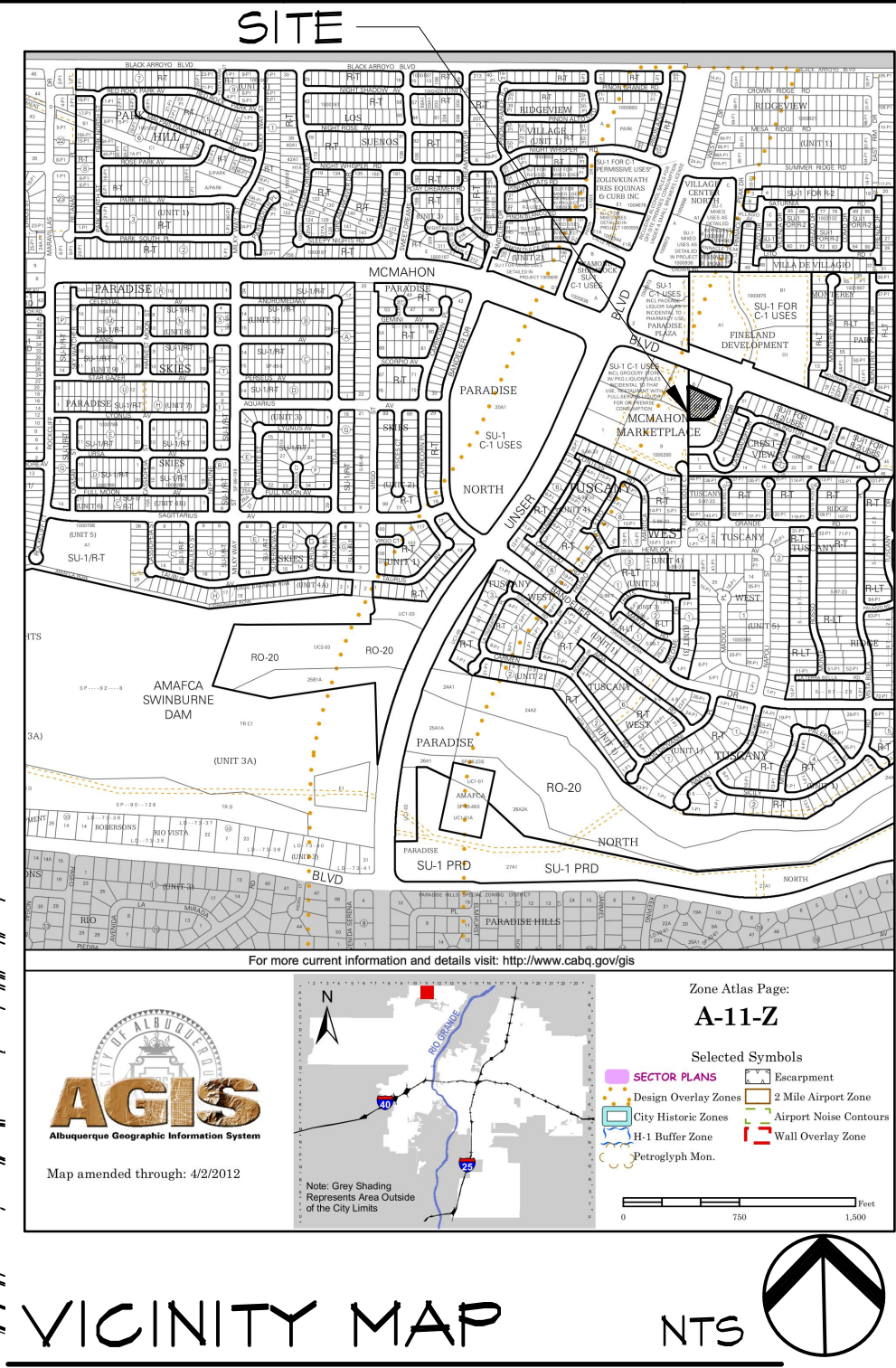
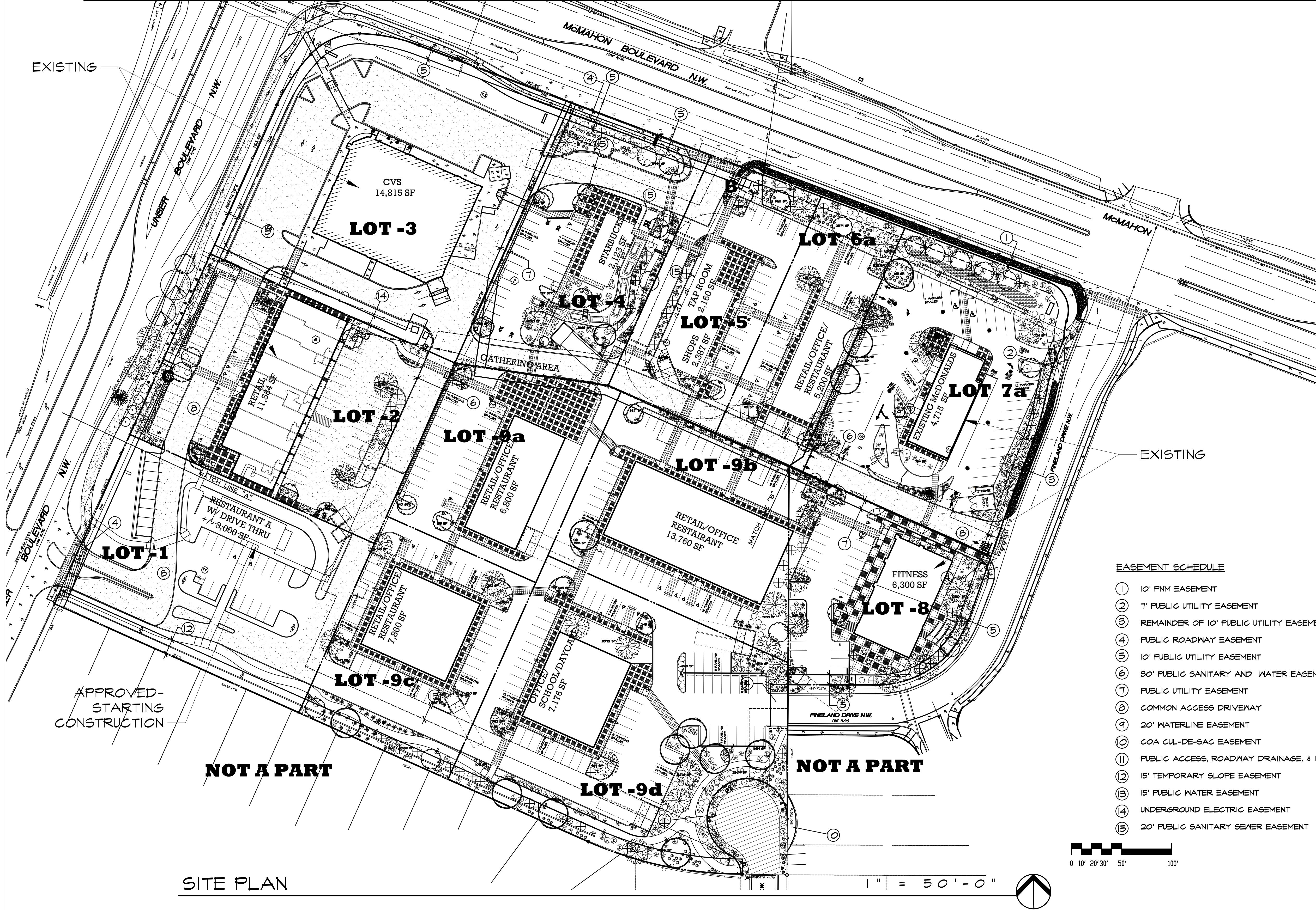
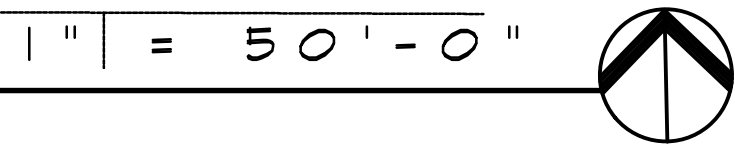
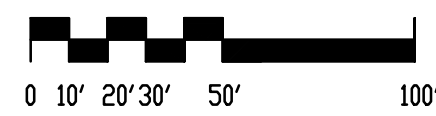


