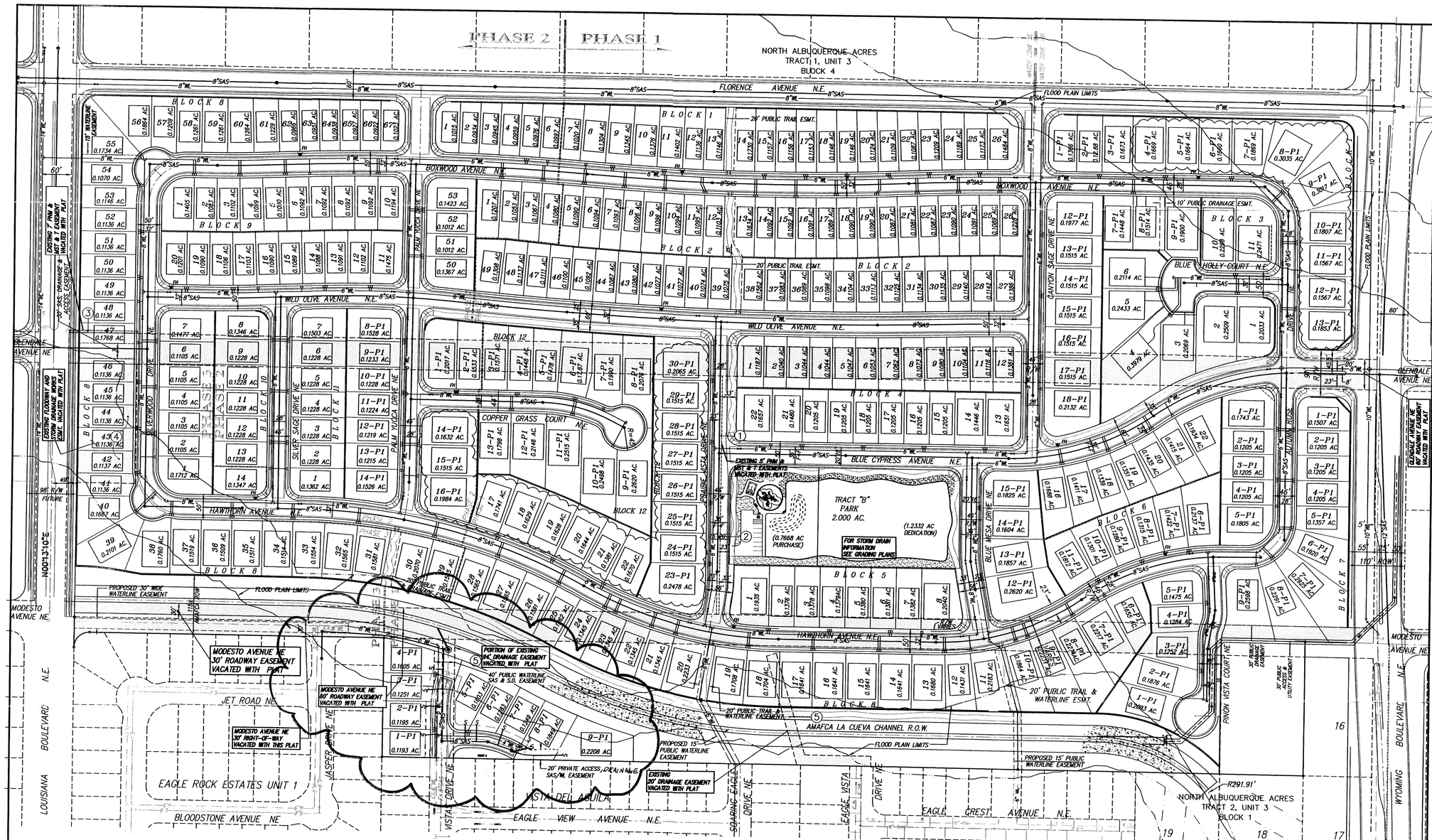
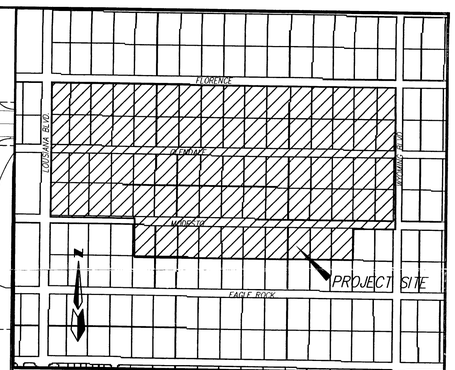




VICINITY MAP ZONE MAP: B-19-Z, C-19-Z

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 14, BLOCK 1, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES

PROJECT NO. 1001068
APPLICATION NO. 01420-00000-00848
#2 MINOR AMENDMENT APPLIC. NO. 02DRB-01281

APPROVED AND ACCEPTED BY:

Planning Department	1/30/03
City Engineer	9/4/02
Transportation Development	9-04-02
Utility Development	9-4-02
Parks and Recreation	9/4/02

LEGEND

EXISTING 8" WL	EXISTING EDGE OF PAVEMENT
EXISTING 8" SAS	EXISTING WATERLINE
EX 36" SD	EXISTING SANITARY SEWER LINE
NEW 30" SD	EXISTING STORM DRAIN
NEW 6" WL	NEW STORM DRAIN
NEW 8" SAS	NEW WATERLINE
	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 (08-26-60)
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)

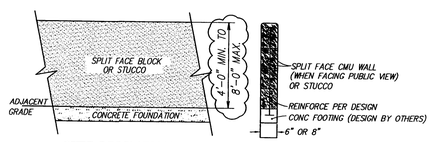
SUBDIVISION DATA

GROSS ACREAGE	74.3151 AC
ZONE ATLAS NO.	B-19-Z C-19-Z
NO. OF LOTS CREATED	325 LOTS
NO. OF TRACTS CREATED	1 TRACT
AREA DEDICATED TO CITY	19.49095 AC
ZONING	R-D
DATE OF SURVEY	FEBRUARY 2001

N

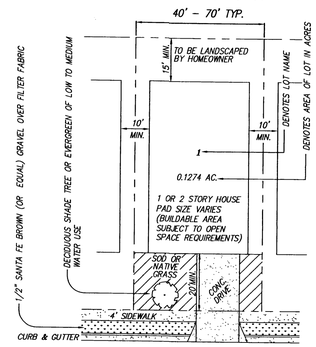
100' 50' 0 100' 200'

SCALE: 1" = 100'



SITE PERIMETER AND REARYARD WALL

NOT TO SCALE



TYPICAL LOT LAYOUT & LANDSCAPE PLAN

NOT TO SCALE

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 a five foot (5') 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:
   Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-8(A)(3).
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 stone accents and wood trim
   The exterior stucco finish will consist of colors in shades of earthtones.
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 Zeriscaping.
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 8.0 feet, and minimum of 4.0 feet.
12. BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS
    consists of a network of asphalt trails and paths. These trails and paths are to be maintained by the Homeowners Association.
13. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY on the following streets, as shown on the approved Site Development/Utility Plan, shall be for the benefit of the Unit Owners with Desert Ridge Trails Subdivision, and shall be maintained by the Desert Ridge Trails Homeowners Association:
    Blue Cypress Avenue
    Canyon Sage Drive
    Prairie Vista Drive
    Wild Olive Avenue

A01144\SITEPLAN2A.DWG\08-14-02\ RDQ MJR ACH SPS

DESERT RIDGE TRAILS
#2 AMENDED
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 4 of 11
Scale: 1" = 100'	Date: 2-25-02	Job: A00129	

PROJECT 1001068