1001717

Christina Sandoval 12/18/02
Parks & Recreation date

Bradley L. Bingham 12/18/02
City Engineer

Roger A. Green 12/18/02
Utilities Dev.

Rachel Quick 12-23-02
Transportation Dev.

Sheran Matson 12/30/02
City Planning

LAURELWOOD PARK SOUTH SUBDIVISION

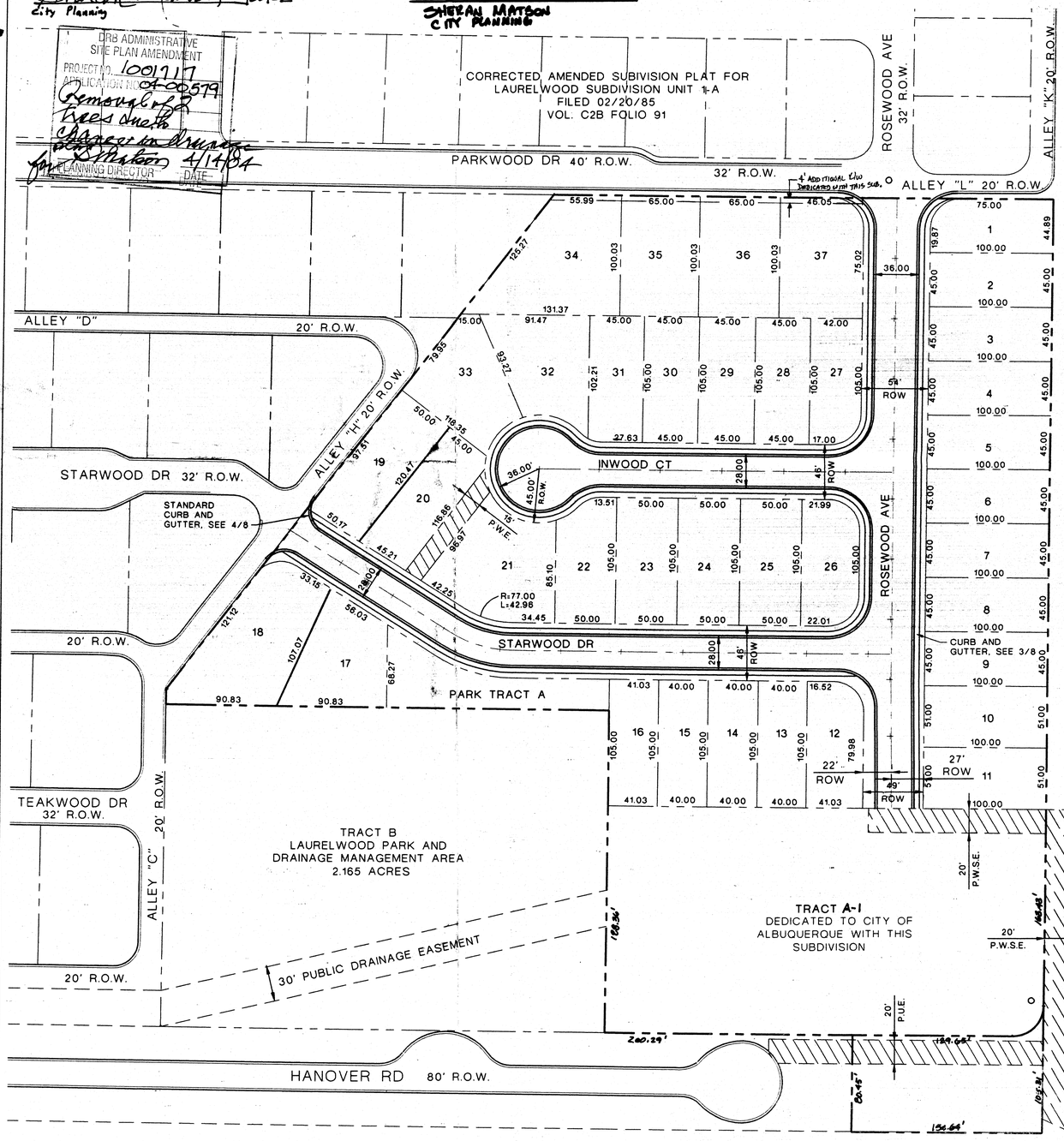
TRACT A - PARK & DRAINAGE MANAGEMENT AREA WITHIN EL RANCHO ATRISCO SUBDIVISION PHASE III TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AMENDMENT APPROVAL

DECEMBER 2002

SHERAN MATSON
CITY PLANNING

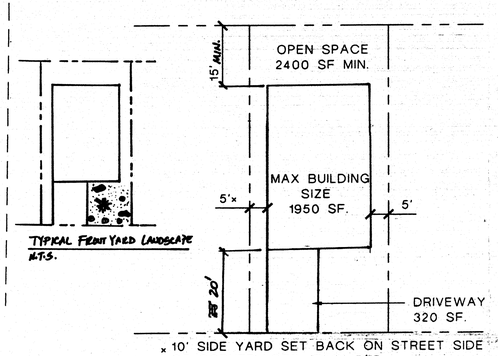
DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT NO. 1001717
APPLICATION NO. 02-00579
Removal of trees due to damage in drainage
for D. Matson 4/14/04
PLANNING DIRECTOR DATE



