monument sign is allowed for each parcel to be located along the internal roadway system and shall not be located along Coors Boulevard or Montano Road. Maximum height for individual monument signs shall not exceed 9 feet and shall have a maximum signage area not to exceed 30 square feet.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- Signs shall not overhang into the public right-of-way or extend above the building roof line.
- Off-premise signs and portable signs are prohibited.
- Building-mounted signs shall not exceed 6 percent of the facade area and the lettering shall not exceed 2 feet in height.
- Building-mounted signs shall:
 - Identify the name and business of the occupant or of those offering the premises for sale or lease;
 - Not have too many different colors;
 - Have a significant contrast between the background and the text in order to ensure readability; and
 - Not intrude upon any architectural features, including windows, columns, mouldings, or other decorative features.
- No illuminated plastic panel signs are allowed except business logos within the non-residential areas of the property.
- Signs on buildings immediately west of Winterhaven (labeled New Local Street) shall not be lighted.

UTILITIES

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

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Alleys may be used for dry utilities and sewer, wherever possible.
- Utility easements shall be a minimum of 7.5 feet in width and may be spot easements instead of continuous easements for above-ground structures.

PRIVATE COMMONS AREAS

A defining feature of Andalusia at La Luz is the private commons areas that are spread throughout the community. The City's on-site useable open space requirements are met through a combination of the private commons areas and on-site useable open space.

- Minimum on-lot useable open space shall be as required in the SU-1 Zone: 250 square feet per two bedrooms and 300 square feet for three or more bedrooms.
- Covered outdoor space and balconies shall be considered on-lot useable open space.
- Private commons areas shall be considered as part of meeting the SU-1 useable open space requirements of 2,400 square feet provided the minimum on-lot requirements (as stated above) are met. The private commons areas shall be utilized to meet any deficiency in the 2,400 square foot requirement.

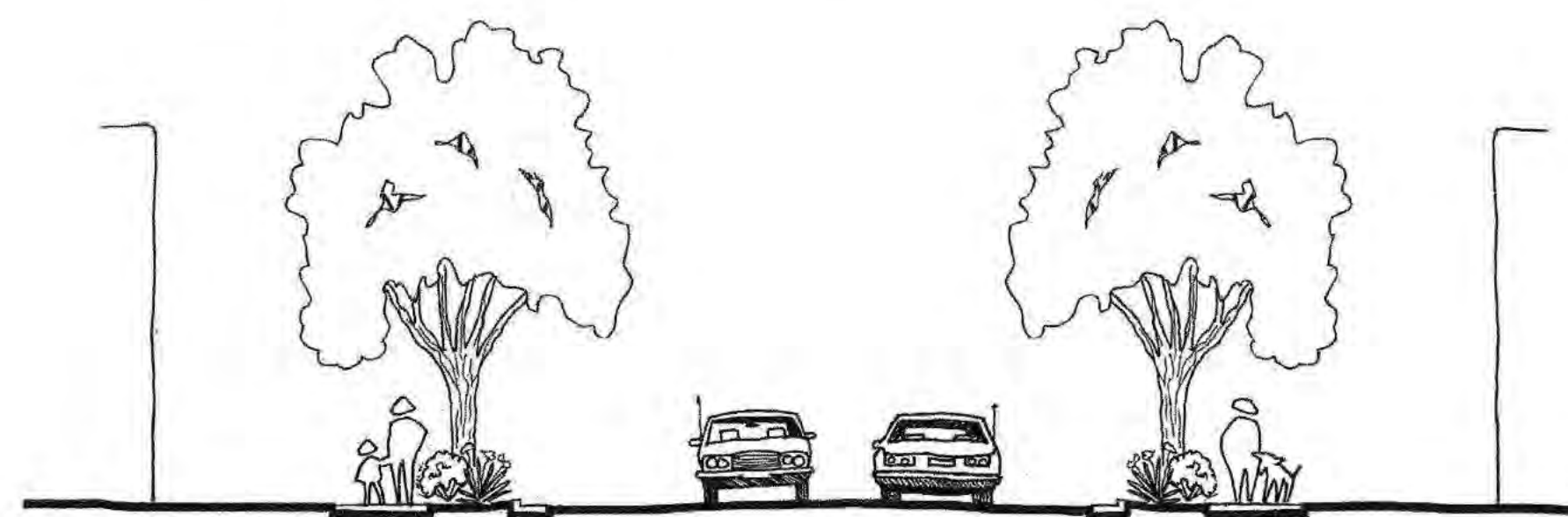
UNIQUE STREET AND TRAFFIC CALMING STANDARDS

Much attention has been given to the design of the streetscapes at Andalusia at La Luz. These unique standards, along with the treatment given to garages and front yard setbacks, are critical to the success of creating an active, pedestrian-oriented urban community. The intent is to provide relatively short street blocks with a smaller number of lots in order to make the streets as intimate as possible and still meet the City's DPM Standards.

