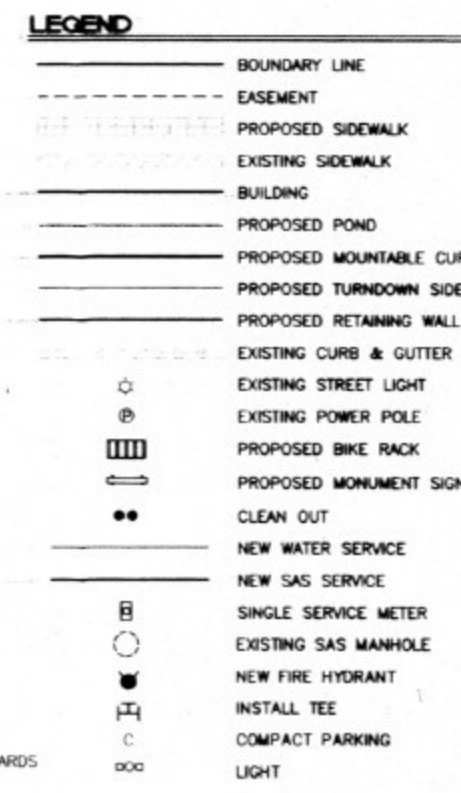
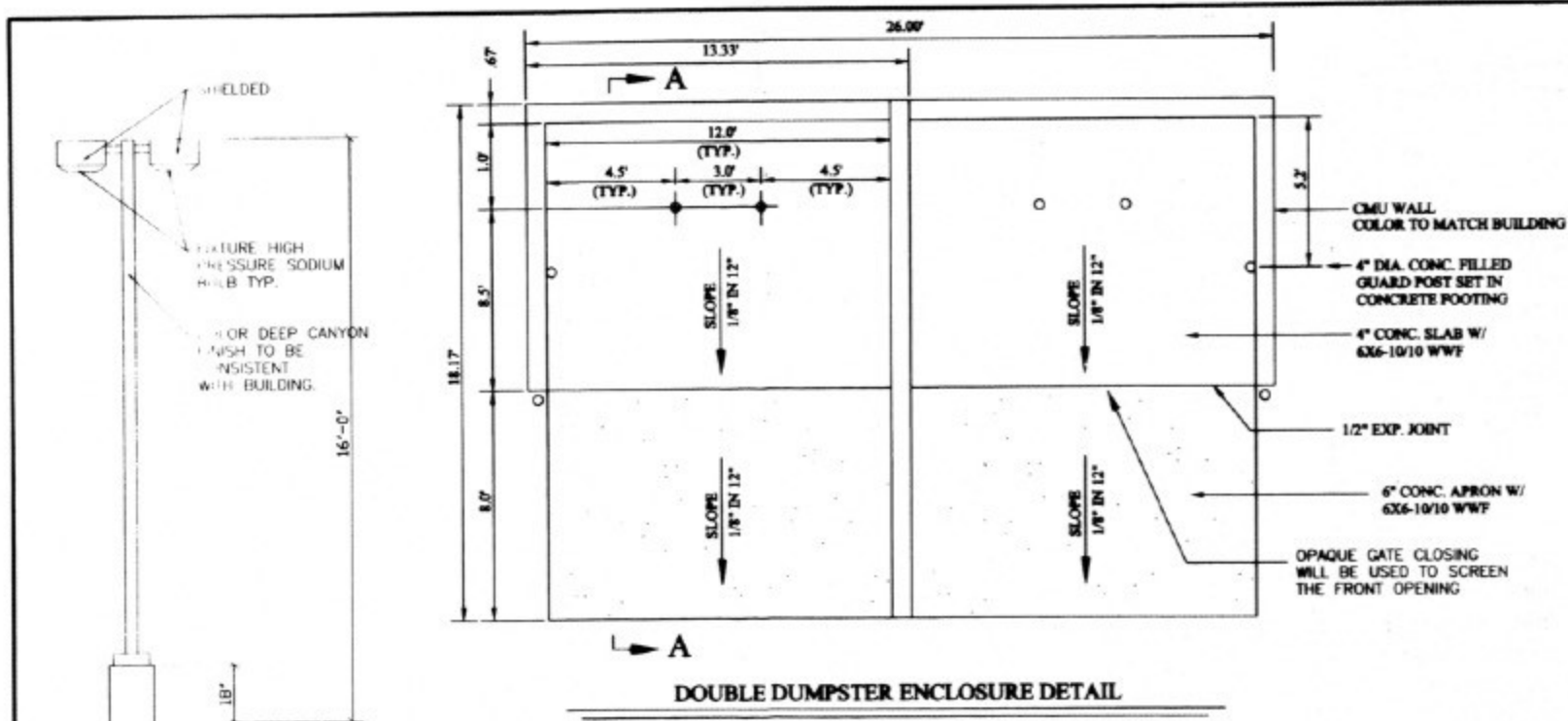


