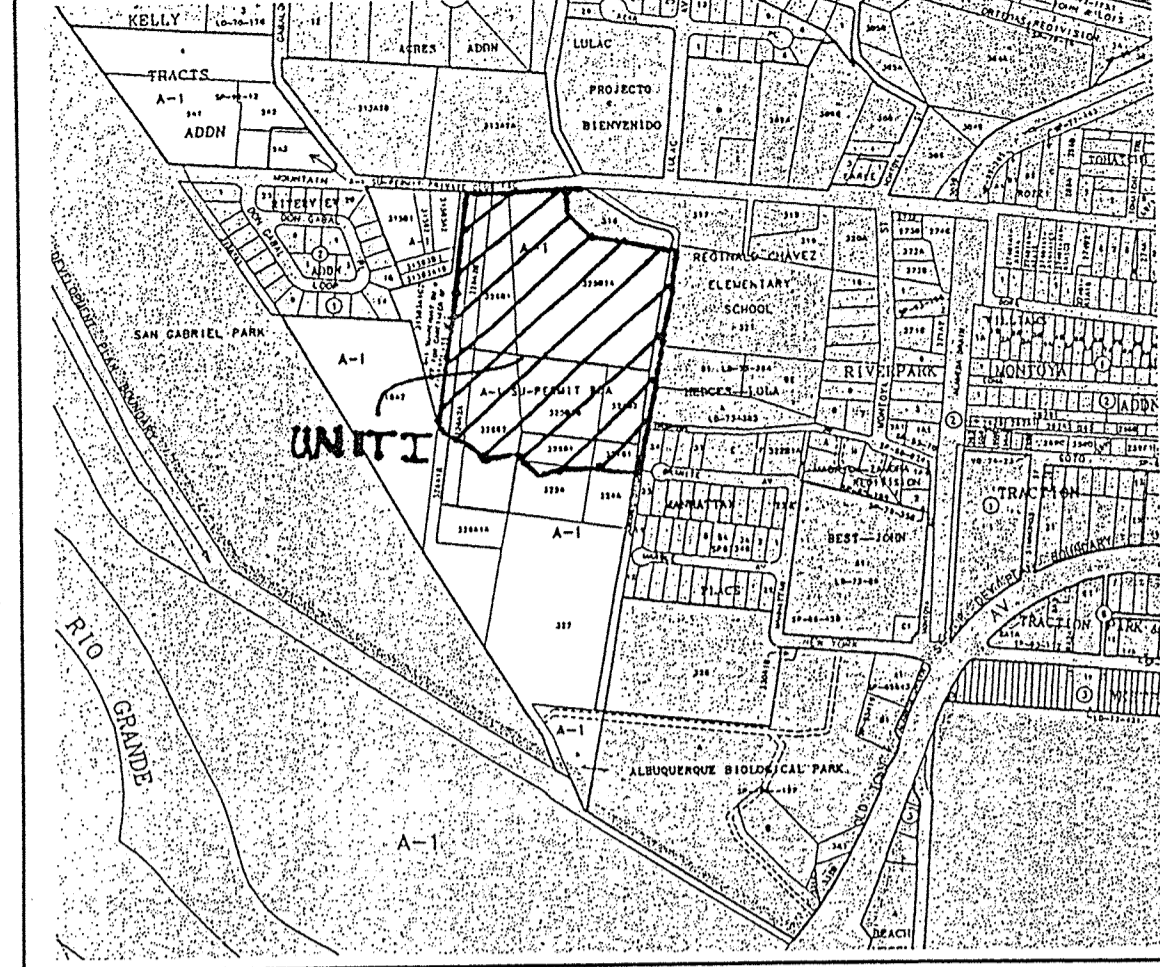


GENERAL NOTES:

