

**SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT & SUBDIVISION
CAMPO DEL NORTE
LOTS 1-34 AND TRACTS A-E
WITHIN ELENA GALLEGOS LAND GRANT
IN PROJECTED SECTION 17,
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2018**

LEGAL DESCRIPTION

Lots 7-10 and 23-26, Block 29, Tract A, Unit B, North Albuquerque Acres, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Folio 130.

SITE

The site is currently vacant, zoned SU-2/JP, and located in the North I-25 Sector Development Plan. In accordance with the North I-25 SDP, this site is being developed under the land use district SU-2/NC. The SU-2/NC allows the permissive and conditional uses of the R-C, O-1 and C-1 Zones. The North I-25 SDP did not rezone this property, just expanded uses along with design standards. It is proposed to develop the 6.6755 acre site into 35 Single Family Detached Homes.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

VEHICULAR ACCESS: Access to the site will be from Signal Avenue. No lots shall have direct access to Alameda Boulevard or Signal Avenue.

PEDESTRIAN ACCESS: There is a gated pedestrian access to Alameda Boulevard across the Lot 21 frontage and a gated pedestrian access to Signal Avenue from sidewalk on the east side of Campo Norte Street. A new 4' sidewalk will be constructed on the north side of Signal Avenue across the project frontage.

BUILDING SETBACKS

Front Yard: Minimum 15' to building/20' to garage
Side Yard: Minimum 5'
Side Yard adjacent to Road: Minimum 10', except Lots 1, 5, 14 and 20 Minimum 5'
Rear Yard: Minimum 15'

PERIMETER WALL

A perimeter wall will be constructed around the entire site. See detail this sheet.

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ 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 DRC 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division _____ Date _____

ABCWA _____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer/Hydrology _____ Date _____

Code Enforcement _____ Date _____

*Environmental Health Department (conditional) _____ Date _____

Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

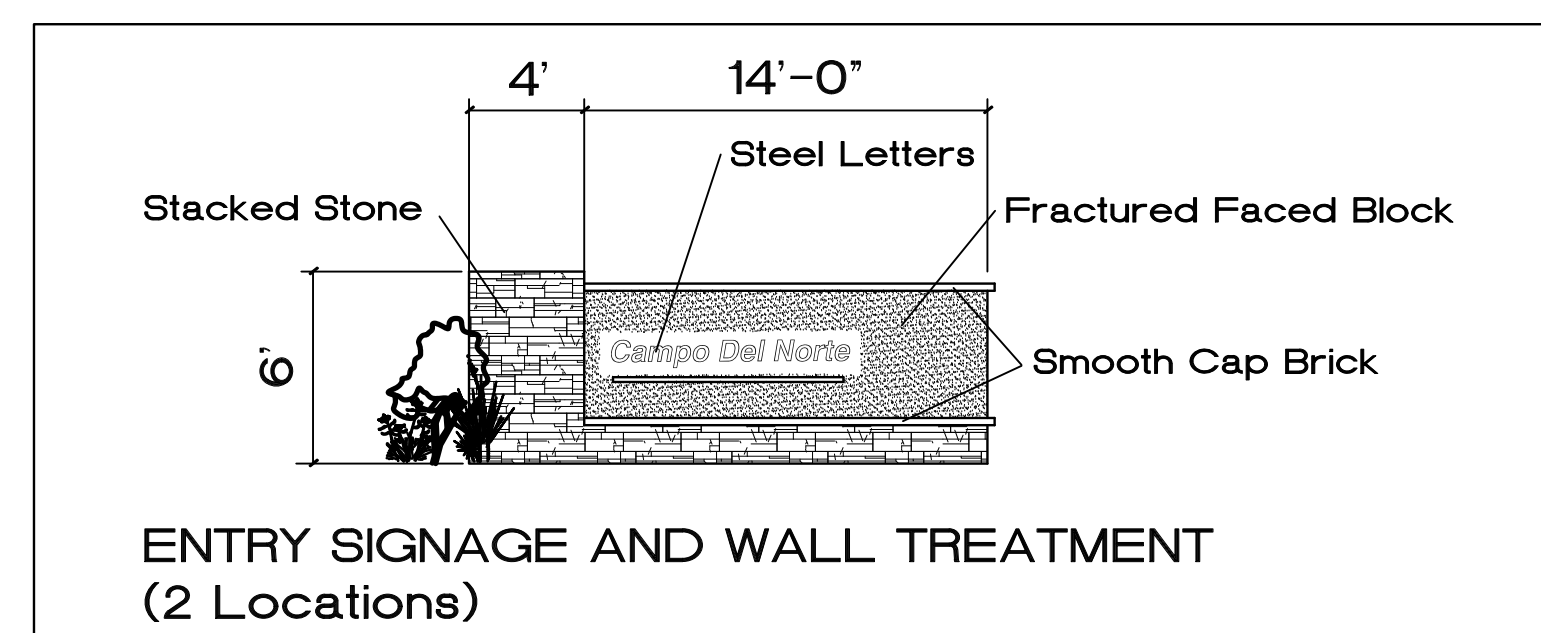
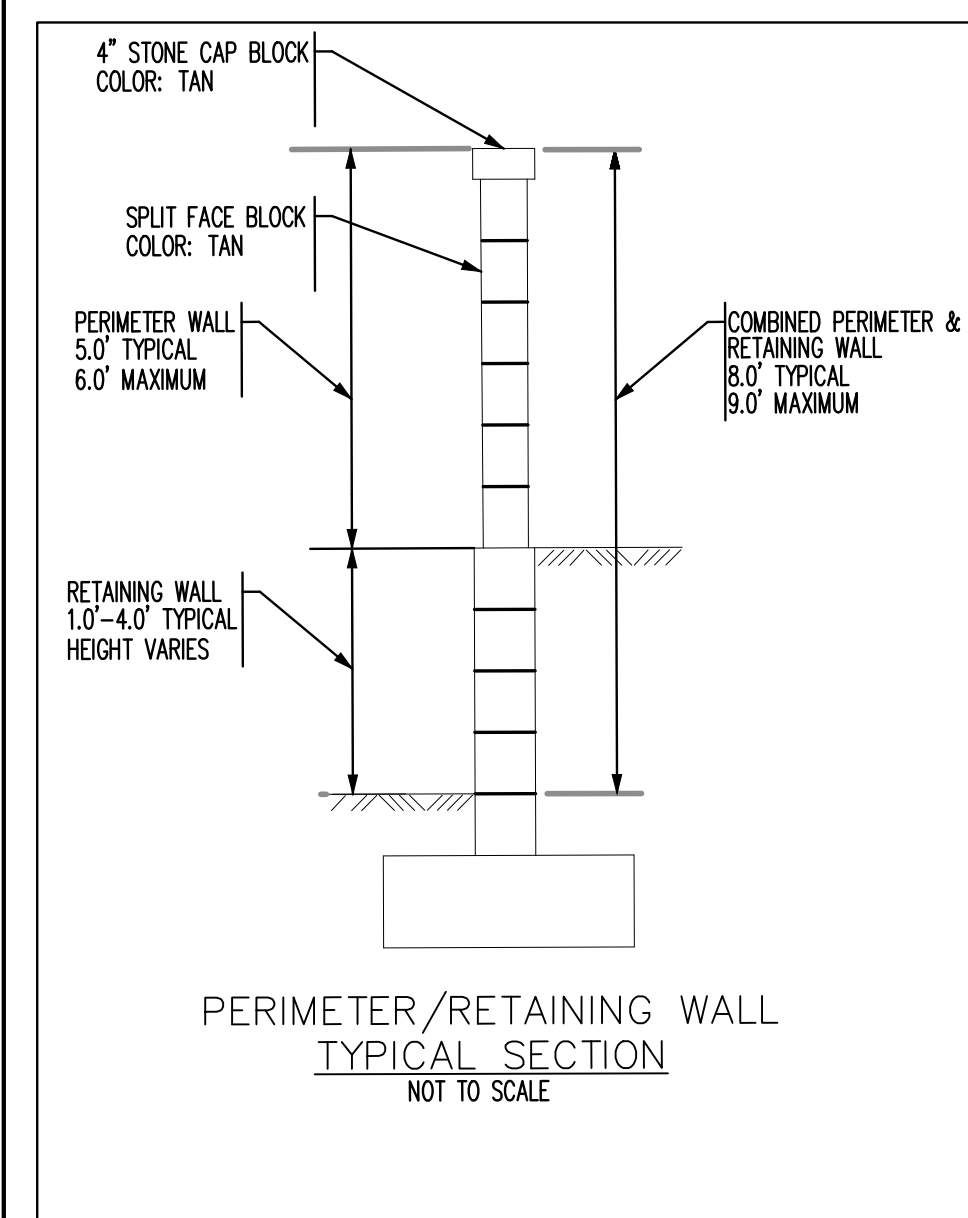


