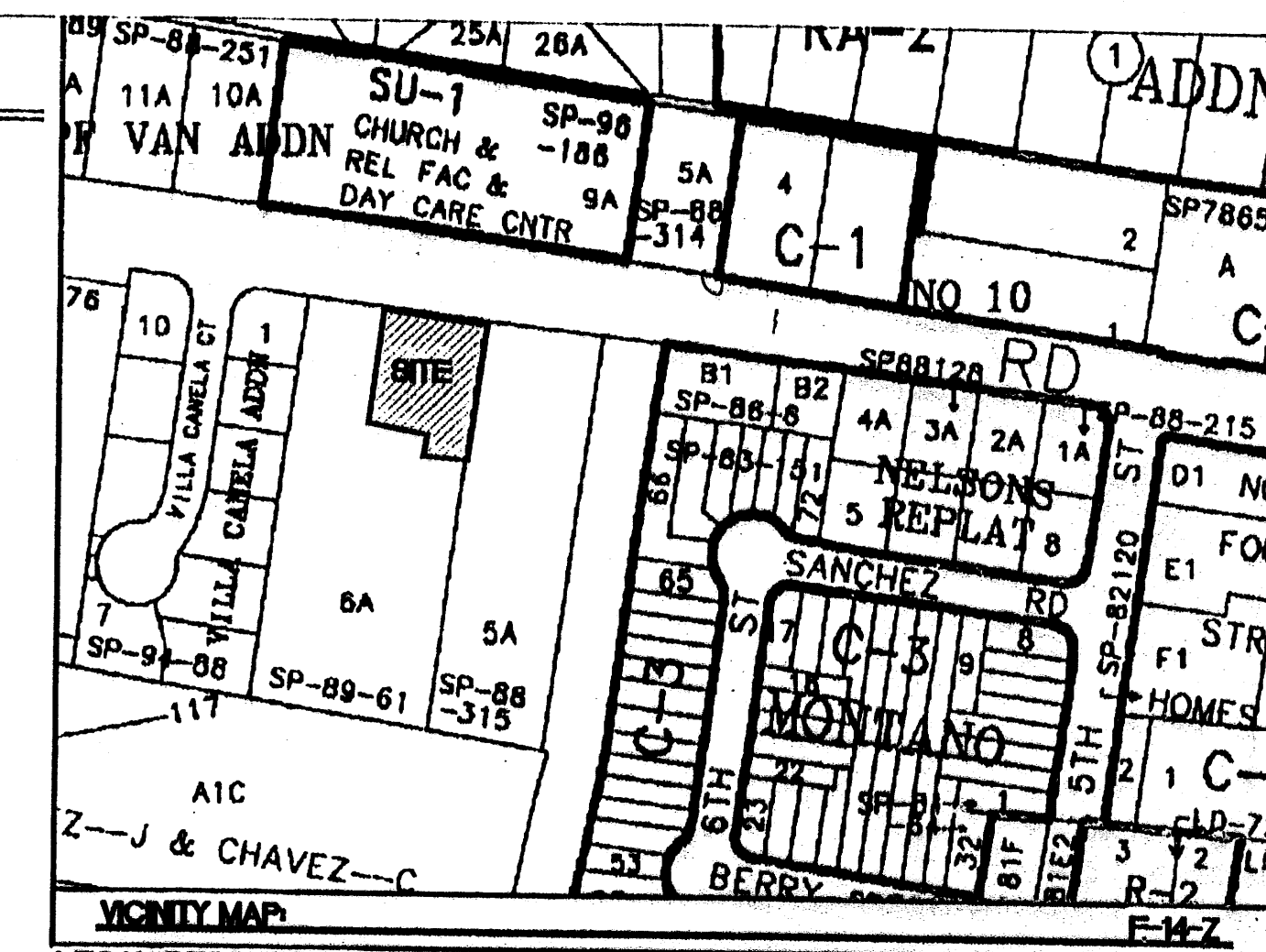


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	77.14	5686.58	0°46'38"	S82°09'33"E	77.14

