

LOCATION MAP C-13-Z

PURPOSE OF PLAT

- To create Tracts A-2-A-A-1 & B-1-A-1 as shown hereon.
- To eliminate lot line as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.: PR-2021-006129
- Application No.: SD-2021-00200
- Zone Atlas Index No.: C-13-Z
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 2
- Gross Subdivision Acreage: 13.8983 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is the plat of record entitled: "THE PLAZA AT PASEO DEL NORTE", (12-18-2007, 2007C-347) all being records of Bernalillo County, New Mexico.
- Field Survey: June, 2021.
- Title Report(s): First American Title, Commitment No. 2565371-AL11 Commitment Date: October 26, 2020 (Tract A-2-A-A)
- Address of Property: 9350 Eagle Ranch Road NW, Albuquerque, New Mexico 87114.
- City of Albuquerque, New Mexico IDO Zone: MX-M
- 100 Year Flood Zone Designation: ZONE X, Panel 108 & 116 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot line and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Mossman WS 2012, LLC, a New Mexico limited liability company  
*Andrew Mossman* 10/11/21  
 Andrew Mossman, Manager Date

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 11<sup>th</sup> day of October, 2021, this instrument was acknowledged before me by Andrew Mossman, Manager of Mossman WS 2012, LLC, a New Mexico limited liability company, on behalf of said limited liability company.



DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACTS A-2-A-A & B-1-A, THE PLAZA AT PASEO DEL NORTE, as the same is shown designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 18, 2007, in Plat Book 2007C, Page 347, and containing 13.8983 acres more or less.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - Lumen for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
  - Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

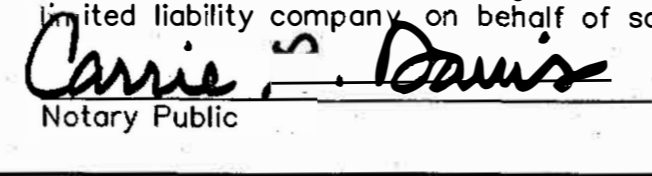
FREE CONSENT

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Owner: Sedona West, LLC, a New Mexico limited liability company  
*Rick Davis* 10/11/21  
 Rick Davis, Manager Date

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 11<sup>th</sup> day of October, 2021, this instrument was acknowledged before me by Rick Davis, Manager of Sedona West, LLC, a New Mexico limited liability company, on behalf of said limited liability company.



PLAT OF  
 TRACTS A-2-A-A-1 & B-1-A-1  
 THE PLAZA AT PASEO DEL NORTE  
 (A REPLAT OF TRACTS A-2-A-A & B-1-A,  
 THE PLAZA AT PASEO DEL NORTE)  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 18  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2021

PROJECT NUMBER: PR-2021-006129  
 Application Number: SD-2021-00200

PLAT APPROVAL

Utility Approvals:

*[Signature]* 11/01/2021  
 Public Service Company of New Mexico Date

*[Signature]* 11/3/2021  
 New Mexico Gas Company Date

*[Signature]* 11/4/2021  
 Lumen Date

*[Signature]* 11/3/21  
 Comcast Date

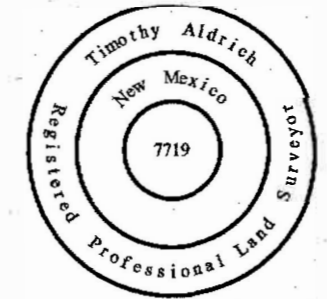
City Approvals:

*[Signature]* 10/15/2021  
 City Surveyor

Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

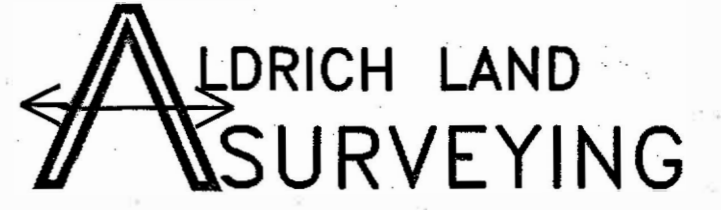
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



*[Signature]* 10/04/2021  
 Timothy Aldrich, P.S. No. 7719 Date

11-05-21 rev  
 10-04-21 REV



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Drawn By:	TA	Date:	09-12-21
Checked By:	TA	Drawing Name:	96042RPL.DWG
Job No.:	96-042	Sheet:	1 of 3

