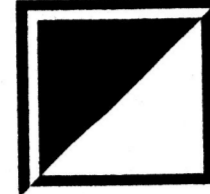


GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877



ARCHITECTURAL DRAWINGS

- A1 SITEPLAN
- A2 TRACT G SITEPLAN FOR SUBDIVISION
- A2.1 TRACT H SITEPLAN FOR SUBDIVISION
- A2.2 SITE PLAT
- A2A TRACT G SITEPLAN FOR BUILDING PERMIT
- A2.1A TRACT H SITEPLAN FOR BUILDING PERMIT
- A2.4 ALTERNATE USE PLAN
- A2.4A ALTERNATE USE ELEVATION PADS 1/8 AS AUTO SERVICE
- A2.4B ALTERNATE USE ELEVATION PADS 1,5,8,AND MAJOR 4 AS BANK
- A2.4C ALTERNATE USE ELEVATION PADS 1,2,5,8 AND MAJOR 4 AS FAST FOOD
- ✓ A3 MAJOR 1
- A4 MAJOR 2
- A5 MAJOR 3
- A6 MAJOR 4
- A7 SHOPS 1
- A8 SHOPS 2/3/4
- A9 PAD 1/8
- A10 PAD2
- A11 PAD 3/4
- A12 PAD 5
- A13 PAD 6/7
- A14 SELFSTORAGE
- GATHERING SPACES (ENLARGED PLAN) SEE L-2

The Hilltop

LANDSCAPE ARCHITECTS AND CONTRACTORS
 7909 EDITH N.E. P.O. BOX 10630 ALBUQUERQUE NEW MEXICO 87184
 PHONE (505) 898-9690 FAX (505) 898-7737

LANDSCAPE

- L1 LANDSCAPE TRACT G
- L1.2 LANDSCAPE TRACT H
- L2 GATHERING SPACES

Easterling & Associates, Inc.

CONSULTING ENGINEERS
 2600 The American Rd., SE, Suite 100
 Rio Rancho, New Mexico 87124
 (505) 898-8021 FAX (505) 898-8501

CIVIL

- C1 AND C2 CONCEPTUAL GRADING AND DRAINAGE
- C3 AND C4 CONCEPTUAL UTILITY PLAN

NOTE:

ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A1 THRU A2.4 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

▲ PER ZONING



VENTANA SQUARE

TRACTS G AND H AT VENTANA RANCH

Permissive C-2 Uses are allowed with the following exceptions:

- Automobile body shop
- Automotive sales
- Bar
- Carnival, outdoor
- Circus, outdoor
- Disco, no liquor
- Fireworks sales
- Mobile home sales
- Mortuary
- Nightclub
- Nightclub
- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor
- Trailer rental for use elsewhere
- Trailer sales, mobile home and RV

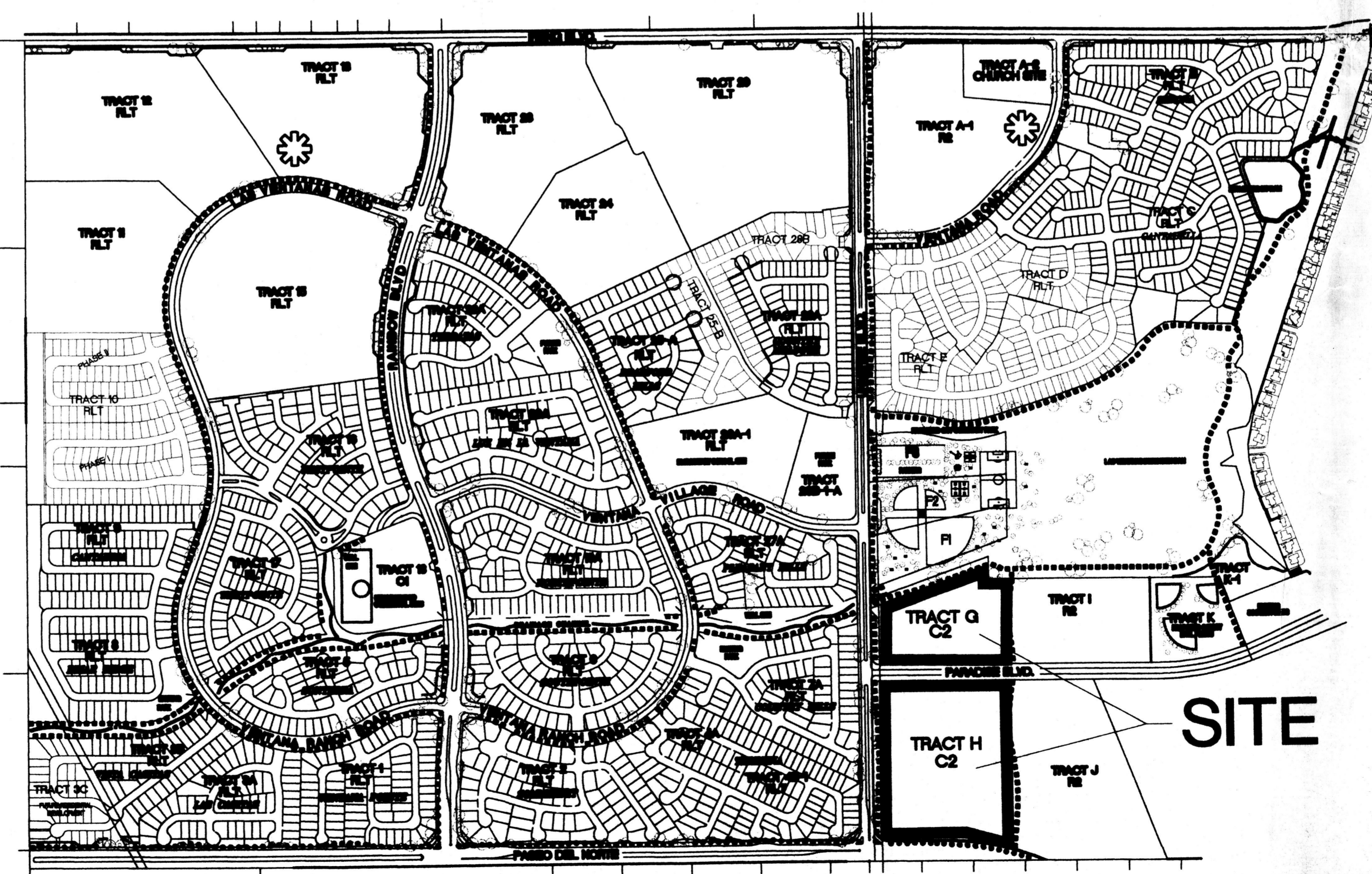
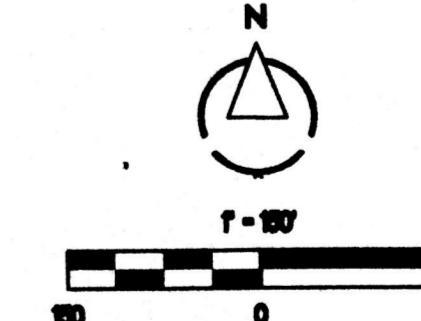
The following C-2 Conditional Uses are allowed as permissive:

- Apartment, assisted living, community residential program, and/or nursing homes
- Townhomes
- Brew pub
- Printing, publishing, lithography
- Retail store, business, or shops in which products may be manufactured or treated as an accessory use
- Drive in restaurant and drive in drug store with prescription pick-up
- Dry cleaning, laundry, clothes pressing
- Outdoor vehicle storage as part of the warehouse, self storage use, including manager's dwelling unit
- Retail sales of alcoholic drinks for consumption off premises where the portion of the building used for such business is within 500 feet of a residential zone
- Sales of alcoholic drinks for consumption on premises in restaurants

Freestanding signs are limited to a maximum height of 16 feet.

PARADISE HILLS COMMUNITY

Z 00128-00000-00409
 00128-00000-00410



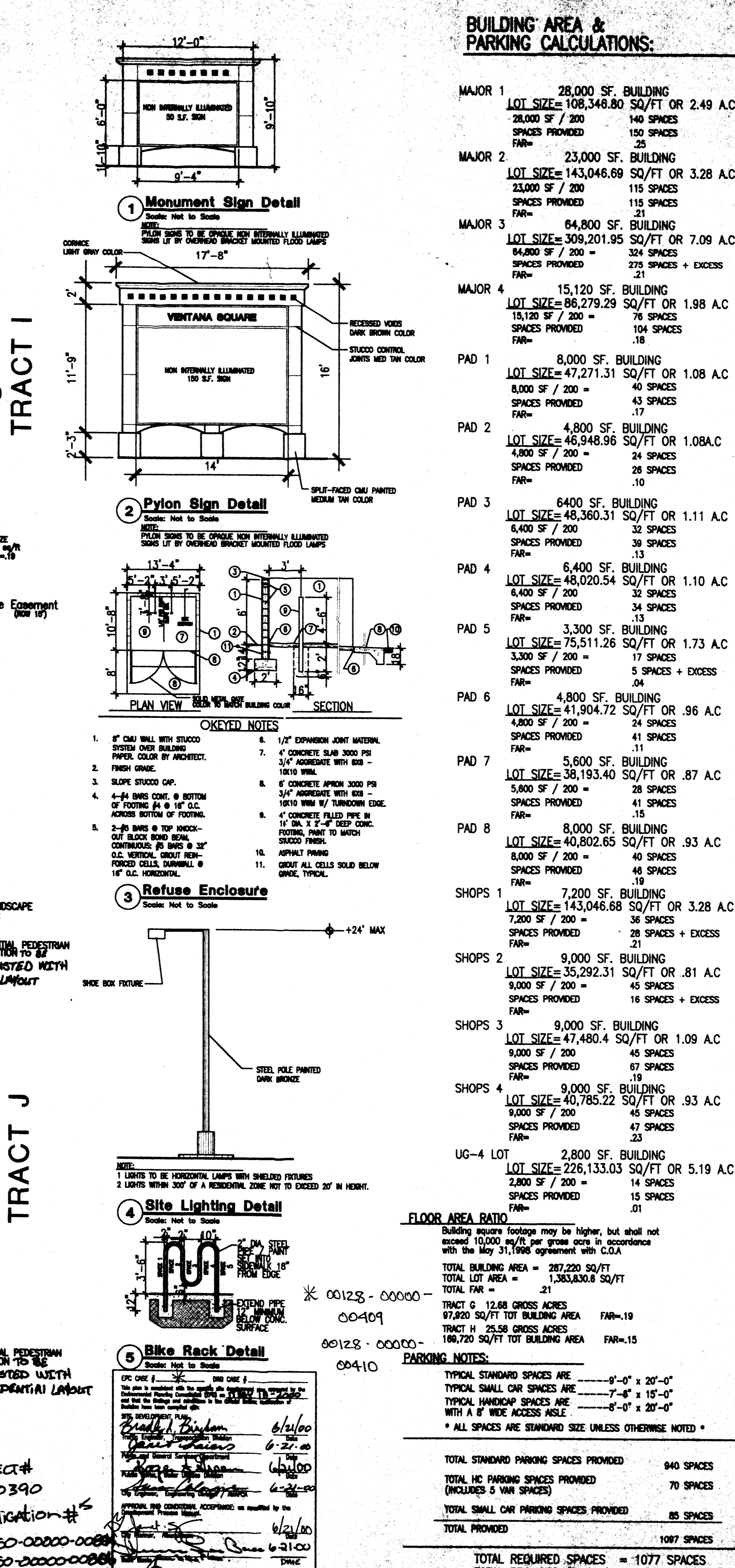
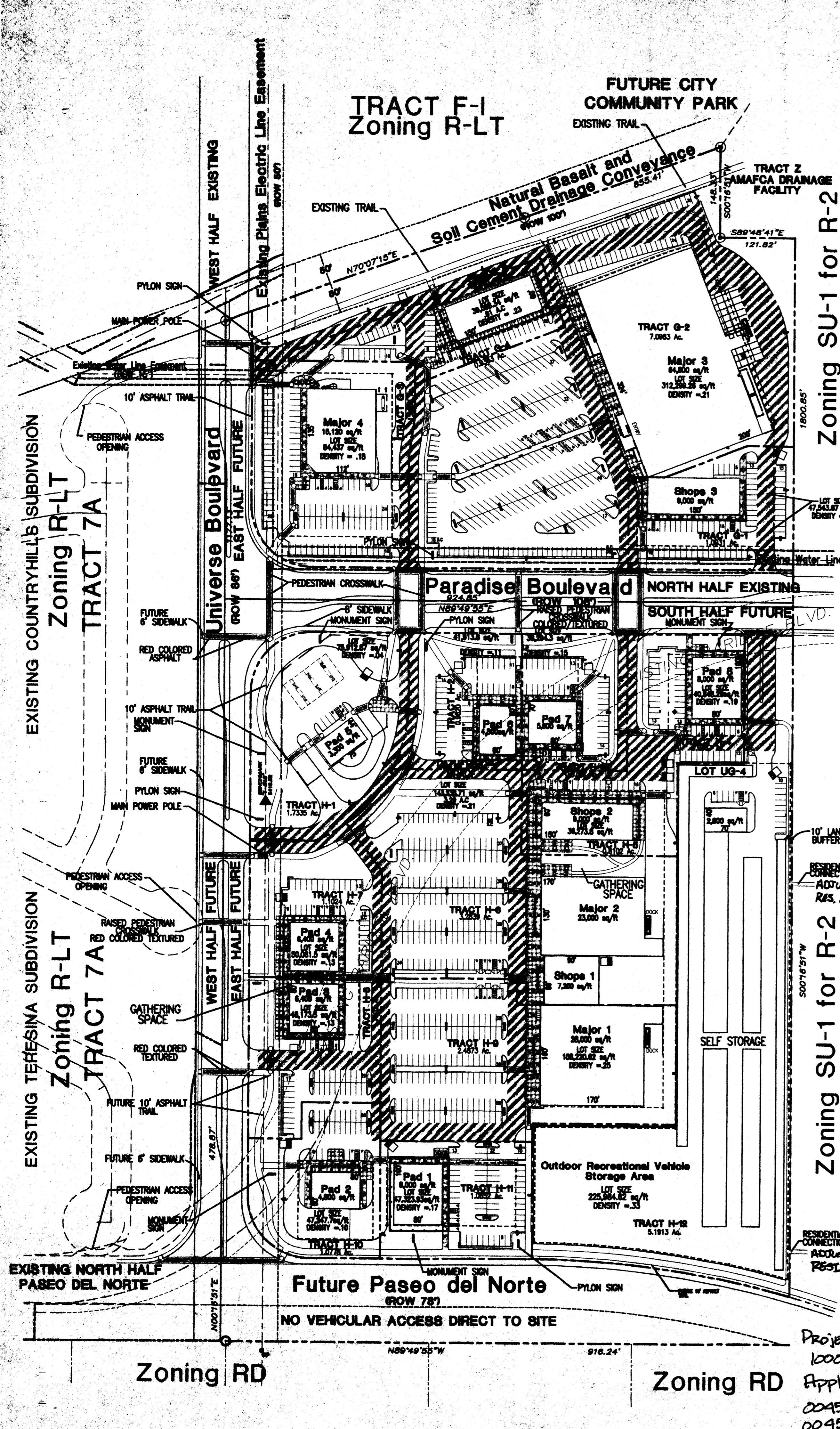
VENTANA RANCH VICINITY MAP

Project # 1000390

Application #'s

00450-00000-00804
 00450-00000-00806

PROJ 1000390



BUILDING AREA & PARKING CALCULATIONS:

MAJOR 1 28,000 SF. BUILDING
 LOT SIZE = 108,348.80 SQ/FT OR 2.49 AC
 28,000 SF / 200 = 140 SPACES
 SPACES PROVIDED 150 SPACES
 FAR = .25

MAJOR 2 23,000 SF. BUILDING
 LOT SIZE = 143,046.69 SQ/FT OR 3.28 AC
 23,000 SF / 200 = 115 SPACES
 SPACES PROVIDED 115 SPACES
 FAR = .21

MAJOR 3 64,800 SF. BUILDING
 LOT SIZE = 309,201.95 SQ/FT OR 7.09 AC
 64,800 SF / 200 = 324 SPACES
 SPACES PROVIDED 275 SPACES + EXCESS
 FAR = .21

MAJOR 4 15,120 SF. BUILDING
 LOT SIZE = 86,279.29 SQ/FT OR 1.98 AC
 15,120 SF / 200 = 76 SPACES
 SPACES PROVIDED 104 SPACES
 FAR = .18

PAD 1 8,000 SF. BUILDING
 LOT SIZE = 47,271.31 SQ/FT OR 1.08 AC
 8,000 SF / 200 = 40 SPACES
 SPACES PROVIDED 43 SPACES
 FAR = .17

PAD 2 4,800 SF. BUILDING
 LOT SIZE = 46,948.96 SQ/FT OR 1.08 AC
 4,800 SF / 200 = 24 SPACES
 SPACES PROVIDED 26 SPACES
 FAR = .10

PAD 3 6,400 SF. BUILDING
 LOT SIZE = 48,360.31 SQ/FT OR 1.11 AC
 6,400 SF / 200 = 32 SPACES
 SPACES PROVIDED 39 SPACES
 FAR = .13

PAD 4 6,400 SF. BUILDING
 LOT SIZE = 48,020.54 SQ/FT OR 1.10 AC
 6,400 SF / 200 = 32 SPACES
 SPACES PROVIDED 34 SPACES
 FAR = .13

PAD 5 3,300 SF. BUILDING
 LOT SIZE = 75,511.26 SQ/FT OR 1.73 AC
 3,300 SF / 200 = 17 SPACES
 SPACES PROVIDED 5 SPACES + EXCESS
 FAR = .04

PAD 6 4,800 SF. BUILDING
 LOT SIZE = 41,904.72 SQ/FT OR .96 AC
 4,800 SF / 200 = 24 SPACES
 SPACES PROVIDED 41 SPACES
 FAR = .11

PAD 7 5,600 SF. BUILDING
 LOT SIZE = 38,193.40 SQ/FT OR .87 AC
 5,600 SF / 200 = 28 SPACES
 SPACES PROVIDED 41 SPACES
 FAR = .15

PAD 8 8,000 SF. BUILDING
 LOT SIZE = 40,802.65 SQ/FT OR .93 AC
 8,000 SF / 200 = 40 SPACES
 SPACES PROVIDED 48 SPACES
 FAR = .19

SHOPS 1 7,200 SF. BUILDING
 LOT SIZE = 143,046.68 SQ/FT OR 3.28 AC
 7,200 SF / 200 = 36 SPACES
 SPACES PROVIDED 28 SPACES + EXCESS
 FAR = .21

SHOPS 2 9,000 SF. BUILDING
 LOT SIZE = 35,292.31 SQ/FT OR .81 AC
 9,000 SF / 200 = 45 SPACES
 SPACES PROVIDED 16 SPACES + EXCESS
 FAR = .19

SHOPS 3 9,000 SF. BUILDING
 LOT SIZE = 47,480.4 SQ/FT OR 1.09 AC
 9,000 SF / 200 = 45 SPACES
 SPACES PROVIDED 67 SPACES
 FAR = .19

SHOPS 4 9,000 SF. BUILDING
 LOT SIZE = 40,785.22 SQ/FT OR .93 AC
 9,000 SF / 200 = 45 SPACES
 SPACES PROVIDED 47 SPACES
 FAR = .23

UG-4 LOT 2,800 SF. BUILDING
 LOT SIZE = 226,133.03 SQ/FT OR 5.19 AC
 2,800 SF / 200 = 14 SPACES
 SPACES PROVIDED 15 SPACES
 FAR = .01

FLOOR AREA RATIO
 Building square footage may be higher, but shall not exceed 10,000 sq/ft per gross acre in accordance with the May 31, 1998 agreement with C.O.A.

PARKING NOTES:
 TYPICAL STANDARD SPACES ARE 9'-0" x 20'-0"
 TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-0"
 TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0"
 WITH A 6" WIDE ACCESS AISLE
 * ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED 940 SPACES
TOTAL HC PARKING SPACES PROVIDED 70 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 85 SPACES
TOTAL PROVIDED 1095 SPACES
TOTAL REQUIRED SPACES = 1077 SPACES
TOTAL PROVIDED SPACES = 1095 SPACES

PER ZONING
COMBINED
Tracts G and H Site plan
for Subdivision

NOTE:
 ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A1 REQUIRES INDIVIDUAL PLATING OF TRACTS WITH DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

SCALE: 1"=100'-0"

REVISION

REV	DATE	BY	DESCRIPTION
A			
B			
C			
D			
E			
F			

PROJECT TITLE
 Ventana Square
 Tract G and H at Ventana Ranch
 Albuquerque, New Mexico

DRAWN BY: SD
CHECKED BY: SD
DATE: 6/7/00
SCALE: 1"=100'

CONCEPTUAL SITEPLAN

PROJECT NO.: 99052
DATE: 6/7/00
SCALE: 1"=100'
REVISION: A1

GEORGE RANHAUT ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

CONDITIONS:

2. Additional design guidelines shall be added to the site development plan, including:

d. All Pad and Shop buildings shall have a minimum ten foot wide front sidewalk, from the face of the curb to the front of the building with an ending or partial or shade trees, planted 25' on center in 5' x 5' planters and a minimum eight foot wide clear path.

e. All Major buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building with an ending or partial or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path in front of vestibules. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.

f. An outdoor patio space (that is a minimum of 250-500 square feet in size) with tables and seating shall be provided for each building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

g. Pedestrian crossings that are a minimum width of 6'-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.

h. For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.

i. A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) is required along property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.

j. No chain-link, razor wire or plastic vinyl fencing is permitted.

k. No generic franchise building elevations or concepts are permitted.

l. No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.

m. No freestanding call towers or antennas shall be permitted, antennas shall be integrated into the building architecture.

n. All's shall be architecturally integrated with building design.

o. Loading docks shall be screened by walls and covers that are architecturally integrated with the building. Covers for loading docks are limited to those docks facing residential zoning.

p. The refuse enclosures shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.

q. Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.

r. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.

s. The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 20 feet high within 300 feet of a residential zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.

t. Building mounted signage shall not be permitted on any elevations adjacent to or facing the residential zoning to the east.

u. Off-premise signs are not permitted.

v. Screens or garden walls, 2 1/2 - 3 feet high with colors and texture that are contextual with the building materials shall be located along all parking areas that front on a roadway or street.

w. Freestanding signs are limited to a maximum height of 16 feet.

x. The following design requirements shall be deleted:

a. Under "General Architecture", remove the last sentence: "The approval of site plans for building permits for each site will be delegated to the city of Albuquerque planning staff."

b. Under "Lighting", remove: "Main parking area lighting not to exceed 35' to fixture."

4. Conditions of the Public Works Department:

a. All the requirements of previous actions taken by the EPC and the DRB must be completed and / or provided for.

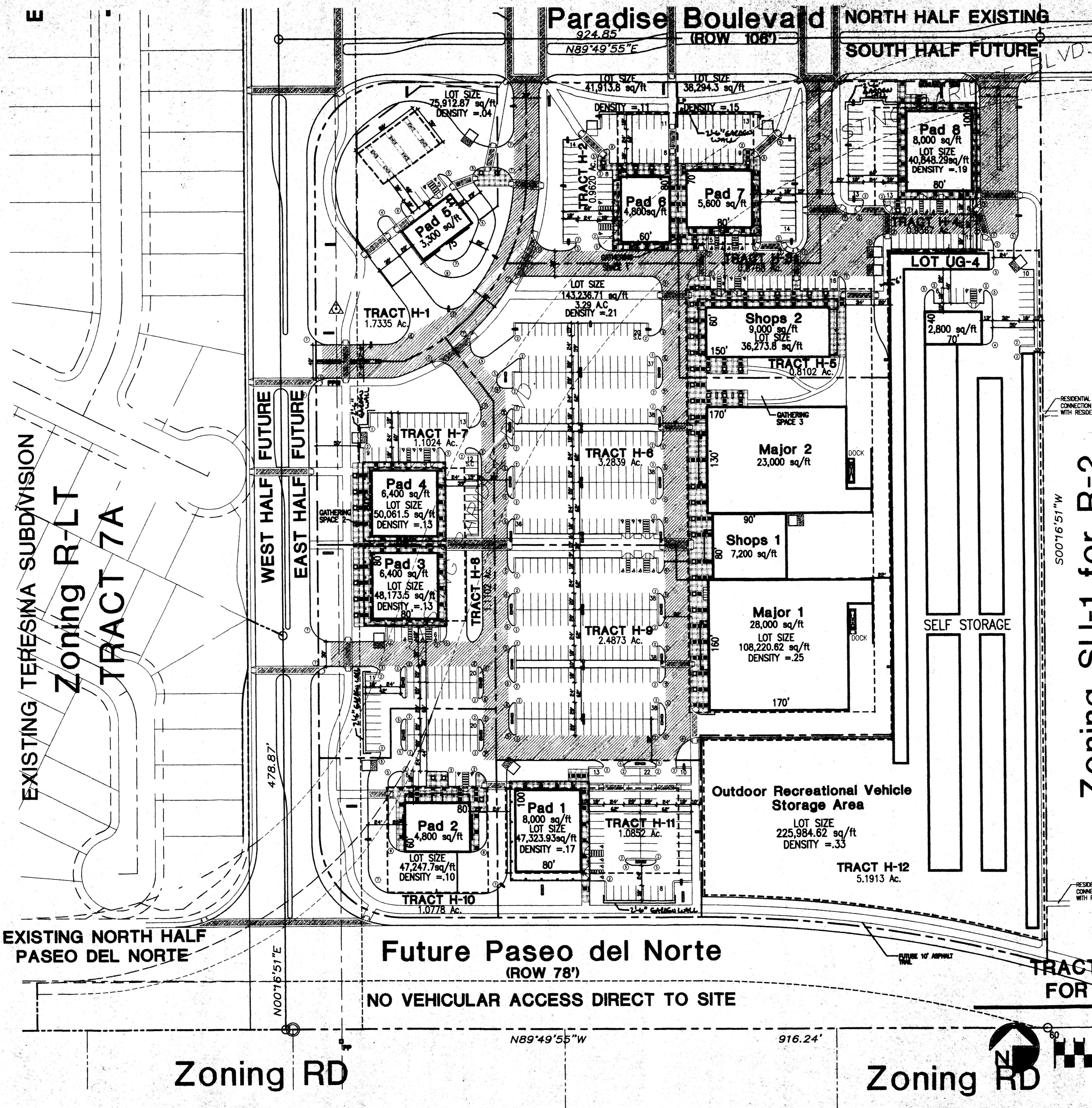
b. Dedication of right-of-way for Paradise and Universe Boulevards, and Paseo del Norte.

c. Construction of Paradise and Universe Boulevards, and Paseo del Norte will occur as the center develops.

d. Development of any pad site within the northern half of the center will require the construction of the east half of Universe Boulevard (Paradise to Arroyo).

e. Development of any pad site within the southern half of the center will require the construction of all of Universe Boulevard (Paseo del Norte to Paradise); the south half of Paradise Boulevard (Universe to eastern Property Line); Paseo del Norte (Universe to eastern Property Line); and the location of temporary Paseo del Norte / Paradise connection. These facilities will include 6 foot sidewalks and / or 10 or 8 foot bicycle facilities as shown. Location of deceleration lanes will be determined by the Traffic Engineer. The timing and phasing of the construction of the streets must be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.

f. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plot approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and / or sanitary sewer lines owned and operated by NML.



TRACT H SITE PLAN FOR SUBDIVISION

Tract H contains 25.58 gross acres. The site is currently zoned C-2 and is proposed to be changed to SU-1 for restricted C-2 uses.

PEDESTRIAN AND VEHICULAR CIRCULATION

See sheet A.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system.

INTERNAL CIRCULATION

See sheet A.2.1A for internal circulation

BUILDING HEIGHTS AND SETBACKS

The maximum height of buildings within tract G shall be 35'-0" See plan A.1 for additional restrictions. Setbacks are shown on sheet A.2.1A

FLOOR AREA RATIOS

The overall FAR for tract H shall not exceed 10,000sq/ft per gross acre in accordance with the May 31,1998 agreement with the City of Albuquerque

LANDSCAPE

See sheet L1 and L2

NOTE:

ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.1 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

PER ZONING

EPC CASE #	DRB CASE #
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on <u>MAJ-18-2000</u> and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:	
SITE DEVELOPMENT PLAN	
<i>Bradley S. Brigham</i>	6/21/00
Traffic Engineer, Transportation Division	Date
<i>Paul S. Adams</i>	6/21/00
Parks and General Services Department	Date
<i>Roger L. Green</i>	6/21/00
Public Works, Water Utilities Division	Date
<i>Ann Calzone</i>	6-21-00
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
<i>Paul S. Adams</i>	6/21/00
City Planner, Albuquerque	Date
<i>Paul S. Adams</i>	6-21-00
Solid Waste Administration - Preliminary	Date
and approval, locations with coordinates of basins	
of the site shall be included in the permit.	
New Mexico Utilities INC.	Date

PROJECT # 1000390
Application # 5
00450-00000-00804
00450-00000-00806

* 00128-00000-00409
00128-00000-00410

TRACT H SITE PLAN FOR SUBDIVISION

SCALE: 1"=60'-0"

VENTANA SQUARE
SWC of tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER
George Rainhart, AA 99052

DRAWN BY
SD

DATE
6/9/00

SHEET
A2.1

PROJECT TITLE
Ventana Square SWC of tract G and H at Ventana Ranch Albuquerque, New Mexico

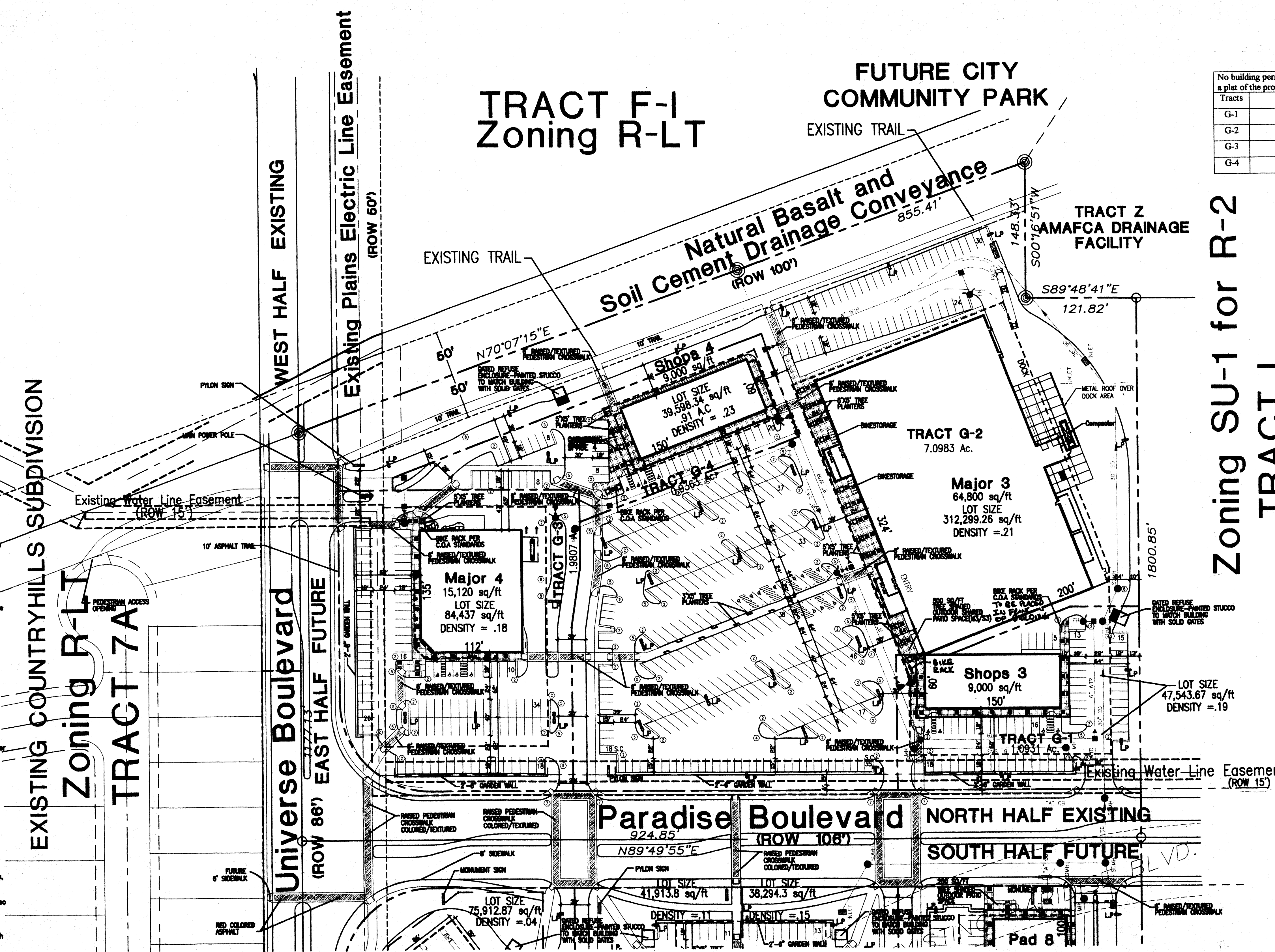
SHEET TITLE
Tract H Site plan for Subdivision

REVISION	BY	DATE

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 854-8110 FAX (505) 837-9877

CONDITIONS:

2. The following clarifications and additions to the site development plan submitted shall be addressed:
 - a. The note regarding alternate uses shall be placed on the landscape plan, gathering spaces, grading and drainage plan, utility plan, and all elevation sheets.
 - b. Elevation notes are also alternate use elevations shall be clearly labeled as such.
3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 0000 00400).
4. Pedestrian and bicycle amenities:
 - a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive alleys or each crossing shall be a raised table, three inches above the drive aisle.
 - b. Two additional pedestrian links shall be added to Tract G: one from the northwest corner of the site to Major 4 and another connection Shops 4 and Major 3.
 - c. These paths shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and shops 2 at the northeast corner of Tract H. The path which begins in the Gathering Space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to pads 7 and 8. These paths shall connect to the residential area to the east.
 - d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 6.
 - e. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.
5. Landscaping:
 - a. The major east-west, pedestrian walkway between Major 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.
 - b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.
 - c. Any gravel used shall be compatible with the appearance (color & materials) of the project.
 - d. Screen or garden walls, 2 1/2 - 3 feet high with color and texture that are in contrast with the building materials shall be located along all parking areas that front on a roadway or street.
6. Elevation and signs:
 - a. The color of the roof tiles shall be specified.
 - b. The color of the building cornice shall be specified.
 - c. All loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.
 - d. In addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length.
 - e. Variations in the surface of the exterior walls and/or display windows on per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.
 - f. Colors and materials of the signs shall match those of the buildings and be called out on the detail drawings.
 - g. Freestanding signs are limited to a maximum height of 18 feet.
 - h. The comments and conditions of the Parks and Recreation Department shall be addressed:
 - a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.
 - b. The 10' asphalt trail along universe, outside the right of way but within a utility easement shall be classified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.
9. Conditions of the Public Works Department:
 - a. The entrance in the immediate proximity of Major No. 4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.
 - b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
 - c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation details.
 - d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads major tenants.
 - e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universe Boulevards.
 - g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPLM.
 - h. Coordination with the Solid Waste Department with regard to refuse container location and access.
 - i. Details related to 1) access along Paradise Boulevard, and 2) bicycle facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off of the DRB.
 - j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plot approved by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by H&M.
 - k. The utility plan will address potential conflicts, including the sanitary outfall appears to be located through a storm sewer manhole. Status operation and maintenance responsibilities for the "temporary RR station" must also be addressed. These issues must be resolved prior to DRB action.



APPROVAL

No building permit for the following listed Tracts will be issued until the DRB approves a plat of the property and the City Engineer and DRB Chairman sign below.

Tracts	DRB Chair	City Engineer	Date
G-1			
G-2			
G-3			
G-4			

PROJECT # 1000 390
 Application # 00450-00000-00864
 00450-00000-00866

EPC CASE # _____ DRB CASE # _____
 This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on May 18, 2000 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Bradley D. Bryan 6/21/00
 Traffic Engineer, Transportation Division Date

Justa Davis 6/21/00
 Parks and General Services Department Date

Roger A. Degan 6/21/00
 Public Works, Water Utilities Division Date

John Colburn 6-21-00
 City Engineer, Engineering Division / AMAFCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

John Smith 6/21/00
 City Planner, Albuquerque Date

John Smith 6-21-00
 Solid Waste Administrator Date

John Smith 6-21-00
 City Engineer Date

New Mexico Utilities Inc.

