

Planting Schedule

| SYM | QTY | COMMON NAME | SIZE         | CONC.   |
|-----|-----|-------------|--------------|---------|
| 1   | 1   | PLANTING    | 2'-1/2" O.C. | 8" B.B. |
| 2   | 1   | PLANTING    | 2'-1/2" O.C. | 8" B.B. |
| 3   | 1   | PLANTING    | 2'-1/2" O.C. | 8" B.B. |
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| 100 | 1   | PLANTING    | 2'-1/2" O.C. | 8" B.B. |

Lake View Villas @ Alvarado

Lot 1, Block 1  
Lake View  
Addition

Site Plan

Layout and Landscape Plan

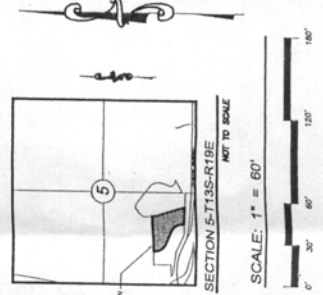
REVISIONS:

|                |    |          |
|----------------|----|----------|
| DATE           | BY | REVISION |
| MAY 20, 2004   |    |          |
| AUG. 13, 2004  |    |          |
| SEPT. 10, 2004 |    |          |

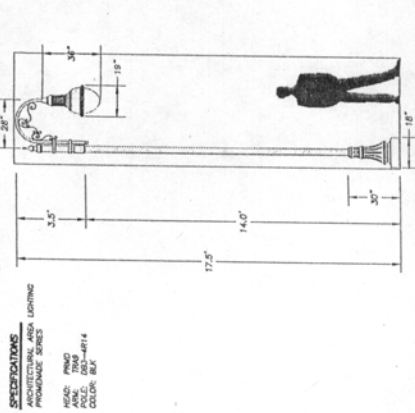
PROJECT RECORD:

|              |                |
|--------------|----------------|
| DIGITAL ID:  | 03113-SP1      |
| PROJECT NO.: | 03113          |
| DATE:        | APRIL 20, 2004 |
| DRAWN BY:    | KV             |
| CHECKED BY:  | MK             |
| SHEET NO.:   | 1 OF 3         |

Location Map



Street Light Detail



Development Summary:

| IMPERVIOUS SURFACE SUMMARY     |              |
|--------------------------------|--------------|
| EXISTING IMPERVIOUS            | 0 S.F.       |
| PROPOSED IMPERVIOUS            | 794,173 S.F. |
| TOTAL IMPERVIOUS: 794,173 S.F. |              |
| TOTAL AREA: 1,000,000 S.F.     |              |
| IMPERVIOUS PERCENT: 79.42%     |              |

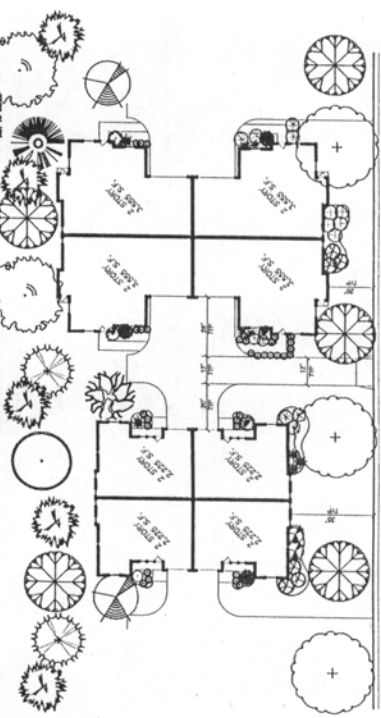
  

| UNITS/ACRE SUMMARY      |                       |
|-------------------------|-----------------------|
| PROPOSED UNITS          | 794,173 S.F./13.16 AC |
| PROPOSED UNITS PER ACRE | 60,332                |
| PROPOSED UNITS PER ACRE | 60,332                |

Legal Description:

LOT 1, BLOCK 1, LAKE VIEW ADDITION, A SUBDIVISION IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

4-Plex Layout and Landscape Detail



General Notes:

