



- GENERAL NOTES:**
- CURRENT ZONING: RA-2**  
This is a Private Commons Development. The minimum open space area in a Private Commons Development is 30% of the plan area.
  - BUILDING ENVELOPES**  
a. Dwelling units shall be constructed within building envelope area according to setbacks.
  - SETBACKS**  
a. Front yard setback is a minimum of 15 feet.  
b. There shall be no side yard setback.  
c. There shall be a rear yard setback of not less than 15 feet.  
d. There shall be a distance of not less than 10 feet between residential buildings.  
e. There shall be a minimum setback of 5 feet for all side yards contiguous with the PCD boundary.  
f. Driveways shall not be less than 20 feet deep.
  - BUILDING HEIGHT**  
Structure shall not exceed 17 feet in height and limited to 1 story.
  - WATER AND SEWER**  
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Division of Public Works (UDD), City of Albuquerque, via an availability statement. If conventional sewer is not feasible, pressure sewer lines shall be subject to approval by UDD at DRC.
  - PARKING**  
Off-street parking shall be provided on each lot for a minimum of 4 vehicle spaces (10' x 20' minimum dimension).
  - ACCESS**  
Access to each dwelling will be provided directly from proposed private street with gated entry.
  - BUILDINGS**  
Buildings will consist of either flat, 1/2-pitched, shingle-pitched, or metal-pitched roofs, with exterior surface consisting of stucco.
  - OPEN SPACE**  
The total area covered by this site plan is 3.5324 acres. There is a total of 1,1853 acres of open space, or 33.55 % to the total site plan area. There is an encroachment by off-site property owners across the Duranes Ditch R/W east of the existing ditch that occupies an area of 0.1230 acres. Removing the area of the encroachment from the open space area would result in a net open space area of 33.07% of the open space area.
  - GRADING**  
Once subdivision grading is engineer certified, individual homeowners shall not be allowed to perform any other grading within their respective lot or within adjoining open space.

VICINITY MAP ZONE MAP: G-12-Z

**LEGAL DESCRIPTION**  
ALVARADO GARDENS, UNIT 2, LOTS 7A AND 8, WITHIN SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO.

**LEGEND**

---	PROPERTY LINE
---	SETBACK LINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	NEW ESTATE CURB & CUTTER
---	EASEMENT LINE
---	NEW BASIN BOUNDARY
---	NEW RETAINING WALL
---	NEW OPEN SPACE (PRIVATE COMMONS AREA)
---	PROPOSED BUILDING PAD

**CALLE TRANQUILO SUBDIVISION  
SITE DEVELOPMENT PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

21 x 12

AS SHOWN ON PLANS  
EXCEPT BY  
NOTATION