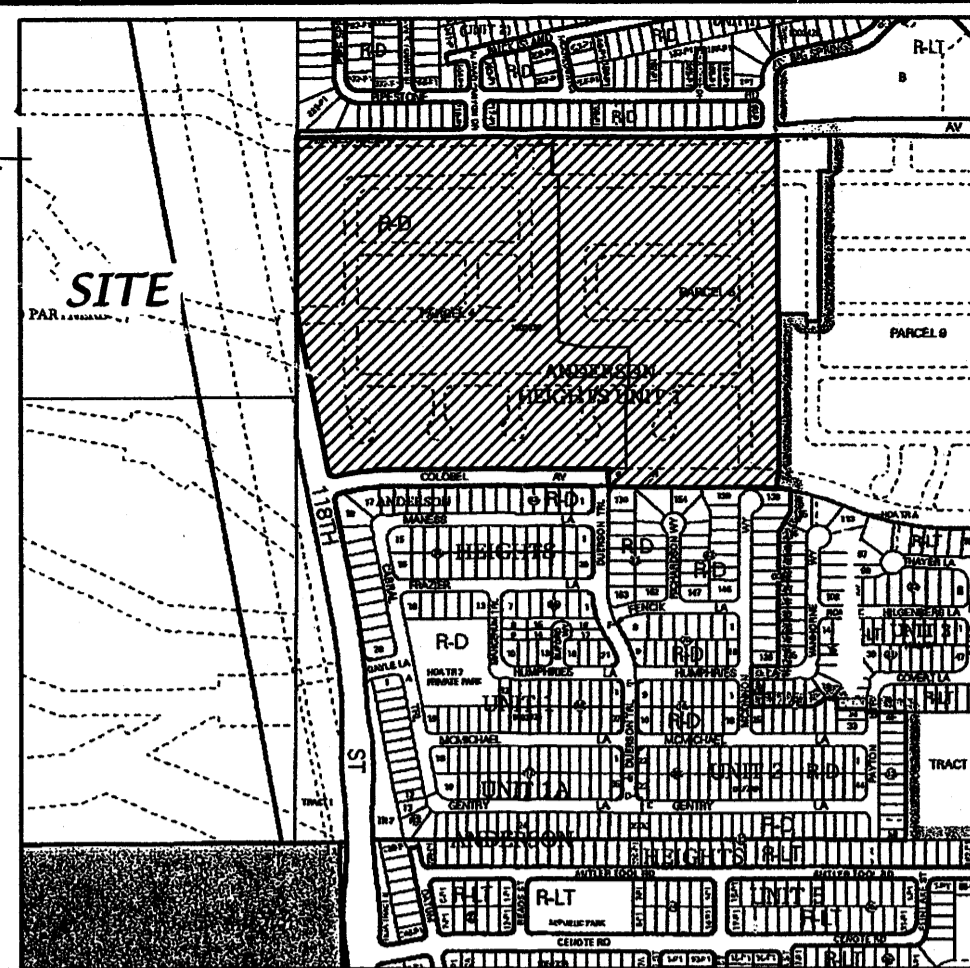


LEGAL DESCRIPTION

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 and containing 56.8625 acres more or less.



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 602, 558-561)

EASEMENTS TO BE VACATED

- EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)
- EXISTING 48' 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)

PURPOSE OF PLAT

- SUBDIVIDE PARCEL 4 AND 6A INTO 324 RESIDENTIAL LOTS, AND 13 TRACTS ARE FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS TO BE OWN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.
- TRACTS A, B, AND C, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPING. TRACTS D AND E TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE FOR PUBLIC PARK. TRACTS F AND G TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR PUBLIC PEDESTRIAN ACCESS. TRACTS I, J, K, L AND M TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS.

SUBDIVISION DATA

GROSS ACREAGE 56.8625 AC
 ZONE ATLAS NO. N-8-Z
 NO. OF LOTS CREATED 324 LOTS
 NO. OF TRACTS CREATED 13 TRACTS
 RIGHT-OF-WAY AREA DEDICATED TO CITY 14.9223 AC
 ZONING R-D
 DATE OF SURVEY NOVEMBER, 2003

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

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 8/21/07**

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS \odot SHALL BE MARKED BY A BATHEY MARKER STAMPED LS#14271
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS \blacktriangle . WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" "LS#14271"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(C)

APPROVED

[Signature] 7/20/07
 City Surveyor, City of Albuquerque, N.M. Date

Owner: KB HOME New Mexico Inc
[Signature] 7/16/07
 Gary Jenkins, Director of Land Date

OWNERS

KB HOME New Mexico Inc
 6330 Riverside Plaza Lane NW
 Suite 200
 ALBUQUERQUE, NEW MEXICO 87120
 (505) 353-5300

ENGINEERS

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

SITE BENCHMARK

ACS MONUMENT
 "3-P10"
 ELEVATION=4935.735
 (SLD 1929)

