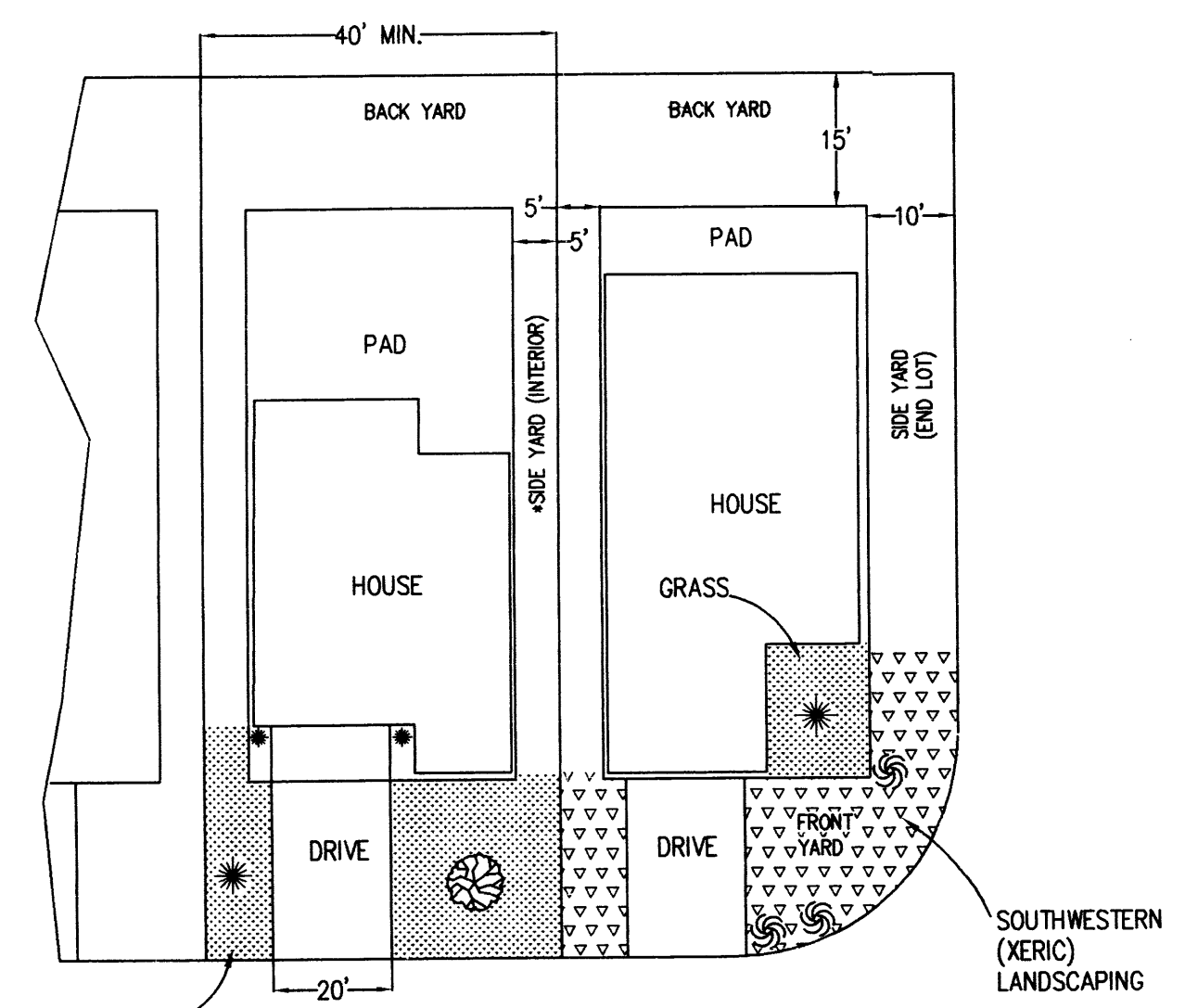
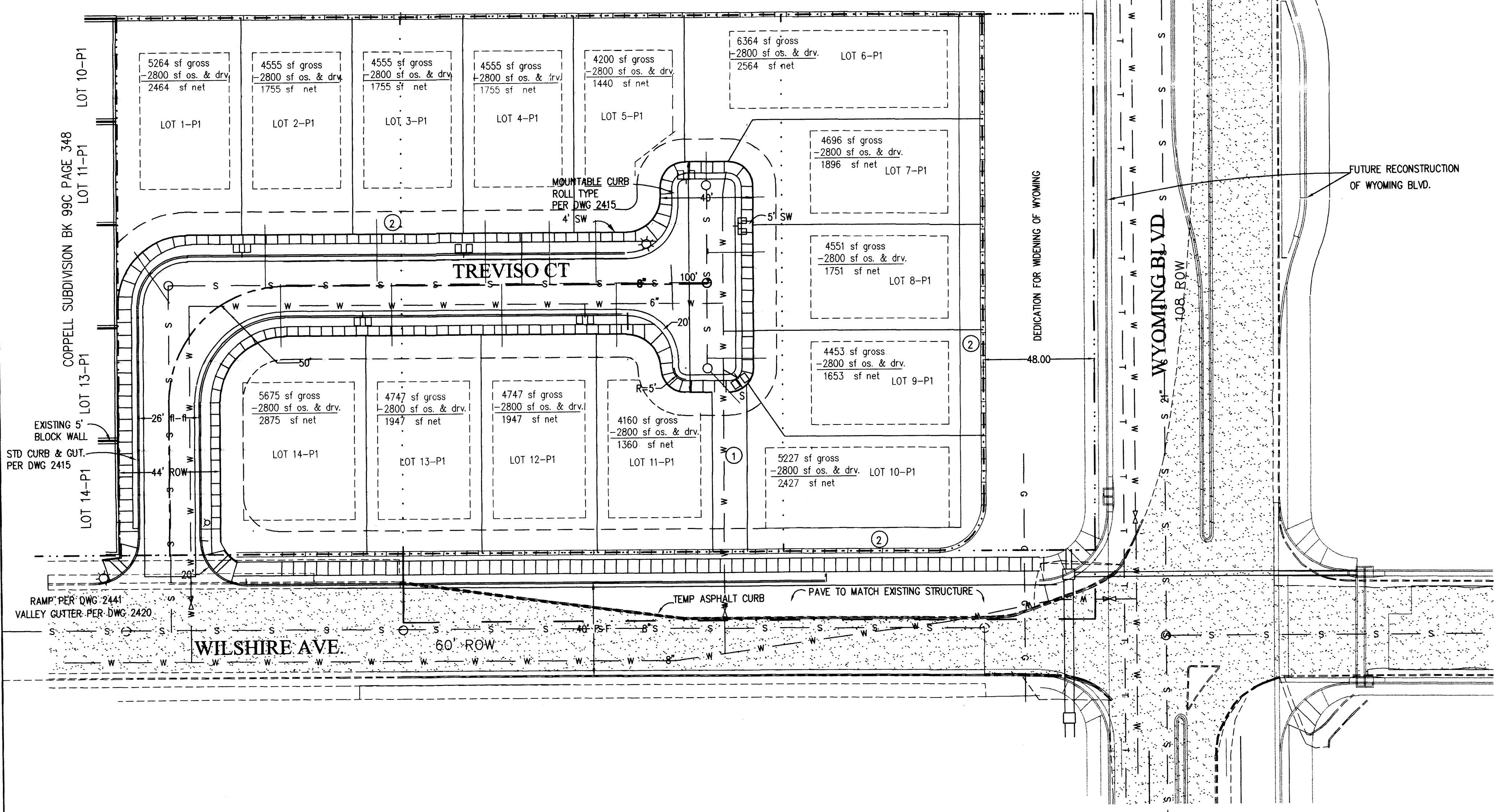