OPEN SPACE CALCULATION CHART				
LOT #	LOT SIZE AREA (SF)	BLDG & DRIVEWAY AREA (SF)	PROVIDED OPEN SPACE 2400 SF REQ'D	REMAINING OPEN SPACE REQ'D (SF)
1	4371.00	2270.00	2100.00	299.00
2	4500.00	2270.00	2230.00	170.00
3	4500.00	2270.00	2230.00	170.00
4	4500.00	2270.00	2230.00	170.00
5	4500.00	2270.00	2230.00	170.00
6	4500.00	2270.00	2230.00	170.00
7	4500.00	2270.00	2230.00	170.00
8	4500.00	2270.00	2230.00	170.00
9	4500.00	2270.00	2230.00	170.00
10	5100.00	2270.00	2830.00	NONE
11	5100.00	2270.00	2830.00	96.20
12	4698.58	2270.00	2428.58	NONE
13	4200.00	2270.00	1930.00	470.00
14	4200.00	2270.00	1930.00	470.00
15	4200.00	2270.00	1930.00	470.00
16	4308.00	2270.00	2038.00	361.85
17	6054.84	2270.00	3784.84	NONE
18	9278.88	2270.00	7008.88	NONE
19	6229.08	2270.00	3959.08	NONE
20	6699.74	2270.00	4429.74	NONE
21	7797.24	2270.00	5527.24	NONE
22	4878.72	2270.00	2608.72	NONE
23	5227.20	2270.00	2957.20	NONE
24	5227.20	2270.00	2957.20	NONE
25	5227.20	2270.00	2957.20	NONE
26	4669.53	2270.00	2399.53	0.47
27	4272.85	2270.00	2002.85	397.15
28	4704.48	2270.00	2434.48	NONE
29	4704.48	2270.00	2434.48	NONE
30	4704.48	2270.00	2434.48	NONE
31	4704.48	2270.00	2434.48	NONE
32	6316.20	2270.00	4046.62	NONE
33	6141.96	2270.00	3871.96	NONE
34	9365.40	2270.00	7095.40	NONE
35	6403.32	2270.00	4133.32	NONE
36	6490.44	2270.00	4220.44	NONE
37	6677.95	2270.00	4277.95	NONE

General Notes

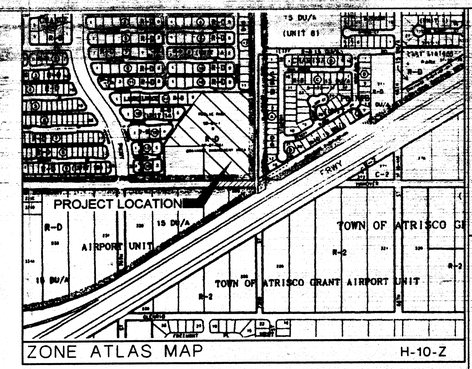
1. EXISTING ZONING R-D
2. PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION. ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
3. PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL.
4. PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
5. SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANING ACTION.
6. TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDE YARD FOR REAR/SIDE YARD STORAGE LOCATION.
7. MAXIMUM STRUCTURE HEIGHT = 26 FT.
8. MAXIMUM 5.9 DU/ACRE.
9. ADDITIONAL OPEN SPACE REQUIREMENTS FROM ABOVE CHART WILL BE MET BY TRACT A-1 DEDICATION.



TYPICAL FRONT YARD LANDSCAPE N.T.S.

TYPICAL LOT LAYOUT PLAN (1/2)

NOT TO SCALE



Zoning

EXISTING ZONING R-D

Reference Projects:

02DRB-00207 COA PROJ # 1001717

Landscape Plan

1. SIDE SLOPES FOR POND WITHIN TRACT A-1 TO BE RE-SEEDED WITH NATIVE VEGETATION.
2. EXISTING MATURE COTTONWOODS WITHIN TRACT A-1 TO BE PRESERVED.
3. ALL ONSITE LANDSCAPING WILL BE PROVIDED AND MAINTAINED BY THE LOT OWNER.
4. THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER ORDINANCE.

SCALE: 1" = 50'
0 50 100 200 300

N

Legend

- MAJOR PROPERTY LINE
- MINOR PROPERTY LINE
- CENTERLINE ROAD
- 32 LOT NUMBER
- EXISTING MANHOLE
- ROW RIGHT OF WAY
- P.W.E PUBLIC WATERLINE EASEMENT
- P.W.S.E PUBLIC WATERLINE & PUBLIC SEWER LINE EASEMENT

SYMBOL	BOTANICAL NAME	COMMON NAME
	20 CUFF. MN BOULDER	BOULDER
	YUCCA TORREY	TORREY YUCCA
	MUHLIA MICROCARPA	BEAR GRASS
	PENTSTEMON FRUTICOSA	PENTSTEMON
	COBBLESTONE ACCENTS.	

ABQ Engineering, Inc.
•Engineers •Planners
•Construction Services
1831 Eubank NE, Suite C, Albuquerque, NM 87112
505-256-7902 FAX 505-256-7902
ABQ NO. 22096

SURVEY INFORMATION — FIELD NOTES — NO. — BY — DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY CONTROL STATION
NEW MEXICO STATE PLANE MONUMENT 6-J10
CENTRAL ZONE, NAD 1927
X = 1,360,369.13
Y = 1,492,117.53
G/G FACTOR = 0.99967760
DELTA ALPHA = -00°18'00"
NGVD 1929 ELEVATION = 5117.133

AS BUILT INFORMATION — CONTRACTOR — WORK STARTED ON — WORK COMPLETED & ACCEPTANCE BY — DATE — FIELD VERIFICATION BY — DATE — DRAWINGS CORRECTED BY — DATE — MICRO-FILM INFORMATION — RECORDED BY — DATE — NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		
		DESIGN		12/17/2002
		DESIGNED BY M GARCIA		12/17/2002
		DRAWN BY F PHILLIPS		12/17/2002
		CHECKED BY M GARCIA		12/17/2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SITE DEVELOPMENT PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. —

Zone Map No. H/J-10

SHEET 2 OF 10