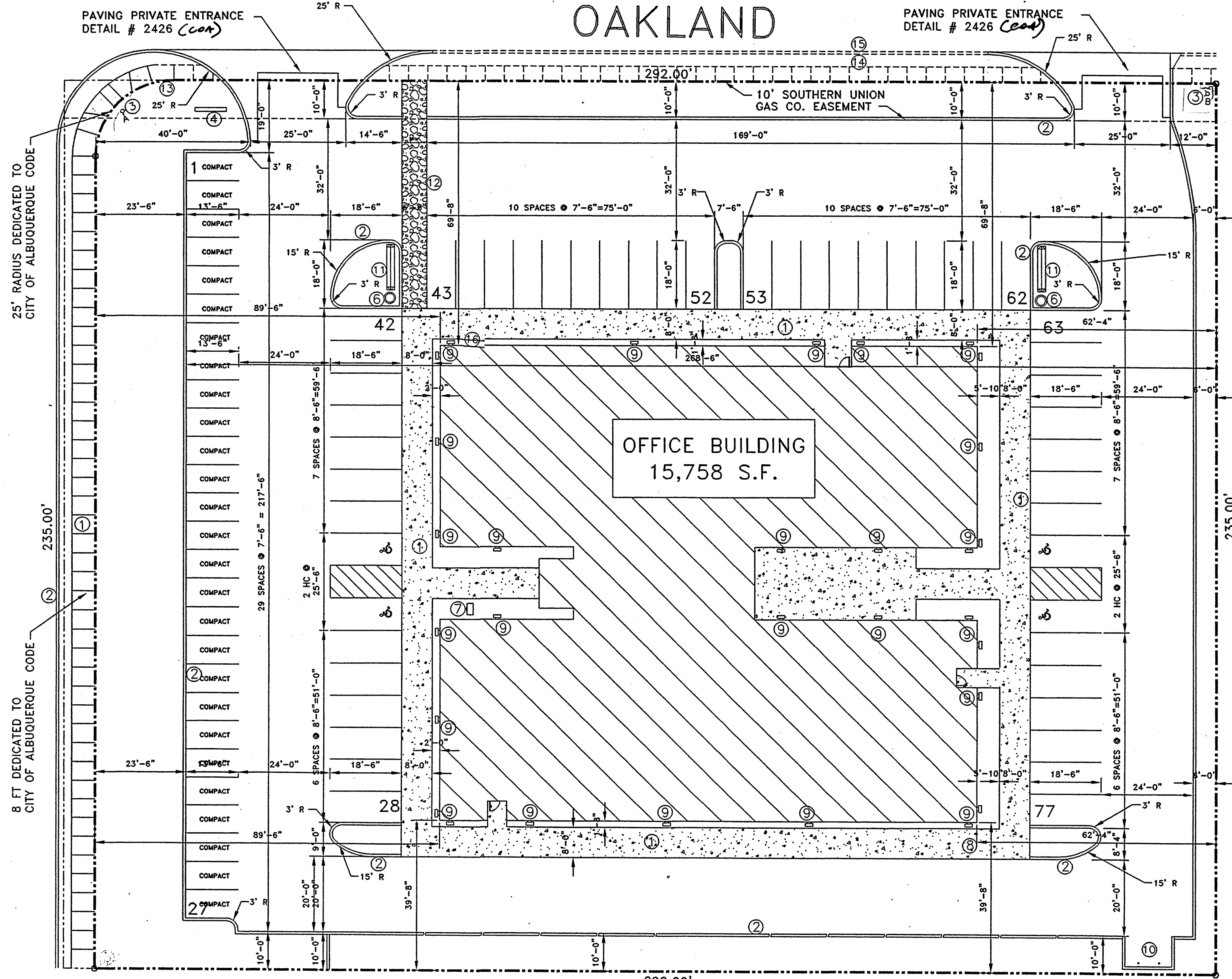
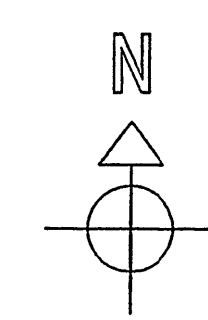


