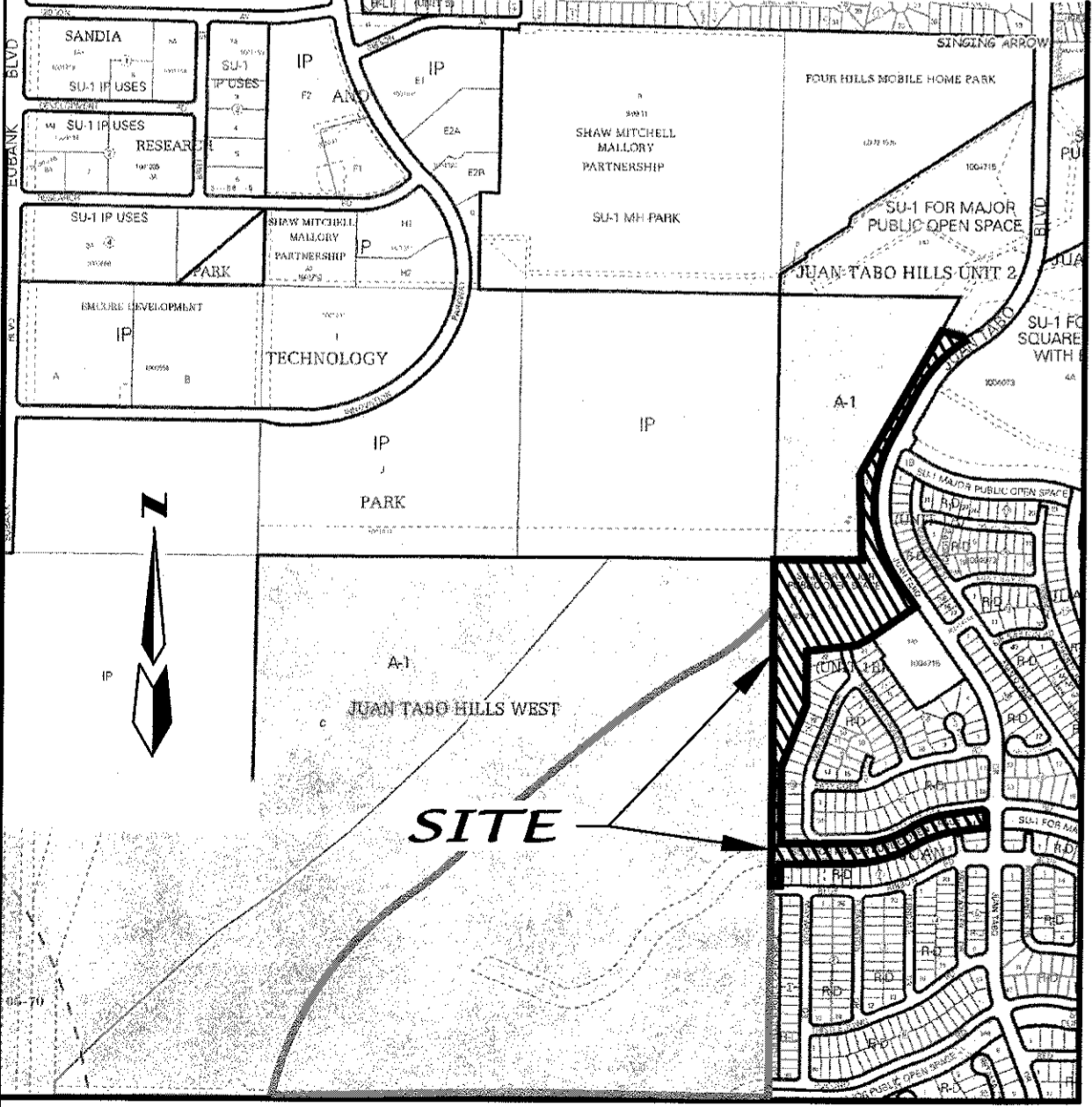


PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°16'53"E	142.42'
L2	S28°19'24"W	198.88'
L3	S29°26'17"W	70.61'
L4	S35°00'00"E	159.38'
L5	S55°00'00"W	276.00'
L6	S60°26'38"W	81.23'
L7	S83°19'19"W	258.71'
L8	S0°00'00"E	276.99'
L9	S21°42'32"W	337.11'
L10	S0°17'01"W	374.51'
L11	N88°34'33"E	402.72'
L12	N82°42'26"E	145.51'
L13	S0°17'01"W	67.07'
L14	S82°42'26"W	145.51'
L16	N89°19'34"W	50.00'



