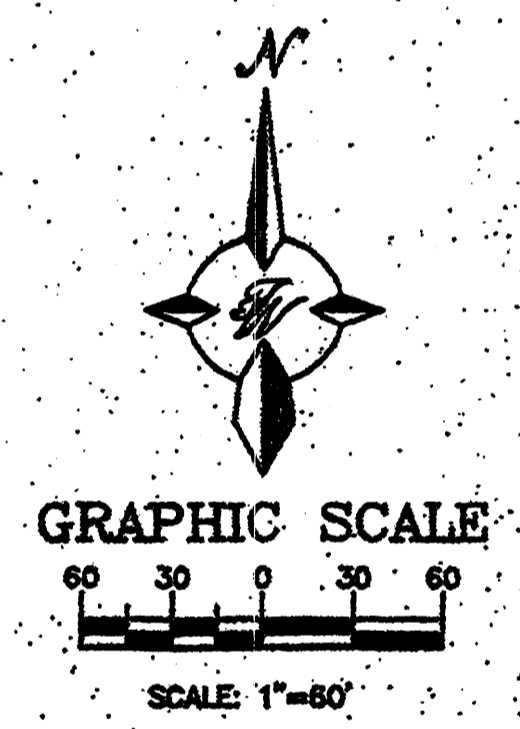
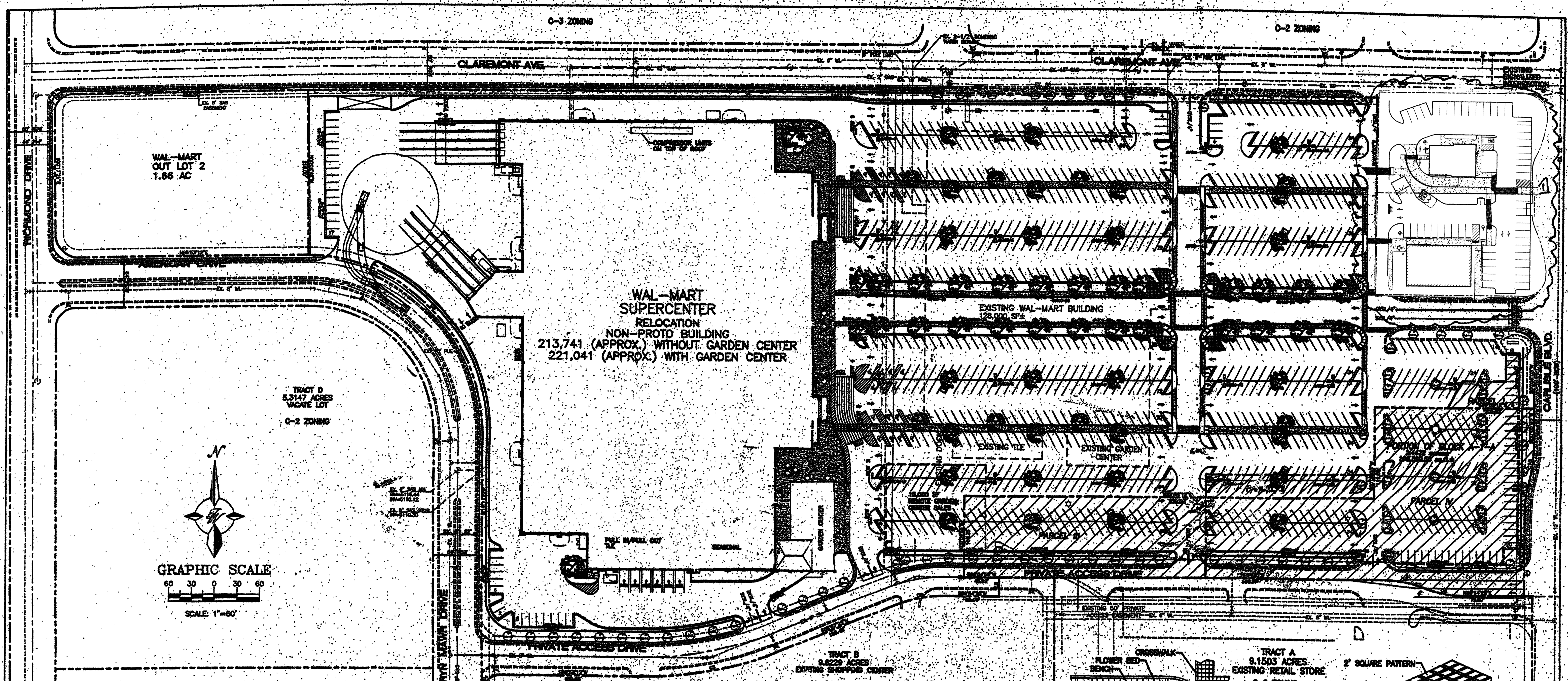


PROJECT # 1002249



JOINT USE AREA PARKING DATA

PARKING WITHIN PARCEL I	34
PARKING WITHIN PARCEL II	34
PARKING WITHIN PARCEL III	48
PARKING WITHIN PARCEL IV	138
TOTAL SPACES WITHIN JOINT USE AREAS	254
SITE PARKING REQUIRED W/20% BUS CREDIT	634
10% BUS BAY CREDIT	54
5% BUS SHELTER CREDIT	54
5% BUS CREDIT, OVER 5 AC SITE	108
SITE PARKING PROVIDED	108
SITE PARKING PROVIDED MINUS JOINT USE	851

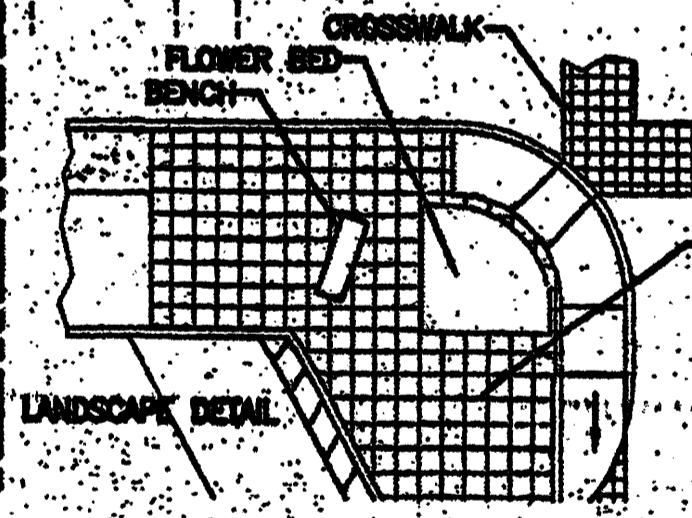
SITE DATA

PROPOSED USAGE:	PROPOSED EXPANSION:
EXISTING ZONING:	C-2
LOT AREA:	
WAL-MART TRACT	20,5986 AC
OUT LOT 1	1,1916 AC
OUT LOT 2	1,8593 AC
TOTAL	23,4495 AC

TOTAL BUILDING AREA	
EXISTING WAL-MART	213,741 SF
EXISTING WAL-MART GARDEN CENTER	2,200 SF
JACK-IN-THE-BOX RESTAURANT	2,483 SF
NEW RETAIL SHOPS	4,000 SF
TOTAL	222,424 SF
PARKING ANALYSIS	
EXISTING WAL-MART	15,000 SF (1 space/200 sq ft)
EXISTING WAL-MART GARDEN CENTER	48,000 SF (1 space/200 sq ft)
EXISTING WAL-MART GARDEN CENTER	7,300 SF/400 SEATS
JACK-IN-THE-BOX RESTAURANT	48 SEATS/4 SEATS
NEW RETAIL SHOPS	4,000 SF/200 SF
TOTAL	818 SPACES
30% REDUCTION FOR BUS ROUTE & SHELTER	164 SPACES
TOTAL PARKING REQUIRED	654 SPACES
TOTAL PARKING PROVIDED	1008 SPACES
BICYCLE PARKING REQUIRED (1 space / 20 sq ft)	38 SPACES
Handicap spaces required	38 SPACES
BICYCLE PARKING PROVIDED	38 SPACES
HANDICAPPED PARKING PROVIDED	17 SPACES
HANDICAPPED PARKING PROVIDED	26 (7 VAN)

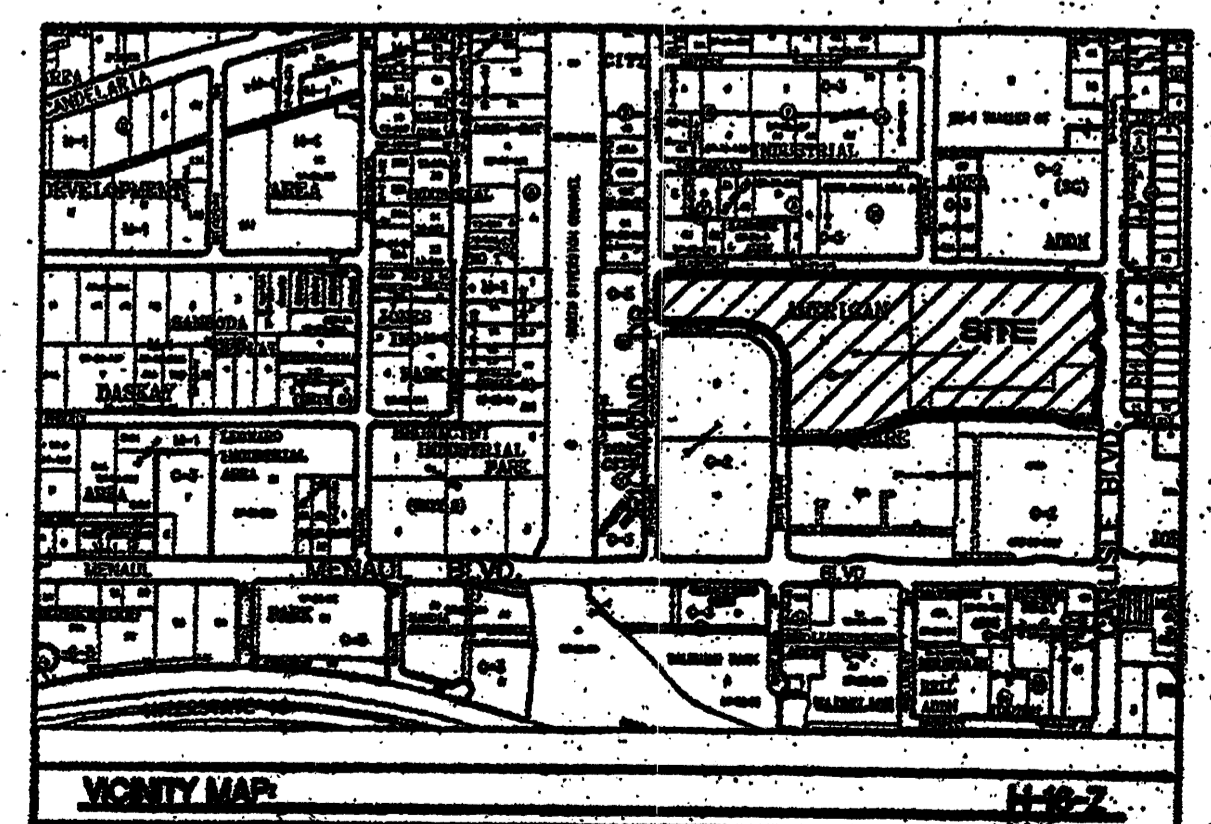
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED BOLLARD
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED CART CORRAL
- ASSOCIATE PARKING AREA
- BIKE RACK
- BIKE LOCKER
- PROPOSED LIGHT POLE
- PARCELS WITHIN JOINT USE AREAS



SHEET INDEX

1. SITE PLAN FOR SUBMISSION
2. SITE PLAN FOR BUILDING PERMIT - A
3. SITE PLAN FOR BUILDING PERMIT - B
4. LANDSCAPE PLAN
5. ELEVATIONS
- 5A. ELEVATIONS
6. GRADING AND DRAINAGE PLAN - A
- 6A. GRADING AND DRAINAGE PLAN - B
7. MASTER UTILITY PLAN - A
- 7A. MASTER UTILITY PLAN - B
8. DETAILS
9. DETAILS
10. DETAILS
11. DETAILS
12. DETAILS



