

DESIGN GUIDELINES:

- PROPOSED ZONING IS SU-1 FOR PRD.
- PERMISSIVE USES AND GUTTERS.
- PERMISSIVE IN THE R-1 ZONE.
- LOT SIZE: TOTAL NUMBER OF PROPOSED LOTS = 8 LOTS. (THESE ARE COMMON AREA ONLY.) NUMBER OF PROPOSED TRACTS = 2 TRACTS. MINIMUM LOT AREA FOR CONSTRUCTION SHALL BE 10,000.00 SF.
- SETBACKS: A. THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN 20.00 FEET, OTHERWISE NOTED. B. THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN 10.00 FEET, OTHERWISE NOTED. C. THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN 5.00 FEET, OTHERWISE NOTED.
- OFF-STREET PARKING IS PROVIDED ON EACH SITE FOR A MINIMUM OF 2 CARS. IN ADDITION TO 2 PARKING SPACES WITHIN EACH GARAGE FOR A TOTAL OF 4 MINIMUM SPACES PER LOT.
- WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT.
- ACCESS: ON THE ONLY ACCESS ALLOWED TO THE PROJECT SHALL BE FROM THE ENTRANCE SHOWN ON THE CANDELARIA ROAD MAP.
- CURBS AND GUTTERS: MOUNTAINABLE CURB AND GUTTER SHALL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
- BUILDINGS: BUILDING HEIGHT: BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT. BUILDING TYPES: BUILDINGS SHALL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR PITCH ROOF. PITCHED ROOFS SHALL BE EITHER TILED OR METAL. BUILDINGS SHALL BE EITHER STUCCO, BRICK, OR ANY COMBINATION. BUILDING COLORS: BUILDING COLORS SHALL BE TAN TO LIGHT BROWN, ACCENTS AND EARTHSTONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED. OPEN SPACE: A MINIMUM OF 1200 SF. OF OPEN SPACE FOR EACH DWELLING SHALL BE FURNISHED EITHER ON-SITE OR IN ACCORDANCE WITH SECTION 14-13-3-8A OF THE ZONING CODE IF THERE IS AN ON-LOT DEFICIT.
- THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
- THE LANDSCAPING PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL FIXTURES SHALL BE OF A FULL OUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 16' HIGH.
- PROPOSED TRACTS A & B ARE COMMON AREA FOR USE OF ALL THE LOTS AND NO HOUSES SHALL BE CONSTRUCTED ON THESE TWO TRACTS. THE MAINTENANCE OF THESE TRACTS ARE THE RESPONSIBILITY OF ALL THE LOT OWNERS OR HOMEOWNERS ASSOCIATION. DESIGN HEREIN SHALL BE SUBJECT TO CITY OF ALBUQUERQUE DESIGN PERMIT BOARD FOR DESIGN PERMIT APPROVAL.
- THE MAINTENANCE OF PRIVATE ACCESS EASEMENT IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.
- THE MAINTENANCE OF THE IRRIGATION DITCH IS THE RESPONSIBILITY OF ALL THE OWNERS OR HOMEOWNERS ASSOCIATION.

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW BLOCK WALL
- SETBACK LINE
- EXIST. CURB & GUTTER
- EXISTING LOT LINE
- FIXTURE SITTING WITH PLANTER

1002798

TRACT NO.	GROSS AREA	LANDSCAPING AREA
A	9,872.66 SF	5,757.38 SF
B	5,251.27 SF	2,277.05 SF
TOTAL	15,123.93 SF	8,034.43 SF

ADMINISTRATIVE AMENDMENT
 File # 1002798 Project # 1002798
 Remove Design Guideline 15. A
 APPROVED BY: [Signature] DATE: 8/16/04

NOTES:

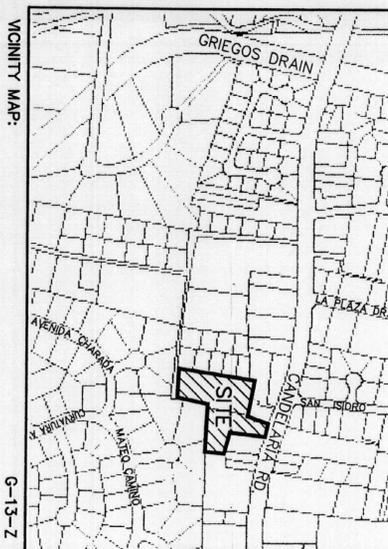
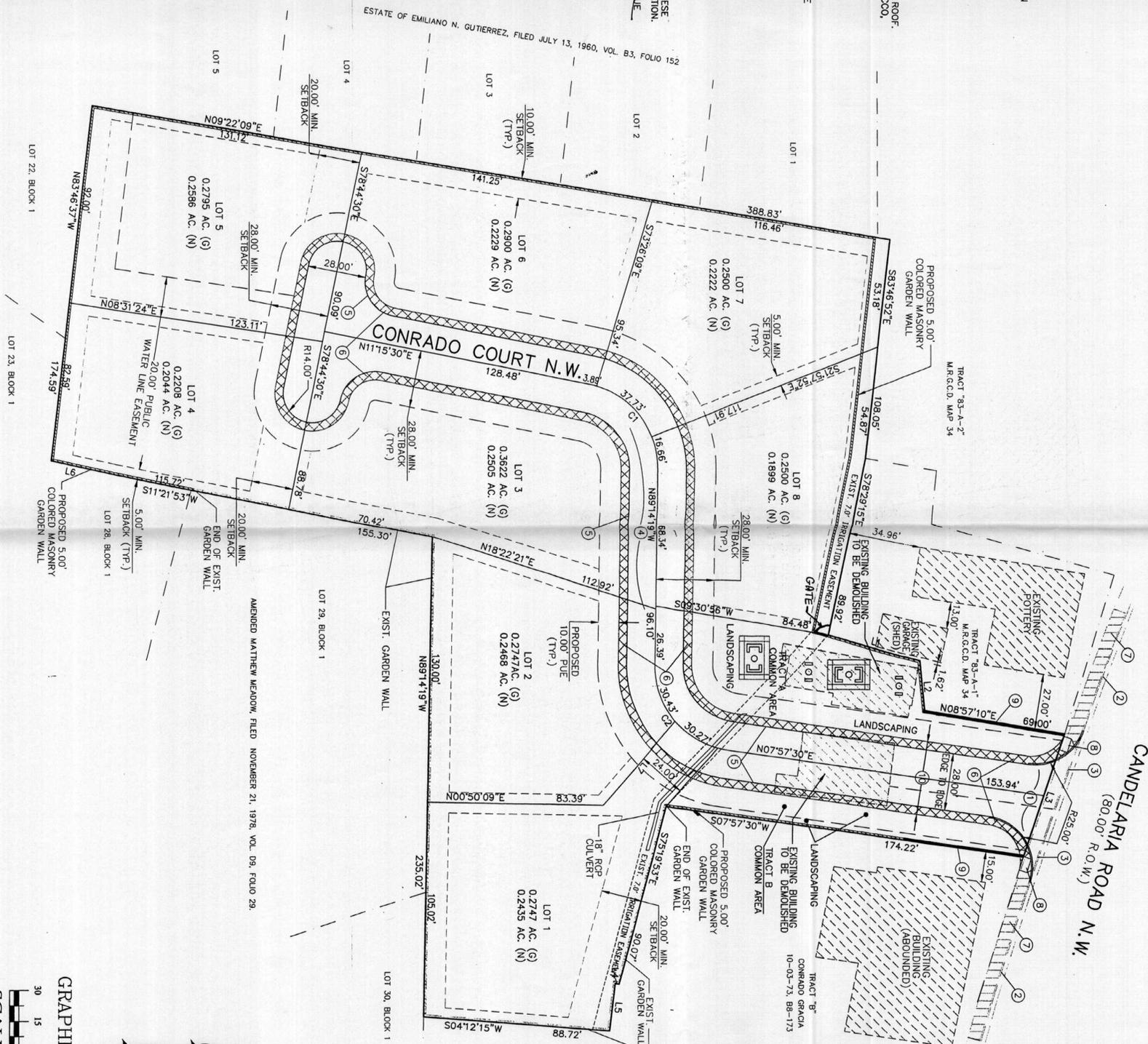
- NEW DRIVE WAY ENTRANCE PER COA STANDARD DRAWING #2426.
- EXISTING CURB AND GUTTER.
- REMOVE EXISTING CURB.
- NEW ASPHALT PAVING AREA.
- NEW MOUNTAINABLE CURB ESTIMATE TYPE PER COA STANDARD DRAWING #2415.
- NEW 4" SIDEWALK PER COA STANDARD DRAWING #2430.
- EXISTING 6" SIDEWALK.
- NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
- PROPOSED 5.00' ADOBE WALL WITH STUCCO.
- 36.00' PRIVATE ACCESS & PUBLIC WATER & SEWER LINE EASEMENT.

LINE TABLE

LINE	LENGTH	BEARING
L1	15.44	N90°00'00"E
L2	45.95	N14°41'28"E
L3	15.44	S90°00'00"E
L4	24.65	N84°27'00"E
L5	63.91	S71°40'55"E
L6	1.97	S113°21'W
L7	23.26	S83°10'30"E
L8	30.85	S12°08'30"W
L9	54.32	N49°25'01"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	58.28	42.00	79°30'11"	34.93	53.71	N51°00'35"E
C2	60.70	42.00	82°48'11"	37.03	55.55	N49°21'35"E



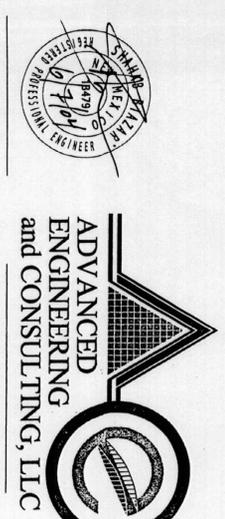
- SHEET INDEX**
- SITE PLAN
 - LANDSCAPING PLAN
 - GRADING AND DRAINAGE PLAN
 - MASTER UTILITY PLAN

PROJECT NUMBER: 1002798
 APPLICATION NUMBER: 04-01009

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [DATE], AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IF AN INFRASTRUCTURE LIST REQUIRED (YES) AND IF YES, THEN A SET OF APPROVED RIGHT-OF-WAY OR PER CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRANSPORTATION DIVISION
 ENGINEER: [Signature] DATE: 7-14-04
 UTILITIES DEVELOPMENT
 ENGINEER: [Signature] DATE: 7-14-04
 PARKS AND RECREATION DEPARTMENT
 ENGINEER: [Signature] DATE: 7-14-04
 CITY ENGINEER
 ENGINEER: [Signature] DATE: 7-14-04
 SOLID WASTE MANAGEMENT
 ENGINEER: [Signature] DATE: 7-14-04
 DRB CHAIRPERSON, PLANNING DEPARTMENT
 ENGINEER: [Signature] DATE: 7-14-04



ADVANCED ENGINEERING and CONSULTING, LLC
 4116 ANAHUAC AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)999-5590

RANCHO DE CANDELARIA SITE PLAN FOR SUBDIVISION

DRAWING: 200155-STDWG SHEET: 1 OF 4
 DATE: 05-24-04

1002798 PROJECT