

**SITE DATA TABLE**

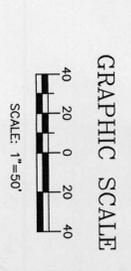
TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	SEAT. REQ.	PRKG. REQ.	HC PRKG. REQ.	HC VAN PRKG. REQ.	HC VAN PRKG. REQ.	BIKE RACKS	MIN. FAR	MAX. FAR
1	1	0.6728	7,531	RETAIL	C-2	38	31	2	1	1	2	0.15	0.35
2	2	0.9978	4,731	BANK	C-2	24	20	2	1	1	1	0.15	0.35
3	3	0.9598	9,800	RETAIL	C-2	49	50	4	1	1	3	0.15	0.35
4	4	1.5643	4,878	RESTAURANT	C-2	192	64	90	2	2	3	0.15	0.35
5	5	1.1218	9,900	RETAIL	C-2	50	44	2	1	1	1	0.15	0.35
6	6	2.1711	10,350	RESTAURANT	C-2	392	127	130	1	1	2	0.15	0.35
TOTAL		7.625	47,170			352	365	22	7	7	12	0.15	0.35

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

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_  
 This plan is consistent with the specific Site Development Plan approved 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:**

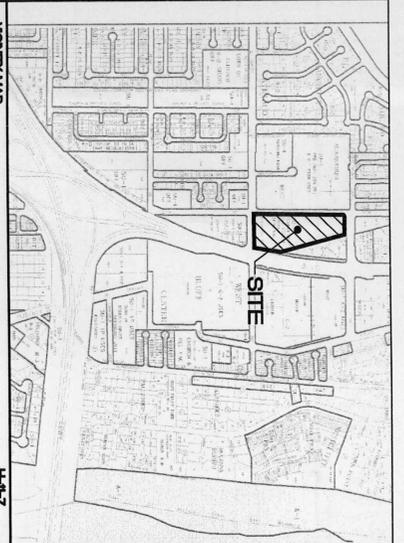
Traffic Engineer, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_  
 Utilities Development \_\_\_\_\_ Date \_\_\_\_\_  
 Parks & Recreation Department \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Environmental Health Department (conditional) \_\_\_\_\_ Date \_\_\_\_\_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

**ADMINISTRATIVE AMENDMENT**  
 File # 1002459 Project # 04A-01835  
 Tracts 4, 3, 5.  
 APPROVED BY: *Ronald R. Bohannan* Date: *10/15*



**LEGEND**

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



- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE SHOWN ON THE REPLAN.
  - 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.
  - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE MONTANA PLAZA MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.
  - 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.
  - 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. SIGN FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 18' HIGH.
  - THERE SHALL BE NO BACKLIT, PLASTIC, OR VENT LAMINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
  - NO PRESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
  - 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.
  - 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.
  - ALL PATIO AREAS SHALL HAVE A MINIMUM OF 8 LINEAR FEET OF FIXED SEATING.
  - THE TOTAL SQUARE FOOTAGE FOR THE PORTION OF THE PRESTANDING SIGN THAT IDENTIFIES THE SHOPPING CENTER NAME SHALL BE LIMITED TO 20 SF.
  - PRESTANDING SIGNS WILL MEET THE REQUIREMENTS FOR THE COORS CORRIDOR PLAN 13.4. PRESTANDING SIGN AREA SHALL BE LIMITED TO 20% OF THE TOTAL SIGN AREA AS IDENTIFIED IN THE COORS CORRIDOR PLAN WILL BE LIMITED TO 10.
  - SEE SHEET 6 FOR DETAILS.
  - PARKING BARBERS SHALL BE PROVIDED TO PREVENT VEHICLES FROM EXTENDING OVER ANY PUBLIC SIDEWALK ADJUTING LOT. PEDESTRIAN WALKWAYS, LANDSCAPE AREA OR ANY WALL OR FENCE. THE BARBERS NEED TO BE A MINIMUM OF TWO FEET FROM ANY PUBLIC SIDEWALK, ADJUTING LOT, PEDESTRIAN WALKWAYS, LANDSCAPE AREA OR ANY WALL OR FENCE IN ACCORDANCE WITH SECTION 16-16-3-(1)(V)(2) OF THE COMPREHENSIVE CITY ZONING CODE.
  - PAVING SHALL BE ASPHALT CONCRETE UNLESS OTHERWISE NOTED.
  - OUTDOOR SEATING ADJACENT TO BUILDING FACADES THAT ARE GREATER THAN 100' SHALL REQUIRE 1 SEAT PER 25 LINEAR FEET.
  - ALL CONCRETE CROSSWALKS TO BE TEXTURED. SEE ARCH PLANS.
  - ALL 3' HIGH SCREEN WALLS TO BE SPILT FACE BLOCK.