# EXISTING CONDITIONS AND EASEMENTS

PLAT OF  
 TRACTS A-2-A-A-1 & B-1-A-1  
 THE PLAZA AT PASEO DEL NORTE  
 (A REPLAT OF TRACTS A-2-A-A & B-1-A,  
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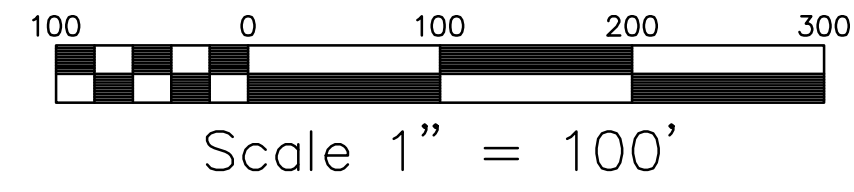
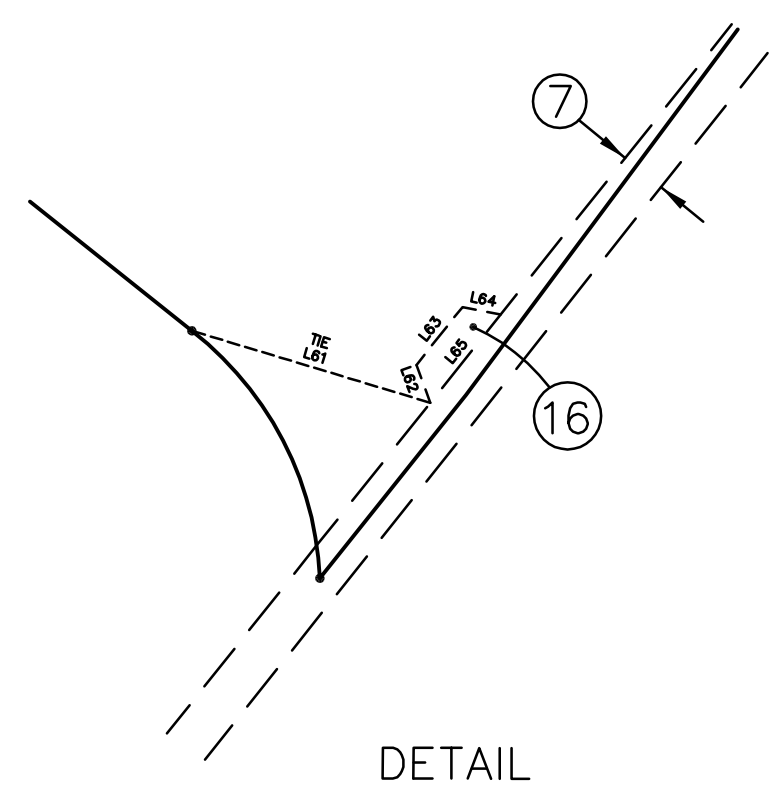
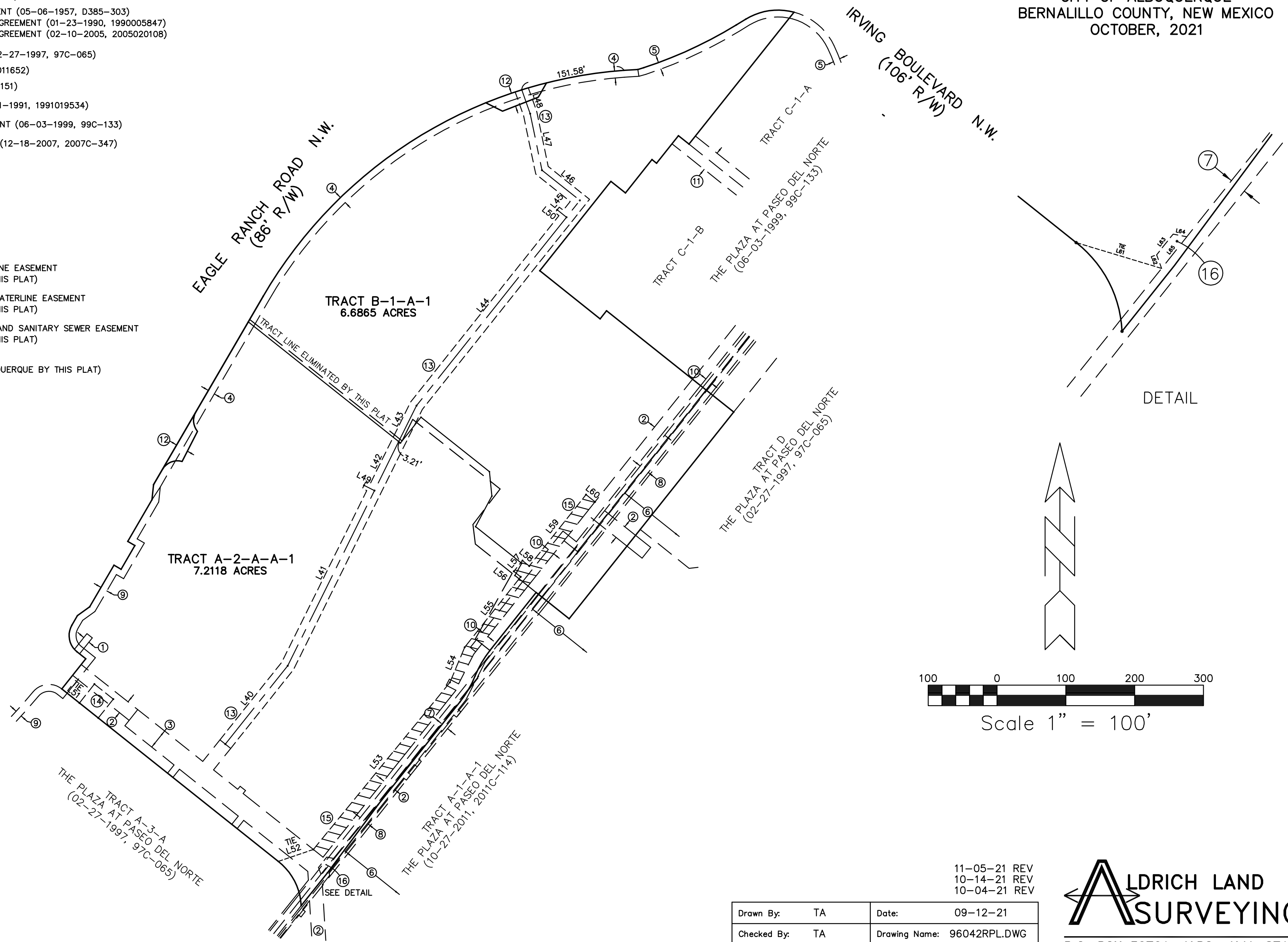
## EXISTING EASEMENTS

