

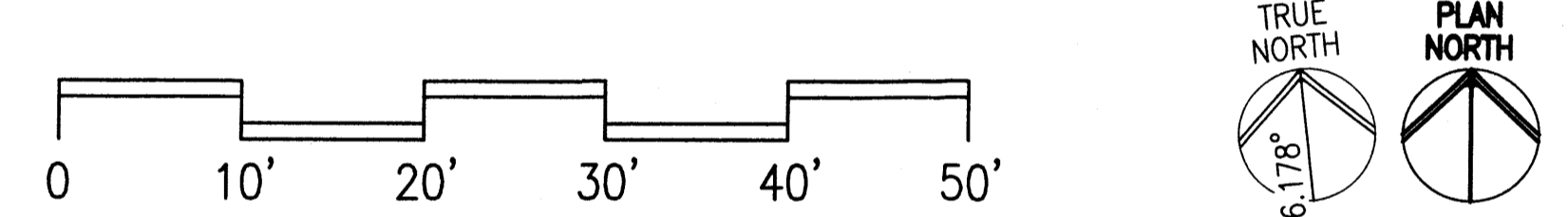
VICINITY MAP
 J-13 NO SCALE

PROJECT DATA
 LOCATION: 2416, 2418 AND 2420 CARSON LANE NW, ALBUQUERQUE, NM 87104
 PROPERTY OWNER: FREDERICK R. EBERLE, 3000 ARNO NE, ALBUQUERQUE, NM 87107
 CURRENT ZONING: R-1
 PROPOSED ZONING: SU-1 / PRD
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

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 C1 SITE DEVELOPMENT PLAN FOR SUBDIVISION, SITE REGULATIONS, AND DESIGN STANDARDS
 U1 UTILITY PLAN
 PLAT SHEET 1 OF 2
 PLAT SHEET 2 OF 2

SITE DEVELOPMENT PLAN FOR SUBDIVISION

NOTE: ALL PROPOSED IMPROVEMENTS SHOWN ON THE SITE PLAN ARE ILLUSTRATIVE ONLY.
 1" = 10'-0"



DESIGN STANDARDS

COMPLIANCE WITH DPM AND ADA STANDARDS

1. The site plan shall comply and be in accordance with the City of Albuquerque DPM (Development Process Manual) and current ADA standards / requirements.
2. **DPM design variance requests:** Separate design variance requests with justifications and supporting documentation shall be provided at DRB for existing and / or proposed conditions that deviate from DPM standards for pavement and right-of-way widths, sidewalk (pedestrian walkway) widths and designs, drive pad and curb cut, etc.

BUILDING MASSING, CONFIGURATION AND FINISHES:

1. Exterior house wall materials shall be stucco, wood, stone, cultured stone or a combination thereof.
2. Roof forms may be flat, pitched, or a combination of both, and may consist of metal, tile, concrete tile, clay tile, seamless membrane or wood shakes. Asphalt shingles are not allowed.
3. Planted "living" roofs shall be permitted with detailed installation requirements provided at time of building permit submittal.
4. Windows, exterior doors and garage doors shall be composed of painted metal, stained wood or painted wood, and shall match the architectural theme of the dwelling.
5. Garage front walls or carport front openings shall be set back from the front property line a minimum of 10 feet and shall be set back from the house front wall.
6. It is encouraged that second floor walls overhang first floor walls or be set back from first floor walls to break up the massing of the building elevation and add visual interest.
6. Second floor exterior covered or uncovered decks shall be allowed.

BUILDING REAR ELEVATION

1. To protect the privacy of the adjacent properties to the south, translucent windows shall be provided on the rear building elevation over 8 feet high.
2. The perimeter wall height may be increased up to 6 feet high if both property owners agree.
3. Balconies shall not be allowed on the second story of the rear building elevation within the typical residential 15-foot setback distance.

BUILDING-MOUNTED AND LANDSCAPE LIGHTING:

1. Building-mounted lighting shall be shielded and designed to minimize fugitive lighting across property lines, and shall not project upward so that dark skies can be preserved.
2. The use of low-profile, spread-lighting fixtures may be used to accent and to illuminate landscape walkways.
3. The site plan shall be compliant with Zoning Code general area lighting regulations.

