

LEGAL DESCRIPTION
 LOT 10-A, BLOCK 35, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES

LEGEND

| | |
|--|---------------------------|
| | PROPOSED CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | PROPOSED SIDEWALK |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | LANE |
| | STRIPING |
| | LIGHT POLE |
| | PROPOSED BUILDING |
| | PROPOSED PERIMETER WALL |
| | PROPOSED RETAINING WALL |
| | EXISTING CURB & GUTTER |
| | EXISTING SIDEWALK |
| | EXISTING STRIPING |
| | PROPOSED CROSSWALK |
| | PROPOSED 5 SPACE BIKERACK |
| | PROPOSED FIRE HYDRANT |

PROJECT NUMBER: 1004246
APPLICATION NUMBER: 07 DRB - 70093

Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRB 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 APPROVAL:

| | | |
|---|---------|------|
| Traffic Engineer, Transportation Division | 8-8-07 | Date |
| Water Utility Development Review | 8/10/07 | Date |
| Christina Sandoval, Parks & Recreation Department | 8/8/07 | Date |
| Bradley S. Dugan, City Engineer | 8/8/07 | Date |
| NA, Environmental Health Department (conditional) | | Date |
| Michael Holton, Solid Waste Management | 8/9/07 | Date |
| DRB Chairperson, Planning Department | 8/10/07 | Date |

* Environmental Health, if necessary

ADMINISTRATIVE AMENDMENT
 07 DRB - 10035 Project 1004246
 Approved 2nd Pylon Sign
 Approved by: [Signature] DATE: 04-02-07

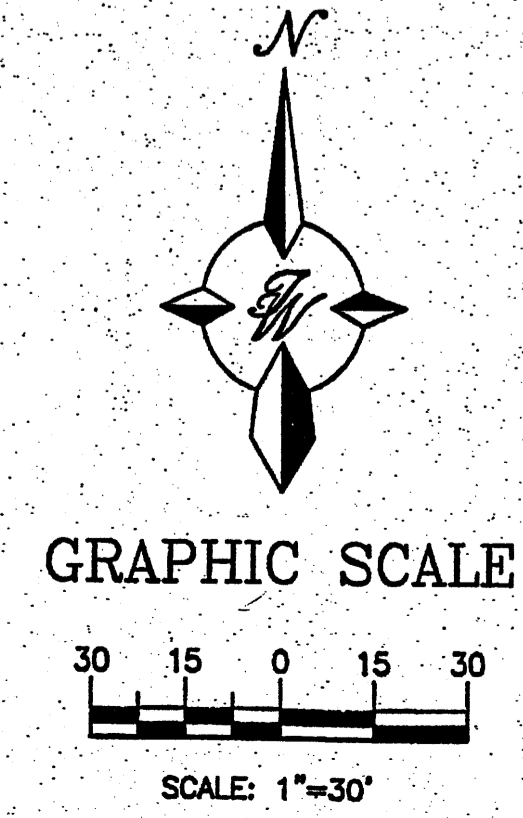
INDEX TO DRAWINGS

| | |
|------|----------------------------|
| C1. | SITE PLAN FOR SUBDIVISION |
| C2. | SITE PLAN FOR BLDG. PERMIT |
| C3. | LANDSCAPING PLAN |
| C4. | LANDSCAPE DETAIL SHEET |
| C5. | GRADING PLAN |
| C6. | MASTER UTILITY PLAN |
| C7. | BUILDING "A" ELEVATIONS |
| C8. | BUILDING "B" ELEVATIONS |
| C9. | BUILDING "C" ELEVATIONS |
| C10. | BUILDING "D" ELEVATIONS |
| C11. | DETAILS |
| C12. | SIGNAGE DETAILS |

- GENERAL NOTES**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL REQUIRE AN APPLICATION TO DRB TO AMEND THE PLAN.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - 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.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
 - DELIVERY TRUCKS SHALL NOT IDLE LONGER THEN 5 MINUTES WHILE ON SITE.

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

| SITE DATA TABLE | LOT A | LOT B | LOT C | LOT D |
|------------------------------|-----------|-----------|----------|----------|
| TOTAL ACREAGE: | 1.974 AC. | 1.916 AC. | .785 AC. | .781 AC. |
| EXISTING ZONING: | SU2-IP | SU2-IP | SU2-IP | SU2-IP |
| PROPOSED ZONING: | SU2-IP | SU2-IP | SU2-IP | SU2-IP |
| FAR: | 0.22 | 0.23 | 0.23 | 0.23 |
| BUILDING SIZE: | 19,280 SF | 19,280 SF | 7,876 SF | 7,876 SF |
| PROPOSED USE: | RETAIL | RETAIL | RETAIL | RETAIL |
| MOTORCYCLE PARKING REQUIRED: | 3 | 3 | 2 | 2 |
| MOTORCYCLE PARKING PROVIDED: | 4 | 2 | 2 | 2 |
| TOTAL PARKING REQUIRED: | 90 | 90 | 38 | 38 |
| TOTAL PARKING PROVIDED: | 92 | 88 | 40 | 40 |
| HC REQUIRED: | 4 | 4 | 3 | 3 |
| HC PROVIDED: | 4 | 4 | 3 | 3 |
| BIKE SPACES REQUIRED: | 5 | 5 | 2 | 2 |
| BIKE SPACES PROVIDED: | 5 | 5 | 5 | 5 |
| BUILDING HEIGHT: | 27.5' | 27.5' | 27.5' | 27.5' |



