

TRAFFIC CERTIFICATION

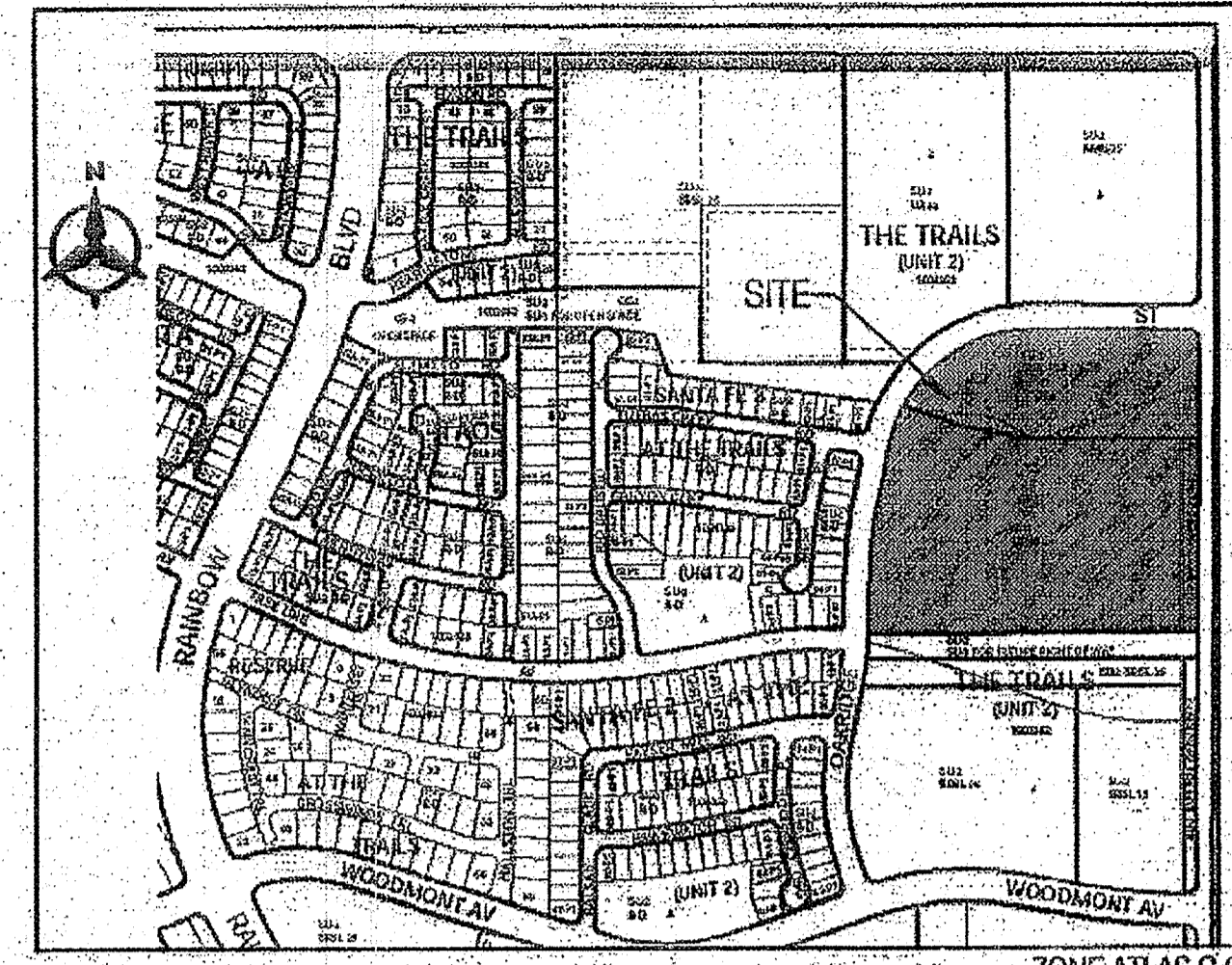
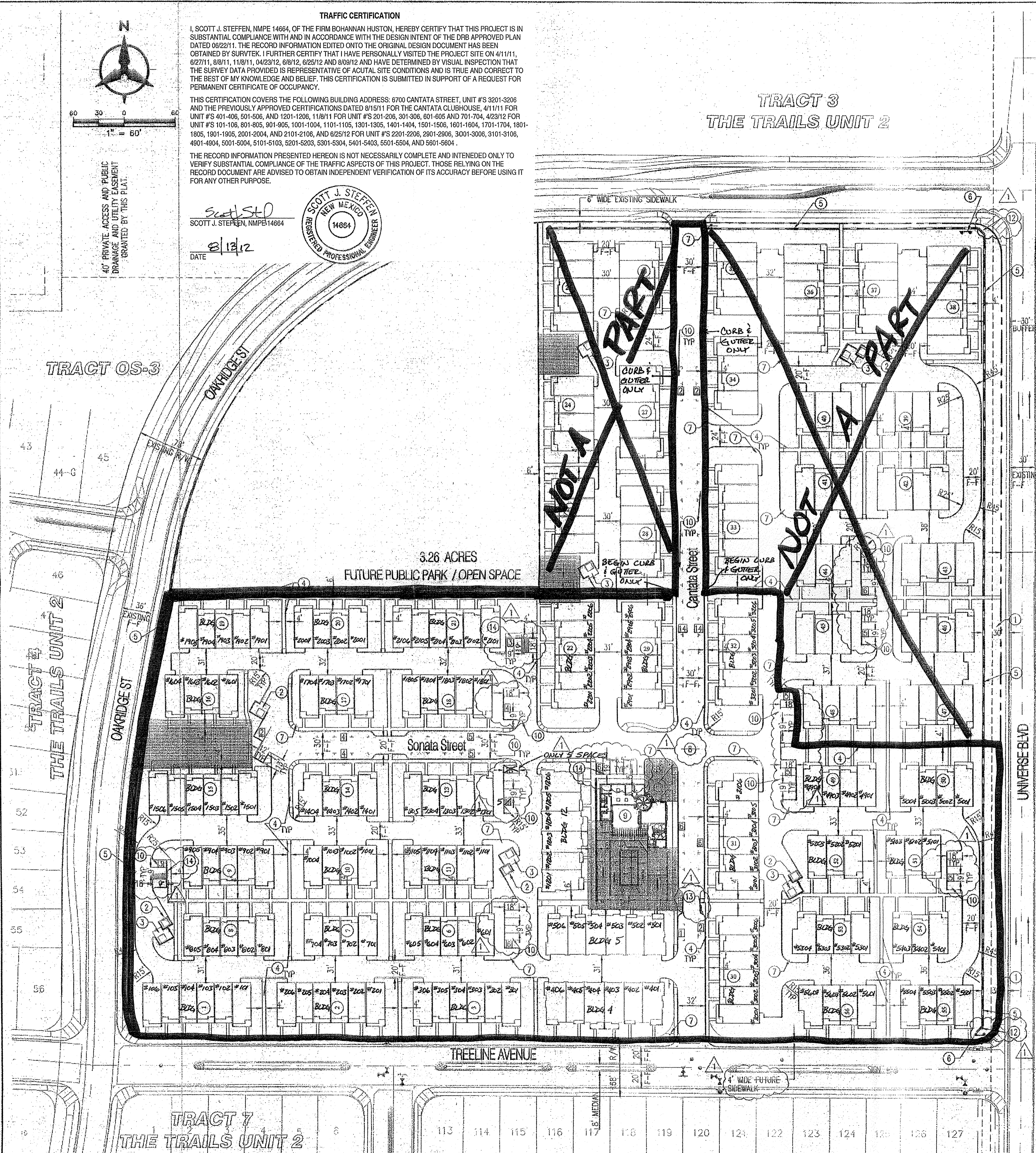
I, SCOTT J. STEFFEN, NMPE 14864, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 06/22/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11, 6/27/11, 8/8/11, 11/8/11, 04/23/12, 6/8/12, 6/25/12 AND 8/09/12 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION COVERS THE FOLLOWING BUILDING ADDRESS: 6700 CANTATA STREET, UNIT #'S 3201-3206 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 8/15/11 FOR THE CANTATA CLUBHOUSE, 4111/11 FOR UNIT #'S 401-406, 501-506, AND 1201-1206, 11/8/11 FOR UNIT #'S 201-206, 301-306, 601-605 AND 701-704, 4/23/12 FOR UNIT #'S 101-106, 801-805, 901-905, 1001-1004, 1101-1105, 1301-1305, 1401-1404, 1501-1506, 1601-1604, 1701-1704, 1805, 1901-1905, 2001-2004, AND 2101-2106, AND 6/25/12 FOR UNIT #'S 2201-2206, 2901-2906, 3001-3006, 3101-3106, 4901-4904, 5001-5004, 5101-5103, 5201-5203, 5301-5304, 5401-5403, 5501-5504, AND 5601-5604.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN
 SCOTT J. STEFFEN, NMPE 14864
 DATE: 8/12/12
 REGISTERED PROFESSIONAL ENGINEER
 14864

**TRACT 3
 THE TRAILS UNIT 2**



SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS R2. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (6) SIX-FLEX BUILDINGS; (11) FIVE-FLEX BUILDINGS; (22) FOUR-FLEX BUILDINGS; AND (7) THREE-FLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

- 16 TOTAL (1) SIX-FLEX ELEVATION WITH 6 TWO-STORY UNITS
- (2) SIX-FLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
- 11 TOTAL (1) FIVE-FLEX ELEVATION WITH 5 TWO-STORY UNITS
- (1) FIVE-FLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
- 22 TOTAL (1) FOUR-FLEX ELEVATION WITH 4 TWO-STORY UNITS
- (2) FOUR-FLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
- 7 TOTAL (1) THREE-FLEX ELEVATION WITH 3 TWO-STORY UNITS
- (1) THREE-FLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE: 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
 APPROXIMATE DENSITY = 14.6 D.U./ACRE

PRIVATE OPEN SPACE
 REQUIRED - 60 SF PER UNIT 15,600 SF
 PROVIDED - 38,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
 REQUIRED - 80 SF PER UNIT 20,800 SF
 PROVIDED - 23,161 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO RASER DEL NORTE NORTH OF THE PROJECT. EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENTANA RANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM. THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

INTERNAL CIRCULATION:
 INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
 SETBACK - STREET FACING: 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.
 INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS
 REQUIRED:

106 ONE BEDROOM UNITS AT 1.0/PER	106 SPACES
98 TWO BEDROOM UNITS AT 1.5/PER	147 SPACES
56 THREE BEDROOM UNITS AT 2.0/PER	112 SPACES
TOTAL REQUIRED	365 SPACES

PROVIDED:

GARAGE PARKING	414 SPACES
GUEST PARKING	58 SPACES
ON-STREET PARKING	65 SPACES
TOTAL PROVIDED	535 SPACES

ALL 3 BEDROOM UNITS
 REQUIRED:

260 THREE BEDROOM UNITS AT 2.0/PER	520 SPACES
TOTAL REQUIRED	520 SPACES

PROVIDED:

GARAGE PARKING	520 SPACES
GUEST PARKING	58 SPACES
ON-STREET PARKING	65 SPACES
TOTAL PROVIDED	641 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002662
 APPLICATION NUMBER:
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG 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:

N/A	DATE
NEW MEXICO UTILITIES	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6/27/07
Page & Assoc	6-27-07
UTILITY APPROVALS	DATE
Christina Santoval	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
Budli J. Bingham	10/5/07
CITY ENGINEER/JANEA	DATE
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (coord/lead)	DATE
Michael Heltz	6/29/07
SOLID WASTE MANAGEMENT	DATE
DM Watson	10/5/07
DD CHARRISON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- 1 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
- 2 REFUSE ENCLOSURE (11 PROVIDED)
- 3 REFUSE RECYCLE STATION (2 PROVIDED)
- 4 SIDEWALK WIDTH DIMENSIONED
- 5 PERIMETER WALL
- 6 TEMPORARY CONSTRUCTION SIGN
- 7 STOP SIGN
- 8 HARDSCAPE ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK
- 12 WALL SIGN
- 13 DIRECTORY SIGN
- 14 CURB FLUSH WITH PAVEMENT WHEEL STRIPS

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

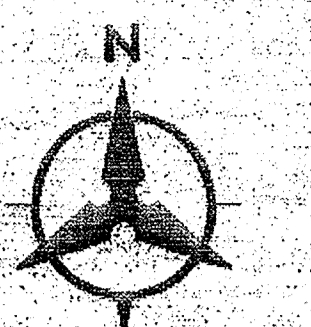
Prepared for:
 CANTATA AT THE TRAILS INC.
 7007 Jefferson St. NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109
 8/22/07

AA REVISION 4-15-11

DRB ADMINISTRATIVE
 SITE PLAN APPROVAL
 PROJECT NO. 1002662
 APPLICATION NO. 1002662
 DATE 8/22/07
 PLANNING DIRECTOR

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4595
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

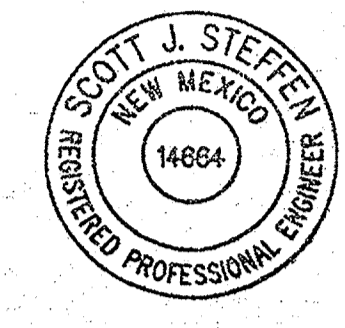


TRAFFIC CERTIFICATION
 I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 06/22/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVEX, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11, 6/27/11, 8/8/11, 11/8/11, 04/23/12, 6/8/12 AND 8/22/12 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

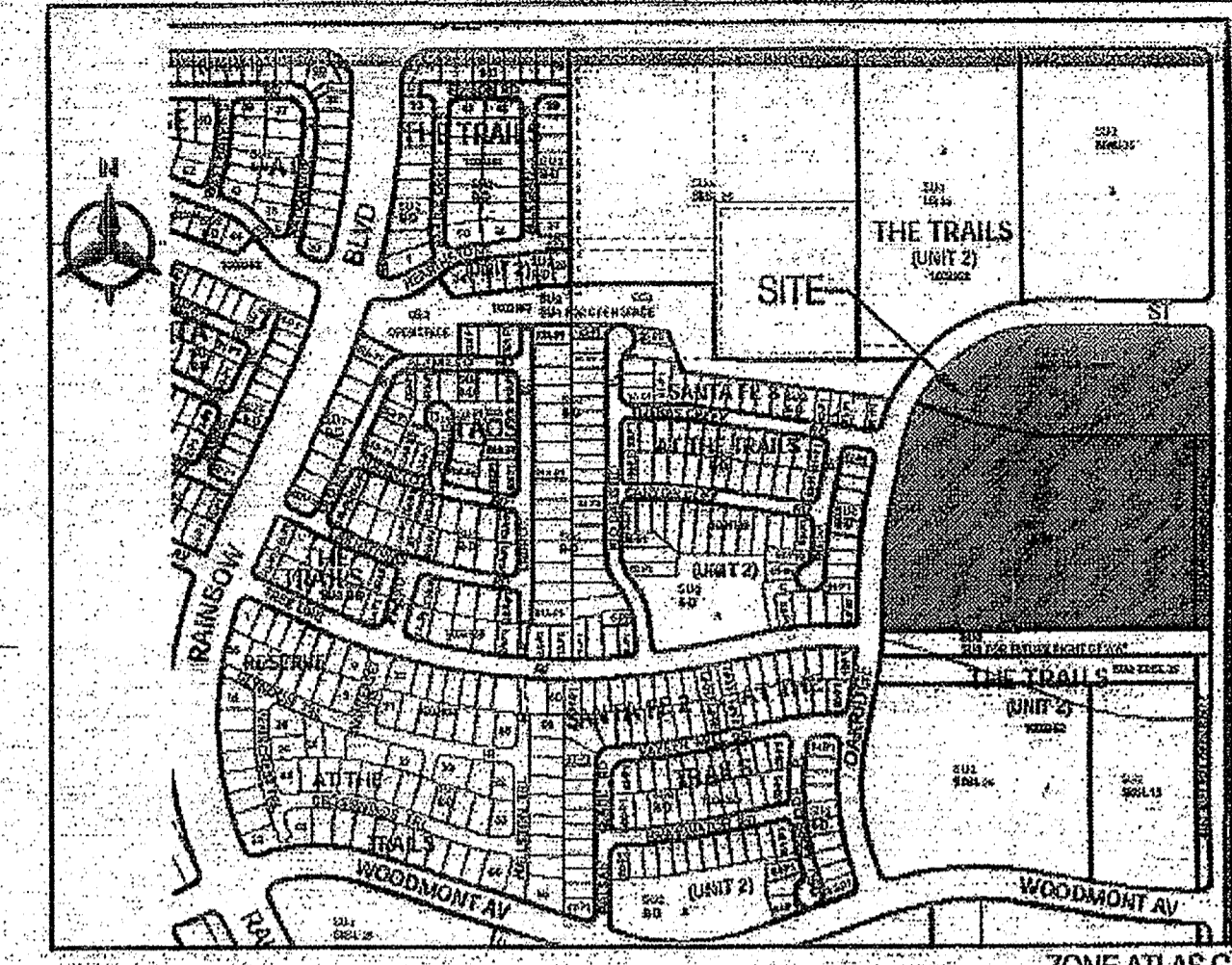
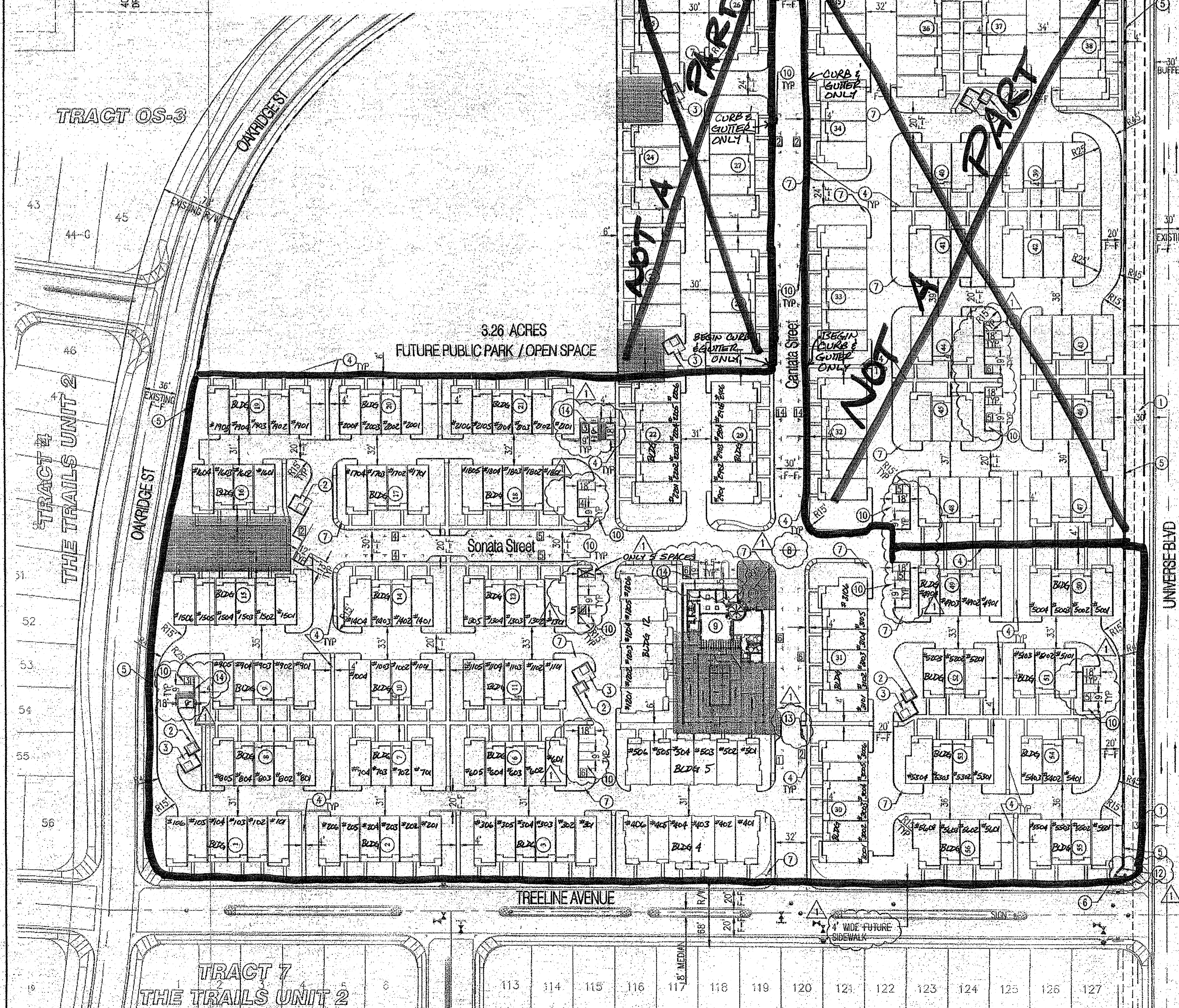
THIS CERTIFICATION COVERS THE FOLLOWING BUILDING ADDRESS: 6700 CANTATA STREET, UNIT #'S 2201-2206, 2901-2906, 3001-3006, 3101-3106, 4801-4804, 5001-5004, 5101-5106, 5201-5203, 5301-5304, 5401-5403, 5501-5504, AND 5601-5604 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 8/19/11 FOR THE CANTATA CLUBHOUSE, 4/11/11 FOR UNIT #'S 401-406, 501-506, AND 1201-1206, 11/4/11 FOR UNIT #'S 201-206, 301-306, 601-605 AND 701-704, AND 4/23/12 FOR UNIT #'S 101-106, 801-805, 901-905, 1001-1004, 1101-1105, 1301-1305, 1401-1404, 1501-1506, 1601-1604, 1701-1704, 1801-1805, 1901-1905, 2001-2004, AND 2101-2106.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN
 NMPE 14664
 DATE: 6/25/12



**TRACT 3
 THE TRAILS UNIT 2**



SITE VICINITY MAP

SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS RD. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-PLEX BUILDINGS; (11) FIVE-PLEX BUILDINGS; (22) FOUR-PLEX BUILDINGS; AND (7) THREE-PLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

- 16 TOTAL (1) SIX-PLEX ELEVATION WITH 6 TWO-STORY UNITS
- (2) SIX-PLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
- 11 TOTAL (1) FIVE-PLEX ELEVATION WITH 5 TWO-STORY UNITS
- (1) FIVE-PLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
- 22 TOTAL (1) FOUR-PLEX ELEVATION WITH 4 TWO-STORY UNITS
- (2) FOUR-PLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
- 7 TOTAL (3) THREE-PLEX ELEVATION WITH 3 TWO-STORY UNITS
- (1) THREE-PLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
 APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE
 REQUIRED - 60 SF PER UNIT 15,600 SF
 PROVIDED - 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
 REQUIRED - 80 SF PER UNIT 20,800 SF
 PROVIDED - 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES-AT-ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO RASES DEL NORTE NORTH OF THE PROJECT SITE. EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND MONTANA RANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM. THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

