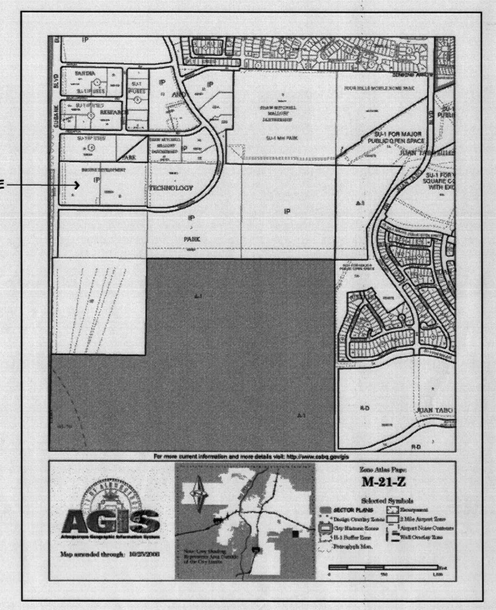
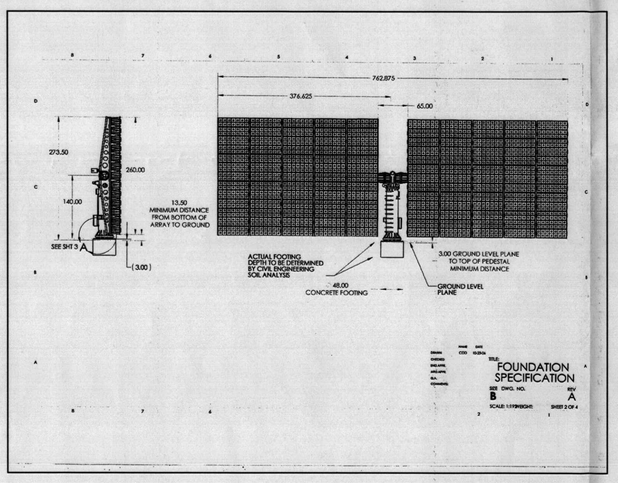
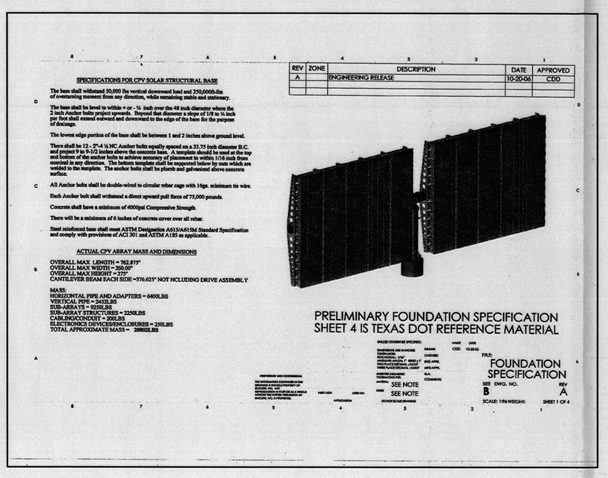
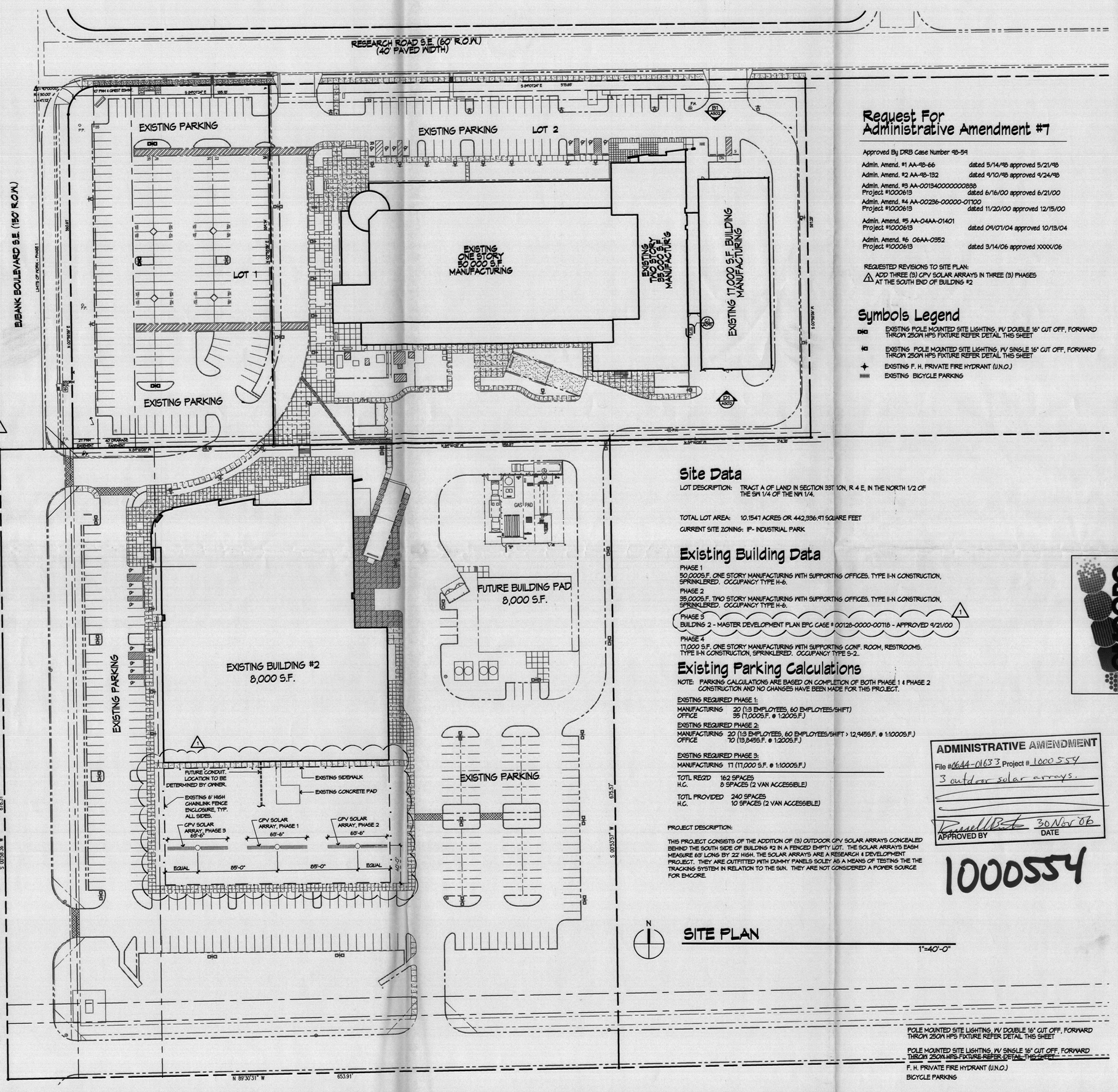








