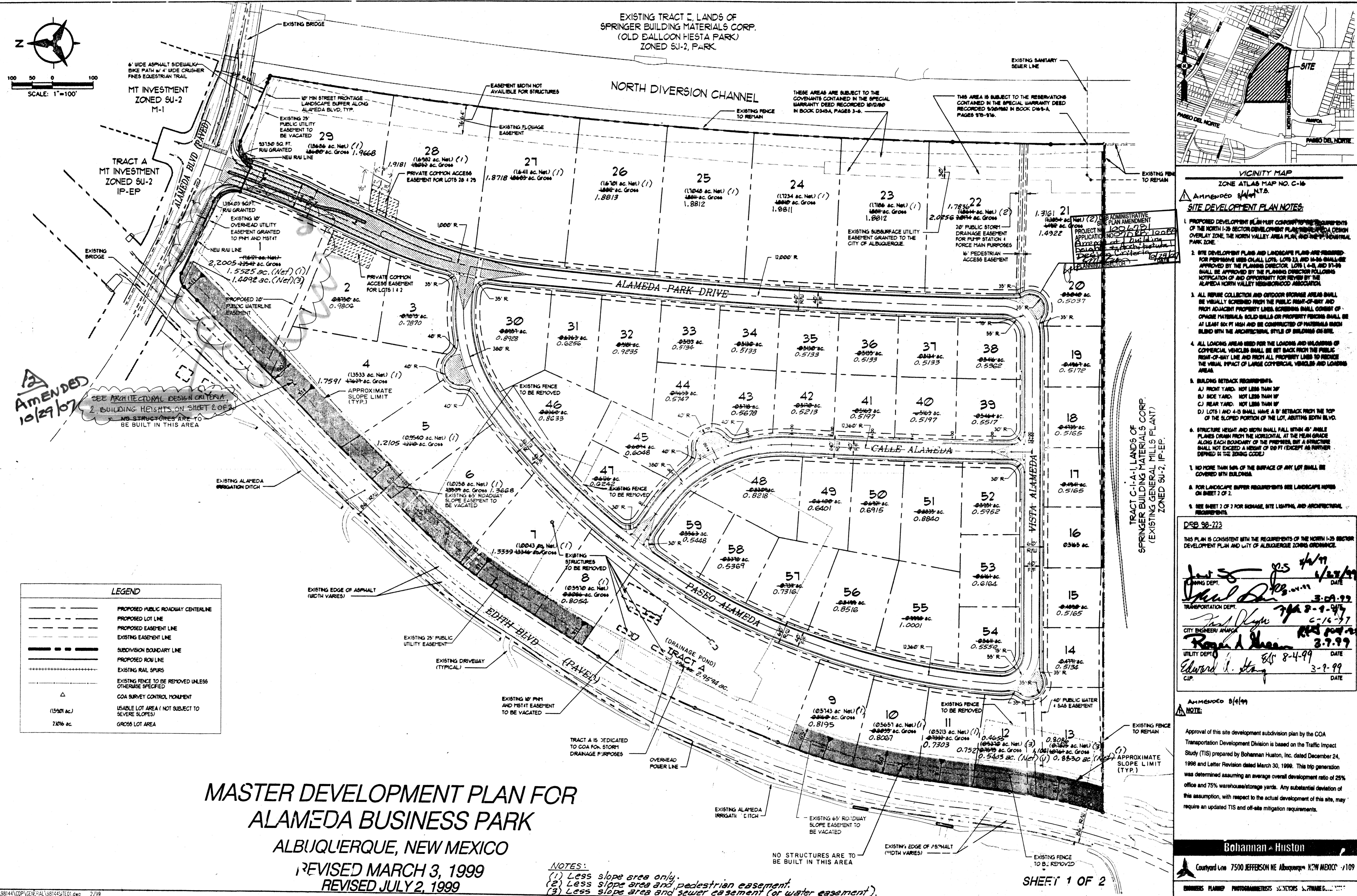


PROJECT # 1006781



**MASTER DEVELOPMENT PLAN FOR
ALAMEDA BUSINESS PARK**
ALBUQUERQUE, NEW MEXICO
REVISED MARCH 3, 1999
REVISED JULY 2, 1999

LEGEND

	PROPOSED PUBLIC ROADWAY CENTERLINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	SUBDIVISION BOUNDARY LINE
	PROPOSED ROW LINE
	EXISTING RAIL SPURS
	EXISTING FENCE TO BE REMOVED UNLESS OTHERWISE SPECIFIED
	COA SURVEY CONTROL MONUMENT
	USABLE LOT AREA (NOT SUBJECT TO SEVERE SLOPES)
	GROSS LOT AREA

