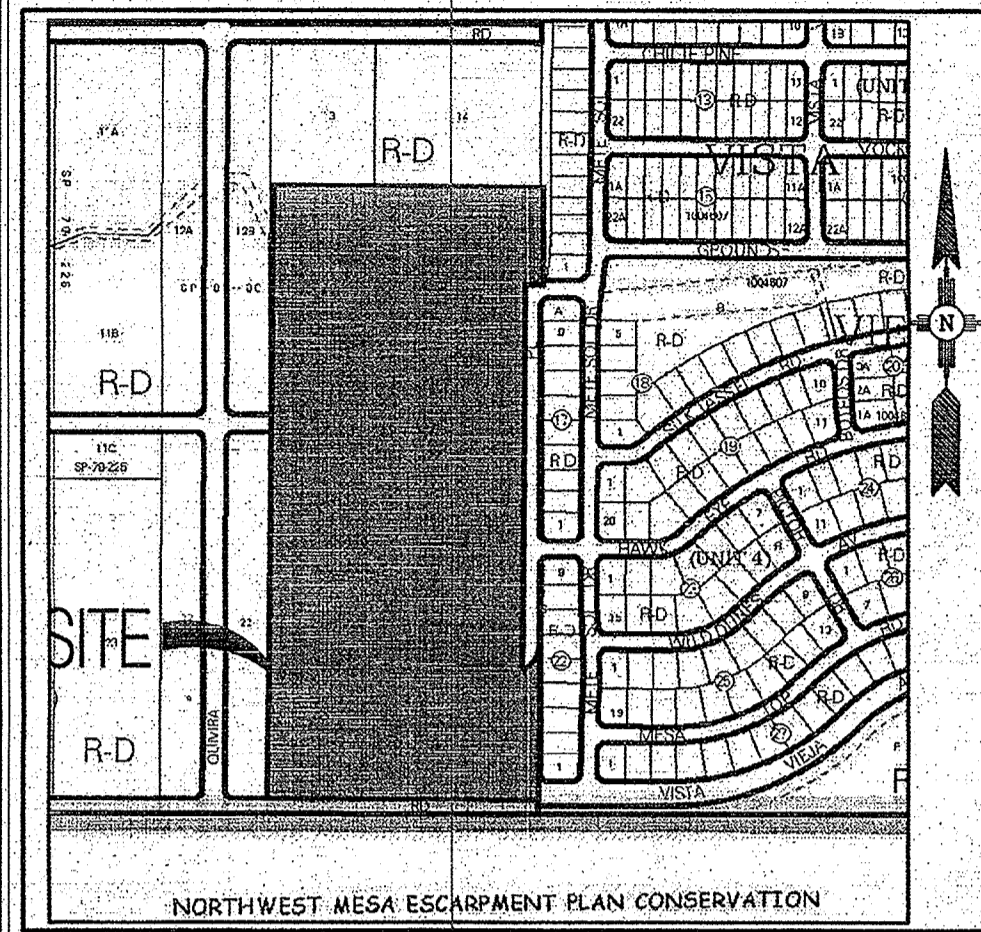


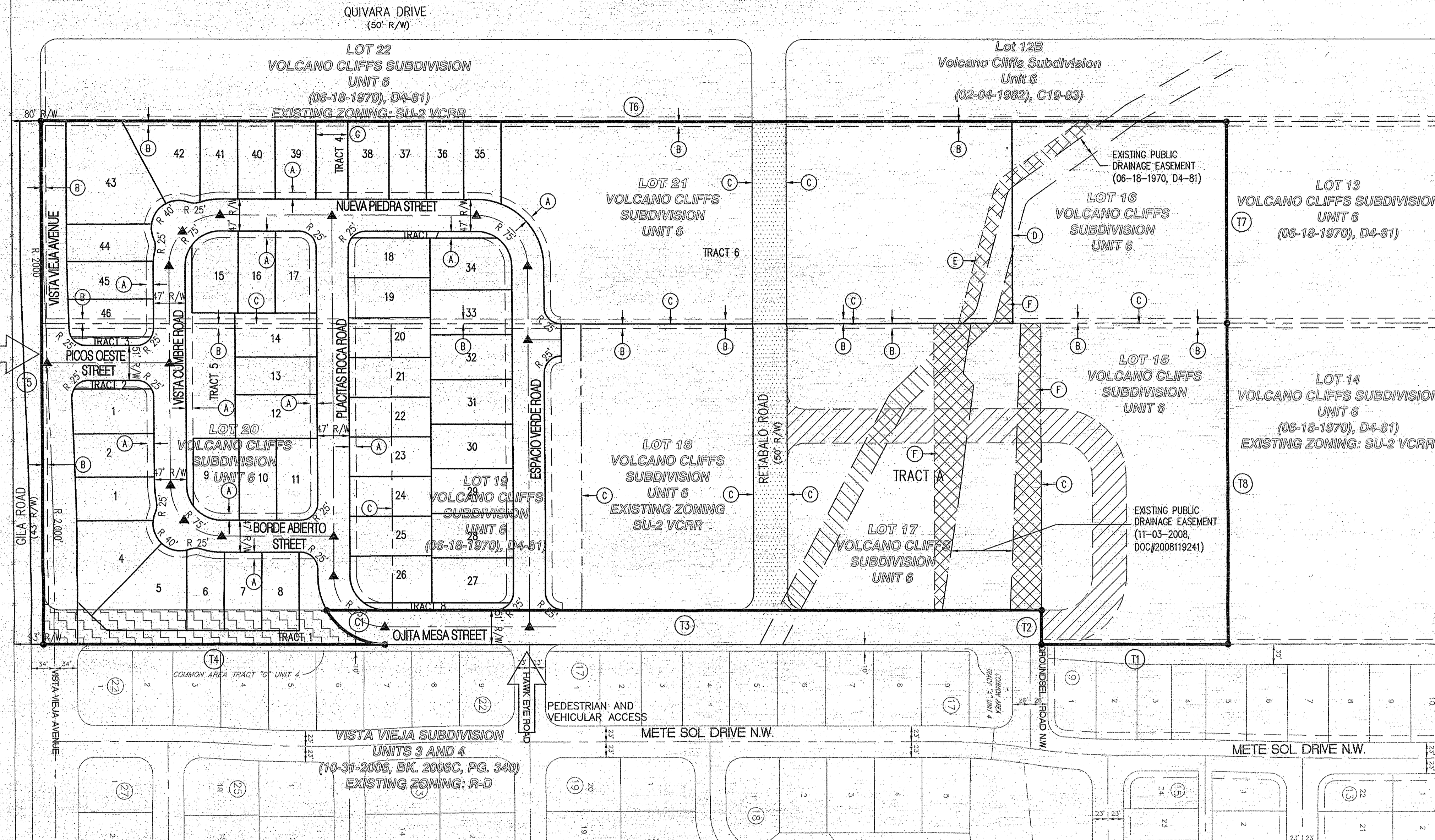
SITE DEVELOPMENT PLAN FOR SUBDIVISION MONTECITO WEST UNIT 1



SCALE: 1" = 1000'

| ID | ARC | RADIUS | DELTA | TANGENT |
|----|---------|--------|-----------|---------|
| C1 | 103.29° | 99.49' | 59°29'05" | 56.84' |

| ID | BEARING | LENGTH |
|----|-------------|----------|
| T1 | S00°17'06"W | 274.13' |
| T2 | N89°52'58"W | 50.00' |
| T3 | S00°17'06"W | 1051.95' |
| T4 | S00°17'06"W | 502.12' |
| T5 | N89°55'12"E | 768.42' |
| T6 | N00°20'19"E | 1743.69' |
| T7 | S89°53'11"E | 296.41' |
| T8 | S89°53'11"E | 470.38' |

