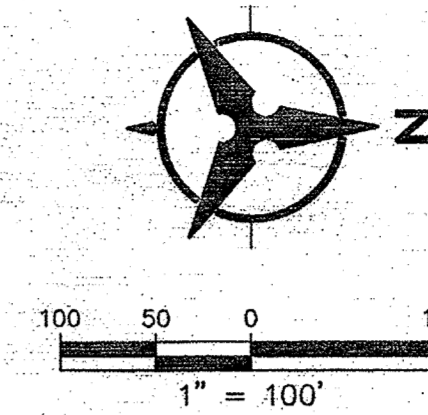


SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 2



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 ALBUQUERQUE 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, VCCR RURAL RESIDENTIAL
PROPOSED ZONING: SU-2, VCCR 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. TRACT 1 SHALL BE DESIGNATED AS A PRIVATE PARCELED COMMONS AREA. THE TRACT WILL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA AND HAVE BLANKET LAND USE AND DRAINAGE EASEMENTS & RESTRICTIVE COVENANTS
7. TRACT 2 SHALL BE DESIGNATED AS A PUBLIC PARCELED COMMONS AREA. THE TRACT WILL BE DEDICATED TO THE CITY OF ALBUQUERQUE TO BE MANAGED AS PUBLIC OPEN SPACE BY THE CITY OPEN SPACE DIVISION.
8. TRACTS 3 AND 4 SHALL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA.
9. APPLICABLE PLANS: VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN.
10. MAXIMUM BUILDING HEIGHT: 18' (26' FOR 50% OF BUILDING FOOTPRINT)
11. BUILDING SETBACK:
FRONT: 15' MIN (20' AT DRIVEWAYS)
REAR: 15' MIN
SIDE: 0' (5' AT PCO BOUNDARY)
12. DWELLINGS MUST COMPLY WITH BUILDING ARTICULATION RULES FOR VCCR ZONING PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN.

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCCR
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

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.

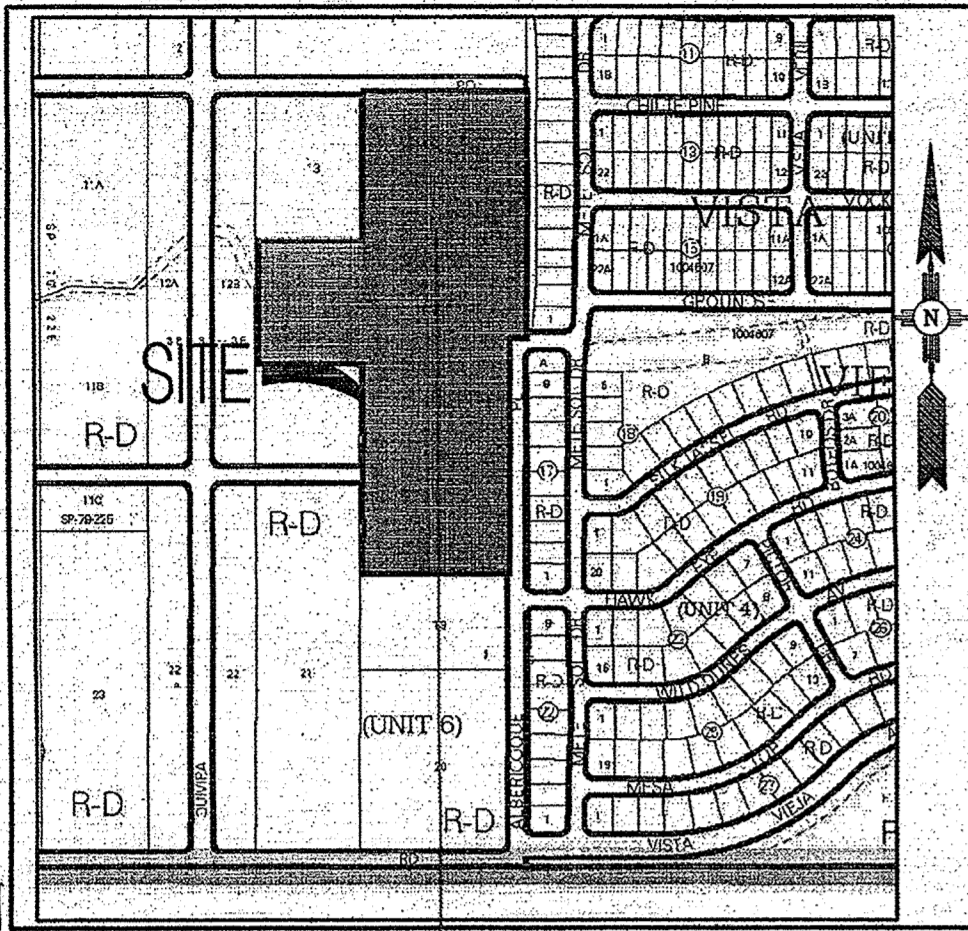
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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 _____

