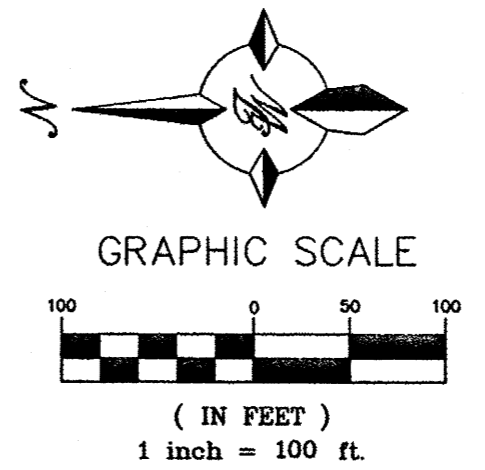
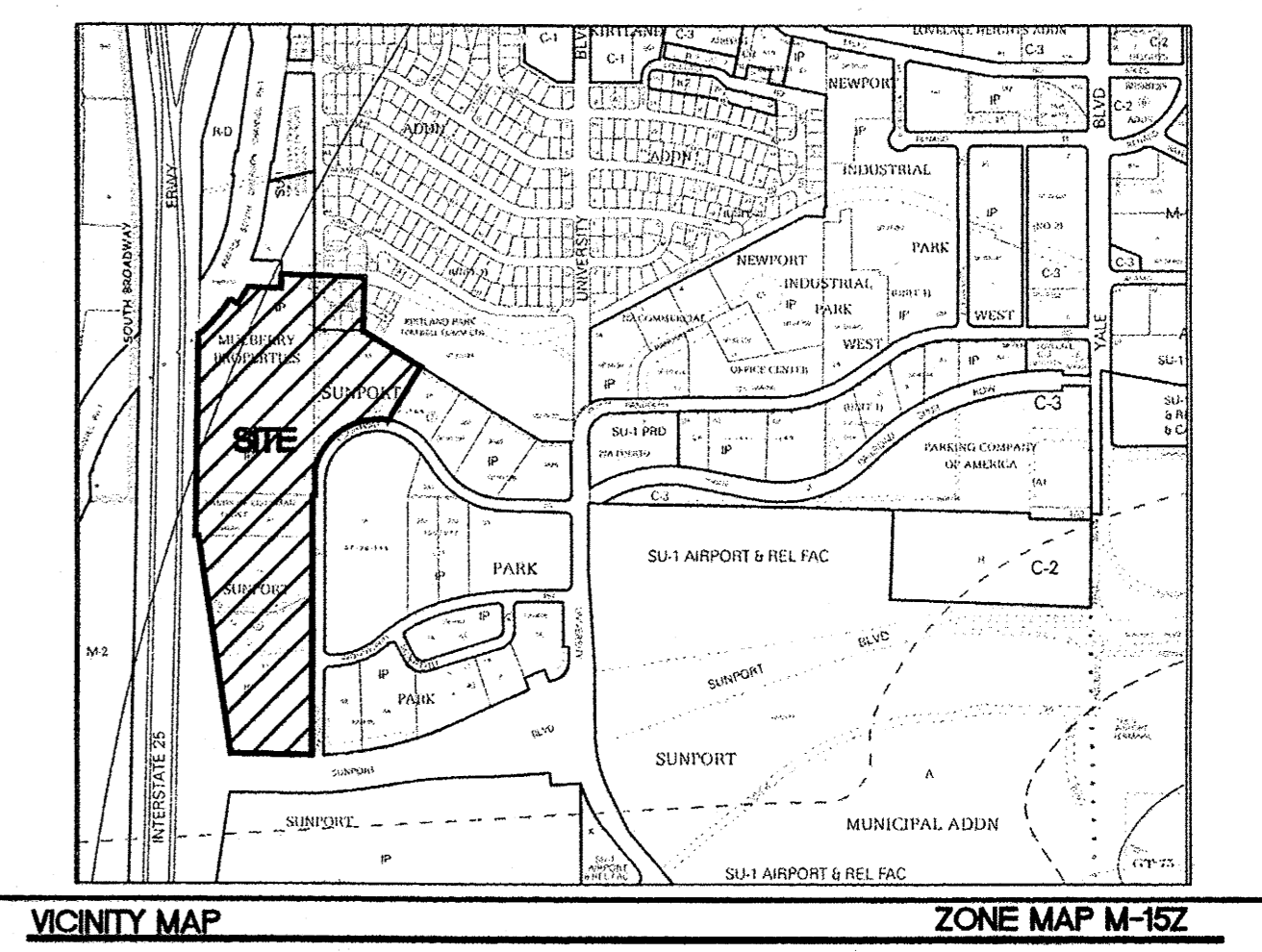


NOTE
 ALL DEVELOPMENT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE CURRENT APPROVED SUNPORT PARK SITE 4 DEVELOPMENT PLAN STANDARDS



TO BE MAINTAINED AT THEIR OWN EXPENSE REGARDLESS OF CAUSE TO THE CITY OF ALBUQUERQUE FOR IMPROVEMENTS TO BE MAINTAINED BY OWNER



LEGEND

--- (dashed line)	PROPOSED CURB & GUTTER
--- (solid line)	BOUNDARY LINE
--- (dashed line)	EXISTING EASEMENT
--- (dashed line)	PROPOSED EASEMENT
--- (dashed line)	RIGHT OF WAY

SITE DATA

LEGAL DESCRIPTION: LOTS 1A AND 2A, SUNPORT PARK; PARCEL 1A, SUNPORT PARK; TRACT B, MULBERRY PROPERTIES; TRACT A-1, LANDS OF EISEMAN TRUST; AND LOTS 1-5 & A-F, UNIT 3, KIRTLAND ADDITION.

