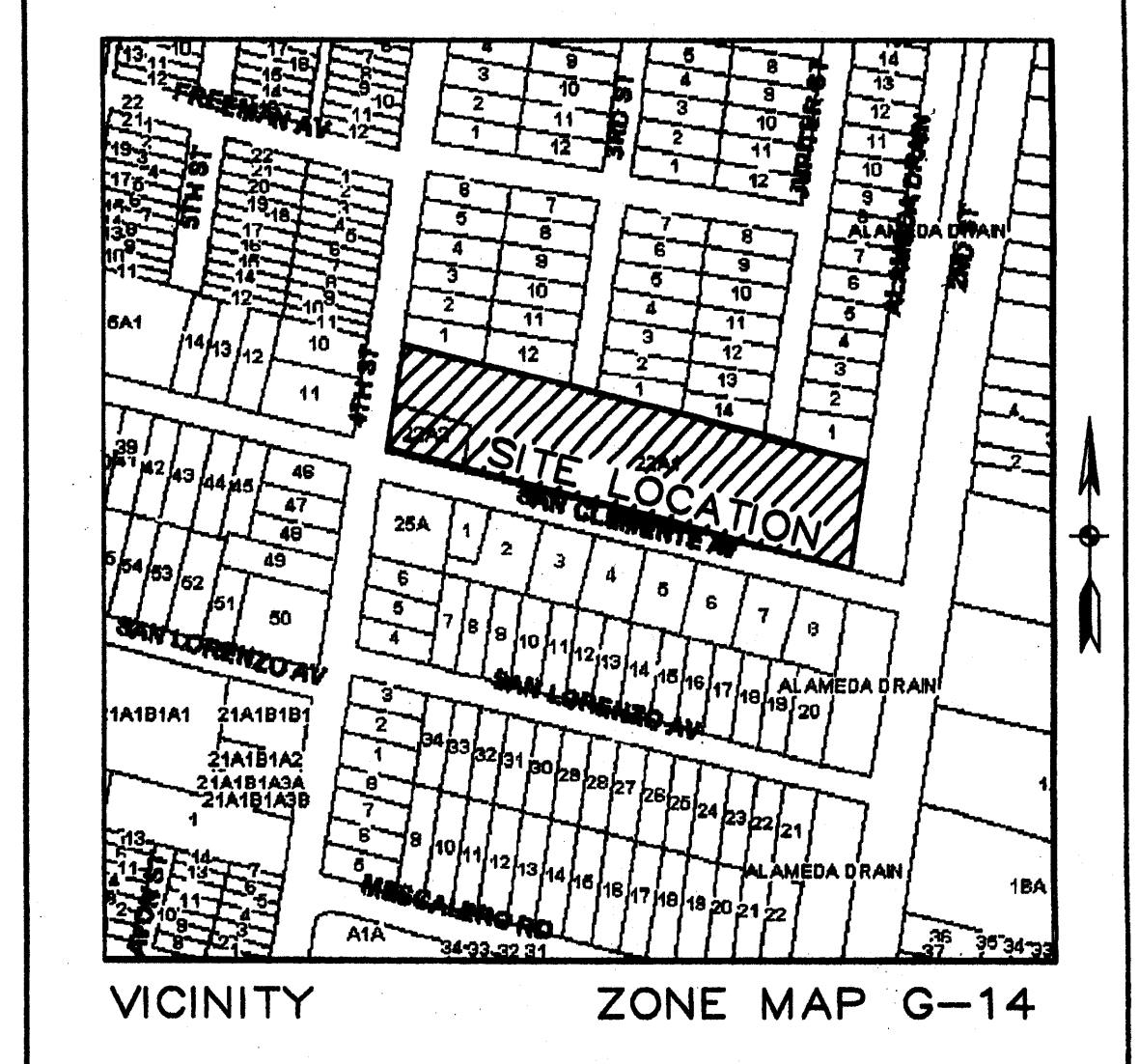


DEL'S HIDE - A - WAY PARK

4326 4th STREET ALBUQUERQUE, NEW MEXICO

APRIL 2004

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT



PROJECT 1002123

LEGAL DESCRIPTION:
TRACT 22-A-1, MRGCD MAP 33

GENERAL NOTES

- ZONING, SU-1 FOR R-T MAXIMUM 35 DWELLING UNITS PROPOSED DEVELOPMENT. (SEE ARCHITECT PLANS)
- APPROXIMATE ACREAGE - 2.89
NUMBER OF LOTS - 1 D.U.
PROPOSED DENSITY - 12.1 D.U./ACRE
- MINIMUM UNIT DIMENSIONS - 28'x82.5'
TYPICAL AREA - 2310
- ALL STREETS AND UTILITIES IMPROVEMENTS AREA TO BE PRIVATE.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO SAN CLEMENTE.
- OFF-STREET PARKING SHALL BE PROVIDED ON EACH LOT, AS REQUIRED BY THE ZONING CODE.
- NO IMPROVEMENT WILL BE CONSTRUCTED IN THE IRRIGATION EASEMENT. ONLY GRAVEL AND LANDSCAPING WILL BE PLACED IN THE EASEMENT. NO CHANGES WILL BE MADE TO THE CONFIGURATION OF THE DITCH, ITS BANKS OR ITS CHECKGATE. THERE SHALL BE A 10' SEPERATION BETWEEN THE RESIDENCES AND THE IRRIGATION DITCH EASEMENT.

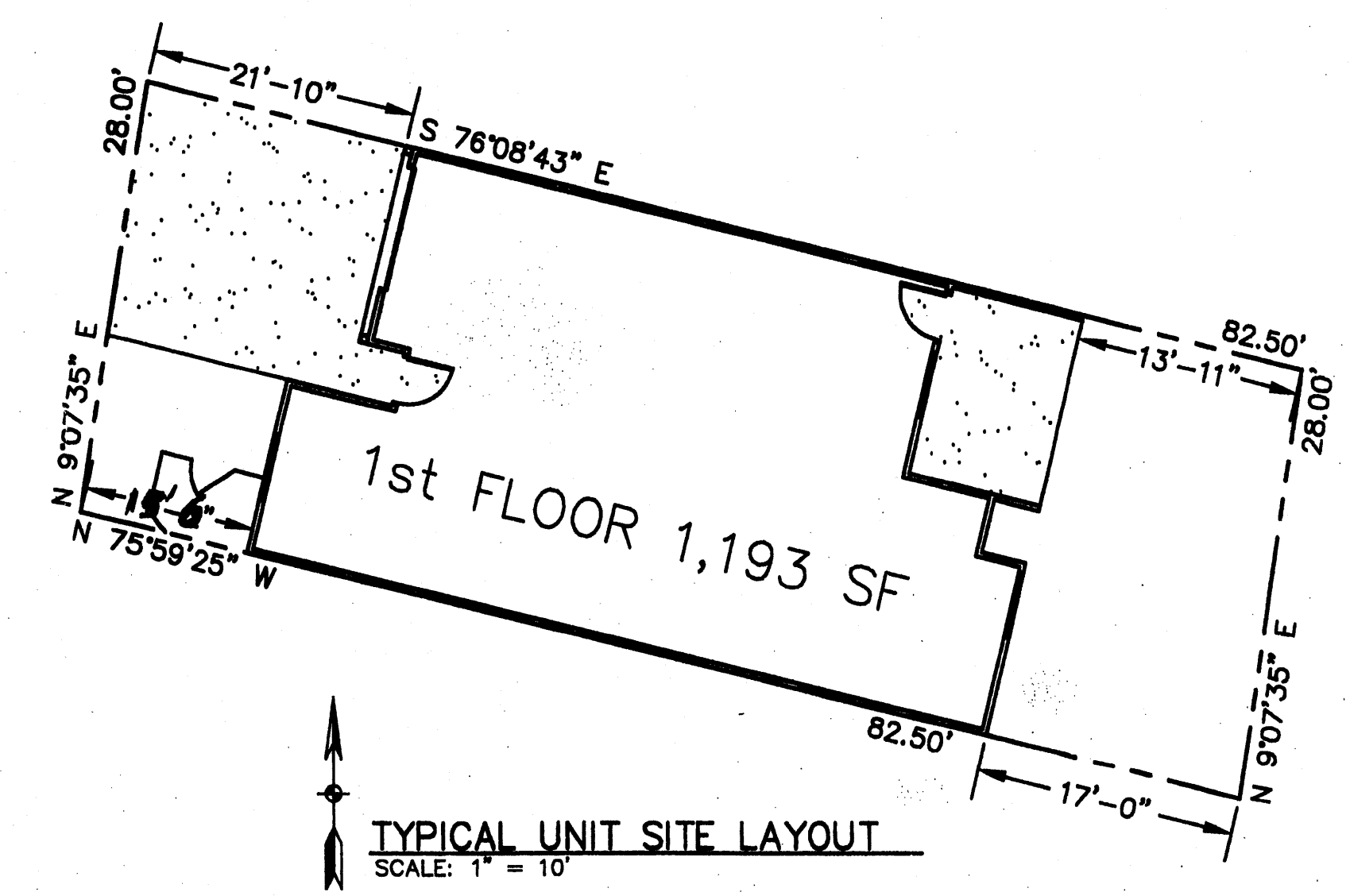
PROJECT NUMBER: 1002123
APPLICATION NUMBER: 04DRB-00532,33,34

IS AN INFRASTRUCTURE LIST REQUIRED? YES NO, IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT APPROVAL

- | | |
|--|---------|
| <i>[Signature]</i> | 4-28-04 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| <i>[Signature]</i> | 4-28-04 |
| UTILITIES DEVELOPMENT | DATE |
| <i>[Signature]</i> | 4-28-04 |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <i>[Signature]</i> | 1-4-06 |
| CITY ENGINEER | DATE |
| <i>[Signature]</i> | |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| <i>[Signature]</i> | 4-28-04 |
| SOLID WASTE MANAGEMENT | DATE |
| <i>[Signature]</i> | 4/28/04 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

SHEET NO.	DESCRIPTION
CS of 6	COVER SHEET, INDEX TO DRAWINGS, GENERAL NOTES
SP of 6	SITE PLAN
GP of 6	GRADING PLAN
L1 of 6	LANDSCAPING PLAN
A1 of 6	FLOOR PLAN
A2 of 6	ELEVATIONS



APPROVALS
THIS PLAN IS IN CONSISTENCE WITH THE ZONE MAP AMENDMENT APPROVAL BY THE ENVIRONMENT PLANNING COMMISSION (EPC) ON JANUARY 17, 2003 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATIONS OF DECISION HAVE BEEN COMPLIED WITH.

