

PROJECT NUMBER: 1004097

Application Number: 05 DRB-01990

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 10-19-05
Traffic Engineering, Transportation Division
Date

[Signature] 10/19/05
Utilities Development
Date

[Signature] 10/19/05
Parks and Recreation Department
Date

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City Engineer
Date

DRB Chairperson, Planning Department
Date

DRAWING INDEX

SHEET 1 OF 12	COVER
SHEET 2 OF 12	VICINITY AND AREA MAPS
SHEET 3 OF 12	LEGAL DESCRIPTION
SHEET 4 OF 12	SITE PLAN FOR SUBDIVISION AND MASTER DEVELOPMENT PLAN
SHEET 5 OF 12	STREET DESIGN AND SECTIONS- MASTER DEVELOPMENT PLAN
SHEET 6 OF 12	ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEVELOPMENT PLAN
SHEET 7 OF 12	ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEVELOPMENT PLAN
SHEET 8 OF 12	ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEVELOPMENT PLAN
SHEET 9 OF 12	CONCEPTUAL GRADING & DRAINAGE PLAN
SHEET 10 OF 12	CONCEPTUAL UTILITY PLAN
SHEET 11 OF 12	DESIGN STANDARDS- MASTER DEVELOPMENT PLAN
SHEET 12 OF 12	DESIGN STANDARDS- MASTER DEVELOPMENT PLAN

Mesa del Sol

Employment Center - Phase 1

Albuquerque, NM

EPC Submittal for Master Development Plan

REVISED

10/10/05 TO DRB

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ARCHITECT

EPC
SUBMITTAL

ENGINEER

PROJECT

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS	
△ 4-26-05	EPC SUBMITTAL REVISIONS EPC # 08EPC00516/00514
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VICINITY AND
AREA MAPS

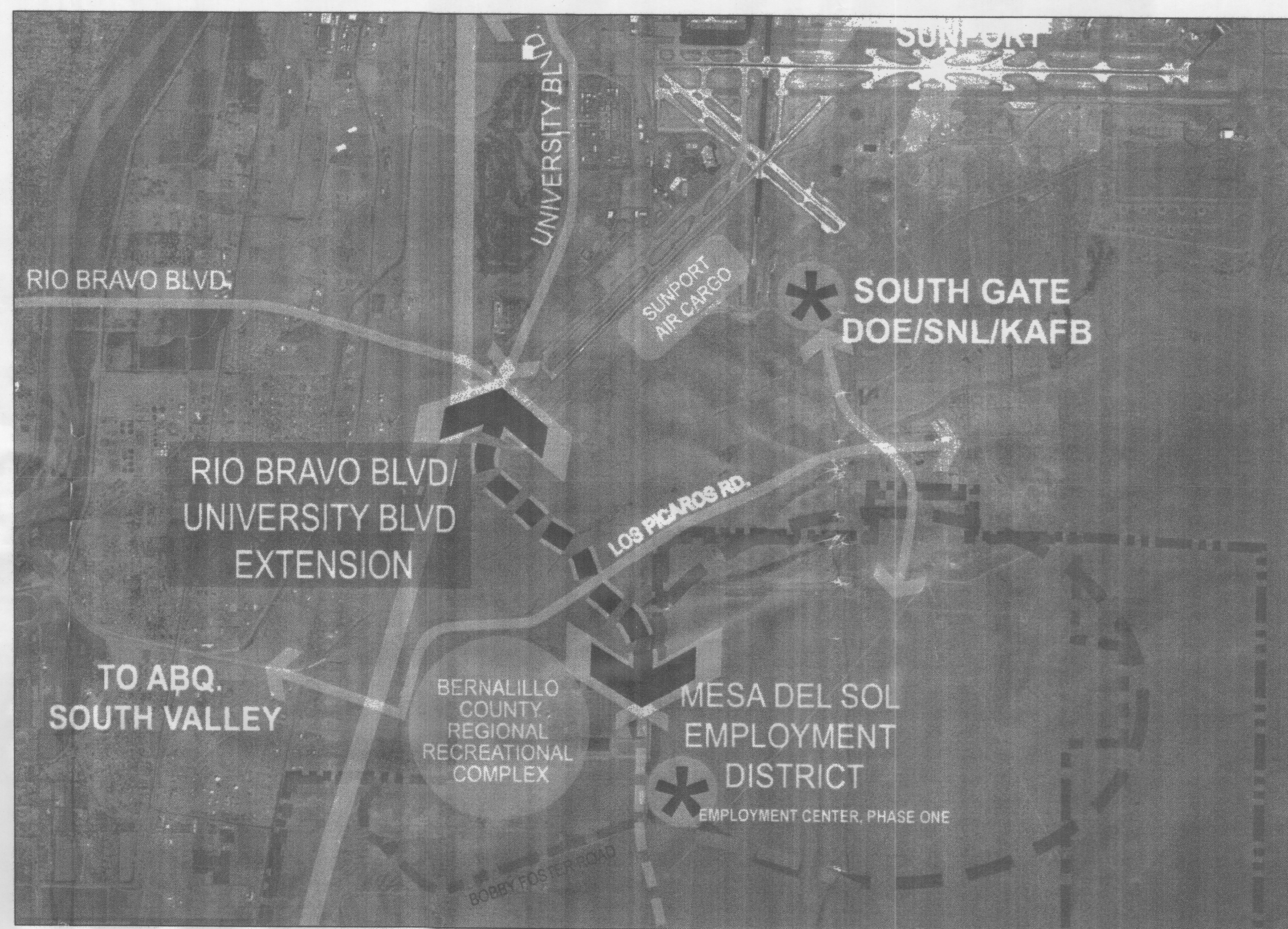
SHEET NO.



VICINITY MAP



N.T.S.



AREA MAP



N.T.S.

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Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

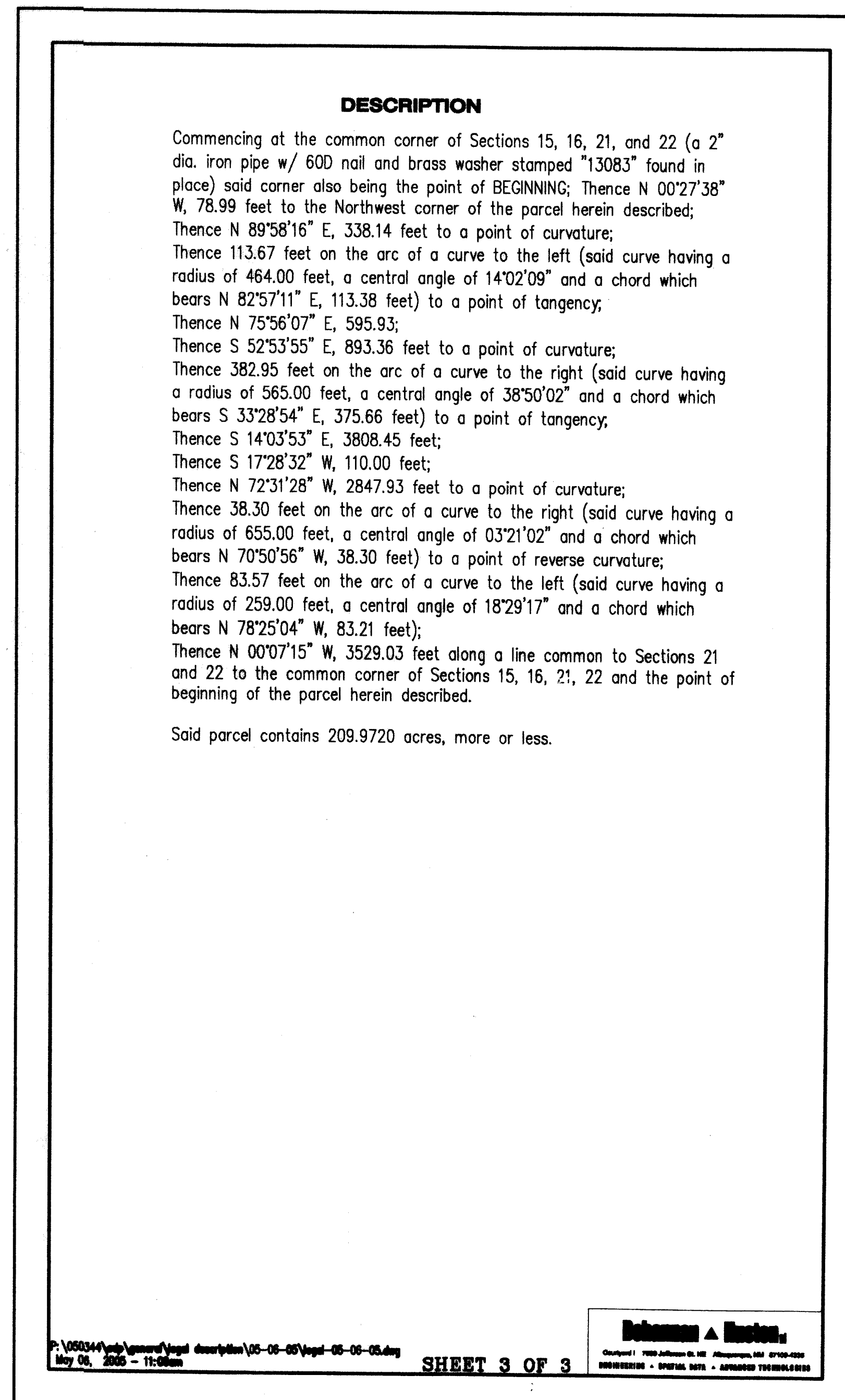
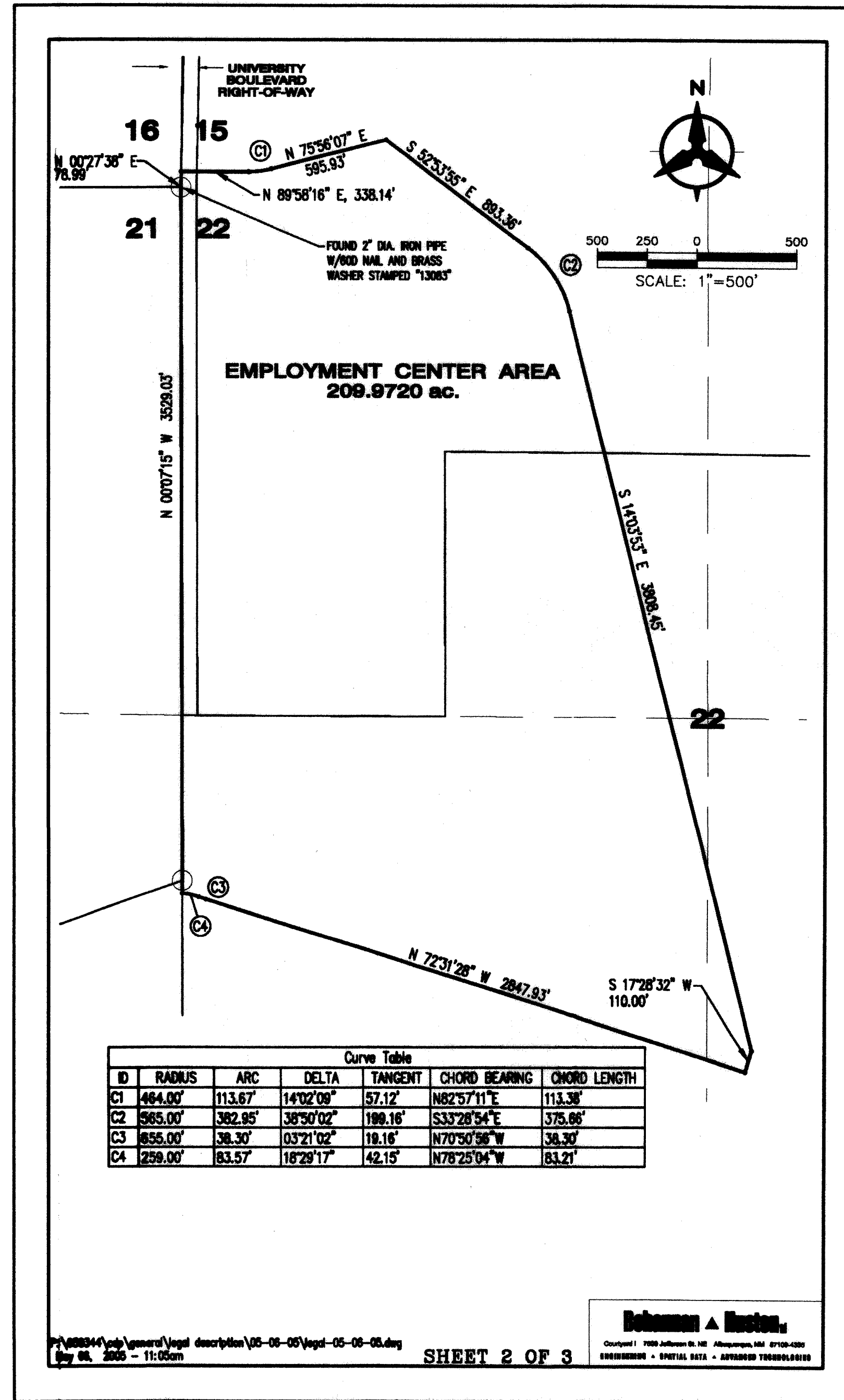
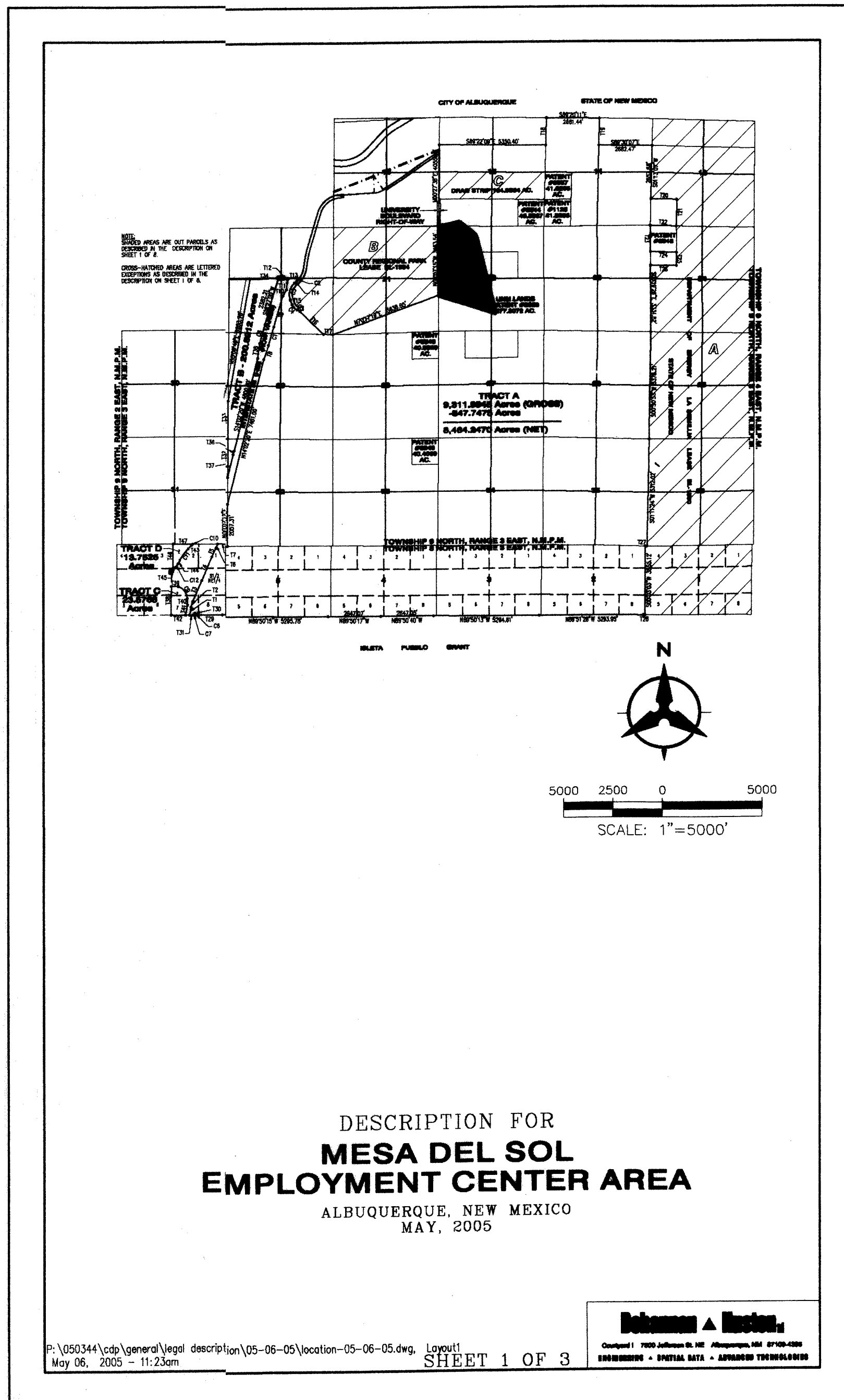
REVISIONS

- △ 4-26-05 EPC SUBMITTAL REVISIONS
- △ 4-26-05 EPC SUBMITTAL REVISIONS
- △ 5-4-05 EPC SUBMITTAL REVISIONS
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**LEGAL
DESCRIPTION**

SHEET NO.



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**SITE PLAN FOR
SUBDIVISION AND
MASTER
DEVELOPMENT PLAN**

**SITE PLAN FOR SUBDIVISION
MASTER DEVELOPMENT PLAN**

LEGAL DESCRIPTION:
SEE LEGAL DESCRIPTION SHEETS

ZONING:
SU-1 FOR IP USES

SECTOR PLAN:
THERE IS NO SECTOR PLAN FOR THIS AREA. HOWEVER, THE OWNER WILL INCLUDE THIS PROPERTY IN UPCOMING PLANNING SUBMISSIONS, PER THE PLANNED COMMUNITIES CRITERIA, FOR MESA DEL SOL.

SUBDIVISION CONCEPT:
THE PLAN FOR THE 169.50 NET ACRE SITE SUBDIVIDES THE SITE INTO 30 TRACTS. THE PLAN ALSO INCLUDES A HIERARCHY OF PUBLIC RIGHT-OF-WAYS, SIDEWALKS AND PUBLIC ACCESS EASEMENTS THAT WILL INCREASE CONNECTIVITY THROUGHOUT THE EMPLOYMENT CENTER.

LAND UTILIZATION CONCEPT:
THIS PROPERTY IS INTENDED TO BE DEVELOPED AS THE FIRST PHASE OF A LARGE EMPLOYMENT CENTER THAT WILL PROVIDE UNIQUE BUSINESS AND JOB-CREATING OPPORTUNITIES IN THE REGION BY VIRTUE OF ITS SIZE, INFRASTRUCTURE AND PROXIMITY TO THE ALBUQUERQUE SUNPORT, SANDIA NATIONAL LABORATORY AND KIRTLAND AIR FORCE BASE. THE EMPLOYMENT CENTER WILL BE COMPRISED PRIMARILY OF OFFICE, INDUSTRIAL AND MANUFACTURING USES.

PROPOSED USES:
PERMISSIVE USES SHALL BE PURSUANT TO CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19 INDUSTRIAL PARK ZONE.

APPROVAL PROCESS:
IN ACCORDANCE WITH CONSIDERATION OF THE MESA DEL SOL EMPLOYMENT CENTER AS A "CERTIFIED SITE" AND WITH THE PROVISION OF THE DESIGN STANDARDS INCLUDED IN THIS SITE PLAN FOR SUBDIVISION, APPROVALS FOR DEVELOPMENT WITHIN THE EMPLOYMENT CENTER SHALL BE AS FOLLOWS:

- 1. THE FIRST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ON THE SUBJECT SITE SHALL BE REVIEWED AND APPROVED BY THE EPC, AND AT THAT TIME, THE EPC WILL MAKE THE DETERMINATION AS TO WHETHER OR NOT TO DELEGATE FURTHER SITE PLANS TO DRB. THE SUBMITTAL PACKAGE FOR ALL SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL REQUIRE A LETTER OF APPROVAL FROM THE PRIVATE ARCHITECTURAL REVIEW COMMITTEE (ARC) FOLLOWING NOTIFICATION OF ADJOINING PROPERTY OWNERS.
- 2. A PRIVATE ARCHITECTURE REVIEW COMMITTEE (ARC) WILL ENSURE ADHERENCE TO THE DESIGN INTENT AS STATED IN THE PROJECT DESIGN STANDARDS. SITE DEVELOPMENT PLANS FOR BUILDING PERMIT WITHIN THIS SITE PLAN FOR SUBDIVISION AREA MUST BE APPROVED BY THE ARC PRIOR TO BEING SUBMITTED FOR EPC OR DRB REVIEW.

VARIATION FROM IP ZONE:
DEVELOPMENT AT THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE SHALL COMPLY WITH AND MEET THE INTENT AND REQUIREMENTS OF THE IP - INDUSTRIAL PARK ZONE, WITH THE EXCEPTION OF BUILDING HEIGHT AND SETBACKS (SEE BELOW). IN A CHANGE FROM THE STANDARD IP ZONE, BUILDING HEIGHT LIMITS ARE NOT DIRECTLY RELATED TO THE SETBACK DISTANCE.

- 1. MAXIMUM BUILDING HEIGHT:
 - a. A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 120'.
- 2. MINIMUM SETBACKS:
 - a. FRONT-YARD SETBACK: 15 FEET.
 - b. SIDE-YARD SETBACK: 10 FEET.
 - c. REAR-YARD SETBACK: 10 FEET.

INGRESS AND EGRESS:
1. VEHICULAR ACCESS (SEE STREET SECTIONS, SHEET 5 OF 12):
a. ACCESS TO THE SITE WILL BE GAINED FROM BOBBY FOSTER ROAD TO BOULEVARD A AND BOULEVARD B. IN THE NEAR FUTURE, VEHICULAR ACCESS TO THE SITE WILL ALSO BE AVAILABLE FROM NORTH OF THE PROPERTY (THE UNIVERSITY/ RIO BRAVO BOULEVARD EXTENSION). BOULEVARD A WILL BEGIN AT THE SOUTHERN END OF THE UNIVERSITY/ RIO BRAVO BOULEVARD EXTENSION).

b. IT IS ANTICIPATED THAT NEW ROAD CLASSIFICATIONS WILL BE UTILIZED AT MESA DEL SOL. THESE CLASSIFICATIONS REFLECT AN INNOVATIVE TRANSPORTATION MODEL THAT INCREASES THE FREQUENCY OF MEDIUM TRAFFIC-VOLUME STREETS IN A GRID-LIKE CONFIGURATION IN ORDER TO DISPERSE VEHICULAR TRAFFIC, AND CREATE OPPORTUNITIES TO GENERATE TRULY MULTI-MODAL CIRCULATION CORRIDORS. THE ROAD SECTIONS FOR THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE INCLUDE BOULEVARDS, CONNECTOR STREETS AND LOCAL-INDUSTRIAL STREETS (SEE DESIGN GUIDELINES FOR STREET SECTIONS AND DESCRIPTIONS).

2. PEDESTRIAN ACCESS:
a. DIRECT PEDESTRIAN ACCESS TO THE PHASE ONE EMPLOYMENT CENTER WILL BE PROVIDED ALONG BOULEVARDS A AND B, ALONG BOTH SIDES OF THE STREETS THAT RUN INTO THE PROPERTY AND ALONG INTERNAL LOCAL STREETS.
b. INTERNAL PEDESTRIAN CIRCULATION BETWEEN BLOCKS MAY ALSO BE PROVIDED IN ACCESS EASEMENTS THAT ARE CREATED WITHIN DRAINAGE EASEMENTS AT THE BACK OF EACH TRACT.

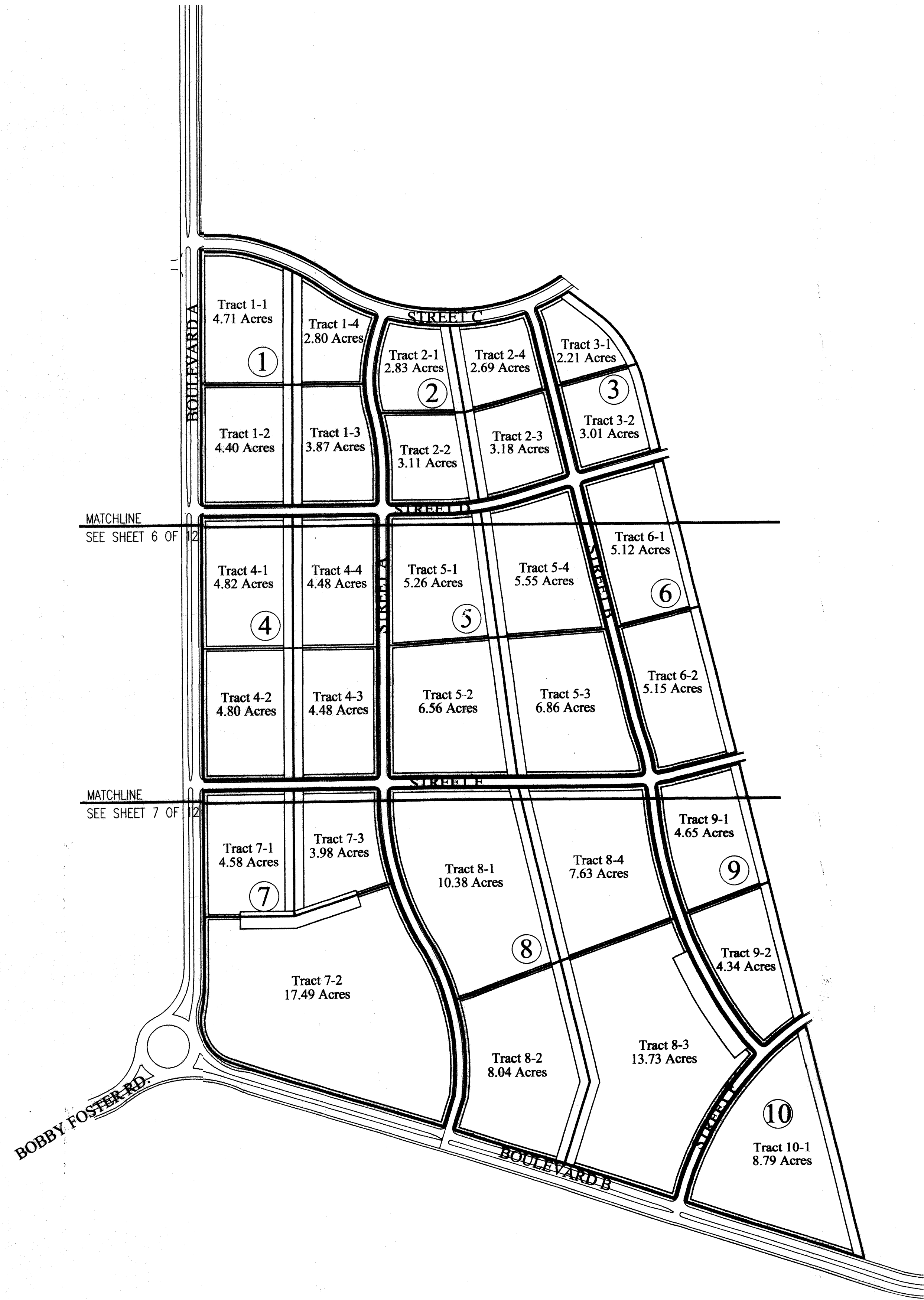
3. BICYCLE ACCESS:
a. BICYCLE LANES ARE NOT PROVIDED ON THE STREET SECTIONS TO BE BUILT AS PART OF THIS SITE PLAN FOR SUBDIVISION.
b. IT IS OUR INTENT TO PROVIDE BICYCLE LANES IN FUTURE PHASES- WITHIN THE MAJOR NORTH/SOUTH STREET SECTIONS, INCLUDING THE NEXT MAJOR NORTH/SOUTH STREET EAST OF THE PHASE ONE EMPLOYMENT CENTER. USE OF BICYCLES ON TRAILS, CONNECTOR AND LOCAL STREETS AND WITHIN THE INTERIOR BLOCK ACCESS EASEMENTS WILL BE ALLOWED AND ENCOURAGED.

- 4. TRANSIT:
 - a. TRANSIT WILL BE ACCOMMODATED WITHIN THE PROJECT STREET SECTIONS THROUGH THE USE OF SIGNAGE AND STRIPING.
 - b. IT IS OUR INTENT TO ALSO ACCOMMODATE TRANSIT WITHIN THE CENTER MEDIAN OF THE NEXT MAJOR NORTH/SOUTH STREET SECTION, TO BE LOCATED EAST OF THE PHASE ONE EMPLOYMENT CENTER.
 - c. TO ACCOMMODATE LOCATIONS OF POTENTIAL TRANSIT SHELTERS, 200 SQUARE FEET (10' X 20') SHALL BE RESERVED FOR TRANSIT SHELTERS ABUTTING THE RIGHT-OF-WAY ALONG DESIGNATED MAJOR TRANSIT CORRIDORS. THE RESERVED AREA SHALL BE ON THE FAR SIDE OF MAJOR INTERSECTIONS 75 FEET FROM THE CURB RADIUS AT THE INTERSECTION, AND 12 FEET FROM THE BACK OF THE CURB TO THE BACK OF THE TRANSIT SHELTER.
 - d. FUTURE EMPLOYERS IN THE PLAN AREA WILL PARTICIPATE IN THE CITY'S TRANSIT DEMAND MANAGEMENT PROGRAM.

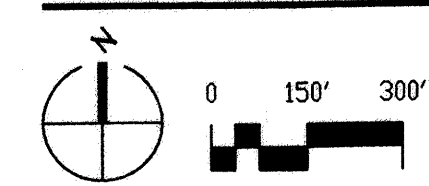
LOT SIZE:
1. MINIMUM LOT SIZE SHALL BE PURSUANT TO CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19 INDUSTRIAL PARK ZONE. THIS INCLUDES:
a. A MINIMUM LOT AREA OF ONE-HALF ACRE;
b. A MINIMUM LOT WIDTH OF 100 FEET; AND
c. REQUIREMENT THAT NO MORE THAN 50% OF THE SURFACE OF ANY LOT OR SITE SHALL BE COVERED WITH BUILDINGS.

MAXIMUM FAR:
1. THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE EMPLOYMENT CENTER IS .50.
2. THE MAXIMUM FLOOR AREA RATIO FOR INDIVIDUAL TRACTS IS .50.

- GENERAL NOTES**
1. PHASING OF INFRASTRUCTURE AND PLATTING IS ANTICIPATED.
 2. LOTS SHOWN ON THE PLAN ARE ILLUSTRATIVE.
 3. THE ADDITION OF ROAD ROW AND UTILITY EASEMENTS SHALL BE CONSIDERED A MINOR MODIFICATION TO THE SITE PLAN, PROVIDED THAT THE REVISIONS ARE CONSISTENT WITH THIS SITE PLAN FOR SUBDIVISION AND DESIGN STANDARDS.
 4. DRIVEWAY ACCESS CUTS FROM PUBLIC ROW'S ARE TO BE DETERMINED DURING INDIVIDUAL SITE DEVELOPMENT DESIGN.
 5. FUTURE SIDEWALKS ARE TO BE DESIGNED AND CONSTRUCTED DURING INDIVIDUAL LOT SITE DEVELOPMENT.



SITE PLAN FOR SUBDIVISION - MASTER DEVELOPMENT PLAN



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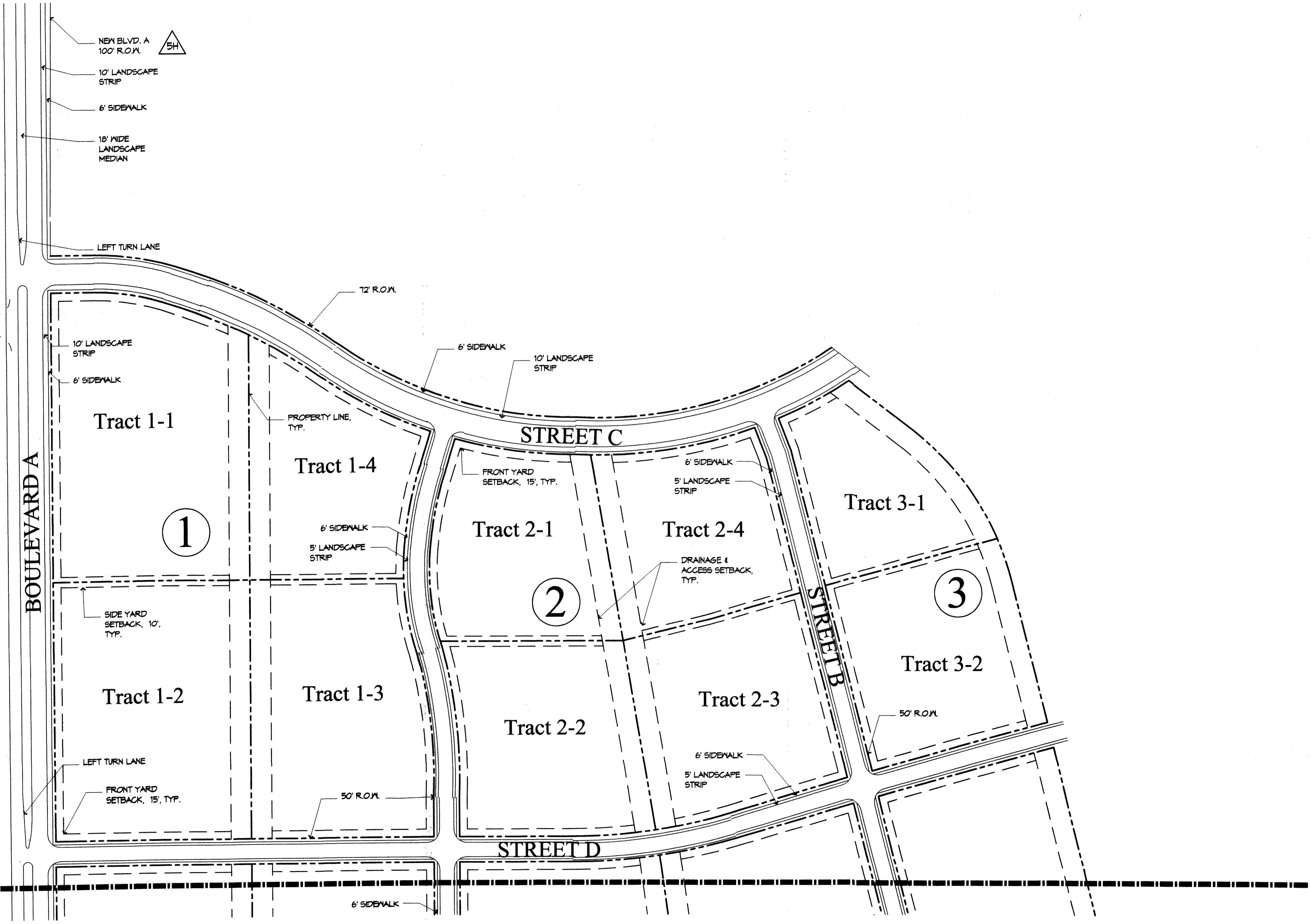
MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS	
△ 4-26-05	EPC SUBMITTAL REVISIONS
△ 5-4-05	EPC + DRB SUBMITTAL REVISIONS
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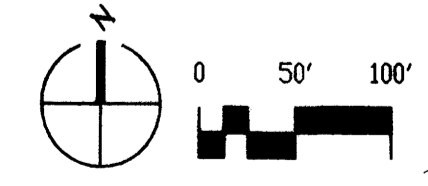
**ENLARGED SITE
PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN**

SHEET NO.



ENLARGED SITE PLAN

1" = 100'



MATCHLINE
SEE SHEET 6 OF 12

ARCHITECT

EPC
SUBMITTAL

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PROJECT

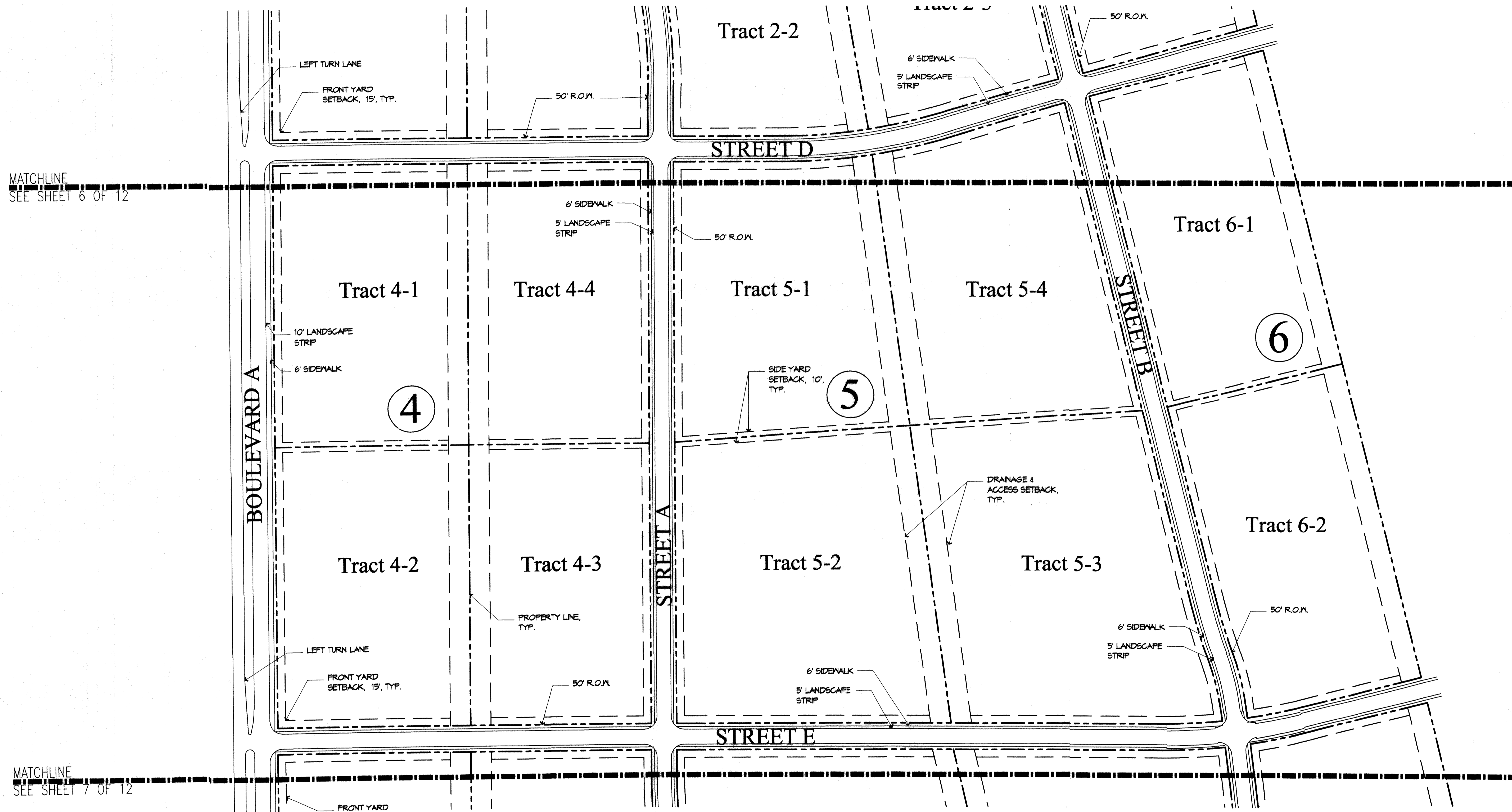
MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS	
1	4-26-05 EPC SUBMITTAL REVISIONS EPC # 05EPC00516/00514
2	5-4-05 EPC SUBMITTAL REVISIONS
3	10-10-05 DRB SUBMITTAL
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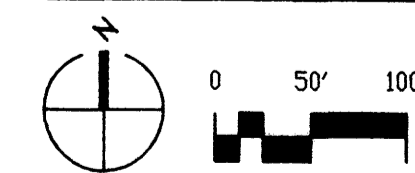
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PROJECT NO.	03064
DRAWING NAME	

**ENLARGED SITE
PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN**

SHEET NO.



ENLARGED SITE PLAN



1" = 100'

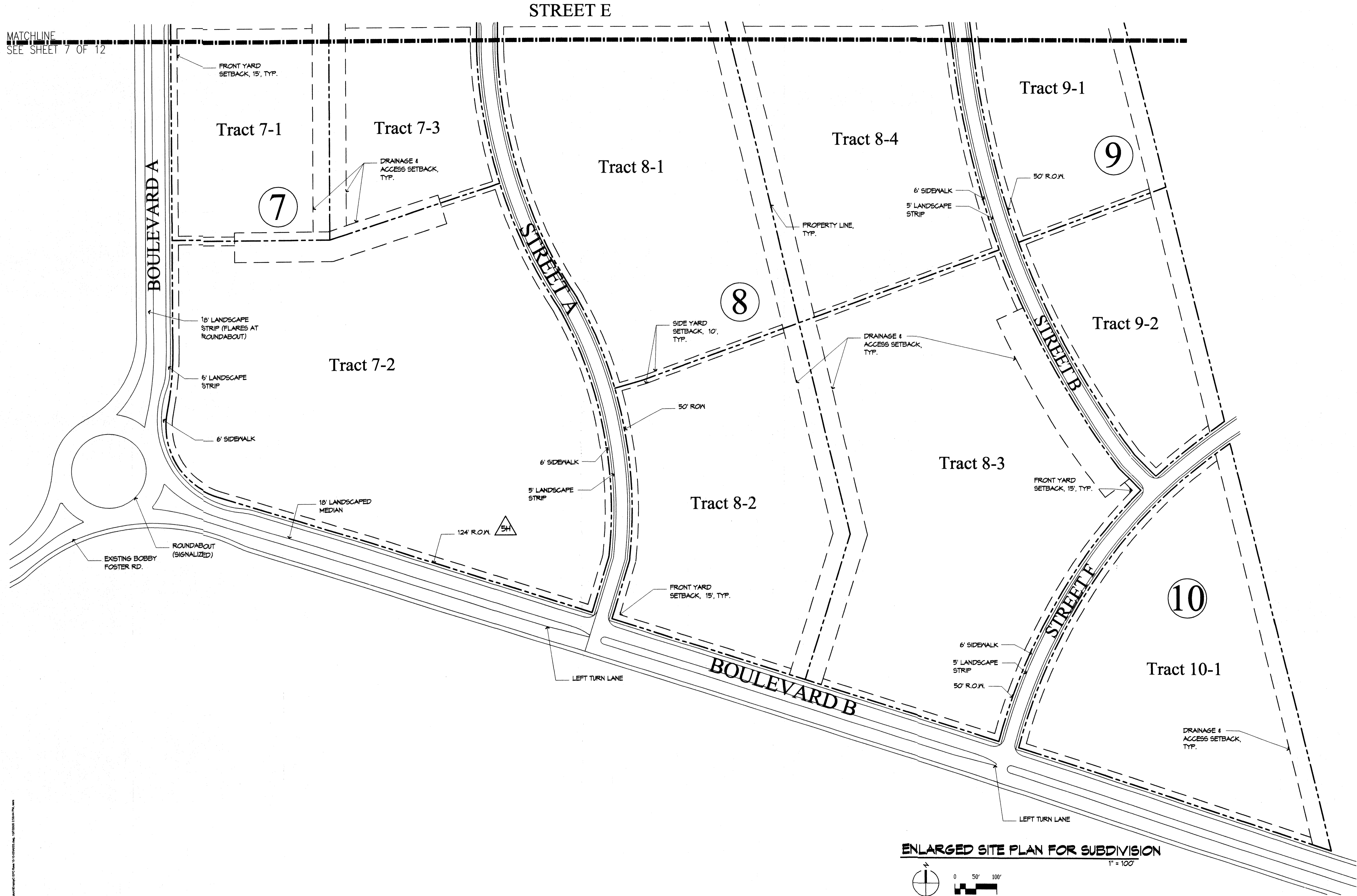
MATCHLINE
SEE SHEET 6 OF 12

MATCHLINE
SEE SHEET 7 OF 12

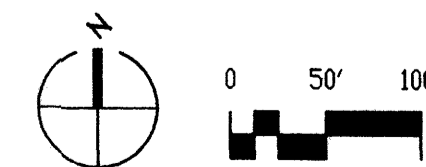
REVISIONS	
△	4-26-05 EPC SUBMITTAL REVISIONS EPC # 08EPC00516/00519
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ENLARGED SITE PLAN FOR SUBDIVISION
SUBDIVISION FOR
MASTER DEV. PLAN

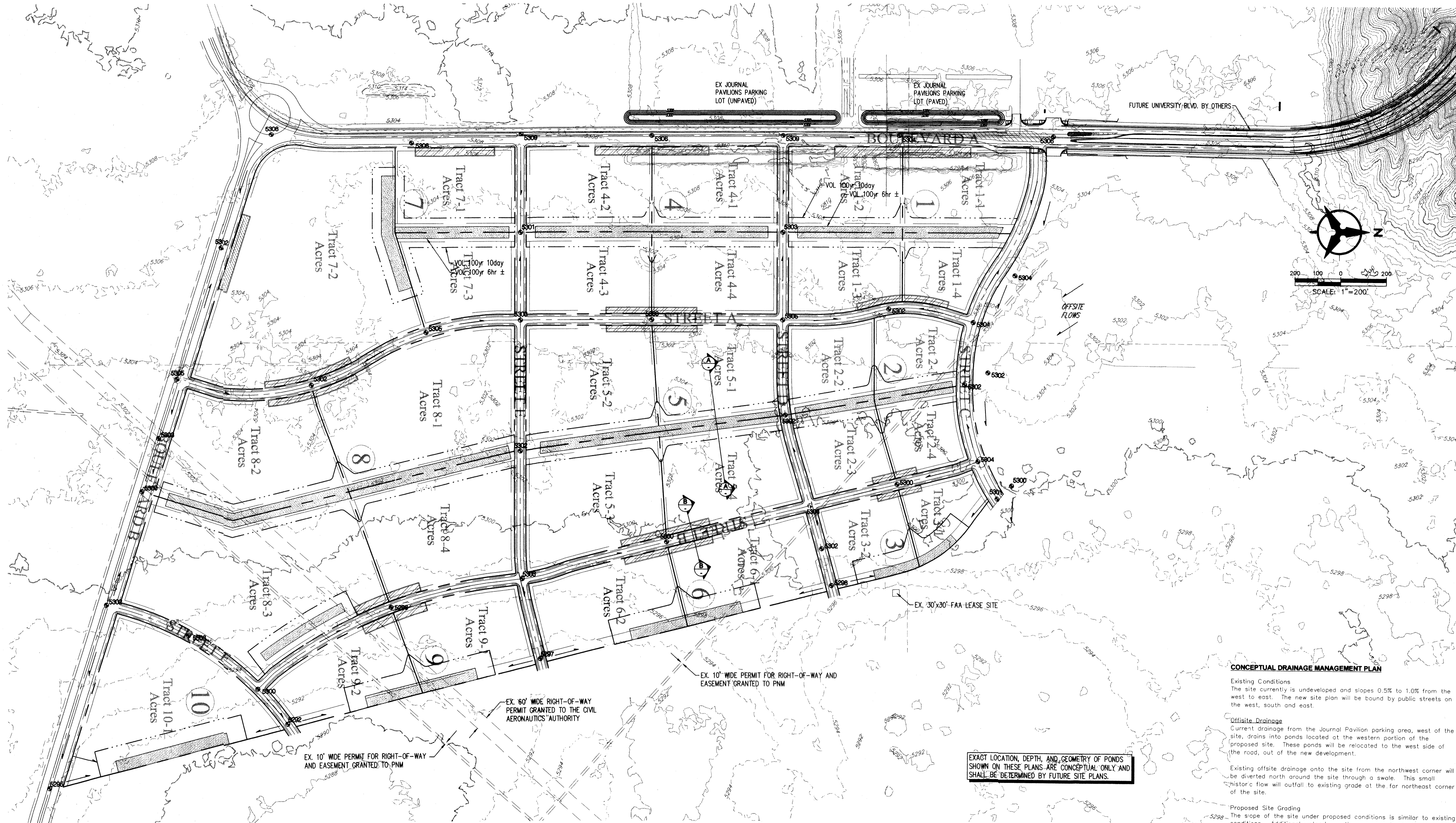


ENLARGED SITE PLAN FOR SUBDIVISION
1" = 100'



MATCHLINE
SEE SHEET 7 OF 12

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097



CONCEPTUAL DRAINAGE MANAGEMENT PLAN

Existing Conditions
The site currently is undeveloped and slopes 0.5% to 1.0% from the west to east. The new site plan will be bound by public streets on the west, south and east.

Offsite Drainage
Current drainage from the Journal Pavilion parking area, west of the site, drains into ponds located at the western portion of the proposed site. These ponds will be relocated to the west side of the road, out of the new development.

Existing offsite drainage onto the site from the northwest corner will be diverted north around the site through a swale. This small historic flow will outfall to existing grade at the far northeast corner of the site.

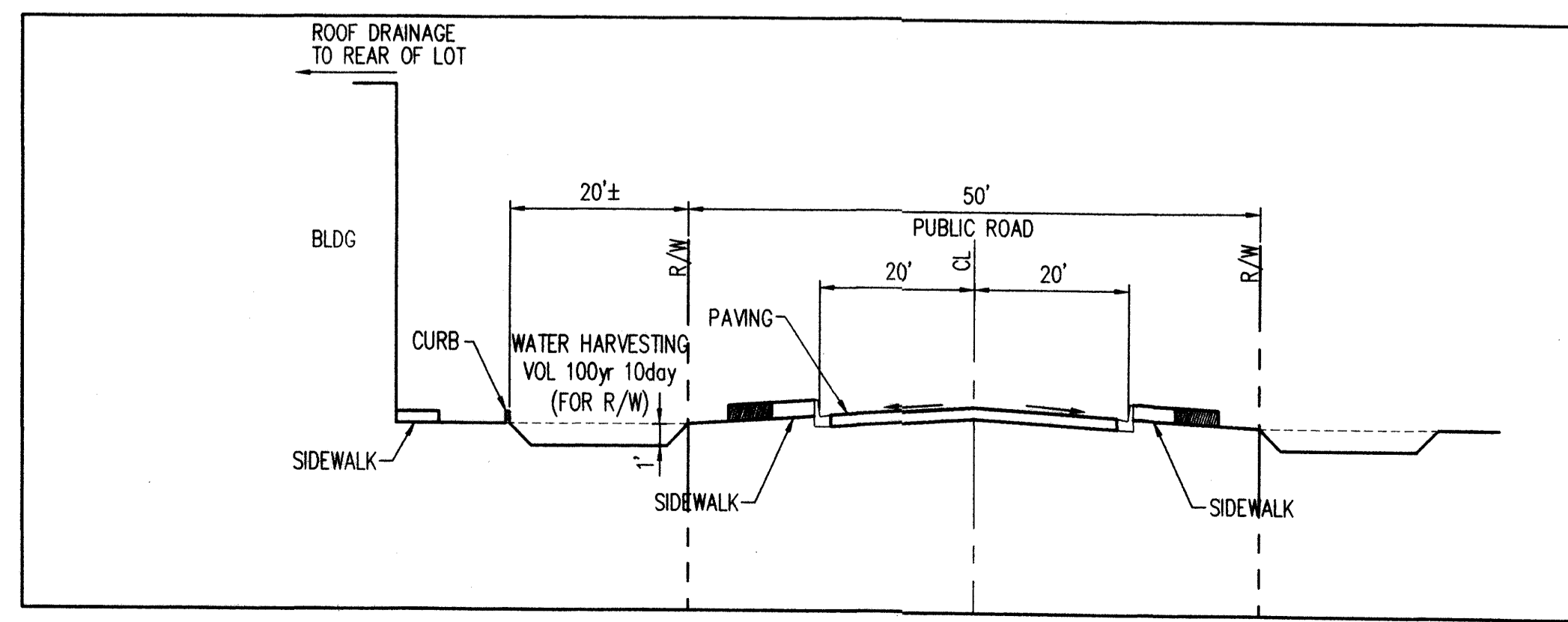
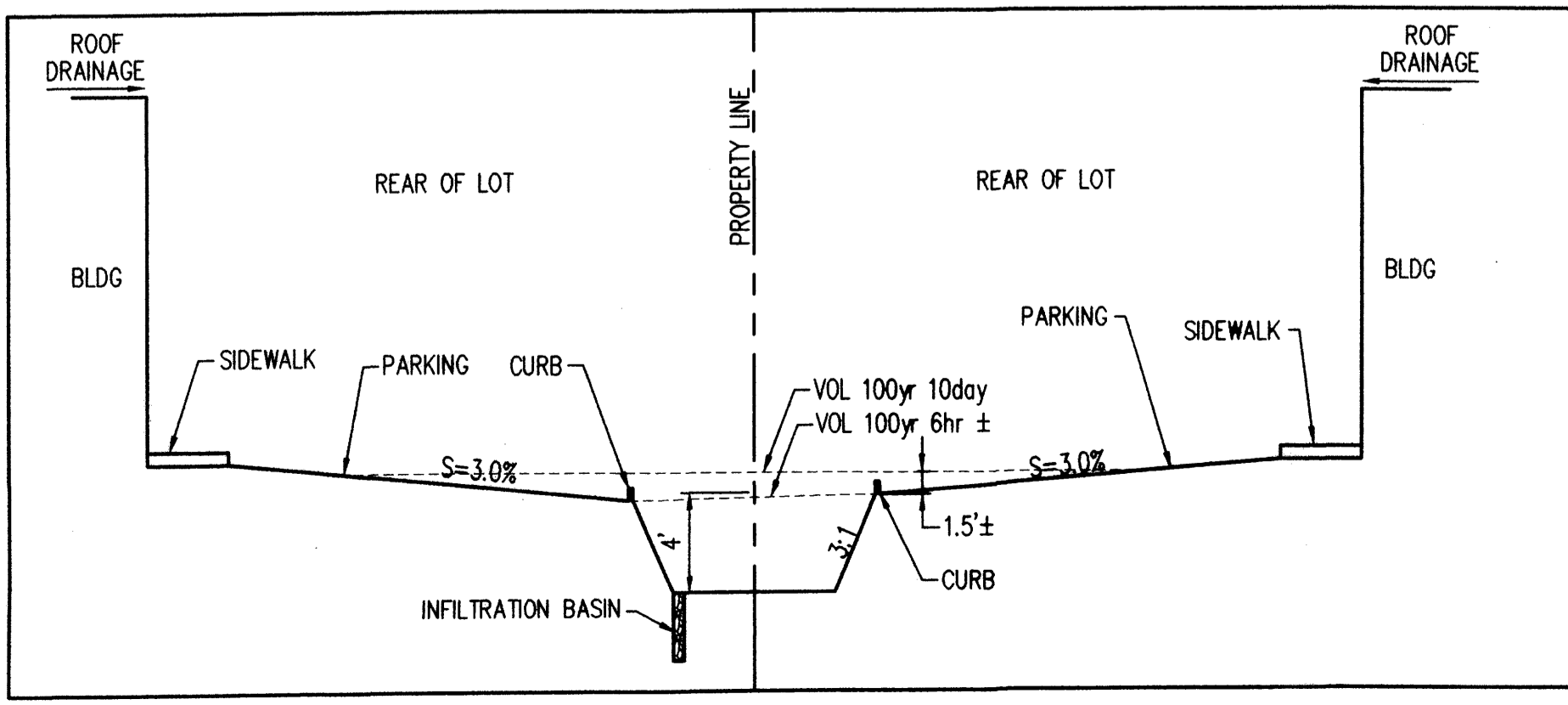
Proposed Site Grading
The slope of the site under proposed conditions is similar to existing conditions. Additional water harvesting areas and retention ponds will be added onsite to accept all flows generated throughout the development. In addition infiltration basins will be installed in the retention ponds to manage nuisance flows and provide a positive discharge of ponded water over time. However, the infiltration does not reduce the 100 year, 10 day stored ponding volume requirements.