ENGINEER'S SEAL

HOLLY PLAZA

SITE PLAN FOR SUBDIVISION

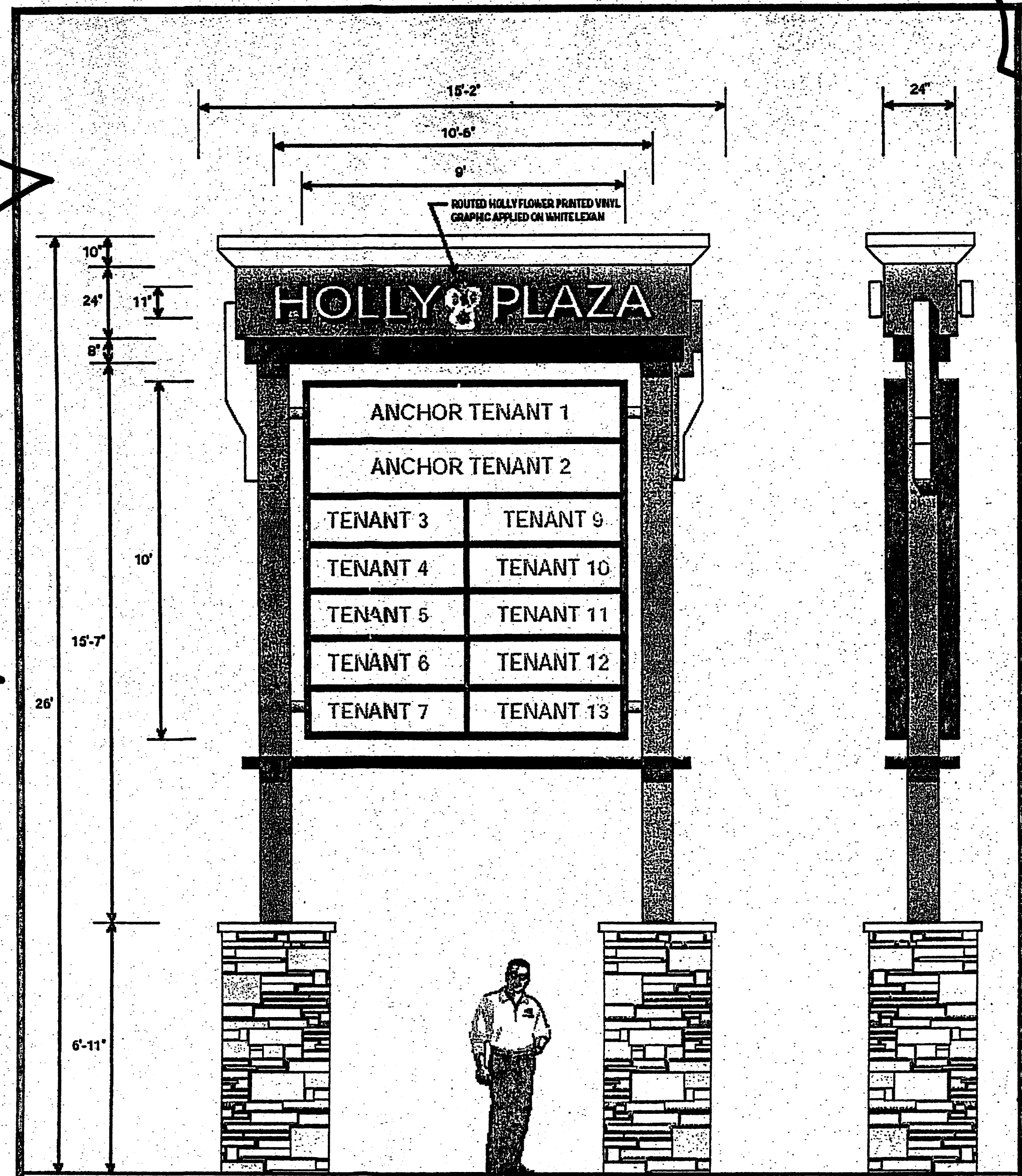
TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505)858-3100

