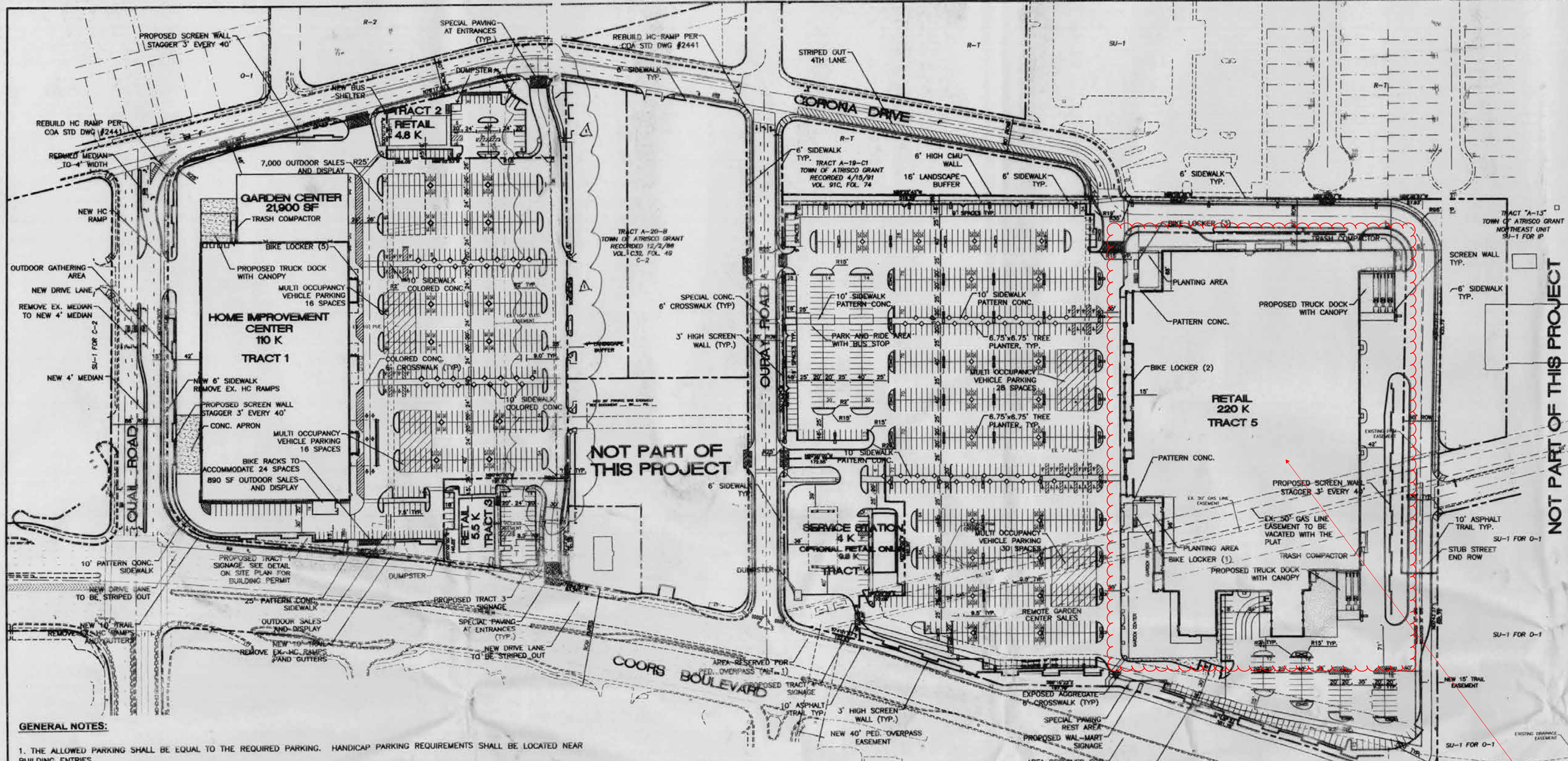


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



GENERAL NOTES:

1. THE ALLOWED PARKING SHALL BE EQUAL TO THE REQUIRED PARKING. HANDICAP PARKING REQUIREMENTS SHALL BE LOCATED NEAR BUILDING ENTRIES.
2. TO ENCOURAGE NON-VEHICULAR TRAVEL BY EMPLOYEES, PROVISIONS FOR CONVENIENT, ON-SITE BICYCLE PARKING, AND CAR/VAN POOL PREFERRED PARKING ARE REQUIRED AS APPROVED BY THE PLANNING DEPARTMENT, AND SHALL BE PROVIDED AS SHOWN ON THE SITE PLANS.
3. LIGHTING TREATMENT ALONG THE INTERNAL STREET SHALL BE CONSISTENT AS TO TYPE OF FREESTANDING FIXTURE SHOWN IN ELEVATION 3 / SHEET 11. LIGHTING TREATMENT ELSEWHERE WITHIN THE DEVELOPMENT SHALL BE CONSISTENT TO A STANDARD SHOE BOX FIXTURE SHOWN IN ELEVATION 3 / SHEET 11, OR OF HIGHER ARCHITECTURAL QUALITY.
4. REFER TO SHEET 11 FOR REFUSE CONTAINER TYPES.
5. THE DEVELOPER SHALL MAKE IMPROVEMENTS TO QUAIL ROAD, BETWEEN COORS BOULEVARD AND ALAMOGORDO DRIVE.
6. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
7. CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
8. SEE SITE DATA TABLE FOR BUILDING AREAS AND F.A.R.'S. THIS SHEET.
9. CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
10. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE. (SEE COA WATER AND SEWER AVAILABILITY LETTER DATED 2-15-99)
11. PARKING AREAS SHALL BE LANDSCAPED TO INCLUDE SHADE TREES TO REDUCE NEGATIVE VISUAL AND HEAT-SINK EFFECTS. ALL SPACES SHALL BE WITHIN 50 FEET OF A TREE TRUNK.
12. ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
13. NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED. BUILDINGS SHALL RELATE ARCHITECTURALLY AS INDICATED IN THE ELEVATIONS.
14. UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
15. ALL HVAC/ROOF EQUIPMENT UNITS WILL BE BELOW PARAPET HEIGHT OR SCREENED FROM PUBLIC VIEW, WITH THE ENCLOSURE AT LEAST AS HIGH AS THE EQUIPMENT. (SEE ELEVATIONS FOR SPECIFIC HEIGHT)
16. BASED ON THE TRAFFIC IMPACT STUDY FOR THE SITE AT COORS & I-40, DATED JULY 22, 1999, AND PREPARED BY TERRY O. BROWN, INTENSITY OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSTANTIALLY EXCEEDING THE TIS & AQA MAY REQUIRE A TIS AMENDMENT.
17. ALL H.C. RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE. (NOT AT BUILDINGS)
18. EMPLOYEE LOCKERS, SHOWERS, DINING FACILITY/BREAK ROOM AND OUTDOOR GATHERING/DINING AT THE TWO MAJOR BUILDINGS SHALL BE PROVIDED. (AS SHOWN ON THE SITE PLAN FOR BUILDING PERMIT)
19. 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 75°.
20. OFF PREMISE SIGNS SHALL NOT BE PERMITTED ON THIS SITE.
21. SEE DETAILS SHEET EXTERIOR FINISH NOTE #8 FOR ALL SPECIAL CONCRETE AREAS
22. CHAIN LINK FENCING SHALL NOT BE USED.
24. LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)

GENERAL NOTES:

25. MULTIPLE OCCUPANCY VEHICLE SPACES TO BE STENCILED ON THE PAVEMENT IN LOCATION SHOWN ON THE PLAN.
26. SEE SHEET 11 FOR BIKE LOCKER DETAILS.

