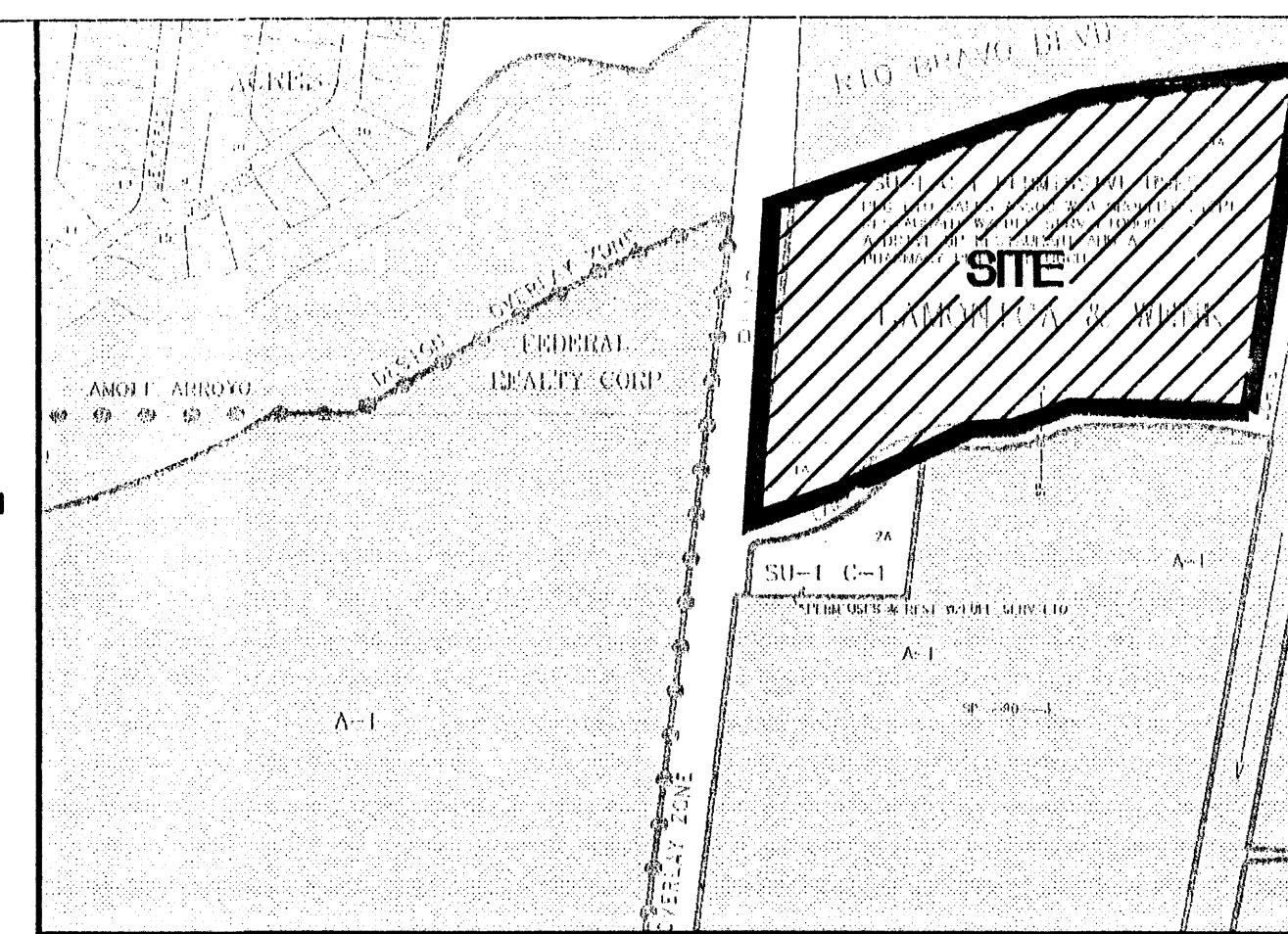


**SHEET INDEX**

- 1. SITE PLAN FOR SUBDIVISION
- 2. LANDSCAPE PLAN
- 3. GRADING AND DRAINAGE PLAN
- 4. MASTER UTILITY PLAN

**LEGEND**

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED PARKING SPACE
- PROPOSED CURB
- PROPOSED BUILDING CENTERLINE
- EASEMENT
- PROPOSED SIDEWALK
- REQUIRED COA ROW DEDICATION
- PROPOSED TREE
- PROPOSED CART CORRAL
- PROPOSED SITE LIGHTING