The new public streets will drain to water harvesting areas located in adjacent tracts which will be sized to fully retain the 100 year, 10 day storm event.

In addition, each tract will have a retention pond sized to accept the 100 year, 10 day storm generated by the site. (See pond and water harvesting area typical sections, Section "A-A" and Section "B-B" this sheet.) The water harvesting areas and ponds were sized in accordance with the methodology outlined in the DPM section 22.2. Developed land treatments for these sites were assumed to be 90% treatment D and 10% treatment B.

EXACT LOCATION, DEPTH, AND GEOMETRY OF PONDS SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY AND SHALL BE DETERMINED BY FUTURE SITE PLANS.

- LEGEND**
- 4' DEEP POND
3:1 SIDE SLOPE
FOR 100yr 6-HR STORM ±
 - HIGH WATER LINE ON PAVEMENT
OF 100yr 10 DAY STORM
 - WATER HARVESTING OF 100yr 10
DAY STORM FROM PUBLIC RW



REVISIONS

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DRAWING NAME	CONCEPTUAL GRADING & DRAINAGE PLAN

MASTER DEVELOPMENT PLAN DESIGN STANDARDS

INTRODUCTION

THE OVERALL GOAL OF THE MESA DEL SOL EMPLOYMENT CENTER PHASE ONE IS TO ESTABLISH A PREMIER, SUSTAINABLE, EMPLOYMENT CAMPUS THAT WILL DRAW AND ACCOMMODATE A WIDE VARIETY OF JOB-CREATING BUSINESSES TO THE AREA.

THESE DESIGN GUIDELINES ARE WRITTEN AS INTENT STATEMENTS WITH DESIGN STANDARDS, AND ARE TO BE OBSERVED ACCORDINGLY.

PERMISSIVE USES

THIS ZONE PROVIDES SUITABLE SITES FOR A WIDE RANGE OF INDUSTRIAL, OFFICE AND COMMERCIAL USES. PERMISSIVE USES IN THE SU-1 FOR IP ZONE INCLUDE ALL OF THE PERMISSIVE AND CONDITIONAL USES LISTED IN THE CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19, INDUSTRIAL PARK ZONE.

DESIGN STANDARDS - GENERAL INTENT

THE GENERAL INTENT OF THE MESA DEL SOL EMPLOYMENT CENTER PHASE ONE DESIGN GUIDELINES IS TO:

1. ESTABLISH A PRACTICAL, INTERCONNECTED SYSTEM OF STREETS AND OPEN SPACES THAT ALLOW EASY ORIENTATION AND CONVENIENT ACCESS FOR ALL MODES OF TRANSPORTATION.
2. ACCOMMODATE A BROAD MIX OF DEVELOPMENT TYPES.
3. PROVIDE COMMON USABLE OPEN SPACE THAT IS OF MUTUAL BENEFIT TO SURROUNDING PROPERTY OWNERS, BUSINESSES EMPLOYEES AND VISITORS.
4. CONSTRUCT THE EARLY PHASES OF DEVELOPMENT IN A MANNER THAT ESTABLISHES A PATTERN, CHARACTER AND IDENTITY FOR THE LONG-TERM EVOLUTION OF THE EMPLOYMENT CENTER AND THE ENTIRE MESA DEL SOL COMMUNITY.
5. CREATE A BUILT ENVIRONMENT THAT IS IN SCALE AND CHARACTER WITH PEDESTRIAN-ORIENTED ACTIVITIES.
6. PROVIDE A FRAMEWORK FOR DEVELOPMENT THAT ENCOURAGES THE USE OF SUSTAINABLE PLANNING AND DESIGN PRACTICES.

PROJECT IDENTITY

INTENT

1. ESTABLISH AN IMAGE FOR A STATE-OF-THE-ART EMPLOYMENT CENTER THAT LOOKS APPROPRIATE AND TIMELESS IN THE HIGH DESERT SETTING.

2. CREATE INDUSTRIAL AND COMMERCIAL ARCHITECTURE THAT EMPHASIZES THE UNIQUE CHARACTERISTICS OF ARCHITECTURAL STYLES PRESENT IN NEW MEXICO.

STANDARDS

1. SITE PLANNING, ARCHITECTURE, LANDSCAPE, LIGHTING AND SIGNAGE DESIGN ARE TO BE COORDINATED IN ORDER TO REINFORCE THE PROJECT IDENTITY.

2. FOCAL AREAS FOR PROJECT IDENTITY DESIGN SHALL BE THE PRIMARY ROAD CORRIDORS, ENTRIES TO THE PROPERTY, PUBLIC BUILDING ENTRANCES, INTERNAL CIRCULATION AREAS, AND PRIVATE RECREATION AND GATHERING SPACES.

3. FOR ADDITIONAL INFORMATION, SEE DESIGN STANDARDS FOR SITE PLANNING, ARCHITECTURE, LANDSCAPE, LIGHTING AND SIGNAGE.

SITE PLANNING

INTENT

1. PROVIDE FOR COMPATIBILITY OF USE, ACCESS, AND CIRCULATION BETWEEN ADJOINING PROPERTIES.
2. ENSURE THAT STREETS ARE TREATED AS DEVELOPMENT FRONTAGE.
3. SET STANDARDS OF QUALITY THAT WILL ENSURE LONG-TERM VALUE AND MAINTAINABILITY OF PROPERTIES.
4. ENSURE THAT BUILDING PLACEMENT AND ORIENTATION IS CONSISTENT WITH PEDESTRIAN-ORIENTED DEVELOPMENT.
5. MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS AND DISCOURAGE ANY DEVELOPMENT FROM ORIENTING POOR QUALITY BUILDING FACADES OR SERVICE AREAS TOWARD A PUBLIC STREET.
6. PROVIDE FOR THE COORDINATION OF DESIGN AND LOCATION OF WALLS AND FENCES TO MAXIMIZE THE POSITIVE INTERRELATIONSHIP OF BUILDINGS, PUBLIC STREETS AND OPEN SPACE.
7. PROVIDE AREA(S) WITHIN EACH TRACT WHERE STORM WATER RUNOFF CAN BE DIRECTED AND USED TO SUPPLEMENT AUTOMATED IRRIGATION.

8. PROVIDE OPPORTUNITIES FOR MID-BLOCK PEDESTRIAN CIRCULATION.
9. RE-ESTABLISH DESERT GRASSLAND, NEW WILDLIFE AND PLANT HABITAT CORRIDORS WITHIN THE EMPLOYMENT CENTER.

STANDARDS

1. LOTS SHALL BE DESIGNED TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, TRUCKS, BIKES, AND PEDESTRIANS, AS WELL AS TO CREATE AN ORGANIZED SYSTEM OF ENTRANCES, DRIVENAYS, PARKING LOTS AND DELIVERY AREAS.
2. NO DEVELOPMENT SHALL BE PERMITTED TO PLACE OR ORIENT BUILDINGS, PARKING, CIRCULATION, OR SERVICE FACILITIES ON A LOT IN SUCH A WAY AS TO TREAT PRIMARY STREET FRONTAGE(S) AS A REAR LOT LINE.
3. ALL BUILDING FRONTAGES VISIBLE FROM A STREET SHALL HAVE THE EQUIVALENT TREATMENT OF THE PRIMARY BUILDING FACADE AND COMPLETELY SCREEN ALL SERVICE AND LOADING FACILITIES.
4. LARGE BUILDINGS OVER 30,000 SQUARE FEET SHALL BE LOCATED TO MINIMIZE THE IMPACT OF WINDOWLESS WALLS AND SERVICE AREAS ON PUBLIC STREETS.
5. WALLS AND FENCES:
 - a. IF PROVIDED, WALLS AND FENCES SHALL COMPLY WITH THE INTENT OF THE CITY'S DESIGN MANUAL FOR SUBDIVISION ACCESS AND PERIMETER WALLS. CHAIN LINK FENCING IS NOT ALLOWED.
 - b. WALLS AND FENCES EXCEEDING FOUR FEET IN HEIGHT THAT ARE LOCATED WITHIN THE SETBACK AREA ADJOINING A PUBLIC STREET, SHALL PROVIDE VARIETY AND ARTICULATION AT INTERVALS NOT EXCEEDING 100 FEET THROUGH NOT LESS THAN TWO OF THE FOLLOWING METHODS:
 - i. CHANGES IN PLANE OF NOT LESS THAN TWO FEET;
 - ii. EXPRESSION OF STRUCTURE, SUCH AS POST, COLUMN, OR PILASTER NOT LESS THAN ONE FOOT IN WIDTH;
 - iii. VARIATION OF MATERIAL; AND/OR
 - iv. VARIATION OF FORM, SUCH AS FROM SOLID TO OPEN PICKETS.
 - v. THE DESIGN AND MATERIALS FOR WALLS AND FENCES SHALL BE COORDINATED WITH THE DESIGN AND MATERIALS OF THE PRINCIPAL BUILDINGS IN TERMS OF COLOR, QUALITY, SCALE AND DETAIL.
6. STORAGE AREAS MUST BE SCREENED.

8B

3. IN ORDER TO FACILITATE PEDESTRIAN ACCESS FROM NON-WAREHOUSE/NON-INDUSTRIAL USE AREAS TO FUTURE TRANSIT SERVICE ALONG ENHANCED TRANSIT CORRIDORS, THE CREATION OF A NETWORK OF PEDESTRIAN PATHS BETWEEN PROPOSED LOTS WILL BE ENCOURAGED AND ALLOWED. ADDITIONALLY THE CONCEPTUAL SITE PLAN ON SHEET 11 OF 12 ILLUSTRATES THE APPLICANTS INTENTION TO CREATE PEDESTRIAN ACCESS WITHIN THE LARGER BLOCKS THAT ARE DESIGNATED FOR NON-INDUSTRIAL, PRIMARILY OFFICE BUILDINGS.

6

9. ACCESS AND DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG THE REAR TRACT LINES, IN THE MIDDLE OF THE BLOCKS.
10. SERVICE AND EMERGENCY SERVICE LANES SHALL BE DESIGNED AS PART OF THE SITE CIRCULATION AND SHALL NOT BE USE DEDICATED LANES THAT ADD IMPERVIOUS SURFACE.
11. SERVICE AREAS AND STORAGE AREAS SHALL NOT FRONT ONTO STREETS AND OPEN SPACES.
12. REFUSE STORAGE AND PICK-UP AREAS SHALL BE COMBINED WITH OTHER SERVICE AND LOADING AREAS TO THE EXTENT PRACTICABLE. UNLESS NOTED OTHERWISE, ALL DEVELOPMENT SHALL COMPLY WITH THE SWMD ORDINANCES AND REQUIREMENTS.
13. WHERE POSSIBLE, UTILITY EQUIPMENT SHALL BE LOCATED TO FACILITATE ACCESS AND CONNECTION TO MULTIPLE PROPERTIES.
14. UTILITY APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE LANDSCAPE ZONE BETWEEN THE CURB AND SIDEWALK. IF THEY MUST BE LOCATED NEAR THE CURB, EQUIPMENT SHALL BE CENTERED IN THE LANDSCAPE SPACE.

2

15. SUSTAINABLE SITE PLANNING, BUILDING DESIGN AND CONSTRUCTION AS OUTLINED BELOW IS REQUIRED:

- a. SITE PLANS MUST INCLUDE INTEGRATED GRADING AND DRAINAGE, ARCHITECTURE AND LANDSCAPE DESIGN, AND SHALL BE CREATED TO ACHIEVE OPTIMUM SUSTAINABILITY.
- b. SUSTAINABLE DESIGN PRINCIPLES, ENVIRONMENTALLY-RESPONSIBLE BUILDING CONCEPTS, AND EARTH-FRIENDLY PRODUCTS SHALL GUIDE DESIGN AND DEVELOPMENT OF FUTURE SITE DEVELOPMENT PLANS.

8C

16. SITE PLANS FOR BUILDING PERMIT THAT ARE ADJACENT TO UNIVERSITY BLVD. (BLVD. "A" IN THE SUBMITTAL) SHALL SHOW PEDESTRIAN CONNECTIONS TO THE STREET AND PROVIDE ENTRANCES THAT ARE ORIENTED TOWARDS UNIVERSITY BOULEVARD (BOULEVARD A).

PARKING

INTENT

1. ENCOURAGE COMPREHENSIVE, MULTI-USE PARKING STRATEGIES THAT MINIMIZE REDUNDANT ACCESS AND THAT MAXIMIZE OPEN SPACE AND LANDSCAPING AS WELL AS CONVENIENT AND SAFE AUTO AND PEDESTRIAN CIRCULATION WITHIN AND BETWEEN SITES.

2. CREATE A CLEARLY ORGANIZED SYSTEM OF ENTRANCES, DRIVENAYS, PARKING AREAS, AND PEDESTRIAN CIRCULATION.
3. MITIGATE HEAT/GLARE THROUGH THE PROVISION OF LANDSCAPING.
4. MINIMIZE THE VISUAL IMPACT OF PARKING AREAS ON STREETS, AND ADJOINING DEVELOPMENT. GENERALLY LOCATE PARKING LOTS TO THE SIDE OR REAR OF BUILDINGS. MAXIMIZE THE POSITIVE CHARACTER OF STREETS AND BUILDINGS THROUGH CONTINUITY OF BUILDINGS AND LANDSCAPE FRONTAGE.
5. UTILIZE STORM WATER SURFACE RUNOFF TO SUPPLEMENT AUTOMATED LANDSCAPE IRRIGATION.

STANDARDS

1. PARKING SPACE QUANTITY AND DIMENSION REQUIREMENTS SHALL BE PER THE CITY OF ALBUQUERQUE'S COMPREHENSIVE ZONING CODE AND DEVELOPMENT PROCESS MANUAL.
2. CITY AREA REQUIREMENTS FOR PARKING LOT LANDSCAPING SHALL APPLY.
3. PARKING AREAS SHALL BE SUBDIVIDED INTO SUB AREAS WITH LANDSCAPING AND PEDESTRIAN CIRCULATION CORRIDORS SO THAT NO SUB AREA CONSISTS OF MORE THAN 150 PARKING SPACES.
4. CLEAR PEDESTRIAN CONNECTIONS SHALL BE PROVIDED THROUGH PARKING AREAS.
5. ADA-COMPLIANT PARKING SHALL BE LOCATED ADJACENT TO MAIN BUILDING ENTRIES.
6. PARKING AND VEHICULAR CIRCULATION BETWEEN STREETS AND BUILDINGS SHALL BE LIMITED. SHARED PARKING AND CIRCULATION IS ENCOURAGED WHEREVER PRACTICAL.
7. NO TRUCK PARKING OR DOCKS ARE PERMITTED FACING ANY BOULEVARD OR CONNECTOR STREET.
8. WATER HARVESTING, WATER COLLECTION, POROUS PAVING AND OTHER SUSTAINABLE SITE DEVELOPMENT METHODS MAY BE APPLIED IN THE PARKING LOTS TO REDUCE DEPENDENCE ON IRRIGATION AND REDUCE SURFACE STORM-WATER RUN-OFF.
9. PARKING SHALL BE SCREENED FROM CONTIGUOUS PUBLIC STREETS. SCREENING MAY INCLUDE EARTH BERMS, LANDSCAPING, PERIMETER OR RETAINING FENCES OR WALLS, IF FENCES OR WALLS ARE USED, THEY SHALL BE DESIGNED TO INTEGRATE WITH THE MATERIALS AND DESIGN OF ADJACENT BUILDINGS AND THE EMPLOYMENT CENTER AS A WHOLE.
10. CAR/VANPOOL PREFERRED PARKING SHALL BE PROVIDED NEAR BUILDING ENTRANCES AND SHALL BE CLEARLY DEMARCATED.

BICYCLE FACILITIES

INTENT

1. DESIGN A SAFE, CONVENIENT AND INTER-CONNECTED SYSTEM OF BICYCLE FRIENDLY STREETS, PATHS AND ROUTES.
2. ACCOMMODATE BICYCLE ACCESS BY PROVIDING DEFINED ROUTES TO PRIMARY BUILDING ENTRIES.
3. SUPPORT ALTERNATIVE MODES OF TRANSPORTATION IN AND AROUND THE MESA DEL SOL PHASE ONE EMPLOYMENT CENTER.

STANDARDS

1. BICYCLE PARKING FOR EMPLOYEES SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE. ONE BICYCLE RACK SPACE PER 50 PARKING SPACES IS REQUIRED, AND SHALL BE CONVENIENTLY LOCATED NEAR BUILDINGS.
2. COVERED AND SECURED BICYCLE STORAGE FOR 10 PERCENT OF THE REQUIRED BICYCLE PARKING SHALL BE PROVIDED.
3. A CONVENIENT SHOWER FACILITY SHALL BE AVAILABLE TO BICYCLISTS AND OTHER EMPLOYEES.
4. BICYCLE ACCESS SHALL BE PROVIDED BETWEEN BICYCLE LANES OR TRAILS AND ON-SITE BICYCLE PARKING AREAS.

SETBACKS

11

INTENT

1. ENCOURAGE THE PLACEMENT OF BUILDINGS TO DEFINE ORDERLY STREET SPACES AND URBAN CHARACTER IN A CONSISTENT MANNER. THE DEVELOPER SHALL CREATE ONE OR MORE STREET CORRIDORS IN WHICH THE BUILDINGS FRAME BOTH SIDES OF THE STREET. IT IS RECOMMENDED THAT THESE BE LOCATED ON THE BOULEVARD WHICH ESTABLISH THE CHARACTER FOR THE EMPLOYMENT CENTER AND/OR SELECTED AREAS INTERNAL TO THE EMPLOYMENT CENTER.

