

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION
 The Site:
 The site consists of approximately 9.0985 acres and is located at the southeast corner of Unser Boulevard and Sage Road. The site is legally described as Tract A Plat of Tracts A & B, Unit 1-B of the Lands of Albuquerque South.

Proposed Use:
 Existing zoning is C-1 Neighborhood Commercial Zone.

Applicable Plans:
 City of Albuquerque/Bernalillo County Comprehensive Plan (Rank I)
 West Side Strategic Plan (Rank II)
 Tower/Unser Sector Development Plan (Rank III)

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access and Circulation
 Three north access points from Sage Road, two right-in/right-out and one right-in/right-out left-in/left-out. The proposed access point from Unser Boulevard is subject to approval by Governmental Authorities.

Pedestrian Access and Circulation
 Pedestrian access is provided from Unser Boulevard and Sage Road in several locations into the site. Internal circulation is provided via sidewalks connecting all parcels.

Building Heights and Setbacks:
 Buildings shall not exceed 26 feet in height except as provided in §14-16-3-3 of the Comprehensive Zoning Code. Setbacks shall be as provided in the O-1 zone (§14-16-2-15-E).

Maximum FAR:
 Buildings shall not exceed a maximum FAR of .25.

Landscape Plan:
 The Landscape Plan shall be submitted with the individual Site Plans for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance, and shall be consistent with the design standards (Sheets 4 and 5).

Utilities: Public Water Meter Easements for each lot will be designated on the final plat.

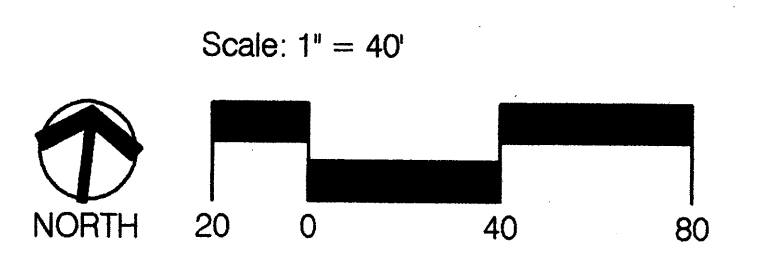
UNSER/SAGE MARKETPLACE

SITE PLAN FOR SUBDIVISION

Prepared For:
 Unser Sage Partnership

Prepared By:
 Consensus Planning, Inc.
 George Rainhart Architect
 Isaacson & Arfman, P.A.

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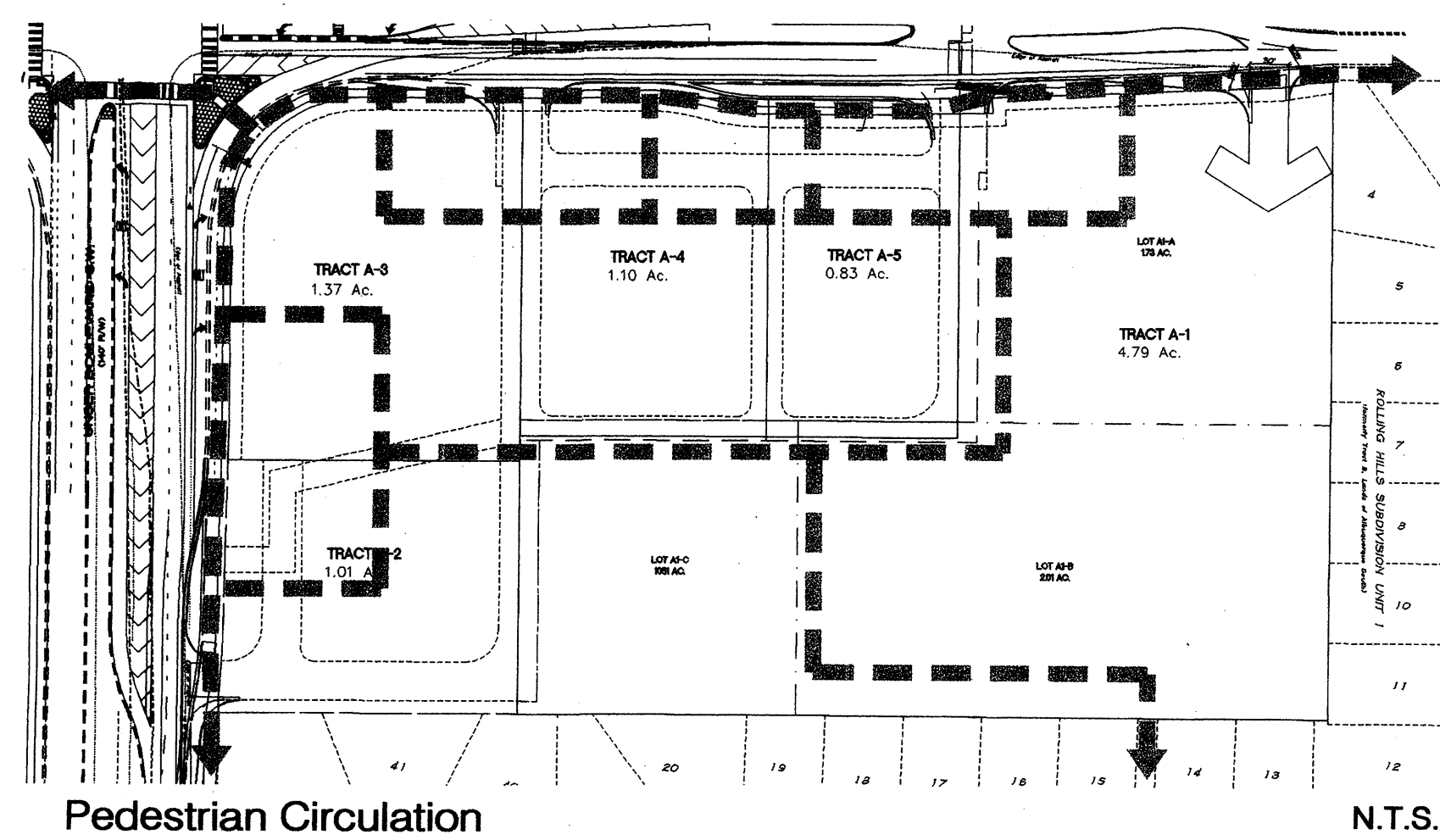
* Proposed right-in/right-out access:
 This access is subject to review and approval by MRCOG.

