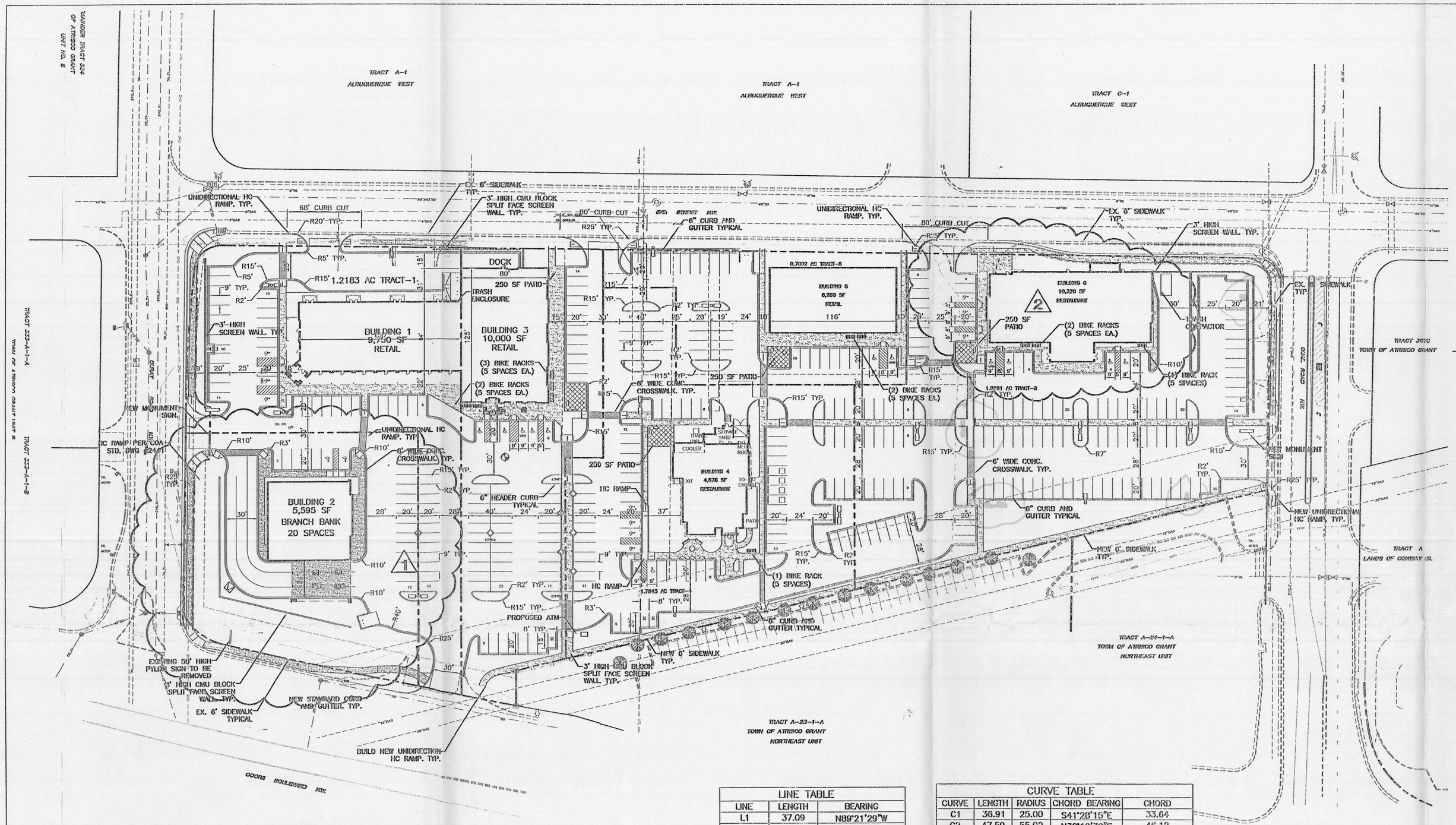
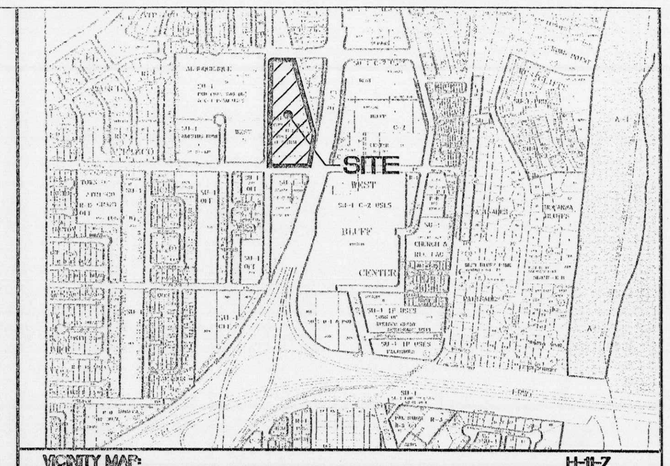




