

RESIDENTIAL BUILDING DESIGN STANDARDS

THE FOLLOWING GUIDELINES ARE TO BE UTILIZED FOR HOMES DESIGNED AND BUILT AT THE SUNDORO SUBDIVISION

- A. ARCHITECTURAL STYLE:**
THE INTENT OF THE ARCHITECTURAL STYLE GUIDELINES IS TO DESIGN RESIDENTIAL STRUCTURES WHICH ARE COMPATIBLE WITH STRUCTURES PROPOSED TO BE BUILT WEST OF THE SITE.
ALL HOMES SHALL BE DESIGNED WITH PITCHED ROOFS. BUILDING ELEVATIONS SHALL BE ENHANCED WITH ONE OR MORE ARCHITECTURAL ACCENT FEATURES, SUCH AS DECORATIVE STUCCO RELIEF ELEMENTS IN LOCATIONS SUCH AS WINDOWS, DOORS, OR LOCATIONS WHERE THE FACADE CHANGES DIRECTION. OTHER ACCENT FEATURES ARE ALSO ACCEPTABLE, INCLUDING TRIM MATERIALS TO ENHANCE THE EXTERIOR APPEARANCE OF THE FACADE.
- B. SETBACK REQUIREMENTS:**
FRONT YARD: 15' MINIMUM, EXCEPT AT DRIVEWAYS, WHICH SHALL HAVE A 20' MINIMUM SETBACK.
REAR YARD: 15' MINIMUM, EXCEPT AS FURTHER DEFINED IN THE R-1 RESIDENTIAL ZONE FOR HOUSES WITH OFFSET REAR LOT LINES.
SIDE YARD: 5' MINIMUM, THERE SHALL BE 10' ON THE STREET SIDE OF CORNER, THERE SHALL BE 10' BETWEEN RESIDENTIAL BUILDINGS.

- C. BUILDING HEIGHT RESTRICTIONS:**
STRUCTURES SHALL NOT TO EXCEED 26' IN HEIGHT, AS DEFINED IN THE ZONING CODE, AND WITH EXCEPTION PROVIDED IN PARAGRAPH 14-16-3-3.
- D. BUILDING COLOR SCHEMES:**
THE FOLLOWING COLOR SCHEMES SHALL BE UTILIZED:
COLOR SCHEME #A
Roof Rustic Redwood (Red Tint) Tamko
Stucco Hacienda #127 (Tan) El Rey Stucco
Trim & Facia Dry Dock #2022 Sherwin Williams
Popouts Dry Dock #2022 Sherwin Williams
- COLOR SCHEME #B
Roof Rustic Hickory (Medium Brown) Tamko
Stucco Buckskin #106 (Light Tan) El Rey Stucco
Trim & Facia Hacienda #127 Sherwin Williams
Popouts Hacienda #127 Sherwin Williams
- COLOR SCHEME #C
Roof Rustic Cedar (Dark Brown) Tamko
Stucco Sandalwood #121 (Brown) El Rey Stucco
Trim & Facia Buckskin #106 Sherwin Williams
Popouts Buckskin #106 Sherwin Williams
- COLOR SCHEME #D
Roof Rustic (Brown) Tamko
Stucco Driftwood #111 (Dark Brown) El Rey Stucco
Trim & Facia Sandalwood #121 Sherwin Williams
Popouts Sandalwood #121 Sherwin Williams

- E. PEDESTRIAN ACCESS SHALL BE PROVIDED BY SIDEWALKS** CONSTRUCTED WITHIN THE RIGHT-OF-WAY. SIDEWALK CONSTRUCTION MAY BE DEFERRED TO THE HOME BUILDER BY DRB.
- F. PRIVACY FENCING:**
EACH LOT SHALL BE PROVIDED WITH A WOOD OR CMU PRIVACY FENCE, LOCATED ON THE COMMON PROPERTY LINE BETWEEN ADJOINING LOTS. THE HEIGHT OF THIS FENCE SHALL CONFORM TO THE ZONING CODE.
- G. A SEPARATE SITE PLAN FOR BUILDING PERMIT WILL NOT BE REQUIRED** IF CONFORMANCE TO THE RESIDENTIAL BUILDING DESIGN STANDARDS (ABOVE) ARE ADHERED TO.

