

VICINITY MAP
ZONE ATLAS PAGES K-09-Z & K-10-Z
SCALE: 1"=1,000'

SHEET INDEX

- C-003 SITE PLAN FOR SUBDIVISION
 - C-101 DESIGN STANDARDS
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 - C-103 DESIGN STANDARDS
- * SEE SITE PLAN FOR BUILDING PERMIT PACKAGE FOR UTILITY PLAN

KEYED NOTES

1. NEW PROPERTY LINE.
2. EXISTING PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION WITH THIS PROJECT.
3. LOCATION OF PEDESTRIAN INGRESS OR EGRESS.
4. LOCATION OF VEHICULAR INGRESS OR EGRESS.
5. CROSS ACCESS EASEMENT TO BE CREATED BY PLATTING ACTION WITH THIS PROJECT.

NOTE

1. SEE DESIGN STANDARDS FOR BUILDING HEIGHT, SETBACK, AND FAR REQUIREMENTS.
2. FUTURE PHASES SHALL FOLLOW DESIGN GUIDELINES INCLUDED IN THE SITE PLAN FOR SUBDIVISION TO ENSURE A CONSISTENT LEVEL OF DEVELOPMENT THROUGHOUT UNSER CROSSING. SITE PLANS FOR BUILDING PERMIT WHICH ARE IN COMPLIANCE WITH THE DESIGN GUIDELINES MAY BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AFTER EPC APPROVES THE FIRST PAD SITE.
3. MAINTENANCE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE & OWNER SHALL BE SIGNED PER LARGE RETAIL FACILITY ORDINANCE.
4. A BLANKET CROSS ACCESS AND CROSS DRAINAGE EASEMENT WILL BE GRANTED BY PLATTING ACTION WITH THIS PROJECT.

PROJECT NUMBER: 1007204
Application Number: 02 DRB-70407

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 17, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRG 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>[Signature]</i>	10-07-08
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	10-1-08
Water Utility Department	Date
<i>[Signature]</i>	10-1-08
Parks and Recreation Department	Date
<i>[Signature]</i>	10/1/08
City Engineer	Date
<i>[Signature]</i>	10/1/08
Solid Waste Management	Date
<i>[Signature]</i>	02-12-09
DRB Chairperson, Planning Department	Date

Unser Crossing
DRB Submittal
Site Plan for Subdivision
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Rev. 1	June 24, 2008
Rev. 2	July 8, 2008
REV. 3	Oct 1, 2008
Job Number	
Drawn By	BO
Checked	RM/BJS
Issue Date	June 17, 2008

SITE PLAN FOR SUBDIVISION

Scale _____

C-003

**UNSER CROSSING
COMPREHENSIVE SIGN PACKAGE**
Sign specifications and Requirements

The purpose of this Comprehensive Sign Package is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Property. The total concept should give an impression of quality and professionalism, as well as, instill a good business image.

The following specifications shall be used for the design of all signs within Unser Crossing; however, in all cases, final written approval by Armstrong Development and/or its assignee is required prior to manufacturing and installation of all signs.

For purposes of this Master Sign Plan, any reference herein to "Tenant" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

PROCEDURE: All sign drawing proposals will be submitted in three (3) copies to Armstrong Development and/or its assignee for written approval, prior to application for sign permit from the City of Albuquerque.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE CITY OF ALBUQUERQUE OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE "LAWS"). ALL SIGNS LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY DECLARANT, SHALL COMPLY WITH THE APPLICABLE LAWS AND RECEIPT BY OWNER OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

A. GENERAL PROVISIONS

1. All signs and sign programs must conform to the requirements of this Comprehensive Sign Package, the City of Albuquerque, and all applicable Laws. Applications and submittals for sign permits shall be per the City of Albuquerque procedure and requirements.
2. Signs shall identify the person or company operating the use conducted on the Parcel.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted or affixed in any manner to any part of the building exterior except as approved in writing by Armstrong Development and/or its assignee.
2. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.
3. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.
4. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.
5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
6. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Tenant's firm name shall be permitted subject to Armstrong Development and/or its assignee written approval.
7. Any sign that does not conform with the requirements of this Master Sign Plan or was not approved by the Armstrong Development and/or its assignee as required hereby shall be immediately removed or brought into conformance at the Tenant's expense.

C. SPECIFIC REQUIREMENTS FOR BUILDING SIGNS

1. Anchors, Majors, Minors, Pads & Shop Tenants

A. Building-Mounted Signs

Building mounted signs shall meet the requirements of the West Route 66 Sector Development Plan, City of Albuquerque Comprehensive City Zoning Code section C-2, and Large Retail Facility.

A building mounted sign on premises or joint premises where there is a freestanding or projecting on or off-premises sign shall not exceed the percentage of facade area listed below:

1. 10% of each facade area to contain signage.

Building-mounted signs that face residential zones shall not be illuminated. Building-mounted signs shall consist of individual letters. Illuminated plastic panel signs are prohibited.

B. Size Guidelines

1. Return Depth for Anchor, Majors, minors, Juniors & Pad tenants may be between 5" and 8". Anchor shall be defined as any user with greater than 50,000 sq ft of leased space.
2. All signs for Shop & In-line suites shall be pan-channel letters with 5" deep returns.
3. Return and trimcap color to be duranotic bronze unless tenant is a national tenant with a standard sign program in which case they may use corporate specifications.
4. Face color may be any standard color. Vinyl overlays will be allowed to encourage creativity in sign design.
5. Trimcap to be 1".
6. Faces to be 3/16 SG grade acrylic.
7. Neon or LED may be used for illumination, neon should be 15mm and spaced at 4" centers, LED's should also be placed at 4" centers.

D. SPECIFIC REQUIREMENTS FOR MONUMENT SIGNS

1. There are 6 monument signs permitted for the entire subdivision site. Two monument signs along Central Avenue at a maximum 26 feet tall and a maximum sign face area of 150 square feet with no more than 8 tenants listed. Two monument signs along Central Avenue up to 18 feet tall with a maximum sign face area of 100 square feet of sign face area, and no more than 6 tenants listed. One monument sign along Unser Boulevard up to a maximum height of 20 feet and a maximum sign face area of 150 square feet and no more than 8 tenants listed. One monument sign on 86th Street up to a maximum height of 18 feet with a maximum sign face area of 100 square feet, no more than 6 tenants listed. No additional monument signs will be permitted for Tracts 1-11. There shall be no more than 2 art icon will be allowed up to a maximum height of 40feet. No tenant signs shall be allowed on the icon signs.
2. Maximum sign face area for free-standing signs is 150 square feet
3. No More than three Directory signs, with a maximum size of 24 square feet, are allowed and do not count as a monument sign
4. Each freestanding sign shall display a numeric street address with a size that is easily readable to drivers on adjacent streets. This numeric street address shall not be calculated as part of the allowed sign face area.