Request For Administrative Amendment #7

Approved By DRB Case Number 98-54

Admin. Amend. #1 AA-98-66	dated 5/14/98 approved 5/21/98
Admin. Amend. #2 AA-98-132	dated 9/10/98 approved 9/24/98
Admin. Amend. #3 AA-001340000000838 Project #1000613	dated 6/16/00 approved 6/21/00
Admin. Amend. #4 AA-00236-00000-01700 Project #1000613	dated 11/20/00 approved 12/15/00
Admin. Amend. #5 AA-04AA-01401 Project #1000613	dated 09/07/04 approved 10/13/04
Admin. Amend. #6 06AA-0352 Project #1000613	dated 3/14/06 approved XXXX/06

REQUESTED REVISIONS TO SITE PLAN:
1 ADD THREE (3) CPV SOLAR ARRAYS IN THREE (3) PHASES AT THE SOUTH END OF BUILDING #2

Symbols Legend

- EXISTING POLE MOUNTED SITE LIGHTING, W/ DOUBLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
- EXISTING POLE MOUNTED SITE LIGHTING, W/ SINGLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET
- EXISTING F. H. PRIVATE FIRE HYDRANT (U.N.O.)
- EXISTING BICYCLE PARKING

Site Data

LOT DESCRIPTION: TRACT A OF LAND IN SECTION 33T 10N, R 4 E, IN THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4.

