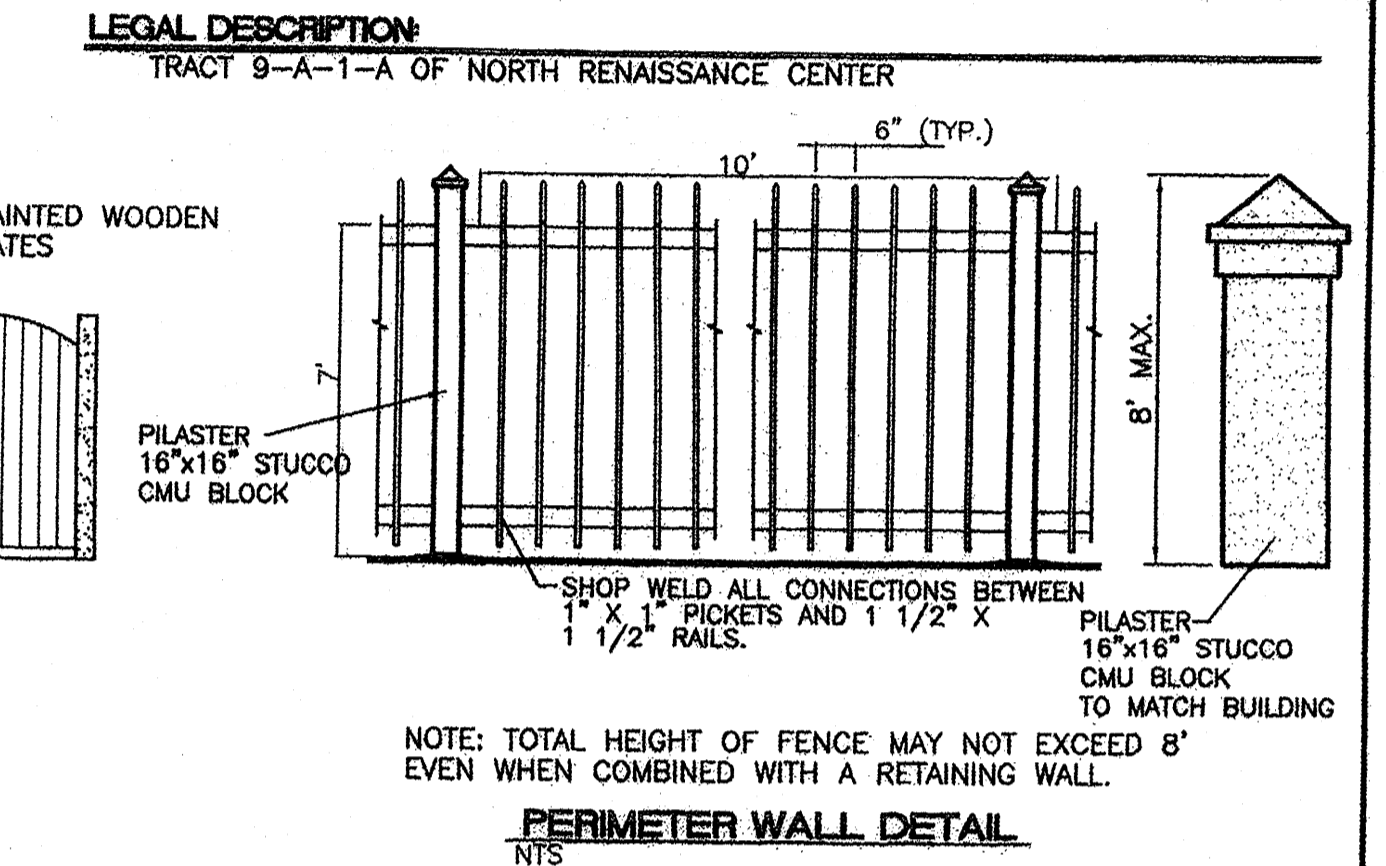
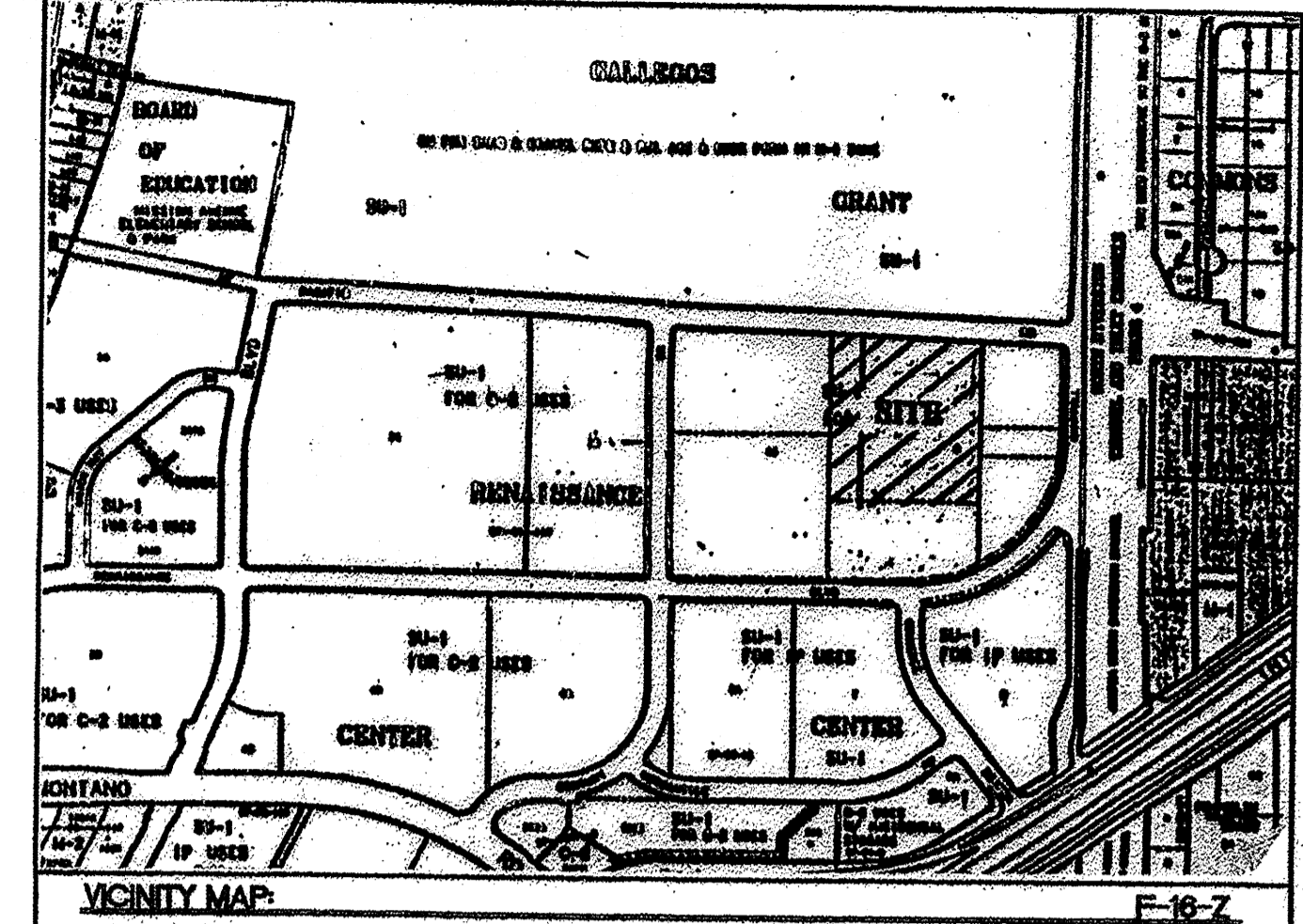
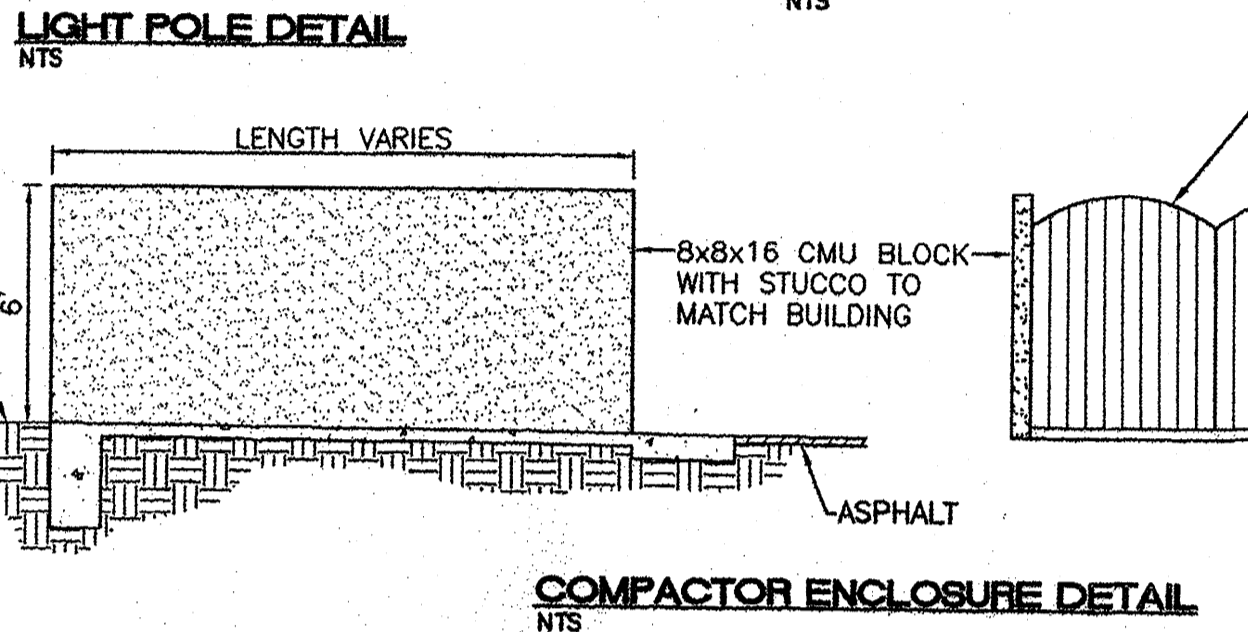