SURVEYOR

CARTESIAN SURVEYS INC
 P.O. BOX 44414
 RIO RANCHO, NEW MEXICO 87174
 (505) 896-3050

PROPERTY CORNERS

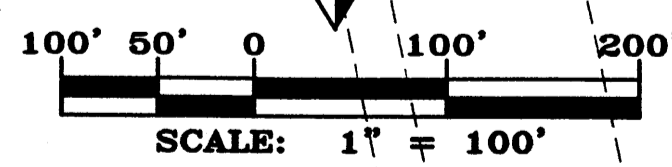
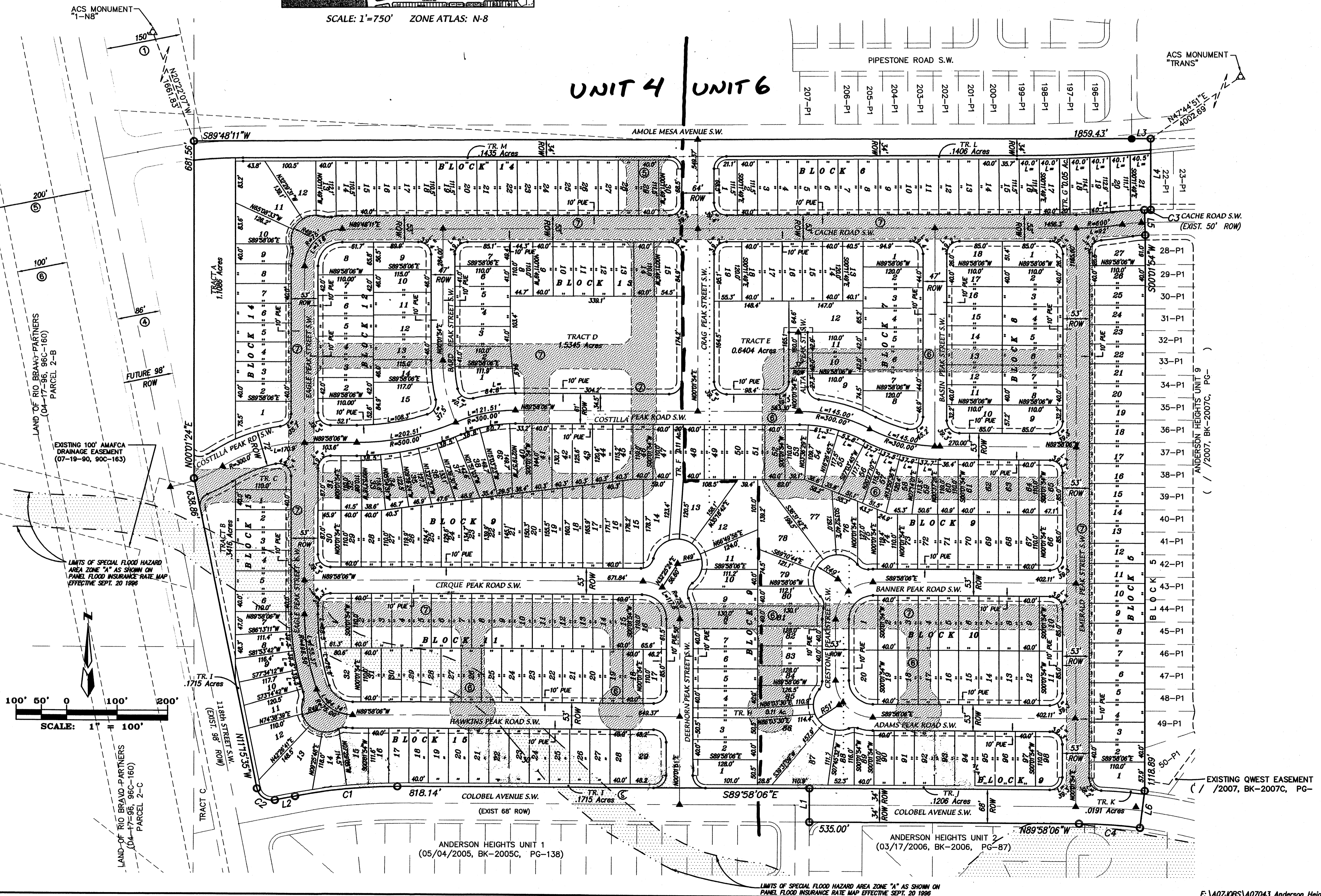
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET BATHEY MARKER "LS 14271"

LEGEND

- 1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- \blacktriangle CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	117°29'	1034.00'	102.22'	203.77'
C2	90°00'00"	30.00'	30.00'	47.12'
C3	074°11'	3025.00'	6.24'	12.48'
C4	71°26'	966.00'	60.55'	120.95'