** Access shall require a 100' taper to 12' and a 30' radius per the T.I.S. recommendations.

DESIGNATION OF POTENTIAL LOT CONFIGURATION (FOR ILLUSTRATIVE PURPOSES ONLY). ACTUAL LOT LINES SHALL BE DONE THROUGH FUTURE SUBDIVISION PLATS.

DESIGNATION OF FUTURE LOTS LOCATION AND ACREAGE.

LOT A1-A = 1.73 AC.
 LOT A1-B = 2.01 AC.
 LOT A1-C = 1.05 AC.



PROJECT NUMBER: 1008203

Application Number:
 Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC 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>	10/22/10
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	10/20/10
ABCWJA	Date
<i>[Signature]</i>	10/20/10
Parks and Recreation Department	Date
<i>[Signature]</i>	10/20/10
City Engineer	Date
<i>[Signature]</i>	10-20-10
DRB Chairperson, Planning Department	Date

RF 9/7/10

1008203

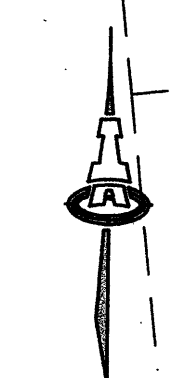
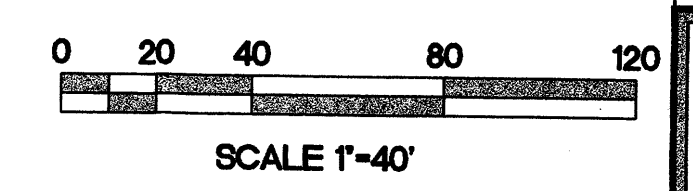
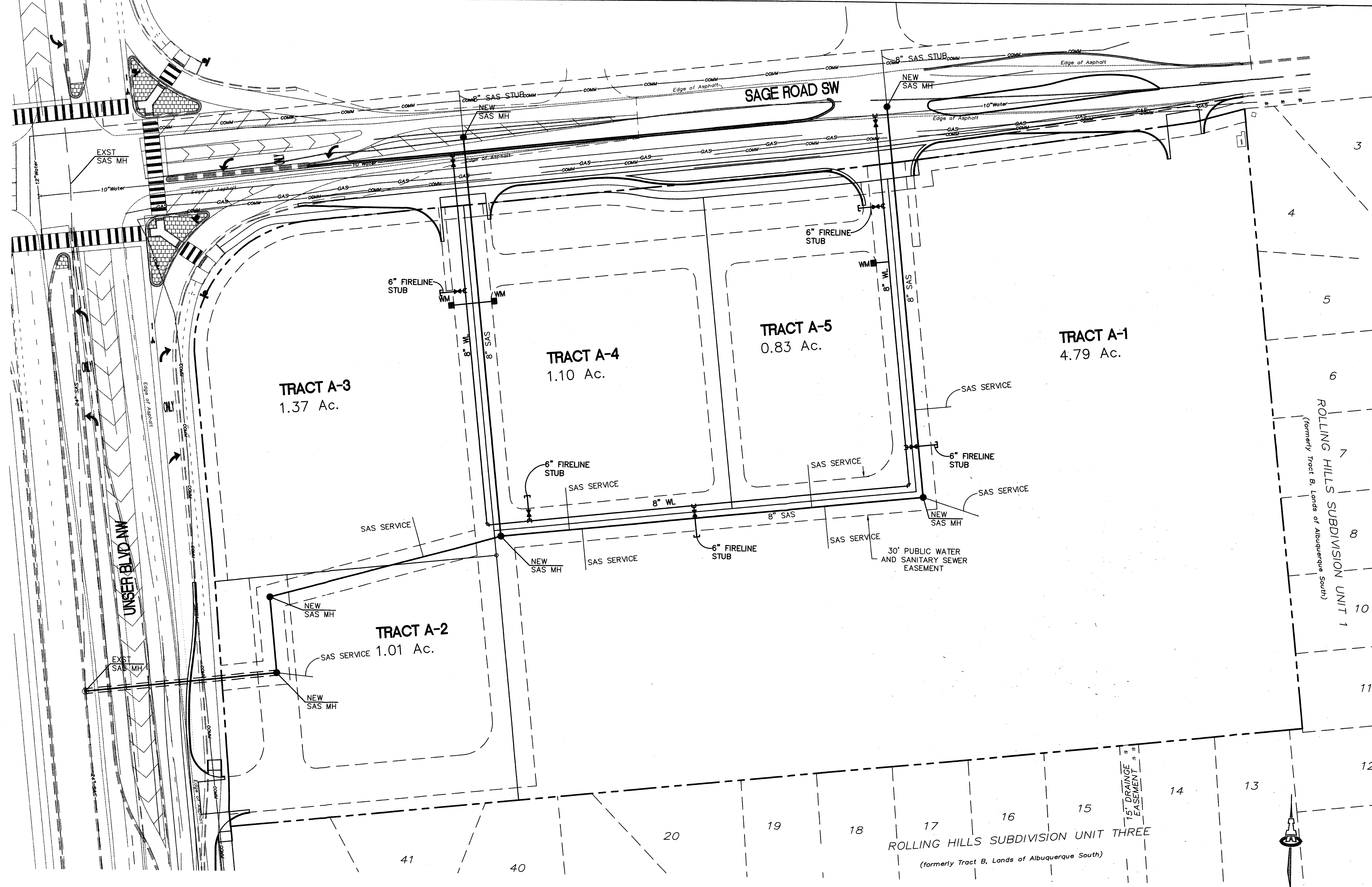
GENERAL NOTES

WATER:

1. A PUBLIC 8" WATERLINE LOOP WILL SERVE THE INDIVIDUAL LOTS OF THE DEVELOPMENT.
2. THE LOOPED PUBLIC WATERLINE MAY BE CONSTRUCTED IN PHASES BASED ON THE WATER DEMANDS OF THE INITIAL LOT DEVELOPMENT.
3. THE WATERLINE CONNECTIONS TO THE SAGE ROAD 10" DIA WATERLINE ARE THE ONLY REQUIRED CONNECTIONS.
4. INDIVIDUAL LOT WATER SERVICES WILL BE IDENTIFIED AS EACH LOT DEVELOPS.
5. PLACEMENT OF PUBLIC/PRIVATE FIRE HYDRANTS WILL BE LOCATED AND CONSTRUCTED PER THE REQUIREMENTS OF THE FIRE MARSHALL AT THE TIME OF DEVELOPMENT OF EACH LOT.
6. THE 8" WATERLINE, WATER METER BOXES AND PUBLIC FIRE HYDRANTS WILL BE CONTAINED WITHIN A 30' PUBLIC WATER AND SANITARY SEWER EASEMENT.