LEGAL DESCRIPTION:

W H BRUNELL ADDITION REPLAT TRACTS 358 & 359 UNIT 8 ATRISCO GRANT & PORTION OF TR A21

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

4. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE MONTANO PLAZA MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

6. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.

7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

9. THIS SITE PLAN FOR SUBDIVISION IS FOR RESTAURANTS WITH A BEER AND WINE LICENSE ONLY. FURTHER APPROVAL FOR A RESTAURANT WITH A LIQUOR LICENSE BEYOND A BEER AND WINE LICENSE WILL REQUIRE ADMINISTRATIVE APPROVAL TO DETERMINE IF THERE IS SUFFICIENT OFF-STREET PARKING.

10. ALL PATIO AREAS ON THE SOUTHEAST OR WEST SIDES OF BUILDINGS SHALL HAVE A MINIMUM OF 100 SF OF SHADED AREA, EITHER WITH TREES OR SHADE STRUCTURES.

11. ALL PATIO AREAS SHALL HAVE A MINIMUM OF 8 LINEAR FEET OF FIXED SEATING.

12. THE TOTAL SQUARE FOOTAGE FOR THE PORTION OF THE FREESTANDING SIGN THAT IDENTIFIES THE SHOPPING CENTER NAME SHALL BE LIMITED TO 20 SF.

13. FREESTANDING SIGNS WILL MEET THE REQUIREMENTS FOR THE COORS CORRIDOR PLAN BY HAVING A SIGN FACE NO LARGER THAN 75 SF IN SIZE. THE NUMBER OF ITEMS AS IDENTIFIED IN THE COORS CORRIDOR PLAN WILL BE LIMITED TO 10.

14. SEE SHEET 6 FOR DETAILS.

15. PARKING BARRIERS SHALL BE PROVIDED TO PREVENT VEHICLES FROM EXTENDING OVER ANY PUBLIC SIDEWALK, ABUTTING LOT, PEDESTRIAN WALKWAYS, LANDSCAPE AREA OR ANY WALL OR FENCE. THE BARRIERS NEED TO BE A MINIMUM OF TWO FEET FROM ANY PUBLIC SIDEWALK, ABUTTING LOT, PEDESTRIAN WALKWAYS, LANDSCAPE AREA OR ANY WALL OR FENCE IN ACCORDANCE WITH SECTION 16-16-3-1(E1)(2) OF THE COMPREHENSIVE CITY ZONONG CODE.

16. PAVING SHALL BE ASPHALT CONCRETE UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.09	N89°21'29"W
L2	35.68	N90°00'00"E
L3	35.00	N00°00'00"W
L4	33.17	S00°00'00"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	36.91	25.00	S41°28'15"E	33.64
C2	47.59	55.00	N35°19'32"E	46.12
C3	182.90	5646.45	N12°36'32"E	182.89
C4	41.84	5646.45	N11°28'07"E	41.84
C5	51.16	5646.45	N10°59'49"E	51.16
C6	39.37	25.00	S45°56'25"W	35.43

1002459

ADMINISTRATIVE AMENDMENT

File # 04AA01889 Project # 1002459

To install 4 additional light poles for Golden Corral Rest

Carmen Marrone — APPROVED BY — 12/13/04 — DATE

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- PROPOSED CROSSWALK
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING

SITE DATA TABLE

TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG.	SEAT. CAP.	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE RACKS REQ.	MIN. FAR	MAX. FAR
1	1	1.2183	9,750	RETAIL	C-2		-	49	58	4	4	1	1	2	0.15	0.35
2	2	1.0394	4,731	BANK	C-2		-	24	33	2	2	1	1	1	0.15	0.35
3	3	1.0545	10,000	RETAIL	C-2		-	50	62	4	5	1	1	3	0.15	0.35
4	4	1.7843	4,678	RESTAURANT	C-2		182	64	77	4	6	2	2	3	0.15	0.35
5	5	0.7002	6,200	RETAIL	C-2		-	31	33	2	2	1	1	1	0.15	0.35
6	6	1.8991	10,330	RESTAURANT	C-2		382	127	130	8	8	1	1	2	0.15	0.35
	TOTAL	7.625	47,000					345	393	24	28	7	7	12	0.15	0.35

RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY
1 PER 3 SEATS

NO.	DATE	REMARKS	BY
		REVISIONS	
2	05/20/04	MOVED BUILDING EAST	BDG
1	12/24/03	CHANGED BUILDING 2 LAYOUT	BDG

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

QUAIL RIDGE SHOPPING CENTER

ADMINISTRATIVE ADMENDMENT SITE PLAN FOR BUILDING PERMIT

DRAWN BY: BDG

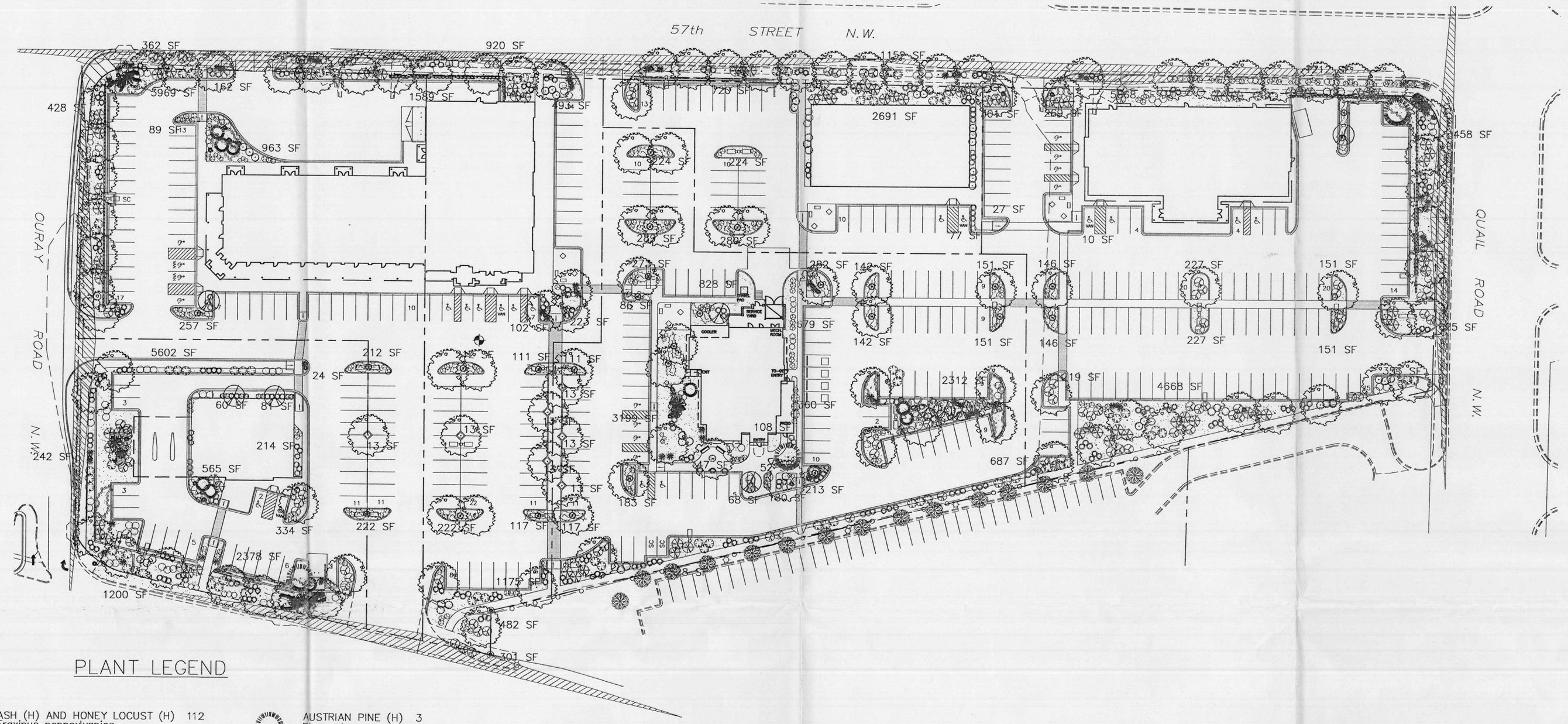
DATE: 04/08/04

2296SPB-12-01-03XN

SHEET # 3

JOB # 220096

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



PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 112
  Fraxinus pennsylvanica
  Gleditsia triacanthos
  2" Cal.
- PINON PINE (M) OR NEW MEXICO OLIVE 10
  Pinus edulis 6'-8'
  Forestiera neomexicana 15 Gal.
- SILVERBERRY (M) 95
  Elaeagnus pungens
  5 Gal. 100sf
- THREE-LEAF SUMAC (L) 36
  Rhus trilobata
  5 Gal. 36sf
- RED YUCCA (L) 51
  Hesperaloe parviflora
  5 Gal.
- RUSSIAN SAGE (M) 24
  Perovskia atriplicifolia
  5 Gal.
- APACHE PLUME (L) 96
  Fallugia paradoxa
  5 Gal. 25sf
- LANAS/ SCOTCH BROOM (M) 108
  Cytisus scoparius/
  Genista hispanica
  5 Gal.
- BUFFALO JUNIPER/ 27
  GREYLEAF COTONEASTER
  Juniperus sabina/
  Cotoneaster buxifolius
  5 Gal.
  Symbol indicates 3 plants
