

**ADMINISTRATIVE AMENDMENT**

FILE # <sup>SI-2020-0103</sup> 3 PROJECT # <sup>PR-2020-00448</sup> 5

Change in use from restaurant to financial center

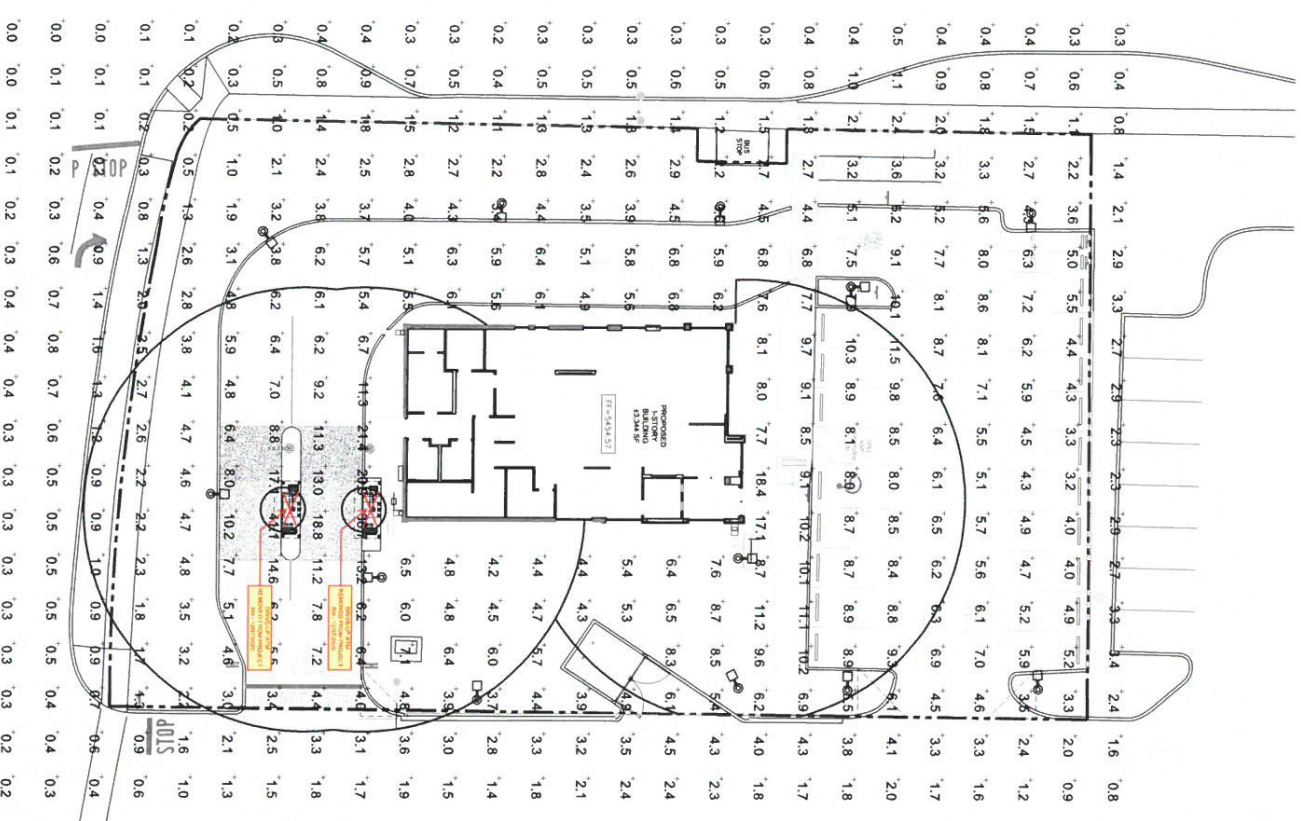
Removal of (2) drive up ATMs

*J.M.A.* Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of  
Albuquerque, ou=Planning  
Department,  
email=jmaranda@cabq.gov, c=US  
Date: 2020.12.18 14:32:29 -0700 12/18/2020

**APPROVED BY**

**DATE**





**01 PHOTOMETRIC PLAN**

Robert L. Nunn P.E.  
 State of Texas License No. 10245

DATE ISSUED:	AUGUST 24, 2020
PROJECT NAME:	CHASE RETAIL BANKING CENTER
SHEET NAME:	PHOTOMETRIC PLAN
SHEET:	E2.02

**ROUGH ARCHITECTS**  
 1445 ROSS AVENUE  
 SUITE 570  
 DALLAS, TEXAS 75202  
 214.997.6029  
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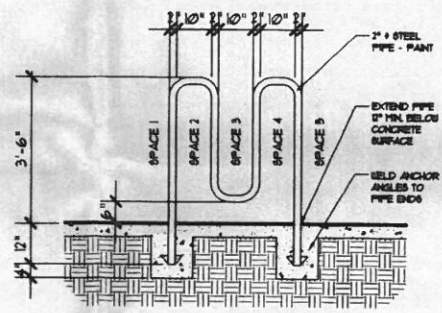
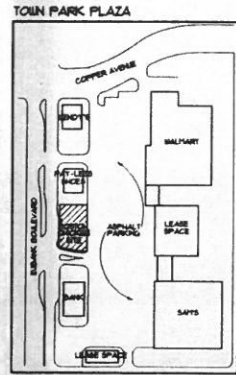
**CHASE RETAIL BANKING CENTER**  
 EURANK BLVD. NE & CHICO ROAD NE  
 340 EURANK BLVD. NE  
 ALBUQUERQUE, NEW MEXICO 87123