KEYED NOTES

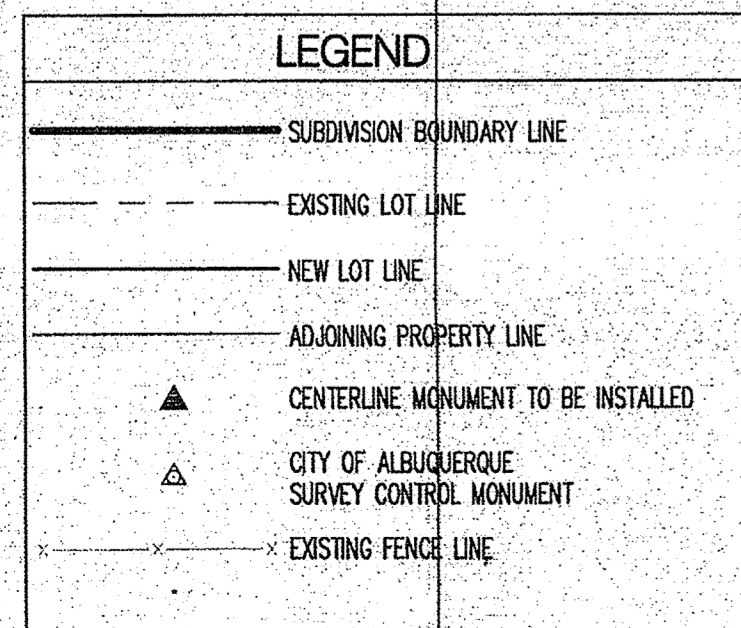
- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- (C) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (D) NEW LOT LINE
- (E) DRAINAGE EASEMENT GRANTED WITH MONTECITO WEST UNIT 1
- (F) FLOATING DRAINAGE EASEMENT GRANTED WITH MONTECITO WEST UNIT 1



