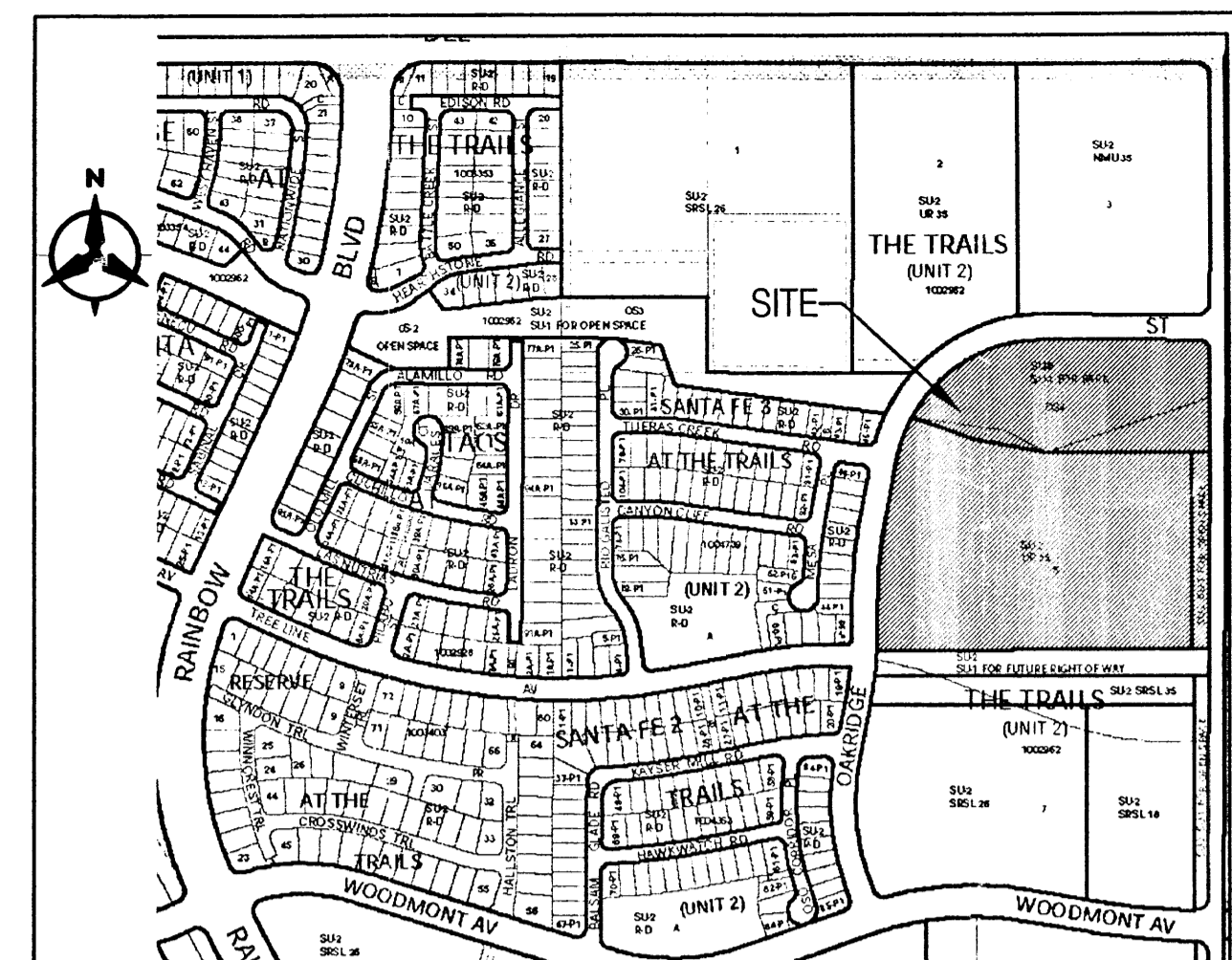
