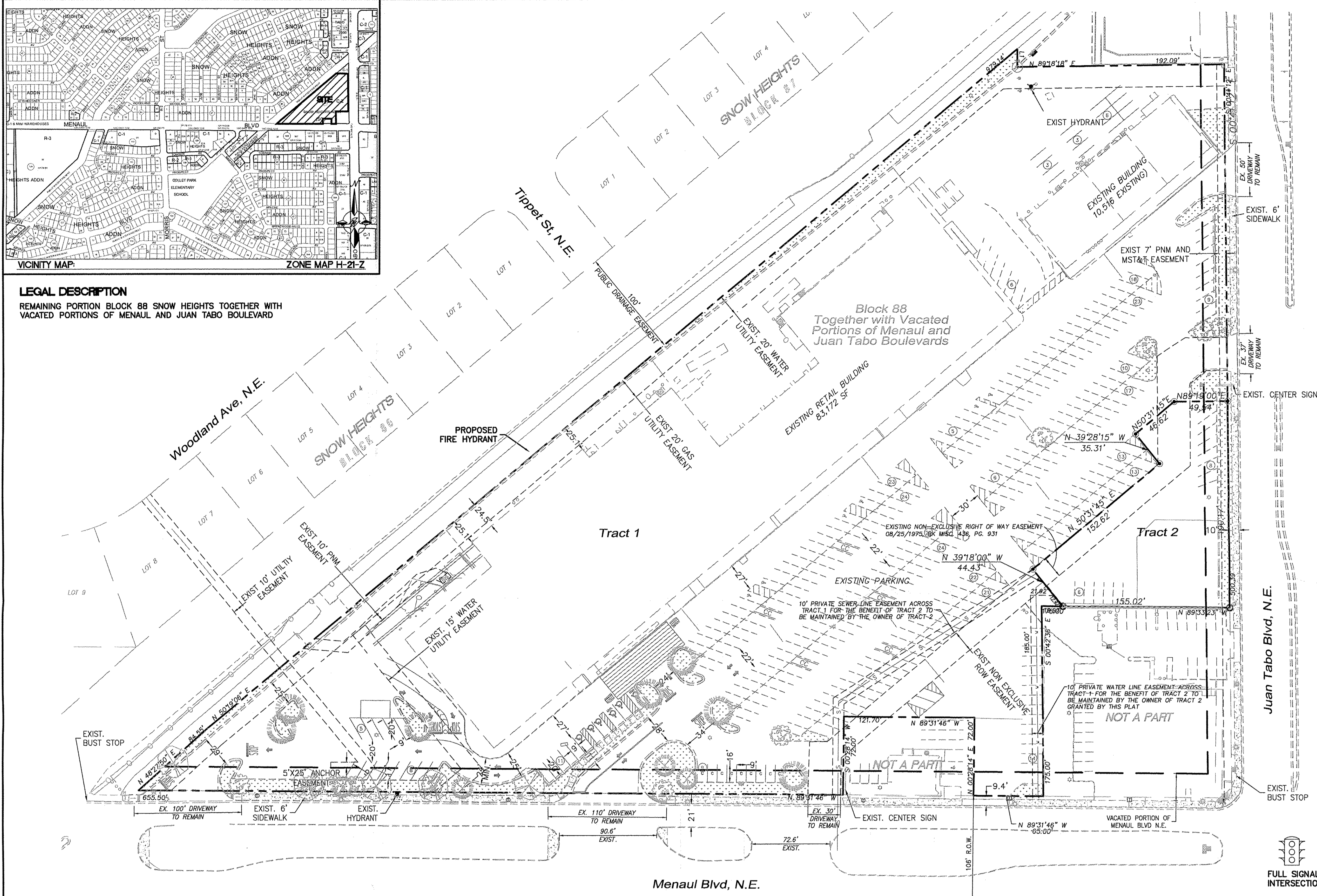


LEGAL DESCRIPTION

REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD



SITE DATA
 LEGAL DESCRIPTION: TRACTS 1 AND 2, BLOCK 88 SNOW HEIGHTS ADDITION
 ZONING: C-2 (SC)
 SITE AREA: 8.61 ACRES (TRACT 1: 8.1075 AC) (TRACT 2: 0.5033 AC)

PROPOSED USE/EXISTING USE:
 COMMERCIAL RETAIL

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 EXISTING INGRESS AND EGRESS IS PROVIDED DIRECTLY TO MENAUL BLVD AT FOUR DRIVEWAY APRONS AND DIRECTLY TO JUAN TABO BLVD AT THREE DRIVEWAY APRONS.

THE PROPOSED BUILDING ADDITION WILL REQUIRE THE TWO MOST SOUTHWESTERLY DRIVEWAY APRONS RECONFIGURED AS SHOWN TO CONTINUE TO MAINTAIN INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AT THESE LOCATIONS. PEDESTRIAN INGRESS AND EGRESS WILL BE ENHANCED WITH A DIRECT PEDESTRIAN CONNECTION TO MENAUL BLVD WHICH IS ADA COMPLIANT.

INTERNAL CIRCULATION REQUIREMENTS:
 AN EXISTING NON-EXCLUSIVE RIGHT OF WAY EASEMENT IS IN PLACE TO PROVIDE ACCESS TO THE TWO SEPARATE RESTAURANT PADS ALONG MENAUL BOULEVARD WHICH ARE "NOT A PART" OF THIS SITE DEVELOPMENT PLAN.

MAXIMUM BUILDING HEIGHT ALLOWED:
 26 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTERLINE.