RESIDENTIAL BUILDING DESIGN STANDARDS

- THE FOLLOWING GUIDELINES ARE TO BE UTILIZED FOR TOWNHOUSES DESIGNED AND BUILT WITHIN THIS PROJECT.
- A. ARCHITECTURAL STYLE:
ALL HOMES SHALL BE PUEBLO STYLE DESIGN WITH SHEED ROOFS.
- B. SETBACK REQUIREMENTS:
FRONT YARD: 15' MIN, EXCEPT AT DRIVEWAYS, WHICH SHALL HAVE 20' MIN SETBACK
REAR YARD: 15' MIN, EXCEPT AS FURTHER DEFINED IN THE R-T RESIDENTIAL ZONE FOR HOUSES WITH OFFSET REAR LOT LINES
SIDE YARD: NONE REQUIRED EXCEPT, THERE SHALL BE 10' ON THE STREET SIDE OF CORNER UNITS 5,6,15,16,25,26 AND 35
- C. BUILDING HEIGHT RESTRICTIONS:
STRUCTURES SHALL NOT TO EXCEED 28' IN HEIGHT, AS DEFINED IN THE ZONING CODE AND WITH EXCEPTION PROVIDED IN PARAGRAPH 14-16-3-3
- D. BUILDING COLOR SCHEMES:
THE FOLLOWING COLOR SCHEMES SHALL BE UTILIZED:
- COLOR SCHEME #1
ROOF CLAY TILES - US TILE TUSCANY BLEND
STUCCO TIERRA #272 EL REY STUCCO
TRIM & FACIA YELLOW HORSE EL REY #802
- COLOR SCHEME #2
ROOF CLAY TILES - US TILE MALLORCA
STUCCO LARIAT #821 EL REY STUCCO
TRIM & FACIA LARIAT EL REY #821
- E. LANDSCAPING INSTALL SHALL BE:
EACH LOT, FRONT YARD COMMON SOUTHWEST/ DESERT PACKAGE
48 - 15 GALLON TREE
100 - 5 GALLON SHRUBS
7 - 2 GALLON SHRUBS
128 - 1 GALLON SHRUBS
2"-4" - ACCENT COBBLESTONE, AS PER LANDSCAPE PLAN
3/4" - GRAY CRUSHED STONE ON PLASTIC, AS PER LANDSCAPE PLAN
- F. PEDESTRIAN ACCESS SHALL BE PROVIDED BY SIDEWALKS CONSTRUCTED AS SHOWN
- G. PRIVACY FENCING:
EACH LOT SHALL BE PROVIDED WITH A SOLID STEEL FENCE, LOCATED ON THE COMMON PROPERTY LINE. THE HEIGHT OF THIS FENCE SHALL CONFORM TO ZONING CODE.

DESIGN CRITERIA:

- A. ZONING DESIGN CRITERIA
- LEGAL DESCRIPTION - TRACT 22-A-1 M.R.G.C.D. MAP NO. 33
 - ZONING CLASSIFICATION - SU-1 FOR R-T USES
 - ACTUAL USE - ATTACHED RESIDENTIAL TOWNHOUSE
- B. ARCHITECTURAL DESIGN CRITERIA
- OCCUPANCY GROUP R-3
 - TYPE CONSTRUCTION V-N
 - FLOOR AREA - GARAGE 247 SQ. FT.
HEATED FLOOR 919 SQ. FT.
TOTAL HEATED AREA 1163 SQ. FT.

PARKING ANALYSIS:

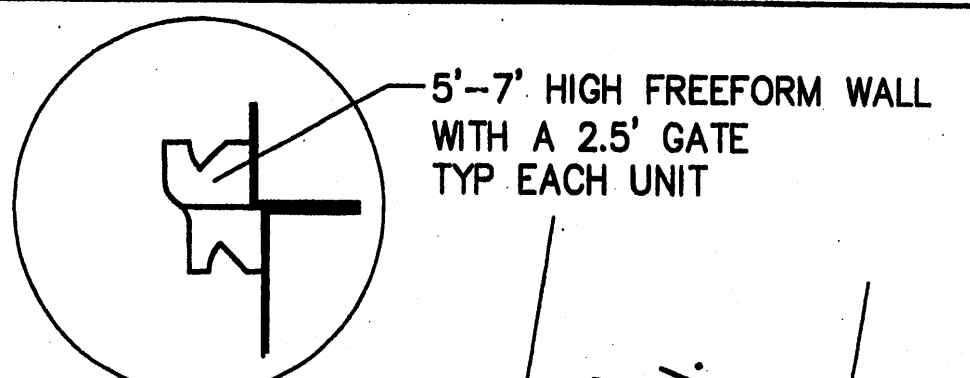
- REQUIRED PARKING SPACES: BASED ON R-T ZONING
- SPACE PER BATH BUT NOT LESS THAN 1.5 SPACES PER DWELLING
 - 2 SPACES PER DWELLING
 - 35 DWELLINGS
 - 70 PARKING SPACES REQUIRED
- PROVIDED PARKING SPACES: 2 SPACES PER DWELLING
- 35 DWELLINGS
 - 70 PARKING SPACES PROVIDED

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(505)480-7423 (505)332-1748

DRB REVIEW ONLY

	OWNER: DEL'S HIDE - A - WAY PARK - REVISE 4326 4th STREET ALBUQUERQUE, NEW MEXICO
	TITLE: COVER SHEET
DATE: 4/04	SCALE: AS SHOWN
DESIGNED: RAR/ LCL	DRAWN: RAR/ PJM
ENGINEER'S SEAL	CONSULTANTS QuikDraw ENGINEERING, L.L.C. P.O. Box 729 Corrales, NM 87048 Office (505) 590-0399 Fax (505) 597-0399 Copyright 1994 QuikDraw Engineering, LLC