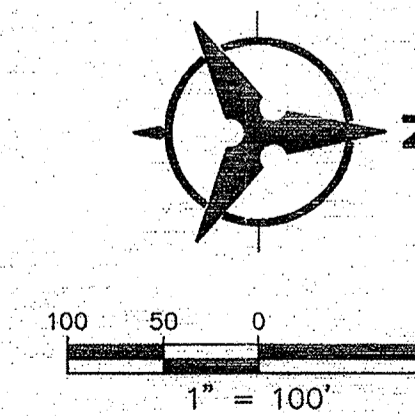


| | |
|--|---------------|
| TOTAL ACREAGE | 29.5439 ACRES |
| TRACT A, SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2 | 12.1241 ACRES |
| MONTECITO WEST UNIT 1 | 17.4198 ACRES |
| LOTS, STREETS, HOA TRACTS | 12.0795 ACRES |
| TRACTS 4-6, PARCELED COMMONS AREA | 5.3403 ACRES |
| % PARCELED COMMONS AREA OPEN SPACE | 30.66% |
| NUMBER OF LOTS | 46 |
| DENSITY | 2.6 DU/AC |

- PORTION OF RETABALO ROAD TO BE VACATED WITH THIS PLAT
- PORTION OF ALBERICOQUE PLACE TO BE VACATED WITH THIS PLAT
- EXISTING ROADWAY EASEMENT TO BE VACATED WITH THIS PLAT
- PORTION OF EXISTING DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT

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) FLOATING PUBLIC DRAINAGE EASEMENT TO BE DEFINED AT FINAL PLAT
- (F) PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (G) 47' PUBLIC ROADWAY EASEMENT GRANTED WITH THIS PLAT



LEGAL DESCRIPTION

Lots 15-21, together with a portion of vacated Retabalo Road and Albericoque Place 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.

GENERAL NOTES

- EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL
PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL
PROPOSED DEVELOPMENT USE: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 17.42 AC
NUMBER OF LOTS: 46
PROPOSED DENSITY: 2.6 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'
MINIMUM LOT AREA: 6,050 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VIEJA AVENUE.
- TRACTS 4 AND 5 SHALL BE DESIGNATED AS PRIVATE PARCELED COMMONS AREA. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA AND HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS.
- TRACT 6 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.
- TRACTS 1-3 AND 7-8 SHALL BE OWNED AND MAINTAINED BY THE MONTECITO WEST HOA.
- TRACT A IS A REMAINDER PARCEL TO BE SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2.
- APPLICABLE PLANS: VOLCANO CLIFFS SECTOR DEVELOPMENT PLAN, WESTSIDE STRATEGIC PLAN.
- MAXIMUM BUILDING HEIGHT: 18' (26' FOR 50% OF BUILDING FOOTPRINT)
- BUILDING SETBACK:
FRONT: 15' MIN (20' AT DRIVEWAYS)
REAR: 15' MIN
SIDE: 0' (5' AT PCD BOUNDARY)
- 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 | 0.69 MILES |
| NO. OF EXISTING LOTS | 6 |
| NO. OF LOTS CREATED | 46 |
| NO. OF HOA TRACTS CREATED | 6 |
| NO. OF PRIVATE COMMONS AREA TRACTS CREATED | 2 |
| NO. OF REMAINDER TRACTS CREATED | 1 |