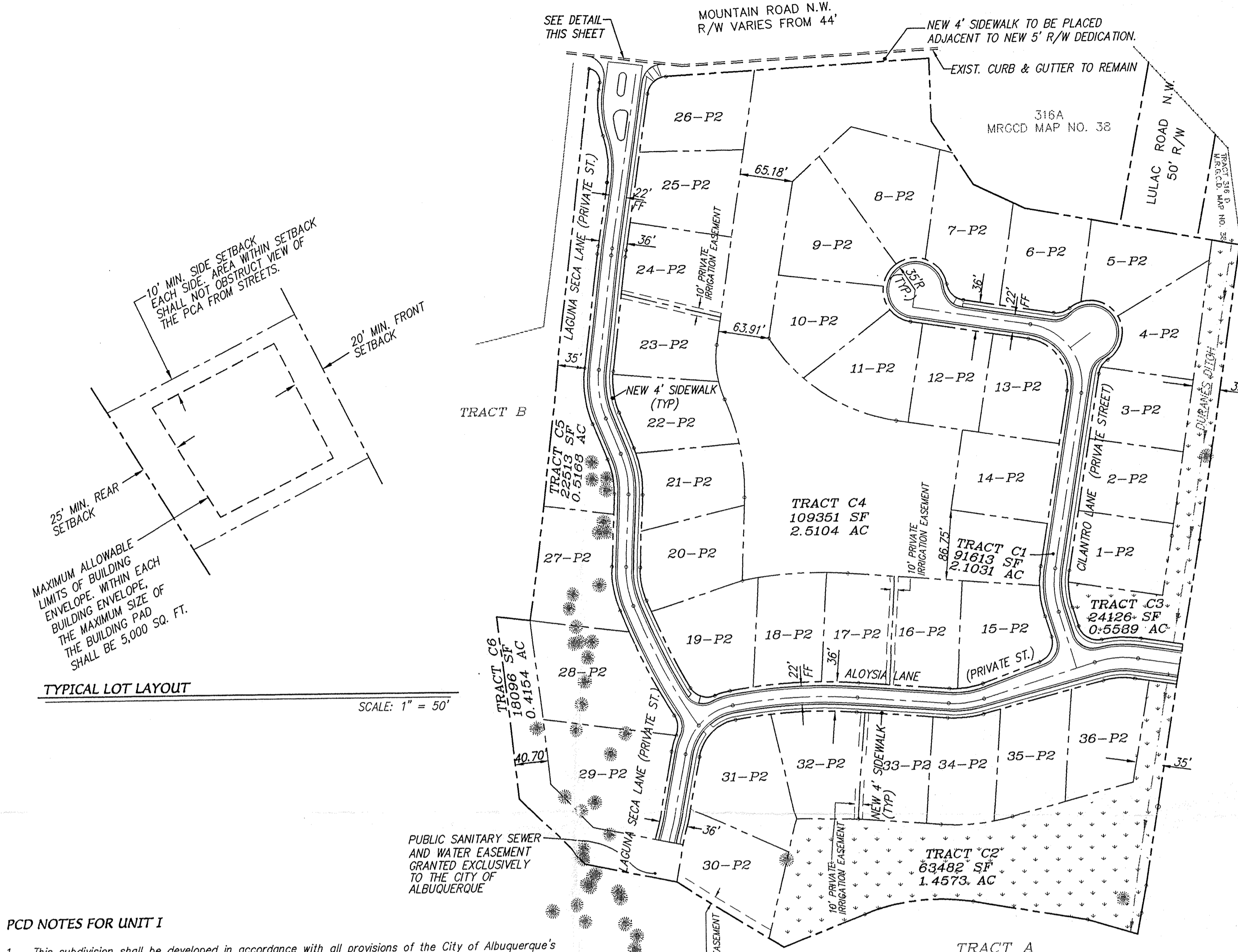
- Current Zoning is RA-1.
- Single family detached dwelling units shall be constructed within building envelope shown on the grading and drainage plan. The building pad constructed within this envelope may be adjusted prior to building permit issuance, but its final area may not exceed the allowable area shown. (See typical lot layout detail this sheet).
- Setbacks shall be in compliance with the RA-1 provisions of the City Zoning Code, except when they may be more restrictive in the RESTRICTIONS OF THE GARDENS ON THE RIO GRANDE, which would then control.
- Structures shall not exceed 26 feet in height.
- 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, City of Albuquerque, via an availability statement. All SAS gravity services shall be a minimum of 4' below grade where they cross the property line.
- Off-street parking shall be provided on each lot for a minimum of 5 vehicle spaces (10' x 20' minimum dimension), except when there are dwellings with more than 4 bedrooms, in which case 6 off-street vehicle spaces must be provided. Driveways shall not be less than 20 feet deep nor wider than 30'.
- Access to each dwelling will be provided via private streets.
- Buildings will be southwest modern pueblo architectural style, subject to approval by the Architectural Control Committee (the Committee). Except for accents and trim, all homes shall have stucco or adobe walls. Variance from this will require approval by the Committee.
- If fencing and/or walls are to be placed around the private common area (PCA), the public's view of the PCA shall not be significantly diminished.
- Tract C1 is to function as a private access easement to serve the subdivision created by this plat and to be maintained by the Homeowner's Association. Tract C1 is also designed to function as public water and sanitary sewer easement granted to the City of Albuquerque.
- A 10' PUE is located along and adjoining Tract C1 to serve as a public utility easement for power, gas and communication purposes.
- Tracts C2 through C6 shall be designated private commons area (PCA) to be used and maintained by lot owners of The Gardens on the Rio Grande Subdivision.
- The PCA may be used for agriculture, landscaping, recreation, or any combination thereof, including PCA-related structures and facilities, if added at a later date, subject to a site plan amendment.
- Excluding easements for other purposes, use of the PCA is to be restricted to the residents of The Gardens on the Rio Grande Subdivision, unless otherwise approved by the Homeowner's Association.
- Excluding easements for other purposes, the PCA is encumbered by a land use easement, in favor of the City of Albuquerque, should the individual lot owners and the members of the Homeowner's Association, if applicable, fail to adequately maintain the property and PCA-related facilities located thereon. If the responsible parties refuse or fail to adequately maintain the PCA, the City shall have the authority to perform necessary maintenance in order to protect the public health and safety. Under no circumstance shall the City maintain the PCA for a period longer than one year. The City may, after receipt of written notice and failure to comply within 30 days, enter upon and maintain the PCA. The cost of action by the City, plus penalties to the extent allowed by law, shall be assessed against properties within the subdivision and failure to pay charges may result in a municipal lien against each of the individual lots within this subdivision. Under no circumstances shall the city maintain recreational uses.
- Approval of this plan by the DRB is contingent upon recorded deed restrictions approved by DRB and recorded with the subdivision plat. Recorded deed restrictions may not be amended or repealed without the City's prior written approval.
- The PCA is presently occupied by alfalfa and related field grasses. After grading, the developer will re-establish the original vegetation as shown hereon. Initially, the PCA will be intended to provide open space and recreation, being later subject to change & approval by DRB.