NOTES:
 (1) Less slope area only.
 (2) Less slope area and pedestrian easement.
 (3) Less slope area and sewer easement (or water easement).
NOTE: This plan is revised to show corrected "gross and net decreases" of some of the lots as indicated. The official approved plan does not reflect this information.

- VICINITY MAP**
ZONE ATLAS MAP NO. C-16
- Amended 8/4/99**
SITE DEVELOPMENT PLAN NOTES:
- PROPOSED DEVELOPMENT PLAN MUST COMPLY WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN, THE NORTH VALLEY AREA PLAN, AND THE INDUSTRIAL PARK ZONE.
 - SITE DEVELOPMENT PLANS AND LANDSCAPE PLANS ARE REQUIRED FOR PERMANENT USES ON ALL LOTS. LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 SHALL BE APPROVED BY THE PLANNING DIRECTOR. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 SHALL BE APPROVED BY THE PLANNING DIRECTOR FOLLOWING NOTIFICATION OF AND OPPORTUNITY FOR REVIEW BY THE ALAMEDA NORTH VALLEY NEIGHBORHOOD ASSOCIATION.
 - ALL REUSE COLLECTION AND OUTDOOR STORAGE AREAS SHALL BE VISUALLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTY LINES. SCREENING SHALL CONSIST OF OPAQUE MATERIALS, SOLID WALLS OR PROPERTY PERIMS SHALL BE AT LEAST SIX FEET HIGH AND BE CONSTRUCTED OF MATERIALS WHICH BLEND WITH THE ARCHITECTURAL STYLE OF BUILDINGS ON-SITE.
 - ALL LOADING AREAS USED FOR THE LOADING AND UNLOADING OF COMMERCIAL VEHICLES SHALL BE SET BACK FROM THE PUBLIC RIGHT-OF-WAY LINE AND FROM ALL PROPERTY LINES TO REDUCE THE VISUAL IMPACT OF LARGE COMMERCIAL VEHICLES AND LOADING AREAS.
 - BUILDING SETBACK REQUIREMENTS:
 A) FRONT YARD: NOT LESS THAN 20'
 B) SIDE YARD: NOT LESS THAN 10'
 C) REAR YARD: NOT LESS THAN 10'
 D) LOTS 1 AND 4-13 SHALL HAVE A 10' SETBACK FROM THE TOP OF THE SLOPED PORTION OF THE LOT, ADJUTING EDITH BLVD.
 - STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN 40' MAXIMUM PLANS DRAIN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PROPERTY, BUT A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 20 FEET (EXCEPT AS FURTHER SPECIFIED IN THE ZONING CODE).
 - NO MORE THAN 50% OF THE SURFACE OF ANY LOT SHALL BE COVERED WITH BUILDING.
 - FOR LANDSCAPE BUFFER REQUIREMENTS SEE LANDSCAPE NOTES ON SHEET 2 OF 2.
 - SEE SHEET 2 OF 2 FOR SIGNAGE, SITE LIGHTING, AND ARCHITECTURAL REQUIREMENTS.

DRB 98-223

THIS PLAN IS CONSISTENT WITH THE REQUIREMENTS OF THE NORTH I-25 SECTOR DEVELOPMENT PLAN AND CITY OF ALBUQUERQUE ZONING ORDINANCE.

