

GENERAL NOTES:

- WALLS:**
 4" SCREEN WALL WILL BE PROVIDED BETWEEN CLUSTER LOTS AND SINGLE FAMILY HOME LOTS. DUE TO GRADING A 4" RETAINING WALL WITH A 4" SCREEN WALL MAY BE PROVIDED BETWEEN LOTS. PERIMETER SCREEN WALLS WILL BE 5' HIGH SPLIT BLOCK FACE EXCEPT AT ENTRANCE IT WILL BE SMOOTH FACE BLOCK.
- SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED HPS FIXTURES, WALKWAY AREA LIGHTS, AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS, TO THE GREATEST EXTENT POSSIBLE, LIGHTING SHALL BE BUILDING-MOUNTED. LIGHTING SHALL BE CONTROLLED BY PHOTO-CELLS AND/OR TIME CLOCKS AS MAY BE APPROPRIATE. POST LIGHTING SHALL BE 15' MAXIMUM HEIGHT. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES.**
- CURBS AND GUTTERS:**
 ESTATE CURB AND GUTTER WILL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
- BUILDINGS:**
 BUILDINGS WILL BE TRADITIONAL OR SOUTHWEST STYLE WITH SHINGLED PITCHED ROOFS. BUILDINGS WILL BE EITHER STUCCO, BRICK, SIDING, OR ANY COMBINATION. COLORS WILL BE TAN TO LIGHT BROWN, ACCENTS ANY EARTHTONE.
- BUILDING HEIGHT:** STRUCTURE SHALL NOT EXCEED 28 FEET IN HEIGHT.
- THERE WILL BE "NO PARKING" SIGNS INSTALLED ON THE CLUSTER UNIT ROADS. THEY WILL ALSO BE MARKED AS FIRE LANES.**
- TOT LOTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.**
- ALL OF THE STREET ARE PRIVATE.**

