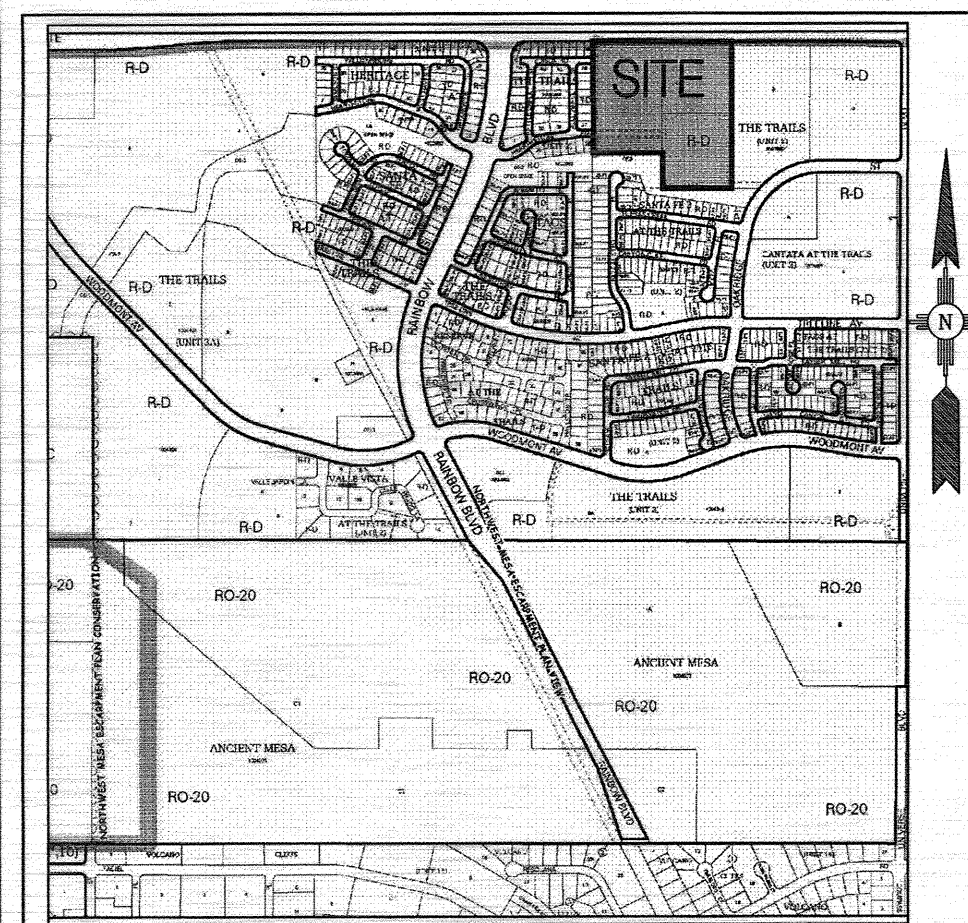
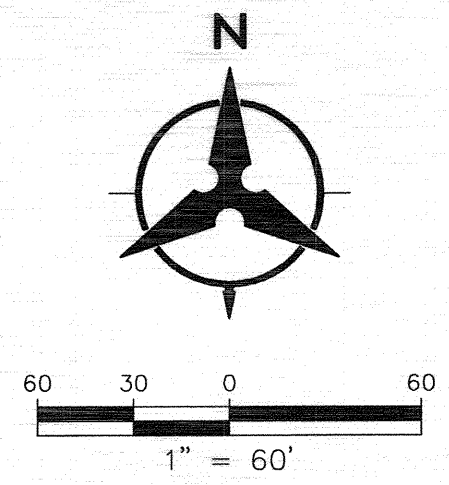


SITE DEVELOPMENT PLAN FOR  
SUBDIVISION  
TAOS II AT THE TRAILS  
SEPTEMBER, 2016



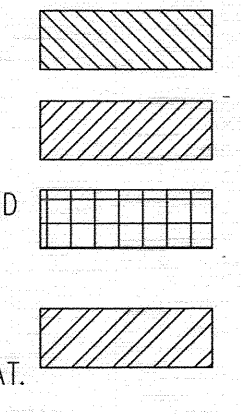
Albuquerque Control Survey Monument  
"UNION"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83) as published:  
N=1,523,503.475  
E=1,493,655.030  
Ground to grid factor= 0.999664360  
Delta Alpha= -0016'58.96  
Elevation= 5524.950 NAVD 1988