	DATE
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Amended 8/4/99
NOTE:

Approval of this site development subdivision plan by the COA Transportation Development Division is based on the Traffic Impact Study (TIS) prepared by Bohannon Huston, Inc. dated December 24, 1998 and Letter Revision dated March 30, 1999. This trip generation was determined assuming an average overall development ratio of 25% office and 75% warehouse/storage yards. Any substantial deviation of this assumption, with respect to the actual development of this site, may require an updated TIS and off-site mitigation requirements.

LANDSCAPE DEVELOPMENT NOTES:

DEVELOPMENT REQUIREMENTS

- PROPOSED DEVELOPMENT PLAN MUST CONFORM TO THE REQUIREMENTS OF THE NORTH 1-25 SECTOR DEVELOPMENT PLAN, AND THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.
- LANDSCAPING BUFFER AREAS SHALL BE REQUIRED ON EACH LOT.
 - FRONT YARD: 10 FT LANDSCAPING BUFFER
 - SIDE YARD: 6 FT MIN. LANDSCAPING BUFFER, EXCEPT AS FOLLOWS:
 - LOTS WITH SIDE YARDS ABUTTING ALAMEDA BLVD. SHALL HAVE A 10 FT SIDE YARD LANDSCAPING BUFFER REQUIRED ON THE ABUTTING SIDE.
 - REAR YARD: 6' REAR LANDSCAPING BUFFER IS REQUIRED, EXCEPT AS FOLLOWS:
 - LOTS WITH REAR YARDS ABUTTING ALAMEDA BLVD. SHALL HAVE A 10 FT REAR YARD LANDSCAPING BUFFER REQUIRED ON THE ABUTTING SIDE.
 - IF NOT REQUIRED BY COA ZONING ENFORCEMENT STAFF, THIS BUFFER SHALL NOT BE REQUIRED.
 - LOTS 1 AND 4-13 SHALL HAVE A 6' REAR YARD LANDSCAPING BUFFER AT THE TOP OF THE SLOPE. NO ADDITIONAL REAR YARD LANDSCAPING BUFFER SHALL BE REQUIRED AT THE REAR PROPERTY LINE (EDITH BLVD. RW) HOWEVER, EACH LOT SHALL BE REQUIRED TO PLANT, IRRIGATE, UNTIL SELF SUSTAINING, AND MAINTAIN A MINIMUM OF SIX (6) NATIVE PLANT SHRUBS ON THE SIXTY FOOT (60') WIDE SLOPED AREA OF THE LOT (ABUTTING EDITH BLVD.) THE NATIVE SHRUBS SHALL BE SELECTED FROM THE FOLLOWING SPECIES:

CHRYSOTHAMNUS NAUSEOSUS ATRIFLEX CANESCENS FALLUGIA PARADOXA RHUS TRILOBATA CHRYSOHAMNUS NAUSEOSUS ATRIFLEX CANESCENS FALLUGIA PARADOXA RHUS TRILOBATA	CHAMISA FOUR WING SALT BUSH APACHE PLUME THREE LEAF SUMAC CHAMISA FOUR WING SALT BUSH APACHE PLUME THREE LEAF SUMAC
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THESE PLANTS SHALL BE RANDOMLY PLANTED ON THE HILL, AND SPACED A MINIMUM OF 10' o.c. FROM OTHER PLANTS.
- SLOPED PORTIONS OF LOTS ADJACENT TO EDITH BLVD. SHALL BE SEEDED PER C.O.A. SPECS. NO BUILDING SHALL BE CONSTRUCTED WITHIN THIS SIXTY FOOT (60') WIDE SLOPED AREA.
- LOTS ABUTTING ALAMEDA BLVD. SHALL PLANT STREET TREES IN ACCORDANCE WITH THE C.O.A. STREET TREE ORDINANCE. TREES SHALL BE PLANTED AT TWENTY FEET (20') o.c. AT THE TOP OF THE SLOPED PORTION OF LOTS 1 AND 4-13 ON THE EDITH ABUTTING SIDE, AT LEAST 50% OF WHICH SHALL BE EVERGREEN TREES. THE DECIDUOUS TREES SHALL BE:

ROBINIA AMBIGUA PISTACHIA CHINENSIS CHILOPSIS LINEARS FRAXINUS VELUTINA QUERCUS SHUMARDI	PURPLE ROBE LOCUST CHINESE PISTACHE DESERT WILLOW ARIZONA ASH SHUMARDS RED OAK
--	--

THE EVERGREEN TREES SHALL BE:

CUPRESSOCYPARIS LEYLANDII JUNIPERUS MONOSPERMA (FEMALE VARIETY ONLY) PINUS EL-DARICA PINUS NIGRA PINUS SYLVESTRIS	LEYLAND CYPRESS ONE SEED JUNIPER AFGHAN PINE AUSTRIAN PINE SCOTCH PINE
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THESE TREES SHALL FORM AN OPAQUE VISUAL BUFFER TO TWENTY FEET (20') IN HEIGHT MINIMUM IN A 10-15 YEAR GROWING PERIOD. NO ADDITIONAL STREET TREE PLANTING WILL BE REQUIRED FOR THESE LOTS, EXCEPT LOT 1, WHICH MUST CONFORM TO THE COA STREET TREE ORDINANCE ON ALAMEDA BLVD.
- ALL AREAS USED FOR OFF-STREET PARKING SHALL BE DESIGNED AND LANDSCAPED TO REDUCE THE VISUAL IMPACT OF PARKED CARS. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE OFF-STREET PARKING LANDSCAPING REGULATIONS OF THE C.O.A. COMPREHENSIVE ZONING CODE, WITH THE FOLLOWING EXCEPTIONS:
 - ALL AREAS OF PARKING LOTS NOT USED FOR PARKING OR AUTO CIRCULATION MUST BE LANDSCAPED.
 - NO PARKING SPACE MAY BE MORE THAN 50 FT FROM A TREE.
- TREES, SHRUBS, AND VEGETATIVE GROUND COVER SHALL BE SELECTED FROM PLANT LEGEND ON THIS PAGE.
- PLANTINGS SHALL BE PLACED ON SITE TO PROVIDE SHADE FOR ALL PEDESTRIAN AREAS AND BUILDINGS DURING SUMMER MONTHS.
- LANDSCAPING SHALL CONFORM TO TO C.O.A.'S WATER CONSERVATION POLICIES.

- PLANTINGS SHALL BE LOCATED WITH RESPECT TO THE CLEAR SIGHT TRIANGLE REQUIREMENTS.
- TREES SHALL NOT BE PLANTED IN PUBLIC UTILITY EASEMENTS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF 1-1/2" SANTA ANA TAN GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE WITT PRO 5, 28 MIL. FILTER FABRIC OR APPROVED EQUAL. EXCLUDE FILTER FABRIC IN GROUND COVER AND PERENNIAL AREAS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE LOT OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS SHALL BE SPRAY IRRIGATED, TREES SHALL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, SHRUBS AND GROUND COVERS SHALL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.
- LOTS 1 AND 4-13 SHALL CONSTRUCT A SIX FOOT (6') HIGH FENCE CAPABLE OF SUPPORTING A CLIMBING VINE VEGETATIVE SCREENING AT THE TOP OF THE SLOPED AREA OF THE LOT ABUTTING EDITH BLVD. CLIMBING VINES SHALL BE PLANTED AT A SPACING WHICH WILL RESULT IN COMPLETE COVERAGE OF THE FENCE, AND SHALL BE SELECTED FROM THE FOLLOWING:

CAMPSIS RADICANS LONICERA JAPONICA HALLIANA LONICERA SEMPERVIRENS PARTHENOCISSUS INSERTA ROSA BANKSIAE	TRUMPET VINE HALL'S HONEYSUCKLE CORAL HONEYSUCKLE WOODBINE ROSE LADY BANKS
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- PLANTS AND TREES WHICH ARE PERMITTED INCLUDE ALL SPECIES ALLOWED BY THE CITY OF ALBUQUERQUE'S WATER CONSERVATION AND POLLEN ORDINANCES, AND MUST BE PLANTED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE' THE NORTH 1-25 SECTOR DEVELOPMENT PLAN, AND OTHER REGULATIONS CONTAINED IN THIS DOCUMENT.