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

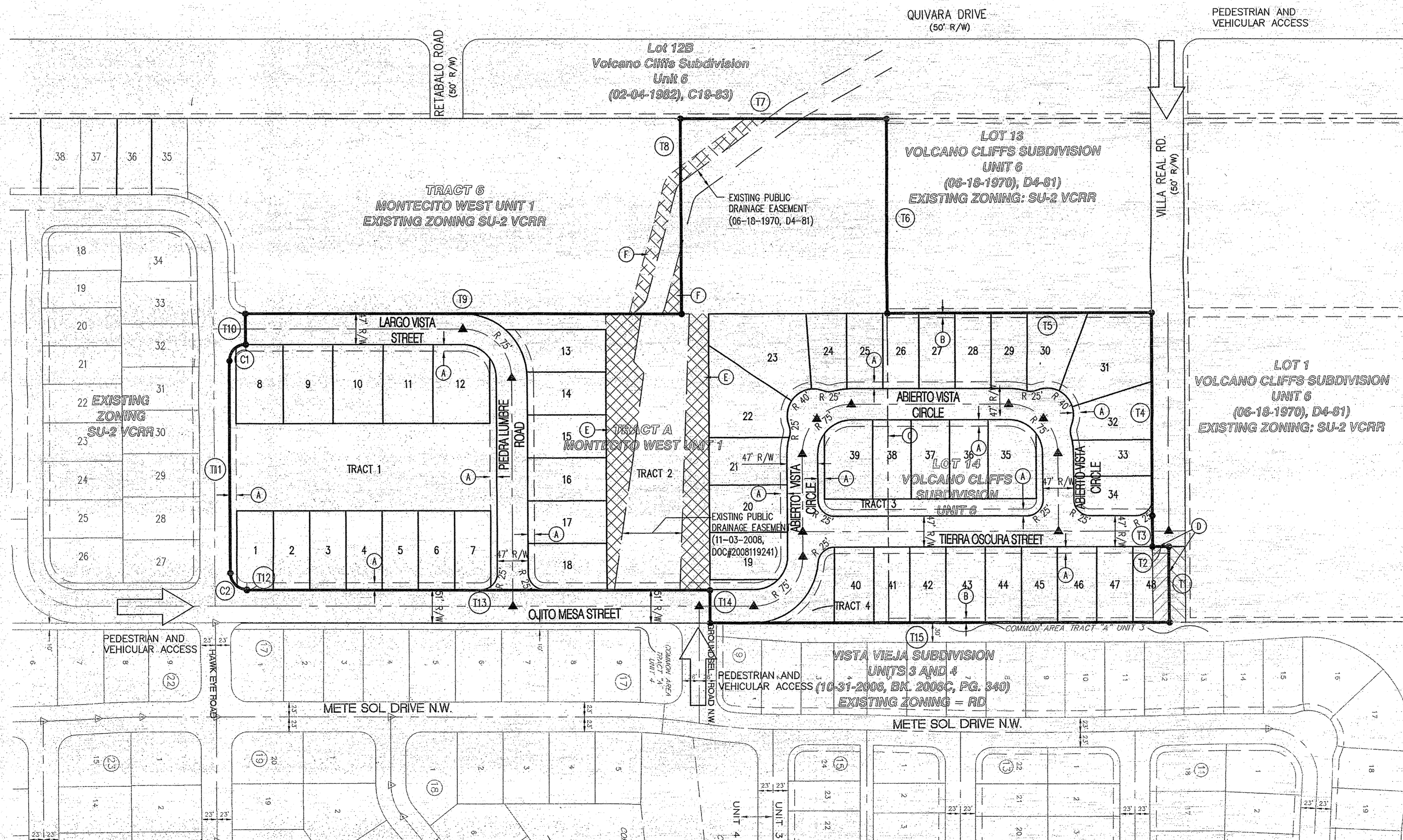
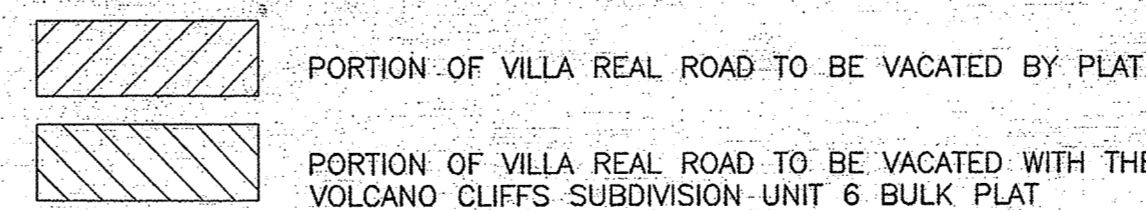
ID	ARC	RADIUS	DELTA	TANGENT
C1	39.36'	25.00'	90°11'57"	25.09'
C2	39.18'	25.00'	89°48'07"	24.91'

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	N89°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'

