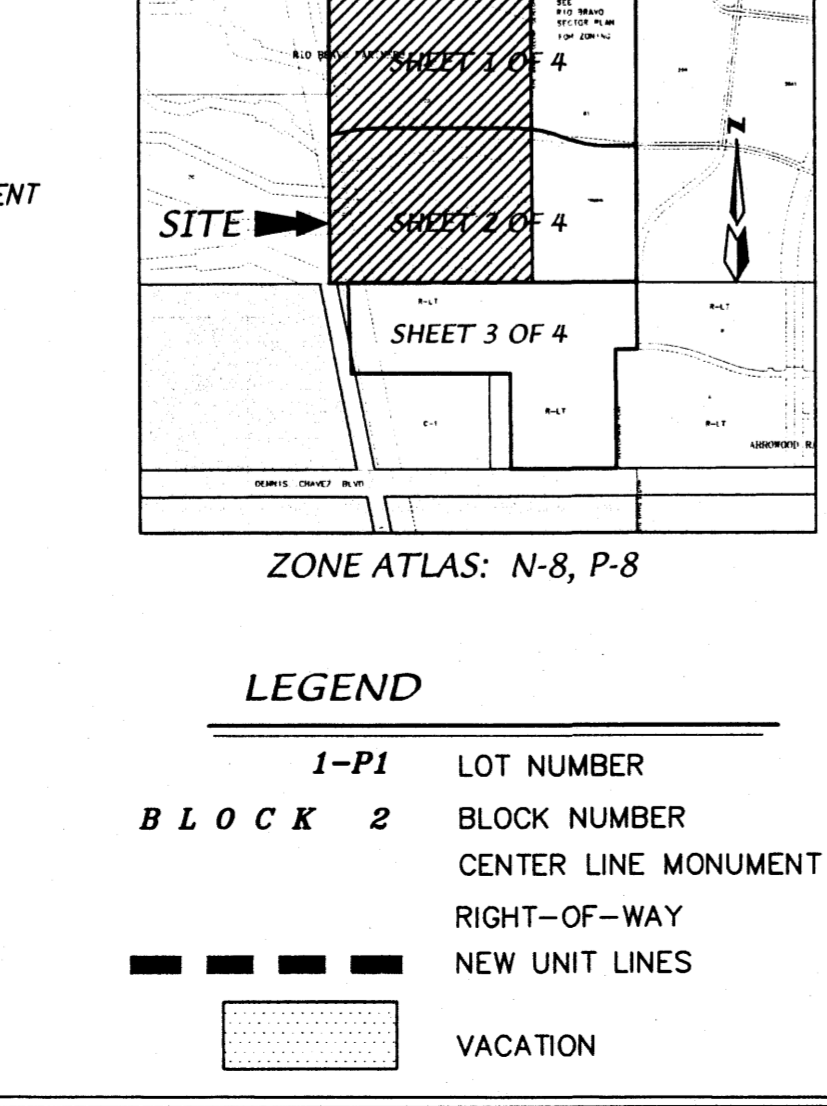