TOTAL LOT AREA: 10.1547 ACRES OR 442,336.47 SQUARE FEET

CURRENT SITE ZONING: IP- INDUSTRIAL PARK

Existing Building Data

PHASE 1
50,000S.F. ONE STORY MANUFACTURING WITH SUPPORTING OFFICES. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE H-6.

PHASE 2
35,000S.F. TWO STORY MANUFACTURING WITH SUPPORTING OFFICES. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE H-6.

1 PHASE 3
BUILDING 2 - MASTER DEVELOPMENT PLAN EPC CASE # 00128-0000-00718 - APPROVED 9/21/00

PHASE 4
17,000 S.F. ONE STORY MANUFACTURING WITH SUPPORTING CONF. ROOM, RESTROOMS. TYPE II-N CONSTRUCTION, SPRINKLERED. OCCUPANCY TYPE S-2.

Existing Parking Calculations

NOTE: PARKING CALCULATIONS ARE BASED ON COMPLETION OF BOTH PHASE 1 & PHASE 2 CONSTRUCTION AND NO CHANGES HAVE BEEN MADE FOR THIS PROJECT.

EXISTING REQUIRED PHASE 1:
MANUFACTURING 20 (1:3 EMPLOYEES, 60 EMPLOYEES/SHIFT)
OFFICE 35 (17,000S.F. @ 1:200S.F.)

EXISTING REQUIRED PHASE 2:
MANUFACTURING 20 (1:3 EMPLOYEES, 60 EMPLOYEES/SHIFT > 12,9456.F. @ 1:10005.F.)
OFFICE 10 (19,9456.F. @ 1:200S.F.)

EXISTING REQUIRED PHASE 3:
MANUFACTURING 17 (17,000 S.F. @ 1:10005.F.)

TOTL REQ'D 162 SPACES
H.C. 8 SPACES (2 VAN ACCESSIBLE)

TOTL PROVIDED 240 SPACES
H.C. 10 SPACES (2 VAN ACCESSIBLE)

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF (3) OUTDOOR CPV SOLAR ARRAYS CONCEALED BEHIND THE SOUTH SIDE OF BUILDING #2 IN A FENCED EMPTY LOT. THE SOLAR ARRAYS EASH MEASURE 65' LONG BY 22' HIGH. THE SOLAR ARRAYS ARE A RESEARCH & DEVELOPMENT PROJECT. THEY ARE OUTFITTED WITH DUMMY PANELS SOLEY AS A MEANS OF TESTING THE THE TRACKING SYSTEM IN RELATION TO THE SUN. THEY ARE NOT CONSIDERED A POWER SOURCE FOR EMCORE.

ADMINISTRATIVE AMENDMENT
File #0644-01633 Project # 1000554
3 outdoor solar arrays.
APPROVED BY — DATE 30 Nov 06

1000554

N

SITE PLAN

1"=40'-0"

POLE MOUNTED SITE LIGHTING, W/ DOUBLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET

POLE MOUNTED SITE LIGHTING, W/ SINGLE 16" CUT OFF, FORWARD THROW 250W HPS FIXTURE REFER DETAIL THIS SHEET

F. H. PRIVATE FIRE HYDRANT (U.N.O.)

BICYCLE PARKING

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
CHRISTOPHER R. GUNNING
No. 3203
11/13/06
REGISTERED ARCHITECT