THE TRAILS

FOOTPRINT	UNIT No.	No. OF UNITS
PLAN 1 A	UNIT 1	47
PLAN 2 B	UNIT 2	60
PLAN 3 C	UNIT 3	45

SEE SHEET 11 FOR UNIT 1, 2, AND 3 ELEVATIONS

TRAMWAY HIGHLANDS

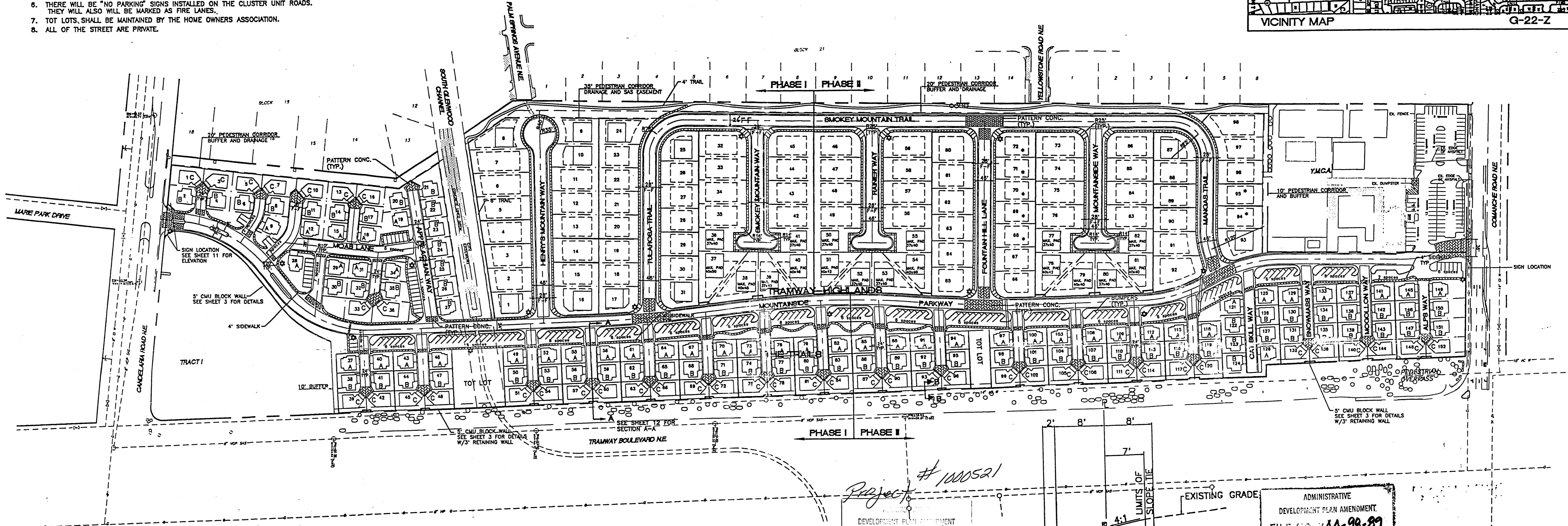
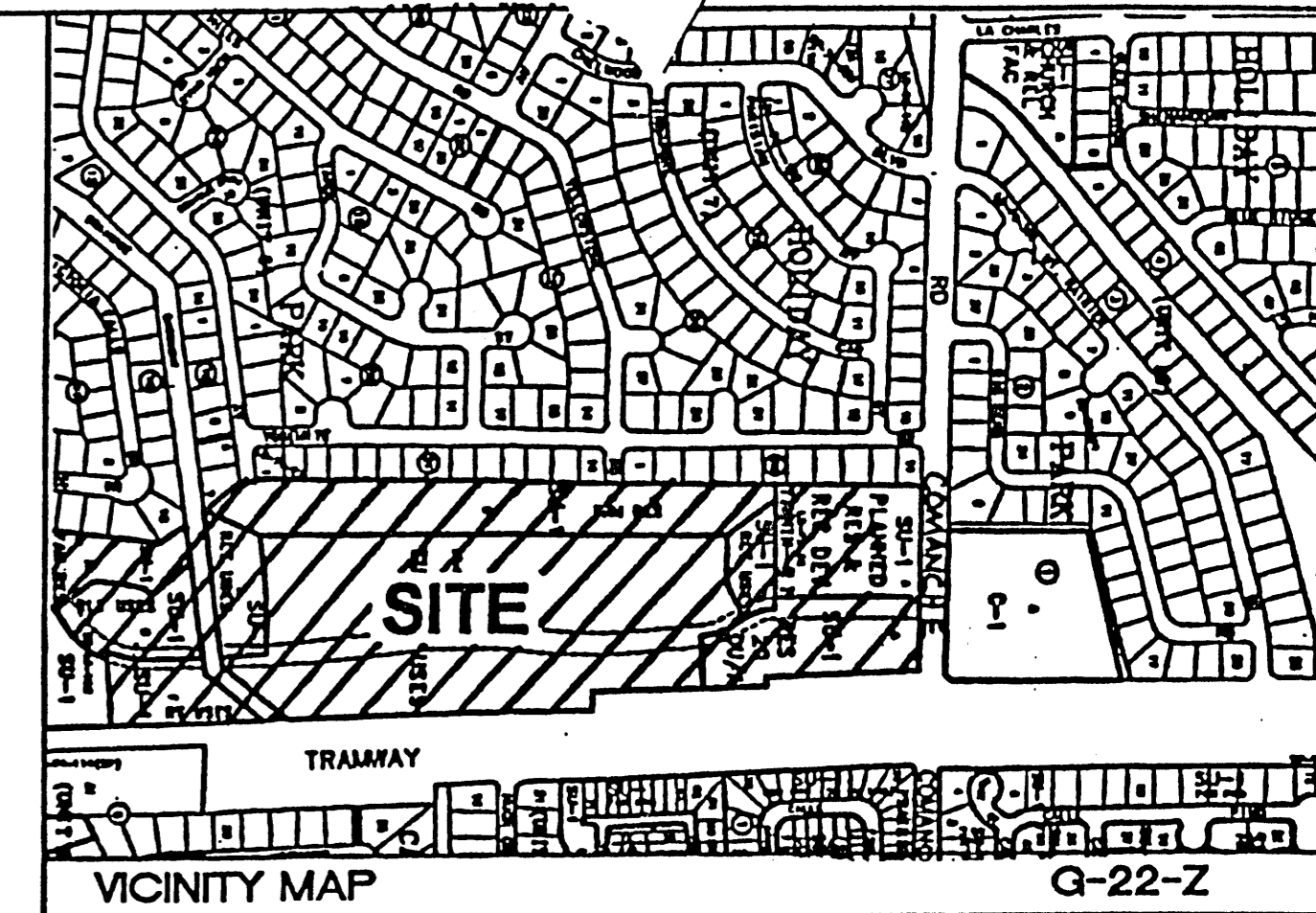
ANY ELEVATION SHOWN ON SHEET 10 CAN BE USED FOR ANY LOT FOR TRAMWAY HIGHLANDS EXCEPT THOSE LOTS DESIGNATED WITH AN ASTERISK.

