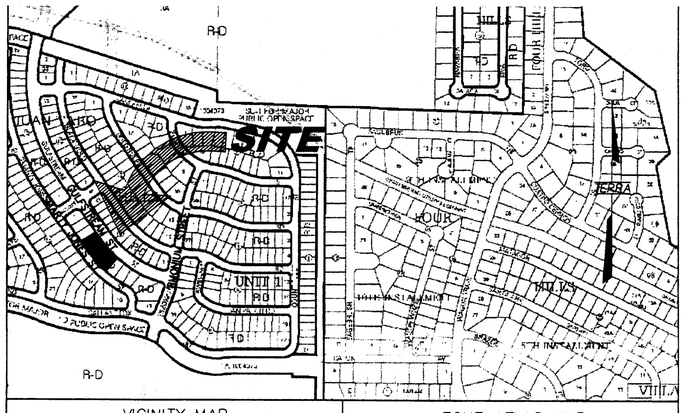


VICINITY MAP
NOT TO SCALE

ZONE ATLAS MAP
M-22-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REPLAT 4 EXISTING LOTS (LOTS 4 THRU 7, BLOCK 7) INTO 3 NEW LOTS TO BE DESIGNATED AS LOT 4-A, 5-A AND 6-A. BLOCK 7 JUAN TABO HILLS, UNIT 1.

SUBDIVISION DATA:

CITY CASE NO. 1004073
ZONE ATLAS INDEX NO. M-22-Z
DATE OF SURVEY JANUARY 2008
TOTAL NO. OF LOTS EXISTING 4
TOTAL NO. OF LOTS CREATED 3
GROSS SUBDIVISION ACREAGE 0.5651 ACRES
CURRENT ZONING R-D
TALOS LOG NO. 2008051734
TOTAL MILEAGE OF STREETS CREATED: N/A
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: N/A

NOTES:

1. FIELD SURVEY PERFORMED IN JANUARY 2008.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALBUQUERQUE CONTROL STATIONS USED:

   NATIONAL GEODETIC SURVEY CONTROL STATION "TIJERAS 2" DATA:
   STANDARD USC&GS SURVEY CONTROL BRASS DISK (FOUND IN PLACE)
   NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X=1,562,801.068 FEET Y=1,470,995.497 FEET
   ELEV. = 5589.723 FEET (NAVD 1988)
   GROUND TO GRID FACTOR = 0.999643374
   DELTA ALPHA = (-)00°08'56.02"

   ALBUQUERQUE CONTROL STATION "7-M21" DATA:
   STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
   NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X=1,559,637.958 FEET Y=1,471,683.328 FEET
   GROUND TO GRID FACTOR = 0.999648202
   DELTA ALPHA = (-)00°09'17.90"

4. BASIS OF BEARING – NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N77°43'54"W).
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS, —◉—, UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED AS ITEM 1 ON SHEET 2 OF 2.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

Jan. 31, 2008
DATE

CHRISTOPHER A. MEDINA NEW MEXICO 15702 REGISTERED PROFESSIONAL SURVEYOR 1/31/08

LEGAL DESCRIPTION:

LOTS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK SEVEN (7) JUAN TABO HILLS, UNIT ONE SITUATE WITHIN SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 22, 2005 IN BOOK 2005C, PAGE 406 (CONTAINING 0.5651 ACRES MORE OR LESS).

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 4, 5, 6, AND 7 OF BLOCK 7 OF JUAN TABO HILLS UNIT 1, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
KIM BROOKS, PRESIDENT
HOMES BY KIM BROOKS, INC.

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF February, 2008, BY KIM BROOKS

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: April 28, 2009

OFFICIAL SEAL
RENE L RYAN
Notary Public
State of New Mexico
My Commission Expires 4/28/09

PUBLIC UTILITY EASEMENT NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS , DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10;) IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS FINAL PLATTING ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

PLAT OF
LOTS 4-A THRU 6-A, BLOCK 7
JUAN TABO HILLS, UNIT 1
SITUATE WITHIN
SECTION 34, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008

PROJECT NUMBER: 1004073
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICE DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST DATE

CITY APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR 2-5-08 DATE

N/A
REAL PROPERTY DIVISION DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPT. DATE

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-022-055-054183-3-18-10, 1-022-055-057178-3-18-09, 1-022-055-061173-3-18-08, & 1-022-055-065169-3-18-07

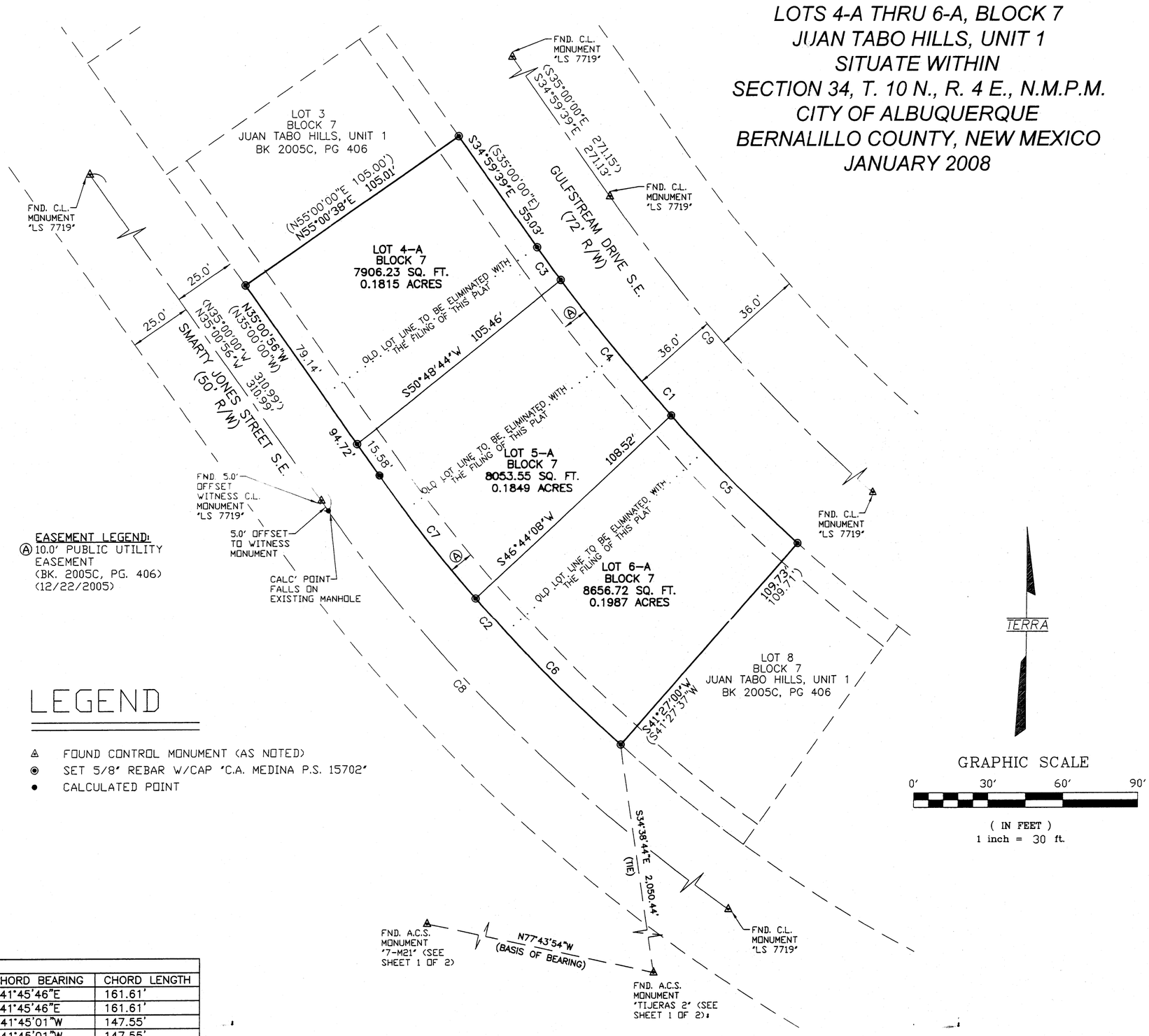
PROPERTY OWNER OF RECORD: HOMES BY KIM BROOKS, INC.

BERNALILLO COUNTY TREASURER'S OFFICE DATE

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

DOCUMENTS USED FOR THE PREPARATION AND BASIS OF THIS SURVEY:

1. PLAT ENTITLED "JUAN TABO HILLS, UNIT 1" FILED DECEMBER 22, 2005 IN BOOK 2005C, PAGE 406 WITH THE BERNALILLO COUNTY CLERKS OFFICE.



PLAT OF
LOTS 4-A THRU 6-A, BLOCK 7
JUAN TABO HILLS, UNIT 1
SITUATE WITHIN
SECTION 34, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008

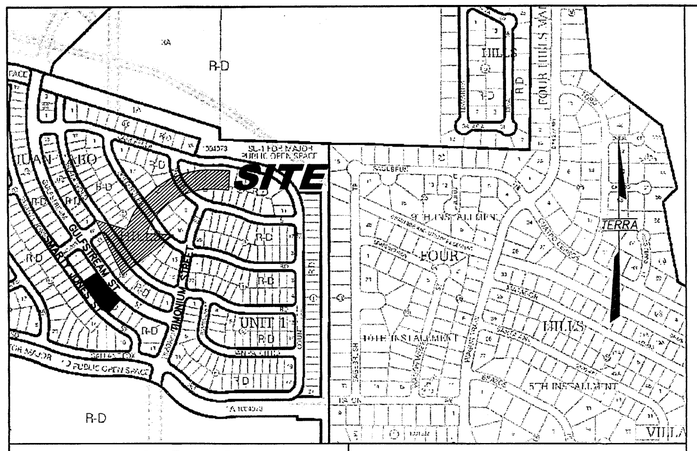
LEGEND

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ◉ SET 5/8" REBAR W/CAP "C.A. MEDINA P.S. 15702"
- • CALCULATED POINT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	686.00'	161.98'	13°31'44"	S41°45'46"E	161.61'
	(686.00')	(161.99')	13°31'44"	S41°45'46"E	161.61'
C2	625.04'	147.89'	13°33'24"	N41°45'01"W	147.55'
	(625.00')	(147.70')	13°33'24"	N41°45'01"W	147.55'
C3	686.00'	16.39'	01°22'07"	S35°40'58"E	16.39'
C4	686.00'	71.45'	05°58'03"	S39°21'03"E	71.42'
C5	686.00'	74.15'	06°11'34"	S45°25'51"E	74.11'
C6	625.04'	84.25'	07°43'24"	N44°40'01"W	84.19'
C7	625.04'	63.64'	05°50'00"	N37°53'19"W	63.61'
C8	650.00'	323.19'	28°29'18"	S49°13'00"E	319.87'
	(650.00')	(323.18')	(28°29'15")	(S49°14'38"E)	(319.86')
C9	650.00'	505.83'	44°35'14"	N57°17'32"W	493.16'
	(650.00')	(505.85')	(44°35'21")	(N57°17'40"W)	(493.18')

CHRISTOPHER A. MEDINA NEW MEXICO 15702 REGISTERED PROFESSIONAL SURVEYOR 1/31/08

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



VICINITY MAP
NOT TO SCALE

ZONE ATLAS MAP
M-22-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REPLAT 4 EXISTING LOTS (LOTS 4 THRU 7, BLOCK 7) INTO 3 NEW LOTS TO BE DESIGNATED AS LOT 4-A, 5-A AND 6-A. BLOCK 7 JUAN TABO HILLS, UNIT 1.

SUBDIVISION DATA:

CITY CASE NO. 1004073
ZONE ATLAS INDEX NO. M-22-Z
DATE OF SURVEY JANUARY 2008
TOTAL NO. OF LOTS EXISTING 4
TOTAL NO. OF LOTS CREATED 3
GROSS SUBDIVISION ACREAGE 0.5651 ACRES
CURRENT ZONING R-D
TALOS LOG NO. 2008051734

TOTAL MILEAGE OF STREETS CREATED: N/A
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: N/A

NOTES:

1. FIELD SURVEY PERFORMED IN JANUARY 2008.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. ALBUQUERQUE CONTROL STATIONS USED:

   NATIONAL GEODETIC SURVEY CONTROL STATION "TIJERAS 2" DATA:
   STANDARD USC&GS SURVEY CONTROL BRASS DISK (FOUND IN PLACE)
   NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X=1,562,801.068 FEET Y=1,470,995.497 FEET
   ELEV. = 5589.723 FEET (NAVD 1988)
   GROUND TO GRID FACTOR = 0.999643374
   DELTA ALPHA = (-)00°08'56.02"

   ALBUQUERQUE CONTROL STATION "7-M21" DATA:
   STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
   NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X=1,559,637.958 FEET Y=1,471,683.328 FEET
   GROUND TO GRID FACTOR = 0.999648202
   DELTA ALPHA = (-)00°09'17.90"

4. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N77°43'54"W).

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS, —◉—, UNLESS OTHERWISE INDICATED.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED AS ITEM 1 ON SHEET 2 OF 2.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

Jan. 31, 2008
DATE

CHRISTOPHER A. MEDINA — NEW MEXICO — 15702 — 1/31/08 — REGISTERED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION:

LOTS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK SEVEN (7) JUAN TABO HILLS, UNIT ONE SITUATE WITHIN SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 22, 2005 IN BOOK 2005C, PAGE 406 (CONTAINING 0.5651 ACRES MORE OR LESS).

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 4, 5, 6, AND 7 OF BLOCK 7 OF JUAN TABO HILLS UNIT 1, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
KIM BROOKS, PRESIDENT
HOMES BY KIM BROOKS, INC.

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF February, 2008, BY KIM BROOKS

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: April 28, 2009

OFFICIAL SEAL
RENE L RYAN
Notary Public
State of New Mexico
My Commission Expires 4/28/09

PUBLIC UTILITY EASEMENT NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS , DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10;) IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS FINAL PLATTING ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

OPEN SPACE NOTE:

OPEN SPACE REQUIREMENT (2,400 SF) SHALL BE MET ON EACH LOT.

DOC# 2008031166
03/19/2008 02:21 PM Page: 1 of 2
PLAT R:$12.00 B: 2008C P: 0051 M. Toulouse, Bernalillo County

PLAT OF
LOTS 4-A THRU 6-A, BLOCK 7
JUAN TABO HILLS, UNIT 1
SITUATE WITHIN
SECTION 34, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008

PROJECT NUMBER: 1004073
APPLICATION NUMBER: 08DRB-70073

UTILITY APPROVALS:

Fernando Vigil — 3/5/08
PNM ELECTRIC SERVICES — DATE

Fernando Vigil — 3/5/08
PNM GAS SERVICE — DATE

3/5/08
QWEST TELECOMMUNICATIONS — DATE

3.5.08
COMCAST — DATE

CITY APPROVALS:

2-5-08
CITY OF ALBUQUERQUE SURVEYOR — DATE

N/A
REAL PROPERTY DIVISION — DATE

2-27-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

2/27/08
ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY — DATE

Christina Sandoval — 3/19/08
PARKS & RECREATION DEPARTMENT — DATE

Bradley L. Bingham — 2/27/08
A.M.A.F.C.A. — DATE

Curtis A. Cherne — 2-27-08
CITY ENGINEER — DATE

2.27.08
DRB CHAIRPERSON, PLANNING DEPT. — DATE

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-022-055-054183-3-18-10, 1-022-055-057178-3-18-09, 1-022-055-061173-3-18-08, & 1-022-055-065169-3-18-07

PROPERTY OWNER OF RECORD: HOMES BY KIM BROOKS, INC.

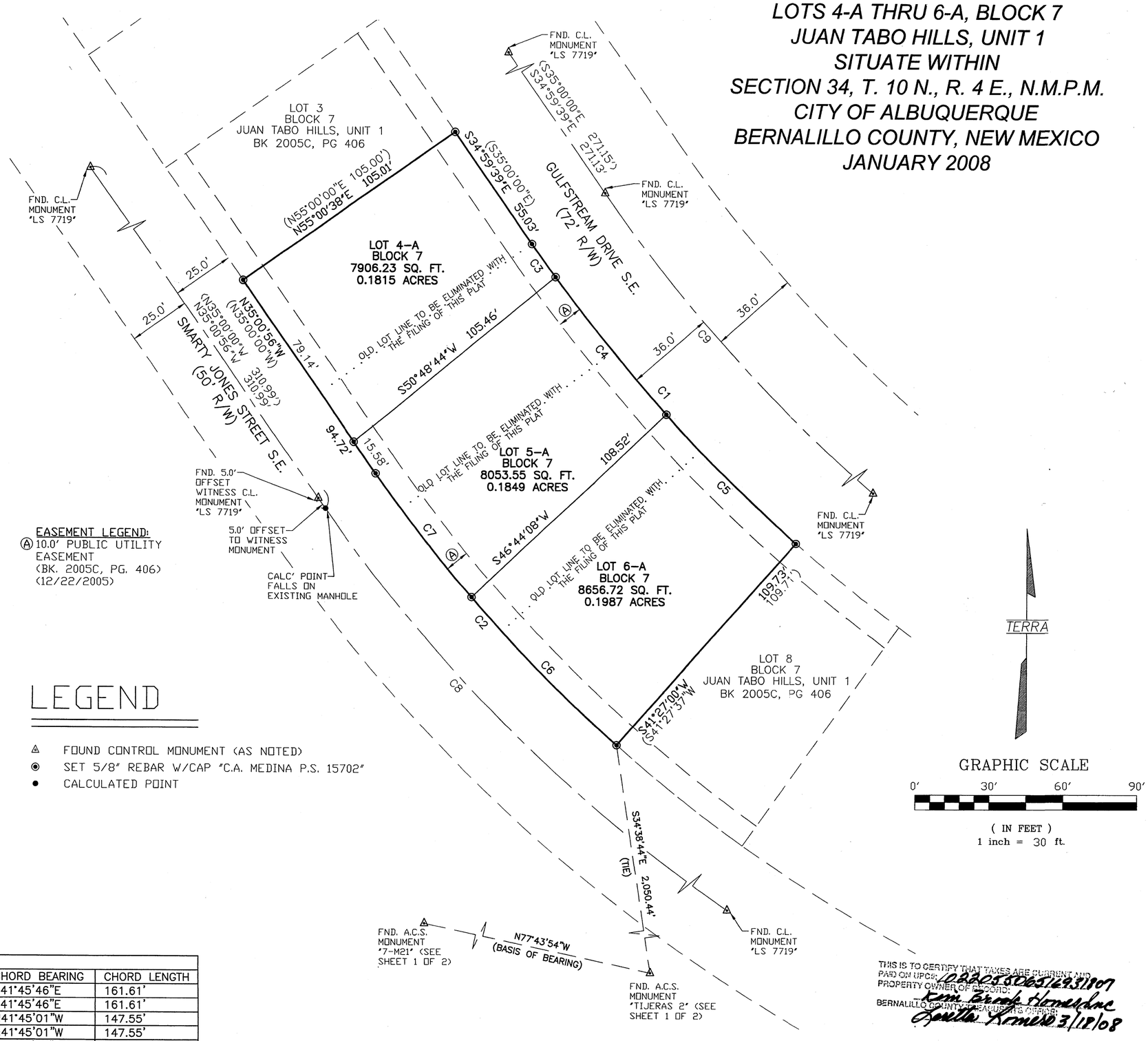
Lisette Romero — 3/18/2008
BERNALILLO COUNTY TREASURER'S OFFICE — DATE

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

PLAT OF
LOTS 4-A THRU 6-A, BLOCK 7
JUAN TABO HILLS, UNIT 1
SITUATE WITHIN
SECTION 34, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2008

DOCUMENTS USED FOR THE PREPARATION AND BASIS OF THIS SURVEY:

1. PLAT ENTITLED "JUAN TABO HILLS, UNIT 1" FILED DECEMBER 22, 2005 IN BOOK 2005C, PAGE 406 WITH THE BERNALILLO COUNTY CLERKS OFFICE.



EASEMENT LEGEND:
Ⓐ 10.0' PUBLIC UTILITY EASEMENT (BK. 2005C, PG. 406) (12/22/2005)

LEGEND

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ◉ SET 5/8" REBAR W/CAP "C.A. MEDINA P.S. 15702"
- • CALCULATED POINT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	686.00'	161.98'	13°31'44"	S41°45'46"E	161.61'
	(686.00')	(161.99')	13°31'44"	S41°45'46"E	161.61'
C2	625.04'	147.89'	13°33'24"	N41°45'01"W	147.55'
	(625.00')	(147.70')	13°33'24"	N41°45'01"W	147.55'
C3	686.00'	16.39'	01°22'07"	S35°40'58"E	16.39'
C4	686.00'	71.45'	05°58'03"	S39°21'03"E	71.42'
C5	686.00'	74.15'	06°11'34"	S45°25'51"E	74.11'
C6	625.04'	84.25'	07°43'24"	N44°40'01"W	84.19'
C7	625.04'	63.64'	05°50'00"	N37°53'19"W	63.61'
C8	650.00'	323.19'	28°29'18"	S49°13'00"E	319.87'
	(650.00')	(323.18')	(28°29'15")	(S49°14'38"E)	(319.86')
C9	650.00'	505.83'	44°35'14"	N57°17'32"W	493.16'
	(650.00')	(505.85')	(44°35'21")	(N57°17'40"W)	(493.18')

GRAPHIC SCALE
0' 30' 60' 90'
(IN FEET)
1 inch = 30 ft.

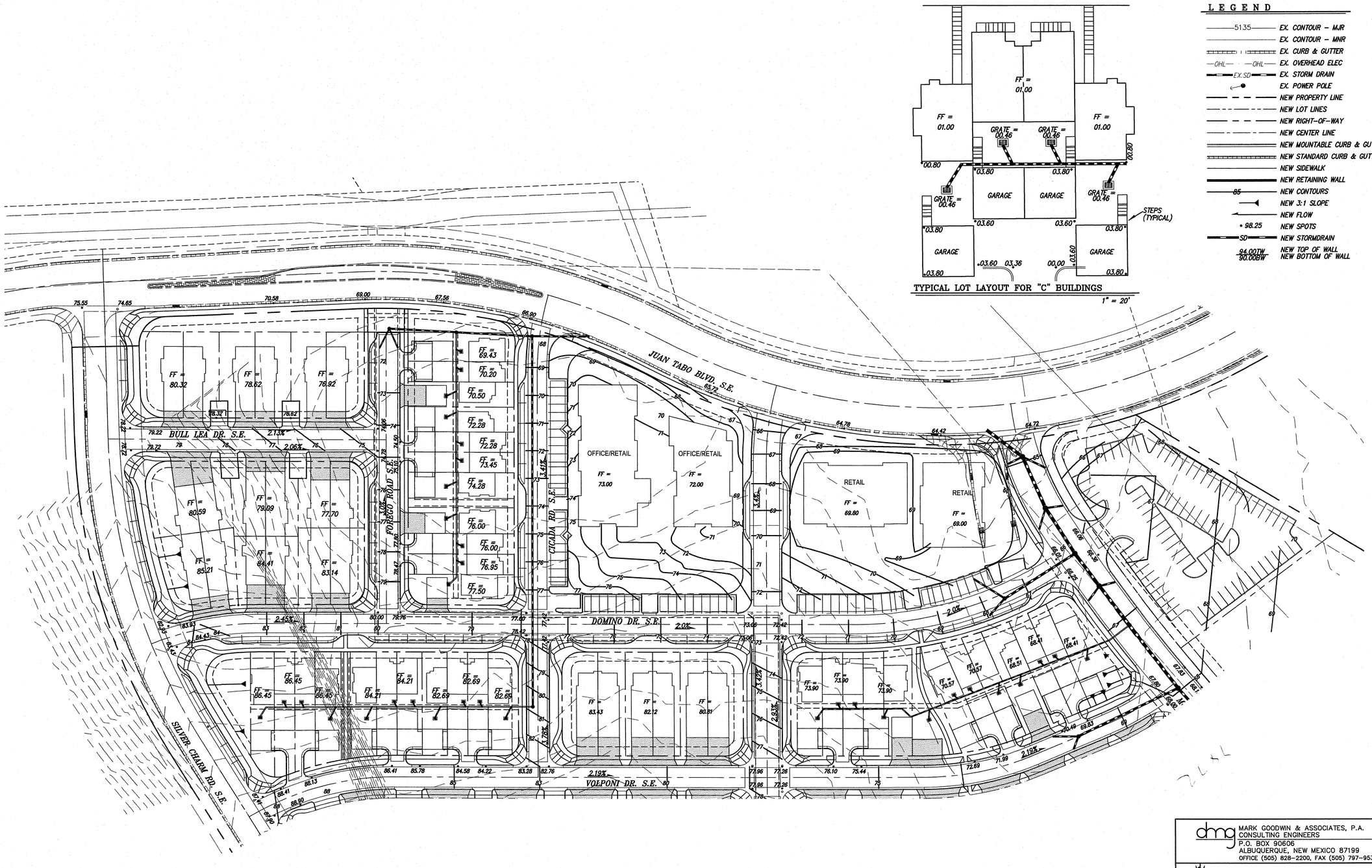
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 102505063129331807
PROPERTY OWNER OF RECORD: Tom Brook Homes Inc
BERNALILLO COUNTY TREASURER'S OFFICE: Sonia Romero 3/12/08

BERNALILLO COUNTY SURVEYOR

DOC# 2008031166
03/19/2008 02:21 PM Page: 2 of 2
PLAT R:$12.00 B: 2008C P: 0051 M. Toulouse, Bernalillo County

CHRISTOPHER A. MEDINA
NEW MEXICO
15702
REGISTERED PROFESSIONAL SURVEYOR
1/31/08

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



TYPICAL LOT LAYOUT FOR "C" BUILDINGS

1" = 20'

LEGEND

- 5135 — EX. CONTOUR – MJR
- EX. CONTOUR – MNR
- EX. CURB & GUTTER
- —OHL— —OHL— EX. OVERHEAD ELEC
- —EX.SD— EX. STORM DRAIN
- EX. POWER POLE
- NEW PROPERTY LINE
- NEW LOT LINES
- NEW RIGHT–OF–WAY
- NEW CENTER LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RETAINING WALL
- 85 NEW CONTOURS
- NEW 3:1 SLOPE
- NEW FLOW
- • 98.25 NEW SPOTS
- —SD— NEW STORMDRAIN
- 94.00TW / 90.00BW NEW TOP OF WALL / NEW BOTTOM OF WALL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

STATION "5–M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #5537 & 186.1' NW OF POWER POLE #80. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5–M22, 1975ACS". X= 424,017.61, Y= 1,475,760.07, (NAD 1927), Z= 5594.516 (SLD 1929).

