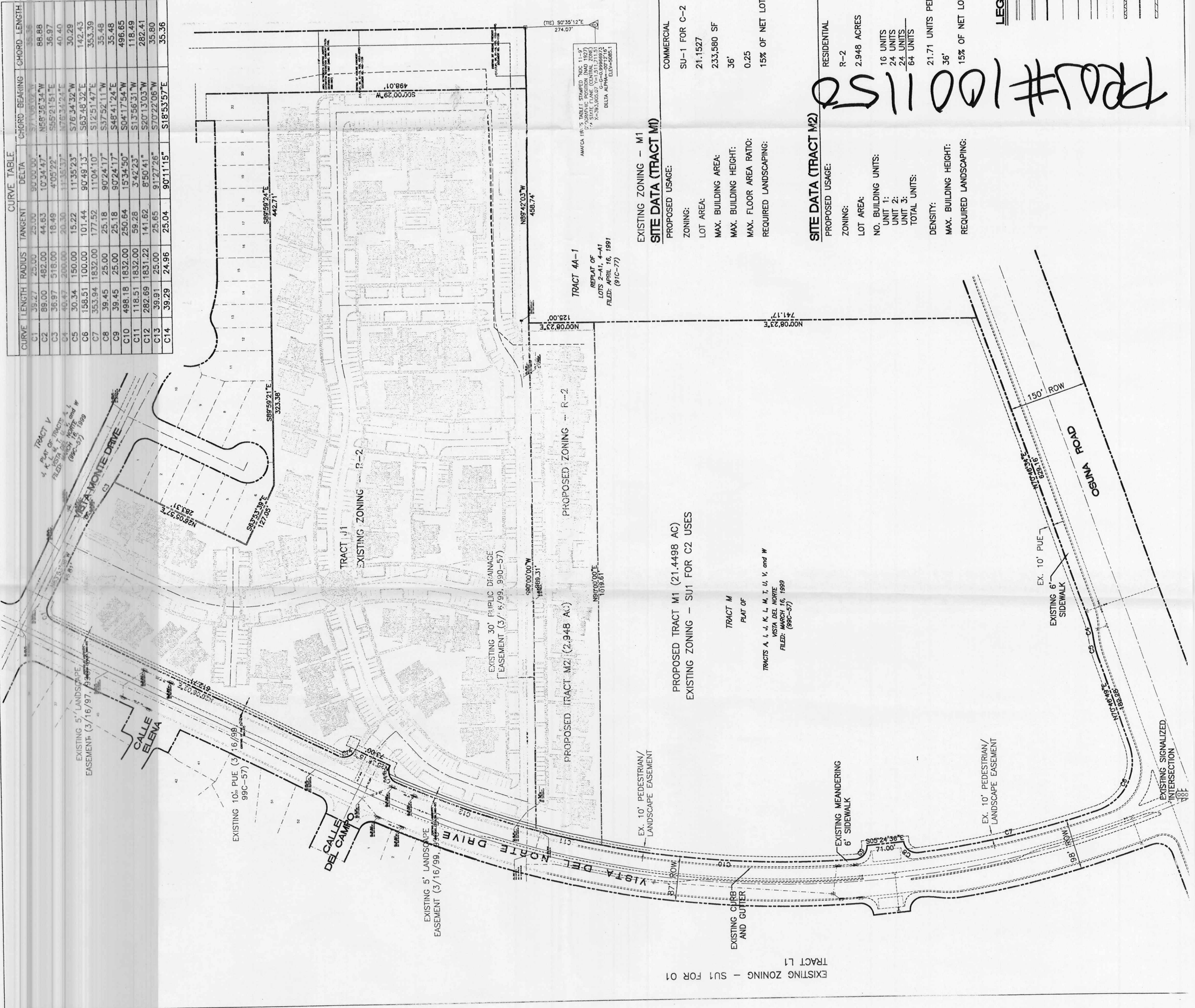


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	39.27	25.00	25.00	90°00'00"	S89°52'21"W	88.88
C2	88.00	482.00	44.63	10°24'47"	N85°35'12"E	36.97
C3	35.97	578.00	18.49	4°05'22"	S95°21'02"E	40.40
C4	40.47	200.00	16.35	11°42'23"	S76°54'32"W	30.28
C5	30.34	150.00	15.22	11°35'23"	S76°54'32"W	142.43
C6	198.51	100.00	101.45	90°48'15"	S83°48'32"E	353.39
C7	353.94	150.00	177.52	110°04'17"	S72°51'42"E	35.48
C8	35.48	25.00	25.18	90°24'11"	S48°41'24"E	496.65
C9	496.65	25.00	250.64	15°54'50"	S04°17'54"W	118.49
C10	118.49	1332.00	59.28	3°42'23"	S13°56'31"W	282.41
C11	282.41	1332.00	141.62	6°50'41"	S20°13'03"W	35.80
C12	35.80	25.00	25.65	91°27'28"	S70°22'06"W	35.36
C13	35.36	24.96	25.04	90°11'15"	S18°52'57"E	35.36



NOTES:

- COMMON ACCESS, STORM DRAINAGE AND PEDESTRIAN ACCESS TO TRACTS M1 AND TRACT M2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXTENSION OF ANY EXISTING PERMITS OR THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE OR WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACTS J1 AND M2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
- AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MINIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINAIRES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES WITH A GROUND MOUNTED EQUIPMENT BEING SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- LIGHT POLES SHALL BE A MAXIMUM OF 26 FEET WITH FULL CUT OFF FULL CUT OFF SHIELDS ON FIXTURES SHALL BE A MAXIMUM OF 26 FEET WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LIGHT FIXTURES WITH 100 FEET OF A RESIDENTIAL ZONING WILL BE LIMITED TO 16 FEET IN HEIGHT.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED INTO THE BUILDING ARCHITECTURE.
- SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK FROM THE JUNCTION OF SIDEWALK LOCATION, AND A PUBLIC SIDEWALK OR THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ADJUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
- FIVE PERCENT OF THE TOTAL PARKING SPACES ARE TO BE USED FOR MULTIPLE OCCUPANCY UNITS LOCATED NEAR BUILDING ENTRANCES, AND IDENTIFIED ON THE SITE PLAN.
- LOCATE BICYCLE LOCKER UNITS AT CONVENIENT LOCATIONS AND IDENTIFY THEM ON THE SITE PLAN.
- PEDESTRIAN CROSSINGS OF VEHICLE CIRCULATION AREAS SHALL BE RAISED OR LOWERED TO AN ALTERNATE TEXTURE MATERIAL AND SLIGHTLY RAISED WHERE PARKING SPACES ARE PERPENDICULAR OR ANGLES TO PEDESTRIAN WALKS. THE PEDESTRIAN WALK SHALL BE PROTECTED BY PROVIDING TREE STOPS SO THAT PARKED CARS DO NOT OVERLAP THE PEDESTRIAN WALK OR BY MAKING THE WALK 10' WIDE IF THERE IS PARKING ON ONE, 10' WIDE IF THERE IS PARKING ON BOTH SIDES OF THE WALK AT THE ENTRY ELEVATION AND A MINIMUM OF 15 FEET IN WIDTH WITH TREES AT THE FACADE.
- PEDESTRIAN AREAS IN FRONT OF MAJOR BUILDINGS SHALL BE MINIMUM 15' WIDE FROM BUILDING EDGE TO EDGE OF CURBING LESS AND PLANTERS; 10' WIDE IN FRONT OF SMALLER BUILDINGS ON MAJOR CENTERS.
- ALL POLYCARBONATES SHALL BE PLACED WITHIN THE GARAGE.

DESIGN GUIDELINES

- Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be downward, since box fixtures with flush lenses and horizontal light elements to prevent fugitive light.
- All canopies and out buildings shall be architecturally integrated with the main building on each site.
- No plastic vinyl awnings or fascia panels or backlit panels or awnings.
- All cell towers shall be architecturally integrated.
- No generic franchise architecture shall be permitted.
- No b-u-b wire, concertina wire or chainlink fence shall be permitted.
- All HVAC shall be screened, top of HVAC shall be less than top of parapet.
- Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
- No black or dark color asphalt shingles shall be permitted.
- Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
- Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
- Signage maximum letter size shall be 2 foot individual channelized letters, backlit or neon and no signage shall face abutting residential.
- All loading docks shall be covered and screened with an architecturally integrated roof and wall.
- The face of curb to the entry facade shall be a minimum of 15 feet with a 6 foot clear pathway and trees at 25 feet on center in 5 by 5 planters or canopies and portals for the entire length of the building facade.
- All buildings shall be directly connected to adjacent streets and other adjacent buildings with clear and through parking ways to break up large fields on center in. There shall be textured concrete or other material crossings at each drive aisle crossing of a pedestrian way.
- There shall be screen walls or earth berms of 3 feet to shield cars from adjacent streets.
- Gas canopies and auto dominated uses shall be secondary to pedestrian ways.
- Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
- Commercial and office uses shall be located adjacent to streets with minimal parking between the entry facade and the street.
- Commercial buildings should typically be linked with plazas and pedestrian ways.
- Bus credits shall be utilized where applicable and the minimum parking shall be the maximum plus 10%.
- No off premise signs as permitted.

LEGAL DESCRIPTION
TRACT J1 AND M VISTA DEL NORTE

NEIGHBORHOOD MAP

PROJECT NUMBER: 1001150

This plan is consistent with the specific site development plan approved by the City of Albuquerque, New Mexico (City) and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

Date: 7-21-02
Date: 7/21/02
Date: 3-19-03
Date: 3/25/03
Date: 1-28-03
Date: 5/28/03

Site Engineer, Transportation Division
Public Works, Water, Utilities Division
City Engineer, Engineering Division / AMAFEA
Solid Waste and Recycling / 1000 spaces

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual
City Planner, Albuquerque / Bernadillo
County Planning Division

PLN2 (10706) 4/96

EXISTING ZONING - M1
SITE DATA (TRACT M1)

COMMERCIAL
SU-1 FOR C-2
21.1527
233,580 SF
36'
0.25
15% OF NET LOT AREA

SITE DATA (TRACT M2)

RESIDENTIAL
R-2
2.948 ACRES
16 UNITS
24 UNITS
64 UNITS
21.71 UNITS PER ACRE
36'
15% OF NET LOT AREA

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED PERIMETER WALL
- EXISTING PERIMETER WALL
- PROPOSED RETAINING WALL

GRAPHIC SCALE
1" = 100'

100 50 0 50 100



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RANCHO MIRAGE
VISTA DEL NORTE
SITE PLAN FOR SUBDIVISION

ENGINEER'S SEAL

ENGINEER'S NAME: RONALD G. BOHANNAN
P.E. #7668

DRAWN BY: BMP
DATE: 7/18/02
2116SP3.DWG

SHEET #: 1
JOB #: 21014

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100