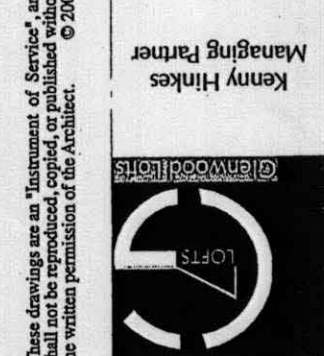
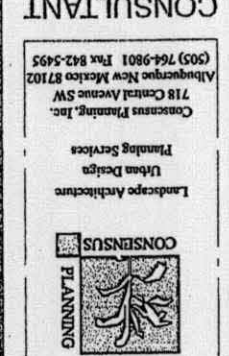




AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
R.C. Jones 5-10-05
SIGNATURE & DATE

Site Plan

SHEET

SDP-2

OF 6

PROJECT

0448

16	6	8' high (max) CMU wall - see sheet SDP-5 for typical location
17	7	42" high tube metal fence painted white - see detail 'A' on this sheet
18	8	Pedestrian tube metal gate with keypad entry
19	9	Typical parking space 9'-0"x20'
20	10	Parallel parking space 9'-0"x24'-0"
21	11	Townhome (maximum building envelope)
22	12	Landscaping area - see sheet SDP-4
23	13	Parking lot with a 24' wide drive
24	14	Existing transformer
25	15	Proposed transformer
26	16	Painted metal security gate - lift arm type
27	17	Call box
28	18	See sheet SDP-5 for enlarged typical unit site plan
29	19	Existing apartment building
30	20	Existing transformer and pad to be removed
31	21	4' wide pedestrian connection at developers expense
32	22	Existing public sidewalk
33	23	Existing handicapped ramp
34	24	Unit driveway
35	25	Unit entry walk
36	26	Cluster mailbox
37	27	Proposed handicapped ramp
38	28	Call box at pedestrian gate
39	29	Mountable roll curb, stand-up curb or curb and gutter
40	30	Pole mounted light - see detail 'A' on sheet SDP-1
41	31	Packed gravel path for fire truck access
42	32	Bollard lighting - see detail 'C' on sheet SDP-1

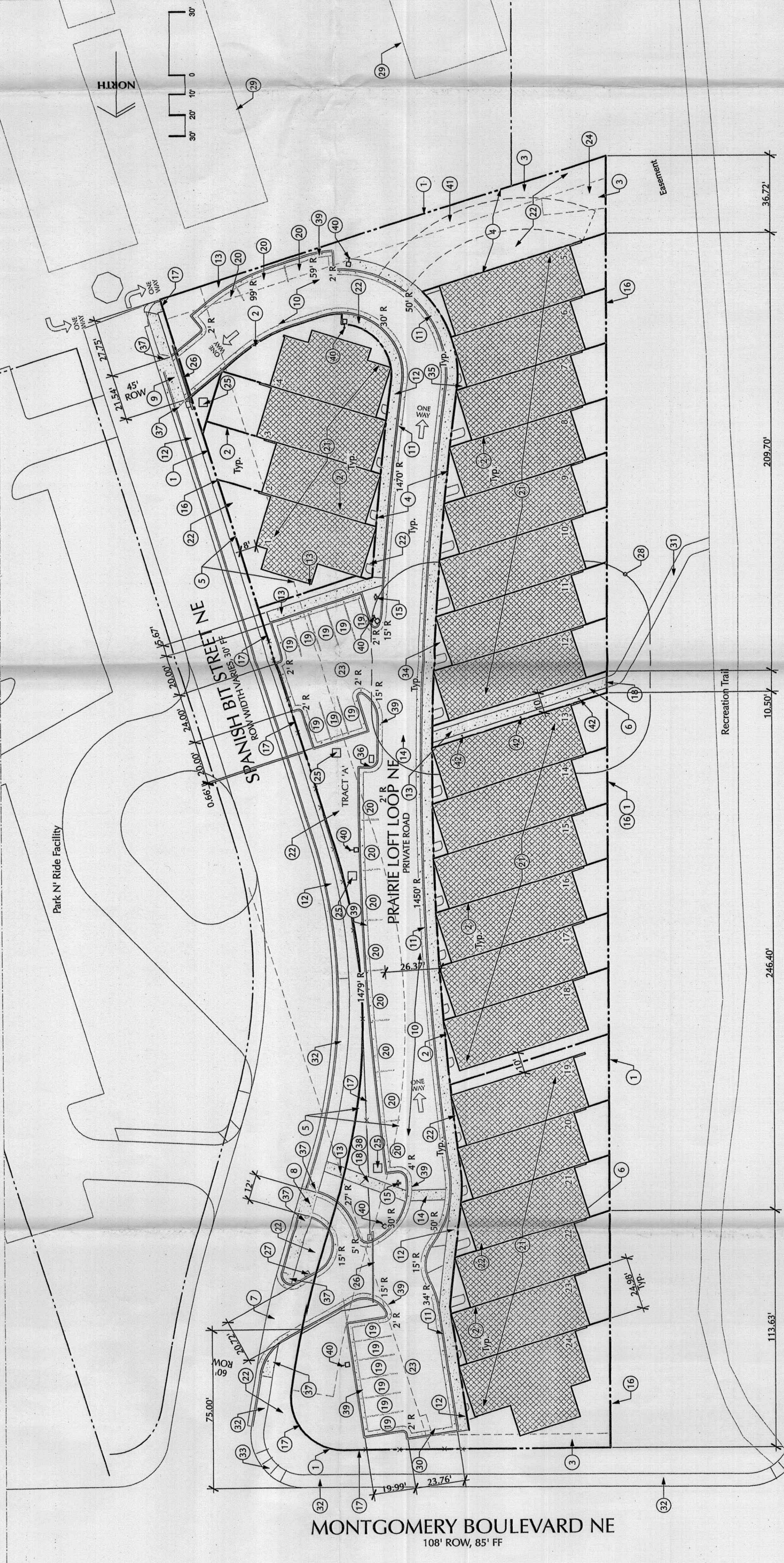
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List Required? ☒ Yes (☐) No If yes, then a set of approve
 DRC plans with a work order is required for any construction within Public
 Right-of way or for construction of public improvements.

DRB Development Plan Approval		Date
<i>Jeffrey</i>	Transportation Department	5/11/05
<i>Roger A. Quinn</i>	Utility Department	5/11/05
<i>Christine Sandoroff</i>	Parks and Recreation Department	5/11/05
<i>Bradley J. Dingman</i>	City Engineer	5/11/05
<i>N/A</i>	Environmental Health Department (conditional)	5/11/05

Michael Helton	5-10-05
Solid Waste Management	Date
Sherran Watson	5/10/05
DRB Chairperson, Planning Department	Date
S. Environmental Health, if necessary	

Signature Block



NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	100°00'00"	25.00	43.63	29.79	38.30
C2	08°44'21"	400.00	47.05	23.55	47.02
C3	33°54'01"	280.00	165.67	85.34	163.26

NO	DIRECTION	LENGTH
L1	S 09°44'38" W	11.19'
L2	S 16°28'59" W	40.82'

07.10025 Project # 1002457
narrow internal sidewalks
from 5' to 4'

APPROVED BY Marone DATE 8/28/07

1002457

ROW WIDTH VARIES

NOTE:
An access and cross parking easement shall be overlaid on all circulation and parking in tract 'A' for the use of lots 1-24.