1. PROJECT DEVELOPER: PERIDIAN GROUP, INC. 580 ROCKLEDGE ROAD, SUITE A, ALBUQUERQUE, NEW MEXICO 87102. TEL: (505) 263-3336 FAX: (505) 263-3338
2. PROJECT ENGINEER: PERIDIAN GROUP, INC. 580 ROCKLEDGE ROAD, SUITE A, ALBUQUERQUE, NEW MEXICO 87102. TEL: (505) 263-3336 FAX: (505) 263-3338
3. EXISTING ZONING: RM-1
4. CURRENT USE: MULTI-FAMILY RESIDENTIAL
5. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
6. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.
7. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
8. PROPOSED IMPERVIOUS SURFACES SHALL BE ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S LANDSCAPE DESIGN SPECIFICATIONS.
9. PRIVATE LAKES AND PONDING AREAS TO BE 8" ASPHALT PER CITY OF ALBUQUERQUE'S LANDSCAPE DESIGN SPECIFICATIONS.
10. STANDARDS FOR 8" ASPHALT SHALL BE 8" ASPHALT PER CITY OF ALBUQUERQUE'S LANDSCAPE DESIGN SPECIFICATIONS.
11. ALL PAVING, FINISHING, & CURB/UTILITY TO MEET OR EXCEED CITY OF ALBUQUERQUE'S LANDSCAPE DESIGN SPECIFICATIONS.
12. LANDSCAPE DESIGN SPECIFICATIONS SHALL NOT BE RESPONSIBLE FOR PAYMENT DUE TO THE CITY OF ALBUQUERQUE.
13. TRASH COLLECTION TO BE SCHEDULED CARSIDE PICK-UP.
14. A DETAILED PHOTOGRAPHIC LAYOUT PLAN WILL BE SUBMITTED PRIOR TO RELEASE OF THE FINAL PLAN.
15. THE PLAN SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE ALBUQUERQUE CITY CODE, CHAPTER 10, ARTICLE 10.01, SUBCHAPTER 10.01.01, SECTION 10.01.01.01, FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 32.
16. ALL INTERIOR FINISHES SHALL BE ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S LANDSCAPE DESIGN SPECIFICATIONS.
17. ALL FINISHES SHALL BE ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S LANDSCAPE DESIGN SPECIFICATIONS.
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The Peridian Group

COMMUNITY PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

500 ROCKLEDGE ROAD, SUITE A  
LAWRENCE, KANSAS 66044  
TEL (785) 838-3338 FAX (785) 838-3339



THE GRISAMORE GROUP

COMMUNITY PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

P.O. Box 25665  
Overland Park, KS 66205  
TEL (913) 666-1222 FAX (913) 666-1223

Lake View Villas @ Alvarado

Lot 1, Block 1  
Lake Pointe Addition  
Lawrence, Kansas

GRADING PLAN

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|------------|
| REVISIONS: |
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|-----------------|-----------------|
| PROJECT RECORD: |                 |
| DIGITAL ID:     | 03113-03-GR     |
| PROJECT NO.:    | 03113           |
| DATE:           | AUGUST 18, 2004 |
| DRAWN BY:       | MW              |
| CHECKED BY:     | MK              |
| SHEET NO.       | 2 of 3 SHEETS   |



GRADING NOTES:

1. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY DEPT. PRIOR TO THE LOCATION OF SUBSURFACE UTILITIES PRIOR TO ANY CONSTRUCTION OF EXCAVATION.
3. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND IS RESPONSIBLE FOR ALL DRAINAGE NECESSARY FOR CONSTRUCTION.
4. ALL EXCAVATION SHALL BE CONSIDERED AS UNCLASSIFIED EXCAVATION.
5. NO EARTHWORK SHALL BE ALLOWED OUTSIDE THE LIMITS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SPECIFIC REQUIREMENTS REGARDING THE EARTHWORK BENEATH THE BUILDING.
7. ALL TURF AREAS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE GRADED/SEEDING AND RESTORED TO A CONDITION ACCEPTABLE TO THE OWNER.
8. ALL CONSTRUCTION STAKING SHALL BE PROVIDED BY THE PROJECT OWNER.
9. LAYOUT SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
10. FINISHED SURFACE SHALL NOT EXCEED 0.10 FEET ABOVE OR BELOW ESTABLISHED FINISHED ELEVATIONS.
11. ALL TRAFFIC ISLANDS SHALL BE EXCAVATED TO 1'-0" BELOW TOP OF CURB AND BACKFILLED WITH FRABLE TOPSOIL AS SPECIFIED. BENEATH ALL ISLANDS 1'-0" ABOVE TOP OF CURB.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND SEDIMENTATION FOLLOWING ALL APPLICABLE STATE AND LOCAL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
13. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AROUND ALL AREA INLETS AND CURB INLETS UNTIL ASPHALT PAVEMENT HAS BEEN INSTALLED. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
14. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE.



Peridian Group, Inc.  
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■ CIVIL ENGINEERING  
■ LANDSCAPE ARCHITECTURE  
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800 ROCKledge ROAD, SUITE A  
LAWRENCE, KANSAS 66044  
TEL (785) 838-5338 FAX (785) 838-5339

# Lake View Villas @ Alvarado

N.E. Corner of  
Clinton Parkway  
& K-10 Hwy

## Elevation

Facing South

REVISIONS:

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|                 |                |    |          |
|-----------------|----------------|----|----------|
| PROJECT RECORD: |                |    |          |
| DIGITAL ID:     | 03113-SP2      |    |          |
| PROJECT NO:     | 03113          |    |          |
| DATE:           | SEPT. 10, 2004 |    |          |
| DRAWN BY:       | KV             |    |          |
| CHECKED BY:     | AK             |    |          |
| SHEET NO.       | 3              | OF | 3 SHEETS |

SCALE: 1" = 30'