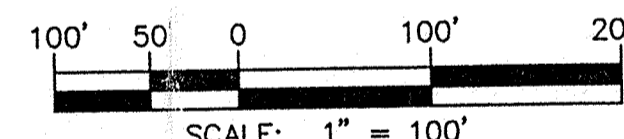
VICINITY MAP ZONE MAP: J-12-Z

LEGEND

- PROPERTY LINE
- ▭ PRIVATE COMMONS AREA (RE-SEED WITH NATIVE PASTURE GRASSES)
- ==== NEW CURB AND GUTTER AND SIDEWALK
- ⊙ EXISTING TREE
- - - - - UNIT BOUNDARY



DRB-96-450



PCD NOTES FOR UNIT 1

- This subdivision shall be developed in accordance with all provisions of the City of Albuquerque's Zoning Code, Section 14-16-3-16, for a Private Commons Development (PCD).
- The number of lots permitted in this PCD is determined by dividing the gross site area by the minimum lot size permitted in the underlying RA-1 zone (21,780 SF). The maximum number of lots allowed for this site is 784,303 SF / 21,780 SF/dwelling = 36 dwellings. The number of lots proposed for this PCD is 36.
- Set aside in conjunction with this PCD is a Private Commons Area (PCA) to function as an area of private open space, agriculture, recreation, landscaping, or any combination thereof. The size of the PCA is either thirty percent (30%) of the gross site area or one hundred percent (100%) of the area gained through lot size reductions, whichever is greater.

With a gross site area of 784,303 SF, a minimum 235,291 SF of open space must be set aside as PCA to meet the 30% requirement. Alternately, it will be necessary to create a hypothetical subdivision in order to determine the appropriate minimum lot size for comparison of the lot size reduction method.

