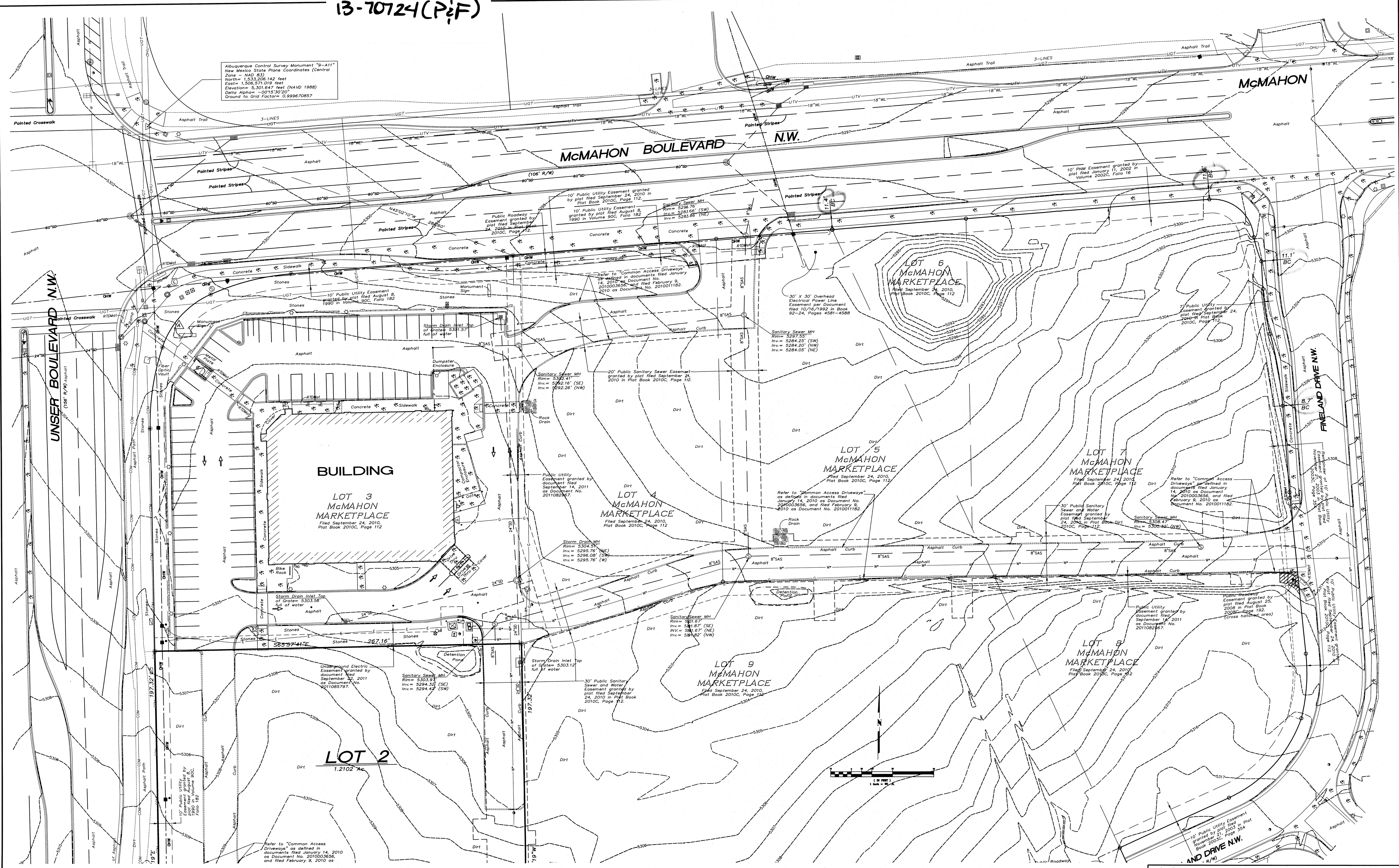


PROJECT # 1005280  
 10-30-13  
 13-70724(P&F)

Albuquerque Control Survey Monument "9-A11"  
 New Mexico State Plane Coordinates (Central  
 Zone - NAD 83)  
 North = 1,533,206.142 feet  
 East = 1,506,571.016 feet  
 Elevation = 5,301.647 feet (NAVD 1985)  
 Delta Alpha = -001°30'20"  
 Ground to Grid Factor = 0.999670857

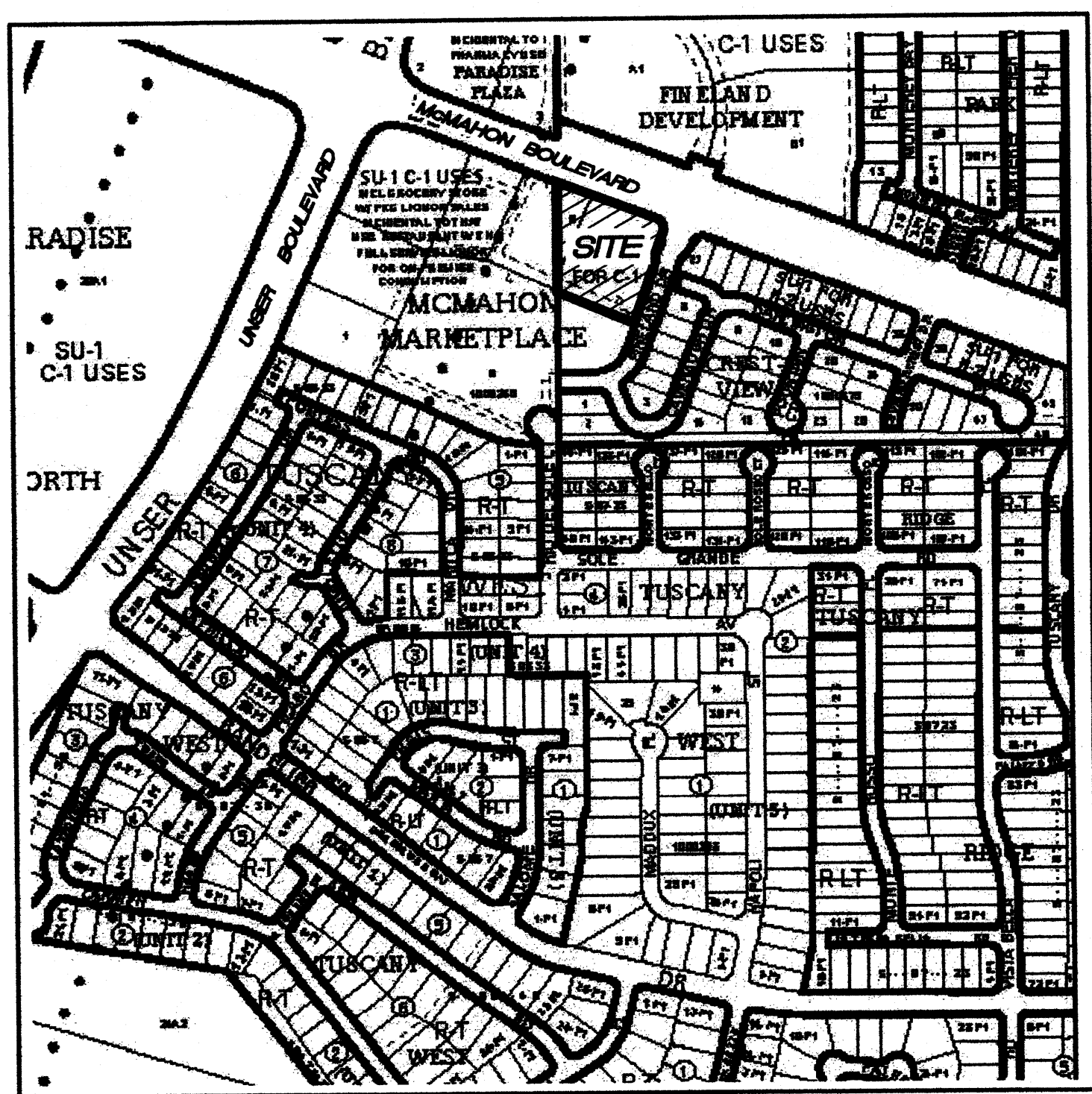


**EXISTING SITE CONDITIONS**



PROJECT # 1005280  
 10-30-13  
 13-10724(P2/F)

PLAT OF  
**LOTS 6-A AND 7-A**  
**McMAHON MARKETPLACE**  
 (A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2013



**VICINITY MAP**  
 Not To Scale

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PURPOSE OF PLAT**

The purpose of this plat is to:

Adjust the existing interior lot line between Lots 6 and 7 shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*Russ P. Hugg*  
 Russ P. Hugg  
 NMP S. No. 9750  
 October 18, 2013



PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

**CITY APPROVALS:**

<i>Russ P. Hugg</i>	_____	10-22-13
City Surveyor	_____	Date
Department of Municipal Development	_____	
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page A-11-Z.

**SUBDIVISION DATA**

1. Total number of existing Lots: 2
2. Total number of Lots created: 2
3. Gross Subdivision acreage: 1.6260 acres

SHEET 1 OF 3

**SURVOTEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377



PLAT OF  
**LOTS 6-A AND 7-A**  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 OCTOBER , 2013

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of lots numbered Six (6) and Seven (7) of McMahon Marketplace as the same are shown and designated on the plat entitled "PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 112.

Said lots contain 1.6260 acres, more or less.

**FREE CONSENT**

SURVEYED and REPLATTED and now comprising PLAT OF Lots 6-A and 7-A, McMAHON MARKETPLACE (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**OWNER(S)**

JMD- McMahon, LLC  
 a New Mexico limited liability company

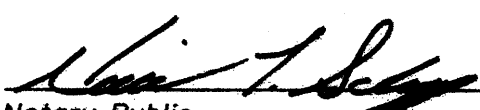
  
 By: Douglas H. Peterson, Manager

**ACKNOWLEDGMENT**

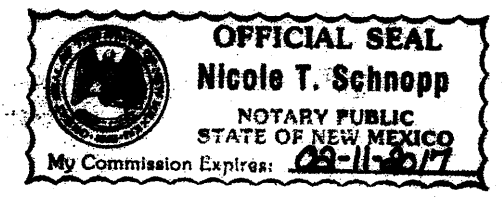
STATE OF NEW MEXICO      SS  
 COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 2013, by Douglas H. Peterson.

  
 Notary Public

My Commission expires: February 11, 2017



SHEET 2 OF 3

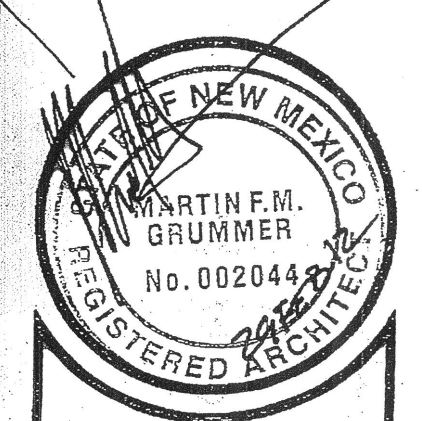
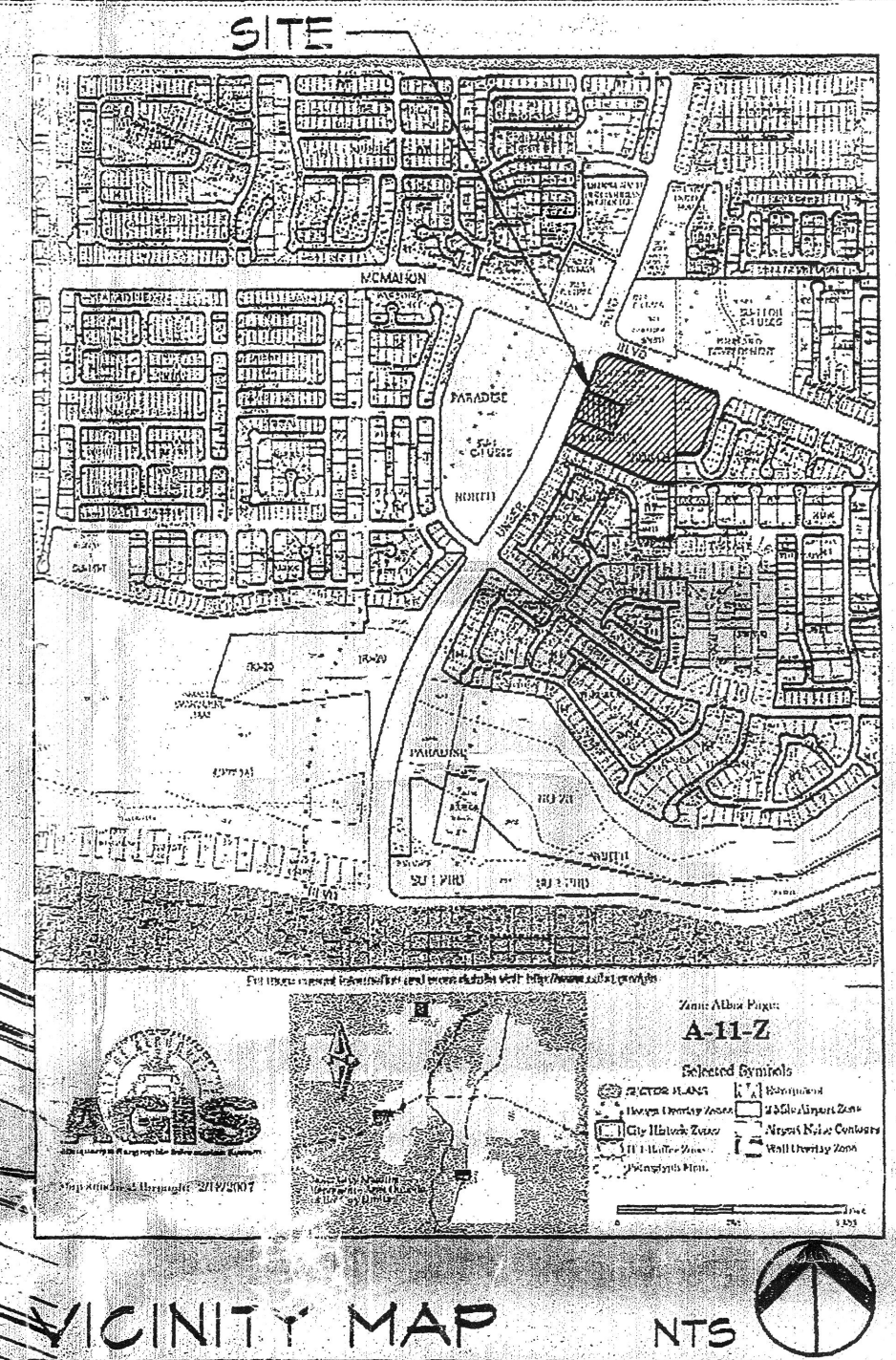
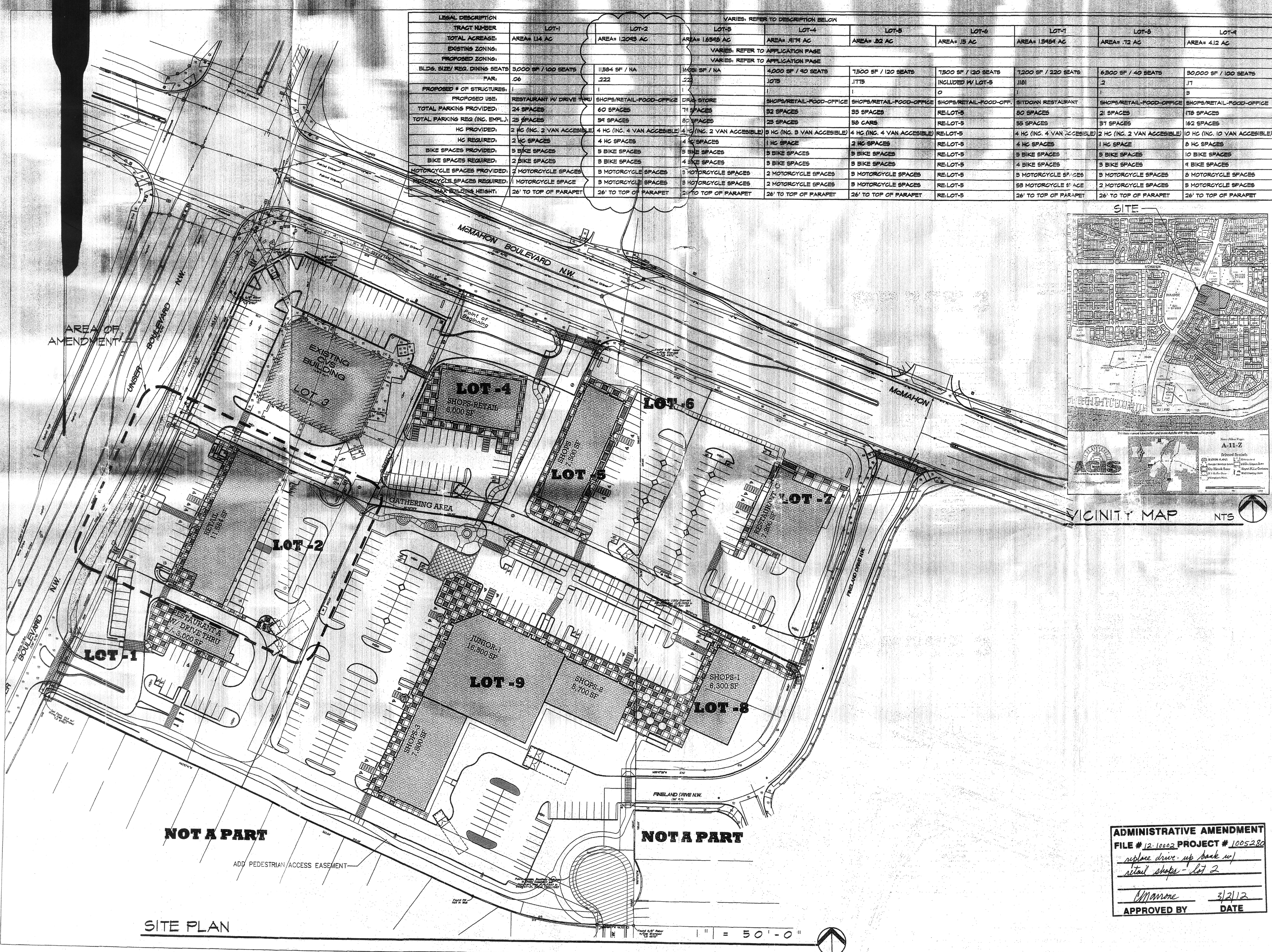
**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114      Phone: 505-897-3366  
 Fax: 505-897-3377



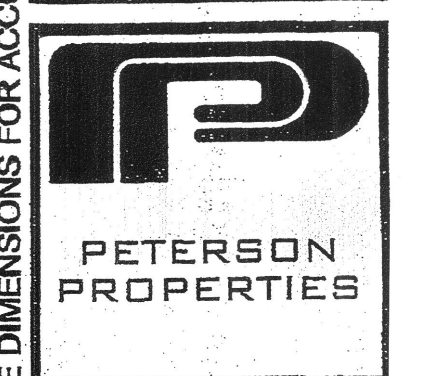




LEGAL DESCRIPTION	VARIES, REFER TO DESCRIPTION BELOW								
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.028 AC	AREA= 1.898 AC	AREA= .8174 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.8484 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES, REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES, REFER TO APPLICATION PAGE								
BLDG. SIZE/ REG. DINING SEATS	5,000 SF / 100 SEATS	11,884 SF / NA	16,781 SF / NA	4,000 SF / 40 SEATS	7,500 SF / 120 SEATS	7,500 SF / 120 SEATS	7,200 SF / 220 SEATS	6,800 SF / 40 SEATS	30,000 SF / 100 SEATS
PAR.	.06	.22	.22	.1075	.175	.175	.1181	.2	.17
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SITDOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	60 SPACES	71 SPACES	32 SPACES	55 SPACES	55 SPACES	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ. (INC. EML.):	25 SPACES	54 SPACES	80 SPACES	25 SPACES	58 CARS	58 CARS	55 SPACES	37 SPACES	162 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	10 HC (INC. 10 VAN ACCESSIBLE)
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	2 HC SPACES	4 HC SPACES	1 HC SPACE	8 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX. BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET



MARTIN F.M. GRUMMER  
ARCHITECT  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 255-2507



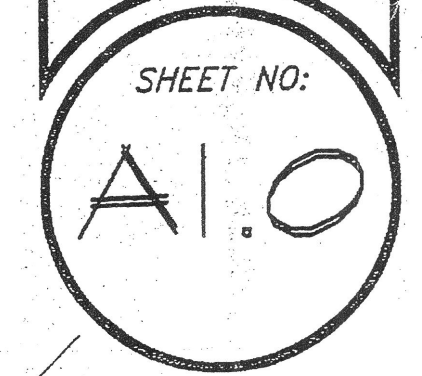
PETERSON PROPERTIES

McMAHON MARKET PLACE  
S.E.C. OF UNSER AND McMAHON  
ALBUQUERQUE, NM 87124  
SITE PLAN FOR BUILDING PERMIT  
SITE PLAN FOR SUBDIVISION

DATE: 15 FEB 2012  
DRAWN BY: MFMS  
CHECKED BY:  
VERIFIED BY:

REVISIONS

ADMINISTRATIVE AMENDMENT  
FILE # 12-10002 PROJECT # 1005280  
*replace drive up bank w/  
retail shops - lot 2*  
*Manone* 3/2/12  
APPROVED BY DATE



SITE PLAN

1" = 50'-0"

PROJECT # 1006280  
10-30-13  
13-70726 (SAP)  
13-70728 (SAS)

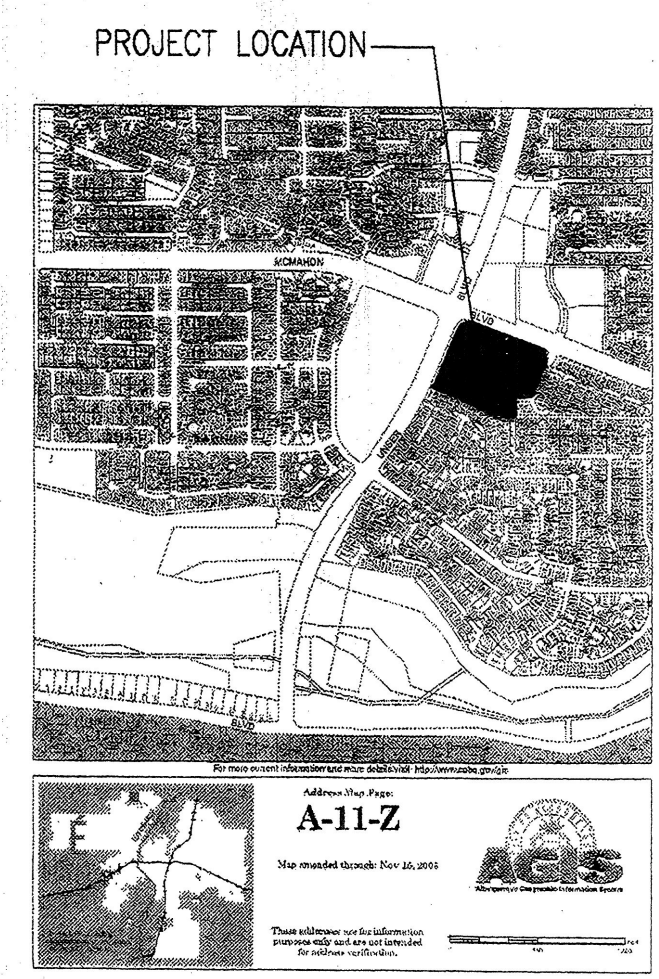
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



LEGAL DESCRIPTION	VARIES: REFER TO DESCRIPTION BELOW								
PROPOSED TRACT NUMBER:	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6A	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2093 AC	AREA =1.6598 AC	AREA= .9179 AC	AREA= .82 AC	AREA= .15 AC	AREA= 1.3989 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES: REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES: REFER TO APPLICATION PAGE								
BUILDING SIZE/ REQ DINNING SEATS:	3,000SF/100 SEATS	5,000SF/N/A	16,031SF/N/A	4,000SF/90 SEATS	7,500SF/120 SEATS	7,500SF/120 SEATS	7,200SF/220 SEATS	6,300 SF/40 SEATS	30,000SF/100 SEATS
FAR:	.06	.0929	.222	.1075	.1775	.1181	.1181	.20	.17
PROPOSED NUMBER OF STRUCTURES:	1	1	1	1	1	0	1	1	3
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	BANK W/ DRIVE THRU	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SITDOWN RESTAURANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	38 SPACES	79 SPACES	32 SPACES	33 SPACES	80 SPACES	80 SPACES	21 SPACES	178 SPACES
TOTAL PARKING REQ (INC. EMPLOYEE):	25 SPACES	25 CARS	80 SPACES	23 SPACES	58 CARS	RE:LOT-5	55 SPACES	37 SPACES	162 SPACES
HC PROVIDED:	2 H.C (INC. 2 VAN ACCESSIBLE)	4 H.C (INC. 4 VAN ACCESSIBLE)	4 H.C (INC. 2 VAN ACCESS)	3 H.C (INC. 3 VAN ACCESSIBLE)	4 H.C (INC. 4 VAN ACCESSIBLE)	RE:LOT-5	4 H.C (INC. 4 VAN ACCESSIBLE)	2 H.C (INC. 2 VAN ACCESSIBLE)	10 H.C (INC.10 VAN ACCESSIBLE)
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	4 H.C SPACES	1 H.C SPACES	8 H.C SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	3 BIKE SPACES	3 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACE	RE:LOT-5	4 BIKE SPACES	3 BIKE SPACES	9 BIKE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	2 MOTORCYCLE SPACE	3 MOTORCYCLE SPACE	RE:LOT-5	3 MOTORCYCLE SPACES	8 MOTORCYCLE SPACES	8 MOTORCYCLE SPACES
MAX BUILDING HT	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RE:LOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