PROJECT NUMBER: _____

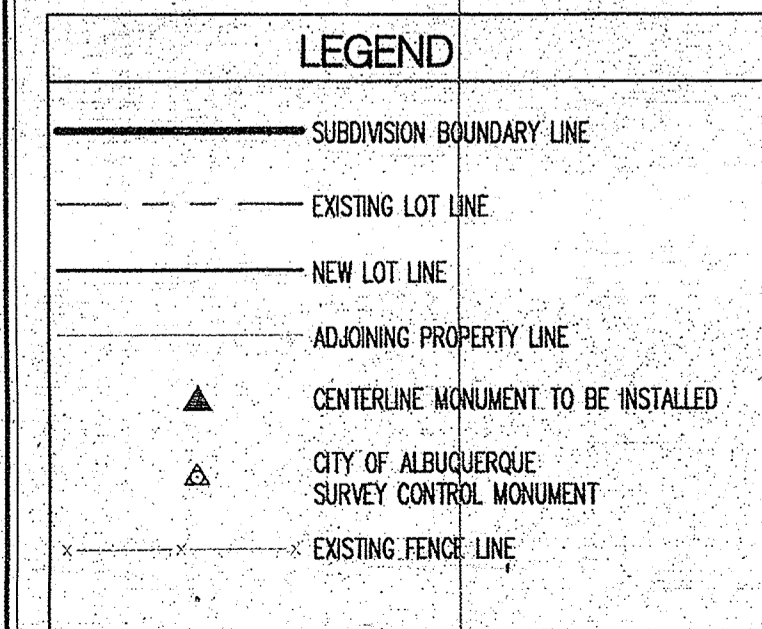
Application Number: _____

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.

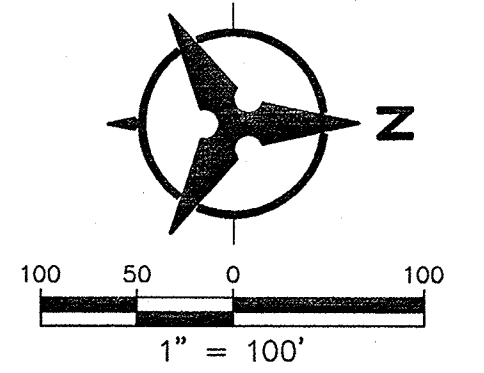
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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 | _____ |

