

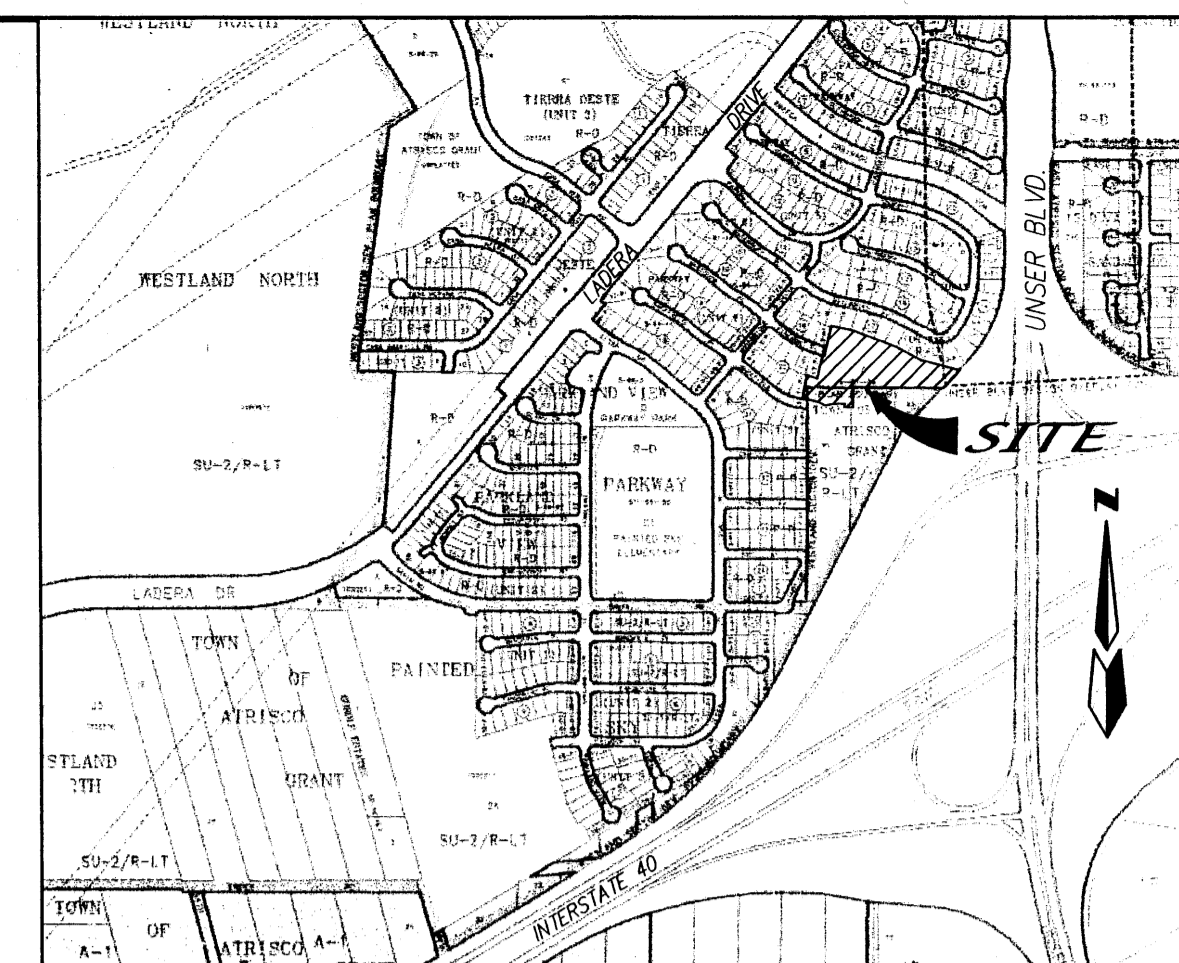
PROJ 1000570

SUBDIVISION DATA

GROSS ACREAGE	3.3597 AC
ZONE ATLAS NO.	J-9-Z
NO. OF EXISTING LOTS/TRACTS	2 TRACTS
NO. OF LOTS CREATED	15 LOTS
NO. OF TRACTS CREATED	0 TRACT
AREA DEDICATED TO CITY	0.4393 AC
DATE OF SURVEY	JANUARY 2002
ZONING	R-2 & SU-2/R-LT