The area gained through lot size reduction is determined by creating a straight-zoned RA-1 subdivision, with detached open space set aside as follows:

GROSS SITE AREA	784,303 SF
ESTIMATED ROAD AREA	(24,000 SF)
NET PRIVATE AREA	760,303 SF
ASSUME MINIMUM LOT SIZE (2,000 SF)	15,500 SF
ASSUME MAXIMUM BUILDING AREA	(2,000 SF)
ON-SITE OPEN SPACE/LOT	13,500 SF
DEFICIT/LOT TO BE DETACHED	6,500 SF
MINIMUM OPEN SPACE/LOT	20,000 SF
DETACHED OPEN SPACE/LOT	6,500 SF
NUMBER OF LOTS	x 36 LOTS
AGGREGATE OPEN SPACE-DETACHED	234,000 SF
NET PRIVATE AREA	760,303 SF
DETACHED OPEN SPACE	(234,000 SF)
NET SUBDIVIDABLE AREA	526,303 SF
DIVIDED BY	x 36 LOTS
	14,620 SF

(MINIMUM LOT SIZE IN HYPOTHETICAL STRAIGHT-ZONED RA-1 DEVELOPMENT)

LOT SIZE REDUCTION METHOD

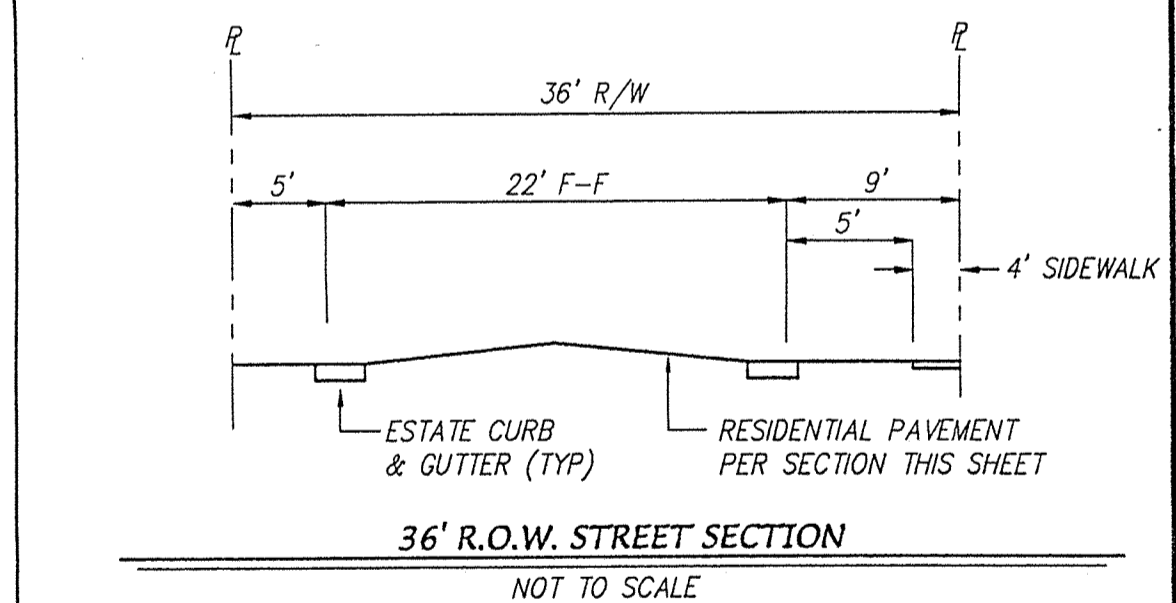
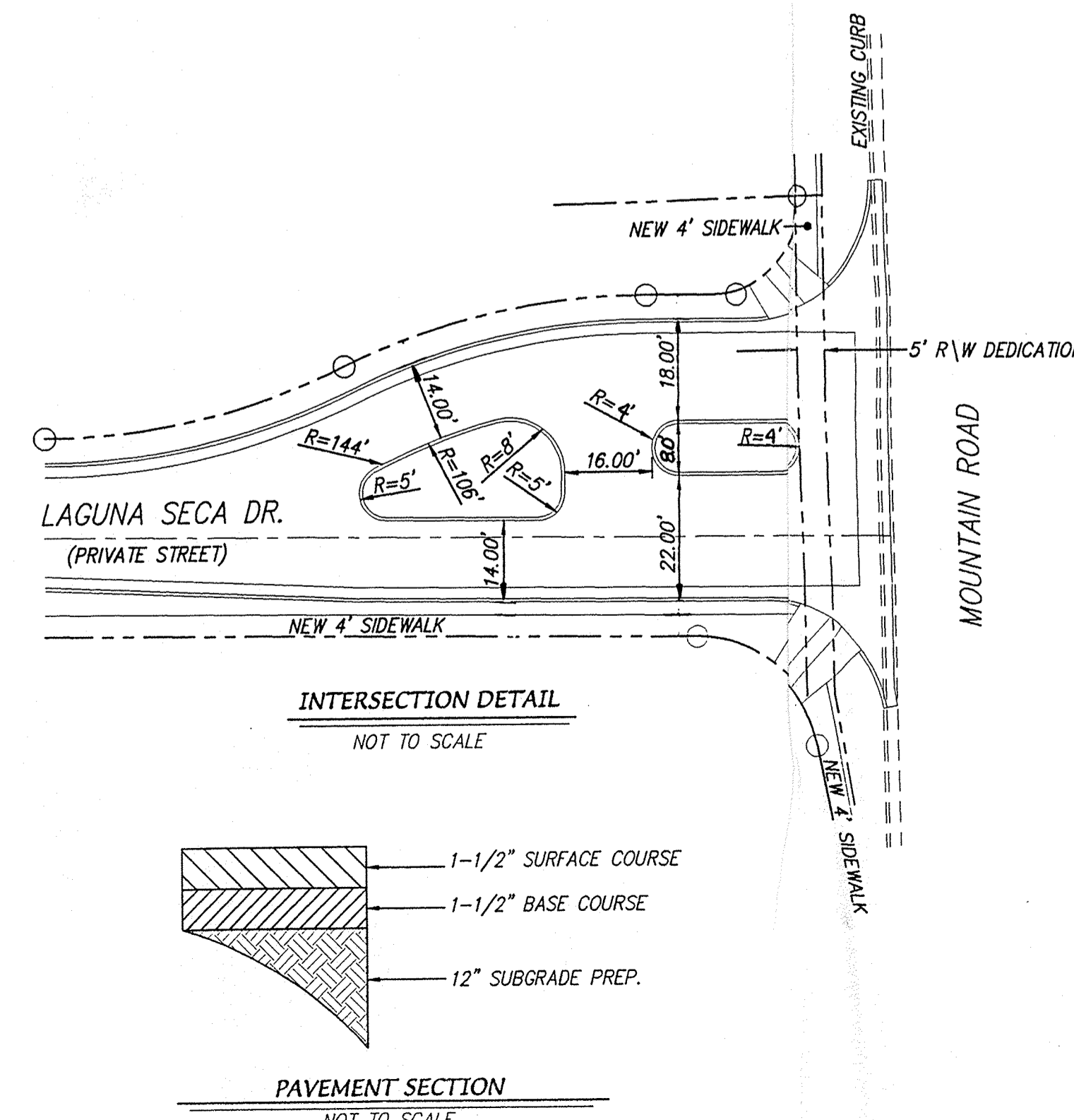
Total Lots	36
Number of Lots Below 14,620 SF	31
Cumulative Area by Lot Size Reduction	81,045 SF

