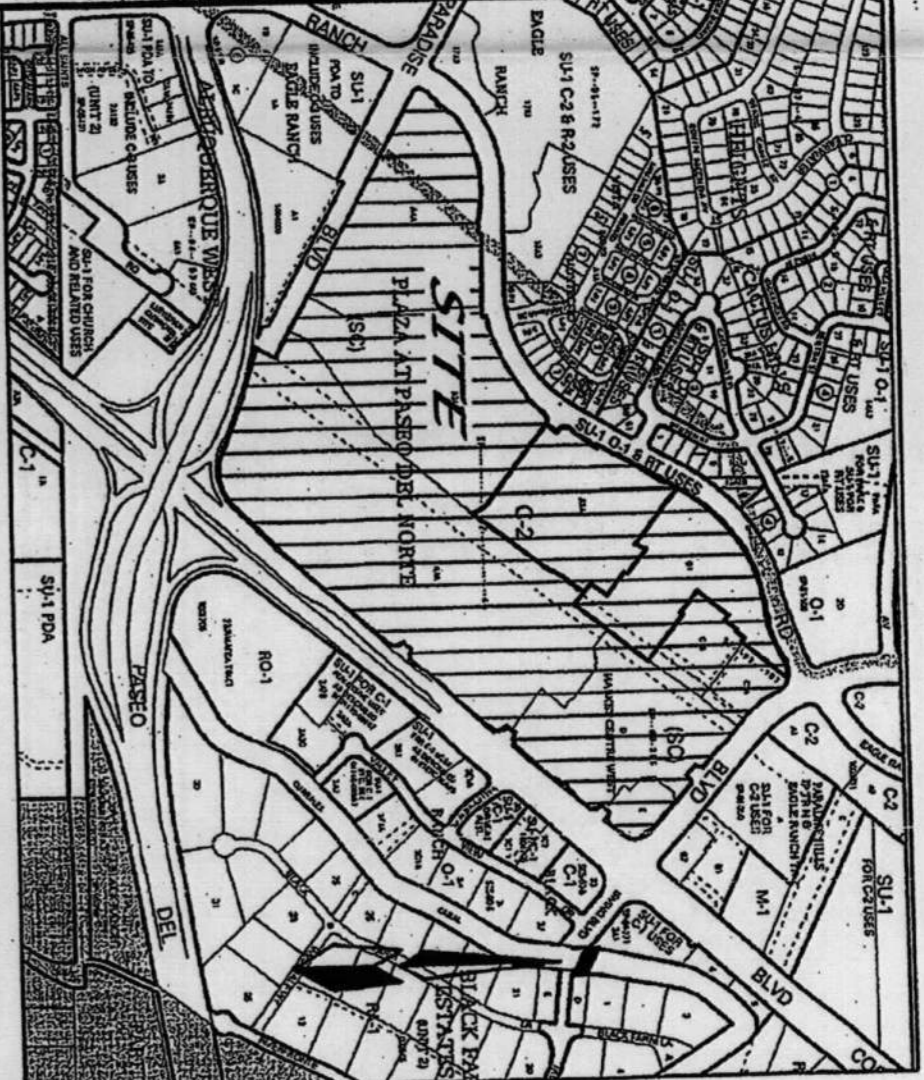


**Office Park Development**  
RE Davis Companies  
Eagle Ranch Road  
Albuquerque, New Mexico

DRAWN BY: CRG  
REVIEWED BY:  
DATE: September 28, 2007  
PROJECT NO.: P00001  
DRAWING NAME: AMENDED SITE DEVELOPMENT PLAN  
SCALE: AS SHOWN

