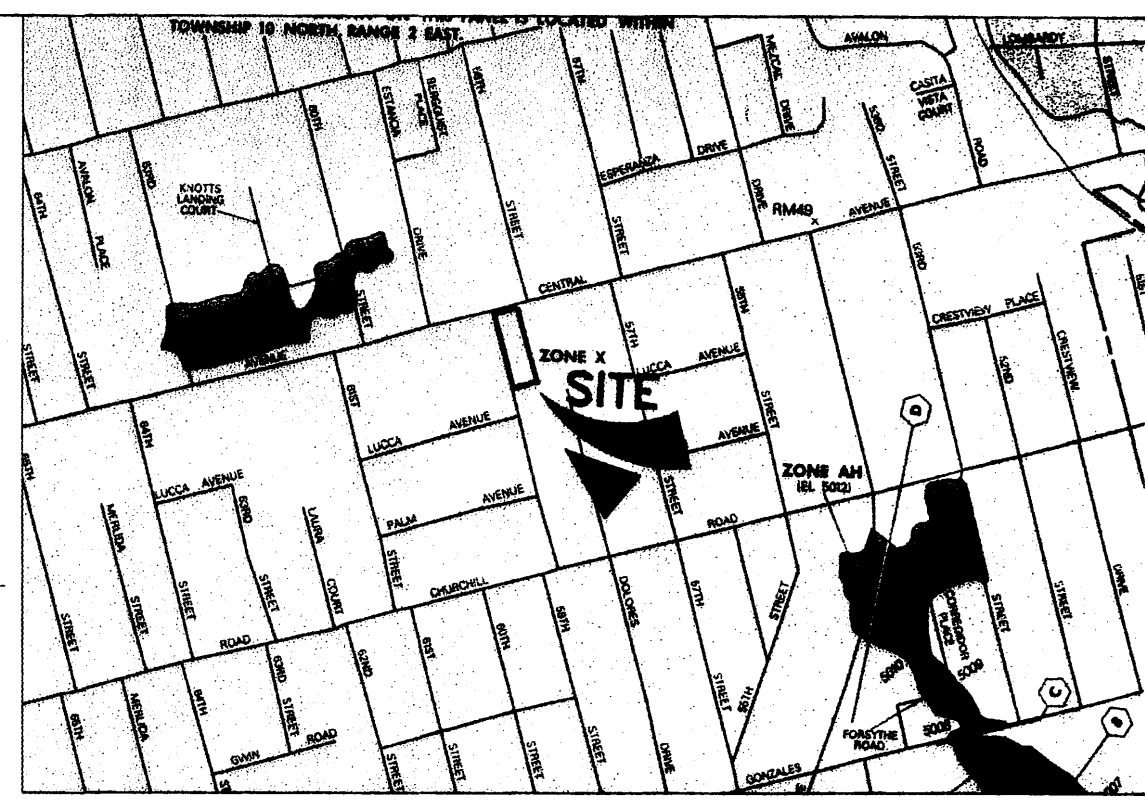


LOCATION MAP
NOT TO SCALE



FIRM MAP
NOT TO SCALE

NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, 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 MINIMUM 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.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

APPROVAL	NAME	DATE
INSPECTOR		

LEGAL DESCRIPTION

Lot 75, Unit 6, Town of Atrisco Grant, (Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 75 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0329 D (September 20, 1996).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual - Vol. 2, Section 22.2 - Hydrology, January, 1993.
Principal Design Storm: 100-year 6-hour event
Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):

$E_1 = 0.44$ in (Land Treatment 'A'), $E_2 = 0.67$ in (Land Treatment 'B')
 $E_3 = 0.99$ in (Land Treatment 'C'), & $E_4 = 1.97$ in (Land Treatment 'D')

Peak Discharge (Table A-9):

$Q_{P1} = 1.29$ ft³/sec-acre (Land Treatment 'A')
 $Q_{P2} = 2.03$ ft³/sec-acre (Land Treatment 'B')
 $Q_{P3} = 2.87$ ft³/sec-acre (Land Treatment 'C')
 $Q_{P4} = 4.37$ ft³/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 75):

Lot 75 Area = 29,500 ft² x 1 acre/43,560 ft² = 0.68 acres
100% Land Treatment 'C' (Table A-4)

$V_{50} = 0.99$ in x 0.68 acres x 1 ft/12 in = 0.055 acre-ft x 43,560 ft²/acre = 2,434 ft³
Total $Q_p = 2.87$ ft³/sec-acre x 0.68 acres = 1.94 ft³/sec

On-Site 'Post Development' Condition (Lot 75):