DRIVEWAYS AND PEDESTRIAN WALKWAYS:

1. Driveways shall be surfaced with impervious or semi-pervious materials. The driveway width shall match at least the width of the front garage opening, carport width or open parking space(s) width.
2. A 3-foot wide pedestrian walkway comprised of compacted crusher fines shall be provided along the existing street curb for the full length of the street frontage. The walkway shall be installed at the time of the lot development.
3. Pedestrian Walkway made of crusher fines to be continuously maintained by the adjacent property owner.
4. Locations where the crusher fines abuts up to concrete (sidewalk/curb & gutter), the adjacent property owner will maintain the transition from the concrete to the crusher fines to not allow differential elevations.
5. If the adjacent property owner no longer wants crusher fines, the adjacent property owner agrees to pay for the installation of a concrete sidewalk.
6. The driveway connection to the street and pedestrian walkways shall be constructed in accordance with City of Albuquerque DPM standards.
7. **DPM design variance requests:** See above.

LANDSCAPING STANDARDS:

1. **STREET BUFFER LANDSCAPING:** A minimum 2 foot wide buffer landscape area shall be provided continuously between the edge of pedestrian walkway and front buffer wall or building wall. The buffer landscape area shall be covered with living vegetative materials, such as grasses, vines, spreading shrubs, or flowers over at least 75% of the required buffer area. Coverage will be calculated from the mature spread of plants. Shrubs or low-growing evergreens shall be one-gallon size at the time of planting. To minimize water consumption, the use of vegetative ground cover other than turf is encouraged. Ground cover and turf shall be adequate to provide general ground coverage within one growing season. Any non-living ground cover areas shall be colored rock or crushed stone. Trees in the front buffer landscape area shall be min. 2" caliper at time of installation.
2. **LANDSCAPING INSIDE YARD WALLS:** Landscaping inside yard walls shall not be defined, except that a minimum of two trees are required per lot. Trees shall be 2" caliper or 8-10 feet in height at the time of planting. At least one of the required trees shall be a deciduous canopy-type shade tree or coniferous tree.
3. Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.

UTILITIES:

1. Existing electric, telecommunication, and cable TV lines in the neighborhood are overhead, supported on power poles. New lines associated with this project shall be allowed to connect overhead and shall provide clearance above or near structures as required by the utility company.
2. Placement and screening of mechanical units shall meet the PRD zone design standards.

HYDROLOGY:

1. Site drainage, retention and run-off of stormwater shall be controlled in accordance with City of Albuquerque standards. It is required that stormwater retention systems be installed (at Lots 2 and 3 only) to mitigate runoff from the lot or to retain stormwater on the lot for use in landscape irrigation.
2. Conceptual design for stormwater mitigation systems shall be approved by the DRB at Site Development Plan for Building Permit, and final designs meeting City Hydrology Department standards shall be approved at time of building permit submittal.

YARD WALLS AND FENCES:

1. Yard walls or fences shall be a maximum height of 6 feet and shall be opaque. Acceptable materials include stone, exposed concrete block, adobe/stucco, and vertical or horizontal wood boards on wood posts/barns. Chainlink fencing is not allowed. The overall appearance of walls and fences shall compliment the finishes of the adjacent house.
2. Yard walls or fences at rear and sides of lots shall be located on the property line.
3. A front street buffer wall yard shall be placed no closer than 2 feet from the front property line. An opening in the buffer wall for the driveway shall be configured to provide visibility and sight lines to street traffic as required by the City of Albuquerque.
4. The site plan shall comply with Zoning Code general wall regulations.

SITE REGULATION

THE SITE:

The site is presently comprised of Tract A (.045 Ac) and Tract 293 (.153 Ac), zoned R-1. Tract A is developed with a 2-story, 1,050 s.f. house. Tract 293 is vacant.

PROPOSED REPLAT, ZONE CHANGE AND LAND USE:
 The lot line between Tract A and Tract 293 will be vacated, and the two tracts will be re-platted into three new lots, these being Lot 1 (.070 Ac), Lot 2 (.073 Ac), and Lot 3 (.066 Ac). The three lots will be zoned SU-1 / PRD and the allowed use will be single family residential.

