

Site Development Plan for Subdivision

General Notes

1. BUILDING HEIGHTS IN ACCORDANCE WITH COORS CORRIDOR PLAN VIEW PLANE. REFER TO SHEET 6.
2. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
3. PRIVATE ROADS WITH CROSS ACCESS EASEMENTS SHALL BE PROVIDED.
4. SEE LAND USE SUMMARY FOR BUILDING SQUARE FOOTAGES AND FAR'S.

Land Use Summary

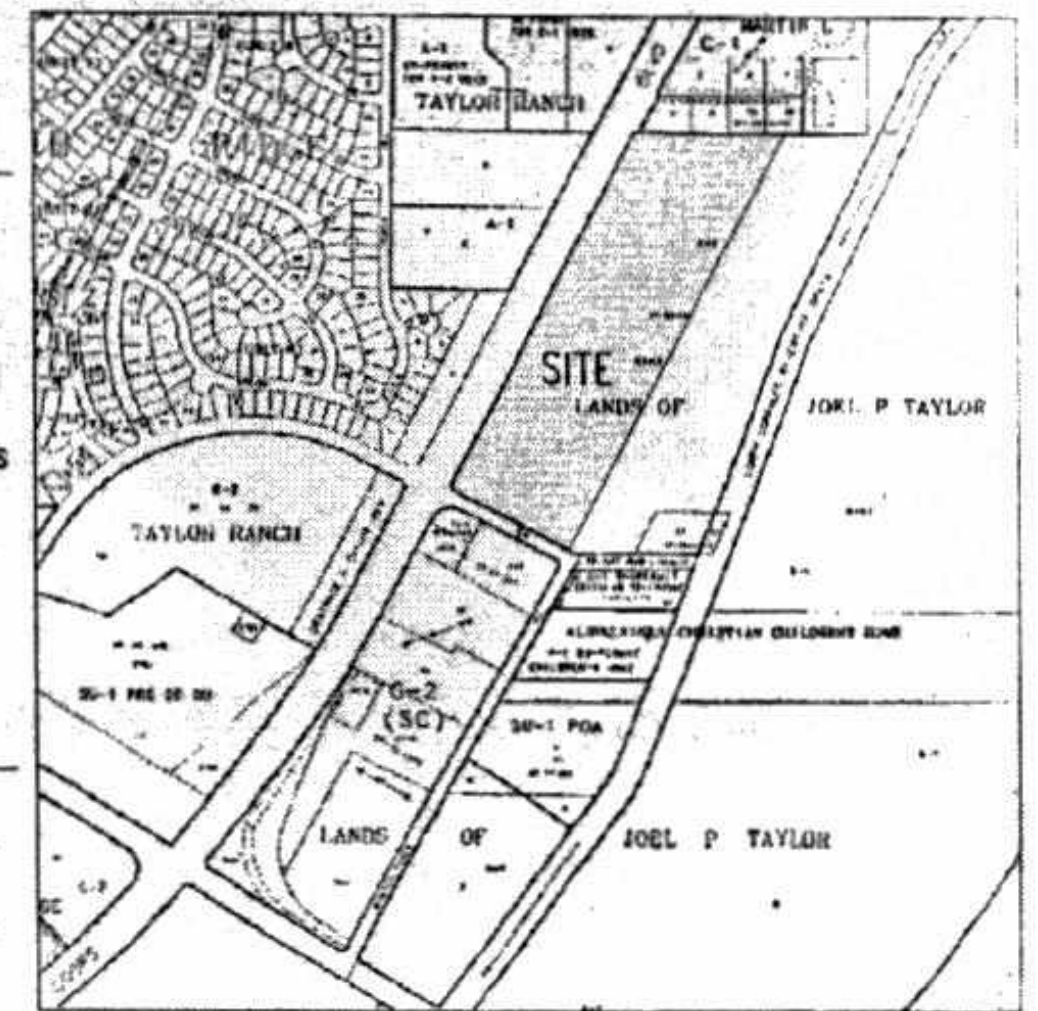
TRACT	ACRES	AREA (SF)	USES	BLDG SF OFFICE	COMM	F.A.R. ZONING
1 A	1.4	30,600	COMMERCIAL	24,500	24,500	19 SU-1 FOR C-1 W/ ADDITIONAL USES
2 C	3.8	165,528	COMMERCIAL	33,000	33,000	20 SU-1 FOR C-1 W/ ADDITIONAL USES
3 D	0.7	108,900	COMMERCIAL	19,500	19,500	18 SU-1 FOR C-1 W/ ADDITIONAL USES
4 D	0.6	26,138	COMMERCIAL	3,000	3,000	11 SU-1 FOR C-1
5 H	1.3	309,276	OFFICE/COMM	86,000	32,250	28 SU-1 FOR C-1 & C-1 W/ ADDITIONAL USES
6 K	1.2	135,036	COMMERCIAL	22,000	22,000	16 SU-1 FOR C-1 W/ ADDITIONAL USES
7 L	0.7	78,408	COMMERCIAL	10,000	10,000	13 SU-1 FOR C-1 W/ ADDITIONAL USES
8 M	0.4	89,898	OFFICE	18,000	18,000	26 SU-1 FOR C-1 W/ ADDITIONAL USES
9 P	1.8	1,023,864		216,000	71,750	144,250 21

