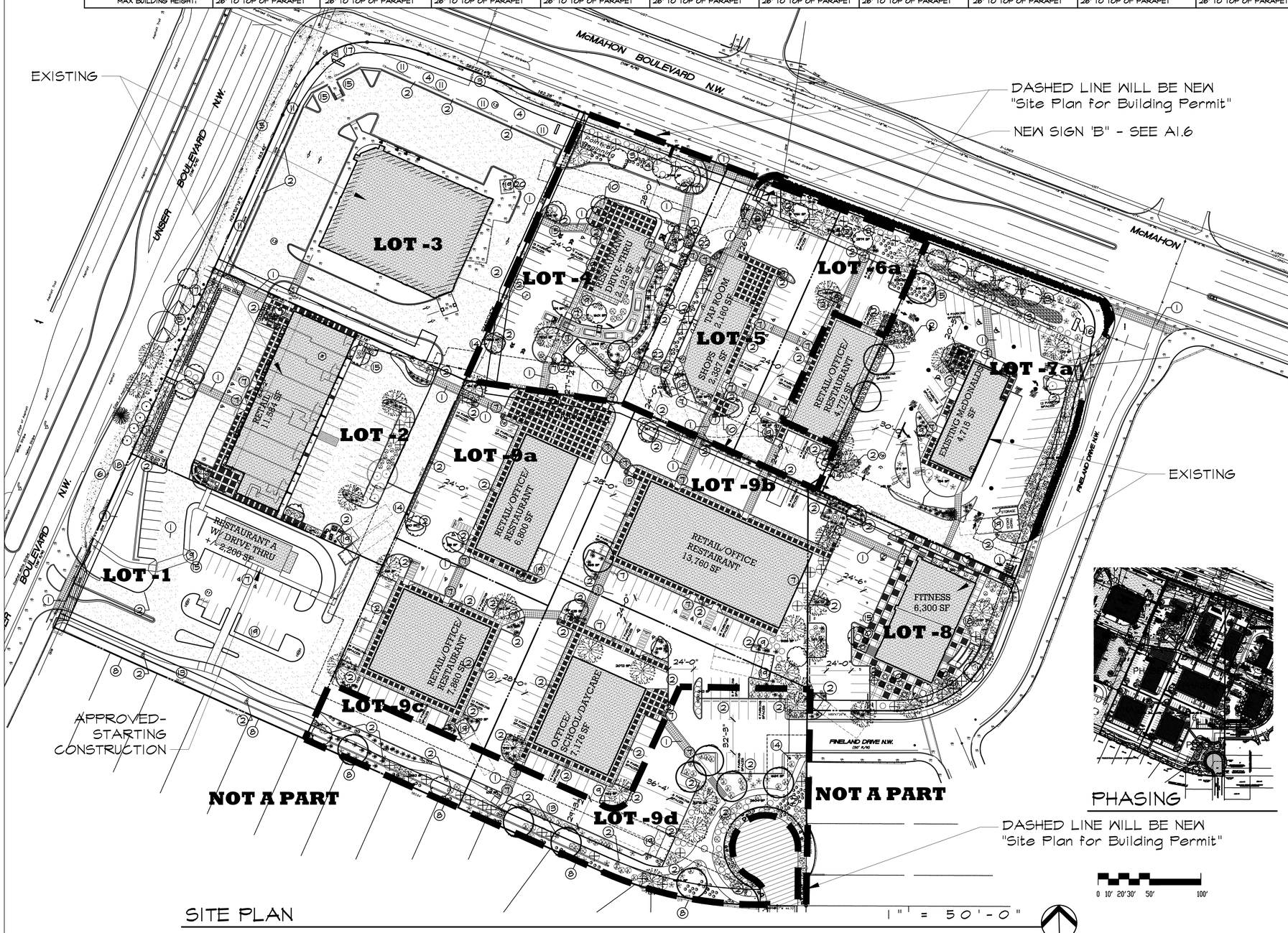
| LEGAL DESCRIPTION | VARIES; REFER TO DESCRIPTION BELOW | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TRACT NUMBER | LOT-1 | LOT-2 | LOT-3 | LOT-4 | LOT-5 | LOT-6a | LOT-7a | LOT-8 | LOT-9a | LOT-9b | LOT-9c | LOT-9d | TOTAL |
| TOTAL ACREAGE: | AREA = 1.14 AC | AREA = 1.2093 AC | AREA = 1.6598 AC | AREA = 0.91181AC | AREA = 0.6886 AC | AREA = .5327 AC | AREA= 1.232 AC | AREA = 0.6767 AC | AREA = 0.7127 AC | AREA = 0.9648 AC | AREA = 0.8055 AC | AREA = 1.55 AC | |
| EXISTING ZONING: | VARIES; REFER TO APPLICATION PAGE | | | | | | | | | | | | |
| PROPOSED ZONING: | VARIES; REFER TO APPLICATION PAGE | | | | | | | | | | | | |
| BLDG. SIZE/ REQ. DINING SEATS | 3,000 SF / 100 SEATS | 11,584 SF / NA | 16,091 SF / NA | 2,123 SF / 52 SEATS | 4,547 SF / 80 SEATS & 1/200 | 4,772 SF | 4,715 SF / 120 SEATS | 6,300 SF / 106 OL @1/3 | 6,800 SF | 13,760 SF | 7,860 SF | 7,176 SF | |
| FAR: | .06 | .222 | .222 | .0755 | .1516 | .0948 | .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-OFFI. | 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 | 19 SPACES | 27 SPACES | 33 SPACES | 27 SPACES | 26 SPACES | 42 SPACES | 38 SPACES | 63 SPACES | 459 SPACES PROV. |
| TOTAL PARKING REQ (INC. EMPL.). | 30 SPACES | 56 SPACES | 75 SPACES | 13 SPACES (1 PER 4 SEATS) | 32 SPACES | 24 SPACES | 30 SPACES (1 PER 4 SEATS) | 36 SPACES | 34 SPACES | 69 SPACES | 38 SPACES | 17 SPACES (2+1/3000SF) | 454 SPACES REQ. |
| DIFFERENCE (-/+) | +7 SPACES | +1 SPACES | -5 SPACE | 7 SPACES | -13 SPACES | +3 SPACES | +3 SPACES | -9 SPACES | -8 SPACES | -27 SPACES | +0 SPACES | +46 SPACES | +5 SPACES |
| HC PROVIDED: | 2 HC (INC. 2 VAN ACCESIBLE) | 4 HC (INC. 4 VAN ACCESIBLE) | 4 HC (INC. 2 VAN ACCESIBLE) | 1 HC, VAN ACCESIBLE | 4 HC (INC. 4 VAN ACCESIBLE) | 2 HC (INC. 2 VAN ACCSBLE) | 3 HC (INC. 3 VAN ACCESIBLE) | 2 HC (INC. 2 VAN ACCESIBLE) | 10 HC (INC. 10 VAN ACCESIBLE) | 4 HC (INC. 4 VAN ACCESIBLE) | 3 HC (INC. 2 VAN ACCESIBLE) | 2 HC (INC. 2 VAN ACCESIBLE) | 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 SPACE | 3 HC SPACES | 4 HC SPACES | 3 HC SPACES | 1 HC SPACE | 29 HC REQ |
| BIKE SPACES PROVIDED: | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 5 BIKE SPACES | 9 BIKE SPACES | 5 BIKE SPACES | 3 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 REQ. |
| MOTORCYCLE SPACES PROVIDED: | 2 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACE | 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 SPACES | 2 MOTORCYCLE SPACES | 1 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 3 MOTORCYCLE SPACES | 2 MOTORCYCLE SPACES | 1 MOTORCYCLE SPACE | 23 MC REQ. |
| 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 | |

