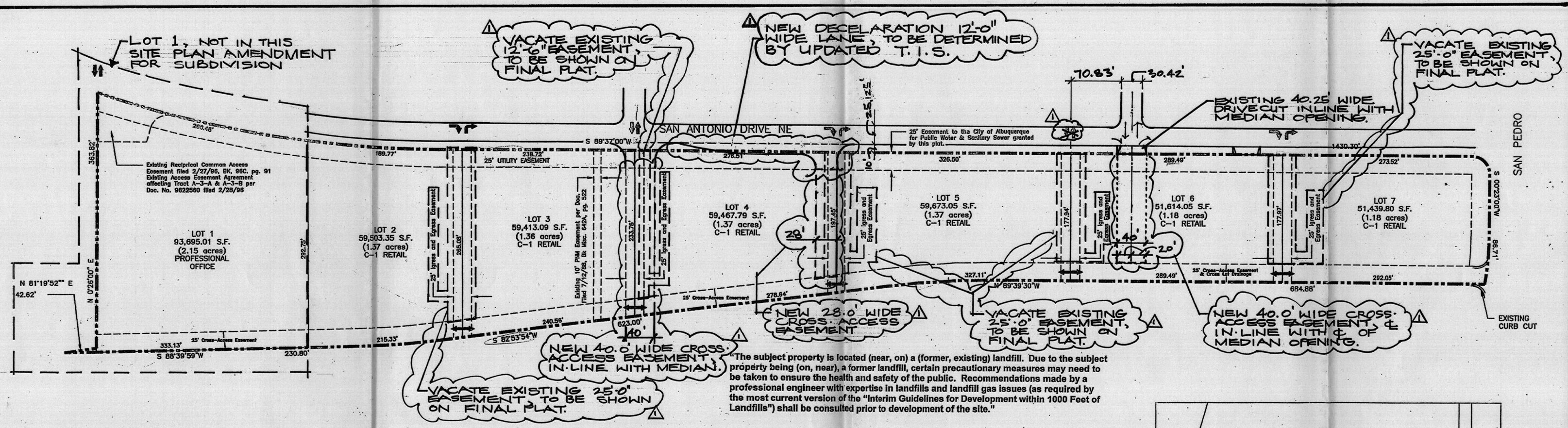



"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near), a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site."

## LEGAL DESCRIPTION

LOTS 1 THRU 7
JJ SUBDIVISION

BEING A REPLAT OF TRACT A-3-B,
J GROUP ADDITION, TRACT 1,
NEW HEART CENTER & TRACT 1,
NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTOIN 25
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

## NOTES: LOTS 1 thru 7

BUILDING HEIGHT NOT TO EXCEED 26 FT.
MAXIMUM FLOOR-AREA RATIO: 20.0%
BUILDING MINIMUM SETBACKS:
FRONT: 25.0 FT.
SIDE: 5.0 FT.
REAR: 5.0 FT.

## TRAFFIC FLOW NOTES

- TWO WAY INGRESS AND EGRESS TRAFFIC FLOW
- RIGHT TURN ONLY INTO LOT
- RIGHT TURN ONLY OUT OF LOT
- TWO WAY INTERIOR AND CROSS-LOT TRAFFIC FLOW

