

LEGAL DESCRIPTION
 LOTS 3-8 OF 25-26, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

ZONING
 SU-2 / O-1 & RT (VINEYARD SECTOR PLAN)
 LA CELVA SECTOR PLAN DESIGN GUIDELINES APPLY PER THE VINEYARD SECTOR PLAN

SURVEY INFORMATION
 THIS IS NOT A BOUNDARY SURVEY. APPROPRIATE PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY CONDUCTED BY THIS FIRM DATED AUGUST 16, 2006 (UNRECORDED). MAPS 11184. SURVEY INFORMATION IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM DATED 08/18/06. EXISTING BEING EAST OF SITE IS FROM CONSTRUCTION PLANS FOR CPN 757781. EXISTING ALAMEDA PARKWAY AND UTILITY IMPROVEMENTS ARE FROM CONSTRUCTION PLANS FOR CPN 751983.



- EASEMENTS AND RESTRICTIONS**
- APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-09-2004, 16-06-06
 - NON-TOPIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWER), TELEPHONE AND ELECTRICAL ENERGY TO BE VACATED BY FORTHCOMING ACTION.
 - TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-26-2005, TO BE VACATED BY FORTHCOMING ACTION.
 - 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY PLAT.
 - PRIVATE ACCESS EASEMENT TO BE GRANTED BY PLAT TO SERVE TRACTS A AND B.
 - PUBLIC DRAINAGE EASEMENT TO BE GRANTED BY PLAT TO SERVE THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY.
 - PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY PLAT TO SERVE TRACT A.
 - DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. OR FROM HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.
 - PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111
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 - MINIMUM BUILDING SETBACK IS 10 FT FOR TRACTS A AND B
 - BUILDING HEIGHT FOR TRACTS A AND B SHALL COMPLY WITH HEIGHT REGULATIONS FOR THE O-1 ZONE
 - MAXIMUM F.A.R. FOR COMMERCIAL DEVELOPMENT IS 0.4 FOR TRACTS A AND B
 - SETBACKS, DENSITY AND OTHER CRITERIA FOR TRACT C WILL BE ADDRESSED BY SEPARATE EPC SUBMITTAL
 - FUTURE DEVELOPMENT PHASES SHALL NOT BE DELEGATED TO THE DRB
 - ALL FUTURE PHASES SHALL BE IN CONTEXT IN DESIGN, COLOR AND MATERIALS WITH THE PROPOSED MAIN FACILITY
 - LA CELVA SECTOR DEVELOPMENT PLAN DESIGN REGULATIONS SHALL COMPLY TO ALL TRACTS

SUBDIVISION DESIGN STANDARDS

RESIDENTIAL DESIGN STANDARDS FOR PROPOSED SUBDIVISION ARE PER THE ZONING CODE; 14-16-2-9 AND THE DPM.

LANDSCAPING DESIGN STANDARDS FOR PROPOSED SUBDIVISION ARE PER THE STREET TREE ORDINANCE; 6-6-2-1.

VARIANCES ARE AS FOLLOWS:

- LENGTH OF STUB-STREET (176' FROM CENTERLINE OF SIGNAL AVE).
- INCREASE OF THE NUMBER OF LOTS ON A STUB STREET FROM 4 TO 6 LOTS.

USE	AC.	% OF TOTAL
OFFICE	2.59	45%
CHURCH	2.32	41%
RESIDENTIAL	0.78	14%
TOTALS:	5.69 AC.	100%

DRB SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1006520 APPLICATION NUMBER: 13EPC-40157

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION: *Allen Patten* 03-19-14 DATE

PARKS & RECREATION DEPARTMENT: *Carol S. Demont* 03-19-14 DATE

CITY ENGINEER, ENGINEERING DIV./AMAFCA: *Curt C. Chin* 3-19-14 DATE

SOLID WASTE DEPARTMENT: *John Ch...* DATE

DRB CHAIRPERSON: *John Ch...* 3-19-14 DATE

PLANNING DEPARTMENT: DATE

HIGH MESA Consulting Group
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fb ARCHITECTS
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 Phone: 505.425.8200 505.425.8200
 Website: www.fbarch.com