NO.	DATE	REVISIONS	BY
1	11-01-04	REVISED BUILDING LAYOUTS, REVISED LAND AREAS	

**ENGINEER'S SEAL**

**QUAL RIDGE SHOPPING CENTER**  
**ADMINISTRATIVE AMENDMENT**  
**SITE PLAN FOR BUILDING PERMIT**

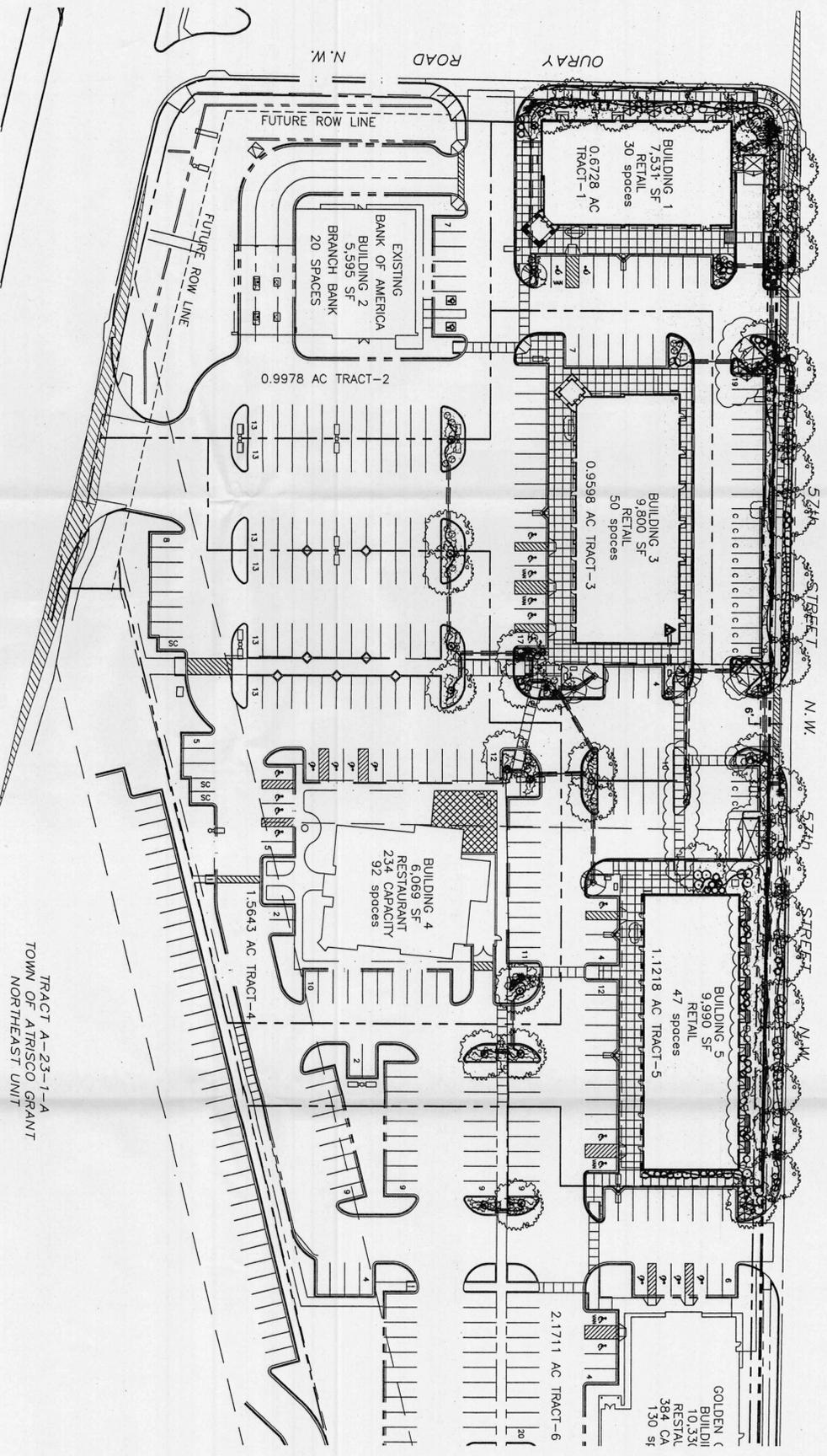
DRAWN BY: BGC  
 DATE: 02/09/05  
 SHEET # 1

