

La Plazuela de Sandoval

Master Plan



Sandoval County

711 Camino del Pueblo

PO Box 40

Bernalillo, NM 87192



November 2007

Revised 01/29/08

Huitt~Zollars, Inc.
Consensus Planning, Inc



La Plazuela de Sandoval Master Plan

A. EXECUTIVE SUMMARY

In 2004, Sandoval County set out to master plan County owned property located off of NM 528 (Rio Rancho Boulevard) and Idalia Road. This property will house several County offices, anchored by the Sandoval County Judicial Complex. In addition, the property is anticipated to develop with additional office space, commercial uses, and high density housing. This property, named La Plazuela de Sandoval, consists of 69 acres (56 of which are owned by Sandoval County). Highlights of the Master Plan include:

- The primary use of the site will be to house Sandoval County offices, however the site is intended to be a mixed-use development containing commercial uses, additional office space, and multi-family residential development;
- A Joint Powers Agreement (JPA) between Rio Rancho, the Town of Bernalillo, and Sandoval County promoted the master planning of the site in order to address several issues;
- As part of the JPA, a revenue sharing system was proposed that allocated a higher percentage to the City of Rio Rancho in exchange for the City serving the site with utilities;
- A master plan graphic has been created delineating the land uses and locations within the La Plazuela site;
- Uses that develop on the property will serve both employees working at the Sandoval County offices and residents living in the existing and developing subdivisions located in the surrounding area;
- The Sandoval County Judicial Complex and Health Commons are the first two structures on the site with construction of both facilities now complete;
- An internal roadway network will link the different parcels within the Master Plan area together. In addition, the site will be linked together by pedestrian trails and an open space network;
- Development of this site will improve the overall transportation system for the City of Rio Rancho in two ways; first, it will provide an entrance corridor to the rapidly developing Enchanted Hills area, providing another entrance/exit from that area. Second, the site is the location of a regional park and ride facility, which should mitigate traffic congestion in the area among commuters by providing bus connections to the Railrunner station in Bernalillo. An enclosed station will soon be constructed on the site to further improve service.
- Design guidelines are in place to ensure a high quality and aesthetically pleasing development on the site;
- Primary access to the site will be taken off of Idalia Road; and

La Plazuela de Sandoval Master Plan

- Development of La Plazuela de Sandoval will help improve the existing Rio Rancho transportation system.

The JPA launched the planning process for La Plazuela de Sandoval. Over the course of the past years, however, the plans were formulated based upon extensive site and infrastructure analysis. Meetings with Sandoval County planning staff and the County manager have also helped form much of the planning process. Once all the ideas were formulated, the data was compiled into this Master Plan document. Overall, this document serves as the general land use guideline for La Plazuela de Sandoval and will help Sandoval County planning staff and leadership in land use decision making for the site.

B. INTRODUCTION

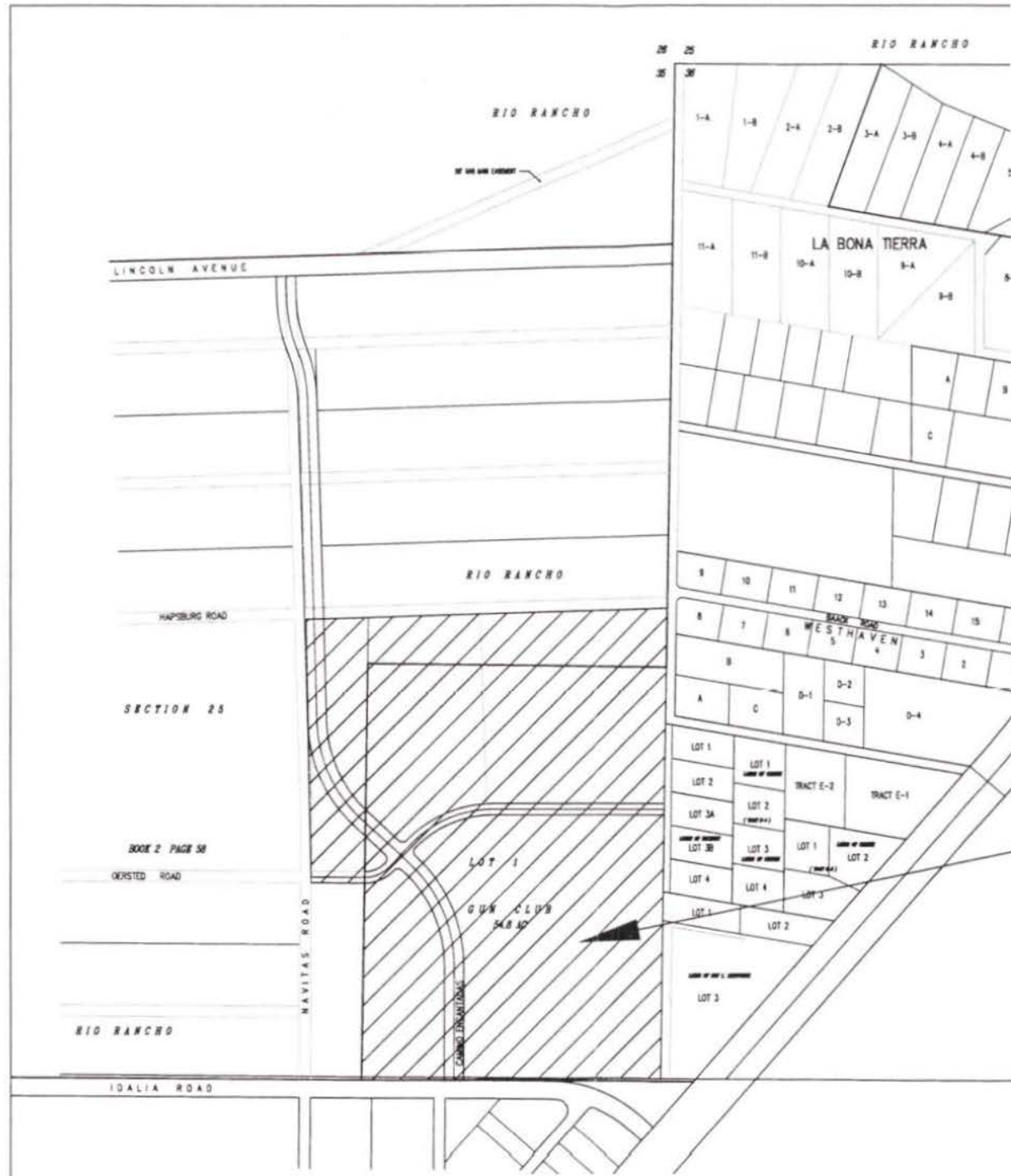
La Plazuela de Sandoval covers approximately 69 acres (56 owned by the County and 13 owned by a private land owner), eight acres of which are located within the Town of Bernalillo and the balance located within the City of Rio Rancho and unincorporated areas within Sandoval County. The site is located in a rapidly growing area with most of the growth taking place in Rio Rancho. The primary use of the site will be institutional in nature with the Sandoval County Judicial Complex and Health Commons being the most significant current users.

Additional County offices are also planned for the site, and future development areas will contain locations for commercial and multi-family residential development. The site will be distinguished by the development of amenities designed to promote a pedestrian friendly environment characterized by landscaping, entry features, and a water feature that will be the centerpiece of the site. Another intent of the Master Plan is to also show how La Plazuela de Sandoval will be integrated from a land use perspective to all the properties comprising the Master Plan. This integration will be accomplished through pedestrian and transportation linkages.

This Master Plan provides a background of La Plazuela de Sandoval, outlines the proposed uses and their relationship to one another, provides design guidelines, and provides a technical analysis of the engineering issues associated with development of the site.