ENGINEER

ADMINISTRATIVE AMENDMENT

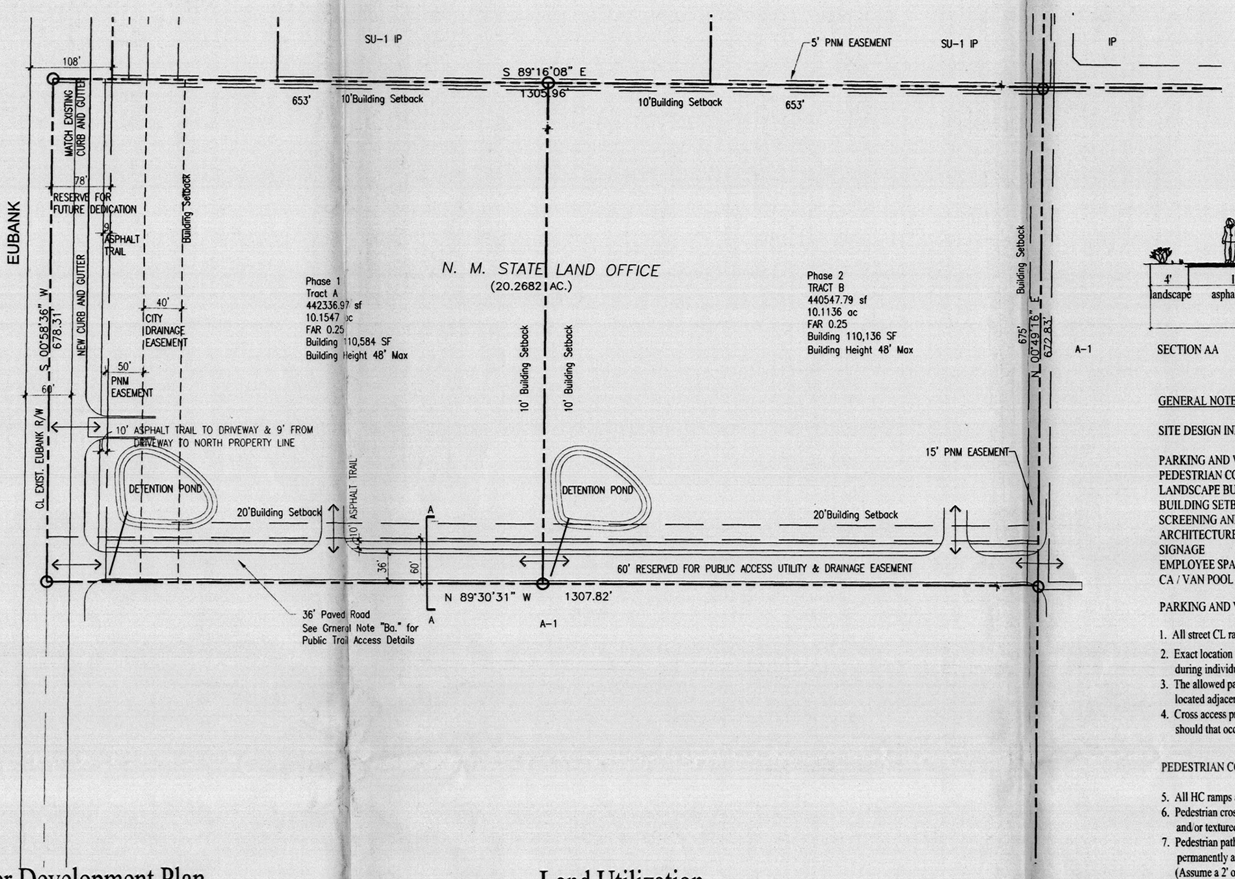
PROJECT

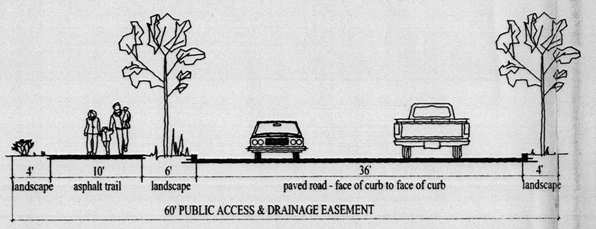
CPV Solar Array at Building #2
1600 Eubank Blvd. SE
Albuquerque, New Mexico 87123

