

VICINITY MAP

LANDS OF GREVY/LIBERMAN
TRACT 3
(07-17-98, 98C-210)

WESTGATE DAM
DRAINAGE R/W
(6-10-94, 94C-194)

DRAINAGE
EASEMENT

TRACT 16-D
EL RANCHO GRANDE

LANDS OF RIO BRAVO PARTNERS
(4-17-96, 96C-160)
PARCEL 2-A

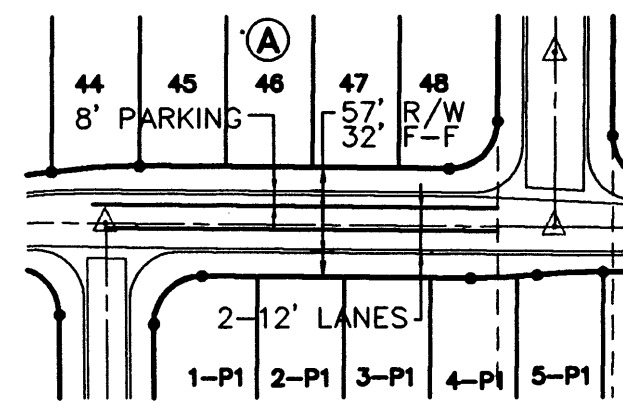
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	09°50'38"	S 05°00'59" E	25.83	300.00	51.54	51.48
C2	88°33'40"	S 34°20'33" W	29.26	30.00	46.37	41.89
C3	89°20'31"	N 33°57'07" E	29.66	30.00	46.78	42.18
C4	17°20'25"	S 02°02'58" E	45.75	300.00	90.79	90.45
C5	06°35'52"	N 03°19'20" E	17.29	300.00	34.55	34.53
C6	89°27'26"	N 44°42'19" W	24.76	25.00	39.03	35.19

NUMBER	DIRECTION	DISTANCE
L1	N 89°26'02" W	29.85'

P1-DESIGNATED LOTS

LOTS 1-5, BLOCK 1 AND LOTS 25 & 26, BLOCK G SHALL BE DESIGNATED AS P1, WITH NO ON-STREET PARKING.

THERE SHALL BE A NO-PARKING SIGN INSTALLED ALONG THE STREET FRONTAGE OF LOTS 1-5, BLOCK 1, ALONG WITH A CENTERLINE STRIPE AND STRIPING DESIGNATING AN 8-FOOT WIDE PARKING POCKET ON THE NORTH SIDE ALONG THE FRONTAGE OF LOTS 45-48, BLOCK A. SEE THE DETAIL TO THE RIGHT.