### 1 SITE DATA TABLE

Scale: N.T.S

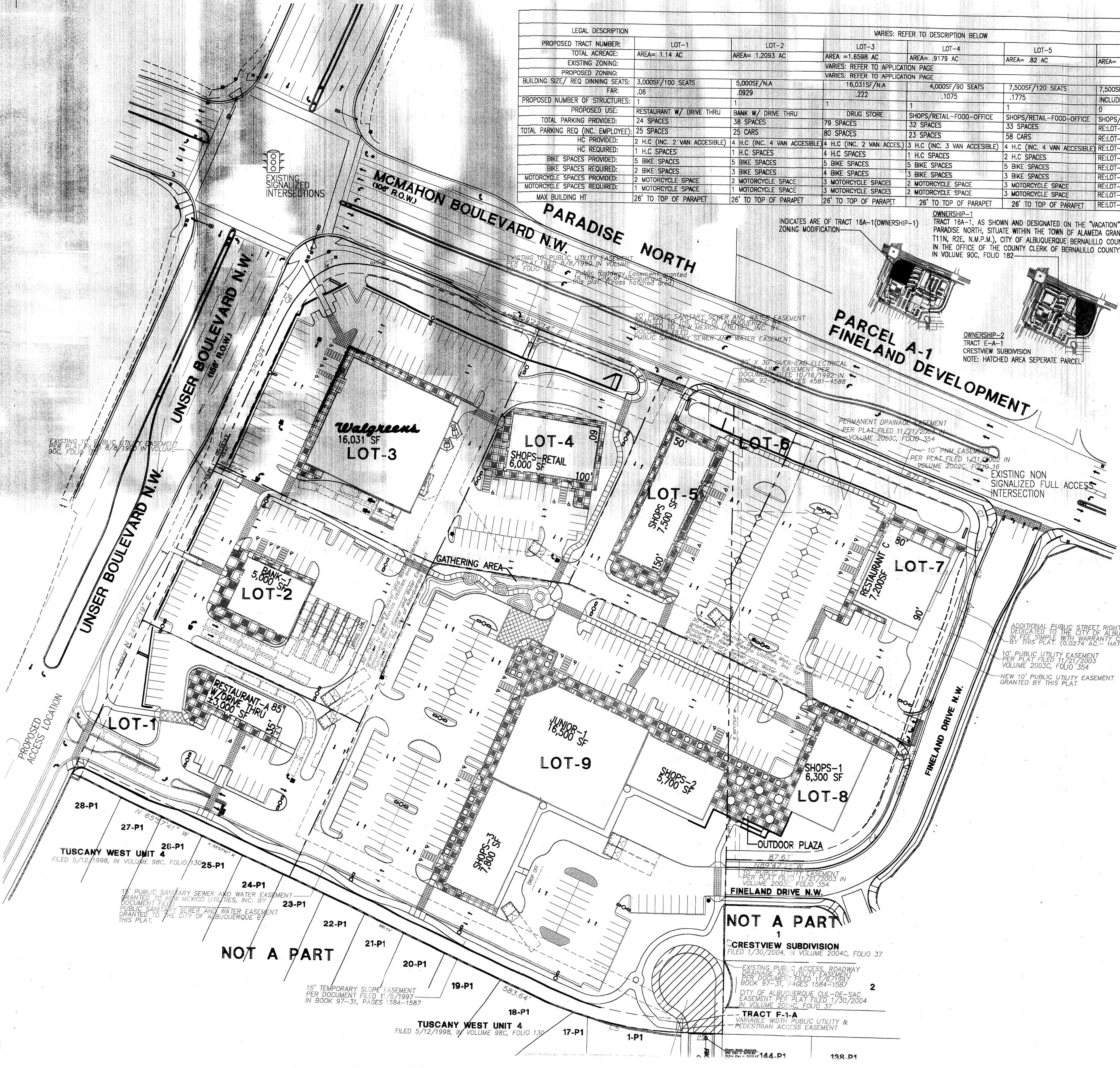
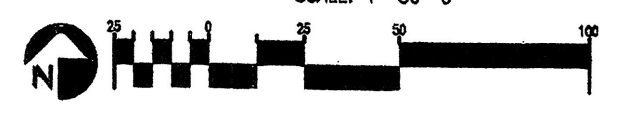


### 2 VICINITY MAP

Scale: N.T.S

PROJECT NUMBER:	1005280
APPLICATION NUMBER:	
<p>This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on April 12, 2007 and the findings and conditions in the Official Notification of Decision are satisfied.</p> <p>Is an Infrastructure List required? ( ) YES ( ) NO if yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements</p>	
<b>DRP SITE DEVELOPMENT PLAN SIGNOFF APPROVAL</b>	
<i>[Signature]</i>	08-08-07 Date
Traffic Engineering, Transportation Division	
<i>[Signature]</i>	08-08-07 Date
Water Utility Department	
<i>[Signature]</i>	8/8/07 Date
Parks and Recreation Department	
<i>[Signature]</i>	5-8-07 Date
City Engineer	
<i>[Signature]</i>	7-23-09 Date
Environmental Health Department	
<i>[Signature]</i>	7-20-09 Date
Solid Waste Management	
<i>[Signature]</i>	7-20-09 Date
DRP Chairperson, Planning Department	
* Environmental Health, if necessary <i>[Signature]</i>	

### SITE PLAN FOR SUBDIVISION



REV	DATE	BY	REVISION
1	7/6/07	S	DRB COMMENTS
2	7/28/07	S	CITY COMMENTS
3	2/5/07	S	GATHERING SPACE ADDITION
4	1/26/07	S	REV SUBMITAL

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE  
**McMAHON MARKET PLACE**  
 S.E.C OF UNSER AND McMAHON  
 ALBUQUERQUE NEW MEXICO

PROJECT MANAGER  
 SHEPHERD DUNBAR AIA  
 JOB NO.  
 0670  
 DRAWN BY:  
 S  
**SITE PLAN FOR SUBDIVISION**  
 DATE:  
 12/6/06  
 SCALE:  
 1"=50'  
 sheet-  
**A1.1**  
 of-



# MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land Use Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future developments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-3-22 (A) (5).

Subsequent Site Plans for Building Permits which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

## A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant uses within walking distance to adjacent neighborhoods (see diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will encourage walkable trips. A select few drive up users are a key component of the center. Allowing these users in the site will minimize trips for neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompassing uses other than drive up. Drive-thru uses shall be limited to a total of three, with one available for a restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of structure to street creates a more pleasing streetscape, and also serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, a health, coffee shop and fast food with drive-up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities.

PLANT LEGEND	
CHINESE PISTACHE (M) 26 Pistache chinensis	ATLANTIC LINDEN (M) 9 Tilia cordata
BALMAM OAK (M) 17 Quercus muhlenbergii	SMOKE TREE LOCUST (M) 14 Gleditsia triacanthos
COMMON HAZELBERRY (M) 17 Corylus americana	JAPANESE BACCHIA TREE (M) 9 Baccharis distachya
CHITALPA (M) 20 Catalpa bignonioides	GLASS WILLOW (M) 9 Salix vitifolia
DESERT WILLOW (L) 54 Salix lasiolepis	AFRICAN PINE (M) 23 Pinus kattereri
SILVERBERRY (M) 50 Elaeagnus argentea	GREEN GRANT ARBORVITAE (M) 17 Thuja occidentalis
BUTTERFLY BUSH (M) 11 Buddleia davidii	NEW MEXICO SILVER CHERRY (M) 47 Prunella virginiana
BIRD OF PARADISE (L) 18 Stapelia grandis	INDIGO BUSH (L) 126 Baccharis halimifolia
GRANT SACATON (M) 186 Sarcocolla aurea	CHAMISA (M) 94 Chrysothamnus nauseosus
RUSSIAN SAGE (M) 36 Perovskia atrorubra	SANTOLINA (L) 82 Santolina rosmarinifolia
CLIFFORTIA (M) 63 Cliffortia viridiflora	POSS CASTLE SAGE (L) 81 Phacelia grandis
INDIAN HAWTHORN (M) 96 Ilex verticillata	TURPENTINE BUSH (L) 178 Juniperus horizontalis
FERN BUSH (L) 75 Scaevola taccada	AUTUMN SAGE (M) 73 Salvia gmelina
ARIZONA PLUM (L) 141 Prunella arizonensis	PORONILLA (M) 82 Poronilla arguta
	SEB BOULDER MOUTH 1
	RED SAGE (L) 87 Salvia gmelina
	BLUE SOTOL (L) 40 Sotol chihuahuensis
	RED YUCCA (L) 65 Yucca elata
	SEMI-DEER (M) 80 Sida acuta
	RED YUCCA (L) 65 Yucca elata
	GREYLEAF COYONOSTER (M) 30 Coyonostera sp.
	100 W/IN 100 UP REGULATION HEADS
	SANTA FE BROWN GRAY WOLFE W/IN FILTER FABRIC
	PRairie CONIFER (M) 106 Picea canadensis
	THREADEGRASS (M) 127 Stipa sp.
	PONY SUE (L) 173 Suaeda frutescens
	MELPOMENE 35 Melpomene sp.
	WINTER LINDEN (L) 54 Tilia cordata
	1 Symbol indicates 3 plants
	MONTECUCULE (M) 81 Munroa sp.

## B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

- 1) Freestanding restaurants shall provide a min 600 sq outdoor patio and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.
- 2) Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.
- 3) Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sq for non restaurant uses. this area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.
- 4) Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

## B.1. PEDESTRIAN FEATURES

- 1) All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- 2) Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)
- 3) Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

## C. PARKING

Future site plans for building permit must provide for required parking on its respective parcel, or provide cross parking agreements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

- 1) Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.
- 2) Structures and on-site circulation systems shall be located to minimize pedestrian/vehicular conflicts. Pedestrian access shall be provided from off site circulation paths to structures within the McMahon Market Place pedestrian circulation network.
- 3) Parking areas shall be designed to include a pedestrian link to buildings.
- 4) In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.
- 5) Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.
- 6) Off-street parking requirements:
  - \* Shall not exceed the City of Albuquerque Zoning Code
  - \* Retail and financial businesses shall be required to have 1 parking spaces per 200 sq of leased building area
  - \* One bicycle parking space shall be provided for every 200 parking spaces for cars.
  - \* Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.
  - \* Office use shall be required to have 1 parking spaces per 200 sq of net leasable area on the ground floor and 1 parking per 300 sq of office area on structures other than the first floor net leasable area in the basement areas and on all floors above the ground floor.
  - \* Shared parking shall be permitted between onsite lot areas

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

## D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering spaces. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The general landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

The following are minimum standards for the development of specific landscape plans:

- 1) Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.
- 2) The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
- 3) A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
- 4) Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.

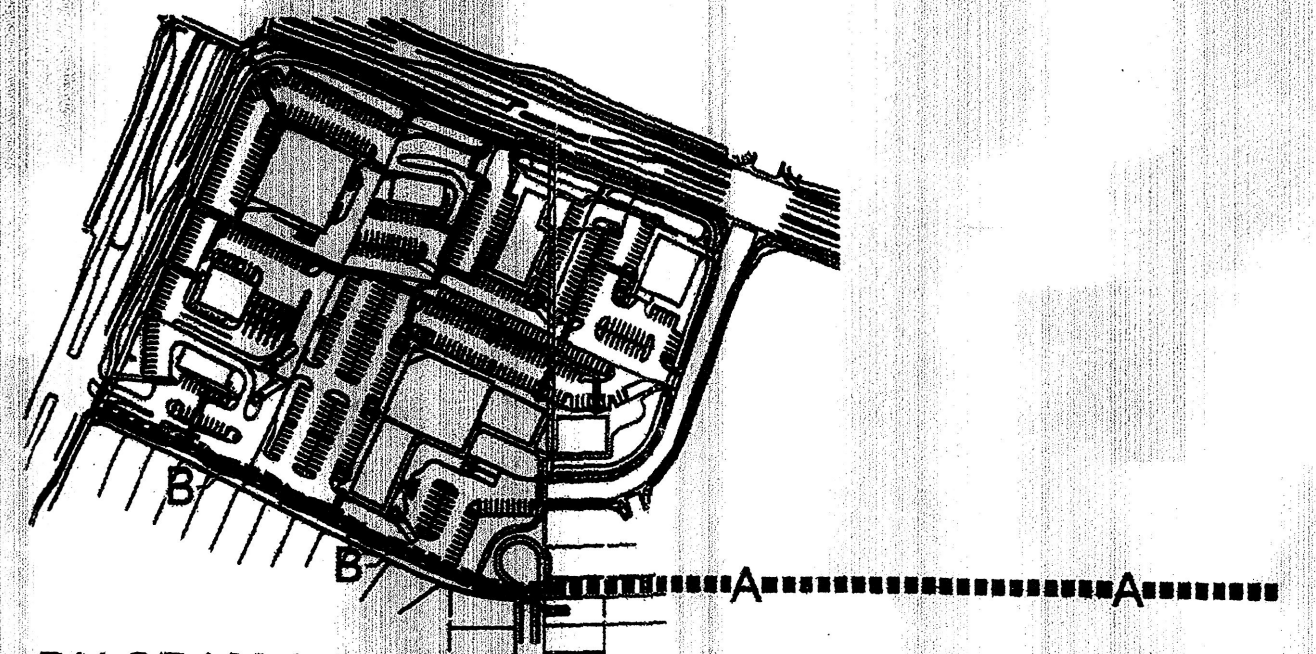


DIAGRAM-2 (N.T.S.)  
A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH  
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)  
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 8' IN WIDTH

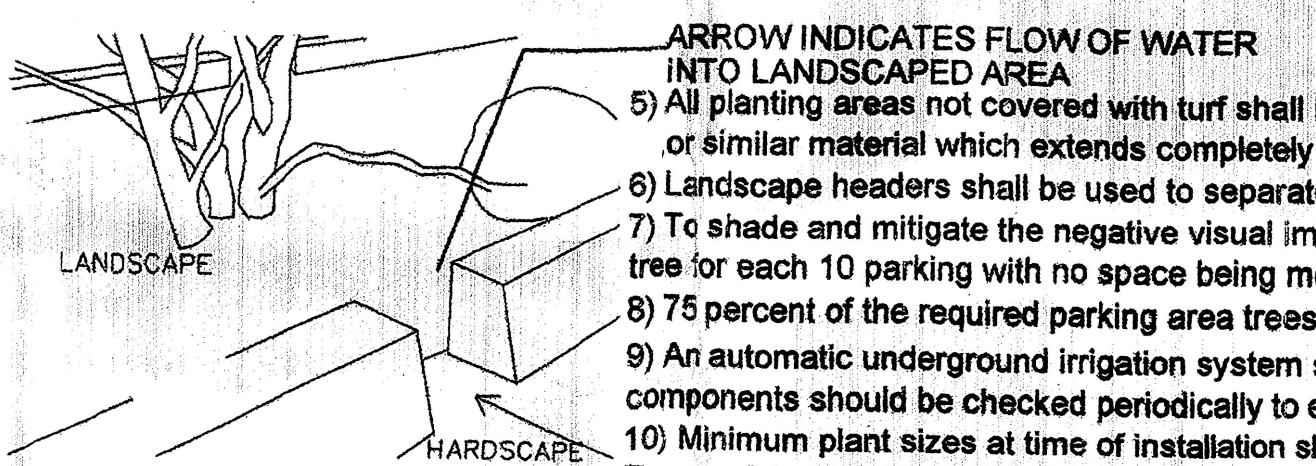


DIAGRAM-5 (N.T.S.)  
SITE LANDSCAPE WATER CATCHMENT MEANS

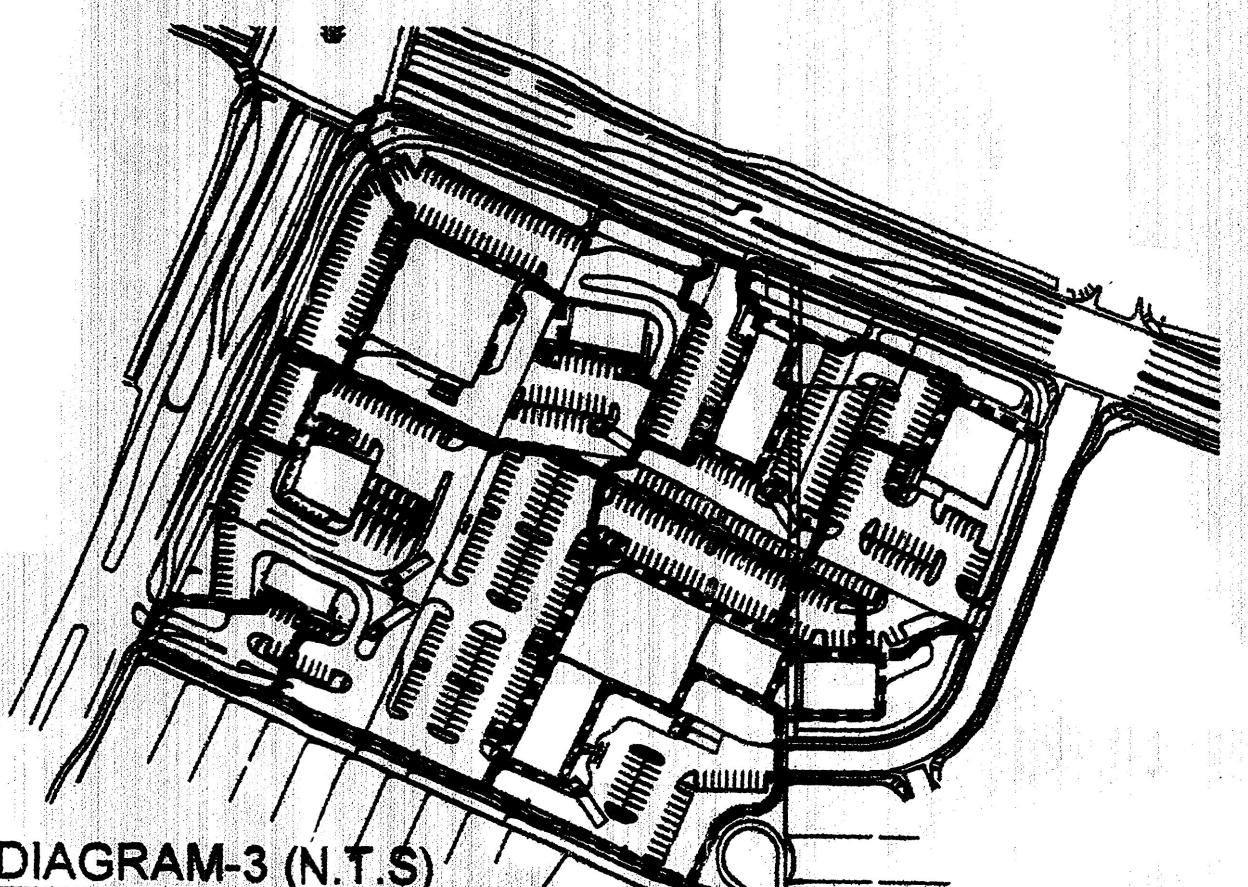


DIAGRAM-3 (N.T.S.)  
INTERIOR SITE CIRCULATION PATHWAYS

- The following are minimum architectural standards for the commercial development:
- 1) Maximum building parapet height is limited to 26' Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
  - 2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.
  - 3) Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.
  - 4) Reflective and bronze tinted glazing is prohibited. Clear glass is permitted.
  - 5) No plastic or vinyl building panels, awnings, or canopies are allowed.

## F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

- 1) Minimum building setbacks for the commercial parcels include:
  - \* Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.
  - \* Adjacent residential lot lines: 30 foot minimum.
  - \* Internal rear-side yards: 0 foot minimum

## G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.

- 1) All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- 2) Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
- 3) Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.
- 4) Pedestrian scale light fixtures for pedestrian walks and plaza areas not to exceed 16' high.
- 5) Comply with State of New Mexico Dark Sky Ordinance. Uplight of any kind shall be prohibited.
- 6) Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.

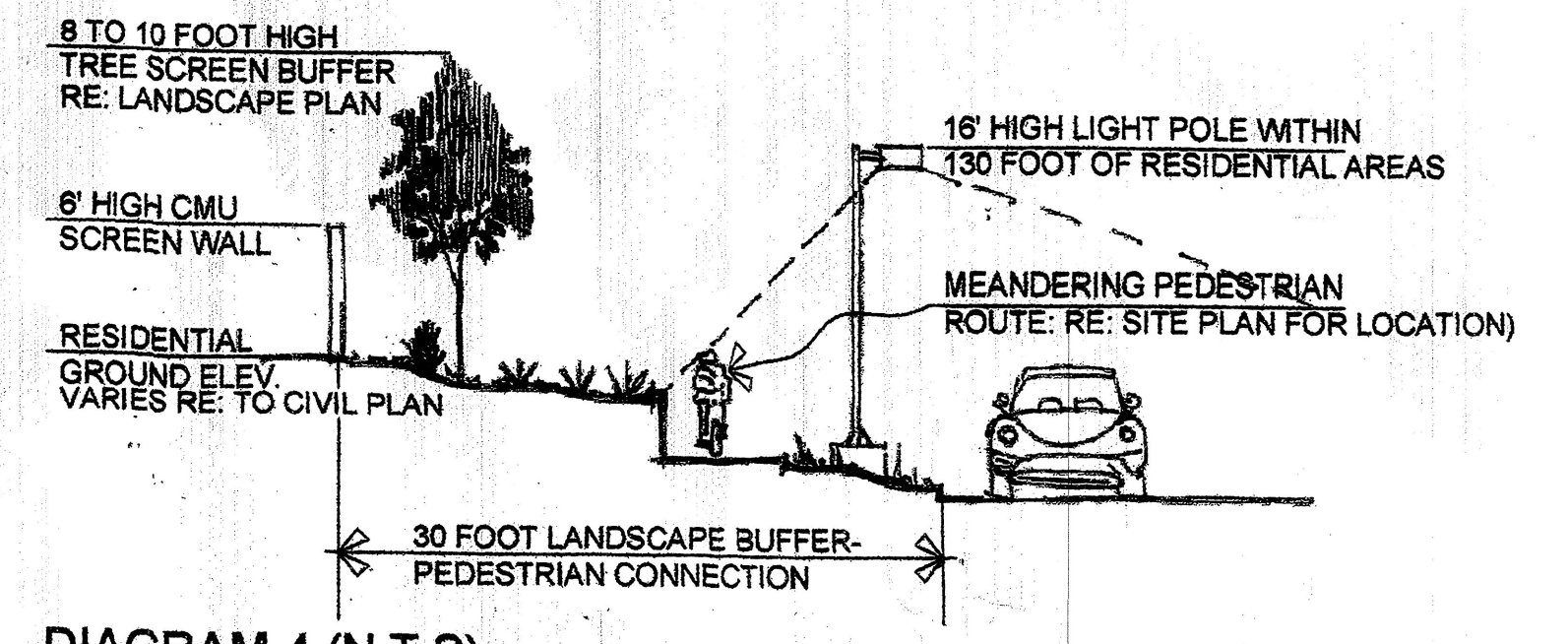


DIAGRAM-4 (N.T.S.)  
RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

## H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

## MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

## SERVICE AREAS (LOADING AREAS)

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

## SCREENING OF UTILITIES

- 1) Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation (when viewed from the public right-of-way)
- 2) When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- 3) Chain link fencing, barbed wire and concertina wire shall be prohibited.