DRAWN BY: LPS
 DATE: 05/31/07
 SHEET #: C1
 JOB #: 25061

RONALD R. BOHANNAN
 P.E. #7888

1004246

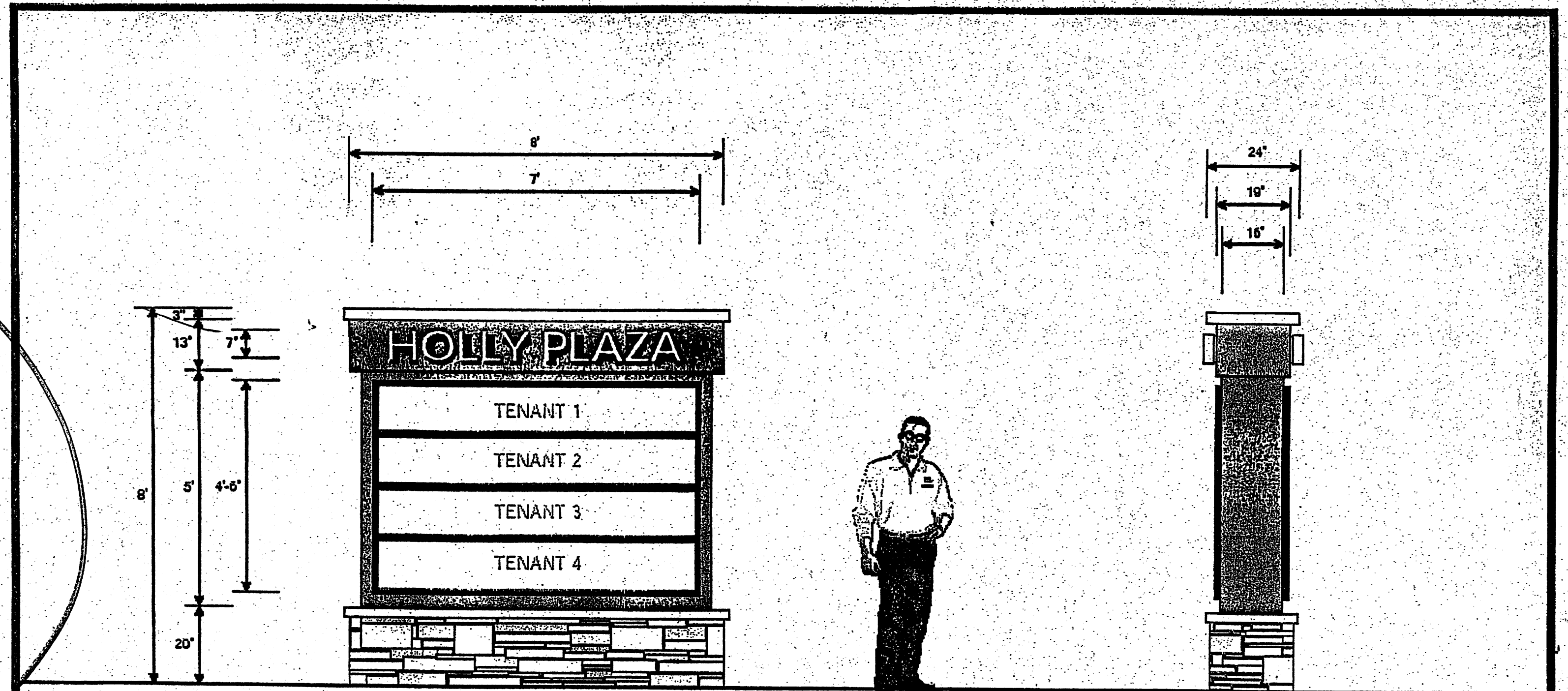
2010052001\Drawings\DRB\2561-SPSS.dwg, Site Plan for Subdivision, 6/27/2007 11:07:34



TOTAL SQUARE FEET: 100

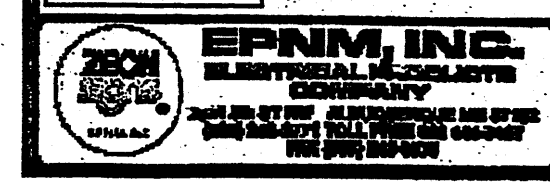
PROPOSAL FOR NEW DOUBLE FACE FREE-STANDING DISPLAY

- "HOLLY PLAZA" - 4" DEEP REVERSE CHANNEL ALUMINUM LETTERS WITH A BRUSHED FINISH - SILHOUETTE ILLUMINATION WITH 15MM, 6500 WHITE NEON. LETTERS MOUNTED ON A TEXTURED ALUMINUM BACKGROUND.
- TENANT DISPLAY - .060 THK. ALUMINUM CABINET AND DIVIDER BARS TEXTURED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH D.H.O. FLUORESCENT LAMPS.
- MASONARY BASE BY OTHERS



NON ILLUMINATED DOUBLE FACE MONUMENT SIGN

- "HOLLY PLAZA" - NON ILLUMINATED, 4" DEEP REVERSE CHANNEL ALUMINUM LETTERS WITH A BRUSHED FINISH. LETTERS MOUNTED ON A TEXTURED ALUMINUM BACKGROUND.
- TENANT DISPLAY - ALUMINUM CABINET WITH PAINTED WHITE TENANT PANELS AND PAINTED DIVIDER LINES TO MATCH BUILDING. TENANT VINYL APPLIED FIRST SURFACE
- MASONARY BASE BY OTHERS



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

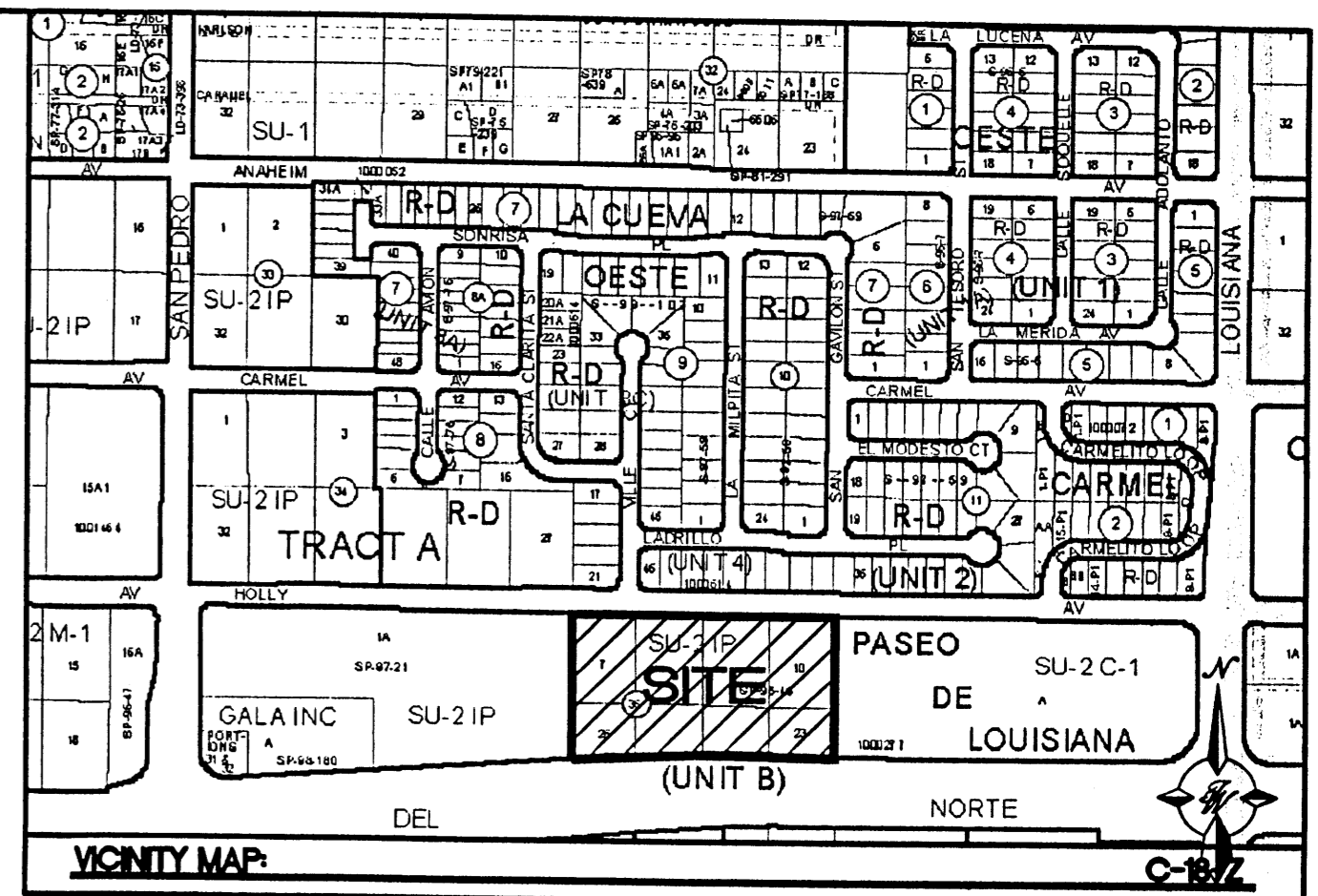
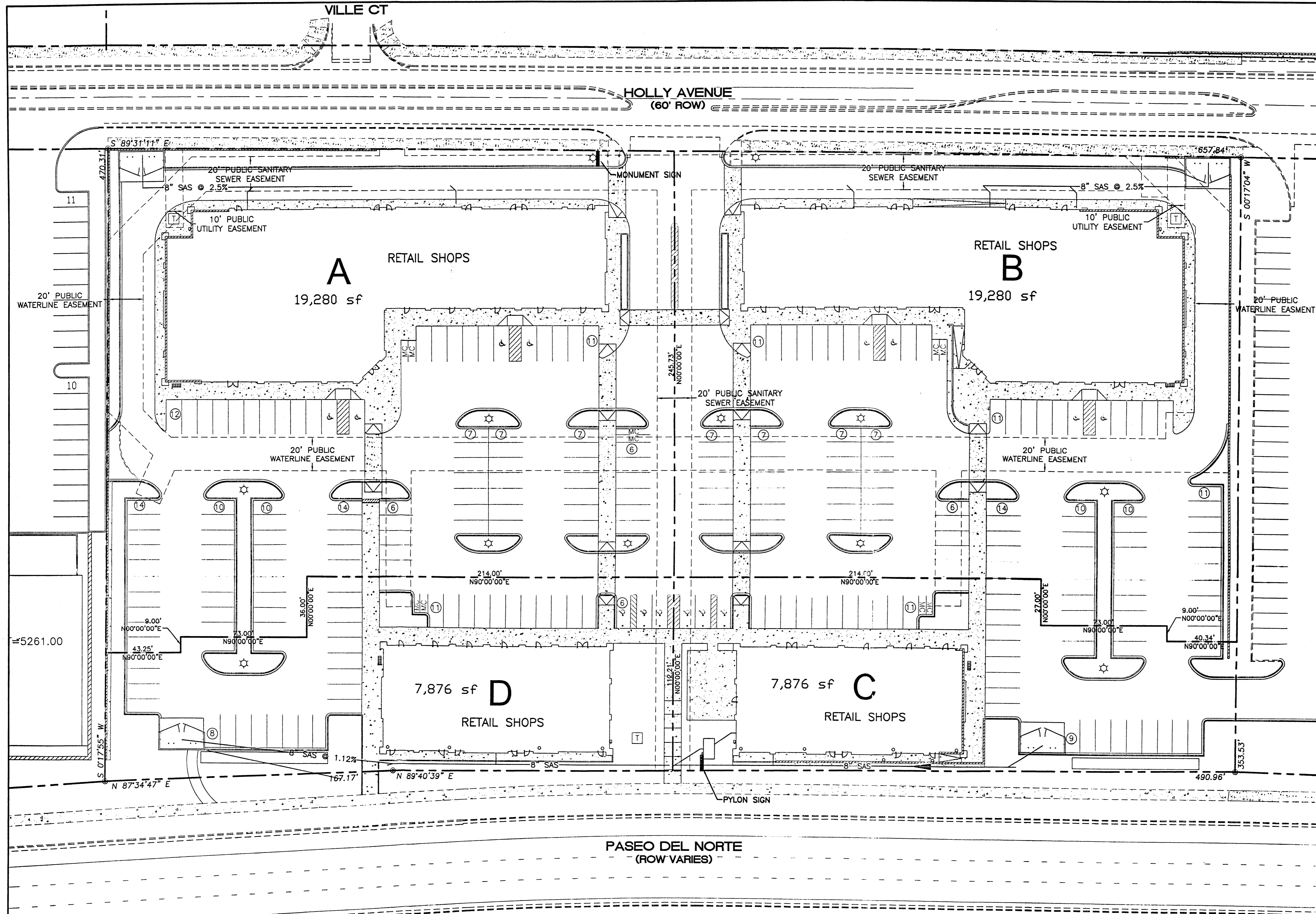
PIPE SIZES AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