PROJECT 1003293



SITE DATA

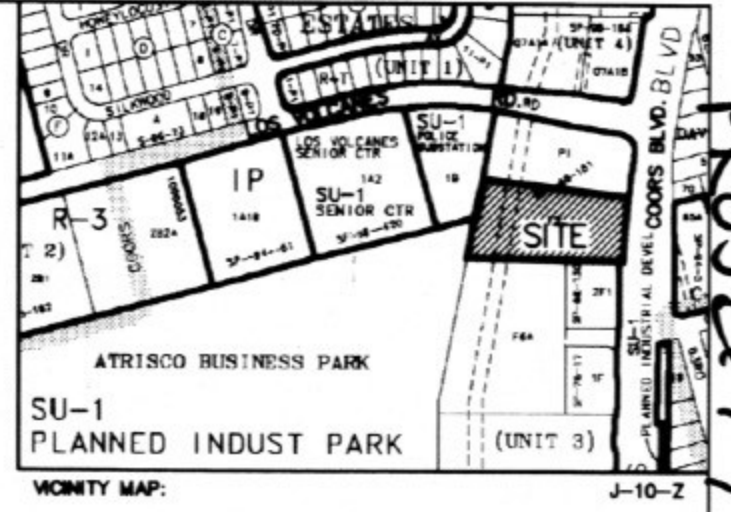
PROPOSED USAGE: RETAIL
 EXISTING LOT AREA: 92,642.11 SQ. FT. (2.1267 AC.)
 GROSS BUILDING AREA: 22,616.50 SQ. FT.
 ZONING: SU-1 FOR O-1 AND C-2
 CONSTRUCTION TYPE: I N

LANDSCAPE CALCULATIONS:
 NET LOT AREA: 70,025.61 SQ. FT. ±
 LANDSCAPING REQUIRED: 14,005.00 SQ. FT. ±
 20% OF 70,025.00 SQ. FT.
 LANDSCAPE PROVIDED: 17,334.00 SQ. FT. ±

PARKING CALCULATIONS:
 PARKING REQUIRED:
 COMMERCIAL AREA: 22,616.50 GSF / 200 GSF 113 SPACES

PARKING CREDIT:
 10% WITHIN 300' OF TRANSIT SYSTEM (ROUTE COORS 90) BUS STOP ±100' FROM PROPERTY 11 SPACES

TOTAL PARKING REQUIRED: 102 SPACES
 TOTAL PARKING PROVIDED: 102 SPACES
 HC PARKING REQUIRED: 8 SPACES
 HC PARKING PROVIDED: 8 SPACES
 BICYCLE SPACES REQUIRED: 4 SPACES
 BICYCLE SPACES PROVIDED: 4 SPACES



LEGAL DESCRIPTION:
 TRACT F-7-A, ATRISCO BUSINESS PARK, UNIT 3
 CONTAINING 2.1267 ACRE (92,642.11 SQUARE FEET)
 MORE OR LESS.

- SHEET INDEX**
1. SITE PLAN
 2. LANDSCAPING PLAN
 3. GRADING AND DRAINAGE PLAN
 4. ELEVATION PLAN

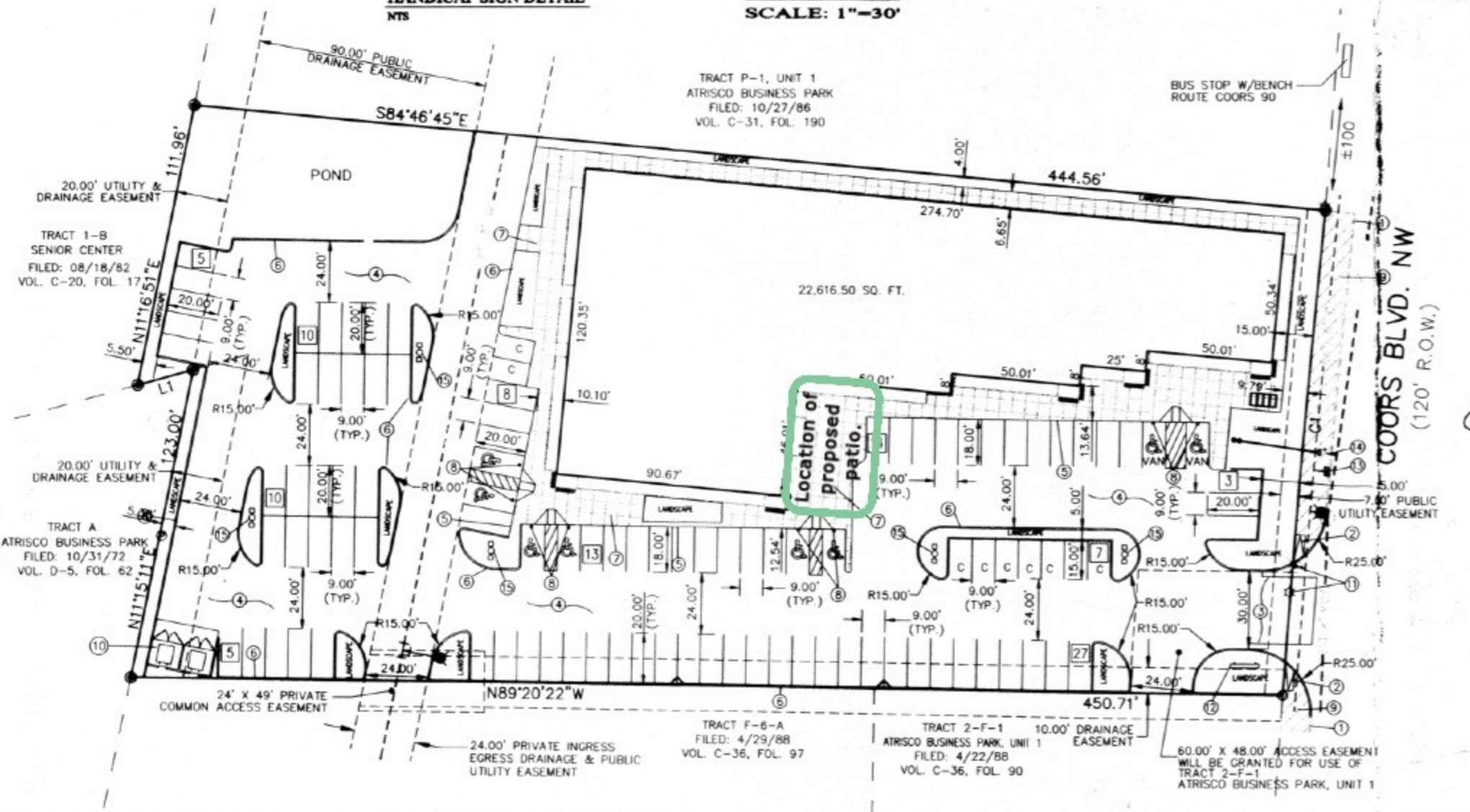
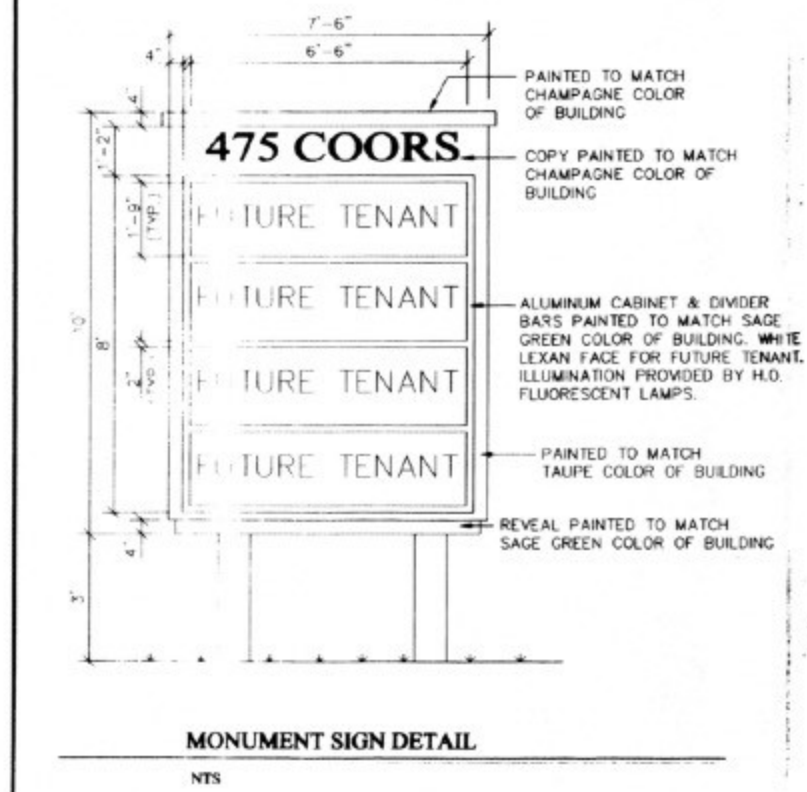
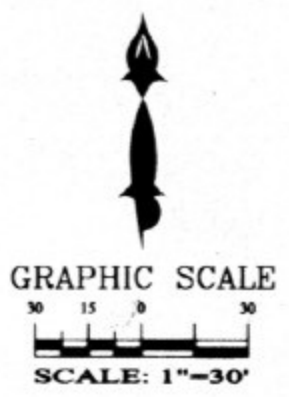
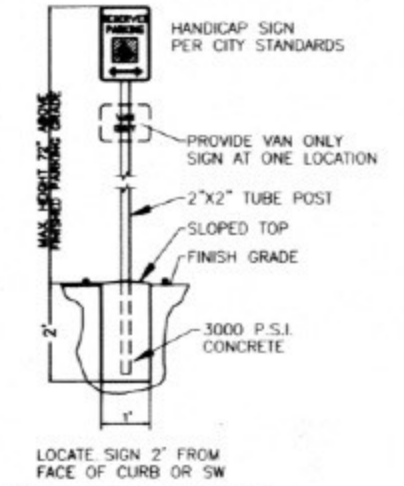
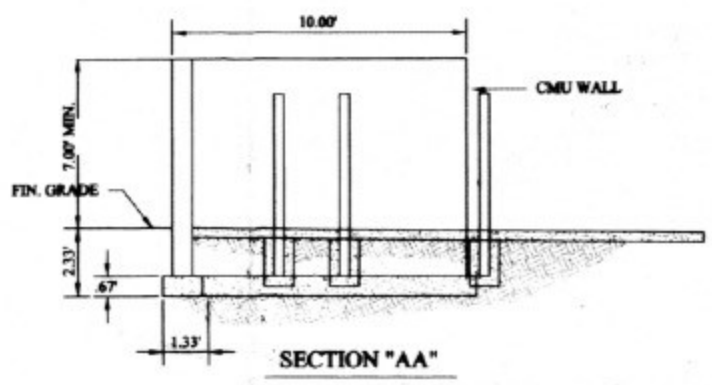
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	189.85	5789.58	01°52'44"	94.93	189.84	S04°54'36"W

