

**PLAT OF
LOT 3-A, BLOCK 2
SANDIA PLAZA**
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015

LEGAL DESCRIPTION:

LOTS NUMBERED THREE (3) AND FOUR (4), IN BLOCK NUMBERED TWO (2) OF SANDIA PLAZA, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1941, IN BOOK D, PAGE 33, CONTAINING 0.3519 ACRE (15,329.81 SF) MORE OR LESS.

PROJECT NO. 1011082
APPLICATION NO. 15-70025

UTILITY APPROVALS:

<i>Fernando Vigil</i>	2-10-15
PNM ELECTRIC SERVICES	DATE
<i>W. J. ...</i>	2/2/15
NEW MEXICO GAS COMPANY	DATE
<i>...</i>	2/2/15
QUEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>...</i>	2/2/15
COMCAST CABLE COMMUNICATION, INC.	DATE

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TWO LOTS INTO ONE LOT, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS C-1.
- NUMBER OF EXISTING TRACTS/LOTS.....2 LOT
- NUMBER OF TRACTS/LOTS CREATED.....1 LOTS
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON (323.58 SF., 0.0074 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *Nancy Jo Archer* DATE: 01-14-2015

OWNER(S) PRINT NAME: NANCY JO ARCHER, PRESIDENT FOR HOGARES, INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JANUARY,

20 15, BY NANCY JO ARCHER, PRESIDENT FOR HOGARES, INC.

[Signature]
NOTARY
MY COMMISSION EXPIRES: 4/23/16

APPROVALS:

<i>[Signature]</i>	2-10-15
CITY SURVEYOR	DATE
<i>[Signature]</i>	02-11-15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	02/11/15
ABCWA	DATE
<i>[Signature]</i>	2/11/15
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	2-11-15
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
<i>[Signature]</i>	2-11-15
CITY ENGINEER	DATE
<i>[Signature]</i>	2-11-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez
LEONARD MARTINEZ P.S. # 9801
01-14-2015
DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 101406115108350603-101406115708230604
PROPERTY OWNER OF RECORD: Hogares inc
BERNALILLO CO. TREASURER'S OFFICE: 2-18-15

PLAT OF
 LOT 3-A, BLOCK 2
 SANDIA PLAZA

TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2015

EASEMENTS:

- ① EXISTING 5' PUBLIC UTILITY EASEMENT (8/28/41, D-33) & RESTRICTIVE COVENANTS (8/28/41, BK. "P" MISC., PG. 111)
- ② 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ③ 6' ROAD WAY EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT.

*NOTE- ANY LANDSCAPING IN R.O.W. IS TO BE MAINTAINED BY ADJACENT PROPERTY OWNER

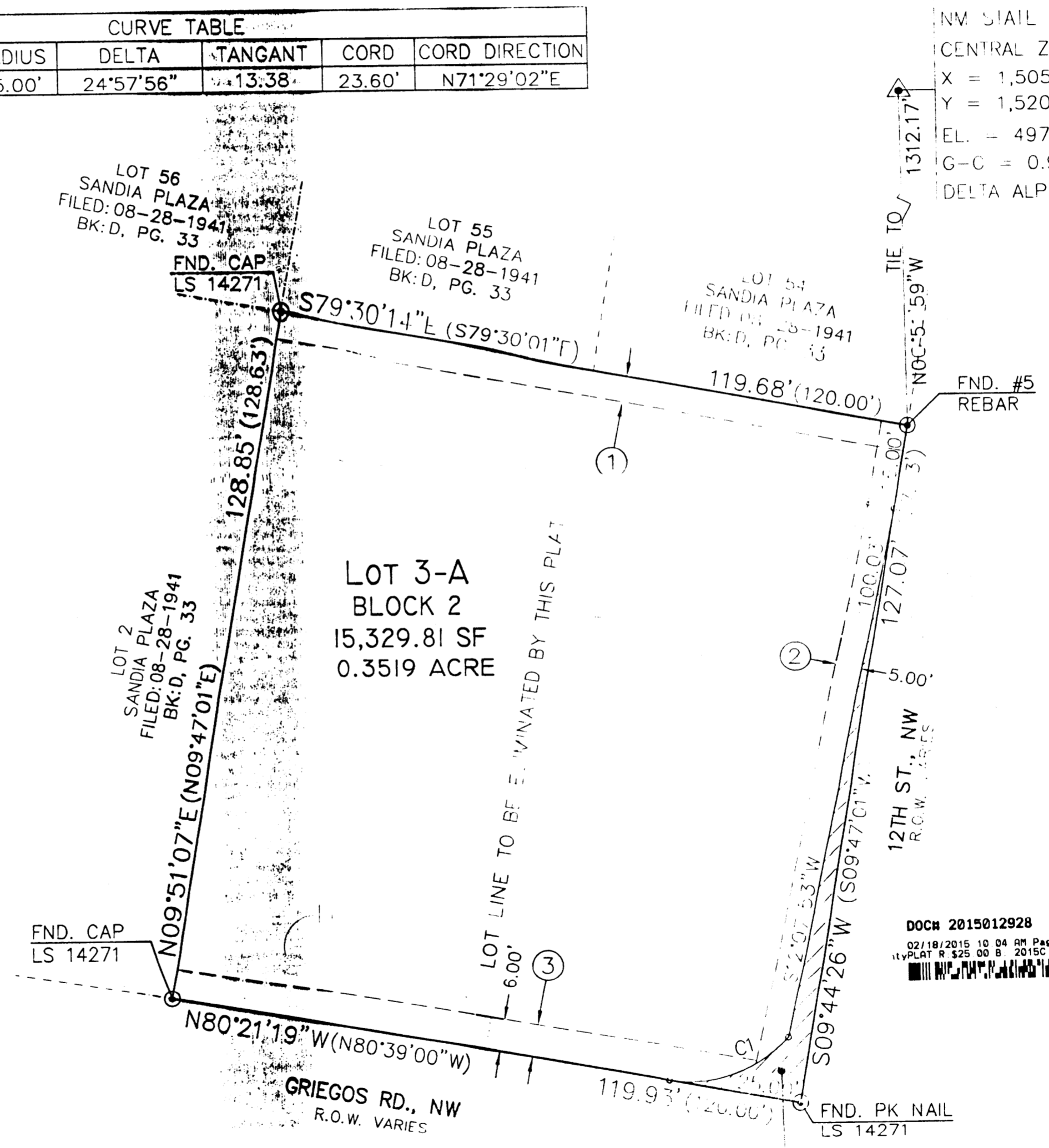
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD	CORD DIRECTION
C1	24.57'	25.00'	24°57'56"	13.38'	23.60'	N71°29'02"E

ADJACENT MONUMENT "DOUGLAS"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 1,505,417.495
 Y = 1,520,286.421 - NAD 1983
 EL. = 4975.078 - NAVD 1988
 G-C = 0.999682452
 DELTA ALPHA = -00° 13' 52.53"

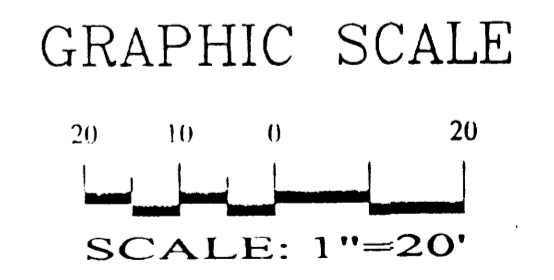
PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 C. QUEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH ACCESS TO FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



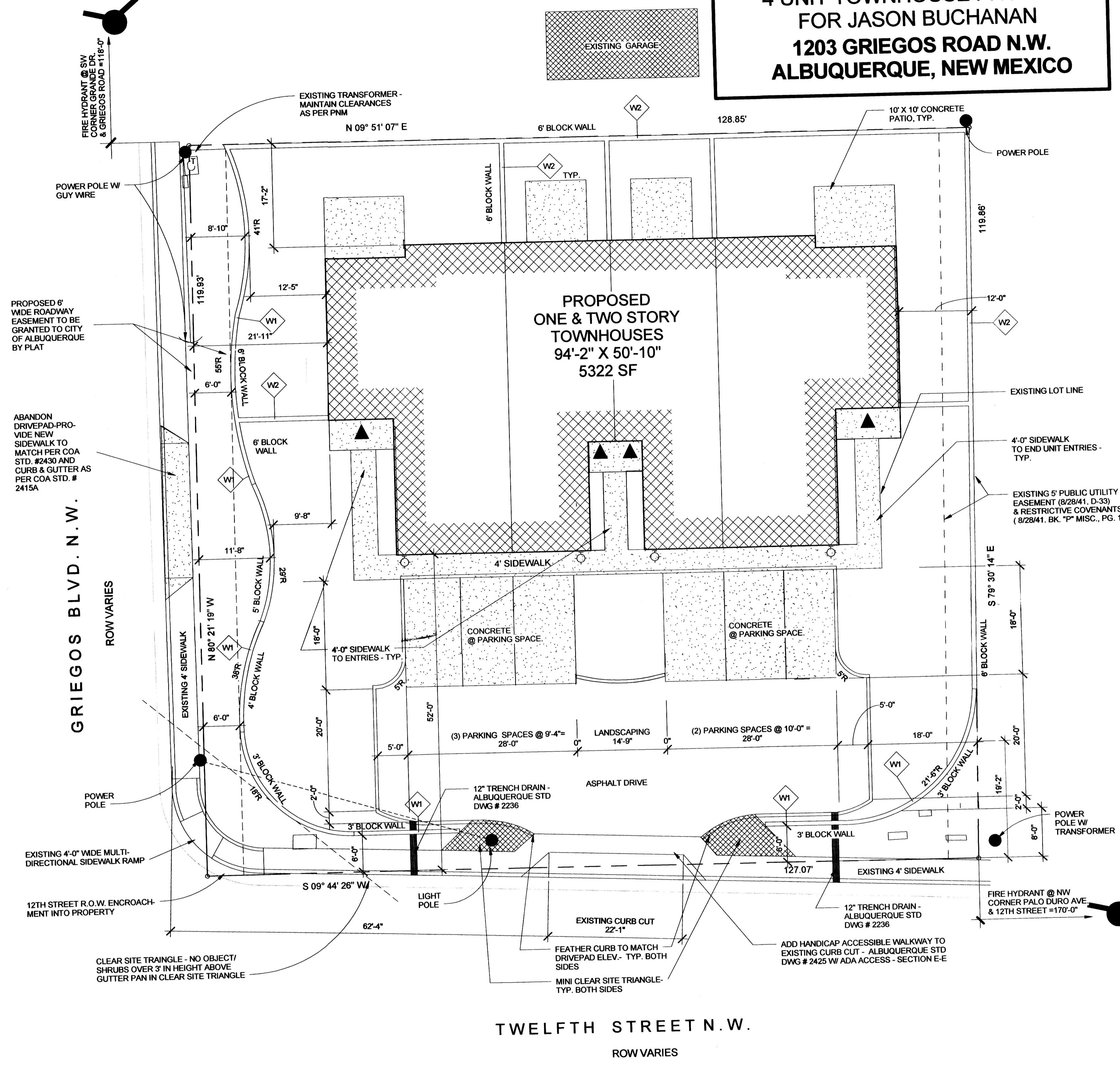
DOCH 2015012928
 02/18/2015 10:04 AM Page 2 of 2
 City of Albuquerque, Bernalillo County
 Plat R 325 00 B 20150 P 0012 R Toulous Olivero, Bernalillo County



0.0074 AC.
 DEDICATED TO THE CITY
 OF ALBUQUERQUE IN FEE
 SIMPLE WITH WARRANTY
 COVENANTS.

SBS CONSTRUCTION
 AND ENGINEERING, LLC
 P.O. BOX 10264
 ALBUQUERQUE, NEW MEXICO 87184
 (505)899-5570

**4 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**



DESIGN CRITERIA

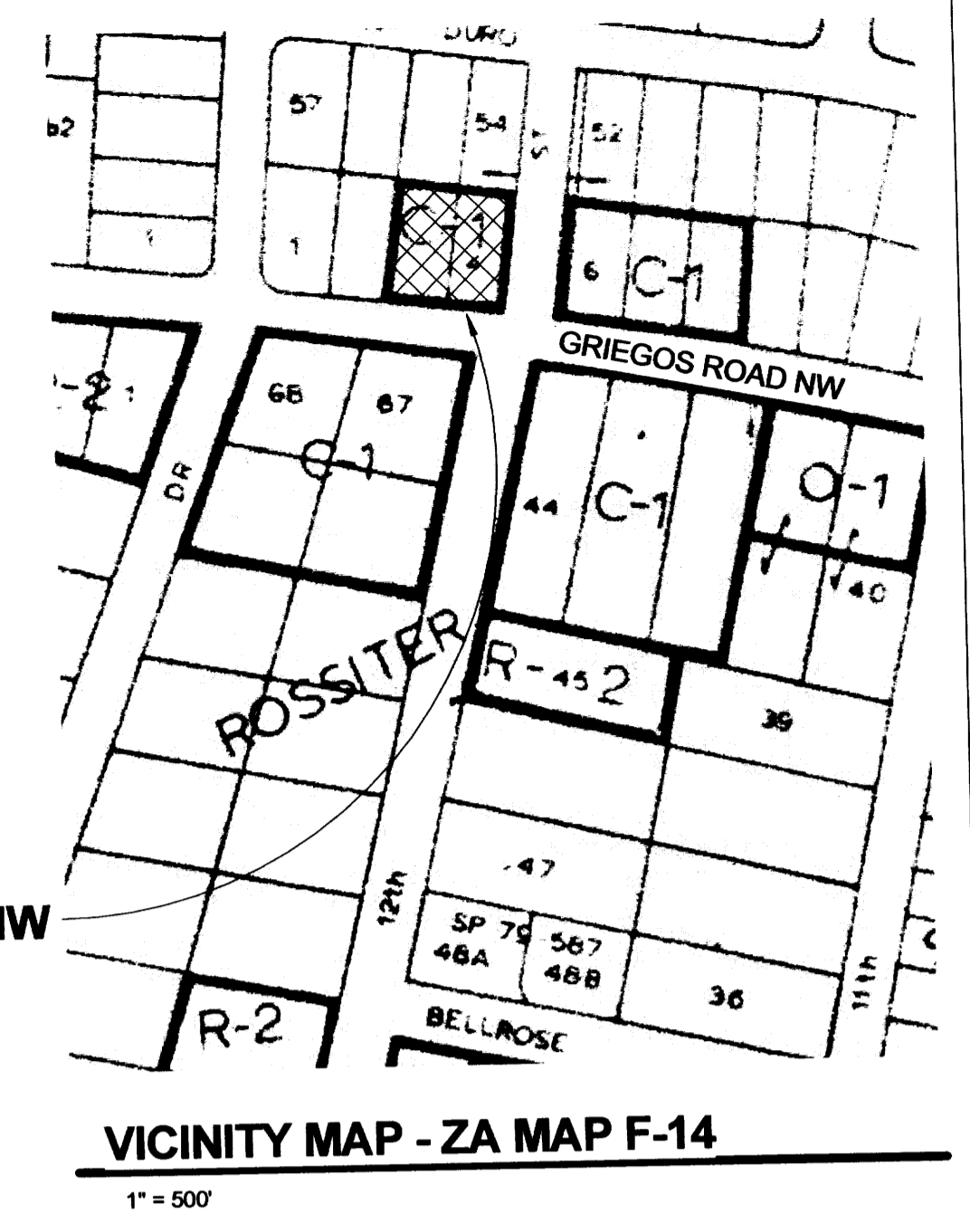
CODES: 2009 IRC, 2009 UMC, 2009 UPC, 2014 NEC
PROJECT LOCATION: NORTHWEST CORNER OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W., 1203 GRIEGOS ROAD N.W., ALBUQUERQUE, NM
ZONE ATLAS MAP: F-14
LEGAL DESCRIPTION: LOTS 3A, BLOCK 2, SANDIA PLAZA
TOTAL ACREAGE: .3519 ACRES
EXISTING ZONING: C-1
PROPOSED USES: RESIDENTIAL DWELLINGS
PROPOSED ZONING: SU-1 FOR RT
CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED
SEISMIC ZONE: D
MAXIMUM TOTAL DWELLING UNITS: 4 UNITS - 11 DUS PER ACRE
MAXIMUM BUILDING HEIGHT: 26'
REQUIRED PARKING: TOWNHOUSE UNITS: 4 UNITS X 2 PARKING SPACES = 8 PARKING SPACES
PROPOSED PARKING: OFF STREET PARKING = 12 PARKING SPACES INCLUDING GARAGES COMPLIES
USABLE OPEN SPACE: REQUIRED OPEN SPACE: 4 UNITS X 550 = 2200 SF UOS PROVIDED = 12,045 SF COMPLIES SEE SHEET 4 FOR UOS PLAN

LANDSCAPE CALCULATION: SEE SHEET 4

TWO BEDROOM UNITS:
 FLOOR AREA (EA. UNIT): 671
 LOWER LEVEL HEATED 517
 UPPER LEVEL HEATED 1188 SF
 TOTAL HEATED
 GARAGE AREA 264 SF
 TOTAL AREA 1452 SF

THREE BEDROOM UNITS:
 FLOOR AREA (EA. UNIT): 887
 LOWER LEVEL HEATED 786
 UPPER LEVEL HEATED 1473 SF
 TOTAL HEATED
 GARAGE AREA 424 SF
 TOTAL AREA 1897 SF

TOTAL BUILDING AREA:
 BUILDING:
 (2) TWO BEDROOM UNITS
 2 X 1188 = 2376 SF HEATED
 2 X 264 = 528 SF GARAGE
 (2) THREE BEDROOM UNITS
 2 X 1473 = 2946 SF HEATED
 2 X 424 = 848 SF GARAGE
TOTAL PROJECT HEATED = 5322 SF
TOTAL PROJECT GARAGE = 1376 SF



INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR A ZONE CHANGE TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF 12TH STREET AND GRIEGOS ROAD N.W., 1203 GRIEGOS ROAD N.W.

THE SUBJECT PROPERTY CONSISTS OF ONE REPLATTED UNIMPROVED PARCEL ZONED C-1. WE RESPECTFULLY SEEK A CHANGE OF ZONE TO SU-1 FOR RT.

THE LOT IS UNDER CONTRACT TO MR. JASON BUCHANAN.

RESIDENTIAL ZONED SINGLE FAMILY RESIDENCES FRAME THE PROPOSED DEVELOPMENT ON THE WEST AND THE NORTH. COMMERCIAL ZONED IMPROVED USES ARE LOCATED TO THE SOUTH AND THE EAST ACROSS THE ADJUTING STREETS.

THE FOUR UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE LOT PARCEL. THE TWO STORY TOWNHOUSE CONFIGURATION CONSISTS OF (2) THREE BEDROOM UNITS AND (2) TWO BEDROOM UNITS. THIS CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .35) RESIDENTIAL USE AT THE INTERSECTION BETWEEN THE NEIGHBORHOOD EDGE AND THE TWO LANE COLLECTOR STREET (GRIEGOS ROAD N.W.).

THE PROPOSED TOWNHOUSE UNIT GARAGE ENTRY DRIVEWAYS ARE SITUATED OFF OF A "T" SHAPED PRIVATE PARKING AREA. THE PROJECT'S FRONT SETBACK IS LOCATED OFF OF 12TH STREET, WHICH IS A LOCAL STREET NORTH OF GRIEGOS ROAD. VEHICULAR ACCESS IS PROVIDED VIA AN EXISTING CONCRETE DRIVEWAY. THE DRIVEWAY SHALL BE RETROFITTED TO ACCOMMODATE HANDICAP ACCESS ACROSS ITS WIDTH. FOUR FOOT WIDE INTERNAL PEDESTRIAN WALKWAYS CONNECT THE UNITS FROM NORTH TO SOUTH. THE CITY OF ALBUQUERQUE BUS TRANSIT ROUTE ON 4TH STREET NW IS LOCATED ONE-HALF MILE FROM THE SITE, WELL WITHIN REACH VIA BICYCLE.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR PARKING FRONTAGES ARE SINGLE STORY; THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PEDESTRIAN VIEW.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY MEANDERING YARD WALLS, TREES AND SHRUBS. INTERIOR LOT UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY. TREES AT OVERHEAD POWER LINES SHALL NOT EXCEED 25' IN HEIGHT AT MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED ON SHEET 5. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR BUILDING MASSING REFERENCE.