**ORIGINAL SITE PLAN**  
**MARKET CENTER WEST**  
**PLAZA AT PASEO DEL NORTE**

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

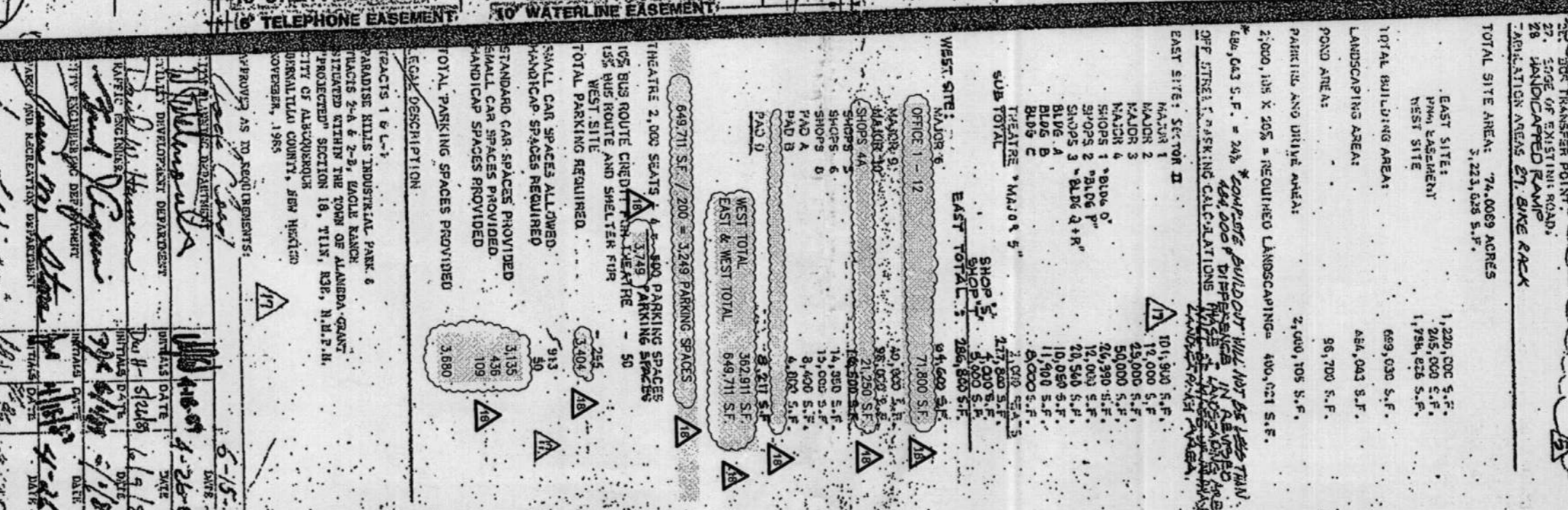


LEGAL DESCRIPTION OF TRACTS TO BE AMENDED

TRACTS A-1-A AND B-1 AT THE PLAZA AT PASEO DEL NORTE, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, AS SHOWN AND DESCRIBED ON THE PLAT OF TRACT A-1-A, A-2-A, A-3-A, A-4-A, B-1, C-1, D and E of said subdivision filed in office of the County Clerk of Bernillo County, New Mexico on February 27, 1997, in Map Book 97C, Folio 65.

