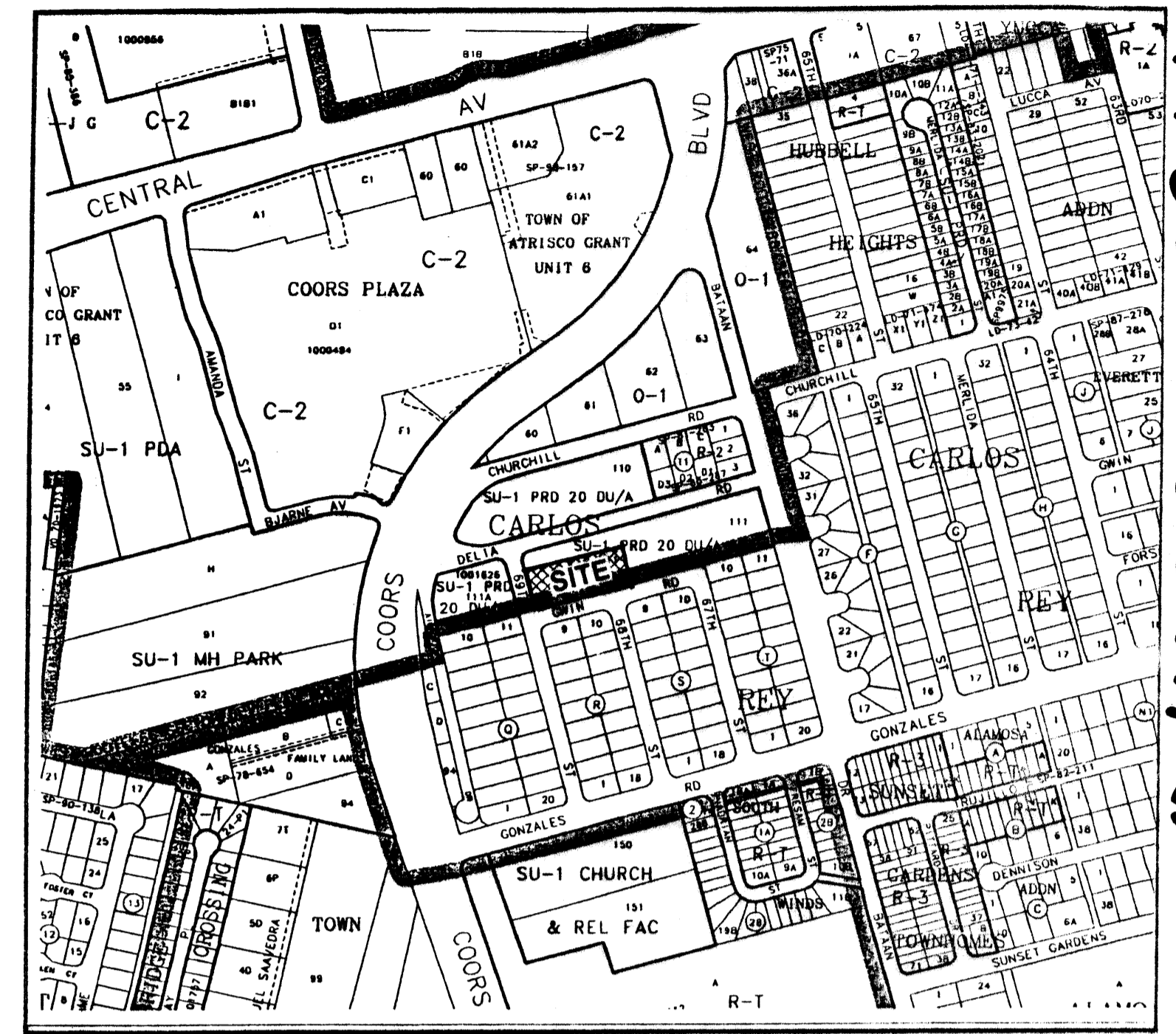