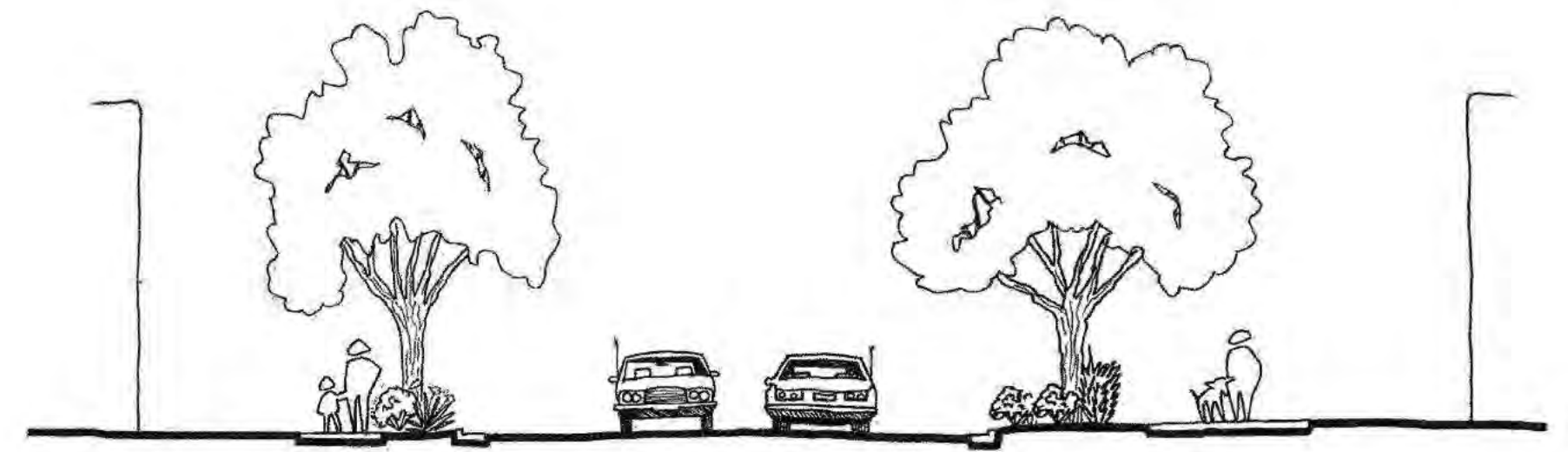
- All street types shall include a 5-6 foot landscaped parkway (actual width depending on street section) and 4 foot sidewalks on both sides of the street.
- Handicapped ramps shall be provided at each intersection, and shall be designed to direct the wheelchair user to the other side of the roadway.
- Bump-outs are allowed in order to slow traffic and to discourage parking close to certain intersections. Where provided, bump-outs shall protrude 4 feet maximum into the right-of-way.
- Curbs shall have a minimum curve radii of 10 feet in order to shorten the distance at pedestrian crossings and provide great pedestrian safety.

Street Character

The following 60 foot street section will be constructed within Tracts 6B and A. It has been designed in conjunction with the parking standards (see Sheet 2 of 3), and is intended to reduce traffic speeds. The 70 foot section occurs north of the Learning Road/Street B intersection, and includes the 20 foot Learning Road landscape/trail.