- ① 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
- ② 20' ABCWUA EASEMENT (06-28-1990, 90C-151)
- ③ 30' ABCWUA EASEMENT (06-28-1990, 90C-151)
- ④ 10' PUE (07-25-1988, C37-012)
- ⑤ 10' PUE (06-28-1990, 90C-151)
- ⑥ 100' PNM POWERLINE EASEMENT (05-06-1957, D385-303)  
 EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847)  
 EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)
- ⑦ 12' BIKE PATH EASEMENT (02-27-1997, 97C-065)
- ⑧ 15' PUE (02-10-1992, 1992011652)
- ⑨ 10' PUE (06-28-1990, 90C-151)
- ⑩ 10' NMCO EASEMENT (03-21-1991, 1991019534)
- ⑪ 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133)
- ⑫ PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347)

## NEW EASEMENTS

- ⑬ 20' ABCWUA PUBLIC WATERLINE EASEMENT  
 (GRANTED TO ABCWUA BY THIS PLAT)
- ⑭ 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT  
 (GRANTED TO ABCWUA BY THIS PLAT)
- ⑮ ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT  
 (GRANTED TO ABCWUA BY THIS PLAT)
- ⑯ 12' BIKE PATH EASEMENT  
 (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)

L40	N 38°32'39" E	145.65'
L41	N 26°20'39" E	284.07'
L42	N 26°20'37" E	79.27'
L43	N 26°20'37" E	58.42'
L44	N 38°31'25" E	349.93'
L45	N 38°31'00" E	31.25'
L46	N 51°27'44" W	70.43'
L47	N 11°45'49" W	83.97'
L48	N 19°32'14" W	36.69'
L49	N 63°41'28" W	17.00'
L50	N 51°25'14" W	17.27'
L51	S 51°27'50" E	32.82'
L52	N 71°14'46" E	53.88'
L53	N 39°15'50" E	313.61'
L54	N 22°46'25" E	55.32'
L55	N 38°28'52" E	130.83'
L56	N 51°09'12" W	12.76'
L57	N 38°50'48" E	20.00'
L58	S 51°09'12" E	12.63'
L59	N 38°29'10" E	132.53'
L60	S 51°30'50" E	16.77'
L61	S 73°12'12" E	64.82'
L62	N 20°00'00" W	10.49'
L63	N 38°25'48" E	19.24'
L64	S 78°48'08" E	10.11'
L65	S 38°32'03" W	29.36'



