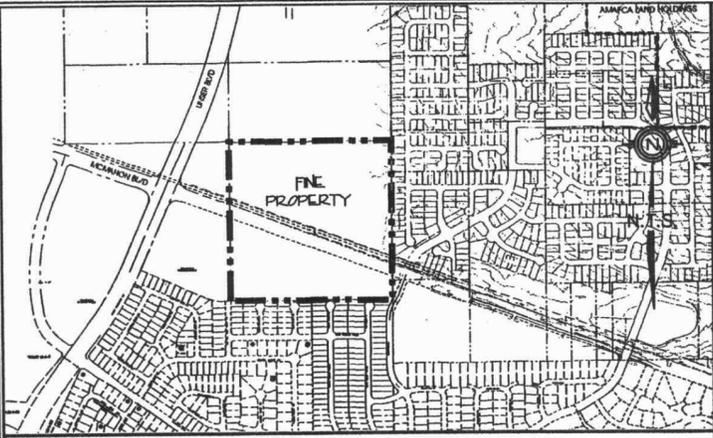


(505) 897-0000

Community Sciences Corporation, Corrales, New Mexico



Vicinity Map A-11

NOTES:

- 1. THE BEARING BASE FOR THIS PLAT IS NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS "SANDBERN" AND ACS "1A-10".
2. THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
3. BENCHMARK FOR THIS PLAT IS THE ACS MONUMENT "SANDBERN" LOCATED APPROXIMATELY 2.4 MILES WEST OF GOLF COURSE RD NW AND SET IN THE GROUND WITHIN A 7' R.R. TIE ENCLOSURE. ELEVATION= 5456.92.
4. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "CSC LS #4972".
5. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. COMCAST INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES, ACROSS THE EASEMENT BUT NOT PARALLEL WITHIN AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, CLIFF A. SPIROCK, HEREBY AFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOW ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AND INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE REQUIREMENTS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFF A. SPIROCK N.M.P.L.S. NO. 4972



In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

DESCRIPTION

A CERTAIN TRACT OF LAND BEING THE SE 1/4 OF THE NE 1/4 OF PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHEAST CORNER OF TRACT 19A-1 OF PARADISE NORTH AS SHOWN AND DESIGNATED ON THE VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH FILED ON AUGUST 8, 1990, IN VOL. 90C, FOLIO 182, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHENCE NGS CONTROL STATION "SANBERN" (NEW MEXICO COORDINATE SYSTEM-CENTRAL ZONE NAD27: X=361854.29, Y=1534209.29) BEARS N81°40'01"W AND 4946.80 FEET DISTANT; THENCE S89°49'27"E, A DISTANCE OF 1322.20 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY BOUNDARY OF STONEBRIDGE SUBDIVISION; THENCE S00°18'50"W ALONG THE WESTERLY LINE OF SAID STONEBRIDGE SUBDIVISION, A DISTANCE OF 1320.28 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHEAST CORNER OF TUSCANY RIDGE SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED ON AUGUST 12, 1997, IN VOL. 97C, FOLIO 273 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO; THENCE N89°49'23"W ALONG THE NORTHERLY BOUNDARY OF SAID TUSCANY RIDGE SUBDIVISION, A DISTANCE OF 661.54 FEET TO AN ANGLE POINT; THENCE 89°47'36"W ALONG THE NORTHERLY BOUNDARY OF SAID TUSCANY RIDGE SUBDIVISION, A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING ALSO THE SOUTHEAST CORNER OF TRACT 16A-1 OF SAID PARADISE NORTH; THENCE N00°17'03"E ALONG THE EASTERLY BOUNDARY OF SAID PARADISE NORTH, A DISTANCE OF 1319.91 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 40.0618 ACRES, MORE OR LESS.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE TRACT DESCRIBED AS THE SE 1/4 OF THE NE 1/4 OF PROJECTED SECTION 2, T11N, R2E, NMPM INTO SIX (6) PARCELS, DEDICATE TO THE CITY OF ALBUQUERQUE PUBLIC ROADWAY RIGHT-OF-WAY, AND GRANT PUBLIC ROADWAY EASEMENTS AND DRAINAGE RIGHTS-OF-WAY.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: [Signature] DATE: 9/27/00
OWNER PRINTED NAME: JEFFREY L. FINE FOR FINE AND LLC.
ADDRESS: 401 WEST END AVE, NEW YORK NY 10024
STATE OF New York)
COUNTY OF New York)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September 2000, ON BEHALF OF SAID COMPANY, BY: DR. JEFFREY L. FINE

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/27/01

NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a Variance or Waiver from certain Subdivision Requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this Plat.

Future subdivision of lands within this Plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with references to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

- water and sanitary sewer availability,
future street dedications and/or improvements,
parks and open space requirements,
drainage requirements and/or improvements,
excavation, filling, or grading requirements.
Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

A separate notice of these conditions is to be recorded with the County Clerk at the time of Final Plat recording.

BULK LAND PLAT
FINELAND DEVELOPMENT

SITUATE WITHIN SE 1/4 OF THE NE 1/4 PROJECTED SECTION 2, T11N, R2E, N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO

SEPTEMBER, 2000

Application # 00410-01465

Project 1000875

Table with 2 columns: SUBDIVISION DATA and values. Includes rows for SUBDIVISION CASE NO., GROSS SUBDIVISION ACREAGE, ZONE ATLAS INDEX NO., NO. OF EXISTING PARCELS, NO. OF PARCELS CREATED, DATE OF SURVEY, MILES OF FULL-WIDTH STREETS CREATED, MILES OF HALF-WIDTH STREETS CREATED, S.P. TALOS LOG NO.