LOCATION MAP

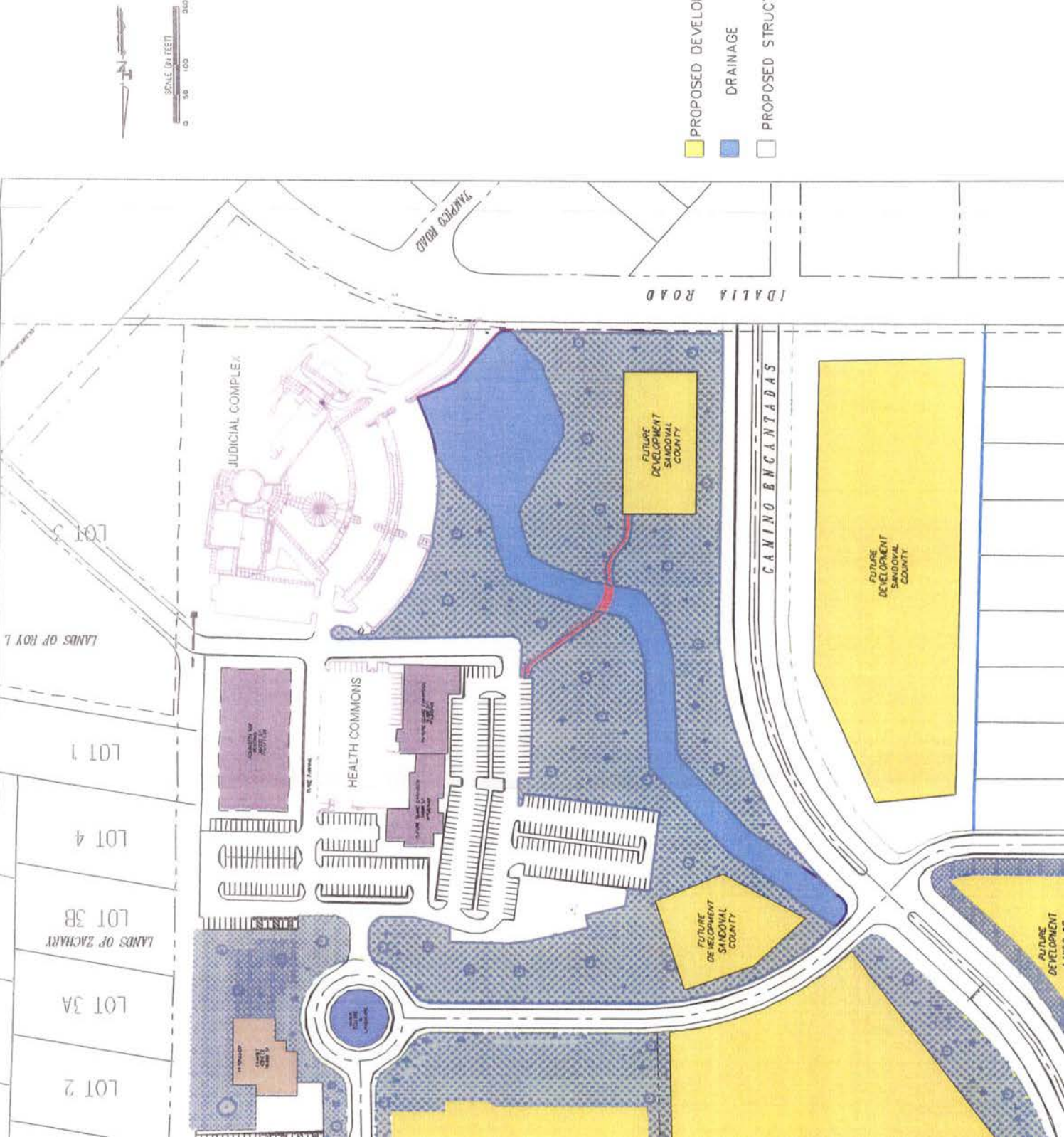


MASTER PLAN EXHIBIT

HUNT-ZOLLARS
1-JULY 2004, INC.
303 W. MANCHO DRIVE N.E., SUITE 301
FARMINGTON, NEW HAMPSHIRE 07724
PHONE (603) 892-0164 FAX (603) 898-3454
ORIGINAL PART

[illegible]

 PROPOSED DEVELOPMENT
 DRAINAGE
 PROPOSED STRUCTURES



C. SITE BACKGROUND AND CONDITIONS

This section provides an overview of La Plazuela de Sandoval, including existing conditions found on the property.

1. Site Ownership and History

There are three primary periods in the history of the site; Bureau of Land Management ownership, Del Norte Gun Club ownership, and Sandoval County ownership.

a. Bureau of Land Management

The Bureau of Land Management was the original owner of the site which became La Plazuela de Sandoval.

b. Del Norte Gun Club Ownership

The site was then acquired by the Del Norte Gun Club, which utilized the land for its shooting range until the year 2002, when the Gun Club moved to another location within Sandoval County. Upon moving to its new site, the Gun Club sold and donated a portion of the site to Sandoval County. The land that Sandoval County acquired from the Gun Club is the subject of this Master Plan. While under Del Norte Gun Club ownership, the site was set up with rifle ranges, trap and skeet firing ranges, and other shooting activities. When active, the facility consisted of a shotgun range, a 25-yard pistol range, a 100-yard rifle range, and three 50-yard rifle ranges.

c. County Purchase

In 2002, the County purchased a portion of the Gun Club property with the warranty deed being issued in February of that year.

2. Legal Description

The legal description for the site is stated as follows:

Lot 1, Section 35, T13N, R3E, NMPM, Sandoval County, New Mexico, containing 56.3356 acres more or less.

3. Site Location and Area Development

Over the course of the last few years, significant development has occurred in the area surrounding the subject site. The northern portion of Rio Rancho, abutting the site has seen significant residential growth over the past few years. Residential subdivisions have developed in the area and more are expected as both Rio Rancho and the Town of Bernalillo are both experiencing demand for residential development. This trend is likely to continue, which in turn, creates a demand for services.

La Plazuela de Sandoval Master Plan

The site is located in the southern portion of Sandoval County between the Town of Bernalillo and City of Rio Rancho (a portion of the site has been annexed by the Town of Bernalillo). The majority of the Town of Bernalillo, the County Seat, is located to the east of the site, across the Rio Grande. Specifically, the site is located at the northwest corner of the Idalia Road and NM 528 intersection (between NM 528 and Nativitas Road on the west side). Only a portion of the site abuts NM 528 (at the northwest corner of Idalia Road and NM 528). Primary access will be taken off of Idalia Road.

The intersection of NM 528 and Idalia is envisioned to be a major commercial center that will provide much needed goods and services to the residential development taking place. The south side of Idalia Rd., within the City of Rio Rancho, is expected to develop as a commercial node comprised of a power center (commercial development anchored by a large retail outlet flanked by smaller to mid-sized retailers either attached or on pad sites). It is expected that development that occurs on La Plazuela de Sandoval will compliment the retail uses that develop to the south since it will be an activity center generating a large numbers of employees and users. A portion of the land within La Plazuela de Sandoval Master Plan area will also consist of commercial uses.

The site abuts the City of Rio Rancho municipal limits on the West Side. The site is also located adjacent to the growing residential areas of Enchanted Hills, and River's Edge located within the City of Rio Rancho. A portion of the site abuts older residential homes comprised of both stick built and manufactured homes. These homes are located between the property and NM 528. The western end of the site also abuts residential areas off of Nativitas Road. Across Hapsburg Road, which abuts the northern property line, is more land which has been developed with single-family residential subdivisions.

NM 528 is the major State Highway that links the Rio Rancho area to US 550, an alternative north/south connection to Interstate 25. In turn, US 550 provides an important link to Interstate 25, taking commuters to Santa Fe and Albuquerque. The site is well situated along NM 528 as it brings traffic into Rio Rancho, which will increase the site's overall exposure and benefit any commercial.

The following table (Table 1: Adjacent Land Uses) provides an overview of the surrounding land uses that are located adjacent to La Plazuela de Sandoval.



5/26



La Plazuela de Sandoval Master Plan

Table 1: Adjacent Land Uses

Direction	Land Use
North (Across Hapsburg Road)	Mostly vacant with single family homes located farther to the north. Land is being marketed for single-family development.
East (Abutting property line and across NM 528)	A mix of single-family homes
South (Across Idalia Road)	Vacant but expected to develop with commercial uses within the City of Rio Rancho.
West (Abutting property line and across Nativitas Road)	Single-family homes and church

The existing site is comprised of land that is currently being developed with a variety of County uses, most notably the Sandoval County Judicial Complex and Health Commons. The site is located approximately 5,150 feet above sea level and drops approximately 40 feet from northwest to southeast. There are several small washes and a major arroyo that transverse through the site. The portion of the site that has been utilized by Sandoval County for the Judicial Complex and Health Commons constitutes approximately 8 acres. A large portion of the site is still vacant, however. Years of use as a gun club left expended gun shells and other shooting-related materials scattered across the site. There are also some topographic-related issues that will need to be addressed as the site ultimately develops. According to the 2006 Traffic Flow Map produced by the Mid-Region Council of Governments, NM 528 brings in an average of 24,550 vehicles per weekday.

The site is ideally situated to accommodate the development of County and other institutional uses. It is easily accessible from US 550 which brings in residents from Jemez Springs, Cuba, and San Ysidro as well as the Zia Pueblo. Its location on NM 528 brings residents from the southern and western portion of the County including Rio Rancho.

3. Contamination Resulting From Gun Club Activities

a. Background

In January and February of 2004, Tetra Tech EM, Inc. performed a Phase II environmental site assessment under the New Mexico Environmental Department (NMED) Targeted Brownfield Assessment (TBA) Program on the site. In addition to this assessment, NMED asked Tetra Tech EM to perform a feasibility analysis of remediation options for the site. In July 2004, Tetra Tech EM prepared a feasibility analysis to detail its findings

La Plazuela de Sandoval Master Plan

and recommendations. From its environmental site assessment, the following conclusions were made about the site:

- Antimony, arsenic, copper, iron, and zinc do not pose a threat to human health or the environment;
- Lead at concentrations exceeding the NMED residential soil screening levels (SSL) is primarily found in the berms within the pistol and rifle ranges and at a single point within the shotgun/skeet range;
- The lateral and vertical extent of lead contamination at the former gun club property is limited to certain sections of the site; and
- The majority of bulk metals are concentrated in certain areas.

b. Recommended Alternative

All of the alternatives that were evaluated were based on the overall protection of human health, compliance with appropriate requirements, long-term effectiveness and permanence, reduction of toxicity or volume, short term effectiveness, implementability, cost, state acceptance, and community acceptance.

Based on these principles, the feasibility analysis recommended a method called "consolidation and capping" on the site which is described in the analysis:

"The method would consolidate contaminated soil with lead particulate and soil lead concentrations exceeding the residential soil screening levels and cap it to isolate the soil from leaching and/or wind/water erosion."

