

PROJECT # 1001685

NO. DATE	REVISION
1 12.16.08	UPDATE PER COMMENTS
2 1.5.09	EPC APPROVAL
3 1.15.09	DRB PERMIT SET
4 1.16.09	DRB FINAL
5 10.29.09	

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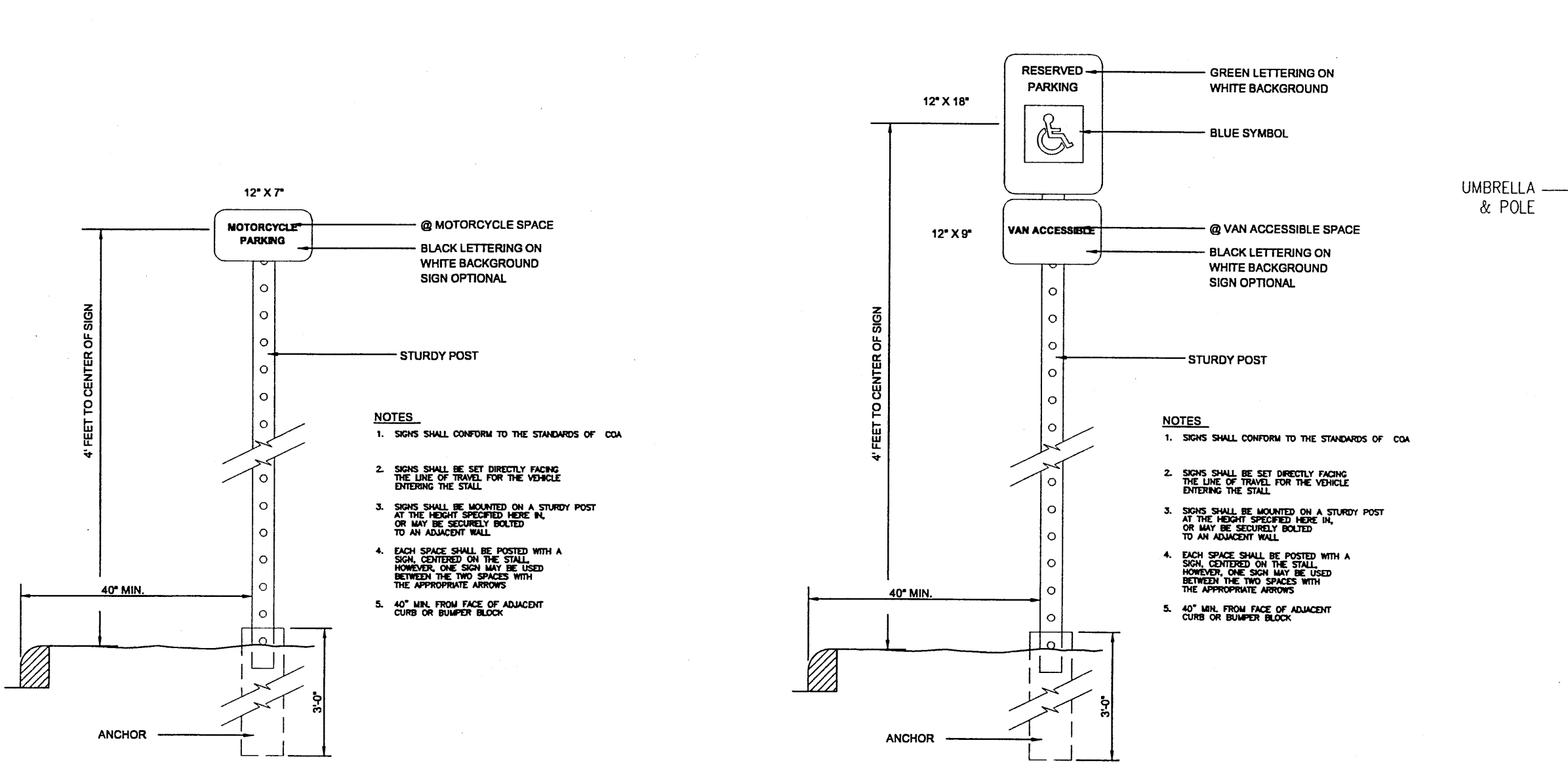
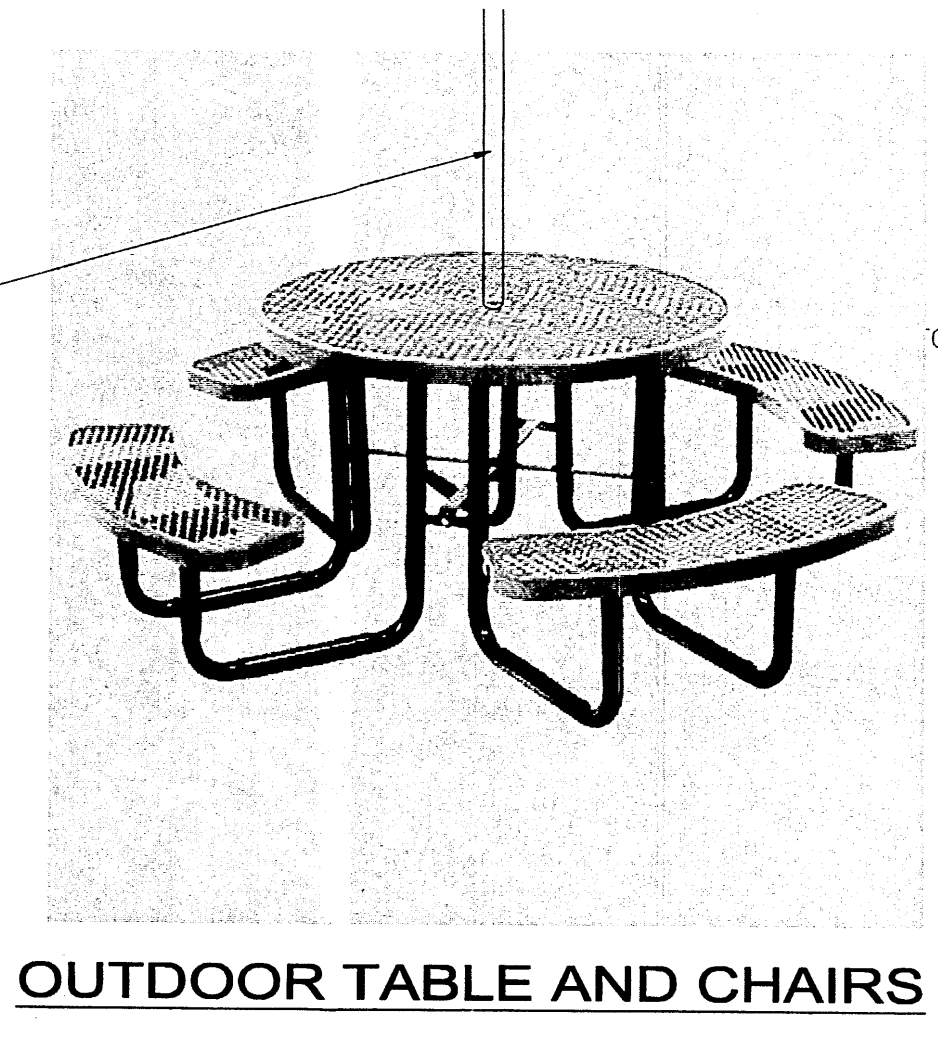
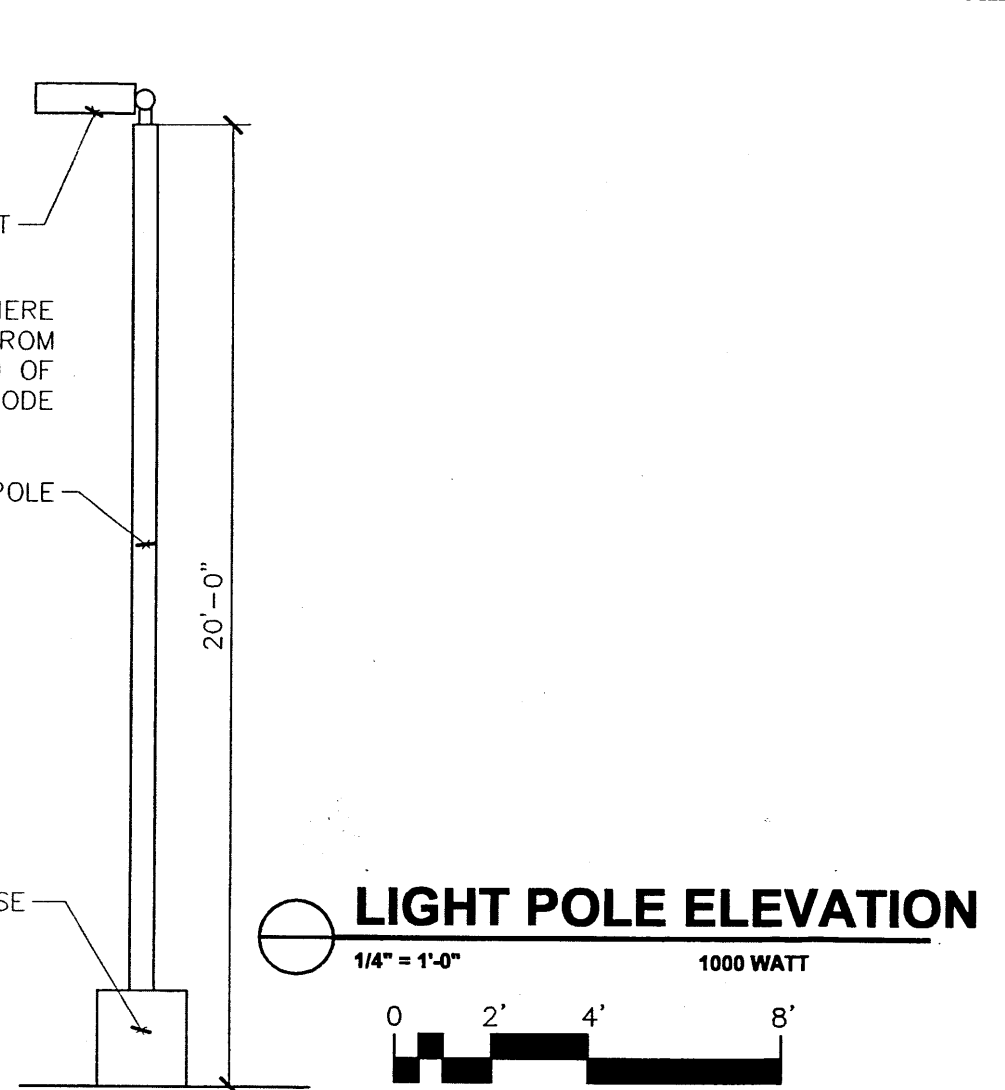
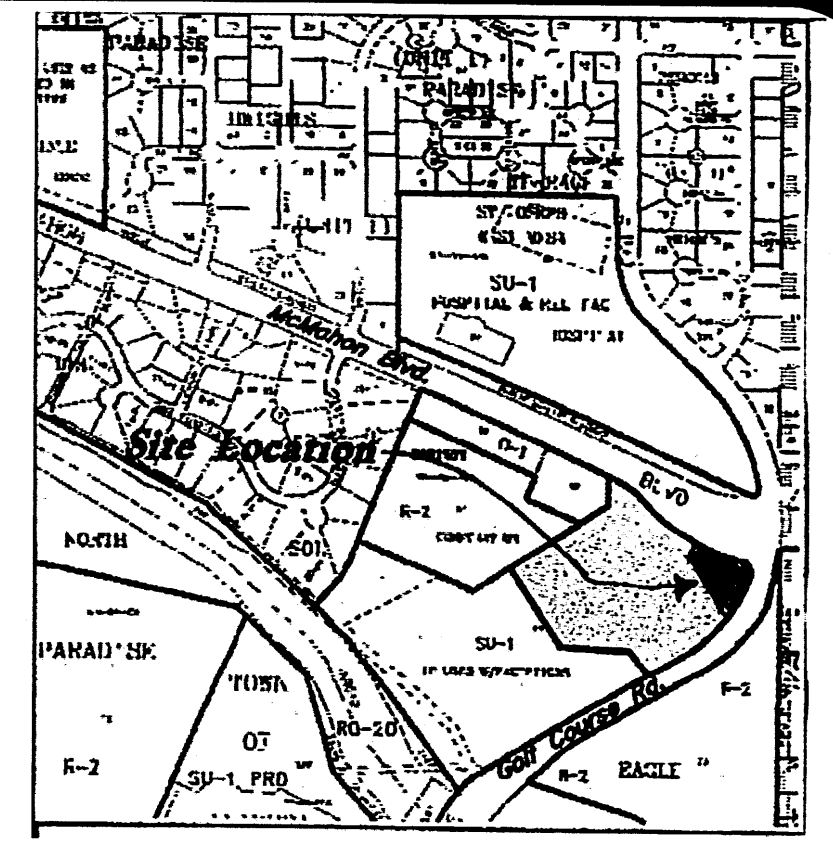
SIMONS ARCHITECTURE