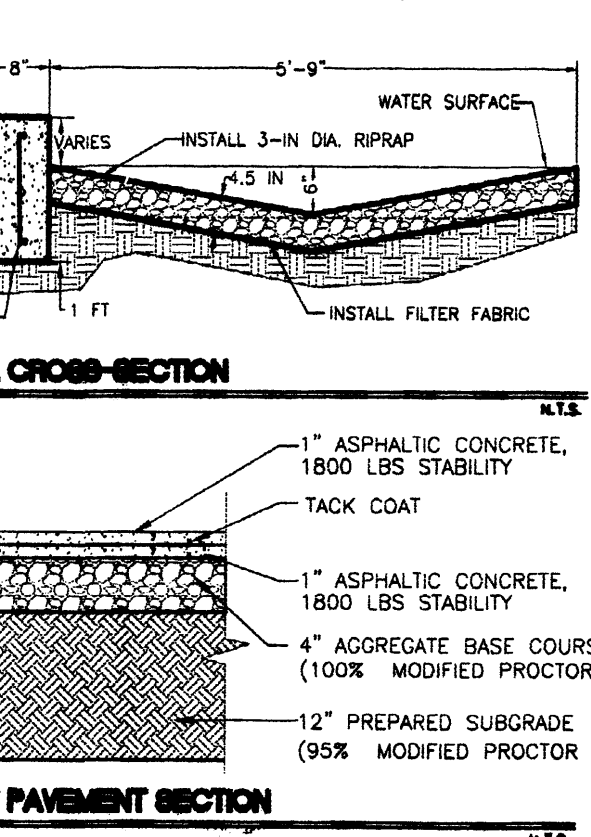
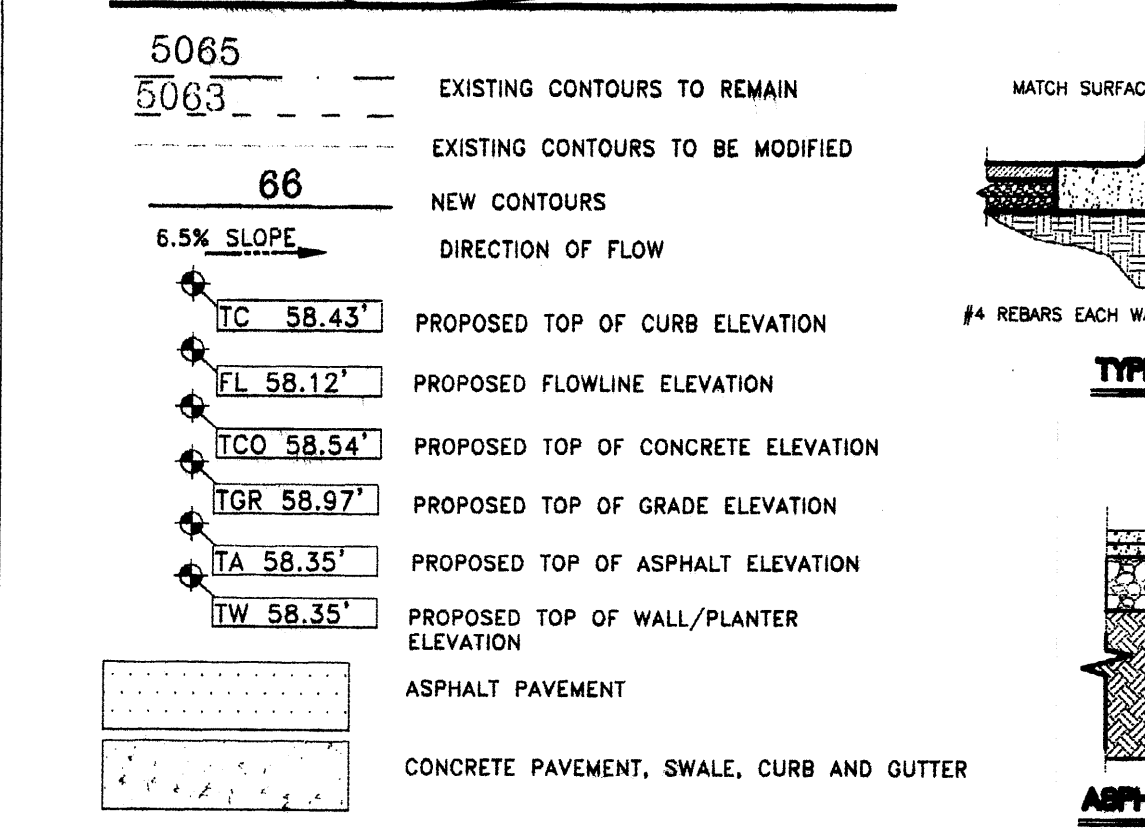
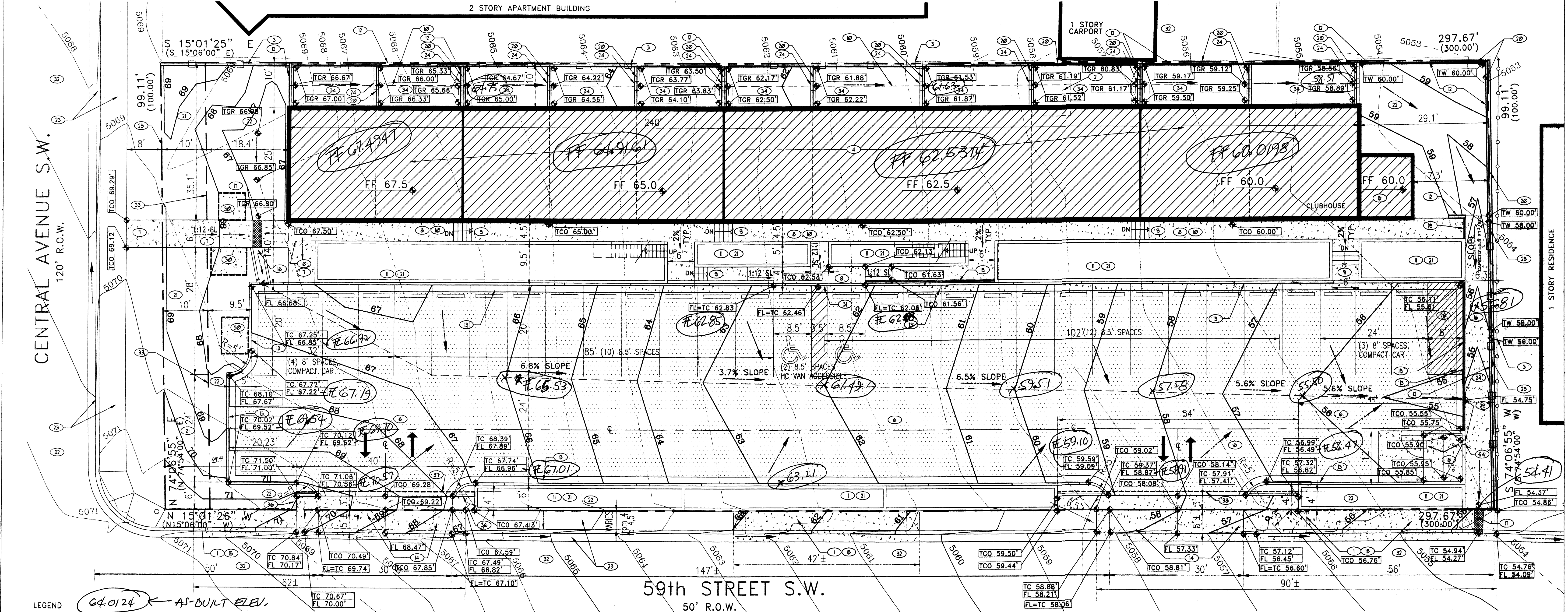
0.00% Land Treatment 'A', 20.99% Land Treatment 'B', 4.07% Land Treatment 'C', & 74.94% Land Treatment 'D'
Weighted $E = ((E_1 \times 0.00 \text{ acres}) + (E_2 \times 0.14 \text{ acres}) + (E_3 \times 0.03 \text{ acres}) + (E_4 \times 0.51 \text{ acres}))/0.68 \text{ acres} = 1.66$ in

$V_{50} = (1.66 \text{ in} \times 0.68 \text{ acres}) \times 1 \text{ ft}/12 \text{ in} = 0.0935 \text{ acre-ft} \times 43,560 \text{ ft}^2/\text{acre} = 5,451 \text{ ft}^3$

Total $Q_p = (Q_{P1} \times 0.00 \text{ acres}) + (Q_{P2} \times 0.14 \text{ acres}) + (Q_{P3} \times 0.03 \text{ acres}) + (Q_{P4} \times 0.31 \text{ acres}) = 2.59 \text{ ft}^3/\text{sec}$

Storm water runoff from off-site drainage basins does not enter onto Lot 75; therefore, runoff volumes and peak discharges from off-site basins were not analyzed. Storm flows from off-site basins are conveyed eastward or southward, past Lot 75, in Central Avenue and 59th Street, respectively. The Central Avenue and in 59th Street roadways have standard curbs and gutters. Street flow in Central Avenue and in 59th Street is intercepted by storm inlets in Central Avenue and at the intersection of 59th Street and Churchill Road. As demonstrated by the calculations presented herein, under the 'Post Development Condition' the peak discharge from Lot 75 will increase by 0.65 ft³/sec. The impact of this increased discharge on the capacity of the Churchill Road storm drain is negligible; therefore, free discharge from Lot 75 is recommended. Free discharge of 'Post Development' runoff from Lot 75 to 59th Street is acceptable for the following reasons:

1. There are no storm water ponds on other development parcels within the ft-site drainage basin.
2. The 'Post Development' runoff from Lot 75 is a small percentage of the total runoff from the off-site drainage basin (i.e., 490 cfs of Churchill Road and Old Coors Drive).
3. Existing curb and gutter in 59th Street and Churchill Road will intercept and convey nuisance flows to the Gonzales Detention Pond.
4. The Osgoe/La Media storm drain system will provide the ultimate outfall from the Gonzales Detention Pond and provide the capacity to eliminate all drainage problems west of Old Coors Drive between Central Avenue and Gonzales Road.
5. The expansion of the Gonzales Detention Pond and the Osgoe/La Media storm drain system will eliminate the floodplain on Old Coors Drive south of Churchill Road.