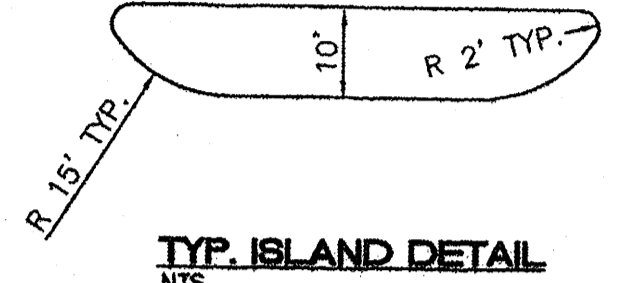
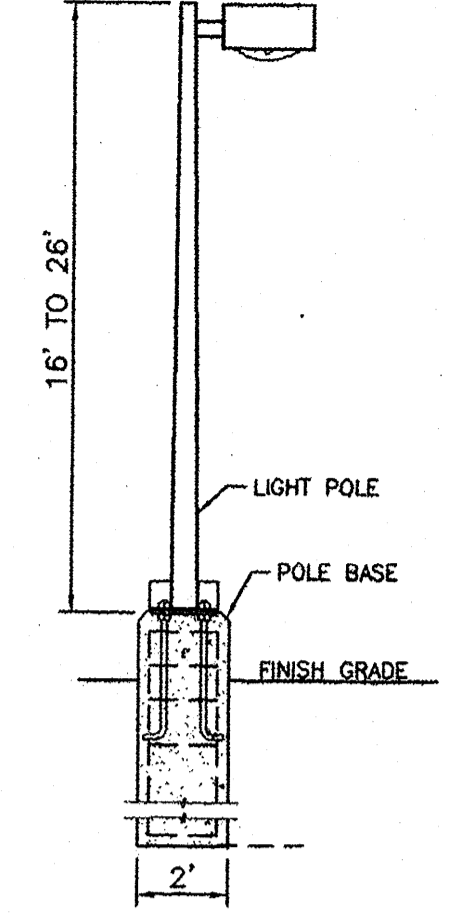
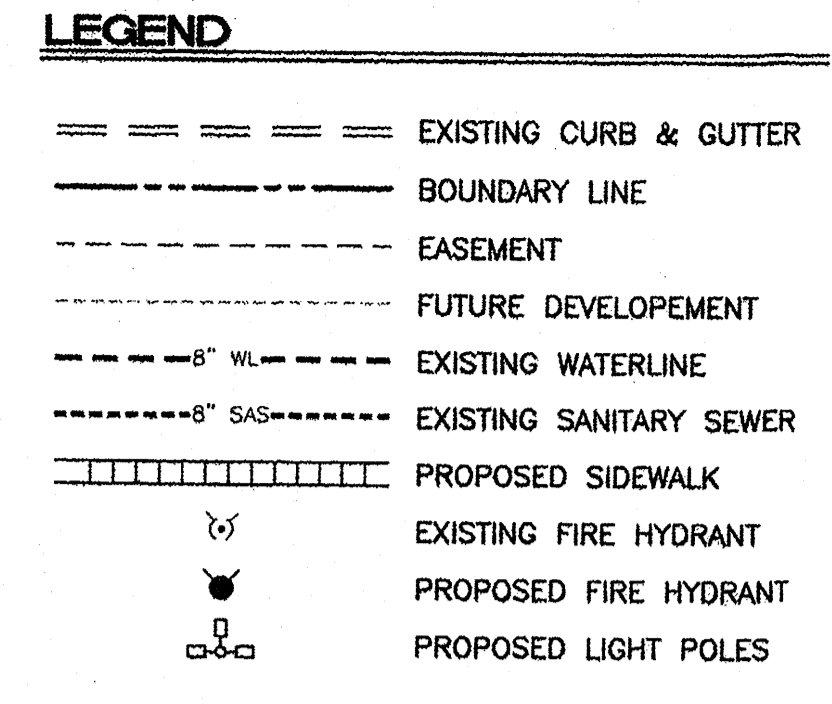