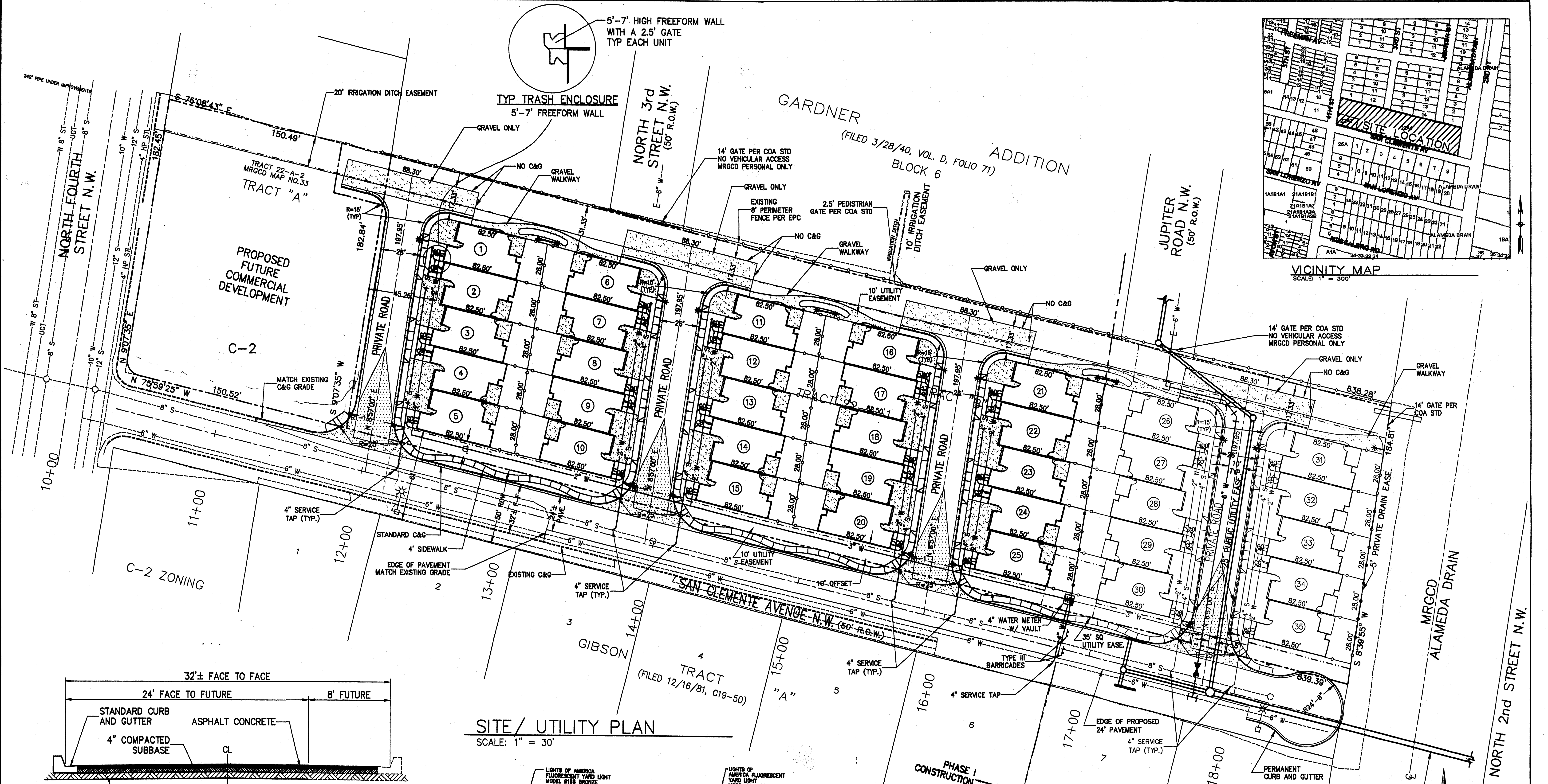
SHEET CS OF 6



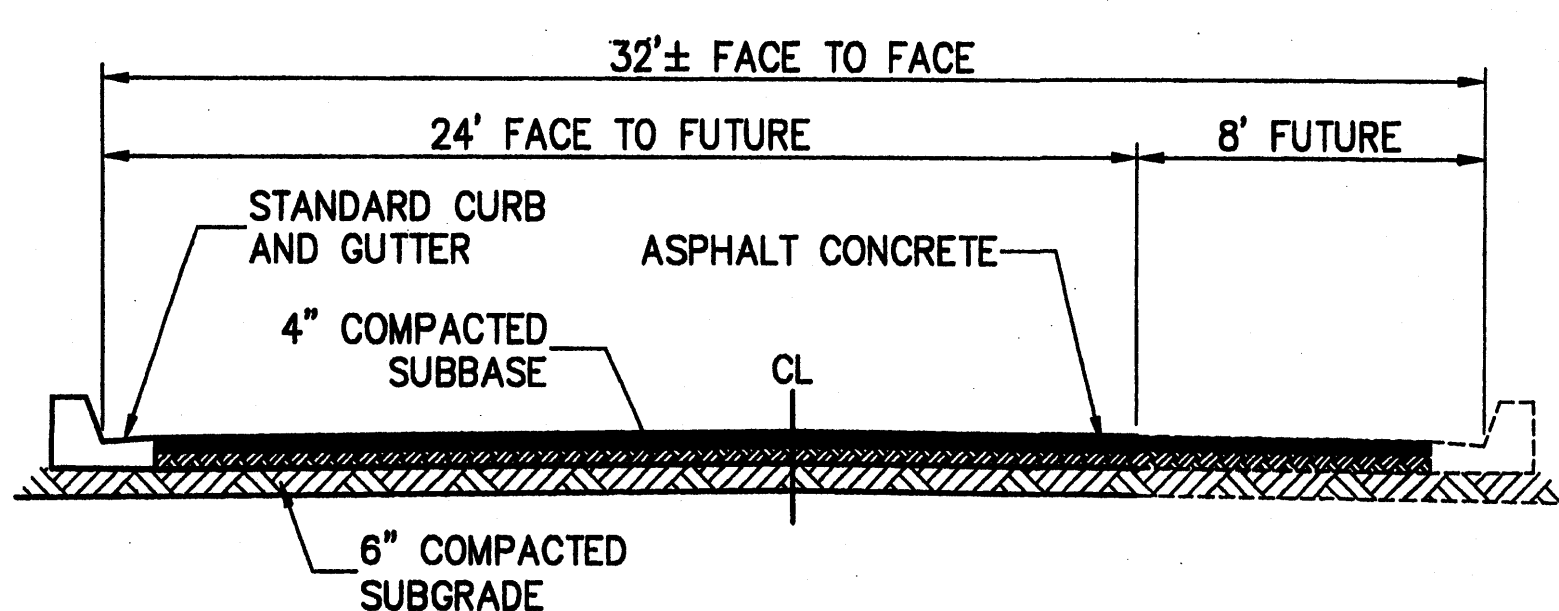
TYP TRASH ENCLOSURE
5'-7' FREEFORM WALL



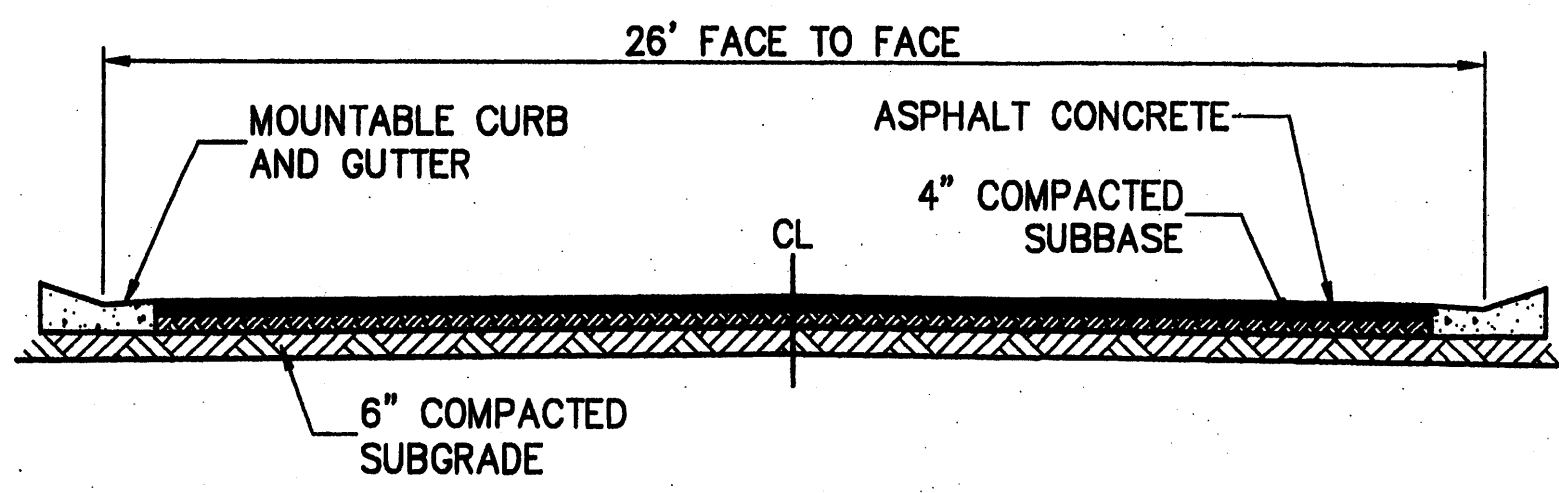
VICINITY MAP
SCALE: 1" = 300'



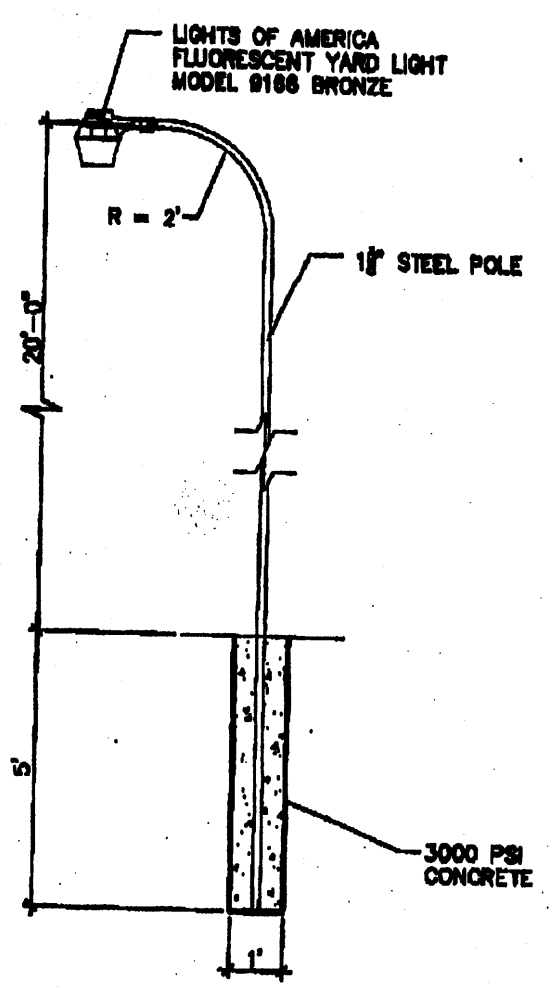
SITE / UTILITY PLAN
SCALE: 1" = 30'