PROPOSED BUILDING HEIGHT: 32' MAXIMUM

MINIMUM BUILDING SETBACK:
 THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

MAXIMUM TOTAL DWELLING UNITS:
 N/A, RESIDENTIAL USE NOT PERMITTED PER ZONING

NONRESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:
 NO REQUIREMENT. (0.247 F.A.R. EXISTING/0.250 F.A.R. PROPOSED)

PHASING

NONE.

STRUCTURE LOCATIONS:

EXISTING STRUCTURES WILL REMAIN IN PLACE, EXCEPT FOR THE SOUTHWESTERLY TENANT SPACE TO BE DEMOLISHED AND REBUILT AS INDICATED ON THE PLAN.

STRUCTURE ELEVATIONS AND DIMENSIONS:

BUILDING AREA:

WEST BLDG:	82,107 SF (EXISTING) + 1,065 SF (PROPOSED EXPANSION)
	83,172 SF (AFTER EXPANSION)
EXISTING EAST BLDG:	10,516 SF
TOTAL:	93,688 SF (AFTER EXPANSION)

SEE SHEETS 8 THROUGH 9 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES

PARKING CALCULATIONS (TRACT 1):

1 SPACE/200 SF (FIRST 15,000 SF):	75 SPACES
1 SPACE/250 SF (15,000 TO 60,000 SF):	180 SPACES
1 SPACE/300 SF (> 60,000 SF):	112 SPACES
REQUIRED (GROSS):	367 SPACES
10% TRANSIT REDUCTION:	-37 SPACES
TOTAL REQUIRED:	330 SPACES
TOTAL PROVIDED:	330 SPACES
CART CORRALS PROVIDED:	6 SPACES
HC PARKING REQUIRED:	12 SPACES (2 VAN ACCESSIBLE)

NOTE: BUILDING ADDITION DOES NOT EXCEED 2500 SQUARE FEET, THEREFORE ONLY GENERAL REQUIREMENTS OF § 14-16-3-1 OFF-STREET PARKING REGULATIONS APPLY.

PARKING CALCULATIONS (TRACT 2):

PARKING REQUIRED:	TBD
PARKING PROVIDED:	14 SPACES

LOADING FACILITIES

DELIVERY DOCK IS LOCATED AT THE REAR (NORTH SIDE) OF BUILDING.

NON AUTO TRANSPORTATION

PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING TRANSIT STOPS AT THE SITE SERVICED WITH ROUTES 1 AND 8.

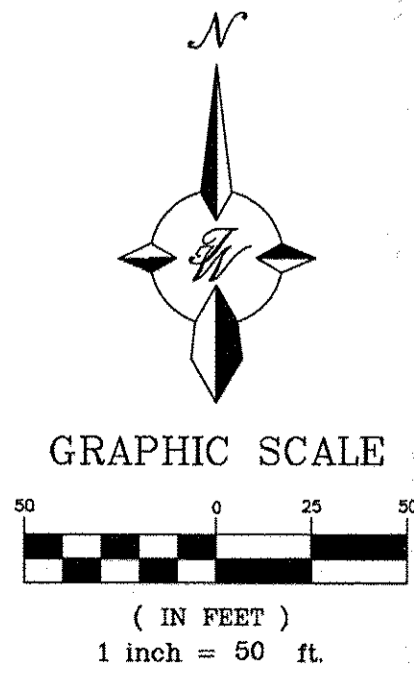
- NOTES:**
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE OR THERMOPLASTIC.
 - 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.

ADMINISTRATIVE AMENDMENT
 FILE # 1002445 PROJECT # 1002445
 New Tract 2
 APPROVED BY: [Signature]
 DATE: 10/17/2017

