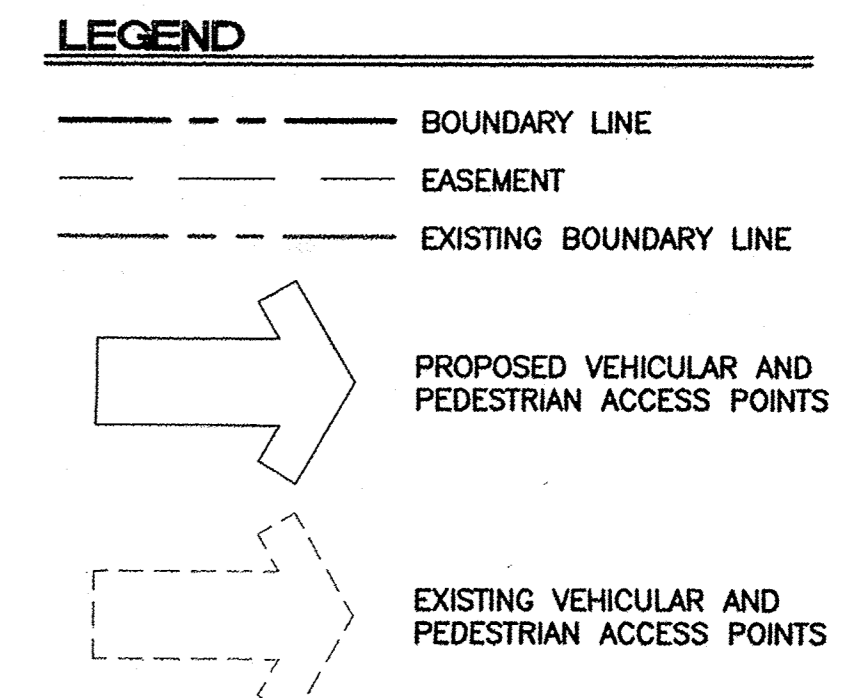


LEGAL DESCRIPTION:
TRACTS 4 AND 5, TOWN OF ATRISCO GRANT UNIT 5



PROJECT: 1009982
DATE: 10-8-14

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The Site consists of approximately 23.14 acres. The property is bounded on the west by undeveloped property, to the north by Daytona Rd, to the east by the Unser Ponds and an ABCWUA Well Site, and to the south by Los Volcanes Rd.

ZONING AND PROPOSED USE:
The Site is zoned SU-1 Special Use for IP (Industrial Park) and C-2 (Commercial) Uses. The site does not lie within a Sector Development Plan Area.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the IP or C-2 zones.

APPLICABLE PLANS:
City of Albuquerque/Bernalillo County Comprehensive Plan (Rank I); and the West Side Strategic Plan (Rank II).

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
Vehicular Access and Circulation - The applicant is only requesting access to Daytona Rd to the north in order to protect the single family development to the south. Tract 5 will have two full access points as well as an additional access point to provide maintenance access to Tract 4 which is to be utilized as a private drainage pond to serve the subject development as well as development to the west as identified in the West Side Transit Facility drainage report prepared by Smith Engineering Company. Final design and location of these access points will be determined by future Site Development Plans for Building Permit.

Transit - The property is not currently served by transit facilities.

Bicycle Facilities - There are no existing or proposed bicycle facilities along Daytona Rd or Los Volcanes Rd.

Pedestrian Facilities - Internal sidewalk and pedestrian facilities will be designed consistent with the design guidelines included in this site plan and future site plans for building permits. Public sidewalks will be provided by the development along both Daytona Rd and Los Volcanes Road as each site is developed.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

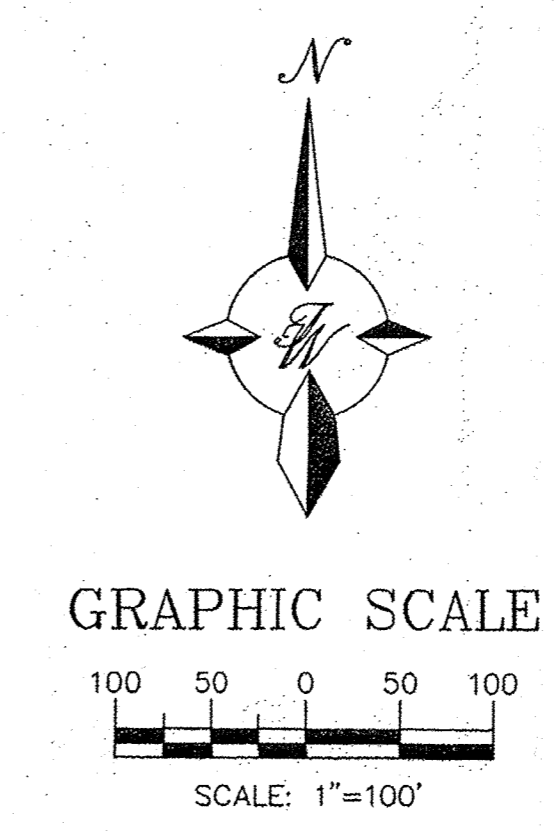
BUILDING HEIGHTS AND SETBACKS:
Buildings shall not exceed the heights as specified in the C-2 Zone (Section 14-16-2-17) of the Comprehensive City Zoning Code.

MAXIMUM FAR/DENSITY:
Commercial or Industrial buildings shall not exceed a maximum FAR of 0.35.

LANDSCAPE PLAN:
Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance.

SITE DATA

EXISTING ZONING: SU-1 FOR IP AND C-2 USES
PROPOSED ZONING: SU-1 FOR IP AND C-2 USES
LOT AREA: 1,007,941 SF (23.139 ACRES)
MAXIMUM BLDG HEIGHT: HEIGHT SHALL BE PROVIDED AS IN THE C-2 ZONE
MINIMUM BLDG SETBACK: MINIMUM BUILDING SETBACK PER THE C-2 ZONE
MAXIMUM F.A.R.: 0.35
PARKING REQUIRED: PER ZONING CODE SECTION 14-16-3-1
LANDSCAPE AREA REQUIRED: PER CURRENT ZONING CODE REQUIREMENTS



PROJECT NUMBER: 1009982
APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1-10-2014, 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	07-09-14
Traffic Engineer, Transportation Division	Date
	07/09/14
Water Utility Development	Date
	7-9-14
Parks & Recreation Department	Date
	7-9-14
City Engineer	Date
* Environmental Health Department (conditional)	Date
	Date
Solid Waste Management	Date
	7-9-14
DBS Chairperson, Planning Department	Date

* Environmental Health, if necessary

	FEDEX GROUND ALBUQUERQUE, NM	DRAWN BY DY
	SITE PLAN FOR SUBDIVISION	DATE 5/19/14
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2013075-SPSE
		SHEET # 1 OF 1
		JOB # 2013075