2. CREATE BUILDINGS THAT PROVIDE HUMAN SCALE, INTEREST AND VARIATION IN THEIR OVERALL FORM.

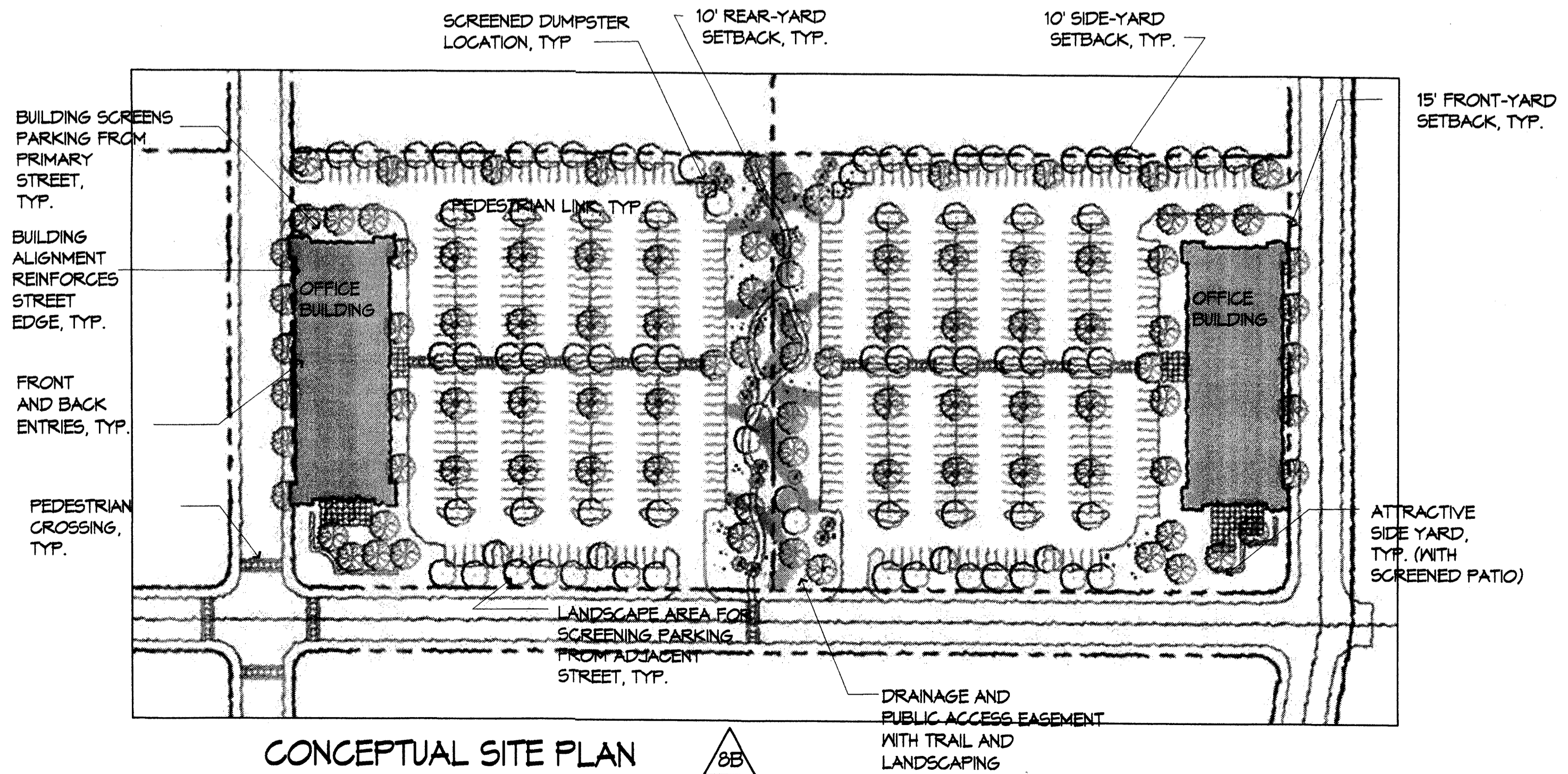
STANDARDS

1. BUILDINGS SHALL BE LOCATED ACCORDING TO THE FOLLOWING SETBACK DIMENSIONS:
 - a. FRONT-YARD SETBACK: 15 FEET;
 - b. SIDE-YARD SETBACK: 10 FEET;
 - c. REAR-YARD SETBACK: 10 FEET.
2. PARKING SETBACKS:
 - a. A MINIMUM LANDSCAPED STRIP OF TEN FEET SHALL BE MAINTAINED BETWEEN PARKING AREAS AND THE STREET RIGHT-OF-WAY LINE, REGARDLESS OF SITE SIZE;
 - b. A MINIMUM LANDSCAPED STRIP OF 6 FEET SHALL BE MAINTAINED BETWEEN PARKING AREAS AND ADJACENT LOTS, REGARDLESS OF SITE SIZE.

ARCHITECTURE

INTENT

1. ENCOURAGE BUILDING FORMS THAT WILL DEFINE HIGH QUALITY, ORDERLY AND REGULAR STREET SPACES, COMPATIBLE RELATIONSHIPS TO ADJOINING SITES, AND URBAN CHARACTER.
2. CREATE BUILDINGS THAT PROVIDE HUMAN SCALE, INTEREST AND VARIATION IN THEIR OVERALL FORM.
3. USE ARCHITECTURAL STYLES AND MATERIALS THAT REFLECT THOSE FOUND IN REGIONAL ARCHITECTURE.
4. PROVIDE HUMAN SCALE AND VISIBLE ACTIVITY WITHIN THOSE PORTIONS OF BUILDINGS THAT FACE STREETS.
5. PROVIDE MATERIALS OF QUALITY, DURABILITY, AND SCALE APPROPRIATE TO PEDESTRIAN ACTIVITY AND CONTACT IN AREAS WHERE THIS MAY OCCUR.
6. ENCOURAGE BUILDING FORMS AND ARCHITECTURE THAT WILL SERVE AS MODELS OF SUSTAINABILITY IN THE REGION.



CONCEPTUAL SITE PLAN
NOT TO SCALE

8B

ARCHITECT

**EPC
SUBMITTAL**

ENGINEER

PROJECT

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISIONS	
4-26-05	EPC SUBMITTAL REVISIONS
5-4-05	EPC # 05EPC00516/00517 EPC SUBMITTAL REVISIONS
10-10-05	DRS SUBMITTAL

DRAWN BY	SZ, MB
REVIEWED BY	DPS
DATE	OCTOBER 10, 2005
PROJECT NO.	08064
DRAWING NAME	

**DESIGN STANDARDS -
MASTER
DEVELOPMENT
PLAN**

SHEET NO.

DESIGN STANDARDS (CONT'D.)

3 ARCHITECTURE STANDARDS

1. ALL BUILDINGS SHALL MEET OR EXCEED THE CURRENT IP-ZONE REQUIREMENTS OF THE CITY OF ALBUQUERQUE ZONING CODE EXCEPT AS NOTED IN THIS DOCUMENT, AND CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES.

2. ALL BUILDINGS WILL BE REQUIRED TO MEET OR EXCEED ADDITIONAL DESIGN STANDARDS AS IDENTIFIED BY THE MESA DEL SOL EMPLOYMENT CENTER DESIGN REVIEW COMMITTEE.

3. BUILDINGS SHALL BE DESIGNED TO RELATE DIRECTLY TO AND REINFORCE THE PEDESTRIAN SCALE AND QUALITY OF STREET, CIVIC AND OPEN SPACES. THE FOLLOWING TECHNIQUES MAY BE USED TO MEET THIS OBJECTIVE:
 a. SHIFTS IN BUILDING MASSING, VARIATIONS IN HEIGHT, PROFILE AND ROOF FORM;
 b. MINIMIZING LONG EXPANSES OF WALL AT A SINGLE HEIGHT OR PLANE.

4. BUILDINGS SHALL BE DESIGNED TO PROVIDE HUMAN SCALE, INTEREST AND VARIETY. THE FOLLOWING TECHNIQUES MAY BE USED TO MEET THIS OBJECTIVE:
 a. VARIATION IN BUILDING FORM, SUCH AS RECESSED OR PROJECTED BAYS;
 b. EXPRESSION OF ARCHITECTURAL OR STRUCTURAL MODULES OR DETAIL;
 c. DIVERSITY OF WINDOW SIZE, SHAPE OR PATTERNS THAT RELATE TO INTERIOR FUNCTIONS;
 d. EMPHASIS ON BUILDING ENTRIES THROUGH PROJECTED OR RECESSED FORMS, DETAIL, COLOR, OR MATERIALS;
 e. VARIATION OF MATERIAL, MATERIAL MODULES, EXPRESSED JOINTS AND DETAILS, SURFACE RELIEF, COLOR AND TEXTURE TO BREAK UP LARGE BUILDING FORMS AND WALL SURFACES.
 f. USE OF OPEN COURTYARD DESIGNS TO FORM TRANSITIONS BETWEEN PARKING AREAS AND BUILDINGS.

5. BUILDING FACADES FACING THE PRIMARY STREET SHALL EITHER INCLUDE THE PRIMARY ENTRY FACADE OR SHALL CONSIST OF COMPARABLE QUALITY IN TERMS OF ARCHITECTURE, MATERIALS AND DETAILING.

6. ROOFTOP MECHANICAL EQUIPMENT AND GROUND MOUNTED UTILITIES SHALL BE SCREENED FROM THE VIEW OF PUBLIC STREETS AND OPEN SPACE.

7. SCREENING ENCLOSURES SHALL BE INCORPORATED INTO BUILDING ARCHITECTURE AND UTILIZE THE SAME MATERIALS AS THE PRIMARY BUILDING TO THE GREATEST DEGREE PRACTICABLE.

8. BUILDING MATERIALS:

a. ALL PRIMARY BUILDINGS SHALL USE MATERIALS THAT ARE DURABLE, ECONOMICALLY MAINTAINED, AND OF A QUALITY THAT WILL RETAIN THEIR APPEARANCE OVER TIME.
 b. DURABLE, LONG-LASTING MATERIALS THAT ALSO PROVIDE SCALE AND DETAIL SHOULD ALWAYS BE INCORPORATED CLOSE TO PEDESTRIAN AREAS AND NEAR STREETS AND ENTRIES. MATERIAL QUALITY IS MOST IMPORTANT ON BUILDING FACADES FACING PUBLIC STREETS AND SPACES AND AT PRIMARY BUILDING ENTRIES.
 c. BUILDING DESIGN, MATERIALS AND COLORS SHALL BE USED TOGETHER TO REFLECT THE UNIQUE CHARACTERISTICS OF ARCHITECTURAL STYLES PRESENT IN NEW MEXICO. MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, STUCCO, STONE, MASONRY, GLASS CURTAIN WALL, BRICK, METAL AND EIFS.
 d. SUSTAINABLE BUILDING DESIGN PRINCIPLES INCLUDING, BUT NOT LIMITED TO, ORIENTATION, MATERIALS, MECHANICAL SYSTEMS, ROOF SYSTEMS, GLAZING TYPE AND PERCENTAGES, AND SHADING TECHNIQUES, SHALL RESPOND TO ENVIRONMENTAL AND ECONOMIC FACTORS THAT IMPACT PROJECT SUSTAINABILITY.
 e. LARGE WALLS OF GLASS SHOULD INCORPORATE A VARIETY OF MULLION PATTERNS, BAY DIMENSIONS, GLASS TYPES OR DETAILING TO PROVIDE HUMAN SCALE.

LANDSCAPE

INTENT

1. ESTABLISH AN AESTHETIC THAT IS CONSIDERATE OF THE SITE'S EXISTING HIGH DESERT GRASSLAND CONTEXT AND COMPLEMENTARY TO THE ANTICIPATED EMPLOYMENT CENTER IMAGE.

2. PROMOTE QUALITY IN LANDSCAPE DESIGN, COMPATIBILITY BETWEEN LOTS, MITIGATION OF THE IMPACTS OF LARGE BUILDINGS AND PAVED AREAS, WATER CONSERVATION AND A WELL-MAINTAINED APPEARANCE.

3. CREATE OPEN SPACE SUITABLE FOR PASSIVE RECREATION.

4. PROVIDE TRANSITIONS BETWEEN DEVELOPED AND NATURAL AREAS, AND BUFFERS BETWEEN DIFFERENT USES.

STANDARDS

1. LANDSCAPE DESIGN:
 a. LANDSCAPE DESIGN FOR INDIVIDUAL LOTS SHALL BE DEVELOPED ACCORDING TO A LANDSCAPE PLAN.
 b. ALL LANDSCAPE PLANS SHALL COMPLY WITH THE CITY'S WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, POLLEN ORDINANCE AND CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-10 LANDSCAPING REGULATIONS APPLICABLE TO APARTMENT AND NONRESIDENTIAL DEVELOPMENT.
 c. XERISCAPE PRINCIPLES SHALL BE APPLIED TO ALL LANDSCAPE DESIGNS, INCLUDING THE USE OF DROUGHT TOLERANT PLANT MATERIALS, NATIVE PLANT SEED MIXES, SOIL AMENDMENTS, MULCHES AND WATER HARVESTING AREAS WHERE PRACTICAL.
 d. ALONG ALL STREETS, CONTINUITY OF LANDSCAPE TREATMENT SHALL BE MAINTAINED TO THE GREATEST DEGREE POSSIBLE WITH ALLOWANCE MADE FOR REQUIRED ACCESS DRIVES.
 e. LANDSCAPE AREAS SHALL BE CONTINUOUS FROM ONE LOT TO ANOTHER AND SHALL INCORPORATE LANDSCAPE MATERIALS THAT ARE COMPATIBLE WITH LANDSCAPING ON ADJACENT LOTS, PUBLIC STREETS, DRAINAGE CORRIDORS, AND LANDSCAPE EASEMENTS.
 f. EARTH BERMS WITHIN ANY REQUIRED SETBACK AREA SHALL HAVE A MAXIMUM SLOPE OF 3:1 AND SHALL BE PLANTED WITH GROUND COVER TO PREVENT EROSION, OR SHALL USE EQUALLY EFFECTIVE MITIGATION MEASURES.
 g. ALL PLANTING AREAS SHALL BE STABILIZED WITH EITHER MULCH, PLANTING, SEEDING OR TURF.
 h. LANDSCAPE BUFFERS SHALL BE PROVIDED BETWEEN THE SITE AND ADJACENT PROPERTIES AND STREETS. A MINIMUM BUFFER OF 6' SHALL BE USED ALONG SIDE AND REAR PROPERTY BOUNDARIES. A MINIMUM BUFFER OF 10' SHALL BE MAINTAINED BETWEEN PARKING AREAS AND THE STREET RIGHT-OF-WAY.
 i. GRAVEL MULCH, COBBLE, AND SIMILAR MATERIALS ARE ACCEPTABLE AS A TOP DRESSING FOR LANDSCAPE AREAS. HOWEVER, THEY ARE NOT TO BE CONSIDERED A FOCAL LANDSCAPE ELEMENT.
 j. WATER HARVESTING AND COLLECTION TECHNIQUES ARE ENCOURAGED.
 k. FUTURE DEVELOPMENT AREAS WITHIN THE SITE SHALL BE MAINTAINED IN THEIR NATURAL CONDITION. IF THESE AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED WITH NATIVE SEED MIX APPROPRIATE FOR THIS REGION.
 l. TREE PLANTING AND/OR THE USE OF HIGH ALBEDO PAVING SHALL BE UTILIZED TO REDUCE HEAT ABSORPTION IN DEVELOPED AREAS OF THE SITE.

2. STREET TREES:

a. STREET TREE PLANTINGS SHALL BE REQUIRED ALONG BOULEVARDS, CONNECTOR AND LOCAL STREETS.
 b. STREET TREES IN THE RIGHT-OF-WAY SHALL BE CENTERED IN LANDSCAPE ZONES.
 c. WHERE HIGH LEVELS OF PEDESTRIAN ACTIVITY ARE ANTICIPATED, PAVING AND TREES IN TREE GRATES MAY BE SUBSTITUTED FOR LARGER LANDSCAPE AREAS.
 d. TREE GRATE AND TREE PLANTER AREAS MUST BE AT LEAST 36 SF.
 e. STREET TREES MAY INCLUDE NATIVE, NON-TRADITIONAL SPECIES.
 f. STREET TREE SPECIES SHALL BE SELECTED TO MAXIMIZE THE COHESIVENESS OF EACH BLOCK OR SERIES OF BLOCKS, WITHOUT CREATING MONOCULTURES THAT MAY BE SUSCEPTIBLE TO DISEASE.

3. PLANT MATERIALS:

a. ALL PLANT MATERIALS SHALL MEET MINIMUM STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR IN THE CASE OF NATIVE PLANT MATERIALS, SHALL MEET REGIONAL STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY A CONSENSUS OF LOCAL GROWERS, LA SEMILLA AND MESA DEL SOL REPRESENTATIVES.
 b. THE EXISTING SITE IS A HIGH DESERT GRASSLAND IN VARYING CONDITIONS OF DENSITY AND ESTABLISHMENT. THE SITE HAS STRONG VISUAL CONNECTIONS TO NEAR AND DISTANT MOUNTAINS AS WELL AS THE VALLEY. THE LANDSCAPE DESIGN WILL FEATURE NATIVE AND DROUGHT TOLERANT GRASSES TO REINFORCE THE SENSE OF PLACE AND REDUCE DEMANDS FOR SOIL AMENDMENT AND IRRIGATION.

c. ALL PLANT MATERIALS SHALL BE MAINTAINED BY THE OWNER IN A LIVING, ATTRACTIVE CONDITION.
 e. SIGNIFICANT PLANT MATERIAL EXISTING ON THE SITE MAY BE SALVAGED FOR USE ELSEWHERE ON THE SITE.

4. IRRIGATION:

a. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO SUPPORT SITE LANDSCAPING. THE SYSTEM SHALL BE DESIGNED TO AVOID OVER-SPRAYING ONTO WALKS, BUILDINGS, FENCES, ETC.
 b. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE NON-POTABLE WATER.

5. INSTALLATION SIZES/MINIMUM PLANTING SIZES: PLANTING SIZES WILL VARY BY GENUS AND SPECIES AND AVAILABILITY. IN GENERAL, THE PLANT SIZES WILL BE LARGER IN HIGH VISIBILITY AREAS, WHERE THE SPECIFIED PLANTS ARE AVAILABLE AND WILL DO BETTER WHEN PLANTED IN LARGER SIZES. SMALLER PLANTING SIZES WILL BE USE FOR QUICK GROWING, ADAPTABLE PLANT MATERIAL.

6. PLANT PALETTE:

a. PROVIDES OPPORTUNITIES FOR CREATIVITY, WITH A NON-TRADITIONAL NATIVE HIGH DESERT PLANT PALETTE.
 b. PLANT MATERIAL MARKED BY AN ASTERISK IS NATIVE TO THE SITE, BUT MAY NOT CURRENTLY BE ALLOWED TO BE PLANTED. WHEN/IF NATIVE JUNIPERS ARE ALLOWED TO BE PLANTED, WE WOULD ENCOURAGE THEIR USE AT MESA DEL SOL.
 c. LIST OF APPROVED PLANTS:

- TREES**
 DEQVIAN PINE, PINUS ELDARICA
 ASH (MOBETO), FRAXINUS VELUTINA "MOBETO"
 ASH (RATONCO), FRAXINUS ANGUSTIFOLIA "RATONCO"
 CHASTE TREE, VITEX AGNUS-CASTUS
 CHINESE PISTACHE, PISTACHA CHINENSIS
 GUTTALEA, GUTTALEA TAIWANENSIS
 COTONWOOD SPECIES, POPULUS SP.
 DESERT YULON, CHILOPSIS LINARIIS
 ELDER SPECIES, SAMBUCUS SP.
 GOLDENRAN TREE, KOEHLERIA PANICULATA
 *JUNIPER SPECIES, JUNIPERUS SP.
 LOGOIST SPECIES, ROBINIA SP.
 NEW MEXICO OLIVE, FORSTERIA NICHOMEXICANA
 MESQUITE SPECIES, PROSOPIA SP.
 OAK SPECIES, QUERCUS SP.
 PINON, PINUS EDULIS
 REDWOOD SPECIES, GERCIS SP.
 SWEETGUM, LIQUIDAMBER STRYACIFLUA
- SHRUBS**
 SPICE PLUME, FALLSIA PARADOXA
 CHAMISA, GERYTHANUS NAUSEOSUS
 CHERRY BAGE, SALVIA GREGGII
 GOTTENBASTER VAR., GOTTENBASTER VAR.
 GREGGITE BUSH, LARREA TRIDENTATA
 BLUE HISS SHRUB, CARYOPTERIS GRANDONENSIS
 BROOM SPECIES, CYTISUS SP., GENISTA SP., BAGCHARIS SP.
 BUTTERFLY BUSH VAR., BUCIDELLA VAR.
 FERNESII, CHAMABATTARIA HELIOPOLIM
 JUNIPER SPECIES, JUNIPERUS SP.
 NORDMAN TEA, SENECIO SP.
 MUSCO PINE, PINUS MUSCO MUSCO
 SALTBUSH VAR., ATRIPLEX VAR.
 BAGE VAR., ANTHEMISA VAR.
 ROSEMARY (SEMI-PROSTRATE), ROSEMARINUS PROSTRATUS VAR.
 THOMPSON BROOM, BAGCHARIS "STAR" "THOMPSON"
 THREE LEAF SAGE, ROSE TRIDENTATA
 TURPENTINE BUSH, ERIGONIA LARGIFOLIA
- AGASSIS AND ORNAMENTAL GRASSES**
 AGAVE SPECIES, AGAVE SP.
 BEARGRASS, XOLINA SP.
 BLUESTEM SPECIES, ANDROPOGON SP.
 DEER GRASS, HALENBERGIA RIGIDA
 DESERT SPOON, SOTOL
 FESCUE SPECIES, FESTUCA SP.
 GALLETA GRASS, GALLETA SP.
 INDIANGRASS, ORYZOPSIS SP.
 INDIAN ROSEGRASS, SORGHASTRUM SP.
 LEGUMSULLA, AGAVE LEGUMSULLA
 PRESLEY FEAR CACTUS, OPUNTIA SP.
 RED YUGA, HESPERALOE PARVIFLORA
 HALENBERGIA SPECIES, HALENBERGIA SP.
 BACANTO SPECIES, SPOROBIOLIS SP.
 FEATHERGRASS, NAUSELLA TENNESSEA, STIPA SP.
 YUGA VAR., YUGA VAR.
- GROUND COVERS, GRASSES, SEED MIXES**
 BERMUDA GRASS BLEND, CYNODON DACTYLON
 BLUE GRASS, BRITTONIA GRASS "MAGNET"
 BUFFALO GRASS, BUCHLOE DACTYLOIDES "LEBAC"
 GALLETA GRASS (VIVA), HILARIA JAMESI "VIVA"
- SEED MIXES**
 PLANTS OF THE SOUTHWEST, DRYLAND BLEND, SANDY SOIL STABILIZER, HIGH DESERT WILDFLOWER MIX
 GRASS AND GARDEN FLOWERS MIX
 HONEYDEW'S CHOICE NATIVE GRASS SEED BLEND,
 LIANO ESTACADO OR SHORT PLANTS AND JUNIPER HILLS WILDFLOWER MIXES.

LIGHTING

INTENT

1. CREATE A WELL BALANCED, INTEGRATED LIGHTING PLAN FOR PUBLIC AND PRIVATE PROPERTIES THAT ENHANCES VEHICULAR AND PEDESTRIAN VISIBILITY WHILE MINIMIZING LIGHTING GLARE AND CONTRAST.

2. CREATE A CONSISTENT LIGHTING THEME THAT EMPHASIZES PUBLIC AND PRIVATE FEATURES AND DESTINATIONS BY USING A MINIMUM AMOUNT OF LIGHT TO MEET THESE OBJECTIVES.

STANDARDS

1. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.

2. ALL LIGHT FIXTURES INCLUDING STREETLIGHTS, PARKING AREA, WALKWAY AND ENTRY FIXTURES SHALL NOT EXCEED A MAXIMUM HEIGHT OF 30 FEET, AND ALL STREET, PATH, PARKING AREA AND PEDESTRIAN LIGHT FIXTURES SHALL BE OF UNIFORM DESIGN.

3. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.

4. LIGHTING DESIGN FOR PEDESTRIAN AREAS SHALL MINIMIZE HOT SPOTS, DARK SPOTS AND GLARE, AND INCLUDE VISIBLE LIGHT SOURCES THAT CLEARLY INDICATE THE PATH OF TRAVEL AHEAD.

5. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT, AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.

6. ACCENT LIGHTING SHALL BE IN CHARACTER WITH THE ARCHITECTURAL AND LANDSCAPE DESIGN CHARACTER OF THE DEVELOPMENT.

7. SECURITY AND SERVICE AREA LIGHTING SHALL BE CONFINED WITHIN THE SERVICE AREA BOUNDARY AND ENCLOSURE WALLS. NO SPILLOVER SHALL OCCUR OUTSIDE THE SERVICE OR STORAGE AREA, AND THE LIGHTING SOURCE SHALL NOT BE VISIBLE FROM THE STREET OR COMMON AREA OPEN SPACE. LIGHTS AT SERVICE OR EXIST DOORS SHALL BE LIMITED TO LOW WATTAGE DOWNCAST OR LOW CUT-OFF FIXTURES THAT MAY REMAIN ON THROUGHOUT THE NIGHT.

SIGNAGE

INTENT

1. CREATE A CONSISTENT SIGNAGE THEME THAT REINFORCES THE PROJECT IDENTITY, AND IS AN EFFECTIVE WAYFINDING TOOL.

2. CREATE A SEAMLESS FRAMEWORK FOR BOTH DIRECTIONAL AND PROMOTIONAL SIGNAGE THAT ESTABLISHES A CONSISTENT LEVEL OF QUALITY, VISUAL INTEREST AND CONTINUITY FOR THE PROJECT.

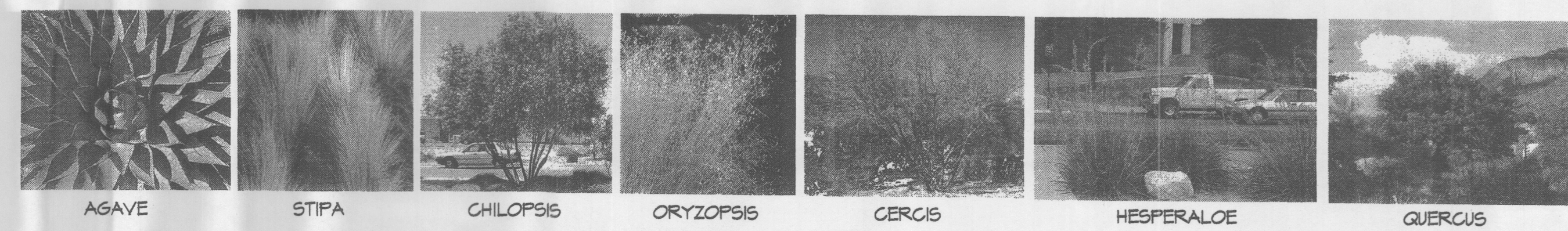
STANDARDS

1. SIGNAGE DESIGN AND PLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE'S IP INDUSTRIAL PARK ZONE.

2. SIGNAGE IS TO BE OF SIMPLE, CLEAN DESIGN AND CONSTRUCTED OF DURABLE MATERIALS WHICH ARE CONSISTENT AND COMPATIBLE WITH THE BUILDING ARCHITECTURE.

3. PROPOSED PLANS FOR SIGNAGE, TEMPORARY AND PERMANENT, INCLUDING DETAILS OF DESIGN MATERIALS, LETTERING, LOCATION, MOUNTING SIZE, COLOR AND LIGHTING, ARE TO BE SUBMITTED TO THE DRG FOR APPROVAL.

4. MONUMENT SIGNS SHALL NOT EXCEED 20 FEET IN HEIGHT AND MAY BE A MAXIMUM OF 300 SQUARE FEET IN SIGN FACE.

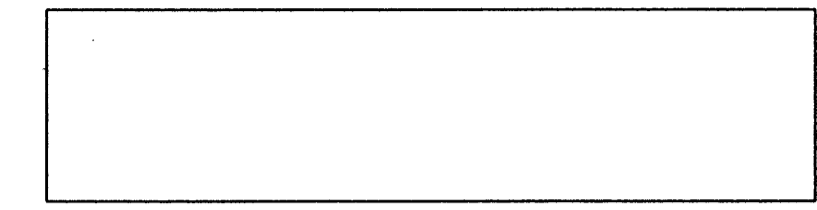


AGAVE STIPA CHILOPSIS ORYZOPSIS GERCIS HESPERALOE QUERCUS

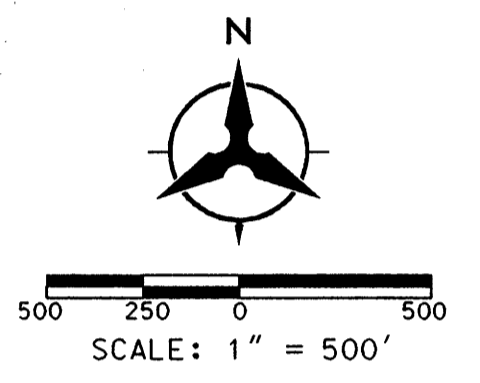
REVISIONS		
△	4-26-05	EPC SUBMITTAL REVISIONS EPC # 05EPC00576/00576
△	5-4-05	EPC SUBMITTAL REVISIONS
△	10-10-05	DRB SUBMITTAL
△		

DRAWN BY	MB
REVIEWED BY	DFB
DATE	OCTOBER 10, 2005
PROJECT NO.	CS089
DRAWING NAME	

DESIGN STANDARDS -
MASTER
DEVELOPMENT
PLAN



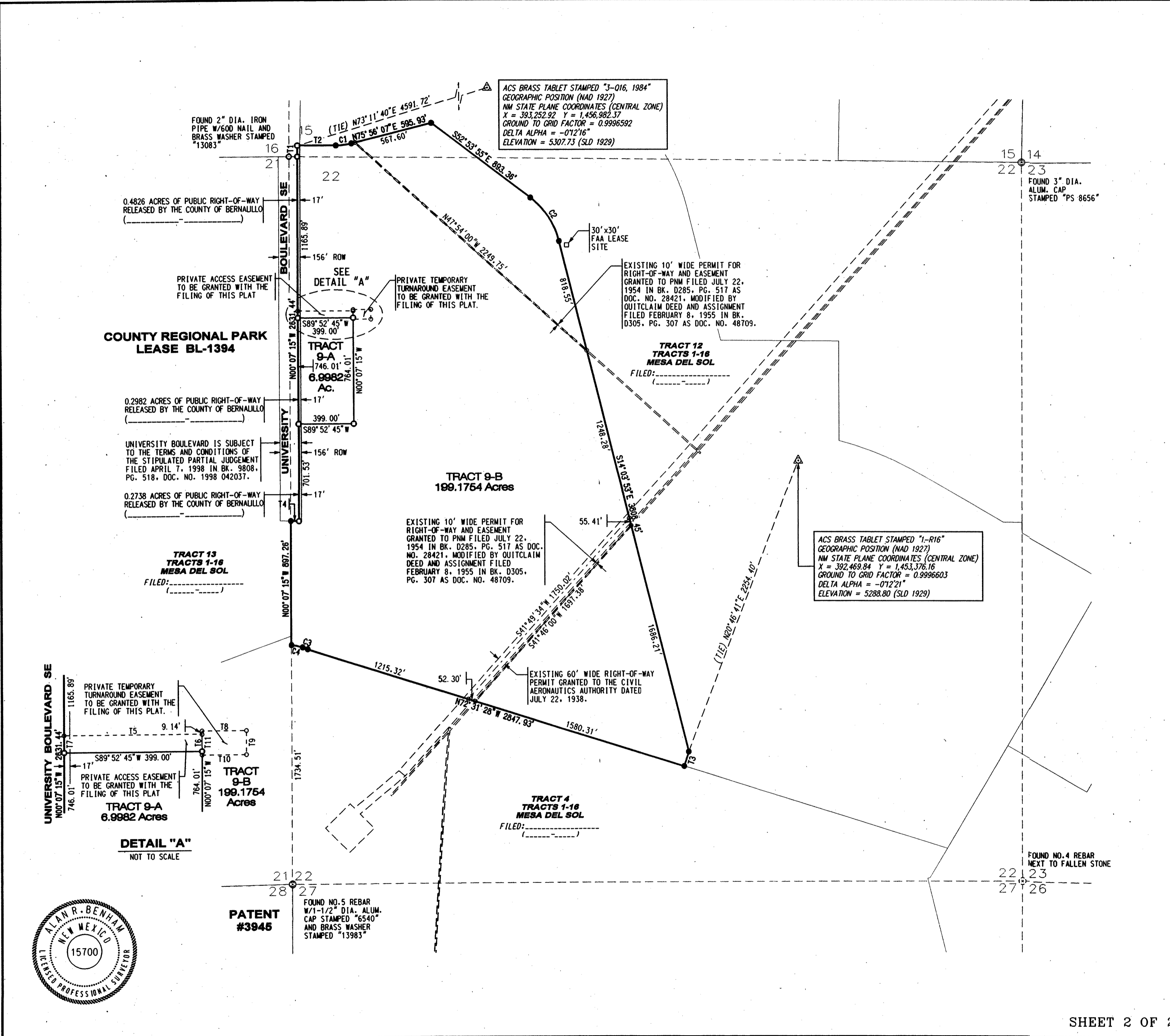
**PLAT OF
TRACTS 9-A & 9-B
MESA DEL SOL**
(A REPLAT OF TRACT 9, MESA DEL SOL)
SECTIONS 15 & 22
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	14° 02' 09"	57.12'	113.67'	464.00'	113.38'	N82° 57' 11" E
C2	38° 50' 02"	199.16'	382.95'	565.00'	375.66'	S33° 28' 54" E
C3	03° 21' 02"	19.16'	38.30'	655.00'	38.30'	N70° 50' 56" W
C4	18° 29' 17"	42.15'	83.57'	259.00'	83.21'	N78° 25' 04" W

Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N00° 59' 25" E	79.59'	T7	N00° 07' 15" W	50.00'
T2	N89° 58' 16" E	276.65'	T8	N90° 00' 00" E	128.75'
T3	S17° 28' 32" W	110.00'	T9	S00° 00' 00" E	70.00'
T4	S89° 47' 27" E	61.00'	T10	N90° 00' 00" W	128.61'
T5	N89° 52' 44" E	399.00'	T11	N00° 07' 15" W	70.00'
T6	S00° 07' 15" E	50.00'			

LEGEND	
	BOUNDARY LINE
	TRACT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	SECTION LINE
	FOUND IRON PIPE AS NOTED
	FOUND REBAR AS NOTED
	FOUND CAPPED REBAR AS NOTED
	SET 5/8" REBAR W/ORANGE PLASTIC CAP STAMPED "BENHAM LS 15700"
	FOUND 5/8" REBAR W/ORANGE PLASTIC CAP STAMPED "BENHAM LS 15700"



**COUNTY REGIONAL PARK
LEASE BL-1394**

**TRACT 9-B
199.1754 Acres**

**TRACT 12
TRACTS 1-18
MESA DEL SOL**
FILED: (-----)

**TRACT 13
TRACTS 1-16
MESA DEL SOL**
FILED: (-----)

EXISTING 10' WIDE PERMIT FOR
RIGHT-OF-WAY AND EASEMENT
GRANTED TO PNM FILED JULY 22,
1954 IN BK. D285, PG. 517 AS
DOC. NO. 28421, MODIFIED BY
QUITCLAIM DEED AND ASSIGNMENT
FILED FEBRUARY 8, 1955 IN BK. D305,
PG. 307 AS DOC. NO. 48709.