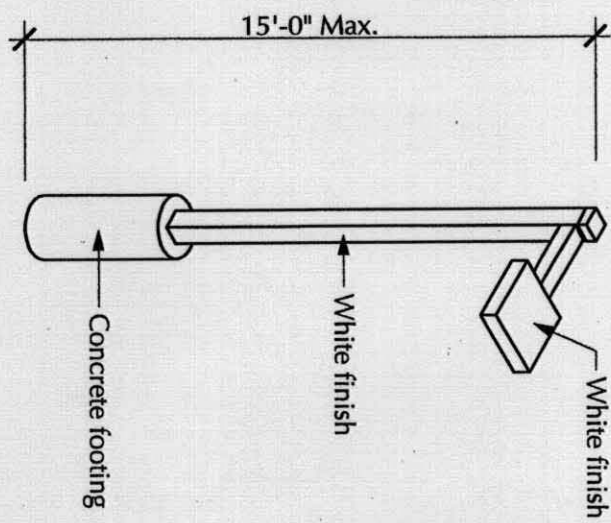
Site Plan

Signature Block

SITE DEVELOPMENT PLAN FOR SUBDIVISION REVIEW

GLENWOOD LOFTS

Montgomery Boulevard & Tramway Boulevard • Albuquerque, NM

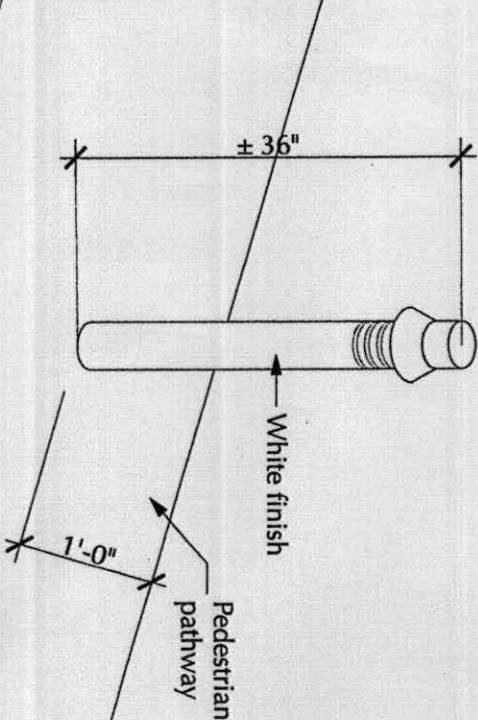


NOTE:

All on-site lighting shall be shielded to provide downlight emission and prevent both light trespass and upward light pollution.

A Light Pole Detail

Not to Scale



NOTE:

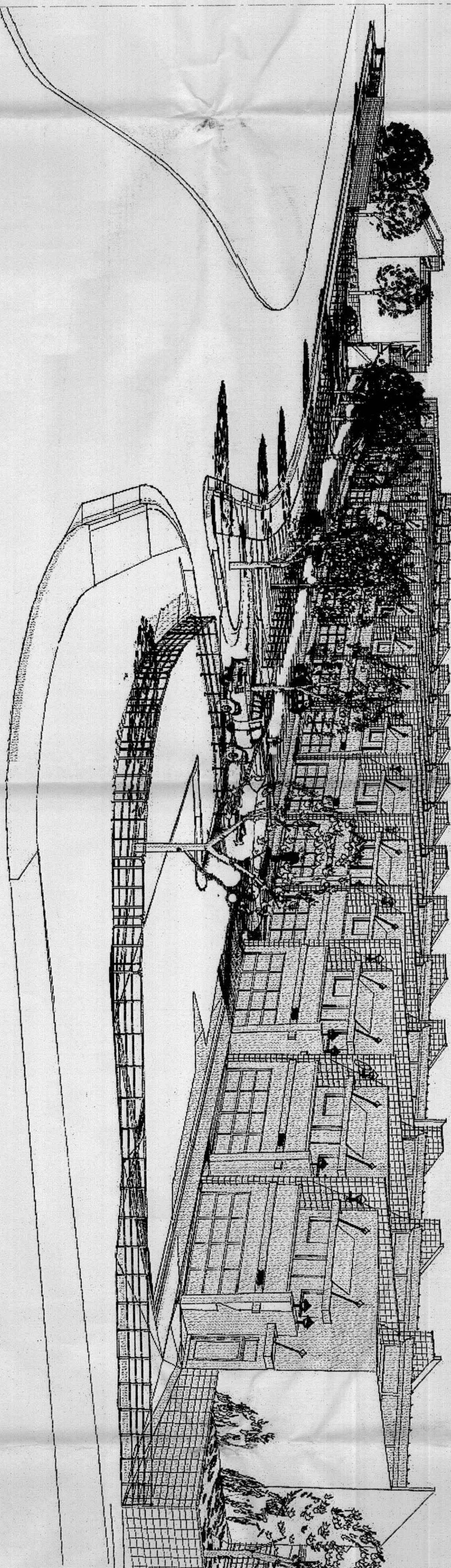
All on-site lighting shall be shielded to provide downlight emission and prevent both light trespass and upward light pollution.

C Bollard Light Detail

Not to Scale

B Project Information

O Perspective



OWNER

Glenwood Lofts, LLC
Managed by: Kenny Hinkes, Managing Partner
9805 Greenbrier Road NE
Albuquerque, NM 87111
(505) 798-1000, Fax: (505) 798-6969
E-mail: kenny@eadq.com
Contact: Kenny Hinkes

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Schlegel Lewis Architects
1620 Central Avenue SE
Albuquerque, NM 87106
(505) 247-1529, Fax: (505) 243-6701
E-mail: gdl@mac.com
Contact: James Lewis

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Consensus Planning
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801, Fax: (505) 842-5495
E-mail: stozier@consensusplanning.com
Contact: James Stozier

CIVIL ENGINEER

D. Mark Goodwin and Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200, Fax: (505) 797-9539
E-mail: mark@goodwinengineers.com
Contact: Mark Goodwin OK Amy Niese

T Detail Not Used

U Project Team

Y Sheet Index

Z Legal Information



M Detail Not Used

ZONING

ADDRESS: SE corner of Montgomery Blvd & Tramway Blvd.

LEGAL DESCRIPTION

TRACT: R1A & C2A (present)
SUBDIVISION: Glenwood Hills

ZONE ATLAS PAGE: C-23-Z

LAND USE ZONING:

Existing: C-1
Proposed: SU-1 Planned Residential Development

PARKING

Required:

Townhome:
1 space per bathroom but not less than two spaces
3 bathrooms per unit @ 24 units = 72 Spaces

Provided:

Garage Spaces 48 Spaces
Standard Spaces 25 Spaces
Total 73 Spaces

No handicapped spaces or bicycle rack required.

