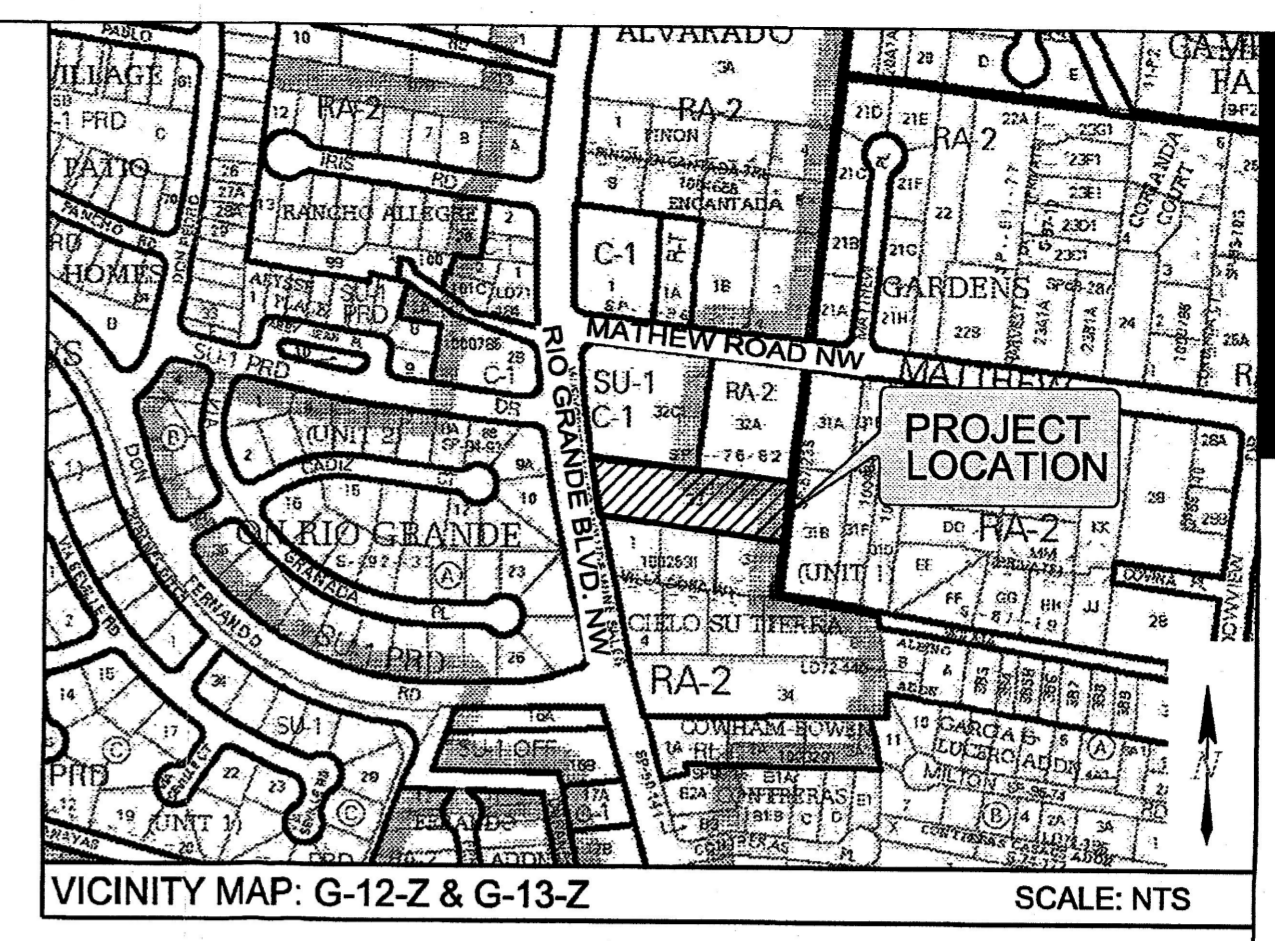


514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

10092204



VICINITY MAP: G-12-Z & G-13-Z SCALE: NTS

PROJECT NUMBER: 1009204
APPLICATION NUMBER: 13 EPC- 40104
APPLICATION NUMBER: 13 DRB-70513

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATE 4-11-13 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG 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 FOR SUBDIVISION APPROVAL:

<i>Alan Pate</i>	04-24-13
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Carl S. Dumont</i>	04/24/13
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
<i>Ante C. Chua</i>	4-24-13
PARKS AND RECREATION DEPARTMENT	DATE
<i>NA</i>	
CITY ENGINEER	DATE
<i>Paul Cepeda</i>	04-16-13
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>Paul Cepeda</i>	4-26-13
SOLID WASTE MANAGEMENT	DATE
DRB CHAIR, PLANNING DEPARTMENT	DATE

PROJECT DATA
SITE MAPPING:
TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. MARCH 2012
PROPERTY ADDRESS:
2334 RIO GRANDE ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:
NORTH HALF OF LOT 33, ALVARADO GARDENS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932, IN VOL. C-2, FOLIO 10.
PROJECT BENCHMARK:
ACS MONUMENT "S-G-12"
ELEVATION 4955.946 FEET 1989 NAVD
THE MONUMENT IS LOCATED 0.9 MILES NORTH OF THE INTERSECTION OF RIO GRANDE BLVD. AND INTERSTATE 40.

BUILDING	SQ FT	BUILDING	SQ FT	PARKING	NO.
EXISTING RESIDENCE	1,717 SF	BUILDING C (RESIDENTIAL) UNIT FIVE (2 STORY)	1,200 SF	REQUIRED EXISTING RESIDENCE	2
BUILDING A (RESIDENTIAL) UNIT ONE	800 SF	BUILDING D (RESIDENTIAL) UNIT SEVEN	900 SF	NEW UNITS (1 BATH EA)	8
BUILDING B (RESIDENTIAL) UNIT THREE	800 SF	BUILDING D (RESIDENTIAL) UNIT EIGHT	900 SF	10% TRANSIT REDUCTION	-1
BUILDING D (RESIDENTIAL) UNIT TWO	900 SF	TOTAL	9,117 SF	PROVIDED EXISTING RESIDENCE	3
				NEW UNITS (1 BATH EA)	8
				TOTAL	11

MAXIMUM BUILDING HEIGHT = 24'
MINIMUM BUILDING SETBACK = 0'
MAXIMUM TOTAL DWELLING UNITS = 11
TOTAL TRACT AREA 46,466 SQ. FT.
1.0667 ACRES

