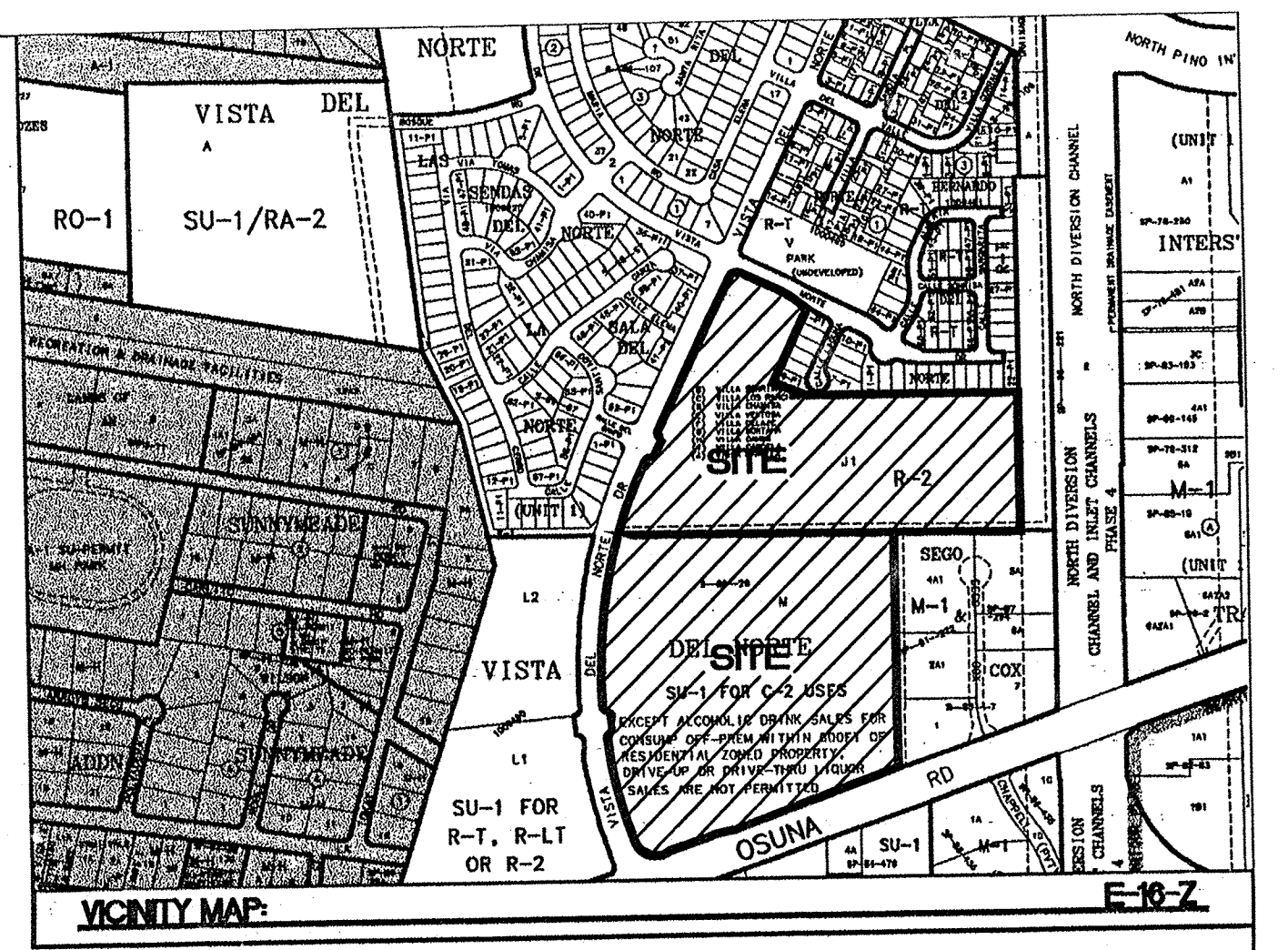


- NOTES:**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS J1 AND TRACT M2 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER 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 PLAT.
 - AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 36' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 36' 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 LAMPS. LIGHT POLES WITHIN 50 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. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED 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 OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
 - FIVE PERCENT OF THE TOTAL PARKING SPACES ARE TO BE USED FOR MULTIPLE OCCUPANCY VEHICLE PARKING 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 MINIMUM 6' WIDE, OF AN ALTERNATIVE TEXTURE MATERIAL AND SLIGHTLY RAISED. WHERE PARKING SPACES ARE PERPENDICULAR OR ANGLES TO PEDESTRIAN WALKS, THE PEDESTRIAN WALK SHALL BE PROTECTED BY PROVIDING TIRE 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. THE PEDESTRIAN WALK AT THE ENTRY ELEVATION SHALL BE MINIMUM OF 15 FEET IN WIDTH WITH TREES AT 25' O.C. OR PORTALS CANOPIES ETC., FOR THE ENTIRE LENGTH OF 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.