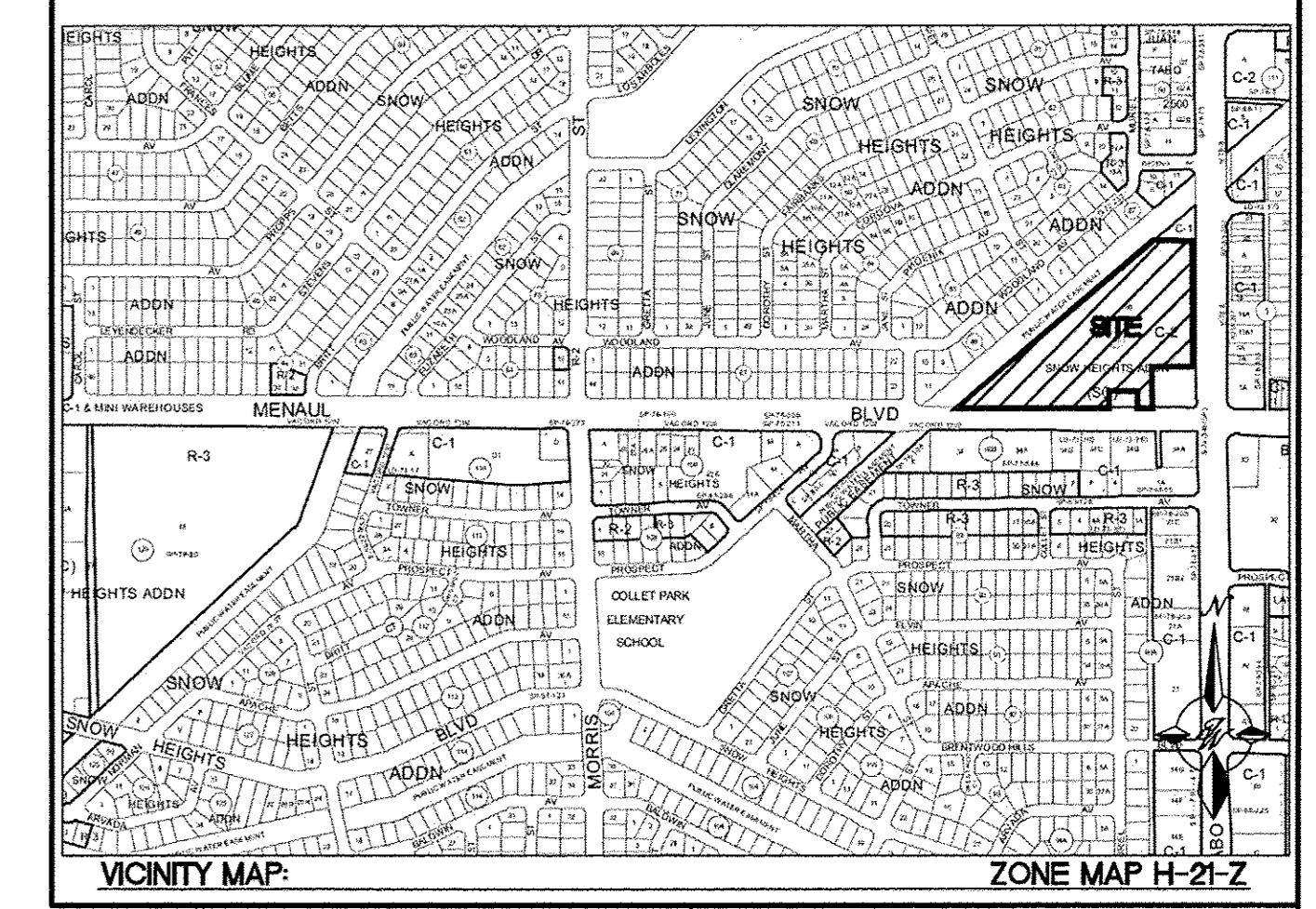
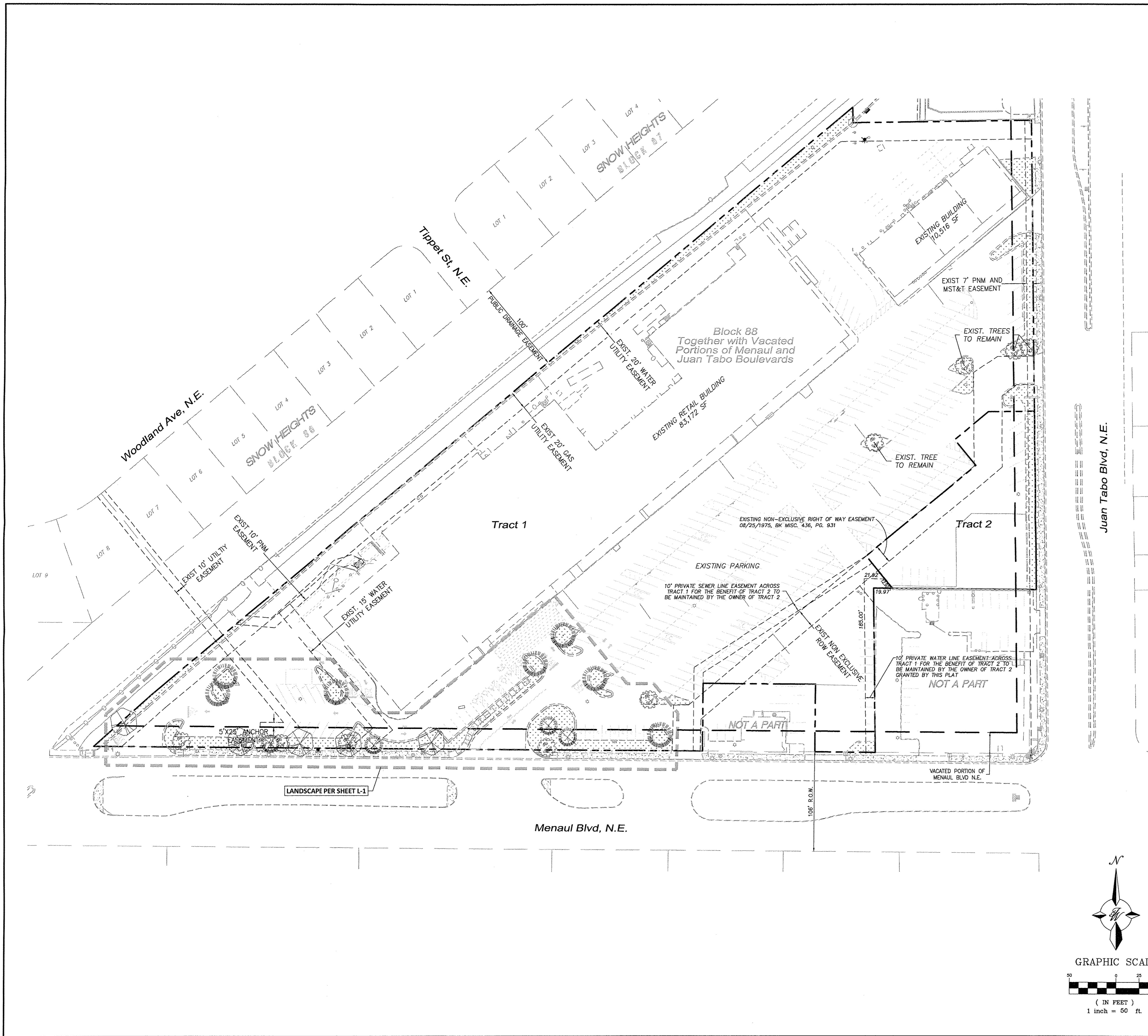
LEGEND

[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING STREET LIGHTS
[Symbol]	HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	SAWCUT
[Symbol]	STANDARD DUTY ASPHALT
[Symbol]	ADA ACCESSIBLE ROUTE
[Symbol]	PROPOSED PARKING SPACES
[Symbol]	CART CORRAL
[Symbol]	SITE LIGHTING (SEE LIGHTING PLAN)