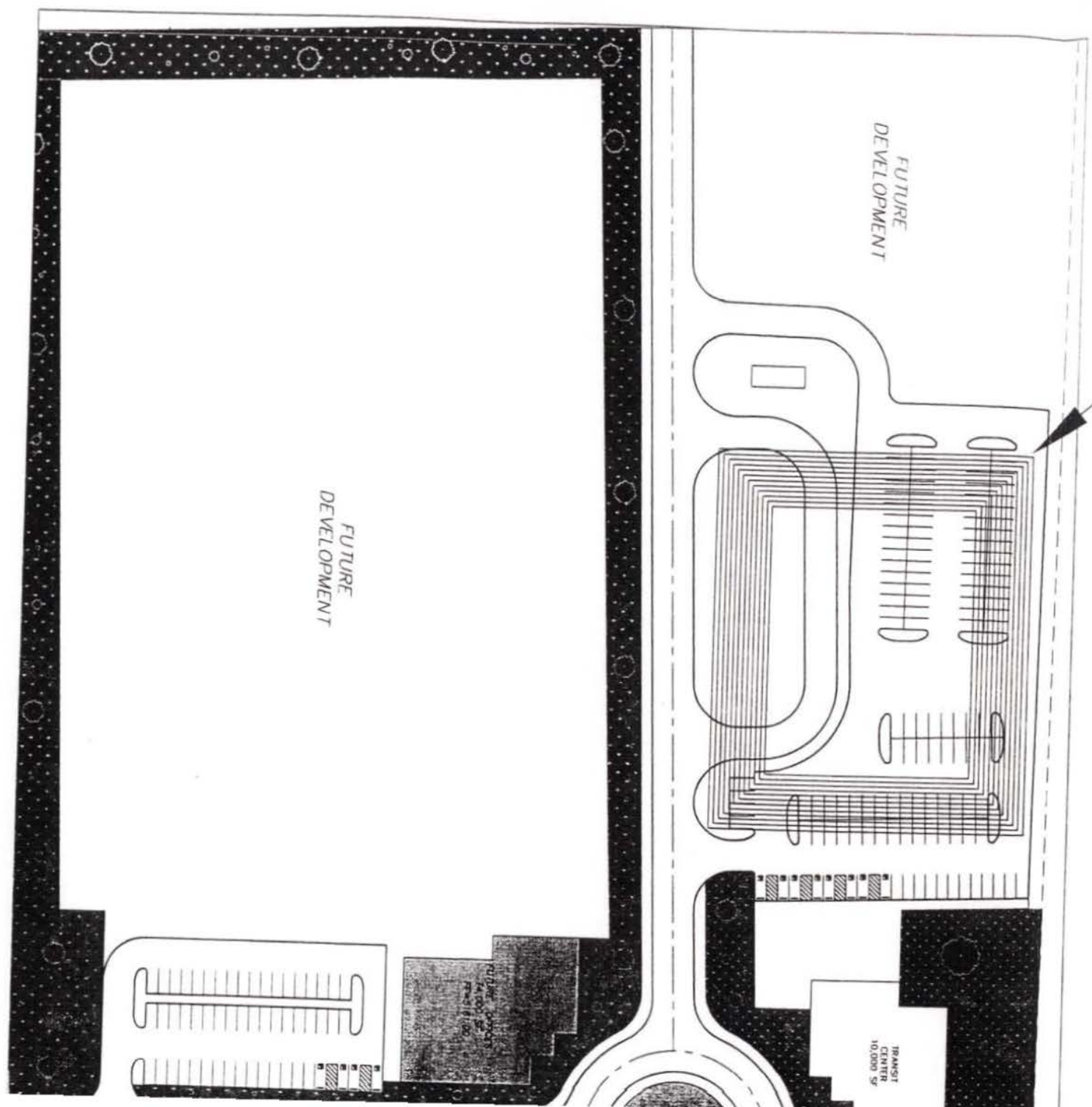
The feasibility analysis goes on to list the advantages and features of the consolidation and capping method. These advantages and features include:

- Elimination of soil ingestion and particulate inhalation pathway; Prevention of infiltration of water through contaminated medium by use of grading, drainage, and asphalt parking lot;
- The consolidated material provides a source of necessary fill for the future planned use of the property and is acceptable to the state and local community;
- The alternative is acceptable to the regulators and satisfies the Resource Conservation and Recovery Act ; furthermore, it does not trigger the United States Environmental Protection Agency Land Disposal Restrictions (LDR) Program which requires extensive sampling and analysis;
- The area of consolidation and final disposition can be surveyed and documented, allowing implementation of institutional controls (i.e. deed notification), to satisfy Voluntary Remediation Program requirements; and

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FO

**DEL NORTE GUN CLUB
LEAD CONTAMINATED SOIL CONSO
VOLUME CALCULATIONS**

Slope of Excavation	Horizontal Distance
DEPTH	Vertical Distance
	LENGTH 1 (FT)
0	300
1	298
2	292
3	288
4	284
5	280
6	276
7	272
8	268
9	264
10	260



La Plazuela de Sandoval Master Plan

•This remedy does not require transportation of waste offsite, thereby eliminating attendant short term exposure risks.

Per the geotechnical report, the placement of the lead-impacted soils should be as close as possible to the existing location, to minimize attendant short term exposure risks. The mass grading for this site, scheduled for completion in 2008, allows the Transit Center Park and Ride paved lots to be used for this remediation. The preceding Exhibit labeled "LEAD IMPACTED SOIL REMEDIATION EXHIBIT" shows this approximate location and the footprint required to place the lead impacted soil per the report specifications.

An additional requirement of the mass grading design was to design the placement for the lead-contaminated soil. Per the "FINAL FEASIBILITY ANALYSIS REPORT, DEL NORTE GUN CLUB" dated July 20, 2004 and prepared by TETRA TECH EM INC., the lead contaminated soil includes 13,381 cubic yards of impacted soils.

In lieu of specifying cut and fills in the mass grading design, a spreadsheet has been prepared to size a cut area for placement of the impacted soils. The footprint for excavation required to place the impacted soil with a 4' earthen cover and an asphalt cap is a rectangular shape with 4:1 side-slopes, having dimensions at existing ground of 300' x 260' and a depth of 10'.

The proximity of the Transit Center parking facility to the existing lead-impacted soils will allow expedited relocation of the soils, and will facilitate a safe environment to accomplish the remediation.

D. MASTER PLAN CONCEPT AND FRAMEWORK

This Master Plan for La Plazuela de Sandoval development has been prepared based upon several underlying principles, most notably a desire to create a usable development that benefits not only Sandoval County but also the Town of Bernalillo and City of Rio Rancho. To that end, this section provides an overview of the principles that will guide development of this site.

1. Purpose of the Master Plan

This Master Plan is intended to establish a framework for the overall development of the remaining 48-acre site and integrate it with the developing Sandoval County Judicial Complex and Health Commons. The Judicial Complex is intended to become a one-stop shop for County services and potentially provide a location for other federal, state, and local entities in order to efficiently serve County residents.

Objectives for this Master Plan include:

- Provide for a high-quality development that is unified through the master plan process and integrated through design standards, rather than allowing for piecemeal development that could occur on the site;
- Establish a land use framework for the entire La Plazuela de Sandoval site that creates a strong sense of community and reinforces the activity node concept of development;
- Identify specific land uses appropriate for the site based on uses allowed by both Sandoval County and the City of Rio Rancho zoning code;
- Identify phases and annexation schedule for the property;
- Ensure compatibility between land uses and provide for a pleasing pedestrian-friendly environment for visitors as well as employees;
- Help implement improvements to the Rio Rancho transportation system;
- Plan the site's infrastructure and utility development in an efficient manner; and
- Provide for a development that creates a sense of community.

2. Proposed Revenue Sharing

The proposed approximate revenue sharing breakdown between each community is as follows:

La Plazuela de Sandoval Master Plan

- City of Rio Rancho – 40%;
- Town of Bernalillo – 30%
- Sandoval County – 30%

Rio Rancho's allocation of revenues is higher given the fact that the City is providing water and sewer to the site. At this time, there is no mechanism in place to support revenue sharing however, revenue sharing shall be finalized by a future separate agreement between the City, County and Town.

E. CONFORMANCE WITH ADOPTED PLANS

This Master Plan conforms to the planning goals and policies of all three governmental entities involved in the Joint Powers Agreement. Each of these goals and policies are taken from each community's comprehensive plan.

1. Sandoval County Planning Goals and Policies

a. Policy

Sandoval County shall retain a prevailing rural residential character while promoting an orderly development of business and industry in appropriate locations.

-Strategies

The County shall seek to coordinate and cooperate with all municipalities within the County to encourage more intensive development to locate where municipal utilities such as water and sewer systems are or can be made available.

Appropriate sites for industrial and commercial facilities shall be identified and efforts made to encourage new businesses to locate at these sites.

As a large percentage of the land within the County is not subject to County Control, the County shall closely coordinate land use and development activities with the incorporated municipalities, Indian Pueblos, and the State and Federal Governments.

The County shall to the extent practical, work closely with incorporated municipalities located in the County to ensure that County planning activities are compatible with municipal plans.

b. Policy

The County shall maintain a major role in providing for the public health and safety within the County.

-Strategies

The County shall actively promote and pursue the development of urgent care facilities within the County, possible as satellites of facilities based in Albuquerque.

c. Policy

To improve local job opportunities and broaden the tax base, the County shall encourage the location and expansion of desired businesses within Sandoval County.

-Strategies

La Plazuela de Sandoval Master Plan

The County shall promote and assist existing businesses and industries within the County in addition to supporting or encouraging new businesses or industry.

This Master Plan conforms to all these Policies and Strategies since it provides a location for new business development. It also directs the commercial development to an area that is very appropriate for it to occur – at a busy intersection in an urbanized area of the County. The location of a new, state-of-the-art health clinic meets the strategy for development of medical facilities in the County to complement those existing in other communities.

2. City of Rio Rancho Planning Goals and Policies

Given that the site is located outside of the City of Rio Rancho boundaries, the Preferred Land Use Map contained within the Vision 2020 City of Rio Rancho Comprehensive Plan does not address development on the site. However, the Map shows a commercial node south of the site across Idalia. This Master Plan helps support the location of commercial and retail services across from the subject site since employment generated by the Sandoval County Judicial Complex and other uses will provide a consistent customer base for these retail uses.

3. Town of Bernalillo Planning Goals and Policies

The Town of Bernalillo is supportive of developing the site and supports the overall development of commercial services in the area.

F. OVERALL LAND USE CONCEPT

1. Introduction

The Land Use Concept is an integral part of this Master Plan since it shows how each use within La Plazuela de Sandoval development relates to each other, the internal/external transportation system, and adjacent land uses. This narrative section accompanies the Master Plan graphic found within this section. Planning for the site is based upon identifying the highest and best use for the property, however, its primary function is to be a government center where residents can take care of their county business in one location. It is important to note that the need for future governmental uses may ultimately dictate future land uses.

2. Land Use Concept

The Land Use Concept provides for a mixed use development, predominantly governmental/institutional in nature but with opportunities for commercial and residential development. The commercial development areas will serve the employees and the general public who work and use the Judicial Complex, Health Commons, and other public uses that develop on the site. Commercial development that occurs will also provide the adjacent residential areas with a commercial node, meaning that they can have services in close proximity to where they live. They will not have to go further into Rio Rancho or downtown Bernalillo for goods and services. Specific uses include:

a. Sandoval County Judicial Complex:

The site's "anchor" user is the Sandoval County Judicial Complex, which houses the County's court system and public safety (Sheriff and Fire offices). The complex is located at the southeast corner of the property.

b. Health Commons

Another significant use on the site is the Health Commons. The Commons is located north of the Judicial Complex and its parking lot abuts the eastern property boundary. The Commons has been designed in a way that future expansion could be easily accommodated.

c. County Administrative Center

A new county administrative building is being designed for the area north of the Judicial Complex. It is being designed to be approximately 60,000 square feet.