Table with 2 columns: EPC CASE NO., UPC NO., WESTSIDE - McMAHON CORRIDOR STUDY NO. and values.

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NM, 1994

Table of approvals with columns for Name, Title, and Date. Includes City Planner, City Engineer, Parks and Recreation Department, Traffic Engineer, Albuquerque Metropolitan Arroyo Flood Control Authority, City Surveyor, New Mexico Utilities, Inc., Public Service Company of New Mexico - Gas, Public Service Company of New Mexico - Electric, Qwest Communications, and Comcast Intercable.

TREASURER'S CERTIFICATION

THIS IS CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:

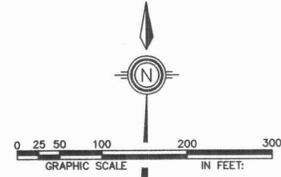
1-011-066-470-335-1-01-20

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: DATE:

Project information box including Date (9/12/00), Scale, Designer (CSC), Drafter (CSC), Job No. (N448-01), and Community Sciences Corporation logo and contact info.



Vicinity Map

Project 1000875
Application # 101450 - 00102
SHEET INDEX

- 1 SITE PLAN
- 2 DESIGN GUIDELINES
- 3 LANDSCAPE PLAN

APPROVALS

<i>Janet S.</i> CITY PLANNER, ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	12/21/01	DATE
<i>William E. Cardenas</i> PARKS AND RECREATION DEPARTMENT	3/14/01	DATE
<i>Richard D. Davis</i> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	3-14-01	DATE
<i>Roger J. Sloan</i> UTILITY DEVELOPMENT	3-14-01	DATE
<i>Buddy J. Bryan</i> CITY ENGINEER	11-19-01	DATE

EXISTING SITE DATA

ACREAGE: 40.0 ±

ZONING: SU-1 FOR C-1, SU-1 FOR R-2, RLT

PROPOSED LAND USE: MIXED-USE (COMMERCIAL, OFFICE, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL)

ADJACENT LAND USES (ZONING): RLT, SU-1 FOR C-1

APPLICABLE PLANS: PARADISE HILLS MASTER PLAN
PARADISE HILLS SPECIAL ZONING DISTRICT
WESTSIDE-MCMAHON CORRIDOR STUDY NO. TPU-7601 (7) CN9823

NEIGHBORHOOD ASSOCIATIONS: HORIZON HILLS NEIGHBORHOOD ASSOCIATION
SKIES WEST NEIGHBORHOOD ASSOCIATION

UTILITIES:

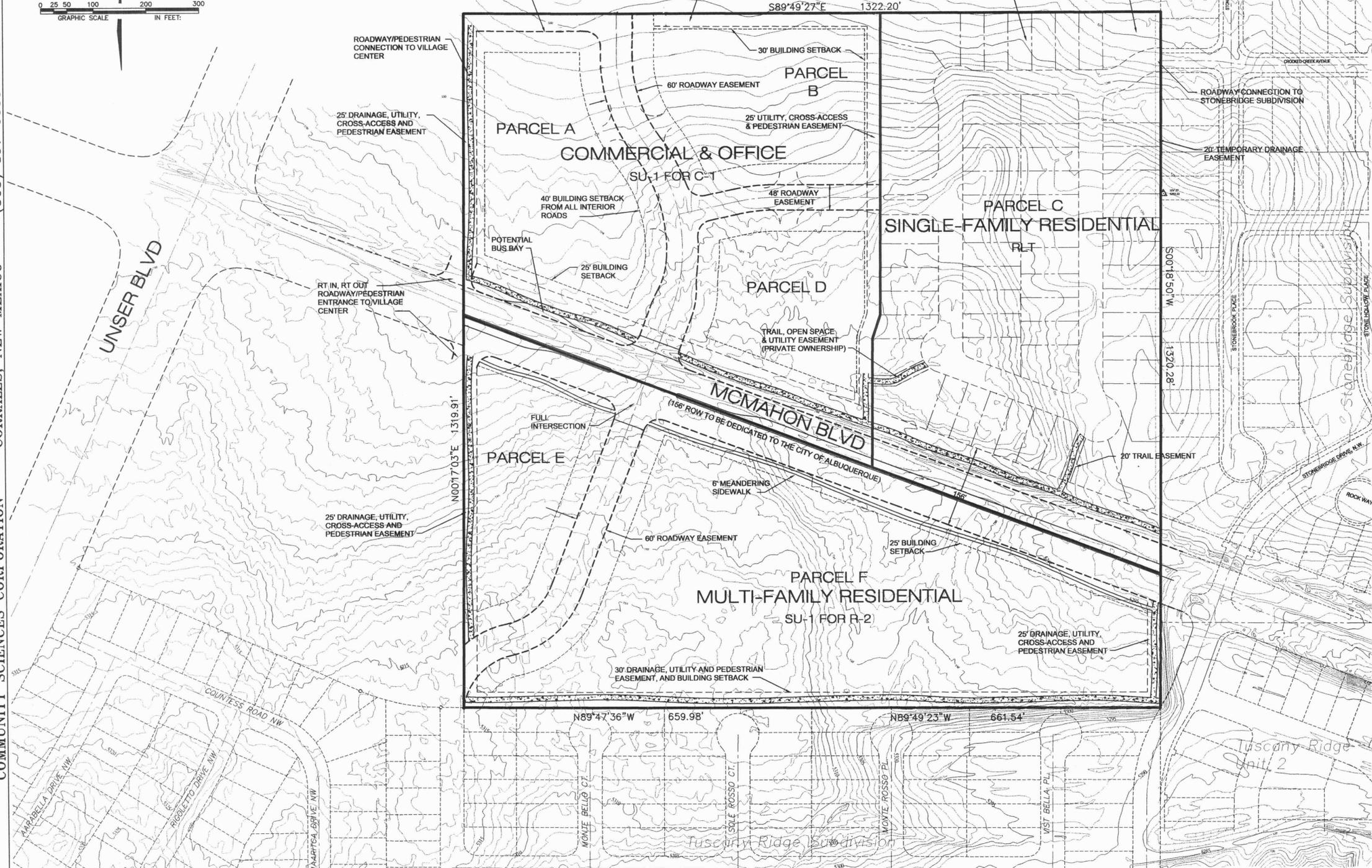
WATER: NEW MEXICO UTILITIES, INC

SANITARY SEWER: NEW MEXICO UTILITIES, INC

STORM DRAIN: CITY OF ALBUQUERQUE

GAS: PUBLIC SERVICE COMPANY OF NEW MEXICO

FIBER OPTICS: QWEST COMMUNICATIONS



SINGLE-FAMILY RESIDENTIAL

THIS ZONE PROVIDES FOR DETACHED SINGLE-FAMILY HOMES WITH PEDESTRIAN CONNECTIVITY TO ADJACENT COMMERCIAL AND OFFICE AREAS, AS WELL AS TO ADJACENT NEIGHBORHOODS AND VILLAGE CENTER.

ZONING: RLT
GROSS ACREAGE: 10.53 AC*
DENSITY: 6-8 DU/AC
MAX. ALLOWABLE DU: 72

MULTI-FAMILY RESIDENTIAL

THIS ZONE PROVIDES FOR TOWNHOUSES, PATIO HOMES, AND/OR MEDIUM DENSITY APARTMENTS. DESIGN GUIDELINES PROVIDE FOR INTERNAL/EXTERIOR OPEN SPACE, CREATIVE BUILDING SITES, AND EXTENSIVE LANDSCAPING.

ZONING: SU-1 FOR R-2
GROSS ACREAGE: 13.38 AC*
DENSITY: 15-20 DU/AC
MAX. ALLOWABLE DU: 267

COMMERCIAL / OFFICE SITES

THIS ZONE PROVIDES FOR OFFICE, SMALL-SCALE RETAIL, LIMITED INSTITUTIONAL AND COMMERCIAL SITES TO SATISFY THE NEEDS OF THE SURROUNDING AREAS.

ZONING: SU-1 FOR C-1
GROSS ACREAGE: 10.98 AC*
F.A.R.: 0.25
MAX. ALLOWABLE BLDG SF: 113,365
PARKING REQUIRED: 533

* GROSS ACREAGE DOES NOT INCLUDE THE 156' ROW OF MCMAHON BLVD

UNSER/MCMAHON ADJACENT AREA (FINELAND)	
Site Plan	
DATE: 11/15/99	community sciences corporation
SCALE: 1"=100'	
DESIGNED: J.T.S.	1 of 3
DRAWN: C.S.C.	
JOB NO: 448-01-010	LAND PLANNING P.O. Box 1328
	ENGINEERING Corrales, N.M. 87048
	SURVEYING

DESIGN GUIDELINES

THE PURPOSE OF THESE DESIGN GUIDELINES IS TO PROVIDE DEVELOPERS AND DESIGNERS WITH AN UNDERSTANDING OF DEVELOPMENT GUIDELINES FOR THE FINE PROPERTY. THESE GUIDELINES APPLY TO THE PORTION OF THE PROPERTY LOCATED WITHIN THE UNSER/MCMAHON VILLAGE CENTER AND SU-1 PROPERTIES. THESE GUIDELINES ADDRESS THE ISSUES OF STREETScape, ROAD LAYOUT, PEDESTRIAN CIRCULATION, SETBACKS, PARKING, TRANSIT OPPORTUNITIES, LIGHTING, SIGNAGE, ARCHITECTURAL DESIGN, WALL SCREENING, AND LANDSCAPE. THEY ARE DESIGNED TO BE CONSISTENT WITH THE FINDINGS AND CONDITIONS OF APPROVAL ESTABLISHED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JUNE 24, 1999 (Z-99-31) THE WESTSIDE/MCMAHON CORRIDOR TRANSPORTATION AND LAND USE GUIDE (APRIL 1999); AND THE WEST SIDE STRATEGIC PLAN. THESE GUIDELINES ALSO REFERENCE THE UNSER/MCMAHON VILLAGE CENTER PLAN, SITE PLAN FOR SUBDIVISION, SUBMITTED ON AUGUST 26, 1999.

