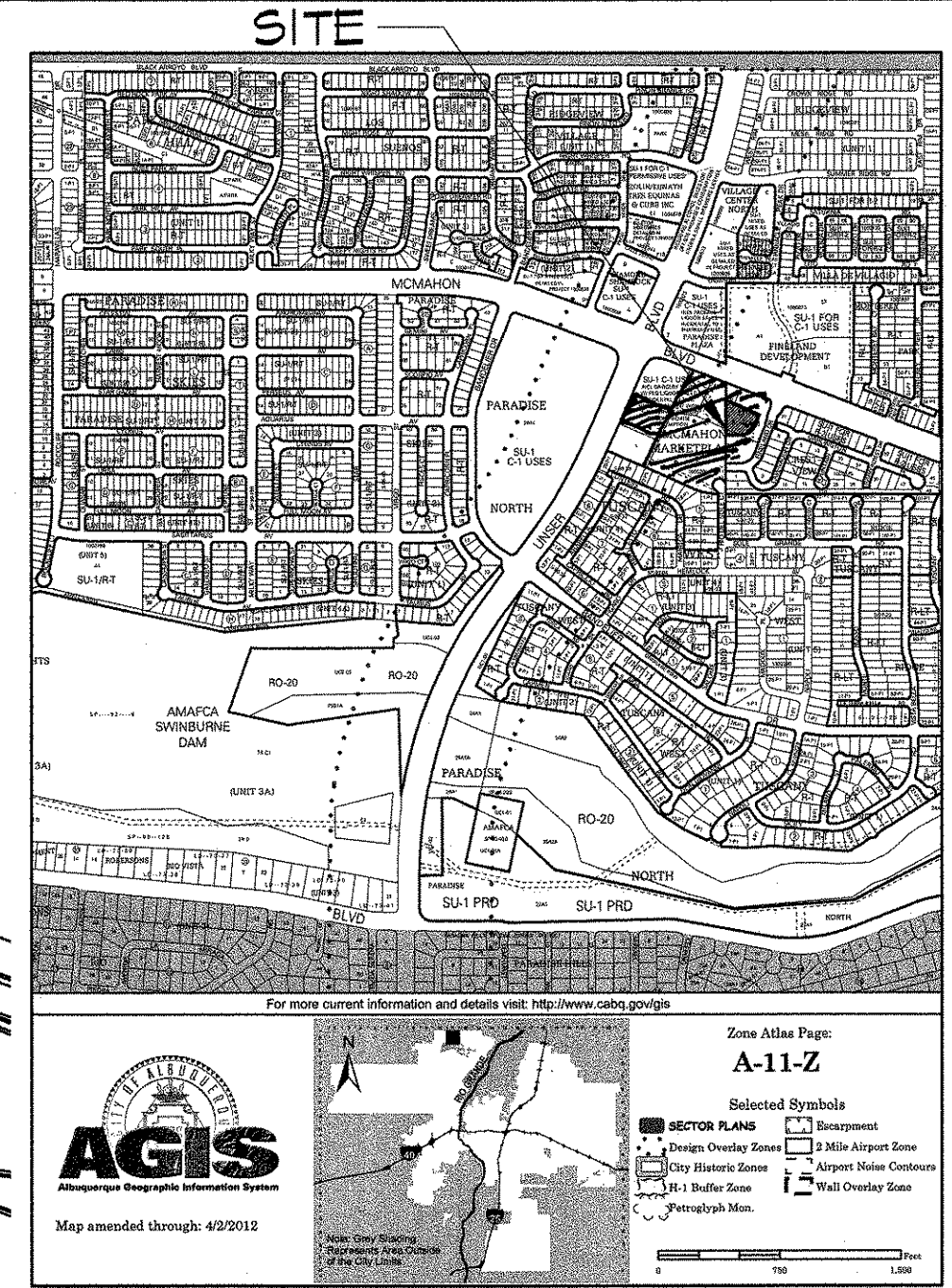
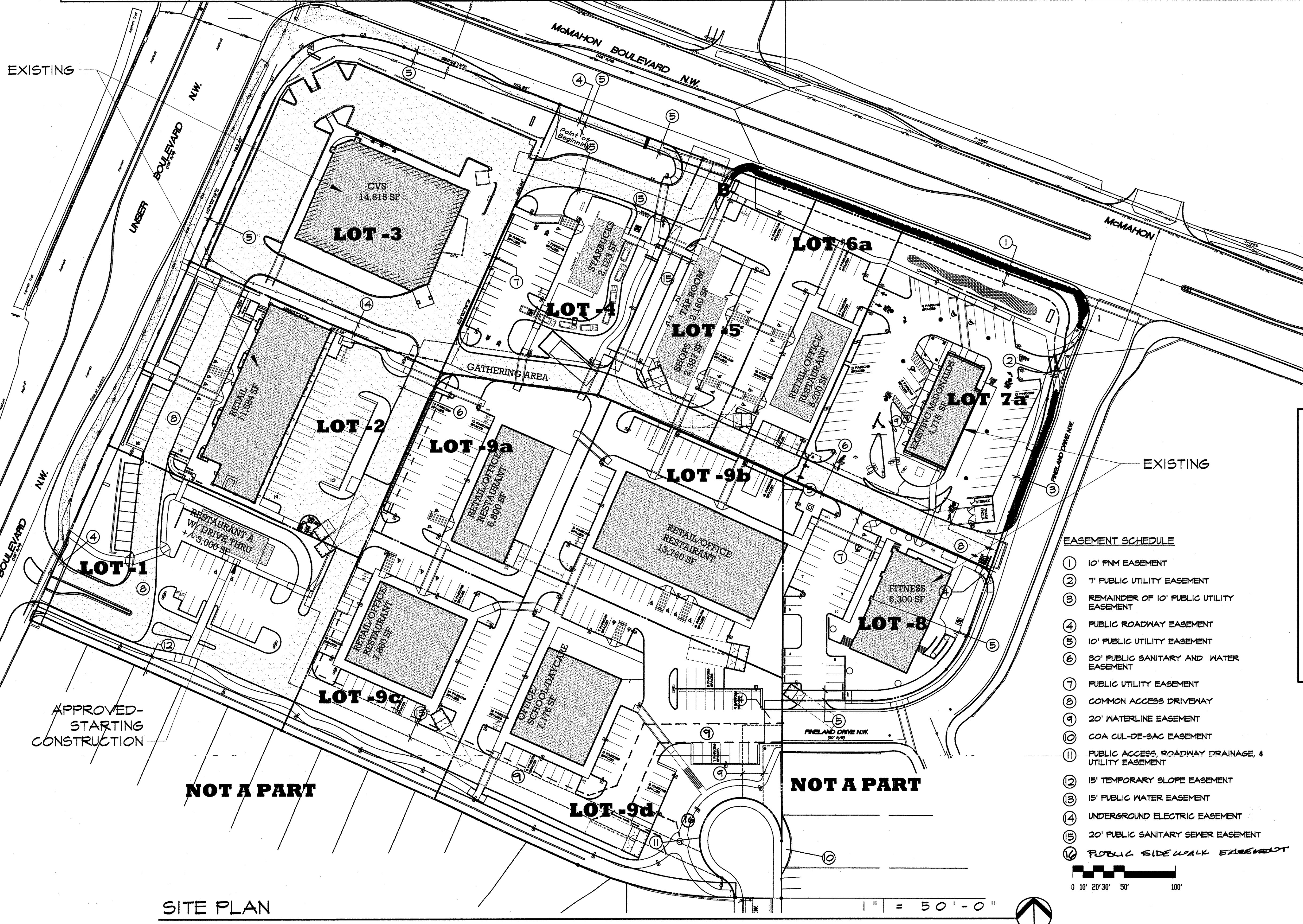