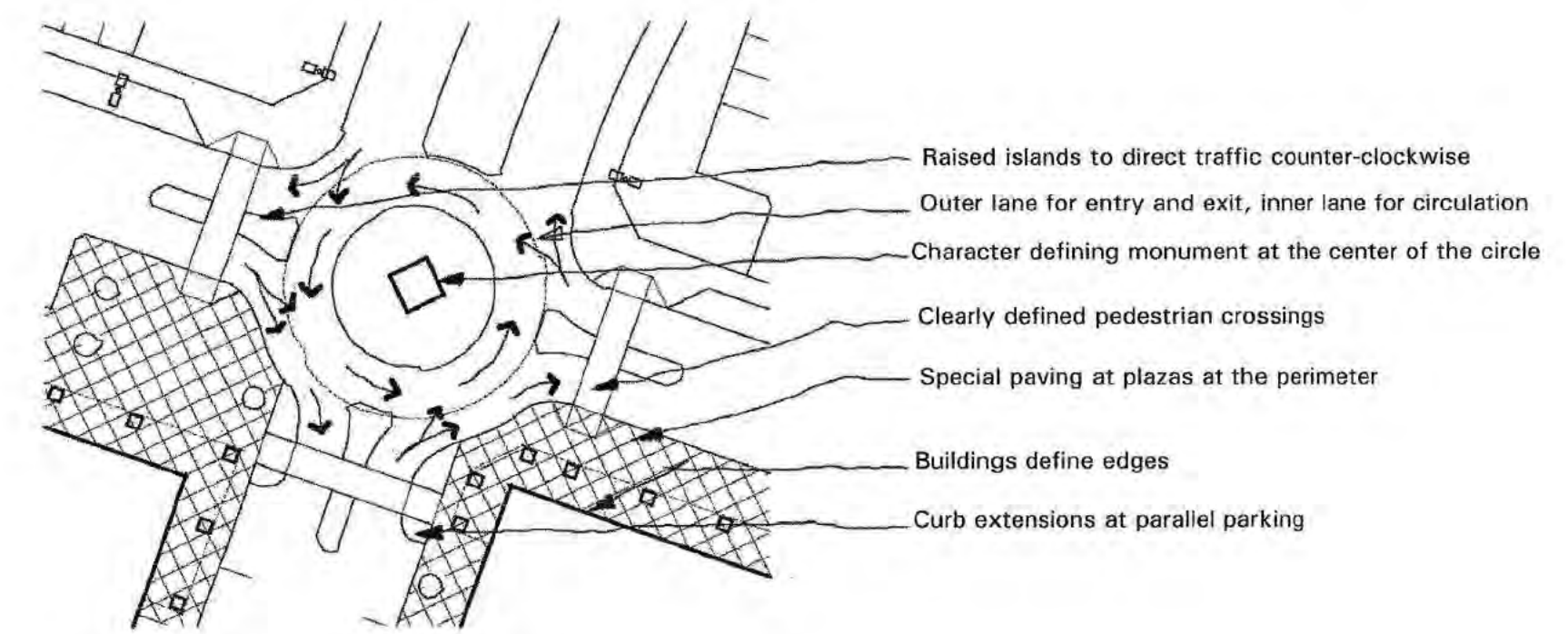


60' Street Section



70' Street Section

Roundabouts
 Roundabouts will be utilized as a traffic calming device at major public and private vehicular intersections. Because these locations will be focal points, a character defining monument element will be located at the center of the traffic circle.



Roundabouts

- Roundabouts will meet design requirements of Publications FHWA-RD-00-067 and AASHTO.
- Raised islands with rolled curbs will be used to direct traffic counter-clockwise, and prevent left turn movements. Special paving will be utilized on adjacent pedestrian plaza areas, and crosswalks will provide clear separation between vehicular and pedestrian movements. Traffic will enter and exit on the outer lane, and circulate around the circle on the inner lane.

TRANSPORTATION DEMAND MANAGEMENT

Pursuant to the Comprehensive Plan policies related to Community Activity Centers, Transportation Demand Management (TDM) is one of the recommendations specific to the implementation of these centers in place of auto based improvements in order to mitigate traffic impacts of a development.

- Future employers that locate within the Andalusia Community Activity Center will be part of the TDM effort designed to help mitigate traffic impacts:
 - Businesses with more than 50 employees shall provide designated carpool parking spaces to encourage carpooling by employees.
 - Businesses should work with employees to encourage carpooling, bus ridership, and alternative modes of transportation.
 - Businesses should post the City trail map and bus route information in employee break rooms or other locations easily accessible to employees.
 - Businesses shall provide conveniently located bicycle racks and facilities to encourage bicycle commuting.
 - The Owner/Developer will also be the contact person with City Transit and Environmental Health Departments for update, technical assistance, etc.
- As a part of the TDM Program, City Transit should:
 - Work with the residential and non-residential projects to provide efficient routes and schedules to the Andalusia Community Activity Center that address their specific needs; and
 - Work with the Owner/Developer to provide bus routes off of Coors Boulevard and Montano Road and into the interior of the project when feasible.

North Andalusia at La Luz

Prepared for: Silver Leaf Ventures, LLC.