E. LIGHTING

1. All electrical will be U.L. or equivalent approved.
2. Primary copy (store name) required to be lighted. Illumination of secondary copy such as crests, shields, logos, established corporate insignias, or any other modifiers is subject to Armstrong Development and/or its assignee written approval.
3. Electrical power shall be brought to required location at Tenant's expense. The routing and location of other required items shall not be visible on the front of fascia.
4. Penetration of structure and graphics beams shall not be allowed.
5. Transformers shall be concealed behind fascia and mounted in metal boxes.
6. Up-lighting of any kind is prohibited.

F. DETAIL DRAWING

1. Elevation of building fascia and sign shall be drawn using a minimum 1/4" to 1" scale.
2. Drawing shall indicate the following specifications:
 - a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color
 - b. Finish used on returns
 - c. Type of illumination and mounting method
3. Drawing must include fascia cross section showing electrical connections.

G. WINDOW SIGNS

Window sign shall not exceed two (2) square feet and limited to store name, hours, and phone numbers. Any other variation's must be approved by Armstrong Development and/or its assignee in writing.

Window signs to be created in a professional manner, and approved by Armstrong Development and/or its assignee.

H. TRAILER SIGNS OR TEMPORARY SIGNS WILL NOT BE PERMITTED. TEMPORARY BANNER SIGNS FOR SPECIAL EVENTS MAY BE ALLOWED WITH AN ADMINISTRATIVE AMENDMENT.

I. ADDRESS SIGNS

Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl. These are to be provided by Landlord to maintain uniformity.

J. THE FOLLOWING ARE NOT PERMITTED

- Roof signs.
- Cloth signs or streamers hanging in front of business.
- Exposed seam tubing.
- Animated or moving components.
- Intermittent or flashing illumination.
- Iridescent painted signs.
- Letter mounted or painted-on illuminated panels.
- Signs or letters painted directly on any surface.
- Off premise Signs



