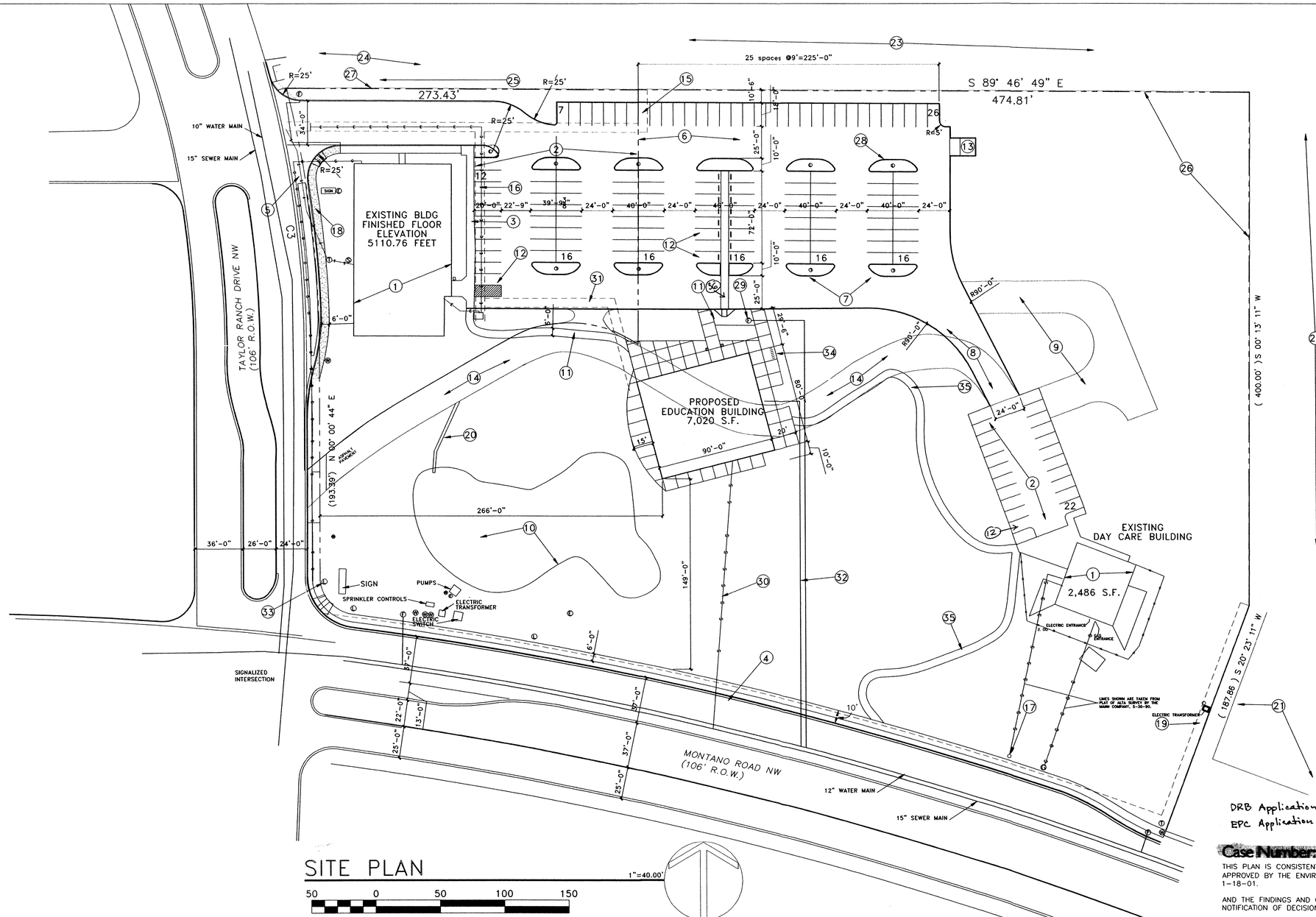

SITE PLAN

1"=40.00'

50 0 50 100 150

LEGEND

- LAMP POST
- WATER METER
- ELECTRIC BOX
- FIRE HYDRANT
- SEWER OUTLET
- TELEPHONE RISER
- FENCE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SEWER LINE

DRB Application # 01450-00000-00399
EPC Application # 00128-00000-01512

Case Number: 1000899

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 1-18-01.

AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE: NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

Richard Dourte — 4-04-01
TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE

Adrienne E. Candelaria — 4-04-01
PARKS AND RECREATION — DATE

Roger A. Green — 4-4-01
PUBLIC WORKS, UTILITY DIVISION — DATE

Bradley L. Bingham — 11/01/01
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA — DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

11/9/01
CITY PLANNER, ALBUQUERQUE BERNALILLO COUNTY PLANNING DIVISION — DATE

Keyed Notes

1. Existing building to remain.
2. Existing parking lot to remain.
3. Existing sidewalk to remain.
4. New 6'-0" sidewalk surrounding property.
5. New turn lane for entrance onto property.
6. New 2" asphaltic concrete parking lot.
7. New landscaping island.
8. New asphaltic concrete drive.
9. Dirt surfaced firetruck turning circle.
10. Existing pond to remain.
11. New concrete sidewalk.
12. New accessible parking space.
13. Refuse bin enclosure per City of Albuquerque standards.
14. Existing asphalt driveway to be removed.
15. 7' floating drainage easement for benefit of Tract 27-A1.
16. 7' Utuility easement.
17. 10' telephone easement.
18. Permanent easement @ turn lane.
19. 7' telephone easement.
20. Existing concrete drainage swale.
21. Existing 2 story apartments.
22. Existing 3 story apartments.
23. Existing 1 story single family homes.
24. Existing fire station #18 parking lot.
25. Existing concrete storm drainage alley.
26. Existing 6' CMU wall.
27. Existing CMU wall, 1'-4" to 5' tall.
28. Proposed parking lot lights, 16' tall, with full-cut off fixtures (shoebox fixtures).
29. New fire hydrant.
30. Proposed new sewer line.
31. Proposed New utility easement with gas and underground electric lines.
32. New water service line.
33. Traffic signal @ intersection.
34. Bicycle rack for 6 bicycles.
35. New 6' wide gravel path.
36. Striped pedestrian lane.

PARKING REQUIREMENTS

1. Existing Office Building
Area: 8,300 S.F.
Office Space.....8300/200=42 spaces
Less 10% for bus stop -4
Total Spaces required.....38 spaces

2. New Education Center
Area: 7,020 S.F.
Spaces required.....7,020/200=36 spaces
Less 10% for bus stop.....-3
Total spaces required.....33 spaces

3. Existing Day Care Center
Area: 2,486 S.F.
Spaces required: 2 plus 1/500 net leasable=7 spaces
Grand Total of Required Spaces: 78, 4 to be accessible.
Spaces provided: 135, 4 of which are accessible.
Bicycle racks required: 78/20=4, 6 provided.

LEGAL DESCRIPTION

Tracts 27-A1 and 27-A2, Taylor Ranch

No.	Revision/Issue	Date

Project Name and Address
Education Building
for Mesa View UMC
4701 Montano NW
Albuquerque, New Mexico

George Montgomery, Architect, P.C.
4708 Hannett Ave. NE Albuquerque, New Mexico 87110
Phone: (505)-268-5098 Fax: (505)-262-1903

Sheet Title	Sheet Number
SITE PLAN	AS-1
Date: March 21, 2001	

PRJ 1000899