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

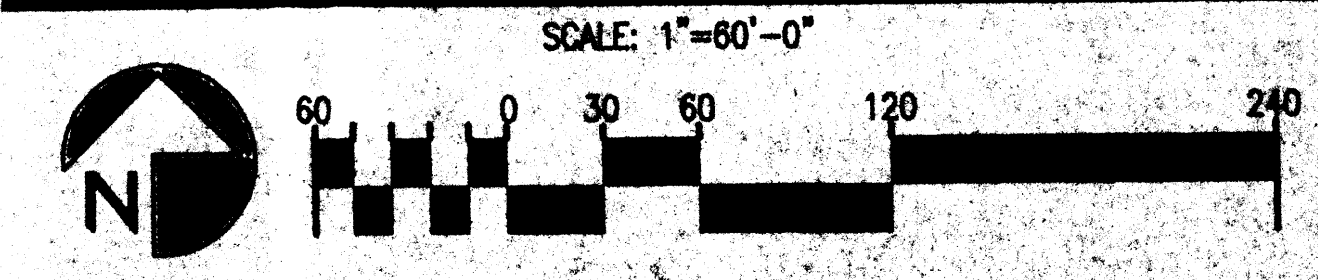
NOTE:

ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2A REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

▲ PER ZONING

* 00128-00000-00409
 00128-00000-00410

TRACT G SITEPLAN FOR BUILDING PERMIT



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

PROJECT TITLE

Ventana Square
 S/C of tract G and H at Ventana Ranch
 Albuquerque, New Mexico

PROJECT MANAGER

George Reinhardt, AIA
 Albuquerque, New Mexico

DRAWN BY:

SD

PROJECT TITLE

Tract G siteplan for Building Permit

DATE:

8/7/00

SCALE:

1"=60'

A2A

CONDITIONS:

2. The following clarifications and additions to the site development plan submitted shall be addressed:

a. The site plan shall show the location of all proposed structures, including parking areas, drive lanes, utility lines, and all elevation areas.

b. Elevation areas shall be clearly labeled as such.

3. The submitted site development plan for building permit shall adhere to the existing guidelines and requirements found in the site development plan for subdivision as well as the additional guidelines and requirements outlined in the site development plan for subdivision Conditions of Approval (00128 00000 00400).

4. Pedestrian and bicycle amenities:

a. Speed humps/bumps shall be utilized on both sides of the internal pedestrian crossings of drive lanes or each crossing shall be a raised table, three inches above the drive lane.

b. Two additional pedestrian links shall be added to Tract G: one from the northeast corner of the site to Major 2 and another connection Shops 4 and Major 3.

c. These pads shall connect to the residential area to the east. There shall be direct pedestrian connections between Pads 7 and 8 and shops 2 at the northeast corner of Tract H. The path which begins in the gathering space between Major 2 and Shops 2 and then travels around the backside of Shops 2 shall connect to pads 7 and 8. These paths shall connect to the residential area to the east.

d. Adequate bicycle parking shall be shown at Shops 3 and Pads 4 and 5.

e. The height of the lighting poles shall be reduced to 24' maximum and a maximum of 20 feet high within 300 feet of a residential zone.

5. Landscaping:

a. The major east-west, pedestrian walkway between Major 3 and 4 on Tract G shall have additional shade trees planted along its entire length similar to the major east-west pedestrian walkways on Tract H.

b. The entire, eastern setback of Lot UG-4 shall be increased to at least ten feet to allow for a ten-foot-wide landscaping buffer between the subject site and the adjacent, residential zoning to the east.

c. Any gravel used shall be compatible with the appearance (colors & materials) of the project.

d. Screen or garden walls, 2 1/2' - 3 feet high with colors and textures that are in contact with the building materials shall be located along all parking areas that front on a roadway or street.

7. Elevations and signs:

a. The color of the roof tiles shall be specified.

b. The color of the building cornices shall be specified.

c. All loading dock and receiving areas shall be visually screened with walls and roofs that integrate with the building architecture; roofs over loading docks are limited to those docks facing residential zoning.

d. In addition to a ten foot landscape buffer, the eastern edge of Lot UG-4 shall have a minimum eight foot high, solid wall along its entire length.

e. Variations in the surface of the exterior walls, signs or display windows as per the additional design requirements shall be added to the building elevations. The areas between the stucco control joints shall have the same medium tan color as the CMU base.

f. Signs and materials of the signs shall match those of the buildings and be called out on the detail diagrams.

g. Freestanding signs are limited to a maximum height of 15 feet.

8. The comments and conditions of the Parks and Recreation Department shall be addressed:

a. The applicant shall take the trail design and any landscaping adjacent to Paseo del Norte to the Parks & Recreation Department for review and approval prior to final DRB approval.

b. The 10' asphalt trail along Universa, outside the right of way but within a utility easement shall be clarified as either a trail or a sidewalk. In its northern section, between Paradise and the channel, there shall be a 5' separation between the trail and the curb.

9. Conditions of the Public Works Department:

a. The entrance in the immediate proximity of Major No. 4 must be reconfigured and channelized to better define traffic patterns and placement of control devices.

b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

c. Location of walls, fences, refuse containers and signs must meet the clear sight distance requirements for adjacent streets and internal circulation aisles.

d. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets, i.e., pedestrian linkages between pads and major thoroughfares.

e. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

f. Provision of street trees and landscaping on Paseo del Norte, Paradise and Universa Boulevards.

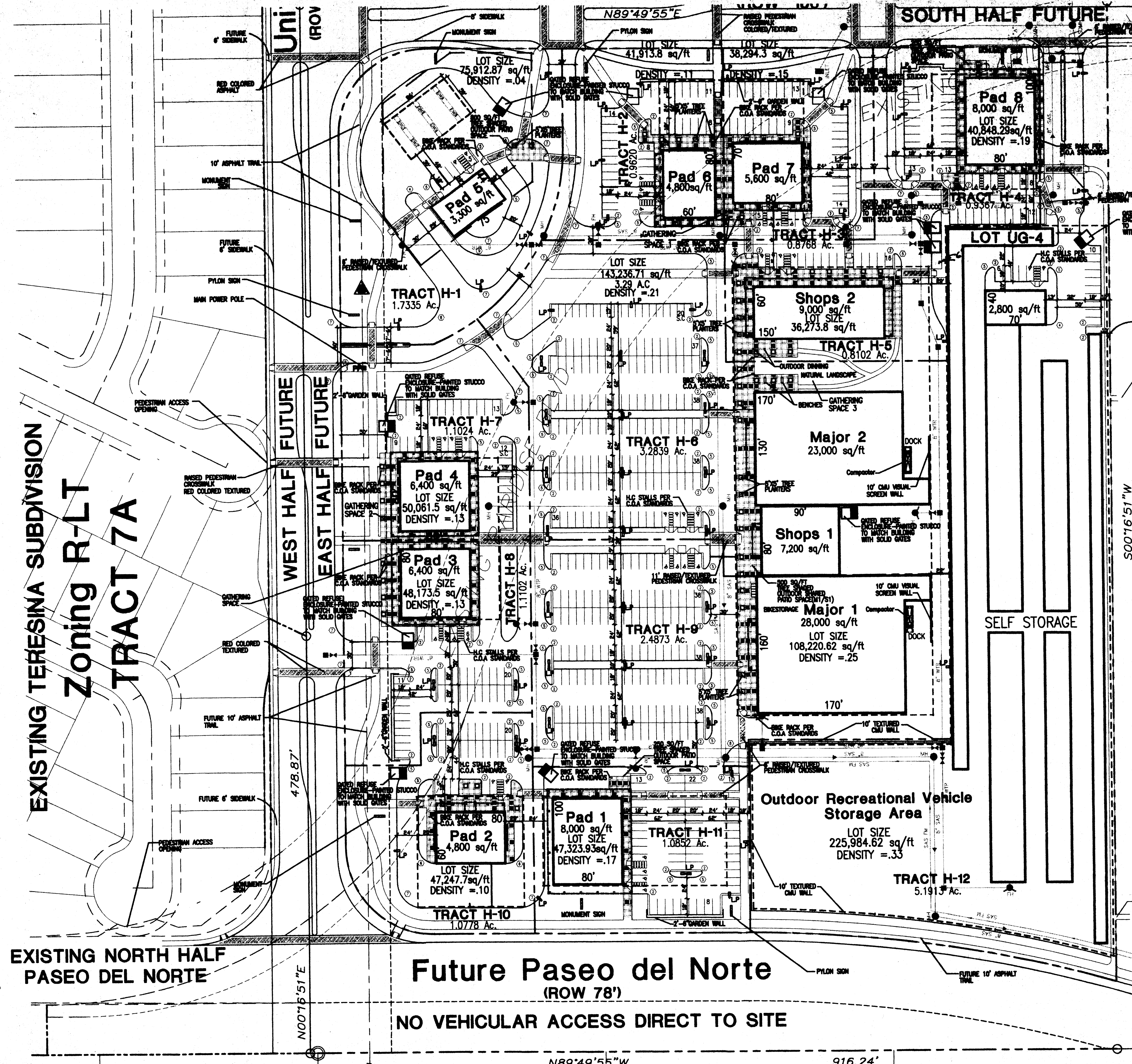
g. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.

h. Coordination with the Solid Waste Department with regard to refuse container location and access.

i. Details related to 1) access along Paradise Boulevard, and 2) utility facilities and associated rights-of-way along Paradise Boulevard and Paseo del Norte shall be addressed to the satisfaction of the Parks & Recreation and Public Works Departments prior to final sign-off at the DRB.

j. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plot approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMU.

k. The utility plan will address potential conflicts, including the sanitary outfall appears to be routed through a storm sewer. NMU's status operation and maintenance responsibilities for the temporary lift station must also be addressed. These issues must be resolved prior to DRB action.



APPROVAL

No building permit for the following listed Tracts will be issued until the DRB approves a plat of the property and the City Engineer and DRB Chairman sign below:

Tracts	DRB Chair	City Engineer	Date
H-1			
H-2			
H-3			
H-4			
H-5			
H-6			
H-7			
H-8			
H-9			
H-10			
H-11			
H-12			

Project # 100340
 Application # 5
 00450-00000-00804
 00450-00000-00806

EPC CASE # * DRB CASE #

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 11/11/00 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Bradley B. Brigham 6/21/00 Date
 Traffic Engineer, Transportation Division

Janet Davis 6/21/00 Date
 Parks and General Services Department

John A. Preece 6/21/00 Date
 Public Works, Water Utilities Division

Ann Colangelo 6-21-00 Date
 City Engineer, Engineering Division / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

John S. ... 6/21/00 Date
 City Planner, Albuquerque

... 6-21-00 Date
 Solid Waste Department

New Mexico Utilities Inc.

NOTE: ALL WATER AND SEWER LINES SHALL BE IN A PUBLIC UTILITY EASEMENT

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

NOTE:

ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.1A REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

▲ PER ZONING

* 00128-00000-00409
 00128-00000-00410

REVISION

REV	DATE	BY
1		
2		
3		
4		
5		

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
 2025 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
 Ventana Square
 SMC of tract G and H at Ventana Ranch
 Albuquerque, New Mexico

PROJECT MANAGER
 George Ranhart, AA

JOB NO.
 99052

DRAWN BY:
 SD

DATE:
 6/7/00

SCALE:
 1"=60'

Tract H siteplan for Building Permit

A2.1A

TRACT H SITEPLAN FOR BUILDING PERMIT

SCALE: 1"=60'-0"

Zoning RD

Future Paseo del Norte (ROW 78')

NO VEHICULAR ACCESS DIRECT TO SITE

Zoning RD

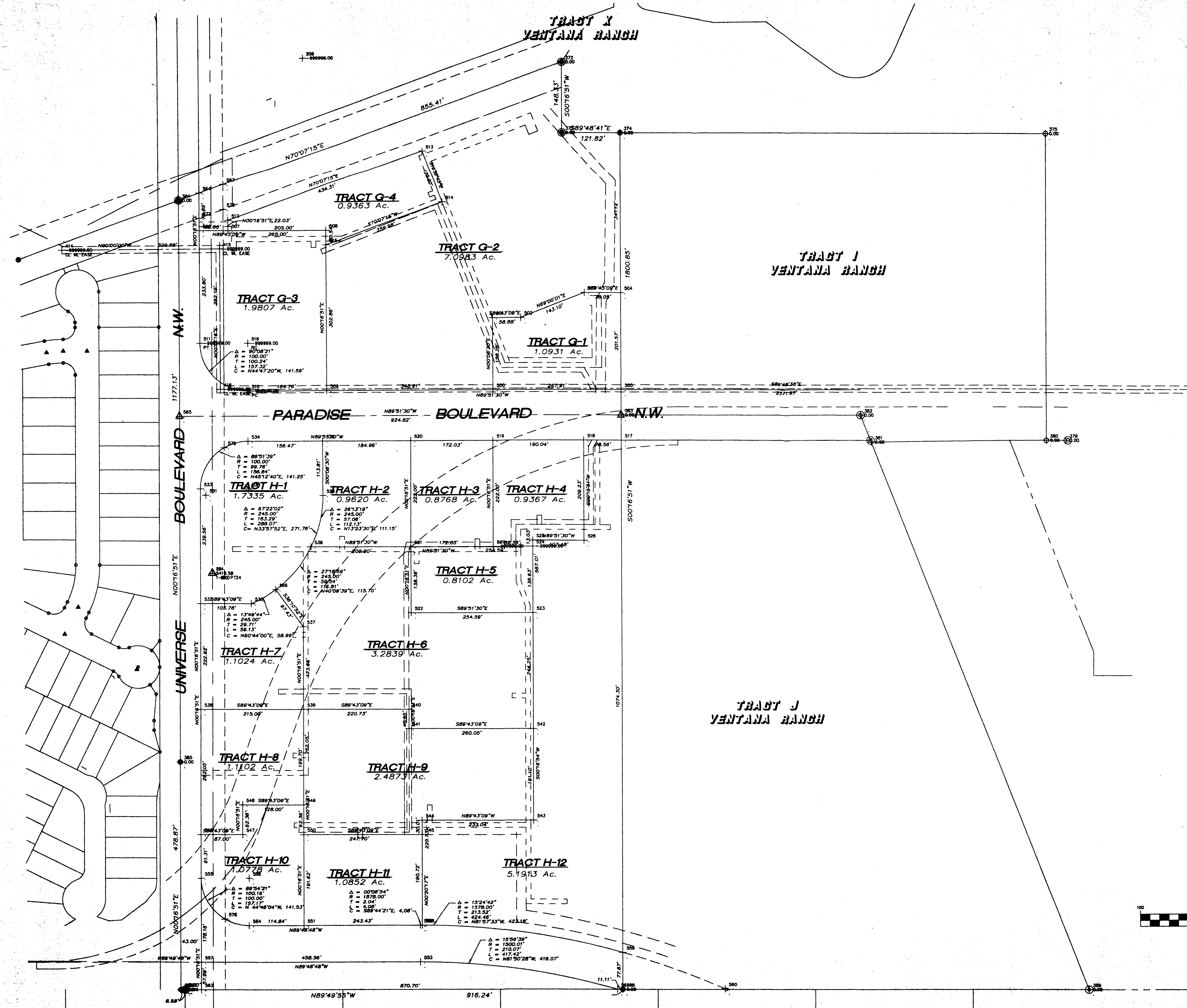
PER ZONING

* 00128-00000-00409
 00128-00000-00410

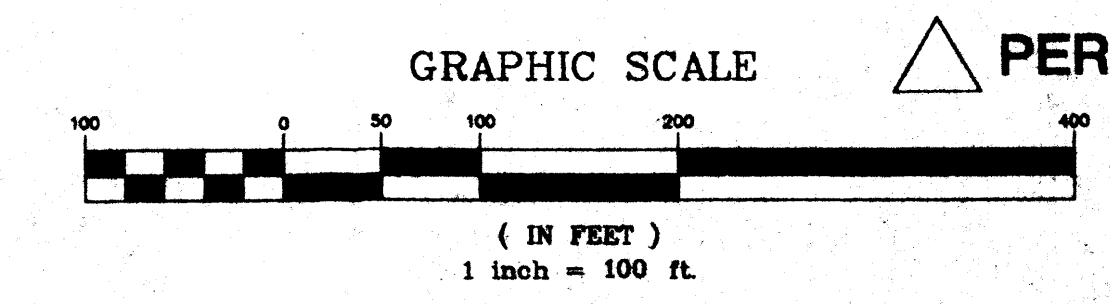
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PROPOSED LEGAL DESCRIPTIONS
TRACTS G-1 THRU G-4 AND H-1 THRU H-12
VENTANA SQUARE
 (BEING A REPLAT OF TRACTS G AND H, VENTANA RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000
FOR INFORMATION ONLY



NOTE:
 ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.2 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

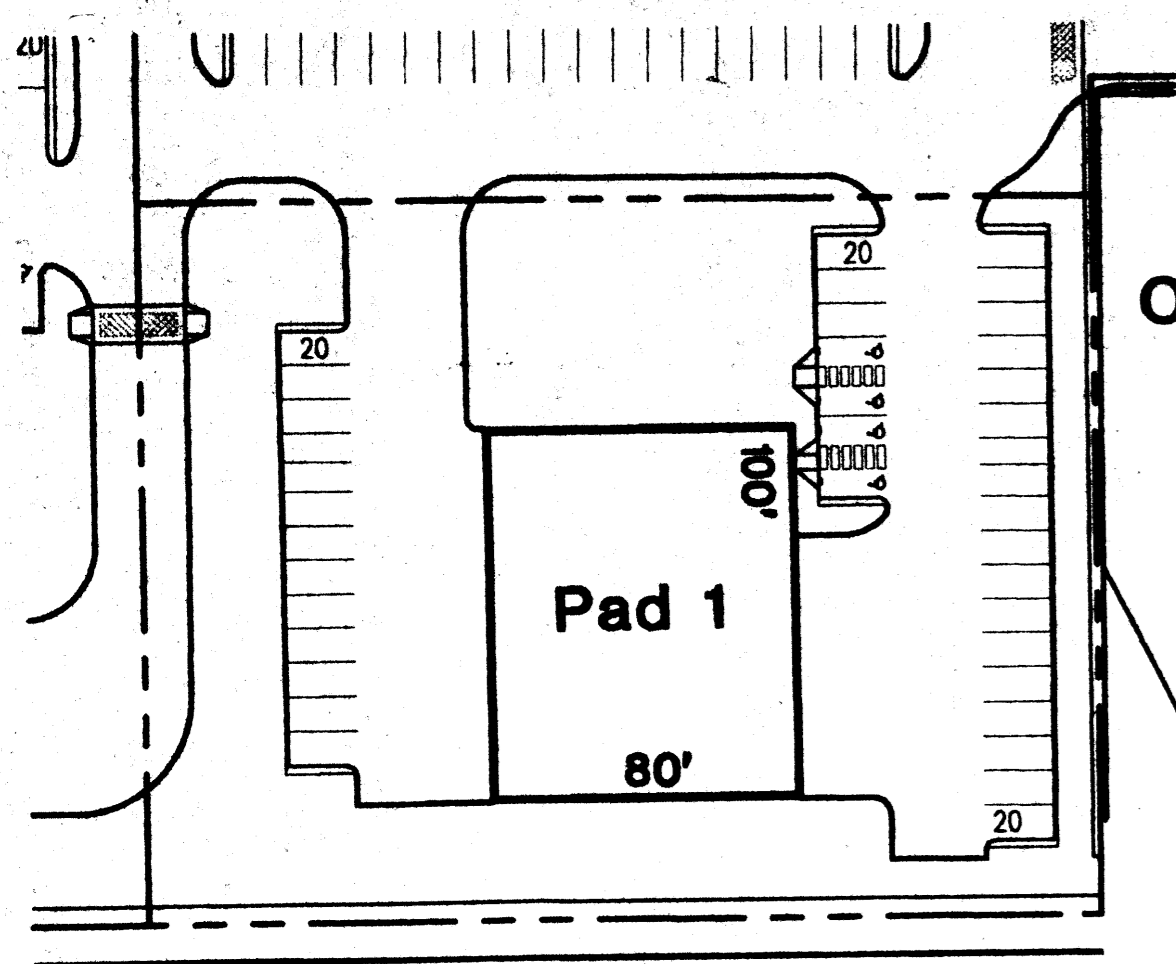


△ PER ZONING

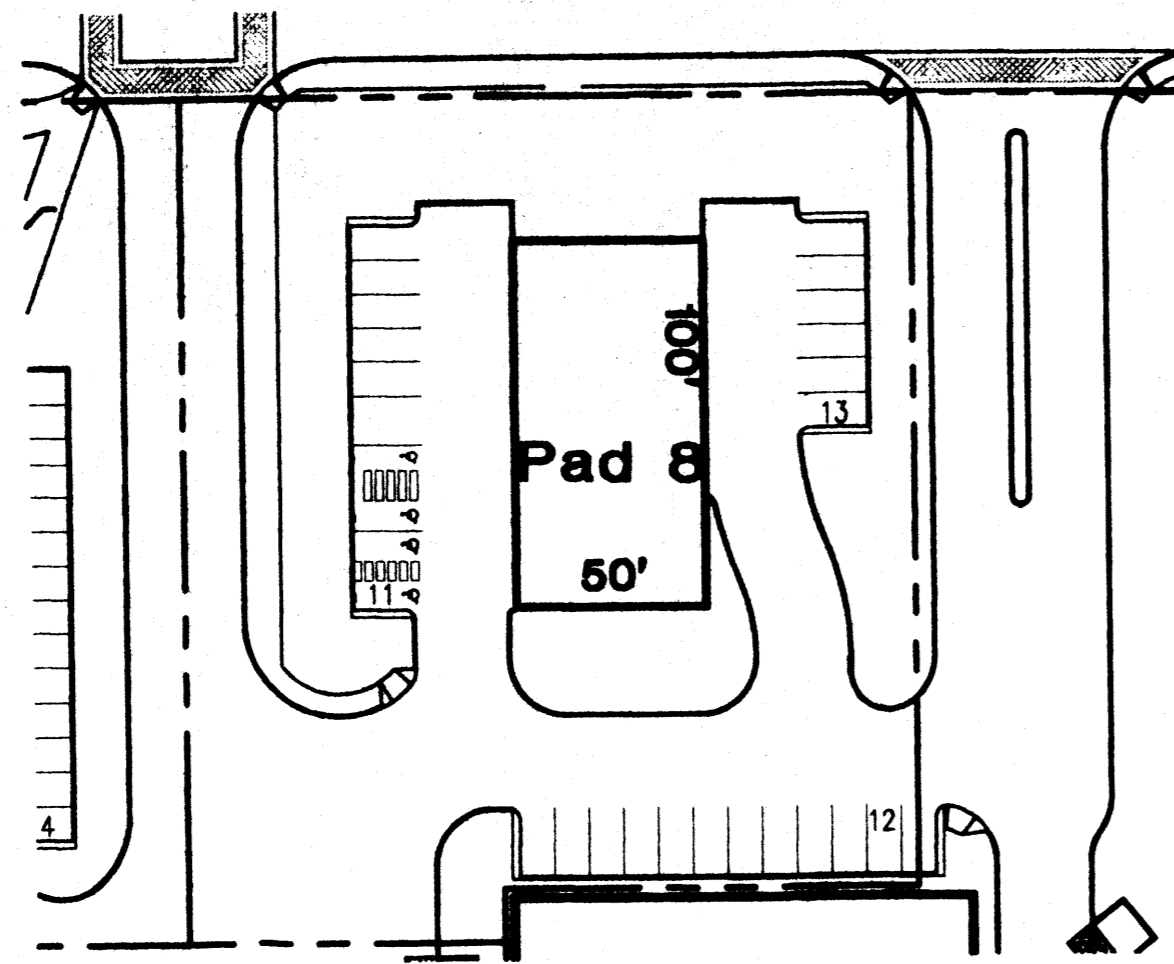
SHEET A2.2

SURVOTEK, INC.
 Consulting Surveyors
 6645 Paradise Blvd. N.E., Albuquerque, New Mexico 87114 Phone: 505-897-6888 Fax: 505-897-8977

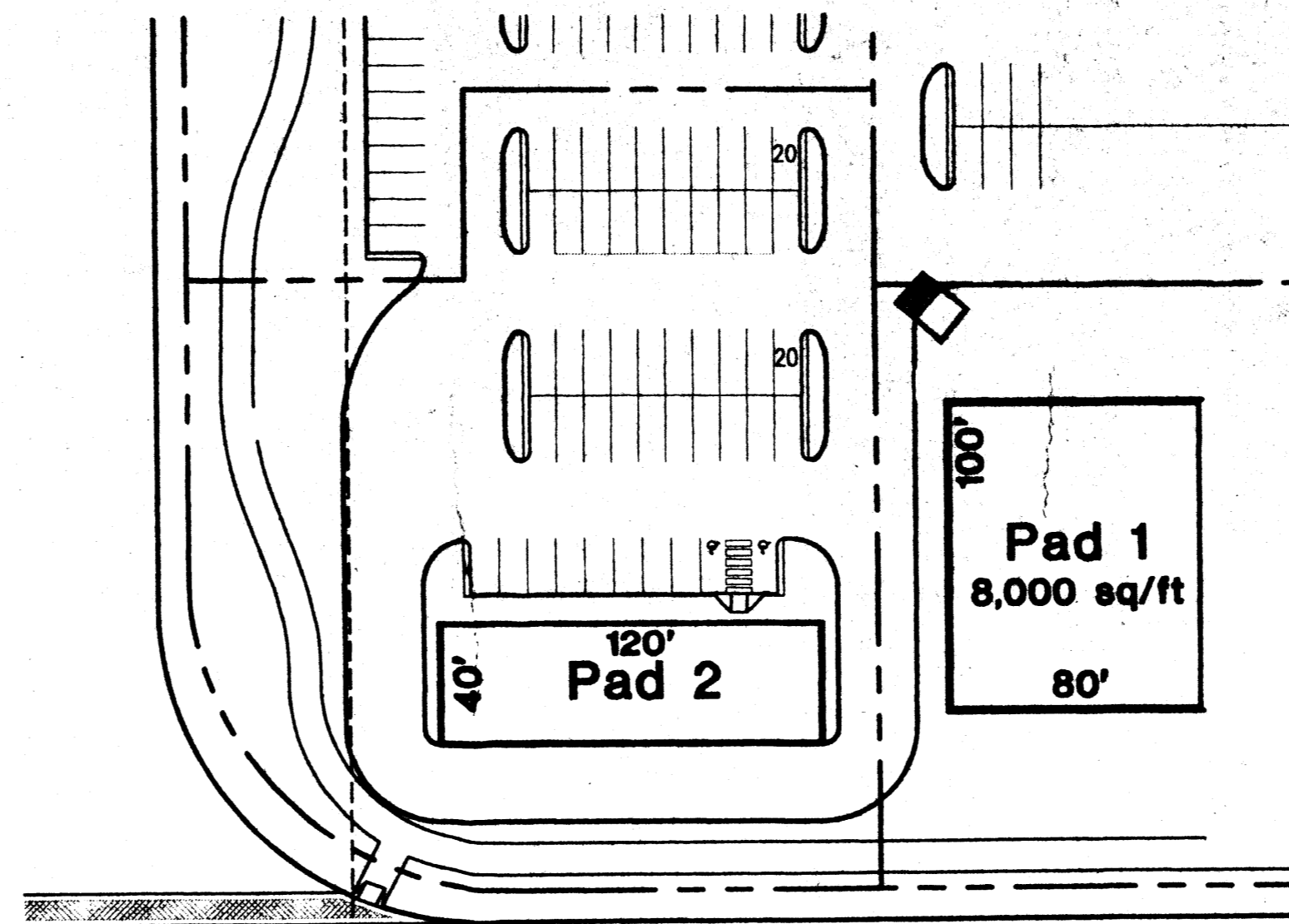
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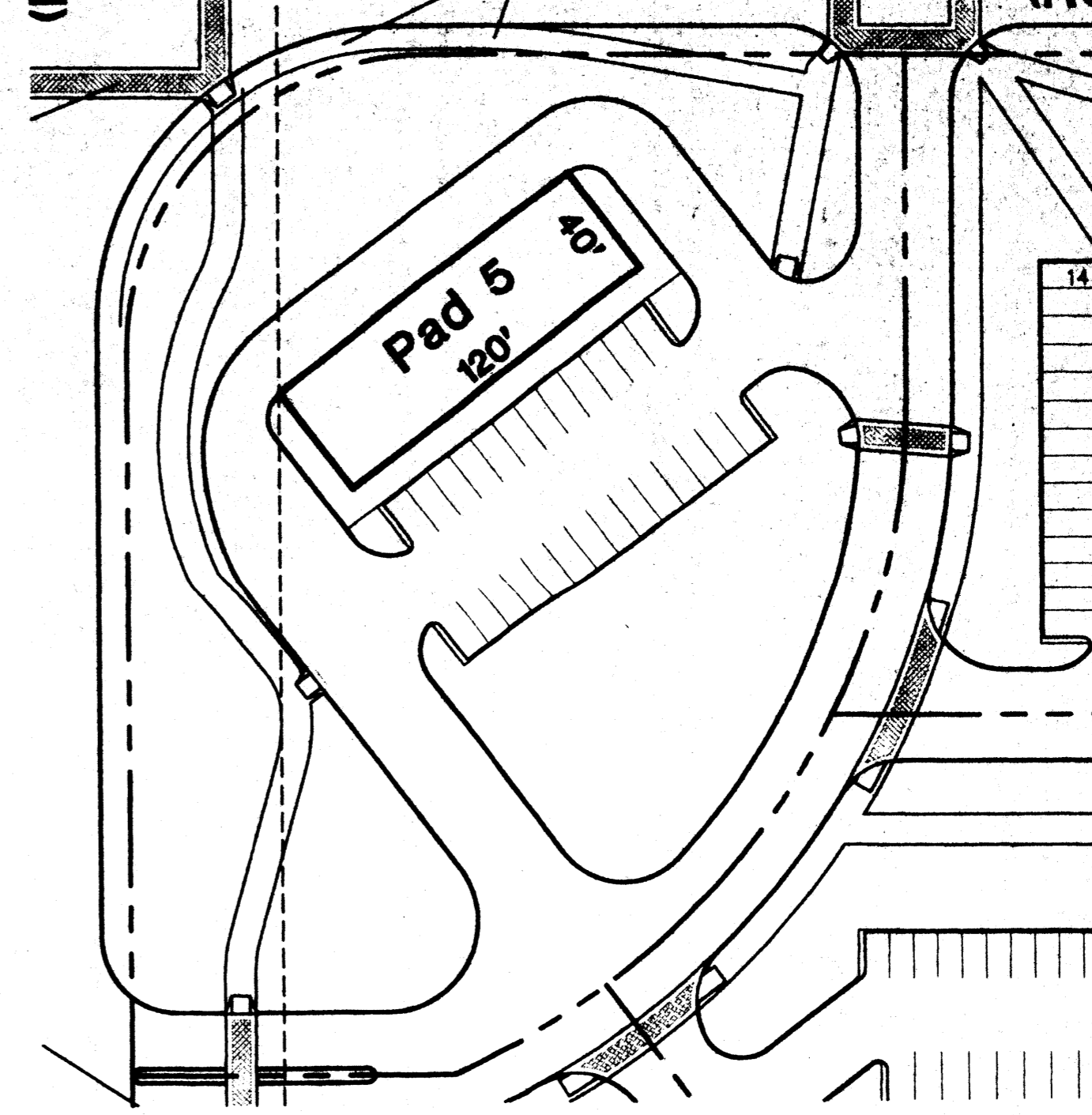
PAD1 AS AUTO SERVICE



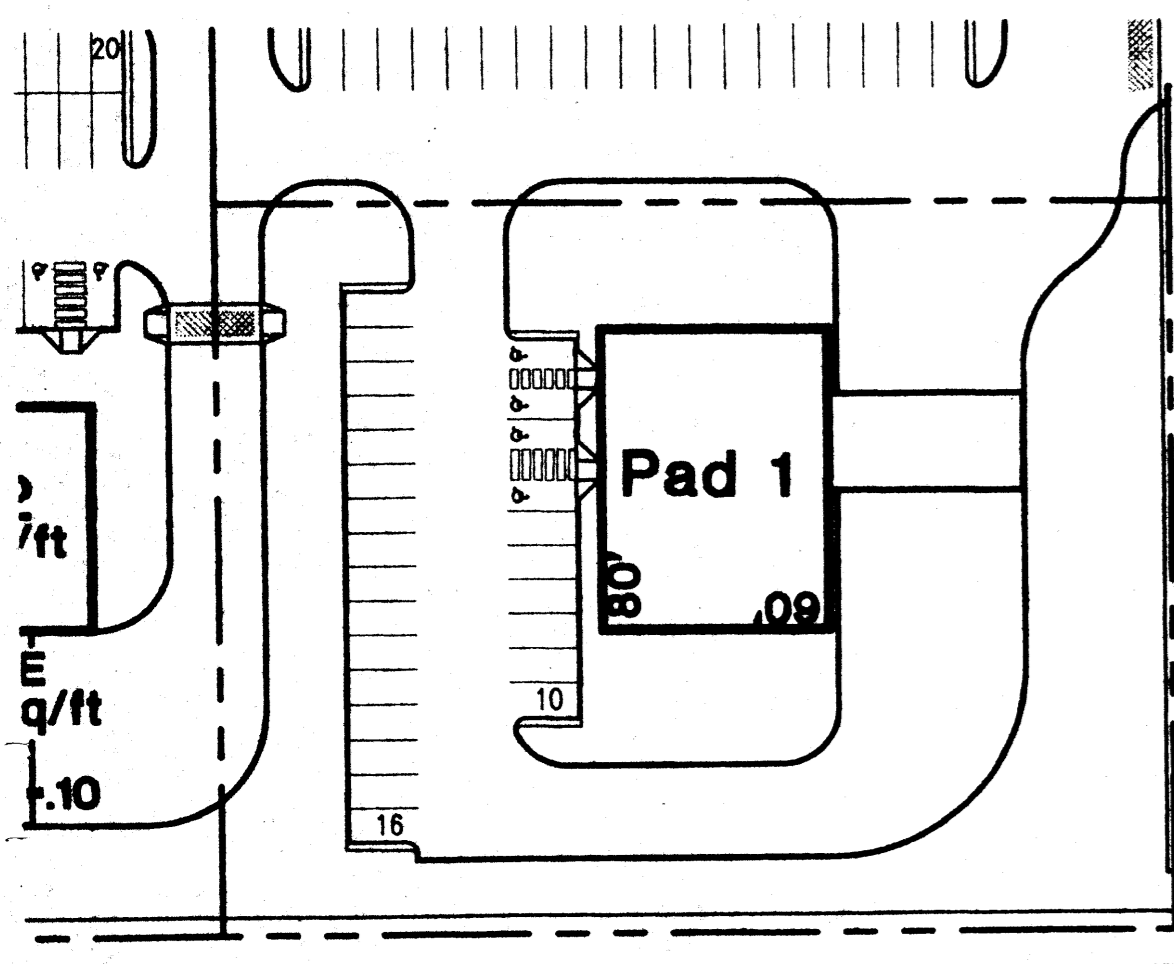
PAD8 AS AUTO SERVICE



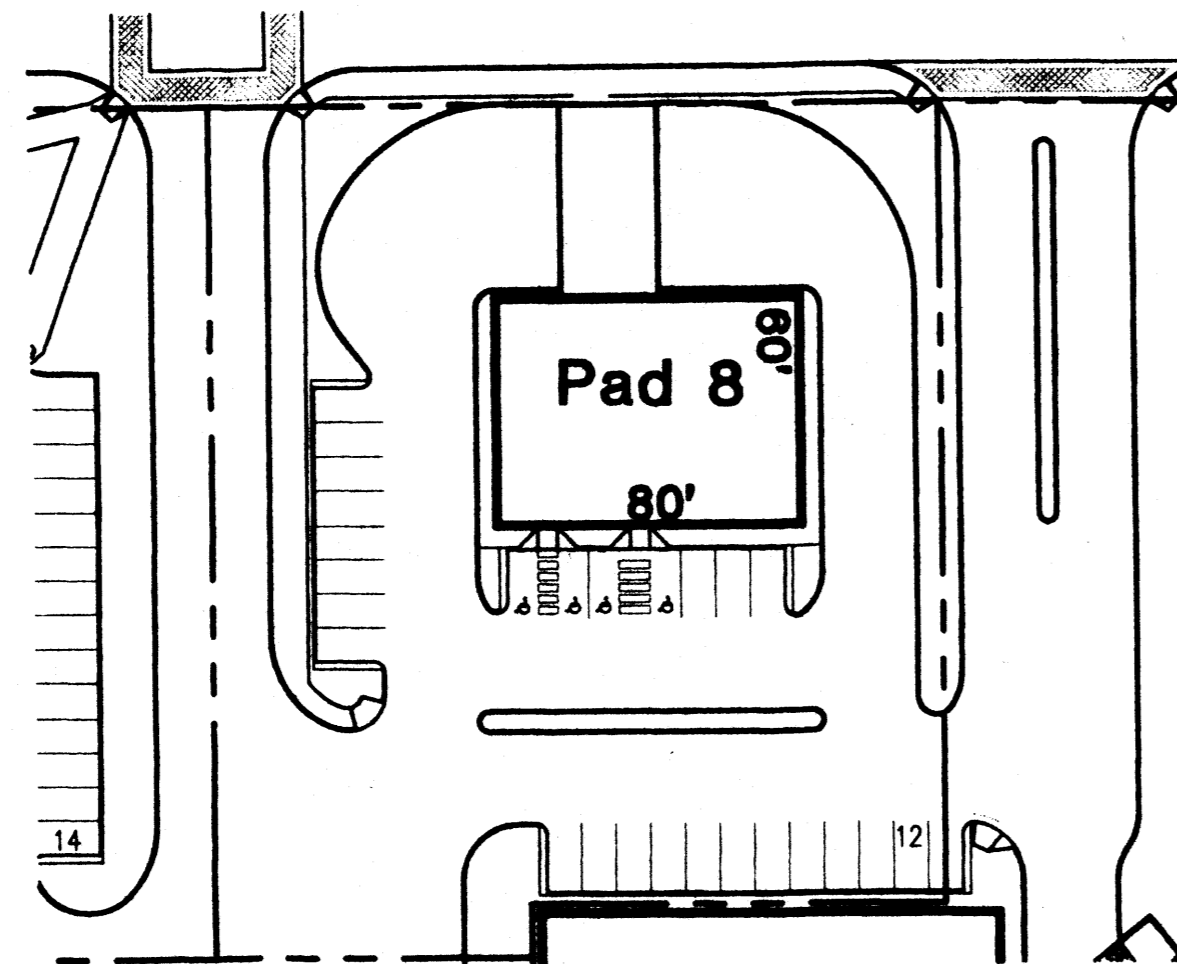
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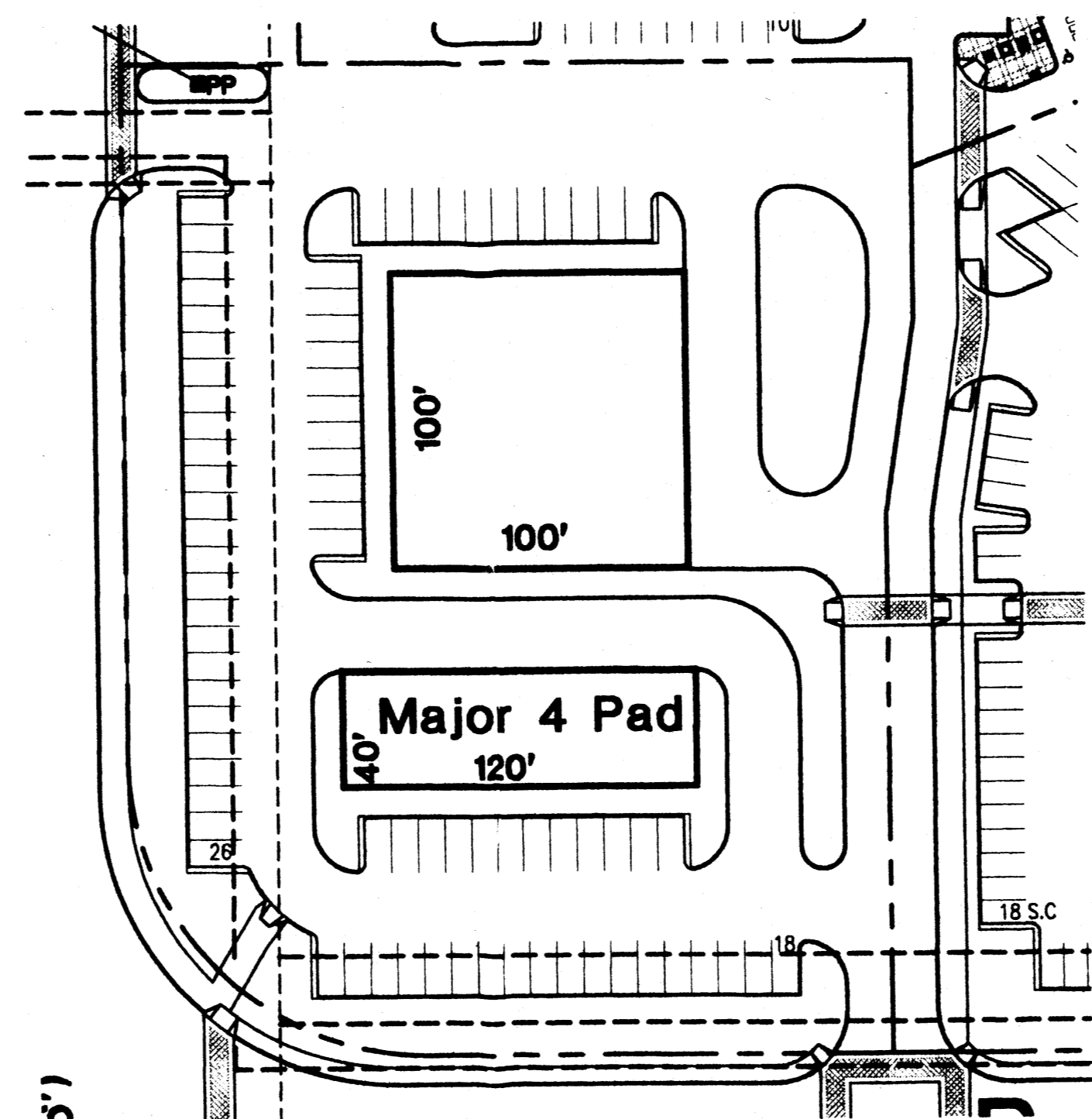
PAD 5 AS FASTFOOD