## I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone. Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the zoning Code with the following provisions and exceptions:

1. No off-premises signs are allowed
  2. On-premises signs shall meet the following standards:
    - a. Location:
      1. Signs shall be limited to wall signs and free-standing signs.
      2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.
    - b. Number:
      1. One wall sign shall be permitted per facade per business.
      2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.
    - c. Size:
      1. The size of wall signs shall not exceed the following:
        - Single tenant buildings shall not exceed 6% of facade area to which they are applied.
        - Multi tenant buildings shall not exceed 10% of facade area to which they are applied.
      - 1A. awnings w/ signage and or logos shall be included in the 6 and 10 percent signage allowance.
    - d. Height:
      1. Height of a wall sign shall not exceed the height of a wall to which it is attached.
      2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A
      3. Sign cabinets shall be consistent with building architectural theme.
  3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
  4. Signs located on rocks, trees or other natural features are not permitted.
  5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar Structures are not permitted.
  6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.
- Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

E. BUILDING COLOR SCHEDULE	
A WALL FINISH COLOR BENJAMIN MOORE #1032 (DARK TAN)	F WALL FINISH COLOR SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
B WALL FINISH COLOR BENJAMIN MOORE #951 (LIGHT TAN)	G WALL FINISH COLOR SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)
C WALL FINISH COLOR SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	H WALL FINISH COLOR SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
D WALL FINISH COLOR SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)	I STOREFRONT CLEAR ANODIZED ALUMINUM (SILVER COLOR)
E WALL FINISH COLOR SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	J ROOF FINISH MATERIAL SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
K AWNING	L CMU BLOCK
M AWNING FABRIC	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
	SUNBRELLA HEMLOCK TWEED #4605 AWNING FABRIC (DARK GREEN)

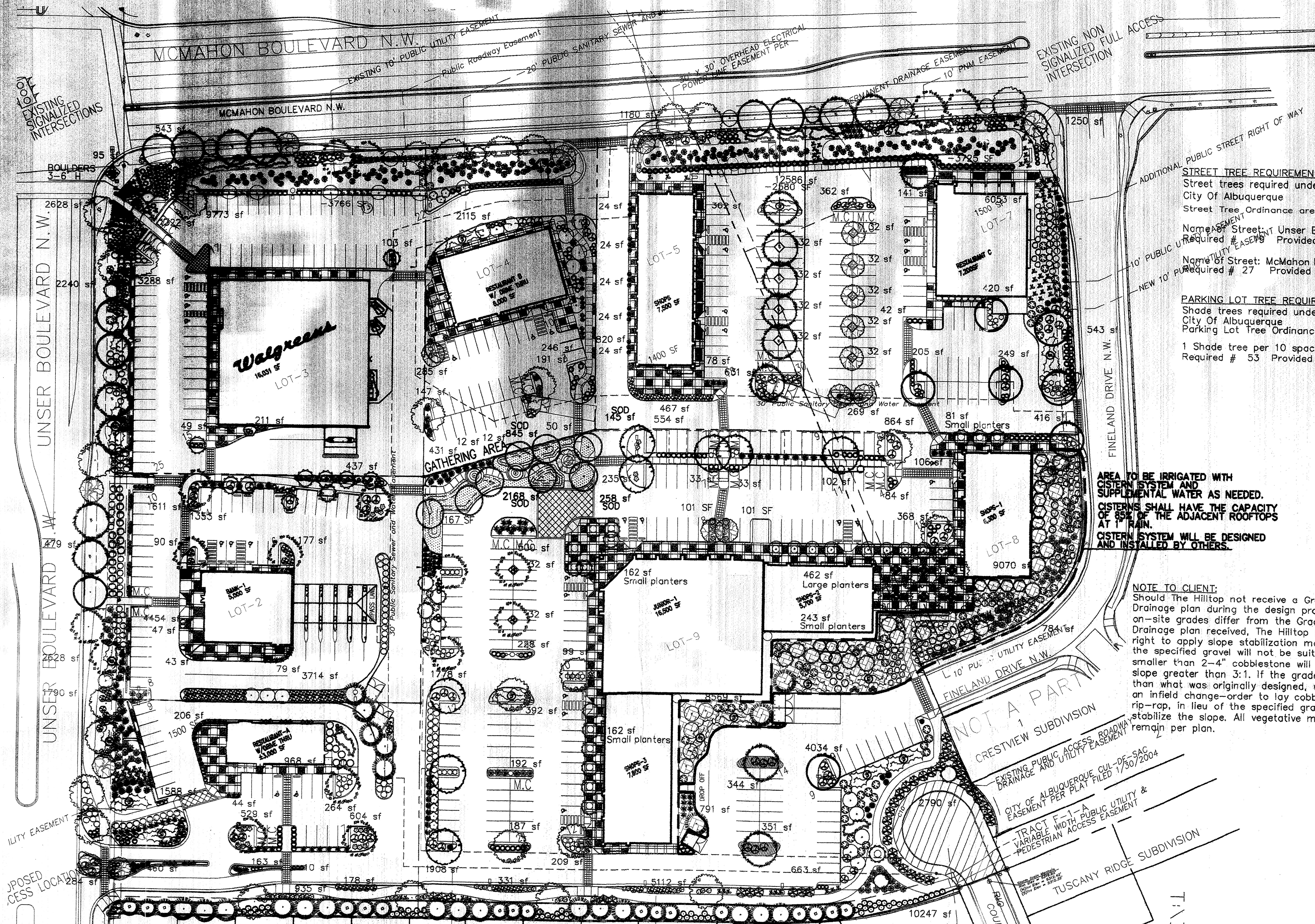
REV	DATE	BY	REVISION
1	6/16/07	S	DRB COMMENTS
2	5/10/07	S	NOTICE OF DECISION COMMENTS
3	5/10/07	S	PER OFFICIAL NOTICE OF DECISION COMMENTS
4	1/26/07	S	REV SUBMITTAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110  
FAX (505) 837-1877

PROJECT TITLE	MCMAHON MARKET PLACE
S.E.C. OF UNSER AND MCMAHON ALBUQUERQUE NEW MEXICO	
PROJECT MANAGER	STEPHEN DUNBAR, AIA
JOB NO.	0670
DRAWN BY:	S

SHEET TITLE	DESIGN GUIDELINES
DATE:	12/6/06
SCALE:	1"=50'
SHEET NO.	A1.2
OF	





**PLANT LEGEND**

- CHINESE PISTACHE (M) 26  
Pistacia chinensis  
2" Cal.
- SHUMARD OAK (M) 17  
Quercus shumardii  
2" Cal.
- COMMON HACKBERRY (M) 17  
Celtis occidentalis  
2" Cal.
- CHITALPA (M) 20  
Chilopsis X Catalpa  
2" Cal.
- DESERT WILLOW (L) 54  
Chilopsis linearis  
5 Gal. 225 sf
- SILVERBERRY (M) 50  
Elaeagnus pungens  
5 Gal. 100sf
- BUTTERFLY BUSH (M) 11  
Buddleia davidii  
5 Gal. 100sf
- BIRD OF PARADISE (L) 16  
Caesalpinia gilliesii  
5 Gal. 100sf
- GIANT SACATON (M) 156  
Sporobolus wrightii  
5 Gal. 25sf
- RUSSIAN SAGE (M) 56  
Perovskia atriplicifolia  
5 Gal. 36sf
- CLIFFROSE (M) 63  
Cowania mexicana  
5 Gal. 36sf
- INDIAN HAWTHORN (M) 96  
Raphiolepis indica  
5 Gal. 36sf
- FERN BUSH (L+) 75  
Chamaebatia millefolium  
5 Gal. 25sf
- APACHE PLUME (L) 141  
Fallugia paradoxa  
5 Gal. 25sf
- BIG SAGE (L+) 87  
Artemisia tridentata  
5 Gal. 16sf
- BLUE SOTOL (L) 43  
Dasylirion wheeleri  
5 Gal. 9sf
- REGAL MIST (M) 80  
Muhlenbergia capillaris  
5 Gal. 9sf
- RED YUCCA (L) 65  
Hesperaloe parviflora  
5 Gal. 9sf
- GREYLEAF COTONEASTER (M) 30  
Cotoneaster buxifolius  
5 Gal. 81sf  
Symbol indicates 3 plants
- SANTA FE BROWN GRAVEL  
MULCH WITH FILTER FABRIC
- SOD WITH POP-UP  
IRRIGATION HEADS
- LITTLELEAF LINDEN (H) 9  
Tilia cordata  
2" Cal.
- PURPLE ROBE LOCUST (M) 14  
Robinia pseudoacacia  
2" Cal.
- JAPANESE PAGODA TREE (M) 8  
Sophora japonica  
2" Cal.
- GLOBE WILLOW (H) 8  
Salix matsudana  
2" Cal.
- AFGHAN PINE (M) 23  
Pinus eldarica  
min 10' with av. caliper of 3"
- GREEN GIANT ARBORVITAE (M) 17  
Thuja plicata  
min 10' with av. caliper of 2"
- NEW MEXICO OLIVE (L) 47  
Forestiera neomexicana  
15 Gal. 225sf
- PRICKLY PEAR (L) 126  
Opuntia macrocentra  
9 sf
- CHAMISA (L) 94  
Chrysothamnus nauseosus  
1 Gal. 25sf
- SANTOLINA (L) 82  
Santolina spp.  
1 Gal. 25sf
- POWIS CASTLE SAGE (L+) 81  
Artemisia X Powis Castle  
25sf
- TURPENTINE BUSH (L) 179  
Ericameria laricifolia  
1 Gal. 16sf
- AUTUMN SAGE (M) 73  
Salvia greggii  
1 Gal. 9sf
- POTENTILLA (M) 52  
Potentilla fruticosa  
1 Gal. 9sf
- PRAIRIE CONEFLOWER (M) 106  
Ratibida columnifera  
1 Gal. 4sf
- THREADGRASS (M) 127  
Stipa tenuisima  
1 Gal. 4sf
- PERKY SUE (L) 173  
Hymenoxys argentea  
1 Gal. 1sf
- WILDFLOWER 35  
1 Gal. 4sf
- WINTER JASMINE (L+) 54  
Jasminum nudiflorum  
1 Gal. 144sf  
Symbol indicates 3 plants
- HONEYSUCKLE (M) 81  
Lonicera japonica 'Halliana'  
1 Gal. 144sf  
Unstaked-Groundcover
- BOULDER MONOLITH 1

**STREET TREE REQUIREMENTS**  
Street trees required under the City Of Albuquerque  
Street Tree Ordinance are as follows:  
Name of Street: Unser Blvd.  
Required # 27 Provided # 22  
Name of Street: McMahon Blvd.  
Required # 27 Provided # 30

**PARKING LOT TREE REQUIREMENTS**  
Shade trees required under the City Of Albuquerque  
Parking Lot Tree Ordinance:  
1 Shade tree per 10 spaces  
Required # 53 Provided # 53

**AREA TO BE IRRIGATED WITH CISTERN SYSTEM AND SUPPLEMENTAL WATER AS NEEDED. CISTERNS SHALL HAVE THE CAPACITY OF 85% OF THE ADJACENT ROOFTOPS AT 1" RAIN. CISTERN SYSTEM WILL BE DESIGNED AND INSTALLED BY OTHERS.**

**NOTE TO CLIENT:**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner, and property owner shall maintain street trees and trees in the southern buffer in a living, healthy, and attractive condition.

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.

Plant beds shall achieve 80% live ground cover at maturity using a majority of low-water (xeric) plants. Tree canopies shall not count toward the requirement for living, vegetative coverage.

- 7-18-07 RMM comments
- 5-21-07 RMM comments
- 5-10-07 RMM comments & revised site

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

It is determined that the irrigation system mentioned above will maintain the quality of trees and plants in a living, healthy, and attractive condition. The irrigation system has been determined to be adequate by the City Forester and the landscape architects at the Hilltop.

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.

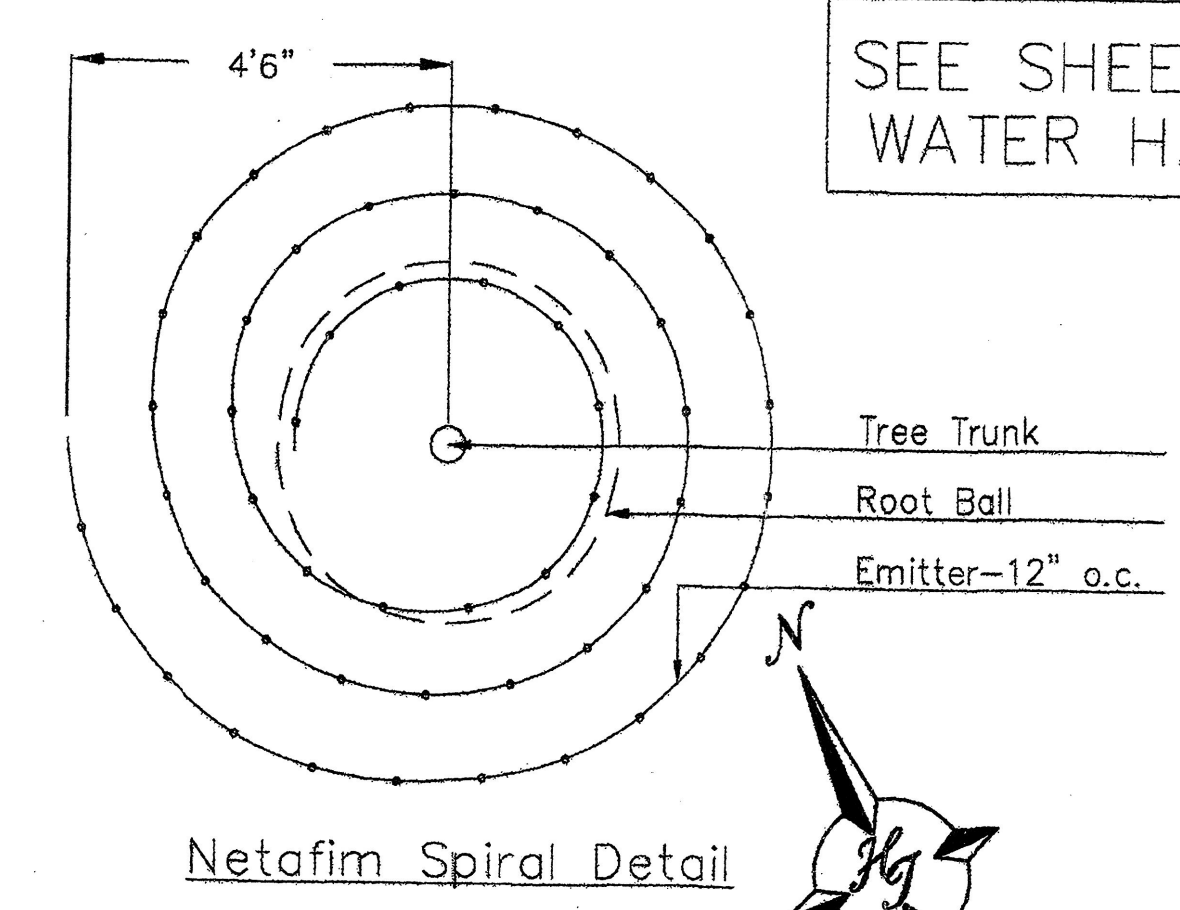
Water provided by the water harvesting

**LANDSCAPE CALCULATIONS**

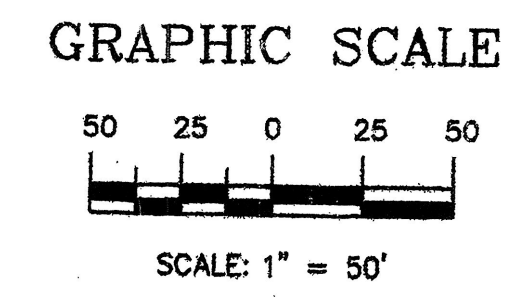
TOTAL LOT AREA	533697	square feet
TOTAL BUILDINGS AREA	77676	square feet
OFFSITE	15766	square feet
NET LOT AREA	456021	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	68403	square feet
TOTAL BED PROVIDED	96625	square feet
GROUND COVER REQ.	80% per comments	
TOTAL GROUND COVER REQUIREMENT	72469	square feet
TOTAL GROUND COVER PROVIDED	83873 (87%)	square feet
TOTAL SOD PROVIDED	3416 (3%)	square feet
TOTAL LANDSCAPE PROVIDED * INCLUDES OFFSITE	*112391 (25%)	square feet

Water provided by the water harvesting system shall be supplemental to the irrigation system. Cisterns shall have a capacity of 85% of the adjacent rooftops to a 1" rain. Cistern to be designed and installed by others.

Irrigation maintenance shall be the responsibility of the Property Owner.  
Water and Power source shall be the responsibility of the Developer/Builder.



SEE SHEET L1.2 FOR WATER HARVESTING DETAIL



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

REV	DATE	BY	REVISION
1	3-29-07	mm	revised site plan and comments from arch
2	2-22-07	mm	revised site plan and comments
3	2-9-07	CJ	REVISED SITE PLAN
4	1-24-07	mm	site revision
5	12-4-06	arf	site revision
6	11-20-06	arf	site revision

**GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.**  
2325 SAN PEDRO NE., SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PROJECT TITLE**  
McMahon Marketplace  
S.E.C. OF UNSER AND MCMAHON  
ALBUQUERQUE, NEW MEXICO

**PROJECT MANAGER**  
STEPHEN LUNBAR AN

**DRAWN BY**  
mm 10-19-06

**JOB NO.**

**SHEET TITLE**  
CONCEPTUAL LANDSCAPE PLAN.

**DATE:** 081505

**SCALE:** 1"=50'

**sheet:** L1.1

**of:** L1.2





PETERSON PROPERTIES

McMAHON MARKET PLACE  
 McDONALD'S RESTAURANT  
 SHELL BUILDING  
 ALBUQUERQUE, NM 87114  
 SITE PLAN FOR BUILDING PERMIT  
 LANDSCAPE PLAN

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

DATE: 8 OCT 2013  
 DRAWN BY: MFMG  
 CHECKED BY:  
 VERIFIED BY:

REVISIONS

SHEET NO:  
 L1.2  
 3 OF 6

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COVERAGE AREA
<b>TREES</b>						
	1	PINUS ELДАРICA	AFGHAN PINE	3" CAL.	M	
	6	CHILOPSIS X CATALPA	CHITALPA	2" CAL.	M	
	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	M	
	3	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL.	M	
	10	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL.	L	225 SF X 10 = 2250 SF
		3-4" COBBLE STONE IN DRAINAGE AREA				
		STEPPING STONES				

SHRUBS

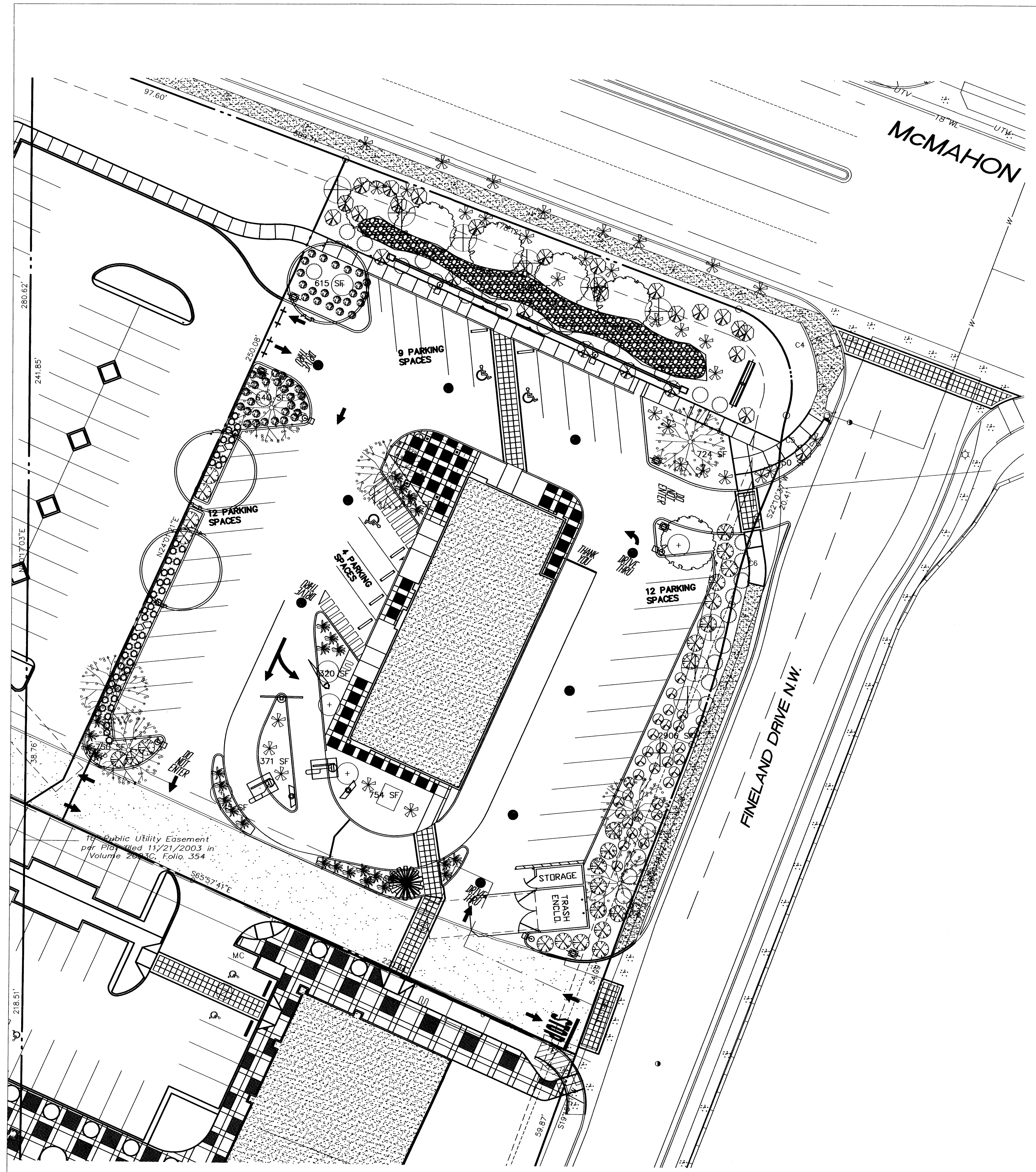
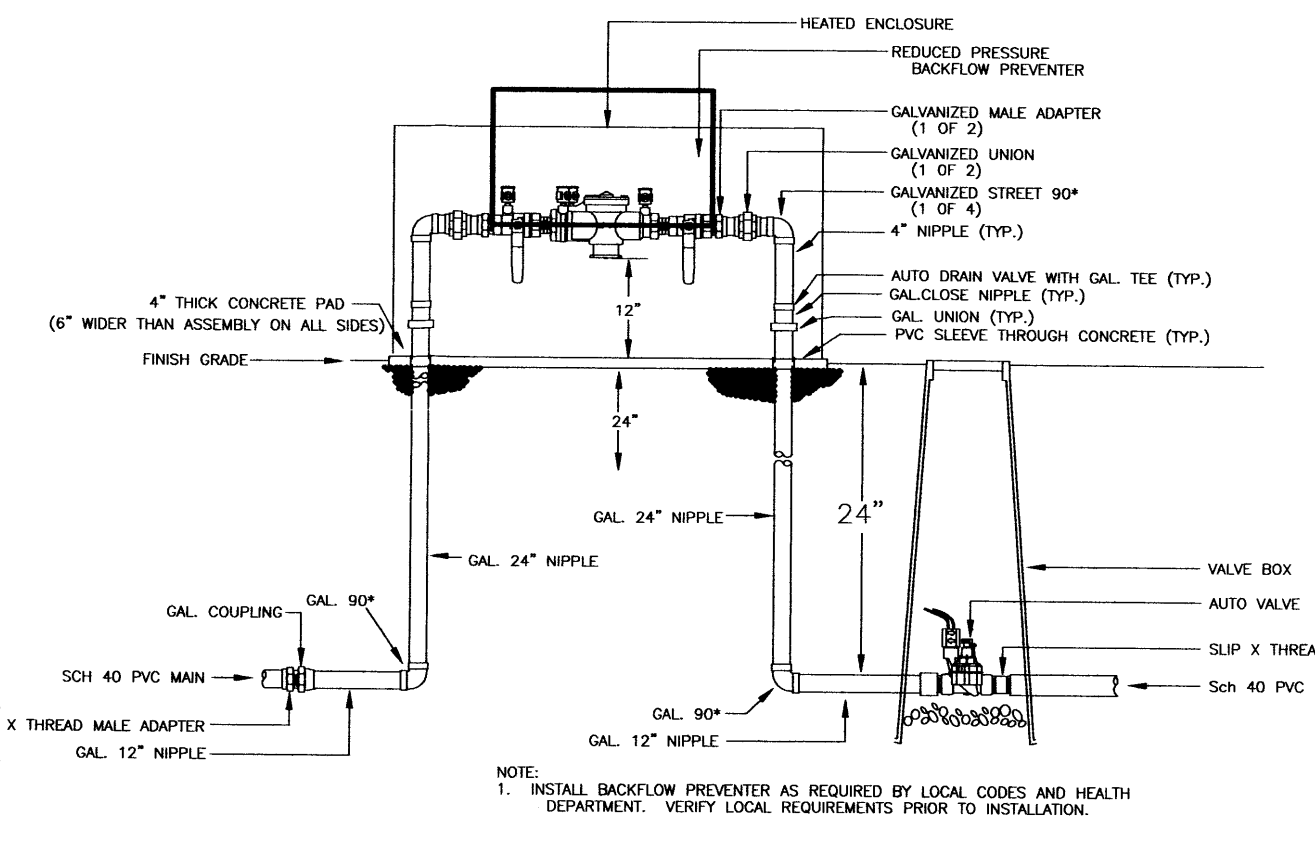
	28	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1 GAL.	L	16 SF X 28 = 448 SF
	29	POTENTILLA FRUTICOSA	POTENTILLA	1 GAL.	M	9 SF X 29 = 261 SF
	32	RAMPHOLEPIS INDICA	INDIAN HAWTHORN	5 GAL.	M	36 SF X 32 = 1152 SF
	56	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	M	9 SF X 56 = 504 SF
	49	ARTIMESIA X POWIS CASTLE	POWIS CASTLE SAGE	1 GAL.	L+	16 SF X 49 = 784 SF
	24	BUDDLEIA DAVDII	BUTTERFLY BUSH	5 GAL.	L	100 SF X 24 = 2400 SF
	25	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	M	9 SF X 25 = 225 SF
	25	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	9 SF X 25 = 225 SF
	6	CAESALPINIA GILLIESII	BIRD OF PARADISE	5 GAL.	L	100 SF X 6 = 600 SF