**Unser Crossing
Sign Package**
Central Avenue and Unser Boulevard
Albuquerque, New Mexico 87121

Revised: May 2, 2008
Revised: August 29, 2008
Revised: September 16, 2008

Job Number _____
Drawn By _____
Checked _____
Issue Date April 3, 2008

SIGN STANDARDS

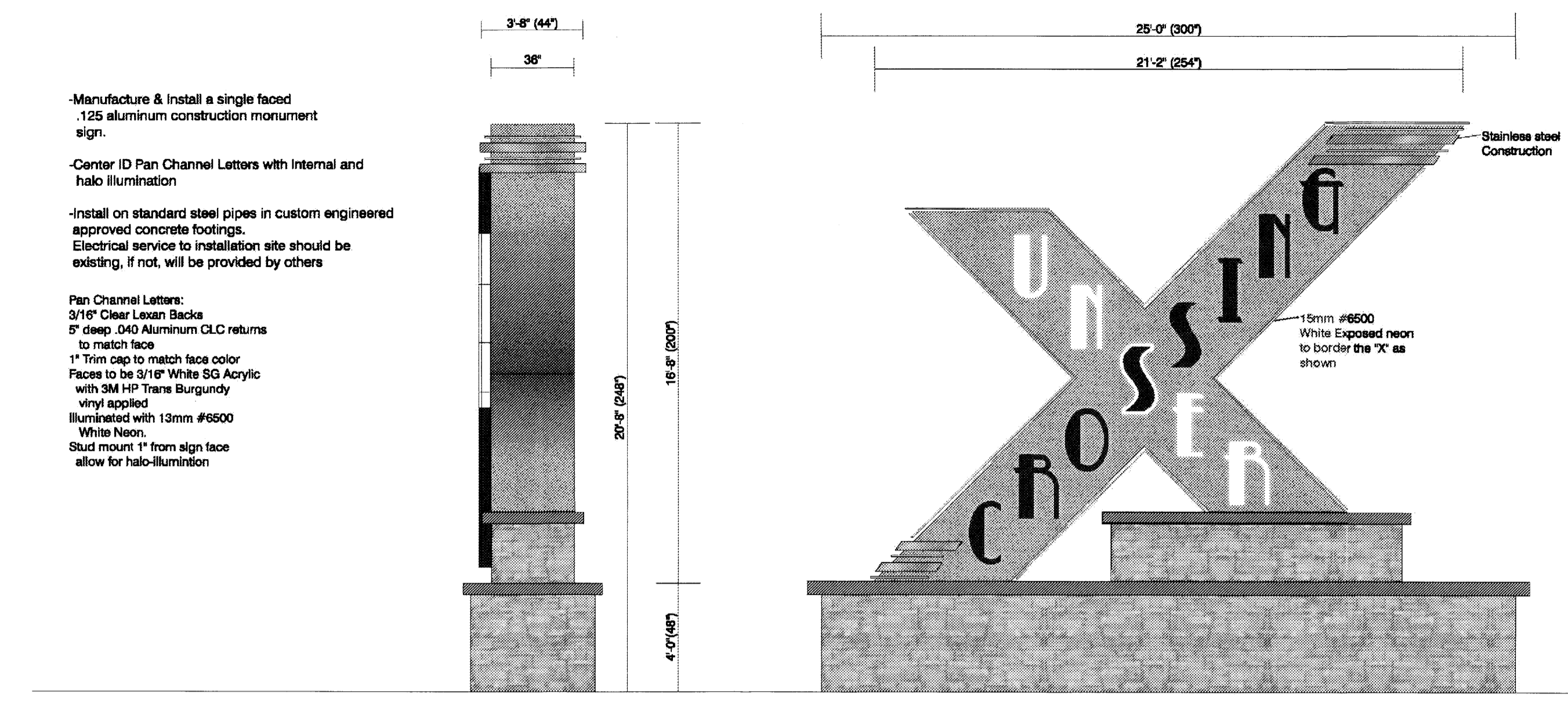
Scale _____

**Unser Crossing
 Sign Package**
 Central Avenue and Unser Boulevard
 Albuquerque, New Mexico 87121

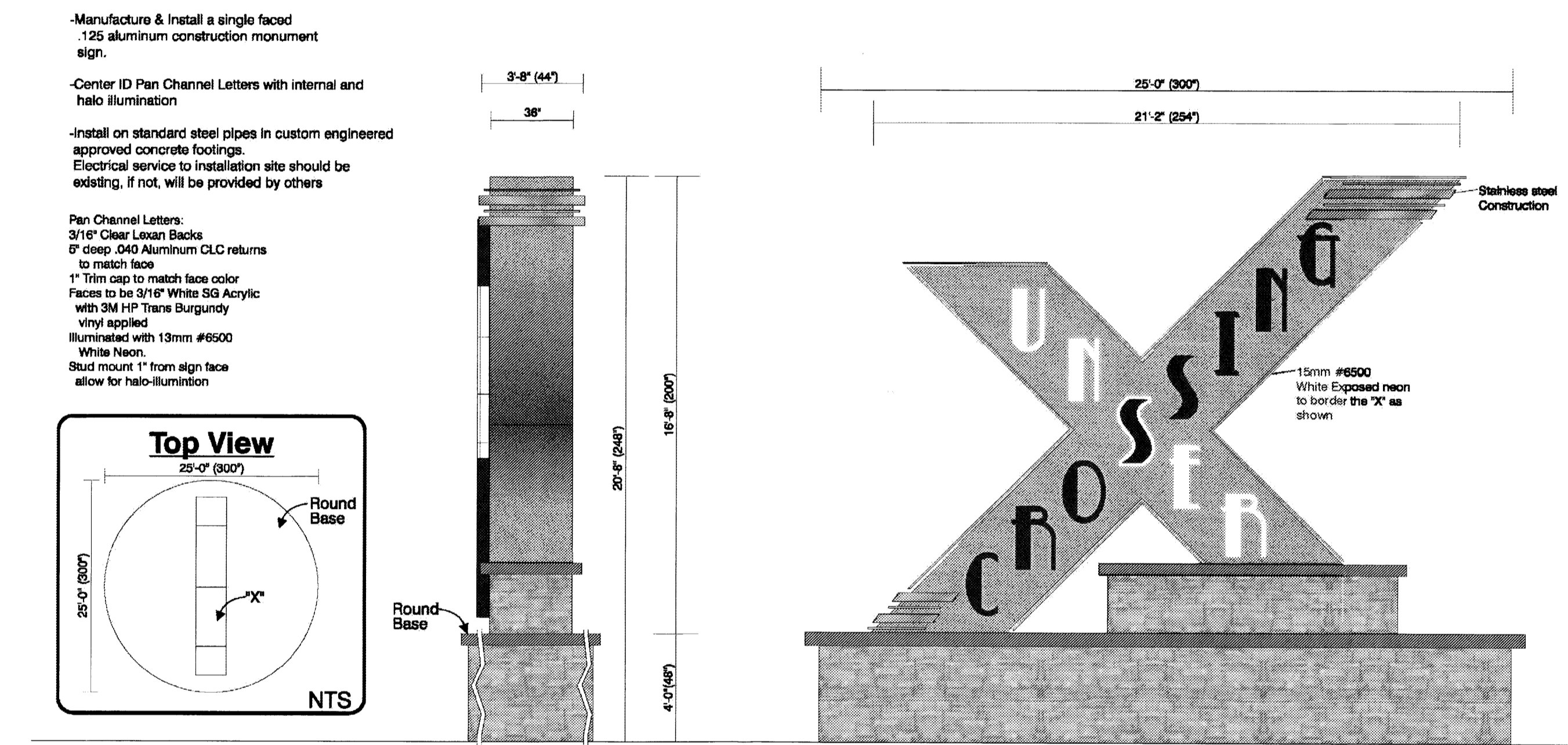
Revised: August 29, 2008
 Revised: September 16, 2008
 Job Number _____
 Drawn By _____
 Checked _____
 Issue Date April 3, 2008