LEGAL DESCRIPTION	VARIES, REFER TO DESCRIPTION BELOW													TOTAL
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d		
TOTAL ACREAGE:	AREA = 1.14 AC	AREA = 1.2048 AC	AREA = 1.6598 AC	AREA = 0.9181 AC	AREA = 0.6886 AC	AREA = 3.921 AC	AREA = 1.252 AC	AREA = 0.6767 AC	AREA = 0.7127 AC	AREA = 0.9648 AC	AREA = 0.8055 AC	AREA = 1.95 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	11,584 SF / NA	16,081 SF / NA	2,123 SF / 52 SEATS	4,547 SF / 80 SEATS & 1/200	4,712 SF	4,715 SF / 120 SEATS	6,300 SF / 106 CL. @1/3	6,800 SF	15,760 SF	1,860 SF	7,176 SF		
FAR:	.06	.222	.222	.0755	.1516	.0448	.0878	.21	.2190	.3274	.2240	.1066		
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	1	1		
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFF.	RESTAURANT W/ DRIVE THRU	FITNESS CENTER/ 1 TENANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	OFFICE/SCHOOL/DAYCARE		
TOTAL PARKING PROVIDED:	37 SPACES	57 SPACES	70 SPACES	20 SPACES	14 SPACES	27 SPACES	33 SPACES	27 SPACES	26 SPACES	42 SPACES	58 SPACES	63 SPACES	454 SPACES PROV.	
TOTAL PARKING REQ. (INC. ENFL.):	30 SPACES	56 SPACES	75 SPACES	15 SPACES (1 PER 4 SEATS)	24 SPACES	24 SPACES	30 SPACES (1 PER 4 SEATS)	36 SPACES	34 SPACES	64 SPACES	58 SPACES	17 SPACES (2H/500SF)	454 SPACES REQ.	
DIFFERENCE (-2):	+7 SPACES	+1 SPACES	-5 SPACES	-5 SPACES	-8 SPACES	-3 SPACES	+3 SPACES	-4 SPACES	-8 SPACES	-27 SPACES	+0 SPACES	+46 SPACES	+5 SPACES	
HC PROVIDED:	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 2 VAN ACCESSIBLE)	1 HC, VAN ACCESSIBLE	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	10 HC (INC. 10 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	3 HC (INC. 2 VAN ACCESSIBLE)	1 HC (INC. 2 VAN ACCESSIBLE)	41 HC PROV.	
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	2 HC SPACES	1 HC SPACE	1 HC SPACE	3 HC SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	24 HC REG.	
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	4 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	62 BIKE PROV.	
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	4 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	27 BIKE REG.	
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	4 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	28 MC PROV.	
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	25 MC REG.	
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	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	