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.38	S10°09'05"W
L2	59.48	S79°45'48"E
L3	21.78	N09°44'47"E
L4	45.94	S80°15'13"E
L5	151.25	S07°47'38"W
L6	22.32	N82°54'22"W

# SHEET INDEX

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPING PLANS
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS
5. GARAGE ELEVATIONS
- 5A. DETAIL SHEET



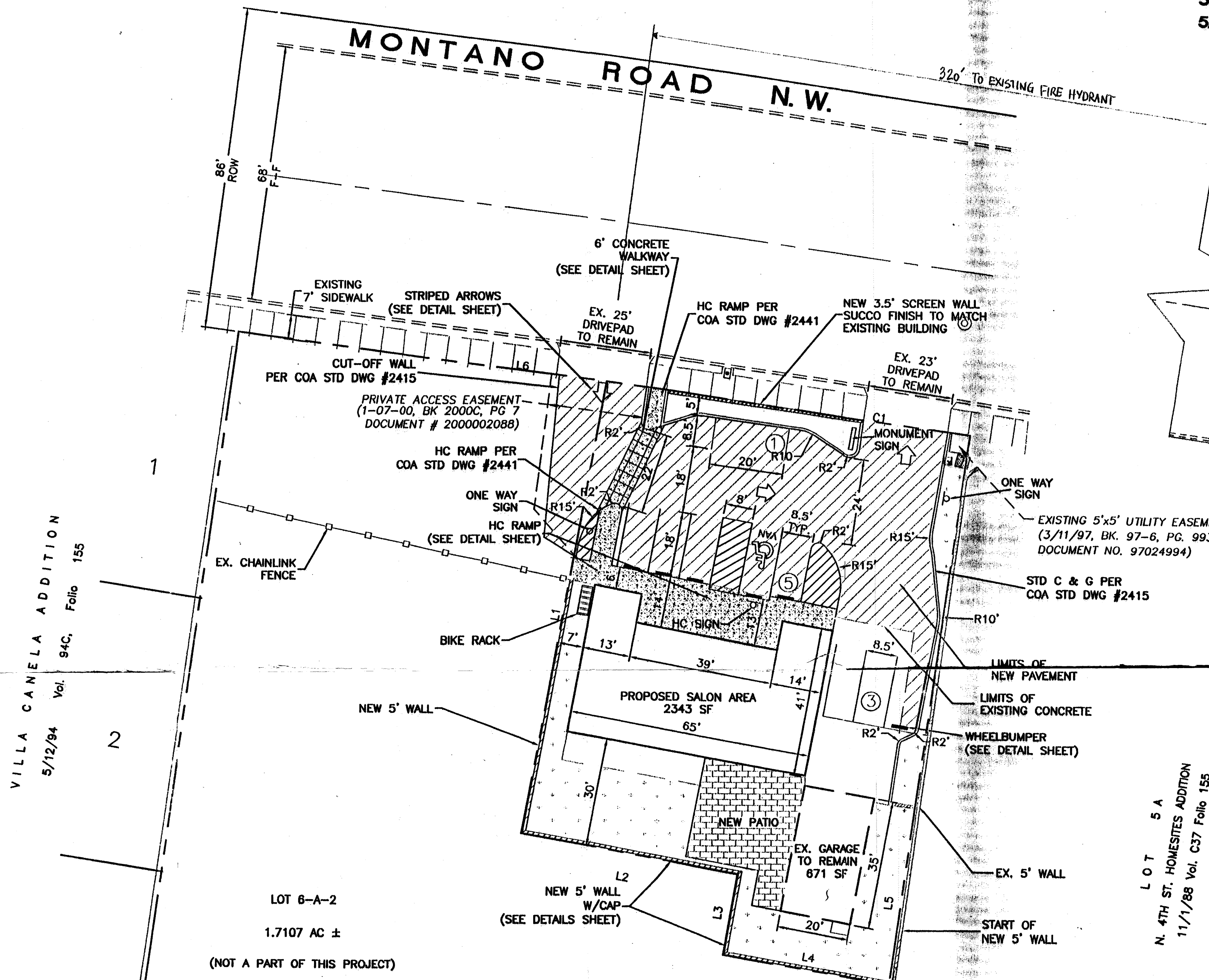
LEGAL DESCRIPTION  
LOT 6-A-1, NORTH FOURTH STREET HOMESITES ADDITION

## SITE DATA

PROPOSED USAGE:	BEAUTY SALON
EXISTING ZONING:	SU-1 FOR BEAUTY SALON
LOT AREA:	3216 AC ± (14,011 SF)
EXISTING BUILDING AREA:	2343 SF ±
PROPOSED SALON AREA:	2000 SF ±
PROPOSED STORAGE AREA:	343 SF ±
EXISTING BUILDING FAR:	.17
PROPOSED BUILDING FAR:	.17
PARKING REQUIRED (2000 SF/200 SF):	10 SPACES
PARKING FOR STORAGE REQUIRED (343 SF/2000 SF):	1 SPACE
PARKING PROVIDED:	10 SPACES
HC PARKING PROVIDED:	1 SPACE
HC PARKING REQUIRED:	1 SPACE (VAN ACCESSIBLE)
BIKE SPACE REQUIRED (1SPACE/20 CAR SPACES):	1 SPACES
BIKE SPACE PROVIDED:	1 SPACES
LANDSCAPING REQUIRED (15% OF LOT AREA):	2101 SF
LANDSCAPING PROVIDED (EXISTING):	3551 SF
LANDSCAPING PROVIDED (PROPOSED):	548 SF
TOTAL LANDSCAPING PROVIDED:	4115 SF

## GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. TRASH LOCATION AND PICKUP TO REMAIN CURB SIDE.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
7. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
8. NEW ASPHALT PAVING WILL BE INSTALLED ON THE GRAVEL DRIVE, AND WILL MATCH THE APPROVED CROSS-ACCESS EASEMENT GRANTED BY THE EXISTING PLAT.
9. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE COA WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
10. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE COA ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. IN GENERAL, WATER CONSERVATION, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
11. SITE LIGHTING WILL REMAIN THE SAME. NO ADDITIONAL LIGHTING WILL BE ADDED. CURRENT LIGHTING IS TWO PORCH LIGHTS ABOVE ENTRANCE TO STRUCTURE.
12. THE NEAREST FIRE HYDRANT TO THE SITE IS LOCATED 320' TO THE EAST WHICH MEETS THE REQUIREMENT.



EPC 01128-01564

APPLICATION#: 02500-05-00162

PROJECT NUMBER: 1001446

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on DECEMBER 20, 2001 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

### SITE DEVELOPMENT PLAN

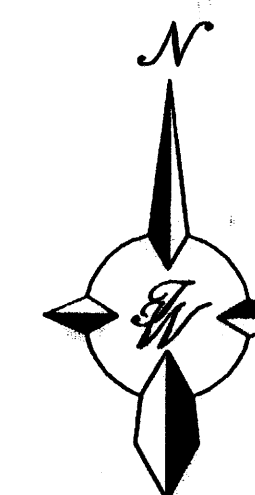
Traffic Engineer, Transportation Division	2/13/02
Urban & General Services Department	2/13/02
Public Works, Water Utilities Division	2/13/02
City Engineer, Engineering Division / AMAFCA	3/6/02
Michael Holton will comply with all COA specs	2-6-02
Solid Waste	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

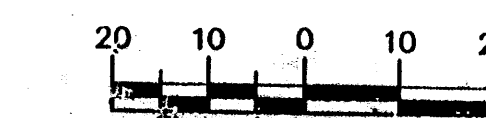
City Planner, Albuquerque / Bernell 2/6/02  
Solid Waste Planning Division  
PLN2 (10706) 4/96

NOTE: REFER TO ATTACHED SITE PLAN

RECORD DRAWING	
DATE: SEPTEMBER 5, 2002	DRAFTED BY: R. WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.	