INTERNAL CIRCULATION:
 INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
 SETBACK - STREET FACING: 5' MIN, 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.
 INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS REQUIRED:

106 ONE BEDROOM UNITS AT 1.0/PER	106 SPACES
98 TWO BEDROOM UNITS AT 1.5/PER	147 SPACES
56 THREE BEDROOM UNITS AT 2.0/PER	112 SPACES
TOTAL REQUIRED	365 SPACES

PROVIDED:

GARAGE PARKING	414 SPACES
GUEST PARKING	58 SPACES
ON-STREET PARKING	95 SPACES
TOTAL PROVIDED	535 SPACES

ALL 3 BEDROOM UNITS REQUIRED:

260 THREE BEDROOM UNITS AT 2.0/PER	520 SPACES
TOTAL REQUIRED	520 SPACES

PROVIDED:

GARAGE PARKING	520 SPACES
GUEST PARKING	58 SPACES
ON-STREET PARKING	95 SPACES
TOTAL PROVIDED	644 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
 APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG 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:

N/A	DATE
NEW MEXICO UTILITIES	
M. S.	6-27-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
J. Lee	6-27-07
UTILITY APPROVALS	
Christina Sandoval	6/27/07
PARKS AND RECREATION DEPARTMENT	
Bud L. Ruyshon	10/5/07
CITY ENGINEER/AMFACA	
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	
Michael Hatten	6/29/07
SOLID WASTE MANAGEMENT	
M. Hatten	10/26/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- 1 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
- 2 REFUSE ENCLOSURE (11 PROVIDED)
- 3 REFUSE RECYCLE STATION (2 PROVIDED)
- 4 SIDEWALK WIDTH DIMENSIONED
- 5 PERIMETER WALL
- 6 TEMPORARY CONSTRUCTION SIGN
- 7 STOP SIGN
- 8 HARDSHARE ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK
- 12 WALL SIGN
- 13 DIRECTORY SIGN
- 14 CURB FLUSH WITH PAVEMENT W/ WHEEL STOPS

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

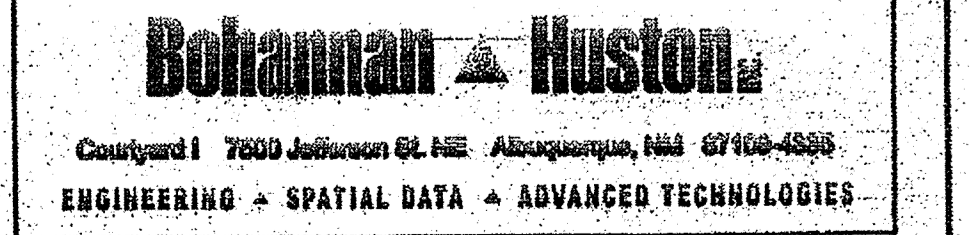
CANTATA AT THE TRAILS

Prepared for:
 CANTATA AT THE TRAILS INC,
 7007 Jefferson St. NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109
 8/22/07

AA REVISION 4-15-11

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
 PROJECT NO. 1002962
 APPLICATION NO. AA 7007A
 DATE 8/22/11
 PLANNING DIRECTOR



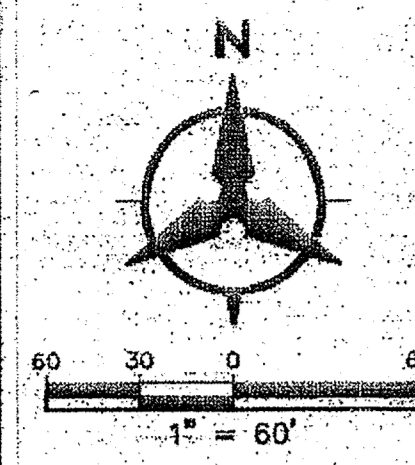
TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 08/22/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVITEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11, 6/27/11, 8/8/11, 11/8/11, 04/23/12 AND 08/02/12 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION COVERS THE FOLLOWING BUILDING ADDRESS: 6700 CANTATA STREET, UNIT #S 2201-2206, 2901-2906, 3001-3008, 3101-3108, 4901-4904, 5001-5004, 5101-5103, 5201-5203, 5301-5304, 5401-5403, 5501-5504, AND 5601-5604 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 8/16/11 FOR THE CANTATA CLUBHOUSE, 4/11/11 FOR UNIT #S 401-406, 501-506, AND 1201-1206, 11/14/11 FOR UNIT #S 201-206, 301-306, 601-605 AND 701-704, AND 4/23/12 FOR UNIT #S 101-106, 801-805, 901-905, 1001-1004, 1101-1105, 1301-1305, 1401-1404, 1501-1506, 1601-1604, 1701-1704, 1801-1805, 1901-1905, 2001-2004, AND 2101-2106.

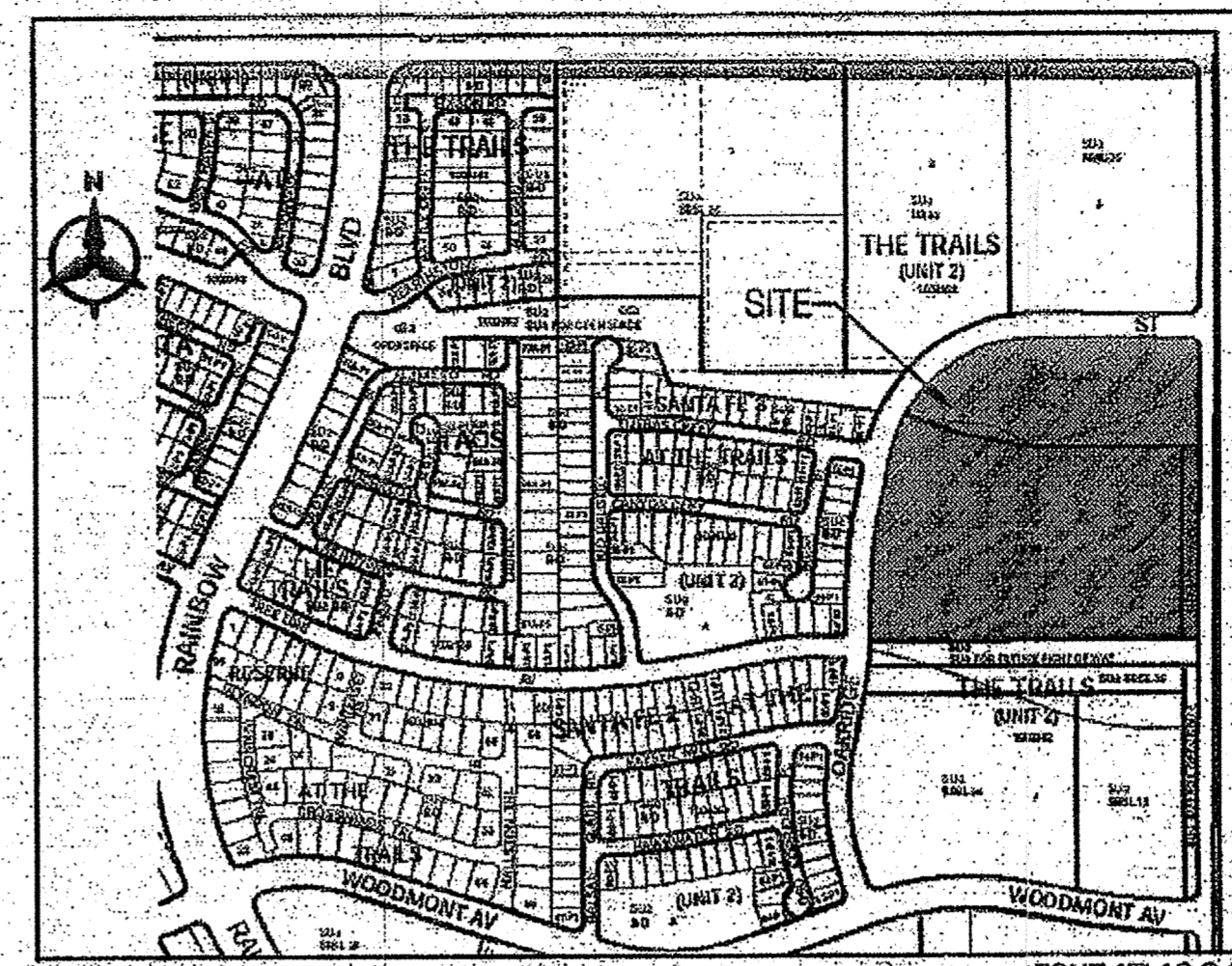
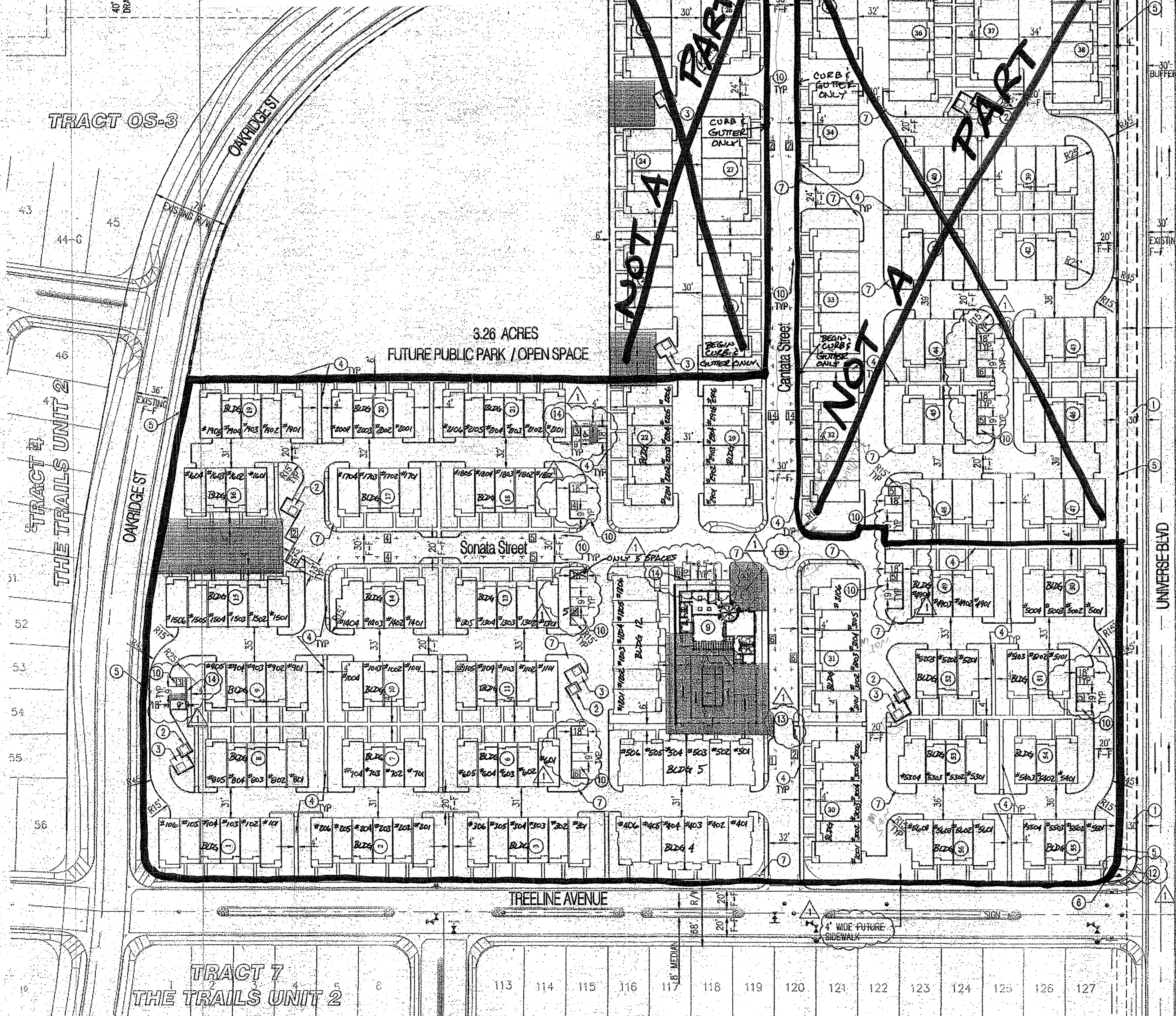
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN AN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN
 REGISTERED PROFESSIONAL ENGINEER
 14684
 DATE: 6/11/12



40' PRIVATE ACCESS AND PUBLIC
 DRAINAGE AND UTILITY EASEMENT
 GRANTED BY THIS PLAN.