KEYED NOTES

1. EXISTING DRIVEPAD TO BE DEMOLISHED.
2. EXISTING 83 SF PUMP HOUSE TO BE DEMOLISHED.
3. EXISTING WROUGHT IRON OR CHAIN LINK FENCE TO REMAIN.
4. PROPOSED 2-STORY APARTMENT BUILDING (21 UNITS AND CLUBHOUSE), 6000 SF PER STORY.
5. PROPOSED 1-STORY LAUNDRY BUILDING (168 SF)
6. PROPOSED ASPHALT PAVEMENT
7. PROPOSED 6' WIDE CONCRETE SIDEWALK.
8. PROPOSED 4.5' WIDE CONCRETE SIDEWALK.
9. PROPOSED CONCRETE STAIRS.
10. PROPOSED 4.5' AND 5' WIDE BALCONY ABOVE.
11. PROPOSED RAISED PLANTER, INTEGRAL COLOR 'GALLUP GOLD' CMU BLOCK, AS MANUFACTURED BY CREGO BLOCK COMPANY OR APPROVED EQUAL. PLANTER WALL HEIGHT 30" MIN.
12. PROPOSED RETAINING WALL, INTEGRAL COLOR 'GALLUP GOLD' CMU BLOCK, AS MANUFACTURED BY CREGO BLOCK COMPANY OR APPROVED EQUAL.
13. PROPOSED CONCRETE MEDIAN CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
14. PROPOSED CONCRETE DRIVEPAD, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2425.
15. PROPOSED CONCRETE CURB, GUTTER AND SIDEWALK INFILL, MATCH ADJACENT SIDEWALK, CURB AND GUTTER ELEVATIONS, ASSURE SMOOTH TRANSITION.
16. CONSTRUCT DRAINAGE SWALE, SEE GRADING AND DRAINAGE PLAN FOR DETAIL.
17. PROPOSED 24" WIDE DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP, PER CITY OF ALBUQUERQUE STANDARD DETAIL #2236, CAPACITY = 10.5 FT³/SEC.
18. PROPOSED REFUSE BIN ENCLOSURE, CONSTRUCTED IN COMPLIANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS.
19. PROPOSED 36" HIGH STEEL RAILING.
20. PROPOSED 8' HIGH WOOD OPAQUE FENCE
21. PROPOSED LANDSCAPING BUFFER AREA
22. PROPOSED OPEN AREA
23. EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO REMAIN.
24. PROVIDE DRAINAGE OUTLET AT BASE OF FENCE / WALL.
25. 6' WROUGHT IRON FENCE
26. 6' WROUGHT IRON PEDESTRIAN GATE
27. 6' WROUGHT IRON ROLLING GATE
28. NO PARKING AREA
29. PROPOSED 2' CURB CUT, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
30. BICYCLE PARKING, SEE DETAIL.
31. PROPOSED 20'-6" CURB CUT, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
32. EXISTING ASPHALT PAVEMENT
33. WEST ROUTE 66 SECTOR DEVELOPMENT PLAN LANDSCAPED SET BACK LINE
34. PROPOSED OUTDOOR AREA FOR GROUND FLOOR APARTMENT.
35. PROPOSED 3'x6' SIDEWALK EASEMENT.
36. PROPOSED CONCRETE HEADER CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
37. 40' x 4' SIDEWALK EASEMENT
38. 54' x 4' SIDEWALK EASEMENT

GRADING AND DRAINAGE PLAN

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

ENGINEERS CERTIFICATION

THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY COMPLETED ON SEPTEMBER 19, 2002.

James L. Hewitt, Jr. 03/07/03
JAMES L. HEWITT, JR., PE DATE

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
3730 COORS BLVD., NW SUITE E ALBUQUERQUE, NM 87120 TEL: (505) 362-1243

KEITH APARTMENTS
LOT 75, UNIT 6, TOWN OF ATRISCO GRANT
ALBUQUERQUE, NEW MEXICO

SIZE	FSCM NO.	DWG NO.	REV
D			

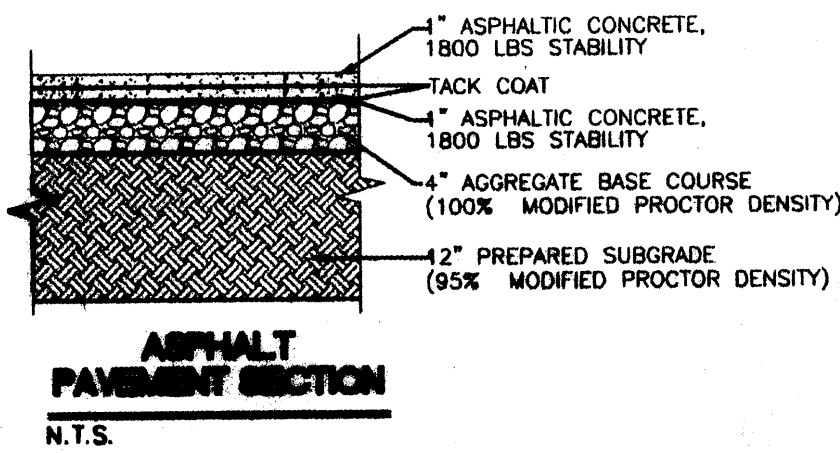
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LOCATION MAP K-11-Z
NOT TO SCALE



FIRM MAP 35001C0329 D
NOT TO SCALE



- ASPHALT PAVEMENT SECTION
N.T.S.
- GENERAL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR DETAINING ON-SITE STORM WATER RUNOFF FROM CONSTRUCTION ACTIVITIES AND FOR CLEANUP OF ANY SEDIMENT WASHED ONTO THE PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO INITIATING EXCAVATION.
 - THE OWNER AND ENGINEER ASSUME NO LIABILITY FOR DAMAGE TO UTILITIES. THE CONTRACTOR SHALL REPAIR UTILITIES AT NO COST TO THE OWNER OR ENGINEER.
 - ADD 5000 FEET TO FINISHED FLOOR AND SPOT ELEVATIONS.

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.

LEGAL DESCRIPTION
Lot 75, Unit 6, Town of Atrisco Grant, (Albuquerque, New Mexico).

FLOOD HAZARD ZONE

Lot 75 is located in Flood Hazard Zone X (i.e., areas of 100-year flood with average depths of less than 1 foot) designated on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map Panel No. 35001C0329 D (September 20, 1998).

DRAINAGE ANALYSIS

REFERENCE: City of Albuquerque, Development Process Manual -Vol. 2, Section 22.2 - Hydrology, January, 1993.

Principal Design Storm: 100-year 6-hour event

Precipitation Zone 1 (Table A-1)

Excess Precipitation (Table A-8):

$E_1 = 0.44$ in (Land Treatment 'A'), $E_2 = 0.67$ in (Land Treatment 'B'), $E_3 = 0.99$ in (Land Treatment 'C'), & $E_4 = 1.97$ in (Land Treatment 'D')

Peak Discharge (Table A-9):

$Q_{p1} = 1.29$ ft³/sec-acre (Land Treatment 'A')

$Q_{p2} = 2.03$ ft³/sec-acre (Land Treatment 'B')

$Q_{p3} = 2.87$ ft³/sec-acre (Land Treatment 'C')

$Q_{p4} = 4.37$ ft³/sec-acre (Land Treatment 'D')

On-Site 'Existing' Condition (Lot 75):

Lot 75 Area = 29,500 ft² x 1 acre/43,560 ft² = 0.68 acres
100% Land Treatment 'C' (Table A-4)

$V_{360} = 0.99$ in x 0.68 acres x 1 ft/12 in
= 0.055 acre-ft x 43,560 ft²/acre
= 2,434 ft³

Total $Q_p = 2.87$ ft³/sec-acre x 0.68 acres
= 1.94 ft³/sec

On-Site 'Post Development' Condition (Lot 75):

0.00% Land Treatment 'A', 20.99% Land Treatment 'B', 4.07% Land Treatment 'C', & 74.94% Land Treatment 'D'