11-05-21 REV  
 10-14-21 REV  
 10-04-21 REV

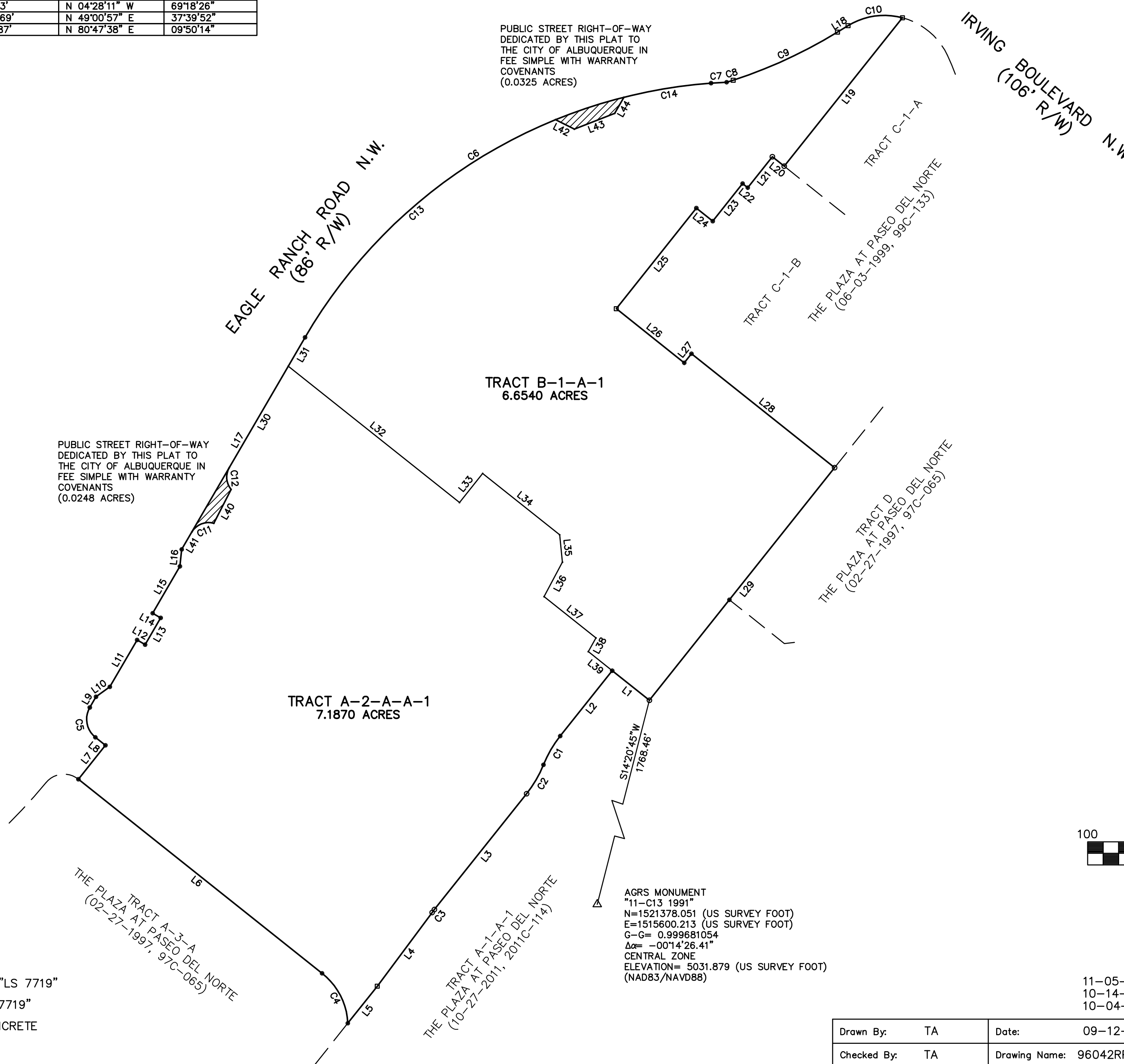
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Checked By:	TA	Drawing Name:	96042RPL.DWG
Job No.:	96-042	Sheet:	2 of 3

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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 OCTOBER, 2021

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	149.50'	43.12'	42.97'	S 30°15'30" W	16°31'38"
C2	150.50'	43.41'	43.26'	S 30°15'29" W	16°31'36"
C3	149.50'	4.91'	4.91'	S 37°35'09" W	01°52'53"
C4	86.85'	74.86'	72.56'	N 27°20'51" W	49°23'04"
C5	30.00'	42.76'	39.23'	N 10°38'24" W	81°39'30"
C6	664.03'	643.55'	618.66'	N 57°56'53" E	55°31'44"
C7	631.08'	20.17'	20.17'	N 86°36'27" E	01°49'52"
C8	160.00'	8.91'	8.91'	N 73°28'17" E	03°11'28"
C9	639.00'	148.65'	148.32'	N 65°12'44" E	13°19'45"
C10	90.00'	72.92'	70.94'	N 81°45'32" E	46°25'22"
C11	25.00'	33.14'	30.76'	N 68°09'19" E	75°56'34"
C12	25.00'	30.24'	28.43'	N 04°28'11" W	69°18'26"
C13	664.03'	436.51'	428.69'	N 49°00'57" E	37°39'52"
C14	664.03'	114.01'	113.87'	N 80°47'38" E	09°50'14"

