

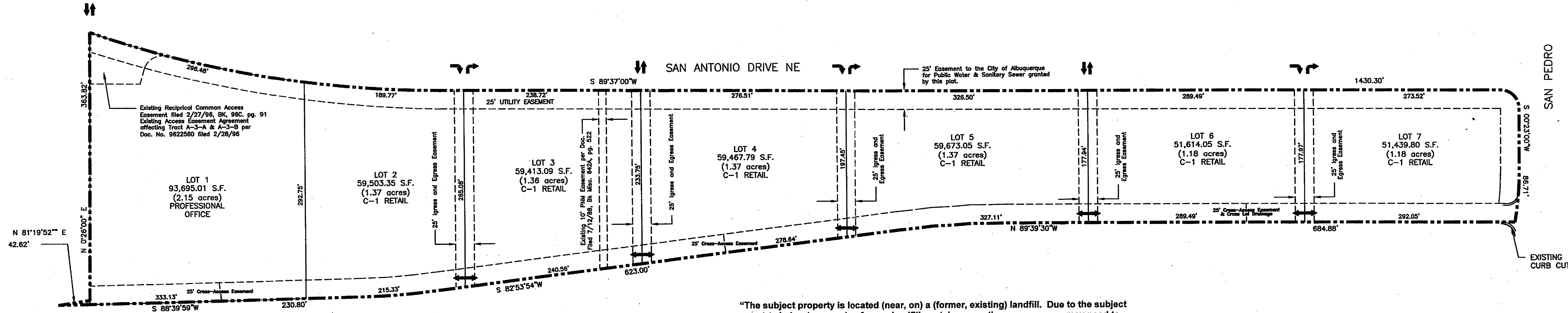
JOB NO:	
DATE:	30 September 2003
REVISIONS:	

Sheet Title
SITE PLAN FOR SUBDIVISION
Drawn By: R.A.R.
Checked By: M.D.L.

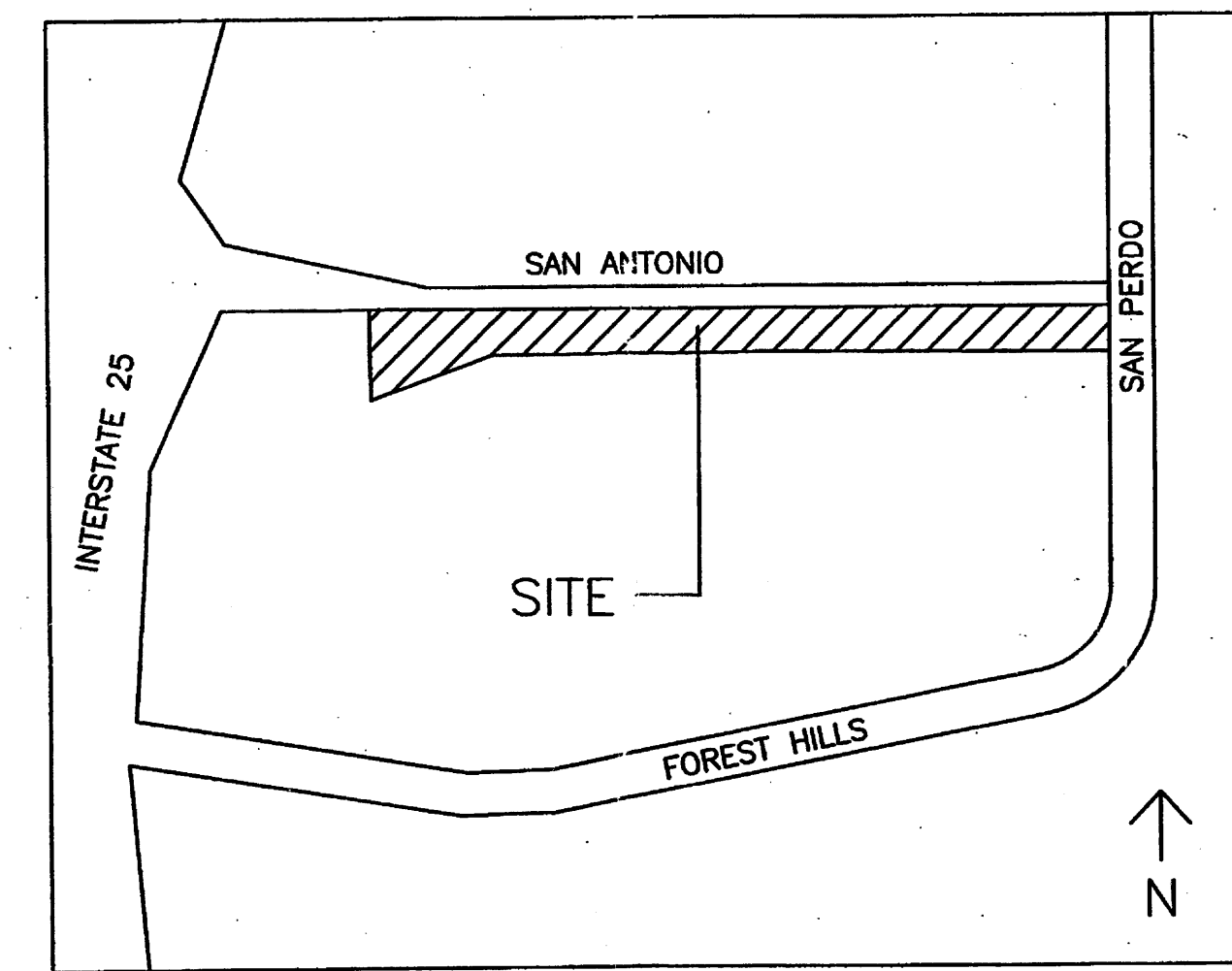
TIM OTT / DEVELOPER
PO BOX 35981
ALBUQUERQUE, N.M. 87176
(505) 250-4675