Weighted $E = ((E_1 \times 0.00 \text{ acres}) + (E_2 \times 0.14 \text{ acres}) + (E_3 \times 0.03 \text{ acres}) + (E_4 \times 0.51 \text{ acres}))/0.68 \text{ acres}$
= 1.66 in

$V_{360} = (1.66 \text{ in} \times 0.68 \text{ acres}) \times 1 \text{ ft}/12 \text{ in}$
= 0.0935 acre-ft x 43,560 ft²/acre
= 4,051 ft³

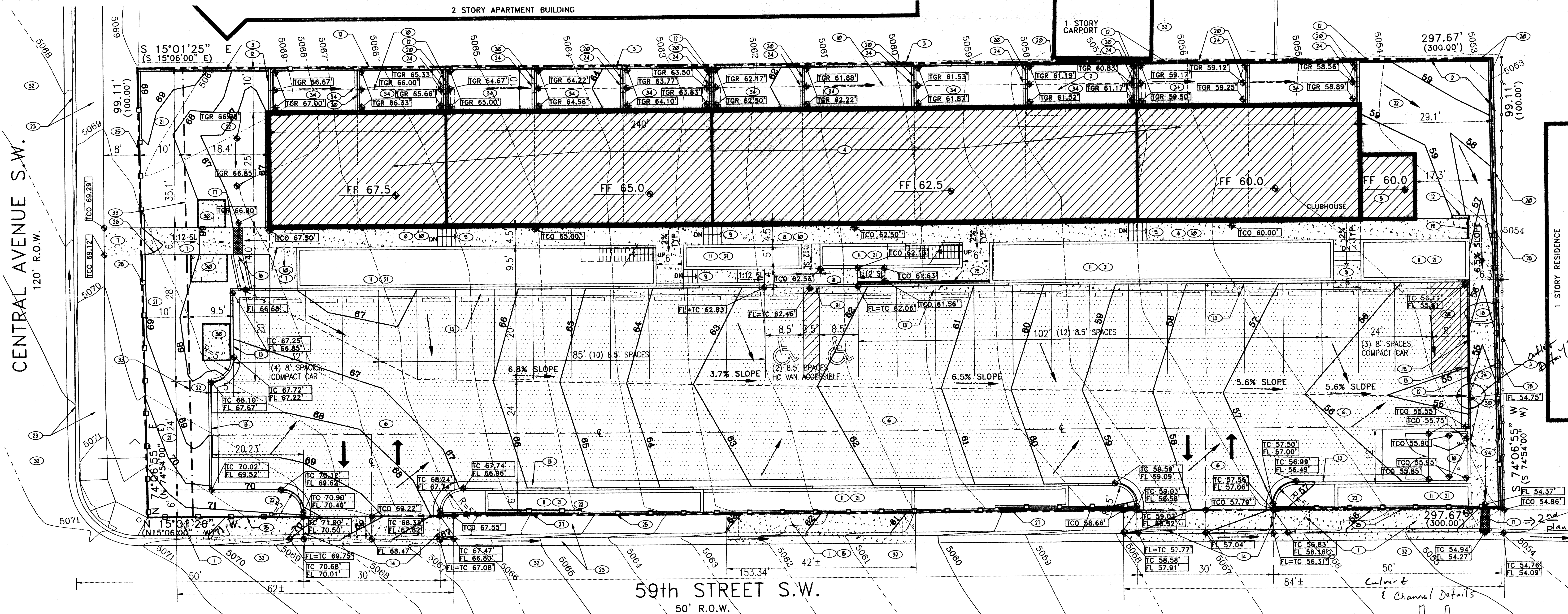
Total $Q_p = (Q_{p1} \times 0.00 \text{ acres}) + (Q_{p2} \times 0.14 \text{ acres}) + (Q_{p3} \times 0.03 \text{ acres}) + (Q_{p4} \times 0.31 \text{ acres})$
= 2.59 ft³/sec

Storm water runoff from off-site drainage basins does not enter onto Lot 75; therefore, runoff volumes and peak discharges from off-site basins were not analyzed. Storm flows from off-site basins are conveyed eastward or southward, past Lot 75, in Central Avenue and 59th Street, respectively. The Central Avenue and 59th Street roadways have standard curbs and gutters. Street flow in Central Avenue and in 59th Street is intercepted by storm inlets in Central Avenue and at the intersection of 59th Street and Churchill Road.

As demonstrated by the calculations presented herein, under the 'Post Development Condition' the peak discharge from Lot 75 will increase by 0.65 ft³/sec. The impact of this increased discharge on the capacity of the Churchill Road storm drain is negligible; therefore, free discharge from Lot 75 is recommended.

Free discharge of 'Post Development' runoff from Lot 75 to 59th Street is acceptable for the following reasons:

- There are no storm water ponds on other development parcels within the off-site drainage basin.
- The 'Post Development' runoff from Lot 75 is a small percentage of the total runoff from the off-site drainage basin (i.e., 490 cfs at Churchill Road and Old Coors Drive).
- Existing curb and gutter in 59th Street and Churchill Road will intercept and convey nuisance flows to the Gonzales Detention Pond.
- The Osage/La Media storm drain system will provide the ultimate outfall from the Gonzales Detention Pond and provide the capacity to eliminate all drainage problems west of the Coors Drive between Central Avenue and 59th Street.
- The expansion of the Gonzales Detention Pond and the Osage/La Media storm drain system will eliminate the floodplain on Old Coors Drive south of Churchill Road.



KEYED NOTES

- EXISTING DRIVEPAD TO BE DEMOLISHED.
- EXISTING 83 SF PUMP HOUSE TO BE DEMOLISHED.
- EXISTING WROUGHT IRON OR CHAIN LINK FENCE TO REMAIN.
- PROPOSED 2-STORY APARTMENT BUILDING (21 UNITS AND CLUBHOUSE), 6000 SF PER STORY.
- PROPOSED 1-STORY LAUNDRY BUILDING (168 SF)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 6' WIDE CONCRETE SIDEWALK.
- PROPOSED 4.5' WIDE CONCRETE SIDEWALK.
- PROPOSED WIDE CONCRETE STAIRS.
- PROPOSED 4.5' AND 5' WIDE BALCONY ABOVE.
- PROPOSED RAISED PLANTER, INTEGRAL COLOR "GALLUP GOLD" CMU BLOCK, AS MANUFACTURED BY CREGO BLOCK COMPANY OR APPROVED EQUAL. PLANTER WALL HEIGHT 30" MIN.
- PROPOSED RETAINING WALL, INTEGRAL COLOR "GALLUP GOLD" CMU BLOCK, AS MANUFACTURED BY CREGO BLOCK COMPANY OR APPROVED EQUAL.
- PROPOSED CONCRETE MEDIAN CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- PROPOSED CONCRETE DRIVEPAD, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2425.
- PROPOSED CONCRETE CURB, GUTTER AND SIDEWALK INFILL MATCH ADJACENT SIDEWALK, CURB AND GUTTER ELEVATIONS, ASSURE SMOOTH TRANSITION.
- CONSTRUCT TYPE "A" DRAINAGE EASEMENT LINING, PER CITY OF ALBUQUERQUE

STANDARD DETAIL #2260.