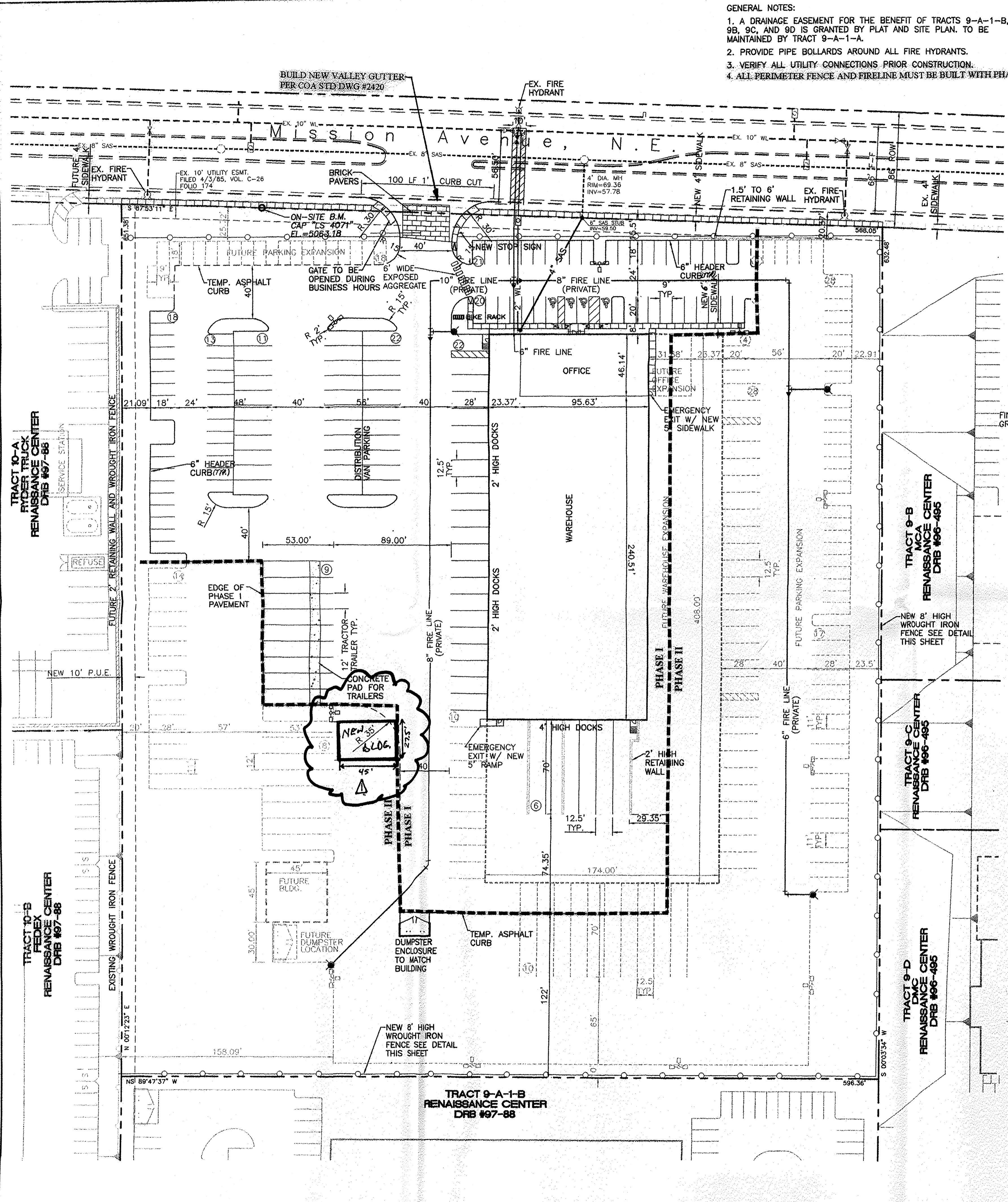


**GENERAL NOTES:**  
 1. A DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 9-A-1-B, 9B, 9C, AND 9D IS GRANTED BY PLAT AND SITE PLAN. TO BE MAINTAINED BY TRACT 9-A-1-A.  
