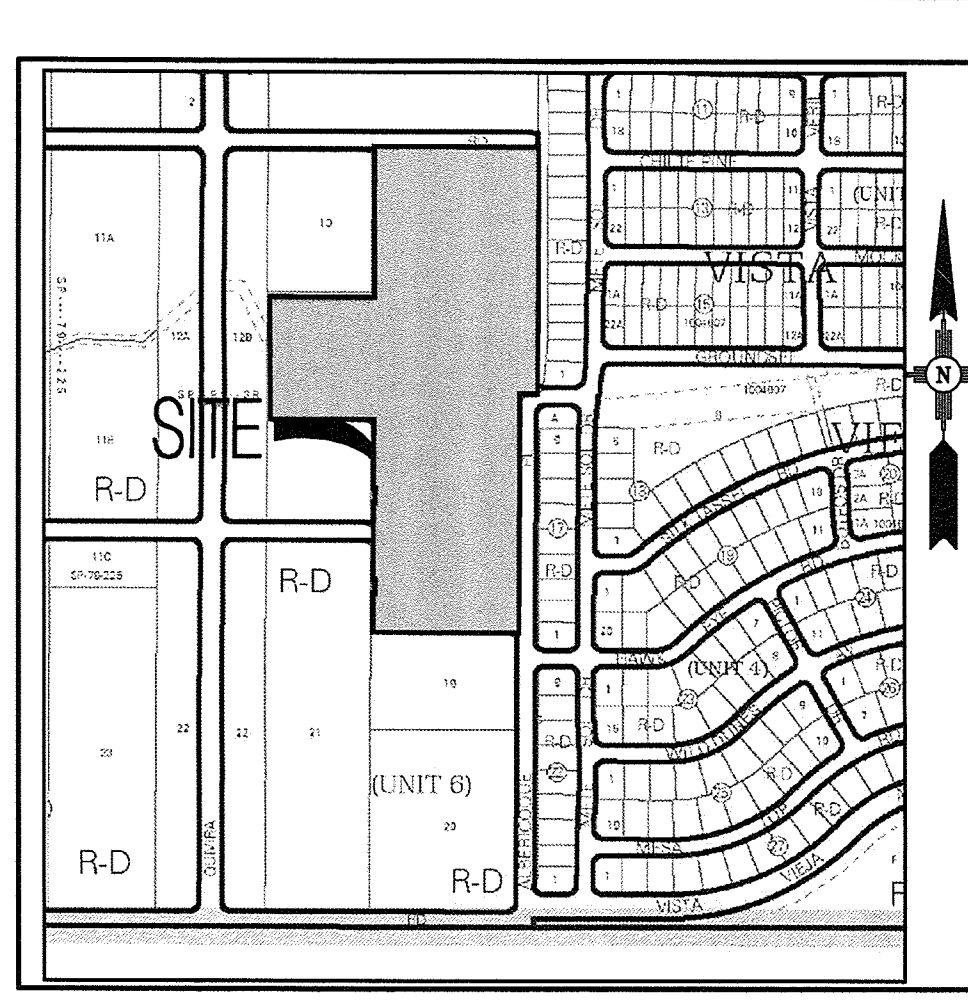
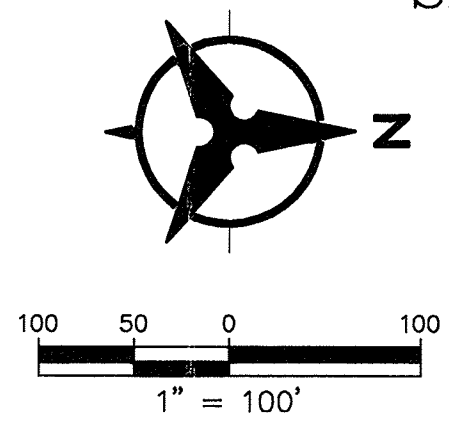


PROJECT# 1009506
 12-4-13
 UPE, UPR, TDS, PP, SPS
 Unit 2

SITE DEVELOPMENT PLAN FOR SUBDIVISION
 MONTECITO WEST UNIT 2



SCALE: 1" = 1000' ZONE ATLAS D-09-Z



- KEYED NOTES**
- (A) 10' PUBLIC UTILITY EASEMENT
 - (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
 - (C) LOT LINE TO BE ELIMINATED BY THIS PLAT

LEGAL DESCRIPTION

Lot 14, together with a portion of vacated Villa Real Road of Volcano Cliffs Subdivision Unit 6, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 18, 1970, Book D4, Page 84 & Tract A, Montecito West Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO WEST UNIT 1 (BEING A REPLAT OF LOTS 15-18 & 20-21, TOGETHER WITH A PORTION OF VACATED RETABALO ROAD AND ALBUERQUEQUE PLACE OF VOLCANO CLIFFS SUBDIVISION UNIT 6), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____, Page _____, as Document No. _____.