F.A.R. = FLOOR AREA RATIO
 *COMMERCIAL IS ALLOWED ON FIRST FLOOR FACING INTERNAL STREET. SQUARE FOOTAGES WERE CALCULATED AS 50% OF 1ST LEVEL FLOOR AREA.
 NOTE: BUILDING SQUARE FOOTAGES MAY BE HIGHER, BUT SHALL NOT SUBSTANTIALLY EXCEED THIS WITHOUT PROVIDING AN AMENDMENT TO THE TIS FOR STAFF REVIEW.

Offsite Traffic Requirement

TRACT	Sub-tract	Montana/Coors	Northwest Area
1	A	\$6,782.28	\$12,358.41
2	B	\$7,088.51	\$12,916.41
3	C	\$10,333.74	\$33,407.03
4	D	\$5,456.95	\$9,943.44
5	E	\$918.70	\$1,674.01
6	F	\$5,476.05	\$11,800.40
7	G	\$6,194.92	\$11,280.14
8	H	\$1,782.09	\$5,210.81
9	I	\$5,020.19	\$8,147.60
10	J	\$3,247.04	\$5,909.35
11	K	\$6,478.05	\$11,800.40
12	L	\$7,019.10	\$1,856.96
13	M	\$5,456.95	\$9,943.44
14	N	\$9,804.44	\$17,065.29
15	O	\$8,930.92	\$16,253.28
16	P	\$92,963.92	\$189,388.24

* Traffic mitigation cost may be worked with an amended infrastructure list upon construction or letting of construction contract under City Project Number 5885 - Coors Widening from St. Joseph's to Paseo del Norte.
 Note: Cost is per tract based on the finalized Traffic Impact Study (TIS). If actual development is different from that used in the TIS, then an updated TIS and offsite mitigation requirement table may be in order.