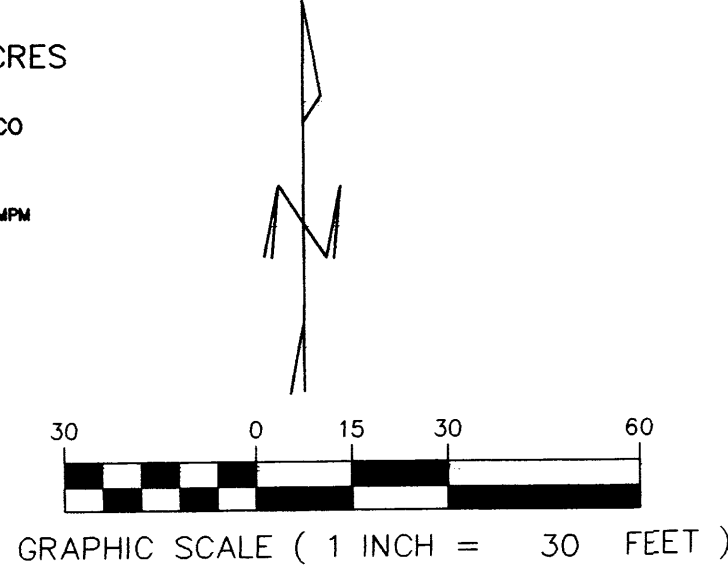
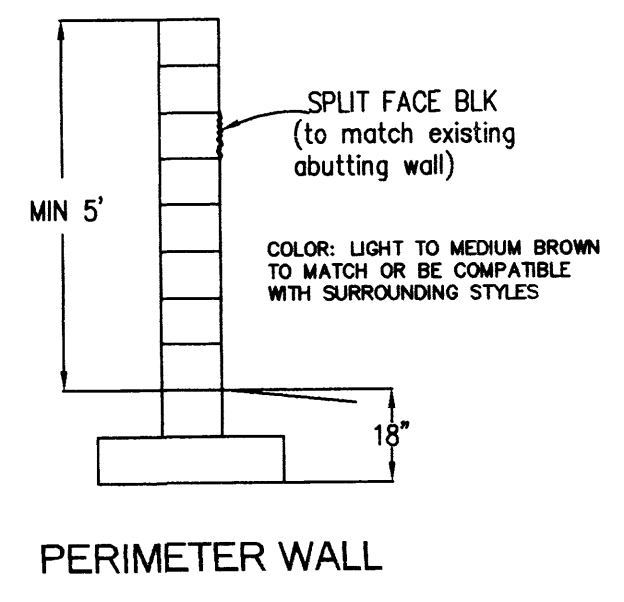