SIGN STANDARDS

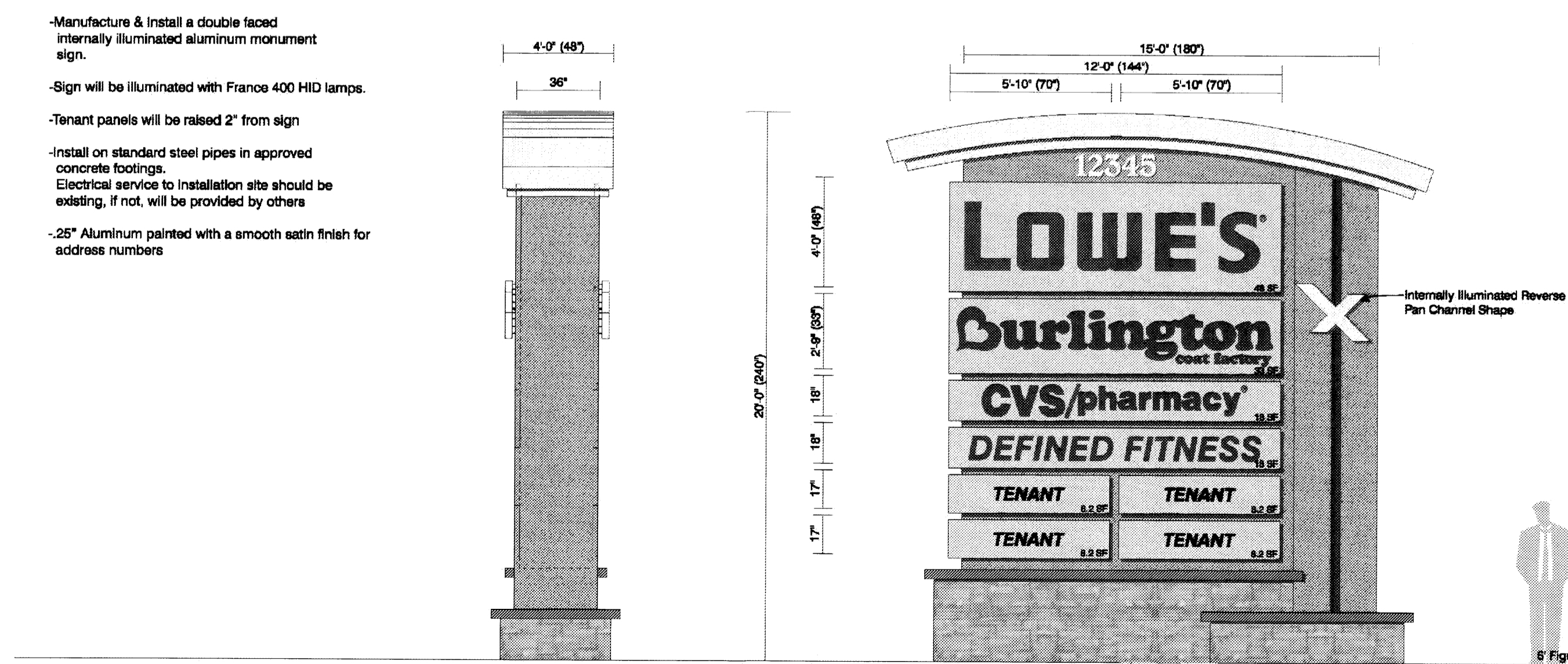
Scale _____



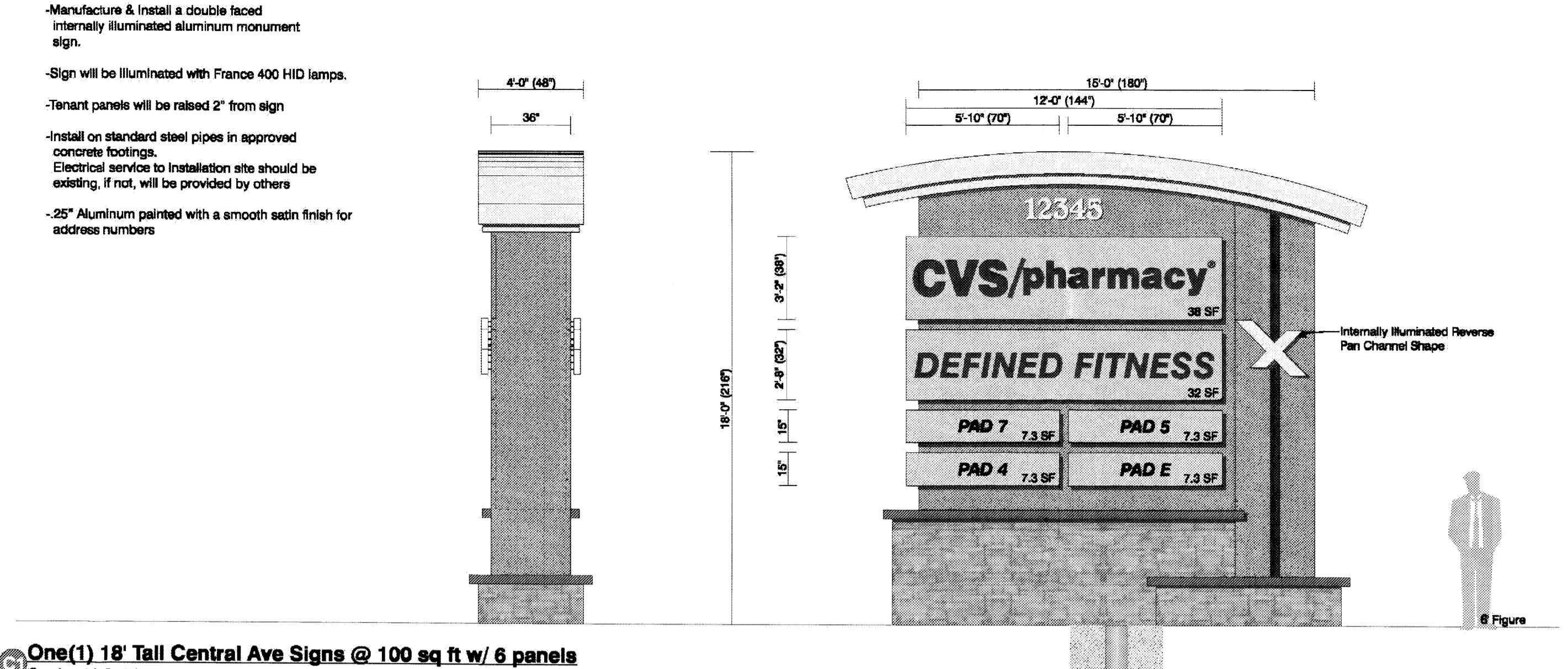
A One(1) Single Faced Center ID Sign
 Scale: 1/4"=1'



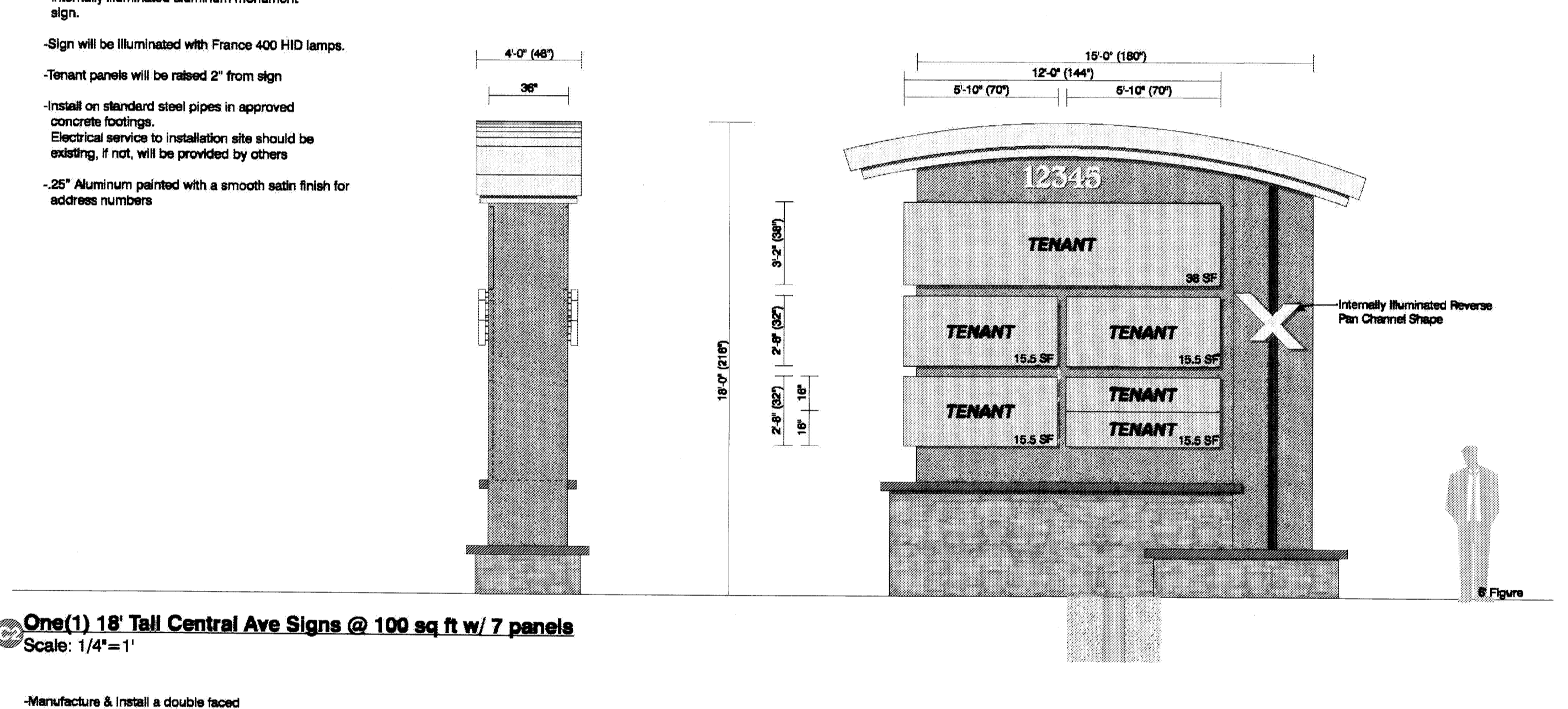
B One(1) Single Faced Center ID Sign
 Scale: 1/4"=1'