SITE DATA

EXISTING ZONING: SU-R-1, RL-T, RT, AND R-2
 PROPOSED ZONING: SU-1 FOR PRD
 PROPOSED USE: SINGLE FAMILY HOMES AND PATIO HOMES
 TOTAL ACREAGE: 135,6161 SF (31.13 ACRES)
 DENSITY: 8.10 LOTS/ACRE
 TOTAL LOTS: 250 LOTS
 SINGLE FAMILY HOMES: 98 LOTS
 PATIO HOMES: 152 LOTS
 LANDSCAPING:
 COMMON AREAS: 140,394 SF
 TOT LOTS: 18,300 SF
 PARKING: (THE TRAILS)
 TOTAL REQUIRED: 76 SPACES (1 SPACE PER 2 UNITS)
 TOTAL PROVIDED: 145 SPACES

LEGEND

- BOUNDARY
- LOT LINES
- SIDEWALK
- EXIST. SEWER LINE
- EXIST. MANHOLE
- EXIST. WATER LINE
- EXIST. WATER VALVE
- EXIST. EASEMENT
- EXIST. CURB
- SETBACK
- PROPOSED STREET LIGHTS
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED PATTERN CONC.



INDEX TO DRAWINGS

- SITE PLAN
- OVERALL LANDSCAPING PLAN
- 6 LOT CLUSTER UNIT LANDSCAPING PLAN
- GRADING AND DRAINAGE PLAN - A
- GRADING AND DRAINAGE PLAN - B
- GRADING AND DRAINAGE PLAN - C
- CROSS SECTIONS
- MASTER UTILITY PLAN
- 6 LOT CLUSTER UNIT AND OPEN SPACE
- TRAMWAY HIGHLANDS ELEVATIONS
- THE TRAILS ELEVATIONS/ ENTRY ELEVATION
- SECTION A

Project #1000521
 DEVELOPMENT PLAN AMENDMENT
 0126-01575
 Amend elevation AS per letter 10/25/01
 Ruben Gomez 11/1/01
 PLANNING DIRECTOR DATE

CASE NUMBER: Z-97-66 DRB-97-140

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on [] and that the findings and conditions in the Official Notice of Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN
 Phil Dale 9-6-97 Date
 Traffic Engineer, Transportation Division
 Edward P. Strong 9-3-97 Date
 Design and Development, CIP
 Karen J. Brown 9-11-97 Date
 Public Works, Water Utilities Division
 Frank J. Agui 11-7-97 Date
 City Engineer, Engineering Division / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Code Manual. 11/19/97 Date
 City Planner, Albuquerque / Bernalillo
 County Planning Division
 PLNZ (10706) 4/96

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
 FILE NO. AA-98-89
 REUSE EXIST. ELEV. SHEETS PER EPC
 DIRECTION. THE ELEV. SHEETS WITH THE SITE PLAN ARE REPLACED WITH THE ATTACHED TO ELEVATIONS. (ASSUMPTION THAT THE ELEVATIONS SUBMITTED FOR THIS AA WERE APPROVED BY THE NEIGHBORS EPC AND COMMISSIONING SITE VISIT).

Project # 1000521
 PLANING DIRECTOR DATE

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
 FILE NO. AA-00726
 Amend elevation AS per letter 10/25/01
 Ruben Gomez 6/1/01
 PLANING DIRECTOR DATE

GRAPHIC SCALE
 0 50 100
 SCALE: 1"=100'

ENGINEER'S SEAL
 RONALD R. BOHANNAN
 P.E. #7868

TRAMWAY HIGHLANDS SUBDIVISION
 SITE PLAN

TERRA WEST, LLC
 4421 McLEOD ROAD, N.E., SUITE D
 ALBUQUERQUE, NEW MEXICO 87109
 (505)883-7592

DRAWN BY BDG
 DATE 3-18-97
 SHEET # 1
 JOB # 960054

PROJ 1000521