LANDSCAPING

For landscape calculations see sheet SDP-4

BUILDING AREA

Heated building area: 1,000 SF - 2,000 SF per unit

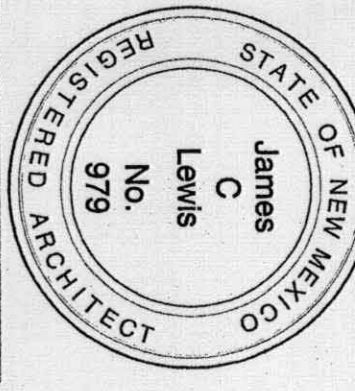
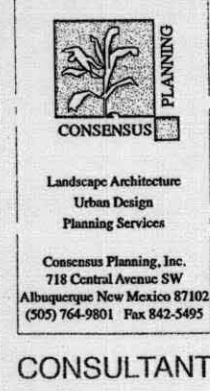
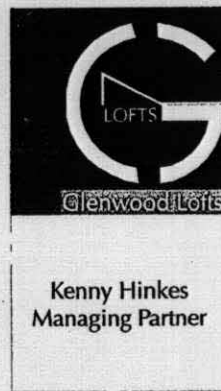
Proposed Number of Units: 24 units

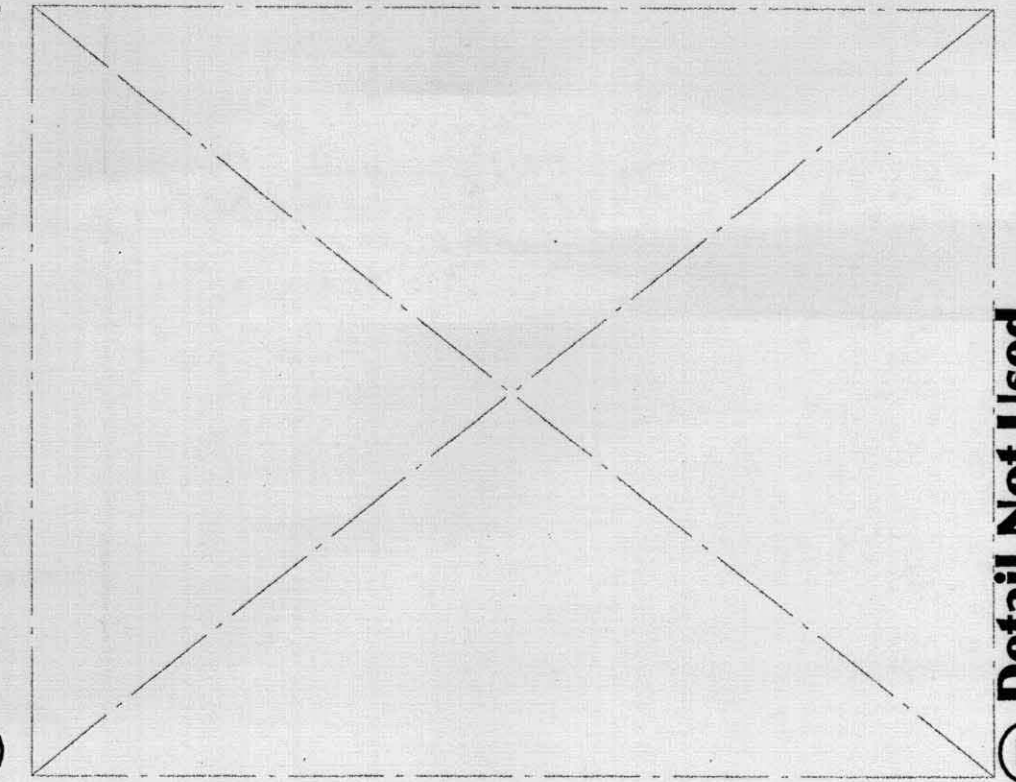
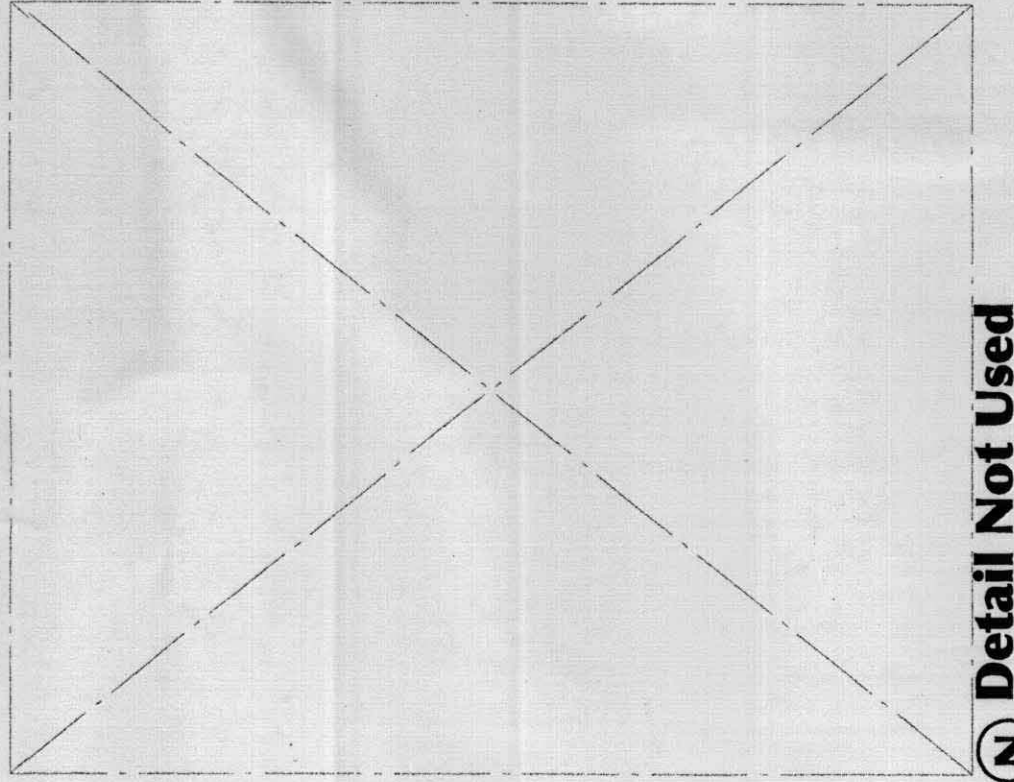
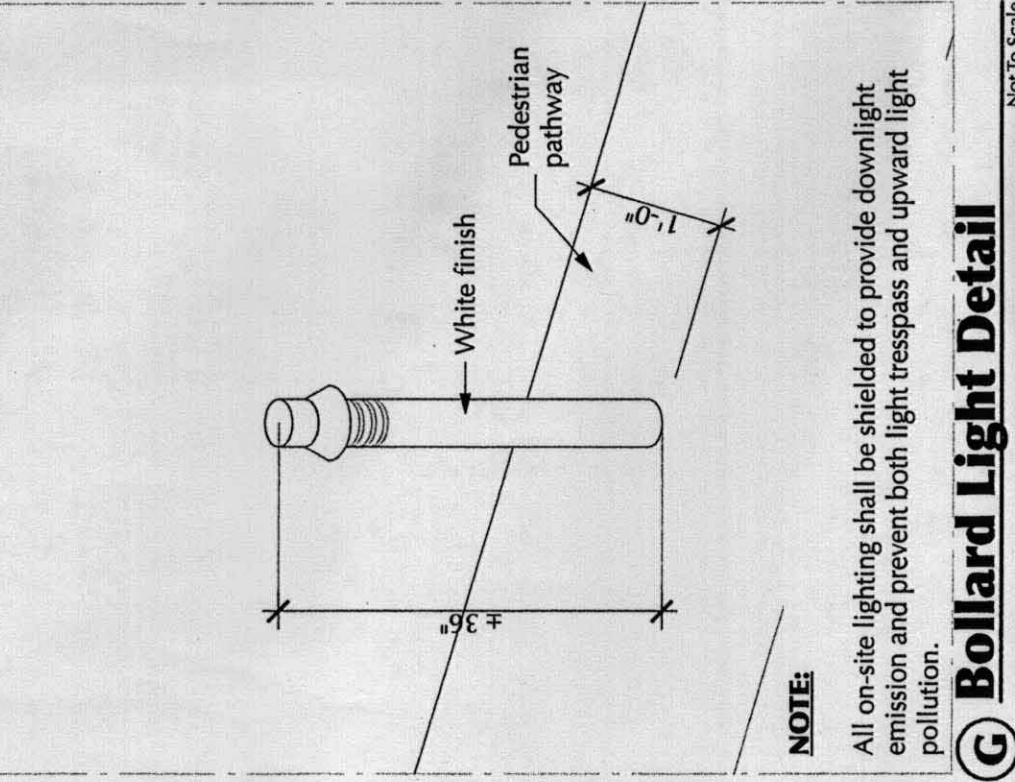
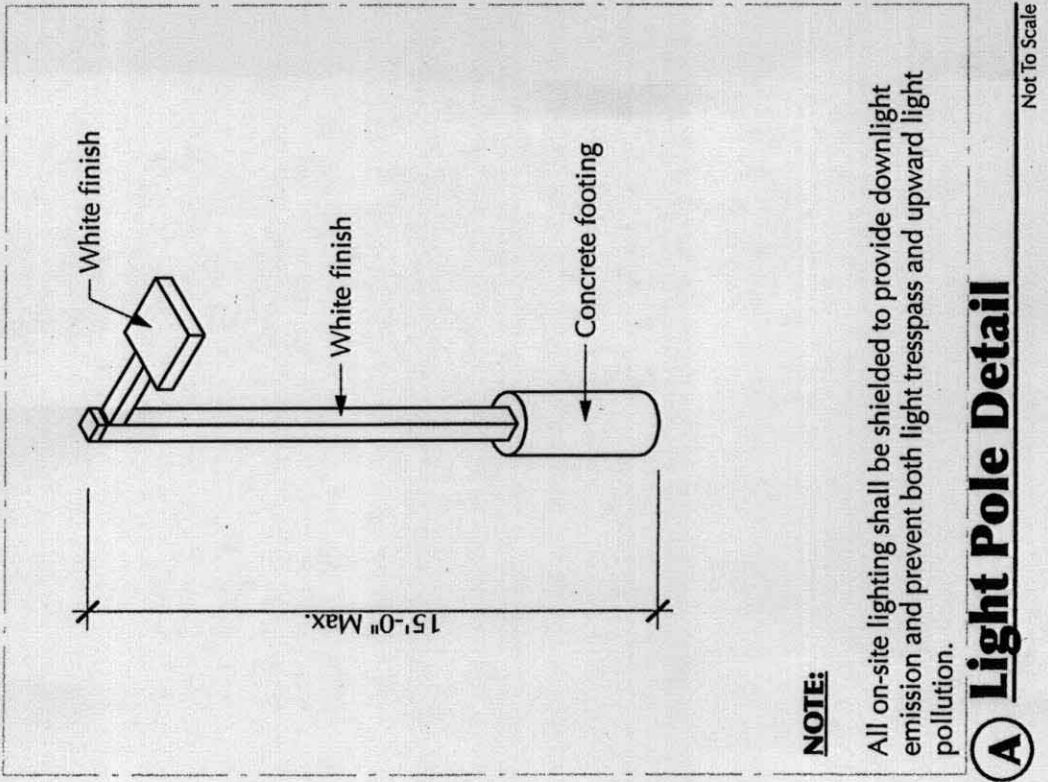
Cover Sheet

