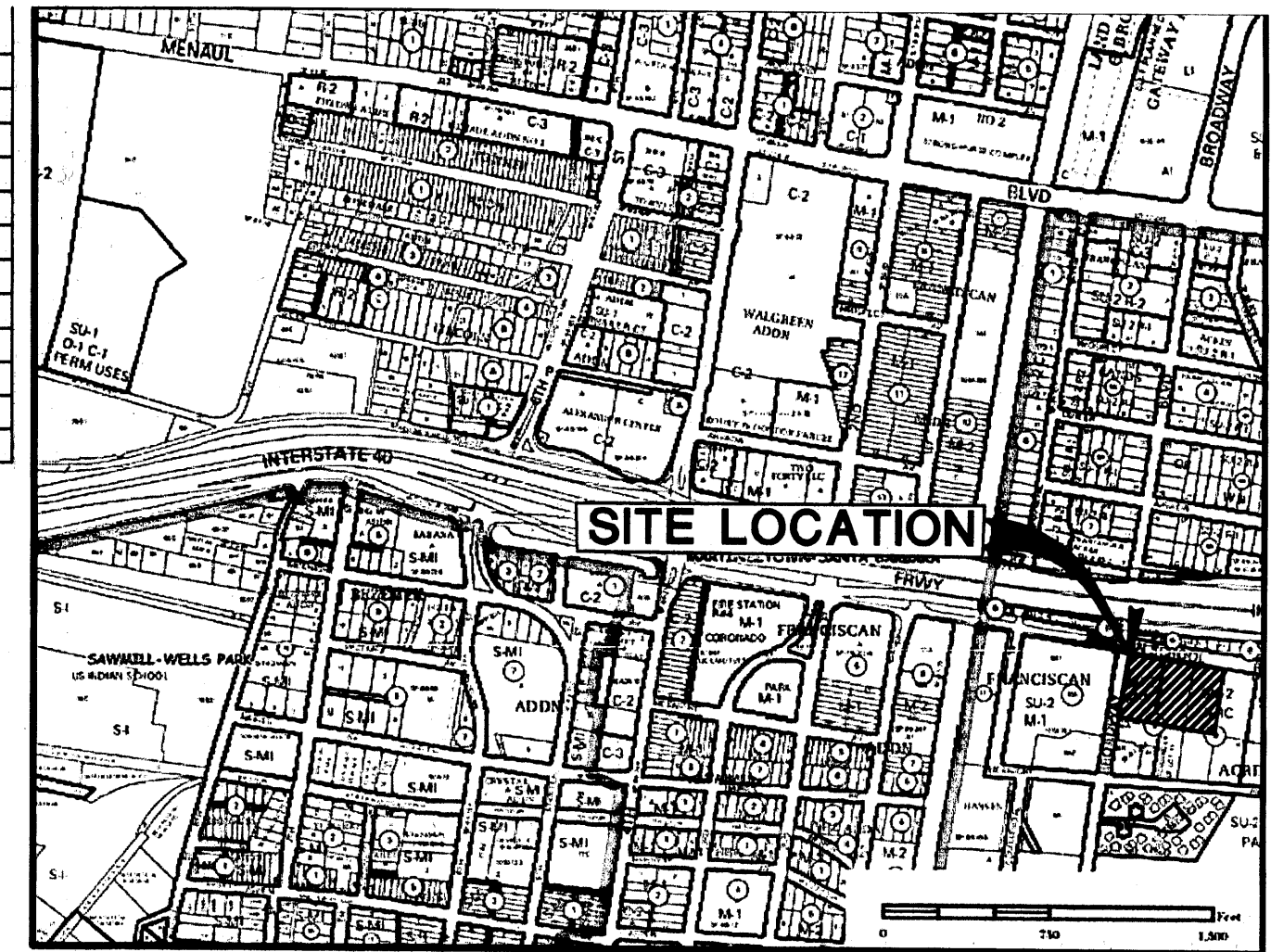
