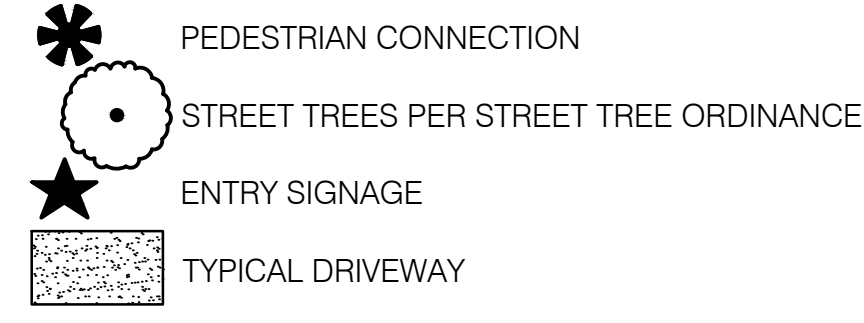


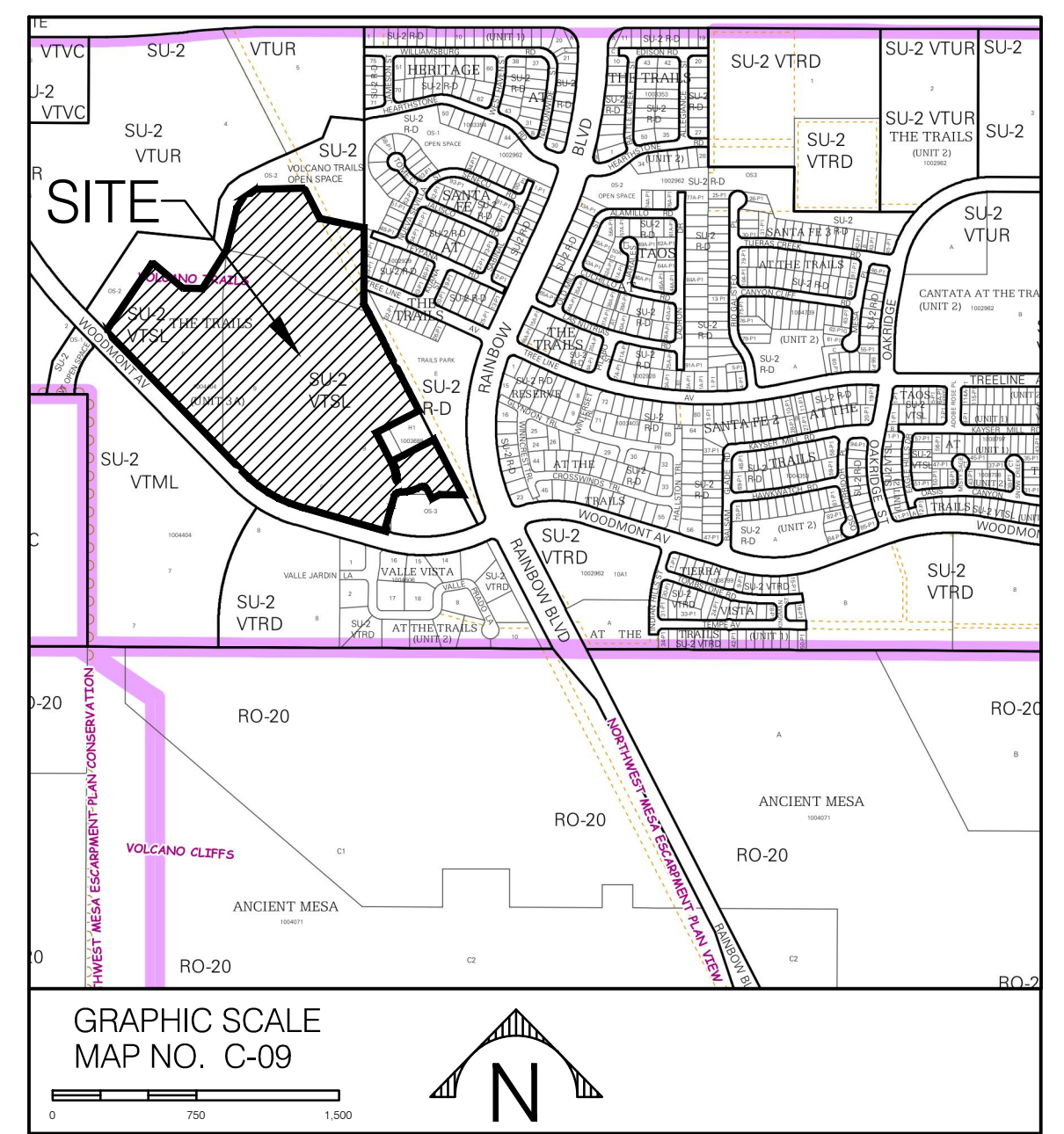


GENERAL NOTES:

1. EXISTING ZONING: SU-2, VTSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT.
2. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE VTSL REGULATIONS IN THE VOLCANO TRAILS SECTOR PLAN.
3. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE, TREE LINE AVENUE, AND VIA TRACT D TO THE ADJACENT PARK. VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE AND TREE LINE AVENUE.
4. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION, EXCEPT NIGHTSHINE STREET AND STREET A, WHICH WILL BE 76' RIGHT-OF-WAY AND 52' F-F, AND SOUTH SKY STREET WILL TRANSITION FROM 86' RIGHT-OF-WAY AND 52' F-F TO 52' RIGHT-OF-WAY AND 28' F-F.
5. SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
6. STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
7. WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
8. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT, AND SHALL BE CONSISTENT WITH THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS; SECTION 14-16-3-19 OF THE ZONING CODE; AND BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALL.
9. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
10. TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT MAY OCCUR AT A LATER DATE.
11. BICYCLE LANES ARE PLANNED FOR WOODMONT AVENUE.
12. ALL BUILDINGS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS/GENERAL REGULATIONS, E.G. TRANSPARENCY, PORCHES, COURTYARDS, GARAGES, LANDSCAPING, ETC.
13. ON-LOT TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
15. UNIT 1, LOTS 27 AND 28 SHALL FRONT ONTO SOUTH SKY STREET.
16. UNIT 3, LOTS 1 AND 2 SHALL FRONT ON TWO ROCK ROAD, AND LOTS 3 THRU 8 SHALL FRONT ON TREE LINE AVENUE.



SITE VICINITY



SITE DATA:

TOTAL DEVELOPED AREA: 39.43 AC.

ZONING: SU-2, VTSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT

PROPOSED DWELLING UNITS:

UNIT 1	32
UNIT 2	29
UNIT 3	23
FUTURE	83
TOTAL	167

LEGAL DESCRIPTION:
 TRACTS 6, 9, AND 10, THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED 'BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16 AND 17, 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 DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: 1004404
 APPLICATION NUMBER: 14DRB-70173
 AMENDED

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:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

VALLE PRADO

Site Plan for Subdivision

Prepared for:
 Woodmont Paseo, LLC
 3077 E. Warm Springs Road
 Las Vegas, NV 89120

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