LINE TABLE

LINE	LENGTH	BEARING
L1	22.51	N74°29'58"E

- NOTES:**
1. EXISTING CURB AND GUTTER.
 2. NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2425.
 3. NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 4. NEW ASPHALT PAVING AREA.
 5. NEW TURNDOWN SIDEWALK.
 6. NEW MOUNTABLE CURB PER COA STANDARD DRAWING #2415.
 7. NEW SIDEWALKS PER COA STANDARD DRAWING #2430.
 8. INSTALL HANDICAP SIGN, SEE DETAIL THIS SHEET.
 9. EXISTING SIDEWALK.
 10. INSTALL DOUBLE TRASH ENCLOSURE.
 11. EXISTING FH AND STREET LIGHT TO BE RELOCATED.
 12. MONUMENT SIGN, SEE THIS SHEET FOR DETAIL.
 13. INSTALL SINGLE 1" WATER LINE SERVICE.
 14. INSTALL 6" SAS SERVICE.
 15. NEW 400W METAL HALIDE SITE LIGHTING, SEE DETAIL THIS SHEET.



PROJECT NUMBER: 1003293
APPLICATION NUMBER: 04DRB-01965

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 10/27/86 AND THE PLANNING AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG 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 APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	9/29/04
UTILITIES DEVELOPMENT	9/29/04
PARKS AND RECREATION DEPARTMENT	9/29/04
CITY ENGINEER	9/29/04
SOLID WASTE MANAGEMENT	9/29/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	9/29/04



SHARAB BEAZAR
 P.E. #13479

4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)996-5376

TRACT F-7-A, ATRISCO BUSINESS PARK
SITE PLAN FOR BUILDING PERMIT

DRAWING: 200406-SITE.DWG	DRAWN BY: SHB	DATE: 07-22-2004	SHEET #: 1 OF 4
--------------------------	---------------	------------------	-----------------

LAST REVISION: 09-28-04