

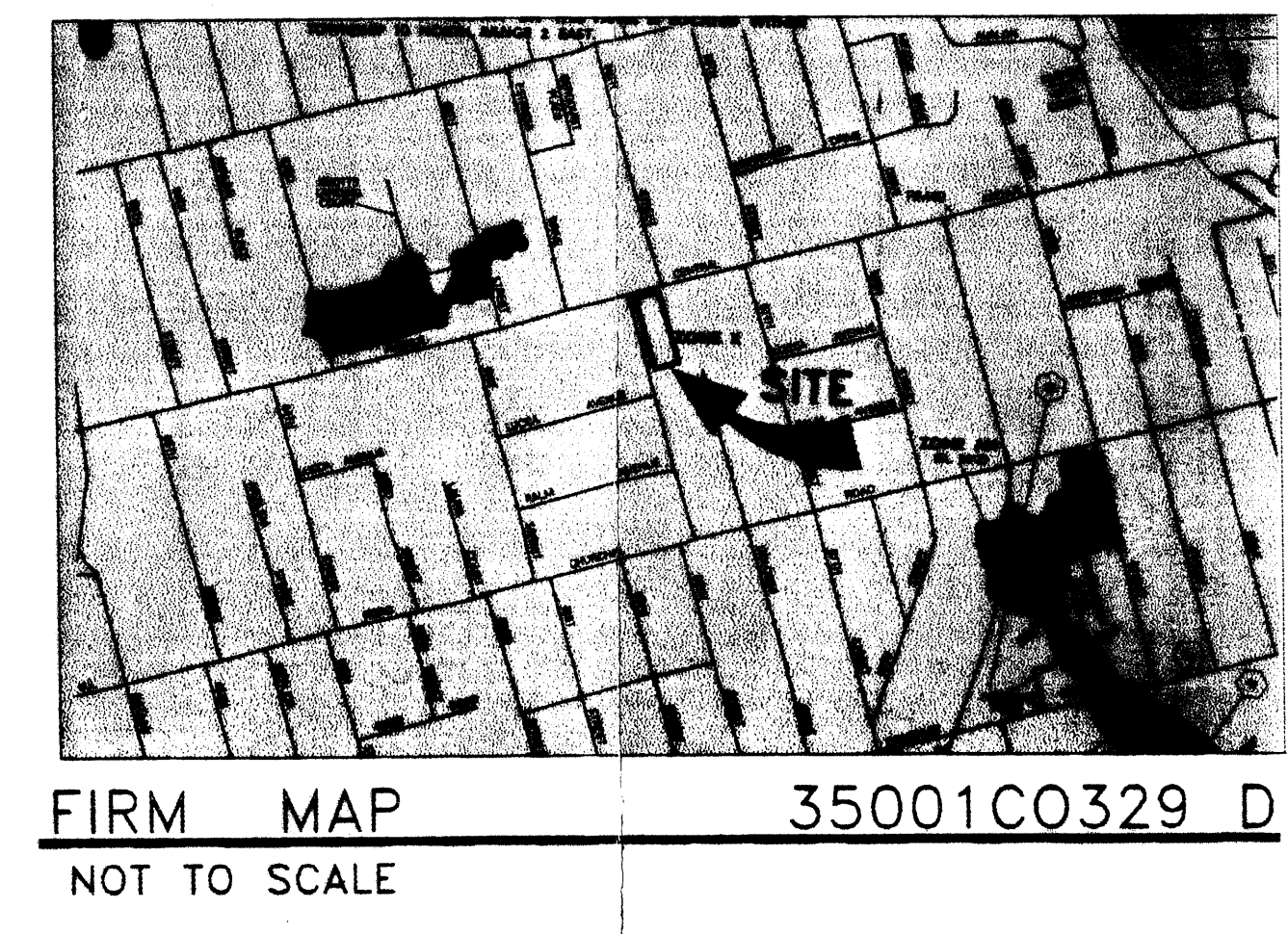