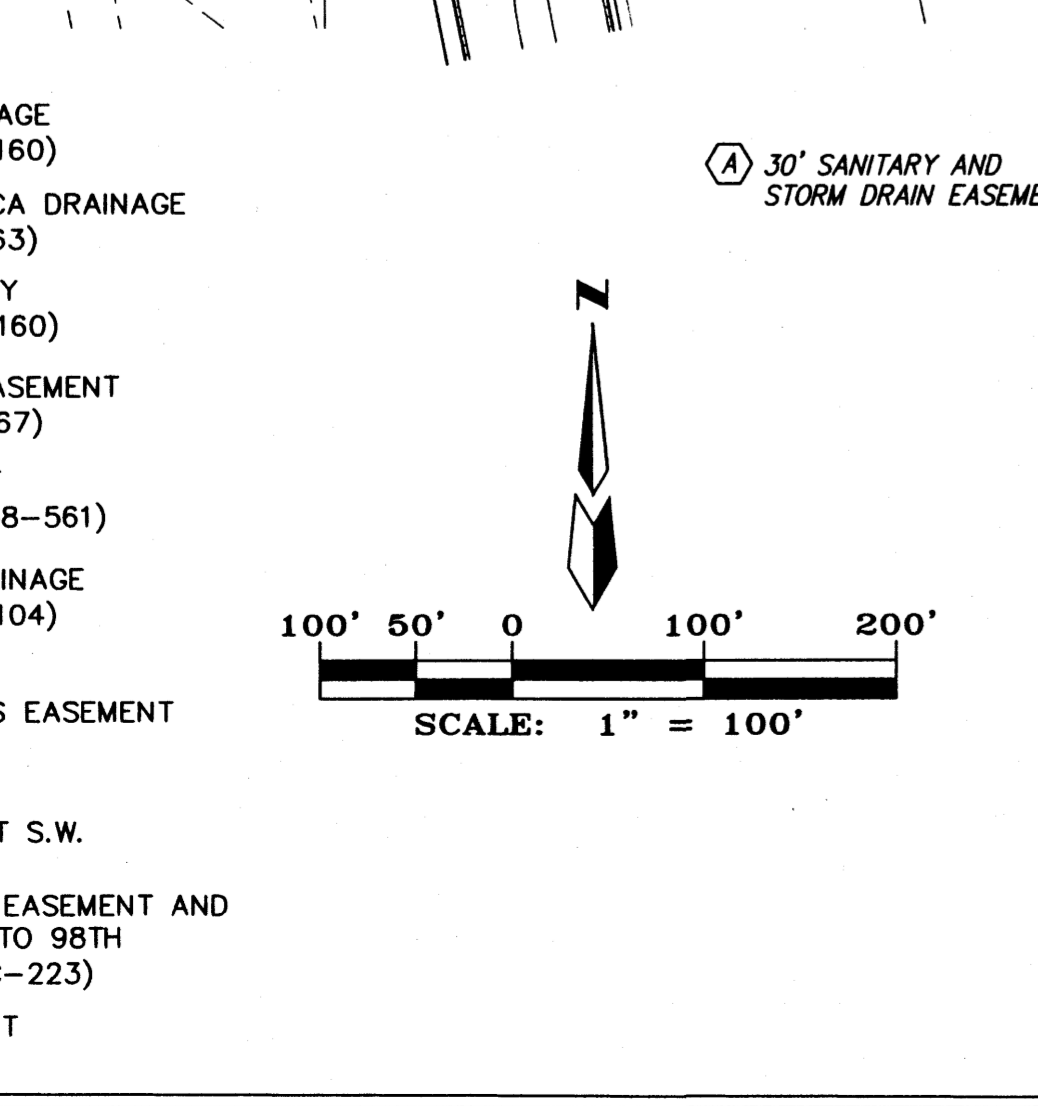