ACS BRASS TABLET STAMPED "1-116"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 392,469.84 Y = 1,453,376.16
GROUND TO GRID FACTOR = 0.9996603
DELTA ALPHA = -01'22"
ELEVATION = 5288.80 (SLD 1929)

UNIVERSITY BOULEVARD SE
N00° 07' 15" W 2831.41'
1165.89'
17'
9.14'
S89° 52' 45" W 399.00'
17'
764.01'
N00° 07' 15" W
TRACT 9-A
6.9982 Acres
PRIVATE ACCESS EASEMENT
TO BE GRANTED WITH THE
FILING OF THIS PLAT

DETAIL "A"
NOT TO SCALE

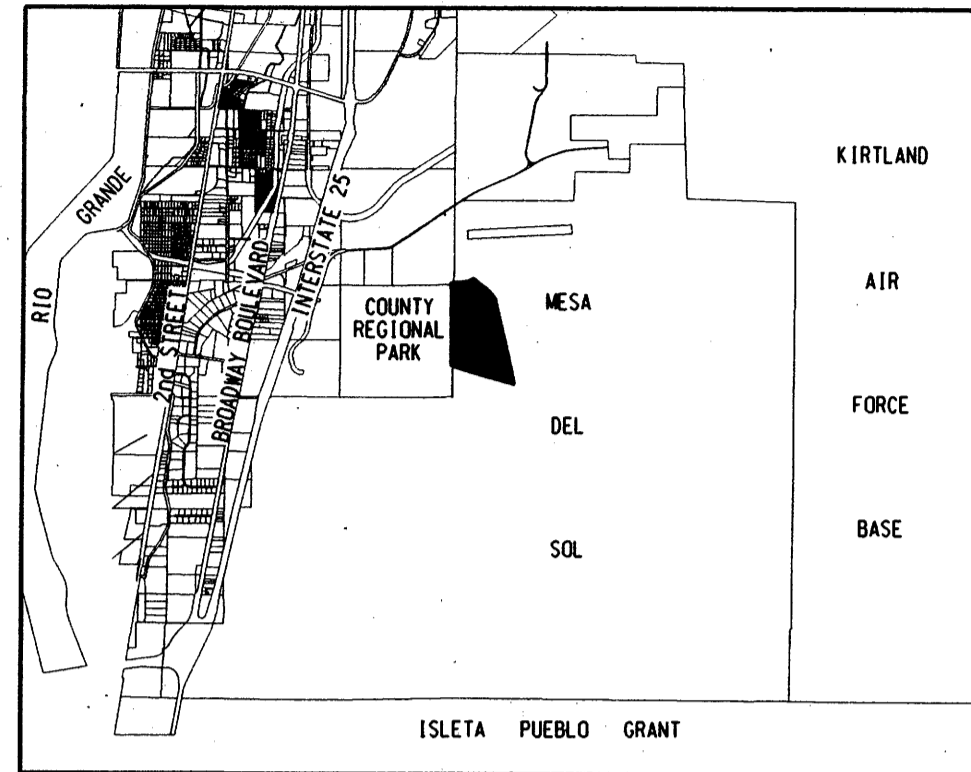
**PATENT
#3945**

FOUND NO. 5 REBAR
W/1-1/2" DIA. ALUM.
CAP STAMPED "6540"
AND BRASS WASHER
STAMPED "13983"



Bohannon & Huston
Courtney | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SP-2005430559



LOCATION MAP
ZONE ATLAS INDEX MAPS
Q-16, R-15, R-16 & S-16
NOT TO SCALE

NOTES

- 1. Bearings shown hereon are New Mexico State Plane Grid Bearings (Central Zone, NAD 83).
2. Distances are ground distances.
3. Project Ground to Grid Factor = 0.999656215
4. The Gross Area of this Tract is 206.1736 Acres.
5. The location of pipeline, power line, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. All easements as may be shown hereon were provided by Fidelity National Title, Commitment No. 03-1033983-B-RAD Schedule B II or were provided by the State Land Office as unrecorded documents. Dated: July 17, 2003.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Tract 9 of the PLAT OF TRACTS 1-16, MESA DEL SOL, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on ... in Book ... Page ... as Document No. ... into two tracts.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land being a portion of Sections 15 and 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of TRACT 9 of BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-16, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on ... in Book ... Page ... as Document No. ... and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, whence the City of Albuquerque survey monument 5-016, 1984, having New Mexico State Plane Grid coordinates for the Central Zone: X=393,252.92, Y=1,456,982.37, bears N73°11'40"E a distance of 4591.72 feet; thence along the north boundary line of the tract herein described, N89°58'16"E a distance of 276.65 feet to a point of curvature; thence, 113.67 feet along the arc of a tangent curve to the left having a radius of 464.00 feet with an interior angle of 14°02'09" and a chord bearing N82°57'11"E a distance of 113.38 feet to a point of tangency; thence, N75°56'07"E a distance of 595.93 feet to the northeast corner of the tract herein described; thence along the east boundary line of the tract herein described, S52°53'55"E a distance of 893.36 feet to a point of curvature; thence, 382.95 feet along the arc of a tangent curve to the right having a radius of 565.00 feet with an interior angle of 38°50'02" and a chord bearing S33°28'54"E a distance of 375.66 feet to a point of tangency; thence, S14°03'53"E a distance of 3808.45 feet; thence, S17°28'52"W a distance of 110.00 feet to the southeast corner of the tract herein described; thence along the south boundary line of the tract herein described, N72°31'28"W a distance of 2847.93 feet to a point of curvature; thence, 38.30 feet along the arc of a tangent curve to the left having a radius of 655.00 feet with an interior angle of 03°21'02" and a chord bearing N70°50'56"W a distance of 38.30 feet to a point of compound curvature; thence, 83.57 feet along the arc of a tangent curve to the left having a radius of 259.00 feet with an interior angle of 18°29'17" and a chord bearing N78°25'04"W a distance of 83.21 feet to a point of tangency on the west boundary line of said Section 22, said point also being the southwest corner of the tract herein described; thence along the west boundary line of Section 22 and also the west boundary line of the tract herein described, N00°07'15"W a distance of 897.26 feet to a point on the southerly right-of-way line University Boulevard SE; thence along the southerly right-of-way line of said University Boulevard SE; thence along the southerly right-of-way line of said University Boulevard SE, S89°47'27"E a distance of 61.00 feet; thence, N00°07'15"W a distance of 2631.45 feet to a point on the northerly boundary line of said Section 22; thence, N00°59'25"E a distance of 79.59 feet to the point and place of beginning.

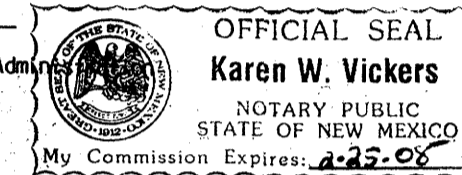
Said tract contains 206.1736 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing plat of land hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way as may be shown hereon to the City of Albuquerque in Fee Simple with warranty covenants and do hereby grant: Any access, Utility, and Drainage Easements as may be shown hereon, inspection, and maintenance of facilities therein; and any Public Utility easements as may be shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead utilities as may be shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The city has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

REGENTS OF THE UNIVERSITY OF NEW MEXICO, A CONSTITUTIONALLY CREATED EDUCATIONAL INSTITUTION OF THE STATE OF NEW MEXICO

By: David W. Harris, Executive Vice President for Administration, University of New Mexico



State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 21st day of November 2005, by David W. Harris, Executive Vice President for Administration, University of New Mexico.

My Commission Expires: 2-25-08 Karen W. Vickers, Notary Public

COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, Trustee for the Enabling Act Trust, Act of June 29, 1910, 36 stat. 557, ch. 310

By: Patrick H. Lyons, Commissioner, Date: 11/17/05

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque subdivision ordinance, and is true and accurate to the best of my knowledge and belief.



Bohannon-Huston, Inc.
Court yard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

By: Alan R. Benham, Alan R. Benham, New Mexico Professional Surveyor 15700, Date: 11-30-05

PLAT OF TRACTS 9-A & 9-B MESA DEL SOL

(A REPLAT OF TRACT 9, MESA DEL SOL)
SECTIONS 15 & 22
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

PROJECT NUMBER
APPLICATION NUMBER

PLAT APPROVAL

Table with columns for Utility Approvals (QWEST, Comcast Cable, PNM Electric Services, PNM Gas Services), City Approvals (City Surveyor, Traffic Engineering, Utilities Development, Parks & Recreation, A.M.A.F.C.A., City Engineer, DRB Chairperson, Real Property Division, County of Bernalillo) and Date.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

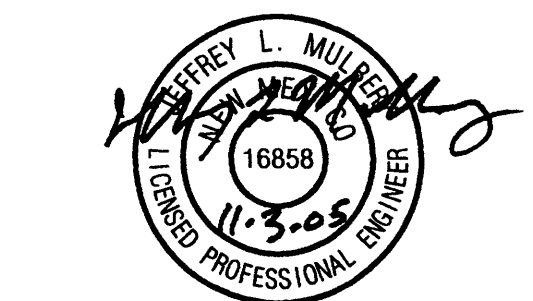
TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

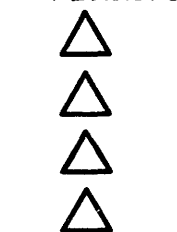
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE DATE



Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



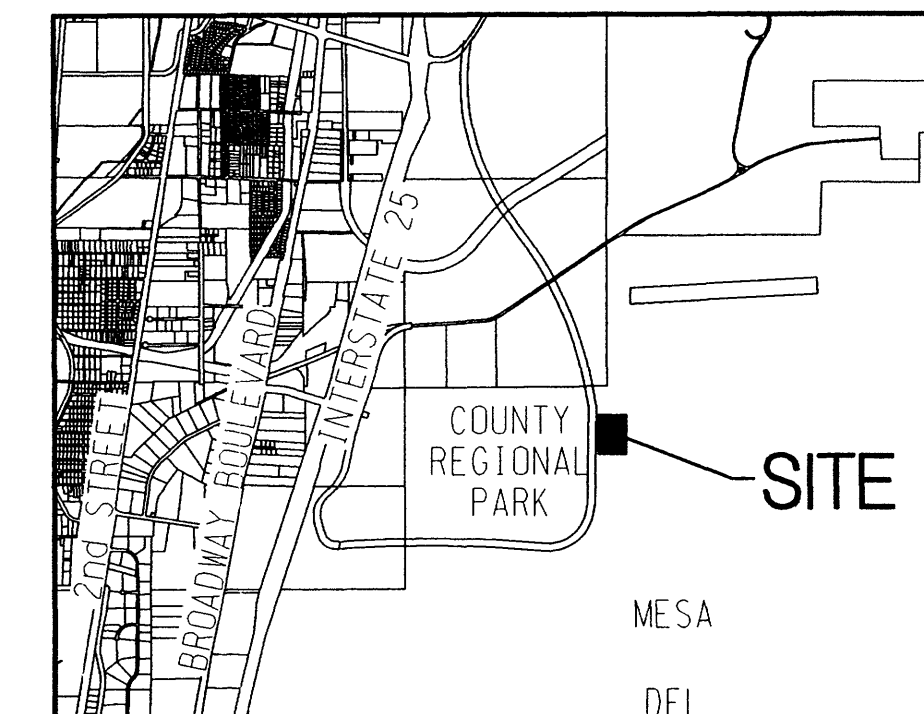
MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
BUILDING # 1



DRAWN BY:
REVIEWED BY:
DATE: NOVEMBER 8, 2005
PROJECT NO.: 05069
DRAWING NAME:

**CONCEPTUAL/
ROUGH
GRADING PLAN**

SHEET NO. **C100**



LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE

PROPOSED LEGAL DESCRIPTION

TRACT 9-A AS SHOWN ON THE PLAT OF TRACTS 9-A AND 9-B OF MESA DEL SOL

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

Existing Conditions

The site currently is undeveloped and slopes 0.5% to 1.0% from the west to east. The new site plan will be bound by public streets on the north and west, and undeveloped land on the east and south.

Offsite Drainage

Current drainage from the Journal Pavilion parking area, west of the site, drains into ponds located at the western portion of the proposed site. These ponds will be relocated to the west side of the road, out of the new development.

Existing offsite drainage onto the site from the northwest corner will be diverted north around the site via the proposed road. This small historic flow will outfall to existing grade at the northeast corner of the site.

Proposed Site Grading

The slope of the site under proposed conditions is similar to existing conditions. Additional water harvesting areas and retention ponds will be added onsite to accept all flows generated throughout the development. In addition infiltration basins will be installed in the retention ponds to manage nuisance flows and provide a positive discharge of ponded water over time. However, the infiltration does not reduce the 100 year, 10 day stored ponding volume requirements.

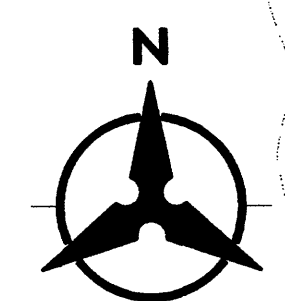
The new public streets will drain to water harvesting areas located in adjacent tracts which will be sized to fully retain the 100 year, 10 day storm event.

In addition, the tract will have a retention pond sized to accept the 100 year, 10 day storm generated by the site. This is an interim pond and shall be subject to future site planning considerations. The pond was sized in accordance with the methodology outlined in the DPM section 22.2. Developed land treatments for these sites were assumed to be 90% treatment D and 10% treatment B.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

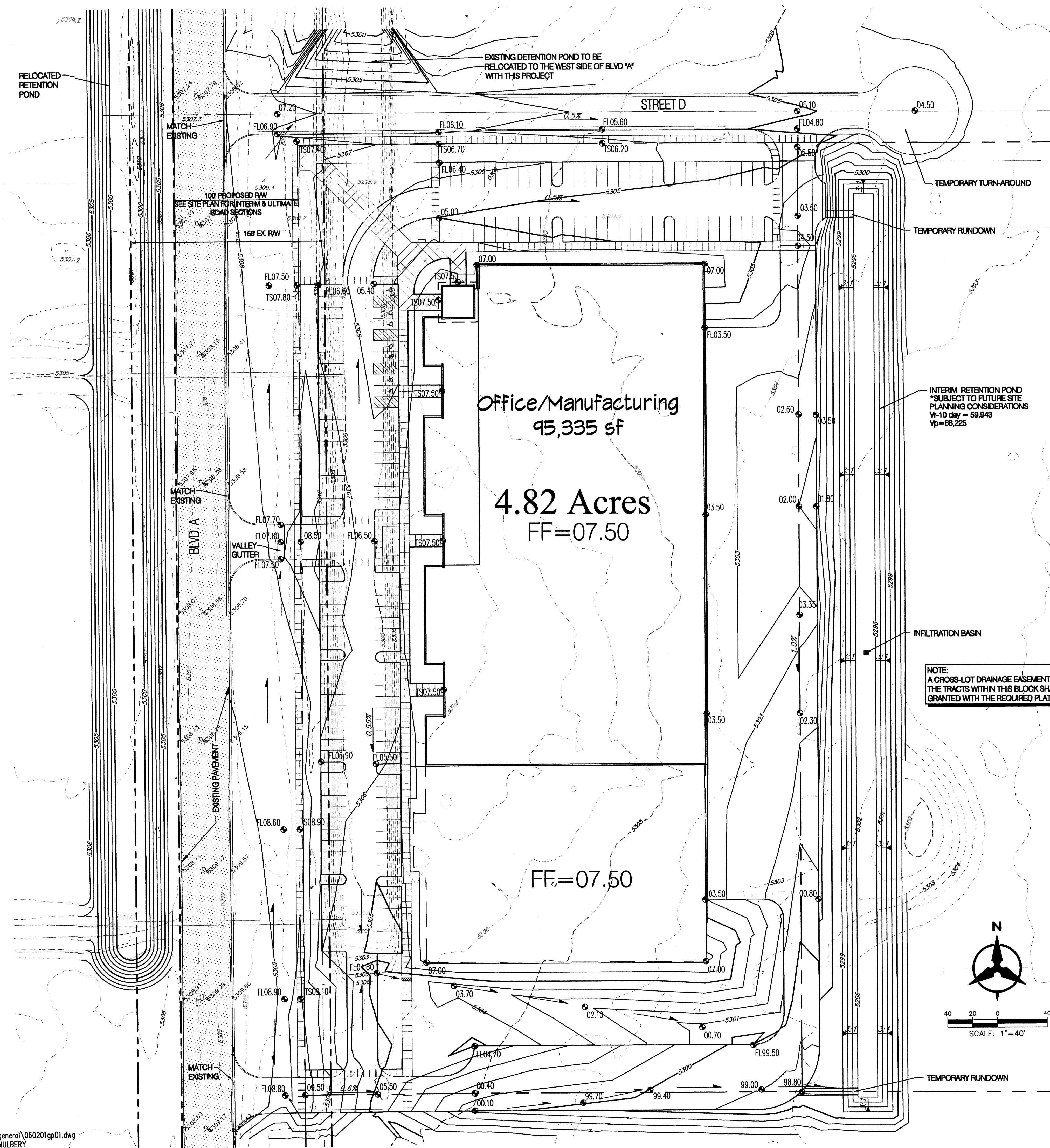
NOTE:
A CROSS-LOT DRAINAGE EASEMENT FOR ALL THE TRACTS WITHIN THIS BLOCK SHALL BE GRANTED WITH THE REQUIRED PLAT

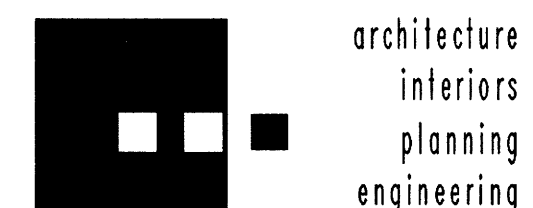


SCALE: 1"=40'

ROUGH GRADING (±0.5')
Bradley B. B...
APPROVED FOR ROUGH GRADING DATE

FOR ROUGH GRADING AND FOUNDATION PERMIT ONLY





Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

NOT FOR CONSTRUCTION 65% SUBMITTAL

PROJECT

**Mesa Del Sol
Employment Center - Phase One
BUILDING #1
Albuquerque, New Mexico**

REVISIONS	
△	12/02/05 - DRB SUBMITTAL
△	
△	
△	

DRAWN BY **SY, SZ, MB**
 REVIEWED BY **MB**
 DATE **November 11, 2005**
 PROJECT NO. **05158**
 DRAWING NAME

SITE PLAN FOR BUILDING PERMIT

SHEET NO. **A001**
2 OF

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. PERMISSION TO USE 40 SCALE FOR THIS SITE PLAN HAS BEEN APPROVED BY STAFF.
- C. THERE ARE NO STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. GROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REPLAT.
- E. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE'S IP INDUSTRIAL PARK ZONE.
- F. TRACT REFERENCES ARE TO THE TRACTS AS CONFIGURED AND ALIGNED IN THE SITE DEVELOPMENT PLAN. TRACT LINES ARE TO BE ADJUSTED/FIXED WITH REQUIRED REPLAT.
- G. BOULEVARD A TO HAVE ONE BIKE LANE AND TWO TRAVEL LANES ON EACH SIDE AT ULTIMATE BUILDOUT.
- H. SEE CONCEPTUAL UTILITY PLAN FOR EASEMENT INFORMATION.
- I. CISTERN WATER TO BE USED FOR IRRIGATION.
- J. A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF BOULEVARD A, JUST NORTH OF STREET D. THERE ARE NO FUTURE TRANSIT STOPS PLANNED DIRECTLY ADJACENT TO THE PROPERTY.
- K. THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF BOULEVARD A, OUTSIDE OF THE RIGHT-OF-WAY.
- L. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING. TWO TYPES OF SITE SIGNS ARE LOCATED ON THE PROPERTY.
 - △ TENANT SIGN A: LOCATED AT THE NE CORNER AND SOUTH CENTRAL ENTRANCES. SIZE: BASE - 3' WIDE X 9' LONG (MAX.) HEIGHT: 5' MAX. LIGHTING: INTERNAL OR BACKLIT/SILHOUETTE MATERIALS: SEE TENANT SIGNAGE A DETAIL ON SHEET A301.
 - △ TENANT SIGN B: LOCATED AT THE NW CORNER. SIZE: BASE - 3' WIDE X 15' LONG. HEIGHT: 15' MAX. LIGHTING: INTERNAL OR BACKLIT/SILHOUETTE MATERIALS: SEE TENANT SIGNAGE B DETAIL ON SHEET A301.

