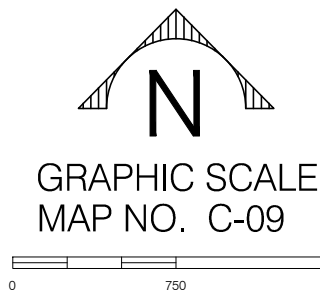


- GENERAL NOTES:
- EXISTING ZONING: SU-2/VTRD AND SU-2/VTML, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE.
 - LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE SU-2/VTRD ZONING REGULATION.
 - PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE.
 - VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY SUNLIGHT PEAK STREET TO WOODMONT.
 - ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION EXCEPT SUNLIGHT PEAK STREET WILL BE 76' RIGHT-OF-WAY AND 52' F-F.
 - UNITS 1, 2, 3, 4 AND 5 SHALL BE PLATTED SEQUENTIALLY.
 - STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
 - WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
 - PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSISTENT WITH THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS; AND SECTION 14-16-3-19 OF THE ZONING CODE; AND IS COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALL.
 - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL USE PLANTS FROM THE VTSDP PLANT LIST A ONLY.
 - LOT SIZES AND BUILDING HEIGHTS SHALL BE LIMITED PER THE VTSDP.
 - LOTS WITHIN 200' OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET WITH A MAXIMUM BUILDING HEIGHT OF 18'.
 - LOTS MORE THAN 200' UP TO 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.
 - LOTS MORE THAN 500' FROM THE MONUMENT SHALL BE A MINIMUM OF 5,000 SQUARE FEET.
 - MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE EXCEPT WITH IN 200' OF THE MONUMENT BOUNDARY.
 - TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT SERVICE MAY OCCUR AT A LATER DATE.
 - BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVENUE.
 - 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.
 - ALL BUILDINGS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR PLAN, GENERAL DESIGN STANDARDS/GENERAL REGULATIONS, E.G. TRANSPARENCY, PORCHES, COURTYARDS, GARAGES, LANDSCAPING, ETC.
 - UNIT 1, LOTS 15 AND 16 SHALL ONLY FRONT ON MOLAS ROAD.

- SEE GENERAL NOTE 17
- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE
- TYPICAL DRIVEWAY

SITE VICINITY



SITE DATA:
TOTAL DEVELOPED AREA: 26.83 AC.
ZONING: SU-2/VTRD, VOLCANO TRAILS/RESIDENTIAL DEVELOPING AREA ZONE AND SU-2/VTML, VOLCANO TRAILS/MEDIUM LOT RESIDENTIAL

PROPOSED DWELLING UNITS:

UNIT 1	31
UNIT 2	22
UNIT 3	35
UNIT 4	20
UNIT 5	19
TOTAL	127

TRACT PURPOSE

EACH TRACT SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION:

UNIT 1 TRACT A	PRIVATE OPEN SPACE
UNIT 1 TRACT B	PRIVATE OPEN SPACE
UNIT 1 TRACT C	PRIVATE OPEN SPACE
UNIT 1 TRACT D	PRIVATE OPEN SPACE
UNIT 1 TRACT E	PRIVATE OPEN SPACE
UNIT 1 TRACT F	PRIVATE OPEN SPACE
UNIT 2 TRACT A	PRIVATE OPEN SPACE
UNIT 2 TRACT B	PRIVATE OPEN SPACE
UNIT 5 TRACT A	PRIVATE OPEN SPACE
UNIT 5 TRACT B	PRIVATE OPEN SPACE

LEGAL DESCRIPTION:
TRACT 7 AND 8 AT 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, 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: 1004606
APPLICATION NUMBER: 14DRB-70202

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

DURANGO

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