**TRACT 3
 THE TRAILS UNIT 2**



SITE VICINITY MAP

SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.6 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT 6, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS R-2. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-PLEX BUILDINGS; (11) FIVE-PLEX BUILDINGS; (22) FOUR-PLEX BUILDINGS; AND (7) THREE-PLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

- 16 TOTAL (1) SIX-PLEX ELEVATION WITH 6 TWO-STORY UNITS
- (2) SIX-PLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
- 11 TOTAL (1) FIVE-PLEX ELEVATION WITH 5 TWO-STORY UNITS
- (2) FIVE-PLEX ELEVATIONS WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
- 22 TOTAL (1) FOUR-PLEX ELEVATION WITH 4 TWO-STORY UNITS
- (2) FOUR-PLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
- 7 TOTAL (1) THREE-PLEX ELEVATION WITH 3 TWO-STORY UNITS
- (2) THREE-PLEX ELEVATIONS WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
 APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE
 REQUIRED - 60 SF PER UNIT 15,600 SF
 PROVIDED - 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
 REQUIRED - 80 SF PER UNIT 20,800 SF
 PROVIDED

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD., IN TWO LOCATIONS, AND TREELINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO RASES DEL NORTE, NORTH OF THE PROJECT. SITE-EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENUTAMA RANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM; THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

INTERNAL CIRCULATION:
 INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (OF VARIOUS LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
 SETBACK - STREET FACING: 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS REQUIRED:

106 ONE BEDROOM UNITS AT 1.0/PER	106 SPACES
98 TWO BEDROOM UNITS AT 1.5/PER	147 SPACES
56 THREE BEDROOM UNITS AT 2.0/PER	112 SPACES
TOTAL REQUIRED	365 SPACES

PROVIDED:

GARAGE PARKING	414 SPACES
GUEST PARKING	56 SPACES
ON-STREET PARKING	65 SPACES
TOTAL PROVIDED	535 SPACES

ALL 3 BEDROOM UNITS REQUIRED:

260 THREE BEDROOM UNITS AT 2.0/PER	520 SPACES
TOTAL REQUIRED	520 SPACES

PROVIDED:

GARAGE PARKING	520 SPACES
GUEST PARKING	56 SPACES
ON-STREET PARKING	65 SPACES
TOTAL PROVIDED	641 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 19 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002362
 APPLICATION NUMBER:
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRB 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:

N/A	DATE
NEW MEXICO UTILITIES	DATE
APL BY	6-27-07
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
Page & Ryan	6-27-07
UTILITY APPROVALS	DATE
Christina Santoval	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
Budley J. Bryan	10/5/07
CITY ENGINEER/JANARCH	DATE
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Helt	6/29/07
SOLID WASTE MANAGEMENT	DATE
M. Matson	10/25/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- 1 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
- 2 REFUSE ENCLOSURE (11 PROVIDED)
- 3 REFUSE RECYCLE STATION (2 PROVIDED)
- 4 SIDEWALK WIDTH DIMENSIONED
- 5 PERIMETER WALL
- 6 TEMPORARY CONSTRUCTION SIGN
- 7 STOP SIGN
- 8 HARDSCAPE ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK
- 12 WALL SIGN
- 13 DIRECTORY SIGN
- 14 CURB FLUSH WITH PAVEMENT W/ WHEEL STOPS

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

Prepared for:
 CANTATA AT THE TRAILS INC., 7007 Jefferson St. NE, Suite A, Albuquerque, NM 87109

Prepared by:
 Bohannon Huston, 7600 Jefferson NE, Albuquerque, NM 87109, 8/22/07

AA REVISION 4-15-11

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
 PROJECT NO. 1002362
 APPLICATION NO. AA 10045
 APPROVED
 PLANNING DIRECTOR
 DATE 8/22/07

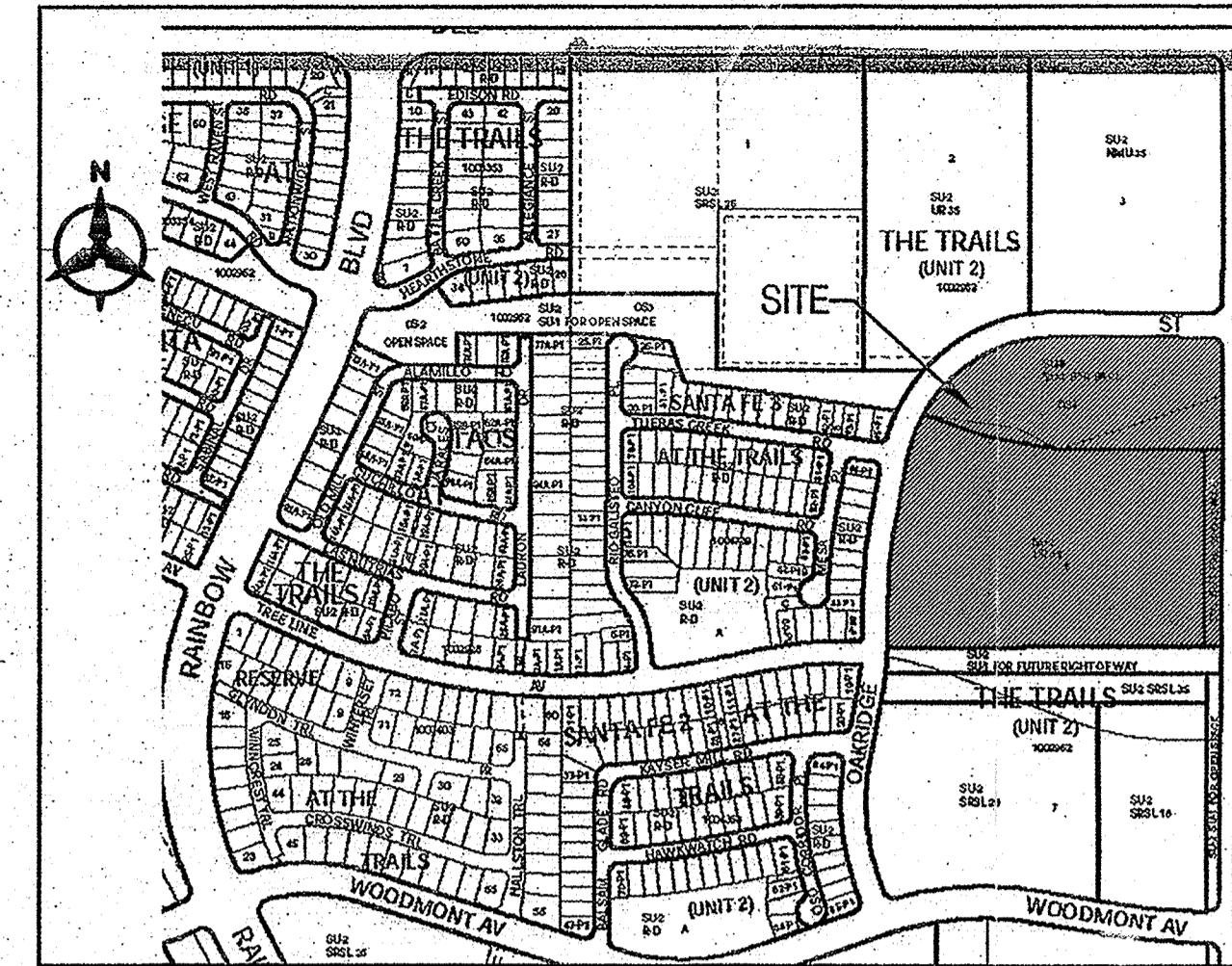
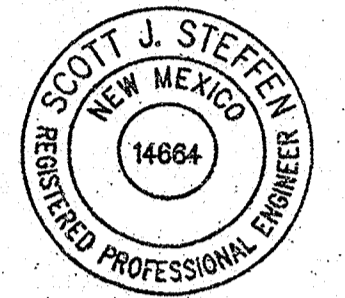
Bohannon Huston
 Company 1 7600 Jefferson NE Albuquerque, NM 87109-4899
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN, DATED 10/05/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11, 5/27/11 AND 8/8/11 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION COVERS THE CANTATA CLUBHOUSE AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 4/11/11 FOR THE FOLLOWING BUILDING ADDRESSES: 6700 CANTATA STREET, UNIT #S 401-406, 501-506, AND 7201-7206.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN
 8/15/11
 DATE
 SCOTT J. STEFFEN, NMPE 14684



SITE VICINITY MAP

SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS TRACT 5, AND A PORTION OF TRACT 4 THE TRAILS UNIT 2. THE ZONING IS SU-2 UR.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME PROJECT THAT INCLUDES FOUR BUILDING TYPES AS FOLLOWS:

1. A SIX-PLEX WITH 6 TWO-STORY UNITS - 16 BUILDINGS.
2. A FIVE-PLEX WITH 5 TWO-STORY UNITS - 11 BUILDINGS.
3. 2 FOUR-PLEX WITH 4 TWO-STORY UNITS - 22 BUILDINGS.
4. 2 THREE - PLEX WITH 3 TWO-STORY UNITS - 7 BUILDINGS.

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT. APPROXIMATE DENSITY = 14.8 D.U./ACRE ALLOWABLE DENSITY = 10-20 D.U./ACRE.

OPEN SPACE - EACH RESIDENTIAL DWELLING INCLUDES A MINIMUM OF 60 SQUARE FEET OF PRIVATE OPEN SPACE (ENTRY COURTYARD). SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40' IS DEPICTED AS [Hatched Area] ON THE PLAN. REQUIRED VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN SHARED OPEN SPACE = 260 UNITS X 80 SQUARE FEET = 20,800 SF PROVIDED OPEN SPACE = 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE EAST. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VENTURA ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE STREET IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO PASEO DEL NORTE NORTH OF THE PROJECT SITE. NO BIKE FACILITY IS PROPOSED ADJACENT TO THE SITE.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENTANA RANCH COMMUNITIES.

INTERNAL CIRCULATION:
 INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
 SETBACK - STREET FACING : 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED)
 INTERIOR SIDE (BETWEEN BUILDING): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDING): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (ONE SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2 SPACES FOR 3 OR MORE BEDROOMS).

REQUIRED:
 260 UNITS @ 3 OR MORE BEDROOMS PER UNIT X2 = 520 PARKING SPACES
 PROVIDED:
 520 GARAGE PARKING SPACES
 11 GUEST PARKING SPACES
 63 ON-STREET PARKING SPACES
 594-602 PARKING SPACES PROVIDED

CONDOMINIUM ASSOCIATION - A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN BUILDING EXTERIOR, INTERNAL STREETS, THE POOL/CLUBHOUSE AREA, PEDESTRIAN WALKWAYS, AND LANDSCAPING/OPEN SPACE.