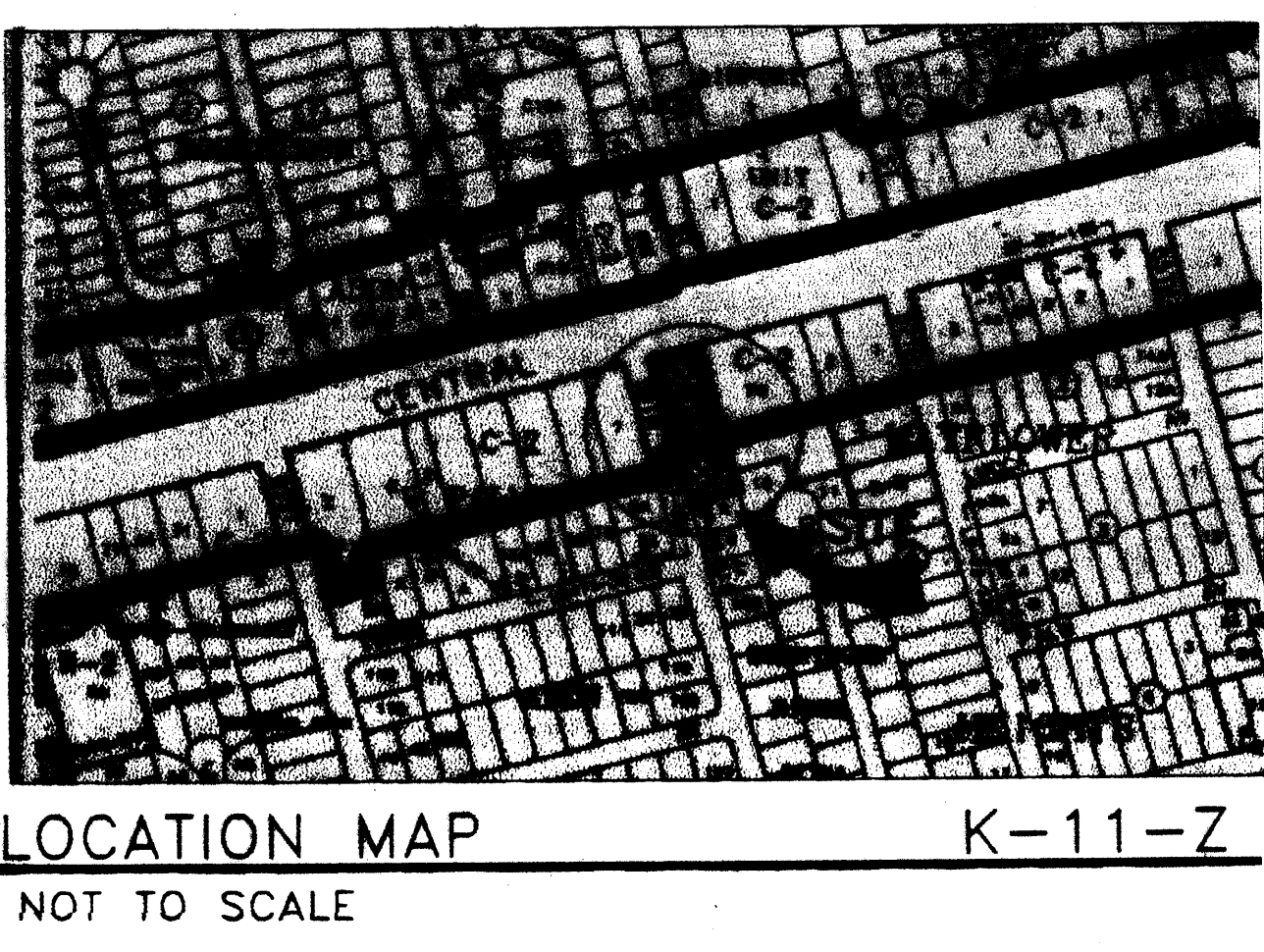
PROJECT NUMBER: 1002332