REVISIONS

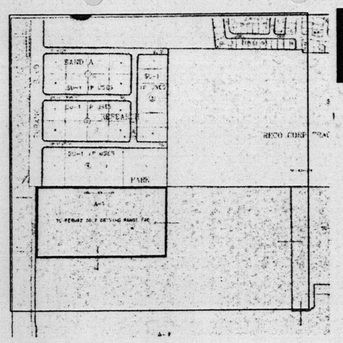
DRAWN BY	amd
REVIEWED BY	
DATE	NOVEMBER 13, 2006
PROJECT NO.	06127
DRAWING NAME	SITE PLAN

SHEET NO.
A001
OF





SECTION AA



Vicinity Map
M-21-Z

125'
0 375' 750'

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

architect

engineer

EPC SUBMITTAL

project

Master Development Plan
South Eubank State Land Office
20 Acres

PROJ 1000554

revisions

1	9/7/00	EPC Staff Comments
2	10/24/00 11/14/00	per EPC conditions

plotted: 12-08-2000 2:04P
S:\00037\10-24-SUBMITTAL\SHEET1.DWG

drawn by	AJ
reviewed by	
date	5/25/2000
project no.	00037
drawing name	Master Development Plan South Eubank State Land Office 20 Acres
sheet no.	1 of 5

Master Development Plan
South Eubank State Land Office
Eubank, SE Albuquerque, NM

Scale 1"=100'

0 20' 40' 100'

Site Data

TOTAL ACREAGE: 20.2683 ACRES - 882,885 SF

SITE AREA TOTAL BUILDING AREA (FAR = 0.25)

TRACT A:	442,337 SF	110,584 SF MAXIMUM
TRACT B:	440,548 SF	110,136 SF MAXIMUM
TOTAL:	882,885 SF	220,720 SF MAXIMUM

Legal Description

Tract of land in Section 33 T 10 N, R 4 E, in the North ½ of the SW ¼ of the NW ¼.

Existing Zoning

Tract is zoned County A-1 with a special use for a freestanding wireless telecommunications facility

Proposed Zoning

Tract is to be "IP - Industrial Park" per the City of Albuquerque Zone Code

Subdivision Concept

The plan for the approximately 20 acre site subdivides the site into two (2) tracts, Tract A & Tract B and grants a 60' public accesss utility and drainage easement along the southern property line for access from Eubank Blvd. to Tact B. development of tracts A & B will be in conformance with Design Guidelines and Criteria attached hereto, Sheet 5 of 5.

Land Utilization

The proposed land uses and restrictions for both tracts are the same, Industrial Park.

Proposed density of development is a floor area ratio (far) of 0.25.

This allows a building area of approximately 110,585 square feet for each tract.

General Notes

A. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each EPC condition.

B. The site plan shall provide additional detail to specify approximate locations or relationships of separate pedestrian and vehicular access and circulation:

a. East/west public trail access through the site shall be maintained in one of the following ways: 1) Provision of a 20' east/west public trail easement on the south side of the property' 2) east/west internal public trail connection, or 3) provision of an east/west on-street bike facility.

Item '2' was selected. The Master Development Plan was revised to include a 10' asphalt trail along the north side of the east-west roadway.

b. Construction of an 8'-10' asphalt trail on Eubank for the length of the property in-lieu of sidewalk. This trail shall be separated from the street by a 5' buffer.

c. The Design Guideline Criteria shall provide for buffering of the pedestrian circulation system from vehicles traveling on the internal streets. This buffer shall occur in the form of landscaping, wider sidewalks, on-street bicycle lanes, or on-street parking

C. Individual site plans shall have landscaping on at least fifteen percent of the net lot area.

D. Individual site plans in conformance with the Master Development Plan Design Guidelines - Criteria may go directly to Building Permit.

