

BROADSTONE TOWNE CENTER
 N.E.C. UNIVERSITY AND GIBSON ROADS
 ALBUQUERQUE, NEW MEXICO



4530 North 40th Street
 Phoenix, Arizona 85018
 O.602.957.4530 F.602.957.4531
 WorldHQ@ORBArch.com

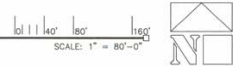
Owner
 ALLIANCE RESIDENTIAL CO.
 2415 E. Camelback Rd., Suite 400
 Phoenix, Arizona 85016
 tel. 402.778.2800
 fax 402.778.2850
 Contact: Keith Coleman

Planner
 CONSENSUS PLANNING
 302 Eighth Street NW
 Albuquerque, New Mexico 87102
 tel. 505.764.9881
 fax 505.847.5495
 Contact: Jackie Fishman

Civil
 HIGH MECA CONSULTING GROUP
 6010-B Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 tel. 505.345.4258
 fax 505.345.4254
 Contact: Groome Means

Landscape
 DANNY POWELL LANDSCAPE
 1432 Corral Drive
 Atlanta, Georgia 30318
 tel. 404.532.2240
 fax 404.532.2492
 Contact: Danny Powell

ILLUSTRATIVE MASTER PLAN



DEVELOPMENT DATA

NET SITE AREA :

TRACT 1 (APARTMENTS)	12.2 ACRES (532,312 S.F.)
EAST SITE	8.7 ACRES (380,740 S.F.)
WEST SITE	3.5 ACRES (151,572 S.F.)
TRACT 2 (RETAIL)	0.98 ACRES (42,558 S.F.)
TRACT 3 (RETAIL)	0.94 ACRES (40,855 S.F.)
TRACT 4 (RETAIL)	0.93 ACRES (40,619 S.F.)
TRACT 5 (RETAIL)	1.89 ACRES (73,908 S.F.)

ZONING :

CURRENT:	R-1
PROPOSED:	TRACT 1 - "SU-1 PRD RESIDENTIAL" TRACT 2, 3, 4 & 5 - "SU-1 FOR C-2"

BUILDING HEIGHT :

TRACT 1:	3/40 STORES/FEET
ALLOWED:	(BASED ON 10' SETBACK)
PROVIDED:	3/40 STORES/FEET

DENSITY :

TRACT 1:	19.641 DU/ACRE	240 DU
PROPOSED:		

GENERAL NOTES :

- THIS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPLIES TO TRACT 1.
- EAST SITE BUILDING SIZES BY TYPE ARE AS FOLLOWS:
 TYPE 1 - 20,821 SF TYPE 3 - 26,129 SF
 TYPE 2 - 26,282 SF TYPE 4 - 3,798 SF
- WEST SITE BUILDING SIZES BY TYPE ARE AS FOLLOWS:
 BLDG 1 - 7,777 SF BLDG 5 - 7,809 SF
 BLDG 2 - 20,268 SF BLDG 6 - 22,235 SF
 BLDG 3 - 10,625 SF BLDG 7 - 7,809 SF
 BLDG 4 - 19,377 SF BLDG 8 - 13,850 SF
- SHARE PRIVATE ACCESS PROVIDED BETWEEN ALL PARCEL PER PLAT.

SETBACKS PROVIDED :

	EAST SITE				WEST SITE			
	SIDE (N)	REAR (E)	SIDE (S)	FRONT (W)	SIDE (N)	FRONT (E)	SIDE (S)	REAR (W)
BUILDINGS	34'	25'	10'	NA	10'	NA	NA	NA
GARAGES	5'	NA	NA	NA	5'	NA	NA	NA
PARKING	6.5'	30'	5'	NA	5'	NA	NA	NA

REVISIONS

△	
△	
△	
△	
△	

DATE: JUNE 14, 2007 OR# # 06-210

A1.10

ILLUSTRATIVE MASTER PLAN

FILE: I:\Projects\CA, LLC\0614\200705 - Broadstone of Towne Center (Preliminary)\New Buildings\060605 110 - Shading - USDP - JH - DATE: JUNE 15, 2007 - TIME: 03:32 .JPG