

L23 SITE LOCATION NTS

Site Data

Size: 4.9 acres

Zoning: SU-1 PRD, 10du/acre

Maximum Number of Dwelling Units: 27

Maximum Lot Size: 11,500 square feet

Minimum Lot Size: 6,000 square feet

Minimum Dwelling Size: 1,800 square feet

Maximum Building Height (Single Story): 17 feet

Minimum Building Height (Two Story): 26 feet

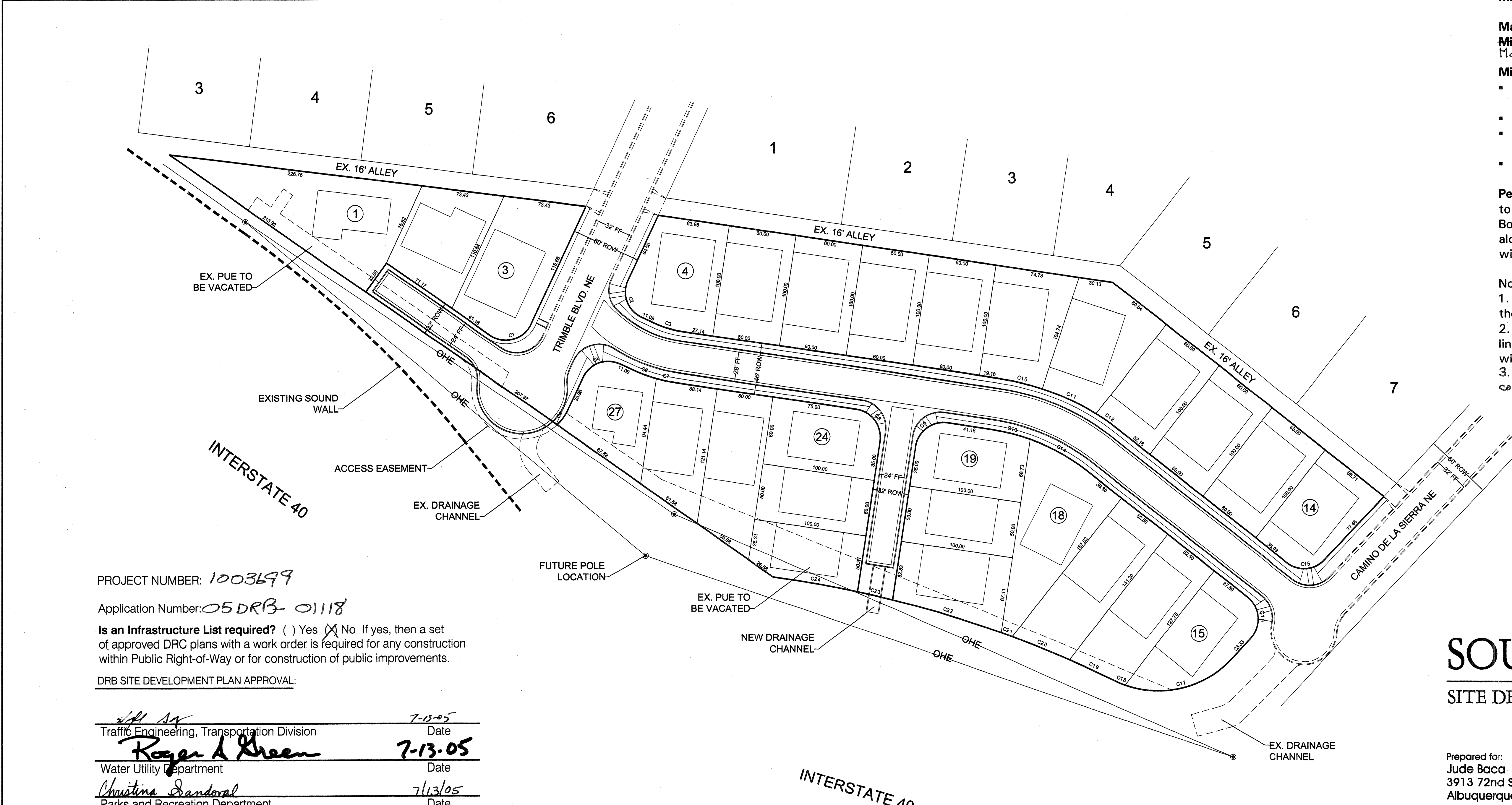
Minimum Building Set Back:

- Front Yard = 15 feet, garages shall be set back 20 feet to provide for a minimum of 2 off-street parking spaces.
- Side Yard (Conventional) = 5 feet
- Side Yard (Zero Lot Line/Patio Homes) = On property line (zero feet) on one side and 10 feet on opposite side.
- Rear Yard = 15 feet

Pedestrian and Vehicular Ingress and Egress: Vehicular access to South Pointe is from Camino de la Sierra NE and Trimble Boulevard NE. Pedestrian access is from existing sidewalks along Camino de la Sierra NE and Trimble Boulevard NE, which will connect to sidewalks within the subdivision.

Notes

1. Residential development in South Pointe shall be subject to the requirements of the Sandia Foothills Area Plan.
2. Lots bordering existing homes along the northern property line of the subdivision shall be restricted to single story only with a maximum height of 19 feet (Lots 1-14).
3. Access to Lots 19 and 24 shall be from the road connecting Camino de la Sierra NE and Trimble Blvd. NE.



PROJECT NUMBER: 1003699

Application Number: 05DRB-01118

Is an Infrastructure List required? () Yes (X) 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:

<i>[Signature]</i> Traffic Engineering, Transportation Division	7-13-05 Date
<i>[Signature]</i> Water Utility Department	7-13-05 Date
<i>[Signature]</i> Parks and Recreation Department	7/13/05 Date
<i>[Signature]</i> City Engineer	7/13/05 Date
NA * Environmental Health Department-(conditional)	Date
NA Solid Waste Management	Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7/19/05 Date

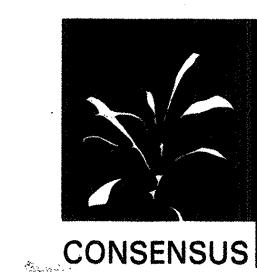
SOUTH POINTE

SITE DEVELOPMENT PLAN FOR SUBDIVISION

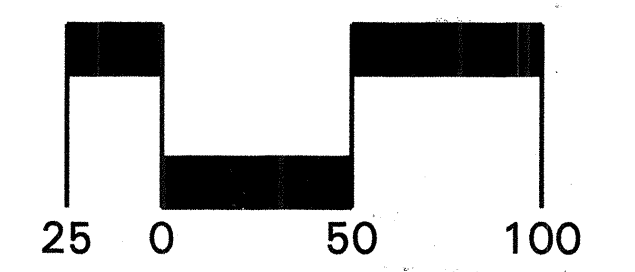
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Scale 1" = 50'



July 1, 2005