

SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION

The Site: The site consists of approximately 19 acres, zoned SU-1 for IP, and located south of I-40 and west of Morris Street.

Land Use: The site contains an existing 214,442 S.F. warehouse/office building that is currently undergoing redevelopment. The northwest and northeast areas are currently vacant and are anticipated to be developed as commercial uses.

Pedestrian and Vehicular Ingress and Egress:

Vehicular Access
Vehicular access to the site will be from the west side of the property from Copper Avenue and a private roadway to the north. There are two access points from this roadway. Another roadway along the west boundary provides two access points.

Transit Access:
Suntran Bus Route 2 provides service along Eubank Boulevard.

Internal Circulation:
Locations, widths, and configurations for the access points on the north and west site boundaries have been established by previously approved site plans. Internal sidewalks are provided throughout the site and between all buildings and parking areas as shown on the site plan.

Building Heights and Setbacks:
Maximum building height for Tract 1 is 1-story, 22 feet in height. Tracts 2 and 3 building height shall be per the IP zone.

Setbacks:
Setbacks shall be per the IP zone.

Maximum FAR:
The maximum FAR shall be .60 for Tract 3 and .30 for Tracts 1, 2, 4, and 5 overall combined.

Landscape Plan:
Design Standards (See sheet 2) provide the parameters for landscape within the three commercial tracts.

GENERAL NOTES:

- 1) No drive through restaurants or facilities are allowed on any lot.
- 2) No driveways allowed onto Morris Street.
- 3) Site Development Plans for Building Permit for Tracts 1, 2, and 3 shall be delegated to the DRB and shall comply with the attached Design Standards
- 4) Refer to Plat of Copper Pointe Subdivision for detail on easements.

SITE PLAN FOR SUBDIVISION COPPER POINTE

Prepared for: MW Development, LLC. P.O. Box 27560 Albuquerque, NM 87125

Prepared by: Consensus Planning, Inc. 302 Eighth Street NW Albuquerque, NM 87102

PROJECT NUMBER: 1000572
Application Number: 07EPC-40064

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 15, 2007 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL:

<i>[Signature]</i>	6-4-08
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	6-4-08
Water Utility Department - ABCWUA	Date
<i>[Signature]</i>	6/4/08
Christina Sandoval Parks and Recreation Department	Date
<i>[Signature]</i>	6/2/08
Budley J. Bynum City Engineer	Date
<i>[Signature]</i>	6/4/08
DRB Chairperson, Planning Department	Date

RF

Scale 1" = 60'

PLANNING
CONSENSUS

April 3, 2008

Sheet 1 of 2

COPPER POINTE DESIGN STANDARDS

The following design standards address development on Tracts B-1, B-2, and B-3. A Site Development Plan for the existing building and site area on Tracts B-4 and B-5 were previously approved administratively. As such, the design standards do not apply to that project.

I. Architecture

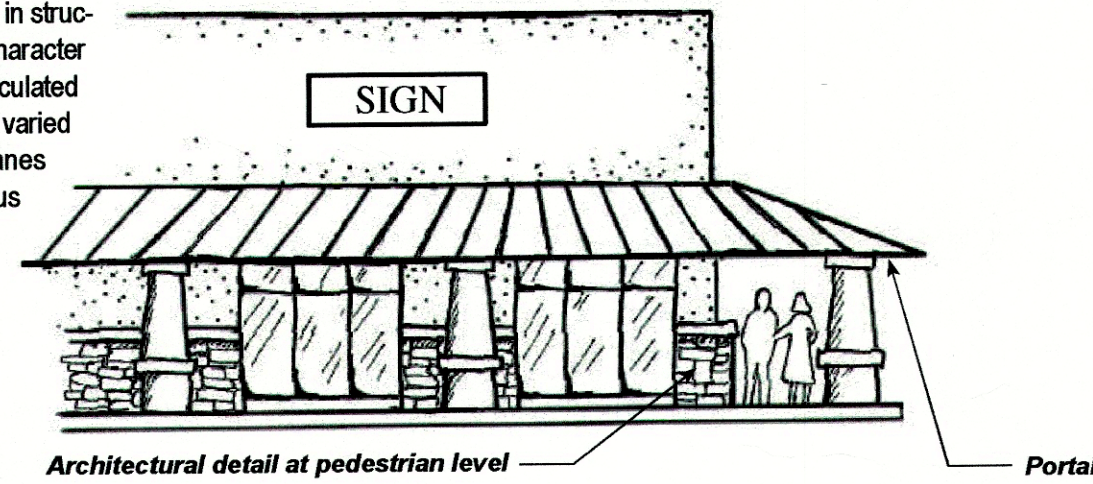
The architectural standards are intended to describe the general characteristics of the commercial pads to be constructed within the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

