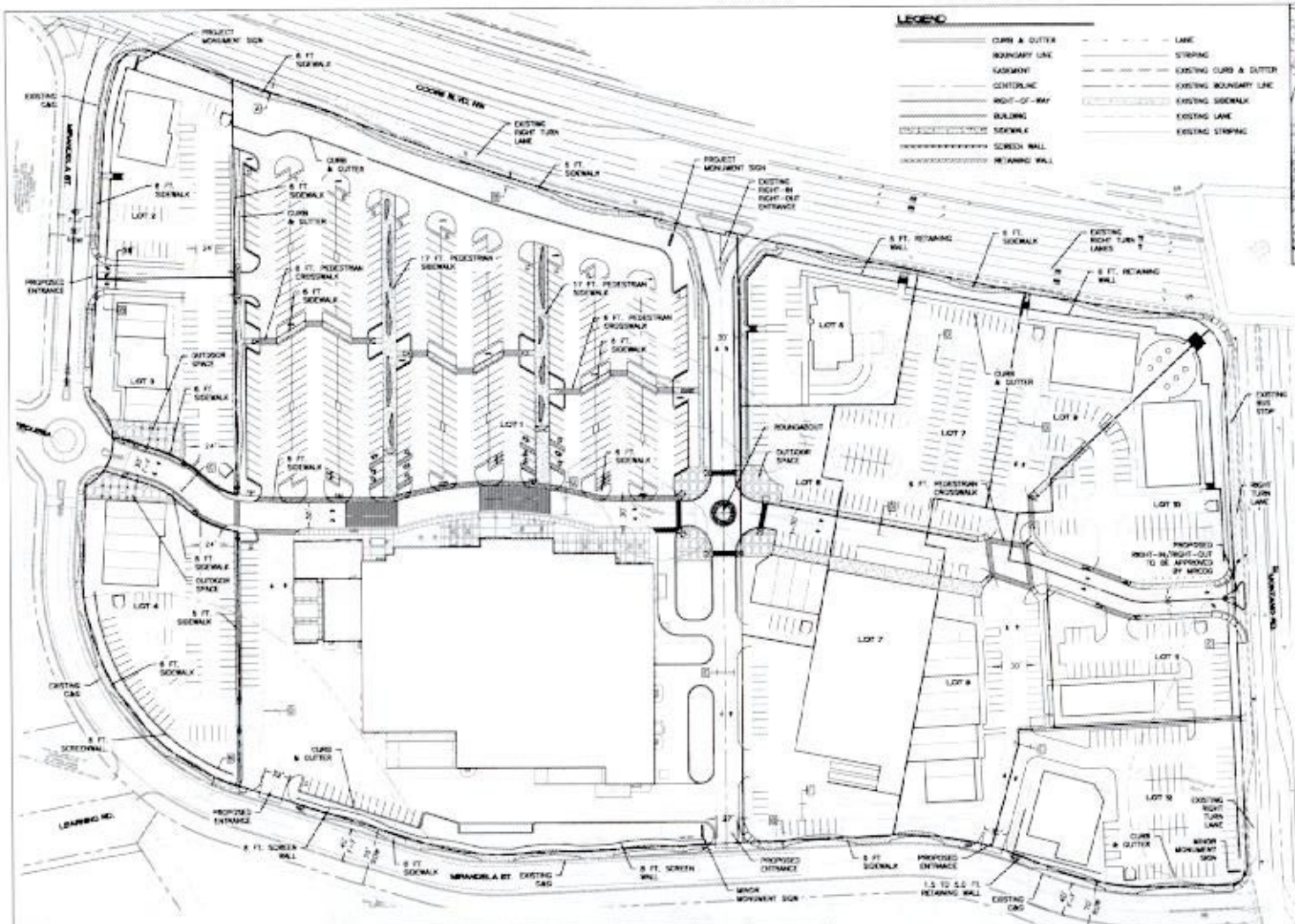

LEGAL DESCRIPTION

NORTH ANDALUCIA AT LA LUZ – TRACTS 1, 2 AND 3

PROJECT PHASING

PHASE 1 - LOT 1 WALMART

PHASE 2 - LOTS 2 THRU 12

PROJECT NUMBER _____

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 ( ) No. If Yes, then a set of approved DRC 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditions)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