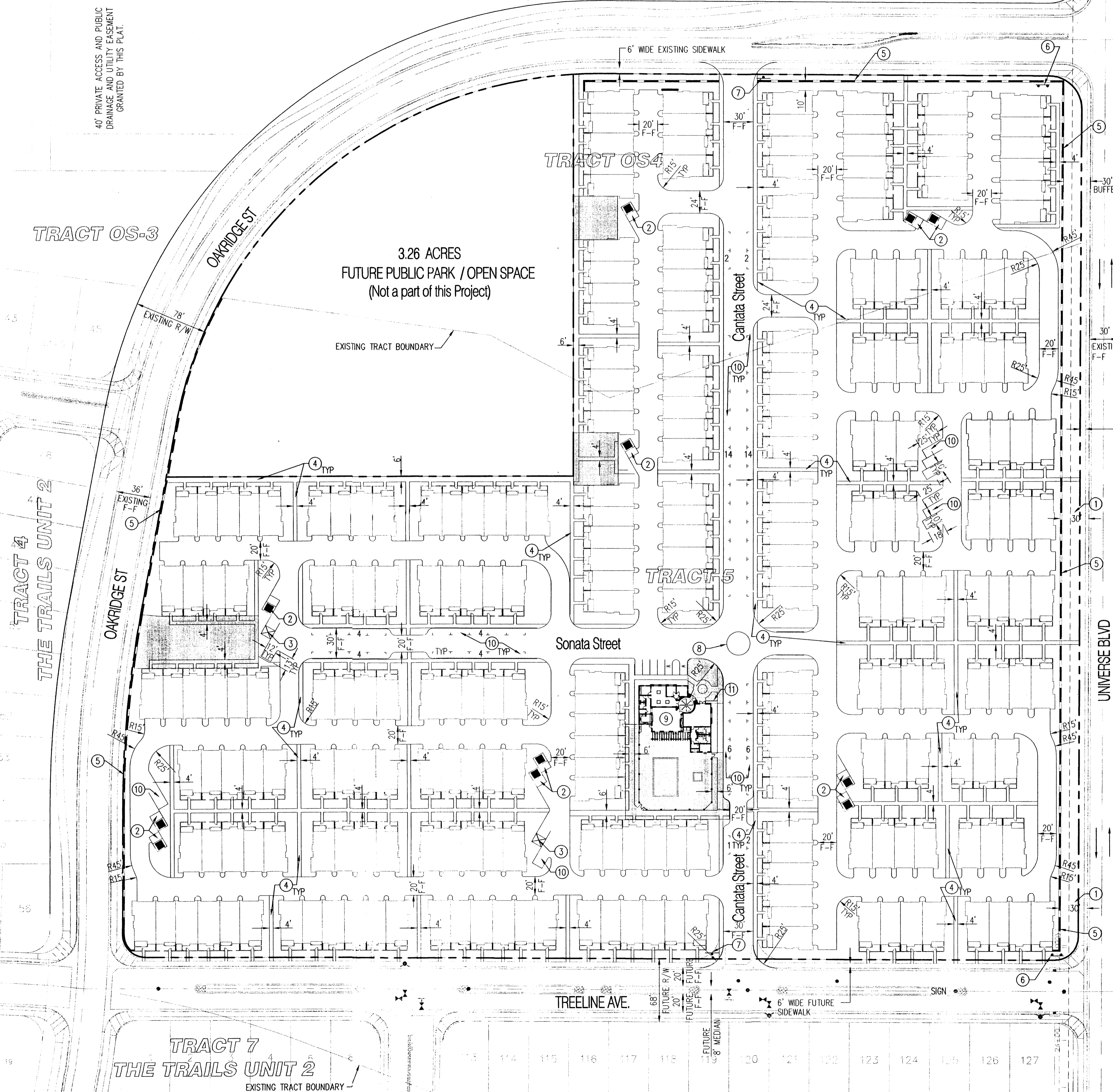


TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2

TRACT OS-3

3.26 ACRES
FUTURE PUBLIC PARK / OPEN SPACE
(Not a part of this Project)



SITE VICINITY MAP

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
APPLICATION NUMBER: 07DRB-00613
IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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:

N/A	DATE
NEW MEXICO UTILITIES	
<i>Shi Shi</i>	6-27-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A. Green</i>	6-27-07
UTILITY APPROVALS	DATE
<i>Christina Damboral</i>	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley J. Bufon</i>	10/5/07
CITY ENGINEER/AMAFCA	DATE
N/A	
*ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Helton</i>	6/29/07
SOLID WASTE MANAGEMENT	DATE
<i>Pat Wilson</i>	10/25/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- ① 30' OPEN SPACE SETBACK TO BE OWNED AND MAINTAINED BY H.O.A.
- ② REFUSE ENCLOSURE (11 PROVIDED)
- ③ REFUSE RECYCLE STATION (2 PROVIDED)
- ④ SIDEWALK WIDTH DIMENSIONED
- ⑤ PERIMETER WALL
- ⑥ TEMPORARY CONSTRUCTION SIGN
- ⑦ STOP SIGN
- ⑧ LANDSCAPE ISLAND
- ⑨ CLUBHOUSE
- ⑩ GUEST PARKING
- ⑪ BIKE RACK

1002962

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109
5/11/07

Bohannon Huston
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES
Courtyard 1 7500 Jefferson St NE Albuquerque, NM 87109-4335

SITE INFORMATION:
THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS TRACT 5, AND A PORTION OF TRACT 4 THE TRAILS UNIT 2. THE ZONING IS SU-2 UR..

PROPOSED USE:
THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME PROJECT THAT INCLUDES FOUR BUILDING TYPES AS FOLLOWS:

1. A SIX-PLEX WITH 6 TWO-STORY UNITS - 16 BUILDINGS.
2. A FIVE-PLEX WITH 5 TWO-STORY UNITS - 11 BUILDINGS.
3. 2 FOUR-PLEX WITH 4 TWO-STORY UNITS - 22 BUILDINGS.
4. 2 THREE - PLEX WITH 3 TWO-STORY UNITS - 7 BUILDINGS.

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT. APPROXIMATE DENSITY = 14.8 D.U./ACRE ALLOWABLE DENSITY = 10-20 D.U./ACRE.

OPEN SPACE - EACH RESIDENTIAL DWELLING INCLUDES A MINIMUM OF 60 SQUARE FEET OF PRIVATE OPEN SPACE (ENTRY COURTYARD). SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40' IS DEPICTED AS [Hatched] ON THE PLAN. REQUIRED VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN SHARED OPEN SPACE = 260 UNITS X 80 SQUARE FEET = 20,800 SF PROVIDED OPEN SPACE = 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE EAST. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE STREET IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO PASEO DEL NORTE NORTH OF THE PROJECT SITE. NO BIKE FACILITY IS PROPOSED ADJACENT TO THE SITE.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENTANA RANCH COMMUNITIES.

INTERNAL CIRCULATION:
INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
SETBACK - STREET FACING : 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED)
INTERIOR SIDE (BETWEEN BUILDING): 10'

INTERIOR REAR: 5' TO ALLEY

INTERIOR REAR (BETWEEN BUILDING): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (ONE SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2 SPACES FOR 3 OR MORE BEDROOMS).

REQUIRED:
260 UNITS @ 3 OR MORE BEDROOMS PER UNIT X2 = 520 PARKING SPACES
REQUIRED:
520 GARAGE PARKING SPACES
11 GUEST PARKING SPACES
PROVIDED:
63 ON-STREET PARKING SPACES
594-592 PARKING SPACES PROVIDED

CONDOMINIUM ASSOCIATION - A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN BUILDING EXTERIOR, INTERNAL STREETS, THE POOL/CLUBHOUSE AREA, PEDESTRIAN WALKWAYS, AND LANDSCAPING/OPEN SPACE.

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF COLORED STUCCO OR SPLIT FACE BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 9 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS.

PARKS - A PARK AREA LOCATED ADJACENT TO THE SUBDIVISION WILL BE DEVELOPED AT A FUTURE DATE.