OPEN SPACE REQUIREMENTS

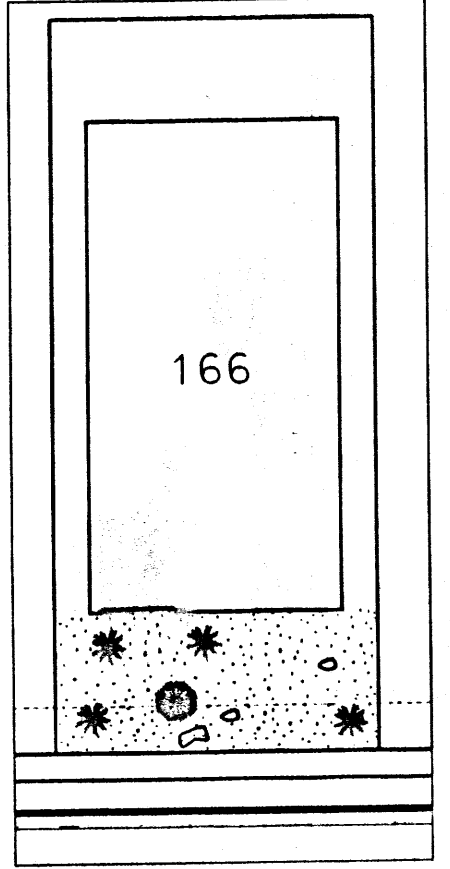
LOT	REQUIRED OPEN SPACE	USABLE OPEN SPACE PROVIDED ON THE LOT	REMAINING OPEN SPACE REQUIRED OFF SITE
9	2400 SF	2000 SF	400 SF
10	2400 SF	2000 SF	400 SF
11	2400 SF	2000 SF	400 SF
12	2400 SF	2000 SF	400 SF
13	2400 SF	2000 SF	400 SF
14	2400 SF	2000 SF	400 SF
15	2400 SF	2000 SF	400 SF
16	2400 SF	2000 SF	400 SF
17	2400 SF	2000 SF	400 SF
18	2400 SF	2000 SF	400 SF
19	2400 SF	2000 SF	400 SF
20	2400 SF	2000 SF	400 SF
21	2400 SF	2000 SF	400 SF
22	2400 SF	2400 SF	0
23	2400 SF	2400 SF	0
24	2400 SF	2400 SF	0
25	2400 SF	2400 SF	0

"TOTAL OPEN SPACE REQUIRED OFF SITE = 4,800 SF OR 0.11 ACRES"

LEGEND

- NEW SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 10' PUE
- SHADED AREA DESIGNATES TRACT A OF PARKWAY SUBDIVISION AND THE ONLY PORTION OF THE SUNDORO SUBDIVISION REQUIRED TO CONFORM TO THIS SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

- LANDSCAPE STANDARDS**
- Landscape install shall be:
- Southwest/Desert Package (Front Yard)
 - One 15 Gallon Tree (Plum, Yucca, Cypress, or equivalent)
 - Four 5 Gallon Shrubs (Desert Paint Brush, Butterfly, or equivalent)
 - One Accent Boulder
 - 2"-4" Accent cobblestone, as per plan
 - 3/4" Gray crushed stone on plastic, as per plan



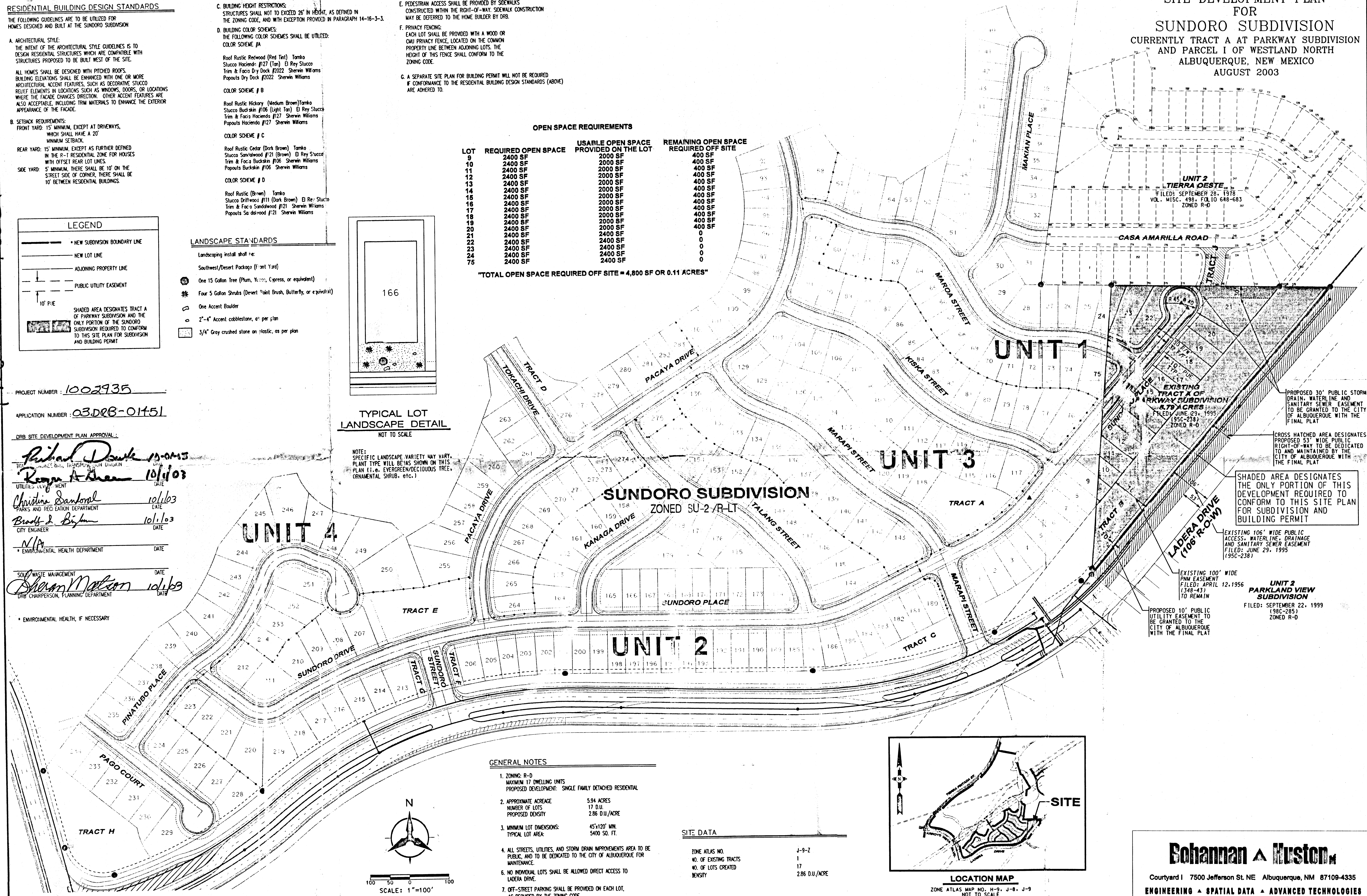
TYPICAL LOT LANDSCAPE DETAIL NOT TO SCALE

NOTE: SPECIFIC LANDSCAPE VARIETY MAY VARY. PLANT TYPE WILL BE AS SHOWN ON THIS PLAN (i.e. EVERGREEN/DECIDUOUS TREE, ORNAMENTAL SHRUB, etc.)

- PROJECT NUMBER: 1002935
APPLICATION NUMBER: 03DRB-01451
- DRB SITE DEVELOPMENT PLAN APPROVAL:
- Richard Dawke* 10-04-15
DRB CHAIRPERSON, PLANNING DEPARTMENT
- Roger A. Green* 10/1/03
UTILITIES DEPARTMENT
- Christine Santofol* 10/1/03
PARKS AND RECREATION DEPARTMENT
- Bruce D. Bigler* 10/1/03
CITY ENGINEER
- N/A*
ENVIRONMENTAL HEALTH DEPARTMENT
- Sharon Matson* 10/1/03
DRB CHAIRPERSON, PLANNING DEPARTMENT
- ENVIRONMENTAL HEALTH, IF NECESSARY

PROJECT 1002935

SITE DEVELOPMENT PLAN FOR SUNDORO SUBDIVISION
CURRENTLY TRACT A AT PARKWAY SUBDIVISION AND PARCEL I OF WESTLAND NORTH ALBUQUERQUE, NEW MEXICO
AUGUST 2003



UNIT 2 TIERRA OESTE
FILED: SEPTEMBER 28, 1978
VOL. MISC. 498, FOLIO 648-683
ZONED R-D

PROPOSED 30' PUBLIC STORM DRAIN, WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

CROSS HATCHED AREA DESIGNATES PROPOSED 53' WIDE PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

SHADED AREA DESIGNATES THE ONLY PORTION OF THIS DEVELOPMENT REQUIRED TO CONFORM TO THIS SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

