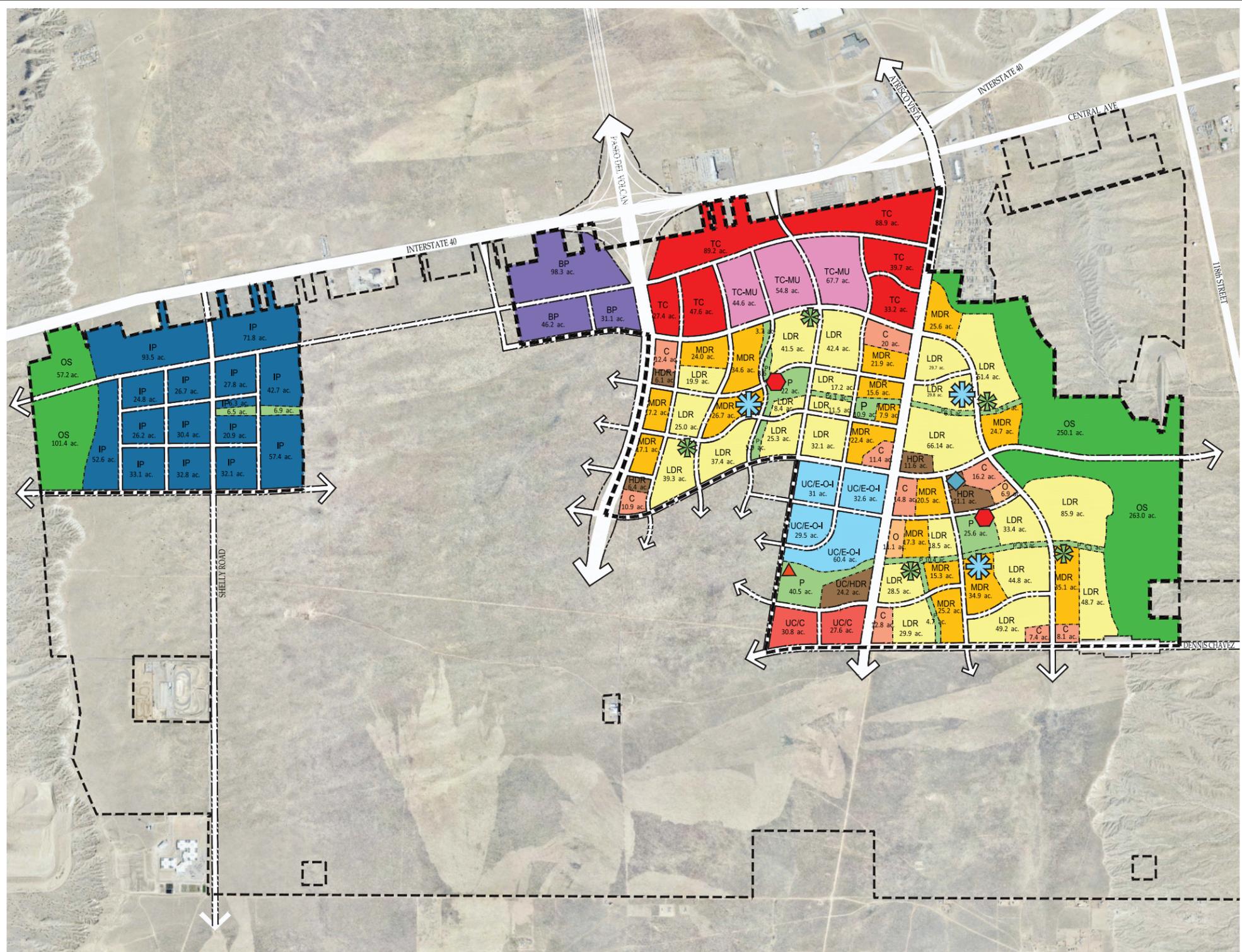


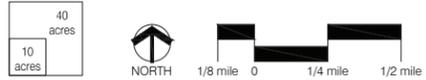
EXHIBIT 1: CONTEXT MAP



Tue, 20-Sep-2016 1:43:00pm. Plotted by: MAUREN
 P:\01_Projects\1662-11 Santolina Level B Planning\ACAD\Land Use Concepts\Level B Land Use Concept_withacreage_ver.5.dwg

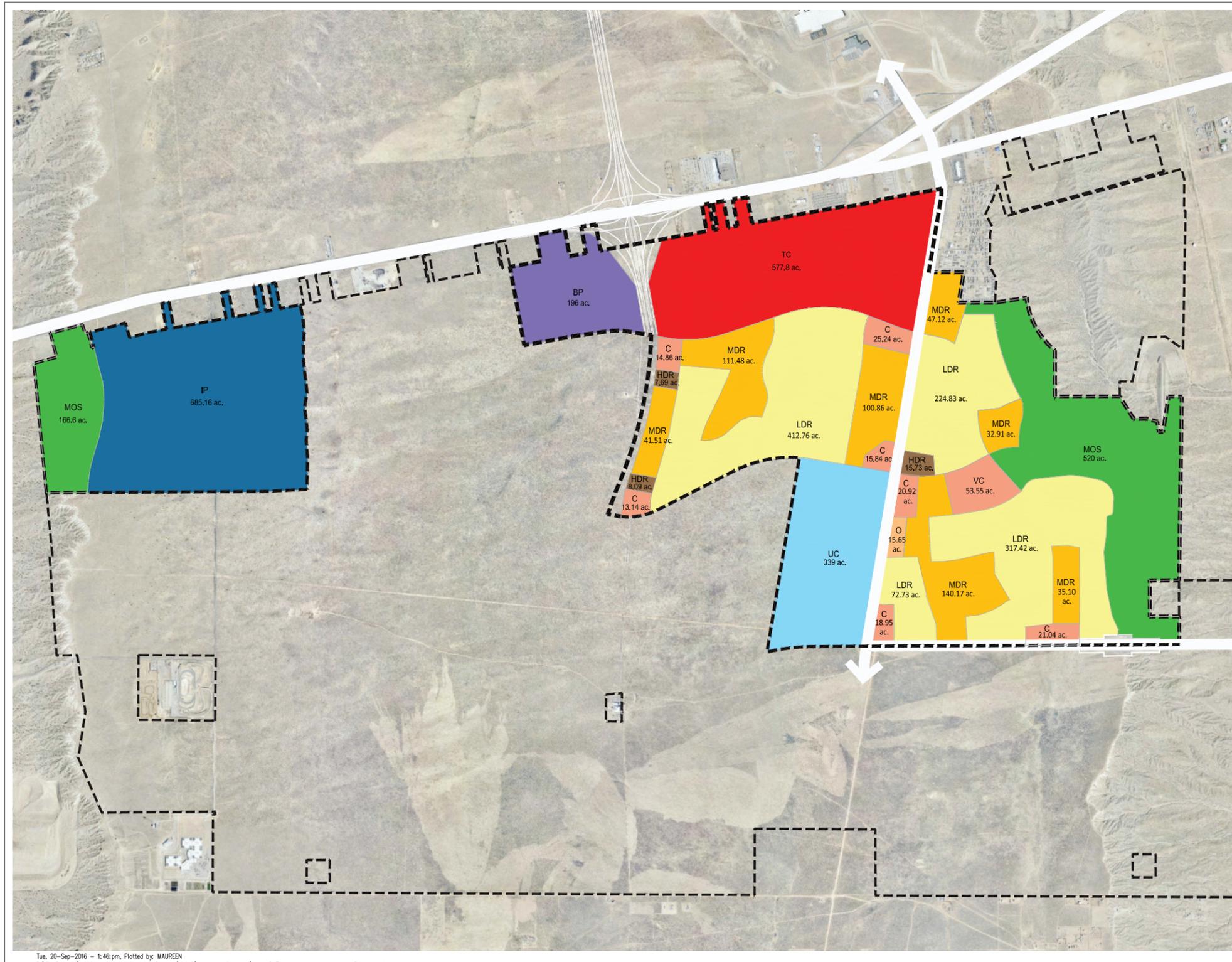
Land Use

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- UC/E-O-I Urban Center/ Education / Office / Institutional
- Public Safety Facility ±6 ac.
- C Commercial
- TC Town Center
- TC-MU Town Center - Mixed Use
- UC/HDR Urban Center/ High Density Residential
- UC/C Urban Center/ Commercial
- O Office
- BP Business Park
- IP Industrial and Business Park
- School
- Neighborhood Park 3 - 5 ac.
- Community Center / Aquatic Facility
- P Parks and Internal Open Space
- OS Open Space (Escarpment)
- Accessible Playground
- Level B Boundary

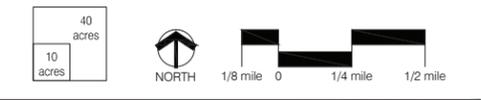


LAND USE PLAN
 September 30, 2016

EXHIBIT 2: LAND USE



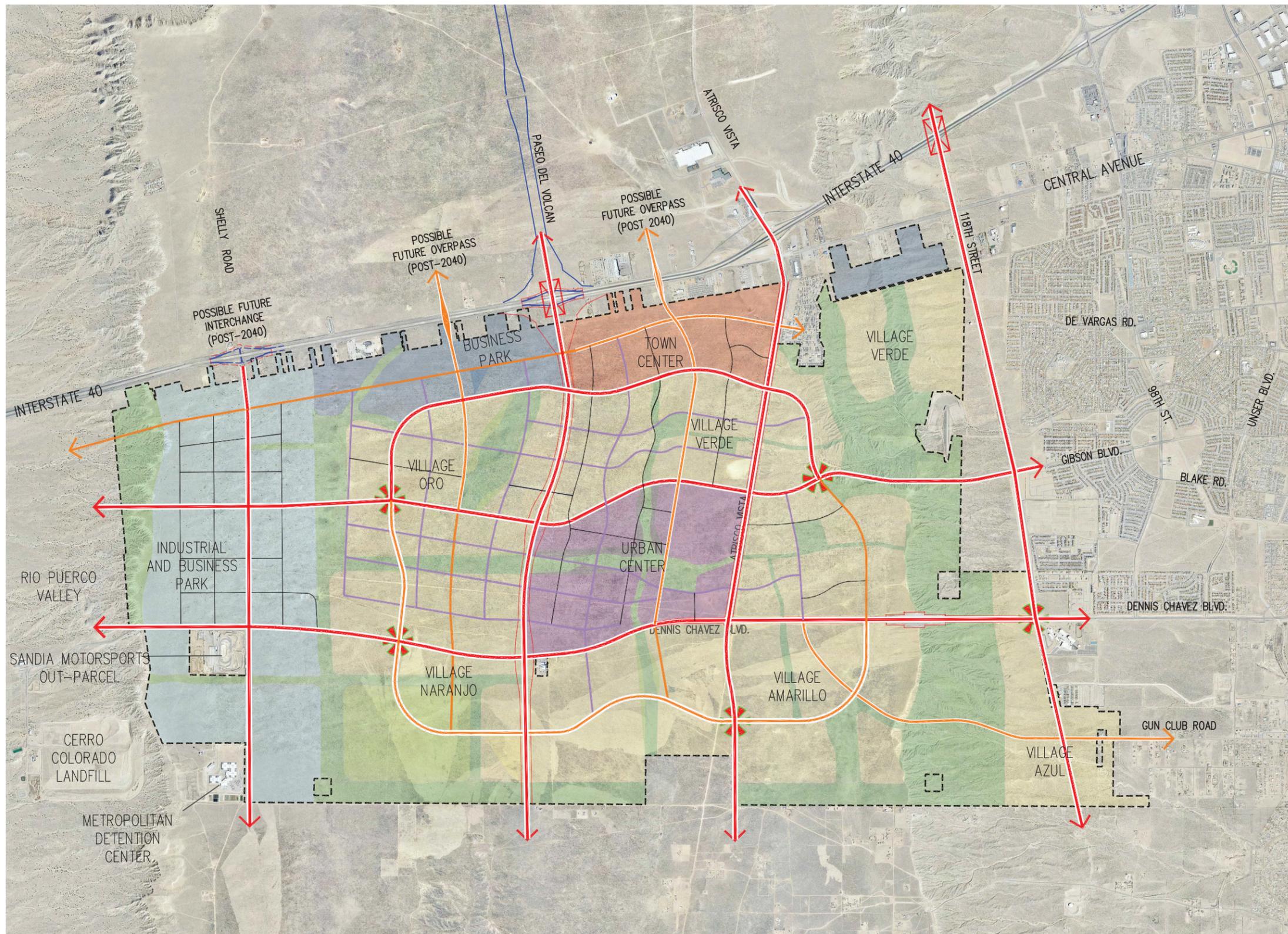
- Zoning Districts**
- LDR Low Density Residential
 - MDR Medium Density Residential
 - HDR High Density Residential
 - UC Urban Center
 - C Commercial
 - TC Town Center
 - VC Village Center
 - O Office
 - BP Business Park
 - IP Industrial and Business Park
 - MOS Major Open Space
 - Level B Boundary



ZONING DISTRICTS
September 30, 2016

Tue, 20-Sep-2016 -- 1:46:pm, Plotted by: MAUREEN
P:\01_Projects\1662-11 Santolina Level B Planning\ACAD\Land Use Concepts\Level B Zoning Map_withacreage_ver.3_recover.dwg