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF COLORED STUCCO OR SPLIT FACE BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 9 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS.

PARKS - A PARK AREA LOCATED ADJACENT TO THE SUBDIVISION WILL BE DEVELOPED AT A FUTURE DATE.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002862
 APPLICATION NUMBER: 01 DRB-00613

IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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 APPROVAL:

N/A	DATE
NEW MEXICO UTILITIES	
4/11/07	6-27-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Kaye & Green	6-27-07
UTILITY APPROVALS	DATE
Christine Randall	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
Bradley J. Bingham	10/5/07
CITY ENGINEER/JAMAFCA	DATE
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael Hultin	6/29/07
SOLID WASTE MANAGEMENT	DATE
SM atorn	10/25/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- 2 ON STREET PARKING AND QUANTITY
- EXISTING
- [Hatched Area] SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

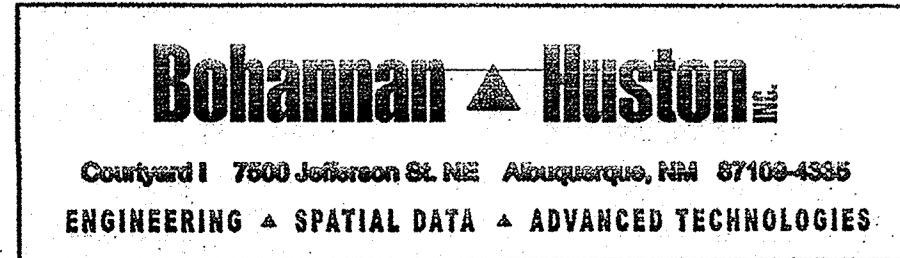
- 1 30' OPEN SPACE SETBACK TO BE OWNED AND MAINTAINED BY H.O.A.
- 2 REFUSE ENCLOSURE (11 PROVIDED)
- 3 REFUSE RECYCLE STATION (2 PROVIDED)
- 4 SIDEWALK WIDTH DIMENSIONED
- 5 PERIMETER WALL
- 6 TEMPORARY CONSTRUCTION SIGN
- 7 STOP SIGN
- 8 HARDSCAPE LANDSCAPED ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK

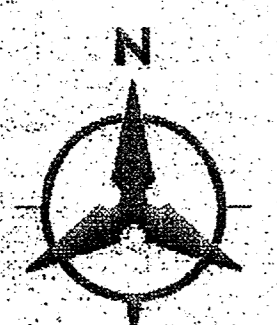
SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

Prepared for:
 CANTATA AT THE TRAILS INC,
 7007 Jefferson St. NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109
 5/11/07





TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 06/22/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVITEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11, 6/27/11, 8/11/11, 11/8/11 AND 04/23/12 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

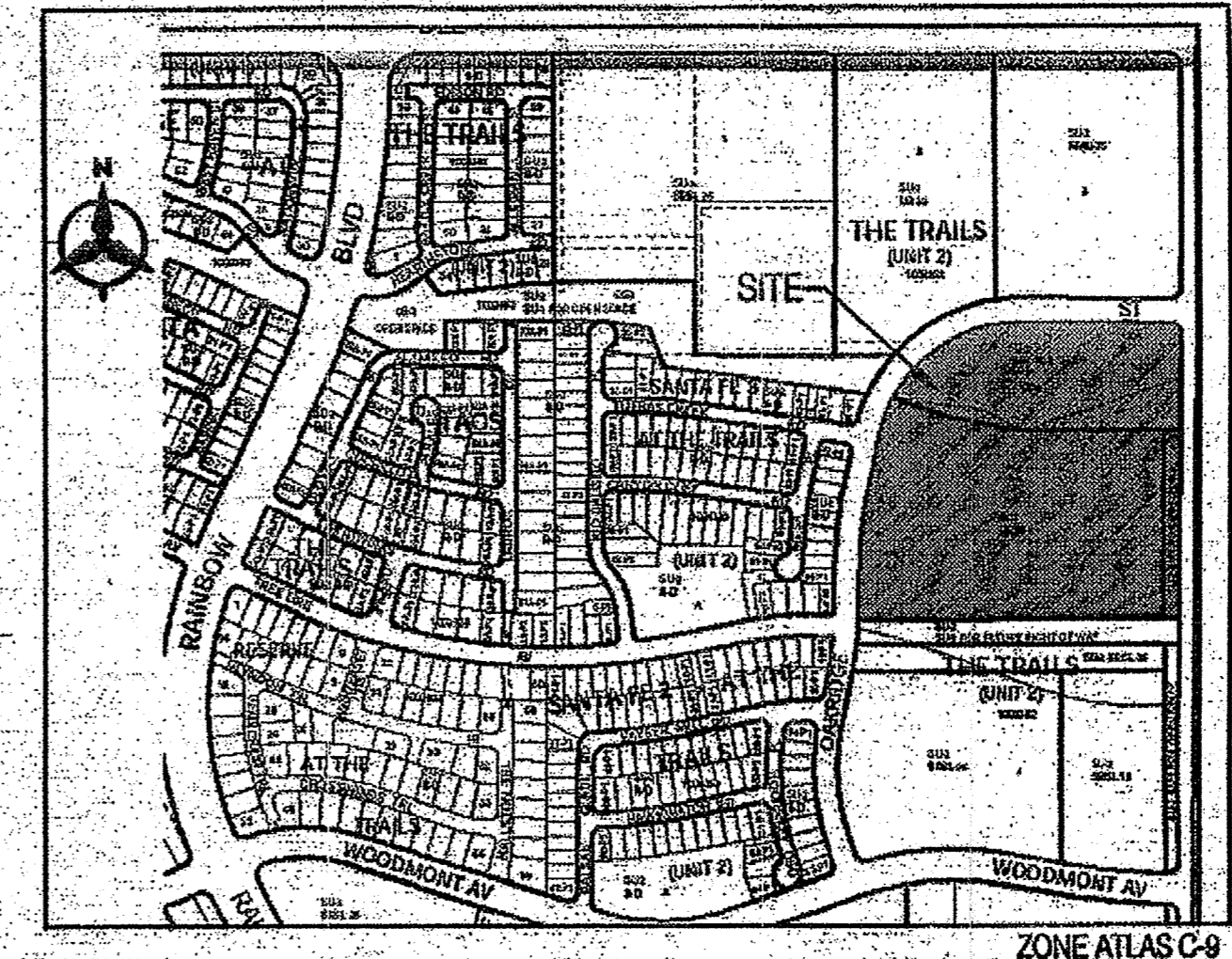
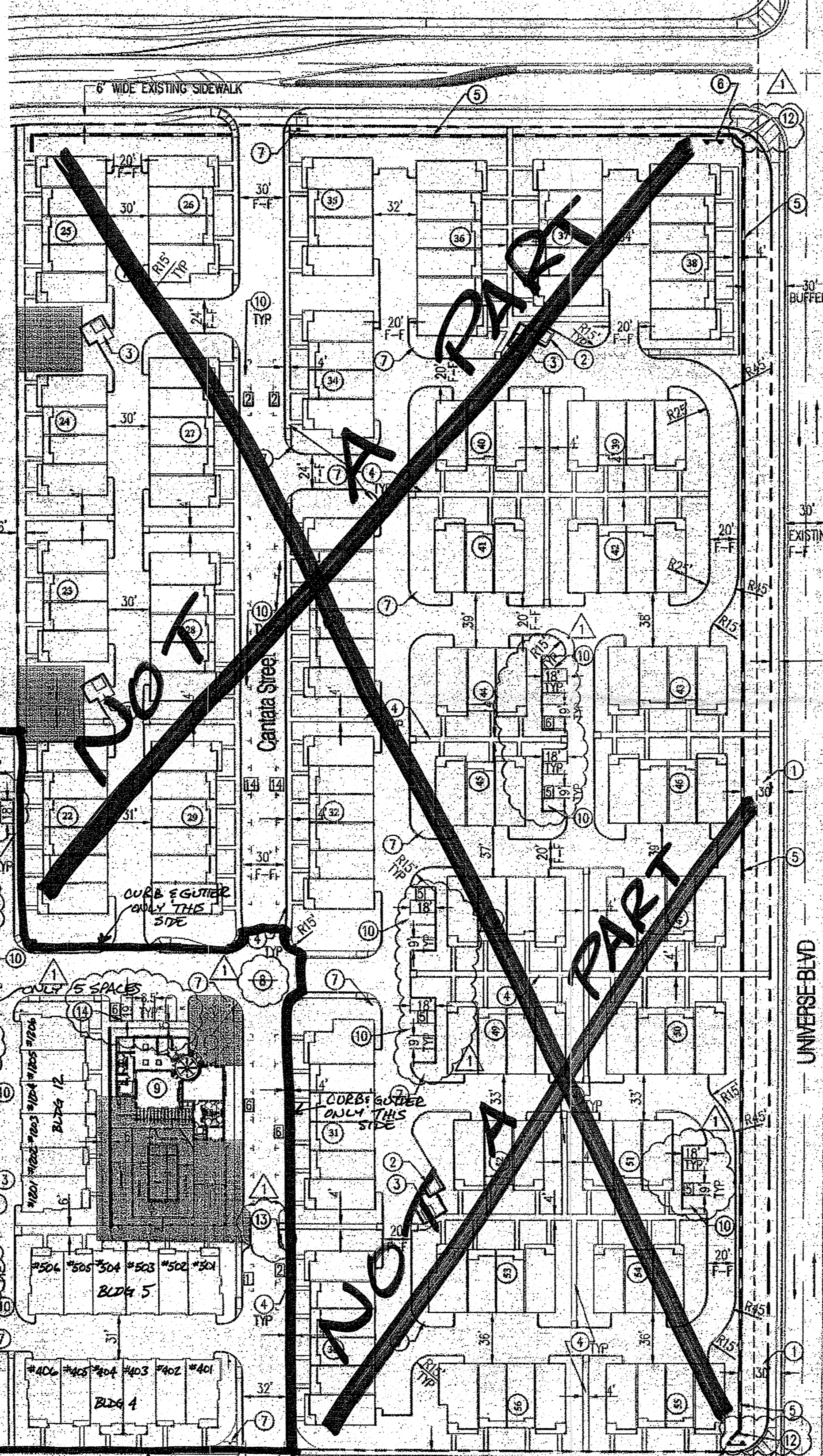
THIS CERTIFICATION COVERS THE FOLLOWING BUILDING ADDRESS: 6700 CANTATA STREET, UNIT #'S 101-106, 801-805, 901-905, 1001-1004, 1101-1105, 1301-1304, 1401-1404, 1501-1506, 1601-1604, 1701-1704, 1801-1805, 1901-1905, 2001-2004, AND 2101-2106 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 8/16/11 FOR THE CANTATA CLUBHOUSE, 4/11/11 FOR UNIT #'S 401-406, 501-506, AND 1201-1206 AND 11/14/11 FOR UNIT #'S 201-206, 301-306, 601-605 AND 701-704.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN
 NEW MEXICO
 REGISTERED PROFESSIONAL ENGINEER
 14684

1423/12
 DATE

**TRACT 3
 THE TRAILS UNIT 2**



SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.6 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS RD. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-FLEX BUILDINGS; (11) FIVE-FLEX BUILDINGS; (22) FOUR-FLEX BUILDINGS; AND (7) THREE-FLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