GENERAL NOTES

1. EXISTING ZONING: SU-2, VCR RURAL RESIDENTIAL
 PROPOSED ZONING: SU-2, VCR RURAL RESIDENTIAL (NO CHANGE)
 PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT
2. PROPOSED ACREAGE: 16.54 AC
 NUMBER OF LOTS: 48
 PROPOSED DENSITY: 2.9 DU/AC
3. MIN. LOT DIMENSIONS: 55' x 110'
 MINIMUM LOT AREA: 6,050 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
6. TRACTS 1 AND 2 SHALL BE DESIGNATED AS PRIVATE COMMONS AREA. THE TRACTS WILL HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS
7. APPLICABLE PLANS: VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN.
8. MAXIMUM BUILDING HEIGHT: 18' (26' FOR 50% OF BUILDING FOOTPRINT)
9. BUILDING SETBACK:
 FRONT: 15' MIN (20' AT DRIVEWAYS)
 REAR: 15' MIN
 SIDE: 0' (5' AT PCD BOUNDARY)

SITE DATA

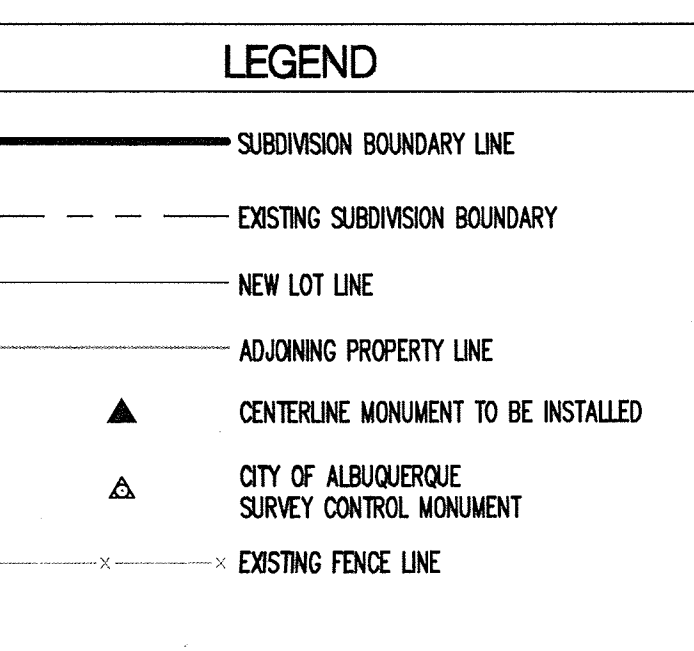
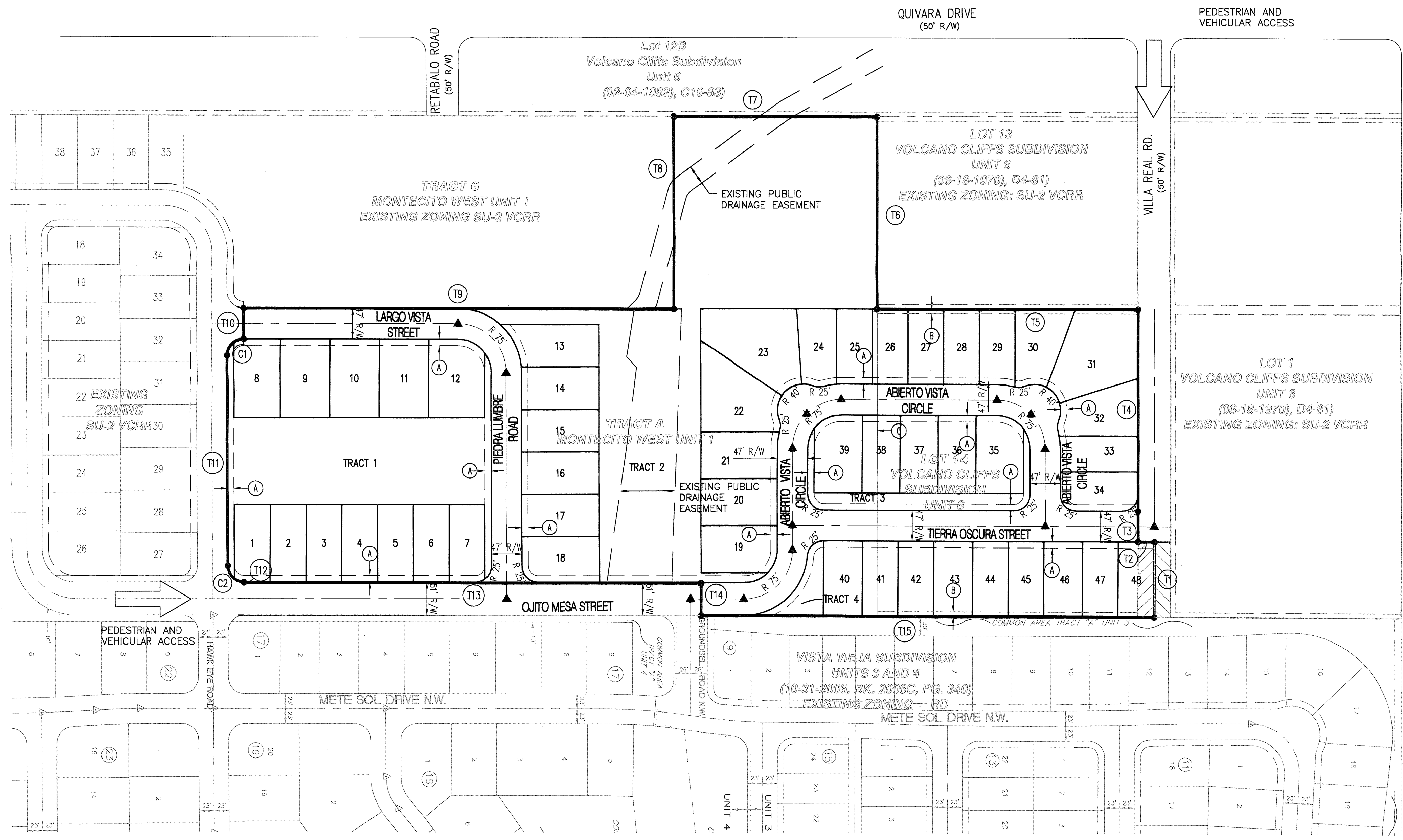
ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCR
MILES OF FULL WIDTH STREETS CREATED	0.58 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	50
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	39.36'	25.00'	90°11'57"	25.09'
C2	39.18'	25.00'	89°48'07"	24.91'

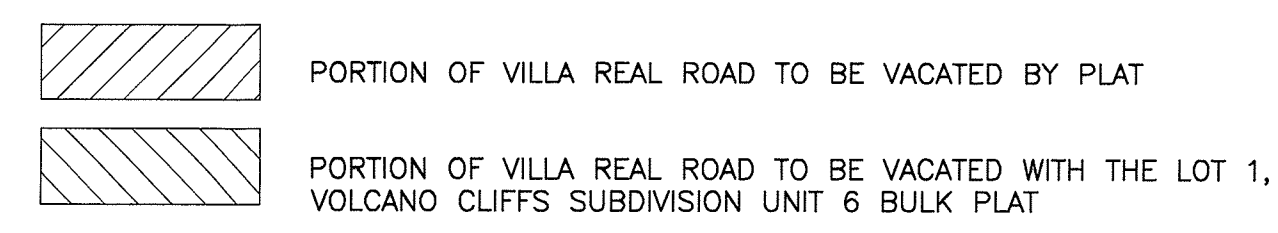
BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	N89°55'31"W	115.00'
T2	S00°17'06"W	25.17'
T3	N89°42'54"W	47.00'
T4	N89°55'31"W	308.37'
T5	S00°17'10"W	402.74'
T6	N89°53'12"W	296.41'
T7	S00°20'19"W	315.16'
T8	S89°52'36"E	296.69'
T9	S00°17'10"W	664.80'
T10	N89°52'30"E	47.00'
T11	S89°54'47"E	322.40'
T12	S89°42'50"E	1.00'
T13	N00°17'06"E	705.69'
T14	S89°52'58"E	50.00'
T15	N00°17'06"E	702.19'