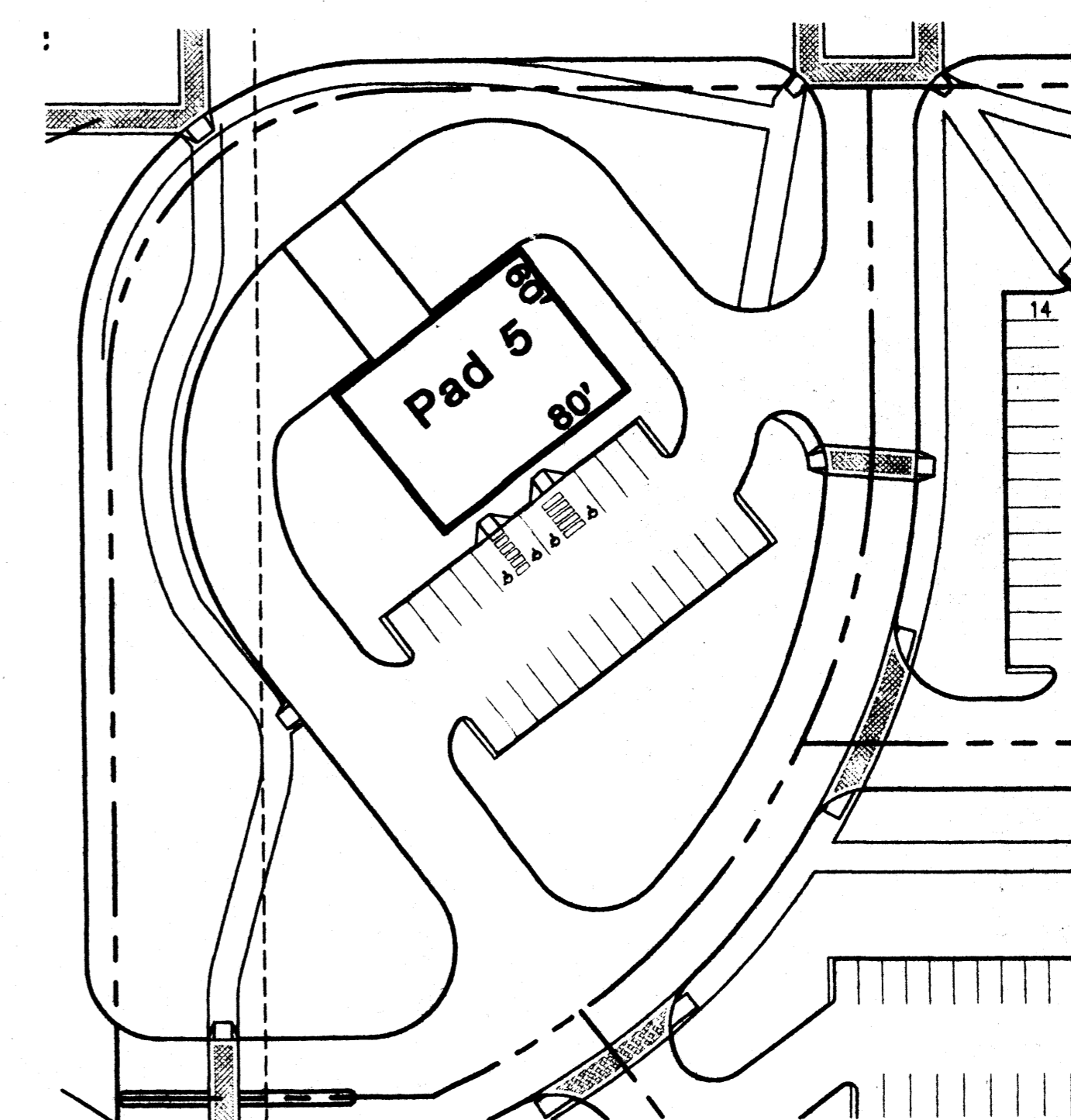
PAD1 AS BANK



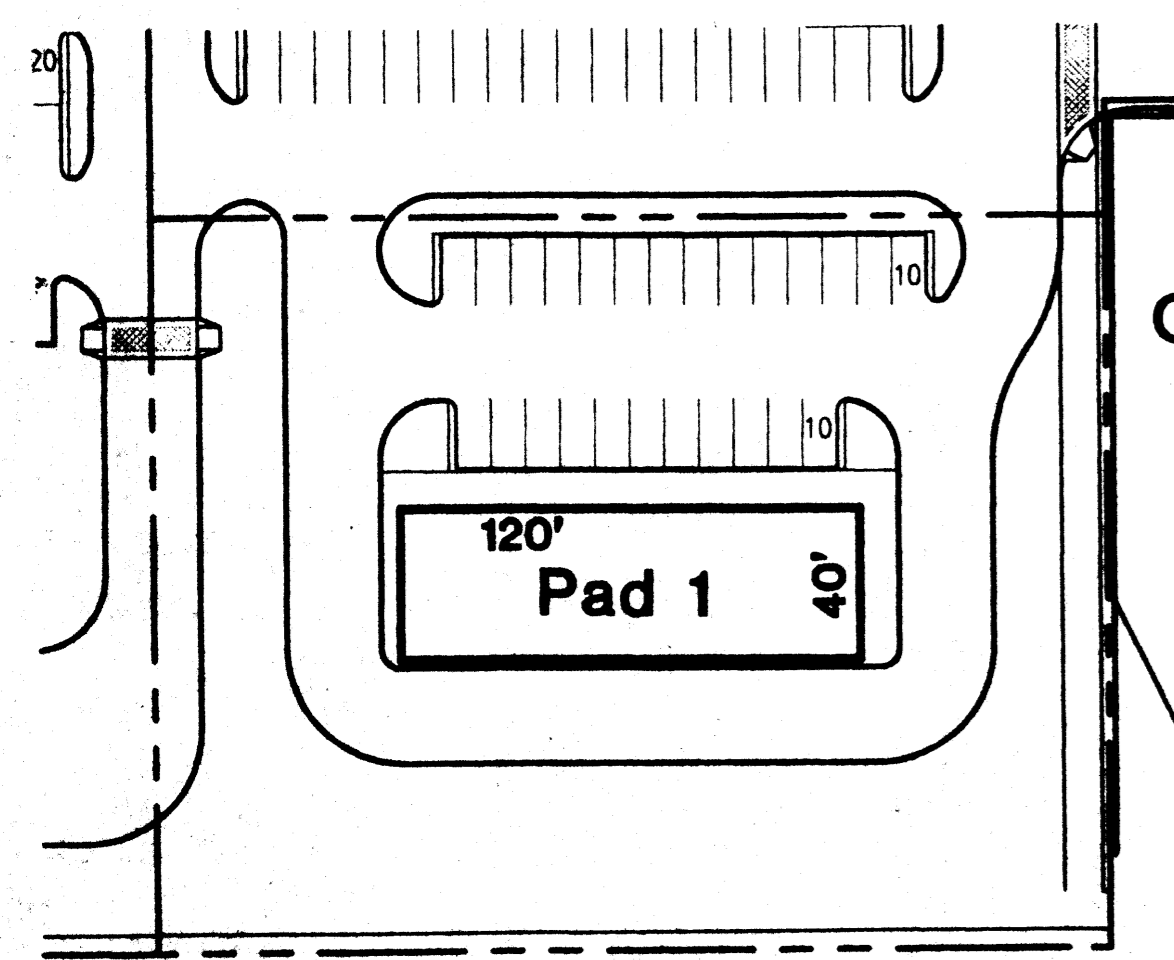
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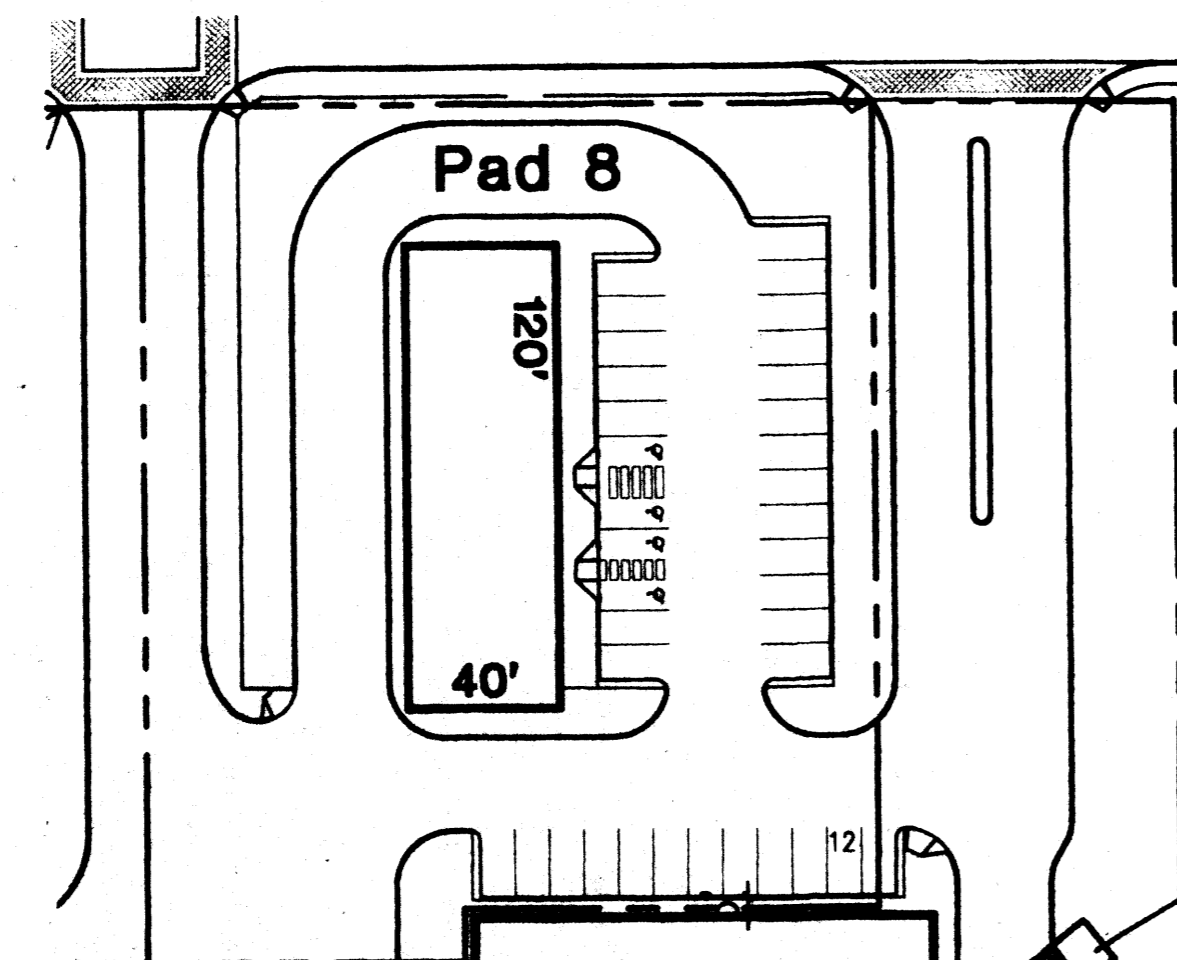
MAJOR 4 PAD AS FASTFOOD



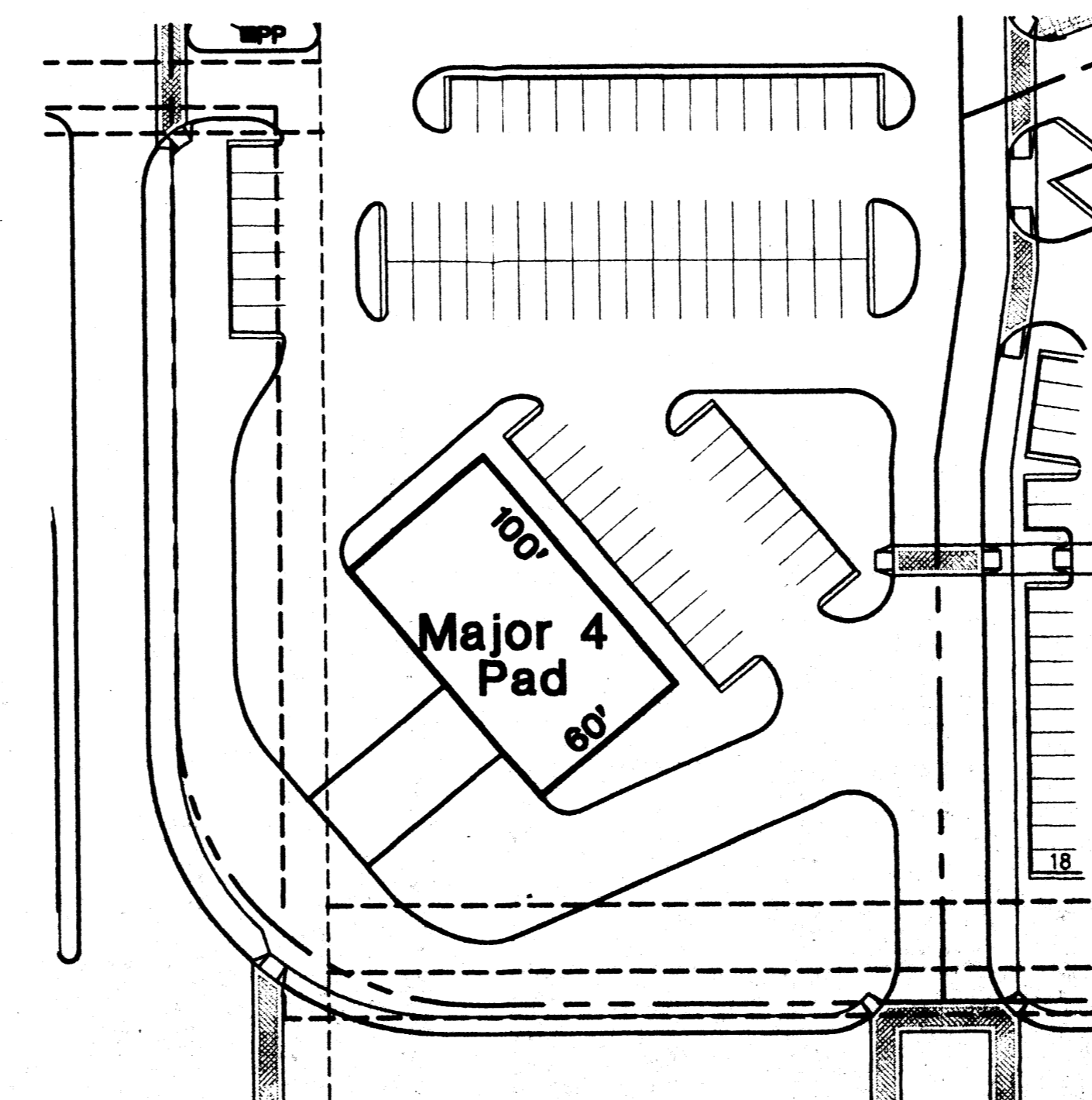
PAD 5 AS BANK



PAD1 AS FASTFOOD



PAD8 AS FASTFOOD



MAJOR 4 PAD AS BANK

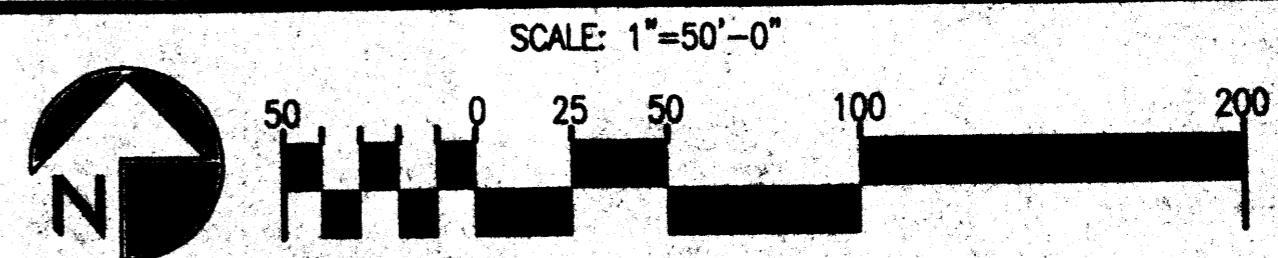
NOTE:
 ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A2.4 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL.

▲ PER ZONING

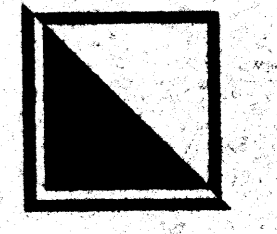
ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

SCHEMATIC ALTERNATE USES

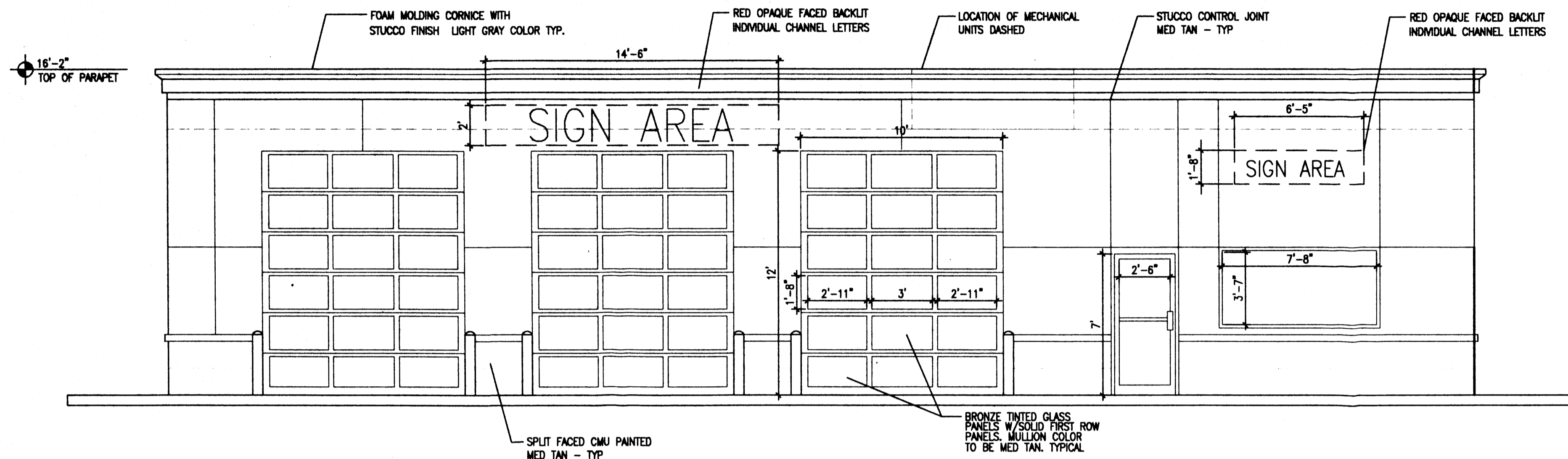


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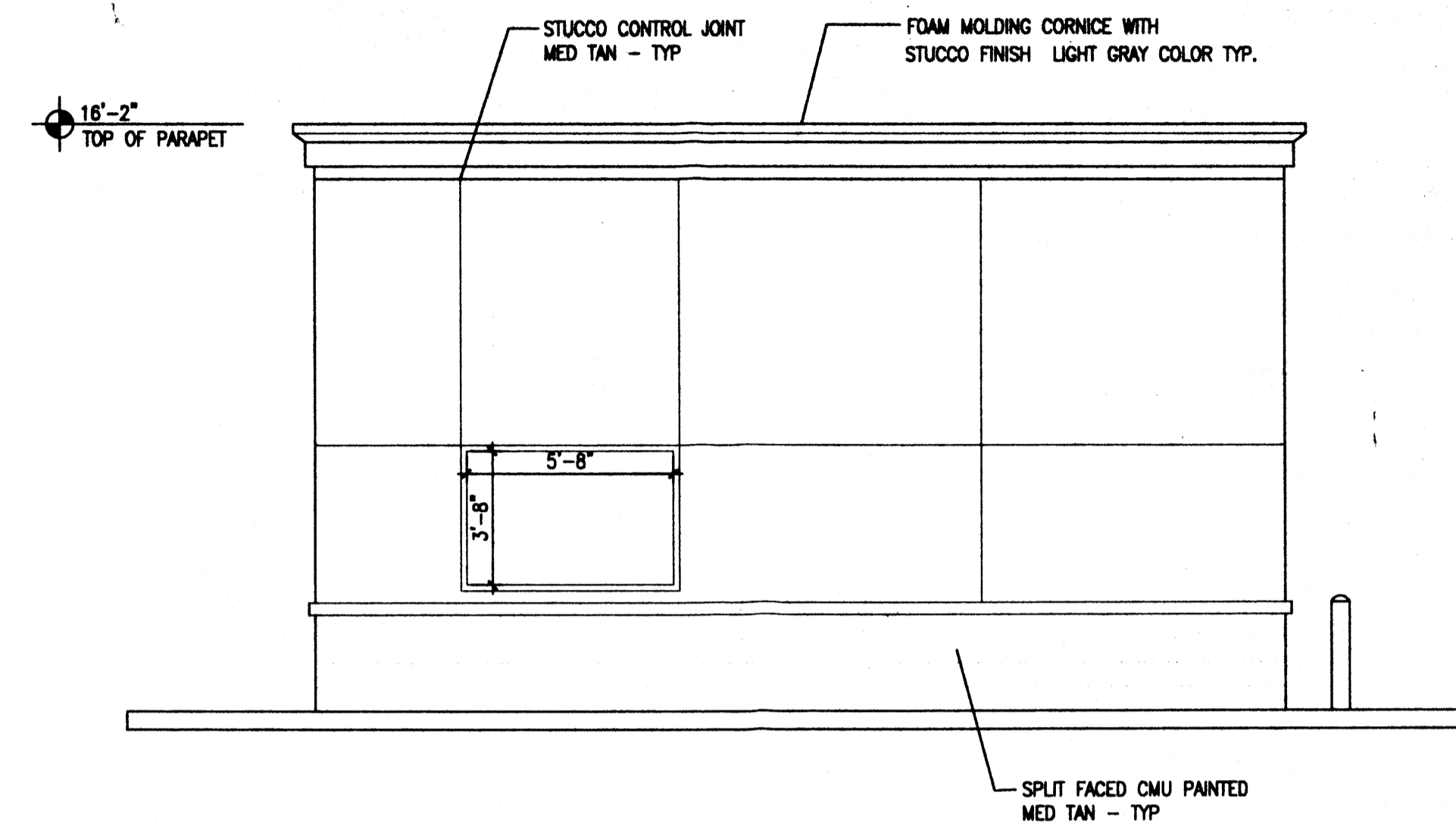


GEORGE RANHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO NE SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

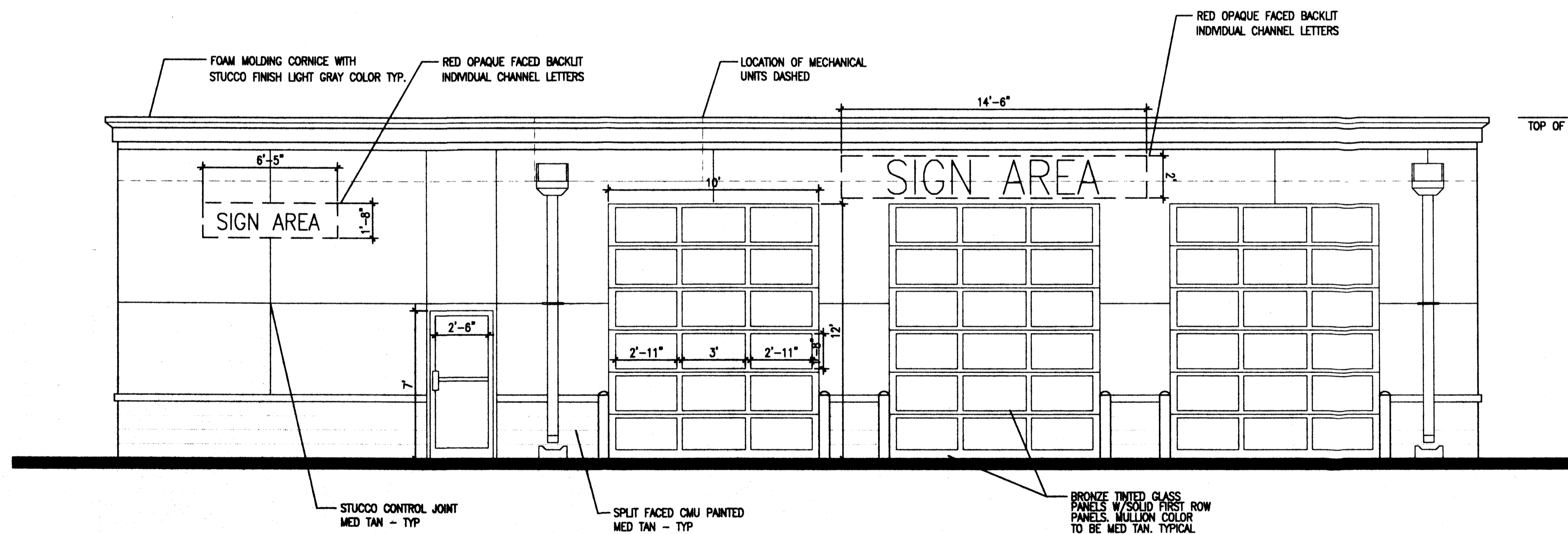
PROJECT TITLE VENTANA SQUARE TRACTS 6 AND 14 AT VENTANA SQUARE Albuquerque, New Mexico	PROJECT MANAGER George RANHART, AIA	JOB NO. 90052	DRAWN BY SJD
SHEET TITLE Schematic Alt Uses			DATE 6/7/00
SCALE 1" = 50'			SHEET NO. A2.4



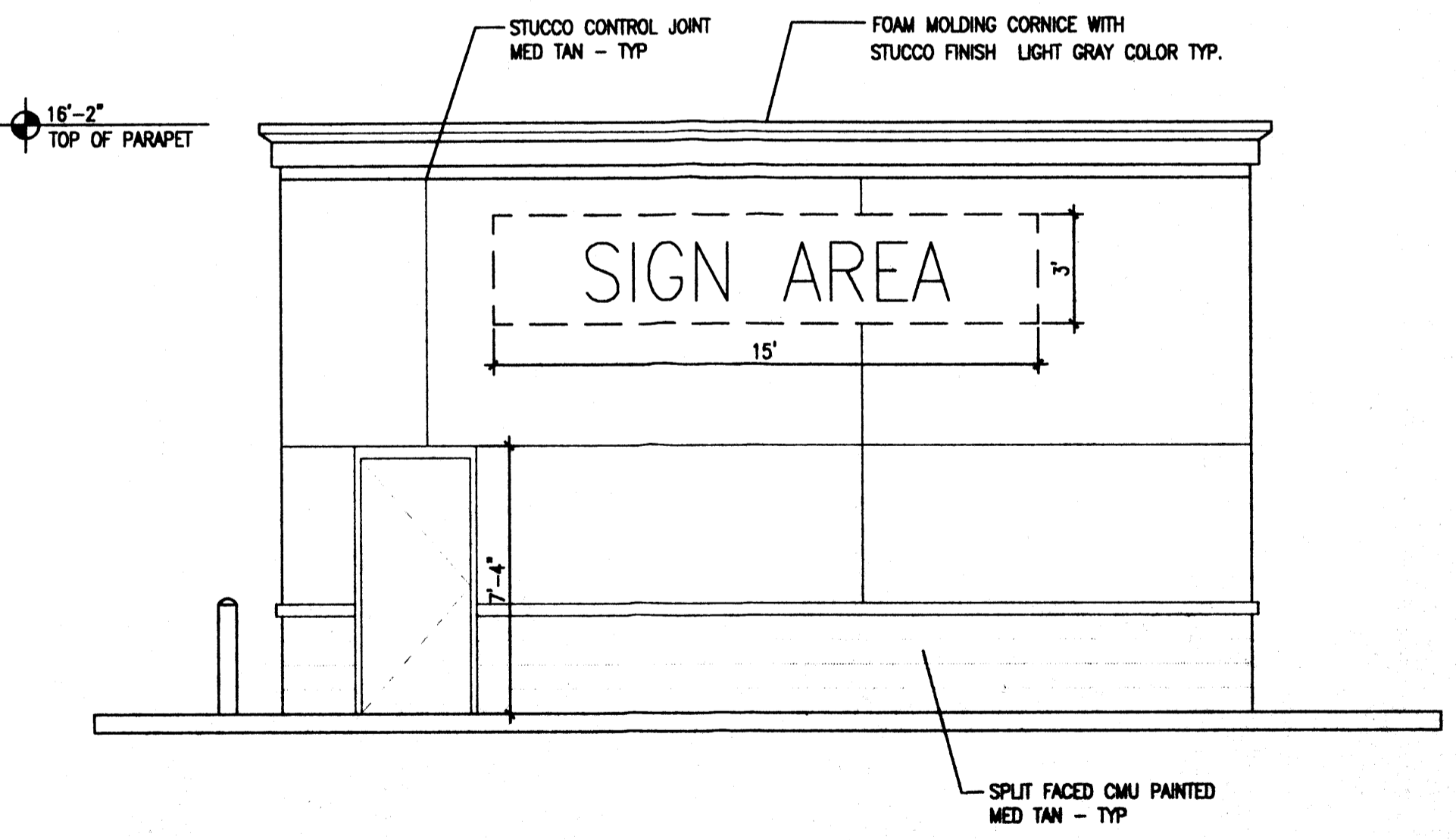
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2 P1 NORTH, P8 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 P1 WEST, P8 EAST ELEVATION
Scale: 1/4"=1'-0"

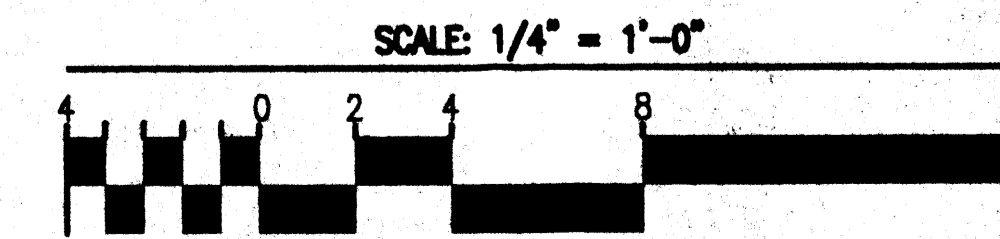


4 P1 SOUTH, P8 NORTH ELEVATION
Scale: 1/4"=1'-0"

ALTERNATE USE

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ALTERNATE USE ELEVATION



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GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PAD 1/8 ALTERNATE USE ELEVATION

PROJECT TITLE
VENTANA SQUARE
SVC of tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER
George Rainhart, AIA

JOB NO.
990052

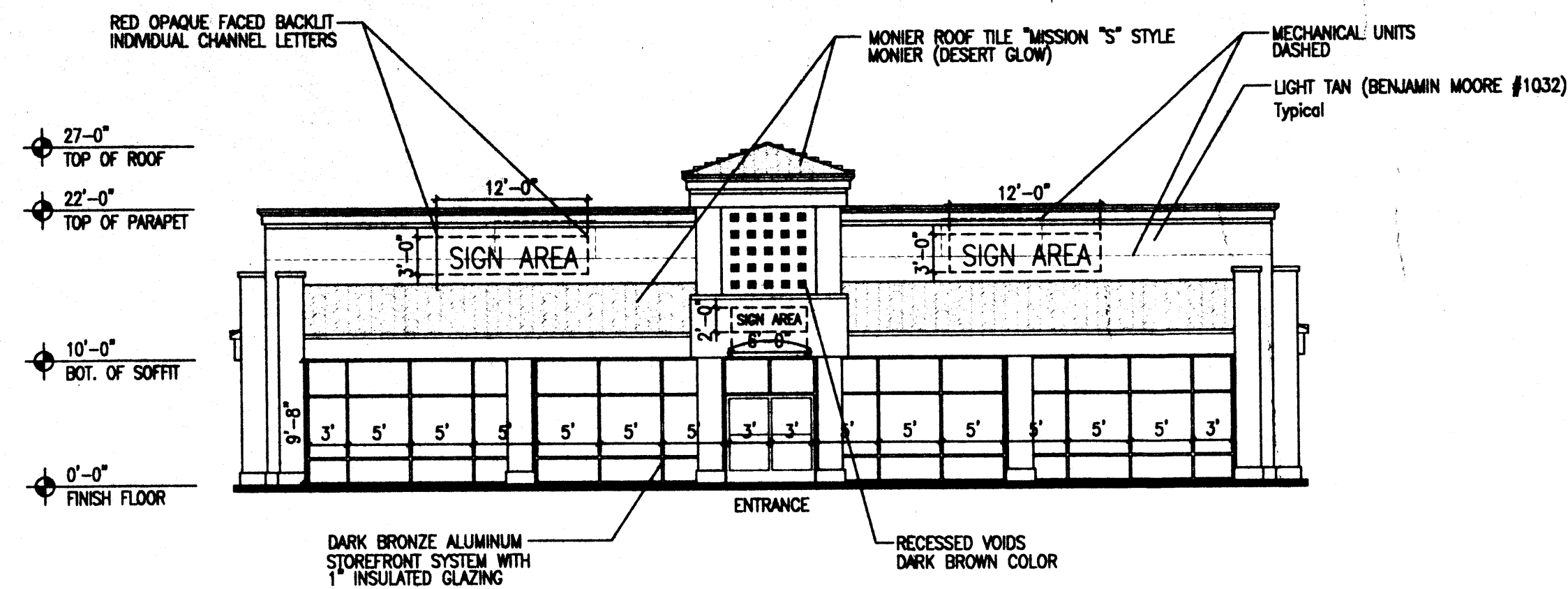
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SHEET TITLE
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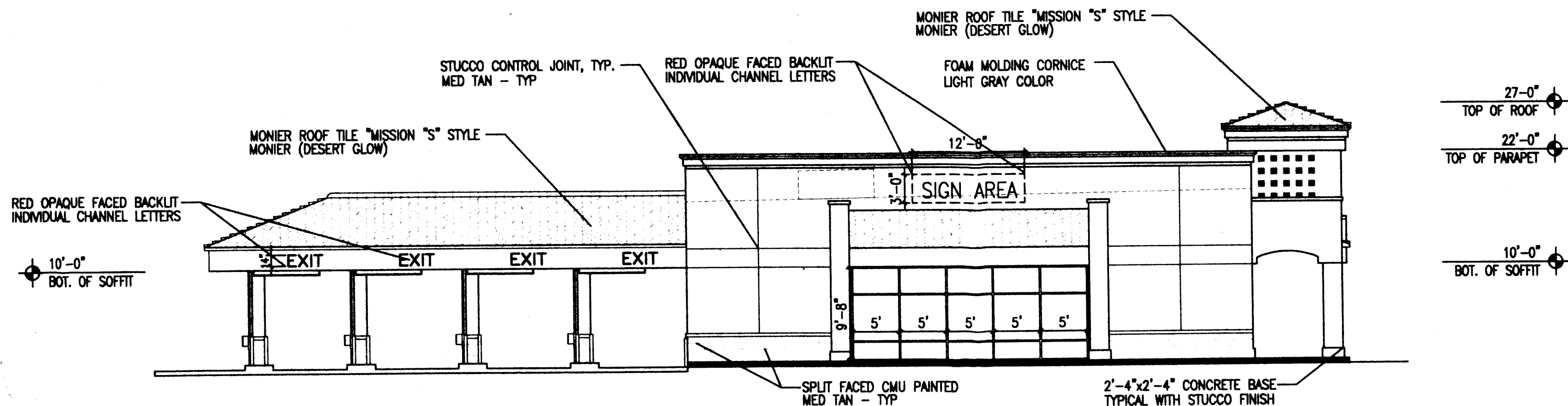
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6/9/00