A BULK LAND PLAT WILL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD FOLLOWING THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR THE PURPOSE OF DEFINING THE ZONE BOUNDARY LINES OF PARCELS A, B, AND C. A LETTER DESCRIBING THESE PARCELS WAS SUBMITTED TO THE E.P.C. ON MARCH 8, 1999.

THESE DESIGN GUIDELINES LIST REQUIRED DEVELOPMENT STANDARDS TO ENSURE COMPATIBILITY WITHIN THE SUBDIVISION AND WITHIN THE VILLAGE CENTER. THESE GUIDELINES ARE NOT MEANT TO CURTAIL CREATIVITY, BUT TO CONVEY TO THE DEVELOPMENT A SENSE OF MEANING AND PLACE.

SITE DESIGN

A PUBLIC AMENITY/PLAZA AREA LOCATED AT THE INTERSECTION OF STREETS A & B SHALL PROVIDE AN AREA FOR A STRONG VISUAL IMPACT AND A UNIFIED PROJECT IDENTIFICATION, CREATE A SENSE OF ARRIVAL, AND PROVIDE A SPACE FOR ACTIVITIES THAT BENEFIT THE EXTENDED COMMUNITY. THIS AREA WILL BE DESIGNED TO FOSTER PEDESTRIAN CONNECTIVITY AND PROVIDE MULTI-MODAL LINKAGES BETWEEN RESIDENTIAL AND COMMERCIAL/RETAIL SITES. ALL AREAS DESIGNED FOR PUBLIC AMENITIES SHALL BE PROVIDED ADEQUATE SHADE FROM INTENSE SUNLIGHT BY LANDSCAPING OR ARCHITECTURAL DEVICES. PLAZA AREAS SHALL HAVE A MINIMUM DIMENSION OF 30 FEET IN DEPTH AND SHALL HAVE A MINIMUM SQUARE FOOTAGE OF 1000 SQUARE FEET.

PUBLIC ENTRIES TO THE PROJECT SHALL BE CLEARLY DEFINED AND CONSISTENT IN THEME FROM EXTERNAL AND INTERNAL POINTS OF VIEW. PASSAGES INTO THE SITE SHALL BE OPEN AND VISIBLE FROM THE STREET, WITH AMPLE LIGHTING AND WELL-PLACED LANDSCAPING ELEMENTS. THERE SHALL BE A MINIMUM OF 15-FOOT WIDE SIDEWALKS AT ALL ENTRY FACADES FOR COMMERCIAL BUILDINGS WITH SHADE CANOPIES.

BUILDINGS AND STRUCTURES ERECTED WITHIN THE SITE SHALL COMPLY WITH ALL CITY OF ALBUQUERQUE ZONING AND BUILDING CODES, AS WELL AS OTHER LOCAL CODES AND ORDINANCES.

ALL BUILDINGS SHALL BE CONNECTED TO THE INTERNAL STREET AND THE EXTERNAL STREETS WITH PEDESTRIAN WAYS WITH 6-FOOT CLEAR SIDEWALKS WITH SHADE TREES IN 5 X 5 PLANTERS, 25 FEET ON CENTER.

ALL PARKING IN COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PARCELS SHALL BE SCREENED BY BUILDINGS OR A COMBINATION OF LANDSCAPING ELEMENTS, AND WALLS OR FENCES. ALL PARKING REQUIREMENTS SHALL REFLECT THE ZONING CODE MINIMUM AS THE MAXIMUM PLUS 10%.

ROAD LAYOUT

THE LAYOUT OF ROADWAYS IS THE PREREQUISITE TO USING ANY SPACE. WITHOUT THE ABILITY TO ENTER OR TO MOVE WITHIN IT, TO RECEIVE AND TRANSMIT INFORMATION AND GOODS, SPACE IS OF NO VALUE. A SITE MUST HAVE AN ACCESS SYSTEM CAPABLE OF SAFE AND DIRECT VEHICULAR AND PEDESTRIAN TRAVEL.

THERE WILL BE ONE FULL ACCESS AT STREET "A" TO MCMAHON BLVD. FROM THIS INTERSECTION, STREET "A" WILL PROVIDE ACCESS TO THE R-LT PARCEL OF THIS DEVELOPMENT, VIA ROADWAY EASEMENT, WHICH IN-TURN WILL PROVIDE CONNECTIVITY TO SUBDIVISIONS TO THE EAST (STONEBRIDGE).

RIGHT IN/RIGHT OUT ACCESS TO MCMAHON SHALL BE PROVIDED AT THE WESTERMOST BOUNDARY OF THE SITE, ONE TO THE NORTH AND ONE TO THE SOUTH. BOTH RT-IN AND RT-OUT ACCESS SHALL BE DESIGNATED SHARED ACCESS, INTENDED TO ALSO SERVE PROPERTIES TO THE WEST.

THE ROADWAY LAYOUT FOR MCMAHON BLVD SHALL FOLLOW THE CROSS-SECTION DEPICTED IN THE WESTSIDE/MCMAHON CORRIDOR PLAN (EXHIBIT 2-7).

PRIMARY ENTRANCES OFF OF MCMAHON AND INTO THE R-LT PARCEL, SHALL BE ENHANCED WITH 35' X 35' LANDSCAPED TREATMENTS OUTSIDE THE PUBLIC R.O.W. AND LANDSCAPED MEDIANS. THESE AREAS WILL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER OR AN OWNER'S ASSOCIATION.