 2. PROVIDE PIPE BOLLARDS AROUND ALL FIRE HYDRANTS.  
 3. VERIFY ALL UTILITY CONNECTIONS PRIOR CONSTRUCTION.  
 4. ALL PERIMETER FENCE AND FIRELINE MUST BE BUILT WITH PHASE I.

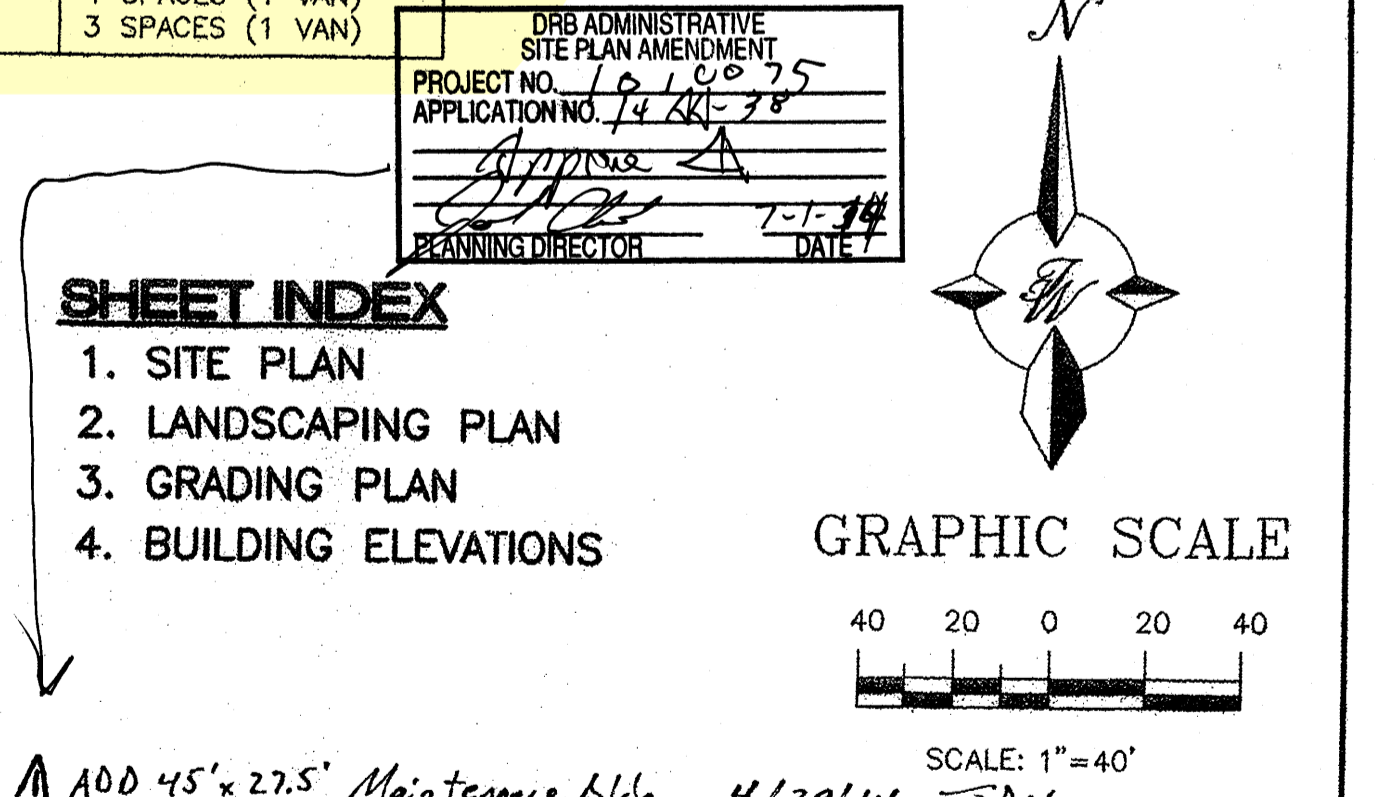


**SITE DATA**

	PHASE I	PHASE II	TOTAL
PROPOSED USAGE:	DISTRIBUTION CENTER	DISTRIBUTION CENTER	DISTRIBUTION CENTER
ZONING:	SU-1 IP	SU-1 IP	SU-1 IP
LOT AREA:	364,957 SF (8.3782 ACRES)	364,957 SF (8.3782 ACRES)	364,957 SF (8.3782 ACRES)
BUILDING AREA:	4,410 SF OFFICE 29,688 SF WAREHOUSE	1,482 SF OFFICE 35,432 SF WAREHOUSE 2,025 SF GARAGE	5,872 SF OFFICE 65,120 SF WAREHOUSE 2,025 SF GARAGE
PARKING/DRIVEWAY:	114,610 SF ±	102,016 SF ±	216,626 SF ±
LANDSCAPE AREA	217,109 SF ±	75,314 SF ±	75,314 SF ±
LANDSCAPING REQUIRED:	49,758 SF ±	43,791 SF ±	43,791 SF ±
PARKING PROVIDED:	72 AUTO SPACES	56 AUTO SPACES	128 AUTO SPACES
LANDSCAPING REQUIRED:	36 PUBLIC SPACES 36 EMPLOYEE SPACES 72 TOTAL REQUIRED	37 PUBLIC SPACES 19 EMPLOYEE SPACES 56 TOTAL REQUIRED	73 PUBLIC SPACES 55 EMPLOYEE SPACES 128 TOTAL REQUIRED
ADDITIONAL PARKING:	55 VAN SPACES 15 TRACTOR TRAILER 142 TOTAL SPACES	69 VAN SPACES 12 TRACTOR TRAILER 137 TOTAL SPACES	124 VAN SPACES 27 TRACTOR TRAILER 279 TOTAL SPACES
HC PARKING PROVIDED:	4 SPACES (1 VAN) 3 SPACES (1 VAN)	4 SPACES (1 VAN) 1 SPACES	4 SPACES (1 VAN) 3 SPACES (1 VAN)

**ADDITIONAL NOTES:**  
 THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.  
 THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN:  
 1. UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND  