LEGAL DESCRIPTION
BLOCK E1 AND F1, AMERICAN SQUARE

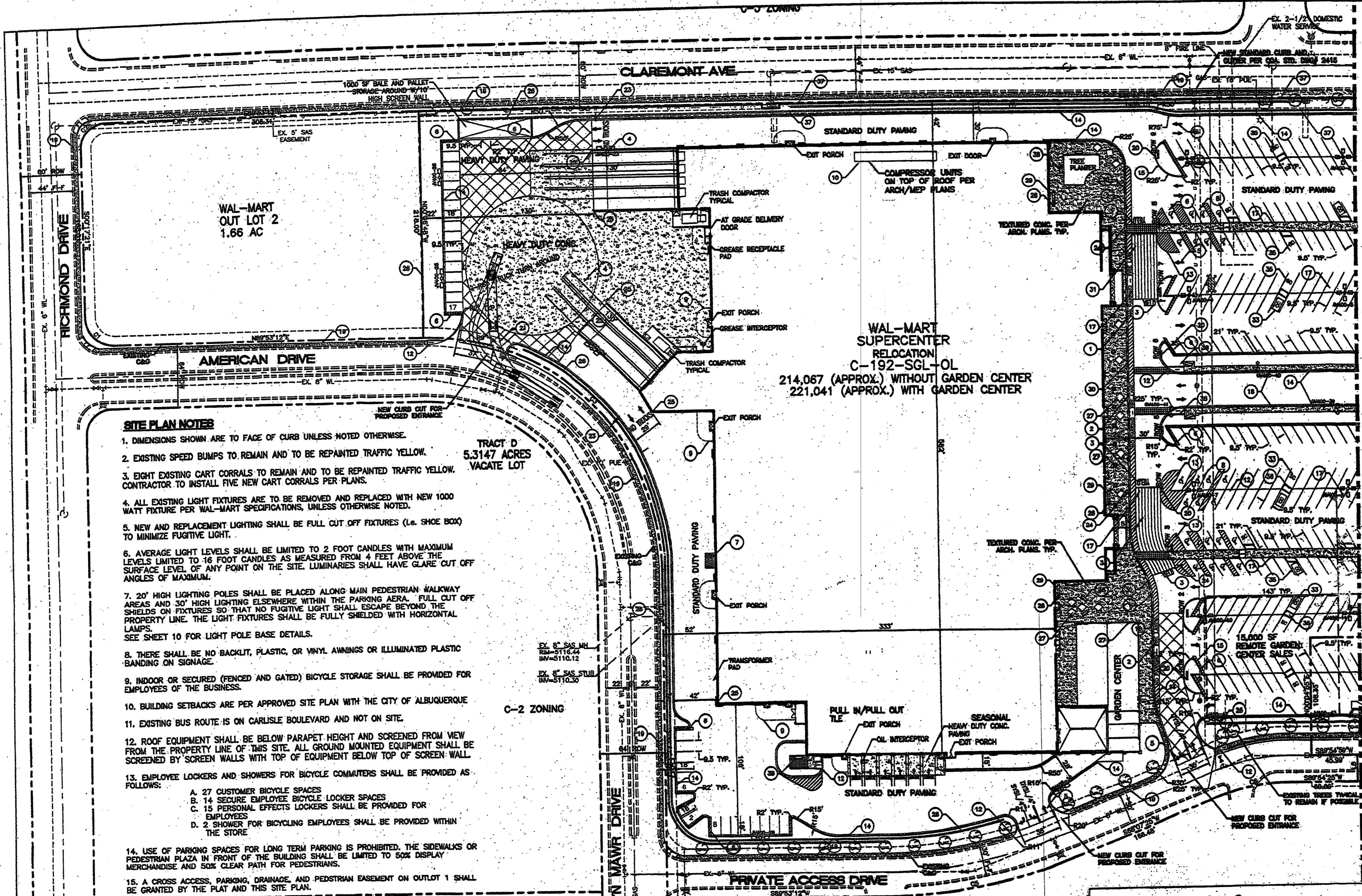
PROJECT NUMBER: 1002249
Application Number: 04DRB-70171 & 70172

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 4-16-09 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN, SIGNOFF APPROVAL:

 Date: 05/27/09
 Title: Traffic Engineering, Transportation Section
 Parks and Recreation Department
 Water Authority
 Date: 5/27/09
 City Engineer
 Date: 5-27-09
 Date: 5-27-09
 Date: 5-27-09

ENGINEER'S SEAL	ALBUQUERQUE WAL-MART EXPANSION, NM# 850-03	DRAWN BY: BGC
	AWM# 654	DATE: 04/09/09
	SITE PLAN FOR SUBMISSION	21735P01.DWG
TIERRA WEST, LLC 8500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 888-3100		SHEET # 1
		JOB # 21078



- SITE PLAN NOTES**
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - EXISTING SPEED BUMPS TO REMAIN AND TO BE REPAINTED TRAFFIC YELLOW.
 - EIGHT EXISTING CART CORRALS TO REMAIN AND TO BE REPAINTED TRAFFIC YELLOW. CONTRACTOR TO INSTALL FIVE NEW CART CORRALS PER PLANS.
 - ALL EXISTING LIGHT FIXTURES ARE TO BE REMOVED AND REPLACED WITH NEW 1000 WATT FIXTURE PER WAL-MART SPECIFICATIONS, UNLESS OTHERWISE NOTED.
 - NEW AND REPLACEMENT LIGHTING SHALL BE FULL CUT OFF FIXTURES (i.e. SHOE BOX) TO MINIMIZE FUGITIVE LIGHT.
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
 - 20' HIGH LIGHTING POLES SHALL BE PLACED ALONG MAIN PEDESTRIAN WALKWAY AREAS AND 30' HIGH LIGHTING ELSEWHERE WITHIN THE PARKING AREA. FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. SEE SHEET 10 FOR LIGHT POLE BASE DETAILS.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - INDOOR OR SECURED (FENCED AND GATED) BICYCLE STORAGE SHALL BE PROVIDED FOR EMPLOYEES OF THE BUSINESS.
 - BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE.
 - EXISTING BUS ROUTE IS ON CARLISLE BOULEVARD AND NOT ON SITE.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINE OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - EMPLOYEE LOCKERS AND SHOWERS FOR BICYCLE COMMUTERS SHALL BE PROVIDED AS FOLLOWS:
 - 27 CUSTOMER BICYCLE SPACES
 - 14 SECURE EMPLOYEE BICYCLE LOCKER SPACES
 - 15 PERSONAL EFFECTS LOCKERS SHALL BE PROVIDED FOR EMPLOYEES
 - 2 SHOWER FOR BICYCLING EMPLOYEES SHALL BE PROVIDED WITHIN THE STORE
 - USE OF PARKING SPACES FOR LONG TERM PARKING IS PROHIBITED. THE SIDEWALKS OR PEDESTRIAN PLAZA IN FRONT OF THE BUILDING SHALL BE LIMITED TO 50% DISPLAY MERCHANDISE AND 50% CLEAR PATH FOR PEDESTRIANS.
 - A CROSS ACCESS, PARKING, DRAINAGE, AND PEDESTRIAN EASEMENT ON OUTLOT 1 SHALL BE GRANTED BY THE PLAT AND THIS SITE PLAN.

SITE DATA

PROPOSED USAGE:	PROPOSED EXPANSION
EXISTING ZONING:	C-2
LOT AREA:	
WAL-MART TRACT	19.2558 AC
PORTION OF BLOCK A-1-A	2.4472 AC
OUT LOT 1	1.1116 AC
OUT LOT 2	1.6593 AC
TOTAL:	23.5539 AC

TOTAL BUILDING AREA	SF
EXISTING WAL-MART	213,741
EXISTING WAL-MART GARDEN CENTER	7,200
JACK-IN-THE-BOX RESTAURANT	2,438
NEW RETAIL SHOPS	4,000
TOTAL	227,474

PARKING ANALYSIS	SF	SPACES
EXISTING WAL-MART	213,741	75
First 15,000 SF (1 space/200 sf)	15,000	75
Next 45,000 SF (1 space/250 sf)	45,000	180
Exceeds 60,000 SF (1 space/300 sf)	153,741	512
TOTAL	767	767

EXISTING WAL-MART GARDEN CENTER	SF	SPACES
2,300 SF/400 SF	19	SPACES
48 SEAT/4 SEAT	12	SPACES
4,000 SF/200 SF	20	SPACES
TOTAL	818	SPACES

20% REDUCTION FOR BUS ROUTE & SHELTER	SPACES
TOTAL PARKING REQUIRED	654
TOTAL PARKING PROVIDED	1006

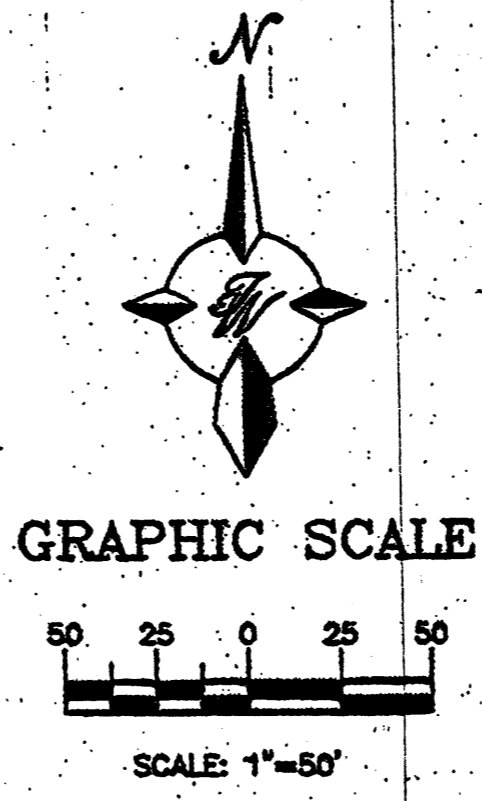
BICYCLE PARKING REQUIRED (1 space / 20 parking spaces required)	SPACES
BICYCLE PARKING PROVIDED	33
HANDICAPPED PARKING REQUIRED	38
BICYCLE PARKING PROVIDED	17
HANDICAPPED PARKING PROVIDED	26 (7 VAN)

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWSL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

LEGEND

EXISTING CURB & GUTTER
BOUNDARY LINE
EASEMENT
PROPOSED EASEMENT
PROPOSED SCREEN WALL
PROPOSED RETAINING WALL
PROPOSED SIDEWALK
PROPOSED BOLLARD
PROPOSED PEDESTRIAN CROSSWALK
PROPOSED CART CORRALS
ASSOCIATE PARKING AREA
HEAVY DUTY PAVING
HEAVY DUTY CONCRETE
BIKE RACK
BIKE LOCKER



PROJECT NUMBER: 1002249
 Application Number: 03EPL-40070

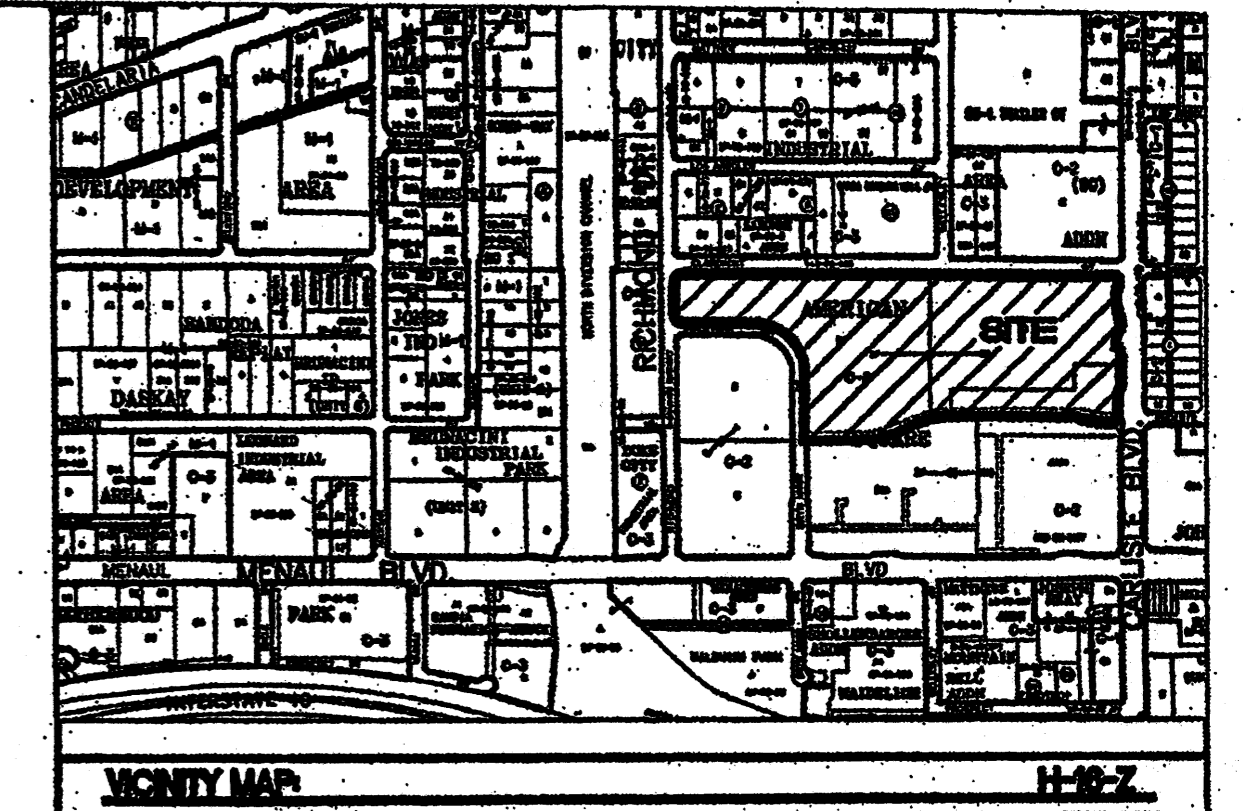
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Aug 21, 2008, and the Findings and Conditions in the Official Modification of Decision or Modified.