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON DECEMBER 20, 2002, AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE OF DECISION HAVE BEEN COMPLIED WITH.

SITE DEVELOPMENT PLAN

<i>Richard Dewak</i> Traffic Engineer, Transportation Dept.	3-11-03 Date
<i>Christine S. Anderson</i> Public Works General Services Department	3-10-03 Date
<i>Ronald M. ...</i> Public Works, Water Utilities Division	2-19-03 Date
<i>Paul ...</i> City Engineer, Engineering Division / AMAFCA	2-19-03 Date
<i>...</i> SOLID WASTE	2-4-03 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
Sharon ...
 City Planner, Albuquerque ...
 County Planning Division Dept. 3/19/03
 Date



LANDSCAPING LEGEND

- NEW MEXICO OLIVE (FORESTRICA NEOMEXICANA) 10'-12" HIGH
- CRABAPPLE (MALUS "RADANT") 10'-12" HIGH, TO HAVE 25% MIN CANOPY @ MATURITY. LANDOWNER SHALL COORDINATE AND BE RESPONSIBLE FOR TRIMMING UNDER OVERHEAD POWER LINES.
- CHERRY PLUM (PRUNUS CERASIFERA) 10'-12" HIGH, TO HAVE 25% MIN. CANOPY AT MATURITY.
- BUFFALO JUNIPER (UNPERUS SABINA BUFFALO), 5 GAL.
- RHAPHIOLEPIS "BALLERINA" AND "JACK EVANS", 5 GAL.
- COMMON BUTTERFLY BUSH (BUDDLEIA DAVIDI), 5 GAL.
- CHERRY SAGE (SALVIA GREGGII), 5 GAL.
- BARBERRY (BERBERIS NANA), 1 GAL.
- ROSEMARY (ROSMARINUS OFFICINALIS) 1 GAL. @ 4" O.C., 12' LONG SECTIONS AS SHOWN

LANDSCAPING NOTES

1. LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM. LANDSCAPING MAINTENANCE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
2. APPROVAL OF THIS PLAN SHALL NOT IMPLY OR CONSTITUTE EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER WASTE AND LANDSCAPING ORDINANCES. WATER MANAGEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
3. THE OWNER SHALL PRUNE AND TRIM STREET TREES UNDER OVERHEAD POWER LINES IN CLOSE COORDINATION AND PER UTILITY COMPANY'S REQUIREMENTS.
4. LANDSCAPING SHALL ACHIEVE 70% GROUND COVER AT MATURITY.
5. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER ON TERMS DEFINED IN THE CITY OF ALBUQUERQUE ZONING, PLANNING AND BUILDING CODE.
6. ALL RAISED PLANTERS AND LANDSCAPING AREAS SHALL HAVE 3" SANTA FE BROWN GRAVEL OR CRUSHER FINES OVER A COMMERCIAL GRADE WEED BARRIER FABRIC.
7. 75% OF REQUIRED LANDSCAPING AREA (2625 SF) SHALL BE COVERED WITH A LIVING VEGETATIVE MATERIALS, SUCH AS DROUGHT RESISTANT GRASSES AND/OR SPREADING GROUNDCOVERS, LIKE DRAGON BLOOD SEDUM.

LANDSCAPING CALCULATIONS

TOTAL SITE AREA:	29,500 SF
TOTAL BUILDING AREA:	6,168 SF
NET SITE AREA:	23,332 SF
REQUIRED LANDSCAPING AREA (15%):	3,500 SF
PROVIDED LANDSCAPING AREA (15%):	7,619 SF

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT, SWALE, CURB AND GUTTER
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED WATER METER LOCATION
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED OVERHEAD POWER LINE LOCATION
- PROPOSED ELECTRICAL METER(S) LOCATION
- PROPOSED LIGHT POLE LOCATION
- PROPOSED STOP SIGN LOCATION
- CONCRETE STANDARD PARKING BUMPER