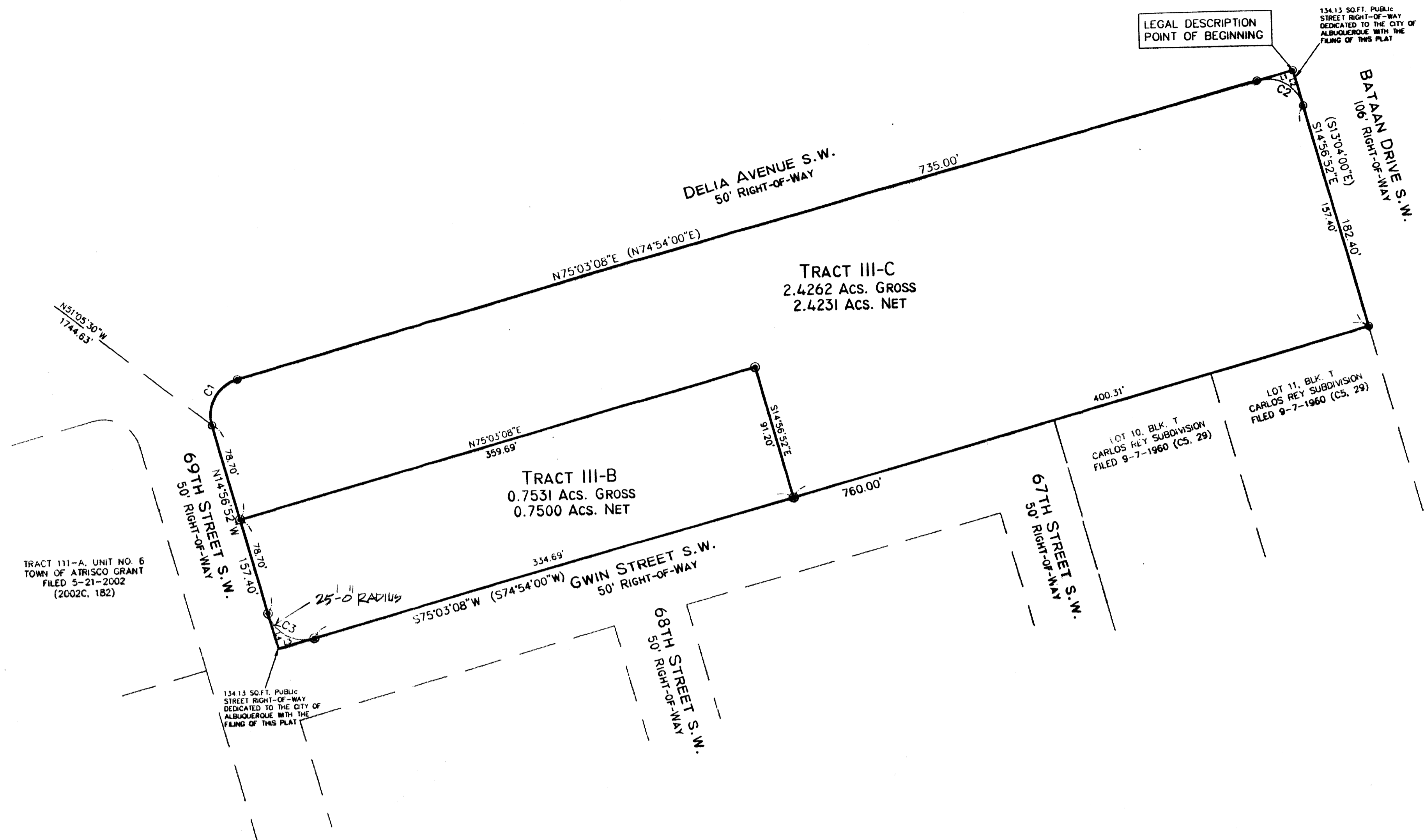