## PROPOSED GENERAL DESIGN CRITERIA:

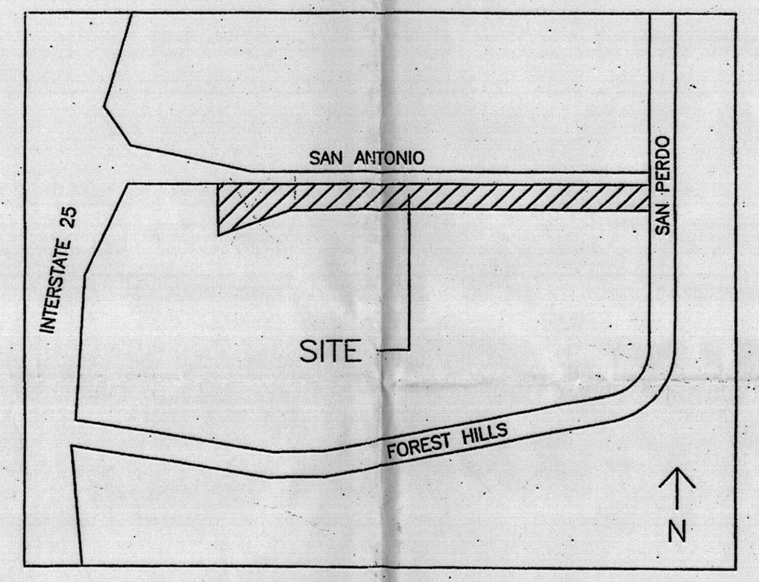
- ALL STRUCTURES ON LOTS WILL BE LIMITED TO THE GENERAL CRITERIA DESCRIBED HEREIN.
- EXTERIOR APPEARANCE OF STRUCTURES WILL BE AS DEPICTED ON SHEET.
- PARKING WIILL NOT EXCEED THE REQUIRED PLUS 10%.
- ~~NO MORE THAN 25% OF THE REQUIRED PARKING WILL BE LOCATED IN FRONT OF THE BUILDING BETWEEN THE BUILDING AND THE STREET.~~
- ADA-COMPLIANT PARKING WILL BE LOCATED ADJACENT TO THE MAIN BUILDING ENTRY.
- ALL SIDEWALKS WILL HAVE A MINIMUM OF 6 FEET CLEAN TRAVEL AREA PROTECTED BY PERMANENT CAR STOPS.
- FRONT ENTRY SIDEWALK AREAS WILL BE COVERED OR SHADED BY TREES.
- ALL STRUCTURES SHALL BE CONNECTED BY PEDESTRIAN PATHWAYS PER CITY OF ALBUQUERQUE (COA) REQUIREMENTS.
- PATIO AREAS FOR EMPLOYEES WILL BE PROVIDED AND SHADED.
- BICYCLE RACKS WILL BE PROVIDED PER COA CODE.
- ALL LANDSCAPING WILL BE PER COA CODE. NO GREATER THAN 20% (15%) OF LANDSCAPED AREA WILL BE HIGH WATER USE AND ALL APPLICABLE WATER CONSERVATION MEASURES REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION WILL BE ADHERED TO.
- PERIMETER WALLS WILL COMPLY WITH PLANNING DEPARTMENT GUIDELINES AT TIME OF BUILDING PERMIT APPLICATION, NOT TO EXCEED 3'-4" HIGH.
- ALL ROOFTOP OR GROUND LEVEL MECHANICAL UNITS WILL BE PHYSICALLY SCREENED FROM VIEW OR PAINTED TO BLEND WITH SURROUNDING STURCTURE'S COLOR. ALL ROOF PENETRATIONS WILL MATCH STRUCTURE (SPELL) OR ROOF COLOR.
- FRONT FACADES WILL BE SHADED BY EITHER THE BUILDING STRUCTURE, CANOPIES, PORTALS, AWNINGS, OR SHADE TREES PLANTED IN A MANNER TO SHADE THE ENTIRE FRONT FACADE OF THE STRUCTURE.
- LOADING DOCKS SHALL BE SCREENED BY WALLS, TREES, AND OR STRUCTURE ELEMENTS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE STRUCTURE.
- ALL REFUSE ENCLOSURES WILL COMPLY WITH COA CODE AND SOLID WASTE REGULATIONS.
- BUILDING FRONTS WILL BE NO CLOSER THAN 12 FEET FROM THE FACE OF CURB TO THE STRUCTURE.
- MONUMENT SIGNS ARCHITECTURALLY INTEGRATED WITH THE STRUCTURE DESIGN WILL NOT EXCEED 10 FEET HIGH OR 75 SQUARE FEET PER SIGN.
- BUILDING SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA.
- SITE AND BUILDING LIGHTING WILL COMPLY WITH COA CODES AND REGULATIONS. ~~NO INSTANCE SHALL LIGHT ESCAPE BEYOND THE PROPERTY LINE.~~ IN AND FULLY SHIELDED.
- 3'-0" HIGH BOLLARD ILLUMINATION (AT LEAST ONE) AT CURB RAMPS ENTERING A CROSSWALK, BE ONE DESIGN TYPE.

N

70 0 70
Scale 1"=70'-0"

## SITE PLAN FOR SUBDIVISION

Scale 1"=70'-0"




VICINITY MAP

1002455

PROJECT NUMBER: 1002455
Application Number:

This plan is consistemt with the specific Site Development Plan approved by the Environmental Planning Commission (EPC). date March 21, 2003 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|---|---|
| Traffic Engineering, Transportation Division | 10-29-03 Date |
| Utilities Development | 10-29-03 Date |
| Parks and Recreation Department | 10/29/03 Date |
| City Engineer | 10-29-03 Date |
| Environmental Health Department (Replacement for Original) | OCT. 29, 2003 Date |
| Solid Waste Management (Michael Holton (will comply with all SW ordinances)) | 10/29/03 Date |
| DRB Chairperson, Planning Department | 10/29/03 Date |

REVISION 08.14.06 NWG

JOB NO:
DATE: 30 September 2003
REVISIONS

Sheet Title: SITE PLAN FOR SUBDIVISION
Drawn By: R.A.R. Checked By: M.D.M.

TIM OTT / DEVELOPER
PO BOX 35981
ALBUQUERQUE, N.M. 87176
(505) 250-4675

Project Name: J GROUP SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SHEET NO. SP

PROJECT# 1002455

6