PROJECT
0448
SHEET
SDP-1
OF 6

ISSUE DATE:
04 February 05
REVISIONS:
07 April 05
03 May 05

SITE DEVELOPMENT PLAN FOR SUBDIVISION
Glenwood Lofts
Southeast Corner of
Montgomery Blvd. & Tramway Blvd.
Albuquerque New Mexico 87111





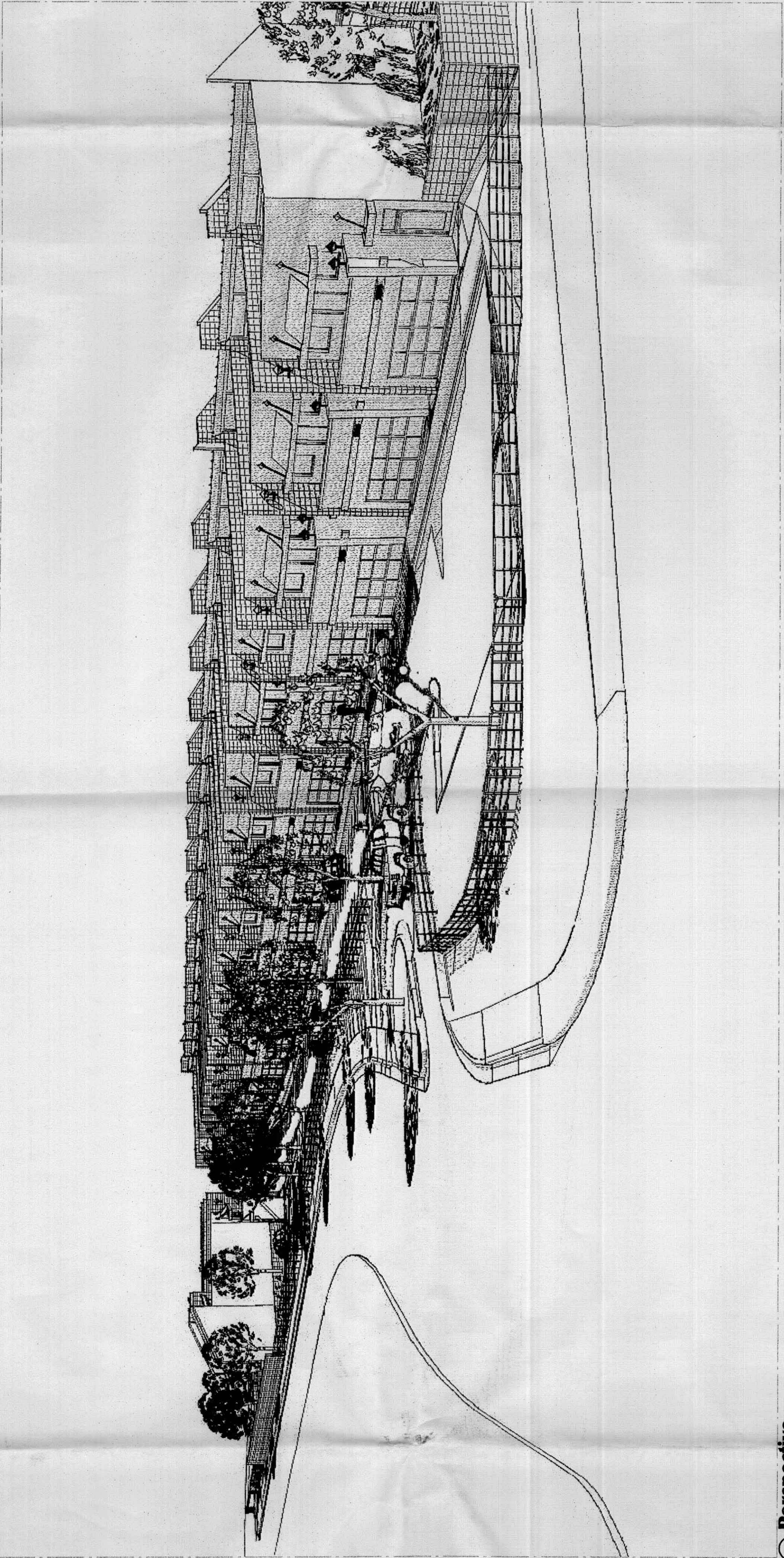
SITE DEVELOPMENT PLAN FOR SUBDIVISION REVIEW

GLENWOOD LOFTS

Montgomery Boulevard & Tramway Boulevard • Albuquerque, NM

B Project Information

M Detail Not Used



O Perspective

OWNER

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Contact: James Strozier

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E-mail: mark@goodwinengineers.com
Contact: Mark Goodwin OR Amy Niese