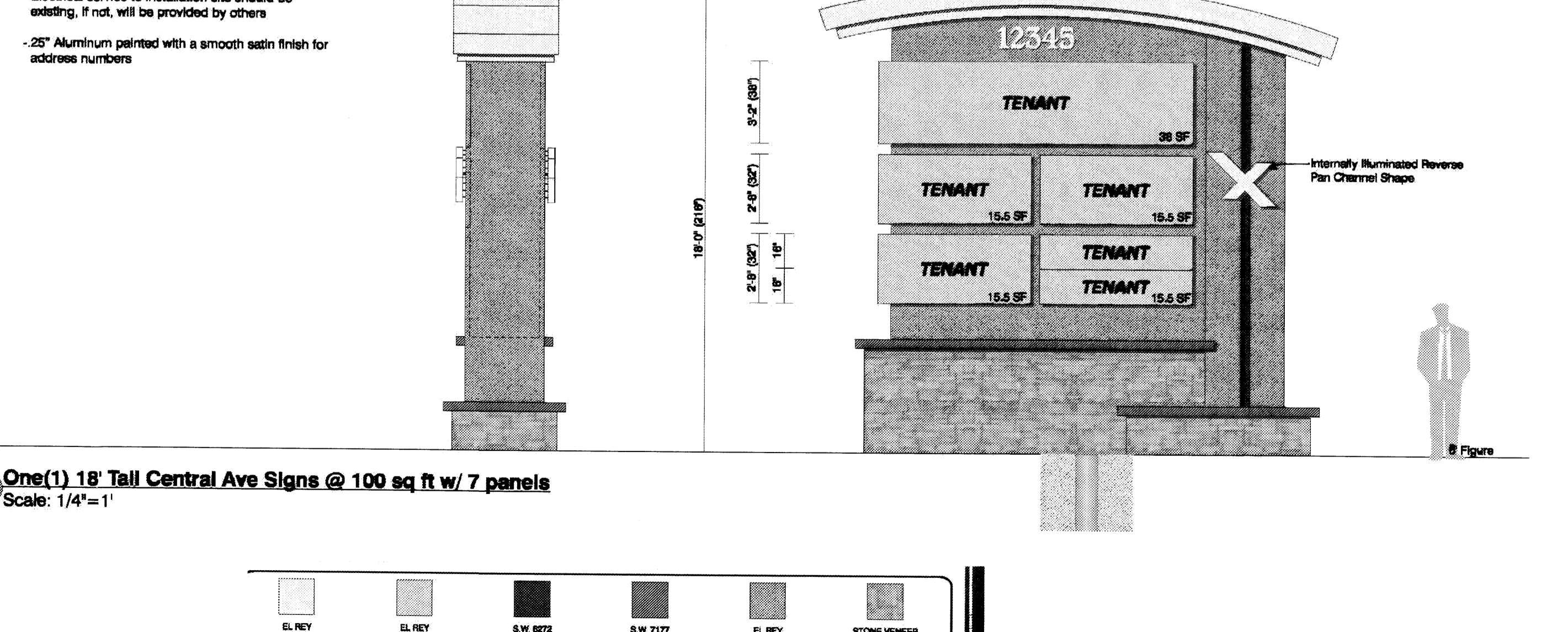
C One(1) 20' Tall Unser Blvd Sign @ 150 sq ft w/ 8 panels
 Scale: 1/4"=1'



D One(1) 18' Tall Central Ave Signs @ 100 sq ft w/ 6 panels
 Scale: 1/4"=1'



E One(1) 18' Tall Central Ave Signs @ 100 sq ft w/ 7 panels
 Scale: 1/4"=1'



F One(1) 18' Tall Central Ave Signs @ 100 sq ft w/ 7 panels
 Scale: 1/4"=1'

EL REY 1614 SMOOTH SATIN FINISH	EL REY 527 MEDIUM MONTEX FINISH	S.W. 8272 "PLUM BROWN" SMOOTH SATIN FINISH	S.W. 7177 "ROOT BEER FLOAT" SMOOTH SATIN FINISH	EL REY 198 "HISPER ROCK" MEDIUM MONTEX FINISH	STONE VENEER CANYON ROCK LEDGESTONE (1/4")
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MATERIALS AND COLOR LEGEND

-Manufacture & install a double faced internally illuminated aluminum monument sign.

-Sign will be illuminated with France 400 HID lamps.

-Center ID Pan Channel Letters with internal and halo illumination

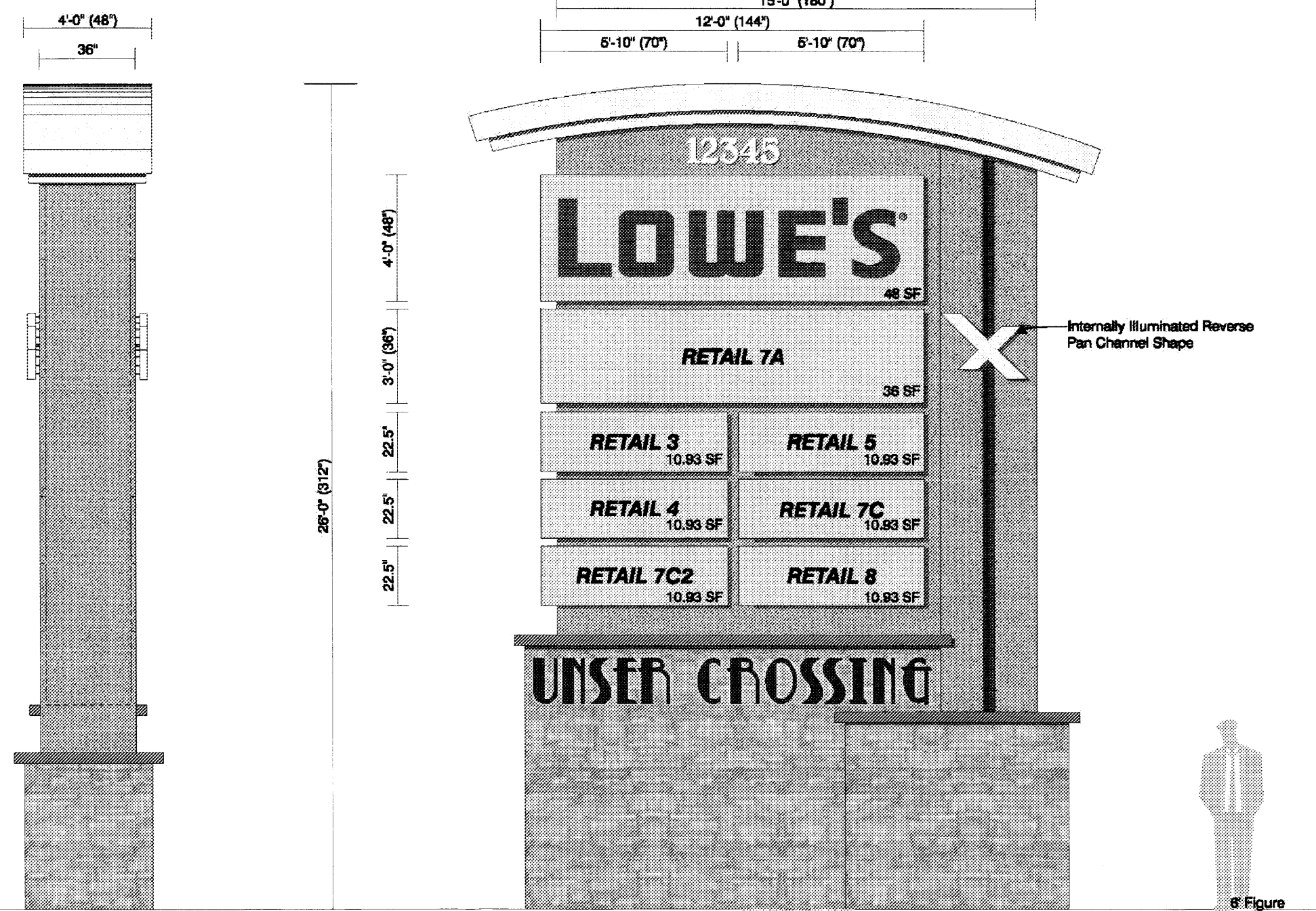
-Tenant panels will be raised 2" from sign

