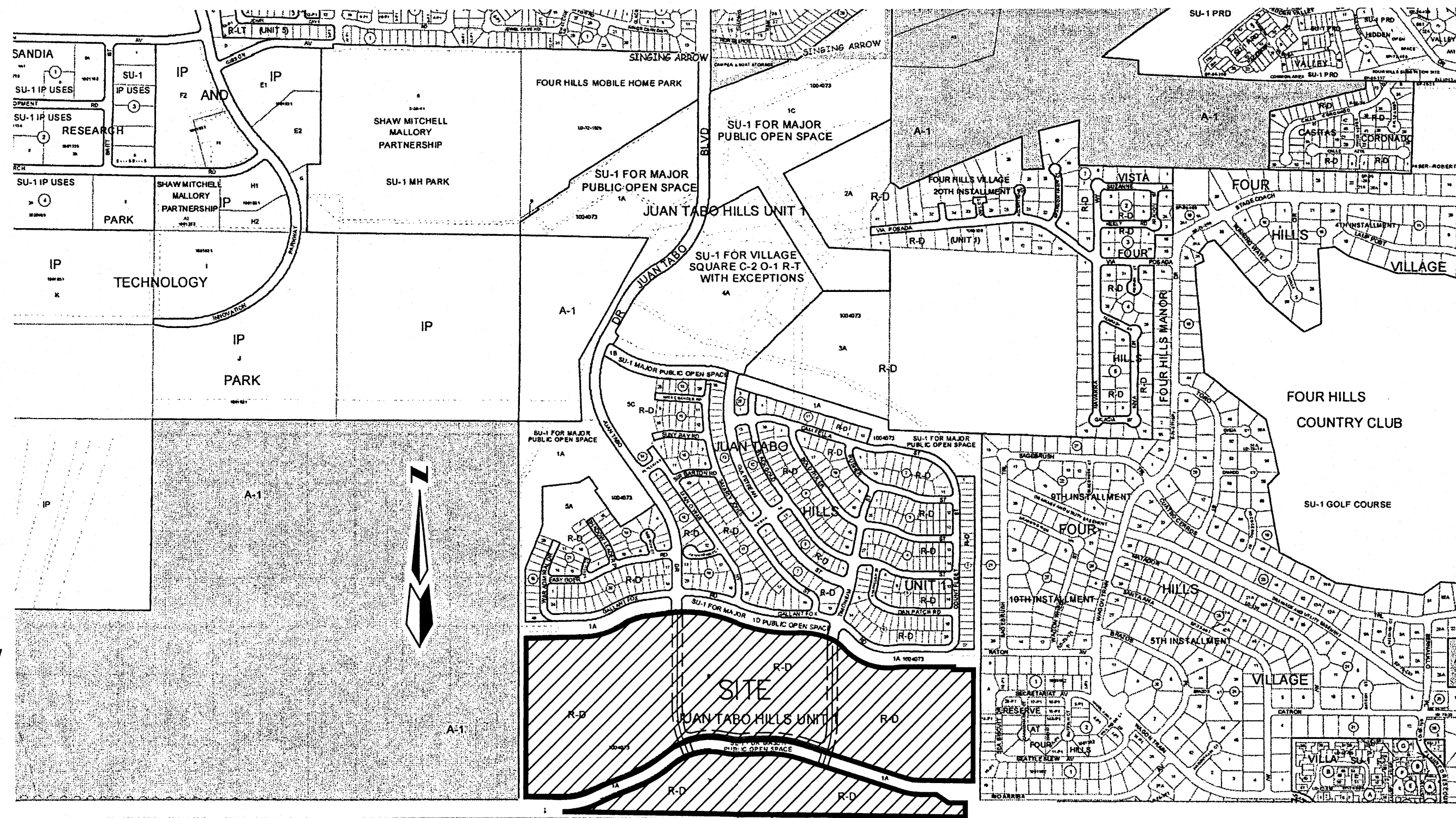


JUAN TABO HILLS, UNIT 2 SITE DEVELOPMENT PLAN FOR SUBDIVISION



VICINITY MAP SCALE: 1" = 750'

ZONE ATLAS MAP M-21

GENERAL NOTES:

- DEVELOPMENT DENSITY:**
Gross site area is 82.9917 acres.
Site is zoned R-D with 400 units proposed in unit 2.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') internal sideyard set back to property line.
Front yard setback is 15' and backyard is 15'.
Minimum driveway length is 20'.
Minimum distance between building is 10'.
- BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
- OPEN SPACE:**
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-8(A).
- WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**
Off-Street parking is provided in accordance with Tables 23.2.1.A and 23.2.1.B of the DPM.
- ACCESS:**
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**
Buildings will have stone accents and wood trim and will be either traditional brick & Stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shade of earthtones.
- LANDSCAPING:**
Both individual and community landscaping shall comply with the water Conservation Landscaping and Water Waste Ordinance.
Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoning.
- PERIMETER WALL:**
The Subdivision perimeter garden wall will be constructed in accordance with the approved wall design.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**
Consists of a network of asphalt trails and paths. These trails and paths are to be maintained by the Homeowners Association.
- THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY:**
Landscaping is required for all public roadways.

