ADMINISTRATIVE AMENDMENT
File #07AA-10025 Project # 1003105
Minor subdivision
Shift lot line as per
Detail "A"
Paul Wertz 27 Jun '07
APPROVED BY DATE

ADMINISTRATIVE AMENDMENT
File # 07AA-10027 Project # 1003105
Tract A-2-A office use
in twelve buildings totaling
approximately 72,000 s.f.
Paul Wertz 29 Oct '07
APPROVED BY DATE

LOCATION PLAN

A SECTION

B SECTION PEDESTRIAN WAY

SECTION THRU PONDING AREA: (SECTION D-D)

AREA OF AMENDMENT

EXISTING PROPERTY LINE (TYP)

PROPOSED DRIVE UP STALLS

PHASE III

PHASE II

SITE DEVELOPMENT PLAN

SCALE: NOT TO SCALE

GENERAL NOTES:
1. MAINTENANCE OF LANDSCAPING WILL BE THE RESPONSIBILITY OF THE OWNER. A SPRINKLER SYSTEM WILL PROVIDE WATERING.
2. BICYCLE RACKS TO BE ALLOWED FOR 1 BIKE SPACE/20 CAR PARKING SPACES.
3. LANDSCAPING EXCEEDS 20% OF PARKING AREA.
4. LIGHT DAM FOR DECELERATION LANES TO BE DEDICATED BY DEVELOPER.
5. LIGHTING ADJACENT TO NEIGHBORHOODS WILL BE SHIELDED OR DIRECTED AWAY FROM RESIDENCE.

KEYED NOTES:
1. 20' STANDARD STEEL SITE ELECTRONICS POLE.
2. EXISTING POWER POLES TO BE REPLACED WITH NEW POWER POLE.
3. 10' LANDSCAPING SETBACK PER COORS CORRIDOR PLAN.
4. ASPHALT PAVING.
5. LANDSCAPE AREA.
6. PAINTED PARKING STRIPE.
7. BICYCLE PATH, 8' WIDE ASPHALT LANE.
8. CONCRETE CURBS PER CITY STANDARDS.
9. CURB & GUTTER.
10. CONCRETE SIDEWALK.
11. COMPACTION.
12. EDGE OF EXISTING ROAD.
13. DECELERATION LANE CONSTRUCTED BY DEVELOPER.
14. EDGE OF EXISTING PAVEMENT.
15. 6' WIDE SIDEWALK PER CITY STANDARD.
16. HANDICAP PARKING SPACE PER CITY STANDARD.
17. EXISTING MEDIAN MODIFIED FOR CENTER ENTRANCE.
18. PAINTED PEDESTRIAN CROSS WALK.
19. MONUMENT SIGN. SEE ELEVATION.
20. FUTURE TRAFFIC CONTROL SIGNAL PER APPROVED TIA
21. SPEED BUMP.
22. TIRE GRATE.
23. GRADING LIMIT.
24. BUS WAY/BUS SHELTER - TYPE DESIGNED BY DEVELOPER
25. BIKE TRANSFER POINT.
26. EDGE OF EXISTING ROAD.
27. LANDSCAPED RAMP
28. VEGETATION AREAS BY BIKE RACK

TOTAL SITE AREA: ±74.0069 ACRES 3,223,626 S.F.

EAST SITE:	1,220,000 S.F.
PAD BASEMENT	265,000 S.F.
WEST SITE	1,738,626 S.F.
TOTAL BUILDING AREA:	669,030 S.F.
LANDSCAPING AREA:	484,083 S.F.
POND AREA:	98,705 S.F.
PARKING AND DRIVE AREA:	2,000,105 S.F.

2,000,105 X 20% = REQUIRED LANDSCAPING= 400,021 S.F.

484,083 S.F. = 24% *COORS BUILDOUT WILL NOT BE LESS THAN 484,000 S.F. DIFFERENCE IN NUMBERS DUE TO ROUNDING

OFF STREET PARKING CALCULATIONS

EAST SITE: SECTOR II		
MAJOR 1	101,900 S.F.	
MAJOR 2	19,000 S.F.	
MAJOR 3	65,000 S.F.	
MAJOR 4	50,000 S.F.	
SHOPS 1 "BLDG D"	26,990 S.F.	
SHOPS 2 "BLDG E"	15,000 S.F.	
SHOPS 3 "BLDG Q+R"	23,565 S.F.	
BLDG A	10,080 S.F.	
BLDG B	17,500 S.F.	
BLDG C	6,000 S.F.	
THEATRE "MAJOR 5"	71,000 S.F.	
SUB TOTAL	447,500 S.F.	
SHOPS 5	5,000 S.F.	
SHOPS 6	5,000 S.F.	
EAST TOTAL	484,500 S.F.	
WEST SITE		
MAJOR 8	84,600 S.F.	
OFFICE 1 - 12	71,800 S.F.	
MAJOR 9	40,000 S.F.	
MAJOR 10	35,800 S.F.	
SHOPS 4A	21,250 S.F.	
SHOPS S	4,000 S.F.	
SHOPS T	5,000 S.F.	
SHOPS 5	16,350 S.F.	
SHOPS 6	13,200 S.F.	
PAD A	8,400 S.F.	
PAD B	6,600 S.F.	
PAD 9	8,211 S.F.	
WEST TOTAL	362,911 S.F.	
EAST & WEST TOTAL	649,711 S.F.	

