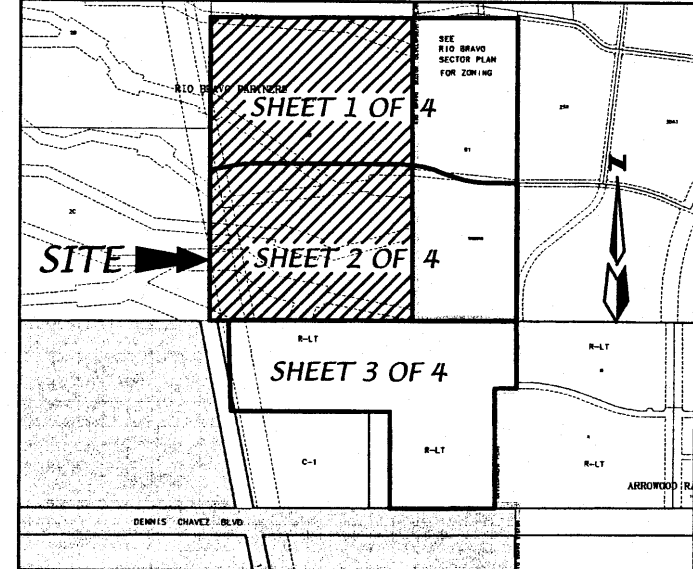
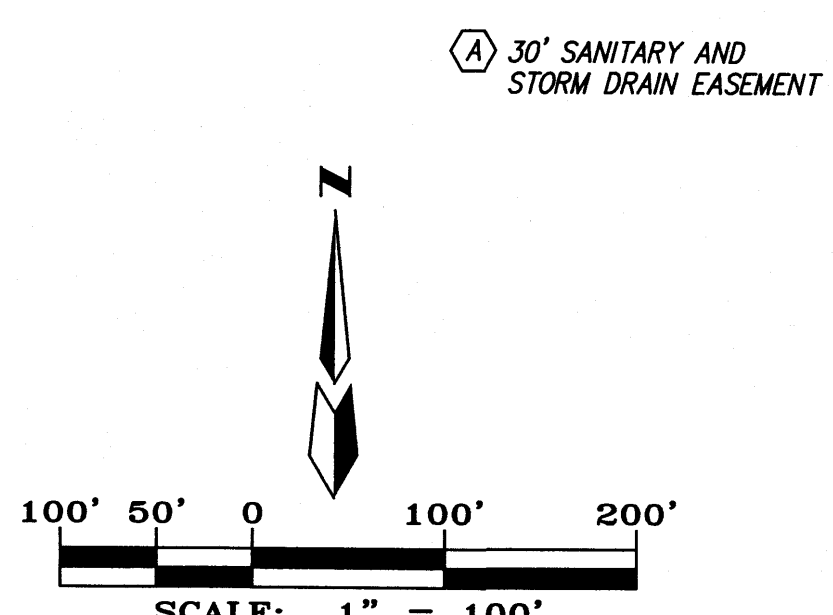


- EASEMENTS**
- EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
 - EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
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 - EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-561)
 - EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
 - EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)



- LEGEND**
- 1-P1 LOT NUMBER
 - BLOCK 2 BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - NEW UNIT LINES
 - VACATION

PROJECT NUMBER: 1002739
 APPLICATION NUMBER: 04DRB-00894

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Engineering and Transportation Division	5/18/05
<i>Keane & Green</i>	DATE
Utilities Department	5/18/05
<i>Christine Sandoval</i>	DATE
Parks and Recreation Department	5/18/05
<i>Bradley S. Bingham</i>	DATE
City Engineer	
NA	
* Environmental Health Department (conditional)	
NA	
Solid Waste Management	
<i>St. Malton</i>	5/18/05
DRB Chairperson, Planning Department	DATE

SUBDIVISION DATA

SITEPLAN AREA 118.6195 AC
 ZONE ATLAS NO. N-8-Z, AND P-8-Z
 NO. OF LOTS CREATED 615 LOTS
 NO. OF TRACTS CREATED 15 TRACTS
 RIGHT-OF-WAY AREA DEDICATED TO CITY 20.1~ AC
 AZONING R-D/R-LT
 DATE OF SURVEY NOVEMBER, 2003

LEGAL DESCRIPTION

A tract of land situated, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2-D, LANDS OF RIO BRAVO PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1996 in Volume 96C, Folio 160 and containing 118.6195 acres more or less.

