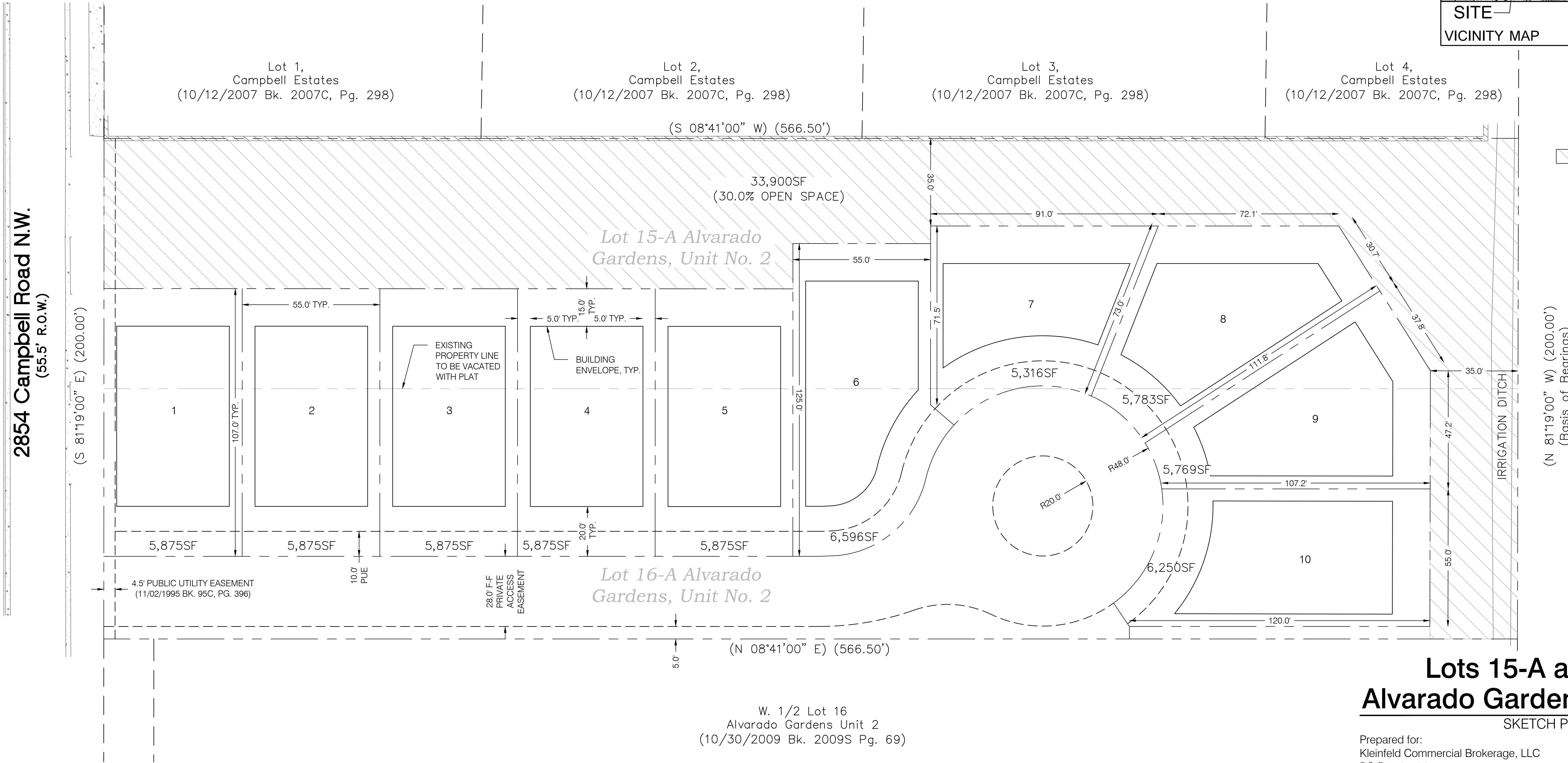


NOTES

- 1) Legal Description and Site Location: Lots 15A and 16A, Alvarado Gardens, Unit 2; 2854 Campbell Road NW.
- 2) Existing Zoning: RA-2
- 3) Gross Site Area: 2.5941 Acres
- 4) Private Commons Development: Based on existing zoning, PCD allows for 10 lots with a minimum common private open space of 30% of the gross site area that is visible from the public right-of-way (Campbell Road).
- 5) Common Open Space Required and Provided: 33,900 SF; 35-foot minimum width.
- 6) A Sidewalk Waiver and Subdivision Design Variance shall be required with Preliminary Plat submittal.
- 7) The Preliminary Plat shall include a responsibility for maintenance statement for the common areas (open space, landscape, and roadway easement).
- 8) A Water Availability/Serviceability statement will be requested prior to the Preliminary Plat submittal.
- 9) An approved Drainage Report, Grading Plan, and Infrastructure List is required for the Preliminary Plat/Site Development Plan submittal.



SITE VICINITY MAP
GRAPHIC SCALE
MAP NO. D-14



Lots 15-A and 16-A Alvarado Gardens, Unit No. 2

SKETCH PLAT

Prepared for:
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Prepared by:
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Scale: 1" = 20'



September 6, 2016