

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 note order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Staff Engineer, Transportation Division	8-8-07
Date	8/8/07
Water Utility Development Assistant	8/8/07
Date	8/8/07
Parks & Recreation Department	8/8/07
Date	8/8/07
City Engineer	8/8/07
Date	8/8/07
NA	
Environmental Health Department (conditional)	Date
Michael Holte	8/8/07
Date	8/8/07
Solid Waste Management	8/8/07
Date	8/8/07
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ADMINISTRATIVE AMENDMENT
File # 10035 Project # 1004246
Approved 2nd Pylon Sign
APPROVED BY: [Signature] DATE: 09-07-09

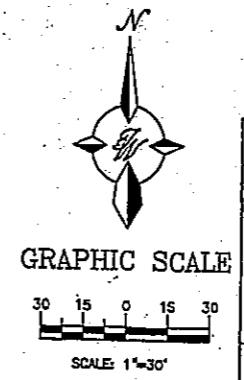
- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. SITE PLAN FOR BLDG. PERMIT
 - C3. LANDSCAPING PLAN
 - C4. LANDSCAPE DETAIL SHEET
 - C5. GRADING PLAN
 - C6. MASTER UTILITY PLAN
 - C7. BUILDING "A" ELEVATIONS
 - C8. BUILDING "B" ELEVATIONS
 - C9. BUILDING "C" ELEVATIONS
 - C10. BUILDING "D" 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 REPEAT.
 - 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 BANNING 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 attached 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.	1.918 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

RONALD R. BOHANNAN
P.E. #7868

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 #
25081

1004246 C9AA-10035