EXHIBIT 3: LEVEL B ZONING DISTRICTS MAP

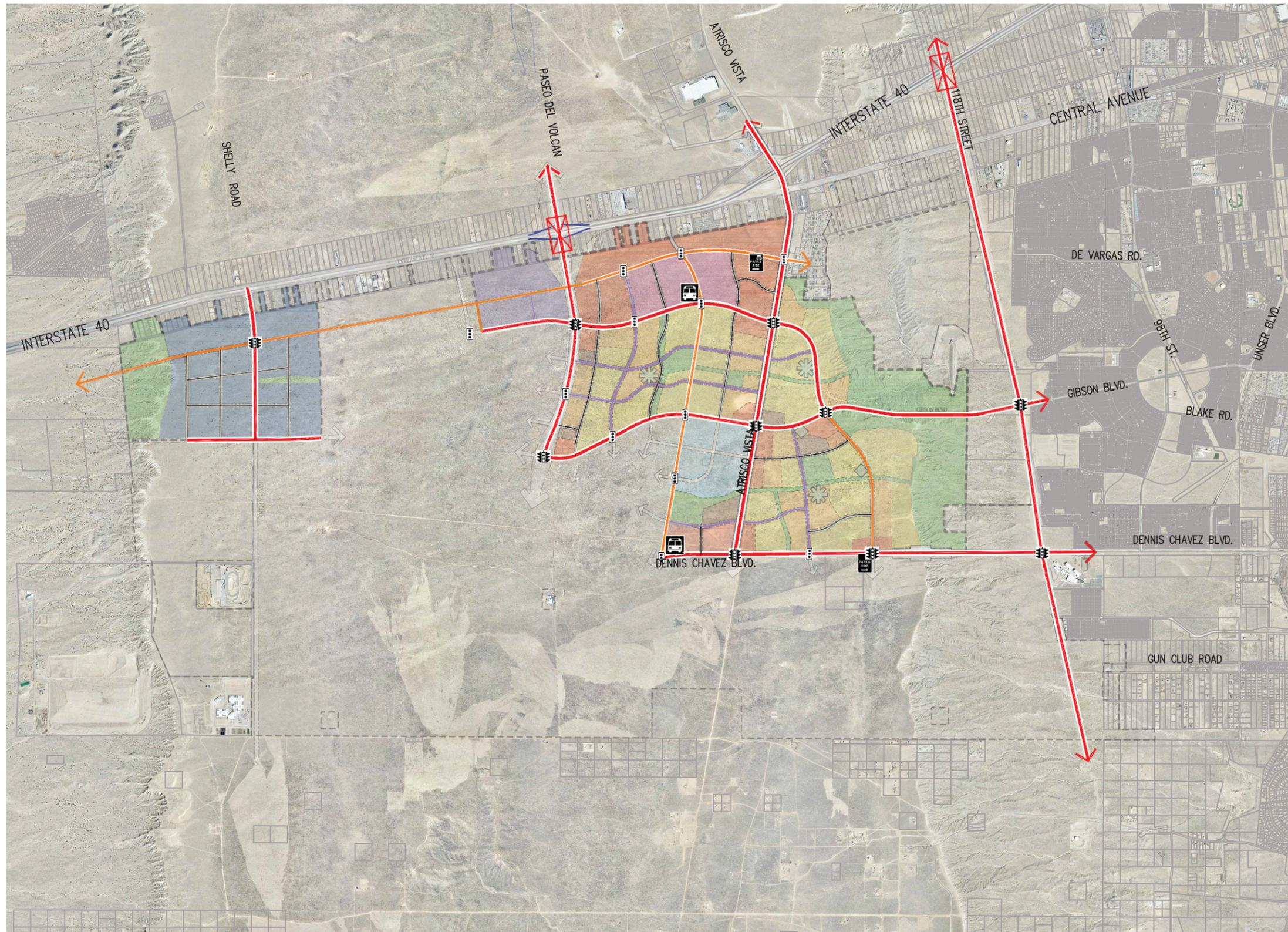


LEGEND

- VILLAGE
- INDUSTRIAL AND BUSINESS PARK
- OPEN SPACE
- URBAN CENTER
- BUSINESS PARK
- TOWN CENTER
- LEVEL A BOUNDARY
- FUTURE INTERCHANGE
- VILLAGE CENTER
- PRINCIPAL - 2-3 LANES EACH DIRECTION*
- MINOR - 2-3 LANES EACH DIRECTION*
- COLLECTOR- 1-2 LANES EACH DIRECTION*
- LOCAL- 1-2 LANES EACH DIRECTION*



EXHIBIT 4: AUTO TRANSIT CIRCULATION
FULL BOULDOUT NETWORK

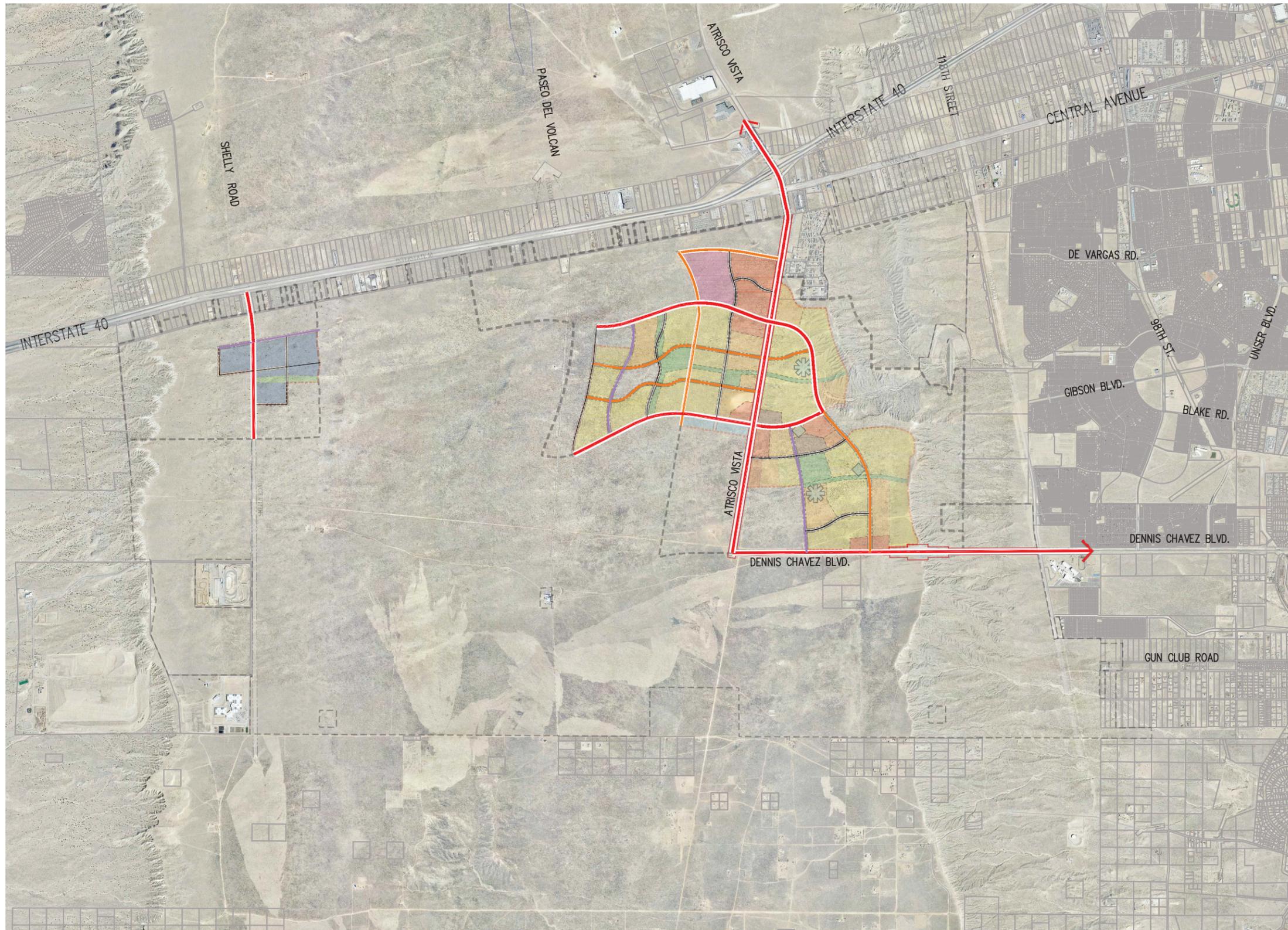


LEGEND

-  FUTURE INTERCHANGE
-  MAJOR SIGNALIZED INTERSECTION
-  POTENTIAL FUTURE SIGNALIZED INTERSECTION
-  PARK AND RIDE
-  TRANSIT CENTER
-  PRINCIPAL - 2-3 LANES EACH DIRECTION*
-  MINOR - 2-3 LANES EACH DIRECTION*
-  COLLECTOR- 1-2 LANES EACH DIRECTION*
-  LOCAL- 1-2 LANES EACH DIRECTION*



EXHIBIT 5: AUTO TRANSIT CIRCULATION
LEVEL B NETWORK

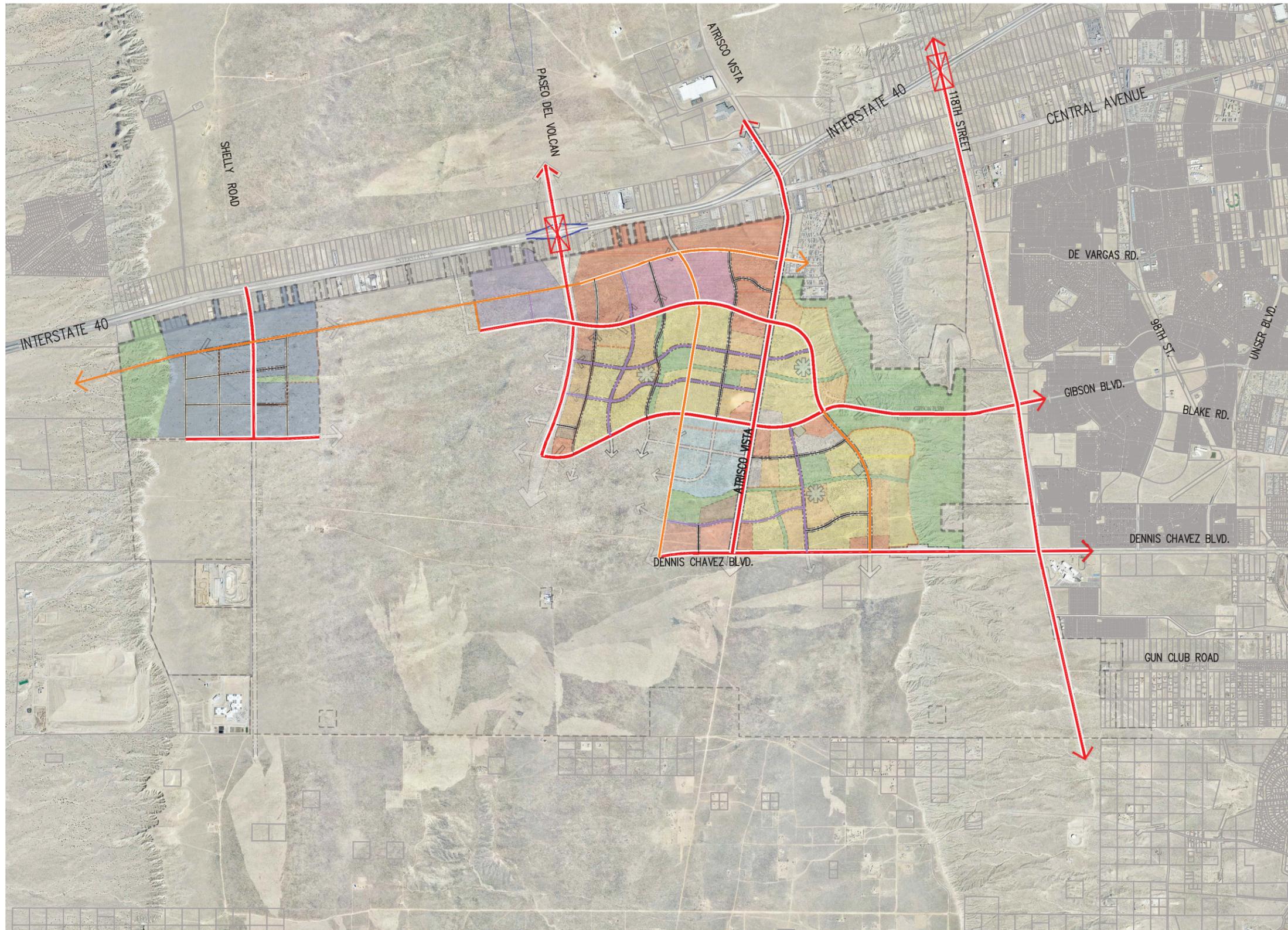


LEGEND

- PRINCIPAL - 2-3 LANES EACH DIRECTION*
- MINOR - 2-3 LANES EACH DIRECTION*
- COLLECTOR- 1-2 LANES EACH DIRECTION*
- LOCAL- 1-2 LANES EACH DIRECTION*



