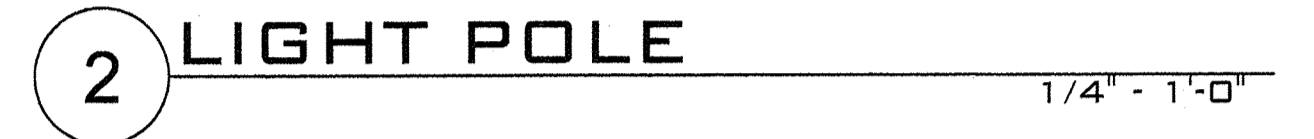


PHASE TWO
FUTURE DRB
150,069.65 SF
3.445 ACRES

PHASE ONE
NEW BLDG.
143,439.02 S.F.
3.292 AC.



SIGNATURE BLOCK

PROJECT NUMBER:
CASE NUMBER:
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SIDE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:
IS AN INFRASTRUCTURE LIST REQUIRED () YES () NO. IF YES, THEN A SET OF APPROVED DRG WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE.
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

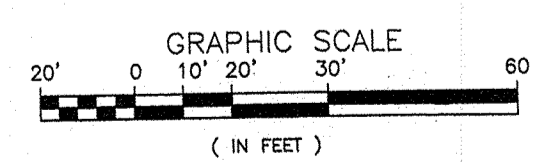
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE DEPARTMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT, ALBUQUERQUE	DATE

RADIUS LEGEND

① 2' RADIUS	④ 5' RADIUS	⑦ 20' RADIUS	⑩ 50' RADIUS
② 3' RADIUS	⑤ 10' RADIUS	⑧ 25' RADIUS	⑪ 100' RADIUS
③ 4' RADIUS	⑥ 15' RADIUS	⑨ 35' RADIUS	⑫ 150' RADIUS

SITE DEVELOPMENT PLAN

1"=30' (FOR BUILDING PERMIT PHASE III)



LEGAL DESCRIPTION
All of Lots numbered Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) together with portions of Lots numbered Thirteen (13), Twenty (20) and Twenty-one (21); in Block numbered Eight (8), Tract A, Unit B, NORTH ALBUQUERQUE, ACRES, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, folio 130.

GENERAL NOTES:
LIGHTING: LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1,000 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

DESIGN CRITERIA - BLDG. E

IBC CODE DESIGN DATA

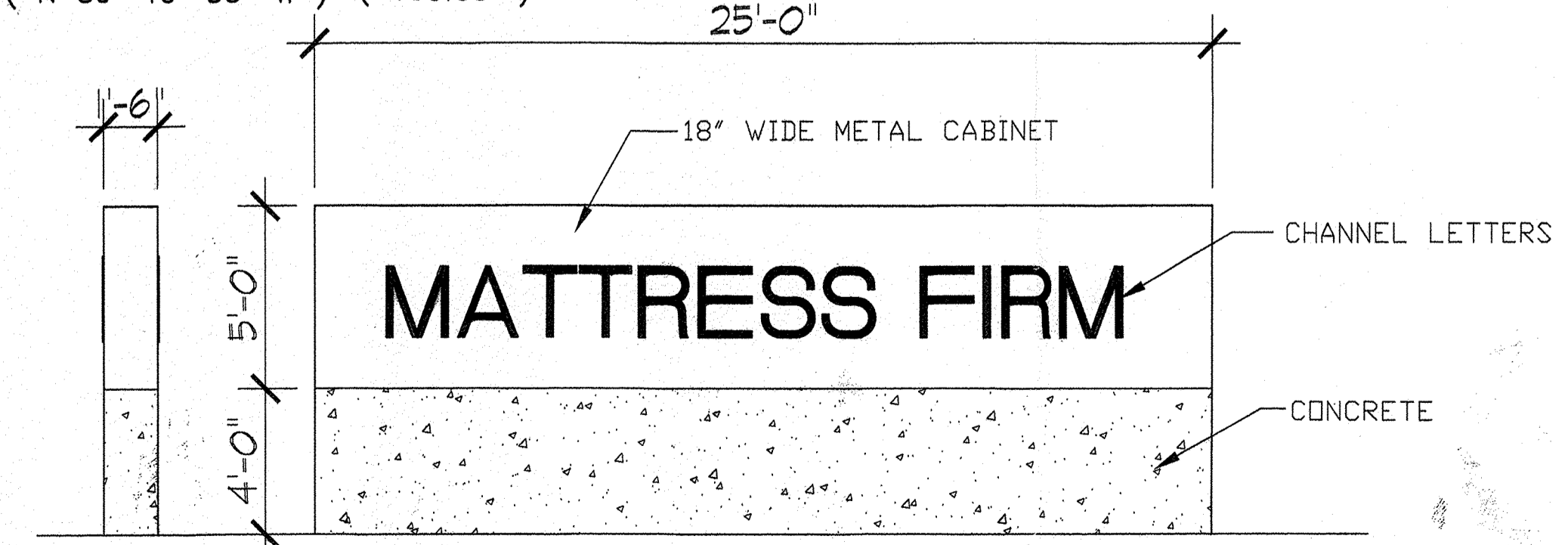
OCCUPANCY GROUP	= B.M AND S-OFFICE, RETAIL & STORAGE
TYPE OF CONSTRUCTION	= VB (SPRINKLERED)
AREA OF BUILDING	= 11,323 S.F.
OFFICE/RETAIL	= 28,375 S.F.
WAREHOUSE	= 28,375 S.F.
OCCUPANT LOAD	
OFFICE/RETAIL	11,323 SF/ 200 = 56 OCC.
WAREHOUSE	28,375 SF/500 = 56.75 OCC.
TOTAL OCCUPANT LOAD	= 113
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER: Fb = 970 MIN.
	= STEEL: 50,000 PSI.
	= SPEED = 75 MPH
	= 20 PSF LL, 15 PSF DL
	= SLAB ON GRADE
	= N/A

WIND DESIGN LOAD

ROOF DESIGN LOAD	= N/A
FLOOR DESIGN LOAD	= N/A
CORRIDOR DESIGN LOAD	= N/A

ZONING DESIGN DATA

- ZONING = SU-2 FOR IP
- PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
 - LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
 - IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
B. SHRUB PLANTING: DRIP IRRIGATION W/ 6-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AIB, PRESSURE REGULATOR, AND FITTER.
 - PREMISE ID ADDRESS SHALL BE LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST TO ITS BACKGROUND.
 - NEW HYDRANTS (IF REQUIRED) TO BE INSTALLED SHALL BE MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION



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MATTRESS FIRM
DISTRIBUTION CENTER
SHOWROOM
CORPORATE OFFICES
ALBUQUERQUE, NM

Sheet Title:
SITE PLAN

Date: AUGUST 9, 2012
Drawn: S.T.WILDER
Checked: S.T.WILDER

JOB NUMBER: H12003

C001