PARKING INFORMATION

OFFICE: NET RENTABLE SF/200 (1ST. FL.) AND 300 (2ND. FL.) INDUSTRIAL: NET RENTABLE SF/1000

REQUIRED

ULTIMATE BUILDOUT:
 1ST. FLOOR: 0,541 SF/200 = 43
 2ND. FLOOR: 0,541 SF/300 = 28
 INDUSTRIAL: 18,253 SF/1,000 = 18
 TOTAL: 149 PARKING SPACES

ULTIMATE BUILDOUT PLUS POTENTIAL EXPANSION:
 1ST. FLOOR: 0,541 SF/200 = 43
 2ND. FLOOR: 0,541 SF/300 = 28
 INDUSTRIAL: 18,253 SF/1,000 = 18
 (FUTURE): 40,680 SF/1,000 = 40
 TOTAL: 189 PARKING SPACES

HANDICAP PARKING STALLS REQUIRED:
 101-300 PARKING STALLS: 8 HC STALLS REQUIRED (2 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED (MAX) (1:20 AUTOS): 9
 MOTORCYCLE PARKING REQUIRED PER EPC CONDITIONS: 3

PROVIDED:

TOTAL SPACES PROVIDED: 208 (INCLUDES 8 ACCESSIBLE SPACES WITH 2 VAN ACCESSIBLE, AND 28 COMPACT CARS)
 HOV PARKING PROVIDED: 2
 BICYCLE PARKING PROVIDED: 9 (8 OUTSIDE SPACES AND ONE INSIDE SPACE)
 MOTORCYCLE PARKING PROVIDED: 5

LEGEND

- XX PARKING SPACE COUNT
- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- BUILDING MOUNTED LIGHT
- △ EPC CONDITION NUMBER

SITE INFORMATION

ZONING: SU1, FOF, P
 GROSS BUILDING AREA (GBA):
 BUILDING (First Floor) = 86,744 SF.
 BUILDING (Second Floor) = 8,541 SF.
 TOTAL GBA = 95,285 SF.

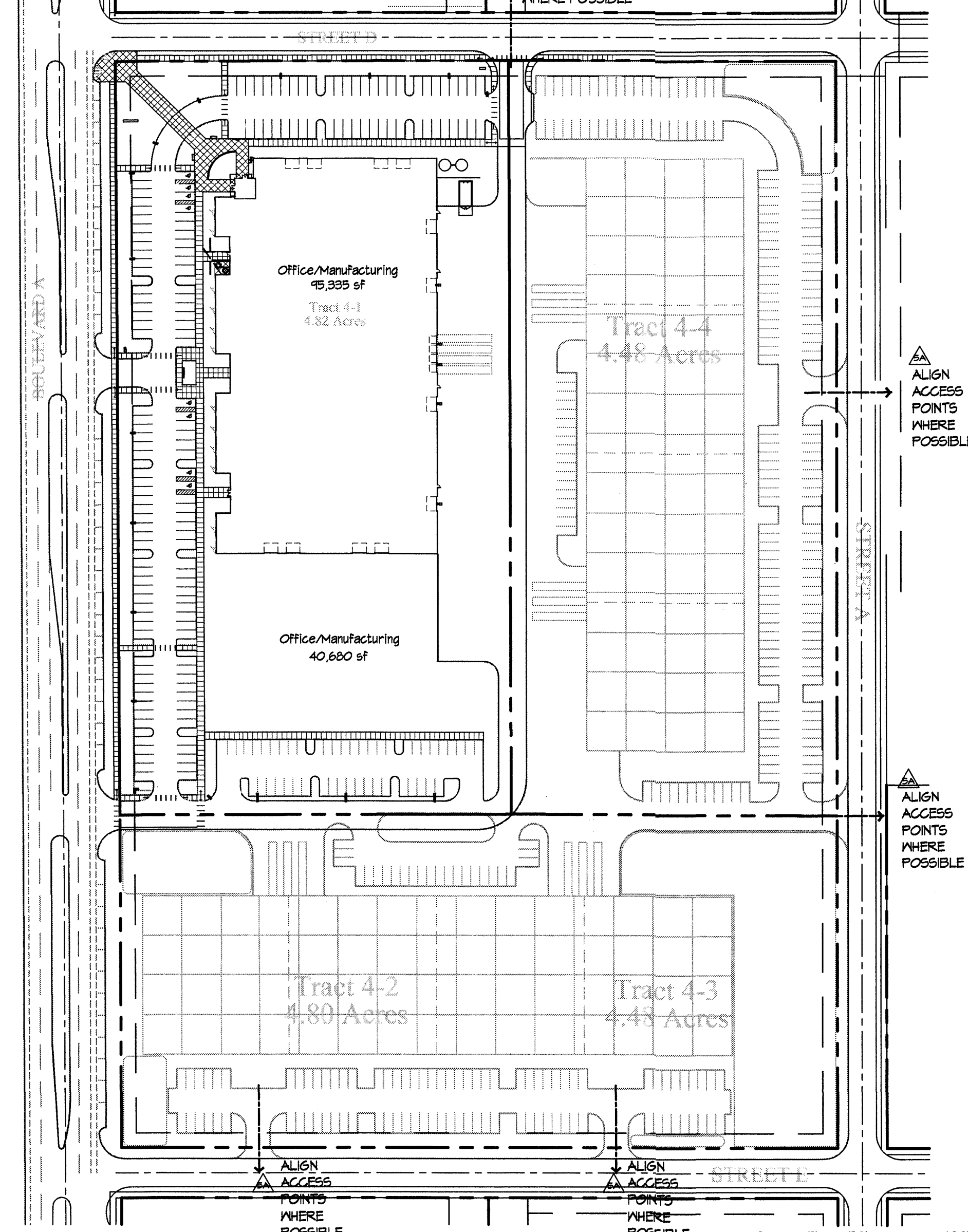
TOTAL SITE AREA: 306,526 SF = 1.037 ACRES
 GROSS F.A.R. (GBA/site area) = 0.31

GROSS BUILDING AREA WITH EXPANSION (GBAE):
 BUILDING (First Floor) = 86,744 SF.
 BUILDING (Second Floor) = 8,541 SF.
 EXPANSION = 40,680 SF.
 TOTAL GBAE = 136,015 SF.

TOTAL SITE AREA: 306,526 SF = 1.037 ACRES
 GROSS F.A.R. (GBAE/site area) = 0.44

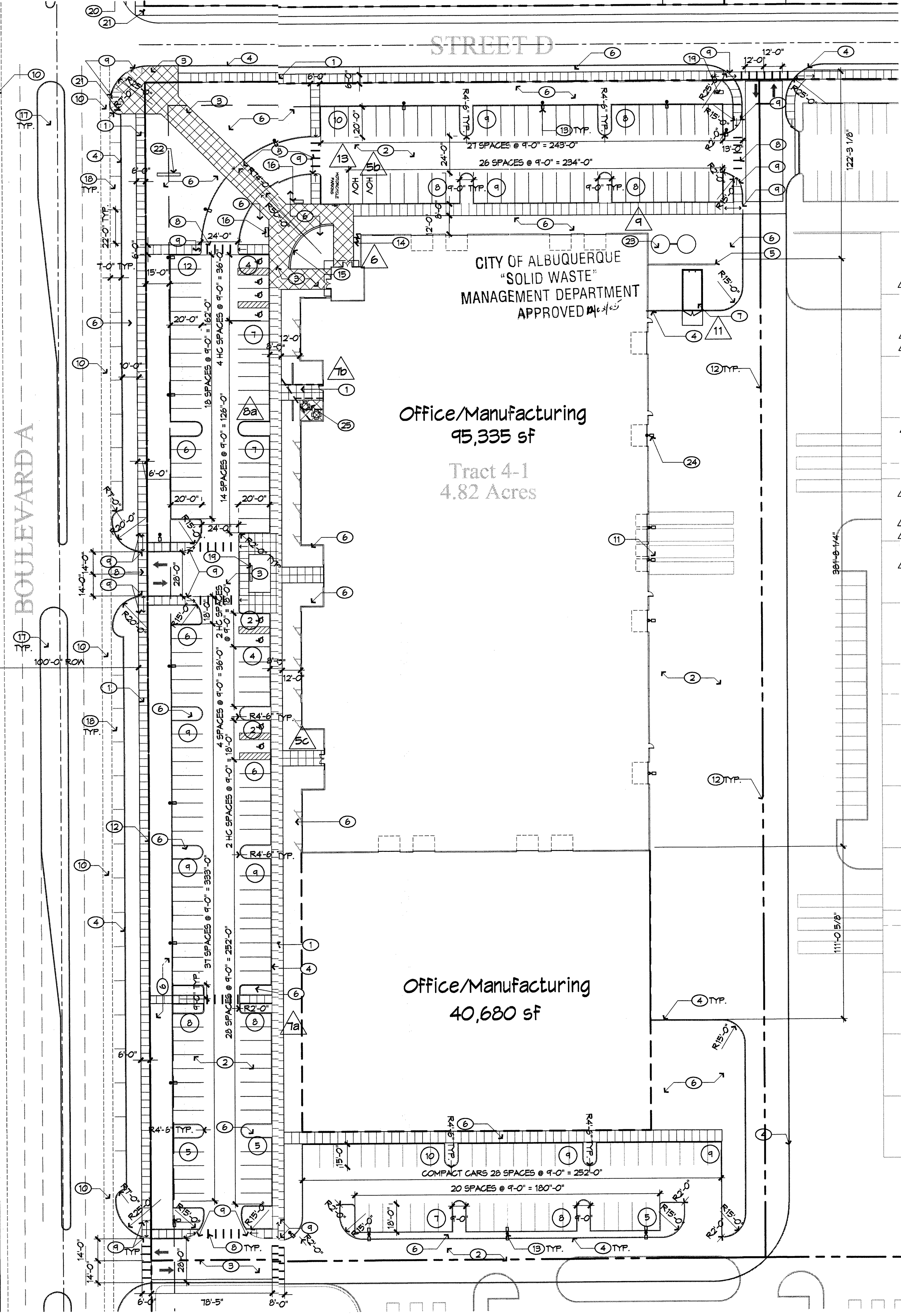
KEYED NOTES

- 1. SIDEWALK, CONCRETE
- 2. PAVING, ASPHALT
- 3. DECORATIVE CONCRETE PAVING
- 4. CURB, 6" HIGH
- 5. 6' SCREEN WALL, MATERIALS TO MATCH BUILDING
- 6. LANDSCAPE AREA TYP. L001
- 7. COMPACTOR ENCLOSURE. SEE A1/A001
- 8. DECORATIVE CONCRETE PAVING AT PEDESTRIAN CROSSING
- 9. PEDESTRIAN ACCESS RAMP
- 10. BIKE LANE
- 11. TRUCK LOADING AREA
- 12. PROPERTY LINE
- 13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
- 14. BIKE RACK: 4 BIKES EACH. STORAGE FOR ONE BIKE WILL BE PROVIDED INSIDE THE BUILDING.
- 15. LOW SEAT WALL
- 16. BENCH
- 17. LANDSCAPED MEDIAN
- 18. ON-STREET PARALLEL PARKING
- 19. TENANT SIGN A
- 20. TRANSIT STOP. SEE GENERAL NOTES
- 21. STOP SIGN, TYP.
- 22. TENANT SIGN B
- 23. CISTERNS
- 24. SITE LIGHTING. BUILDING MOUNTED LIGHT TO MATCH POLE LIGHTS.
- 25. SEATING AREA



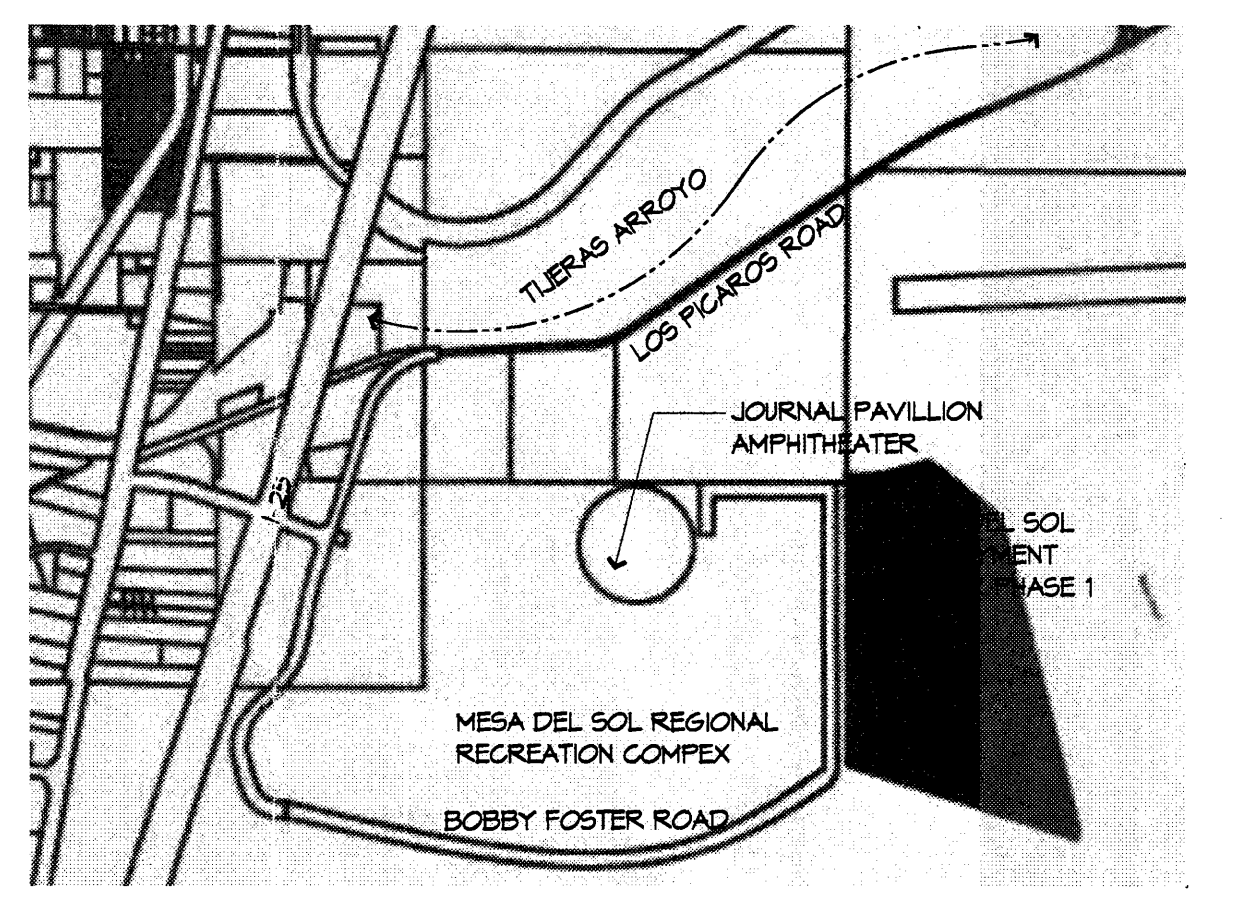
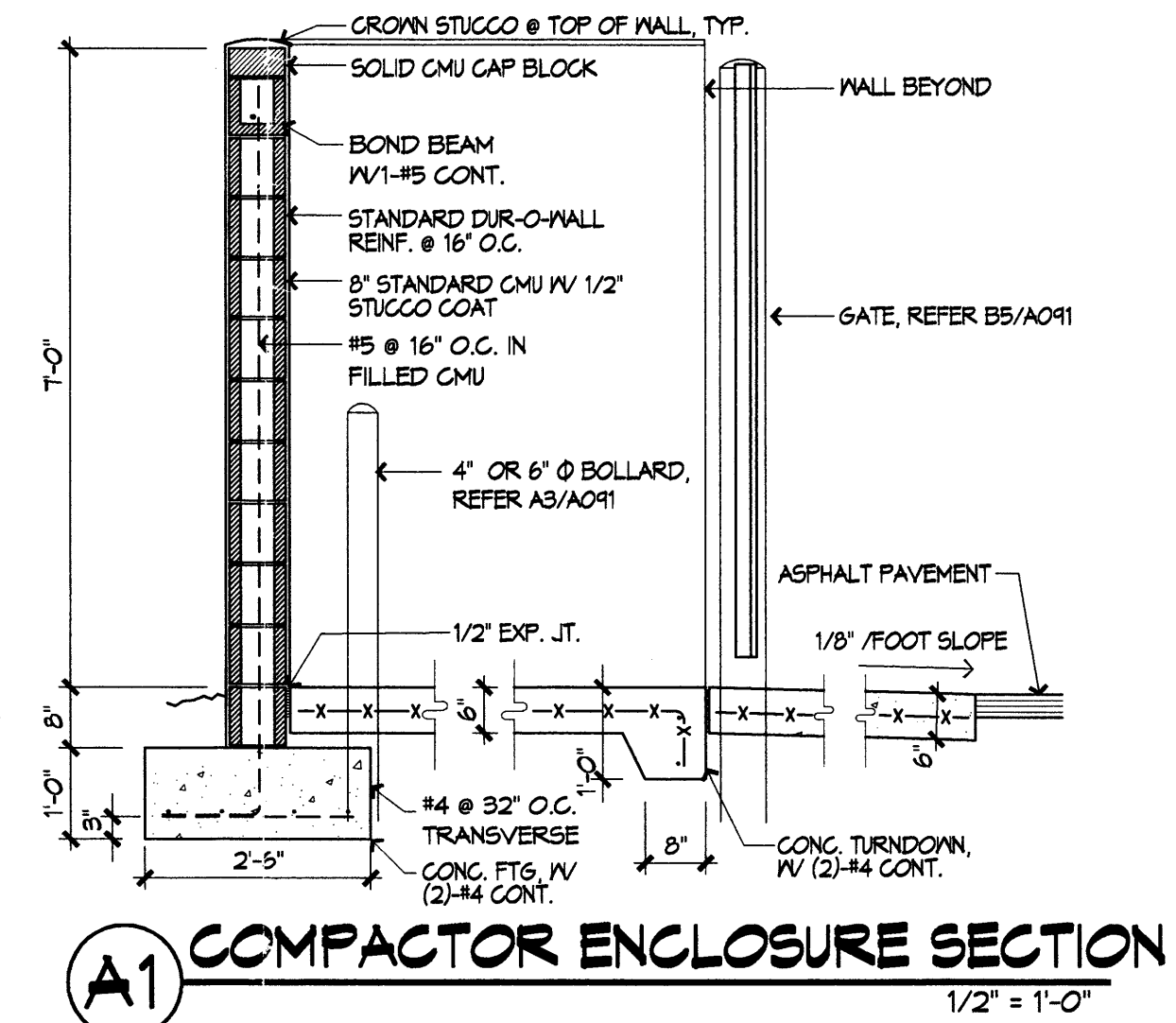
SITE PLAN-ULTIMATE BUILDOUT IN POTENTIAL CONTEXT WITH OTHER BUILDING DEVELOPMENTS

SCALE: 1" = 100'-0"



ENLARGED SITE PLAN ULTIMATE BUILDOUT

SCALE: 1" = 40'-0"



VICINITY MAP Q-16 AND Q-17

SCALE: 1" = 200'-0"