PROJECT 1002421



Vicinity Map - No. K-10

**SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION**

THE SITE: The site now consists of 1 undeveloped lot containing approximately 3.1793 acres zoned SU-1 PRD 20 Dwelling Units per Acre.

SUMMARY OF REQUEST: Approval of request for subdivision to create 2 tracts/lots. Tract III-C containing approximately 2.4262 acres and Tract III-B containing approximately 0.7531 acres.

PROPOSED USE: The zoning for Tract III-B is SU-1 PRD 20 du/a. A Site Plan for Building Permit has been approved with conditions by the EPC Project Number: 1002421 Case Number: 03EPC 00692. A copy of the Site Plan and Building Elevations are attached. The proposed development for Tract III-B is to build 15 single bedroom apartments. A condition of approval, by EPC, requires a Site Development Plan for Subdivision.

MAXIMUM BUILDING HEIGHT: 16'-0"

MINIMUM BUILDING SETBACKS:
 Front Yard 5'-0"
 Side Yard 5'-0"
 Street Side Yard 25'-0"
 Rear Yard 5'-0"
 Distance Between Buildings 15'-0"

MAXIMUM TOTAL DWELLING UNITS: 20 Dwelling Units per Acre

MAXIMUM FLOOR AREA RATIO: .25

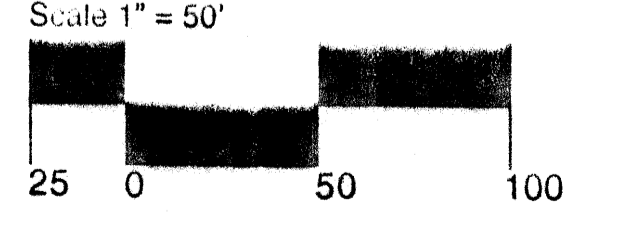
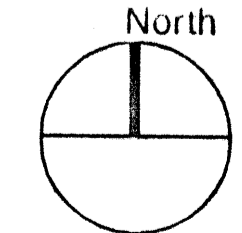
EPC PROJECT #: _____
 Application
 CASE #: 03DRB-01968
 DRB #: 1002421

APPROVALS

<i>Sharon Matson</i> Planning Director	12/17/03 Date
<i>Paul Durr</i> Transportation Development	12-17-03 Date
<i>Ally Day</i> City Engineer / AMAFCA	12-17-03 Date
<i>Roger A. Sheen</i> Utility Development	12-17-03 Date
<i>Christine Sandora</i> Parks and Recreation Development	12/17/03 Date

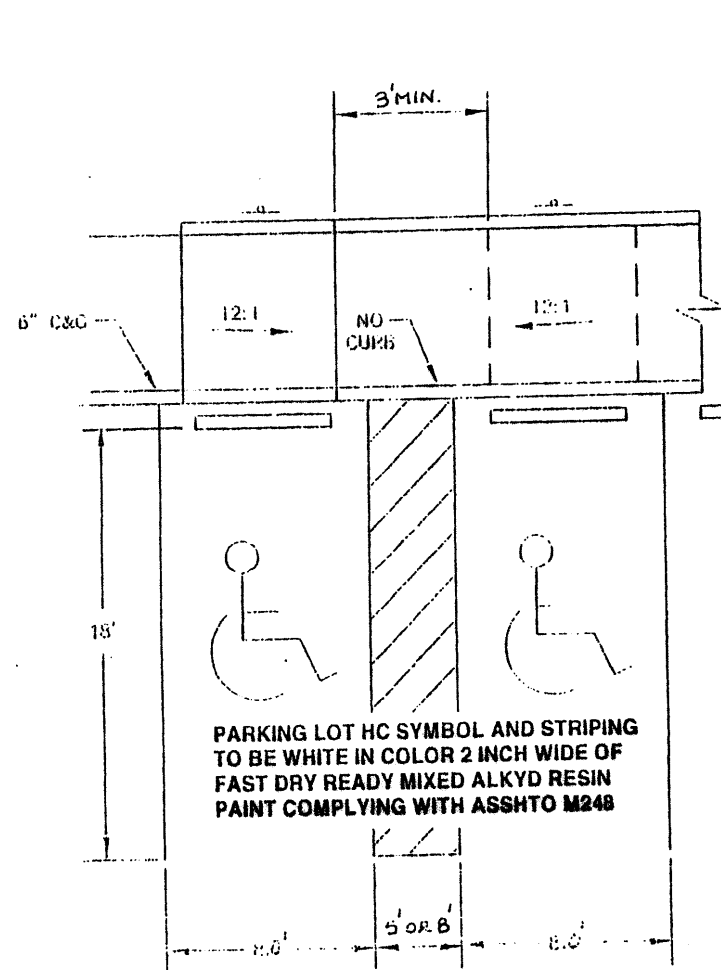
**Site Plan for Subdivision
Tracts III-B & III-C
NEWLIFE HOMES, INC.**