Project Name
J GROUP SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SHEET NO.
SP



"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near), a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site."



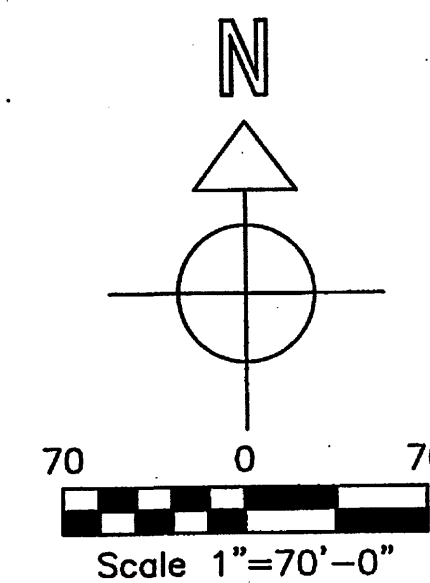
VICINITY MAP

PROJECT NUMBER: 1002455
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), date March 21, 2003 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	10-29-03 Date
<i>[Signature]</i> Utilities Development	10-29-03 Date
<i>[Signature]</i> Parks and Recreation Department	10/29/03 Date
<i>[Signature]</i> City Engineer	10-29-03 Date
<i>[Signature]</i> (Replacement for Original) Environmental Health Department	05.29.2003 Date
<i>[Signature]</i> (will comply with all SW ordinances) Solid Waste Management	10/29/03 Date
<i>[Signature]</i> DRB /Chairperson, Planning Department	10/29/03 Date



SITE PLAN FOR SUBDIVISION

Scale 1"=70'-0"

PROPOSED GENERAL DESIGN CRITERIA:

- ALL STRUCTURES ON LOTS WILL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
- EXTERIOR APPEARANCE OF STRUCTURES WILL BE AS DEPICTED ON SHEET.
- PARKING WILL NOT EXCEED THE REQUIRED PLUS 10%.
- NO MORE THAN 25% OF THE REQUIRED PARKING WILL BE LOCATED IN FRONT OF THE BUILDING BETWEEN THE BUILDING AND THE STREET.
- ADA-COMPLIANT PARKING WILL BE LOCATED ADJACENT TO THE MAIN BUILDING ENTRY.
- ALL SIDEWALKS WILL HAVE A MINIMUM OF 6 FEET CLEAN TRAVEL AREA PROTECTED BY PERMANENT CAR STOPS.
- FRONT ENTRY SIDEWALK AREAS WILL BE COVERED OR SHADED BY TREES.
- ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS.
- PATIO AREAS FOR EMPLOYEES WILL BE PROVIDED AND SHADED.
- BICYCLE RACKS WILL BE PROVIDED PER COA CODE.
- ALL LANDSCAPING WILL BE PER COA CODE. NO GREATER THAN 20% OF LANDSCAPED AREA WILL BE HIGH WATER USE AND ALL APPLICABLE WATER CONSERVATION MEASURES REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION WILL BE ADHERED TO.
- PERIMETER WALLS WILL COMPLY WITH PLANNING DEPARTMENT GUIDELINES AT TIME OF BUILDING PERMIT APPLICATION.
- ALL ROOFTOP OR GROUND LEVEL MECHANICAL UNITS WILL BE PHYSICALLY SCREENED FROM VIEW OR PAINTED TO BLEND WITH SURROUNDING STRUCTURE'S COLOR. ALL ROOF PENETRATIONS WILL MATCH STRUCTURE OR ROOF COLOR.
- FRONT FACADES WILL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS, AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THE ENTIRE FRONT FACADE OF THE STRUCTURE.
- LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
- ALL REFUSE ENCLOSURES WILL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
- BUILDING FRONTS WILL BE NO CLOSER THAN 12 FEET FROM THE FACE OF CURB TO THE STRUCTURE.
- MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN WILL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN.
- BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
- SITE AND BUILDING LIGHTING WILL COMPLY WITH COA CODES AND REGULATIONS. IN NO INSTANCE SHALL LIGHT ESCAPE BEYOND THE PROPERTY LINE.

LEGAL DESCRIPTION

LOTS 1 THRU 7
J GROUP SUBDIVISION
BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION
WITHIN PROJECTED SECTOIN 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