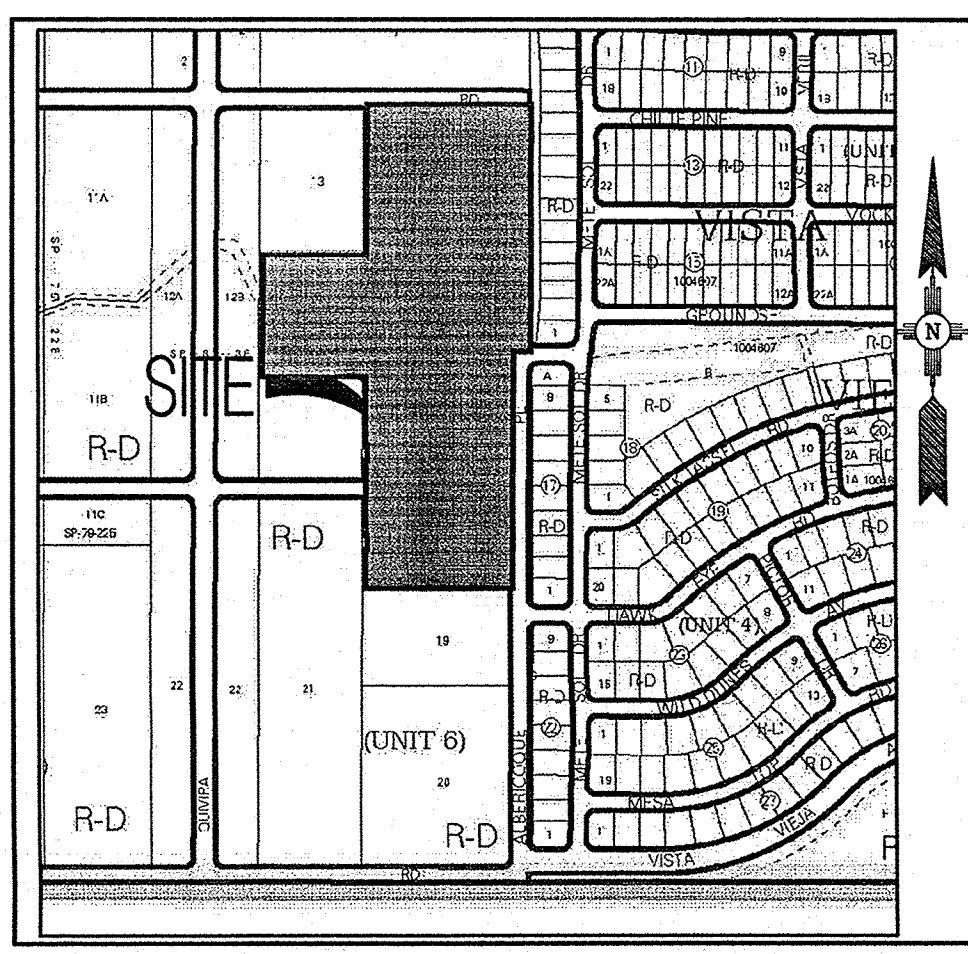
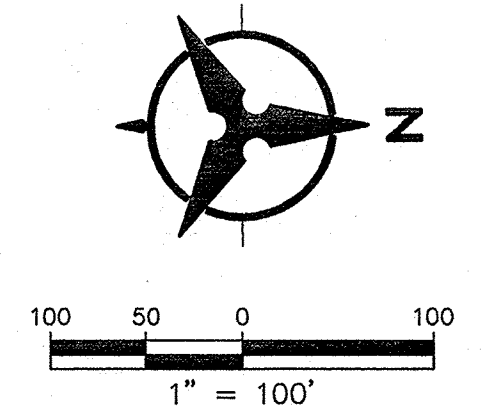


