

LEGAL DESCRIPTION
 TRACT A QUAL 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	78°02'51"	19.55
C6	47.37	250.00	10°51'24"	23.76
C7	36.31	150.00	13°52'08"	18.24
C8	34.73	136.00	14°38'00"	17.46

SITE DATA TABLE

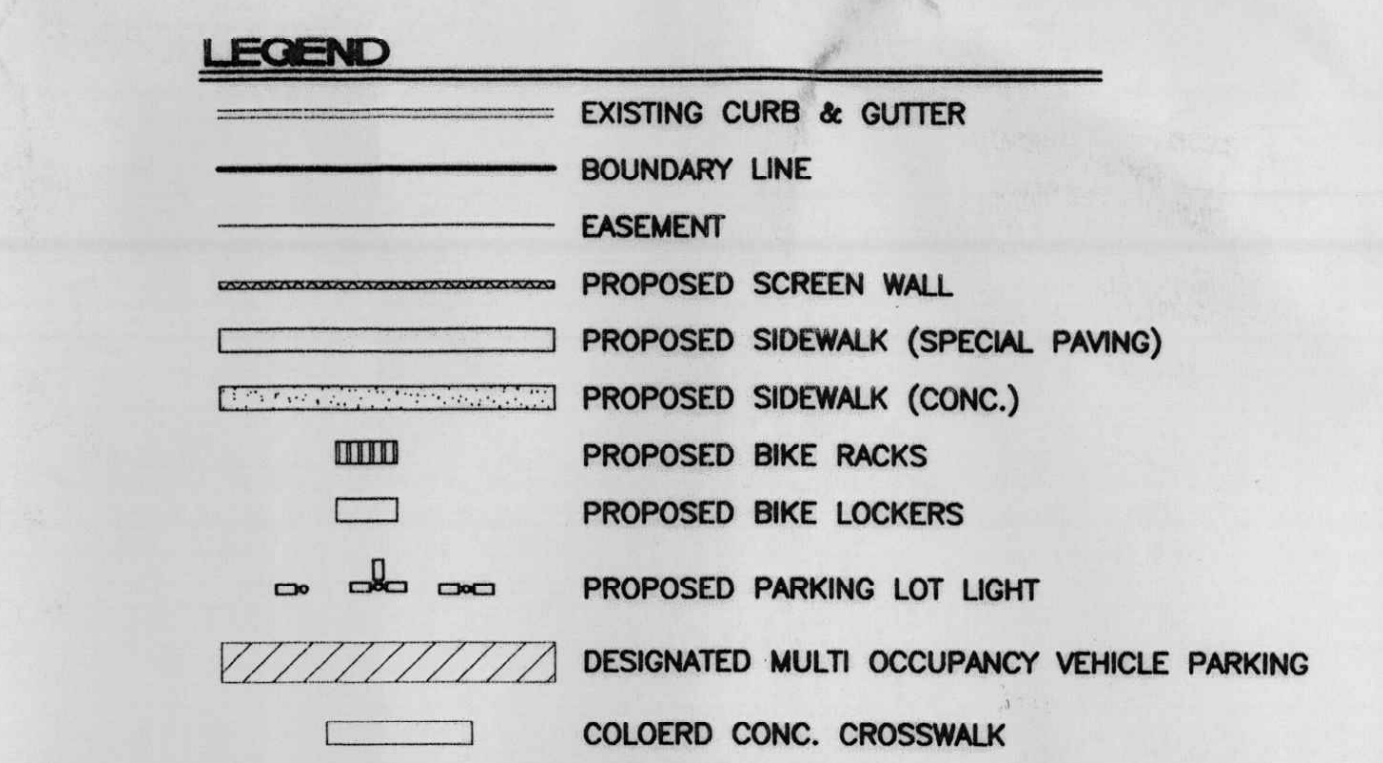
TRACT	AREA (AC)	BUILDING AREA (SF)	USE	ZONING	F.A.R.	MAX. BLDG. HEIGHT
1	9.9922	131,924	RETAIL	SU-1 FOR C-2	0.25	45' SOLAR SETBACK
2	0.8197	4,800	RETAIL	SU-1 FOR C-2	0.14	45' SOLAR SETBACK
3	0.7626	5,500	RETAIL	SU-1 FOR C-2	0.19	45' SOLAR SETBACK
4	1.2510	4,000 *	RETAIL/GAS	SU-1 FOR C-2	0.05	45' SOLAR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