SANITARY SEWER

1. A PUBLIC 8" DIA SANITARY SEWER WILL BE EXTENDED ONTO THE SITE WITHIN A 30' PUBLIC WATER AND SANITARY SEWER EASEMENT.
2. THE SAGE ROAD SANITARY SEWER IS PROGRAMMED TO BE CONSTRUCTED AS PART OF THE UNSER BLVD. IMPROVEMENT PLANS, COA PROJECT #7669.92.
3. THE ONSITE PUBLIC SANITARY SEWER EXTENSION MAY BE PHASED BASED UPON THE DEVELOPMENT SEQUENCING OF THE INDIVIDUAL LOTS.
4. EACH LOT WILL BE SERVED BY THE PUBLIC SANITARY SEWER.



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
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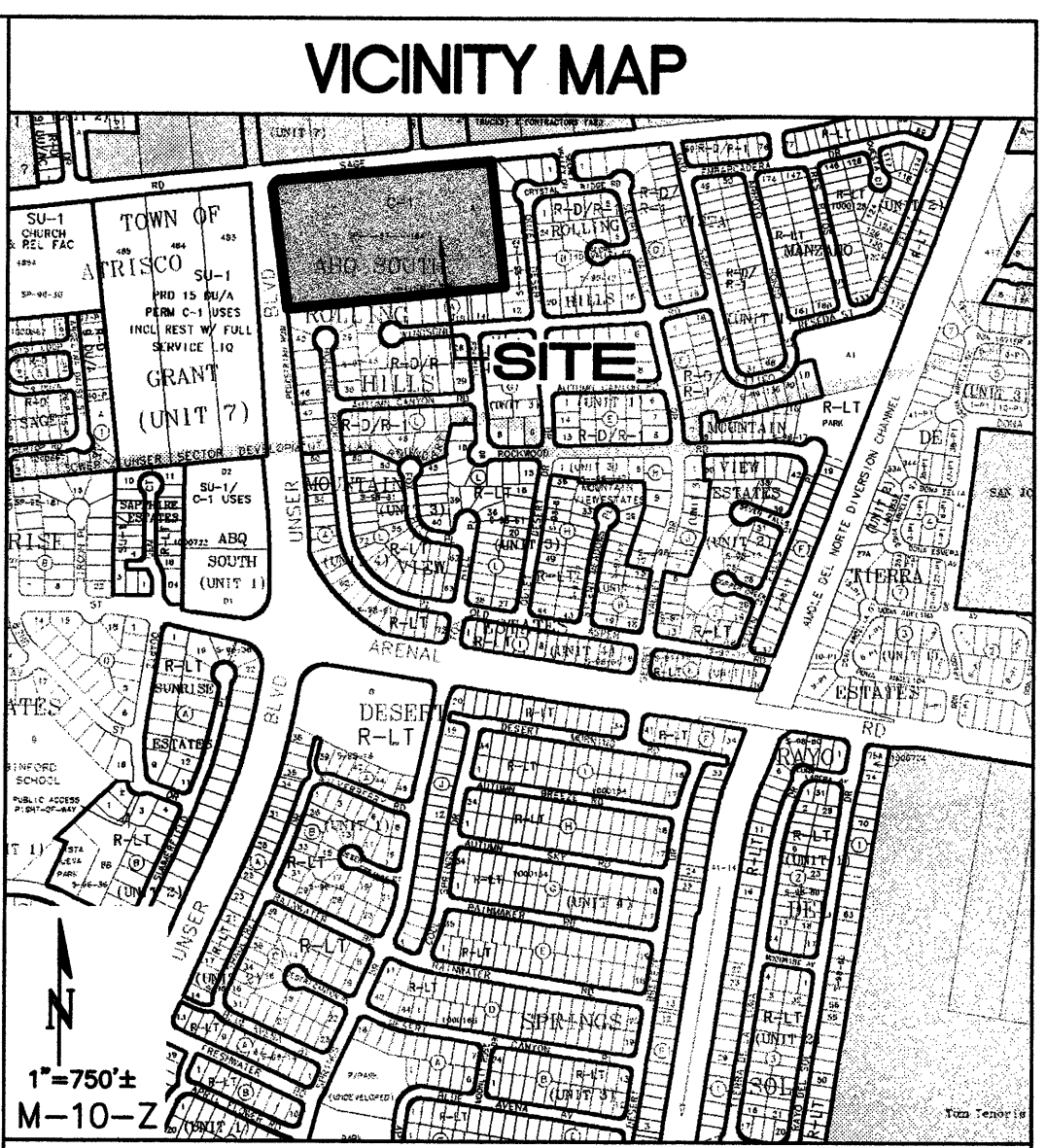
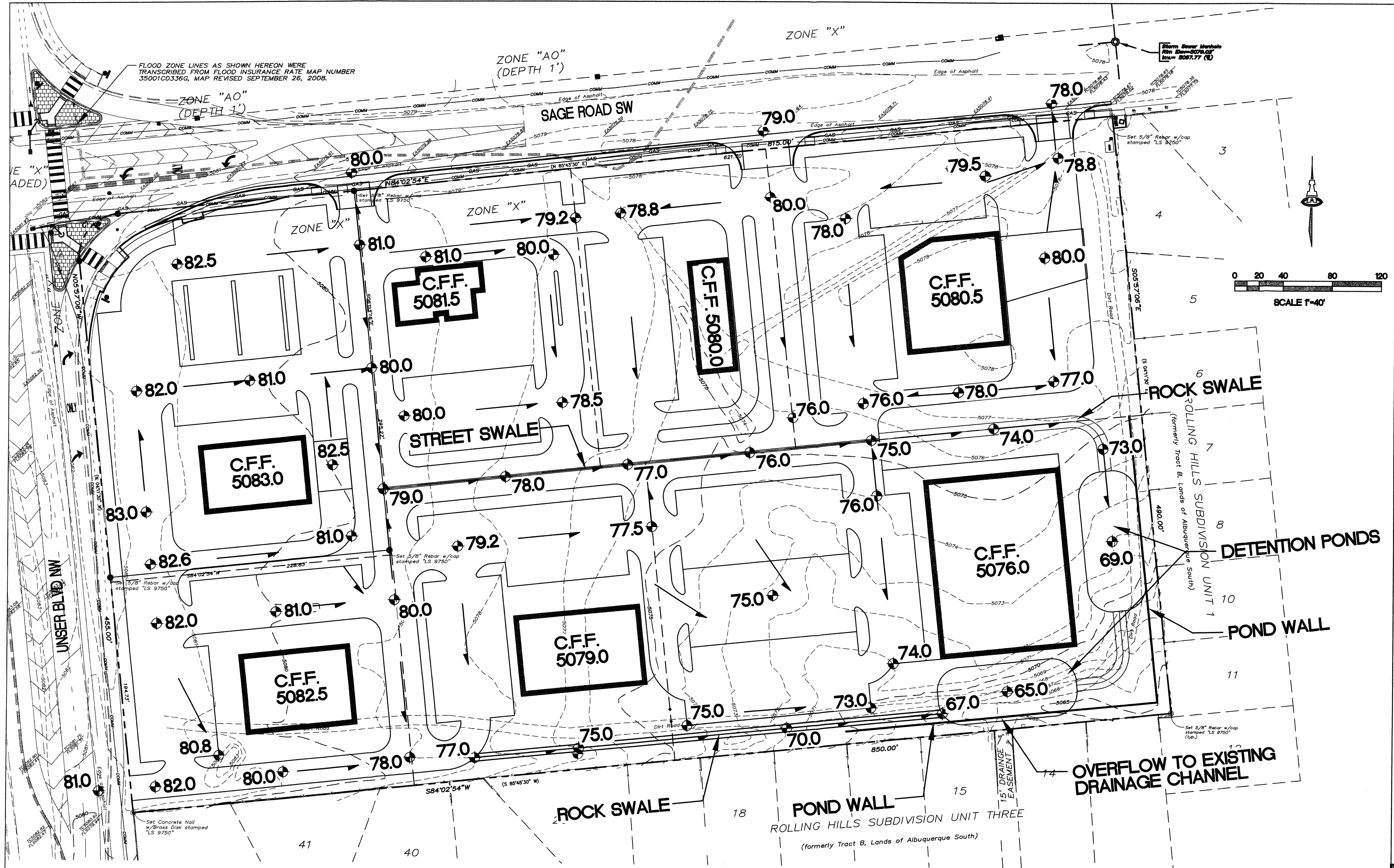
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**UNSER AND SAGE MARKETPLACE
 SITE DEVELOPMENT PLAN FOR SUBDIVISION
 UNSER / SAGE PARTNERSHIP**