VICINITY MAP NTS

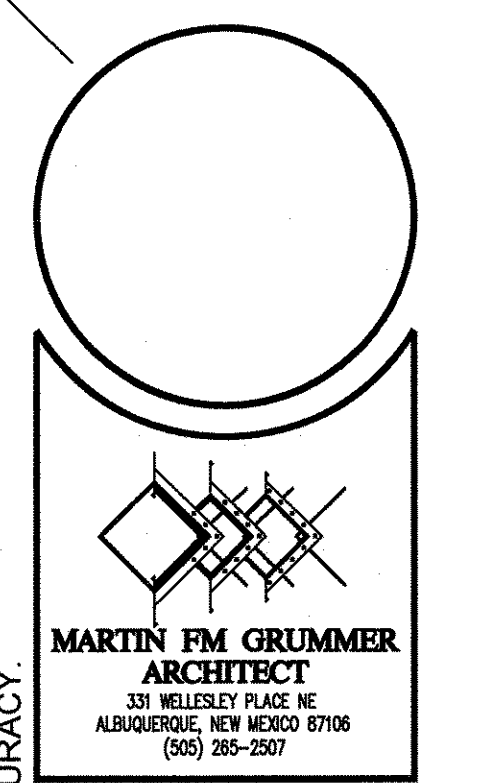
PROJECT NUMBER: 1005280  
 Application Number: 16 EPC 40081/17 dpp-70136

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:

<i>[Signature]</i>	4/2/17
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	08-02-17
ABQVUA	Date
<i>[Signature]</i>	8/2/17
Parks and Recreation Department	Date
<i>[Signature]</i>	8-2-2017
City Engineer	Date
<i>[Signature]</i>	9/2/2017
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	7/5/17
Solid Waste Management	Date
<i>[Signature]</i>	8-2-2017
DRB Chairperson, Planning Department	Date

- 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
  - ⑯ PUBLIC SIDEWALK EASEMENT



McMAHON MARKET PLACE  
 NEW SHELL BUILDING  
 McMAHON BLVD & UNSER BLVD NW  
 ALBUQUERQUE, NM 87114  
 SITE PLAN FOR SUBDIVISION

DATE: 20 JUNE 2017  
 DRAWN BY: MFMG  
 CHECKED BY:

REVISIONS


SHEET NO:  
**A1.0**  
 1 OF 3

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