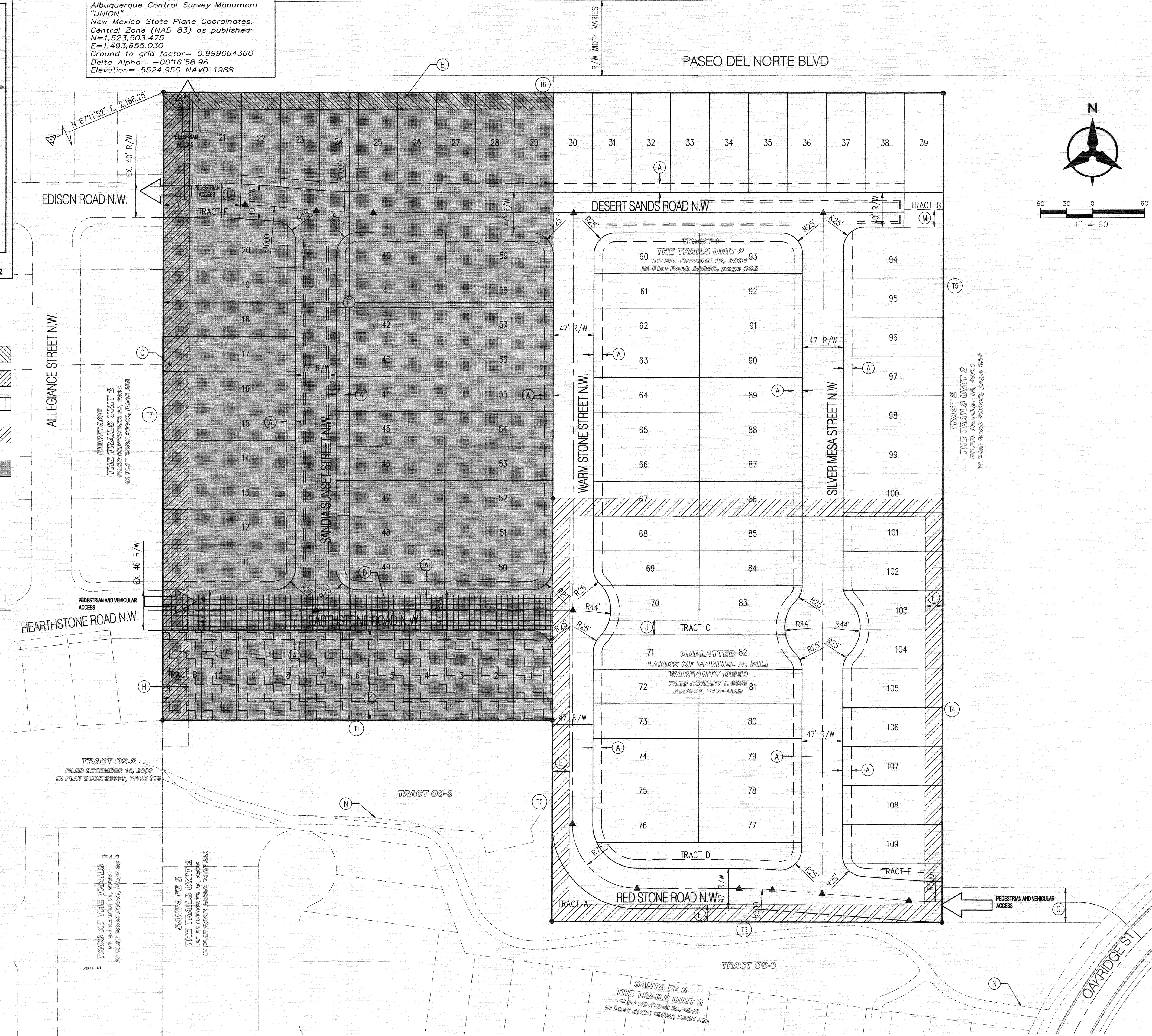
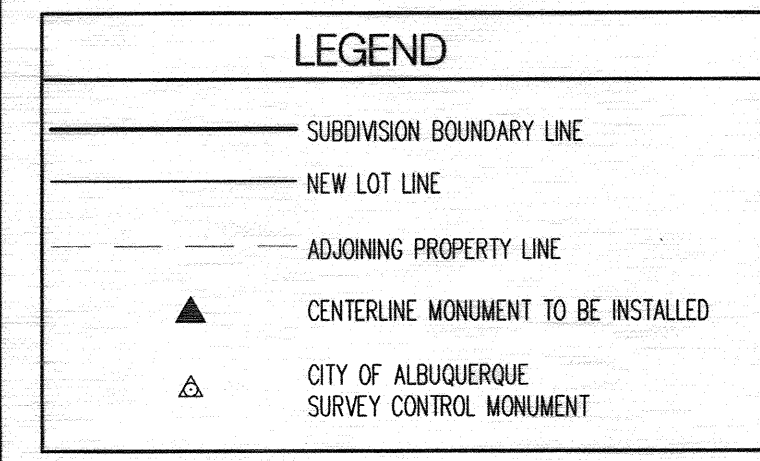
NOT TO SCALE VICINITY MAP ZONE ATLAS C-09-Z

