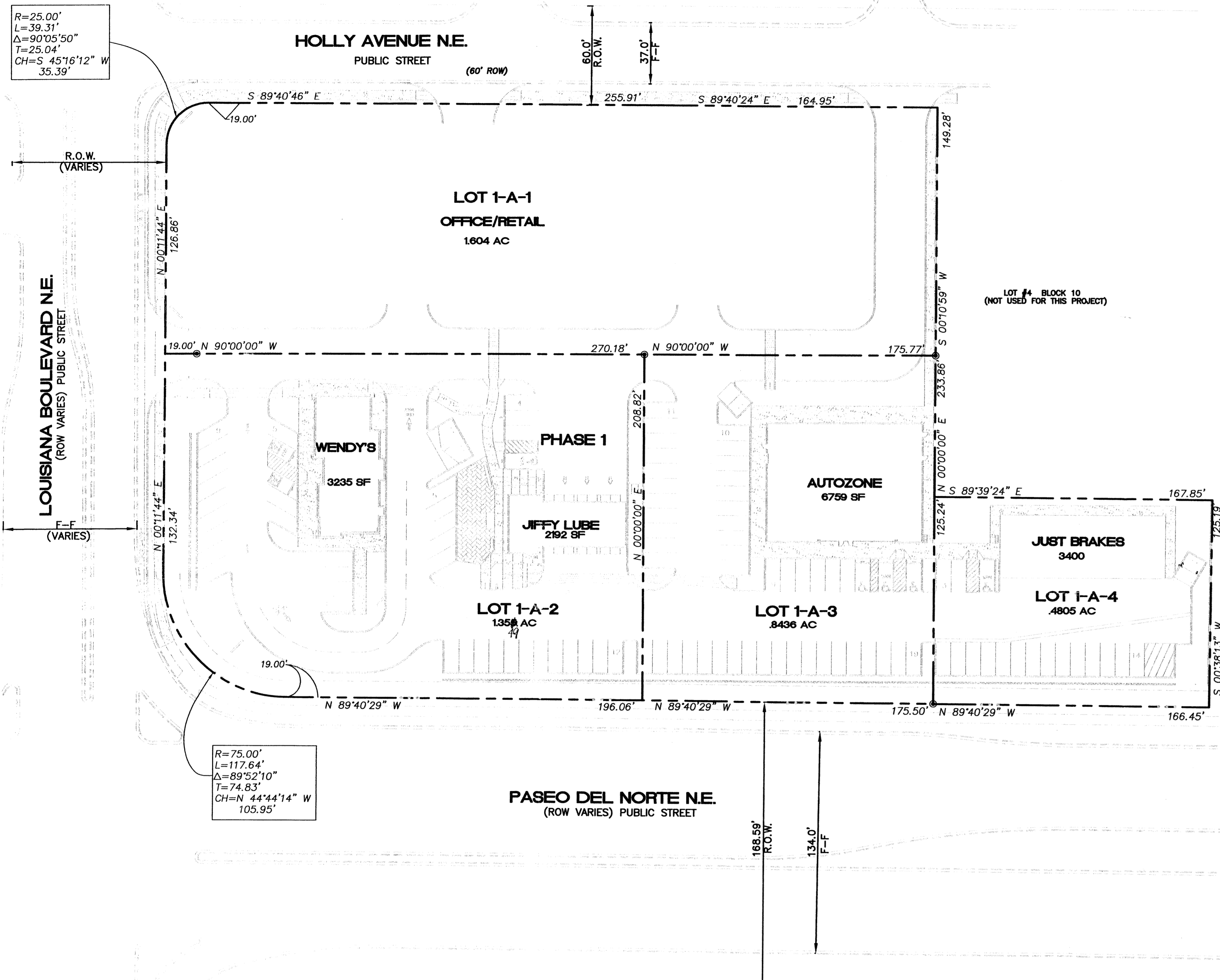
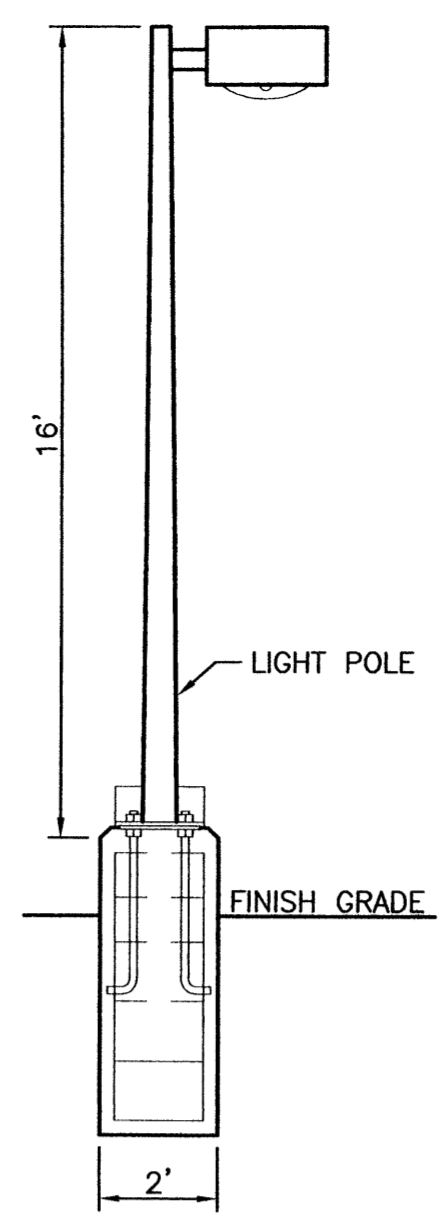


R=25.00'
L=39.31'
Δ=90°05'50"
T=25.04'
CH=S 45°16'12" W
35.39'



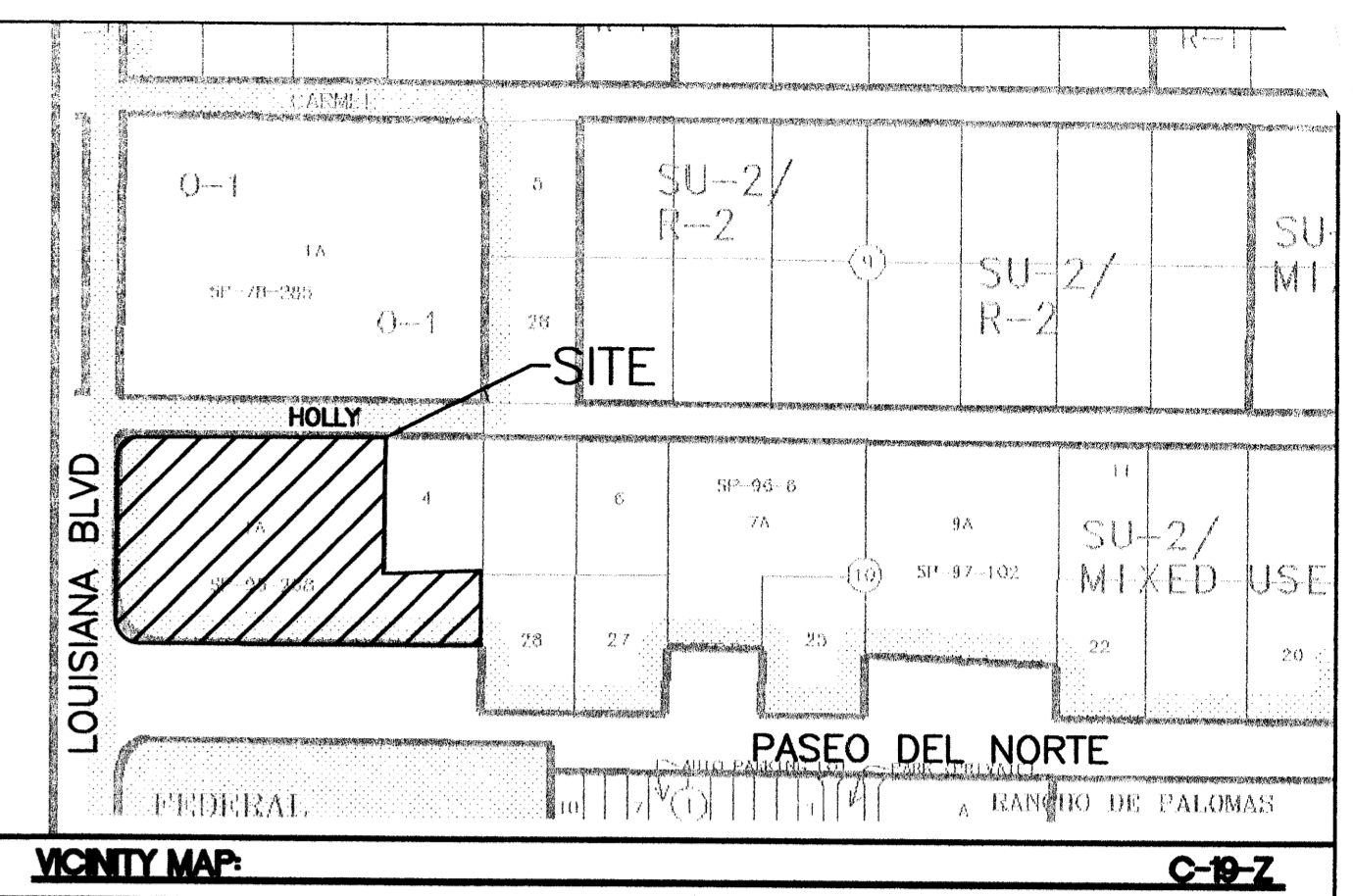
R=75.00'
L=117.64'
Δ=89°52'10"
T=74.83'
CH=N 44°44'14" W
105.95'