Christina Sandoval 12/18/02
Parks + Recreation date

TRACT A, LOTS 17 and 18
BLOCK 5
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
WITHIN THE
ELENA CALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
NOVEMBER 2002



TYPICAL LOT LAYOUT & LANDSCAPING
SCALE: 1"=20'
SHOWS TWO POSSIBLE LANDSCAPING ALTERNATES



PERIMETER WALL

SITE DATA
PROPOSED USAGE: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R-D, 7 DU/ACRE MAX.
LOT AREA: 87,522.5 SF (2.009 Ac.)
NUMBER OF LOTS: 14
DENSITY: 6.97 DU/Ac.

- GENERAL NOTES**
1. WALLS:
A 5' SCREEN WALL WILL BE PROVIDED AROUND THE PERIMETER. NO MORE THAN 1.5' DIFFERENCE IN GRADE WILL BE ALLOWED WITHOUT A RETAINING WALL.
 2. CURB AND GUTTER:
STANDARD CURB AND GUTTER WILL BE USED ON THE STREET AND MOUNTABLE CURB WILL BE USED AROUND THE Cul-de-sac
 3. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET
 4. THERE IS NO DIRECT ACCESS TO WYOMING BLVD. ALLOWED

LA CUEVA SECTOR PLAN REQUIREMENTS:

THE GOAL OF THE DESIGN POLICY TO BE PURSUED IN TREVISO SUBDIVISION IS TO USE AN ITALIAN / MEDITERRANEAN THEME FOR ALL OF THE STRUCTURES AND LANDSCAPING AS FAR AS POSSIBLE IN AN ALBUQUERQUE LOCATION. THE REQUIREMENTS OF THE LA CUEVA PLAN AND DPM WILL BE ADHERED TO.