- EASEMENTS**
- EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
  - EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
  - EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
  - EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
  - EXISTING 100' PNM EASEMENT (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)



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:**

Transportation Division  
 Utilities Development  
 Parks and Recreation Department  
 City Engineer  
 Environmental Health Department (conditional)  
 Solid Waste Management  
 DRB Chairperson, Planning Department

DATE: 6/16/04  
 DATE: 6/16/04  
 DATE: 6/16/04  
 DATE: 6/16/04  
 DATE: 6/16/04  
 DATE: 6/16/04

**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
ZONING	R-D
DATE OF SURVEY	NOVEMBER, 2003

**LEGAL DESCRIPTION**

A tract of land situated, within the Town of Atasco 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.

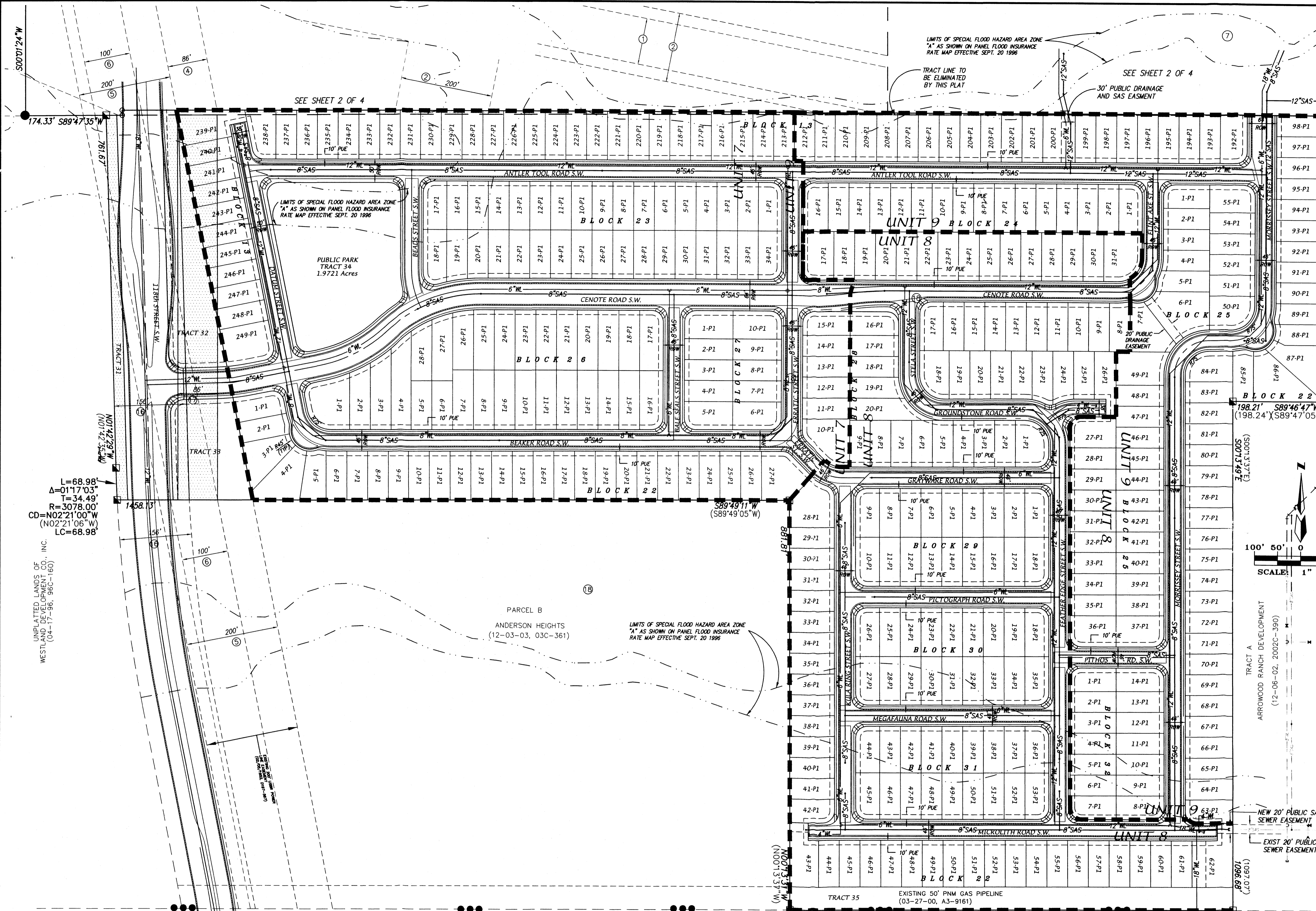
**ANDERSON HEIGHTS  
 SITE DEVELOPMENT PLAN FOR SUBDIVISION  
 & UTILITY PLAN**

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

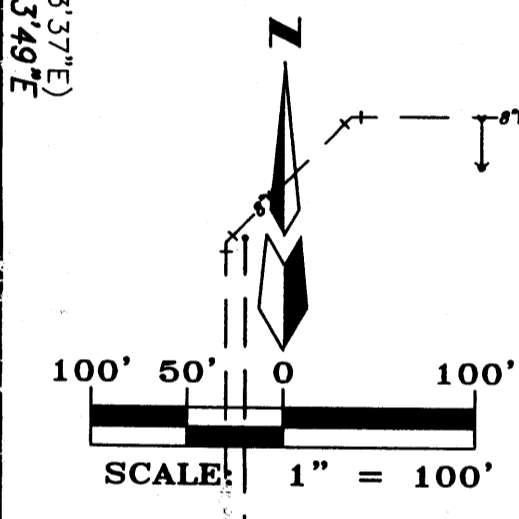
Designed: GJK Drawn: RDQ Checked: DMG Sheet 1 of 4  
 Scale: 1" = 100' Date: 6-3-04 Job: A03080

PROJECT 1002739





- EASEMENTS**
- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
  - ② EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
  - ③ EXISTING 100' PNM EASEMENT (04-30-99, 99C-104)
  - ④ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
  - ⑤ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
  - ⑥ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. (07-23-03, 03C-223)
  - ⑦ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
  - ⑧ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
  - ⑨ EXISTING 156' PUBLIC ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (12-30-03, 03C-361)
  - ⑩ EXISTING 86' PUBLIC ACCESS (12-30-03, 03C-361)
  - ⑪ EXISTING C.O.A. BLANKET PUBLIC DRAINAGE EASEMENT (12-30-03, 03C-361)