T Detail Not Used

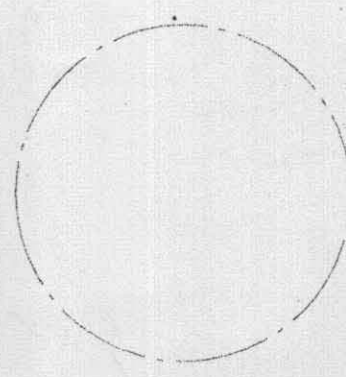
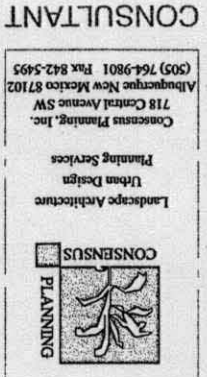
U Project Team

Y Sheet Index

SDP-1	Cover Sheet
SDP-2	Site Plan
SDP-3	Grading & Drainage Plan
SDP-4	Landscape Plan
SDP-5	Building Plan & Elevations
SDP-6	Utility Plan

ZONING
ADDRESS: SE corner of Montgomery Blvd. & Tramway Blvd.
LEGAL DESCRIPTION
TRACT: K1A & K2A (present)
SUBDIVISION: Glenwood Hills
ZONE ATLAS PAGE: C-23-Z
LAND USE ZONING:
Existing: C-1
Proposed: SU-1 Planned Residential Development
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Required:
Minimum: 1 space per bathroom but not less than two spaces
3 bathrooms per unit @ 24 units = 72 Spaces
Provided:
Garage Spaces 48 Spaces
Standard Spaces 25 Spaces
Total 73 Spaces
No handicapped spaces or bicycle rack required.
LANDSCAPING
For landscape calculations see sheet SDP-4
BUILDING AREA
Heated building area: 1,000 SF - 2,000 SF per unit
Proposed Number of Units: 24 units

Z Legal Information

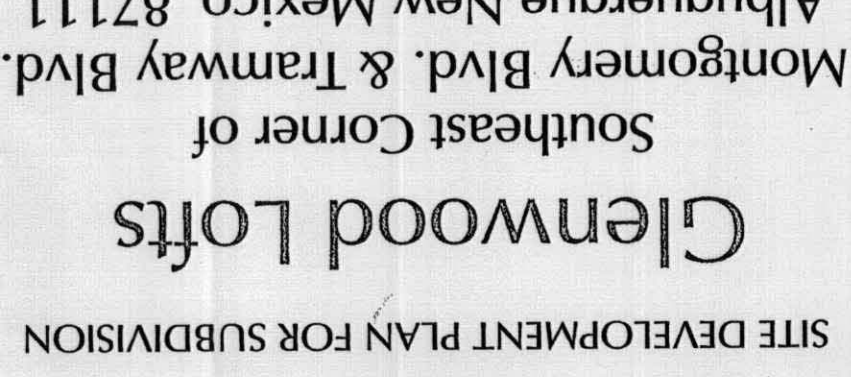
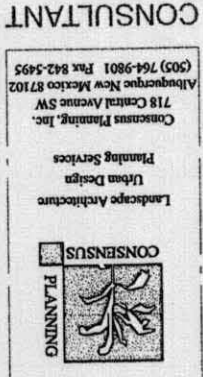


SITE DEVELOPMENT PLAN FOR SUBDIVISION
Glenwood Lofts
Southeast Corner of
Montgomery Blvd. & Tramway Blvd.
Albuquerque New Mexico 87111

ISSUE DATE:
04 February 05
REVISIONS:
07 April 05
03 May 05

Cover Sheet

PROJECT
0448
SHEET
SDP-1
OF 6

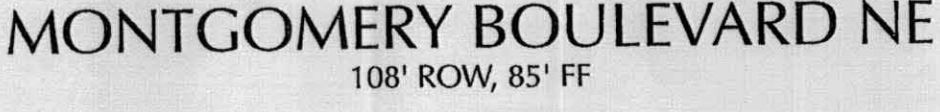


PROJECT
0448
SHEET
SDP-2
OF 6
Site Plan

- Keyed Notes

Date	Name	Title	Signature	Date	Name	Title	Signature
5-1-05	Silvestro	City Engineer, Transportation Department	<i>[Signature]</i>	5/1/05	Christine Sandford	Parks and Recreation Department	<i>[Signature]</i>
				5/1/05	Bradley J. Dugan	City Engineer	<i>[Signature]</i>
				5/1/05	N/A		

Environmental Health Department (continued)	5-10-03	Date
Michael Hinton		
Solid Waste Management		
Sherran Watson	5/10/03	Date
DRB Chairperson, Planning Department		
S. Environmental Health, if necessary		



NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	100°00'00"	25.00	43.63	29.79	38.30
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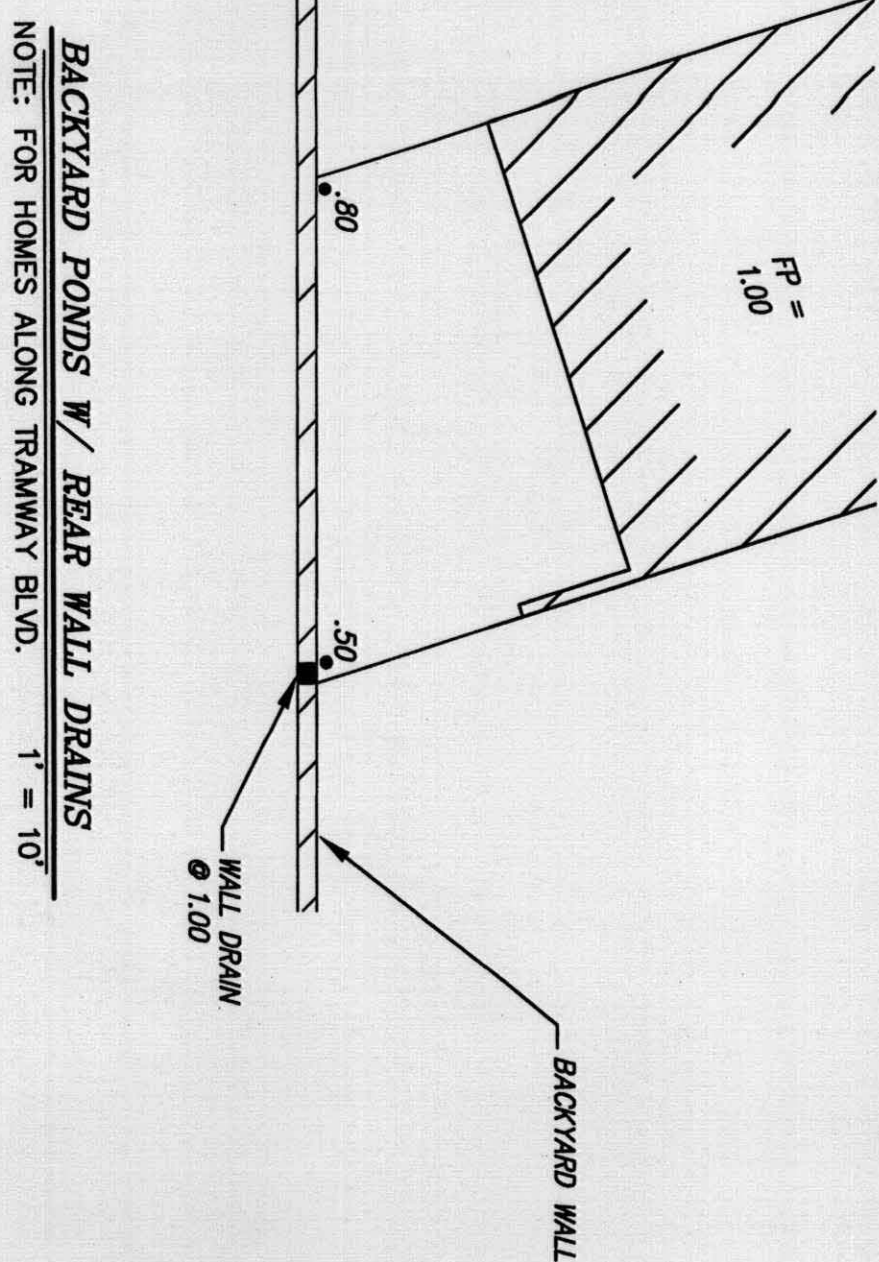
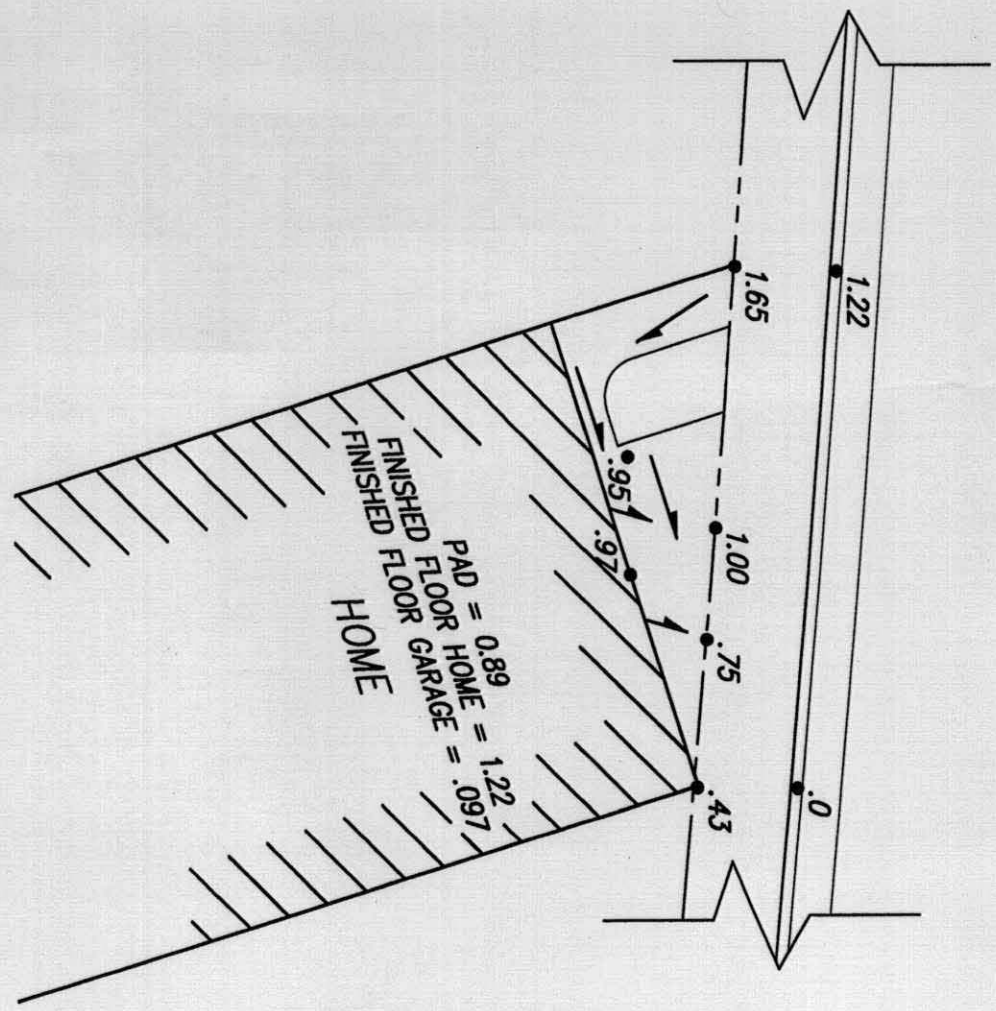
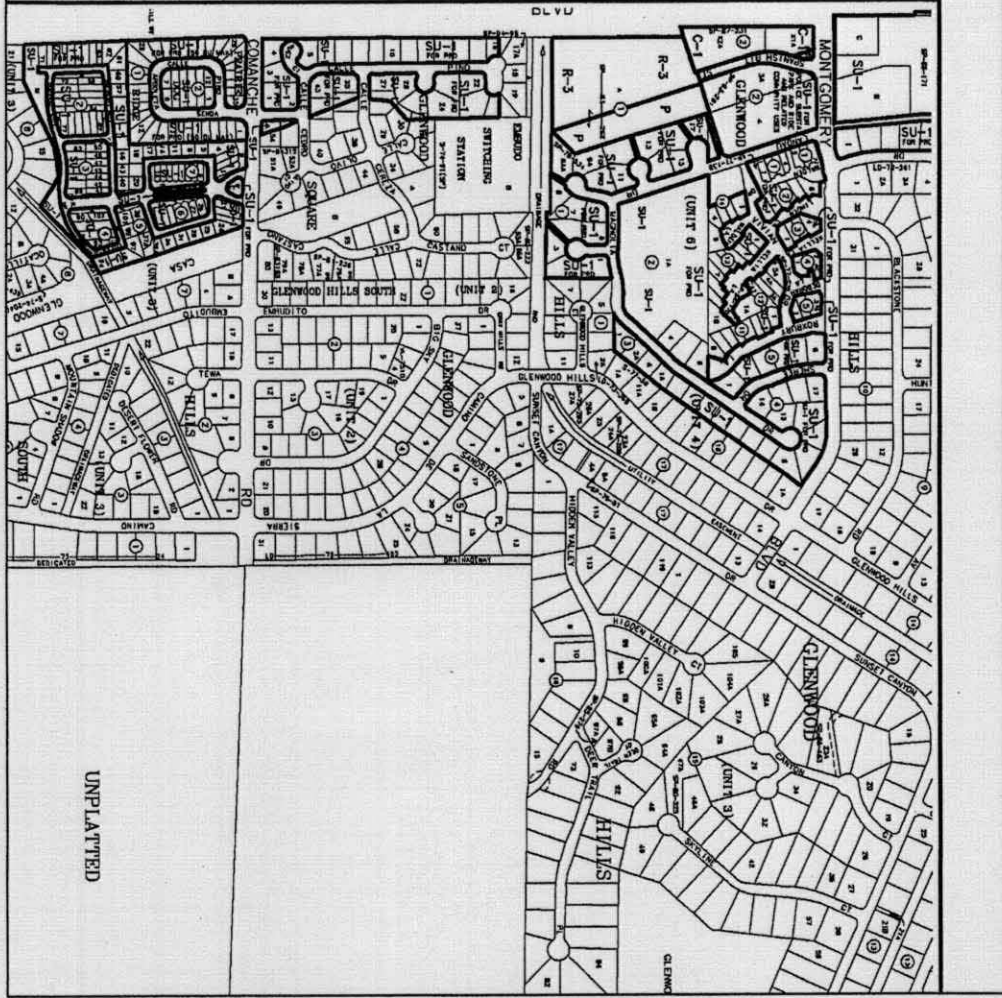
NO	DIRECTION	LENGTH
L1	S 09°44'38" W	11.19'
L2	S 16°28'59" W	40.82'

NOTE: An access and cross parking easement shall be overlaid on all circulation and parking in tract 'A' for the use of lots 1-24.