EXHIBIT 6: ROADWAY PHASING
ROADS REQUIRED BY 2025

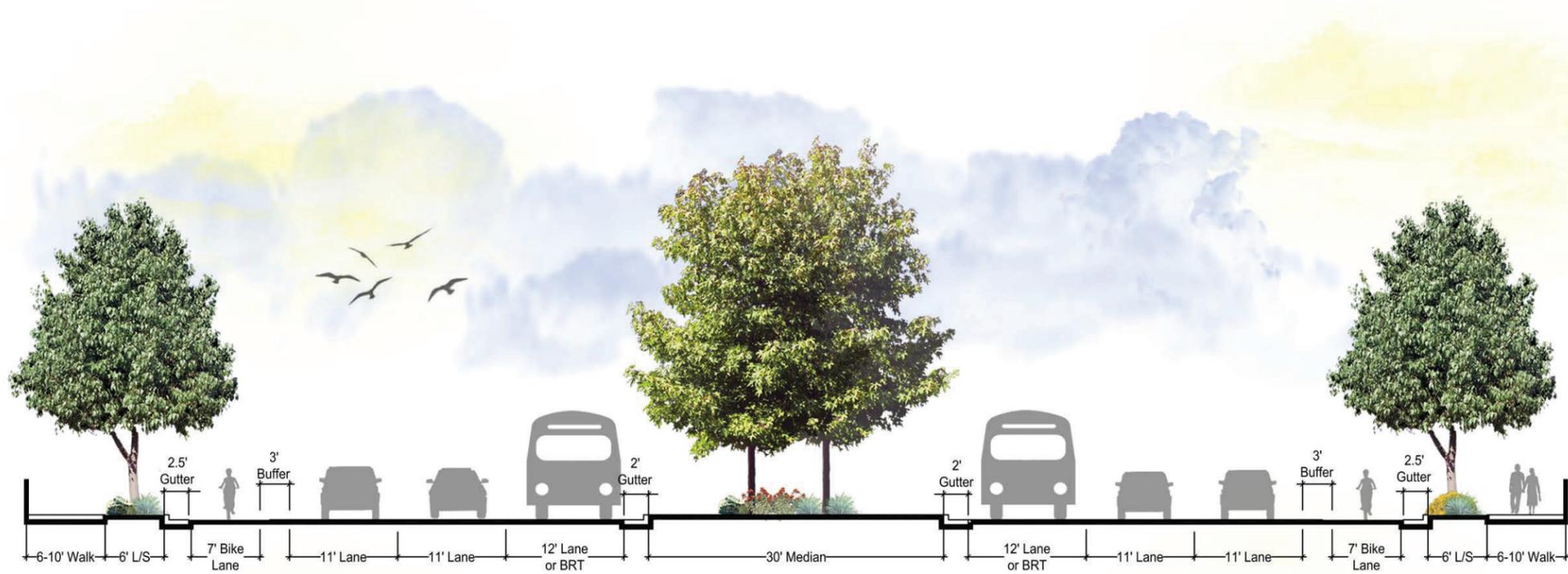


LEGEND

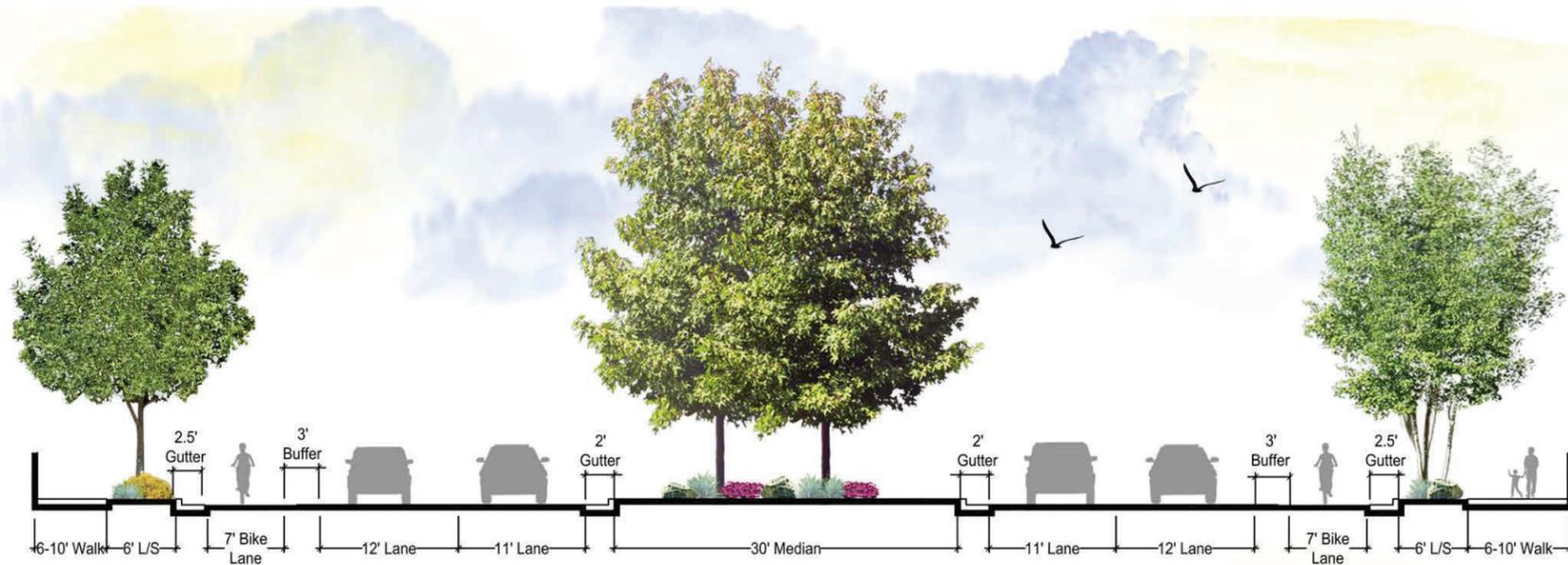
-  FUTURE INTERCHANGE
-  PRINCIPAL - 2-3 LANES EACH DIRECTION*
-  MINOR - 2-3 LANES EACH DIRECTION*
-  COLLECTOR- 1-2 LANES EACH DIRECTION*
-  LOCAL- 1-2 LANES EACH DIRECTION*



EXHIBIT 7: ROADWAY PHASING
ROADS REQUIRED BY 2040



6-LANE PRINCIPAL ARTERIAL (160 FT R.O.W.)



4-LANE PRINCIPAL ARTERIAL (144 FT R.O.W.)

EXHIBIT 8: ROADWAYS - 6 LANE PRINCIPAL ARTERIAL,
PRINCIPAL ARTERIAL

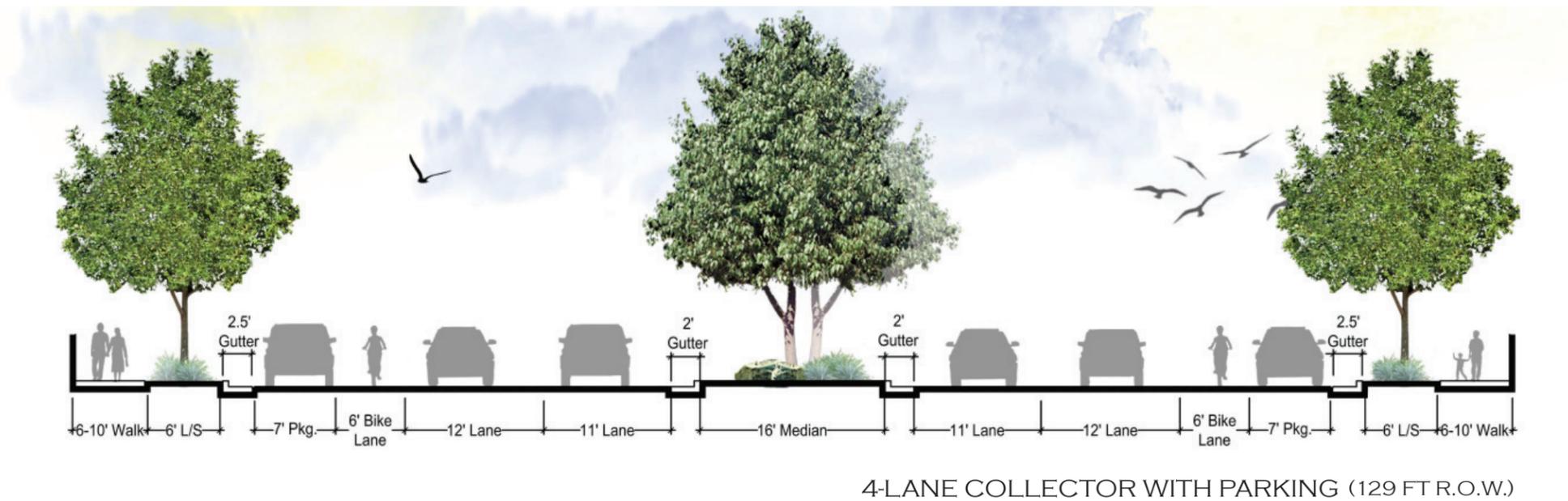
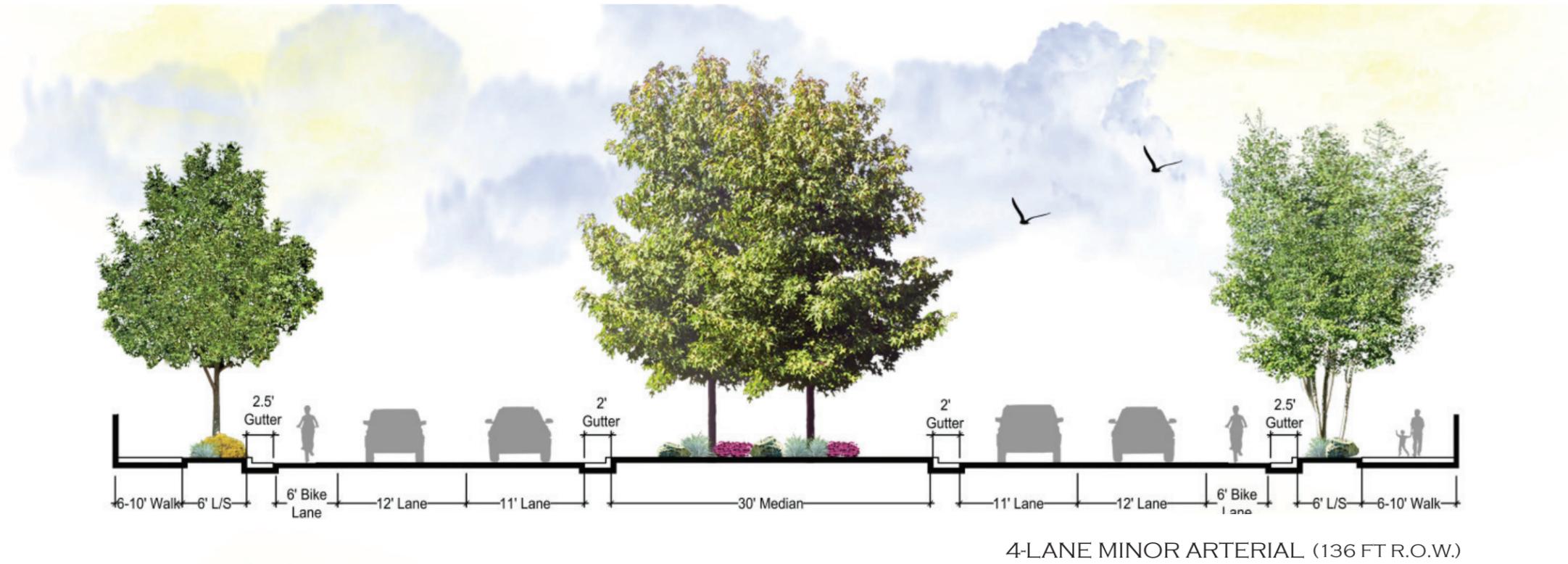
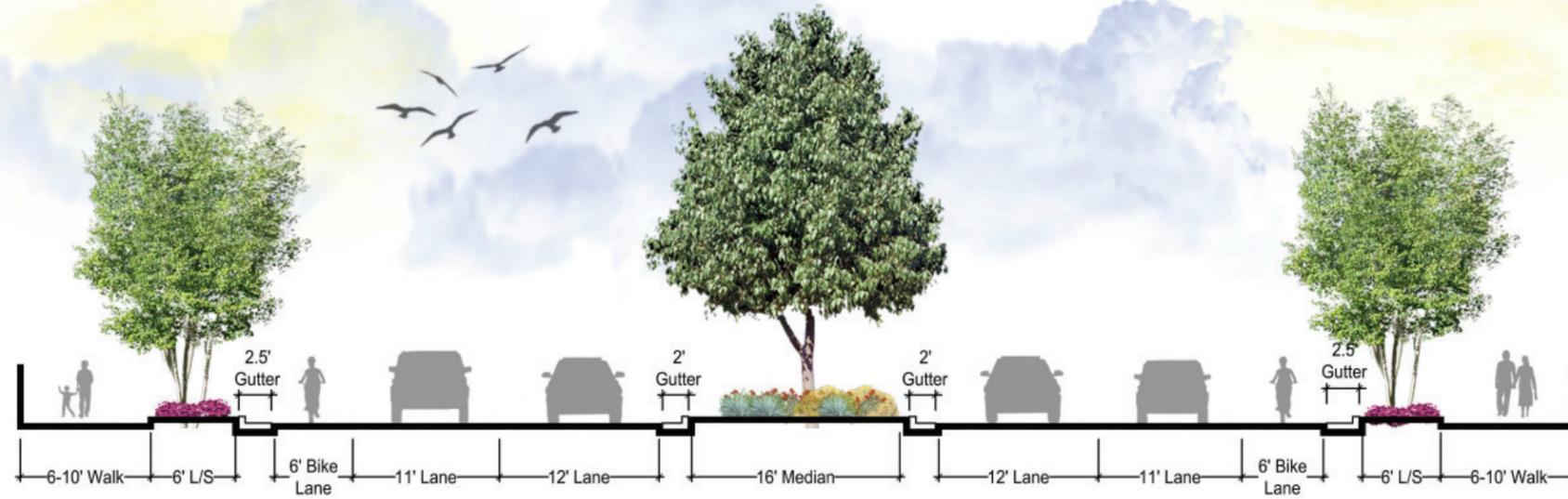
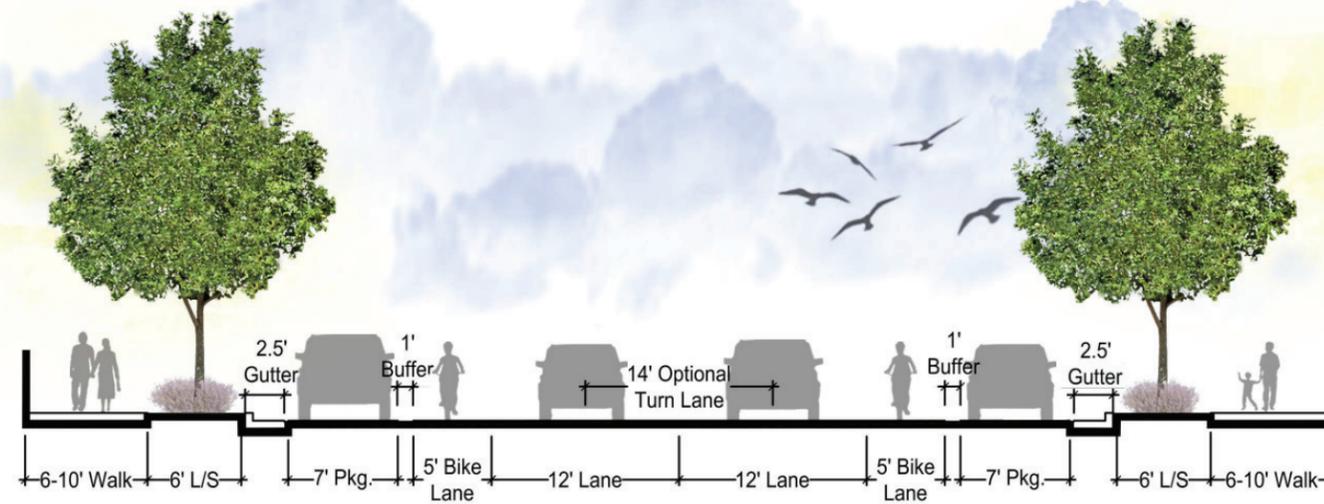


EXHIBIT 9: ROADWAYS - 4 LANE MINOR ARTERIAL
4 LANE COLLECTOR WITH PARKING

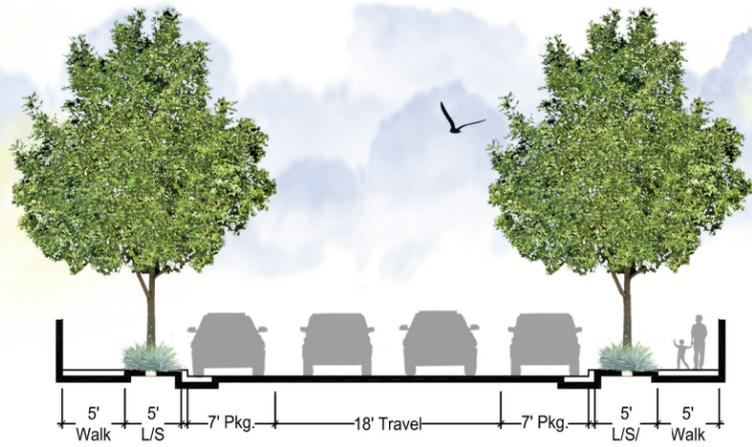


4-LANE COLLECTOR WITHOUT PARKING (115 FT R.O.W.)

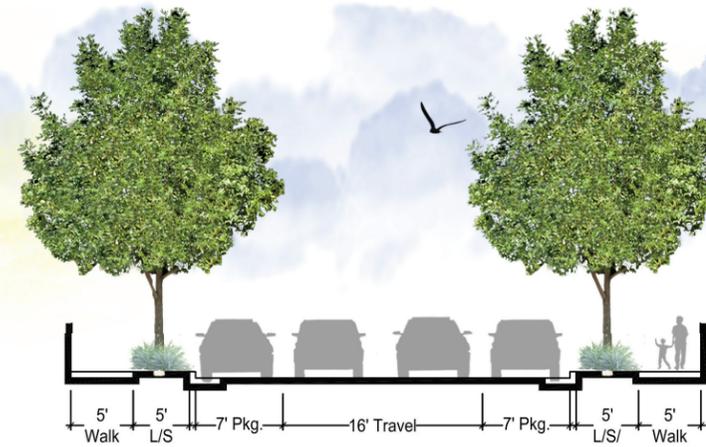


2-LANE COLLECTOR WITH PARKING (77 - 99 FT R.O.W.)

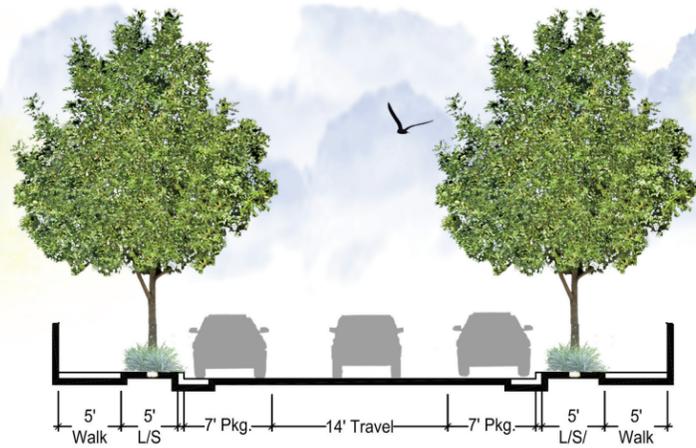
EXHIBIT 10: ROADWAYS - 4 LANE COLLECTOR WITHOUT PARKING,
2 LANE COLLECTOR WITH PARKING



LOCAL STREET 1 (52 FT R.O.W.)

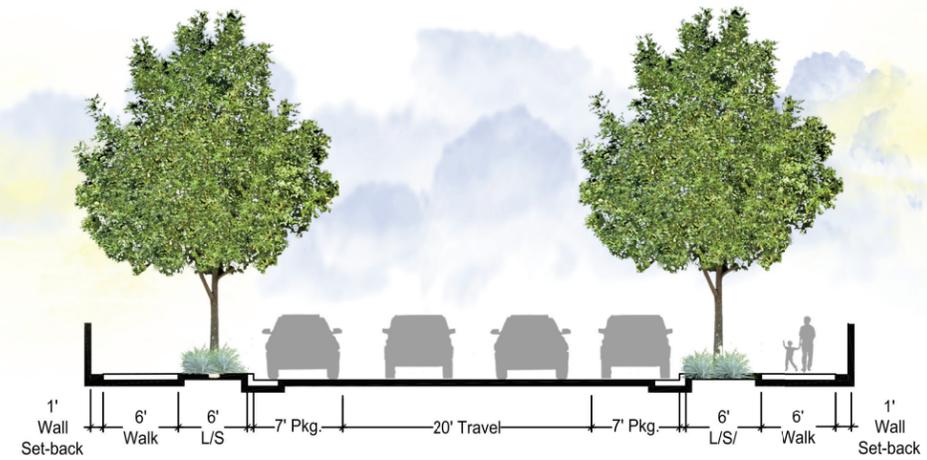


LOCAL STREET 2 (50 FT R.O.W.)



LOCAL STREET 3 (48 FT R.O.W.)

TO BE USED ON LOW VOLUMEN ROADS ADT <1,500,
PRIVATE ROADS, OR AS APPROVED BY THE COUNTY



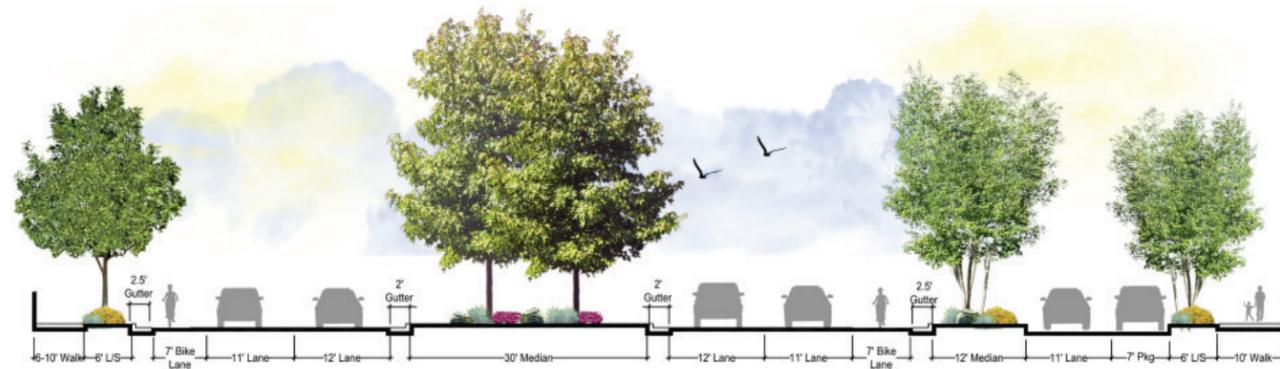
MAJOR LOCAL STREET (60 FT R.O.W.)

BERNALILLO COUNTY LOCAL ROAD SECTIONS
INCLUDED BY REFERENCE:
MINOR LOCAL RESIDENTIAL DWG 201008,
FEBRUARY 15, 2016
MAJOR LOCAL RESIDENTIAL DWG 201007,
FEBRUARY 15, 2016

EXHIBIT 11: ROADWAYS - LOCAL STREETS



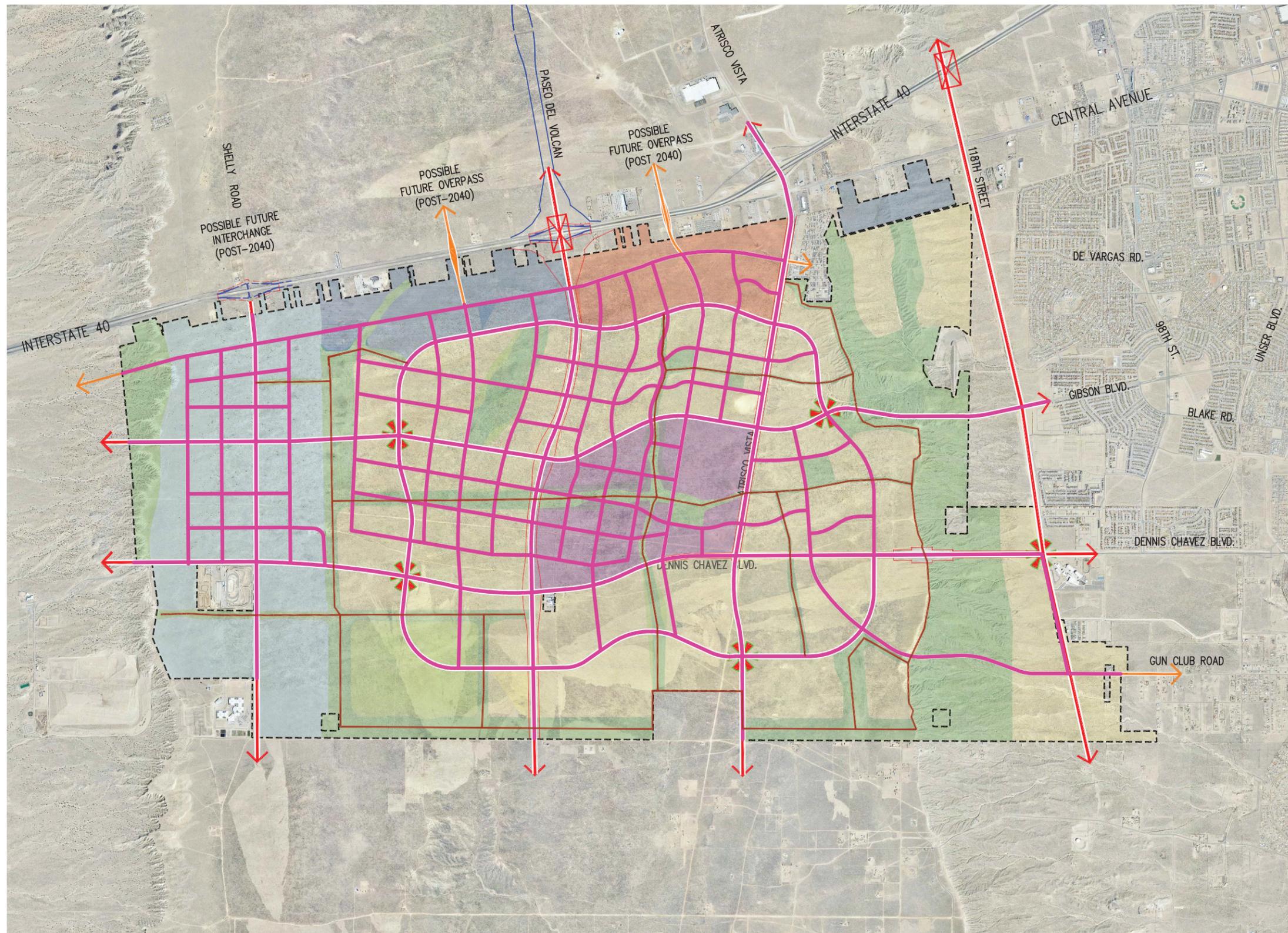
DENNIS CHAVEZ/ATRISCO VISTA @ URBAN CENTER *



PASEO DEL VOLCAN @ URBAN CENTER *

* CYCLE TRACK.BIKE LANE ALLOWABLE ON MULTI-WAY BOULEVARD ROADWAY

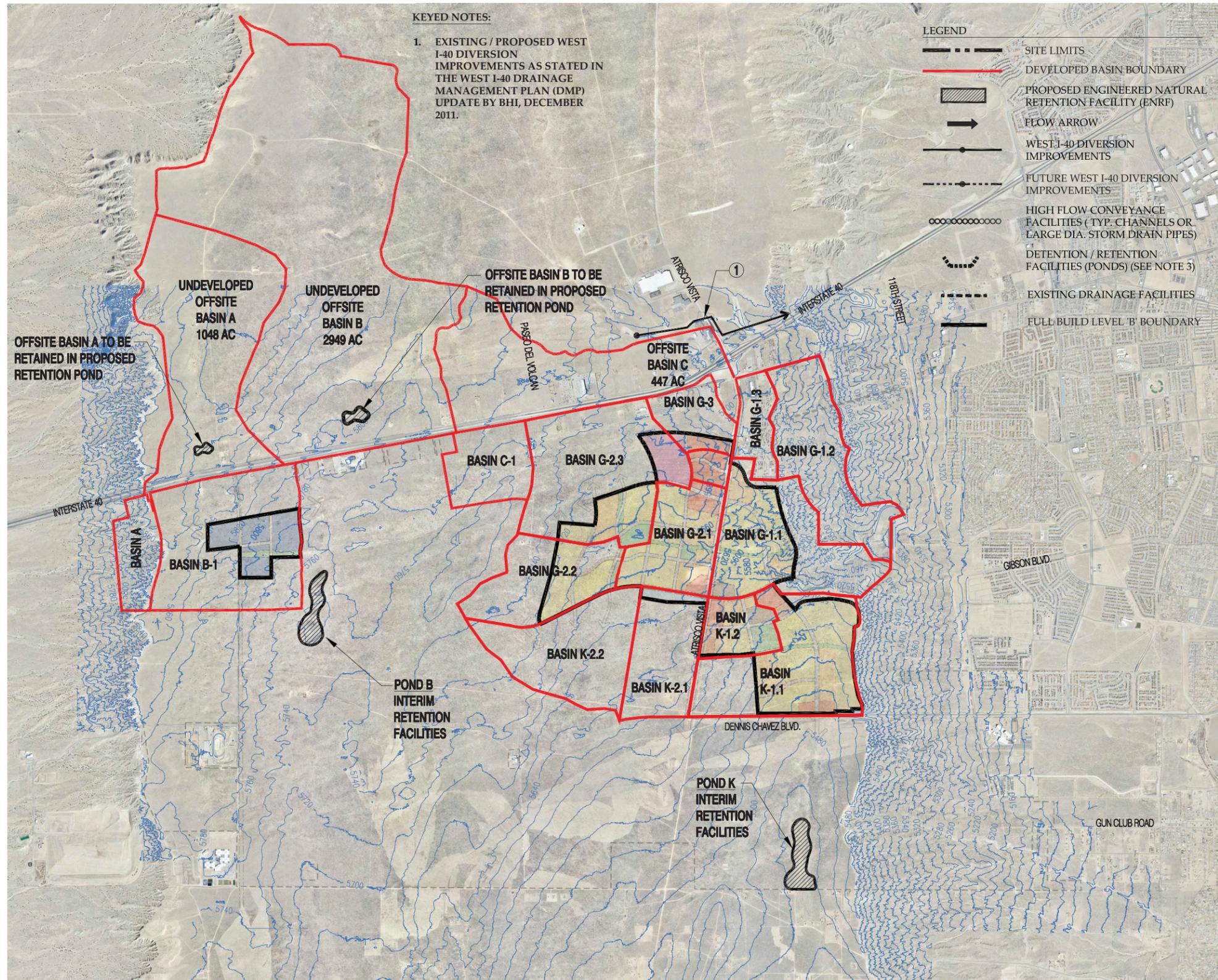
EXHIBIT 12: ROADWAYS - LEVEL B MULTI-WAY BOULEVARDS



LEGEND

-  LEVEL A BOUNDARY
-  FUTURE INTERCHANGE
-  VILLAGE CENTER
-  ON-STREET BIKE AND PED FACILITIES
-  OPEN SPACE TRAILS

EXHIBIT 13: PEDESTRIAN AND BIKE CIRCULATION MAP



NOTES:

- WITH DEVELOPMENT OF BASINS B, FLOW ACROSS I-40 FROM OFFSITE BASINS A AND B WILL BE CUT OFF AND RETAINED UPSTREAM OF I-40 (IE, WITHIN THE OFFSITE BASINS RESPECTIVELY).
- STORMWATER FACILITIES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
- THE DETENTION / RETENTION FACILITIES AND HIGH FLOW CONVEYANCE FACILITIES ARE ILLUSTRATIVE ONLY. FUTURE LEVEL "C" DESIGN REPORTS WILL REFINE THE DRAINAGE CONCEPTS FURTHER.
- CONVEYANCE FACILITIES (SUCH AS ABOVE GROUND CHANNELS) WILL BE DESIGNED AS ENGINEERED NATURAL ARROYOS WITH MULTI PURPOSE USES, WHERE PRACTICAL.

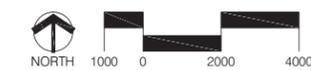
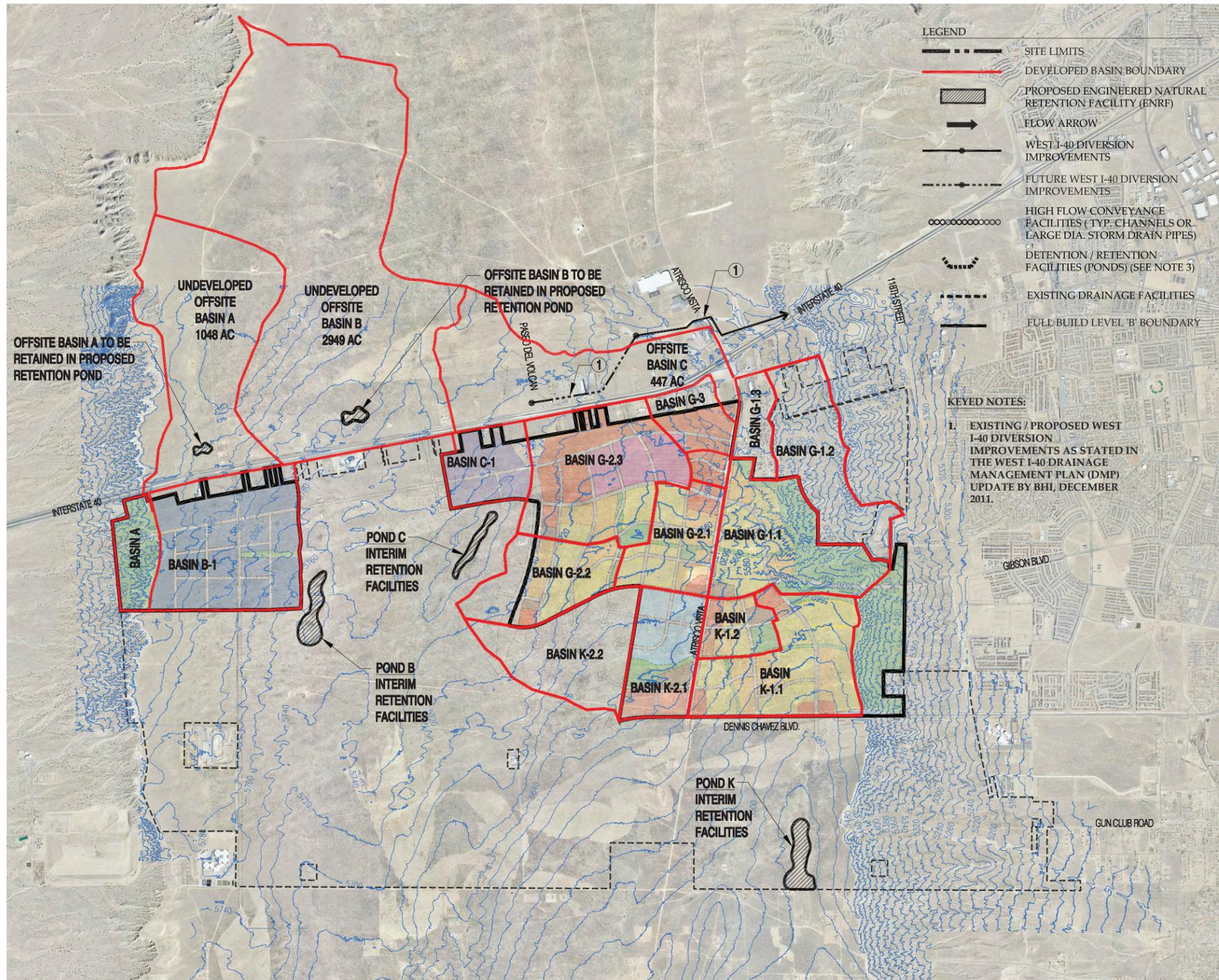


EXHIBIT 14: STORMWATER MASTER PLAN, 2025



NOTES:

- WITH DEVELOPMENT OF BASINS B AND C, FLOW ACROSS I40 FROM OFFSITE BASINS A AND B WILL BE CUT OFF AND RETAINED UPSTREAM OF I40 (IE, WITHIN THE OFFSITE BASINS RESPECTIVELY)
- STORMWATER FACILITIES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
- THE DETENTION / RETENTION FACILITIES AND HIGH FLOW CONVEYANCE FACILITIES ARE ILLUSTRATIVE ONLY. FUTURE LEVEL "C" DESIGN REPORTS WILL REFINE THE DRAINAGE CONCEPTS FURTHER
- CONVEYANCE FACILITIES (SUCH AS ABOVE GROUND CHANNELS) WILL BE DESIGNED AS ENGINEERED NATURAL ARROYOS WITH MULTI PURPOSE USES, WHERE PRACTICAL.

BASIN SUMMARY					
BASIN	Area (AC)	AREA (SQ MI)	24 hr Q _p (CFS)	24 hr VOLUME (AC-FT)	10 DAY VOLUME (AC-FT)
Subbasin-A	166.2	0.2597	198.7	9.1	23.7
Subbasin-B-1	764.4	1.1944	1762.8	129.3	220.4
Subbasin-C-1	248.0	0.3875	796.7	45.8	76.3
Subbasin-G-1.1	575.7	0.8995	874.3	60.7	119.3
Subbasin-G-1.2	482.6	0.7541	760	56.3	106.5
Subbasin-G-1.3	182.6	0.2853	408.8	25.4	45.7
Subbasin-G-2.1	357.7	0.5589	1181.5	59.2	101.4
Subbasin-G-2.2	385.7	0.6027	944	60.1	104.7
Subbasin-G-2.3	731.6	1.1431	1993.4	140.0	231.3
Subbasin-G-3	224.6	0.3509	960.5	49.5	79.2
Subbasin-K-1.1	596.2	0.9316	1441.3	91.8	160.6
Subbasin-K-1.2	162.6	0.2541	443.7	23.7	41.9
Subbasin-K-2.1	313.0	0.4891	908.3	50.7	87.3
Subbasin-K-2.2	483.6	0.7556	1005.3	76.9	133.1

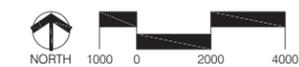
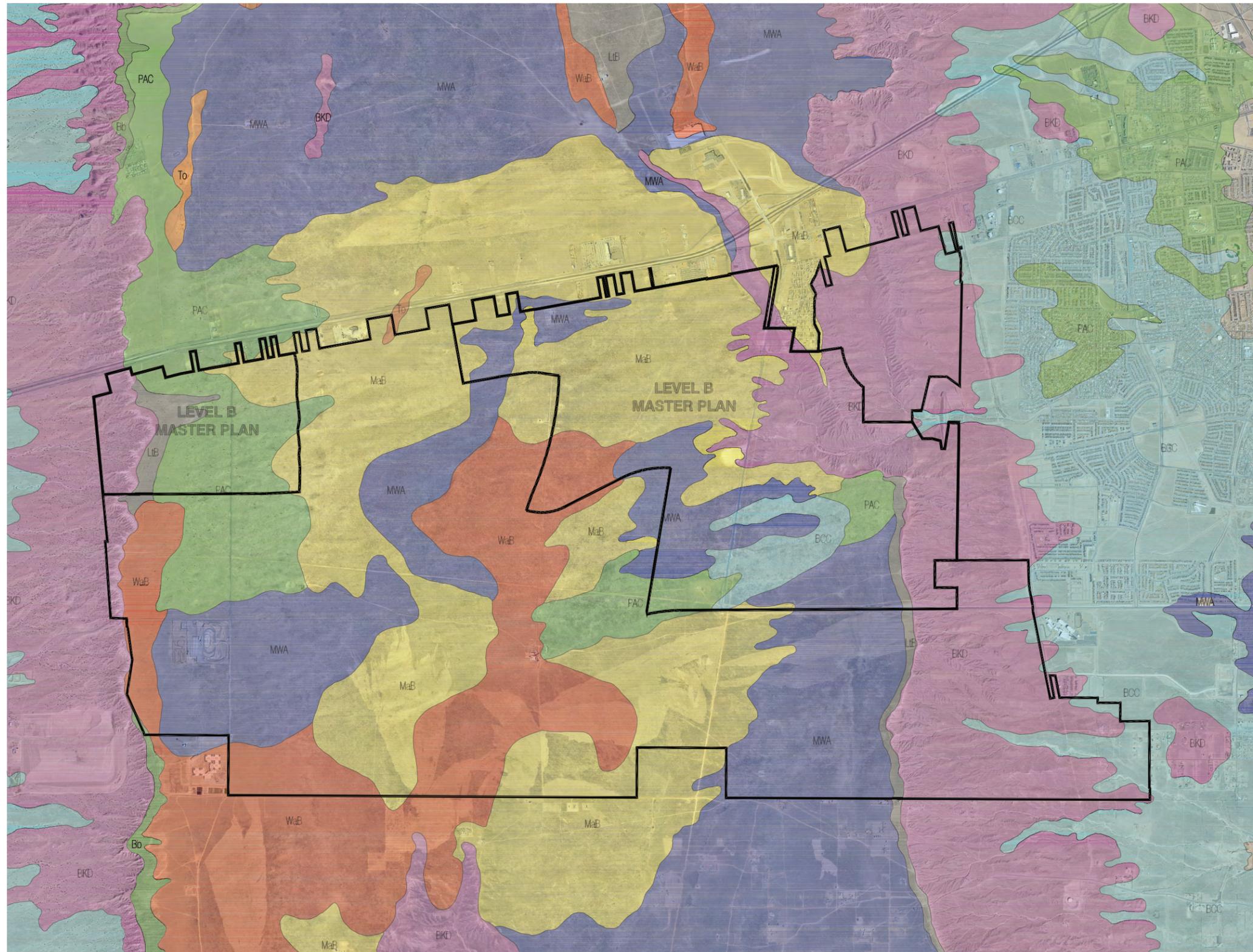


EXHIBIT 15: STORMWATER MASTERPLAN, FULL BUILD



LEGEND

- Bb - Bluepoint fine sand, hummocky
- BCC - Bluepoint loamy fine sand, 1 to 9 percent slopes
- BKD - Bluepoint-Kokan association, hilly
- LIB - Latene sandy loam, 1 to 5 percent slopes
- MaB - Madurez loamy fine sand, 1 to 5 percent slopes
- MWA - Madurez-Wink association, gently sloping
- PAC - Pajarito loamy fine sand, 1 to 9 percent slopes
- To - Tome very fine sandy loam
- WaB - Wink fine sandy lam, 0 to 5 percent slopes

NOTES:

1. ALL SOIL TYPES LOCATED ON SANTOLINA ARE DEVELOPABLE WITH PROPER REMEDIATION.
2. SOIL SURVEY IS APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
3. APPROXIMATE 27 SOIL BORINGS WERE CONDUCTED. NO BEDROCK NOR GROUNDWATER WAS ENCOUNTERED IN THE 20' - 60' DEEP BORINGS.
4. ALL BORINGS REVEALED PRIMARILY SANDY SOIL CONDITIONS WITH OCCASIONAL CLAY LENSES.
5. SITE SOILS ARE SUITABLE FOR STORMWATER INFILTRATION & PERCOLATION.
6. LOW R-VALUE TEST RESULTS SUGGEST SANTOLINA PAVEMENT SECTIONS MAY BE THICKER THAN COUNTY AVERAGES.
7. EOLIAN - DEPOSITED (WIND BLOWN) SOILS EXIST OVER MUCH OF THE PROJECT AREA. THESE SOILS MUST BE TREATED APPROPRIATELY AND DISTURBANCE MINIMIZED.