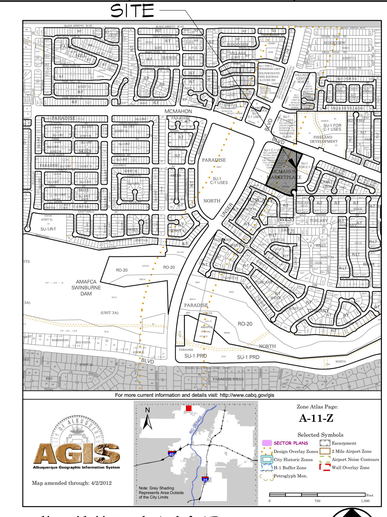



SITE PLAN



PHASING

SITE




VICINITY MAP NTS

## 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/A1.5 FOR POLE DETAIL
3. EXISTING 6' SIDEWALK
4. PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
5. EXISTING 10' ASPHALT TRAIL TO REMAIN
6. LOCATION OF NEW 10' ASPHALT TRAIL
7. HANDICAP RAMP PER COA DWG @2441
8. INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR
9. INDICATES BIKE RACK LOCATION (9 BIKE CAPACITY)
10. OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
11. PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A3.0 FOR DETAIL)
12. INDICATES SMALL CAR PARKING SPACE (9' X 15'-6" TYP.)
13. PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
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.
17. INDICATES SIGN TYPE B.
18. HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
19. INDICATES DUMPSTER LOCATION RE: DETAIL 2/A1.5 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
20. INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES
21. INDICATES 18" HIGH BENCH LOCATION
22. SPEED BUMP


MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507


PETERSON PROPERTIES

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.

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114
SITE PLAN FOR BUILDING PERMIT
SITE PLAN

DATE: 5 MAY 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
A1.1
1 OF 18