Is an Infrastructure List required? () Yes () 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.

DRG SITE DEVELOPMENT PLAN SIGNATURE APPROVAL:

<i>[Signature]</i>	Date: 11/13/08
<i>[Signature]</i>	Date: 11-16-08
<i>[Signature]</i>	Date: 11/15/08
<i>[Signature]</i>	Date: 11/16/08
<i>[Signature]</i>	Date: 11/16/08
<i>[Signature]</i>	Date: 11/17/08

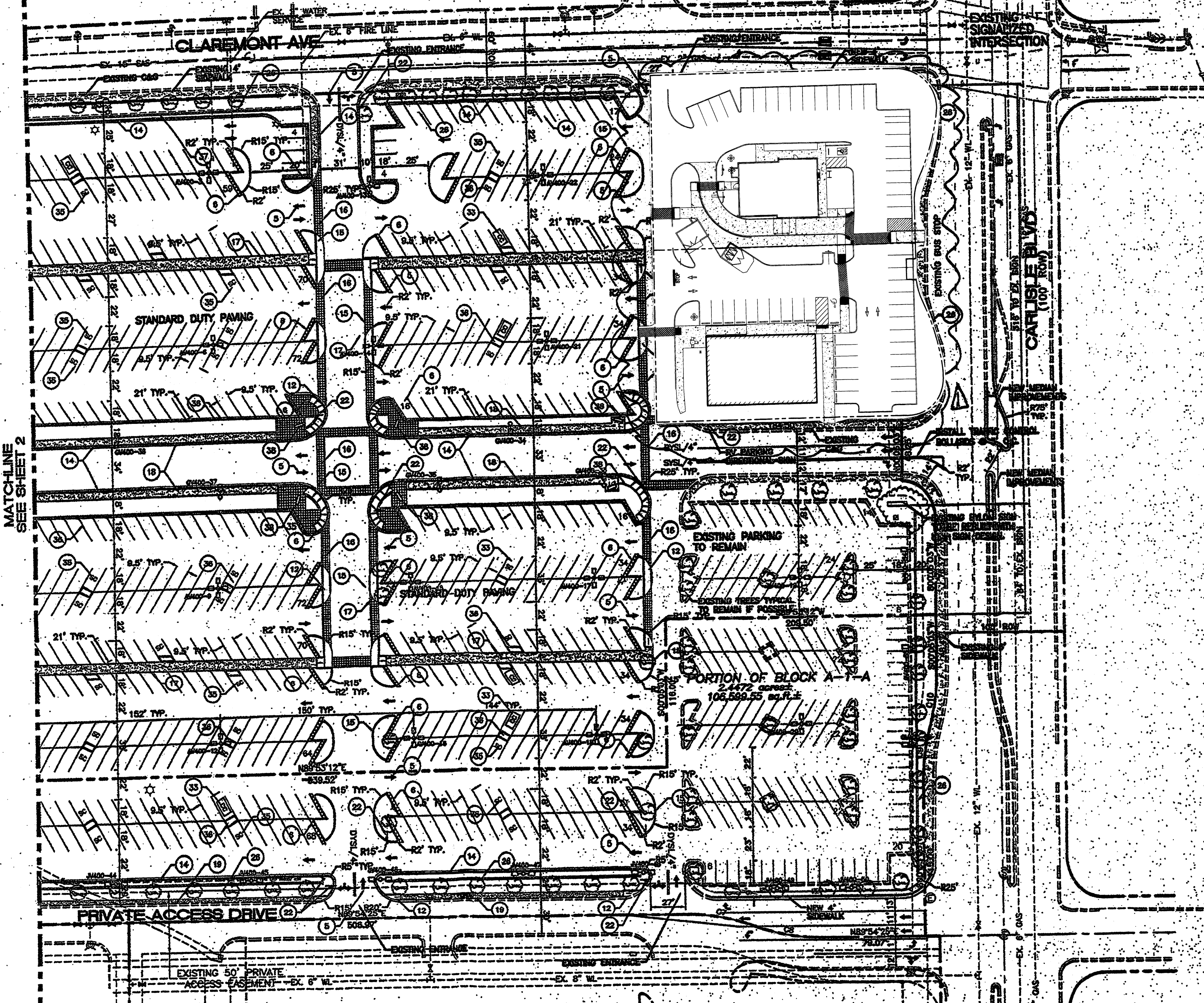
City Engineer: *[Signature]*



- LEGAL DESCRIPTION**
BLOCK E1 AND F1, AMERICAN SQUARE.
- SITE LEGEND**
- 6" WIDE FIRE LANE WITH 6" WIDE PAINTED TRAFFIC RED STRIPING AT 45° TYPICAL. CURB TO BE PAINTED TRAFFIC RED AT THESE LOCATIONS. (SHT 9 OF 12)
 - "NO PARKING-FIRE LANE" PAINTED TRAFFIC YELLOW ON PAVEMENT AT 80° O.C. LETTERS TO BE A MINIMUM 2'-0" TALL. (SHT 9 OF 12)
 - "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL. (SHT 8 OF 12)
 - PROMISE (2) 4" WIDE YELLOW STRIPES @ 10" O.C. x 130' LONG CENTER ON DOCK DOORS
 - PAINTED DIRECTIONAL ARROW TYPICAL. (SHT 8 OF 12)
 - 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
 - 10' x 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT 30' CRANE LOCATION. SEE ARCH. PLANS
 - ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("VAN" INDICATES VAN ACCESSIBLE SPACE). (SHT 8 OF 12)
 - RAMPED PAVEMENT AT VESTIBULE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS.
 - ROOF MOUNTED 15"X19" COMPRESSOR UNITS. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
 - SCREEN WALL PER ARCH. PLANS
 - UNIDIRECTIONAL HG RAMP. (SHT 9 OF 12)
 - PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE.
 - 6" CONCRETE CURB AND OUTER TYPICAL.
 - 6" CONCRETE HEADER CURB TYPICAL. (SHT 8 OF 12)
 - 6" WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK. (SHT 8)
 - 6" WIDE RAISED CONCRETE SIDEWALK TYPICAL. (SHT 8 OF 12)
 - 6" CONCRETE SIDEWALK TYPICAL.
 - 4" CONCRETE SIDEWALK TYPICAL.
 - ABLE INDICATOR SIGNS TYPICAL (SHT 8 OF 12)
 - "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
 - "STOP" SIGN. SEE PLAN FOR LOCATION.
 - "NO TRUCKS" SIGN. SEE PLAN FOR LOCATION.
 - PEDESTRIAN CROSSING SIGN W10-2 AND W10-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
 - 6" DIA. PIPE BOLLARD TYPICAL. (SHT 10 OF 12)
 - 3' HIGH SCREEN WALL. (SHT 8 OF 12)
 - 6"X6" TREE PLANTER TYPICAL. (SHT 9 OF 12)
 - (3) 6 SPACE BIKE RACK TYPICAL. (SHT 8 OF 10)
 - BIKE LOCKERS (3 UNITS, 15 TOTAL LOCKER SPACES). (SHT 8 OF 12)
 - ZERO CURB PER ARCH. SECTIONS
 - PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - PROPOSED LIGHTING.
 - CART CORRALS TYPICAL (SHT 8 OF 12)
 - PROPOSED HG RAMP. (SHT 9 OF 12)
 - SMALL CAR MARKER, "COMPACT" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - TREE PLANTER TYPICAL (SHT 9 OF 12)
 - RETAINING WALL TYPICAL (SHT 8 OF 10)
 - WROUGHT IRON PARK BENCHES TYPICAL.

ENGINEER'S SEAL	ALBUQUERQUE WAL-MART EXPANSION, NM: 850-03	DRAWN BY: BDG
<i>[Seal]</i>	SITE PLAN FOR BUILDING PERMIT - A	DATE: 05/23/03
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8500 JEFFERSON LANE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2175SP1.DWG
		SHEET #
		2
		JOB #
		21075

C-2 ZONING



LINE	LENGTH	BEARING
L3	4.80	S00°05'03"W
L4	7.00	N89°54'58"W
L5	7.00	N89°54'58"W
L6	15.01	N00°05'01"E
L7	45.00	S00°05'03"W
L8	25.00	S00°04'55"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	47.03	30.00	42.36	S45°11'38"E
C2	39.36	25.00	35.41	S47°47'42"W
C3	363.71	232.00	327.59	N45°12'05"W
C4	39.36	25.00	35.41	S47°47'56"W
C5	178.62	470.00	177.45	N79°00'18"E
C6	66.63	175.00	66.13	S79°00'57"W
C7	84.13	150.00	83.84	N79°45'18"W
C8	84.13	150.00	83.84	S79°45'18"E
C9	40.76	150.00	40.62	S07°32'01"W
C10	40.76	150.00	40.62	N07°32'01"E
C11	39.27	25.00	35.36	N45°45'56"W
C12	39.27	25.00	35.36	N45°05'05"E
C13	82.22	150.00	81.95	N09°53'20"W
C14	17.41	80.00	17.32	S09°53'13"E
C15	17.41	80.00	17.32	S10°03'20"W
C16	51.75	150.00	51.59	N10°03'42"E
C18	38.62	25.00	34.62	N45°02'44"W

- SITE LEGEND**
- 1 6" WIDE FIRE LANE WITH 6" WIDE PAINTED TRAFFIC RED STRIPING AT 45° TYPICAL. CURB TO BE PAINTED TRAFFIC RED AT THESE LOCATIONS. (SHT 9 OF 12)
 - 2 "NO PARKING-FIRE LANE" PAINTED TRAFFIC YELLOW ON PAVEMENT AT 60" O.C. LETTERS TO BE A MINIMUM 2'-0" TALL. (SHT 9 OF 12)
 - 3 "WELD" PAINTED YELLOW ON PAVEMENT TYPICAL. (SHT 8 OF 12)
 - 4 PROMISE (C) 4" WIDE YELLOW STRIPES @ 10' O.C. x 130' LONG CENTER ON DOCK DOORS
 - 5 PAINTED DIRECTIONAL ARROW TYPICAL. (SHT 8 OF 12)
 - 6 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
 - 7 10' x 10' STRIPED AREA PAINTED EVEL/4" AT 45° @ 2'-0" O.C. AT 45 CRANE LOCATION. SEE ARCH. PLANS
 - 8 ACCESSIBLE PARKING SPACE TYPICAL. SEE RETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. (VAN-INDICATES VAN ACCESSIBLE SPACE). (SHT 8 OF 12)
 - 9 RAMPED PAVEMENT AT VEHICLES TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS.
 - 10 8"x8" MOUNTED 10"x10" COMPRESSOR UNITS. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
 - 11 SCREEN WALL PER ARCH. PLANS
 - 12 UNIDIRECTIONAL HC RAMP. (SHT 9 OF 12)
 - 13 PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED EVEL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE.
 - 14 6" CONCRETE CURB AND GUTTER TYPICAL.
 - 15 6" CONCRETE HEADER CURB TYPICAL. (SHT 8 OF 12)
 - 16 6" WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK. PAINTED WHITE (SHT 8)
 - 17 6" WIDE BASED CONCRETE SIDEWALK TYPICAL. (SHT 8 OF 12)
 - 18 6" CONCRETE SIDEWALK TYPICAL.
 - 19 4" CONCRETE SIDEWALK TYPICAL.
 - 20 AMBLE INDICATOR SIGN TYPICAL (SHT 8 OF 12)
 - 21 "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
 - 22 "STOP" SIGN. SEE PLAN FOR LOCATION.
 - 23 "NO TRUCKS" SIGN. SEE PLAN FOR LOCATION.
 - 24 PEDESTRIAN CROSSING SIGN W10-2 AND W10-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
 - 25 6" DIA. FIVE BOLLARD TYPICAL. (SHT 10 OF 12)
 - 26 3' HIGH SCREEN WALL. (SHT 8 OF 12)
 - 27 6"x6" TREE PLANTER TYPICAL. (SHT 9 OF 12)
 - 28 (C) 5 SPACE BIKE RACK TYPICAL (SHT 8 OF 10)
 - 29 BIKE LOCKERS (5 UNITS, 15 TOTAL LOCKER SPACES). (SHT 8 OF 12)
 - 30 ZERO CURB PER ARCH. SECTIONS
 - 31 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - 32 PROPOSED LIGHTING.
 - 33 CART CORNERS TYPICAL. (SHT 8 OF 12)
 - 34 PROPOSED HC RAMP. (SHT 9 OF 12)
 - 35 SMALL CAR MARKER, "COMPACT" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - 36 TREE PLANTER TYPICAL. (SHT 9 OF 12)
 - 37 RETAINING WALL TYPICAL. (SHT 8 OF 10)
 - 38 MERCHANT BIKE PARK BENCHES. TYPICAL.