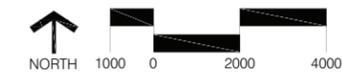
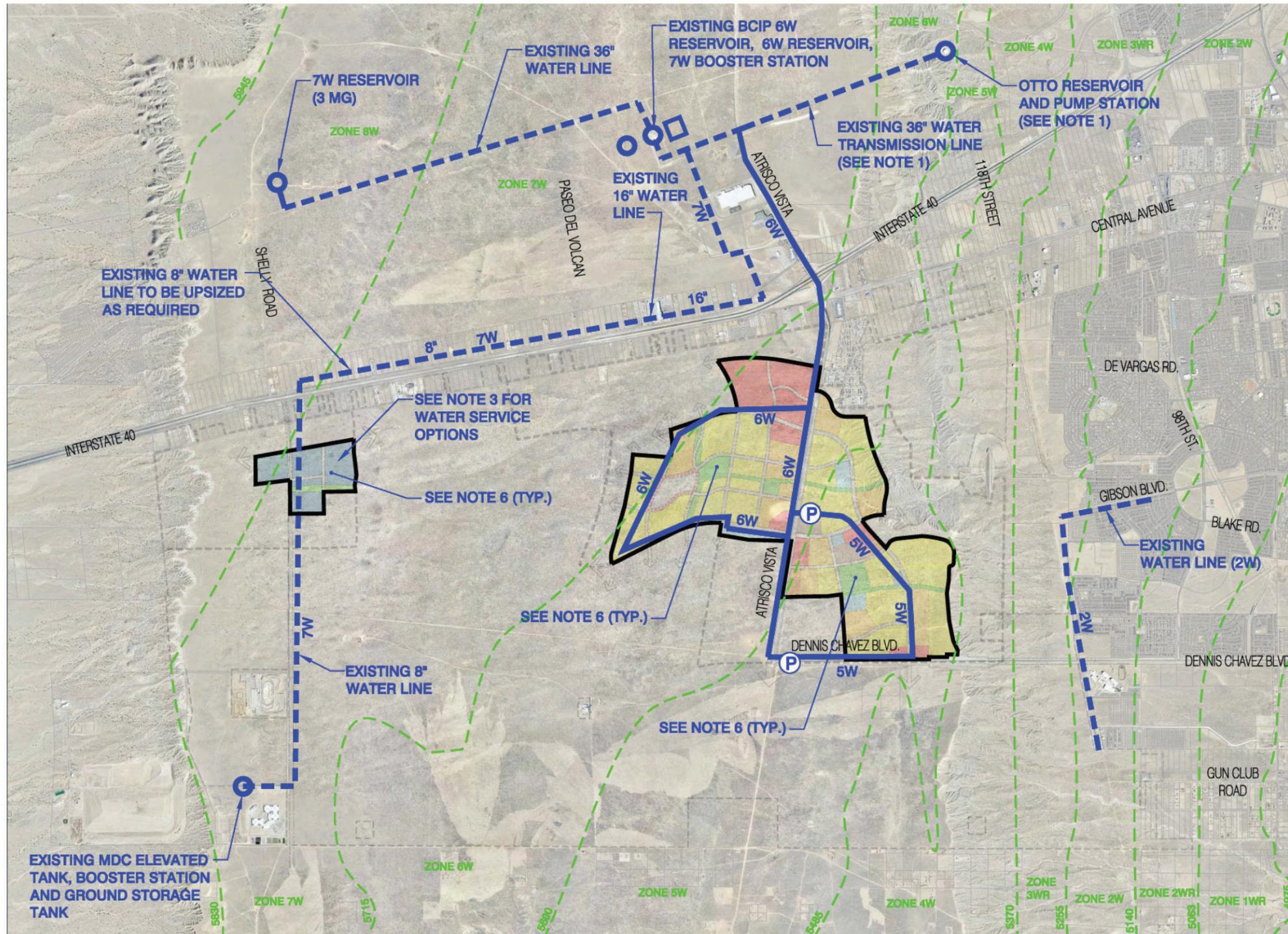


EXHIBIT 16: SOIL SURVEY MAP



NOTES:

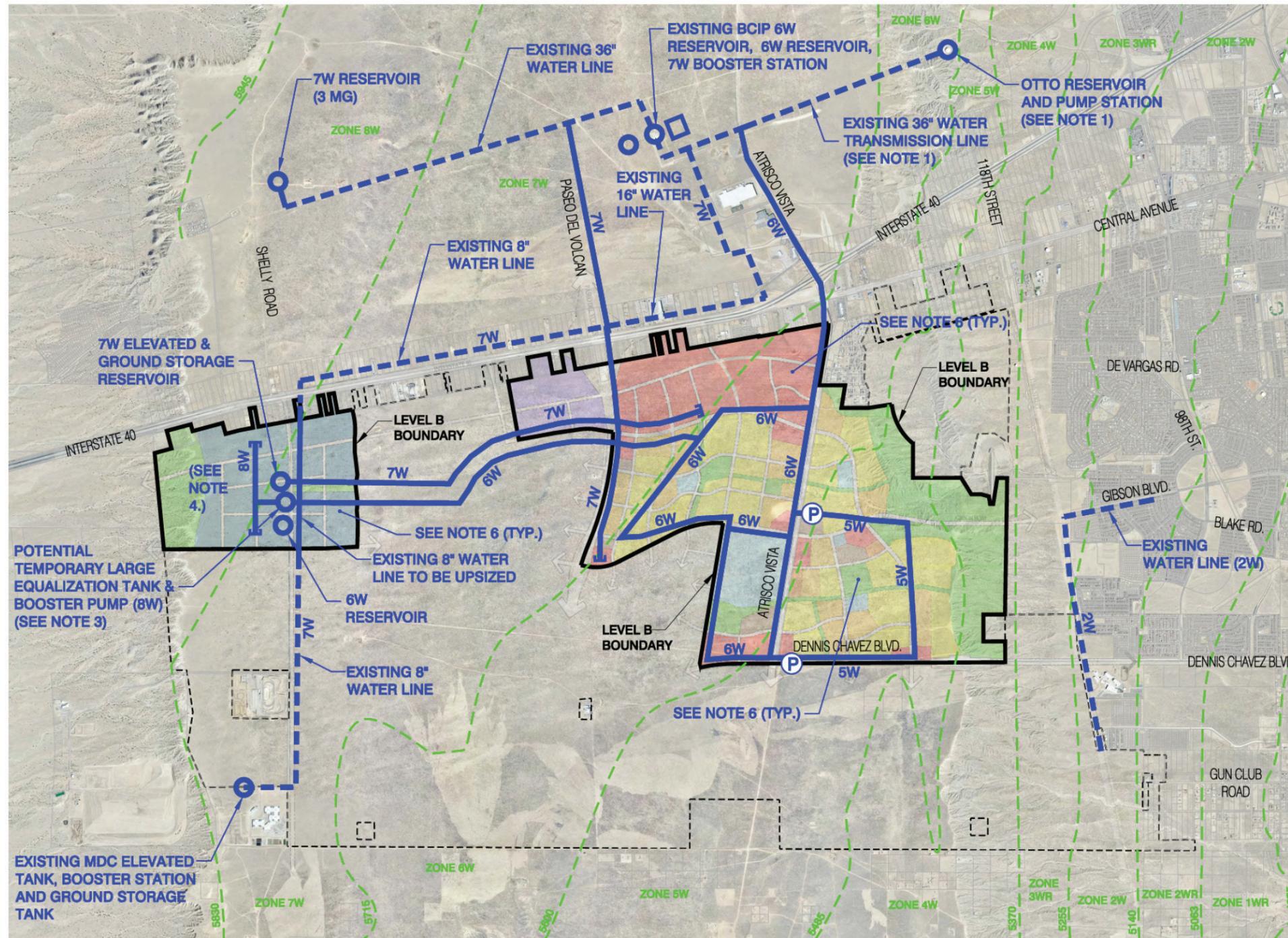
1. THIS PLAN CONCEPTUALLY SHOWS WATER SUPPLY FROM EXISTING WATER FACILITIES IN THE COLLEGE TRUNK (NORTH OF I-40). THE FINAL WATER SUPPLY APPROACH WILL BE SUBJECT TO AGREEMENTS WITH ABCWUA.
2. THIS PLAN IS CONCEPTUAL ONLY. FINAL WATER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
3. ALL WATER LINE ALIGNMENTS ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
4. THE WESTERN PORTION OF THE INDUSTRIAL & ENERGY PARK LIES ABOVE WATER ZONE 7W. FINAL SERVICE CONFIGURATION SHALL BE BASED ON ACTUAL CIRCUMSTANCES AT THE TIME OF DEVELOPMENT. SERVICE OPTIONS INCLUDE INSTALLATION OF PRIVATE OR PUBLIC BOOSTER STATIONS, SITE GRADING, LAND USES WITH NO WATER USE, OR CONNECTION TO EXISTING LINE IN SHELLY ROAD.
5. INFRASTRUCTURE CAN BE PHASED TO CONFORM TO ACTUAL DEVELOPMENT.
6. LOCALIZED WATER DISTRIBUTION SYSTEM (WATER LINES, VALVES, HYDRANTS, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A WATER LINE.

LEGEND

-  PRESSURE REDUCING VALVE
-  PROPOSED WATER LINE
-  EXISTING WATER LINE
-  FUTURE WATER LINE



EXHIBIT 17: WATER SYSTEM, 2025



NOTES:

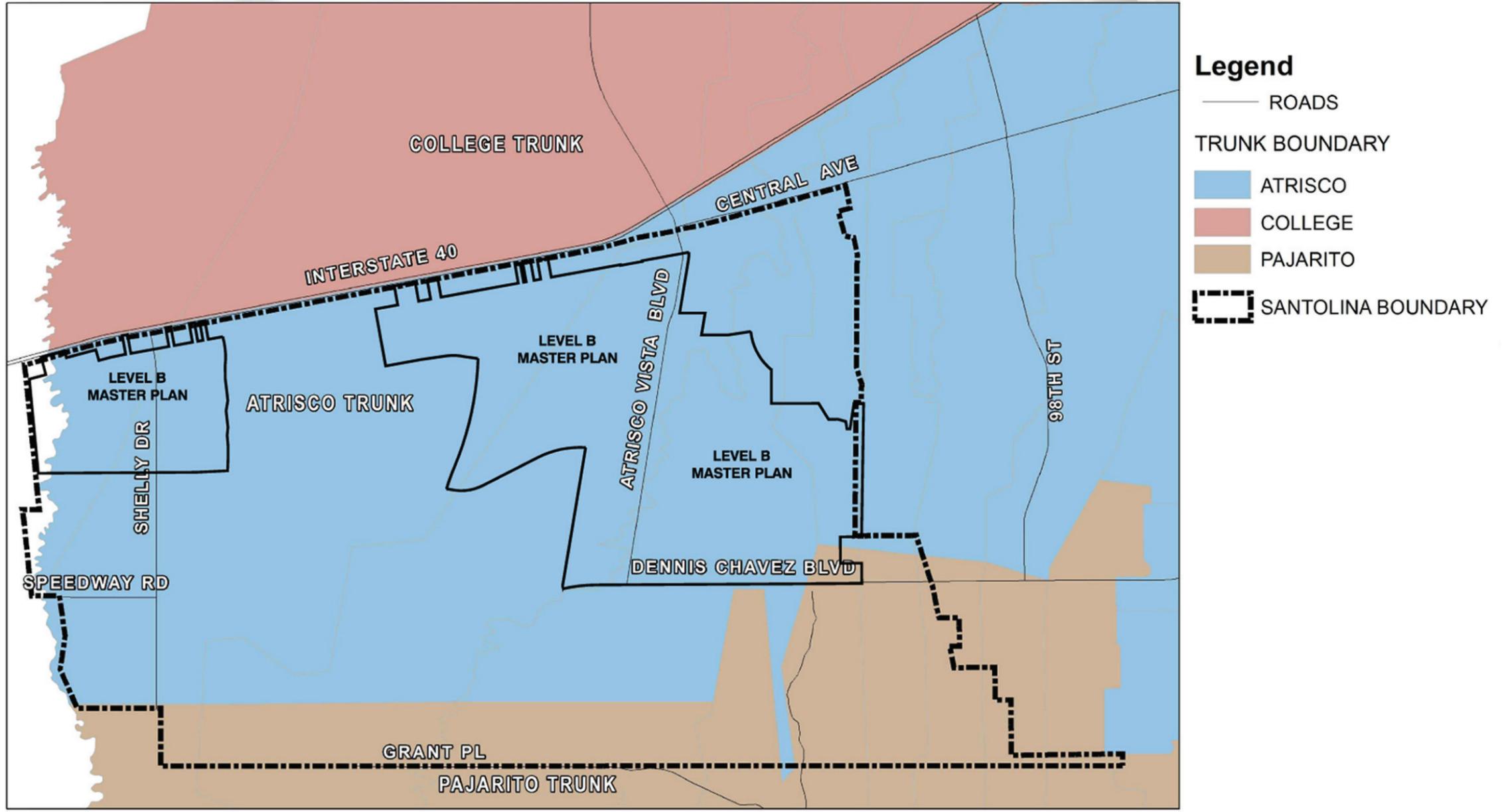
1. THIS PLAN CONCEPTUALLY SHOWS WATER SUPPLY FROM EXISTING WATER FACILITIES IN THE COLLEGE TRUNK (NORTH OF I-40). THE FINAL WATER SUPPLY APPROACH WILL BE SUBJECT TO AGREEMENTS WITH ABCWUA.
2. THIS PLAN IS CONCEPTUAL ONLY. FINAL WATER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
3. ALL WATER LINE ALIGNMENTS ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
4. THE WESTERN PORTION OF THE INDUSTRIAL & ENERGY PARK LIES ABOVE WATER ZONE 7W. FINAL SERVICE CONFIGURATION SHALL BE BASED ON ACTUAL CIRCUMSTANCES AT THE TIME OF DEVELOPMENT. SERVICE OPTIONS INCLUDE INSTALLATION OF PRIVATE OR PUBLIC BOOSTER STATIONS, SITE GRADING, LAND USES WITH NO WATER USE, OR CONNECTION TO EXISTING LINE IN SHELLY ROAD.
5. INFRASTRUCTURE CAN BE PHASED TO CONFORM TO ACTUAL DEVELOPMENT.
6. LOCALIZED WATER DISTRIBUTION SYSTEM (WATER LINES, VALVES, HYDRANTS, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A WATER LINE.

