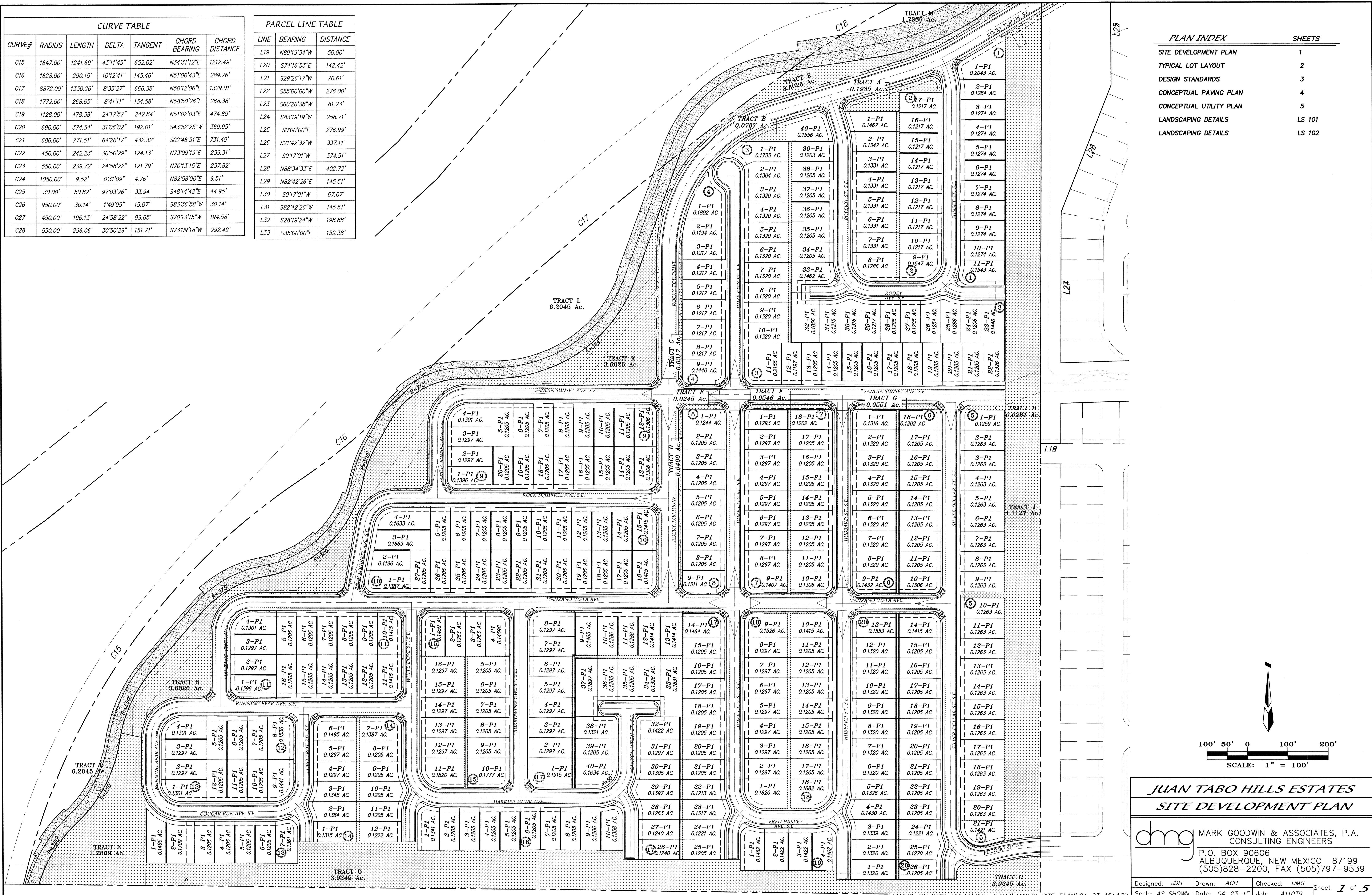
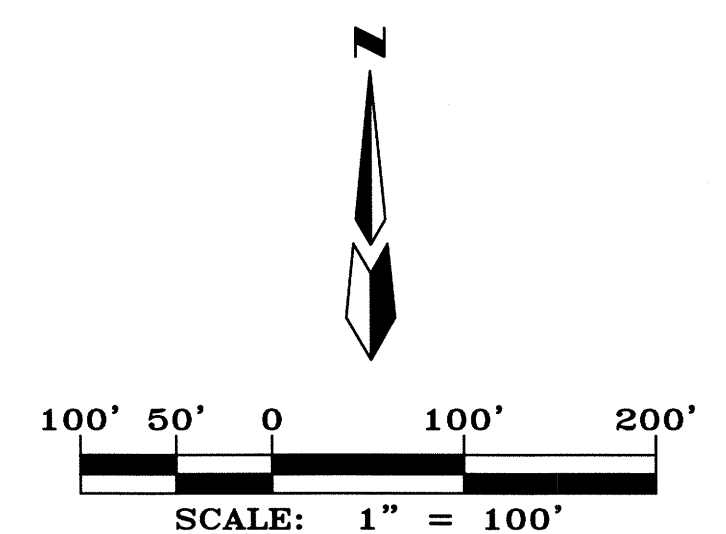


CURVE TABLE						
CURVE#	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C15	1647.00'	1241.69'	43°11'45"	652.02'	N34°31'12"E	1212.49'
C16	1628.00'	290.15'	10°12'41"	145.46'	N51°00'43"E	289.76'
C17	8872.00'	1330.26'	8°35'27"	666.38'	N50°12'06"E	1329.01'
C18	1772.00'	268.65'	8°41'11"	134.58'	N58°50'26"E	268.38'
C19	1128.00'	478.38'	24°17'57"	242.84'	N51°02'03"E	474.80'
C20	690.00'	374.54'	31°06'02"	192.01'	S43°52'25"W	369.95'
C21	686.00'	771.51'	64°26'17"	432.32'	S02°46'51"E	731.49'
C22	450.00'	242.23'	30°50'29"	124.13'	N73°09'19"E	239.31'
C23	550.00'	239.72'	24°58'22"	121.79'	N70°13'15"E	237.82'
C24	1050.00'	9.52'	0°31'09"	4.76'	N82°58'00"E	9.51'
C25	30.00'	50.82'	97°03'26"	33.94'	S48°14'42"E	44.95'
C26	950.00'	30.14'	1°49'05"	15.07'	S83°36'58"W	30.14'
C27	450.00'	196.13'	24°58'22"	99.65'	S70°13'15"W	194.58'
C28	550.00'	296.06'	30°50'29"	151.71'	S73°09'18"W	292.49'