TRAMWAY BOULEVARD NE
ROW WIDTH VARIES

Site Plan

APPROVED/DISAPPROVED
924-3611
R.C. Jones 5-10-00
SIGNATURE & DATE



LOCATION MAP

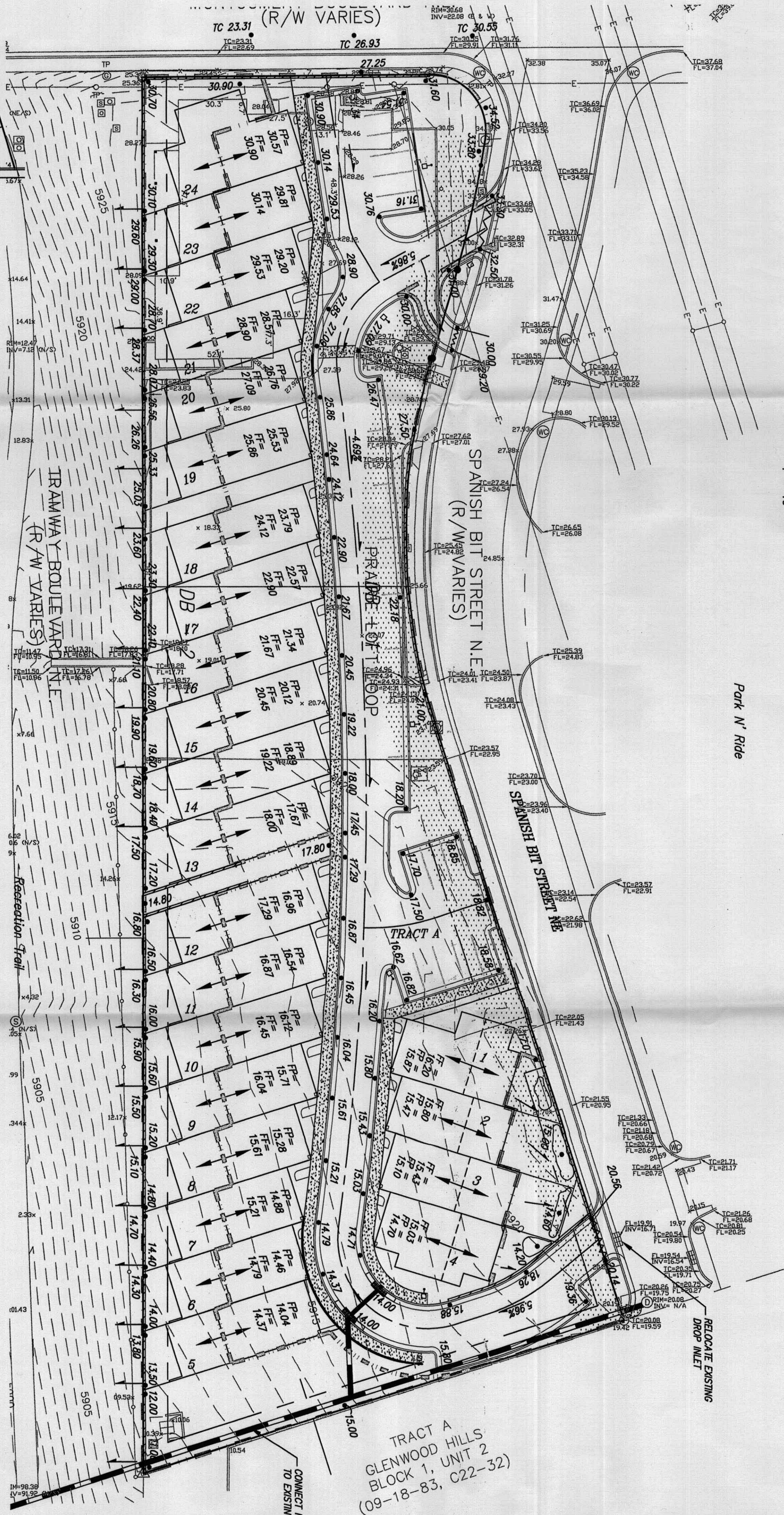
ZONE ATLAS G-23-Z

SCALE: NONE

TYPICAL FRONT LOT DRAINAGE

1" = 10'

Park N Ride



TYPICAL LOT LAYOUT DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP-SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BEAMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BEAMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

EROSION CONTROL BEAM DETAIL

N.T.S.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY COUNTY STATE AND FEDERAL REQUIREMENTS FOR EROSION CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BEAMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

LEGEND

- 5105 EXISTING CONTOUR (MAJOR)
- 5104 EXISTING CONTOUR (MINOR)
- 5100 EXISTING SPOT ELEVATION
- EXISTING ASPHALT CURB
- EXISTING CONCRETE CURB
- EXISTING UNDERGROUND GAS MARKER
- EXISTING WALL OR HEAD WALL
- EXISTING SIGN
- EXISTING FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING POWER POLE
- EXISTING CUYWIRE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDISTAL
- EXISTING UNDERGROUND GAS MARKER
- EXISTING GAS VALVE/METER
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- EXISTING BASIN BOUNDARY
- NEW CONCRETE HEADER CURB
- EXISTING CHAINLINK FENCE
- PROPOSED FIELD SNAKE OR FLOWLINE
- EXISTING SIDEWALK CULVERT
- FINISH FLOOR ELEVATION
- NEW SPOT ELEVATION
- FLOWLINE ELEVATION
- FLOW DIRECTION
- ROOF DRAIN
- P.U.E.

ENGINEER'S SEAL

SURVEY INFORMATION

BENCH MARKS

AS BUILT INFORMATION

FIELD NOTES

NO. BY DATE

CONTRACTOR

WORK STAGED BY

INSPECTOR'S ACCEPTANCE BY

FIELD VERIFICATION BY

DRAWINGS CORRECTED BY

MICRO-FILM INFORMATION

RECORDED BY

NO.

dmg MARK GOODWIN & ASSOCIATES, P.A.
S.O. BOX 30008
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

GLENWOOD LOFTS
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO.

G-23-Z

SDP-3

A04jpas\A0091\ofrs\A0091cgdd.mwg\05-4-05\SPS DER KJS CAR

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
Vines ◦	Antigonon leptopus Queen's Wreath	1-Cal.	10' o.c. 15' ht. x 15' spr.	Medium
Desert Accents ✱	Dasylirion wheeleri Desert Spoon	1-Cal.	4' o.c. 5' ht. x 6' spr.	Low +
Ornamental Grasses ✱	Muhlenbergia cap. Regal Mist Mulhy Grass Nassella tenuissima Threadgrass	5-Cal. 1-Cal.	3' o.c. 3' ht. x 3' spr. 3' o.c. 3' ht. x 3' spr.	Medium Low +
Boulders ⬢ ⬢ ⬢	Moss Rock Boulder (3" min. dia.)			
Mulch ▨				
Building ▭				
Colored and Scored Concrete ▧				