649,711 S.F. / 200 = 3,249 PARKING SPACES

THEATRE 2,000 SEATS @ 1/4 = 500 PARKING SPACES
3,749 PARKING SPACES
THEATRE - - 50

105 BUS ROUTE CREDIT - NON-THEATRE
105 BUS ROUTE AND SHELTER FOR

WEST SITE:	
TOTAL PARKING REQUIRED	3,404
SMALL CAR SPACES ALLOWED	913
HANDICAP SPACES REQUIRED	50
STANDARD CAR SPACES PROVIDED	3,130
SMALL CAR SPACES PROVIDED	109
HANDICAP SPACES PROVIDED	109
TOTAL PARKING SPACES PROVIDED	3,675

LEGAL DESCRIPTION:
TRACTS 1 & 1-1
PARADISE HILLS INDUSTRIAL PARK 6
TRACTS 2-A & 2-B, EAGLE RANCH
SITUATED WITHIN THE TOWN OF ALAMEDA GRANT "PROJECTED" SECTION 16, T11N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1985

APPROVED AS TO REQUIREMENTS:

CITY ENGINEER		DATE
TRAFFIC ENGINEER		DATE
PARKS AND RECREATION DEPARTMENT		DATE
NEW MEXICO STATE HIGHWAY DEPARTMENT DRB 87-0621		DATE

	INITIALS	DATE
UTILITY DEVELOPMENT DEPARTMENT		5-15-87
TRAFFIC ENGINEERING		1-26-88
PARKS DEPARTMENT		1-29-88
CITY ENGINEER		5-1-87
PLANNING DEPARTMENT		4-24-87
NEW MEXICO STATE HIGHWAY DEPARTMENT		4-22-88

FILE NO. Z-83-93-1 "I CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING COMMISSIONS DECISION OF NOVEMBER 19, 1987, THAT CONDITIONS 1 THROUGH 9 HAVE BEEN SATISFIED."

PROJECT COORDINATOR: GEORGE RAINHART	job no: 8249	date: 11-4-87
sheet title: SITE DEVELOPMENT PLAN	BY	

delatorre·nannart.pa architects
6400 uptown blvd ne | albuquerque, new mexico 87110 | 505.883.6250

Sheet 1 of 7

"THE TRANSPORTATION DEVELOPMENT SECTION OF THE PUBLIC WORKS DEPARTMENT HAS REVIEWED THE REVISED SITE PLAN, WHICH WAS RECEIVED 4 NOVEMBER 1987, AND SUBMITS THE FOLLOWING COMMENTS:

1. THE MAIN EAGLE RANCH ACCESS (SOUTH OF PAD C) MUST BE PROVIDED AS PART OF PHASE I OF THE DEVELOPMENT.
2. SEVERAL ACCESSES TO THE SITE WILL REQUIRE MINOR RELOCATIONS TO ALIGN WITH EXISTING/APPROVED MEDIAN OPENINGS.
3. CHANNELIZATION MUST BE PROVIDED AT ALL COORS ACCESSES. RIGHT-TURN LANES MUST BE PROVIDED FOR BOTH IRVING BOULEVARD ACCESSES.
4. A RIGHT-TURN LANE MUST BE PROVIDED FOR THE COORS ACCESS SOUTH OF PAD F. THIS WILL REQUIRE THE RELOCATION OF THE BUS BAY TO THE SOUTH OF THE COORS ACCESS.
5. DEDICATION OF AN ADDITIONAL 3' OF RIGHT-OF-WAY FOR COORS PLUS RIGHTS-OF-WAY FOR ALL RIGHT-TURN LANES AND BUS BAYS SHOULD BE CONDITIONS OF APPROVAL.
6. THE INTERNAL AISLES NORTH OF MAJOR 1 WILL REQUIRE MINOR REVISION TO PROVIDE FOR LEFT-TURN STORAGE AND INTERSECTION CHANNELIZATION.
7. THE WIDENING OF THE ENTRANCE AISLE EAST OF SHOPS 1 SHOULD BE WIDENED TO A MINIMUM OF 30' TO PROVIDE FOR LEFT-TURN STORAGE.
8. THE NORTH-SOUTH AISLE NORTHEAST OF PAD S MUST BE REVISED TO REDUCE INTERSECTION SKEW.
9. WE ARE CONCERNED WITH THE PROXIMITY OF THE MAJOR NORTH-SOUTH TRAFFIC AISLE ON THE EAST SIDE OF THE SITE TO THE SHOPPING CENTER BUILDINGS.
10. A CLEAR-SIGHT TRIANGLE MUST BE PROVIDED FOR THE INTERSECTION AT THE SOUTHWEST CORNER OF MAJOR 4.
11. THE WIDTH OF THE BIKEWAY SHOULD BE INCREASED FROM 6' TO A MINIMUM OF 8' FOR TWO-WAY OPERATION. (PLAN NOTE 7).
12. THE REFUSE CONTAINER FOR SHOPS 2 (MUSIC) SHOULD BE RELOCATED SO AS TO BE ACCESSED FROM THE PARKING AREA RATHER THAN FROM THE TRAFFIC AISLE. THE REFUSE CONTAINERS IMMEDIATELY WEST OF THE POWERLINE EASEMENT SHOULD BE REVERSED FOR PROPER DIRECTION OF VEHICULAR ACCESS.
13. SIDEWALK CONNECTIONS SHOULD BE PROVIDED BETWEEN THE INTERNAL SIDEWALKS AND THOSE ALONG THE PUBLIC STREETS.
14. [illegible]