ANDERSON HEIGHTS
AMENDED SITE DEVELOPMENT
PLAN FOR SUBDIVISION &
UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS

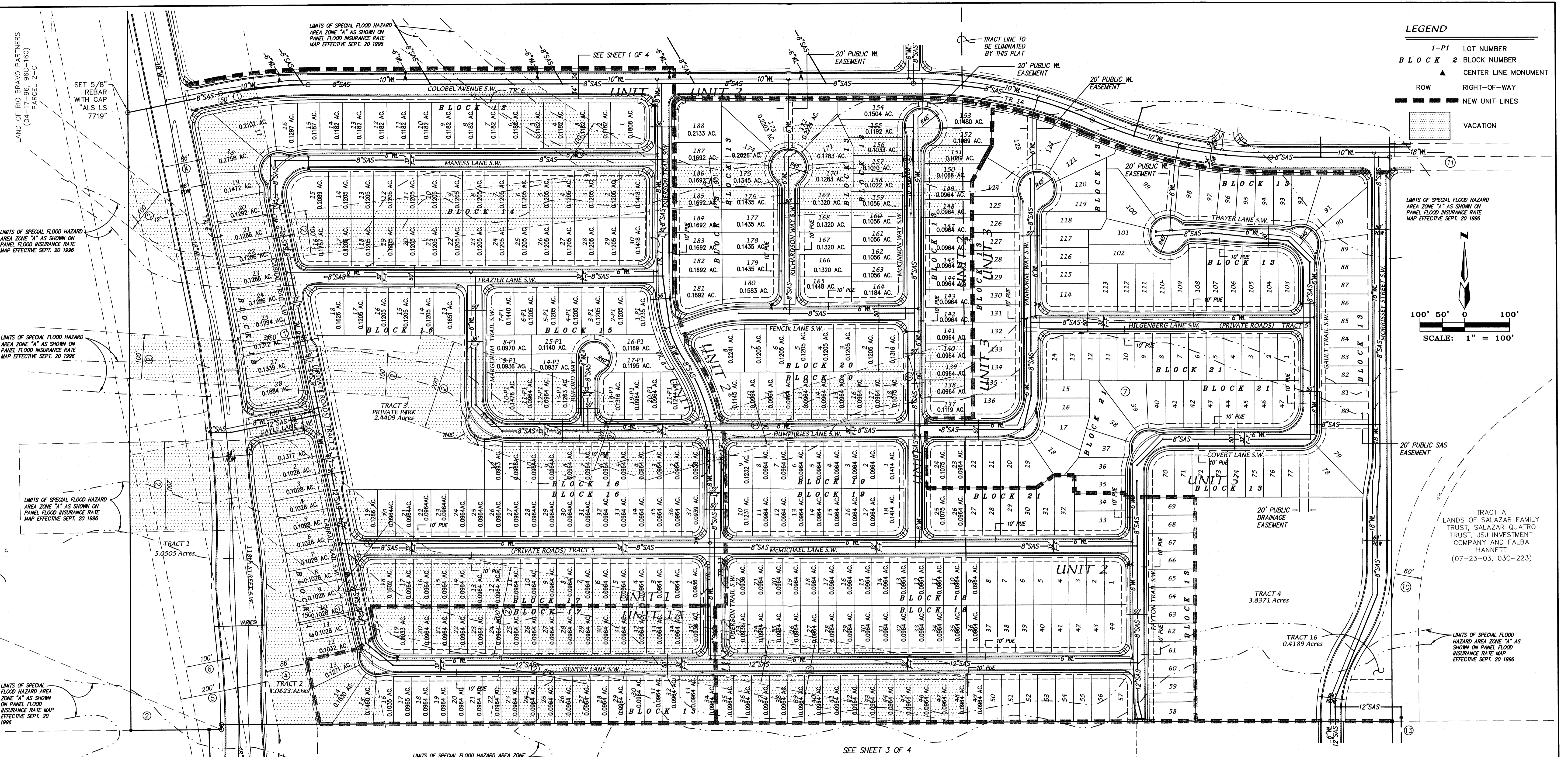
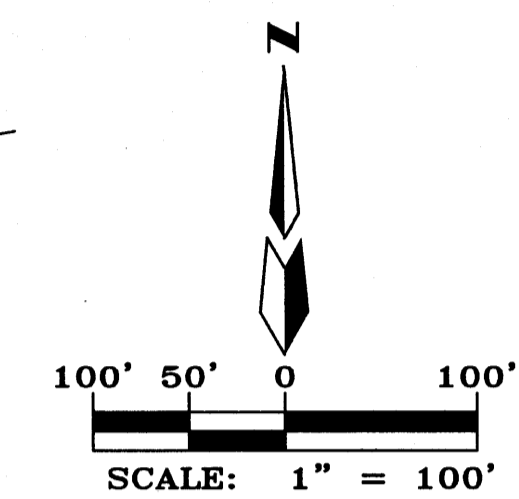
P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 1 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