STATE OF NEW MEXICO
 Joseph F. Simons Jr.
 No. 2460
 REGISTERED ARCHITECT

ROC-40
 Tract 1B-5, SWC Golf Course & McMahon
 Albuquerque, New Mexico

C-1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



LEGAL DESCRIPTION

TRACT 1B-5
 PARADISE NORTH SUBDIVISION
 SW CORNER OF GOLF COURSE AND MCMAHON
 ALBUQUERQUE, NEW MEXICO
 BERNALILLO COUNTY

TOTAL STANDARD PARKING PROVIDED =	8 SPACES
TOTAL H.C. PARKING PROVIDED =	2 SPACES
TOTAL SHARED PARKING PROVIDED =	4 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED =	1 SPACE
TOTAL PARKING PROVIDED =	14 SPACES
TOTAL PARKING REQUIRED =	10 SPACES

SITE DATA

ZONING: C2
 ZONE ATLAS: A12
 SITE SIZE: 29,107 SQ. FT. (.688 AC.)
 BUILDING SIZE / % OF SITE: 2,248 SQ. FT. / 7.7%

1 BICYCLE RACK PER 20 PARKING SPACES
 (1 BICYCLE RACK - 5 SPACES)
 BIKE SPACES REQUIRED = 2 RACKS
 BIKE SPACES PROVIDED = 2 RACKS

DRB DATA

GOLF COURSE MARKETPLACE
 EPC #04EPC-01349 PROJECT #1001685
 EPC #04EPC-01590 PROJECT #1001685
 APPROVED 10.19.2005

GENERAL PARKING NOTES

TYPICAL STANDARD SPACES: 9'-0" X 20'-0"
 TYPICAL COMPACT CAR SPACES: 8'-0" X 15'-0"
 TYPICAL HANDICAP SPACES: 8'-0" X 18'-0"
 WITH A 8' WIDE ACCESS AISLE
 ALL SPACES ARE STANDARD SIZE UNLESS NOTED OTHERWISE

PARKING CALCULATIONS

SEATING AREA: 690 S.F. / 15 = 46 OCCUPANTS
 OCCUPANT LOAD: 46 OCCUPANTS / 4
 PARKING CALCULATIONS: TRANSIT REDUCTION OF 10% - 1 SPACE
 10 SPACES REQUIRED

GENERAL NOTES

1. BECAUSE OF THE SCALE OF THIS DRAWING THE UTILITIES SITE PLAN IS ON A SEPARATE SHEET.
2. NOT USED.
3. THERE ARE NO TURN / DECELERATION LANES THAT SERVE THIS SITE. ALL ACCESS TO THIS SITE IS INTERNAL TO THE SHOPPING CENTER.
4. BUS STOP SERVES ROUTE #82 TAYLOR RANCH EXPRESS ROUTE 157 - MONTANO / UPTOWN / KIRKLAND

PROJECT NUMBER: 1001685

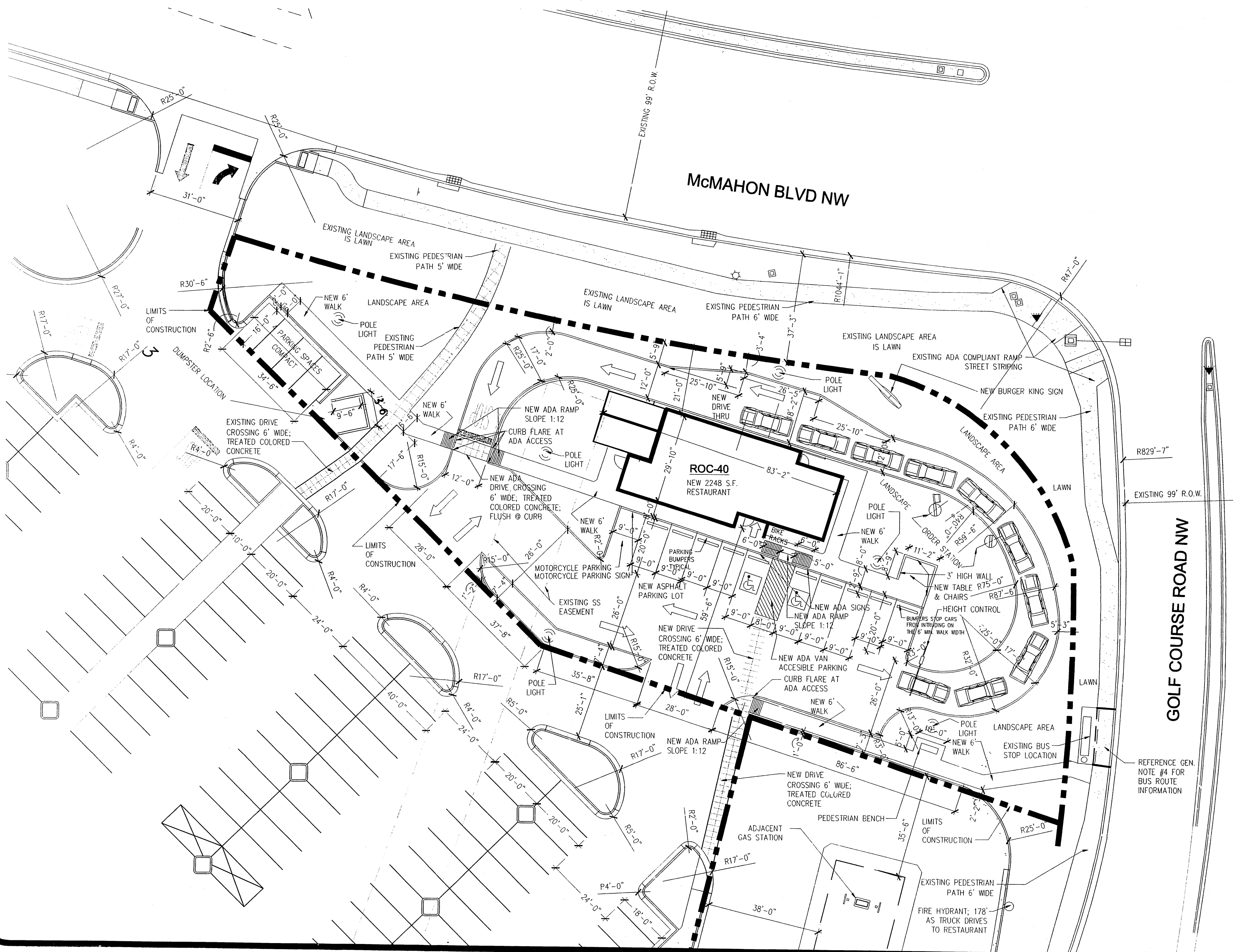
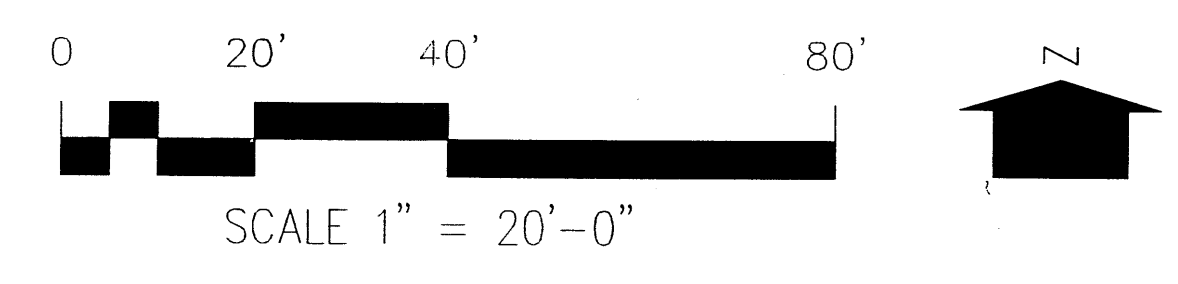
Application Number: 09DRB-70073