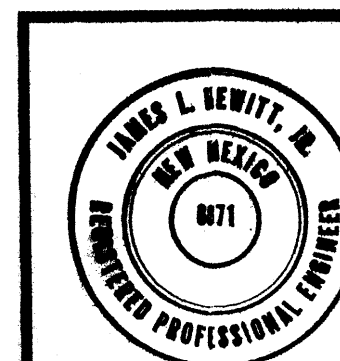
- PROPOSED DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP, PER CITY OF OTU ALBUQUERQUE STANDARD DETAIL #2236.
- PROPOSED REFUSE BIN ENCLOSURE, CONSTRUCTED IN COMPLIANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS.
- PROPOSED 36" HIGH STEEL RAILING.
- PROPOSED 6' HIGH WOOD OPAQUE FENCE
- PROPOSED LANDSCAPING BUFFER AREA
- PROPOSED OPEN AREA
- EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO REMAIN.
- PROVIDE DRAINAGE OUTLET AT BASE OF FENCE / WALL.
- 6" WROUGHT IRON FENCE
- 6" WROUGHT IRON PEDESTRIAN GATE
- 6" WROUGHT IRON ROLLING GATE
- NO PARKING AREA
- PROPOSED 2' CURB CUT, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- BICYCLE PARKING, SEE DETAIL.
- PROPOSED 20'-8" CURB CUT, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 24
- EXISTING ASPHALT PAVEMENT
- WEST ROUTE 86 SECTOR DEVELOPMENT PLAN LANDSCAPED SET BACK LINE
- PROPOSED OUTDOOR AREA FOR GROUND FLOOR APARTMENT.

GRADING AND DRAINAGE PLAN

ENGINEERS CERTIFICATION

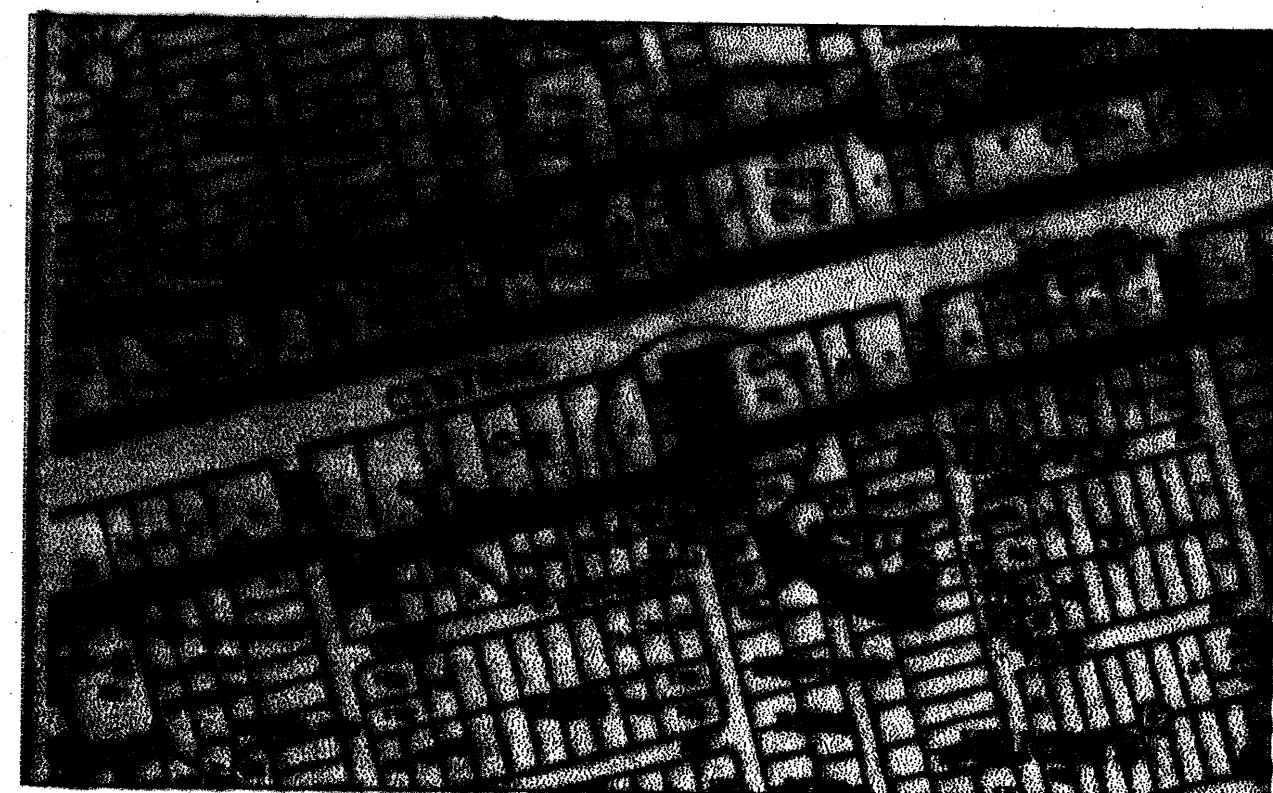
THE ENGINEER HAS PERSONALLY VISITED AND INSPECTED THE SITE. NO GRADING OR EXCAVATION HAS OCCURRED SINCE THE DATE OF THE TOPOGRAPHIC SURVEY COMPLETED ON SEPTEMBER 19, 2002.

JAMES L. HEWITT, JR. PE DATE



JAMES L. HEWITT, JR. PE DATE

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS			
3730 COORS BLVD., NW SUITE E		ALBUQUERQUE, NM 87120 TEL: (505) 362-1243	
KEITH APARTMENTS			
LOT 75, UNIT 6, TOWN OF ATRISCO GRANT			
ALBUQUERQUE, NEW MEXICO			
SIZE	FSCM NO.	DWG NO.	REV
D			
SCALE 1"=10'	DRAWN BY: JLH, RG	SHEET 1	OF 1



LOCATION MAP
NOT TO SCALE



FIRM MAP
NOT TO SCALE

LANDSCAPING LEGEND

- NEW MEXICO OLIVE (FORESTICRA NEOMEXICANA) 10'-12' HIGH
- CRABAPPLE (MALUS "RADIANT") 10'-12' HIGH, TO HAVE 25' MIN CANOPY @ MATURITY. LANDOWNER SHALL COORDINATE AND BE RESPONSIBLE FOR TRIMMING UNDER OVERHEAD POWER LINES.
- CHERRY PLUM (PRUNUS CERASIFERA) 10'-12' HIGH, TO HAVE 25' MIN. CANOPY AT MATURITY.
- BUFFALO JUNIPER (JUNIPERUS SABINA BUFFALO), 5 GAL.
- RHAPHIOLEPS "BALLERINA" AND "JACK EVANS", 5 GAL.
- COMMON BUTTERFLY BUSH (BUDDLEIA DAVIDA), 5 GAL.
- CHERRY SAGE (SALVIA GREGGII), 5 GAL.
- 3" BERRY (BERBERIS NANA), 1 GAL.
- ROSEMARY (ROSMARINUS OFFICINALIS) 1 GAL. @ 4' O.C., 12' LONG SECTIONS AS SHOWN

LANDSCAPING NOTES

- LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM. LANDSCAPING MAINTENANCE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- APPROVAL OF THIS PLAN SHALL NOT IMPLY OR CONSTITUTE EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER WASTE AND LANDSCAPING ORDINANCES. WATER MANAGEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- THE OWNER SHALL PRUNE AND TRIM STREET TREES UNDER OVERHEAD POWER LINES IN CLOSE COORDINATION AND PER UTILITY COMPANY'S REQUIREMENTS.
- LANDSCAPING SHALL ACHIEVE 70% GROUND COVER AT MATURITY.
- LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER ON THE BROWN GRAVEL OR CRUSHER FINES OVER A COMMERCIAL GRADE WEED BARRIER FABRIC.
- ALL RAISED PLANTERS AND LANDSCAPING AREAS SHALL HAVE 3" SAIJTA TE BROWN GRAVEL OR CRUSHER FINES OVER A COMMERCIAL GRADE WEED BARRIER FABRIC.
- 75% OF REQUIRED LANDSCAPING AREA (2825 SF) SHALL BE COVERED WITH A LIVING VEGETATIVE MATERIALS, SUCH AS DROUGHT RESISTANT GRASSES AND/OR SPREADING GROUNDCOVERS, LINE DRAGON BLOOD SEDUM.

