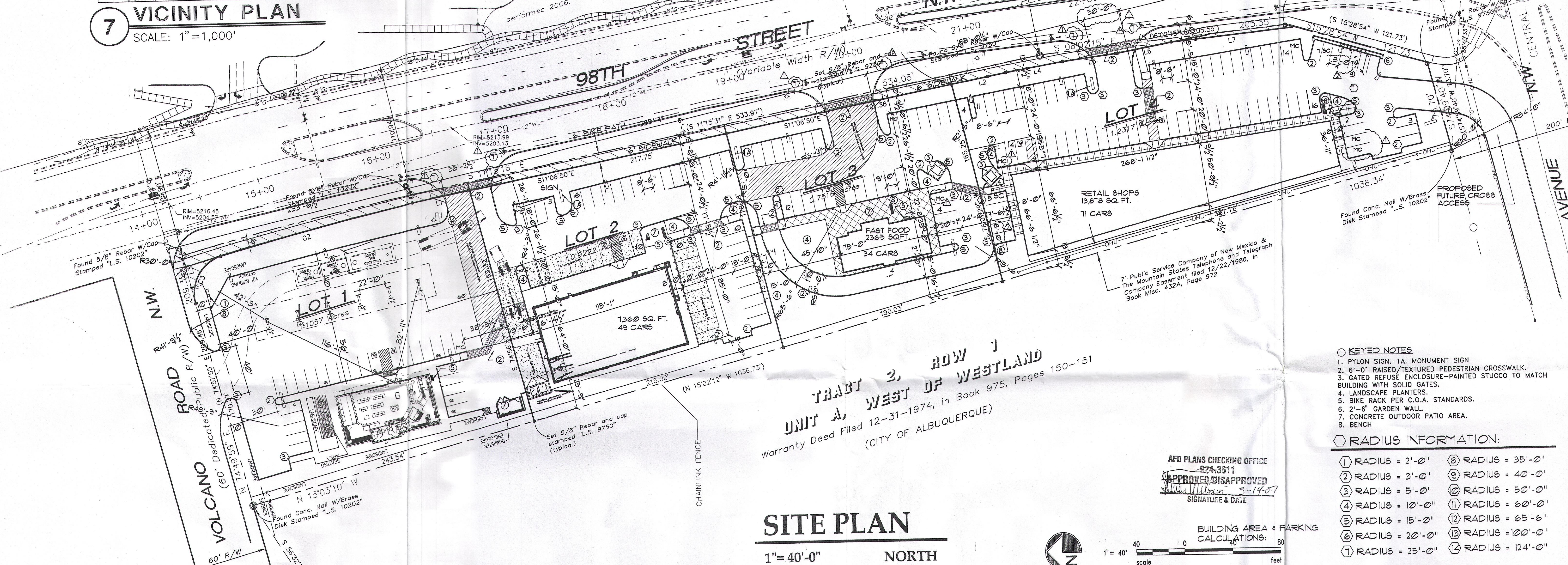


7 VICINITY PLAN

SCALE: 1"=1,000'



TRACT 2, ROW 1
UNIT A, WEST OF WESTLAND
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151
(CITY OF ALBUQUERQUE)

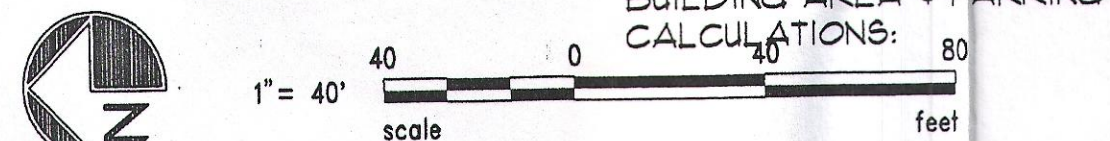
SITE PLAN

1"=40'-0" NORTH

LEGAL DESCRIPTION
TRACT "A" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.
CURRENT ZONING
BU 2 FOR PCA (PLANNED COMMERCIAL AREA)
TOTAL ACRES
4.1524 ACRES (TOTAL GROSS).

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL
General architecture character for pod structures is to follow the general design concept depicted on elevations of building for lot 2. Pod buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm953, (#2) bm1032and (#3) bm 993. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominately flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pod building walls. Slate tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1-4 will be delegated to the City of Albuquerque Design Review Board (DRB).
1, 3, 4



PAD ARCHITECTURAL DESIGN STANDARDS
Shall include the following elements to provide uniform standards for all pods. Each pod to follow building elevations provided. The lower 3'-4' of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco, color #2. Four or eight inch split face or accent block, color #1 - fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles). Each pod development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

COLOR PALETTE
color #1 light tan benjamin moore #953
color #2 medium light tan dado band base wall color #1032
color #3 brown/grey benjamin moore #993
color #4 monierlife concrete slate tile roofing, trim & accents (brown blend).

LINE TABLE			
LINE	LENGTH	BEARING	
L1	48.41'	S11°06'50"E	
L2	45.81'	S11°06'50"E	
L3	39.08'	N74°49'59"E	
L4	48.10'	S10°04'56"E	
L5	46.13'	S07°37'42"E	
L6	45.34'	S10°29'10"E	
L7	101.97'	S06°02'15"E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W

- KEYED NOTES**
1. Pylon sign, 1A. Monument sign
 2. 6'-0" raised/textured pedestrian crosswalk.
 3. Gated refuse enclosure-painted stucco to match building with solid gates.
 4. LANDSCAPE PLANTERS.
 5. BIKE RACK PER C.O.A. STANDARDS.
 6. 2'-6" GARDEN WALL.
 7. CONCRETE OUTDOOR PATIO AREA.
 8. BENCH
- RADIUS INFORMATION:**
- | | |
|-------------------|--------------------|
| ① RADIUS = 2'-0" | ⑧ RADIUS = 35'-0" |
| ② RADIUS = 3'-0" | ⑨ RADIUS = 40'-0" |
| ③ RADIUS = 5'-0" | ⑩ RADIUS = 50'-0" |
| ④ RADIUS = 10'-0" | ⑪ RADIUS = 60'-0" |
| ⑤ RADIUS = 15'-0" | ⑫ RADIUS = 65'-6" |
| ⑥ RADIUS = 20'-0" | ⑬ RADIUS = 100'-0" |
| ⑦ RADIUS = 25'-0" | ⑭ RADIUS = 124'-0" |

BUILDING AREA & PARKING CALCULATIONS:
LOT 1: 3,500 SF. BUILDING.
LOT SIZE= 48,164.29 SF OR 1.1057 A.C.
3,500 SF / 200 = 18 SPACES.
SPACES PROVIDED 26 SPACES.
1 MOTOR CYCLE
FAR= .07
LOT 2: 7,360 SF. BUILDING.
LOT SIZE= 40,171.03 SF OR .9222 A.C.
7,360 SF / 200 = 36 SPACES.
SPACES PROVIDED 49 SPACES.
1 MOTOR CYCLE
FAR= .18
LOT 3: FAST FOOD 2,365 SF. BUILDING.
LOT SIZE= 32,739.69 SF OR .7516 A.C.
1 CAR PER 4 PROVIDED SEATS
137 SEATS / 4 = 34 REQ. SPACES
SPACES PROVIDED 34 SPACES.
2 MOTOR CYCLE
FAR= .07
LOT 4: SHOPS 13,878 SF. BUILDING.
LOT SIZE= 53,652.85 SF OR 1.2317 A.C.
13,878 / 200 = 69 SPACES
SPACES PROVIDED 71 SPACES.
4 MOTOR CYCLE
FAR= .24

FLOOR AREA RATIO
TOTAL BUILDING AREA = 27,103 SQ/FT
TOTAL LOT AREA = 174,727.86 SQ/FT
TOTAL FAR = .16
PARKING NOTES:
TYPICAL STANDARD SPACES ARE -----8'-6" x 20'-0"
TYPICAL SMALL CAR SPACES ARE -----7'-6" x 15'-6"
TYPICAL HANDICAP SPACES ARE -----8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *
TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES
MOTOR CYCLE SPACES 8
TOTAL PROVIDED 188 SPACES
TOTAL REQUIRED SPACES = 157 SPACES
TOTAL PROVIDED SPACES = 188 SPACES

AFD PLANS CHECKING OFFICE
374-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

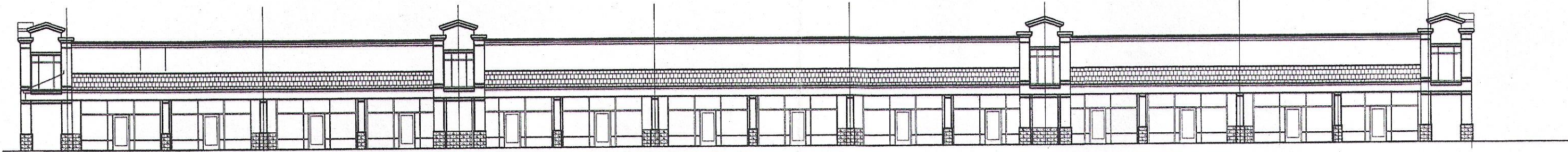
PROJECT NUMBER: 1003794
APPLICATION NUMBER: 07DEB-00181
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 03/22/07 and the findings and conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? () YES (X) NO. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL
Transportation Division
Water Utility Department
Parks and Recreation Department
City Engineer
Environmental Health Department
Solid Waste Management
DRB Chairperson, Planning Department
3-14-07
3-14-07
3-14-07
3-14-07
3-14-07
3-14-07
3-14-07
3-14-07

PROJECT TITLE: VOLCANO RD INT. MASTER PLAN
98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO
JOB NO. 0653
PROJECT MANAGER: ANTON DATILO
DRAWN BY: WRS
DATE: 11-1-2006
SCALE: 1"=40'
SHEET: AS1
SHEET TITLE: SITE PLAN FOR SUBDIVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110
FAX (505) 837-9877

REVISION	BY	DATE
1	AD	03/08/07
2	AD	03/01/07
3	AD	01/12/07

GENERAL CORRECTIONS
CORRECTED ACRAGE AND SMALL CAR PARKING SIZE
REVISED PER NOTICE OF DECISION



THE NORTHWEST CORNER OF
98TH AND CENTRAL IS TO BE KNOWN AS
VOLCANO POINT
VOLCANO POINT DESIGN STANDARDS

THE PURPOSE OF THESE DESIGN STANDARDS IS TO PROVIDE A FRAMEWORK TO ASSIST THE ARCHITECTS, LANDSCAPE ARCHITECTS AND DESIGNERS IN UNDERSTANDING THE VISION OF THE DEVELOPMENT GOALS. THE DESIGN STANDARDS SHOULD BE USED TO FACILITATE THE DESIGN OF BUILDINGS WHICH RESPECT THE EXISTING SITE CONDITIONS AND THE CHARACTER AND LAND USES OF THE ADJACENT PROPERTIES AND NEIGHBORHOODS.

THESE STANDARDS ADDRESS THE ISSUES OF LANDSCAPE SETBACKS, PEDESTRIAN AMENITIES, SCREENING, LIGHTING, SIGNAGE AND ARCHITECTURE THAT WILL ESTABLISH THE VISUAL IMAGE FOR VOLCANO POINT. THESE STANDARDS ARE ESTABLISHED TO CONTROL FUTURE COMMERCIAL DEVELOPMENT WITHIN VOLCANO POINT.

SUBSEQUENT SITE PLANS FOR BUILDING PERMITS SHALL BE CONSISTENT WITH THE DESIGN STANDARDS ESTABLISHED BY THIS SITE PLAN FOR SUBDIVISION AND SHALL BE APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION. MINOR AMENDMENTS TO THIS SITE PLAN FOR SUBDIVISION SHALL BE APPROVED ADMINISTRATIVELY BY THE PLANNING DIRECTOR IN ACCORDANCE WITH THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-2-22(A)(6). MAJOR AMENDMENTS SHALL BE REQUIRED APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION.

SITE PLANNING

IT IS INTENDED TO MAINTAIN A STANDARD QUALITY AND CONSISTENCY IN STYLE FOR SITE AMENITIES SUCH AS BENCHES, WALKWAYS, LIGHTING ETC., CREATING SAFE AND PLEASANT PEDESTRIAN CIRCULATION. THE FOLLOWING ARE INTENDED TO SET THOSE STANDARDS.

ALL PEDESTRIAN WALKWAYS THROUGHOUT VOCANO POINT SHALL BE BUILT TO CITY OF ALBUQUERQUE REQUIREMENTS

ALL CROSS WALKS BETWEEN PARCELS AND ACROSS DRIVES SHALL BE 6'-0" WIDE RAISED TEXTURED CONCRETE WALKS.

ALL PEDESTRIAN WALKS SHALL BE DESIGNED TO SATISFY AMERICAN WITH DISABILITIES ACT CRITERIA EXCEPT WHERE TOPOGRAPHY MAKES THIS UNFEASIBLE.

EACH BUILDING IS TO HAVE A CROSSWALK CONNECTION TO EACH OTHER.

EACH COMMERCIAL LOT IS TO HAVE AN OUTDOOR SITTING AREA WITH FIXED BENCH. EACH LOT SHALL PROVIDE A SECURE BICYCLE STORAGE RACK THAT IS CONVENIENTLY LOCATED TO EACH BUILDING AND IN A LOCATION LEAST OBSTRUCTIVE TO PEDESTRIAN AND VEHICULAR CIRCULATION.

PARKING

IN SUPPORT OF THE GOALS FOR PEDESTRIAN ACCESSIBILITY, CAREFUL ATTENTION SHOULD BE PAID TO THE PARKING DESIGN. AN EFFORT SHALL BE MADE BY SITE DESIGNERS TO MINIMIZE THE VISUAL IMPACT OF PARKING FACILITIES. IN REDUCING THE VISUAL IMPACT THE PARKING AREAS SHALL BE BROKEN WITH INTERMEDIATE LANDSCAPE AREAS. ADDITIONAL GUIDELINES ARE AS FOLLOWS.

HANDICAPPED PARKING SPACES SHALL BE PROVIDED ADJACENT TO THE BUILDING ENTRANCES.

PARKING SHALL BE DESIGNED TO INCLUDE A PEDESTRIAN ACCESS TO BUILDINGS.

PARKING AREAS ADJACENT TO 98TH STREET AND CENTRAL AVENUE ARE REQUIRED TO BE SCREENED BY THE USE OF LANDSCAPING, LANDSCAPING BERRIS, GARDEN WALLS OR ANY COMBINATION OF SCREENING. GARDEN WALLS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE SURROUNDING BUILDINGS.

OFF STREET PARKING REQUIREMENTS:

RETAIL AND FINANCIAL BUSINESSES SHALL BE REQUIRED TO HAVE FIVE PARKING SPACES PER 1000 SQUARE FEET OF LEASED BUILDING AREA.

SIT DOWN RESTAURANTS SHALL HAVE 15 SPACES PER 1000 SQUARE FEET OF BUILDING AREA. FAST FOOD RESTAURANTS SHALL HAVE 10 SPACES PER 1000 SQUARE FEET OF BUILDING AREA OR ONE PARKING SPACE PER FOUR SEATS.

EACH PARCEL SHALL HAVE A MOTORCYCLE PARKING AREA TO ACCOMMODATE TWO MOTORCYCLES.

LANDSCAPING

THE DEVELOPMENT OF THE OVERALL LANDSCAPE DESIGN SHALL ESTABLISH GUIDELINES THAT UNIFY THE PROPERTY AND IS APPROPRIATE FOR THE NEARBY NEIGHBORHOODS. THE LANDSCAPE DESIGN SHOULD EMPHASIZE LOW WATER NATIVE AND NATURALIZED PLANT SPECIES. ALL LANDSCAPE AREAS NEED TO BE COORDINATED AND RESPONSIVE TO EXISTING ENVIRONMENTAL CONDITIONS AND LOCAL BUILDING POLICIES. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE STREET TREE ORDINANCE AND LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE.

THE FOLLOWING ARE MINIMUM STANDARDS FOR THE DEVELOPMENT OF SPECIFIC LANDSCAPE PLANS:

STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT THE RATE OF ONE PER 30 LINEAR FEET. THEY MAY BE RANDOM OR REGULARLY PLACED.

THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ON THE PROPERTY. ALL PLANT MATERIALS, INCLUDING TREES, SHRUBS, GROUND COVERS, TURF, WILDFLOWERS, ETC. SHALL BE MAINTAINED BY THE PROPERTY OWNER FOR THE LIVING ATTRACTIVE CONDITION.

A MINIMUM OF 15 PERCENT OF THE SITE AREA FOR COMMERCIAL PROJECTS (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE DEVOTED TO LANDSCAPE MATERIALS.

LANDSCAPE AREAS SHALL BE A MINIMUM OF 36 SQUARE FEET AND A MINIMUM WITH OF 5 FEET. LIVING VEGETATIVE MATERIALS SHALL COVER A MINIMUM OF 15 PERCENT OF THE LANDSCAPED AREAS. THE AREA AND PERCENTAGE IS CALCULATED BASED ON THE MATURE CANOPY SIZE OF ALL PLANT MATERIAL.

ALL PLANT AREAS NOT COVERED WITH TURF SHALL HAVE A GROUND TOPPING OF RIVER ROCK, SHREDDED BARK, GRAVEL MULCH OR SIMILAR MATERIAL WHICH EXTENDS COMPLETELY UNDER THE PLANT MATERIAL.

LANDSCAPE HEADERS SHALL BE USED TO SEPARATE ANY TURF AND GROUND COVER AREAS.

TO SHADE AND MITIGATE VISUAL IMPACT OF LARGE EXPANSES OF PAVEMENT, INTERIOR PARKING AREAS SHALL HAVE ONE TREE FOR EACH 10 PARKING SPACES WITH NO SPACE BEING MORE THAN 100 FEET FROM A TREE.

15 PERCENT OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS AND HAVE A MATURE HEIGHT AND CANOPY OF AT LEAST 20 FEET.

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO SUPPORT ALL REQUIRED LANDSCAPING. IRRIGATION COMPONENTS SHOULD BE CHECKED PERIODICALLY TO ENSURE MAXIMUM EFFICIENCY.

MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
TREES 1 1/2 INCH CALIPER OR 10 TO 12 FEET IN HEIGHT
SHRUBS 4 GROUND COVER 1 GALLON
TURF GRASSES SHALL PROVIDE COMPLETE GROUND COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.

ARCHITECTURE

THE ARCHITECTURAL DESIGN SHALL DEMONSTRATE A QUALITY AESTHETIC CHARACTER THROUGHOUT THE PROPERTY AND SHOULD RESPOND TO CLIMATE, VIEWS, SOLAR SENSITIVITY AND AESTHETIC COMPATIBILITY.

COMMERCIAL ARCHITECTURAL STYLE

THE GENERAL ARCHITECTURAL CHARACTER FOR THE RETAIL STRUCTURES SHALL BE A CONTEMPORARY MISSION STYLE. ABOVE IS A PRELIMINARY ELEVATION OF THE PROPOSED ARCHITECTURAL THEME. RETAIL STORE FRONTS MAY HAVE PITCH ROOFS OVER COLONNADE COVERED WALK AREA. PITCHED ROOF AREAS ARE TO BE ROOFED WITH MONIER/LIFETILE SLATE TILE CHESTNUT BROWN. TOWER ELEMENTS ARE TO BE ARTICULATED TO WALK THROUGH WITH RAISED VAULTED CEILINGS AND UPPER OPENINGS TO ALLOW PENETRATION OF NATURAL LIGHT. MAIN STRUCTURE ROOFS ARE TO BE FLAT ROOFS WITH RAISED PARAPETS TO CREATE ROOF TOP EQUIPMENT SCREENING. OTHER FEATURES ARE TO INCLUDED CONCRETE MASONRY UNIT SPLIT FACED WAINGSCOT. ADDITIONAL DETAILS SUCH AS CORNICE TRIM, ORNAMENTAL FIXTURES ARE ALSO REQUIRED.

MAXIMUM BUILDING PARAPET HEIGHT IS LIMITED TO 26' WITH ARCHITECTURAL ACCENTS SUCH AS TOWERS AND ENTRY ELEMENTS MAY EXTEND ABOVE MAXIMUM PARAPET HEIGHT. THE MAXIMUM HEIGHT OF A PITCHED ROOF SHALL BE BASED ON THE AVERAGE HEIGHT BETWEEN THE PLATE AND RIDGE.

THE FOLLOWING ARE MINIMUM ARCHITECTURAL STANDARDS FOR COMMERCIAL DEVELOPMENT:

COMMERCIAL BUILDINGS SHALL COMPLY WITH SECTION 14-16-3-18, GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES OF THE COMPREHENSIVE CITY ZONING CODE, AS WELL AS OTHER LOCAL BUILDING AND FIRE CODES.

AWNINGS ARE PERMITTED ABOVE WINDOW AREAS. AWNINGS WITH PAINT OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED THE ALLOWABLE SIGN AREA OF BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCENT COLORS ON AWNINGS ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

REFLECTIVE GLAZING IS PROHIBITED. CLEAR BRONZE TINTED GLASS IS PERMITTED.

NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE ALLOWED.

ENTRYWAYS TO COMMERCIAL BUILDINGS SHALL BE CLEARLY DEFINED.

ROOFS MAY BE FLAT, PITCHED (TILE) OR A COMBINATION OF BOTH AND SHALL BE MADE OF NON-REFLECTIVE MATERIALS. ROOF TILE COLOR SHALL BE CHESTNUT BROWN. BUILDING FINISHES WILL BE STUCCO AND COLORS SHALL BE LIGHT TAN, MEDIUM TAN AND BROWN/GRAY.

SCREENING/BUFFERING

THE EFFECTIVE USE OF SCREENING DEVICES FOR PARKING LOTS, LOADING AREAS, REFUSE ENCLOSURES, DELIVERY/STORAGE AREAS AND MECHANICAL EQUIPMENT IS ESSENTIAL TO LIMIT THEIR ADVERSE VISUAL IMPACT ON THE PROPERTY. THE STANDARDS ESTABLISHED IN THE LANDSCAPE SECTION WILL PROVIDE THE MAIN OBJECTIVES TO SCREENING UNATTRACTIVE ELEMENTS AND ACTIVITIES.

PERIMETER FENCING ARE ALLOWED, HOWEVER, AN EFFORT SHOULD BE MADE BY THE SITE DESIGNER TO LESSEN ITS VISUAL IMPACT THROUGH LANDSCAPING, MEANDERING WITHIN LANDSCAPE AREA OR PROVIDING OPENINGS. WALLS AND FENCES SHALL COMPLY WITH SECTION 14-16-3-19 GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS OR THESE DESIGN STANDARDS AS SPECIFIED BELOW.

DRIVE-UP AND PICKUP WINDOWS SHALL BE SCREENED WITH A 5 FOOT HIGH OPAQUE WALL AND 5 FOOT WIDE (MINIMUM) LANDSCAPE AREA WITH EVERGREEN TREES. A BERM OF SAME HEIGHT AS THE WALL MAY BE PROVIDED IN LIEU OF THE WALL.

SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE SCREENED FROM THE VIEW OF THE ADJACENT RESIDENTIAL AREA. PUBLIC RIGHTS-OF-WAY AND ADJACENT MONUMENT AREA. FREE-STANDING DUMPSTER AND COMPACTOR LOCATIONS ARE TO BE GATED. SCREENING MATERIAL SHALL MATCH BUILDING WALL COLOR AND MATERIAL.

UNFINISHED BLOCK WALLS AND BARBED WIRE, CHAIN LINK, CONCERTINA WIRE AND PLASTIC/VINYL FENCING ARE PROHIBITED.

CLEAR SIGHT DISTANCES FOR SAFETY PURPOSES WILL BE MAINTAINED AT ALL DRIVEWAY LOCATIONS.

THE MAXIMUM HEIGHT OF RETAINING WALLS IS 8 FEET. AREAS REQUIRING GREATER RETAINAGE ARE REQUIRED TO BE TERRACED WITH A 4 FOOT HORIZONTAL SEPARATION BETWEEN WALLS.

LIGHTING

IN ORDER TO ENHANCE THE SAFETY, SECURITY AND VISUAL AESTHETICS CAREFUL CONSIDERATION MUST BE GIVEN TO BOTH THE DAYTIME AND NIGHT-TIME APPEARANCE OF THE LIGHTING DESIGN AND FIXTURES. THE PRIMARY DESIGN OBJECTIVE OF THE SITE LIGHTING SHALL BE TO MAXIMIZE PUBLIC SAFETY WHILE NOT AFFECTING ADJACENT PROPERTIES, BUILDINGS OR ROADWAYS WITH UNNECESSARY GLARE, REFLECTION OR BRIGHT LIGHTING.

THE FOLLOWING ARE THE GUIDELINES TO THE LIGHTING DESIGN TO SUCCESSFULLY ACCOMPLISH THESE GOALS:

ALL LIGHTING SHALL COMPLY WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE. PLACEMENT OF FIXTURES AND STANDARDS SHALL CONFORM TO STATE AND LOCAL SAFETY AND ILLUMINATION STANDARDS.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN COMMERCIAL PARKING AREA.

PAD SIGHT LIGHTING SHALL NOT EXCEED 20 FEET FROM THE FINISHED GRADE TO THE TOP OF THE POLE. MAIN COMMERCIAL PARKING AREA LIGHTING SHALL NOT EXCEED 30 FEET. PARKING LOT LIGHTS WITHIN 100 FEET OF RESIDENTIAL AREAS SHALL BE A MAXIMUM OF 16 FEET HIGH FROM FINISHED GRADE TO TOP OF POLE.

IMPOSED UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS SHALL BE SHIELDED SHOE BOX-TYPE FIXTURES.

INDIVIDUAL SITE LIGHTING STANDARDS SHALL BLEND WITH THE ARCHITECTURAL CHARACTER OF THE BUILDINGS AND OTHER SITE FIXTURES.

THE LOCATION OF LIGHT FIXTURES SHALL BE IDENTIFIED ON SUBSEQUENT SITE PLANS FOR BUILDING PERMIT.

AREA LIGHTING SHALL BE RESTRICTED TO A MAXIMUM OFF-SITE LUMINANCE OF 1000 FOOT-LAMBERTS FROM ANY POINT AND MAXIMUM OF 200 FOOT-LAMBERTS FROM ANY RESIDENTIAL PROPERTY LINE.

ACCENT LIGHTING IS PERMITTED, HOWEVER SURFACE LIGHTING IS LIMITED TO AN AVERAGE OF 2 FOOT-CANDLES MEASURED 4 FEET FROM THE SURFACE LEVEL OF ANY POINT ON THE BUILDING SURFACE BEING ILLUMINATED. UTILITIES

TO ENSURE THE OVERALL AESTHETIC QUALITY AND THE NATURAL ENVIRONMENT, THE VISUAL IMPACT OF UTILITIES AND EQUIPMENT SHOULD BE MINIMIZED BY THE FOLLOWING:

TRANSFORMERS, UTILITY PADS AND TELEPHONE BOXES SHALL BE APPROPRIATELY SCREENED WITH WALLS AND/OR VEGETATION WHEN VIEWED FROM THE PUBLIC RIGHT-OF-WAY.

WHEN AN ABOVEGROUND BACK FLOW PREVENTION DEVICE IS REQUIRED BY THE CITY OF ALBUQUERQUE, THE HEATED ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE ARCHITECTURAL MATERIALS USED AS THE MAIN ELEMENTS OF THE BUILDING. IF PREFABRICATED FIBERGLASS ENCLOSURES ARE USED, THEY SHALL BE APPROPRIATELY SCREENED FROM VIEW BY WALLS AND/OR LANDSCAPING.

SIGNAGE

THE FOLLOWING SIGNAGE STANDARDS WERE DEVELOPED TO REGULATE THE SIZE, LOCATION, TYPE AND QUALITY OF THE SIGN ELEMENTS WITHIN VOLCANO POINT. THE PRIMARY GOAL IS TO PROVIDE A SIGNAGE PROGRAM WITH QUALITY, MAINTAINS A CONSISTENT STYLE, CREATES A SENSE OF ARRIVAL AND COMPLEMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT.

ALL SIGNS SHALL BE IN COMPLIANCE WITH SECTION 14-16-3-5 GENERAL SIGN REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE.

ONE ARCHITECTURALLY COORDINATED 22 FOOT TALL SIGN, 100 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG CENTRAL AVENUE. ONE ARCHITECTURALLY COORDINATED 16-FOOT TALL SIGN PER PARCEL (TOTAL 4), 50 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG 98TH STREET. EACH BUILDING PAD IS PERMITTED 50 SQUARE FEET MONUMENT SIGN ADJACENT TO THE INTERNAL SITE DRIVE.

ALL BUILDING MOUNTED SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOPS BUILDINGS.

ALL SIGNS ARE TO BE OF INDIVIDUAL LETTERS. THE FOLLOWING TYPES OF LETTERS ARE ACCEPTABLE

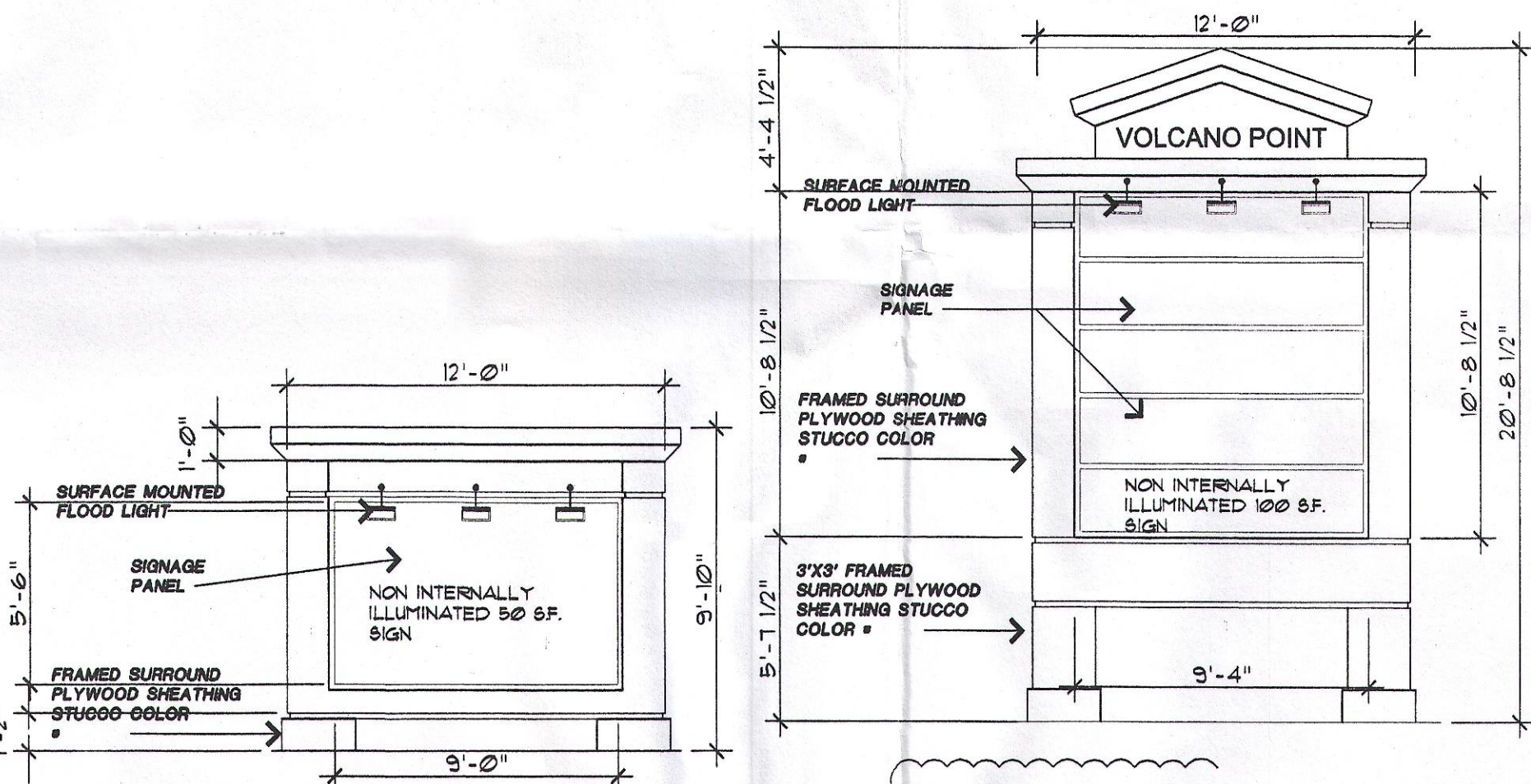
TYPE 1: OPAQUE LETTERING INDEPENDENTLY ILLUMINATED BY GOOSE NECK TYPE LIGHTING

TYPE 2: CHANNEL LETTERS DARK BROWN OR BLACK IN COLOR INTERNALLY ILLUMINATED WITH LETTER SIDES TO MATCH LETTER FACE COLOR. FACE COLORS TO BE TO THE DISCRETION OF THE TENANT.

TYPE 3: SAME AS TYPE 2 EXCEPT HALO LIT.

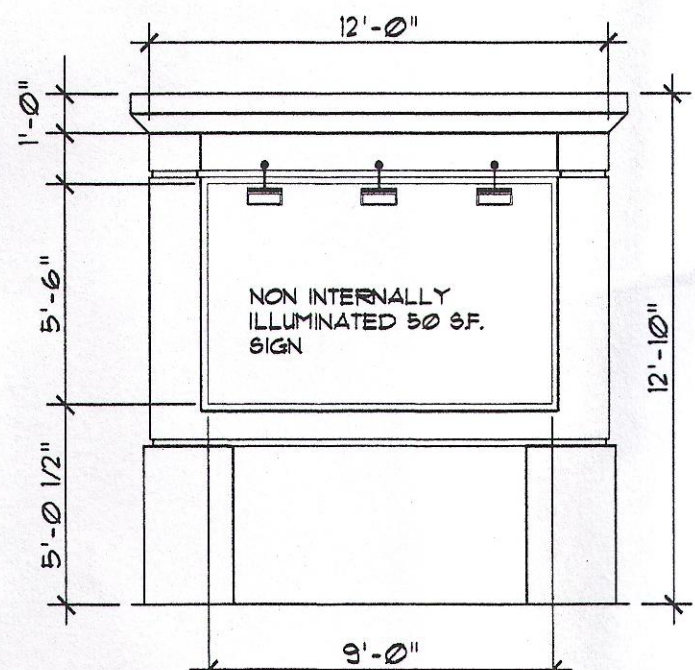
TYPE 4: HALO LIT LETTERS CUT OUT OF SOLID METAL BACKGROUND SPACED OFF THE FACE OF THE BUILDING.

CAN TYPE SIGNS ARE PROHIBITED, ANY SPECIAL LOGOS ASSOCIATED WITH SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-ILLUMINATED FASHION FOR SPECIFIC APPROVAL.



50 S.F. 98TH STREET NW
SIGNS

100 S.F. CENTRAL AVE.



50 S.F. 98TH STREET NW
PARCEL 1 SIGN

REV	DATE	BY	REVISION
1	03/08/07	AD	GENERAL CORRECTIONS
2	01/12/07	AD	REVISED PER NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

DRAWN BY:
WKS

JOB NO.
0653

PROJECT MANAGER
ANTON DATTILO

SHEET TITLE
SITE PLAN FOR SUBDIVISION

DATE:
11-1-2006

SCALE:
1"=40'

sheet-
AS2

of