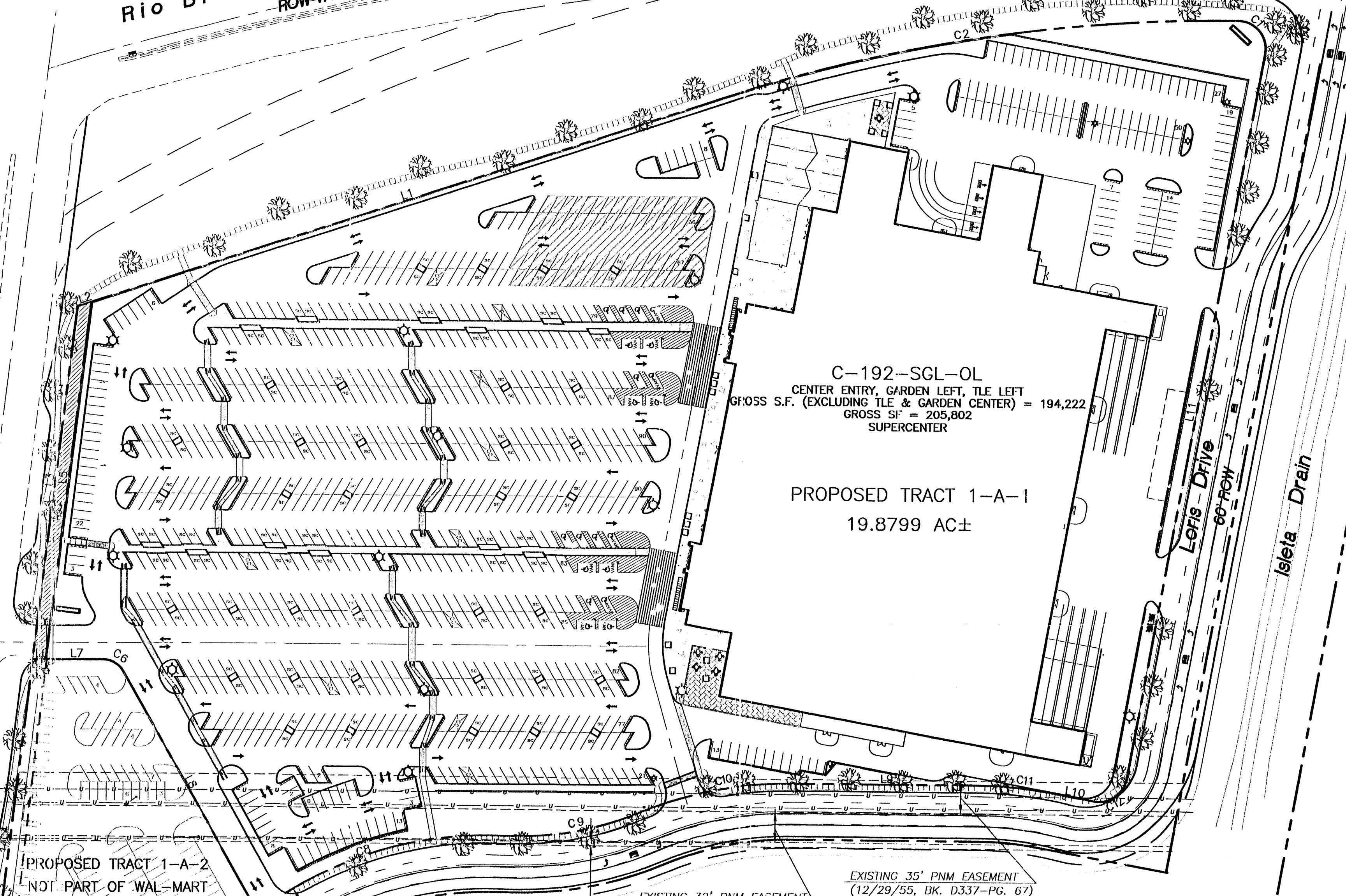


VICINITY MAP

**LEGAL DESCRIPTION**  
TRACT 1A, LAMONICA AND WENK

PROJECT 1000650

Rio Bravo Boulevard, S. W.  
ROW VARIES



C-192-SGL-OL  
CENTER ENTRY, GARDEN LEFT, TILE LEFT  
GROSS S.F. (EXCLUDING TILE & GARDEN CENTER) = 194,222  
GROSS SF = 205,802  
SUPERCENTER

PROPOSED TRACT 1-A-1  
19.8799 AC±

PROPOSED TRACT 1-A-2  
NOT PART OF WAL-MART  
1.7320 AC±

EXISTING 60' PUBLIC ROADWAY EASEMENT DEDICATED AS RIGHT OF WAY TO THE GOVERNMENTAL AGENCY HAVING AUTHORITY OVER LAMONICA ROAD. (1/3/90, 90C-1)

EXISTING 32' PNM EASEMENT (2/2/56, BK. D:340-PG. 587)

EXISTING 35' PNM EASEMENT (12/29/55, BK. D:337-PG. 67)