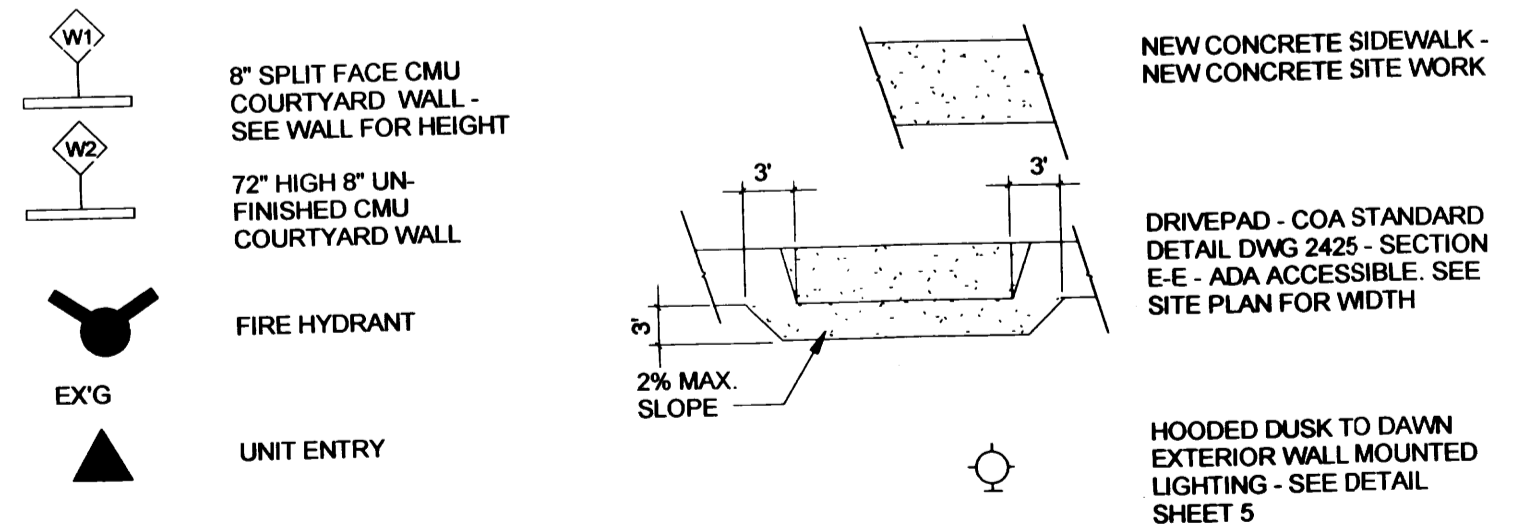
PROJECT NUMBER: #1010182
APPLICATION NUMBERS:
SDP FOR BP: #15DRB-70024

Is an Infrastructure List required? () 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

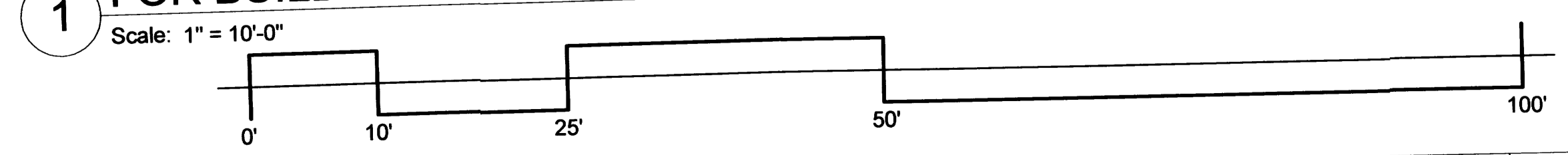
SITE PLAN LEGEND



SHEET LIST

Sheet Number	Sheet Name
1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2	SITE DRAINAGE & GRADING PLAN
3	SITE UTILITY PLAN
4	SITE LANDSCAPE PLAN
5	ELEVATIONS & DETAILS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



Cinelli / Roger Cinelli & Assoc.
 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE:
4 UNIT TOWNHOUSE DEV. FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W. ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE	PROJECT NO.
JAN. 1, 2015	BUCH6D
SEAL	DRAWING NO.

1/1/15

PROJECT: 1010182
DATE:
APP:

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 246-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

Location
Lots 3 and 4, Block 2, Sandia Plaza, contains +/- 0.3519 acres and is located at 203 Griegos Rd. N.W. See attached portion of the Vicinity Map for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution to replace existing improvements with this new building.

Existing Drainage Conditions
There is undeveloped. This site is fairly flat, and it drains to Griegos Road and 12th Street N.W. No offsite runoff enters the site. Based on the FIRM Map 35001C0119C (revised September 26, 2008) the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk culverts. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (638.74 cf). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (282.32 cf). Total retention volume provided (2,631.83 cf) far exceeds the ponding requirement in the Valley (638.74 cf) and First Flush (282.32 cf).

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

* ZONE 2

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START TIME=0.0

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000550 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

START TIME=0.0

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000550 SQ MI
PER A=0.00 PER B=10.00 PER C=0.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START TIME=0.0

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE COMPUTE NM HYD ID=1 HYD NO=100.1 AREA=0.000550 SQ MI
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

START TIME=0.0

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

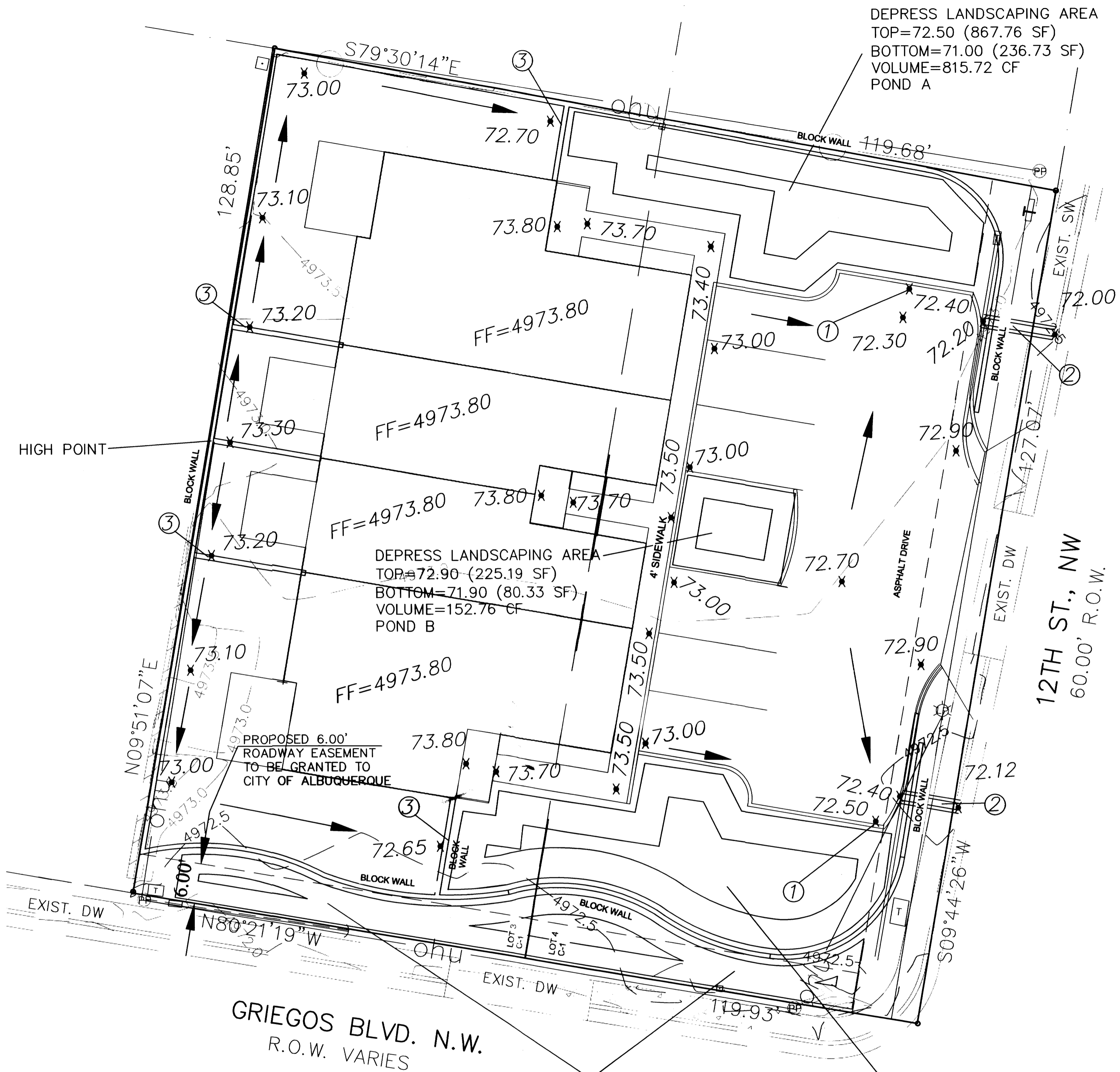
* ON-SITE COMPUTE NM HYD ID=1 HYD NO=110.1 AREA=0.000550 SQ MI
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 12th.txt

VERSION: 1997.02d RUN DATE (MON/DAY/YR) =12/22/2014
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
START										1	
RAINFALL TYPE=1											TIME=
COMPUTE NM HYD	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301		RAIN6= 2.350
START											TIME=
RAINFALL TYPE=1											RAIN6= 1.570
COMPUTE NM HYD	110.00	-	1	.00055	.33	.008	.27828	1.533	.945		PER IMP= .00
START											TIME=
RAINFALL TYPE=1											RAIN6= 2.350
COMPUTE NM HYD	100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216		PER IMP= 72.22
START											TIME=
RAINFALL TYPE=1											RAIN6= 1.570
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FINISH											

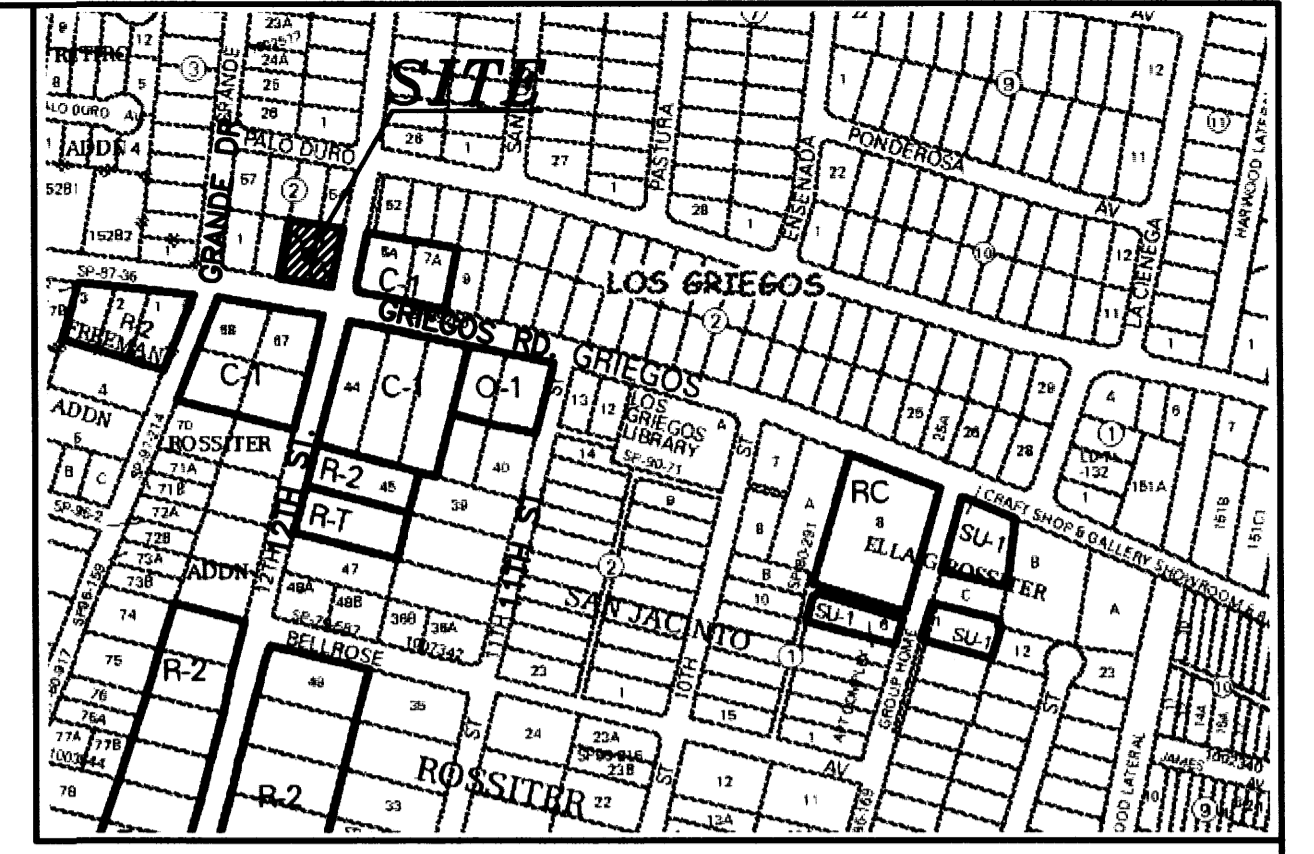


NOTES:

1. PROVIDE 12" CURB OPENING
2. 12" SIDEWALK CULVERT PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
3. 6" WALL OPENING (OR TURN TWO BLOCKS)

POND CALCULATION

TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,631.83 CF
 TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS
 = 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF
 TOTAL PONDING VOLUME REQUIRED (VALLEY) = 0.5 INCHES x AREA = (0.5/12 x 15,329.81) = 638.74 CF
 TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 9,964.38) = 282.32 CF



VICINITY MAP: F-14-Z

LEGAL DESCRIPTION:
LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA
CONTAINING 15,329.81 S.F. (0.3519 ACRE)
ZONING: C-1 USES

ADDRESS:
1203 GRIEGOS ROAD N.W.

- GENERAL NOTES:**
1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
 2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION DOUGLAS, HAVING AN ELEVATION OF 4975.078 FEET ABOVE SEA LEVEL.
 3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SLOPES ARE AT 3:1 MAXIMUM.

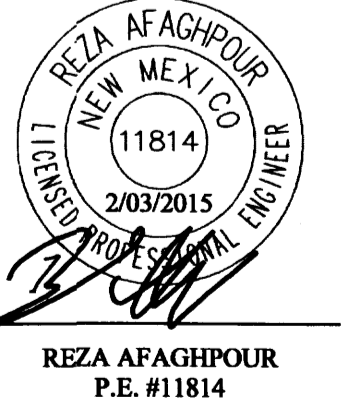
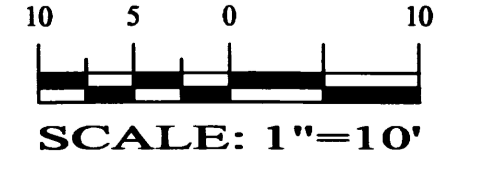
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- 5100 --- EXISTING CONTOUR (MAJOR)
- 5102 --- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- x 85.46 PROPOSED SPOT ELEVATION
- x 5265.16 EXISTING GRADE
- x 5284.43 EXISTING FLOWLINE ELEVATION
- █ PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TRW=91.50 TOP OF RETAINING WALL
- TF=88.00 TOP OF FOOTING
- HP HIGH POINT

GRAPHIC SCALE



SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 899-5570

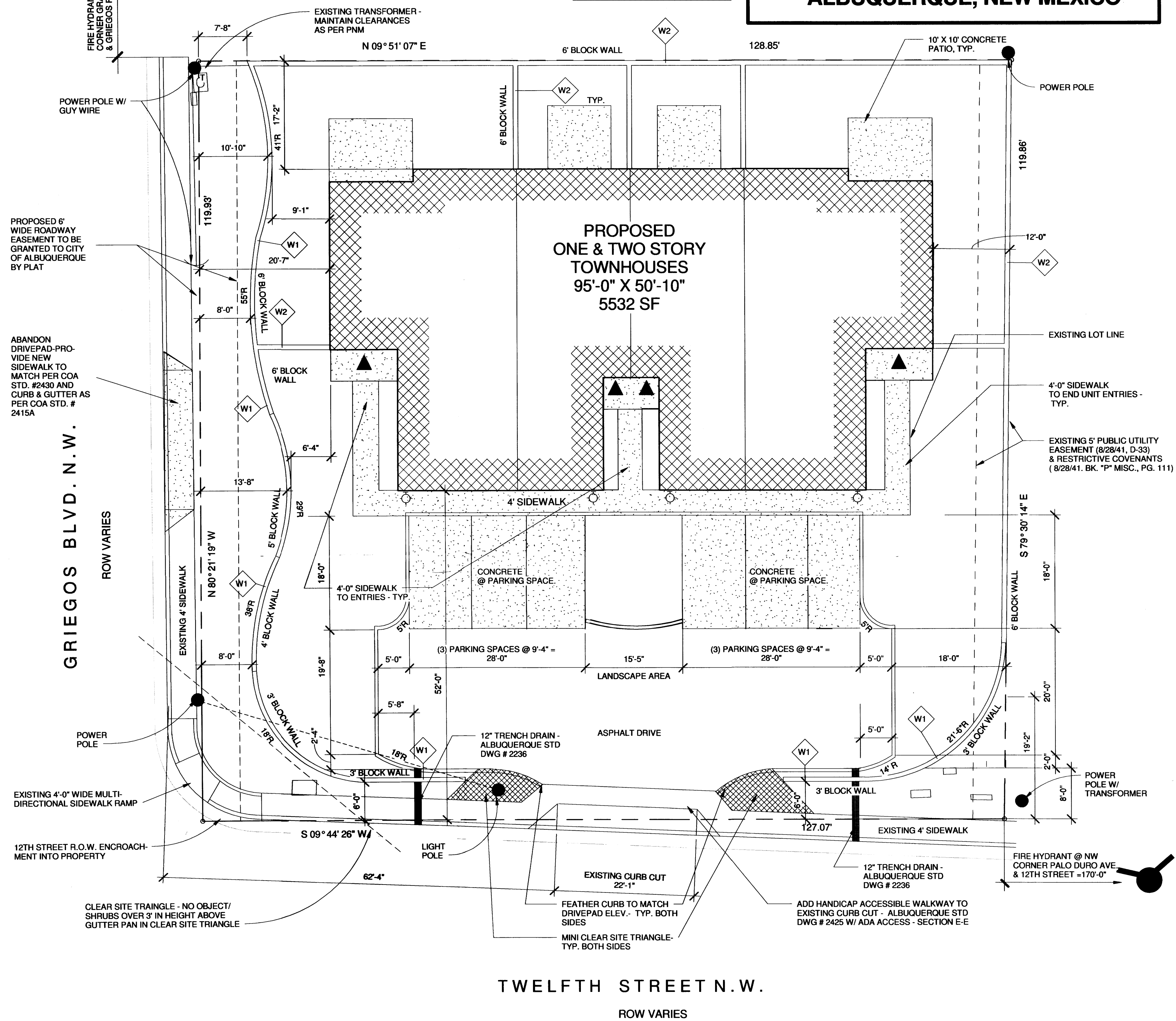
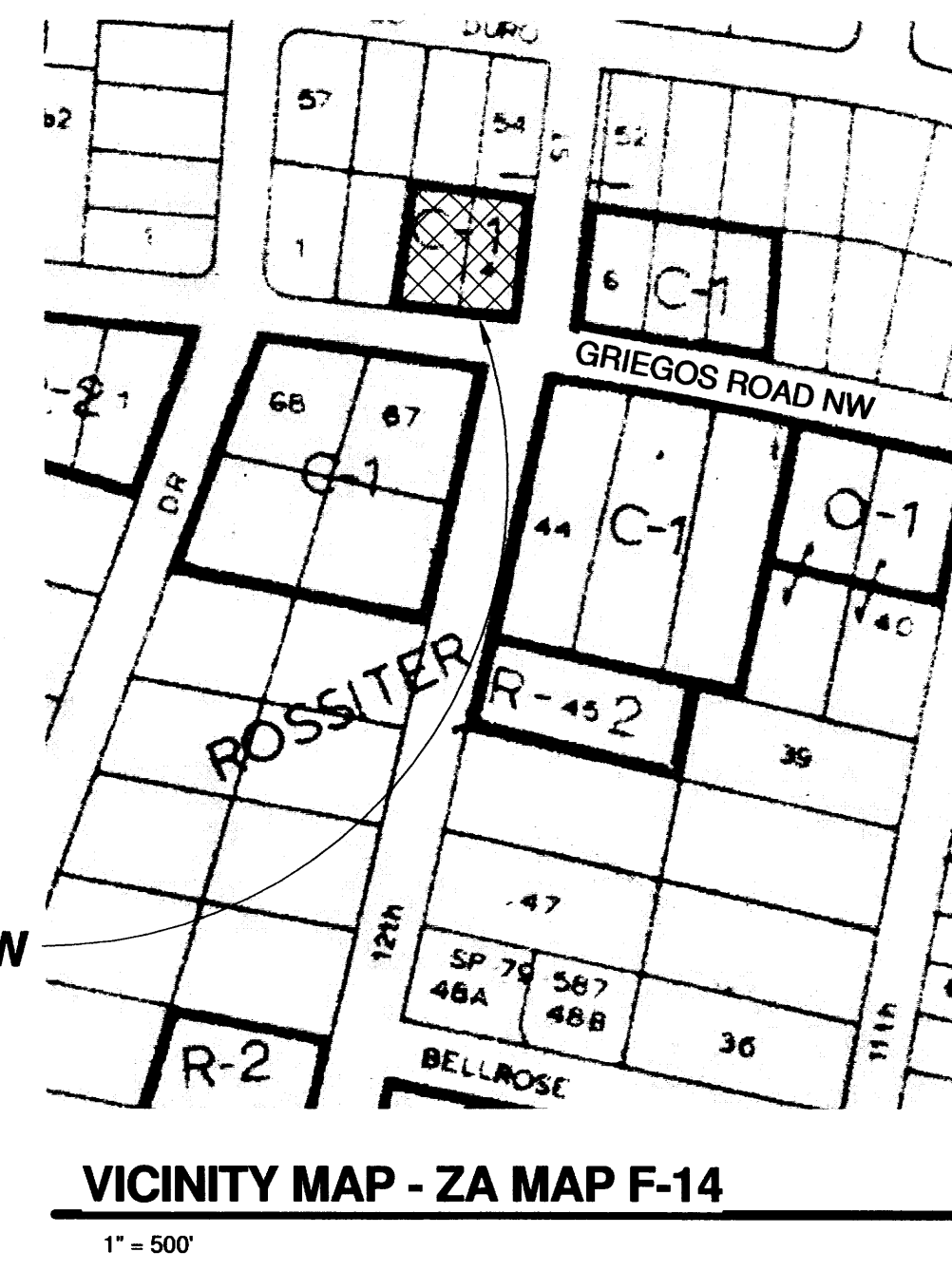
4 UNIT TOWNHOUSE DEVELOPMENT GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	3

