

VICINITY MAP (NTS) ZONE ATLAS MAP M-21

LINE	BEARING	DISTANCE
L1	N89°37'12"W	144.03
L2	S82°42'26"W	145.51
L3	N35°13'05"W	187.08
L4	N55°00'00"E	137.23
L5	N35°00'00"W	315.00
L6	N60°20'58"E	107.26
L7	N55°00'00"E	189.20
L8	N59°38'23"W	188.47
L9	N89°27'44"W	188.92
L10	S17°5'06"W	105.00
L11	S78°16'12"E	191.28
L12	N89°37'12"W	137.83
L13	N22°31'35"E	141.84

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	65.56	100.00	37°33'56"	34.01	N71°35'50"E	64.40
C2	61.16	350.00	10°00'45"	30.66	S85°22'26"W	61.08
C3	331.42	325.00	58°25'41"	181.74	S70°25'06"E	317.25
C4	160.47	350.00	26°16'09"	81.67	N54°20'20"W	159.07
C5	285.71	650.00	25°11'04"	145.20	N80°03'57"W	283.41
C6	412.64	950.00	24°53'13"	209.63	S80°12'52"E	409.40
C7	541.02	1050.00	29°31'18"	276.66	N82°31'55"W	535.05
C8	239.72	550.00	24°58'22"	121.79	S70°13'15"W	237.83
C9	242.23	450.00	30°50'29"	124.13	N73°09'19"E	238.31
C10	645.84	686.00	53°56'30"	349.09	S08°01'45"E	622.25
C11	409.11	786.00	29°49'21"	209.30	S74°33'04"E	404.51
C12	149.94	514.00	16°42'50"	75.51	N81°06'19"W	149.41
C13	112.97	275.00	23°32'17"	57.30	S84°31'02"E	112.18
C14	102.20	325.00	18°01'00"	51.52	N87°16'41"W	101.78
C15	298.80	325.00	52°40'35"	160.89	N51°55'54"W	288.38
C16	25.01	435.11	3°17'18"	12.51	S20°52'46"W	25.01
C17	137.45	650.00	12°06'56"	68.98	N16°28'07"E	137.19
C18	505.85	650.00	44°35'21"	266.51	S57°17'40"E	493.18
C19	812.20	1040.16	44°44'20"	428.07	S12°37'50"E	791.72

GENERAL NOTES:

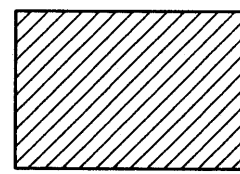
- DEVELOPMENT DENSITY:**
Gross site area is 101.7892 acres.
Site is zoned R-D with 498 units proposed in units 1 & 1A.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal setback set back to property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between buildings is 10'.
- BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
- OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A).
- WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**
Off-street parking is provided in accordance with Tables 23.2.1.A and 23.2.1.B of the DMC.
- ACCESS:**
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**
Buildings will have stone accents and wood trim and will be either traditional brick & stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shades of earth tones.
- LANDSCAPING:**
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
- PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed of CMU and will be covered by either stucco or consist of a Split-Faced texture. The maximum wall height will be 8.0 feet, and minimum of 4.0 feet.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**
Consists of a network of asphalt trails and paths. These trails and paths are to be maintained by the Homeowners Association.
- THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY:**
Landscaping is required for all public roadways.

PROPERTY CORNERS

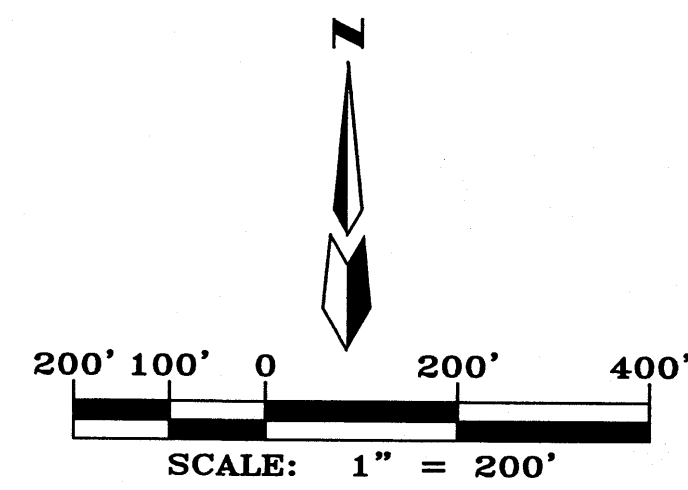
- FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)

LEGEND

- 1-P1 LOT NUMBER
- 17 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ▲ ROW
- ▲ RIGHT-OF-WAY