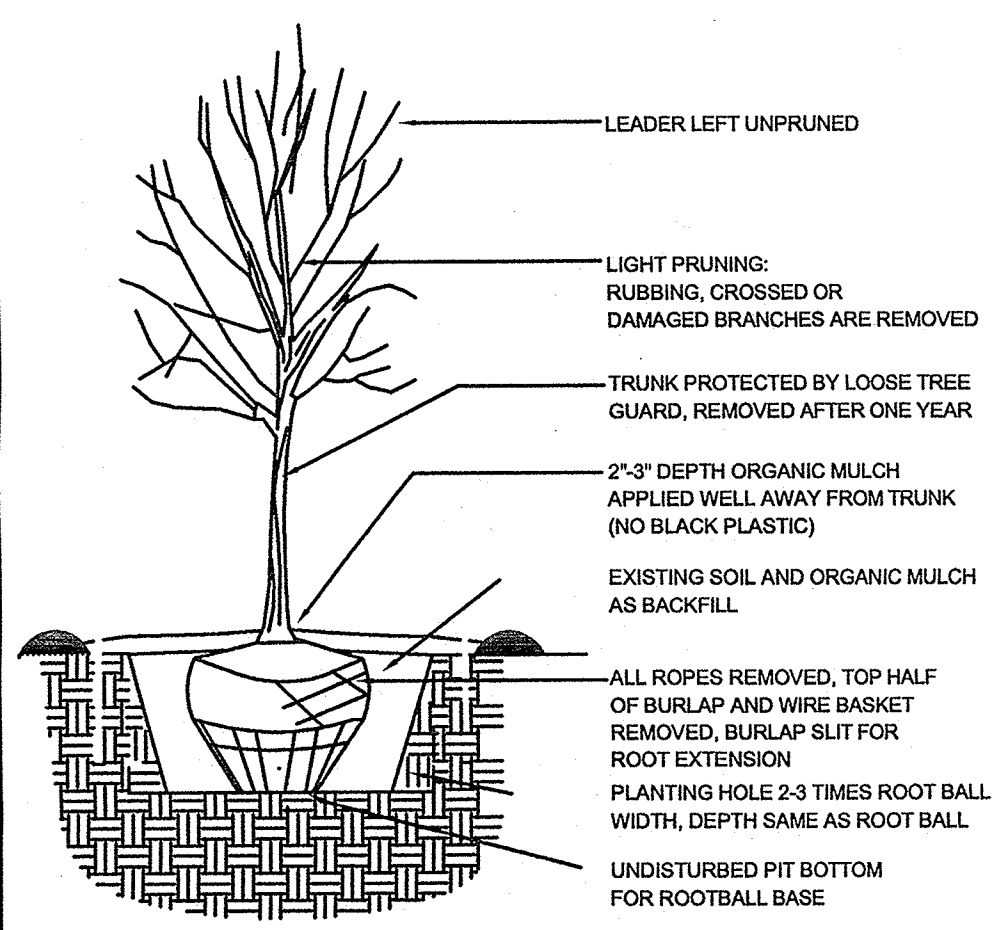
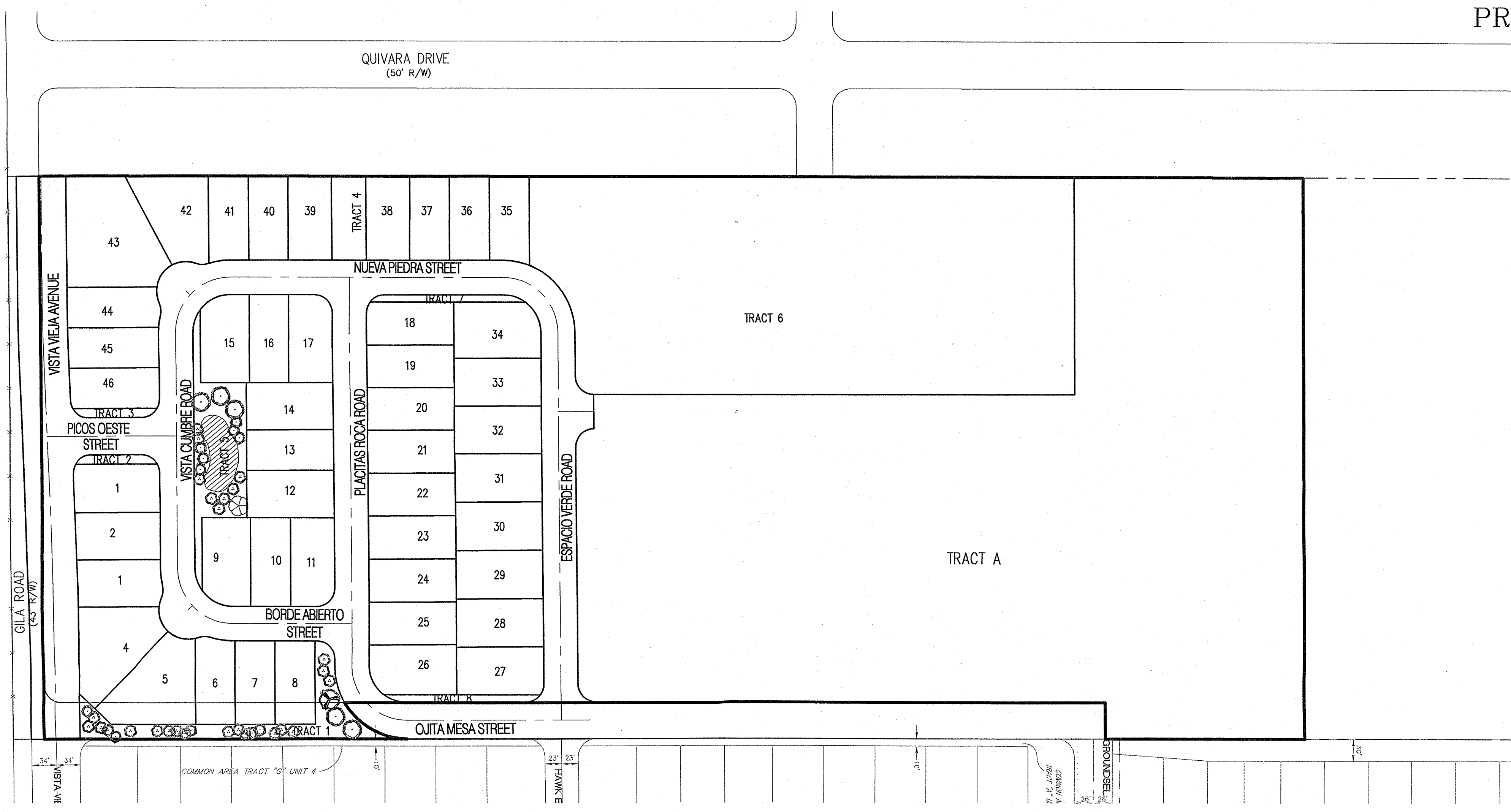