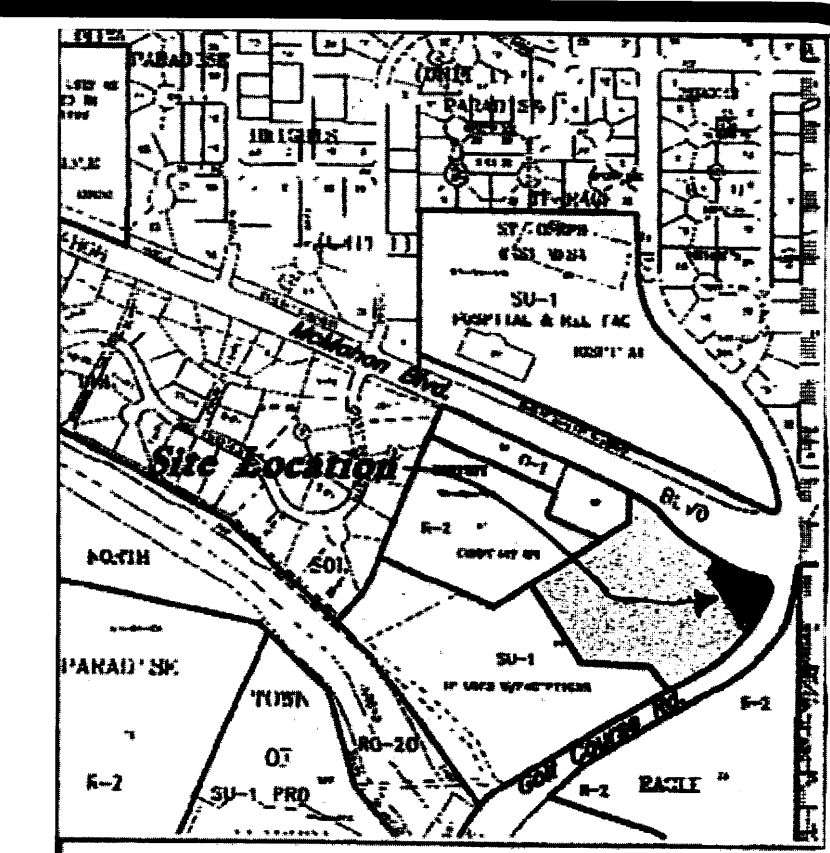
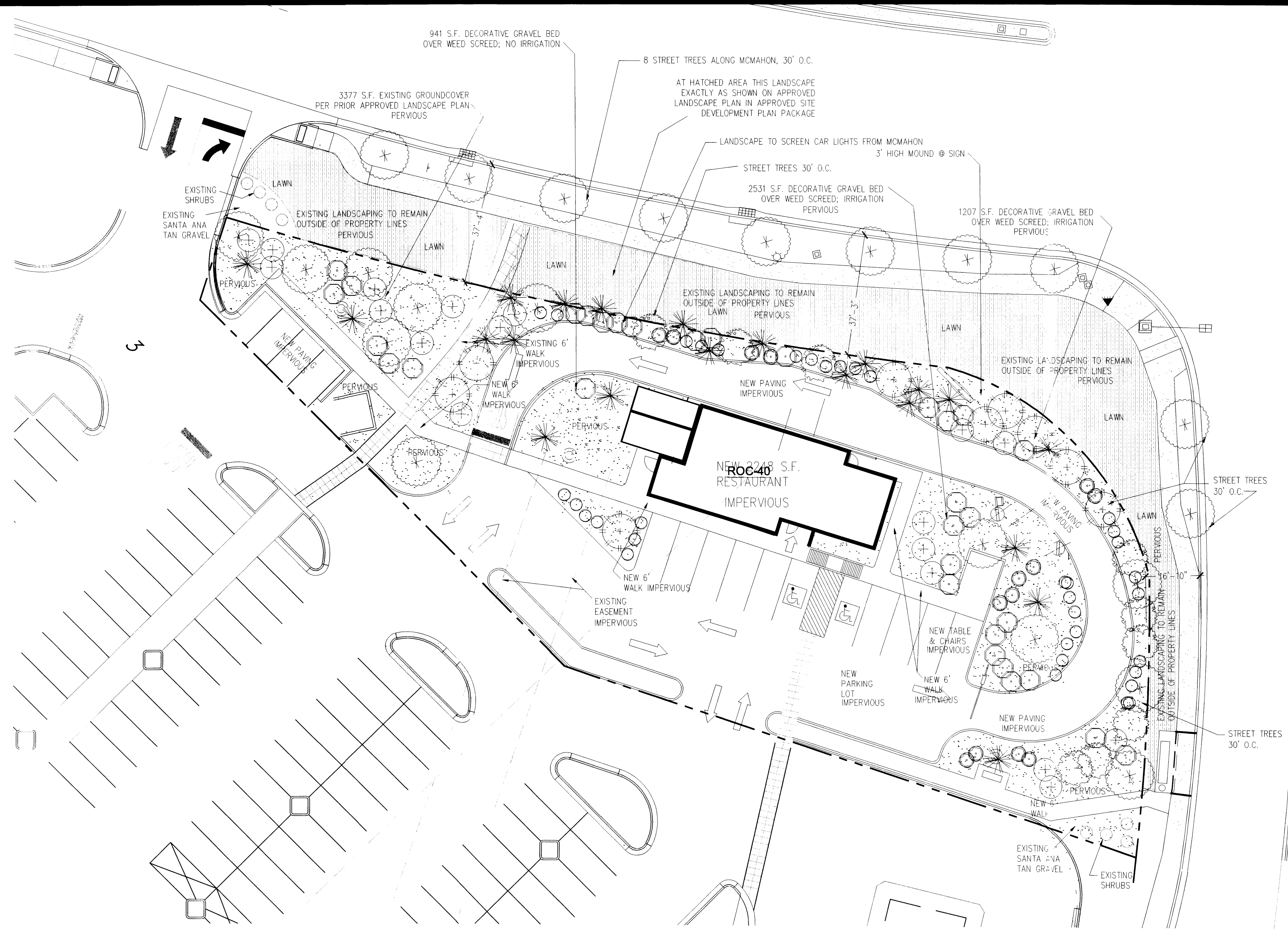
This plan is consistent with specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 15, 2009, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL

<i>[Signature]</i> Traffic Engineering, Transportation Division	03-11-09 Date
<i>[Signature]</i> ABCWUA	3-11-09 Date
<i>[Signature]</i> Parks and Recreation Department	3/11/09 Date
<i>[Signature]</i> City Engineer	3/11/09 Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Solid Waste Management	3-11-09 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3-11-09 Date





VICINITY MAP
1" = 750'

LEGAL DESCRIPTION

TRACT 1B-5
PARADISE NORTH SUBDIVISION
SW CORNER OF GOLF COURSE AND MCMAHON
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