SAN MATEO BLVD



**SITE DEVELOPMENT PLAN
for SUBDIVISION**

Scale 1"=20'-0"



KEYED NOTES:

- ① NEW 6 FT. OR 8 FT. SIDEWALK, PER DRAWING
- ② NEW CONCRETE CURB/GUTTER
- ③ EXISTING FIRE HYDRANT A - FIRE HYDRANT IN APPROXIMATELY 425 FT. B - FIRE HYDRANT IN APPROXIMATELY 400 FT.
- ④ AGENCY SIGNS, DETAIL TO BE SUBMITTED TO CITY FOR APPROVAL
- ⑤ 6 FT. HIGH SECURITY FENCE
- ⑥ SMOKING AREA WITH DISPOSAL CONTAINER
- ⑦ DROP BOX
- ⑧ 4 FT. GATE WITH CYPHER LOCK
- ⑨ BUILDING LIGHTING IAW CITY OF ALBUQUERQUE (COA) CODE:
70 WATT METAL HALIDE WALL PACKS, 45° DOWN-ANGLE SHIELD,
MOUNTED 14 FEET ABOVE GROUND WITH NO GREATER THAN 1,000
FOOTLAMBERTS AT PROPERTY LINE AND NO GREATER THAN 200
FOOTLAMBERTS FROM RESIDENTIAL AREAS
- ⑩ REFUSE ENCLOSURE PER COA CODE
- ⑪ FOUR (4) SPACE BICYCLE RACK PER COA CODE
- ⑫ ADA PEDESTRIAN ACCESS
- ⑬ PROPOSED 6 FT. SIDEWALK TO MATCH EXISTING RIGHT-OF WAY SIDEWALK
- ⑭ EXISTING 4' SIDEWALK
- ⑮ EXISTING CURB & GUTTER
- ⑯ 12" ADDRESS NUMBERS PLACED ON PARAPET PER C.O.A. CODE.

GENERAL NOTES:

LEGAL DESCRIPTION: LOTS 1 & 2, BLOCK 11 NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, NEW MEXICO COUNTY OF BERNALILLO

PROPOSED USE: OFFICE BUILDING SINGLE STORY, NO GREATER THAN 20 FT. IN HEIGHT, FAR = 23%

CURRENT ZONING: SU-2 FOR M-1

UTILITY ACCESS: ALL UTILITIES ARE AVAILABLE AT THE PROPERTY BOUNDARY LINES.

Parking, Regular: Required per COA Code: 15,758/200=79 Spaces (1 Space/200 S.F.)
Reduced 10% per Albuquerque Transit System Route.
79 Spaces - 7 Spaces (10%) = 72 Spaces
Provided: 77 Spaces (Excess parking due to the requirement of Public Hearings for the State of New Mexico.)

Parking, Handicap: Required by COA Code: 4 Spaces (with 51 to 100 req. prkng. spcs.)
Provided: 4 Spaces

Bicycle Racks: Required by COA Code: 4 Spaces (with 60 to 80 req. prkng. spcs.)
Provided: 4 Spaces

Phasing: There will be no phasing plan in this project.

Proposed building will comply with all applicable COA water conservation, landscaping, and water waste ordinances.