**4 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**

DESIGN CRITERIA

CODES: 2009 IRC, 2009 UMC, 2009 UPC, 2014 NEC
PROJECT LOCATION: NORTHWEST CORNER OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W.
 1203 GRIEGOS ROAD N.W., ALBUQUERQUE, NM
ZONE ATLAS MAP: F-14
LEGAL DESCRIPTION: LOTS 3A, BLOCK 2, SANDIA PLAZA
TOTAL ACREAGE: .3519 ACRES
EXISTING ZONING: C-1
PROPOSED ZONING: RESIDENTIAL DWELLINGS
PROPOSED USES: SU-1 FOR RT
CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED
SEISMIC ZONE: D
MAXIMUM TOTAL DWELLING UNITS: 4 UNITS - 11 DUS PER ACRE
MAXIMUM BUILDING HEIGHT: 26'
REQUIRED PARKING:
 TOWNHOUSE UNITS: 4 UNITS X 2 PARKING SPACES = 8 PARKING SPACES
PROPOSED PARKING:
 OFF STREET PARKING = 12 PARKING SPACES INCLUDING GARAGES: COMPLIES
USABLE OPEN SPACE:
 REQUIRED OPEN SPACE:
 4 UNITS X 550 = 2200 SF
 UOS PROVIDED = 7,721 SF COMPLIES
 SEE SHEET 4 FOR UOS PLAN

LANDSCAPE CALCULATION:
 SEE SHEET 4
TWO BEDROOM UNITS:
 FLOOR AREA (EA. UNIT): 548
 LOWER LEVEL HEATED 745
 UPPER LEVEL HEATED 1293 SF
 GARAGE 264 SF
 TOTAL AREA 1557 SF
THREE BEDROOM UNITS:
 FLOOR AREA (EA. UNIT): 786
 LOWER LEVEL HEATED 587
 UPPER LEVEL HEATED 1473 SF
 GARAGE 424 SF
 TOTAL AREA 1897 SF
TOTAL BUILDING AREA:
 BUILDING:
 (2) TWO BEDROOM UNITS
 2 X 1293 = 2586 SF HEATED
 2 X 264 = 528 SF GARAGE
 (2) THREE BEDROOM UNITS
 2 X 1473 = 2946 SF HEATED
 2 X 424 = 848 SF GARAGE
TOTAL PROJECT HEATED = 5532 SF
TOTAL PROJECT GARAGE = 1376 SF



INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR A ZONE CHANGE TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF 12TH STREET AND GRIEGOS ROAD N.W. - 1203 GRIEGOS ROAD N.W.
 THE SUBJECT PROPERTY CONSISTS OF ONE REPLATTED UNIMPROVED PARCEL, ZONED C-1. WE RESPECTFULLY SEEK A CHANGE OF ZONE TO SU-1 FOR RT.
 THE LOT IS UNDER CONTRACT TO MR. JASON BUCHANAN.
 RESIDENTIAL ZONED SINGLE FAMILY RESIDENCES FRAME THE PROPOSED DEVELOPMENT ON THE WEST AND THE NORTH. COMMERCIAL ZONED IMPROVED USES ARE LOCATED TO THE SOUTH AND THE EAST ACROSS THE ABUTTING STREETS.
 THE FOUR UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE LOT PARCEL. THE TWO STORY TOWNHOUSE CONFIGURATION CONSISTS OF (2) THREE BEDROOM UNITS AND (2) TWO BEDROOM UNITS. THIS CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = .35) RESIDENTIAL USE. AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE TWO LANE COLLECTOR STREET (GRIEGOS ROAD N.W.).
 THE PROPOSED TOWNHOUSE UNIT GARAGE ENTRY DRIVEWAYS ARE SITUATED OFF OF A "T" SHAPED PRIVATE PARKING AREA. THE PROJECT'S FRONT SETBACK IS LOCATED OFF OF 12TH STREET, WHICH IS A LOCAL STREET NORTH OF GRIEGOS ROAD. VEHICULAR ACCESS IS PROVIDED VIA AN EXISTING CONCRETE DRIVEWAY. THE DRIVEWAY SHALL BE RETROFITTED TO ACCOMMODATE HANDICAP ACCESS ACROSS ITS WIDTH. FOUR FOOT WIDE INTERNAL PEDESTRIAN WALKWAYS CONNECT THE UNITS FROM NORTH TO SOUTH. THE CITY OF ALBUQUERQUE BUS TRANSIT ROUTE ON 4TH STREET NW IS LOCATED ONE-HALF MILE FROM THE SITE; WELL WITHIN REACH VIA BICYCLE.
 ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR PARKING FRONTAGES ARE SINGLE STORY; THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PEDESTRIAN VIEW.
 LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY MEANDERING YARD WALLS, TREES AND SHRUBS. INTERIOR LOT UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY. TREES AT OVERHEAD POWER LINES SHALL NOT EXCEED 25' IN HEIGHT AT MATURITY.
 THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED ON SHEET 5. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR BUILDING MASSING REFERENCE.

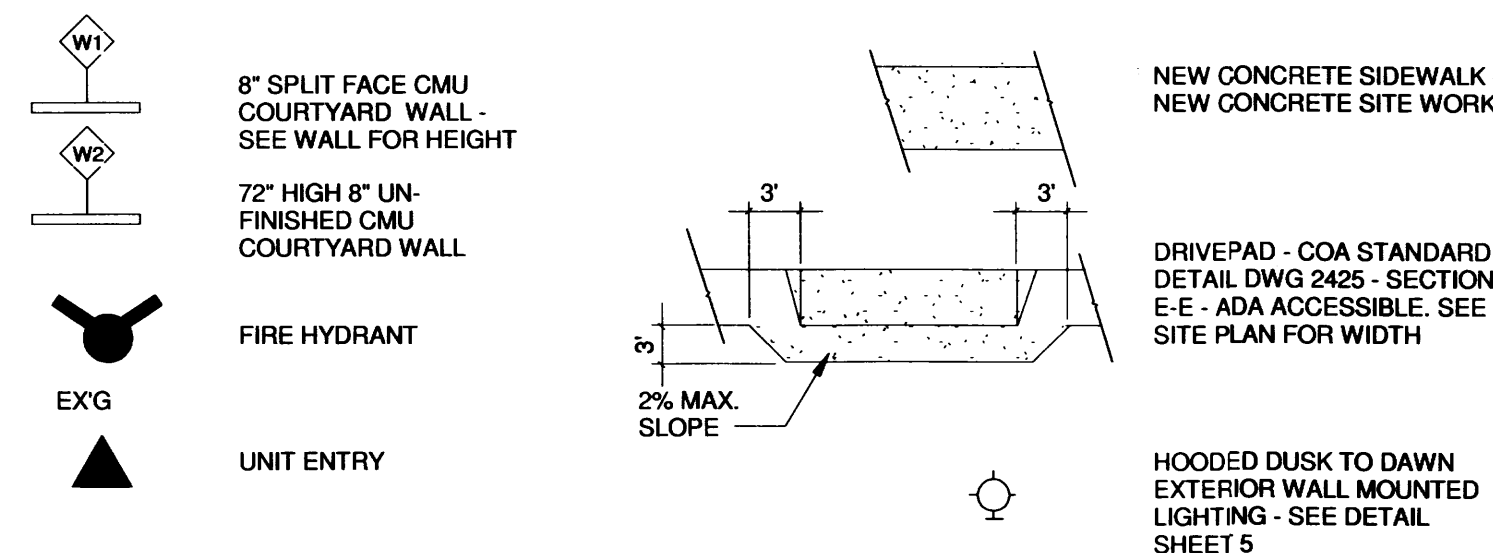
PROJECT NUMBER: #1010182
APPLICATION NUMBERS:
SDP FOR BP: #15DRB-70024

Is an Infrastructure List required? () 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 APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SITE PLAN LEGEND

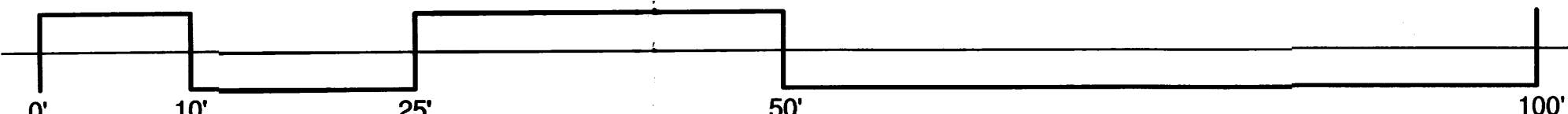


SHEET LIST

Sheet Number	Sheet Name
1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2	SITE DRAINAGE & GRADING PLAN
3	SITE UTILITY PLAN
4	SITE LANDSCAPE PLAN
5	ELEVATIONS & DETAILS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Scale: 1" = 10'-0"



Cinelli / Roger Cinelli & Assoc.
 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE:
 4 UNIT TOWNHOUSE DEV.
 FOR JASON BUCHANAN
 1203 GRIEGOS ROAD N.W.
 ALBUQUERQUE, NEW MEXICO

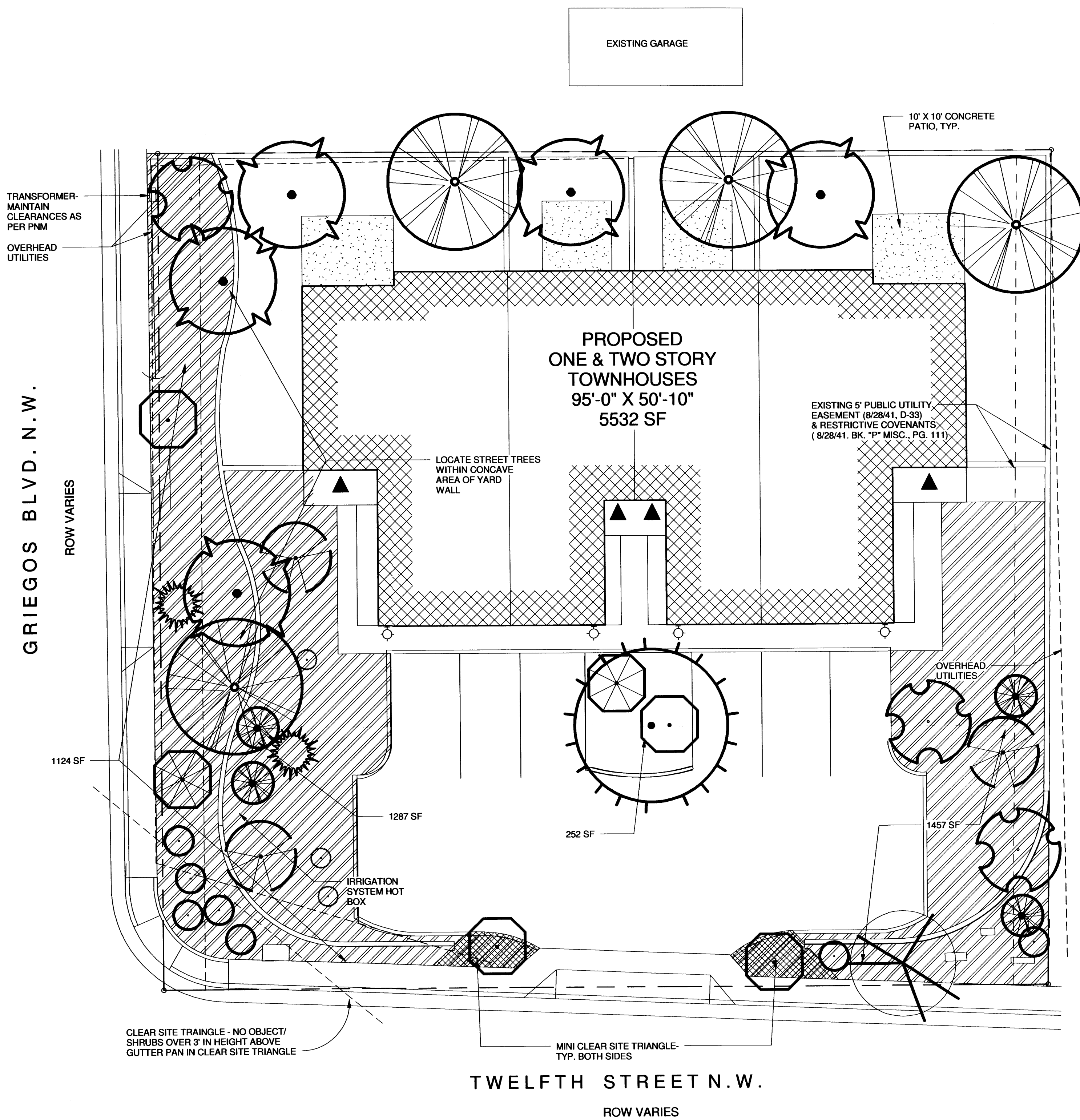
DRAWING TITLE:
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE	PROJECT NO.
FEB. 12, 2015	BUCH 6E
DRAWING NO.	

