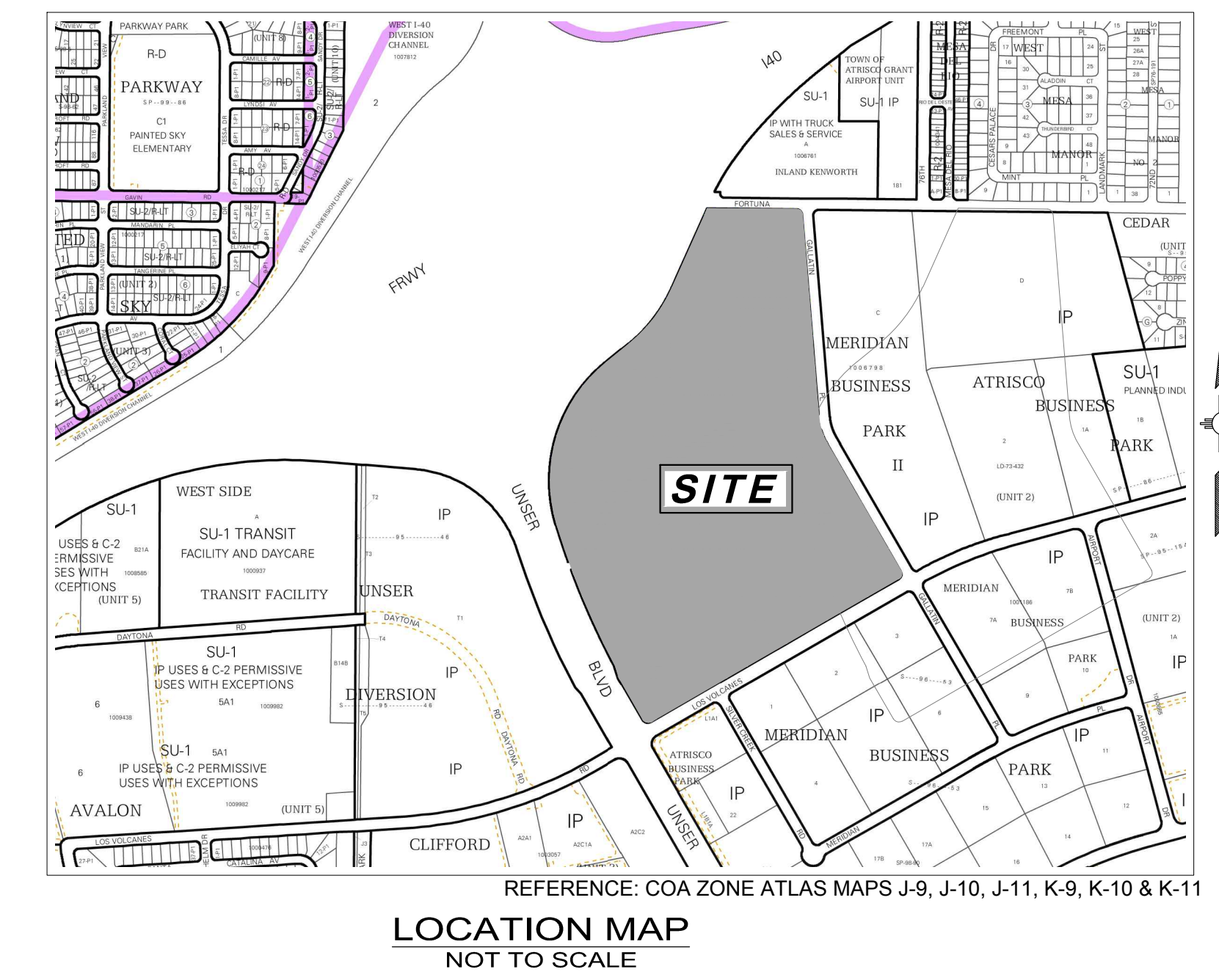


# AMENDED SITE PLAN FOR SUBDIVISION

September 28, 2016

ACS: USC&GS BRASS CAP  
STAMPED "REWARD 1969"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES  
(CENTRAL ZONE)  
N = 1487364.063, E = 1491190.819  
GROUND TO GRID FACTOR = 0.999675005  
MAPPING ANGLE = -0°17'12.26"  
NAVD 1988 ELEVATION = 5319.688