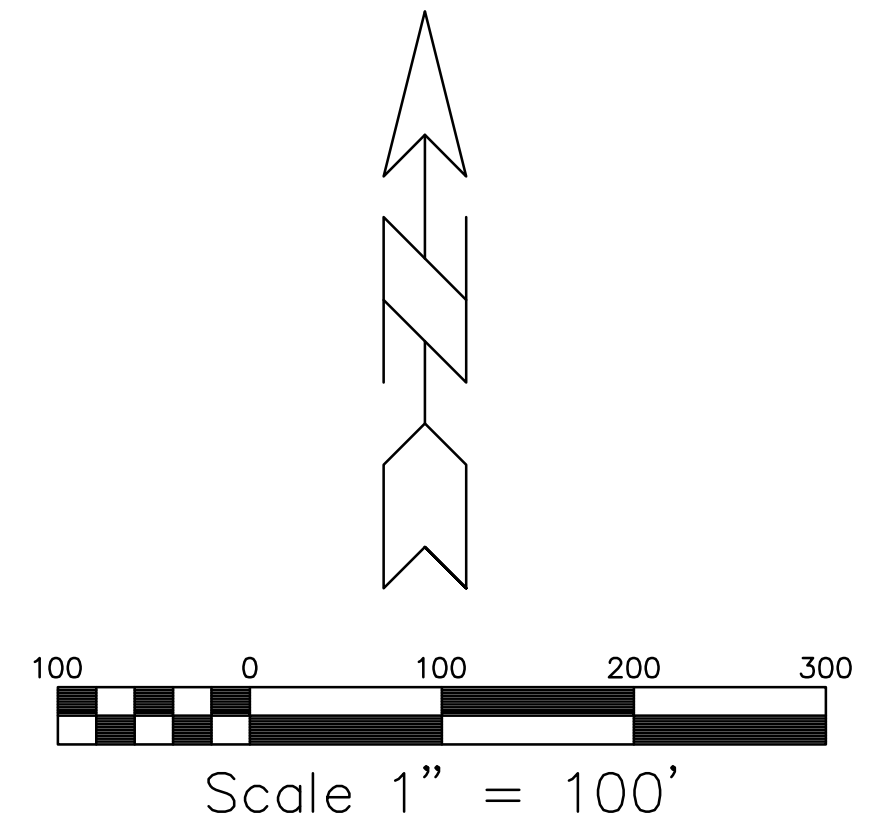
LINE	BEARING	DISTANCE
L1	N 51°28'16" W	61.32'
L2	S 38°31'19" W	107.84'
L3	S 38°31'36" W	191.10'
L4	S 36°38'43" W	118.67'
L5	S 38°32'03" W	61.04'
L6	N 51°27'50" W	402.29'
L7	N 38°31'51" E	56.00'
L8	N 51°28'09" W	16.51'
L9	N 30°11'02" E	16.00'
L10	N 54°19'53" E	22.00'
L11	N 30°11'02" E	70.00'
L12	S 59°48'58" E	12.00'
L13	N 30°11'02" E	40.00'
L14	N 59°48'58" W	12.00'
L15	N 30°11'02" E	70.00'
L16	N 06°02'10" E	22.00'
L17	N 30°11'02" E	316.80'
L18	N 58°32'52" E	16.04'
L19	S 38°33'05" W	245.12'
L20	N 51°27'50" W	19.53'
L21	S 38°30'13" W	51.00'
L22	N 51°29'15" W	8.51'
L23	S 38°29'53" W	62.01'
L24	N 51°28'46" W	27.01'
L25	S 38°31'44" W	166.01'
L26	S 51°28'07" E	112.23'
L27	N 38°31'43" E	14.99'
L28	S 51°28'19" E	236.26'
L29	S 38°31'50" W	383.99'
L30	N 30°11'02" E	151.40'
L31	N 30°11'02" E	43.04'
L32	S 51°27'33" E	282.67'
L33	N 38°31'53" E	48.04'
L34	S 51°28'07" E	127.14'
L35	S 05°49'32" E	35.56'
L36	S 28°03'49" W	50.41'
L37	S 51°28'12" E	85.64'
L38	S 29°17'54" W	20.27'
L39	S 51°28'16" E	39.59'
L40	N 26°57'10" E	49.00'
L41	N 30°11'02" E	25.80'
L42	N 63°05'26" E	27.15'
L43	N 68°37'50" E	55.96'
L44	N 29°57'58" E	24.05'



