

ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES

ADMINISTRATIVE AMENDMENT	
FILE # 12-10146	PROJECT # 1003483
no buffering & fencing adj. to road zone	
APPROVED BY	DATE 1/14/13

December 20, 2012 - Administrative Amendment to clarify and revise language regarding the required landscaped buffer adjacent to residential zoning, defining locations where chain link fencing is allowed, and defining locations where security fencing is allowed.

EPC Case No. Z-92-57

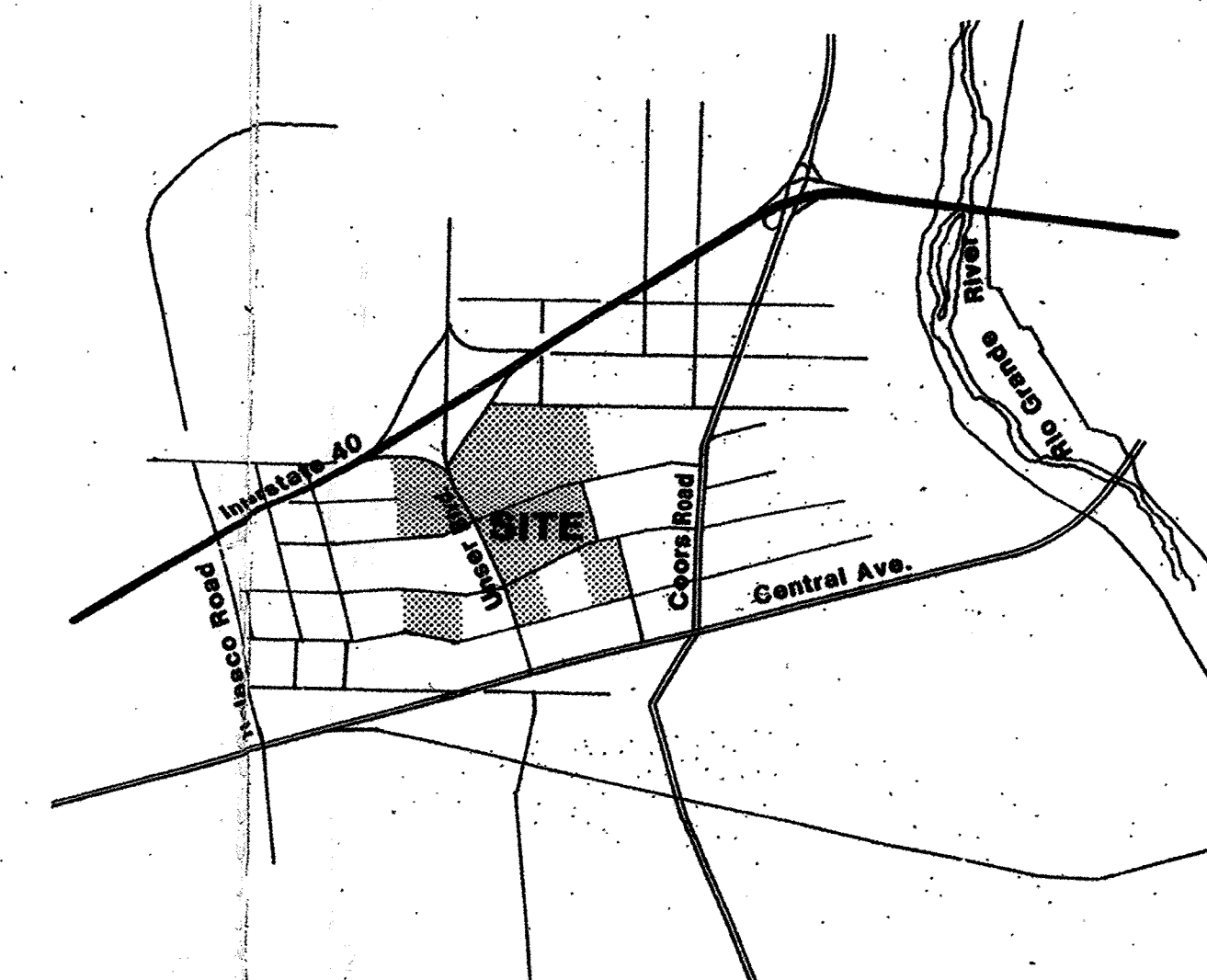
Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.

3. A minimum 20 foot landscape buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading or trash receptacles may be located adjacent to the residential zoning. The landscape buffer shall be consistent with the requirement as stated on Sheet 3, Landscape Standards, Bullet #12. A solid 6 foot high opaque wall or fence shall be required along any property line abutting and separating a residential zone from an industrial zone (chain link fence with slats shall not constitute acceptable screening).

1 Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.

2 Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).



Vicinity Map

Sheet Index

- 1 Illustrative Site Plan
- 2 Landscape Development Plan
- 3 Development Sketches
- 4 Development Sketches
- 5 Development Sketches
- 6 Conceptual Overall Drainage Plan (fully developed)
- 7 Conceptual Overall Drainage Plan (partially developed)
- 8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
- 9 Conceptual Grading & Drainage Plan (20 acre site)
- 10 Conceptual Grading & Drainage Plan (interim condition)

Project Team Directory

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

Prepared By:

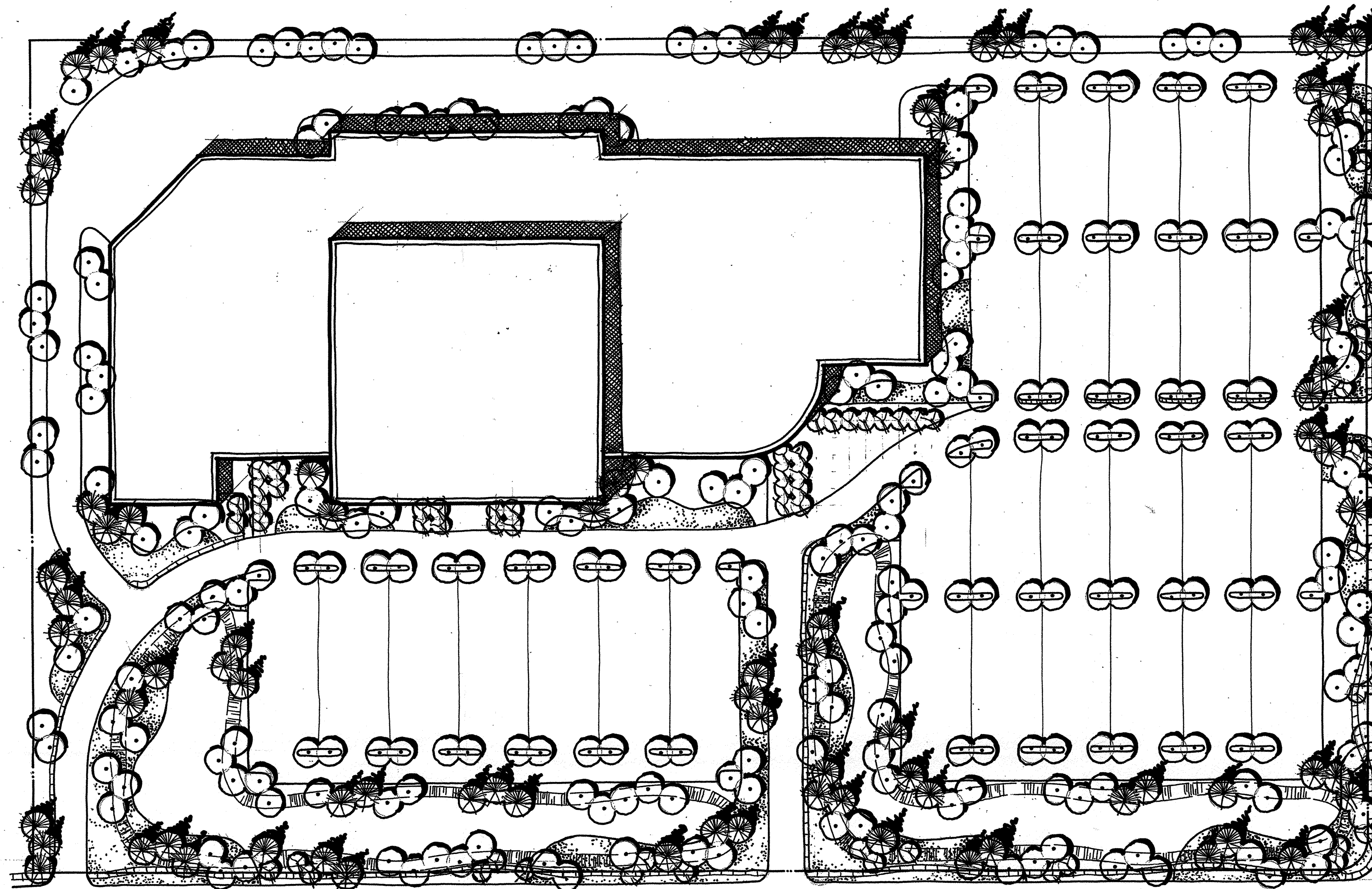
Development/Real Estate Consultant
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0552

Planning/Landscape Architecture
Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801

Civil Engineer
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021

ADMINISTRATIVE AMENDMENT	
File # 04-00823	Project # 1003483
Developer Standards Adjustment	
APPROVED BY	DATE 6/11/04

October 28, 1992



TYPICAL 20 ACRE SITE

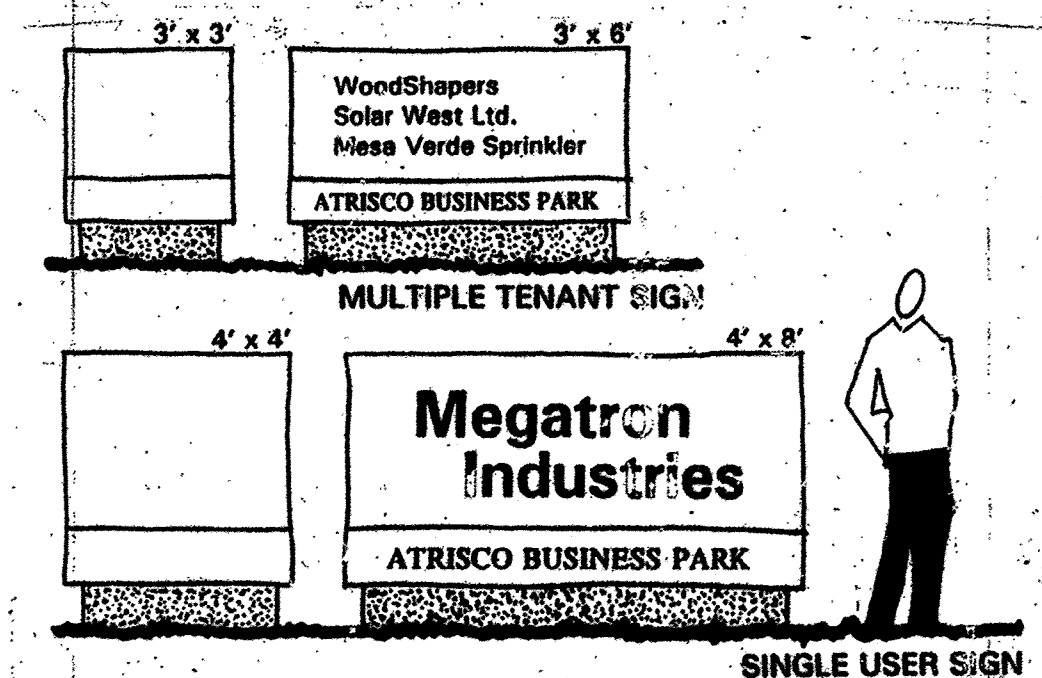
SITE DATA

Net Site Area:	911,250 s.f. (20.9 ac)
Building Area:	273,375 s.f. (.3 FAR)
Parking Spaces Required:	840 (20 hdp)
Parking Spaces Provided:	903 (20 hdp)
Landscape Area Required:	182,250 s.f.
Landscape Area Provided:	255,570 s.f.

The following are general guidelines for signage design and placement:

- All elements of a sign shall be maintained in a visually appealing manner.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- Signage may be illuminated by concealed light sources located flush with grade or with back lit channel letters.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- One free-standing sign is allowed for each street frontage of each premises which has at least 200 linear feet of street frontage.

Building identification signs, tenant signs, and directional signs make up the total signage package.



Building Identification Signs

These signs identify the complex name of multi-tenant buildings or the company name of single-user buildings. Generally, these will be free-standing signs that shall not exceed 32 square feet in total area and shall be limited to the dimensions indicated below. Free-standing signs shall be placed at the back of the public right-of-way line but outside of the safety vision triangle at entries and intersections.

DEVELOPMENT SKETCHES

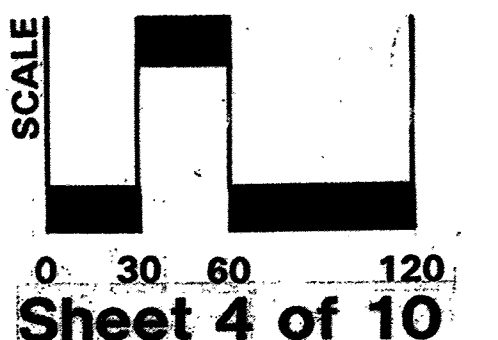
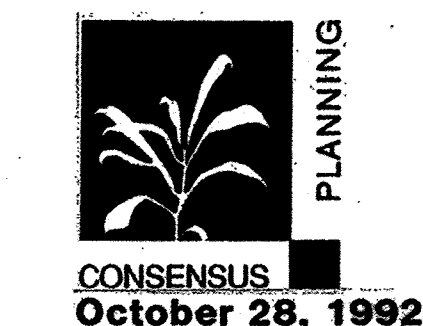
ATRISCO BUSINESS PARK

Prepared For: Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

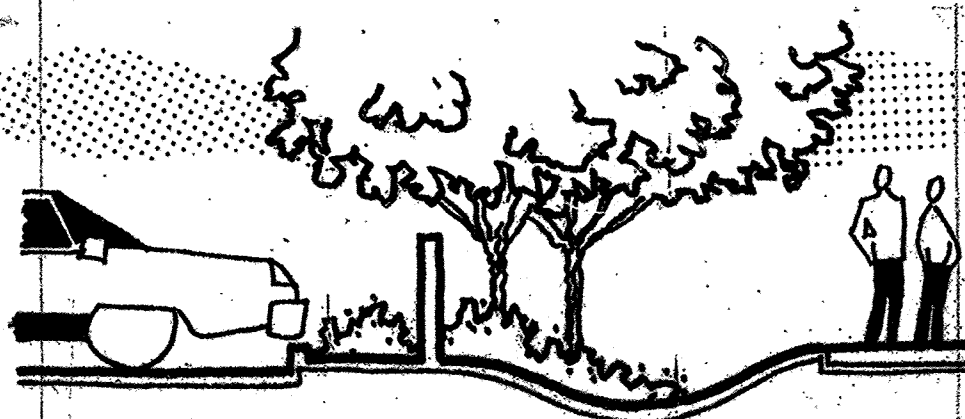


SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions will 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 will also serve a major screening function within the Atrisco Business Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

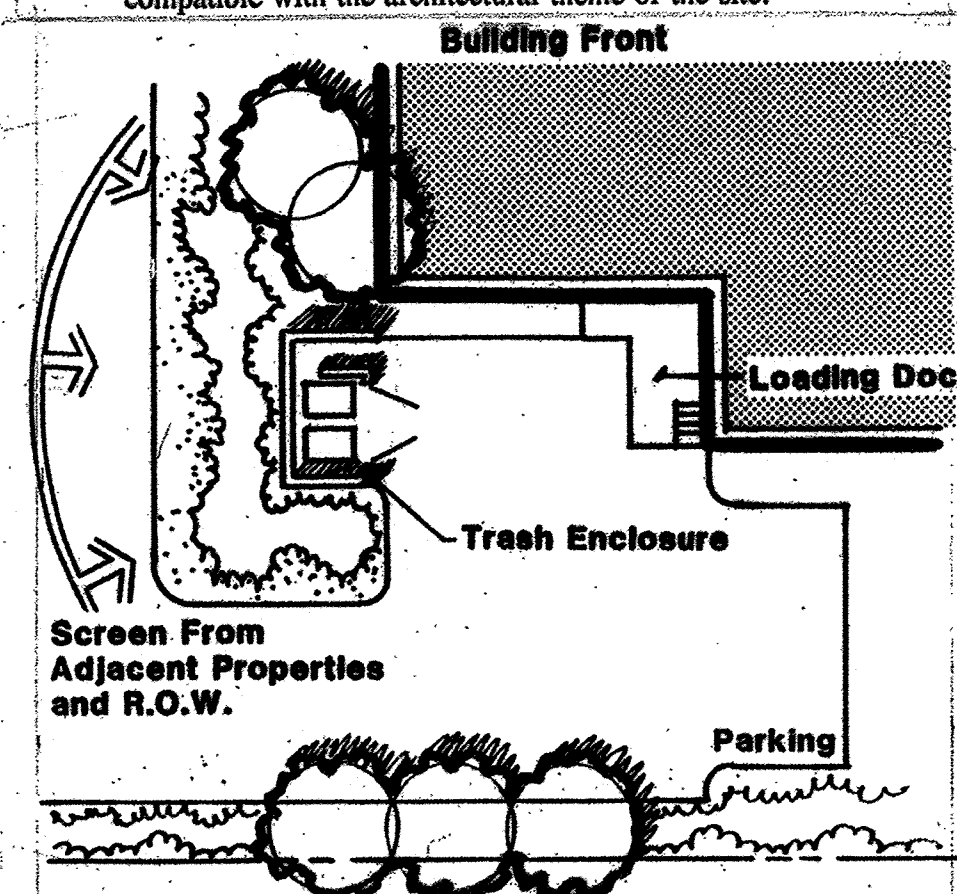
The following are standards to ensure effective screening of negative elements:

Parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 4 feet. Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.



All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections.

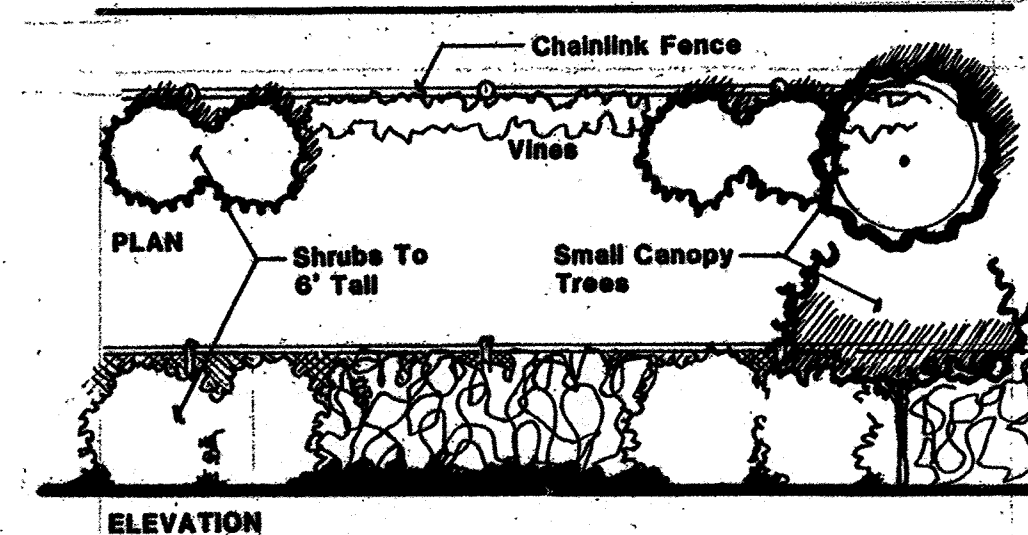
The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.



No refuse collection areas shall be allowed between any street and building front.

When security fencing is required along a public right-of-way, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. Chain link fencing is not permitted adjacent to a public right-of-way. Chain link fencing is permitted along the rear and side property lines between industrial zoned properties and is also permitted within the interior portion of the property provided it is set back a minimum of 20 feet from a property line abutting a residential zone.

The use of barbed or concertina wire is not permitted on the top of fences or walls except as required for security purposes. Barbed or concertina wire may not be used within 20 feet of a property line abutting a residential zone.



LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Atrisco Business Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

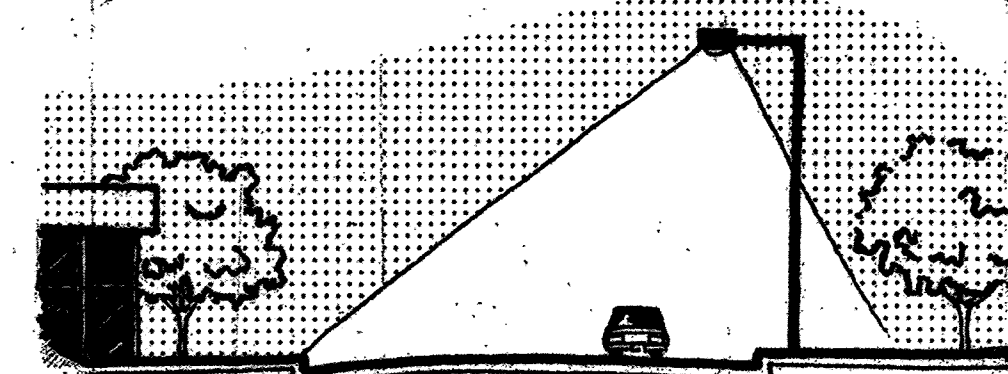
The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards should blend with the architectural character of the building and other site fixtures.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadway.

Street light standards may range from 30 to 40 feet above the roadway.

The height of parking area lights may range from 20 to 30 feet.

Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.



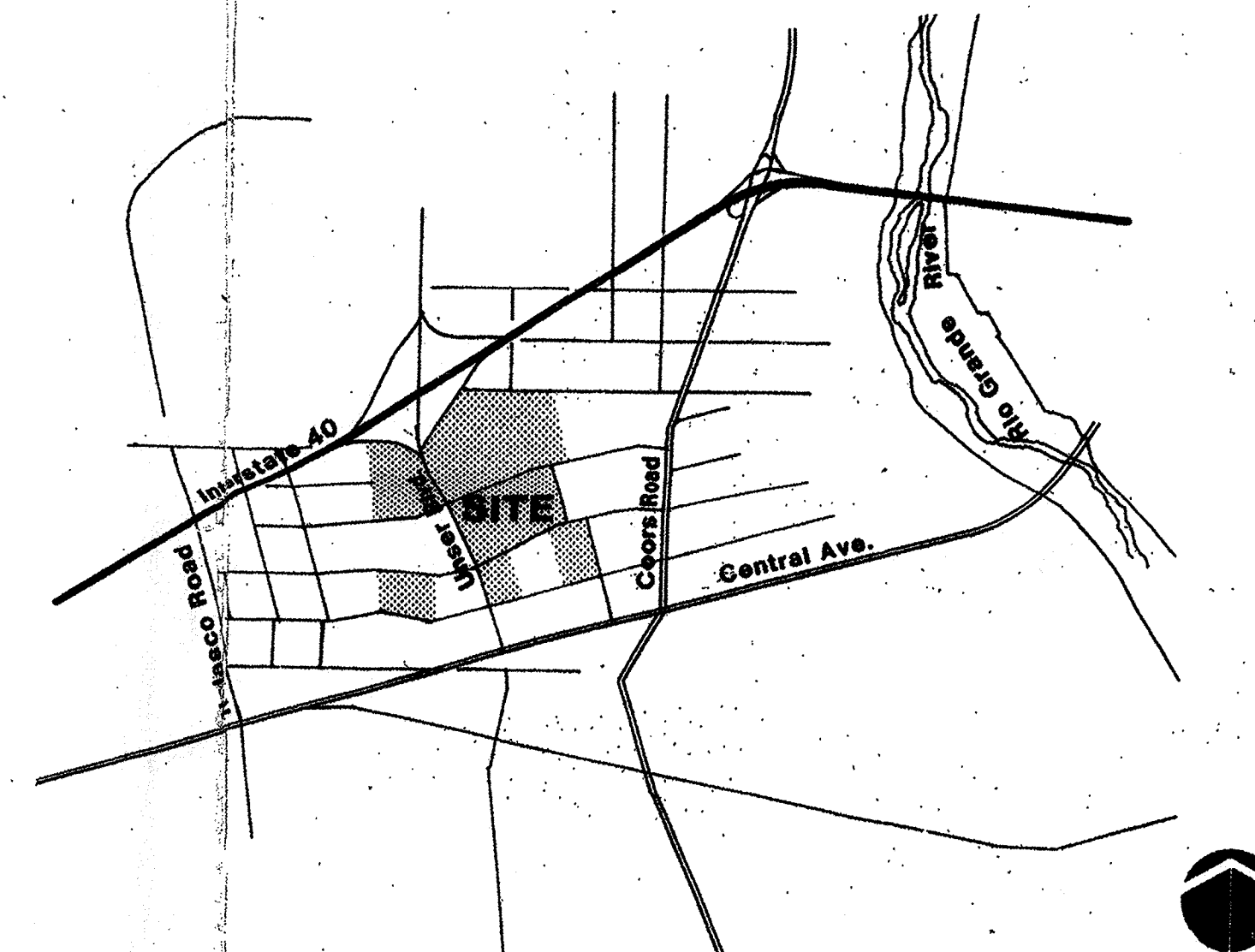
Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either concealed at grade or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Atrisco Business Park. 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.

ATRISCO BUSINESS PARK

MASTER DEVELOPMENT PLAN FOR IP USES



Vicinity Map

Sheet Index

- 1 Illustrative Site Plan
- 2 Landscape Development Plan
- 3 Development Sketches
- 4 Development Sketches
- 5 Development Sketches
- 6 Conceptual Overall Drainage Plan (fully developed)
- 7 Conceptual Overall Drainage Plan (partially developed)
- 8 Conceptual Grading & Drainage Plan (2.5 & 10 acre sites)
- 9 Conceptual Grading & Drainage Plan (20 acre site)
- 10 Conceptual Grading & Drainage Plan (interim condition)

EPC Case No. Z-92-57

Approved by the City of Albuquerque Environmental Planning Commission on October 15, 1992 subject to the following conditions:

1. All revised documents shall include all of the area in the boundaries of the Atrisco Business Park Master Plan.
2. It shall be clearly stated that all future development in the plan boundaries shall comply with the revised standards.
3. A minimum 20 foot landscaped buffer shall be provided between all property zoned for industrial use and residential zoning to create a reasonable visual separation. No exterior loading, service, trash or storage areas may be located adjacent to the residential zoning. Employee parking or building surfaces are the only appropriate uses adjacent to residential development and zoning.

- 1 Amendment to the landscape portion of the development standards (sheet 3), approved May 22, 1997.
- 2 Amendment to allow Coors Corridor Plan exceptions for setbacks and signage along Coors Boulevard (Sheet 3).

Project Team Directory

Prepared For:

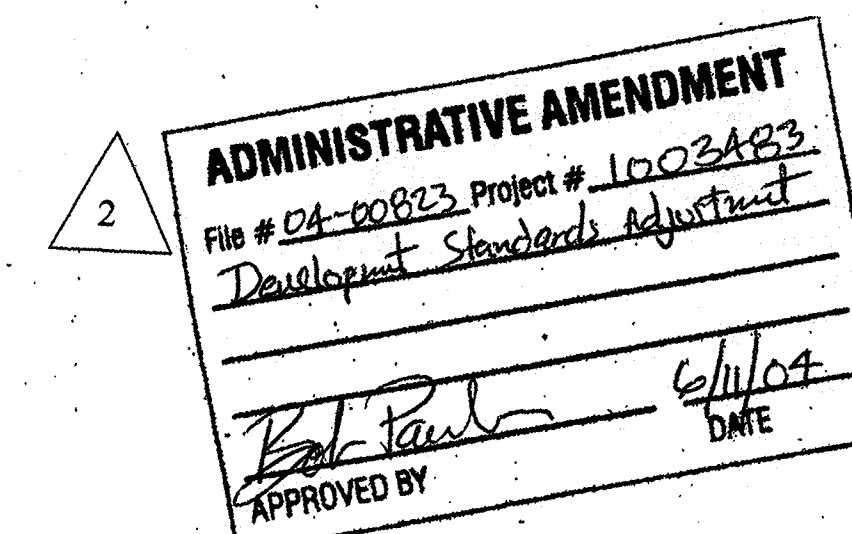
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102
(505) 765-2036

Prepared By:

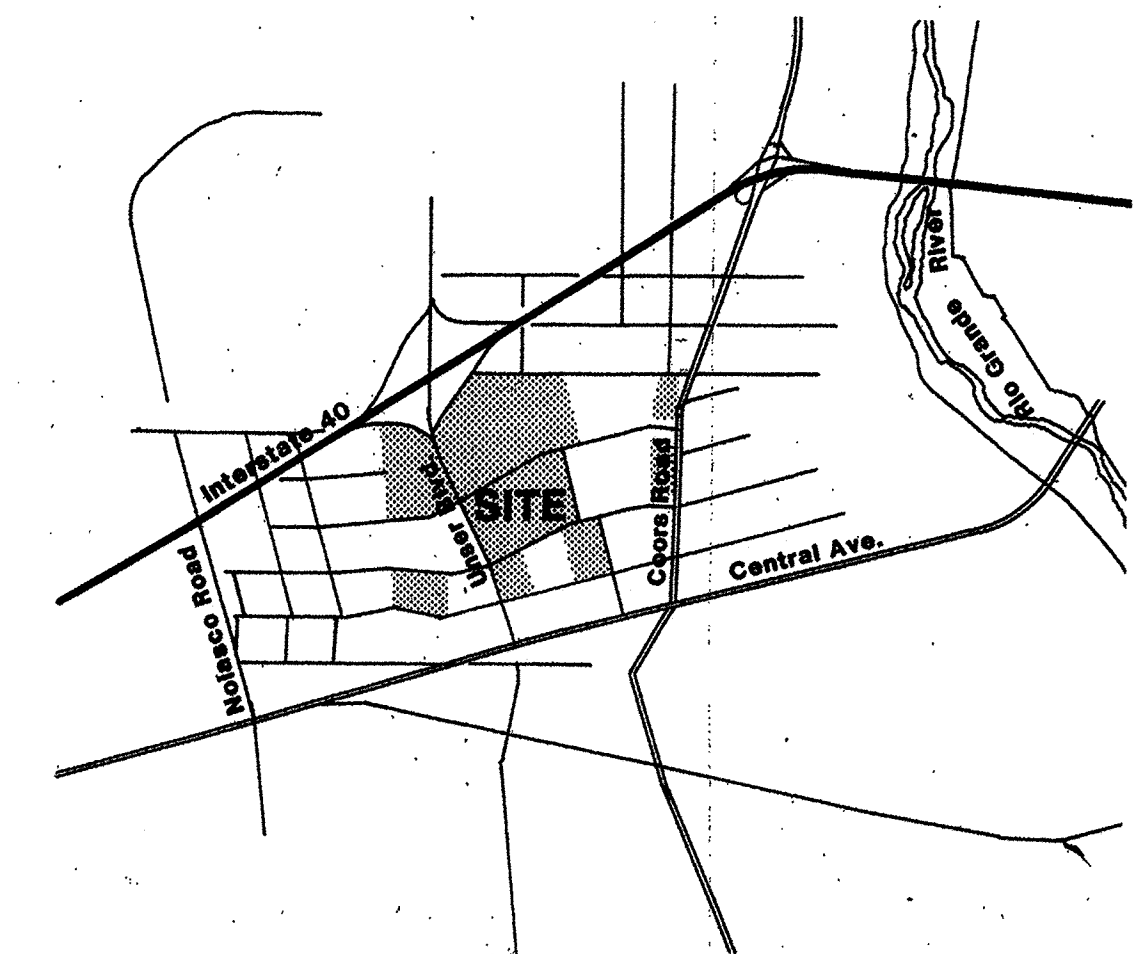
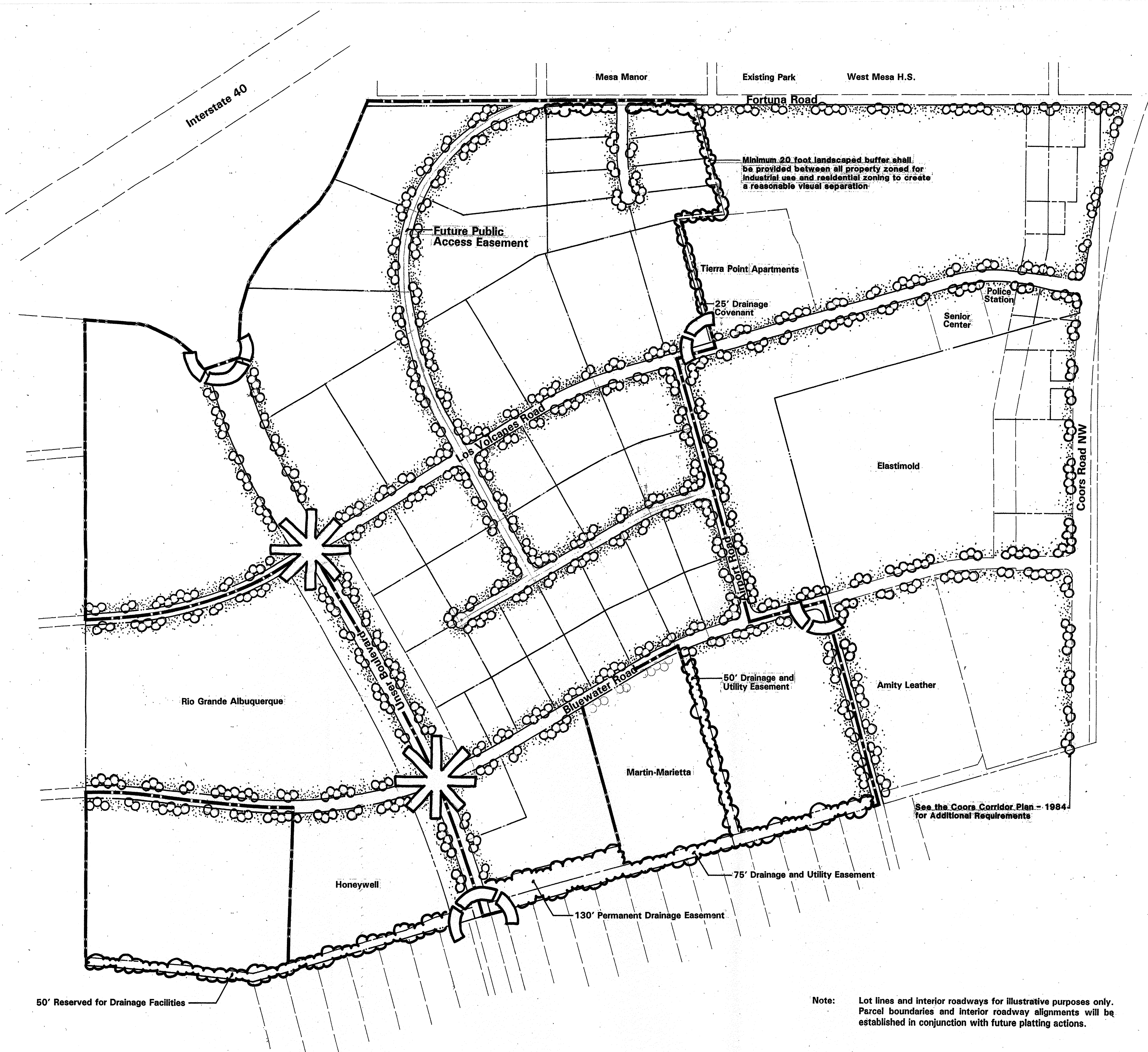
Development/Real Estate Consultant
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111
(505) 828-0552

Planning/Landscape Architecture
Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801

Civil Engineer
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021




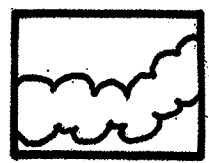


October 28, 1992



SITE VICINITY

LEGEND

-  PROJECT ENTRY
-  MAJOR INTERSECTION
-  STREETScape
-  OPEN SPACE

LANDSCAPE DEVELOPMENT PLAN

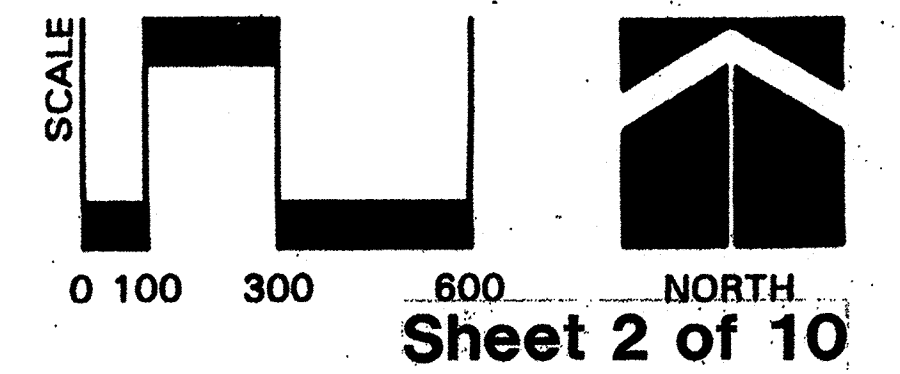
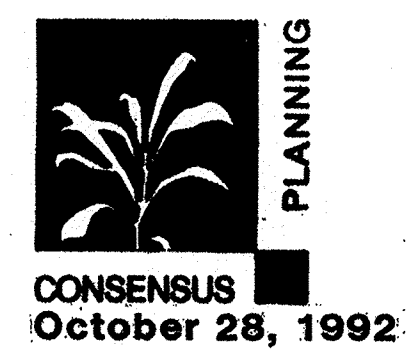
ATRISCO BUSINESS PARK

Prepared For: Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114



DEVELOPMENT STANDARDS

The purpose of these Development Standards is to provide a framework to ensure a high quality character and visual appearance. These standards address the issues of landscape, setbacks, screening, lighting, signage, and drainage that will create the visual image for Atrisco Business Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code, and other pertinent City ordinances, including but not limited to, the Water Conservation Landscaping and Water Waste Ordinance, and Street Tree Ordinance. These standards apply to all properties within the Atrisco Business Park.

LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Atrisco Business Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials is extremely important as landscape elements are a strong unifying element for a project of this size. Site landscape concepts should be sensitive to water use, and create landscapes which meet environmental, aesthetic, and maintenance concerns.

LANDSCAPE STANDARDS

The following are minimum standards for the development of specific site landscape plans:

A minimum of twenty percent (20%) of the net site area shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

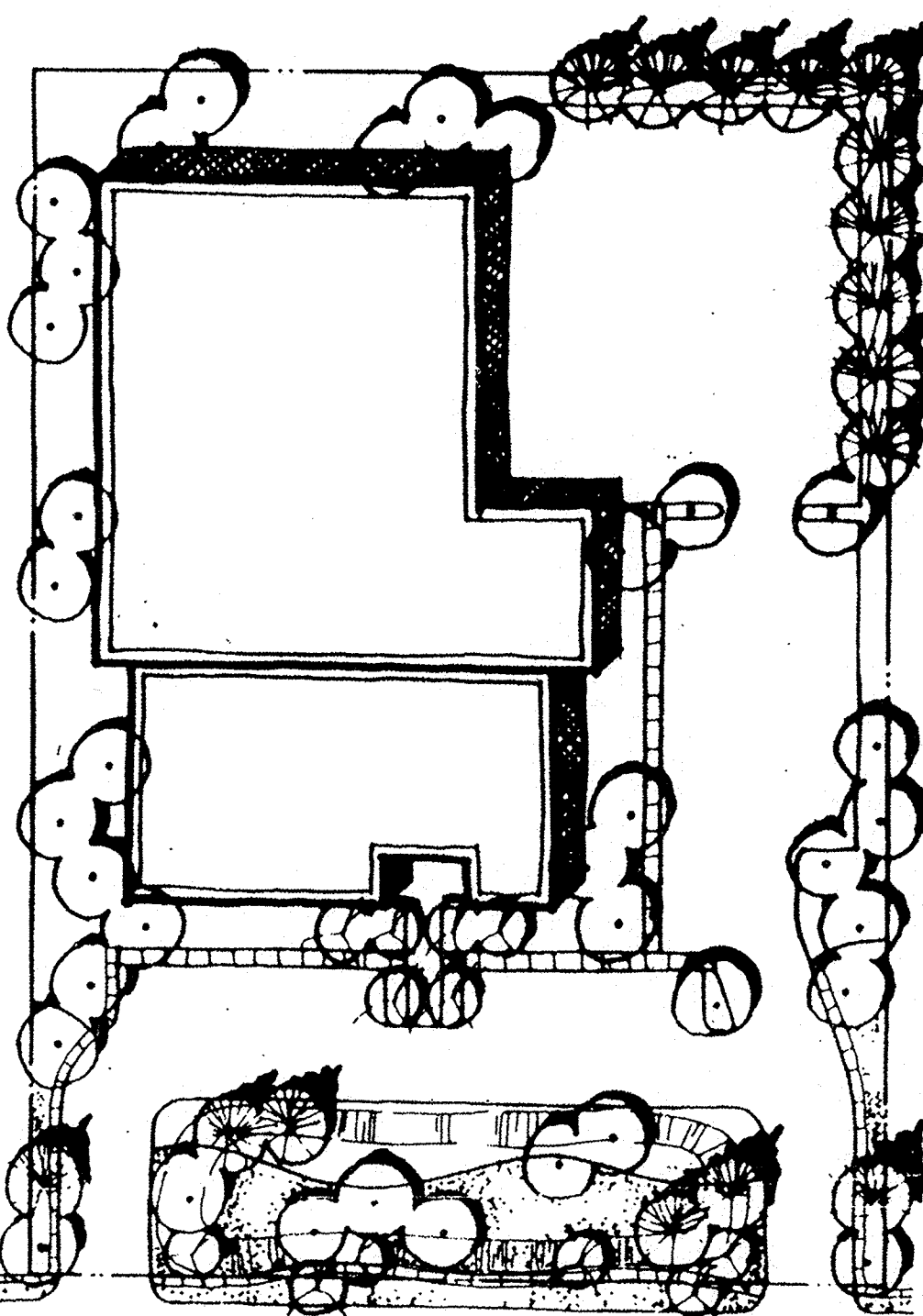
Seventy-five percent (75%) of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.

High water use turf is limited to a maximum of twenty percent (20%) of the landscape area. However, low water use turf grasses such as Buffalo grass and Blue Grama, are encouraged. Turf areas should be located at the most prominent visual points, such as, vehicular and pedestrian entries to the site and buildings.

All landscape areas not covered with turf shall have a top dressing of crushed rock, river rock, bark mulch, or similar material which extends completely under the plant material. Colors allowed shall be of the earth tone ranges, including pale shades of red. The use of red or black lava rock is not permitted. Areas seeded with native shrubs, grasses and/or wildflowers shall be top dressed with straw, and crimped.

Appropriate headers shall be used to separate any provided turf areas from shrub or groundcover planting areas. Headers may be 6" x 6" concrete, brick, or 1/8" x 4" steel.

The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale or form to highlight these areas.



Street trees shall be provided as follows: One (1) tree is required for each twenty-five linear feet (25 LF) of street frontage, including any driveways. A street tree is defined as being located within twenty feet (20') of the back of curb of the adjacent street. The required street trees should be informally clustered with no more than a fifty foot gap between groupings, and shall have a 70:30 mix of deciduous to evergreen trees.

In addition to the street trees, one (1) tree is required for every forty linear feet (40 LF) of the remaining site perimeter. Included in this area are the rear and side yard setbacks.

To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one (1) tree for each ten (10) parking stalls with no stall being more than one hundred feet (100') from the trunk of a tree. A parking lot tree is defined as being within the interior of, or within ten feet (10') of the outside curb or perimeter of the parking lot. Parking lot trees are to be separately calculated from the required street or perimeter trees.

Seventy-five percent (75%) of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet (25').

A landscape strip of no less than ten feet (10') shall be maintained between a parking area and the street right of way.

As a minimum, a twenty foot (20') landscaped buffer is required between industrial and residential uses. The buffer shall consist primarily of evergreen trees which must be at least ten feet (10') tall when planted and be capable of reaching a mature height of twenty five feet (25'). The trees shall be spaced at a maximum of thirty feet (30') on center.

Minimum plant sizes at time of installation shall be as follows: large canopy shade trees shall have a 2" caliper, or be 10 to 12 feet in height; accent trees shall have a 1-1/2" caliper, or be 8 to 10 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of chemical spray or previous filter material.

An underground irrigation system shall be provided which is controlled by an automatic controller having multiple programming capabilities. Temporary irrigation systems shall be allowed for establishment of erosion control and revegetation plants. Temporary systems shall be removed at time of vegetation establishment.

1. PLANT PALETTE

Street Trees

Fraxinus spp. Ash varieties
Gleditsia triacanthos spp. Honeylocust varieties
Platanus acerifolia London Plane Tree
Pinus nigra Austrian Pine
Pyrus spp. Flowering Pear varieties

General Use Trees, Shrubs & Groundcovers

Refer to the Albuquerque Plant List provided as a supplement to the Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Locally acquired or low pollen producing plants are required per City ordinance.

TYPICAL 2.5 ACRE SITE

SITE DATA

Net Site Area 112,000 s.f. (2.5 ac)
Building Area 33,600 s.f. (.3 FAR)
Parking Spaces Required: 33 (2 hdep)
Parking Spaces Provided: 42 (2 hdep)
Landscape Area Required 22,400 s.f.
Landscape Area Provided 34,780 s.f.

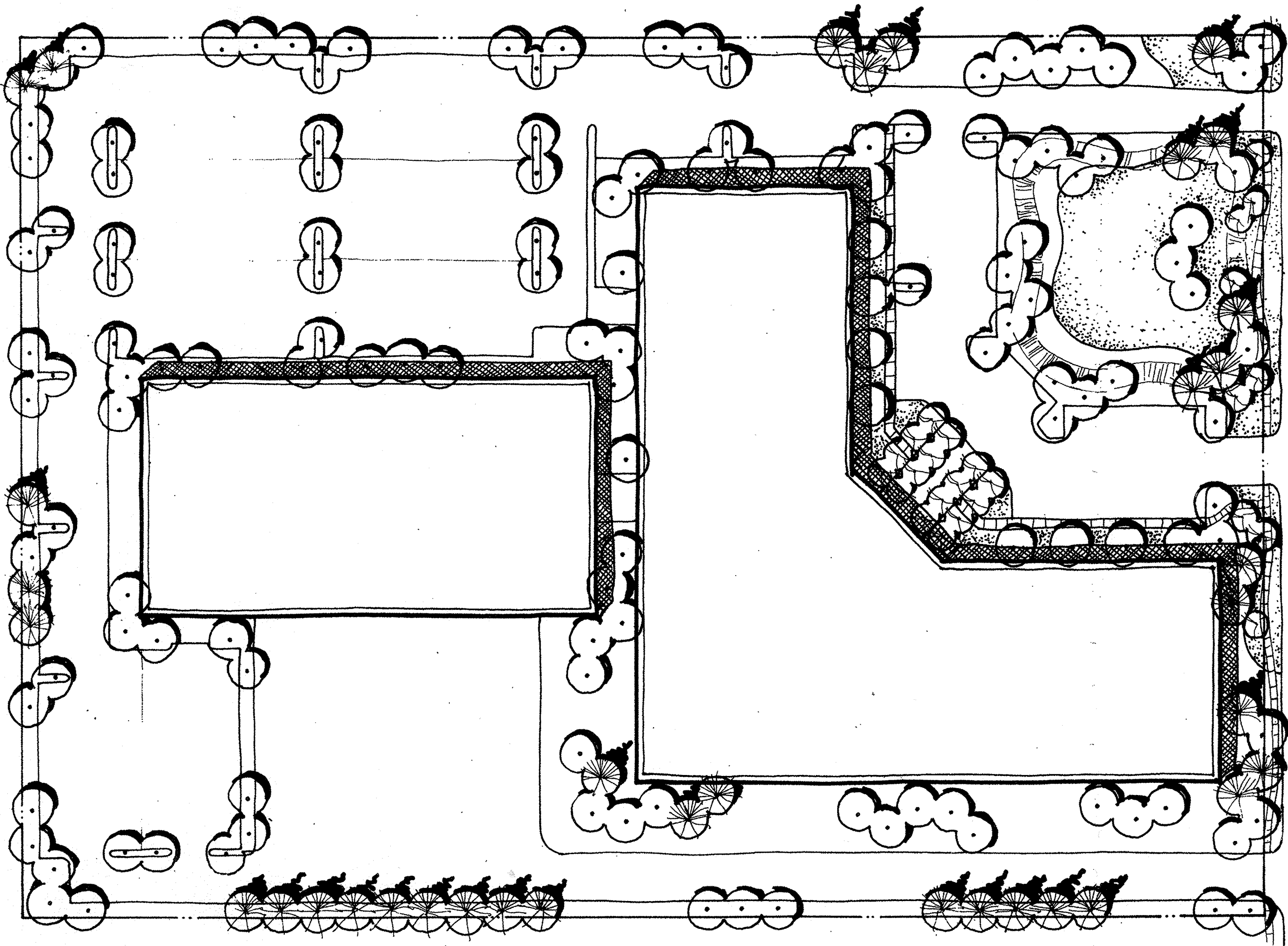
2. COORS CORRIDOR PLAN EXCEPTIONS

Setbacks

Setbacks along Coors Boulevard shall be in conformance with the Coors Corridor Plan.

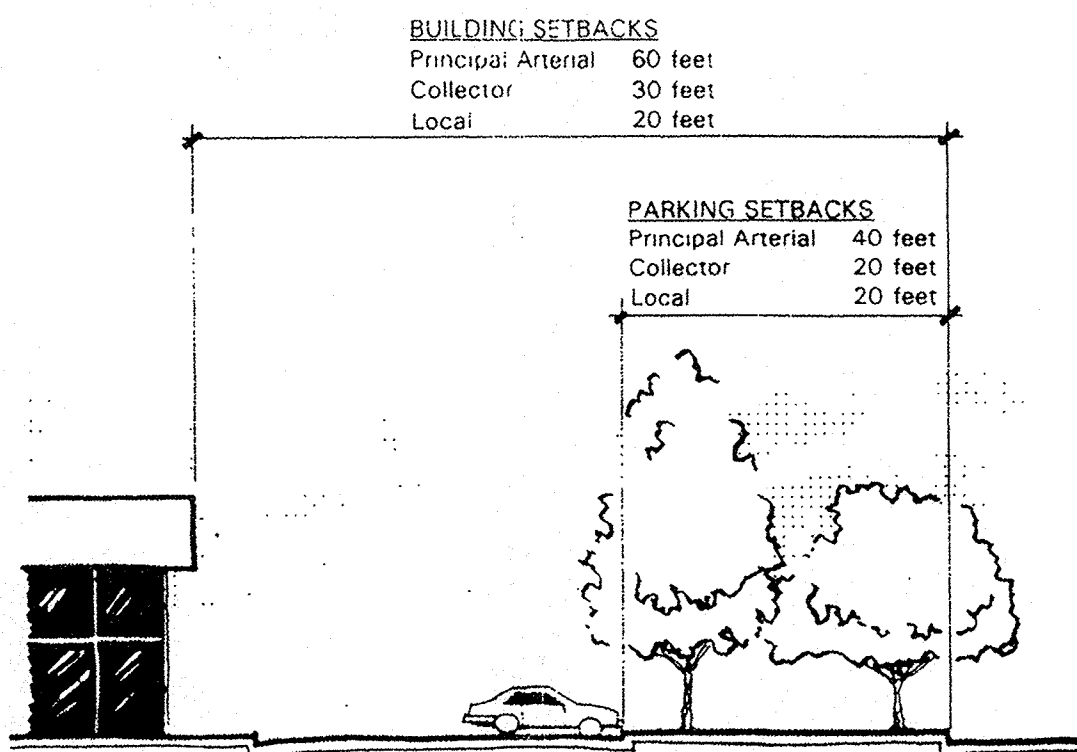
Signage

Freestanding signage along Coors Boulevard shall be in conformance with the Coors Corridor Plan with pole mounted signs prohibited.



SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of Atrisco Business Park.



Building Setbacks

Based on the defined street classifications, the minimum building setback lines, as measured from the back of the curb, shall be as follows:

Principal Arterial 60 feet
Collector 30 feet
Local 20 feet

To act as a buffer between uses, buildings shall be set back a minimum of ten feet at both the side and rear yard locations. These setback areas shall be landscaped according to the Landscape Standards.

Parking Area Setbacks

Based on the defined street classifications, the minimum parking area setback lines, as measured from the back of the curb, shall be as follows:

Principal Arterial 40 feet
Collector 20 feet
Local 20 feet

SIDEWALKS / BIKEWAYS

To encourage and enhance the pedestrian nature of the Atrisco Business Park, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. In accordance with the City of Albuquerque's Sidewalk Ordinance, all streets within the site are required to have sidewalks on both sides of the street.

Properties adjacent to Unser Boulevard shall have a 6 foot wide sidewalk with a minimum landscaped area of 12 feet between the back of curb and the sidewalk. All other collector and major local streets within the site shall have 4 foot wide sidewalks. It is recommended that the sidewalk meander in a fluid rhythm. A Sidewalk Variance is required to meander the sidewalk and the layout of the sidewalk should be coordinated with the location of other site functions such as retention basins, street lighting, fire hydrants, etc. If the sidewalk meanders outside of the right-of-way, additional right-of-way or a public sidewalk easement would be required.

In addition to the required sidewalks, the City of Albuquerque has established a bikeway network which identifies several routes through the site (Albuquerque Metropolitan Bicycle Map, April 1992). Along Unser Boulevard, from I-40 to Bluewater Road, a paved bicycle trail is required per City standards. The City is also in the planning stage for developing a recreational trail along I-40. The final alignment of this trail shall be either within the existing easement along the I-40 right-of-way or through the Business Park connecting north to Fortuna Road. Bike routes are planned for Unser Boulevard from Bluewater Road continuing south to Central, along Bluewater from Unser to Coors Road, and along Airport Road from Bluewater south to Central Avenue. Bike routes provide for the shared use of the street by automobiles and bicyclists. Generally, the routes will be marked with identifying signage.

TYPICAL 10 ACRE SITE

SITE DATA

Net Site Area 448,000 s.f. (10.3 ac)
Building Area 134,400 s.f. (.3 FAR)
Parking Spaces Required: 371 (12 hdep)
Parking Spaces Provided: 376 (12 hdep)
Landscape Area Required 89,600 s.f.
Landscape Area Provided 112,325 s.f.

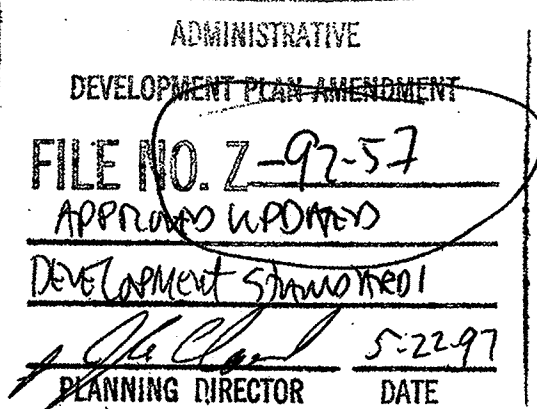
DEVELOPMENT SKETCHES
ATRISCO
BUSINESS
PARK

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

AA-97-45

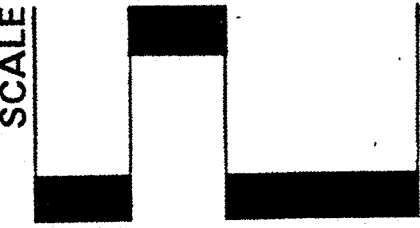


CONSENSUS
October 28, 1992
Revised April 28, 1997
Revised May 19, 1997

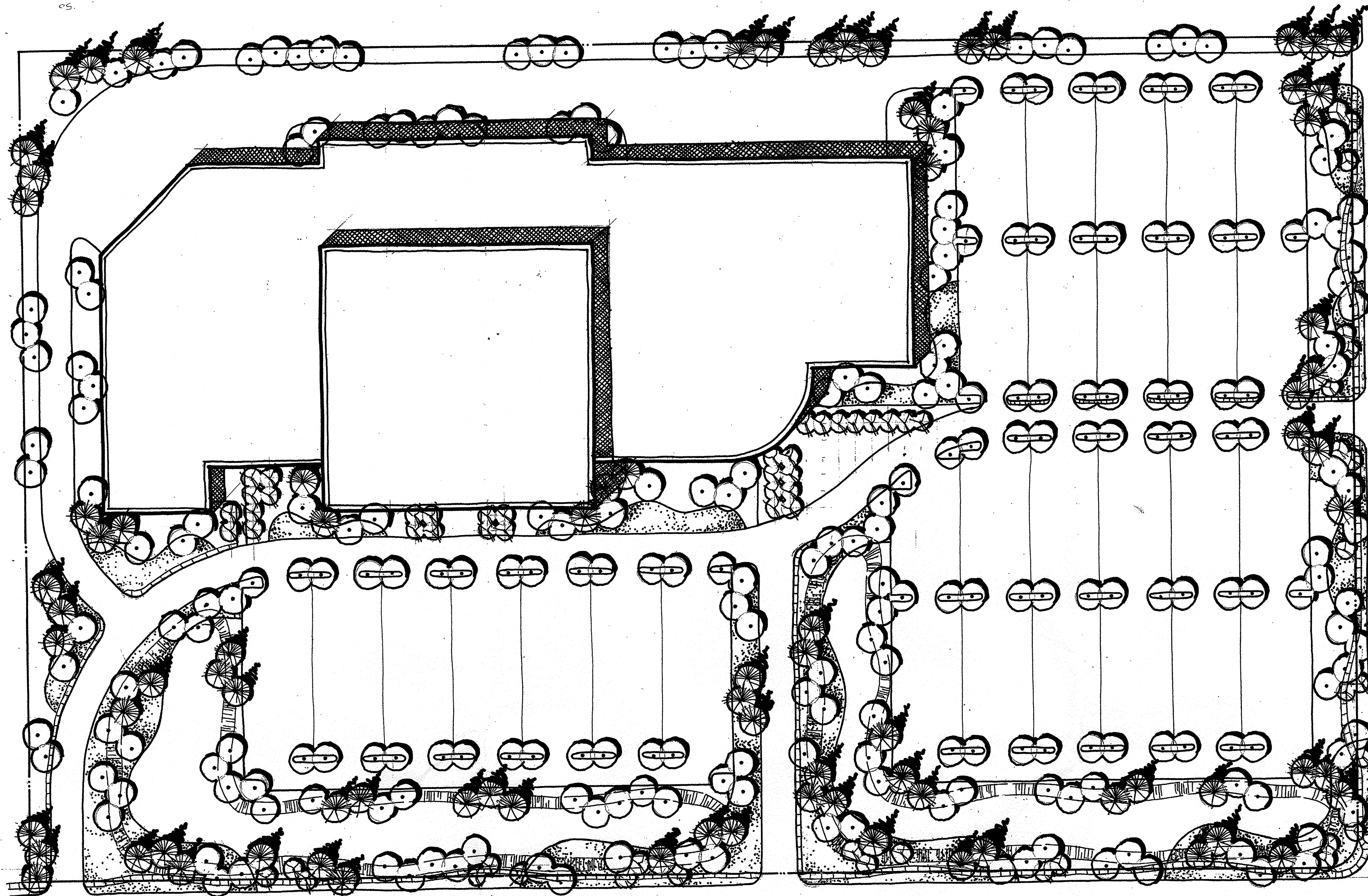
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114



Sheet 3 of 10



TYPICAL 20 ACRE SITE

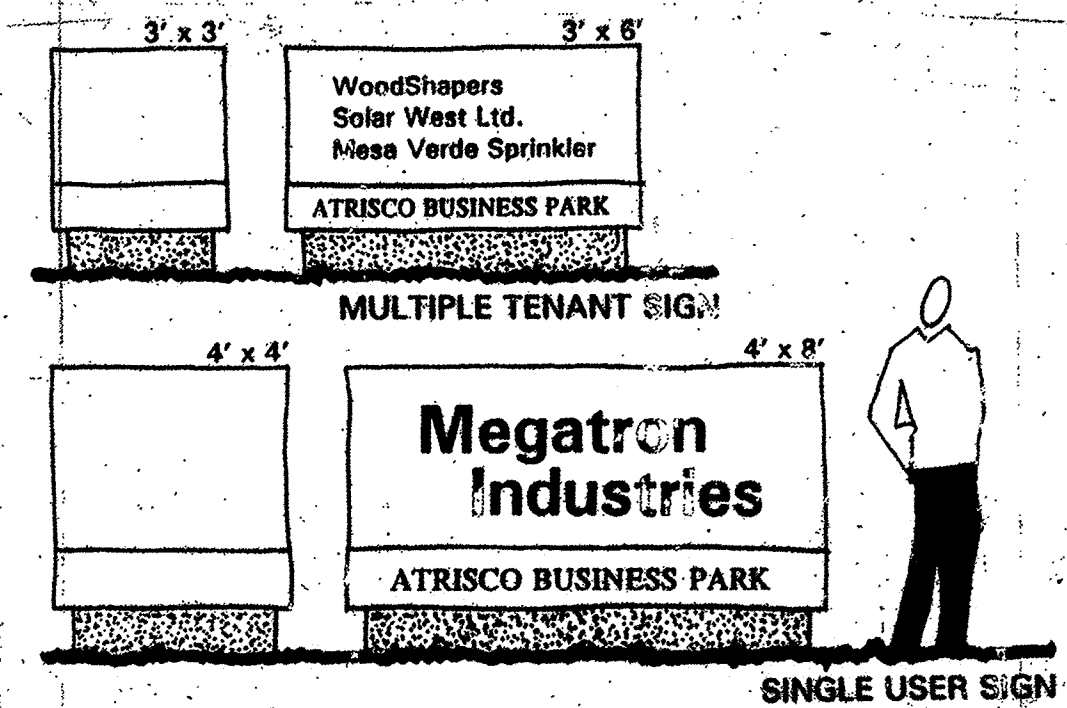
SITE DATA

Net Site Area:	911,250 s.f. (20.9 ac)
Building Area:	273,375 s.f. (.3 FAR)
Parking Spaces Required:	840 (20 hdp)
Parking Spaces Provided:	903 (20 hdp)
Landscape Area Required:	182,250 s.f.
Landscape Area Provided:	255,570 s.f.

The following are general guidelines for signage design and placement:

- All elements of a sign shall be maintained in a visually appealing manner.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- Signage may be illuminated by concealed light sources located flush with grade or with back lit channel letters.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- One free-standing sign is allowed for each street frontage of each premises which has at least 200 linear feet of street frontage.

Building identification signs, tenant signs, and directional signs make up the total signage package.



Building Identification Signs

These signs identify the complex name of multi-tenant buildings or the company name of single-user buildings. Generally, these will be free-standing signs that shall not exceed 32 square feet in total area and shall be limited to the dimensions indicated below. Free-standing signs shall be placed at the back of the public right-of-way line but outside of the safety vision triangle at entries and intersections.

DEVELOPMENT SKETCHES

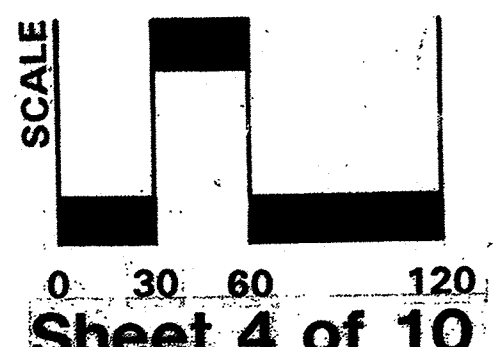
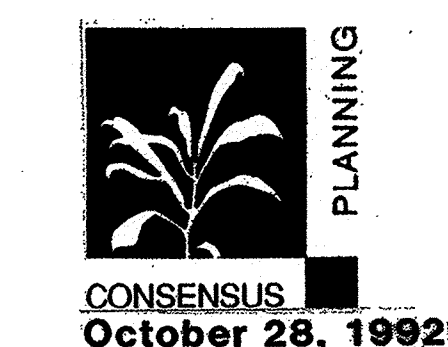
ATRISCO BUSINESS PARK

Prepared For: Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

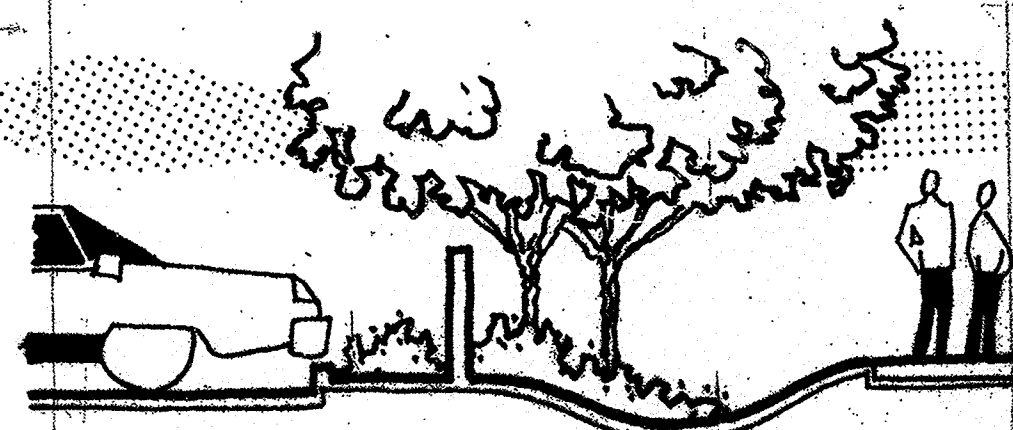


SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions will 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 will also serve a major screening function within the Atrisco Business Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

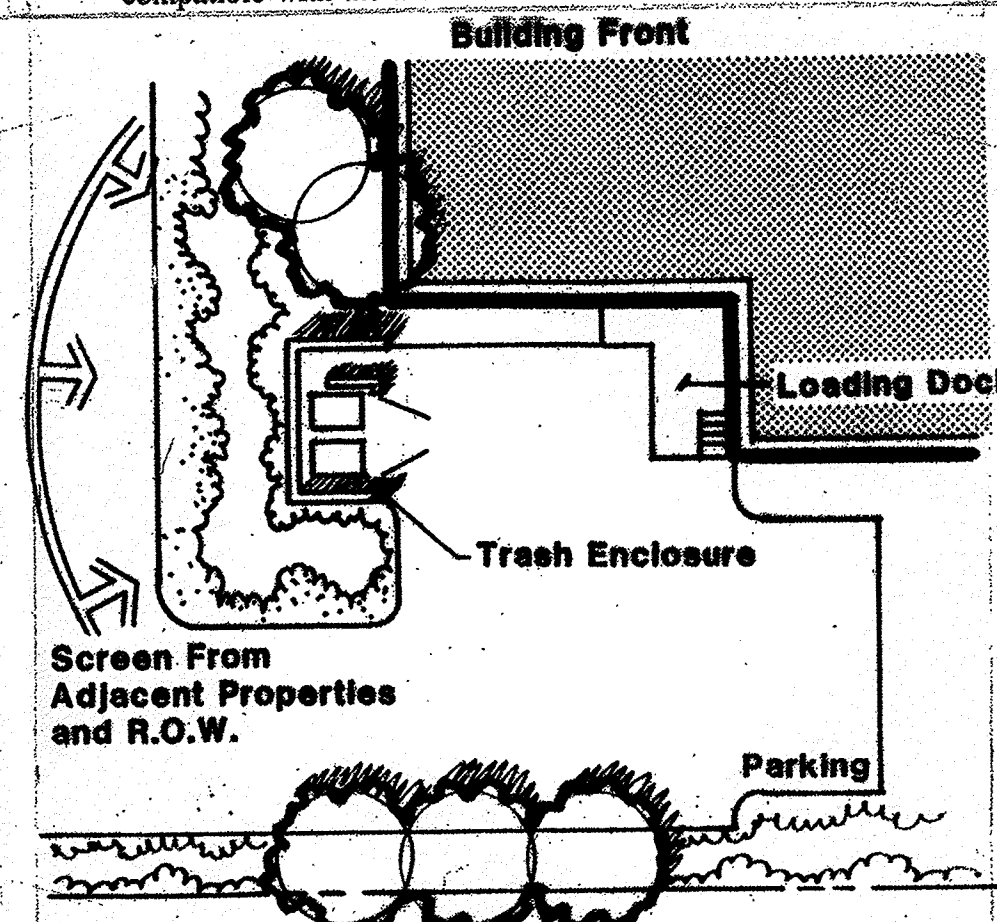
The following are standards to ensure effective screening of negative elements:

Parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 4 feet. Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.



All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections.

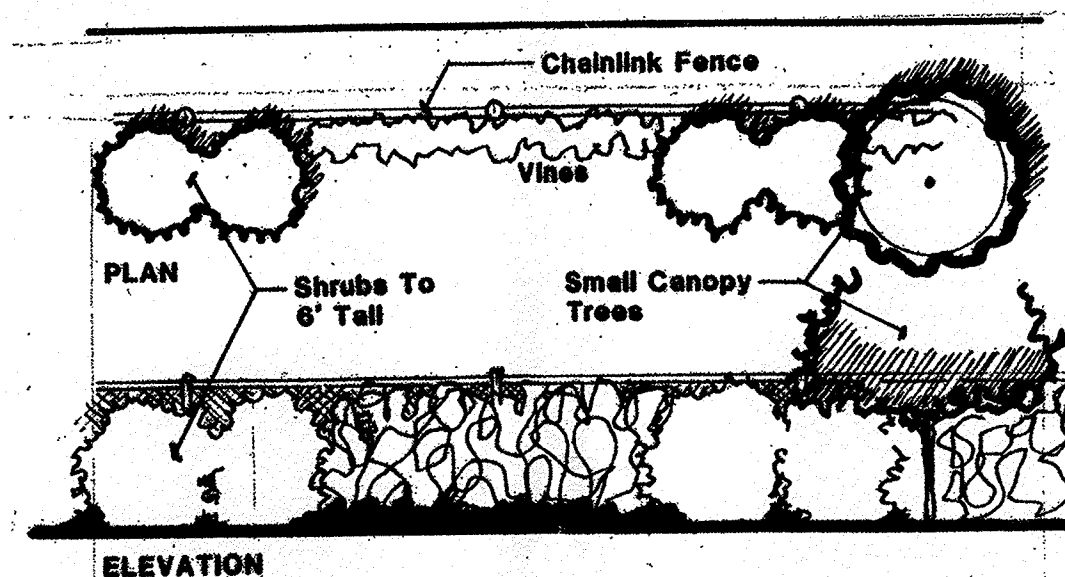
The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.



No refuse collection areas shall be allowed between any street and building front.

When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable in front of the building setback line and shall be visually screened from adjacent public rights-of-way in the built out condition of the park.)

The use of barbed or concertina wire is not permitted on the top of fences or walls.



LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Atrisco Business Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

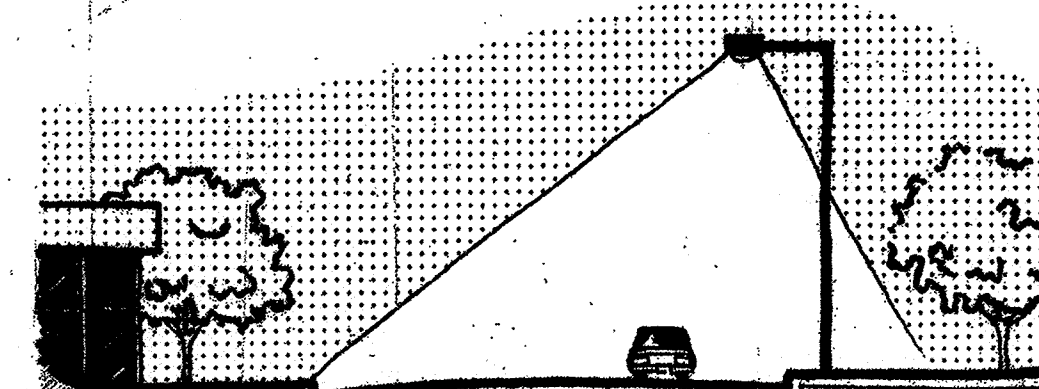
The following are a few general guidelines to consider for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards should blend with the architectural character of the building and other site fixtures.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadway.

Street light standards may range from 30 to 40 feet above the roadway.

The height of parking area lights may range from 20 to 30 feet.

Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.



Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either concealed at grade or be mounted in trees to "moonlight" areas.

SIGNAGE STANDARDS

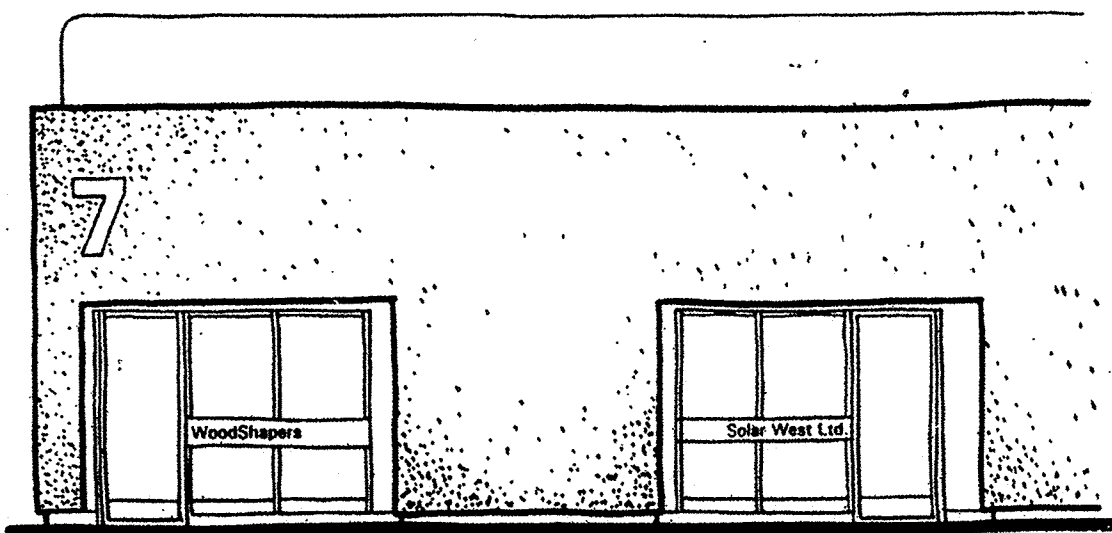
These signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Atrisco Business Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation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

SIGNAGE (cont.)

Signage for multi-tenant buildings shall identify the building number, complex name and/or address. The individual businesses will be identified at the tenant's store front and at a centrally located directory sign. For a single-user building, the sign shall identify the user and/or address. The user may also have a wall-mounted sign on the building.

Tenant Signs

Within multi-tenant buildings or complexes, the individual tenant signs shall consist of wall-mounted signs which are uniform in terms of color, shape, and dimensions to all such signs within the complex. Wall-mounted signage shall be made of panels. No signage may be printed directly on the wall surface and no individual letters may be attached to the building.



MULTIPLE USER TENANT SIGN

Directional Signs

Directional signs are used to direct visitors to individual businesses located within the complex or building. These signs may be either free-standing or wall-mounted but shall be compatible with the design, size, and materials of other signs within the complex.

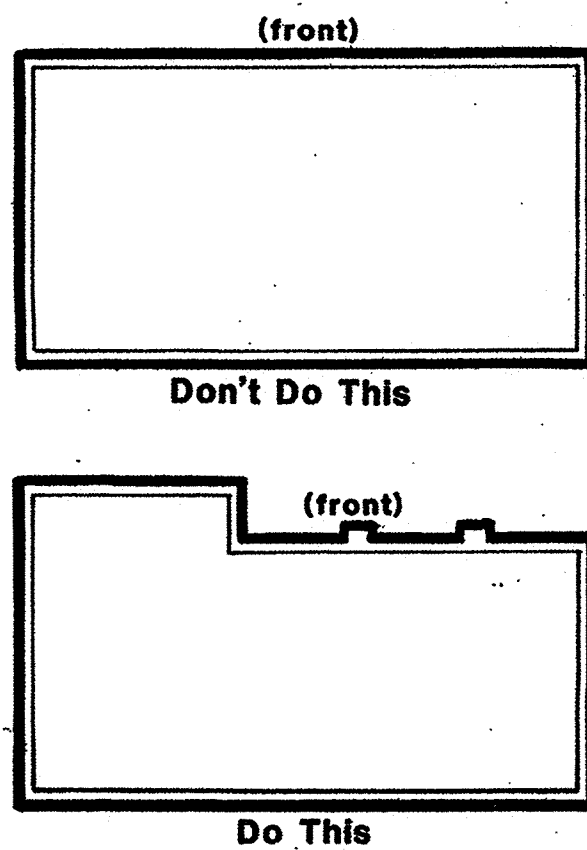
ARCHITECTURAL OBJECTIVES

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project.

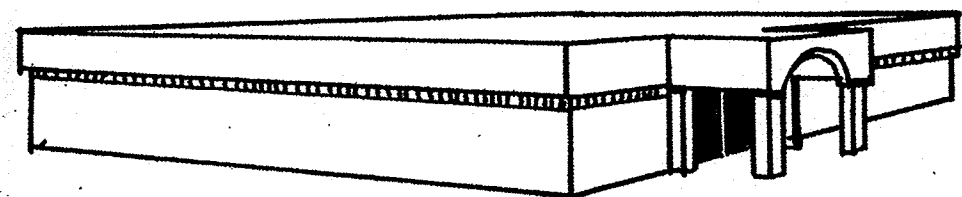
Architectural design should respond to climate, views, solar access, and aesthetic considerations, with development design being in harmony with adjoining projects.

All buildings shall conform to the following requirements:

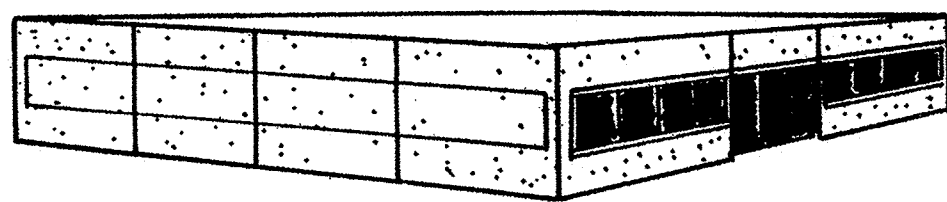
- All buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes.
- Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Finished building materials must be applied to all exterior sides of buildings and structures. Each material must be compatible with the natural surroundings and other buildings and structures in the general vicinity. Pre-engineered metal buildings with masonry or equivalent skin applied to all facades are allowed. Metal skin is not considered a finished building material.
- Design techniques which can be utilized to help overcome typical unattractive and monotonous facades generally associated with industrial structures are as follows:
 - Employ variety in structural forms that create visual character and interest.
 - Avoid long, unarticulated facades. Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).



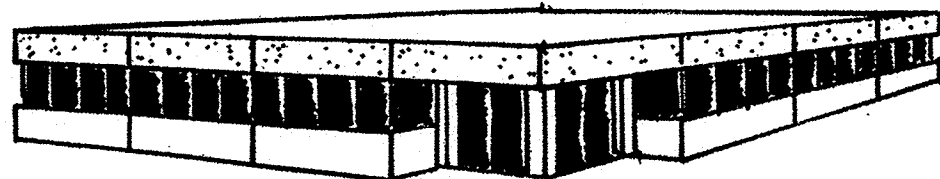
- Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from



Indented or colored banding and entry projection

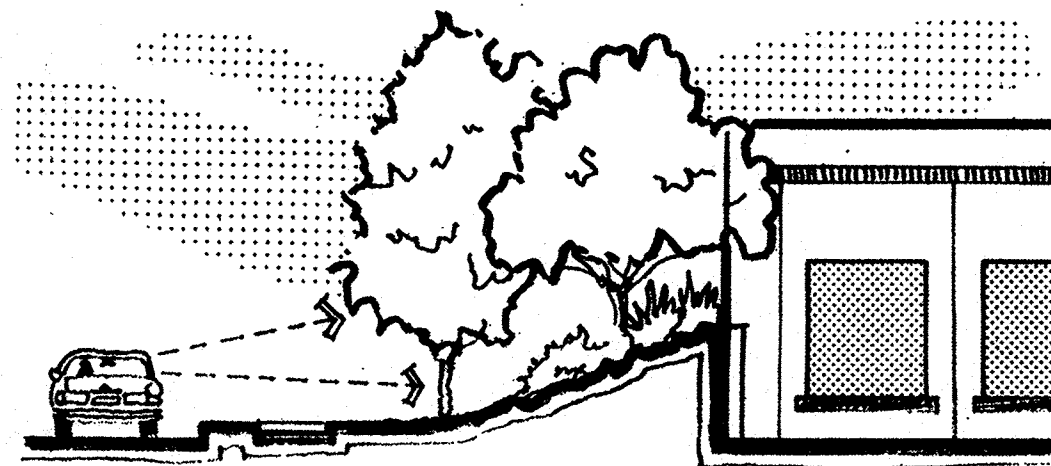


Textured walls, window glazing, and vertical/horizontal seams

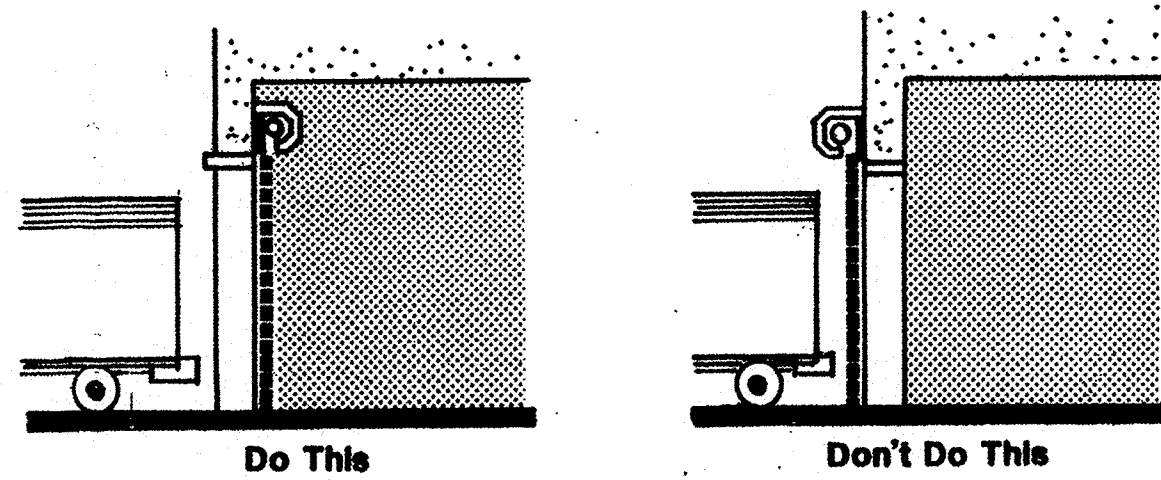


Indented entry, colored banding, and window glazing

- monotonous expanses of facade.
 - Corner lots are defined to have fronts on both streets they abut. All provisions relating to the front facade shall apply to both street faces of a corner lot.
- Design elements which are undesirable and should be avoided include:
 - Highly reflective surfaces at the ground story.
 - Exposed, untreated precision block walls.
 - Chain link fence or barbed wire.
 - Metal used as the main architectural feature.
 - Attached mansard roofs on small portions of the roofline.
 - Materials with high maintenance requirements. Wood facings are expressly prohibited.
 - Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.
 - Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.



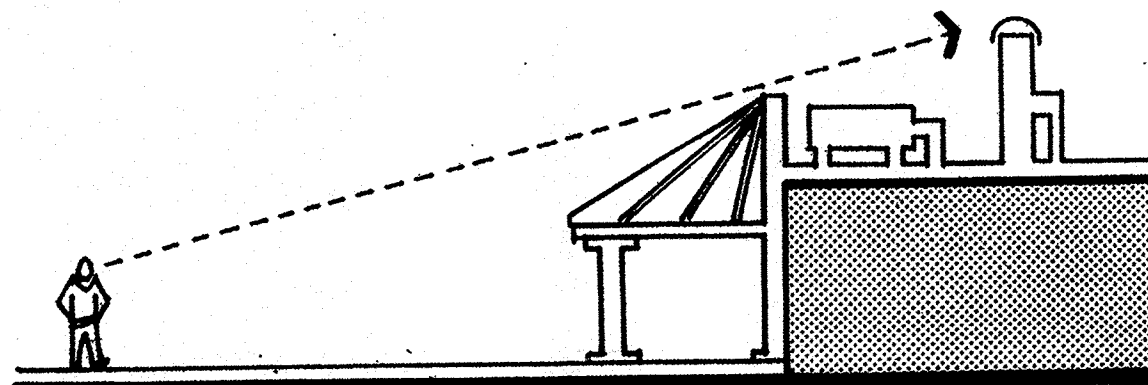
- Dock doors for loading docks shall be located on the inside of buildings to keep a clean, uncluttered appearance from the exterior.



- Design elements for roofs shall be as follows:

- If mansard roofs are to be used, they shall wrap around the entire perimeter of the structure.
- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

- All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

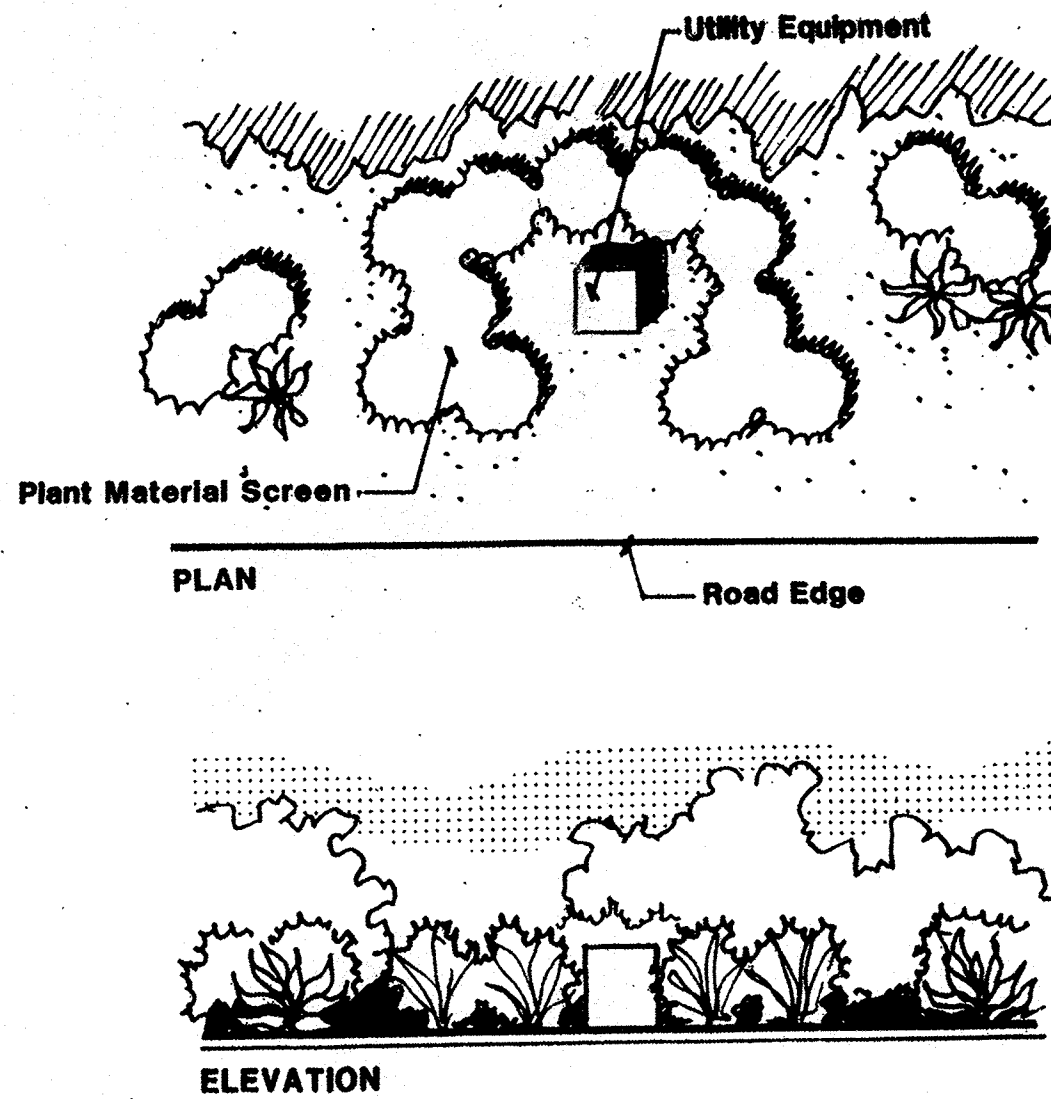


- Corrugated metal, highly reflective surfaces, and illuminated roofing are not permitted.
- The roof design should be considered an integral part of the overall architectural design theme.
- Concertina and/or barbed wire are not permitted on the roof.

UTILITIES

To ensure the overall aesthetic quality of the Atrisco Business Park:

- All electric distribution lines within the Park shall be placed underground.
- When an above-ground backflow 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. The use of pre-fabricated fiberglass enclosures is prohibited.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.



MASTER DEVELOPMENT PLAN CHECKLIST

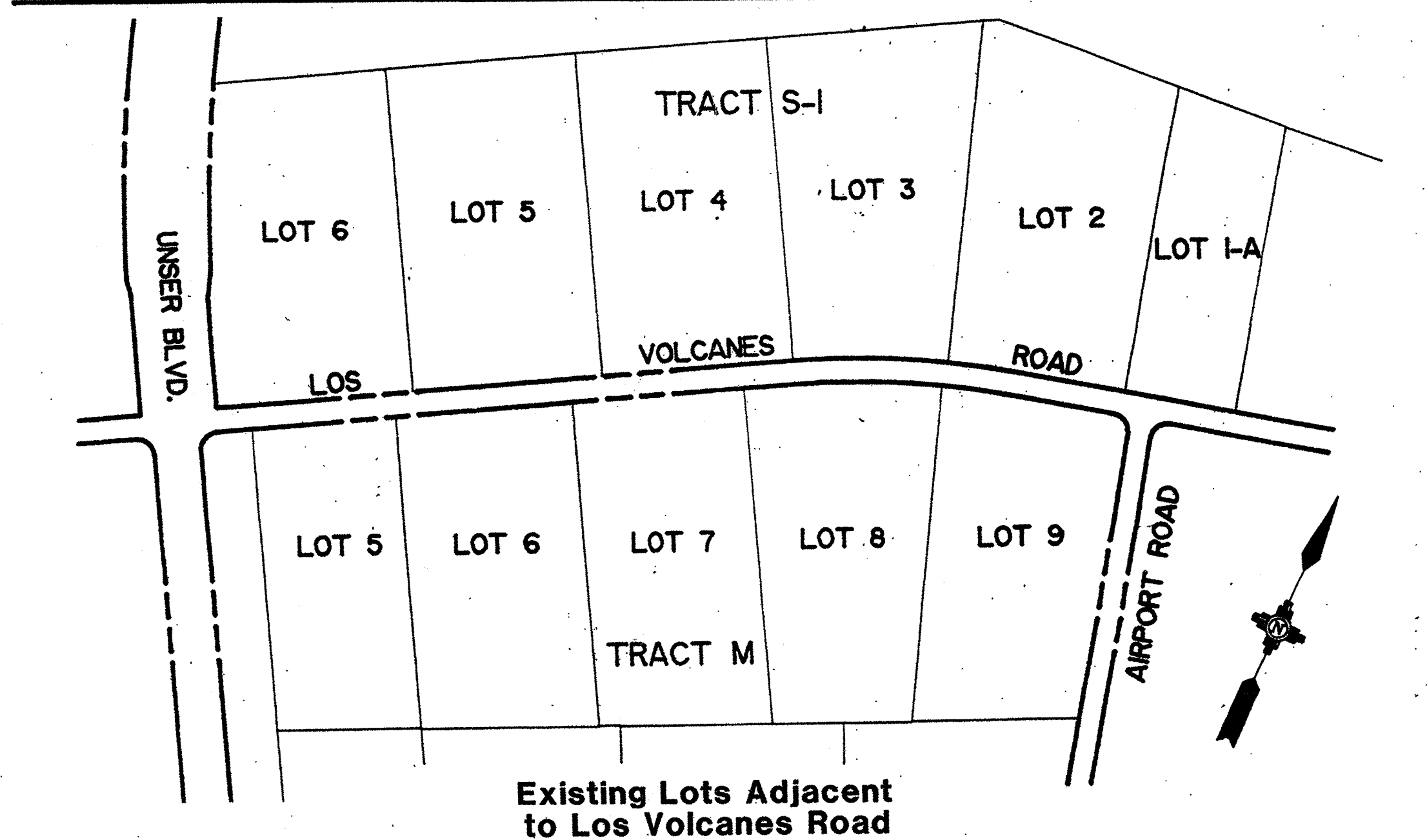
The City of Albuquerque Environmental Planning Commission shall delegate individual site plan and development review to the Development Review Board (DRB) based upon this checklist. The following conditions must be complied with prior to site plan approval by DRB:

- Compliance with the Master Development Plan
- | | Reference Sheet No. |
|-------------------------------|---------------------|
| 1) Intensity/Floor Area Ratio | 3, 4 of 10 |
| 2) Maximum: Average .3 | 3 of 10 |
| 3) Setbacks | 5 of 10 |
| 4) Architecture | 3 of 10 |
| 5) Landscaping | 3, 4 of 10 |
| 6) Parking | 4 of 10 |
| 7) Lighting | 4, 5 of 10 |
| 8) Signage | 4 of 10 |
| 9) Screening/Refuse/Storage | 6, 8, 9 of 10 |
| 10) Grading and Drainage | |

If site plan proposals are not in substantial compliance with the Master Development Plan (i.e. FAR/intensity, Land Use Mix, and Design Criteria), amendment of the Master Development Plan by the Environmental Planning Commission may be required.

- Public Infrastructure

- The DRB shall review and approve an infrastructure list as outlined in the Master Development Plan (sheet 5 of 10).



- Traffic and Air Quality Analyses

- Conformance with Master Development Plan and Traffic/Air Quality Analysis (dated August 1992 - JHK & Associates, notes on sheet 1 of 10, and subsequent traffic/air quality analysis revisions).

Note: The following assumptions were used in preparation of the above traffic and air quality analyses:

- The timing for development was assumed to be:

Year	Floor Area Ratio
2000	.1
2010	.2
Buildout	.3

- The Traffic Study assumed the Long Range Major Street Plan network for the year 2000 and 2010.

INFRASTRUCTURE REQUIREMENTS

In order to obtain a Building Permit within the 1992 Atrisco Business Park Development Master Plan Area, applicants must meet with the Development Review Board (DRB) to develop an Infrastructure List which identifies the type, extent, and standards for construction of improvements. The Chairman of the DRB shall produce the Infrastructure List or a letter stating that no infrastructure is required. Approved financial guarantees for required infrastructure shall be provided to the City Of Albuquerque before issuance of a building permit. The work order process will provide for inspection and acceptance of the infrastructure by the City of Albuquerque.

The Infrastructure List will be developed in accordance with the following:

Water and Sanitary Sewer: Water and sanitary sewer facilities required for the proposed development of a lot shall conform to the City of Albuquerque Water and Sewer Extension Policy in effect at the time of development.

Streets: Where the lot is adjacent to platted streets which have not been constructed at the time the lot is to develop: One-half (1/2) or a maximum of 24' width of the permanent street section including curb, gutter and sidewalk along the full frontage of the lot and one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter extending to the nearest paved street. In the case of Lots 1-A and 2 through 6 of Tract S-1 and Lots 5 through 9 of Tract M, of Unit 2, Atrisco Business Park adjacent to Los Volcanes Road (see map above), the first lot to develop shall require construction of one-half (1/2) or a maximum of 24' width of the permanent street section including curb and gutter from Unser Boulevard east to Airport Road. At such time that fifty-percent (50%) of these lots are developed, the City may require construction of the full permanent street section including curb and gutter from Unser east to Airport Road. Where the lot may include or is adjacent to future streets proposed in the current "Long Range Major Street Plan for the Albuquerque Urban Area", Dedication of the right-of-way for the planned street and one-half (1/2) or a maximum of 24' width of the street section including curb, gutter and sidewalk along the full frontage of the lot. If the lot fronts a street on both sides, then construction of both sides of the street to a maximum of 48' wide is required.

Drainage: Completion of that portion of the downstream public storm drain system defined in the 1992 Master Drainage Plan for the Atrisco Business Park and any subsequent amendments which is required to convey developed drainage from the developing lot. Where the planned storm drain system is intended to serve property upstream of the developing lot, the storm drain shall be extended to the furthest upstream boundary of the developing lot.

LAND USE MIX

The following land use mix will control development within the Atrisco Business Park:

	%	Acres
Light Industrial	35.0	123
Distribution Warehouse	20.0	70
Office/Admin.	22.5	78
Office/Warehouse	12.5	44
R & D/Pilot Mfg.	5.0	17
Other (Commercial)	5.0	17
	100.0%	349

Note: Variation from the above mix (greater than 15% of the acreage per land use) may require a re-assessment of the traffic and air quality analyses and possible re-analysis.

DEVELOPMENT SKETCHES

ATRISCO

BUSINESS

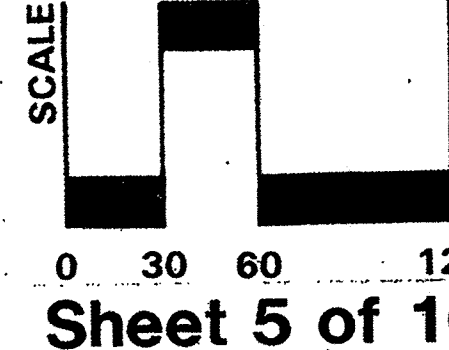
PARK

Prepared For: Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By: Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114

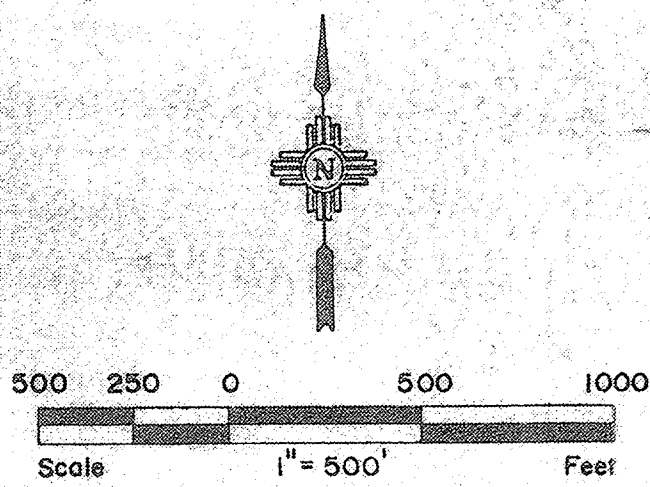




LEGEND

- DRAINAGE BASIN BOUNDARY ————
DRAINAGE BASIN ID NUMBER (XXX.X)
ANALYSIS POINT (XX)
PROPOSED CHANNEL ————
PROPOSED STORM DRAIN ————
EXISTING STORM DRAIN ————
CONSERVATION TREATMENT [Pattern]

THIS BASE MAP WAS PRODUCED BY COMPOSITING THE CONTOURS GENERATED BY BOHANNAN-HUSTON, INC., ALBUQUERQUE, NEW MEXICO, FOR THE 1983 FEMA FLOODWAY MAPS AND 1991 RECTIFIED AERIAL PHOTOGRAPHY.



GENERAL NOTES

- CONSERVATION TREATMENT CONSISTING OF SMALL DITCHES AND DIKES IS PROPOSED FOR ALL ON-SITE UNDEVELOPED LOTS. THE PROPOSED DITCH/DIKES SHOULD BE DESIGNED TO INTERCEPT AND RETAIN STORM WATER AND SEDIMENT ON EACH LOT IN THE EVENT OF THE 100 YEAR 10 DAY STORM. AS LOTS ARE DEVELOPED, THE CONSERVATION TREATMENT WILL BE REPLACED WITH PERMANENT ON-SITE DETENTION PONDS.
- REFER TO THE REPORT FOR THE MASTER DRAINAGE PLAN FOR THE ATRISCO BUSINESS PARK FOR COMPLETE AHYMO ANALYSIS SUMMARY TABLES AND INPUT DATA.

INTERIM CONDITION DRAINAGE BASIN DATA

ANALYSIS POINT	SIDE	STREET FLOW						STORM DRAIN FLOW					
		AHYMO HYD #	Q ₁₀₀ (cfs)	SLOPE (ft./ft.)	FLOW DEPTH (ft.)	V ₁₀₀ (fps)		AHYMO HYD #	Q ₁₀₀ (cfs)	DIA. (ft.)	SLOPE (ft./ft.)		
L	BOTH	170.30	6.3	0.015	0.31	0.35	2.5	--	--	--	--	--	--
M	WEST	170.45	0	0	0.017	0	0	170.44	21.5	37.1	30"	0.010	
N	WEST	170.54	0	0	0.020	0	0	170.53	21.5	37.1	36"	0.015	
O	BOTH	170.60	9.2	0.014	0.34	0.39	2.7	--	--	--	--	--	--
P	EAST	170.94	0	0	0.018	0	0	--	--	--	--	--	--
P	WEST	170.95	0	0.019	0	0.50	4.2	170.92	75.0	92.0	42"	0.008	
Q	EAST	171.11	3.6	0.011	0.33	0.37	2.3	--	--	--	--	--	--
Q	WEST	171.02	3.8	0.011	0.34	0.55	2.4	170.97	74.3	92.5	42"	0.009	
R	--	--	--	--	--	--	--	172.05	0	192.3	C.B.C.	0.005	
S	EAST	171.14	0	0	0.008	0	--	--	--	--	--	--	--
S	WEST	171.04	0	0	0.008	--	--	172.03	140.3	310.0	72"	0.001	
AA	BOTH	200.40	6.6	0.008	0.34	0.38	2.0	--	--	--	--	--	--
BB	BOTH	200.51	8.6	0.005	0.39	0.46	1.7	--	--	--	--	--	--
CC	BOTH	210.31	9.1	0.005	0.40	0.47	1.7	--	--	--	--	--	--
DD	BOTH	210.70	5.2	0.003	0.36	0.41	1.3	--	--	--	--	--	--
EE	--	--	--	--	--	--	--	210.62	17.1	29.4	48"	0.003	
FF	BOTH	220.10	5.5	0.004	0.36	0.41	1.6	211.13	15.2	26.7	48"	0.003	
GG	BOTH	220.70	4.2	0.004	0.32	0.38	1.5	220.72	22.3	38.4	48"	0.004	
HH	BOTH	230.31	11.3	0.008	0.40	0.47	2.3	220.73	21.0	19.5	48"	0.004	
II	--	--	--	--	--	--	--	230.51	13.1	24.9	30"	0.006	
JJ	--	--	--	--	--	--	--	230.82	19.7	40.6	30"	0.010	
KK	--	--	--	--	--	--	--	230.84	45.2	66.6	48"	0.050	
LL	--	--	--	--	--	--	--	270.23	112.1	231.8	54"	0.021	
MM	--	--	--	--	--	--	--	280.31	116.3	244.3	72"	0.010	
NN	--	--	--	--	--	--	--	290.12	119.0	262.2	72"	0.005	
OO	--	--	--	--	--	--	--	290.21	123.5	273.0	72"	0.006	
PP	BOTH	210.91	8.9	0.003	0.43	0.50	1.4	--	--	--	--	--	--
QQ	BOTH	210.51	9.4	0.005	0.40	0.49	1.7	--	--	--	--	--	--
RR	--	--	--	--	--	--	--	230.32	27.5	49.3	48"	0.020	

NOTE: STREET FLOW DEPTHS IN OFF-SITE AREAS WERE NOT ANALYZED IN AREAS WHERE THE STORM DRAIN HAS THE CAPACITY TO CARRY ALL OF THE FLOW FROM THE UPSTREAM STREET.

UNSER DIVERSION CHANNEL

ANALYSIS POINT	AHYMO HYD #	CHANNEL FLOW				V ₁₀₀ (fps)	V ₁₀₀ (fps)
		Q ₁₀₀ (cfs)	AVG. SLOPE (ft./ft.)	FLOW DEPTH (ft.)			
A	120.60	5.6	27.1	--	--	--	--
B	120.61	19.7	122.2	0.015	0.35	1.01	4.99
C	130.72	46.8	280.5	0.015	0.59	1.59	6.81
D	130.73	46.9	281.5	0.024	0.51	1.40	14.01
E	140.11	53.0	324.7	0.010	0.71	1.91	6.20
F	150.11	61.4	398.0	0.004	1.00	2.65	4.76
G	160.13	61.0	387.0	0.007	0.85	2.30	5.75
H	160.22	76.2	407.5	0.007	0.86	2.38	6.16
I	120.51	17.3	106.9	--	--	--	--
J	130.71	27.2	159.4	--	--	--	--

BASIN I.D. NUMBER	ASSUMED LAND USE	AREA (AC)	RUNOFF		ANALYSIS FLOW RATE Q ₁₀₀ RELEASE (cfs)
			Q ₁₀₀ (cfs)	V ₁₀₀ (Ac-Ft)	
120.X	Existing - U.	129.9	106.9	5.12	106.9
130.X	Existing - U.	183.4	159.4	7.57	159.4
140.X	Existing - U.	55.5	78.0	2.16	78.0
150.X	Existing - U.	92.7	77.3	3.39	77.3
160.1	Existing - U.	33.1	47.2	1.32	0
160.2	Existing - P.D.	22.4	59.7	2.00	22.4
170.1	Existing - U.	40.5	57.9	1.62	0
170.7	Developed	55.0	220.5	8.11	56.6
180.1	Existing - U.	21.6	30.9	0.86	0
200.1	Existing - U.	133.2	201.2	5.31	0
210.1	Existing - U.	47.9	67.7	1.91	0
210.6	Existing - U.	44.8	63.2	1.79	0
220.2	Existing - U.	20.0	77.8	3.49	2.0
220.3	Existing - U.	28.6	6.1	0.28	0
220.6	Developed	12.7	49.2	2.21	1.3
230.1	Existing - P.D.	1.2	3.8	0.14	3.8
230.2	Existing - P.D.	3.3	10.9	0.40	10.9
230.5	Existing - U.	4.2	6.5	0.18	6.5
230.8	Existing - P.D.	7.2	15.8	0.53	15.8
240.1	Existing - P.D.	21.3	58.7	2.66	21.3
240.2	Existing - P.D.	8.0	25.7	1.32	8.0
240.3	Existing - P.D.	5.1	12.9	0.58	5.1
240.4	Existing - P.D.	14.8	42.5	2.26	14.8
250.1	Existing - P.D.	15.8	33.2	1.65	15.8
250.2	Existing - P.D.	5.0	14.9	0.60	5.0
260.1	Existing - U.	25.5	33.1	1.10	25.5
270.1	Existing - P.D.	14.2	21.3	0.64	14.2
280.1	Existing - P.D.	4.2	6.6	0.20	4.2
290.1	Existing - P.D.	20.1	28.8	0.85	20.1

1 Aggregate Basin
U. = UNDEVELOPED
P.D. = PARTIALLY DEVELOPED

ATRISCO BUSINESS PARK MASTER DRAINAGE PLAN OVERALL DRAINAGE PLAN INTERIM CONDITION

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS

1031 Coors Rd., NW, Suite H-718
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

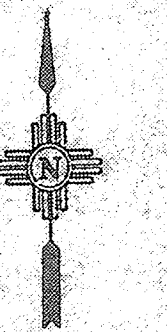
DESIGNED BY: V.S.F.
CHECKED BY: D.E.C./C.L.B.
DATE: SEPT., 1992

Sheet 6 of 10

LEGEND

DRAINAGE BASIN BOUNDARY	---
DRAINAGE BASIN ID NUMBER	XXX.X
ANALYSIS POINT	XX
PROPOSED CHANNEL	---
PROPOSED STORM DRAIN	---
EXISTING STORM DRAIN	---
FUTURE DETENTION POND	FS
FUTURE STREET BASIN	XX.X

THIS BASE MAP WAS PRODUCED BY COMPOSITING THE CONTOURS GENERATED BY BOHANNAN-HUSTON, INC., ALBUQUERQUE, NEW MEXICO, FOR THE 1985 FEMA FLOODWAY MAPS AND 1991 RECTIFIED AERIAL PHOTOGRAPHY.



Scale 1" = 500' Feet

GENERAL NOTES

- FUTURE PONDS ARE SHOWN SCHEMATICALLY ON THIS PLAN ONLY TO REPRESENT THAT CONTROL OF THE FLOW FROM THE UPSTREAM WATERSHED IS REQUIRED. LOCATION AND CONFIGURATION OF ACTUAL DETENTION PONDS SHALL BE APPROPRIATE FOR THE TYPE OF DEVELOPMENT WHICH OCCURS IN THE WATERSHED TO BE CONTROLLED.
- REFER TO THE REPORT FOR THE MASTER DRAINAGE PLAN FOR THE ATRISCO BUSINESS PARK FOR COMPLETE AHYMO ANALYSIS SUMMARY TABLES AND INPUT DATA.

KEYED NOTES

- FOR THE PURPOSE OF ANALYSIS TRACT "S-1" AND TRACT "M" WERE MODELED AS SINGLE BASINS WITH SINGLE DETENTION PONDS. IF PROPERTY DEVELOPERS PER CURRENT SUBDIVISION, EACH LOT WILL REQUIRE A DETENTION POND AS ILLUSTRATED. ALL LOTS WITHIN THESE LARGE TRACTS ARE SUBJECT TO A MAXIMUM ALLOWABLE 100 YEAR PEAK DISCHARGE OF 0.1 CFS/ACRE.
- TO FACILITATE POSSIBLE FUTURE SUBDIVISION, SOME ESTIMATED FUTURE STREET AREAS WERE INCLUDED IN THE AHYMO MODELING OF THE SYSTEM.

DEVELOPED CONDITION DRAINAGE BASIN DATA

ANALYSIS POINT	SIDE	STREET FLOW					STORM DRAIN FLOW				
		AHYMO HYD #	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	SLOPE (ft./ft.)	FLOW DEPTH (ft.)	AHYMO HYD #	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	DIA. (ft.)	SLOPE (ft./ft.)
L	BOTH	170.30	6.3	9.8	0.015	0.31	170.44	41	41.0	30"	0.010
M	WEST	170.45	9.6	33.7	0.017	0.41	170.53	50.6	74.7	36"	0.015
N	WEST	170.54	0	0	0.020	0					
O	BOTH	170.80	9.2	14.3	0.014	0.34	170.92	92.0	92.0	48"	0.008
P	EAST	170.94	0	8.6	0.018	0	170.92	92.0	92.0	48"	0.008
	WEST	170.95	12.4	48.0	0.019	0.44	170.92	92.0	92.0	48"	0.008
Q	EAST	171.11	3.6	8.6	0.011	0.33	170.97	92.4	92.9	48"	0.009
	WEST	171.02	11.72	56.6	0.011	0.47	172.05	168.7	193.6	C.B.C.	0.005
R							172.03	310.0	310.0	72"	0.001
S	EAST	171.14	0	0.6	0.008	0					
	WEST	171.04	0	20.6	0.008						
AA	BOTH	200.41	17.8	28.4	0.008	0.46	200.62	12.4	18.3	30"	0.005
BB	BOTH	200.51	16.7	28.3	0.005	0.48	210.43	16.4	31.1	36"	0.005
CC	BOTH	210.31	16.0	27.7	0.005	0.47					
DD	BOTH	210.70	5.2	8.2	0.003	0.36	211.12	48.1	78.4	48"	0.003
EE							211.12	48.1	78.4	48"	0.003
FF	BOTH	220.10	5.5	8.7	0.004	0.36	211.13	45.4	73.3	48"	0.003
GG	BOTH	220.70	4.2	6.7	0.004	0.32	220.72	55.9	89.3	48"	0.004
HH	BOTH	230.31	12.7	19.0	0.008	0.41	230.84	83.3	133.1	48"	0.050
II							230.84	83.3	133.1	48"	0.050
JJ							230.84	83.3	133.1	48"	0.050
KK							230.84	83.3	133.1	48"	0.050
LL		270.22	0.0	16.0	0.029	0	270.23	190.3	269.2	54"	0.021
MM							280.31	201.5	287.3	72"	0.010
NN							290.12	221.7	315.6	72"	0.005
OO							290.21	226.8	323.7	72"	0.006
PP	BOTH	210.91	8.9	14.6	0.003	0.43					
QQ	BOTH	210.51	16.1	30.0	0.005	0.40					
RR							230.32	60.8	99.8	48"	0.020

NOTE: STREET FLOW DEPTHS IN OFF-SITE AREAS WERE NOT ANALYZED IN LOCATIONS WHERE THE STORM DRAIN HAS THE CAPACITY TO CARRY ALL OF THE FLOW FROM THE UPSTREAM STREET. DUE TO MINOR LOSSES, MUCH OF THE STORM DRAIN WILL OPERATE UNDER PRESSURE FLOW.

UNSER DIVERSION CHANNEL

BASIN ID NUMBER	ASSUMED LAND USE/ZONING	AREA (AC)	RUNOFF		MAX. ALLOWED Q ₁₀₀ RELEASE (cfs)
			Q ₁₀ (cfs)	V ₁₀₀ (Ac-Ft)	
120.0	IP	66.0	254.6	9.18	85.8
130.0	IP	44.7	172.9	6.23	58.2
140.0	IP	95.0	365.6	13.22	123.5
150.0	IP	25.3	97.8	3.52	32.8
160.1	IP	33.0	127.9	4.61	43.0
160.2	IP	22.4	86.6	3.12	29.1
170.1	IP	40.5	162.7	5.98	47.2
170.7	IP	55.0	220.5	8.11	56.6
180.1	IP	21.6	79.0	2.81	79.0
200.1	IP	133.2	513.4	23.19	13.3
200.2	Future Street	2.7	10.2	0.45	10.2
200.3	Future Street	4.9	18.0	0.82	18.0
200.6	IP	4.5	17.4	0.78	0.5
210.1	IP	47.9	185.7	8.34	4.8
210.2	Future Street	5.0	18.1	0.84	18.1
210.4	IP	7.5	29.1	1.30	0.7
210.6	IP	44.8	173.8	7.80	4.5
211.1	IP	7.5	29.1	1.30	0.8
220.2	IP	20.0	77.8	3.49	2.0
220.3	IP	28.6	111.1	4.98	2.9
220.4	Future Street	1.2	4.4	0.19	4.4
220.5	IP	20.0	77.8	3.49	2.0
220.6	C-2	12.7	49.2	2.21	1.3
230.1	C-2	1.2	4.5	0.20	3.8
230.2	C-2	3.3	12.9	0.58	10.9
230.5	C-2	4.2	16.6	0.74	6.5
230.8	C-2	7.2	28.1	1.26	15.8
240.1	IP	21.3	81.2	3.58	11
240.2	IP	8.0	25.7	1.32	11
240.3	C-2	5.1	20.1	0.90	11
240.4	Church	14.8	42.5	2.26	11
250.1	C-2, RT	15.8	62.0	2.77	11
250.2	R-1, C-2	5.0	14.9	0.60	11
260.1	C-2, O-1	25.5	97.1	4.28	11
270.1	Mobile Home Park	14.2	54.2	2.39	11
280.1	RA-1	4.2	16.1	0.71	6.6
290.1	Residential	20.1	67.5	2.79	28.8

1 The aggregate peak Q₁₀₀ from basins 240.1, 240.2, 240.3, 240.4, 240.5, 240.6, 250.1, 250.2, 260.1, and 270.1 shall not exceed 146 cfs at the point of discharge to the Coors Connection Storm Drain.

2 Basin modeled to verify capacity for future public streets.

ANALYSIS POINT	AHYMO HYD #	CHANNEL FLOW		AVG. SLOPE (ft./ft.)	FLOW DEPTH (ft.)		V ₁₀ (fps)	V ₁₀₀ (fps)
		Q ₁₀ (cfs)	Q ₁₀₀ (cfs)		d ₁₀	d ₁₀₀		
A	120.02	86.9	87.4	0.015	0.84	0.84	8.36	8.36
D	130.02	146.5	146.1	0.024	0.98	0.98	11.53	11.53
E	140.02	268.7	268.4	0.010	1.75	1.75	10.26	10.26
F	150.02	300.2	300.3	0.004	2.33	2.33	7.58	7.58
G	160.12	343.3	343.3	0.007	2.16	2.16	9.63	9.63
H	160.22	372.3	372.4	0.007	2.25	2.25	9.84	9.84

ATRISCO BUSINESS PARK MASTER DRAINAGE PLAN OVERALL DRAINAGE PLAN FULLY DEVELOPED CONDITION

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
1031 Coors Rd., NW, Suite H-718
ALBUQUERQUE, NEW MEXICO 87114
(505) 896-8021 FAX (505) 896-8501

DESIGNED BY: V.S.F. DRAWN BY: C.L.B. CHECKED BY: C.M.E.
JOB NO. 3321 DATE SEPT., 1992

Sheet 7 of 10

HYDROLOGY

TYPICAL SITE HYDROLOGY										
CONDITION	AREA (AC.)	LAND TREATMENT TYPE (%)				Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	V ₁₀ (AC-FT)	V ₁₀₀ (AC-FT)	MAX. ALLOWABLE DISCHARGE (CFS)
		A	B	C	D					
UNDEVELOPED	10.0	100	0	0	0	2.3	12.9	0.07	0.37	1.00
DEVELOPED	10.0	0	15	10	75	23.8	38.1	0.82	1.68	1.00
UNDEVELOPED	2.5	100	0	0	0	0.6	3.2	0.17	0.09	0.25
DEVELOPED	2.5	0	15	10	75	6.0	9.5	0.21	0.42	0.25
										APPROX. POND VOLUME* REQUIRED (AC-FT)
										1.25
										0.4

*POND VOLUME PER AHYMO 100 YEAR 24 HOUR STORM ROUTING. DUE TO SMALL OUTLET SIZE, POND IS NOT COMPLETELY EVACUATED IN 24 HOURS. POND VOLUME CHECKED FOR ADEQUACY IN THE 10 DAY 100 YEAR STORM AS FOLLOWS:

TYPICAL 10 ACRE SITE

POND VOLUME REQUIRED PER 24 HOUR STORM ROUTING = 1.25 AC.FT.
VOLUME REMAINING IN POND AT END OF 24 HOURS = 0.29 AC.FT.
 ΔV 24 HOUR - 10 DAY STORM = $((3.67-2.66) + 12)(10.0 \times 0.75) = 0.63$ AC.FT.
 $0.29 + 0.63 = 0.92$ AC.FT. < 1.25 AC.FT.

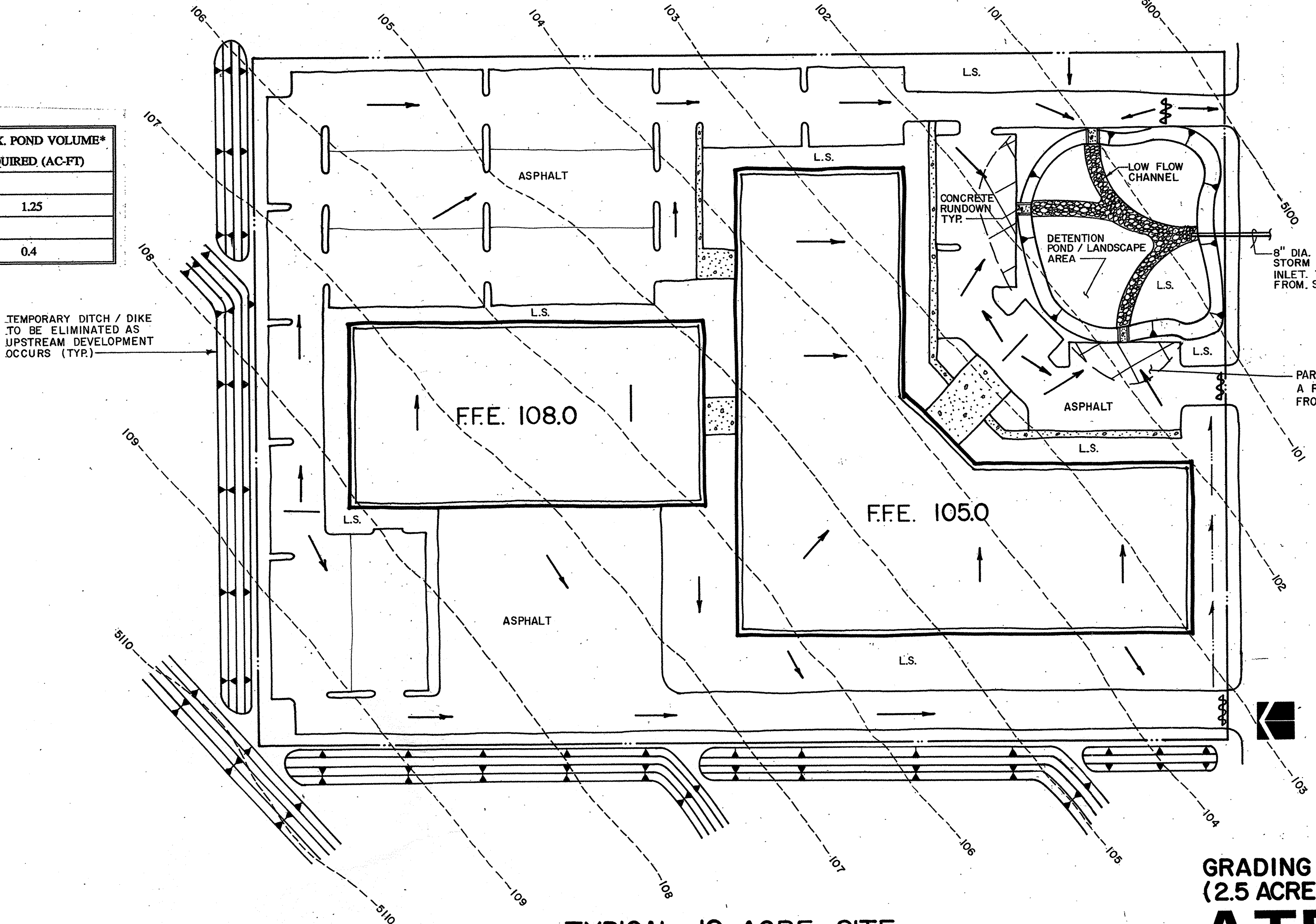
CONCLUSION: AT THE END OF THE 24 HOUR STORM, THE POND HAS ENOUGH VOLUME AVAILABLE TO POND THE ADDITIONAL VOLUME OF THE 10 DAY STORM. SIZE POND FOR 100 YEAR 24 HOUR STORM.

TYPICAL 2.5 ACRE SITE

POND VOLUME REQUIRED PER 24 HOUR STORM ROUTING = 0.4 AC.FT.
VOLUME REMAINING IN POND AT END OF 24 HOURS = 0.08 AC.FT.
 ΔV 24 HOUR - 10 DAY STORM = $((3.67-2.66) + 12)(2.5 \times 0.75) = 0.16$ AC.FT.
 $0.08 + 0.16 = 0.24$ AC.FT. < 0.4 AC.FT.

CONCLUSION: AT THE END OF THE 24 HOUR STORM, THE POND HAS ENOUGH VOLUME AVAILABLE TO POND THE ADDITIONAL VOLUME OF THE 10 DAY STORM. SIZE POND FOR 100 YEAR 24 HOUR STORM.

TEMPORARY DITCH / DIKE TO BE ELIMINATED AS UPSTREAM DEVELOPMENT OCCURS (TYP.)



TYPICAL 10 ACRE SITE

NOTES

1. THE MAXIMUM ALLOWABLE DISCHARGE RATES SHOWN ON THIS SHEET APPLY TO ALL LOTS LOCATED EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR LOTS LOCATED WEST OF UNSER BOULEVARD AND PARCEL A-1 SHALL BE AS STATED IN THE "1992 MASTER DRAINAGE PLAN REPORT FOR ATRISCO BUSINESS PARK."
2. THE MAXIMUM ALLOWABLE STORM WATER DISCHARGE RATES FROM SITES EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2, AS NOTED ABOVE, SHALL BE LIMITED TO THE FOLLOWING:
 - 0.1 CFS PER ACRE EXCEPT AS PROVIDED BELOW.
 - SMALL AREAS OF THE SITE MAY DISCHARGE UNCONTROLLED TO THE STREET WHERE REQUIRED TO FACILITATE GRADING.
 - THE TOTAL AREA ALLOWED UNCONTROLLED DISCHARGE FROM THE SITE SHALL NOT BE LARGER THAN AN EQUIVALENT AREA 10 FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE SITE.
 - IMPERVIOUS AREAS ALLOWED UNCONTROLLED DISCHARGE TO THE STREET SHALL NOT BE LARGER THAN AN EQUIVALENT AREA TWO FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE SITE.
 - THE UNCONTROLLED DISCHARGE FROM THE SMALL AREAS DEFINED ABOVE SHALL NOT BE CONSIDERED A PART OF THE 0.1 CFS ALLOWABLE DISCHARGE FROM THE SITE.
3. POND AREAS OUTSIDE OF THE PARKING AREAS SHALL BE FULLY LANDSCAPED. A MINIMUM OF 85% OF THE SURFACE AREA OF THE POND AREA SHALL CONSIST OF PERVIOUS GROUND TREATMENTS. BARK OR OTHER LANDSCAPE MATERIALS WHICH ARE PRONE TO FLOAT UNDER SUBMERGED CONDITIONS SHALL NOT BE ALLOWED AS A SURFACE TREATMENT MATERIAL WITHIN THE LIMITS OF POND AREAS.
4. LOW FLOW CHANNELS SHALL CONNECT ALL INLETS TO THE OUTLET IN THE DETENTION POND(S). LOW FLOW CHANNELS SHALL BE CONSTRUCTED WITH DURABLE, EROSION RESISTANT MATERIALS WHICH FACILITATE LONG TERM MAINTENANCE OF THE POND AREA.

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	5088	5088
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
CONCRETE	CONCRETE	CONCRETE
SWALE		
PROPERTY LINE		

**CONCEPTUAL
GRADING AND DRAINAGE PLAN
(2.5 ACRE AND 10 ACRE SITES)**

**ATRISCO
BUSINESS
PARK**

Prepared For:

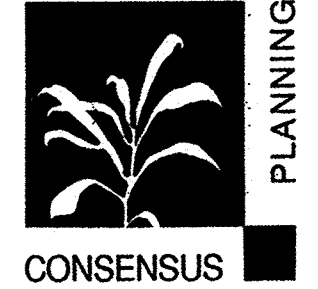
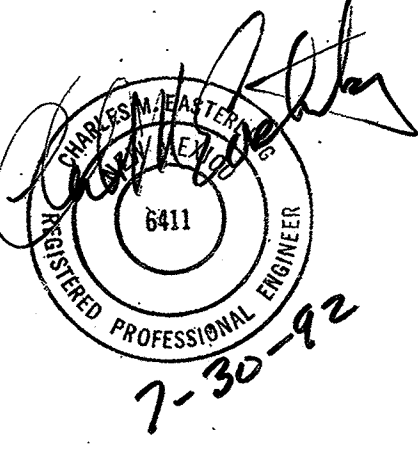
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

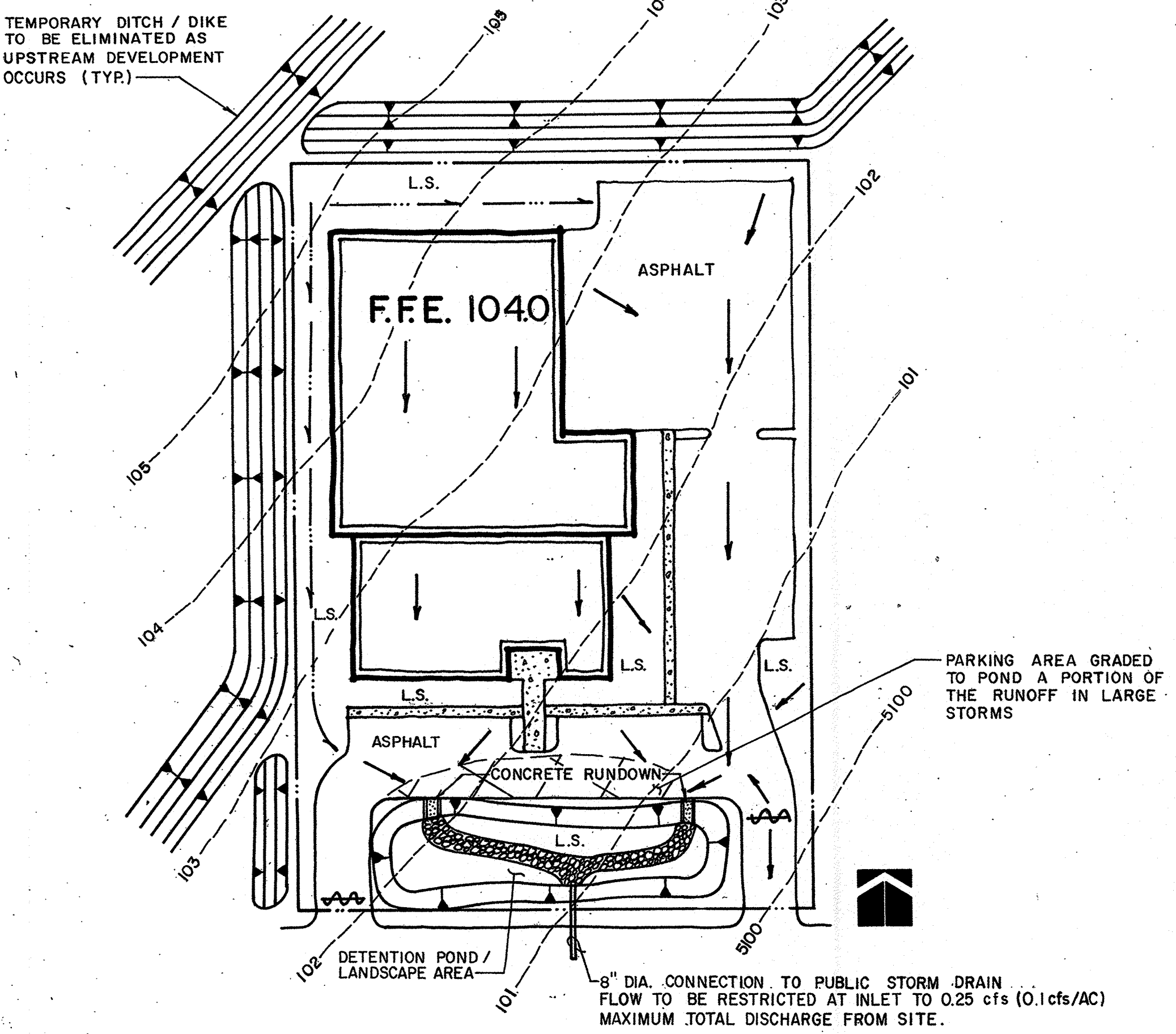
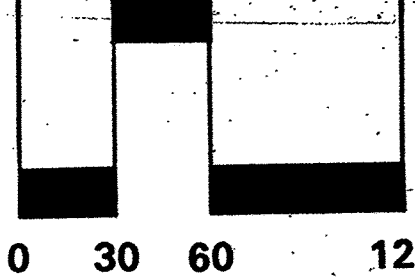
Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

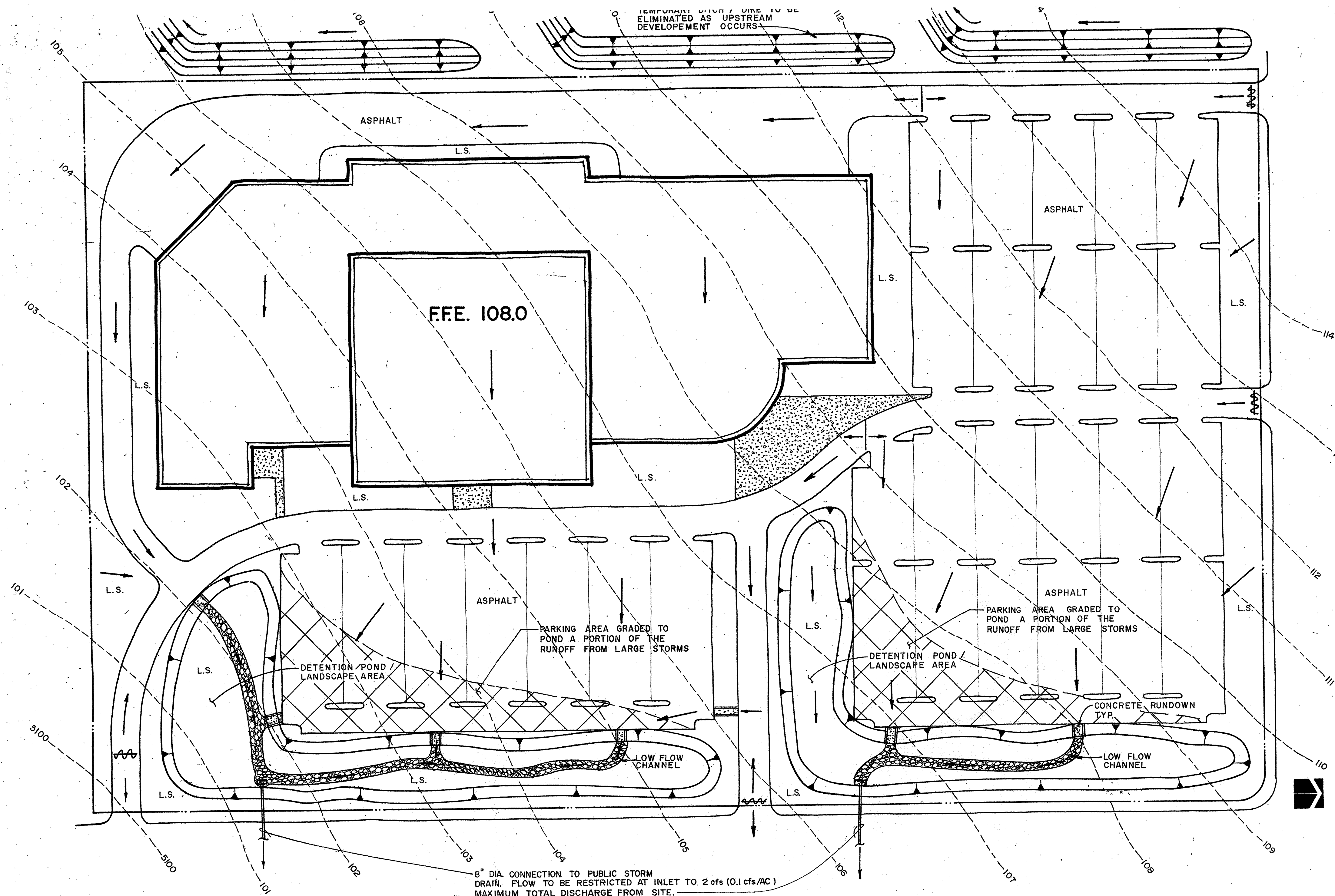
Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114



DATE: JULY, 1992



TYPICAL 2 1/2 ACRE SITE



TYPICAL 20 ACRE SITE

HYDROLOGY

TYPICAL SITE HYDROLOGY

CONDITION	AREA (AC.)	LAND TREATMENT TYPE (%)				Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	V ₁₀ (AC-FT)	V ₁₀₀ (AC-FT)	MAX. ALLOWABLE DISCHARGE (CFS)	APPROX. POND VOLUME* REQUIRED (AC-FT)
		A	B	C	D						
UNDEVELOPED	20.0	100	0	0	0	4.7	25.7	0.13	0.73	2.0	
DEVELOPED	20.0	0	15	10	75	47.6	76.2	1.64	3.36	2.0	2.5

*POND VOLUME PER AHYMO 100 YEAR 24 HOUR STORM ROUTING. DUE TO SMALL OUTLET SIZE, POND IS NOT COMPLETELY EVACUATED IN 24 HOURS. POND VOLUME CHECKED FOR ADEQUACY IN THE 10 DAY 100 YEAR STORM AS FOLLOWS:

TYPICAL 20 ACRE SITE

POND VOLUME REQUIRED PER 24 HOUR STORM ROUTING = 2.5 AC. FT.
VOLUME REMAINING IN POND AT END OF 24 HOURS = 0.62 AC. FT.
ΔV 24 HOUR - 10 DAY STORM = (3.67-2.66) + 12(20.0 X 0.75) = 1.26 AC. FT.
0.62 + 1.26 = 1.88 AC. FT. < 2.5 AC. FT.

CONCLUSION: AT THE END OF THE 24 HOUR STORM, THE POND HAS ENOUGH VOLUME AVAILABLE TO POND THE ADDITIONAL VOLUME OF THE 10 DAY STORM. SIZE POND FOR 100 YEAR 24 HOUR STORM.

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	5088	5088
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
CONCRETE	CONCRETE	CONCRETE
SWALE		
PROPERTY LINE		

NOTES

- THE MAXIMUM ALLOWABLE DISCHARGE RATES SHOWN ON THIS SHEET APPLY TO ALL LOTS LOCATED EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR LOTS LOCATED WEST OF UNSER BOULEVARD AND PARCEL A-1 SHALL BE AS STATED IN THE "1992 MASTER DRAINAGE PLAN REPORT FOR ATRISCO BUSINESS PARK."
- THE MAXIMUM ALLOWABLE 100 YEAR STORM WATER DISCHARGE RATES FROM LOTS EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2, AS NOTED ABOVE, SHALL BE LIMITED TO THE FOLLOWING:
 - 0.1 CFS PER ACRE EXCEPT AS PROVIDED BELOW.
 - SMALL AREAS OF LOTS LOCATED ON THE UPHILL SIDE OF A STREET MAY DISCHARGE UNCONTROLLED TO THE STREET WHERE REQUIRED TO FACILITATE GRADING. THIS PROVISION IS SUBJECT TO THE FOLLOWING CRITERIA.
 - THE TOTAL AREA ALLOWED UNCONTROLLED DISCHARGE FROM THE LOT SHALL NOT BE LARGER THAN AN EQUIVALENT AREA 10 FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE LOT.
 - IMPERVIOUS AREAS ALLOWED UNCONTROLLED DISCHARGE TO THE STREET SHALL NOT BE LARGER THAN AN EQUIVALENT AREA TWO FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE LOT.
 - THE UNCONTROLLED DISCHARGE FROM THE SMALL AREAS DEFINED ABOVE SHALL NOT BE CONSIDERED A PART OF THE 0.1 CFS ALLOWABLE DISCHARGE FROM THE LOT.
- POND AREAS OUTSIDE OF THE PARKING AREAS SHALL BE FULLY LANDSCAPED. A MINIMUM OF 85% OF THE SURFACE AREA OF THE POND AREA SHALL CONSIST OF PERVIOUS GROUND TREATMENTS. BARK OR OTHER LANDSCAPE MATERIALS WHICH ARE PRONE TO FLOAT UNDER SUBMERGED CONDITIONS SHALL NOT BE ALLOWED AS A SURFACE TREATMENT MATERIAL WITHIN THE LIMITS OF POND AREAS.
- LOW FLOW CHANNELS SHALL CONNECT ALL INLETS TO THE OUTLET IN THE DETENTION POND(S). LOW FLOW CHANNELS SHALL BE CONSTRUCTED WITH DURABLE, EROSION RESISTANT MATERIALS WHICH FACILITATE LONG TERM MAINTENANCE OF THE POND AREA.

CONCEPTUAL GRADING AND DRAINAGE PLAN (20 ACRE SITE)

ATRISCO BUSINESS PARK

Prepared For:

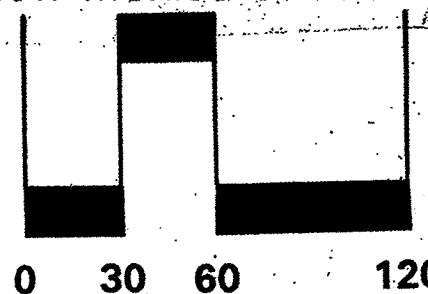
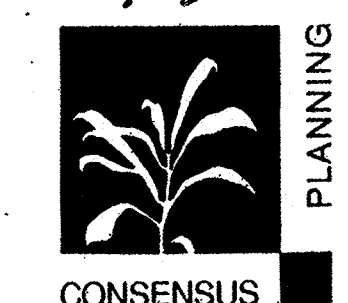
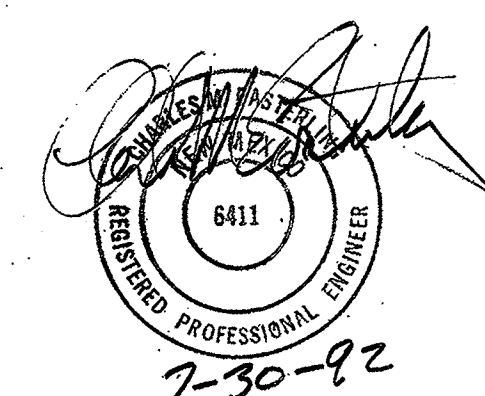
Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111

Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114



DATE: JULY, 1992

Sheet 9 of 10