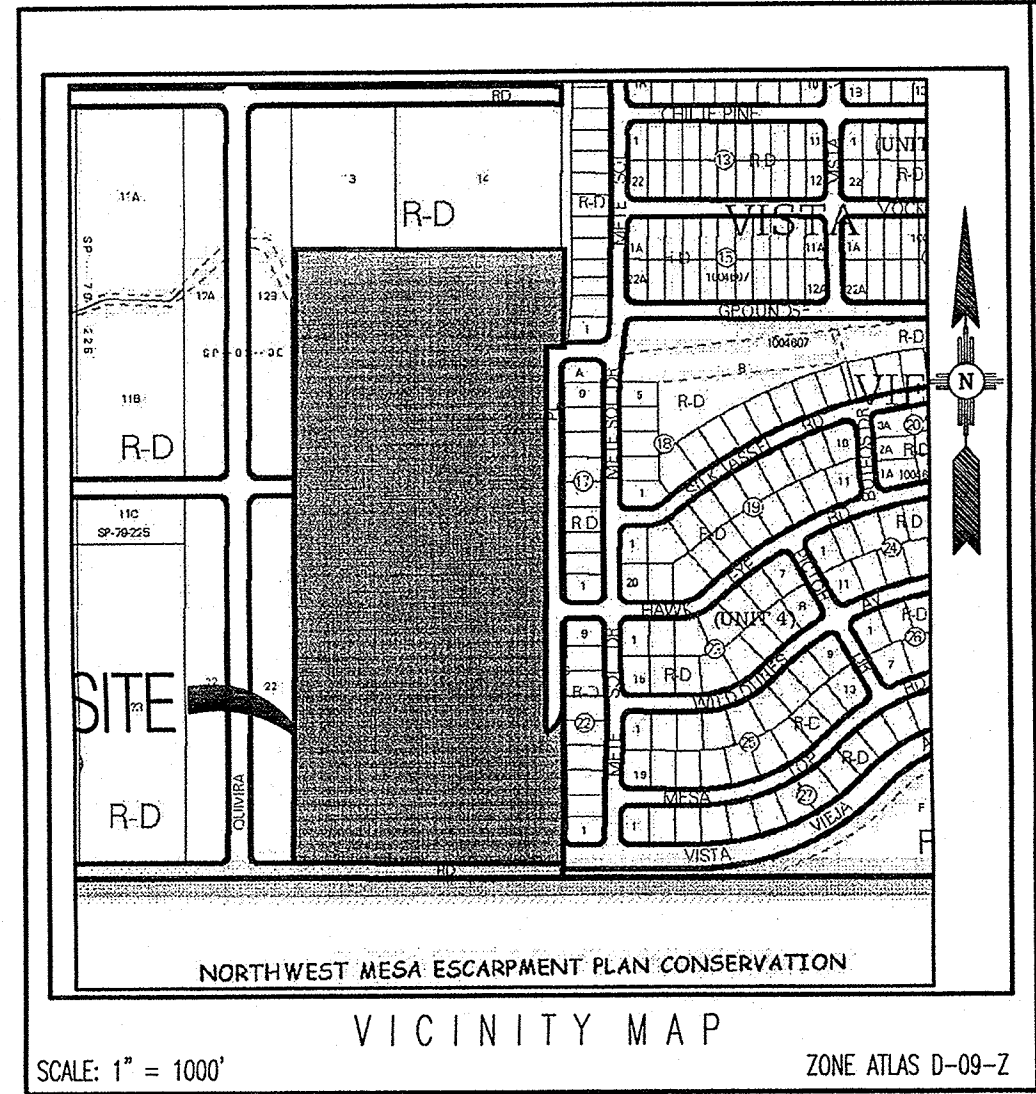