LEGAL DESCRIPTION:
TRACT J1 AND M VISTA DEL NORTE

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

SITE DATA (TRACT M1)

PROPOSED USAGE:	COMMERCIAL
ZONING:	SU-1 FOR C-2
LOT AREA:	21.4498 ACRES
MAX. BUILDING AREA:	233,580 SF
MAX. BUILDING HEIGHT:	36'
MAX. FLOOR AREA RATIO:	0.25
REQUIRED LANDSCAPING:	15% OF NET LOT AREA

SITE DATA (TRACT M2)

PROPOSED USAGE:	RESIDENTIAL
ZONING:	R-2
LOT AREA:	2.6509 ACRES
NO. BUILDING UNITS:	
UNIT 1:	16 UNITS
UNIT 2:	24 UNITS
UNIT 3:	24 UNITS
TOTAL UNITS:	64 UNITS
DENSITY:	24.14 UNITS PER ACRE
MAX. BUILDING HEIGHT:	36'
REQUIRED LANDSCAPING:	15% OF NET LOT AREA

PROJECT NUMBER: _____

This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on _____ and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks & General Services Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
Solid Waste	Date

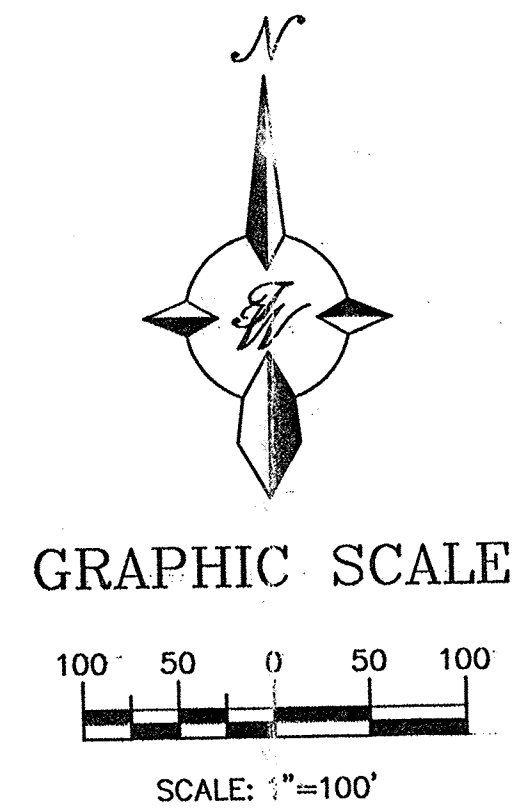
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division

PLNZ (10706) 4/96

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	25.00	90°00'00"	S71°06'02"W	35.36
C2	89.00	482.00	44.63	10°34'47"	N58°36'34"W	88.88
C3	36.97	518.00	18.49	4°05'22"	S55°21'51"E	36.97
C4	40.47	200.00	20.30	11°35'37"	N76°34'24"E	40.40
C5	30.34	150.00	15.22	11°35'23"	S76°34'32"W	30.29
C6	158.51	100.00	101.44	90°49'13"	S63°48'32"E	142.43
C7	353.94	1832.00	177.52	11°04'10"	S12°51'47"E	353.39
C8	39.45	25.00	25.18	90°24'17"	S37°52'11"W	35.48
C9	39.45	25.00	25.18	90°24'17"	S48°41'24"E	35.48
C10	498.18	1832.00	250.64	15°34'50"	S04°17'54"W	496.65
C11	118.51	1832.00	59.28	3°42'23"	S13°56'31"W	118.49
C12	282.69	1831.22	141.62	8°50'41"	S20°13'03"W	282.41
C13	39.91	25.00	25.65	91°27'26"	S70°22'06"W	35.80
C14	39.29	24.96	25.04	90°11'15"	S18°53'57"E	35.36



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	RANCHO MIRAGE VISTA DEL NORTE	DRAWN BY: BDG DATE: 01/28/02
	SITE PLAN FOR SUBDIVISION	2116SPS.DWG SHEET #
TERRA WEST, LLC 8508 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 21016