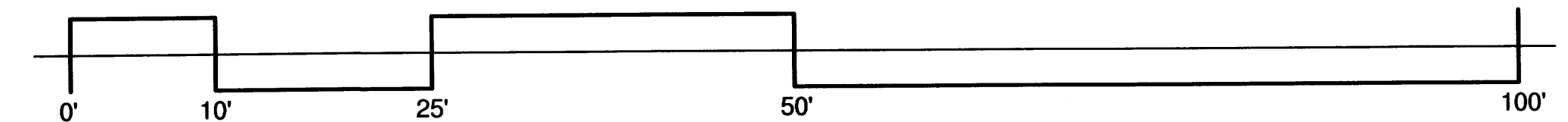


1

2/12/15

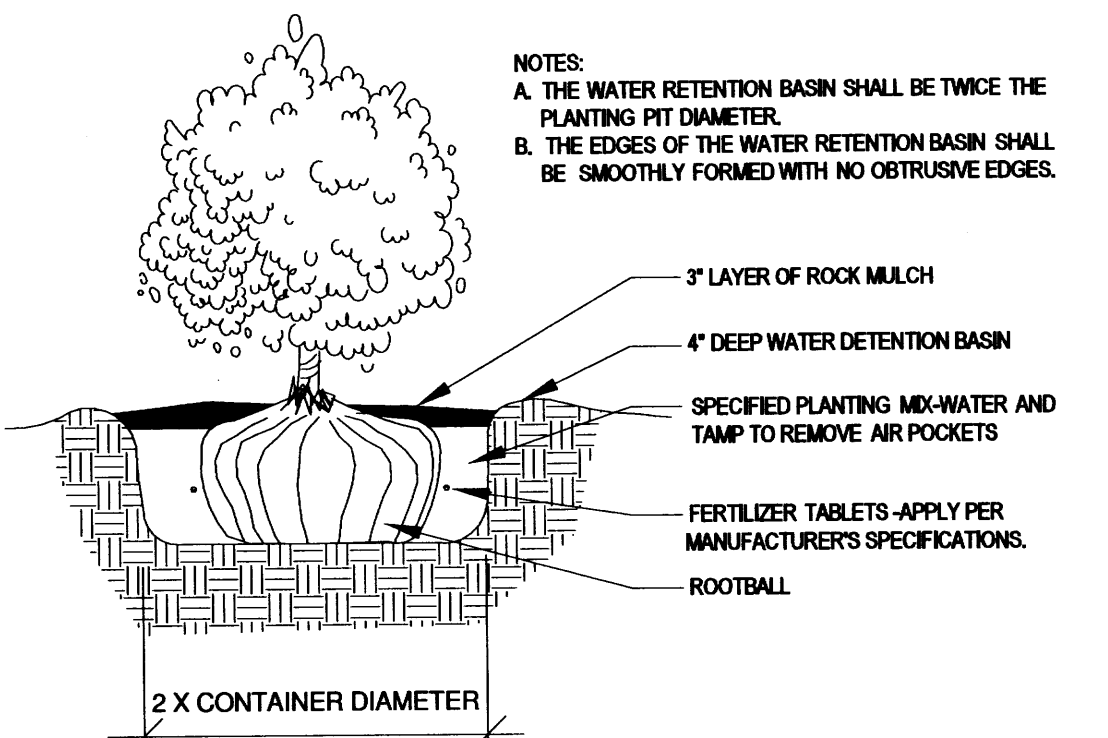


1 SITE LANDSCAPE PLAN
Scale: 1" = 10'-0"

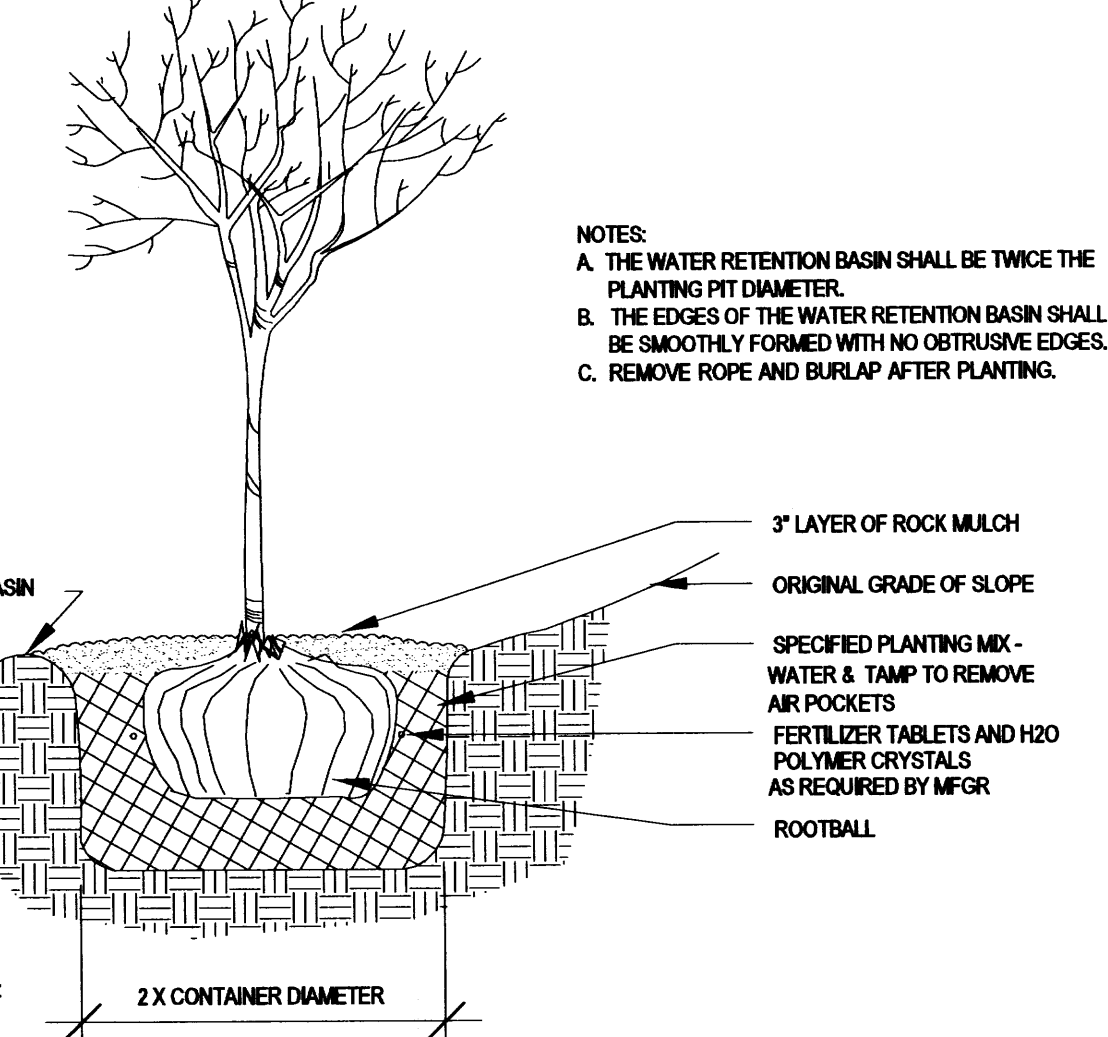


PLANTING SCHEDULE

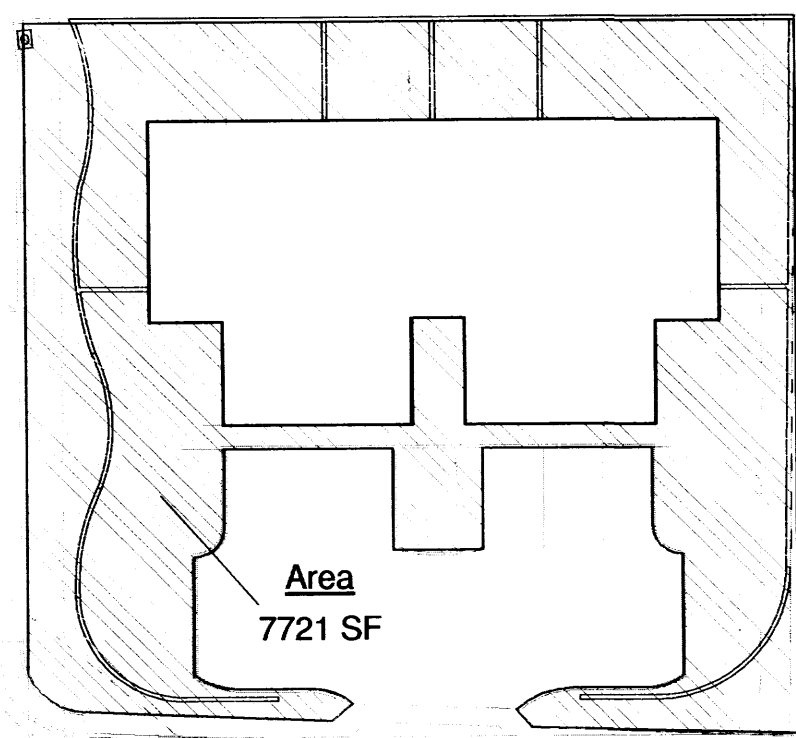
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	COUNT	AREA
TREES					
	PURPLE LEAF PLUM (M)	Prunus Cerisifera, 2" cal,	20' tall x 20' spread	4	
	FRAGRANT ASH (M)	Fraxinus Cuspidata, 2" cal	20' tall x 15' spread	5	
	CLEVELAND FLOWERING PEAR (M)	Pyrus Calleryana 'Cleveland', 2" cal	30' tall x 25' spread	1	
	NEW MEXICO OLIVE (M)	Forestiera Neomexicana, 2" cal	15' tall x 15' spread	1	
TOTAL TREES				11 > 4	COMPLIES
SHRUBS					
	GREY LEAF COTONEASTER (M)	Cotoneaster Buxifolius, 1 Gal.	3' tall X 5' spread	2	50
	INDIAN HAWTHORN (M)	Raphiolepis Indica, 1 Gal.	3' tall x 4' spread	7	112
	SILVER QUEEN EUONYMUS (L)	Euonymus japonicus 1 Gal.	12' tall x 6' spread	4	144
	SILVERBERRY (M)	Elaeagnus Pungens 1 Gal.	10' tall x 10' spread	3	300
	LYNWOOD GOLD FORSYTHIA (M)	Forsythia X Intermedia 'Lynbrook Gold' 1 Gal.	12' tall x 12' spread	3	432
	BLUE RUG JUNIPER (L)	Juniperus Horizontalis 'Witoni' 1 Gal.	1' tall x 8' spread	4	256
	SEA GREEN JUNIPER (L)	Juniperus Chinensis 'Sea Green Juniper' 1 Gal.	4'-6" tall x 6'-8" spread	2	88
SHRUB GROUND COVER TOTAL AREAS				1382 SF	



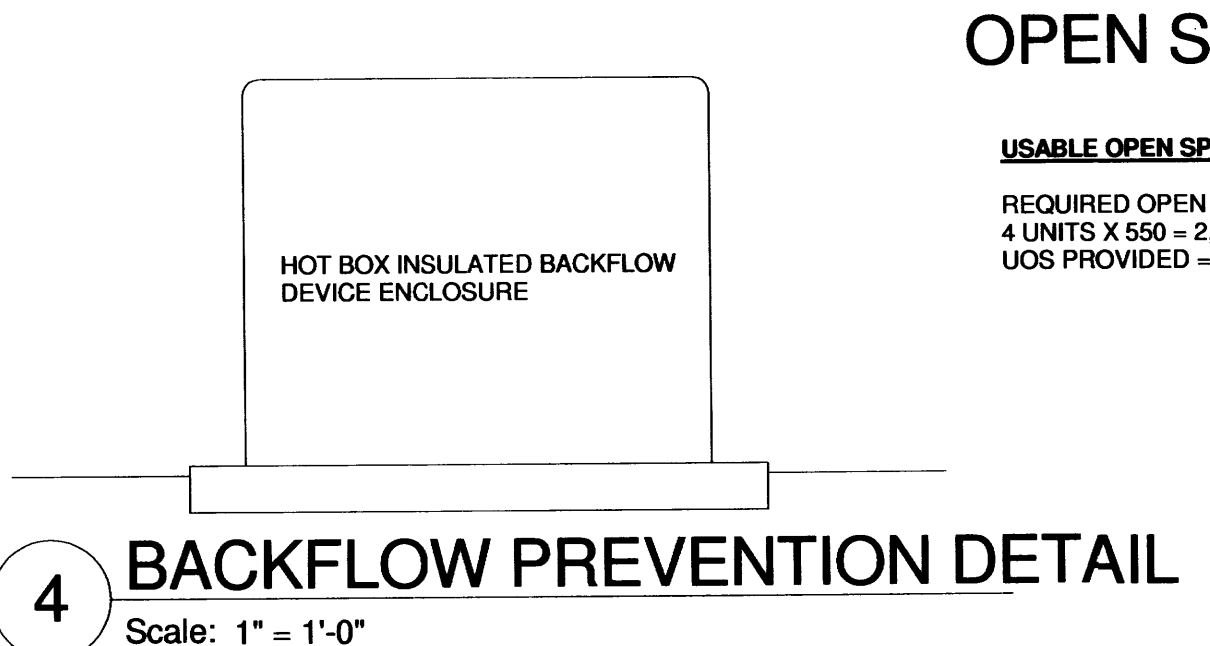
2 SHRUB PLANTING DETAIL
Scale: 1 1/2" = 1'-0"



3 TREE PLANTING WELL
Scale: 1 1/2" = 1'-0"



6 USABLE OPEN SPACE - 1203 GRIEGOS RD. NW
Scale: 1/32" = 1'-0"



4 BACKFLOW PREVENTION DETAIL
Scale: 1" = 1'-0"

LANDSCAPING CALCULATIONS & NOTES

LANDSCAPE CALCULATION:
 LOT: 3519A X 43560 = 15,329 SF
 (BUILDINGS: 4,097 SF)
 NET LOT AREA: 11,232 SF
 REQUIRED LANDSCAPING: 11,232 X 15% = 1685 SF
 LANDSCAPING (HATCHED, EXCLUSIVE OF REAR YARDS PROVIDED: 4120 SF) **COMPLIES**
 REQUIRED 75% VEGETATIVE GROUND COVER = .75 X 1685 SF = 1264 SF
 VEGETATIVE GROUND COVER PROVIDED: 1382 SF **COMPLIES**

PLANT WATERING SHALL BE PROVIDED BY A DRIP IRRIGATION SYSTEM. CONTROLLERS SHALL BE PROVIDED IN THE NUMBER AND SPACING REQUIRED BY ZONE SPECIFICATION AND LOCATION. CONTROLLERS SHALL BE INSTALLED ON OWNERS HOUSE ELECTRICAL PANEL/S.

ALL LANDSCAPING, INCLUDING LANDSCAPING IN THE RIGHT OF WAY, SHALL BE MAINTAINED AND REPLACED, IF NECESSARY, BY THE OWNER.
 LANDSCAPING AND SIGNING SHALL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA.

THE PROJECT SHALL COMPLY WITH THE "WATER CONSERVATION AND WATER WASTE ORDINANCE" - ARTICLE 6-1-1-1.
 THE PROJECT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCE - 14-16-3-10, GENERAL LANDSCAPE REGULATIONS

HATCH LEGEND

- 4" CONCRETE SIDEWALK, DRIVEWAY AND COMMONS AREA SLABS
- 4" DEPTH OF 3/4" SANTA ANA TAN DECORATIVE GRAVEL ON 6 MIL VISQUEEN

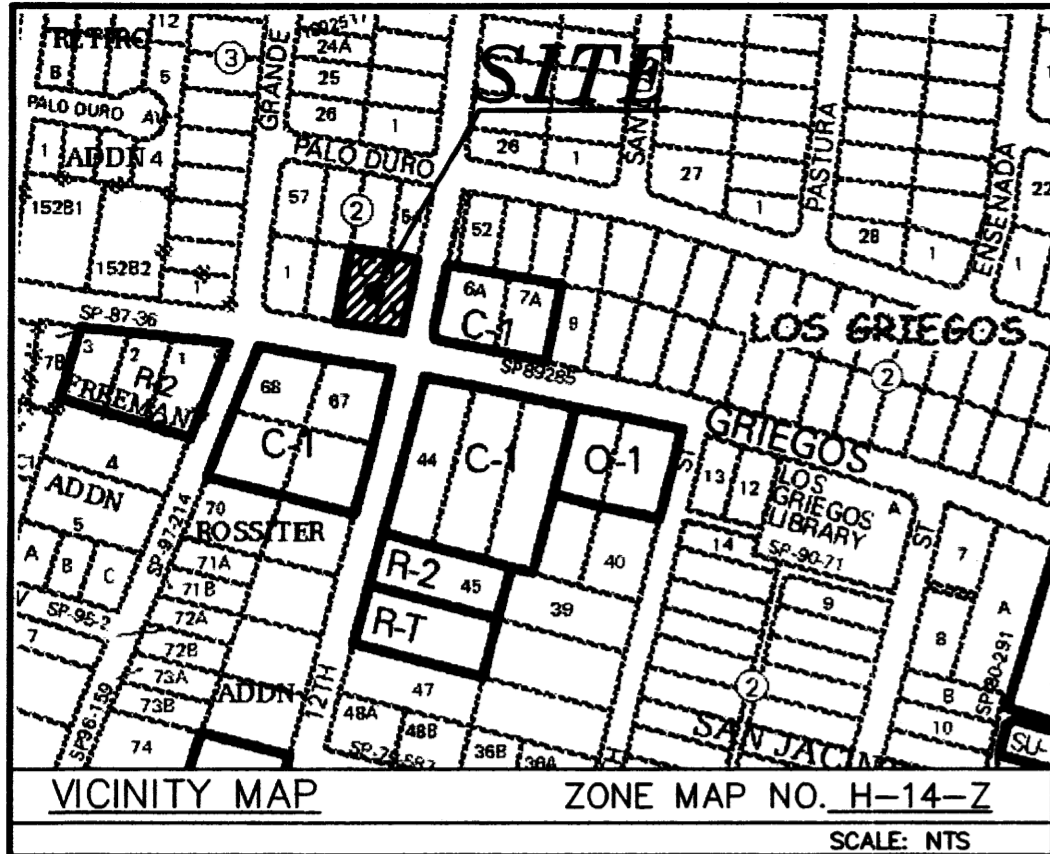
NOTE: GRAVEL AREAS @ UNIT ENTRY ALCOVES ARE NOT INCLUDED IN PROPOSED LANDSCAPE AREAS

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: **4 UNIT TOWNHOUSE DEV. FOR JASON BUCHANAN 1203 GRIEGOS ROAD N.W. ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE: **SITE LANDSCAPE PLAN**

SEAL 	DATE FEB. 12, 2015	PROJECT NO. BUCH 6E
DRAWING NO. 4		



LEGAL DESCRIPTION:

LOTS NUMBERED THREE (3) AND FOUR (4), IN BLOCK NUMBERED TWO (2) OF SANDIA PLAZA, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1941, IN BOOK D, PAGE 33. CONTAINING 0.3519 ACRE (15,329.81 SF) MORE OR LESS.

PROJECT: 1010182
 DATE: 1-28-15
 APP:

**PLAT OF
 LOT 3-A, BLOCK 2
 SANDIA PLAZA**
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2015

PROJECT NO. 1011082

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

APPROVALS:

Steven M. Kimbrough P.S. 1/20/15
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

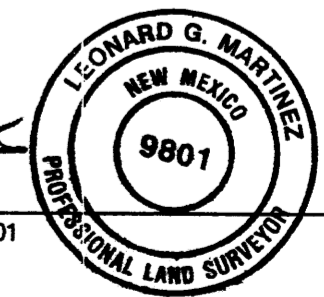
CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez
 LEONARD MARTINEZ P.S. # 9801
 01-14-2015
 DATE



**SBS CONSTRUCTION
 AND ENGINEERING, LLC**
 10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)804-5013

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TWO LOTS INTO ONE LOT, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS C-1.
- NUMBER OF EXISTING TRACTS/LOTS.....2 LOT
- NUMBER OF TRACTS/LOTS CREATED.....1 LOTS
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON (323.58 SF., 0.0074 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *Nancy Jo Archer* DATE: 01-14-2015

OWNER(S) PRINT NAME: NANCY JO ARCHER, PRESIDENT FOR HOGARES, INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JANUARY, 20 15, BY NANCY JO ARCHER, PRESIDENT FOR HOGARES, INC.

Shahram Biazar
 NOTARY

MY COMMISSION EXPIRES: _____



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

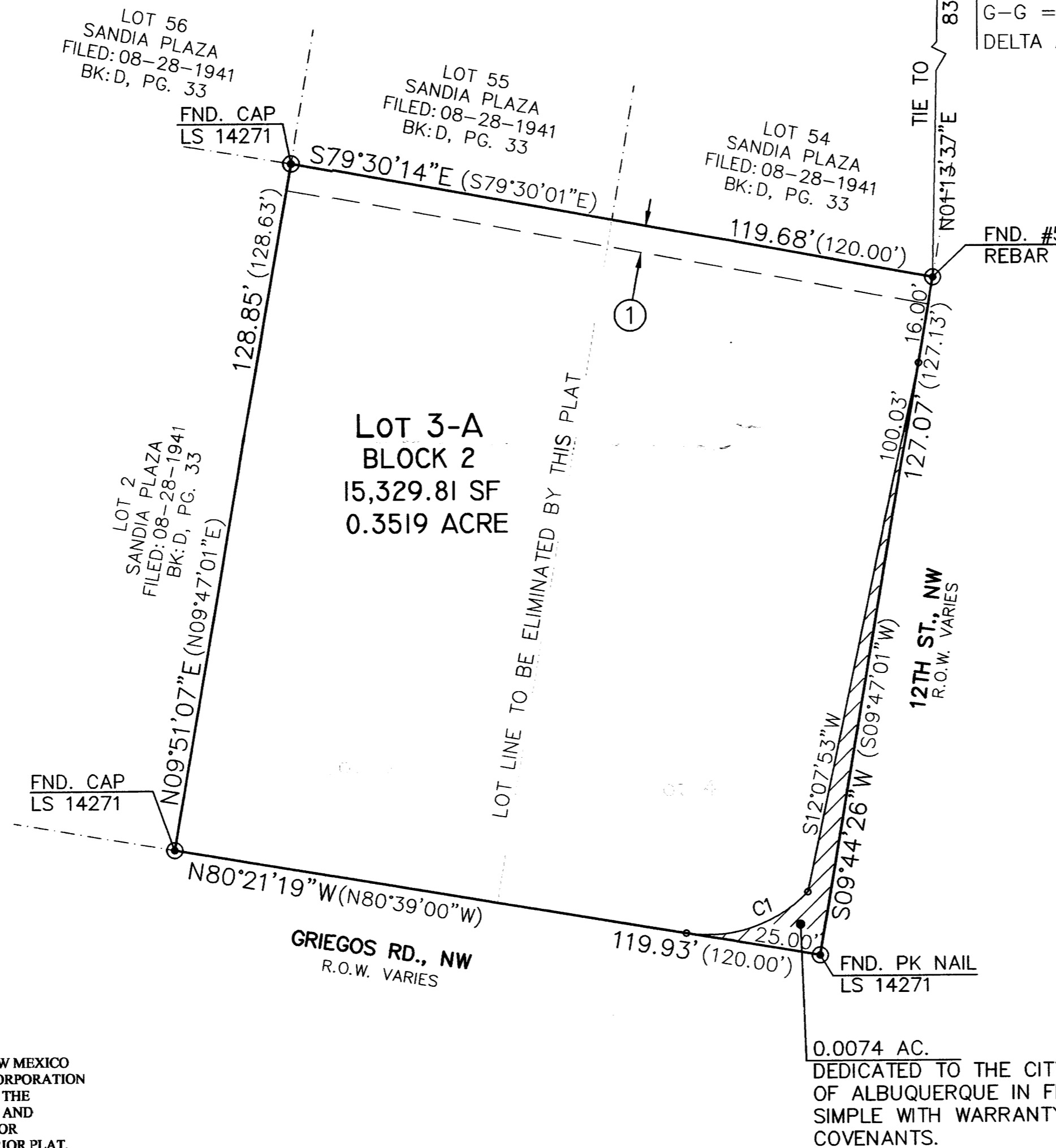
EASEMENTS:

- ① EXISTING 5' PUBLIC UTILITY EASEMENT (8/28/41, D-33) & RESTRICTIVE COVENANTS (8/28/41, BK. "P" MISC., PG. 111)

**PLAT OF
LOT 3-A, BLOCK 2
SANDIA PLAZA**
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGANT	CORD	CORD DIRECTION
C1	24.57'	25.00'	24°57'56"	13.38	23.60'	N71°29'02"E

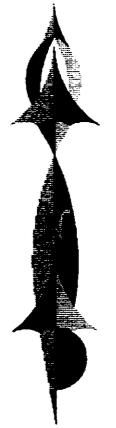
AGRS MONUMENT "DOUGLAS"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,505,417.495
Y = 1,520,286.421-NAD 1983
EL. = 4975.078-NAVD 1988
G-G = 0.999682452
DELTA ALPHA = -00° 13' 52.53"



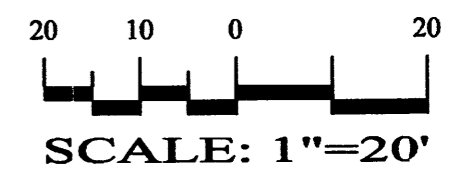
DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