SITE DEVELOPMENT PLAN FOR SUBDIVISION

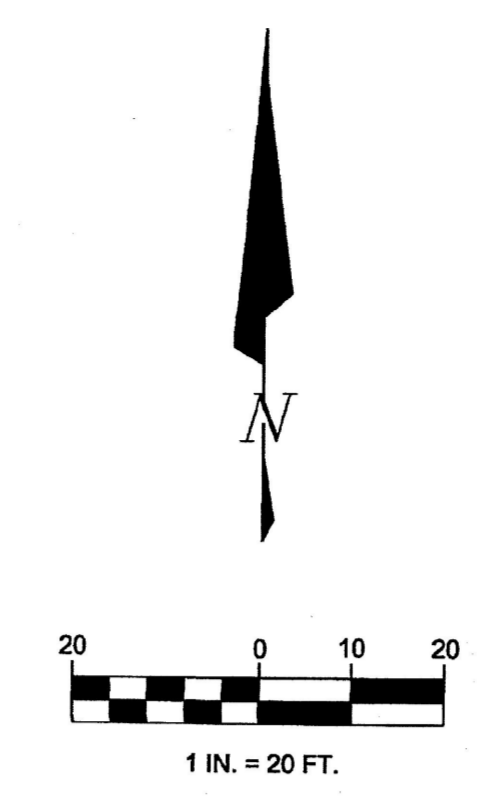
RIO GRANDE HOUSING

DESCRIPTION	DATE	MARK

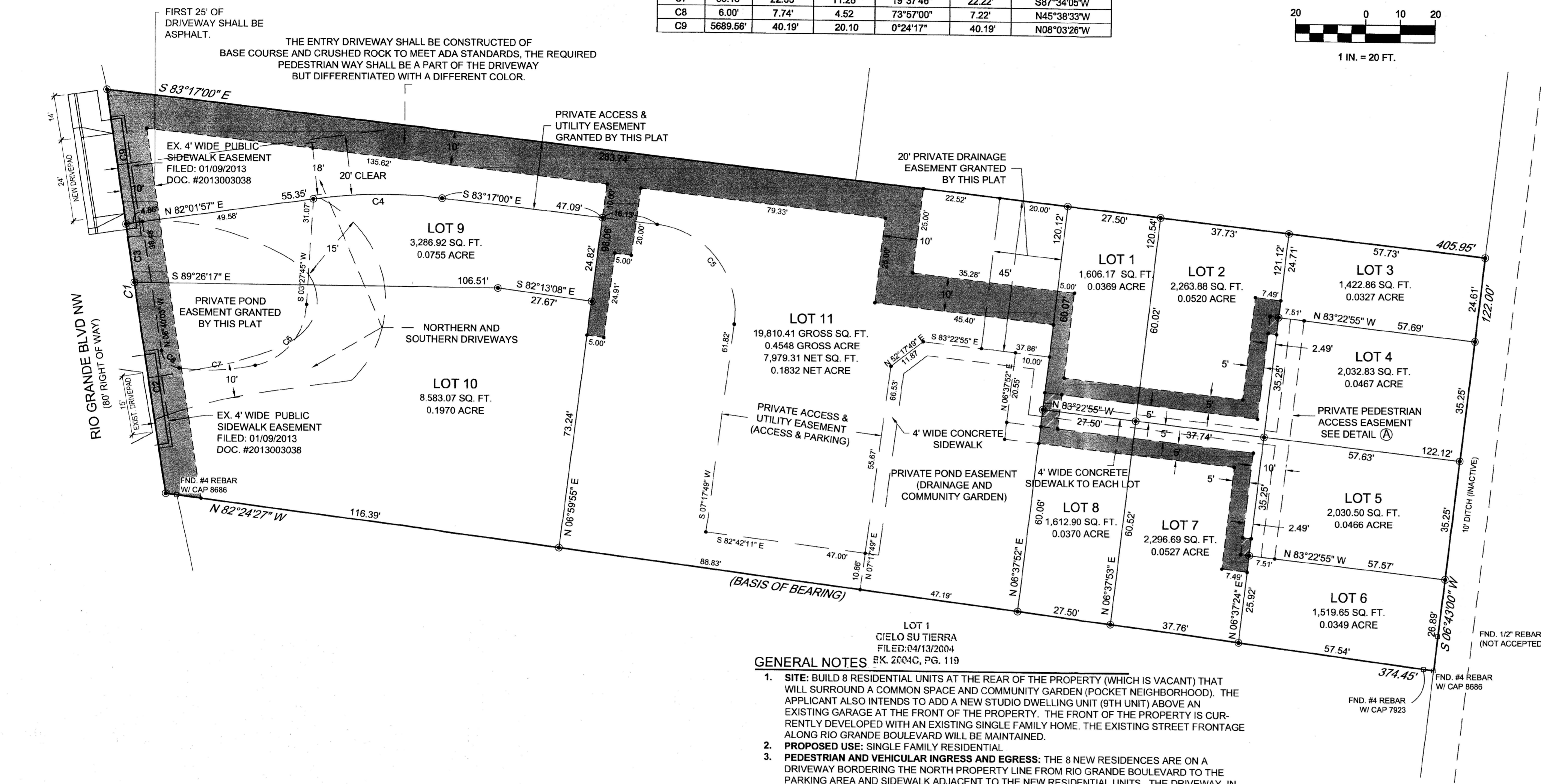
ISSUE: CD
PROJECT NUMBER:
FILE:
DRWN. BY: J.M.T
CHKD BY: D.A.L.
DATE: 02/27/2013



CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	5689.56'	120.48'	60.24	1°12'48"	120.48'	N08°27'41"W
C2	5689.56'	62.83'	31.42	0°37'58"	62.83'	N08°45'08"W
C3	5689.56'	17.46'	8.73	0°10'33"	17.46'	N08°20'51"W
C4	148.00'	37.83'	19.07	14°41'03"	37.83'	S89°22'29"W
C5	26.00'	41.10'	26.26	90°34'49"	36.96'	N37°59'36"W
C6	19.00'	25.18'	14.83	75°58'37"	23.38'	S39°46'53"W
C7	65.18'	22.33'	11.28	19°37'46"	22.22'	S87°34'05"W
C8	6.00'	7.74'	4.52	73°57'00"	7.22'	N45°38'33"W
C9	5689.56'	40.19'	20.10	0°24'17"	40.19'	N08°03'26"W