Site Signage

- Signage on each lot shall comply with the City of Albuquerque Comprehensive Zoning Code and the following:
 - Lot developments shall be allowed the following:
 - A maximum of one building mounted sign per tenant. Total building mounted signage area per building shall not exceed 15% of the area of the facade.
 - A maximum of one site monument sign.
 - Building mounted signage area will not exceed 15% of the area of the facade on which it is mounted.
- Projecting signs and roof signs are not allowed.

Site Lighting

- In addition to lighting regulations in the Zoning Code, and the Alameda Design Overlay Zone, the following shall apply:
 - Site lighting of parking lots, drives, plazas and entries will be provided to insure adequate lighting for both vehicular and pedestrian traffic after dark.
 - Site parking lot lighting fixtures will not exceed 24'-0" in height. For lots 1 and 4-13 on the side abutting Edith Blvd, site and building mounted lighting shall be no higher than sixteen feet (16') when located between the west side of the building and the top of the sloped area of the site. Pole mounted lighting shall be placed a minimum distance of thirty feet (30') from the top of the sloped area of the lot.
 - Light fixtures for walkways and plazas will be located between 8'-0" and 16'-0" in height.
 - All parking lot lighting will be high pressure sodium type fixtures.
 - Site and exterior area lighting pole mounted fixtures will be of the "shoebox" type with full cut-off features to avoid lights from interfering with local or adjacent traffic and nearby residential development. Finish of poles and fixtures are to be consistent with the colors of the building.
 - The use of landscape and building exterior lighting is encouraged to accent building features and highlight site and landscape areas.