16 TOTAL (1) SIX-FLEX ELEVATION WITH 6 TWO-STORY UNITS
 (2) SIX-FLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS

11 TOTAL (1) FIVE-FLEX ELEVATION WITH 5 TWO-STORY UNITS
 (1) FIVE-FLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS

22 TOTAL (1) FOUR-FLEX ELEVATION WITH 4 TWO-STORY UNITS
 (2) FOUR-FLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS

7 TOTAL (1) THREE-FLEX ELEVATION WITH 3 TWO-STORY UNITS
 (1) THREE-FLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SCHEDULED FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
 APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE
 REQUIRED - 60 SF PER UNIT 15,600 SF
 PROVIDED - 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
 REQUIRED - 80 SF PER UNIT 20,800 SF
 PROVIDED - 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO RASEO DEL NORTE NORTH OF THE PROJECT SITE. EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND INSER BOULEVARDS.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162, WHICH SERVES THE TRAILS AND VENTANA BRANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM; THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

INTERNAL CIRCULATION:
 INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
 SETBACK - STREET FRONT: 5' MIN, 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.
 INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS
 REQUIRED:
 106 ONE BEDROOM UNITS AT 1.0/PER 106 SPACES
 98 TWO BEDROOM UNITS AT 1.5/PER 147 SPACES
 56 THREE BEDROOM UNITS AT 2.0/PER 112 SPACES
 TOTAL REQUIRED 365 SPACES

PROVIDED:
 GARAGE PARKING 414 SPACES
 GUEST PARKING 56 SPACES
 ON-STREET PARKING 65 SPACES
 TOTAL PROVIDED 535 SPACES

ALL 3 BEDROOM UNITS
 REQUIRED:
 260 THREE BEDROOM UNITS AT 2.0/PER 520 SPACES
 TOTAL REQUIRED 520 SPACES

PROVIDED:
 GARAGE PARKING 520 SPACES
 GUEST PARKING 56 SPACES
 ON-STREET PARKING 64 SPACES
 TOTAL PROVIDED 641 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
 APPLICATION NUMBER:
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG 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:

N/A	DATE
NEW MEXICO UTILITIES	
M. A. V.	6-27-07
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
Jose A. Diaz	6-27-07
UTILITY APPROVALS	DATE
Christina S. Sandoval	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
Budley J. Bingham	10/5/07
CITY ENGINEER/AMERICA	DATE
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael H. Hester	6/29/07
SOLID WASTE MANAGEMENT	DATE
DM Watson	10/25/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- ① 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
- ② REFUSE ENCLOSURE (11 PROVIDED)
- ③ REFUSE RECYCLE STATION (2 PROVIDED)
- ④ SIDEWALK WIDTH DIMENSIONED
- ⑤ PERIMETER WALL
- ⑥ TEMPORARY CONSTRUCTION SIGN
- ⑦ STOP SIGN
- ⑧ HARDSCAPE ISLAND
- ⑨ CLUBHOUSE
- ⑩ GUEST PARKING
- ⑪ BIKE RACK
- ⑫ WALL SIGN
- ⑬ DIRECTORY SIGN
- ⑭ CURB FLUSH WITH PAVEMENT WHEEL SIDES

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

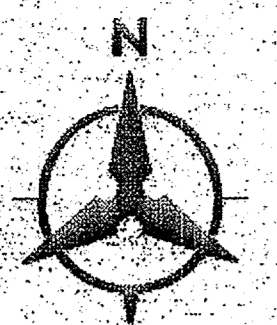
Prepared for:
 CANTATA AT THE TRAILS INC.,
 7007 Jefferson St. NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109
 8/22/07

AA REVISION 4-15-11

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
 PROJECT NO. 1002962
 APPLICATION NO. 1002962
 DATE 4/23/12

Bohannon Huston
 7500 Jefferson St. NE, Albuquerque, NM 87109-4558
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14864, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 06/22/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVEX. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11, 6/27/11, 8/8/11, 11/8/11, 04/23/12, 8/8/12, 6/25/12, 8/09/12 AND 4/09/13 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

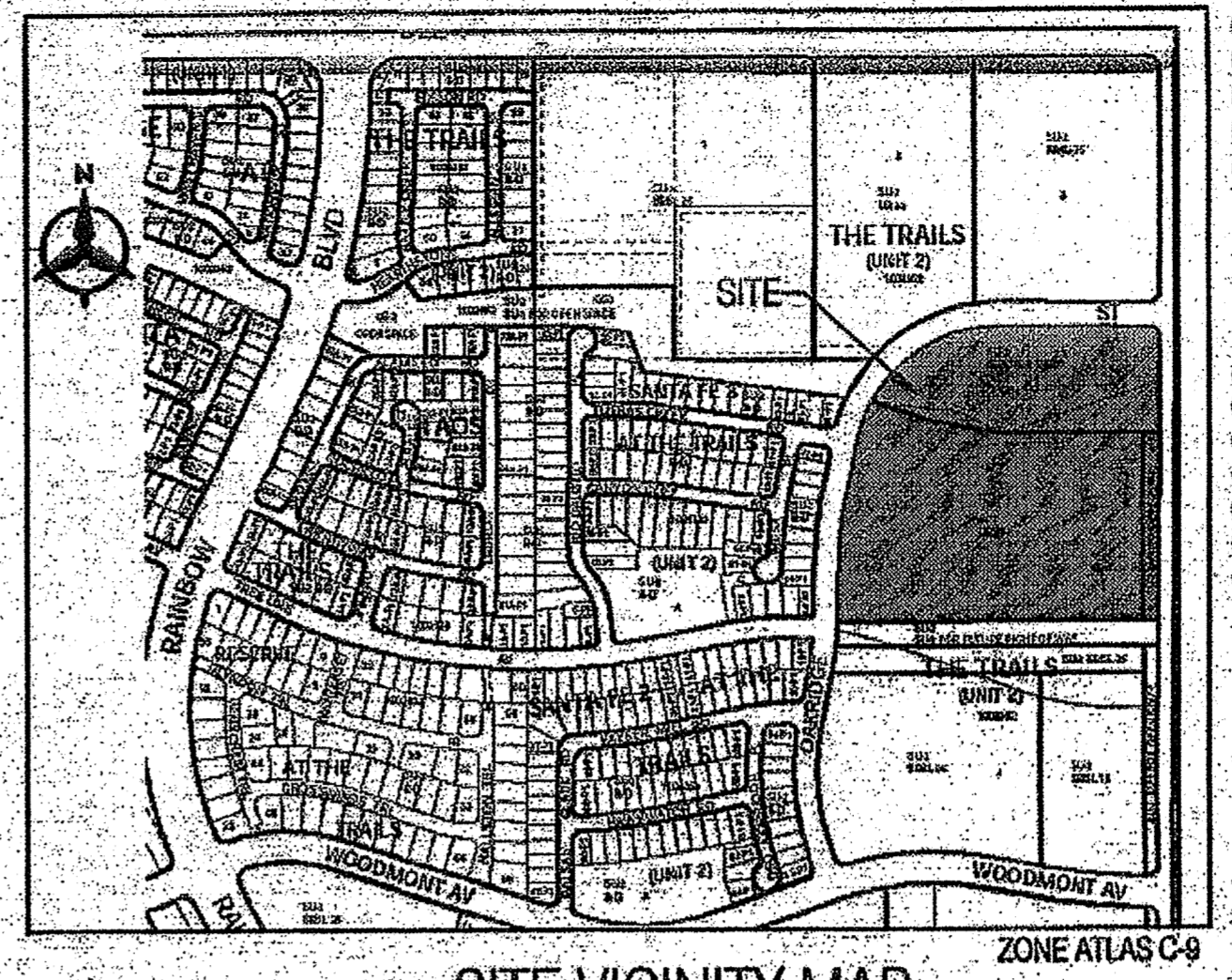
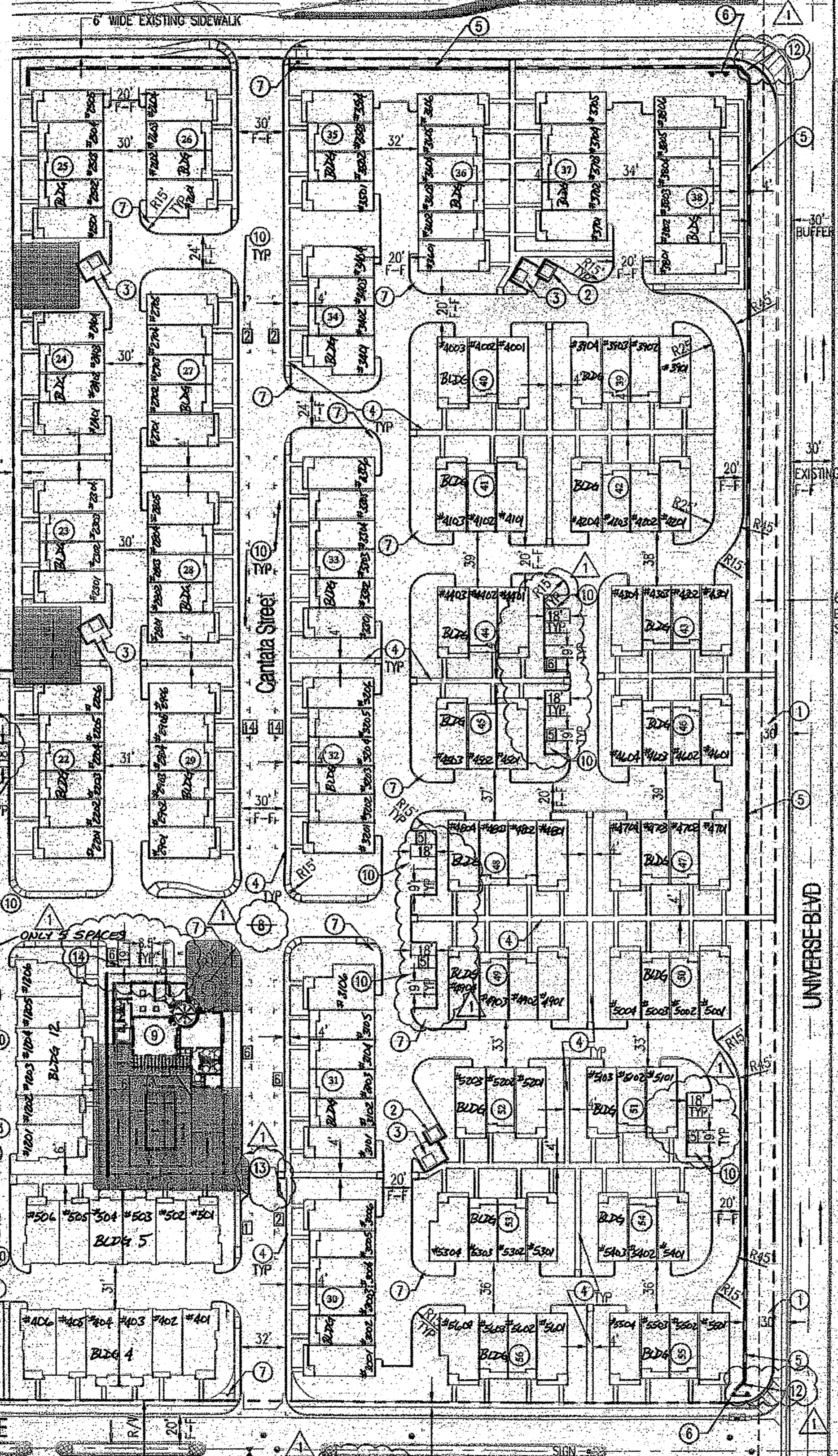
THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 6700 CANTATA STREET, UNIT #S 2301-2304, 2401-2405, 2501-2504, 2601-2604, 2701-2705, 2801-2805, 3301-3305, 3401-3404, 3501-3504, 3601-3606, 3701-3705, 3801-3805, 3901-3904, 4001-4003, 4101-4103, 4201-4204, 4301-4304, 4401-4403, 4501-4503, 4601-4604, 4701-4704, AND 4801-4804 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 6/29/11 FOR THE CANTATA CLUBHOUSE, 4/11/11 FOR UNIT #S 401-405, 501-505, AND 1201-1205, 11/8/11 FOR UNIT #S 201-205, 301-305, 601-605 AND 701-704, 4/23/12 FOR UNIT #S 101-105, 801-805, 901-905, 1001-1004, 1101-1105, 1301-1305, 1401-1404, 1501-1505, 1601-1604, 1701-1704, 1801-1805, 1901-1905, 2001-2004, AND 2101-2105, 6/11/12 FOR UNIT #S 2201-2205, 2801-2805, 3001-3005, 3101-3105, 4801-4904, 5001-5004, 5101-5103, 5201-5203, 5301-5304, 5401-5403, 5501-5504 AND 5601-5604 AND 8/13/12 FOR UNIT #S 3201-3205.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott J. Steffen
 SCOTT J. STEFFEN, NMPE 14864
 4/9/13
 DATE