-Install on standard steel pipes in approved concrete footings.

Electrical service to installation site should be existing, if not, will be provided by others

-25" Aluminum painted with a smooth satin finish for address numbers

Pan Channel Letters:
 3/16" Clear Lexan Backs
 5" deep .040 Aluminum CLC returns to match face
 1" Trim cap to match face color
 Faces to be 3/16" White SG Acrylic with 3M HP Trans Burgundy vinyl applied
 Illuminated with 13mm #6500 White Neon.
 Stud mount 1" from sign face allow for halo illumination



D1 One(1) 26' Tall Central Ave Signs @ 150 sq ft w/ 8 panels
 Scale: 1/4"=1'

-Manufacture & install a double faced internally illuminated aluminum monument sign.

-Sign will be illuminated with France 400 HID lamps.

-Center ID Pan Channel Letters with internal and halo illumination

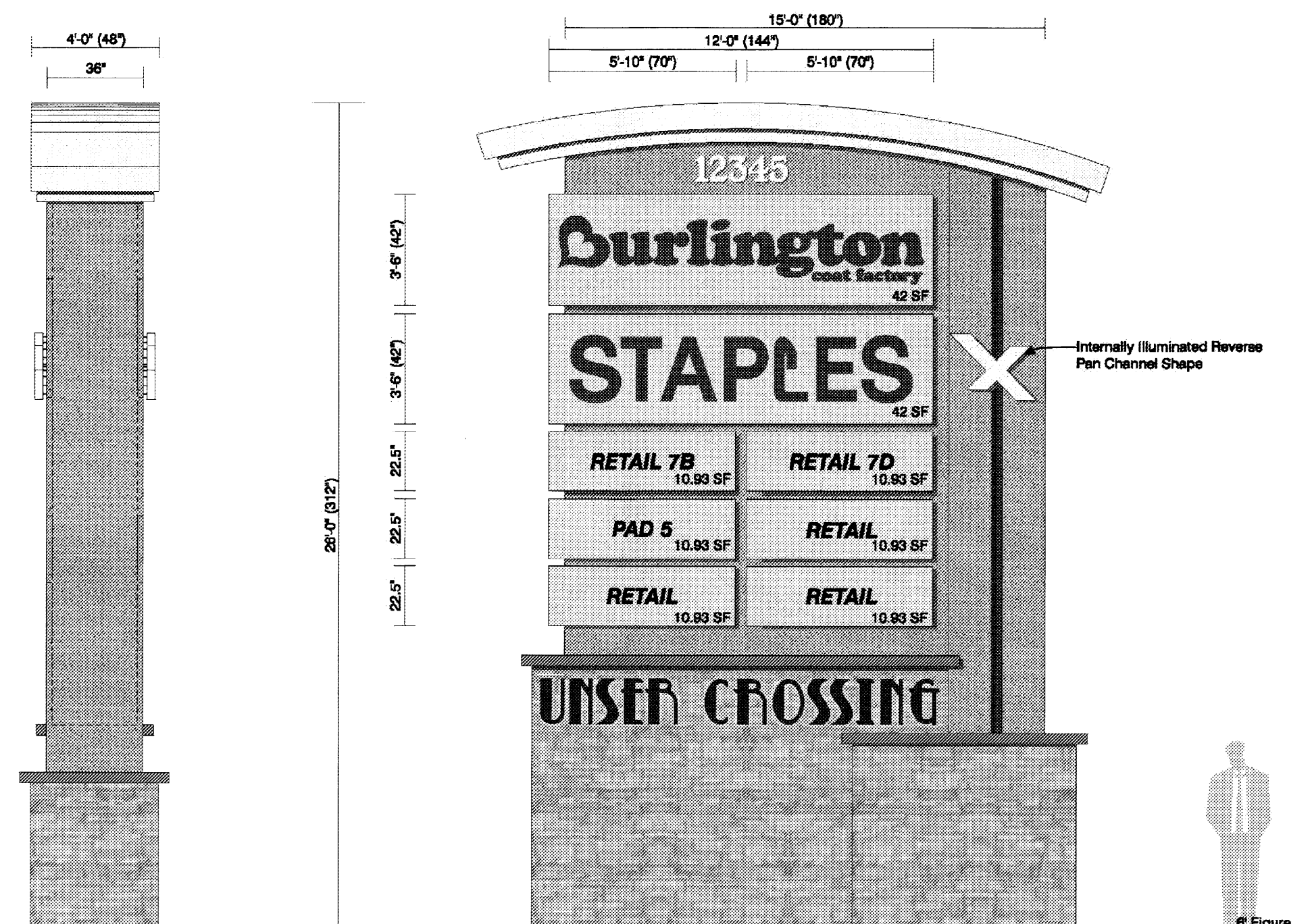
-Tenant panels will be raised 2" from sign

-Install on standard steel pipes in approved concrete footings.