CONCEPTUAL UTILITY PLAN

Date:	02-2010	No. Revisions:	Date:	Job No.
Drawn By:				1761
Chk By:				

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PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP M-10-Z. THE SITE IS BOUND TO THE EAST AND SOUTH BY DEVELOPED RESIDENTIAL PROPERTY, TO THE WEST UNSER BLVD. SW, AND TO THE NORTH BY SAGE ROAD SW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE NEW COMMERCIAL BUILDINGS, SITE WALKS, PAVING AND ASSOCIATED LANDSCAPING. THE CONFIGURATION SHOWN IS CONCEPTUAL TO IDENTIFY OVERALL BASINS, DRAINAGE PATTERNS AND ALLOWABLE DISCHARGE RATES. THE PROPERTY WILL BE DEVELOPED IN PHASES. EACH PHASE WILL PREPARE A DRAINAGE A GRADING PLAN FOR C.O.A. HYDROLOGY REVIEW AND APPROVAL FOR BUILDING PERMIT SPECIFICALLY ADDRESSING THE FOLLOWING:

- INDIVIDUAL DRAINAGE AND GRADING PLAN
- MAXIMUM ALLOWABLE DISCHARGE BASED ON LAND TREATMENT OF 10% B, 10% C, 80% D. (ON-SITE DETENTION REQUIRED FOR EXCESS).
- CONSTRUCTION OF INTERIM EROSION CONTROL (DESILTATION PONDS, TEMPORARY SWALES, PONDING) AS REQUIRED TO PROTECT UNDEVELOPED PORTION OF PROPERTY.
- MASTER PLAN POND WALLS AND POND(S) AT SOUTHEAST CORNER OF SITE WILL NEED TO BE CONSTRUCTED ONCE THE SUM OF ALL IMPERVIOUS AREA IS 50% OF THE OVERALL AREA.

LEGAL: ALBUQUERQUE SOUTH UNIT 1-B TRACT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ADDRESS: SAGE ROAD SW

BENCHMARK: VERTICAL DATUM IS BASED AGRS MONUMENT "1-M10", A BRASS DISC SET IN CONCRETE LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD. AND SAGE RD. SW. ELEVATION=5082.757 (NAVD88)

SURVEYOR: ALDRICH LAND SURVEYING: 505-884-1990

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE WILL PASS THROUGH THE OVERALL PROPERTY. ALL LOTS WILL BE COVERED BY A BLANKET DRAINAGE EASEMENT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM # _____ THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

PER THE APPROVED MASTER GRADING PLAN PREPARED BY _____ DATED _____ THE SITE WILL DISCHARGE A MAXIMUM OF _____ CFS TO THE EXISTING DRAINAGE EASEMENT LOCATED NEAR THE SOUTHEAST PORTION OF THE PROPERTY. FLOW IN EXCESS OF THE ALLOWABLE DISCHARGE RATE WILL BE DETAINED WITHIN PROPOSED DETENTION PONDS AS SHOWN. A MINOR BASIN WILL DISCHARGE TO SAGE ROAD AT THE NORTHEAST PORTION OF THE PROPERTY. SEE BASIN CALCULATIONS AND SUPPLEMENTAL INFORMATION FOR A MORE DETAILED ANALYSIS OF SITE DISCHARGE.

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 Tel: 505-268-8828 Fax: 505-268-2632
 1781 CG-101-SOP.dwg Feb 24, 2010

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**UNSER AND SAGE COMMERCIAL
 SITE DEVELOPMENT PLAN FOR SUBDIVISION
 UNSER / SAGE PARTNERSHIP**

CONCEPTUAL GRADING AND DRAINAGE PLAN

Date:	No.	Revised:	Date:	Job No.
02-2010				1761
Drawn By:				
Chk By:				

DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Unser/Sage Marketplace project located on the southeast corner of Unser Boulevard and Sage Road. These guidelines address the creation of a neighborhood character, landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. They are designed to be consistent with the West Side Strategic Plan, the Tower/Unser Sector Development Plan, and the City of Albuquerque Zoning Code.

The standards contained in this Site Plan for Subdivision represent base standards for acceptable development. Subsequent development within this subdivision shall abide by these standards. Any additional standards deemed necessary and appropriate, however, may be imposed upon future Site Plans for Building Permit, which are delegated to and will be reviewed by the Development Review Board (DRB).

