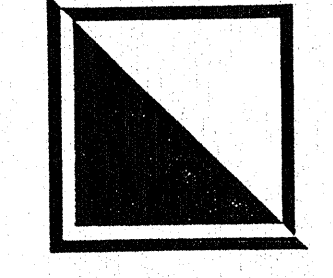


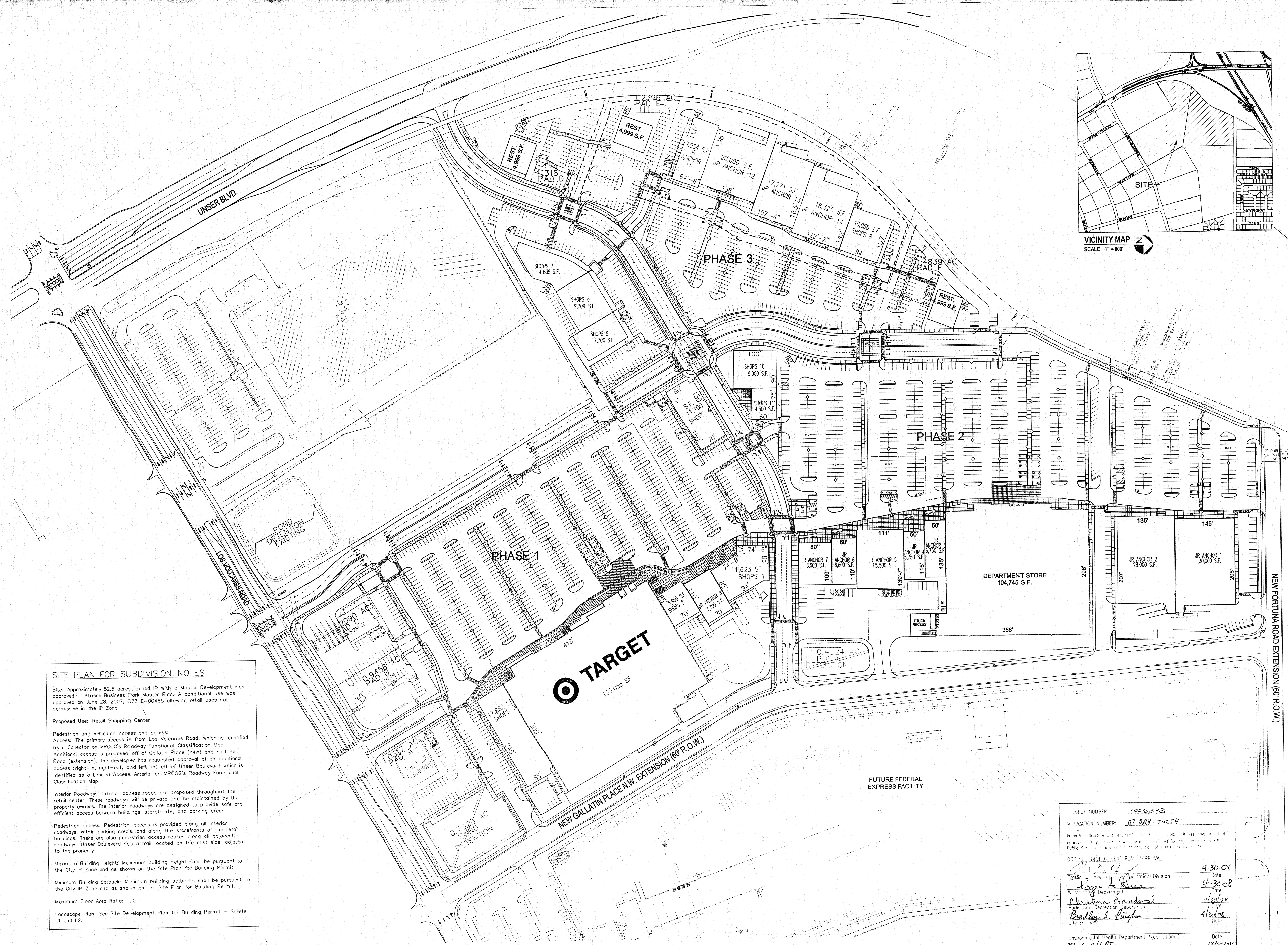
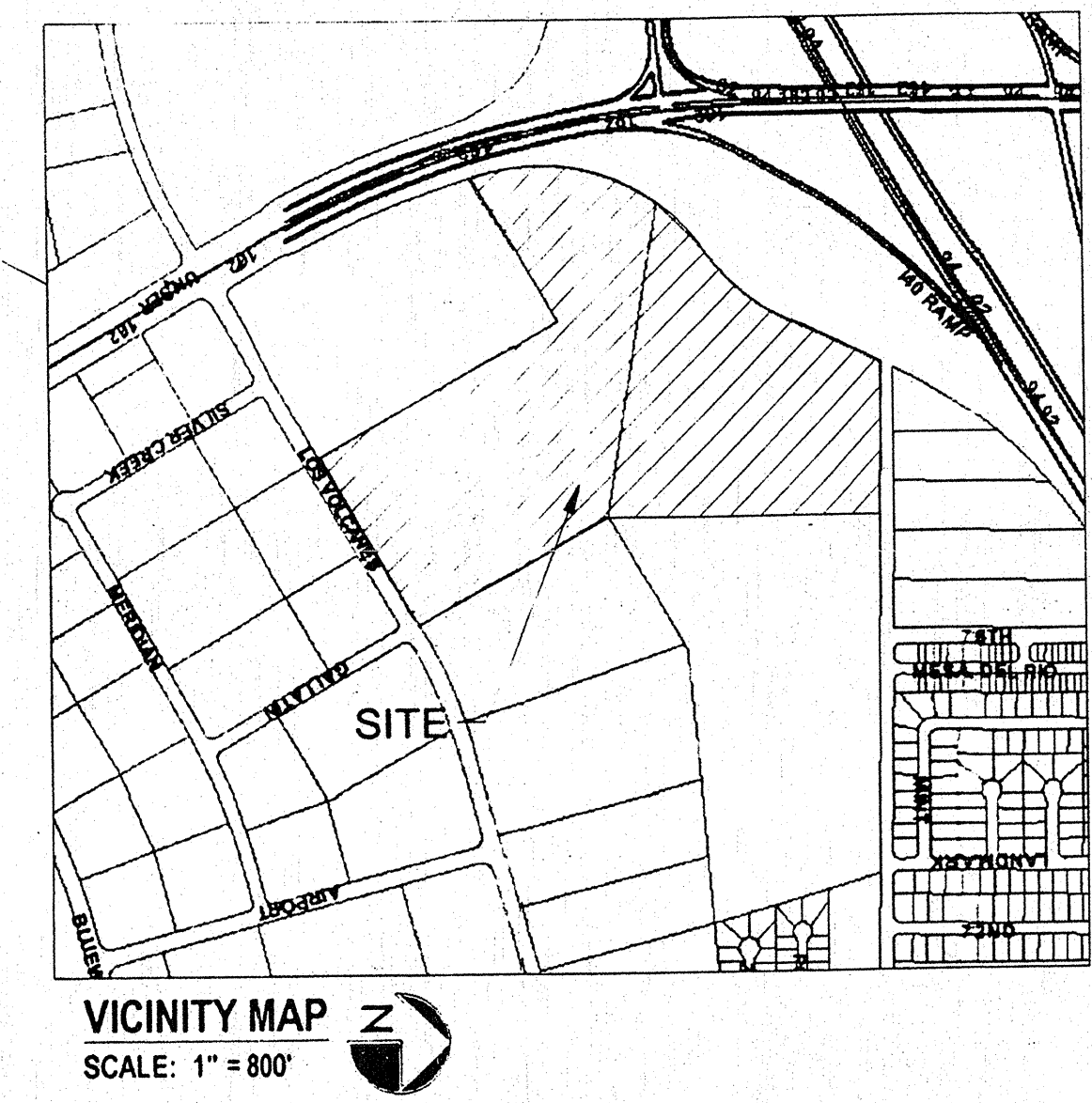
PROJECT # 1006833