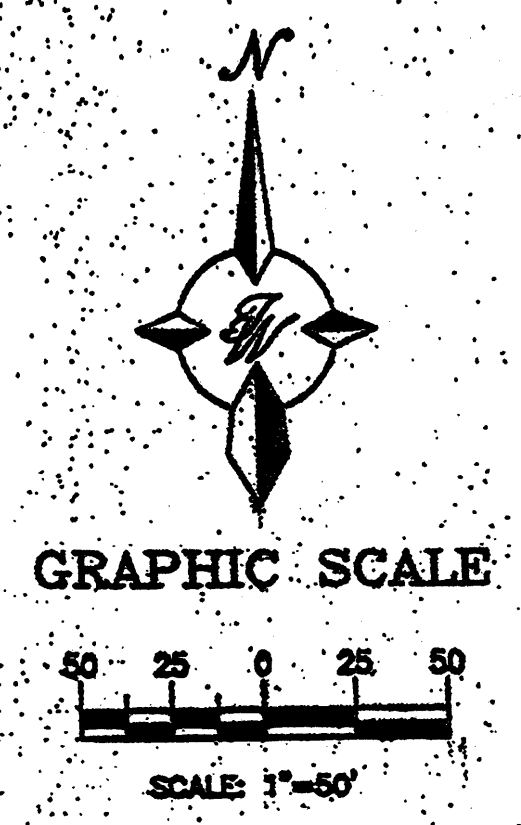
MATCHLINE SEE SHEET 2

TRACT A
9.1503 ACRES
EXISTING RETAIL STORE
C-2 ZONING

- LEGEND**
- EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED SCREEN WALL
 - PROPOSED RETAINING WALL
 - PROPOSED SIDEWALK
 - PROPOSED BOLLARD
 - PROPOSED PEDESTRIAN CROSSWALK
 - PROPOSED CART CORNERS
 - ASSOCIATE PARKING AREA
 - BIKE RACK
 - BIKE LOCKER

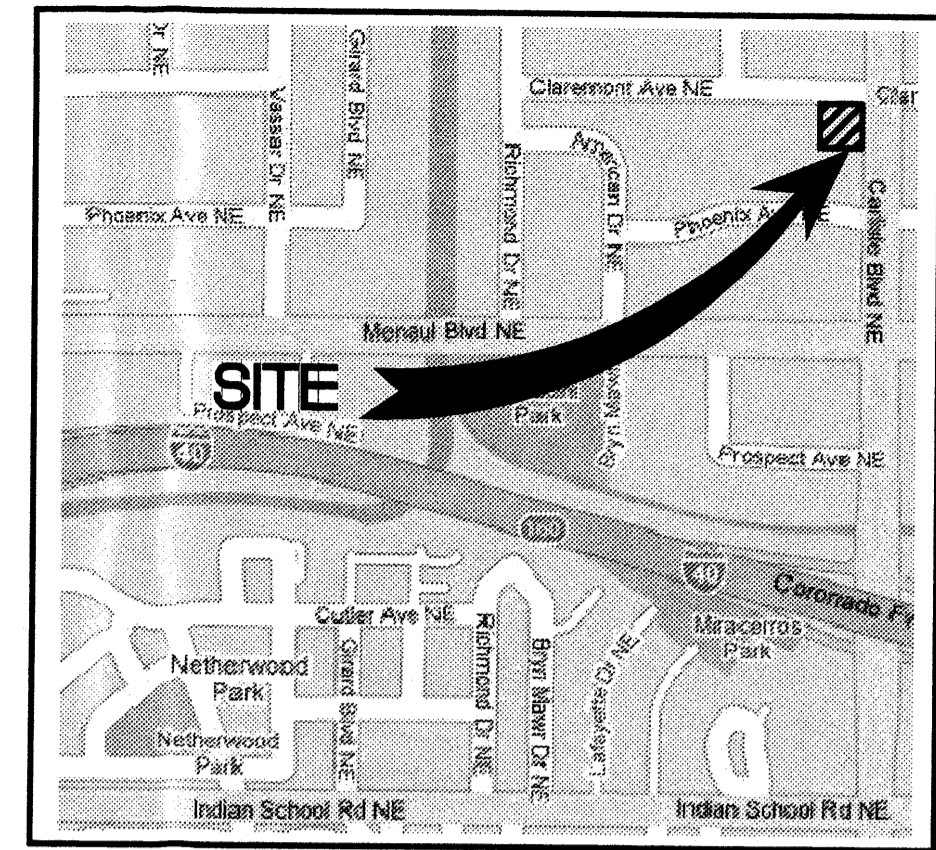
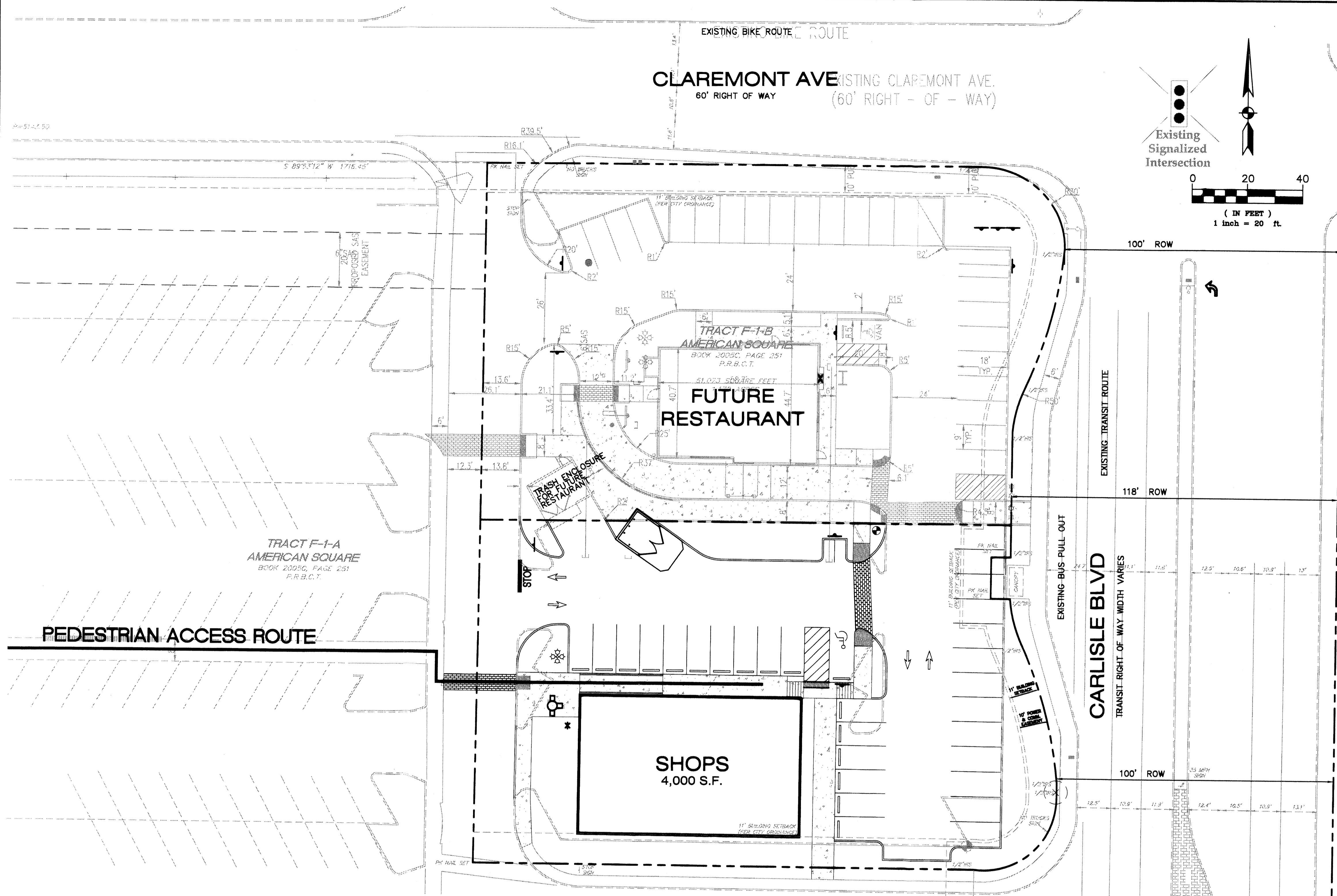
PAINT STRIPING LEGEND

- SWS/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYS/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DWS/4" - DOUBLE WHITE SOLID LINE / 4" WIDE EACH
- DYS/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SWS/10" - SINGLE WHITE SOLID LINE / 10" WIDE
- SWS/24" - SINGLE WHITE SOLID LINE / 24" WIDE
- SWS/24" - SINGLE WHITE SOLID LINE / 24" WIDE

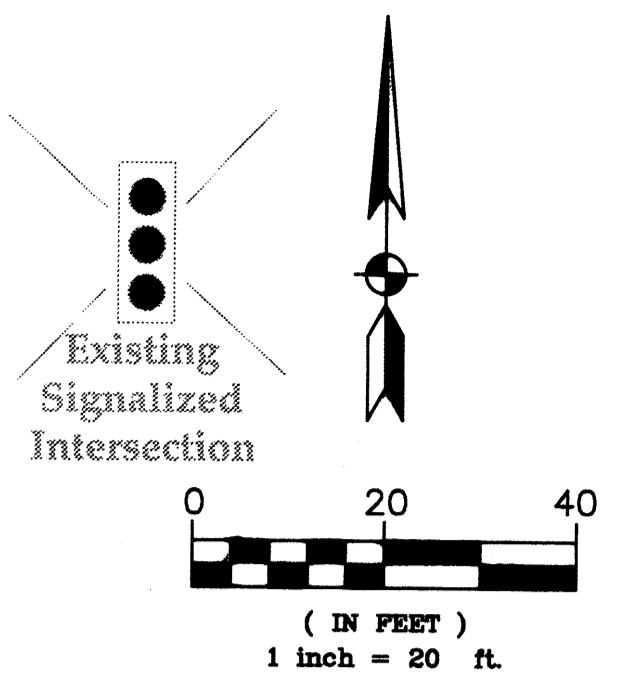


AREA OF 6/08 AMENDMENT

ENGINEER'S SEAL	ALBUQUERQUE WAL-MART EXPANSION, NM 850-03	DRAWN BY: BDG
	SITE PLAN FOR BUILDING PERMIT - B	DATE: 05/20/03
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2178SP1.DWG
RONALD B. BOHANNAN P.E. 7789		SHEET # 3
		JOB # 21076



VICINITY MAP
SCALE 1"=100'



SITE DATA

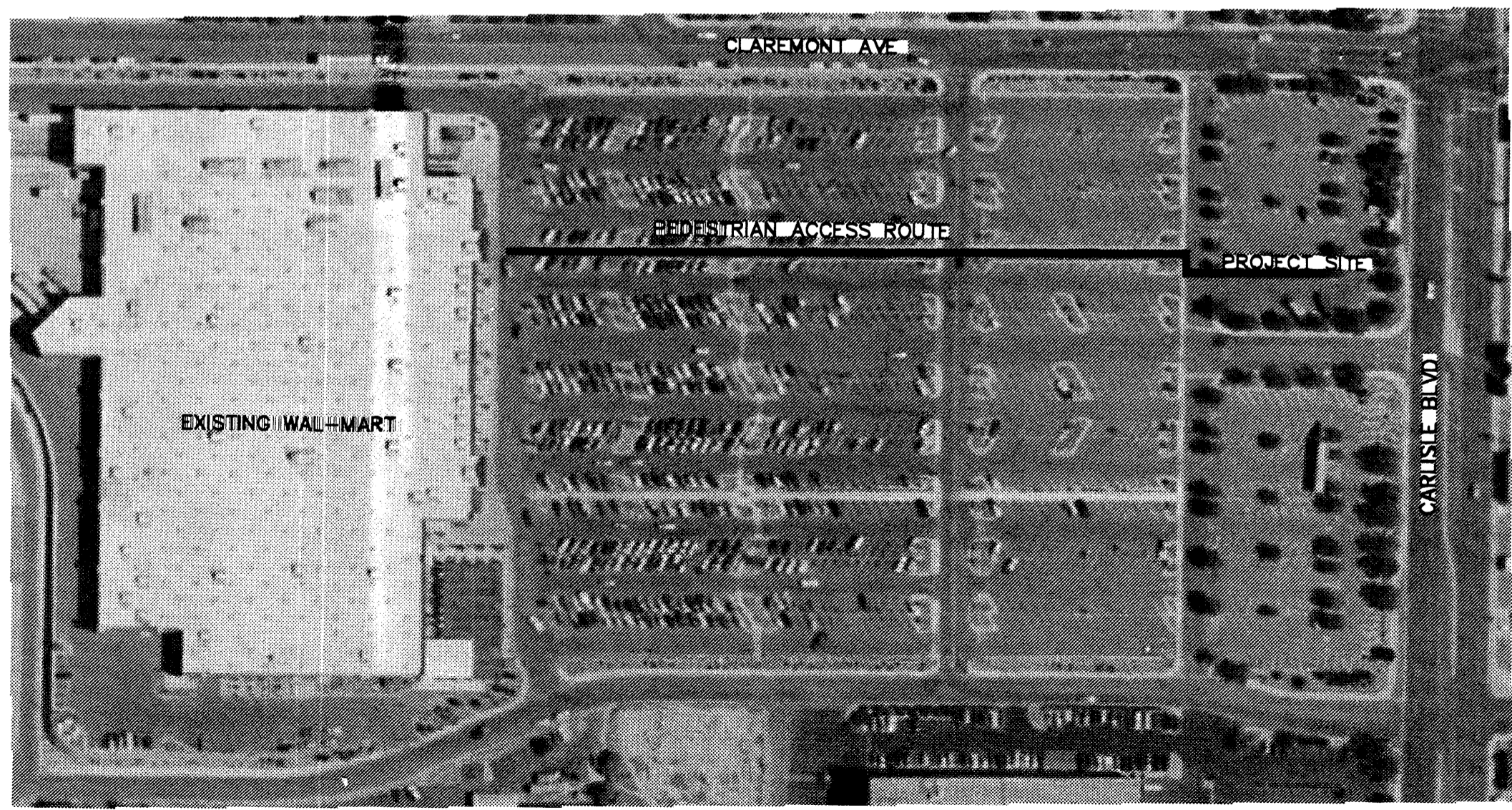
SITE AREA 0.52 AC
EXISTING ZONING C-2

LEGAL DESC.

TRACT "F-1-B", PLAT FOR AMERICAN SQUARE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 15, 2005, IN PLAT BOOK 2005C, PAGE 251.

LEGEND

- EASEMENT
- - - PROPERTY BOUNDARY
- ▨ NEW CONCRETE
- ▬ NEW CURB



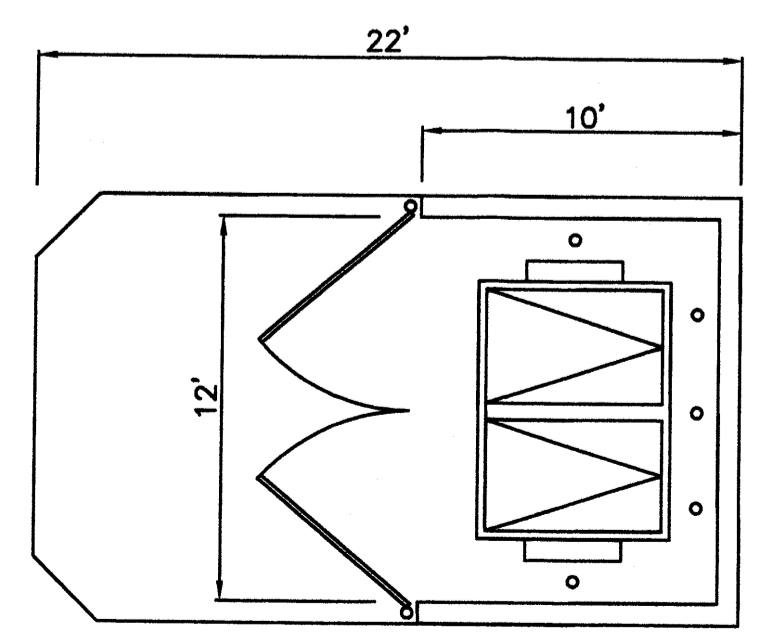
PEDESTRIAN ACCESS ROUTE
N.T.S.

PARKING DATA

RETAIL SHOPS = 4000 SF
PARKING RATIO = 5 / 1000 SF LESS 10% TRANSIT REDUCTION

PARKING REQUIRED (ADJUSTED)	18
PARKING PROVIDED	30
HANDICAP PARKING PROVIDED	1
HANDICAP PARKING REQUIRED	1
MOTORCYCLE PARKING PROVIDED	2
MOTORCYCLE PARKING REQUIRED	1
BICYCLE PARKING PROVIDED	4
BICYCLE PARKING REQUIRED	2

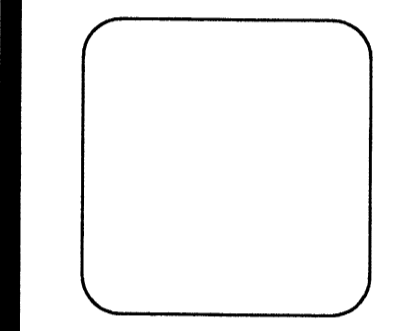
THIS SITE WILL HAVE A CROSS PARKING AGREEMENT WITH THE JACK-IN-THE-BOX SITE TO THE NORTH.
THIS SITE WILL HAVE A CROSS ACCESS AGREEMENT WITH THE JACK-IN-THE-BOX SITE TO THE NORTH.



TRASH ENCLOSURE DETAIL

No.	Date	By	Revision Description

Designed By:	DESIGNED MAJ	Issue Date:	5-09
Drawn By:	DRAWN MAJ	Project No.:	60072006
Checked By:	CHECKED MAJ		



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 F (602) 273-7505
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 432 N. 44TH ST
 SUITE 353
 PHOENIX, AZ 85008

RETAIL SHOPS
 2701 CARLISLE AVE NE
 ALBUQUERQUE, NM
 SITE PLAN FOR SUBDIVISION

SITE DATA

SITE AREA 0.52 AC
EXISTING ZONING C-2

BUILDING DATA

RETAIL SHOPS 4000 SF
MAXIMUM BUILDING HEIGHT = 26'
SETBACK = 11'
CONSTRUCTION TYPE VB (NON-SPRINKLED)
NOTE: ADDITIONAL BUILDING INFORMATION IS CONTAINED ON THE BUILDING ELEVATION SHEETS.

LEGAL DESC.

TRACT "F-1-B", PLAT FOR AMERICAN SQUARE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 15, 2005, IN PLAT BOOK 2005C, PAGE 251.

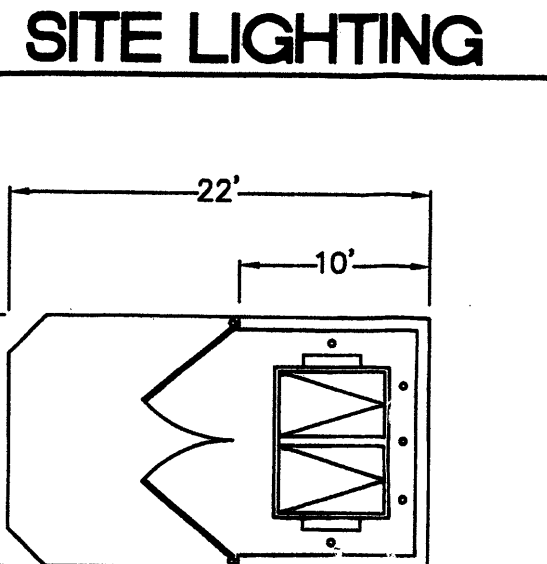
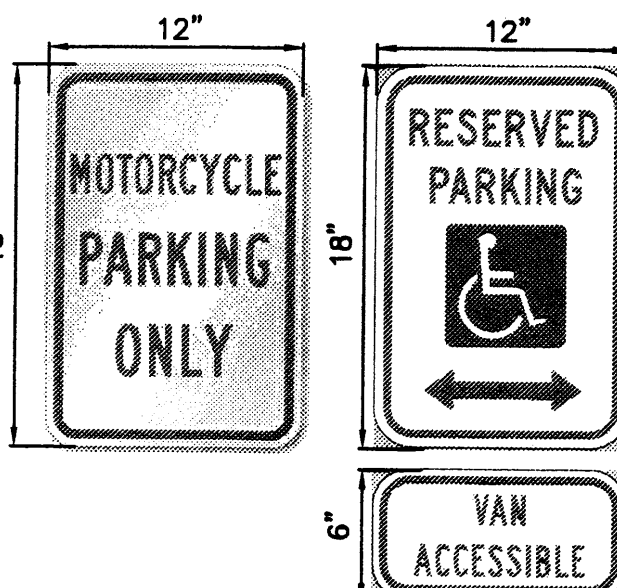
LEGEND

- EASEMENT
- PROPERTY BOUNDARY
- NEW CONCRETE
- NEW CURB
- 13 PARKING STALL COUNT

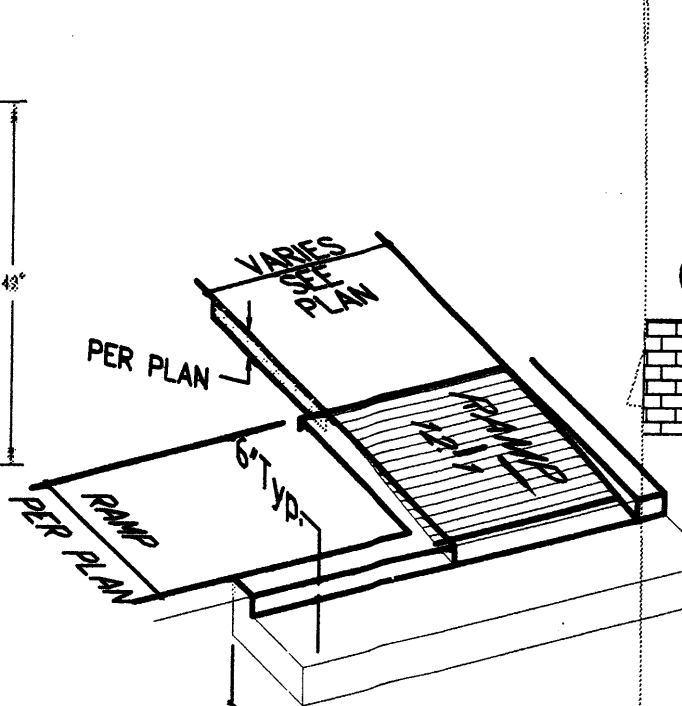
BOUNDARY INFORMATION

LINE	BEARING	LENGTH
L1	S02°05'03"W	45.00
L2	N85°54'57"W	7.00
L3	S02°05'03"W	15.00
L4	S89°54'57"E	7.00
L5	S02°05'03"W	5.18

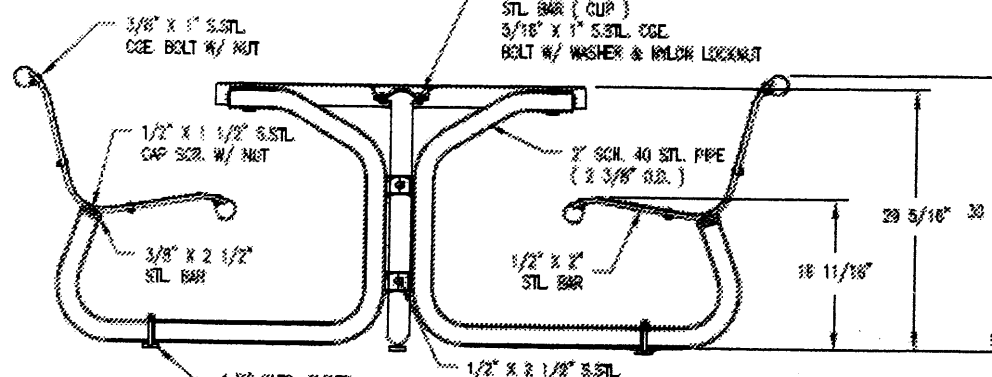
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	90°27'29"	47.35'	30.00'	N44°53'08"W	42.60'
C2	19°56'48"	52.22'	150.00'	N15°04'49"E	51.96'
C3	19°57'01"	17.41'	50.00'	S15°04'55"W	17.32'
C4	19°57'01"	17.41'	50.00'	S14°44'38"E	17.32'
C5	19°04'36"	52.23'	156.98'	N42°57'27"W	51.98'
C6	97°29'13"	44.70'	26.30'	N48°15'53"E	39.51'



TRASH ENCLOSURE DETAIL



SIDEWALK RAMP DETAIL



OUTDOOR SEATING DETAIL

PARKING DATA

RETAIL SHOPS = 4000 SF
PARKING RATIO = 5 / 1000 SF LESS 10% TRANSIT REDUCTION

PARKING REQUIRED (ADJUSTED)	18
PARKING PROVIDED	30
HANDICAP PARKING PROVIDED	1
HANDICAP PARKING REQUIRED	1
MOTORCYCLE PARKING PROVIDED	2
MOTORCYCLE PARKING REQUIRED	1
BICYCLE PARKING PROVIDED	4
BICYCLE PARKING REQUIRED	2

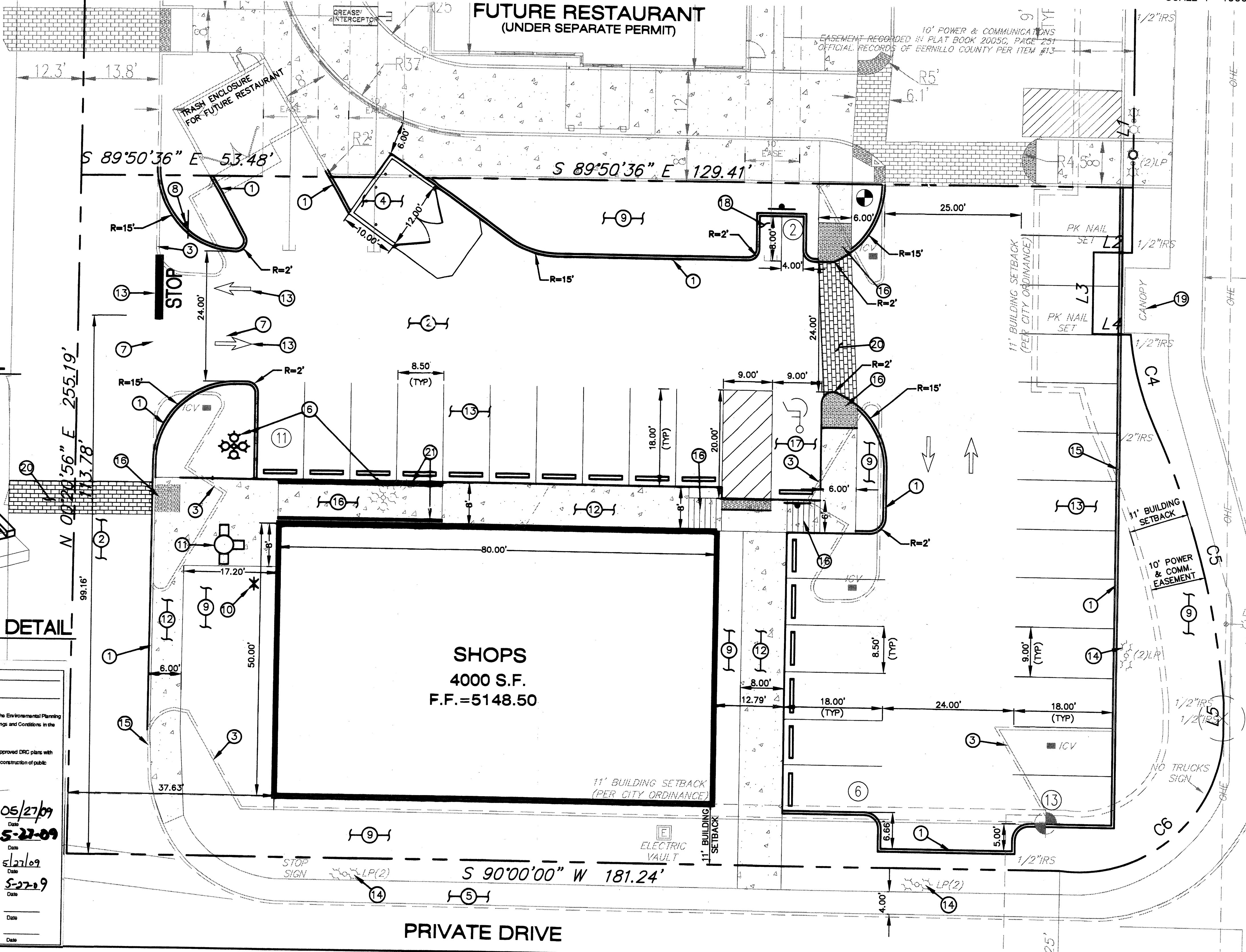
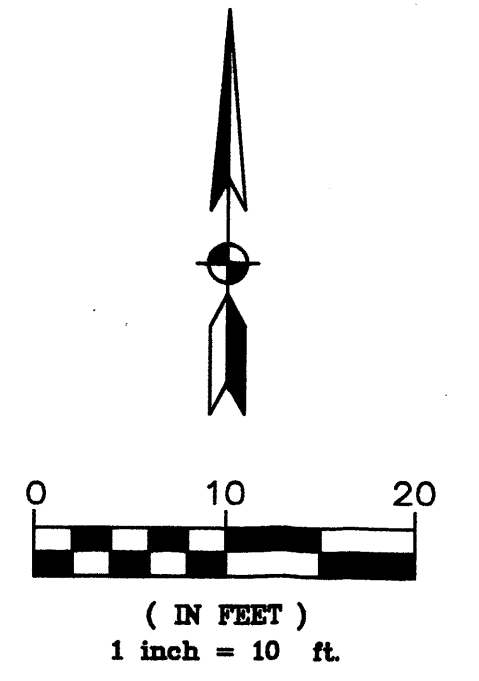
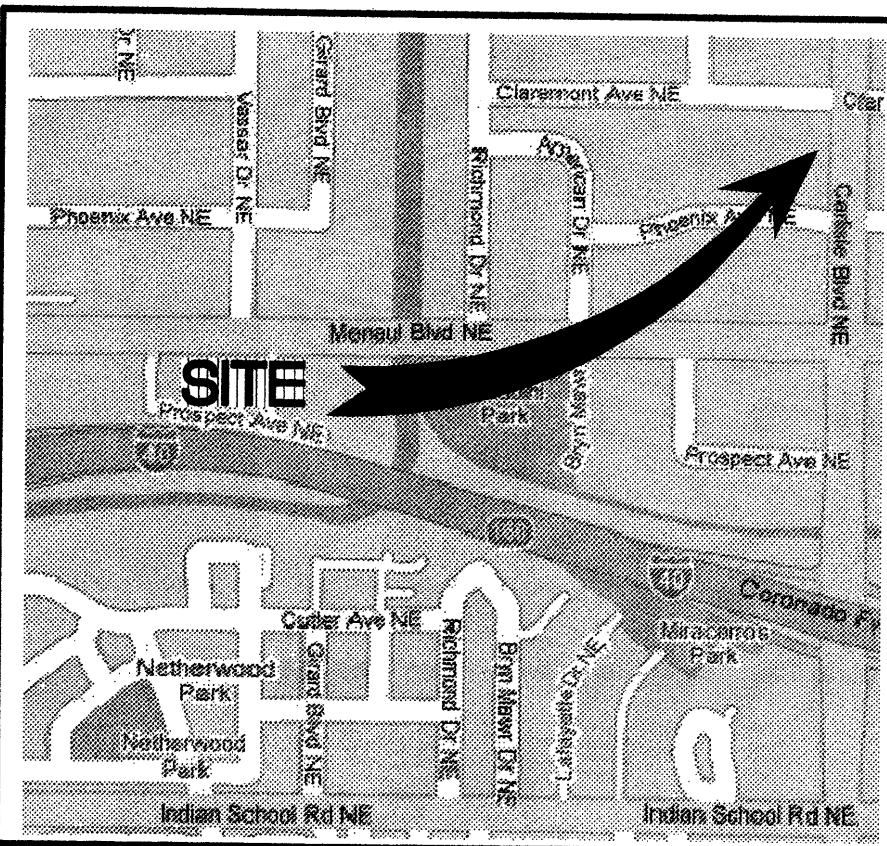
THIS SITE WILL HAVE A CROSS PARKING AGREEMENT WITH THE JACK-IN-THE-BOX SITE TO THE NORTH.
THIS SITE WILL HAVE A CROSS ACCESS AGREEMENT WITH THE JACK-IN-THE-BOX SITE TO THE NORTH.

NOTES:

- LANDSCAPE REQUIRED
- ZONING C-2 COMMUNITY COMMERCIAL
- ALL CURVE RADII EQUALS 3' UNLESS NOTED OTHERWISE
- THIS PROJECT IS NOT PHASED.
- SHOULD REVISIONS TO THE ARCHITECTURAL ELEVATIONS BE REQUIRED DUE TO TENANT REQUIREMENTS, REVISED ELEVATIONS WILL BE SUBMITTED TO PLANNING STAFF FOR ADMINISTRATIVE APPROVAL.
- THE PROPOSED RESTAURANT NORTH OF THIS PROJECT IS NOT A PART OF THIS PROJECT AND IS BEING DESIGNED BY OTHERS AND PERMITTED SEPARATELY.
- THERE WILL BE A CROSS ACCESS AND PARKING AGREEMENT FOR THIS SITE AND THE RESTAURANT SITE TO THE NORTH.
- ADDITIONAL SITE INFORMATION, INCLUDING ADJACENT RIGHT OF WAY WIDTHS AND PEDESTRIAN ACCESS, IS SHOWN ON SHEET C1.1.
- PRELIMINARY GRADING IS SHOWN ON SHEET C3.0.
- UTILITY INFORMATION IS SHOWN ON SHEETS C4.0 AND C4.1.
- LANDSCAPE INFORMATION IS SHOWN ON THE ATTACHED LANDSCAPE SHEETS.
- BUILDING ELEVATIONS AND INFORMATION ARE SHOWN ON THE ATTACHED ELEVATION SHEET A2.0.
- A SEPARATE SIGN PACKAGE WILL BE SUBMITTED FOR THE PROJECT ONCE TENANT(S) HAVE BEEN DETERMINED.
- NEW SITE LIGHTING IS NOT PROPOSED. THE PROJECT WILL UTILIZE NEW BUILDING MOUNTED LIGHTING TO SUPPLEMENT THE EXISTING SITE LIGHTING.