NOT TO SCALE VICINITY MAP ZONE ATLAS C-18-7

KEYED NOTES

- (A) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (B) 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (C) 5' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (D) 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT.
- (E) 20' PUBLIC WATER LINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY PLAT.
- (F) EXISTING 7' PNM AND MST&T EASEMENT (10/9/1979, BK. MISC. 723, PG 604) TO BE VACATED BY PLAT.
- (G) 4' NEW SIDEWALK
- (H) 4' DEFERRED SIDEWALK
- (I) 4' NEW MEANDERING SIDEWALK, SEE LANDSCAPE PLAN FOR ALIGNMENT.
- (J) ENTRY SIGN LOCATION

| ID | BEARING | LENGTH |
|----|-------------|---------|
| T1 | N00°14'46"E | 264.25' |
| T2 | N00°10'22"E | 264.41' |
| T3 | S89°46'13"E | 660.05' |
| T4 | S00°13'23"W | 264.76' |
| T5 | S00°14'35"W | 263.93' |
| T6 | N89°46'03"W | 659.83' |



| LEGEND | |
|--------|---------------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | NEW LOT LINE |
| | ADJOINING PROPERTY LINE |
| | PROPOSED EASEMENT |
| | PROPOSED STANDARD CURB & GUTTER |
| | PROPOSED CURB RAMP |
| | PROPOSED STREET LIGHT |

SITE DATA

| | |
|-------------------------------------|--|
| ZONE ATLAS NO. | C-18-7 |
| ZONING | SU-2, JP |
| MILES OF FULL WIDTH STREETS CREATED | 0.32 MILES |
| NO. OF EXISTING TRACTS | 8 |
| NO. OF LOTS CREATED | 34 |
| NO. OF HOA TRACTS CREATED | 5 |
| GROSS ACREAGE | 8.0088 AC |
| NET ACREAGE | 6.6755 AC |
| PROPOSED DENSITY | 5.09 DU/AC |
| HOA TRACT USE | |
| TRACT A: RE | LE: PROPOSED BLANKET LANDSCAPE EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION |
| TRACT B: LE | PED: PROPOSED BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION |
| TRACT C: LE | |
| TRACT D: PAE | PAE: PROPOSED PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 13, TO BE OWNED & MAINTAINED BY LOT 13. |
| TRACT E: LE, PED | RE: PROPOSED BLANKET SUBSURFACE PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCWA, A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT, AND A BLANKET PRIVATE DRAINAGE EASEMENT, TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. |