VICINITY MAP ZONE ATLAS M-21 SCALE: NONE

LEGAL DESCRIPTION
 TRACT 1-A-1, JUAN TABO HILLS UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 20, 2008 IN BOOK 2008C, PAGE 30 AND CONTAINING 13.3641 ACRES MORE OR LESS.
 ZONING FOR THIS SITE IS SU-1 FOR MAJOR PUBLIC OPEN SPACE.

NEW 30' SAS EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A. (SEE DETAIL SHEET 4)
 NEW 10' P.U.E.
 NEW PUBLIC RIGHT-OF-WAY
 PRIVATE SLOPE MAINTENANCE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
 NEW 10' P.U.E.
 NEW 20' WL EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A.
 NEW 10' AC TRAIL
 20' PUBLIC STORM DRAIN EASEMENT

PROJECT NUMBER: 1001370
 APPLICATION NUMBER: 15 DRB-70436
 within Public Right-of-Way or for construction of public improvements.
 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

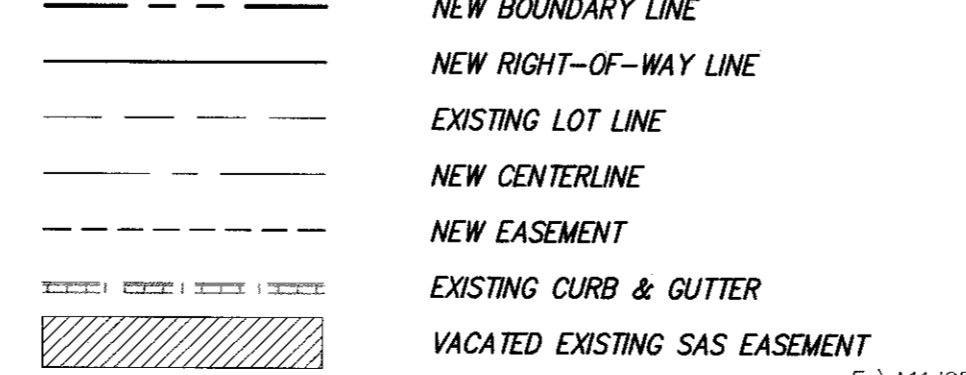
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Russell M. Misp</i> Traffic Engineering, Transportation Division	12/9/15 DATE
<i>Misty Cadena</i> A.B.C.W.U.A.	02/12/16 DATE
<i>Carol S. Dumont</i> Parks and Recreation Department	12-9-15 DATE
<i>Rita P.H.</i> City Engineer	12-9-15 DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
<i>Paul Chris</i> DRB Chairperson, Planning Department	2-24-16 DATE

EASEMENTS

- (A) EXISTING 30 FOOT SANITARY SEWER EASEMENT FOR THE CITY OF ALBUQUERQUE, FILED MARCH 22, 1979 IN MISC. 677 IN PAGES 777-780 AND FEBRUARY 14, 1979 IN BOOK MISC. 676 IN BOOK 46-49 AND THE TEMPORARY 10' EASEMENT IS FOR CONSTRUCTION.
- (C) EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (D) EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (F) AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. 0401, PG. 235)
- (H) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12-22-2005, BK-2005C, PG-406)
- (I) EXISTING 10' P.U.E. (02/20/2008, BK-2008C, PG-30)
- (J) EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (K) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (L) EXISTING 15x40' PNM EASEMENT (02/20/2008, BK-2008C, PG-30)

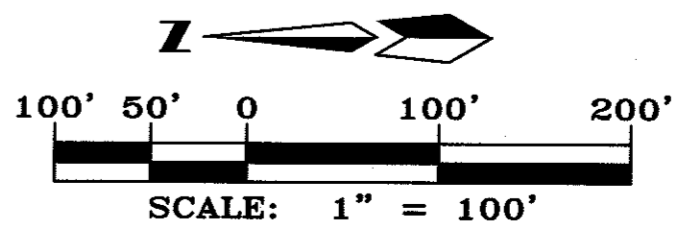
LEGEND



NOTES

1. SITE LIES WITHIN A LANDFILL GAS BUFFER ZONE.
2. THE FINAL ROAD DESIGN SHALL BE APPROVED BY BOTH THE DEVELOPMENT REVIEW BOARD AND THE DESIGN REVIEW COMMITTEE.
3. THE SITE DEVELOPMENT PLAN COMPLIES WITH THE GENERAL REGULATIONS OF THE ZONING CODE, THE SUBDIVISION ORDINANCE, AND ALL OTHER APPLICABLE DESIGN REGULATIONS, EXCEPT AS SPECIFICALLY APPROVED BY THE EPC.
4. LANDSCAPE PLANT PALETTE- STREET TREES SHALL BE A MIXTURE OF SPECIES FROM THE STREET TREE SPECIES LIST REQUIRED BY THE STREET TREE ORDINANCE AND AS PROVIDED FOR BY THE PARKS AND RECREATION DEPARTMENT OF THE CITY OF ALBUQUERQUE. NOT MORE THAN TEN TREES OF ANY ONE SPECIES SHALL BE PLANTED. A MIXTURE OF SHADE TREES AND ORNAMENTAL TREES SHALL BE USED THROUGHOUT THE LENGTH OF ROCKY TOP DRIVE. ALL OF THE SPECIES USED ON THE PROJECT SHALL BE LOW OR MEDIUM WATER USE TREES. HIGH WATER USE TREES SHALL NOT BE USED ON THIS PROJECT. NONE OF THE SPECIES USED SHALL BE THOSE ON THE CITY'S HIGH ALLERGEN PRODUCING SPECIES LIST. TREES SHALL BE PLACED AN AVERAGE OF THIRTY FEET ON CENTER AND CLUSTERS MAY BE USED WITH OPENINGS BETWEEN THE CLUSTERS. ALL TREES PLANTED WITHIN THE CITY ROW FOR THIS PROJECT SHALL BE WATERED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH BUBBLERS TO THE TREES. A PLANTING PLAN AND AN IRRIGATION PLAN FOR THE STREET TREES SHALL BE DEVELOPED BY A LICENSED LANDSCAPE ARCHITECT OR AN IRRIGATION PROFESSIONAL FOR THE IRRIGATION PLAN. THESE PLANS SHALL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, PARKS DEPARTMENT, AND MEET THE INTENT OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE, 6-6-2-1, (AM. ORD. 19-1986).
5. FINAL LOCATIONS OF NEW EASEMENTS SHOWN HEREON AND EXISTING EASEMENTS TO BE VACATED WILL BE DETERMINED AND GRANTED BY PRELIMINARY AND FINAL PLATS.

CURVE TABLE						
CURVE#	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C2	1772.00'	268.65'	8°41'11"	134.58'	N58°50'26"E	268.38'
C3	8872.00'	1330.26'	8°35'27"	666.38'	N50°12'06"E	1329.01'
C4	1628.00'	290.15'	10°12'41"	145.46'	N51°00'43"E	289.76'
C5	1128.00'	478.38'	24°17'57"	242.84'	N51°02'03"E	474.80'
C6	690.00'	374.54'	31°06'02"	192.01'	S43°52'25"W	369.95'
C7	686.00'	771.51'	64°26'17"	432.32'	S02°46'51"E	731.49'
C8	450.00'	242.23'	30°50'29"	124.13'	N73°09'19"E	239.31'
C9	550.00'	239.72'	24°58'22"	121.79'	N70°13'15"E	237.82'
C10	1050.00'	9.52'	0°31'09"	4.76'	N82°58'00"E	9.51'
C11	30.00'	50.82'	97°03'26"	33.94'	S48°14'42"E	44.95'
C12	950.00'	30.14'	1°49'05"	15.07'	S83°36'58"W	30.14'
C13	450.00'	196.13'	24°58'22"	99.65'	S70°13'15"W	194.58'
C14	550.00'	296.06'	30°50'29"	151.71'	S73°09'18"W	292.49'



TRACT 1-A-1, JUAN TABO HILLS UNIT 2 SITE DEVELOPMENT PLAN FOR SUBDIVISION

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DJH	Drawn: DER	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 11/10/2015	Job: A11039	

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