LINE	LENGTH	BEARING
L1	24.87'	S89°20'42"E
L2	28.57'	S70°20'42"E
L3	65.02'	S89°20'42"E
L4	20.00'	S89°20'42"E

TRACT A-2-A  
TRACT B-1  
TRACT C-1-B  
TRACT D-1  
TRACT E-1



AREA OF AMENDMENT

SECTION A

SECTION B

SECTION C

SECTION D

SECTION E

SECTION F

SECTION G

SECTION H

SECTION I

SECTION J

SECTION K

SECTION L

SECTION M

SECTION N

SECTION O

SECTION P

SECTION Q

SECTION R

SECTION S

SECTION T

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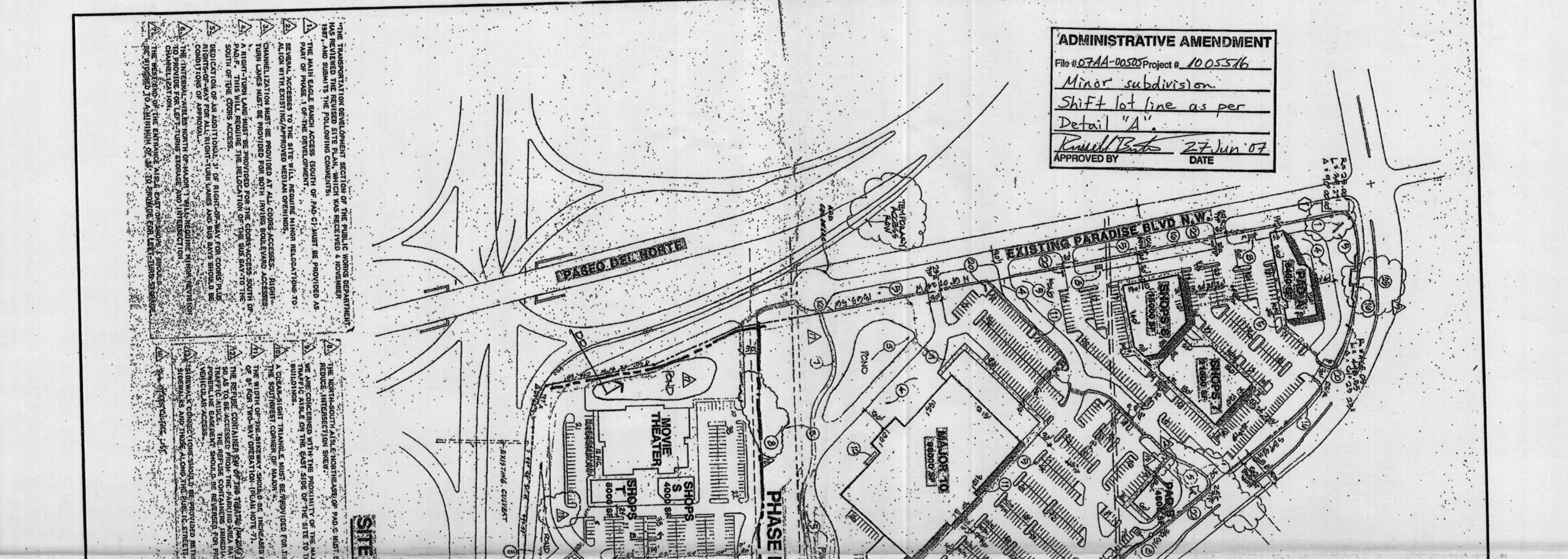
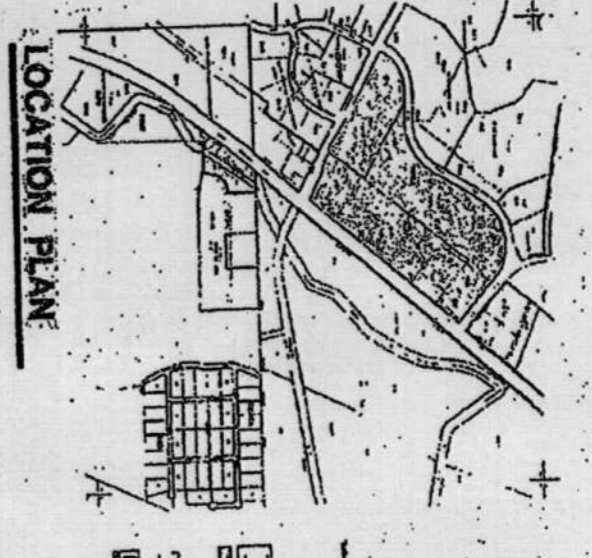
SECTION X

SECTION Y

SECTION Z

**ADMINISTRATIVE AMENDMENT**  
File # 074A-00508 Project # 1005576  
Minor subdivision  
Shift lot line as per  
Detail "A"  
Approved by: *[Signature]* DATE: 27 Jun 07

**ADMINISTRATIVE** EN1  
File # 074A-00508 Project # 1005576  
Track of buildings, parking  
approximately 72,000 s.f.  
APPROVED BY: *[Signature]* DATE: 29 Oct 07



**SITE DEVELOPMENT PLAN**

Scale: NOT TO SCALE

REVISIONS

9/28/2007 Change from Retail to office use

1003105

A001

SHEET NO.