PUBLIC STREET RIGHT-OF-WAY  
 DEDICATED BY THIS PLAT TO  
 THE CITY OF ALBUQUERQUE IN  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS  
 (0.0248 ACRES)

PUBLIC STREET RIGHT-OF-WAY  
 DEDICATED BY THIS PLAT TO  
 THE CITY OF ALBUQUERQUE IN  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS  
 (0.0325 ACRES)

AGRS MONUMENT  
 "11-C13 1991"  
 N=1521378.051 (US SURVEY FOOT)  
 E=1515600.213 (US SURVEY FOOT)  
 G-C= 0.999681054  
 Δα= -00°14'26.41"  
 CENTRAL ZONE  
 ELEVATION= 5031.879 (US SURVEY FOOT)  
 (NAD83/NAVD88)

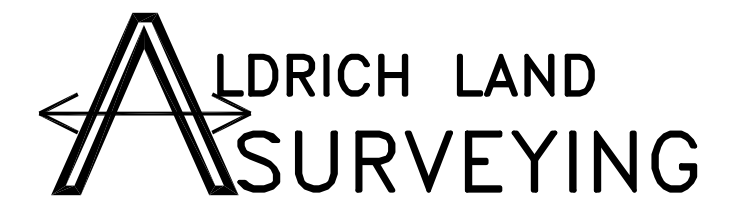


PROPERTY CORNERS

- - FOUND 5/8" REBAR WITH CAP "LS 7719"
- - FOUND PK NAIL WITH TAG "LS 7719"
- ◻ - FOUND CROSS SCRIBED ON CONCRETE

11-05-21 REV  
 10-14-21 REV  
 10-04-21 REV

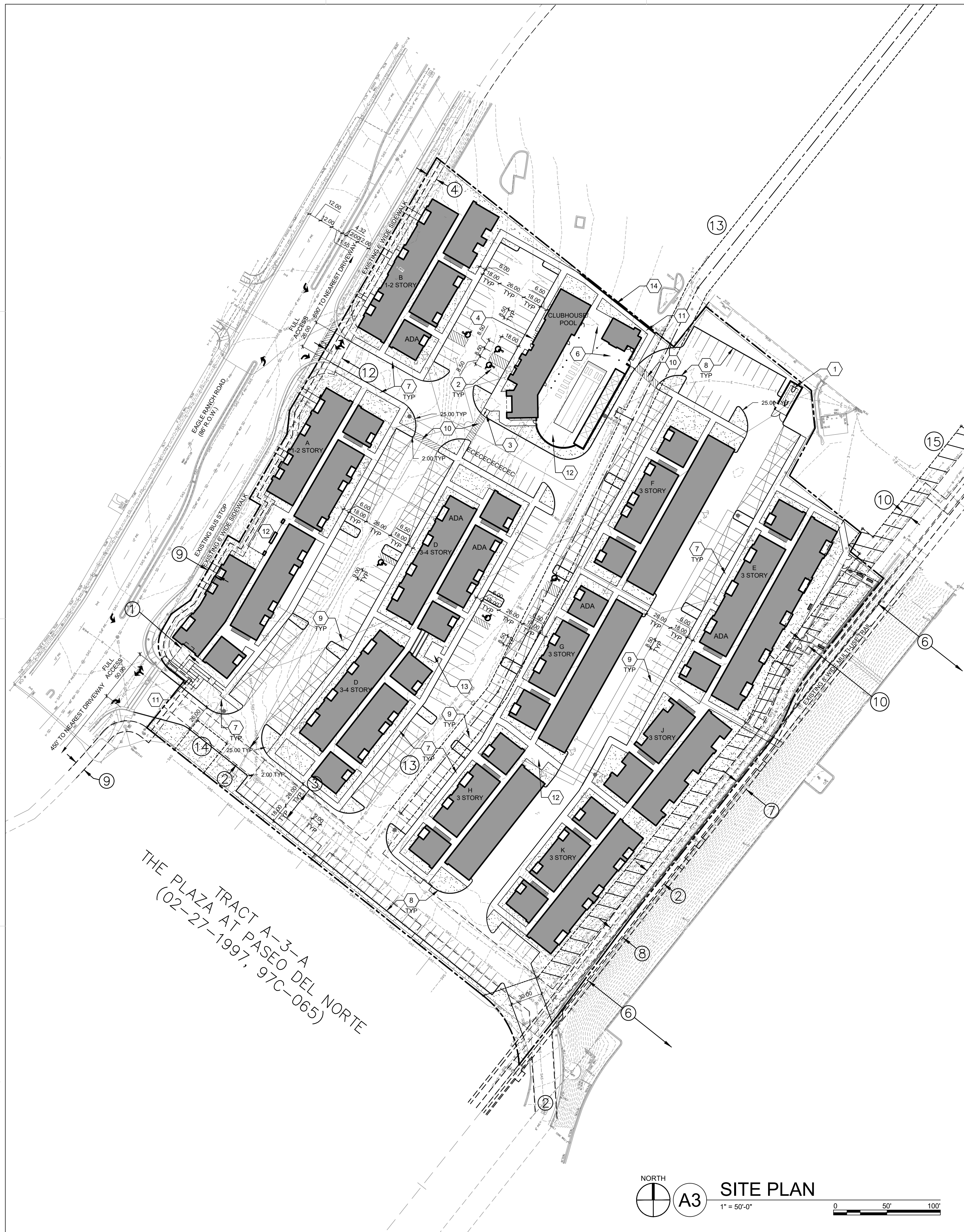
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P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990