| | | |
|------------------------|-------------------------|---------------------|
| TITLE: HOLLY PLAZA | DATE: 05-21-07 | SCALE: 1/2" = 1'-0" |
| DRAWN BY: STEVE TAFOVA | CHECKED BY: R. GONZALES | PROJECT NO: 207-120 |

← PYLON SIGN
FM: SHEET C1

| | | | |
|--|---|--|---|
| EPNM, INC. ENGINEERING & ARCHITECTURE | 1111 W. UNIVERSITY BLVD. SUITE 100 ALBUQUERQUE, NM 87102 (505) 263-1111 | HOLLY PLAZA - LOUISIANA & HOLLY N.E. 207-120 DATE: 05-21-07 SCALE: 1/2" = 1'-0" | DESIGNED BY: STEVE TAFOVA CHECKED BY: R. GONZALES PROJECT NO: 207-120 |
|--|---|--|---|

| | | |
|----------------------------------|--|-----------------------|
| ENGINEER'S SEAL | HOLLY PLAZA | DRAWN BY LPS |
| | SIGNAGE DETAILS | DATE 05-21-07 |
| | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 | 2561-DETAILS |
| RONALD R. BOHANNAN P.E. #7868 | | SHEET # C11 |
| | | JOB # 25081 |



LEGAL DESCRIPTION:
 LOT 10-A, BLOCK 35, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES

LEGEND

| | |
|--|---------------------------|
| | PROPOSED CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | PROPOSED SIDEWALK |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | LANE |
| | STRIPING |
| | LIGHT POLE |
| | PROPOSED BUILDING |
| | PROPOSED PERIMETER WALL |
| | PROPOSED RETAINING WALL |
| | EXISTING CURB & GUTTER |
| | EXISTING SIDEWALK |
| | EXISTING STRIPING |
| | PROPOSED CROSSWALK |
| | PROPOSED 5 SPACE BIKERACK |
| | PROPOSED FIRE HYDRANT |

PROJECT NUMBER: 1004246
APPLICATION NUMBER: 07 DRB-70093

Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRB 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 APPROVAL:

| | | |
|---|---------------------------|---------|
| Traffic Engineer, Transportation Division | <i>[Signature]</i> | 8-8-07 |
| Water Utility Development Approval | <i>[Signature]</i> | 8/10/07 |
| Parks & Recreation Department | <i>Christina Sandoval</i> | 8/10/07 |
| City Engineer | <i>Bradley J. Brigham</i> | 8/10/07 |
| * Environmental Health Department (conditional) | NA | |
| Solid Waste Management | <i>Michael Holtz</i> | 8/10/07 |
| DRB Chairperson, Planning Department | <i>[Signature]</i> | 8/10/07 |

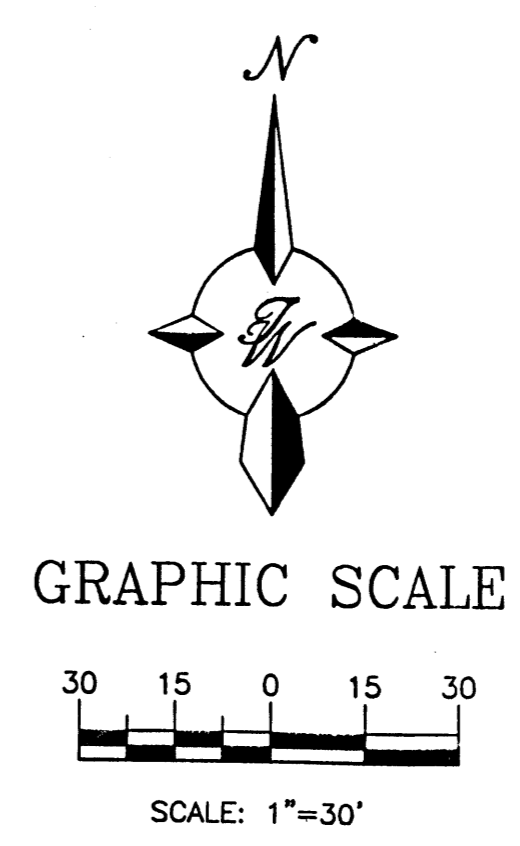
* Environmental Health, if necessary

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. SITE PLAN FOR BLDG. PERMIT
 - C3. LANDSCAPING PLAN
 - C4. LANDSCAPE DETAIL SHEET
 - C5. GRADING PLAN
 - C6. MASTER UTILITY PLAN
 - C7. BUILDING "A" ELEVATIONS
 - C8. BUILDING "B" ELEVATIONS
 - C9. BUILDING "C" ELEVATIONS
 - C10. BUILDING "D" ELEVATIONS
 - C11. DETAILS
 - C12. SIGNAGE DETAILS

- GENERAL NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL REQUIRE AN APPLICATION TO DRB TO AMEND THE PLAN.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - 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.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
 - DELIVERY TRUCKS SHALL NOT IDLE LONGER THEN 5 MINUTES WHILE ON SITE.

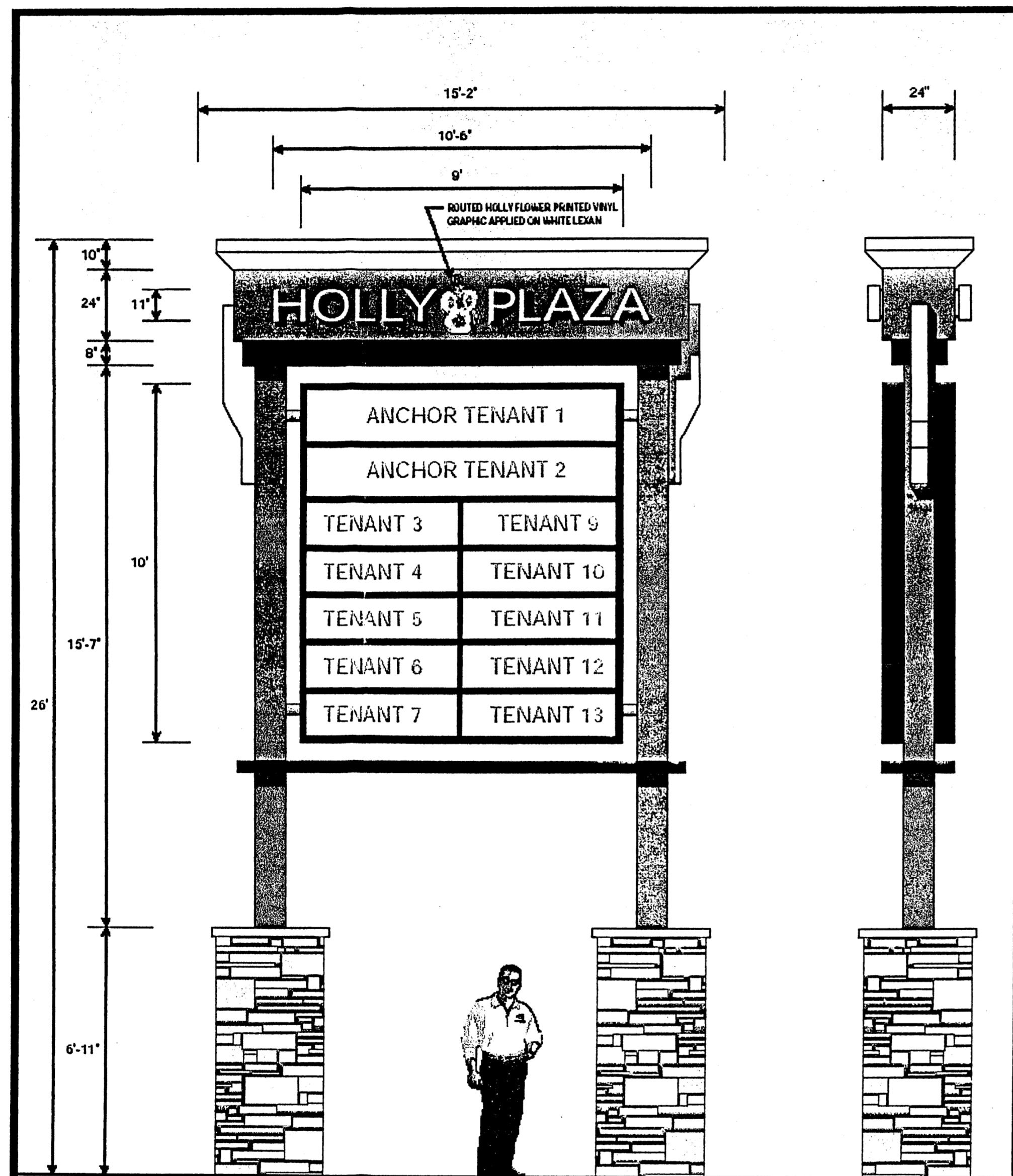
No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition of approval of this plat or site development plan for subdivision.

