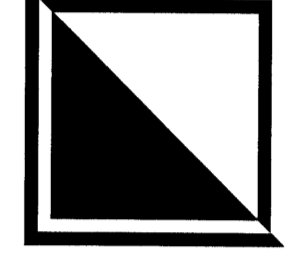
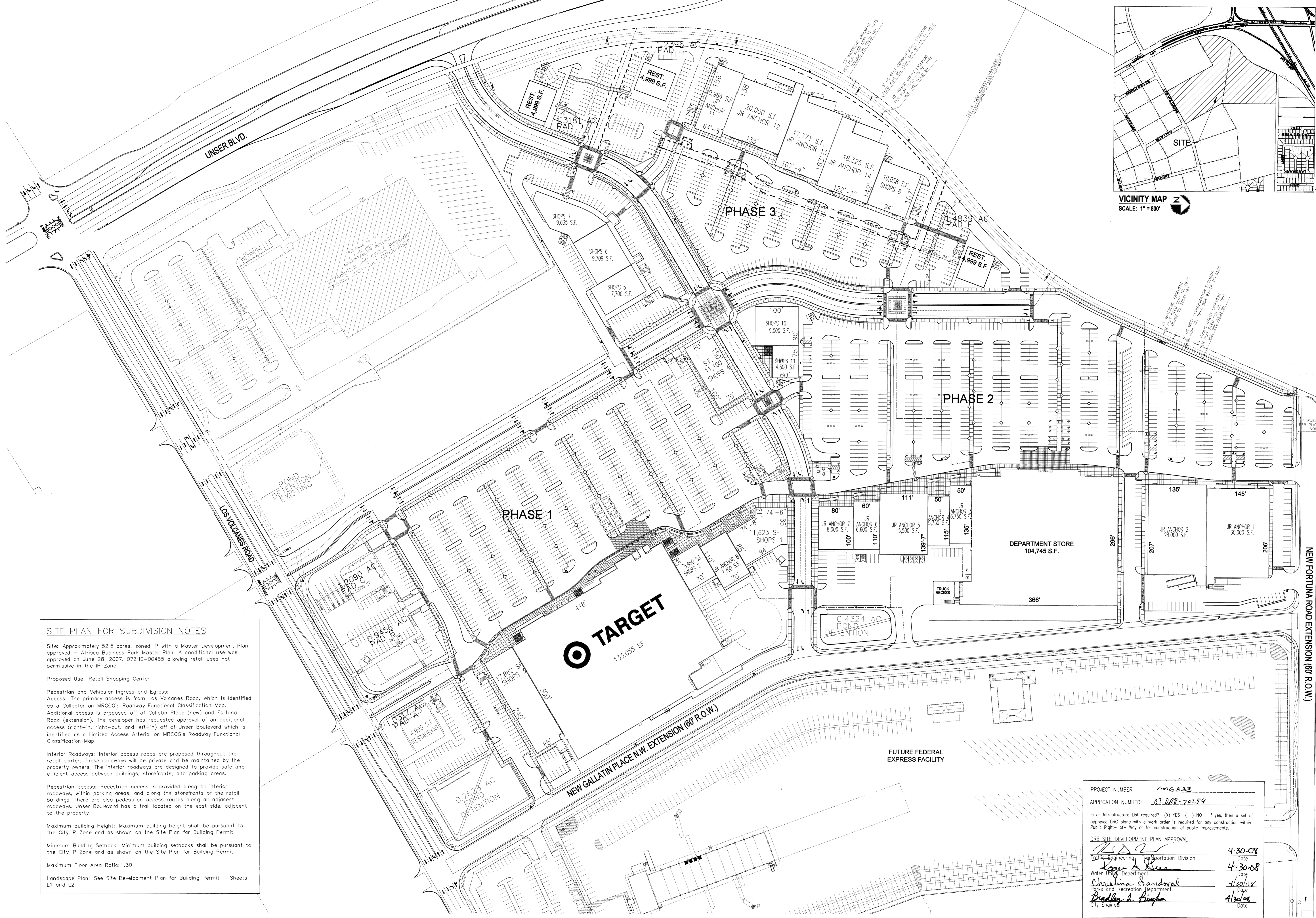
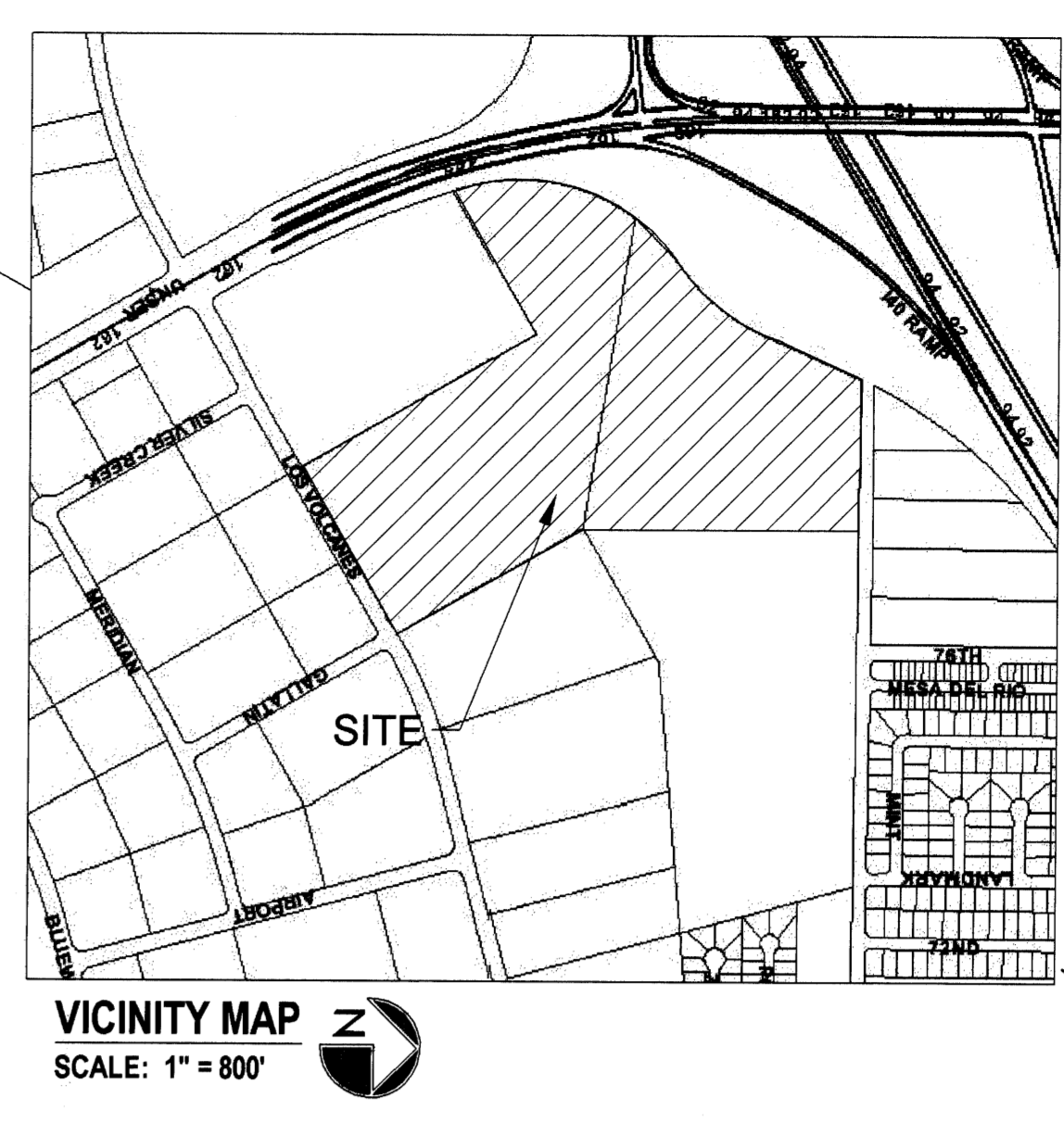


