

LANDSCAPING PLAN COMPONENT (including walls & signage)

LEGEND

- A** Solid perimeter wall or fence. Use of stucco, brick, wood, or tile allowed; or a combination thereof. Minimum 5' height height will vary depending upon change in grade. Fence may have an open design when crossing drainage right-of-way.
- B** Optional pedestrian opening to Ladera Drive. Designed with narrow opening to preclude vehicular use.
- C** Planting bed/ground cover area (no sod). Primary ground cover to be gravel of varying size and color. Planting beds to comprise at least 60% of area, with low-water-use shrubs. Initial grow-in maintenance by voluntary neighborhood association.
- D** Note: All on-lot landscaping to be provided and maintained by lot owners. No street trees other than as shown hereon.
- E** Community identification sign to be located within Tract C.

MINIMUM DWELLING SETBACKS:

The following minimum setbacks are permissible as R-T standards per Section 7-14-18-B of the Comprehensive City Zoning Code.

- 20' front (to garage)
- 15' front (to remainder of dwelling)
- 3' on garage side of interior lots (no 0' setbacks; no solar setback requirements)
- 16' side on corner lots, regardless of orientation and relationship to lots
- 15' rear
- Minimum 10' separation between dwellings

On any lots which have front yards abutting the rear yards of adjacent corner lots, the garage handling will place the driveway at least 15' from the common property line to preserve adequate site distance.

* Corner lots #101 and #105 have minimum 10' side setback

OPEN SPACE CALCULATION (based upon typical lot):

TYP. LOT DIMENSION	40' x 100'
MIN. LOT AREA (w/GARAGE)	3900 SF
MAX. BLDG. FOOTPRINT	1277 SF
DRIVEWAY	200 SF
NET OPEN SPACE / LOT	2423 SF
REG. OPEN SPACE / LOT	2400 SF

THIS PLAN EXCEEDS THE OPEN SPACE REQUIREMENTS FOR R-D ZONING AS SPECIFIED IN THE COA ZONING CODE.

STREET DESIGN STANDARDS

The following are the classification, criteria, right-of-way widths, and F-F paving widths for streets:

STREET	CLASSIFICATION	PARKING	RIGHT-OF-WAY	F-F PAVING
Cedarcroft Road	Local Residential	Intermittent	46'	28'
Glynview Court	Local Residential	Intermittent	46'	28'
Ladera Drive	Minor Arterial	Intermittent	106'	86'*
Parkland View Drive	Local Residential	Intermittent	56'	36'
Springcroft Road	Local Residential	Intermittent	46'	28'
Tessa Drive	Local Residential	Intermittent	56'	36'
Wynview Court	Local Residential	Intermittent	46'	28'

* With this development, only constructing half street which is 25' pavement width Ladera Drive to be deferred and financially guaranteed.

PURPOSE

The purpose of this Site Development/Landscaping Plan is to allow permissive use of R-T zoning in R-D, AS PER SECTION 14-16-2-1A(C) OF THE COA ZONING CODE.

SITE PLAN APPROVAL

CASE NUMBER: DRB 97-312	
PLANNING DIRECTOR	12/16/97
TRAFFIC ENGINEER	12/16/97
PARKS AND RECREATION SERVICES	12/16/97
F.C.A.	12/16/97
WATER UTILITIES DEPT.	12/16/97
CITY ENGINEER	12/16/97