KEYNOTES

- NEW CURB
- EXISTING VEHICULAR ACCESS
- EXISTING CURB TO BE REMOVED
- REFUGE ENCLOSURE - 6' HIGH CMU STRUCTURE TO MATCH BUILDING
- EXISTING SIDEWALK TO REMAIN.
- RELOCATE EXISTING LIGHT.
- EXISTING PAVEMENT MARKING TO BE REMOVED
- PROPOSED STOP SIGN
- PROPOSED LANDSCAPE
- PROPOSED BIKE RACK
- PROPOSED OUTDOOR SEATING / PUBLIC SPACE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT MARKING
- EXISTING SITE LIGHTING TO REMAIN
- EXISTING CURB TO REMAIN
- PROPOSED ADA RAMP
- PROPOSED HANDICAP PARKING AND SIGNAGE PER SECTION 14-16-3-1(F)(9)(b) OF THE ZONING CODE.
- PROPOSED MOTORCYCLE PARKING AND SIGNAGE PER SECTION 14-16-3-1(C)(2) OF THE ZONING CODE.
- EXISTING TRANSIT SHELTER
- 6 FOOT WIDE PEDESTRIAN CROSSING WITH PATTERNED COLORED CONCRETE TO CONNECT TO EXISTING PEDESTRIAN ROUTE.
- HANDRAILS PER ADAAG GUIDELINES.



PROJECT NUMBER: 1002249
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated: _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then set of approved DRP 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:

Traffic Engineering, Transportation Division
Date: 05/27/09
Signature: _____
Date: 5-27-09

Water Authority
Date: _____
Signature: _____
Date: 5/27/09

Public and Recreation Department
Date: _____
Signature: _____
Date: 5-27-09

City Engineer
Date: _____
Signature: _____
Date: _____

Solid Waste Management
Date: _____
Signature: _____
Date: _____

DRB Chairperson, Planning Department
Date: _____
Signature: _____
Date: _____

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RETAIL SHOPS
2701 CARLISLE AVE NE
ALBUQUERQUE, NM
SITE PLAN FOR BUILDING PERMIT

Issue Date: 5-09
Designed By: MAJ
Drawn By: MAJ
Checked By: MAJ
Project No: 60072006

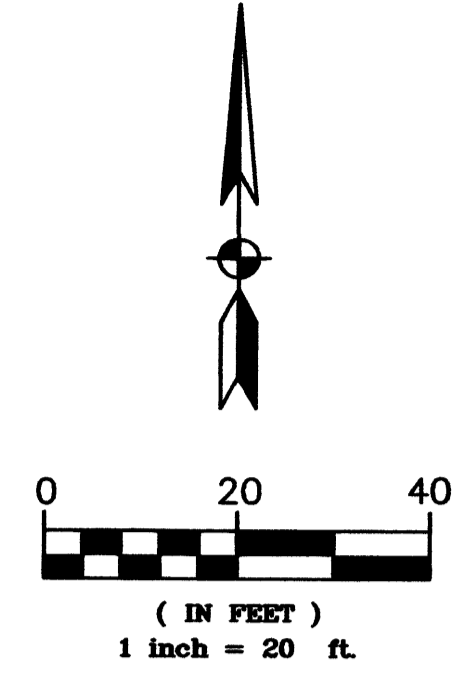
No. _____ Date _____ By _____ Revision Description _____

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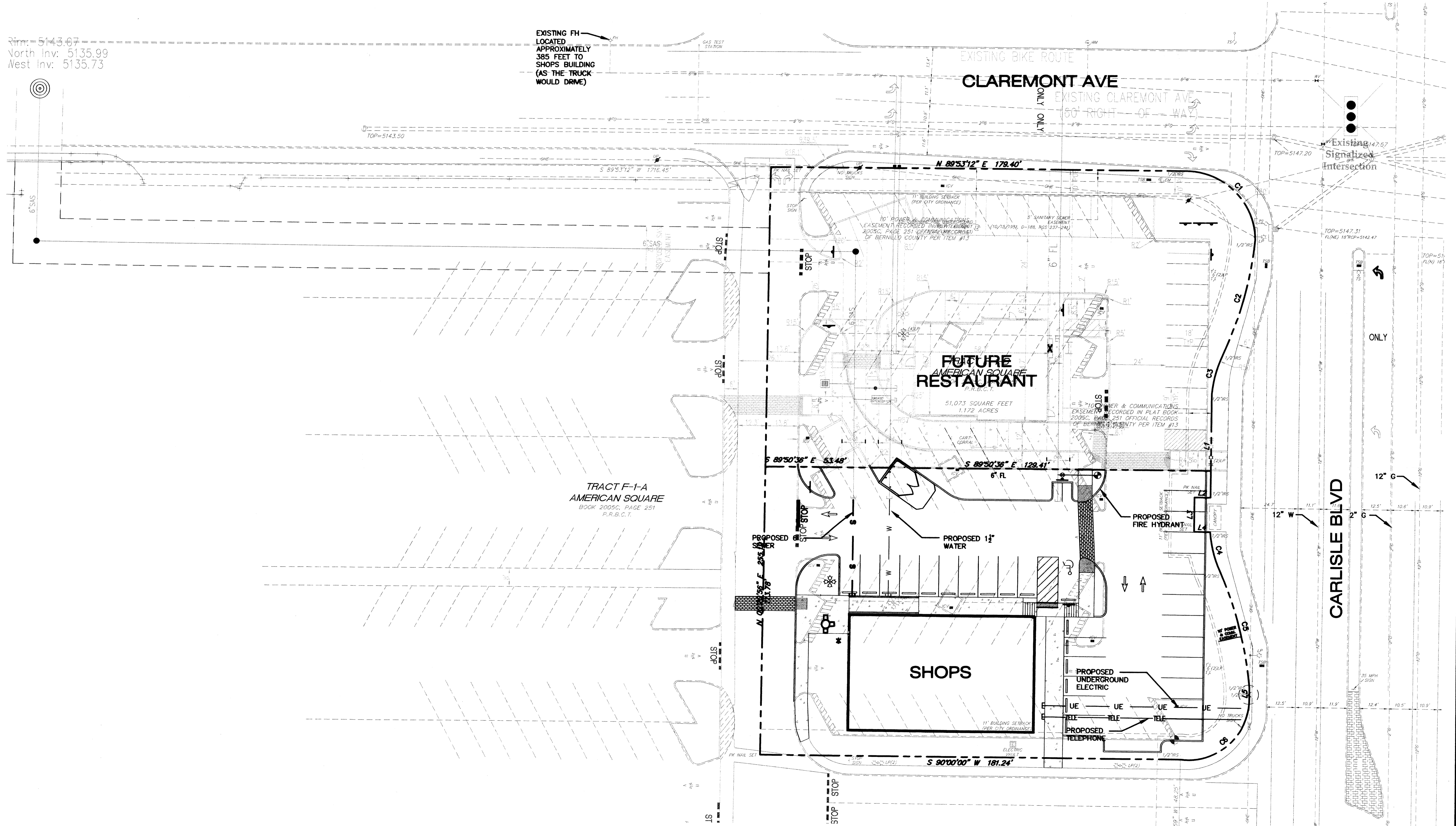
LEGEND

- W — PROPOSED DOMESTIC WATER
- S — PROPOSED SANITARY SEWER
- 6" FL — PROPOSED FIRE LINE
- UE — CONCEPTUAL POWER ROUTING
- TELE — CONCEPTUAL COMMUNICATIONS ROUTING
- ⊙ PROPOSED FIRE HYDRANT

NOTE:
 UTILITIES SHOWN BEYOND THE LIMITS OF THE SUBJECT SITE ARE FOR REFERENCE ONLY AND HAVE BEEN SHOWN ONLY TO ILLUSTRATE THE PROPOSED UTILITY EXTENSIONS THAT WILL ALLOW THIS SITE TO BE SERVED WITH WATER AND SEWER. ALL PROPOSED UTILITIES OUTSIDE OF THE SUBJECT PROPERTY ARE BY OTHERS.



Rim: 5143.07
 North Inv: 5135.99
 West Inv: 5135.73



X:\60072006 Albuquerque V2 Drawings\Construction Documents\C1.0-SITEPLAN.dwg May 26, 2009 - 10:46am

No.	Date	By	Revision Description

Designed By	Issue Date	Project No.
DESIGNED MAJ	5-09	60072006
Drawn By		
DRAWN MAJ		
Checked By		
CHECKED MAJ		

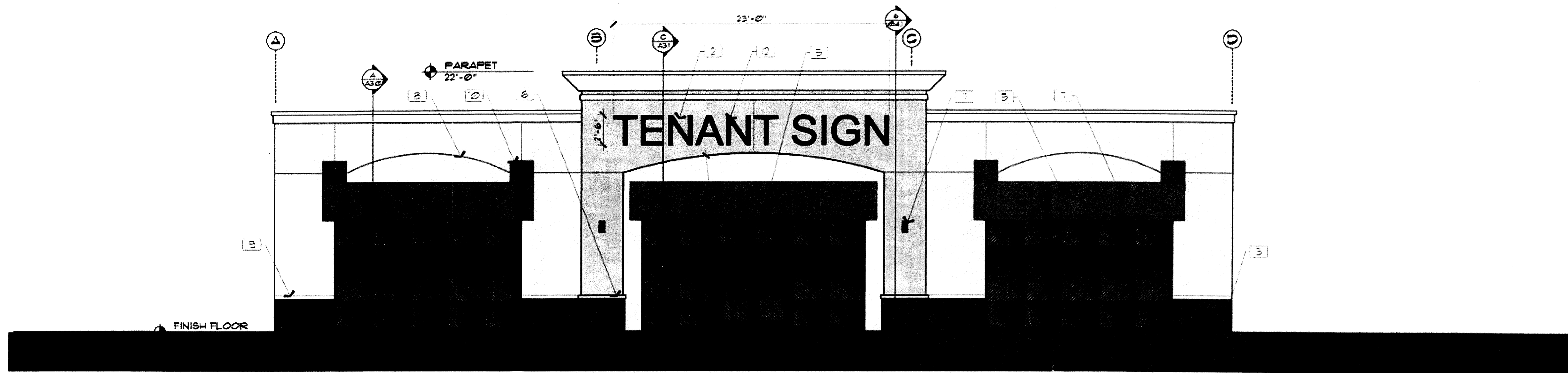
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 PHOENIX, AZ 85008