AS BUILT INFORMATION

CONTRACTOR	
WORK STARTED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWING CORRECTED BY	DATE
MICRO–FILM INFORMATION	
RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

GARRETT E. DUNCAN — NEW MEXICO — REGISTERED PROFESSIONAL ENGINEER — 12-03-09

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	DATE	DESIGNED BY GJK	02/09
	DATE	DRAWN BY ACH	02/09
	DATE	CHECKED BY DMG	02/09

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
VOLTERRA VILLAGE
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO. M-21-Z/M-22-Z

SHEET 1 OF 2

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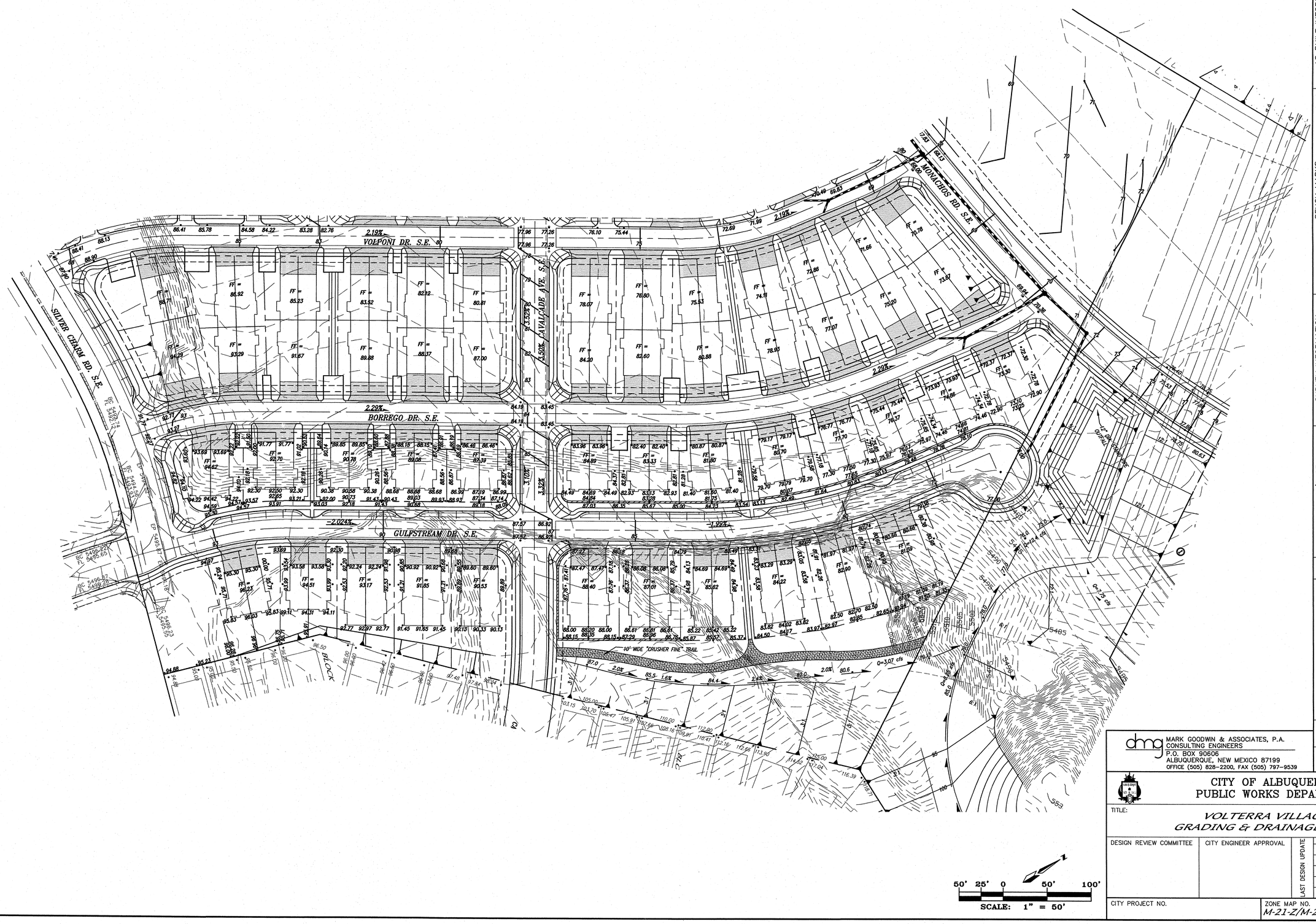

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #SE37 & 186.0' NW OF POWER POLE #60. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS". X= 424,017.61, Y= 1,475,700.07, (NAD 1927), Z= 5594.518 (SLD 1929).

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

GREGORY JAMES KREBS
NEW MEXICO
11929
REGISTERED PROFESSIONAL ENGINEER
2-13-09

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	GJK	DATE 02/09
DRAWN BY	ACH	DATE 02/09
CHECKED BY	DMG	DATE 02/09

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

VOLTERRA VILLAGE GRADING & DRAINAGE PLAN

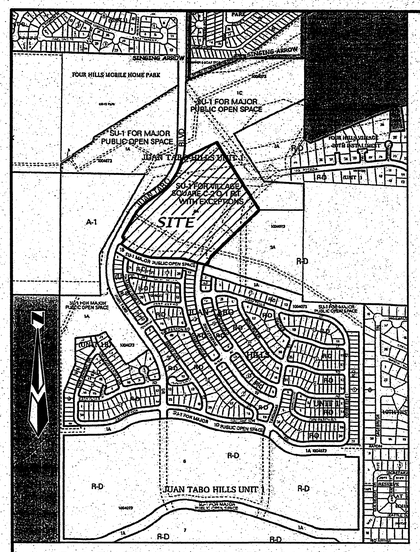
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	M-21-Z/M-22-Z	2	2

F:\A07JOBS\A07083 VOLTERRA VILLAGE\GRADE & DRAIN\A7083_GRADE-DRAIN-50.dwg, 2/13/2009 8:56:54 AM, Oce_Role1_Paper.pc3, CHRIS

PRELIMINARY PLAT FOR VOLTERRA VILLAGE

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
February, 2009


FOUR HILLS MOBILE HOME PARK
SU-1 FOR MAJOR PUBLIC OPEN SPACE
SU-1 FOR MAJOR PUBLIC OPEN SPACE
SU-1 FOR MAJOR PUBLIC OPEN SPACE
SU-1 FOR NEIGHBORHOOD SQUARE & C-2 & R-D WITH EXCEPTIONS
SITE
A-1
R-D
JUAN TABO HILLS UNIT
R-D
R-D
R-D

PRELIMINARY PLAT FOR VOLTERRA VILLAGE

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
February, 2009

TRACT 1–C
JUAN TABO HILLS, UNIT 1
(12/22/2005, BK–2005C, PG–406)

TRACT 2–A
JUAN TABO HILLS, UNIT 1
(12/22/2005, BK–2005C, PG–486)

TRACT 1–A–7
JUAN TABO HILLS, UNIT 2
(05/19/2008, BK–2008C, PG–106)

TRACT A
(12–23–81, BK. MISC. 898, PGS. 882–885) AMAFCA PARCEL

TRACT 1–C
JUAN TABO HILLS, UNIT 1
(12/22/2005, BK–2005C, PG–406)

TRACT 1–B
JUAN TABO HILLS, UNIT 1
(12/22/2005, BK–2005C, PG–406)

JUAN TABO HILLS UNIT 3–A
(UNRECORDED PLAT)

TRACT D
TRACT E
TRACT C
TRACT B
TRACT A
TRACT F
TRACT G
TRACT H
TRACT I

MONACHOS RD. S.E.
JUAN TABO BLVD. S.E. (EXIST. 80' R/W)
JUAN TABO DR. S.E. (EXIST. 76' R/W)
DOMINO DR. S.E.
CAVALCADE AVE. S.E.
CICADA RD. S.E.
FORBOO ROAD S.E.
PULL TEA DR. S.E.
VOLPONI DR. S.E.
BORROMEO DR. S.E.
GULFSTREAM DR. S.E.
SILVER CHARM RD. S.E.
BARBARO DRIVE S.E.
GIACOMO AVE. S.E.
CAVALIER AVENUE S.E.
NINO WAR ST.

PUBLIC STORM DRAIN EASEMENT BY THIS PLAT.
PUBLIC SANITARY SEWER EASEMENT BY THIS PLAT.
10' PUE BY SEPARATE DOCUMENT
20' PUBLIC STORM DRAIN EASEMENT BY SEPARATE DOCUMENT

* PRIVATE CROSS LOT ACCESS EASEMENT BY THIS PLAT.

** PRIVATE DRAINAGE EASEMENT BY THIS PLAT.

N

60' 30' 0 60' 120'
SCALE: 1" = 60'

LEGEND

1	LOT NUMBER
(1)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
△	EXISTING CENTER LINE MONUMENT
ROW	RIGHT–OF–WAY
PUE	PUBLIC UTILITY EASEMENT
o	FOUND CORNER

SHEET
2 OF 2

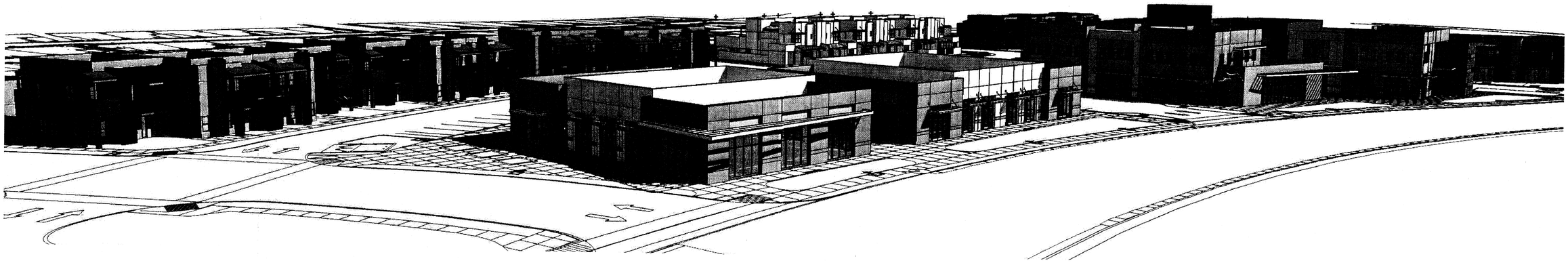
P:\PROJECTS\05\04\07\03\VOLTERRA VILLAGE\PLATS\PRELIMINARY PLAT\SHEET2.dgn, 2/12/2009 12:32:54 PM, SIS

Juan Tabo Hills

Albuquerque, New Mexico

DRB SUBMITTAL: Site Plan for Building Permit

4-08-2009



DRAWING INDEX

SHEET 1 OF 14 COVER
SHEET 2 OF 14 SITE PLAN
SHEET 3 OF 14 TRACTS
SHEET 4 OF 14 OVERALL LANDSCAPE PLAN
SHEET 5 OF 14 PLANT LIST & ENLARGEMENT
SHEET 6 OF 14 CONCEPTUAL GRADING AND DRAINAGE PLAN
SHEET 7 OF 14 CONCEPTUAL MASTER UTILITY PLAN
SHEET 8 OF 14 UNIT TYPES A & B1 ELEVATIONS
SHEET 9 OF 14 UNIT TYPES A1 & B ELEVATIONS
SHEET 10 OF 14UNIT TYPES C & C1 ELEVATIONS
SHEET 11 OF 14 UNIT TYPES D ELEVATIONS
SHEET 12 OF 14 BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
SHEET 13 OF 14 BUILDING 3 EXTERIOR ELEVATIONS
SHEET 14 OF 14 BUILDING 3 EXTERIOR ELEVATIONS

PROJECT TEAM

OWNER

RAYLEE VANTAGE HOMES
P.O. BOX 1443
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ALBUQUERQUE, NM 87109
(505) 761-9700
FAX: (505) 761-4222

LANDSCAPE ARCHITECT

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CIVIL ENGINEER

MARK GOODWIN & ASSOCIATES
8916 ADAMS ST. NE
ALBUQUERQUE, NM 87113
(505) 828-2200
FAX: 505-797-9539

SITE INFORMATION

TOTAL SITE AREA: 1,125,600 SF = 25.66 ACRES

TRACTS
(4 TRACTS) COMMERCIAL (*INCLUDES NORTH PARKING LOT*): 4.296 ACRES
OPEN AIR ACTIVITIES (*INCLUDES NORTH PARKING LOT, PLAZAS AND SOME OPEN SPACE AREAS*): 4.517 ACRES
(11 BLOCKS,158 LOTS, 25 PARKING TRACTS) RESIDENTIAL: 11.324 ACRES
(13 TRACTS) COMMON OPEN SPACE: 2.244 ACRES

GROSS BUILDING AREA (GBA):
COMMERCIAL
OFFICE/RETAIL (2 STORY): 30,000 SF (15,000 SF PER FLOOR)
RETAIL (1 STORY): 12,900 SF
TOTAL GROSS SF: 47,900 SF
FAR: 47,900 SF/187,217SF
(INCLUDES NORTH PARKING AREA) .25 FAR

RESIDENTIAL
UNIT A (4 BEDROOM) (30 UNITS): 1669 SF
UNIT A1 (4 BEDROOM) (32 UNITS): 1669 SF
UNIT B (4 BEDROOM) (32 UNITS): 1922 SF
UNIT B1 (4 BEDROOM) (24 UNITS): 1922 SF
UNIT C (3 BEDROOM) (22 UNITS): 1440 SF
UNIT C1 (4 BEDROOM) (12 UNITS): 1658 SF
UNIT D (4 BEDROOM) (6 UNITS): 1976 SF
TOTAL: 158 UNITS
14.34 DU'S/ ACRE

PARKING INFORMATION

COMMERCIAL BUILDINGS:
RETAIL:
1:200 (15,000 SF): 75 SPACES
1:250 (12,900 SF): 52 SPACES
TOTAL RETAIL REQUIRED: 127 SPACES
OFFICE:
1:300 (15,000 SF): 50 SPACES
TOTAL OFFICE REQUIRED: 50 SPACES

SHARED PARKING REDUCTION (20%): 35 SPACES

TOTAL PARKING REQUIRED = **142** PARKING SPACES
PROVIDED: **144** PARKING SPACES

HANDICAP PARKING STALLS REQUIRED:
PARKING STALLS: 8 HC STALLS REQUIRED (1 VAN ACCESSIBLE
PROVIDED: 8 HC STALLS, 1 VAN ACCESSIBLE

BICYCLE PARKING REQUIRED: (1:20 AUTOS)
TOTAL: 8 SPACES
PROVIDED: 10 SPACES

MOTORCYCLE PARKING REQUIRED:
PARKING STALLS: 4 MOTORCYCLE SPACES REQUIRED
TOTAL: 4 SPACES
PROVIDED: 4 SPACES

RESIDENTIAL UNITS (P1 DESIGNATION):
UNIT A: (4 BEDROOM) 4 SPACES PER UNIT
UNIT A1: (4 BEDROOM) 4 SPACES PER UNIT
UNIT B: (4 BEDROOM) 4 SPACES PER UNIT
UNIT B1: (4 BEDROOM) 4 SPACES PER UNIT
UNIT C: (3 BEDROOM) 3 SPACES PER UNIT
UNIT C1: (4 BEDROOM) 4 SPACES PER UNIT
UNIT D: (4 BEDROOM) 4 SPACES PER UNIT

TOTAL PARKING REQUIRED: **610** SPACES
PROVIDED: **516** SPACES
GARAGE/DRIVEWAY: 460 SPACES
ON-LOT PARKING: 56 SPACES
AVAILABLE ON-STREET PARKING: 101 SPACES

GENERAL NOTES

1. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS AND COA ZONING CODE.
2. SEE CONCEPTUAL CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION.
3. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING.
4. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. PEDESTRIAN ACCESS RAMPS WITHIN THE PUBLIC ROW WILL BE CONSTRUCTED PER COA STD. DWG. #2426.
6. THE PROJECT WILL BE CONSTRUCTED ALL AT ONCE. IT WILL NOT BE PHASED.
7. THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.
8. THE SUBDIVISION SHALL COMPLY WITH THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS ON PAGE 5 AND 6 AND APPLICABLE REGULATIONS OF THE ZONING CODE, WHICHEVER IS MORE RESTRICTIVE.
9. THE SU-1 ZONE REQUIRES 2,400 SQUARE FEET OF OPEN SPACE FOR EACH DWELLING UNIT, WHICH SHALL BE ADDRESSED AT TIME OF PLATTING TO THE DRB. THIS INCLUDES A MINIMUM OF USABLE SPACE ON EACH TOWNHOUSE LOT PER THE PERMISSIVE USES LISTED ON THE APPROVED SDP FOR SUBDIVISION (13 DWELLING UNITS) AND THE DEFINITION IN 14-16-1-5.
10. FOR THE STREET WIDTHS SHOWN, INDIVIDUAL RESIDENTIAL LOTS WOULD NORMALLY BE DESIGNATED AS P-1 TO MEET DPM REQUIREMENTS. HOWEVER, PER THE SU-1 ZONE (14-16-2-22 (C)), THE EPC APPROVED OFF-STREET PARKING LESS THAN THE OFF-STREET PARKING REQUIREMENTS FOR P-1 LOTS (14-16-3-1 (A)(24)(D)).
11. ON-STREET BICYCLE LANES ALONG JUAN TABO BOULEVARD BETWEEN THE CONNECTION TO THE GALLANT FOX OPEN SPACE CORRIDOR AND THE NORTHERN MOST BOUNDARY OF THE JUAN TABO HILLS DEVELOPMENT, SHALL SERVE THE FUNCTION OF THE NORTH-SOUTH BIKEWAY CONNECTION THROUGH THE DEVELOPMENT AS DESIGNATED ON THE LONG RANGE BIKEWAY SYSTEM MAP.
12. SEE THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, SHEET 6 FOR A LIST OF PERMISSIVE AND EXCLUDED USES.
13. THE WIDTH OF THE COMBINED BICYCLE AND DRIVING LANES ON CAVALCADE ROAD WILL BE A MINIMUM OF 14' IN WIDTH. SIGNING AND PAVEMENT MARKINGS WILL BE PROVIDED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
14. THE DEVELOPER SHALL CONSTRUCT AN EAST-WEST TRAIL BETWEEN THE FOUR HILLS NEIGHBORHOOD AND JUAN TABO BOULEVARD WITHIN THE OPEN SPACE CORRIDOR LOCATED ADJACENT TO AND SOUTH OF GALLANT FOX ROAD (GALLANT FOX OPEN SPACE CORRIDOR) IN ORDER TO SERVE THE FUNCTION OF THE EAST-WEST BIKEWAY CONNECTION THROUGH THE JUAN TABO HILLS DEVELOPMENT AS DESIGNATED ON THE LONG RANGE BIKEWAY SYSTEM.
15. THE GALLANT FOX OPEN SPACE CORRIDOR IMPROVEMENTS SHALL INCLUDE A 10 FOOT WIDE MULTI-PURPOSE TRAIL CONSTRUCTED OF A STABILIZED SURFACE MATERIAL THAT IS AESTHETICALLY COMPATIBLE WITH THE SURROUNDING NATURAL OPEN SPACE ENVIRONMENT. THE TYPICAL TRAIL CROSS-SECTION SHALL INCLUDE A MINIMUM TWO AND ONE HALF (2.5) FOOT WIDE UNOBSTRUCTED BUFFER AREA ON EITHER SIDE OF THE 10 FOOT TRAIL. THE TRAIL SHALL FOLLOW A MODERATE SERPENTINE ALIGNMENT WITHIN THE OPEN SPACE CORRIDOR. OPEN SPACE FENCING WILL NEED TO BE INSTALLED AT LOCATIONS WHERE THERE IS NOT ADEQUATE ACCESS CONTROL BETWEEN THE TRAIL AND THE ADJACENT DEVELOPMENT AND ROADWAY.