| SITE DATA TABLE | LOT A | LOT B | LOT C | LOT D |
|------------------------------|-----------|-----------|----------|----------|
| TOTAL ACREAGE: | 1.974 AC. | 1.916 AC. | .765 AC. | .761 AC. |
| EXISTING ZONING: | SU2-IP | SU2-IP | SU2-IP | SU2-IP |
| PROPOSED ZONING: | SU2-IP | SU2-IP | SU2-IP | SU2-IP |
| FAR: | 0.22 | 0.23 | 0.23 | 0.23 |
| BUILDING SIZE: | 19,280 SF | 19,280 SF | 7,876 SF | 7,876 SF |
| PROPOSED USE: | RETAIL | RETAIL | RETAIL | RETAIL |
| MOTORCYCLE PARKING REQUIRED: | 3 | 3 | 2 | 2 |
| MOTORCYCLE PARKING PROVIDED: | 4 | 2 | 2 | 2 |
| TOTAL PARKING REQUIRED: | 90 | 90 | 38 | 38 |
| TOTAL PARKING PROVIDED: | 92 | 88 | 40 | 40 |
| HC REQUIRED: | 4 | 4 | 3 | 3 |
| HC PROVIDED: | 4 | 4 | 3 | 3 |
| BIKE SPACES REQUIRED: | 5 | 5 | 2 | 2 |
| BIKE SPACES PROVIDED: | 5 | 5 | 5 | 5 |
| BUILDING HEIGHT: | 27.5' | 27.5' | 27.5' | 27.5' |



| | | |
|--|--|----------------------|
| | HOLLY PLAZA | DRAWN BY LPS |
| | SITE PLAN FOR SUBDIVISION | DATE 05/31/07 |
| | TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 | 2561-SPSB |
| | | SHEET # C1 |
| | | JOB # 25061 |