A. Building Orientation

1. Building elements such as windows, displays, and entries shall be oriented both externally to the streetscape and internally towards public areas.
2. Buildings in the commercial areas of Copper Pointe shall be oriented to face the extension of Copper Avenue (roadway to the north adjacent to I-40).

B. Building Articulation

1. 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. It is encouraged that building masses be arranged in order to cast shadows on each other to emphasize the contrast of light and shaded surfaces at corners and edges.
2. Commercial and office uses shall be horizontally connected by a variety of ways, such as the use of arcades or portals, controlled plaza elements, contrasting pavement, and siting areas.
3. All sloped roof lines must overhang and provide appropriate detailing.
4. Buildings shall employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades shall have varied front setbacks, with wall planes not running in one continuous direction without a change in architectural treatment (i.e. 3 foot min. offset, fenestration, material, change, etc.).
5. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and soffits, breezeways, and soffits shall be dimensioned and detailed to provide a human scale and visual interest.
6. Extended architectural detailing on the ground floor in an elevational band from 0 to 2 feet, such as a change in color or texture, the architectural expression expansion joints as reveals, door and window articulation and architectural accents, is required in order to enhance the pedestrian level experience.
7. At entryways, an awning, canopy / marquee, or inset shall be provided to provide shade and shelter and a sense of arrival. Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.
8. Entries shall be clearly defined and connect to pedestrian linkages.



C. Roof Materials and Colors

1. The following roof materials are permissible for buildings in Copper Pointe:
 - Copper or copper colored metal roofing.
 - Clay or concrete tile.
 - Single membrane for flat roof areas.

D. Building Height

1. The building within Tract B-1 shall be 1-story, with a maximum height of 22 feet. Maximum building height for Tracts B-2 and B-3 shall be in accordance with the provisions of the I-P Zone contained in the Comprehensive City Zoning Code.

E. Building Materials

All of the exterior materials and colors employed in the future construction of buildings and improvements on Copper Pointe commercial pads shall be complementary to those used in the redevelopment of the existing building.

1. Brick - shall be the primary building material and shall account for a minimum of 40% of the exterior construction. Stone may be used as an accent feature and shall not comprise more than 20% of the exterior construction. Stucco may be used as an accent feature and shall not comprise more than 40% of the exterior construction.
2. Materials prohibited as the main architectural feature include the following:
 - exposed, untreated precision block or wood walls
 - highly reflective surfaces
 - chain link fence or barbed wire
 - metal paneling
 - materials with high maintenance requirements, such as wood, canvas, etc.

F. Pre-Approved Building Colors

1. Primary - exterior brick colors shall be earth tones, shades of yellow, ochres, browns, dull reds, and grey greens, and compatible with exterior of existing building.
2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of earth tones, white, green, red, blue, and brown ranges.

G. Columns

1. The following are appropriate column forms:
 - Square stucco
 - Round stucco
 - Painted / exposed steel
 - Masonry
 - Round classical with smooth shafts in Doric or simple contemporary order
2. The following shall not be allowed:
 - Corinthian
 - Ionic
 - Tuscan
 - Egyptian