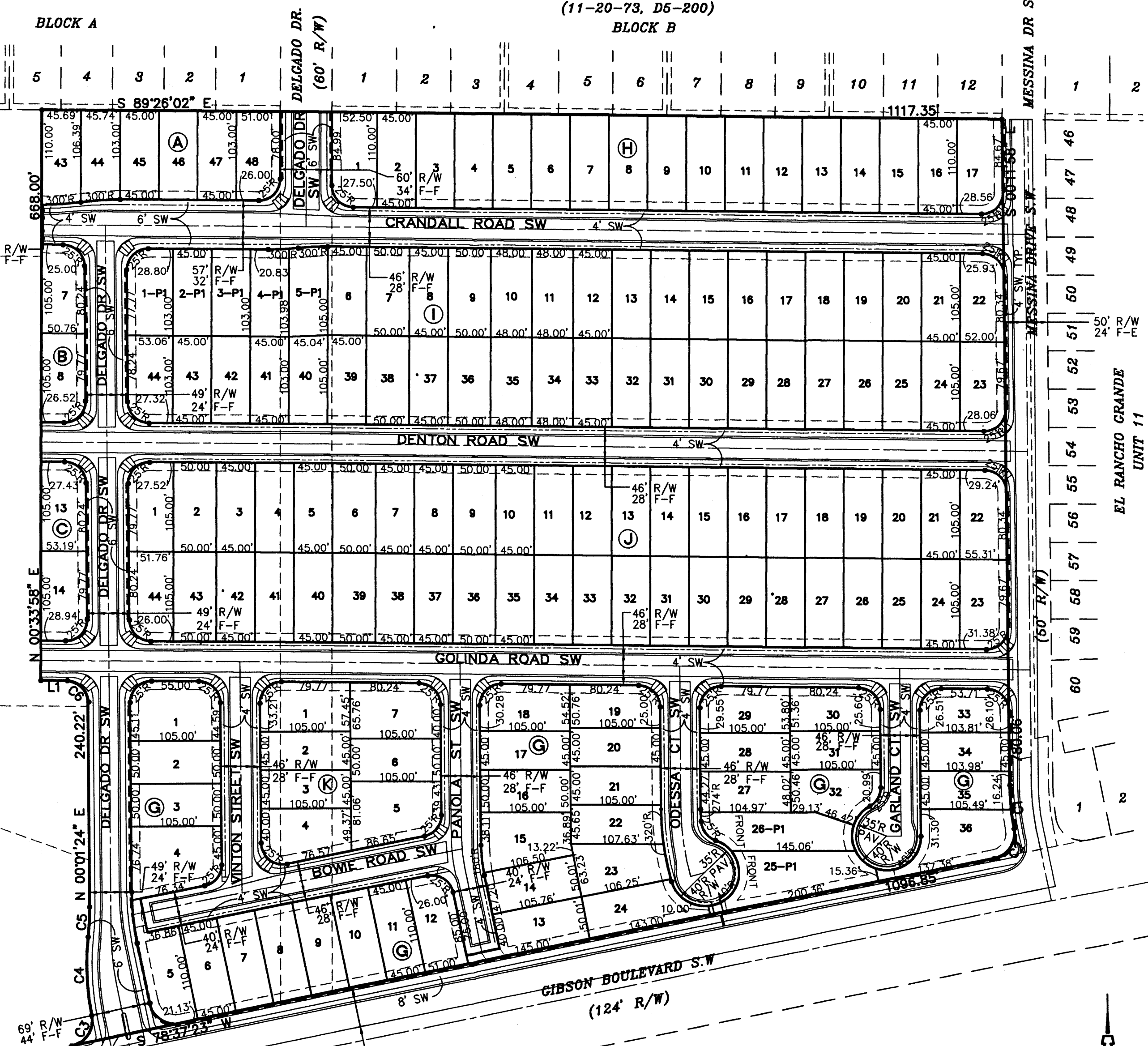
SITE DATA

- TOTAL LAND AREA = 24.7758 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 158.
- CURRENT ZONING: R-D.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO GIBSON BLVD OR MESSINA DR SW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE. IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND HOMEOWNERS' ASSOCIATION.

BUILDING NOTES:

- BUILDING SQUARE FOOTAGE: MIN.=1000 sq. ft. MAX.=3500 sq. ft.
- BUILDING HEIGHT: MAX.=19'-SINGLE STORY, MAX.=26'-TWO STORY.
- COLOR OF GARAGE DOOR SHALL MATCH COLOR OF HOUSE.

ATRISCO VILLAGE
UNIT J.T.
(11-20-73, D5-200)
BLOCK B

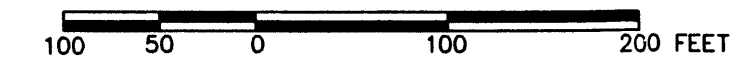


LEGEND

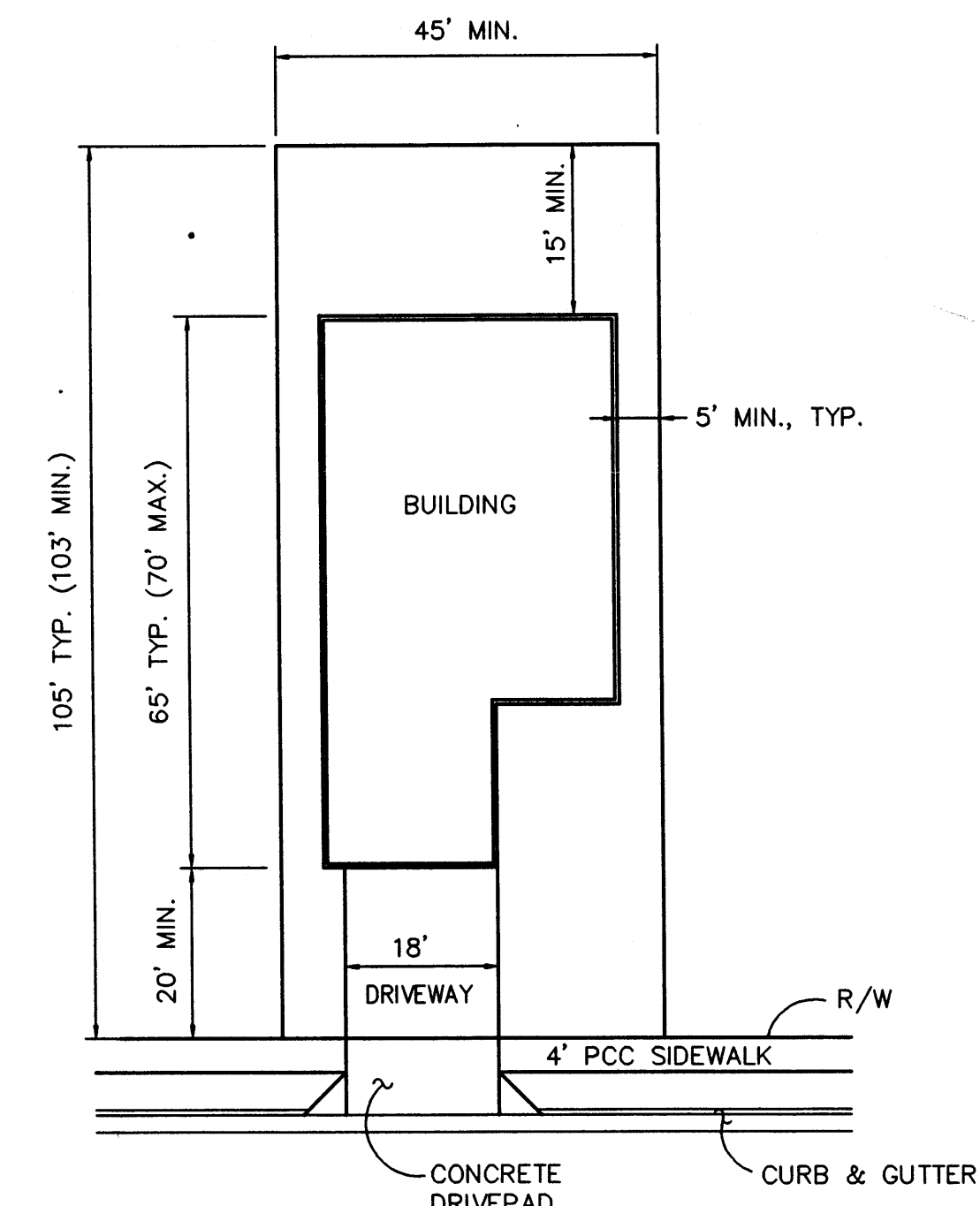
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- 3 LOT NUMBER
- ⊙ BLOCK
- PERIMETER WALL
- R/W RIGHT-OF-WAY
- F-F FACE OF CURB-FACE OF CURB
- F-E FACE OF CURB-EDGE OF PAVING
- SW SIDEWALK
- ⊕ HANDICAP RAMP



SCALE: 1"=100'



NOTE:
SEE LANDSCAPE PLAN FOR
ENTRANCE LANDSCAPING



TYPICAL LOT PLAN
1"=20'

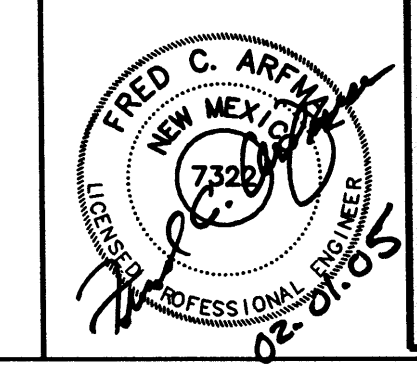
NOTE:
SEE LANDSCAPE PLAN FOR
TYPICAL FRONT YARD
LANDSCAPING

MINIMUM LOT SIZE: 45'x105' (4725 sq. ft.)
*103' (4635 sq. ft.)

PROJECT NUMBER:	1003874
APPLICATION NUMBER:	05 DRB-00126
DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	2-9-05 DATE
<i>[Signature]</i> UTILITIES DEVELOPMENT	2-9-05 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	2-9-05 DATE
<i>[Signature]</i> CITY ENGINEER	2-9-05 DATE
N/A * ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
N/A SOLID WASTE MANAGEMENT	DATE
N/A AMAFCA	DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	02/09/05 DATE

**EL RANCHO GRANDE
UNIT 16
CURB, INC.**

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION**



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1349SDP.DWGanw 1-20-05

1003874