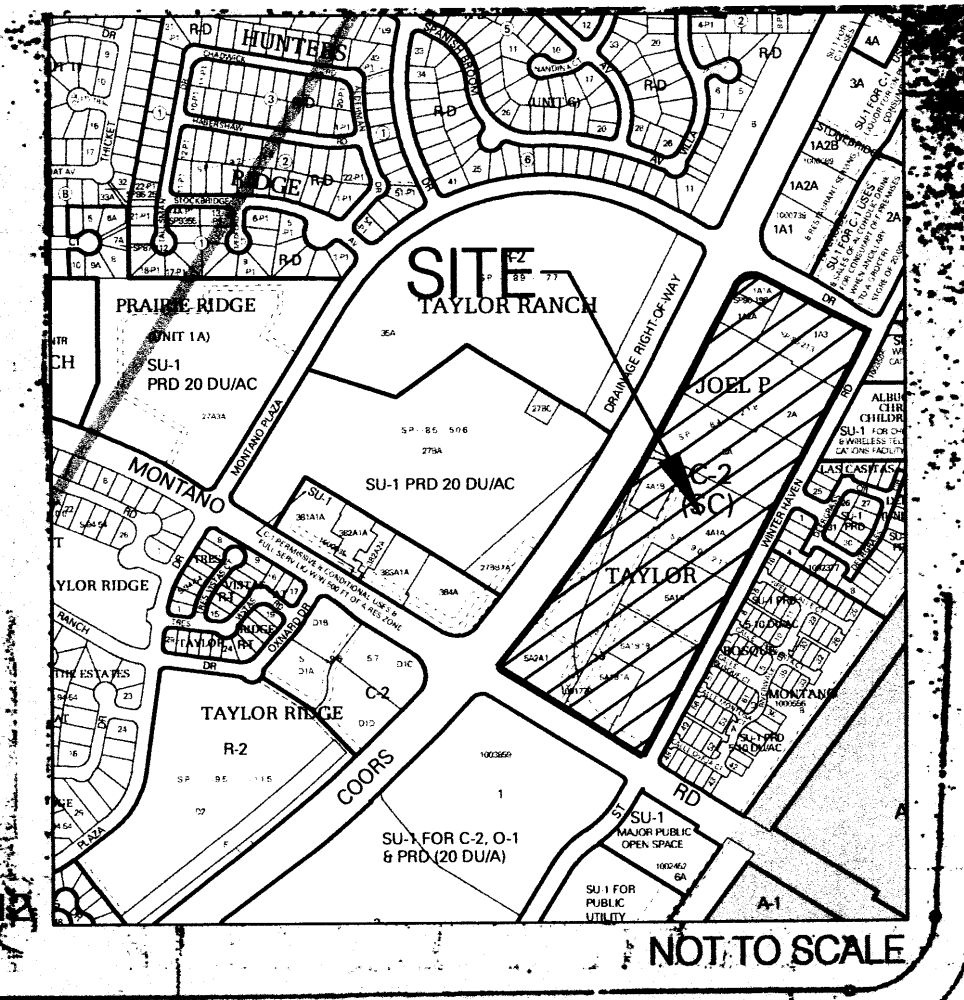


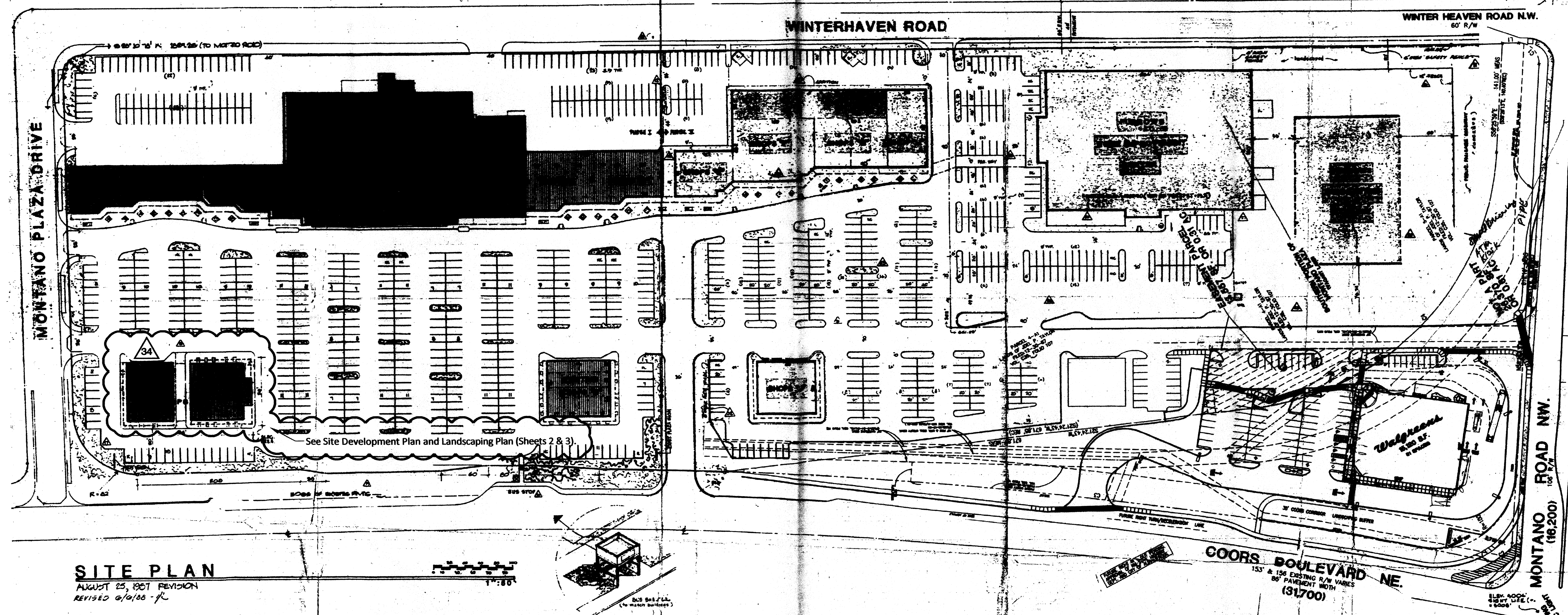
MONTANO PLAZA

EAST CORNER COORS ROAD AND MONTANO ROAD NW
ALBUQUERQUE, NEW MEXICO

Checked: 3/1/14
 Prepared: 2/1/14
 Design: 2/1/14
 Check: 2/2/14
 Drawn: 2/2/14
 Title: 2/2/14



