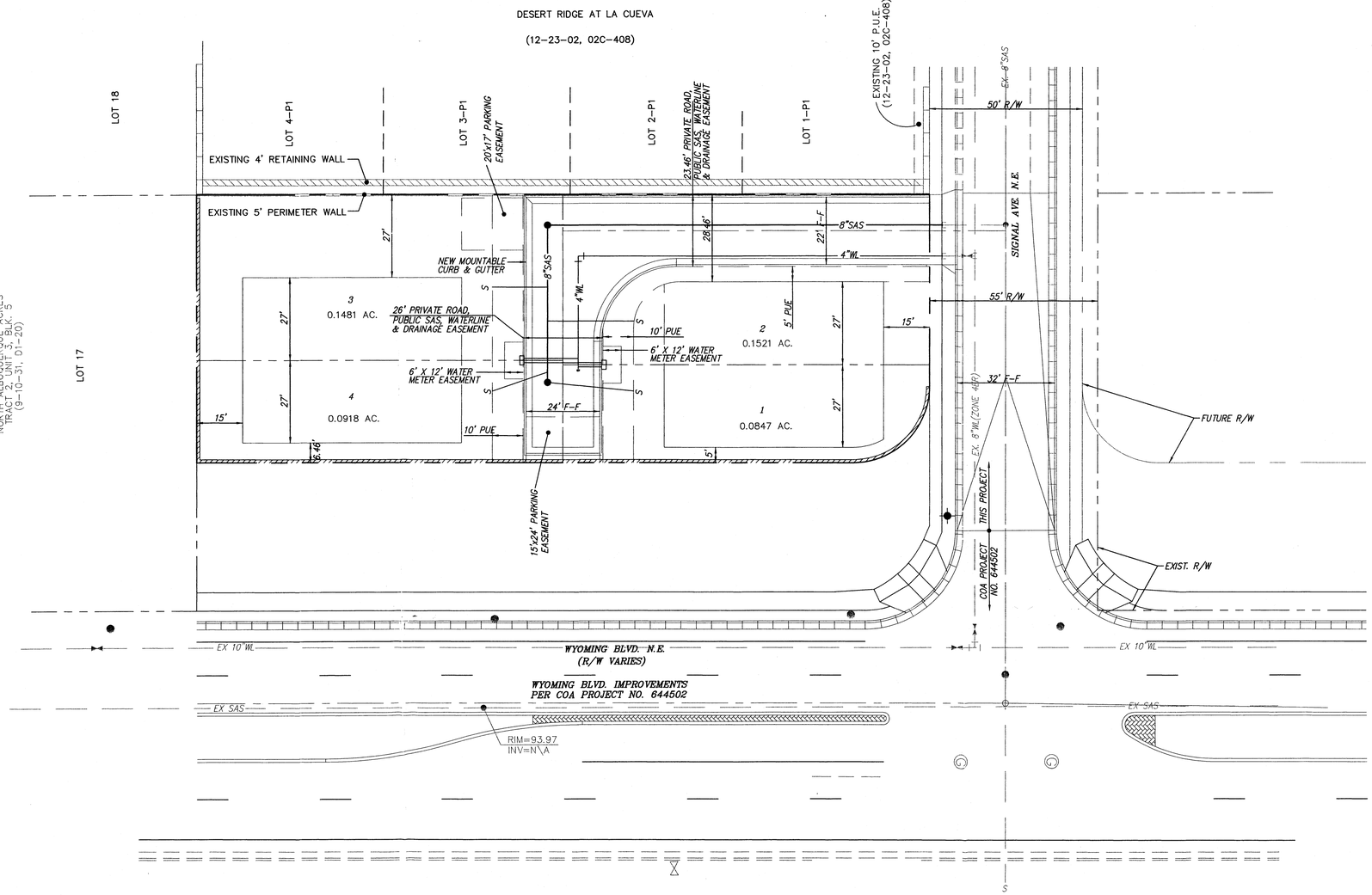
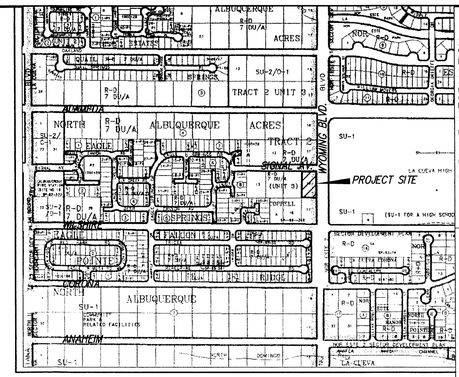
PROJECT 1002519





VICINITY MAP ZONE MAP: C-19

LEGAL DESCRIPTION

LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES.