0.0074 AC.
DEDICATED TO THE CITY
OF ALBUQUERQUE IN FEE
SIMPLE WITH WARRANTY
COVENANTS.

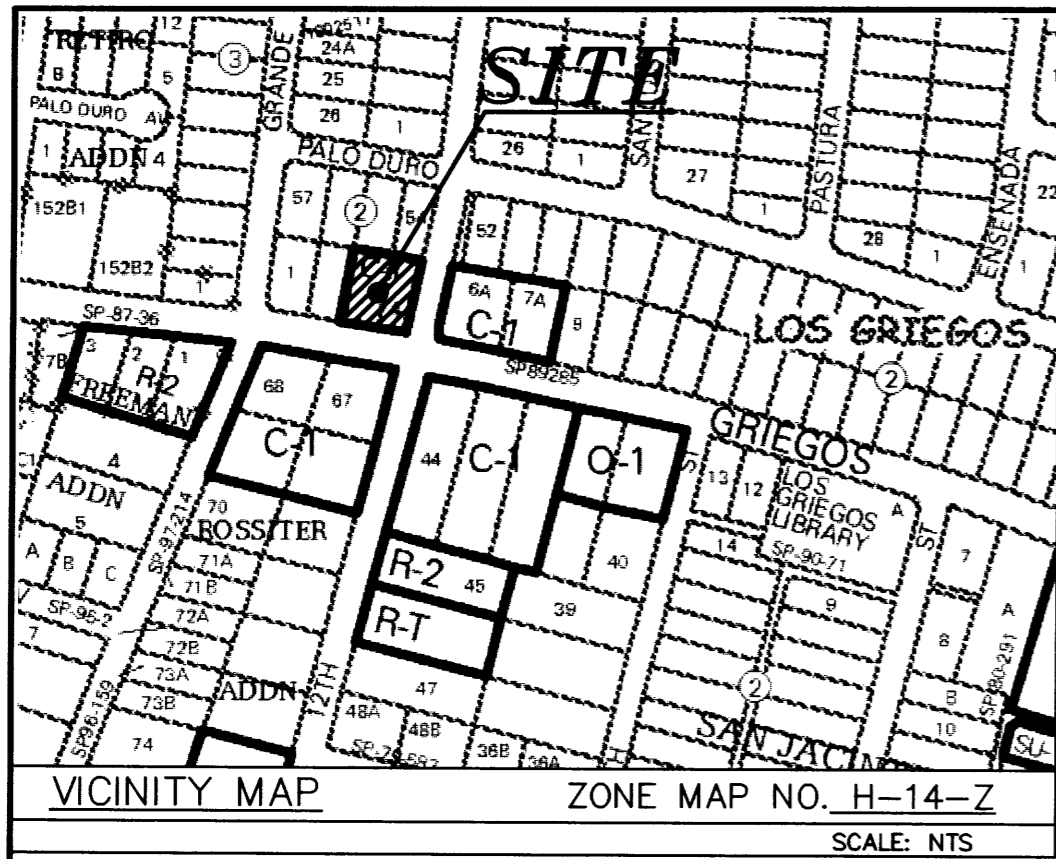


GRAPHIC SCALE



**SBS CONSTRUCTION
AND ENGINEERING, LLC**

P. O. BOX 10264
ALBUQUERQUE, NEW MEXICO 87184
(505)899-5570



LEGAL DESCRIPTION:

LOTS NUMBERED THREE (3) AND FOUR (4), IN BLOCK NUMBERED TWO (2) OF SANDIA PLAZA, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1941, IN BOOK D, PAGE 33. CONTAINING 0.3519 ACRE (15,329.81 SF) MORE OR LESS.

**PLAT OF
LOT 3-A, BLOCK 2
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TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015

PROJECT NO. 1011082

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

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Leonard Martinez

LEONARD MARTINEZ P.S. # 9801

01-14-2015
DATE

DISCLOSURE STATEMENT:

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GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- 4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 5: SITE DATA: ZONING IS C-1.
- 6: NUMBER OF EXISTING TRACTS/LOTS.....2 LOT
- 7: NUMBER OF TRACTS/LOTS CREATED.....1 LOTS
- 8: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON (323.58 SF., 0.0074 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: _____ DATE: 01-14-2015

OWNER(S) PRINT NAME: NANCY JO ARCHER, PRESIDENT FOR HOGARES, INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JANUARY,
20 15, BY NANCY JO ARCHER, PRESIDENT FOR HOGARES, INC.

NOTARY MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

EASEMENTS:

- ① EXISTING 5' PUBLIC UTILITY EASEMENT (8/28/41, D-33) & RESTRICTIVE COVENANTS (8/28/41, BK. "P" MISC., PG. 111)
- ② 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ③ 6' ROAD WAY EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT.

**PLAT OF
LOT 3-A, BLOCK 2
SANDIA PLAZA**

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGANT	CORD	CORD DIRECTION
C1	24.57'	25.00'	24°57'56"	13.38	23.60'	N71°29'02"E

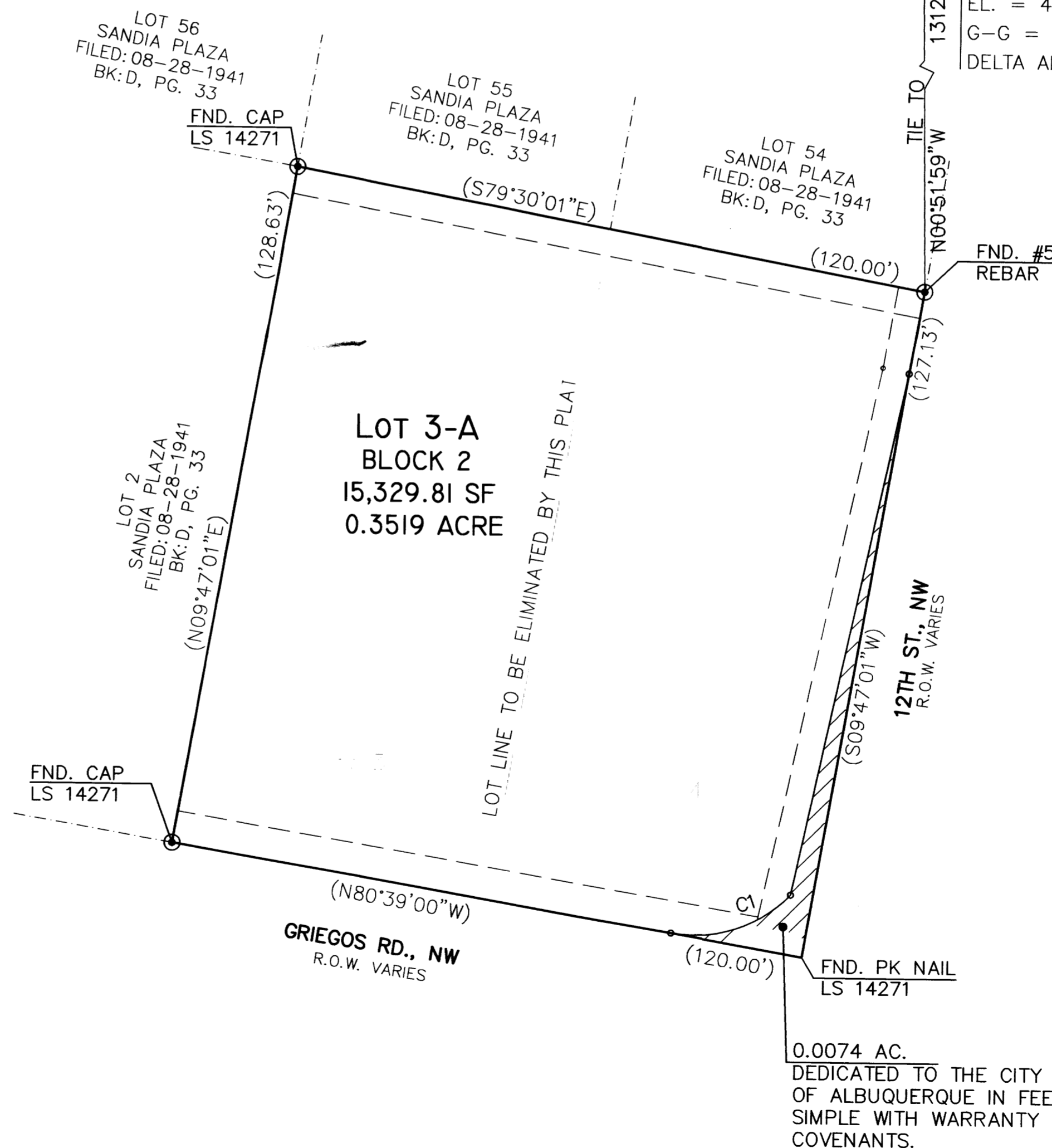
AGRS MONUMENT "DOUGLAS"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,505,417.495
Y = 1,520,286.421-NAD 1983
EL. = 4975.078-NAVD 1988
G-G = 0.999682452
DELTA ALPHA = -00° 13' 52.53"

PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

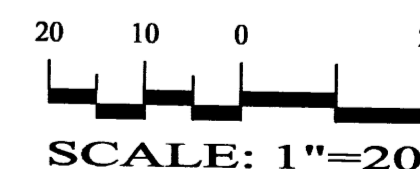
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



GRAPHIC SCALE



**SBS CONSTRUCTION
AND ENGINEERING, LLC**

P. O. BOX 10264
ALBUQUERQUE, NEW MEXICO 87184
(505)899-5570

**4 UNIT TOWNHOUSE PROJECT
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**

DESIGN CRITERIA

CODES: 2009 IRC, 2009UMC, 2009 UPC, 2014NEC

LANDSCAPE CALCULATION:
SEE SHEET 4

PROJECT LOCATION: SOUTHEAST CORNER OF INTERSECTION OF 12TH STREET AND GRIEGOS ROAD N.W.
1203 GRIEGOS ROAD N.W., ALBUQUERQUE, NM

TWO BEDROOM UNITS:

FLOOR AREA (EA. UNIT):
LOWER LEVEL HEATED 517
UPPER LEVEL HEATED
TOTAL HEATED 1188 SF
GARAGE 264 SF
TOTAL AREA 1452 SF

ZONE ATLAS MAP: F-14

LEGAL DESCRIPTION: LOTS 3A, BLOCK 2, SANDIA PLAZA

TOTAL ACREAGE: .3519 ACRES

EXISTING ZONING: C-1

PROPOSED USES: RESIDENTIAL DWELLINGS

PROPOSED ZONING: SU-1 FOR RT

CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: D

MAXIMUM TOTAL DWELLING UNITS: 4 UNITS - 11 DUS PER ACRE

MAXIMUM BUILDING HEIGHT: 26'

REQUIRED PARKING:
TOWNHOUSE UNITS: 4 UNITS X 2 PARKING SPACES = 8 PARKING SPACES

PROPOSED PARKING:
OFF STREET PARKING = 12 PARKING SPACES INCLUDING GARAGES' COMPLEX

USABLE OPEN SPACE:

REQUIRED OPEN SPACE:
4 UNITS X 550 = 2200 SF
UOS PROVIDED = 12,045 SF COMPLIES
SEE SHEET 4 FOR UOS PLAN

THREE BEDROOM UNITS:

FLOOR AREA (EA. UNIT):
LOWER LEVEL HEATED 786
UPPER LEVEL HEATED
TOTAL HEATED 1473 SF
GARAGE 424 SF
TOTAL AREA 1897 SF

TOTAL BUILDING AREA:

BUILDING:
(2) TWO BEDROOM UNITS

2 X 1188 = 2376 SF HEATED
2 X 264 = 528 SF GARAGE

(2) THREE BEDROOM UNITS

2 X 1473 = 2946 SF HEATED
2 X 424 = 848 SF GARAGE

TOTAL PROJECT HEATED = 5322 SF
TOTAL PROJECT GARAGE = 1376 SF

AFD PLANS CHECKING OFFICE
924-3611

APPROVES/DISAPPROVES
HYDRANT(S) ONLY

SIGNATURE & DATE: 01-20-15

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR A ZONE CHANGE TO THE PROPERTY LOCATED AT THE NORTH-WEST CORNER OF 12TH STREET AND GRIEGOS ROAD N.W. - 1203 GRIEGOS ROAD N.W.

THE SUBJECT PROPERTY CONSISTS OF TWO ADJACENT UNIMPROVED PARCELS, BOTH OF WHICH ARE ZONED C-1. WE RESPECTFULLY SEEK A CHANGE OF ZONE TO SU-1 FOR RT.

THE TWO LOTS ARE UNDER CONTRACT TO MR. JASON BUCHANAN.

RESIDENTIAL ZONED SINGLE FAMILY RESIDENCES FRAME THE PROPOSED DEVELOPMENT ON THE WEST AND THE NORTH. COMMERCIAL ZONED IMPROVED USES ARE LOCATED TO THE SOUTH AND THE EAST ACROSS THE ADJUTING STREETS.

THE TWO LOTS SHALL BE COMBINED INTO ONE PARCEL. THE FOUR UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE COMBINED LOT PARCEL. THE TWO STORY TOWNHOUSE CONFIGURATION CONSISTS OF (2) THREE BEDROOM UNITS AND (2) TWO BEDROOM UNITS. PROVIDES AN ACCEPTABLE DENSITY (FAR = .35) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE TWO LANE COLLECTOR STREET GRIEGOS ROAD N.W.

THE PROPOSED TOWNHOUSE UNIT GARAGE ENTRY DRIVEWAYS ARE SITUATED OFF OF A "T" SHAPED PRIVATE PARKING AREA. THE PROJECT'S FRONT SETBACK IS LOCATED OFF OF 12TH STREET, WHICH IS A LOCAL STREET NORTH OF GRIEGOS ROAD. VEHICULAR ACCESS IS PROVIDED VIA AN EXISTING CONCRETE DRIVEWAY. THE DRIVEWAY SHALL BE RETROFITTED TO ACCOMMODATE HANDICAP ACCESS ACROSS ITS WIDTH. FOUR FOOT WIDE INTERNAL PEDESTRIAN WALKWAYS CONNECT THE UNITS FROM NORTH TO SOUTH. THE BICYCLE LANE ON GRIEGOS ROAD PROVIDES A DESIGNATED VEHICULAR LANE FOR OCCUPANT'S USE. THE CITY OF ALBUQUERQUE BUS TRANSIT ROUTE ON 4TH STREET NW IS LOCATED ONE-HALF MILE FROM THE SITE, WELL WITHIN REACH VIA BICYCLE.

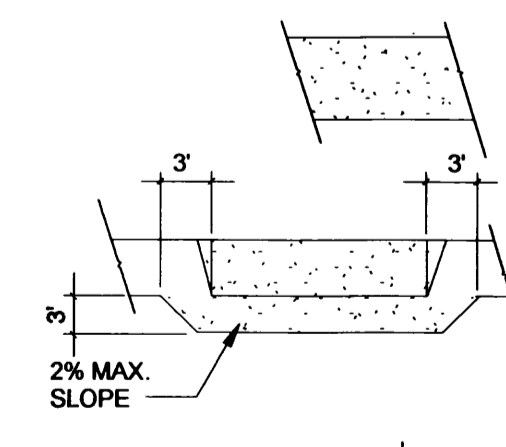
ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR PARKING FRONTAGES ARE SINGLE STORY. THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PEDESTRIAN VIEW.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY MEANDERING YARD WALLS, TREES AND SHRUBS. INTERIOR LOT UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR REFERENCE.

SITE PLAN LEGEND

- 8' SPLIT FACE CMU COURTYARD WALL - SEE WALL FOR HEIGHT
- 72" HIGH 8" UNFINISHED CMU COURTYARD WALL
- FIRE HYDRANT
- UNIT ENTRY



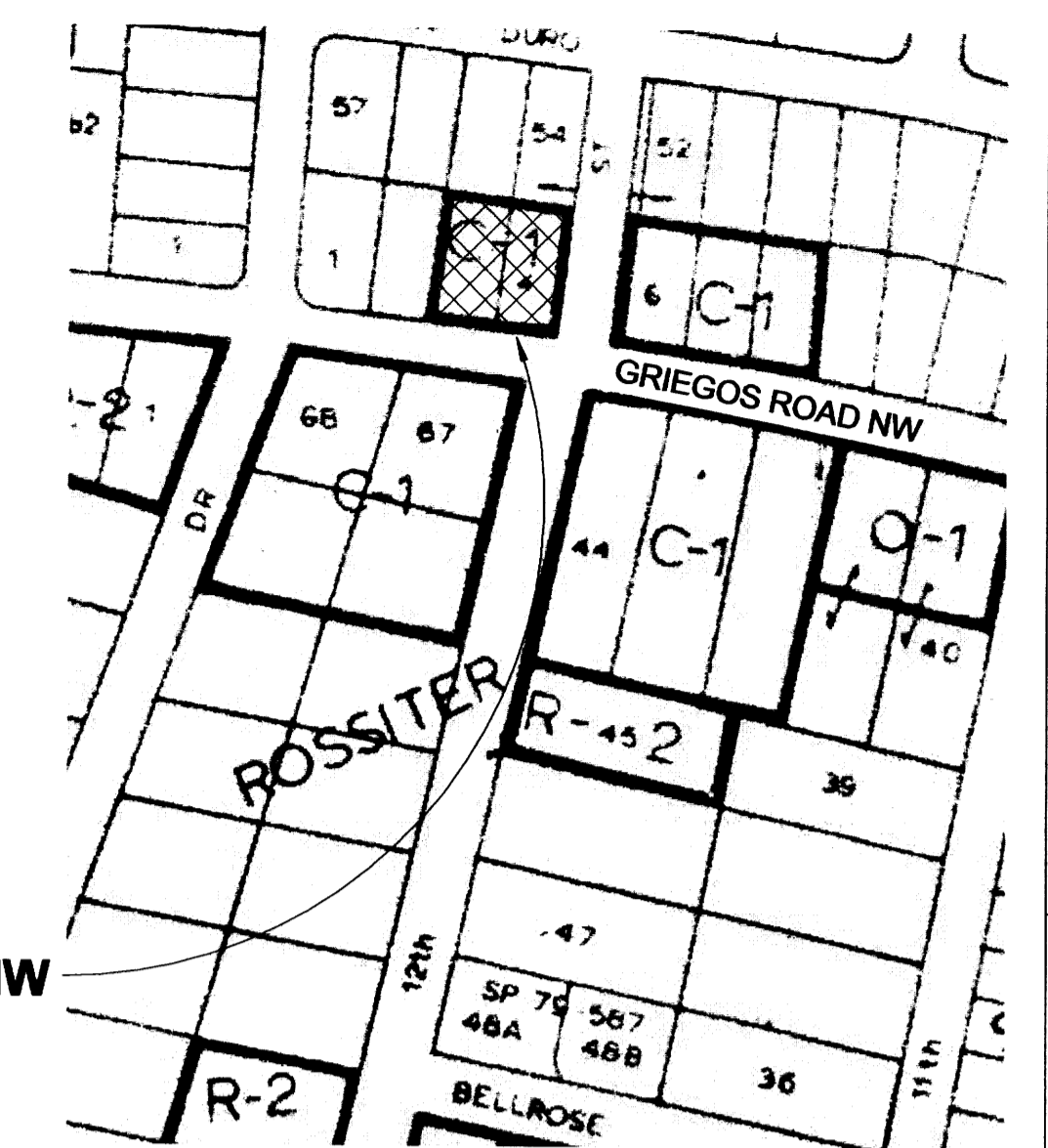
NEW CONCRETE SIDEWALK - NEW CONCRETE SITE WORK

DRIVEPAD - COA STANDARD DETAIL DWG 2425 - SECTION E-E - ADA ACCESSIBLE. SEE SITE PLAN FOR WIDTH

HOODED DUSK TO DAWN EXTERIOR WALL MOUNTED LIGHTING - SEE DETAIL SHEET 5

SHEET LIST

Sheet Number	Sheet Name
1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



VICINITY MAP - ZA MAP F-14

1" = 50'

PROJECT: 1010182
DATE: 1-28-15

PROJECT NUMBER:	
APPLICATION NUMBERS:	
Is an Infrastructure List required? () 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 APPROVAL:	
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	1-20-15 Date
DRB Chairperson, Planning Department	Date

Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
**4 UNIT TOWNHOUSE DEV.
FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W.
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE:
**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT**

DATE: JAN. 1, 2015 PROJECT NO.: BUCH 6D
DRAWING NO.:

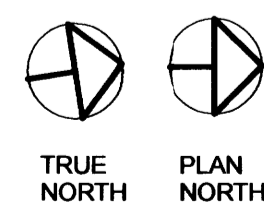
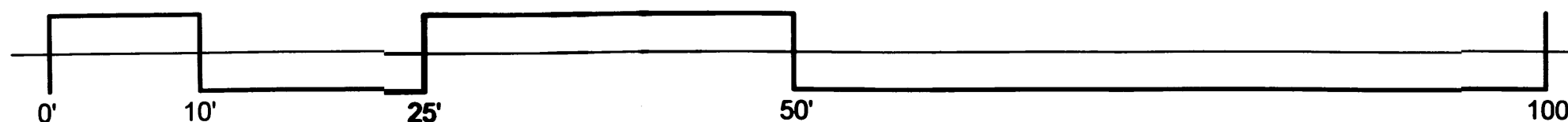


1/1/15

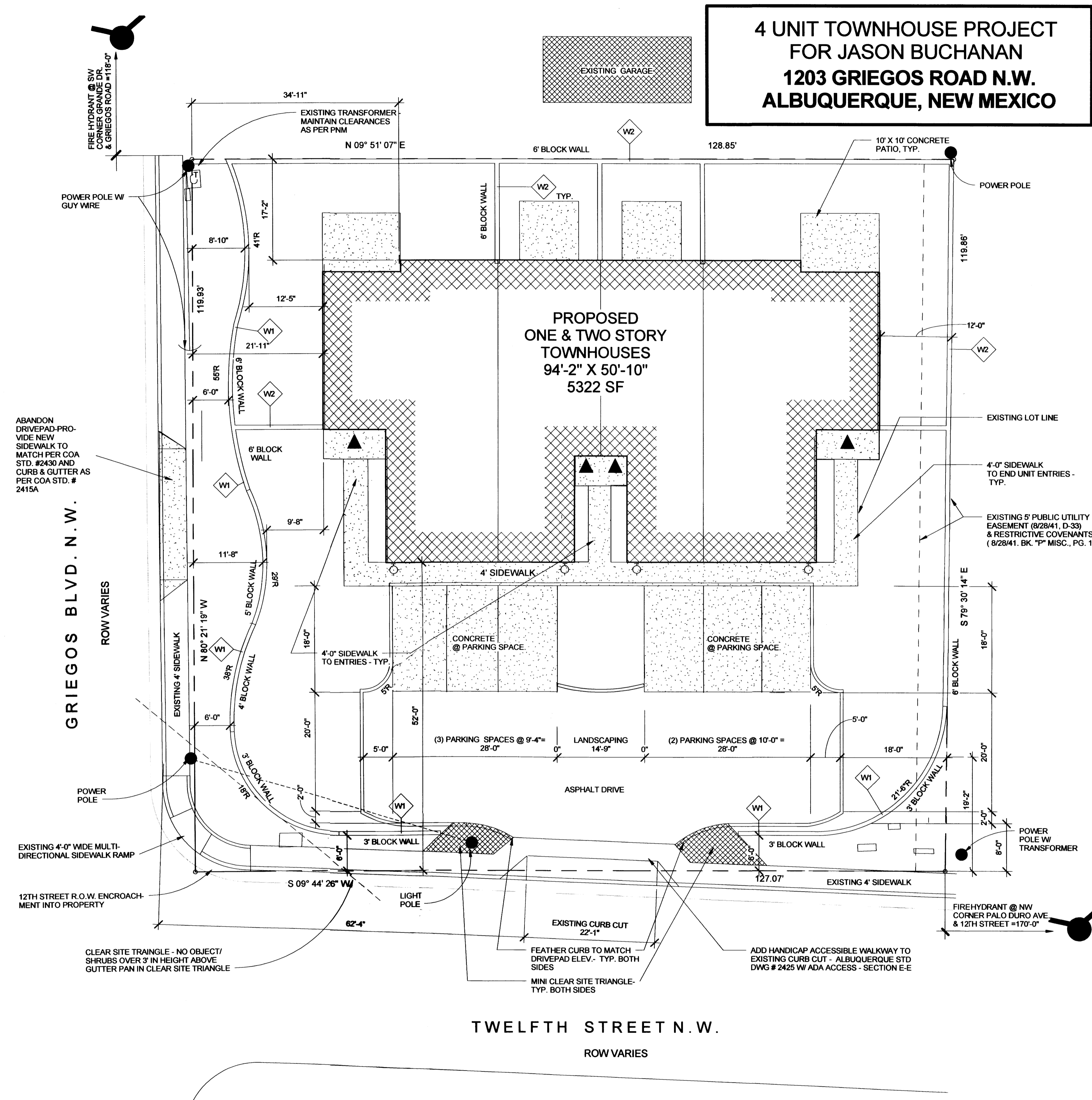
1

**SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT**

Scale: 1" = 10'-0"



TRUE NORTH PLAN NORTH



ABANDON DRIVEPAD-PROVIDE NEW SIDEWALK TO MATCH PER COA STD. #2430 AND CURB & GUTTER AS PER COA STD. # 2415A

EXISTING 4'-0" WIDE MULTI-DIRECTIONAL SIDEWALK RAMP

CLEAR SITE TRIANGLE - NO OBJECT/SHRUBS OVER 3' IN HEIGHT ABOVE GUTTER PAN IN CLEAR SITE TRIANGLE

FEATHER CURB TO MATCH DRIVEPAD ELEV. - TYP. BOTH SIDES
MINI CLEAR SITE TRIANGLE - TYP. BOTH SIDES

ADD HANDICAP ACCESSIBLE WALKWAY TO EXISTING CURB CUT - ALBUQUERQUE STD DWG # 2425 W ADA ACCESS - SECTION E-E

FIREHYDRANT @ NW CORNER PALO DURO AVE. & 12TH STREET = 170'-0"

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

Location
Lots 3 and 4, Block 2, Sandia Plaza, contains +/- 0.3519 acres and is located at 203 Griegos Rd. N.W. See attached portion of the Vicinity Map for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution to replace existing improvements with this new building.

Existing Drainage Conditions
There is undeveloped. This site is fairly flat, and it drains to Griegos Road and 12th Street N.W. No offsite runoff enters the site. Based on the FIRM Map 35001C0119G (revised September 26, 2008) the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan
The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk culverts. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (638.74 cf). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (282.32 cf). Total retention volume provided (2,631.83 cf) far exceeds the ponding requirement in the Valley (638.74 cf) and First Flush (282.32 cf).

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

*** ZONE 2**

 * 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

 START TIME=0.0
 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
 RAIN ONE=2.01 IN RAIN SIX=2.35 IN
 RAIN DAY=2.75 IN DT=0.03333 HR
 * ON-SITE
 COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000550 SQ MI
 PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
 TP=0.1333 HR MASS RAINFALL=-1

 * 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *

 START TIME=0.0
 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
 RAIN ONE=1.34 IN RAIN SIX=1.57 IN
 RAIN DAY=1.83 IN DT=0.03333 HR
 * ON-SITE
 COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000550 SQ MI
 PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
 TP=0.1333 HR MASS RAINFALL=-1

 * 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

 START TIME=0.0
 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
 RAIN ONE=2.01 IN RAIN SIX=2.35 IN
 RAIN DAY=2.75 IN DT=0.03333 HR
 * ON-SITE
 COMPUTE NM HYD ID=1 HYD NO=100.1 AREA=0.000550 SQ MI
 PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
 TP=0.1333 HR MASS RAINFALL=-1

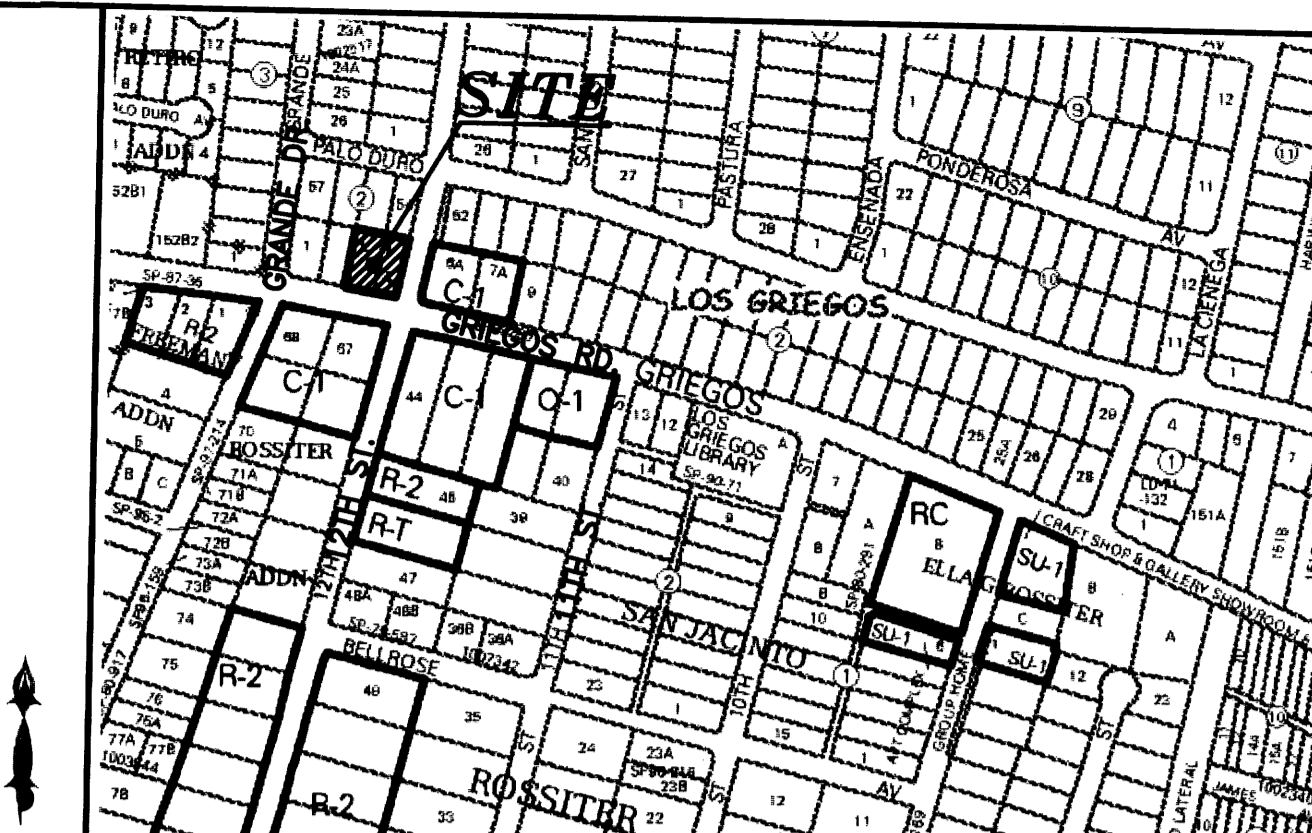
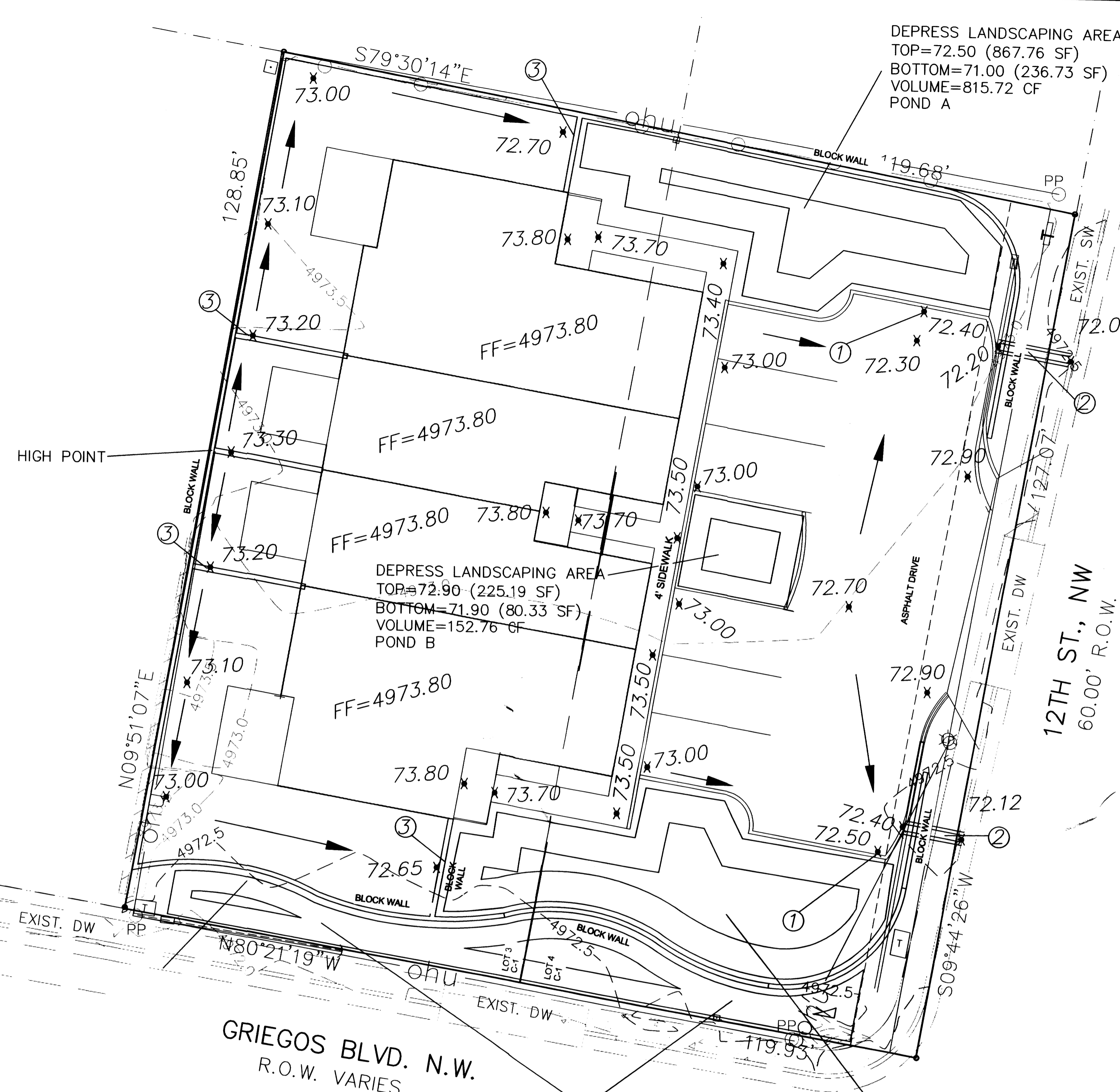
 * 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *

 START TIME=0.0
 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
 RAIN ONE=1.34 IN RAIN SIX=1.57 IN
 RAIN DAY=1.83 IN DT=0.03333 HR
 * ON-SITE
 COMPUTE NM HYD ID=1 HYD NO=110.1 AREA=0.000550 SQ MI
 PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
 TP=0.1333 HR MASS RAINFALL=-1

 FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - INPUT FILE = 12th.txt - VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 12/22/2014 USER NO. = AHYMO-1-9702c01000R31-AH

COMMAND	HYDROGRAPH ID	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE
START										
RAINFALL	TYPE=1									
COMPUTE NM HYD	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301 PER IMP=	2.350
START										
RAINFALL	TYPE=1									
COMPUTE NM HYD	110.00	-	1	.00055	.33	.008	.27828	1.533	.945 PER IMP=	1.570
START										
RAINFALL	TYPE=1									
COMPUTE NM HYD	100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216 PER IMP=	72.22
START										
RAINFALL	TYPE=1									
COMPUTE NM HYD	110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650 PER IMP=	72.22
FINISH										



VICINITY MAP: F-14-Z

LEGAL DESCRIPTION:
 LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA
 CONTAINING 15,329.81 S.F. (0.3519 ACRE)
 ZONING: C-1 USES

ADDRESS:
 1203 GRIEGOS ROAD N.W.

GENERAL NOTES:

1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION DOUGLAS, HAVING AN ELEVATION OF 4925.0223 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

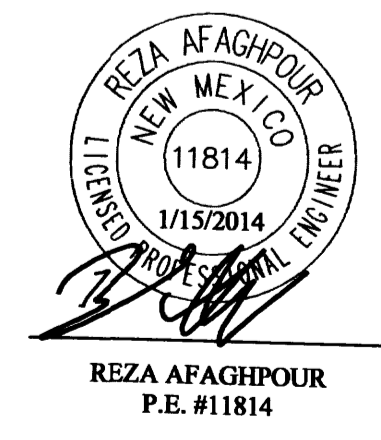
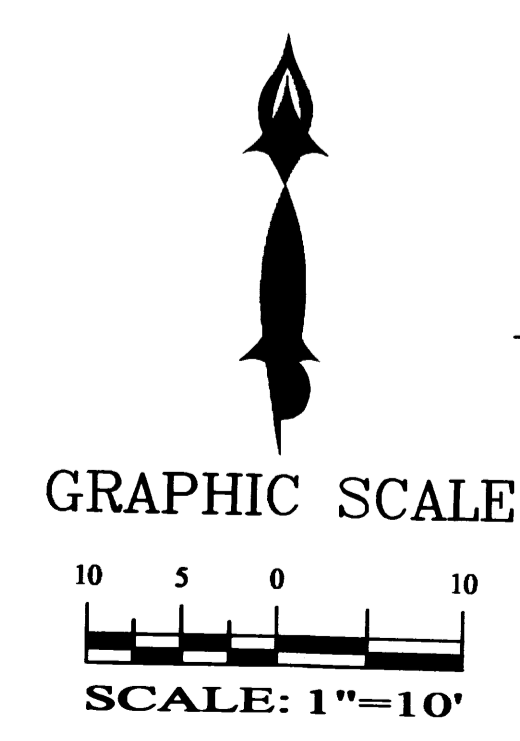
LEGEND

- 5100--- EXISTING CONTOUR (MAJOR)
- 5102--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- X 85.46 PROPOSED SPOT ELEVATION
- X 5265.16 EXISTING GRADE
- X 5284.43 EXISTING FLOWLINE ELEVATION
- █ █ █ █ PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TRW=91.50 TOP OF RETAINING WALL
- TF=88.00 TOP OF FOOTING
- HP HIGH POINT

- NOTES:**
1. PROVIDE 12" CURB OPENING
 2. 12" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
 3. 6" WALL OPENING (OR TURN TWO BLOCKS)

POND CALCULATION

TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,631.83 CF
 TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS
 = 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF
 TOTAL PONDING VOLUME REQUIRED (VALLEY) = 0.5 INCHES x AREA = (0.5/12 x 15,329.81) = 638.74 CF
 TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 9,964.38) = 282.32 CF



SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)899-5570

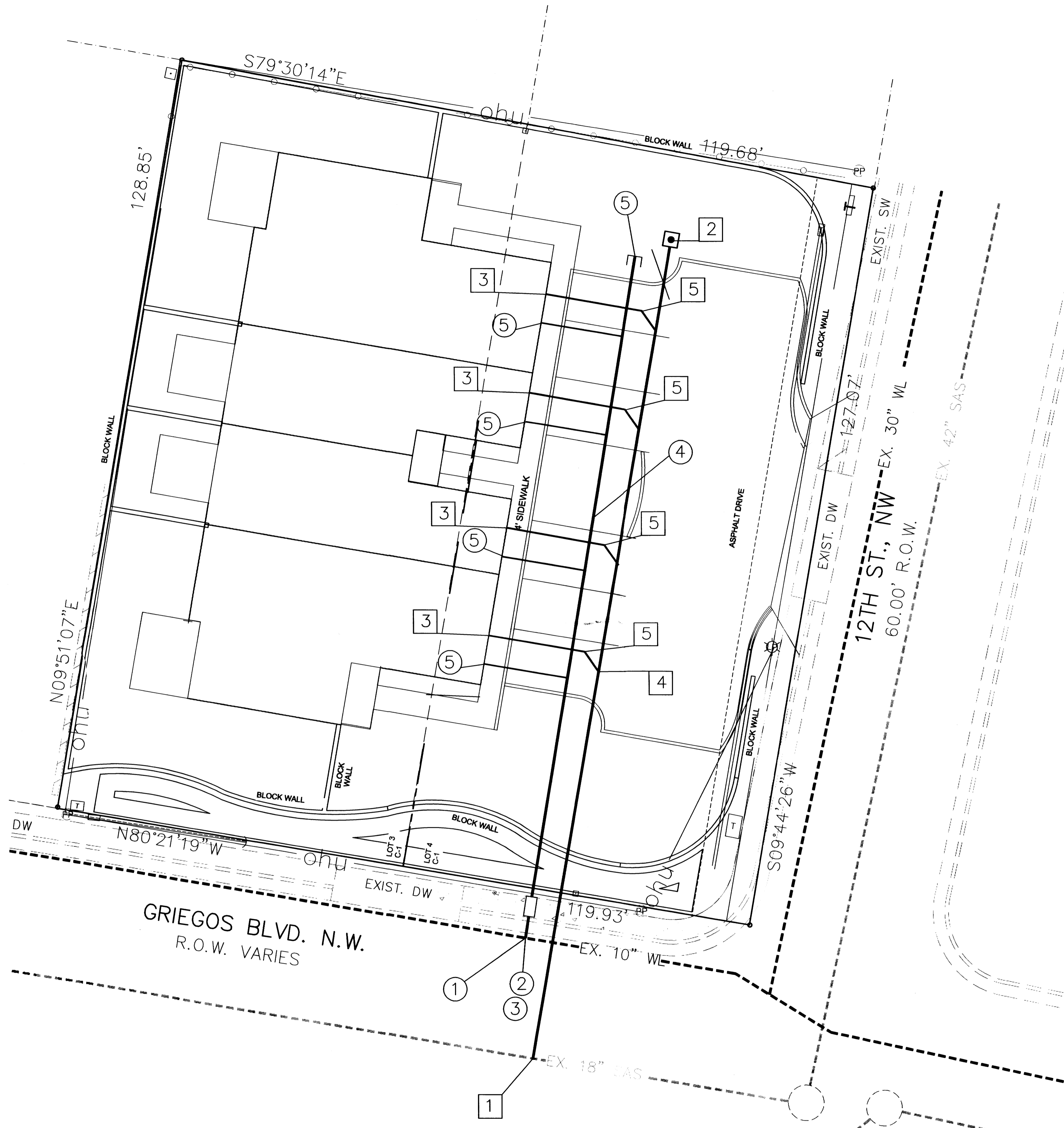
4 UNIT TOWNHOUSE DEVELOPMENT GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	23

○ WATER LINE NOTES:

1. TIE INTO EXIST. 10" WATER LINE, INSTALL 1" WATER SERVICE PER COA STD. DWG 2362.
2. INSTALL METER BOX AND LID PER COA STD. DWG 2366.
3. INSTALL 1" WATER METER
4. INSTALL 1" PVC WATER LINE.
5. 3/4" SERVICE LINE
6. INSTALL CAP

□ SEWER LINE NOTES:

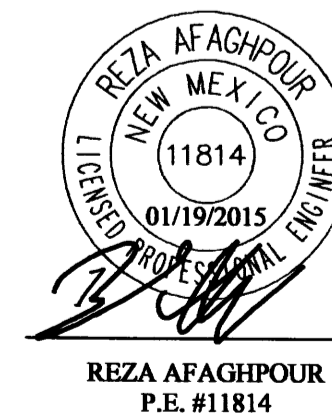
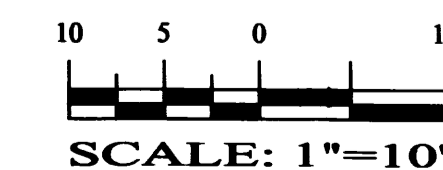
1. TIE IN INTO EXIST. SANITARY SEWER LINE WITH NEW 4" SERVICE PER CITY OF ABQ. STD DWG.# 2125.
2. SINGLE CLEANOUT PER DETAIL THIS SHEET.
3. CONNECT INTO BUILDING STUB.
4. 4" SANITARY SEWER LINE, AT 2% MIN. SLOPE.
5. 4" SANITARY SEWER SERVICE LINE TYPICAL, AT 2% MIN. SLOPE.



LEGEND

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- ⊗ EXISTING GATE VALVE
- EX. 10" WL --- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- G — GAS LINE
- ohu — EXIST. ELECTRIC LINE
- 8" SAS — NEW SANITARY SEWER LINE
- 6" WL — NEW WATER LINE
- CLEAN OUT
- NEW WATER SERVICE
- NEW SAS SERVICE
- NEW SAS MANHOLE
- STORM SEWER MANHOLE
- SINGLE SERVICE METER
- DOUBLE SERVICE METER
- ⊗ NEW GATE VALVE
- NEW FIRE HYDRANT
- ⊕ TEE
- ⊕ BEND
- CAP (WL)
- ⊕ EXIST. POWER POLE
- ⊕ EXIST. LIGHT POLE
- ⊕ EXIST. TRANSFORMER/PEDESTAL

GRAPHIC SCALE



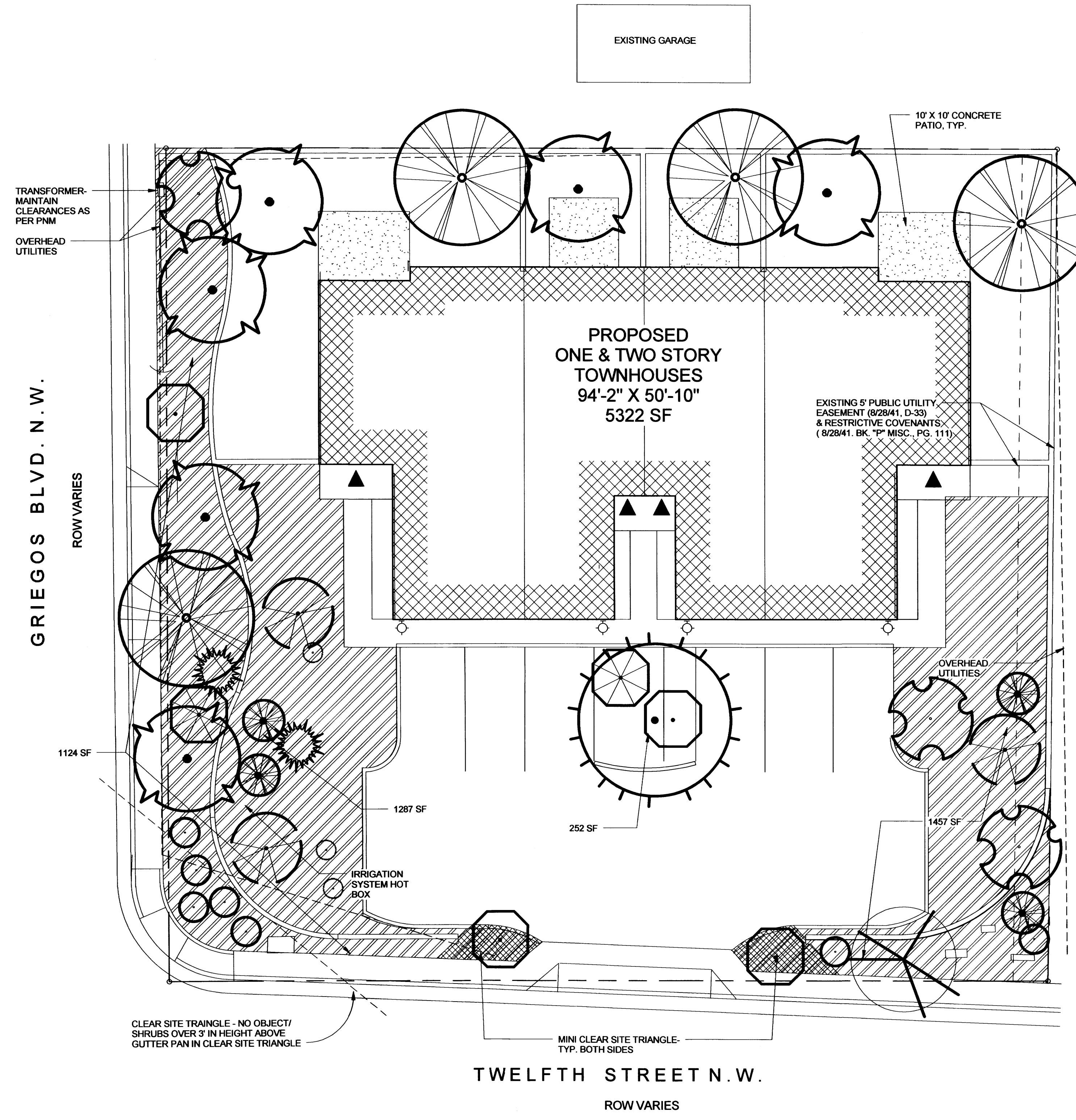
SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWLAKE CT., NW
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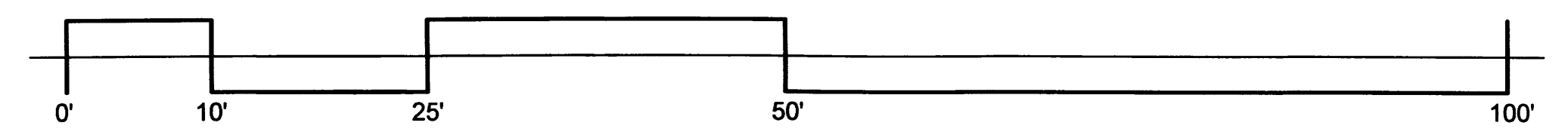
**4 UNIT TOWNHOUSE DEVELOPMENT
MASTER UTILITY PLAN**

DRAWING: 201418-MU-2.DWG	DRAWN BY: SH-B	DATE: 07-27-2014	SHEET # 34
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LAST REVISION: 01-19-2015

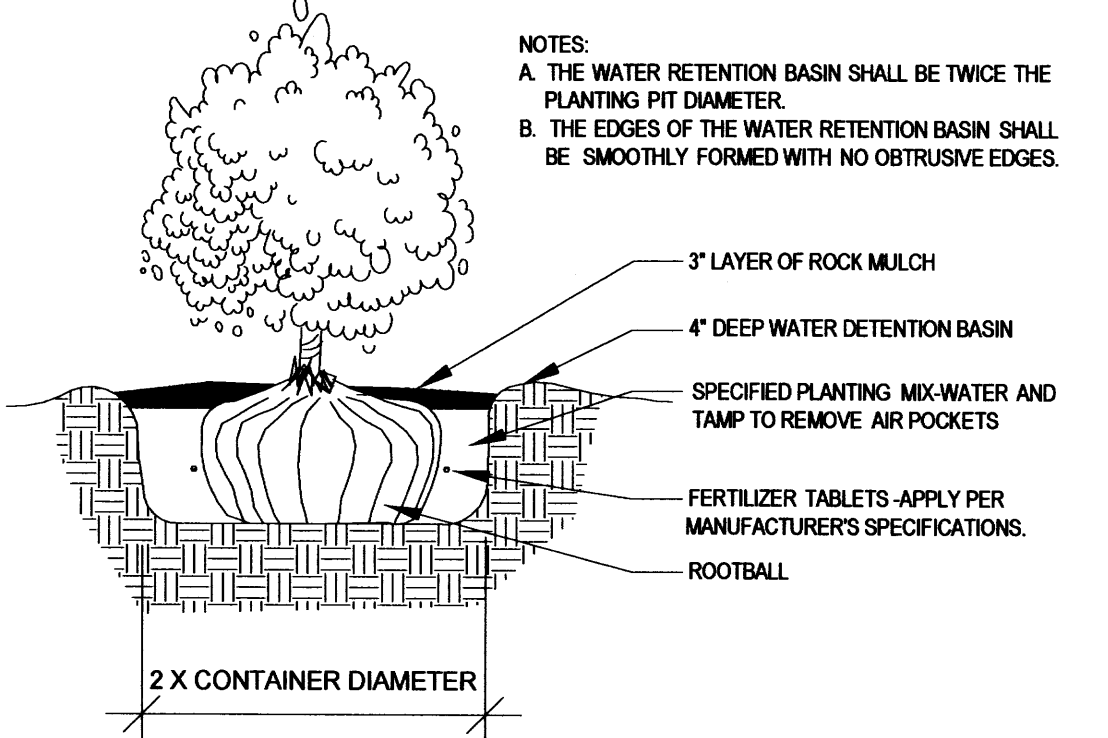


1 SITE LANDSCAPE PLAN
Scale: 1" = 10'-0"

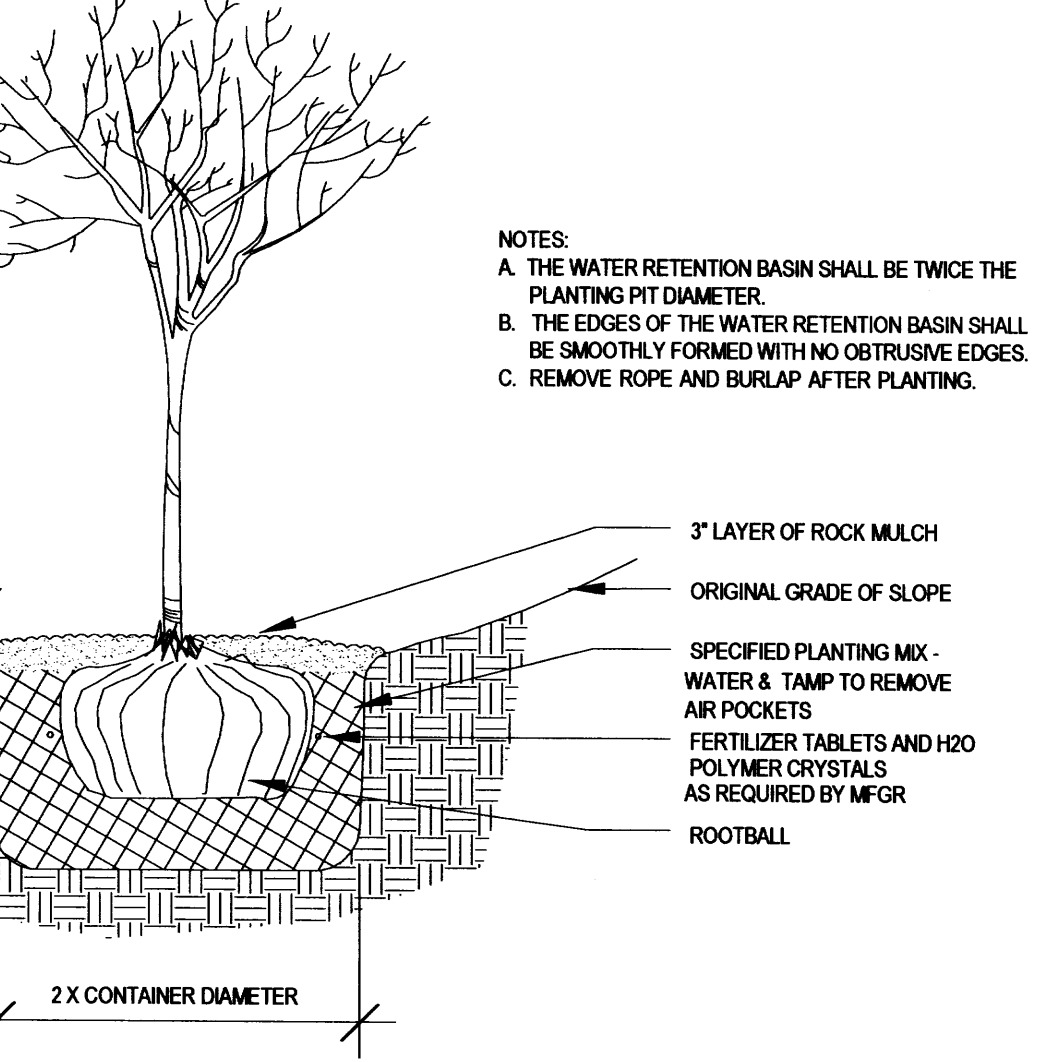


PLANTING SCHEDULE

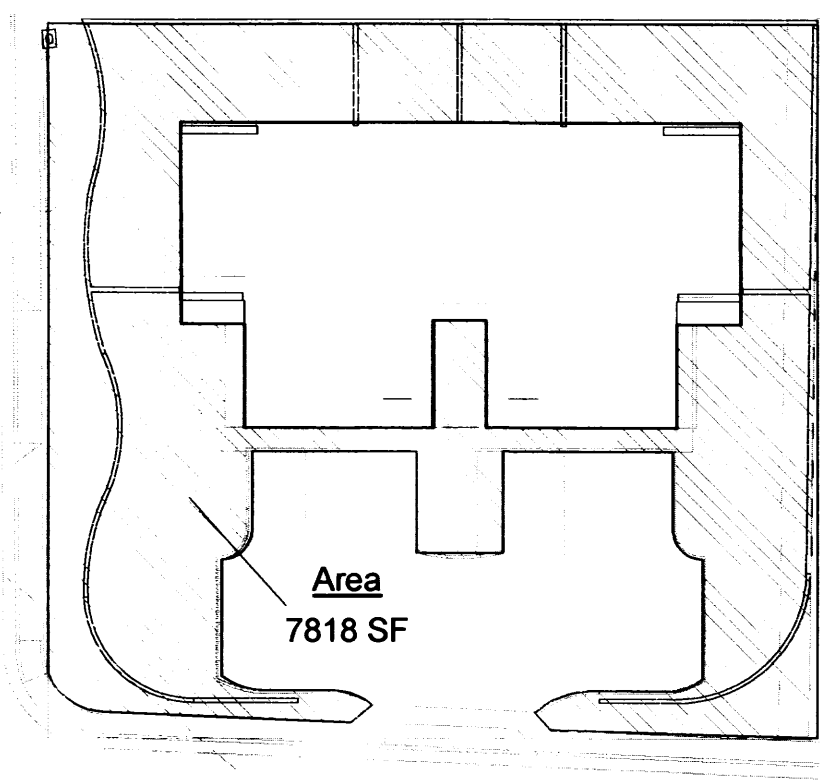
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	COUNT	AREA
TREES					
	PURPLE LEAF PLUM (M)	Prunus Cerisifera, 2" cal.	20' tall x 20' spread	4	
	FRAGRANT ASH (M)	Fraxinus Cuspidata, 2" cal	20' tall x 15' spread	6	
	CLEVELAND FLOWERING PEAR (M)	Pyrus Calleryana 'Cleveland', 2" cal	30' tall x 25' spread	1	
	NEW MEXICO OLIVE (M)	Forestiera Neomexicana, 2" cal	15' tall x 15' spread	1	
TOTAL TREES				12 > 6	COMPLIES
SHRUBS					
	GREY LEAF COTONEASTER (M)	Cotoneaster Buxifolius, 1 Gal.	3' tall X 5' spread	2	50
	INDIAN HAWTHORN (M)	Raphiolepis Indica, 1 Gal.	3' tall x 4' spread	7	112
	SILVER QUEEN EUONYMUS (L)	Euonymus japonicus 1 Gal.	12' tall x 6' spread	4	144
	SILVERBERRY (M)	Elaeagnus Pungens 1 Gal.	10' tall x 10' spread	3	300
	LYNWOOD GOLD FORSYTHIA (M)	Forsythia X Intermedia 'Lynbrook Gold' 1 Gal.	12' tall x 12' spread	3	432
	BLUE RUG JUNIPER (L)	Juniperus Horizontalis 'Witoni' 1 Gal.	1' tall x 8' spread	4	256
	SEA GREEN JUNIPER (L)	Juniperus Chinensis 'Sea Green Juniper' 1 Gal.	4'-6" tall x 6'-8" spread	2	88
SHRUB GROUND COVER TOTAL AREAS				1382 SF	



2 SHRUB PLANTING DETAIL
Scale: 1 1/2" = 1'-0"



3 TREE PLANTING WELL
Scale: 1 1/2" = 1'-0"



6 USABLE OPEN SPACE - 1203 GRIEGOS RD. NW
Scale: 1/32" = 1'-0"

LANDSCAPING CALCULATIONS & NOTES

LANDSCAPE CALCULATION:

LOT: 3518A X 43560 = 15,329 SF
 (BUILDINGS: 4,097 SF)
 NET LOT AREA: 11,232 SF
 REQUIRED LANDSCAPING: 11,232 X 15% = 1685 SF
 LANDSCAPING (HATCHED, EXCLUSIVE OF REAR YARDS) PROVIDED: 4120 SF COMPLIES

REQUIRED 75% VEGETATIVE GROUND COVER = 75 X 1685 SF = 1264 SF
 VEGETATIVE GROUND COVER PROVIDED: 1382 SF COMPLIES

PLANT WATERING SHALL BE PROVIDED BY A DRIP IRRIGATION SYSTEM. CONTROLLERS SHALL BE PROVIDED IN THE NUMBER AND SPACING REQUIRED BY ZONE SPECIFICATION AND LOCATION. CONTROLLERS SHALL BE INSTALLED ON OWNERS HOUSE ELECTRICAL PANELS.