H. Guidelines

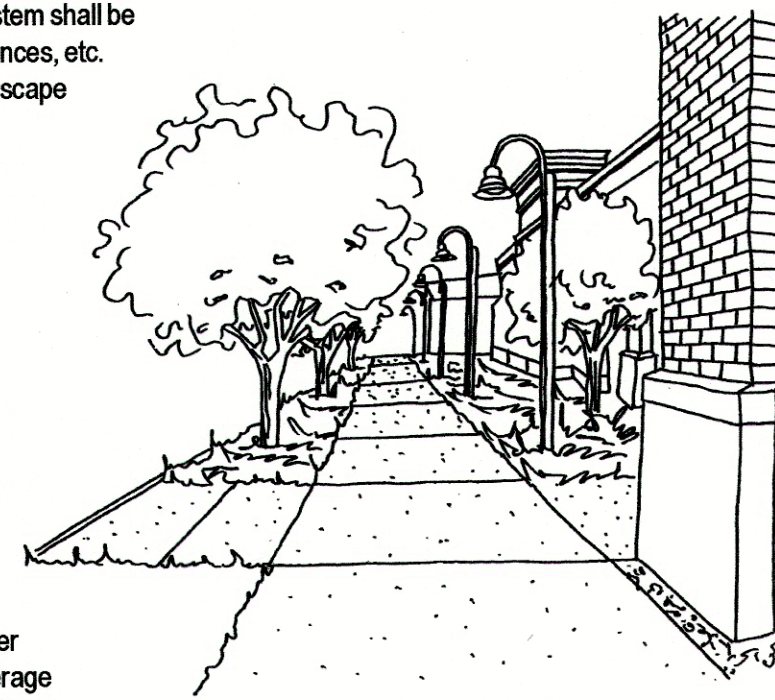
1. The use of contrasting colors between roofs and walls is encouraged to further differentiate the planes of building masses.

2. 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.
3. Office and commercial sloped roof lines may overhang and provide appropriate detailing with a minimum of 4 feet.
4. Subject to the Copper Pointe restrictive covenants, buildings on the commercial parcels may be mixed-use structures accommodating retail stores below and offices above.

II. Landscape

The landscape environment is intended to enhance the aesthetics of the development and aid in reinforcing the street edge and pedestrian environment.

1. Street trees shall be provided along the existing private roadway at an average interval of 30 feet to provide shade. Street trees are defined as being within 12 feet of the back of curb.
2. A fully automated irrigation system shall be designed as part of the landscaping for each commercial pad site. The system shall be designed to avoid overspraying walks, buildings, fences, etc. Maintenance of the irrigation system and the landscape shall be the responsibility of the property owner.
3. Site amenities, such as street furniture, lighting, bollards, and graphic pylons shall be part of the plan and shall be compatible with the architectural and landscape treatments on each pad site.
4. Landscape plans shall comply with the City's Water Conservation Ordinance and Pollen Ordinance, and Comprehensive City Zoning Code with regard to plant species, sizes and quantities, landscape area, and irrigation systems.
5. All landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. Coverage is calculated from the mature spread of the plants; tree canopies are excluded.
6. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.
7. Steel, brick, or equivalent landscape headers shall be used to separate any turf and shrub / groundcover areas.
8. Timing of Installation. All commercial pad site landscaping must be completed no later than two months after completion of construction of the site improvements.
9. The following plant palette has been developed as a general guide for Copper Pointe. Substitutions are allowed in cases where plant species are not available.



Trees
 Desert Willow / *Chilopsis linearis*
 Washington Hawthorn / *Crataegus phaenopyrum*
 Chitalpa / *Chitalpa*
 New Mexico Olive / *Forestiera neomexicana*
 Honeylocust / *Gleditsia triacanthos*
 Austrian Pine / *Pinus nigra*
 Chinese Pistache / *Pistacia chinensis*

Shrubs / Groundcovers
 Butterfly Bush / *Buddleia davidii*
 Turpentine Bush / *Ericameria laricifolia*
 Apache Plume / *Fallugia paradoxa*
 Red Yucca / *Hesperaloe parviflora*
 Creeping Rosemary / *Rosmarinus off. pro.*
 Rosewood / *Vauquelinia*
 Shrubby Cinquefoil / *Potentilla*
 Western Sand Cherry / *Prunus besseyi*
 India Hawthorn / *Rhaphiolepis indica*
 Three Leaf Sumac / *Rhus trilobata*
 Heavenly Bamboo / *Nandina*
 Yaupon Holly / *Ilex*
 Crape Myrtle / *Lagerstroemia*

Ornamental Grasses
 Karl Foerster Grass / *Calamagrostis acutiflora*
 Maiden Grass / *Miscanthus sinensis 'Gracillimus'*
 Regal Mist / *Muhlenbergia capillaris 'Regal Mist'*
 Bear Grass / *Nolina microcarpa*

Turf Grasses
 Blue Grama / *Bouteloua gracilis*
 Buffalo Grass / *Buchloe dactyloides*

10. Minimum plant sizes at time of installation shall be as follows:

Trees	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.