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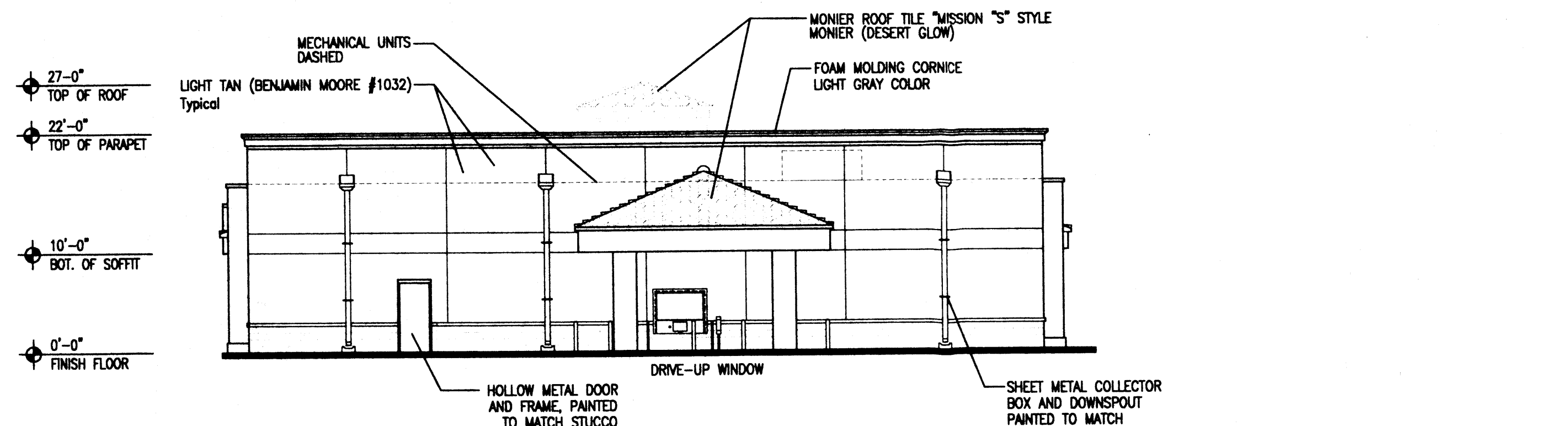
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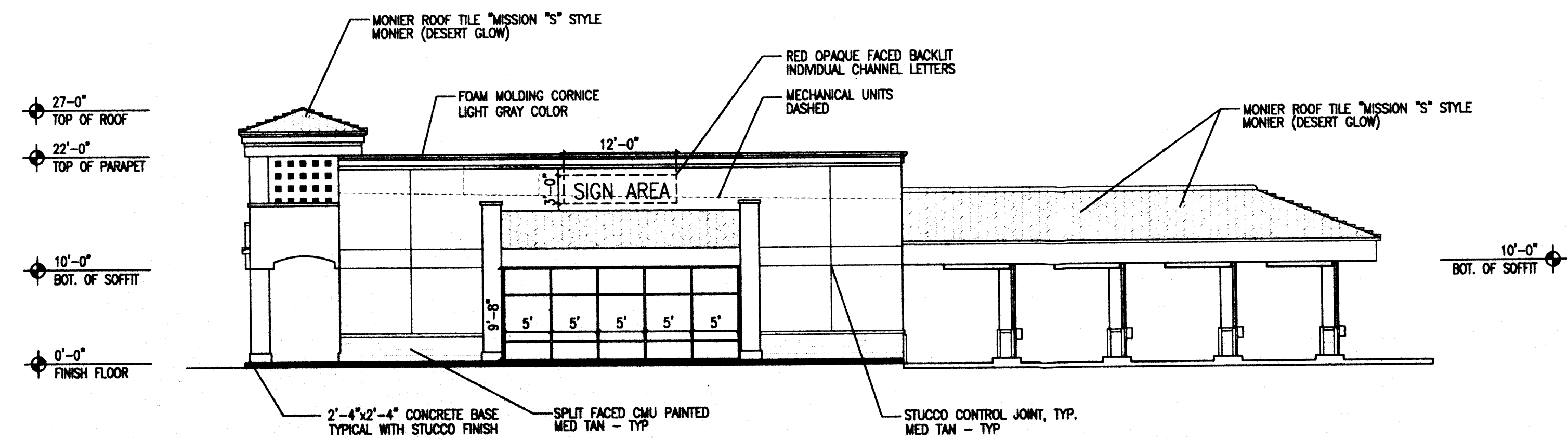
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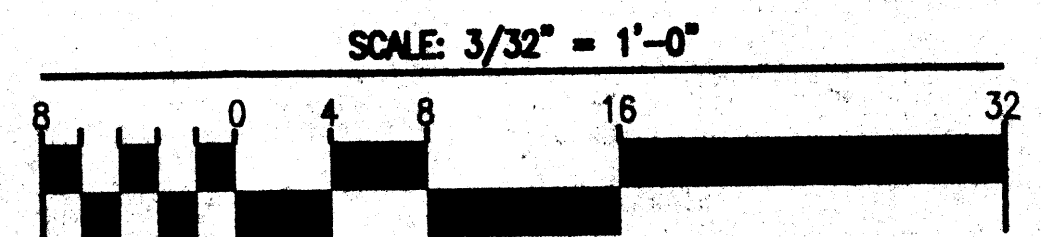


2 P1 EAST, P5/8 NORTH, M4 WEST ELEV
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2 P1 SOUTH, P5/8 EAST, M4 NORTH ELEV
Scale: 3/32"=1'-0"

ALTERNATE USE ELEVATION



ALTERNATE USE
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purpose will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

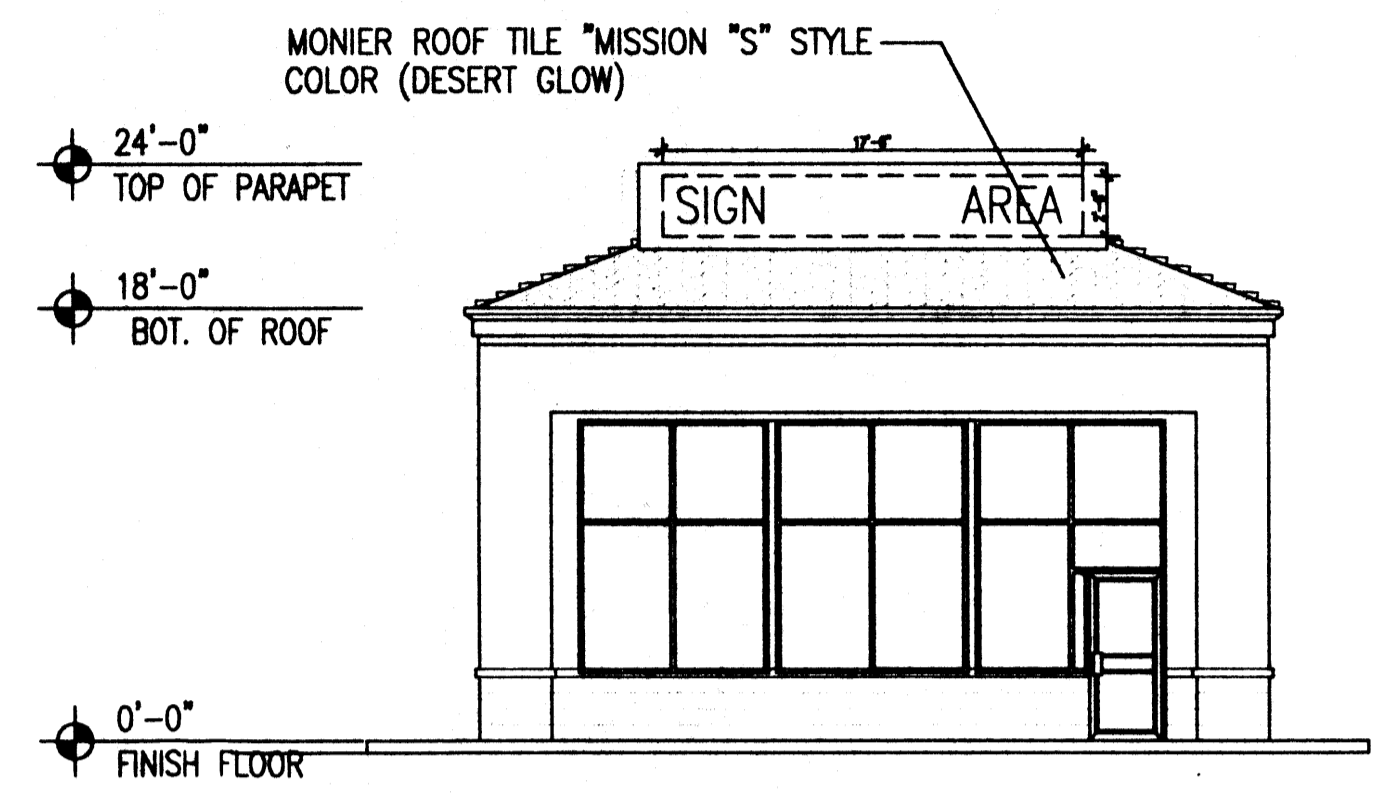
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GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

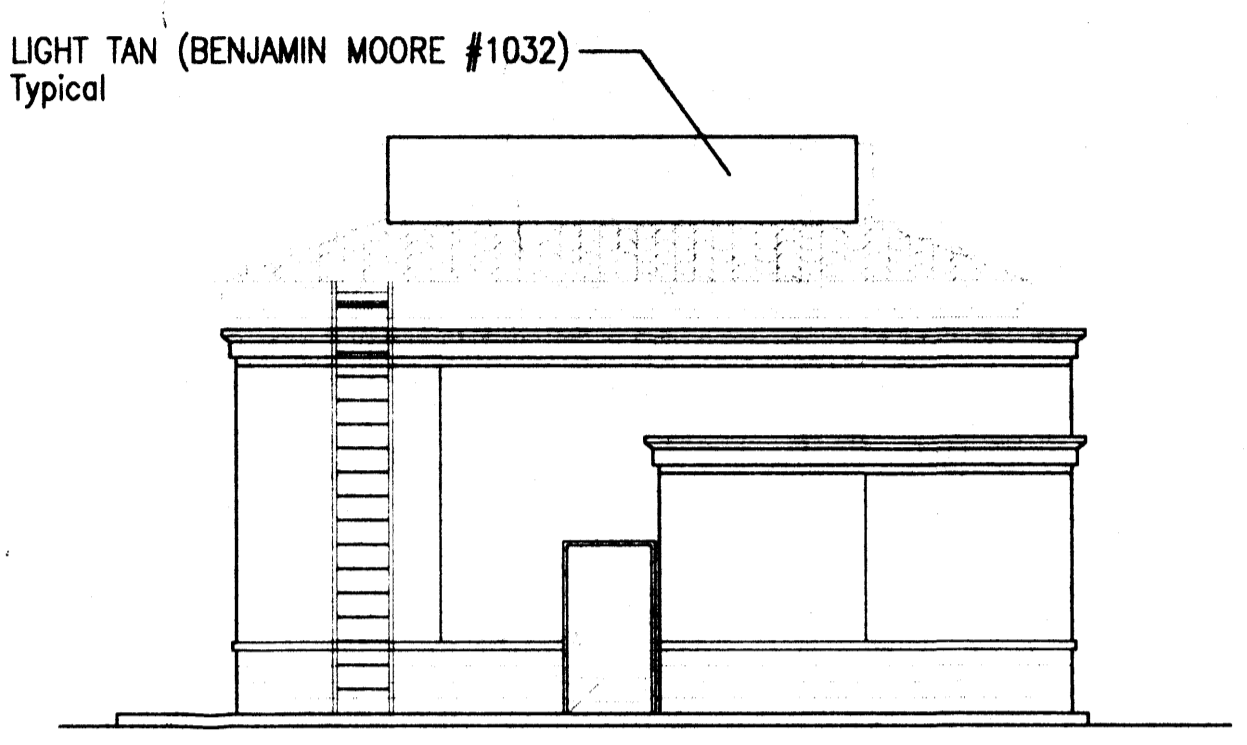
PAD 1/5/8 MAJOR 4 ALT USE ELEV

PROJECT TITLE
VENTANA SQUARE
SVC of tract G and H at Ventana Ranch
Albuquerque New Mexico
PROJECT MANAGER
George Rainhart, AIA
JOB NO.
99052
DRAWN BY:
SD
SHEET TITLE
PAD 1/5/8 MAJOR 4 ALT USE ELEV

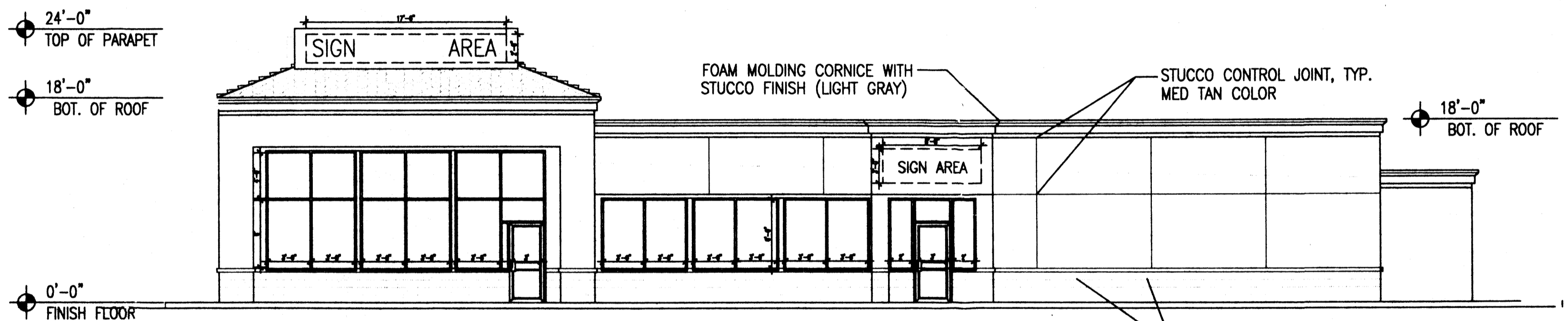
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6/9/00
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A2.4B
of



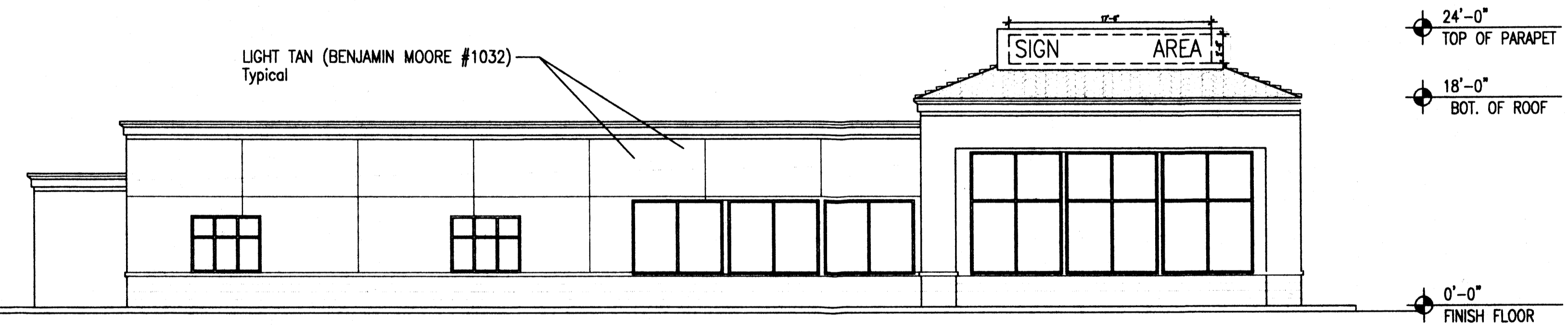
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Scale: 3/32"=1'-0"



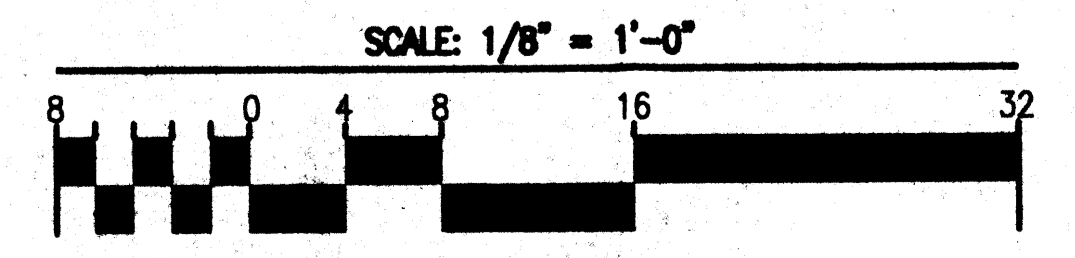
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Scale: 3/32"=1'-0"



4 P1/2 SOUTH P5/M4 NORTH P8 WEST ELEVATION
Scale: 3/32"=1'-0"

ALTERNATE USE ELEVATION

ALTERNATE USE
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REV	DATE	BY	REVISION
1			
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GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
SNC of Tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER
George Rainhart, AIA

JOB NO.
99052

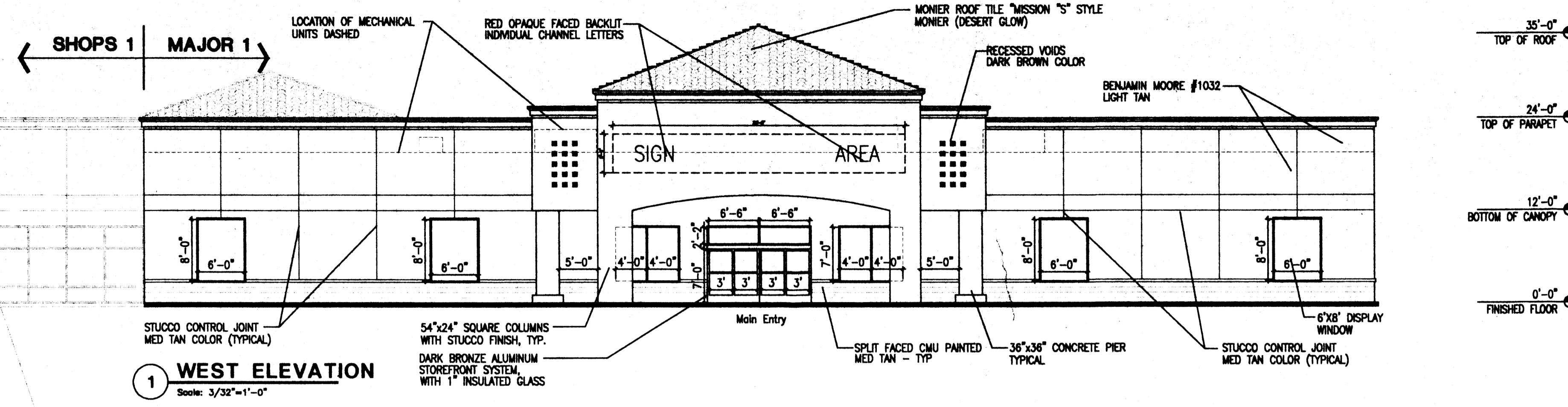
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SHEET TITLE
P 12,5,8 M-4 Elevations

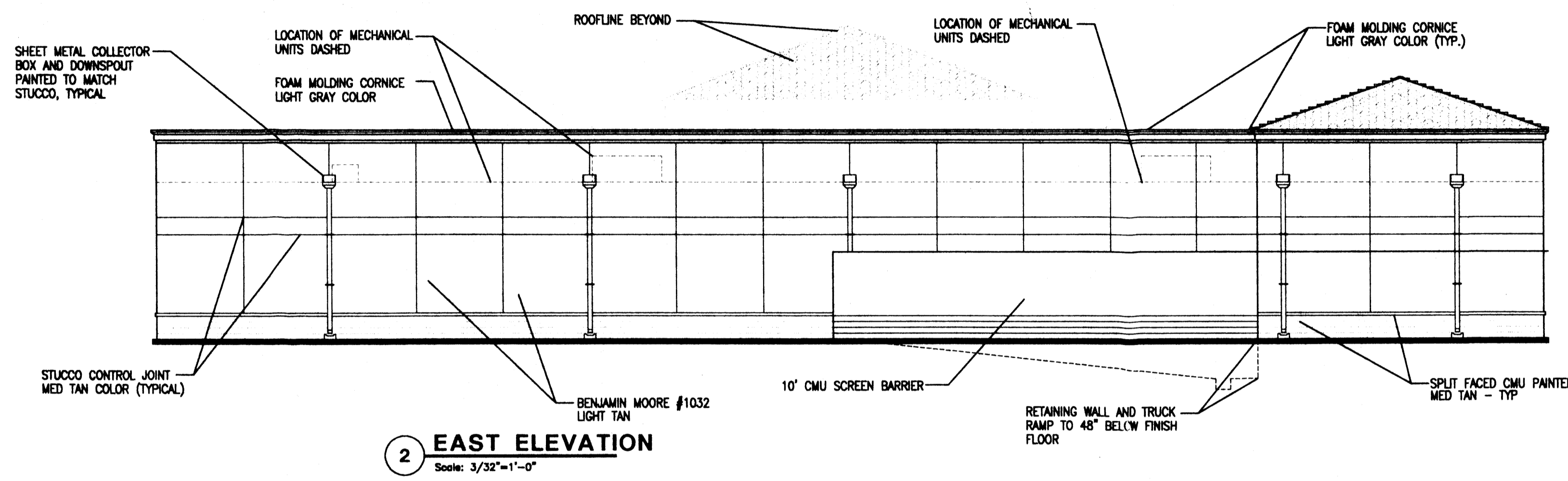
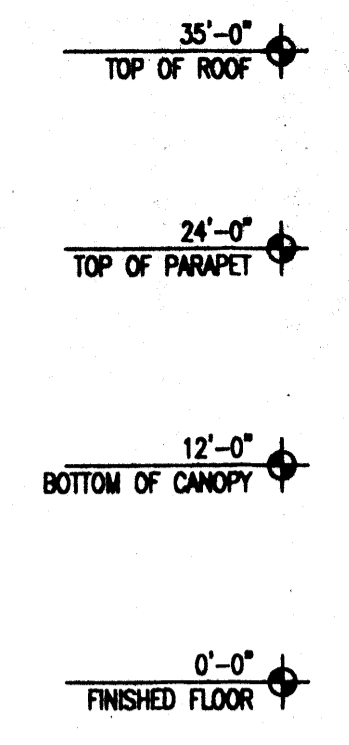
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6/9/00

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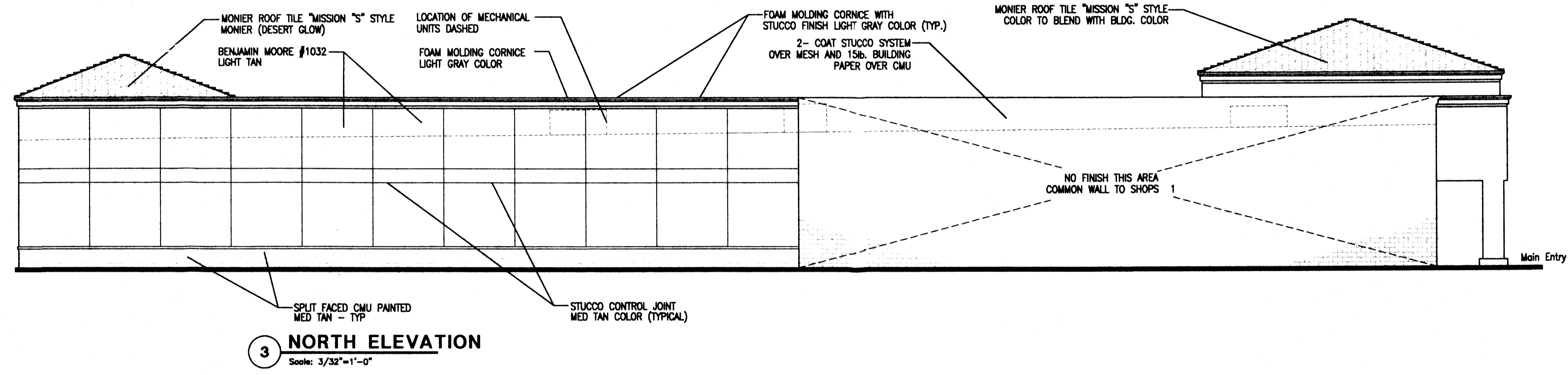
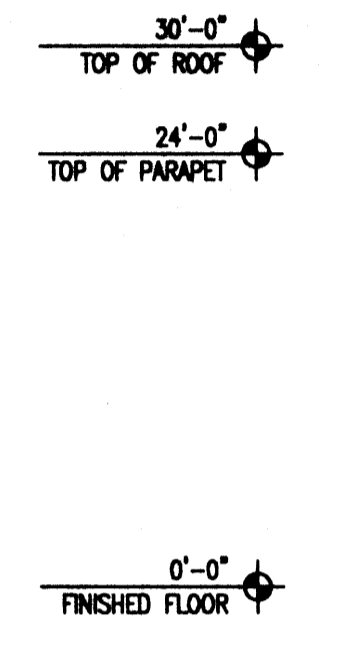
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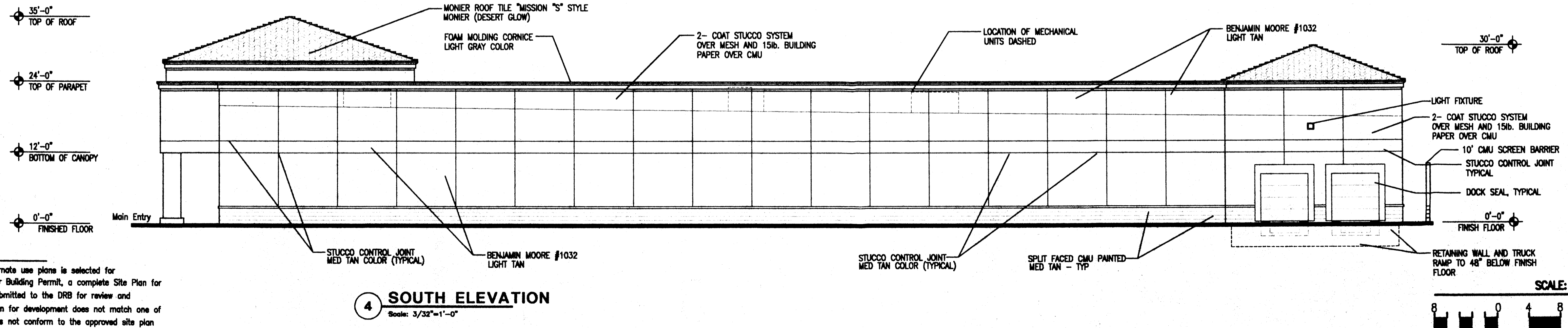
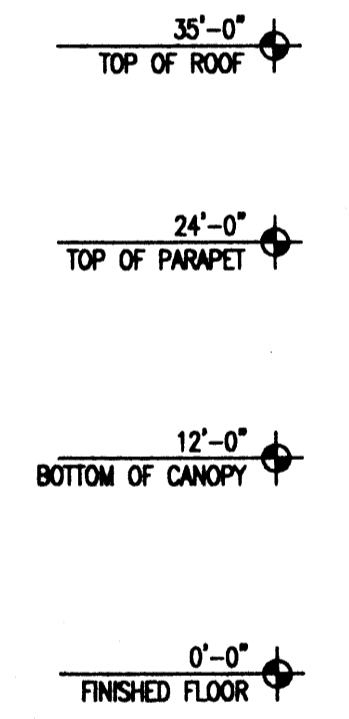
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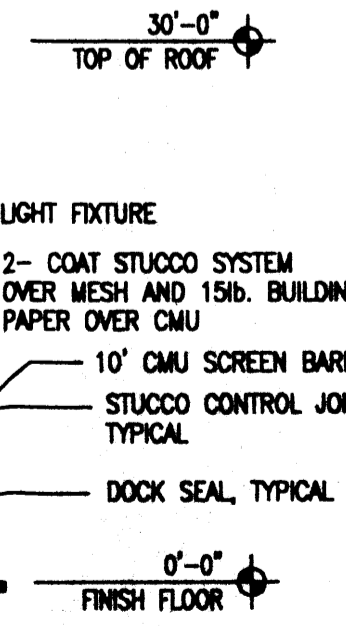
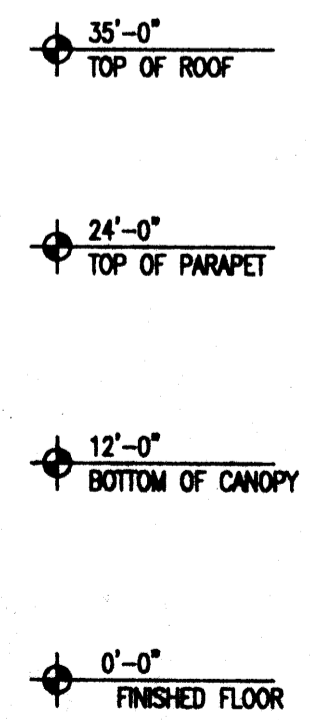
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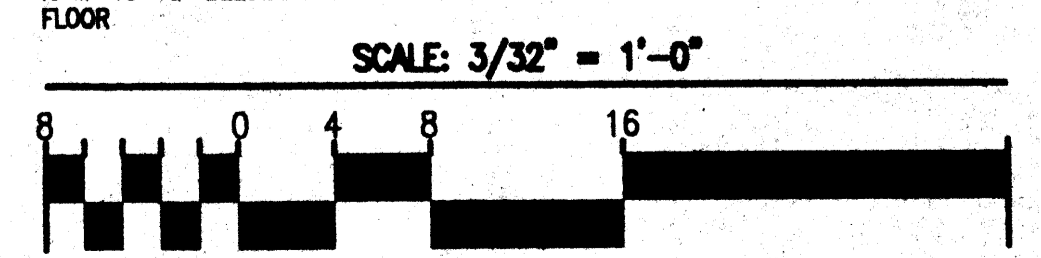
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4 SOUTH ELEVATION
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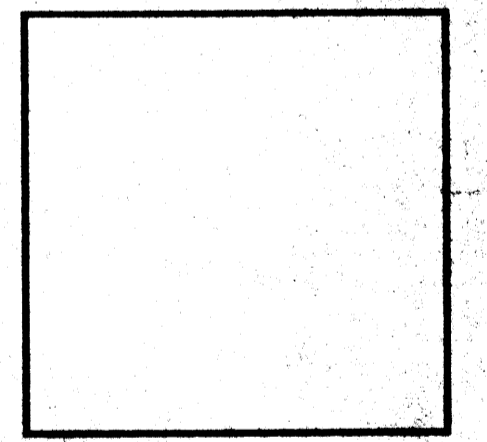


ALTERNATE USE
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REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
VENTANA SQUARE
S/C of tract G and H of Ventana Ranch
Albuquerque New Mexico

PROJECT MANAGER
George Rainhart, AIA

JOB NO.
99052

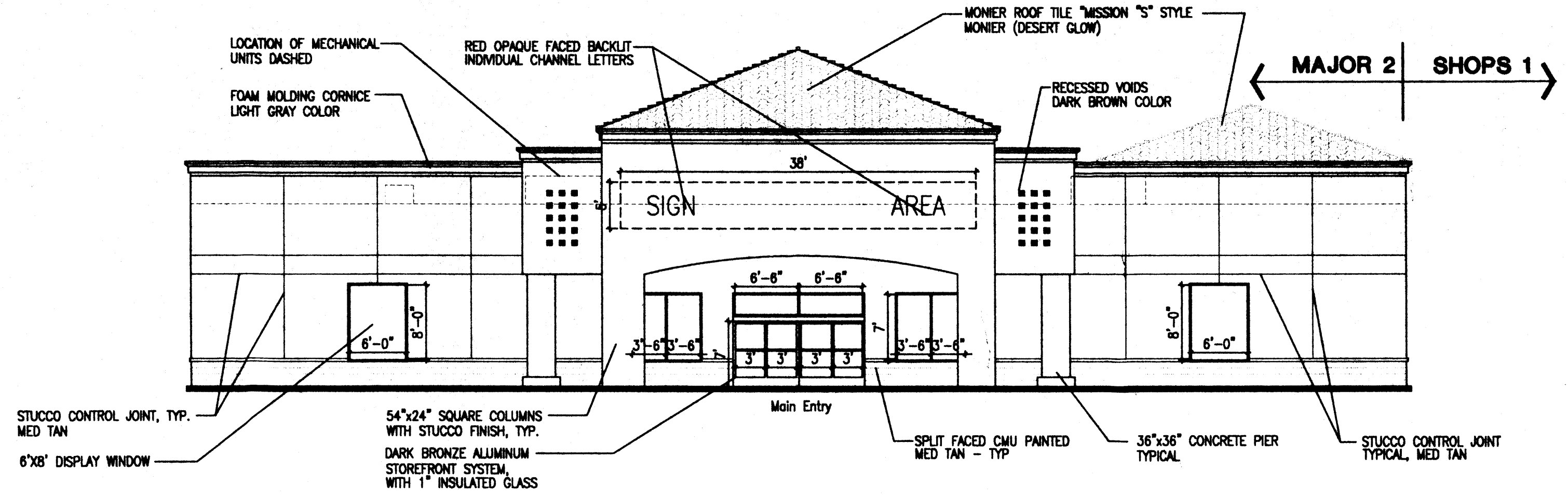
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SD

SHEET TITLE
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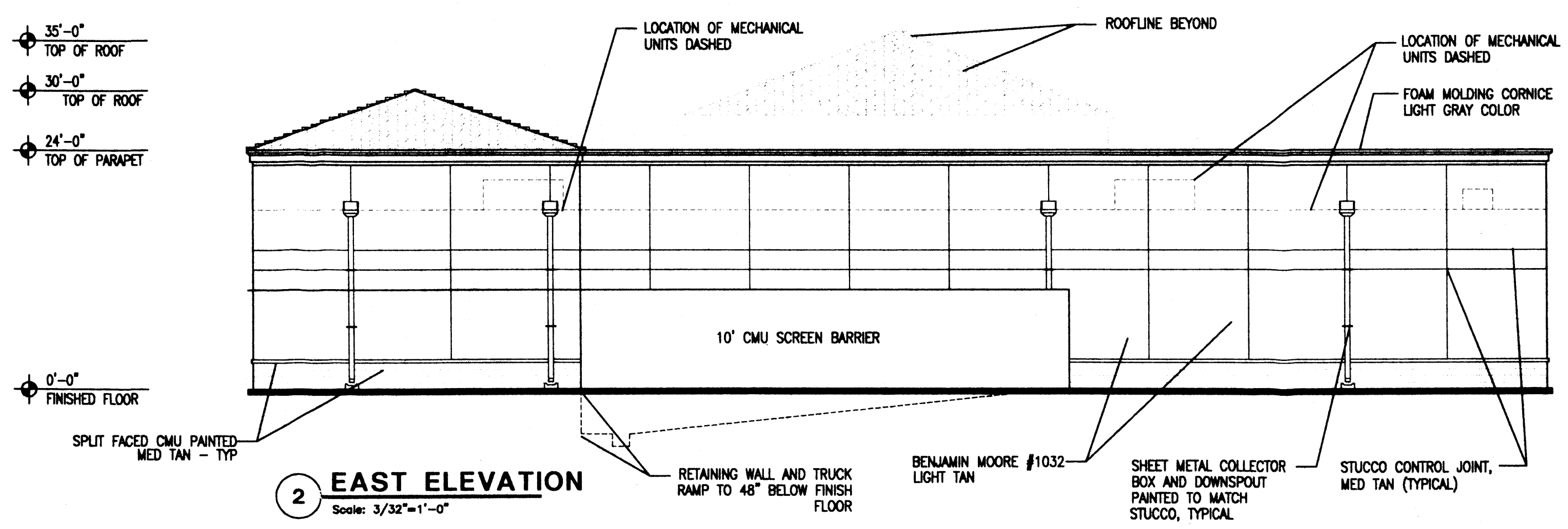
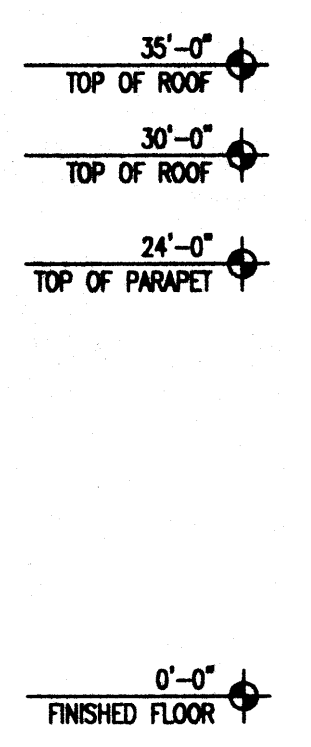
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6/7/00