Development in the Unser/Sage Marketplace shall comply with applicable Zoning Code Regulations. Where there is a conflict between City Codes or Ordinances and/or the West Side Strategic Plan and/or the Tower/Unser Sector Development Plan, and the Design Standards, the more restrictive requirements shall apply.

1. SITE DESIGN

The creation of a neighborhood center retail environment is dependent upon access to the site and internal circulation. The following standards apply and were created to encourage a high quality retail environment, consistent with the West Side Strategic Plan and the Tower/Unser Sector Development Plan.

General

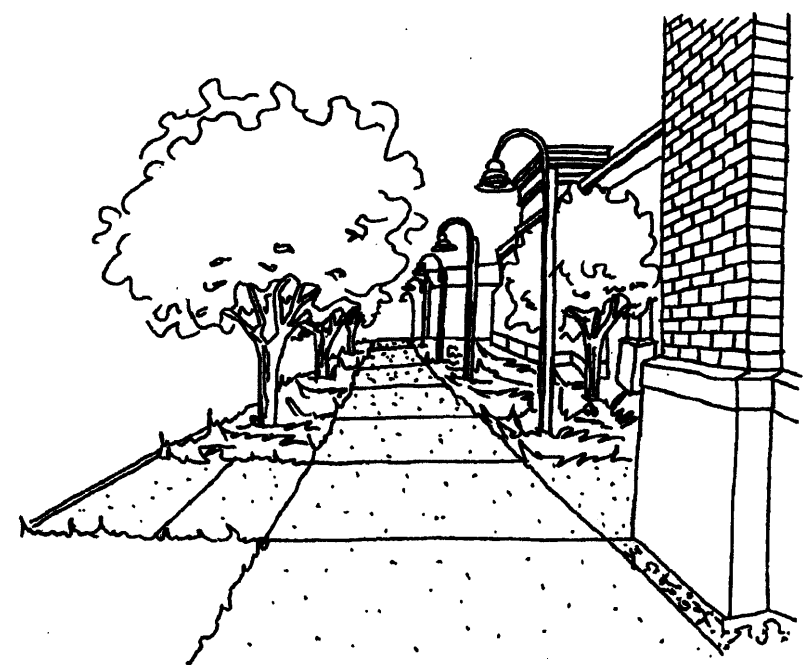
- Building access and entries shall be easily accessible from the adjacent buildings and should be visible from the street.
- Building entryways shall be clearly defined by either a canopy or inset (minimum 4 feet) and linked to pedestrian pathways.
- Parking located adjacent to Unser Boulevard and Sage Road shall be screened by buildings or a combination of landscaping, low walls, and/or earthen berms to a minimum height of 2½ feet. Screen walls shall be compatible with edge treatments at adjacent properties.

- All loading docks and service areas shall be screened and architecturally integrated with the building architecture.

- Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and fencing.

- The drive-up uses shall be located only along Sage Road. Drive-up uses shall be designed so traffic and queuing shall cause no deleterious effects on the pedestrian qualities of the marketplace.

- Buildings shall be clustered to encourage pedestrian activity and shall not be separated by large areas of parking.



Sidewalk along the front of buildings

Public Space

- Plazas, courtyards, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.
- Public areas shall be defined by building edges, and a differentiation in intersection paving and landscaping (at a variety of scales. The design and location of appropriate amenities (such as seating and landscaping areas) should also be used to enhance public areas.
- Each building shall provide one outdoor plaza, patio, or courtyard, a minimum of 400 square feet with seating and shade (minimum of 25 percent of the area).

Accessibility & Safety

Design for accessibility shall be incorporated at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide for visitor convenience.

- The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be complied with.

- Close attention shall be paid to grade changes and how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

- A constant elevation shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks.

- All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a safe degree of visual surveillance.

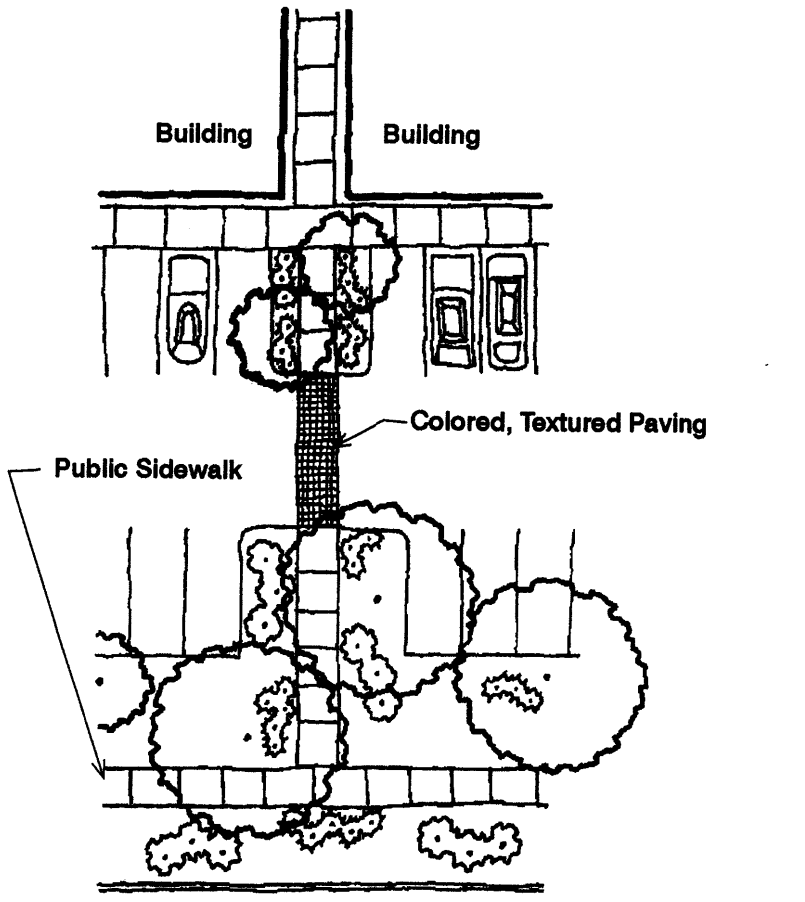
Circulation

- Pedestrian walkways within a site shall be a minimum of 6 feet in width, unobstructed, and clearly demarcated by use of techniques such as special paving, grade separation, or pavement marking of a permanent nature, except that clear width may be reduced to 4 feet 6 inches at planting areas for a maximum distance of 10 feet.