**LOT 1-A**  
GROSS AREA = 50.4641 ACRES  
ACCESS ESMT = -0.1167 ACRE  
NET AREA = 50.3474 ACRES



### SITE PLAN FOR SUBDIVISION NOTES:

Site: Approximately 52.5 acres, zoned IP with a Master Developed plan approved – Atrisco Business Park Master Plan. A conditional use was approved on June 28, 2007, 07ZHE-00465 allowing retail uses not permissible in the IP Zone.

Proposed Use: Retail Shopping Center Distribution Facility

Pedestrian and Vehicular Ingress and Egress:  
Access: The primary access is from Los Volcanes Road, which is identified as a Collector on MRCOG's Roadway Functional Classification Map. Additional access is proposed off of Gallatin Place (new) and Fortuna Road (extension). The developer has requested approval of an additional access (right-in, right-out, and left-in) off of Unser Boulevard which is identified as Limited Access Arterial on MRCOG's Roadway Functional Classification Map. will be as defined by the Site Development Plan for Building Permit.

Interior Roadways: Interior access roads are proposed throughout the retail center. These roadways will be private and be maintained by the property owners. The interior roadways are designed to provide safe and efficient access between buildings, storefronts, and parking areas. will be as defined by the Site Development Plan for Building Permit.

Pedestrian access: Pedestrian access is provided along all interior exterior roadways, within parking areas, and along the storefronts of the retail buildings. There are also pedestrian access routes along all adjacent roadways. Unser Boulevard has a trail located on the east side, adjacent to the property.

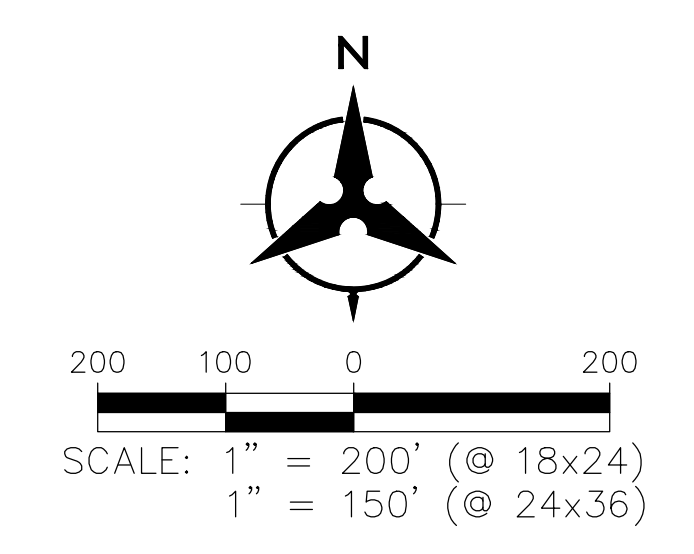
Maximum Building Height: Maximum building height shall be pursuant to the City IP Zone and as shown on the Site Plan for Building Permit.

Minimum Building Setback: Minimum building setbacks shall be pursuant to the City IP Zone and as shown on the Site Plan for Building Permit.

Maximum Floor Area Ratio: .30 TBD

Landscape Plan: See Site Development Plan for Building Permit – Sheets L1 and L2.

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT / RIGHT-OF-WAY TO BE VACATED



ACS: 3.25" ALUMINUM CAP STAMPED "9-K10 1989"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
N = 1485617.623, E = 1498430.817  
GROUND TO GRID FACTOR = 0.99968223  
MAPPING ANGLE = -0°16'22.01"  
NAVD 1988 ELEVATION = 5117.72