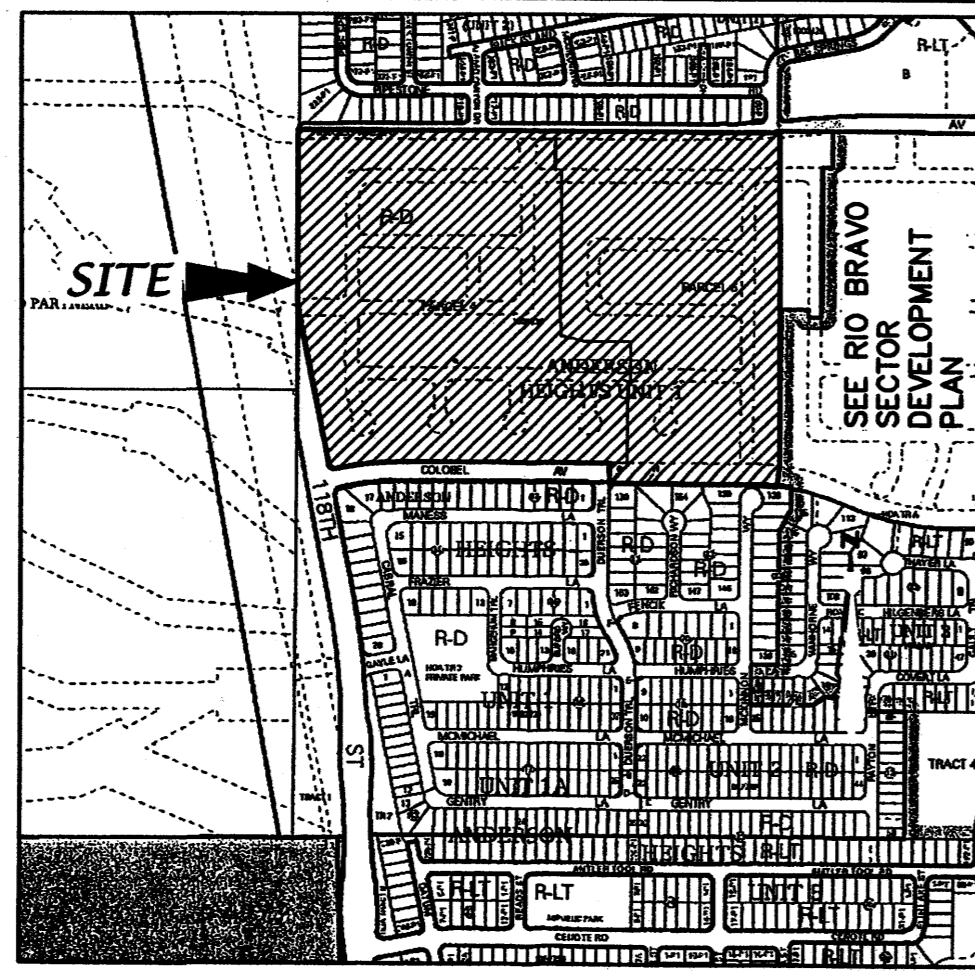
LINE	LENGTH	BEARING
L1	68.00	N00°1'54"E
L2	40.72	N78°44'25"E
L3	37.61	N89°48'25"E
L4	143.12	S00°1'54"W
L5	50.00	N01°38'26"W
L6	75.00	N07°12'20"E



F:\A07\JOBS\A07043 Anderson Heights 4 & 6 Amendment\dwg\Preliminary Plat\A07043_P-plat.dwg 7/10/2007 3:26:59 PM, SPS

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	117°29'	1034.00'	102.22'	203.77'
C2	90°00'00"	30.00'	30.00'	47.12'
C3	01°41'11"	3025.00'	6.24'	12.48'
C4	71°02'26"	966.00'	60.95'	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 602, 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 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'.
- 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 14-16-3-8(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 Development 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
JUNE 2007

LEGAL DESCRIPTION

A tract of land situate, 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	324 LOTS
NO. OF TRACTS CREATED	13 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	14.9416 AC
ZONING	R-D
DATE OF SURVEY	NOVEMBER, 2003

PROJECT NUMBER: 1002739
APPLICATION NUMBER:

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRP 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:

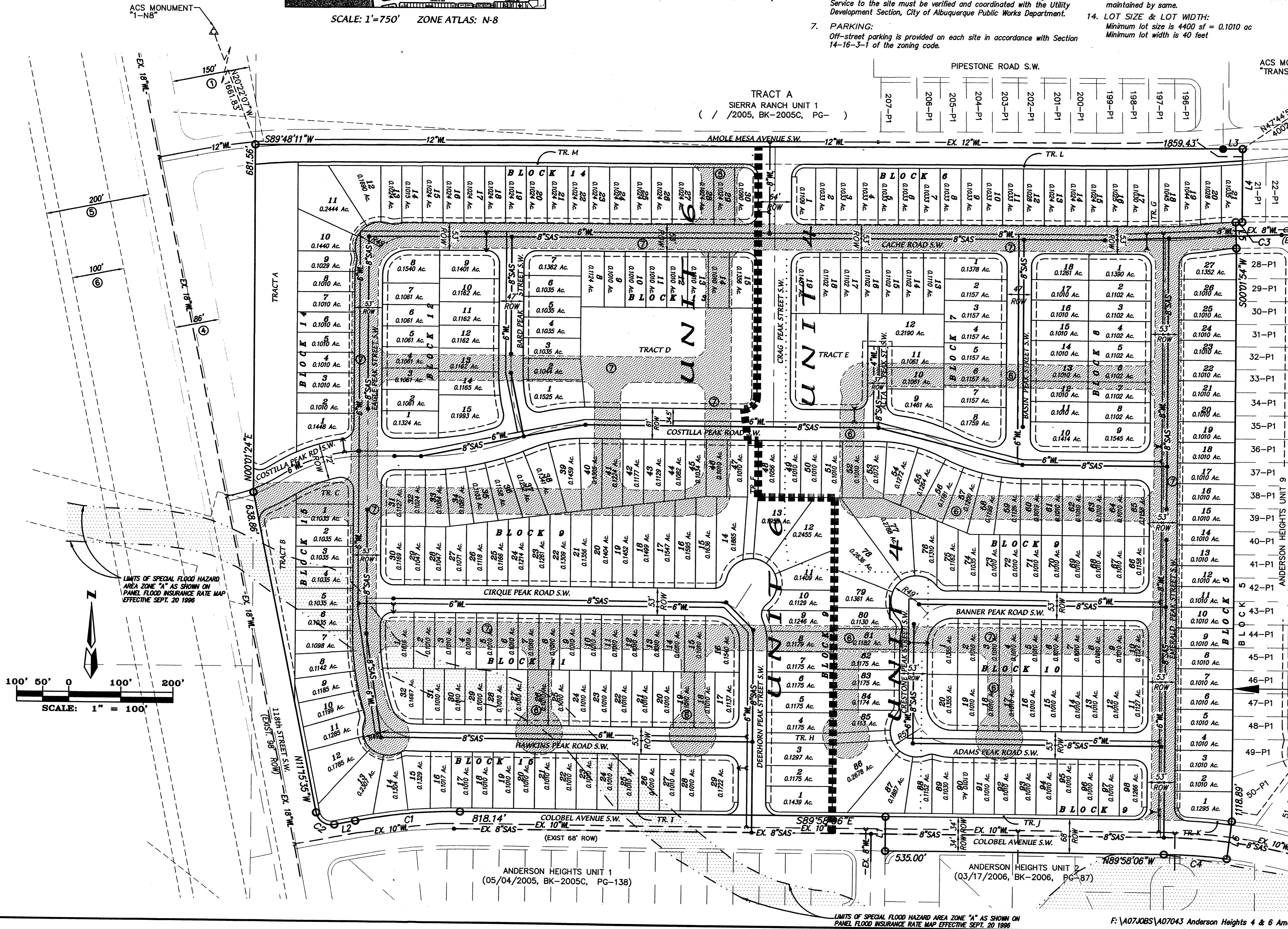
Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

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



PRELIMINARY PLAT
APPROVED BY DRB
ON 8/21/07

SEE RIO BRAVO SECTOR
DEVELOPMENT PLAN

LEGEND

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

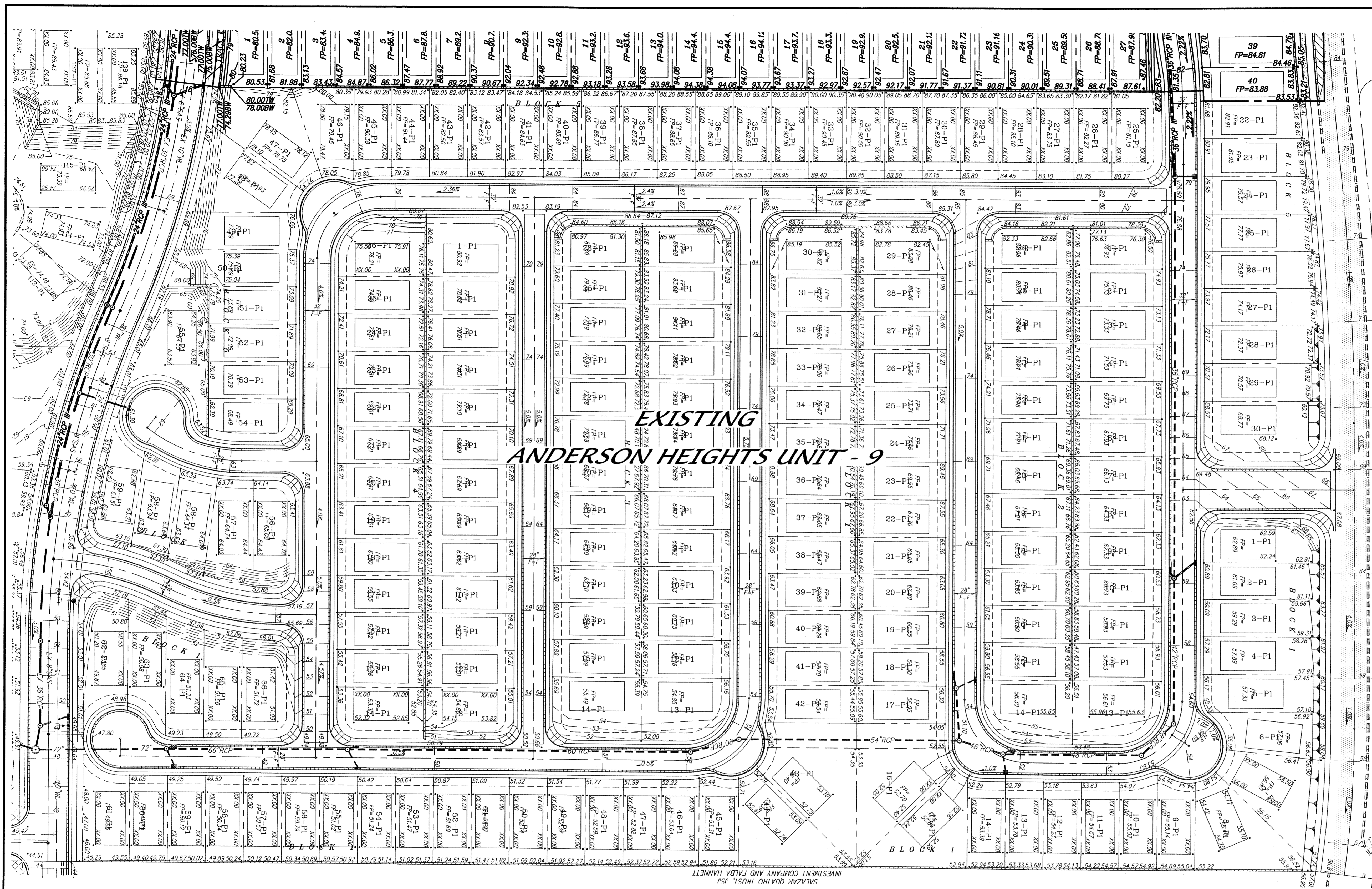
- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
 - FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - SET BATHEY MARKER "LS 14271"