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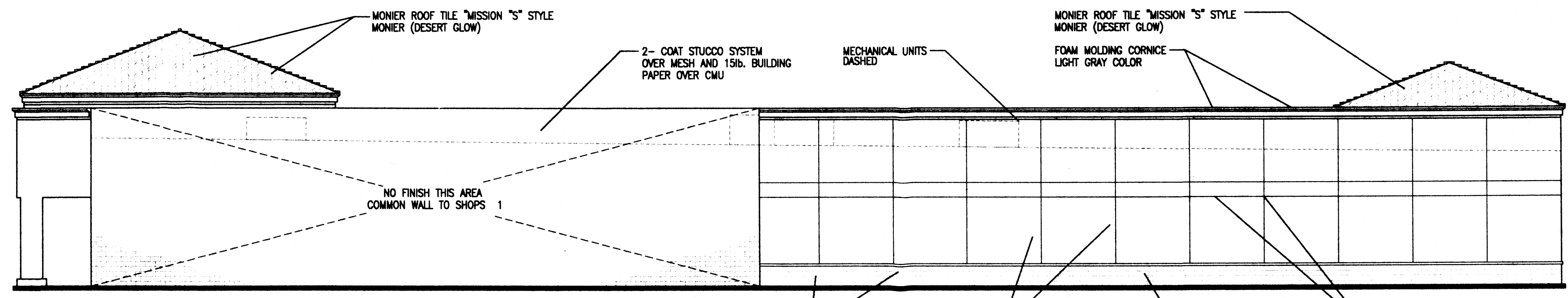
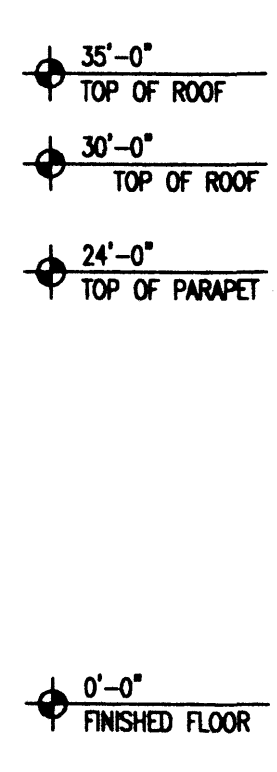
Sheet
A3
of



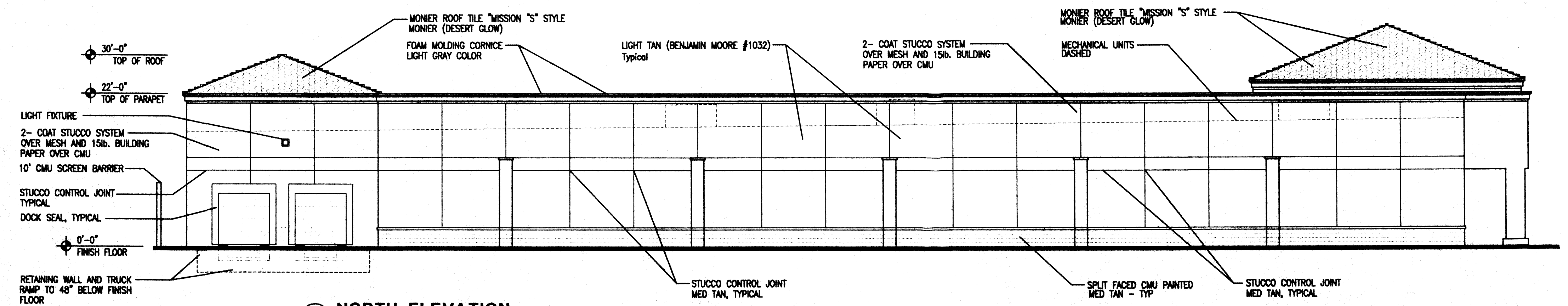
1 WEST ELEVATION
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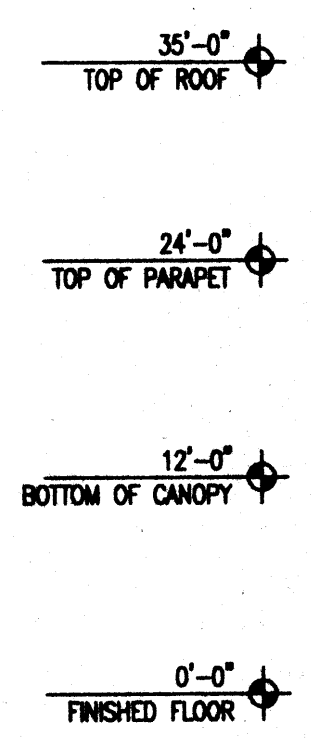
2 EAST ELEVATION
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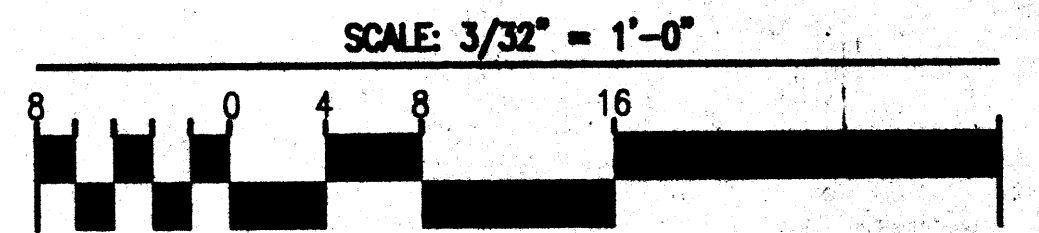
3 SOUTH ELEVATION
Scale: 3/32"=1'-0"



3 NORTH ELEVATION
Scale: 3/32"=1'-0"

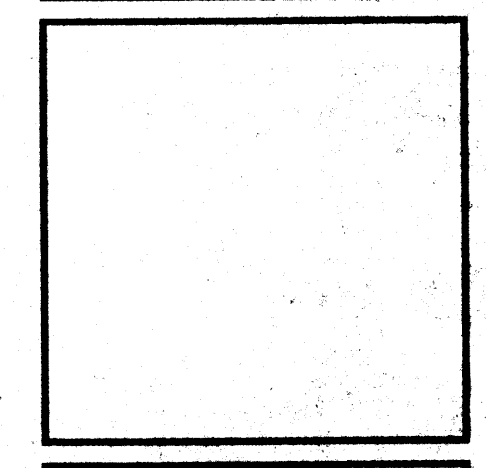


ALTERNATE USE
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
VENTANA SQUARE
SVC of tract G and H at Ventana Ranch
Albuquerque New Mexico

PROJECT MANAGER
George Rainhart, AIA

JOB NO.
99052

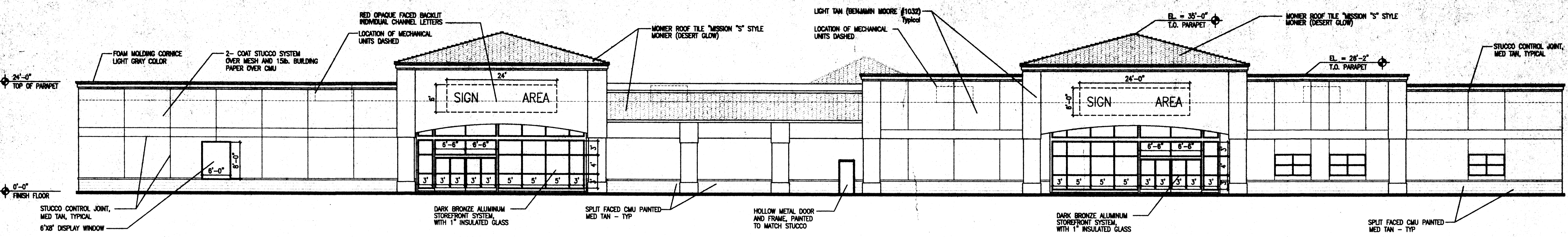
DRAWN BY
SD

SHEET TITLE
Major 2 Exterior Elevations

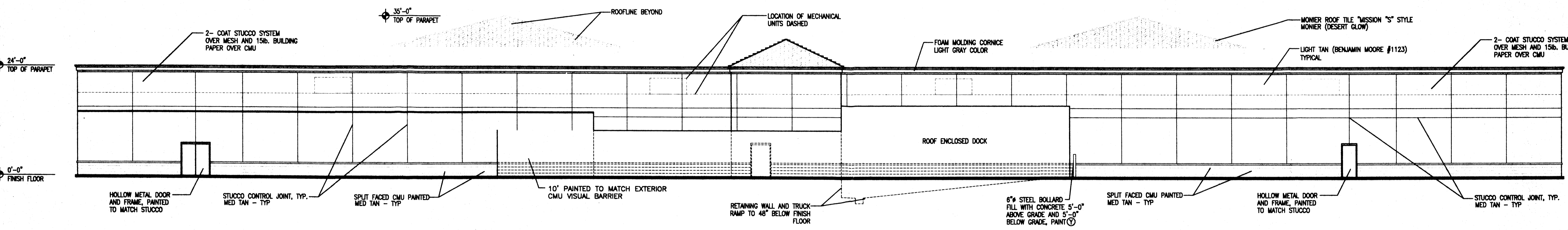
DATE:
6/9/00

SCALE:
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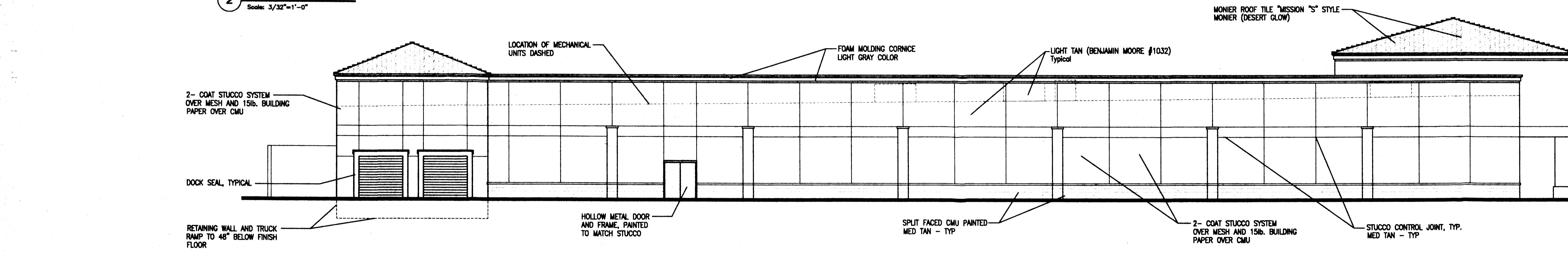
sheet
A4
of



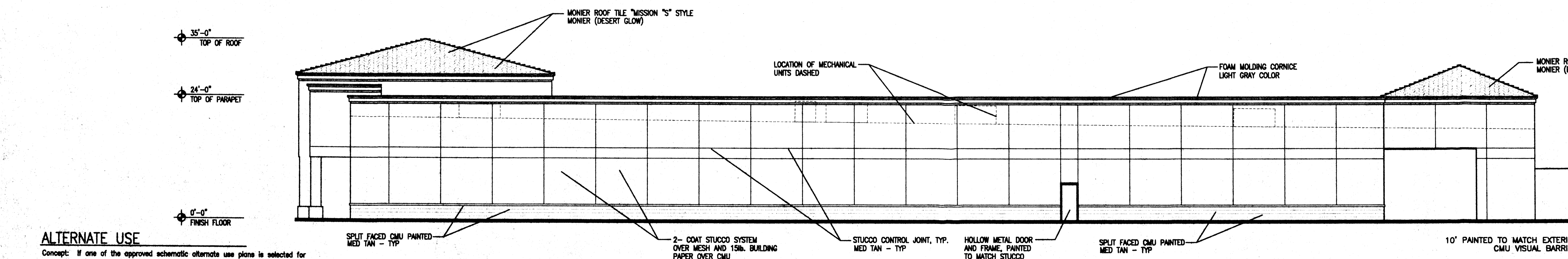
1 WEST ELEVATION
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2 EAST ELEVATION
Scale: 3/32"=1'-0"

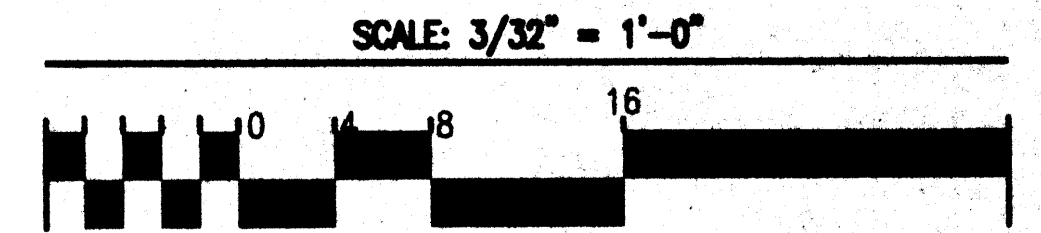


3 NORTH ELEVATION
Scale: 3/32"=1'-0"



4 SOUTH ELEVATION
Scale: 3/32"=1'-0"

ALTERNATE USE
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



REV	DATE	BY	REVISION

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
SNC of tract G and H at Ventana Ranch
Albuquerque New Mexico

PROJECT MANAGER
George RANHART, AIA

DRAWN BY
SD

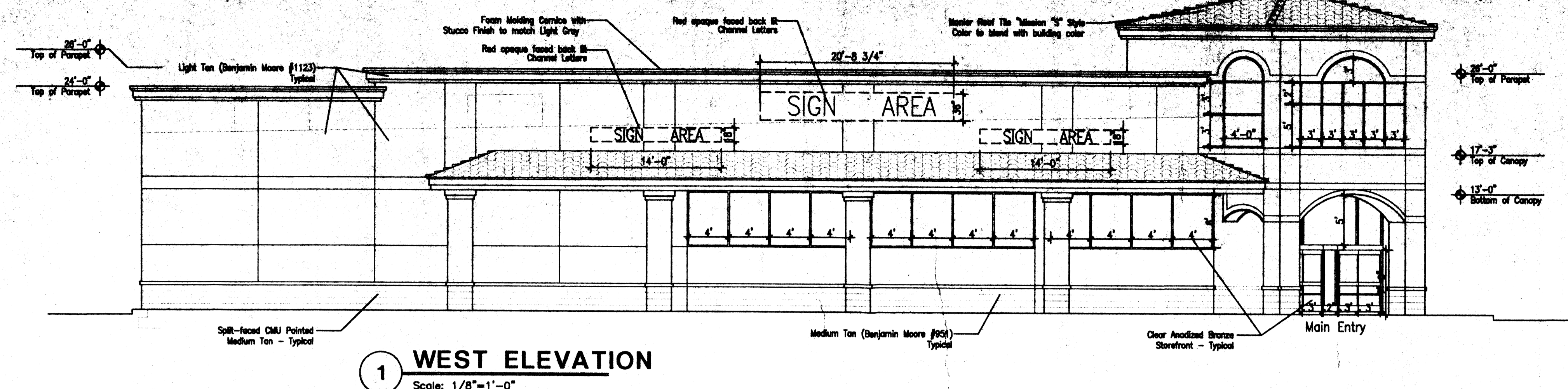
JOB NO.
99052

SHEET TITLE
Major 3 Exterior Elevations

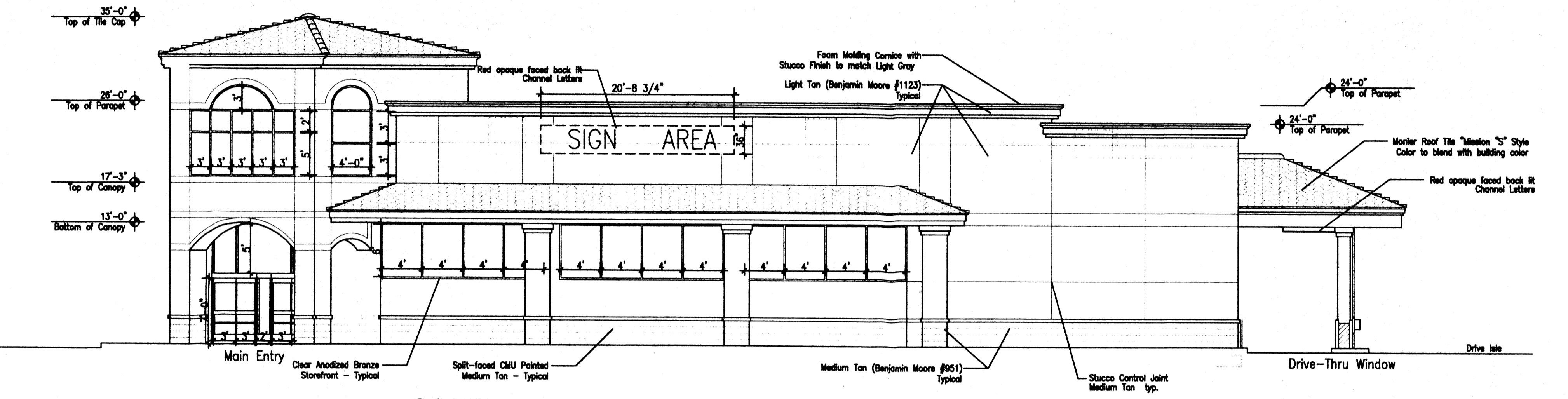
DATE: 6/9/00

SCALE: 3/32"=1'-0"

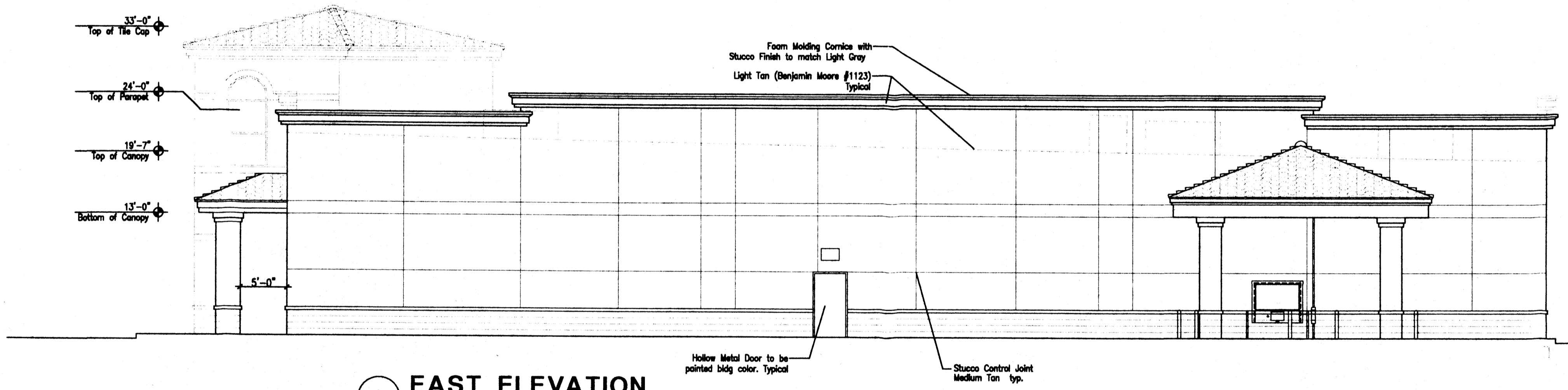
Sheet
A5
of



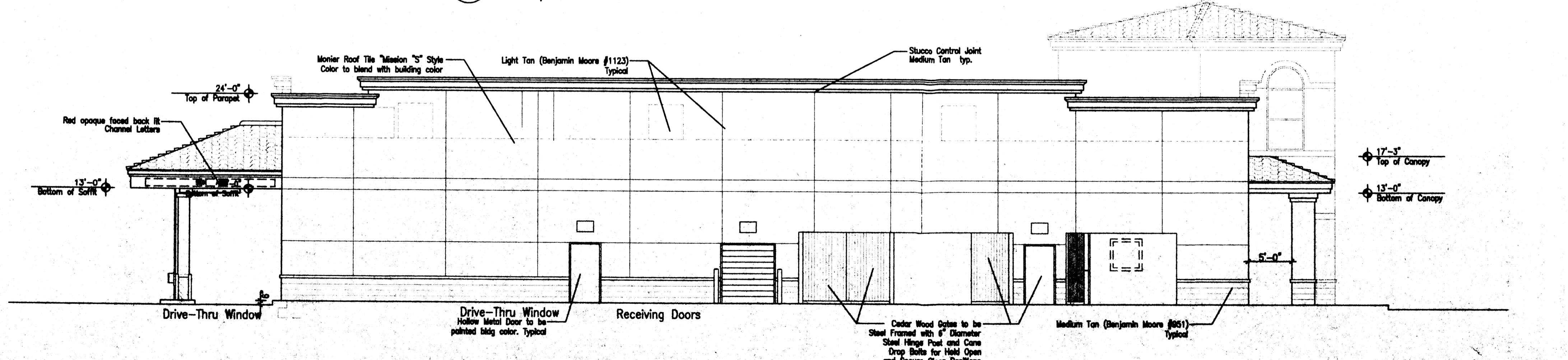
1 WEST ELEVATION
Scale: 1/8"=1'-0"



2 SOUTH ELEVATION
Scale: 1/8"=1'-0"

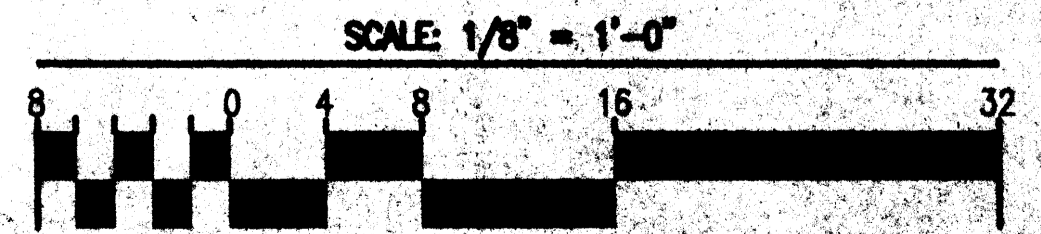


3 EAST ELEVATION
Scale: 1/8"=1'-0"



4 NORTH ELEVATION
Scale: 1/8"=1'-0"

ALTERNATE USE
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submitted to EPC.

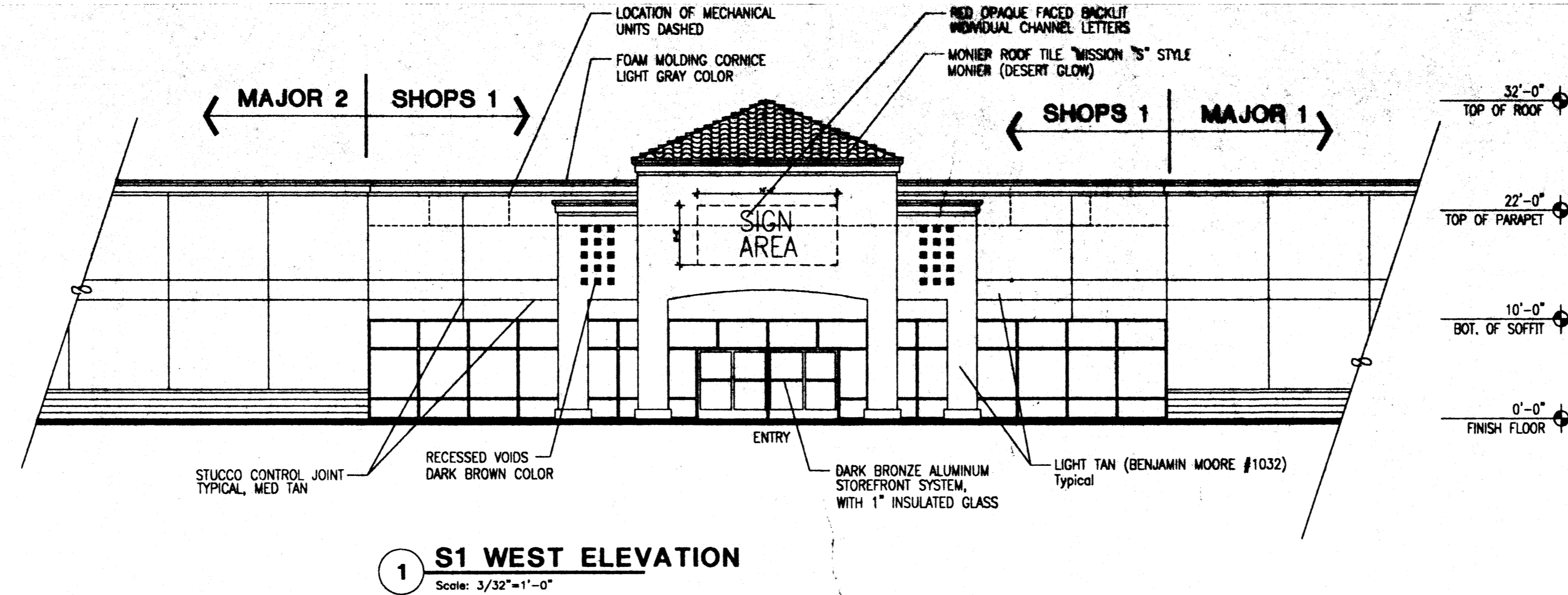


REV	DATE	BY	REVISION

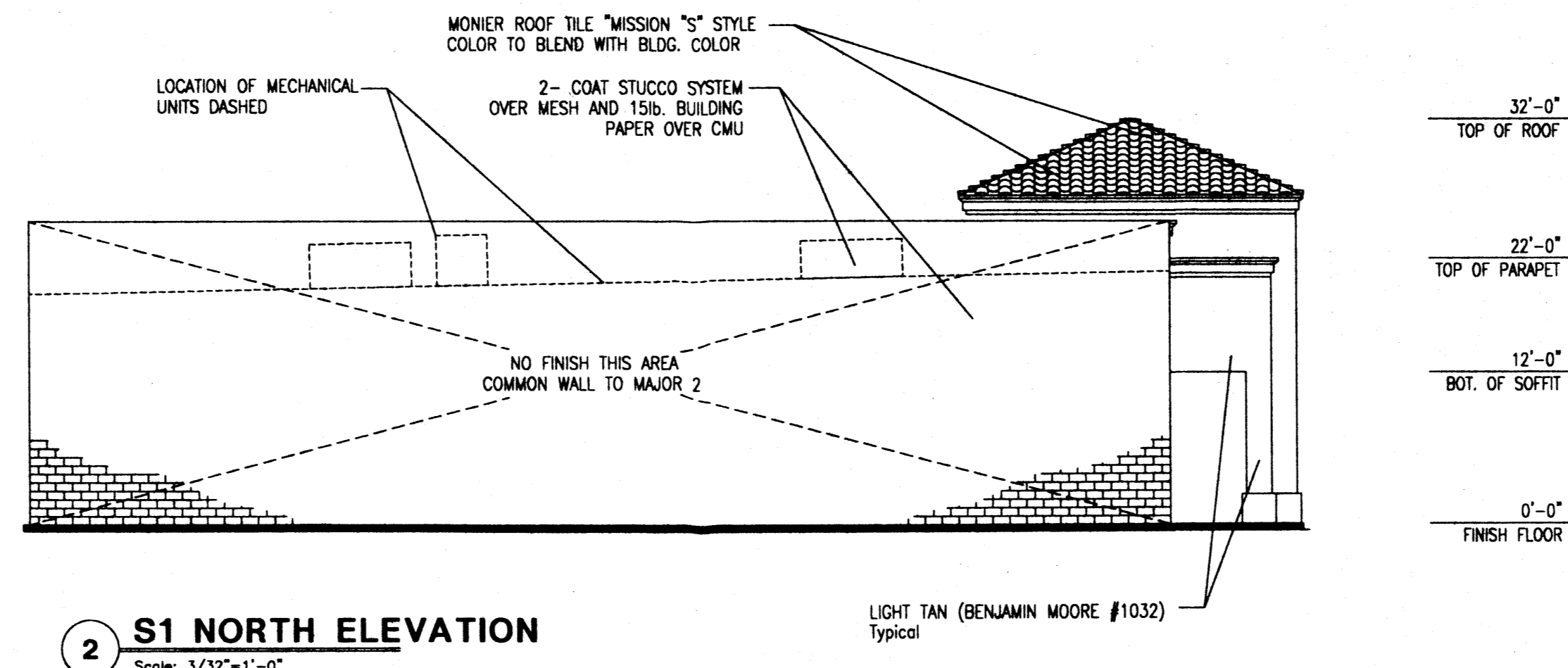
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE VENTANA SQUARE SVC of tract G and H at Ventana Ranch Albuquerque, New Mexico	DRAWN BY: SD
PROJECT MANAGER George Rainhart, AIA	JOB NO. 99052
DATE 6/9/00	sheet A6
SCALE 1/8"=1'	of 32

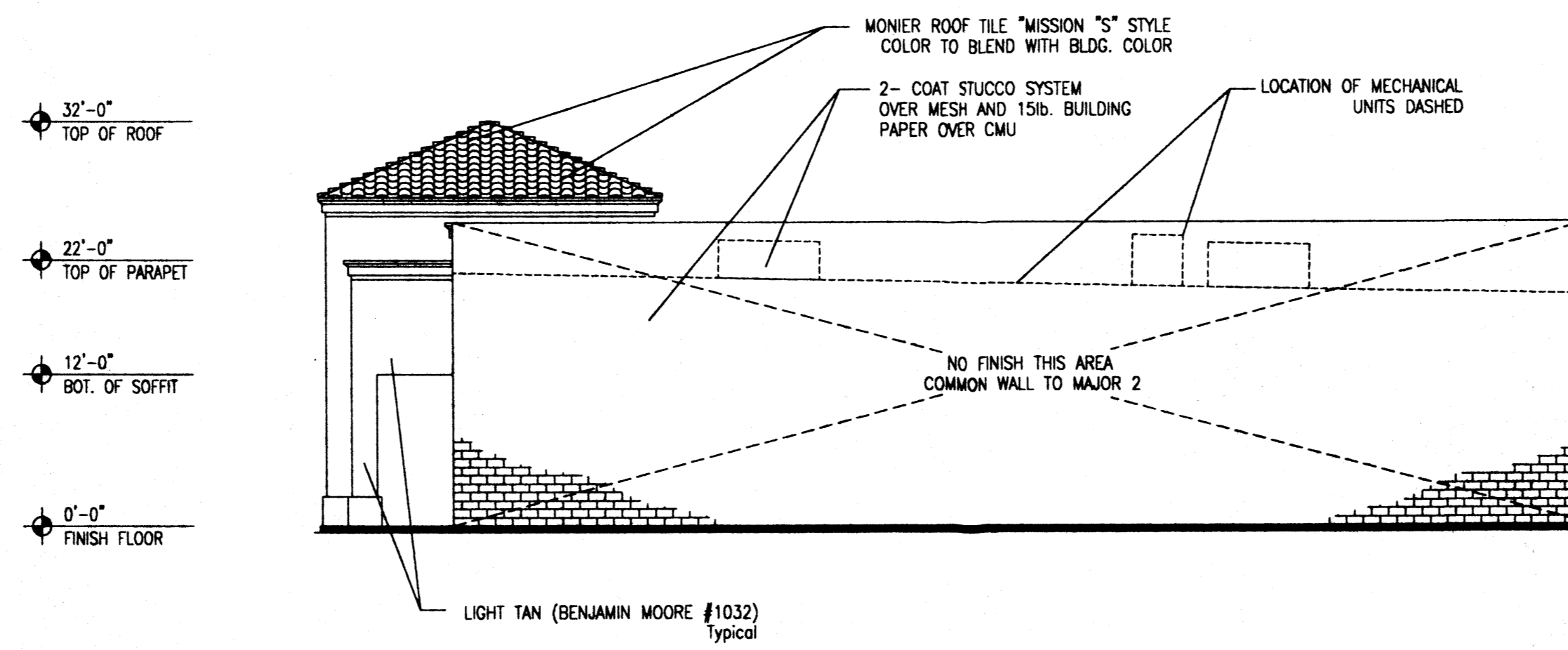
Major 4 Exterior Elevations



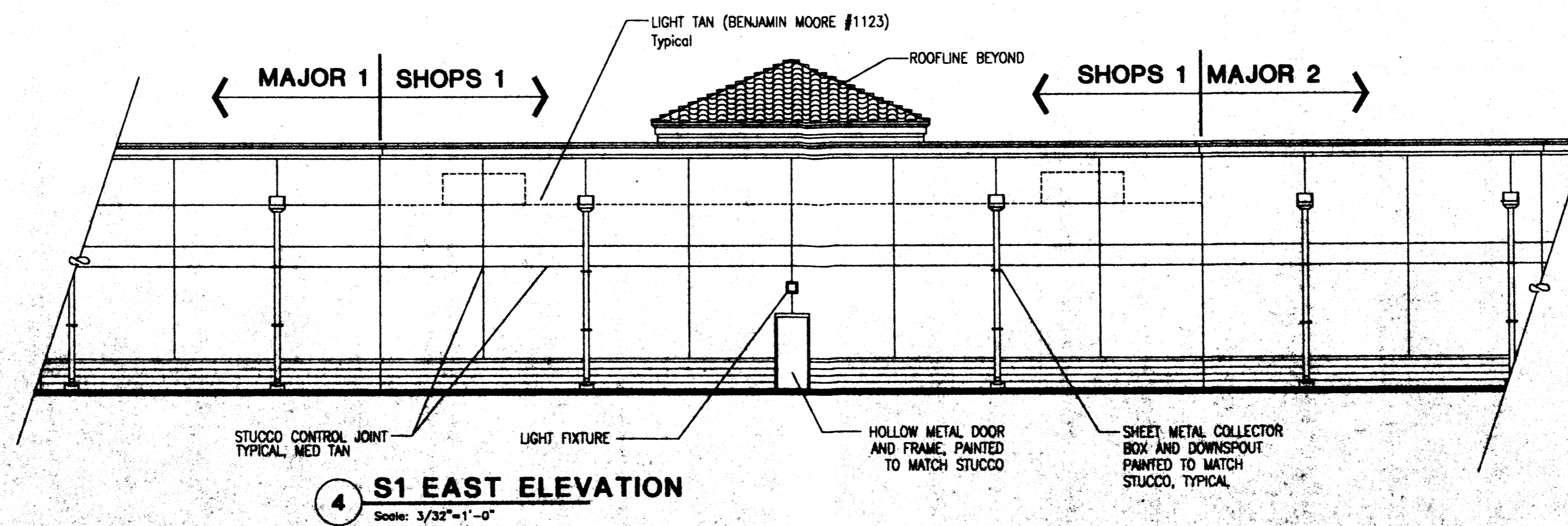
1 S1 WEST ELEVATION
Scale: 3/32"=1'-0"



2 S1 NORTH ELEVATION
Scale: 3/32"=1'-0"



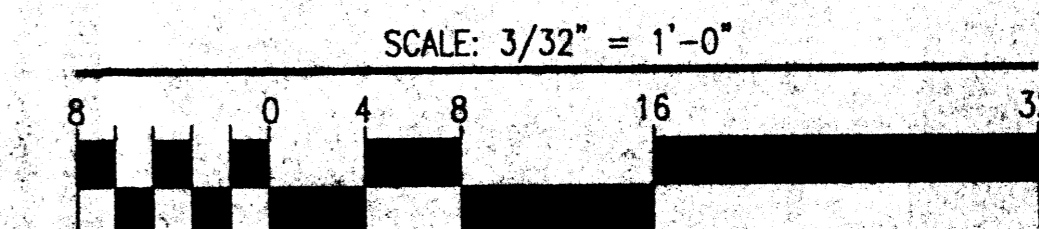
3 S1 SOUTH ELEVATION
Scale: 3/32"=1'-0"



4 S1 EAST ELEVATION
Scale: 3/32"=1'-0"

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
 SWC of tract C and H at Ventana Ranch
 Albuquerque, New Mexico