E. Tract A to be developed first. A TIS has been performed. TIS mitigation shall be added to the MDP prior to DRB approval.

Note: Off-site mitigation costs include design costs, tax and contingency. Financial guarantees for off-site improvements shall be provided to the City prior to the issuance of Certificates of Occupancy as follows:
Prior to C.O. for Phase I - $52,420.81
Prior to C.O. for Phase II - $52,208.85

F. To protect against risks associated with landfill gas, the project shall include input from an environmental professional, with expertise in landfills, to determine whether landfill gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans shall include risk abatement measures prior to final sign off at DRB.

Note: It has been determined by the City Environmental Health Dept. that the landfill gas study is not required for Phase I. The City will determine the requirements for a landfill gas study and report as a condition of Building Permit for Phase II.

G. a. Each solid and dashed line indicating rights-of-way and easements or delineated area on the MDP shall be identified and clarified on the drawing.

b. Reserve for future dedication by State Land Office's (SLO's) successors in interest, a 78' public road access, utility and drainage easement east of the center line of Eubank Blvd.

c. Provide a 60' public access, utility and drainage easement along the full length of the southern property boundary.

H. All outdoor storage shall be limited to 20 feet in height. Outdoor storage tanks shall be limited to 40' in height.

I. All walls shall follow all wall criteria set forth in the City's Design Manual for Subdivision Access and Perimeter Walls.

GENERAL NOTES continued. See also Design Guidelines - Criteria Sheet 5 of 5:

SITE DESIGN INDEX

PARKING AND VEHICULAR CIRCULATION
PEDESTRIAN CONNECTIONS
LANDSCAPE BUFFERS
BUILDING SETBACKS
SCREENING AND SHADE
ARCHITECTURE
SIGNAGE
EMPLOYEE SPACES: PLAZAS, STORAGE AND MISCELLANEOUS
CA / VAN POOL PREFERRED PARKING

PARKING AND VEHICULAR CIRCULATION

1. All street CL radaii to be per DPM Standards.
2. Exact location of driveway access cuts to tracts A and B from 60' public access easement to be determined during individual site plan approval. These to conform with DPM Standards.
3. The allowed parking shall be equal to the required parking plus 10%. ADA-compliant parking shall be located adjacent to main building entries.
4. Cross access provisions between adjoining parcels are required for further subdivision of Tracts A & B should that occur.

PEDESTRIAN CONNECTIONS

5. All HC ramps at lot corners and drive lots to be constructed during individual tract site development.
6. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
7. Pedestrian paths that are perpendicular to parking shall be protected from overlapping parked cars by permanently anchored tire stops, bollards or raising the walk to provide for a 6 foot wide clear pedestrian area. (Assume a 2' overhang for cars.)
8. Shaded pedestrian access shall be provided from Eubank for Tracts A and B, and from the east-west easement along the south property line for Tract B, including a clear 6' wide path with adjacent trees spaced 25' on center.
9. A sidewalk with a minimum clearance of 8' shall be provided (15' for multiple entry and/or multiple tenant buildings) along building sides where needed to provide direct connections from the pedestrian circulation system to the building entrance. Shade shall be provided for these sidewalks when they are located along the west and south sides of buildings. Shade can be provided with architecturally integrated portals or canopies, or by trees placed at intervals of 25 feet in planters with a minimum interior dimension of 5 feet x 5 feet. Single tenant buildings shall provide a "plaza" at the main entrance of no less than 400 square feet.
10. Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways. A minimum 6-foot clear pathway is required with shade trees spaced at 25 foot intervals (as practical) in planters with interior dimensions of 5 x 5 feet.

The minimum width for planting areas for street trees shall be 5 feet.