III. Site Planning

A. Setbacks

The following setbacks are per the I-P zone:

1. Front yard setback - 20 foot min.
2. Side yard setback - 10 foot min.
3. Rear yard setback - 10 foot min.

B. Sidewalks / Walkways

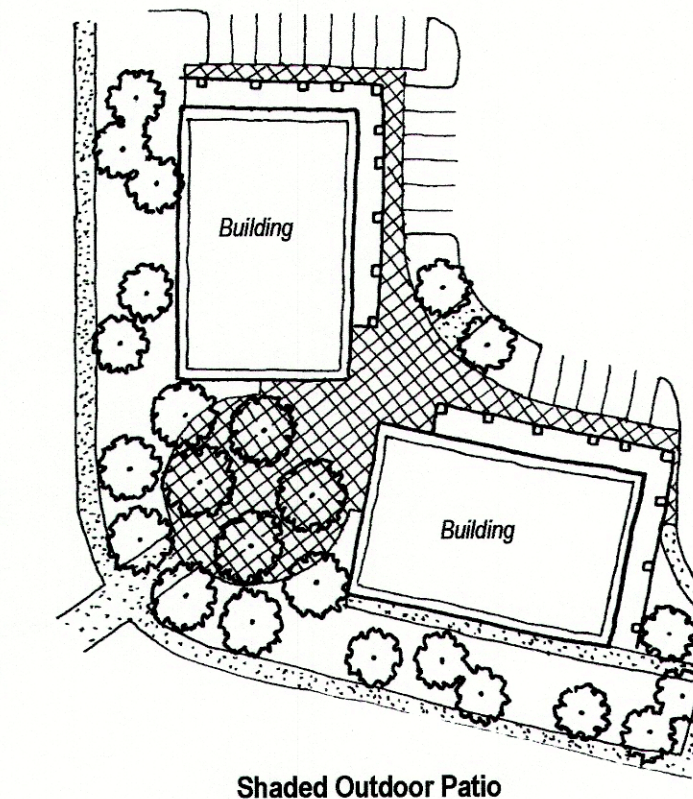
1. All pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
2. Concrete or asphalt are acceptable materials for pedestrian walkways.

3. Pedestrian crossings, 6 feet in width, shall be clearly demarcated with colored textured paving where they cross vehicular entrances and drive aisles.
4. Secure bicycle storage racks shall be 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.

C. Parking

1. In order to lessen the visual impact of parking areas, parking facilities shall be broken up into a series of smaller areas.
2. Handicapped parking spaces shall be provided adjacent to building entries.

3. The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code with a maximum average of 10 percent.
4. Parking for all Copper Pointe tenants will be shared. A cross access agreement shall be part of the platting process.
5. Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
6. Pedestrian connections to buildings shall be provided in parking lots with greater than 50 spaces and shall connect to adjacent roadways, sidewalks, and pathways.
7. Parking areas shall be segmented by pedestrian walkways into subareas not greater than 150 parking spaces.



D. Common Areas

1. Open courtyard designs shall be employed in order to form transitions between parking areas and building facades on the commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and shall be visible from the street through open passages.
2. 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.

IV. Lighting

1. 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.
2. 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.
3. Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
4. 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. The maximum mounting height of luminaires for parking lot lights shall be a maximum of 25 feet in height, except where they are within 100 feet of residential, they shall be 16 feet in height.
5. 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.