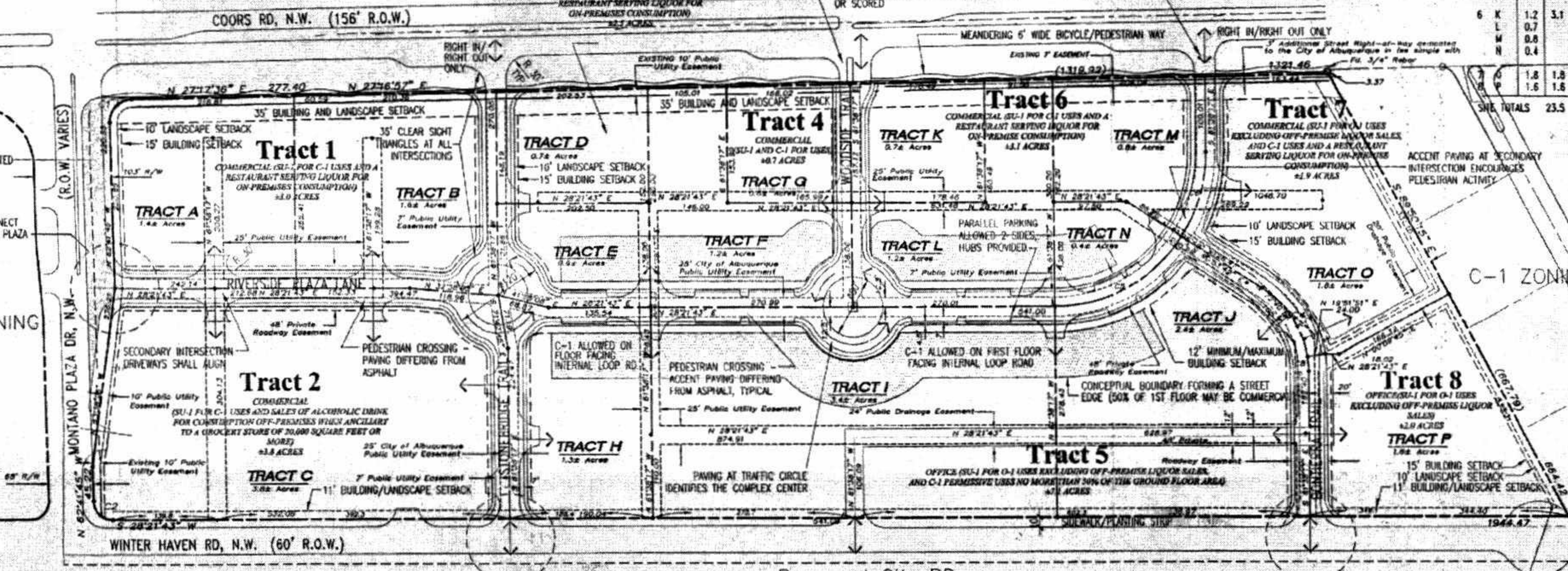


Vicinity Map
E-12-Z

Site Development Plan for Subdivision Approval

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE APRIL 16, 1998 ENVIRONMENTAL PLANNING COMMISSION HEARING.

Paul R. Brown 2-27-99 DATE
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION
Paul J. Brown 9-8-99 DATE
 CITY ENGINEER/AM/CA
Roger J. Brown 2/9/99 DATE
 PUBLIC WORKS/UTILITY DIVISION
James S. Brown 8-4-99 DATE
 DESIGN AND DEVELOPMENT DEPARTMENT, CIP
James S. Brown 2/15/99 DATE
 CITY PLANNER, PLANNING DIVISION
 BP 9-14-99



Conceptual Site Plan
1"=100'-0"

- LOTS 2-6 ZONED SU-1 PRD.
1. A 100' OPEN SPACE BUFFER WILL BE PLACED ON LOTS 5-6 ALONG THE EASTERN PROPERTY LINE.
 2. A 50' LANDSCAPE BUFFER WILL BE PLACED ON THE SOUTHEAST AND EASTERN PROPERTY LINES OF LOT 2 ON A 50' LANDSCAPE BUFFER ON THE SOUTHEAST PROPERTY LINE ON LOT 3.
 3. SEE SUBDIVISION PLAT FOR LOTS 2-6 THAT ZONED SU-1 PRD.

LEGAL DESCRIPTION

BEING A REPLAT OF A WESTERNLY PORTION OF TRACT A-1-A-1 LANDS OF JOEL P. TAYLOR, TOWN OF ALBUQUERQUE, GRANT, ALBUQUERQUE, NEW MEXICO, TOWNSHIP 11N, R2E, SECTION 25.

LAND USE CONCEPT

THE LAND USE CONCEPT FOR THIS 25.3 ACRE SITE IS AN INTEGRATED, MIXED-USE, OFFICE/COMMERCIAL NEIGHBORHOOD CENTER. THE CHARACTER TO BE DEVELOPED WITHIN THIS CENTER IS AN ENVIRONMENT THAT COMBINES A FORMAL, LINEAR URBAN FORM WITH PEDESTRIAN SCALE STRUCTURES, SIMILAR TO ALBUQUERQUE'S HISTORICAL OLD TOWN. THE DESIGN CRITERIA ENCOURAGE THE USE OF NATIVE AND XERISCAPE PLANT MATERIALS AND SERVE TO INTEGRATE BOTH LAND USES: COMMERCIAL AND OFFICE. THE PLAN INCORPORATES AREAS FOR ON-STREET PARKING, STRONG STREETWALLS, PEDESTRIAN LINKAGES AND AN INTERNAL STREET SYSTEM THAT WORK TOWARD CREATING A COMMUNITY IDENTITY.

