

VICINITY MAP ZONE MAPS: G-9, G-10, H-9, H-10

DEVELOPER

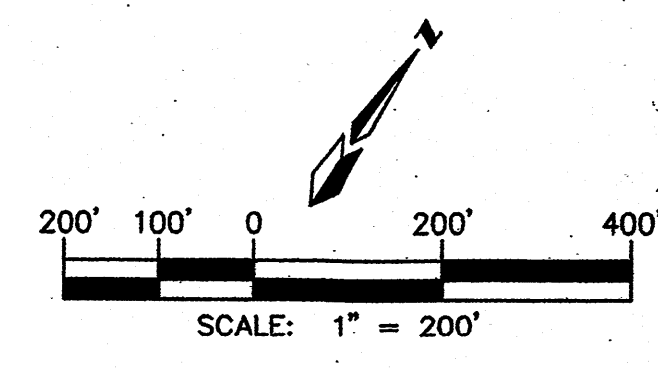
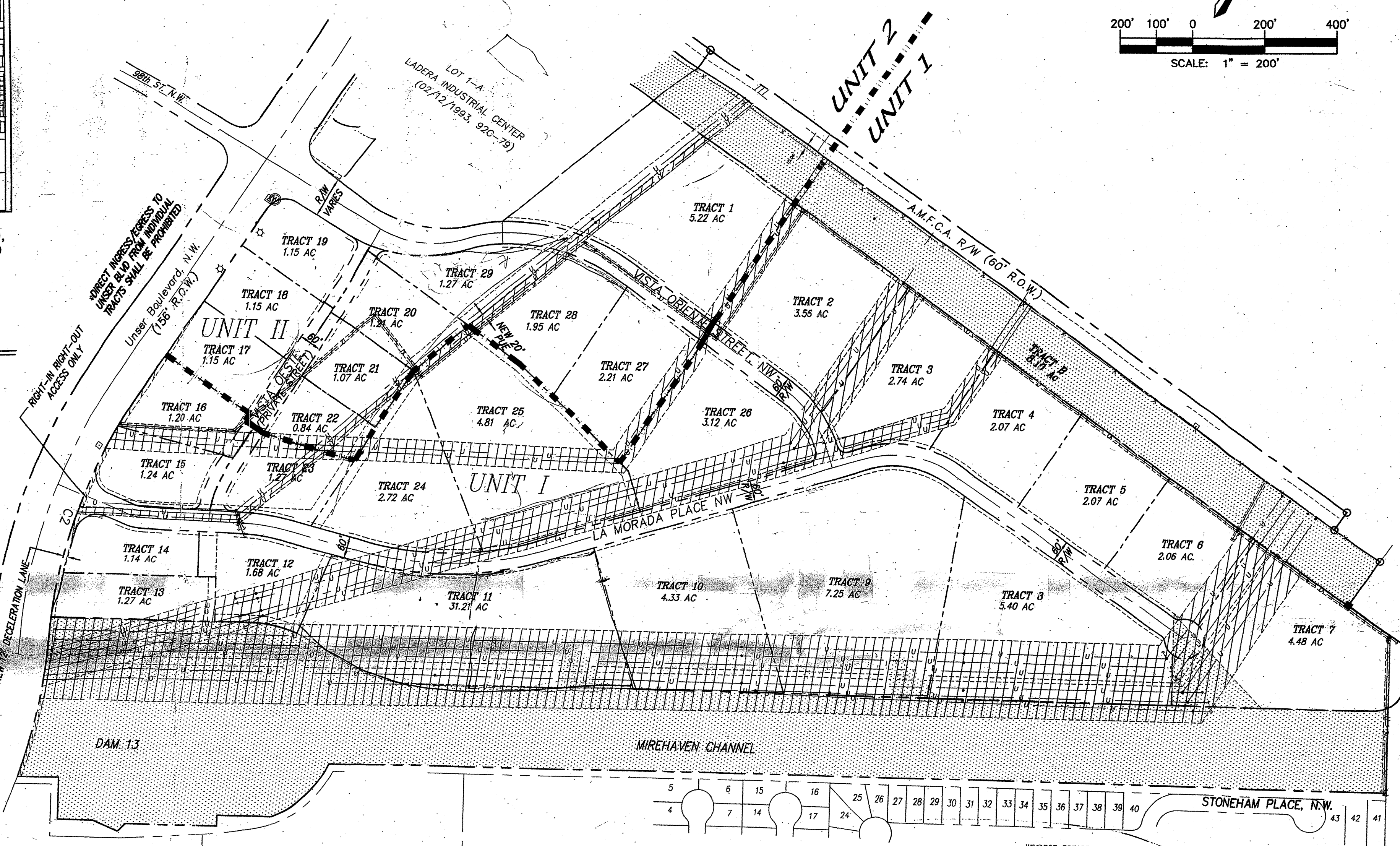
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P.O. BOX 90548
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PLANNERS

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ENGINEERS

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SITE PLAN FOR SUBDIVISION

THIS SITE PLAN FOR SUBDIVISION COVERS ALL OF LOT 2, LADERA INDUSTRIAL CENTER. SITE AREA IS 116.6 ACRES PRIOR TO ANY R/W DEDICATIONS.

