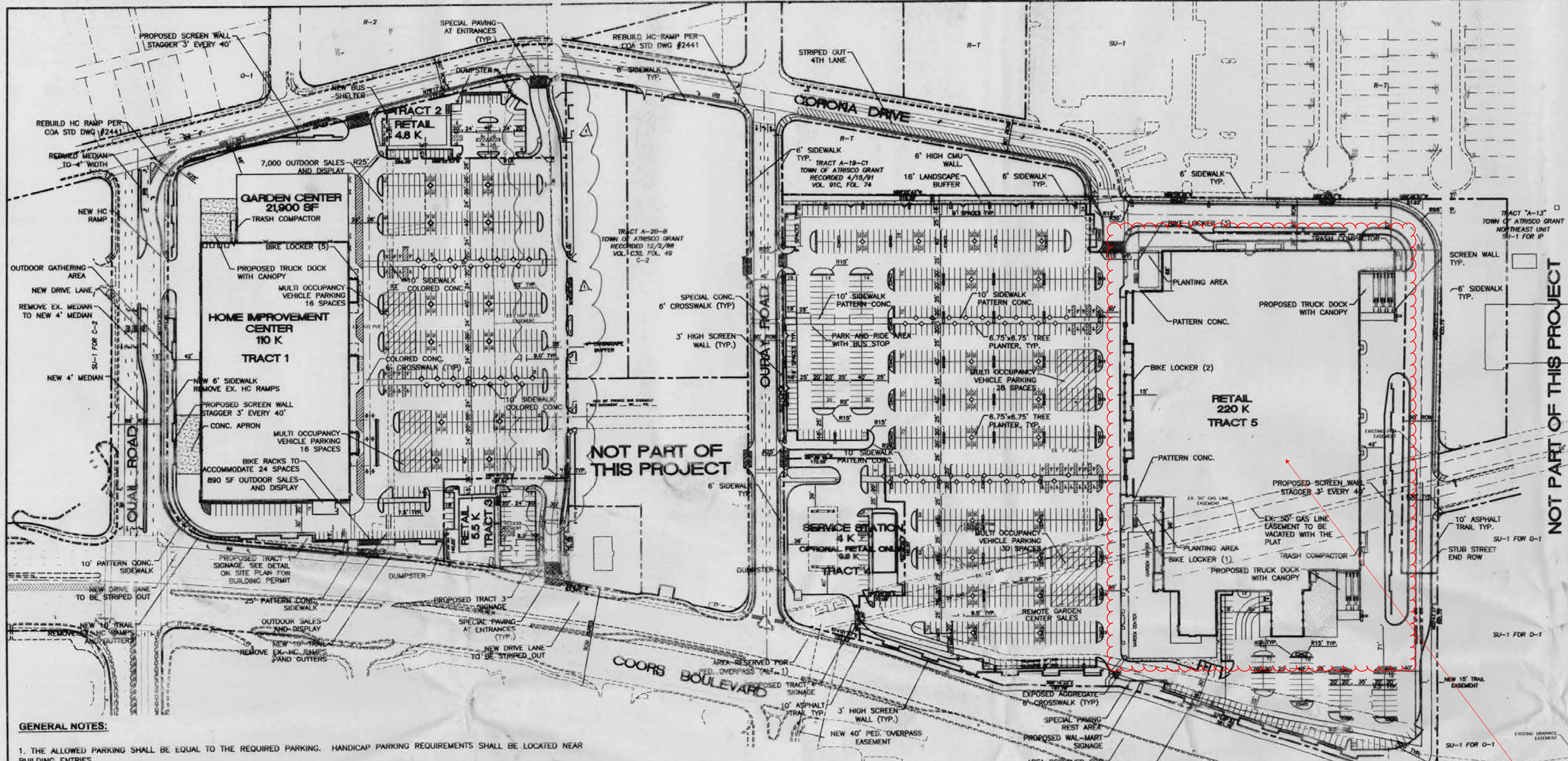


ADMINISTRATIVE AMENDMENT

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.

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#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 Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

[Signature] Date 8-09-00
Traffic Engineer, Transportation Division
[Signature] Date 8-9-00
Public Works, General Services Department
[Signature] Date 8-9-00
Public Works, Water Utilities Division
[Signature] Date 9-27-00
City Engineer, Engineering Division / AMAFCA
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
[Signature] Date 9/27/00
City Planner, Albuquerque / Bernalillo County Planning Division
[Signature] Date 8-15-2000
Solid Waste
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

[Signature]

RONALD R. BOHANNAN
P.E. #7868

WEST BLUFF
RETAIL CENTER

OVERALL SITE PLAN
FOR SUBDIVISION

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BDG

DATE 8-09-00

EPC-SP.DWG

SHEET # 1

JOB # 980063

A Added Access to Southern Parcel