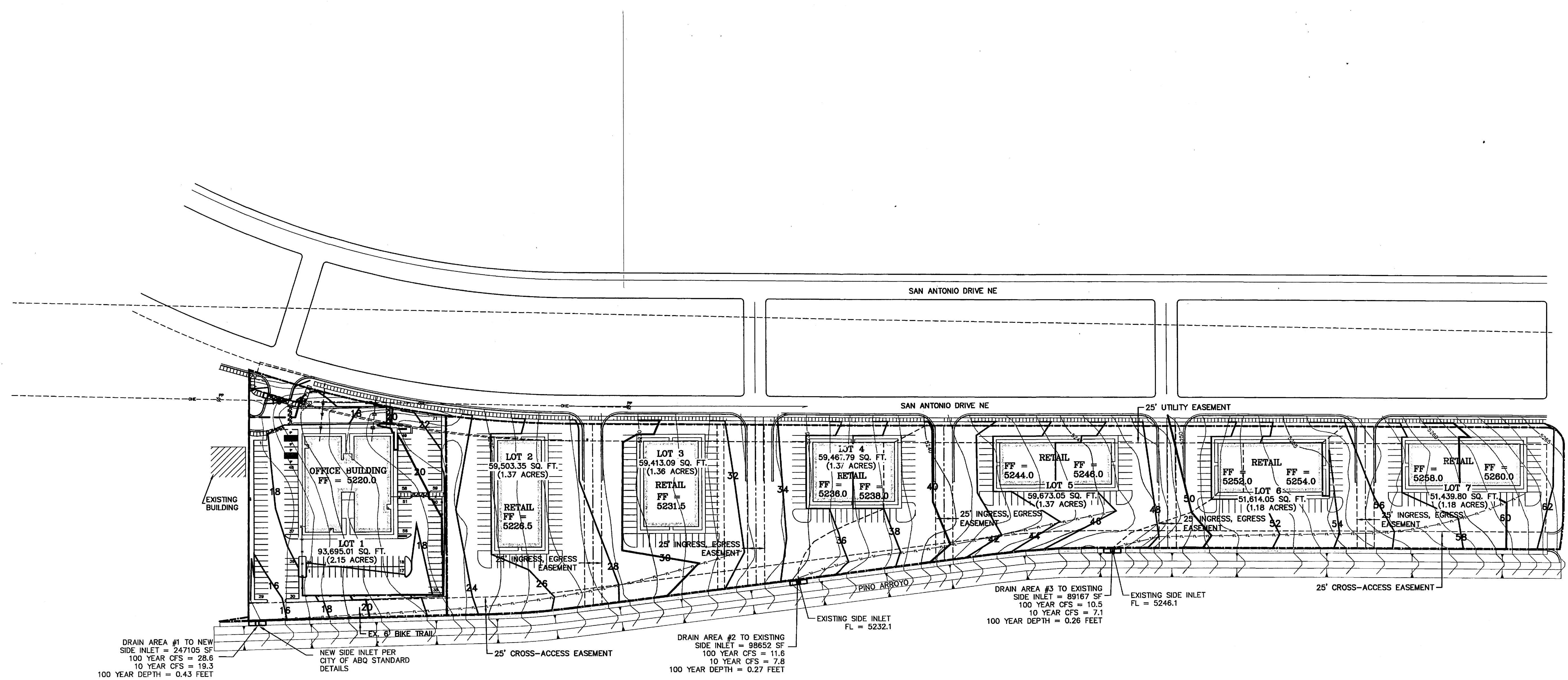
NOTES: LOTS 1 thru 7

BUILDING HEIGHT NOT TO EXCEED 26 FT.
MAXIMUM FLOOR-AREA RATIO: 20.0%
BUILDING MINIMUM SETBACKS:
FRONT: 25.0 FT.
SIDE: 5.0 FT.
REAR: 5.0 FT.

TRAFFIC FLOW NOTES

- ↔ - TWO WAY INGRESS AND EGRESS TRAFFIC FLOW
- ↘ - RIGHT TURN ONLY INTO LOT
- ↗ - RIGHT TURN ONLY OUT OF LOT
- ↔ - TWO WAY INTERIOR AND CROSS-LOT TRAFFIC FLOW