**Office Park Development**  
RE Davis Companies  
Eagle Ranch Road  
Albuquerque, NM

REVISIONS

△	DATE	BY	DESCRIPTION
△	September 20, 2007		

DRAWN BY: oaj/10-3-07  
REVIEWED BY:  
DATE: September 20, 2007  
PROJECT NO:  
DRAWING NAME: Landscaping Plan  
SHEET NO: L001 OF

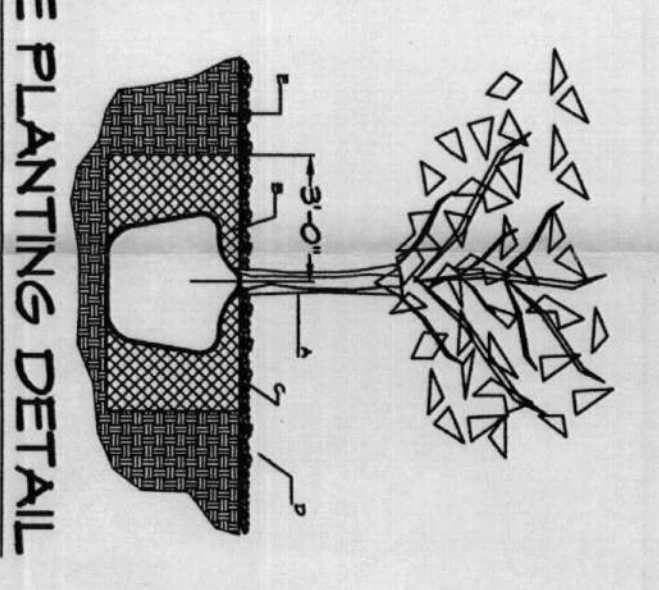
**PLANT LEGEND**

	SHADE TREES		SHRUBS/ORNAMENTAL GRASSES
17	CHINESE PISTACHE (M)	49	JAPANESE PLUM (L)
15	SHAWANO OAK (M)	77	MADAGASCAR (M)
13	CHITLIPA (M)	86	REGAL HERT (M)
16	EASTERN REDBUD (M)	21	BLUE HERT SPREA (M)
24	PRESTON MULLEN (L)	30	POWERS CASTLE SAGE (L)
12	RED YUCCA (L)	191	TURBENTINE BUSH (L)
11	OCOTILLO (L)	34	WINTER YAGHINE (L)
44	MUSCO PINE (M)	48	HONOLULU (M)
12	BEARGRASS (L)	11	BANKS ROSE (M)
144	RED YUCCA (L)	29	TRUMPET VINE (M)
98	HEPERATICE PARSIFLORA	29	CAMPUS RADICANS
29	SPANISH BROOM (M)	29	OVERSIZED GRAVEL
4	BUTTERFLY BUSH (M)	4	SANTA FE BROWN GRAVEL
34	RUSSIAN SAGE (M)	34	PEROVSKIA ATRIPICIFOLIA

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	308665	square feet
TOTAL BUILDINGS AREA	11800	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	296865	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	35534	square feet
TOTAL BED PROVIDED	11815	square feet
GROUNDCOVER REQ.	15%	square feet
TOTAL GROUNDCOVER REQUIREMENT	53961	square feet
TOTAL GROUNDCOVER PROVIDED	54654 (16%)	square feet
TOTAL SOD AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	11815 (21%)	square feet

