

Project Number: 1000565
 Application Number: 04 DRB. 00027 (SBR) 04 DRB 00026 (SPS)

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and that the findings and conditions in the Official Notice; Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Solid Waste Management	1-9-04	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	1-21-04	Date
<i>[Signature]</i> Utilities Development	1-21-04	Date
<i>[Signature]</i> Parks and Recreation Department	1/21/04	Date
<i>[Signature]</i> City Engineer	1/21/04	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

[Signature]
City Planner, Planning Department

11/21/04 Date

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

Longford Village East

Site Plan for Subdivision and Site Plan for Building Permit

Prepared for:
 Longford Homes
 7301 Jefferson Street NE, Suite G-H
 Albuquerque, NM 87102

Prepared by:
 Consensus Planning, Inc.
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 Albuquerque, NM 87109

Bohannon **Huston**
 Courtyard 1 7500 Jefferson St NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Scale: 1" = 50'

25 0 50 100 north

SHEET 1
 January 8, 2004

DECORATIVE STUCCO ACCENT FEATURES, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

ASPHALT SHINGLE ROOFING, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

STUCCO, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

RAISED PANEL GARAGE AND ENTRY DOORS, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

ASPHALT SHINGLE ROOFING, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

STUCCO, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

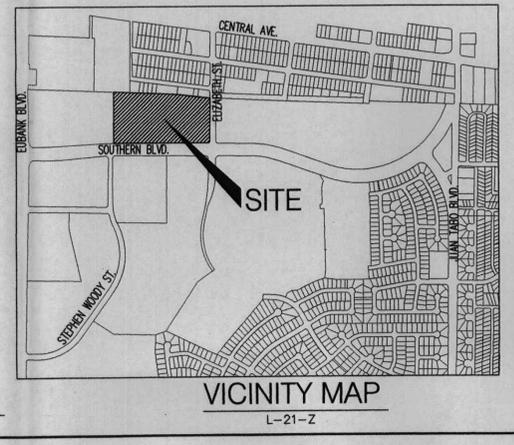
DECORATIVE STUCCO ACCENT FEATURES, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

ENTRY DOOR, SEE RESIDENTIAL GUIDELINES FOR COLOR OPTIONS

NOTE: THESE DRAWINGS ARE EXAMPLES OF TYPES OF RESIDENTIAL UNITS THAT MAY OCCUR UNDER THE DESIGN GUIDELINES. THEY ARE NOT TYPICAL UNITS. NOR ARE THEY TO SET PRECEDENT FOR EVERY HOUSE.

CONCEPTUAL FRONT ELEVATION NO SCALE

CONCEPTUAL REAR ELEVATION NO SCALE



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
[Signature] 1-12-04
 SIGNATURE & DATE

LEGEND

- NEW SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT

10' PUE

S:\001_Cadshare\001_Projects\1338-01 Longford\January-2004\040199-siteplan.dwg
 January 08, 2004 - 5:59pm

Design Guidelines

Site Information:

The site consists of approximately 13 acres total. The site plan for subdivision applies to all 13 acres and creates approximately 122 residential lots. This request for zone map amendment and site plan for building permit applies to all 13 acres.

Proposed Use:

Approximately 122 single-family units are planned for Tract B1, Costco Development. Due to the unique lot sizes and private common areas, the requested zoning is SU-1 for PRD. The development will also contain private common areas for open space and pocket park.

Pedestrian and Vehicular Ingress and Egress:

VEHICULAR ACCESS - Primary access into the development will be off of Elizabeth Street. The access will be provided through a gated driveway into the property.

PEDESTRIAN ACCESS - Pedestrians will be provided direct access through the subdivision from entry ways off of Elizabeth Street. In addition, pedestrian access will also be provided to the Costco site through an easement located between Lot 36 and the existing drainage pond. Another pedestrian access point will be located between Lot 30 and 29. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W. Sidewalk construction may be deferred by the homebuilder.

BICYCLE ACCESS - A primary trail is planned along Southern Boulevard NE that crosses in front of the Costco site. The trail is meant to serve as part of the regional transportation network.

TRANSIT ACCESS - The site is currently not on a direct Transit route, however, Route 2, Eubank is located in close proximity (approximately ¼-mile which is considered a walkable distance) to the site.