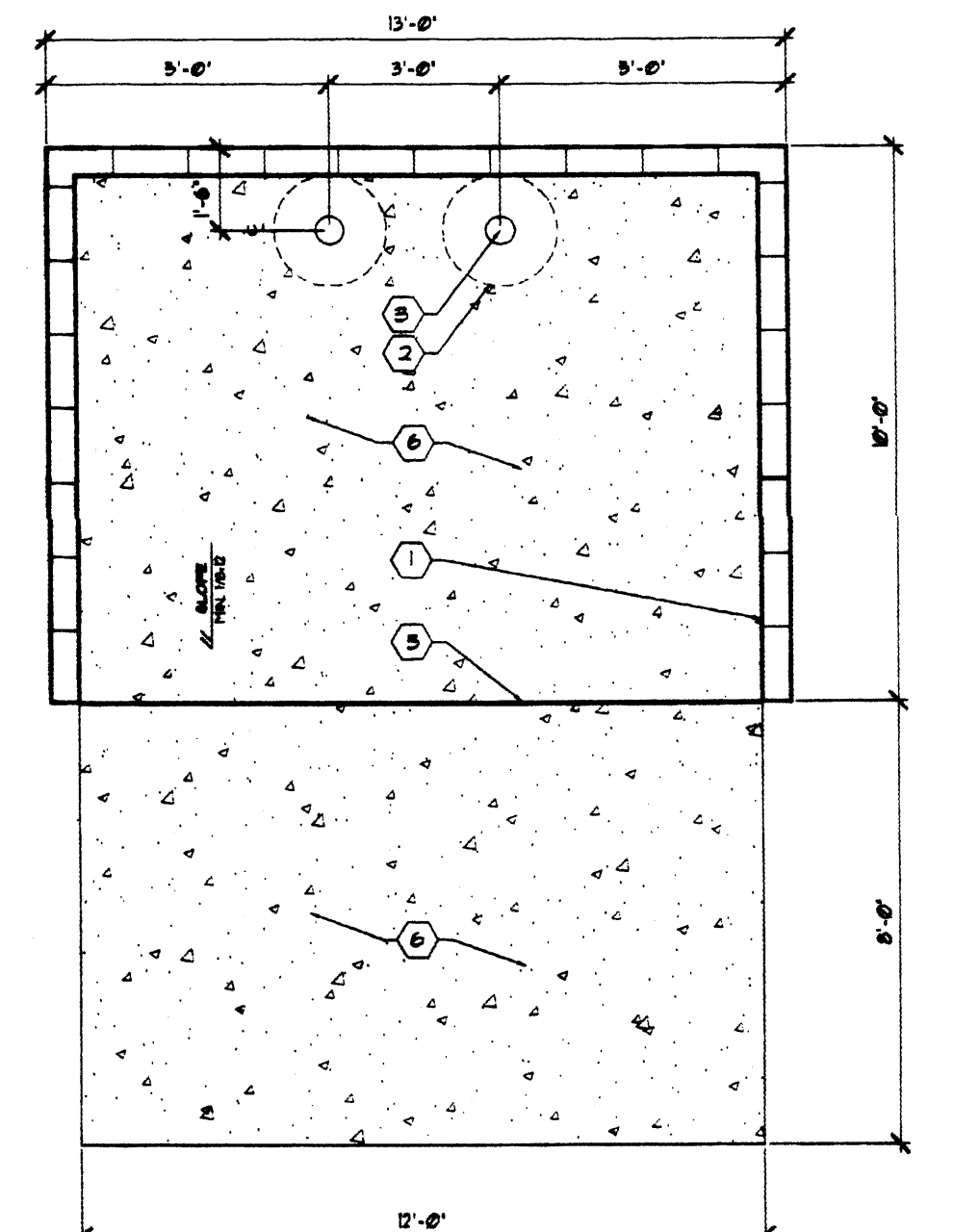
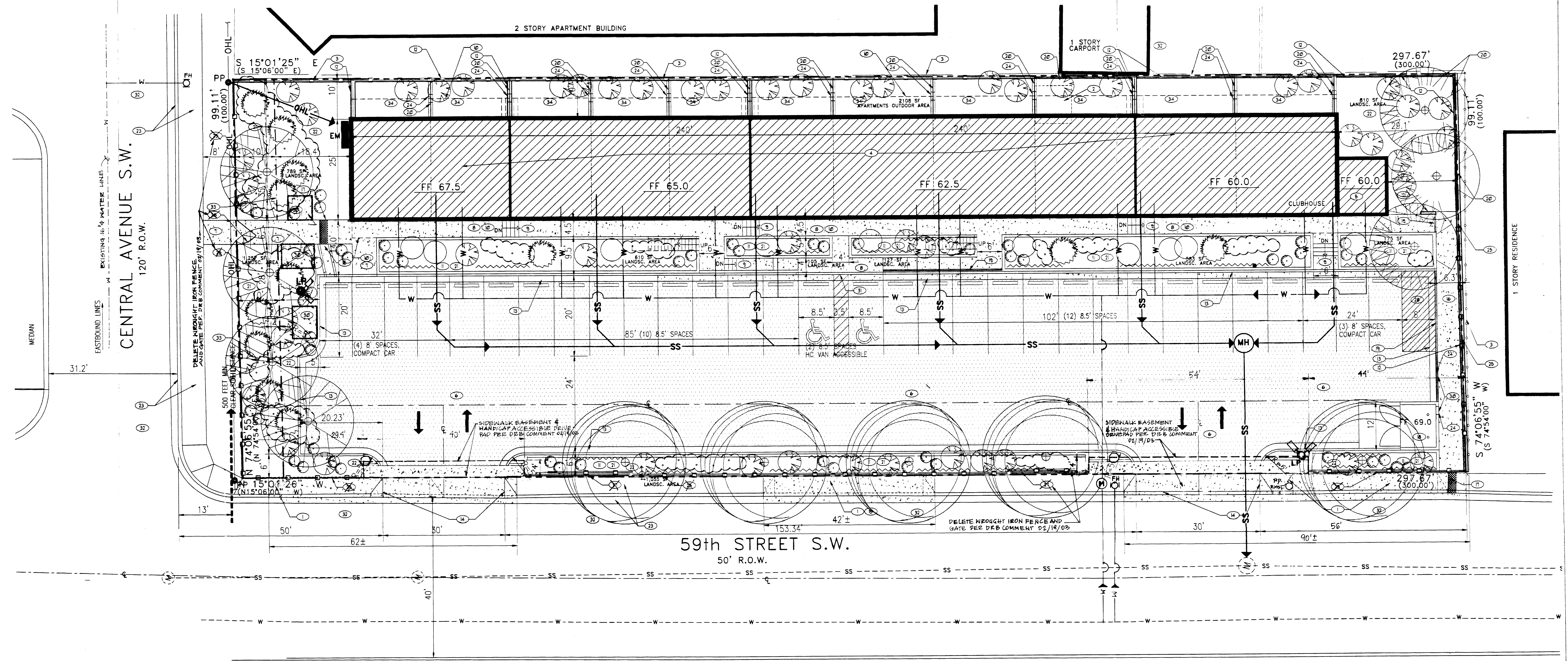
KEYED NOTES