La Plazuela de Sandoval Master Plan

d. Transit Center and Regional Park and Ride

The transit center will be located at the north side of the site, with a building taking up 3,200 square feet. The transit center location will also function as a regional park and ride parking lot and as a stop for various modes of regional transportation. The Regional Park and Ride Study, prepared for the City of Santa Fe in 1995, indicates that park and ride sites should be located at the northern extreme of the Albuquerque Metropolitan area in order to capture the growing number of commuters that reside in Rio Rancho and travel east to I-25 to access employment in Santa Fe or northern Albuquerque.

e. Affordable Retirement Community

An affordable housing retirement community is planned to contain 257 apartments, assisted living units, and beds for patients with Alzheimer's disease.

3. Future Development Areas

The future development areas shown on the Land Use graphic will be held in reserve until a future land use is identified. At the time when a future appropriate land use is identified, Sandoval County will communicate potential land uses with all affected agencies until a final determination can be made.

4. Allowable Land Uses and Zoning

In addition to the uses listed above, allowable land uses for the remaining portions of the site will be consistent with the City of Rio Rancho Zoning Code for both permissible and conditional uses.

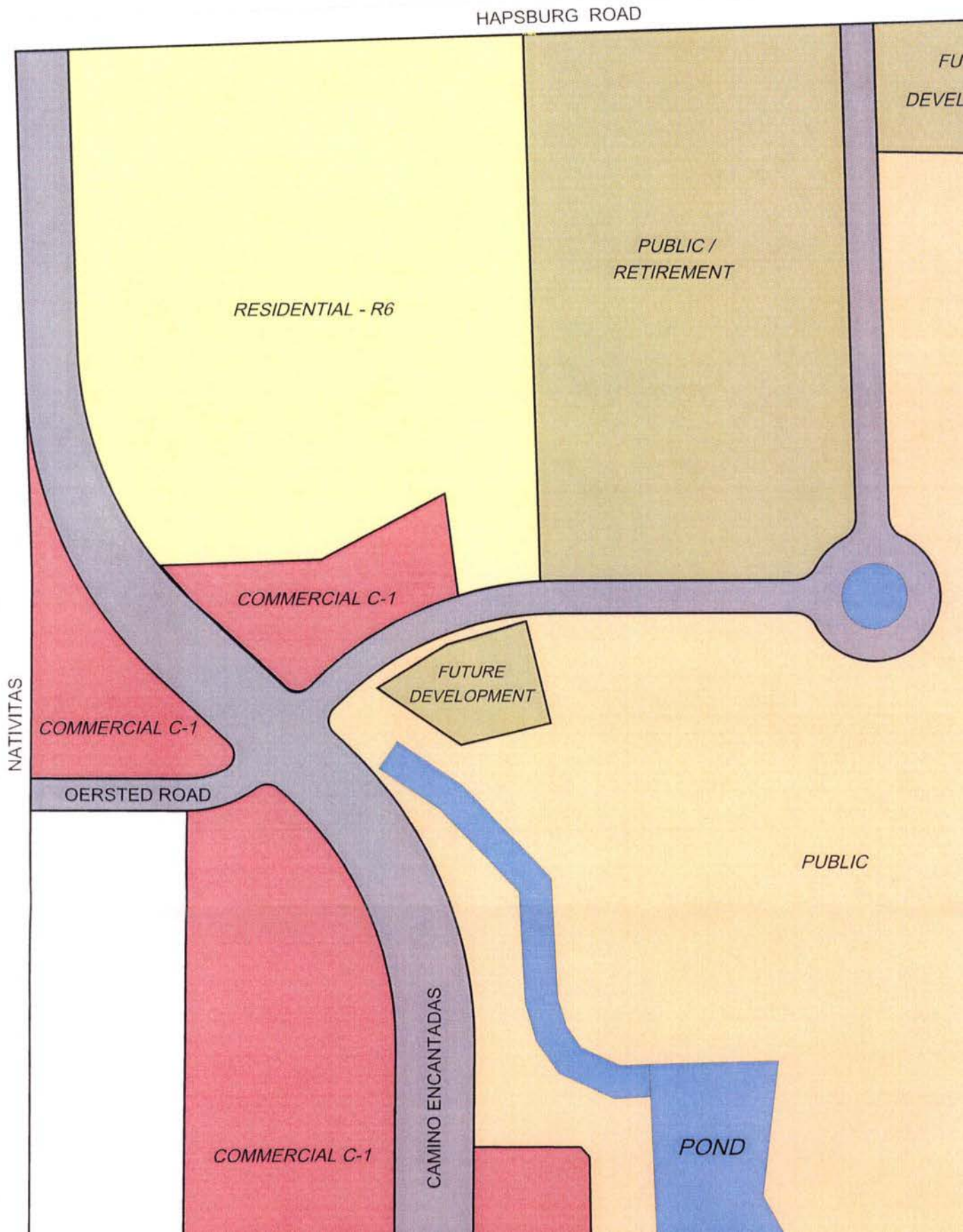
a. Commercial Uses

Allowable commercial uses on La Plazuela de Sandoval will conform to the City of Rio Rancho C-1: Retail Commercial district. This district permits limited commercial uses such as those pertaining to the everyday needs of the residential population around the site as well as those employees working on the site.

Permissive Uses

- Stores for the sale of retail goods and products;
- Restaurants, bars, lounges, which exclude drive up liquor dispensing windows;
- Repair shops - electrical, radio, and television appliances, keys and similar articles;
- Shops - dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;
- Banks, theaters, and office buildings;
- Churches and other places of worship, Sunday School buildings, and parish houses;

La Plazuela de Sandoval Master Plan



La Plazuela de Sandoval Master Plan

- Bakeries and confectioneries where goods are sold at retail prices;
- Parks, recreational parks, open spaces, and public utilities;
- Nursery schools and daycare facilities;
- Undertaking establishments;
- Club houses, buildings for fraternal organizations, nonprofit public service organizations;
- Medical complexes, professional offices associated with medical complexes and veterinarians;
- Construction trailers for a period of time not to exceed twenty-one days before construction plus the entire period of construction up to six months and no more than thirty days after construction has been finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to one hundred and twenty one days;
- Photocopying and blueprinting;
- Public facilities;
- Hospitals;
- Nursing homes and similar institutions;
- Temporary structures and enclosures uses in construction of a building and used for storage of equipment and material. Such structures must be removed after the specific construction project is completed and not to remain on the premises for more than one month after completion. Temporary commercial structures used for seasonal purposes may be erected for a period of not more than ninety days. But, in no case shall the structure or enclosure be present for longer than one week after the ending of the season for which it was intended;
- Drive-in window or drive-up window restaurants, and/or convenience stores, provided drive up liquor dispensing windows are excluded at such establishments; bowling alleys and other indoor recreational uses;
- Residential uses within the structures; and
- Offset Press printing.

b. Multi-Family Residential District

Allowable multi-family residential uses will conform to the City of Rio Rancho R-6, Multi-Family Residential District. The R-6 district permits a high density of population in which the principle use is multi-family dwelling units including townhomes.

La Plazuela de Sandoval Master Plan

Permissive Uses

- Multi-family dwellings with a minimum lot area of 10,000 square feet and a maximum density of 32 units per acre.

c. Allowable Uses on Town of Bernalillo Property

The portion of the property that falls within the Town of Bernalillo is governed by the Town's Zoning Code, however, the uses allowed are limited to those uses associated with Sandoval County government offices, health clinic, and judicial complex. As a result, the only uses that are allowed on the portion of the property located within the Town of Bernalillo include professional and business offices.

d. Allowable Uses on Sandoval County Property

A small portion of the site will remain in Sandoval County and will form a green, open space landscaped area. Therefore, the only allowed use on the Sandoval County portion of the site shall be public open space maintained by Sandoval County.

Table 2: Land Use Table

Land Use	ACREAGE	Percentage of Total
Public/Governmental Future	33.43	48%
Commercial	15.13	22%
High Density Residential	12.3	18%
Roads	8.5	12%
Total	69.36	100%

- 5. Integration with Adjacent Land Uses** With the development of the Judicial Complex and the Health Commons, the site will generate above average wage jobs. As other uses develop, the number of employees on the site as well as visitors will help facilitate overall development of the Idalia Rd./NM 528 Intersection. South of the site (across Idalia Rd.), a power center commercial site is planned consisting of a major anchor retail tenant and smaller retail and service outlets. The location of these two developments across from each other will create a certain synergy as employment at the Judicial complex site will help spur and support the retail and services across the street.