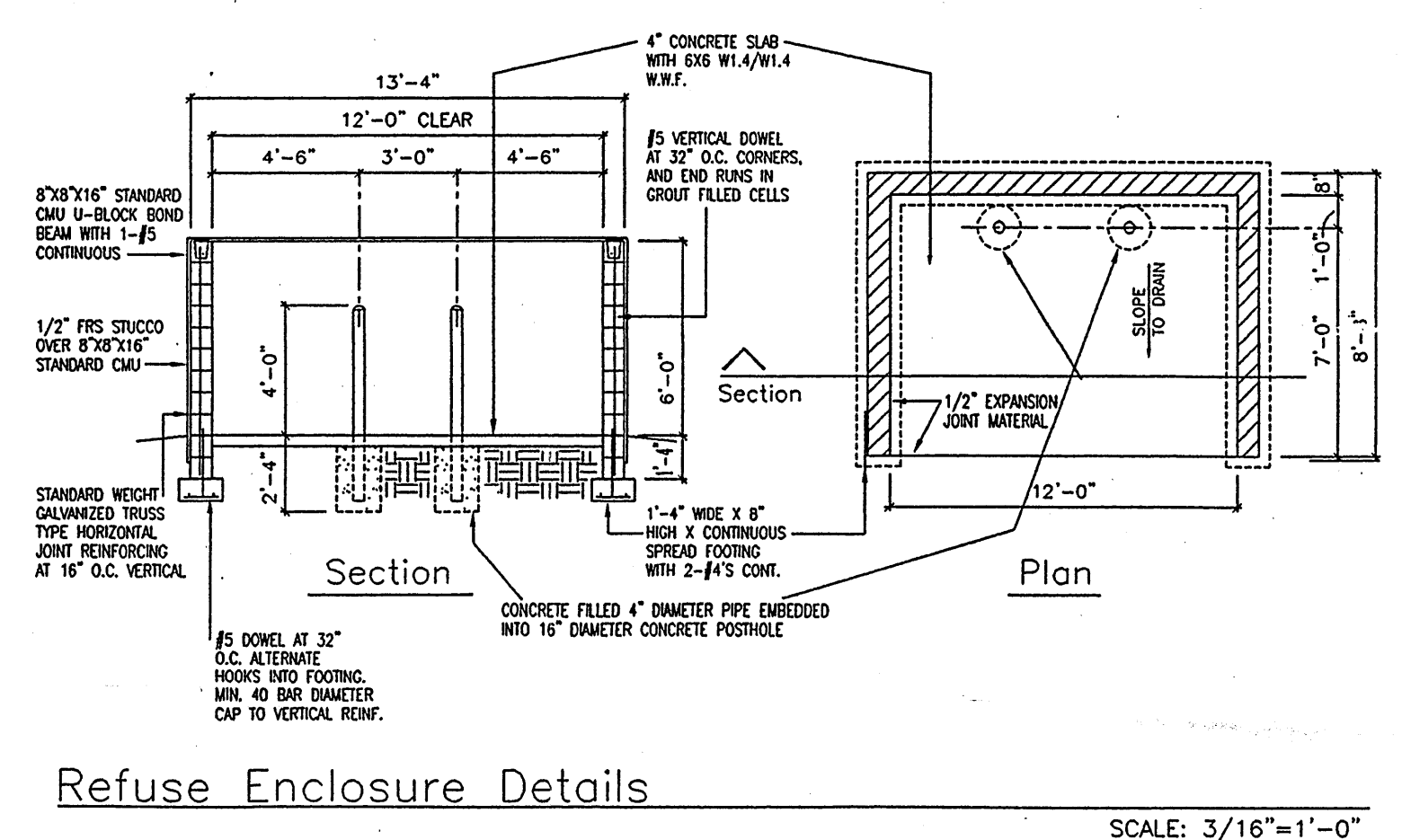
PROJECT NUMBER: 1003262
Application Number: 04-00216 & 00215

This plan is consistent with the North I-25 Sector Development Plan approved by the City of Albuquerque, City Council, December 18, 1995.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