LEGAL DESCRIPTION		VARIES: REFER TO DESCRIPTION BELOW												
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	TOTAL	
TOTAL ACREAGE:	AREA = 1.14 AC	AREA = 1.2093 AC	AREA = 1.6549 AC	AREA = 0.9181AC	AREA = 0.6886 AC	AREA = .5327 AC	AREA= 1.232 AC	AREA = 0.6767 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													
BLDS. SIZE/ REG. 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	4,712 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-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	19 SPACES	27 SPACES	33 SPACES	27 SPACES	26 SPACES	42 SPACES	38 SPACES	63 SPACES	454 SPACES PROV.	
TOTAL PARKING REQ (INC. EMBL.):	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	64 SPACES	38 SPACES	17 SPACES (24/300SF)	454 SPACES REQ.	
DIFFERENCE (-2)	+7 SPACES	+1 SPACES	-5 SPACE	7 SPACES	-13 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)	2 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 SPACE	3 HC SPACES	4 HC SPACES	3 HC SPACES	1 HC SPACE	24 HC REQ.	
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 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		



- 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



MARTIN FM GRUMMER
ARCHITECT
330 WILSON BLVD NE
ALBUQUERQUE, NM 87106
(505) 265-2507

PETERSON
PROPERTIES

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114

SITE PLAN FOR SUBDIVISION

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

REVISIONS

SHEET NO:
A1.0
1 OF 3