N
 MAP NO. E-14
 NOT TO SCALE



SITE PLAN
 AUGUST 25, 1967 REVISION
 REVISED 6/1/06 - JL

NOTES:

- 1 SIGNS - NOT TO EXCEED 8' IN HEIGHT - 960 SF MAX
- 2 BUILDINGS IN "D" AREAS - SHOPS "C" & "D", BLDG. AREA 3 & BLDG. AREA 4 - NOT TO EXCEED 10' HEIGHT. Height shall be regulated by the Coors Corridor Plan.
- 3 ANY VISIBLE ROOFTOP EQUIPMENT TO BE SCREENED.
- 4 ALL BUILDINGS SHALL CONFORM TO SIMILAR ARCHITECTURAL DESIGN, WITH SAME EXTERIOR COLORS - OFF-WHITE TRIM, BROWN BRICKS & RED BRICKS.

34 April, 2014 - Administrative Amendment; applies to pad sites "D" only.

- Replaces 2 buildings at NW corner with proposed Applebees restaurant.
- Amends height restrictions to allow elevator tower, rooftop patio, and screening of rooftop equipment.
- Allows minor variation in color and architectural style.

PHASE I

SHOPS "A" (EXISTING)	15,230 SF
ALBERTSONS	44,000 SF
REXCO	6,430 SF
SHOPS "B"	11,130 SF
SHOPS "C"	5,800 SF
SHOPS "D" (PROPOSED) (1)	4,990 SF
SHOPS "D" (2)	5,020 SF
TOTAL AREA	92,600 SF

PHASE II

SHOPS "E"	4,241 SF
SHOPS "F"	12,271 SF
SHOPS "G"	2,681 SF
SHOP "H"	5,012 SF
SHOPS "E, F, G & H"	23,998 SF
FURROWS "I"	45,600 SF
FURROWS "J"	24,000 SF
SHOPS "K"	5,600 SF
SHOPS "L"	4,580 SF
TOTAL AREA	119,649 SF

<TOTAL AREA - PHASE I + PHASE II = 199,349 SF>

PARKING SPACES
 REQUIRED: 175,900 @ 200 = 877
 24,300 @ 500 = 486
 7,081 @ 200 = 354
 CREDITS: 838 L.I.E. (40%) = 335
 848 (40%) = 339
 TOTAL REQUIRED: (886 - 674) = 214

SPACES SHOWN:
 PHASE I = 480
 PHASE II = 322

MEDIAN SPACES: 80 @ 200 = 160

ADMINISTRATIVE AMENDMENT 3/21/14
 34 April, 2014 - Administrative Amendment; applies to pad sites "D" only.

REVISIONS PER EPC COMMENTS OF 2-18-17

- ▲ PARKING ADJUSTED TO ALLOW PEDESTRIAN LINK TO FURROWS
- ▲ SHOPS "E" ADJUSTED TO ALLOW PEDESTRIAN PASSAGEWAY
- ▲ PEDESTRIAN ACCESS TO WINTERHAVEN ROAD ADDED
- ▲ STREET IMPROVEMENTS AND LANDSCAPING TO BE CONSTRUCTED AT INSTRUCTION OF TRAFFIC ENGINEER
- ▲ END ISLANDS CHANGED TO 8' (TYP.)
- ▲ 30' BUFFER @ INTERCHANGE R.O.W. SHOWN; 30' INTERIOR ON INSIDE ONLY
- ▲ 12" FENCE TO BE SOLID WOOD, OPaque - 30' LUMP ALL PLANTERS
- ▲ DESIGNATED R.O.W. FOR TURN @ MONTANO PLAZA DRIVE SHOWN; PROPOSED SIGN RELOCATED
- ▲ PEDESTRIAN SIGNAGE PROVIDED BETWEEN BUILDINGS "E"
- ▲ SIDEWALK @ COORS TO BE CONSTRUCTED @ TRAFFIC ENGINEER'S REQUEST
- ▲ SHELTER AND BAY PROVIDED BY DEVELOPER
- ▲ PARKING SPACES SETBACKS TO BE FOR CONSTRUCTION @ END OF TURNING @ 20' MIN
- ▲ ADDITIONAL 5' ON EDGE PROVIDED FOR THIS DATE PER TRAFFIC ENGINEER'S REQUEST

1001770

PROJECT NUMBER: 1001770
 Application Number: 14 ERC-40007/14DRB-70152
 Is an Infrastructure List required? () Yes (X) 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 APPROVAL:

<u> </u>	05-21-14	Date
Traffic Engineering, Transportation Division		
<u> </u>	05/21/14	Date
ABC/WJA		
<u> </u>	5-21-14	Date
Carl S. Dumont		
Parks and Recreation Department		
<u> </u>	5-21-14	Date
City Engineer		
N/A		
Environmental Health Department (conditional)		Date
N/A		
Solid Waste Management		Date
<u> </u>	6-2-14	Date
DRB Chairperson, Planning Department		