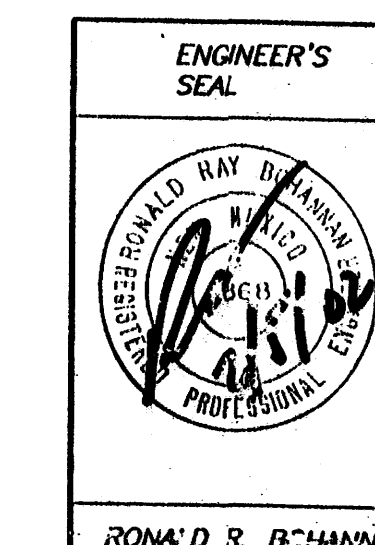
GRAPHIC SCALE



SCALE: 1"=20'

## LEGEND

— PROPOSED CURB & GUTTER	— EXISTING CURB & GUTTER
— BOUNDARY LINE	— EXISTING SIDEWALK
— EASEMENT	— EXISTING SCREEN WALL
— CENTERLINE	— EX. 8" SAS — EXISTING SANITARY SEWER LINE
— RIGHT-OF-WAY	— EX. 6" WL — EXISTING WATERLINE
— PROPOSED SCREEN WALL	— EX. 60" RCP — EXISTING STORM DRAIN



700 MONTANO ROAD, NW

SITE PLAN FOR BUILDING PERMIT

TERRA WEST, L.L.C.  
8506 JEFFERSON NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505) 833-3120

RECEIVED  
SEP 05 2002

PWD/DESIGN REVIEW  
BY BNP  
DATE  
01-25-02  
2/26/02

SHEET  
1 OF

Proposed Amended  
Site Plan

5. GARAGE E  
5A. DETAIL S

320' TO EXISTING FIRE HYDRANT

MONTANO ROAD N.W.

86' ROW  
63' F.F.

#1 White Striped Cross Walk (SEE DETAIL SHEET)  
#2 Monument Sign

EXISTING 7' SIDEWALK  
STRIPED ARROWS (SEE DETAIL SHEET)

CUT-OFF WALL PER COA STD DWG #2415

PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)

HC RAMP PER COA STD DWG #2441

ONE WAY SIGN

HC RAMP (SEE DETAIL SHEET)

EX. CHAINLINK FENCE

#3 Existing Rose Beds to REMAIN  
NEW 5' WALL

PROPOSED SALON AREA  
2343 SF

EX. GARAGE TO REMAIN  
671 SF

NEW 5' WALL W/CAP (SEE DETAIL SHEET)

#9 Existing Landscaping To Remain

NEW 3.5' SCREEN WALL SUCCO FINISH TO MATCH EXISTING BUILDING

EX. 23' DRIVEPAD TO REMAIN

#6 FLAG POLE w/AMERICAN (SEE DETAIL SHEET)  
Mail box

ONE WAY SIGN

EXISTING 5'x5' UTILITY EASEMENT (3/11/97, BK. 97-G, PG. 9936 DOCUMENT NO. 97024994)

STD C & G PER COA STD DWG #2415

#8 Gas meter

ADMINISTRATIVE  
DEVELOPMENT PLAN AMENDMENT  
FILE NO. 22-0211-00077  
Amended Site Plan  
J. H. Thompson, Jr. 7/24/02  
PLANNING DIRECTOR DATE

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

WHEELBUMPER (SEE DETAIL SHEET)

BIKE RACK #4

EX. 5' WALL

#5 START OF NEW 5' WALL

LOT 5A  
N. 4TH ST. HOMESITES ADDITION  
11/1/88 Vol. C37, Folio 155

LOT G-A-2

1.7107 AC ±

(NOT A PART OF THIS PROJECT)

RECORD DRAWING  
DATE: SEPTEMBER 5, 2002  
DRAFTED BY: KJ  
TERRA WEST DEV.  
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

RECEIVED  
SEP 05 2002  
PLANNING DESIGN REVIEW