- INDEX TO DRAWINGS**
- SITE PLAN FOR BUILDING PERMIT
 - SITE PLAN
 - L1-LANDSCAPING PLAN
 - GRADING PLAN
 - MASTER UTILITY PLAN
 - DETAILS
 - DETAILS
 - BUILDING ELEVATIONS
 - BUILDING ELEVATIONS
 - AA SITE PLAN (PREVIOUSLY APPROVED)



ENGINEER'S SEAL	FOOTHILLS, S.C. MENAUL AND JUAN TABO	DRAWN BY DY
	AA - SITE PLAN FOR BUILDING PERMIT (OVERALL)	DATE 10-10-17
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2016068-SPB
RONALD R. BOHANNAN P.E. #7868		SHEET # 1
		JOB # 2016068

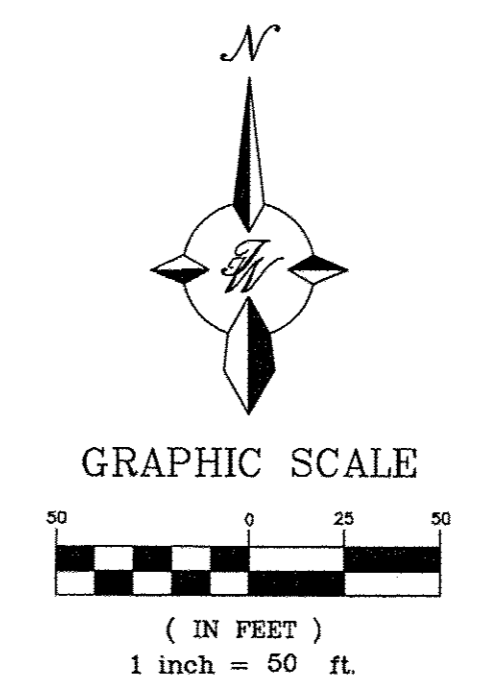


LEGAL DESCRIPTION
TRACTS 1 AND 2, BLOCK 88 SNOW HEIGHTS ADDITON

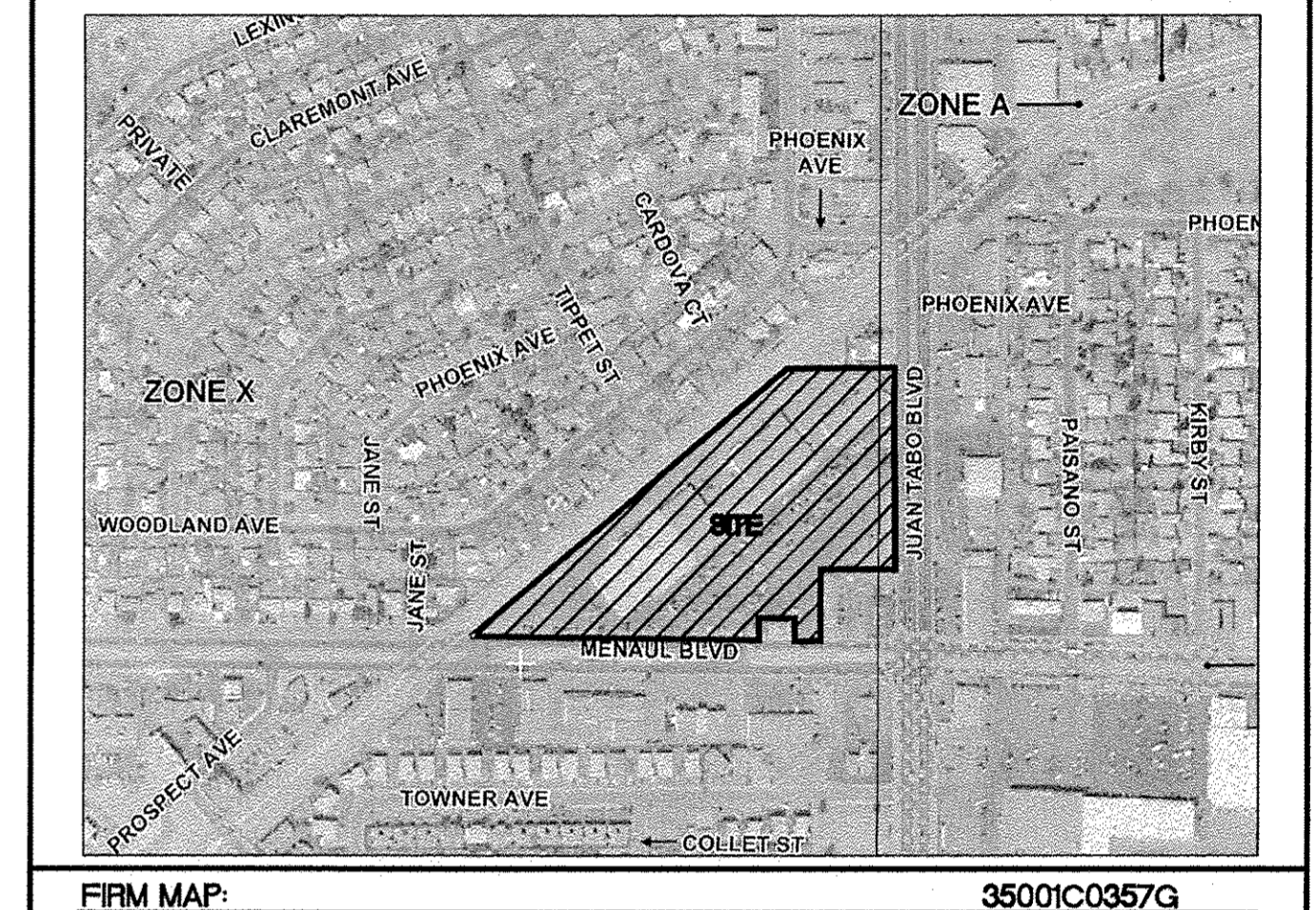
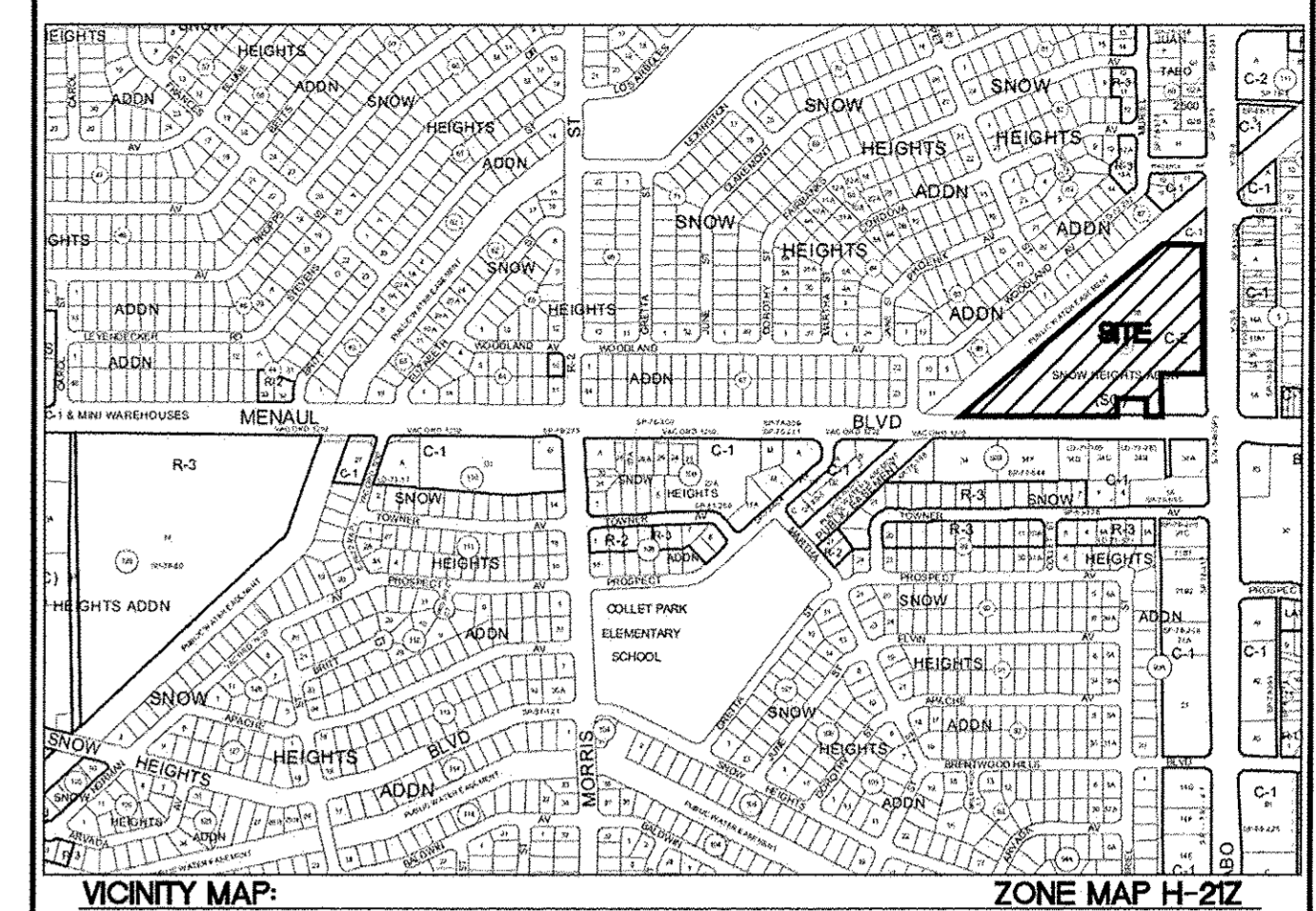
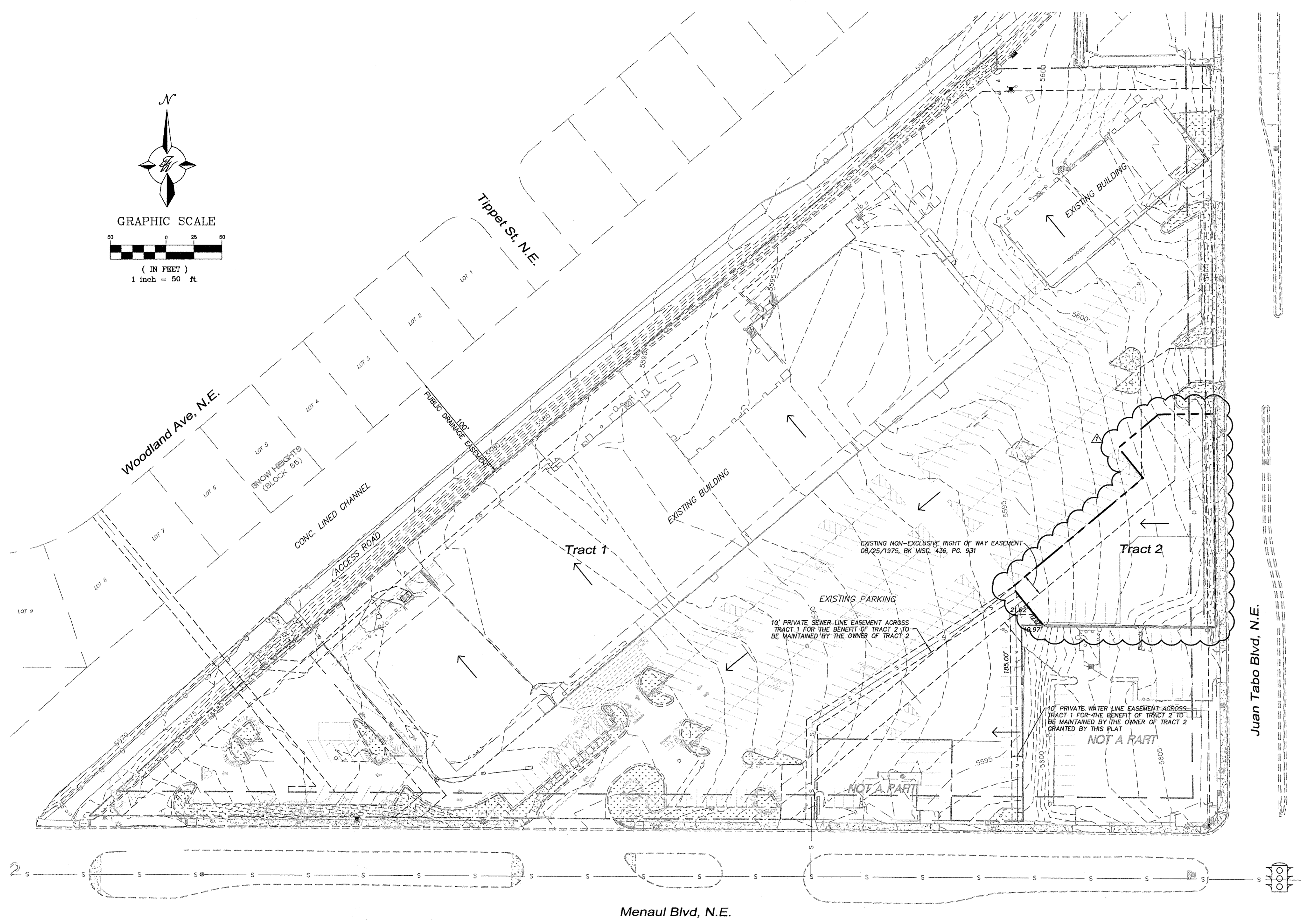
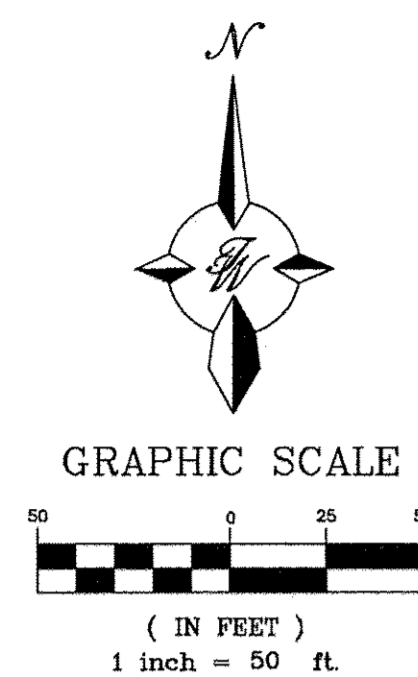
- LEGEND**
- BOUNDARY LINE
 - - - EASEMENT
 - - - EXISTING BOUNDARY LINE
 - - - EXISTING SIDEWALK
 - - - EXISTING CURB & GUTTER
 - ☼ EXISTING STREET LIGHTS
 - ▨ EXISTING LANDSCAPE
 - ☉ EXISTING TREES PER SHEET L-1
 - ☉ EXISTING TREES TO REMAIN