CROSSWALK MATERIALS AT INTERSECTIONS SHALL BE DISTINGUISHED FROM THE ROADWAY MATERIAL WITH STRIPING TO ELIMINATE THE CONCERNS OF UNEVEN SURFACES AND CREVICES.

PEDESTRIAN CONNECTIONS AND TRAILS

PEDESTRIAN CONNECTIONS PROVIDE DIRECT ACCESS BETWEEN LAND USES WITHIN THE UNSER/MCMAHON VILLAGE CENTER AND TO THE SURROUNDING NEIGHBORHOODS. THE FOLLOWING CRITERIA SERVES TO CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT AND PROMOTE ALTERNATIVE MODES OF TRAVEL.

A MEANDERING 10 FOOT MULTI-PURPOSE TRAIL SHALL BE PROVIDED WITHIN THE 50 FOOT GAS LINE EASEMENT ALONG THE NORTH SIDE OF THE 166 FOOT MCMAHON RIGHT-OF-WAY TO AFFORD CONNECTIONS TO THE UNSER/MCMAHON VILLAGE CENTER AND SURROUNDING NEIGHBORHOODS. THIS OFF-STREET TRAIL SHALL REPLACE THE REQUIREMENT FOR AN ARTERIAL SIDEWALK ALONG THIS SIDE OF MCMAHON BLVD. A 6 FOOT SIDEWALK SHALL BE PROVIDED ALONG THE SOUTH SIDE OF MCMAHON BLVD. A SIX-FOOT SIDEWALK ALONG THE WEST SIDE OF STREET "A" SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY TO ACCESS COMMERCIAL AND OFFICE SITES.

A SIX-FOOT SIDEWALK SHALL BE PROVIDED ALONG ONE OR BOTH SIDES OF STREETS LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL AREA. THE SIDEWALK MAY MEANDER OUTSIDE OF THE RIGHT-OF-WAY WITHIN A PEDESTRIAN EASEMENT.

PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM THE RESIDENTIAL PARCELS TO THE OFFICE/COMMERCIAL AREA BY SIDEWALK LINKAGES, AS WELL AS BY THE TRAIL NETWORK WITHIN THE 50-FOOT GAS LINE EASEMENT. CONNECTIONS THROUGH THE COMMERCIAL AREA SHALL BE WELL LIGHTED AND LANDSCAPED.

OFF-STREET PEDESTRIAN CONNECTIONS SHALL HAVE A MINIMUM 20-FOOT WIDE EASEMENT WITH A TRAIL OF AT LEAST 10-FOOT WIDTH.

BICYCLE PARKING SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE AS FOLLOWS: OFFICE AND COMMERCIAL AREAS SHALL PROVIDE 1 BICYCLE RACK PER 20 PARKING SPACES FOR EMPLOYEES. MULTI-FAMILY RESIDENTIAL AREAS SHALL PROVIDE 1 SPACE PER 2 DWELLING UNITS FOR THEIR RESIDENTS.

ALL PEDESTRIAN CONNECTIONS DESIGNATED AS 6-FOOT SIDEWALKS SHALL BE A MINIMUM OF 6-FEET CLEAR WITH SHADE TREES AT 25 FEET ON CENTER IN 5 X 5 PLANTERS OR IN LANDSCAPING AREAS. IN CASES WHERE A SIDEWALK IS ADJACENT TO OR WITHIN A RIGHT-OF-WAY, SAID TREES WILL NOT BE IN ADDITION TO REQUIRED STREET TREES.

THE MAXIMUM SLOPE OF TRAILS AND WALKWAYS SHALL MEET A.D.A. REQUIREMENTS. PRIVATE PEDESTRIAN LINKAGES SHALL ALIGN WITH PUBLIC PATHS TO CONNECT AND INTEGRATE THE SITE.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

THIS SITE PLAN FOR SUBDIVISION CONTAINS THREE DISTINCT LAND USES, SU1 FOR C-1, SU1 FOR R-2, AND RL-T. TDM PROGRAMS ARE BEST USED FOR EMPLOYMENT CENTERS OR CENTERS OF COMMERCE. SINCE ONLY ONE AREA WITHIN THIS SITE WILL BE A COMMERCIAL/OFFICE AREA (CONTAINING A MAX. OF 11 ACRES), THE USE OF TDM MEASURES FOR THIS SITE SHALL BE AS GUIDELINES. AS SUCH, THE FOLLOWING INFORMATION WAS EXTRACTED FROM THE UNSER/MCMAHON VILLAGE CENTER NORTH SITE PLAN FOR SUBDIVISION. THE FUTURE EMPLOYERS THAT LOCATE WITHIN THE VILLAGE ADJACENT AREA AT MCMAHON AND UNSER WHO HAVE MORE THAN 50 EMPLOYEES SHOULD SET UP A TDM PROGRAM. THE PURPOSE OF THE TDM PLAN IS TO PROVIDE EMPLOYEES WITH ALTERNATIVES TO THE SINGLE-OCCUPANCY VEHICLE AS A MEANS TO COMMUTE FROM HOME. THE FOLLOWING ELEMENTS WILL BE PART OF A TDM EFFORT AT THIS ADJACENT AREA AT MCMAHON AND UNSER:

ON PARCELS WITH BUSINESSES THAT HAVE MORE THAN 50 EMPLOYEES, LOCKERS, SHOWERS, AND BICYCLE LOCKERS MUST BE AVAILABLE ON EACH PARCEL FOR THOSE EMPLOYEES WHO WISH TO JOG, WALK OR BICYCLE TO WORK VIA ONE OF THE BICYCLE TRAILS THAT ARE IN CLOSE PROXIMITY TO THIS SITE.