CROSS ACCESS AND PARKING EASEMENTS REQUIRED WILL BE PROVIDED AS CONTRACT OF LAND EXISTS PRESENTLY

STATE HIGHWAY DEPARTMENT TEMPORARY ACCESS ROW IS DEDICATED

PHASING NOTES:
PHASE I IS TO BE CONSTRUCTED FIRST, PHASE II NEXT, ETC.

CONDITIONS OF SPC APPROVAL Z-83-93-1:
1. SIGNAGE MUST COMPLY WITH THE REGULATIONS OF THE COORS CORRIDOR PLAN.
2. PARKING LOT LIGHTING MUST COMPLY WITH THE REGULATIONS OF THE COORS CORRIDOR PLAN.
3. THE OUTSIDE STORAGE AREA ADJACENT TO "MAJOR 10" MUST BE FULLY SCREENED WITH AN OPAQUE FENCE OR LANDSCAPING, TO THE SATISFACTION OF PLANNING STAFF.
4. THE WHITE METAL ROOF OF "MAJOR 10" MUST BE CHANGED TO A DARKER COLOR, COMPLEMENTARY TO THE BLUE-GREEN ROOF PANELS THROUGHOUT THE REST OF THE DEVELOPMENT.
5. LANDSCAPE, SCREENING OF THE LOADING/SERVICE AREAS OF "MAJOR 9", "MAJOR 10", "SHOPS 5" AND "SHOPS 6" MUST BE PROVIDED TO THE SATISFACTION OF PLANNING STAFF.
6. THE BUILDING FOOT PRINT OF "MAJOR 9" MUST BE REVERSED TO ORIENT LOADING DOCKS AWAY FROM PUBLIC VIEW.
7. DETAILED LANDSCAPING PLANS OF THE PONDING AREAS ARE REQUIRED TO THE SATISFACTION OF PLANNING STAFF.
8. THE REQUIREMENTS OF THE TRANSPORTATION DEVELOPMENT DIVISION, AS LISTED IN THE STAFF REPORT COMMENTS, MUST BE MET.
9. THE PLAT IS REQUIRED.

[illegible] INDICATES 70' ADDITIONAL R.O.W. TO BE DEDICATED BY DEVELOPER

PEDESTRIAN CIRCULATION CONNECTIONS WILL BE PROVIDED AT ALL DRIVE CONNECTIONS

GRAPHIC SCALE

REVISIONS TO BLDG FOOTPRINTS, PARKING & LANDSCAPING

REVISIONS 12-1-88 (SIGNAGE)

REVISIONS TO PHASE I AREA 9-7-88

REVISIONS PER STAFF COMMENTS 11-28-88

VICINITY MAP ZONE MAP: C-13-Z

LEGAL DESCRIPTION OF TRACTS TO BE AMENDED
TRACTS A-2-A and B-1* of THE PLAZA AT PASEO DEL NORTE, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat of Tracts 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 Bernalillo County, New Mexico on February 27, 1997, in Map Book 97C, Folio 65.

LINE TABLE		
LINE	LENGTH	BEARING
L21	34.82'	N26°20'43"E
L22	28.57'	S07°02'52"E
L23	65.02'	S37°22'28"W
L24	27.15'	S81°28'41"E

TRACT C-1-b
THE PLAZA AT
PASEO DEL NORTE
FILED 6/3/1999
VOL. 99C,
FOLIO 133

TRACT B-1

TRACT A-2-A

TRACT A-1-A
THE PLAZA AT
PASEO DEL NORTE
FILED 2/27/1997
VOL. 97C,
FOLIO 65

DETAIL "A"

ORIGINAL SITE PLAN
MARKET CENTER WEST
(PLAZA AT PASEO DEL NORTE)

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

Designed: JMM	Drawn: sps	Checked: DMG	Sheet 1 of 1
Scale: AS SHOWN	Date: 6/19/2007	Job: A07024	

A07JOBS\A07024 HOBBY LOBBY\dwg\\Siteplans\SITEPLAN2-B.dwg - 6/19/2007 SPS

1003105

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

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

REVISIONS
18. 9/28/2007 Change from Retail to office use

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

SHEET NO. A001 OF

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