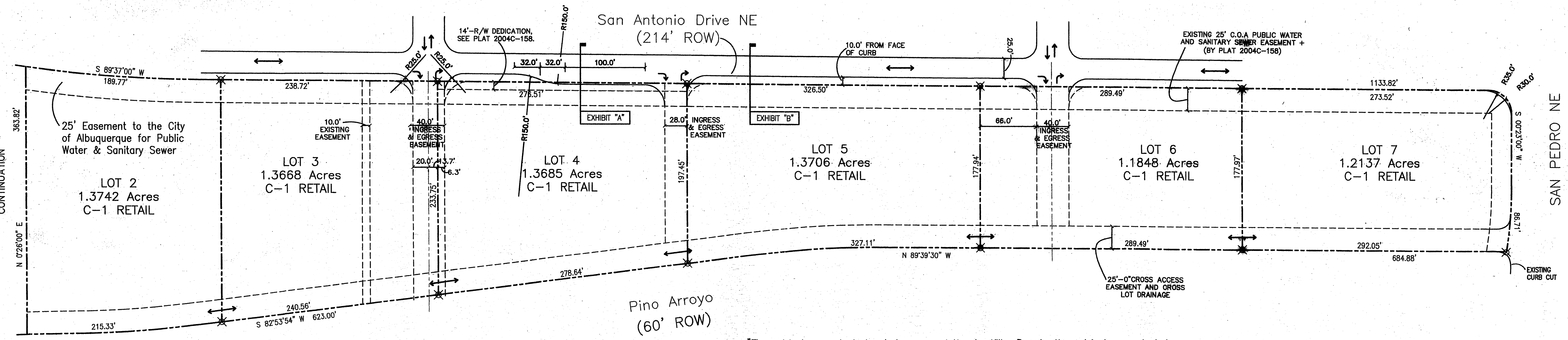


PROJECT # 1002455

SEE APPROVED SITE PLAN FOR SUBDIVISION PROJECT NO. 1002455 CONTINUATION



AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

SCALE: 1"=60'-0"



"The subject property is located on an existing landfill. Due to the subject property being on a 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 City - Designated Landfill Buffer Zones") shall be consulted prior to development of the site."

"THE DEVELOPERS OF THIS SITE ARE REQUIRED TO FOLLOW THE MOST CURRENT VERSION OF THE CITY OF ALBUQUERQUE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES. A REVIEW AND APPROVAL OF THE SITE PLAN(S), THE PROPOSED CONSTRUCTION, DESIGN DRAWINGS, AND A CERTIFICATION OF CONSTRUCTION WILL BE REQUIRED BY THE ENVIRONMENTAL HEALTH DEPARTMENT (EHD), ENVIRONMENTAL SERVICES DIVISION."

LEGAL DESCRIPTION

LOTS 2 THRU 7
JJ SUBDIVISION
BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTION 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

NOTES: LOTS 2 THRU 7

BUILDING HEIGHT NOT TO EXCEED 34 FT.
MAXIMUM FLOOR-AREA RATION: 20.0%
BUILDING MINIMUM SETBACKS:
FRONT: 25.0 FT
SIDE: 5.0 FT
REAR: 5.0 FT