LIGHT POLE DETAIL
NTS

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- △ BENCH MARK
- PERMANENT STRIPING



LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

GENERAL NOTES:

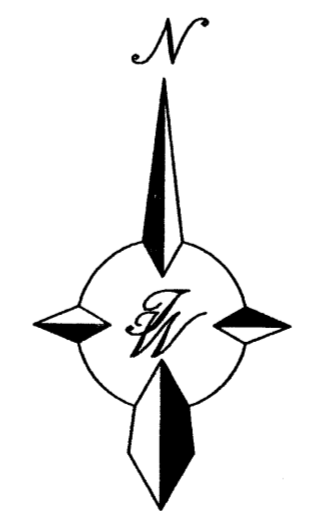
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
3. 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.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' 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.
7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

INDEX TO DRAWINGS

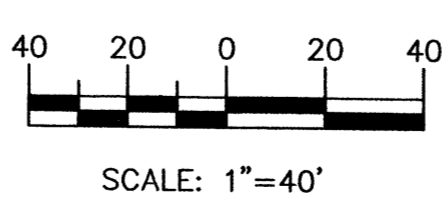
- C1. SITE PLAN FOR SUBDIVISION
- C2. SITE PLAN FOR BUILDING PERMIT
- C3. LANDSCAPING PLAN
- C4. GRADING AND DRAINAGE PLAN
- C5. MASTER UTILITY PLAN
- C6. ELEVATIONS
- C7. ELEVATIONS
- C8. ELEVATIONS
- C9. ELEVATIONS
- C10. DETAILS
- C11. DETAILS
- C12. DETAILS

SITE DATA TABLE					
	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.350 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,759 SF	3,400 SF	15,586 SF
MAX FAR:	.33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	49 SPACES	17 SPACES	112 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	- SF	- SF	- SF	- SF
LANDSCAPE REQUIRED:	N/A	- SF	- SF	- SF	- SF

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)



GRAPHIC SCALE



SCALE: 1"=40'

PROJECT NUMBER: 1003364
APPLICATION NUMBER: 21DRB-0407

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.

Is an Infrastructure List required? () Yes (X) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division: *[Signature]* Date: 10/6/04
 Utilities Development: *[Signature]* Date: 10/6/04
 Parks & Recreation Department: *[Signature]* Date: 10/6/04
 City Engineer: *[Signature]* Date: 10/6/04
 * Environmental Health Department (conditional) Date: _____
 Solid Waste Management: *[Signature]* Date: _____
 DRB Chairperson, Planning Department: *[Signature]* Date: 10/6/04

* Environmental Health, if necessary 12/18/03

ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY AB
	SITE PLAN FOR SUBDIVISION	DATE 9/14/04
		01_2373SPSE-9-14-04
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 230073

PRJ 1003364