**TRACT 3
THE TRAILS UNIT 2**



SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS RD. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-PLEX BUILDINGS; (11) FIVE-PLEX BUILDINGS; (22) FOUR-PLEX BUILDINGS; AND (7) THREE-PLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

16 TOTAL (1) SIX-PLEX ELEVATION WITH 6 TWO-STORY UNITS
11 TOTAL (1) SIX-PLEX ELEVATION WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
22 TOTAL (1) FIVE-PLEX ELEVATION WITH 5 TWO-STORY UNITS
22 TOTAL (1) FIVE-PLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
7 TOTAL (1) FOUR-PLEX ELEVATION WITH 4 TWO-STORY UNITS
(2) FOUR-PLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
(1) THREE-PLEX ELEVATION WITH 3 TWO-STORY UNITS
(1) THREE-PLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE = 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
 APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE
 REQUIRED - 60 SF PER UNIT 15,600 SF
 PROVIDED - 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
 REQUIRED - 80 SF PER UNIT 20,800 SF
 PROVIDED - 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREE LINE AVENUE. A SECONDARY ACCESS WILL BE PROVIDED FROM CAMBRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREE LINE AVENUE IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITIES ARE LOCATED ADJACENT TO RABBIT DEL NORTE, NORTH OF THE PROJECT SITE. EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162, WHICH SERVES THE TRAILS AND JENTANA RANCH COMMUNITIES. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM. THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

INTERNAL CIRCULATION
 INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:
 HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
 SETBACK - STREET FACING: 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.
 INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS
 REQUIRED:
 108 ONE BEDROOM UNITS AT 1.0/PER 108 SPACES
 88 TWO BEDROOM UNITS AT 1.5/PER 132 SPACES
 58 THREE BEDROOM UNITS AT 2.0/PER 116 SPACES
 TOTAL REQUIRED 356 SPACES

PROVIDED:
 GARAGE PARKING 414 SPACES
 GUEST PARKING 58 SPACES
 ON-STREET PARKING 65 SPACES
 TOTAL PROVIDED 537 SPACES

ALL 3 BEDROOM UNITS
 REQUIRED:
 260 THREE BEDROOM UNITS AT 2.0/PER 520 SPACES
 TOTAL REQUIRED 520 SPACES

PROVIDED:
 GARAGE PARKING 520 SPACES
 GUEST PARKING 58 SPACES
 ON-STREET PARKING 65 SPACES
 TOTAL PROVIDED 643 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF CMU BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDES OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREE LINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002982
 APPLICATION NUMBER:
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRB 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:

N/A	DATE
NEW MEXICO UTILITIES	
John M. [Signature]	6-27-07
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
Rose A. [Signature]	6-27-07
UTILITY APPROVALS	DATE
Christina [Signature]	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
Bud [Signature]	10/5/07
CITY ENGINEER/MANAGER	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (sanitation)	DATE
Michael [Signature]	6/29/07
SOLID WASTE MANAGEMENT	DATE
DM [Signature]	10/26/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL. SEE DETAIL ON SHEET 2 OF 9
- 12 ON STREET PARKING AND QUANTITY
- EXISTING
- SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

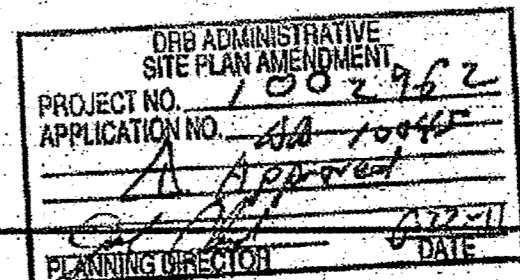
- 1 30' OPEN SPACE SETBACK TO BE OWNED & MAINTAINED BY H.O.A.
- 2 REFUSE ENCLOSURE (11 PROVIDED)
- 3 REFUSE RECYCLE STATION (2 PROVIDED)
- 4 SIDEWALK WIDTH DIMENSIONED
- 5 PERIMETER WALL
- 6 TEMPORARY CONSTRUCTION SIGN
- 7 STOP SIGN
- 8 HARBORGARE ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK
- 12 WALL SIGN
- 13 DIRECTORY SIGN
- 14 CURB FLUSH WITH PAVEMENT WHEEL STOPS

**SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS**

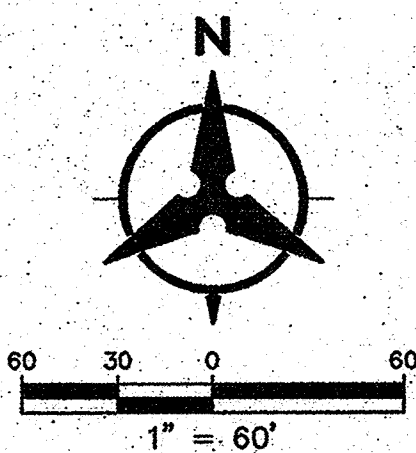
Prepared for:
 CANTATA AT THE TRAILS INC.,
 7007 Jefferson St. NE,
 Suite A,
 Albuquerque, NM 87109

Prepared by:
 Bohannon Huston
 7500 Jefferson NE,
 Albuquerque, NM 87109
 8/22/07

AA REVISION 4-15-11

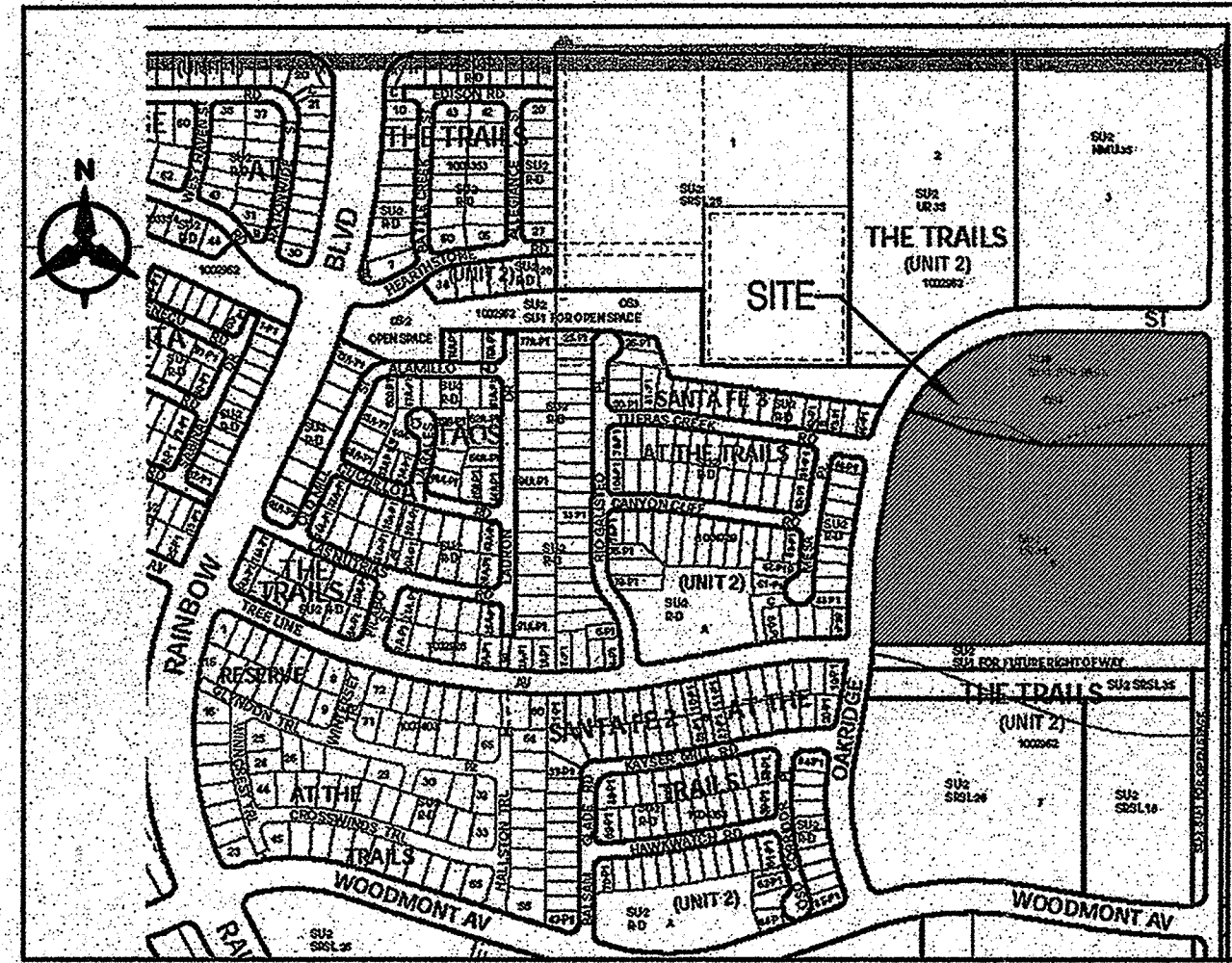


SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 10/05/07...



TRACT 2 THE TRAILS UNIT 2

TRACT 3 THE TRAILS UNIT 2



SITE VICINITY MAP

SITE INFORMATION: THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS TRACT 5, AND A PORTION OF TRACT 4 THE TRAILS UNIT 2. THE ZONING IS SU-2 UR.

PROPOSED USE: THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME PROJECT THAT INCLUDES FOUR BUILDING TYPES AS FOLLOWS:

- 1. A SIX-PLEX WITH 6 TWO-STORY UNITS - 16 BUILDINGS.
2. A FIVE-PLEX WITH 5 TWO-STORY UNITS - 11 BUILDINGS.
3. 2 FOUR-PLEX WITH 4 TWO-STORY UNITS - 22 BUILDINGS.
4. 2 THREE-PLEX WITH 3 TWO-STORY UNITS - 7 BUILDINGS.

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT. APPROXIMATE DENSITY = 14.8 D.U./ACRE ALLOWABLE DENSITY = 10-20 D.U./ACRE.