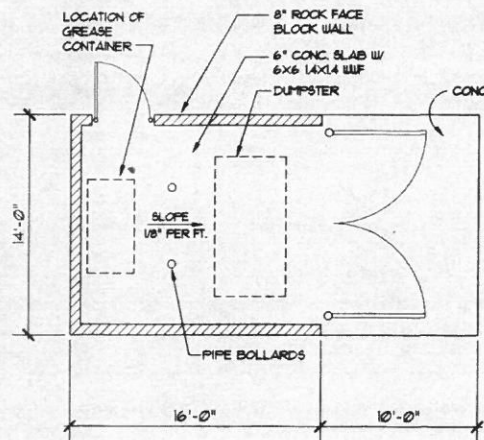


**ENERGY CONSERVATION FEATURES**

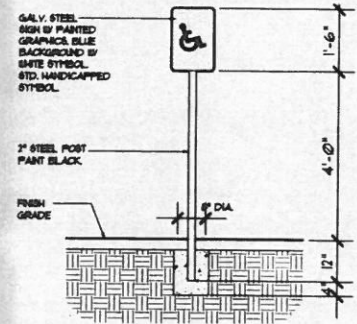
ENERGY CONSERVATION FEATURES INCLUDE:  
 HEAVY WALL MASS DUE TO MASONRY CONSTRUCTION  
 & BUILDING INSULATION  
 COVERED ENTRANCES AND AWNINGS OVER WINDOWS  
 PROVIDE SHADE FROM SUMMER SUN, YET ALLOW A  
 LOWER ANGLE OF WINTER SUN TO PENETRATE THE BUILDING.  
 BICYCLE PARKING ACCESSORIES ARE PROVIDED TO ALLOW  
 AN ALTERNATIVE TO AUTOMOBILE ACCESS.



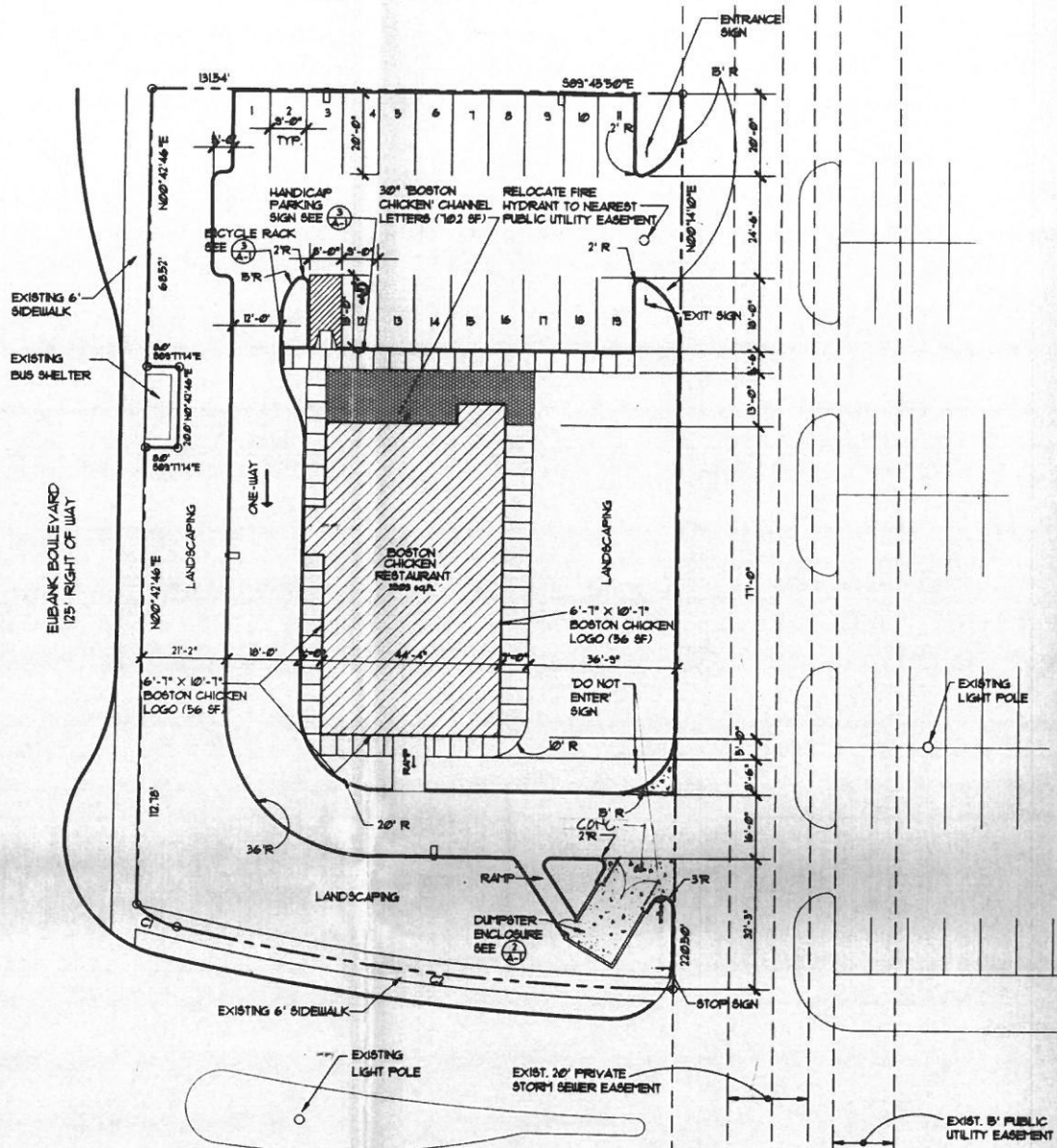
1 BICYCLE RACK  
1/4" = 1'-0"



2 DUMPSTER PAD  
3/16" = 1'-0"



3 H.C. PARKING SIGN  
1/4" = 1'-0"



CURVE DATA				
NUMBER	ARC	RADIUS	CHORD	CHORD BEARING
C1	11.43	20.80	1.28	N61°02'02"W
C2	124.32	574.66	124.08	S63°22'16"E



**PROJECT DATA**

LOCATION: 340 EUBANK BLVD. NE  
TOIN PARK PLAZA  
ALBUQUERQUE, NM  
 OWNER: BOSTON CHICKEN COLORADO  
3094 E. EASTER PLACE  
ENGLEWOOD, CO 80112  
 ARCHITECTS: JLS ARCHITECTS  
414 2ND STREET SW  
ALBUQUERQUE, NM 87102  
 LEGAL DESCRIPTION: TRACT C-3A  
TOIN PARK PLAZA  
ALBUQUERQUE, NM  
 CURRENT ZONING: C-1  
 ZONE ATLAS PAGE: K-21-Z  
 APPLICABLE CODE: 1991 UBC  
 OCCUPANCY GROUP: B-2  
 CONSTRUCTION TYPE: Vn  
 SEISMIC ZONE: 2B

TOTAL LOT AREA: 28,042 sq. ft.  
 BUILDING AREA: 35,073 sq. ft.  
 ASPHALT PAVED AREA: 10,003 sq. ft.  
 LANDSCAPE AREA: 11,236 sq. ft.  
 % LANDSCAPE AREA: 46%

REQUIRED PARKING: 1 SPACE / 4 SEATS  
52 SEATS  
= 13 SPACES  
 PARKING PROVIDED: 16 SPACES  
 REQUIRED H.C. PARKING: 1 SPACE  
 H.C. PARKING PROVIDED: 1 SPACE  
 BICYCLE PARKING PROVIDED: 5 SPACES

Z-90-21-1  
 SIGNATURE BLOCK:

I CERTIFY THAT THIS AREA ZONED 50-16-1  
 AND THIS PLAN ARE CONSTANT WITH THE  
 SPECIFIC DEVELOPMENT PLAN APPROVED  
 BY THE ENVIRONMENTAL PLANNING COMMISSION  
 ON THE DATE OF 9-20-90  
 Planning Director DATE  
 APPROVED AS TO THE REQUIREMENTS  
 Robert Kane 4-20-94 DATE  
 TRAFFIC ENGINEER  
 Paul J. Virgin 4-15-94 DATE  
 ARCHITECT  
 Cameron Chery 3/15/94 DATE  
 Paul J. Virgin 4/15/94 DATE  
 CITY ENGINEER  
 Robert W. Kane 7-29-94 DATE  
 WATER RESOURCES

**ARCHITECTS**

414 2nd Street SW  
 Albuquerque, NM 87102  
 (505) 246-0870  
 Fax: (505) 246-0437



**BOSTON CHICKEN**  
 140 EUBANK  
 ALBUQUERQUE, NM

**SITE PLAN**

**REVISIONS:**

**ARCHITECT:**



**OWNERSHIP OF DOCUMENTS**

ARCHITECTURAL DRAWINGS ARE PROPERTY OF THE ARCHITECT  
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DATE:  
2 MARCH 1994  
 SHEET:  
A1 OF 4

