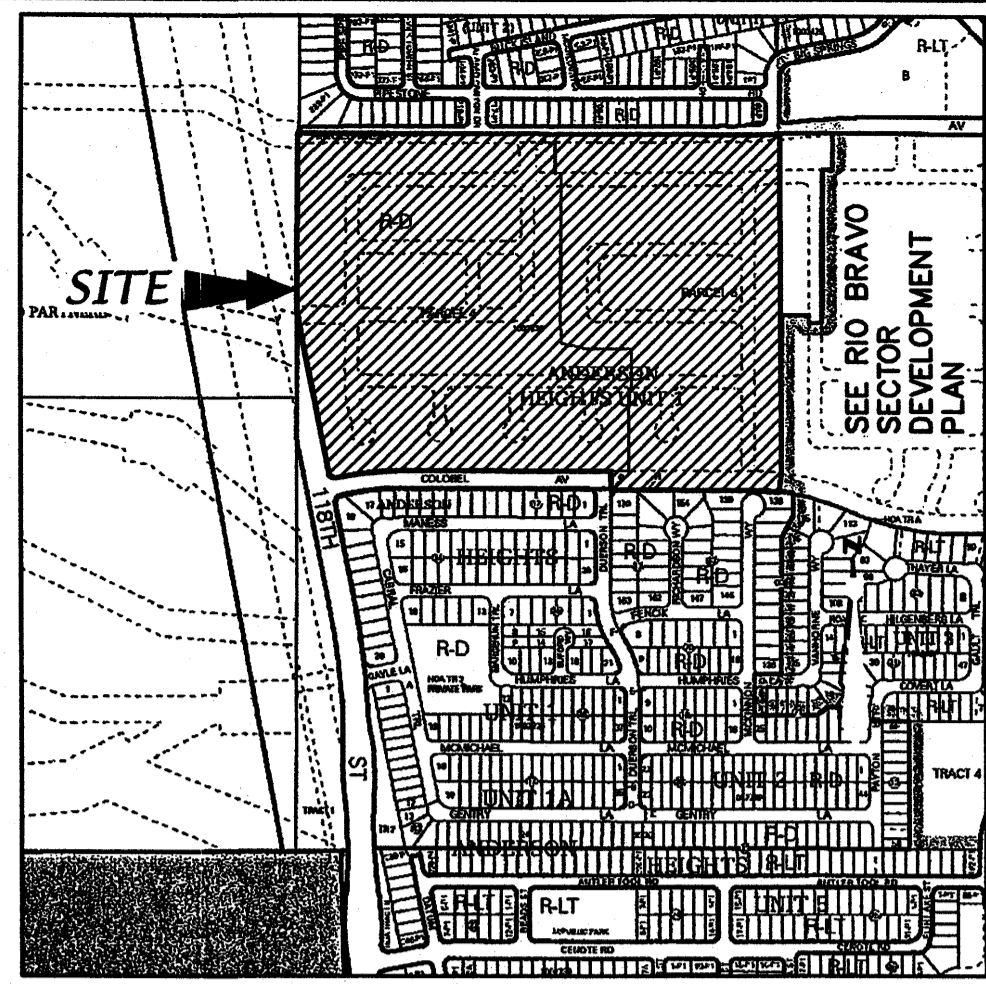


CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	1177.29°	1034.00'	102.22'	203.77'
C2	90°00'00"	30.00'	30.00'	47.12'
C3	014°11'	3025.00'	6.24'	12.48'
C4	71°02'	966.00'	60.55'	120.95'

LINE	LENGTH	BEARING
L1	68.00	N00°01'54"E
L2	40.72	N78°44'25"E
L3	37.61	N89°48'25"E
L4	143.12	S00°01'54"W
L5	50.00	N01°38'26"W
L6	75.00	N07°12'20"E



SCALE: 1"=750' ZONE ATLAS: N-8

**EASEMENTS**

- EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- 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.62, 558-561)
- EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)
- EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)
- EXISTING 50' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)

**EASEMENTS TO BE VACATED**

**GENERAL NOTES:**

- DEVELOPMENT DENSITY:**  
Site area of Parcel 2D is 58.8625 acres. Parcel 2D is zoned R-D.
- MINIMUM BUILDING SETBACK:**  
There is a five foot (5') internal sidewalk 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'.
- BUILDING HEIGHT:**  
Structure shall not exceed 26 feet in height.
- PARK DEVELOPMENT:**  
The developer will be dedicating land for parks.
- 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).
- 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 Department Section, City of Albuquerque Public Works Department.
- PARKING:**  
Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code.
- ACCESS:**  
Site ingress/egress is provided by public and private streets.
- 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.
- 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.
- PERIMETER WALL:**  
The subdivision perimeter garden wall will be constructed per the approved plan.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**  
Consists of the internal sidewalks.
- 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.
- LOT SIZE & LOT WIDTH:**  
Minimum lot size is 4400 sf = 0.1010 ac  
Minimum lot width is 40 feet

**ANDERSON HEIGHTS UNITS 4 AND 6**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 5 AND 8  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2007

**LEGAL DESCRIPTION**

A tract of land situated, within the Town of Atrisco Grant, projected Section 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Parcel 4 and 6, ANDERSON HEIGHTS UNIT 1 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 May 04, 2005, in BK-2005C, Page 138 a and containing 56.8625 acres more or less.

**SUBDIVISION DATA**

GROSS ACREAGE	56.8625 AC
ZONE ATLAS NO.	N-8-Z
NO. OF LOTS CREATED	327 LOTS
NO. OF TRACTS CREATED	12 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	14.9416 AC
ZONING	R-D
DATE OF SURVEY	NOVEMBER, 2003

PROJECT NUMBER: 1002739  
APPLICATION NUMBER: 07DRB-70348

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:**

Traffic Engineering, Transportation Division	11-7-07
DATE	
Utilities Development	11-7-07
DATE	
Parks and Recreation Department	11/7/07
DATE	
City Engineer	11/7/07
DATE	
Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	11/07/07
DATE	

TRACT	BENEFICIARY AND MAINTENANCE
TRACT A, B, C, E, F, G, H, I, J, M	FOR AND TO BE MAINTAINED BY THE HOA
TRACT D	TO CITY AS A PARK BUT MAINTAINED BY HOA

**SOLAR NOTE:**  
No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plan. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

**UTILITY LEGEND**

EXISTING WATER LINE	EX. 18" W.
NEW WATER LINE	6" W.
EXISTING SANITARY SEWER LINE	8" SAS
NEW SANITARY SEWER LINE	8" SAS
NEW FIRE HYDRANT	→

SEE RIO BRAVO SECTOR DEVELOPMENT PLAN

**LEGEND**

- 1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ROW RIGHT-OF-WAY

**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET BATHEY MARKER "LS 14271"

**ANDERSON HEIGHTS**

**AMENDED SITE DEVELOPMENT PLAN & UTILITY PLAN FOR SUBDIVISION**

**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 1
Scale: 1" = 100'	Date: 8/17/2007	Job: A07043	

