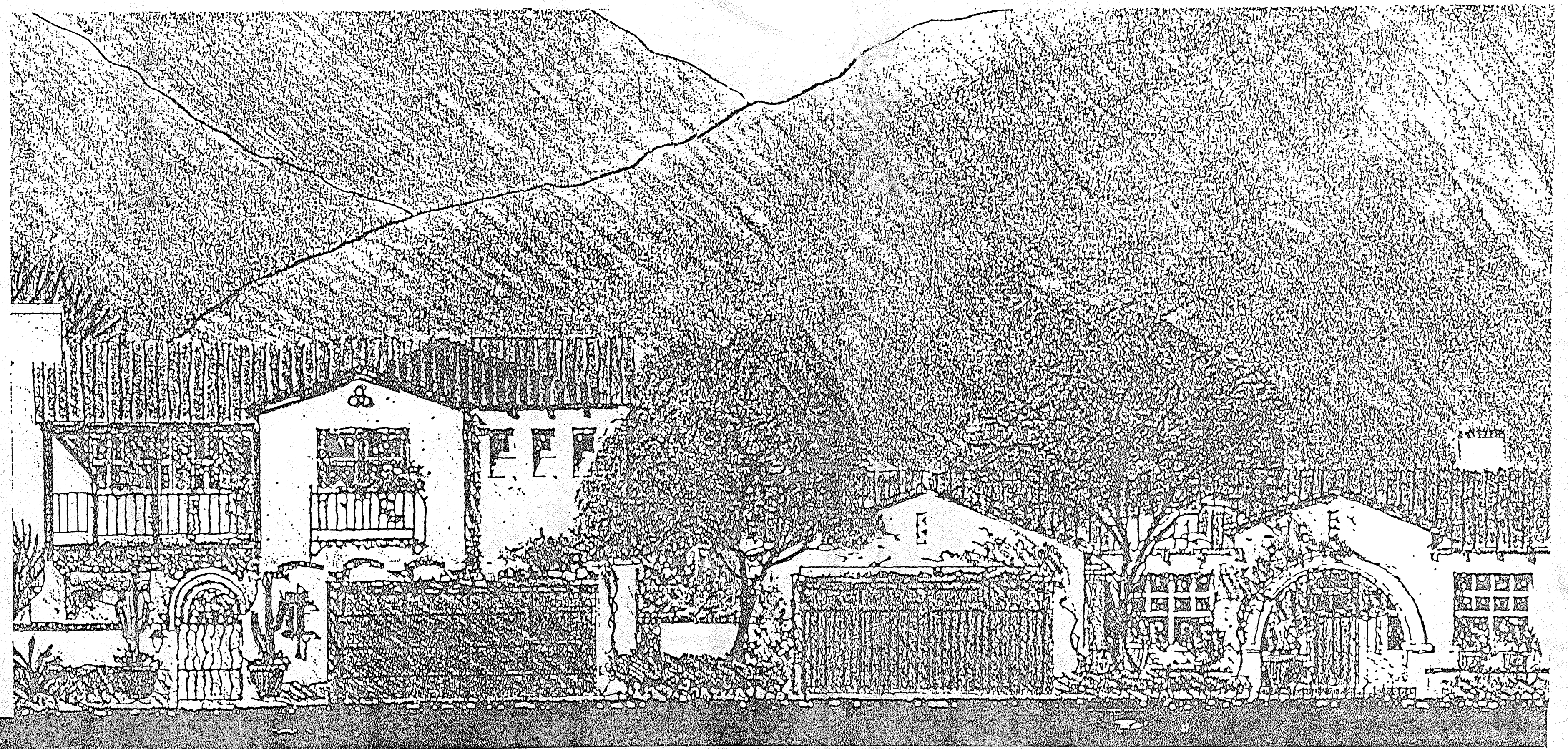


DRB-96-358
Amend ment to SPP
Subdivision

DRB-96-358

Altura Village



Revised set 6/24/97

Owner

Argus Development
6200 Uptown Rd. NE, Suite 200W
Albuquerque, New Mexico 87110

Architect

Dekker/Perich & Associates
6501 Americas Pkwy NE, Suite 675
Albuquerque, New Mexico 87110
(505) 888-3111
Fax: 883-8050

Architectural Design

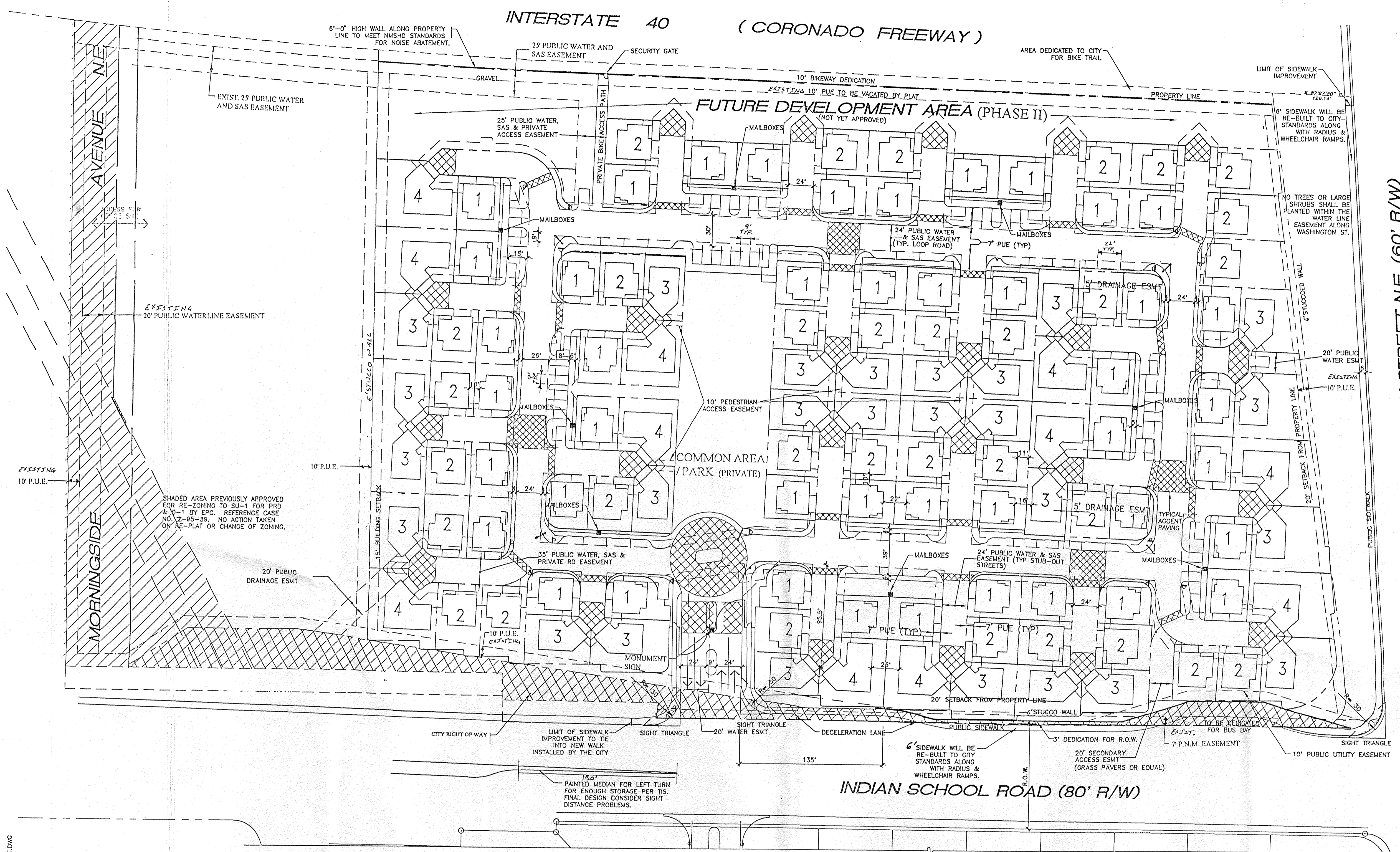
Kaufman & Broad Architects
7850 Jefferson, NE
Albuquerque, New Mexico 87109
(505) 821-3933

Civil

Chavez-Grieves
5639 Jefferson St. NE
Albuquerque, New Mexico 87109
(505) 344-4080
Fax: 343-8759

Landscape

The Hilltop
7909 Edith Blvd. NE
Albuquerque, New Mexico 87148
(505) 898-9690



THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT A-2, NETHERWOOD PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED 'TRACTS A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A REPEAT OF TRACT A, NETHERWOOD PARK ADDITION AND A VACATED PORTION OF MORNINGSIDE DRIVE N.E.)', CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1997, IN VOLUME 97C, FOLIO 189.

ZONING: SU-1 FOR PRD FOR SINGLE FAMILY DETACHED HOUSING *See 113.d.m.*

Project Data:

506,813 SF OR 11.6 ACRES
 113 DWELLING UNITS (0.34 DWELLINGS/ACRE)
 AVG. LOT SIZE GROSS: 2100 SF
 NET: 1222 SF

Building Data:

PLAN 1 = 1760 SF (2 STORY)
 PLAN 2 = 1450 SF (1 STORY)
 PLAN 3 = 2100 SF (2 STORY)
 PLAN 4 = 1994 SF (2 STORY)

Building Area:

PLAN 1 FOOTPRINT = 823 X (44) = 36,212 SF
 PLAN 2 FOOTPRINT = 878 X (32) = 28,096 SF
 PLAN 3 FOOTPRINT = 906 X (26) = 23,556 SF
 PLAN 4 FOOTPRINT = 1455 X (11) = 15,995 SF
 TOTAL: 103,859 SF

Road Area:

ROADWAY = 95,200 SF
 COURTS = 28,932 SF
 TOTAL: 124,132 SF

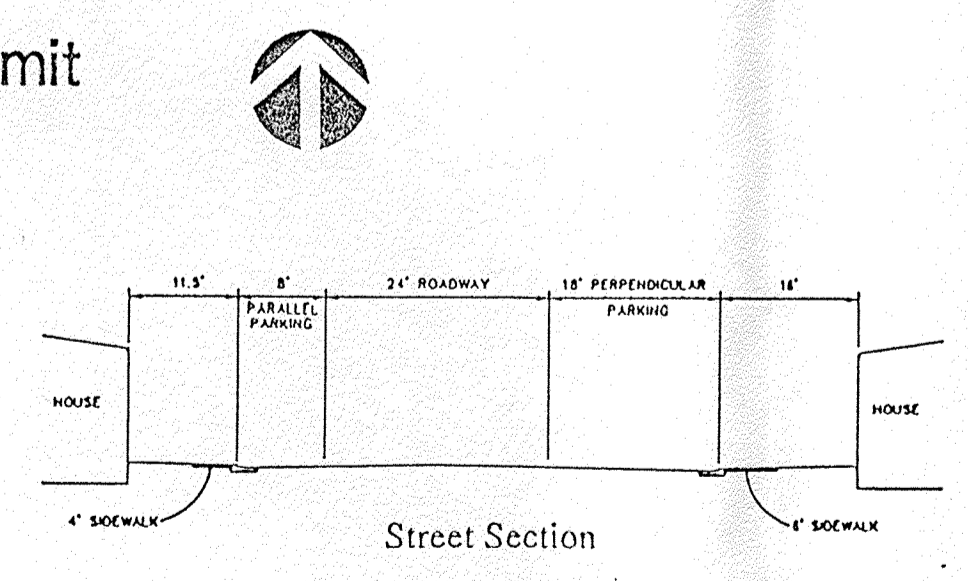
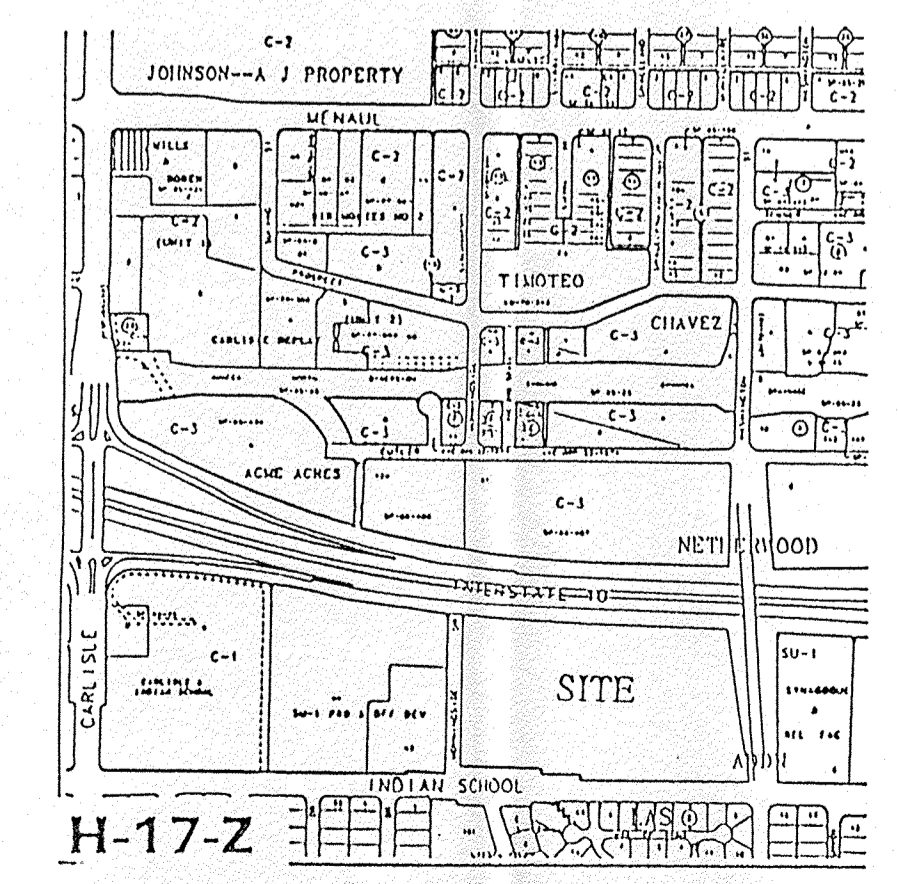
Landscape Area

PARK = 20,234 SF
 YARD = 232,804 SF
 TOTAL: 253,038 SF

General Notes

- STREET LIGHTING PER CITY OF ALBUQUERQUE REQUIREMENTS.
 - THE SITE IS SERVED BY CITY OF ALBUQUERQUE SEWER AND WATER.
 - ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE.
 - CROSS ACCESS EASEMENTS SHALL BE PROVIDED FOR CONCRETE AUTO COURTS AND FRONT DOOR ENTRIES WHERE REQUIRED.
 - ENTRY SHALL BE GATED.
 - ALL ACCESS IS FROM INTERIOR ROAD SYSTEM. NO REAR YARD ACCESS FROM WASHINGTON AND INDIAN SCHOOL.
 - DEVELOPER/OWNER SHALL LANDSCAPE ALL ROAD FRONTS WITH CONSISTENT LANDSCAPING THEM. ALL PARKING BIUMPOUTS ARE TO BE LANDSCAPED SIMILAR TO ROAD FRONTAGES.
 - MINIMUM SETBACK BETWEEN BUILDINGS SHALL MEET BUILDING CODE STANDARD OF 6'.
- NOTES PER EPC
- WOODSTOVES AND WOOD FIREPLACES WILL NOT BE INCLUDED IN THESE SINGLE FAMILY HOMES.
 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN PRIVATE RIGHTS-OF-WAY AND WASHINGTON AND INDIAN SCHOOL RIGHTS-OF-WAY.
 - THE PARK COMMON AREA WILL COMPLY WITH THE WATER CONSERVATION ORDINANCE.
 - THE WALL ALONG I-40 WILL CONFORM TO STATE HIGHWAY DEPARTMENT NOISE REDUCTION STANDARDS REQUIRED ALONG I-40.
 - NO FENCES SHALL BISECT SHARED COMMON ENTRIES BETWEEN UNITS.
 - THE BUILDING HEIGHTS OF HOMES SHALL COMPLY WITH THE R-1 ZONING DISTRICT OF THE ZONE CODE.
 - SIDE AND REAR ELEVATIONS THAT DIRECTLY FACE A STREET WILL BE DETAILED SIMILAR TO THE FRONT ELEVATIONS.
 - PRIVATE DRIVEWAYS TO BE EITHER LESS THAN 8' LONG OR GREATER THAN 20' LONG; NO DRIVEWAY LENGTH SHALL BE BETWEEN 8' AND 20'.
 - BUMP-OUTS SHALL MEET DPM STANDARDS AND SHALL BE LANDSCAPED.
 - GATES SHALL REMAIN OPEN AT AM PEAK HOUR OF EXITING, 5 AM TO 8 AM.
 - GATES SHALL REMAIN OPEN AT PM PEAK HOUR OF ENTERING, 5 PM TO 8 PM.
 - STOP SIGNS SHALL BE LOCATED ALONG MAIN ROADWAY.
 - NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN THE WATER LINE EASEMENT ALONG WASHINGTON ST. LANDSCAPING AROUND METERS SHALL MEET CITY STANDARDS.
 - ALL PRIVATE ROADS AND COURT ARE FOR JOINT PRIVATE ACCESS AND DRAINAGE.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - 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.
 - NO PARKING IS ALLOWED IN NON-DESIGNATED AREAS.

1 Site Development Plan for Building Permit
 1" = 50'-0"



NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW. SOLID WASTE TRUCKS WILL NOT ENTER COURTS.

Approved - Solid Waste

- 6" THICK TERRA COTTA PATTERNED CONCRETE
- FIRE HYDRANT
- LIGHT POLE
- STOP SIGN
- MAILBOXES
- RIGHT-OF-WAY TO BE SOLD TO CITY FOR BRIDGE RECONSTRUCTION

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE E.P.C. ON AUGUST 15, 1996, AND IS APPROVED FOR PHASE I ONLY. PHASE II MUST CONSIST OF AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN THROUGH A DRB PUBLIC HEARING.

Ronald M. [Signature] 6/27/97 DATE
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Frank J. [Signature] 6-27-97 DATE
 CITY ENGINEER/AMM

John L. [Signature] 6-27-97 DATE
 PUBLIC WORKS, UTILITY DIVISION

John [Signature] 6/27/97 DATE
 DESIGN AND DEVELOPMENT, P.P.

Kevin [Signature] 6/27/97 DATE
 CITY PLANNER, PLANNING DIVISION

1 UNITS = 44
 2 UNITS = 32
 3 UNITS = 26
 4 UNITS = 11
 TOTAL UNITS 113

GUEST PARKING = 74
 (.65 SPACES PER UNIT)

no.	date	revision
1	8/20/97	REVISIONS
2		
3		
4		

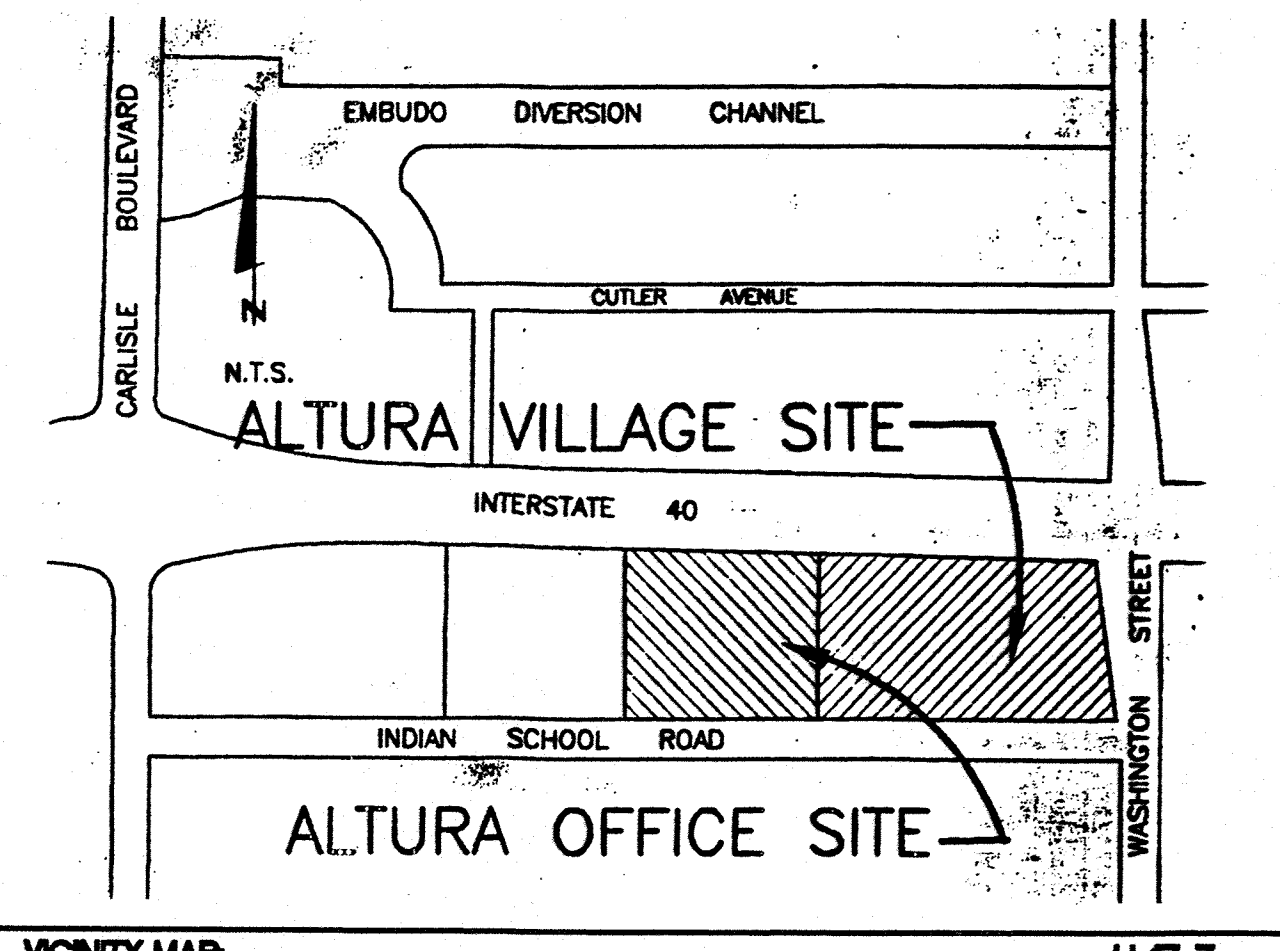
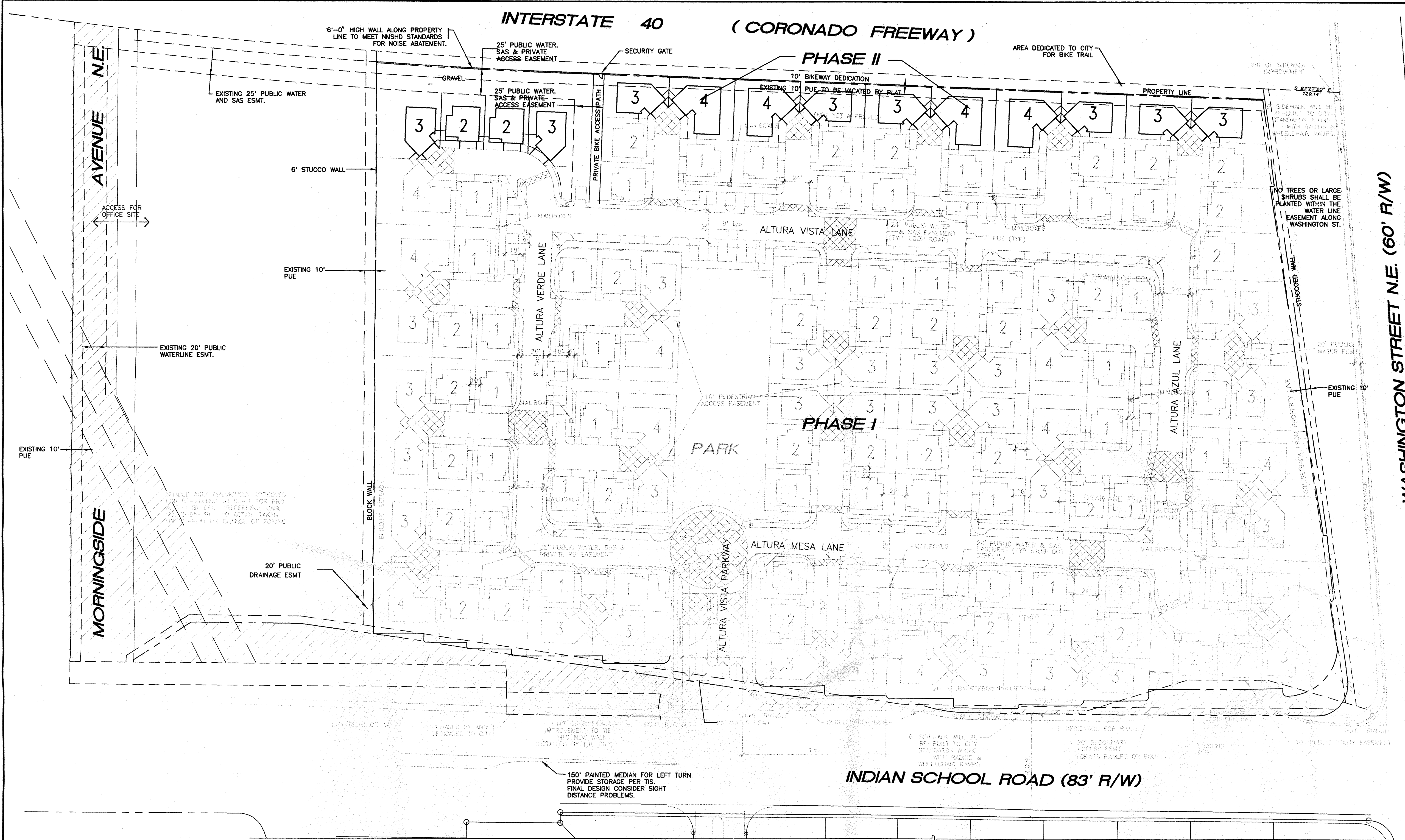
Dekker/Perich
 architecture planning interiors
 8201 American Parkway, NE, Suite 272
 Albuquerque, New Mexico 87110
 505.882.3111 Fax 505.882.3152