Internal Circulation: Internal roads will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to each home.

Building Heights and Setbacks:

See the design guidelines for building heights and yard setbacks.

Maximum FAR:

Floor area ratios are not utilized for single family detached homes. Lot coverage is dictated by setbacks and are provided in the attached design guidelines.

Landscape Plan:

The Landscape Plan, submitted as part of this package, provides for street trees within the subdivision and also along Southern Boulevard NE in accordance with the Street Tree Ordinance.

The purpose of these Design Standards is to provide an overview of the developer's

- **Front Yard Setbacks**
Dwelling Unit - 8 feet minimum
Garages - 20 feet for garages facing street

- **Rear Yard Setbacks**
Dwelling Unit - 15 feet minimum
A view fence and/or use easement will be incorporated into some of the lots that abut open space or park property - see Site Plan and Typical Lot Detail.

- **Side Yard Setbacks**
Dwelling Unit - 5 feet minimum
There shall be 10' on the street side of corner lots and there shall be 10' between buildings. Some lots will be encumbered with a use easement for the benefit of the adjoining property owner.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the Manzano Mesa development to the south and Costco Wholesalers to the west. 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:

- Street trees are required along Southern Boulevard in accordance with the City of Albuquerque Street Tree Ordinance. Per the Street Tree Ordinance, tree placement shall be every 30 linear feet along Southern Boulevard.
- For single family residential projects, street trees shall be provided along roadways at a rate of one tree per 38 linear feet.
- Individual lot owners will be responsible for the installation and maintenance of turf, wildflowers, etc., shall be maintained by the lot owner in a living, attractive manner.
- All private common parking areas, public space, private roads, and the street trees along Southern Boulevard shall be maintained by the Homeowners Association.

SCREENING WALLS AND FENCES

All walls shall comply with the adopted City of Albuquerque Wall Design Guidelines. The effective use of screening devices for refuse collection and mechanical equipment is essential to limit their adverse visual impact on the property. Perimeter walls are allowed on the property; however, an effort should be made by the site designer to lessen its visual impact through landscaping, meandering within a landscaped area, and providing openings.

- Unfinished block walls and barbed wire, chain link, concertina wire, a n d

- Exterior doors, including garage doors, shall be stained or painted wood, or painted metal.

COLOR SCHEME #1

Roof Eagle Tile
Stucco Seal Beach #8644 (Gray/ Green) Frazee
Trim & Facia White
Popouts Beaver Creek #8765D (Brown) Frazee

COLOR SCHEME #2

Roof Eagle Tile
Stucco Beige #SW-2052 Western Reserve
Trim & Facia Off White #8220W Alayseed
Popouts Brown #8825D (Brown) Jacaranda

COLOR SCHEME #3

Roof Eagle Tile
Stucco Hayseed #8220W (White)
Trim & Facia Jacaranda Brown #8825D
Popouts Meadowlark #8742M (Tan)

COLOR SCHEME #4

Roof Eagle Tile
Stucco Tinderbox #8683W (Gray/White)
Trim & Facia White #001
Popouts Tavern Taupe #SW2029 (Tan)

COLOR SCHEME #5

Roof Eagle Tile
Stucco Seal Beach #8644 (Gray/Green) Frazee
Trim & Facia White #001 Frazee
Popouts Beaver Creek #8765D (Brown) Frazee

COLOR SCHEME #6

Roof Eagle Tile
Stucco Western Reserve Beige #SW2052
Trim & Facia Hayseed #8220W (Off-White)
Popouts Jacaranda Brown #8825D (Brown)

COLOR SCHEME #7

Roof Eagle Tile
Stucco Hayseed #8220W (White)
Trim & Facia Jacaranda Brown #8825D
Popouts Meadowlark #8742M (Tan)

COLOR SCHEME #8

Roof Eagle Tile
Stucco Tinderbox #8683W (Gray/White)
Trim & Facia White #001
Popouts Tavern Taupe #SW2029 (Tan)

Accessory Buildings and Remodels

- All accessory buildings and/or building remodeling under 200 square feet are

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.

- 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.

SITE PLAN FOR BUILDING PERMIT

A separate site plan for building permit will not be required for this residential portion of this development if conformance to these residential design standards is adhered to.