- Pedestrian walkways shall also be lined with adjacent shade trees spaced approximately 25 feet on center and placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet.

- Pedestrian crosswalks shall be a minimum of 6 feet in width and constructed of colored textured paving.

- The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas.



Pedestrian link between public sidewalk and structures

- Each building shall have an approved pedestrian and bicycle circulation plan that demonstrates efficient circulation patterns to the neighboring properties, adjacent arterials, and existing or future transit service.

- Pedestrian access shall be separated from vehicular access.

- Safe and convenient pedestrian connections to future transit and bicycle routes along Unser Boulevard and Sage Road shall be provided to facilitate multi-modal transportation.

Parking

- The maximum number of vehicular parking spaces shall be per Section 14-16-3-1, Off-street Parking Regulations contained in the City Comprehensive Zoning Code, with an option to increase this number by 10 percent.

- A 10 percent parking reduction may be considered since the site is located within 300 feet of an Enhanced Transit Corridor. Future transit service along this corridor is expected.

- On-street parking on Unser Boulevard and Sage Road is prohibited; therefore no on-street parking credit is available for these streets.

- Bicycle parking shall be provided at a rate of one bicycle rack space per 20 parking spaces. Bicycle racks shall be conveniently located near building entrances, but not within pedestrian pathways or landscape areas.

- Motorcycle, mopeds, and motor scooter parking spaces shall be provided per Section 14-16-3-1 (C)(1) Off-street Parking Regulations contained in the City Comprehensive Zoning Code.

- Parking areas shall be visually segmented into smaller subareas separated by landscaping and/or pedestrian walkways. No single subarea shall exceed 85 parking spaces.

- There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles. However, openings shall be provided for water harvesting to be used.

- Parking located adjacent to Unser Boulevard and Sage Road shall be screened by buildings or a combination of landscaping, walls, and earthen berms at a minimum of 30 inches in height, but shall not exceed 36 inches in height. Screen walls shall be compatible with the building architecture relative to materials and color.

- Parking areas shall be designed to include a pedestrian link to the public sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.

Setbacks

- The use of building setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and/or walls.

- Non-Residential Buildings shall have the following minimum setbacks, as required in C-1 zoning:

- 5 foot front or corner side yard setback.
- 11 foot setback from the junction of a driveway or alley and public R.O.W. or planned sidewalk in order to provide the necessary clear sight triangle.
- Near residential zones, the following greater setback requirement shall apply:
 - 15 foot side or rear setback where the site abuts the rear of a lot in a residential zone.

- See Landscape for specific landscape requirements.

2. SUSTAINABILITY

- Energy efficient techniques shall be utilized to reduce energy and water consumption, where possible.

- Provision for water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, bio-swales to slow and treat storm water runoff, and/or cisterns for the collection and reuse of storm water and gray water shall be included in future Grading and Drainage Plans and Landscape Plans.

- Buildings shall be oriented to take advantage of heat gain in the winter where possible while coordinating with shading strategies to inhibit solar gain in the summer.

- Grasses and other ground vegetation should be near edges of buildings to help filter and slow runoff as it enters the site.

- Convenient recyclable collection facilities shall be provided by all tenants of Unser/Sage Marketplace.

- Where possible, transport runoff to landscaped basins by using channels with landscaped pervious surfaces. Landscaped strips may be converted into vegetative storm-water canals, but must be shallow to avoid defensive fencing.

3. SCREENING WALLS & FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, and drive-up service windows is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences can also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

- The project will comply with all Solid Waste Management Department ordinances and requirements.

- Perimeter and parking screen walls, including pilasters, offsets, or architecturally treated segments, shall contain materials and exterior colors consistent with, or complementary to, the principal building.

- All outdoor refuse containers shall be screened within an appropriate enclosure and large enough to contain all refuse generated between collections. Refuse enclosures are discouraged from being placed between any public or private street or any building facade. Design and materials of enclosures shall be compatible with the architectural theme of the site or adjacent buildings.

- Drive-up service windows shall be oriented away from pedestrian areas, residentially-zoned areas, and public streets, where possible. Special attention shall be given to the location of queuing areas so that they minimize negative effects on pedestrian mobility in the center. In cases where drive-up service windows face these areas, screening shall be provided. Screening shall be a minimum of 3 feet in height and may consist of walls, berms, or evergreen landscaping, or a combination thereof. Where walls are provided, a minimum 3-foot wide planting strip with landscaping shall also be provided on the pedestrian, residential, or public street side.

- Parking areas adjacent to Unser Boulevard or Sage Road shall be screened by a low-wall with a height of 30 inches, but shall not exceed 36 inches in height.



Low-wall used to screen parking areas from roadways

- Roof-mounted mechanical equipment shall be screened from the public right-of-way by parapet walls or structural features.

- No engineered wood panels; or cyclone, chain-link, razor-wire, and vinyl plastic fencing shall be permitted.

- Landscaping, walls, or fences shall be located so they will not create barriers for pedestrians.

4. ARCHITECTURAL DESIGN

The Architectural design shall demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining properties. The Architectural style and building colors for the site will be established by the first Site Plan for Building Permit. Individual expression and creativity is encouraged as long as the overall look of the buildings have similar characteristics and adhere to the guidelines below.

- Building structures erected within the site shall comply with all applicable zoning and building code requirements as well as other applicable codes.

- Building heights may be greater than 26 feet as specified in Section 14-16-3-3. Buildings shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses (this applies to the southern and eastern boundary of the site).

- Buildings shall employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

- Retail, service, and office uses shall be horizontally connected for pedestrians in a variety of ways through the use of arcades and portals, controlled plaza elements, outdoor cafes, pathways, or sitting areas.

- Predominant building materials shall be stucco clad buildings accented with masonry elements.

- Portals or shaded elements shall be provided at primary facades and at critical pedestrian linkages.

Building Facades

The scale, proportion, and composition of fenestration of facades shall be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

- No plastic or vinyl building panels or awnings shall be permitted.

- Buildings shall have windows on the front elevations flush with exterior wall cased with moulding. The windows may be a combination of shop windows or viewing windows on average of 30 feet on center maximum.

- Building entrances shall be clearly identifiable and include a covered entrance.

- Facades SHALL:
 - vary in height, depth and articulation to create a pedestrian-scaled environment;

- have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures; and

- be treated with a consistent level of detail on all sides of all buildings and structures within the site.