Altura Village
 Indian School @ Washington
 Albuquerque, NM

Site Development Plan for Building Permit

job no:	98032
drn. by:	ECT
chkd. by:	LW
issued:	8/10/97

PRELIMINARY
 NOT FOR CONSTRUCTION



VICINITY MAP: H-7-Z

LEGAL DESCRIPTION:
 A PORTION OF TRACT A, NETHERWOOD PARK ADDITION
 A CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT A-2, NETHERWOOD PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACT A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A PORTION OF MORNINGSIDE DRIVE N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1997, IN VOLUME 97C, FOLIO 188.

ZONING:
 SU-1 FOR PRD FOR SINGLE FAMILY DETACHED HOUSING FOR 127 UNITS.

PROJECT DATA:
 506,813 SF OR 11.6 ACRES
 PHASE I UNITS
 PHASE II UNITS TOTAL 127
 113
 10.95 DWELLING UNIT PER ACRE
 AVG. LOT SIZE GROSS: 2100 SF
 NET: 1222 SF

BUILDING DATA:
 PLAN 1 = 1760 SF (2 STORY)
 PLAN 2 = 1450 SF (1 STORY)
 PLAN 3 = 2100 SF (2 STORY)
 PLAN 4 = 1994 SF (2 STORY)

BUILDING AREA:
 PLAN 1 FOOTPRINT = 823 X (44) = 36,212 SF
 PLAN 2 FOOTPRINT = 878 X (32) = 28,096 SF
 PLAN 3 FOOTPRINT = 996 X (26) = 25,896 SF
 PLAN 4 FOOTPRINT = 1455 X (11) = 16,005 SF
 TOTAL: 106,209 SF

ROAD AREA:
 ROADWAY = 95,200 SF
 COURTS = 28,932 SF
 TOTAL: 124,132 SF

LANDSCAPE AREA:
 PARK = 20,234 SF
 YARD = 232,804 SF
 TOTAL: 239,504 SF

PHASE I DATA
 PLAN UNIT 1 = 44
 PLAN UNIT 2 = 32
 PLAN UNIT 3 = 26
 PLAN UNIT 4 = 11
 TOTAL UNITS 113

PHASE II DATA
 PLAN UNIT 1 = 0
 PLAN UNIT 2 = 2
 PLAN UNIT 3 = 8
 PLAN UNIT 4 = 4
 TOTAL UNITS 14

ENGINEER'S SEAL	ALTURA VILLAGE PHASE II	DRAWN BY BDC
	SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT PURPOSES	DATE 8-20-97
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	AVLAY-P2.DWG
		SHEET #
		2A OF 14
		JOB # 970067

- GENERAL NOTES:**
- STREET LIGHTING PER CITY OF ALBUQUERQUE REQUIREMENTS.
 - THE SITE IS SERVED BY CITY OF ALBUQUERQUE SEWER AND WATER.
 - ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE
 - CROSS ACCESS EASEMENTS SHALL BE PROVIDED FOR CONCRETE AUTO COURTS AND FRONT DOOR ENTRIES WHERE REQUIRED.
 - ENTRY SHALL BE GATED.
 - ALL ACCESS IS FROM INTERIOR ROAD SYSTEM. NO REAR YARD ACCESS FROM WASHINGTON AND INDIAN SCHOOL. ALL INTERNAL ROADWAYS TO BE PRIVATE.
 - DEVELOPER/OWNER SHALL LANDSCAPE ALL ROAD FRONTAGES WITH CONSISTENT LANDSCAPING THEME. ALL PARKING BUMPOUTS ARE TO BE LANDSCAPED SIMILAR TO ROAD FRONTAGES.
 - MINIMUM SETBACK BETWEEN BUILDINGS SHALL MEET BUILDING CODE STANDARD OF 6'.
 - WOODSTOVES AND WOOD FIREPLACES WILL NOT BE INCLUDED IN ANY SINGLE FAMILY HOMES.
 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN PRIVATE RIGHTS-OF-WAY AND WASHINGTON AND INDIAN SCHOOL RIGHTS-OF-WAY.
 - THE PARK COMMON AREA WILL COMPLY WITH THE WATER CONSERVATION ORDINANCE.
 - THE WALL ALONG I-40 WILL CONFORM TO STATE HIGHWAY DEPARTMENT NOISE REDUCTION STANDARDS REQUIRED ALONG I-40.
 - NO FENCES SHALL BISECT SHARED COMMON ENTRIES BETWEEN UNITS.
 - THE BUILDING HEIGHTS OF HOMES SHALL COMPLY WITH THE R-1 ZONING DISTRICT OF THE ZONE CODE.
 - SIDE AND REAR ELEVATIONS THAT DIRECTLY FACE A STREET WILL BE DETAILED SIMILAR TO THE FRONT ELEVATIONS.

- PRIVATE DRIVEWAYS TO BE EITHER LESS THAN 8' LONG OR GREATER THAN 20' LONG; NO DRIVEWAY LENGTH SHALL BE BETWEEN 8' AND 20'
- INTERNAL PARKING BUMPOUTS SHALL MEET DPM STANDARDS AND SHALL BE LANDSCAPED.
- GATES SHALL REMAIN OPEN AT AM PEAK HOUR OF EXITING, 7 AM TO 8 AM.
- GATES SHALL REMAIN OPEN AT PM PEAK HOUR OF ENTERING, 5 PM TO 6 PM.
- STOP SIGNS SHALL BE LOCATED ALONG MAIN ROADWAY.
- NO TREES SHALL BE PLANTED LESS THAN 10' FROM THE WATER LINE ALONG WASHINGTON STREET. NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN THE WATER LINE EASEMENT ALONG WASHINGTON ST.
- ALL NON-LOT AREAS ARE FOR JOINT PRIVATE ACCESS AND DRAINAGE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT, COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE H.O.A.
- 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.
- NO PARKING IS ALLOWED IN NON-DESIGNATED AREAS.

NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW. SOLID WASTE TRUCKS WILL NOT ENTER COURTS.

DRB-96-958
2-91-117

This plan is consistent with the site development plan approved by the Environmental Planning Commission (EPC) on 12/18/96 and is approved for Phase II only. Phase II must consist of an amendment to this site development plan thru a DRB public hearing.