NOTES

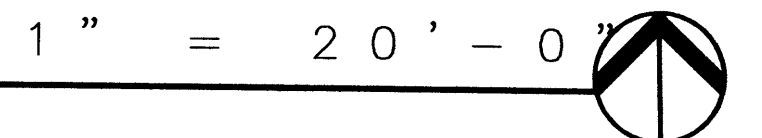
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM  
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
 PLANTING RESTRICTIONS APPROACH  
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY  
 LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC  
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE  
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS  
 NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.  
 LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	53,666 SF
TOTAL BUILDING AREA	4,715 SF
NET LOT AREA	48,951 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	7,343 SF
TOTAL BED PROVIDED	10,847 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	8,678 SF
TOTAL GROUNDCOVER PROVIDED	8,849 SF (82%)
PARKING LOT TREES REQUIREMENT	1 SHADE TREE / 10 SPACES
SHADE TREE REQUIRED 37/10	4 REQ
SHADE TREE PROVIDED	12



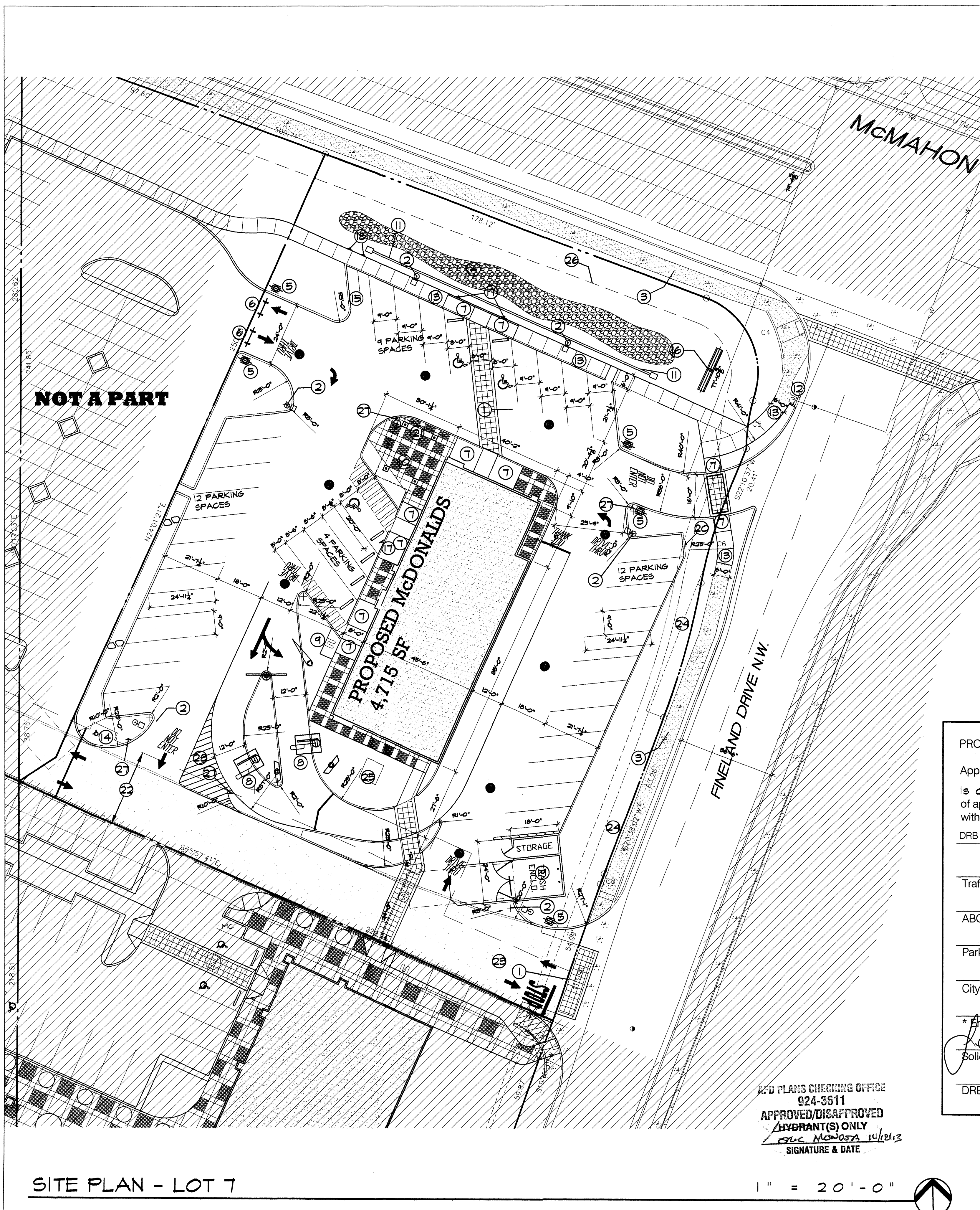
LANDSCAPE PLAN - LOT 7



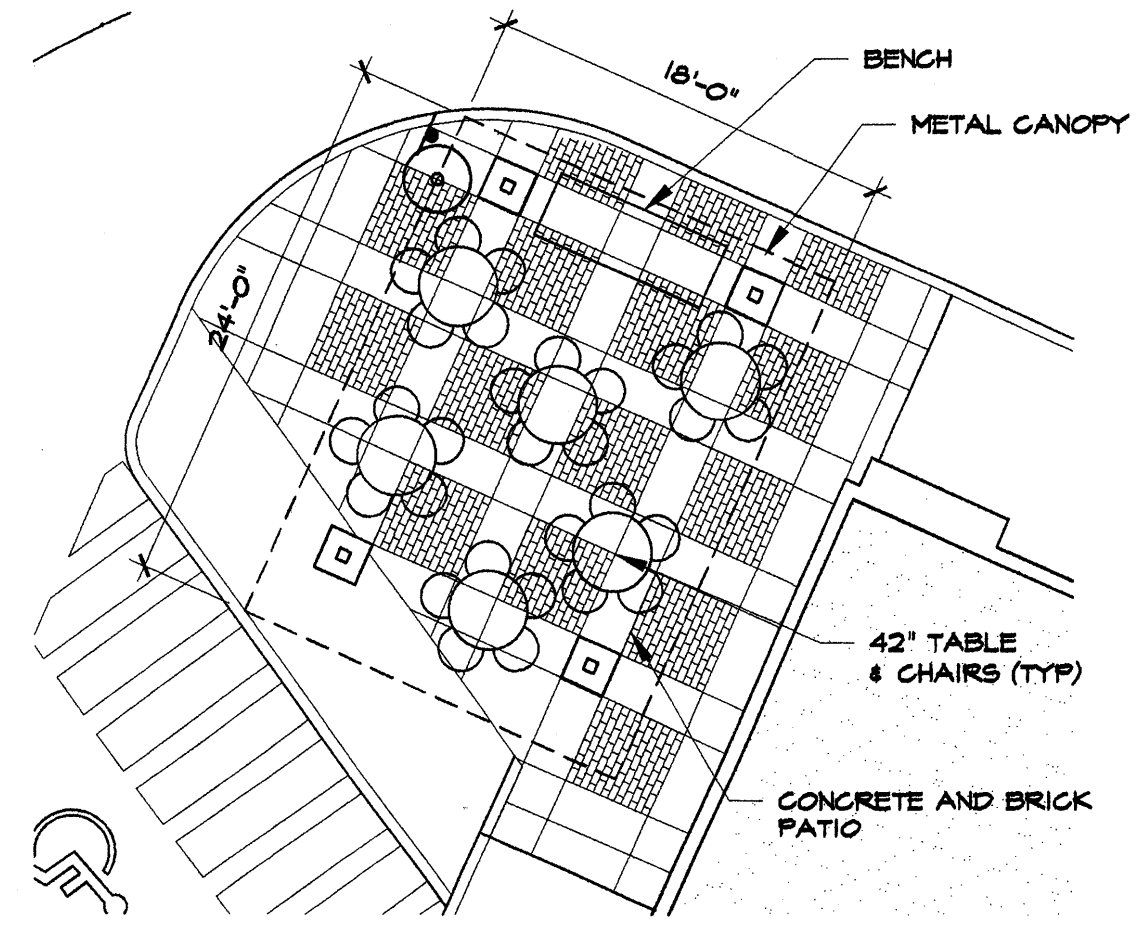
Mastervalue w/RPBA



PROJECT # 1005280  
 10-30-13  
 13-10726(SBA)  
 13-10728(SAS)



LEGAL DESCRIPTION	
TRACT NUMBER	LOT-1
TOTAL ACRES	AREA= 1.282 AC
EXISTING ZONING	SUI FOR CI USES
PROPOSED ZONING	SUI FOR CI USES
BLDG. SIZE/ REG. DINING SEATS	4,715 SF / 120 SEATS
FAR	.0878
PROPOSED # OF STRUCTURES	1
PROPOSED USE	RESTAURANT W/ DRIVE THRU
TOTAL PARKING PROVIDED	87 SPACES
TOTAL PARKING REQ. (INC. EMPL.)	80 SPACES (1 PER 4 SEATS)
HC PROVIDED	8 HC (INC. 3 VAN ACCESSIBLE)
HC REQUIRED	1 HC SPACE
BIKE SPACES PROVIDED	3 BIKE SPACES
BIKE SPACES REQUIRED	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED	2 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED	2 MOTORCYCLE SPACES
MAX BUILDING HEIGHT	26' TO TOP OF PARAPET



OUTDOOR SEATING AREA

KEYED NOTES

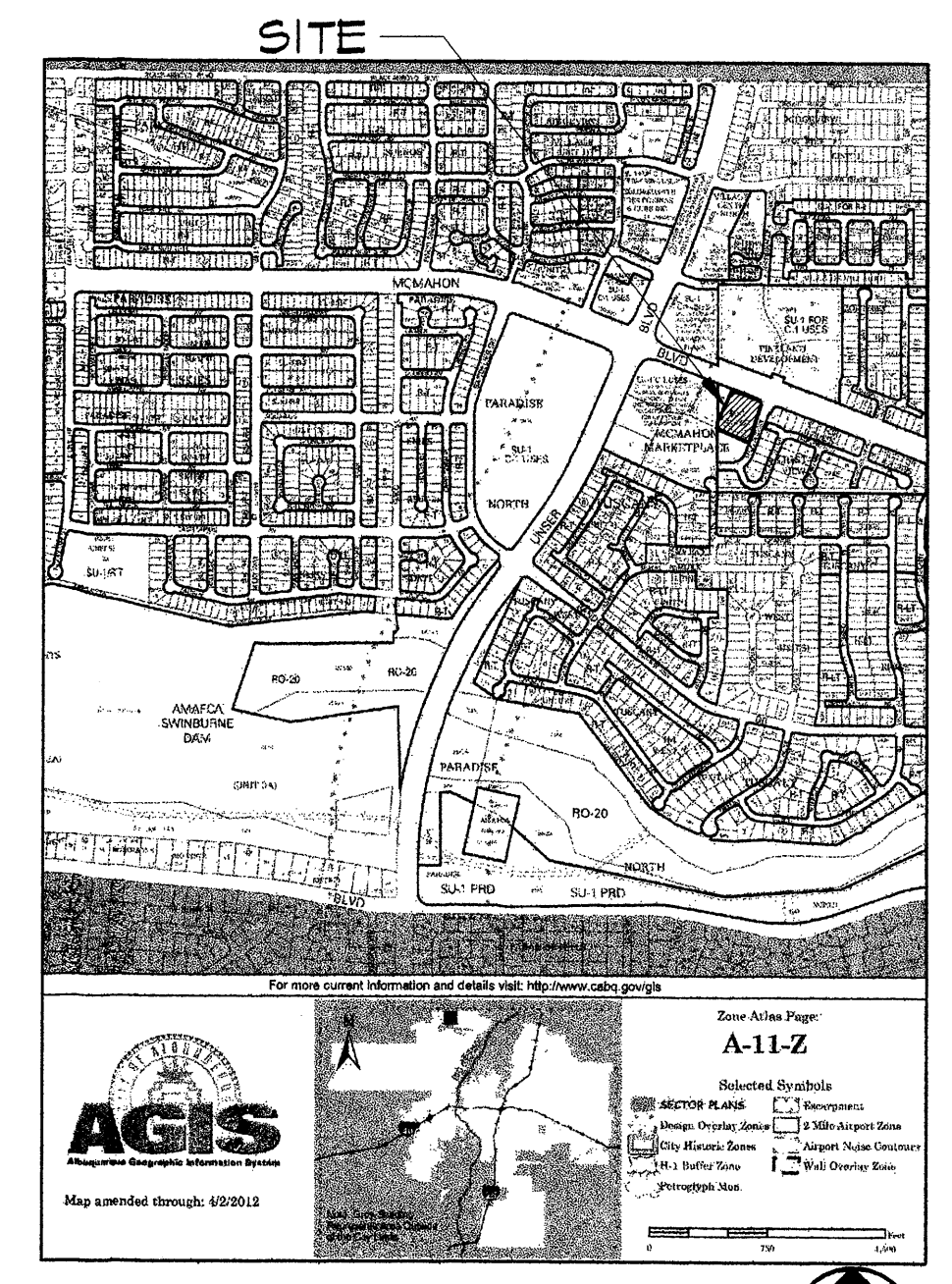
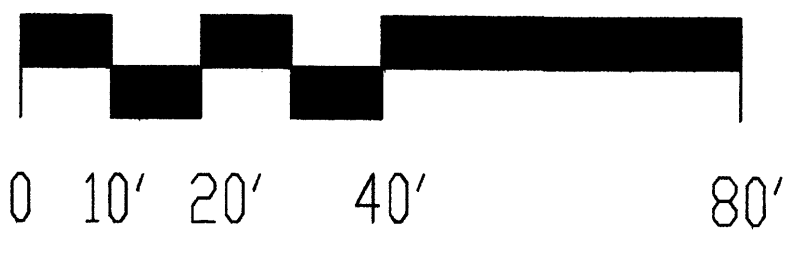
- ① 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- ② PROPOSED LIGHT POLE LOCATION RE: 3/1A.3 FOR POLE DETAIL
- ③ EXISTING 6" SIDEWALK
- ④ PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN) IN BLANKET DRAINAGE EASEMENT
- ⑤ McDONALD'S DIRECTIONAL SIGN
- ⑥ TYPE III BARRICADE (PER CITY STANDARDS)
- ⑦ HANDICAP RAMP PER COA DWG #2441
- ⑧ DETECTOR LOOP (PER McDONALD'S)
- ⑨ INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: 1/A1.3
- ⑩ OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELIS AND LANDSCAPING (641 SF PROVIDED, 492 SF COVERED)
- ⑪ PROPOSED 3'-0" HIGH ON SOUTH SIDE X 8' INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN/RETAINING WALL (TAN/RED COLOR) RE: 10/A1.3 FOR DET. SEE GRADING PLAN.
- ⑫ EXISTING FIRE HYDRANT.
- ⑬ NEW 6" WIDE SIDEWALK
- ⑭ INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- ⑮ INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
- ⑯ INDICATES SIGN TYPE A. RE: DETAIL 7/A1.3 FOR INFO
- ⑰ HANDICAP ACCESSIBLE SIGN
- ⑱ MOTORCYCLE PARKING SIGN
- ⑲ INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 2/A1.3 NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- ⑳ McDONALD'S COOP SIGN
- ㉑ INDICATES 18" HIGH BENCH LOCATION
- ㉒ 30' PUBLIC SANITARY SEWER AND WATER EASEMENT
- ㉓ COMMON ACCESS DRIVEWAY
- ㉔ PUBLIC UTILITY EASEMENT
- ㉕ ELECTRICAL TRANSFORMER AND UTILITY BOXES
- ㉖ 10' FPM EASEMENT
- ㉗ 'DO NOT ENTER' SIGN - 'RS-1'
- ㉘ PAVEMENT STRIPING @ 24" O.C.

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_  
 Is an Infrastructure List required? ( ) Yes ( ) 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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	10-18-13
DRB Chairperson, Planning Department	Date

R/D PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 HYDRANT(S) ONLY  
 SUE MORALES 10/18/13  
 SIGNATURE & DATE

1" = 20'-0"



VICINITY MAP

MARTIN FM GRUMMER ARCHITECT  
 331 WILHELM PLAZA #6  
 ALBUQUERQUE, NEW MEXICO 87108  
 (505) 255-2507

PETERSON PROPERTIES

McMAHON MARKET PLACE  
 McDONALD'S RESTAURANT  
 SHELL BUILDING  
 ALBUQUERQUE, NM 87114

SITE PLAN FOR BUILDING PERMIT

DATE: 8 OCT 2013  
 DRAWN BY: MFMG  
 CHECKED BY:  
 VERIFIED BY:

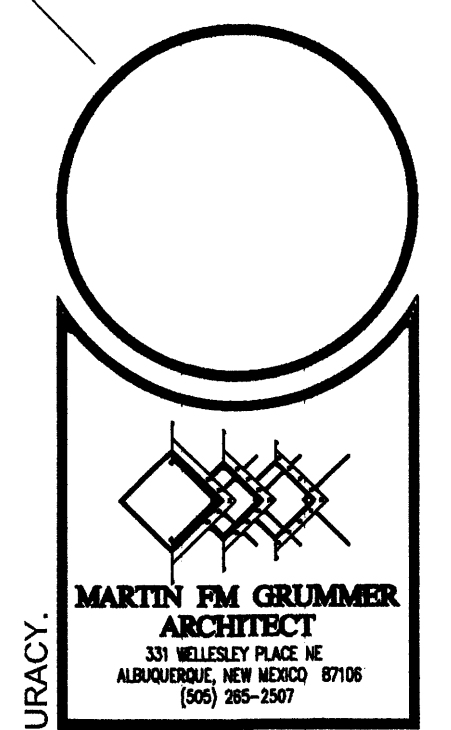
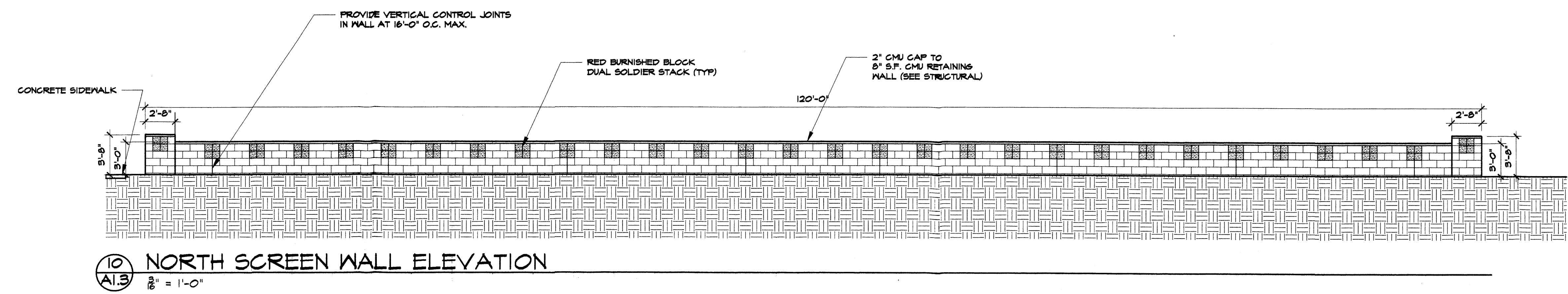
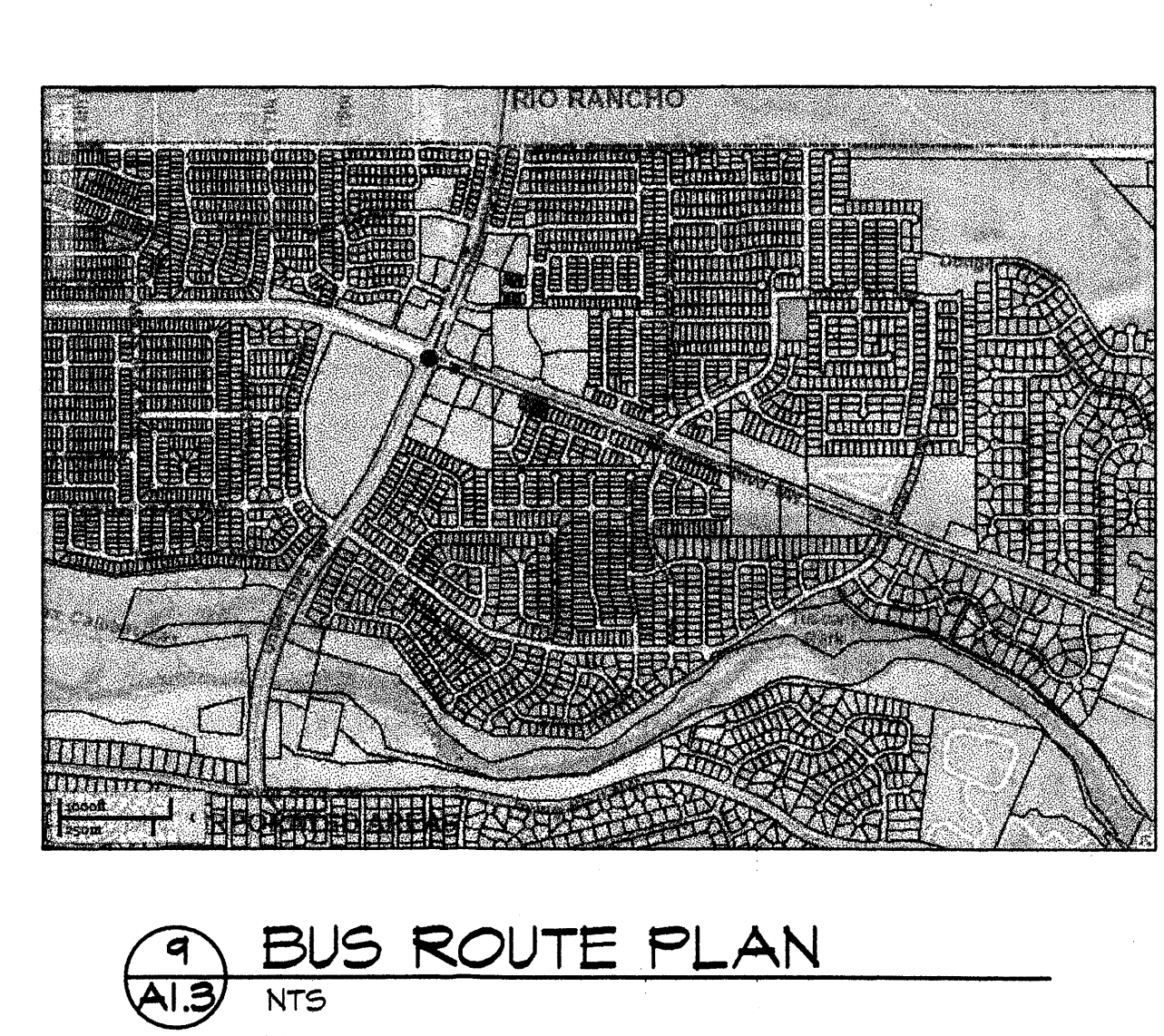
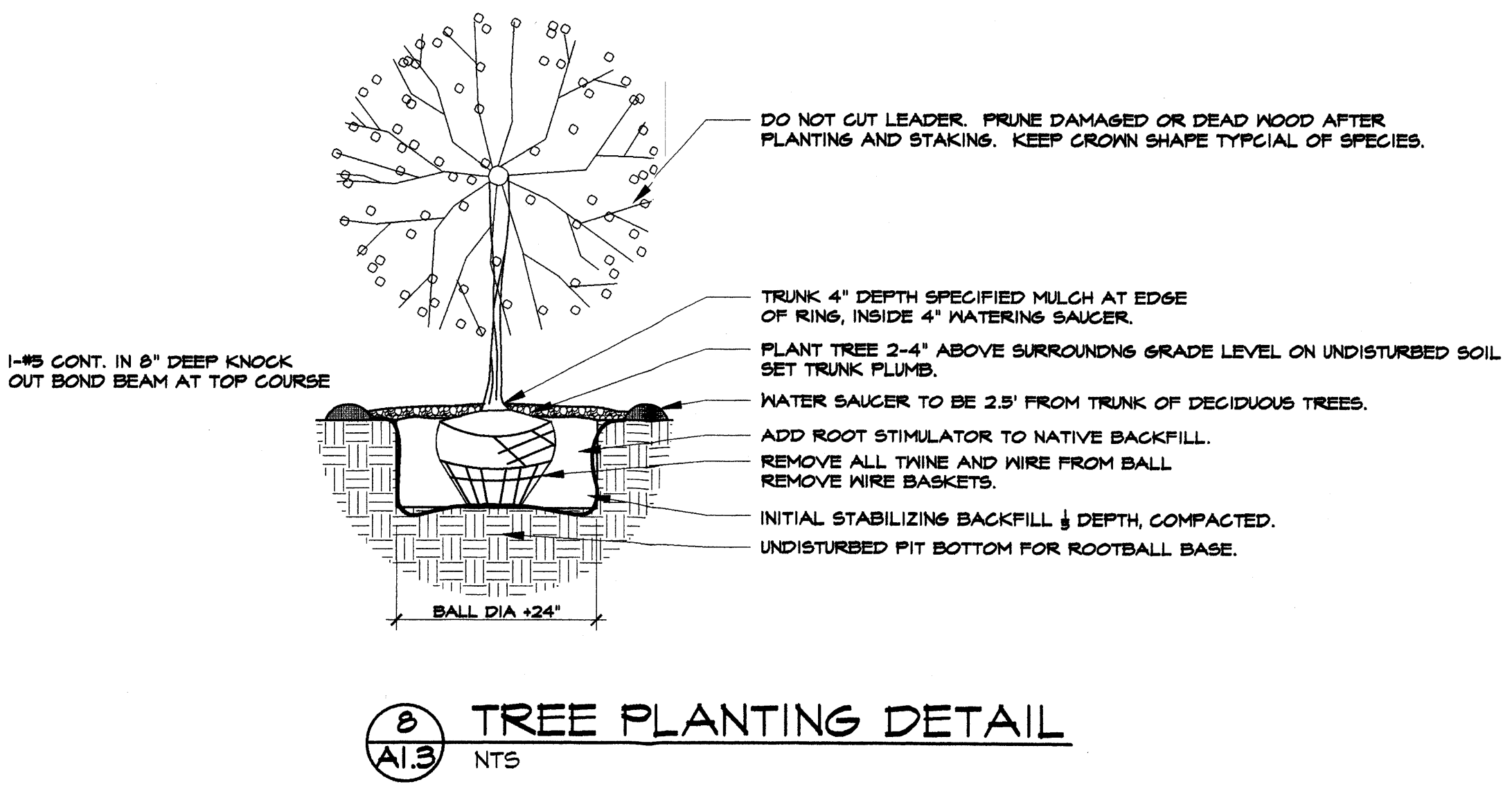
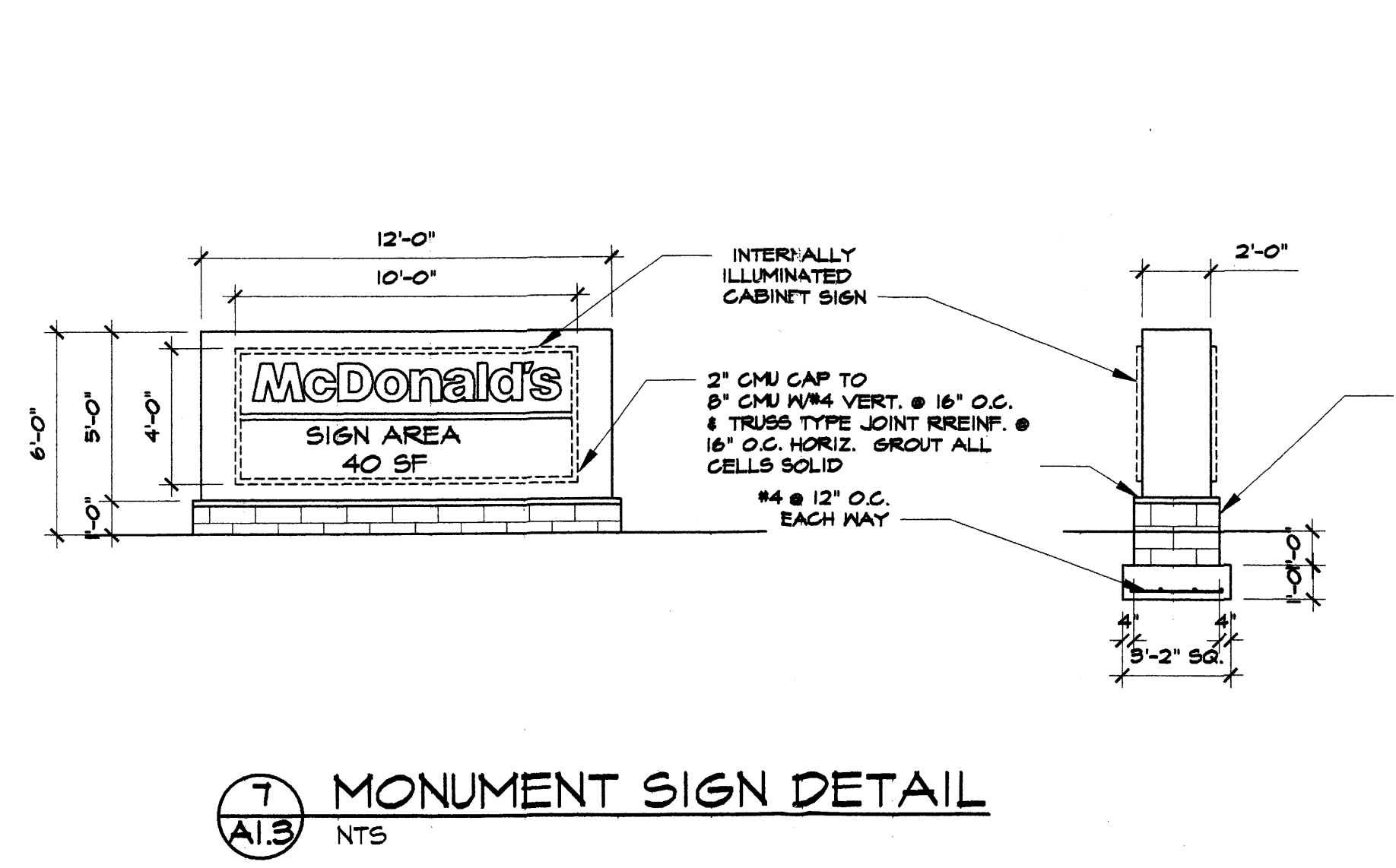
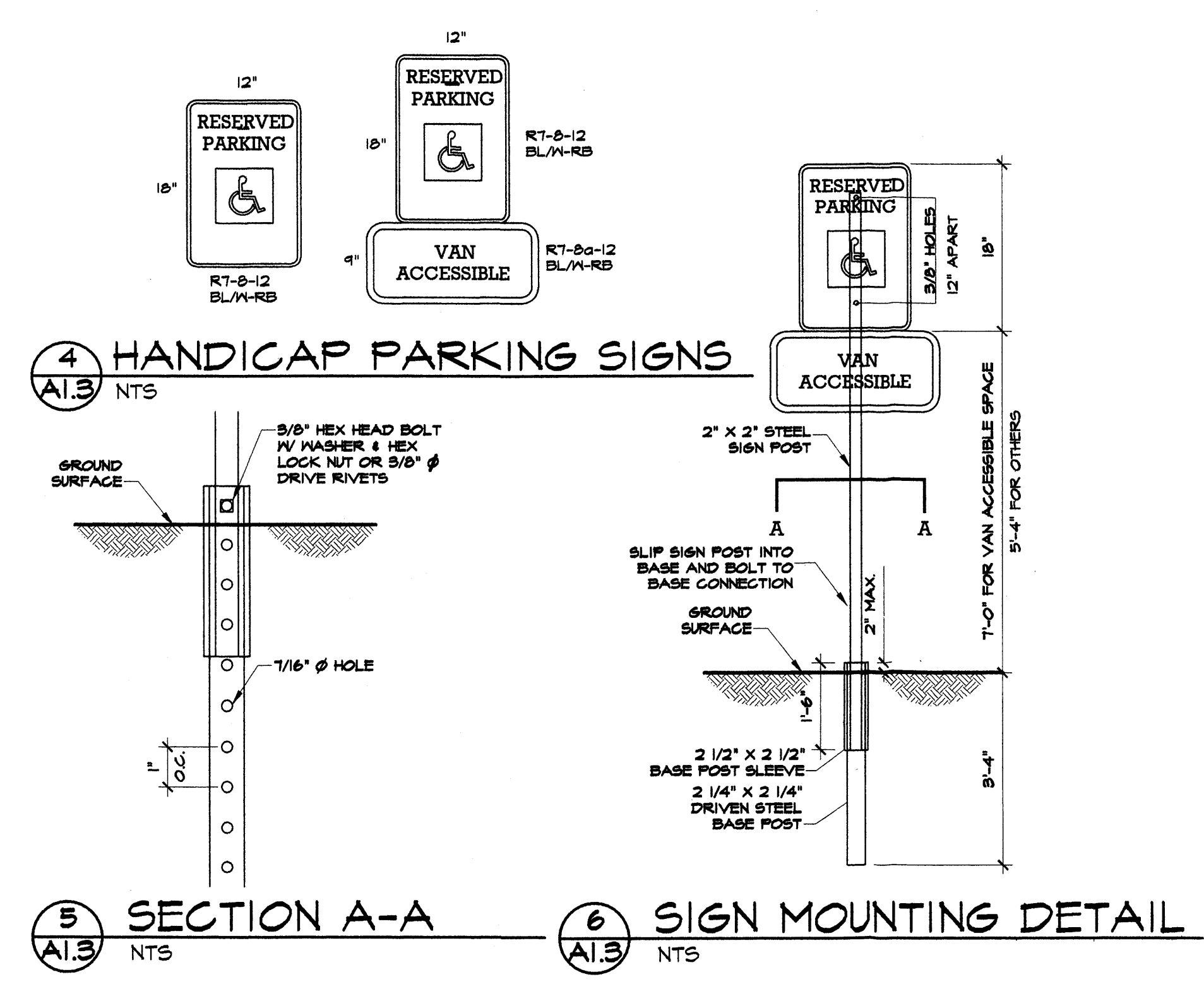
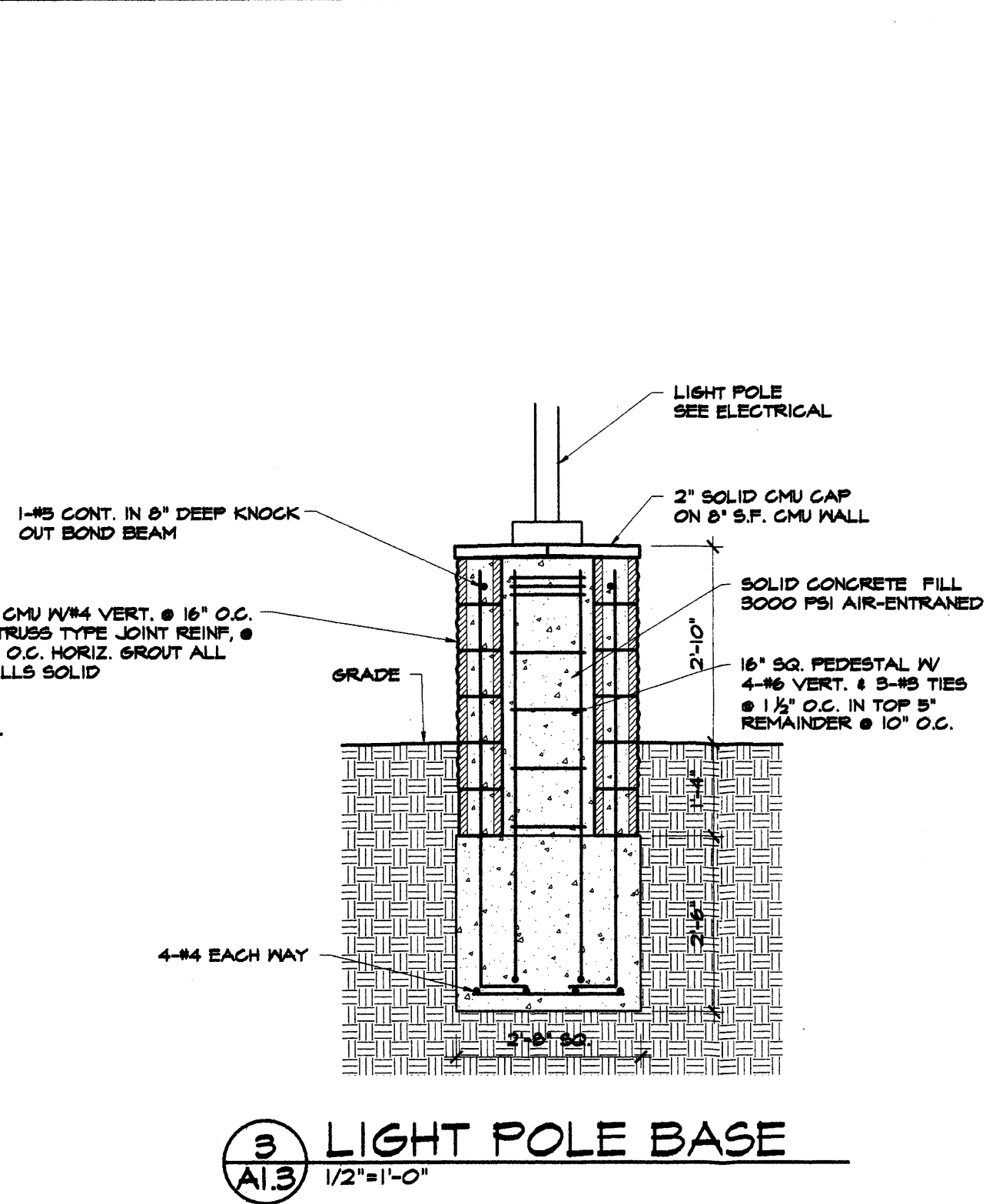
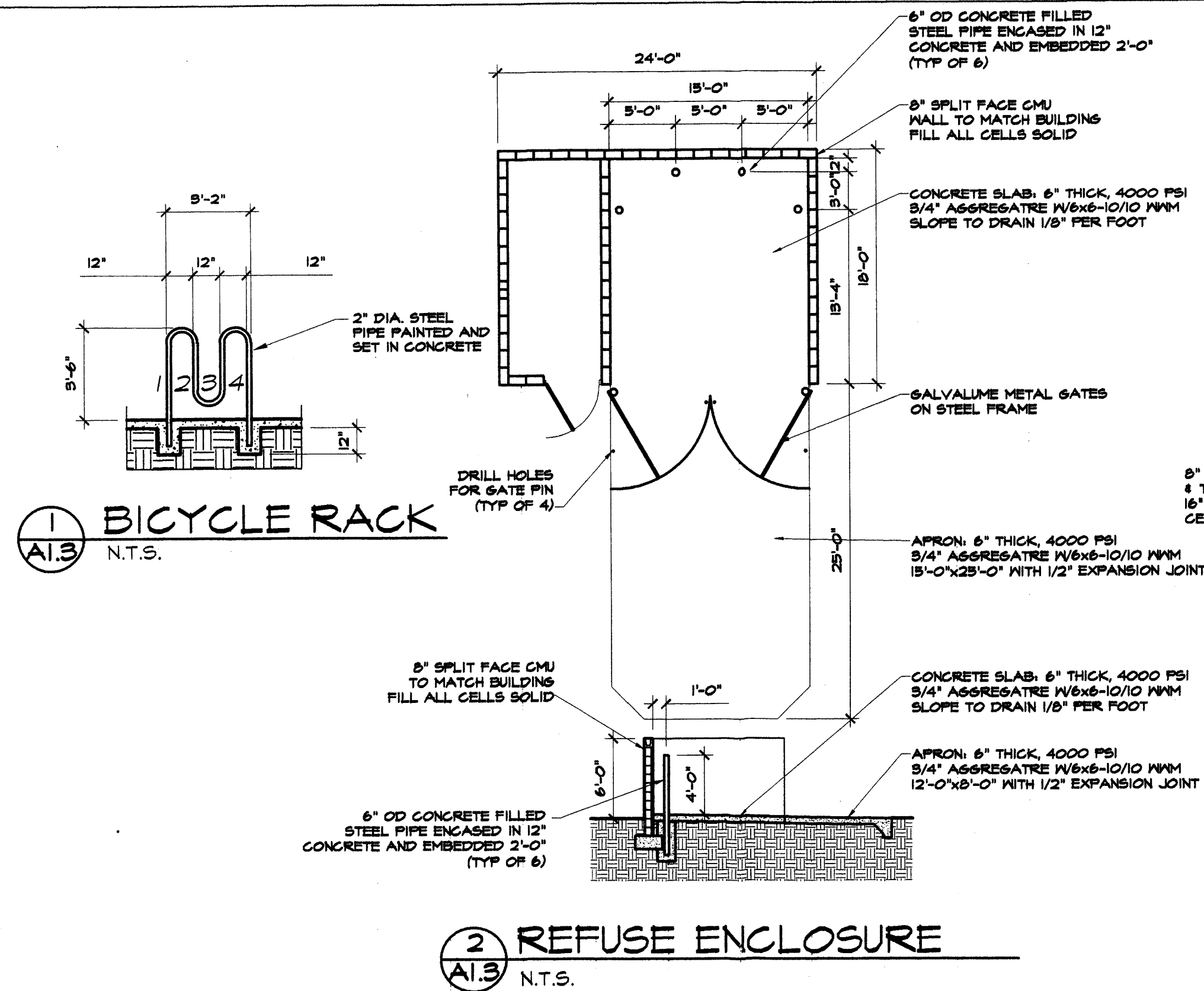
REVISIONS


SHEET NO:  
 A1.2  
 1 OF 6

SITE PLAN - LOT 7

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.





McMAHON MARKET PLACE  
MCDONALD'S RESTAURANT  
SHELL BUILDING  
ALBUQUERQUE, NM 87114  
SITE PLAN FOR BUILDING PERMIT  
SITE DETAILS

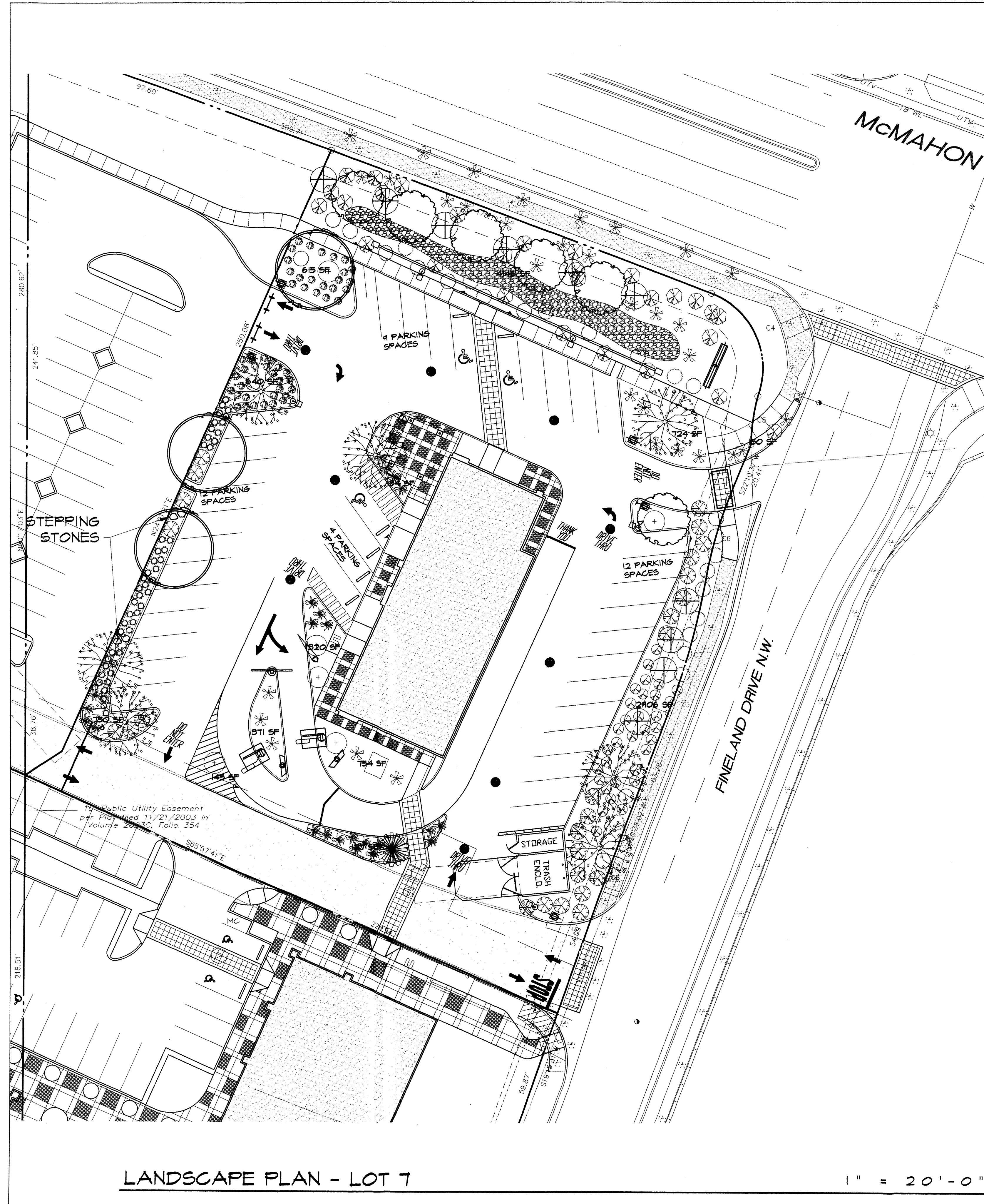
DATE: 8 OCT 2013  
DRAWN BY: MFMG  
CHECKED BY:  
VERIFIED BY:

NO.	REVISIONS

SHEET NO:  
**A1.3**  
2 OF 6

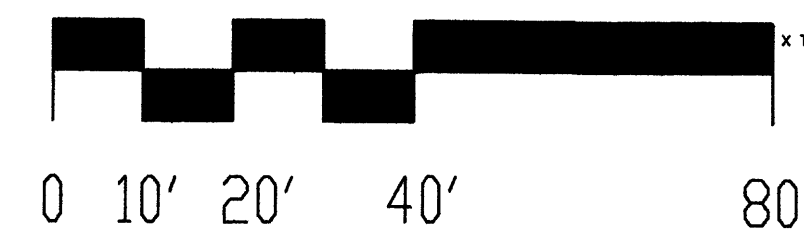
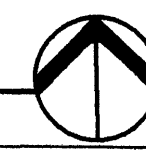
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.