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

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

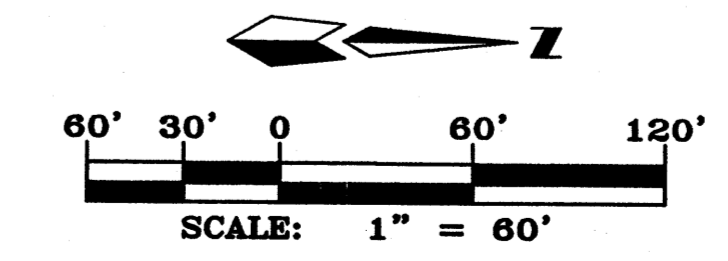
Designed: GJK	Drawn: RDQ	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 6/29/2007	Job: A07043	

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LEGEND

	EXISTING CONTOUR (MAJOR)		NEW SIDEWALK
	EXISTING CONTOUR (MINOR)		NEW RIGHT-OF-WAY
	EXISTING SPOT ELEVATION		NEW CENTERLINE
	EXISTING SANITARY SEWER MANHOLE		NEW LOT LINES
	EXISTING FIRE HYDRANT		NEW EASEMENTS
	EXISTING ELECTRIC TRANSFORMER		NEW RETAINING WALL
	EXISTING FENCE		NEW UNIT LINE
	EXISTING POWER POLE		NEW SPOT ELEVATIONS
	EXISTING GAS LINE		NEW FLOW DIRECTION
	EXISTING STORM DRAIN		NEW SLOPE
	EXISTING SAS LINE		NEW HIGH POINT
	EXISTING WATER LINE		NEW CONTOUR
	NEW MOUNTABLE CURB & GUTTER		NEW STORM DRAIN INLET
	NEW STANDARD CURB & GUTTER		



**EXISTING
ANDERSON HEIGHTS UNIT - 9**

INVESTMENT COMPANY AND FALBA HANMATT

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	BY	DATE	CONTRACTOR	DATE	
		FIELD NOTES		STATION "3-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO). GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM. 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVITED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-P10, 1988".		WORK RECORDS ACCEPTANCE BY DATE	NO.
REVISIONS	BY	DATE	REVISIONS	DESIGN	DATE	DATE	DATE
DESIGNED BY	G/K	DATE	05/07	CHECKED BY	DMG	DATE	05/07
DRAWN BY	DER	DATE	05/07				
CITY PROJECT NO.		ZONE MAP NO.	N-8/P-8	SHEET	3	OF	3