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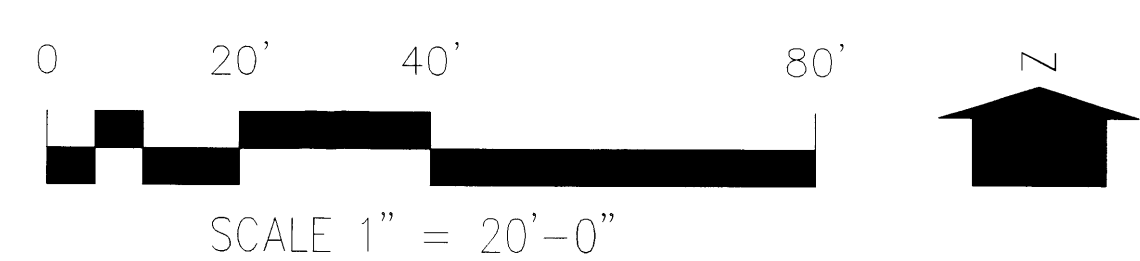
GOLF COURSE MARKETPLACE
EPC #04EPC-01349 PROJECT #1001685
EPC #04EPC-01590 PROJECT #1001685
APPROVED 10.19.2005

LANDSCAPE CALCULATIONS

TOTAL LOT AREA:	29107 S.F.
TOTAL BUILDING AREA:	2248 S.F.
NET LOT AREA:	26859 S.F.
LANDSCAPE REQUIREMENT:	15 %
TOTAL LANDSCAPE REQUIREMENT:	4028 S.F.
TOTAL BED PROVIDED:	8064 S.F.
GROUND COVER REQUIRED:	15 %
TOTAL GROUND COVER REQUIREMENT:	6704 S.F.
TOTAL GROUND COVER PROVIDED:	7124 S.F. (26.52 %)
TOTAL LANDSCAPE PROVIDED:	7124 S.F.

GENERAL NOTES

- IRRIGATION SYSTEM TO BE LOW-WATER USE DRIP. THERE IS NOT TURF AREAS ON THIS SITE. IRRIGATION SYSTEM TO COMPLY WITH IRRIGATION NOTES ON APPROVED LANDSCAPE PLAN OF THE APPROVED SITE DEVELOPMENT PACKAGE.
- SOLE RESPONSIBILITY OF MAINTENANCE FOR ALL LANDSCAPE AND IRRIGATION SYSTEM IS WITH THE PROPERTY OWNER.
- PROVIDE STATEMENT OF COMPLIANCE WITH WATER CONSERVATION PER CITY ORDINANCE 6.1.1.1. OF THE WATER CONSERVATION ORDINANCE.
- REF. APPROVED LANDSCAPE PLAN IN APPROVED SITE DEVELOPMENT PACKAGE FOR TREE WELL DETAIL.
- REF. APPROVED LANDSCAPE PLAN IN APPROVED SITE DEVELOPMENT PACKAGE FOR STREET TREE PLAN.
- THE PLANT LIST IS TAKEN FROM THE APPROVED LANDSCAPE PLAN IN THE APPROVED SITE DEVELOPMENT PACKAGE.
- THE ONLY PART OF THE SITE WITHIN 20' OF THE ROAD IS THE FAR EAST EDGE. TREES ARE 20' O.C. MAX THERE.
- LANDSCAPE CALCULATIONS ARE FOR BUILDING AREA PROPERTY.
- ALL LANDSCAPE AREAS SHALL CONTAIN LIVE VEGETATION MATERIALS AT LEAST 75 PERCENT OF THE AREA AT MATURITY, PER SECTION 14-16-3-10 (G) (3) OF THE ZONING CODE.



SCALE 1" = 20'-0"

TREES

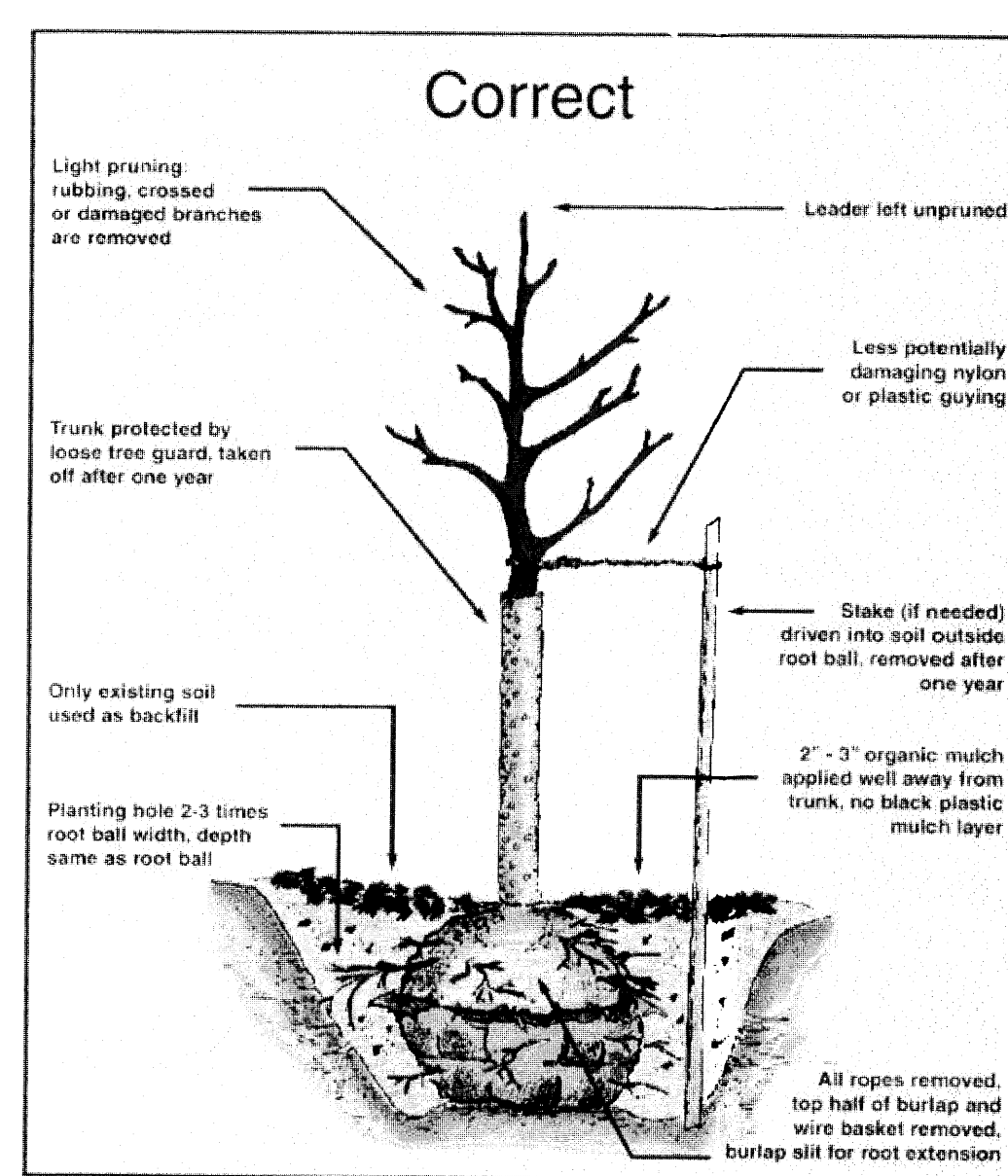
BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD	WATER USE	QUANTITY
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CALIPER	40' HEIGHT	40' SPREAD	MEDIUM	22
FRAXINUS VELUTINA	ARIZONA ASH	2" CALIPER	40' HEIGHT	40' SPREAD	LOW	9
PINUS ELДАРICA	AFGHAN PINE	10'	40' HEIGHT	18' SPREAD	LOW	21
PINUS FLEXILLA	LIMBER PINE	10'	30' HEIGHT	20' SPREAD	MEDIUM	9