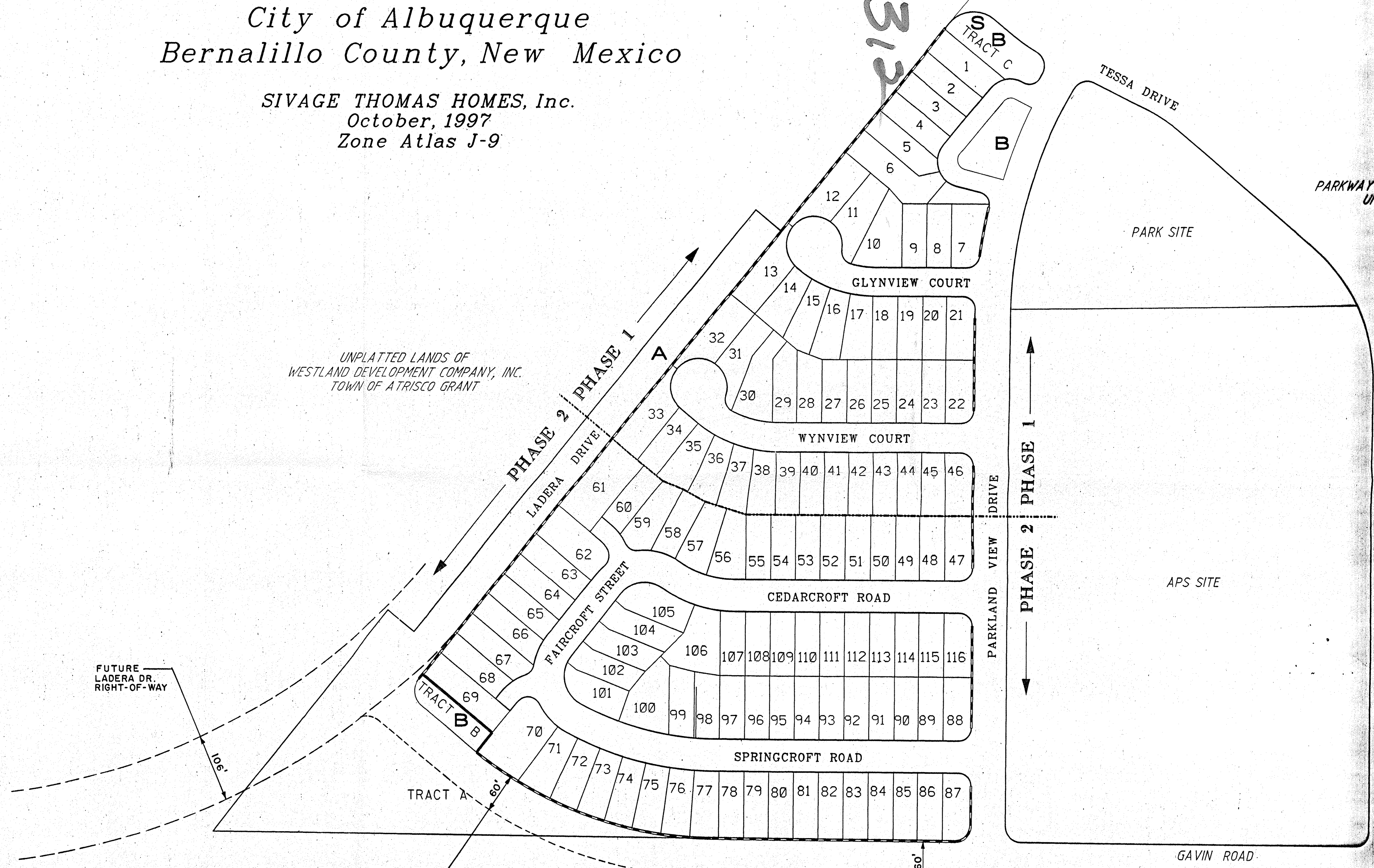
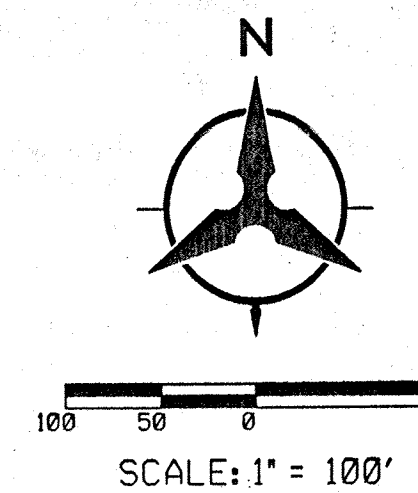
Site Development/Landscaping Plan

Parkland View Subdivision

City of Albuquerque
Bernalillo County, New Mexico

SIVAGE THOMAS HOMES, Inc.
October, 1997
Zone Atlas J-9

DRB-97-312



PARKWAY SUBDIVISION UNIT 8

DRB-97-312

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 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS