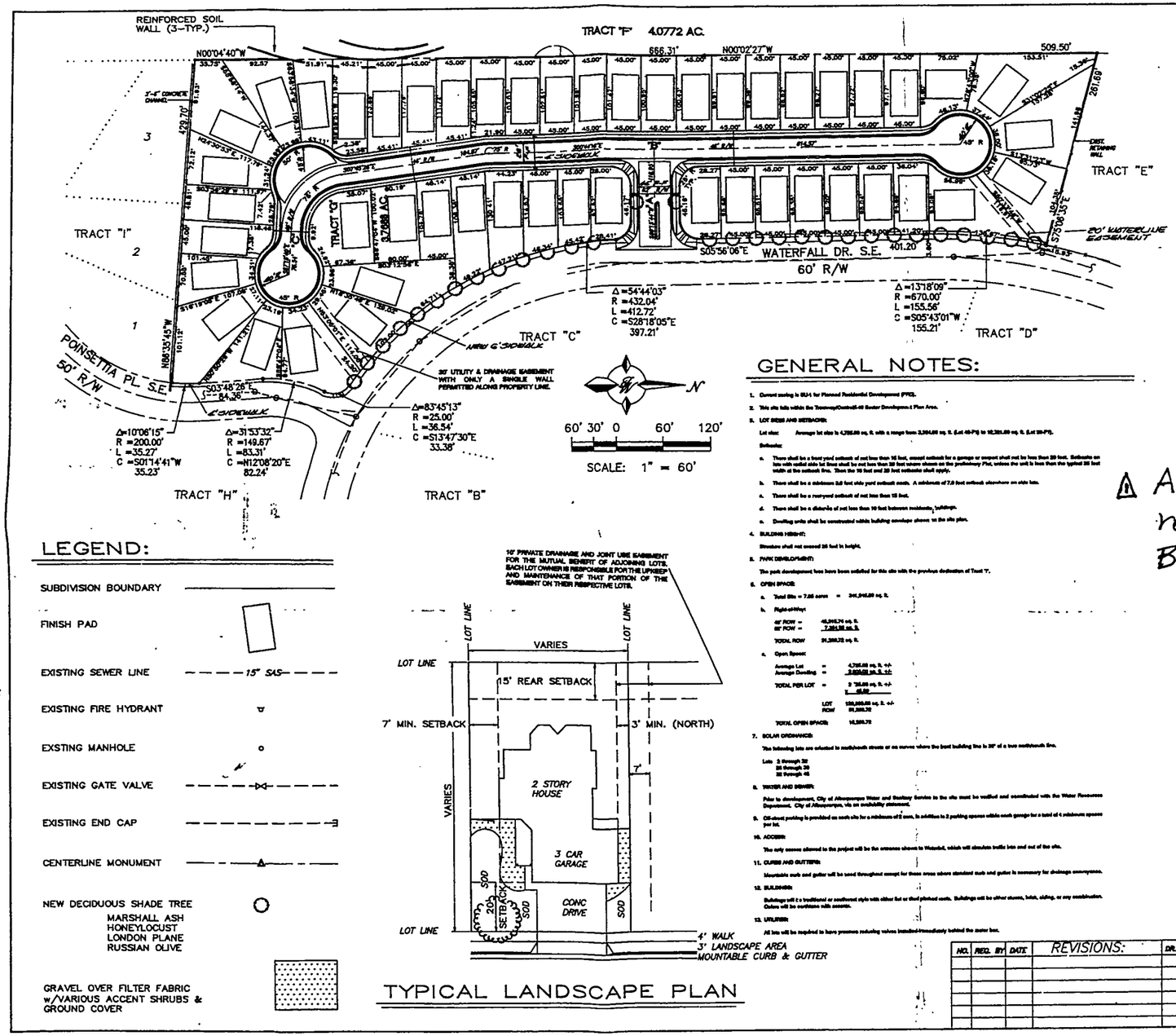
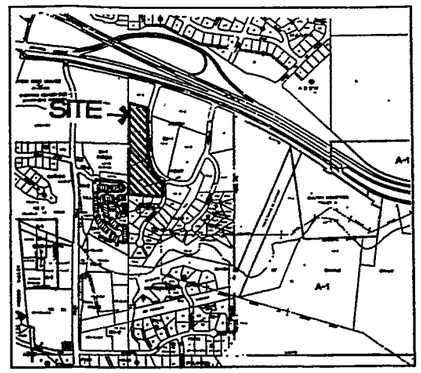
1005351

Project #





VICINITY MAP

ZONE ATLAS NO.: L-23

GENERAL NOTES:

1. Current zoning is SU-1 for Planned Residential Development (PRD).
2. This site falls within the Tramway/Coutrell-40 Sector Development Plan Area.
3. LOT SIZES AND SETBACKS:

   Lot size: Average lot size is 4,250.00 sq. ft. with a range from 3,564.00 sq. ft. (Lot 49-P1) to 10,350.00 sq. ft. (Lot 39-P1).