- GENERAL NOTES:**
- THE ALLOWED PARKING SHALL BE EQUAL TO THE REQUIRED PARKING. HANDICAP PARKING REQUIREMENTS SHALL BE LOCATED NEAR BUILDING ENTRIES.
 - 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.
 - 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.
 - REFER TO SHEET 11 FOR REFUSE CONTAINER TYPES.
 - THE DEVELOPER SHALL MAKE IMPROVEMENTS TO QUAIL ROAD, BETWEEN COORS BOULEVARD AND ALAMOGORDO DRIVE.
 - INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
 - CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
 - SEE SITE DATA TABLE FOR BUILDING AREAS AND F.A.R.'S. THIS SHEET.
 - CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
 - 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)
 - 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.
 - ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
 - NO GENERIC BUILDING ELEVATIONS SHALL BE PERMITTED. BUILDINGS SHALL RELATE ARCHITECTURALLY AS INDICATED IN THE ELEVATIONS.
 - UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
 - 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)
 - 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 & AQIA MAY REQUIRE A TIS AMENDMENT.
 - ALL HC RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE. (NOT AT BUILDINGS)
 - 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)
 - 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°.
 - OFF PREMISE SIGNS SHALL NOT BE PERMITTED ON THIS SITE.
 - SEE DETAILS SHEET EXTERIOR FINISH NOTE #8 FOR ALL SPECIAL CONCRETE AREAS
 - CHAIN LINK FENCING SHALL NOT BE USED.
 - LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)

GENERAL NOTES:

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

EPIC 1000188

PROJECT # 1000188

DRB approved 7/16/03

Sharon Minton 7/16/03
 PLANNING DIRECTOR DATE

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, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Richard D. West	8-19-00
Traffic Engineer, Transportation Division	Date
Janet Savas	8/19/00
Public Works Services Department	Date
Roger A. Green	8-9-00
Public Works, Water Utilities Division	Date
Paul O. Aguirre	9-27-00
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque / Bernalillo County Planning Division	9/27/00
Sharon Minton	Date
Solid Waste	8-15-2000
PLNZ (10706) 4/96	

- SHEET INDEX**
- OVERALL SITE PLAN FOR SUBDIVISION
 - GRADING PLAN
 - MASTER UTILITY PLAN
 - SITE PLAN FOR SUBDIVISION TRACTS 1, 2, AND 3
 - SITE PLAN FOR BUILDING PERMIT TRACTS 1, 2, AND 3
 - LANDSCAPE PLAN
 - GRADING AND DRAINAGE PLAN
 - MASTER UTILITY PLAN
 - ELEVATIONS TRACT 1
 - ELEVATIONS TRACT 2 AND 3
 - DETAILS
 - SITE PLAN FOR SUBDIVISION TRACTS 4 AND 5
 - SITE PLAN FOR BUILDING PERMIT TRACTS 4 AND 5
 - LANDSCAPE PLAN
 - GRADING AND DRAINAGE PLAN
 - GRADING AND DRAINAGE PLAN DETAILS
 - MASTER UTILITY PLAN
 - ELEVATIONS TRACT 4
 - ELEVATIONS TRACT 5
- Revised Elevations Sheet 10A & 10B
- GRAPHIC SCALE**
- 100 50 0 50 100
- SCALE: 1"=100'
- Added Access to Southern Parcel

ENGINEER'S SEAL

WEST BLUFF RETAIL CENTER

OVERALL SITE PLAN FOR SUBDIVISION

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

RONALD R. BOHANNAN
 P.E. #7888

DRAWN BY BDG
 DATE 8-09-00
 EPC-SP.DWG
 SHEET # 1
 JOB # 980063