Prepared for:
 NewLife Homes, Inc.
 P.O. Box 90486
 Albuquerque, NM 87199

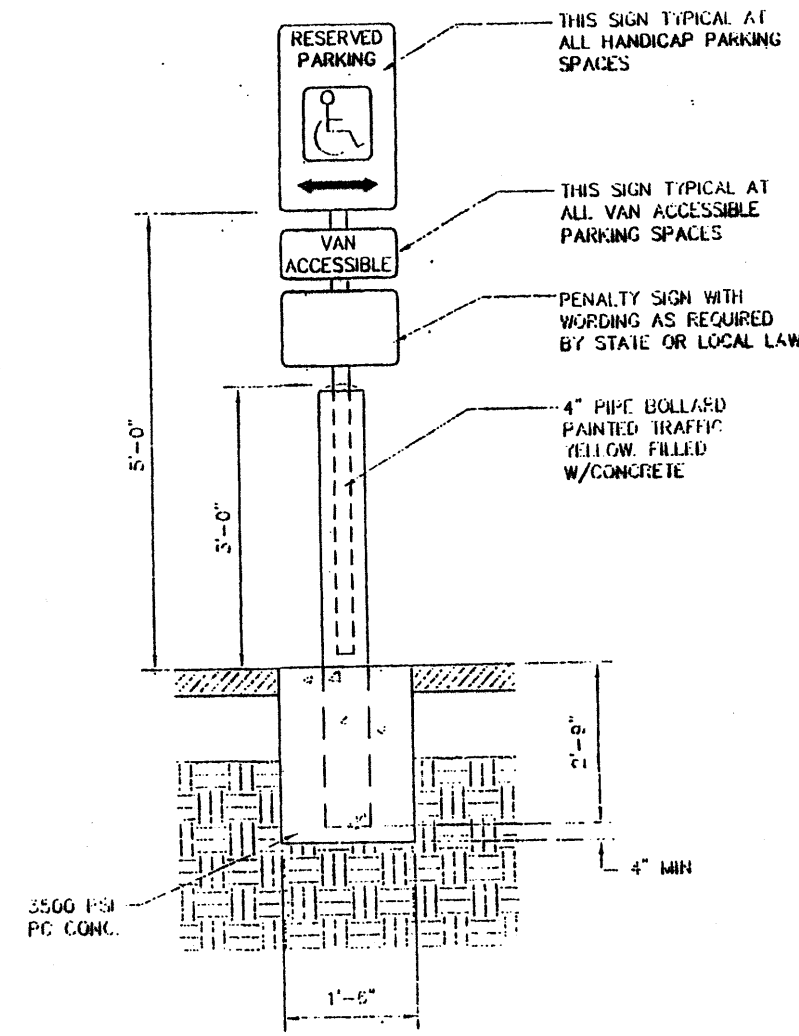


Prepared by:
 Garrett Smith Ltd.
 514 Central SW
 Albuquerque, NM 87102

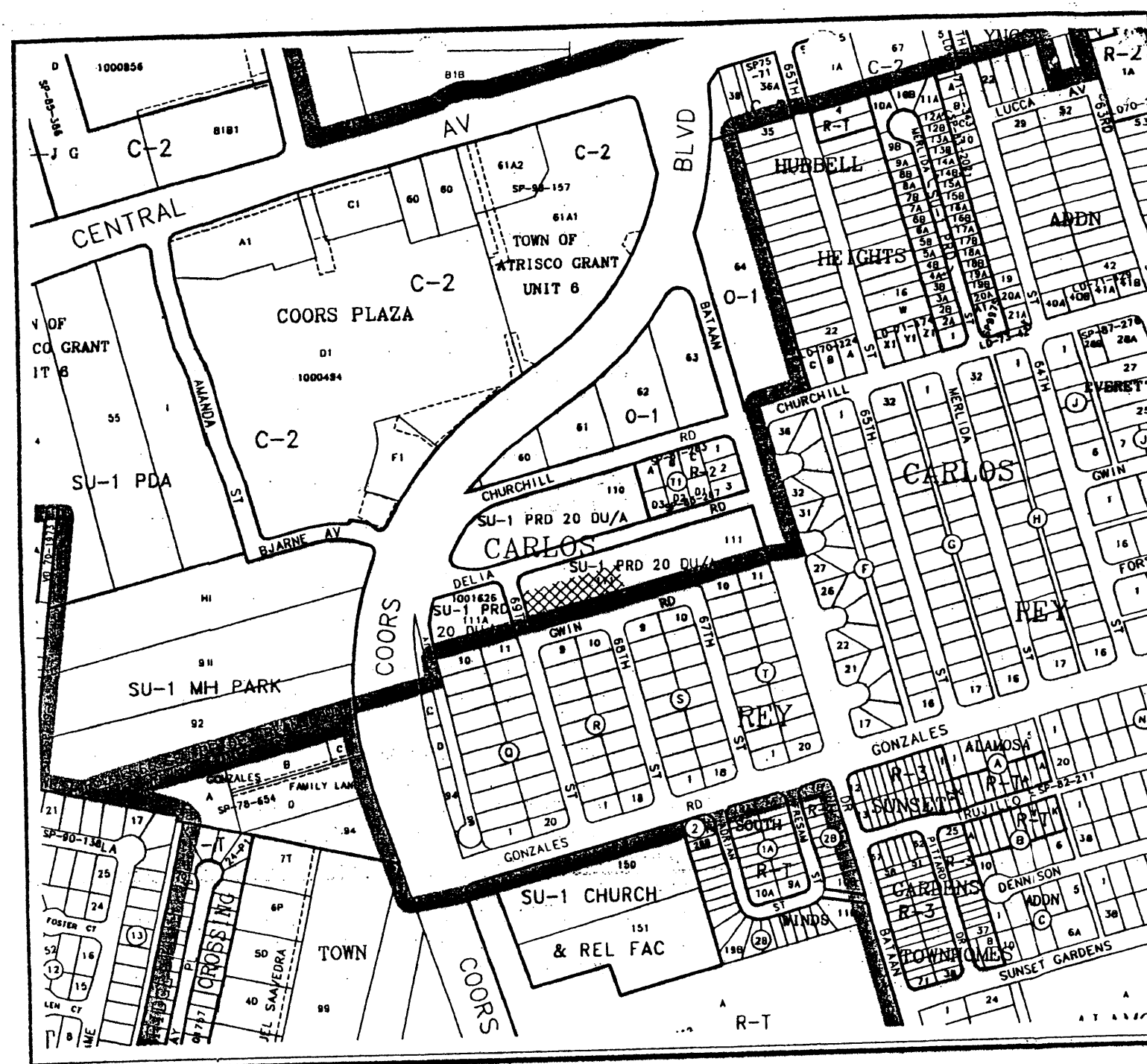
18 November 2003



HANDICAP PARKING LAYOUT DETAIL
NTS



HANDICAP SIGN ASSEMBLY DETAIL
NOT TO SCALE



VICINITY MAP

K-10-Z

OFF-STREET PARKING

STANDARD SPACES PROVIDED: NINETEEN (19)
 SMALL CAR SPACES PROVIDED: FIVE (5)
 ACCESSIBLE SPACES PROVIDED: TWO (2)
 TOTAL OFF-STREET PARKING PROVIDED: TWENTY-ONE (21)

BICYCLE PARKING

ONE (1) BICYCLE PARKING SPACE IS PROVIDED FOR EACH TWO OF THE FIFTEEN SINGLE BEDROOM DWELLING UNITS.
 REQUIRED: EIGHT (8)
 PROVIDED: EIGHT (8)