LANDSCAPE BUFFERS

11. Landscape easement at entry shall include the 35' clear sight triangle.
12. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone, and a minimum of a 6' high solid screen wall to screen parking, loading, refuse collection and delivery/storage areas is required where adjacent to residential zones.
13. A mix of evergreen (coniferous) and deciduous trees shall be used within parking areas.
14. Buffer areas shall include a mix of evergreen (coniferous) and deciduous trees.
15. 75% of landscape areas must be covered with living, vegetative material. High-water use turf must be limited in application to 20% of the landscaped area.

BUILDING SETBACKS

16. Building setbacks at front/street to be 20' and at side and rear shall be 10'

SCREENING AND SHADE

17. Perimeter walls shall comply with the City's Design Manual for Subdivision Access and Perimeter Walls
18. No chain link, razor wire (concertina) or plastic vinyl fencing is permitted.
19. Low walls 2 ½ to 3' high shall be used to screen parking spaces adjacent to Eubank. The walls shall integrate with building materials/colors and shall comply with the City's Design Manual for Subdivision Access and Perimeter Walls.
20. Loading docks where they are adjacent to residential zones, or visible from Eubank shall be screened by walls and covers that are architecturally integrated with the building.
21. Refuse enclosures shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
22. Drive through facilities shall be shaded with architecturally integrated canopies.

ARCHITECTURE

23. Light fixtures shall be a maximum of 25 feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All fixtures shall be full cut-off type to prevent fugitive light; no light source shall be visible from the site perimeter.
24. Building design shall be architecturally integrated within the site and contextual to buildings within the vicinity.
25. All canopies and ancillary structures shall be architecturally integrated with main buildings. Special consideration shall be given to roof structures, including materials.
26. The top of all rooftop equipment shall be below the top parapet and screened from view from all property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. All visible roof penetrations shall be painted to match the predominant building color. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
27. No geiacric franchise building elevations or canopies are permitted.
28. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
29. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into building architecture.
30. ATM's shall be architecturally integrated with building design.

SIGNAGE

31. Monument signs which are integrated with building colors and materials are the only freestanding signs allowed.
32. Building mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos. All building signage shall be limited to a maximum area of 6 % of the wall area the sign is mounted on. Maximum letter height shall be 3 feet.

EMPLOYEE SPACES: PLAZAS, STORAGE, MISCELLANEOUS

33. An outdoor patio space, minimum 250 SF with tables and seating shall be provided for each occupied building over 10,000 square feet. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
34. Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.
35. A covered and secured bicycle storage area that is a minimum of 200 square feet in size is required for each building with 30 or more occupants per shift.
36. Each building with 30 occupants or more per shift shall provide a convenient shower facility available to bicyclists and other employees.

CAR / VAN POOL PREFERRED PARKING

The following measures to encourage non-vehicular travel are required: Car / van pool preferred parking near the entrances to buildings that is clearly demarcated for this purpose.

PROJECT # 1000554

CASE NUMBER: 00128 00000 00718
Master Development
Plan DRB 00450-00000-01483

THIS MASTER DEVELOPMENT PLAN IS CONSISTENT WITH THE SPECIFIC MASTER DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 9-2-2000
AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE: NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

EPC sign-off for PHASE I ONLY. Phase II to be signed-off at a future date by DRB. No building permit on Phase II will be issued until Phase II Master Plan is approved.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	12-13-00 DATE
PARKS & ~~GENERAL SERVICES~~ Recreation DEPARTMENT	12/13/00 DATE
PUBLIC WORKS/WATER UTILITIES DIVISION	12/13/00 DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	12/13/00 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

CITY PLANNER, ALBUQUERQUE ~~BERNALILLO COUNTY~~ PLANNING ~~DIVISION~~ DEPARTMENT	12/20/00 DATE

PLNZ (10706) 4-96

12-08-2000 2:04P 99999 S:\00037\10-24-SUBMITTAL\SHEET1.DWG