#00450-00000-00235
#00450-00000-00234 PROJECT#1000188

CASE NUMBER: Z - 99 - 38 DRB 91-030

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notice of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	8-09-00
Date	8/9/00
Public Works, Water Utilities Division	8-9-00
Date	9-27-00
City Engineer, Engineering Division / AMAFCA	
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque / Bernallillo County Planning Division	9/27/00
Date	
Solid Waste	8-15-2000
PLNZ (10706) 4/96	

SHEET INDEX

1. OVERALL SITE PLAN FOR SUBDIVISION
2. GRADING PLAN
3. MASTER UTILITY PLAN
4. SITE PLAN FOR SUBDIVISION TRACTS 1, 2, AND 3
5. SITE PLAN FOR BUILDING PERMIT TRACTS 1, 2, AND 3
6. LANDSCAPE PLAN
7. GRADING AND DRAINAGE PLAN
8. MASTER UTILITY PLAN
9. ELEVATIONS TRACT 1
10. ELEVATIONS TRACT 2 AND 3
11. DETAILS
12. SITE PLAN FOR SUBDIVISION TRACTS 4 AND 5
13. SITE PLAN FOR BUILDING PERMIT TRACTS 4 AND 5
14. LANDSCAPE PLAN
15. GRADING AND DRAINAGE PLAN
16. GRADING AND DRAINAGE PLAN DETAILS
17. MASTER UTILITY PLAN
18. ELEVATIONS TRACT 4
19. ELEVATIONS TRACT 5



GRAPHIC SCALE



SCALE: 1"=100'



LEGAL DESCRIPTION

TRACT A QUAIL RIDGE SHOPPING CENTER. TRACT A-2122-A TOWN OF ATRISCO GRANT. TRACT A-19-C2 TOWN OF ATRISCO NORTHEAST UNIT. TRACT A-1-A LANDS OF KOMADINA. TRACT A-15-A AND A-16-A TOWN OF ATRISCO GRANT. TRACTS 332, 331A, AND 330 TOWN OF ATRISCO GRANT UNIT 8

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	57.78	589.50	05°36'56"	28.91
C2	33.69	306.62	06°17'45"	16.86
C3	49.22	38.00	74°12'50"	28.75
C4	34.31	136.00	14°27'18"	17.25
C5	33.18	25.00	76°02'51"	19.55
C6	47.37	250.00	10°51'24"	23.78
C7	36.31	150.00	13°52'08"	18.24
C8	34.73	136.00	14°38'00"	17.46

SITE DATA TABLE

TRACT	AREA (AC)	BUILDING AREA (SF)	USE	ZONING	F.A.R.	MAX. BLDG. HEIGHT
1	9.9922	131,924	RETAIL	SU-1 FOR C-2	0.25	45' SOLAR SETBACK
2	0.8197	4,800	RETAIL	SU-1 FOR C-2	0.14	45' SOLAR SETBACK
3	0.7626	5,500	RETAIL	SU-1 FOR C-2	0.19	45' SOLAR SETBACK
4	1.2510	4,000 *	RETAIL/GAS	SU-1 FOR C-2	0.05	45' SOLAR SETBACK
5	20.6083	220,000	RETAIL	SU-1 FOR C-2	0.24	45' SOLAR SETBACK

* OPTIONAL 9,800 SF RETAIL ONLY BUILDING OR 4,000 RETAIL W/SERVICE STATION

TRACT	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	BIKE RACKS REQ.
1	561	529	16	16	29
2	24	49	3	4	2
3	28	40	2	2	2
4	49	52	4	4	1
5	1100	1108	21	24	55