ZONING (EXISTING) IP AND R-1
 ZONING (PROPOSED) SU-1 FOR IP USES INCLUDING STUDENT HOUSING
 SITE AREA 35.9 ACRES

PROPOSED USE
 STUDENT HOUSING RESIDENTIAL COTTAGES AND CLUBHOUSE
 166 SINGLE COTTAGE RESIDENCE BUILDINGS (97 DWELLING UNITS)
 47 DUPLEX COTTAGE RESIDENCE BUILDINGS (158 DWELLING UNITS)
 TOTAL 260 DWELLING UNITS

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS
 VEHICULAR TRAFFIC WILL ACCESS FROM FLIGHTWAY AVENUE AND TRANSPORT STREET THROUGH TWO GATED ACCESS POINTS OVER PRIVATE DRIVEWAYS. THE PUBLIC SIDEWALK ON FLIGHTWAY AVE WILL BE EXTENDED ALONG THE PROJECT FRONTAGE TO PROVIDE PEDESTRIAN ACCESS ADJACENT TO THE THREE VEHICULAR POINTS OF CONNECTION.

SITE DATA

MINIMUM BUILDING SETBACK
 ON LOTS 1A AND 2A OF SUNPORT PARK
 FRONT SETBACK OF NOT LESS THAN 20' FROM THE R.O.W LINE
 SIDE SETBACK OF NOT LESS THAN 10' FROM THE R.O.W LINE
 REAR SETBACK OF NOT LESS THAN 10' FROM THE R.O.W LINE

MAXIMUM TOTAL DWELLING UNITS
 NO MAXIMUM PER IP ZONE (EXISTING), 155 DWELLING UNITS (PROPOSED)

MAXIMUM F.A.R. (NON-RESIDENTIAL)
 0.43 F.A.R. ON LOT 1A AND 0.44 ON Lot 2A OF SUNPORT PARK

PHASING 3 PHASES PROPOSED.

INTERNAL CIRCULATION REQUIREMENTS

PRIVATE DRIVEWAY AND PEDESTRIAN WALKS AND TRAILS WILL PROVIDE INTERNAL CIRCULATION. EXISTING LOTS WILL BE CONSOLIDATED INTO TWO PARCELS CORRESPONDING WITH THE TWO PHASES OF CONSTRUCTION, BY SEPARATE PLAT.

MAXIMUM BUILDING HEIGHT

4 STORIES ON LOTS 1A AND 2A OF SUNPORT PARK. OTHER AREAS: UNLESS MODIFIED BY EPC 26 FEET AT ANY LEGAL LOCATION, THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGE WAY RIGHT-OF-WAY CENTERLINE, TO PROTECT SOLAR ACCESS. A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED MAX BUILDING HEIGHT 30' TO RIDGE-LINE (COTTAGES), 45' TO RIDGELINE (CLUBHOUSE)

INDEX TO DRAWINGS

- C1 SITE PLAN FOR SUBDIVISION
- C2 SITE PLAN FOR BUILDING PERMIT
- C3 SITE PLAN DETAIL (1"=40')
- C4 SITE PLAN DETAIL (1"=40')
- C5 OVERALL GRADING PLAN
- C6 OVERALL UTILITY PLAN
- C7 MASTER UTILITY PLAN
- C8 MASTER UTILITY PLAN
- C9-C10 CONSTRUCTION DETAILS
- C11 CONSTRUCTION DETAILS TRASH COMPACTOR
- C12 MONUMENT SIGN DETAIL
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE PLAN
- L4 LANDSCAPE PLAN
- L5 LANDSCAPE PLAN
- EL-1 BUILDING ELEVATIONS
- AMENDMENT TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION

PROJECT NUMBER: 1009090
APPLICATION NUMBER: 13 DRB-10590

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings 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 SIGNOFF APPROVAL:

<i>[Signature]</i>	6/26/13
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	6/26/13
Water Utility Development	Date
<i>[Signature]</i>	6-26-13
Parks & Recreation Department	Date
<i>[Signature]</i>	7-24-13
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>[Signature]</i>	7/25/2013
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	Date

ENGINEER'S SEAL	CAPSTONE STUDENT HOUSING ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN FOR SUBDIVISION	DATE 6-18-13
 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING 2011064-SP
	RONALD R. BOHANNAN P.E. #7868	
		JOB # 2011064

1009090