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT.
- (B) PORTION OF EXISTING 40' SLOPE EASEMENT, TO BE VACATED BY PLAT.
- (C) EXISTING 30' PRIVATE TEMPORARY SLOPE EASEMENT, TO BE VACATED BY PLAT.
- (D) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT, TO BE VACATED BY PLAT.
- (E) EXISTING 20' PUBLIC EASEMENT FOR GENERAL PUBLIC ROAD PURPOSES AND PLACEMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, TO BE VACATED BY PLAT.
- (F) EXISTING BLANKET DRAINAGE EASEMENT, TO BE VACATED BY PLAT.
- (G) EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT.
- (H) 25' SEWER AND WATER EASEMENT GRANTED TO THE ABCWUA BY THIS PLAT.
- (I) 20' STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- (J) PUBLIC PEDESTRIAN ACCESS EASEMENT.
- (K) PORTION OF AN EXISTING PUBLIC DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
- (L) PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 21.
- (M) 20' PUBLIC WATER EASEMENT GRANTED TO THE ABCWUA BY THIS PLAT.
- (N) EXISTING TRAIL.



ID	BEARING	LENGTH
T1	S89°55'02"E	449.85'
T2	S00°08'08"W	232.61'
T3	S89°43'58"E	450.20'
T4	N00°06'45"E	489.04'
T5	N00°06'45"E	469.12'
T6	N89°48'21"W	900.05'
T7	S00°06'04"W	725.85'



LEGAL DESCRIPTION

Tract 1 at the Trails Unit 2, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK PLAT OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 18, 2004, in Plat Book 2004C, Page 332, as Document No. 2004146566 and Lands of Manuel Pili, Warranty Deed filed January 1, 2000, Book A1, Page 4899.

GENERAL NOTES

1. EXISTING ZONING: SU-2, VIRO, TRAILS RESIDENTIAL DEVELOPING AREA  
PROPOSED ZONING: SU-2, VIRO, TRAILS RESIDENTIAL DEVELOPING AREA
2. PROPOSED ACREAGE: 17.39 AC  
NUMBER OF LOTS: 109  
NUMBER OF TRACTS: 7  
PROPOSED DENSITY: 6.27 DU/AC
3. MIN. LOT DIMENSIONS: 40' X 103'  
MINIMUM LOT AREA: 4,120 SQFT
4. STREETS AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
5. LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
6. NO LOTS SHALL HAVE DIRECT ACCESS TO PASEO DEL NORTE BOULEVARD.
7. TRACTS A-G TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.  
TRACT A PRIVATE OPEN SPACE AND DRAINAGE  
TRACT B PUBLIC SEWER, STORM DRAIN AND WATER  
TRACT C PUBLIC PEDESTRIAN ACCESS  
TRACT D LANDSCAPE  
TRACT E LANDSCAPE  
TRACT F PUBLIC PEDESTRIAN ACCESS  
TRACT G PRIVATE ACCESS
8. TRACT G HAS A BLANKET PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 39 TO BE MAINTAINED BY LOT 39.
9. THE MAXIMUM ON LOT USEABLE OPEN SPACE REQUIREMENT SHALL BE MET PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE. THE REMAINING USEABLE OPEN SPACE REQUIREMENTS HAVE BEEN MET PREVIOUSLY PER SECTION 14-16-3-B, DETACHED OPEN SPACE REGULATIONS. OFF-SITE SPACE AREAS HAVE BEEN ESTABLISHED CONSISTENT WITH THE TRAILS PHASE 1 SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03, WITH CITY PROJECT NUMBER 1002962, 03DRB-1530.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VIRO
MILES OF FULL WIDTH STREETS CREATED	0.77 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	109
NO. OF HOA TRACTS CREATED	7

PROJECT NUMBER: 1002962  
Application Number: 16DRB-70246

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated N/A and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRG 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 SIGNOFF APPROVAL:

*Ernesto Medina* 10/19/16  
Traffic Engineering, Transportation Division Date

*Michelle Cadore* 10-19-16  
Water Authority Date

*Carol S. Dumont* 10-19-16  
Parks and Recreation Department Date

*Alcid* 10-19-16  
City Engineer Date

*SA* 10-19-16  
Solid Waste Management Date

*Sal* 10-19-16  
DRB Chairperson, Planning Department Date