KEYED NOTES

1. CONCRETE SIDEWALK.
2. EXISTING CONCRETE SIDEWALK.
3. ASPHALT PAVING.
4. CONCRETE PAVING AT PATIO.
5. TRASH ENCLOSURE. SEE 1/A001.
6. DECORATIVE CONCRETE PAVING AT PEDESTRIAN CROSSINGS.
7. HANDICAP RAMP.
8. CURB AND GUTTER.
9. PROPERTY LINE.
10. SITE LIGHTING. POLE LIGHTS @ 16' HIGH, MAX.
11. SITE LIGHTING. POLE LIGHTS @ 20' HIGH, MAX.
12. BIKE RACK.
13. CONCRETE SEAT WALL.
14. BENCH.
15. LITTER RECEPTACLE.
16. PICNIC TABLE.
17. VAN ACCESSIBLE PARKING.
18. NOT USED.
19. FIRE HYDRANT.
20. MOTORCYCLE PARKING.
21. MOTORCYCLE ONLY PARKING SIGN.
22. 6'-0" WIDE CONCRETE WHEEL STOP.
23. NOT USED
24. NOT USED
25. RESIDENTIAL SITE WALL
26. RESIDENTIAL LOT LINE
27. LANDSCAPE AREA. SEE L101
28. LANDSCAPE PLANTER
29. NOT USED
30. OPEN SPACE ACCESS
31. NOT USED
32. UTILITIES TO BE RELOCATED. SEE CIVIL
33. NEW UTILITIES. SEE CIVIL
34. EXISTING UTILITY TO REMAIN. SEE CIVIL
35. UTILITY EASEMENT. SEE CIVIL
36. POWERLINE POLE TO REMAIN. SEE CIVIL
37. EXISTING FIRE HYDRANT. SEE CIVIL
38. NOT USED
39. MONUMENT SIGN: SEE ELEVATION
40. EXISTING MEDIAN
41. EXISTING CURB
42. LOADING ZONE
43. DESIGNATED BIKE ROUTE
44. COMMERCIAL AREA PROPERTY LINE
45. RESIDENTIAL PARKING SPACE
46. ON-STREET PARKING
47. RAISED PEDESTRIAN CROSSING AND TRAFFIC CALMING DEVICE SEE PLANS FOR UNIT 3B
48. PROPOSED 10' STABILIZED CRUSHER FINE TRAIL TO CONNECT TO THE MAJOR PUBLIC OPEN SPACE COORIDOR. THE TRAIL FROM THE SITE TO THE TIJERAS ARROYO WILL BE CONSTRUCTED AS A CONDITION OF THE SUBDIVISION PLAT OF THIS SITE
49. EXISTING BIKE LANE
50. RECYCLE AREA
51. NO PARKING ZONE: (PAINTED RED) ON RESIDENTIAL STREETS, CURBS EXCEEDING 15' THAT DO NOT ADJOIN ON-STREET PARKING SPACES
52. SHADE STRUCTURE

1 LIGHT POLE ELEVATION
1/4" = 1'-0"

2 ENCLOSURE SECTION
1/2" = 1'-0"

PROJECT NUMBER: _____

APPLICATION NUMBER: EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? ( ) 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:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT
ENGINEER

PROJECT

JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

REVISIONS

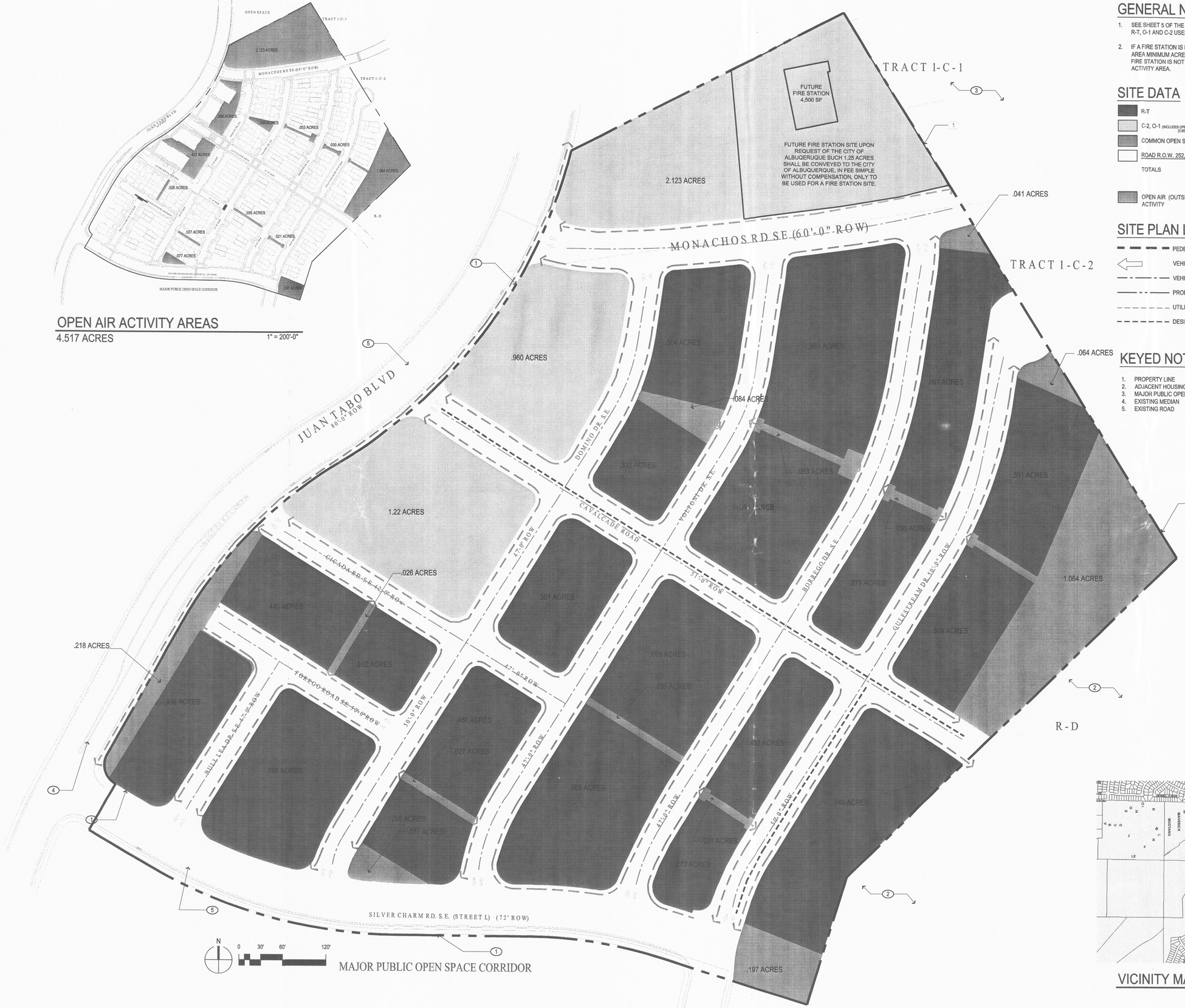
DRAWN BY
REVIEWED BY
DATE MARCH 25, 2009
PROJECT NO. 08-0044
DRAWING NAME
SITE PLAN

SHEET NO.
A001
2 OF 14

OPEN AIR ACTIVITY AREAS

4.517 ACRES

1" = 200'-0"



GENERAL NOTES

1. SEE SHEET 5 OF THE SITE PLAN FOR SUBDIVISION FOR REQUIRED HEIGHTS AND SETBACKS FOR R-T, O-1 AND C-2 USES
2. IF A FIRE STATION IS EVENTUALLY BUILT ON THE 1.25 ACRES SITE THEN THE OPEN AIR ACTIVITY AREA MINIMUM ACREAGE REQUIREMENT OF 4.3 ACRES SHALL BE REDUCED TO 3.05 ACRES. IF THE FIRE STATION IS NOT DEVELOPED, THEN THE 1.25 ACRES SITE SHALL REMAIN AS OPEN AIR ACTIVITY AREA.

SITE DATA

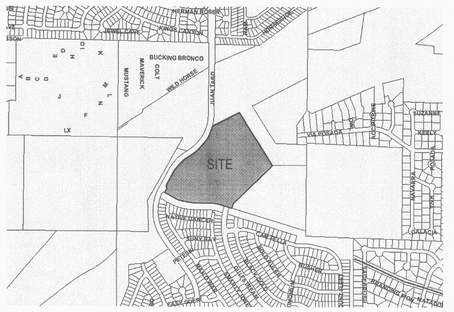
R-T	158 DWELLING UNITS		11.086 ACRES	44%
C-2, O-1 (INCLUDES OPEN AIR ACTIVITY AREAS) (2.903 ACRES)	47,900 GROSS SF @.25 FAR		4.303 ACRES	17%
COMMON OPEN SPACE		97,732 SF	1.937 ACRES	9%
ROAD R.O.W. 252,778 SF			8.334 ACRES	30%
TOTALS			25.66 ACRES	
OPEN AIR (OUTSIDE O-1) ACTIVITY	71,351 SF		1.614 ACRES	

SITE PLAN LEGEND

- PEDESTRIAN INGRESS/EGRESS
- VEHICULAR INGRESS/EGRESS
- VEHICULAR CIRCULATION
- PROPERTY LINE
- UTILITY EASEMENT
- DESIGNATED BICYCLE ROUTE

KEYED NOTES

1. PROPERTY LINE
2. ADJACENT HOUSING DEVELOPMENT
3. MAJOR PUBLIC OPEN SPACE CORRIDOR
4. EXISTING MEDIAN
5. EXISTING ROAD



VICINITY MAP

1" = 1000'-0"

architecture
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engineering

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JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

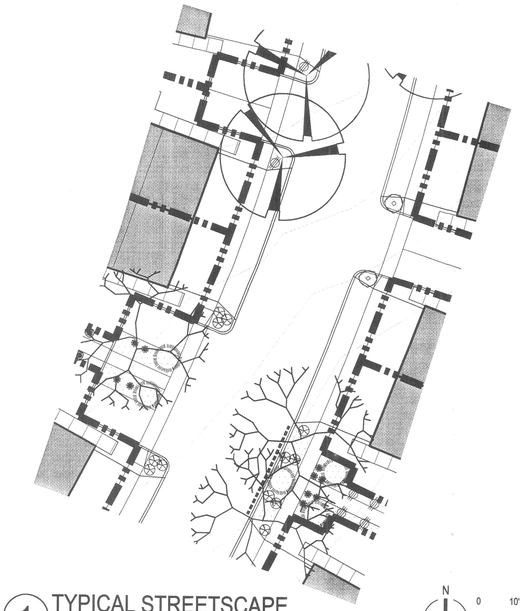
REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	2009
PROJECT NO.	08-0044
DRAWING NAME	

SHEET NO.

A002

3 OF 14



1 TYPICAL STREETSCAPE
PLAN ENLARGEMENT
1" = 20'

N 0 10' 20'

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 1,125,600 SF = 25.66 ACRES

GROSS BUILDING AREA (GBA):
COMMERCIAL BUILDINGS = 27,900 SF (1ST FLOOR)
COMMERCIAL BUILDINGS = 15,000 SF (2ND FLOOR)
HOUSING LOTS = 479,944 SF
TOTAL FOOTPRINT = 507,844 SF

NET SITE AREA: 617,756 SF

REQUIRED LANDSCAPE AREA: 90,673 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 200,199 SF
(32% OF NET SITE AREA)
(18% OF TOTAL SITE AREA)
TURF AREA: 5370 SF (3% OF LANDSCAPE AREA)

STREET TREES: 278
TOTAL STREET LENGTH: 6310 LF
(WITHOUT DRIVEWAYS AND SIGHT TRIANGLES)
STREET TREE SPACING: 23'

KEYED NOTES

1. PROPERTY LINE
2. RESIDENTIAL LOT LINE
3. EXISTING OVERHEAD ELECTRICAL EASEMENT
4. PROPOSED EASEMENT
5. EXISTING CONCRETE WALK
6. CONCRETE WALK
7. DECORATIVE CONCRETE PAVING
8. CURB AND GUTTER
9. ASPHALT PAVING
10. CONCRETE SEAT WALL
11. TRASH ENCLOSURE
12. LANDSCAPE PLANTER
13. SITE LIGHTING
14. OPEN SPACE ACCESS
15. WATER HARVESTING AREA, SEE CIVIL

TRACT I-C-1

FUTURE FIRE STATION 4,500 SF

FUTURE FIRE STATION SITE UPON REQUEST OF THE CITY OF ALBUQERUQUE SUCH 1.25 ACRES SHALL BE CONVEYED TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE WITHOUT COMPENSATION; ONLY TO BE USED FOR A FIRE STATION SITE.

MONACHOS RD SE (60'-0" ROW)

TRACT 1

RETAIL 1 STORY 6,200 SF

RETAIL 1 STORY 8,700 SF

OFFICE/RETAIL 2 STORY 15,000 SF

JUAN TABO BLVD 80'-0" R.O.W.

DOMINO PLACE

CICADA RD. S.E. 70'-0" R.O.W.

MANGO ROAD SE 50'-0" R.O.W.

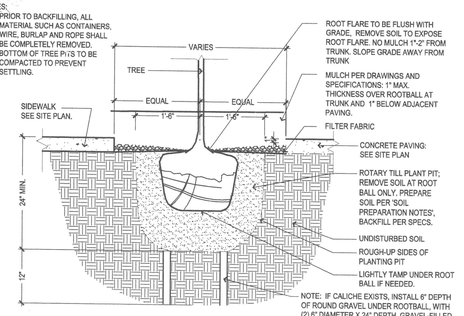
SILVER CHARM RD. S.E. (STREET L) (72' ROW)

N 0 30' 60'

PLANTING NOTES

1. EXISTING PLANT MATERIAL. THERE IS NO LARGE SIZE VEGETATION ON THE SITE. THE EXISTING VEGETATION IS COMPRISED OF GRASSES AND FORBS AND SOME SHRUBS AT LOW DENSITIES.
2. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
4. WATER USE DESCRIPTION: PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES. HIGH WATER USE PLANT MATERIALS SHALL NOT BE USED.
5. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
6. LANDSCAPE AREAS SHALL BE COVERED WITH VARIOUS MULCH TYPES OR SEEDED. SEE PLANT LEGEND.
7. TREE PITS TO BE 3.5 TIMES THE ROOT BALL DIAMETER, SHRUB PITS TO BE 3 TIMES THE CONTAINER DIAMETER.
8. SOIL PREPARATION WITHIN ROW IS REQUIRED TO DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING.
9. THE LANDSCAPE DESIGN REQUIRES A PERMANENT, FULLY AUTOMATED IRRIGATION SYSTEM TO SUPPORT ALL PLANT MATERIAL AND TO ENSURE THE ESTABLISHMENT AND LONG-TERM SURVIVAL OF ALL PLANTS. SYSTEM RUN TIMES SHALL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL OTHER THAN SEEDED OR SODDED AREAS.
10. IRRIGATION BACKFLOW PREVENTER SHALL BE PER THE CITY OF ALBUQUERQUE STANDARD DWG 2701.
11. CONTRACTOR TO APPLY NECESSARY NATURAL RABBIT REPELLANTS TO PLANT MATERIAL.
12. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE APPROVED SUBDIVISION STANDARDS.
13. THE DEVELOPER SHALL CONSTRUCT AN EAST-WEST TRAIL BETWEEN THE FOUR HILLS NEIGHBORHOOD AND JUAN TABO BOULEVARD WITHIN THE OPEN SPACE CORRIDOR LOCATED ADJACENT TO AND SOUTH OF GALLANT FOX ROAD (GALLANT FOX OPEN SPACE CORRIDOR) IN ORDER TO SERVE THE FUNCTION OF THE EAST-WEST BIKEWAY CONNECTION THROUGH THE JUAN TABO HILLS DEVELOPMENT AS DESIGNATED ON THE LONG RANGE BIKEWAY SYSTEM.
14. THE GALLANT FOX OPEN SPACE CORRIDOR IMPROVEMENTS SHALL INCLUDE A 10 FOOT WIDE MULTI-PURPOSE TRAIL CONSTRUCTED OF A STABILIZED SURFACE MATERIAL THAT IS AESTHETICALLY COMPATIBLE WITH THE SURROUNDING NATURAL OPEN SPACE ENVIRONMENT. THE TYPICAL TRAIL CROSS-SECTION SHALL INCLUDE A MINIMUM TWO AND ONE HALF (2.5) FOOT WIDE UNOBSTRUCTED BUFFER AREA ON EITHER SIDE OF THE 10 FOOT TRAIL. THE TRAIL SHALL FOLLOW A MODERATE SERPENTINE ALIGNMENT WITHIN THE OPEN SPACE CORRIDOR. OPEN SPACE FENCING WILL NEED TO BE INSTALLED AT LOCATIONS WHERE THERE IS NOT ADEQUATE ACCESS CONTROL BETWEEN THE TRAIL AND THE ADJACENT DEVELOPMENT AND ROADWAY.
15. AFTER GRADING, OPEN SPACE CORRIDORS (INCLUDING SOUTH OF L STREET) SHALL BE REVEGETATED WITH THE APPROPRIATE NATIVE SEED AND PLANT MIXTURES, AS AGREED WITH THE CITY OPEN SPACE DIVISION.
16. PLANTINGS SHALL NOT INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITIES INCLUDING ALONG THE NORTH BOUNDARY OF THE SITE.

NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
2. BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING.



2 STREET TREE PLANTING
NTS

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DRAWN BY

REVIEWED BY

DATE 2009

PROJECT NO. 08-0044

DRAWING NAME

OVERALL LANDSCAPE PLAN

SHEET NO.

L101
4 OF 14

N

1 ENLARGED SITE PLAN

1" = 30'

0 15' 30'

PLANTING LEGEND

TREES

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water Use / Emitter Qty.
	36	2" cal.	HACKBERRY	Celtis occidentalis	40.00	40.00	Medium, 4 - 2 gal/hr
	8	15-Gal	DESERT WILLOW	Chilopsis linearis	20.00	25.00	Low, 2 - 2 gal/hr
	18	2" cal.	RAYWOOD ASH	Fraxinus oxycarpa 'Raywood'	35.00	30.00	Medium, 4 - 2 gal/hr
	20	2" cal.	MODESTO ASH	Fraxinus velutina 'Modesto'	40.00	40.00	Medium, 4 - 2 gal/hr
	43	2" cal.	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos x inermis 'Shademaster'	45.00	40.00	Medium, 4 - 2 gal/hr
	22	2" cal.	KENTUCKY COFFEETREE	Gymnocladus dioica	50.00	40.00	Medium, 4 - 2 gal/hr
	24	2" cal.	GOLDEN RAINTREE	Koelreuteria paniculata	30.00	25.00	Medium, 4 - 2 gal/hr
	42	8-10' ht.	PINON	Pinus edulis	20.00	12.00	Low, 2 - 2 gal/hr
	8	8-10' ht.	AUSTRIAN PINE	Pinus nigra	35.00	25.00	Medium, 4 - 2 gal/hr
	63	2" cal.	CHINESE PISTACHE	Pistacia chinensis	35.00	30.00	Low, 2 - 2 gal/hr
	8	2" cal.	VALLEY COTTONWOOD	Populus wislizenii	50.00	60.00	Heavy, 6 - 2 gal/hr
	67	15-Gal	GAMBEL OAK	Quercus gambelii	25.00	25.00	Low, 2 - 2 gal/hr
	21	2" cal.	BUR OAK	Quercus macrocarpa	60.00	70.00	Medium, 4 - 2 gal/hr
	41	2" cal.	CHINQUAPIN OAK	Quercus muhlenbergii	40.00	40.00	Low, 2 - 2 gal/hr
	8	2" cal.	TEXAS RED OAK	Quercus texana	40.00	40.00	Medium, 4 - 2 gal/hr
	11	15-Gal	CHASTE TREE	Vitex agnus-castus	20.00	20.00	Medium, 4 - 2 gal/hr
	26	2" cal.	VILLAGE GREEN JAPANESE ZELKOVA	Zelkova serratta 'Village Green'	45.00	40.00	Low, 2 - 2 gal/hr

SHRUB

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water Use / Emitter Qty.
	58	5-Gal	BIG SAGE	Artemesia tridentata	4.00	4.00	Low, 1 - 2 gal/hr
	100	5-Gal	THOMPSON BROOM	Baccharis x Starns	2.00	6.00	Low, 1 - 2 gal/hr
	38	5-Gal	BLACK KNIGHT BUTTERFLY BUSH	Buddleia davidii 'Black Knight'	5.00	4.00	Medium, 2 - 2 gal/hr
	8	5 Gal	YELLOW BIRD OF PARADISE	Caesalpinia gilliesii	10.00	8.00	Low, 1 - 2 gal/hr
	625	5-Gal	BLUE MIST SPIREA	Caryopteris X clandonensis	5.00	5.00	Medium, 2 - 2 gal/hr
	24	5-Gal	FERNBUSH	Chamabateria millefolium	5.00	6.00	Low, 1 - 2 gal/hr
	55	5-Gal	CHAMISA	Chrysothamnus nauseosus	6.00	6.00	Low, 1 - 2 gal/hr
	266	5-Gal	TURPENTINE BUSH	Ericameria laricifolia	3.00	4.00	Low, 1 -2 gal/hr
	45	5-Gal	APACHE PLUME	Fallugia paradoxa	5.00	6.00	Low, 1 - 2 gal/hr
	110	5-Gal	BUFFALO JUNIPER	Juniperus sabina 'Buffalo'	1.00	8.00	Low, 1 - 2 gal/hr
	60	5-Gal	GROSSO LAVENDER	Lavendula x intermedia 'Grosso'	2.50	2.50	Medium, 2 - 2 gal/hr
	72	5-Gal	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	3.00	6.00	Medium, 2 - 2 gal/hr
	141	5-Gal	COLLINGWOOD INGRAM ROSEMARY	Rosmarinus officianalis 'Collingwood Ingram'	6.00	6.00	Low, 1 - 2 gal/hr

GRASS

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water Use / Emitter Qty.
	202	1-Gal	KARL FORESTER REED GRASS	Calamagrostis x acutifolia 'Karl Forester'	5.00	2.00	Medium, 2 - 2 gal/hr
	76	1-Gal	MAIDEN GRASS	Miscanthus sinensis	8.00	5.00	Medium, 2 - 2 gal/hr
	39	1-Gal	DEER GRASS	Muhlenbergia rigens	3.00	4.00	Medium, 2 - 2 gal/hr
	563	1-Gal	LITTLE HAMELN FOUNTAIN GRASS	Pennisetum alopecuroides 'Little Hameln'	3.00	3.00	Medium, 2 - 2 gal/hr

GROUND COVER AND VINES

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water Use / Emitter Qty.
	214	1-Gal	WINECUPS	Callirhoe involucrata	1.00	2.50	Low, 1 - 2 gal/hr
	11	1-Gal	TRUMPET VINE	Campsis radicans	12.00	8.00	Medium, 2 - 2 gal/hr
	219	1-Gal	HARDY GERANIUM	Geranium macrorrhizum	0.75	2.00	Medium, 2 - 2 gal/hr
	144	1-Gal	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	2.00	1.50	Medium, 2 - 2 gal/hr
	383	1-Gal	ANGELITA DAISY	Hymenoxys acaulis	1.50	2.00	Low, 1 - 2 gal/hr
	11	1-Gal	BOSTON IVY	Parthenocissus tricuspidata	25.00	25.00	Medium, 2 - 2 gal/hr

SEEDING AND MULCHES

SYMBOL	MATERIAL	SOURCE
	SOD	Curtis and Curtis Park Blend
	NATIVE SEEDING	Curtis and Curtis East Side Mix
	GRAVEL MULCH	Santa Fe Brown 3/8"

MAJOR PUBLIC OPEN SPACE CORRIDOR SEEDING

MATERIAL	SOURCE
NATIVE SEEDING	Curtis and Curtis Blue Grama 29% Black Grama 4% Sideoats Grama 67% At a rate of 1.20 Pounds Per 1000 Square Feet.

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REVISIONS

DRAWN BY

REVIEWED BY

DATE 2009

PROJECT NO. 08-0044

DRAWING NAME

PLANT LIST AND ENLARGEMENT

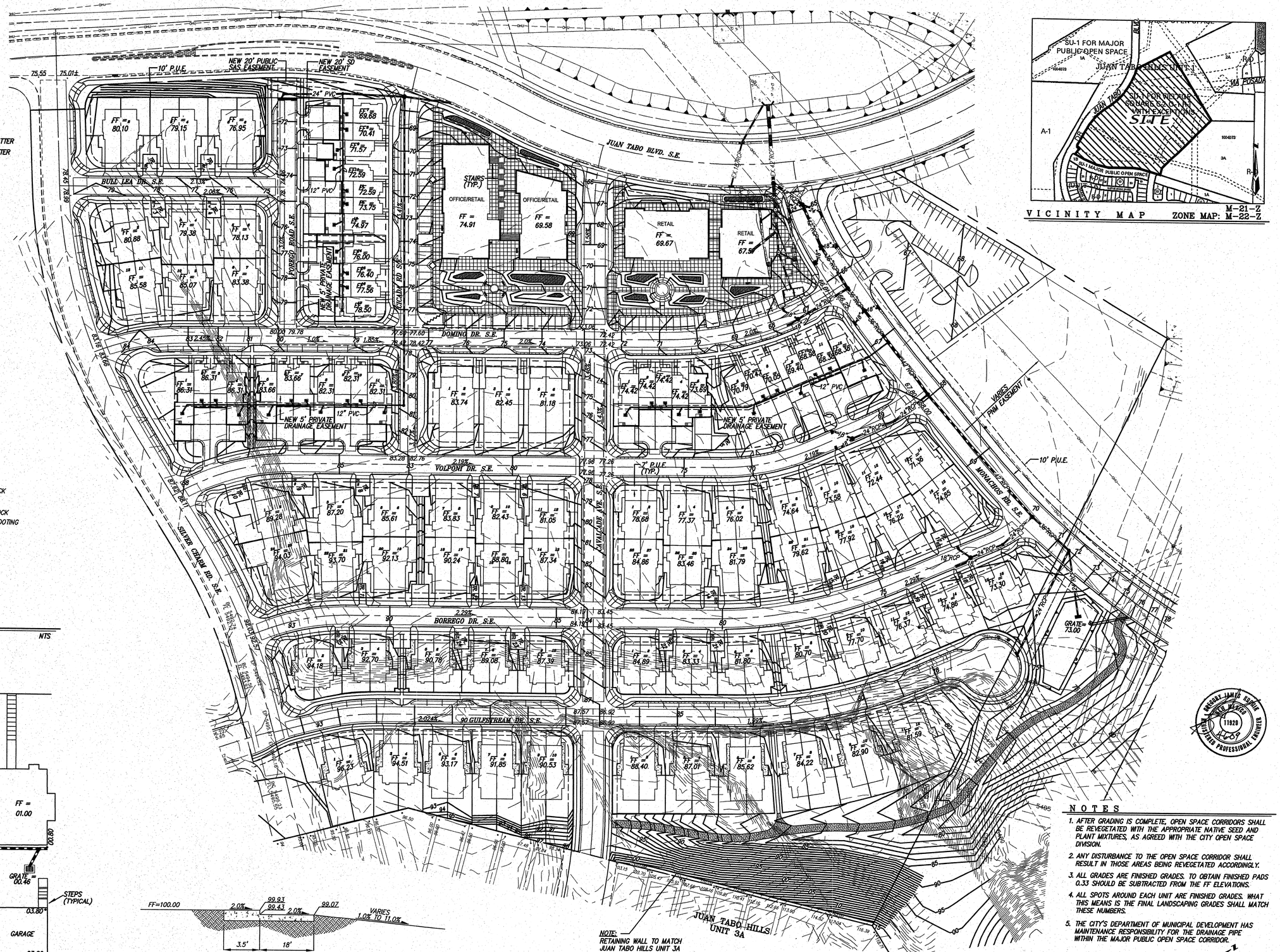
SHEET NO.