VIEWS OF THE MOUNTAINS AND VALLEY ARE STILL AVAILABLE FROM EVERY LOT. IN THE SUBDIVISION. INTERFERENCE CAUSED BY THE PROSCRIBED DENSITY ALLOWED AND THE ON-SITE OPEN SPACE REQUIREMENT IS A CONSEQUENCE OF THE ZONING REQUIREMENTS.

CONNECTION TO THE TRAIL SYSTEM WILL BE VIA THE STREET/SIDEWALK SYSTEM AS THERE ARE NO TRAILS ADJACENT TO THE SUBDIVISION.

THE ARCHITECTURAL THEME OF THE DEVELOPMENT WILL BE OF A MEDITERRANEAN FLAVOR WITH MATERIALS OF STUCCO AND STONE OR BRICK AND COLORS USING MUTED MEDIUM TO LIGHT EARTH TONES. ROOFS WILL BE FLAT OR GENTLY SLOPING WITH SLATE LIKE SHINGLES OR TILE OF A MEDIUM TO LIGHT HUE COMPATIBLE WITH THE HOUSE AND SURROUNDING COLORATION.

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER 14-16-3-8-(A) (2) ZONING CODE

- EASEMENTS**
- ① 15' C.O.A. PUBLIC WATERLINE EASEMENT
 - ② 10' PUBLIC UTILITY EASEMENT

PROJECT # 1002335
APPL # 020RB-01704

APPROVED - SOLID WASTE Date
NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE USED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF SIGHT FROM THE STREET, EITHER IN THE REAR YARD OR IN THE GARAGE. DECLARATION OF COVENANTS AND RESTRICTION SHALL REQUIRE THAT THE HOMEOWNER BE RESPONSIBLE FOR KEEPING THE CARTS OUT OF SITE.

Paul Danks 12-18-02
Traffic Engineer, Transportation Division Date

Christina Sandoval 12/18/02
Urban and Development Engineer Date

Ray A. Sheen 12-18-02
Public Works Water Utilities Division Date

Calvin A. Montoya 12-18-02
City Engineer, Engineering Division / NMAFCA Date

APPROVAL AND CONDITION ACCEPTANCE: as specified by the Development Process Manual

Sheran Nelson 12/18/02
City Planner, Albuquerque / Bingham Date

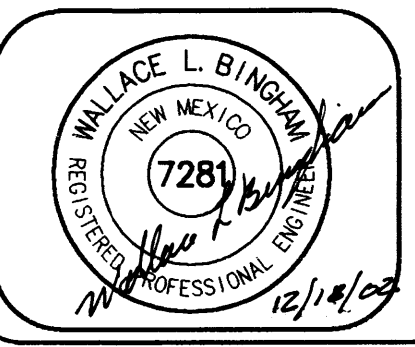
LEGEND

| | |
|--|------------------------------------|
| | EXISTING PAVEMENT |
| | EXISTING VALVE W/BOX |
| | EXISTING FIRE HYDRANT |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER LINE |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | BOUNDARY LINE |
| | EXISTING BOUNDARY LINE |
| | EASEMENT |
| | EXISTING WALL |
| | PROPOSED SCREEN WALL |
| | PROPOSED SIDEWALK |
| | PROPOSED MOUNTABLE CURB AND GUTTER |
| | ASPHALT CURB |
| | LUMINAIRES |
| | DOUBLE METER WATER SERVICE |

TREVISO SUBDIVISION

SITE PLAN FOR SUBDIVISION

Date 12/02



BINGHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505 797 4699

SHT. 1 of 1

PROJ# 1002335