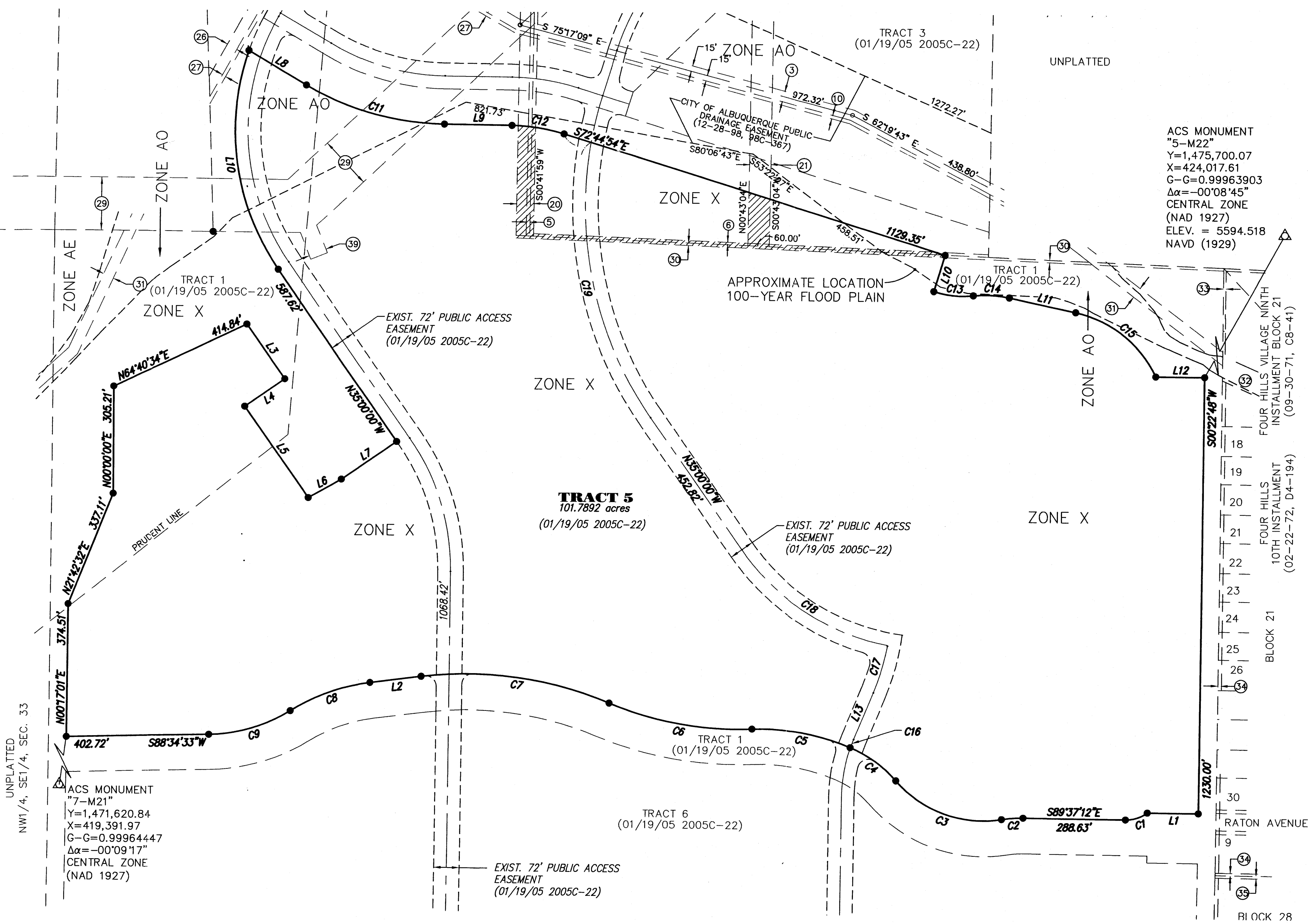


AREA OF VACATION



EASEMENTS

- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) VACATED WITH PLAT
- 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) VACATED WITH PLAT
- 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH PLAT
- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- 7' M.S.T.&T. R/W EASEMENT (03-19-65, BK.R/W 143, PG. 323) VACATED WITH PLAT
- 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- 65' DRAINAGE & UTILITY EASEMENT (09-30-71, C8-41)
- 7' UTILITY & DRAINAGE EASEMENT (09-30-71, C8-41)
- 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- PNM EASEMENT (03-19-58, D418-369)
- 49' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH PLAT



SUBDIVISION DATA

GROSS ACREAGE	101.7892 AC
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	498 LOTS
NO. OF TRACTS CREATED	1 TRACT
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	30.4682 AC
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5, JUAN TABO HILLS, BULK PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and contains 101.7892 acres more or less.

PROJECT NUMBER: 1001370
APPLICATION NUMBER: 05-DRB-00791

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:

<i>Walt Sosa</i> Traffic Engineering/Transportation Division	5-25-05 DATE
<i>Roger A. Steen</i> Utilities Development	5-25-05 DATE
<i>Christina Sandoval</i> Parks and Recreation Department	5/25/05 DATE
<i>Bradley L. Bingham</i> City Engineer	5/25/05 DATE
N/A Environmental Health Department (conditional)	DATE
N/A Solid Waste Management	DATE
<i>D. Milson</i> DRB Chairperson, Planning Department	4/25/05 DATE

JUAN TABO HILLS, UNITS 1 & 1A

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

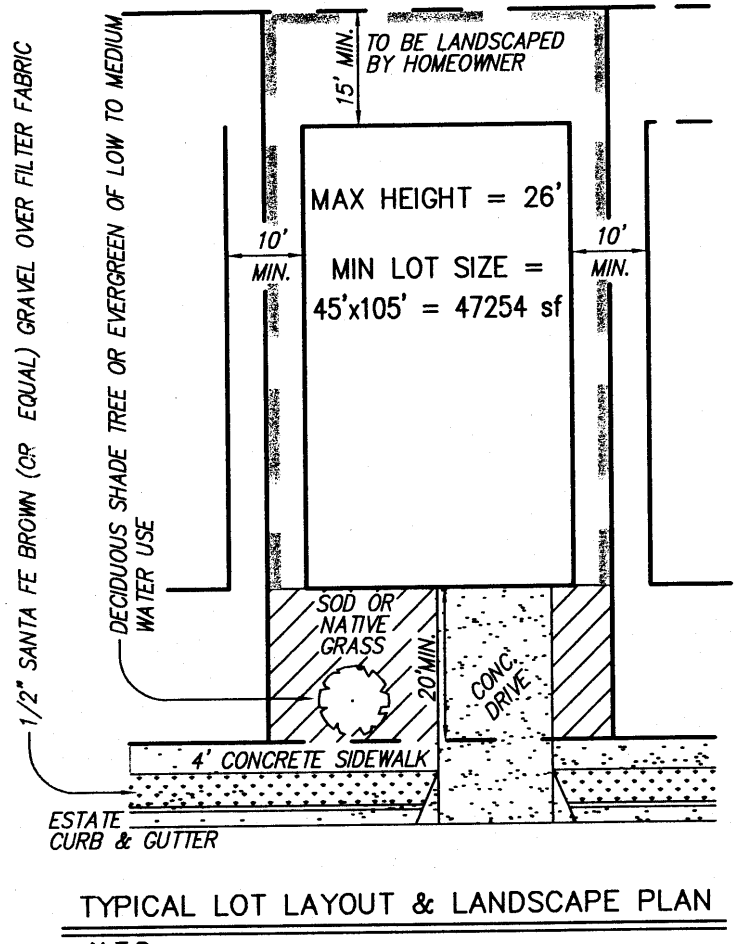
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Scale: 1" = 200'	Date: 05-05-05	Job: A02079	

PROJECT 1004073

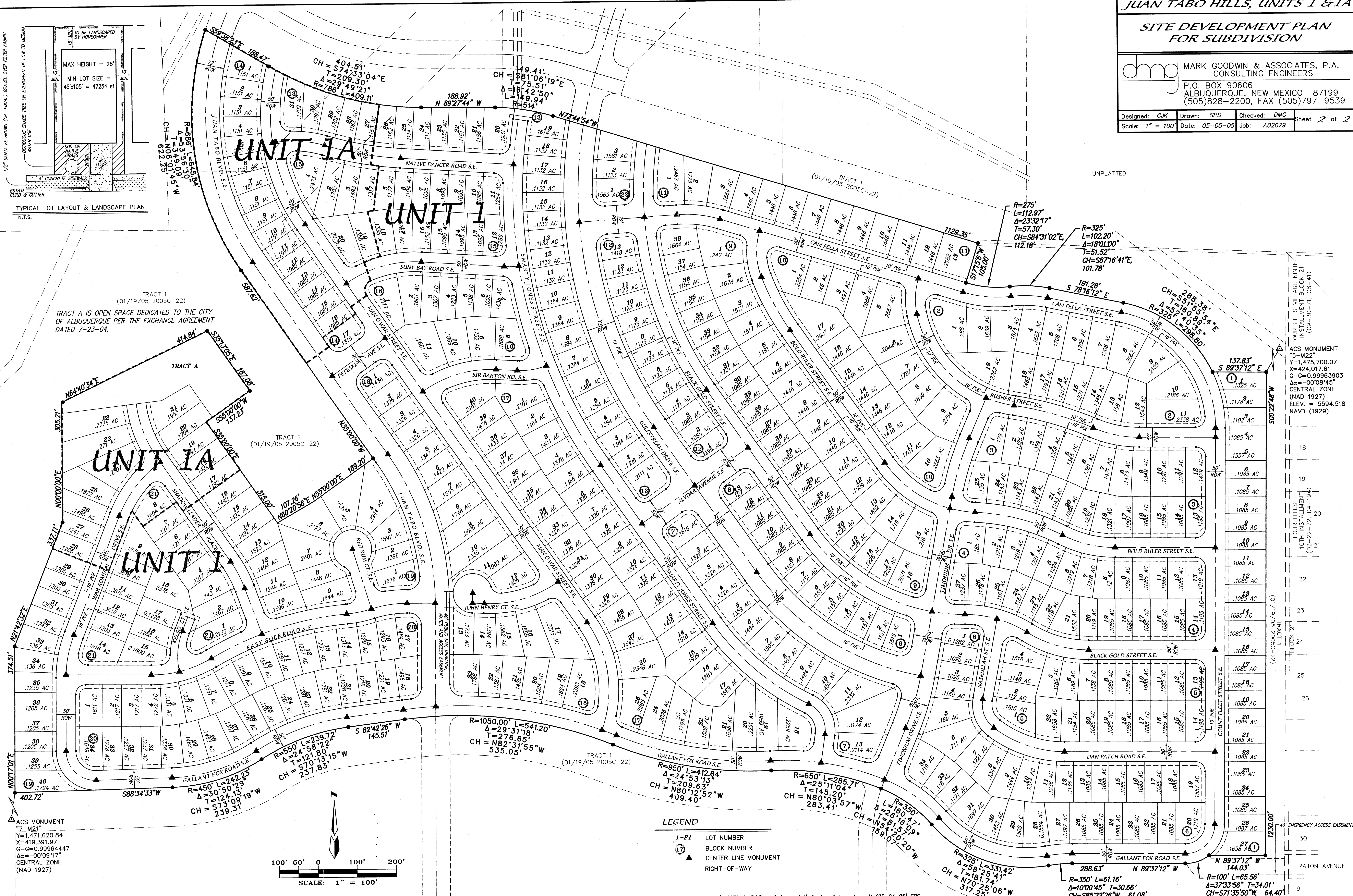
SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

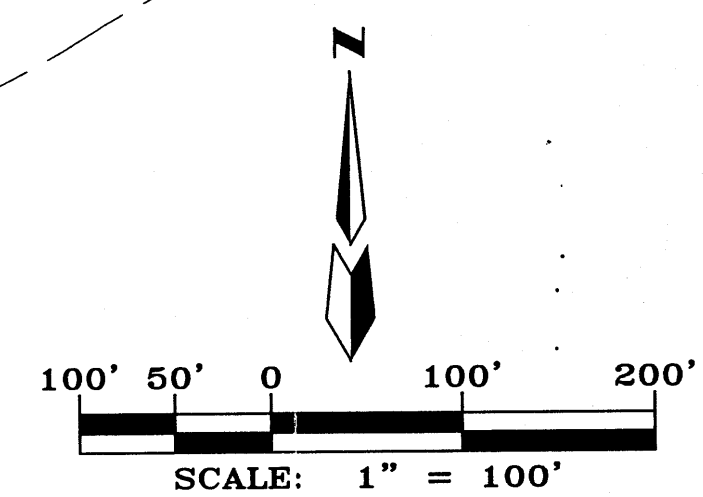
Designed: CJK Drawn: SPS Checked: DMG Sheet 2 of 2
Scale: 1" = 100' Date: 05-05-05 Job: A02079



TRACT 1 (01/19/05 2005C-22)
TRACT A IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.



ACS MONUMENT
7-M21
Y=1,471,620.84
X=419,391.97
G-G=0.99964447
Δα=-00°09'17"
CENTRAL ZONE
(NAD 1927)



- LEGEND**
- 1-PI LOT NUMBER
 - ⊙ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - RIGHT-OF-WAY

FOUR HILLS VILLAGE NINTH INSTALLMENT BLOCK 21 (09-30-71, CB-41)
ACS MONUMENT
5-M22
Y=1,475,700.07
X=424,017.61
G-G=0.99963903
Δα=-00°08'45"
CENTRAL ZONE
(NAD 1927)
ELEV. = 5594.518
NAVD (1929)

FOUR HILLS VILLAGE TENTH INSTALLMENT (02-22-72, D4-194)
TRACT 1 (01/19/05 2005C-22)