- 3/4" GRAY GRAVEL WITH FILTER FABRIC
- AUSTRIAN PINE (H) 3
  Pinus nigra
  6'-8'
- FLOWERING PEAR (H) 9
  Pyrus calleryana
  2" Cal.
- PALM YUCCA (L) 10
- ROSEMARY (M) 151
  Rosmarinus officianalis
  2 Gal. 36sf
- POTENTILLA (M) 67
  Potentilla fruticosa
  2 Gal.
- AUTUMN SAGE (M) 107
  Salvia greggii
  2 Gal. 9sf
- HONEYSUCKLE (M) 90
  Lonicera sempervirens
  1 Gal. 200sf
  Unstaked-Groundcover
- CHAMISA (L) 100
  Chrysothamnus nauseosus
  1 Gal. 25sf
- WILDFLOWER 246
  1 Gal. 4sf
- TAM JUNIPER (M) 84
  Juniperus sabina
  5 Gal. 225sf
  Symbol indicates 3 plants
- HONEYSUCKLE (M) 48
  Lonicera sempervirens
  1 Gal. 200sf
- OVERSIZED GRAVEL & 48 BOULDERS

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

All planting beds 36 square feet or larger shall be planted with a mature minimum coverage of 75% live ground cover.

3/4" Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

One tree shall be planted per every 10 parking spaces per policy b.2 of the Coors Corridor Plan.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA

TOTAL LOT AREA	332,376	square feet
TOTAL BUILDINGS AREA	44,325	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	288,051	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	43,207	square feet
TOTAL LANDSCAPE PROVIDED	55,825	square feet
TOTAL BED PROVIDED	55,825	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

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N

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

LANDSCAPE ARCHITECT'S SEAL
STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED
8/25/03
JAMES DE FLON #0007

57th AND QUAIL COMMERCIAL SITE

LANDSCAPE PLAN

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

DRAWN BY DLB
DATE 08/25/03
HTLS-01
SHEET # 6 OF 11
JOB # 220096