VEHICULAR AND PEDESTRIAN INGRESS / EGRESS:

VEHICULAR ACCESS: Access will be from Carson Road to new driveways at Lots 2 and 3. The existing driveway from Carson Road to Lot 1 will remain.
PEDESTRIAN ACCESS: A new pedestrian walkway will be constructed along the south side of Carson Road providing access to all three lots (see DESIGN STANDARDS, this sheet).
TRANSIT ACCESS: Route 36 runs along Rio Grande Blvd., approximately 350' east of the site.

OFF-STREET PARKING:

Each lot shall provide one off-street parking space per bedroom.

F.A.R. (HOUSE FLOOR AREA TO LOT AREA) = 60%
 Lots 1, 2 and 3: See table below.

LOT INFORMATION AND COVERAGE:

Lot Number	Lot Area	Building Envelope	Building Footprint Coverage	House Max. Area	Max. Area 60% F.A.R.
Lot 1	3,070 s.f. (.070 Ac)	2,114 s.f.	1,228 s.f.	1,842 s.f.	1,842 s.f.
Lot 2	3,197 s.f. (.073 Ac)	2,249 s.f.	1,279 s.f.	1,918 s.f.	1,918 s.f.
Lot 3	2,870 s.f. (.066 Ac)	2,039 s.f.	1,148 s.f.	1,722 s.f.	1,722 s.f.

1. House structures may be constructed anywhere within the building envelope.
2. The maximum gross floor area includes the thickness of exterior building walls.
3. The maximum house gross floor area excludes garages, carports, ground floor patios/terraces, and second floor exterior decks.
4. Off-street parking shall be provided for a minimum of two vehicles, and may be enclosed (garage), under carport, open, or a combination thereof.
5. Ground floor patios or terraces (covered or uncovered) are excluded from the maximum lot coverage. Roof coverings over patios or terraces shall be limited to 150 s.f. in area.
6. Free-standing storage sheds are excluded from the maximum lot coverage.

BUILDING HEIGHT AND NUMBER OF STORIES:

MAXIMUM BUILDING HEIGHT: 20 feet above finished grade to top of parapet on a flat roof or to the mid-point between roof eave and ridge on a pitched roof. Chimneys may extend a maximum of 3 feet above the building height limit.
MAXIMUM NUMBER OF STORIES: 2.

SETBACKS:

1. FRONT: 2 feet.
2. SIDES: At Lot 1, 5 feet from east and west property lines. At Lot 2, 10 feet from west property line and no setback from east property line. At Lot 3, 10 feet from east property line and no setback from west property line.
3. REAR: 5 feet.
4. Garage or carport front walls shall be setback a minimum of 10 feet from the front lot line.
5. Roof eaves shall be allowed to overhang into setbacks a maximum of 18".
6. Uncovered ground floor patios or terraces are allowed in the setbacks.
7. Free-standing storage sheds are allowed in the side or rear setbacks.
8. The existing house at Lot 1 is allowed to deviate from the minimum setbacks shown on the plan, but shall not be modified to increase the extent of nonconformance with the proposed setbacks for this subdivision.

DWELLING UNITS PER TRACT:

1. One single-family, detached house allowed per lot. Each house may have up to two bedrooms.
2. One free-standing storage shed allowed per lot, with a maximum area of 50 s.f. (6'x8' or similar size).

LANDSCAPE STANDARDS:
 For landscaping information, see DESIGN STANDARDS, this sheet.

LEGAL DESCRIPTION

NEW LEGAL DESCRIPTION: ZONE MAP: J-13
 LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PREVIOUS LEGAL DESCRIPTION:
 TRACT A, LANDS OF WATKINS AND TRACT 293, MRGCD MAP 38, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APPROVALS PROCESS

This SITE DEVELOPMENT PLAN FOR SUBDIVISION shall be reviewed and approved by the EPC together with a request for a SITE DEVELOPMENT PLAN FOR BUILDING PERMIT for each lot, and subsequently approved by the DRB. Concurrent platting action shall be required at DRB for proposed lot lines. A separate design variance request shall be provided to the DRB for approval of any deviation from the Development Process Manual.

CITY APPROVALS

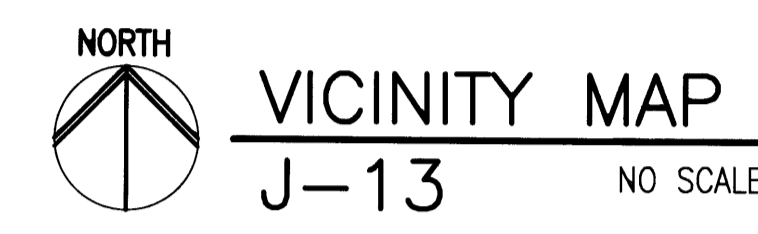
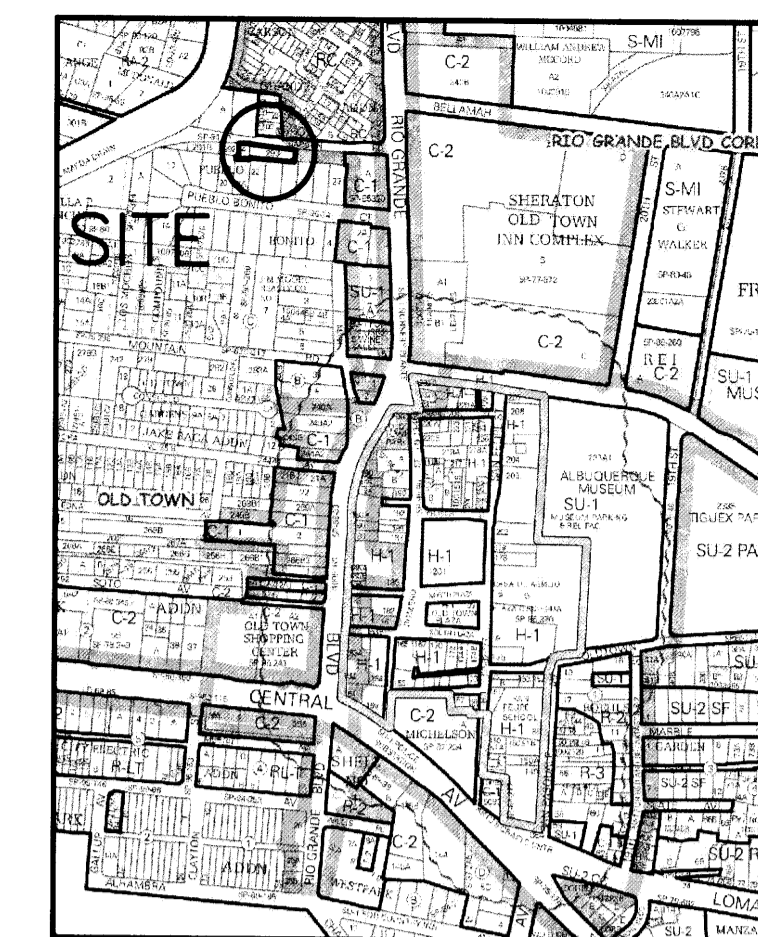
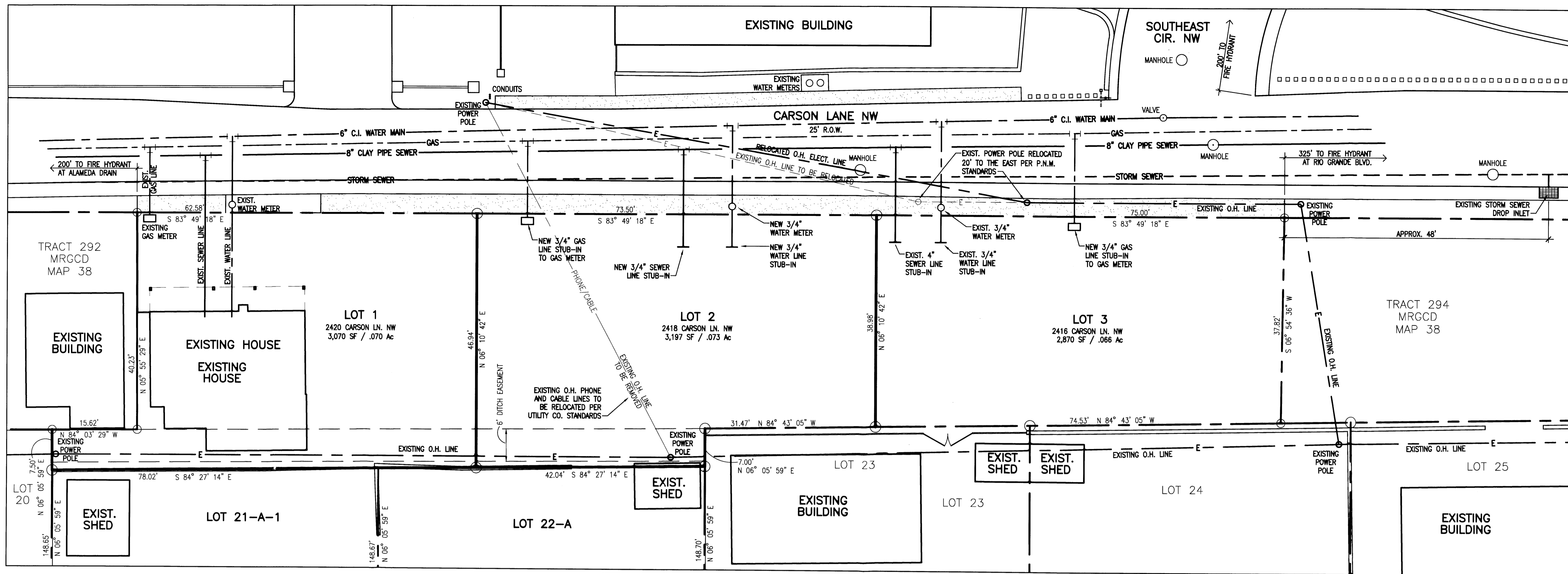
APPLICATION NUMBER:	PROJECT NUMBER:
13-2013-20749	1001902
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	12-11-13 DATE
<i>[Signature]</i> CITY ENGINEER	12-11-13 DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-11-13 DATE
<i>[Signature]</i> UTILITIES DEPARTMENT	12-11-13 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	12-11-13 DATE

DATE: 11/22/2013
 REV: 9/27/2012
 REV: 10/24/2012
 REV: 3/28/2013
 REV: 11/4/2013

SITE DEVELOPMENT PLAN FOR SUBDIVISION

ZONE CHANGE AND REPLAT OF LOTS 1, 2 AND 3, LANDS OF FREDERICK EBERLE, 2420, 2418 AND 2416 CARSON LN. NW, ALBUQUERQUE, NEW MEXICO 87104

WILLIAM KLEINSCHMIDT : ARCHITECT
 3441 JUAN TABO NE : ALBUQUERQUE, NEW MEXICO : 87111 : 505-761-0000 : wklein@comcast.net



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3000 ARNO NE, ALBUQUERQUE, NM 87107

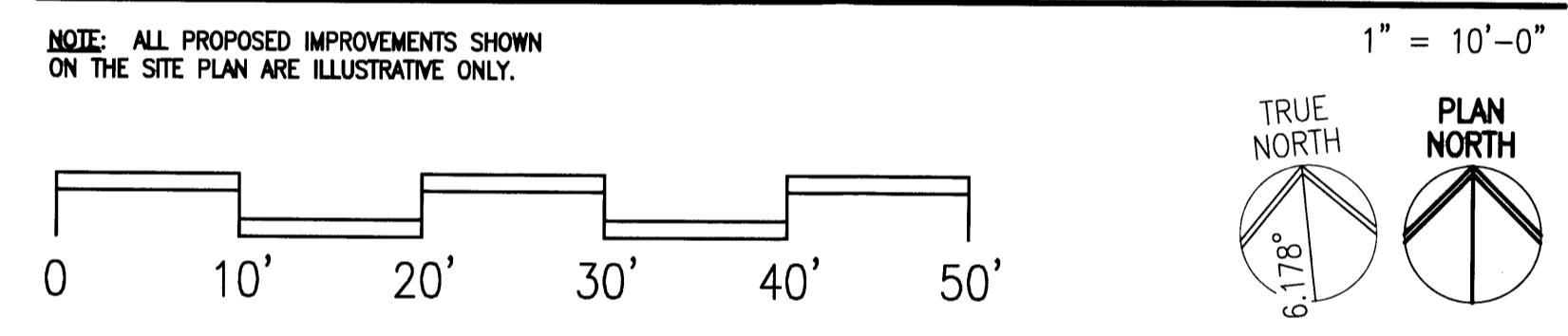
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CURRENT ZONING: R-1

PROPOSED ZONING: SU-1 / PRD

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

CONCEPT SITE UTILITY PLAN



DATE: 11/22/2013
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REV: 10/24/2012
REV: 3/28/2013
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