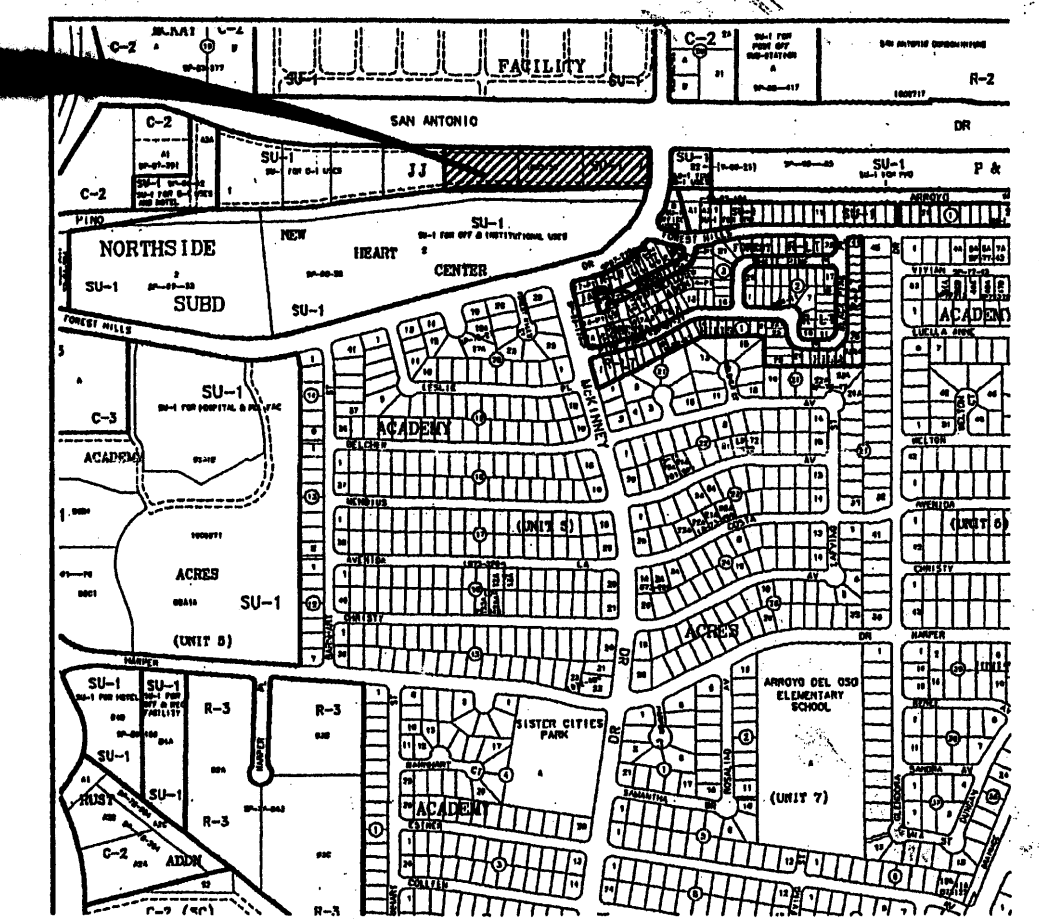
TRAFFIC FLOW NOTES

- 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

GENERAL DESIGN CRITERIA:

1. ALL STRUCTURES ON LOTS WILL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
2. DESIGN OF BUILDING SHALL BE A COMPATIBLE STYLE, MATERIALS AND COLORS THROUGHOUT LOTS 2-7.
3. PARKING WILL NOT EXCEED THE REQUIRED PLUS 10%.
4. ACCESSIBLE (ADA) COMPLIANT PARKING WILL BE LOCATED ADJACENT TO THE MAIN BUILDING ENTRY, AND REQUIRED PARKING SHALL BE DISTRIBUTED ON AT LEAST TWO SIDES OF A BUILDING.
5. ALL SIDEWALKS WILL HAVE A MINIMUM OF 6 FEET CLEAN WALKWAY AREA PROTECTED BY PERMANENT CAR STOPS.
6. FRONT ENTRY SIDEWALK AREAS WILL BE COVERED OR SHADED BY TREES.
7. ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS AND THRU VEHICULAR AREAS.
8. PATIO AREAS FOR EMPLOYEES WILL BE PROVIDED AND SHADED.
9. BICYCLE RACKS WILL BE PROVIDED PER COA CODE.
10. ALL LANDSCAPING WILL BE PER COA CODE. NO GREATER THAT 20% OF LANDSCAPED AREA WILL BE LOW WATER USE AND ALL APPLICABLE WATER CONSERVATIONS MEASURES REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION WILL BE ADHERED TO. 80% MINIMUM GROUND COVERAGE WITH LOW WATER USE OF NATIVE PLANTS.
11. SCREEN WALLS WILL NOT TO EXCEED 3'-4" HIGH, AND SHALL MATCH STUCCO COLOR OF BUILDINGS.
12. ALL ROOF TOP 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.
13. FRONT FACADES WILL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS, AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THERE ENTIRE FRONT FACADE OF THE STRUCTURE.
14. LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
15. ALL REFUSE ENCLOSURES WILL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
16. MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN WILL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN.
17. BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
18. SITE AND BUILDING LIGHTING WILL COMPLY WITH COA CODES AND REGULATIONS, FULLY SHIELDED, ONE DESIGN TYPE, FOOTING SHALL MATCH STUCCO COLOR, AND 18'-0" HIGH MAXIMUM.
19. 3'-0" HIGH BOLLARD ILLUMINATION (AT LEAST ONE) AT CURB RAMPS ENTERING A CROSSWALK, BE ONE DESIGN TYPE, FULLY SHIELDED.
20. ALL CROSSWALKS TO BE TEXTURED WITH COLORED CONCRETE OR BRICK PAVING.

SITE LOCATION



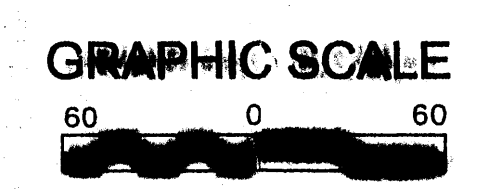
LOCATION MAP
ZONE ATLAS: E-18-Z

PROJECT NUMBER: 1002455
APPLICATION NUMBER: ~~06 EPC 01016 EPC~~

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATE 10-19-2006 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	6-11-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	6-11-08
UTILITIES DEVELOPMENT	DATE
	6-11-08
PARKS AND RECREATIONAL DEPARTMENT	DATE
	6-11-08
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
	6-11-08
SOLID WASTE MANAGEMENT	DATE
	6-11-08
DRB/CHAIRPERSON, PLANNING DEPARTMENT	DATE



AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

1"=60'-0"

AFRA Construction & Design
2501 Yale Blvd, Suite 102
Albuquerque, New Mexico 87106
Tel 505.998.3128
Tel 505.998.3129

SAN ANTONIO OFFICE & RETAIL
ALBUQUERQUE, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

SD-1
6.9.08