USABLE OPEN SPACE CALCULATIONS

FIFTEEN (15) ONE-BEDROOM DWELLING UNITS
 x 400 SF OF USEABLE OPEN SPACE PER UNIT
 = 6000SF REQUIRED

LOT AREA: 32800 SF (.753 ACRE)
 BUILDING AREA: -7980 SF
 PARKING AREA: -8230 SF

TOTAL USEABLE OPEN SPACE PROVIDED 16590 SF

FLOOR AREA RATIO: 7980 SF / 32800 SF (.753 A.) = .24

PAVING MATERIALS

SIDEWALKS: CONCRETE
 PARKING LOT: ASPHALT PAVING

SYMBOL LEGEND

- WALL LIGHT
- POLE LIGHT
- BIKE RACK
- MAIL BOXES
- ⊕ HEIGHT MARKER
- PL PROPERTY LINE

SITE DATA

PROPOSED USAGE: RESIDENTIAL APARTMENTS
 LOT AREA: .75 ACRES
 BUILDING AREA: 7980 SF
 PARKING AREA: 5526 SF

BUILDING AREA CALCULATIONS

UNIT AREA: 532 SF
 15 UNITS: x 15
 RESIDENTIAL: 7980 SF

TOTAL AREA: 7980 SF

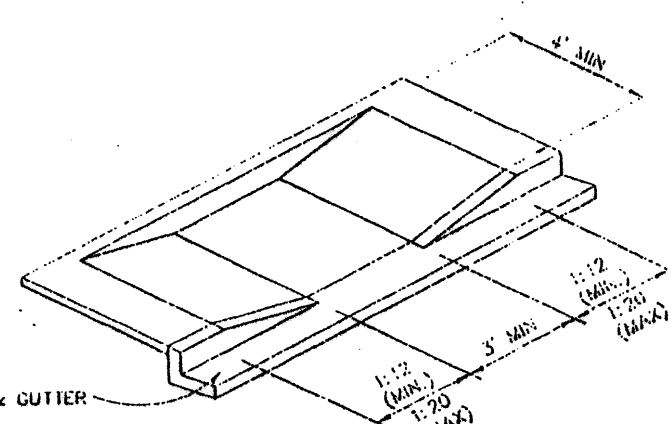
SHEET INDEX

- A 1 - Site Plan & General Info
- A 2 - Site Details
- A 3 - Building Elevations
- L 1 - Landscape Plan
- C 1 - Conceptual Grading & Drainage Plan
- C 2 - Phasing Plan
- C 3 - Conceptual Utilities