ALL LANDSCAPING SHALL BE MAINTAINED AND REPLACED, IF NECESSARY, BY THE OWNER.

LANDSCAPING AND SIGNING SHALL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS, THEREFORE SIGNS, TREES AND SHRUBS BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) SHALL NOT BE ACCEPTABLE IN THIS AREA.

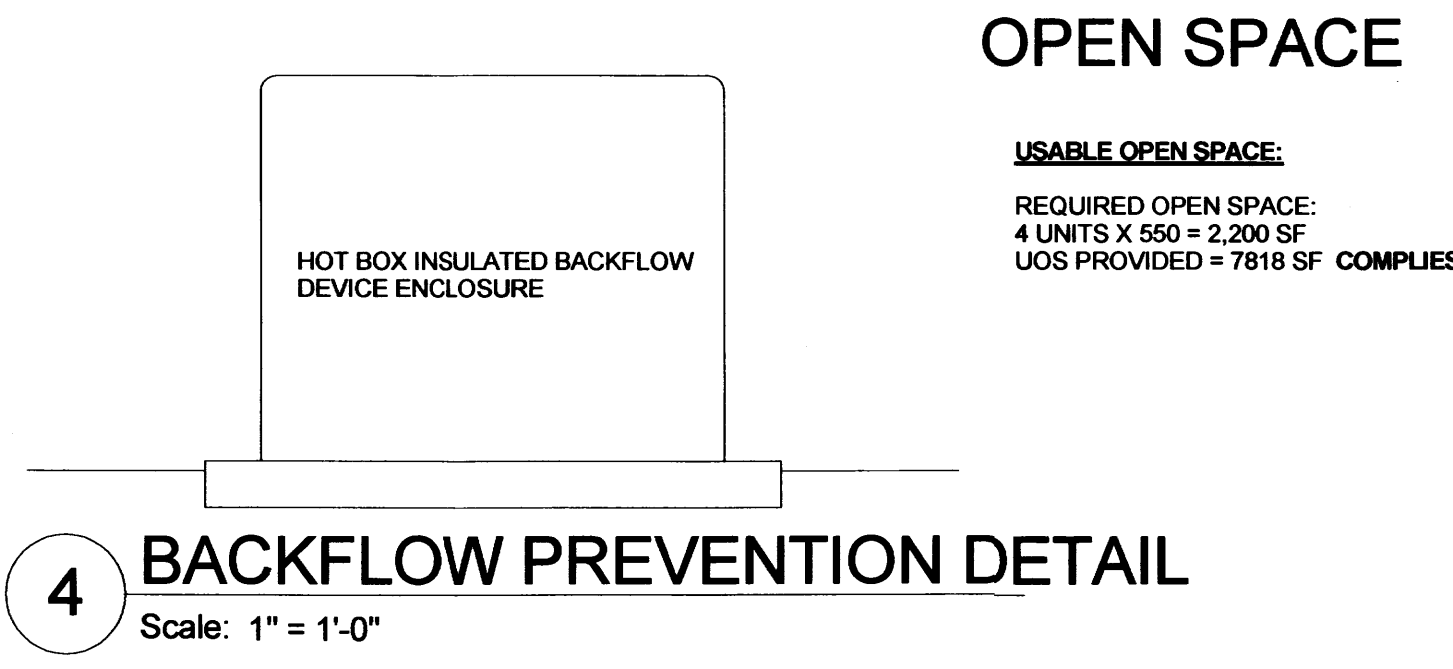
THE PROJECT SHALL COMPLY WITH THE "WATER CONSERVATION AND WATER WASTE ORDINANCE" - ARTICLE 6-1-1-1.

THE PROJECT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCE - 14-16-3-10, GENERAL LANDSCAPE REGULATIONS

HATCH LEGEND

- 4" CONCRETE SIDEWALK, DRIVEWAY AND COMMONS AREA SLABS
- 4" DEPTH OF 3/4" SANTA ANA TAN DECORATIVE GRAVEL ON 6 MIL VISQUEEN

NOTE: GRAVEL AREAS @ UNIT ENTRY ALCOVES ARE NOT INCLUDED IN PROPOSED LANDSCAPE AREAS



4 BACKFLOW PREVENTION DETAIL
Scale: 1" = 1'-0"

Cinelli / Roger Cinelli & Assoc.
 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE:
4 UNIT TOWNHOUSE DEV. FOR JASON BUCHANAN
 1203 GRIEGOS ROAD N.W.
 ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
SITE LANDSCAPE PLAN

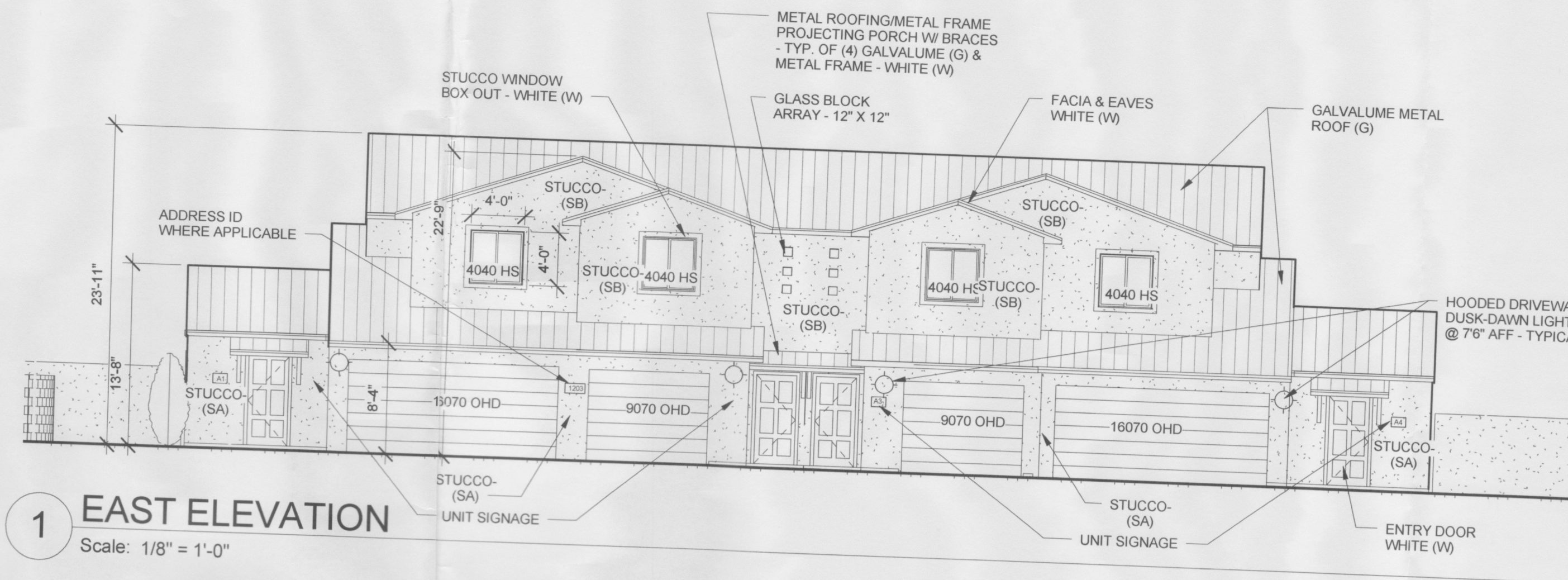
SEAL:

DATE: JAN. 1, 2015
 PROJECT NO.: BUCH 6D
 DRAWING NO.: **4**

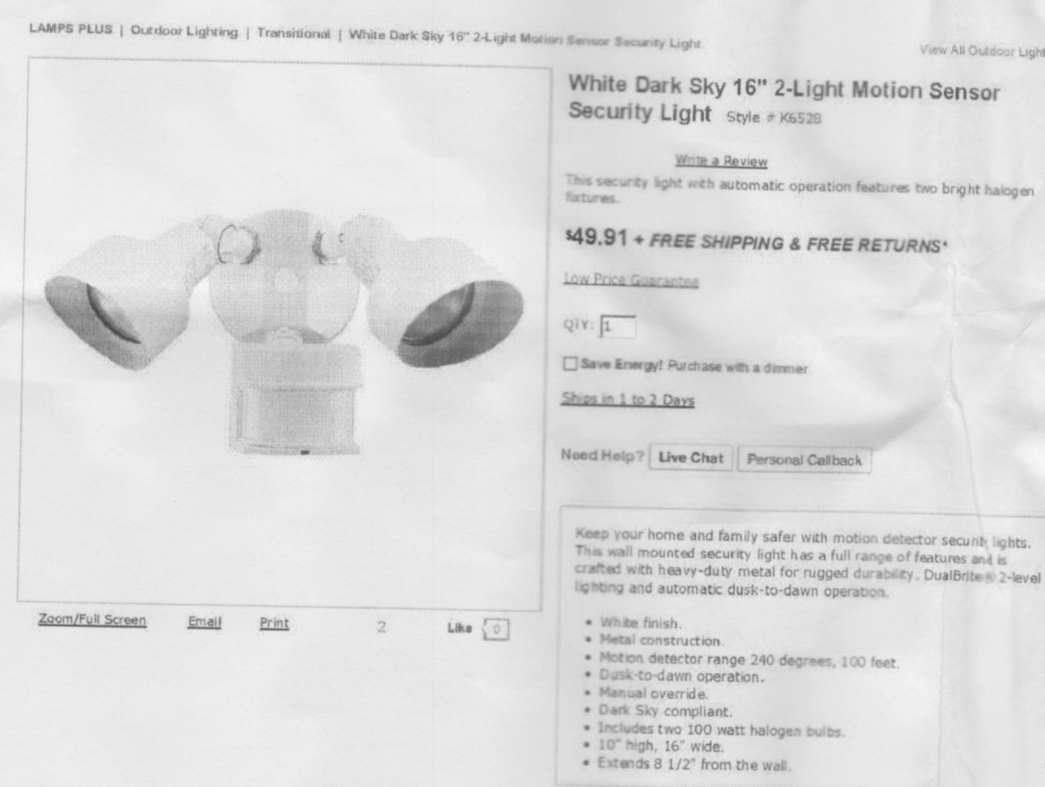
1/1/15



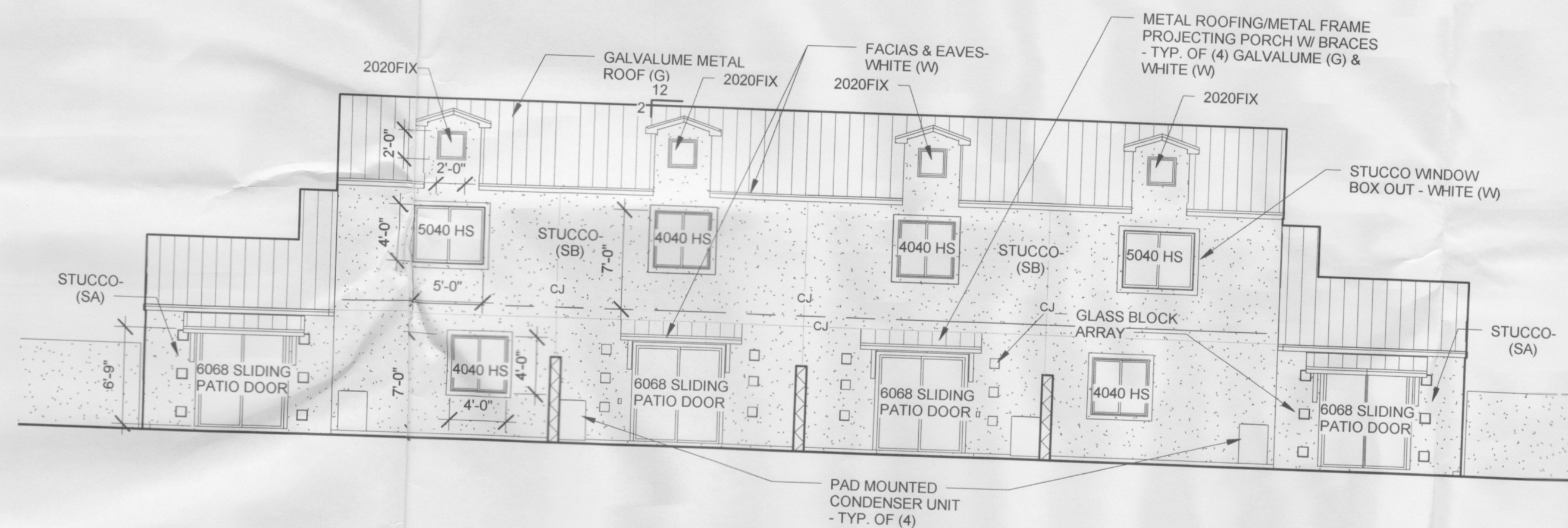
10 PERSPECTIVE - 10TH & CANDELARIA PROTOTYPE
NOT TO SCALE



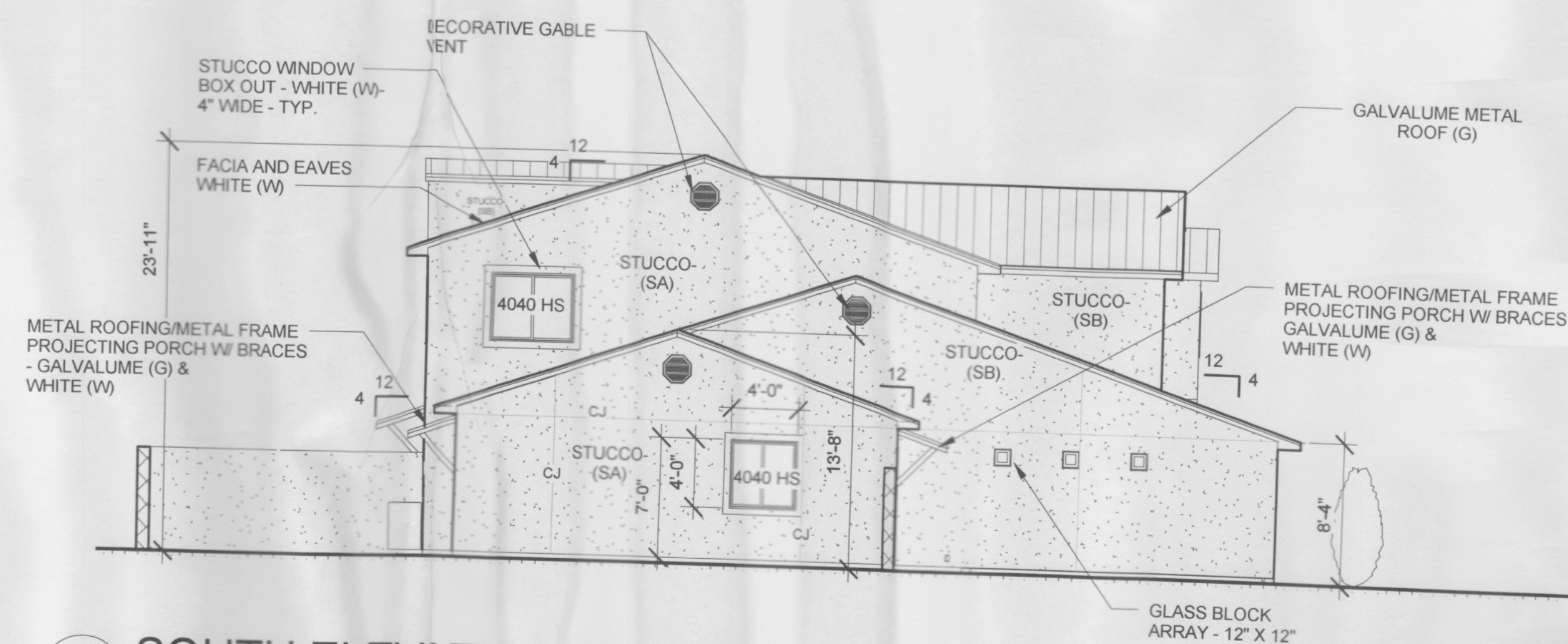
1 EAST ELEVATION
Scale: 1/8" = 1'-0"



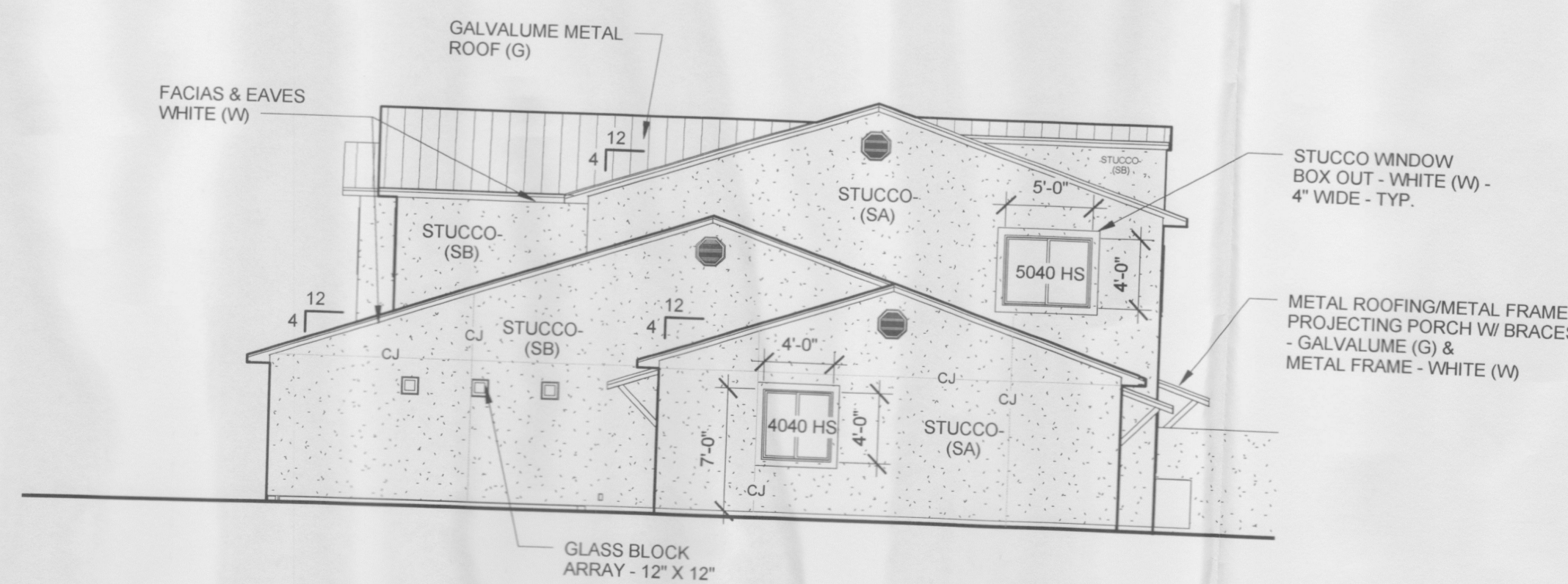
9 WALL MOUNTED DAWN TO DUSK LIGHT FIXTURE
NOT TO SCALE



2 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION
Scale: 1/8" = 1'-0"

BUILDING AND FENCE COLORS

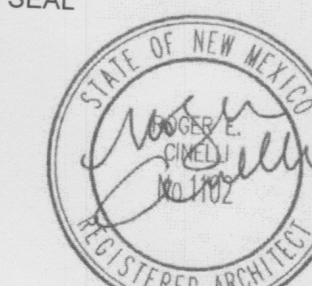
- METAL ROOF: GALVALUME (G)
- STUCCO COLORS: STUCCO (SA) EL REY BUCKSKIN, STUCCO (SB) EL REY SANTA FE BROWN
- PORCH METAL FRAME COLOR: WHITE (W)
- VINYL WINDOW W/ DIVIDERS COLOR: WHITE (W)
- ENTRY DOOR COLOR: WHITE (W)
- STUCCO TRIM: (AT WINDOWS) WHITE (W)

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS 2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: 4 UNIT TOWNHOUSE DEV. FOR JASON BUCHANAN
1203 GRIEGOS ROAD N.W. ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: ELEVATIONS & DETAILS

SEAL	DATE JAN. 1, 2015	PROJECT NO. BUCH 6D
DRAWING NO.		



5