PRIVATE COMMONS DEVELOPMENT

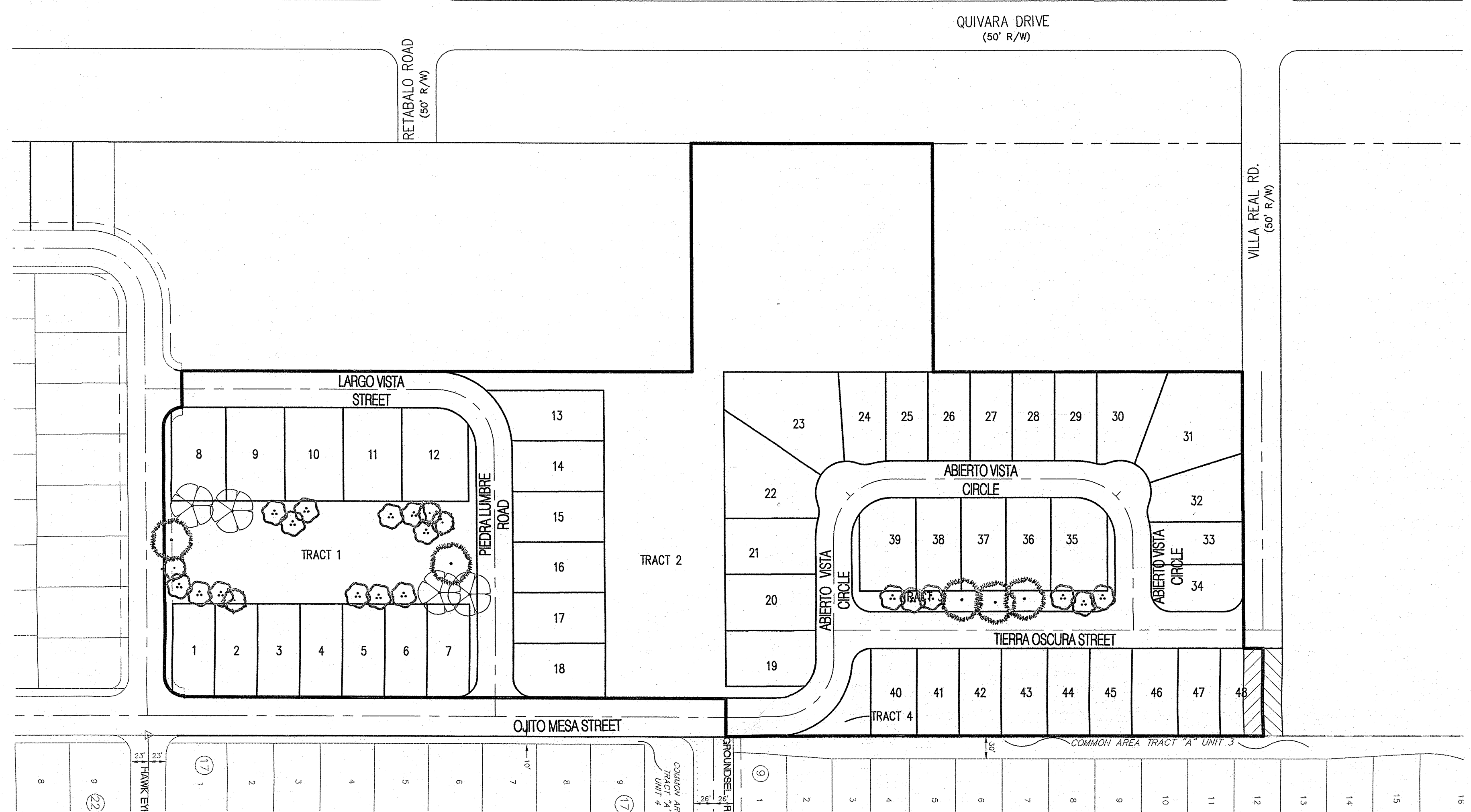
MONTECITO WEST UNIT 2 TOTAL ACREAGE	16.5407 ACRES
LOTS, STREETS, HOA TRACTS	11.5516 ACRES
TRACTS 1-2, PARCELED COMMONS AREA	4.9891 ACRES
% PARCELED COMMONS AREA OPEN SPACE	30.18%
NUMBER OF LOTS	48
DENSITY	2.9 DU/AC



