

PROPOSED DESIGN GUIDELINES

SITE DESIGN:
VEHICULAR/PEDESTRIAN CONFLICTS WILL BE MINIMIZED WITHIN THE SITE BY PROVIDING AN ORGANIZED AND INTERCONNECTED SYSTEM OF INTERNAL DRIVEWAYS AND PEDESTRIAN CONNECTIONS. A DIFFERENCE IN PAVING MATERIAL, COLOR, OR PATTERN SHALL BE PROVIDED AT CROSSWALKS TO BRING ATTENTION VISUALLY FOR SAFE PEDESTRIAN CROSSING.

SAFE AND CONVENIENT PEDESTRIAN, BICYCLE AND TRAMIT ACCESS TO THE MAIN ENTRANCE OF THE BUSINESSES FROM THE SURROUNDING STREETS AND NEIGHBORHOODS WILL BE PROVIDED. PEDESTRIAN LINKS BETWEEN PARKING AREAS AND BUILDINGS SHALL BE CLEARLY VISIBLE AND HIGHLIGHTED WITH ENHANCED PAVING. A SIX FOOT SIDEWALK SHALL BE PROVIDED ALONG 98TH STREET SW AND VOLCANO ROAD SW.

PATIO AREAS SHALL BE PROVIDED AT RESTAURANTS ON THE SITE. THEY SHALL BE CONNECTED TO THE PEDESTRIAN CIRCULATION SYSTEM. THERE MAY BE INTERNAL PATIO AREAS NOT DIRECTLY CONNECTED TO THE BEST PEDESTRIAN WAYS AT RESTAURANTS.

FOR MAJOR EMPLOYERS (GREATER THAN 50 EMPLOYEES), SECURE, LONG-TERM BIKE PARKING SHALL BE PROVIDED FOR EMPLOYEES AND SHALL BE IN A WELL LIT VISIBLE LOCATION.

BIKE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 20 PARKING SPACES AS CONSISTENT WITH THE CITY ZONING CODE.

ALL REFUSE CONTAINERS SHALL BE SCREENED WITHIN A MINIMUM OF A SIX FOOT TALL ENCLOSURE THAT IS LARGE ENOUGH TO CONTAIN ALL REFUSE GENERATED BETWEEN COLLECTIONS AND IS COMPATIBLE WITH THE ARCHITECTURAL THEME OF THE SITE.

WHERE WALLS ARE PROVIDED, THEY SHALL BE CONSISTENT WITH THE ADOPTED CITY OF ALBUQUERQUE'S WALL DESIGN STANDARDS.

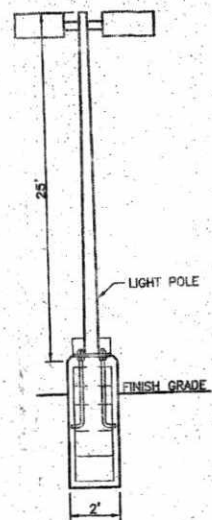
ALL PERIMETER WALLS FACING THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN OPENING IN ORDER TO ALLOW PEDESTRIAN ACCESS TO THE SITE.

THE ARCHITECTURAL STYLE AND MATERIALS OF FUTURE DEVELOPMENTS ON THE SITE SHALL REFLECT AND COMPLEMENT THE EXISTING BUILDINGS.

SIGNAGE:
ALL SIGN AREA FOR A FREE-STANDING OR PROJECTING SIGN SHALL NOT EXCEED 100 SQUARE FEET. THE HEIGHT OF A FREE-STANDING SIGN SHALL NOT EXCEED 26 FEET.

THE COLOR AND STYLE OF FREE-STANDING SIGNAGE SHALL BE COMPATIBLE WITH THE ARCHITECTURAL THEME OF THE SITE.

MONUMENT AND PYLON SIGNS SHALL BE PLACED AT THE BACK OF THE PUBLIC RIGHT-OF-WAY LINE. NO SIGN SHOULD OVERHANG IN THE PUBLIC RIGHT-OF-WAY.



