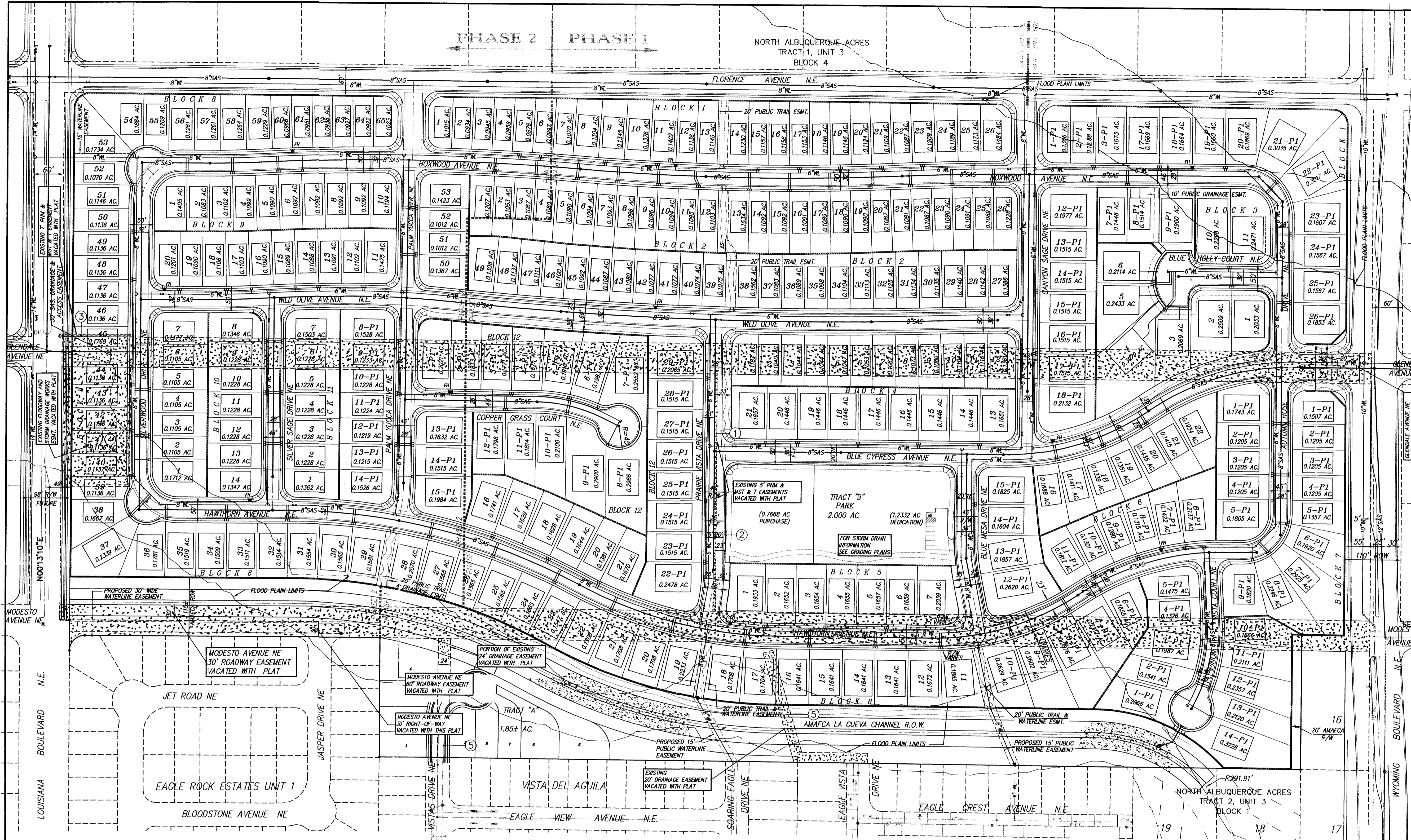


PROJECT 10010168

PHASE 2 PHASE 1 NORTH ALBUQUERQUE ACRES TRACT 1, UNIT 3 BLOCK 4



VICINITY MAP ZONE MAP: B-19-Z, C-19-Z

LEGAL DESCRIPTION
LOTS 1 THRU 32, BLOCK 5 TRACT 1, UNIT 3 NORTH ALBUQUERQUE ACRES
LOTS 1 THRU 32, BLOCK 6, TRACT 1, UNIT 3 NORTH ALBUQUERQUE ACRES
LOTS 5 THRU 15, BLOCK 1, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES

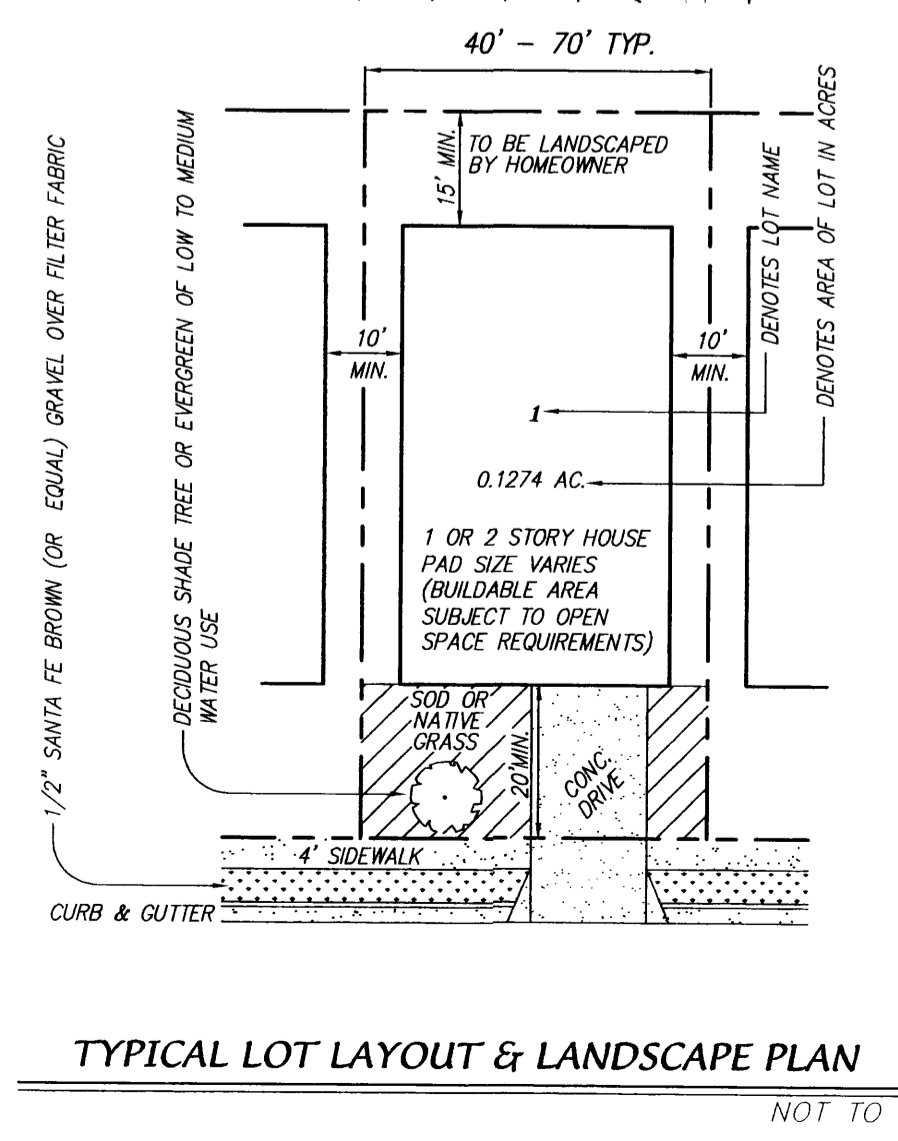
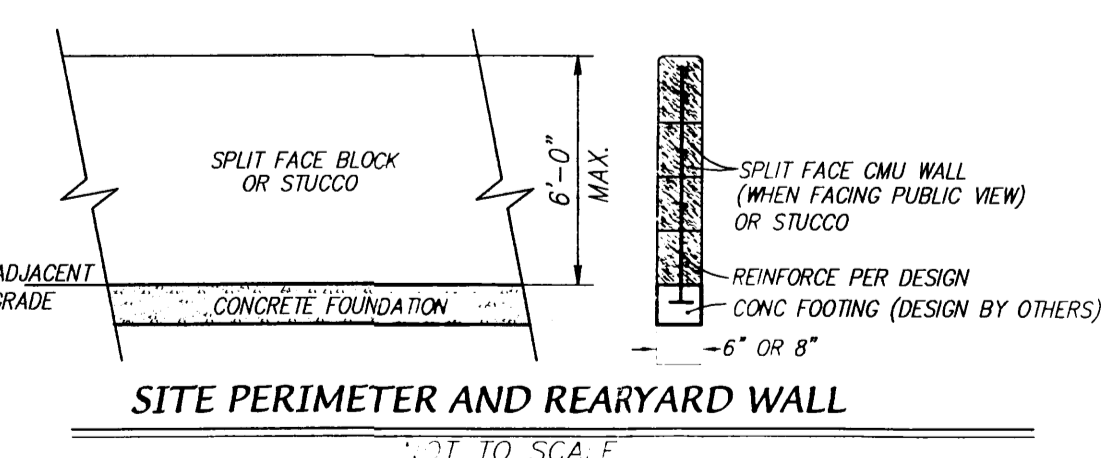
PROJECT NO. 1001068
APPLICATION NO. 01420-00000-00848