1. EXISTING DRIVEWAY TO BE DEMOLISHED.
2. EXISTING 8.5 SF PUMP HOUSE TO BE DEMOLISHED.
3. EXISTING WROUGHT IRON OR CHAIN LINK FENCE TO REMAIN.
4. PROPOSED 2-STORY APARTMENT BUILDING (21 UNITS AND CLUBHOUSE), 800 SF PER STORY.
5. PROPOSED 1-STORY LAUNDRY BUILDING (168 SF).
6. PROPOSED ASPHALT PAVEMENT.
7. PROPOSED 6" WIDE CONCRETE SIDEWALK.
8. PROPOSED 4.5" WIDE CONCRETE SIDEWALK.
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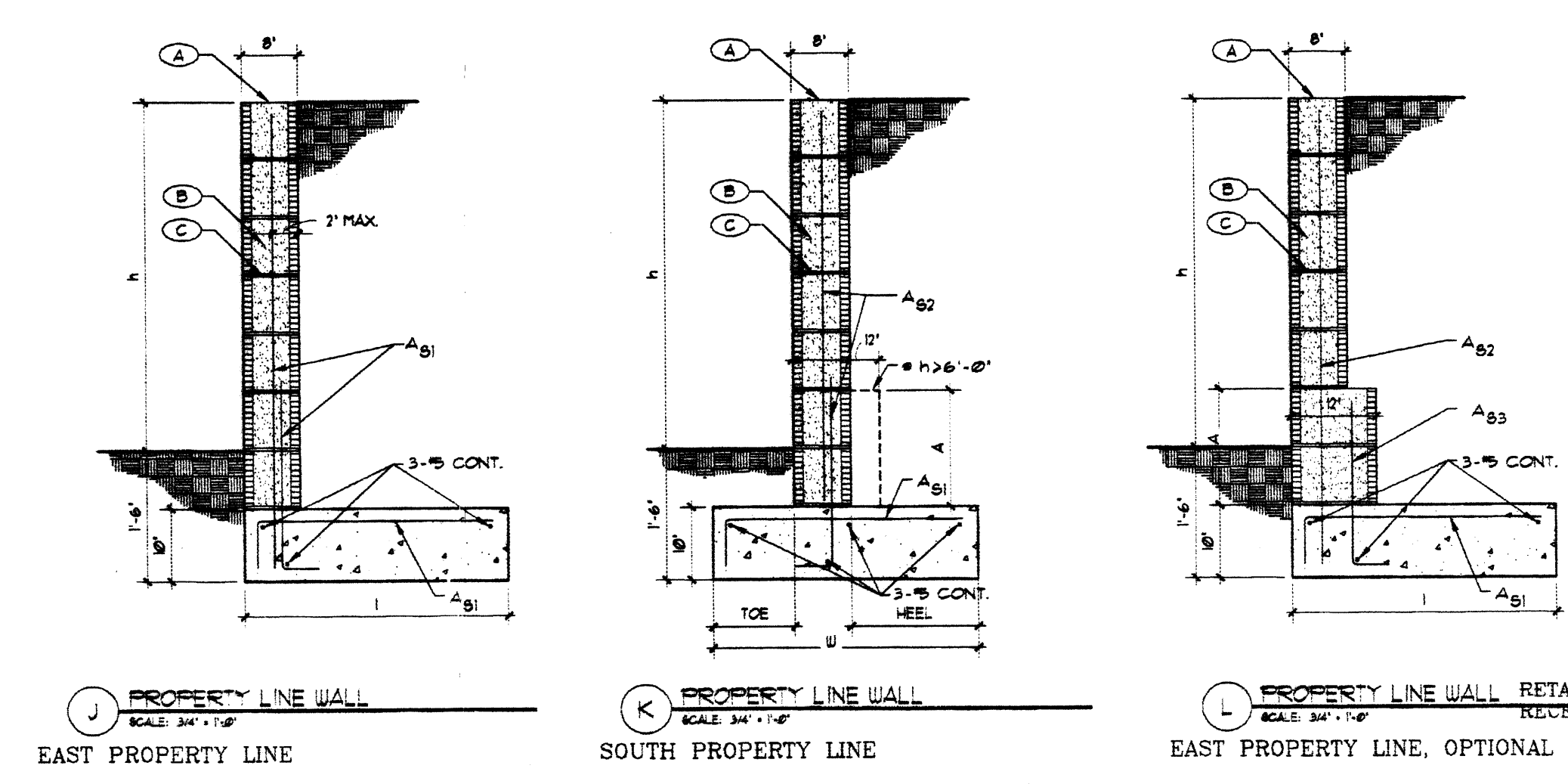
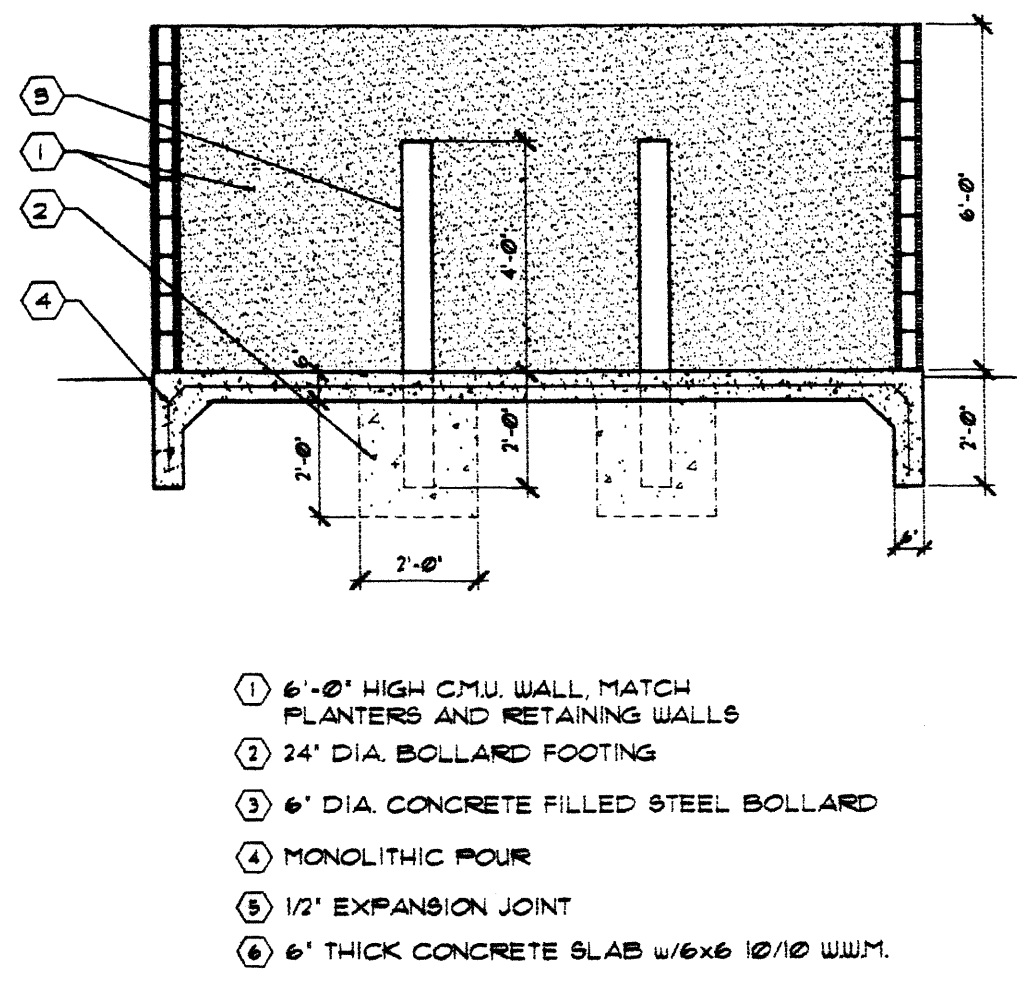
NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (793-1234) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
7. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROAD ON SITE DURING CONSTRUCTION AND CLEANING UP SEGMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.