RONALD R. BOHANNAN  
 P.E. #7868

TERRA WEST, LLC  
 8509 JEFFERSON NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)588-5100

JOB # 24091





- IRRIGATION LEGEND**
- ▲ CONTROLLER, LOCATION TO BE DETERMINED IN FIELD
  - BACKFLOW PREVENTOR
  - HOT BOX
  - LATERAL, SIZE PER PLAN
  - (UN)SIZED DWP LINE, SIZE PER PLAN
  - (UN)SIZED DWP LINE, TO BE 1/2"
  - SLEEVE, 2X PIPE TO BE SLEEVED

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system. Drip Emitters and Spacers shall be installed at 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe 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.

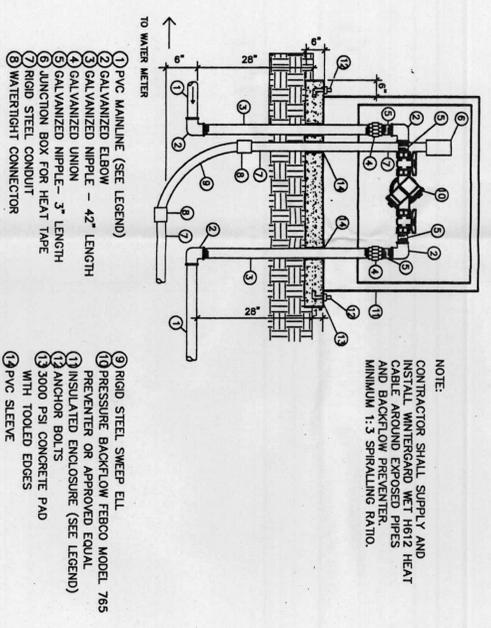
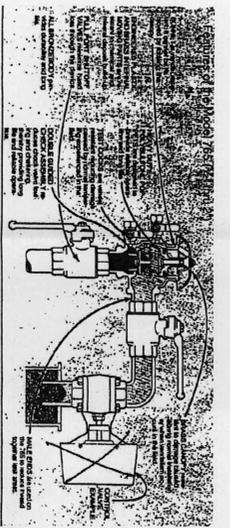
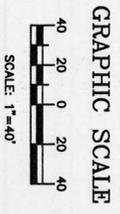
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

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.

**INTERDISCIPLINE COORDINATION REVIEW**

Discipline	Reviewed By	Date	Back Checked By	Date
Architectural PM				
Architectural PD				
Structural				
Mechanical				
Electrical				
Fire Protection				
Sanitary Engineer				
Landscaping				



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**REVISIONS**

▲	
▲	
▲	
▲	

DRAWN BY: dfr  
 REVIEWED BY: CMD  
 DATE: 2/11/05  
 PROJECT NO.: Q414  
 DRAWING NAME: IRRIGATION PLAN

SHEET NO.: L002  
 1 OF 1