L102

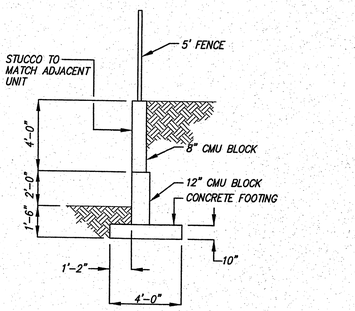
5 OF 14

LEGEND

- 5135 — EX. CONTOUR – MJR
- EX. CONTOUR – MNR
- EX. CURB & GUTTER
- OHL — OHL — EX. OVERHEAD ELEC
- EX.SD — EX. STORM DRAIN
- EX. POWER POLE
- NEW PROPERTY LINE
- NEW LOT LINES
- NEW RIGHT-OF-WAY
- NEW CENTER LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RETAINING WALL
- 85 — NEW CONTOURS
- NEW 3:1 SLOPE
- NEW FLOW
- • 98.25 — NEW SPOTS
- SD — NEW STORMDRAIN
- 94.00TW / 90.00BW — NEW TOP OF WALL / NEW BOTTOM OF WALL
- WATER HARVEST AREA



VICINITY MAP ZONE MAP: M-21-Z M-22-Z



6'-0" RETAINING WALL

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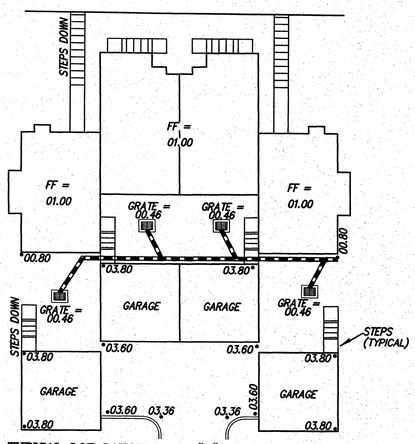

TYPICAL LOT LAYOUT FOR "C" BUILDINGS

1" = 20'

TYPICAL GARAGE SECTION

NTS

NOTES

1. AFTER GRADING IS COMPLETE, OPEN SPACE CORRIDORS SHALL BE REVEGETATED WITH THE APPROPRIATE NATIVE SEED AND PLANT MIXTURES, AS AGREED WITH THE CITY OPEN SPACE DIVISION.
2. ANY DISTURBANCE TO THE OPEN SPACE CORRIDOR SHALL RESULT IN THOSE AREAS BEING REVEGETATED ACCORDINGLY.
3. ALL GRADES ARE FINISHED GRADES. TO OBTAIN FINISHED PADS 0.33 SHOULD BE SUBTRACTED FROM THE FF ELEVATIONS.
4. ALL SPOTS AROUND EACH UNIT ARE FINISHED GRADES. WHAT THIS MEANS IS THE FINAL LANDSCAPING GRADES SHALL MATCH THESE NUMBERS.
5. THE CITY'S DEPARTMENT OF MUNICIPAL DEVELOPMENT HAS MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE PIPE WITHIN THE MAJOR PUBLIC OPEN SPACE CORRIDOR.

60' 30' 0 60' 120'

SCALE: 1" = 60'

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REVIEWED BY	GJK
DATE	2009
PROJECT NO.	08-0044

DRAWING NAME

CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NO.

6 OF 14

A07JOBS\A07083 VOLTERRA VILLAGE\GRADE & DRAIN\A7083_GRADE-DRAIN-50\03-02-09\ACH

JUAN TABO BLVD. S.E.
BULL LEA DR. S.E.
DOMINO DR. S.E.
VOLPONI DR. S.E.
BORREGO DR. S.E.
GULFSTREAM DR. S.E.
FORREO ROAD S.E.
CICADA RD. S.E.
CIVILCADE AVE. S.E.
MONACHOS RD. S.E.
SILVER GRAIN RD. S.E.
CIVILCADE AVE. S.E.
NEW 20' PUBLIC SAS EASEMENT
NEW 20' SD EASEMENT
NEW 5' PRIVATE DRAINAGE EASEMENT
NEW 5' PRIVATE DRAINAGE EASEMENT
NEW 5' PRIVATE DRAINAGE EASEMENT
TRACT D
RELOCATED GAS LINE
EX. 18"VCP
EX. 21"VCP
EX. DRY UTILITY
EX. CABLE
EX. 10"W.L.
EX. 12"W.L.
NEW 8" SAS
NEW 6" W.L.
NEW 12" W.L.
NEW 10" W.L.
RIM=5400
INV=4018
RIM=5400
INV=4030
RIM=5400
INV=4030
RIM=5400
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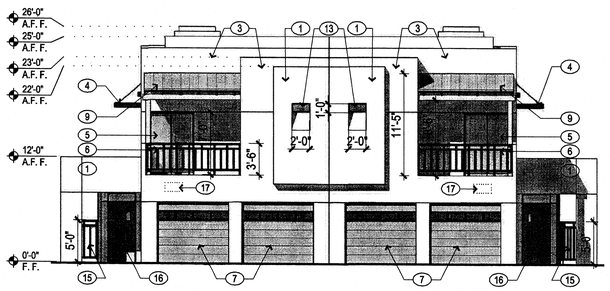
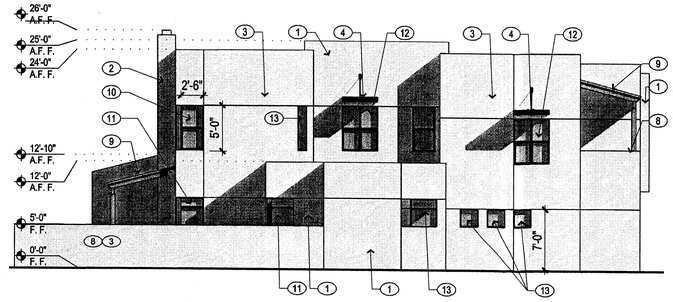
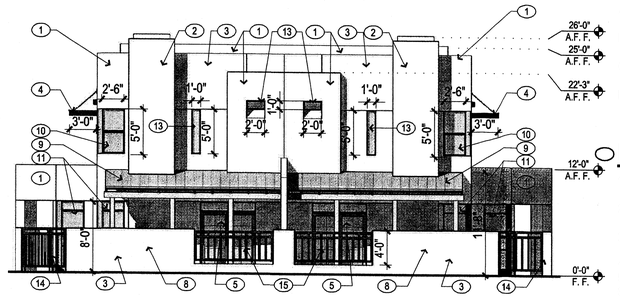


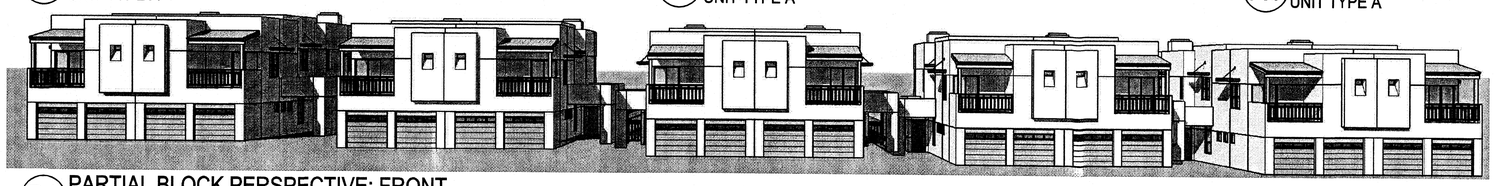
A1 FRONT ELEVATION
UNIT TYPE A



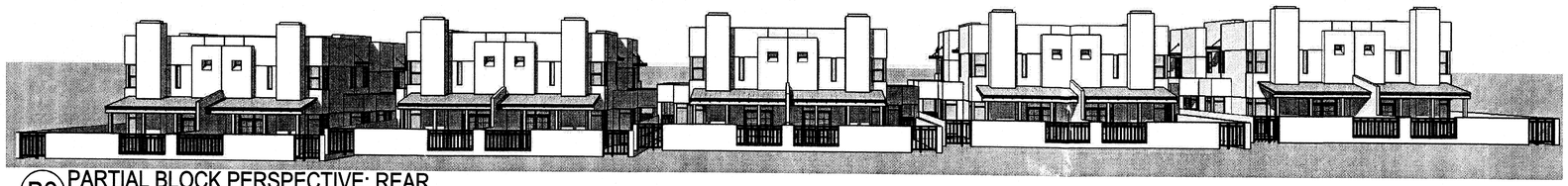
A3 SIDE ELEVATION
UNIT TYPE A



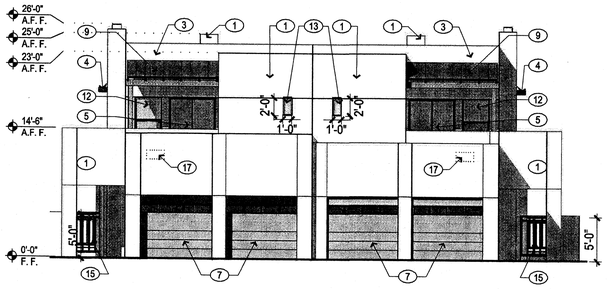
A4 REAR ELEVATION
UNIT TYPE A



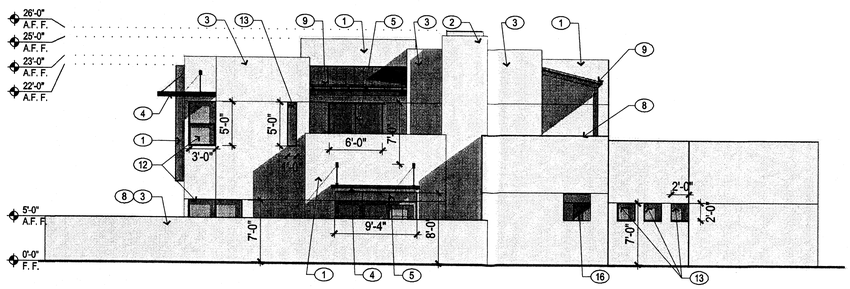
B1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE A (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



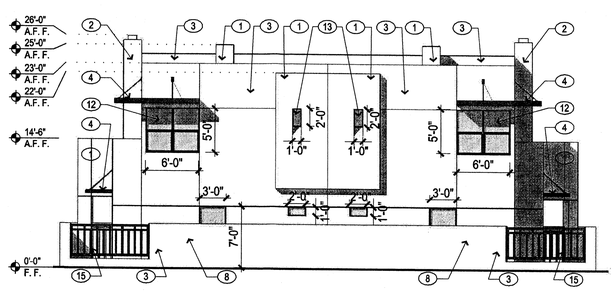
B2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE A (SEE A3 & A4 FOR COLOR/MATERIAL) NTS



C1 FRONT ELEVATION
UNIT TYPE B1

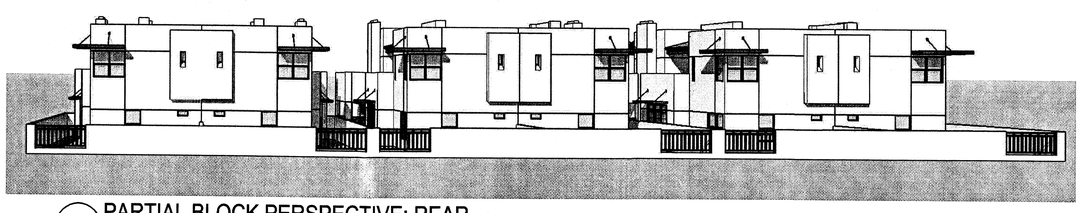


C3 SIDE ELEVATION
UNIT TYPE B1



C4 REAR ELEVATION
UNIT TYPE B1

D1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE B1 (SEE C1 & C3 FOR COLOR/MATERIAL) NTS



D2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE B1 (SEE C3 & C4 FOR COLOR/MATERIAL) NTS

GENERAL NOTES

A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
C. WINDOW SHADE CANOPIES SHALL BE METAL FRAME
D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

KEYED NOTES

1. ACCENT STUCCO COLOR 1 (RED, DARK GREEN & BRUNT RED)
2. ACCENT STUCCO COLOR 2 (MEDIUM GREY, DARK GREY)
3. FIELD STUCCO COLOR 1 (MEDIUM BROWN & KHAKI GREEN)
4. PAINTED STEEL AWNING (DARK GREY)
5. ALUMINUM CLAD SLIDING PATIO DOOR
6. PAINTED STEEL RAILINGS, TYP.
7. MIX OF 8' W X 7' H AND 16' W X 7' H GARAGE DOORS W/ WINDOW INSERTS
8. PRIVACY WALL
9. METAL ROOF / PORTAL (MEDIUM GREY)
10. OPERABLE ALUMINUM CLAD CORNER WINDOW
11. FIXED ALUMINUM CLAD CORNER WINDOW
12. OPERABLE ALUMINUM CLAD WINDOW
13. FIXED ALUMINUM CLAD WINDOW
14. PAINTED STEEL PEDESTRIAN GATE (DARK GREY)
15. PAINTED STEEL FENCE (DARK GREY)
16. ENTRY DOOR
17. ADDRESS SIGNAGE

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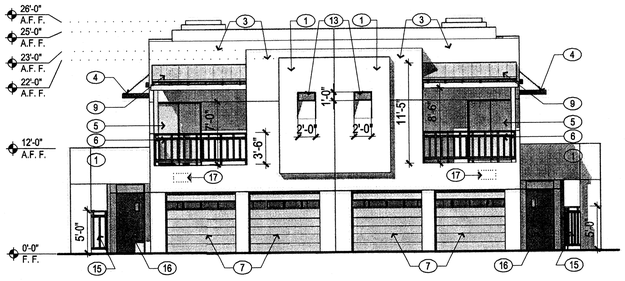
REVIEWED BY	MB
DATE	2009
PROJECT NO.	08-0044

DRAWING NAME

UNIT TYPES A &B1
ELEVATIONS

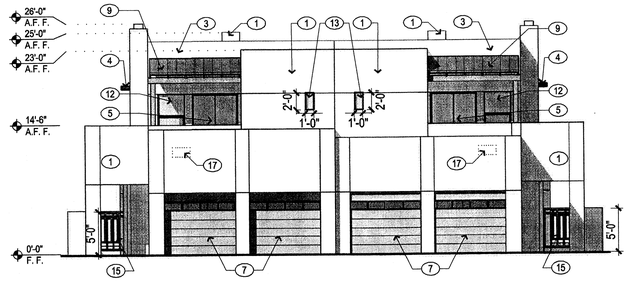
SHEET NO.

A300
8 OF 14



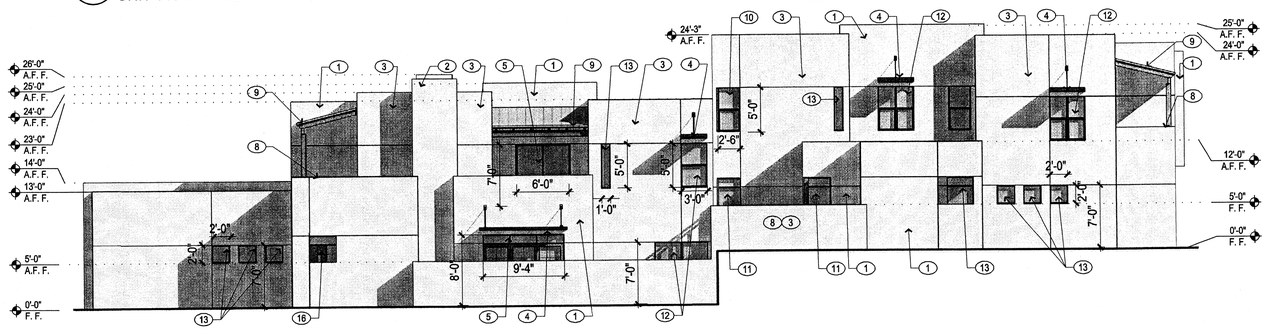
A1 FRONT ELEVATION
UNIT TYPE A1 & B

0 4' 8' 16'



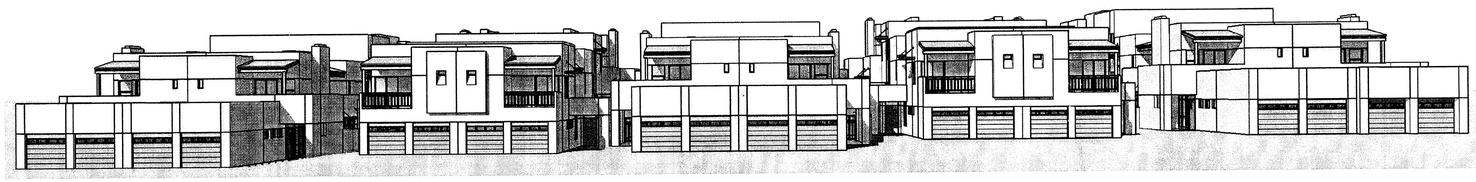
A3 REAR ELEVATION
UNIT TYPE A1 & B

0 4' 8' 16'

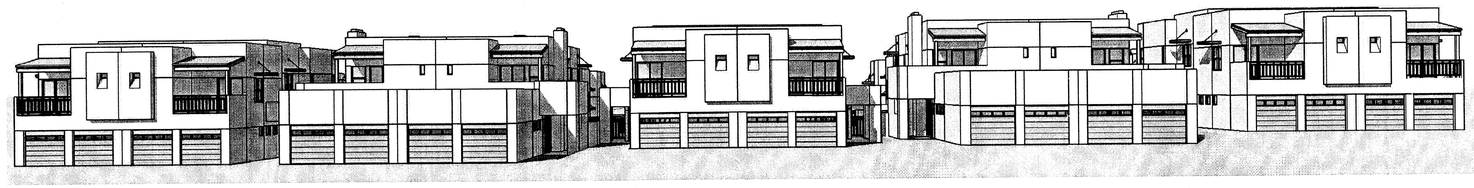


B1 SIDE ELEVATION
UNIT TYPE A1 & B

0 4' 8' 16'



C1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE A1 & B (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



C2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE A1 & B (SEE A3 & A4 FOR COLOR/MATERIAL) NTS

GENERAL NOTES

A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
C. WINDOW SHADE CANOPIES SHALL BE METAL FRAME
D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

KEYED NOTES

1. ACCENT STUCCO COLOR 1 (RED, DARK GREEN & BRUNT RED)
2. ACCENT STUCCO COLOR 2 (MEDIUM GREY, DARK GREY)
3. FIELD STUCCO COLOR 1 (MEDIUM BROWN & KHAKI GREEN)
4. PAINTED STEEL AWNING (DARK GREY)
5. ALUMINUM CLAD SLIDING PATIO DOOR
6. PAINTED STEEL RAILINGS, TYP.
7. MIX OF 8' W X 7' H AND 16' W X 7' H GARAGE DOORS W/ WINDOW INSERTS
8. PRIVACY WALL
9. METAL ROOF / PORTAL (MEDIUM GREY)
10. OPERABLE ALUMINUM CLAD CORNER WINDOW
11. FIXED ALUMINUM CLAD CORNER WINDOW
12. OPERABLE ALUMINUM CLAD WINDOW
13. FIXED ALUMINUM CLAD WINDOW
14. PAINTED STEEL PEDESTRIAN GATE (DARK GREY)
15. PAINTED STEEL FENCE (DARK GREY)
16. ENTRY DOOR
17. ADDRESS SIGNAGE

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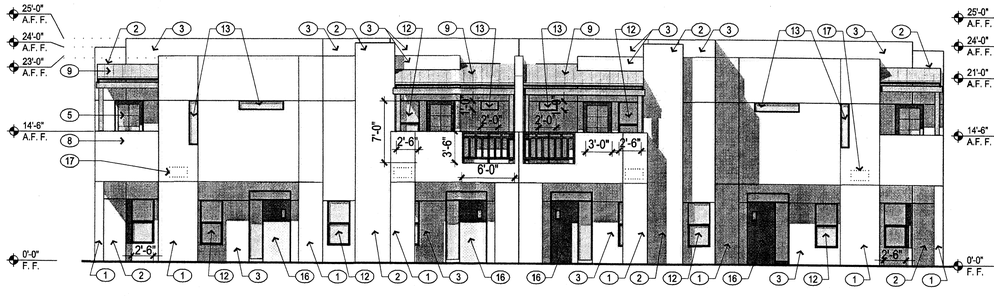
REVISIONS
1
2
3
4

DRAWN BY	CW
REVIEWED BY	MB
DATE	2009
PROJECT NO.	08-0044

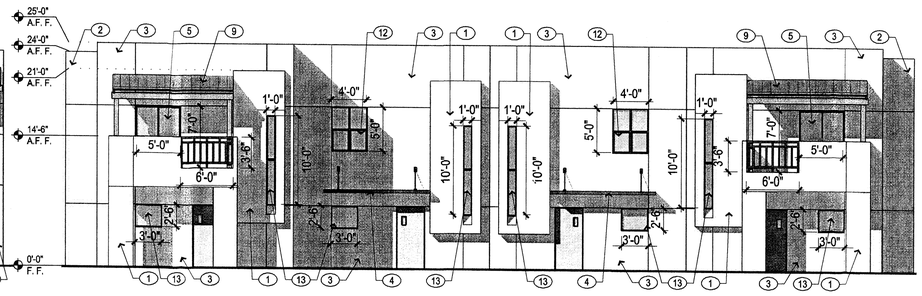
DRAWING NAME
UNIT TYPES A1 & B
ELEVATIONS

SHEET NO.
A301
9 OF 14



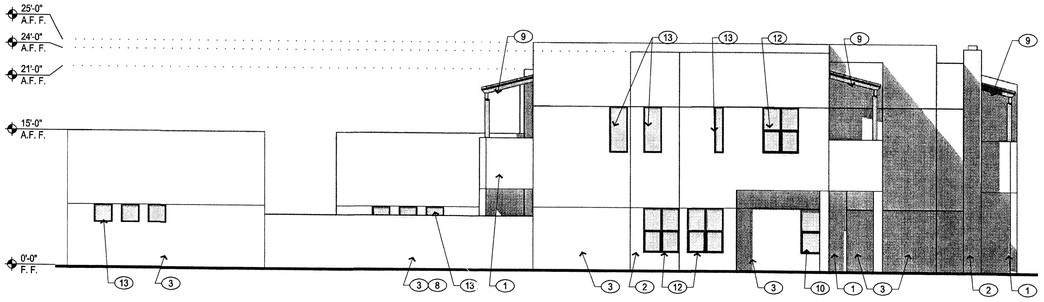
A1 FRONT ELEVATION
UNIT TYPE C & C1

0 4' 8' 16'



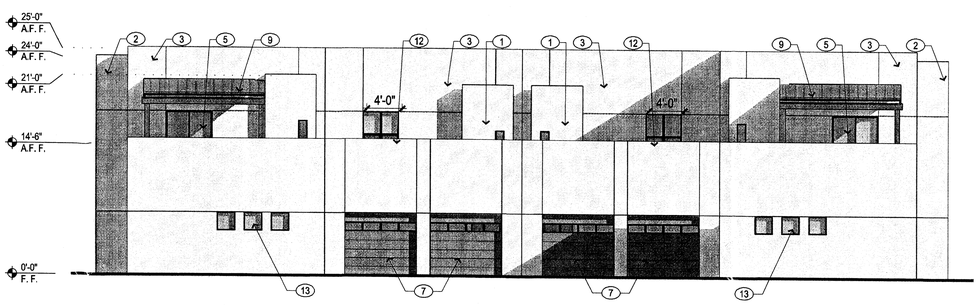
A3 REAR ELEVATION
UNIT TYPE C & C1

0 4' 8' 16'



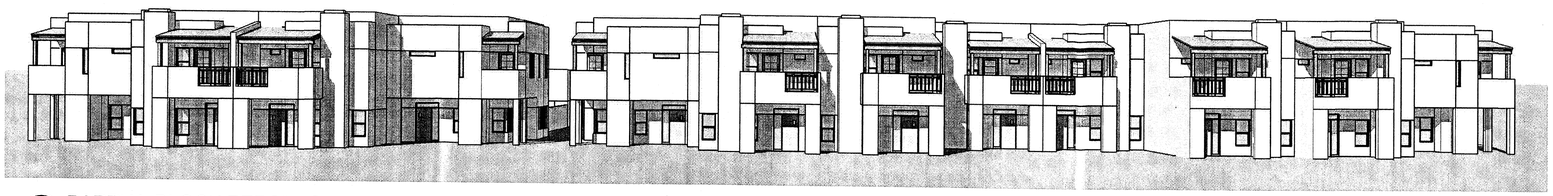
B1 SIDE ELEVATION
UNIT TYPE C & C1

0 4' 8' 16'

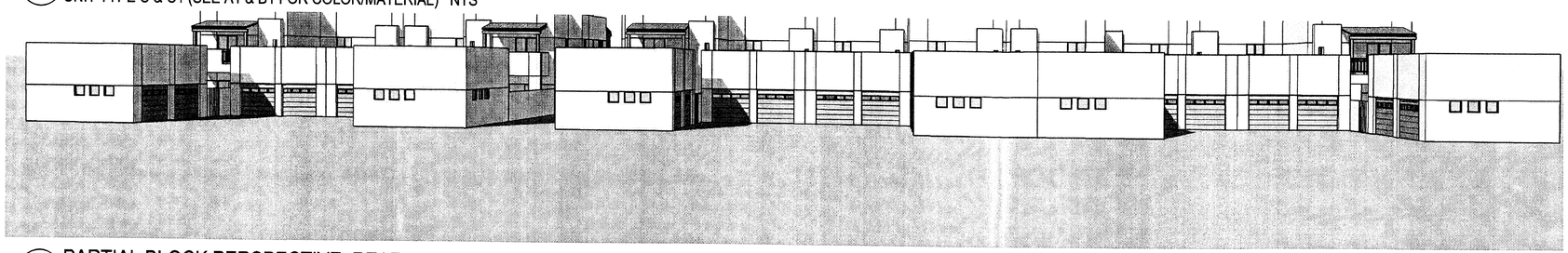


B3 STREET ELEVATION
UNIT TYPE C & C1

0 4' 8' 16'



C1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE C & C1 (SEE A1 & B1 FOR COLOR/MATERIAL) NTS



C2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE C & C1 (SEE B1 & B3 FOR COLOR/MATERIAL) NTS

GENERAL NOTES

A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
C. WINDOW SHADE CANOPIES SHALL BE METAL FRAME
D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

KEYED NOTES

1. ACCENT STUCCO COLOR 1 (RED, DARK GREEN & BRUNT RED)
2. ACCENT STUCCO COLOR 2 (MEDIUM GREY, DARK GREY)
3. FIELD STUCCO COLOR 1 (MEDIUM BROWN & KHAKI GREEN)
4. PAINTED STEEL AWNING (DARK GREY)
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11. FIXED ALUMINUM CLAD CORNER WINDOW
12. OPERABLE ALUMINUM CLAD WINDOW
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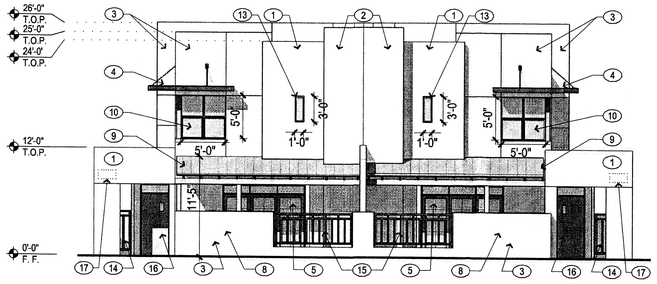
DRAWN BY	CW
REVIEWED BY	MB
DATE	2009
PROJECT NO.	06-044

DRAWING NAME

UNIT TYPES C & C1
ELEVATIONS

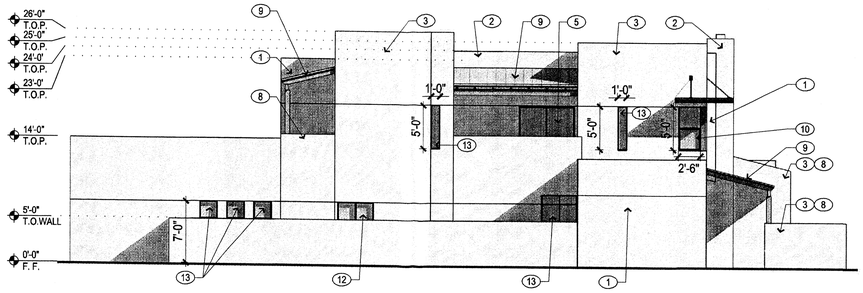
SHEET NO.

A302
10 OF 14



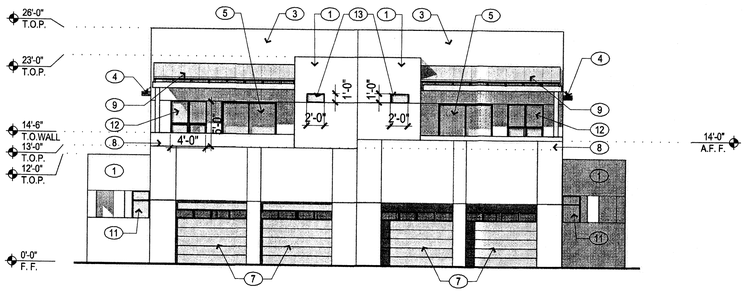
A1 FRONT ELEVATION
UNIT TYPE D

0 4' 8' 16'



A3 SIDE ELEVATION
UNIT TYPE D

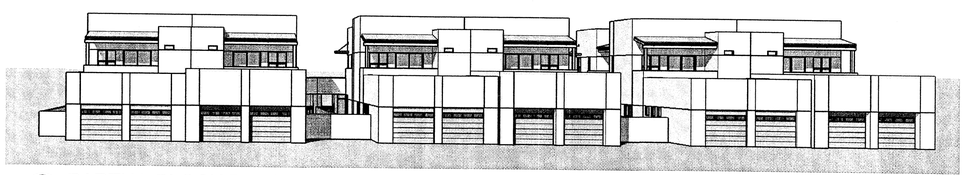
0 4' 8' 16'



B1 BACK ELEVATION
UNIT TYPE D

0 4' 8' 16'

B1 PARTIAL BLOCK PERSPECTIVE: FRONT
UNIT TYPE D (SEE A1 & A3 FOR COLOR/MATERIAL) NTS



B2 PARTIAL BLOCK PERSPECTIVE: REAR
UNIT TYPE D (SEE A1 & A3 FOR COLOR/MATERIAL) NTS

8" 18000

C4 ADDRESS SIGNAGE

0 8" 1'-4"

GENERAL NOTES

A. LOW SLOPE ROOF SHALL BE BUR WITH PEBBLE BALAST
B. METAL ROOF SHALL BE STANDING SEAM TYPE OR SIMILAR
C. WINDOW SHADE CANOPIES SHALL BE METAL FRAME
D. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT GROUND PLAIN WITH ROOF TOP PARAPET WALLS

KEYED NOTES

1. ACCENT STUCCO COLOR 1 (RED, DARK GREEN & BRUNT RED)
2. ACCENT STUCCO COLOR 2 (MEDIUM GREY, DARK GREY)
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12. OPERABLE ALUMINUM CLAD WINDOW
13. FIXED ALUMINUM CLAD WINDOW
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15. PAINTED STEEL FENCE (DARK GREY)
16. ENTRY DOOR
17. ADDRESS SIGNAGE

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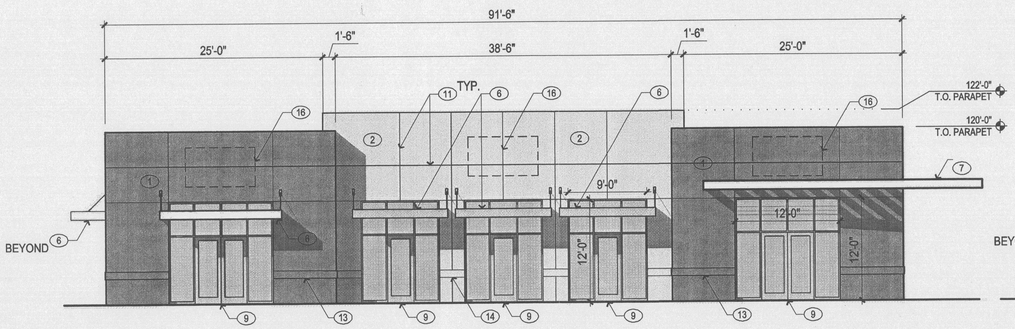
DRAWN BY	CW
REVIEWED BY	MB
DATE	2009
PROJECT NO.	08-0044

DRAWING NAME

UNIT TYPE D
ELEVATIONS

SHEET NO.

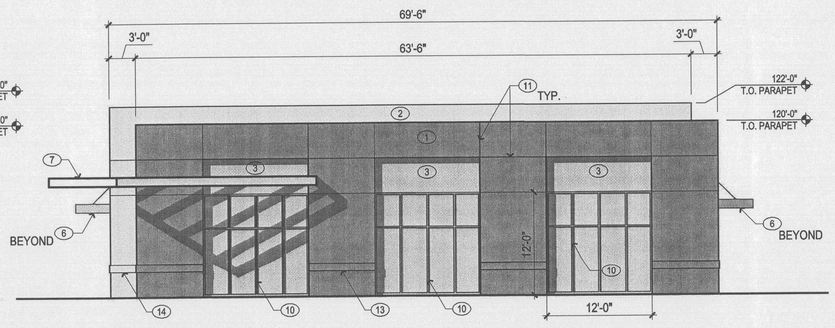
A303
11 OF 14



A1 NORTH ELEVATION
BUILDING 1

1/8" = 1'-0"

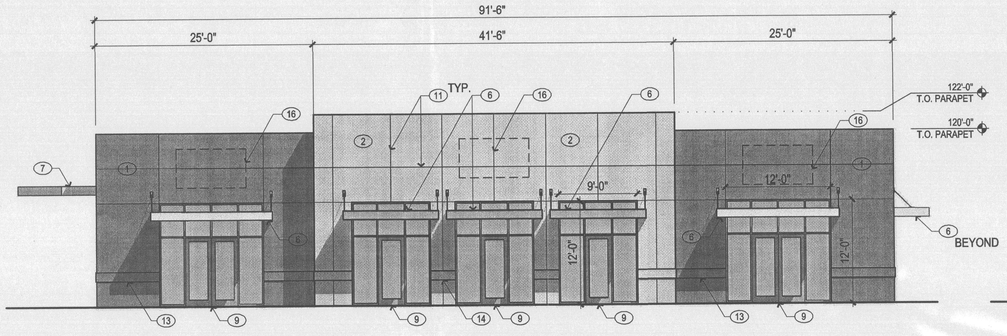
SCALE: 1/8" = 1'-0"



A3 NORTH ELEVATION
BUILDING 2

1/8" = 1'-0"

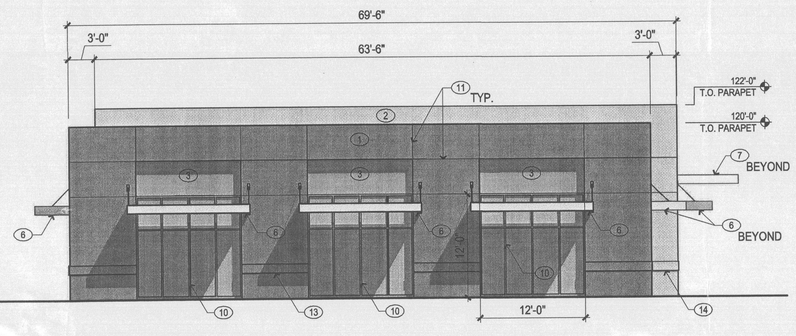
SCALE: 1/8" = 1'-0"



B1 SOUTH ELEVATION
BUILDING 1

1/8" = 1'-0"

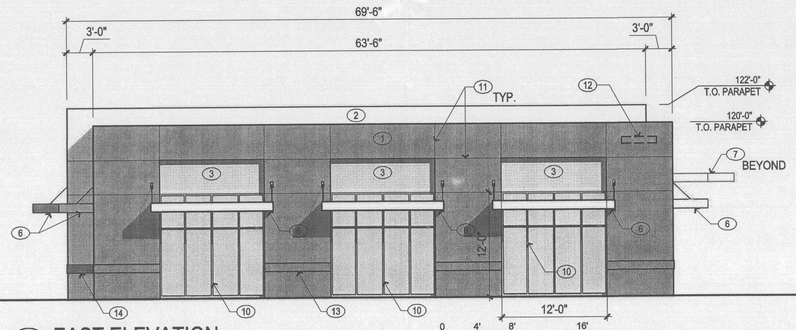
SCALE: 1/8" = 1'-0"



B3 SOUTH ELEVATION
BUILDING 2

1/8" = 1'-0"

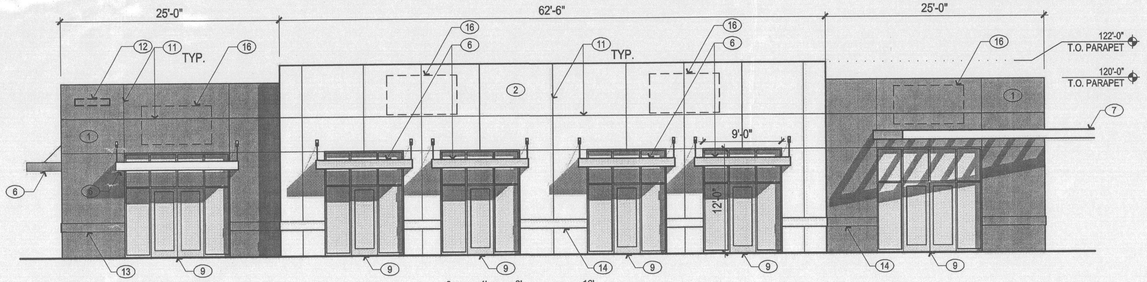
SCALE: 1/8" = 1'-0"



C1 EAST ELEVATION
BUILDING 1

1/8" = 1'-0"

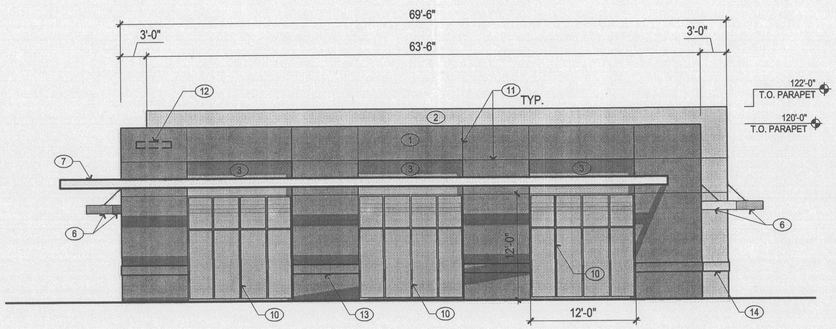
SCALE: 1/8" = 1'-0"



C3 EAST ELEVATION
BUILDING 2

1/8" = 1'-0"

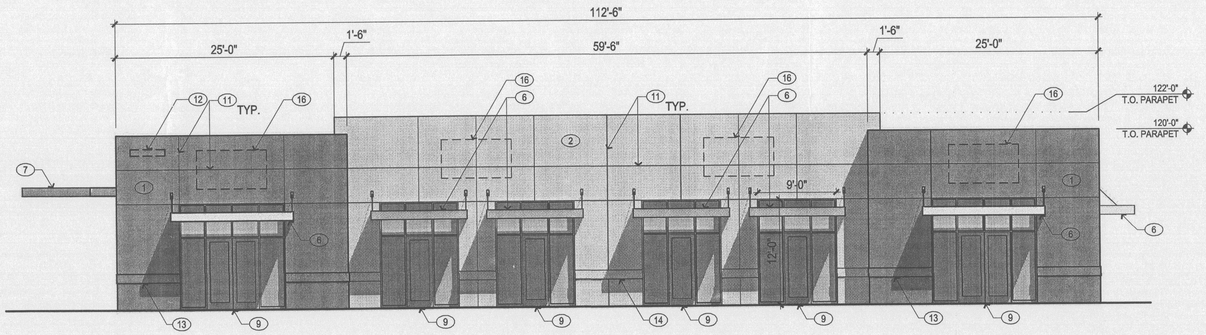
SCALE: 1/8" = 1'-0"



D1 WEST ELEVATION
BUILDING 1

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



D3 WEST ELEVATION
BUILDING 2

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. NOT ALL KEYED NOTES REFERENCED ON THIS SHEET.
B. ALL ROOFING MATERIAL TO BE LOW-SLOPE TPO ROOFING MEMBRANE / COLOR: WHITE
C. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED BY HIGH PARAPETS, AND ALL GROUND EQUIPMENT SHALL BE SCREENED BY CMU ENCLOSURE WALLS W/ STUCCO FINISH TO MATCH BUILDING COLOR.

KEYED NOTES

1. EIFS COLOR 1 - TAN
2. EIFS COLOR 2 - OFF-WHITE
3. EIFS COLOR 3 - LIGHT GREY
4. EIFS COLOR 4 - RED
5. EIFS COLOR 5 - BURNT RED
6. PAINTED STEEL AWNING
7. PAINTED TRELLIS
8. PAINTED STEEL RAILING, TYP.
9. ALUMINUM STOREFRONT ENTRANCE
10. ALUMINUM STOREFRONT GLAZING SYSTEM
11. EIFS AESTHETIC JOINT
12. PREMISE ID, 9" HIGH EXTRUDED ALUMINUM DIE-CUT LETTERS / COLOR: WHITE, FONT: ARIAL (APPLIES TO RESIDENTIAL AS WELL)
13. EIFS COLOR 1 AT 48" A.F.F. W/ 12"HIGH x 1" DEEP TRIM
14. EIFS COLOR 2 AT 48" A.F.F. W/ 12"HIGH x 1" DEEP TRIM
15. LINE OF PARAPET BEYOND
16. TENANT SIGNAGE

SIGNAGE

* ALL BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT. SIZE AND AREA OF BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH DESIGN STANDARDS IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (1004073, 08EPC 40104) AND GENERAL SIGN REGULATIONS (14-16-3-35), WHICHEVER IS MORE RESTRICTIVE. ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER FACADE, AND SHALL NOT EXCEED 6% OF THE BUILDING FACADE TO WHICH IT IS APPLIED.
* ALL BUILDING MOUNTED SIGNAGE THAT IS TO BE ILLUMINATED SHALL BE DONE SO INTERNALLY. NO TRANSFORMER BOXES OR STRUCTURAL SUPPORTS SHALL BE VISIBLE. A MINIMUM OF 50% CONTRAST SHALL BE ACHIEVED BETWEEN THE GRAPHICS AND THE BACKGROUND.
* THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE TOP OF PARAPET, AND THERE SHALL BE NO REVOLVING OR MOTION SIGNAGE.
* ADDRESSING NUMERATION SIGNAGE SHALL BE COORDINATED BETWEEN THE COMMERCIAL AND RESIDENTIAL COMPONENTS.

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REVISIONS

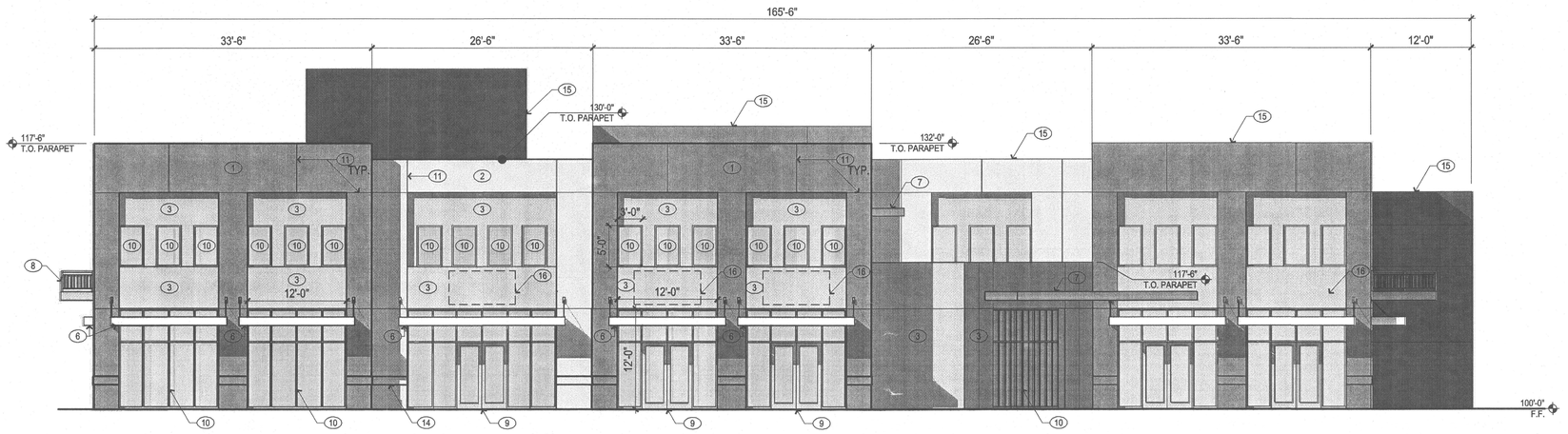
DRAWN BY	CW
REVIEWED BY	MB
DATE	2009
PROJECT NO.	08-0044

DRAWING NAME

BUILDINGS 1 & 2
EXTERIOR
ELEVATIONS

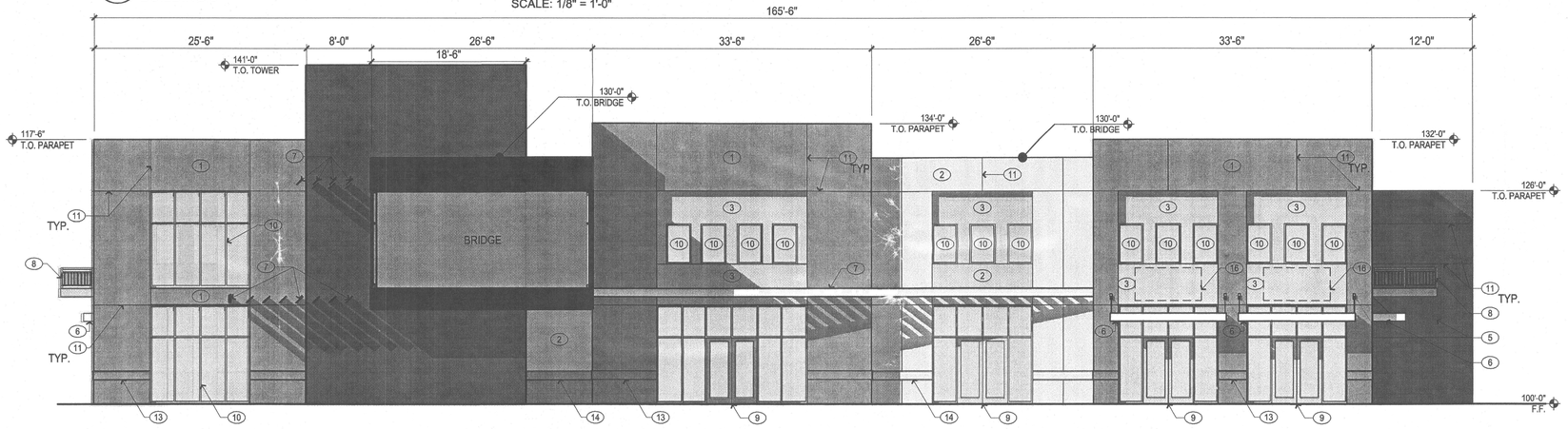
SHEET NO.

A304
12 OF 14



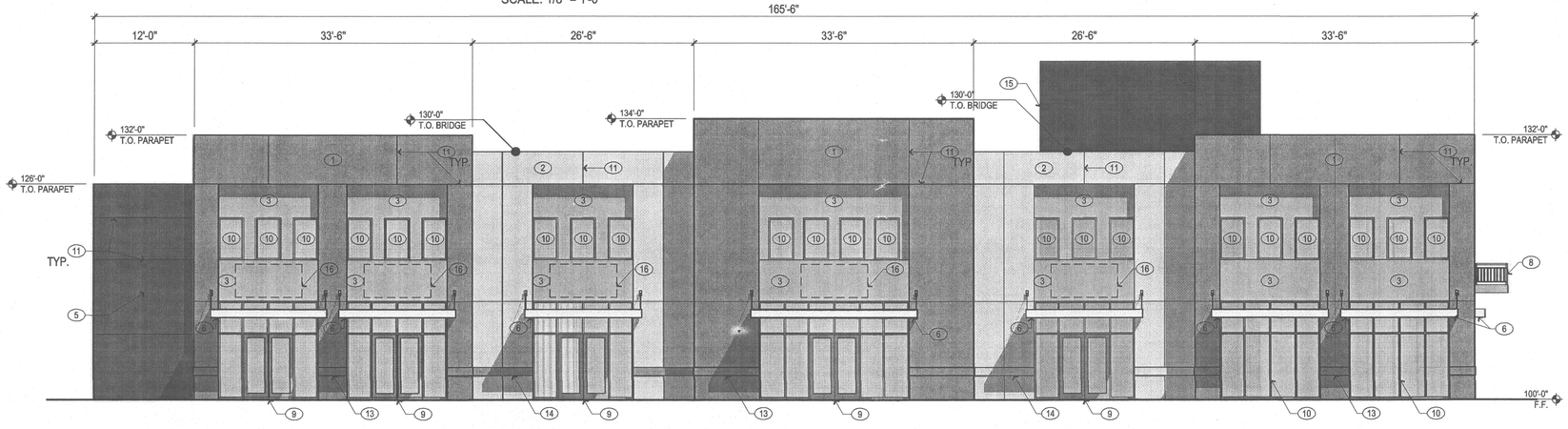
A1 NORTH ELEVATION
BUILDING 3
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



B1 NORTH ELEVATION
BUILDING 3
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
BUILDING 3
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. NOT ALL KEYED NOTES REFERENCED ON THIS SHEET.
B. ALL ROOFING MATERIAL TO BE LOW-SLOPE TPO ROOFING MEMBRANE / COLOR: WHITE
C. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED BY HIGH PARAPETS, AND ALL GROUND EQUIPMENT SHALL BE SCREENED BY CMU ENCLOSURE WALLS W/ STUCCO FINISH TO MATCH BUILDING COLOR.

KEYED NOTES

1. EIFS COLOR 1 - TAN
2. EIFS COLOR 2 - OFF-WHITE
3. EIFS COLOR 3 - LIGHT GREY
4. EIFS COLOR 4 - RED
5. EIFS COLOR 5 - BURNT RED
6. PAINTED STEEL AWNING
7. PAINTED TRELLIS
8. PAINTED STEEL RAILING, TYP.
9. ALUMINUM STOREFRONT ENTRANCE
10. ALUMINUM STOREFRONT GLAZING SYSTEM
11. EIFS AESTHETIC JOINT
12. PREMISE ID, 9" HIGH EXTRUDED ALUMINUM DIE-CUT LETTERS / COLOR: WHITE, FONT: ARIAL (APPLIES TO RESIDENTIAL AS WELL)
13. EIFS COLOR 1 AT 48" A.F.F. W/ 12"HIGH x 1" DEEP TRIM
14. EIFS COLOR 2 AT 48" A.F.F. W/ 12"HIGH x 1" DEEP TRIM
15. LINE OF PARAPET BEYOND
16. TENANT SIGNAGE

SIGNAGE

* ALL BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT. SIZE AND AREA OF BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH DESIGN STANDARDS IN THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (1004073, 08EPC 40104) AND GENERAL SIGN REGULATIONS (14-16-3-35), WHICHEVER IS MORE RESTRICTIVE. ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER FACADE, AND SHALL NOT EXCEED 6% OF THE BUILDING FACADE TO WHICH IT IS APPLIED.
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* THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE TOP OF PARAPET, AND THERE SHALL BE NO REVOLVING OR MOTION SIGNAGE.
* ADDRESSING NUMERATION SIGNAGE SHALL BE COORDINATED BETWEEN THE COMMERCIAL AND RESIDENTIAL COMPONENTS.

architecture
interiors
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engineering

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505 761-9700
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dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

REVISIONS

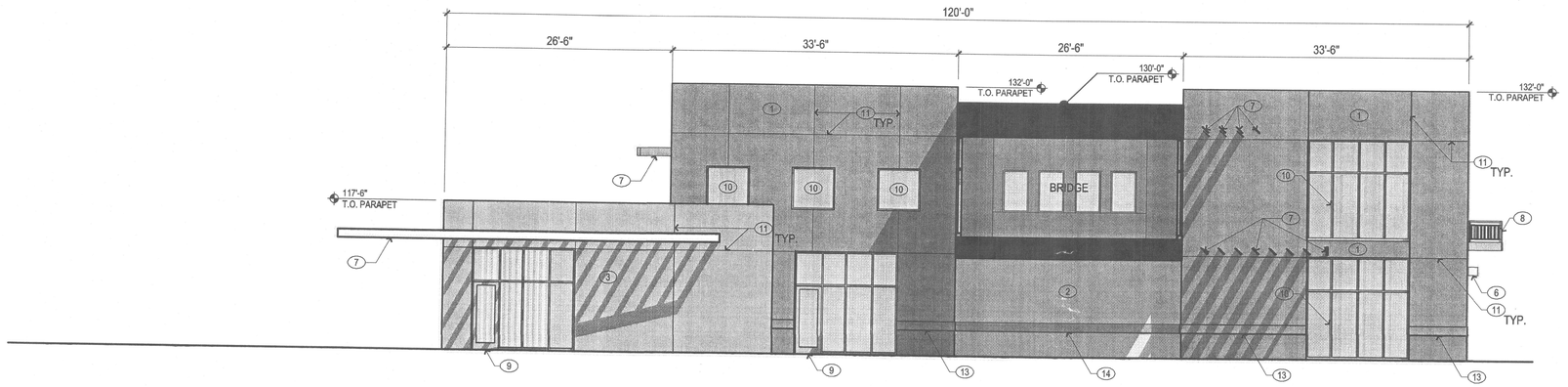
DRAWN BY	CW
REVIEWED BY	MB
DATE	2009
PROJECT NO.	08-0044

DRAWING NAME

BUILDING 3
EXTERIOR
ELEVATIONS

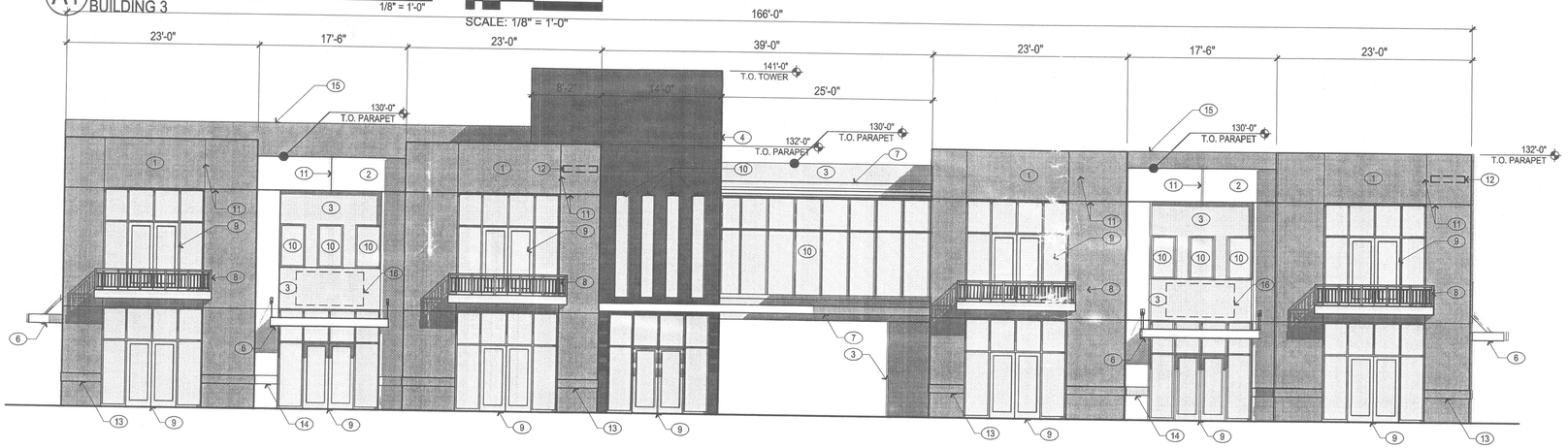
SHEET NO.

A305
18 OF 14



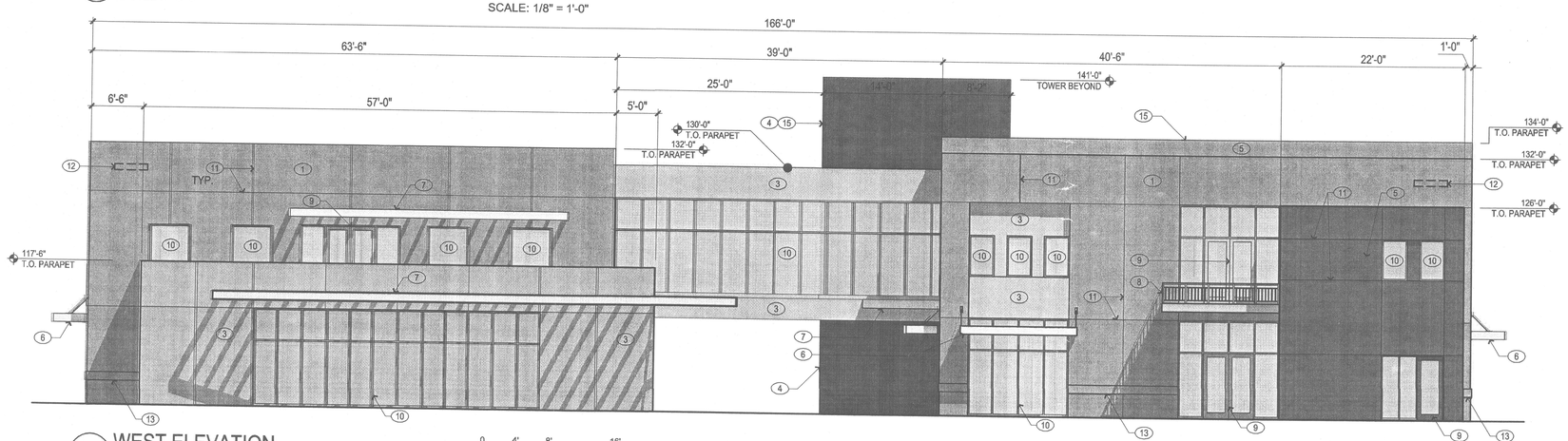
A1 SOUTH ELEVATION
BUILDING 3
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



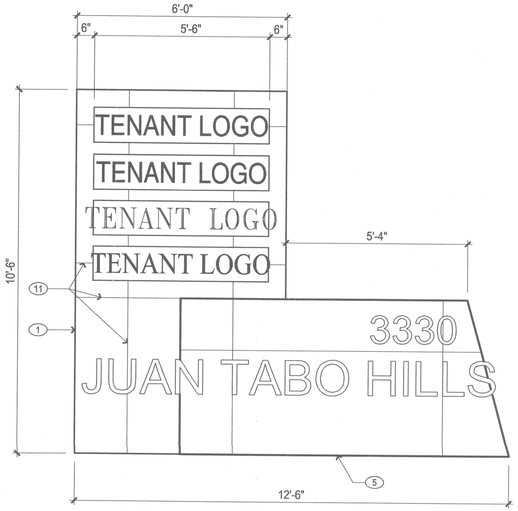
B1 EAST ELEVATION
BUILDING 3
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
BUILDING 3
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



D5 MONUMENT SIGNAGE
1/2" = 1'-0"

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ARCHITECT

ENGINEER

PROJECT

JUAN TABO HILLS
ALBUQUERQUE, NEW MEXICO

REVISIONS

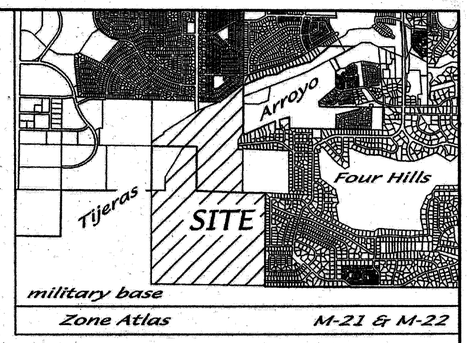
DRAWN BY	CW
REVIEWED BY	MB
DATE	2009
PROJECT NO.	08-0044

DRAWING NAME

BUILDING 3
EXTERIOR
ELEVATIONS

SHEET NO.

A306
14 OF 14



ANNEXATION PLAT

UNPLATTED LANDS OF JUAN TABO HILLS, LLC SITUATE WITHIN SECTIONS 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM BERNALILLO COUNTY, NEW MEXICO

February, 2004

Willow Wood

UNIT 4
FOUR HILLS
MOBILE HOME PARK
(12-7-78, D9-38)

TIJERAS HEIGHTS
(12-18-78, D9-42)

(5-31-78, D8-139)

UNIT 5
FOUR HILLS
MOBILE HOME PARK
(12-7-78, D9-39)

Tijeras Arroyo

UNPLATTED

UNPLATTED

VISTA FOUR HILLS

City Open Space

TRACT A
FOUR HILLS VILLAGE
20TH INSTALLMENT

390.96'
N89°15'53"W

1004.70'
N29°27'24"E

131.95'
N 00°41'59" E

UNPLATTED
E/2-SE/4-NE/4
SEC. 33, T.10 N., R.4E.
21.6759 ACRES

N01°49'04"W
40.39'

445.95'
N89°44'21"W

855.00'
N89°44'21"W

1334.73'
S87°51'36"E

2003.28'

FOUR HILLS VILLAGE
9TH INSTALLMENT

2717.84'

1375.16'

UNPLATTED
NW/4-SE/4 SEC. 33,
T.10 N., R.4E.
41.5564 ACRES

UNPLATTED
NE/4-SE/4 SEC. 33,
T.10 N., R.4E.
41.2165 ACRES

1313.95'
N 00°41'59" E

N00°18'32"E

1309.09'
N 89°26'47" W

S00°18'31"W

UNPLATTED
W/2-SW/4 &
W/2-E/2-SW/4
SEC. 34, T.10 N., R.4E.
125.1466 ACRES

FOUR HILLS VILLAGE
10TH INSTALLMENT

UNPLATTED
SW/4-SE/4 SEC. 33,
T.10 N., R.4E.
41.5564 ACRES

UNPLATTED
SE/4-SE/4 SEC. 33,
T.10 N., R.4E.
41.5564 ACRES

1375.29'

1318.84'
N 00°00'14" W

S00°31'19"W

RESERVE AT
FOUR HILLS

N89°09'51"W 1317.26' N89°09'48"W 1975.98'

MILITARY BASE BOUNDARY

F:\A07JOBS\A07083 VOLTERRA VILLAGE\SITE PLANS\A07083_SITEPLAN_SUBD.dwg

JUAN TABO HILLS, LLC
P.O. BOX 1443
CORRALES, NEW MEXICO
87048

LEGEND

Project Boundary

AREA TO BE ANNEXED

CITY LIMITS

300' 150' 0 300' 600'

SCALE: 1" = 300'

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT, VILLAGE SQUARE, PROJECT # 1004073, CASE # 40101

1

PROJECT NUMBER: 1001370

APPLICATION NUMBER: 08DRB-70425

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated February 13, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC Plans with a work order is required for any construction within Public Rights-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	10-08-08 Date
Utilities Development	10-8-08 Date
Parks and Recreation Department	10/8/08 Date
City Engineer	10/8/08 Date
DRB Chairperson, Planning Department	10/8/08 Date

1 of 6	ANNEXATION PLAT	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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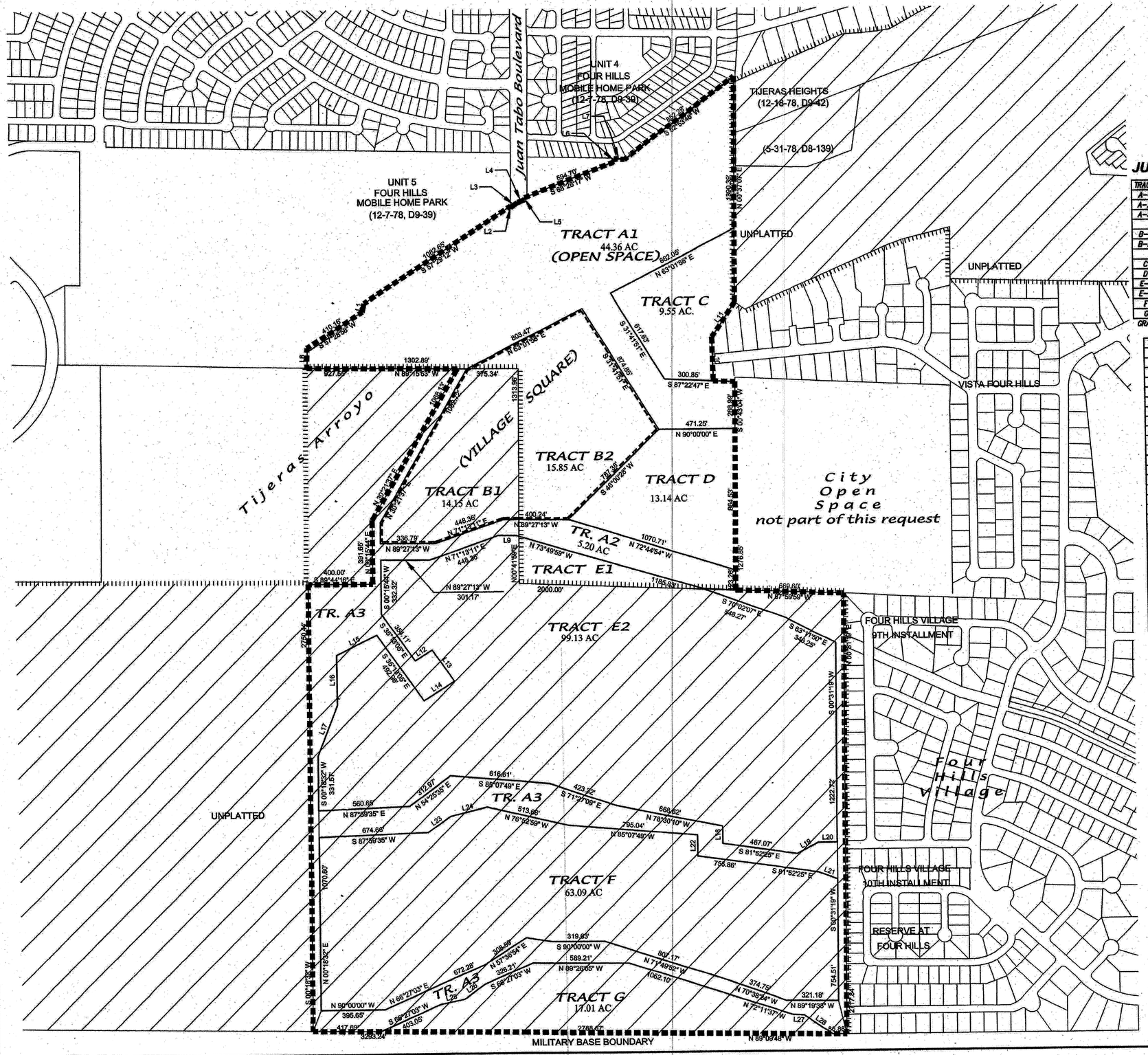
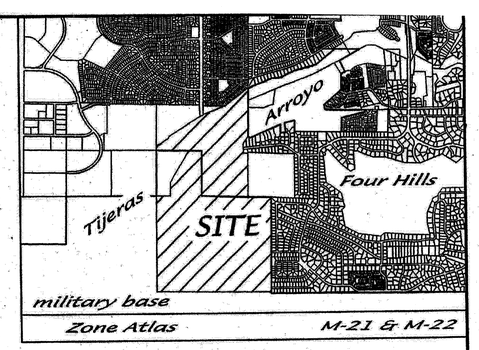
JUAN TABO HILLS ZONING MAP





JUAN TABO HILLS ZONING MAP:

TRACT	LAND USE	ZONING	ACRES	ACTION
A-1	Open Space	SU-1 for MPOS	44.36	Zone Change Request (EPC)
A-2	Open Space	SU-1 for MPOS	5.20	Zone Change Request (EPC)
A-3	Open Space	SU-1 for MPOS	40.44	Annexation & Establish Zoning (City Council)
B-1	Village Square	SU-1 for Village Square C-2, O-1, & RT	14.15	Annexation & Establish Zoning (City Council)
B-2	Village Square	SU-1 for Village Square C-2, O-1, & RT	15.85	Zone Change Request (EPC)
C	Residential	R-D	9.55	NO ACTION REQUIRED
D	Residential	R-D	15.01	NO ACTION REQUIRED
E-1	Residential	R-D	3.70	Annexation & Establish Zoning (City Council)
E-2	Residential	R-D	99.13	Annexation & Establish Zoning (City Council)
F	Residential	R-D	63.09	Annexation & Establish Zoning (City Council)
G	Residential	R-D	17.01	Annexation & Establish Zoning (City Council)
GRAND TOTAL			327.00	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S12°37'53"W	50.77
L2	N00°39'44"E	8.73
L3	S54°55'30"W	52.84
L4	S68°13'20"W	46.69
L5	S00°53'31"W	13.27
L6	S01°08'50"W	18.00
L7	N86°43'49"W	64.80
L8	S00°42'12"W	122.47
L9	N89°27'13"W	110.41
L10	N01°08'04"W	270.46
L11	N34°19'37"E	254.94
L12	S58°20'37"W	123.77
L13	S35°13'05"E	235.44
L14	S58°20'37"W	223.96
L15	N64°40'34"E	277.90
L16	N00°00'00"E	305.21
L17	N21°42'32"E	335.38
L18	N00°00'00"E	108.65
L19	S62°22'35"W	147.80
L20	N90°00'00"E	117.25
L21	S39°27'54"E	123.13
L22	S00°00'00"E	130.56
L23	N54°25'35"E	170.21
L24	S76°25'55"W	232.96
L25	N77°59'16"E	153.09
L26	S54°54'50"W	153.09
L27	N86°42'16"W	69.71
L28	S56°07'59"E	210.56

N

300' 150' 0 300' 600'

SCALE: 1" = 300'

LEGEND

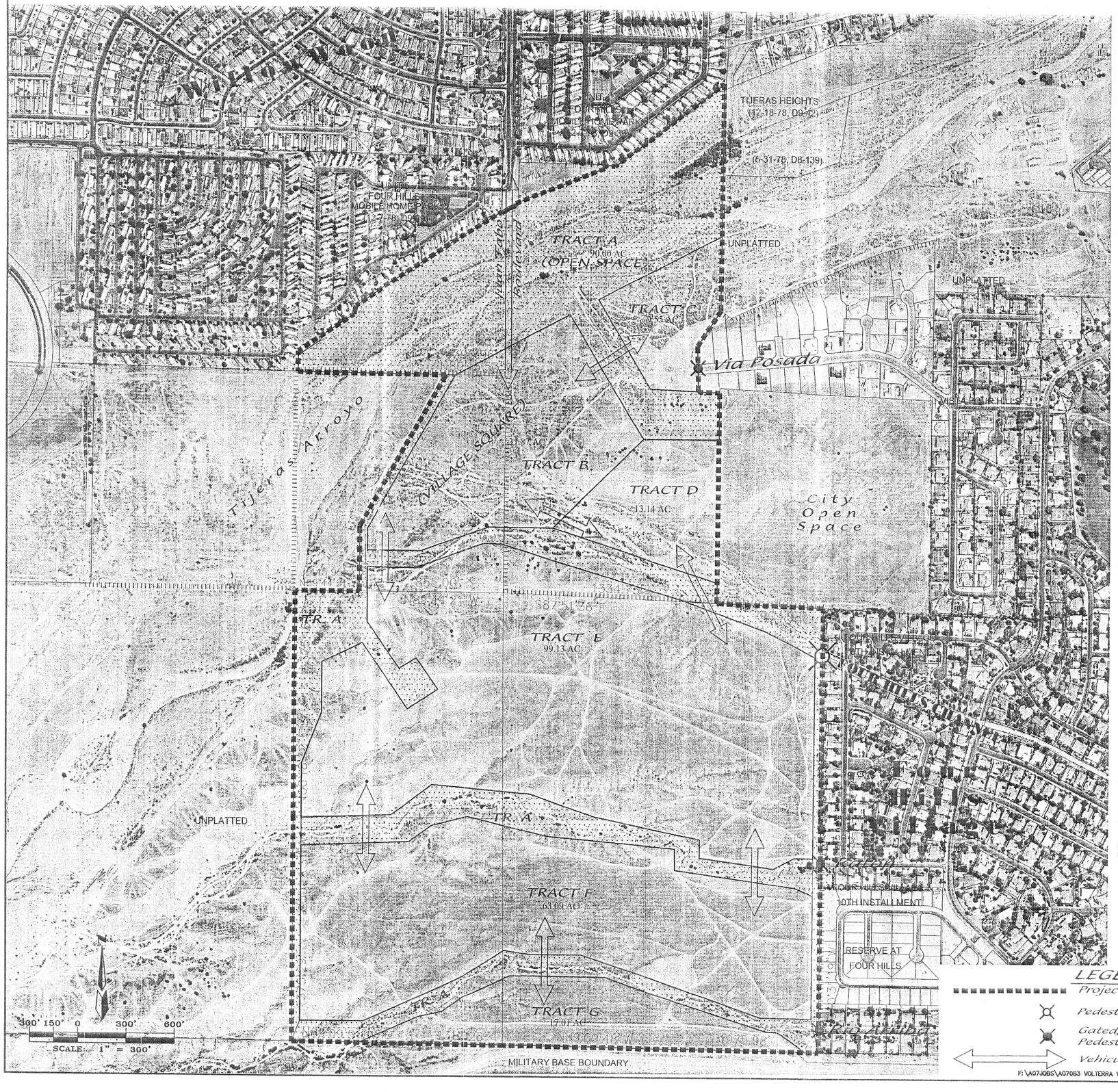
- Project Boundary
- Village Square Boundary
- Tract A-3 (In County)
- TRACT A-1 and A-2 (In City)
- Unincorporated
- City/County Boundary

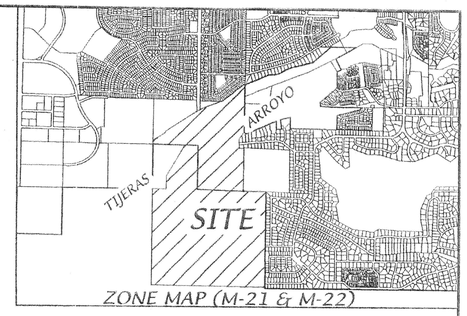
JUAN TABO HILLS, LLC
P.O. BOX 1443
CORRALES, NEW MEXICO
87048

ZONING MAP

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

JUAN TABO HILLS





ZONE MAP (M-21 & M-22)

TRACT AND LAND USE DESIGNATIONS

TRACT	LAND USE	CITY ZONING	PROPOSED RESIDENTIAL DENSITY	AREA (ac.)	UNITS PER ACRE	TOTAL # OF UNITS
A	Open Space	SU-1 for MPOS		90.0	N/A	
B	Village Square	SU-1 for Village Square (C-2, O-1 & R-T Uses)	HIGH	30.0	10	160
C-G	Residential	RD	LOW-MED	205	1-8 MAX.	1040
GRAND TOTALS		327 ACRES				1200 DWELLINGS

JUAN TABO HILLS - GENERAL ZONING CATEGORIES AND REQUIREMENTS

The **"RD"** zone permits a mixture of dwelling units types and incidental related commercial activities. Immediate development can occur with R-1 uses. Development using the R-T zone permissive uses will require individual site plans submitted to the DRB. The proposed development will include clustering of single-family homes around open areas with minor circulation streets to minimize pedestrian / vehicular conflicts and disturbance of natural environment. The applicant desires to develop the property with an overall density of five (5) dwelling units per acre, preserve unique geological areas, and contribute to the extensive recreational system proposed for the Tijeras Arroyo.

The **"Major Public Open Space"** area is proposed to be granted to the City of Albuquerque for inclusion in an overall major public open space system plan. The open areas would enhance views of all the areas which surround the development, i.e., the mountains, the arroyo canyon, and the mesas.

The open space areas improvements and trails will be developed and maintained by the developer for the first 3 years; thereafter they will be maintained by the required community association of residents and business owners. The roadway crossing structures at major arroyos will be clear span design with adequate clearance for pedestrians and bicyclists to cross below the structures. Locations and number of parking spaces for trail heads and general gathering areas will be determined by the Open Space Division

The **"SU-1 for Village Square"** consists of:

... C-2 uses with exclusions, 7.5 acres maximum;
... O-1 uses, 4.5 acres maximum;
... R-T uses, 160 dwelling units maximum; and
... Open -air Activity areas for special events, open market vending, community gatherings, shared parking and recreational activities, ~~5 acres maximum.~~ 5 ACRES MINIMUM AND 7 ACRES MAXIMUM. 1

This focal area is proposed to create a landmark for the community, provide basic services for the residents; and serve as an interface with the public recreational activities and facilities in the adjacent areas. Mixed use clustered structures will allow up to a 1.0 FAR. Stand alone structures for retail uses will require a 0.25 FAR.

Some of the community features anticipated within the village square include - town home clusters, mixed use with home and business combinations, lofts, specialty stores, day care, retail stores, church, gathering hall, sport / recreational facilities, bed & breakfast, quality restaurant with full service liquor, convenience store with gas pumps and office space (doctor, insurance, (eneral).

Parking requirements will follow the standard ratio for stand alone structures with an FAR of 0.25. Parking requirements for the mixed use clustered structure development with an FAR of 1.0 will be provided in common /shared parking areas within the open area facilities for special events, open market vending, community gatherings and recreational activities.

The design of the village square will reflect a typical New Mexico style "Town Plaza" with a similar architectural theme. Vehicular access and parking will be provided in the village square with limited points of entry. Exclusive pedestrian access to the interior "Plaza / Square" will be provided at each corner.

The developer is willing to provide the extension of Juan Tabo Boulevard and all the major utilities to serve the area, as well as conserve the Tijeras Arroyo flood plan and those ecologically and archeologically sensitive areas which are contained within the property. The design of the bridge will reflect a New Mexico style architectural theme.

PARK / OPEN SPACE

Total Area: 90 acres Permissive Uses: Hiking, bicycling, picnicing, Horse Riding facilities, Community sanctioned organized recreational Activities / Games, Horseback Riding, Run-off conveyance / dention facilities with water conservation areas.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TRAILS AND SIDEWALKS:

Existing non-vehicular access to and throughout the site will be provided within the proposed open space system. Other internal links to the existing Tijeras Arroyo system are provided via new open space and park areas. A sidewalk along Juan Tabo Hills Boulevard provides a hard surface for non-vehicular ingress /egress through the site. Internal sidewalks for individual residential subdivisions will be provided to the satisfaction of the City Traffic Engineer, as necessary, at the time of platting.

VEHICULAR ACCESS:

Juan Tabo Hills Drive is the proposed single vehicular access to this area. It will connect with the Gibson / Southern / Juan Tabo Boulevard facility on the north. Secondary, gated, **emergency-access-only** on the east boundary of the site may be provided by unpaved, access controlled links with Via Posada Drive, Raton Road, or Rio Arriba Avenue. These routes are proposed for the mutual benefit of both the Four Hills Area and Juan Tabo Hills under emergency conditions.

BICYCLE AND EQUESTRIAN:

A 5-foot dedicated bike lane is provided in each direction on Juan Tabo Hills Drive. Equine routes will connect to existing Tijeras Arroyo facilities along the soft-surface trails located along open space corridors.

MAXIMUM BUILDING HEIGHT

Maximum building height in the village center shall be as regulated by the C-1 zone. For all other tracts, maximum building height is 26 feet, except as provided in 14-16-3-3 of the City Zoning Code. EXCEPT NON-RESIDENTIAL USES ARE A MAXIMUM OF 35' AND AN ADDITIONAL HEIGHT ALLOWANCE OF 41' FOR ARCHITECTURAL FEATURE SHOWN ON THE BUILDING ELEVATION SHEET OF THE SDP FOR BP. 1

MAXIMUM TOTAL DWELLING UNITS or NON-RESIDENTIAL FLOOR AREA RATIO

Maximum floor area ratio (F.A.R.) shall be 0.25. Maximum floor area ratio sha ll be 0.25 in its non-residential area and the maximum number of units shall be 160. The maximum number of residential units for the remainder of the site shall be 1040.

LEGEND

- Project Boundary
- Pedestrian/Bicycle access only.
- Gated, emergency Vehicles Pedestrian/Bicycle access.
- Vehicular Ingress/Egress

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JUAN TABO HILLS, LLC
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3 of 6

JUAN TABO HILLS

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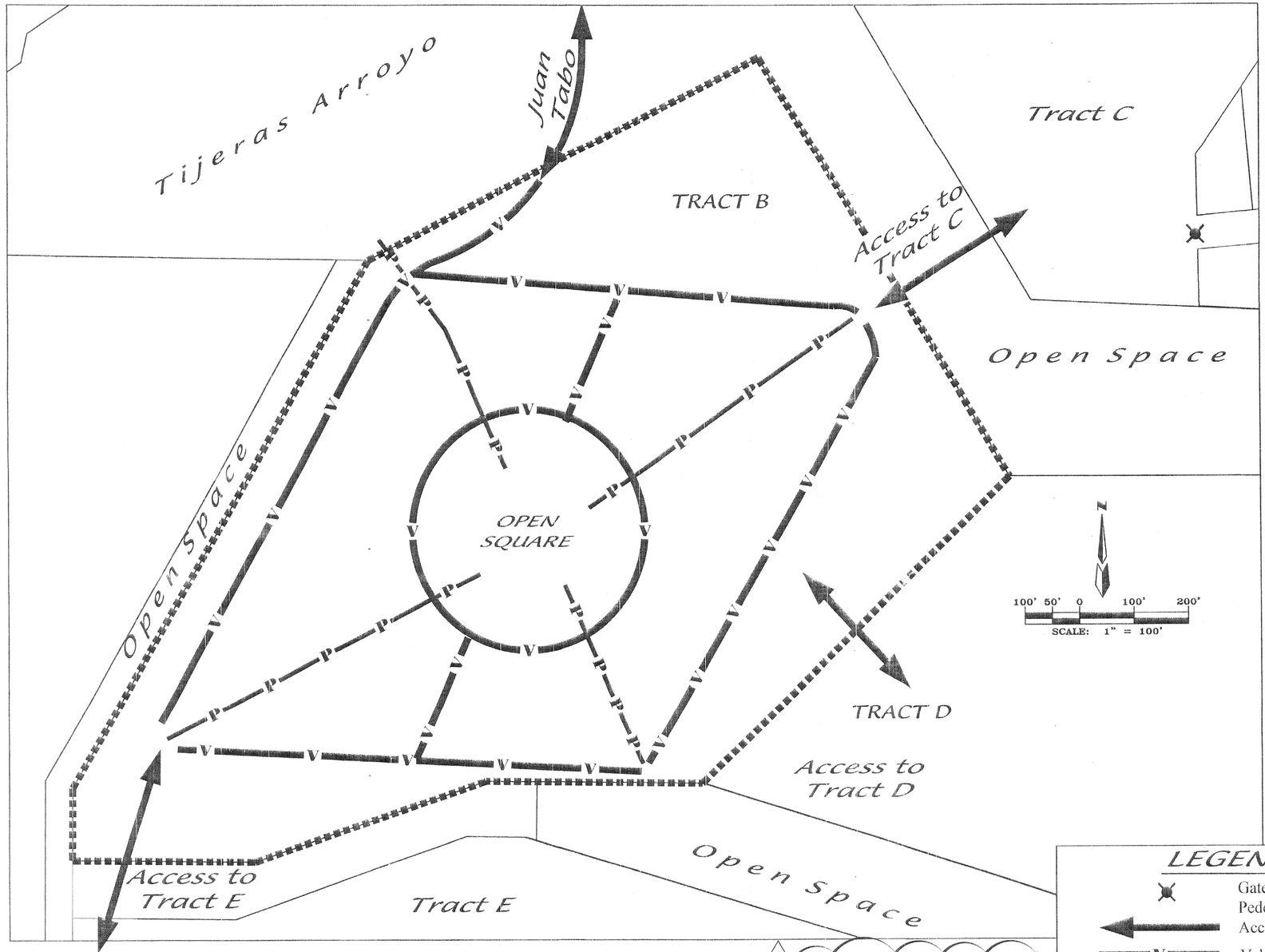
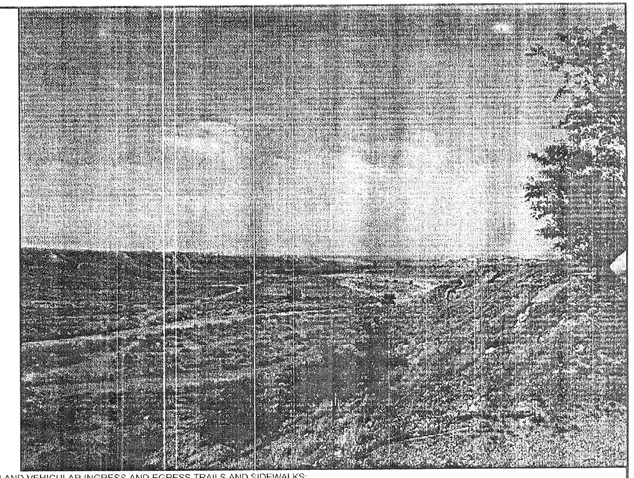
JUAN TABO HILLS VILLAGE SQUARE

TRACT B: SITE PLAN FOR SUBDIVISION





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BICYCLE AND EQUESTRIAN:
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1

An east-west trail between the Four Hills Neighborhood and Juan Tabo Boulevard within the Open space corridor located adjacent to and south of Gallant Fox Road (Gallant Fox Open Space cooridor) shall serve the function of the east-west bikeway connection through the Juan Tabo Hills development as designated on the Long Range bikeway System

MAXIMUM BUILDING HEIGHT
Maximum building height in the village square shall be as regulated by the C-2 zone.

1 C-1

MAXIMUM TOTAL DWELLING UNITS or NON-RESIDENTIAL FLOOR AREA RATIO
Maximum floor area ratio (F.A.R.) shall be 0.25. Maximum floor area ratio shall be 0.25 in its non-residential area and the maximum number of units shall be 160. The maximum number of residential units for the remainder of the site shall be 1040.

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Except non-residential uses are a maximum of 35' and an additional height allowance of 41' for architecutal feature shown on the building elevation sheet of the SDP for BP.

JUAN TABO HILLS - "VILLAGE SQUARE" ZONING CATEGORIES AND REQUIREMENTS

The **"SU-1 for Village Square"** consists of:

- C-2 uses with exclusions, 7.5 acres maximum;
- O-1 uses, 4.5 acres maximum;
- R-T uses, 160 dwelling units maximum; and
- Open -air Activity Areas for special events, open market vending, community gatherings, shared parking and recreational activities, 5 acres minimum.

1

5 ACRES MINIMUM AND 7 ACRES MAXIMUM

The land use breakdown is as follows:

R-T	160 Dwelling Units		11 acres	37% of Village Square
C-2	326,700 gross sf 81,675 sf @ .25 FAR		7.5 acres	25% of Village Square
O-1	196,020 gross sf 49,005 sf.@ .25 FAR		4.5 acres	15% of Village Square
Open Area Facilities	300,564 gross sf		7.0 acres	23% of Village Square
TOTALS	(Gross)		30 acres	100% of Village Square

This focal area is proposed to create a landmark for the community, provide basic services for the residents; and serve as an interface with the public recreational activities and facilities in the adjacent areas. Mixed use clustered structures will allow up to a 1.0 FAR. Stand alone structures for retail uses will require a 0.25 FAR.

Some of the community features anticipated within the village square include - town home clusters, mixed use with home and business combinations, lofts, specialty stores, day care, retail stores, church, gathering hall, sport / recreational facilities, bed & breakfast, quality restaurant with full service liquor, convenience store with gas pumps and office space (doctor, insurance, general).

Parking requirements will follow the standard ratio for stand alone structures with an FAR of 0.25. Parking requirements for the mixed use clustered structure development with an FAR of 1.0 will be provided in common /shared parking areas within the open area facilities for special events, open market vending, community gatherings and recreational activities.

The design of the villager square will reflect a typical New Mexico style "Town Plaza" with a similar architectural theme. Vehicular access and parking will be provided in the village square with limited points of entry. Exclusive pedestrian access to the interior "Plaza / Square" will be provided at each corner.

PROPOSED USES: "TRACT B" OF JUAN TABO HILLS

SU-1 FOR (VILLAGE SQUARE). The "village square" will provide for a variation of land uses allowed for in the C-1 and C-2 zoning categories. The uses will enable the development of a village center with opportunities for residential, retail, office and outdoor events / activities to serve the overall Juan Tabo Hills community. Intense uses such as drive thru restaurants, warehousing & storage, etc. are not permitted. See attached listing of permitted land uses. Architectural, special events and land use enforcement within the village square will be under the control of the Juan Tabo Hills Community Association. This association will be comprised of home and business owners.

ARCHITECTURE:

Pueblo, Territorial, Northern New Mexico themes in traditional or contemporary styles. Parapet, slate tile or metal roofs. Stucco, rammed earth, CMU or adobe veneer. Limited range of stucco colors. Yard walls, accessory structures to match building surface coloring.

LANDSCAPING:
Xeriscaped front yards to blend with natural landscape. Minimal turf areas, not to exceed 10 % of gross lot area. Encourage development and preservation of natural terrain of open space, paths and arroyos.

STREETSCAPE:
Open space and paths (compacted earth where possible) with developed natural vegetation. Landscaped pedestrian and bicycle paths leading to open space / arroyos. Clustered development allows for visual connection to arroyos and paths. Building, wall and landscape pallets define Juan Tabo Hills. Architectural styles define Juan Tabo Hills. Bridges, lighting and monuments designed to lend interest, identity and place.

LOWEST RESIDENTIAL DENSITY (SINGLE FAMILY DETACHED)
Defined "building envelopes" of individual structures for grading purposes.
Restricted:

- Minimal native landscape disturbance.
- Green landscaping within courtyards.
- Garden walls to match building style and finish and stay within building envelope.
- Architectural style.
- Exterior lighting.

HIGHEST DENSITY RESIDENTIAL (TOWNHOMES)
Define clustered lot and in special circumstances common-wall development concepts for grading purposes.
Restricted:

- Land disturbance.
- Green landscaping within courtyards.
- Yard walls.
- Architectural style.
- Exterior lighting.

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For the street widths shown on the Site Development Plan for Building Permit, individual residential lots would normally be designated as P-1 to meet DPM requirements. However, per SU-1 Zone (14-16-2-22 (c)), the EPC approved off-street parking less than the off-street parking requirements for P-1 lots (14-16-3-1 (a)(24)(i)).

NON-RESIDENTIAL

- Restricted:
- Architectural style.
- Xeriscape landscaping.
- Exterior signage.
- Exterior lighting.
- No drive thru or drive up windows for reataurants..
- Minimal parking areas with appropriate landscpaing.
- Interface with and provide for open space / recreational features, i.e., trail heads.

1

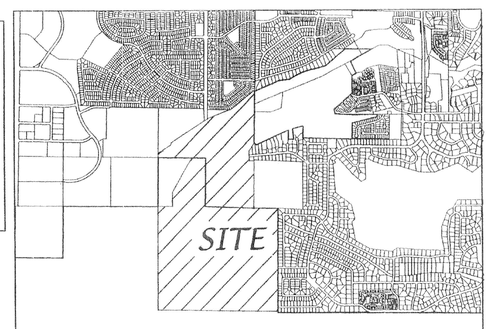
BIKEWAYS
The Gallant Fox Open Space corridor imporovements shall include a 10 foot wide multi-purpose trail constructed of a stabilized surface material that is aesthetically compatible with the surrounding natural open space environment. The typical trail cross-section shall include a minimum two and one half (2.5) foot wide unobstructed buffer area on either side of the 10 foot trail. The trail shall follow a moderate serpentine alignment within the open space corridor. Open space fencing will need to be installed at locations where there is not adequate access control between the trail and the adjacent development and roadway.

The on-street bicycle lanes along Juan Tabo Boulevard between the connection to the Gallant Fox Open Space corridor and the northern most boundary of the Juan Tabo Hills development, shall serve the function of the north-south bikeway connection through the development as designated on the Long Range BikewaySystem map.

Volterra Village Drive (a.k.a Cavalcade Road) between Juan Tabo Boulevard and Gulfstream Road, and Gulfstream Road between Volterra Village Drive (a.k.a Cavalcade Road) and Street L, will be designated as a Bicycle Route. The width of the combined bicycle route and driving lanes on Volterra Village Drive (a.k.a Cavalcade Road) will be a minimum of 14 feet in width. Signing and pavement marking will be provided in accordance with the Manual of Uniform Traffic Control Devices.

LEGEND

- Gated, emergency Vehicles Pedestrian/Bicycle access.
- Access Entries
- V — Vehicular Circulation
- P — Pedestrian Circulation
- Village Square Boundary



SITE PLAN FOR SUBDIVISION

4 of 6

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JUAN TABO VILLAGE SQUARE DEVELOPMENT DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality residential and commercial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Juan Hills community. These standards are to be used as a supplement to the City of Albuquerque, Zone Code and other pertinent city ordinances. These standards shall apply to all properties within the Juan Tabo Hills Village Square.

A. Landscape Concept

Development of an overall landscape concept will establish a framework that unifies the individual sites within the Juan Tabo Hills Village Square. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site.

The following are minimum standards for the development of specific site landscape plans:

- A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing power lines shall not be permitted to have trees.
- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure and or adjacent to residential properties.
- As a minimum, a 15 foot landscaped buffer is required between commercial uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least ~~15~~ 8' feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced at an average of 25 feet on center.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Header curbs shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living vegetative material. High-water use turf is discouraged and shall be limited to 20% of the landscaped area. Xeriscape plant material is strongly encouraged.
- "One tree is required for each twenty-five linear feet of main public access roadways. The required trees should be informally clustered with not more than a fifty-foot gap between groupings ~~and shall have a 60/40 mix of deciduous to evergreen trees.~~ IF POSSIBLE
- Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces.
- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 in height; ~~shrubs and ground-covers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.~~ (EXCEPT EVERGREEN TREES WHICH CAN BE 8' MINIMUM)
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material." All plant material, including trees, shrubs, ground-covers, turf, wild-flowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.

B. Setbacks

The use of building and parking area setbacks is required to provide spa ce for the creation of visually attractive streets-capes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of The Juan Tabo Hills Village Square.

COMMERCIAL TRACTS: 15' FROM JUAN TABO BLVD., 10' FROM INTERNAL ROWS AND 10' FROM INTERNAL LOT LINES

Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- ~~35 feet from the Juan Tabo Boulevard right-of-way and 20' for internal roadways right-of-way.~~
- ~~10 feet from internal lot line.~~

RESIDENTIAL TRACTS: 15' FROM JUAN TABO BLVD., 10' FROM INTERNAL ROWS,EXCEPT: 5' MINIMUM FOR UNITS WITH OFF-SET STRUCTURES, PROVIDED THE AVERAGE SETBACK IS 15' MINIMUM FROM AN INTERNAL ROW WITHIN A BLOCK,AND DRIVEWAYS THAT PROVIDE OFF-STREET PARKING SHALL BE NOT LESS THAN 20' LONG. A DISTANCE OF NOT LESS THAN 10' SHALL BE MAINTAINED BETWEEN DWELLING UNITS THAT ARE NOT ATTACHED

Parking/Circulation

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15 feet from the Juan Tabo Hills Boulevard right-of-way. line; and 10 feet for internal roadways; and 10 feet from internal lot lines.
- ~~The maximum allowed parking shall be equal to the required parking plus 10% unless approval by the Planning Director.~~
- ADA compliant parking shall be located adjacent to the building entry.
- For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly demarcated with textured paving and shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- Shaded pedestrian access shall be provided including a clear 6 foot-wide path with adjacent trees ~~spaced approximately 25 feet on center with planters that have a minimum interior dimension of 5 feet square (or equivalent).~~
- Long term Truck parking is not permitted on the interior streets within the Juan Tabo Village Square.
- For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building.
- For all other buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 5 feet square (or equivalent).
- For office or retail buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.
- Convenient connections shall be provided from each building to the internal circulation system and to adjacent roadways.
- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

C. Sidewalks / Bikeways

To encourage and enhance the pedestrian activity within the Juan Tabo Hills Village Square, sidewalks and/or bikeways are required in certain areas as an integral element of the street-scape. ~~All streets within the subdivision are required in certain area as an integral element of the street-scape.~~ All streets within the Master Plan Area are required to have sidewalks or pedestrian trails.

- Pedestrian connection shall be provided to physically connect the Village Square to Adjacent open space areas, trails, and neighborhoods.
- Sidewalks shall be provided along public rights-of-way at a minimum of 4 foot width and shaded by trees planted 25 feet on center. Pedestrian trails must be a minimum of 10 feet in width.

D. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery / storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the within the Juan Tabo Hills Village Square.

The following are standards to ensure effective screening of negative walls, and earthen berm elements:

- All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet. Employee and customer / client parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping should be used to direct visitors.
- Areas for the storage of high profile delivery / transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade and have a maximum height of 10 feet.
- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates if they are located adjacent to public rights-of-way.
- Refuse collection areas should not be allowed between the street and building front wherever practical.
- When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chainlink fencing or any kind of wood fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.

EXCEPT WHERE THERE ARE CONFLICTS WITH DRIVEWAYS AND SIGHT TRIANGLES EXIST

- Outdoor storage areas are permitted provided they shall be fenced and screened from adjacent public rights-of-way with vines, solid fencing, and/or shrubs. Outdoor storage shall not be permitted on any lot adjacent to Juan Tabo Hills Boulevard.
- Barbed wire or concertina wire are not allowed in the Juan Tabo Hills Village Square.
- Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

E. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Juan Tabo Hills Village Square, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 16 feet for all walkways and entry plazas.
- 20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- Exterior elevations of any building fronting a street are encouraged to be feature light to enhance the identity of the building and the appealing ambiance of the total community.
- The use of spread lighting fixtures are required to accent landscapes and walkways. Up-lighting fixtures are not permitted.
- Required Street Light specifications: To be determined.
- All site lighting fixtures, shall be fully shielded of a full out type. The color of fixtures must compliment the architecture.

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

F. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Juan Tabo Hills Commercial area. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

The following are general guidelines for signage design and placement:

- No off-premise signs are allowed.
- Signs shall be limited to wall signs and free-standing monument signs.
- All elements of a sign shall be maintained in a visually appealing manner.
- One wall sign shall be permitted per facade per business.
- ~~One free-standing business monument sign shall be permitted per street frontage per premises; a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.~~
- ~~The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet.~~
- Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- The height of a wall sign shall not exceed the height of the wall to which it is attached

FREE-STANDING MONUMENT SIGNS

The project is allowed two ~~Project entry signs~~ at the access points on Juan Tabo Hills Boulevard. The height of the free-standing ~~Project entry~~ signs shall not exceed 12 feet. The size of the sign face shall not exceed 75 square feet.

- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- Signs located on rocks, trees, or other natural features are not permitted.
- Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- No illuminated signage shall face any residential area, except along Juan Tabo Hills Boulevard.

SIGNAGE SHALL PROVIDE A MINIMUM OF 50% CONTRAST BETWEEN THE GRAPHICS AND BACKGROUND COLOR.

G. Site / Architectural Objectives

Site

The creation of an active pedestrian environment in the Juan Tabo Hills Village Square is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park liked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- All parking facilities adjacent to the streets be screened with low walls and/or landscaping. Such screening shall have a minimum height of 3 feet.
- All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).
- Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 feet clear and lined with shade trees in 5' x 5' planters, spaced 25 feet on center.

Architectural

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, split face, or masonry block shall be used as the primary surface treatment. Metal s iding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

- Pueblo, Territorial, Northern New Mexico or Contemporary building styles.
- The maximum building height shall be 32 feet ~~which~~ includes a parapet screening. All buildings along Juan Tabo Hills Blvd. shall ~~be restricted to a height of 26 feet (including parapets) and~~ have flat roofs with parapets.

THE HEIGH LIMIT EXCEPT NON-RESIDENTIAL USES ARE A MAXIMUM OF 35' AND AN ADDITIONAL HEIGHT ALLOWANCE OF 41' FOR ARCHITECTURAL FEATURES SHOWN ON THE BUILDING ELEVATION SHEET OF THE SDP OF BP.

- Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- Finished building materials must be applied to all exterior sides of buildings and structures.
- Any accessory buildings and enclosures, whether attached or det ached from the main building, shall be of similar compatible design and materials.
- Entries to structures should portray a quality office appearance while being architecturally tied into the overall into mass and building composition.
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- The primary building colors shall be limited to: variations of Yellow Ochre, Brown, Dull Red, Blue-gray, and Grey-Greens however, sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is of reflectance is intended to avoid very light and very dark colors.
- The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual façades.
- Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
- Earthen berms in conjunction with landscaping can be used at the building edge to redu ce structure mass and height along facades.
- The roof-line at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.
- Screen walls shall screen all ground mounted equipment with the top of equipment below the top of screen wall.
- All out buildings and canopies shall be architecturally integrated and compatible in material and design.
- No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development into adjacent properties.
- No generic franchise architecture shall be allowed.
- Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.
- ATM's shall be architecturally integrated with building design.
- Outdoor storage is permitted within Juan Tabo Hills Subdivision and shall be screened from view from public rights-of-way with a solid fence or wall that is a minimum of 6 feet and a maximum of 10 feet in height. No outdoor storage is permitted on adjacent to Juan Tabo Hills Boulevard

H. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Juan Tabo Hills Village Square:

- All new electric distribution lines within the Park shall be placed underground.
- When an above-ground back-flow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

JUAN TABO HILLS VILLAGE SQUARE
SITE DEVELOPMENT PLAN FOR SUBDIVISION

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JUAN TABO HILLS VILLAGE SQUARE
PERMISSIVE USES

A Maximum 30 acre site. Reference to zoning code meant the City of Albuquerque Zoning Code
Land uses allowed -

- **residential (R-T)** (160 dwelling units maximum, using R-T requirements, 26 foot height maximum, mixed-use structures are encouraged.)
- **retail (C-2)** (FAR of .25 for stand alone structures , C-2 uses with excluding drive-up restaurants and sale of package liquar for off-site consumption. Mixed-use structures are encouraged.)
- **office (O-1)** (Standard O-1 uses, schools, churches, libraries, public service substations, community hall, etc; mixed-use structures are encouraged)
- ~~**open-air facilities**~~ (Special events & public gatherings areas, ~~open market vending,~~activity areas shared parking, swimming pool, play courts/fields, trail heads, parks with tables and seating, etc.)

1 OPEN AIR ACTIVITY AREAS

1 OPEN MARKET VENDING IS LIMITED TO VENDING BY TENANTS OF ADJACENT COMMERCIAL PROPERTIES, OR TO KIOSK BOOTHS RENTED OUT BY COMMERCIAL PROPERTY OWNER(S) OR THE HOMEOWNERS' ASSOCIATION

The applicant desires to develop the property with an overall density of five *(5)* dwelling units per acre, preserve unique geological areas, and contribute to the extensive recreational system proposed for the Tijeras Arroyo. The village square contains *30* acres of retail, office, residential *(160* du's max.*)* and recreational /open area facilities which are proposed to serve the needs of the residents; and to provide an interface with the recreational activities and facilities in the area. Some of the community type of activities anticipated within the village center include - townhouses, specialty stores, day care, retail stores, church, gathering hall, sport / recreational facility, bed & breakfast, full service liquor restaurant, convenience store with gas station, and office space (doctor, insurance, general). The range of permissive land uses in the "village square" are a variation of uses found in the *C-1* (NEIGHBORHOOD COMMERCIAL) and C-2 (COMMUNITY COMMERCIAL) zones.

Permissive uses, provided there is no outdoor storage or activity, are as specifically allowed below:

(1) Institution:
- *(a)* Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
- *(b)* Club, provided there is no liquor license.
- *(c)* Library.
- *(d)* Museum.
- *(e)* Schools, including a private school which serves to provide basic education to children as is provided in public schools in grades K through *12*, and excluding all other private schools.

(2) Office.
(3) Office machines and equipment sales and repair.
(4) Park-and-ride temporary facilities.
(5) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
(6) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
- *(a)* Arts and crafts objects, supplies, plus their incidental creation provided there is little or no reproduction of substantially identical objects.
- *(b)* Auto parts and supply.
- *(c)* Books, magazines, newspapers, stationery, provided that no such material is advertised to be forbidden to be sold to minors.
- *(d)* Christmas trees, including outside sales, provided the use is limited to *45* days in one calendar year.
- (e) Clothing, shoes, dry goods.
- (f) Cosmetics, notions, hobby supplies.
- (g) Drugs, medical supplies.
- (h) Flowers and plants, including minor and
- (i) Food and drink for consumption on premises or off, provided
  1. There shall be no drive-in restaurant, and
  2 Alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by Section 60-6A-4 NMSA 1978.
- (j) Furniture, household furnishings, and appliances.
- (k) Gasoline, oil, liquified petroleum gas, including outside sales.
- (l) Hardware, building materials, provided it is in a completely enclosed building.
- (m) Jewelry.
- (n) Musical instruments and supplies.
- (o) Pets, provided there is no outside pen. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
- (p) Photograph equipment.
- (q) Sporting goods.

(7) Services:
- (a) Automobile, bicycle and motorized bicycle (moped) repairing, but no body work. Repairing shall be done within a completely enclosed building at least *20* feet from any residential zone.
- (b) Banking, loaning money. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.
- (c) Barber, beauty.
- (d) Car washing.
- (e) Day care center.
- (f) Dry cleaning, laundry, clothes pressing, provided:
  1. Only nonflammable or noncombustible materials are used in the cleaning process.
  2. The number of persons employed in the establishment is limited to three, excluding pressers, office, clerical, or delivery personnel.
  3. That portion of the structure in which any cleaning process is done is at least *50* feet from any residential zone.
- (g) Games, electronic and pinball, provided:
  1. They are within a completely enclosed building; and
  2. If the games are within *100* feet of a residential zone there shall be no more than four game machines per business.
- (a) Health Gymnasiums.
- (b) Instruction in music, dance, fine arts, crafts, modeling; training of dogs which are not boarded on the premises.
- (c) Interior decorating.
- (d) Medical or dental laboratory.
- (e) Parking lot, as regulated in the O-*1* zone.
- (f) Pet grooming.
- (g) Photography, photocopy, except adult photo studio.
- (h) Repair of shoes, household equipment.
- (i) Small animal clinic.
- (j) Tailoring, dressmaking.
- (k) Taxidermy.

(8) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director.
(9) Uses or activities in a tent, if the uses or activities are listed elsewhere in this subsection, provided:
- *(a)* The tent may not be erected for more than seven days at a time and may not be erected more than two times a year on a given premises; and
- *(b)* There is sufficient paved off-street parking available on the premises to meet the parking requirements for all uses on the premises, including the activity in the tent. The Zoning Enforcement Officer shall approve the site plan for the tent, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the tent; and
- *(c)* There are toilet facilities on the premises available to the users of the tent; and
- *(d)* The City Fire Marshal or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter *14*, Article *2*, Fire Code.

(10) Wireless Telecommunications Facility, provided that the requirements of § *14-16-3-17* of the Zoning Code are met, and as specifically allowed below:
- *(a)* A free-standing wireless telecommunications facility, up to *65 feet in height.*
- (b) A collocated free-standing wireless telecommunications facility, up to *75* feet in height.
- (c) A face-mounted wireless telecommunication facility.
- (d) A roof-mounted wireless telecommunications facility, up to *8* feet above the parapet of the building on which it is placed.
- *(e)* A concealed wireless telecommunications facility.
- *(f)* A Community Identity Feature, if it is approved by the Planning Commission pursuant to § 14-16-3-17 of the Zoning Code.
- *(g)* A wireless telecommunications facility for which all antennas are mounted on an existing vertical structure

(11) Community Residential Program except not either Community Residential corrections program or Community residential program for substance abusers: up to *16* client residents, provided that the standards of § *14-16-3-12* of the Zoning Code are met.
(12) Drive-up service window, except where listed as permissive in this zone, provided that the vehicle movement plan is approved by the Traffic Engineer, and further provided that the service window and any associated order board are located at least *75* feet from any residential zone. Drive-up service windows in existence upon the effective date of the Zoning Code shall be considered as approved conditional uses.
(13) Dwelling unit (house, townhouse, or apartment), provided usable open space is provided on-site in an amount equal to *400* square feet for each efficiency or one-bedroom dwelling unit, *500* square feet for each two-bedroom dwelling unit, and *600* square feet for each dwelling unit containing three or more bedrooms.
(14) Games within a completely enclosed building, operated for profit, and not permissive in this zone.
(15) Kennel, provided:
- (a) It is in a completely enclosed building.
- *(b)* It is no closer than *30* feet from any residential zone.
- *(c)* The noise from the kennel does not exceed the ambient noise level as defined in § *9-9-2*, Noise Control, when measured *30* feet from any exterior wall of the kennel.

(16) Outdoor storage or activity except as specifically listed as a permissive or conditional use in this section and as further provided below:
- *(a)* The outdoor storage or activity is part of a use on the same premises, which use is a permissive only within a building in this zone.
- *(b)* Outdoor uses which would impact their environs with appearance, light, noise, odor, or similar environmental problems likely to be unpleasant to neighboring premises and uses shall not be approved.
- *(c)* Outdoor conditional uses may justify special buffering to prevent the activity from negatively impacting adjacent land.

(17) Park-and-ride joint-use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-site parking for the activities on the site; in such situations, no parking variance is required.
(18) Photo direct off-set printing, perforating, scoring, cutting, and other light duty printing services provided:
- *(a)* The number of persons engaged in the business is limited to five excluding secretarial, clerical, and delivery personnel; and
- *(b)* Activities or products are not objectionable due to noise, vibration or other cause.

(19) Schools, other than public.
(20) Restaurant serving full service liquor, provided that the restaurant is located within a shopping center site for which a site development plan has been approved.
(21) Wireless Telecommunications Facility, Roof-Mounted, up to *20* feet above the parapet of the building on which it is located, provided that the requirements of § *14-16-3-17* of the Zoning Code are met.
(22) Clinic.
(23) Copying, blueprinting.
(24) Institution:
- *(a)* Day Care Center.
- *(b)* Library.
- *(c)* Museum.
- *(d)* School, including caretaker's mobile home.

(25) Retailing of any consumer product and provision of any customer, personal, or business service, except hospitals for human beings and transit facilities, provided it is not listed as a conditional use in this zone, or as a permissive or conditional use listed for the first time in the C-3 zone, and with the following limitation:
- *(a)* Alcoholic drink sales for consumption off premises:
  1. are limited to building area which is not within *500* feet of a residential zone; and
  2. shall not include the sale of broken packages or the following packages within *500* feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space:
     - A. distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than *750* milliliters;
     - B. beer, as defined in the New Mexico Liquor Control Act, in any single container; and
     - C. fortified wines with a volume of alcohol of more than *13.5* percent.
- *(a)* Building materials, provided they are in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which must be solid when it faces or is contiguous to land not zoned C-2, C-3, M-1 or M-2.
- *(b)* Circus or Carnival operation outdoor or in a tent provided:
  1. The use is located at least *300* feet from a dwelling in a residential zone;
  2. The use is permitted at one location for a period not to exceed seven days in any calendar year;
  3. Hours of operation, including erection and dismantling of equipment are:
     - A. If the use is located between *300* feet and *500* feet from a dwelling, between *7:30* a.m. and *10:30* p.m.;
     - B. If the use is located *500* feet or more from a dwelling, between *6:00* a.m. and *11:30* p.m.;
  4. There is sufficient off-street parking available on the premises to meet parking requirements for all the uses on the premises. The Zoning Enforcement Officer shall approve a site plan which shall demonstrate adequate parking and vehicle circulations;
  5. There are toilet facilities on the premises; and
  6. The City Fire Marshall or his authorized representative gives prior approval of any tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
- *(d)* Dry cleaning, laundry, clothes pressing, provided:
  1. Only cleaning fluid which is not flammable at temperatures below 138.5 Fahrenheit may be used;
  2. The number of persons engaged in operating a laundry or dry cleaning establishment is limited to five, excluding pressers, office, clerical, or delivery personnel;
  3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
- *(e)* Flowers and plants, including outdoor sales.
- *(b)* Gasoline, oil, and liquified petroleum gas retailing, including outdoor sales, but not truck plazas.
- *(c)* Golf driving range, miniature golf course, baseball batting range, located in a building or outdoors, provided fencing or other suitable device is employed to insure that balls are not hit out of premises.
- *(d)* Hospital for animals, provided it has no outside pens. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
- *(e)* Parking lot, as regulated in the O-1 zone.
- *(f)* Pets, as regulated in the C-1 zone.
- *(g)* Sample dwelling unit used to sell such units, including incidental sales office activity.
- *(h)* Secondhand store, including outside storage in the side or rear yard and if enclosed by a solid wall or fence at least six feet high.
- *(i)* Stand or vehicle selling fruit, vegetables, or nursery stock, provided it is limited to a period of 90 days in any calendar year. However, one renewal for an additional 90 days may be permitted by the Planning Director.

(26) Wholesaling of jewelry.

(27) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
(28) Emergency shelter, provided the standards of § *14-16-3-13* of the Zoning Code are met.
(29) Fire wood sales.
(30) Parking of more than two truck tractors and two semitrailers for over two hours.
(31) Pony riding without stables, provided it is located at least *300* feet from a dwelling which is a conforming use.
(32) Retail business in which products may be manufactured, compounded, processed, assembled, or treated, as an accessory use, including carpentry, plumbing, sheet-metal working, upholstering, sign painting, making of metal stamps, catering, baking, confectionery making, or jewelry or curio making, provided:
- *(a)* All activities are conducted within a completely enclosed building.
- *(b)* The number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding office, clerical or delivery personnel.
- *(c)* Activities or products are not objectionable due to odor, dust, smoke, noise, vibration, or other cause.

EXCLUSIONS

The following uses are excluded -

(1) Antenna, up to 65 feet in height (Non - telecommunications related);
(2) Radio and television station;
(3) Auto, trailer, and truck rental, service, or storage;
(4) Bicycle and motorized bicycle (moped) sales and rental;
(5) Fireworks sales;
(6) Mortuary;
(7) One mobile home for a watchman or caretaker on the same premises;
(8) Recycling bin as an accessory use on the site;
(9) Storage of household goods, office records, equipment or materials;
(10) Clubs;
(11) Pawnshop;
(12) Vehicle sales, rental, service, repair, and storage, both indoor and outdoor, i.e. display and storage of stock in trade;
(13) Painting and major automotive repair;
(14) Truck terminal;
(15) Outdoor vehicle storage as a principal business;
(16) Fast-food Drive-in restaurant;
(17) One mobile home for a watchman or caretaker on the same lot with commercial uses;
(18) Automobile dismantling;
(19) Sheet metal working;
(20) Adult amusement establishment, adult book store, adult photo studio, and adult theater;
(21) Cold storage plant;
(22) Drive-in theater;
(23) Mobile home development;
(24) Public utility structure which is not permissive;
(25) Tire recapping or retreading; and
(26) Transfer or storage of household goods.

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JUAN TABO HILLS VILLAGE SQUARE
SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Designed: JM	Drawn: SPS	Checked: DMG	Sheet 6 of 6
Scale: 1" = 100'	Date: 9/25/2008	Job: A07083	

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PRELIMINARY PLAT FOR VOLTERRA VILLAGE WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2009

A certain parcel of land situate within Sections 33 and 34, Township 10 North, Range 4 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico comprising of Tract 4-A-1 of the approved preliminary plat for Juan Tabo Hills Unit 3 approved September 24, 2008 also described as being All of Tract 4-A and a portion of Tract 3-A, Juan Tabo Hills Unit 1, as the same is shown and designated on the plat thereof, filed in the office of the county clerk of Bernalillo County, New Mexico on December 22, 2005, in Book 2005C, Page 406 and being described by metes and bounds as follows:

Beginning at the most westerly point of the herein described parcel, whence a tie to ACS monument "5-M22", bears N 66°31'40" E, a distance of 2618.78 feet;

Thence, from the point of beginning, S 46°00'28" W, a distance of 632.93 feet to an angle point;

Thence, S 17°15'06" W, a distance of 183.88 feet to the Southeast corner of the herein described parcel;

Thence, N 72°44'54" W, a distance of 211.95 feet to a point of curvature;

Thence, 179.11 feet along an arc to the left, having a radius of 614.00 feet, a delta of 16°42'50" and a chord of N 81°06'19" W, a distance of 178.48 feet to a point of tangency;

Thence, N 89°27'44" W, a distance of 188.92 feet to a point of curvature;

Thence, 357.06 feet along an arc to the right, having a radius of 686.00 feet, a delta of 29°49'21" and a chord of N 74°33'04" W, a distance of 353.05 feet to an angle point;

Thence, N 59°38'23" W, a distance of 96.32 feet to a angle point;

Thence, N 30°21'37" E, a distance of 72.00 feet to a point of curvature;

Thence, 47.50 feet along an arc to the right, non tangent to the previous course, having a radius of 30.02 feet, a delta of 90°39'52" and a chord of N 15°54'38" W, a distance of 42.70 feet;

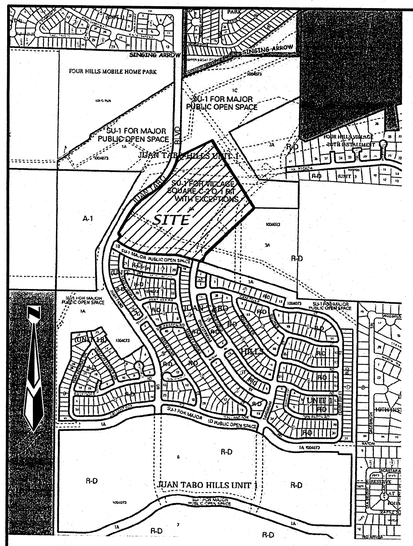
Thence, N 29°26'17" E, a distance of 207.35 feet;

Thence, 319.24 feet along an arc to the right, having a radius of 610.00 feet, a delta of 29°59'09" and a chord of N 44°25'52" E, a distance of 315.61 feet to a point of reverse curvature;

Thence, 543.98 feet along an arc to the left, having a radius of 690.00 feet, a delta of 45°10'14" and a chord of N 36°50'19" E, a distance of 530.00 feet to a an angle point,

Thence, N 63°01'58" E, a distance of 421.84 feet top an angle point;

Thence, S 31°41'51" E, a distance of 874.85 feet to the point of beginning, containing 25.66 acres more or less.


SUNSHINE ARROW
FOUR HILLS MOBILE HOME PARK
SU-1 FOR MAJOR PUBLIC OPEN SPACE
SU-1 FOR MAJOR PUBLIC OPEN SPACE
SU-1 FOR MAJOR PUBLIC OPEN SPACE

PRELIMINARY PLAT FOR VOLTERRA VILLAGE

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2009

* PRIVATE CROSS LOT ACCESS EASEMENT BY THIS PLAT.

** PRIVATE DRAINAGE EASEMENT BY THIS PLAT.

PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF THE ADJOINING (HIGHER) LOT/TRACT BY THIS PLAT. (SEE TABLE BELOW.)

BLOCK	LOT(s)
1	3,5,9,11 & 15
2	3,5,8 & 10
6	3,5,7,9,11,14,16,18,20 & 22
7	3,5,7,9,11,13,16,18,20,24 & 26
8	3,5,7 & 9
9	3,5,7,9,11,13 & 15
10	1,3,5,7 & 9
11	3,5,7,9 & 11

TRACT 1-C
JUAN TABO HILLS, UNIT 1
(12/22/2005, BK-2005C, PG-406)

TRACT 2-A
JUAN TABO HILLS, UNIT 1
(12/22/205, BK-2005C, PG-486)

TRACT 1-A-7
JUAN TABO HILLS, UNIT 2
(05/19/2008, BK-2008C, PG-106)

TRACT A
(12-23-81, BK. MISC. 898, PGS. 882-885) AMAFCA PARCEL

TRACT 1-A-1
JUAN TABO HILLS, UNIT 2
(05/19/2008, BK-2008C, PG-106)

TRACT D
(12-23-81 BK. MISC. 898, PGS. 882-885)
LANDS OF JOHNSON

TRACT 1-B
JUAN TABO HILLS, UNIT 1
(12/22/2005, BK-2005C, PG-406)

JUAN TABO HILLS UNIT 3-A
(UNRECORDED PLAT)

JUAN TABO BLVD. S.E. (EXIST. 80' R/W)

JUAN TABO DR. S.E. (EXIST. 76' ROW)

MONACHOS RD. S.E.

CICADA RD. S.E.

FORAGO ROAD S.E.

BULL LEA DR. S.E.

DOMINO DR. S.E.

CAVALCADE AVENUE S.E.

VOLPONI DR. S.E.

BORREGO DR. S.E.

GUILESTREAM DR. S.E.

BARBARO DRIVE S.E.

GIACOMO AVE. S.E.

SILVER CHARM RD. S.E.

MAN O'WAR ST.

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT M
TRACT N
TRACT O
TRACT P
TRACT Q

PUBLIC STORM DRAIN EASEMENT BY THIS PLAT.

PUBLIC SANITARY SEWER EASEMENT BY THIS PLAT.

10' PUE BY SEPARATE DOCUMENT

20' PUBLIC STORM DRAIN EASEMENT BY SEPARATE DOCUMENT

60' 30' 0 60' 120'
SCALE: 1" = 60'

LEGEND

1	LOT NUMBER
(11)	BLOCK NUMBER
▲	CENTER LINE MONUMENT
△	EXISTING CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SIDEWALK EASEMENT
o	FOUND CORNER

SHEET 2 OF 2

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