LANDSCAPE PLAN - LOT 7

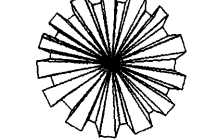




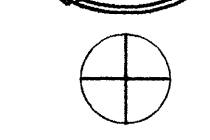
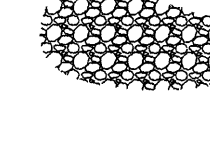
1" = 20'-0"



### PLANT LEGEND

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE WATER USE COVERAGE AREA

#### TREES

-  1 PINUS ELДАРICA AFGHAN PINE 8" GAL. M
-  6 CHILOPSIS X CATALPA CHITALPA 2" GAL. M
-  6 CELTIS OCCIDENTALIS COMMON HACKBERRY 2" GAL. M
-  3 PISTACIA CHINENSIS CHINESE PISTACHE 2" GAL. M
-  10 CHILOPSIS LINEARIS DESERT WILLOW 5 GAL. L 225 SF X 10 = 2250 SF
-  3-4" COBBLE STONE IN DRAINAGE AREA
-  STEPPING STONES

#### SHRUBS

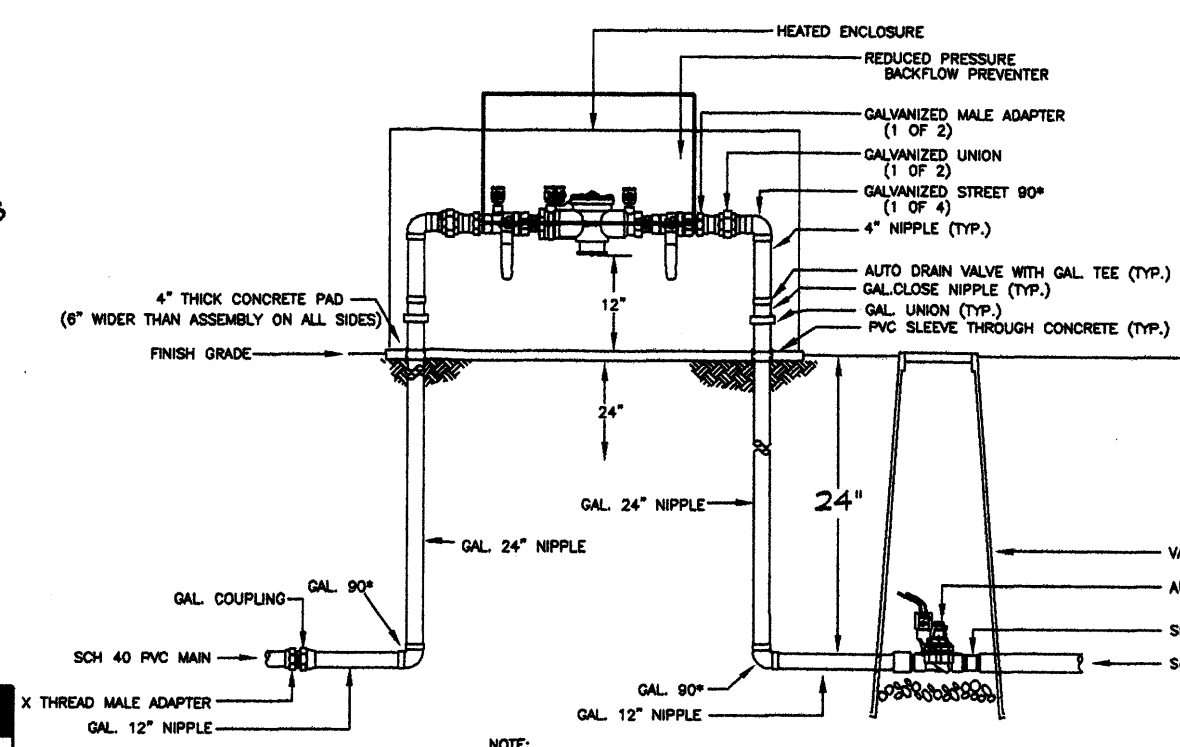
-  20 ERICAMERIA LARICIFOLIA TURPENTINE BUSH 1 GAL. L 16 SF X 20 = 440 SF
-  24 POTENTILLA FRUTICOSA POTENTILLA 1 GAL. M 9 SF X 24 = 216 SF
-  32 RAPHIOLEPIS INDICA INDIAN HAWTHORN 5 GAL. M 36 SF X 32 = 1152 SF
-  53 MUHLENBERGIA CAPILLARIS REGAL MIST 5 GAL. M 9 SF X 53 = 477 SF
-  41 ARTEMISIA X POWIS CASTLE POWIS CASTLE SAGE 1 GAL. L+ 16 SF X 44 = 704 SF
-  24 BUDDLEIA DAVIDII BUTTERFLY BUSH 5 GAL. L 100 SF X 24 = 2400 SF
-  25 SALVIA GREGGII AUTUMN SAGE 1 GAL. M 9 SF X 25 = 225 SF
-  25 HESPERALOE PARVIFLORA RED YUCCA 5 GAL. L 9 SF X 25 = 225 SF
-  6 CAESALPINIA GILLIESII BIRD OF PARADISE 5 GAL. L 100 SF X 6 = 600 SF

#### NOTES

- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
- PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 80% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.
- LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

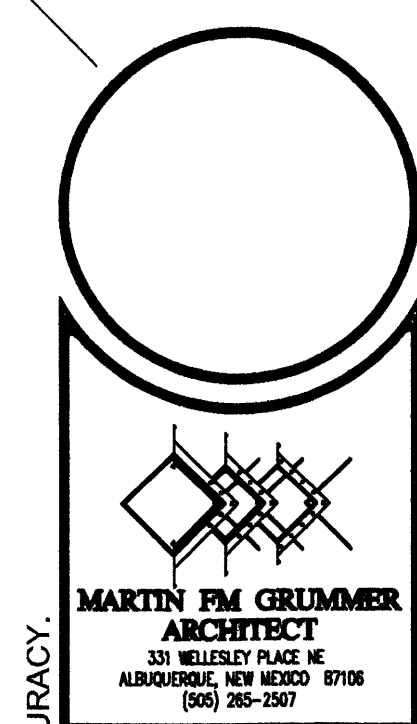
#### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	53,666 SF
TOTAL BUILDING AREA	4,715 SF
NET LOT AREA	48,951 SF
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	7,343 SF
TOTAL BED PROVIDED	10,847 SF
GROUND COVER REQUIRED	80% PER COMMENTS
TOTAL GROUNDCOVER REQUIREMENT	5,878 SF
TOTAL GROUNDCOVER PROVIDED	5,777 SF (98%)
PARKING LOT TREES REQUIREMENT	1 SHADE TREE / 10 SPACES
SHADE TREE REQUIRED 571/10	4 REQ
SHADE TREE PROVIDED	12



NOTE: 1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

Mastervalue w/RPBA



McMAHON MARKET PLACE  
 McDONALD'S RESTAURANT  
 SHELL BUILDING  
 ALBUQUERQUE, NM 87114  
 SITE PLAN FOR BUILDING PERMIT  
 LANDSCAPE PLAN

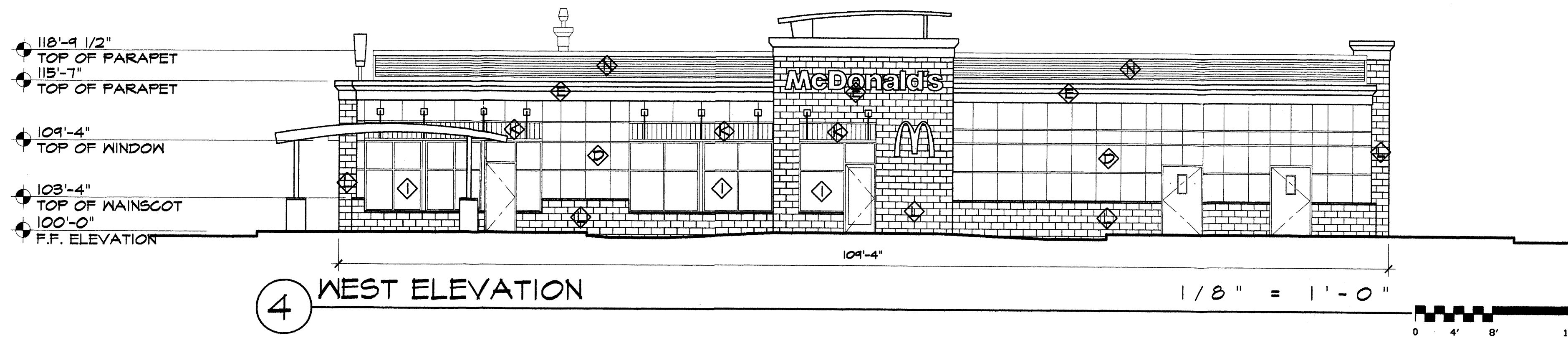
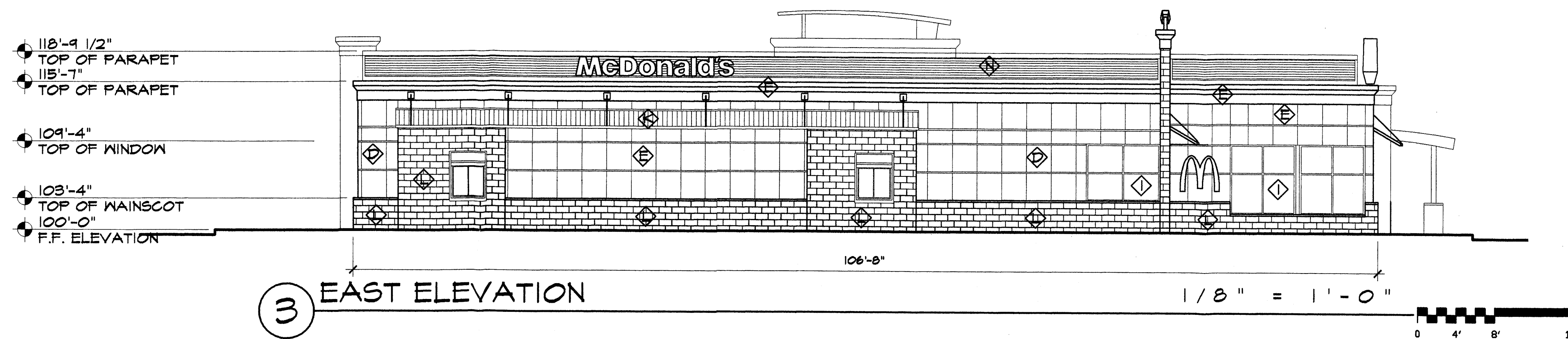
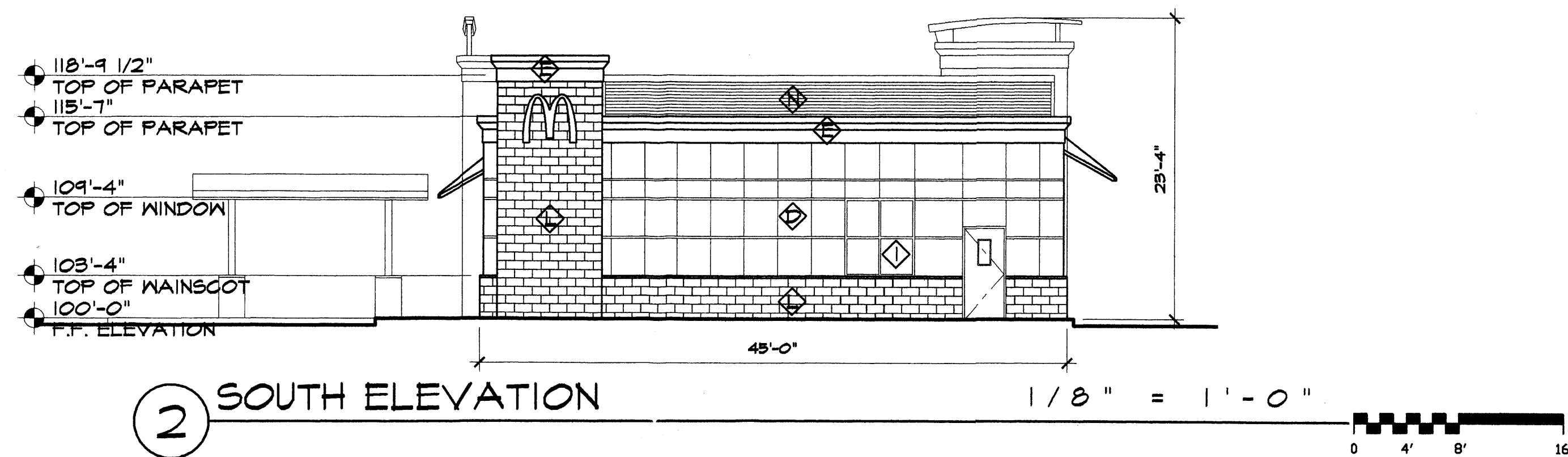
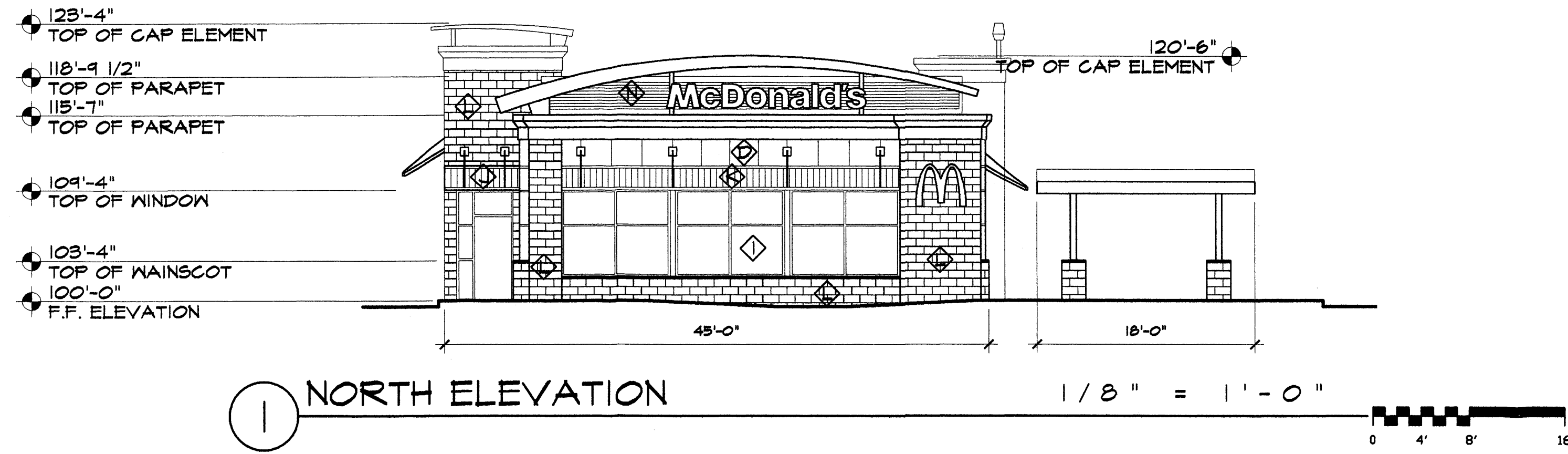
DATE: 8 OCT 2013  
 DRAWN BY: MFMG  
 CHECKED BY:  
 VERIFIED BY:

REVISIONS

SHEET NO:  
 L1.2  
 3 OF 6

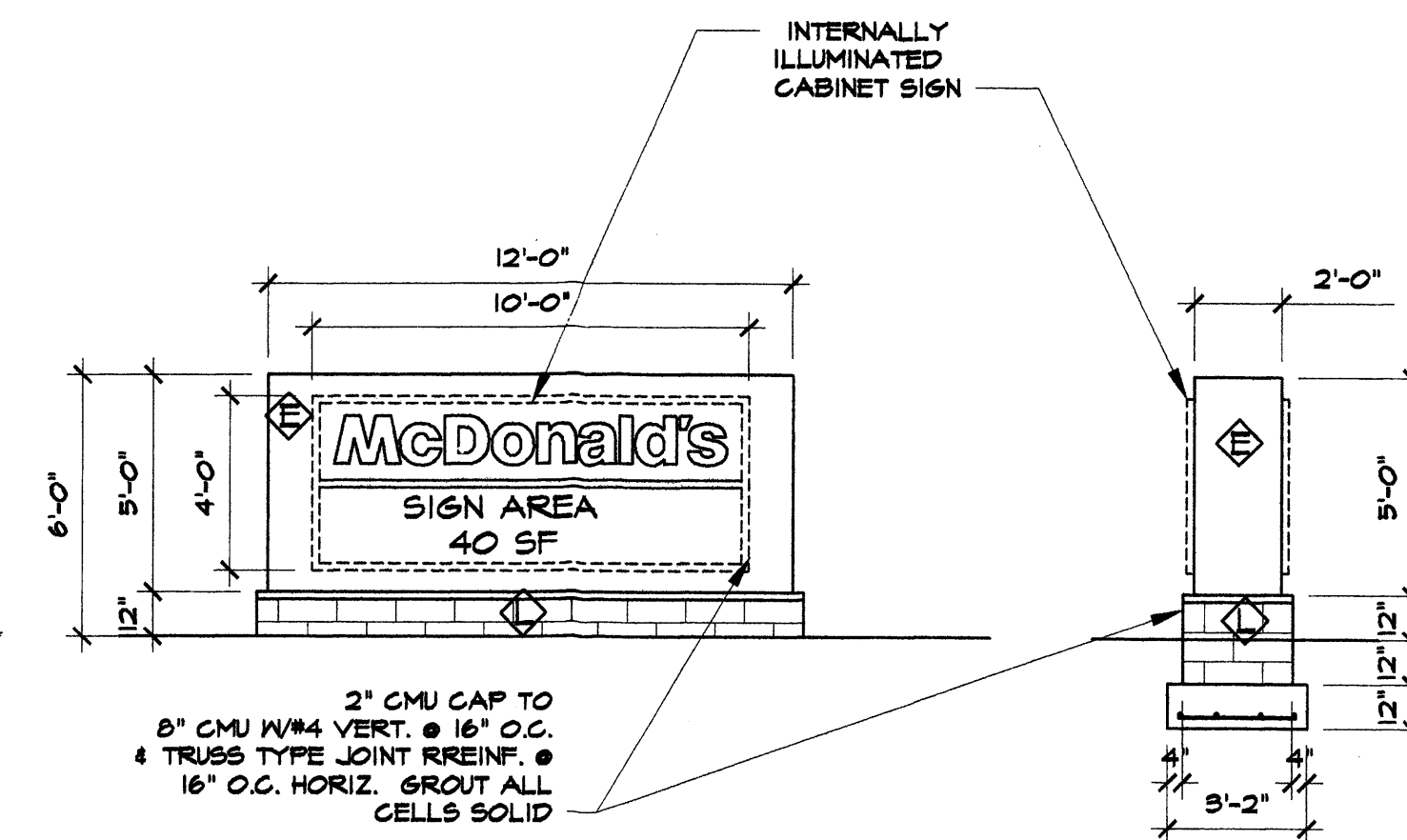
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.





KEYED COLOR / MATERIAL SCHEDULE

A	WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	NOT USED
B	WALL FINISH COLOR	BENJAMIN MOORE #151 (LIGHT TAN)	NOT USED
C	WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	NOT USED
D	WALL FINISH COLOR	SHERWIN WILLIAMS MOOL SKEIN SW 6148 (LIGHT TAN COLOR)	NOT USED
E	WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	NOT USED
F	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)	NOT USED
G	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6496 (BLUE COLOR)	NOT USED
H	WALL FINISH COLOR	SHERWIN WILLIAMS PACER WHITE SW 6098 (TAN COLOR)	NOT USED
I	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)	
J	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL	
K	ANNING & FRAMING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER ANNING FRAME (SEE STRUCT.)	
L	CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR BY OWNER	
M	ANNING FABRIC	SUNBRELLA HEMLOCK TWEED #4605 ANNING FABRIC (DARK GREEN)	NOT USED
N	PARAPET SCREEN	SILVER METAL EQUIPMENT SCREEN	



ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

McMAHON MARKET PLACE  
 McDONALD'S RESTAURANT  
 SHELL BUILDING  
 ALBUQUERQUE, NM 87114  
 SITE PLAN FOR BUILDING PERMIT ELEVATIONS

DATE: 8 OCT 2013  
 DRAWN BY: MFMG  
 CHECKED BY:  
 VERIFIED BY:

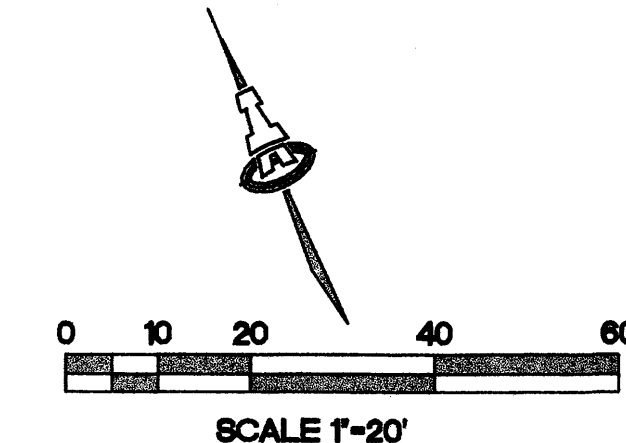
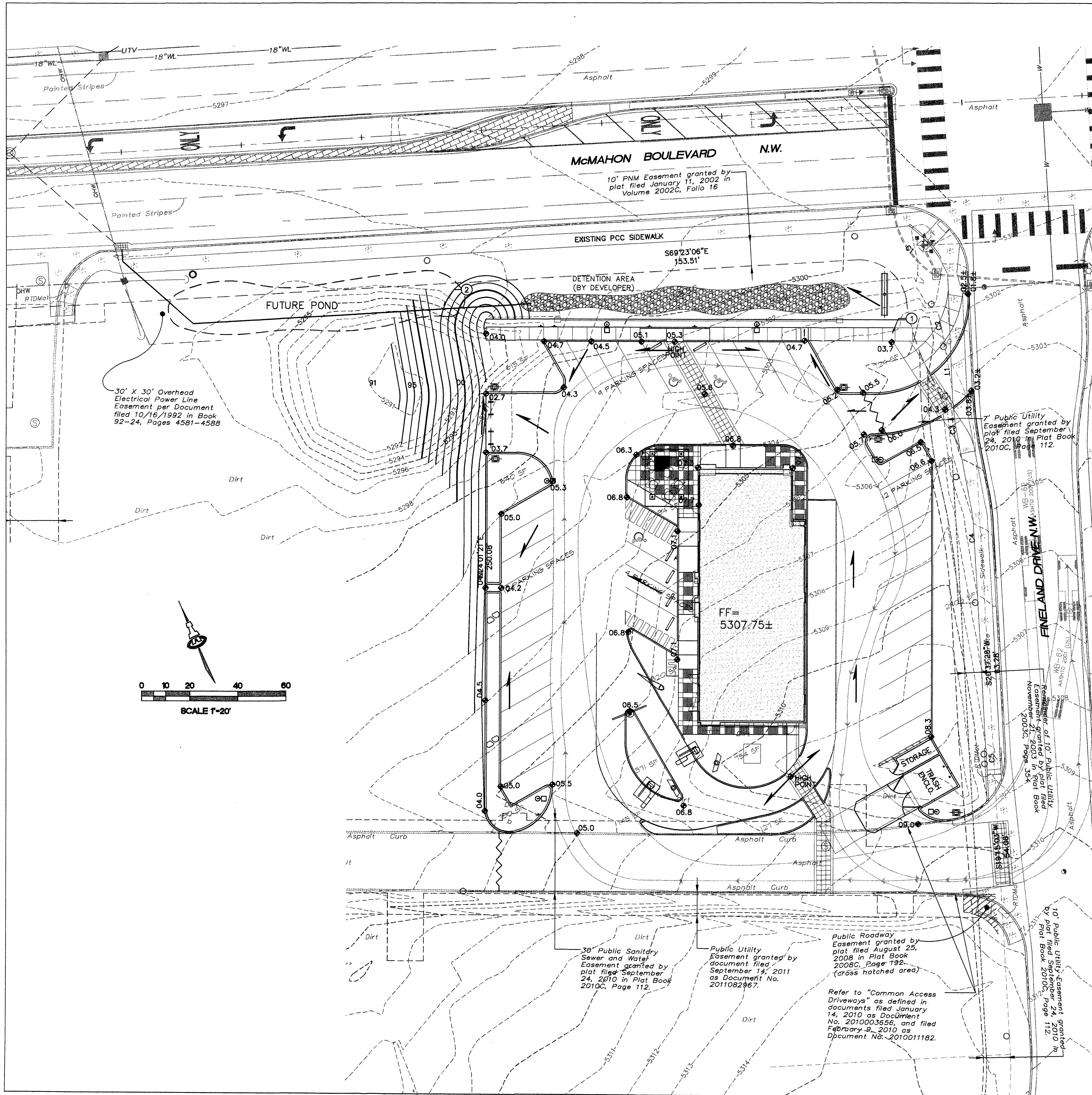
REVISIONS

SHEET NO:  
**A5.1**  
 4 OF 6

MARTIN FM GRUMMER  
 ARCHITECT  
 330 WILSON BLVD. #E  
 ALBUQUERQUE, NM 87102 87108  
 (505) 265-2507

PETERSON  
 PROPERTIES





**GENERAL NOTES**

STORM WATER DETENTION POND: THE AREA BETWEEN LOT 7 AND MCMAHON BLVD IS DESIGNATED AS A PRIVATE STORM WATER DETENTION POND WITH A PIPED OUTFALL TO THE PUBLIC STORM DRAIN IN MCMAHON BLVD. THE DETAINED STORM WATERS ARE PROGRAMMED TO BE RELEASED VIA PRIVATE STORM DRAIN CATCH CONNECTION TO THE PUBLIC STORM DRAIN CATCH BASIN LOCATED AT THE EASTERLY SIDE OF THE CENTER'S MCMAHON BLVD. ENTRANCE.

POND TO RELEASE 100% OF THE CAPTURED WATERS WITHIN 24 HOURS. POND TO BE MAINTAINED BY THE BENEFITING UNDERLYING LAND OWNERS DISCHARGING STORM WATERS TO THE FACILITY.

**DRAINAGE CONCEPT**

PER THE MCMAHON MARKETPLACE DRAINAGE MANAGEMENT PLAN, MARCH 2010 (STAMPED 05-07-10) PREPARED BY BOHANNAN - HUSTON, INC.; THE SITE IS WITHIN BASIN D (2.77 ACRES); SEE ATTACHED.

ALLOWABLE DISCHARGE  
 -INTERIM: 3.97 CFS  
 -FULLY DEVELOPED: 11.37 CFS  
 ALL STORM WATERS ARE ROUTED TO THE STORM DRAIN INLET AT THE EAST RETURN OF THE SITE ENTRANCE OFF OF MCMAHON BLVD. THE STORM DRAIN IN MCMAHON IS SIZE (36"SD) TO ACCEPT THE DEVELOPED FLOW (MAX S.D. CAPACITY = 63.97 CFS).

THE MCMAHON MARKETPLACE PRELIMINARY GRADING & DRAINAGE PLAN (02-22-07) AND THE OVERALL DRAINAGE PLAN, STAMPED DATE: 04-18-07 BOTH PREPARED BY OLSSON ASSOCIATES, THESE PLANS ESTABLISH THE CROSS LOT DRAINAGE CONVEYENCE AND A SERIES OF PONDS ALONG MCMAHON TO CAPTURE THE ONSITE DEVELOPED STORM WATERS AND CONVEY THEM TO THE SUBJECT PUBLIC CATCH BASIN VIA OVERLAND FLOW OR DRAIN PIPES, (SEE ATTACHED).