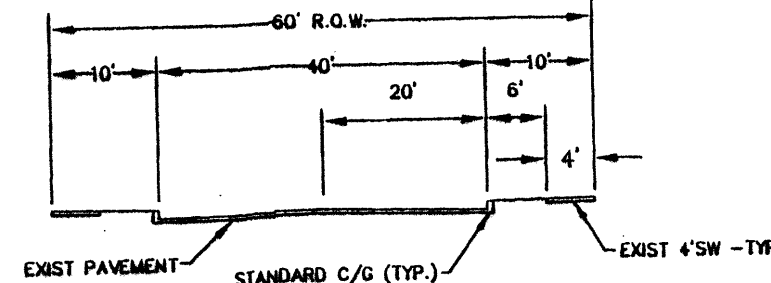
REVISIONS
 11.05.03
 11.25.03

514 CENTRAL SV
 ALBUQUERQUE
 NEW MEXICO
 8 7 1 0
 505 / 766 - 696
 FAX / 243 - 450

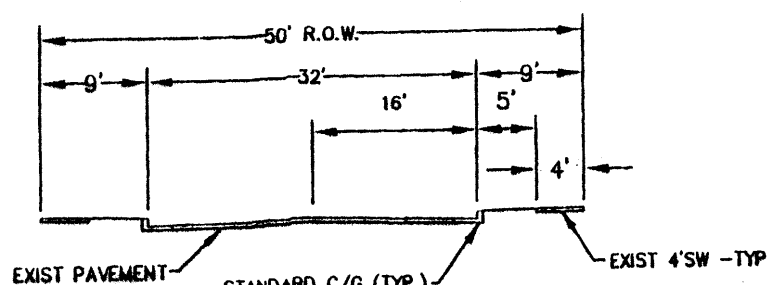
GARRETT SMITH LTD
 DESIGN, ARCHITECTURE & DEVELOPMENT



HANDICAP RAMP DETAIL
NOT TO SCALE



COLLECTOR STREET SECTION
NTS



RESIDENTIAL STREET SECTION
NTS

DRB CASE NUMBER: 1002421
 03DRB-01969

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

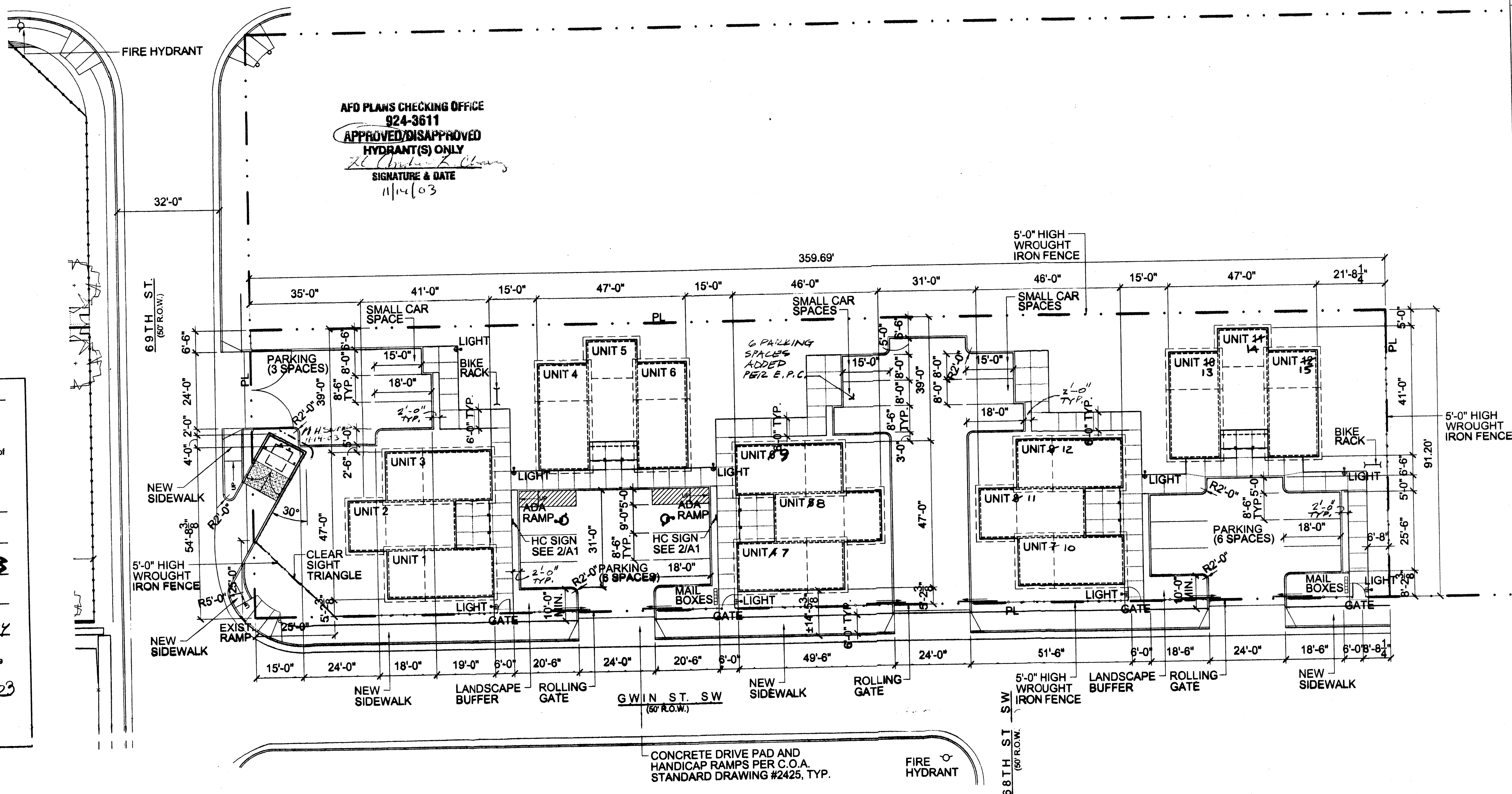
SITE DEVELOPMENT PLAN

<i>[Signature]</i> Traffic Engineer, Transportation Division	12-17-03 Date
<i>[Signature]</i> Parks & Recreation Department	9/30/04 Date
<i>[Signature]</i> Public Works / Water Utilities Division	12-17-03 Date
<i>[Signature]</i> City Engineer, Engineering Division / AMAFCA	9/20/03 Date
<i>[Signature]</i> Solid Waste Department	9-30-04 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

[Signature]
City Planner, Albuquerque / Bernalillo
County Planning Division

12/17/03
Date



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
[Signature]
 11/14/03

CONCRETE DRIVE PAD AND HANDICAP RAMPS PER C.O.A. STANDARD DRAWING #2425, TYP. FIRE HYDRANT

NEWLIFE HOMES - 3
 DRB SUBMITTAL
 SITE PLAN & GENERAL INFO

Date: 11/18/03
 Scale: 1" = 20'-0"
 Drawn by: BJB