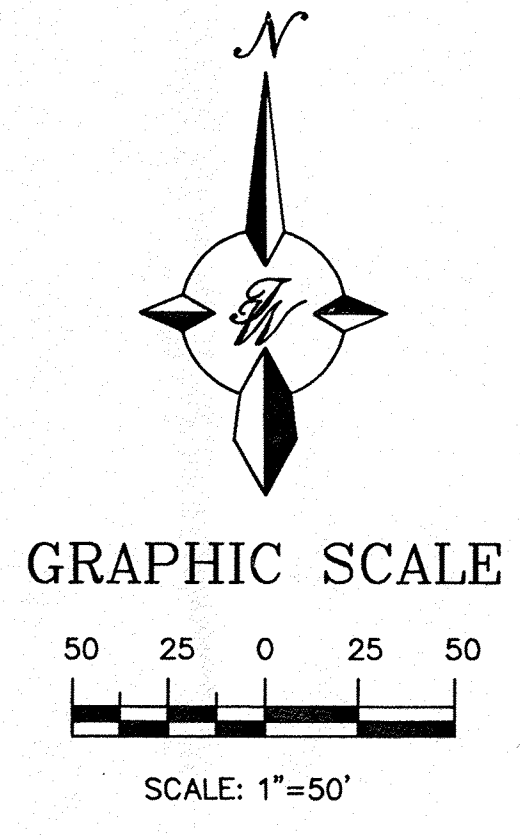
SITE DEVELOPMENT PLAN

<i>Michael D. ...</i> Traffic Engineer, Transportation Division	1-06-98 Date
<i>Edward A. ...</i> Design and Development, EIP	2-25-98 Date
<i>Roger A. ...</i> Public Works, Water Utilities Division	1-6-98 Date
<i>Frank ...</i> City Engineer, Engineering Division / AMAFCA	1-6-98 Date

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

<i>Gene L. ...</i> City Planner, Albuquerque / Bernalillo County Planning Division	3/25/98 Date
---	-----------------

PLNZ (10706) 4/96



50/970067/AVLAY-P2.DWG/8-27-97/BDC

GENERAL NOTES:

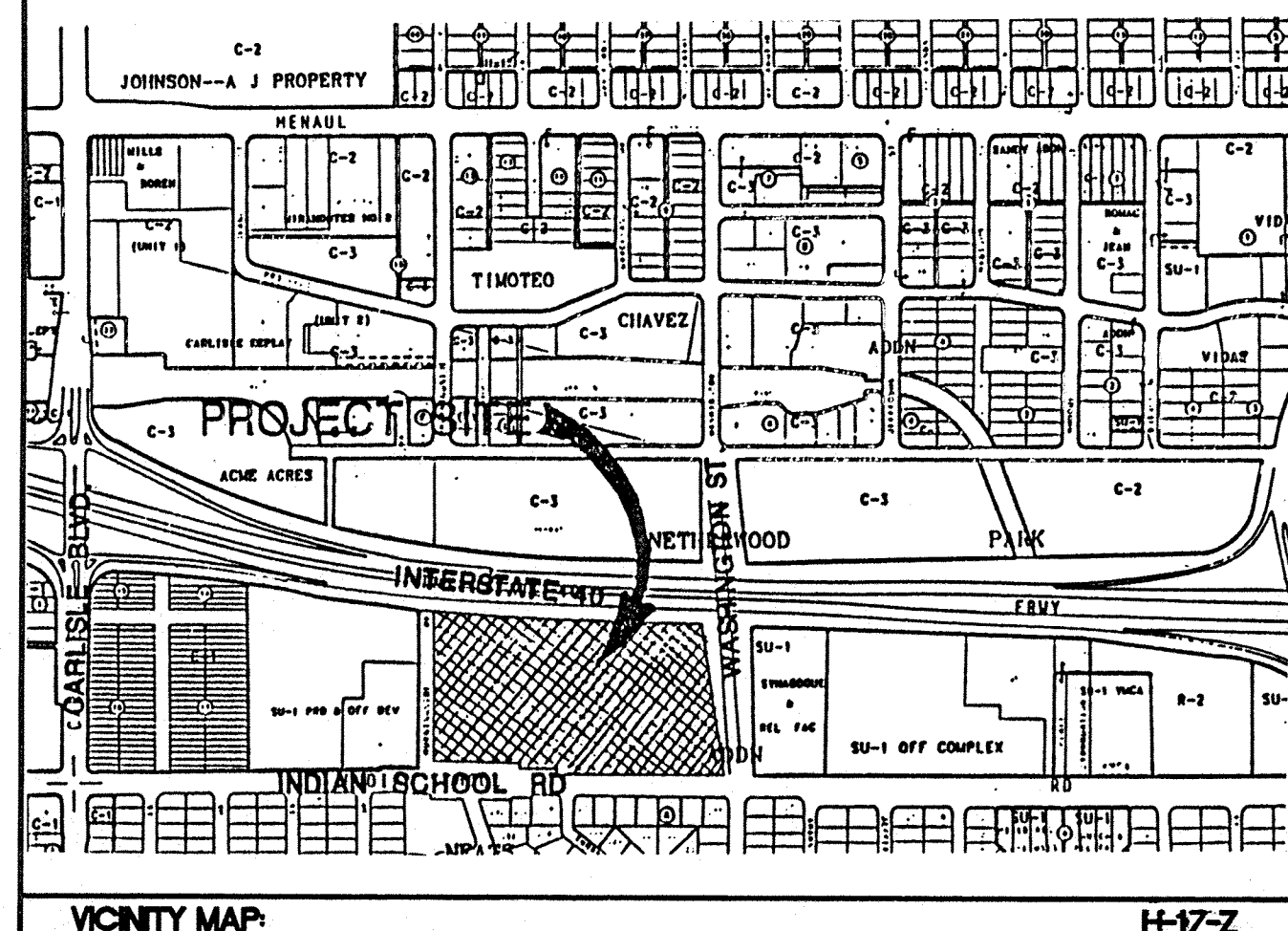
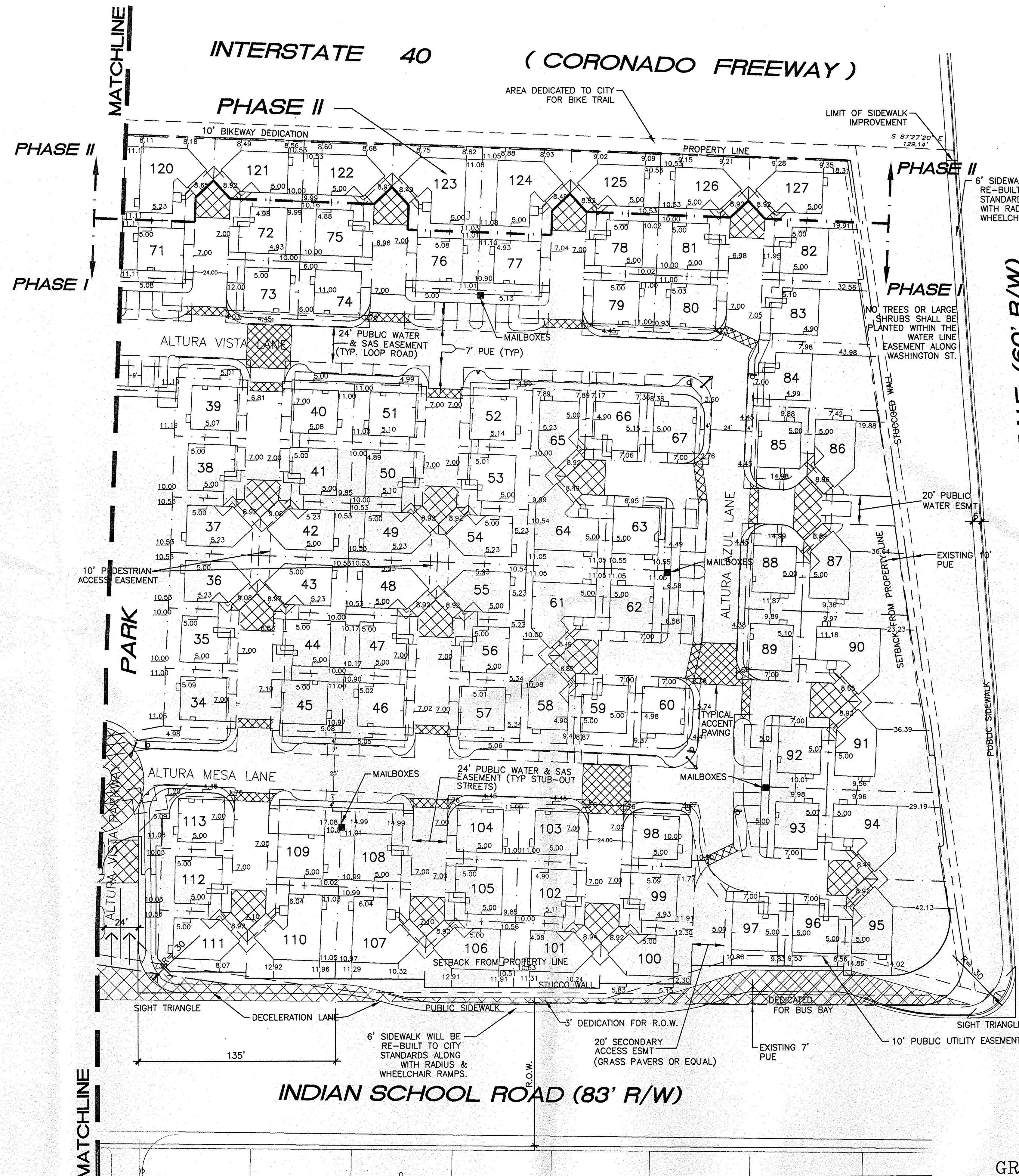
- STREET LIGHTING PER CITY OF ALBUQUERQUE REQUIREMENTS.
- THE SITE IS SERVED BY CITY OF ALBUQUERQUE SEWER AND WATER.
- ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE.
- CROSS ACCESS EASEMENTS SHALL BE PROVIDED FOR CONCRETE AUTO COURTS AND FRONT DOOR ENTRIES WHERE REQUIRED.
- ENTRY SHALL BE GATED.
- ALL ACCESS IS FROM INTERIOR ROAD SYSTEM. NO REAR YARD ACCESS FROM WASHINGTON AND INDIAN SCHOOL. ALL INTERNAL ROADWAYS TO BE PRIVATE.
- DEVELOPER/OWNER SHALL LANDSCAPE ALL ROAD FRONTS WITH CONSISTENT LANDSCAPING THEME. ALL PARKING BUMPOUTS ARE TO BE LANDSCAPED SIMILAR TO ROAD FRONTS.
- MINIMUM SETBACK BETWEEN BUILDINGS SHALL MEET BUILDING CODE STANDARD OF 6'.
- WOODSTOVES AND WOOD FIREPLACES WILL NOT BE INCLUDED IN ANY SINGLE FAMILY HOMES.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN PRIVATE RIGHTS-OF-WAY AND WASHINGTON AND INDIAN SCHOOL RIGHTS-OF-WAY.
- THE PARK COMMON AREA WILL COMPLY WITH THE WATER CONSERVATION ORDINANCE.
- THE WALL ALONG I-40 WILL CONFORM TO STATE HIGHWAY DEPARTMENT NOISE REDUCTION STANDARDS REQUIRED ALONG I-40.
- NO FENCES SHALL BISECT SHARED COMMON ENTRIES BETWEEN UNITS.
- THE BUILDING HEIGHTS OF HOMES SHALL COMPLY WITH THE R-1 ZONING DISTRICT OF THE ZONE CODE.
- SIDE AND REAR ELEVATIONS THAT DIRECTLY FACE A STREET WILL BE DETAILED SIMILAR TO THE FRONT ELEVATIONS.
- PRIVATE DRIVEWAYS TO BE EITHER LESS THAN 9' LONG OR GREATER THAN 20' LONG; NO DRIVEWAY LENGTH SHALL BE BETWEEN 8' AND 20'.
- INTERNAL PARKING BUMP-OUTS SHALL MEET DPM STANDARDS AND SHALL BE LANDSCAPED.
- GATES SHALL REMAIN OPEN AT AM PEAK HOUR OF EXITING, 7 AM TO 8 AM.
- GATES SHALL REMAIN OPEN AT PM PEAK HOUR OF ENTERING, 5 PM TO 6 PM.
- STOP SIGNS SHALL BE LOCATED ALONG MAIN ROADWAY.
- NO TREES SHALL BE PLANTED LESS THAN 10' FROM THE WATER LINE ALONG WASHINGTON STREET. NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN THE WATER LINE EASEMENT ALONG WASHINGTON ST.
- ALL NON-LOT AREAS ARE FOR JOINT PRIVATE ACCESS AND DRAINAGE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT, COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE H.O.A.
- 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.
- NO PARKING IS ALLOWED IN NON-DESIGNATED AREAS.

APPROVED - SOLID WASTE DATE

NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW.