TRACT A-3-A  
THE PLAZA AT PASEO DEL NORTE  
(02-27-1997, 97C-065)

NORTH  
A3 SITE PLAN  
1" = 50'-0"  
0 50' 100'

**SHEET KEYED NOTES**

- TRASH COMPACTOR ENCLOSURE WITH GATE, REF: C1/SDP1.2
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
- ACCESSIBLE RAMP, REF: D5/SDP1.2
- BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: B5/SDP1.2
- NOT USED
- SHADE STRUCTURE
- 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- PARKING STRIPING 4" WIDE, COLOR WHITE
- 6' WIDE PAINTED CROSSWALK
- 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
- OUTDOOR GRILLING AREA
- OUTDOOR SEATING AREA
- CMU RETAINING WALL, SEE CIVIL AND B2/SDP1.2

**EASEMENT NOTES**

- 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 20' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 10' PUE (07-25-1988, C37-012)
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- EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)
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- 15' PUE (02-10-1992, 1992011652)
- 10' PUE (06-28-1990, 90C-151)
- 10' NMCCO EASEMENT (03-21-1991, 1991019534)
- 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133)
- PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347)
- 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAN)
- 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAN)
- ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO ABCWUA BY THIS PLAN)

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

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 for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

_____ Traffic Engineering, Transportation Division	_____ Date
_____ ABCWUA	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ City Engineer/Hydrology	_____ Date
_____ Code Enforcement	_____ Date
_____ *Environmental Health Department (conditional)	_____ Date
_____ Solid Waste Management	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

\*Environmental Health, if necessary  
2/16/2018

**GENERAL SHEET NOTES**

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

**PROJECT DATA**

**ZONING:**  
IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

**LEGAL DESCRIPTION:** TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7.0867 AC

**SITE AREA:** 7.08 ACRES  
**ZONE ATLAS:** C-13-Z  
**SETBACKS:** FRONT= 5' MIN, INTERIOR= 0', REAR= 15'

**BUILDING HEIGHT:**  
MAXIMUM ALLOWED: 48'-0"  
ACTUAL HEIGHT: 48'-0"

**SPRINKLED:** YES, NFPA 13R  
**BUILDING OCCUPANCY:** R-2  
**CONSTRUCTION TYPE:** TYPE VA

**PARKING CALCULATIONS:** (TABLE 5-5-1)  
(1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327.05 = 17, 327-17 = 310 SPACES REQUIRED)

**ELECTRIC VEHICLE CHARGING STATIONS REQUIRED:** 6 SPACES  
**CHARGING STATION CREDIT = 6X2 = 12 SPACES**  
**REQUIRED SPACES = 298 SPACES**  
**PROVIDED PARKING = 304 TOTAL SPACES** (34 GARAGE, 98 COVERED)

**ADA PARKING REQUIRED:** 1 SPACE PER UNIT REQUIRED TO BE ADA  
218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED  
ADA PARKING PROVIDED = 6 SPACES