PRIVATE COMMONS DEVELOPMENT CALCULATIONS

MONTECITO WEST UNIT 2 TOTAL ACREAGE	16.5407 ACRES
LOTS, STREETS, HOA TRACTS	11.5516 ACRES
TRACTS 1-3, PRIVATE COMMONS AREA	4.9891 ACRES
% PRIVATE COMMONS AREA OPEN SPACE	30.16%
NUMBER OF LOTS	48
DENSITY	2.9 DU/AC



PROJECT NUMBER: _____
 Application Number: _____

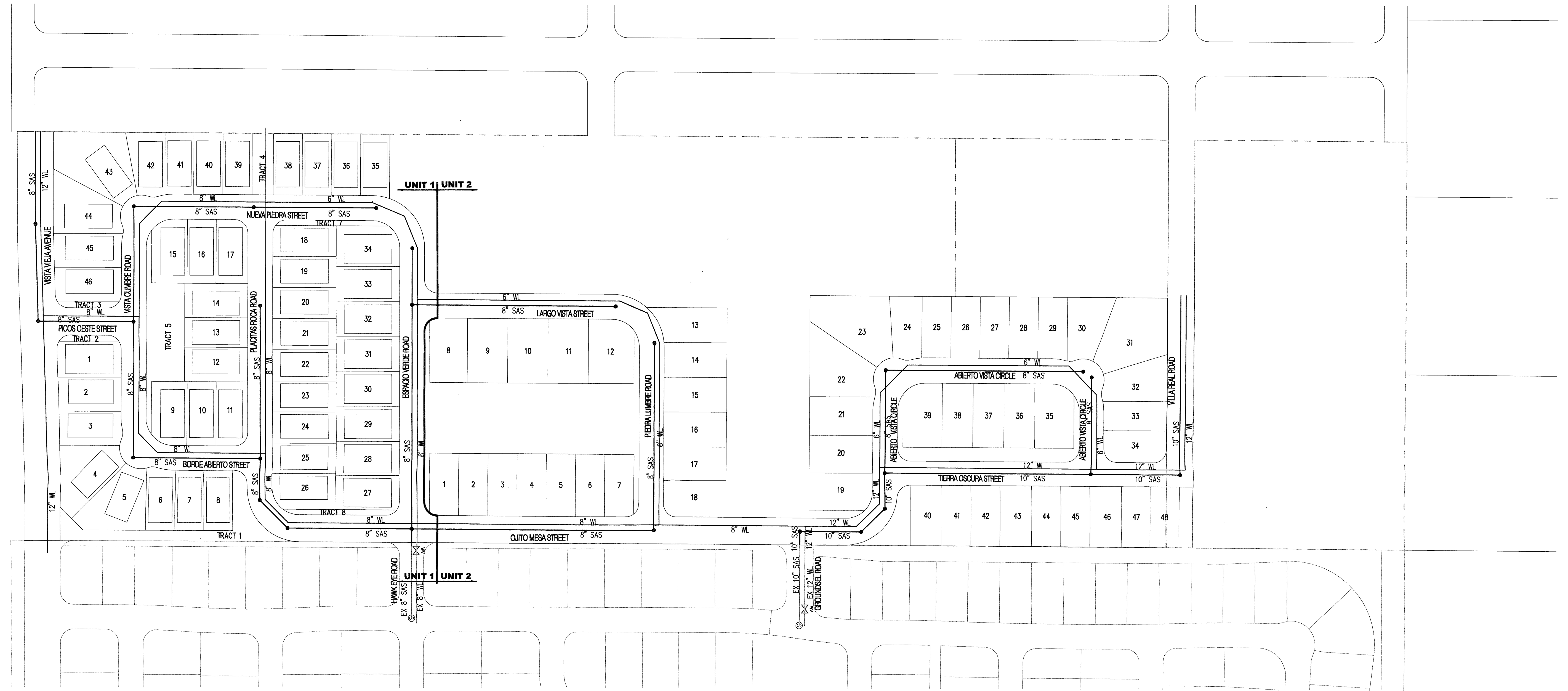
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
Water Authority	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____





CONCEPTUAL UTILITY LAYOUT FOR
MONTECITO WEST SUBDIVISION