LANDSCAPING CALCULATIONS

TOTAL SITE AREA:	25,500 SF
TOTAL BUILDING AREA:	6,188 SF
NET SITE AREA:	19,312 SF
REQUIRED LANDSCAPING AREA (15%):	2,897 SF
PROVIDED LANDSCAPING AREA (15%):	7,619 SF

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT, SWALE, CURB AND GUTTER
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED WATER METER LOCATION
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED OVERHEAD POWER LINE LOCATION
- PROPOSED ELECTRICAL METERS LOCATION
- PROPOSED LIGHT POLE LOCATION
- PROPOSED STOP SIGN LOCATION
- CONCRETE STANDARD PARKING JUMPER

KEYED NOTES

- EXISTING DRIVEWAY TO BE DEMOLISHED.
- EXISTING 18" DIAMETER PUMP HOUSE TO BE DEMOLISHED.
- EXISTING WROUGHT IRON OR CHAIN LINK FENCE TO REMAIN.
- PROPOSED 2-STORY APARTMENT BUILDING (21 UNITS AND CLUBHOUSE), 6000 SF PER STORY.
- PROPOSED 1-STORY LAUNDRY BUILDING (180 SF).
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED 8' WIDE CONCRETE SIDEWALK.
- PROPOSED 4.5' WIDE CONCRETE SIDEWALK.
- PROPOSED 4.5' WIDE CONCRETE SIDEWALK.
- PROPOSED 4.5' WIDE BALCONY ABOVE.
- PROPOSED RAISED PLANTER, INTEGRAL COLOR "GALLUP GOLD" CHU BLOCK, AS MANUFACTURED BY CREGO BLOCK COMPANY OR APPROVED EQUAL. PLANTER WALL HEIGHT 36" MIN.
- PROPOSED RETAINING WALL, INTEGRAL COLOR "GALLUP GOLD" CHU BLOCK, AS MANUFACTURED BY CREGO BLOCK COMPANY OR APPROVED EQUAL. STANDARD DETAIL # 2415.
- PROPOSED CONCRETE MEDIAN CURB AND GUTTER, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- PROPOSED CONCRETE DRIVEWAY, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- PROPOSED CONCRETE CURB, GUTTER AND SIDEWALK INFILL, MATCH ADJACENT SIDEWALK, CURB AND GUTTER ELEVATIONS, ASSUME SMOOTH TRANSITION.
- CONSTRUCT TYPE "A" DRAINAGE CHANNEL, 48" B GRASSHOPPER AND P REINFORCED PLAIN PRECAST, CHANNEL CAPACITY = 6.5 CFS/FOOT.
- PROPOSED 6" DIAMETER CONCRETE CURB WITH STEEL PLATE TOP, PER CITY OF ALBUQUERQUE STANDARD DETAIL #2238. CHANNEL CAPACITY = 6.5 CFS/FOOT.
- PROPOSED REFUSE BIN ENCLOSURE, CONSTRUCTED IN COMPLIANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS.
- PROPOSED 34" HIGH STEEL RAILING.
- PROPOSED 4" HIGH WOOD SPRADE FENCE.
- PROPOSED 6" WROUGHT IRON FENCE.
- PROPOSED 4" WROUGHT IRON FENCE.
- NO PARKING AREA.
- PROPOSED 2" CURB CUT, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- PROPOSED 12" CURB CUT, PER CITY OF ALBUQUERQUE STANDARD DETAIL # 2415.
- EXISTING ASPHALT PAVEMENT.
- WEST ROUTE 66 SECTOR DEVELOPMENT PLAN LANDSCAPED SET BACK LINE.
- PROPOSED OUTDOOR AREA FOR GROUND FLOOR APARTMENT.

PROJECT NUMBER: 1002332

SITE DEVELOPMENT PLAN

Richard D. Smith 3-11-03
Traffic Engineer, Transportation Dept.
Christie S. Sandoz 3/10/03
Public Works General Services Department
Roger L. Sandoz 2-19-03
Public Works, Water Utilities Division
Bradley L. Sandoz 2-19-03
City Engineer, Engineering Division / AMAFCA
James L. Hewitt, Jr. 2-4-03
City Planner, Albuquerque Bernalillo County Planning Division Dept

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

James L. Hewitt, Jr. 2/19/03
City Planner, Albuquerque Bernalillo County Planning Division Dept

AS-BUILT

I, JAMES L. HEWITT, JR., NMPE 6871, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE APPROVED SITE PLAN DATED 02/04/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