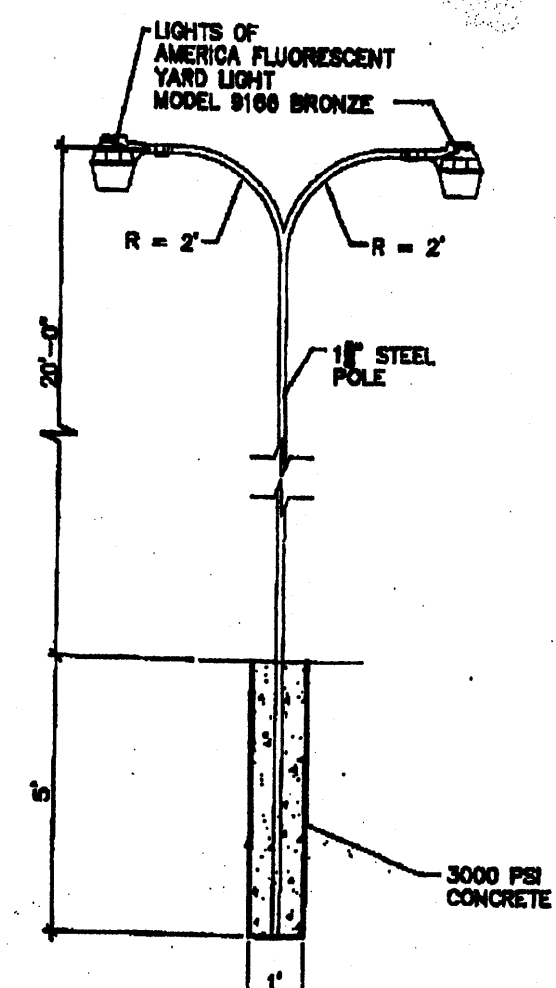
SAN CLEMENTE AVE
SCALE: NTS



TYPICAL PRIVATE STREET
SCALE: NTS



STREET LIGHT - SINGLE

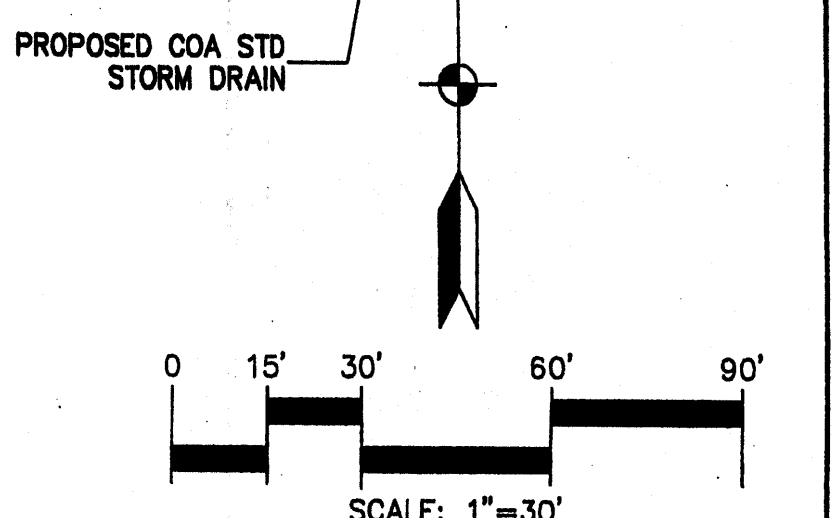


STREET LIGHT - DOUBLE

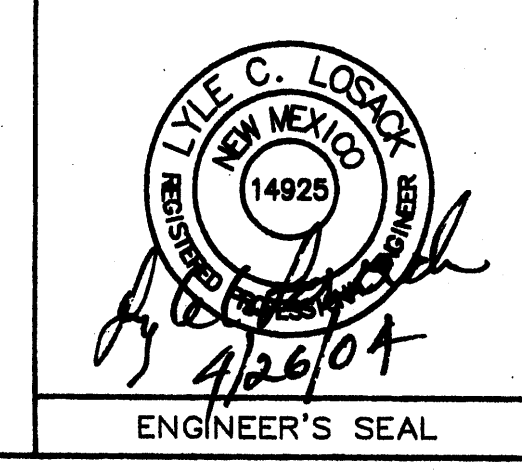
SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CENTER LINE
---	---	EASMENT LINE
---	---	PROPERTY LINE
---	---	8' FENCE LINE
---	---	CURB & GUTTER
---	---	VALLEY GUTTER
---	---	WHEEL CHAIR RAMP
---	---	4' SIDEWALK
---	---	STRUCTURE
---	---	WATERLINE
---	---	SEWER LINE
---	---	STORM DRAIN LINE
---	---	STREET LIGHT
---	---	FIRE HYDRANT
---	---	MANHOLE

PHASE I CONSTRUCTION
PHASE II CONSTRUCTION UPON COMPLETION OF PROPOSED STORM DRAIN COA #4271.92



DRB REVIEW ONLY



OWNER: DEL'S HIDE-A-WAY PARK - REVISE
4326 4th STREET ALBUQUERQUE, NEW MEXICO

TITLE: SITE / UTILITY PLAN

DATE: 2/04

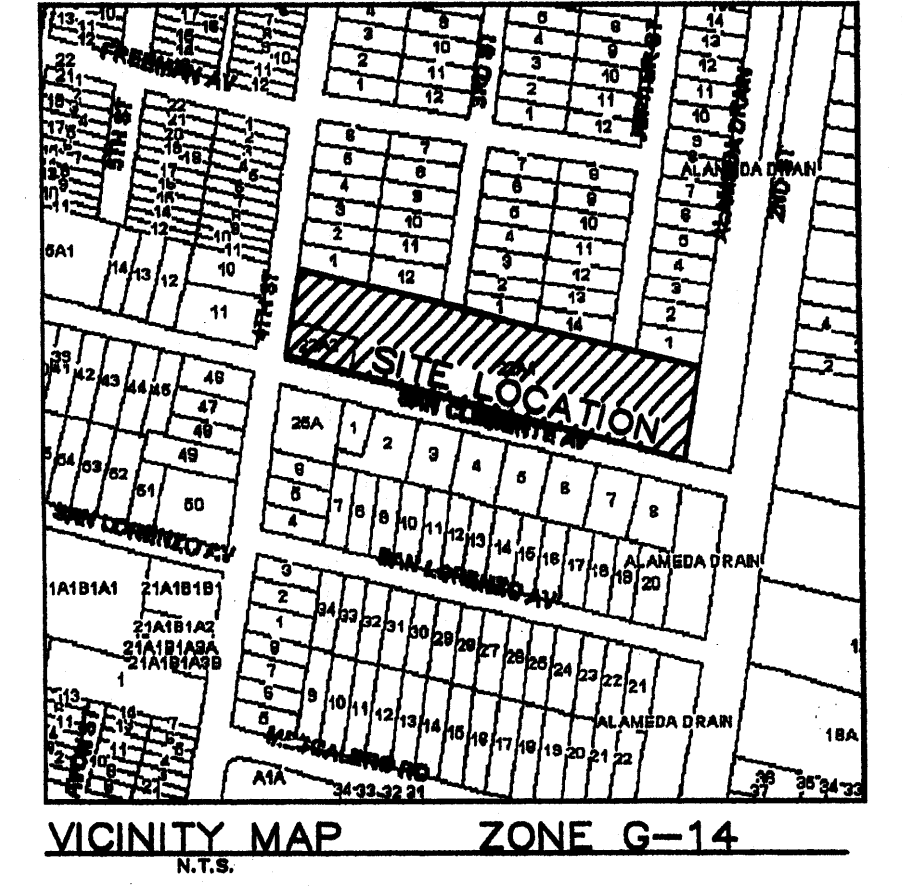
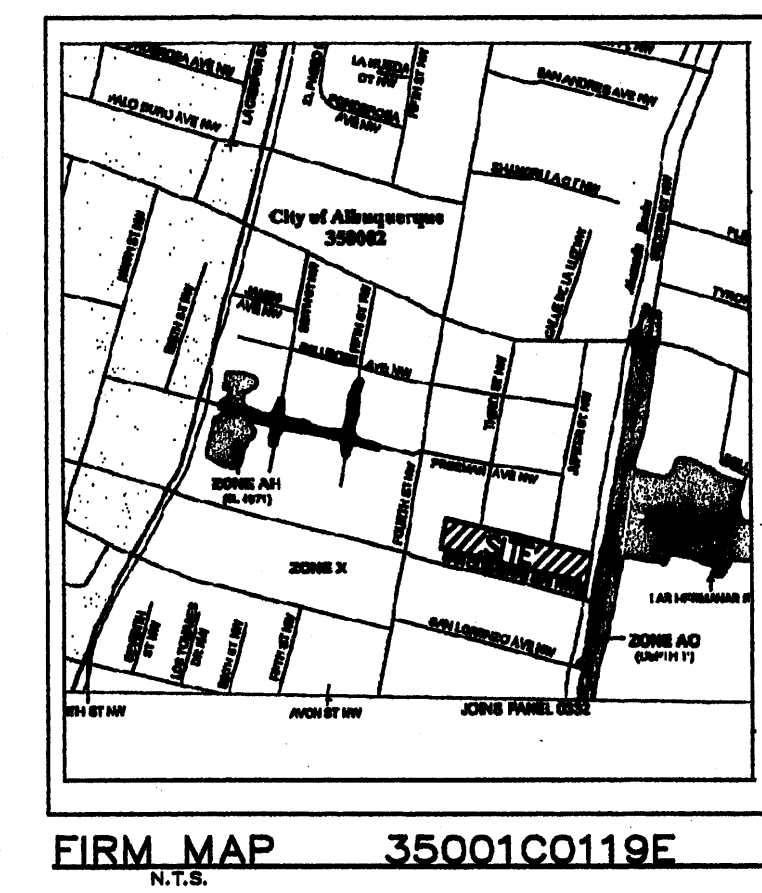
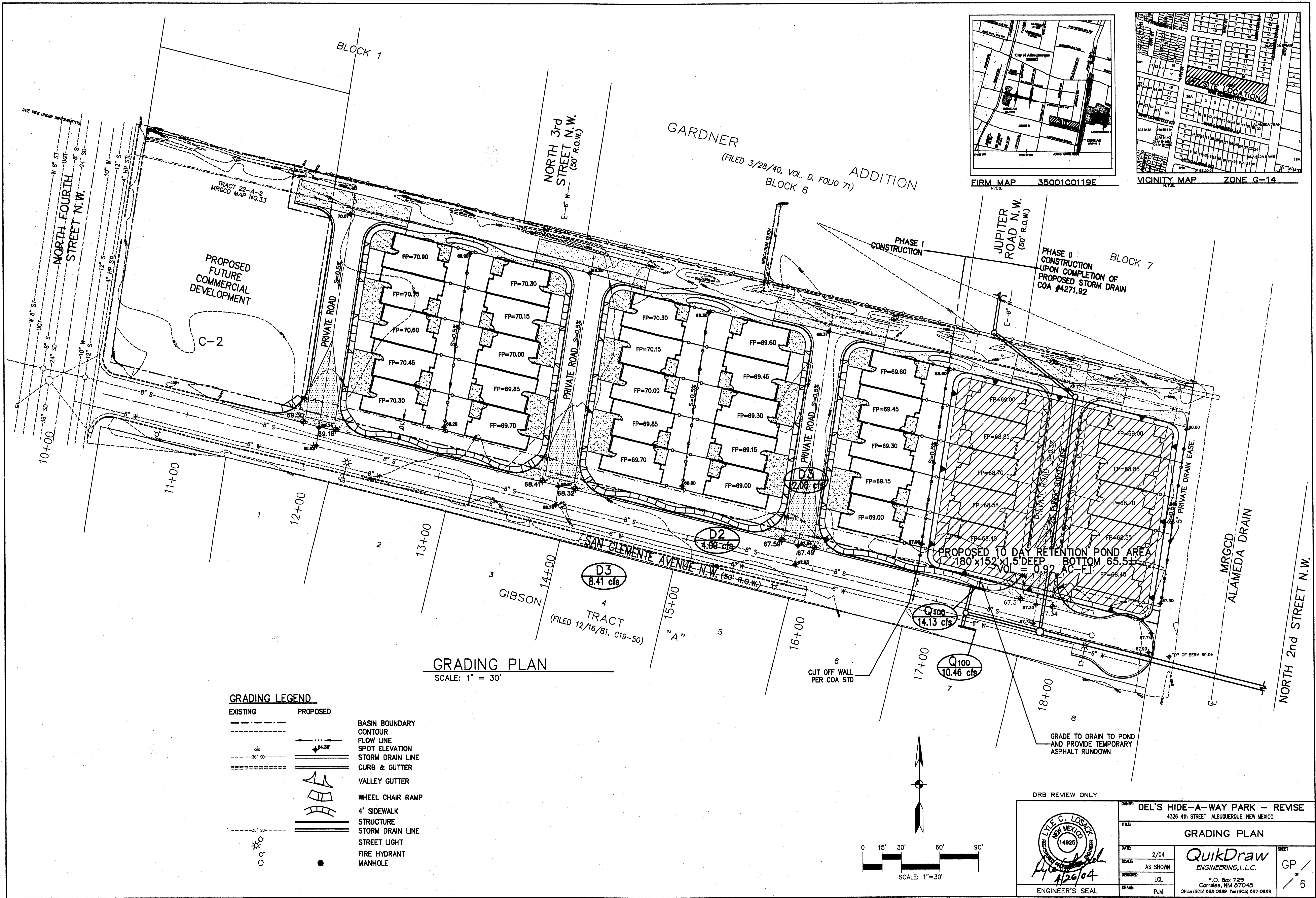
SCALE: AS SHOWN

DESIGNED: LCL

DRAWN: P.M.

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corralles, NM 87046
Office (505) 698-0369 Fax (505) 697-0369

SHEET SP of 6



GRADING PLAN
SCALE: 1" = 30'

- GRADING LEGEND**
- | | | |
|----------|----------|------------------|
| EXISTING | PROPOSED | |
| --- | --- | BASIN BOUNDARY |
| --- | --- | CONTOUR |
| --- | --- | FLOW LINE |
| --- | --- | SPOT ELEVATION |
| --- | --- | STORM DRAIN LINE |
| --- | --- | CURB & GUTTER |
| --- | --- | VALLEY GUTTER |
| --- | --- | WHEEL CHAIR RAMP |
| --- | --- | 4' SIDEWALK |
| --- | --- | STRUCTURE |
| --- | --- | STORM DRAIN LINE |
| --- | --- | STREET LIGHT |
| --- | --- | FIRE HYDRANT |
| --- | --- | MANHOLE |

DRB REVIEW ONLY

	OWNER: DEL'S HIDE-A-WAY PARK - REVISE 4326 4th STREET ALBUQUERQUE, NEW MEXICO	
	TITLE: GRADING PLAN	
DATE: 2/04	SCALE: AS SHOWN	
DESIGNED: LCL	DRAWN: PJM	
ENGINEER'S SEAL	QuikDraw ENGINEERING, L.L.C. P.O. Box 729 Corralca, NM 87046 Office (505) 696-0368 Fax (505) 697-0369 COPYRIGHT 2004 QuikDraw Engineering, L.L.C.	

GP of 6

- Landscaping General Notes:**
1. Drip Irrigation per City of Albuquerque Code.
 2. Maintenance of landscaping and irrigation system to be the responsibility of the Property Owner.
 3. The owner shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction.
 4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities.
 5. The owner shall not impede drainage in any way. The owner shall always maintain positive drainage away from the building.
 6. The owner shall not plant trees within 5 feet of gas lines.

Common Name	Botanical Name	Size	Mature height and spread	Symbol
Purple Flamingo Plant		Five gallon	20' tall x 20' spread	☉
New Mexico Olive	Forbesia Neomexicana	Five gallon	15' tall x 15' spread	☉
Cherry Sage	Salvia Greggii	One gallon	2' tall x 3' spread	☉
Prickly Pear Cactus	Opuntia Spinescens	Five gallon	2'-3' tall x 3' spread	☉
Neon Sage	Parthenocis Albigata	One gallon	2' tall x 3' spread	☉
Red Top Yucca	Hesperaloe Parviflora	One gallon	3' tall x 3' spread	☉
Yucca	Yucca Elata	Five gallon	15' tall x 5' spread	☉
Flame Tree	Flourensia Coccinifera	One gallon	3' tall x 3' spread	☉
Red of Paradise	Ceanothus Illinoensis	Five gallon	10' tall x 10' spread	☉
Hardy Purple Hydrangea	Delepinia Coccinea	One gallon	6' tall x 1'-4" spread	☉
Yucca	Yucca Filamentosa	One gallon	2' tall x 2' spread	☉
Holly Hocks	Alcea Rosea	Two gallon	2' tall x 1'-4" spread	☉
Sweet Willow	Salix Lasiolepis	Five gallon	20' tall x 20' spread	☉
Cable Stone				☉
3/4" Driv				☉
Gravel Plan				☉

- General Notes:**
1. The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
 2. In the event of an inconsistency, specifications shall take precedence over drawings.
 3. All work and materials shall be in accordance with the 1997 UBC, State and/or local codes, laws and ordinances.
 4. All dimensions are to face of wall, except windows and doors are dimensioned to center line.
 5. Verify Dimensions in the field, they will take precedence over drawings.

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LANDSCAPE ANALYSIS:

TOTAL IMPERVIOUS AREA: 127,589 S.F.
TOTAL PERVIOUS AREA: 84,045 S.F.

TOTAL IMPERVIOUS AREA - TOTAL PERVIOUS AREA X 20% = REQUIRED LANDSCAPE
127,589 S.F. - 84,045 S.F. = 43,524 S.F. X 20% = 8,705 S.F.

REQUIRED LANDSCAPING: 8,705 S.F. (20%)
PROVIDED LANDSCAPING: 11,790 S.F. (27%)