LEGEND

- PRESSURE REDUCING VALVE
- PROPOSED WATER LINE
- EXISTING WATER LINE



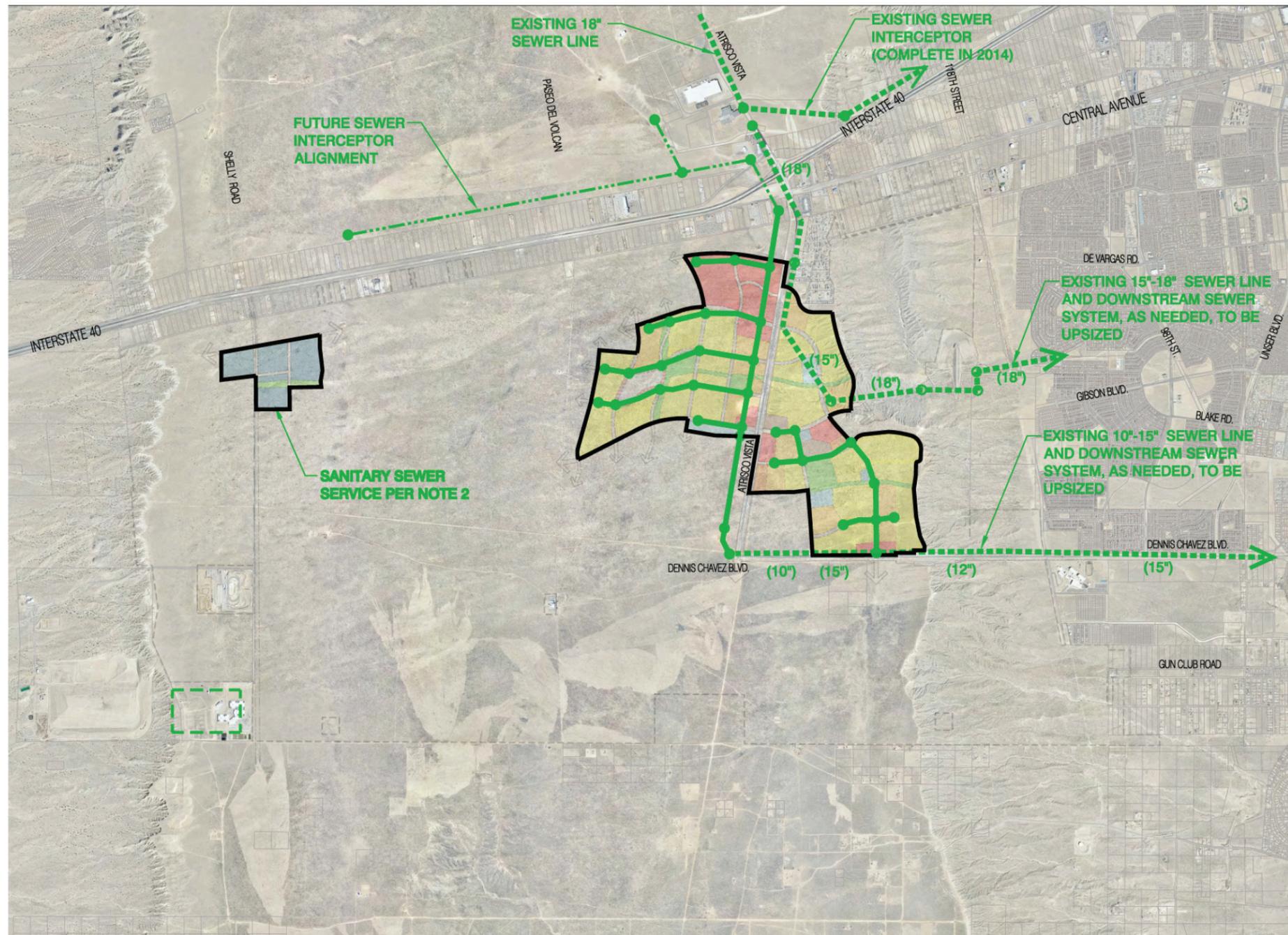
EXHIBIT 18: WATER SYSTEM, FULL BUILD



- Legend**
- ROADS
 - TRUNK BOUNDARY
 - ATRISCO
 - COLLEGE
 - PAJARITO
 - SANTOLINA BOUNDARY

**ABCWUA WESTSIDE WATER SYSTEM
TRUNK ZONES**

EXHIBIT 19: ABCWUA WEST SIDE WATER SYSTEM TRUNK ZONES



NOTES:

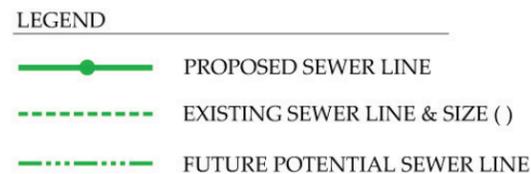
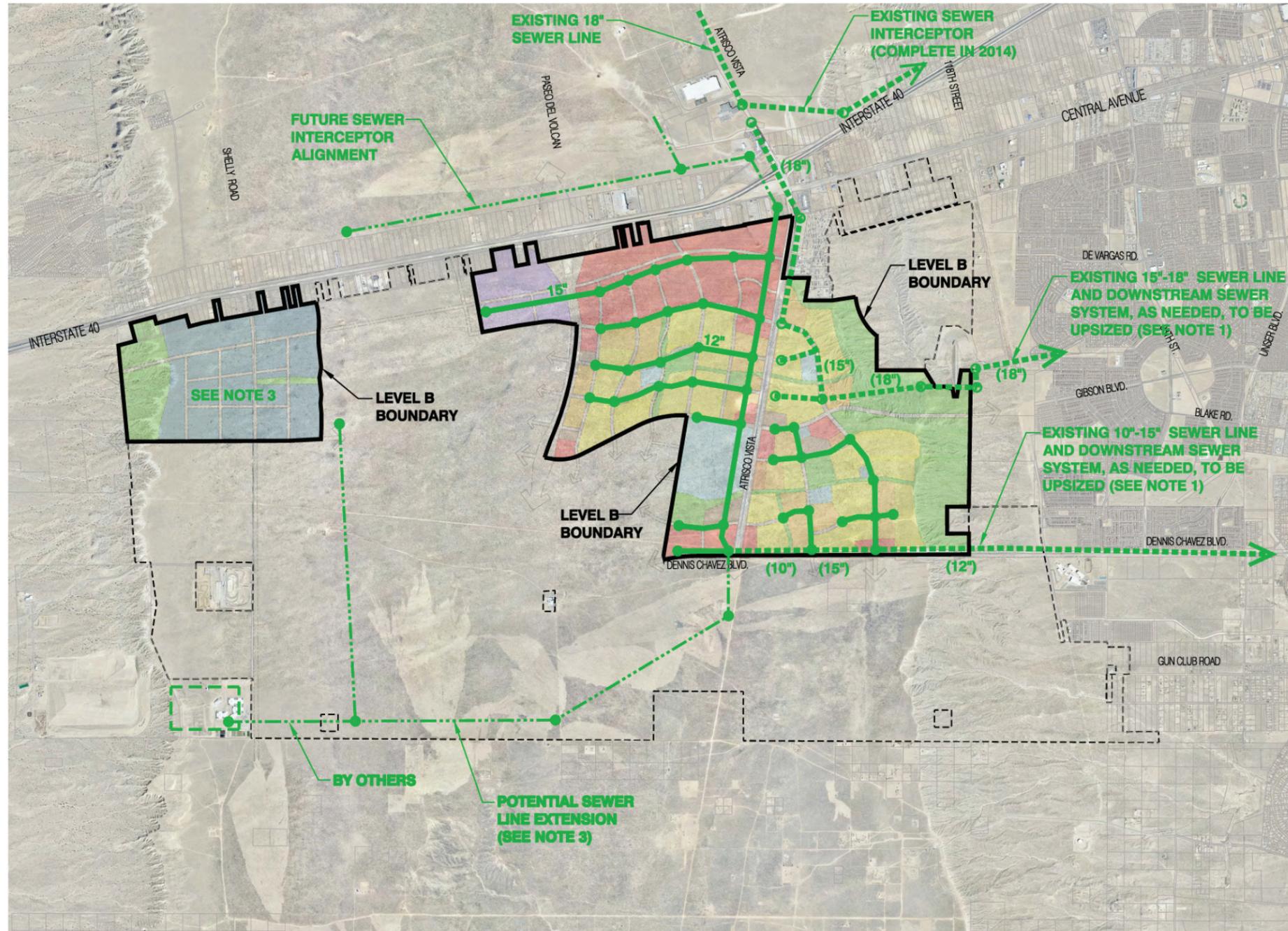
1. THIS PLAN IS CONCEPTUAL ONLY. FINAL SEWER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
2. ALL SEWER LINE ALIGNMENTS AND SIZES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
3. PRIOR TO EXTENSION OF PUBLIC SEWER LINES, THE INDUSTRIAL & ENERGY PARK SHALL BE SERVED BASED ON PERTINENT CIRCUMSTANCES AT THE TIME OF ACTUAL DEVELOPMENT. SERVICE OPTIONS INCLUDE:
 (A) TEMPORARY PUMPING TO EXISTING SYSTEMS TO THE EAST (IN BUSINESS PARK)
 (B) ONSITE TREATMENT & DISPOSAL SYSTEMS.
 SEE ALSO NOTE 1.
4. LOCALIZED SANITARY SEWER DISTRIBUTION SYSTEM (SANITARY LINES, MANHOLES, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A SEWER LINE.

LEGEND

- PROPOSED SEWER LINE
- - - EXISTING SEWER LINE & SIZE ()
- · - · - FUTURE SEWER LINE



EXHIBIT 20: SANITARY SEWER, 2025



NOTES:

1. THIS PLAN IS CONCEPTUAL ONLY. FINAL SEWER SYSTEM INFRASTRUCTURE, TIMING OF INFRASTRUCTURE AND CONFIGURATION SHALL BE DETERMINED BY FINAL AGREEMENTS WITH ABCWUA, APPROPRIATE LEVEL C DESIGN ANALYSIS REPORTS AND ACTUAL DESIGN EFFORTS, APPROVED BY THE WATER AUTHORITY.
2. ALL SEWER LINE ALIGNMENTS AND SIZES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE.
3. PRIOR TO EXTENSION OF PUBLIC SEWER LINES, THE INDUSTRIAL & ENERGY PARK SHALL BE SERVED BASED ON PERTINENT CIRCUMSTANCES AT THE TIME OF ACTUAL DEVELOPMENT. SERVICE OPTIONS INCLUDE:
 - (A) CONSTRUCTION OF POTENTIAL SEWER INTERCEPTOR (NEAR SOUTH & WEST BOUNDARY)
 - (B) TEMPORARY PUMPING TO EXISTING SYSTEMS TO THE EAST (IN BUSINESS PARK)
 - (C) ONSITE TREATMENT & DISPOSAL SYSTEMS.
 SEE ALSO NOTE 1.
4. LOCALIZED SANITARY SEWER DISTRIBUTION SYSTEM (SANITARY LINES, MANHOLES, ETC.) NOT SHOWN WILL BE INSTALLED IN ACCORDANCE WITH ABCWUA & COUNTY REQUIREMENTS. MOST STREETS WILL HOLD A SEWER LINE.

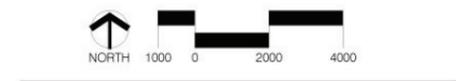
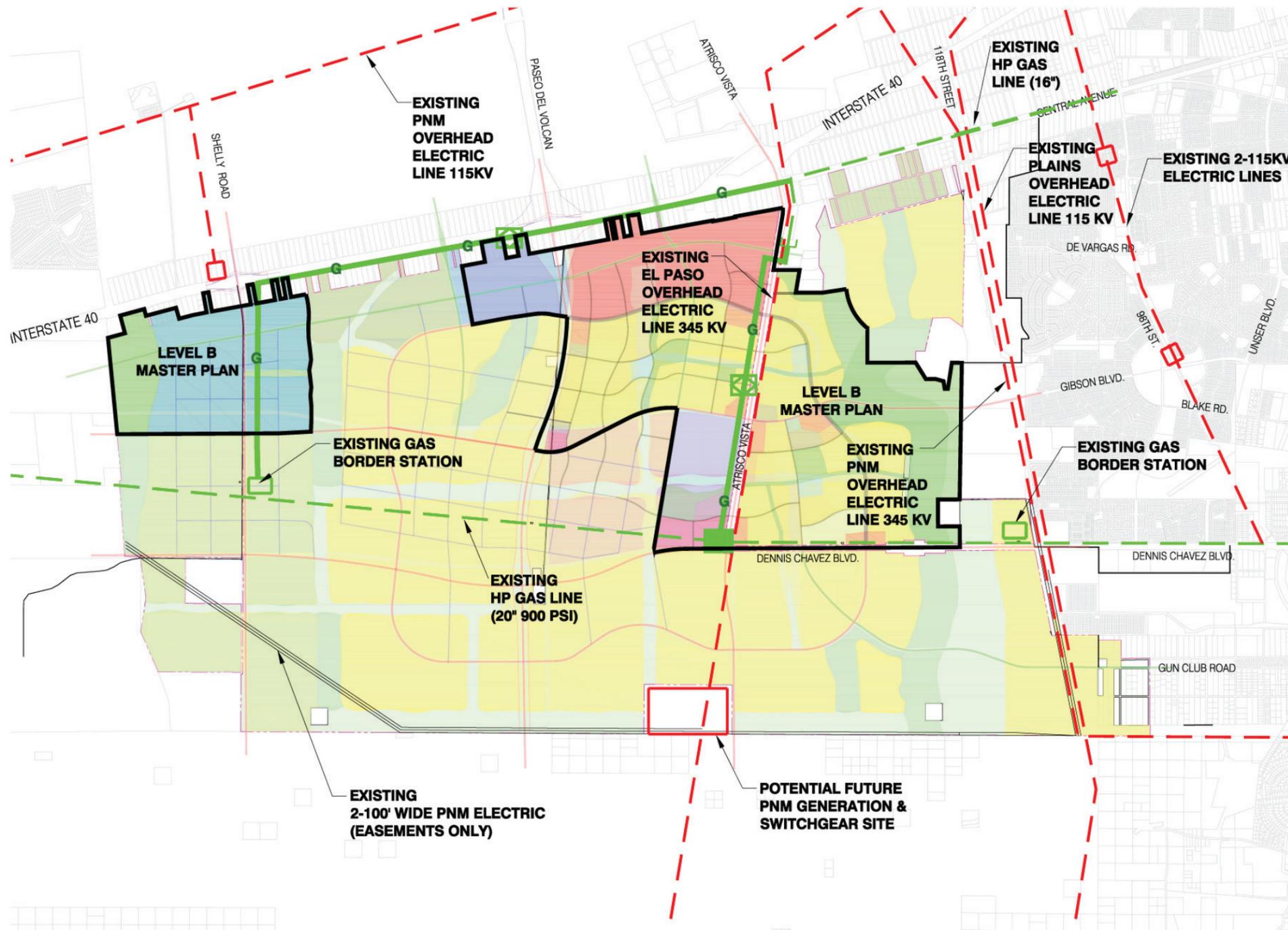


EXHIBIT 21: SANITARY SEWER, FULL BUILD



NOTES:

1. WITH DEVELOPMENT OF THE MASTER PLAN AREA, ADDITIONAL UTILITY FACILITIES WILL BE REQUIRED AND PLANNED
2. EXISTING DRY UTILITIES FACILITIES ARE APPROXIMATE AND ILLUSTRATIVE, SUBJECT TO CHANGE
3. ONLY A SCHEMATIC FUTURE GAS SYSTEM IS PROVIDED AT THIS TIME. AN ELECTRIC SYSTEM SCHEMATIC WILL BE PROVIDED WITH FUTURE LEVEL 'B'; MASTER PLANS.