PROS# 1002739

LEGEND

- 1-P1 LOT NUMBER
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GENERAL NOTES:

1. **DEVELOPMENT DENSITY:**
Site area of Parcel 2D is 118.6195 acres.
Parcel 2D is zoned R-D.
2. **MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between buildings is 10'.
3. **BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
4. **PARK DEVELOPMENT:**
The developer will be dedicating land for parks.
5. **OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(C).
6. **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.
7. **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.
8. **ACCESS:**
Site ingress/egress is provided by public and private streets.
9. **BUILDINGS:**
Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim.
The exterior stucco finish will consist of colors in shades of earthtones.
10. **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.
11. **PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed per the approved plan.
12. **BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**
Consists of the internal sidewalks.
13. **THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:**
Shall be for the benefit of the Home Owners Association, and shall be maintained by same.
14. **LOT SIZE & LOT WIDTH:**
Minimum lot size is 3600 sf = 0.0826 ac
Minimum lot width is 36 feet

TRACT	BENEFICIARY AND MAINTENANCE
TRACT 2, 3, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 32, 33, 35	FOR AND TO BE MAINTAINED BY THE HOA
TRACT 4	FOR AND TO BE MAINTAINED BY THE HOA W/ A BLANKET PUBLIC DRAINAGE EASEMENT TO CITY AS ROW BUT MAINTAINED BY HOA
TRACT 6, 14, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 21, 34	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 19, 31	TO CITY AS A PARK BUT MAINTAINED BY HOA
TRACT 1	BLANKET DRAINAGE EASEMENT FOR AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE

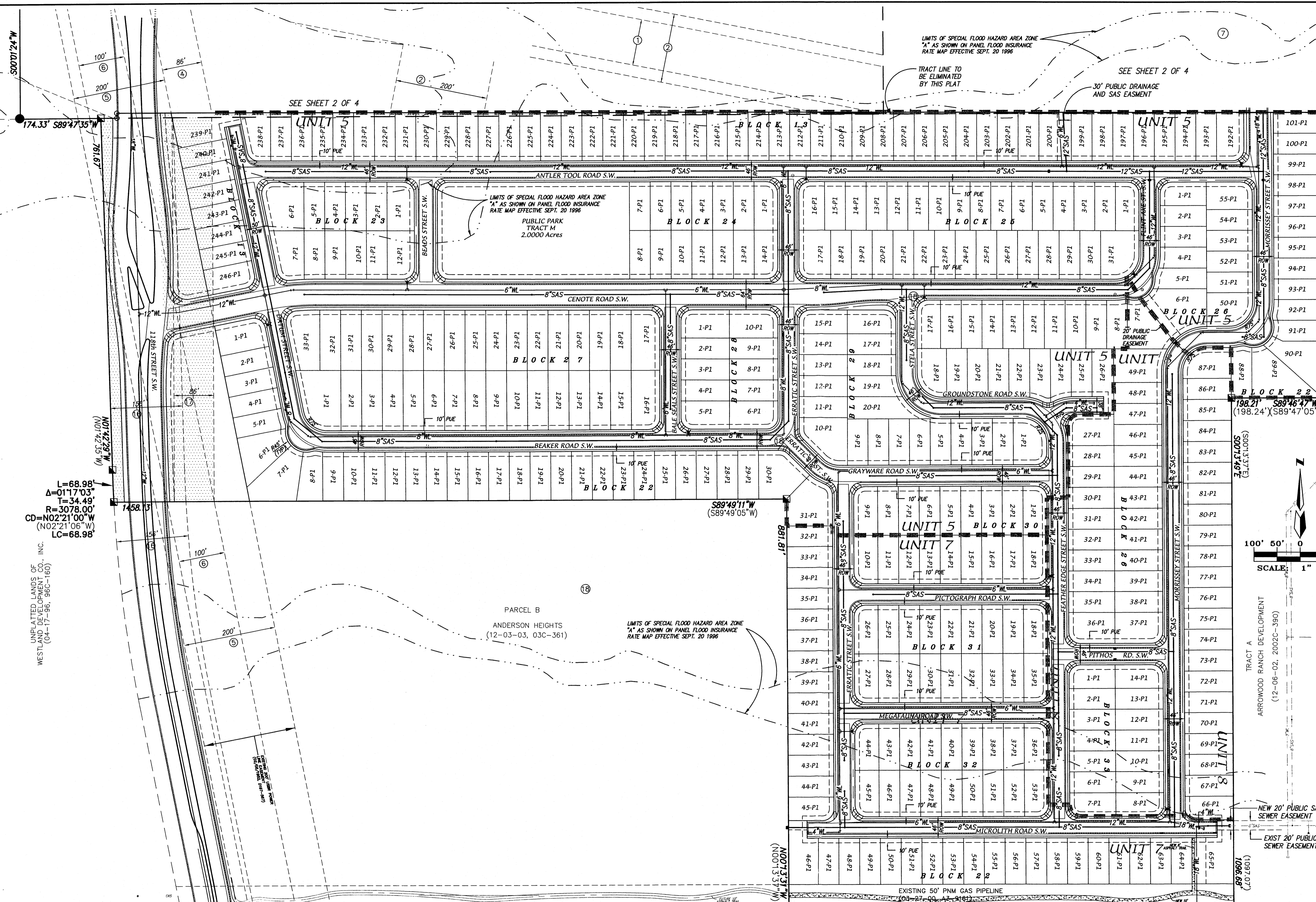
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ANDERSON HEIGHTS
AMENDED SITE DEVELOPMENT
PLAN FOR SUBDIVISION &
UTILITY PLAN