DRB REVIEW ONLY

OWNER: DEL'S HIDE-A-WAY PARK - REVISE
4326 4th STREET ALBUQUERQUE, NEW MEXICO

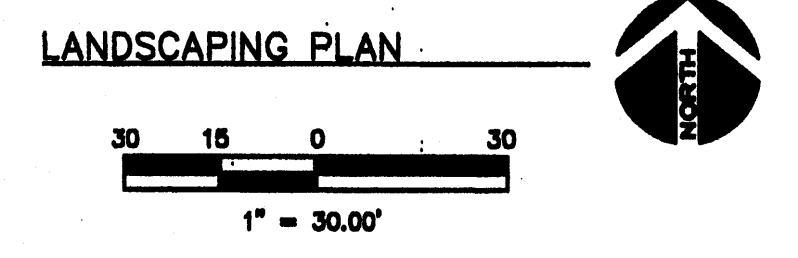
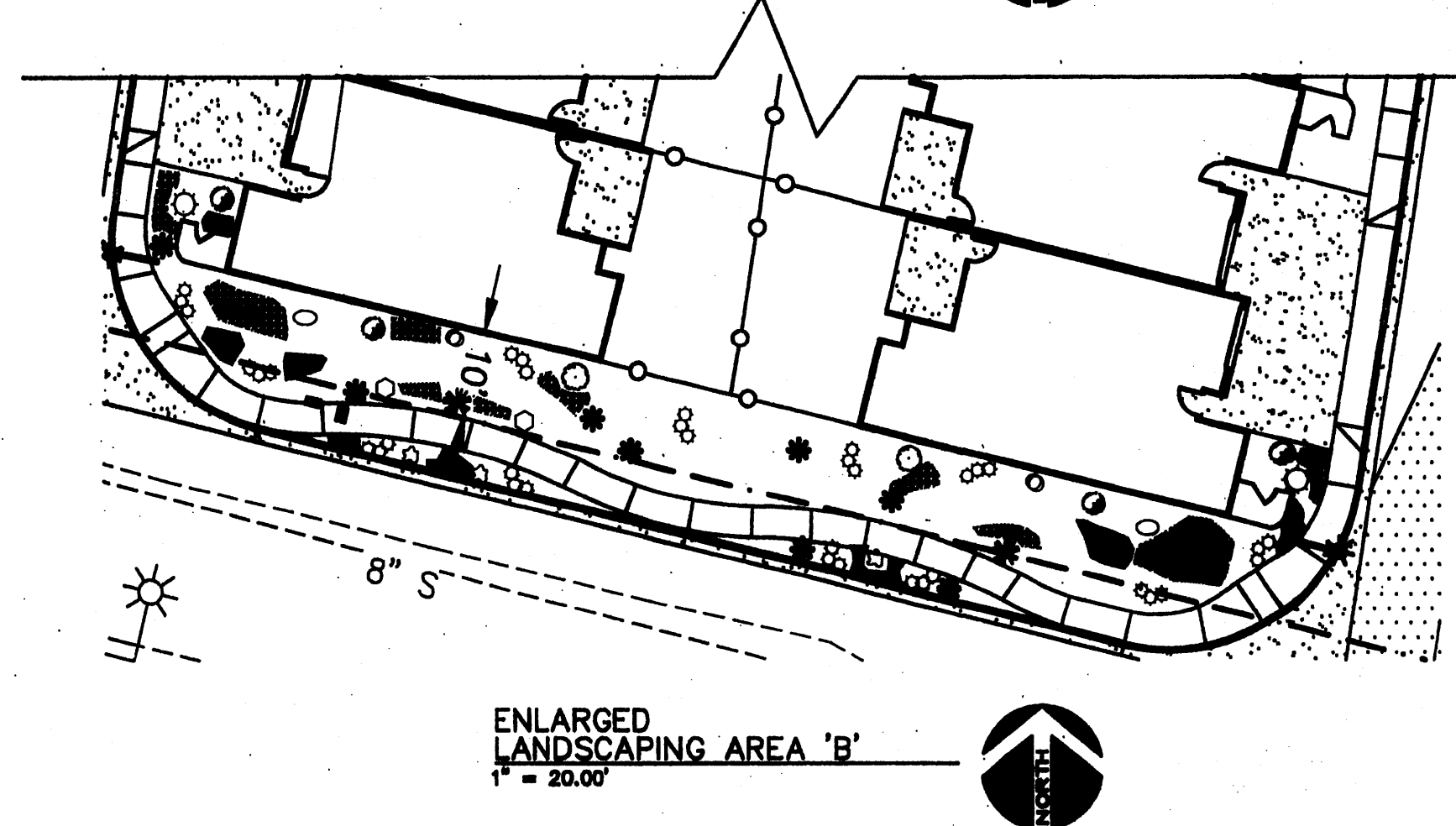
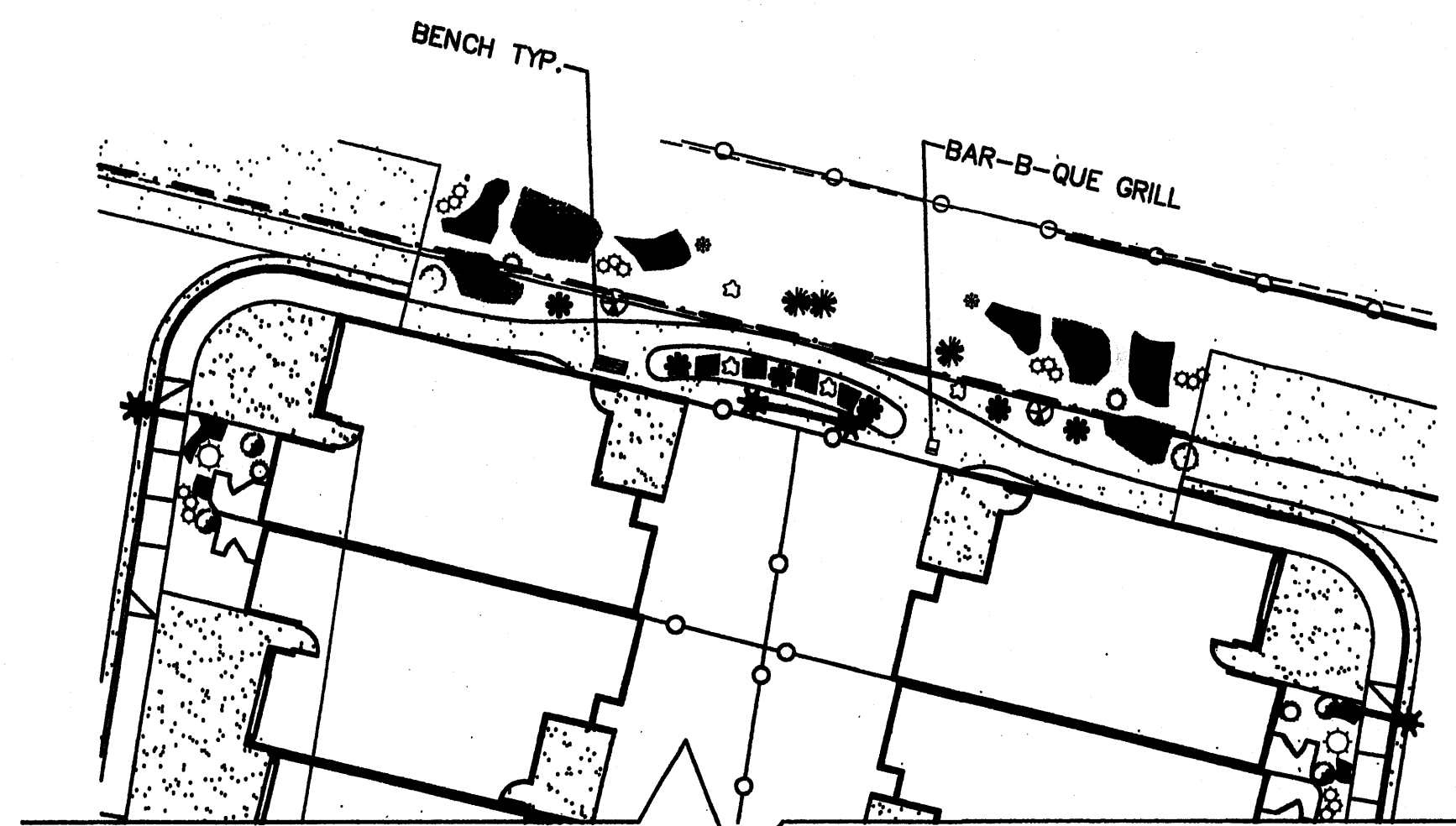
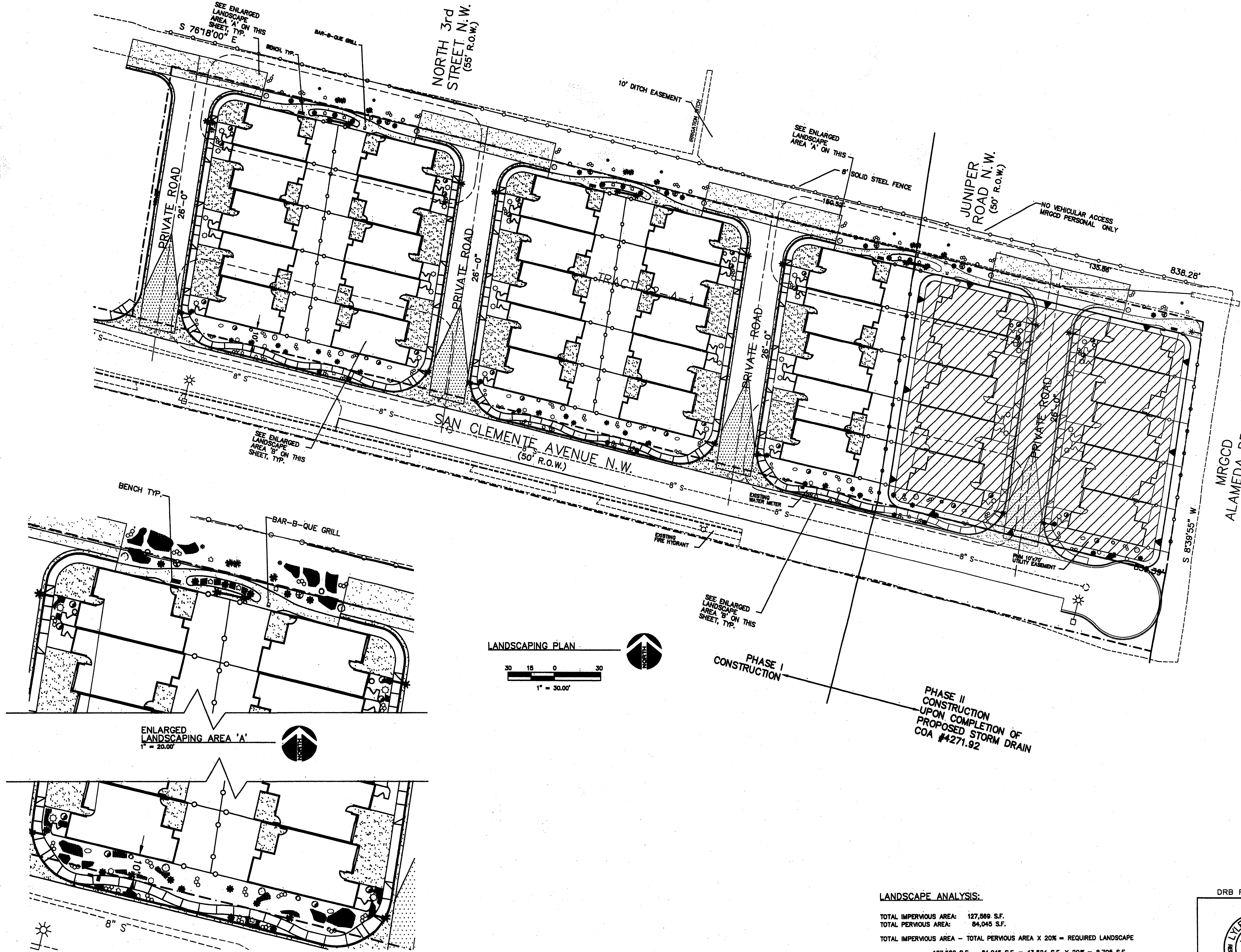
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DATE: 4/04
SCALE: AS SHOWN
DESIGNED: RAR/LCL
DRAWN: RAR/PJM