PROJECT NO. 1002519
APPLICATION NO. 03DRB-01950

APPROVED AND ACCEPTED BY:

Planning Department — 12/17/03
City Engineer — 2/16/04
Transportation Development — 12-17-03
Utility Development — 12/17/03
Parks and Recreation — 12/17/03

LEGEND

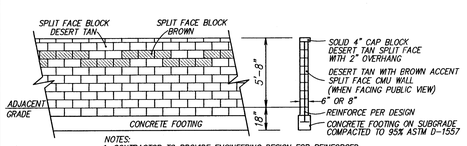
LEGEND

- EXIST. 8" SAS — EXISTING SANITARY SEWER LINE
- EXIST. 8" WL — EXISTING WATER LINE
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SANITARY SEWER MANHOLE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW 8" SAS — NEW SANITARY SEWER LINE
- NEW 4" WL — NEW WATER LINE

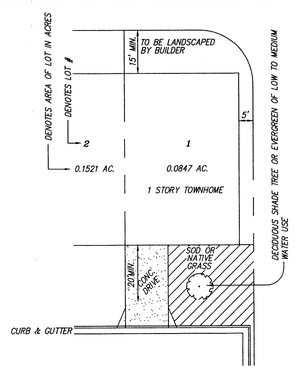
SCALE: 1" = 20'

SUBDIVISION DATA

GROSS ACREAGE	1.0023 AC
ZONE ATLAS NO.	C-19-Z
NO. OF EXIST. TRACTS/LOTS	1 LOT
NO. OF TRACTS/LOTS CREATED	4 LOTS
NO. OF TRACTS/LOTS ELIMINATED	1 LOT
AREA DEDICATED TO CITY	0.5258 AC
ZONING	RD 7 DU/AC
DATE OF SURVEY	MARCH, 2003



SITE PERIMETER AND REARYARD WALL
NOT TO SCALE



TYPICAL LANDSCAPE PLAN
NOT TO SCALE

GENERAL NOTES:

1. DEVELOPMENT DENSITY:
Gross site area is 1.0023 acres.
Site is zoned R-D with maximum density of 7 du/ac.
Density limitation allows for a maximum of 7 units over entire site.

2. MINIMUM BUILDING SETBACK:
There is a five foot (5') sideyard set back to east property line.
There is a 27 foot sideyard set back to west property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between buildings is 0'.

3. BUILDING HEIGHT:
Structure shall not exceed 26 feet in height.

4. OPEN SPACE:
Total remaining Open Space requirements are met via a cash payment to the City of Albuquerque per the Provisions of Section 14-16-3-8(A)(2).

5. 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.

6. PARKING:
Off-street parking is provided in accordance with Section 14-16-3-1 of the zoning code.

7. ACCESS:
Site ingress/egress is provided by private road.

8. BUILDINGS:
Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with wood trim. The exterior stucco finish will consist of colors in shades of earthtones. Roof colors will be low reflecting, neutral or earth tone colors.

9. LANDSCAPING:
All landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance and be installed by builder. 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 Zeriscaping.

10. PERIMETER WALL:
The subdivision perimeter garden wall will be constructed of Desert Tan CMU and will be Split-Faced texture. The maximum wall height will be 5.0 feet.

11. VIEWS:
Development will respect the views to the east and to the west.

BENCH MARKS
NGS STATION "HEAVEN" IS LOCATED 8 MI. NE OF DOWNTOWN ALBUQUERQUE. TO REACH STATION FROM INTERSECTION OF CENTRAL AV. & WYOMING BLVD., GO NORTH ON WYOMING 7.0 MILES TO PASEO DEL NORTE. GO WEST ON PASEO DEL NORTE 0.15 MILE TO STATION ON THE LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "HEAVEN 1969", SET IN TOP OF CONCRETE POST FLUSH WITH THE GROUND. X=407,051.31 Y=1,518,737.03 (NAD 1927).
ELEV. = 5,375.62 (SLD 1929)

AS BUILT INFORMATION
CONTRACTOR
WORK PERFORMED BY
INSPECTOR'S ACCEPTANCE BY
AS-BUILT VERIFICATION BY
DRAWINGS PREPARED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

REVISIONS
NO. DATE BY REMARKS
DESIGNED BY GJK DATE 08/03
DRAWN BY ACH DATE 08/03
CHECKED BY DMG DATE 08/03

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
TOWN HOMES @ LA CUEVA
SITE PLAN FOR SUBDIVISION/UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. | ZONE MAP NO. C-19-Z | SHEET 1 OF 1

A3031TLC/A3031SITEA/12-16-03/KJS ACH GJK

P:\A3030BS\A3031TLC\A3031SITEA.DWG TUE DEC 16 12:35:39 2003 © MARK GOODWIN & ASSOCIATES, PLOTTED BY: GJK