EXISTING 106' WIDE PUBLIC ACCESS, WATERLINE, DRAINAGE AND SANITARY SEWER EASEMENT FILED: JUNE 29, 1995 (195C-238)

EXISTING 100' WIDE PNM EASEMENT FILED: APRIL 12, 1956 (348-43) TO REMAIN

PROPOSED 10' PUBLIC UTILITY EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT

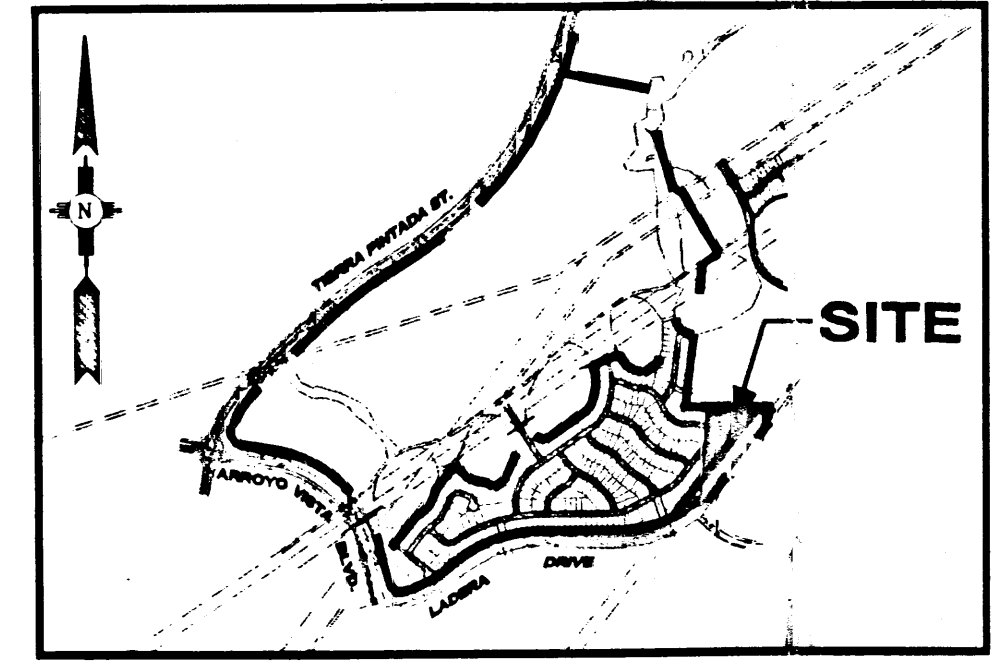
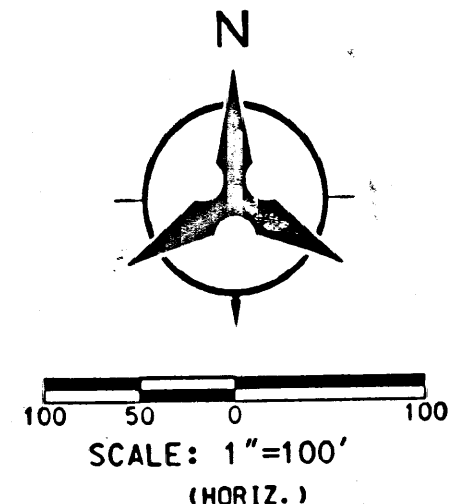
UNIT 2 PARKLAND VIEW SUBDIVISION
FILED: SEPTEMBER 22, 1999 (98C-285)
ZONED R-D

GENERAL NOTES

- ZONING: R-D
MAXIMUM 17 DWELLING UNITS
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- APPROXIMATE ACREAGE: 5.94 ACRES
NUMBER OF LOTS: 17 D.U.
PROPOSED DENSITY: 2.86 D.U./ACRE
- MINIMUM LOT DIMENSIONS: 45x120' MIN.
TYPICAL LOT AREA: 5400 SQ. FT.
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO LADERA DRIVE.
- OFF-STREET PARKING SHALL BE PROVIDED ON EACH LOT, AS REQUIRED BY THE ZONING CODE.

SITE DATA

ZONE ATLAS NO.	J-9-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	17
DENSITY	2.86 D.U./ACRE



LOCATION MAP
ZONE ATLAS MAP NO. H-9, J-8, J-9
NOT TO SCALE

Bohannon & Huston
Engineering & Spatial Data & Advanced Technologies
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
BH1 JOB NO. 040013 003