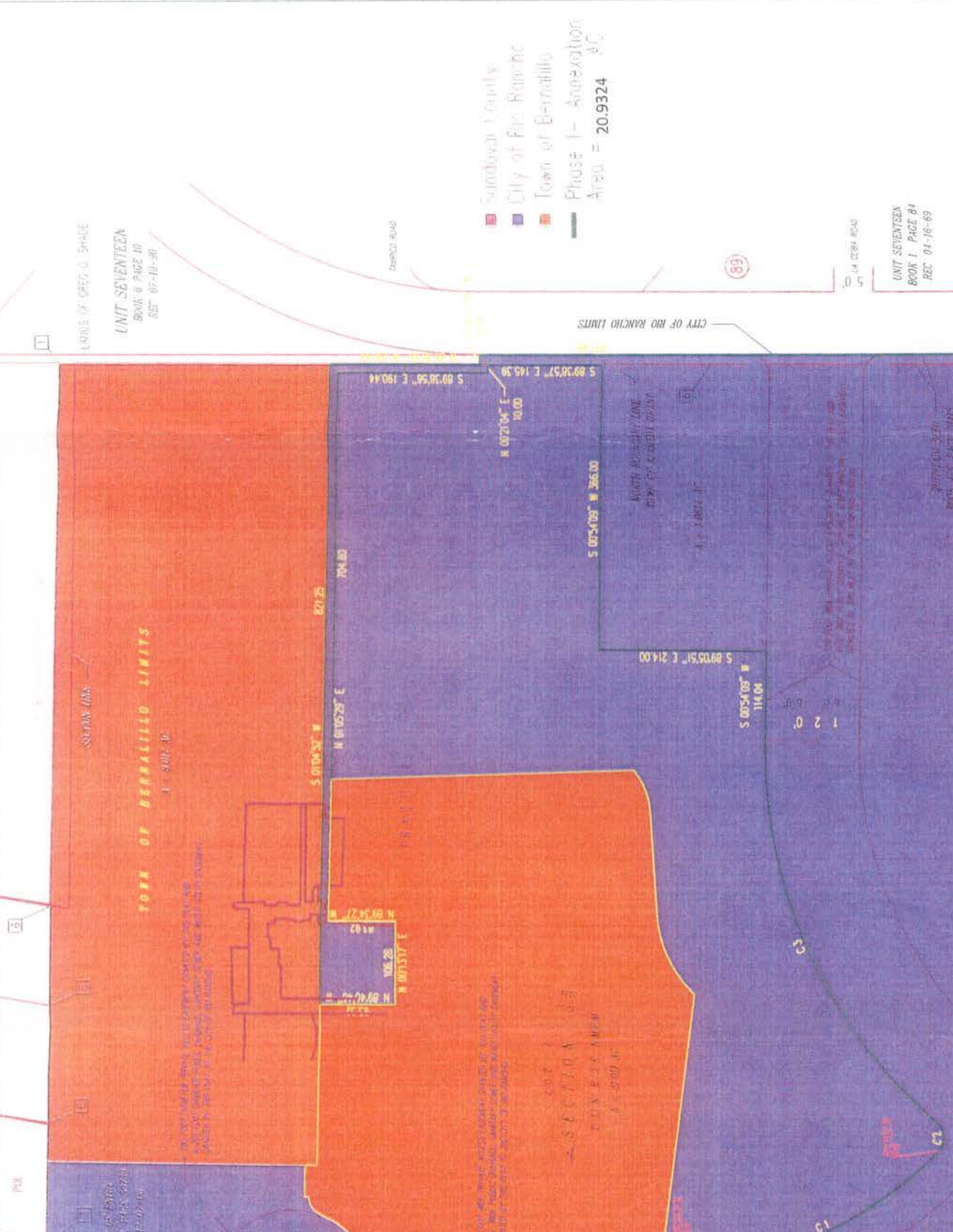
La Plazuela de Sandoval Master Plan

6. Annexation Plan

All known non-governmental parcels will be annexed into Rio Rancho upon Master Plan approval. Application for establishment of appropriate zoning categories will accompany all petitions for annexation. All governmental parcels will remain under County jurisdiction until each building is completed. After completion of the buildings, annexation will be sought to the appropriate entity. In the case of Sandoval County governmental uses, a petition for annexation will be made to the Town of Bernalillo since all Sandoval County uses must remain in the County seat. The open space parcel will be improved by the County and annexed by the City.

The Annexation Plan graphic shows the proposed annexation areas for La Plazuela de Sandoval, including the areas that will fall under each specific jurisdiction.

La Plazuela de Sandoval Master Plan



LANDS OF GREG G. SHADE

UNIT SEVENTEEN
BOX 1 PAGE 84
REC 07-16-90

Sandoval County
City of Rio Rancho
Town of Bernalillo
Phase I - Annexation
Area = 20.9324 AC

UNIT SEVENTEEN
BOX 1 PAGE 84
REC 07-16-90

PK

CHINA OF PAPER
BOX 100 PAGE 84
REC 07-16-90

SECTION 10A
TOWN OF BERNALILLO LIMITS
A = 500.00

SECTION 10A
TOWN OF BERNALILLO LIMITS
A = 500.00

SECTION 10A
TOWN OF BERNALILLO LIMITS
A = 500.00

5.0'

(89)

1/4 CORNER ROAD

(88)

F



City of Rio Rancho

Department of Public Infrastructure

Engineering Division

4100 Southern Blvd., S.E. Suite 100
P.O. Box 1550, 87174-0550
Rio Rancho, New Mexico 87124
(505) 891-5057 Fax (505) 891-5057

December 14, 2006

Mr. Robert Demeule, P.E.
Project Manager
Huitt-Zollars
333 Rio Rancho Drive NE
Rio Rancho, NM 87124

SANDOVAL COUNTY
200702310
Book-410 Page- 2310
1 of 1
01/16/2007 10:38:44 AM

Re: Letter Granting Water and Wastewater Availability
Notice of Approval by Utilities Commission
Government and Public portions of La Plazuela
(Commercial & Housing to be submitted at a later date.)
Section 35, T13N, R3E, N.M.P.M., Lot 1 (Formerly Del Norte Gun Club)
The water and sewer systems construction plans shall be reviewed and approved by the
City of Rio Rancho Engineering Division and Utilities Division prior to start of
construction. Water and sewer systems shall be resubmitted to the Engineering Division
and Utilities Division for review and approval if any changes to the original design and/or
demand are made to the system.

Dear Mr. Demeule,

The Utilities Commission approves the granting of this Water and Wastewater Availability
Statement for the proposed development.

Approval of this availability statement does not imply or suggest approval of zoning changes,
construction plans, conceptual layouts, or any other requirements that may be conditions of
approval for this development. This statement merely represents a commitment from the City
that, if all other necessary approvals are obtained, and the completion of the proposed water
system improvements, this development will be allowed to be served by the City's water and
wastewater systems as described above.

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement
will expire unless construction starts within 1 year of approval by the Commission and is
complete within 3 years of approval. If you have questions regarding this Availability Statement
or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative
Assistant, at (505) 896-8715 or myself at 891-5046.

Sincerely,

Steve Gallegos,
Utilities System Engineer



City of Rio Rancho

Department of Public Works

Utilities Division

3200 Civic Center Circle NE

Rio Rancho, New Mexico 87144

(505) 896-8715 Fax (505) 891-5046

October 3, 2007

Mr. Moises Gonzales
Planner, Sandoval County
Sandoval County Courthouse
P.O. Box 40
Bernalillo, NM 87004

Re: Letter Granting Water and Wastewater Availability, 69.49 Acres, La Plazuela Section 35, T13N, R3E, N.M.P.M., Lot 1 (Formerly Del Norte Gun Club)
Notice of Approval by Utilities Commission based upon mandatory annexation into the City of Rio Rancho. Government Offices located in the La Plazuela development area are not subject to the mandatory annexation and are allowed to be served by the City Water System.

Dear Mr. Gonzales,

The Utilities Commission approves the granting of this Water and Wastewater Availability Statement for the proposed development based upon mandatory annexation into the City of Rio Rancho. Government Offices located in the La Plazuela development area are not subject to the mandatory annexation.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the proposed water system improvements are completed, this development will be allowed to be served by the City's water and wastewater systems as described above.

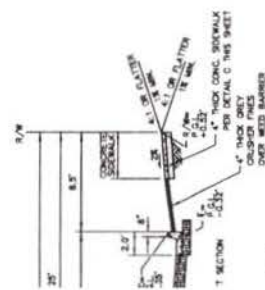
The water and wastewater systems construction plans shall be reviewed and approved by the City of Rio Rancho Engineering Division and Utilities Division prior to start of construction. Water and wastewater systems shall be resubmitted to the Engineering Division and Utilities Division for review and approval if any changes to the original design and/or demand are made to the system. The City of Rio Rancho Construction Manager and Water Production Manager shall maintain the final authority of acceptance of the Water and Wastewater Systems in accordance with the City of Rio Rancho Water and Wastewater Standards. Inspection of the Water and Wastewater Systems shall be in accordance with the City of Rio Rancho Standards with an inspector pre-approved by the City of Rio Rancho Construction Manager. Standards may be found online at <http://ci.rio-rancho.nm.us/index.asp?NID=482>

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 1 year of approval by the Commission and is complete within 3 years of approval. If you have questions regarding this Availability Statement or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative Assistant, at (505) 896-8715 or myself at 891-5046.

Sincerely,

Steve Gallegos,
Utilities System Engineer

cc: Mike Springfield, Director, Sandoval County Planning & Zoning



SANDOVAL COUNTY MASTER PLAN

OVERALL UTILITY PLAN

SANDOVAL COUNTY

HUNT-ZOLLARS
 1000 Rio Rancho Drive NE, Suite 201
 Albuquerque, NM 87106
 Phone (505) 425-0500 Fax (505) 425-0505
 Designed By: _____
 Checked By: _____

NO. _____
 REVISION _____
 DATE _____



EXISTING 10" SAS
 EXISTING 16" WATER

74000 ROAD

10000 ROAD

JUDICIAL COMPLEX

FUTURE DEVELOPMENT SANDOVAL COUNTY
 WATER
 SANITARY SEWER

FUTURE DEVELOPMENT SANDOVAL COUNTY

CAMINO ENCANTADAS

FUTURE DEVELOPMENT SANDOVAL COUNTY

FUTURE DEVELOPMENT LANDS OF JULIAN CAR 2.4

HEALTH COMMONS

LOT 3

LOT 1

LOT 4

LOT 3B

LOT 3A

LOT 2

LANDS OF ROY L

LANDS OF ZACHARY

STORM DRAIN

SANITARY SEWER

WATER

SANITARY SEWER

WATER

STORM DRAIN

SANITARY SEWER

WATER

I. GRADING AND DRAINAGE REPORT

The mass grading plan provided for La Plazuela de Sandoval allows future development to occur with minimal future grading operations. The mass grading design matches grades from the Judicial Center and the Health Commons, while allowing future utility and drainage corridors to be established.

A preliminary mass grading design for a balanced site was created and reviewed with the Sandoval County Planning & Zoning Department, and includes appropriate sediment control measures. The City of Rio Rancho approval extended only to that property which is in the City's boundary. The finished grades and pad elevations for a balanced site required extensive retaining walls between the Judicial Complex and the adjoining properties. Sandoval County Planning & Zoning subsequently directed the mass grading design to tie into adjoining properties with minimal retaining walls. The final mass grading design, presented as Exhibit G1 in this report, ties to all adjoining properties without retaining walls.