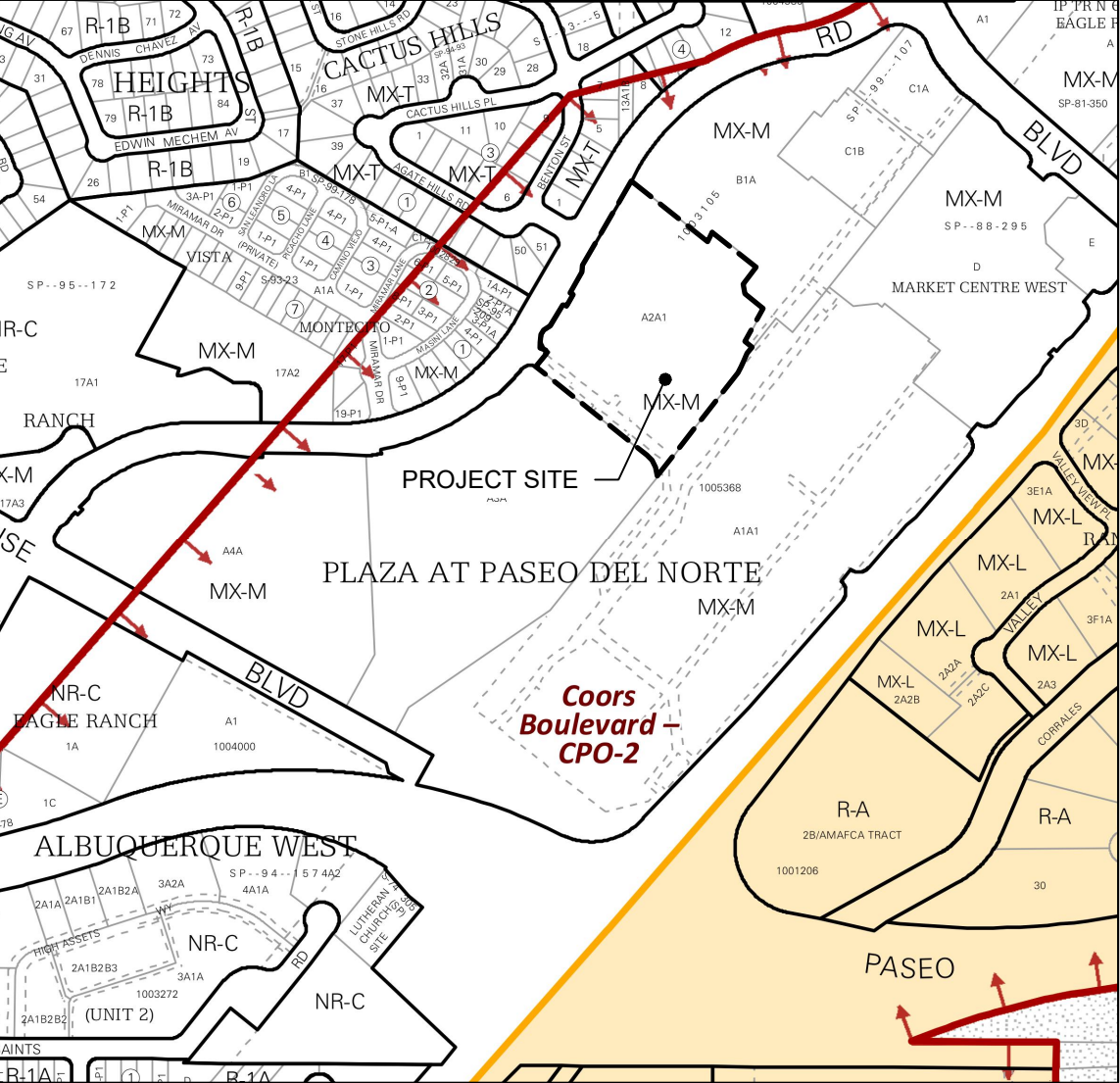
**BICYCLE PARKING REQUIRED** = 30 SPACES  
10' OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES  
**BICYCLE PARKING PROVIDED** = 30 SPACES

**OPEN SPACE CALCULATIONS**

TABLE 2-4-5 / MX-M ZONING

USABLE OPEN SPACE	
1 BD: 225 SF PER UNIT	225 SF x 119 UNITS = 26,775 SF
2 BD: 285 SF PER UNIT	285 SF x 172 UNITS = 20,520 SF
3 BD: 350 SF PER UNIT	350 SF x 27 UNITS = 9,450 SF
<b>TOTAL</b>	<b>56,745 SF REQUIRED OPEN SPACE</b>
<b>PROVIDED OPEN SPACE:</b>	<b>80,740 SF</b>

**VICINITY MAP**



**LEGEND**

- LANDSCAPE AREA
- PROPERTY LINE
- FIRE HYDRANT
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- PERIMETER FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

**DEKKER  
PERICH  
SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST  
EAGLE RANCH ROAD  
ALBUQUERQUE, NM 87114

REVISIONS

	10.12.2021 MAJOR AMENDMENT

DRAWN BY: AG, JF  
REVIEWED BY: RAW, HFG  
DATE: 09/28/2021  
PROJECT NO.: 20-0286  
DRAWING NAME:

SITE PLAN

SHEET NO.  
**SDP1.1**  
OF

TRACT B-1-A  
PLAT OF TRACTS A-2-A-A & B-1-A  
THE PLAZA AT PASEO DEL NORTE  
(FILED 12-18-2007, 2007C, 347)

RETAINING WALL ALONG  
PROPERTY LINE

16'-0" FROM PARKING  
TO FACE OF WALL

NEW CONCRETE  
CURB/GUTTER

NEW FENCE