INDEX TO DRAWINGS

C1. AMENDED SITE PLAN FOR SUBDIVISION
C2. AMENDED SITE PLAN FOR SUBDIVISION
C3. APPROVED SITE PLAN FOR SUBDIVISION
C4. APPROVED SITE PLAN FOR SUBDIVISION
C5. APPROVED SITE PLAN FOR SUBDIVISION
C6. SITE PLAN FOR BUILDING PERMIT
C7. LANDSCAPING PLAN
C8. LANDSCAPING PLAN
C9. LANDSCAPING PLAN
C10. GRADING AND DRAINAGE PLAN
C11. BUILDING DIMENSIONS
C12. BUILDING ELEVATIONS
C13. MASTER UTILITY PLAN
C14. DETAIL SHEET
C15. DETAIL SHEET

SITE DATA TABLE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	TOTAL
TOTAL ACREAGE	17.4722 ACS	0.9903 ACS	0.8406 ACS	1.0395 ACS	0.8902 ACS	0.8884 ACS	2.5776 ACS	1.2700 ACS	0.8890 ACS	1.0194 ACS	0.9014 ACS	1.0225 ACS	23.8913 ACS
CURRENT ZONING	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1	SU-1
PROPOSED USES	WALMART	RESTAURANT	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RETAIL	RESTAURANT	RESTAURANT	SU-1 USES
BUILDING SIZE	89,001 SF	4,800 SF	5,200 SF	7,000 SF	4,000 SF	4,000 SF	30,000 SF	14,000 SF	6,500 SF	6,500 SF	1,700 SF	6,000 SF	182,574 SF
PARKING REQUIRED	356 SPACES	40 SPACES	21 SPACES	30 SPACES	21 SPACES	24 SPACES	152 SPACES	72 SPACES	32 SPACES	32 SPACES	20 SPACES	25 SPACES	884 SPACES
PARKING PROVIDED	400 SPACES	40 SPACES	28 SPACES	74 SPACES	24 SPACES	24 SPACES	138 SPACES	38 SPACES	41 SPACES	46 SPACES	20 SPACES	25 SPACES	898 SPACES
HANDICAP REQUIRED	12 SPACES	3 SPACES	1 SPACES	2 SPACES	1 SPACES	1 SPACES	5 SPACES	2 SPACES	2 SPACES	2 SPACES	1 SPACES	2 SPACES	32 SPACES
HANDICAP PROVIDED	2 SPACES	3 SPACES	1 SPACES	2 SPACES	2 SPACES	2 SPACES	5 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	26 SPACES
MAXIMUM F.A.R.	.25	.20	.24	.24	.25	.25	.25	.25	.20	.25	.25	.20	.25
LANDSCAPE REQUIRED	5,442 SF	20,040 SF	7,035 SF	4,375 SF	4,000 SF	7,000 SF	1,000 SF	7,000 SF	1,000 SF	7,000 SF	7,000 SF	7,000 SF	83,452 SF
LANDSCAPE PROVIDED	5,442 SF	20,412 SF	7,035 SF	4,375 SF	4,000 SF	7,000 SF	1,000 SF	7,000 SF	1,000 SF	7,000 SF	7,000 SF	7,000 SF	80,274 SF
BIKE SPACES REQUIRED	12 SPACES	3 SPACES	2 SPACES	2 SPACES	1 SPACES	2 SPACES	7 SPACES	3 SPACES	2 SPACES	3 SPACES	1 SPACES	3 SPACES	51 SPACES
BIKE SPACES PROVIDED	12 SPACES	3 SPACES	2 SPACES	2 SPACES	1 SPACES	2 SPACES	7 SPACES	3 SPACES	2 SPACES	3 SPACES	1 SPACES	3 SPACES	54 SPACES
PHASING	PHASE 1						PHASE 2						

EASEMENTS

- EXISTING 7' M.S.T.&T. EASEMENT (11/21/1988, DK. MSC 119-/PG. 838)
- EXISTING 10' PUBLIC UTILITY EASEMENT (10/7/1993, 93093-342)
- EXISTING 15' PNM & QWEST EASEMENT (11/28/2001, A27-7277)
- PROPOSED 20' PUBLIC WATER LINE EASEMENT
- PROPOSED 20' PUBLIC WATER LINE AND GAS LINE EASEMENT
- PROPOSED 20' PUBLIC GAS LINE EASEMENT

GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'

DRAWING'S SEAL	Walmart #5650 ALBUQUERQUE, NEW MEXICO	DRAWN BY BJF
	AMENDED SITE PLAN FOR SUBDIVISION	DATE 10/26/11
		DET 1207-1PRE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawest.com	SHEET # C1
RONALD R. BOHANNAN P.E. #10654		JOB # 2011001