THE PROPOSED DEVELOPMENT IS INTENDED TO APPEAL TO LOCAL RESIDENTS BY PROVIDING A DIVERSE MIX OF RETAIL AND SERVICE USES AND EMPLOYMENT. THE RETAIL FUNCTIONS WILL SERVE THE ADJACENT NEIGHBORHOODS AS WELL AS PROVIDE AN ON-SITE AMENITY IN SUPPORT OF THE PROPOSED OFFICE USES. THE TOTAL DEVELOPMENT IS INTENDED TO CREATE OPPORTUNITIES THAT ENCOURAGE PEDESTRIAN CIRCULATION CONSISTENT WITH THE WESTSIDE STRATEGIC PLAN.

THE INTERNAL STREET CREATES A PEDESTRIAN STREET WITH OFFICES AND COMMERCIAL USES INTEGRATED ALONG THE STREET. AN OFFICE CAMPUS IS ALONG THE EAST SIDE WHILE THE COMMERCIAL RETAIL IS ALONG THE WEST SIDE OF THE INTERNAL STREET. BOTH ARE LINKED BY PASSAGEWAYS AND PEDESTRIAN SCALE FEATURES.

THE CENTER OF THE COMPLEX IS IDENTIFIED WITH A TOWER THAT LOCATES THE CENTER OF THE COMPLEX AND PROVIDES ORIENTATION AND IDENTITY. VIEWS OF THE MOUNTAINS ARE PRESERVED BY BUILDING HEIGHTS SPECIFIED IN THE COORS CORRIDOR PLAN AND BOSQUE VIEWS ARE FRAMED BY OPENINGS BETWEEN BUILDING EDGES AND PEDESTRIAN PASSAGEWAYS. THE ENTIRE SITE RELATES THROUGH COORDINATED STREET DESIGN, LANDSCAPING DESIGN, ARCHITECTURAL AND SIGNAGE CONTROL, AND VEHICULAR LINKAGES. THE COMPLEX CREATES AN IDENTITY BY THE COORDINATION OF BUILDING SCALE AND ORIENTATION, ARCHITECTURAL STYLE, USE OF MATERIALS, COLOR AND LANDSCAPING.

LAND UTILIZATION RESTRICTIONS

BASED UPON THE "TRAFFIC IMPACT STUDY FOR THE SITE AT COORS ROAD AND MONTANA PLAZA DRIVE, DATED NOVEMBER 17, 1997 AND PREPARED BY TERRY Q. BROWN, P.E., INTENSITY OF DEVELOPMENT IS TO BE MAINTAINED IN ACCORDANCE WITH THE TIS. ANY PROPOSAL SUBSTANTIALLY EXCEEDING THE TIS MAY REQUIRE A TIS AMENDMENT.

LAND USE CONCEPTS FOR EACH TRACT

THE 25.3 ACRE SITE KNOWN AS TRACT A-1 WILL BE SUBDIVIDED INTO EIGHT TRACTS: TRACTS 1, 2, 3, 4, 5, 6, 7 AND 8. THROUGH THIS SUBDIVISION AND MIXED COMMERCIAL AND OFFICE USE, A NEIGHBORHOOD CENTER IS CREATED, ELIMINATING THE POSSIBILITY OF ONE 200,000 SF TENANT. THE SCALE WILL BE NEIGHBORHOOD COMMERCIAL DESIGNED FOR THE PEDESTRIAN. THE POTENTIAL FOR RESTAURANT ANCHORS AT BOTH ENDS PROVIDE OPPORTUNITIES FOR DINNER AND SHOPPING AT ONE LOCATION. THE DESIGN CRITERIA FOR THIS PROJECT WILL CREATE THE LAND USE CONCEPTS TO ACHIEVE THE PEDESTRIAN CHARACTER OF THE PROJECT. VEHICULAR ACCESS IS PROVIDED BY MAIN DRIVES FOR INGRESS/EGRESS.

TRACT 1-COMMERCIAL ZONING

SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL USES INCLUDING FULL LIQUOR SERVICE RESTAURANT.

LAND USE

THIS CORNER SITE IS HIGHLY VISIBLE AND SERVES AS A COMMERCIAL ANCHOR. IT WOULD PROVIDE AN EXCELLENT LOCATION FOR A RESTAURANT, AND COULD BE DEVELOPED WITH BUILDINGS FACING INWARD RATHER THAN A "STRIP CENTER". (SEE SITE CONCEPT PLAN SHEET 3.) THIS SITE ACCOMMODATES ONE STORY BUILDINGS. ACCESS IS PROVIDED TO TRACT 2 TO THE EAST, A POTENTIAL GROCERY STORE SITE.

TRACT 2-COMMERCIAL ZONING

SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL USES INCLUDING CARRYOUT LIQUOR FOR OFF-PREMISE CONSUMPTION.

LAND USE

THIS SITE IS JUST OVER 4 ACRES AND COULD ACCOMMODATE 33,000 SF OF RETAIL, GROCERY STORE SPACE. THIS IS A MODERATE NEIGHBORHOOD SCALE BUILDING SITE FOR COMMERCIAL USE.

TRACT 3-COMMERCIAL ZONING

SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL USES INCLUDING FULL LIQUOR SERVICE RESTAURANT FOR ON-PREMISE CONSUMPTION.

LAND USE

THIS COMMERCIAL TRACT IS ADJACENT TO COORS BLVD. AND COULD ACCOMMODATE A RESTAURANT. A STRONG STREET EDGE IS CREATED ALONG THE INTERNAL STREET TO TIE INTO THE DESIGN OF TRACTS 5 AND 6. THIS CREATES A PEDESTRIAN PROMENADE FOR SHOPPING, WORKING AND ENTERTAINMENT. THIS SITE ACCOMMODATES ONE STORY BUILDINGS.

TRACT 4-DRIVE THROUGH BANK/COMMERCIAL ZONING

SU-1 FOR C-1 USES

LAND USE

THIS TRACT IS LESS THAN AN ACRE AND HAS BEEN DESIGNED TO ACCOMMODATE A SMALL TENANT, SUCH AS A BANK, 3,000 S.F. THIS SITE ACCOMMODATES A ONE STORY BUILDING.

TRACT 5-OFFICE CAMPUS ZONING

SU-1 FOR O-1 USES WITH PERMISSIVE AND CONDITIONAL C-1 ON THE FIRST FLOOR AS OPTIONAL. INCLUDES SALES AND DISPLAY ROOMS FOR WHOLESALE AND DISTRIBUTORS.

LAND USE

THIS TRACT CONTAINS ALMOST 8 ACRES. IT WAS DESIGNED FOR A STRONG STREET EDGE TO TIE INTO TRACTS 3 AND 6. A MINIMUM/MAXIMUM 12' BUILDING SETBACK ALONG THE INTERNAL STREET CREATES A PEDESTRIAN SCALE DESIGN. AN OFFICE PARK IS ENCOURAGED THROUGH HEAVY LANDSCAPING AND PARKING IN THE REAR. THIS SITE ACCOMMODATES TWO STORY BUILDINGS.

TRACT 6-COMMERCIAL ZONING

SU-1 FOR PERMISSIVE AND CONDITIONAL C-1 USES INCLUDING FULL LIQUOR SERVICE RESTAURANT FOR ON-PREMISE CONSUMPTION.

LAND USE

THIS TRACT IS SIMILAR TO TRACT 3. IT IS ADJACENT TO COORS RD AND COULD ALSO ACCOMMODATE A RESTAURANT. A BUILDING EDGE IS CREATED ALONG THE INTERNAL LOOP ROAD DIRECTLY RELATED TO TRACTS 3 AND 5. THIS SITE ACCOMMODATES ONE STORY BUILDINGS.

TRACT 7-COMMERCIAL ZONING

SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL USES INCLUDING RESTAURANT WITH FULL LIQUOR SERVICE.

LAND USE

THIS TRACT IS SIMILAR TO TRACT 1. IT IS A CORNER SITE AND WOULD PROVIDE AN EXCELLENT LOCATION FOR A RESTAURANT AS THE NORTH END ANCHOR. THIS SITE ACCOMMODATES ONE STORY BUILDINGS.

TRACT 8-OFFICE ZONING

SU-1 FOR O-1 USES.

LAND USE

THIS TRACT ALLOWS FOR A SMALL BUILD-TO-SUIT OFFICE BUILDING. THE SITE IS NESTLED DOWN BY THE BOSQUE AND ACCESS IS FROM WINTER HAVEN. THIS SITE ACCOMMODATES A TWO STORY BUILDING.

PLAT NOTES

PRIVATE STREETS. THIS SITE PLAN AND PLAT GRANTS "48' PRIVATE ROADWAY EASEMENTS AS SHOWN ON SHEET 6 OF THE PLAT AND DESIGNATED ON SHEET 4 OF THE PLAT AS RIVERSIDE PLAZA LANE NW, "STONEBRIDGE TRAIL NW" AND "BONTIERRA TRAIL NW" (THE "PRIVATE STREETS"). THE PRIVATE STREETS ARE FOR THE BENEFIT OF THE OWNERS, TENANTS, EMPLOYEES, CUSTOMERS, AND INVITEES OF TRACTS 1-A THROUGH 1-P, INCLUSIVE, AS SHOWN ON THE PLAT (THE "BENEFITTED PROPERTIES"). THE PRIVATE STREETS SHALL BE MAINTAINED BY AN ASSOCIATION OF THE OWNERS OF THE BENEFITTED PROPERTIES (THE "ASSOCIATION"). A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERSIDE PLAZA (THE "DECLARATION") SHALL BE RECORDED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS WHICH SHALL MANDATE THAT ALL OWNERS OF THE BENEFITTED PROPERTIES SHALL BE MEMBERS OF THE ASSOCIATION. IN THE EVENT THAT THE ASSOCIATION FAILS TO MAINTAIN THE PRIVATE STREETS THEN EACH OWNER OF A PORTION OF THE BENEFITTED PROPERTIES SHALL BE OBLIGATED TO MAINTAIN THE PORTION OF THE PRIVATE STREETS WHICH ARE LOCATED ON THE OWNER'S PORTION OF THE BENEFITTED PROPERTIES. THE RIGHTS AND OBLIGATION OF THE OWNERS OF THE BENEFITTED PROPERTIES WITH RESPECT TO THE PRIVATE STREETS SHALL BE FURTHER SET OUT IN THE DECLARATION.

COMMON AREAS. THOSE PORTIONS OF THE BENEFITTED PROPERTIES WHICH, FROM TIME TO TIME, ARE NOT BEING USED FOR BUILDINGS, OR BUILDING APPURTENANCES, SUCH AS PORCHES, DECKS, CANOPIES, AND DRIVE THROUGH FACILITIES, SHALL BE DESIGNATED AS "COMMON AREAS". THE OWNERS, TENANTS, EMPLOYEES, CUSTOMERS, AND INVITEES OF THE BENEFITTED PROPERTIES SHALL HAVE A NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS, THE PARKING OF MOTOR VEHICLES IN DESIGNATED AREAS, FOR THE INSTALLATION OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES, AND FOR THE PASSAGE OF STORM DRAINAGE WATERS. EACH OWNER OF A PORTION OF THE BENEFITTED PROPERTIES SHALL OBLIGATED TO MAINTAIN THE PORTION OF THE COMMON AREA LOCATED ON THE OWNER'S PORTION OF THE BENEFITTED PROPERTY. THE DECLARATION MAY PROVIDE THAT THE ASSOCIATION SHALL MAINTAIN THE COMMON AREA. THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF THE BENEFITTED PROPERTIES WITH RESPECT OF THE COMMON AREAS SHALL BE FURTHER SET OUT IN THE DECLARATION.

Plats for Building Purposes are required for future development of the SU-1 PRD property.

This Site Plan for Subdivision acknowledges the two existing structures and allows for modifications to these residences without requiring a site plan or site plan amendment provided they remain single-family residences.

A 50 foot landscaped buffer is required shutting the properties to the South and this buffer shall

Riverside Plaza
Shops and Business Center

Dekker/Perich/Sabatini
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