MONTECITO WEST UNIT 1 PRIVATE PARCELED COMMON AREAS LANDSCAPE PLAN



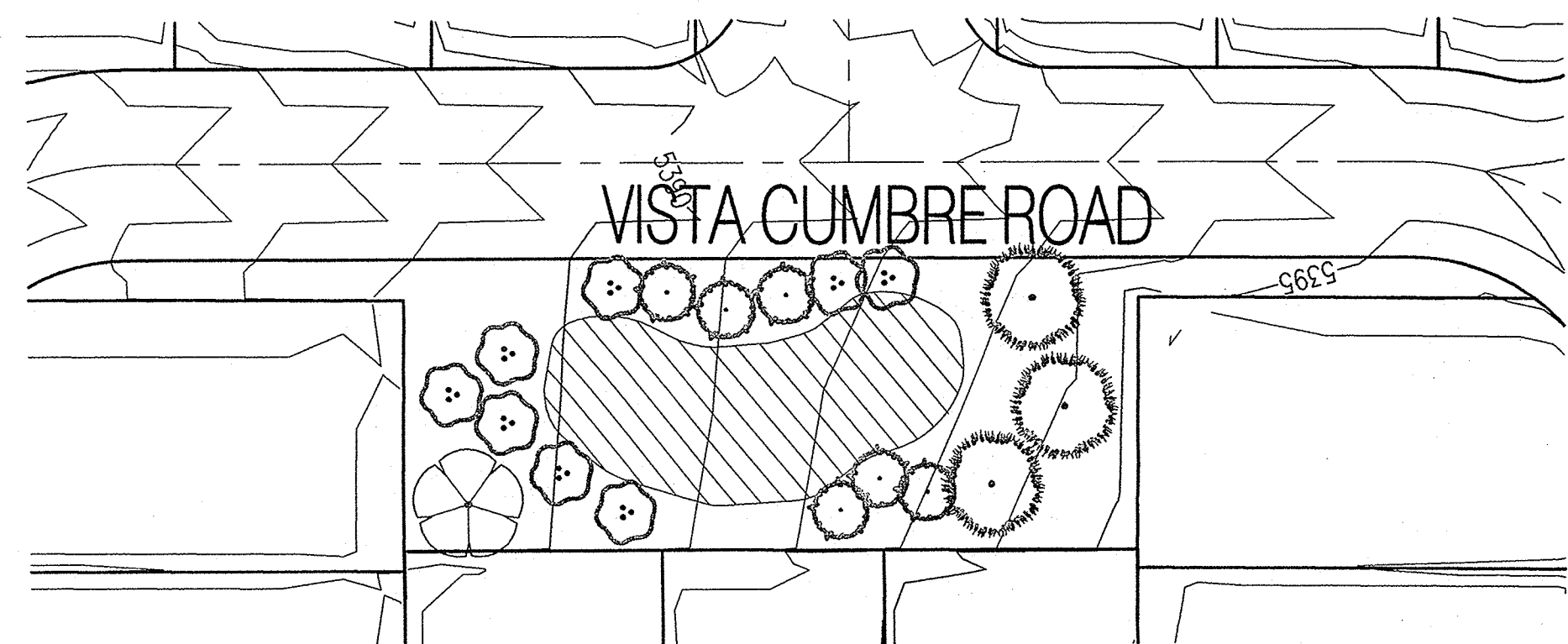
GENERAL NOTES

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.