**SITE DATA**

PROPOSED USAGE:	RETAIL	1,236 AC±
PROPOSED COORS ROW DEDICATION:		
PROPOSED TRACT 1-A-1 AREA:		19.8799 AC±
PROPOSED TRACT 1-A-2 AREA:		1.7320 AC±
TOTAL AREA:		21.7355 AC±
BUILDING AREA TOTAL:		205,802 SF
BU <sup>LDING</sup> :		194,222 SF
GARDEN CENTER AND TILE:		11,580 SF
FAR:		.24
MAXIMUM BUILDING HEIGHT:		33'-4"
PARKING REQUIRED BUILDING (1 PER 200):		971 SPACES
PARKING REQUIRED GARDEN CENTER AND TILE (1 PER 400):		29 SPACES
TOTAL PARKING REQUIRED:		1000 SPACES
TOTAL PARKING REQUIRED LESS 10% BUS CREDIT:		900 SPACES
PARKING PROVIDED:		1005 SPACES (108 SMALL CAR)
PARKING RATIO:		4.88 SPACES PER 1000 SF
HC PARKING PROVIDED:		20 SPACES
		11 SPACES VAN ACCESSIBLE
HC PARKING REQUIRED:		20 SPACES
		3 SPACES VAN ACCESSIBLE
BIKE SPACES PROVIDED:		29 SPACES (15 BIKE SPACES SHALL BE SECURED LOCKERS)
BIKE SPACES REQUIRED:		29 SPACES
SHOWER PROVIDED:		2 SHOWER
SHOWER REQUIRED:		2 SHOWER
LANDSCAPE PROVIDED:		103,016 SF
LANDSCAPE REQUIRED (15% OF NET LOT AREA):		100,165 SF

**FUTURE TRACT 1-A-2 SITE DATA:**

BUILDING AREA TOTAL:		6,069 SF
PARKING REQUIRED BUILDING (1 SPACE PER 3 CUSTOMERS):		78 SPACES
TOTAL PARKING REQUIRED:		78 SPACES
PARKING PROVIDED:		104 SPACES (3 SMALL CAR)

PROJECT NUMBER: 03 WRD 01 F23 103 DR5 0140  
APPLICATION NUMBER: 1000650

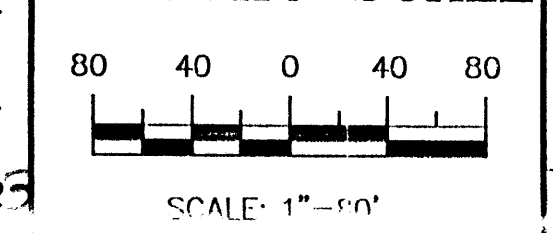
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

City Engineer, Transportation Division	11-19-03
City Engineer, Parks & Recreation Department	11-19-03
City Engineer	11-19-03
Environmental Health Department (conditional)	
Solid Waste Management	
DRB Chairperson, Planning Department	11/19/03



GRAPHIC SCALE



SCALE: 1" = 80'