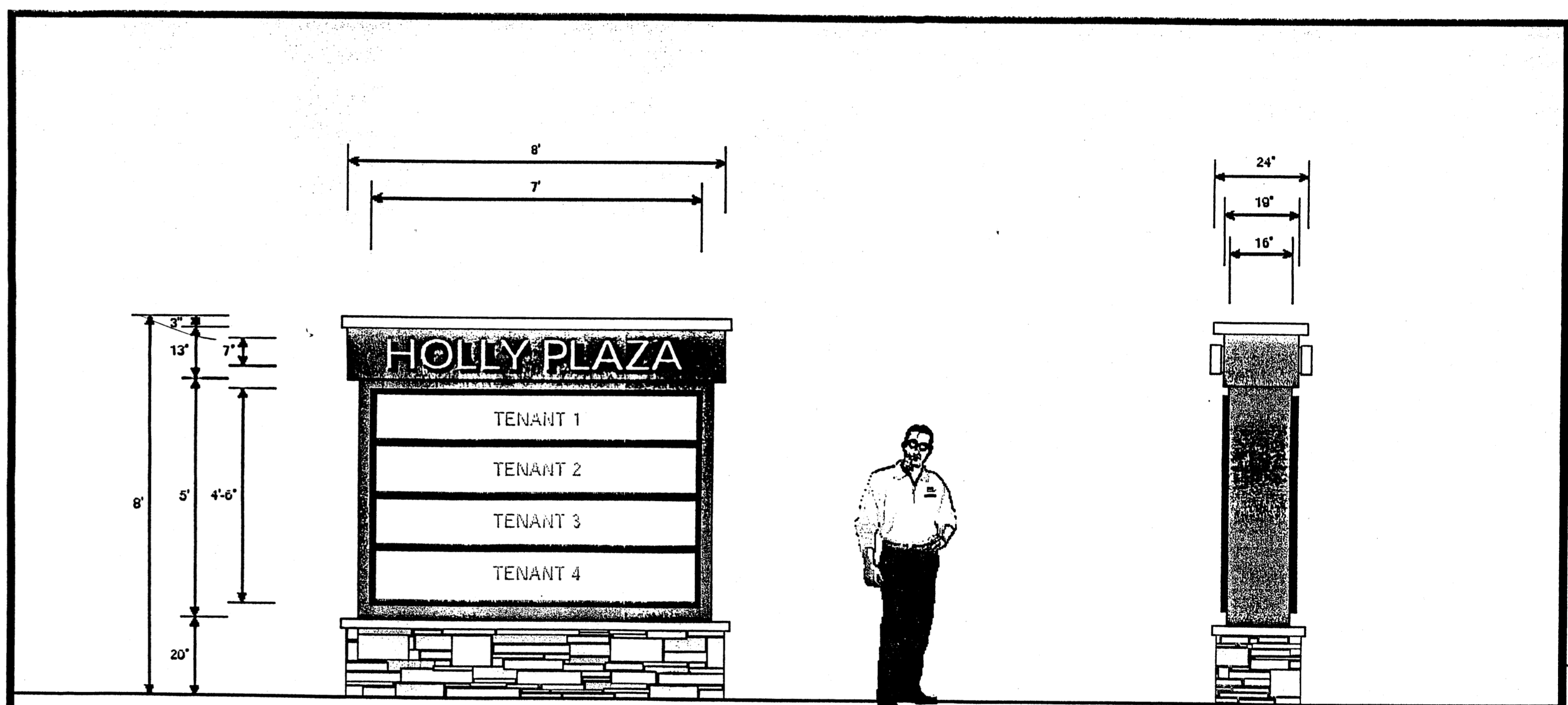
1004246



TOTAL SQUARE FEET: 100

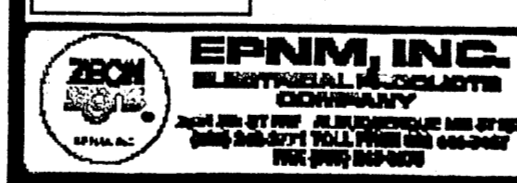
PROPOSAL FOR NEW DOUBLE FACE FREE-STANDING DISPLAY

- "HOLLY PLAZA" - 4" DEEP REVERSE CHANNEL ALUMINUM LETTERS WITH A BRUSHED FINISH - SILHOUETTE ILLUMINATION WITH 15MM, 6500 WHITE NEON. LETTERS MOUNTED ON A TEXTURED ALUMINUM BACKGROUND.
- TENANT DISPLAY - .060 THK. ALUMINUM CABINET AND DIVIDER BARS TEXTURED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH D.H.O. FLUORESCENT LAMPS.
- MASONARY BASE BY OTHERS



NON ILLUMINATED DOUBLE FACE MONUMENT SIGN

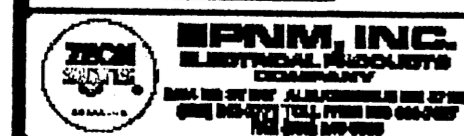
- "HOLLY PLAZA" - NON ILLUMINATED, 4" DEEP REVERSE CHANNEL ALUMINUM LETTERS WITH A BRUSHED FINISH. LETTERS MOUNTED ON A TEXTURED ALUMINUM BACKGROUND.
- TENANT DISPLAY - ALUMINUM CABINET WITH PAINTED WHITE TENANT PANELS AND PAINTED DIVIDER LINES TO MATCH BUILDING. TENANT VINYL APPLIED FIRST SURFACE
- MASONARY BASE BY OTHERS



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

| | |
|------------------------|--------------------------|
| TITLE: HOLLY PLAZA | DATE: 05-21-07 |
| SCALE: 1/2" = 1'-0" | APPROVED FOR PRODUCTION: |
| DRAWN BY: STEVE TAFOYA | CUSTOMER APPROVAL: |
| DESIGN BY: R. GONZALES | |



TITLE: HOLLY PLAZA - LOUISIANA & HOLLY N.E.
 SCALE: 3/8" = 1'-0"
 DRAWN BY: STEVE TAFOYA
 DESIGN BY: R. GONZALES

| | | |
|---|-----------------|-----------------------|
| ENGINEER'S SEAL | HOLLY PLAZA | DRAWN BY LPS |
| | SIGNAGE DETAILS | DATE 05-21-07 |
| 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 | | 2561-DETAILS |
| | | SHEET # C11 |
| RONALD R. BOHANNAN P.E. #7868 | | JOB # 25061 |