LEGEND
 DENOTES PUBLIC UTILITY EASEMENT
 DENOTES PRIVATE UTILITY EASEMENT



- GENERAL NOTES**
- SITE: BUILD 8 RESIDENTIAL UNITS AT THE REAR OF THE PROPERTY (WHICH IS VACANT) THAT WILL SURROUND A COMMON SPACE AND COMMUNITY GARDEN (POCKET NEIGHBORHOOD). THE APPLICANT ALSO INTENDS TO ADD A NEW STUDIO DWELLING UNIT (8TH UNIT) ABOVE AN EXISTING GARAGE AT THE FRONT OF THE PROPERTY. THE FRONT OF THE PROPERTY IS CURRENTLY DEVELOPED WITH AN EXISTING SINGLE FAMILY HOME. THE EXISTING STREET FRONTAGE ALONG RIO GRANDE BOULEVARD WILL BE MAINTAINED.
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
 - PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: THE 8 NEW RESIDENCES ARE ON A DRIVEWAY BORDERING THE NORTH PROPERTY LINE FROM RIO GRANDE BOULEVARD TO THE PARKING AREA AND SIDEWALK ADJACENT TO THE NEW RESIDENTIAL UNITS. THE DRIVEWAY, IN KEEPING WITH THE RURAL FLAVOR OF THE NORTH VALLEY, IS PERMEABLE GRAVEL OR CRUSHED ROCK WHICH WILL MEET ADA ACCESSIBLE STANDARDS. CURRENT ACCESS TO THE STUDIO AND EXISTING FARMHOUSE, VIA RIO GRANDE BOULEVARD, WILL BE MAINTAINED.
 - INTERNAL CIRCULATION: PRIVATE PEDESTRIAN ACCESS EASEMENT, PRIVATE UTILITY EASEMENT, BLANKET PRIVATE DRAINAGE EASEMENT ARE GRANTED TO LOTS 1 THROUGH 8.
 - MAXIMUM BUILDING HEIGHT: 24'-0"
 - MINIMUM BUILDING SETBACK: NO REQUIRED SETBACK FOR ATTACHED DWELLING UNITS AND 5' SEPERATION BETWEEN BUILDINGS
 - MAXIMUM TOTAL DWELLING UNITS AND/OR NONRESIDENTIAL USES: THE 8 RESIDENCES ARE LOCATED IN 4 DUPLEXES. THE DWELLING UNITS ARE SIZED FROM 800 TO 1280 SQUARE FEET. THE RESIDENTIAL USES INCLUDE AN ACEQUIA AND CISTERN TO FEED A COMMUNITY GARDEN, COVERED PARKING FOR THE 8 UNITS AND A COMMON COURTYARD AS DEFINED IN THE HOA DOCUMENT.
 - MAXIMUM FLOOR AREA RATIO: .7 FAR
 - PARKING FOR LOTS 1-8 HAVE BEEN ACCOMMODATED ON LOT 11. THE ENTRY DRIVEWAY SHALL BE CONSTRUCTED OF BASE COURSE AND CRUSHED ROCK TO MEET ADA STANDARDS. THE REQUIRED PEDESTRIAN WAY SHALL BE PART OF THE DRIVEWAY BUT DIFFERENTIATED WITH A DIFFERENT COLOR

- EASEMENT NOTES**
- THE PRIVATE ACCESS AND UTILITY EASEMENT GRANTED ON LOT 11 IS CREATED FOR THE BENEFIT OF LOTS 1 THROUGH 11 AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR ACEQUIA JARDIN.
 - THE PRIVATE UTILITY EASEMENTS GRANTED ON LOTS 1 THROUGH 8 ARE CREATED FOR THE BENEFIT OF LOTS 1 THROUGH 8 AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR ACEQUIA JARDIN.
 - THE PRIVATE PEDESTRIAN ACCESS EASEMENTS GRANTED ON LOTS 1 THROUGH 8 ARE CREATED FOR THE BENEFIT OF LOTS 1 THROUGH 8 AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR ACEQUIA JARDIN.
 - THE PRIVATE POND EASEMENTS GRANTED ON LOTS 9, 10 AND 11 ARE CREATED FOR THE BENEFIT OF LOTS 1 THROUGH 11 AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR ACEQUIA JARDIN.
 - A BLANKET PRIVATE DRAINAGE EASEMENT IS GRANTED ON LOTS 1 THROUGH 8, EXCLUDING THE AREA ENCUMBERED BY DWELLINGS FOR THE PURPOSE OF CONVEYING STORMWATER TO THE PRIVATE PONDING EASEMENT LOCATED ON LOT 11. THIS EASEMENT IS CREATED FOR THE BENEFIT OF LOTS 1 THROUGH 8 AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR ACEQUIA JARDIN.