LANDSCAPE COVERAGE (OVERALL - TRACTS 1 AND 2)

LOT 1:	353,165
LOT 2:	21,923
	375,088
BUILDING FOOTPRINT LOT 1:	(83,172 + 10,516) = 93,688
BUILDING FOOTPRINT LOT 2:	NONE
TOTAL BLDG:	93,688
NET LOT AREA:	281,400 SF
15% OF NET LOT AREA:	42,210 SF
LANDSCAPE VARIANCE:	19,297 SF
REQUIRED LANDSCAPE:	22,913 SF
PROVIDED LOT 1 & ROW:	20,384 SF
PROVIDED LOT 2 & ROW:	2,610 SF
TOTAL PROVIDED:	22,994 SF



ENGINEER'S SEAL	FOOTHILLS, S.C. MENAU AND JUAN TABO	DRAWN BY DY
	AA - LANDSCAPE PLAN FOR OVERALL SITE	DATE 10-10-17
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2016068-LS
		SHEET # L-0
		JOB # 2016068



LEGAL DESCRIPTION
 LOTS 1 TO 12, BLOCK 1, EVA J ROBERTS ADDITION

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING STREET LIGHTS
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	EXISTING INLET

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

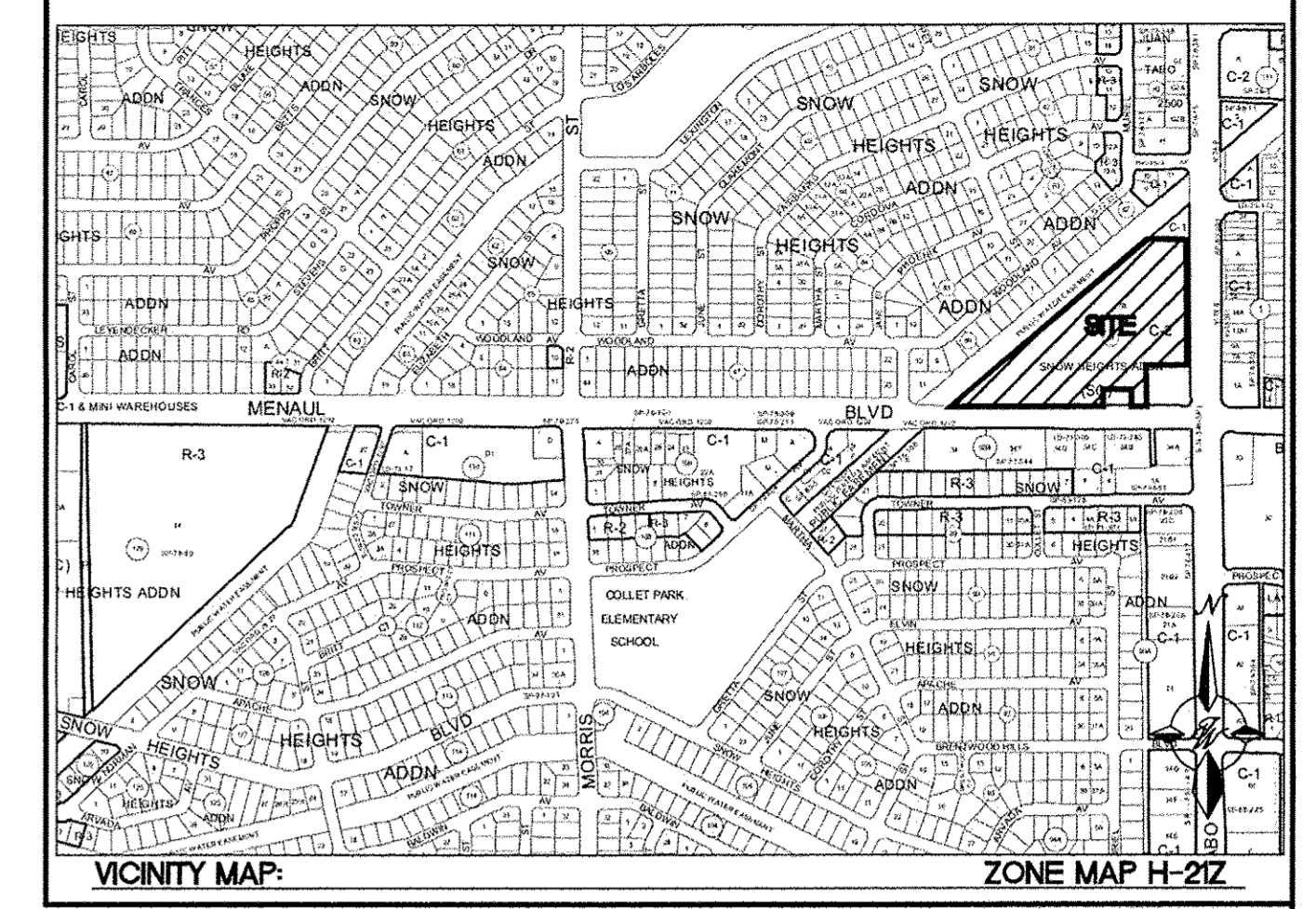
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CONCEPTUAL DRAINAGE CONFIGURATION

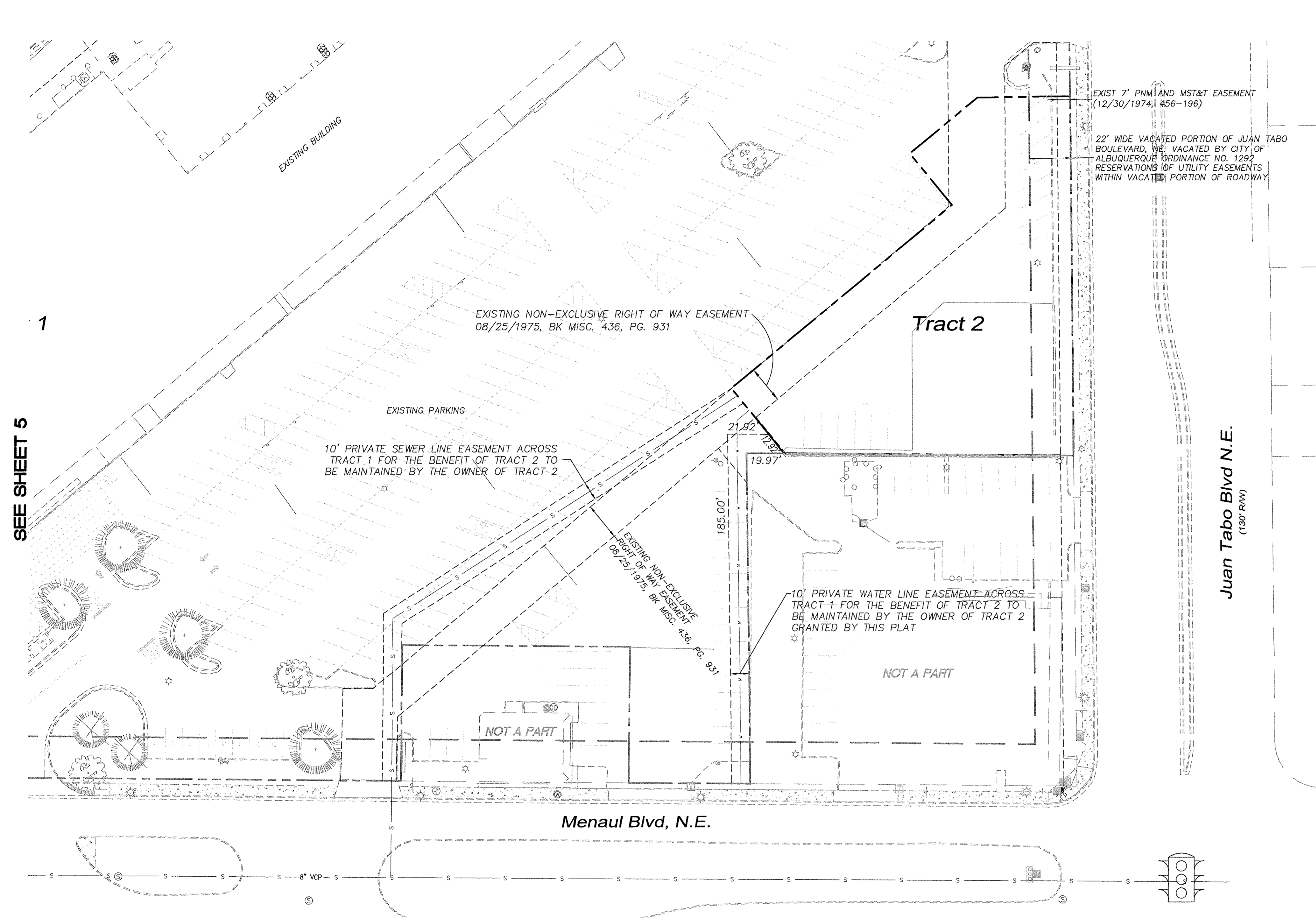
THE PURPOSE OF THIS ADMINISTRATIVE AMENDMENT IS TO DOCUMENT THE PREVIOUSLY APPROVED CONFIGURATION OF PROPOSED TRACT 2 WITHIN THE EXISTING FOOTHILLS SHOPPING CENTER AND TO ALLOW FOR A REPLATTING ACTION; NO CONSTRUCTION IS PROPOSED WITH THIS PLAN. THE SITE IS DEVELOPED AND MOST RECENTLY MODIFIED BY A BUILDING EXPANSION PER GRADING AND DRAINAGE PLANS WITH STAMP DATE 7/21/11 AND DRAINAGE REPORT IN FILE (H21/D043). TRACT 2 LIES WITHIN BASIN A OF THE REFERENCED DRAINAGE REPORT WITH ASSUMED HYDROLOGIC LAND TREATMENTS OF 10% C AND 90% D.