V. Walls

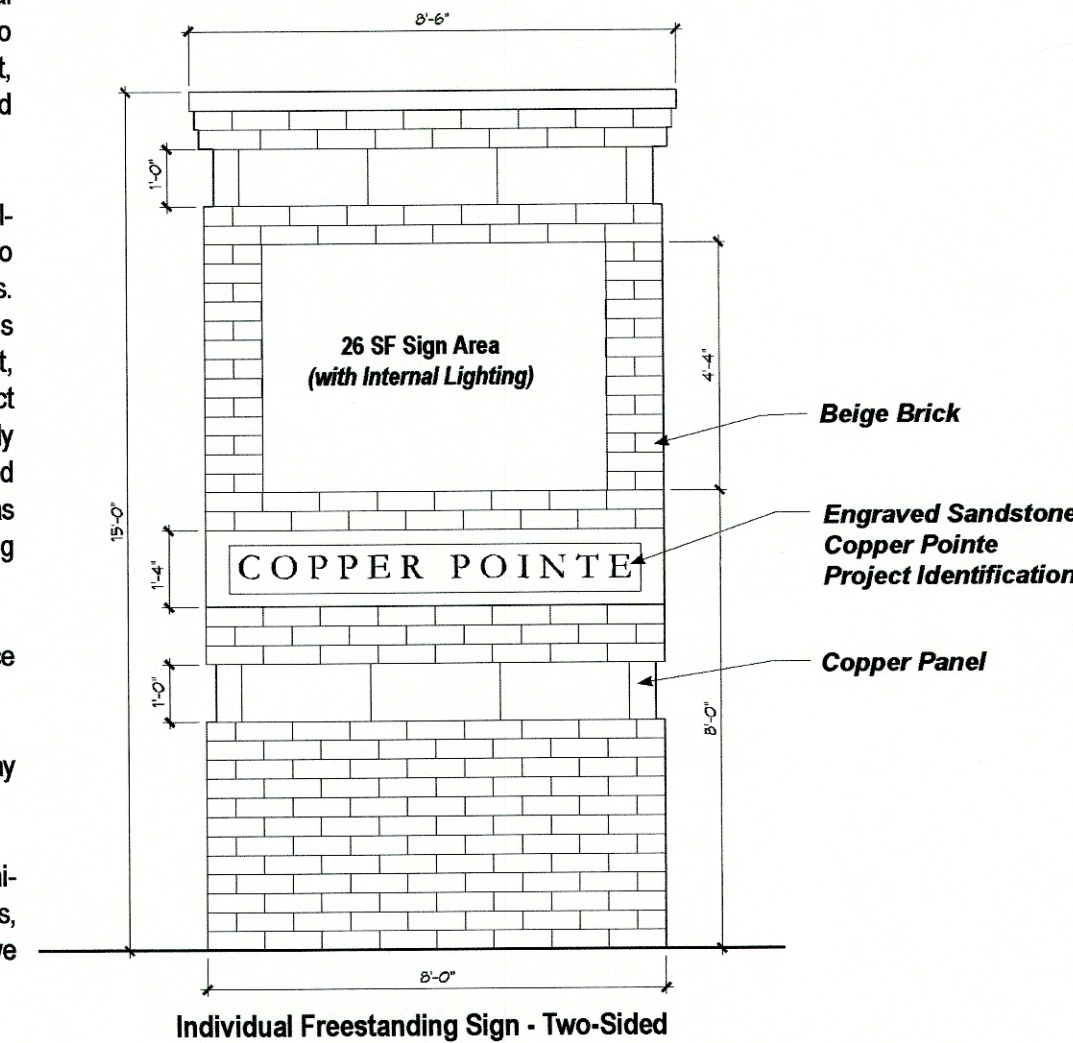
1. All walls shall comply with the Wall Regulations contained in the Comprehensive City Zoning Code.
2. Any site walls shall be constructed of materials which match the predominant material of the building to which they are adjacent.
3. Except for screen walls that hide equipment and operations in shipping and receiving areas, no site walls shall exceed 6 feet in height. Site walls shall be constructed of cast stone, brick, masonry finished with stucco, or combination thereof, with the exposed materials being the same as those used on the building.

VI. Signage and Graphics

The following signage criteria creates a sense of arrival to the development and establishes a quality visual impact. Where there is a conflict between these standards and City regulations, the more restrictive shall apply. The gateway sign at the private roadway easement and the monument signs at the two main project entries were previously approved and are not subject to the following standards:

1. Signage for Copper Pointe will be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code.

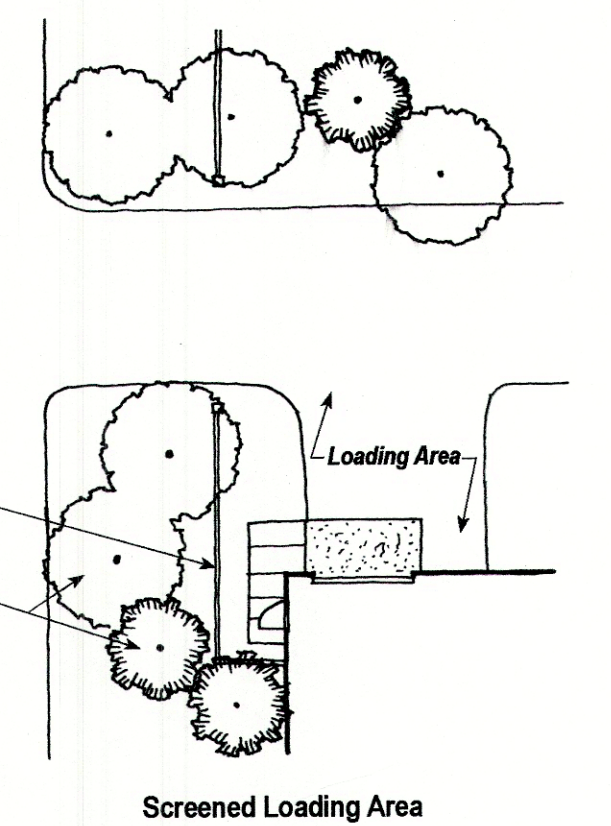
2. All signage for individual commercial sites shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.).
3. One freestanding sign each is allowed for Tracts B-1 and B-2 to identify the business on such sites. The sign area for monument signs shall not exceed 26 square feet, exclusive of Copper Pointe project identification, and shall be internally lit. Maximum height shall not exceed 15 feet and shall have materials as shown in the individual freestanding two-sided signage detail.
4. No signage will be permitted to face residential areas to the south.
5. No sign may overhang a right-of-way or property line.
6. No sign shall intrude upon any architectural features, including windows, columns, moldings or any decorative features.
7. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 80 square feet. Canopy and marquee signs shall be included in the total area count allowed for all signs. Building-mounted signs shall be placed at building entrances.



8. Signs perpendicular to an elevation shall only occur under an awning or canopy / portal and shall not be more than eight square feet. These signs may not project past the overhang.
9. Signs shall identify only the name and business of the occupant or of those offering the premises for sale or lease.
10. Prohibited signs include the following: pole-mounted, off-premise signs, and those consisting of banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); 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.

VII. Screening

1. No refuse enclosures shall face the extension of Copper Avenue or I-40.
2. Refuse containers shall be fully screened from public view by an enclosure. Materials used for the enclosure shall be compatible with the building materials and architecture.
3. Mechanical units shall be entirely concealed from public view at ground level by the use of parapets.
4. Service / loading areas shall be screened from public view by walls, trellises, or landscaping. Service areas adjacent to residential zones shall be screened.
5. Parking areas located along roadways shall be screened per the City Comprehensive Zoning Code.
6. The use of chain link, barbed wire, or wood fencing is prohibited.



VIII. Utilities

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

1. All new electric distribution lines shall be placed underground.
2. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way, but in such a way that is acceptable to the affected service provider to ensure safety and access for maintenance, repair, and replacement of equipment.
3. 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.
4. Cellular antennas, if any, shall be integrated with the building architecture.

IX. Transportation Demand Management (TDM)

Future employers that locate within Copper Pointe who have more than 80 employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employee with alternatives to the single-occupancy vehicle as a means to commute from home. The following elements will be part of a TDM effort at Copper Pointe.

1. On parcels with businesses that have more than 80 employees, lockers, showers, and bike racks must be available on each parcel for those employees who wish to jog, walk, or bicycle to work via one of the bicycle trails that are in close proximity to the Copper Pointe.
2. Businesses with more than 80 employees shall consider appointing a Commuter Management Coordinator (CMC) for the purposes of facilitating carpools and providing premium parking spaces for those employees who participate.
3. Businesses with more than 80 employees shall provide bulletin board space in their employee breakroom as an "information center" where material, particularly relevant City Transit information, policies, and plans can be posted.
4. The CMC Coordinator for each employer with more than 80 employees will also be the contact person with City Transit and Environmental Health Departments for updates, technical assistance, etc.
5. A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the commercial center is reached. A Transportation Management Association shall be organized for all the businesses within the commercial center.
6. A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the office development is reached.

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