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**

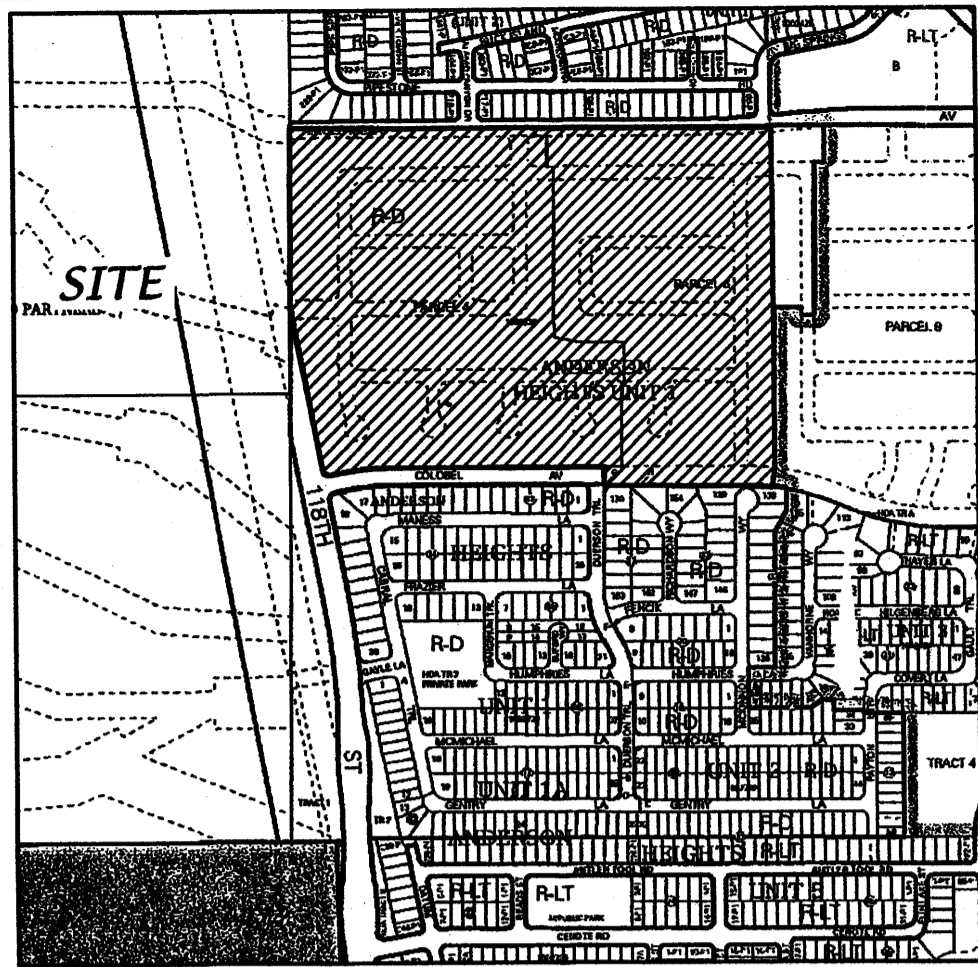
TITLE: **ANDERSON HEIGHTS - UNITS 4 & 6
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

LAST DESIGN UPDATE: MO./DAY/YR.

LEGAL DESCRIPTION

A tract of land situate, 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, 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 05, 2005, in BK-2005C, Page 138 and Parcel 6A, ANDERSON HEIGHTS UNIT 9 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 October 09, 2007 in BK-2007C, Page 291 and containing 56.8625 acres more or less.



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

EASEMENTS

- ① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② EXISTING 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
- ③ EXISTING 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)
- ④ EXISTING 100' PNM EASEMENT (04-20-78, BK.MISC 602, 558-516)

EASEMENTS TO BE VACATED

- ⑤ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)
- ⑥ EXISTING 46' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)
- ⑦ EXISTING 50' PUBLIC ACCESS EASEMENT AND PUBLIC SANITARY, WATER AND STORM DRAIN EASEMENT. (05/04/2005, BK-2005C, PG-138)

PURPOSE OF PLAT

- 1. SUBDIVIDE PARCEL 4 AND 6A INTO 327 RESIDENTIAL LOTS, AND 12 TRACTS ARE FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS TO BE OWN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 2. DEDICATE RIGHT-OF-WAY AS SHOWN.
- 3. GRANT NEW EASEMENTS AS SHOWN.
- 4. ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.
- 5. TRACTS A, B, AND C, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPING. TRACT D TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE FOR PUBLIC PARK. TRACTS E, F AND G TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR PUBLIC PEDESTRIAN ACCESS. TRACTS H, I, J, K, AND L TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION FOR JOINT LANDSCAPING AND PUBLIC UTILITY EASEMENTS.



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	14.9223 AC
ZONING	R-D
DATE OF SURVEY	NOVEMBER, 2003

AMENDED PRELIMINARY PLAT FOR 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, NEW MEXICO
 OCTOBER, 2007

Amended
PRELIMINARY PLAT APPROVED BY DRB ON 11/07/07

NOTES

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ○ SHALL BE MARKED BY A BATHEY MARKER STAMPED LS#14271
- 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" "LS#14271"
- 3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5. ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- 7. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-10-3-003

APPROVED

[Signature] 10-29-07
 City Surveyor, City of Albuquerque, N.M. Date

[Signature] 10-26-07
 Tony Sciarillo, Director of Land DATE

OWNERS

KB HOME New Mexico Inc
 6330 Riverside Plaza Lane NW
 Suite 200
 ALBUQUERQUE, NEW MEXICO 87120
 (505) 353-5300

SITE BENCHMARK

ACS MONUMENT
 "3-P10"
 ELEVATION=4935.735
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ENGINEERS