BUSINESSES WITH MORE THAN 50 EMPLOYEES SHALL CONSIDER APPOINTING A COMMUTER MANAGEMENT COORDINATOR (CMC) FOR THE PURPOSES OF FACILITATING CARPOOLS AND PROVIDING PREMIUM PARKING SPACES FOR THOSE EMPLOYEES WHO PARTICIPATE.

BUSINESSES WITH MORE THAN 50 EMPLOYEES SHALL PROVIDE BULLETIN BOARD SPACE IN THEIR EMPLOYEE BREAKROOM AS AN "INFORMATION CENTER" WHERE MATERIAL, PARTICULARLY RELEVANT CITY TRANSIT INFORMATION, POLICIES AND PLANS CAN BE POSTED.

THE CMC COORDINATOR FOR EACH EMPLOYER WITH MORE THAN 50 EMPLOYEES WILL ALSO BE THE CONTACT PERSON WITH CITY TRANSIT AND ENVIRONMENTAL HEALTH DEPARTMENTS FOR UPDATES, TECHNICAL ASSISTANCE, ETC.

A TRANSPORTATION DEMAND MANAGEMENT PLAN SHALL BE DEVELOPED WITH THE TRANSIT DEPARTMENT ONCE A THRESHOLD OF 100 EMPLOYEES AT THE COMMERCIAL CENTER IS REACHED. A TRANSPORTATION MANAGEMENT ASSOCIATION SHOULD BE ORGANIZED FOR ALL OF THE BUSINESSES WITHIN THE COMMERCIAL CENTER.

A TRANSPORTATION DEMAND MANAGEMENT PLAN SHALL BE DEVELOPED WITH THE TRANSIT DEPARTMENT ONCE A THRESHOLD OF 100 EMPLOYEES AT THE OFFICE DEVELOPMENT IS REACHED.

AS PART OF THE TDM PROGRAM, CITY TRANSIT'S RESPONSIBILITIES INCLUDE:

PROVIDE BUS ROUTES AND STOP FACILITIES ALONG MCMAHON BOULEVARD, OUTSIDE THE UNSER/MCMAHON VILLAGE CENTER, IN PROXIMITY TO THE INTERSECTION OF STREET "A" AND MCMAHON. MINIMUM IMPROVEMENTS SHALL INCLUDE SHELTER AND BENCH FACILITIES.

PROVIDE A BUS STOP WITHIN PARCEL A WITHIN THE UNSER/MCMAHON VILLAGE CENTER. MINIMUM IMPROVEMENTS SHALL INCLUDE SHELTER, BENCH, LIGHTING BICYCLE STORAGE FACILITIES AND LANDSCAPING.

BUILDING SETBACKS

THE SETBACK REQUIREMENTS FOR BUILDINGS SERVE TO CREATE AN ENHANCED OPEN SPACE FOR PEDESTRIAN WALKWAYS AND ATTRACTIVE STREETSAPES. THESE SETBACKS REQUIREMENTS ARE DESIGNED TO INTERNALIZE PARKING AND PROVIDE ACCESS ADJACENT TO THE STREETS.

BUILDINGS IN COMMERCIAL AND OFFICE ZONES SHALL HAVE MINIMUM SETBACKS AS DESCRIBED: 25-FOET FROM THE EXISTING GAS LINE EASEMENT ALONG THE NORTH SIDE OF MCMAHON BLVD. 40-FOET FROM THE R.O.W. LINE OF ALL INTERIOR ROADS. 30-FOET FROM THE PROPERTY LINE OF A COMMERCIAL ZONE.

BUILDINGS IN THE MULTI-FAMILY PARCEL ADJACENT TO MCMAHON BLVD SHALL HAVE A MINIMUM BUILDING SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY AND SHALL BE LANDSCAPED.

BUILDINGS IN THE SINGLE-FAMILY PARCEL SHALL HAVE SETBACKS AS REQUIRED BY THE CITY OF ALBUQUERQUE ZONING CODE.

THE MAXIMUM SETBACK OF BUILDING ENTRIES FROM INTERNAL STREETS TO THE FRONT ENTRY OF THE BUILDING SHALL BE 40 FEET. DRIVE AISLES AND PARKING SHALL NOT BE PERMITTED IN THE 40 FOOT SETBACK AREA.

ALL BUILDING SETBACKS SHALL BE LANDSCAPED ACCORDING TO THE LANDSCAPE GUIDELINES FOUND HEREIN.

SETBACKS FOR LANDSCAPING AND SPECIAL TREATMENT AREAS AT THE SECONDARY INTERSECTIONS SHALL BE 35-FOET FROM THE RIGHT-OF-WAY LINE.

PERIMETER AWNINGS, PORTALS, PORCHES, OPEN-AIR PATIOS, GARDEN COURT WALLS AND OVERHANGS SHALL BE ALLOWED WITHIN SETBACKS. NO PLASTIC OR VINYL BUILDING PANELS OR AWNINGS SHALL BE PERMITTED.