PROJECT MANAGER
 George Rainhart, AIA

JOB NO.
 99052

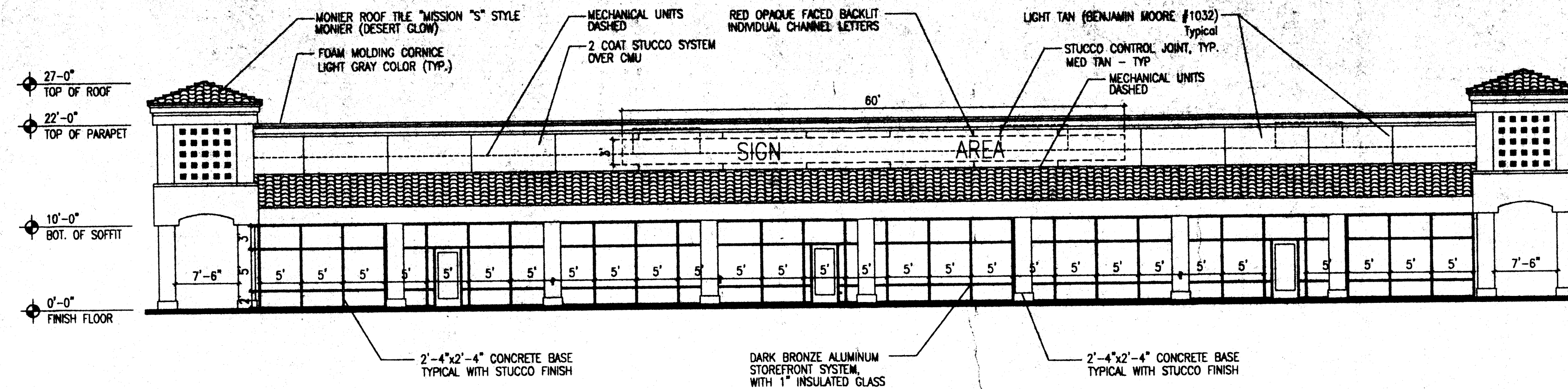
DRAWN BY
 SD

SHEET TITLE
S-1 Exterior Elevations

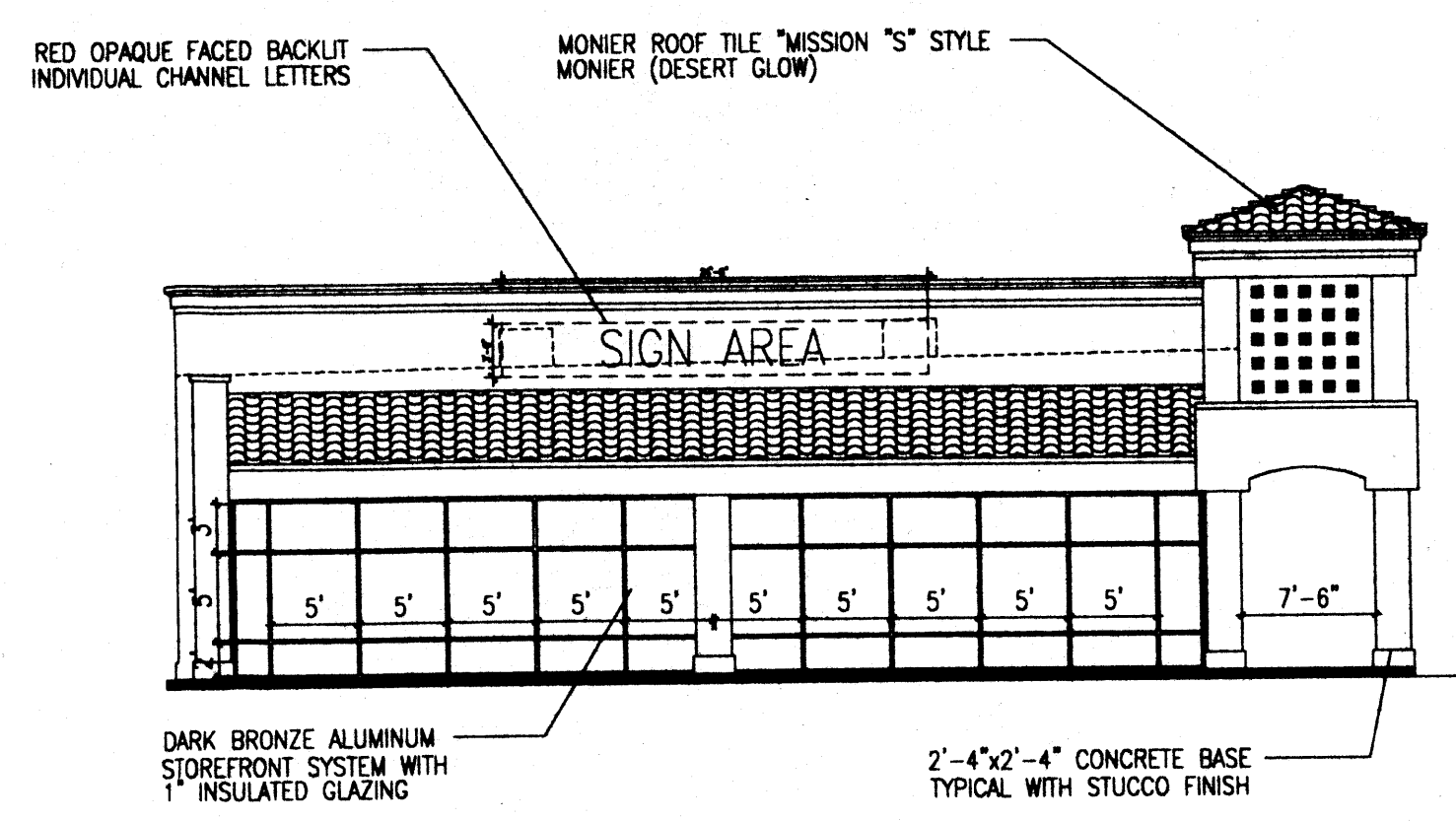
DATE:
 3/17/00

SCALE:
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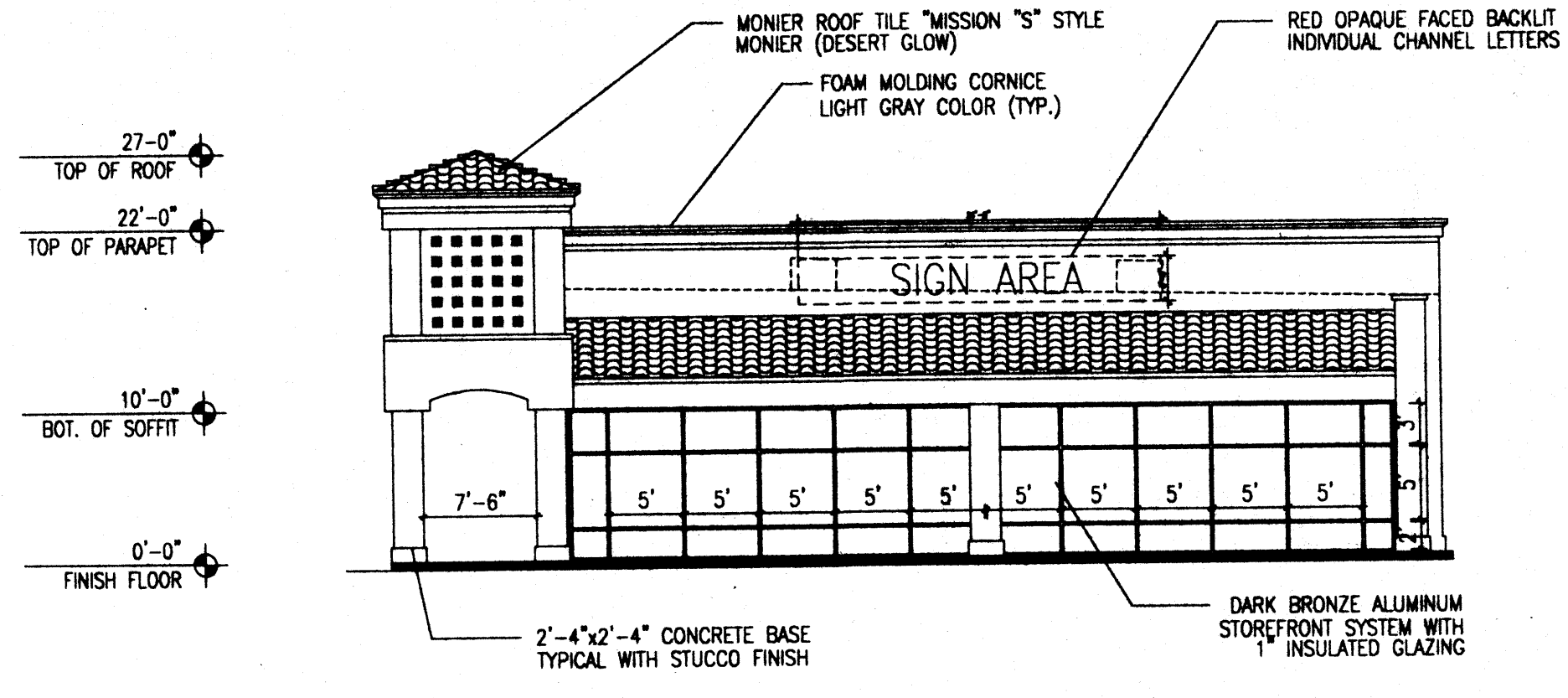
A7



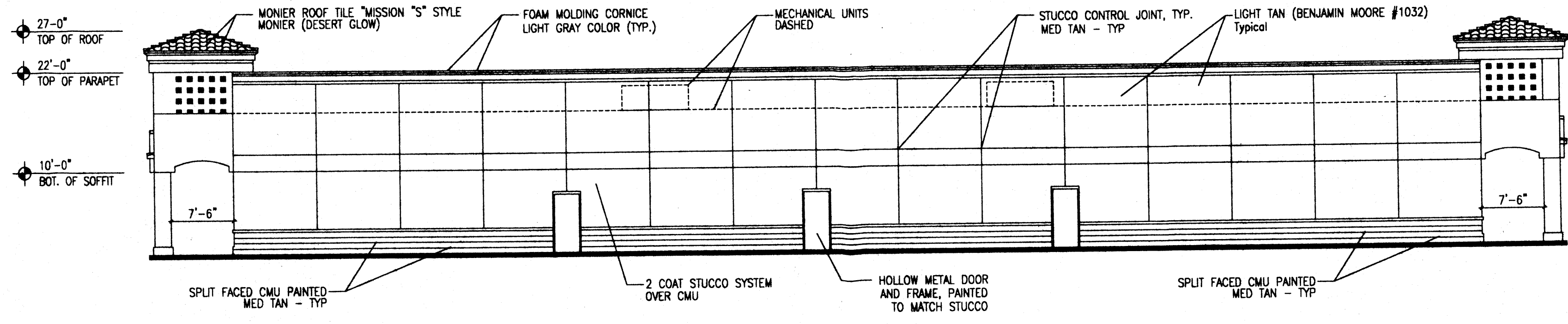
1 S 3/4 SOUTH S2 NORTH ELEVATION
Scale: 3/32" = 1'-0"



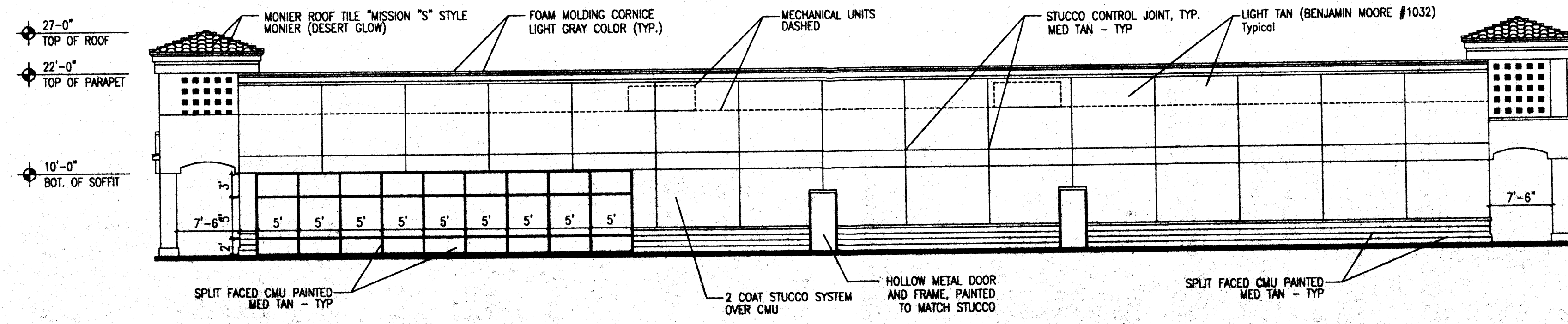
2 S 3/4 WEST S2 EAST ELEVATION
Scale: 3/32" = 1'-0"



3 S 3/4 EAST S2 WEST ELEVATION
Scale: 3/32" = 1'-0"

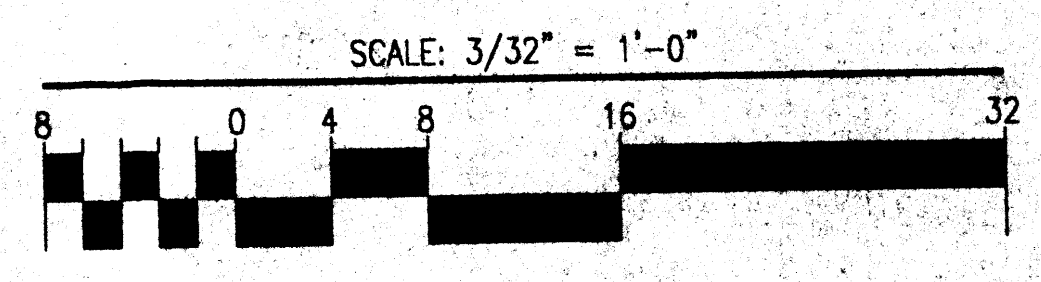


4 S 3/4 NORTH ELEVATION
Scale: 3/32" = 1'-0"

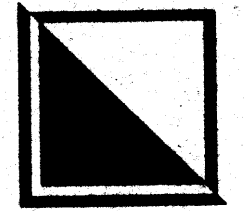


4 S 2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

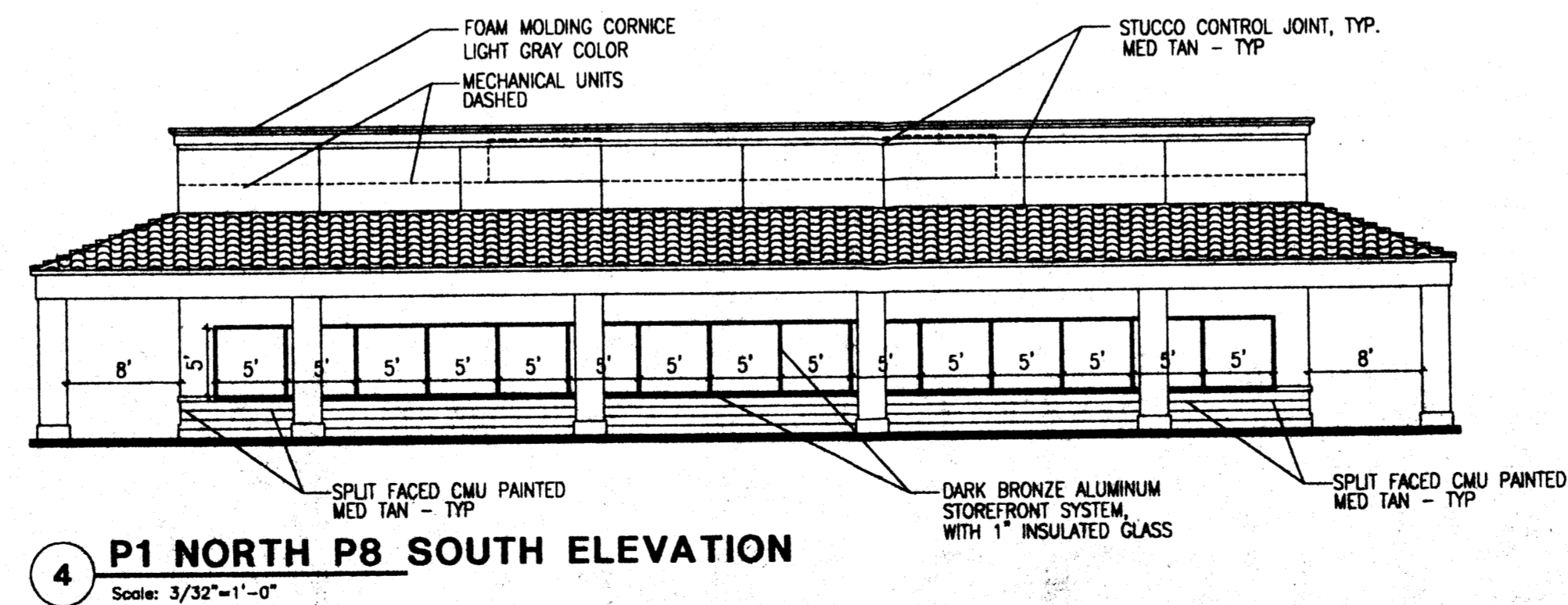
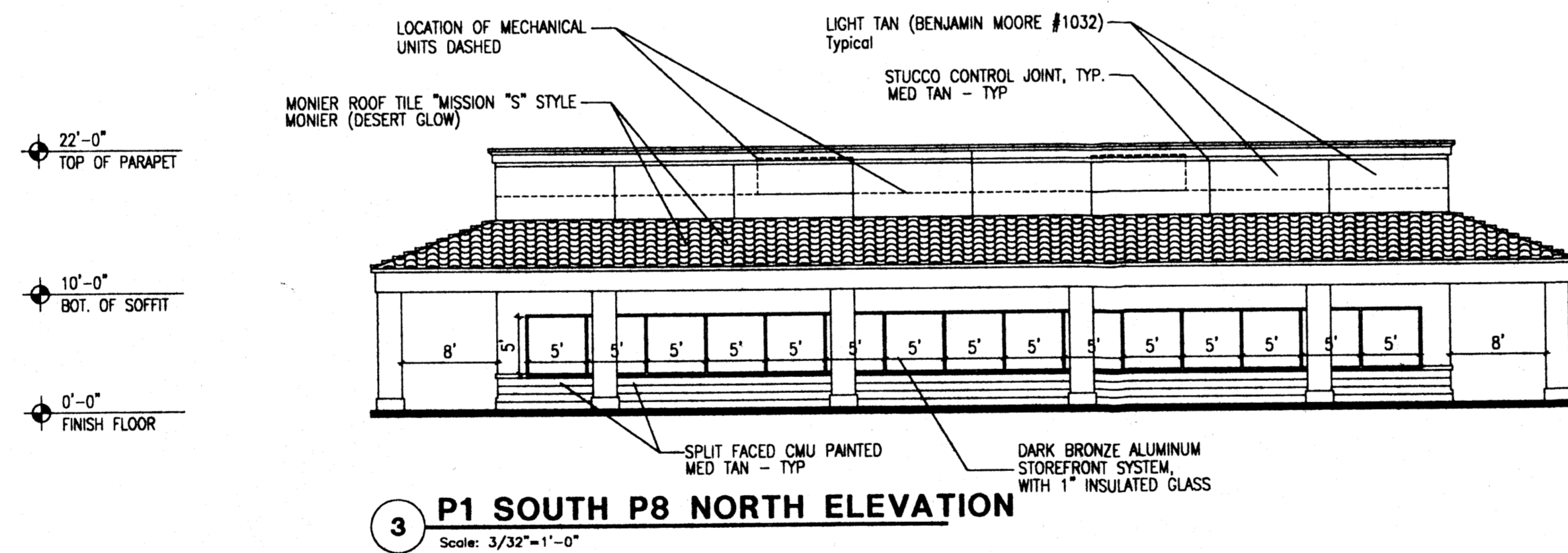
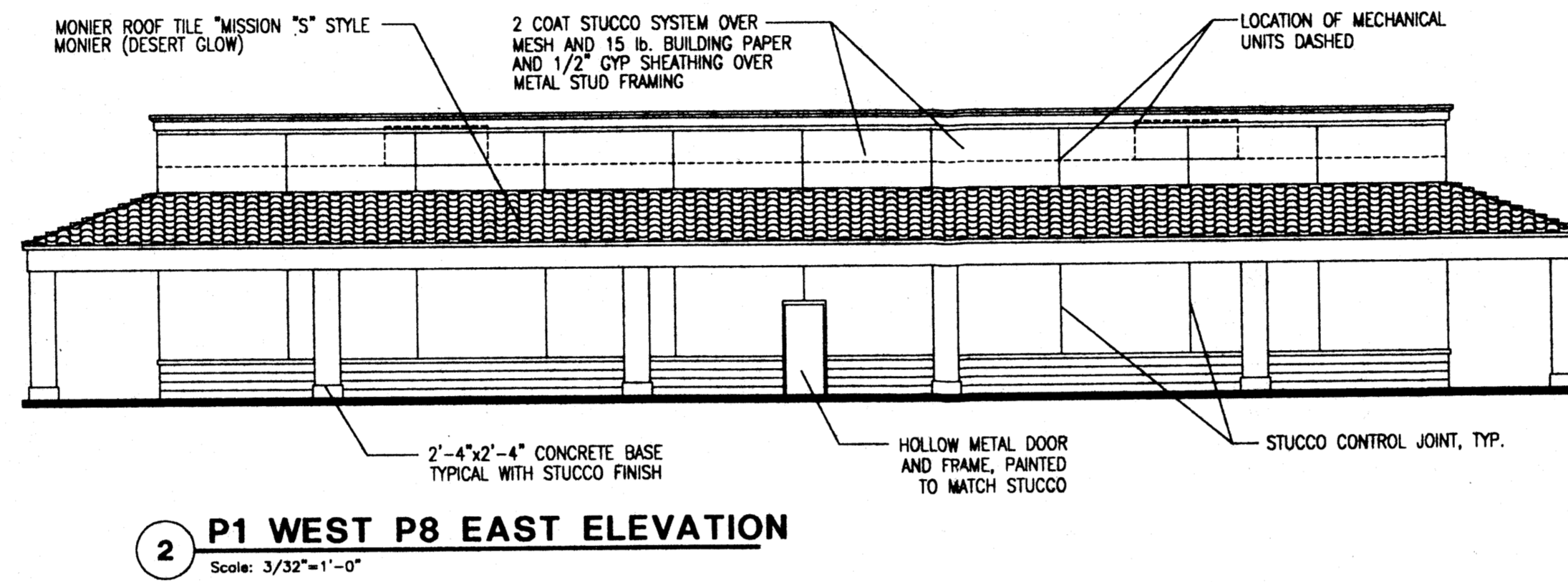
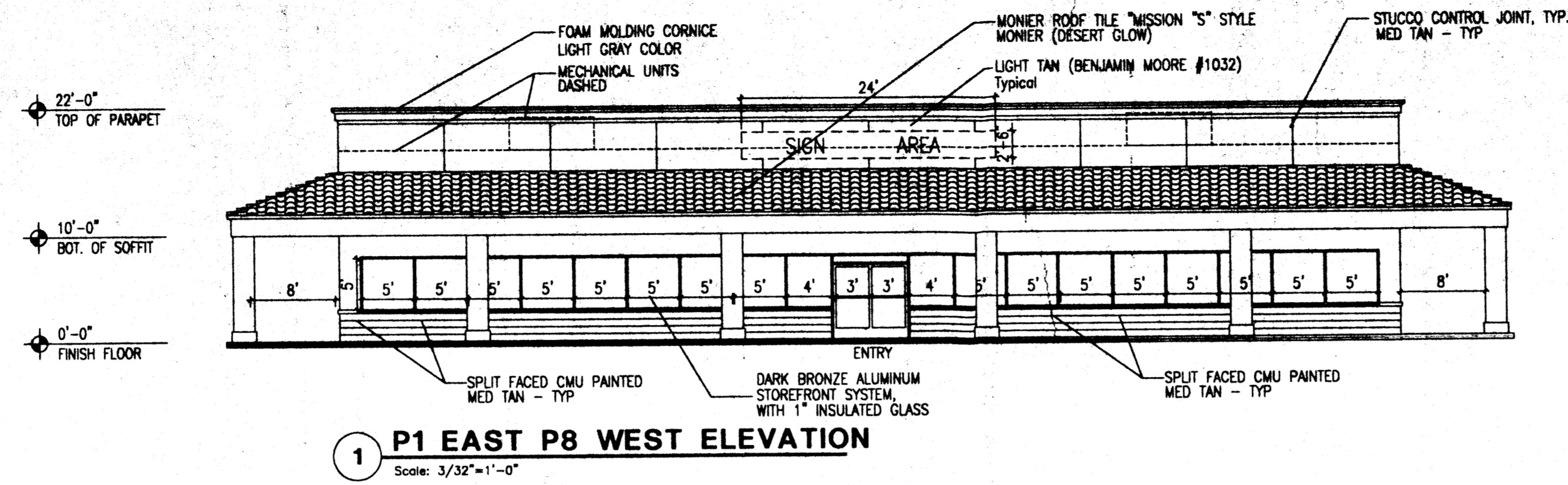
ALTERNATE USE
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submission to EPC.



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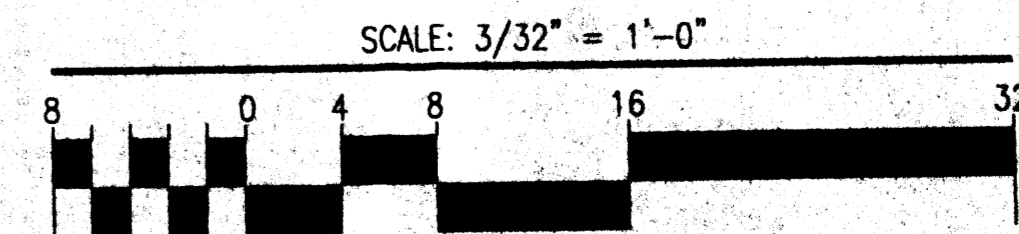

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE VENTANA SQUARE SWC of Tract G and H at Ventana Ranch Albuquerque, New Mexico	DRAWN BY: SD
PROJECT MANAGER George Rainhart, AIA	JOB NO. 99052
SHEET TITLE S2/S3/S4 Ext Elevations	SHEET NO. A8
DATE: 6/9/00	SCALE: 3/32" = 1'



ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



REV	DATE	BY	REVISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
 SW of Tract G and H at Ventana Ranch
 Albuquerque, New Mexico

PROJECT MANAGER
 George Rainhart, AIA

JOB NO.
 99052

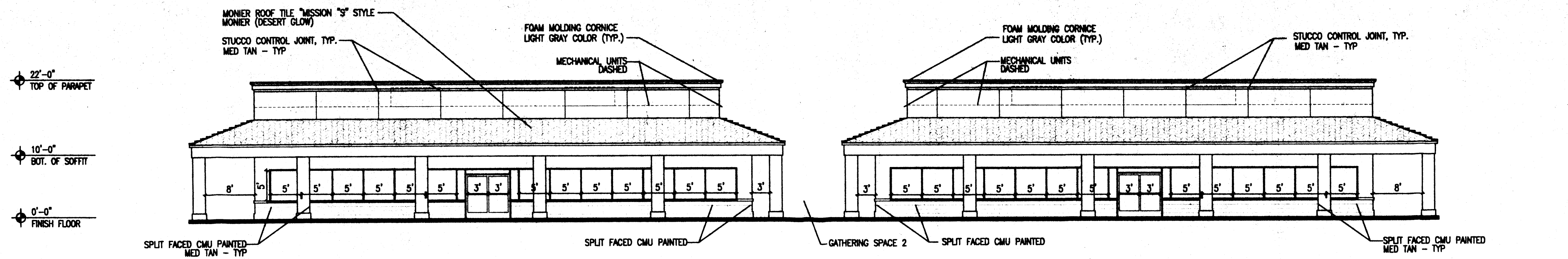
DRAWN BY:
 SD

SHEET TITLE
P1/P8 Exterior Elevations

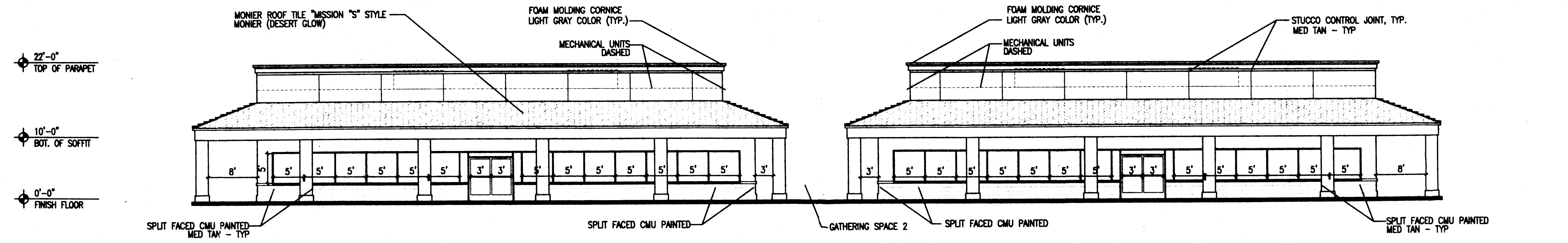
DATE:
 6/9/00

SCALE:
 3/32" = 1'-0"

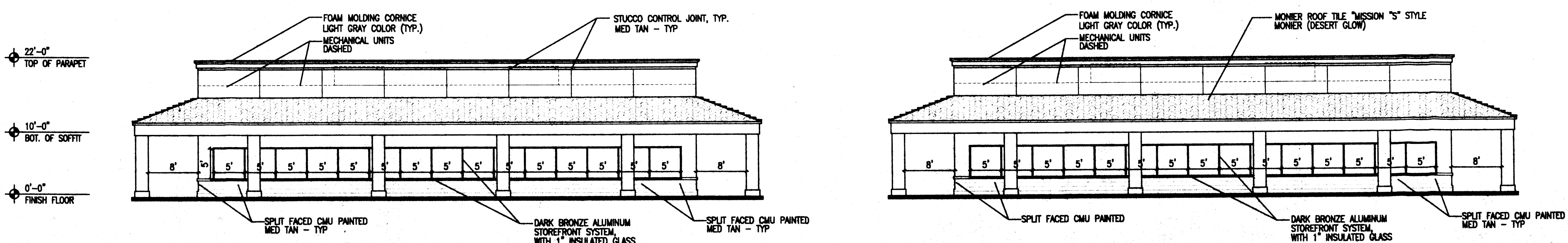
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A9
 of



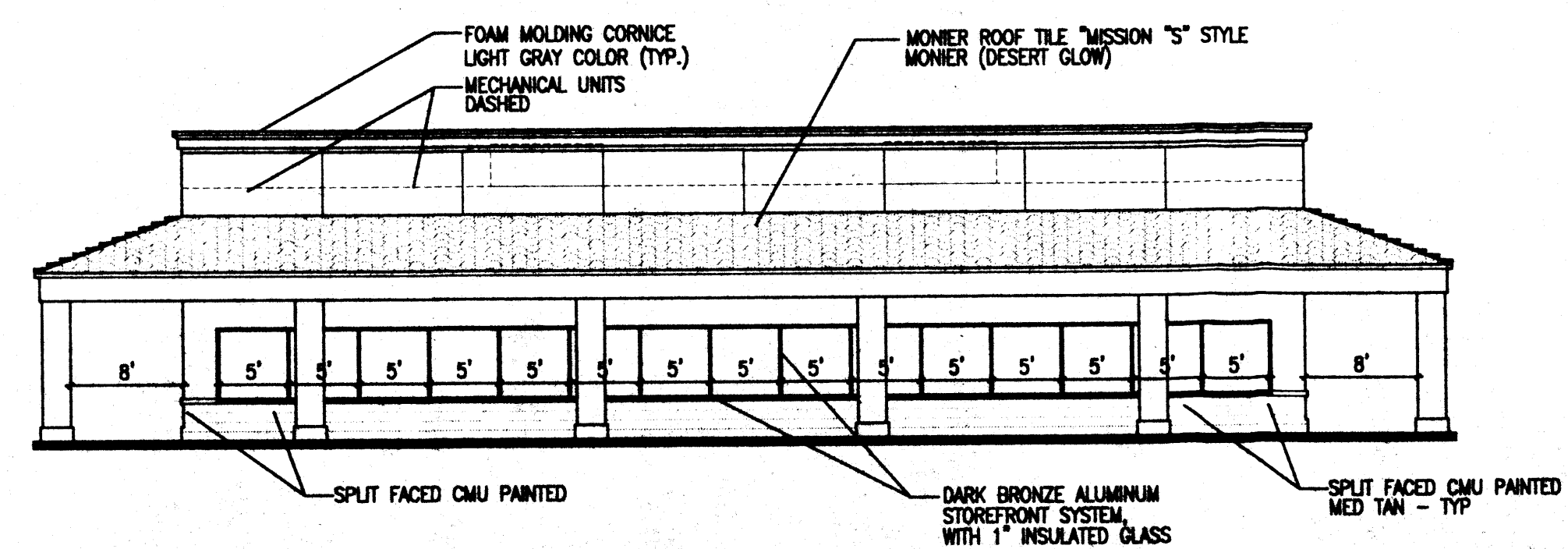
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2 P 3/4 WEST ELEVATION
Scale: 3/32"=1'-0"

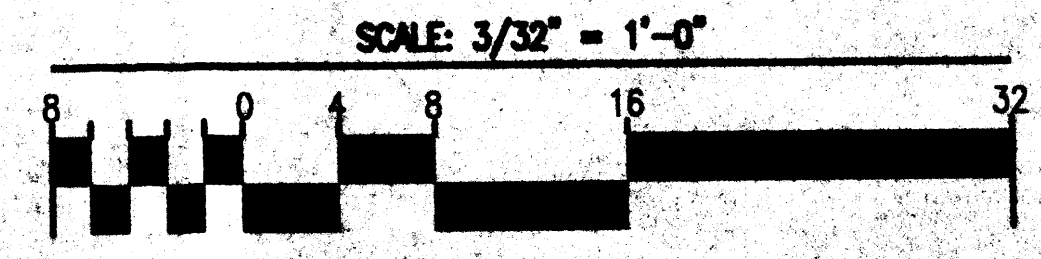


3 P 3/4 NORTH ELEVATION
Scale: 3/32"=1'-0"



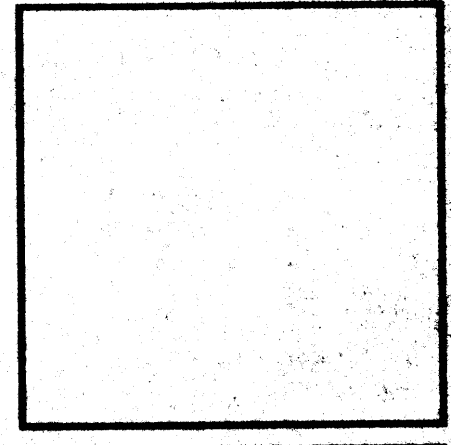
4 P 3/4 SOUTH ELEVATION
Scale: 3/32"=1'-0"

ALTERNATE USE
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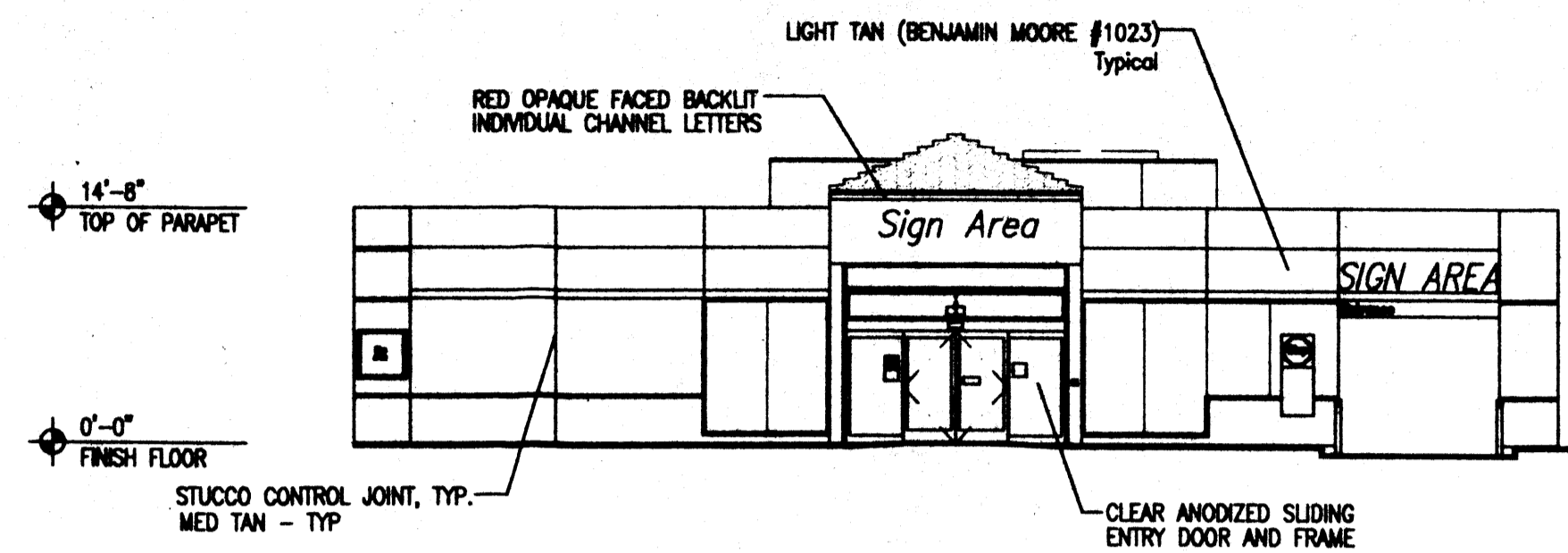