OPEN SPACE - EACH RESIDENTIAL DWELLING INCLUDES A MINIMUM OF 60 SQUARE FEET OF PRIVATE OPEN SPACE (ENTRY COURTYARD). SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40' IS DEPICTED AS [Symbol] ON THE PLAN. REQUIRED VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN SHARED OPEN SPACE = 260 UNITS X 80 SQUARE FEET = 20,800 SF PROVIDED OPEN SPACE = 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TRELINER EAST. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TRELINER STREET IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO PASEO DEL NORTE NORTH OF THE PROJECT SITE. NO BIKE FACILITY IS PROPOSED ADJACENT TO THE SITE.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENTANA RANCH COMMUNITIES.

INTERNAL CIRCULATION: INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
SETBACK - STREET FACING : 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED)
INTERIOR SIDE (BETWEEN BUILDING): 10'

INTERIOR REAR: 5' TO ALLEY

INTERIOR REAR (BETWEEN BUILDING): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING: PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (ONE SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2 SPACES FOR 3 OR MORE BEDROOMS).

REQUIRED: 260 UNITS @ 3 OR MORE BEDROOMS PER UNIT X 2 = 520 PARKING SPACES
PROVIDED: 520 GARAGE PARKING SPACES
11 GUEST PARKING SPACES
63 ON-STREET PARKING SPACES
94 SHARED PARKING SPACES PROVIDED

CONDOMINIUM ASSOCIATION - A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN BUILDING EXTERIOR, INTERNAL STREETS, THE POOL/CLUBHOUSE AREA, PEDESTRIAN WALKWAYS, AND LANDSCAPING/OPEN SPACE.

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF COLORED STUCCO OR SPLIT FACE BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 9 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS.

PARKS - A PARK AREA LOCATED ADJACENT TO THE SUBDIVISION WILL BE DEVELOPED AT A FUTURE DATE.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
APPLICATION NUMBER: 07 DRB - 00 613
IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG 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:

Table with columns for Agency, Name, Title, and Date. Includes entries for New Mexico Utilities, Traffic Engineering, Utility Approvals, Parks and Recreation Department, City Engineer, Environmental Health Department, and Solid Waste Management.

LEGEND

- PROPERTY BOUNDARY
PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
ON STREET PARKING AND QUANTITY
EXISTING
SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- 30' OPEN SPACE SETBACK TO BE OWNED AND MAINTAINED BY H.O.A.
REFUSE ENCLOSURE (11 PROVIDED)
REFUSE RECYCLE STATION (2 PROVIDED)
SIDEWALK WIDTH DIMENSIONED
PERIMETER WALL
TEMPORARY CONSTRUCTION SIGN
STOP SIGN
HARDSHAPE LANDSCAPED ISLAND
CLUBHOUSE
GUEST PARKING
BIKE RACK

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CANTATA AT THE TRAILS

Prepared for: CANTATA AT THE TRAILS INC, 7007 Jefferson St. NE, Suite A, Albuquerque, NM 87109
Prepared by: Bohannon Huston, 7500 Jefferson NE, Albuquerque, NM 87109, 5/11/07



TRAFFIC CERTIFICATION

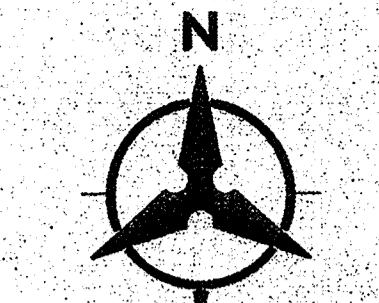
I, SCOTT J. STEFFEN, NMPE 14884, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 10/05/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVITEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/11 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESSES: 6700 CANTATA STREET, UNIT #S 401-406, 501-506, AND 1201-1206. CANTATA AND SONATA STREETS WITHIN THE RED BOX HAVE BEEN GRABBED AND ARE AVAILABLE FOR VEHICLE CIRCULATION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



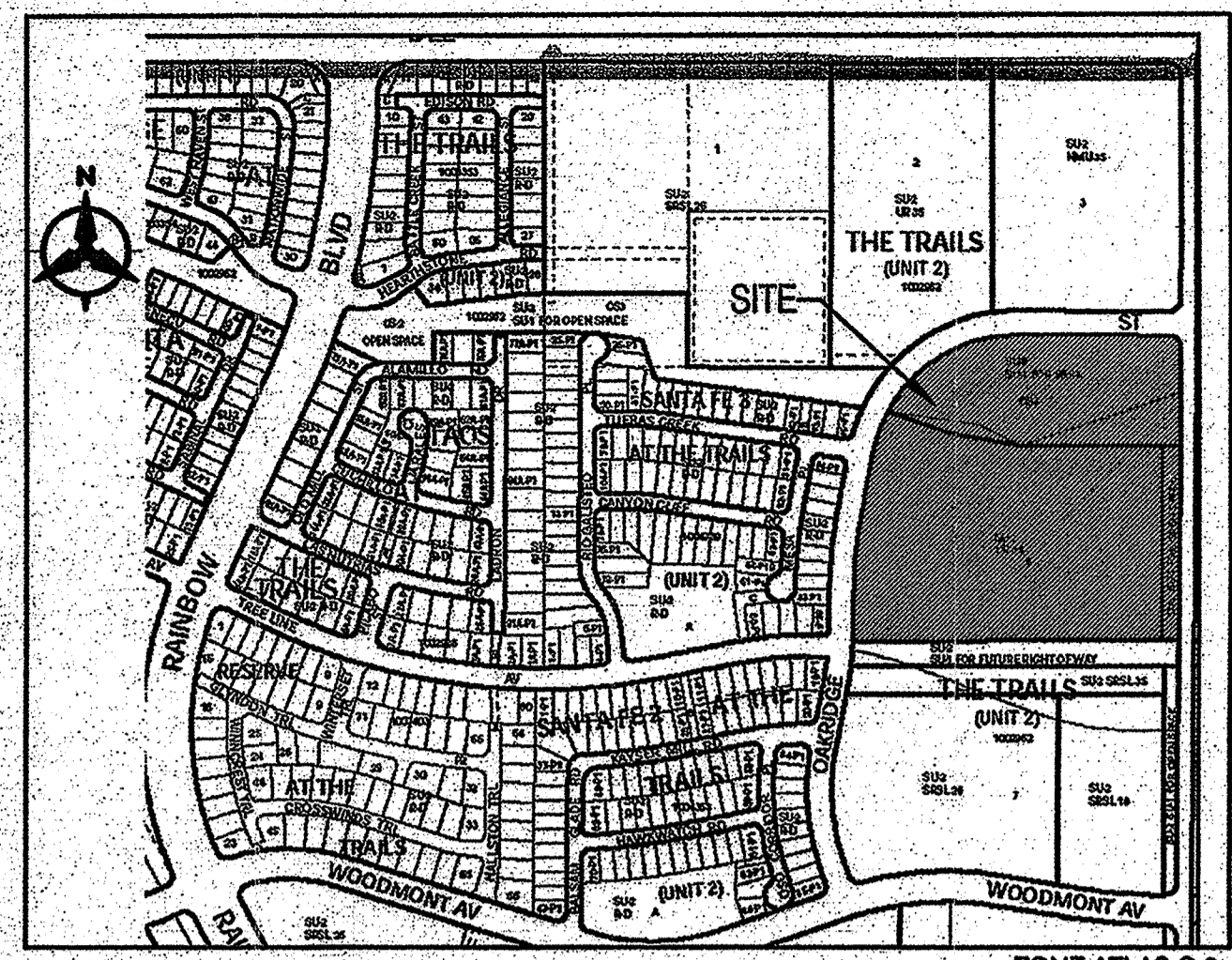
SCOTT J. STEFFEN, NMPE 14884
4/11/11 DATE



40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT GRANTED BY THIS PLAT

TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2



SITE INFORMATION:
THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS TRACT 5, AND A PORTION OF TRACT 4 THE TRAILS UNIT 2. THE ZONING IS SU-2 UR.

PROPOSED USE:
THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME PROJECT THAT INCLUDES FOUR BUILDING TYPES AS FOLLOWS:

1. A SIX-PLEX WITH 6 TWO-STORY UNITS - 16 BUILDINGS.
2. A FIVE-PLEX WITH 5 TWO-STORY UNITS - 11 BUILDINGS.
3. 2 FOUR-PLEX WITH 4 TWO-STORY UNITS - 22 BUILDINGS.
4. 2 THREE-PLEX WITH 3 TWO-STORY UNITS - 7 BUILDINGS.

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT. APPROXIMATE DENSITY = 14.8 D.U./ACRE ALLOWABLE DENSITY = 10-20 D.U./ACRE.

OPEN SPACE - EACH RESIDENTIAL DWELLING INCLUDES A MINIMUM OF 60 SQUARE FEET OF PRIVATE OPEN SPACE (ENTRY COURTYARD). SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40' IS DEPICTED AS [Hatched Area] ON THE PLAN. REQUIRED VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN SHARED OPEN SPACE = 260 UNITS X 80 SQUARE FEET = 20,800 SF PROVIDED OPEN SPACE = 23,161 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TRELINE EAST. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TRELINE STREET IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO PASEO DEL NORTE NORTH OF THE PROJECT SITE. NO BIKE FACILITY IS PROPOSED ADJACENT TO THE SITE.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENTANA RANCH COMMUNITIES.

INTERNAL CIRCULATION:
INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
SETBACK - STREET FACING: 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED) INTERIOR SIDE (BETWEEN BUILDING): 10'

INTERIOR REAR: 5' TO ALLEY

INTERIOR REAR (BETWEEN BUILDING): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (ONE SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2 SPACES FOR 3 OR MORE BEDROOMS).

REQUIRED:
260 UNITS @ 3 OR MORE BEDROOMS PER UNIT X2 = 520 PARKING SPACES
REQUIRED:
PROVIDED:
520 GARAGE PARKING SPACES
11 GUEST PARKING SPACES
63 ON-STREET PARKING SPACES
594 PARKING SPACES PROVIDED

CONDOMINIUM ASSOCIATION - A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN BUILDING EXTERIOR, INTERNAL STREETS, THE POOL/CLUBHOUSE AREA, PEDESTRIAN WALKWAYS, AND LANDSCAPING/OPEN SPACE.

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF COLORED STUCCO OR SPLIT FACE BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 9 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS.

PARKS - A PARK AREA LOCATED ADJACENT TO THE SUBDIVISION WILL BE DEVELOPED AT A FUTURE DATE.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
APPLICATION NUMBER: 07DRB-00613
IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG 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:

N/A	NEW MEXICO UTILITIES	DATE
<i>Mike De</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6-27-07
<i>Jose A. Huen</i>	UTILITY APPROVALS	6-27-07
<i>Christina Damsdorf</i>	PARKS AND RECREATION DEPARTMENT	6/27/07
<i>Budley D. Bingham</i>	CITY ENGINEER/AMAFCA	10/5/07
N/A	ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Hester</i>	SOLID WASTE MANAGEMENT	6/29/07
<i>DM Watson</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	10/05/07

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- 2 ON STREET PARKING AND QUANTITY
- EXISTING
- [Hatched Area] SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40'

KEYED NOTES

- 30' OPEN SPACE SETBACK TO BE OWNED AND MAINTAINED BY H.O.A.
- REFUSE ENCLOSURE (11 PROVIDED)
- REFUSE RECYCLE STATION (2 PROVIDED)
- SIDEWALK WIDTH DIMENSIONED
- PERIMETER WALL
- TEMPORARY CONSTRUCTION SIGN
- STOP SIGN
- HARDSCAPE LANDSCAPED ISLAND
- CLUBHOUSE
- GUEST PARKING
- BIKE RACK

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS

Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109
5/11/07