LEGEND:

- ▼ FIRE HYDRANT
- LIGHT POLE
- ⊕ STOP SIGN
- MAILBOXES
- ▨ 6" THICK TERRA COTTA PATTERNED CONCRETE
- ▧ RIGHT-OF-WAY TO BE SOLD TO CITY FOR BRIDGE RECONSTRUCTION



LEGAL DESCRIPTION:

A PORTION OF TRACT A, NETHERWOOD PARK ADDITION
 A CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT A-2, NETHERWOOD PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACT A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A PORTION OF MORNINGSIDE DRIVE N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1997, IN VOLUME 97C, FOLIO 188.

ZONING:

SU-1 FOR PRD FOR SINGLE FAMILY DETACHED HOUSING FOR 127 UNITS.

PROJECT DATA:

506,813 SF OR 11.6 ACRES
 PHASE I UNITS 113
 PHASE II UNITS 14
 TOTAL 127
 10.95 DWELLING UNIT PER ACRE
 AVG. LOT SIZE GROSS: 2100 SF
 NET: 1222 SF

BUILDING DATA:

PLAN 1 = 1760 SF (2 STORY)
 PLAN 2 = 1450 SF (1 STORY)
 PLAN 3 = 2100 SF (2 STORY)
 PLAN 4 = 1994 SF (2 STORY)

BUILDING AREA:

PLAN 1 FOOTPRINT = 823 X (44) = 36,212 SF
 PLAN 2 FOOTPRINT = 878 X (32) = 28,096 SF
 PLAN 3 FOOTPRINT = 996 X (26) = 25,896 SF
 PLAN 4 FOOTPRINT = 1455 X (11) = 16,005 SF
 TOTAL: 106,209 SF

PHASE I DATA

PLAN UNIT 1 = 44
 PLAN UNIT 2 = 32
 PLAN UNIT 3 = 28
 PLAN UNIT 4 = 11
 TOTAL UNITS 113

PHASE II DATA

PLAN UNIT 1 = 0
 PLAN UNIT 2 = 2
 PLAN UNIT 3 = 8
 PLAN UNIT 4 = 4
 TOTAL UNITS 14

ROAD AREA:

ROADWAY = 95,200 SF
 COURTS = 28,932 SF

LANDSCAPE AREA:

PARK = 20,234 SF
 YARD = 232,804 SF

TOTAL: 124,132 SF

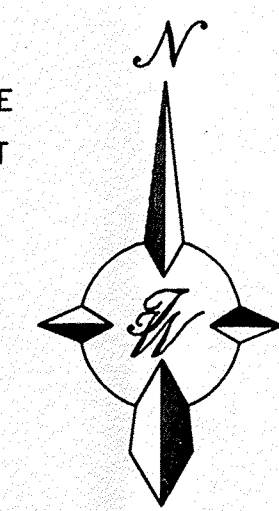
TOTAL: 239,504 SF

CASE NUMBER: DRB 96-358

This Amended Plan for Phase I & II is consistent with the specific site development plan approved by the Development Review Board (DRB) on 02/17/97 for Phase I and 1/16/98 for Phase II, and that the findings and conditions in the official notice, Notification of Decision have been complied with.

AMENDED SITE PLAN FOR PHASE I & II TO ADD ACTUAL SETBACKS.

[Signature] 2-17-98
 Traffic Engineer, Transportation Division Date
[Signature] 2-17-98
 Design and Development, City Date
[Signature] 2-17-98
 Public Works, Water Utilities Division Date
[Signature] 2-17-98
 City Engineer, Engineering Division / AMAFON Date
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
[Signature] 4/2/98
 City Planner, Albuquerque / Bernalillo Date
 County Planning Division
 PLN2 (10706) 4/96



GRAPHIC SCALE



SCALE: 1"=40'

40/970042/9742SPA.DWG/JDN/02-05-98

ENGINEER'S SEAL	ALTURA VILLAGE	DRAWN BY JDN
	SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT PURPOSES TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	DATE 02-05-98
		9742SPA.DWG
		SHEET # 4 OF 14
		JOB # 970042

GENERAL NOTES:

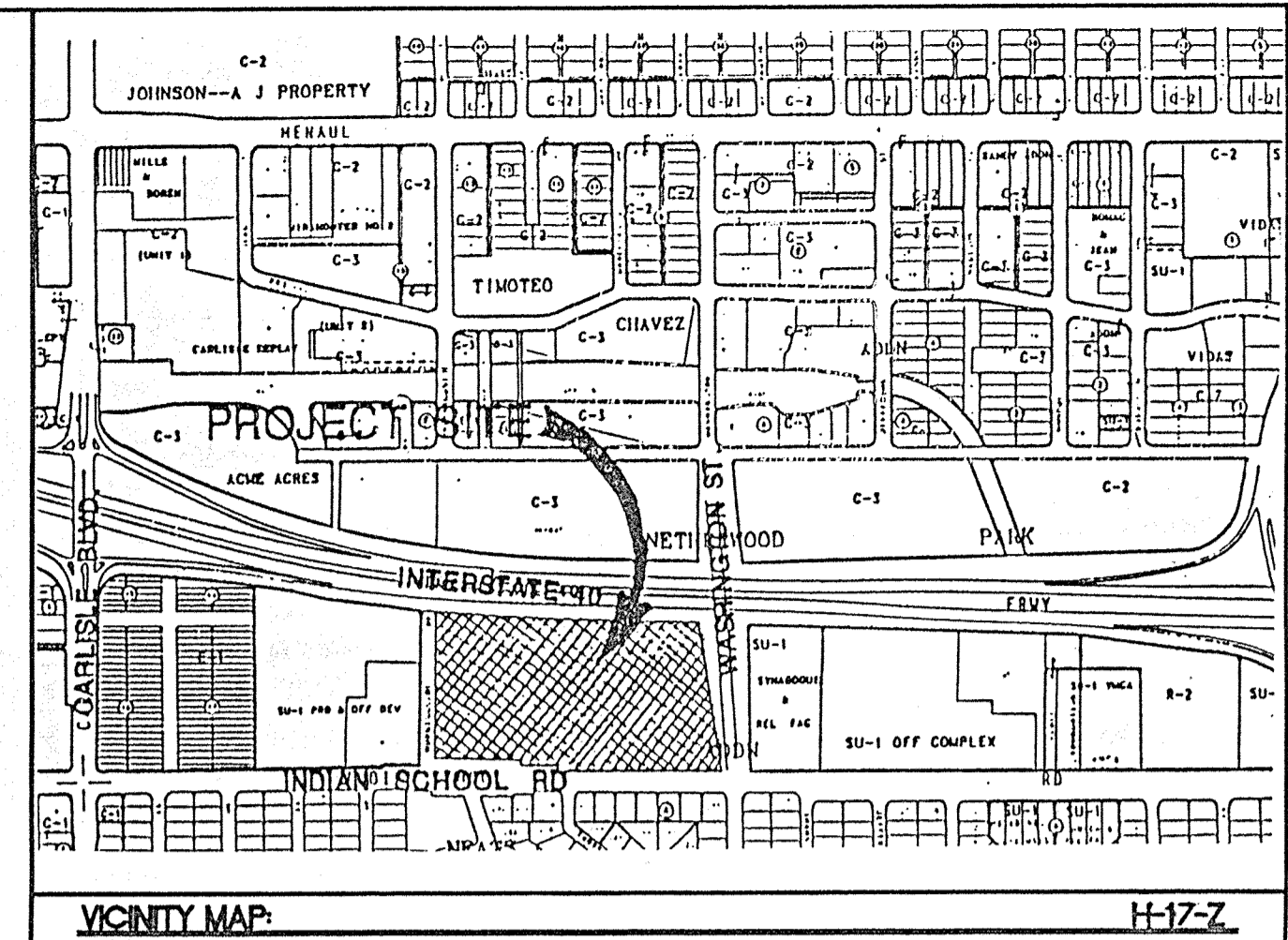
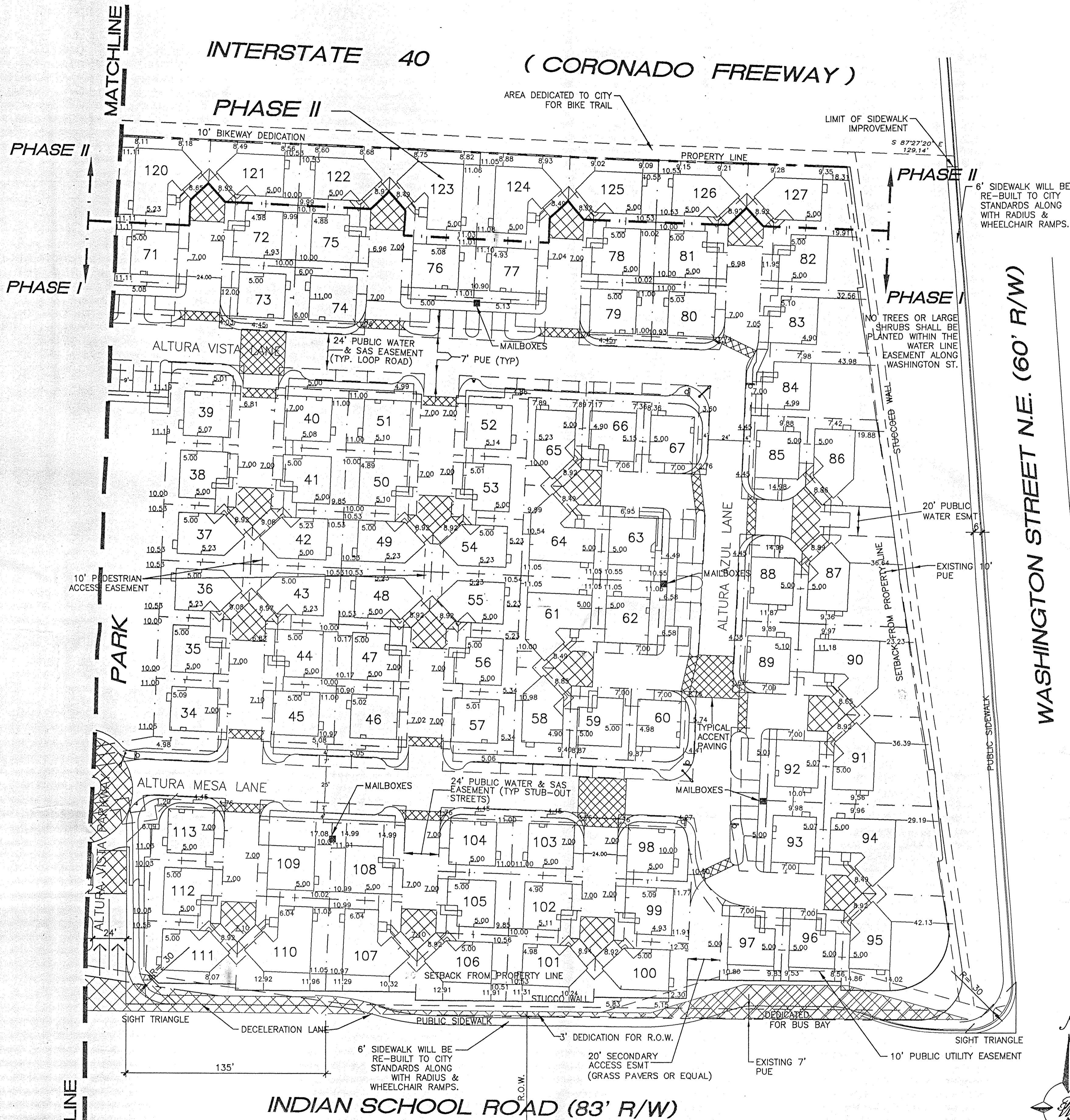
- STREET LIGHTING PER CITY OF ALBUQUERQUE REQUIREMENTS.
- THE SITE IS SERVED BY CITY OF ALBUQUERQUE SEWER AND WATER.
- ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE
- CROSS ACCESS EASEMENTS SHALL BE PROVIDED FOR CONCRETE AUTO COURTS AND FRONT DOOR ENTRIES WHERE REQUIRED.
- ENTRY SHALL BE GATED.
- ALL ACCESS IS FROM INTERIOR ROAD SYSTEM. NO REAR YARD ACCESS FROM WASHINGTON AND INDIAN SCHOOL. ALL INTERNAL ROADWAYS TO BE PRIVATE.
- DEVELOPER/OWNER SHALL LANDSCAPE ALL ROAD FRONTAGES WITH CONSISTENT LANDSCAPING THEME. ALL PARKING BUMPOUTS ARE TO BE LANDSCAPED SIMILAR TO ROAD FRONTAGES.
- MINIMUM SETBACK BETWEEN BUILDINGS SHALL MEET BUILDING CODE STANDARD OF 6'.
- WOODSTOVES AND WOOD FIREPLACES WILL NOT BE INCLUDED IN ANY SINGLE FAMILY HOMES.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN PRIVATE RIGHTS-OF-WAY AND WASHINGTON AND INDIAN SCHOOL RIGHTS-OF-WAY.
- THE PARK COMMON AREA WILL COMPLY WITH THE WATER CONSERVATION ORDINANCE.
- THE WALL ALONG I-40 WILL CONFORM TO STATE HIGHWAY DEPARTMENT NOISE REDUCTION STANDARDS REQUIRED ALONG I-40.
- NO FENCES SHALL BISECT SHARED COMMON ENTRIES BETWEEN UNITS.
- THE BUILDING HEIGHTS OF HOMES SHALL COMPLY WITH THE R-1 ZONING DISTRICT OF THE ZONE CODE.
- SIDE AND REAR ELEVATIONS THAT DIRECTLY FACE A STREET WILL BE DETAILED SIMILAR TO THE FRONT ELEVATIONS.
- PRIVATE DRIVEWAYS TO BE EITHER LESS THAN 9' LONG OR GREATER THAN 20' LONG; NO DRIVEWAY LENGTH SHALL BE BETWEEN 8' AND 20'
- INTERNAL PARKING BUMP-OUTS SHALL MEET DPM STANDARDS AND SHALL BE LANDSCAPED.
- GATES SHALL REMAIN OPEN AT AM PEAK HOUR OF EXITING, 7 AM TO 8 AM.
- GATES SHALL REMAIN OPEN AT PM PEAK HOUR OF ENTERING, 5 PM TO 6 PM.
- STOP SIGNS SHALL BE LOCATED ALONG MAIN ROADWAY.
- NO TREES SHALL BE PLANTED LESS THAN 10' FROM THE WATER LINE ALONG WASHINGTON STREET. NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN THE WATER LINE EASEMENT ALONG WASHINGTON ST.
- ALL NON-LOT AREAS ARE FOR JOINT PRIVATE ACCESS AND DRAINAGE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT, COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE H.O.A.
- 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.
- NO PARKING IS ALLOWED IN NON-DESIGNATED AREAS.