- For major facades greater than 100 feet in length, the building shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building facade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

Roofs & Parapets

- Roofs shall drain water to areas which are landscaped appropriately for run-off, and to areas that are not heavily travelled.

- Parapet height shall be greater than or equal to the installed height of all HVAC and other roof equipment.

- The parapets shall maintain a consistent character, but shall vary in height in accordance with overall facade variations and individual building articulation.

- Predominant roof lines shall be predominantly flat roofed with accent roof elements, such as tower caps and portal roofs.

Building Materials & Colors

- Reflective glass is not allowed unless the builder can demonstrate there is not a reflective glare or solar heat build up on adjacent properties or on public right-of-ways.

- Prohibited as main architectural features include the following:
 - exposed, untreated precision block walls within public view
 - highly reflective surfaces
 - chain link fence or barbed wire
 - reflective metal paneling
 - materials with high maintenance requirements

- General building material colors shall be established by the first Site Plan for Building Permit on this site.

- Basic colors shall be light tan, gray or sage, with accents of red-brown, yellow-ochre or dark gray. The color of the roof shall be silver gray or dark gray flat concrete shingles.

- Accent colors and materials shall be used to bring out detailing which better articulates or gives scale to a building including the colors of light fixtures, wood trim, paint, etc.

- Where pitched roof elements are included, contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.

5. LIGHTING

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.

- A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights, including stand alone fixtures and building mounted, shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "Dark Sky".

- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

- Site lighting shall not have a total off-site luminance greater than 1,000 foot-lamberts; it shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone.

- Individual sites within the Unser/Sage Marketplace shall have a maximum lighting fixture height of 20 feet to the top of the fixture and match the Lithonia SSS 17-6 5G DM28 DDB. Any lights within 100 feet of the residential uses to the south shall be restricted to a maximum height of 16 feet.

- Lighting for pedestrian walkways and entry plazas shall have a maximum height of 16 feet.

- Sodium lighting is prohibited.

- Light pole/lighting plan layout should be in coordination with the tree layout. There shall be no lights placed in tree wells.

6. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. These standards shall be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, the Street Tree Ordinance, and other landscape regulations included in the City Comprehensive Zoning Code.

- Site amenities, such as street furniture, lighting, bollards, and graphic pylons shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.

- Place trees to help reduce summer sun, allow winter heat gain, and to reduce heat island effects on public spaces, pedestrian areas, and parking spaces.

- Street trees shall be provided along Unser Boulevard and Sage Road. Street trees shall be placed between the curb and the public sidewalk. Street trees shall be provided along the perimeter of the site at a rate of one tree per 30 linear feet. They may be placed in clusters or evenly spaced.

- A mixture of at least 4 species of trees shall be planted at the Unser/Sage Marketplace to protect against the loss of trees due to disease, insect, or environmental conditions.

The following plant materials shall be used:

- | | |
|--------------------------------|--------------------|
| Unser Boulevard - Street Trees | Parking Lot Trees: |
| - Ash | - Ash |
| - Austrian Pine | - Lacebark Elm |
| - Chinese Pistache | |
| - Texas Red Oak | |

Sage Road - Street Trees

- | | |
|------------------|------------------------|
| - Lacebark Elm | Primary Shrubs |
| - Flowering Pear | - Cytisus/Lena's Broom |
| - Shumard Oak | - Blue Mist |
| - Ash | - Shubby Cinquefoil |
| | - Muhly Grass |

- A minimum of 15 percent of the net lot area (minus the building square footage) shall be landscaped with an emphasis placed on areas with streetside exposure.

UNSER/SAGE MARKETPLACE

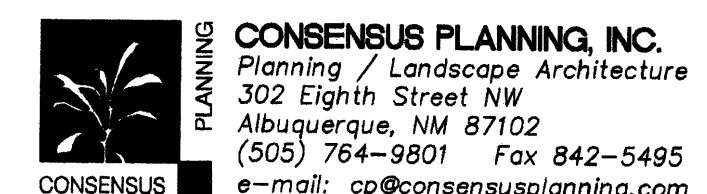
SITE PLAN FOR SUBDIVISION

Prepared For:

Unser Sage Partnership

Prepared By:

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April 20, 2010

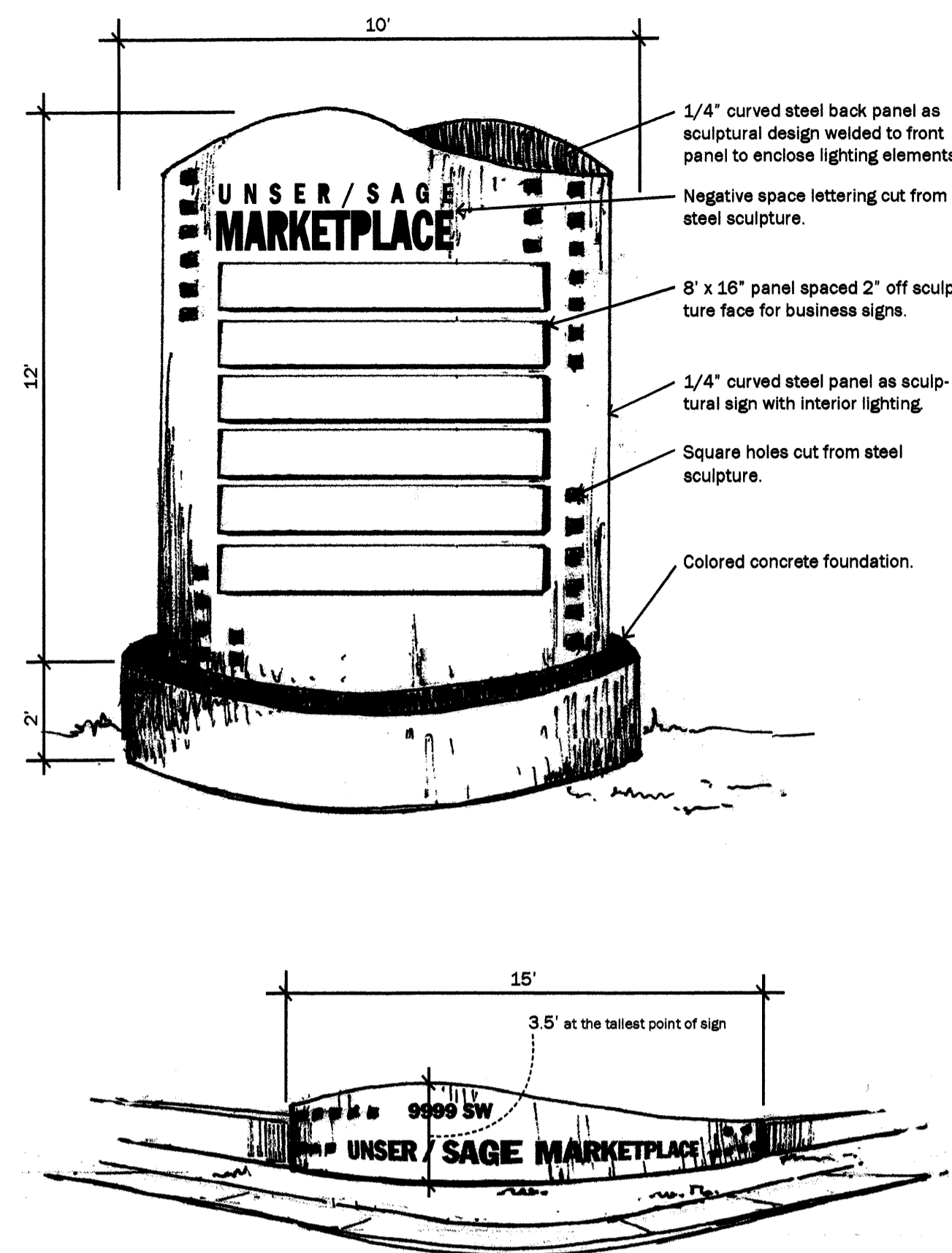
- Areas between the property line and curb shall be landscaped and maintained by the adjacent property owner per these guidelines. The design shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.
- All required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials over a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature spread of all plant materials, except trees.
- All planting areas not covered with low water native grass or other living vegetation shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material; however, these materials shall not be used as a focal landscape element.
- Landscape headers shall be used to separate any turf areas from planting areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction or equivalent.
- Off-street parking areas shall have one tree for each 8 parking spaces with no space being more than 100 feet from a tree. The minimum size of tree planters within off-street parking areas shall be 36 square feet per tree.
- A minimum of 75 percent of the required parking lot trees shall be deciduous shade trees and shall have a mature height of at least 25 feet.
- A landscape strip of no less than 10 feet shall be maintained between parking areas and the street right-of-way.
- Low water use turf may be provided at a maximum of 40 percent of the landscaped area. High water use turf is not allowed.
- An automatic underground irrigation system shall be provided to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc. Backflow preventers shall be provided in accordance with City of Albuquerque Codes.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. (including adjacent City right-of-way) shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.
- Minimum plant sizes at time of installation shall be as follows:

- Trees	2 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers	1 gallon
- Turf Grasses	provide complete ground coverage within one growing season after installation
- Provision for water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, bio-swales to slow and treat storm water runoff, and/or cisterns for the collection and reuse of storm water and gray water shall be included in future Grading and Drainage Plans and Landscape Plans.
- Berms shall be constructed with 75% minimum live vegetated cover, and care shall be taken so that the soil of the berms is not compacted upon construction and remains loose and viable for the living vegetative cover.
- Organic mulch around trees and plants is preferred over inorganic rock.
- In some cases, tree wells need to be larger than 36 square feet to provide more rooting volume. The size of the well depends on the mature size of the tree. Methods for increasing rooting volume include the following: larger tree wells, tree well connections, pervious paving, structure soil, root tunnels, soil subway paths, and bridging of sidewalks.

7. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

- Three free standing signs are allowed, as specified in Section 14-16-3-2, not to exceed 14 feet in height and limited to 150 square feet of sign area. The developer shall provide two free-standing project directory signs for the project to create a sense of arrival, incorporate all businesses names, and contribute to the unique identity of the project; one along Unser Boulevard and one along Sage Road. The project will also provide a free-standing sign at the corner of Unser Boulevard and Sage Road that identifies the project and address only. This shall be incorporated into the low parking screen wall and shall not exceed 3'6" in height. All signs shall be on private property and maintained by the property owner.
- Building-mounted signs shall not exceed 6 percent of the facade area or 10 percent for multi-tenant buildings. Building-mounted signs shall not face residential development.
- Internally illuminated logos are permissible at a maximum sign area of 16 square feet. Illuminated plastic panel signs are prohibited. Individual channel letters may be back or down lit.
- Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than 8 square feet. These signs may not project past the overhang.
- Off-premise signs are prohibited.



Signage SHALL:

- be designed to be consistent with and complement the materials, color, and architectural style of the building or site location;
- be in accordance with the General Sign Regulations as provided in Section 14-16-3-5 of the City Comprehensive Zoning Code. Signs which are directly spotlighted may be used provided there is no glare on the street or upon adjacent property or that the light does not distract motorists. Signage facing adjacent residential areas shall not be permitted;
- identify only the name and business of the occupant or of those offering the premises for sale or lease; and
- have a minimum contrast of 70 percent between the background and the text.

Signage SHALL NOT:

- use moving parts, make audible sounds, or have blinking or flashing lights, except reader boards are permitted;
- overhang into the public right-of-way, property line, or extend above the building roof line;
- require any external bracing, angle-iron supports, guy wires or similar devices;
- intrude upon any architectural features, including windows, columns, moldings or any decorative features; and
- include illuminated plastic panels or backlit plastic/vinyl signs and letters, except logo designs are permitted.

8. UTILITIES

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls, berms, and/or vegetation when viewed from the public right-of-way. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- Above-ground backflow prevention devices shall be appropriately screened from view by walls and/or landscaping.
- Any wireless communication facilities shall be concealed and architecturally integrated.
- Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- Paging and loud speaker systems are prohibited.
- All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Please refer to the PNM Electric Service Guide for specifications

9. MAINTENANCE

The property owner will maintain the landscape and irrigation system. All planting areas will be maintained in a living attractive, and weed free condition.

- The building facades shall be kept in good repair, cracked windows shall be replaced and graffiti removed.
- Outdoor security lighting shall be maintained and operated.

10. PROCESS

- The site development plan for subdivision shall be approved by the Environmental Planning Commission (EPC). Prior to application for subsequent site development plan for building permits, the applicant shall meet with an EPC staff planner to ensure compliance with design standards and EPC conditions. Subsequent development and platting will go directly to the Development Review Board (DRB) for approval based on conformance to the design standards and restrictions outlined in the approved site development plan for subdivision.
- Variances requesting less than minimum zoning code requirements shall not be allowed.

UNSER/SAGE MARKETPLACE

SITE PLAN FOR SUBDIVISION

Prepared For:

Unser Sage Partnership

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