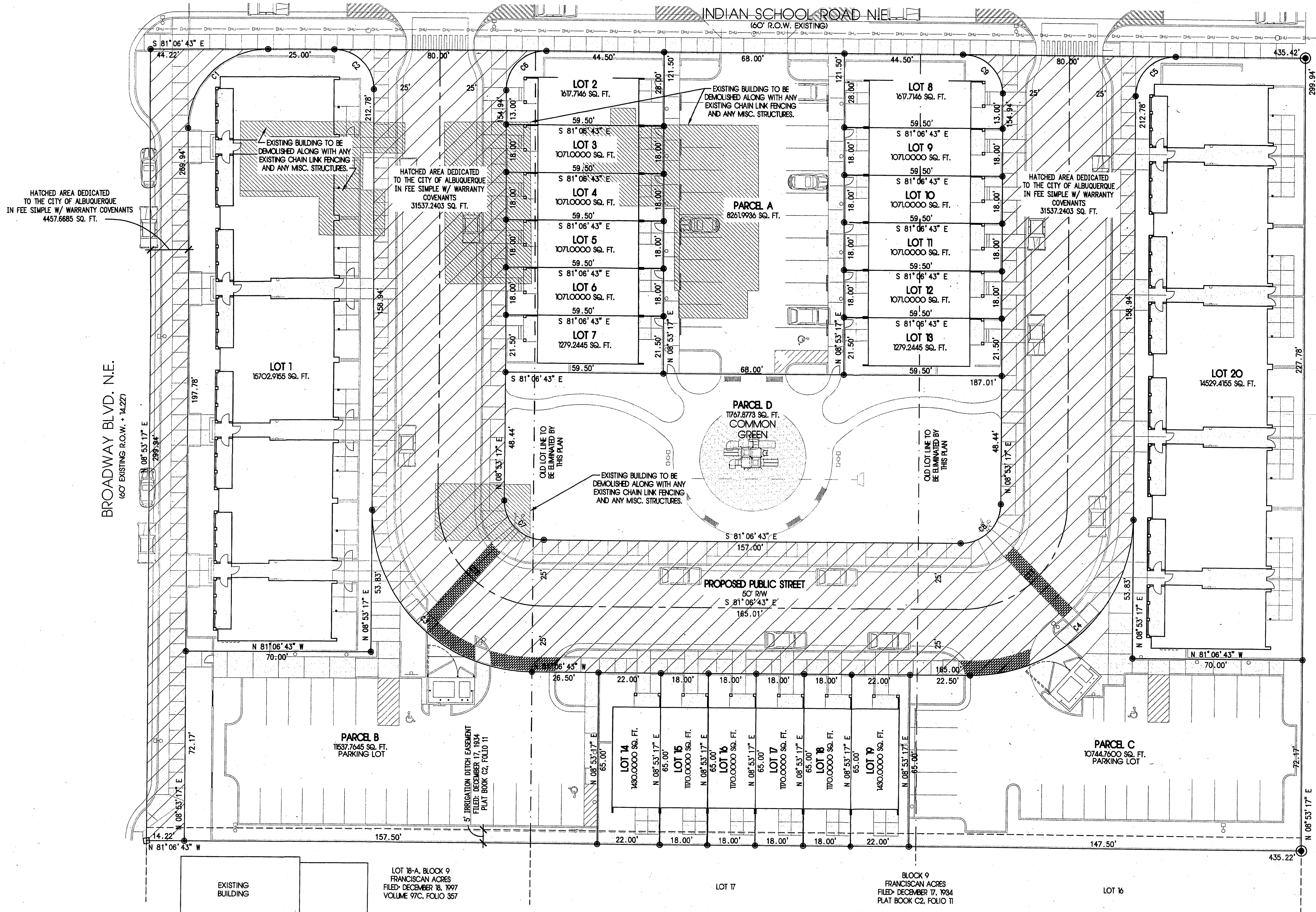