ENGINEER'S SEAL

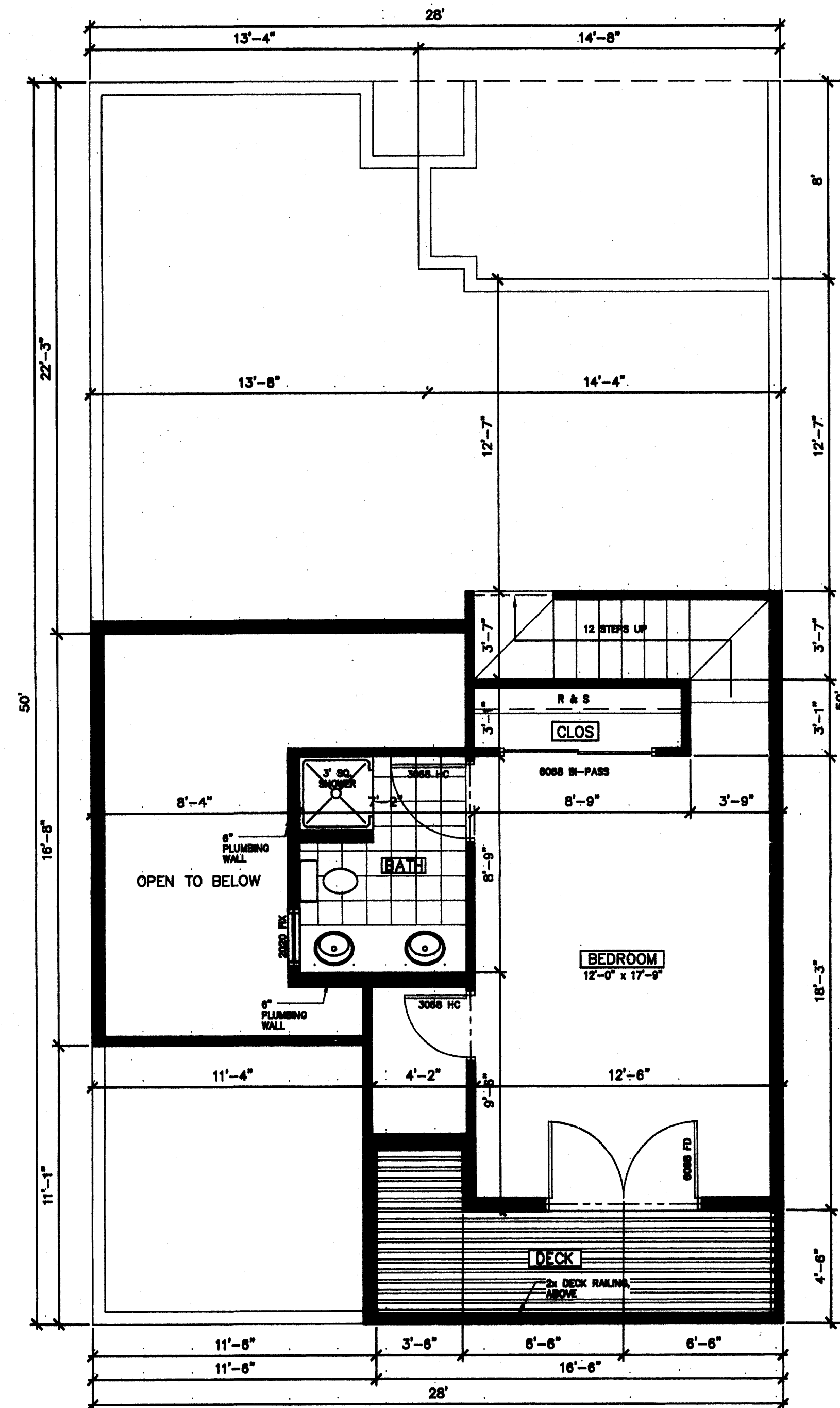
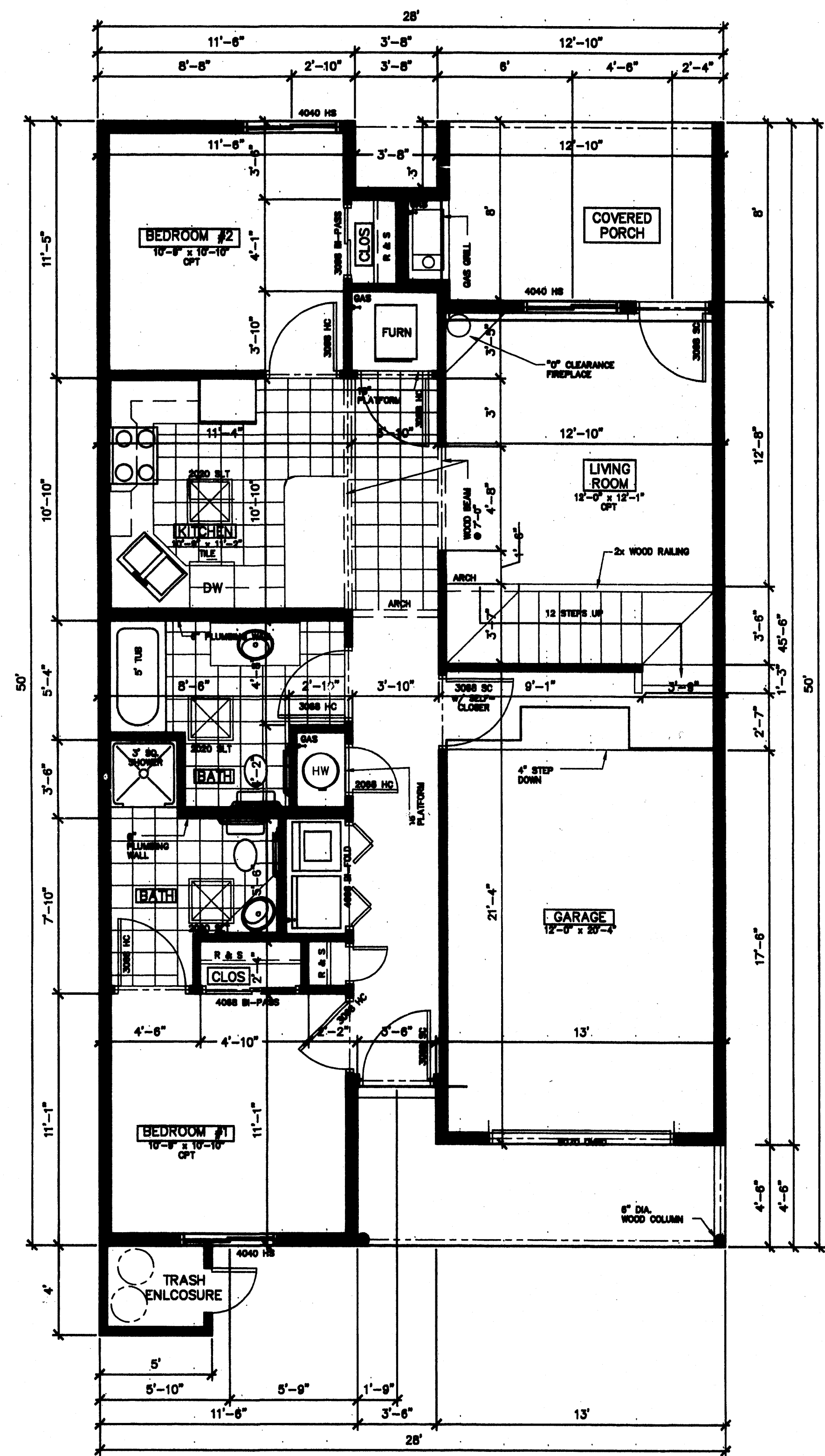
QUICKDRAW ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87046
Office (505) 898-0388 Fax (505) 897-0389

SHEET L1 OF 6



PHASE I CONSTRUCTION

PHASE II CONSTRUCTION UPON COMPLETION OF PROPOSED STORM DRAIN COA #4271.92



- General Notes:**
1. The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
 2. In the event of an inconsistency, specifications shall take precedence over drawings.
 3. All work and materials shall be in accordance with the 1997 UBC, State and/or local codes, laws and ordinances.
 4. Verify Dimensions in the field, they will take precedence over drawings.

AREA CALCULATIONS

HEATED AREA	
1st FLOOR	1,193 SF
2nd FLOOR	368 SF
TOTAL HEATED AREA	1,561 SF
GARAGE 231 SF	
COVERED PORCH	112 SF
DECK	83 SF
TOTAL BUILDING AREA	1,988 SF

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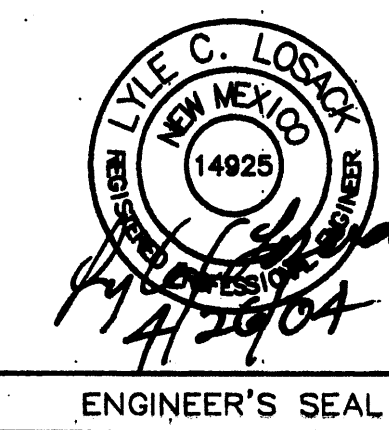
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CONSULTANTS