 2. INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.  
 ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O. WILL BE SCHEDULED.  
 CURB & GUTTER IN DISREPAIR WILL BE REMOVED AND REPLACED.  
 PARKING REQUIREMENTS BASED ON CITY STANDARDS:  
 TOTAL OFFICE AREA: 5,872 SF / 200 SF = 30 SPACES  
 TOTAL WAREHOUSE AREA: 85,120 SF / 2000 SF = 33 SPACES  
 TOTAL GARAGE AREA: 2,025 SF / 200 SF = 10 SPACES  
 TOTAL SPACES REQUIRED: 73 SPACES  
 TOTAL HANDICAP REQUIRED: 4 SPACES (1 VAN)

**CASE NUMBER DRB-98-310 (PHASE I ONLY)**  
 This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on January 1, 1998, and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:  
**SITE DEVELOPMENT PLAN**  
 Traffic Engineer, Transportation Division: *[Signature]* Date: 8-25-98  
 Design and Development, CIP: *[Signature]* Date: 25/04/98  
 Public Works, Water & Utilities Division: *[Signature]* Date: 8-25-98  
 City Engineer, Engineering Division / AMAFCA: *[Signature]* Date: 10-6-98  
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Review Board Manual.  
 City Planner, Albuquerque / Bernalillo County Planning Division: *[Signature]* Date: 10/9/98  
 Solid Waste: *[Signature]* Date: 10-6-98  
 PLNZ (10706) 4/96



**DRB ADMINISTRATIVE SITE PLAN AMENDMENT**  
 PROJECT NO. 7-1-C-C  
 APPLICATION NO. 98-21-785  
 PLANNING DIRECTOR: *[Signature]* DATE: 1-1-99

ENGINEER'S SEAL	FRITO LAY	DRAWN BY: JDN
	SITE PLAN	DATE: 05-11-98
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9844SP.DWG
RONALD R. BOHANNAN P.E. #7868	SHEET #	1 OF 4
	JOB #	980044

1010075