As a result, the PCA shall be a minimum of 235,291 SF (30% of gross site area) in size. The actual size of the subject PCA is 237,568 SF, which is approximately 30.29% of the gross site area.

LOT	AREA (SF)	SF UNDER 14,620
UNIT 1 - BLOCK 1		
1	10936	3784
2	10799	3821
3	10678	3842
4	11078	3542
5	12023	2597
6	11995	2625
7	13803	817
8	16185	0
9	13880	740
10	12078	2642
11	12075	2545
12	11032	3688
13	11941	2679
14	12200	2420
15	12420	2200
16	11475	3145
17	11496	3124
18	11484	3136
19	13600	1020
20	12601	2019
21	11350	3270
22	12039	2581
23	11585	3035
24	12280	2340
25	12642	1978
26	12332	2288
27	14462	158
28	18147	0
29	17861	0
30	13182	1438
31	15006	0
32	12793	1827
33	11134	3486
34	11307	3313
35	12058	2562
36	12137	2493
TOTAL		81045

CASE NUMBER: DRB-96-450

James S. [Signature] 7-12-99 DATE
 PLANNING DIRECTOR
Shel [Signature] 7-8-99 DATE
 CITY ENGINEER
Mark [Signature] 6-28-98 DATE
 TRANSPORTATION DEVELOPMENT
Roger A. [Signature] 6-2-98 DATE
 UTILITY DEVELOPMENT
[Signature] 6-2-98 DATE
 PARKS DESIGN AND DEVELOPMENT, C.L.P.



THE GARDENS on the RIO GRANDE UNIT 1 SITE PLAN FOR PCD

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 4169gard/unit1b P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

Designed: JMM	Drawn: STAFF	Checked: DMG	Sheet I of I
Scale: 1" = 100'	Date: 5-18-98	Job: 94169	