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L19	N89°19'34"W	50.00'
L20	S74°16'53"E	142.42'
L21	S29°26'17"W	70.61'
L22	S55°00'00"W	276.00'
L23	S60°26'38"W	81.23'
L24	S83°19'19"W	258.71'
L25	S0°00'00"E	276.99'
L26	S21°42'32"W	337.11'
L27	S0°17'01"W	374.51'
L28	N88°34'33"E	402.72'
L29	N82°42'26"E	145.51'
L30	S0°17'01"W	67.07'
L31	S82°42'26"W	145.51'
L32	S28°19'24"W	198.88'
L33	S35°00'00"E	159.38'



PLAN INDEX	SHEETS
SITE DEVELOPMENT PLAN	1
TYPICAL LOT LAYOUT	2
DESIGN STANDARDS	3
CONCEPTUAL PAVING PLAN	4
CONCEPTUAL UTILITY PLAN	5
LANDSCAPING DETAILS	LS 101
LANDSCAPING DETAILS	LS 102



**JUAN TABO HILLS ESTATES
SITE DEVELOPMENT PLAN**

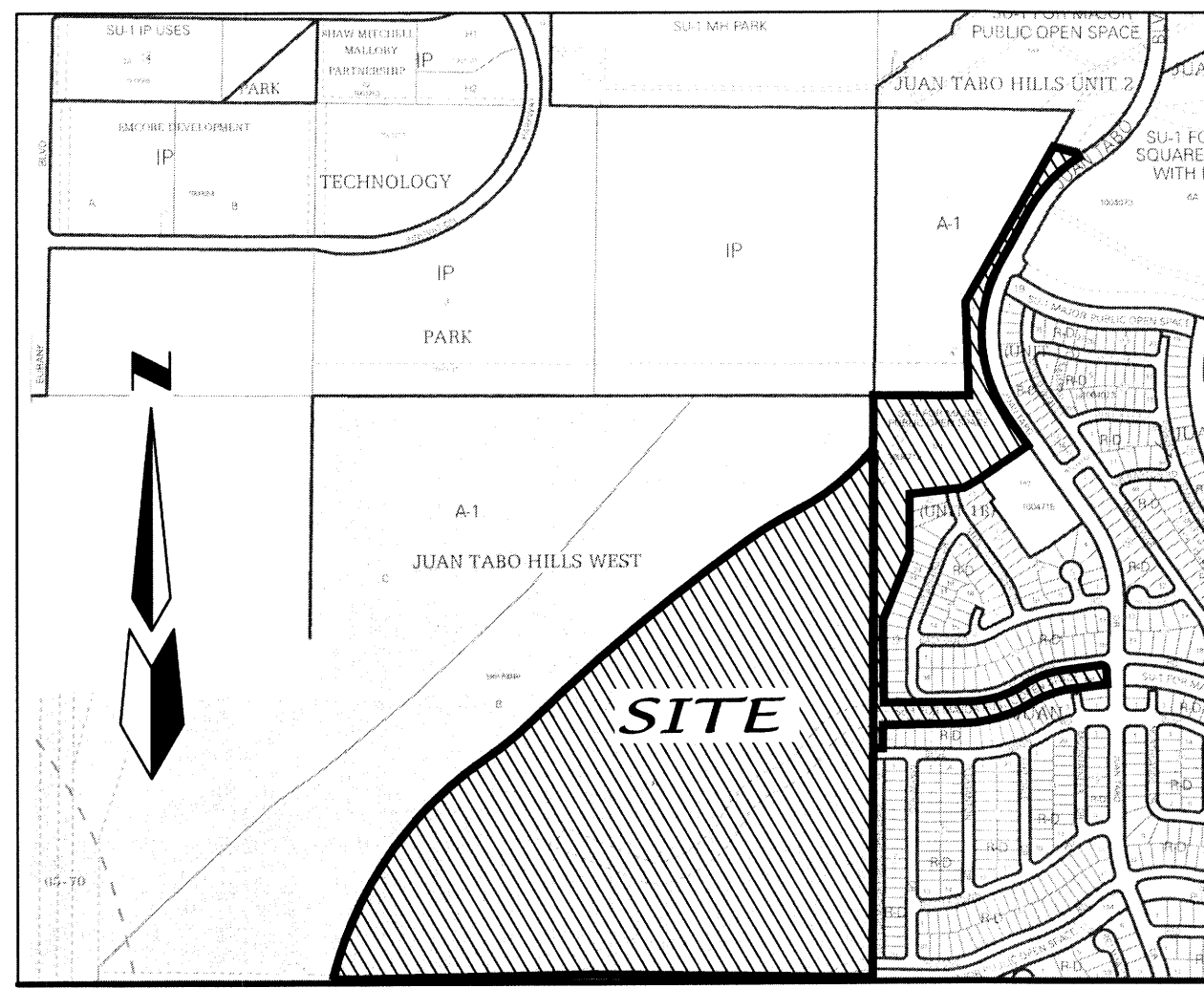
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JDH Drawn: ACH Checked: DMG Sheet 1 of 5
Scale: AS SHOWN Date: 04-23-15 Job: A11039