- NOTES:**
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
  - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
  - CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH BY PLAT.
  - ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
  - PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
  - NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
  - ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
  - ANYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
  - ALL METAL ROOFING SHALL BE CONSISTENT ON ALL BUILDINGS AND CANOPIES AND SHALL BE A GALVALUME FINISH.
  - FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 30' HIGH POLES WITH FULLY SHIELDED FIXTURES. LIGHTS WITHIN 100' TO A RESIDENTIAL ZONED AREA SHALL BE 16' HIGH MAX. ALL FIXTURES SHALL BE HORIZONTALLY-MOUNTED. LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
  - PROPOSED CONDITIONS FOR SITE PLAN APPROVAL FOR THE ARCHITECTURAL DESIGN OF THE PAD SITE BUILDING SHALL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE WAL-MART BUILDING UTILIZING SIMILAR MATERIALS, SUCH AS PITCHED CLAY TILE ROOF ELEMENTS, STUCCO WALL SURFACES, DECORATIVE MASONRY OR STONE WAINSCOTS, AND COLOR COORDINATED WINDOWS, DOORS AND TRIM.
  - PROPOSED CONDITIONS FOR SITE PLAN APPROVAL OF THE PAD SITE BUILDING CONFIGURATION SHALL INCORPORATE VARIED MASSING AND FORMS TO ARTICULATE IT, INCLUDING PITCHED ROOF ELEMENTS, PILASTERS, PROJECTED ENTRIES, AND WINDOWS, AND CANOPIES.
  - PROPOSED CONDITIONS FOR SITE PLAN APPROVAL SHALL HAVE ALL FOUR SIDES OF PAD SITE BUILDING EQUALLY ARTICULATED SO THAT NO FACE IS BLANK OR CONSIDERED THE "BACK" OF THE BUILDING.
  - ALL GROUND AND ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH ARCHITECTURALLY INTEGRATED SCREENING ELEMENTS AT LEAST AS HIGH AS THE HIGHEST PART OF THE PIECE OF EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE COVERED TO PREVENT ANY GLARE FOR PASSING MOTORIST.
  - PROPOSED CONDITIONS FOR SITE PLAN APPROVAL OF PAD SITE SERVICE AREAS SHALL BE SCREENED WITH ARCHITECTURALLY INTERGRATED SCREEN WALLS AND/OR LANDSCAPING.
  - WHEN THE INTERCHANGE IS CONSTRUCTED AT COORS BLVD. AND RIO BRAVO BLVD. IT WILL BE CONSTRUCTED IN A MANNER THAT WILL PROVIDE SAFE AND EFFICIENT OPERATION OF THE INTERSECTING CORRIDORS.
  - THE JURISDICTION RESPONSIBLE FOR THE FINAL DESIGN OF THE INTERCHANGE WILL STRIVE TO ACCOMMODATE ACCESS PROVISIONS TO LORIS DRIVE WHILE PRESERVING SAFE AND EFFICIENT OPERATION ON THE RIO BRAVO CORRIDOR. ANY MODIFICATIONS ON THE DEVELOPMENT PROPERTY TO THE LORIS DRIVE ACCESS TO RIO BRAVO BASED ON THE FINAL DESIGN OF THE RIO BRAVO/COORS INTERCHANGE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. THE PROPERTY OWNERS WILL NOT BE ENTITLED TO COMPENSATION OR DAMAGES ASSOCIATED WITH MODIFICATIONS TO OR REDUCTIONS OF ACCESS AT LORIS DRIVE AND RIO BRAVO.
  - SIGNAL TIMINGS AT THE INTERSECTION OF LORIS DRIVE AND RIO BRAVO BLVD. WILL BE SET TO ACCOMMODATE AND FAVOR THROUGH MOVEMENTS ON RIO BRAVO, TO THE EXTENT THAT MOVEMENTS ASSOCIATED WITH LORIS DRIVE WILL BE LIMITED TO A LEVEL OF SERVICE (LOS) NO BETTER THAN "E".
  - ANY SIGNAL SYSTEM INSTALLED AT LORIS DRIVE AND RIO BRAVO BLVD. MUST BE COMPATIBLE WITH AND INTERCONNECT WITH THE RIO BRAVO SMART CORRIDOR SYSTEM.
  - CART CORRAL SIGNAGE SHALL BE VISIBLE ABOVE PARKED VEHICLES TO ALERT CUSTOMERS OF LOCATION.
  - ALL REFUSE CONTAINERS SHALL BE SCREENED FROM VIEW.
  - PROPOSED EBUILDING SHALL INCLUDE THE SALES OF PACKAGE LIQUORS PER STATE AND LOCAL STATUTES AT THE OWNERS OPTION.
  - SETBACKS SHALL BE BY SITE PLAN PER ZONING CODE FOR SU-1 DESIGNATIONS.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	DIRECTION	CHORD
C1	52.28	30.00	99°50'25"	N38°25'18"W		45.91
C2	563.94	1707.03	18°55'43"	S80°57'56"W		561.38
C3	54.06	30.00	103°15'19"	S41°47'22"E		47.04
C4	237.99	350.00	38°57'30"	N61°03'16"E		233.43
C5	56.29	468.95	6°52'37"	S41°16'19"W		56.25
C6	26.50	25.00	60°43'20"	N59°54'26"W		25.27
C7	13.07	25.00	29°57'16"	N11°34'08"W		12.92
C8	286.39	414.63	39°34'32"	S72°30'11"W		280.73
C9	151.77	350.00	24°50'41"	N80°05'21"E		150.58
C10	162.06	410.00	22°38'52"	S78°54'39"W		161.01
C11	73.11	410.00	10°13'01"	N84°39'15"W		73.01
C12	47.12	30.00	89°59'33"	N55°27'30"E		42.42

**LINE TABLE**

LINE	LENGTH	BEARING
L1	710.97	S71°41'06"W
L2	15.48	S71°41'06"W
L3	381.82	S06°57'44"W
L4	376.45	S06°57'44"W
L5	386.65	S06°57'39"W
L6	14.12	N89°43'54"E
L7	61.23	N89°43'54"E
L8	281.22	S29°32'46"E
L9	203.47	S89°45'45"E
L10	51.39	S79°32'43"E
L11	794.06	N10°27'03"E

DRAWN BY: WCVJ  
DATE: 11-19-03  
22945/SD-11-17-03X  
SHEET # 1 OF 1  
JOB # 220094

ENGINEER'S SEAL  
**ALBUQUERQUE SOUTH WAL-MART #5430-00**  
SITE PLAN FOR SUBDIVISION  
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ALBUQUERQUE, NEW MEXICO 87113  
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RONALD R. BOHANNAN  
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