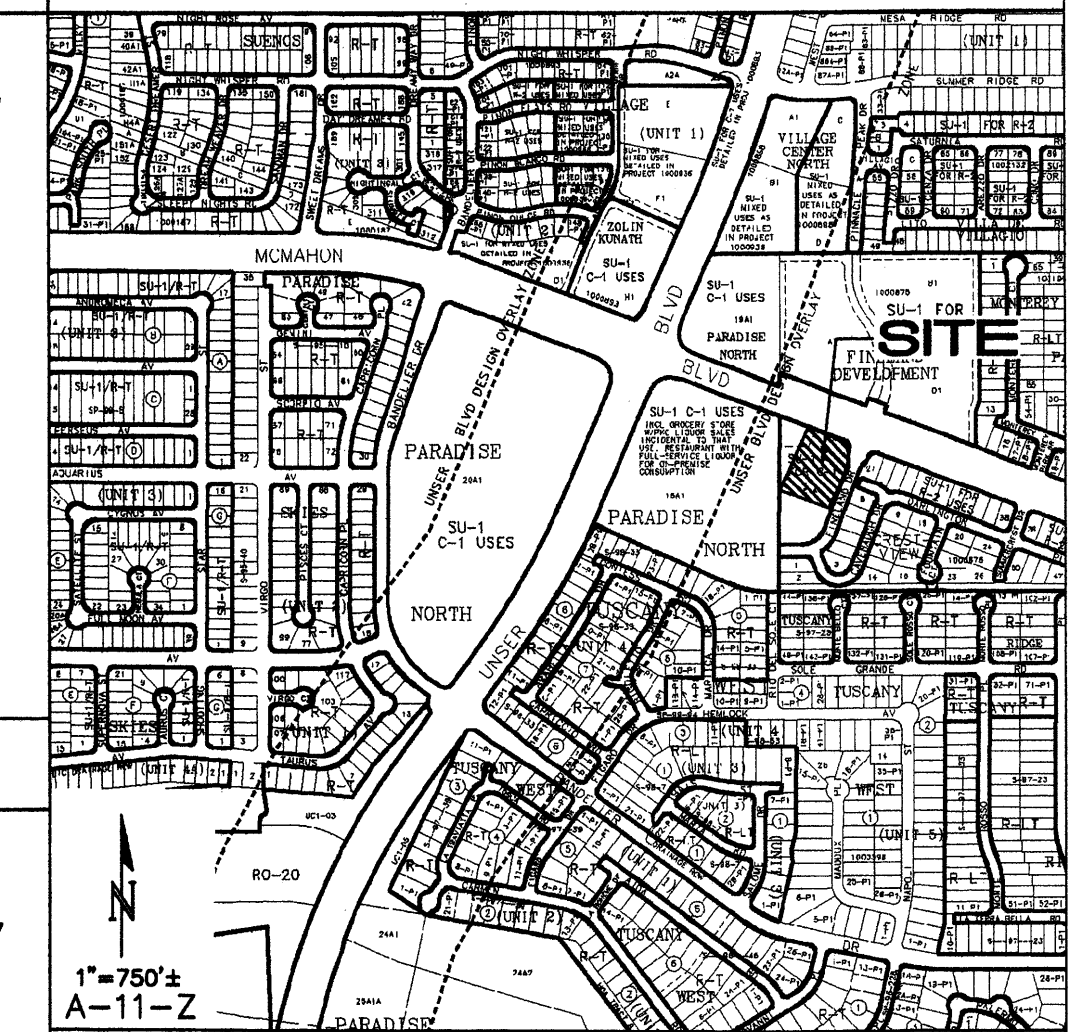
**PROPOSED IMPROVEMENTS**

A CROSS LOT DRAINAGE EASEMENT WILL BE RECORDED TO ENSURE THE RIGHTS OF THE PRESENT AND FUTURE LAND OWNERS TO DISCHARGE THE DEVELOPED STORM WATER FLOWS ACROSS THE PLATTED BOUNDARIES TO THE ULTIMATE DISCHARGE POINT (PUBLIC CATCH BASIN ALONG MCMAHON BLVD.).

**KEYED NOTES**

- 24" SIDEWALK CULVERT.
- STORM DRAIN/POND OUTFALL TO CATCH BASIN. SIZE FOR LOT 6 CONNECTION IN ADDITION TO LOT 7.
- STORM WATERS ALLOWED TO DISCHARGE ONTO ADJACENT UNDEVELOPED LOT PER MASTER DRAINAGE PLAN. EROSION CONTROL PROTECTION AT DISCHARGE POINT TO BE PROVIDED.

**VICINITY MAP**



**PROJECT DATA**

LEGAL DESCRIPTION: LOT 7, MCMAHON MARKETPLACE  
 SITE AREA: 1.232 AC.  
 FLOOD ZONE: N/A  
 ENGINEER: FRED ARFMAN  
 ISAACSON & ARFMAN, P.A.  
 128 MONROE ST NE, ABO. NM 87108  
 PHONE: (505) 268-8828  
 SURVEYOR: SURVTEK, INC.  
 9384 VALLEY VIEW DRIVE, N.W. ABO. NM 87114  
 PHONE: (505) 897-3366  
 BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-A11", ELEVATION = 5301.647 (NAVD 1988).

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5139.60 FINISH FLOOR ELEVATION
- DRAINAGE BREAK
- DRAINAGE POND LANDSCAPING GRAVEL

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isaifm.com

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

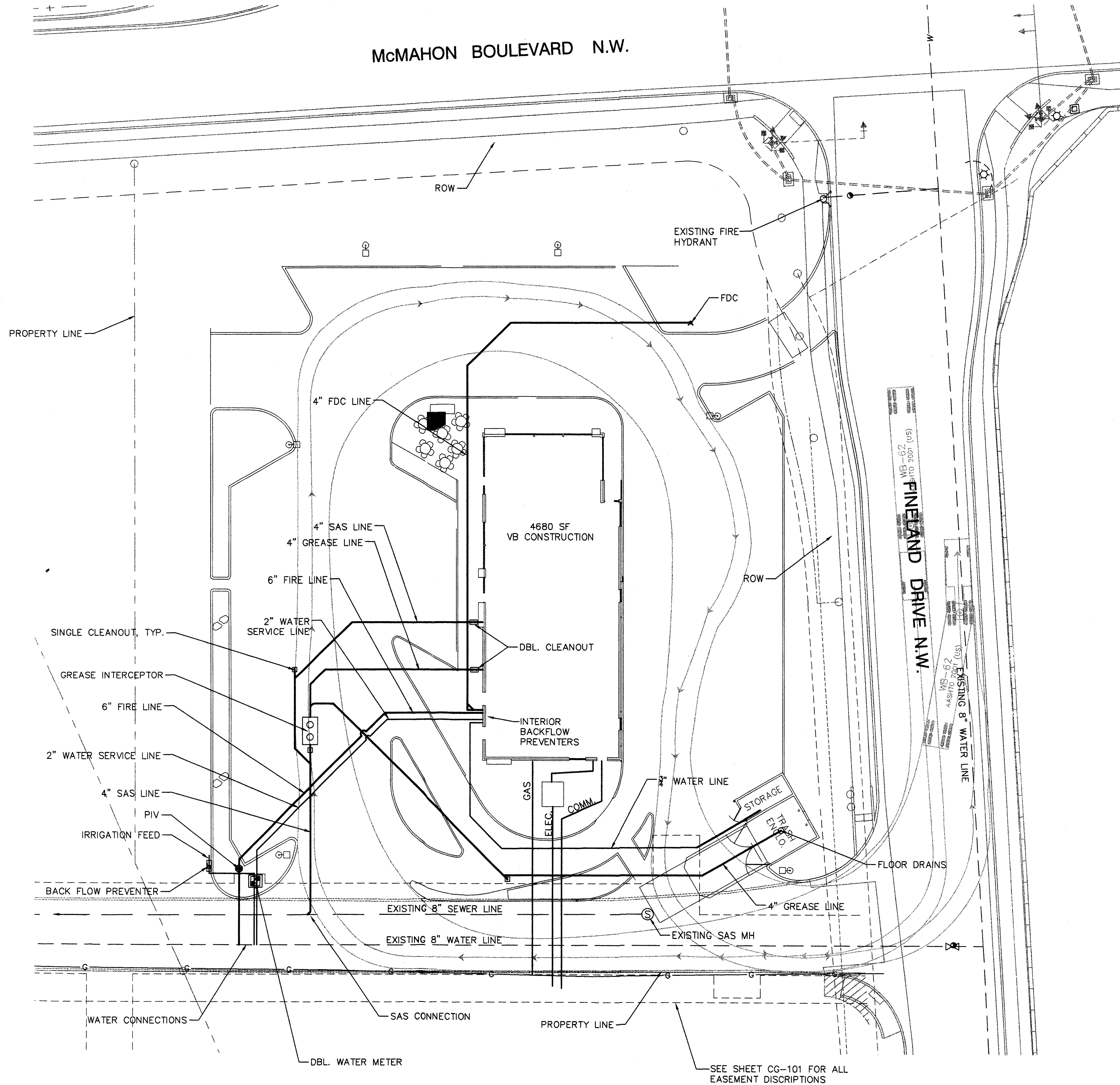
**McMAHON MARKET PLACE  
 McDONALD'S RESTAURANT**  
 SHELL BUILDING, ALBUQUERQUE, NM 87114

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

Date:	No.:	Revision:	Date:	Job No.
06-2013				1998
Drawn By:	FCA			CG-101
Clk By:	FCA			5 OF 6



McMAHON BOULEVARD N.W.



**GENERAL NOTES**

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- WATER AND/OR SANITARY SEWER IMPROVEMENTS WITHIN A PUBLIC EASEMENT OR RIGHT-OF-WAY SHALL BE BUILT BY SEPARATE, PUBLIC WORK ORDER, PLANS.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTING SHALL HAVE JOINT RESTRAINTS.

**KEYED NOTES**

**LEGEND**

- WATER METER & BOX
- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- NEW GAS METER
- EXISTING WATERLINE
- EXISTING SEWER LINE

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 PH. 505-268-8828 www.isaacson.com

1998 CU-101- CONCEPT.dwg Oct 14, 2013

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

**McMAHON MARKET PLACE**  
**McDONALD'S RESTAURANT**  
 SHELL BUILDING, ALBUQUERQUE, NM 87114

**CONCEPTUAL UTILITY PLAN**

Date:	06-2013	No.:	Revision:	Date:	Job No.:
Drawn By:	FCA				1998
Old By:	FCA				CU-101
					6 OF 6

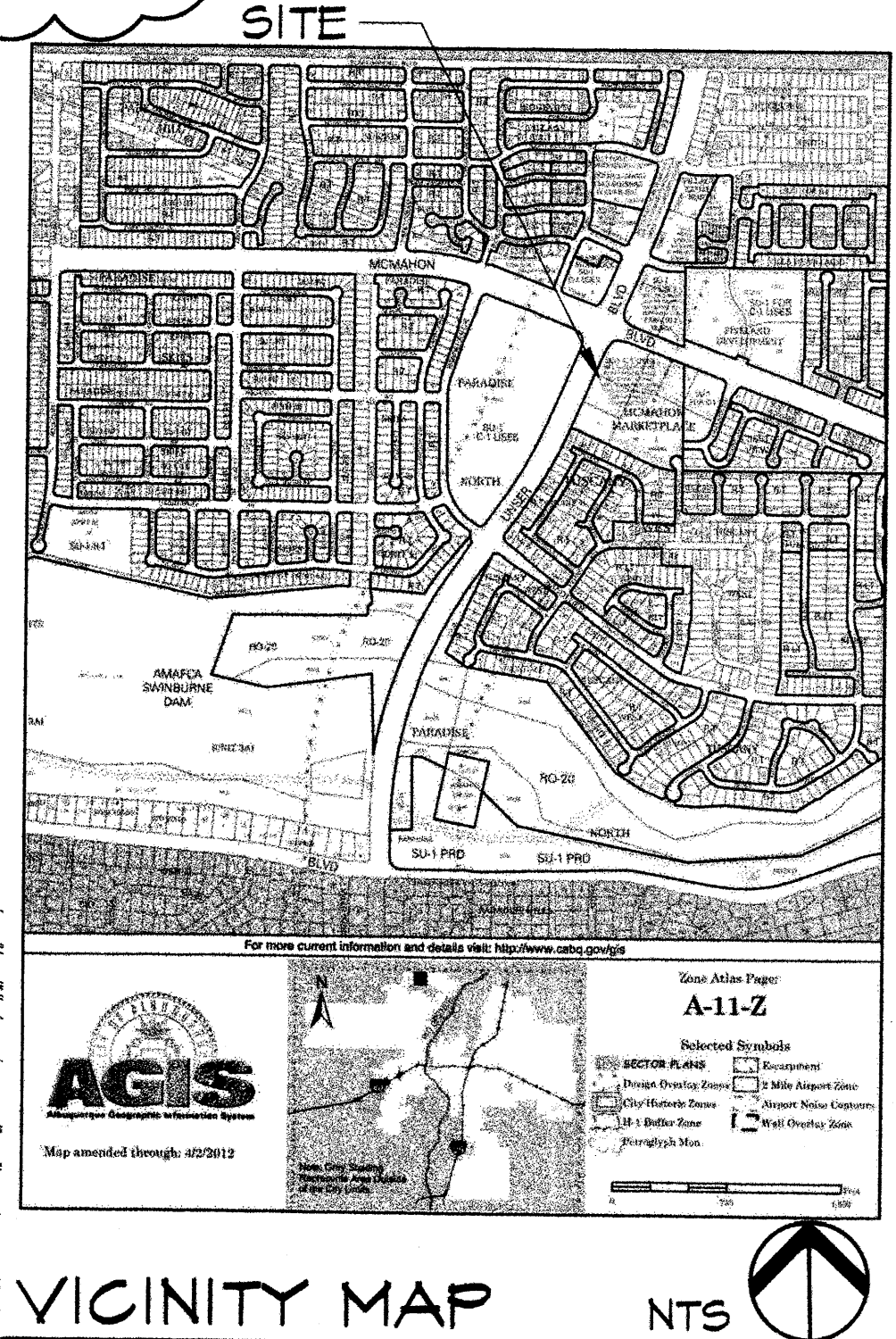
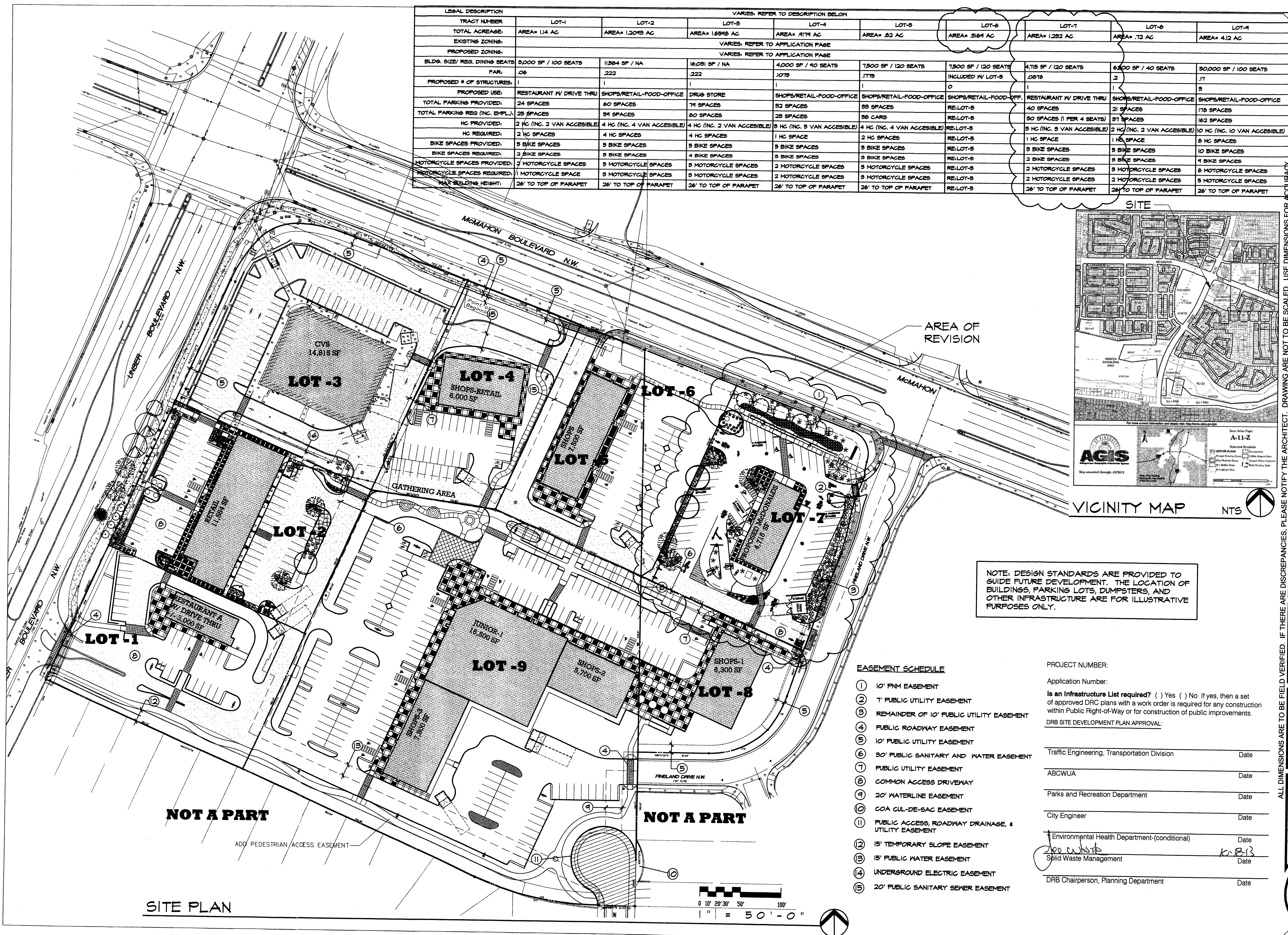
M:\CAD FILES\1090\_1998\1998.dwg 10/14/2013 9:26:56 AM, AutoCAD PDF PLOT.pc3





MCMAHON MARKET PLACE  
 McDONALD'S RESTAURANT  
 SHELL BUILDING  
 ALBUQUERQUE, NM 87114  
 AMENDMENT TO  
 SITE PLAN FOR SUBDIVISION

LEGAL DESCRIPTION	VARIES, REFER TO DESCRIPTION BELOW								
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	LOT-7	LOT-8	LOT-9
TOTAL ACREAGE:	AREA= 1.14 AC	AREA= 1.2015 AC	AREA= 1.6545 AC	AREA= .9174 AC	AREA= .82 AC	AREA= .5164 AC	AREA= 1.282 AC	AREA= .72 AC	AREA= 4.12 AC
EXISTING ZONING:	VARIES, REFER TO APPLICATION PAGE								
PROPOSED ZONING:	VARIES, REFER TO APPLICATION PAGE								
BLDG. SIZE/REG. DINING SEATS:	9,000 SF / 100 SEATS	11,564 SF / NA	16,031 SF / NA	4,000 SF / 40 SEATS	7,500 SF / 120 SEATS	7,500 SF / 120 SEATS	4,715 SF / 120 SEATS	6,500 SF / 40 SEATS	30,000 SF / 100 SEATS
FAR:	.06	.222	.222	.1075	.1775	INCLUDED W/ LOT-5	.0875	.2	.17
PROPOSED # OF STRUCTURES:	1	1	1	1	1	0	1	1	5
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE
TOTAL PARKING PROVIDED:	24 SPACES	60 SPACES	74 SPACES	52 SPACES	55 SPACES	RE:LOT-5	40 SPACES	21 SPACES	175 SPACES
TOTAL PARKING REQ. (INC. EMPL.):	25 SPACES	59 SPACES	80 SPACES	25 SPACES	55 CARS	RE:LOT-5	30 SPACES (1 PER 4 SEATS)	57 SPACES	162 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	RE:LOT-5	5 HC (INC. 3 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	10 HC (INC. 10 VAN ACCESSIBLE)
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	RE:LOT-5	1 HC SPACE	1 HC SPACE	5 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES	5 BIKE SPACES	4 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	RE:LOT-5	5 BIKE SPACES	5 BIKE SPACES	10 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES	RE:LOT-5	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES	RE:LOT-5	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	5 MOTORCYCLE SPACES
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	RE:LOT-5	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET

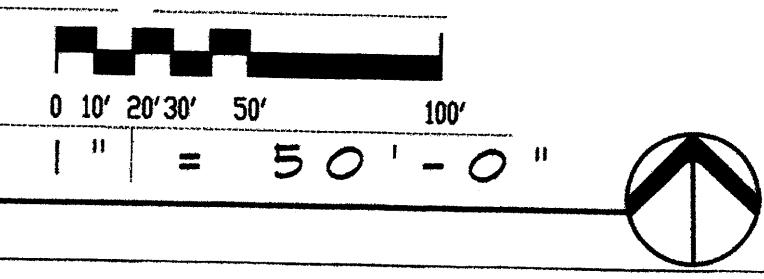


NOTE: DESIGN STANDARDS ARE PROVIDED TO GUIDE FUTURE DEVELOPMENT. THE LOCATION OF BUILDINGS, PARKING LOTS, DUMPSTERS, AND OTHER INFRASTRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY.

- EASEMENT SCHEDULE**
- ① 10' PNM EASEMENT
  - ② 7' PUBLIC UTILITY EASEMENT
  - ③ REMAINDER OF 10' PUBLIC UTILITY EASEMENT
  - ④ PUBLIC ROADWAY EASEMENT
  - ⑤ 10' PUBLIC UTILITY EASEMENT
  - ⑥ 30' PUBLIC SANITARY AND WATER EASEMENT
  - ⑦ PUBLIC UTILITY EASEMENT
  - ⑧ COMMON ACCESS DRIVEWAY
  - ⑨ 20' WATERLINE EASEMENT
  - ⑩ COA CUL-DE-SAC EASEMENT
  - ⑪ PUBLIC ACCESS, ROADWAY DRAINAGE, & UTILITY EASEMENT
  - ⑫ 15' TEMPORARY SLOPE EASEMENT
  - ⑬ 15' PUBLIC WATER EASEMENT
  - ⑭ UNDERGROUND ELECTRIC EASEMENT
  - ⑮ 20' PUBLIC SANITARY SEWER EASEMENT

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_  
 Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG 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:  
 Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_  
 ABCWUA \_\_\_\_\_ Date \_\_\_\_\_  
 Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Environmental Health Department-(conditional) \_\_\_\_\_ Date \_\_\_\_\_  
 Solid Waste Management \_\_\_\_\_ Date \_\_\_\_\_  
 DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

NOT A PART  
 ADD PEDESTRIAN ACCESS EASEMENT  
 SITE PLAN



ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

DATE: 8 OCT 2013  
 DRAWN BY: MFMG  
 CHECKED BY: \_\_\_\_\_  
 VERIFIED BY: \_\_\_\_\_

REVISIONS


SHEET NO: A1.0  
 1 OF 2



# MCMAHON MARKET PLACE DESIGN STANDARDS

The purpose of these written Design standards shall serve to supplement site plans for building permit and subdivision included within the application. These standards are also subject to the Westside/McMahon corridor Transportation and Land User Guide (April 1999), and the Westside Strategic Plan. The written Design Standards and Site Plan for building permit shall be used together to control future amendments to the McMahon Market Place plan.

Subsequent Site Plans for Building Permits which are in substantial compliance with the Design Standards and Approved Site Plans for building permit are to be reviewed administratively by the Planning Director in accordance with the Comprehensive City Zoning Code Section 14-16-2-22 (A) (6)

Subsequent Site Plans for Building Permit which vary significantly from the approved site plan are to be reviewed by the Environmental Planning Commission.

## A. LAND USE CONCEPT

McMahon Market Place is a pedestrian oriented neighborhood center with a mix of viable retail, office and restaurant users within walking distance to adjacent neighborhoods (see diagrams 2 thru 4). The proximity of the site to neighborhoods, allows easy pedestrian access which will reduce automobile trips. A select few drive up users are a key component of the center. Allowing these users in the site will eliminate trips by neighbors to similar uses miles away. Expanding the existing package liquor zoning to include package liquor with a pharmacy will also reduce lengthy trips from the area. Drive up users, including pharmacy, constitute 22% of the total building area, with the remaining 78% of building area encompassing uses other than drive up. Drive-thru uses shall be limited to a total of three, with two available for restaurant use within the current site plan for building permit and subdivision.

The second tier of building structures along the southern portion of the site are designed to buffer the neighborhood from McMahon. Two (2) smaller buildings are located adjacent to McMahon's landscape buffer. The adjacency of structure to street creates a more pleasing streetscape, and further serves to help screen interior parking pod areas. All buildings are interconnected by a pedestrian access network which is directly tied to the adjacent neighborhood.