FUTURE DEVELOPMENT OF TRACT 2 WILL REQUIRE DEVELOPMENT AND APPROVAL OF A DETAILED GRADING AND DRAINAGE PLAN WITH ANALYSIS TO DEMONSTRATE EITHER HISTORIC DRAINAGE CHARACTERISTICS WILL BE MAINTAINED, OR DOWNSTREAM CAPACITY ANALYSIS FOR CHANGED CONDITIONS FOR APPROVAL BY THE CITY OF ALBUQUERQUE. ONSITE RETENTION/DETENTION MAY BE REQUIRED WITHIN TRACT 2 AT TIME OF DEVELOPMENT IN CONFORMANCE WITH THE DRAINAGE ORDINANCE FOR FIRST FLUSH TREATMENT REQUIREMENTS.

10/10/17	ADDED SHEET FOR PROPOSED TRACT 2	JDH
NO.	DATE	REMARKS
REVISIONS		
ENGINEER'S SEAL	FOOTHILLS, S.C. MENAUL AND JUAN TABO	DRAWN BY DY
	AA - CONCEPTUAL GRADING & DRAINAGE PLAN (TRACT 2)	DATE 10-10-17
		DRAWING 2016068-GRB
		SHEET # 4A
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	JOB # 2016068



1. ONLY ABCWUA WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY ABCWUA WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.



SEE SHEET 5

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- ▨ SIDEWALK
- ▨ RETAINING WALL
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 6" WL — WATERLINE
- SINGLE CLEAN OUT
- ⊙ DOUBLE CLEAN OUT
- ⊙ EXISTING SD MANHOLE
- ⊙ EXISTING INLET
- ⊙ EXISTING SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS VALVE
- - - U - - - EXISTING OVERHEAD UTILITIES
- - - EX. UGE - - - EXISTING UNDERGROUND UTILITIES
- - - EX. 2" GAS - - - EXISTING GAS
- - - EX. 8" SAS - - - EXISTING SANITARY SEWER LINE
- - - EX. 10" WL - - - EXISTING WATER LINE
- - - EX. 18" RCP - - - EXISTING STORM SEWER LINE

NOTICE TO CONTRACTORS

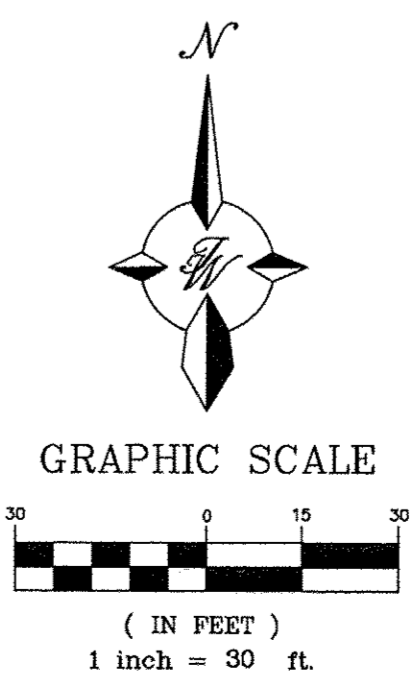
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



NO.	10/10/17	ADDED SHEET FOR AA	JDH
DATE		REMARKS	BY
REVISIONS			
ENGINEER'S SEAL	FOOTHILLS, S.C. MENAUL AND JUAN TABO		DRAWN BY DY
	MASTER UTILITY PLAN FOR TRACT 2		DATE 10-10-17
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING 2016068-MUB
			SHEET # 5A
RONALD R. BOHANNAN P.E. #7868			JOB # 2016068