LIGHT POLE DETAIL
NTS

- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, UTILITY, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - MINIMUM LANDSCAPE SHALL BE 15% OF THE IMPERVIOUS SURFACE LESS BUILDING AREA.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE. LIGHT POLE LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SETBACKS: THE FRONT SETBACK SHALL REMAIN FREE OF BUILDINGS AND PERMANENT STRUCTURES OTHER THAN ON PREMISE SIGNS. NO BUILDINGS OR STRUCTURES, OTHER THAN WALLS OR FENCES SHALL BE PERMITTED IN THE SIDE OR REAR YARD SETBACK IF THERE ARE NO SOLID WALLS OR FENCES ALONG THE REAR PROPERTY LINE. A 10 FT LANDSCAPE BUFFER IS REQUIRED. THERE SHALL BE A FRONT AND CORNER-SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FT FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
 - BUS ROUTE 54 RUNS FROM 98TH STREET, N.W. TO CENTRAL AVENUE, N.W.
 - NO ADULT ESTABLISHMENTS WILL BE BUILT ON THIS SITE.
 - SITE PLAN FOR BUILDING PERMIT FOR FUTURE LOTS TO BE DELEGATED DOWN TO DRB.

PROJECT NUMBER: 1004354
APPLICATION NUMBER: 02-00033

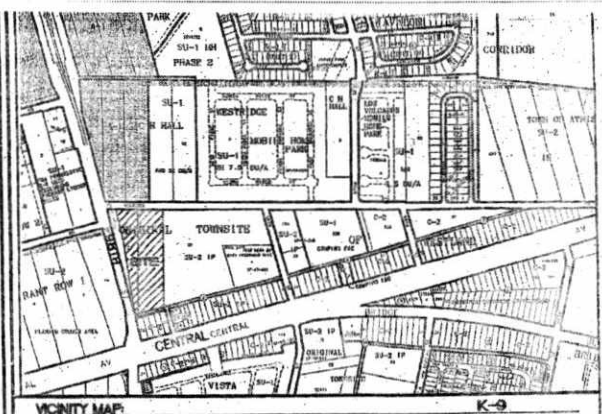
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), Joint and the Final and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRB 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>John M. ...</i> Traffic Engineer, Transportation Division	2-7-07 Date
<i>William G. Bally</i> Water Utility Development	2/7/07 Date
<i>Christine Sandoval</i> Parks & Recreation Department	2/7/07 Date
<i>Bradley L. Bingham</i> City Engineer	2/7/07 Date
N/A Environmental Health Department (conditional)	Date
<i>Michael Holton</i> Solid Waste Management	7/5/07 Date
<i>Sharon ...</i> DRB Chairperson, Planning Department	7/05/07 Date

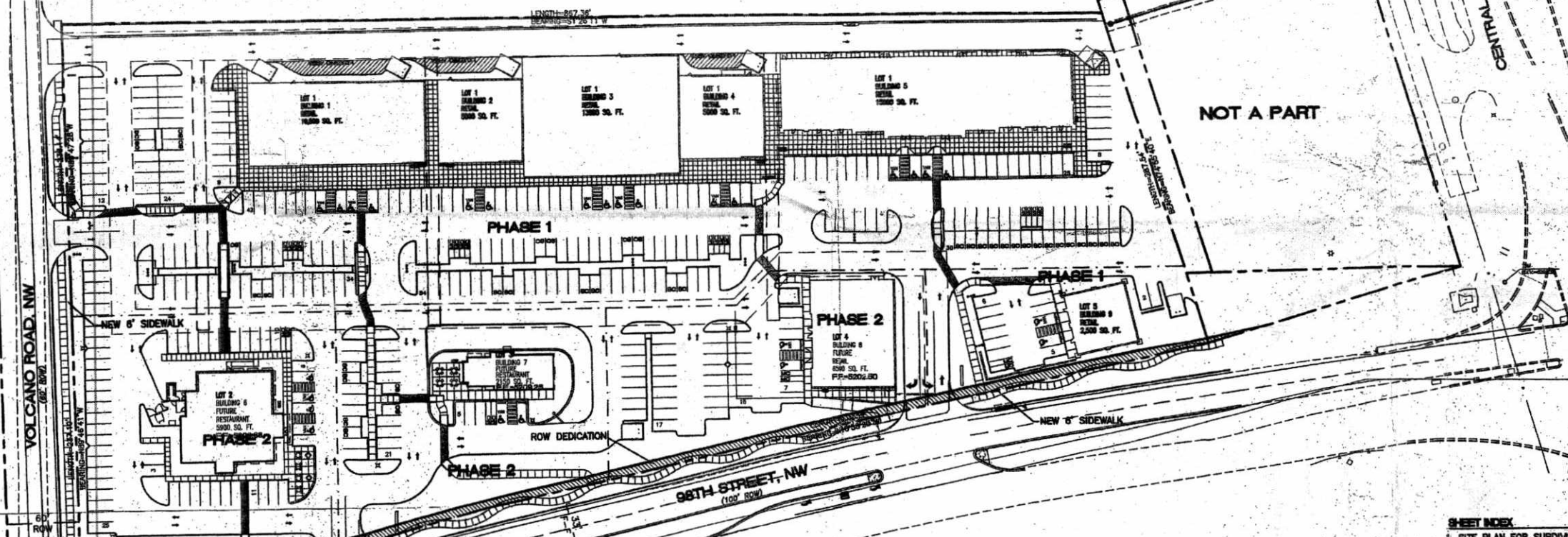
* Environmental Health, if necessary



LEGAL DESCRIPTION:
PORTIONS OF LOT 27, BLOCK 9, TRACT 0 ORIGINAL TOWNSHIP OF WESTLAND

LEGEND

---	BOUNDARY LINE
- - - - -	EASEMENT
---	EXISTING CURB AND GUTTER
---	CURB AND GUTTER
---	SCREEN WALL
---	RETAINING WALL
---	PROPOSED SIDEWALK
---	EXISTING BOUNDARY
---	CROSSWALK
---	BIKE RACK
---	PARKING LOT LIGHTING
---	ROW DEDICATION



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.77	25	35.52	104°53'54"	S37°46'22"W	38.64
C2	203.22	3148.20	101.64	3°42'03"	N14°38'19"W	203.18

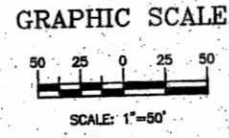
SITE DATA TABLE

BUILDING	LOT NUMBER	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.	MIN. FAR	MAX. FAR	MAX. BLDG. HEIGHT	
1	1	4.794	10,500	RETAIL	SU-2 IP	53		4	4	1	2	2	5	3	4	0.15	0.35	40'	
2			5,000	RETAIL	SU-2 IP	25		1	2	1	1	2	5	3	4	0.15	0.35	40'	
3			13,000	RETAIL	SU-2 IP	65	249		4	4	1	2	3	5	3	4	0.15	0.35	40'
4			5,000	RETAIL	SU-2 IP	25			1	2	1	1	2	5	1	2	0.15	0.35	40'
5			15,800	RETAIL	SU-2 IP	78			4	4	1	2	3	5	3	4	0.15	0.35	40'
6	2	1.148	5,900	RESTAURANT	SU-2 IP	48	50	3	4	1	2	2	5	2	2	0.15	0.35	40'	
7	3	0.870	2,150	RESTAURANT	SU-2 IP	18	21	1	2	1	1	2	5	1	2	0.15	0.35	40'	
8	4	0.791	6,500	RETAIL	SU-2 IP	33	39	2	2	1	1	2	5	2	2	0.15	0.35	40'	
9	5	0.450	2,500	RETAIL	SU-2 IP	13	13	1	2	1	1	2	5	1	2	0.15	0.35	40'	
TOTAL	8	8.051	68,550			358	372	21	25	9	13	17	45	16	24				

*RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS

SHEET INDEX

- SITE PLAN FOR SUBDIVISION
- SITE PLAN FOR BUILDING PERMIT
- LANDSCAPE PLAN
- GRADING AND DRAINAGE PLAN
- MASTER UTILITY PLAN
- ELEVATIONS
- ELEVATIONS
- ELEVATIONS
- ELEVATIONS
- DETAILS



	NORTHEAST CORNER OF 98TH AND CENTRAL	DRAWN BY: EMT
	SITE PLAN FOR SUBDIVISION	DATE: 2-5-07
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET #: 1
RONALD R. BOHANNAN P.E. #7868		JOB #: 25066

Handwritten initials: EPC