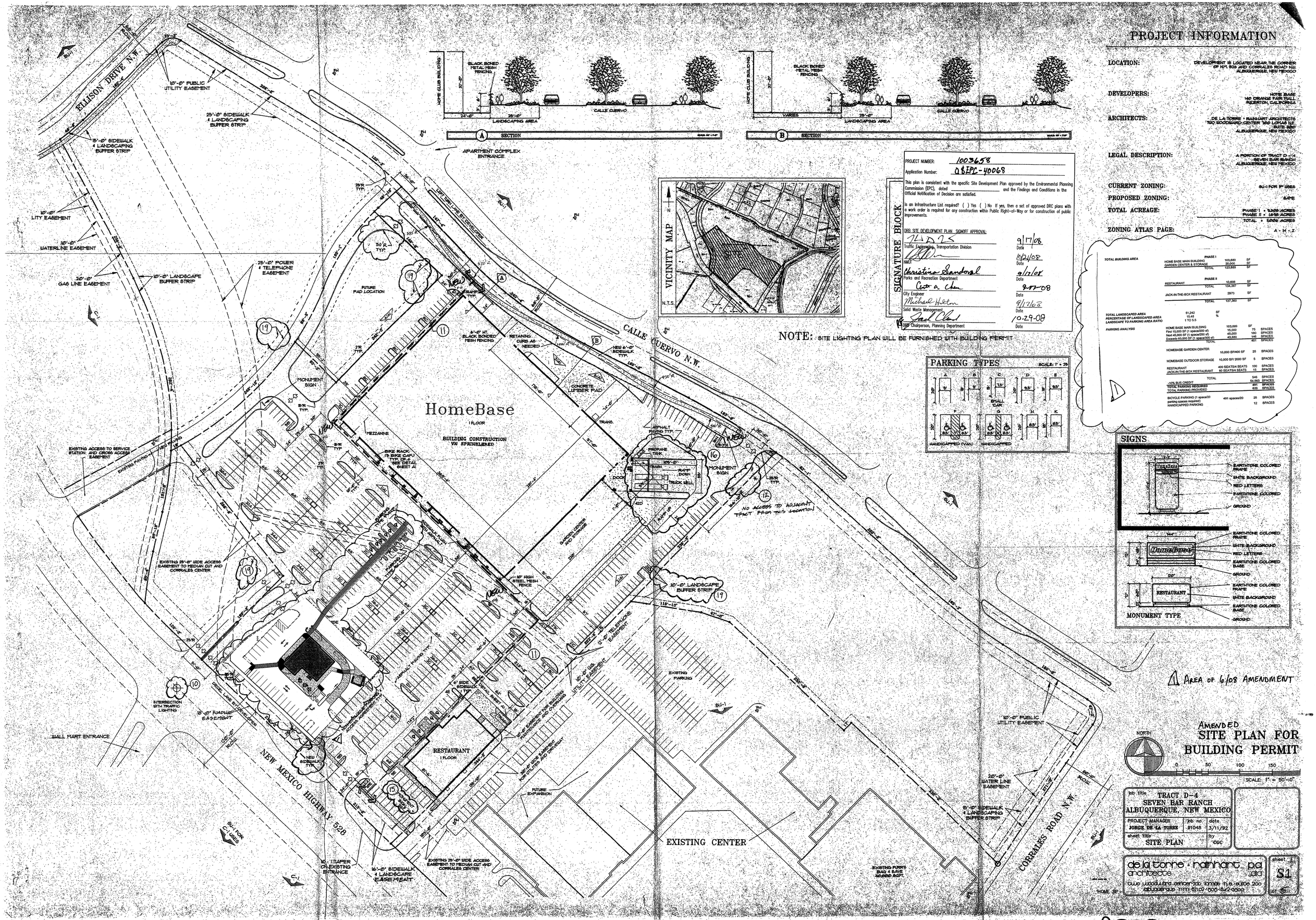

PROJECT INFORMATION

LOCATION: DEVELOPMENT IS LOCATED NEAR THE CORNER OF NM 528 AND CORRALES ROAD NW, ALBUQUERQUE, NEW MEXICO

DEVELOPERS: HOME BASE, 140 ORANGE FAIR MALL, FULLERTON, CALIFORNIA

ARCHITECTS: DE LA TORRE · HANNANT ARCHITECTS, TWO WOODWARD CENTER 1900 LOMAS NE, SUITE 200, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: A PORTION OF TRACT D-4, SEVEN BAR RANCH, ALBUQUERQUE, NEW MEXICO

CURRENT ZONING: SU-1 FOR IP USES

PROPOSED ZONING: SU-1

TOTAL ACREAGE: PHASE I = 9.368 ACRES; PHASE II = 1.658 ACRES; TOTAL = 11.026 ACRES

ZONING ATLAS PAGE: A-H-Z

TOTAL BUILDING AREA	PHASE I		
	HOME BASE MAIN BUILDING	103,689	SF
	GARDEN CENTER & STORAGE	20,000	SF
	TOTAL	123,689	SF
	PHASE II		
	RESTAURANT	10,898	SF
	TOTAL	134,587	SF
	JACK-IN-THE-BOX RESTAURANT	2973	SF
	TOTAL	137,560	SF
TOTAL LANDSCAPED AREA	51,242	SF	
PERCENTAGE OF LANDSCAPED AREA	15.48	%	
LANDSCAPE TO PARKING AREA RATIO	1 TO 0.5		
PARKING ANALYSIS	HOME BASE MAIN BUILDING		
	First 15,000 SF (1 space/200 sf)	15,000	75 SPACES
	Next 45,000 SF (1 space/300 sf)	45,000	150 SPACES
	Exceeds 60,000 SF (1 space/300 sf)	43,689	146 SPACES
	TOTAL		491 SPACES
	HOMEBASE GARDEN CENTER	10,000 SF/400 SF	25 SPACES
	HOMEBASE OUTDOOR STORAGE	10,000 SF/ 2000 SF	5 SPACES
	RESTAURANT	400 SEATS/4 SEATS	100 SPACES
	JACK-IN-THE-BOX RESTAURANT	60 SEATS/4 SEATS	15 SPACES
	TOTAL		546 SPACES
	-10% BUS CREDIT		54.563 SPACES
	TOTAL PARKING REQUIRED		491 SPACES
	TOTAL PARKING PROVIDED		620 SPACES
	BICYCLE PARKING (1 space/20 parking spaces required)	491 spaces/20	25 SPACES
	HANDICAPPED PARKING		12 SPACES

PROJECT NUMBER: 1003658

Application Number: DRB-PC-40068

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 ( ) 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.

SIGNATURE BLOCK

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	9/17/08 Date
	10/21/08 Date
Christina Sandoval, Parks and Recreation Department	9/17/08 Date
City Engineer	9-17-08 Date
Michael Helton, Solid Waste Management	9/17/08 Date
DRB Chairperson, Planning Department	10-29-08 Date