APPROVED AND ACCEPTED BY:

Planning Department 8/23/01
City Engineer 8/15/01
Transportation Development P-15-01
Utility Development P-15-01
Parks and Recreation 8/15/01

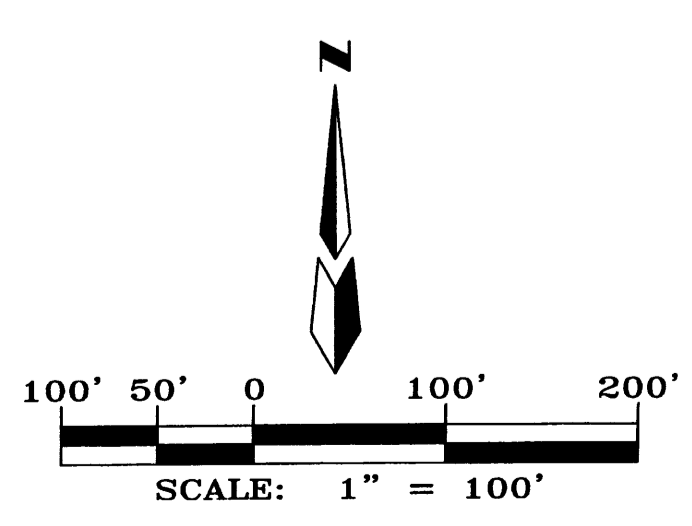
LEGEND table with symbols for existing and new features: EXISTING EDGE OF PAVEMENT, EXISTING WATERLINE, EXISTING SANITARY SEWER LINE, EXISTING STORM DRAIN, NEW 30" SD, NEW 6" WL, NEW SANITARY SEWER LINE AND MANHOLE, NEW REAR YARD & PERIMETER WALL, NEW CURB AND GUTTER, EXISTING CURB AND GUTTER, EXISTING PROPERTY LINE, NEW FIRE HYDRANT, ASPHALT PATH/TRAIL (WIDTH VARIES), PHASE BOUNDARY, VACATION AREAS.

- EASEMENTS
1 EXISTING 5' PNM AND MST&T EASEMENT (04-10-73, BK.MISC. 307, PG. 298)
2 EXISTING 5' PNM AND MST&T EASEMENT (04-04-73, BK.MISC. 306, PG. 412)
3 EXISTING 7' PNM AND MST&T EASEMENT (08-28-60)
4 EXISTING FLOODWAY AND STORM DRAINAGE WORKS EASEMENT (01-16-86, BK.MISC. 312A, PG. 313)
5 EXISTING 24' PUBLIC DRAINAGE EASEMENT (12-28-99, BK. 9916, PG. 6855)
6 EXISTING 20' PUBLIC DRAINAGE EASEMENT (02-01-01, BK. A14, PG. 9437)



GENERAL NOTES:

- 1. DEVELOPMENT DENSITY: Gross site area is 75.31 acres. Site is zoned R-D with maximum density of 5 du/ac. Density limitation allows for a maximum of 376 units over entire site.
2. MINIMUM BUILDING SETBACK: There is no internal sideyard set back to property line. Front yard setback is 15' and backyard is 15'. Minimum driveway length is 20'. Minimum distance between buildings is 10'.
3. BUILDING HEIGHT: Structure shall not exceed 26 feet in height.
4. PARK DEVELOPMENT: The developer will be dedicating land for a park.
5. OPEN SPACE: All 2,400 sq. ft. of the required open space will be provided on-site, except when the land owner elects to provide for detached open space in accordance with Section 14-16-3-8 of the COA Zoning Code to meet the minimum requirement.
6. WATER AND SEWER: Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
7. PARKING: Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. ACCESS: Site ingress/egress is provided entirely by public streets.
9. BUILDINGS: Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with brick or stone accents. The exterior stucco finish will consist of colors in all shades of earthtones, except white.
10. LANDSCAPING: Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
11. PERIMETER WALL: The subdivision perimeter garden wall will be constructed of CMU and will be covered by either stucco or consist of a split-faced texture. The maximum wall height will be 6.0 feet.
12. SIDEYARD WALL: Each lot will have a CMU wall along lot line between the adjacent lot.



DESERT RIDGE TRAILS SITE DEVELOPMENT / UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539

Designed: GJK Drawn: RDQ Checked: DMG Sheet 1 of 1 Scale: 1" = 100' Date: 6-14-01 Job: A00129