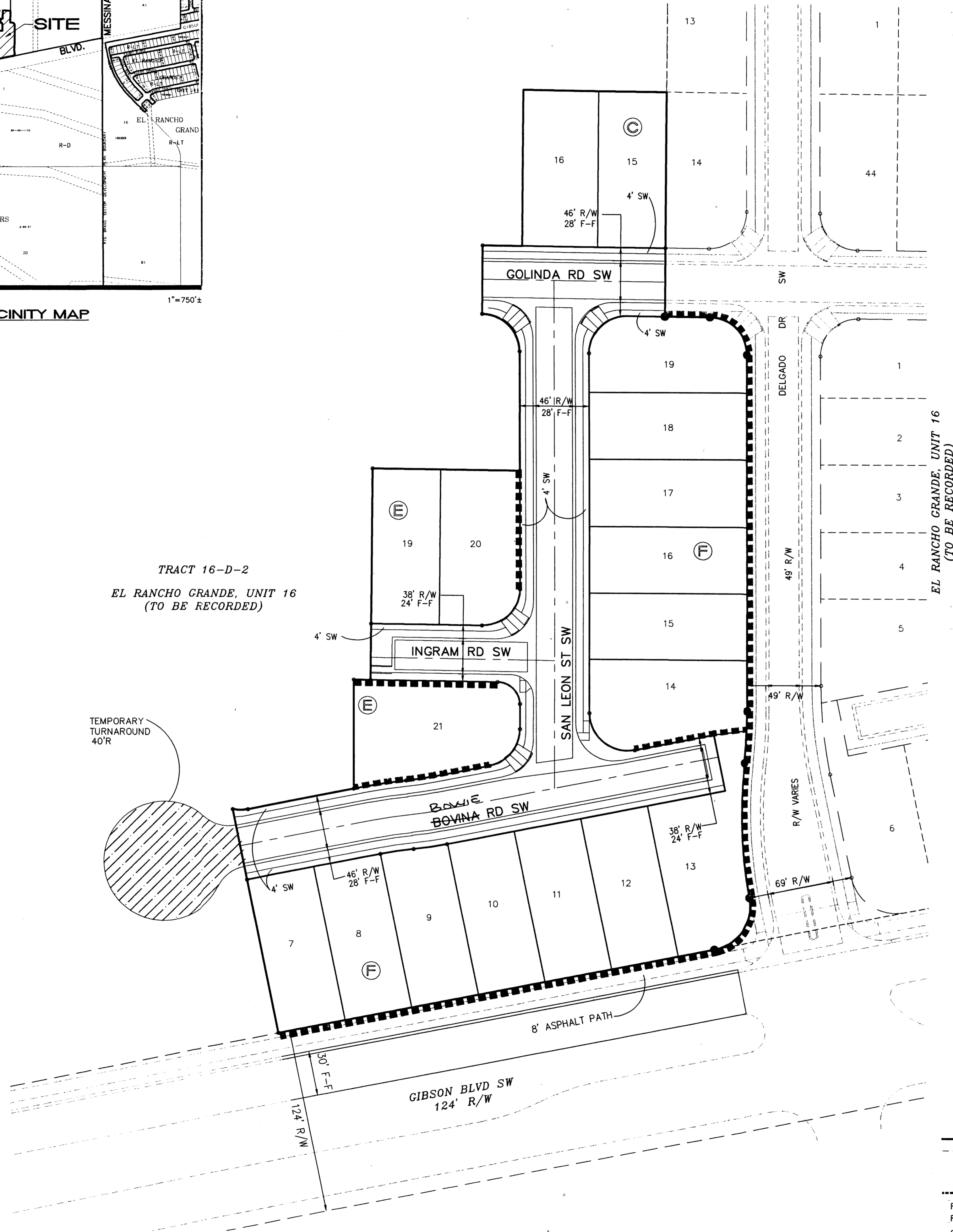


VICINITY MAP

TRACT 16-D-2
EL RANCHO GRANDE, UNIT 16
(TO BE RECORDED)