LEGEND

-  8-12" GAS LINE
-  EXISTING SUBSTATION
-  EXISTING ELECTRIC TRANSMISSION LINE
-  EXISTING GAS LINE
-  GAS BORDER STATION
-  GAS REGULATOR STATION



EXHIBIT 22: DRY UTILITIES

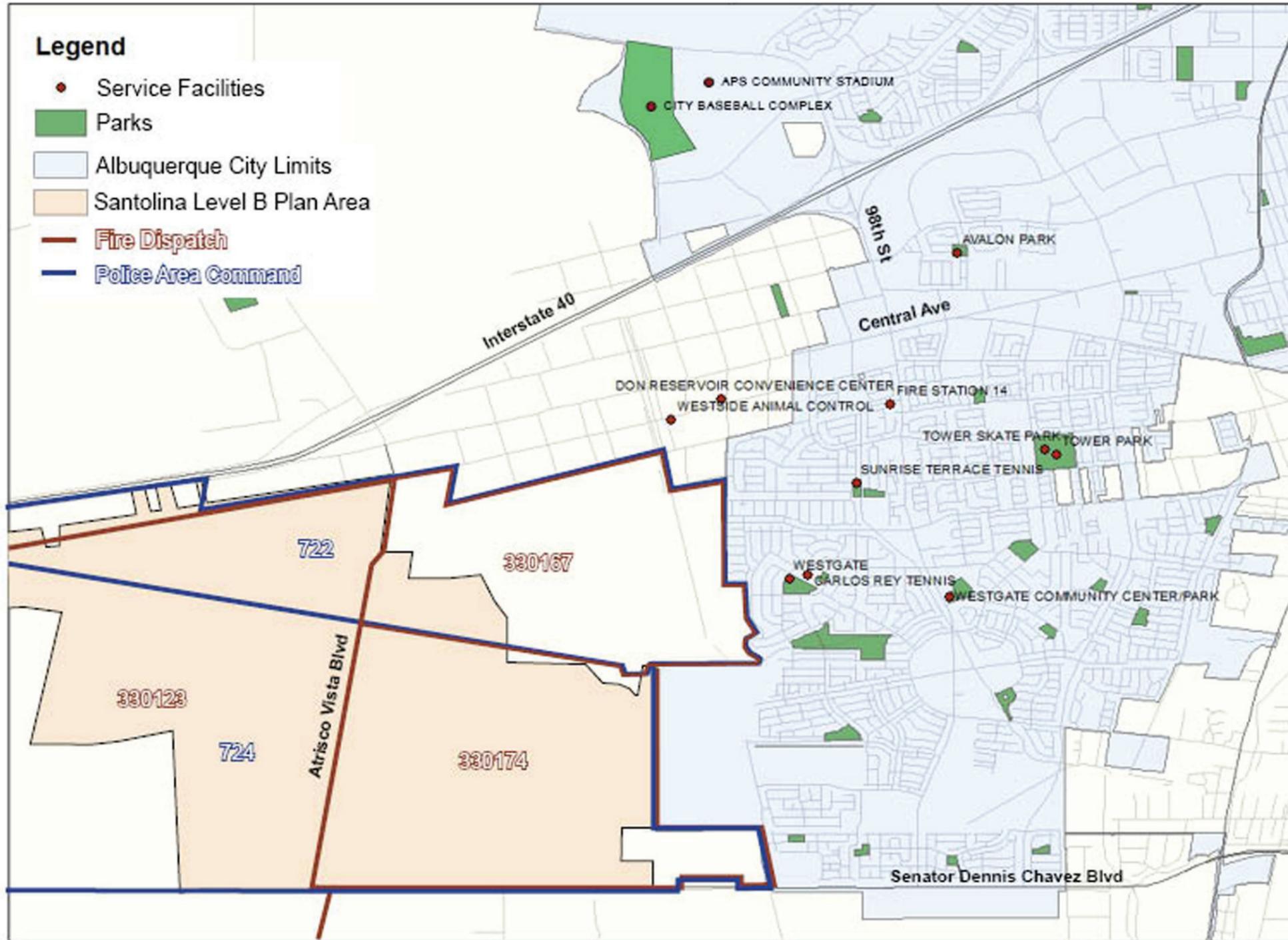


EXHIBIT 23: SERVICE FACILITIES AND DISPATCH BOUNDARIES

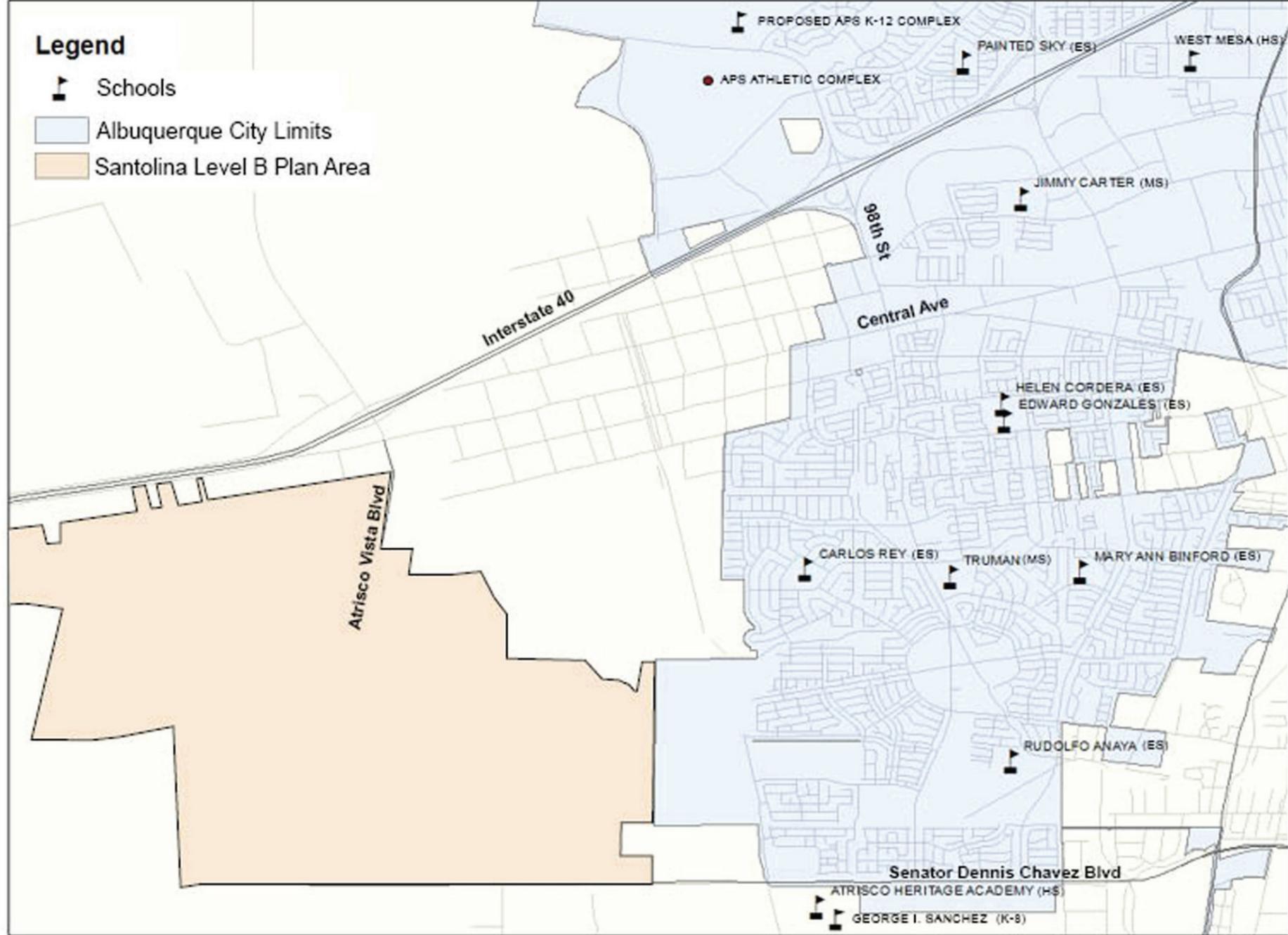
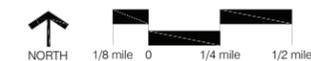
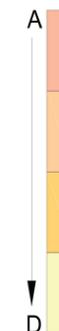


EXHIBIT 24: EXISTING PUBLIC SCHOOL LOCATIONS

RESIDENTIAL SEQUENCING



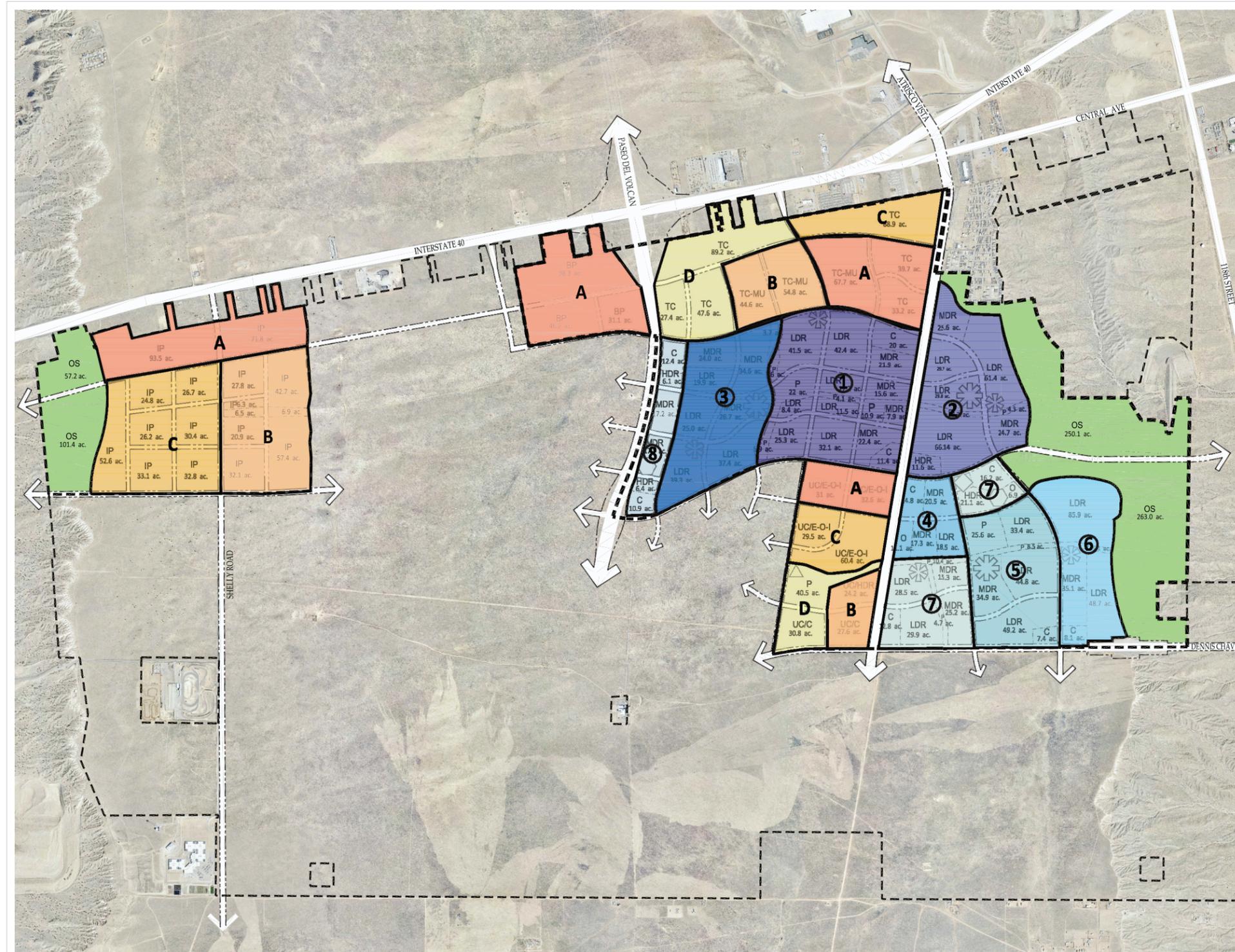
NON-RESIDENTIAL SEQUENCING



DEVELOPMENT SEQUENCING

MAP

SEPTEMBER 30, 2016



Thu, 20-Sep-2016 1:38 pm, Plotted by MAUREN
 P:\01_Projects\1662-11 Santolina Level B Planning\ACAD\Land Use Concepts\Level B_phasing map.dwg

EXHIBIT 25: LEVEL B SEQUENCING MAP