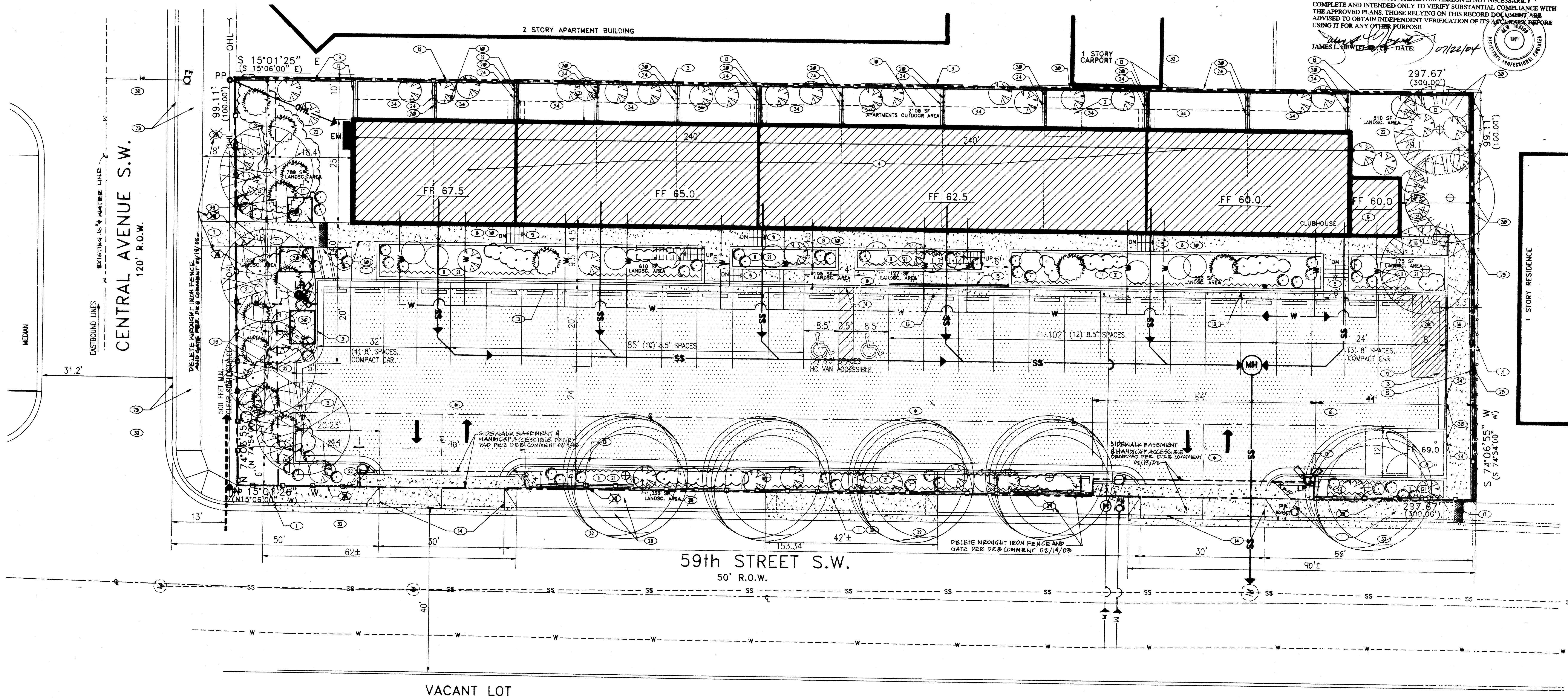
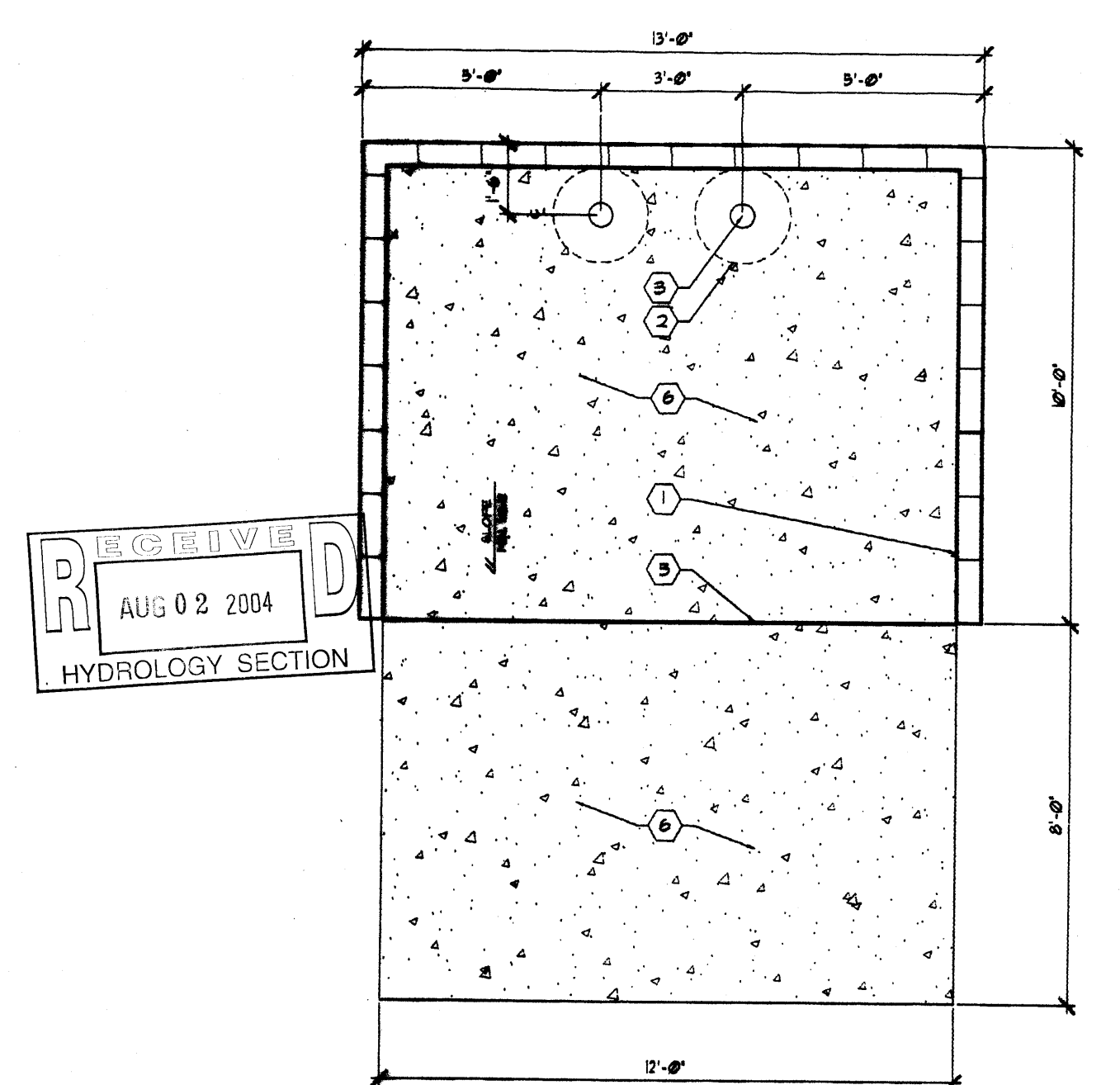
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JAMES L. HEWITT, JR. DATE: 02/22/04

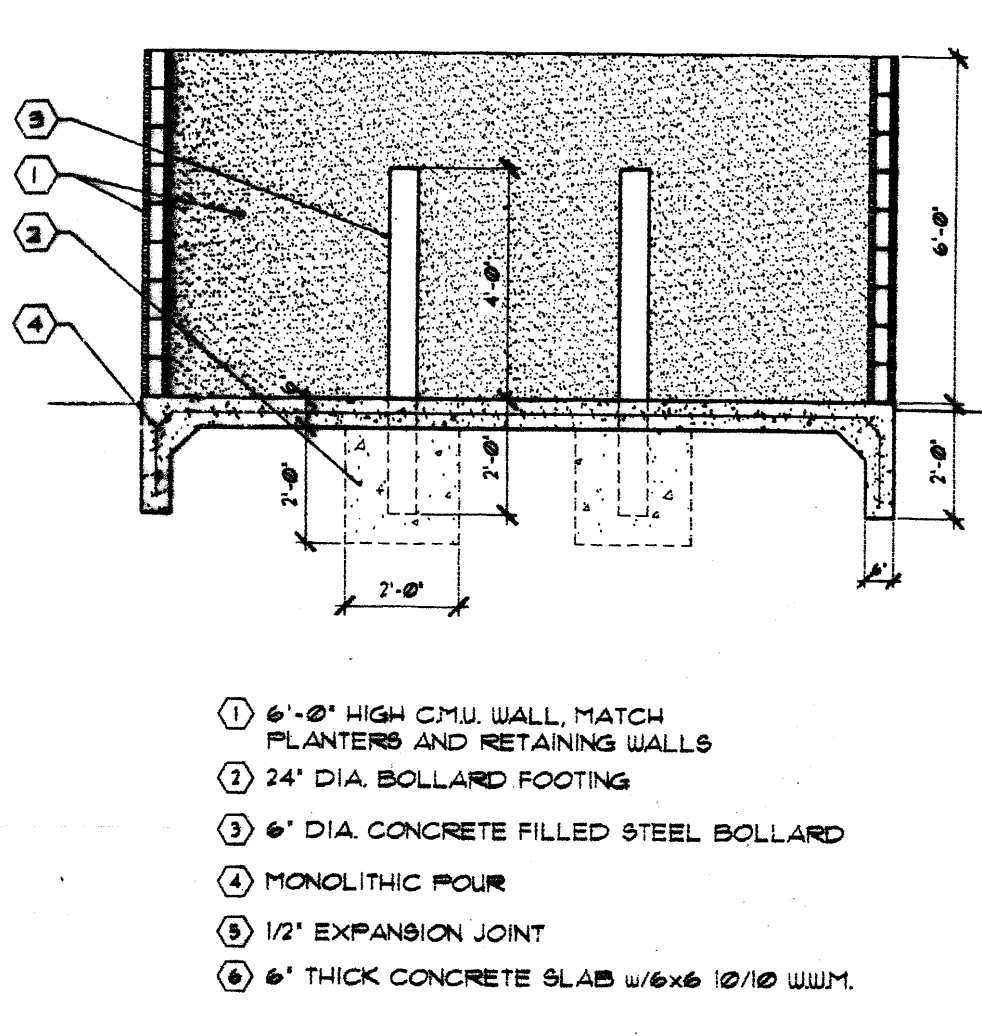
NOTICE TO CONTRACTOR

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN STREET RIGHT-OF-WAY. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED, EXCEPT AS OTHERWISE PROVIDED HEREON, IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (733-1234) FOR LOCATION OF EXISTING UTILITIES.
- 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 MINIMUM DELAY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MAPS AND/OR EVIDENCES ON THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING RUNOFF ON SITE DURING CONSTRUCTION AND CLEANING UP SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY AND ADJOINING PROPERTIES AFTER CONSTRUCTION.