   Setbacks:

   a. There shall be a front yard setback of not less than 15 feet, except setback for a garage or carport shall not be less than 20 feet. Setbacks on lots with radial side lot lines shall be not less than 20 feet where shown on the preliminary Plat, unless the unit is less than the typical 35 feet width at the setback line. Then the 15 feet and 20 feet setbacks shall apply.

   b. There shall be a minimum 5.0 foot side yard setback each. A minimum of 7.0 feet setback elsewhere on side lots.

   c. There shall be a rearyard setback of not less than 15 feet.

   d. There shall be a distance of not less than 10 feet between residential buildings.

   e. Dwelling units shall be constructed within building envelopes shown on the site plan.

4. BUILDING HEIGHT:

   Structure shall not exceed 26 feet in height.

5. PARK DEVELOPMENT:

   The park development fees have been satisfied for this site with the previous dedication of Tract 'F'.

6. OPEN SPACE:

   a. Total Site = 7.65 acres = 341,545.89 sq. ft.

   b. Right-of-Way:

44' ROW =	48,940.74 sq. ft.	
60' ROW =	7,384.58 sq. ft.	
TOTAL ROW	51,288.32 sq. ft.	

   c. Open Space:

Average Lot =	4,250.00 sq. ft. +/-	
Average Dwelling =	2,600.00 sq. ft. +/-	
TOTAL PER LOT =	2 * 26.00 sq. ft. +/- = 52.00	
LOT ROW =	190,000.00 sq. ft. +/- 51,288.32	
TOTAL OPEN SPACE:	16,288.32	

7. SOLAR ORDINANCE:

   The following lots are oriented to north/south streets or on curves where the front building line is 20° of a true north/south line.

   Lots 3 through 20
   25 through 39
   39 through 46

8. WATER AND SEWER:

   Prior to development, City of Albuquerque Water and Sanitary Services in the site must be verified and coordinated with the Water Resources Department, City of Albuquerque, via an availability statement.

9. Off-street parking is provided on each site for a minimum of 2 cars, in addition to 2 parking spaces visible each garage for a total of 4 minimum spaces per lot.

10. ACCESS:

    The only access allowed to the project will be the entrances shown in Waterfall, which will alleviate traffic into and out of the site.

11. CURBS AND GUTTERS:

    Mountable curb and gutter will be used throughout except for those areas where standard curb and gutter is necessary for drainage accomplishment.

12. BUILDINGS:

    Buildings will be traditional or southwest style with either flat or shed pitched roofs. Buildings will be either stucco, brick, siding, or any combination. Colors will be earthtone with accents.

13. UTILITIES:

    All lots will be required to have pressure reducing valves installed immediately behind the meter box.

⚠ Add shed (wooden) to rear yard of Lot 4 Block 1

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT NO. 1005351
APPLICATION NO. 97AA-00099
Add Storage Shed to backyard
[signature] 01/30/97
PLANNING DIRECTOR DATE

LEGEND:

- SUBDIVISION BOUNDARY
- FINISH PAD
- EXISTING SEWER LINE — 15" SAS —
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING GATE VALVE
- EXISTING END CAP
- CENTERLINE MONUMENT
- NEW DECIDUOUS SHADE TREE
  - MARSHALL ASH
  - HONEYLOCUST
  - LONDON PLANE
  - RUSSIAN OLIVE
- GRAVEL OVER FILTER FABRIC w/VARIOUS ACCENT SHRUBS & GROUND COVER

TYPICAL LANDSCAPE PLAN

E-93-2 EPC 248-93

APPROVALS:

PLANNING DEPARTMENT	[signature]	4-28-93 DATE
AMAFCA	[signature]	3-12-93 DATE
PARKS & RECREATION	[signature]	3-15-93 DATE
TRAFFIC ENGINEERING		DATE
CITY ENGINEERING	[signature]	3-12-93 DATE
WATER RESOURCES	Robert W. Kane	3-16-93 DATE

ENGINEER'S SEAL	UNIT 2 NORTH FOUR HILLS SITE DEVELOPMENT/ LANDSCAPE PLAN		DRAWN BY	JCS
			DATE	10-12-92
			PLAT/ZONE	
	THORN WEST DEVELOPMENT MANAGEMENT SERVICES		SHEET #	1 OF 3
	4800 MONTGOMERY BLVD. N.E. SUITE 9 ALBUQUERQUE, NEW MEXICO 87109 (505)883-7582		JOB #	920040
RONALD R. BOHANNAN P.E. #7868				

NO.	REQ. BY	DATE	REVISIONS:	DR. BY	CK. BY	DATE

PLAN SHOT THICK ONCE ON LIGHT ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Rl 8 DATE 12/1/00 OP EXP

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (NMA-1977)

Richard Scutchfield
DIRECTOR

[signature]
NOTARY PUBLIC

Commission expires: 10/22/2001

FILE E-93-2 (# 248 of 96)

D2 C20 B16 A2

CITY OF ALBUQUERQUE