OFF-STREET PARKING

THE FOLLOWING DESIGN CRITERIA SERVES TO MINIMIZE THE NEGATIVE IMPACT OF LARGE, EXPANSIVE PARKING AREAS THROUGH LANDSCAPING, SITE LOCATION AND ARRANGEMENT.

PER THE CITY ZONING CODE, 1 PARKING SPACE PER 200 SQUARE FEET OF LEASABLE SPACE IS REQUIRED FOR OFFICE AND COMMERCIAL PARCELS.

THE PARKING REQUIREMENT FOR MULTI-FAMILY RESIDENCES IS 1 PARKING SPACE PER BATH, BUT NO LESS THAN 1.5 SPACES PER UNIT.

BICYCLE PARKING FOR MULTI-FAMILY RESIDENTS SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE. BICYCLE LOCKER REQUIREMENTS ARE 1 SPACE PER 2 DWELLING UNITS FOR THE MULTI-FAMILY RESIDENTIAL ZONE.

PARKING SHALL BE DISTRIBUTED AMONG SEVERAL PARKING COURTS IN EACH PARCEL AND SHALL BE ARRANGED BEHIND BUILDINGS OR BE SCREENED FROM SURROUNDING NEIGHBORHOODS. SCREENING MAY INCLUDE EARTH BERMS, PERIMETER OR RETAINING WALLS, LANDSCAPING AND/OR BUILDINGS.

LANDSCAPED ISLANDS SHALL BE DISTRIBUTED THROUGHOUT PARKING AREAS, AND A 6-FOOT MINIMUM SIDEWALK SHALL BE PROVIDED ADJACENT TO PARKING LOTS. ISLANDS SHALL INCLUDE AT LEAST 1 TREE FOR EVERY 6 PARKING SPACES AND THE MAXIMUM DISTANCE FROM ANY PARKING SPACE TO A TREE SHALL BE 50 FEET.

THERE SHALL BE BARRIER CURBS AROUND ALL PARKING AREAS IN ORDER TO PROTECT LANDSCAPING FROM VEHICLES.

ALL PARKING AREAS SHALL BE SETBACK A MINIMUM OF 15 FEET FROM THE RIGHT-OF-WAY LINE.

THERE SHALL BE NO PARKING REQUIREMENT APPLIED TO ANY SECOND FLOOR HOUSING ABOVE RETAIL.

SITE/BUILDING LIGHTING

LIGHTING SERVES TO ENHANCE THE SAFETY, SECURITY, AND VISUAL AESTHETICS OF THE PROPERTY. IT IS IMPORTANT TO CONSIDER THE LOCATION OF LIGHTING, THE HEIGHT AND PLACEMENT, AND DESIGN PREREQUISITES FOR ILLUMINATION.

LIGHTING SHALL BE A MAXIMUM OF 20-FOET FOR LIGHT STANDARDS AND 16-FOET WITHIN 70 FEET OF RESIDENTIAL DEVELOPMENTS; THE EXCEPTION BEING RESIDENTIAL USES ABOVE RETAIL SHOPS.

SODIUM LIGHTING IS NOT ACCEPTABLE.

STREET LIGHTING OTHER THAN AT PRIVATE LANES SHALL BE SHIELDED SOURCE, AND THE COLOR, STYLE AND DESIGN OF FIXTURES MUST BE CONSISTENT AND RELATE STYLISTICALLY TO THE ARCHITECTURE OF THE SITE AND SURROUNDING BUILDINGS.

SIGNAGE AND GRAPHICS

THE FOLLOWING SIGNAGE CRITERIA CREATES A SENSE OF ARRIVAL TO THE SITE AND ESTABLISHES A QUALITY VISUAL IMPACT. IT PROVIDES DIRECTION AND INFORMATION AS TO CIRCULATION WITHIN AND AROUND THE DEVELOPMENT.

ALL FREESTANDING SIGNS SHALL BE MONUMENT SIGNS ONLY.

TWO MONUMENT OR FREESTANDING SIGNS WILL BE ALLOWED ON MCMAHON BLVD AS "LANDMARKS" IDENTIFYING THE COMMERCIAL CENTER AND MULTI-FAMILY RESIDENTIAL SITE AND SHALL BE OF SIMILAR DESIGN AND MATERIALS AS THE BUILDINGS. THE MAXIMUM MONUMENT SIGN HEIGHT SHALL BE 10 FEET.

BUILDING MOUNTED SIGNS SHALL BE A MAXIMUM OF 6% OF THE BUILDING FRONTAGE AND SHALL NOT FACE ABUTTING SINGLE FAMILY RESIDENTIAL.

SIGNS PERPENDICULAR TO A BUILDING ELEVATION SHALL ONLY OCCUR UNDER AN AWNING OR CANOPY/PORCH AND SHALL NOT BE MORE THAN 8 SQUARE FEET. THESE SIGNS MAY NOT PROJECT PAST THE OVERHANG.

INDIVIDUAL CHANNEL AND NEON LETTERS SHALL BE PERMITTED AT A MAXIMUM HEIGHT OF 2 FEET PER LETTER.

PROHIBITED SIGNAGE INCLUDES THE FOLLOWING: THOSE CONSISTING OF BANNERS, PENNANTS, RIBBONS, STREAMERS, STRINGS OF LIGHT BULBS AND SPINNERS (EXCEPT DURING HOLIDAYS OR SPECIAL THEMATIC EVENTS); BRASHLY COLORED SIGNS WITH MOVING OR FLASHING LIGHTS; ANIMATED SIGNS; PORTABLE SIGNS; OFF-PREMISE SIGNS; BACKLIT PLASTIC/VINYL SIGNS EXCEPT FOR LOGO DESIGNS. NO SIGN MAY OVERHANG A RIGHT-OF-WAY OR PROPERTY LINE.

PERIMETER WALLS AND SCREENING

A SET OF DESIGN GUIDELINES, "DESIGN MANUAL FOR SUBDIVISION ACCESS AND PERIMETER WALLS", HAVE BEEN ADOPTED BY THE CITY OF ALBUQUERQUE PERTAINING TO ACCESS AND WALLS TO ENHANCE PUBLIC SAFETY AND IMPROVE THE VISUAL QUALITY OF THE STREETScape. THESE GUIDELINES SHALL BE INCORPORATED INTO THIS DEVELOPMENT IN ORDER TO BETTER DEFINE SPACES, BE VISUALLY ATTRACTIVE, AND TO COMPLEMENT THE SITE AND SURROUNDING DEVELOPMENTS. THE INTENT OF THESE GUIDELINES IS TO PROVIDE SUPPLEMENTAL INPUT FOR SCREENING, SERVICE FUNCTIONS, AND SECURITY.

MECHANICAL EQUIPMENT AND/OR REFUSE ENCLOSURES, WHETHER ON ROOF AREAS OR AT STREET LEVEL, SHALL BE FULLY SCREENED FROM PEDESTRIANS AND MOTORISTS. THE SCREENING SHALL BE GREATER THAN OR EQUAL TO THE TOP OF ALL HVAC EQUIPMENT, INCLUDING SCREEN WALLS. THE WALLS SHALL BE MADE WITH COMPATIBLE MATERIALS AND DESIGNED TO INTEGRATE ARCHITECTURALLY INTO THE BUILDING.

ALL LOADING DOCKS SHALL BE SCREENED AND COVERED WITH ARCHITECTURALLY INTEGRATED WALLS AND ROOFS. PASSENGER LOADING AREAS DO NOT REQUIRE SCREENING.

ANY EXTERIOR STORAGE AND SALES AREA SHALL BE ARCHITECTURALLY INTEGRATED TO THE MAIN BUILDING BY USE OF WALLS, ROOFS AND FENCING.

REFUSE ENCLOSURES SHALL BE ADJACENT TO THE MAIN BUILDING AND SCREENED ON THE OTHER TWO SIDES WITH WALLS ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.

THE USE OF CHAINLINK, RAZOR WIRE, BARBED WIRE, OR VINYL FENCING SHALL NOT BE PERMITTED.

ARCHITECTURAL DESIGN

THE ARCHITECTURAL STYLE SHALL NOT BE DESIGNATED BY THESE GUIDELINES. CLOSE ATTENTION SHOULD BE GIVEN TO PRESERVING AESTHETIC AMENITIES; LANDSCAPING AND BUILDING STYLES REFLECTING REGIONAL CHARACTERISTICS.

BUILDING ELEMENTS, SUCH AS WINDOWS, DISPLAYS, AND ENTRIES, IN THE COMMERCIAL AREA SHALL BE ORIENTED BOTH EXTERNALLY TO THE STREETScape AND INTERNALLY TOWARDS PUBLIC AREAS. WINDOWS AT ENTRANCES MAY BE A COMBINATION OF SHOP WINDOWS OR VIEWING WINDOWS PLACED ON AVERAGE OF 30-FOET ON CENTER.

BUILDINGS LOCATED IN THE COMMERCIAL/OFFICE PARCEL AND MULTI-FAMILY PARCEL SHALL BE ORIENTED TO FRONT ALONG MCMAHON BLVD AND STREET "A".

MAXIMUM BUILDING HEIGHTS ARE 26-FEET BUT MAY REACH 42-FOET IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING CODE.

ALL CANOPIES, ROOF STRUCTURES AND DESIGN ELEMENTS OF RELATED BUILDINGS SHALL BE ARCHITECTURALLY INTEGRATED TO THE MAIN BUILDING DESIGN.

BUILDINGS IN THE COMMERCIAL/OFFICE PARCEL MAY BE MIXED USE STRUCTURES ACCOMMODATING RETAIL STORES BELOW AND OFFICES/APARTMENTS ABOVE.

ANY CELL TOWERS SHALL BE CONCEALED AND/OR INTEGRATED INTO THE SURROUNDING ARCHITECTURE.

NO GENERIC FRANCHISE ELEVATION DESIGNS SHALL BE ALLOWED.

BUILDING MATERIALS PROHIBITED AS THE MAIN ARCHITECTURAL FEATURE INCLUDE THE FOLLOWING: EXPOSED, UNTREATED PRECISION BLOCK OR WOOD WALLS HIGHLY REFLECTIVE SURFACES METAL PANELING MATERIALS WITH HIGH MAINTENANCE REQUIREMENTS BLACK OR DARK ROOFS

UNSER/MCMAHON ADJACENT AREA (FINELAND)		DATE: 11/15/99		SHEET 2 3
Design Guidelines		SCALE: AS Shown		
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