PROPOSED USE

THE SITE IS ZONED SU-1 FOR LIGHT INDUSTRIAL USES.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

TRAILS AND SIDEWALKS:
PEDESTRIANS ARE TO ACCESS THE SITE FROM THE EXISTING UNSER BLVD. TRAIL VIA AN INTERNAL NETWORK OF SIDEWALKS LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS.

VEHICULAR ACCESS:
VEHICLES ARE TO ACCESS INDIVIDUAL LOTS VIA THE PUBLIC STREET NETWORK AS SHOWN HEREON AND IN ACCORDANCE WITH THE CITY'S DPM GUIDELINES FOR PRIVATE DRIVEWAY INGRESS/EGRESS.

BICYCLE ACCESS:
A BIKE TRAIL CURRENTLY EXISTS ALONG UNSER BLVD. SEE SHEET 2 FOR FURTHER INFORMATION.

TRANSIT:
AS THIS SITE DEVELOPS ALONG THIS PORTION OF UNSER BLVD., COORDINATION SHALL BE WITH THE CITY TRANSIT DEPARTMENT REGARDING PLACEMENT OF TRANSIT STOPS IN ORDER TO PROVIDE ACCESS AND SERVICE TO THIS AREA.

LANDSCAPE PLAN:
THE DESIGN GUIDELINES ON SHEET 2 OUTLINE THE LANDSCAPE REQUIREMENTS FOR THE SITE.

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS ARE CONTAINED IN THE DESIGN GUIDELINES ON SHEET 2.

MAXIMUM TOTAL NUMBER OF DWELLING UNITS OR NON-RESIDENTIAL F.A.R.

THE OVERALL SITE'S MAXIMUM F.A.R. SHALL BE 0.35

GENERAL NOTES

- IN ORDER TO ACHIEVE THE GOALS OF THIS PLAN, A PLAT WILL BE PROVIDED AT DRB TO ESTABLISH ZONE BOUNDARIES AND DEDICATE R/W.
- AFTER APPROVAL OF THIS PLAN BY THE ENVIRONMENTAL PLANNING COMMISSION AND THE DEVELOPMENT REVIEW BOARD, APPROVAL OF ALL SUBSEQUENT APPLICATIONS FOR INDIVIDUAL BUILDING PERMITS SHALL BE DELEGATED TO THE DRB.

APPROVED AND ACCEPTED BY:

Project No. 1001523
Application No. 02-01456
Shawn Nelson 1/16/04
Planning Department/DRB Chair
Bryll J. Byler 10/8/03
City Engineer
Rogel A. Hernandez 10/8/03
Utility Developer
Christine Sandoral 10/8/03
Parks and Recreation