PROJECT # 1002455

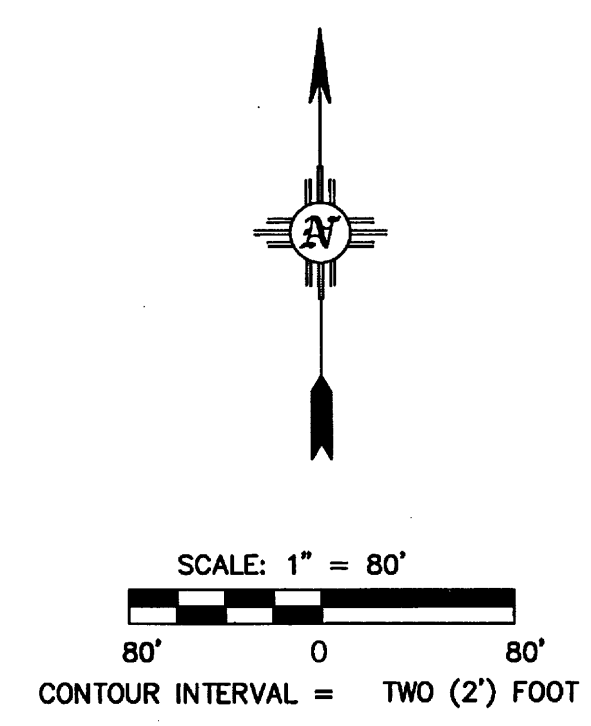


DRAIN AREA #1 TO NEW SIDE INLET = 247105 SF
 100 YEAR CFS = 28.6
 10 YEAR CFS = 19.3
 100 YEAR DEPTH = 0.43 FEET

NEW SIDE INLET PER CITY OF ABQ STANDARD DETAILS

DRAIN AREA #2 TO EXISTING SIDE INLET = 98652 SF
 100 YEAR CFS = 11.6
 10 YEAR CFS = 7.8
 100 YEAR DEPTH = 0.27 FEET

DRAIN AREA #3 TO EXISTING SIDE INLET = 89167 SF
 100 YEAR CFS = 10.5
 10 YEAR CFS = 7.1
 100 YEAR DEPTH = 0.26 FEET

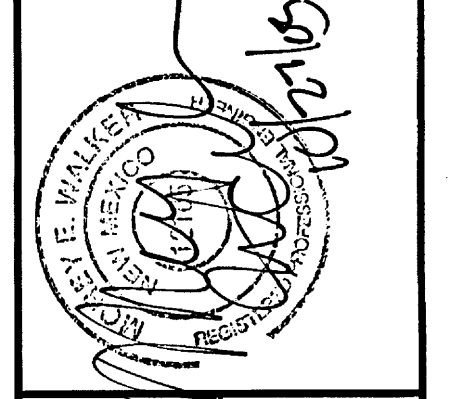


Civil Engineering • Water Resources • Traffic Engineering
W.E. Walker Engineering
 905 Camino Sierra Vista • Santa Fe, NM 87501
 505-820-7990
 FAX 505-820-3539
 E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: 02-224
 FILE: 02-224 MASTER
 DATE: 7/1/03
 SCALE: AS NOTED

DESIGNED BY: A.E.R.
 DRAWN BY: C.D.A.
 CHECKED BY: M.E.W.

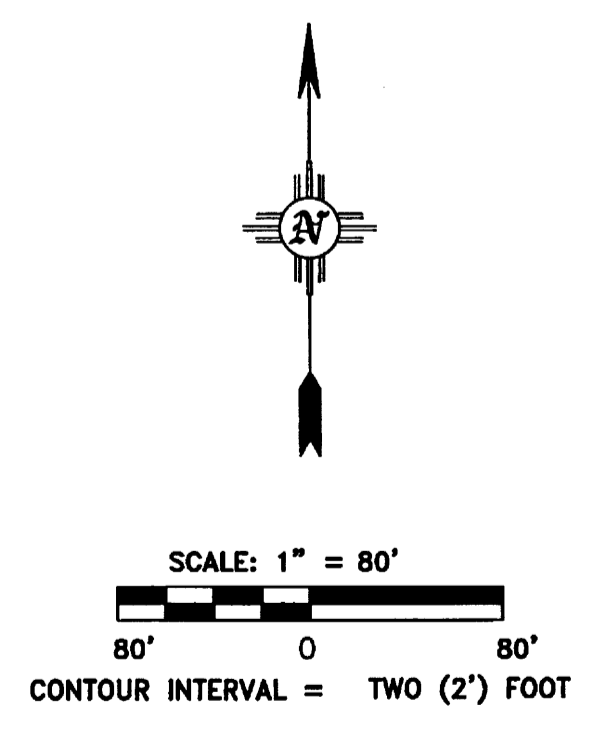
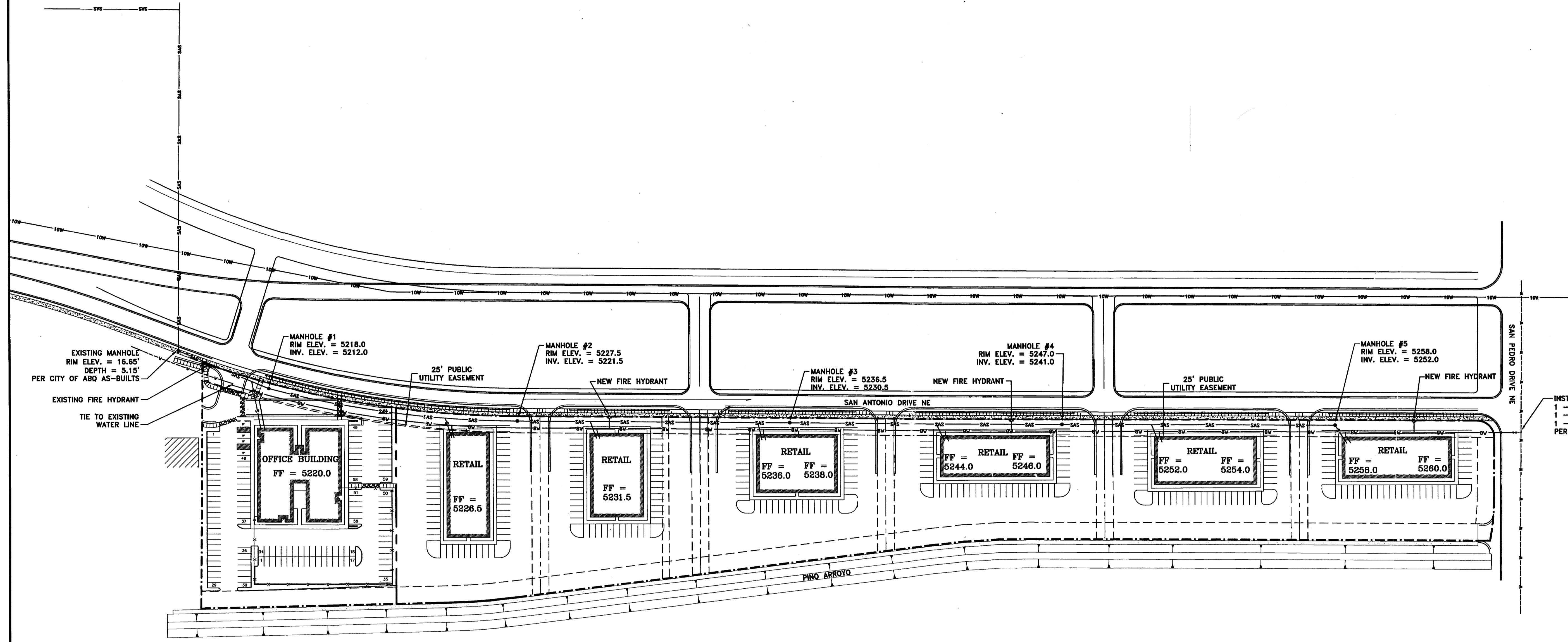


PROJECT: TRACT A-3-B
 STATE OFFICE BUILDING
 SHEET TITLE: MASTER GRADING PLAN

CITY REVIEW	DATE
DEPARTMENT	
WASTEWATER MGMT. DIV.	
WATER SERVICES	
SUBDIVISION ENG.	
STREETS	
TRAFFIC	
FIRE DEPARTMENT	

CITY USE ONLY

SHEET NO.
C-1

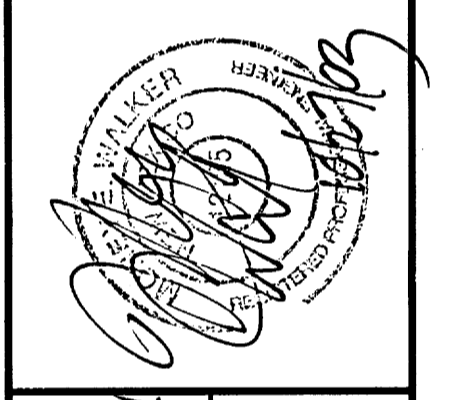


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No.	REVISION	BY	APP.	DATE

PROJECT: 02-224
 FILE: 02-224
 DATE: 5/9/03

DESIGNED BY: A.E.R.
 DRAWN BY: C.D.A.
 CHECKED BY: M.E.W.
 SCALE: AS NOTED



PROJECT: **TRACT A-3-B**
STATE OFFICE BUILDING
 SHEET TITLE: **MASTER UTILITY PLAN**

CITY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		
FIRE DEPARTMENT		

CITY USE ONLY

SHEET NO.
C-2