PROJECT # 1006833

REV	DATE	BY	REVISION
6			
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 GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	UNSER TOWNE CROSSING	PROJECT MANAGER	JCS
PROJECT NO.	1006833	DRAWN BY	JCS
SHEET TITLE	SITE PLAN FOR SUBDIVISION	DATE	02.06.08
SCALE	AS NOTED	SCALE	AS NOTED
SHEET	AS1	of	



SITE PLAN FOR SUBDIVISION NOTES

Site: Approximately 52.5 acres, zoned IP with a Master Development Plan approved - Atrisco Business Park Master Plan. A conditional use was approved on June 28, 2007, 07ZHE-00465 allowing retail uses not permissive in the IP Zone.

Proposed Use: Retail Shopping Center

Pedestrian and Vehicular Ingress and Egress:
 Access: The primary access is from Los Volcanes Road, which is identified as a Collector on MRCOG's Roadway Functional Classification Map. Additional access is proposed off of Gallatin Place (new) and Fortuna Road (extension). The developer has requested approval of an additional access (right-in, right-out, and left-in) off of Unser Boulevard which is identified as a Limited Access Arterial on MRCOG's Roadway Functional Classification Map.

Interior Roadways: Interior access roads are proposed throughout the retail center. These roadways will be private and be maintained by the property owners. The interior roadways are designed to provide safe and efficient access between buildings, storefronts, and parking areas.

Pedestrian access: Pedestrian access is provided along all interior roadways, within parking areas, and along the storefronts of the retail buildings. There are also pedestrian access routes along all adjacent roadways: Unser Boulevard has a trail located on the east side, adjacent to the property.

Maximum Building Height: Maximum building height shall be pursuant to the City IP Zone and as shown on the Site Plan for Building Permit.

Minimum Building Setback: Minimum building setbacks shall be pursuant to the City IP Zone and as shown on the Site Plan for Building Permit.

Maximum Floor Area Ratio: .30

Landscape Plan: See Site Development Plan for Building Permit - Sheets L1 and L2.



PROJECT NUMBER: 1006833
 APPLICATION NUMBER: 07 DRB-70254

Is an Infrastructure List required? (X) YES () NO If yes, then a set of approved IRC 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 APPROVAL

<i>[Signature]</i> Traffic Engineering, Transportation Division	4-30-08 Date
<i>[Signature]</i> Water Utility Department	4-30-08 Date
<i>[Signature]</i> Parks and Recreation Department	4-30-08 Date
<i>[Signature]</i> City Engineer	4-30-08 Date
Environmental Health Department *(conditional)	Date
<i>[Signature]</i> Solid Waste Management	4/30/08 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6-10-08 Date

* Environmental Health, if necessary