APPROVED - SOLID WASTE _____ DATE _____

NOTE: INDIVIDUAL ROLL-OUT CARTS WILL BE UTILIZED FOR SOLID WASTE PICK-UP. CARTS SHALL BE STORED OUT OF VISIBILITY FROM THE ROADWAY, EITHER IN GARAGES OR REAR YARDS. DECLARATIONS OF COVENANTS AND RESTRICTIONS SHALL REQUIRE THAT THE HOMEOWNER IS RESPONSIBLE FOR KEEPING CARTS OUT OF VIEW.

LEGEND:

- ▼ FIRE HYDRANT
- LIGHT POLE
- ⊕ STOP SIGN
- MAILBOXES
- ▨ 6" THICK TERRA COTTA PATTERNED CONCRETE
- ▧ RIGHT-OF-WAY TO BE SOLD TO CITY FOR BRIDGE RECONSTRUCTION



LEGAL DESCRIPTION:
 A PORTION OF TRACT A, NETHERWOOD PARK ADDITION
 A CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT A-2, NETHERWOOD PARK ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACT A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A PORTION OF MORNINGSIDE DRIVE N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1997, IN VOLUME 97C, FOLIO 188.

ZONING:
 SU-1 FOR PRD FOR SINGLE FAMILY DETACHED HOUSING FOR 127 UNITS.

PROJECT DATA:
 506,813 SF OR 11.6 ACRES
 PHASE I UNITS 113
 PHASE II UNITS 14
 TOTAL 127
 10.95 DWELLING UNIT PER ACRE
 AVG. LOT SIZE GROSS: 2100 SF
 NET: 1222 SF

BUILDING DATA:
 PLAN 1 = 1760 SF (2 STORY)
 PLAN 2 = 1450 SF (1 STORY)
 PLAN 3 = 2100 SF (2 STORY)
 PLAN 4 = 1994 SF (2 STORY)

BUILDING AREA:
 PLAN 1 FOOTPRINT = 823 X (44) = 36,212 SF
 PLAN 2 FOOTPRINT = 878 X (32) = 28,096 SF
 PLAN 3 FOOTPRINT = 996 X (26) = 25,896 SF
 PLAN 4 FOOTPRINT = 1455 X (11) = 16,005 SF
 TOTAL: 106,209 SF

PHASE I DATA	PHASE II DATA	TOTAL
PLAN UNIT 1 = 44	PLAN UNIT 1 = 0	PLAN UNIT 1 = 44
PLAN UNIT 2 = 32	PLAN UNIT 2 = 2	PLAN UNIT 2 = 34
PLAN UNIT 3 = 26	PLAN UNIT 3 = 8	PLAN UNIT 3 = 34
PLAN UNIT 4 = 11	PLAN UNIT 4 = 4	PLAN UNIT 4 = 15
TOTAL UNITS 113	TOTAL UNITS 14	TOTAL UNITS 127

ROAD AREA: ROADWAY = 95,200 SF
 COURTS = 28,932 SF
 TOTAL: 124,132 SF

LANDSCAPE AREA: PARK = 20,234 SF
 YARD = 232,804 SF
 TOTAL: 239,504 SF

This plan is consistent with the site development plan approval by the Environmental Planning Commission (EPC) on _____ and is approved for Phase II only. Phase II must consist of an amendment to this site development plan thru a DRB public hearing.

SITE DEVELOPMENT PLAN

Rubel J. D. [Signature] 2-17-98
 Traffic Engineer, Transportation Division Date

[Signature] 2-17-98
 Design and Development, C/P Date

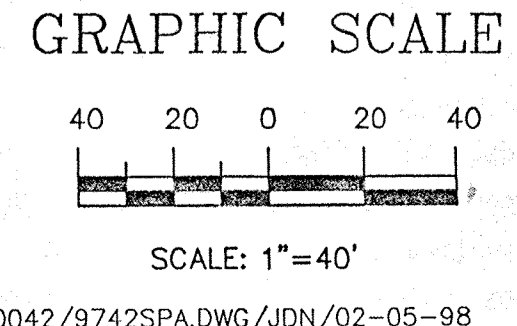
[Signature] 2-17-98
 Public Works, Water Utilities Division Date

[Signature] 2-17-98
 City Engineer, Engineering Division / AMAFCA Date

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

City Planner, Albuquerque / Bernalillo _____ Date
 County Planning Division
 PLNZ (10706) 4/96

	ALTURA VILLAGE SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT PURPOSES	DRAWN BY JDN DATE 02-05-98 9742SPA.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 OF 14 JDB # 970042



INTERSTATE 40

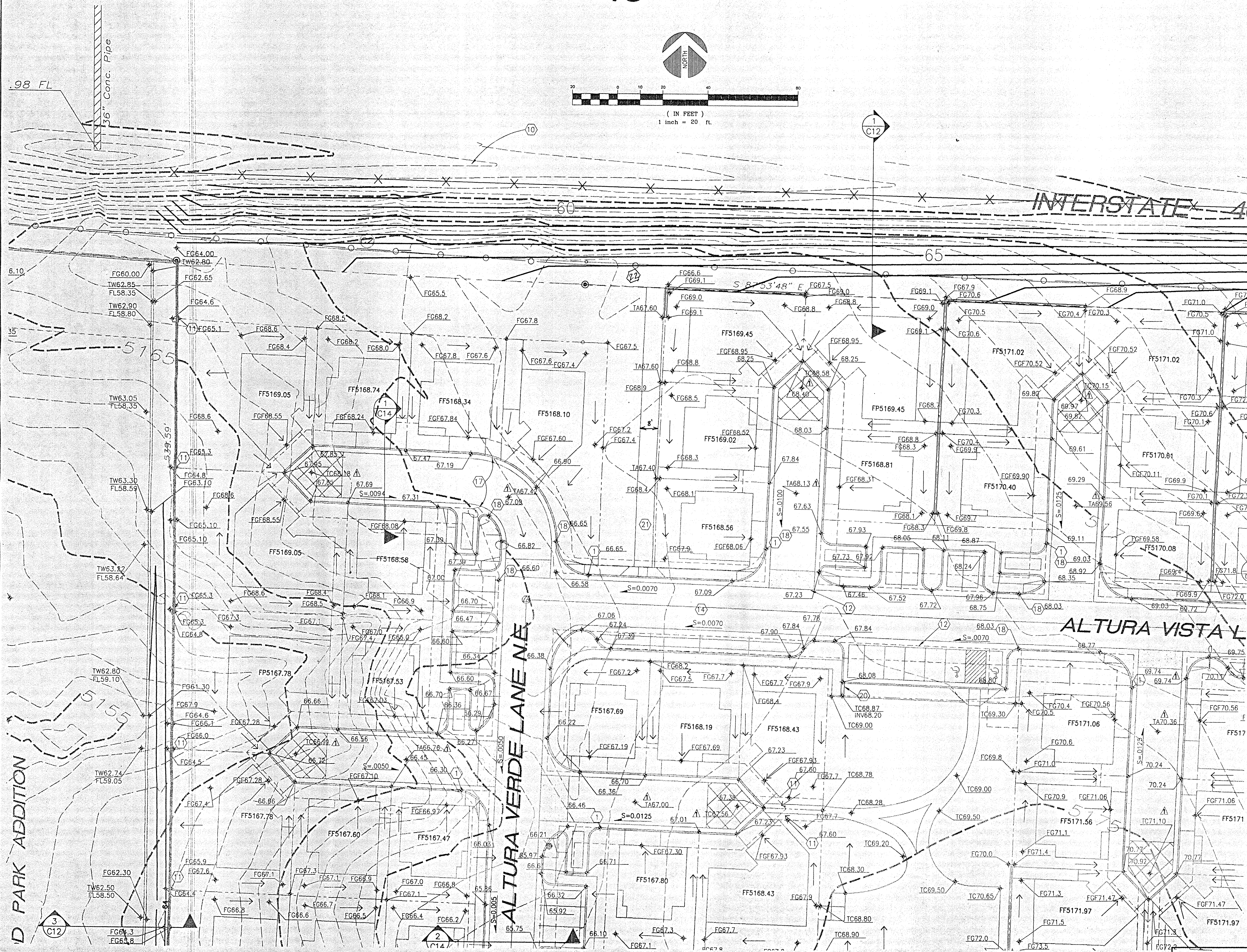
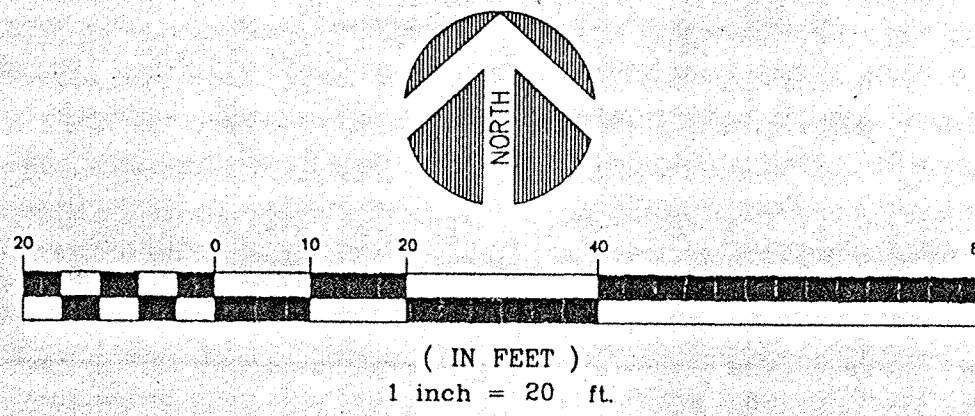
LEGAL DESCRIPTION
TRACT A OF THE NETHERWOOD PARK ADDITION

TEMPORARY-PERMANENT BENCHMARK

STANDARD NMSHC TABLE "I-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON N.E. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE. ELEVATION= 5193.95

SURVEY INFORMATION

PROVIDED BY SURVTEK, INC. MAY 1995

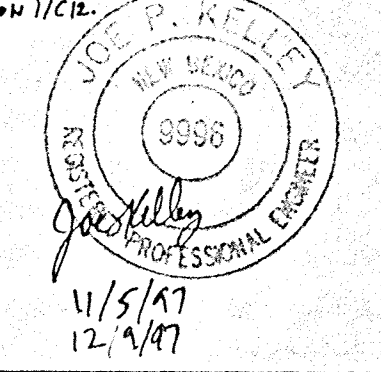


GENERAL NOTES

- 1 ALL SPOT ELEVATIONS ARE SHOWN AT FLOWLINE UNLESS OTHERWISE INDICATED.
- 2 WALLS RETAINING LESS THAN 18" OF DIRT ARE NOT SHOWN.

KEYED NOTES

- 1 BEGIN TRANSITION FROM CROWN SECTION TO NO CROWN SECTION.
- 2 BEGIN TRANSITION FROM NO CROWN SECTION TO CROWN SECTION.
- 3 INSTALL 2 TYPE DOUBLE "A" INLETS
TG=64.00
INV=60.00
- 4 INSTALL 2 TYPE DOUBLE "A" INLET
TG=63.98
INV=59.98
- 5 INSTALL 1 MANHOLE, TYPE "C"
RIM=64.30
INV=59.75
- 6 INSTALL 1 MANHOLE, TYPE "C"
RIM=65.30
INV=58.90
- 7 INSTALL 1 SINGLE "A" INLET, WITH 9" CURB OPENINGS, BOTH SIDES. TG=61.10 INV=57.10
- 8 INSTALL 1 MANHOLE, TYPE "C"
RIM=59.00
INV(NE)=53.00
INV=43.78
- 9 30" SD CONNECTION
INV=43.78
- 10 REMOVE 830 LF OF EXISTING R.O.W. FENCE AND INSTALL 4" TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS @ 10' O.C. IN ACCORDANCE WITH THE HIGHWAY DEPARTMENT R.O.W. IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02
- 11 INSTALL 2 CMU BLOCKS SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
- 12 INSTALL VALLEY GUTTER PER COA STD DWG 2421.
- 13 INSTALL 1 DOUBLE "D" INLET.
TG=64.00
INV=60.00
- 14 INSTALL PAVEMENT PER DETAIL 6/C12.
- 15 INSTALL SIDEWALK PER DETAIL 5/C12.
- 16 INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415.
- 17 INSTALL ROLL CURB ON ALL STUB STREETS PER COA STD DWG 2415.
- 18 BREAK IN GRADE.
- 19 INSTALL 9 CMU BLOCKS (@32"O.C.) SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
- 20 INSTALL SIDEWALK CULVERT PER COA STD DWG 2236.
- 21 INSTALL 2" ASPHALTIC CONCRETE ON 6" SUBGRADE COMPACTED @95% ASTM D-1557.
- 22 2% CROSS-SLOPE SHALL BE MAINTAINED ACROSS THE FULL 10' WIDTH OF TRAIL R.O.W. PER SECTION 11(C).



REV.	DATE	REVISIONS	CG	JK
1	12/09/97	REVISED SPOTS		
		DESCRIPTION		

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

ALTURA VILLAGE
ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE PLAN (NORTHWEST)

DESIGNED BY: JK	SCALE: 1" = 20'
DRAWN BY: WT	JOB NUMBER: A40-100-5196
REVIEWED BY: JK	DATE: 11/14/97

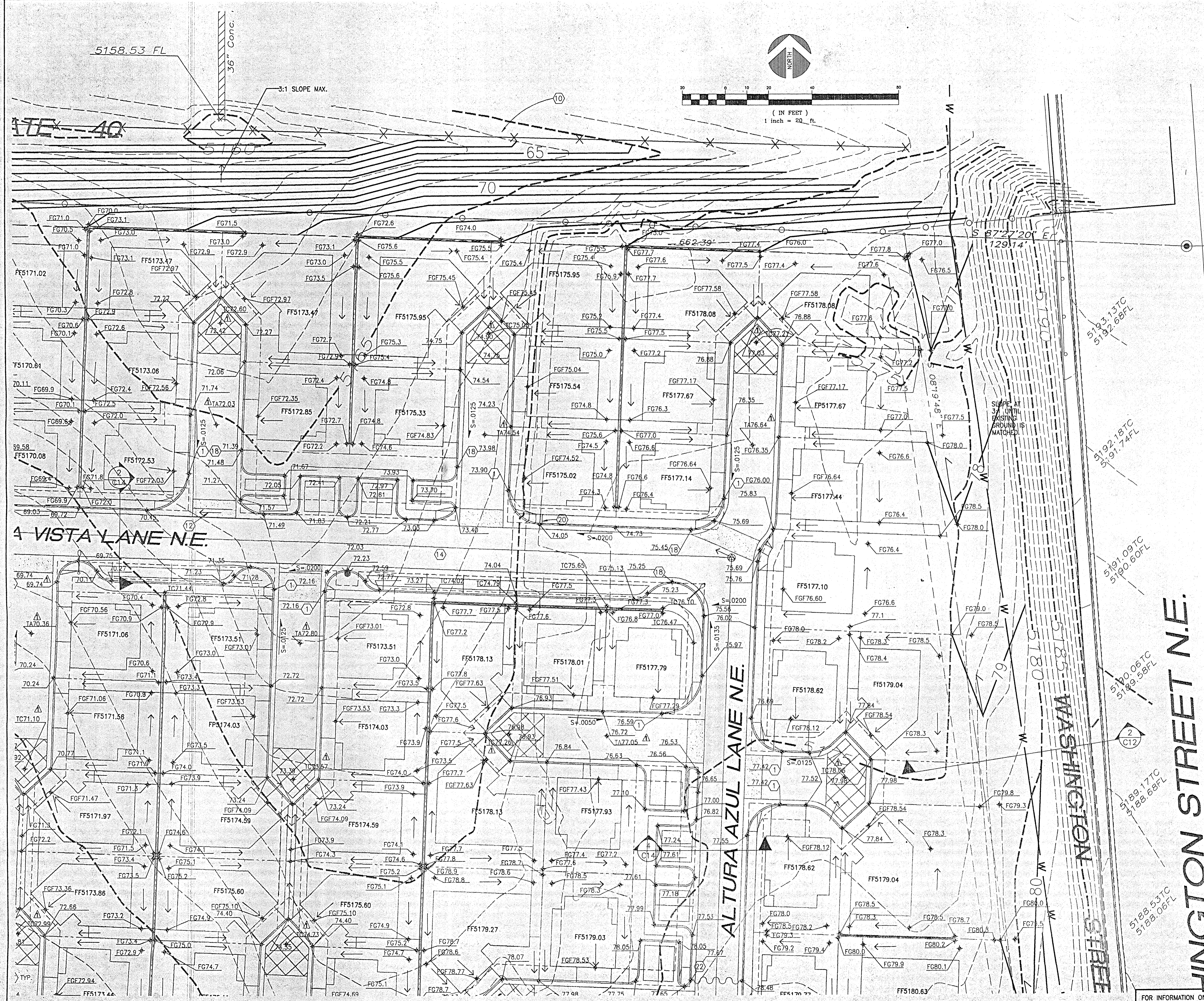
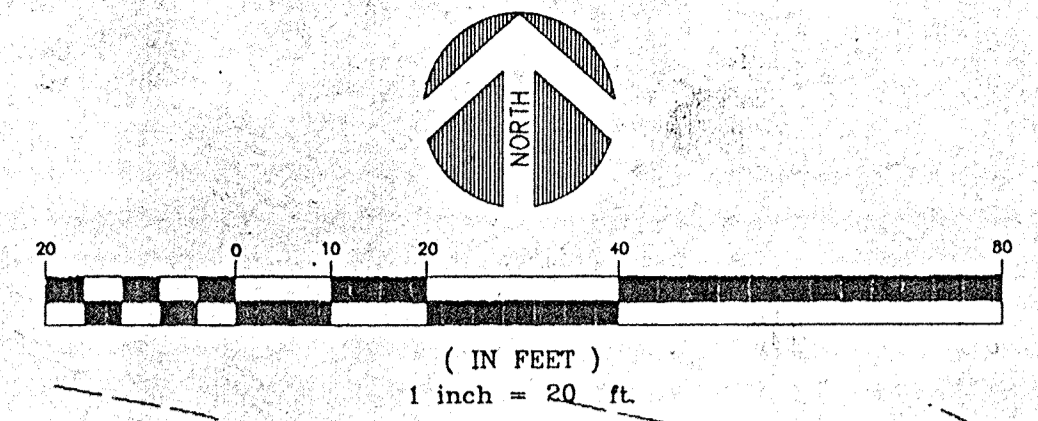
5 OF 14

JOB NO.: A40-100-5196
 FILE: SSC-CROWN (AREF "ALTNEW") PLOT VIEW "20-1" IN PS
 ENG./TECH: JK/JMW (REV. 10/16/97) (CG)

LEGAL DESCRIPTION
TRACT A OF THE NETHERWOOD PARK ADDITION

TEMPORARY-PERMANENT BENCHMARK
STANDARD NMSHC TABLE "1-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON N.E. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE. ELEVATION = 5193.95

SURVEY INFORMATION
PROVIDED BY SURVIEK, INC. MAY 1995

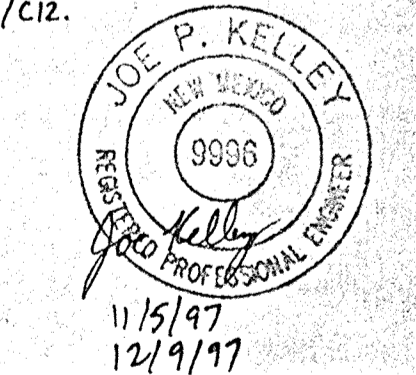


GENERAL NOTES

- 1 ALL SPOT ELEVATIONS ARE SHOWN AT FLOWLINE UNLESS OTHERWISE INDICATED.
- 2 WALLS RETAINING LESS THAN 18" OF DIRT ARE NOT SHOWN.