mg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 2 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	



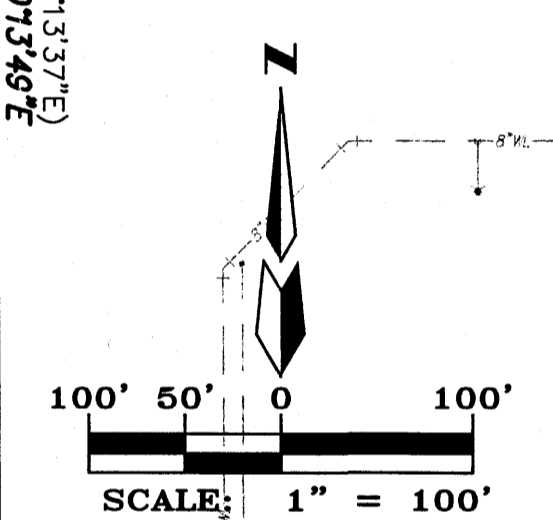
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 Δ=01°17'03"
 T=34.49'
 R=3078.00'
 CD=N02°21'00"W
 (N02°21'06"W)
 LC=68.98'

UNPLATTED LANDS OF
 WESTLAND DEVELOPMENT CO., INC.
 (04-17-96, 96C-160)

174.33' S89°47'35"W
 761.67'

118th STREET S.W.
 1458.73'

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 - ⑭ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
 - ⑯ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
 - ⑰ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
 - ⑱ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)