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

**ANDERSON HEIGHTS**  
**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

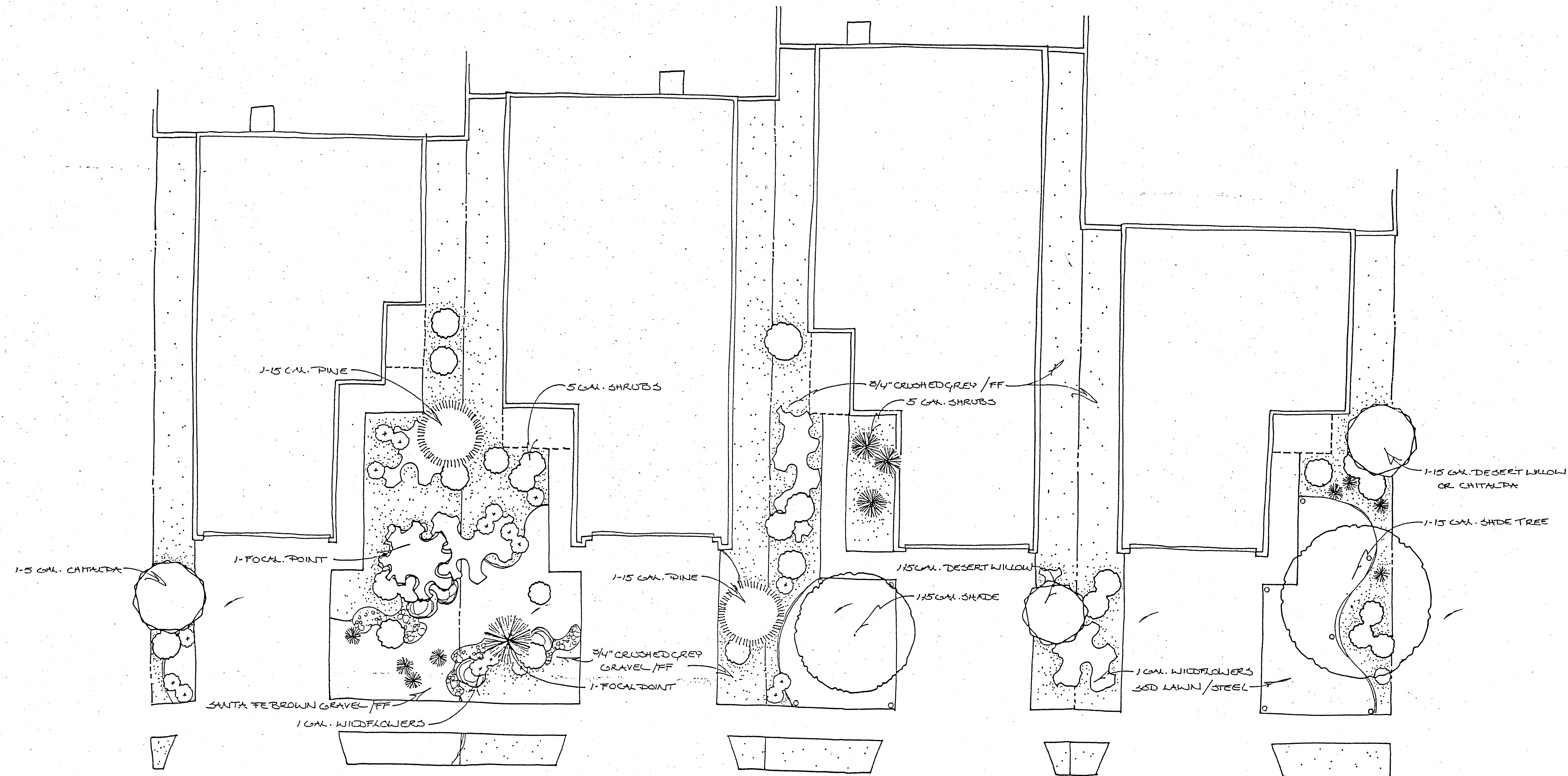
Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 3 of 4
Scale: 1" = 100'	Date: 6-3-04	Job: A03080	

L=68.98'  
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, 98C-160)

F:\A03080\A308004\SITEPLAN\SP5\13-4.dwg, 05/14/04, C:\BRS

# 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

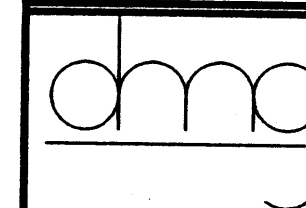
### Combination Package "B"

- 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

## ANDERSON HEIGHTS

SITE DEVELOPMENT PLAN FOR SUBDIVISION

& LANDSCAPE PLAN



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 4 of 4
Scale: N/A	Date: 6-3-04	Job: A03080	

F:\A03080\A-3080\A\STEP\PLAN\SPSH13-1.dwg, 06/14/04 CHRIS