A pharmacy with pharmacy pick-up lanes, coffee shop and two fast food with drive up facilities are wrapped around the edges of the center. Each drive-up facility is designed to minimize vehicle and pedestrian conflicts, i.e. cars accessing the drive-up do not have to drive through the main parking field and risk conflict with shoppers who park and go into the facilities

## PLANT LEGEND

CHINESE PISTACHE (0) 26 3' Cal. 100%	LITTLELEAF LINDEN (0) 9 3' Cal. 100%	BIRCH (0) 27 3' Cal. 100%	RED BAC (0) 27 3' Cal. 100%
SHAWANO OAK (0) 17 3' Cal. 100%	SMOOTH ROSE LOGSUN (0) 14 3' Cal. 100%	BULL THORN (0) 40 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
COMMON HAZELBERRY (0) 17 3' Cal. 100%	JAPANESE PANDA TREE (0) 8 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
CHITLIPA (0) 20 3' Cal. 100%	GLORIE BELLE (0) 6 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
DOUGLASS BELL (0) 54 3' Cal. 100%	AFRICAN PINE (0) 23 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
SILVERBERRY (0) 50 3' Cal. 100%	GREEN GRANT ARBORVITAE (0) 17 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
SUPERBLY BUSH (0) 11 3' Cal. 100%	NEW MEXICO OLIVE (0) 47 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
BIRD OF PARADISE (0) 18 3' Cal. 100%	FRAGILE PEAR (0) 128 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
STANT SACATON (0) 108 3' Cal. 100%	QUINCE (0) 84 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
RUSSIAN BAC (0) 56 3' Cal. 100%	SANTOLINA (0) 82 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
SUPPOSE (0) 63 3' Cal. 100%	FORM CHERRY BAC (0) 81 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
INDIAN HAZELBERRY (0) 68 3' Cal. 100%	TURPENTINE BUSH (0) 179 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
FORM BUSH (0) 72 3' Cal. 100%	AFRICAN BAC (0) 73 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%
SPACE FRAME (0) 141 3' Cal. 100%	PORNTILLA (0) 52 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%	DOGWOOD (0) 30 3' Cal. 100%

## PLANT LEGEND (N.T.S.)

RE: LANDSCAPE PLAN FOR PLANT TYPE LOCATIONS

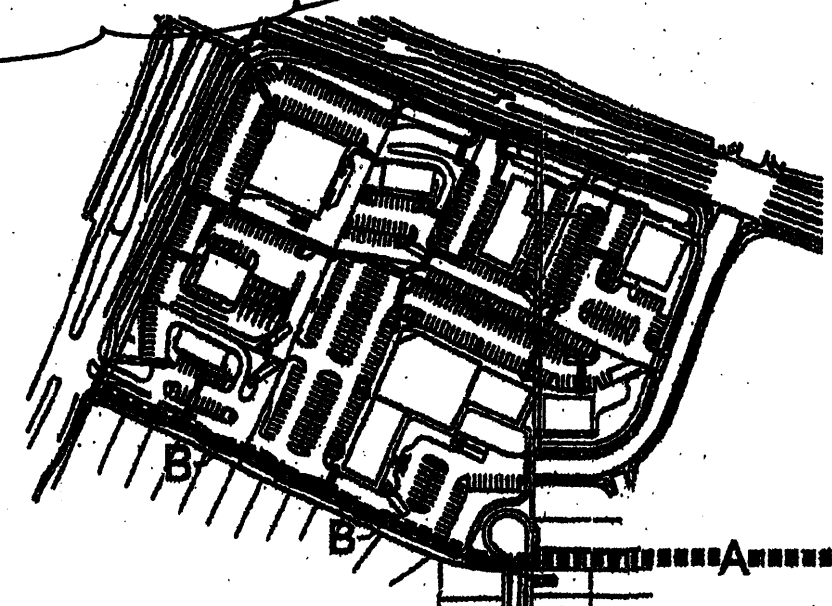


DIAGRAM-2 (N.T.S.)

A. EXISTING 30 FOOT PEDESTRIAN NEIGHBORHOOD CIRCULATION PATH  
B. PROPOSED ON SITE 30 FOOT PEDESTRIAN CIRCULATION PATH TO CONNECT WITH EXISTING OFF SITE PATH (A)  
NOTE: PEDESTRIAN PATH WIDTH "B" SHALL BE 8' IN WIDTH

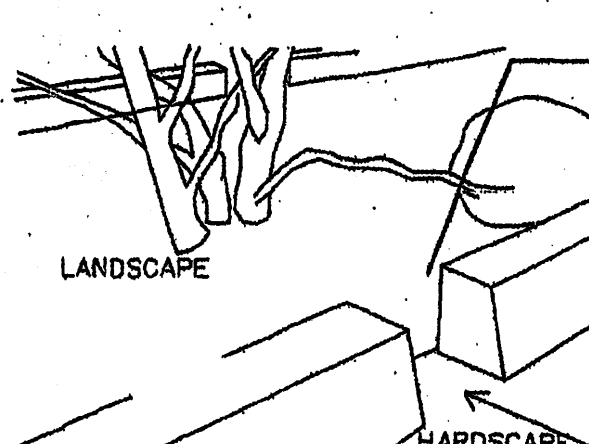


DIAGRAM-5 (N.T.S.)

SITE LANDSCAPE WATER CATCHMENT MEANS

- ARROW INDICATES FLOW OF WATER INTO LANDSCAPED AREA
- All planting areas not covered with turf shall have a ground topping of crushed rock, or similar material which extends completely under the plant material.
  - Landscape headers shall be used to separate any turf and groundcover areas.
  - To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking with no space being more than 100 feet from a tree.
  - 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
  - An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
  - Minimum plant sizes at time of installation shall be as follows:  
Trees 2 to 3 inch caliper (varies by species) or 8 to 10 feet in height  
Shrubs and Groundcovers 1 gallon

- High water use turf shall be prohibited, except within areas which constitute no more than 20 percent turf blend.
- Proposed gravity fed water harvesting system shall be sized as follows for shops buildings 1,2,3, and Junior anchor:  
A. Water storage devices shall be above ground only, constructed of a material suitable for containment of harvested water.  
B. Containers shall be tied into a building roof gutter system w/ filter screen at tank inlet. Gutter systems shall provide additional piping as req to bypass storage devices once full. Water harvesting gutter system shall in no way impede drainage flows from building roof tops.  
C. Cisterns shall have a capacity of 85 percent of the adjacent rooftops at a 1 inch rainfall.  
D. Water provided by the water harvesting system shall be supplemental to the irrigation system.
  - Onsite parking runoff shall be allowed to flow into interior landscape areas as an additional means of onsite water harvesting. (Re: diagram-5 for illustration)
  - Gravel bark and riverrock shall not be used as ground cover, but may be used as mulch.

## E. BUILDING ARCHITECTURAL DESIGN THEME GUIDELINES

The general architectural character for retail pad structures is that of the provided site plan for building permit elevations. This architectural vocabulary for the McMahon Market Place site plan will provide a high level of architectural compatibility with the adjacent developments. The basic architectural vocabulary of the proposed development shall be that of a contemporary style w/ certain key architectural elements similar to that of the adjacent neighborhood areas, and traditional northern New Mexico architectural elements. Neighboring residential buildings are primarily stucco, and building structures within the development shall be stuccoed as well. The homes are stuccoed in a variety of subtle earth tone colors. Neighborhood walls are of integrally colored split face masonry units. McMahon Market Place will utilize at least three colors selected to blend with the residential areas. Structures may be pitched or flat roofed. Pitched roof elements are to be roofed with the standing seam metal roof style described in the color palette. Portals (covered walkways) and other building appendages may be roofed with metal roofing. These roofs are to be shed type with the high point abutting the main building wall below the top of the parapet. Roofs may be terminated with either a gable end or hip. Maximum building parapet height is limited to 28'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building is to be based on the average height between the plate and ridge.

## E. BUILDING COLOR SCHEDULE

WALL FINISH COLOR	BENJAMIN MOORE #1032 (DARK TAN)	WALL FINISH COLOR	SHERWIN WILLIAMS DOVETAIL SW 7018 (GREY COLOR)
WALL FINISH COLOR	BENJAMIN MOORE #951 (LIGHT TAN)	WALL FINISH COLOR	SHERWIN WILLIAMS OCEANSIDE SW 6486 (BLUE COLOR)
WALL FINISH COLOR	SHERWIN WILLIAMS BASKET BEIGE SW 6143 (TAN COLOR)	WALL FINISH COLOR	SHERWIN WILLIAMS PACER WHITE SW 6098 (OFF WHITE COLOR)
WALL FINISH COLOR	SHERWIN WILLIAMS WOOL SKEIN SW 6148 (LIGHT TAN COLOR)	STOREFRONT	CLEAR ANODIZED ALUMINUM (SILVER COLOR)
WALL FINISH COLOR	SHERWIN WILLIAMS RED CENT SW 6341 (TERRA-COTTA RED)	ROOF FINISH MATERIAL	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL
WALL FINISH COLOR		AWNING	SILVER ARCHITECTURAL STANDING SEAM METAL ROOF MATERIAL OVER AWNING FRAME
WALL FINISH COLOR		CMU BLOCK	UTILITY BLOCK COMPANY SPLIT FACE BLOCK COLOR TO CLOSELY MATCH BENJAMIN MOORE #1032 BROWN
WALL FINISH COLOR		AWNING FABRIC	SUNBRELLA HEMLOCK TWEED #4805 AWNING FABRIC (DARK GREEN)

## B. SITE PLANNING

The goal for McMahon Market Place is to achieve a consistent high quality, well integrated development. These Design Standards are provided to supplement the site plans for building permit. These documents are to be used together to prepare future amendments to site plans for building permit.

- Freestanding restaurants shall provide a min 600 sq of outdoor patio and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. Shading devices shall cover a min of 30 percent of the min req. seating area.
- Commercial development shall provide secure bicycle storage racks that are conveniently located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.
- Each commercial parcel developer shall be required to provide a minimum outdoor plaza space of 300 sq for non restaurant uses. this area shall have a minimum of 30% shading, provided by a trellis, trees, or umbrellas. Each developer is responsible for providing pedestrian walkways around the building(s) and connecting the plaza area to adjacent developments following the approved site plan. Should any future site plan layout modifications be made, the pedestrian connectivity shall adhere to the intent and spirit of the approved development plan.
- Drive-up and pick-up windows shall be oriented away from pedestrian areas and residentially zoned areas in accordance with Section 14-16-3-18 (D) (5) of the Zoning Code.

## B.1. PEDESTRIAN FEATURES

- All pedestrian paths shall be designed to be handicapped-accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- Pedestrian connections to buildings shall be provided in parking lots and shall connect to adjacent roadways, sidewalks, and pathways. (RE: DIAGRAMS 2 AND 3 WITHIN THIS DOCUMENT)
- Pedestrian crossings shall be clearly demarcated with 8' wide textured, colored concrete where they cross vehicular entrances and drive aisles.

## C. PARKING

Future site plans for building permit must provide for required parking on its respective parcel, or provide cross parking agreements. Sites shall follow approved Site Plan concepts to insure that each site is integrated into the overall traffic circulation plan and that each parking area is separated into small pods of parking with pedestrian connections and planters. See Landscape section.

- Handicapped parking spaces shall be provided adjacent to building entries, per IBC 2003.
- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicular conflicts. Pedestrian access shall be provided from off site circulation paths to structures within the McMahon Market Place pedestrian circulation network.
- Parking areas shall be designed to include a pedestrian link to buildings.
- In cases where parking is adjacent to roadways continuous, landscaping for screening purposes shall be required. Architecturally compatible screening walls or earth berms may be used in lieu of continuous landscape screening.
- Off-street parking areas to be planned to minimize pedestrian/vehicular conflicts. Head-in parking directly adjacent to building sidewalks is encouraged.
- Off-street parking requirements:  
\* Shall not exceed the City of Albuquerque Zoning Code  
\* Retail and financial businesses shall be required to have 1 parking spaces per 200 sq of leased building area  
\* One bicycle parking space shall be provided for every 20 parking spaces for cars.  
\* Motorcycles parking shall be provided as required by the Comprehensive City Zoning Code.  
\* Office use shall be required to have 1 parking spaces per 200 sq of net leasable area on the ground floor and 1 space per 300 sq of office area on structure other than the first floor, not leasable area in the basement areas and on all floors above the ground floor.  
\* Shared parking shall be permitted between onsite lot areas

2) Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.

## D. Landscape

The landscape concept for the McMahon Market Place is to establish the following standards to insure that the landscape fabric of the center will enhance and unify the entire development. The landscape palette shall emphasize native and naturalized plant species. These standards shall supplement the Water Conservation Landscaping and Waste Water Ordinance, the Pollen Ordinances, and landscape regulations of the City of Albuquerque Comprehensive City Zoning Code.

Landscape buffer yards at site perimeters bordering rights of way are to enhance streetscapes, screen parking areas and shade pedestrian walks. Landscape buffer yards adjacent to residential zones provide transition area and landscape screening to protect adjacent neighborhoods. Landscape adjacent to structures is provided to enhance architecture and provide for shading of walks and gathering areas. Landscaping of parking areas is provided to visually break up the parking areas and shade pedestrian walks. The general landscape theme shall be based on low water use plants.

The enclosed landscape plans for building permit establish the landscape standard. Buffer yard widths, density and size of plant materials, and types of non-living ground cover areas are shown to establish the minimum standards for the McMahon Market Place.

The following are minimum standards for the development of specific landscape plans:

- Street trees shall be provided along roadways at a rate of one tree per 25' linear feet. They may be randomly or regularly placed.
- The developer/owner will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the property owner in a living, attractive condition.
- A minimum of 15 percent of the site area for commercial projects (minus the building square footage) shall be devoted to landscape materials.
- Landscape areas shall be a minimum of 36 square feet and a minimum width of 8 feet. Living, vegetative materials shall cover a minimum of 80 percent of landscaped areas. The area and percentage is calculated based on the mature size of all plant materials, with the exception of tree canopies.

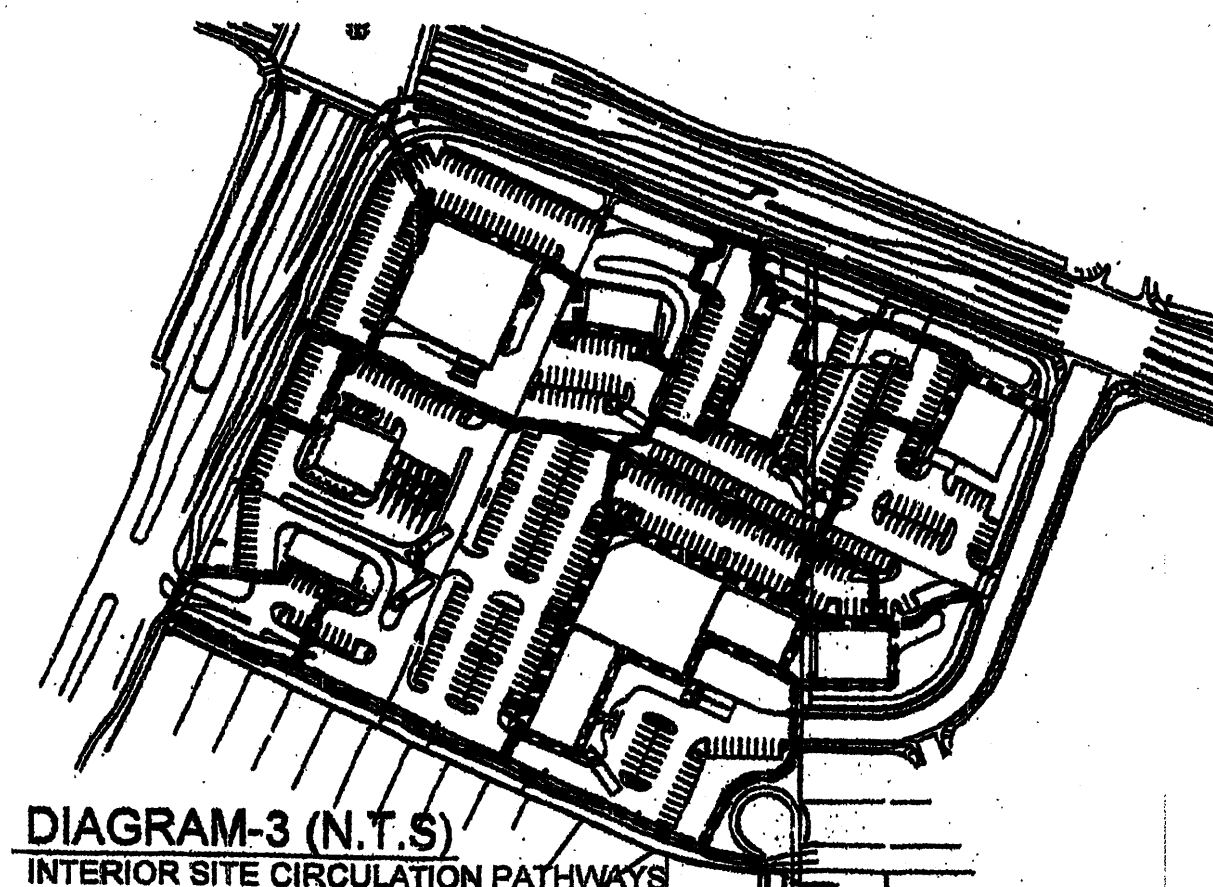


DIAGRAM-3 (N.T.S.)

INTERIOR SITE CIRCULATION PATHWAYS

The following are minimum architectural standards for the commercial development:

- Maximum building parapet height is limited to 28'. Architectural accents such as towers and entry elements may extend above the maximum parapet height. The maximum height of a pitched roof building shall be based on the average height between the plate and ridge.
- Commercial buildings shall comply with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses of the Comprehensive City Zoning Code. 2003 IBC and other local building and fire codes.
- Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted, provided the area when added to all other wall signage does not exceed the allowable sign area of building wall. Illumination of awnings shall be from pendant mounted fixtures located above the awning. Accent colors on awnings shall be compatible with the general color palette and samples of the proposed awning colors are to be provided with each submittal to amend this plan.
- Reflective and bronze tinted glazing are prohibited. Clear glass is permitted.
- No plastic or vinyl building panels, awnings, or canopies are allowed.

## F. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms and/or walls.

- Minimum building setbacks for the commercial parcels include:  
\* Unser Boulevard McMahon Boulevard and Fineland dr. Frontage: 10 foot minimum.  
\* Adjacent residential lot lines: 30 foot minimum.  
\* Internal rear-side yards: 0 foot minimum

## G. LIGHTING

Basic site lighting shall provide adequate illumination to create a safe and secure environment in parking areas. Pedestrian scale decorating fixtures illuminate plazas and accent lighting of landscaping and architecture is encouraged.

- The following minimum standards shall be required for the design of the lighting system:
- All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
  - Site lighting shall not exceed 25 feet from the finished grade to the top of the pole. Parking lot lights within 130 feet of residential areas shall be a maximum of 16 feet high from finished grade to the top of the pole.
  - Exposed, unshielded light fixtures are prohibited. All lamps shall be shielded shoe box-type fixtures.
  - Pedestrian scale light fixtures for pedestrian walks and plaza areas not to exceed 16' high.
  - Comply with State of New Mexico Dark Sky Ordinance. Uplight of any kind shall be prohibited.
  - Pedestrian scale lighting shall be required to illuminate gathering, pedestrian areas and walkways within the planned development.

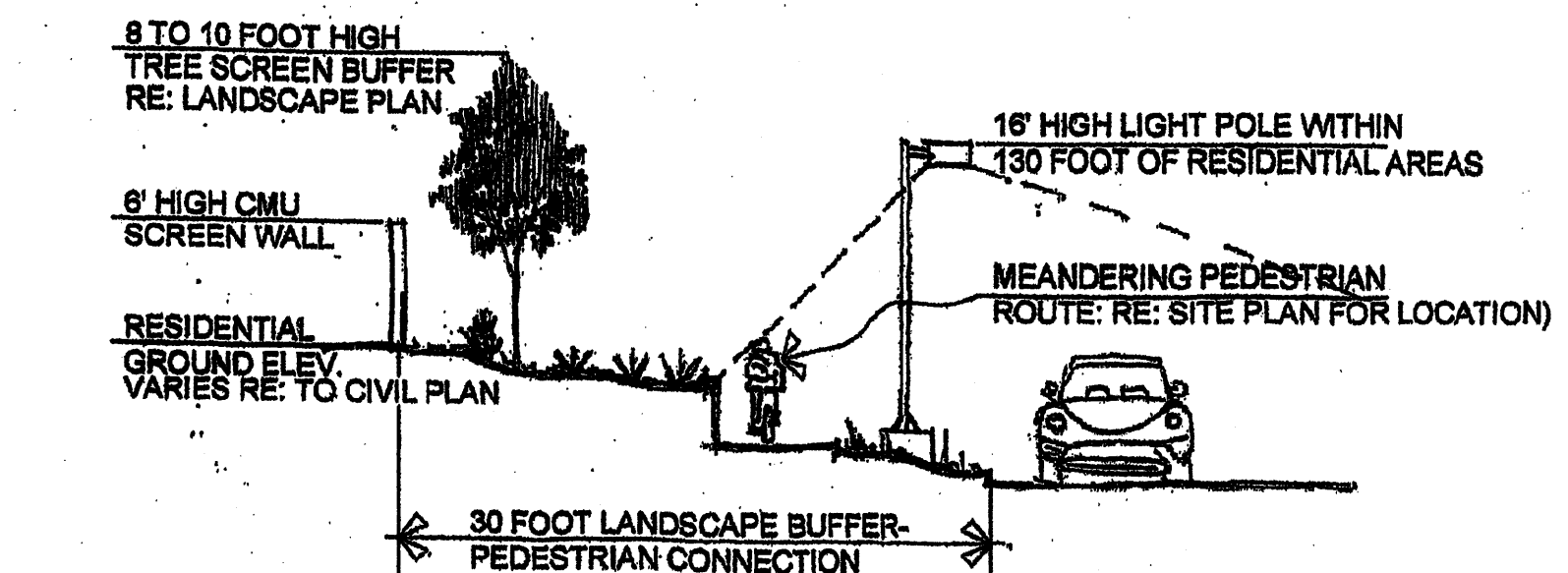


DIAGRAM-4 (N.T.S.)

RESIDENTIAL BUFFER/PEDESTRIAN CIRCULATION PATHWAY SECTION

## H. SCREENING/BUFFERING

Screening devices for parking lots, loading areas, refuse collection, delivery/storage areas, mechanical, and site utility equipment is essential to limit their adverse visual impact on the property. The standards established in the landscape and setback sections will provide the main objectives to screening unattractive elements and activities.

### MECHANICAL EQUIPMENT SCREENING

All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way.

### SERVICE AREAS (LOADING AREAS)

Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way. Free-standing dumpster and compactor locations are to be gated. Screening material to match building wall color and material.

### SCREENING OF UTILITIES

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation (when viewed from the public right-of-way).
- When an above-ground back flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Chain link fencing, barbed wire and concertina wire shall be prohibited.

## I. BUILDING SIGNAGE

All signage shall comply with the Unser Boulevard Design Overlay Zone. Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E) of the zoning Code with the following provisions and exceptions:

- No off-premises signs are allowed
- On-premises signs shall meet the following standards:  
a. Location:  
1. Signs shall be limited to wall signs and free-standing signs.  
b. Number:  
1. One wall sign shall be permitted per facade per business.  
2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres. A second free-standing is permitted on any given street frontage greater than 1,500 linear feet.  
c. Size:  
1. The size of wall signs shall not exceed the following:  
Single tenant buildings shall not exceed 6% of facade area to which they are applied.  
Multi tenant buildings shall not exceed 10% of facade area to which they are applied.  
1A. awnings w/ signage and/or logos shall be included in the 6 and 10 percent signage allowance.  
2. The size of a free-standing sign area shall not exceed 40 square feet for sign type A, and 60 sq for sign type B.  
d. Height:  
1. Height of a wall sign shall not exceed the height of a wall to which it is attached.  
2. Height of free-standing sign shall not exceed 9 feet for type B and 6' for type A  
3. Sign cabinets shall be consistent with building architectural theme.  
3. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.  
4. Signs located on rocks, trees or other natural features are not permitted.  
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.  
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.  
Can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval. See building signage illustration.

REV	DATE	BY	REVISION
1	7/6/07	S	DRB COMMENTS
2	5/10/07	S	NOTICE OF DECISION COMMENTS
3	5/10/07	S	PER OFFICIAL NOTICE OF DECISION COMMENTS
4	1/28/07	S	REV SUBMITAL

GEORGE RAINHART ARCHITECT AND ASSOCIATES, P.C.  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110  
FAX (505) 837-1877

PROJECT TITLE: MCMAHON MARKET PLACE  
S.C.C. OF UNSER AND MCMAHON ALBUQUERQUE NEW MEXICO  
PROJECT MANAGER: STEPHEN DUNBAR, AIA  
JOB NO.: 0670  
DRAWN BY: S  
SHEET TITLE: DESIGN GUIDELINES  
DATE: 12/6/06  
SCALE: 1"=50'  
sheet: A1.2  
2 OF 2