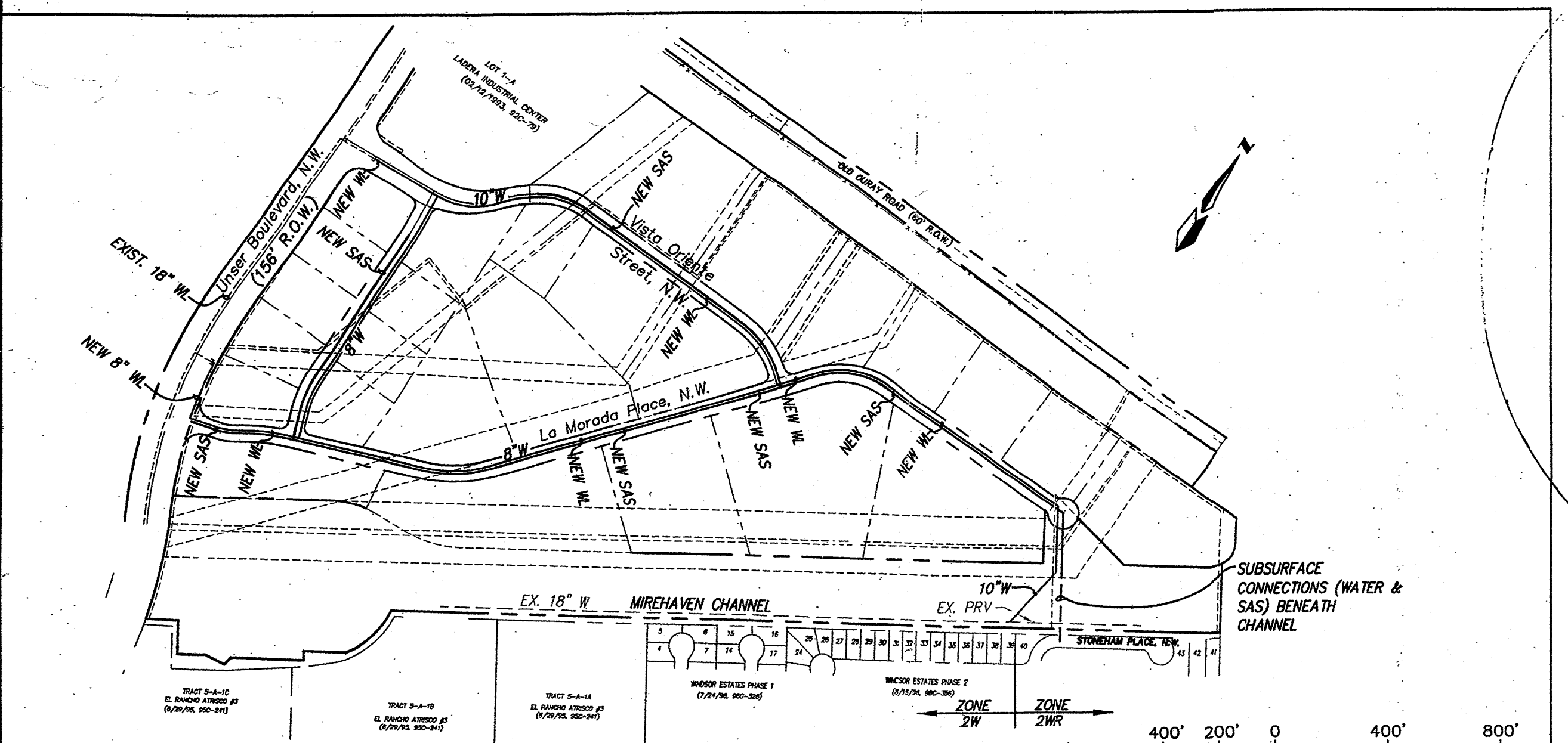
PROJECT COST SHARE ESTIMATE - OFF SITE TRAFFIC IMPROVEMENTS BY TRACT

TRACT	AREA (ACRES)	% OF TOTAL AREA	COST SHARE (\$)	TRACT	AREA (ACRES)	% OF TOTAL AREA	COST SHARE (\$)
1	5.22	6.88	3,743.72	16	1.20	1.58	859.75
2	3.56	4.69	2,552.04	17	1.15	1.52	827.10
3	2.74	3.61	1,964.37	18	1.15	1.52	827.10
4	2.07	2.73	1,465.52	19	1.15	1.52	827.10
5	2.07	2.73	1,465.52	20	1.21	1.60	870.63
6	2.06	2.72	1,480.08	21	1.07	1.41	767.25
7	4.48	5.91	3,215.90	22	0.84	1.11	604.00
8	5.40	7.12	3,874.31	23	1.27	1.67	908.72
9	7.25	9.56	5,202.03	24	2.72	3.59	1,953.48
10	4.33	5.71	3,107.07	25	4.81	6.34	3,449.88
11	6.18	8.15	4,434.79	26	3.13	4.13	2,247.32
12	1.68	2.21	1,202.96	27	2.21	2.91	1,583.46
13	1.29	1.70	925.05	28	1.95	2.57	1,398.45
14	1.15	1.52	827.10	29	1.27	1.67	908.72
15	1.24	1.63	886.96				
				TOTAL	75.85		\$54,414.58

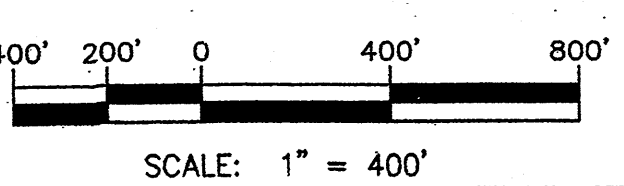
AN INFLATION FACTOR OF 3% PER YEAR SHALL BE APPLIED TO TRACTS DEVELOPING AFTER THE YEAR 2002

*NET OF DRAINAGE EASEMENT

OFF-SITE TRAFFIC IMPROVEMENTS IDENTIFIED HEREON TO BE PAID BY INDIVIDUAL TRACT OWNERS AT THE TIME OF BUILDING PERMIT ISSUANCE.



SITE UTILITY PLAN



LEGEND

- [Hatched Box] POWER EASEMENT WITH OVERHEAD POWER LINE
- [Dotted Box] DRAINAGE EASEMENT
- [Cross-hatched Box] MIXED EASEMENT
- [Dashed Line] UNIT BOUNDARY

LADERA BUSINESS PARK
SITE PLAN FOR SUBDIVISION

dmg MARK GOODWIN & ASSOCIATES, P.A.
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Designed: DMG Drawn: KJS Checked: DMG Sheet 1
Scale: 1" = 200' Date: 01-03-01 Job: A01130