GENERAL NOTES:

- DEVELOPMENT DENSITY:**
Gross site area is 3.3597 acres.
Lots 1-P1 thru 8-P1, Block 1 and Lots 1-P1 thru 3-P1, Block 2 are zoned R-D.
Lots 4-P1 thru 7-P1, Block 2 are zoned SU-2/R-LT
- MINIMUM BUILDING SETBACK:**
There is a 5' sideyard setback
Front yard setback is 15'
Minimum driveway length is 20'.
Minimum distance between buildings is 10'.
Backyard setback is 15'.
- BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
- PARK DEVELOPMENT:**
A portion of the Painted Sky Park was set aside to meet the park dedication requirements for most of these lots. The developer will be paying cash in lieu of dedicating land for the balance of the park requirement.
- OPEN SPACE:**
All Open Space requirements are met on the lot with the dwelling per the Provisions of Section 14-16-3-B(A)(3).
- WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
- ACCESS:**
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**
Buildings will be traditional or southwest style with flat or pitched roofs. The exterior stucco finish will consist of colors in shades of earthtones.
- LANDSCAPING:**
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
- PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed of CMU and will be covered by either stucco or consist of a Split-Faced texture. The maximum wall height will be 8.0 feet, and minimum of 4.0 feet.



VICINITY MAP ZONE MAP: J-9-Z

DESCRIPTION

A tract of land situated within the Town of Arteson Chino, organized Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL "A", PARKWAY SUBDIVISION UNIT #10, as the same is shown and designed on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 2, 1996 in Volume 96C, Folio 343; TOGETHER with a portion of Tract 93 of Original Tracts allotted from the Town of Arteson Chino (Formerly NMSHTD R/W PARCEL C-1-17-EL) as the same is shown and designed on said plat filed for record in the office of the county clerk of Bernalillo County, New Mexico on December 1, 1964 in Volume 10, Page 118 and all of the above containing 3.3597 acres more or less.

PROJECT NO. 1000570
APPLICATION NO. 02-01567

APPROVED AND ACCEPTED BY:

A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION BEING A PUBLIC RESULT OF WORK FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

<i>[Signature]</i>	2/4/04
Planning Department	
<i>[Signature]</i>	2/4/04
City Engineer	
<i>[Signature]</i>	2-4-04
Transportation Development	
<i>[Signature]</i>	2/4/04
Utility Department	
<i>[Signature]</i>	2/4/04
Parks and Recreation	