REV	DATE	BY	REVISION
1			
2			
3			
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5			

  
 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  
 140 AND UNSER  
 ALBUQUERQUE, NM  
 PROJECT MANAGER: JCS  
 DRAWN BY: JCS  
 SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 02.06.08  
 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, OZME-00465 allowing retail uses not permissible 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.

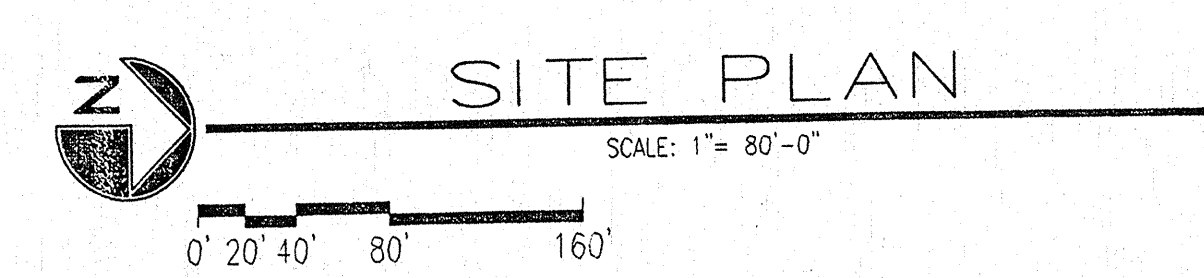
**Pedestrian access:** Pedestrian access is provided along all interior roadways, within parking areas, and along the storefronts of the retail buildings. There are also pedestrian access routes along all adjacent roadways. Unser Boulevard has a trail located on the east side, adjacent to the property.

**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	67-088-70254
Is an infrastructure project? ( ) Yes ( ) No. If yes, how is it approved? All projects with infrastructure required for the project as well as Public Works and the Department of Public Works.	
DRP SITE DEVELOPMENT PLAN APPROVAL	
City Engineer	4-30-08 Date
City Engineer	4-30-08 Date
Water Department	4-30-08 Date
Public Works Department	4-30-08 Date
City Engineer	4-30-08 Date
Environmental Health Department (conditional)	Date
City Engineer	4-30-08 Date
City Engineer	6-10-08 Date
City Engineer	Date

\* Environmental Health, if necessary