REV	DATE	BY	REVISION

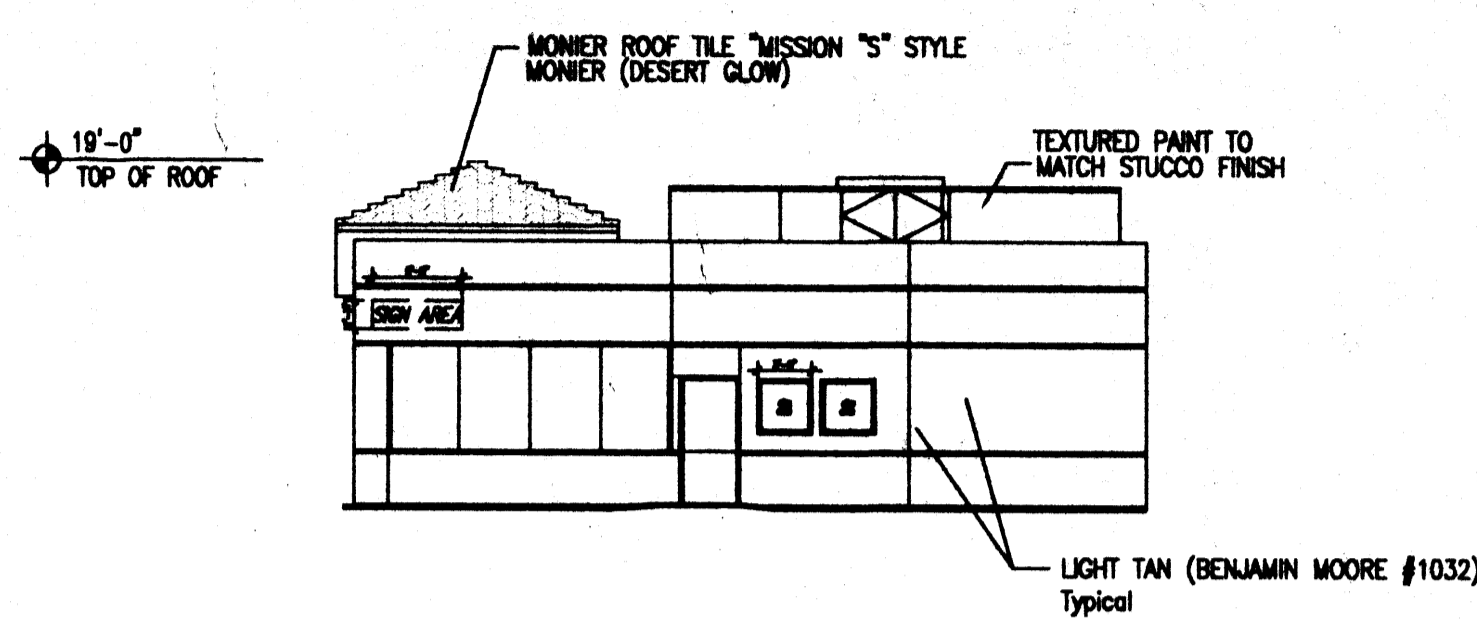
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



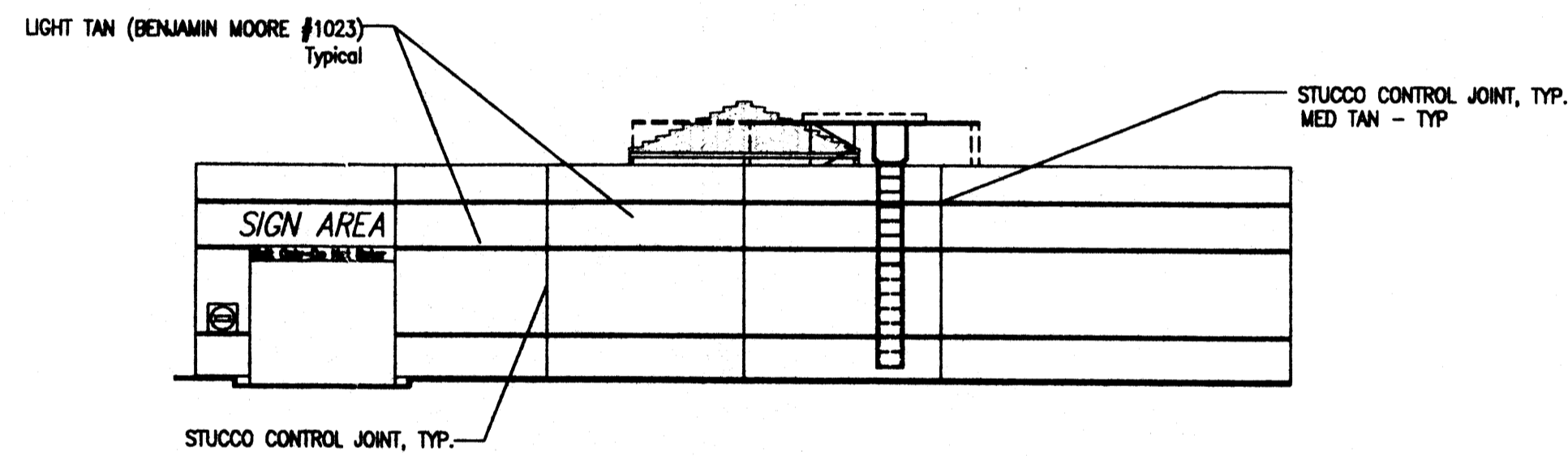
PROJECT TITLE VENTANA SQUARE S.W.C. of Tract G and H at Ventana Ranch Albuquerque New Mexico	JOB NO. 99052	DRAWN BY SD	PROJECT MANAGER George Rainhart, AIA	SHEET TITLE P3/P4 Exterior Elevations



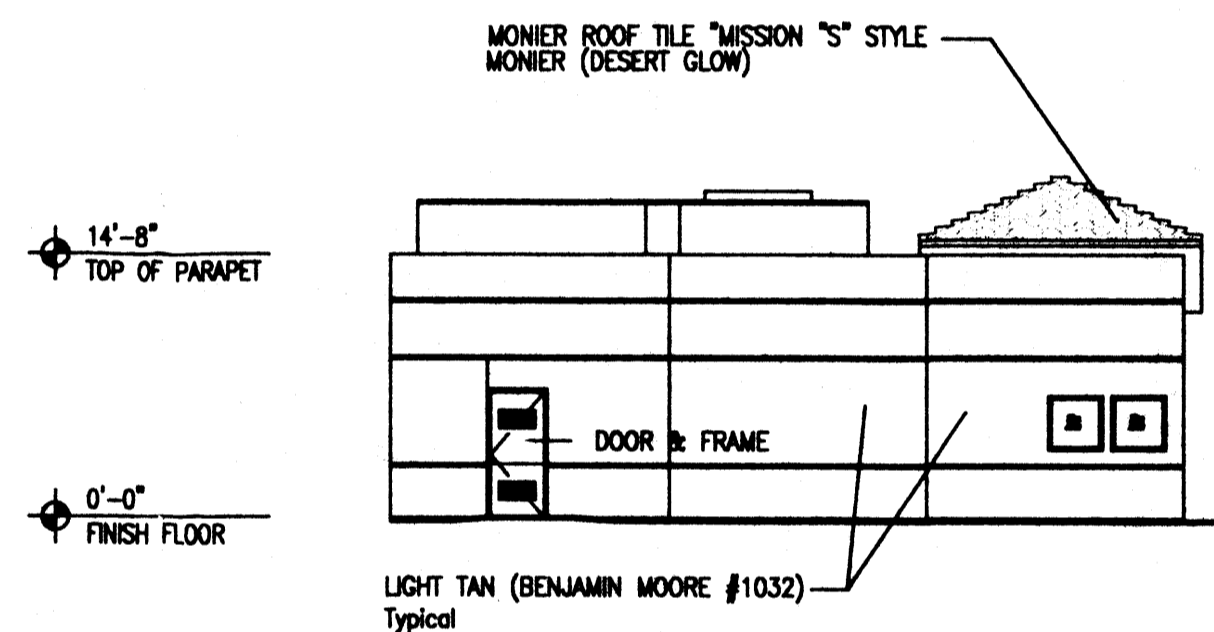
1 **PAD 5 NORTH ELEVATION**
Scale: 3/32"=1'-0"



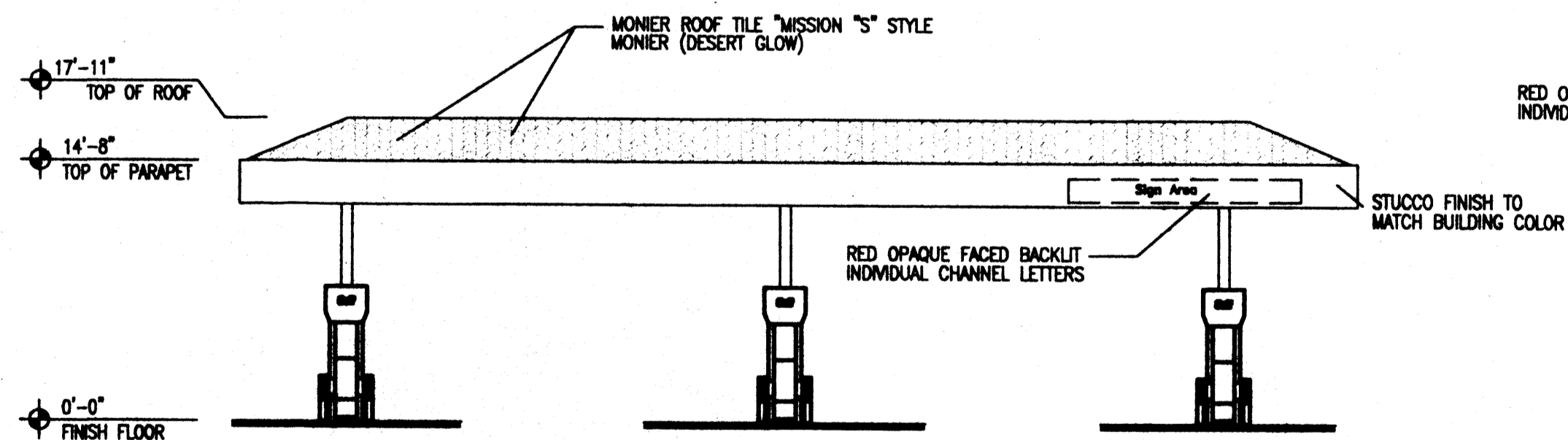
2 **PAD 5 WEST ELEVATION**
Scale: 3/32"=1'-0"



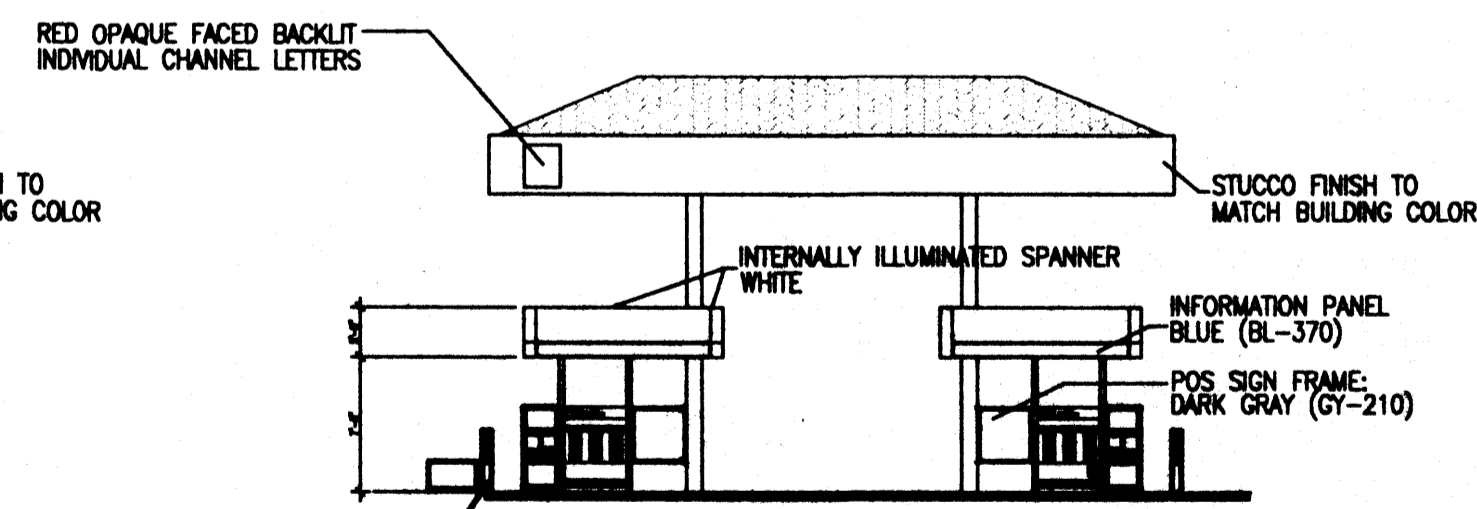
3 **PAD 5 SOUTH ELEVATION**
Scale: 3/32"=1'-0"



4 **PAD 5 EAST ELEVATION**
Scale: 3/32"=1'-0"



5 **NORTH ELEVATION**
Scale: 3/32"=1'-0"

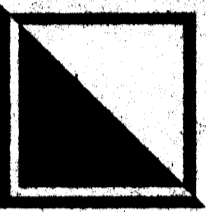


6 **WEST ELEVATION**
Scale: 3/32"=1'-0"

ALTERNATE USE

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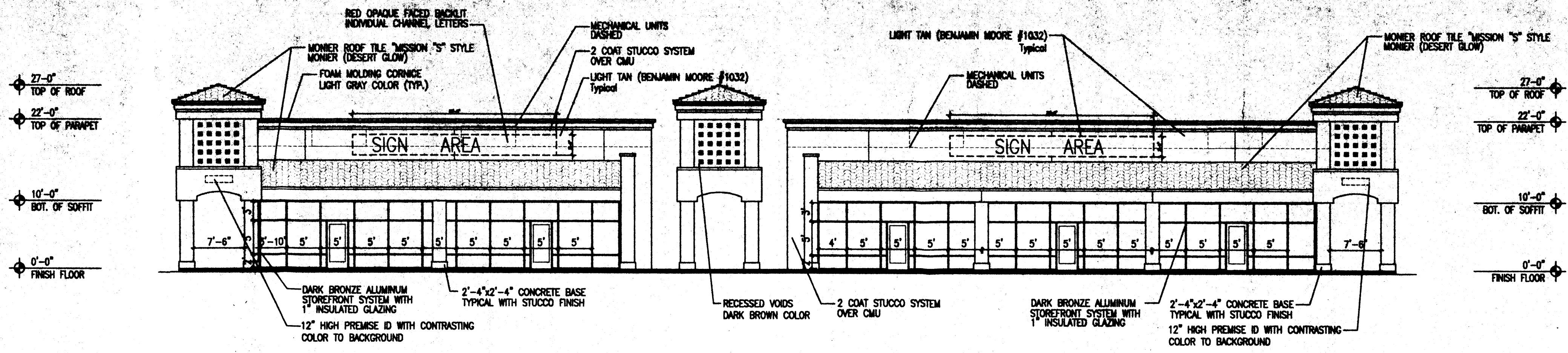
REV	DATE	BY	REVISION
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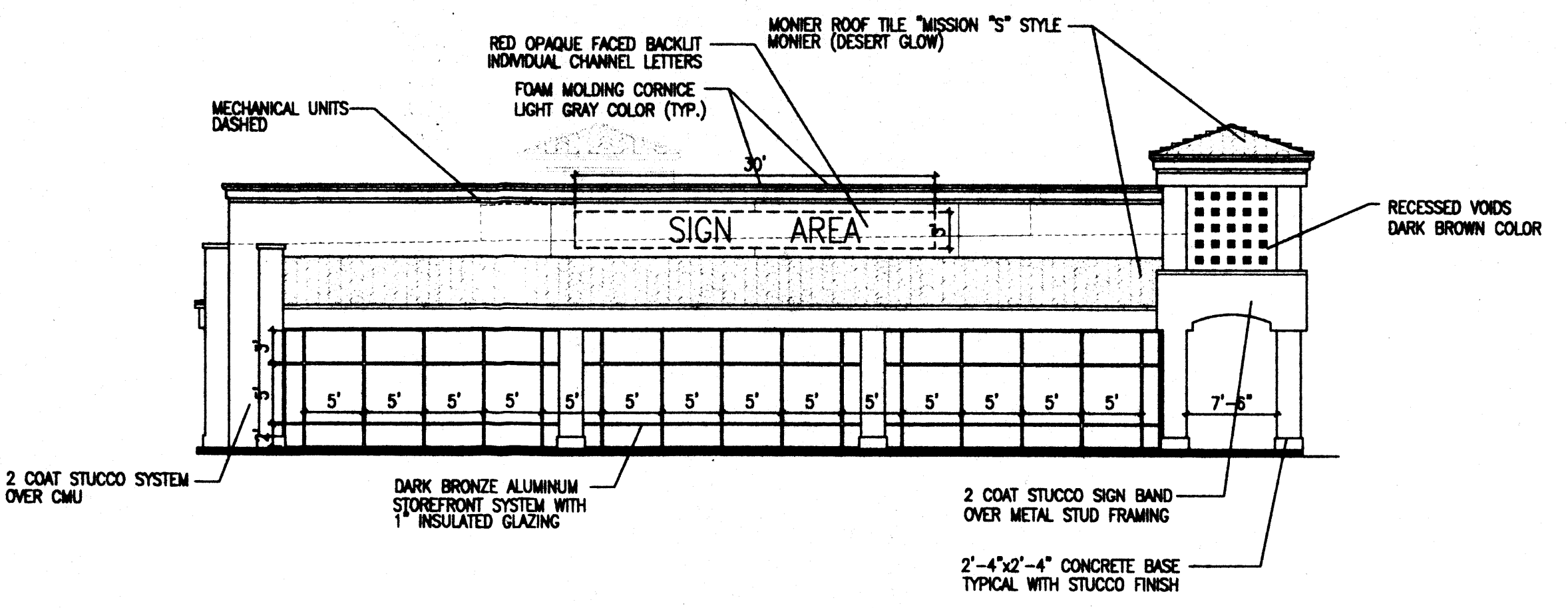
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO NE SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE VENTANA SQUARE SWC of tract C and H at Ventana Square Albuquerque New Mexico	JOB NO. 99052	DRAWN BY SD
PROJECT MANAGER George Rainhart, AIA	WEST TITLE P5 Exterior Elevation	

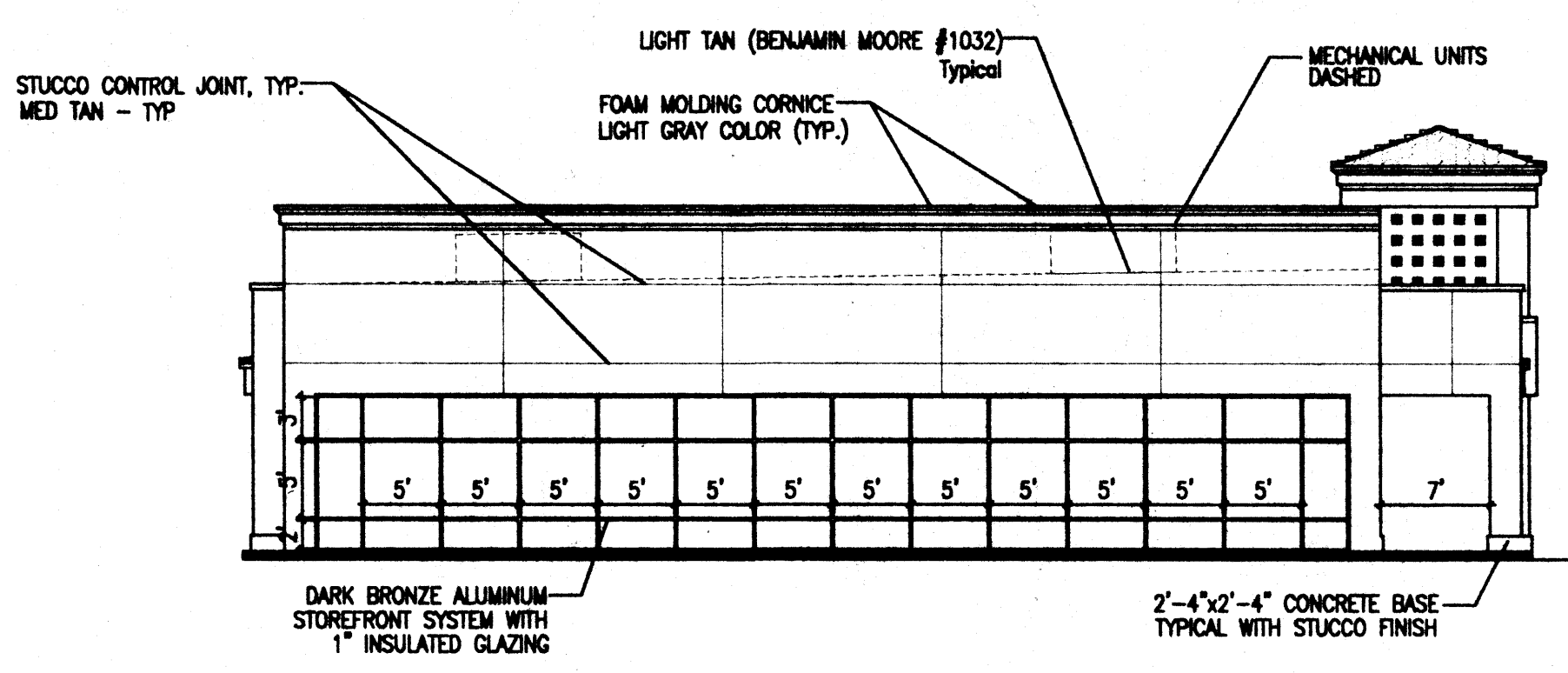
DATE 6/9/00	SCALE 3/32"=1'	Sheet A12
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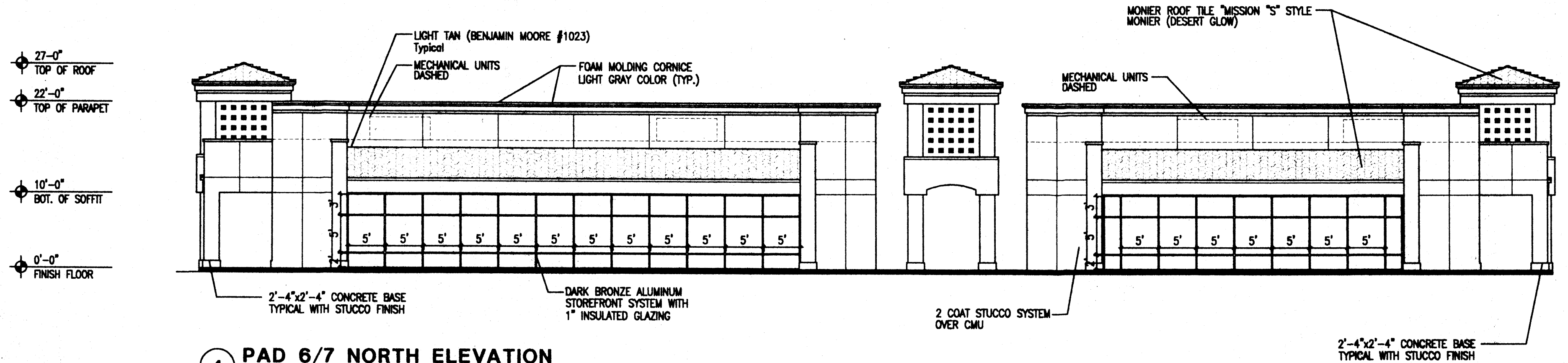
1 PAD 6/7 SOUTH ELEVATION
Scale: 3/32"=1'-0"



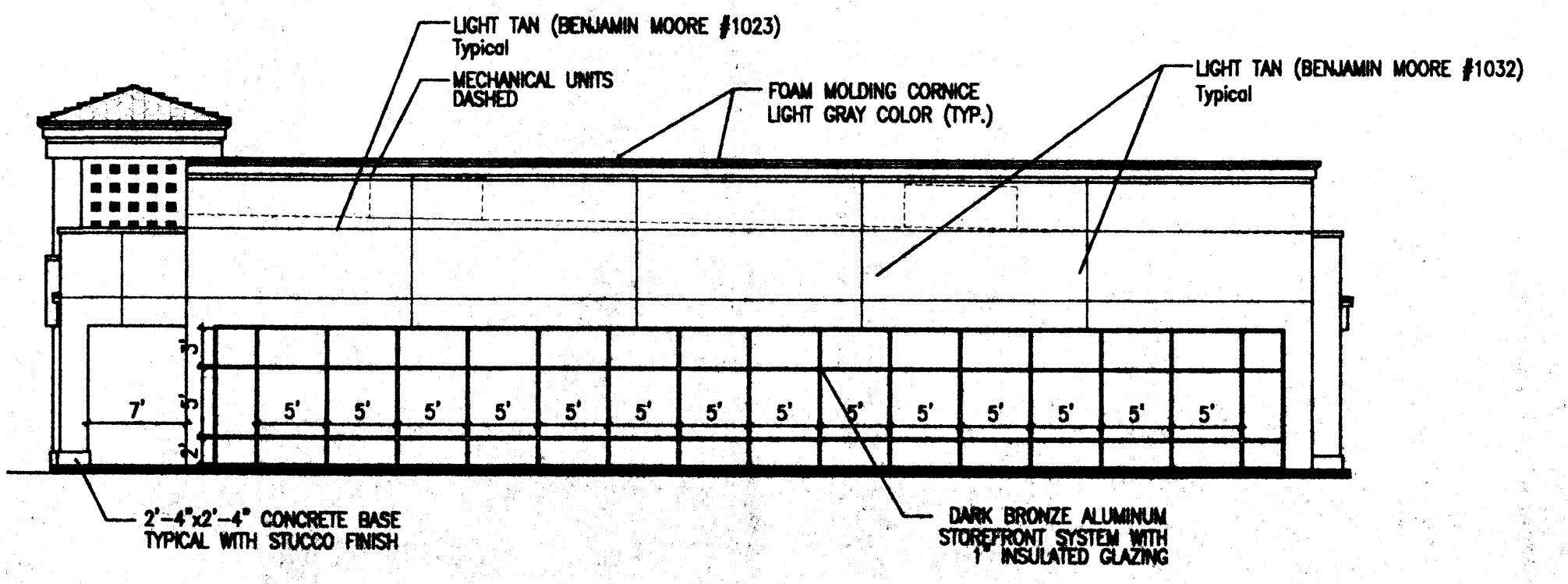
2 PAD 6 WEST ELEVATION
Scale: 3/32"=1'-0"



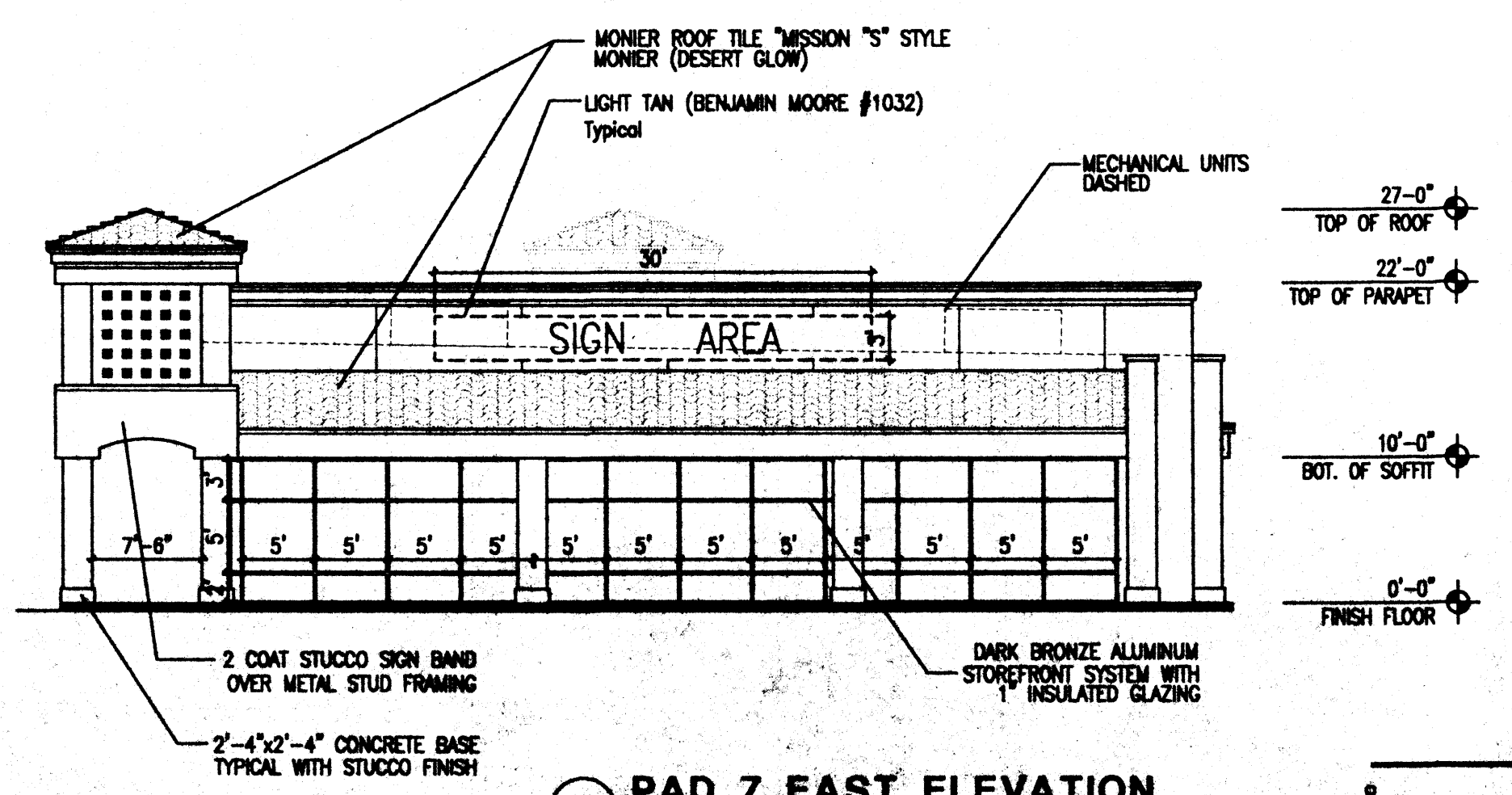
3 PAD 7 WEST ELEVATION
Scale: 3/32"=1'-0"



4 PAD 6/7 NORTH ELEVATION
Scale: 3/32"=1'-0"

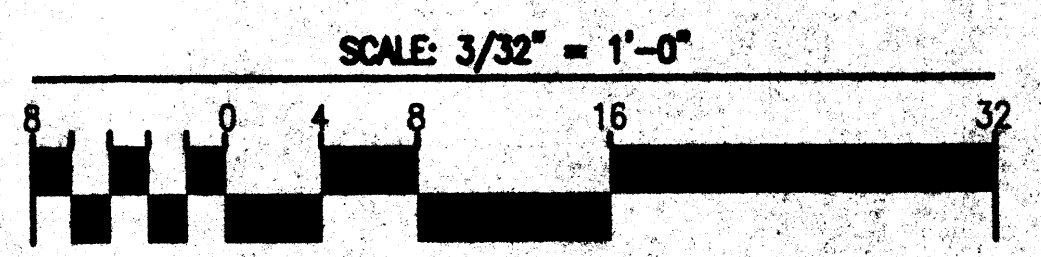


5 PAD 6 EAST ELEVATION
Scale: 3/32"=1'-0"



6 PAD 7 EAST ELEVATION
Scale: 3/32"=1'-0"

ALTERNATE USE
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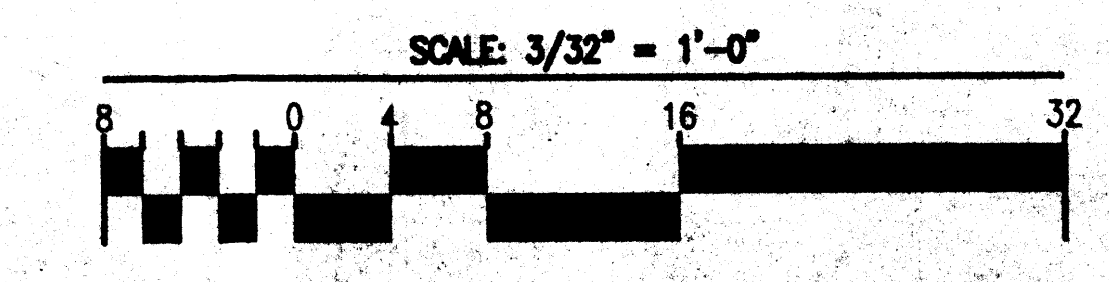
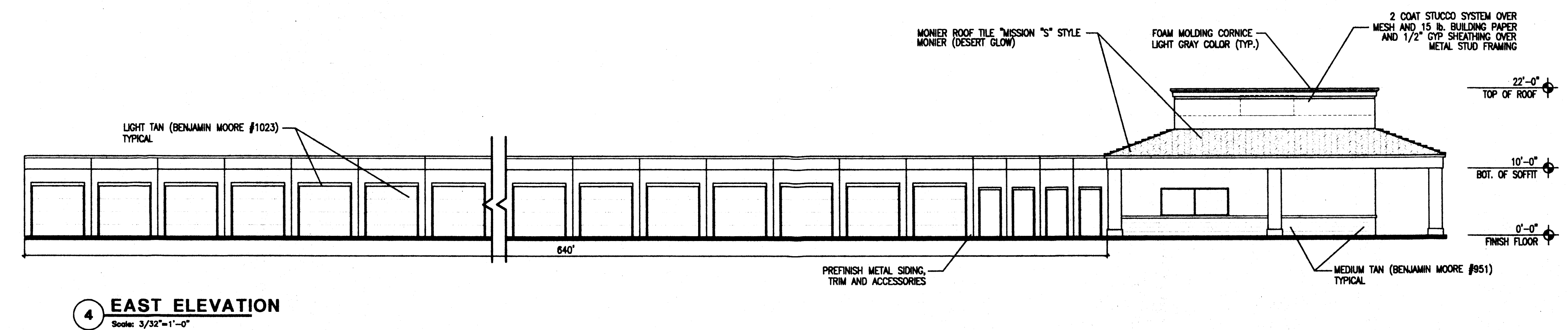
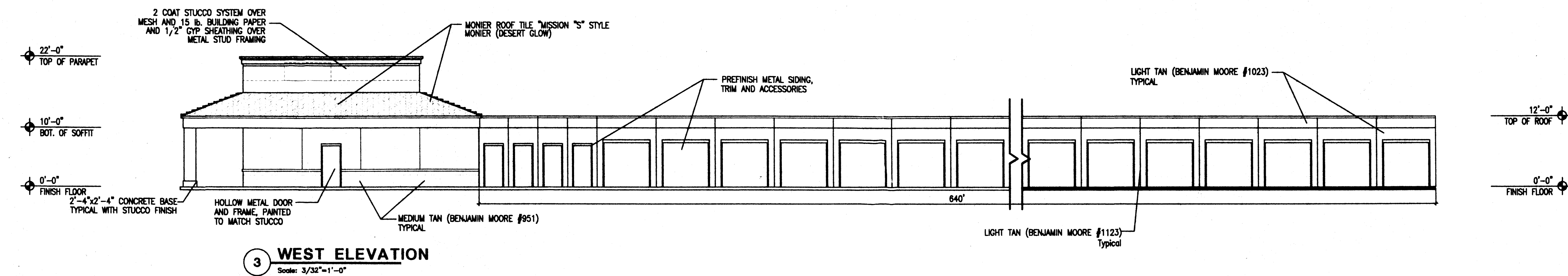
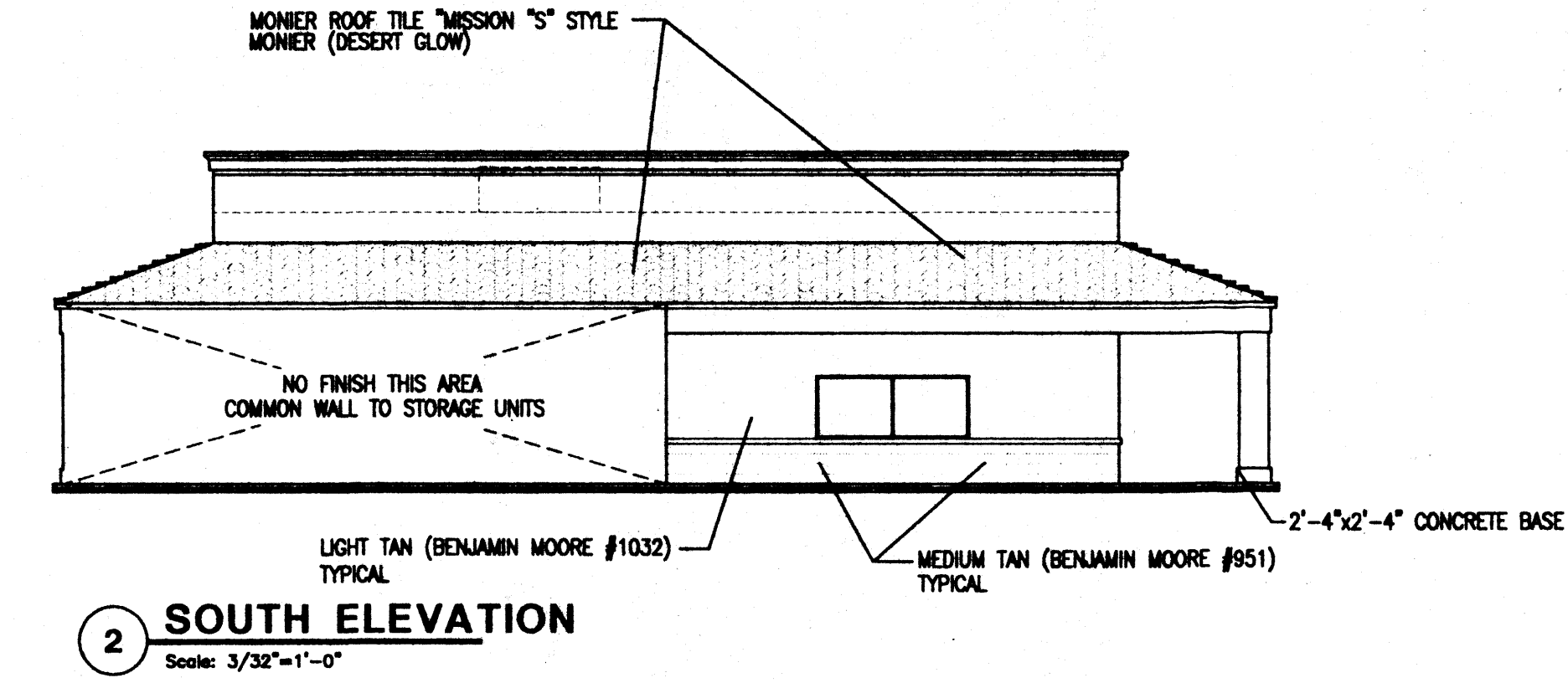
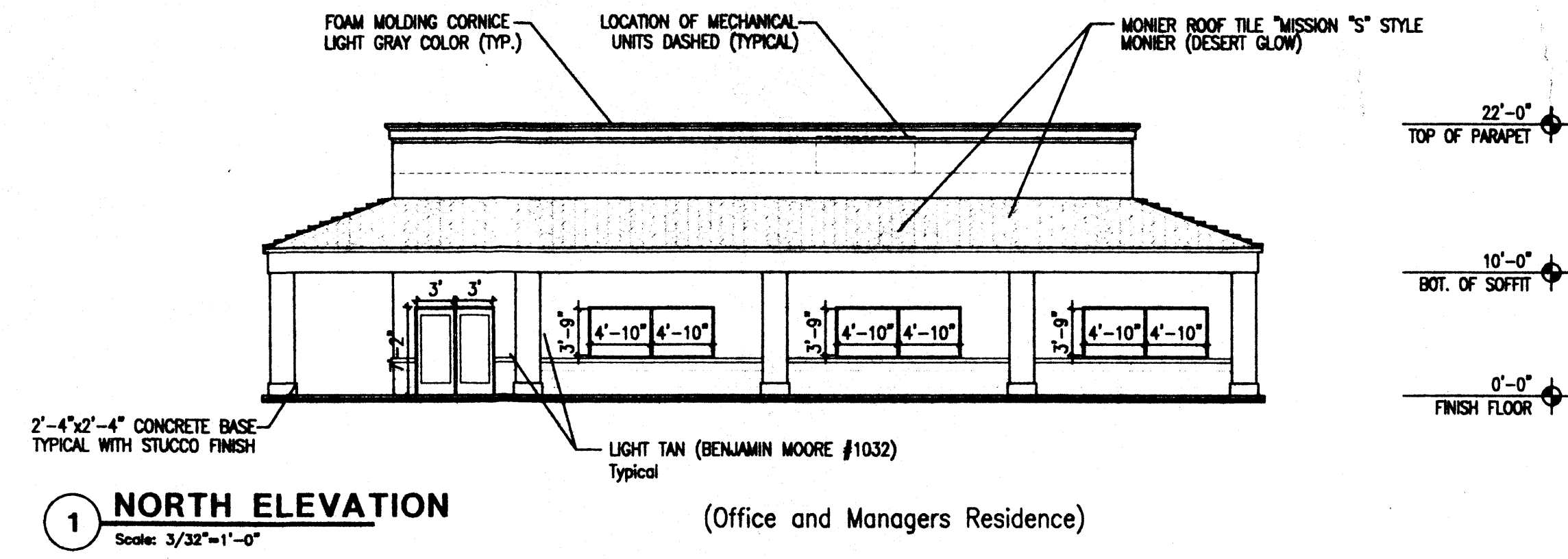


REV	DATE	BY	REVISION

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
SVC of tract G and H of Ventana Ranch
Albuquerque New Mexico
PROJECT MANAGER
George RANHART, AIA
JOB NO.
99052
DRAWN BY
SD
SHEET TITLE
P6 / P7 Exterior Elevations

DATE: 3/17/00
SCALE: 3/32"=1'
sheet: **A13**
of



ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submitted to EPC.

REV	DATE	BY	REVISION

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
2326 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA SQUARE
S.W. of tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER
George RANHART, AIA
JOB NO.
99052
DRAWN BY
SD

DATE
6/7/00
SCALE
3/32" = 1'-0"
SHEET TITLE
SELF STORAGE
A14

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters
Shrubs to receive (2) 1.0 GPH Drip Emitters
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

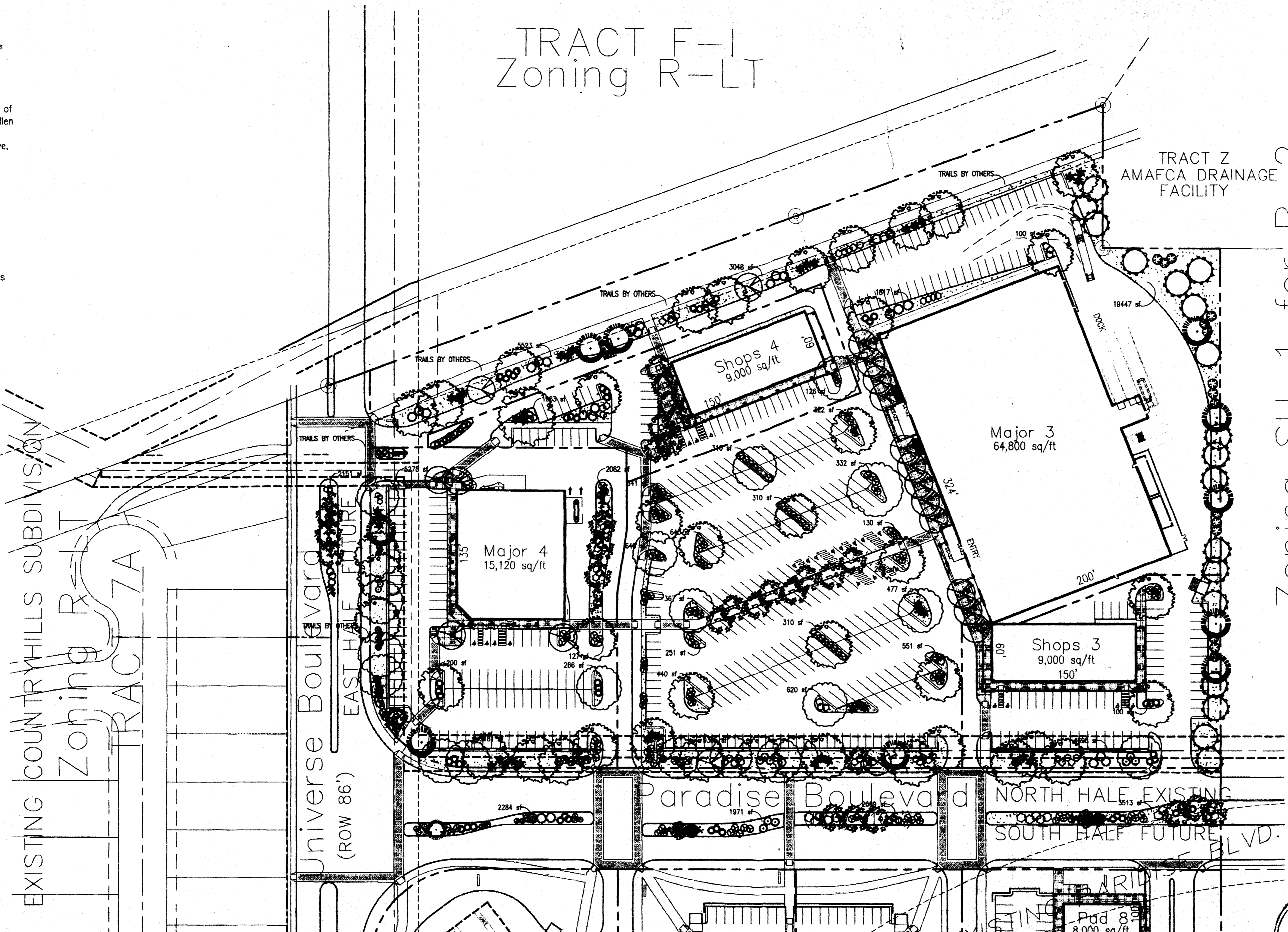
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

TRACT F-1 Zoning R-LT



PLANT LEGEND

- ARIZONA ASH (H) 40
Fraxinus velutina
2" Cal
- RAYWOOD ASH (H) 22
Fraxinus oxycarpa raywood
2" Cal
- AUSTRIAN PINE(H) 5
Pinus nigra
6"-8"
- WASHINGTON HAWTHORN (H) 28
Crataegus phoenopyrum
- DESERT WILLOW (M) 18
Chilopsis linearis
15 gal
- FLOWERING PEAR (H) 20
Pyrus caleryana
1 1/2" cal
- PINON PINE 2
Pinus edulis
6-8'
- PALM YUCCA (L) 4
- MAIDEN GRASS (L) 44
Miscanthus sinensis
5 gal
- RUSSIAN SAGE (M) 14
Perovskia atriplicifolia
5 gal
- INDIAN HAWTHORN (M) 38
Raphiolepis indica
5 gal
- ROSEMARY (M) 53
Rosmarinus officinalis
5 GAL
- AUTUMN SAGE (M) 83
Salvia greggii
5 gal
- SILVERBERRY (M) 30
Eleagnus pungens
5 gal
- CHAMISA (L) 15
Chrysothamnus nauseosus
1 gal
- WILDFLOWER 132
1 gal

- OVERSIZE GRAVEL AND BOULDERS
- 3/4" GREY GRAVEL OR SANTA FE BROWN GRAV W/ FF TO BE DETERMINED IN FIELD TO COORDINATE W/ EXTERIOR OF BUILDINGS
- SOD SOD
- SCREEN WALL 2 1/2' TO 3' IN HEIGHT TO SCREEN PARKING ALONG MAJOR STREETS W/ COLORS CONTEXTUAL WITH THE BUILDING MATERIALS

Zoning SU-1 for R-2
TRACT I

EXISTING COUNTRY HILLS SUBDIVISION
Zoning R-LT
TRACT 7A

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	1,379,787 square feet
TOTAL BUILDINGS AREA	263,701 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	1,116,086 square feet
LANDSCAPE REQUIREMENT	15 square feet
TOTAL LANDSCAPE REQUIREMENT	167,413 square feet
TOTAL LANDSCAPE PROVIDED	253,063 square feet
TOTAL BED PROVIDED	231,411 square feet
TOTAL SOD PROVIDED	21,652 square feet

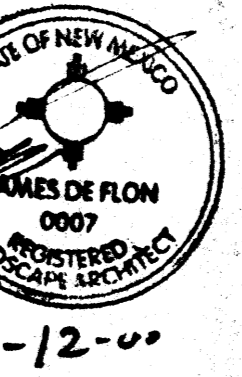
STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

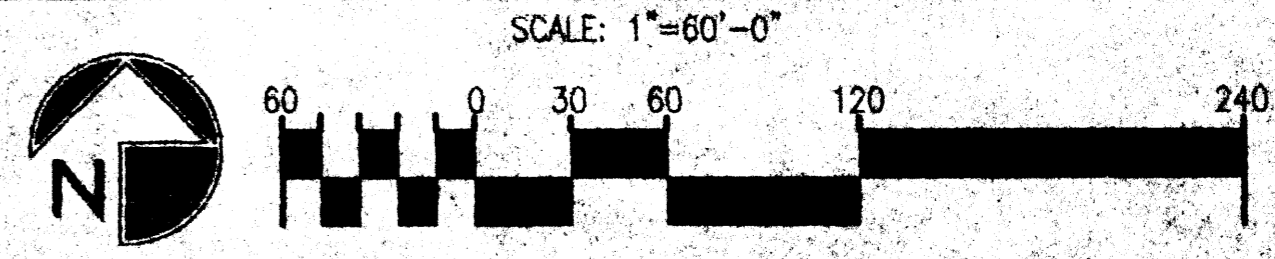
Name of Street	NORTH PARADISE
Required #	23
Provided #	23
Name of Street	SOUTH PARADISE
Required #	19
Provided #	19
Name of Street	UNIVERSE
Required #	36
Provided #	36
Name of Street	PASEO DEL NORTE
Required #	27
Provided #	27

ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPO.



SITEPLAN



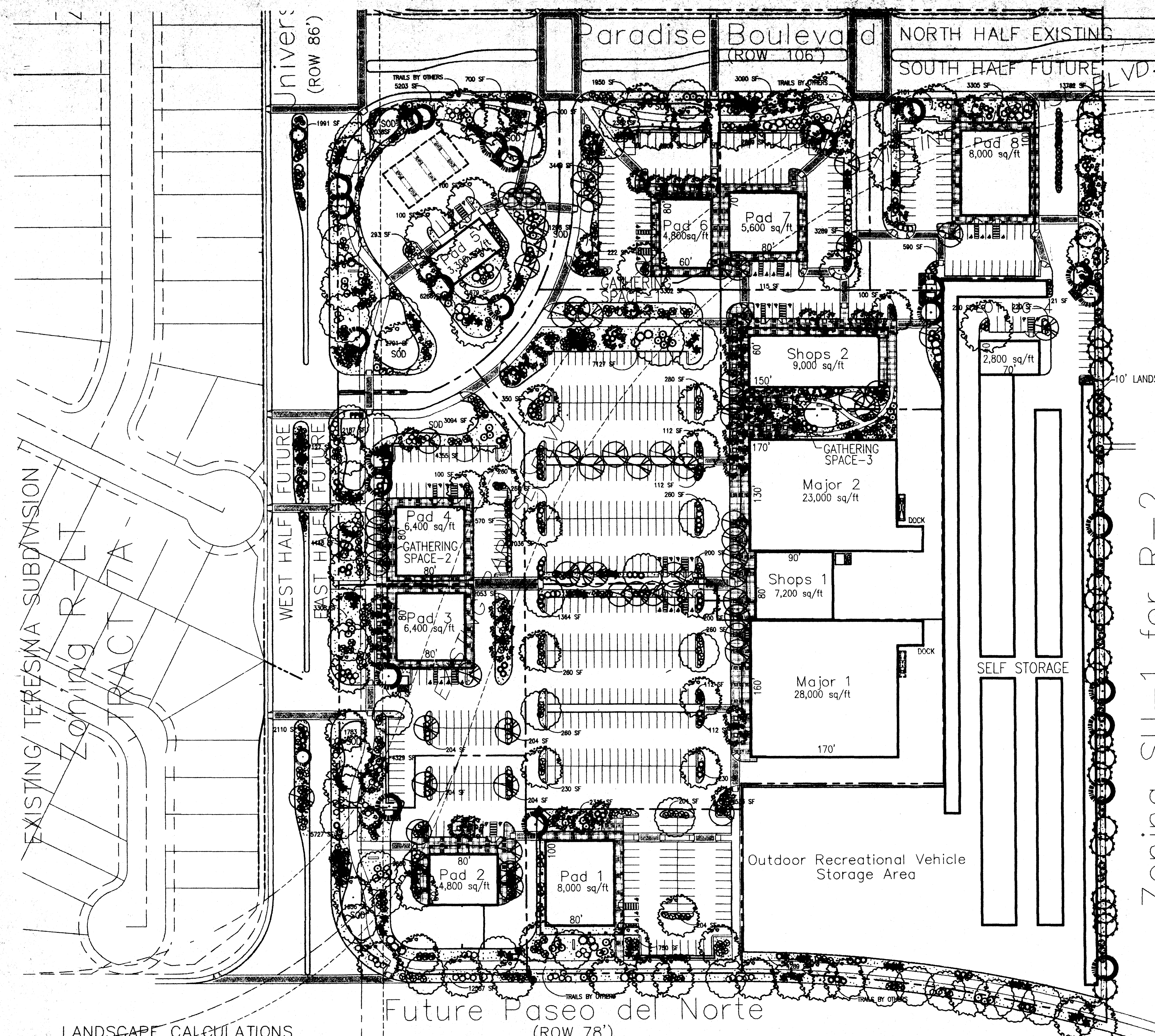
The Hilltop

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP

REV	DATE	BY	REVISION
1			
2			
3			
4			

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0877

PROJECT TITLE	Ventana Square TRACTS C AND H AT VENTANA RANCH Albuquerque, New Mexico
PROJECT MANAGER	George Rainhart, AIA
JOB NO.	89052
DRAWN BY	SD
SHEET TITLE	LANDSCAPE PLAN
DATE	6/5/00
SCALE	1"=60'



MATCH LINE

STREET TREE REQUIREMENTS

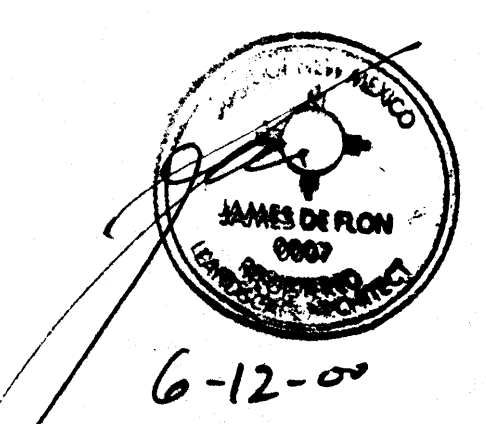
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street	NORTH PARADISE	Required #	23	Provided #	23
Name of Street	SOUTH PARADISE	Required #	19	Provided #	19
Name of Street	UNIVERSE	Required #	36	Provided #	36
Name of Street	PASEO DEL NORTE	Required #	27	Provided #	27

PLANT LEGEND

- ARIZONA ASH (H) 69
Fraxinus velutina
2" Cal
- RAYWOOD ASH (H) 35
Fraxinus oxycarpa raywood
2" Cal
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Pinus nigra
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- WASHINGTON HAWTHORN (H) 55
Crataegus phoenopyrum
- DESERT WILLOW (M) 26
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- FLOWERING PEAR (H) 57
Pyrus caleryana
1 1/2" cal
- PINON PINE 4
Pinus edulis
6-8'
- PALM YUCCA (L) 8
6-8'
- MAIDEN GRASS(M) 90
Miscanthus sinensis
5 gal
- RUSSIAN SAGE (M) 58
Perovskia atriplicifolia
5 gal
- INDIAN HAWTHORN (M) 97
Raphiolepis indica
5 gal
- ROSEMARY (M) 113
Rosmarinus officinalis
5 GAL
- AUTUMN SAGE (M) 197
Salvia greggii
5 gal
- SILVERBERRY (M) 42
Elaeagnus pungens
5 gal
- CHAMISA (L) 36
Chrysothamnus nauseosus
1 gal
- WILDFLOWER 245
1 gal
- OVERSIZE GRAVEL AND BOULDERS
- 3/4" GREY GRAVEL OR SANTA FE BROWN GRAVEL W/ FF TO BE DETERMINED IN FIELD TO COORDINATE W/ EXTERIOR OF BUILDINGS
- SOD
- SCREEN WALL 2 1/2' TO 3' IN HEIGHT TO SCREEN PARKING ALONG MAJOR STREETS W/ COLORS CONTEXTUAL WITH THE BUILDING MATERIALS

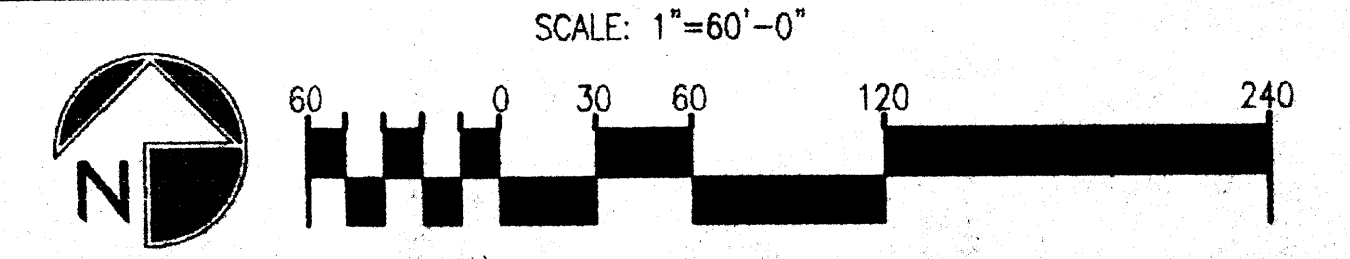
Zoning SU-1 for R-2 TRACT J



The Hilltop

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LANDSCAPE PLAN



LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	1,379,787	square feet
TOTAL LOT AREA		
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TOTAL SOD PROVIDED		

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Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

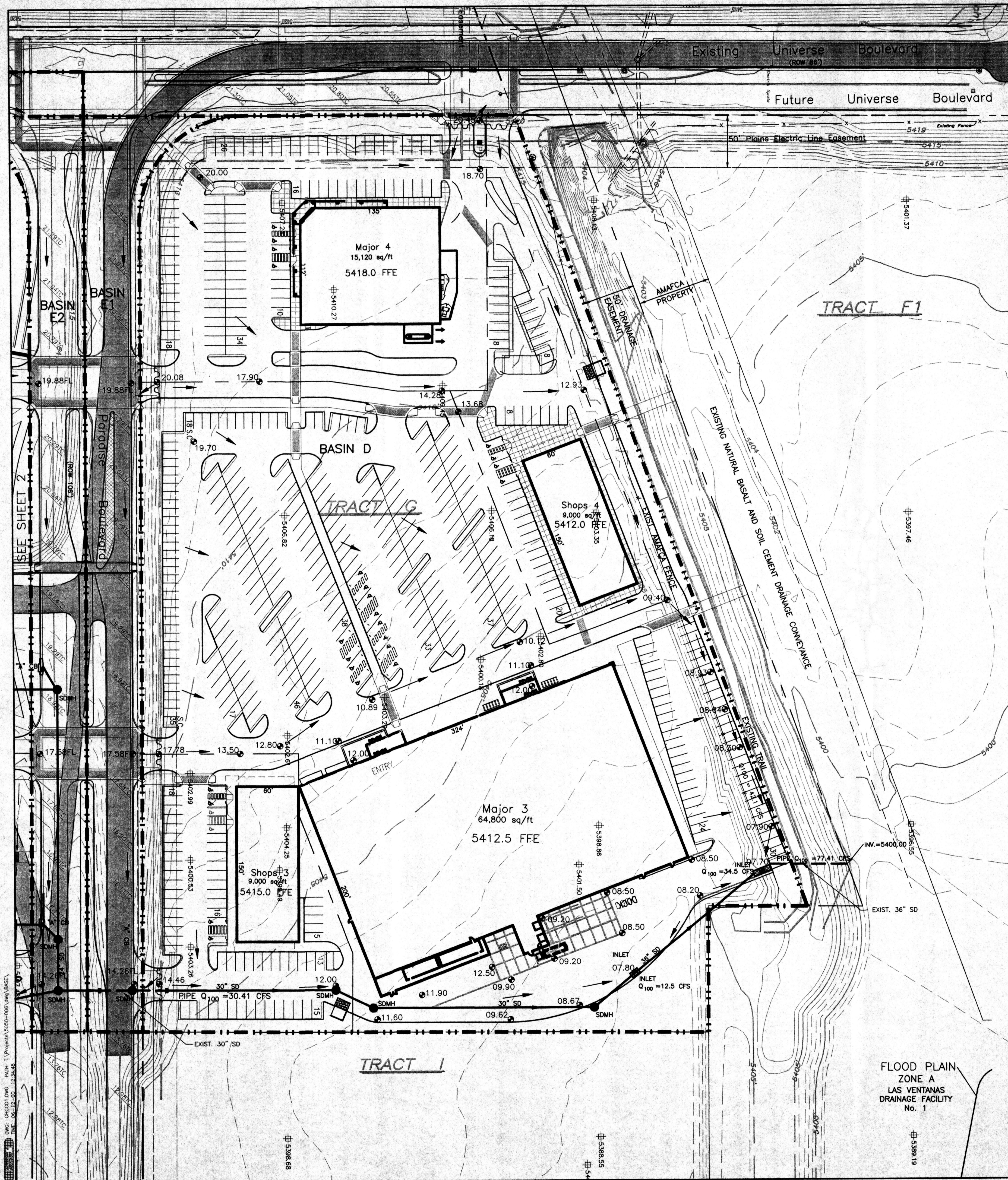
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-4877

PROJECT TITLE
Ventana Square
TRACTS G AND H AT VENTANA RANCH
Albuquerque, New Mexico

PROJECT MANAGER
George Roggart, AIA
JOB NO. 99052
DRAWN BY: SD
SHEET TITLE
LANDSCAPE PLAN

DATE: 6/5/00
SCALE: 1"=60'
sheet: 1.2
of:



HYDROLOGY SUMMARY

PROJECT NAME: VENTANA RANCH TRACTS G & H
JOB NUMBER: 5050.006

BASIN	CONDITIONS	DESCRIPTION	AREA (acres)	LAND TREATMENTS				2 YEAR			10 YEAR			100 YEAR				
				A	B	C	D	Q (cfs)	6 HR (cfs)	24 HR (cfs)	Q (cfs)	6 HR (cfs)	24 HR (cfs)	Q (cfs)	6 HR (cfs)	24 HR (cfs)		
A	UNDEVELOPED	TRACT H	14.8390	97.0%	0.0%	0.0%	3.0%	0.75	0.0267	0.0341	4.74	0.1420	0.1533	20.51	0.6609	0.6179	0.6350	0.6554
B	UNDEVELOPED	TRACT H	1.7380	93.0%	0.0%	0.0%	7.0%	0.50	0.0178	0.0227	1.80	0.0569	0.0645	6.38	0.1931	0.2045	0.2156	0.2265
C	UNDEVELOPED	TRACT H	1.5880	100.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	0.38	0.0106	0.0106	2.05	0.0582	0.0582	0.0582	0.0582
D	UNDEVELOPED	TRACT G	10.1800	100.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	2.44	0.0679	0.0679	13.13	0.3733	0.3733	0.3733	0.3733
E	UNDEVELOPED	PARADISE BLVD.	2.2440	97.0%	0.0%	0.0%	3.0%	0.11	0.0040	0.0052	0.72	0.0215	0.0232	3.10	0.0869	0.0834	0.0860	0.0891
A	UNDEVELOPED	TRACT H	14.9840	0.0%	0.0%	0.0%	58.0%	22.30	0.7912	1.0191	38.40	1.2994	1.7294	61.16	2.2908	2.7854	3.2889	3.8731
B	DEVELOPED	TRACT H	3.9640	0.0%	20.0%	0.0%	80.0%	5.38	0.1909	0.2437	9.77	0.3422	0.4233	15.47	0.5649	0.6884	0.8080	0.9533
C	DEVELOPED	TRACT H	1.7420	0.0%	36.0%	0.0%	64.0%	1.90	0.0674	0.0860	3.70	0.1267	0.1552	6.15	0.2180	0.2608	0.3035	0.3546
D	DEVELOPED	TRACT G	10.1800	0.0%	10.0%	0.0%	90.0%	15.51	0.5506	0.7030	27.25	0.9654	1.1997	42.10	1.5609	1.9121	2.2634	2.6553
E1	DEVELOPED	PARADISE BLVD.	1.1220	0.0%	0.0%	0.0%	100.0%	1.90	0.0673	0.0860	3.24	0.1159	0.1446	4.90	0.1842	0.2272	0.2702	0.3216
E2	DEVELOPED	PARADISE BLVD.	1.1220	0.0%	0.0%	0.0%	100.0%	1.90	0.0673	0.0860	3.24	0.1159	0.1446	4.90	0.1842	0.2272	0.2702	0.3216
F	DEVELOPED	UNIVERSE BLVD.	1.048	0.0%	0.0%	0.0%	100.0%	1.77	0.0629	0.0805	3.02	0.1086	0.1353	4.59	0.1724	0.2126	0.2529	0.3010

INPUT DATA:

PRECIP. ZONE	1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
1	1.87	2.20	2.66	3.12	3.67

TEXT

EXISTING CONDITIONS
Tract G
 Tract G consists of approximately 10.18 acres. The site is mostly undeveloped and generally drains from southwest to the northeast. The site is bounded by Universe Blvd. to the west, Ventana Detention Facility to the north, undeveloped Tract I to the east, and Paradise Blvd. to the south. Existing condition runoff will pond at the northeast corner of the site. No significant offsite flow impacts the site.

Tract H
 Tract H consists of approximately 20.66 acres. The site is mostly undeveloped, with the exception of interim Paradise Blvd., which bisects the site. The site has a high point, which runs east-west and is located approximately 200 feet south of Paradise Blvd. All area north of the high point drains to the north. Approximately 1/3 of that runoff will pond in the northwest corner. The remainder will pond in an existing depression at the northeast corner of the site. All area south of the high point generally drains to the southeast corner of the site. From here, the runoff will migrate onto Tract J, where it will pond in an existing depression located along the southern edge of Tract J. The site is bounded by future Universe Blvd. to the west, future Paseo del Norte Blvd. to the south, Paradise Blvd. to the north and undeveloped Tract J to the east. No significant offsite flow impacts the site.

DEVELOPED CONDITIONS
General
 The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit.

Tract G
 It is proposed to develop Tract G for commercial use, in accordance with the Las Ventanas Subdivision Drainage Master Plan and the Final Design Analysis Report for Las Ventanas Detention Dam and Outfall Pipe. Runoff from Tract G will be collected in the northeast corner of the site and discharged into the Las Ventanas Drainage Facility No. 1, via an existing reinforced concrete pipe storm drain.

Tract H
 It is proposed to develop Tract H for commercial use, in accordance with the Las Ventanas Subdivision Drainage Master Plan and the Final Design Analysis Report for Las Ventanas Detention Dam. Runoff from the northern portion of the site, including the south half of future Paradise Blvd., will be collected in a storm drain at the northeast corner of the site, and routed north through the Tract G storm drain to the Las Ventanas Drainage Facility No. 1. The runoff from the southern portion of Tract H will collect at the southeast corner of the site and convey to a temporary detention facility on Tract J. This facility will remain until the future Paseo del Norte system is constructed.

EROSION CONTROL
 All disturbed areas shall be surfaced, landscaped or revegetated upon the completion of each phase of site development. Temporary swales, ponds, earth berms, straw bales and silt fencing shall be implemented as necessary during construction to prevent sediment erosion from site.

LEGEND

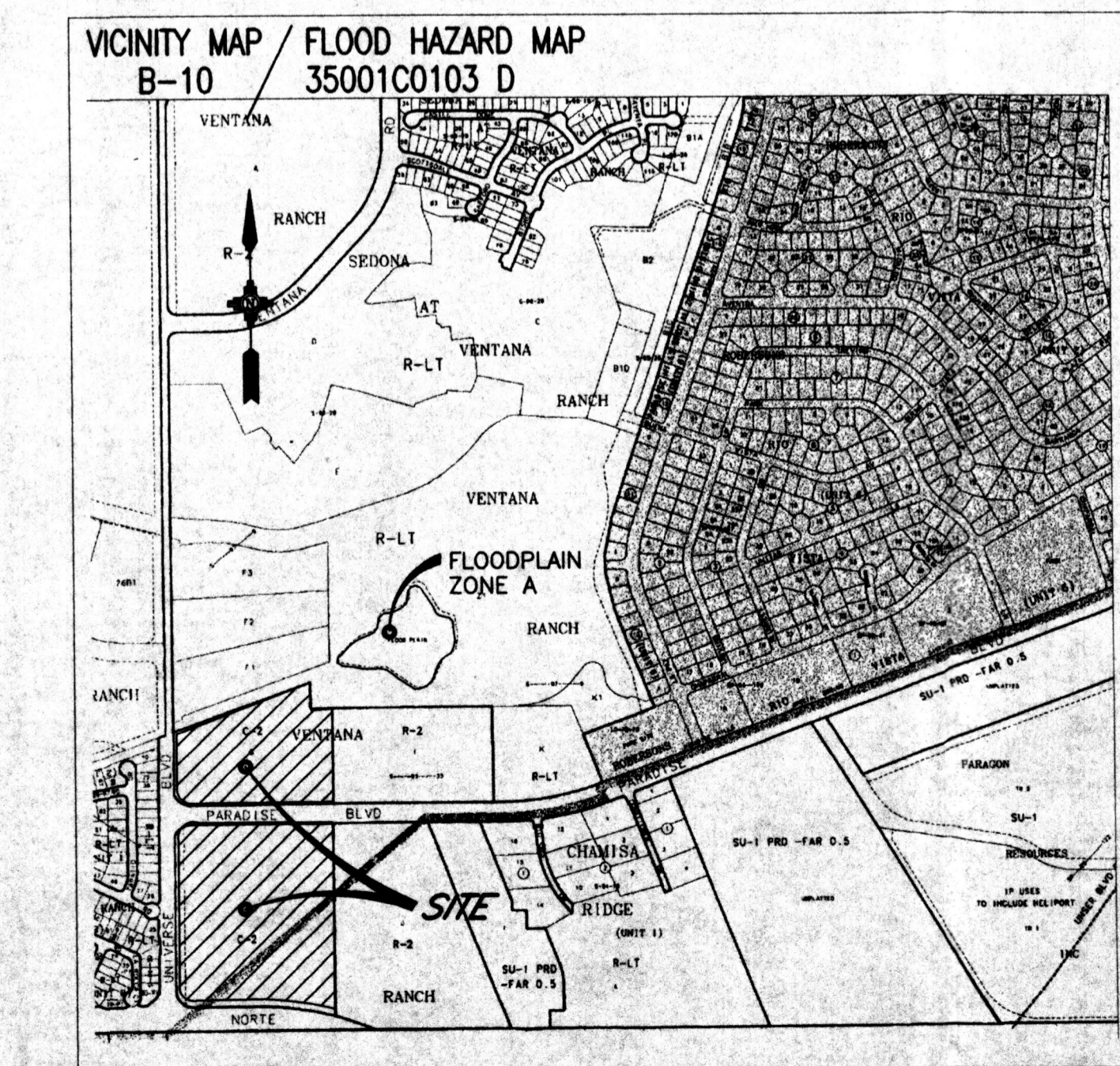
- + 5398.30' ROCK ELEVATION
- ~ WATER BLOCK
- NEW SURFACE FLOW
- 16.20 NEW SPOT ELEVATION
- NEW STORM DRAIN
- NEW CATCH BASIN
- DRAINAGE BOUNDARY
- EXISTING CONTOUR
- ▒ EXISTING PAVEMENT
- ▒ EXISTING MEDIAN
- x 18.92TC DESIGN ROAD GRADE

BENCHMARK

- 1-B10
- N 1,525,682.2074
- E 357,647.1265
- ELEV. 5419.52
- BRASS TABLET LOCATED 67.7' EAST OF UNIVERSE BLVD. CENTERLINE AND 329.4' SOUTH OF THE PARADISE BLVD. CENTERLINE.

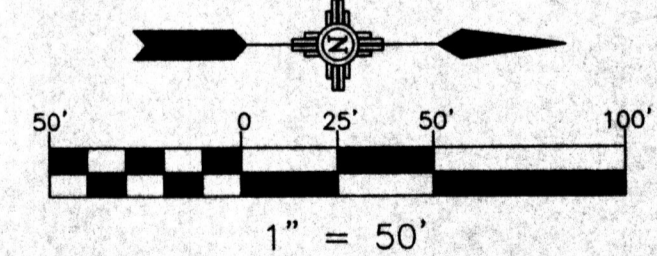
LEGAL DESCRIPTION

- VENTANA RANCH
- TRACTS G & H
- ALBUQUERQUE
- BERNALILLO COUNTY
- NEW MEXICO



ALTERNATE USE

Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site plan for Building Permit, a complete Site Plan for Building Permit Purpose will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



Easterling & Associates, Inc.
 CONSULTING ENGINEERS
 2600 The American Rd., SE, Suite 100
 Rio Rancho, New Mexico 87124
 (505) 898-8021 FAX (505) 898-8501
 E-Mail: eai_eng@scwp.com

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 VENTANA SQUARE AT
 VENTANA RANCH, TRACTS G & H
 CONCEPTUAL GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO.	SHEET	
	B-10	C1	

AS BUILT INFORMATION

CONTRACTOR: _____ DATE: _____
 STAMPED BY: _____ DATE: _____
 INSPECTOR'S FIELD: _____ DATE: _____
 VERIFICATION BY: _____ DATE: _____
 CORRECTED BY: _____ DATE: _____

BENCH MARKS

NO. DATE BY

SURVEY INFORMATION

FIELD NOTES

NO. DATE BY

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY
1	2-00	DESIGN	DSH
2	2-00	REVISION	DSH
3	2-00	DESIGN	RPB

DESIGNED BY: DSH
 DRAWN BY: DEC
 CHECKED BY: RPB