Electrical service to installation site should be existing, if not, will be provided by others

-25" Aluminum painted with a smooth satin finish for address numbers

Pan Channel Letters:
 3/16" Clear Lexan Backs
 5" deep .040 Aluminum CLC returns to match face
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 Stud mount 1" from sign face allow for halo illumination



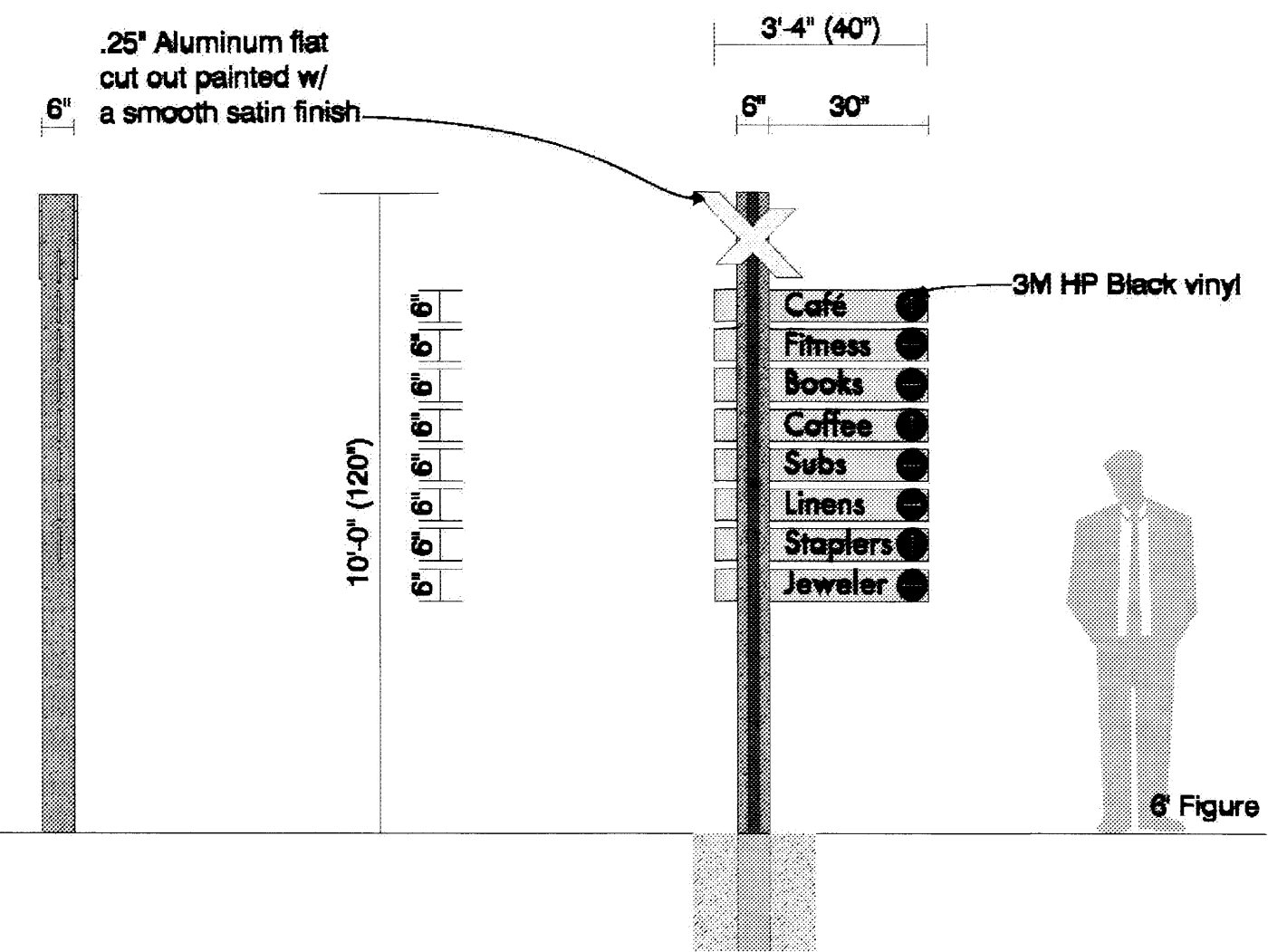
D2 One(1) 26' Tall Central Ave Signs @ 150 sq ft w/ 8 panels
 Scale: 1/4"=1'

-Manufacture & install a double faced aluminum monument sign.

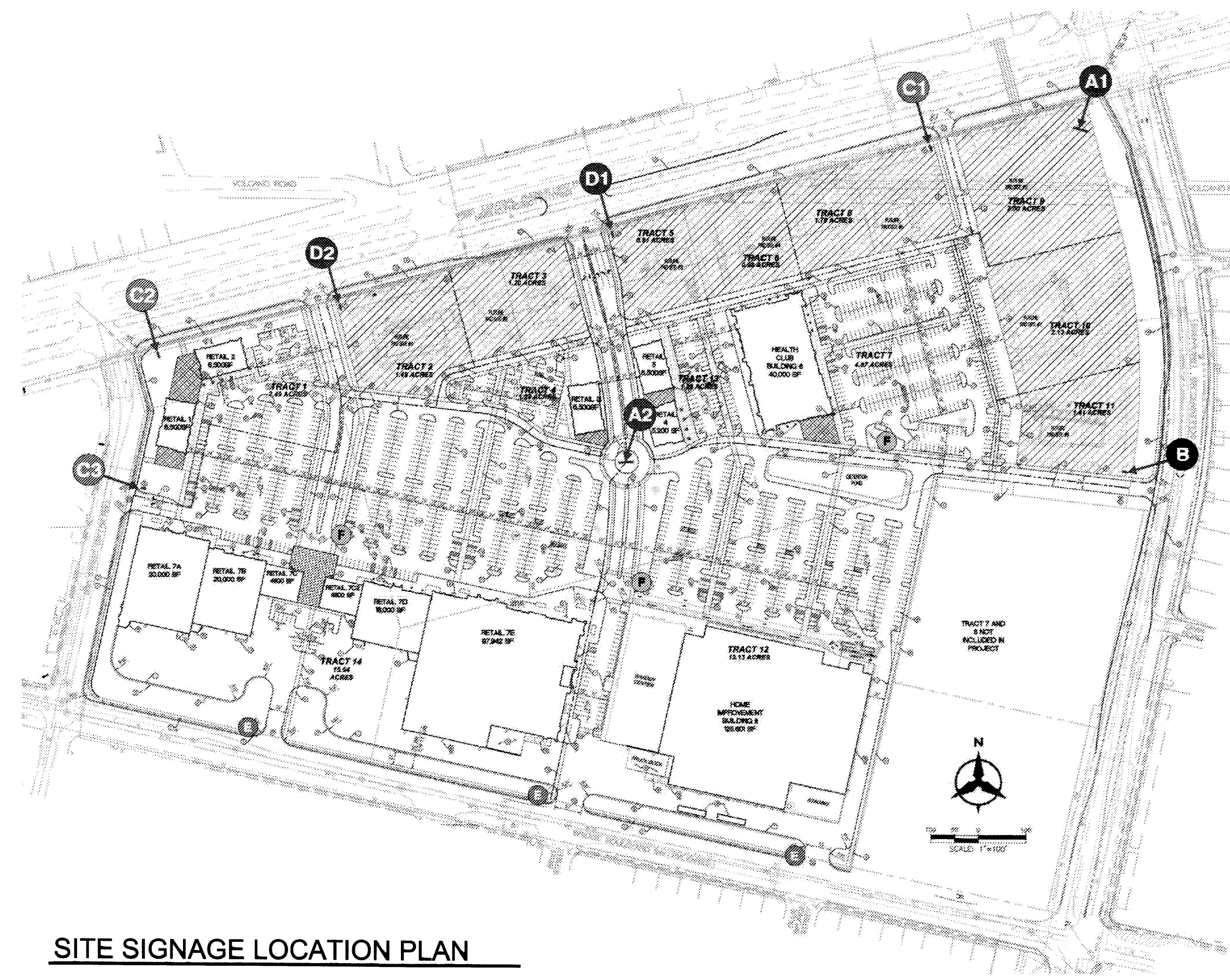
-Tenant panels will be .25" Aluminum

-Install on standard steel pipes in approved concrete footings.