MONTECITO WEST UNIT 2 PRIVATE PARCELED COMMONS AREA LANDSCAPE PLAN

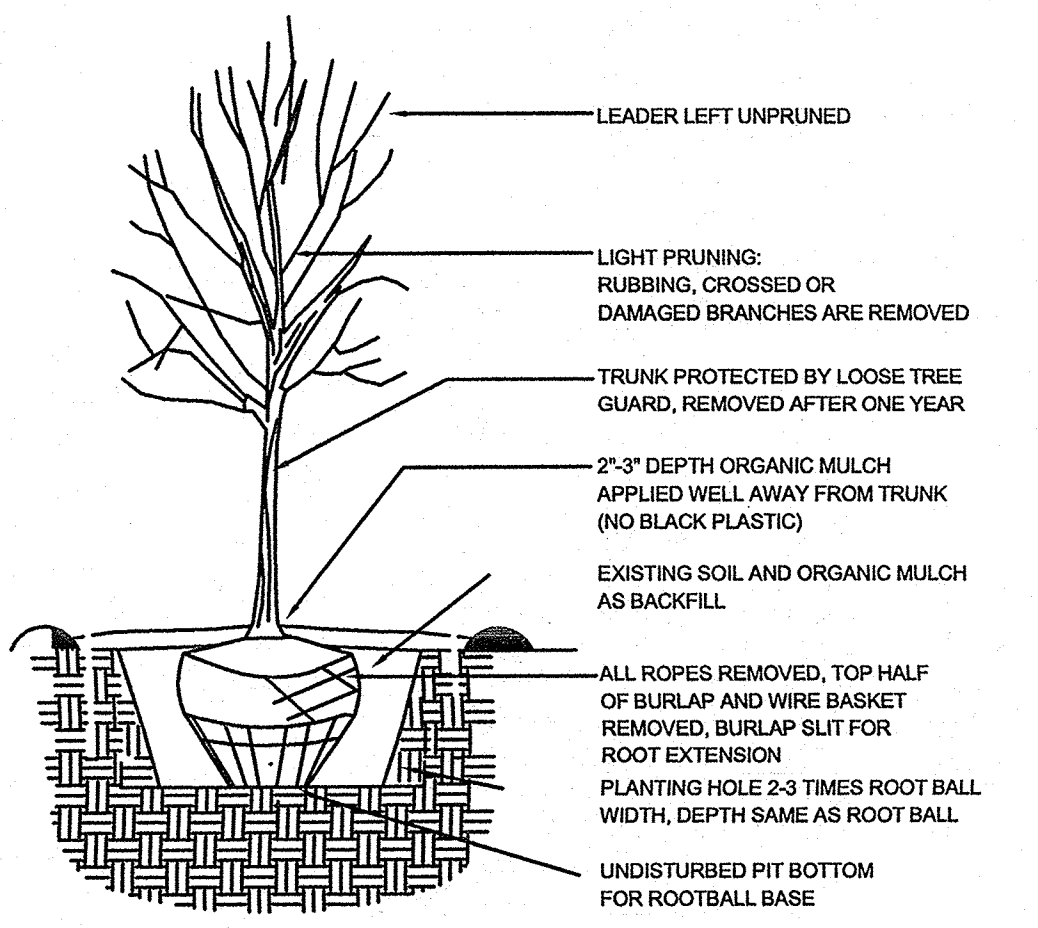


VICINITY MAP
SCALE: 1" = 1000'
ZONE ATLAS D-09-Z

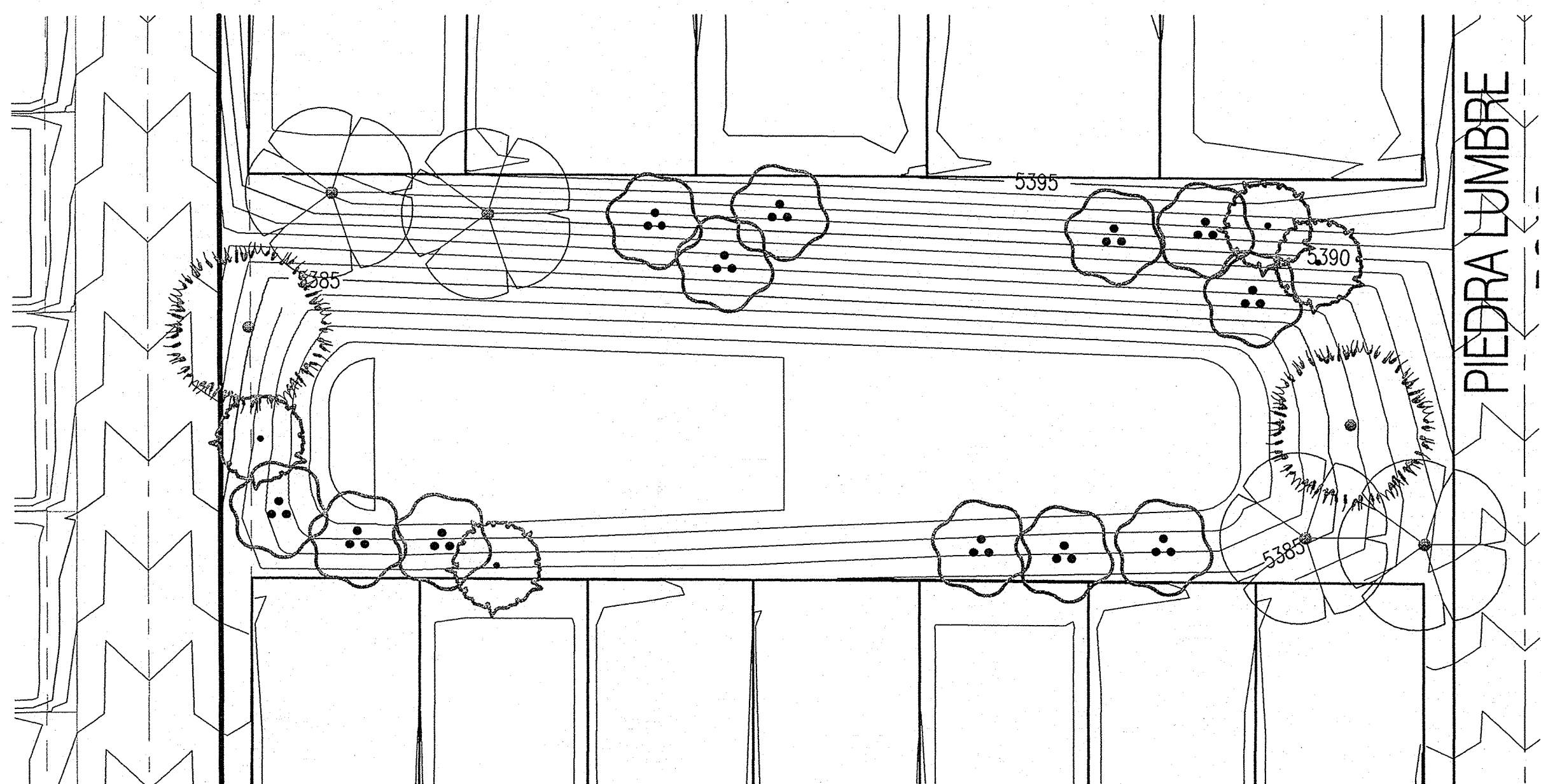


GENERAL NOTES

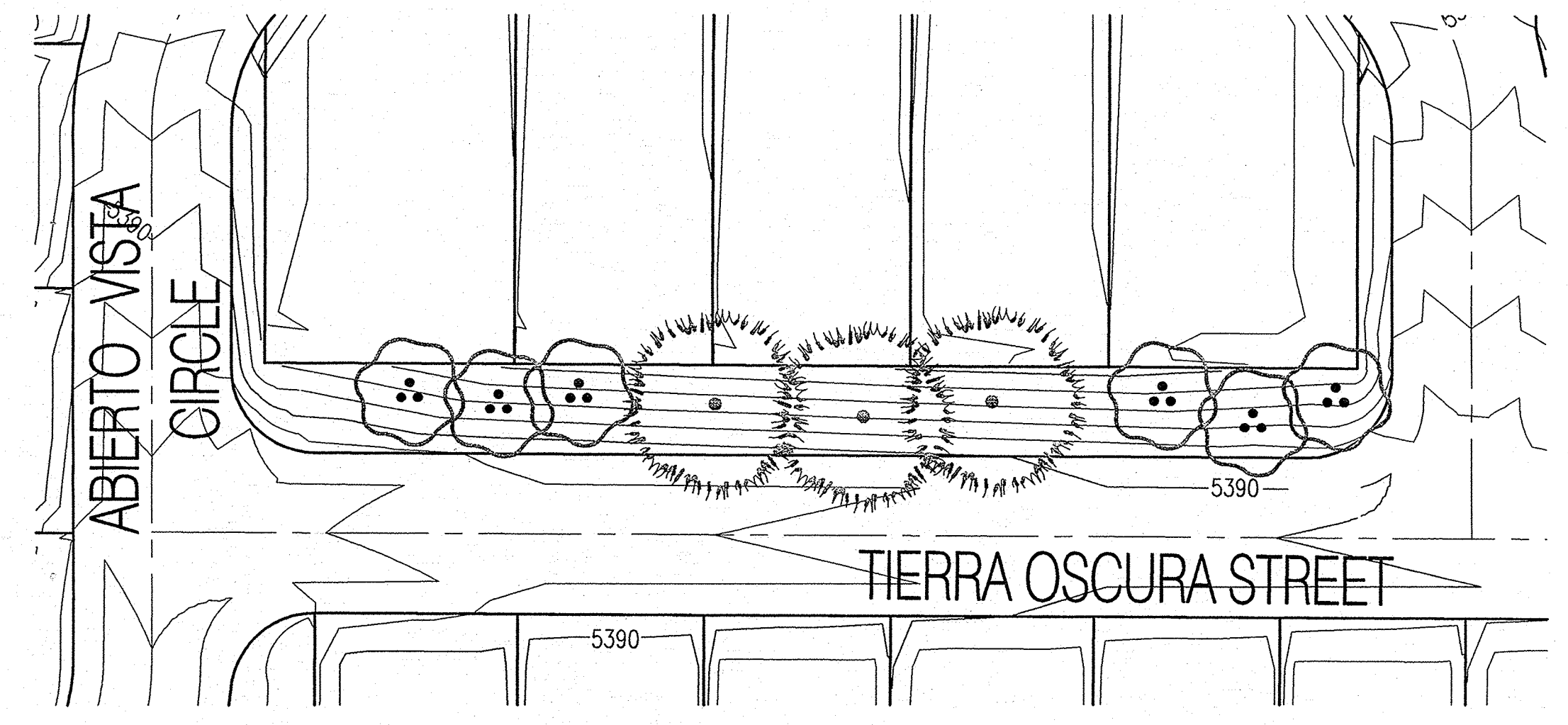
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION.
2. LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
3. INSTALL 3"-6" COBBLE OVER FILTER FABRIC ON SLOPED AREAS OF 5:1 OR GREATER.
4. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE LANDSCAPING GENERAL STANDARDS PER THE VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN, INCLUDING A PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.
5. A MINIMUM OF 80% OF THE NEW PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF PROPOSED LANDSCAPE TO BE HIGH WATER USE TURF.
6. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER.
7. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



PLANTING DETAIL



TRACT 1
SCALE: 1"=40'



TRACT 3
SCALE: 1"=40'

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	5	Pinus nigra / Austrian Black Pine	8'-10'	Medium	25'
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	4	Crataegus phaenopyrum / Washington Hawthorn	2" B&B	Medium+	20'
SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	0	Fraxinus oxycarpa "Raywood" / Raywood Ash	2" B&B	Medium+	25'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	4	Fallugia paradoxa / Apache Plume	5 gal	Low	7'
	18	Chamisa Nauseosus / Rubber Rabbitbush	5 gal	Medium	8'
TURF	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
		Gamma / Kentucky Bluegrass	Roll	High	