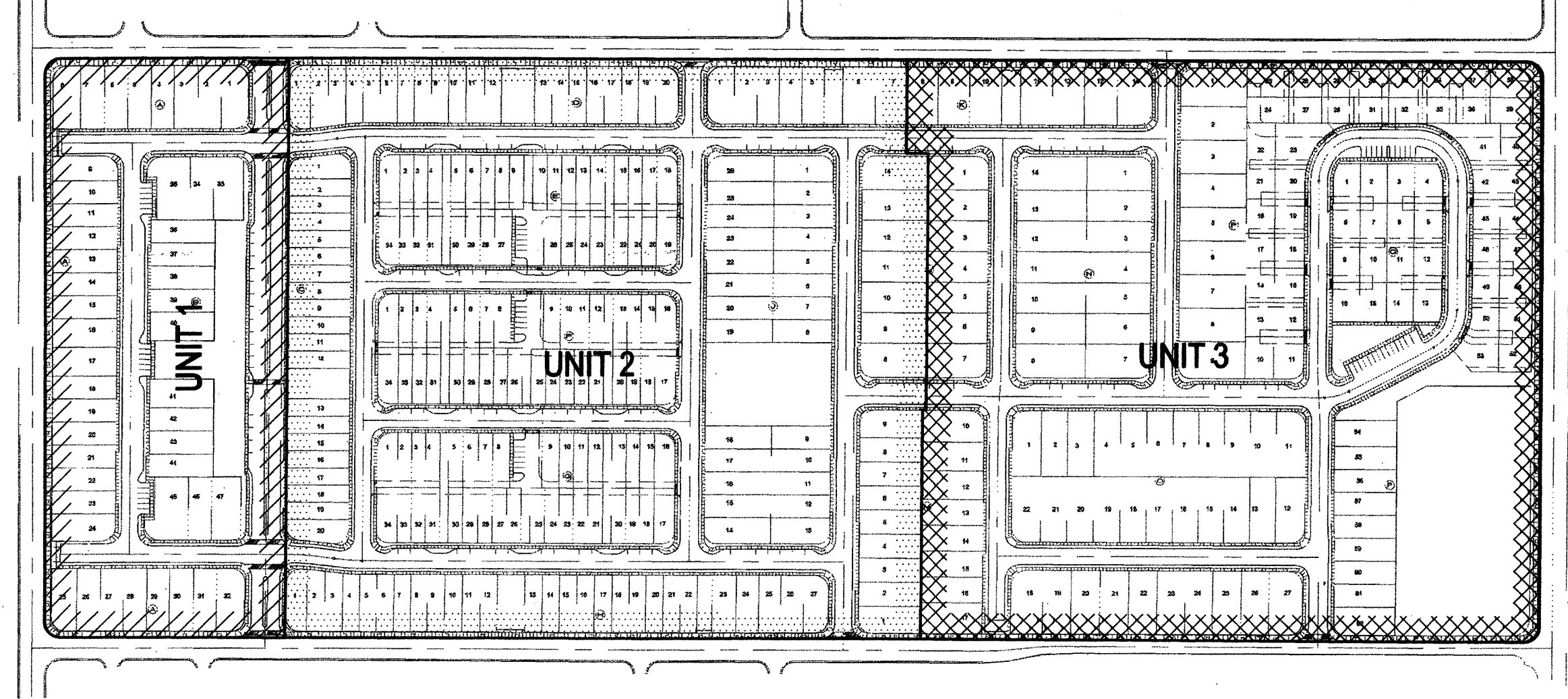
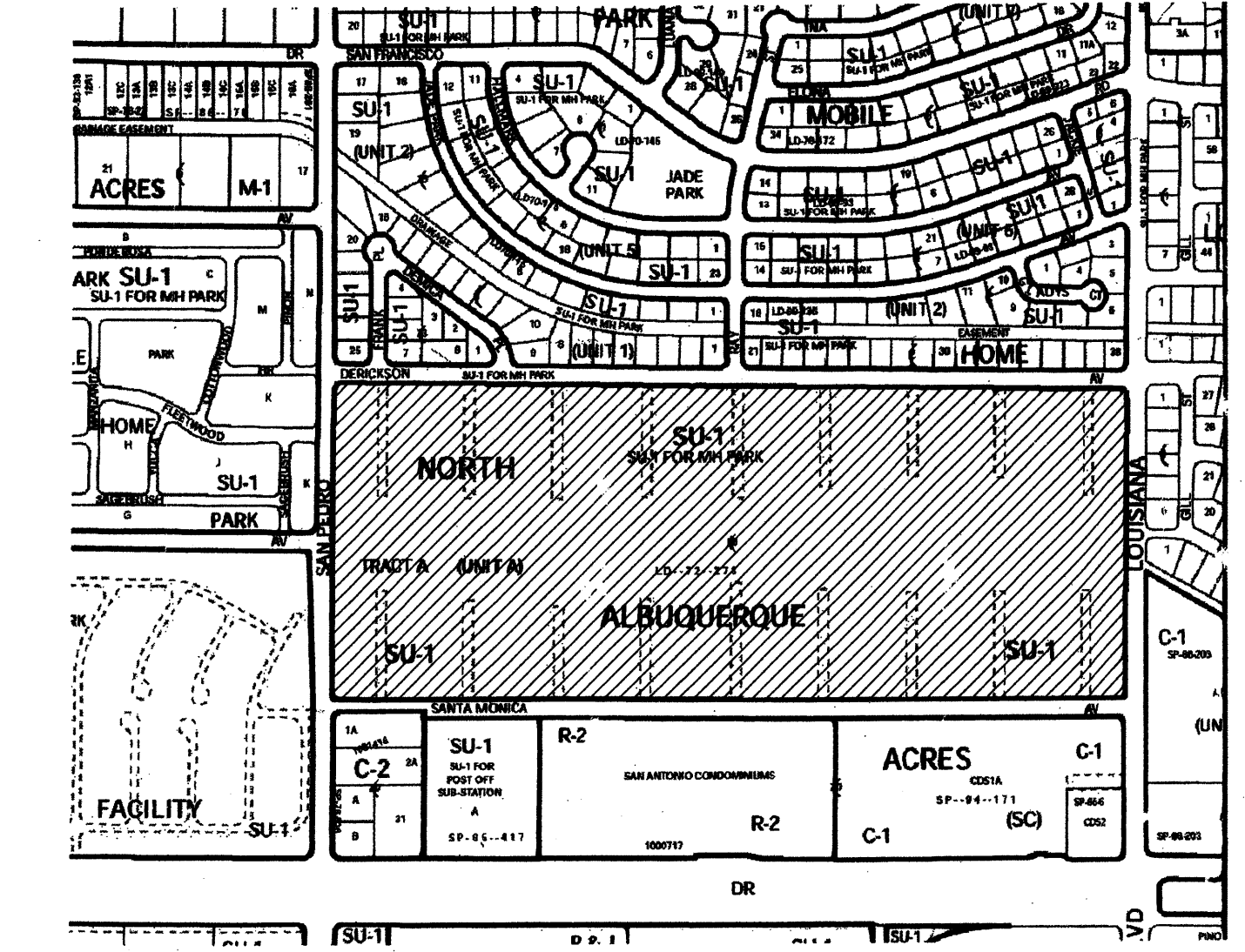


**EXHIBIT A: VEHICULAR, PEDESTRIAN AND COMMON SPACE
(NOT TO SCALE)**



**EXHIBIT 1A: PROJECT PHASING
(NOT TO SCALE)**



ZONE ATLAS: D-18-Z (NOT TO SCALE)

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The redevelopment of Monterra Del Rey will stress an innovative design providing a range of housing types that includes a mix of affordability and lifestyles. The overall goal is to create a vibrant, sustainable community, encompassing the existing residents of the Del Rey Mobile Home Park and new families into a cohesive community environment. The emphasis will be placed on incorporating a diversity of housing product into a walkable and inclusive neighborhood consistent with environmentally sensitive design.

The Site:
The site consists of 58.52 acres as shown on Zone Atlas Number C-18-Z. This project proposes a total of 431 Tracts, 411 Tracts of residential lots of various sizes, 18 Tracts of landscaped common areas of various sizes and 1 Tract of neighborhood commercial of approximately 2.4 acres, conducive to a neighborhood environment. Approximately 15.49 acres of land will be dedicated to the City of Albuquerque as right of way area for roads and sidewalks to serve the community and surrounding neighborhoods. The existing zoning for the site is SU-1 for MH Park we are proposing changing the zoning to SU-1 for PDA.

Pedestrian Ingress & Egress:
Public sidewalks and trails will provide pedestrian connectivity within the site as well as to surrounding neighborhoods and businesses. Access to the neighborhood commercial portion of this project, from within the proposed site, will be limited to pedestrian access only. All sidewalks will have a minimum width of 5', and will include a landscaped parkway between the street and the sidewalk. Landscaped bump-outs are also provided at intersections throughout the site as a means of traffic calming and allowing for safe locations for pedestrians wanting to cross the street. See Exhibit 1 on Sheet A001. Landscaped breezeways abutting the site will provide pedestrian and visual access, gates are acceptable, provided that they can be opened from either side. Δ

Vehicular Ingress & Egress:
Vehicular access to the site is limited to six points into the site; 3 along Derickson on the north side of the site and 3 along Santa Monica on the south side of the site. There is no vehicular access to and from the residential portion of the site along San Pedro or Louisiana. Vehicular access to the neighborhood commercial portion of the site will use Louisiana only; there will be no vehicular access to the neighborhood commercial site from within the residential portion of the project. See Exhibit 1 on Sheet A001.

DISCLOSURE STATEMENT:
The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site. SB 6/15/08

Internal Circulation Requirements:
The internal circulation with primary access off of Santa Monica and Derickson meet the required street widths, radius and configurations and comply with the COA standards. An Entry Boulevard with landscaped median is provided at the western end of the site and is intended to be the primary access point into the newly developed neighborhood with additional secondary entrances further east from this point. Right-of-ways are designed with tree-lined sidewalks and landscaped bump-outs at intersections to encourage walkability within the site.

Phasing:
This project will be broken down into three phases (See Exhibit 1a on sheet A001):
Unit 1 (Phase 1) - Relocation and re-development of 8.39 acres designated Area 1 (Mobile Homes). This phase will begin with the relocation of any residents currently living at the western end of the site and then preparing the, and installing the infrastructure for the 47 residential lots to be constructed in Area 1. Once the land and infrastructure are in all remaining residents of the former Del Rey Mobile Home Park will be relocated to the newly developed lots within Area 1.

Unit 2 (Phase 2) - Redevelopment of residential lots and common spaces as indicated by the boundry shown in Exhibit 1A on this page. This phase will remove any existing infrastructure and site utilities to be abandoned and then redevelop the site to the proposed configuration, installing new infrastructure and grading newly developed residential lots and public common areas and parks associated with the residential portion of the site. (Area 2, 3 and a portion of area 4).

Unit 3 (Phase 3) - Redevelopment of the remaining residential lots and common spaces as well as the Development of the 2.4 acres of the Neighborhood Commercial portion of the site. This phase will finish the proposed plan of the Monterra Del Rey Neighborhood by finding a user for the south-east portion with a use that is conducive to a neighborhood environment (Area 5, 6 and the remaining portion of area 4).

Storm Water Management:
The site is broken down into two drainage basins the eastern half of the site will drain along Ray Street to the existing arroyo running just north of the site. The western half of the site will drain to the northwestern corner of the site and into the existing storm water drainage system. Both the existing storm water drainage system and the arroyo have the capacity necessary for the drainage of the site. See Exhibit 1b on Sheet A001.

SUBDIVISION DATA

SITEPLAN AREA.....	58.5209 AC
ZONE ATLAS NUMBER.....	D-18-Z
NUMBER OF LOTS CREATED.....	411 RESIDENTIAL LOTS Δ
	1 NEIGHBORHOOD COMMERCIAL Δ
	18 TRACTS OF COMMON SPACE Δ
NUMBER OF TRACTS CREATED.....	431 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY.....	approx. 15.49 AC
EXISTING ZONING.....	SU-1 FOR MH PARK
PROPOSED ZONING.....	SU-1 FOR PDA

LEGAL DESCRIPTION

TRACT A, UNIT A, BLOCK 18 AND BLOCK 19, NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND CONTAINING 58.5209 ACRES (MORE OR LESS).

KEYED NOTES

- CONCRETE SIDEWALK (WIDTH VARIES)
- CMU SITE WALL
- CONCRETE SIDEWALK (5' WIDE)
- UTILITY AND DRAINAGE EASMENT
- ACCESSIBLE SIDEWALK RAMP, PER COA STANDARD DETAIL #2418
- PERPENDICULAR PARKING (8'X20')
- CONCRETE SIDEWALK (6' WIDE)
- LANDSCAPED MEDIAN, SEE LANDSCAPE DRAWINGS FOR TYPICAL MEDIAN LANDSCAPE
- LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS
- PARALLEL PARKING, 8'-5" WIDE Δ
- 8' WIDE CROSS-WALK
- ACCESS DRIVE ALLEY
- LANDSCAPED BUMP-OUT
- MONUMENT SIGN, SEE SHEET C002 SIMILAR TO MONUMENT SIGN.
- PEDESTRIAN ACCESS
- CROSSWALK FOR ALLEY OR DRIVE COURT, 6' WIDTH DIFFERENTIATE PAINTING.
- STREET TREE GRATE 4'x4' MIN. (SPACING PER TREE CANOPY SIZE AT MATURITY)

INDEX TO DRAWINGS

- A001 SITE DEVELOPMENT PLAN FOR SUBDIVISION
- A002 AREA BREAKDOWNS, ZONING REQUIREMENTS AND ARCHITECTURAL DESIGN STANDARDS
- A003 ENLARGED AREA PLANS
- L001 LANDSCAPE PLANS
- L002 LANDSCAPE PLANS
- L003 LANDSCAPE PLANS
- C001 OVERALL CONCEPTUAL UTILITY PLAN
- C002 TRAFFIC DISTRIBUTION MAP
- C003 GRADING & DRAINAGE PLAN (SHEETS 1-10) (See Hydrology File)

PROJECT NUMBER: 1003916
Application Number: 08DRB-70152

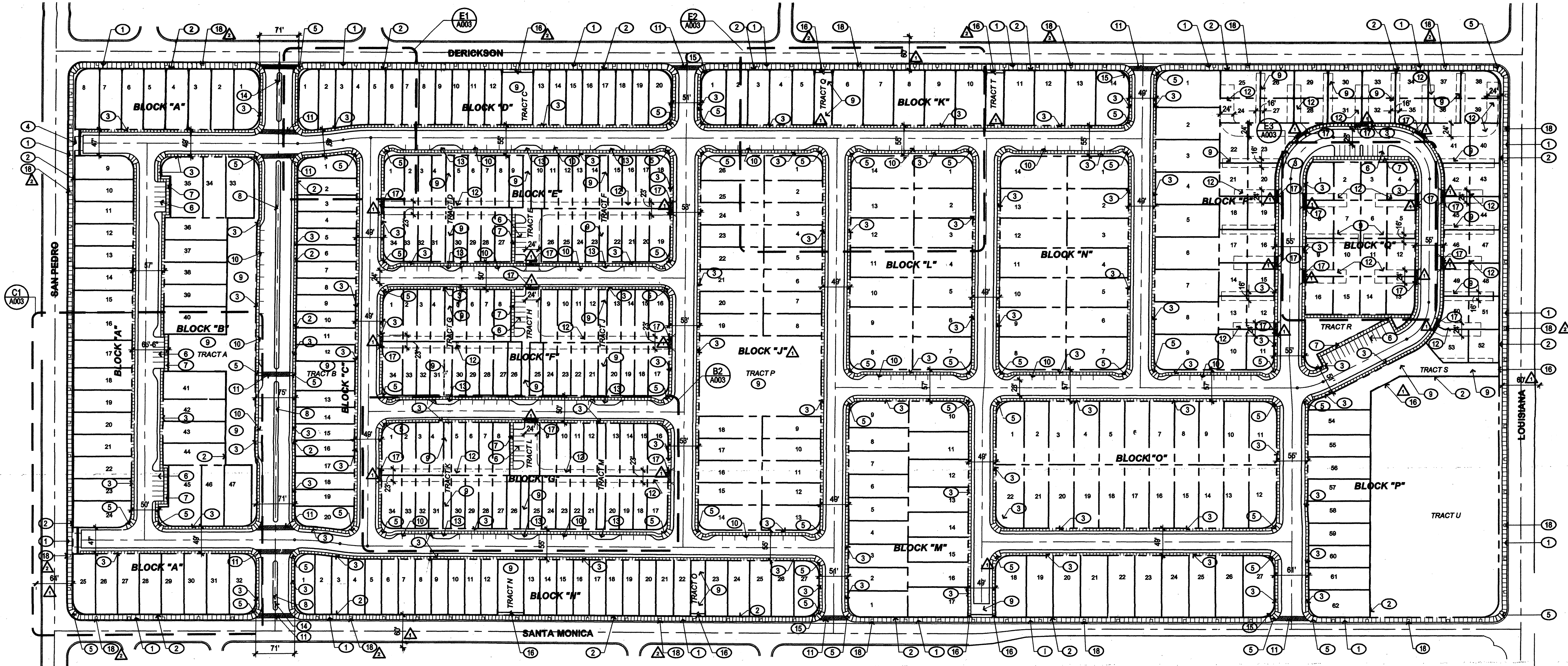
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/18/07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? 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 for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	4-16-08 Date
<i>[Signature]</i> Albuquerque Bernalillo County Water Utility Authority	4-16-08 Date
<i>[Signature]</i> Parks and Recreation Department	4/16/08 Date
<i>[Signature]</i> City Engineer	4/16/08 Date
<i>[Signature]</i> Environmental Health Department (conditional)	4/16/08 Date
<i>[Signature]</i> Solid Waste Management	4-28-08 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	4-28-08 Date

Monterra Del Rey
 Louisiana Boulevard
 Albuquerque, New Mexico



ARCHITECTURAL SITE PLAN
1" = 100'

REVISIONS

Δ 10/19/2007 EPC Conditions	
Δ 03/31/2008 DRB Comments	

REVISIONS

Δ	
Δ	
Δ	
Δ	

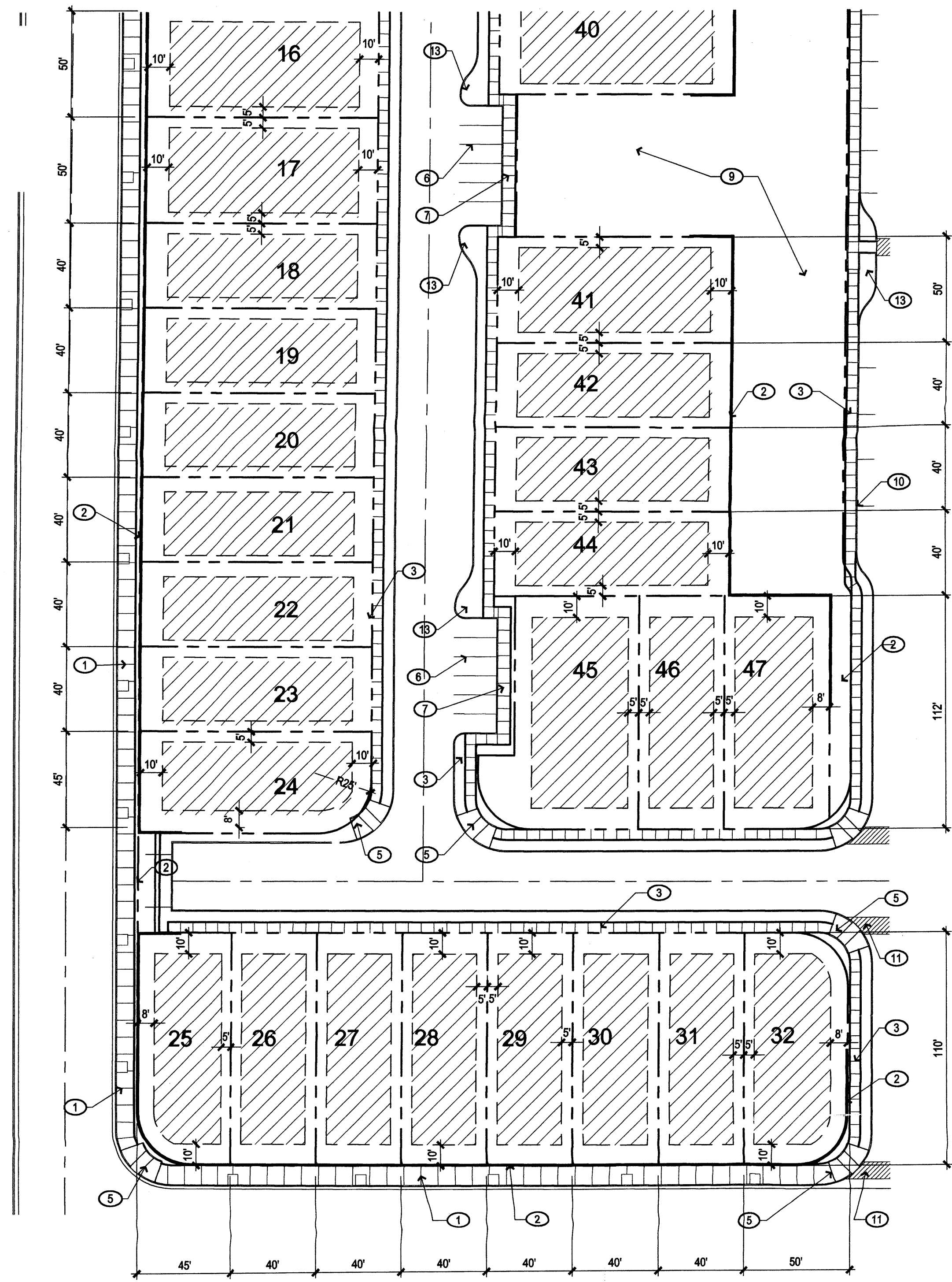
DRAWN BY: rsw
REVIEWED BY:
DATE: 10/2/07
PROJECT NO: 07034
DRAWING NAME: Site Development Plan for Subdivision
SITE NO: A001

KEYED NOTES

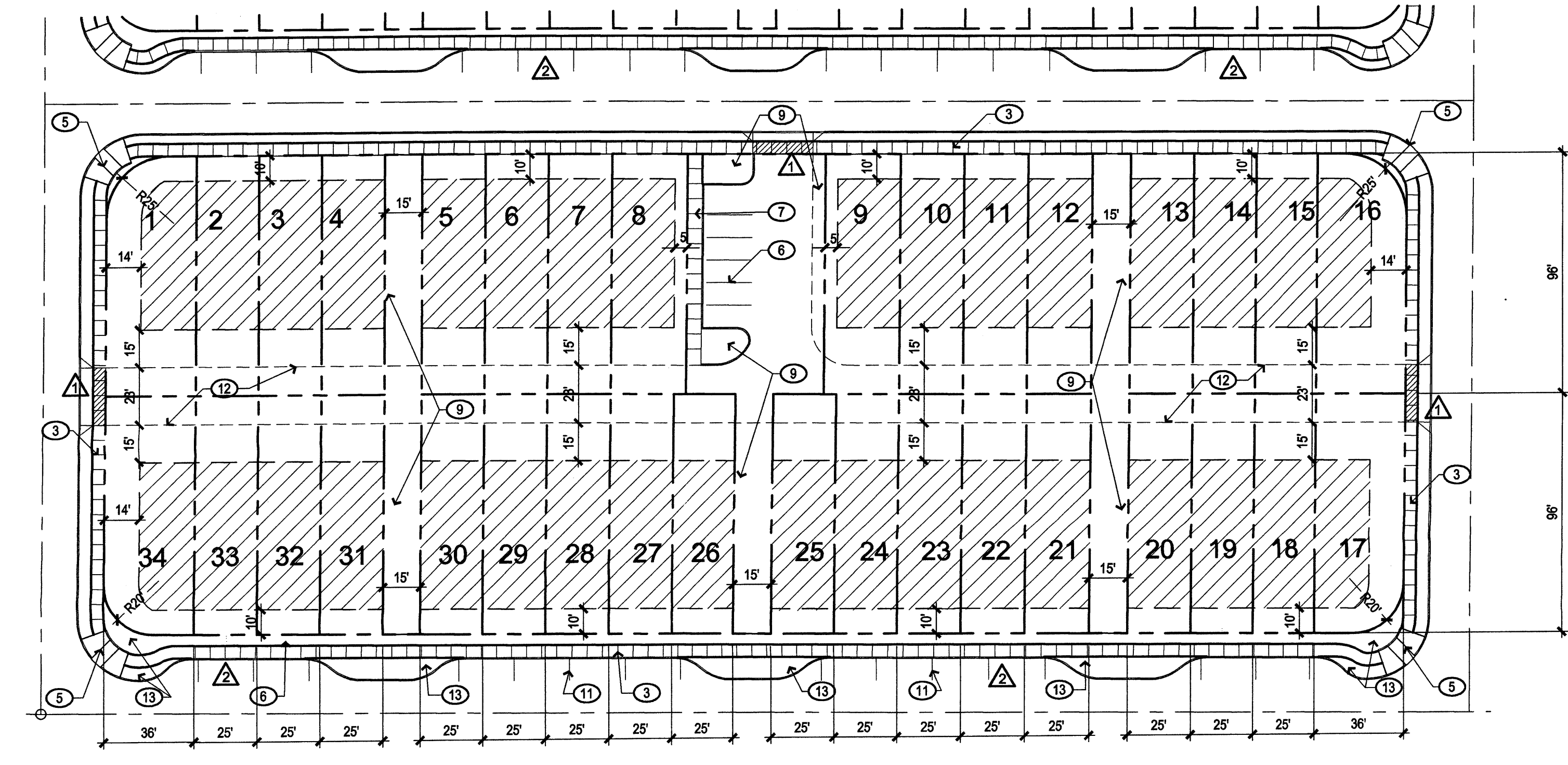
1. CONCRETE SIDEWALK (WIDTH VARIES)
2. CMU SITE WALL, SEE XX/XXX
3. CONCRETE SIDEWALK (5' WIDE)
4. UTILITY AND DRAINAGE EASMENT
5. ACCESSIBLE SIDEWALK RAMP, PER COA STANDARD DETAIL #2418
6. PERPENDICULAR PARKING (9'X20')
7. CONCRETE SIDEWALK (6' WIDE)
8. LANDSCAPED MEDIAN, SEE XX/XXX
9. LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS (TO BE MAINTAINED BY H.O.A.)
10. PARALLEL PARKING
11. 8' WIDE CROSS-WALK
12. ACCESS DRIVE ALLEY (PRIVATE, TO BE MAINTAINED BY H.O.A.)
13. LANDSCAPED BUMP-OUT
14. MONUMENT SIGN, SEE SHEET A002
15. WALL MOUNTED ENTRANCE SIGN, SIMILAR TO MONUMENT SIGN

GENERAL NOTES

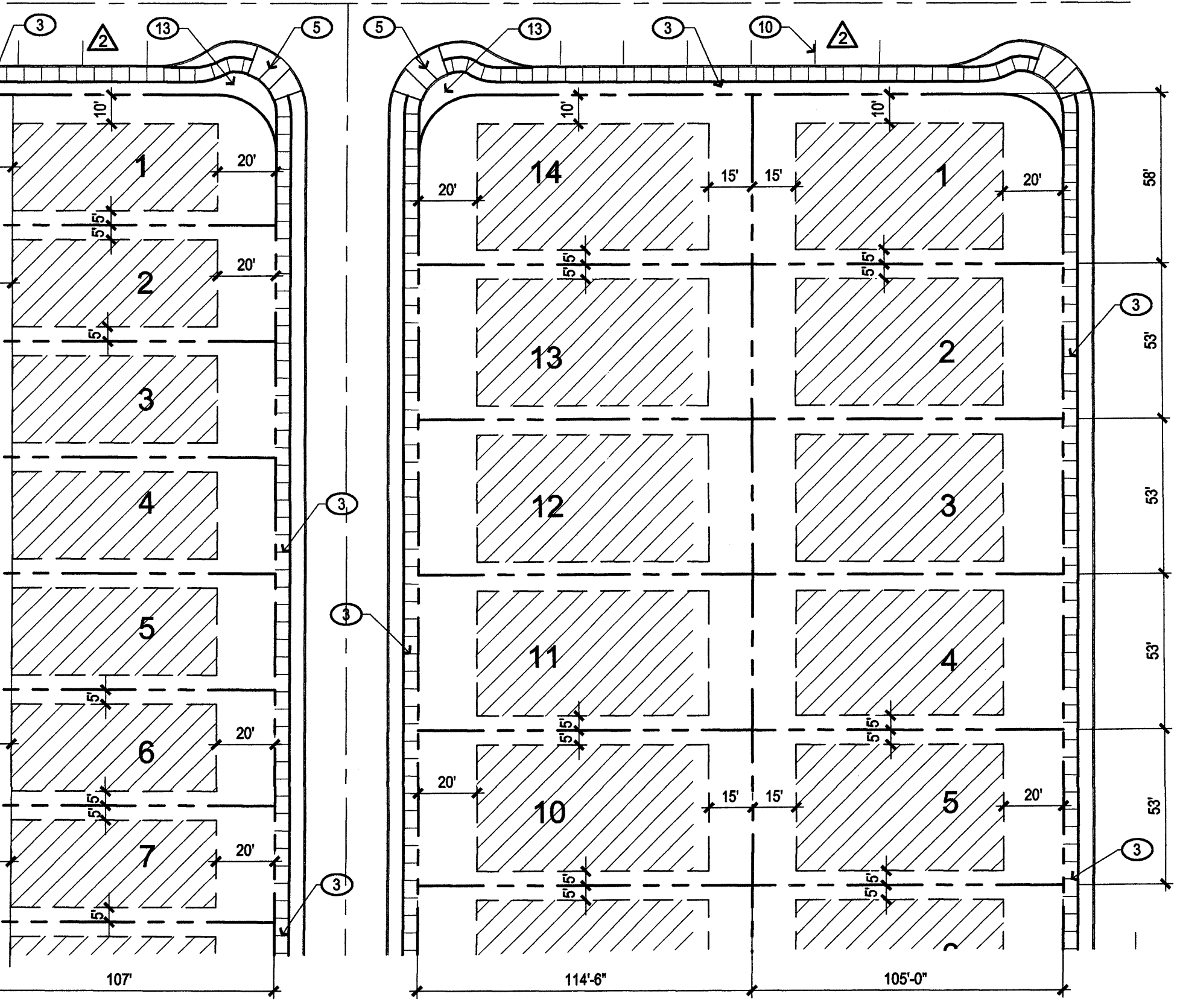
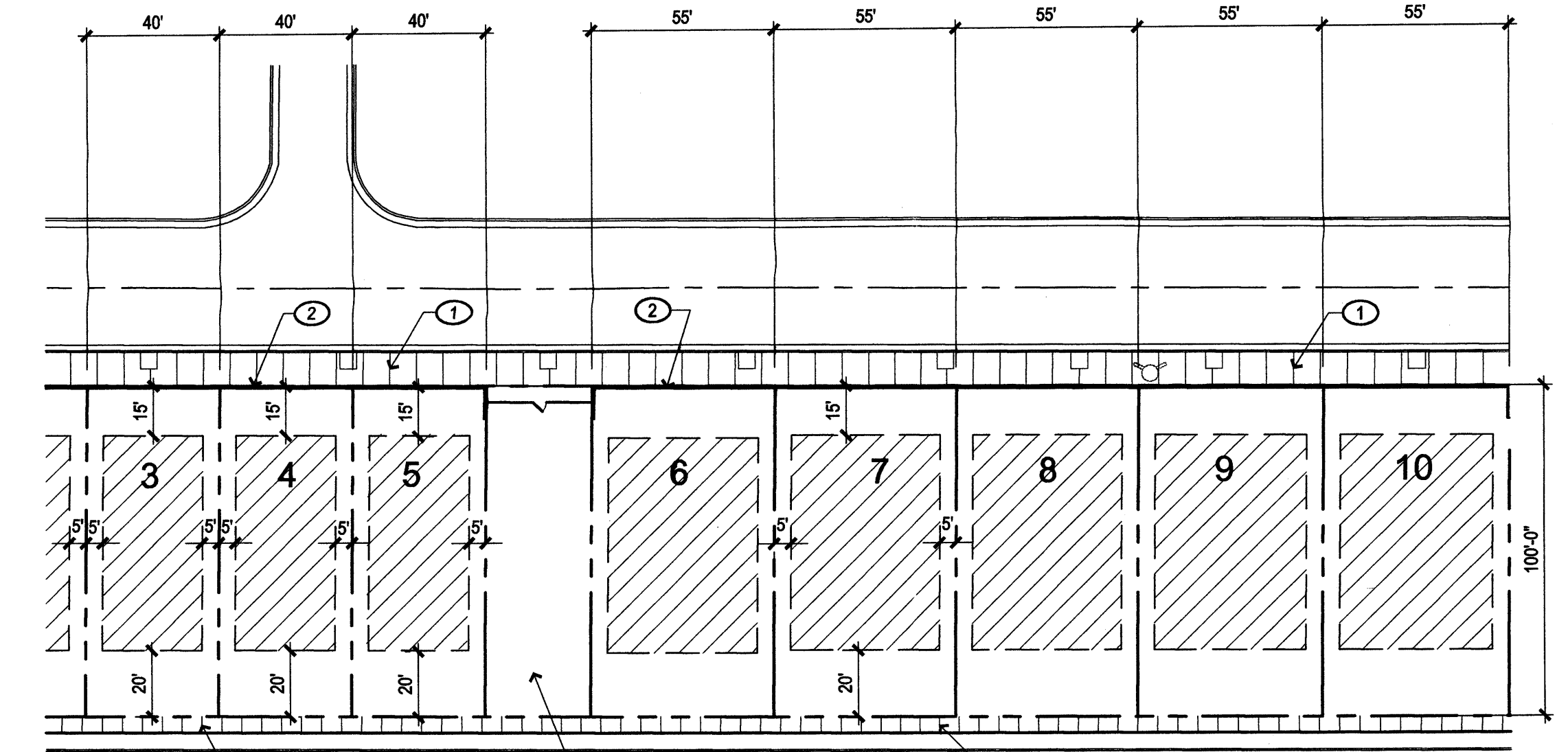
- A. SEE LANDSCAPE SHEETS L001 AND L002 FOR TYPICAL LANDSCAPES AND FOR COMMON SPACE LANDSCAPE LAYOUT. (ALL LANDSCAPE AREAS TO BE MAINTAINED BY PROPERTY OWNER AND/OR H.O.A.)
- B. SEE EXHIBIT C ON SHEET A002 FOR FULL ZONING REQUIREMENTS FOR EACH AREA.



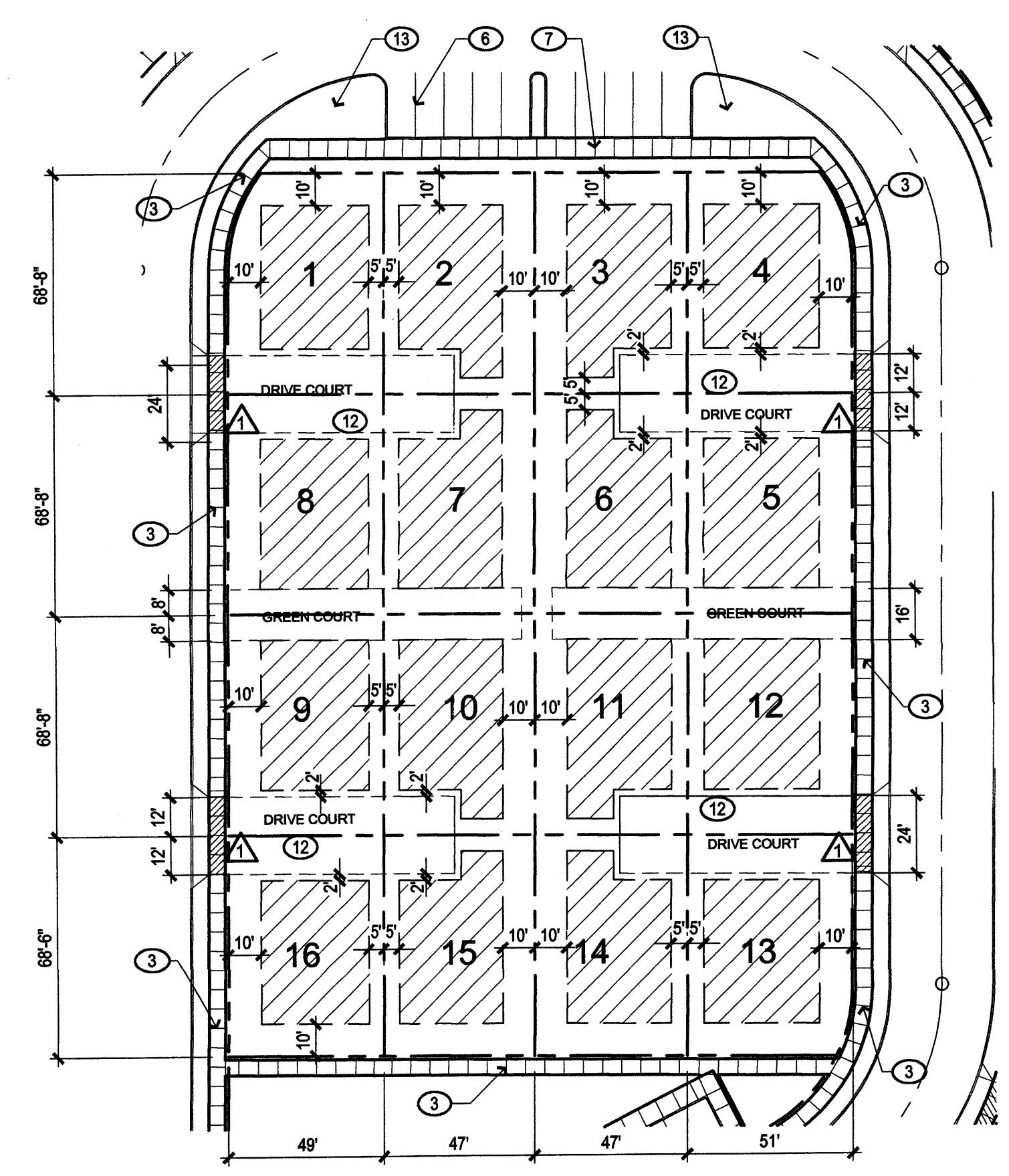
C1 AREA 1
SINGLE FAMILY DETACHED (ALLOW MH)



B2 AREA 2
MULTIPLE TOWN HOMES

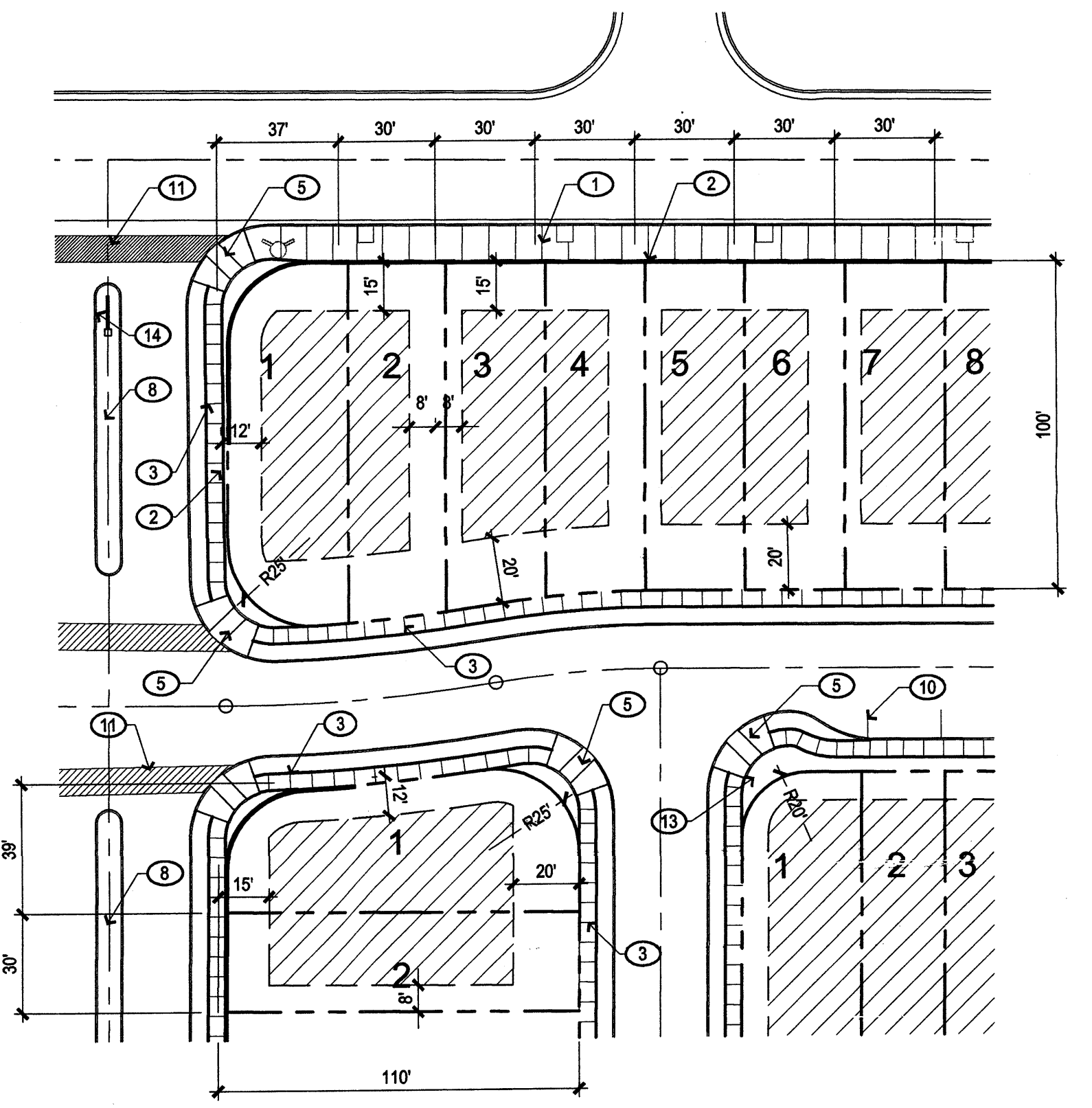


E2 AREA 4
SINGLE FAMILY DETACHED



E3 AREA 5
GREEN COURT HOUSING

NOTE: THE GREEN COURT HOUSING IS A NEW PRODUCT TYPE AND HAS SPECIFIC REQUIREMENTS FOR SETBACKS AND SHARED EASEMENTS SEE EXHIBIT D ON SHEET A002 FOR TYPICAL HOUSING LAYOUT FOR THIS AREA.



E1 AREA 1
PAIRED TOWN HOMES

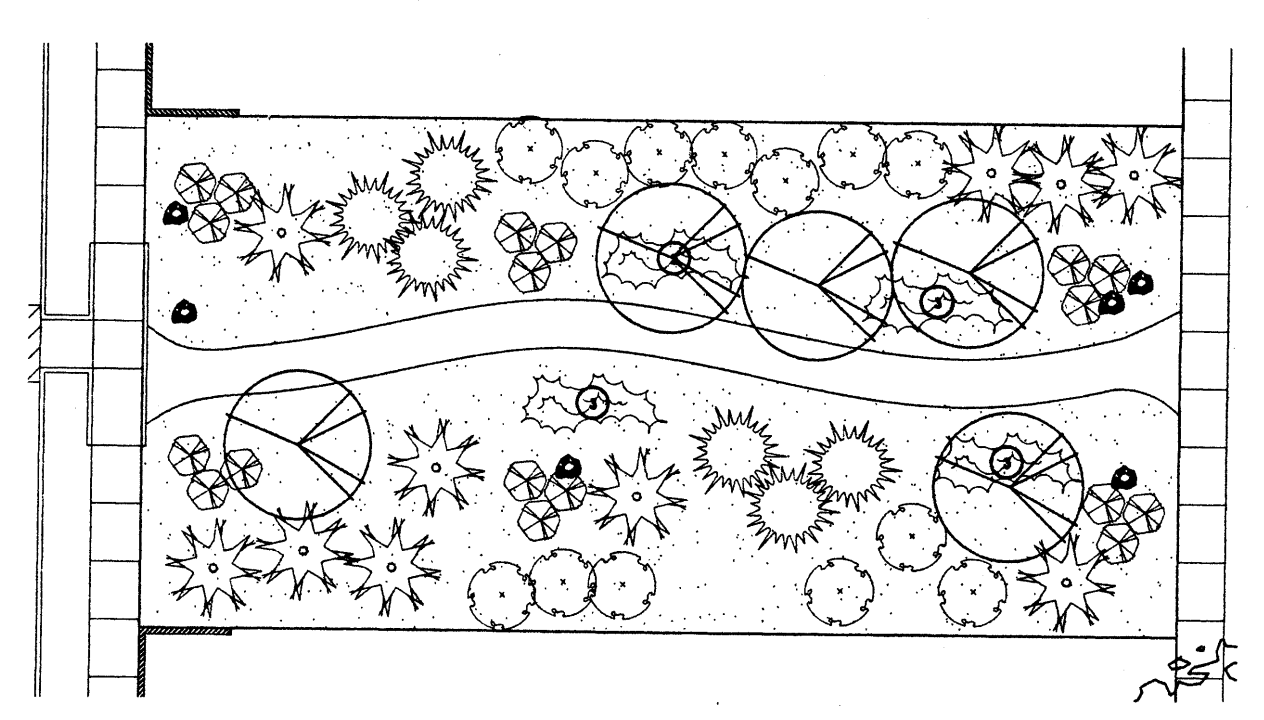
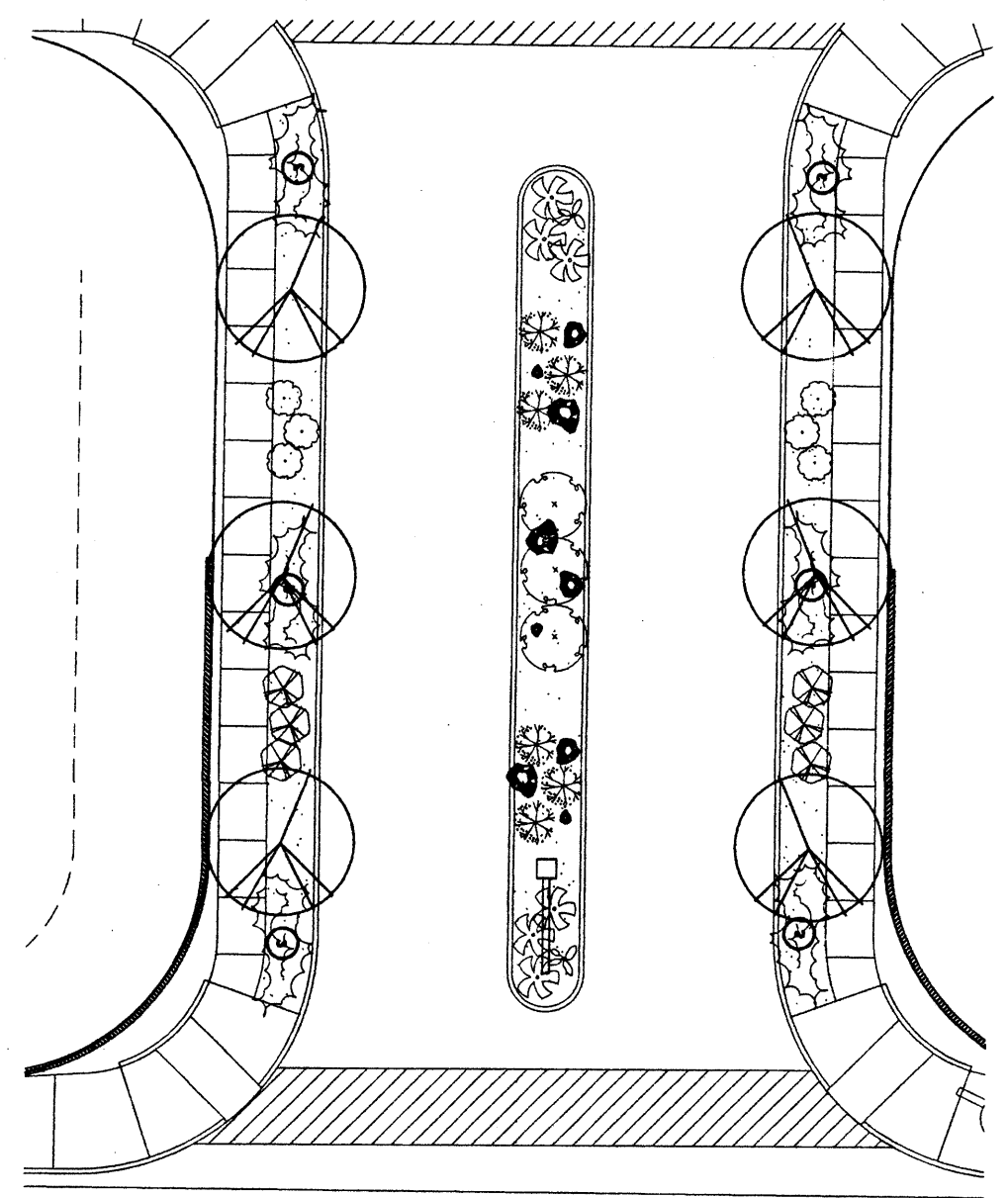
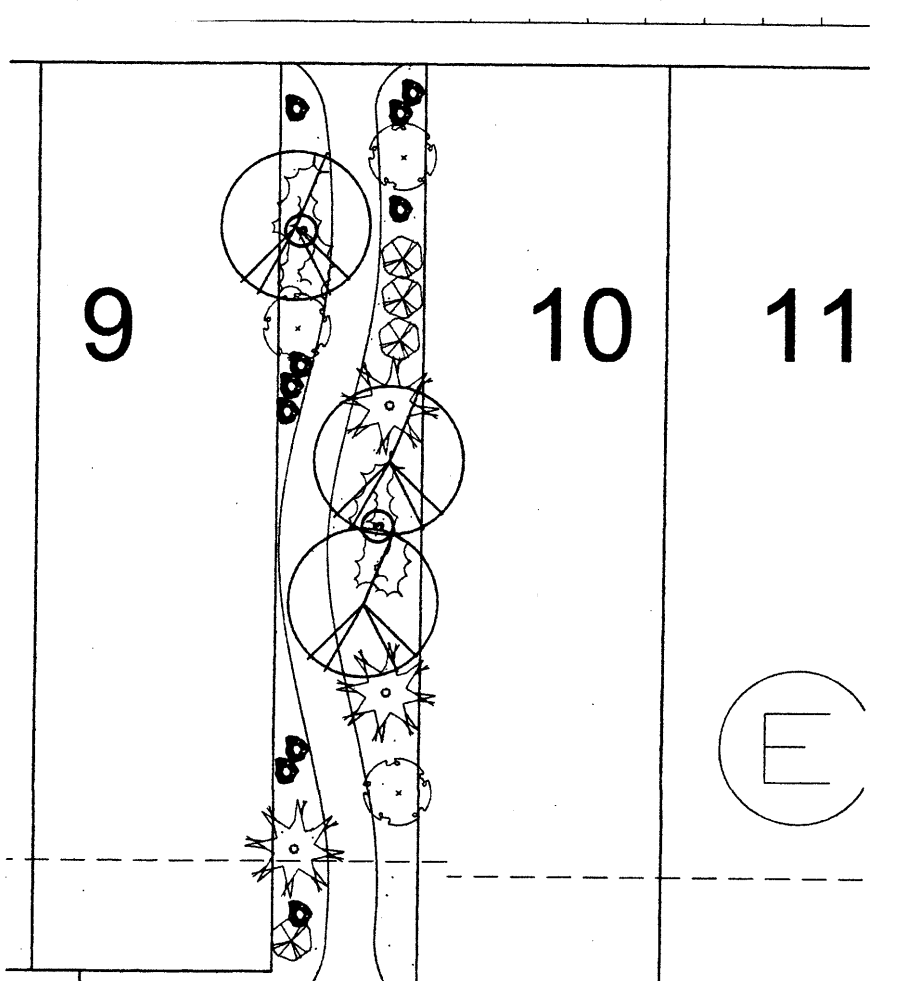
REVISIONS

▲	10/19/2007 EPC Conditions
▲	03/31/2008 DRB Comments
▲	
▲	
▲	

DRAWN BY	FBW
REVIEWED BY	
DATE	10/2/07
PROJECT NO.	07034
DRAWING NAME	Site Development Plan for Subdivision Enlarged Area Plans

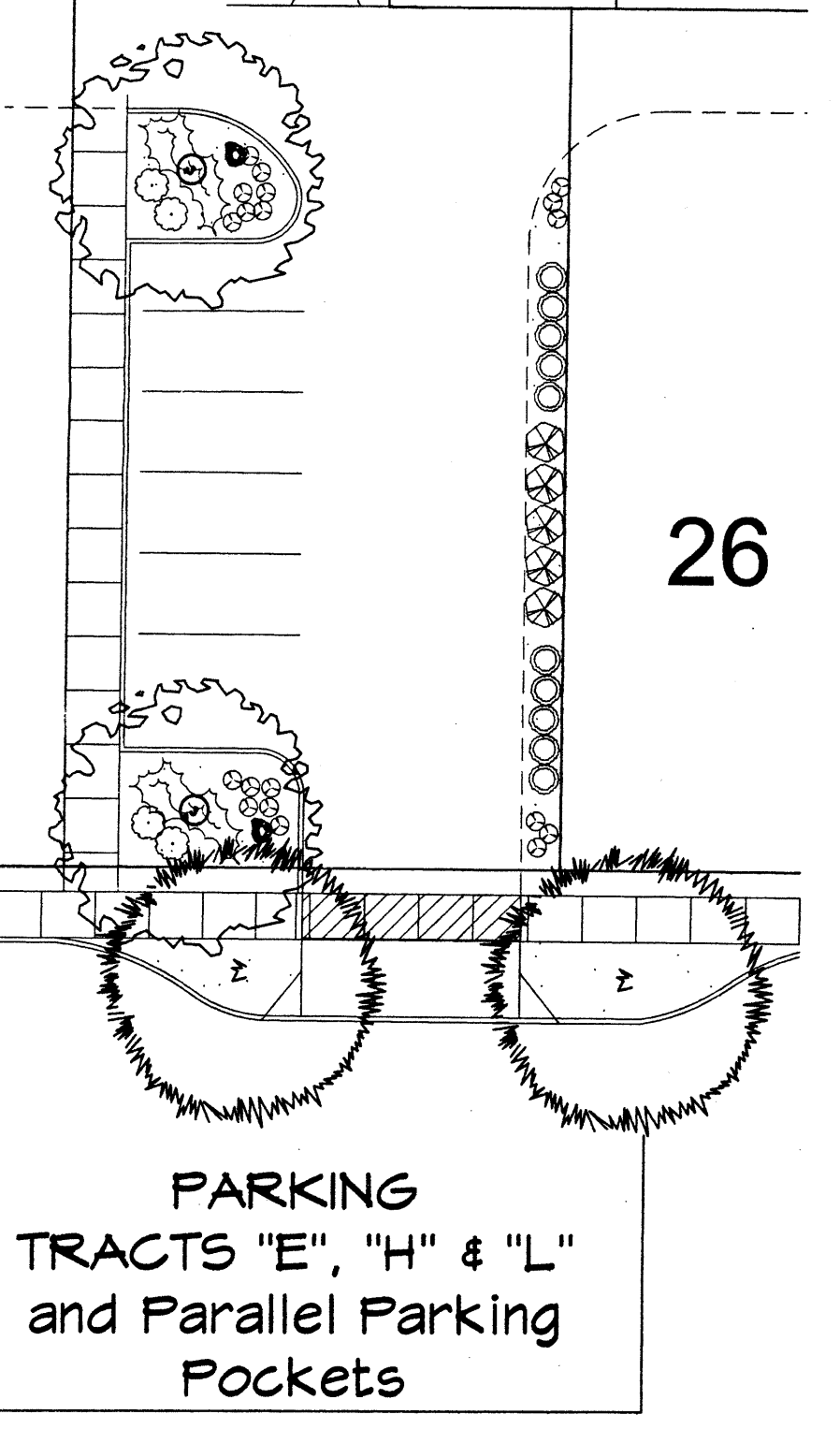
LANDSCAPE CALCULATIONS

Breezeways	
TOTAL BED PROVIDED	22735 square feet
GROUND COVER REQ.	75% square feet
TOTAL GROUND COVER REQUIREMENT	17052 square feet
TOTAL GROUND COVER PROVIDED	17090 (75%) square feet

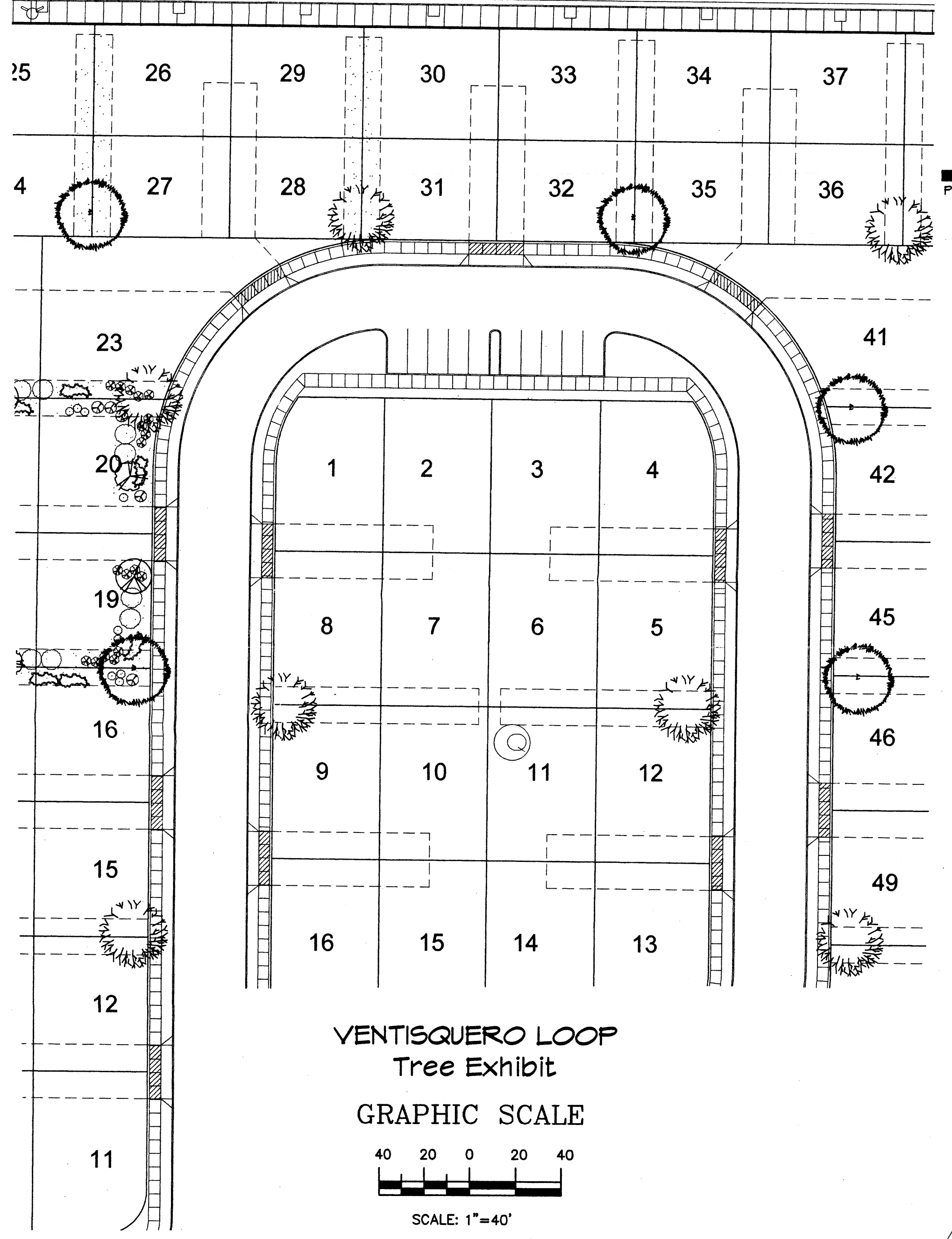


BREEZEWAY TRACT "B"

TYPICAL ENTRY

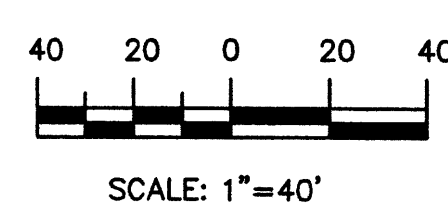


PARKING TRACTS "E", "H" & "L" and Parallel Parking Pockets



VENTISQUERO LOOP Tree Exhibit

GRAPHIC SCALE



SCALE: 1"=40'

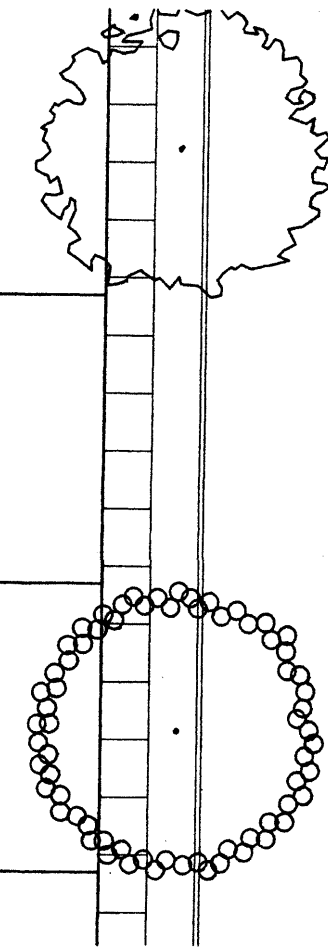
ENGINEER

PROJECT

Monterra Del Rey

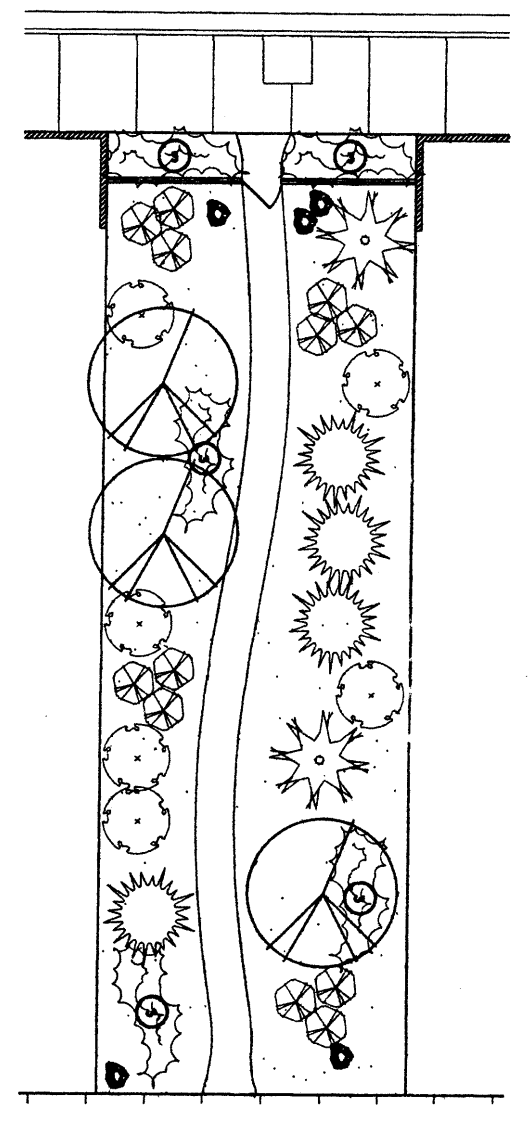
Louisiana Boulevard
Albuquerque, New Mexico

13
14
15

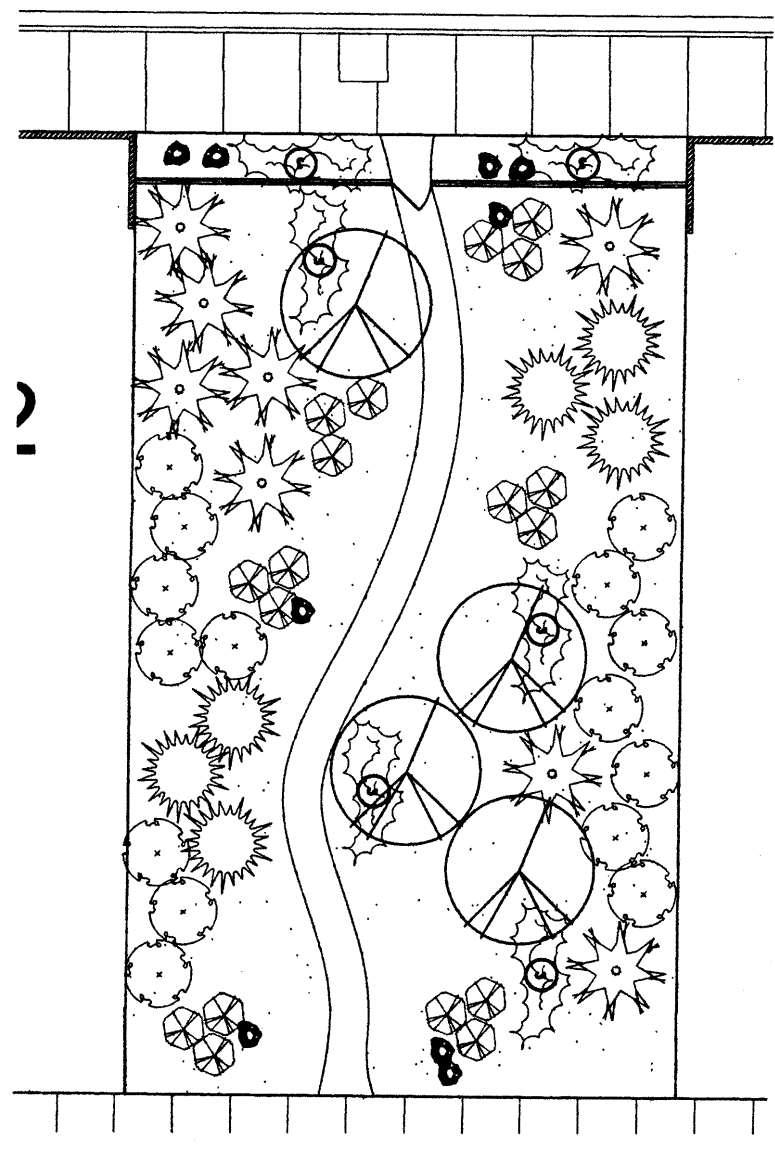


CONCHO Y TORO DRIVE Tree Exhibit

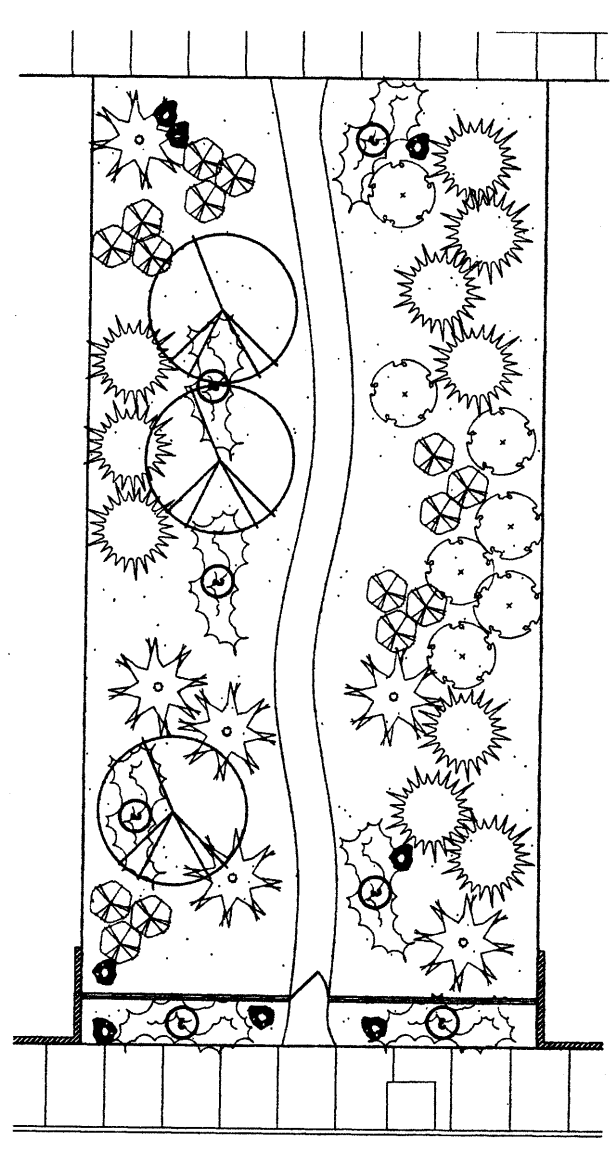
BLOCK "M" PEDESTRIAN ACCESS



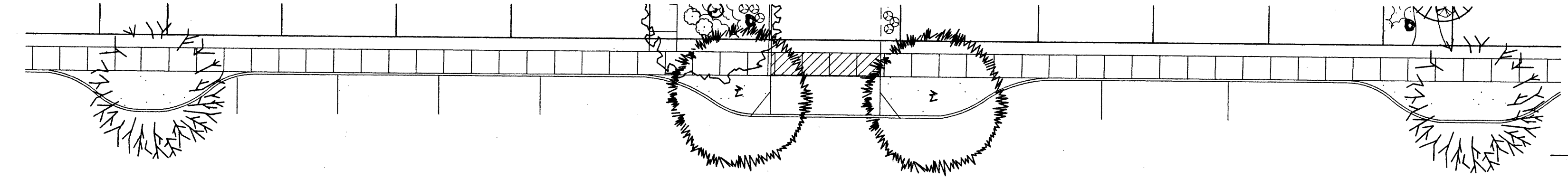
BREEZEWAYS TRACT "Q" and "T"



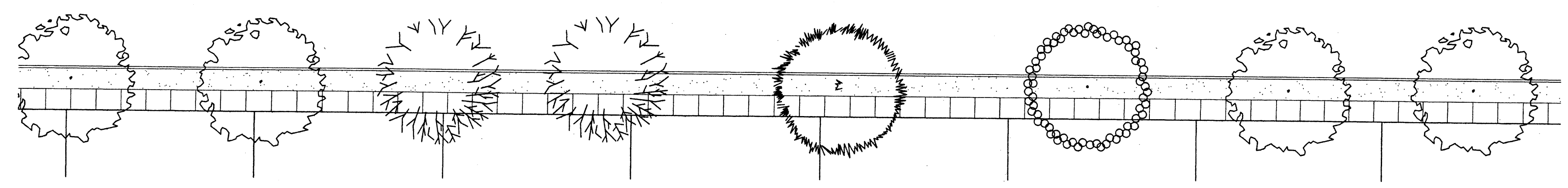
BREEZEWAY TRACTS "C"



BREEZEWAY TRACT "N"

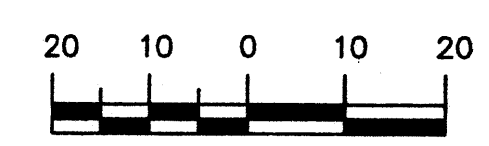


BREEZEWAY TRACTS "D", "F", "G", "J", "K" & "M"



TYPICAL STREET TREES
Applies to internal streets and to the perimeter of the site. May adjust for drive pads.
Trees to be spaced on center according to mature canopy width. No street trees immediately in front of breezeway openings.

GRAPHIC SCALE



SCALE: 1"=20'

PLANT LEGEND

STREET TREES

- AUTUMN PURPLE ASH (M)
Fraxinus americana 'Autumn Purple'
2" Cal. 60' x 45' at maturity
- BUR OAK (M)
Quercus macrocarpa
2" Cal. 60' x 10' at maturity
- COMMON HACKBERRY (M)
Celtis occidentalis
2" Cal. 40' x 40' at maturity
- SYCAMORE (M)
Platanus spp.
2" Cal. 70' x 50' at maturity
- CHINESE PISTACHE (M)
Pistachia chinensis
2" Cal. 40' x 40' at maturity

PLANT LEGEND

BREEZEWAYS

- CHINESE PISTACHE (M)
Pistachia chinensis
2" Cal.
- SPANISH BROOM (M)
Genista hispanica
5 Gal. 100sf
- PAMPAS GRASS (M)
Cortaderia selloana
5 Gal. 100sf
- BIRD OF PARADISE (L)
Caesalpinia gilliesii
5 Gal. 100sf
- FERNBUSH (L+)
Chamaebatiaria millefolium
5 Gal. 25sf
- CREEPING ROSEMARY (L)
Rosmarinus officinalis 'Prostrata'
Symbol indicates 3 plants
1 Gal. 36sf

PLANT LEGEND

MEDIANS

- OCOTILLO (L)
Fouquieria splendens
- DESERT FOUR O'CLOCK (L)
Mirabilis multiflora
1 Gal. 16sf
- AGAVE (L)
Agave spp.
16 sf
- BIRD OF PARADISE (L)
Caesalpinia gilliesii
5 Gal. 100sf
- CHAMISA (L)
Chrysothamnus nauseosus
1 Gal. 25sf
- APACHE PLUME (L)
Fallugia paradoxa
5 Gal. 25sf

PLANT LEGEND

PARKING LOT

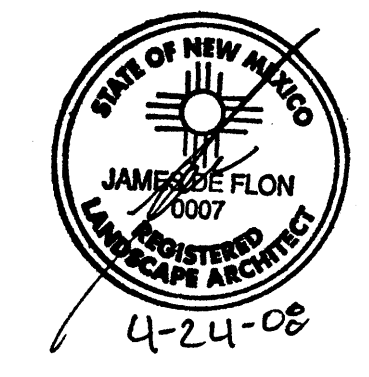
- ASH (H) OR HONEY LOCUST (M)
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- AUTUMN BLAZE MAPLE (M)
Acer x freemanii 'Autumn Blaze'
2" Cal.
- FERNBUSH (L+)
Chamaebatiaria millefolium
5 Gal. 25sf
- TURPENTINE BUSH (L+)
Ericameria laricifolia
1 Gal. 16sf
- CHAMISA (L)
Chrysothamnus nauseosus
1 Gal. 25sf
- BEARGRASS (L+)
Nolina microcarpa
5 Gal. 36sf
- CREEPING ROSEMARY (L)
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf
Symbol indicates 3 plants
- WILDFLOWER
1 Gal. 4sf
- COMPACTED GREY
- CRUSHERFINE PATH

comments/site rev rmc 4-24-06
comments/site rev rmc 4-14-06
comments rmm 3-21-06

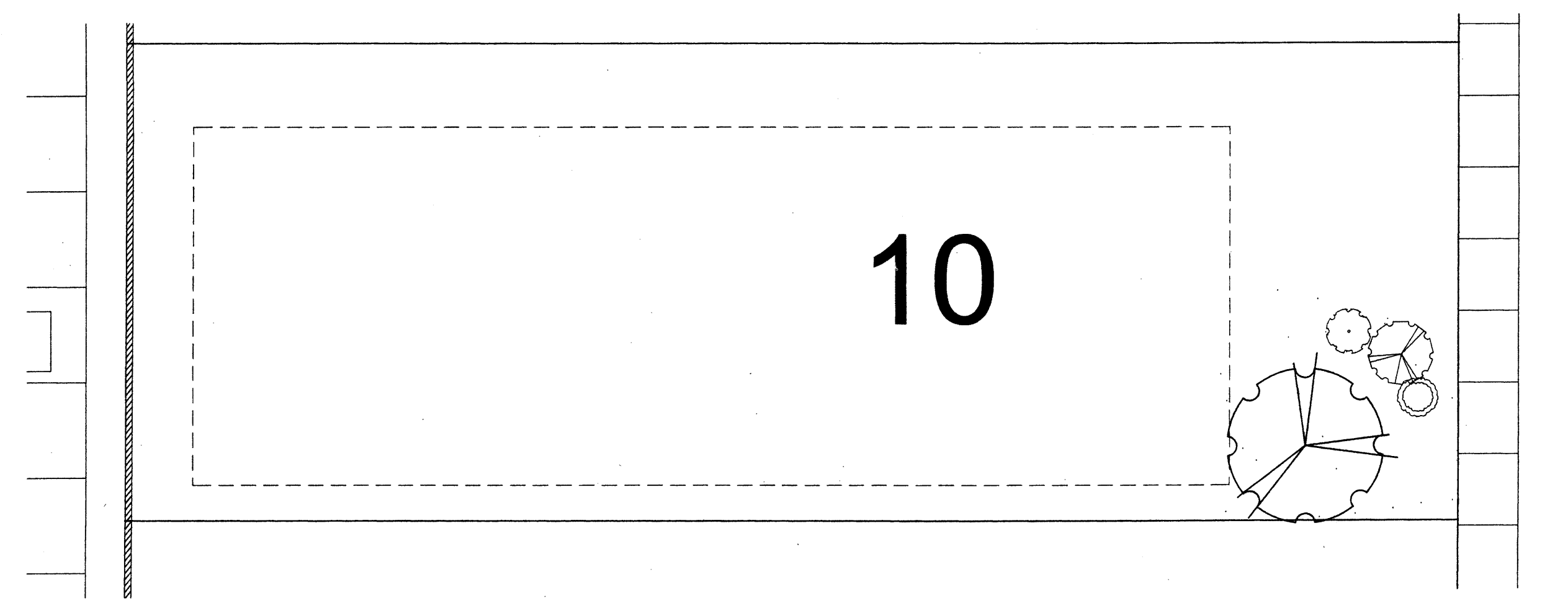
REVISIONS

site plan revision adf 3-31-06
site plan revision adf 4-3-06
site plan revision rmm 8-1-07
site plan revision CHJ 8-31-07
EPC Comments rmm 10-02-07
site plan revision rmm 2-28-08
comments rmm 3-12-08
comments rmm 3-14-08

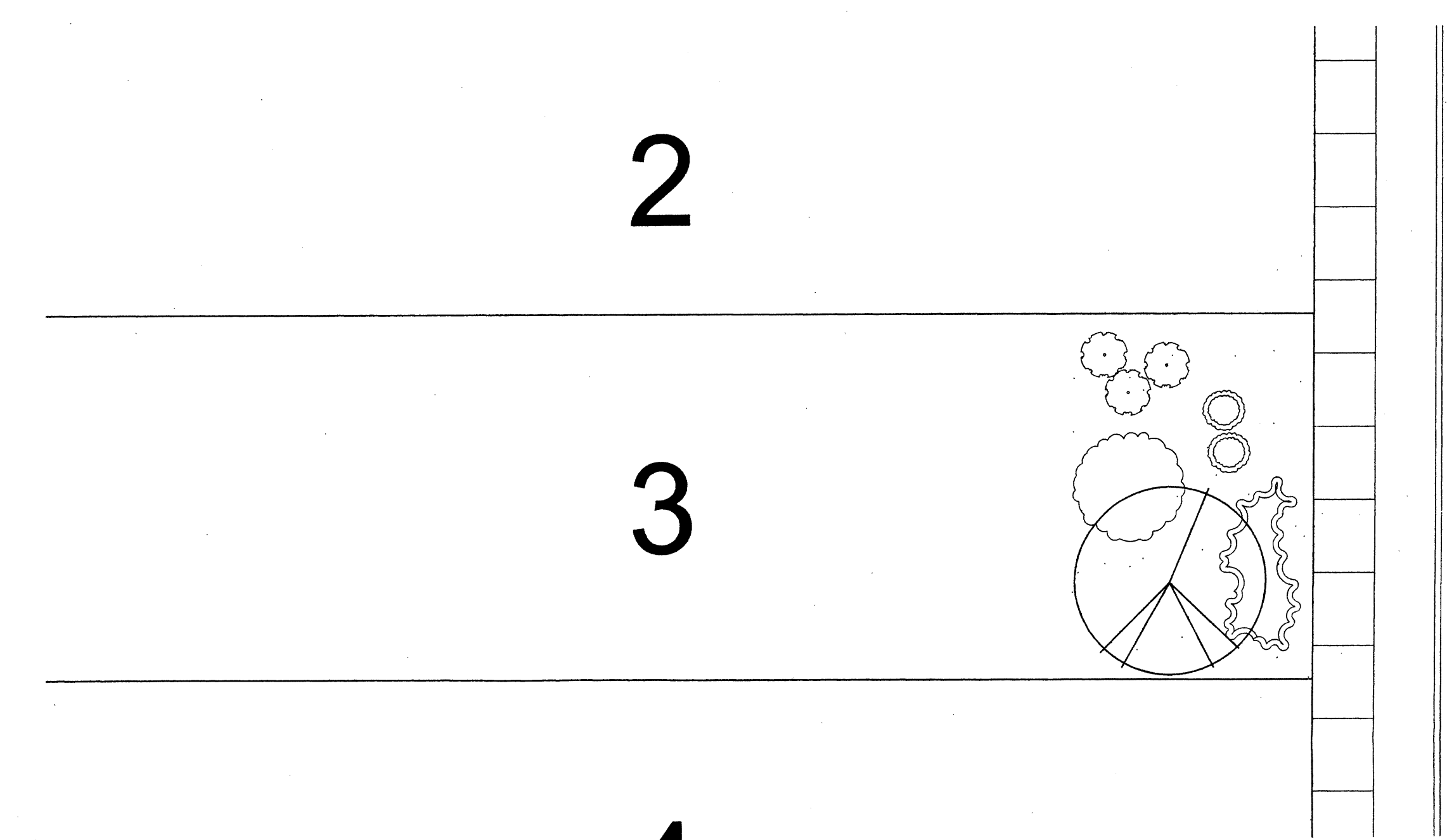
DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 07024
DRAWING NAME



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
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7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com



TYPICAL LOTS
AREA 1



TYPICAL LOTS
AREA 2

LANDSCAPE CALCULATIONS

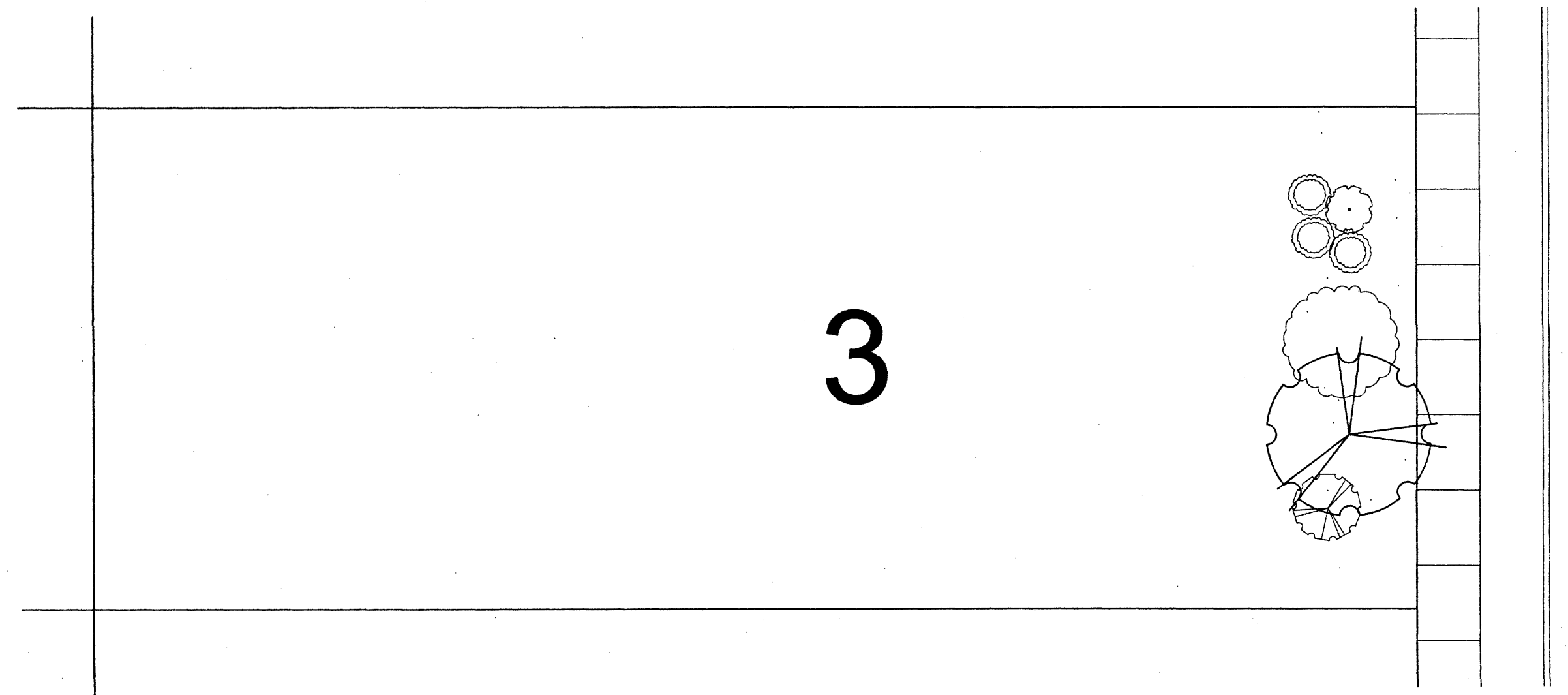
Residential Lots Averages

TOTAL BED PROVIDED	5767	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	4325	square feet
TOTAL GROUND COVER PROVIDED	4327 (75%)	square feet

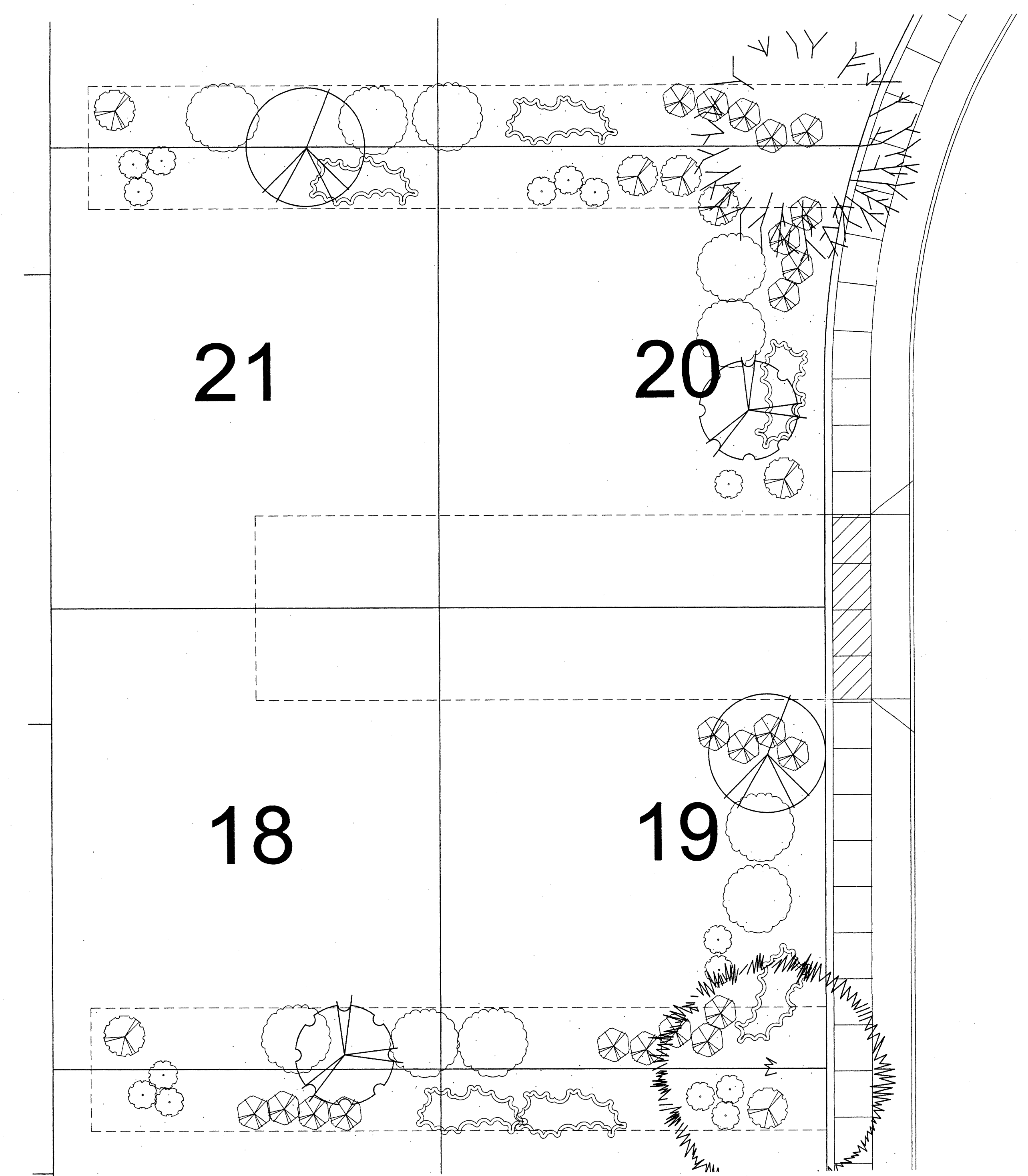
PLANT LEGEND

TYPICAL LOT PLANTINGS

- | | | | |
|--|---|--|--|
| | ORNAMENTAL TREES | | BEARGRASS (L+)
Nolina microcarpa
5 Gal. 36sf |
| | EASTERN REDBUD (M)
Cercis canadensis
2' Gal. | | FERNBUSH (L+)
Chamaebotria millefolium
5 Gal. 25sf |
| | NEW MEXICO OLIVE (L)
Forestiera neomexicana
15 Gal. | | TURPENTINE BUSH (L+)
Ericameria laricifolia
1 Gal. 16sf |
| | or
PURPLE-LEAF PLUM (M)
Prunus spp. | | PARNEY COTONEASTER (L)
Cotoneaster lacteus
5 Gal. 144sf |
| | WINTER JASMINE (L+)
Jasminum nudiflorum
1 Gal. 144sf | | POWIS CASTLE SAGE (L+)
Artemisia X Pomis Castle
1 Gal. 25sf |



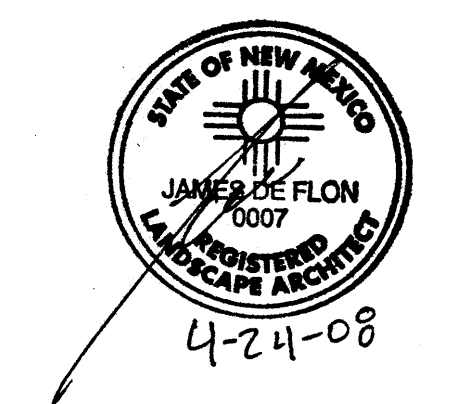
TYPICAL LOTS
AREA 3



TYPICAL LOTS
AREA 4

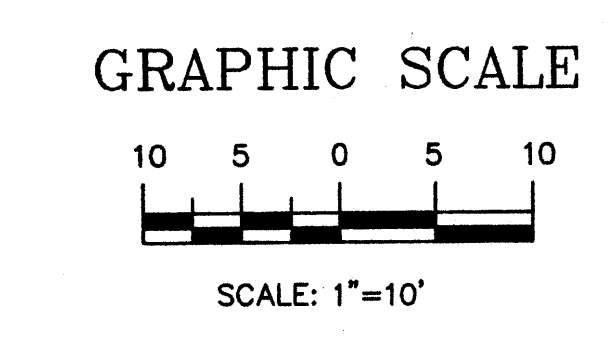
Monterra Del Rey
Louisiana Boulevard
Albuquerque, New Mexico

comment/site rev	rnc	4-24-08
comment/site rev	rnc	4-14-08
comment	rmm	3-21-08
REVISIONS		
site plan revision	adf	3-31-06
site plan revision	adf	4-3-06
site plan revision	rmm	8-1-07
site plan revision	CMJ	8-31-07
EPC Comments	rmm	10-02-07
site plan revision	rmm	2-28-08
comment	rmm	3-12-08
comment	rmm	3-14-08
DRAWN BY		
REVIEWED BY		
DATE		
PROJECT NO. 07084		
DRAWING NAME		

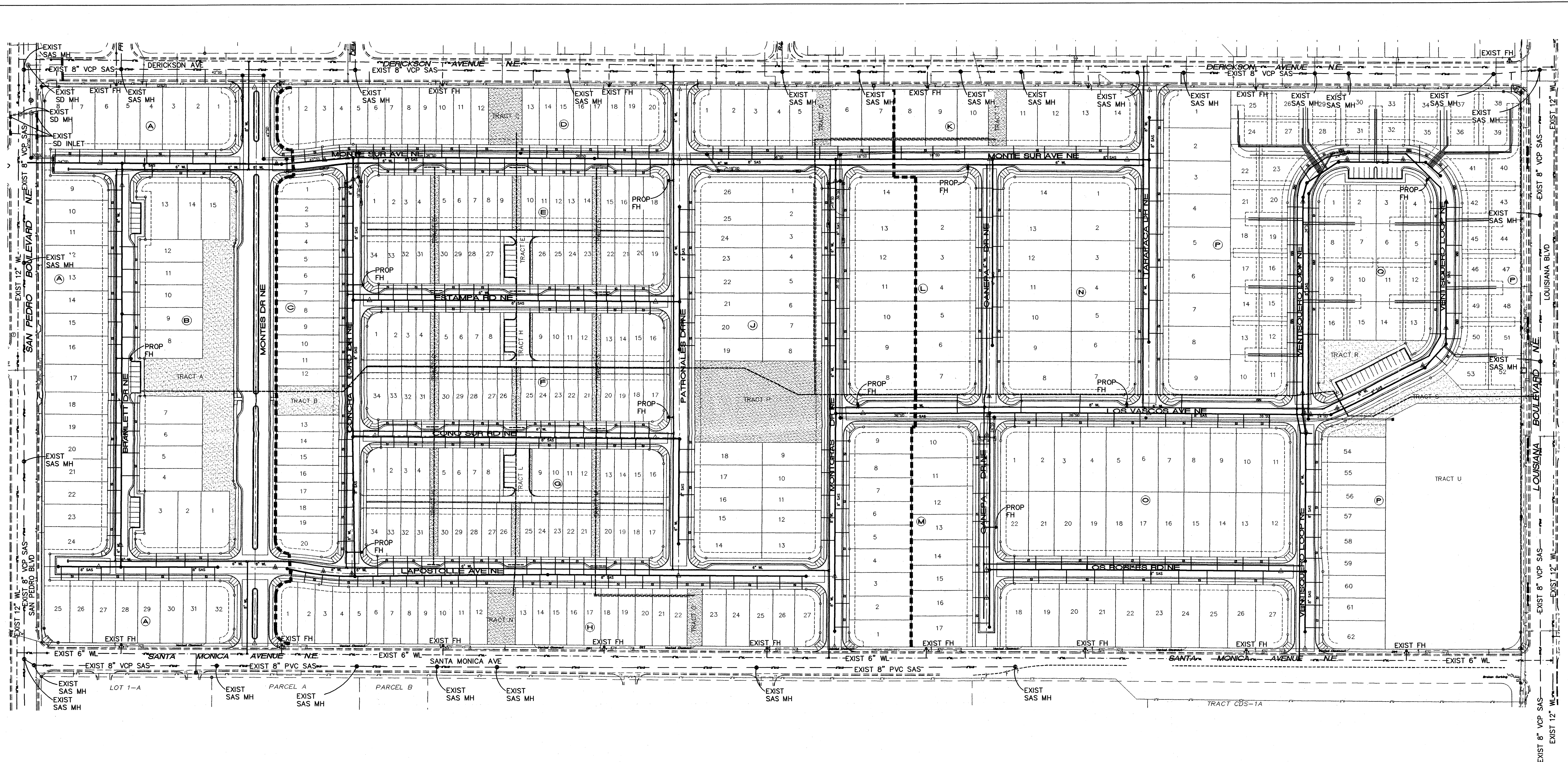


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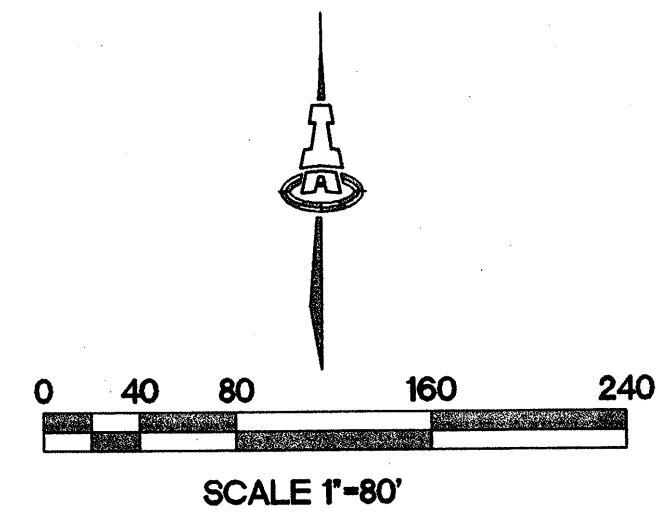


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LEGEND

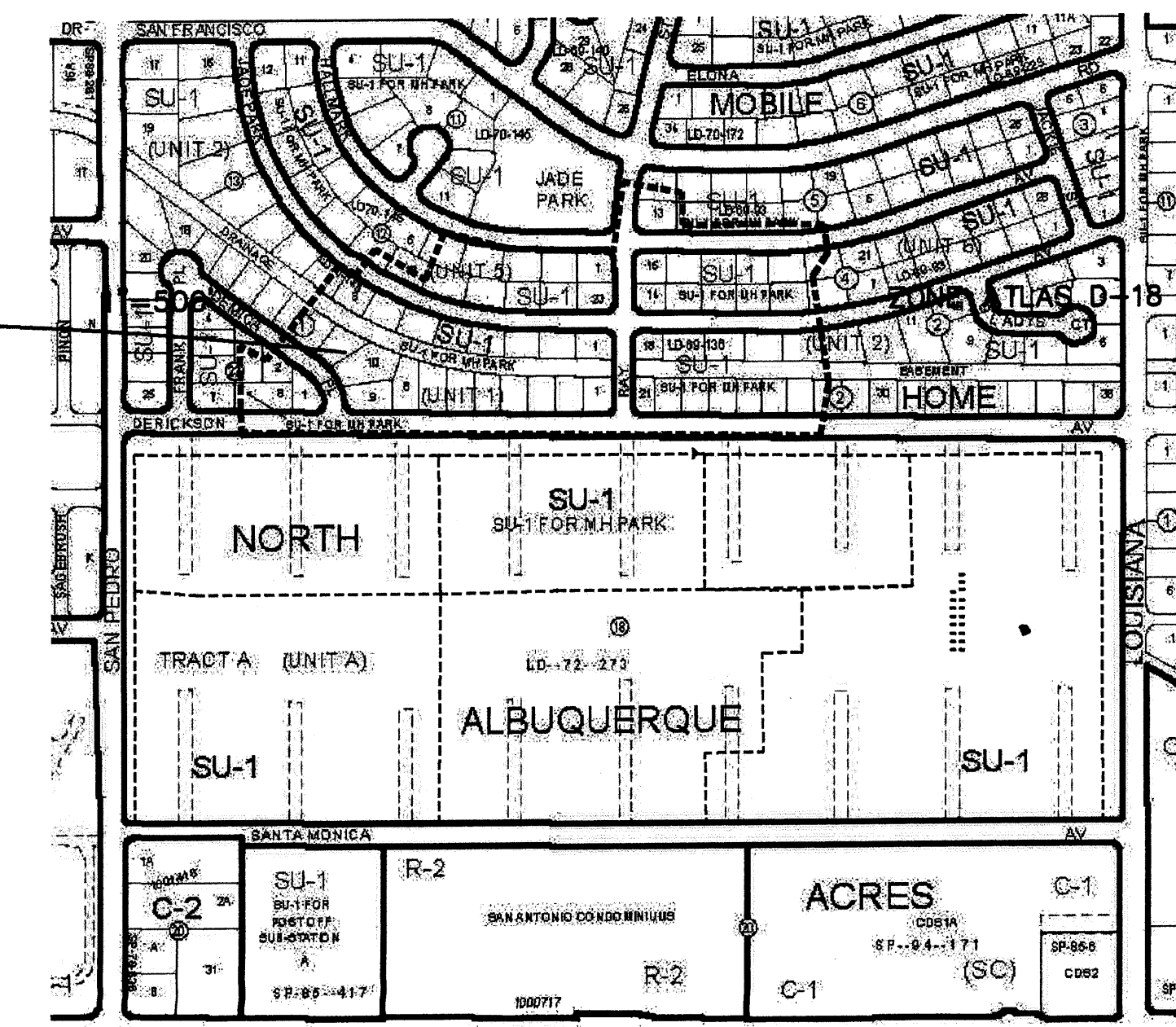
- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- PROPOSED WATER LINE W/ FITTING
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED PRIVATE NON-POTABLE IRRIGATION LINE
- PROPOSED SAS W/ MANHOLE
- PROPOSED SAS W/ SERVICE



MONTERREA DEL REY, UNITS 1-3
DRB #1003916

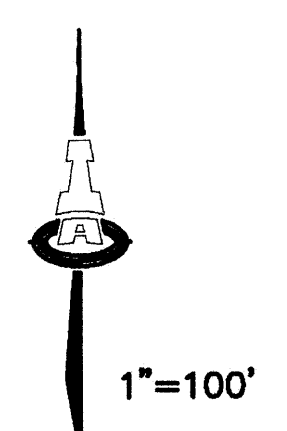
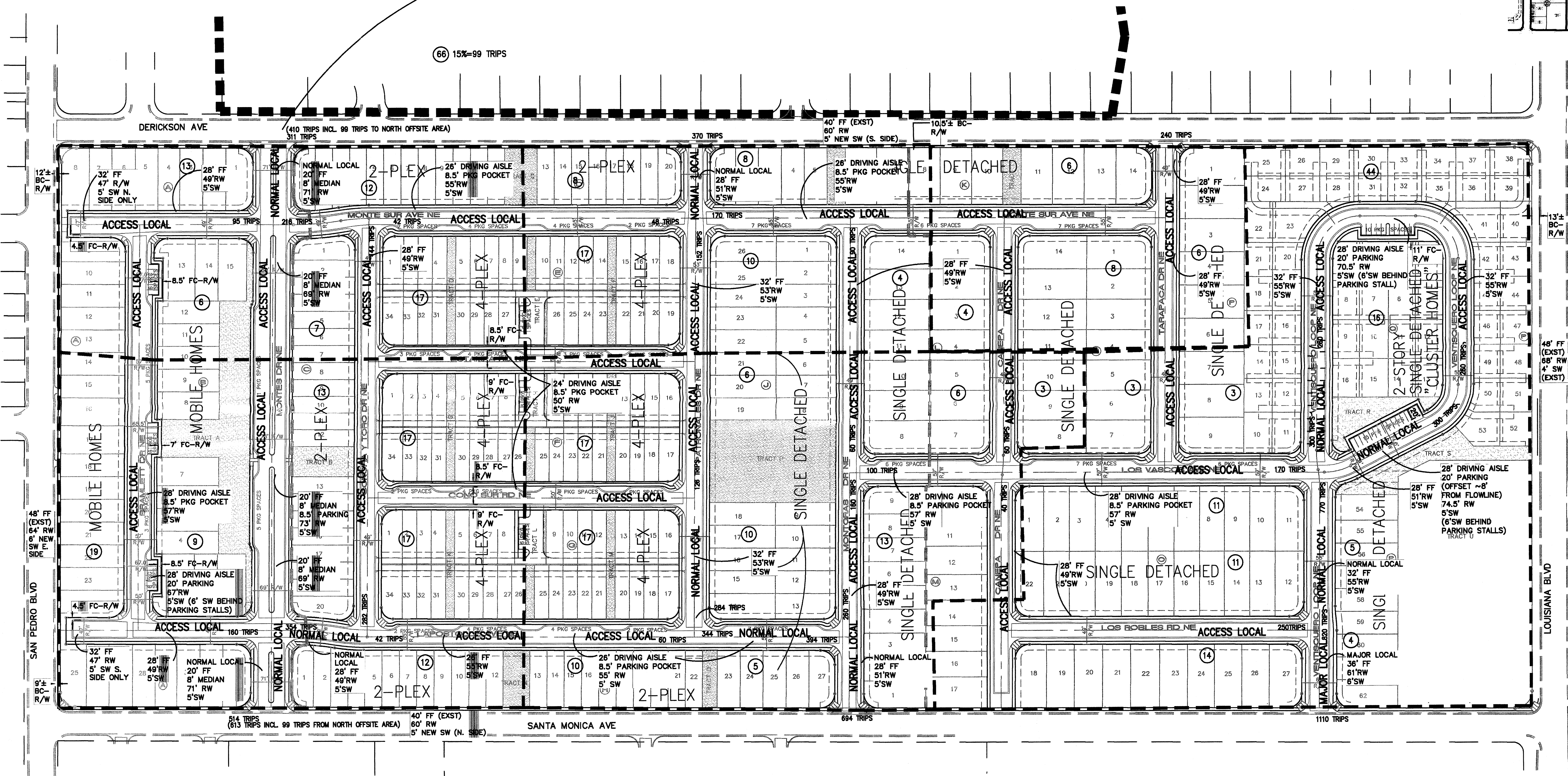
UTILITY PLAN
COOL

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632



15% OF TRIPS FROM THIS BASIN ASSUMED FOR THROUGH TRAFFIC ON WEST ENTRANCE (99 TRIPS)

66 15%-99 TRIPS



LEGEND

- TRIP BASIN BOUNDARY
- (17) NO. OF UNITS IN TRIP BASIN

NOTE:
 TRIPS ARE ESTIMATED BASED ON
 10 TRIPS PER DAY PER SINGLE DETACHED UNIT
 6 TRIPS PER DAY FOR TOWNHOMES
 5 TRIPS PER DAY FOR AFFORDABLE HOUSING (MOBILE HOMES)

HOUSING TYPE	# UNITS	ADT	TRIPS
AFFORDABLE HOUSING	43	X 5	= 215
DUPLEX/MULTI-PLEX	164	X 6	= 984
SINGLE DETACHED/CLUSTER HOUSING	204	X 10	= 2,040
TOTAL TRIPS			3,239

INTERSECTION	TRIPS
DERICKSON/MONTES	311
DERICKSON/PATRONALES	370
DERICKSON/TARAPACA	240
SANTA MONICA/MONTES	514
SANTA MONICA/MONTGRAS	694
SANTA MONICA/VENTISQUERO	1,110
TOTAL TRIPS	3,239

C002
MONTERA DEL REY, UNITS 1-3
DRB #1003916
TRAFFIC DISTRIBUTION MAP &
STREET DIMENSION PLAN

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1814 C-702-TRAF.dwg Apr 10, 2008

CURB TYPE NOTE

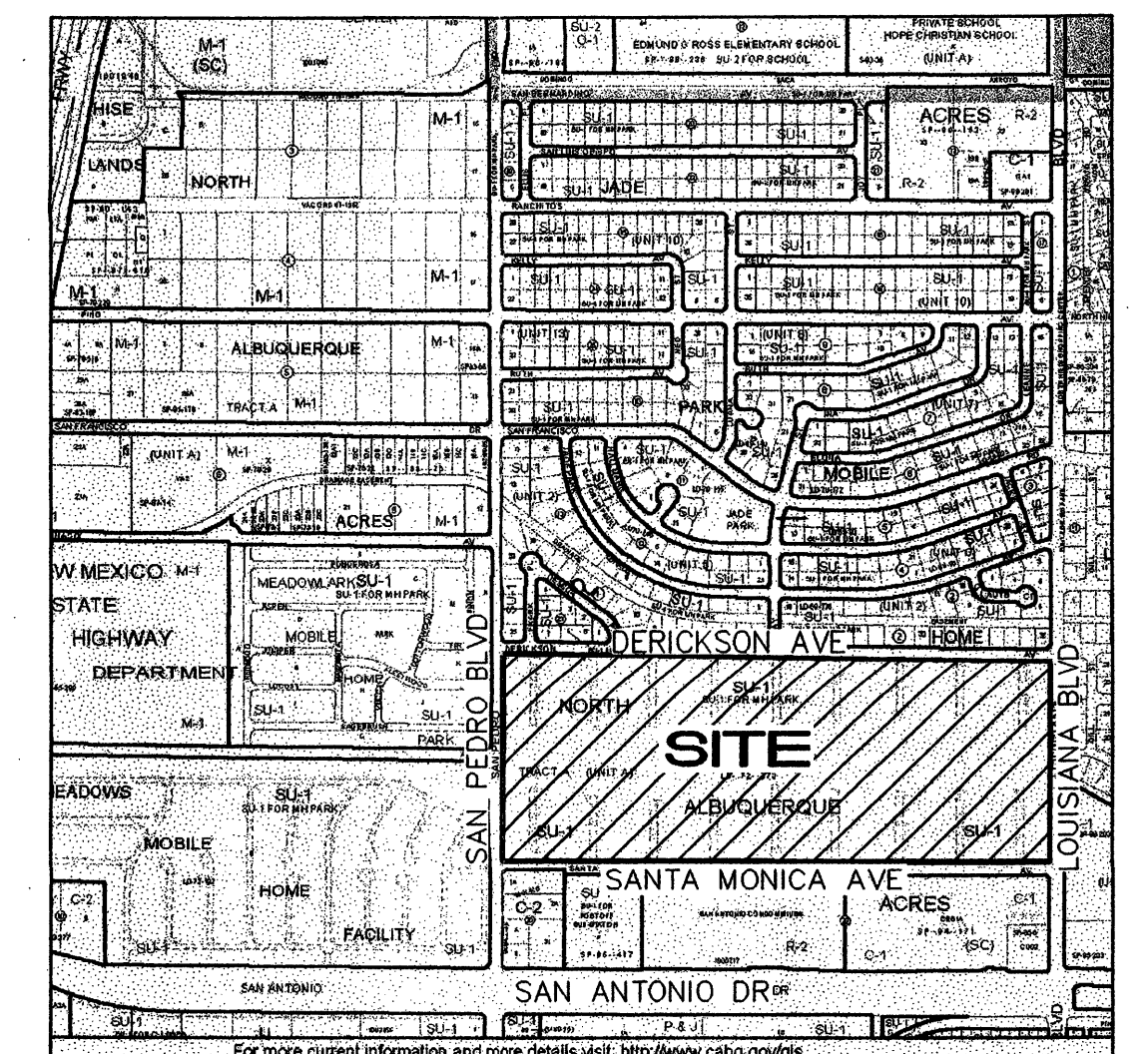
ALL STREETS HAVE MOUNTABLE CURB EXCEPT WHERE NOTED AS FOLLOWS:
 MEDIAN CURB--PARKING SPACES PERPENDICULAR TO STREET
 STANDARD CURB--WHERE DENOTED ON THIS SHEET AS - - - - -
 PARKING POCKETS PARALLEL TO STREETS HAVE EITHER MOUNTABLE OR STANDARD CURB (STANDARD CURB WHERE DESIGNATED AS - - - - -)
 ALL STREET GRADES REFER TO FLOWLINE ELEVATIONS

INDEX

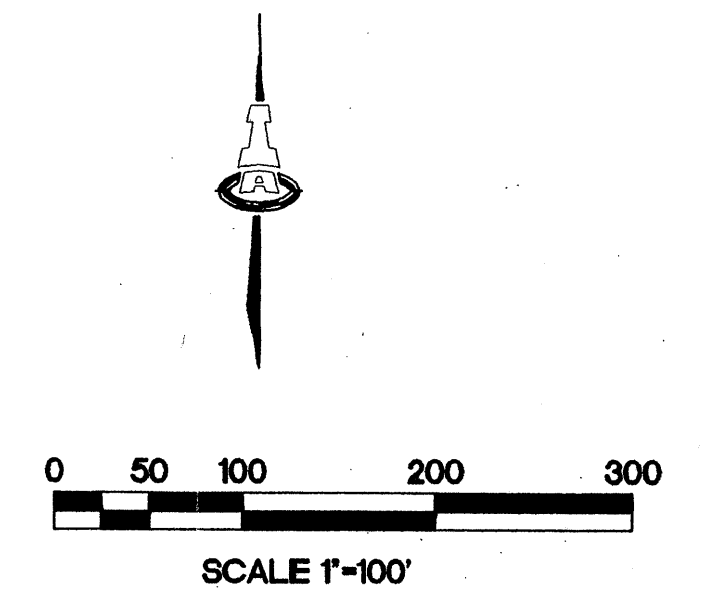
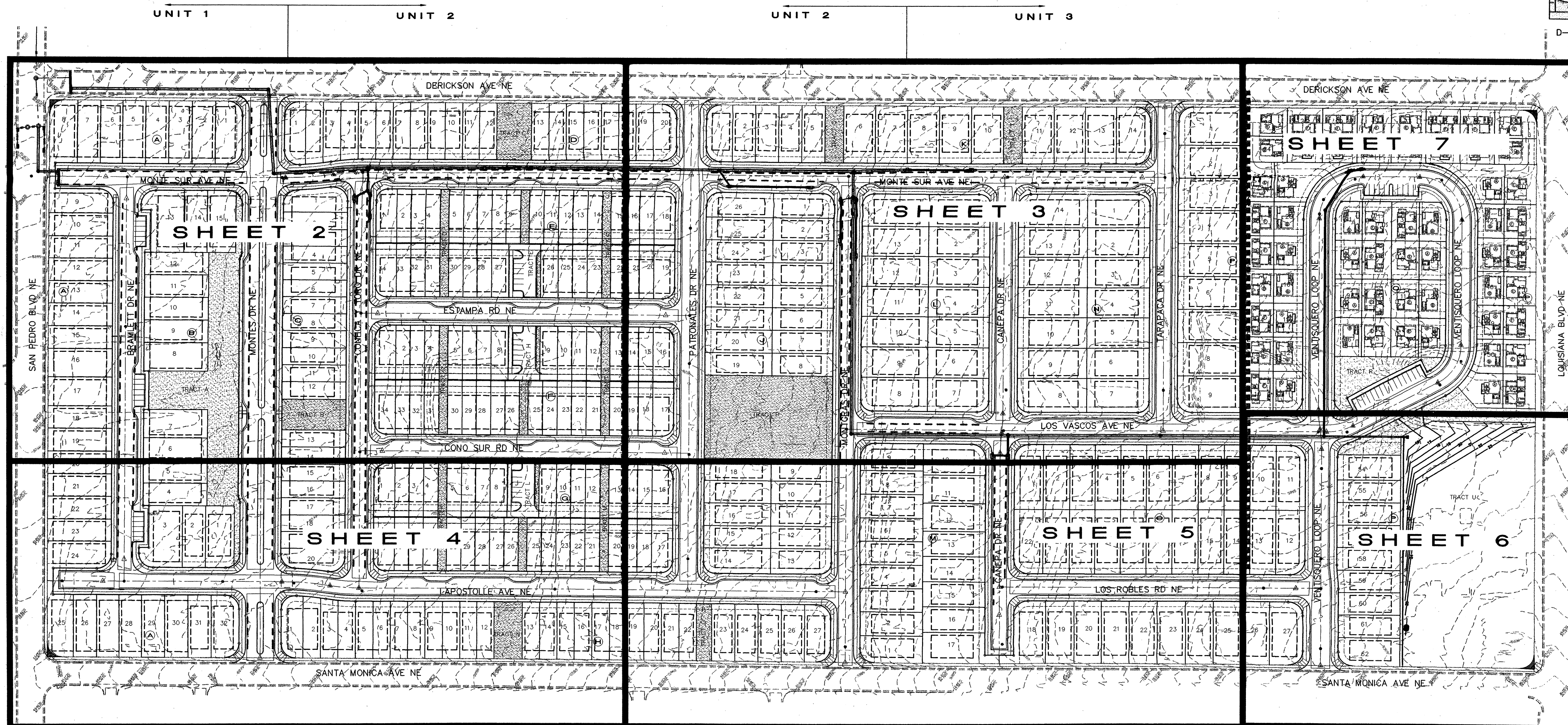
SHEET 1	OVERALL GRADING & DRAINAGE PLAN 1"=100'
SHEETS 2-6	GRADING & DRAINAGE PLAN AFFORDABLE HOUSING UNITS, TOWNHOME UNITS, SINGLE DETACHED UNITS 1"=40'
SHEET 7	GRADING & DRAINAGE PLAN GREENCOURT UNITS 1"=30'
SHEET 8	GRADING DETAILS & NOTES
SHEETS 9-10	RETAINING WALL PLANS 1"=50'

SITE DATA

LEGAL DESC.: BLOCKS 18 & 19 OF TRACT A, NORTH ALBUQUERQUE ACRES UNIT A, AND A PORTION OF DEL REY AVE., NE, VACATED BY V-71-33.
 ZONE ATLAS: D-18
 ZONING: SU-1
 AREA: 58.30 ACRES
 SURVEYOR: SURV-TEK, AUGUST, 2007
 BENCHMARK: ACS BENCHMARK "10-D18" ELEVATION = 5319.15 (NGVD 29)
 FLOODPLAIN: THE SITE IS IN FLOOD ZONE X (OUTSIDE THE AREA OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FEMA MAP 35001C0137F, 11-19-03



D-18-Z VICINITY MAP 1"=750'±



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 1614 CO-201.dwg Mar 06, 2008

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MONTERREA DEL REY UNITS 1-3

GRADING & DRAINAGE PLAN

Date:	1/12/08	No. Revision:		Date:		Job No.:	1614
Drawn By:	ANW						PAGE
Chd By:							81 OF 10

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