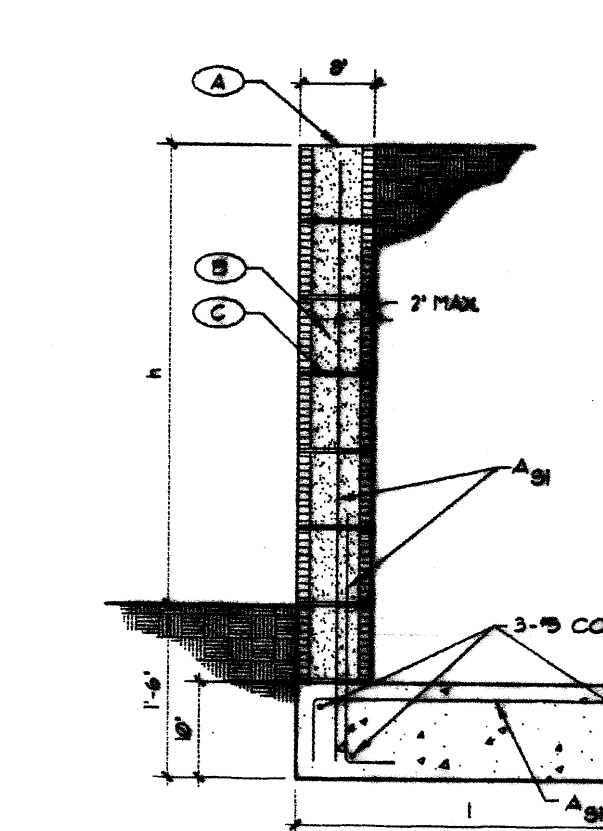
NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY CORNERS, BEARINGS AND DISTANCES SHOWN HEREON ARE FOR ORIENTATION PURPOSES ONLY.



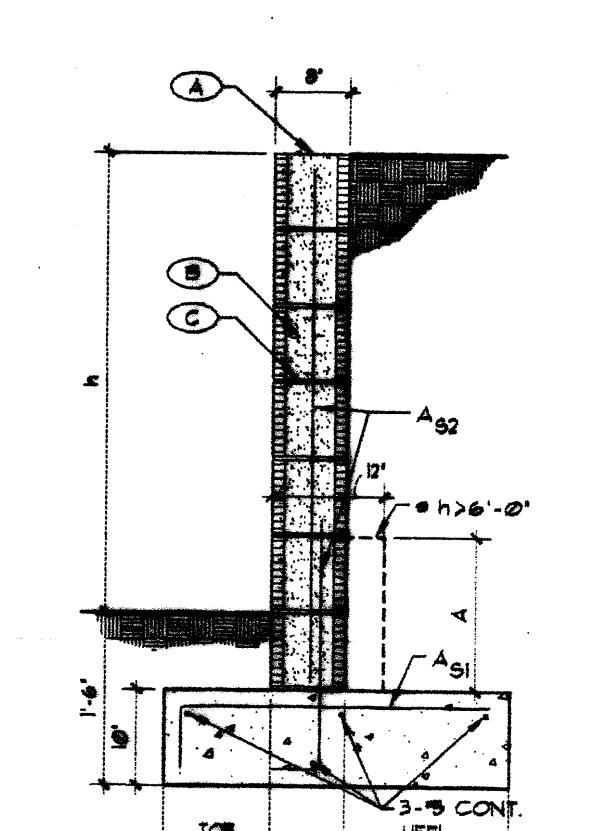
SITE PLAN



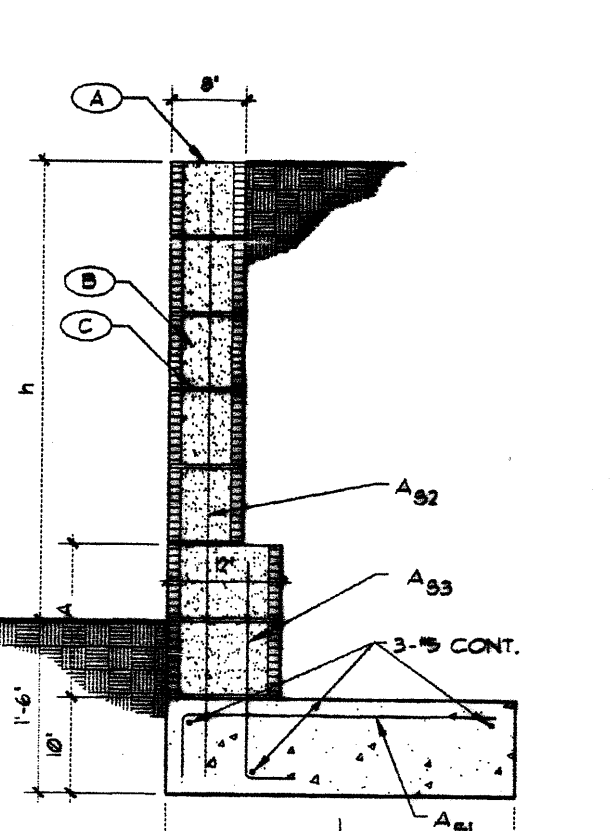
REFUSE BIN ENCLOSURE
1/4" = 1'-0"



PROPERTY LINE WALL
EAST PROPERTY LINE



PROPERTY LINE WALL
SOUTH PROPERTY LINE



PROPERTY LINE WALL, RETAINING WALL SIZE AND REINFORCEMENT WILL BE ADJUSTED UPON RECEIVING GEOTECHNICAL SOIL REPORT RECOMMENDATIONS.
EAST PROPERTY LINE, OPTIONAL

KEYED NOTES

- A. RESIDENTIAL BEARING WALL, OPTIONAL.
- B. FILL ALL CELLS WITH GROUT.
- C. HORIZONTAL REINFORCEMENT: ALL WALLS - NO. 8 @ 12" O.C.

TABLE 2									
	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"		
2	2'-6"	3'-0"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"		
1	4'-0" O.C.	4'-6" O.C.	4'-0" O.C.	4'-6" O.C.	4'-0" O.C.	4'-6" O.C.	4'-0" O.C.		
92	4'-6" O.C.	4'-6" O.C.	5'-0" O.C.	5'-6" O.C.	5'-0" O.C.	5'-6" O.C.	5'-0" O.C.		
3	_____	_____	_____	1'-4"	2'-0"	3'-4"	_____		
4	_____	_____	_____	5'-0" O.C.	5'-6" O.C.	5'-0" O.C.	5'-6" O.C.		
93	_____	_____	_____	1'-0"	1'-6"	1'-6"	_____		
5	1'-0"	1'-6"	1'-3"	1'-3"	2'-3"	2'-6"	_____		
6	2'-2"	2'-8"	2'-11"	3'-5"	4'-6"	5'-0"	_____		