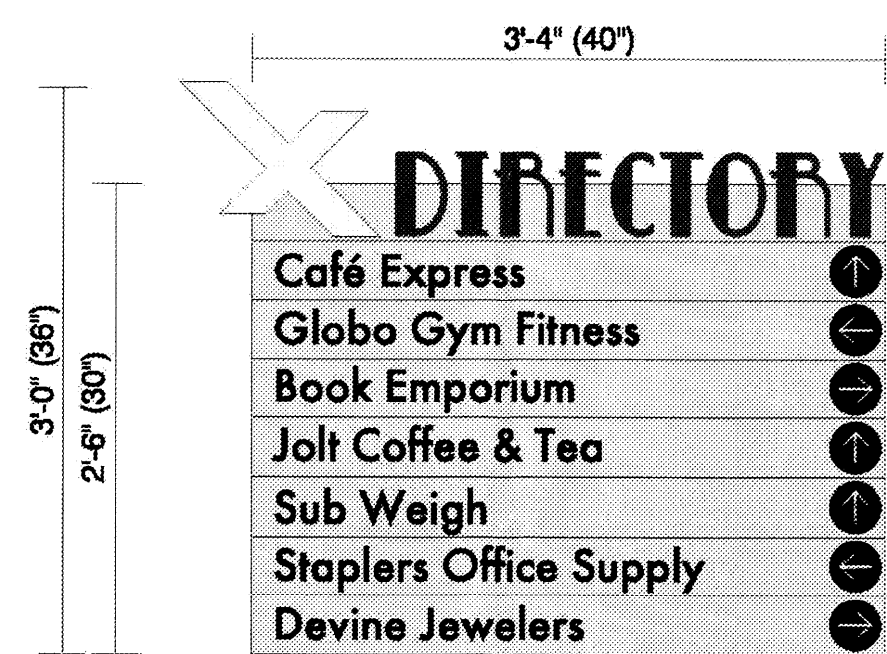
Electrical service to installation site should be existing, if not, will be provided by others



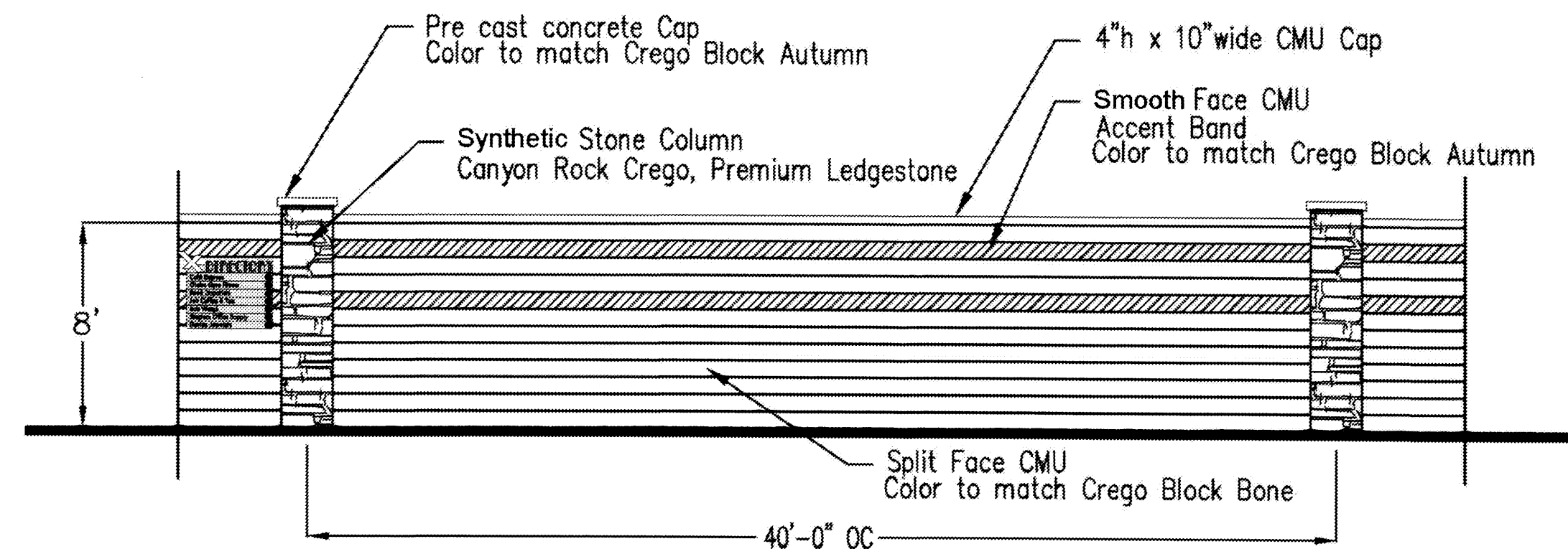
F Multi-Tenant Directional
 Scale: 3/8"=1'



SITE SIGNAGE LOCATION PLAN



E Three(3) Directory Signs @ 10 sq ft w/ 7 panels
 Scale: 1"=1'



TYPICAL DIRECTORY ELEVATION

EL REV 1814	EL REV 1817	EL REV 1818	EL REV 1819	EL REV 1820	STONE FINISH
SMOOTH SATIN FINISH	MEDIUM MONTEZ FINISH	SMOOTH SATIN FINISH	SMOOTH SATIN FINISH	MEDIUM MONTEZ FINISH	CANYON ROCK LEDGESTONE (P/R)

MATERIALS AND COLOR LEGEND

DISA
 Darren Sowell
 ARCHITECTS
 4700 Lincoln N.E., Suite 111
 Albuquerque, N.M. 87109
 Phone: (505) 342-6200
 Fax: (505) 342-6201

Bokanman & Huston

ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

Mitchell Associates, LLC

Landscape Architects
 4700 Lincoln N.E., Suite 112
 Albuquerque, NM 87110
 Phone: (505) 633-4006
 danny@mlaarchitects.com

ARMSTRONG DEVELOPMENT
 PROPERTIES, INC.

**Unser Crossing
 Sign Package**
 Central Avenue and Unser Boulevard
 Albuquerque, New Mexico 87121

Revised: August 29, 2008
 Revised: September 16, 2008

Job Number
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SIGN STANDARDS

Scale