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

SURVEYOR

CARTESIAN SURVEYS INC
 P.O. BOX 44414
 RIO RANCHO, NEW MEXICO 87174
 (505) 896-3050

PROPERTY CORNERS

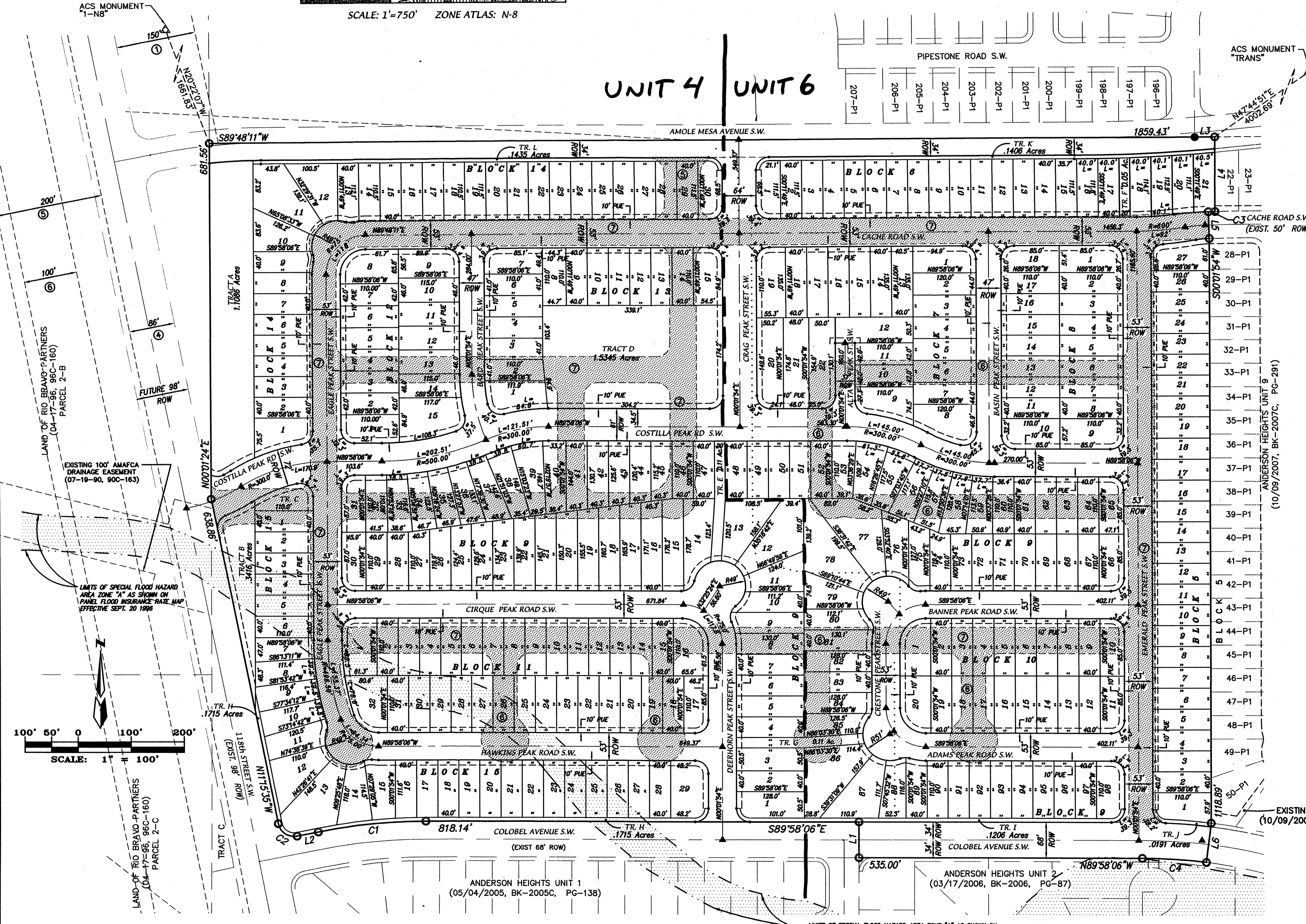
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- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET BATHEY MARKER "LS 14271"