SUBDIVISION DATA

GROSS ACREAGE	82.9917
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	400 LOTS
NO. OF TRACTS CREATED	6 TRACTS
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	25.2008 AC
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 6 AND 7, JUAN TABO HILLS, BULK PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 together with a portion of CITY OF ALBUQUERQUE OPEN SPACE, TRACT 1-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 486 and contains 82.9917 acres more or less.

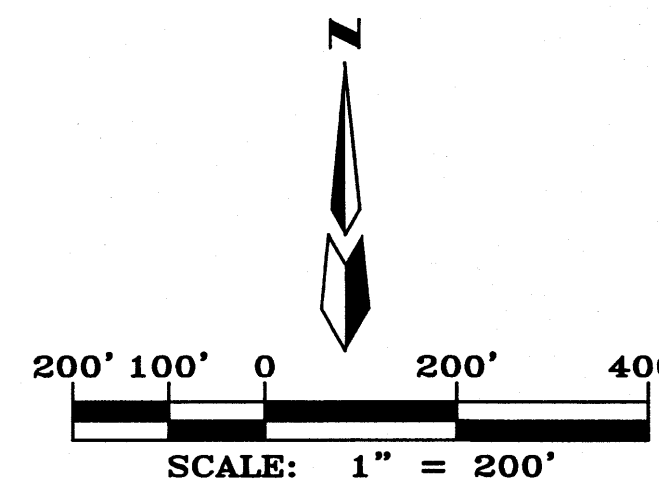
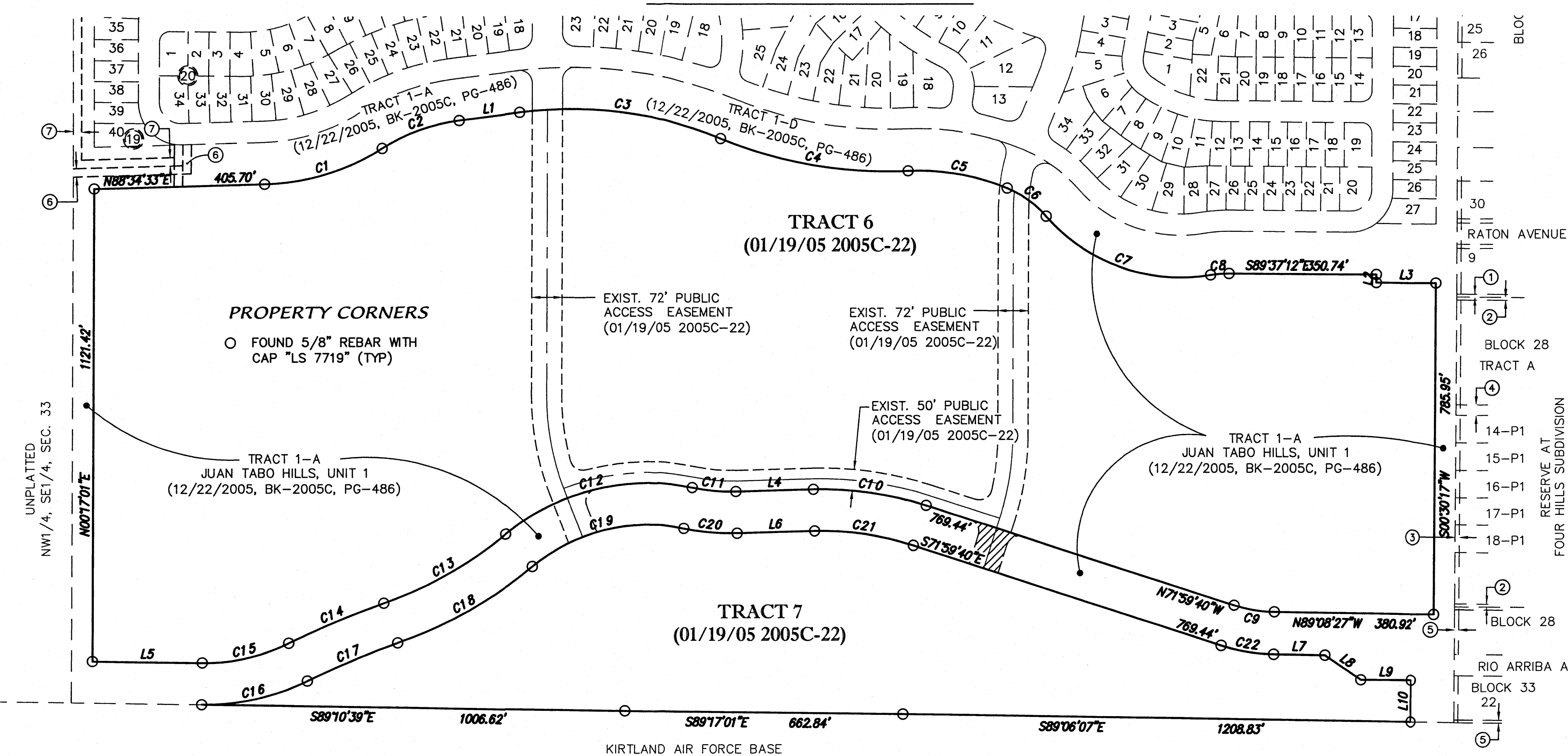
PROJECT NUMBER: 1004715
APPLICATION NUMBER: 06DRB-00938

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Steve Day</i> Traffic Engineering, Transportation Division	7-12-06 DATE
<i>Roger Sheen</i> Utilities Development	7-12-06 DATE
<i>Christina Sandoval</i> Parks and Recreation Department	7/12/06 DATE
<i>Bradley D. Bingham</i> City Engineer	7/12/06 DATE
N/A * Environmental Health Department (conditional)	DATE
N/A Solid Waste Management	DATE
<i>Bob Wilson</i> DRB Chairperson, Planning Department	7/12/06 DATE

EXISTING CONDITIONS



EASEMENTS

- 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- 10' UTILITY EASEMENT (09-23-63, D3-78)
- 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT (09-23-63, D3-78)
- 7' UTILITY & DRAINAGE EASEMENT (03-01-73, D5-105)
- 20' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-486)
- 20' PUBLIC SANITARY SEWER EASMENT (12/22/2005, BK-2005C, PG-486)

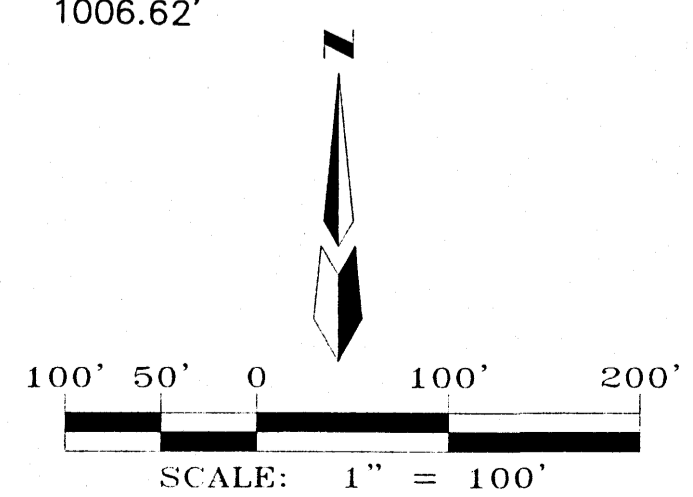
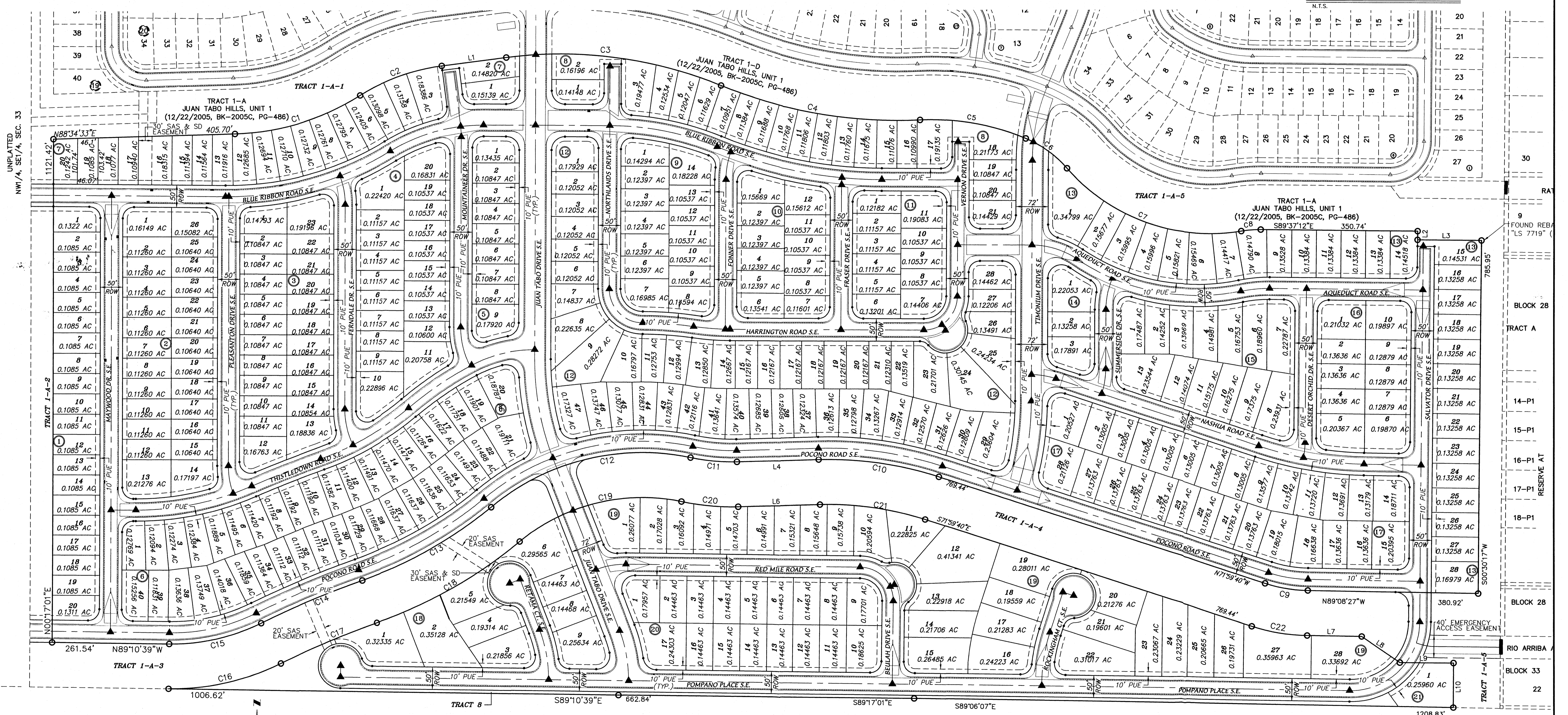
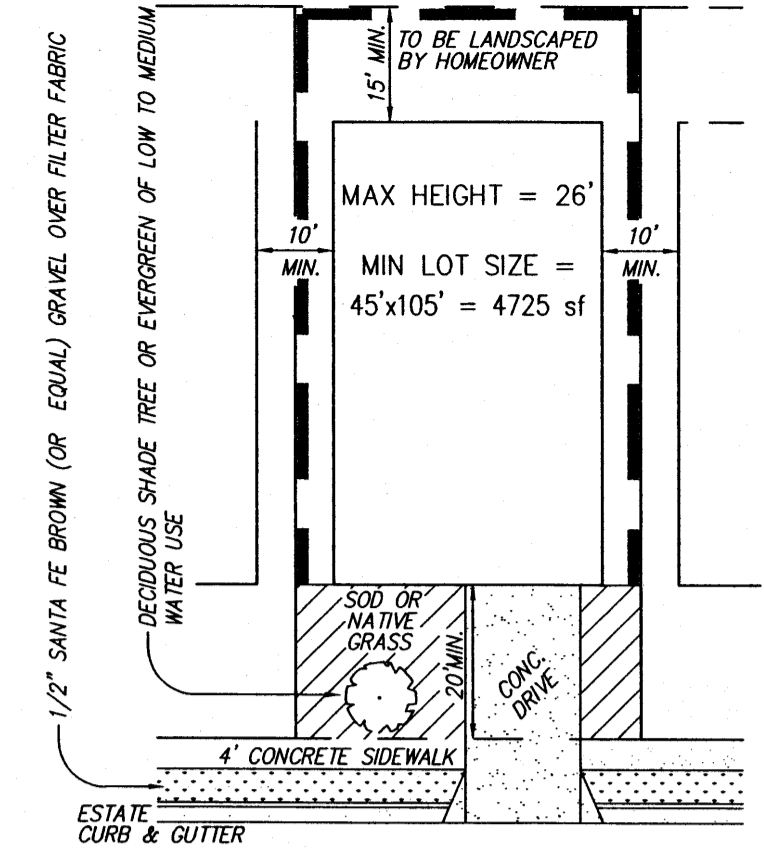
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: SPS	Checked: DMG	Sheet 1 of 2
Scale: 1" = 200'	Date: 6/26/06	Job: A05102	

1004715

JUAN TABO HILLS, UNIT 2 SITE DEVELOPMENT PLAN FOR SUBDIVISION

- LEGEND**
- 1 LOT NUMBER
 - ① BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT



TRACTS 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 8 IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: SPS	Checked: DMG	Sheet 2 of 2
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