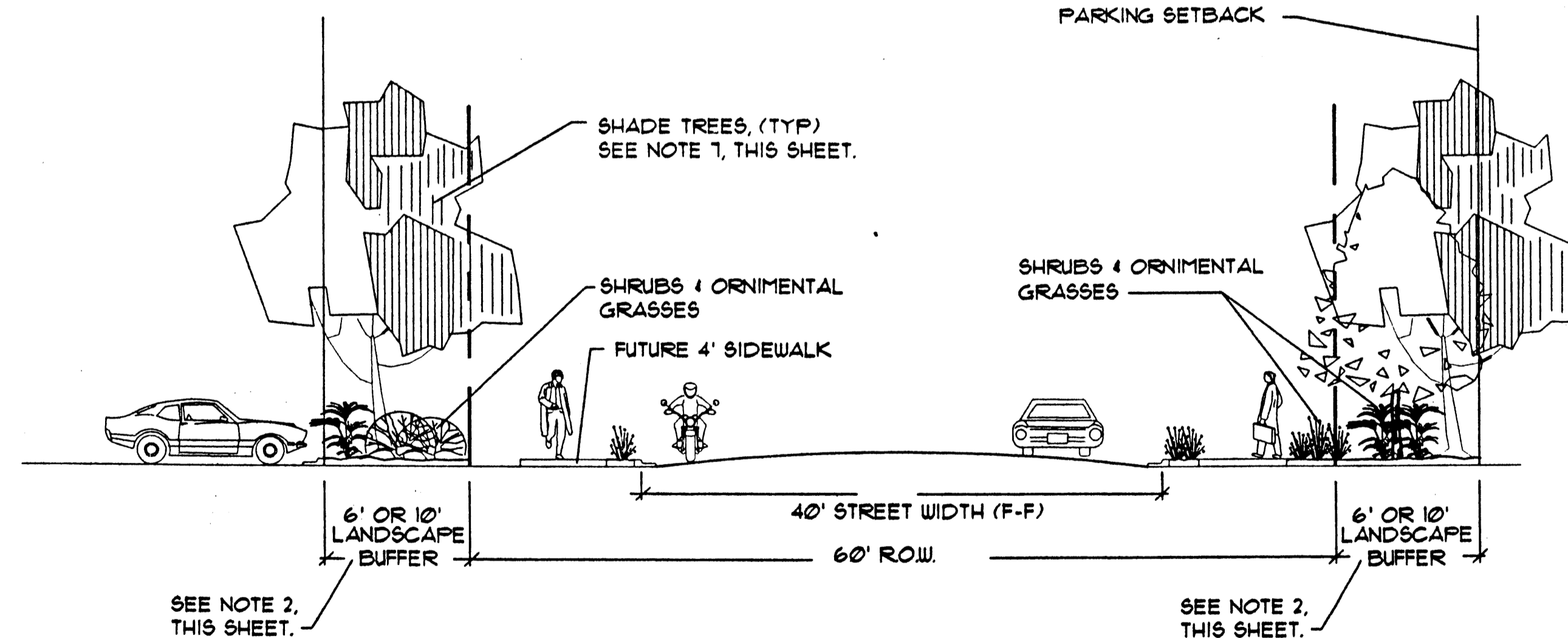
Architectural Design Criteria

- General
 - Architectural Design Criteria are established to promote a visual and aesthetic consistency within the development and to avoid incompatible design schemes and elements harmful to the overall and individual developments.
 - Building Heights
 - Structure height and width shall fall within a 45-degree angle drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed 120 feet, except as further defined in the Zoning Code, and clarified for specific lots as follows: For lots 1 and 4-13, structure placement is encouraged to be on the eastern side of the lot. Structure height on lot 1 shall not exceed 34 feet. Structure height on lots 4-13 shall not exceed 26 feet. Height of buildings on lots 1 and 4-13 shall fall within a 45 degree angle drawn from the horizontal at the mean grade along the north, south, and east property lines and the top of the sloped area of the lot.
 - Opaque exterior building materials used will be consistent with commonly used materials in Albuquerque and New Mexico. These include stucco, exterior finish and insulation system (EIFS) with synthetic stucco finishes, brick and stone masonry or veneer, concrete masonry with architectural exterior treatment, and pre-cast architectural concrete. Materials not allowed as the predominant facades finishes include smooth face concrete masonry, metal paneling, ceramic tile veneer or reflective glass.

Windows and storefronts are to have tinted glass and are to be in anodized aluminum or pre-finished metal frames. Glass colors are to be compatible with the overall color scheme of the building. Glass curtainwalls are limited to building entries and should not exceed 25% of the area of the building facade of which they are part. Glass curtainwalls may have reflective glass of a color compatible with other glass used in windows and storefronts. Glass installed in the westerly facing facades shall be of a type which reduces light reflectance. Mirrored glass and/or highly reflective glass shall not be installed in westerly facing facades.

Accent walls or accent elements introduced to the building design to give it detailing may utilize any of the allowable materials above as well as painted or pre-finished metal, stainless steel, ceramic tile veneer or colored concrete.
 - Building Colors of major facades are to be muted or pastel rather than bright or brilliant. The use of primary colors for major building walls is prohibited. Architectural accent walls, detached entry walls or colonnades or attached accent elements (entry canopies, window shading devices, medallions, window transoms) may be primary or bright colors.
 - Roofs may be either flat or pitched. Flat roofs shall have a perimeter parapet which at no point will be lower than any portion of the roof it surrounds. Pitched roofs are to be of either concrete tiles, clay tiles or pre-finished ribbed metal. Tile and metal roof colors are to be consistent with the building colors are not to have a highly reflective surface.
 - Roof Equipment Screens
 - Mechanical equipment on roofs is to be screened from public view as much as practical. Roof equipment screens are to be at least as high as the highest part of the equipment. Roof screens are to be architecturally compatible with the building.
 - Building mounted signage will conform to the zoning ordinance and the following:
 - Dimensional height of any portion of the signs shall not exceed 3'-6".
 - No portion of the sign shall protrude more than 6" from the building face on which it is mounted.
 - Direct lot access to Edith Blvd. and/or Alameda Blvd. is not permitted.

APPROVED
10/29/07



STREETSCAPE TYPICAL SECTION
NTS.

LANDSCAPING DEVELOPMENT REQUIREMENTS FOR ALAMEDA BUSINESS PARK

ALBUQUERQUE, NEW MEXICO
 REVISED MARCH 3, 1999
 REVISED JULY 2, 1999

AMERCO 8/4/99

Bohannon + Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS