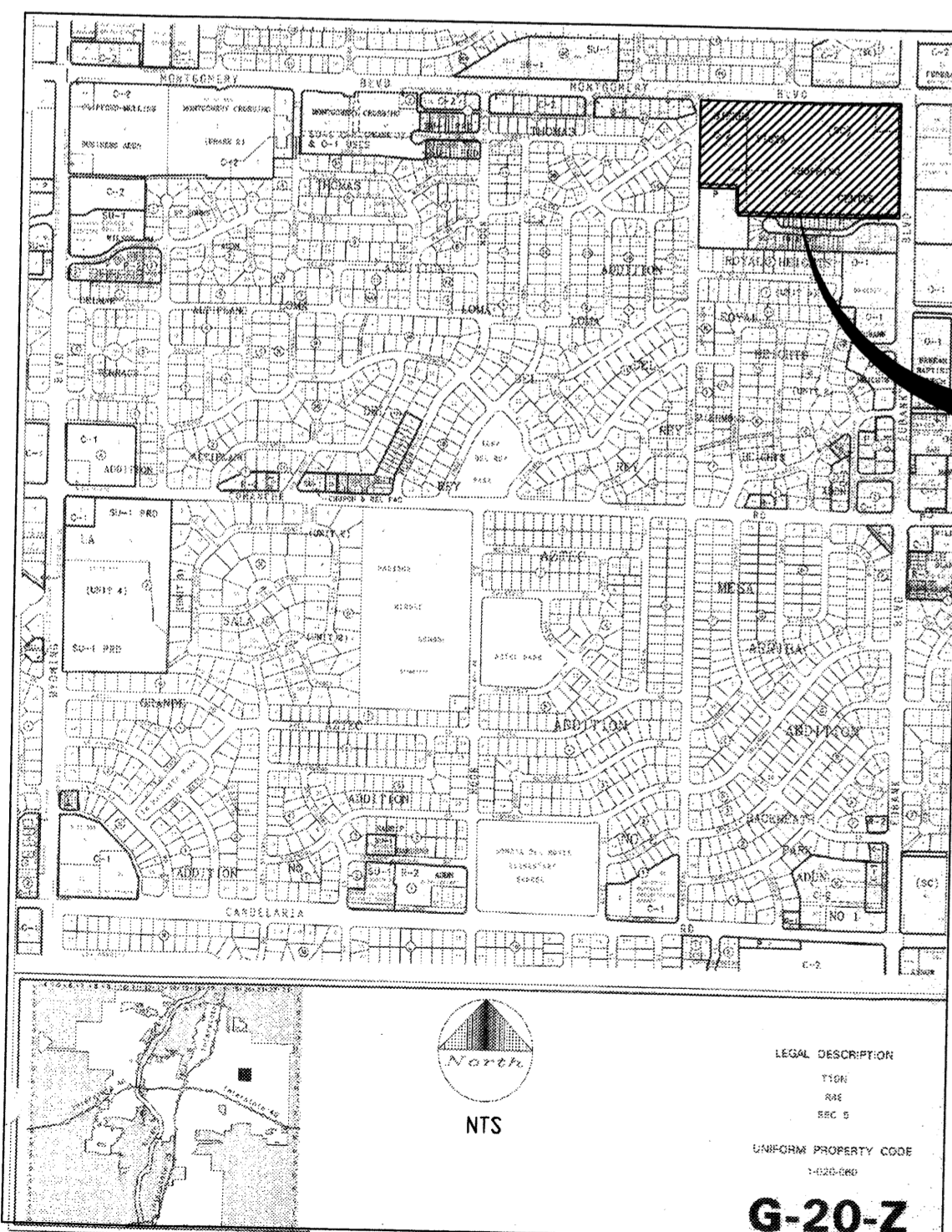
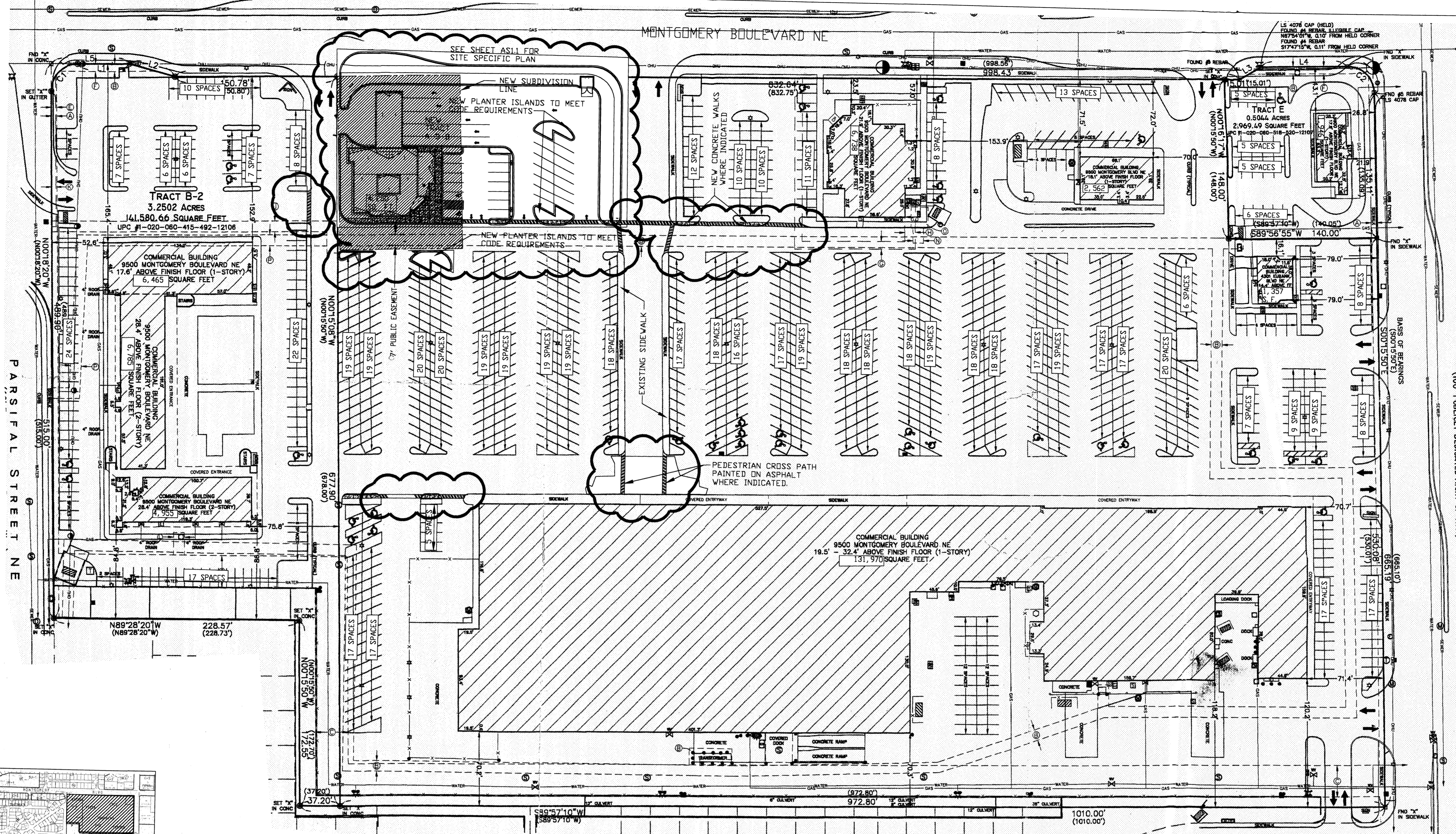


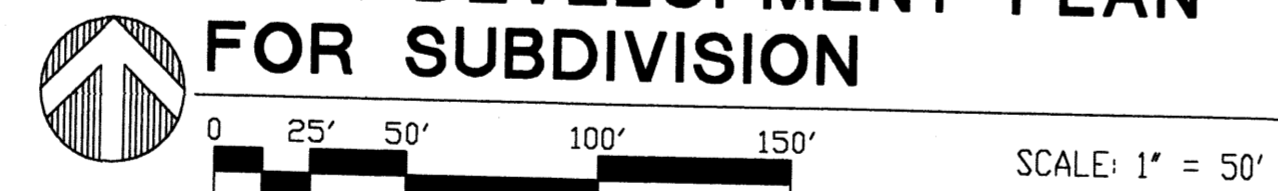
MK	DATE	DESCRIPTION
LL	JL	CHECKED BY:
JOB NUMBER: A0417		
DATE: OCTOBER 2004		
SHEET NO		

PROJ # 1000980



SITE LOCATION

SITE DEVELOPMENT PLAN FOR SUBDIVISION



SITE CONDITION NOTE:
OVERALL SITE PLAN DEPICTS CURRENT CONDITIONS AS OF SEPTEMBER 30, 2004.

CROSS ACCESS AGREEMENT
SIERRA VISTA ASSOCIATES, LLC, DECLARES AND ESTABLISHES PEPUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC LANES AND DRIVES NOW EXISTING OR ESTABLISHED IN THE FUTURE OVER AND ACROSS THE SIERRA VISTA PARCEL AND THE NM B&T PARCEL, PER EXHIBIT TITLED "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS" ATTACHED.

CROSS PARKING AGREEMENT
SIERRA VISTA ASSOCIATES, LLC, DECLARES AND ESTABLISHES PEPUAL, NON-EXCLUSIVE EASEMENT FOR PARKING MOTOR VEHICLES BY NM B&T OFFICERS, REPRESENTATIVES, EMPLOYEES, CUSTOMERS AND INVITEES OVER, ACROSS AND UPON THE SIERRA VISTA PARCEL AND THE NM B&T PARCEL IN SPACES THAT ARE MARKED OR DESIGNATED FOR PARKING NOW EXISTING OR AS ESTABLISHED IN THE FUTURE, PER EXHIBIT TITLED "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS" ATTACHED.

SIERRA VISTA SHOPPING CENTER NEW MEXICO BANK & TRUST SITE PLAN

BUILDING AND ADDRESS	SF/200	PARKING REQUIREMENTS (<1:200)	PARKING PROVIDED
COMMERICAL BUILDING 9500 MONTGOMERY	131,970 SF	660 SPACES	
COMMERICAL BUILDING 4301 EUBANK	1,357 SF	7 SPACES	
COMMERICAL BUILDING 9500 MONTGOMERY	1,946 SF	10 SPACES	
COMMERICAL BUILDING 9500 MONTGOMERY	2,562 SF	13 SPACES	
COMMERICAL BUILDING 9500 MONTGOMERY	6,732 SF	34 SPACES	
COMMERICAL BUILDING 9500 MONTGOMERY	6,465 SF	33 SPACES	
COMMERICAL BUILDING 9500 MONTGOMERY 2-STORY	6,785 X 2= 13,570 SF	68 SPACES	
COMMERICAL BUILDING 9500 MONTGOMERY 2-STORY	4,955 X 2= 9,910 SF	50 SPACES	
TRANSIT SYSTEM CREDIT (<10%)		875 SPACES	87
SUBTOTAL REQUIRED HANDICAP		788 SPACES	832 SPACES
		16 SPACES	16 SPACES
		2 VAN SPACES	4 VAN SPACES
TOTAL		806 SPACES	865 SPACES
BANK DEV.	4,250 SF	22 SPACES	
TRANSIT SYSTEM CREDIT (<10%)		2	
SUBTOTAL REQUIRED HANDICAP		20 SPACES	25 SPACES
		1 SPACE	1 SPACE
		1 VAN SPACE	1 VAN SPACE
TOTAL BANK PARKING		22 SPACES	27 SPACES
TOTAL ENTIRE SITE PARKING		828 SPACES	892 SPACES

PROJECT #: 1000980
APPLICATION #25-00162
CASE #: 04EPC 01206

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE; NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

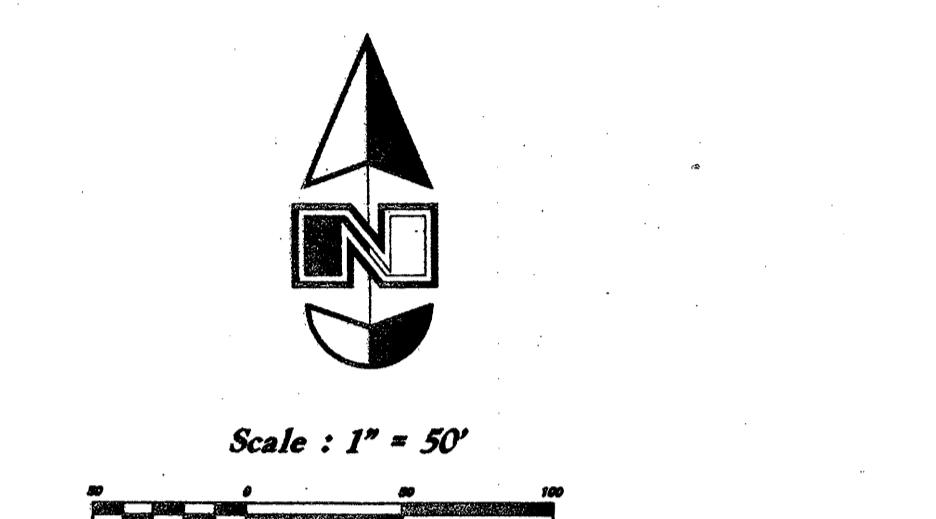
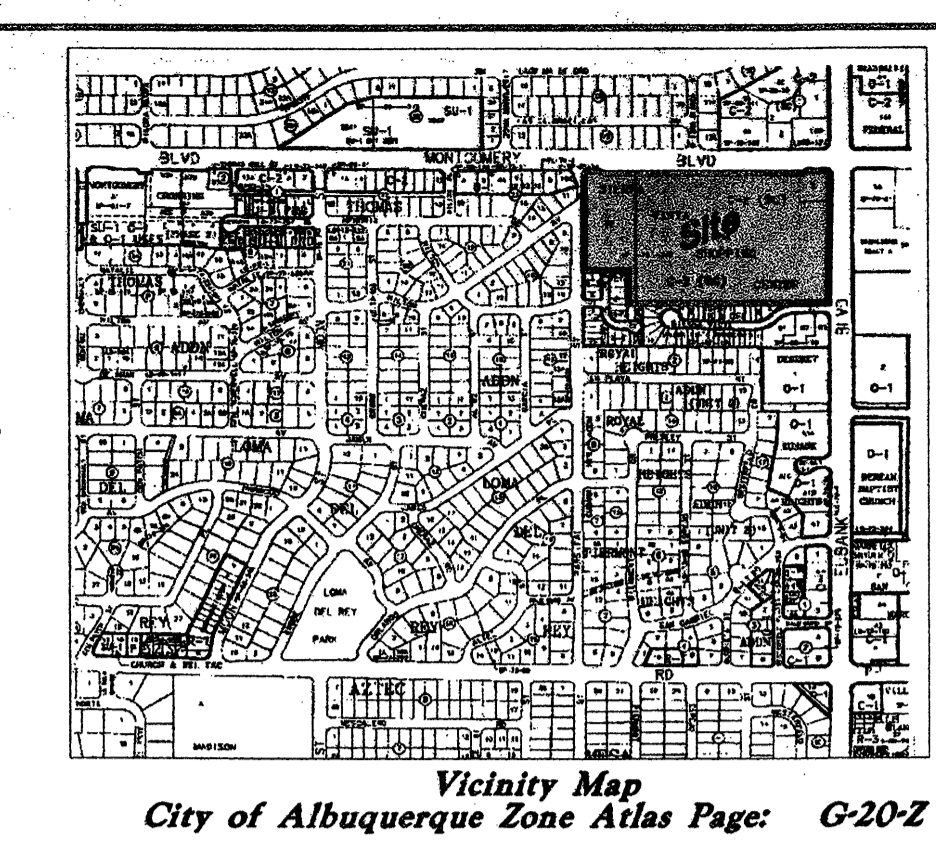
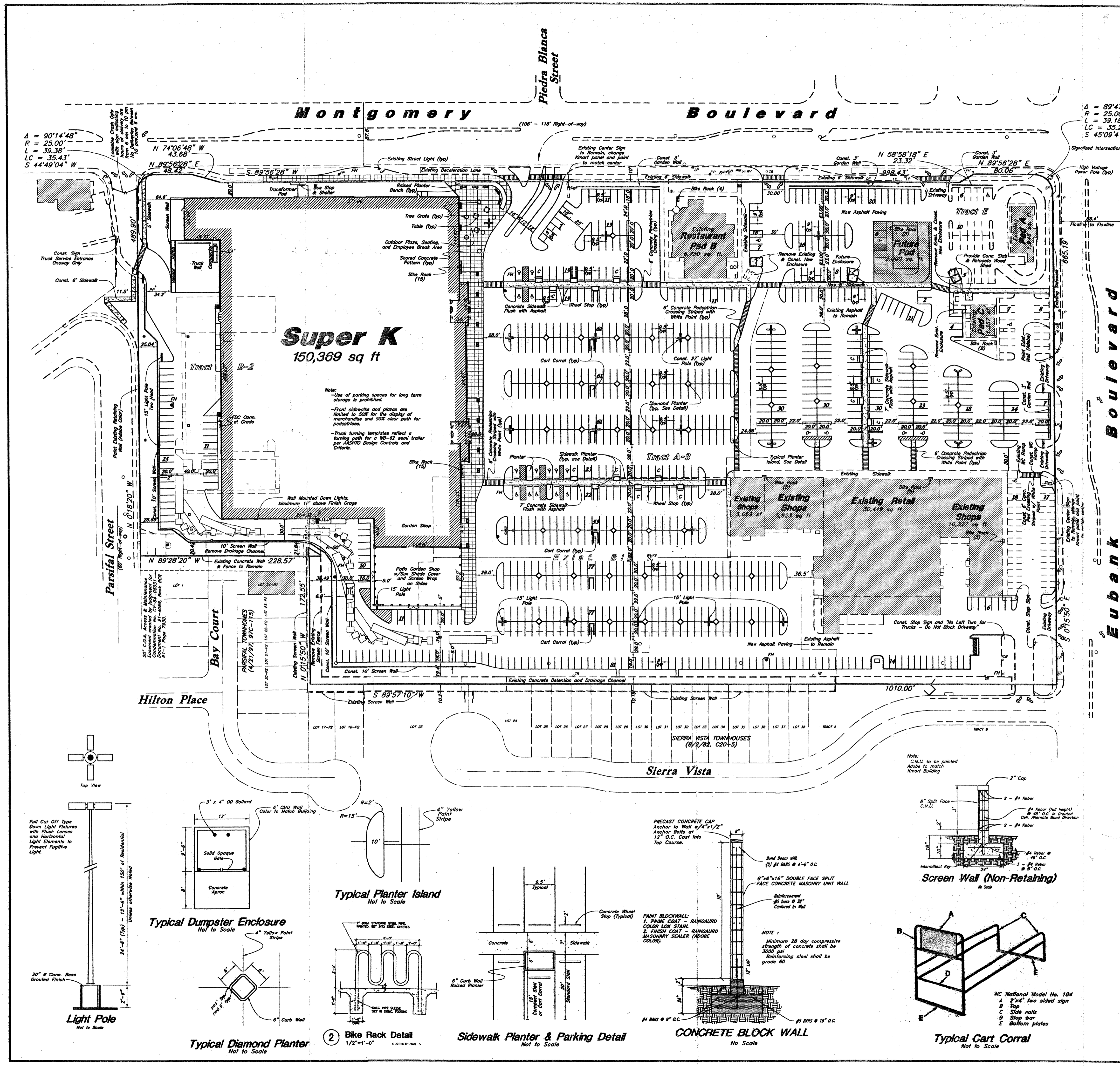
SITE DEVELOPMENT PLAN

<i>[Signature]</i> TRAFFIC ENGINEER, TRANSPORTATION DIVISION	3-2-05 DATE
<i>Christina Santol</i> PARKS & RECREATION	3/2/05 DATE
<i>Roger Alheim</i> WATER UTILITIES DIVISION	3-2-05 DATE
<i>Bradley J. Brigham</i> CITY ENGINEER, ENGINEERING DIVISION/AMAFCA	3/2/05 DATE
<i>[Signature]</i> CITY PLANNER, ALBUQUERQUE, BERNALILLO COUNTY PLANNING DIVISION	3/2/05 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL
PLNZ (10706) 4/96

LEGAL DESCRIPTION
T14N
R10E
S1
UNIFORM PROPERTY CODE
1005000
G-20-Z

VICINITY MAP



Tracts A-3, B-2, and E
Sierra Vista Shopping Center
Section 5, T10N, R4E, NMPM
City of Albuquerque, Bernalillo County, New Mexico
Contains 18.419 acres

Overall Parking Requirements

Kmart	- 150,369 sq ft - 5/1000 =	752
Restaurant	- 10,730 sq ft - 1/100 =	108
Existing Retail	- 56,560 sq ft - 5/1000 =	283
Total Required		1,143
Less 15% for Transit Credits		= 171
Net Parking Required		= 972
Total Parking Provided		973
Disabled Parking Spaces Required		= 20
Disabled Parking Spaces Provided		= 25
Bicycle Parking Required		= 49
Bicycle Parking Provided		= 50

- SITE PLAN NOTES:**
- All truck routes and main drive aisles will be constructed with Heavy Duty Asphalt.
 - All planters will conform to standards and City radius requirements as shown on detail.
 - All curbing to be constructed with 24" curb and gutter in parking lot.
 - All Dumpster Enclosures shall conform to City Solid Waste Department Standards.
 - All pedestrian benches shall be RPI B321 B-RWS-7225 redwood slat seat & back; steel legs.

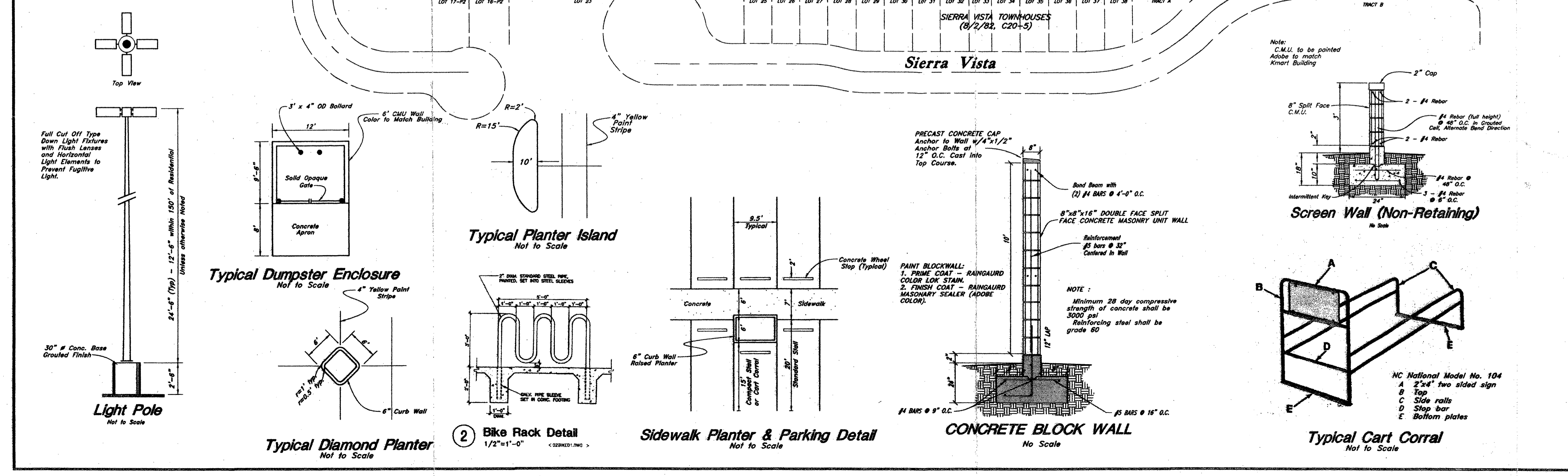
PROJECT #
EPC Application # 01128-0000-00731
DRB Application # 01450-0000-01131
DRB Project # 1000980

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 18, 2001 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

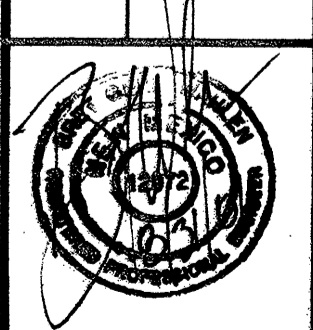
<i>Alfred...</i>	11/5/01
<i>Adriana E....</i>	9/6/01
<i>Roger...</i>	11/5/01
<i>Bradley D. Bingham</i>	9/5/01
<i>...</i>	11/9/01
<i>...</i>	9-5-01

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.



GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)581-8539 Ogden (801)794-7288 Fax (801)581-8551
G.B.E.

Site Development Plan
Sierra Vista Shopping Center
9500 Montgomery Boulevard N.E.
Albuquerque, New Mexico



5 Jul, 2001
SHEET NO. **C1**
00-82V



1306 RIO GRANDE BLVD. NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

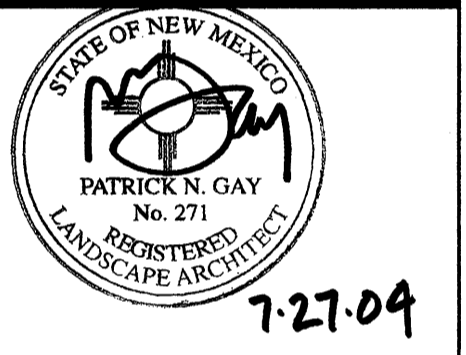
ARCHITECT



121 TIJERAS NE SUITE 3100
ALBUQUERQUE, NM 87102
PHONE: 505-822-8200
FAX: 505-822-8282
E-MAIL: rsmith@sites-sw.com
WEB: www.sites-sw.com

PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

CONSULTANT



PROJECT TITLE

NEW MEXICO BANK AND TRUST
MONTGOMERY & EUBANK BRANCH
ALBUQUERQUE
NEW MEXICO

REVISIONS

NO.	DATE	DESCRIPTION

DATE: DESCRIPTION
DRAWN BY: CHECKED BY:

JOB NUMBER:
A0417

DATE:
06-30-04

SHEET NO

L 1.1

LANDSCAPING NOTES

ALL PLANTING AREAS SHALL BE MULCHED WITH A 3" LAYER OF CRUSHER FINES. COLOR TO MATCH STUCCO/SPLIT FACE BLOCK OF BUILDING. TO BE SELECTED BY LANDSCAPE ARCHITECT. ALL CRUSHER FINES SHALL BE UNDERLINED WITH DE WITT PRO 5 28 MIL. FILTER FABRIC OR APPROVED EQUAL. ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH A 3" LAYER OF BARK MULCH.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

ALL LANDSCAPING IS TO BE PROPOSED, ESTABLISHED FOR GENERAL LANDSCAPING, UNLESS OTHERWISE SHOWN ON THE PLANS.

AREA CALCULATIONS

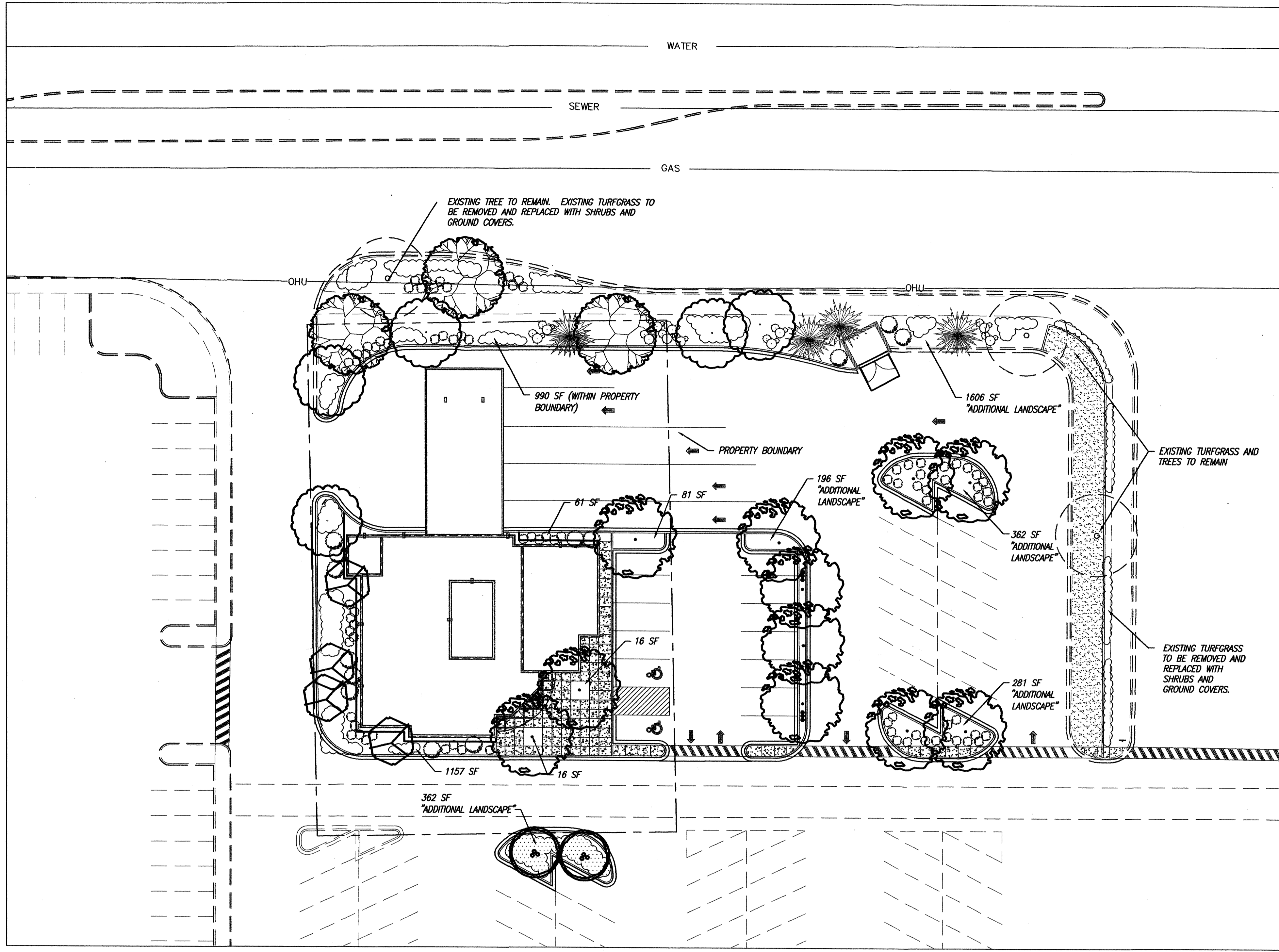
TOTAL SITE (0.43 Ac.) =	18,745 S.F.
BUILDING TOTAL (FIRST FLOOR) =	4252 S.F.
NET SITE AREA =	14,493 S.F.

LANDSCAPE AREA REQUIRED =	2173 S.F.
LANDSCAPE AREA REQUIRED AS PERCENT OF NET SITE AREA =	15%

LANDSCAPE AREA PROVIDED =	2321 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	16%

"ADDITIONAL" LANDSCAPE AREA PROVIDED (OUTSIDE PROPERTY BOUNDARY) =	2807 S.F.
--	-----------

TOTAL LANDSCAPE AREA PROVIDED =	5128 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	35%



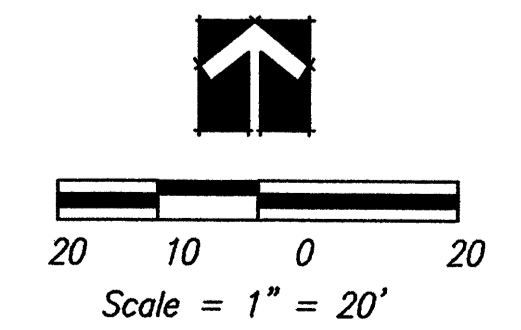
PLANT LIST

Symbol	Botanical Name	Common Name	Size/Notes
TREES			
	<i>Quercus texana</i>	TEXAS RED OAK	2 1/2" CAL.
	<i>Fraxinus oxycarpa</i>	RAYWOOD ASH	2 1/2" CAL.
	<i>Pyrus calleryana</i> "Chanticleer"	ORNAMENTAL PEAR	2" CAL.
	<i>Fraxinus oxycarpa</i>	RAYWOOD ASH	2 1/2" CAL.
	<i>Quercus robur</i> "Fastigiata"	SKYROCKET OAK	2" CAL.
	<i>Koeleruteria paniculata</i>	GOLDENRAIN TREE	15 GAL.
	<i>Crategeus crus gallii</i> "Inermis"	THORNLESS HAWTHORN	15 GAL. MULTI TRUNK
	<i>Cercis canadensis</i>	EASTERN REDBUD	15 GAL. MULTI TRUNK
	<i>Gleditsia triacanthos</i>	"SHADEMASTER" HONEY LOCUST	2-1/2" CAL.

Symbol	Botanical Name	Common Name	Size/Notes
TREES			
	<i>Crataegus phaenopyrum</i>	WASHINGTON HAWTHORN	15 GAL.
	<i>Pinus flexilis</i> "Vanderwolf"	VANDERWOLF LIMBER PINE	12' HT.
	<i>Juniperus scopulorum</i> "Blue Haven"	BLUE HAVEN JUNIPER (female only)	8' HT.
SHRUBS			
	<i>Vauquelinia californica</i>	ARIZONA ROSEWOOD	5 GAL.
	<i>Cercocarpus ledifolius</i>	CURL LEAF MOUNTAIN MAHOGANY	15 GAL.
	<i>Calamagrostis arunifolia</i>	"KARL FOERSTER" FEATHER REED GRASS	5 GAL.
	<i>Sedum telephium</i>	AUTUMN JOY SEDUM	3 GAL.
	<i>Lavandula angustifolia</i>	ENGLISH LAVENDER	
	<i>Penstemon pinifolius</i>	YELLOW PINELEAF PENSTEMON	
	<i>Erisimum linifolium</i>	BOWLES MAUVE WALLFLOWER	

Symbol	Botanical Name	Common Name	Size/Notes
GROUND COVERS/TURF			
	BLUEGRASS/FESCUE MIX	(EXISTING)	
	<i>Teucrium aronianum</i>	GREEK GERMANDER	1 GAL.
	<i>Cerastium tomentosum</i>	SNOW IN SUMMER	
	<i>Pennisetum villosum</i>	DWARF FEATHERTOP	
	<i>Juniperus s. 'Calgary Carpet'</i>	"CALGARY CARPET" JUNIPER	5 GAL.

PRELIMINARY
NOT FOR
CONSTRUCTION



KEYED NOTES

1. BRICK VENEER AS SPECIFIED.
2. STUCCO FINISH SYSTEM AS SPECIFIED.
3. STUCCO CONTROL JOINT.
4. BRICK PARAPET CAP AS SPECIFIED.
5. ROOF SCUPPER AND DOWNSPOUT.
6. GLASS AND FRAME AS SCHEDULED.
7. DOOR AND FRAME AS SCHEDULED.
8. EXPOSED STEEL COLUMN.
9. OPEN/CLOSE TELLER STGN.