LEGEND

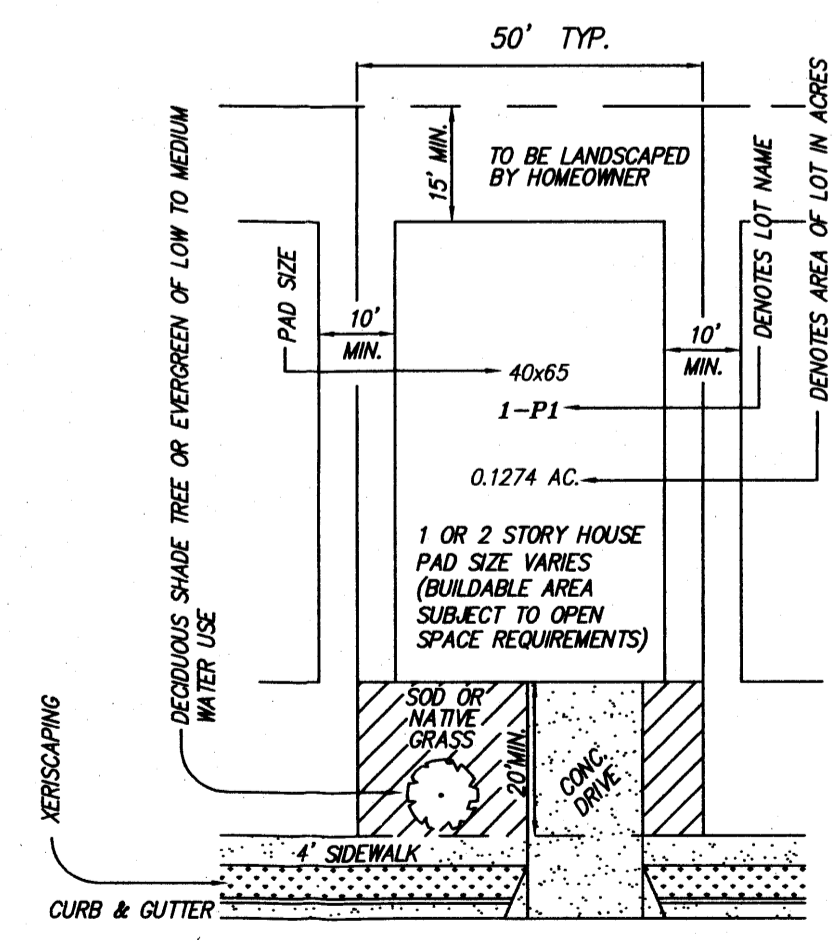
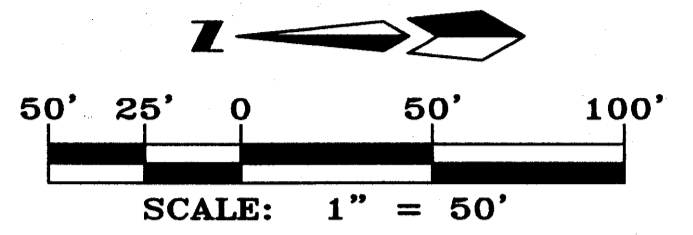
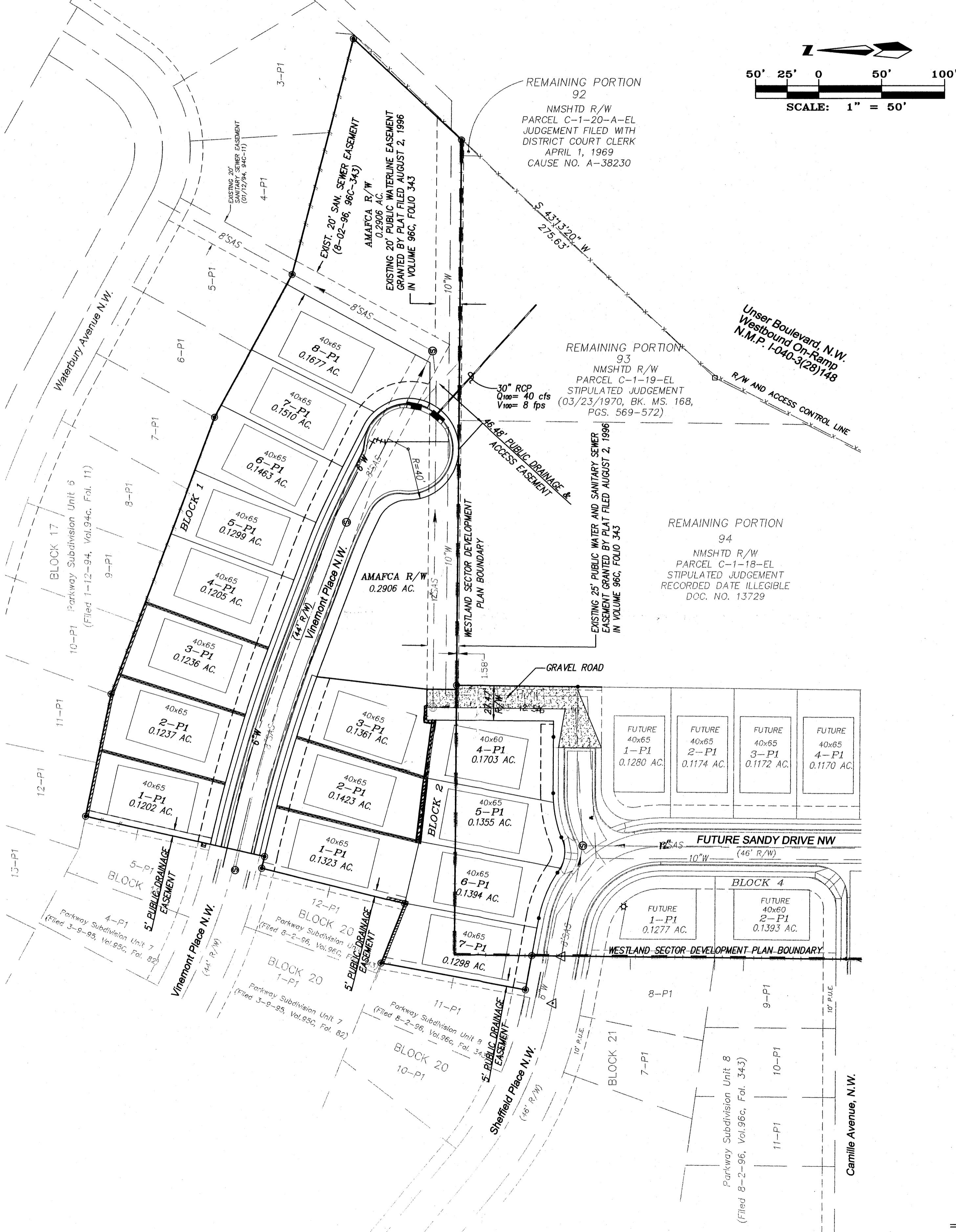
	NEW RETAINING WALL
	NEW GARDEN
	MOUNTABLE CURB & GUTTER
	STANDARD 8" CURB & GUTTER
	TRACT/LOT BOUNDARY
	RIGHT OF WAY
	EASEMENTS
	PROPOSED WATERLINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER
	CENTERLINE OF ROAD
	EXISTING WATERLINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN
	EXISTING CURB AND GUTTER
	EXISTING PROPERTY LINE
	BOUNDARY CORNER
	WOOD FENCE
	BARB WIRE FENCE
	BLOCK WALL
	SECTOR PLAN BOUNDARY
	FOUND CENTERLINE MONUMENT
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE

PARKWAY SUBDIVISION UNIT 10

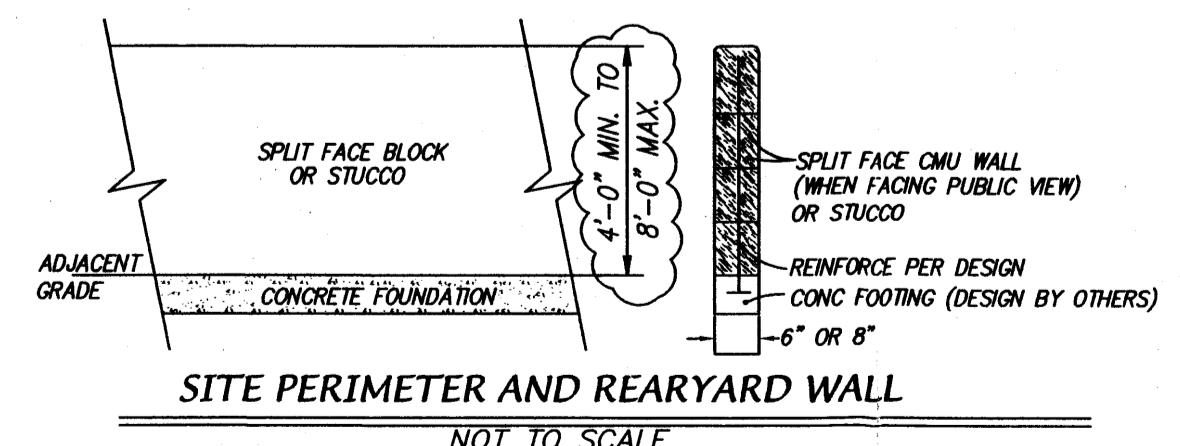
SITE DEVELOPMENT PLAN FOR SUBDIVISION & CONCEPTUAL UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Dwg: SITEPLAN	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 01/08/04	Job: A01037	



TYPICAL LOT LAYOUT & LANDSCAPE PLAN
NOT TO SCALE



SITE PERIMETER AND REARYARD WALL
NOT TO SCALE