The mass grading, currently underway, will produce approximately 303,730 cubic yards of cut material. The nearby Sandoval County landfill requires fill material constantly, and may be a source for this excess.

As previously discussed, lead contaminated soils are present onsite and will require mitigation. Please refer to the Site Conditions section for information related to this remediation.

A Drainage Management Plan has been submitted with this document for review by the City of Rio Rancho and SSCAFCA. SSCAFCA has approved with Board action; the City has not yet commented on the Drainage Management Plan. The Drainage Management Plan for this development provides drainage management for the onsite and offsite storm water flows through a combination of naturalistic lined channel and storm sewer systems. For more information on drainage concepts, please refer to the Drainage Management Plan.

La Plazuela de Sandoval Master Plan

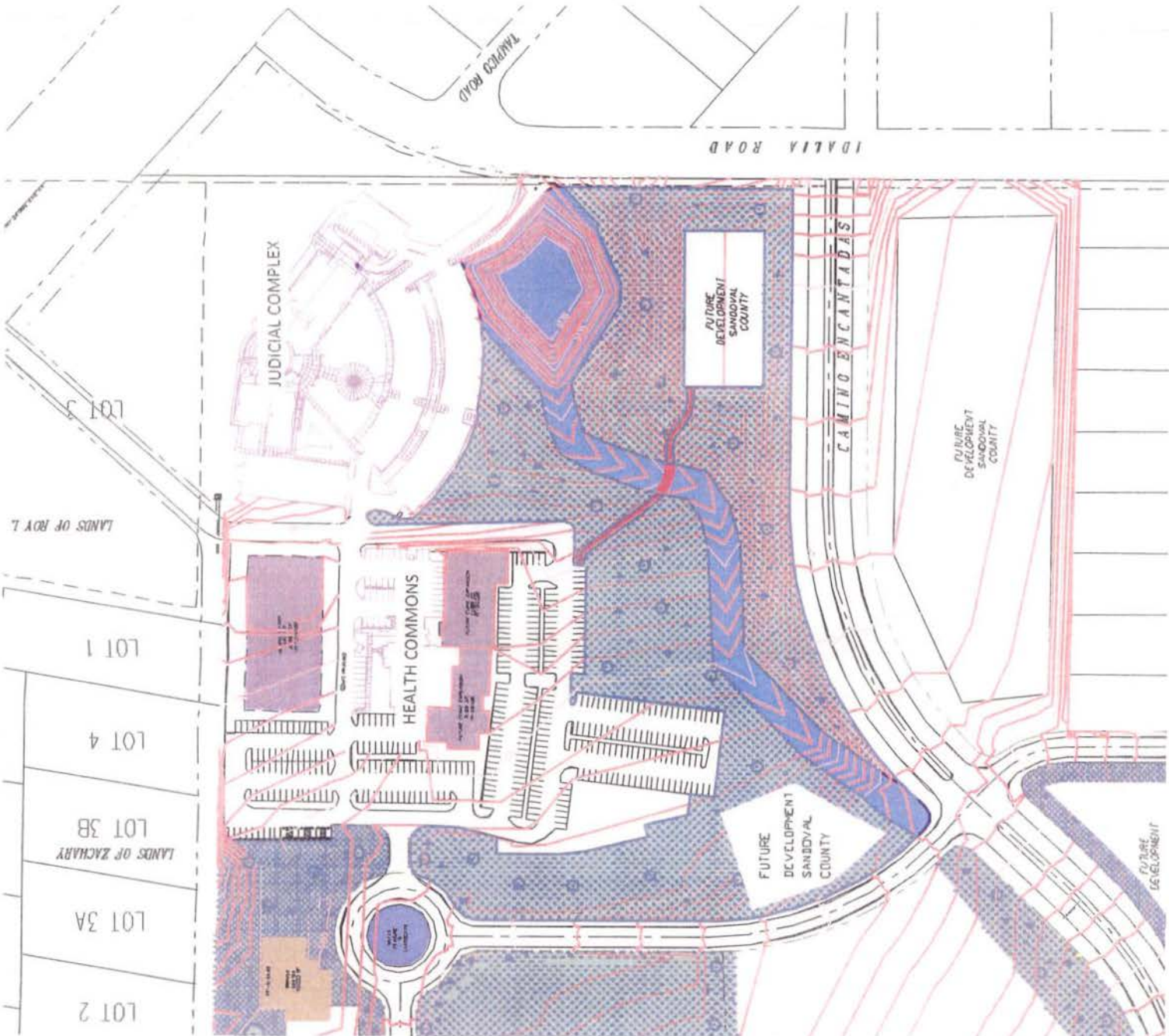
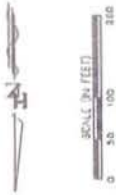
SANDOVAL COUNTY MASTER PLAN IDALIA ROAD AND NM 528

OVERALL GRADING PLAN

SANDOVAL COUNTY

HUNT-ZOLLARS
Hunt-Zollars Inc.
1400 2nd Street NW, Suite 101
Albuquerque, NM 87102
Phone: (505) 882-0541 Fax: (505) 882-3259

NO. REVISION DATE



La Plazuela de Sandoval Master Plan

J. SERVICES

The majority of the public services will be provided by the City of Rio Rancho. The City will provide water and sewer service to the site, with lines being located in Idalia Road. The City is also responsible for providing police, fire, and EMT service to the annexed portions of La Plazuela de Sandoval should emergencies arise on the property. There is an existing Public Safety substation located in Enchanted Hills that will provide police protection to the areas annexed into Rio Rancho. Solid Waste in The City of Rio Rancho area is collected by Waste Management Inc. and transported to the company's landfill. Sandoval County will have its Sheriff's office on the property as part of its Judicial Complex.

K. PHASING

Sandoval County started construction of the Judicial Complex and the Health Commons in 2004. These two structures represent Phase 1, as proposed by this Master Plan.

The proposed phasing allowed construction of the Judicial Center and the Health Commons to proceed while Master Planning and design occur for Phase 2 and Phase 3.

Phase 2 includes the majority of utility, roadway and public infrastructure improvements. Phase 2 structures include the Transit Center, Administrative Center, and landscape/open space improvements. Phase 3 will include future projects not currently defined by this Master Plan. Future development in Phase 3 locations may include residential, commercial, or governmental uses.

Project Phasing is shown on the Construction Phasing Graphic located on the following page.

L. LANDSCAPE PLAN

The landscape plan for La Plazuela de Sandoval will be guided by the design guidelines that follow, which describe appropriate planting for the site.

The master plan for the La Plazuela de Sandoval Master Plan is a comprehensive document that outlines the vision, goals, and strategies for the development of the project. It serves as a guide for the project's implementation and provides a framework for the project's management and monitoring. The plan is based on a thorough analysis of the project's context, including the local community, the environment, and the project's objectives. It identifies the key issues and challenges that the project will face and provides a clear path forward for the project's development. The plan is a living document that will be updated as the project progresses and new information becomes available.

The master plan is a key document for the project and provides a clear vision and direction for the project's development. It is a living document that will be updated as the project progresses and new information becomes available. The plan is a key document for the project and provides a clear vision and direction for the project's development.

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HAPSBURG ROAD

PHASE 3

PHASE 3

PHASE.

PHASE 3

OERSTED ROAD

PHASE 2

NATIVITAS ROAD

PHASE 3

CAMINO ENCANTADAS

PHASE 3

POND

PHASE 1

La Plazuela de Sandoval Master Plan

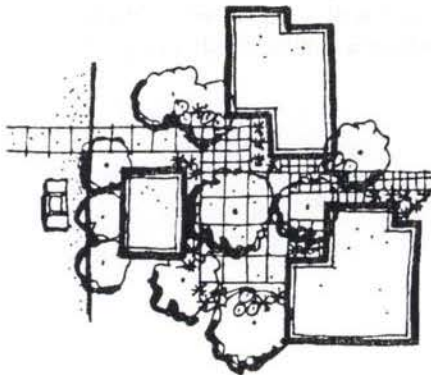
M. DESIGN GUIDELINES

The La Plazuela de Sandoval Master Plan recognizes the importance of creating a pleasing environment fostered by a sense of cohesiveness within the project. This cohesiveness is created through design guidelines related to landscaping, parking areas, architecture, setbacks, lighting, and overall site design. It is the intent of these guidelines to establish a high quality environment that is pleasing to the pedestrian, employees, and the general public accessing goods and services at La Plazuela de Sandoval. These design guidelines are meant to conform and complement the OZ-CORR Corridor Overlay Zone, which have been adopted by the Sandoval County Commission and went into effect January 2005, will be applied to development that occurs in this corridor.

Given the fact that portions of this site are located within and adjacent to the Town of Bernalillo, Sandoval County, or the City of Rio Rancho, the more stringent guidelines or design standards shall apply if there is conflict between these guidelines and the appropriate local government regulations.

1. Site Planning

- A minimum of ten (10) percent of net land area of any site shall be landscaped.
- The intent of the following guidelines is to create pedestrian-friendly environments for employees and visitors. A goal is to enhance the opportunities for social interaction among users of the site.
- An outdoor patio space (minimum 250 square feet) with shade trees and/or shade structure that is integrated with the building architecture, tables, and seating shall be provided for any buildings greater than or equal to 20,000 square feet.
- Patios, plazas, courtyards and other outdoor activity or seating areas shall be shaded (25 percent minimum, 50 percent maximum) from summer sunlight by tree canopies and/or shade structure that is architecturally integrated with the building.
- A sidewalk with a minimum width of 8 feet shall be provided along the front of the buildings that are less than or equal to 20,000 square feet. A sidewalk with a



• Plaza Concept

La Plazuela de Sandoval Master Plan

minimum width of 10 feet shall be provided along the front of the buildings that are greater than 20,000 square feet. These sidewalks shall be shaded with architecturally integrated awnings, portals, or canopies, or by trees planted at intervals of 25' feet in planters with a minimum interior dimension of 5' x 5'.