SITE PLAN



KEYED NOTES

A RESIDENTIAL BEARING WALL OPTIONAL
 B FILL ALL CELLS WITH GROUT.
 C HORIZONTAL REINFORCEMENT ALL WALLS - NO. 8 @ 18\"/>

n	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"
1	2'-0"	3'-0"	3'-0"	4'-0"	6'-4"	8'-3"	
2	14'6" OC	14'6" OC	14'6" OC	14'6" OC	14'6" OC	14'6" OC	14'6" OC
3	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"
4	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
5	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
6	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
7	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"

OFF-STREET PARKING CALCULATIONS

Proposed Development 21 DUs (one bedroom & efficiency apartments)
 Parking Requirement 1 1/2 Parking Spaces per Both
 10% Reduction for Building within 300 feet of Albuquerque Transit System route.
 Required Parking: 21 DUs x 1 1/2 Spaces/Both = 31 Spaces
 Reduced Parking Requirement: 31.5 x 0.9 = 28 spaces
 Total Parking Spaces Provided = 29

If premises contains more than 20 parking spaces, 1/2 of the required spaces may be 8 feet wide.
 Total number of compact spaces = 7 Spaces
 Total number of standard spaces = 22 Spaces

Total Number of Parking Spaces Provided > 25; Therefore, 2 spaces and adjacent delineated access aisle (i.e., 3.5 feet wide) are designated for disabled parking.
 Standard Space Dimensions: 8.5 ft x 20 ft
 Compact Space Dimensions: 5 ft x 20 ft
 Concrete bumpers shall be located at least 2 ft away from any pedestrian walkway, landscaped area, wall or fence.
BICYCLE PARKING CALCULATIONS:
 Proposed Development 21 apartments (one bedroom & efficiency units)
 Parking Requirement 1 Bicycle Space per 2 Dwelling Units
 Required Parking: 21 DUs x 1/2 Space/DU = 11 Spaces
 Total Parking Spaces Provided = 11

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
 3730 COORS BLVD., NW SUITE E ALBUQUERQUE, NM 87120 TEL: (505) 552-1843

KEITH APARTMENTS
 LOT 76, UNIT 6, TOWN OF ATRISCO GRANT
 ALBUQUERQUE, NEW MEXICO

DATE: 3/19/03
 SCALE: 1"=10'
 DRAWN BY: JLM, RG
 SHEET: 1 OF 1