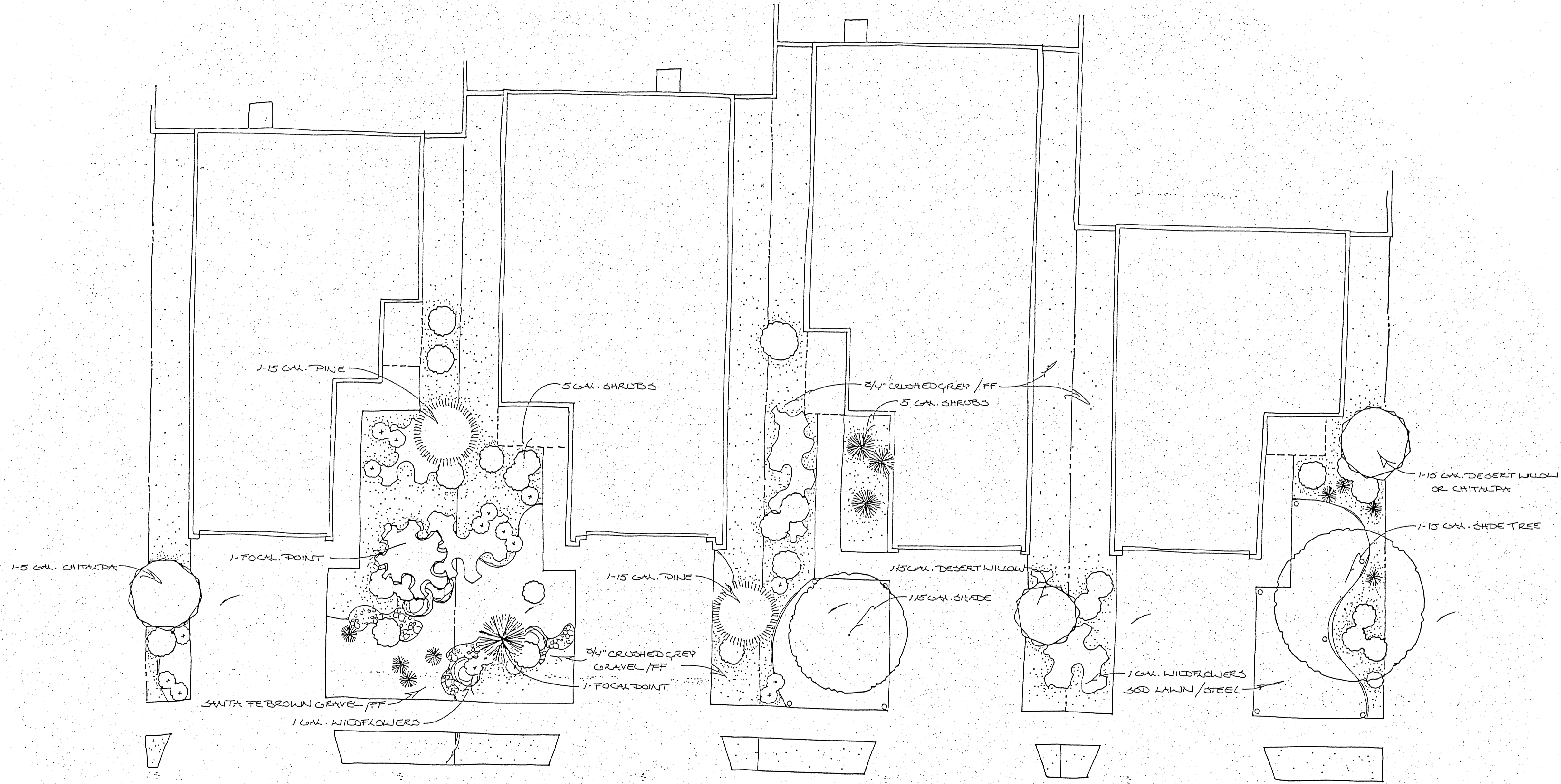
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ANDERSON HEIGHTS AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION & UTILITY PLAN

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Designed: GJK Drawn: RDO Checked: DMG Sheet 3 of 4
 Scale: 1" = 100' Date: 6-3-04 Job: A03080

Anderson Heights



Southwest Package "A"

- 1 - Palm Yucca or Washington Hawthorn or Forestiera
- 1 - 15 Gal. Pine
- 1 - 5 Gal. Desert Willow or Chitalpa
- 8 - 5 Gal. Shrubs
- 18 - 1 Gal. Wildflowers
- 2 - Boulder
- Cobblestone Accent
- Santa Fe Brown Gravel/Filter Fabric
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Southwest Package "B"

- 1 - Forestiera or Palm Yucca or Washington Hawthorn
- 1 - 15 Gal. Pine
- 6 - 5 Gal. Shrubs
- 12 - 1 Gal. Wildflowers
- 2 - Boulder
- Cobblestone Accent
- Santa Fe Brown Gravel/Filter Fabric
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Combination Package "A"

- 1 - 15 Gal. Shade Tree
- 1 - 15 Gal. Desert Willow or Chitalpa
- 5 - 5 Gal. Shrubs
- 11 - 1 Gal. Wildflowers
- Sod Lawn w/Steel Edge
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

Combination Package "B"

- 1 - 15 Gal. Shade Tree
- 1 - 15 Gal. Desert Willow or Chitalpa
- 5 - 5 Gal. Shrubs
- 11 - 1 Gal. Wildflowers
- Sod Lawn w/Steel Edge
- 3/4" Crushed Grey Gravel/Filter Fabric
- Automatic Timed Irrigation System

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