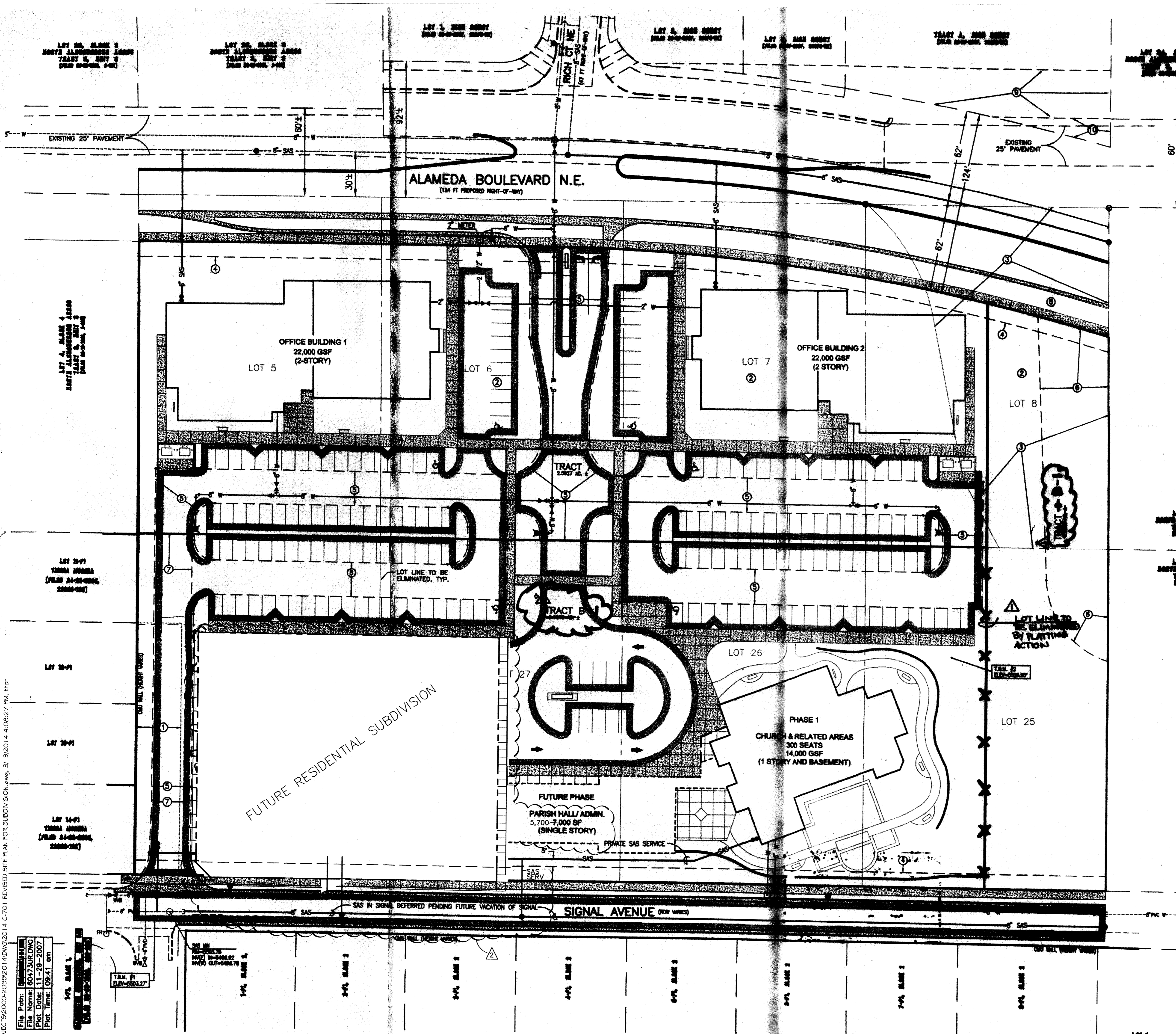
HOPE PLAZA
 A CO-DEVELOPMENT OF HOPE EPISCOPAL CHURCH AND HOECH REAL ESTATE CORP.
 ALBUQUERQUE, NEW MEXICO
 01-29-14 JUNE 2007

SHEET TITLE: AMENDED
 SITE PLAN FOR SUBDIVISION

1 OF 2

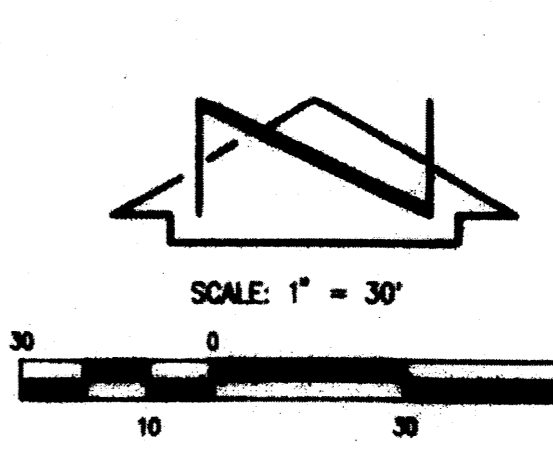
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1006520



LEGEND

○	SAS MANHOLE
□	GATE VALVE
⊕	FIRE HYDRANT
⊞	DOUBLE CLEANSOUT
⊟	WATER SERVICE



LEGAL DESCRIPTION
 LOTS 5-8 AND 25-26, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

PROJECT BENCHMARK
 ACS 1 3/4" ALUMINUM DISK STAMPED, "ACS BM, 11-C19", EPOXYED TO TOP OF CONCRETE CURB, NNW RETURN OF BARSTOW ST. AND OAKLAND AVE. N.E.
 ELEVATION = 5480.974 FEET (NGVD 1928)

T.B.M. #1
 ALUMINUM CAP STAMPED, "PLS#4872", LOCATED AT THE S.W. CORNER OF SITE.
 ELEVATION = 5503.27 FEET (NGVD 1928)

T.B.M. #2
 FLAGGED NAIL 116"± WEST OF EAST SIDE FENCE AND 180"± NORTH OF SOUTH SIDE FENCE.
 ELEVATION = 5526.95 FEET (NGVD 1928)

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EASEMENTS AND RESTRICTIONS

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- ⑩ PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111

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HOPE PLAZA
 A CO-DEVELOPMENT OF
 HOPE EPISCOPAL CHURCH
 AND HOECH
 REAL ESTATE CORP.
 ALBUQUERQUE, NEW MEXICO
 03-19-14 JUNE 2007

SHEET TITLE **AMENDED**
 CONCEPTUAL UTILITY PLAN

2 OF 2

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