414 2nd Street SW  
Albuquerque, NM 87102  
(505) 246-0810  
Fax: (505) 246-0431

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>				
	4	PISTACHIA CHINENSIS	CHINESE PISTACHE	DIB 3.5 CALIPER
	3	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX 0'-16" TALL
	6	FORESTERA NEOMEXICANA	NEW MEXICO OLIVE	20 GALLON 0'-16" TALL
	4	PINUS NIGRA	AUSTRIAN BLACK PINE	DIB 8'-10" TALL
<b>SHRUBS</b>				
	12	JUNIPERUS HORIZONTALIS	PRINCE OF WALES	5 GALLON
	24	ELAEAGNUS FUNGUS		5 GALLON
<b>SOD</b>				
		POA PRATENSIS	KENTUCKY BLUEGRASS (TRANSITION MIX)	SOLID / SOD

MISCELLANEOUS

2-3" COBBLESTONE / FILTER FABRIC

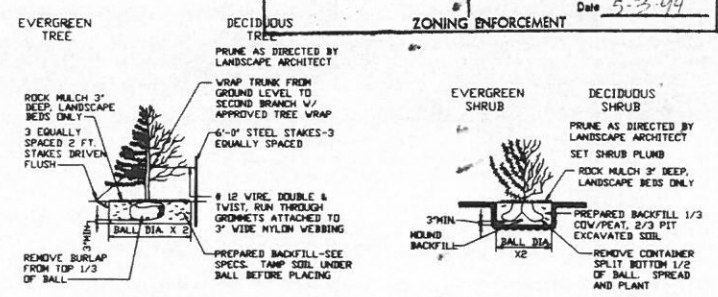
- ALL LANDSCAPE SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM WITH THE CLOCKS.
- LANDSCAPE MAINTENANCE SHALL BE OWNERS & TENANTS RESPONSIBILITY.

**LANDSCAPING PLANT SIZES**

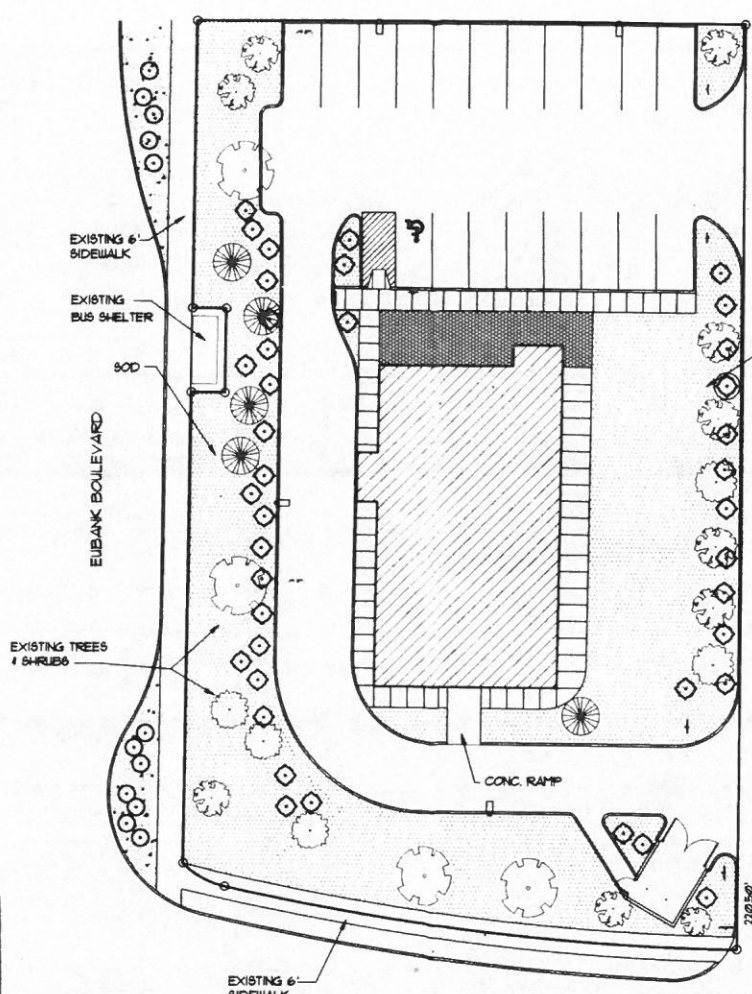
Tree: 1.5 inch in caliper or 10-12 feet in length  
Shrubs: 5 gallon minimum

**ZONING ENFORCEMENT**

Approved By: *[Signature]*  
Date: 5-3-94



1 PLANTING DETAILS  
C-5



NORTH  
LANDSCAPE PLAN  
1" = 20'-0"

NOTES:

- THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST BE OF GOOD QUALITY, APPEARANCE AND BE FREE FROM DAMAGE AND DISEASE. SUBJECT TO APPROVAL OF THE OWNER.
- PRIOR TO ANY PLANTING OPERATIONS, THE AREA TO BE PLANTED IS TO BE PREPARED WITH ORGANIC MATERIAL ROTOTILLED A MINIMUM OF 6" DEEP.
- EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARE PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES AND ALL DECIDUOUS TREES OVER 3" CALIPER WITH THREE GUY WIRES AND CANVAS STRAPS WITH GRIDNETS. STAKE ALL DECIDUOUS TREES UNDER 3" CALIPER WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRES SHOULD COME INTO CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO SECOND BRANCH.
- ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
- SOD SHALL BE BLUEGRASS BLEND APPROVED BY OWNER AND SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND NO Voids BETWEEN STRIPS. SOD TO BE FERTILIZED WITH GRANULAR DIAMMONIUM PHOSPHATE (18-46-0) AT RATE OF SIX (6) POUNDS PER 1,000 SQ. FT.
- CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
- PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON. SPRING PLANTINGS WILL BE GUARANTEED THROUGH OCTOBER OF THE SAME YEAR. ANY PLANTINGS AFTER THE MONTH OF AUGUST WILL BE GUARANTEED THROUGH MAY THE FOLLOWING SPRING. ANY PLANT MATERIAL THAT IS IN QUESTIONABLE CONDITION MAY RECEIVE AN EXTENDED GUARANTEE AT THE REQUEST OF THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE OWNER. ALL GUARANTEES ON PLANTS ARE 100% INCLUDING MATERIALS AND LABOR BASED UPON A ONE-TIME REPLACEMENT.
- ALL BEDS TO HAVE 3" DEEP ORGANIC MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- PLANTING BED EDGER TO BE RYERSON STEEL EDGER, 1/8" X 4" X 10", OR EQUAL AS APPROVED BY THE OWNER.
- CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, AND PUBLIC SAFETY FOR THE DURATION OF THE CONTRACT AND SHALL REPAIR OR REPLACE ANY DAMAGES TO SAME WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND SHALL DISPOSE OF ALL WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE PRIOR TO FINAL ACCEPTANCE.
- PLACE GEOTEXTILE FABRIC (MIRAFI #140-S OR EQUAL) UNDER ALL MULCH AND PLANTING BEDS.
- LANDSCAPE INSTALLATION TO BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- IRRIGATION SYSTEM SHALL HAVE SHRUB BEDS AND LAWN AREAS ZONED SEPARATELY. LAWN AREAS TO BE POP-UP SPRAY SYSTEM. SHRUB BEDS TO HAVE FULL COVERAGE WITH EITHER A POP-UP SPRAY SYSTEM, MICRO-EMITTER, OR DRIP SYSTEM.
- ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALK-WAYS.
- BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
- PROVIDE & INSTALL A MECHANICAL CONTROLLER CAPABLE OF SERVING AT LEAST 6 ZONES. SUBMIT PROPOSED UNIT TO OWNER FOR APPROVAL.
- ALL LANDSCAPED AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. THE SYSTEM SHALL BE DESIGNED TO BE PART OF THE CONSTRUCTION AND SHALL BE BID USING A DESIGN/BUILD METHOD. PROPOSALS WILL BE EVALUATED ON THE DESIGN AS WELL AS COST BASIS AND AWARDS MAY BE MADE TO OTHER THAN THE LOW BIDDER. IF THERE IS ANY EXISTING IRRIGATION SYSTEM TO REMAIN, THE NEW SYSTEM SHALL BE DESIGNED TO TIE INTO THE EXISTING SYSTEM. ANY EXISTING SYSTEM SHALL BE KEPT IN OPERATION CONTINUOUSLY DURING THE CONSTRUCTION PHASE.
- ALL EXISTING TREES AND SHRUBS TO BE KEPT SHALL BE CLEANED UP AND TRIMMED ACCORDING TO DIRECTION OF THE OWNER.
- CONTRACTOR TO PROVIDE 4" PVC SLEEVES WITH PULL LINE FOR IRRIGATION SYSTEM WHETHER SHOWN ON THE PLAN OR NOT.
- ALL PIPING TO BE PVC CLASS 200.

**BOSTON CHICKEN**  
1404 EUBANK  
ALBUQUERQUE, NM

LANDSCAPE PLAN

REVISIONS:

ARCHITECT:

OWNERSHIP OF DOCUMENTS

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DATE:  
2 MARCH 1994

SHEET:

A3 OF 4

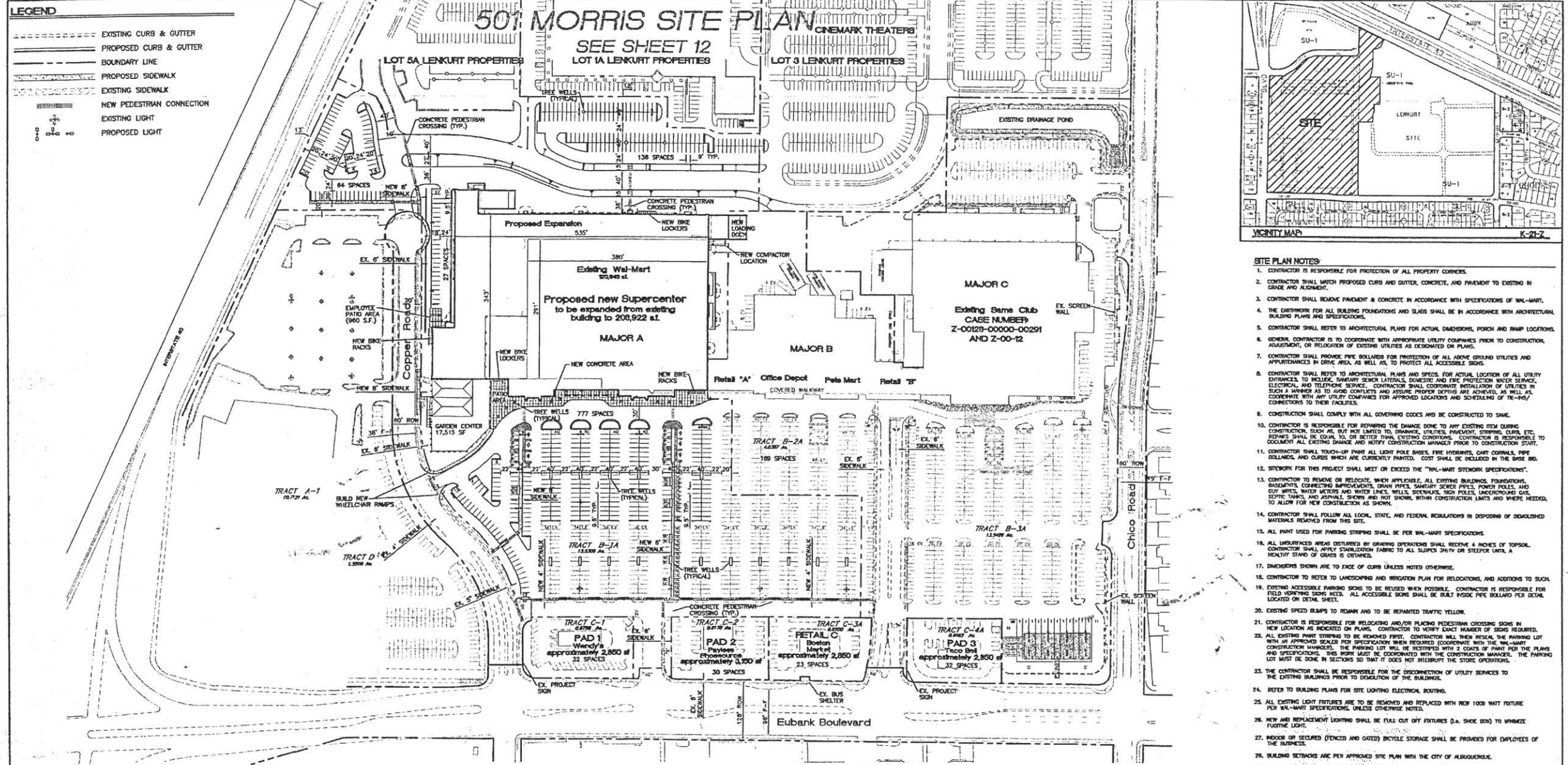
340 EUBANK NE  
Landscape Plan





**LEGEND**

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- NEW PEDESTRIAN CONNECTION
- EXISTING LIGHT
- PROPOSED LIGHT



- SITE PLAN NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
  2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
  3. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF WAL-MART.
  4. THE CONTRACTOR FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
  5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS, PITCH AND RAMP LOCATIONS.
  6. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESCRIBED ON PLANS.
  7. CONTRACTOR SHALL PROVIDE PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREA, AS WELL AS, TO PROTECT ALL ACCESSIBLE SIGNS.
  8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECS. FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, COVEDED AND FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER SETTINGS ARE ACHIEVED, AS WELL AS COOPERATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-IN/CONNECTORS TO THEIR FACILITIES.
  9. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  10. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STREPPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
  11. CONTRACTOR SHALL TOUCH-UP PAINT ALL LIGHT POLE BASES, FIRE HYDRANTS, GUY CORNERS, PIPE BOLLARDS, AND CURBS WHICH ARE CURRENTLY PAINTED. COST SHALL BE INCLUDED IN THE BASE BID.
  12. SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "WAL-MART SITEWORK SPECIFICATIONS".
  13. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONCRETE IMPROVEMENTS, BRASS PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WHITE LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEWER TANKS AND SPILLAGE BOWNS AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
  14. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DECLASSIFIED MATERIALS REMOVED FROM THIS SITE.
  15. ALL PAINT USED FOR PARKING STRIPING SHALL BE PER WAL-MART SPECIFICATIONS.
  16. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 30% OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  17. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  18. CONTRACTOR TO REFER TO LANDSCAPING AND IRRIGATION PLAN FOR RELOCATIONS, AND ADDITIONS TO SUCH.