TEMPORARY
TURNAROUND
40'R

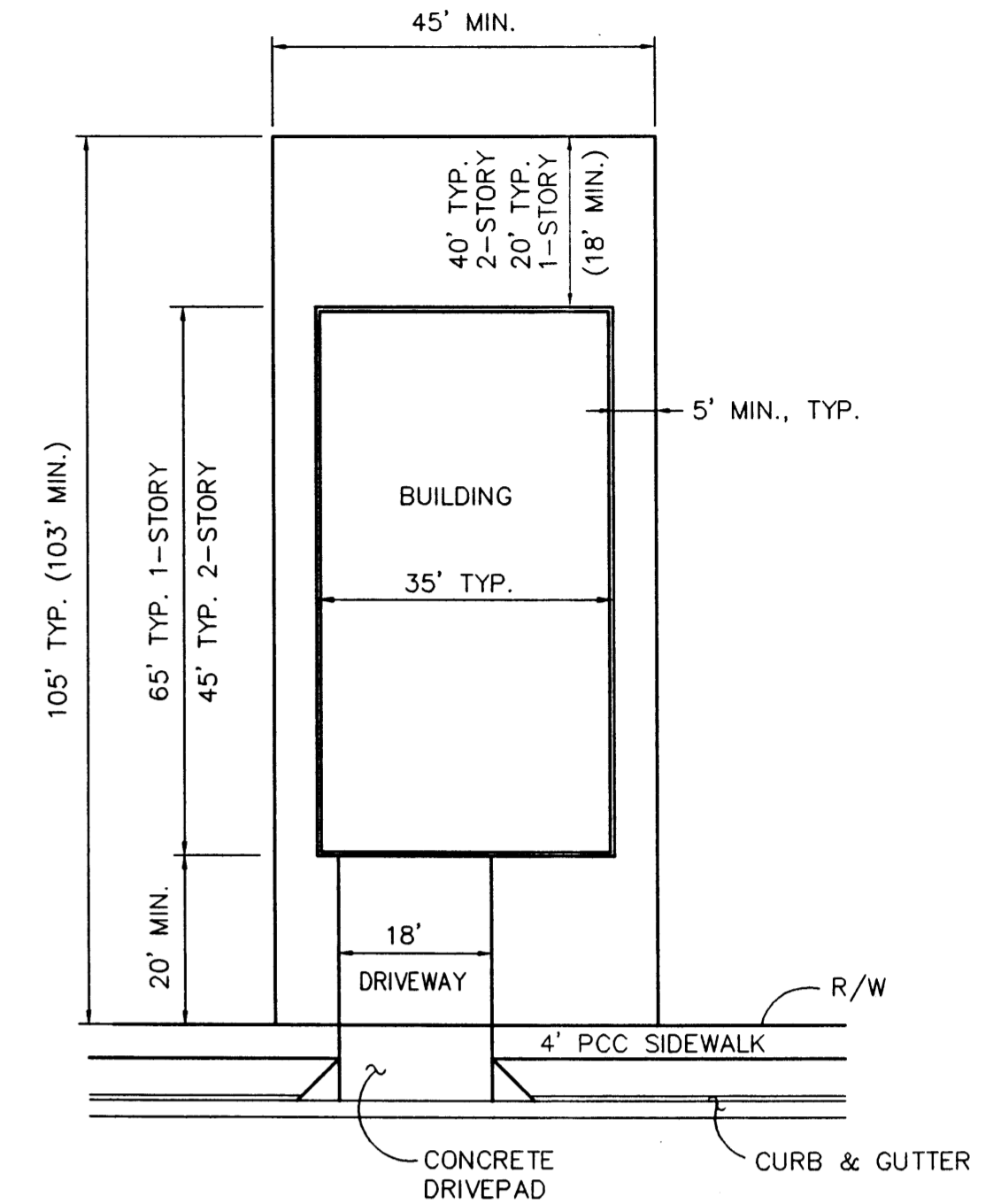


SITE DATA

1. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
2. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 18.
3. CURRENT ZONING: R-D
4. 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 SW.