F:\A11039\1039 JTH WEST - PPM\SITE PLANS\A11039-SITE-PLAN\04-23-15\ACH

Juan Tabo Hills Estates											
R-D ZONE											
OPEN SPACE CALCULATION											
BLOCK	LOT	AREA ACRES	AREA SF	LOT LENGTH MIN	LOT WIDTH MIN	PAD LENGTH CALC	PAD WIDTH CALC	OPEN PATIO AREA	DRIVWAY AREA CALC	O.S. AREA CALC	O.S. DEFICIT SQ.FT
1	1	0.2043	8899.31	105	50	75	40	150	240	5509	0
1	2	0.1284	5593.10	105	50	75	40	150	240	2503	0
1	3	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	4	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	5	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	6	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	7	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	8	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	9	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	10	0.1274	5549.54	105	50	75	40	150	240	2460	0
1	11	0.1543	6721.31	105	50	75	40	150	240	3631	0
2	1	0.1467	6390.25	105	50	75	40	150	240	3300	0
2	2	0.1347	5867.53	105	50	75	40	150	240	2778	0
2	3	0.1331	5797.84	105	50	75	40	150	240	2708	0
2	4	0.1331	5797.84	105	50	75	40	150	240	2708	0
2	5	0.1331	5797.84	105	50	75	40	150	240	2708	0
2	6	0.1331	5797.84	105	50	75	40	150	240	2708	0
2	7	0.1331	5797.84	105	50	75	40	150	240	2708	0
2	8	0.1786	7779.82	105	50	75	40	150	240	4630	0
2	9	0.1547	6738.73	105	50	75	40	150	240	3649	0
2	10	0.1217	5301.25	105	50	75	40	150	240	2211	189
2	11	0.1217	5301.25	105	50	75	40	150	240	2211	189
2	12	0.1217	5301.25	105	50	75	40	150	240	2211	189
2	13	0.1217	5301.25	105	50	75	40	150	240	2211	189
2	14	0.1217	5301.25	105	50	75	40	150	240	2211	189
2	15	0.1717	6301.75	105	50	75	40	150	240	3711	189
2	16	0.1217	5301.25	105	50	75	40	150	240	2211	189
2	17	0.1217	5301.25	105	50	75	40	150	240	2211	189
3	1	0.1733	7548.95	105	50	75	40	150	240	4459	0
3	2	0.1304	5680.22	105	50	75	40	150	240	2660	0
3	3	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	4	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	5	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	6	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	7	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	8	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	9	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	10	0.1320	5749.92	105	50	75	40	150	240	2660	0
3	11	0.2155	9387.18	105	50	75	40	150	240	6297	0
3	12	0.1197	5214.13	105	50	75	40	150	240	2124	276
3	13	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	14	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	15	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	16	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	17	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	18	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	19	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	20	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	21	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	22	0.1326	5776.06	105	50	75	40	150	240	2686	0
3	23	0.1446	6298.78	105	50	75	40	150	240	3209	0
3	24	0.1206	5253.34	105	50	75	40	150	240	2163	237
3	25	0.1288	5610.53	105	50	75	40	150	240	2521	0
3	26	0.1254	5462.42	105	50	75	40	150	240	2372	28
3	27	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	28	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	29	0.1217	5301.25	105	50	75	40	150	240	2211	189
3	30	0.1316	5732.50	105	50	75	40	150	240	2642	0
3	31	0.1215	5292.54	105	50	75	40	150	240	2203	197
3	32	0.1856	8084.74	105	50	75	40	150	240	4995	0
3	33	0.1462	6368.47	105	50	75	40	150	240	3278	0
3	34	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	35	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	36	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	37	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	38	0.1205	5248.98	105	50	75	40	150	240	2159	241
3	39	0.1203	5240.27	105	50	75	40	150	240	2150	250
3	40	0.1556	6777.94	105	50	75	40	150	240	3688	0
4	1	0.1802	7849.51	105	50	75	40	150	240	4760	0
4	2	0.1194	5201.06	105	50	75	40	150	240	2111	289
4	3	0.1217	5301.25	105	50	75	40	150	240	2211	189
4	4	0.1217	5301.25	105	50	75	40	150	240	2211	189
4	5	0.1217	5301.25	105	50	75	40	150	240	2211	189
4	6	0.1217	5301.25	105	50	75	40	150	240	2211	189
4	7	0.1217	5301.25	105	50	75	40	150	240	2211	189
4	8	0.1217	5301.25	105	50	75	40	150	240	2211	189
4	9	0.1440	6272.64	105	50	75	40	150	240	3183	0
5	1	0.1259	5484.20	105	50	75	40	150	240	3394	6
5	2	0.1263	5501.63	105	50	75	40	150	240	2412	0
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5	7	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	8	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	9	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	10	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	11	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	12	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	13	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	14	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	15	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	16	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	17	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	18	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	19	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	20	0.1263	5501.63	105	50	75	40	150	240	2412	0
5	21	0.1421	6189.88	105	50	75	40	150	240	3100	0
6	1	0.1316	5732.50	105	50	75	40	150	240	2642	0
6	2	0.1320	5749.92	105	50	75	40	150	240	2660	0
6	3	0.1320	5749.92	105	50	75	40	150	240	2660	0
6	4	0.1320	5749.92	105	50	75	40	150	240	2660	0
6	5	0.1320	5749.92	105	50	75	40	150	240	2660	0
6	6	0.1320	5749.92	105	50	75	40	150	240	2660	0

Juan Tabo Hills Estates											
R-D ZONE											
6	7	0.1320	5749.92	105	50	75	40	150	240	2660	0
6	8	0.1320	5749.92	105	50	75	40	150	240	2660	0
6	9	0.1432	6237.79	105	50	75	40	150	240	3148	0
6	10	0.1306	5688.94	105	50	75	40	150	240	2599	0
6	11	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	12	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	13	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	14	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	15	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	16	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	17	0.1205	5248.98	105	50	75	40	150	240	2159	241
6	18	0.1202	5235.91	105	50	75	40	150	240	2146	254
7	1	0.1293	5632.31	105	50	75	40	150	240	2542	0
7	2	0.1297	5649.73	105	50	75	40	150	240	2560	0
7	3	0.1297	5649.73	105	50	75	40	150	240	2560	0
7											



VICINITY MAP

ZONE MAP: M-21-Z

SUBDIVISION DATA

GROSS ACREAGE	85.1059 Ac.
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	351 LOTS
NO. OF TRACTS CREATED	14 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	18,2552 Ac
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

LEGAL DESCRIPTION

Tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, JUAN TABO HILLS WEST, 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 June 14, 2007 in Book 2007C, Page 161 and 85.1059 acres more or less.

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

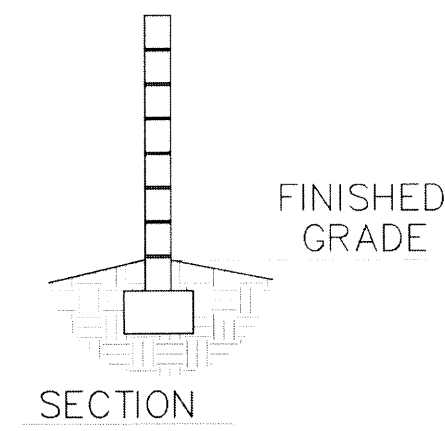
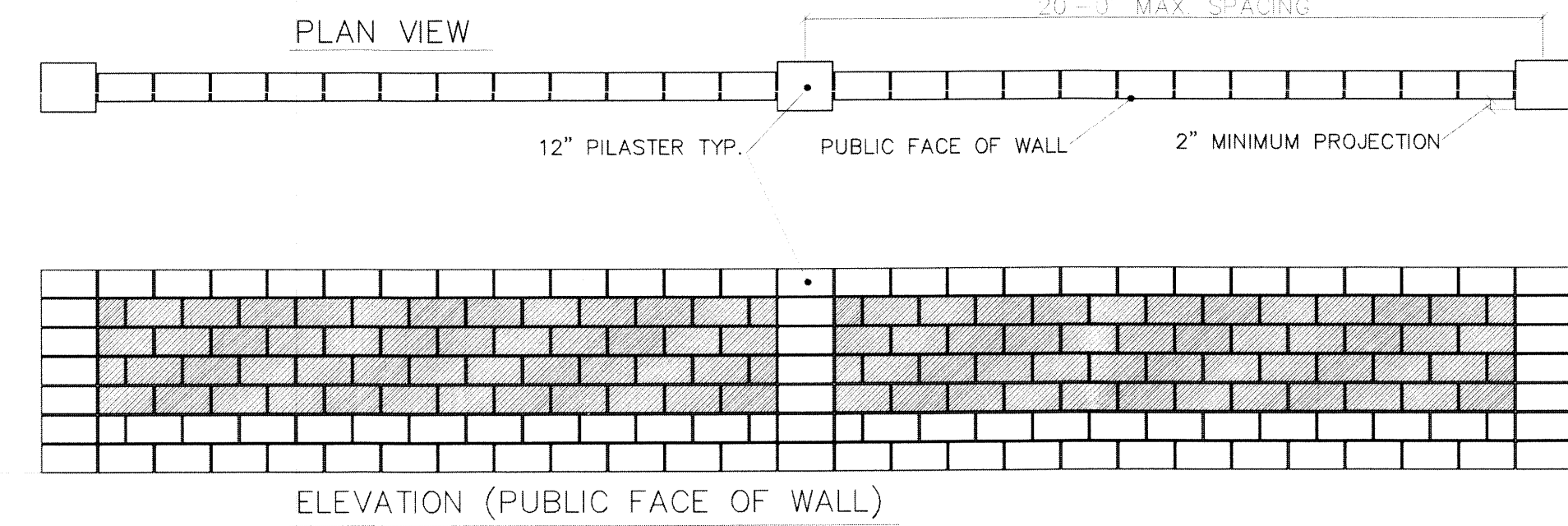
Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	DATE
A.B.C.W.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

SITE AND DESIGN STANDARDS

- ZONING:** This 85.1059 acre site is zoned R-D.
- DEVELOPMENT DENSITY:** Site area of Tract A Juan Tabo Hills West is 85.1059 acres and includes 351 lots. Density = 4.13 DU's per acre.
- MAXIMUM TOTAL DWELLING UNITS:** Maximum total number of residential units shall be 425 per the Pre-Annexation Agreement.
- PERMISSIVE USES:** This area is not covered by a Sector Development Plan so subsequent to the approval of this Site Development Plan and Landscape Plan by the Planning Director, the uses permissible for this site will be those permissible in the R-T zone, subject to all controls of the R-T zone.
- BUILDING HEIGHTS:** Maximum allowed building heights shall be 26 feet.
- SETBACKS:**
 - There shall be a front-yard setback of not less than 15 feet except driveways shall be not less than 20 feet long.
 - For lots granted conditional use approval, if the garage is set back not less than 25 feet and comprises no more than 50% of the width of the street-facing building facade and driveways and off-street parking areas cover no more than 60% of the area of the front yard, then there shall be a front yard setback of not less than 10 feet.
 - There shall be no required side-yard setback except:
 - There shall be ten feet on the street side of corner lots.
 - There shall be five feet from a side lot line that separates the RD zone from another zone.
 - There shall be a rear-yard setback of:
 - Not less than 15 feet; or
 - For houses with offset rear lot lines, not less than five feet, provided that the average rear yard setback is not less than 15 feet. Such reduced setbacks are allowed only when approved by the Planning Director and specified on a subdivision plat for not less than two back-to-back lots.
 - There shall be a distance of not less than ten feet between residential buildings.
- PARK DEVELOPMENT:** An approximate 3.6026 acre Private Park shall be developed for the benefit of the general public and will be owned and maintained by the Juan Tabo Hills Estates Home Owners Association ("HOA")
- OPEN SPACE:**
 - Two thousand four hundred or more square feet of open space per dwelling shall be preserved. Of the total 2,400 square feet, the following minimum amounts shall be usable open space on the lot with the dwelling: 200 square feet for each efficiency or one-bedroom dwelling; 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.
 - When an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.
- WATER AND SEWER:** Prior to development, Albuquerque Bernalillo County Water Utility Authority ("ABCWUA"), Water and Sanitary Sewer Service to the site must be verified and coordinated with ABCWUA.
- PARKING:** Off-street parking is provided on each site in accordance with Intermittent Parking Design Standards for each lot with "P1" designation such that one of the following criteria shall be met or exceeded:
 - Off-street parking per Section 40.A.1.aa of Comprehensive Zoning Code as follows:
 - Three parking spaces for up to two bedrooms, or
 - Four parking spaces for three to four bedrooms, or
 - Five parking spaces for five or more bedrooms.
 - Where lots front on one side of the street only there is not any off-street parking requirement.
- PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**
 - Vehicular Access: Primary access will be off of Juan Tabo Hills Blvd. via Rocky Top Drive. Alternate access will be from Pocono Rd.
 - Pedestrian Access: Pedestrian access is also available at the same two locations that vehicular access is available via concrete sidewalks in the public right of ways. Additional trails in the HOA owned and maintained tracts will be connected to the existing Juan Tabo Hills Trails and be opened to the general public. Sidewalks will be installed on both side of new streets within the site, except on stub streets where sidewalks will only be constructed on the side where lots front on the street.
- BUILDINGS:** Buildings will be traditional of southwest style with flat or pitched roofs and siding will be stucco with stone accents and wood trim.
- LANDSCAPING:** Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance.
- WALLS:**
 - Perimeter walls around the property shall be designed in accordance with Section 14-16-3-19 (B) of the City Zoning Code.
 - Perimeter walls shall be colored or consist of a colored scheme and constructed of split-face concrete masonry topped with a continuous cap.
 - Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.
 - Maximum wall heights shall be 6 feet, unless they are retaining walls.
 - Walls shall not be allowed within the clear-sight triangle.
- LOT SIZE AND LOT WIDTH:**
 - For a townhouse, except as provided in division (2) below, minimum lot area shall be 2,200 square feet per dwelling unit; minimum lot width shall be 22 feet per dwelling unit.
 - For a townhouse in a Family Housing Development or for a townhouse with vehicle access only to the rear yard from an alley, minimum lot area shall be 1,760 square feet; minimum lot width shall be 18 feet.
 - For a house, except as provided in division (4) below, minimum lot area shall be 3,600 square feet per dwelling unit; minimum lot width shall be 36 feet.
 - For a house in a Family Housing Development or for a house with vehicle access only to the rear yard from an alley or for a lot with a detached garage located in the rear yard and accessed by a driveway with a maximum width of 12 feet in the front yard and in the side yard abutting the side of the dwelling, minimum lot area shall be 2,880 square feet; minimum lot width shall be 29 feet.
- UTILITIES:**
 - All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
 - Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all dry utility companies and PNM's Electric Service Guide.
- SIGNAGE:** Any signage proposed to identify the subdivision shall be provided in accordance with the Zoning Code General Sign Regulations, per section 14-16-3-5. The maximum individual letter size of all building mounted signs shall be two feet. No wall mounted signs are allowed on facades that face abutting residential zones.
- APPROVALS PROCESS:** Upon approval of this SITE PLAN FOR SUBDIVISION, site development plan for building permit approval shall conform to the design standards presented herein and be delegated to Building Permit for final approval.
- BENEFICIARY AND MAINTENANCE:**
 - Tracts A, B, C, D, E, F, G, H, J, K, L, M, N & O will be conveyed to the Juan Tabo Hills Estates Home Owners Association ("H.O.A.") and will be maintained by the H.O.A.
 - Tract N will be granted to the City of Albuquerque as a Drainage Right of Way for the maintenance and operation of a Storm Water Quality Pond.
 - Tract 1-A-1 will be subdivided into Tract 1-A-1-A and Tract 1-A-1-B to accommodate the proposed Rocky Top Drive SE public right of way.
- SOLAR:** No property within the area of requested final action shall at any time be subject to a 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.



MATERIAL KEY
 [Symbol] SMOOTH TAN CMU
 [Symbol] TEXTURED CMU

THE PUBLIC FACE OF THE WALL WILL HAVE A MIN. OF 50% TEXTURED CMU, WITH THE BALANCE BEING SMOOTH TAN CMU. IN THIS EXAMPLE EACH SECTION HAS 82.5 sq.ft. TOTAL WITH 4.3 sq.ft. OF TEXTURED CMU AND 39.5 sq.ft. OF SMOOTH TAN CMU, THEREFORE APPROX. 52% OF THE FACADE IS TEXTURED MATERIAL.

JUAN TABO HILLS ESTATES
 TYP. PERIMETER WALL
 NOT TO SCALE

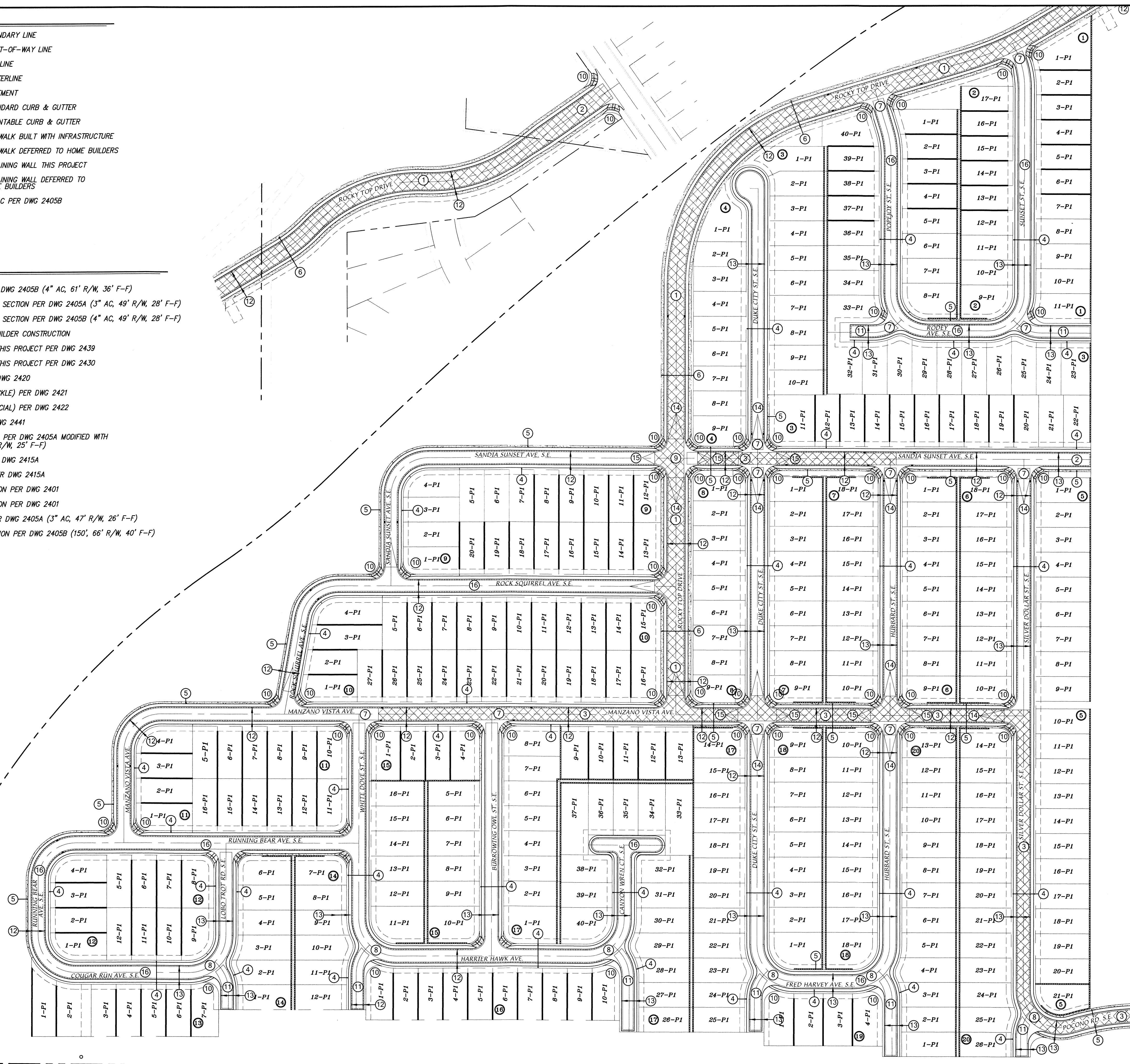
JUAN TABO HILLS ESTATES			
DESIGN STANDARDS			
		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: JDH	Drawn: ACH	Checked: DMG	Sheet 3 of 5
Scale: AS SHOWN	Date: 04-23-15	Job: A11039	

LEGEND

- NEW BOUNDARY LINE
- NEW RIGHT-OF-WAY LINE
- NEW LOT LINE
- NEW CENTERLINE
- NEW EASEMENT
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW SIDEWALK BUILT WITH INFRASTRUCTURE
- NEW SIDEWALK DEFERRED TO HOME BUILDERS
- NEW RETAINING WALL THIS PROJECT
- NEW RETAINING WALL DEFERRED TO THE HOME BUILDERS
- NEW 4" AC PER DWG 2405B

KEYNOTES

- ① MAJOR LOCAL STREET SECTION PER DWG 2405B (4" AC, 61' R/W, 36' F-F)
- ② NORMAL LOCAL RESIDENTIAL STREET SECTION PER DWG 2405A (3" AC, 49' R/W, 28' F-F)
- ③ NORMAL LOCAL RESIDENTIAL STREET SECTION PER DWG 2405B (4" AC, 49' R/W, 28' F-F)
- ④ 4' SIDEWALK DEFERRED TO HOME BUILDER CONSTRUCTION
- ⑤ 4' SIDEWALK TO BE CONSTRUCTED THIS PROJECT PER DWG 2439
- ⑥ 6' SIDEWALK TO BE CONSTRUCTED THIS PROJECT PER DWG 2430
- ⑦ 6' CONCRETE VALLEY GUTTER PER DWG 2420
- ⑧ 4' CONCRETE VALLEY GUTTER (KNUCKLE) PER DWG 2421
- ⑨ 12" CONCRETE VALLEY GUTTER (SPECIAL) PER DWG 2422
- ⑩ WHEEL CHAIR ACCESS RAMP PER DWG 2441
- ⑪ LOCAL RESIDENTIAL STREET SECTION PER DWG 2405A MODIFIED WITH SIDEWALK ON ONE SIDE ONLY (39' R/W, 25' F-F)
- ⑫ 8" STANDARD CURB & GUTTER PER DWG 2415A
- ⑬ 4" MOUNTABLE CURB ROLL TYPE PER DWG 2415A
- ⑭ 50' CROWN TO NO CROWN TRANSITION PER DWG 2401
- ⑮ 25' CROWN TO NO CROWN TRANSITION PER DWG 2401
- ⑯ LOCAL ACCESS STREET SECTION PER DWG 2405A (3" AC, 47' R/W, 26' F-F)
- ⑰ FLARED MAJOR LOCAL STREET SECTION PER DWG 2405B (150', 66' R/W, 40' F-F)



**JUAN TABO HILLS ESTATES
CONCEPTUAL PAVING PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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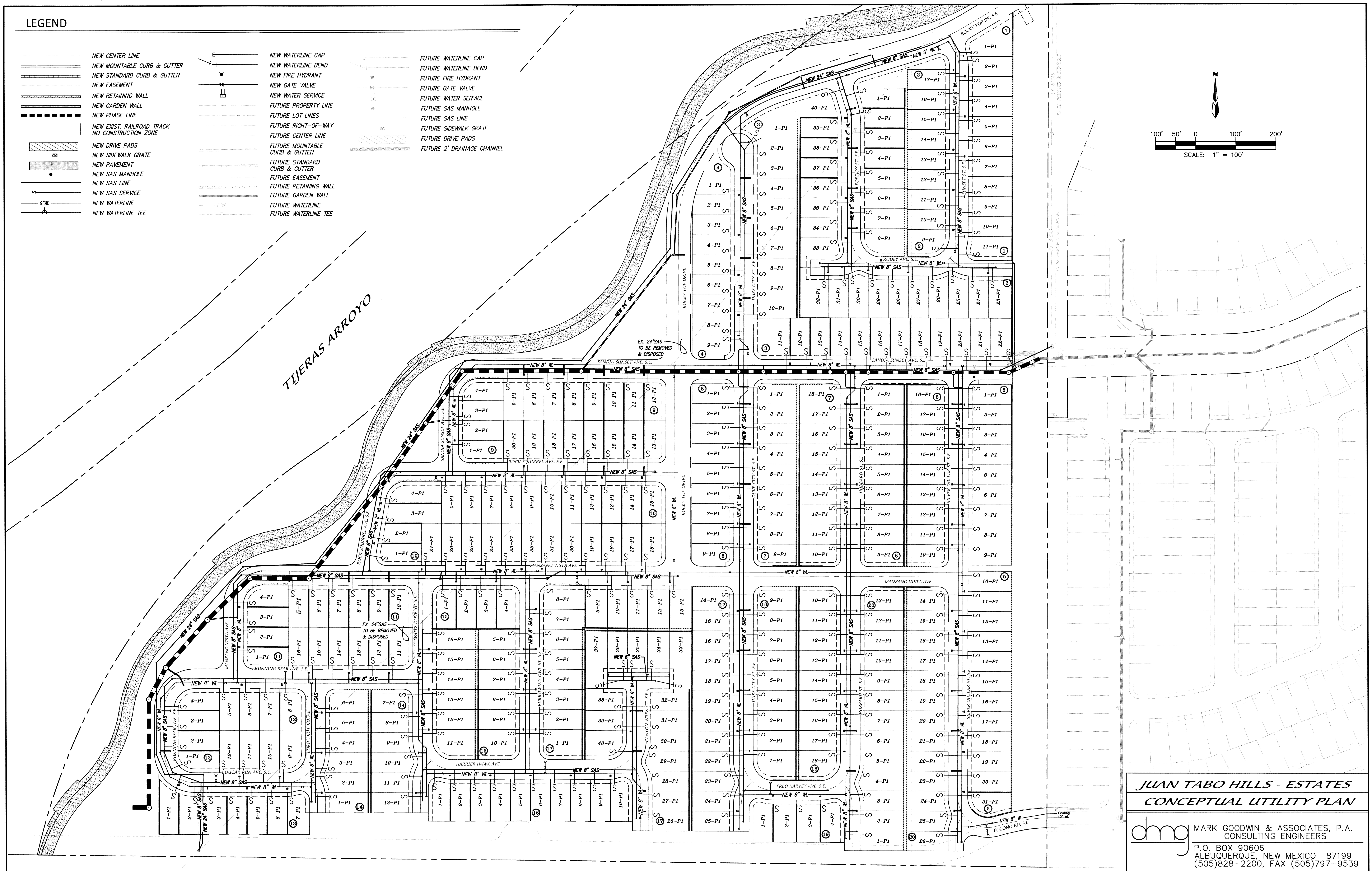
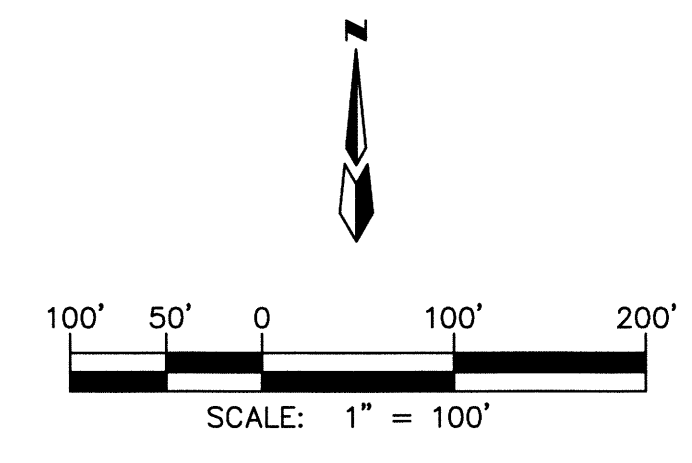
Designed: JDH	Drawn: ACH	Checked: DMG	Sheet 4 of 5
Scale: AS SHOWN	Date: 04-23-15	Job: A11039	

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LEGEND

- | | | | | | |
|--|--|--|--------------------------------|--|----------------------------|
| | NEW CENTER LINE | | NEW WATERLINE CAP | | FUTURE WATERLINE CAP |
| | NEW MOUNTABLE CURB & GUTTER | | NEW WATERLINE BEND | | FUTURE WATERLINE BEND |
| | NEW STANDARD CURB & GUTTER | | NEW FIRE HYDRANT | | FUTURE FIRE HYDRANT |
| | NEW EASEMENT | | NEW GATE VALVE | | FUTURE GATE VALVE |
| | NEW RETAINING WALL | | NEW WATER SERVICE | | FUTURE WATER SERVICE |
| | NEW GARDEN WALL | | FUTURE PROPERTY LINE | | FUTURE SAS MANHOLE |
| | NEW PHASE LINE | | FUTURE LOT LINES | | FUTURE SAS LINE |
| | NEW EXIST. RAILROAD TRACK NO CONSTRUCTION ZONE | | FUTURE RIGHT-OF-WAY | | FUTURE SIDEWALK GRATE |
| | NEW DRIVE PADS | | FUTURE CENTER LINE | | FUTURE DRIVE PADS |
| | NEW SIDEWALK GRATE | | FUTURE MOUNTABLE CURB & GUTTER | | FUTURE 2' DRAINAGE CHANNEL |
| | NEW PAVEMENT | | FUTURE STANDARD CURB & GUTTER | | |
| | NEW SAS MANHOLE | | FUTURE EASEMENT | | |
| | NEW SAS LINE | | FUTURE RETAINING WALL | | |
| | NEW SAS SERVICE | | FUTURE GARDEN WALL | | |
| | NEW WATERLINE | | FUTURE WATERLINE | | |
| | NEW WATERLINE TEE | | FUTURE WATERLINE TEE | | |

TIJERAS ARROYO

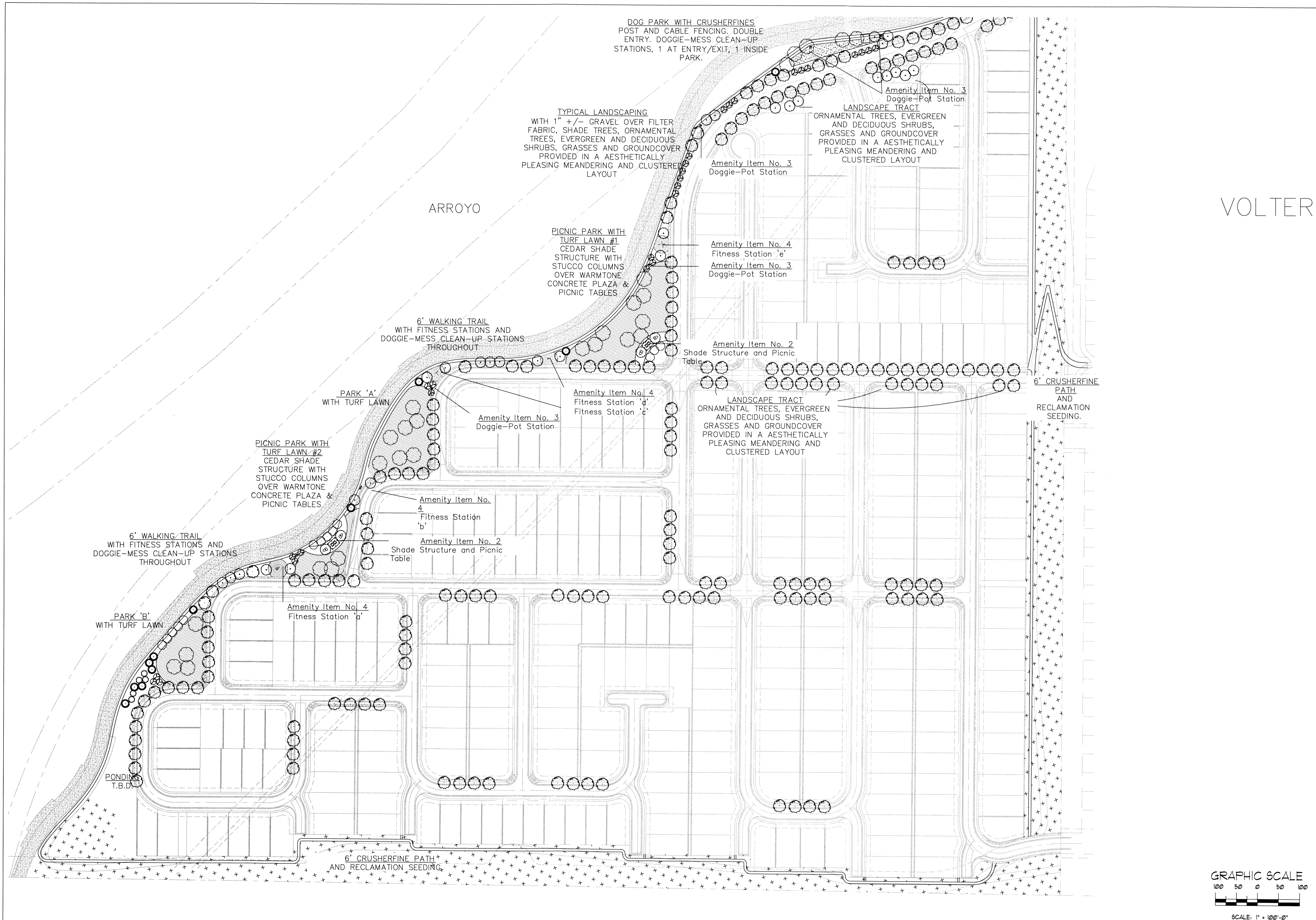


**JUAN TABO HILLS - ESTATES
CONCEPTUAL UTILITY PLAN**

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Designed: DMG Drawn: ACH Checked: DMG Sheet 5 of 5
Scale: 1" = 100' Date: 04-20-12 Job: A11039

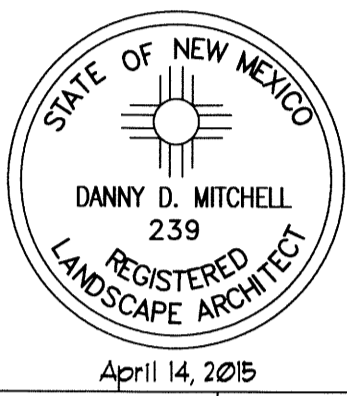
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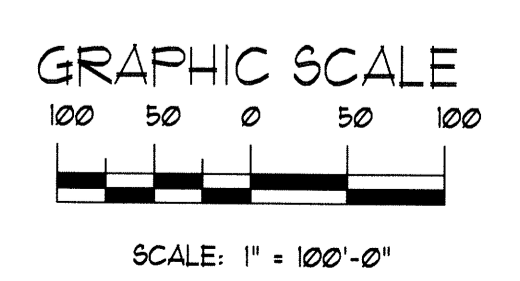
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danny@thehilltoplandscaping.com

VOLTERA Landscape Architect

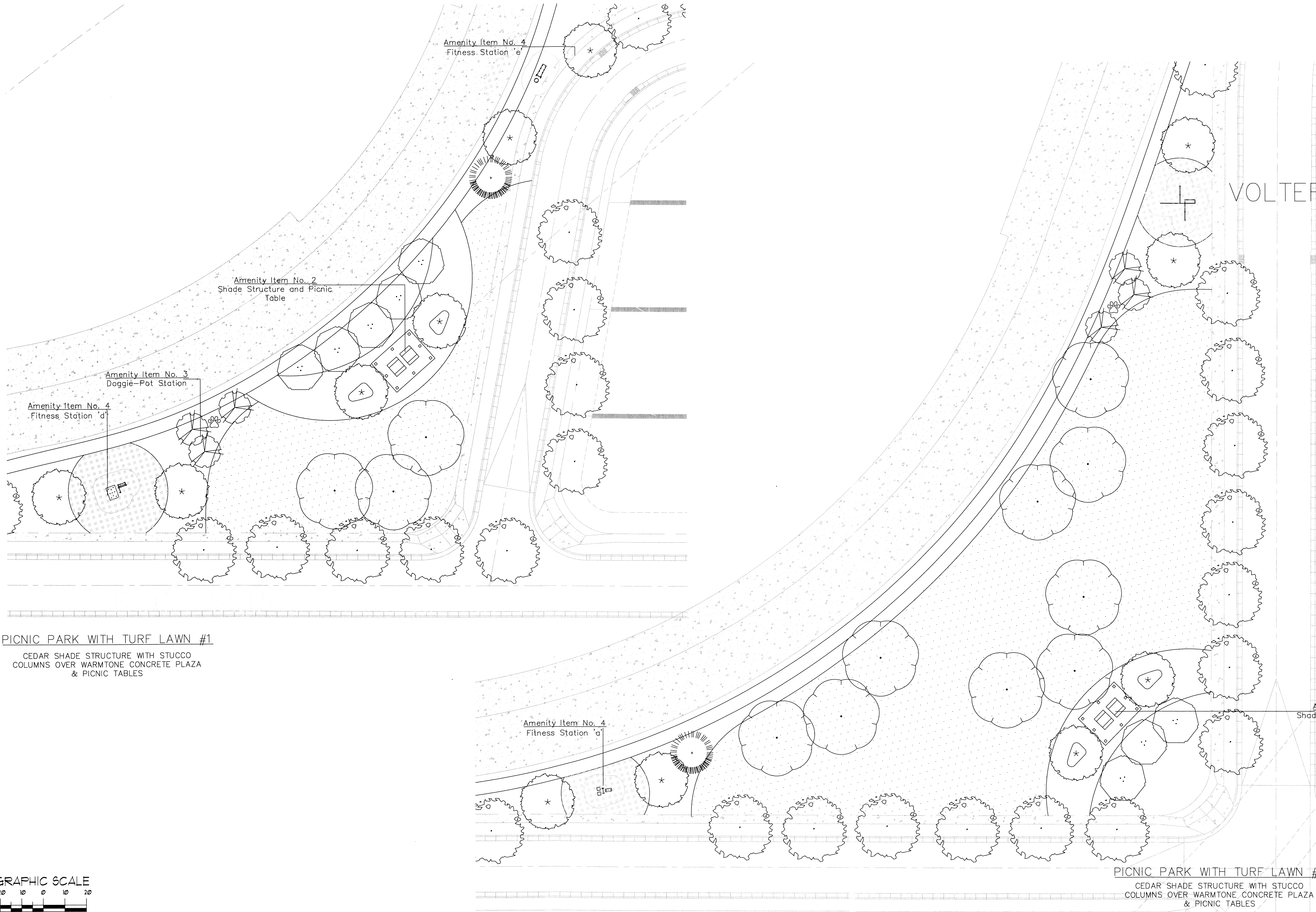


Juan Tabo Hills Estates
Albuquerque, NM
LANDSCAPE PLAN

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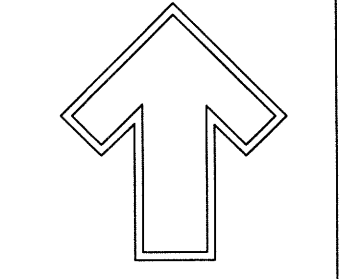
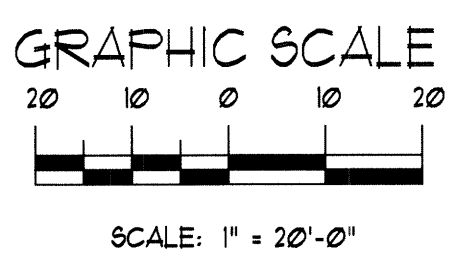


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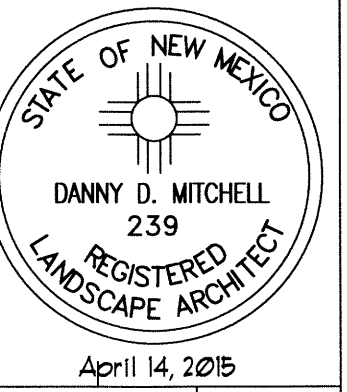
PICNIC PARK WITH TURF LAWN #1
 CEDAR SHADE STRUCTURE WITH STUCCO
 COLUMNS OVER WARMTONE CONCRETE PLAZA
 & PICNIC TABLES

PICNIC PARK WITH TURF LAWN #2
 CEDAR SHADE STRUCTURE WITH STUCCO
 COLUMNS OVER WARMTONE CONCRETE PLAZA
 & PICNIC TABLES



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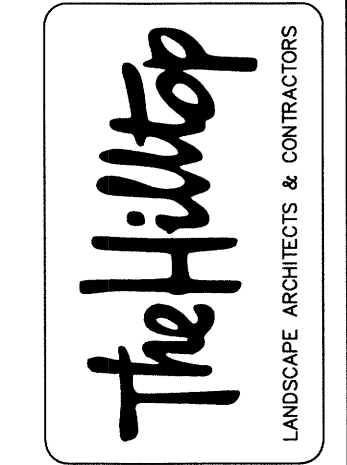


Juan Tabo Hills Estates
 Albuquerque, NM

LANDSCAPE PLAN

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Amenity Item No. 2
 Shade Structure and Picnic Table



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SHEET *
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