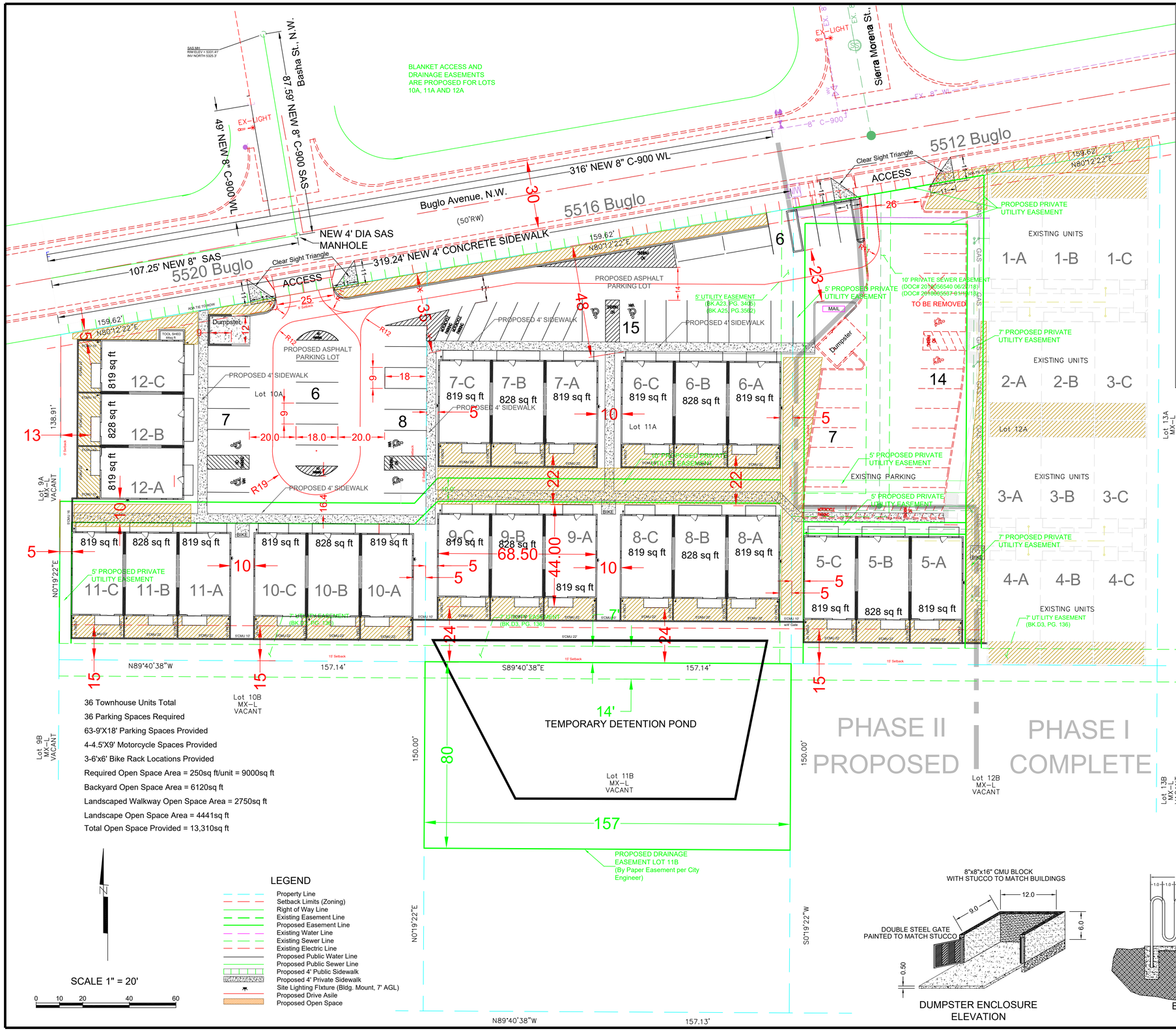


36 Townhouse Units Total
36 Parking Spaces Required
63-9'X18' Parking Spaces Provided
4-4.5'X9' Motorcycle Spaces Provided
3-6'x6' Bike Rack Locations Provided
Required Open Space Area = 250sq ft/unit = 9000sq ft
Backyard Open Space Area = 6120sq ft
Landscaped Walkway Open Space Area = 2750sq ft
Landscape Open Space Area = 4441sq ft
Total Open Space Provided = 13,310sq ft

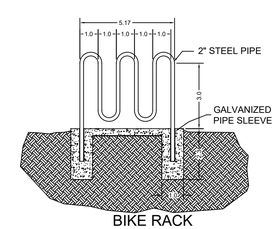
LEGEND

- Property Line
- Setback Limits (Zoning)
- Right of Way Line
- Existing Easement Line
- Proposed Easement Line
- Existing Water Line
- Existing Sewer Line
- Existing Electric Line
- Proposed Public Water Line
- Proposed Public Sewer Line
- Proposed 4' Public Sidewalk
- Proposed 4' Private Sidewalk
- Site Lighting FIxture (Bldg. Mount, 7' AGL)
- Proposed Drive Asile
- Proposed Open Space

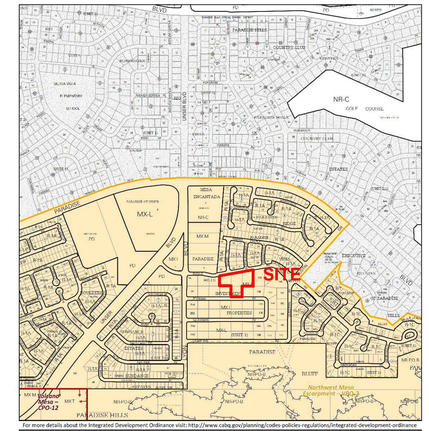
SCALE 1" = 20'

0 10 20 40 60

DUMPSTER ENCLOSURE ELEVATION



BIKE RACK DETAIL



IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page: **B-11-Z**

Easement | Escarpment | Petroglyph National Monument | Areas Outside of City Limits | Airport Protection Overlay (APO) Zone | Character Protection Overlay (CPO) Zone | Historic Protection Overlay (HPO) Zone | View Protection Overlay (VPO) Zone

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 APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	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

*Environmental Health, if necessary

2/16/18

AS BUILT INFORMATION

CONTRACTOR WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

RECORDING INFORMATION

RECORDED BY	DATE
NO.	

BENCHMARKS

NO.	DATE	REMARKS	BY
1	12-29-2019	Added Blanket Easement Note	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

DESIGN

		DATE
DESIGNED BY	DB	12/9/2019
DRAWN BY	DB	12/9/2019
CHECKED BY		DATE

DON BRIGGS Engineering LLC
505-249-4843
donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

TITLE:

VIVA PARADISE TOWN HOMES PHASE II SITE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No.	Zone Map No.	Sheet	Of
PR-2019-2333	B-11-Z	1	5