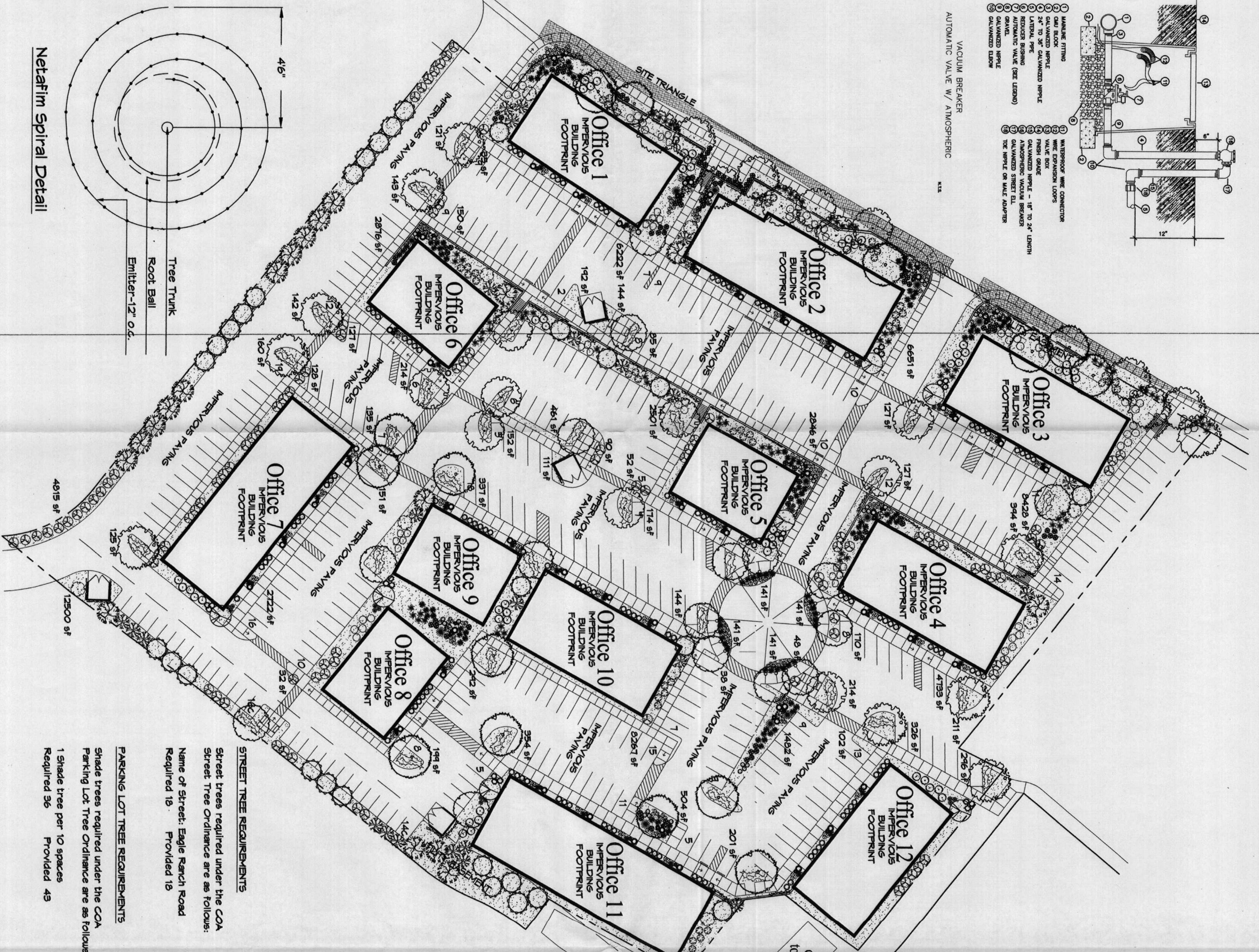
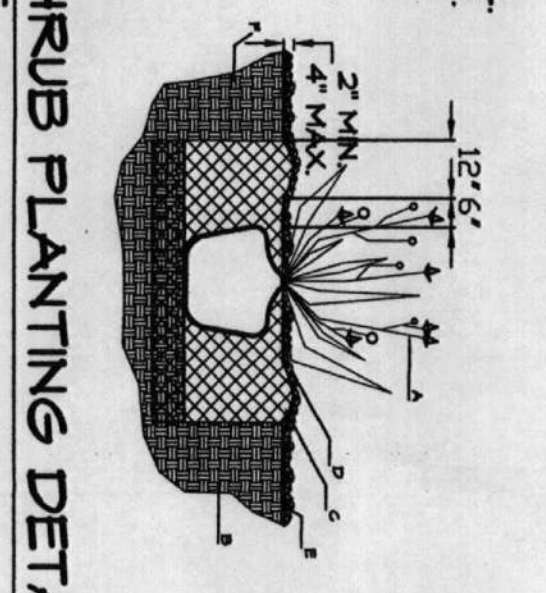
**TREE PLANTING DETAIL**



**GENERAL NOTES:**  
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.  
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.  
3. PRIOR TO BACKFILLING TREE, ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE FOR TO BACKFILLING SHALL BE REMOVED FROM THE TREE EXCEPT FROM BOTTOM OF THE ROOTBALL.

**CONSTRUCTION NOTES:**  
A. TREE  
B. BACKFILL WITH EXISTING SOIL.  
C. 3" DEPTH OF GRAVEL MULCH.  
D. UNDISTURBED SOIL.

**SHRUB PLANTING DETAIL**



**STREET TREE REQUIREMENTS**  
Street trees required under the COA Street Tree Ordinance are as follows:  
Name of Street: Eagle Ranch Road  
Required 15. Provided 15.

**PARKING LOT TREE REQUIREMENTS**  
Shade trees required under the COA Parking Lot Tree Ordinance are as follows:  
Required 56. Provided 49.

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

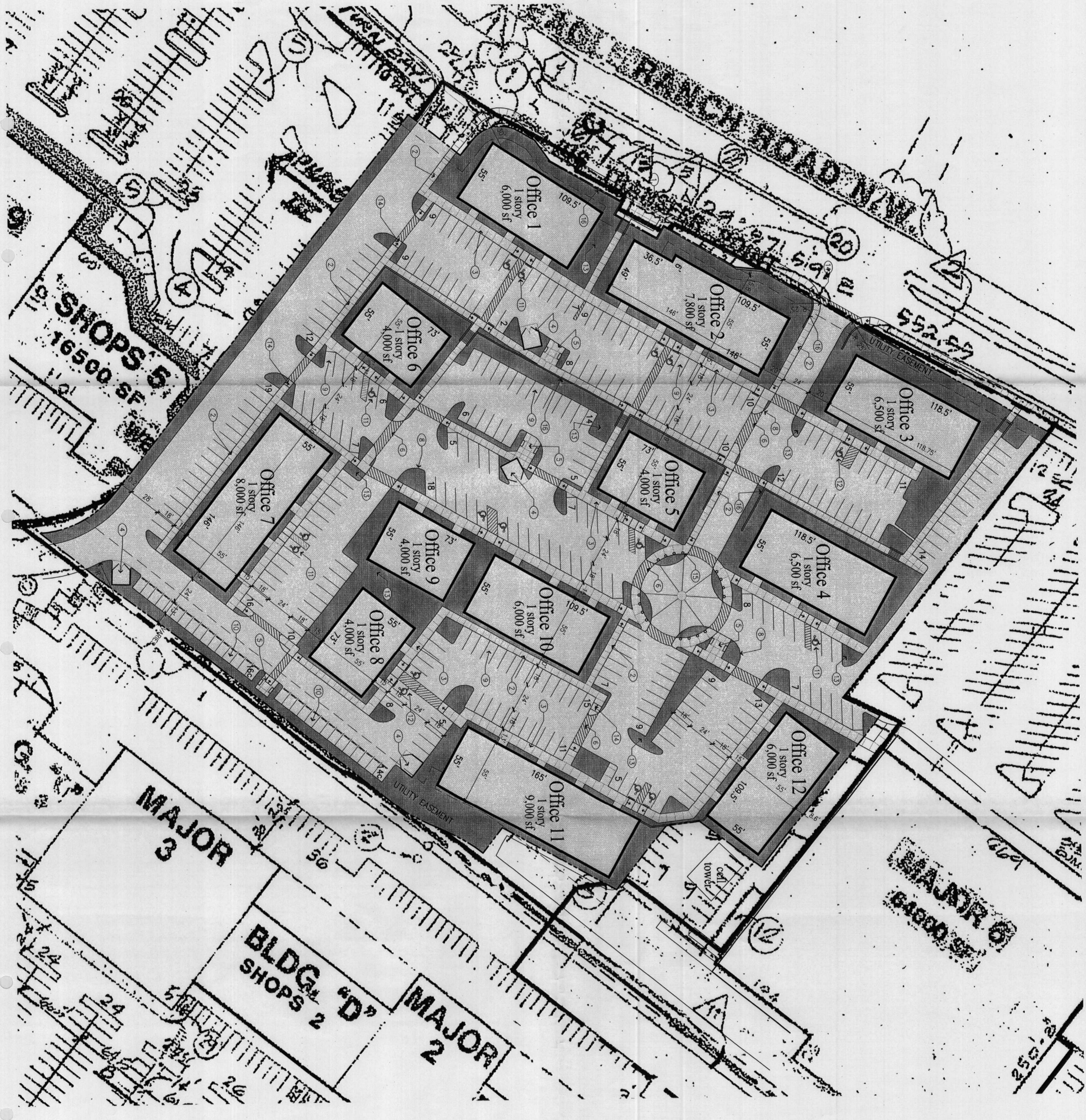
It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in accordance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Foliage Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, drought-tolerant and landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.





- KEYED NOTES**
- EXISTING TRANSIT STOP
  - TYPICAL UNO
  - CONCRETE SIDEWALK AT BUILDING ENTRY SIDE
  - REFUSE ENCLOSURE
  - SMOKER'S AREA WITH BENCHES AND SHADE TREES
  - STRIPED PEDESTRIAN CROSSING, TYPICAL
  - NOT USED
  - TYPICAL CURB RADIUS = 15' UNO
  - TYPICAL PARKING SPACE: 8.5' X 18'
  - TYPICAL HANDICAP PARKING SPACE: 8.5' X 13'
  - TYPICAL HANDICAP PARKING AREA
  - TYPICAL HANDICAP VAN PARKING SPACE: 8.5' X 18' WITH 5' X 18' MANOUVERING AREA
  - LANDSCAPED AREA SHOWN SHADED
  - TYPICAL HANDICAP RAMP AT ALL PUBLIC PARKING MANOUVERING AREAS AND SEPARATE PEDESTRIAN DRIVEWAYS
  - RETAINING WALL

**SITE DATA COMPARISON**

CURRENTLY APPROVED PER SITE DEVELOPMENT PLAN	308,695 SF
SITE AREA (A PORTION OF PHASE II OF THE APPROVED SITE DEVELOPMENT PLAN)	308,695 SF
BUILDING AREA	11,200 SF
SHOPS 4B	11,000 SF
SHOPS 4C	6,400 SF
SHOPS 4D	14,000 SF
MAJOR 8	25,000 SF
PAD C	9,600 SF
TOTAL	77,200 SF

**PROPOSED AMENDMENTS TO SITE DEVELOPMENT PLAN**

SITE AREA	308,695 SF
BUILDING AREA	6,000 SF
OFFICE 1	7,800 SF
OFFICE 2	6,500 SF
OFFICE 3	6,200 SF
OFFICE 4	4,000 SF
OFFICE 5	4,000 SF
OFFICE 6	8,000 SF
OFFICE 7	4,000 SF
OFFICE 8	4,000 SF
OFFICE 9	6,000 SF
OFFICE 10	9,000 SF
OFFICE 11	9,000 SF
OFFICE 12	6,000 SF
TOTAL	71,800 SF

**PARKING CALCULATION**

REQUIRED	71,800 SF
BUILDING AREA (OFFICE)	71,800 SF
CITY OF ALBUQUERQUE ZONE CODE PARKING REQUIREMENT	359 SPACES
1 SPACE PER 200 SF OF NET LEASABLE AREA	- 35 SPACES
PARKING REQUIRED	324 SPACES
10% REDUCTION FOR LOCATION ON A TRANSIT ROUTE	324 SPACES
NET PARKING REQUIRED	324 SPACES
PROPOSED	353 SPACES
PARKING PROPOSED PER SITE DEVELOPMENT PLAN	353 SPACES



**architecture**  
interiors  
landscape  
planning  
engineering

**Dekker Perich Sabatini**

7601 Jefferson NE Suite 100  
Albuquerque, NM 87109  
505.761-9700  
fax 761-4222  
dps@dsdesigning.com

**Office Park Development**  
RE Davis Companies  
Eagle Ranch Road  
Albuquerque, New Mexico

**REVISIONS**

▽

DRAWN BY: ORG

REVIEWED BY:

DATE: SEPTEMBER 28, 2007

PROJECT NO: P00001

DRAWING NAME:

ENLARGED SITE PLAN FOR REFERENCE ONLY

SHEET NO: A002 OF