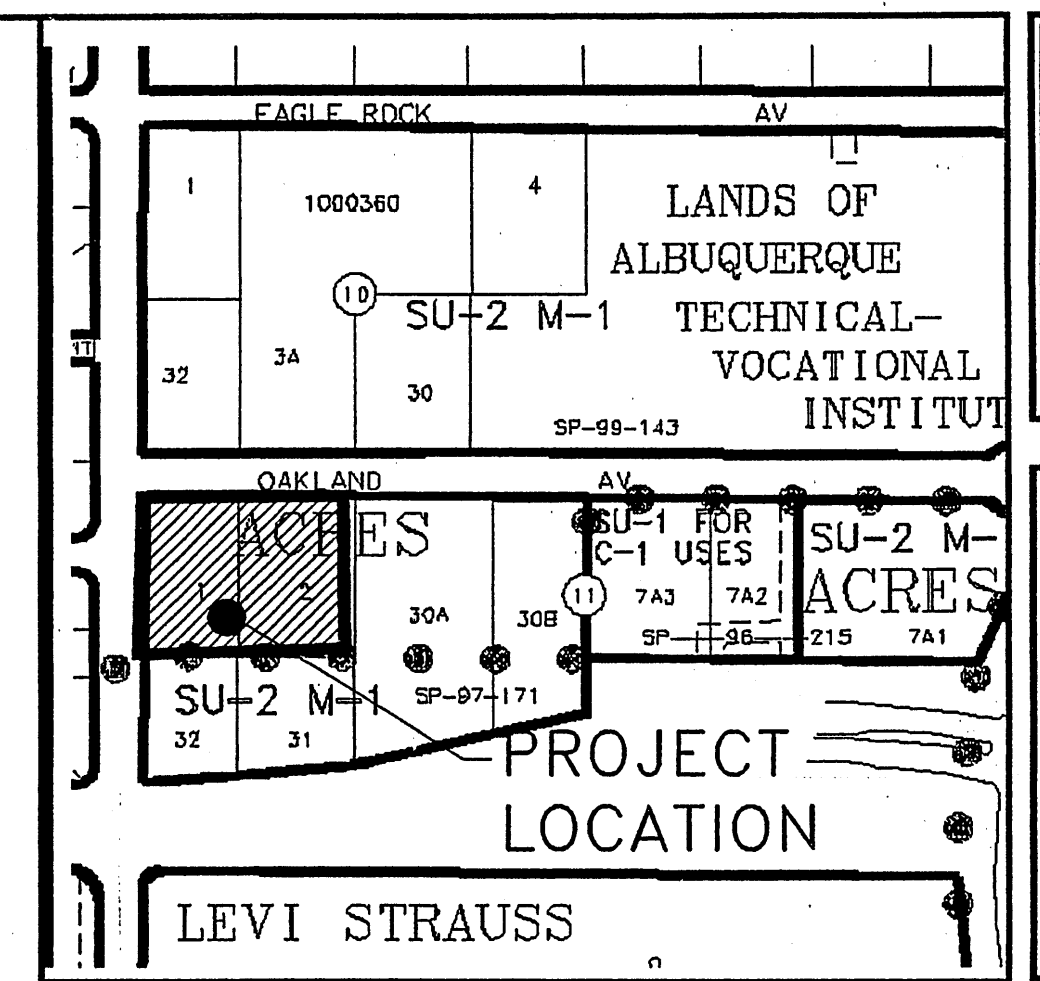
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	3-3-04 Date
<i>[Signature]</i> Utilities Development	3-3-04 Date
<i>[Signature]</i> Parks and Recreation Department	3/3/04 Date
<i>[Signature]</i> City Engineer	3/3/04 Date
NA Environmental Health Department	Date
NA Solid Waste Management	Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3/3/04 Date



Refuse Enclosure Details
SCALE: 3/16"=1'-0"

VICINITY MAP
SCALE: N.T.S.



JOB NO:	
DATE:	2 March 2004
REVISIONS:	

**SITE DEVELOPMENT PLAN
for SUBDIVISION**
 Sheet Title
 Drawn By: R. RODRIGUEZ
 Checked By: T. OTT

TIM OTT / DEVELOPER
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MICHAEL DEL MASTRO / ARCHITECT
 7308 DELWOOD RD. NE / (505) 883-4929
 ALBUQUERQUE, NEW MEXICO 87110

REGULATION & LICENSING DEPARTMENT
ALBUQUERQUE BUILDING
 ALBUQUERQUE, NEW MEXICO

SHEET NO.
 SP

PROJECT 1003262