- Pedestrian connections (minimum 6-foot clear path) shall be provided from each building to the internal circulation system and to adjacent roadways. Shade trees shall be provided along the pedestrian connection at an interval of 25 feet in planters that have a minimum interior dimension of 5' x 5'.
- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with an alternative textured paving material and signage. Sites which abut the drainage, open space, or trail features in the Master Plan shall provide pedestrian connections to these features.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to persons with disabilities (See Americans with Disabilities Act criteria for barrier-free design).
- Primary outdoor activity areas shall use patterned, stained, or integrally colored concrete, and/or concrete inlaid with tile.
- Asphaltic paving shall only be used in parking/service areas, drives, and bicycle trails. The design of all trails shall comply with the AASHTO 1999 Guide for the Development of Bicycle Facilities.
- Stabilized crusher fine surfaces are permitted for secondary pedestrian pathways or plazas.
- Perimeter walls, where required, shall be consistent with the Master Plan. The use of chain-link, razor, or barbed wire, wood fencing, or plastic vinyl fencing is not permitted.
- Exterior perimeter walls of a project facing public streets shall be constructed of slump block, brick, or masonry, with a stucco finish to match the main building materials.
- All loading, delivery, and service bays should not front onto a public street and shall be screened from public view with at least a six (6) foot wall, constructed of brick, slump block, or masonry with a stucco or mortar finish, or a similar finish, designed to match the main building on the site.

La Plazuela de Sandoval Master Plan

- All outdoor storage areas for materials, trash, equipment, vehicles, or similar items shall be screened from view along all street frontages by a six (6) foot wall constructed of masonry with a finish designed to match the main building on the site.
- The minimum dimension of any service station site shall be one hundred fifty (150) feet. Pump islands shall be located at least thirty (30) feet from the street right-of-way line.
- No walls, buildings, or other obstructions to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points (33) feet from the intersection of the street right-of-way lines. Trees may be located within the triangle provided they are pruned to permit unobstructed vision.
- The outside display of tires, oil, or other retail sale items shall be located adjacent to the main building.

2. Architecture

In general, all buildings shall comply with the current City of Rio Rancho Zoning Code.

a. Development Densities

The Floor Area Ratio (F.A.R.) shall not exceed .32. Higher densities will be considered if structured parking is incorporated.

b. Building Heights

Building height limits will be enforced in accordance with the City of Rio Rancho Zoning Code for the C-1 retail commercial zone and R-6 residential zones.

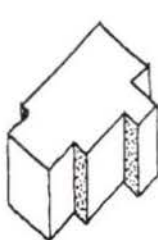
c. Context/Architectural Style

- New buildings shall be designed to harmonize with adjacent buildings with Pueblo and Territorial styles in a contemporary expression.
- High quality construction and design of buildings with respect to materials, colors, finishes, form, and scale shall be incorporated in all building design.
- Signage shall be considered an integral design element of any building and shall be compatible with the major exterior architecture with regard to location, scale, color, and lettering.

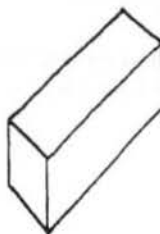
La Plazuela de Sandoval Master Plan

d. Building Articulation/Design

- Edge treatments shall “step down” to relate to the scale of pedestrians: reduce the scale of the building edge by stepping down to the street.
- Buildings shall employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades should have varied front setbacks with fenestration, material change, canopies, piers, and other architectural elements to create offsets on facades. Facades which front on drainage/pedestrian features of the site shall have articulated facades.
- The use of balconies, overhangs, covered patios, and trellis’ can provide relief and contrast to the building and assist in breaking up large wall surfaces.
- Roof lines shall be varied proving different heights or varying roof orientation. Parapet walls should be interrupted by pitched roofs to provide variety to the roof and building line.
- The architectural detailing and treatment of windows and doorways shall be strongly considered through the use of clerestory windows, arched shapes, recessed windows, raised borders, awnings, shutters, and trellis.
- Entryways and stairwells shall be an integral part of the building design. Consideration should be given to partially screening stairwells or using unique architectural treatments so that they blend in with the overall building elevation and design.
- Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters, and scuppers, breezeways, and soffits shall be carefully dimensioned and detailed to provide a human scale and visual interest.
- ATMs shall be architecturally integrated with building design.
- Drive-through facilities shall be shaded with architecturally integrated canopies and not facing a public roadway.



This



Not This

La Plazuela de Sandoval Master Plan

- No generic franchise building elevations or canopies are permitted.
- Building design and construction shall be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Patio walls and fences shall be an integral part of the building design and shall match the main building materials.
- Mechanical equipment shall be screened from public view and be so located as to be perceived as an integral part of the buildings.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

e. Equipment

All rooftop equipment and appurtenances shall be below the top of the parapet or architecturally screened with a visually solid surround that is compatible with the predominant building materials and color. Roof penetrations that are not architecturally screened with a visually solid surround shall be painted to match roof color or general building color. All ground-mounted equipment shall be architecturally screened and enclosed with the top of the equipment below the top of the screen. This includes but is not limited to water meters, gas meters, electric meters, exposed conduit, cabling, and wiring.

f. Materials and Colors

Buildings shall employ high quality materials. Materials and colors shall pay homage to the vernacular architecture in the area. Acceptable materials include stucco, concrete (sand blasted or finished surface), stone split face block, burnished block, integral colored CMU, glass curtain wall, glass block, brick, exterior ceramic tile, architectural metal panel and EIFS. Architects shall use those materials traditionally used in the Central New Mexico Area.

Acceptable colors include those taken from the Native New Mexican landscape palette, such as sand terracotta, and sage green. Colors shall be the inherent color of the material rather than from the application of color (painted), except when used as an accent color.

La Plazuela de Sandoval Master Plan

Prohibited building materials include the following:

- Plastic or vinyl building panels, awnings, or canopies and fences
- Exposed, untreated precision block or wood, chain-link or barbed wire fences
- Highly reflective surfaces
- Exposed, untreated precision block walls
- Attached mansard roofs on small portions of the roofline.

Accent colors and materials can bring out detailing to better articulate or give scale to a building. These include the colors of glazed tile, wood trim, tile roofing, paint, metal, etc. Accent colors at stairs, balconies, and perimeter walls are to be compatible with streetscape and perimeter walls.

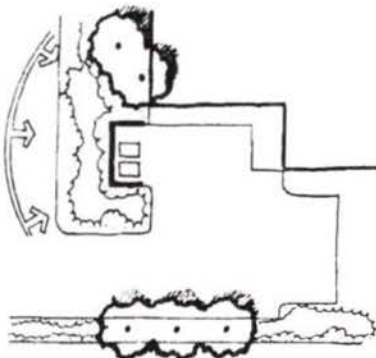
g. Sustainability

Green architectural design is encouraged and all buildings should be in accordance with LEED standards (Leadership in Energy and Environmental Design). The use of sustainable design principles, environmentally responsible building concepts, and earth friendly products shall be encouraged.

3. Parking

The intent of the standards for the development of parking areas is to: mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and to provide accessible, safe circulation within and adjacent to parking areas.

- Large parking areas (greater than 150 spaces) shall be broken into smaller parking areas separated by landscaped medians a minimum of 12 feet wide, which may include pedestrian connections where appropriate.
- ADA-compliant parking shall be located adjacent to main building entries.
- Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Shade trees shall be provided along pedestrian ways at approximately 25 feet on center.
- Sidewalks and/or pedestrian paths that are perpendicular and at the front of the parking spaces shall be protected from overlapping cars by permanently anchored tire stops, bollards, or raising the walkway to provide for a 6foot wide, clear pedestrian area.



Screening of Refuse Equipment

La Plazuela de Sandoval Master Plan

- Landscaped islands shall be distributed throughout parking areas. Parking areas shall include at least one tree for every six parking spaces, and the maximum distance from any parking space to a tree shall be 50 feet. Trees located within 8 feet of the perimeter of the parking area may be counted toward this requirement. A minimum of 75% of parking lot trees shall be large canopied deciduous trees to provide shade during the summer months and reduce shading during the winter months.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrian ways or create conflict between pedestrian and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened with a minimum of a 6 foot tall masonry enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent public streets with a combination of plant materials, masonry screen walls, and earthen berming. Such screening shall have a minimum height of 3 feet.
- A 6-foot high solid masonry wall shall be provided where the site abuts any residential zoning.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with masonry walls and/or plant materials when viewed from the public streets. Screening materials shall not limit access for maintenance purposes by utility companies.
- Bicycle parking for employees shall be provided to promote alternative vehicle use. One bicycle rack space per 20 parking spaces is required, and shall be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.

La Plazuela de Sandoval Master Plan

4. Landscape

a. Right of Way Landscaping

- The right-of-way along all adjacent streets shall be landscaped. A minimum of twenty-five percent (25%) of all frontage landscaped areas shall be covered with vegetative or organic cover consisting of living plant materials characterized by horizontal growth which generally does not exceed eighteen (18) inches in height. All landscaping within and adjacent to right-of-way shall meet all AASHTO clear site triangle guidelines.
- Vegetative ground cover shall be so located to accentuate landmarks or focal points on a site and to create a "lush" appearance to the landscaped area from public streets.
- Inorganic ground cover, consisting of granite, crushed rock, gravel river rock, and/or boulders, shall be of sufficient variety in terms of color, texture, and materials to provide a pleasant and diverse appearance to the streetscape. Mounding and contouring of landscaped areas is encouraged.
- A minimum of 15 percent of the site area (minus building square footage) shall be devoted to landscaped materials.
- A mixture of drought-tolerant species and lawn areas shall be used at landscaped areas. Lawn areas shall be restricted to common areas. Live plant materials shall cover a minimum of 75% of all landscaped areas at maturity.
- Gravel, mulch, cobble, or similar materials (2 inch minimum) are acceptable as a top dressing for landscaped areas; however, they are not to be considered a focal landscaped element. Inorganic mulches shall be installed over 4 ounce woven polypropylene weed barrier.
- Where industrial or commercial uses are located adjacent to or separated by an alley from any residential use or district, a ten (10) foot wide landscape strip, planted with one (1) tree every twenty (20) linear feet, shall be required along the common property line. Trees must be non-deciduous and may not be clustered. A six (6) foot masonry wall shall be required along the common property line. An eight (8) foot wall may be required for commercial or industrial projects warranting higher screening. Within the required setbacks, trees shall be planted at a minimum spacing of 25 feet at maturity. Twenty-five percent of the trees shall be coniferous (evergreen).
- Minimum plant material sizes at the time of installation shall be as follows:

Canopy trees – 2" caliper B & B
Evergreen trees – 8 foot minimum height, B & B
Accent trees – 1 ½" caliper B & B
Shrubs and groundcovers – 1 gallon minimum

- All trees shall have a minimum trunk height of six (6) feet;
- Twenty-four inch (24") box trees shall have a minimum trunk height of eight (8) feet with a minimum two (2) inch caliper measured four (4) feet above ground.
- Landscaped materials shall be used as a transition between land uses with specific attention given to the transition between commercial or office and residential use.
- A minimum of thirty-three percent (33%) of the building frontage facing a public street shall be landscaped, with a minimum width planter area of three (3) feet (vehicle overhang not permitted).
- Street trees (located within the public right-of-way or within 20 feet from the back of the curb) shall be installed at a frequency of 30 feet per linear foot of street frontage (including driveway locations). They can either be randomly or evenly spaced; however, there shall be no more than a 50 foot gap between groupings. There shall be a 70:30 percent mix of deciduous to evergreen trees.
- Clustering of trees and shrubbery shall be encouraged to accent focal points or landmarks and to provide variety to the streetscape. Contouring of the ground and placement of mounds and earth berms along streets shall be encouraged.

b. Detention Basins

- All detention basins in commercial and industrial projects shall be landscaped. Such basins shall not occupy more than fifty percent (50%) of any landscaped area fronting a public street; except where exceptional design or shallow depths are proposed for the detention basin, the local jurisdiction may permit a greater use of the frontage landscaped area.
- Detention basins shall be contoured and designed as an integral part of any frontage landscaping and shall not take on the appearance of a ditch. Maximum side slopes of basins shall be a four to one (4:1) and no more than 3' deep. Side slopes of six to one (6:1) are preferred.

c. Maintenance

- All landscaping shall be reasonably maintained and any dead plant material shall be promptly replaced.
- The maintenance of landscaping in the public right-of-way shall be the responsibility of the adjacent property owner, whether an individual, corporation, or property association.
- The landscape irrigation system shall be designed to include PVC pipe and fittings, commercial grade pop-up rotors and spray heads at turf and ground cover areas; fixed pressure compensating bubblers at shrubs and tree in planter areas. Rotors, spray heads, and bubblers must be zoned separately.

La Plazuela de Sandoval Master Plan

- The irrigation system shall also include an approved back-flow device (**per** U.P.C.), flow sensor and master valve at the point of connection.
- Irrigation Controller: An automatic irrigation controller shall be installed **to** operate the irrigation system. Irrigation controller shall have flow sensing and auto shut-off capabilities **and** alarm notification system, evapotranspiration (ET) value programming and "cycle and soak" programming.

La Plazuela de Sandoval Master Plan

- Landscaped areas shall be a minimum of 36 square feet and a minimum interior width of 5'-0" or 6'-0" x 6'-0" outside curb dimension.
- All streetscape, landscape, architectural, signage and lighting elements will be set back a minimum of 2' feet from the edge of the trail pavement.

d. Suggested Plant Palette

Trees

Common Name

American Liberty Elm
Austrian Pine
Chitalpa
Cottonwood
Lanceleaf Cottonwood
Western Cottonwood
Flowering Pear
Modesto Ash
Purple Robe Locust
Raywood Ash
Sycamore

Botanical Name

Ulmus Americana "Liberty"
Pinus nigra
Chitalpa tashkentensis
Populus species
Populus acuminata
Populus fremontii
Pyrus calleryana "Cleveland"
Fraxinus velutina "Modesto"
Robina ambigua "Purple Robe"
Fraxinus oxycarpa "Raywood"
Platanus occidentalis

Shrubs

Barberry
Beargrass
Blue Mist
Bowles Mauve Wallflower
Buffalo Juniper (female)
Cherry Sage
Coreopsis
Crape Myrtle
Heavenly Bamboo
India Hawthorne
Mini Broom
Muhly Grass

Berberis species
Nolina microcarpa
Caryopteris clandonensis
Erysimum linifolium
Juniperus Sabina "Buffalo"
Salvia greggii
Coreopsis species
Lagerstroemia indica
Nandina domestica
Raphiolepis indica
Cytisus scoparius "Lena"
Muhlenbergia capillaries
"Regal Mist"
Potentilla fruticosa
Artemisia "Powis Castle"
Perovskia atriplicifolia
Dasylirion wheeleri
Ericameria laricifolia

Shrubby Cinquefoil
Powis Castle Sage
Russian Sage
Sotol
Turpentine Bush

Seasonal Color

Canna

Canna species

5. Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes, and to appropriately buffer adjacent uses.

La Plazuela de Sandoval Master Plan

Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements.

Buildings shall be located according to the following minimum setback dimensions:

- 10 feet from the right-of-way line of roadways.
- 10 feet from the property line of an adjacent commercial or office zone.

When commercial or industrial uses are adjacent to a residential use or district, the following setback to the property line shall apply:

- 25' Setback for 1 story buildings
- 50' Setback for 2+ story buildings

Parking areas shall be setback as follows:

- 10 feet from the right-of-way line of roadways.
- 10 feet from the property line of adjacent uses.

6. Driveways and Circulation

The following schedule shall serve as a guide for the allowable number of driveways on a site, unless modified by traffic studies:

- One driveway per abutting street.
- One additional driveway for sites with a continuous frontage of at least three hundred (300) feet; or two (2) additional driveways for sites with a continuous frontage of at least six hundred (600) feet.
- An additional service driveway may be allowed where patrons of the development are not likely to use it (example: service driveway for a shopping center).
- Driveways shall not be located closer than one hundred (100) feet to a street intersection.
- The joint use of a single driveway by two (2) or more adjoining parcels is encouraged.
- Right -turn lanes along public streets are encouraged for establishments with high vehicle counts to reduce disruption to through traffic. A right-turn lane shall be constructed for uses with more than forty thousand (40,000) square feet of building area. The right-turn lane should be utilized at the primary entrance to the site.
- All buildings must have adequate access for fire and emergency vehicles. The minimum width of a fire lane is twenty (20) feet.

7. Miscellaneous Design Standards

- All undeveloped building pads within developed shopping centers or similar projects shall be either paved in asphalt or landscaped to control dust and erosion.

La Plazuela de Sandoval Master Plan

- Electrical utility, cable TV, and other utility lines for buildings shall be placed underground. Overhead lines are prohibited.

8. Lighting

A consistent theme for the lighting fixtures within the streetscape and common areas will contribute significantly to the overall aesthetic character. Safety and security should be the primary design consideration, as well as the daytime appearance of the light fixtures.



- Lighting shall be fully shielded horizontal lamps so that no fugitive light may escape beyond the property line and no light source shall be visible from the site perimeter.

- Height standards for light fixtures are as follows:

-Parking area light fixtures shall not exceed 20 feet

-Lighting fixtures for walkways and entry plazas shall not exceed 12 feet



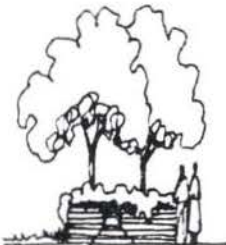
- Controlled, directional lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as wall pocket lights or bollard lights, is encouraged to accent pedestrian areas.

- The pattern of light pooling from each fixture shall avoid glare or reflection on adjacent properties, buildings, or roadways.

- Exterior lighting fixtures shall relate stylistically to the architecture of the adjacent buildings.

- Up lighting fixtures to highlight trees, walls, and architectural features shall be limited to 100 maximum wattage per fixture, and shall be designed to comply with the New Mexico Night Sky Protection Act.

- Searchlights, spotlights, and floodlights are prohibited.



La Plazuela de Sandoval Master Plan

- Outdoor fixtures, except for security purposes shall remain off between 11 PM and sunrise.

9. Signage

- The following signage criteria creates a sense of arrival to the development and establishes a quality visual impact.



Monument Sign

- The Developer shall provide project entry monument signs for the project to create a sense of arrival and to contribute to the unique identity of the project. This shall not exceed 10 feet in height, 100 square feet in sign area, and shall be limited to major entry locations.
- All signage at the project entries shall be coordinated in order to have the same appearance (height, size, color, material, text height, and style, etc.)
- Individual sites are allowed one monument-style sign per street frontage. The sign shall not exceed 50 square feet in area, 4 feet in height, and shall be architecturally integrated with the building color and materials. In addition, materials similar to those used at the primary project entries shall be used, although individual expression is allowed. The use of sandstone accents on signage elements is highly encouraged.
- Directional signs may be provided, at the discretion of the Developer, to direct visitors to particular businesses. Directional signs shall not exceed 20 square feet in area, or 4 feet in height.
- No sign may overhang a right-of-way or property line.
- No sign shall intrude upon any architectural features, including windows, columns, moldings, or any decorative features.

La Plazuela de Sandoval Master Plan

- Building mounted signs shall not exceed an area of 6% of the façade to which it is attached. Maximum letter size shall not exceed 3 feet in height, and maximum logo size shall not exceed 5' x 5' for major buildings and 2 feet in height and maximum logo size of 2' x 2' for other buildings.
- Signs should identify only the name of the business of the occupant or of those offering the premise for sale or lease.
- Prohibited signs include the following: those consisting of banners, pennants, ribbons, streamers, strings of light bulbs, and spinners (except during holiday season or special thematic events); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.
- Façade mounted signs shall not face adjacent residential areas.

10. Wireless Telecommunications Facilities

Wireless telecommunications facilities are allowed within the site; however, the visual impact of these facilities should be minimized by architecturally integrating them with proposed buildings, structures, and landscaping.

- The maximum height for a co-located facility is 75 feet.
- Antenna, if used shall be integrated into the building architecture.
- No free standing, non-architecturally integrated cell towers, antenna, or roof mounted wireless telecommunications facilities shall be permitted.