  19. EXISTING ACCESSIBLE PARKING SIGNS TO BE REUSED WHEN POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SIGN HEIGHT. ALL ACCESSIBLE SIGNS SHALL BE BUILT INSIDE PIPE BOLLARD PER DETAIL LOCATED ON DETAIL SHEET.
  20. EXISTING SPEED RAMPS TO REMAIN AND TO BE REPAINTED TRAFFIC YELLOW.
  21. CONTRACTOR IS RESPONSIBLE FOR RELOCATING AND/OR PLACING PEDESTRIAN CROSSING SIGNS IN NEW LOCATION AS INDICATED ON PLANS. CONTRACTOR TO VERIFY EXACT NUMBER OF SIGNS REQUIRED.
  22. ALL EXISTING PAINT STRIPING TO BE REMOVED FIRST. CONTRACTOR WILL THEN REPAINT THE PARKING LOT WITH AN APPROVED SEALER PER SPECIFICATIONS WHEN REQUIRED (COORDINATE WITH THE WAL-MART CONSTRUCTION MANAGER). THE PARKING LOT WILL BE RESTRICTED WITH 2 COATS OF PAINT PER THE PLANS AND SPECIFICATIONS. THIS WORK MUST BE COORDINATED WITH THE CONSTRUCTION MANAGER. THE PARKING LOT MUST BE DONE IN SECTIONS SO THAT IT DOES NOT INTERRUPT THE STORE OPERATIONS.
  23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
  24. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL ROUTING.
  25. ALL EXISTING LIGHT FIXTURES ARE TO BE REMOVED AND REPLACED WITH NEW 100W WATT FUTURE OR WAL-MART SPECIFICATIONS UNLESS OTHERWISE NOTED.
  26. NEW AND REPLACEMENT LIGHTING SHALL BE FULL CUT OFF FIXTURES (i.e. SHIELD BOX) TO MINIMIZE LIGHT POLLUTION.
  27. INDOOR OR SECURED (LOCKED AND GATED) BICYCLE STORAGE SHALL BE PROVIDED FOR EMPLOYEES OF THE BUSINESS.
  28. BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE.
  29. EXISTING BUS ROUTE IS ON EUBANK BOULEVARD AND NOT ON SITE.

**EXISTING SITE DATA**

TRACT	LOT AREA	USE	BUILDING AREA	F.A.R.	PARKING REQUIRED*	MINUS 10% BUS CREDIT	MINUS 5% BUS SHELTER	PARKING PROVIDED	MAX. BLDG. HEIGHT	MIN. BLDG. SETBACK
B-1A	13.5432 Ac.	WAL-MART	116,097 SF	0.1688	580 (16 HANDICAP)	522	493	908 (20 HANDICAP)	40.0'	15.0'
B-2A	4.0387 Ac.	RETAIL SHOPS	49,920 SF	0.2838	250 (8 HANDICAP)	225	212	250 (8 HANDICAP)	40.0'	15.0'
B-3A	13.2455 Ac.	SAM'S CLUB	136,082 SF	0.2359	881 (16 HANDICAP)	613	579	680 (16 HANDICAP)	40.0'	15.0'
C-1	0.6798 Ac.	WENDY'S	2,850 SF	0.0982	26 (2 HANDICAP)	23	22	32 (2 HANDICAP)	40.0'	15.0'
C-2	0.6178 Ac.	PAYLESS	3,150 SF	0.1171	16 (1 HANDICAP)	14	13	30 (2 HANDICAP)	40.0'	15.0'
C-3A	0.6500 Ac.	BOSTON MARKET	2,850 SF	0.1007	19 (1 HANDICAP)	17	16	23 (2 HANDICAP)	40.0'	15.0'
C-4A	0.8183 Ac.	TACO BELL	2,850 SF	0.1058	20 (1 HANDICAP)	18	17	32 (2 HANDICAP)	40.0'	15.0'
OVERALL	33.3933 Ac.	SHOPPING CENTER	313,799 SF	0.2157	1,592 (45 HANDICAP)	1,432	1,352	1,955 (52 HANDICAP)	40.0'	15.0'