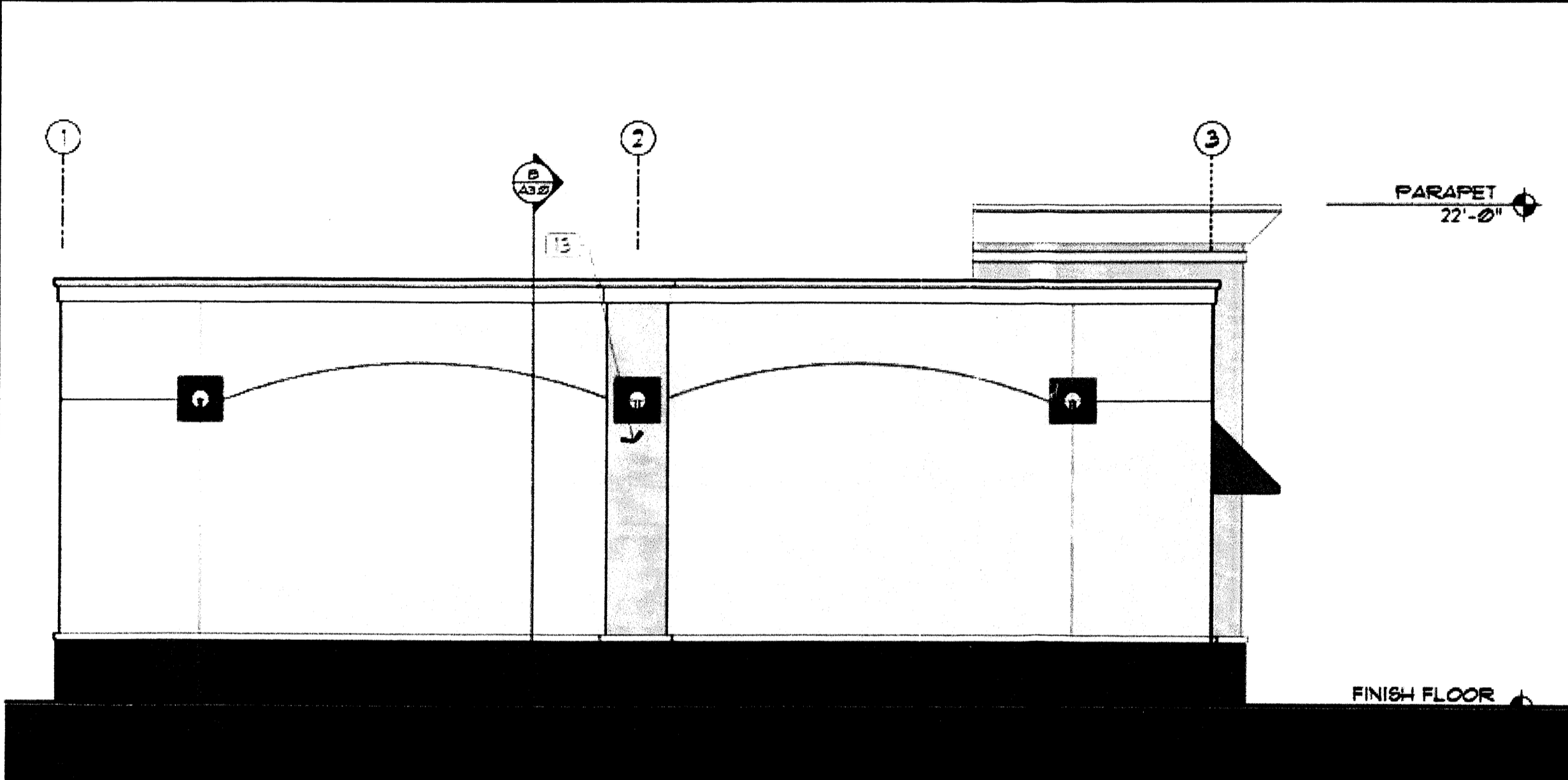
RETAIL SHOPS
 2701 CARLISLE AVE NE
 ALBUQUERQUE, NM
 UTILITY PLAN

C-4.1



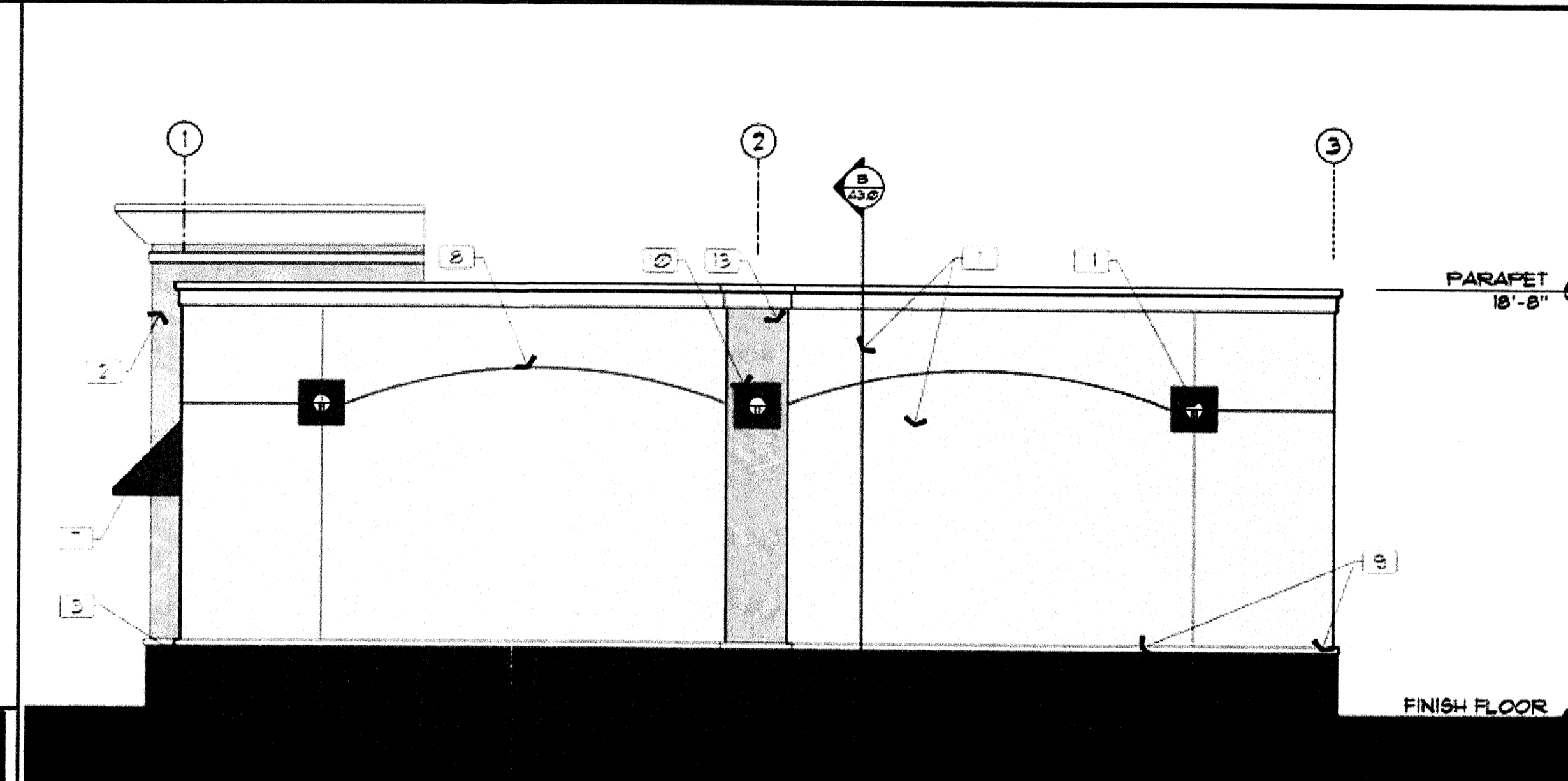
1 NORTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



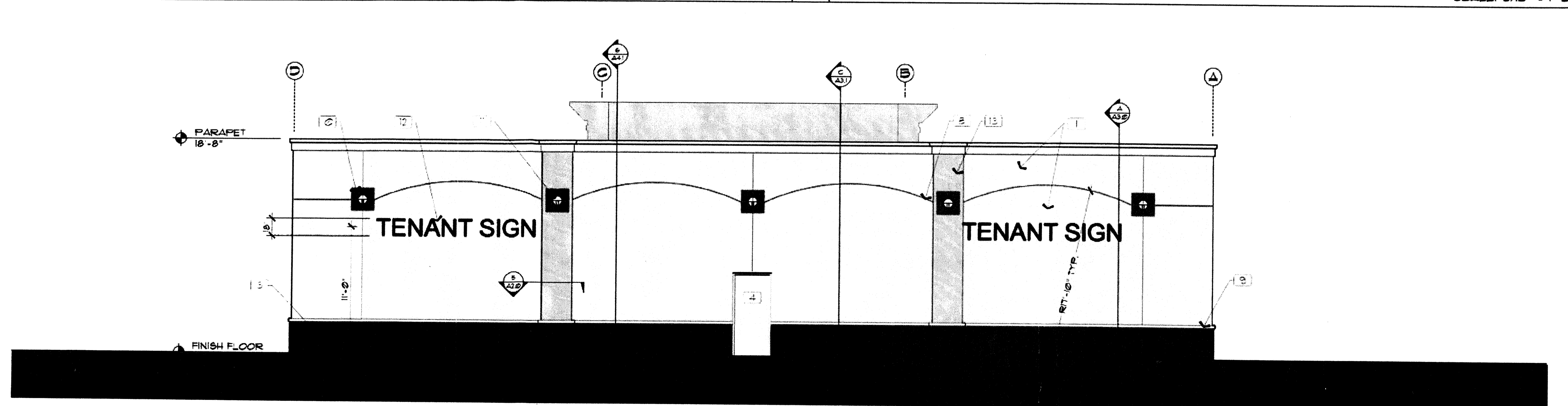
2 EAST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



3 WEST BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



4 SOUTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

KEYNOTES:

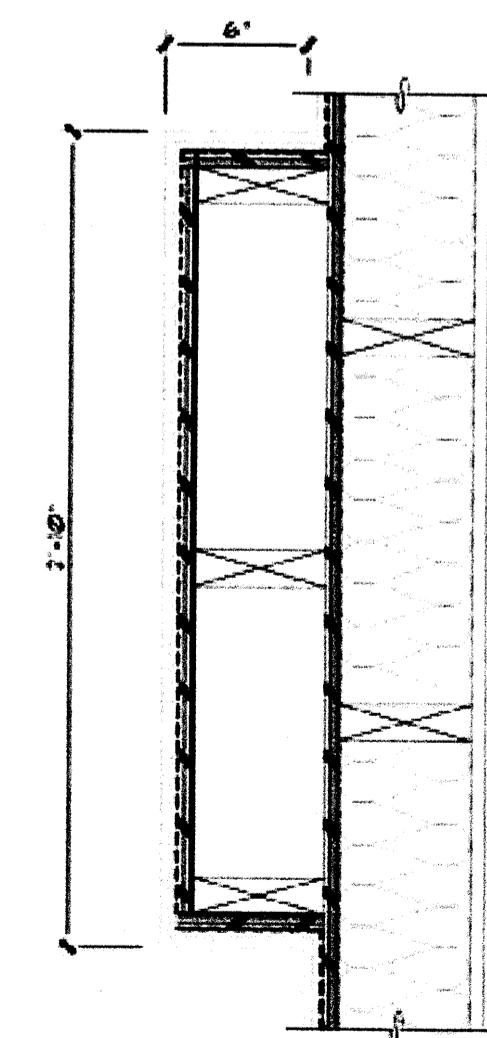
- 1 CEMENT STUCCO SYSTEM - COLOR #1
- 2 CEMENT STUCCO SYSTEM - COLOR #2
- 3 CEMENT STUCCO SYSTEM - COLOR #3
- 4 HM. DOOR & FRAME PAINTED TO MATCH.
- 5 DARK BRONZE ALUMINUM STOREFRONT & TINTED GLAZING SYSTEM.
- 6 STUCCO CAP
- 7 FABRIC AWNING WITH PRE-FINISHED STEEL TUBE FRAME (DESIGN - BUILD BY SUPPLIER)
- 8 STUCCO REVEAL TYPE #1
- 9 STUCCO REVEAL TYPE #2
- 10 1'x1' CERAMIC TILE INSERT
- 11 BUILDING LIGHTING
- 12 INTERNALLY ILLUMINATED FIBERGLASS FACED SIGNAGE BY OTHERS NOT TO EXCEED 10% OF TOTAL SURFACE AREA.
- 13 PILASTER - SEE DETAIL.

GENERAL NOTES:

1. IF THERE ARE ANY SIGNIFICANT CHANGES TO THE APPROVED BUILDING ELEVATIONS REQUESTED BY FUTURE TENANTS, THESE REVISIONS WILL BE SUBMITTED TO THE ZONING DEPARTMENT FOR ADMINISTRATIVE APPROVAL ONLY.
2. ALL BUILDING SIGNAGE IS TO BE SUBMITTED FOR REVIEW UNDER THE CITY OF ALBUQUERQUE ORDINANCES GOVERNING THE APPLICATION OF SUCH SIGNAGE. SIGNAGE DIMENSIONS, COLORS, MATERIALS, AND LIGHTING WILL BE PROVIDED BY TENANTS. NO SIGNAGE WILL BE ALLOWED ON THE EAST AND WEST FACADES. THERE WILL BE NO ELECTRONIC DISPLAY PANELS AND EACH TENANT WILL BE ALLOWED 2 SIGNS (ONE ON THE NORTH AND SOUTH FACADE) THAT WILL TAKE UP NO MORE THAN 10% OF THE FACADE TO WHICH IT IS APPLIED.
3. ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT WILL BE EFFECTIVELY SCREENED FROM PUBLIC SIGHT BY THE USE OF THE PROPOSED BUILDING PARAPETS.

STUCCO COLORS:

- COLOR 1 - FIELD STUCCO - SW 6010 'HERON PLUME' (OFF WHITE)
- COLOR 2 - ACCENT - SW 642 'MACADAMIA' (LIGHT BROWN)
- COLOR 3 - ACCENT - SW 6282 'COBBLE BROWN' (DARK BROWN)
- COLOR 4 - PARAPET - SW 1006 'EXTRA WHITE' (WHITE)



5 PILASTER DETAIL PLAN VIEW



DATE:
03 APR 03

RADIX CONSTRUCTION Inc.

E. H. HOFHEINS, JR. - ARCHITECT

2422 27th AVE. NE. #151 ALBUQUERQUE, NM 87110
(202) 442-7106 • FAX (202) 442-7107
Nemra ID 63866

RETAIL SHOPS BUILDING
 CARL SLE & CLAREMONT
 ALBUQUERQUE, NM
 PROPOSED
 EXTERIOR ELEVATIONS

NO	REVISION	DATE
1		
2		
3		

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PROJECT NUMBER: A9006
 DRAWN BY: SSY
 CHECKED BY: [Signature]
 DATE: 03 APR 03
 SHEET #
A2.0