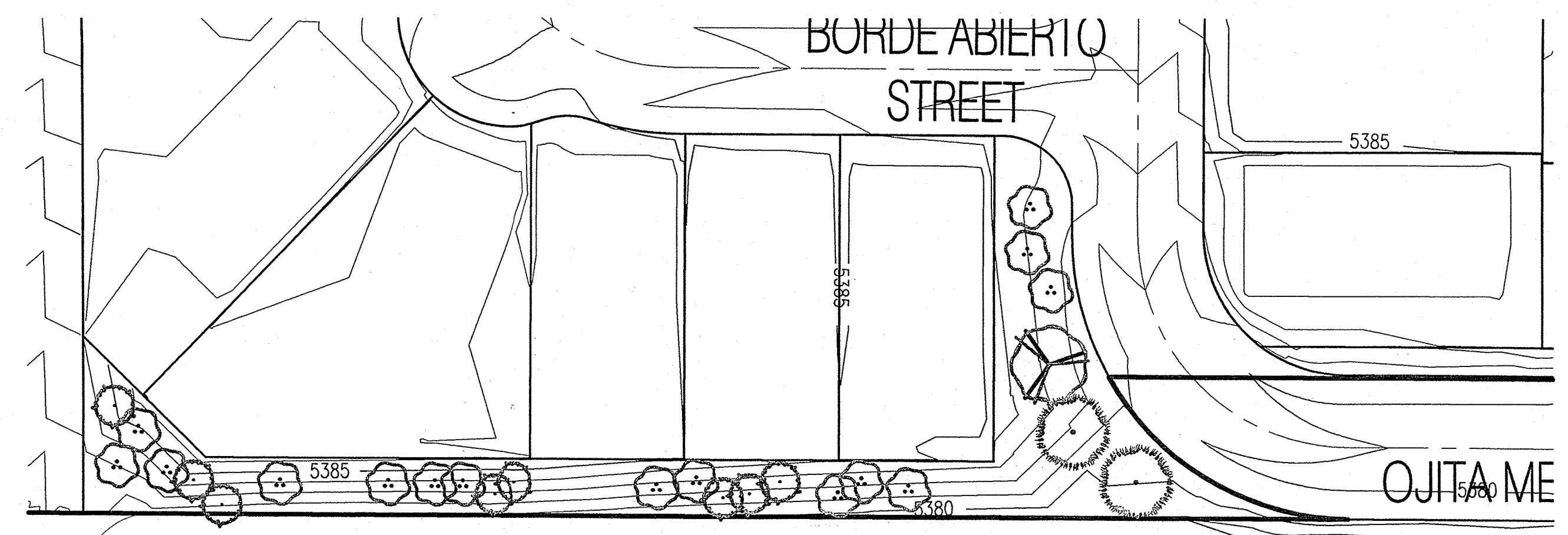


PLANTING DETAIL

NOTE: BENCH PLANTINGS INTO SLOPED AREA TO CREATE LEVEL PLANTING AREA CAPABLE OF HOLDING IRRIGATION WATER.



TRACT 5
SCALE: 1"=40'



TRACT 1
SCALE: 1"=40'

PLANT SCHEDULE

| EVERGREEN TREES | QTY | BOTANICAL NAME / COMMON NAME | SIZE | WATER | COVERAGE |
|------------------|-----|---|--------|---------|----------|
| | 3 | Pinus nigra / Austrian Black Pine | 8'-10' | Medium | 25' |
| ORNAMENTAL TREES | QTY | BOTANICAL NAME / COMMON NAME | SIZE | WATER | COVERAGE |
| | 1 | Crataegus phaenopynum / Washington Hawthorn | 2" B&B | Medium+ | 20' |
| SHADE TREES | QTY | BOTANICAL NAME / COMMON NAME | SIZE | WATER | COVERAGE |
| | 1 | Fraxinus oxycarpa "Raywood" / Raywood Ash | 2" B&B | Medium+ | 25' |
| SHRUBS | QTY | BOTANICAL NAME / COMMON NAME | SIZE | WATER | COVERAGE |
| | 14 | Fallugia paradoxa / Apache Plume | 5 gal | Low | 7' |
| | 23 | Chamisa Nauseosus / Rubber Rabbitbush | 5 gal | Medium | 8' |
| TURF | QTY | BOTANICAL NAME / COMMON NAME | SIZE | WATER | COVERAGE |
| | | Gamma / Kentucky Bluegrass | Roll | High | |