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD	WATER USE	QUANTITY
RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	8'	6'	LOW	29
CYTISUS SCOPARIUS	SCOTCH BROOM	5 GAL.	4'	4'	LOW	35
PHOTINA FRASERI	RED TIP PHOTINA	5 GAL.	8'	8'	MEDIUM	12
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	5'	5'	LOW	17

GROUND COVER

SYMBOL	MATERIAL	COLOR
	GRAVEL	SANTA ANA TAN
	EXISTING LAWN OUTSIDE OF PROPERTY LINE	EXISTING

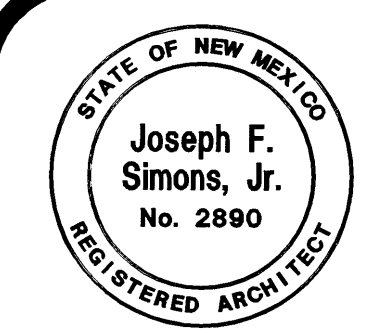
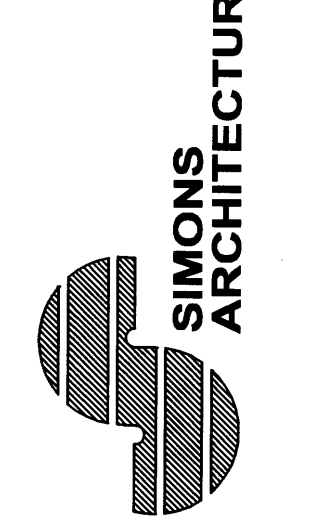


TREE PLANTING DETAIL

DRAWN BY: JFS	CHECKED BY: JFS	DATE: 12.2.2008
NO. DATE	REVISION	
1 2.15.08	UPDATE PER COMMENTS	
2 1.15.09	UPDATE PER COMMENTS	
3 1.16.09	FINAL APPROVAL SET	
4 3.10.09	DRG / PERMIT SET	
	DRG / FINAL	



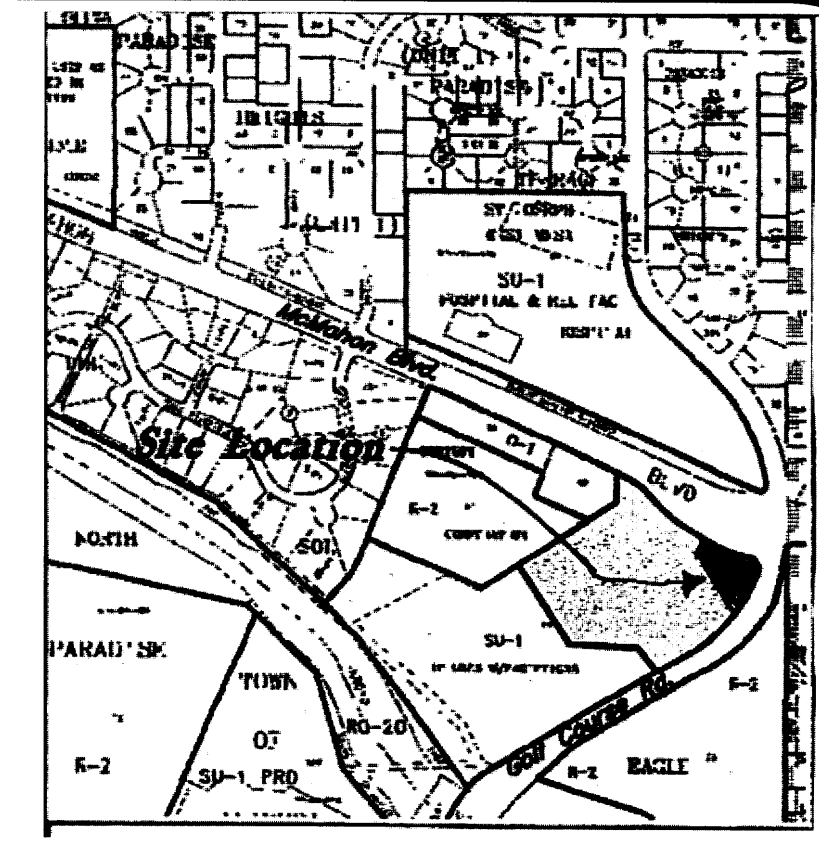
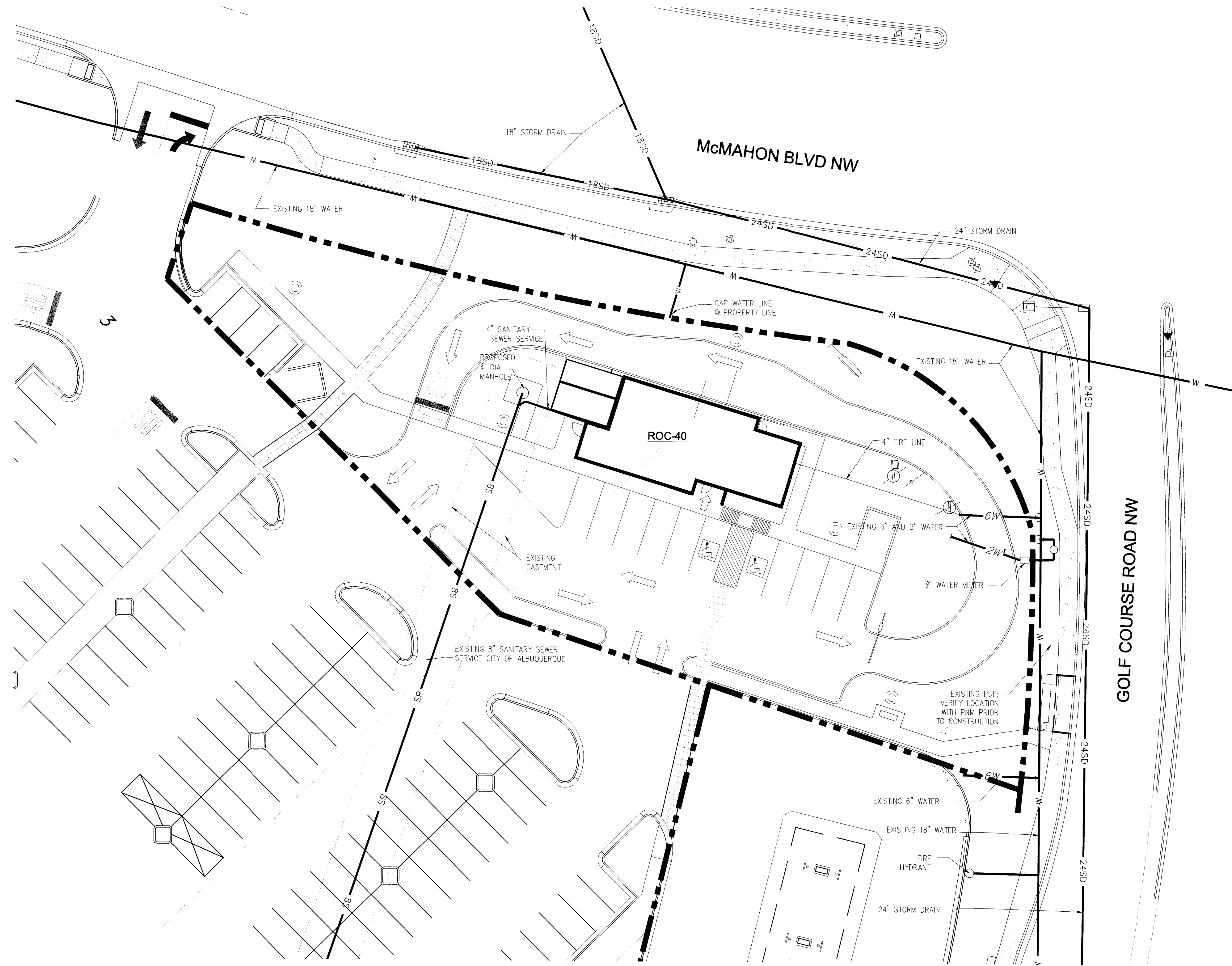
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LANDSCAPE PLAN FOR BUILDING PERMIT

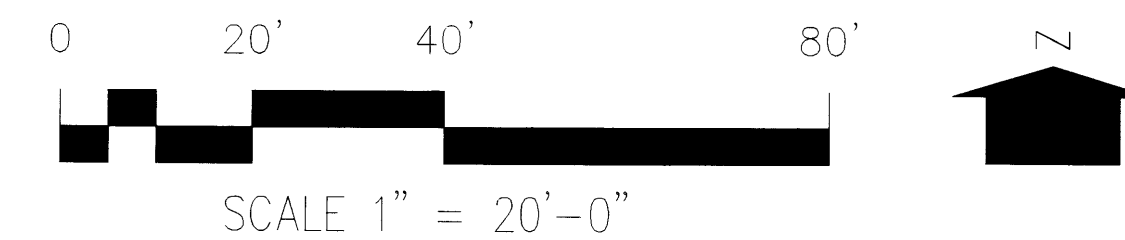
C-2



VICINITY MAP
1" = 750'

GENERAL NOTES

1. THE DATA FOR THIS PLAN WAS TAKEN FROM THE PRIOR APPROVED SITE DEVELOPMENT PLAN W/ UTILITIES.
2. FIREFLOW INFORMATION FOR THIS SITE IS 2248 S.F. OF VB CONSTRUCTION.
3. ALL UTILITY LINES ARE CALLED OUT BY LEADER AND NOTE.



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5 3.10.09	DRB FINAL	



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SITE DEVELOPMENT PLAN W/ UTILITIES