LANDSCAPE DATA

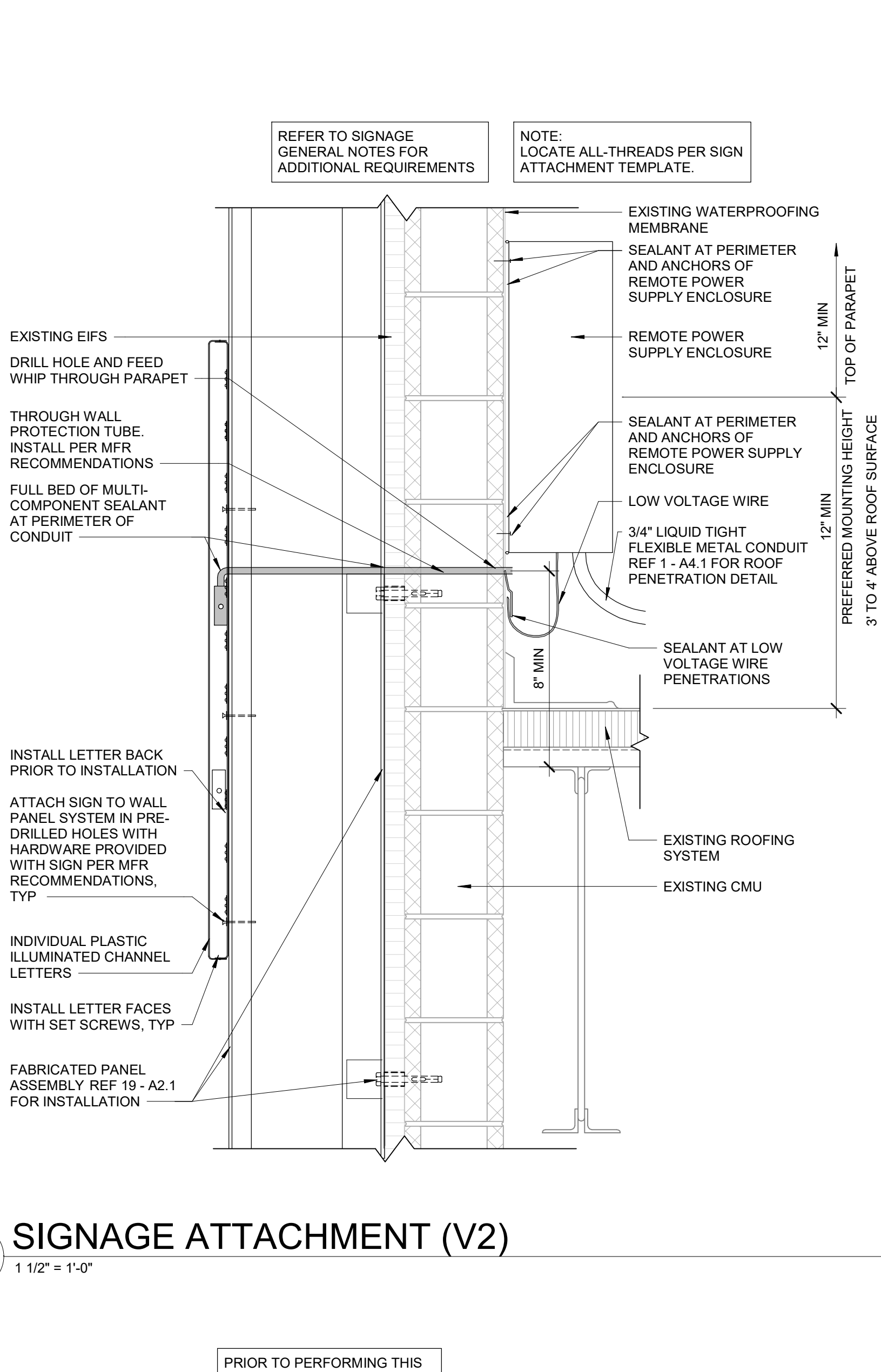
TOTAL PARKING AREA FOR TRACTS 1, 2 & 3	152,796 SF ±
LANDSCAPE REQUIRED (20% OF PARKING AREA)	30,559 SF ±
LANDSCAPE PROVIDED	58,764 SF ±
TOTAL PARKING AREA FOR TRACTS 4 & 5	319,958 SF ±
LANDSCAPE REQUIRED (20% OF PARKING AREA)	63,992 SF ±
LANDSCAPE PROVIDED	109,538 SF ±

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK (SPECIAL PAVING)
- PROPOSED SIDEWALK (CONC.)
- PROPOSED BIKE RACKS
- PROPOSED BIKE LOCKERS
- PROPOSED PARKING LOT LIGHT
- DESIGNATED MULTI OCCUPANCY VEHICLE PARKING
- COLORED CONC. CROSSWALK

ENGINEER'S SEAL	WEST BLUFF RETAIL CENTER	DRAWN BY BDG
	OVERALL SITE PLAN FOR SUBDIVISION	DATE 8-09-00
	TERRA WEST, LLC	EPC-SP.DWG
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1
RONALD R. BOHANNON P.E. #7868		JOB # 980063

A Added Access to Southern Parcel



SIGNAGE GENERAL NOTES

SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY GC.

ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN AS NOTED ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ONSITE. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT THE SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS.

A. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING WALMART EXTERIOR BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED.

B. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'x25').

C. TEMPORARY SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.

GENERAL CONTRACTOR RESPONSIBILITIES

A. AT THE END OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION (WHERE SIGN'S) WILL BE INSTALLED IF EXISTING CONDITIONS DO NOT MATCH THE SIGNAGE PLANS. MAKE A "REPAIR/REPLACE" COMMENT FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255.

B. NOT DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.

C. PROVIDE SUBSTRATE SUFFICIENT FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED IDOLOGO SIGNS.

D. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "spark" SIGNAGE. EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED.

D. NOT USED.

E. NOT USED.

F. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED LIGHTING REFER TO ELECTRICAL.

G. PROVIDE WAL-MART LIGHTED SIGNAGE.

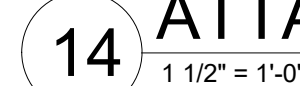
H. REMOVE ALL LIT IDOLOGO SIGNS AND UNLIT EXTERIOR STUMP MOUNTED BUILDINGS SIGNS. UNLESS NOTED OTHERWISE.

I. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION 05050.

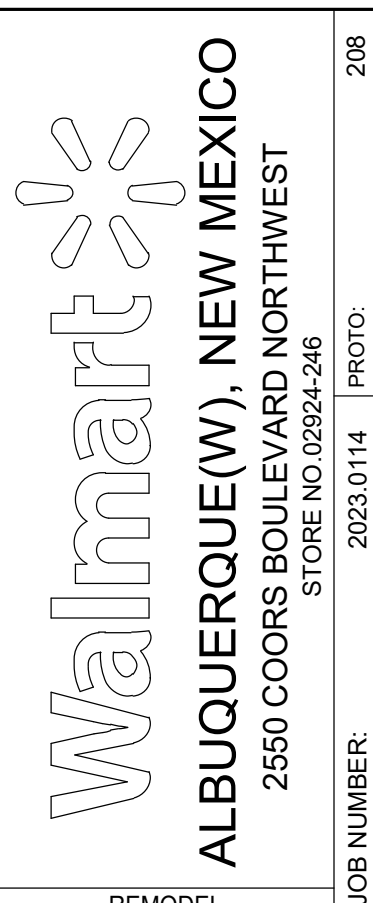
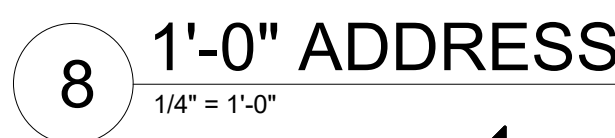
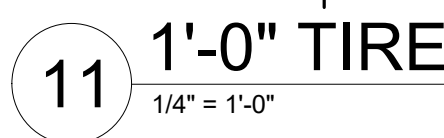
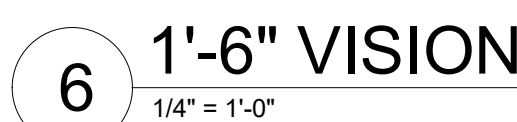
J. INSTALL SIGNAGE PER DETAILS.

$$17 \overline{) 3/16'' = 1'-0''}$$

13 $1\frac{1}{2}'' = 1'-0''$



19 CAP
1" = 1'-0"



CHECKED BY:	TB
DRAWN BY:	JGM
PROTO:	208
PROTO CYCLE:	07/28/2023
DOCUMENT DATE:	10/23/2023

EXTERIOR SIGNAGE

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

SHEET: A2.1