OWNER: DEL'S HIDE-A-WAY PARK - REVISE
4326 4th STREET ALBUQUERQUE, NEW MEXICO

FLOOR PLAN



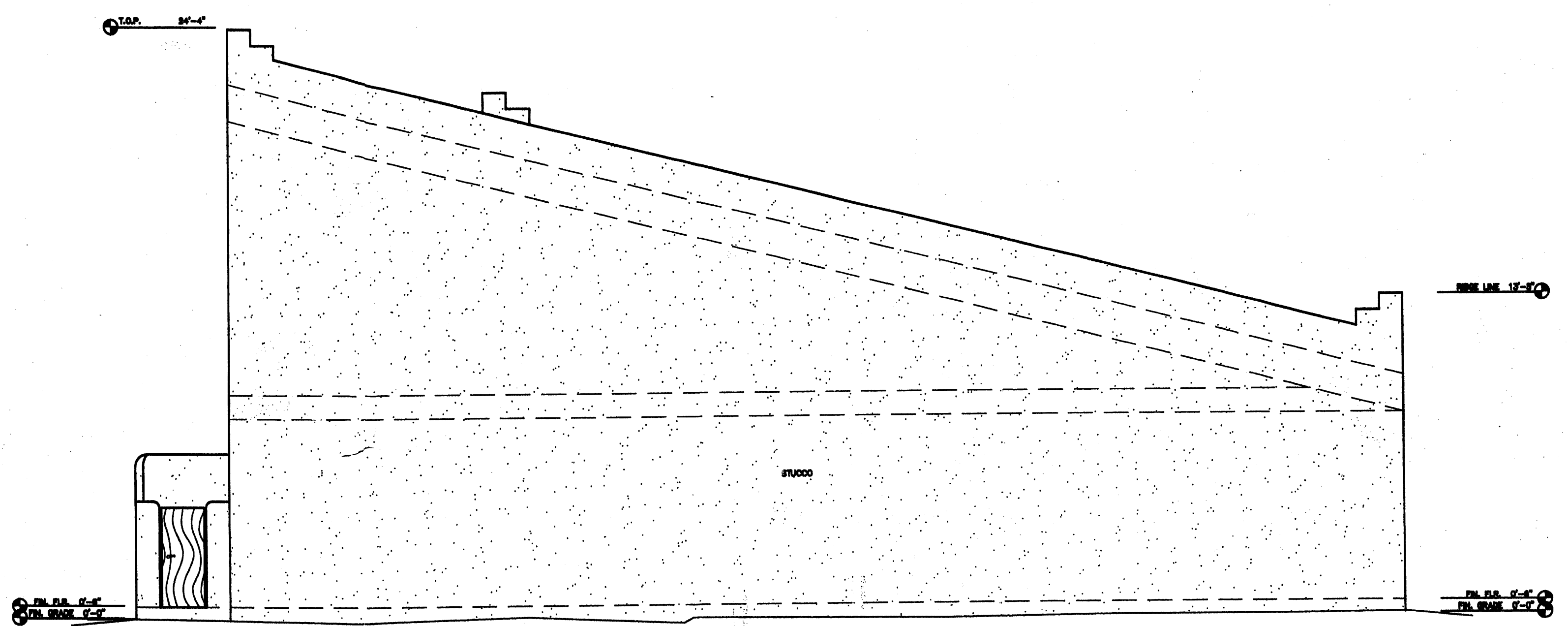
DATE: 4/04
SCALE: AS SHOWN
DESIGNED: RAR/LCL
DRAWN: RAR/PJM

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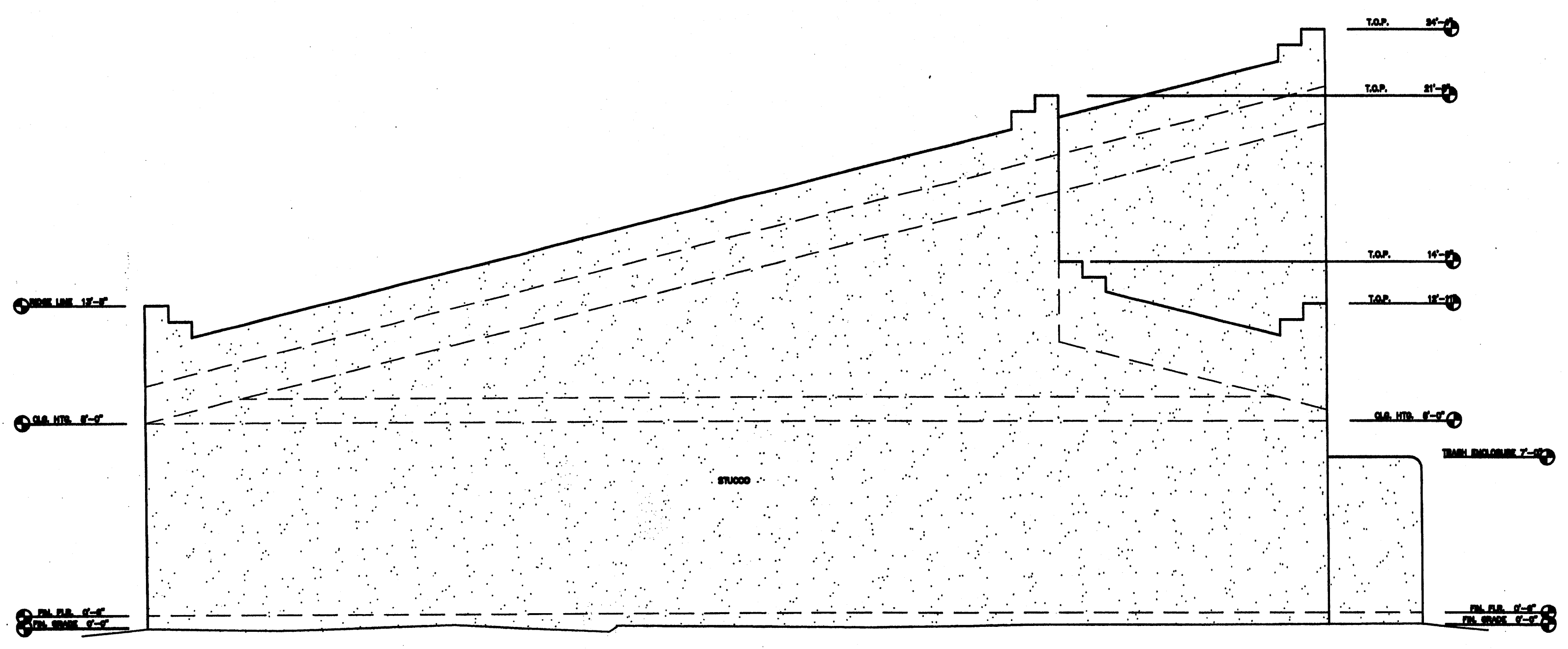
SHEET
A1
OF
6



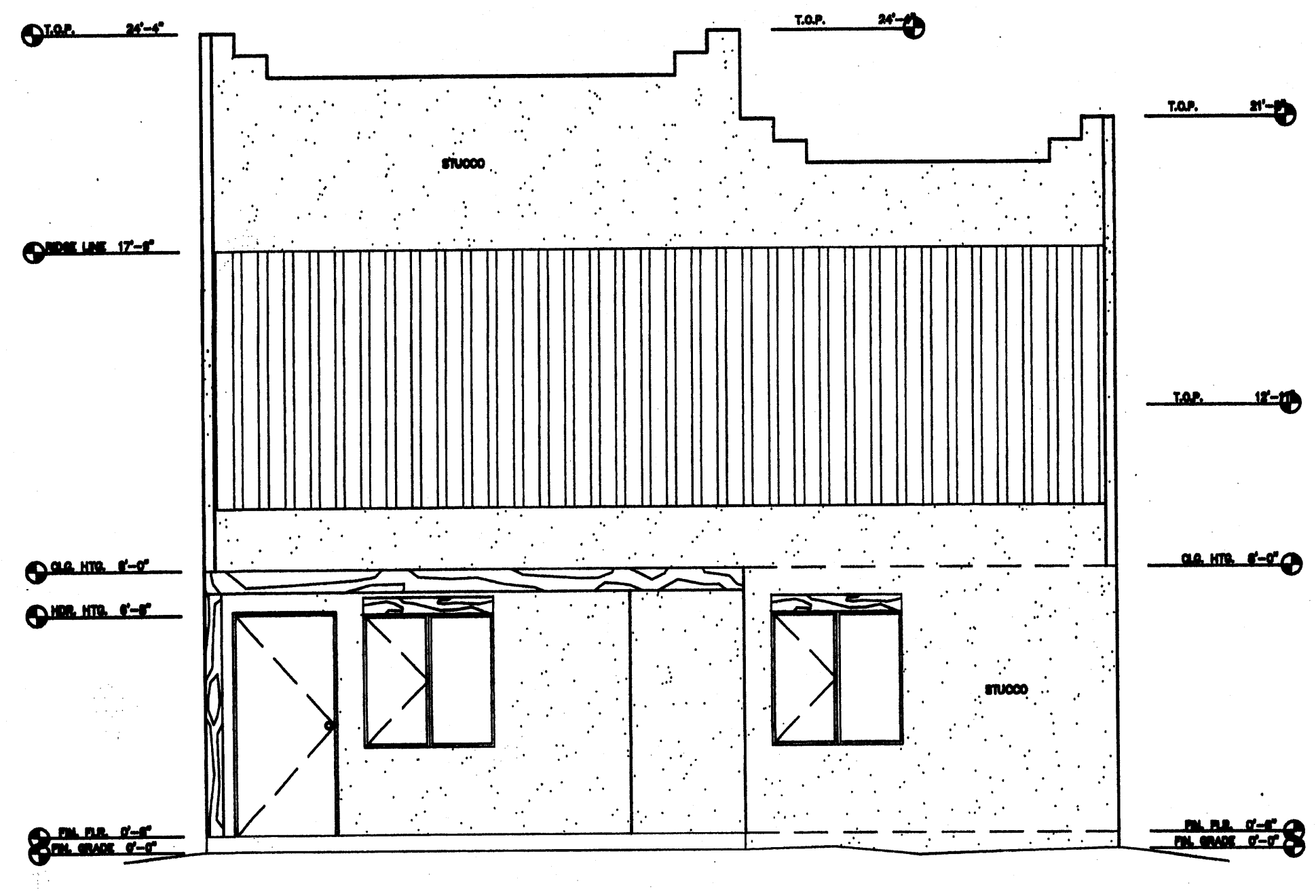
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE
SCALE: 1/4" = 1'-0"



LEFT SIDE
SCALE: 1/4" = 1'-0"



BACK ELEVATION
SCALE: 1/4" = 1'-0"

- General Notes:**
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	OWNER: DEL'S HIDE-A-WAY PARK - REVISE	
	4326 4th STREET ALBUQUERQUE, NEW MEXICO	
	TITLE: ELEVATIONS	
	DATE: 4/04	SHEET: A2 of 6
SCALE: AS SHOWN	DESIGNED: RAR/LCL	
DRAWN: RAR/PJM	ENGINEER'S SEAL	

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Corrales, NM 87048
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