**SITE DATA W/ WAL-MART EXPANSION**

TRACT	LOT AREA	USE	BUILDING AREA	F.A.R.	PARKING REQUIRED*	MINUS 10% BUS CREDIT	MINUS 5% BUS SHELTER	PARKING PROVIDED	MAX. BLDG. HEIGHT	MIN. BLDG. SETBACK
B-1A	17.9181 Ac.	SUPER WAL-MART	221,665 SF	0.2840	1,108 (20 HANDICAP)	997	942	1,005 (20 HANDICAP)	40.0'	15.0'
B-2A	4.0387 Ac.	RETAIL SHOPS	49,920 SF	0.2838	250 (8 HANDICAP)	225	212	250 (8 HANDICAP)	40.0'	15.0'
B-3A	13.2455 Ac.	SAM'S CLUB	136,082 SF	0.2359	881 (16 HANDICAP)	613	579	680 (16 HANDICAP)	40.0'	15.0'
C-1	0.6798 Ac.	WENDY'S	2,850 SF	0.0982	26 (2 HANDICAP)	23	22	32 (2 HANDICAP)	40.0'	15.0'
C-2	0.6178 Ac.	PAYLESS	3,150 SF	0.1171	16 (1 HANDICAP)	14	13	30 (2 HANDICAP)	40.0'	15.0'
C-3A	0.6500 Ac.	BOSTON MARKET	2,850 SF	0.1007	19 (1 HANDICAP)	17	16	23 (2 HANDICAP)	40.0'	15.0'
C-4A	0.8183 Ac.	TACO BELL	2,850 SF	0.1058	20 (1 HANDICAP)	18	17	32 (2 HANDICAP)	40.0'	15.0'
OVERALL	37.7882 Ac.	SHOPPING CENTER	419,357 SF	0.2549	2,120 (49 HANDICAP)	1,907	1,801	2,052 (52 HANDICAP)	40.0'	15.0'

\* PARKING CALCULATIONS  
 RETAIL STORES: 1 SPACE PER 200 SF OF LEASEABLE AREA.  
 RESTAURANTS: WENDY'S: 104 SEATS / 4 PEOPLE PER CAR.  
 BOSTON MARKET: 76 SEATS / 4 PEOPLE PER CAR.  
 TACO BELL: 80 SEATS / 4 PEOPLE PER CAR.

**SHEET INDEX**

1. AMENDED SITE PLAN FOR SUBMISSION FOR TOWN PARK PLAZA
2. APPROVED AMENDED SITE PLAN FOR SUBMISSION FOR TOWN PARK PLAZA (PROJECT #1000317) (FOR REFERENCE ONLY)
3. SITE PLAN FOR BUILDING PERMIT (WAL-MART EXPANSION)
4. LANDSCAPING PLAN
5. GRADING AND DRAINAGE PLAN SHEET "A"
6. GRADING AND DRAINAGE PLAN SHEET "B"
7. DETAIL SHEET
8. MASTER UTILITY PLAN SHEET "A"
9. MASTER UTILITY PLAN SHEET "B"
10. BUILDING ELEVATIONS
11. SIGNAGE ELEVATIONS
12. GARDEN CENTER ELEVATIONS
13. AMENDED SITE PLAN FOR SUBMISSION FOR LENKURT PROPERTIES APPROVED SITE PLAN FOR SUBMISSION FOR LENKURT PROPERTIES (Z-90-21-2) (FOR REFERENCE ONLY)

EPC 00125-00000-01152

**PROJECT NUMBER: 01450-00000-01120**

This plan is consistent with the specific site development plan approved by the Environmental and Planning Commission (EPC) on 11/19/01 and that the industry and conditions in the Official Notice of Decision have been complied with.

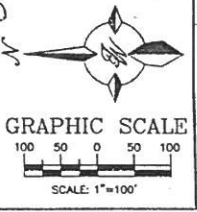
**SITE DEVELOPMENT PLAN**

*[Signature]* Traffic Engineer, Transportation Division Date: 6/13/01  
*[Signature]* Public Works Director Date: 6/13/01  
*[Signature]* City Engineer, Engineering Division / AMAFCA Date: 6/16/01

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

*[Signature]* City Planner, Albuquerque / Bernhardt Date: 6/13/01  
 Planning Division  
 PLAN (10708) 4/98

DRB PROJ-1 000008



**LEGAL DESCRIPTION**  
 TRACTS A-1, B-1A, B-2A, B-3A C-1A, C-2A, C-3A, C-4A AND TRACT D OF TOWN PARK PLAZA.

**ZONING**  
 SU-1 FOR C-1 PERMISSIVE USES TO INCLUDE RESTAURANT WITH FULL SERVICE LIQUOR AND EXCLUDING THE FOLLOWING USES: DRIVE-THRU LIQUOR ESTABLISHMENTS, NIGHT CLUBS OR LOUNGES, ADULT ENTERTAINMENT ESTABLISHMENTS, AND VEHICLE SALES AND STORAGE.

<b>ENGINEER'S SEAL</b>	<b>ALBUQUERQUE WAL-MART EXPANSION AMENDED SITE PLAN FOR SUBMISSION</b>	<b>DRAWN BY</b> JDN
		<b>DATE</b> 06-08-01
<b>RONALD R. BOHANNAN P.E. #7868</b>	<b>GRAPHIC SCALE</b>	<b>9929WSPS1.DWG</b>
	<b>SCALE: 1"=100'</b>	<b>SHEET #</b> 1
		<b>JOB #</b> 990029W

**TERRA WEST, I.L.C.**  
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