LEGEND

- 1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	117°29'	1034.00'	102.22'	203.77'
C2	90°00'00"	30.00'	30.00'	47.12'
C3	074°11'	3025.00'	6.24'	12.48'
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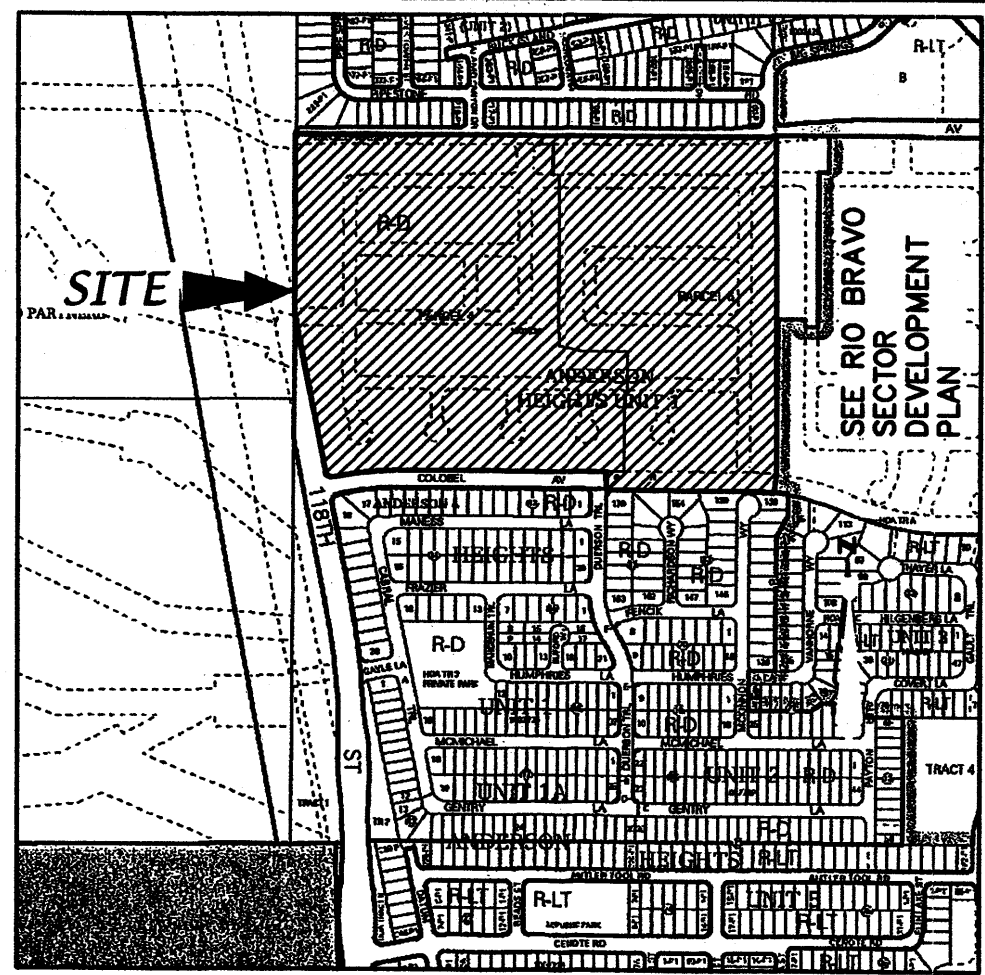
LINE	LENGTH	BEARING
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L2	40.72	N78°44'25"E
L3	37.61	N89°48'25"E
L4	143.12	S00°01'54"W
L5	50.00	N01°38'26"W
L6	75.00	N07°12'20"E



F:\A07\JOBS\A07043 Anderson Heights 4 & 6 Amendment\dwg\Preliminary Plat\A07043_amended_P-plat.dwg stephen

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	117°29'	1034.00'	102.22'	203.77'
C2	90°00'00"	30.00'	30.00'	47.12'
C3	074°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
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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)
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- 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 20 is 58.8625 acres. Parcel 20 is zoned R-D.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal setback 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 14-16-3-8(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 Development 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, NMMP
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 ASPS

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	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:

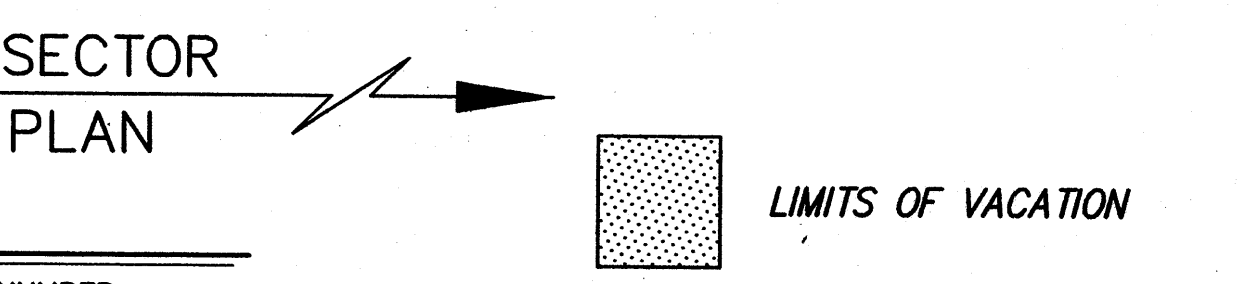
Traffic Engineering, Transportation Division	11-7-07
Utilities Development	11-2-07
Parks and Recreation Department	11/1/07
City Engineer	11/7/07
Environmental Health Department (conditional)	
Solid Waste Management	
DRB Chairperson, Planning Department	11/01/07

TRACT A, B, C, E, F, G, H, I, J, M	BENEFICIARY AND MAINTENANCE 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 plat. 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.L.
NEW WATER LINE	6" W.L.
EXISTING SANITARY SEWER LINE	8" S.S.
NEW SANITARY SEWER LINE	8" S.S.
NEW FIRE HYDRANT	Symbol



ANDERSON HEIGHTS
AMENDED SITE DEVELOPMENT PLAN & UTILITY PLAN FOR SUBDIVISION

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