CURVE DATA	NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90° 00' 00"	S 53° 53' 17" W	30.00'	47.12'	42.43'	
C2	90° 00' 00"	N 36° 06' 43" W	15.00'	23.56'	21.21'	
C3	90° 00' 00"	S 36° 06' 43" E	61.00'	95.82'	86.27'	
C4	90° 00' 00"	N 53° 53' 17" E	61.00'	95.82'	86.27'	
C5	90° 00' 00"	S 53° 53' 17" W	15.00'	23.56'	21.21'	
C6	90° 00' 00"	S 53° 53' 17" W	15.00'	23.56'	21.21'	
C7	90° 00' 00"	S 36° 06' 43" E	15.00'	23.56'	21.21'	
C8	90° 00' 00"	N 53° 53' 17" E	15.00'	23.56'	21.21'	
C9	90° 00' 00"	N 36° 06' 43" W	15.00'	23.56'	21.21'	
C10	90° 00' 00"	S 36° 06' 43" E	36.00'	56.55'	50.91'	
C11	90° 00' 00"	N 53° 53' 17" E	36.00'	56.55'	50.91'	



PROJECT # 1007649



Vicinity Map

ZONE ATLAS - H-14-Z

General Notes

- A. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE ADJACENT PUBLIC R.O.W.S.
- B. UNLESS NOTED NUMBER 4 REBAR WITH CAP STAMPED P.S.#1463 WERE SET AT ALL PROPERTY CORNERS.
- C. THIS SITE PLAN FOR SUBDIVISION SHOWS ALL EASEMENTS OF RECORD.
- D. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- E. DISTANCES ARE GROUND, BEARINGS ARE GRID.
- F. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.

Legal Description

LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), IN BLOCK NUMBERED NINE (9), OF FRANCISCAN ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE RE-PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OFFICE OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 17, 1934, IN PLAT BOOK C2, FOLIO 11.

Site Information

EXISTING SITE AREA: 2.9968 ACRES, PROPOSED SITE AREA AFTER STREET DEDICATIONS: 2.17 ACRES
 EXISTING SITE ZONING: SU-2 FOR M-1 & SU-2 FOR NRC
 PROPOSED ZONING: SU-2/ SU-1 FOR PRD

OVERALL GROSS DENSITY: 22.0 D.U. PER ACRE
 NET DENSITY: 30.41 D.U. PER ACRE

FLOOR AREA RATIO - BUILDINGS: ROWHOUSES: 24.14 SQ.FT.
 FLATS: 39.888 SQ.FT.
 SITE: 94,544 SQ.FT. F.A.R.: 0.68

UNIT BREAKDOWNS:
 ROWHOUSES (TOWNHOUSES) (8) UNITS • 1240 SQ.FT. - 3 BDRM., 2 BATH, LOTS 2 - 19
 FLATS (CONDOMINIUMS) (48) UNITS • 917 SQ.FT. - 2 BDRM., 1 BATH, LOTS 1 & 20

MAXIMUM / MINIMUM LOT SIZES: 1071 SQ.FT.(ROWHOUSE) / 14529 SQ.FT.(FLATS)
 MAXIMUM BUILDING ENVELOPE HEIGHT:

FLATS BUILDING: 42'-0"
 ROWHOUSES: 28'-0"

MINIMUM SETBACKS: FRONT YARD: 5.33'(FLATS) / 6.67'(ROWHOUSES)
 REAR YARD: 9.5' MIN.
 SIDE YARD: 3.5' MIN. / 10' AT CORNER

ARCHITECTURAL DESIGN STANDARDS SUCH AS EXTERIOR WALL DESIGN, MATERIALS, AND COLORS, ROOF MATERIALS AND COLORS, PRELIMINARY GRADING AND DRAINAGE, LANDSCAPE DESIGN, PARKING, SITE LIGHTING, AND PEDESTRIAN AMENITIES, ARE AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, PROJECT # 1007649, CASE # 09 EPC # 40007.

PROJECT NUMBER: 1007649
 Application Number: 10DRB-70107

This plan is consistent with the specific Site Development Plan Approved by the Environmental Planning Commission (EPC), dated May 6, 2009 and the finding and conditions in the Official Notification of Decision are satisfied.

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>W. S. A. S.</i>	04-14-10
Traffic Engineering, Transportation Division	Date
<i>Allen P. ...</i>	06/11/10
ABCWUA	Date
<i>Christina Sandoval</i>	4/14/10
Parks and Recreation Department	Date
<i>Bradley D. Bingham</i>	4/14/10
City Engineer	Date
<i>N/A</i>	
* Environmental Health Department-(conditional)	Date
<i>N/A</i>	
Solid Waste Management	Date
<i>Paul Clark</i>	4/14/10
DRB Chairperson, Planning Department	Date

SITE PLAN

INDIAN SCHOOL AND BROADWAY SITE DEVELOPMENT PLAN FOR SUBDIVISION



June. 12. 2009