SUBDIVISION DESIGN CRITERIA

1. BUILDING SQUARE FOOTAGE: MIN.=1000 sq. ft. MAX.=3500 sq. ft.
2. BUILDING HEIGHT: MAX=19'-SINGLE STORY, MAX.=26'-TWO STORY.
3. COLOR OF GARAGE DOOR SHALL MATCH COLOR OF HOUSE.
4. BUILDING SETBACKS PER TYPICAL LOT PLAN DETAIL THIS SHEET.
5. OFF STREET PARKING: 4 SPACES PER HOUSE (2 IN DRIVEWAY, 2 IN GARAGE).
6. PERIMETER WALL DESIGN PER APPROVED PLAN. INTERIOR WALLS SHALL BE COLORED CMU BLOCK WALL.
7. DELGADO ENTRANCE LANDSCAPE DESIGN PER LANDSCAPE PLAN FOR EL RANCHO GRANDE, UNIT 16 (DRB PROJ. #1003874).
8. PEDESTRIAN AMENITIES: 4' SIDEWALKS ON INTERIOR STREETS (AS SHOWN ON PLAN) AND 8' ASPHALT PATH ON GIBSON BLVD.
9. SEE LANDSCAPE PLAN FOR TYPICAL LANDSCAPING.
10. MECHANICAL UNITS ARE PROGRAMMED FOR INSTALLATION IN EACH INDIVIDUAL UNITS GARAGE
11. AIR-CONDITIONER UNITS ARE GROUND MOUNTED
12. ROOF SYSTEMS ARE PLANNED AS BOTH PITCHED AND FLAT (50% VS 50% I).
13. EXTERIOR HOUSE COLORS ARE TO BE EARTHTONES
14. GIBSON BLVD. TO BE LANDSCAPED PER SEPARATE LANDSCAPING PLAN.



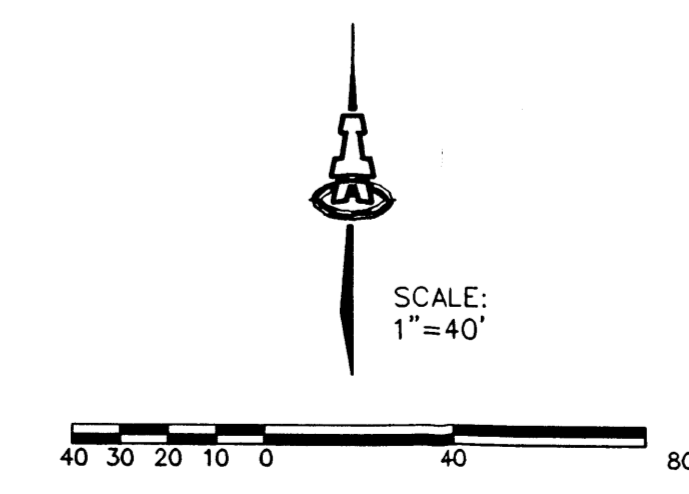
TYPICAL LOT PLAN
1"=20'

MINIMUM LOT SIZE: 45'x103' (4635 SF)
TYPICAL BUILDING & DRIVEWAY AREA: 2635 SF 1-STORY
1935 SF 2-STORY

NOTE:
SEE LANDSCAPE PLAN FOR
TYPICAL FRONT YARD
LANDSCAPING

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
- SW SIDEWALK
- Handicap Ramp Symbol HANDICAP RAMP

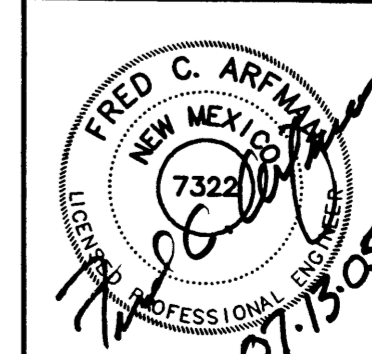


SHEET 1 OF 1

PROJECT NUMBER:	1004272
APPLICATION NUMBER:	05.DRB-01084
DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7-13-05 DATE
<i>[Signature]</i> WATER UTILTY DEPARTMENT	7-13-05 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	7/13/05 DATE
<i>[Signature]</i> CITY ENGINEER	7/13/05 DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
N/A SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	8/16/05 DATE

EL RANCHO GRANDE
UNIT 17
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-17.DWGonw 7/12/05

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