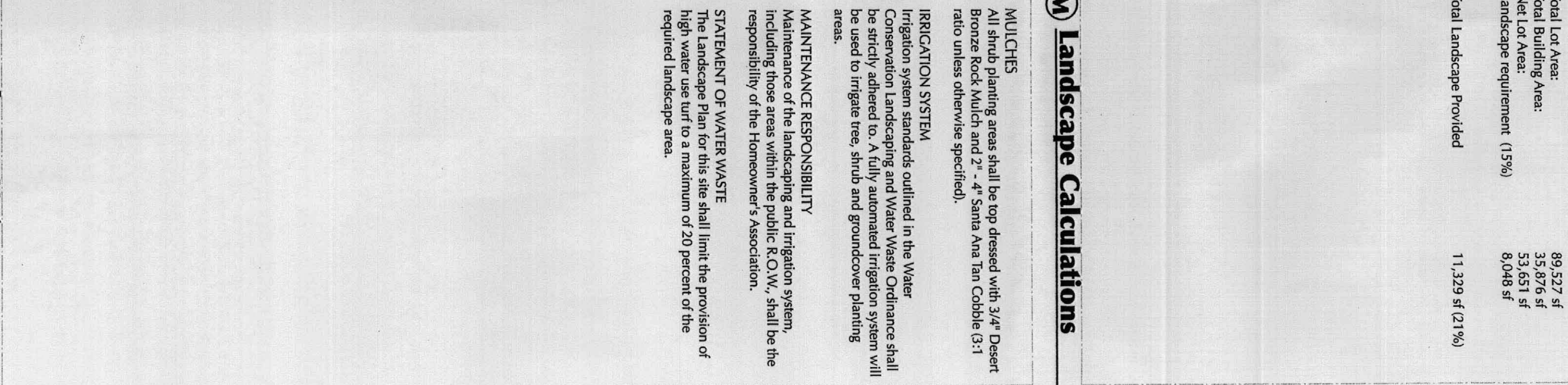
Shrub/Groundcovers (cont)

 **PLANNING
CONSULTANTS**

**Landscaping Architecture
Urban Design
Planning Services**

Consensus Planning, Inc.
718 Central Avenue 2W
Albuquerque, New Mexico 87102
(505) 764-7601 Fax (505) 545-9595

CONSULTANT



enwood Lofts
Southeast Corner of
Mery Blvd. & Tramway Blvd.
Berque New Mexico 87111



Glenwood Lofts

Kenny Hinkes
Managing Partner

Glenwood Lofts
Southeast Corner of
Montgomery Blvd. & Tramway Blvd.
Albuquerque New Mexico 87111

Landscape Plan

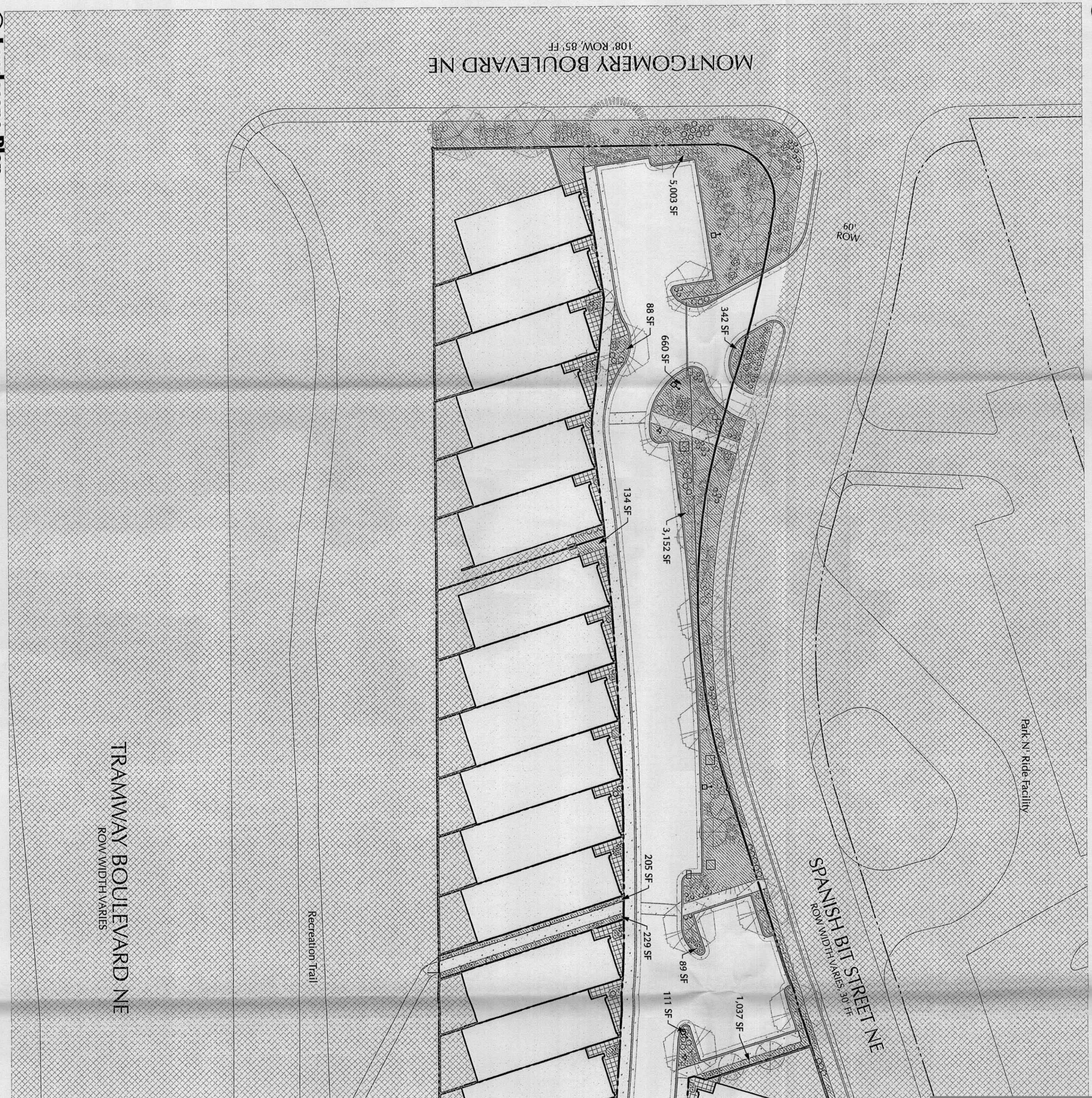
PROJECT
0448
SHEET
SDP-4
OF 6

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Existing Conifer to remain			
	Chilopsis linearis 'Luc. Ham.'	15-Gal.	8' ht. x 6' spr. 8' ht. x 6' spr.	Low +
	Pinus nigra Austrian Pine	B&B	6' min. ht. 35' ht. x 25' spr.	Medium
	Robinia neomexicana New Mexico Locust	2" B&B	8' ht. x 6' spr. 15' ht. x 12' spr.	Low +
	Vauquelinia californica Arizona Rosewood	5-Gal.	8' ht. x 6' spr. 25' ht. x 15' spr.	Low +

A Tree Legend

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Artemisia 'Powis Castle'	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
	Baccharis 'Sant'	5-Gal.	4' o.c. 2' ht. x 4' spr.	Low +
	Ceratoides lanata Whiterat (female + 1 male)	1-Gal.	3' o.c. 2' ht. x 2' spr.	Low
	Chrysothamnus nauseosus Chamisa	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
	Ericameria laricifolia 'Aguirre'	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
	Fallugia paradoxa Apache Plume	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
	Gladiolus wrightii Wright Verbena	1-Gal.	2' o.c. 1' ht. x 2' spr.	Low +
	Lycium pallidum Wolfberry	1-Gal.	5' o.c. 1' ht. x 2' spr.	Low
	Reamanthus officinalis Rosemary	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
	Salvia greggii Autumn Sage	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low +

C Shrub/Groundcovers



T Landscape Plan