KEYED NOTES

- 1 BEGIN TRANSITION FROM CROWN SECTION TO NO CROWN SECTION.
- 2 BEGIN TRANSITION FROM NO CROWN SECTION TO CROWN SECTION.
- 3 INSTALL 2 TYPE DOUBLE "A" INLETS
TG=64.00
INV=60.00
- 4 INSTALL 2 TYPE DOUBLE "A" INLET
TG=63.98
INV=59.98
- 5 INSTALL 1 MANHOLE, TYPE "C"
RIM=64.30
INV=59.75
- 6 INSTALL 1 MANHOLE, TYPE "C"
RIM=65.30
INV=58.90
- 7 INSTALL 1 SINGLE "A" INLET, WITH 9" CURB OPENINGS, BOTH SIDES.
TG=61.10 INV=57.10
- 8 INSTALL 1 MANHOLE, TYPE "C"
RIM=59.00
INV(N.E.)=53.00
- 9 30" SD CONNECTION
INV=43.78
- 10 REMOVE 830 LF OF EXISTING R.O.W. FENCE AND INSTALL 4" TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS @ 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT R.O.W. IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02
- 11 INSTALL 2 CMU BLOCKS SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
- 12 INSTALL VALLEY GUTTER PER COA STD DWG 2421.
- 13 INSTALL 1 DOUBLE "D" INLET.
TG=64.00
INV=60.00
- 14 INSTALL PAVEMENT PER DETAIL 6/C12.
- 15 INSTALL SIDEWALK PER DETAIL 5/C12.
- 16 INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415.
- 17 INSTALL ROLL CURB ON ALL STUB STREETS PER COA STD DWG 2415.
- 18 BREAK IN GRADE.
- 19 INSTALL 5 CMU BLOCKS (@32"O.C.) SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
- 20 INSTALL SIDEWALK CULVERT PER COA STD DWG 2236.
- 21 INSTALL 2" ASPHALTIC CONCRETE ON 6" SUBGRADE COMPACTED @95% ASTM D-1557.
- 22 2% CROSS-SLOPE SHALL BE MAINTAINED ACROSS THE FULL 10' WIDTH OF TRAIL R.O.W. PER SECTION 1/C12.



REV	DATE	DESCRIPTION	CG	JK
12/09/97		REVISED SPOTS	CG	JK

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.

3639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

ALTURA VILLAGE

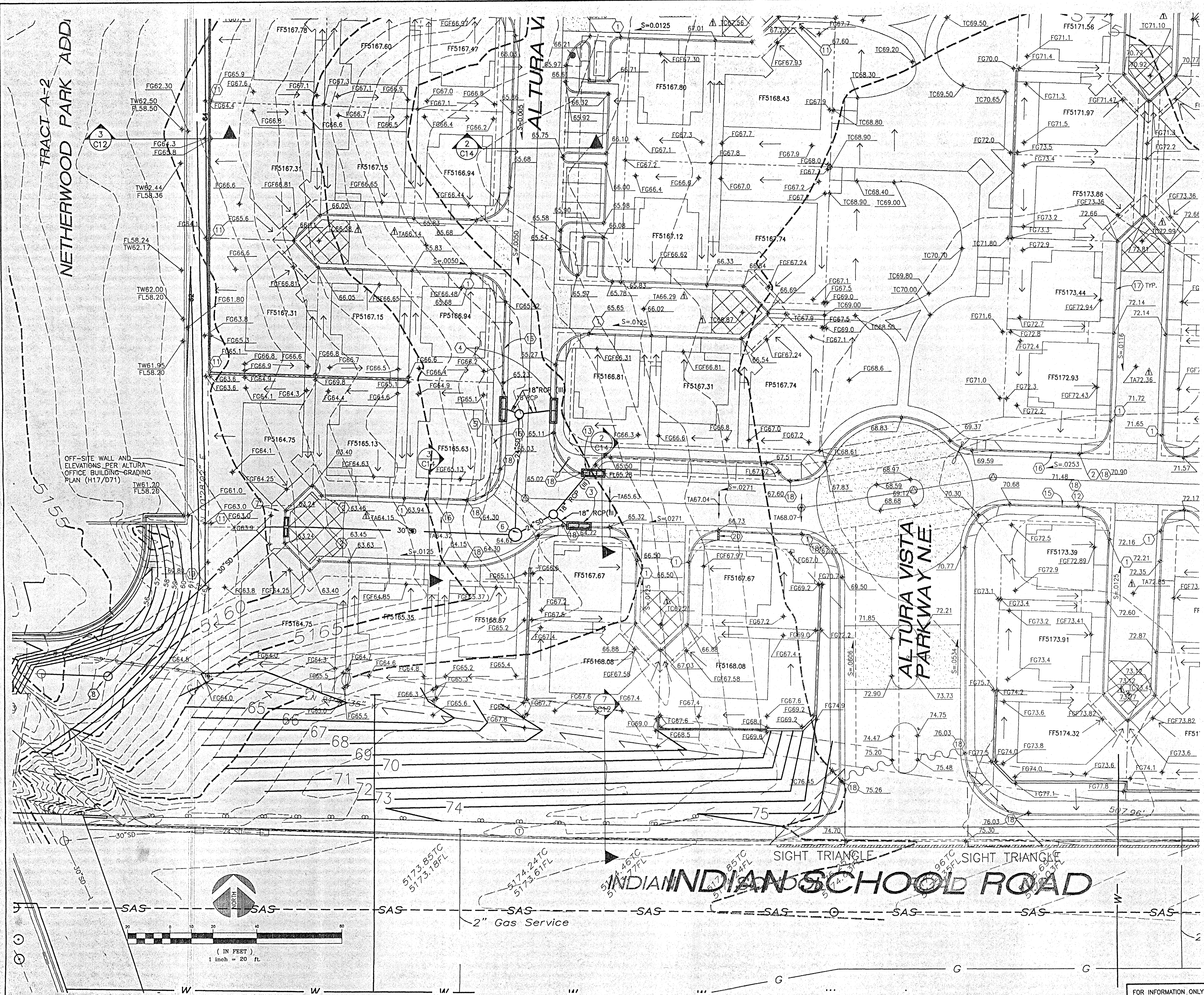
ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE PLAN
(NORTHEAST)

DESIGNED BY: JK	SCALE: 1" = 20'	6 OF 14
DRAWN BY: WT	JOB NUMBER: A40-100-5198	
REVIEWED BY: JK	DATE: 07/18/97	

FOR INFORMATION ONLY

JOB NO.: A40-100-5198
 FILE: A40-GD.DWG PLOT VIEW 20'-2" IN P.S.
 PLOT DATE: 07/18/97
 REV: 10/16/97 (WT)



LEGAL DESCRIPTION
TRACT A OF THE NETHERWOOD PARK ADDITION

TEMPORARY-PERMANENT BENCHMARK
STANDARD NMHC TABLE "1-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON N.E. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE. ELEVATION= 5193.95

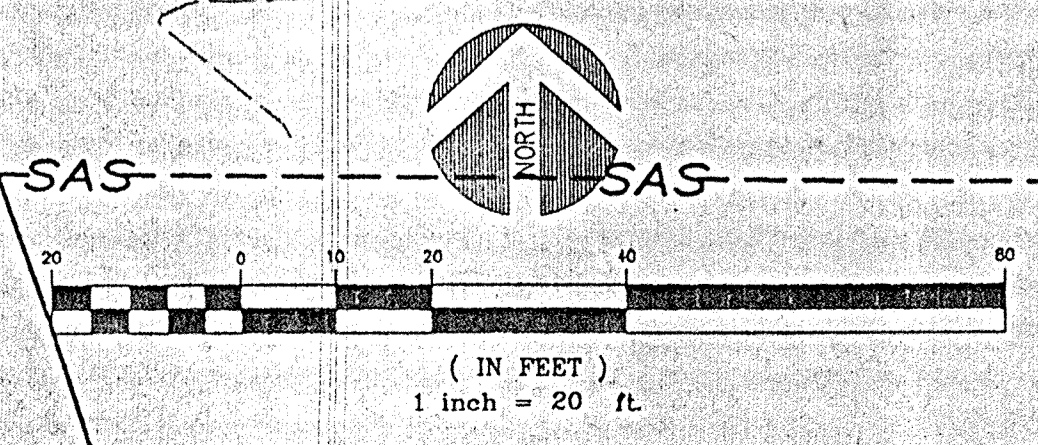
SURVEY INFORMATION
PROVIDED BY SURVITEK, INC. MAY 1995

GENERAL NOTES

- 1 ALL SPOT ELEVATIONS ARE SHOWN AT FLOWLINE UNLESS OTHERWISE INDICATED.
- 2 WALLS RETAINING LESS THAN 18" OF DIRT ARE NOT SHOWN.

- KEYED NOTES**
- 1 BEGIN TRANSITION FROM CROWN SECTION TO NO CROWN SECTION.
 - 2 BEGIN TRANSITION FROM NO CROWN SECTION TO CROWN SECTION.
 - 3 INSTALL 2 TYPE DOUBLE "A" INLETS
TG=64.00
INV=60.00
 - 4 INSTALL 2 TYPE DOUBLE "A" INLET
TG=63.98
INV=59.98
 - 5 INSTALL 1 MANHOLE, TYPE "C"
RIM=64.30
INV=59.75
 - 6 INSTALL 1 MANHOLE, TYPE "C"
RIM=65.30
INV=58.90
 - 7 INSTALL 1 SINGLE "A" INLET, WITH 9' CURB OPENINGS, BOTH SIDES. TG=61.10 INV=57.10
 - 8 INSTALL 1 MANHOLE, TYPE "C"
RIM=59.00
INV(NE)=53.00
 - 9 30" SD CONNECTION
INV=43.78
 - 10 REMOVE 830 LF OF EXISTING R.O.W. FENCE AND INSTALL 4" TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS @ 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT R.O.W. IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02
 - 11 INSTALL 2 CMU BLOCKS SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
 - 12 INSTALL VALLEY GUTTER PER COA STD DWG 2421.
 - 13 INSTALL 1 DOUBLE "D" INLET.
TG=64.00
INV=60.00
 - 14 INSTALL PAVEMENT PER DETAIL 6/C12.
 - 15 INSTALL SIDEWALK PER DETAIL 5/C12.
 - 16 INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415.
 - 17 INSTALL ROLL CURB ON ALL STUB STREETS PER COA STD DWG 2415.
 - 18 BREAK IN GRADE.
 - 19 INSTALL 5 CMU BLOCKS (@32"O.C.) SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
 - 20 INSTALL SIDEWALK CULVERT PER COA STD DWG 2236.
 - 21 INSTALL 2" ASPHALTIC CONCRETE ON 6" SUBGRADE COMPACTED @95% ASTM D-1557.

JOB NO.: A40-100-5196
 ENG. TECH. DRAWING PLOT VIEW "20-3" IN PS
 DATE: 11/14/97
 REV. 10/16/97 (CG)



REV	DATE	REVISIONS	DESCRIPTION	CG	JK				
	12/09/97	REVISED SPOTS							

CHAVEZ • GRIEVÉS
CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET N.E. - ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-6080 • FAX (505) 343-8759

ALTURA VILLAGE

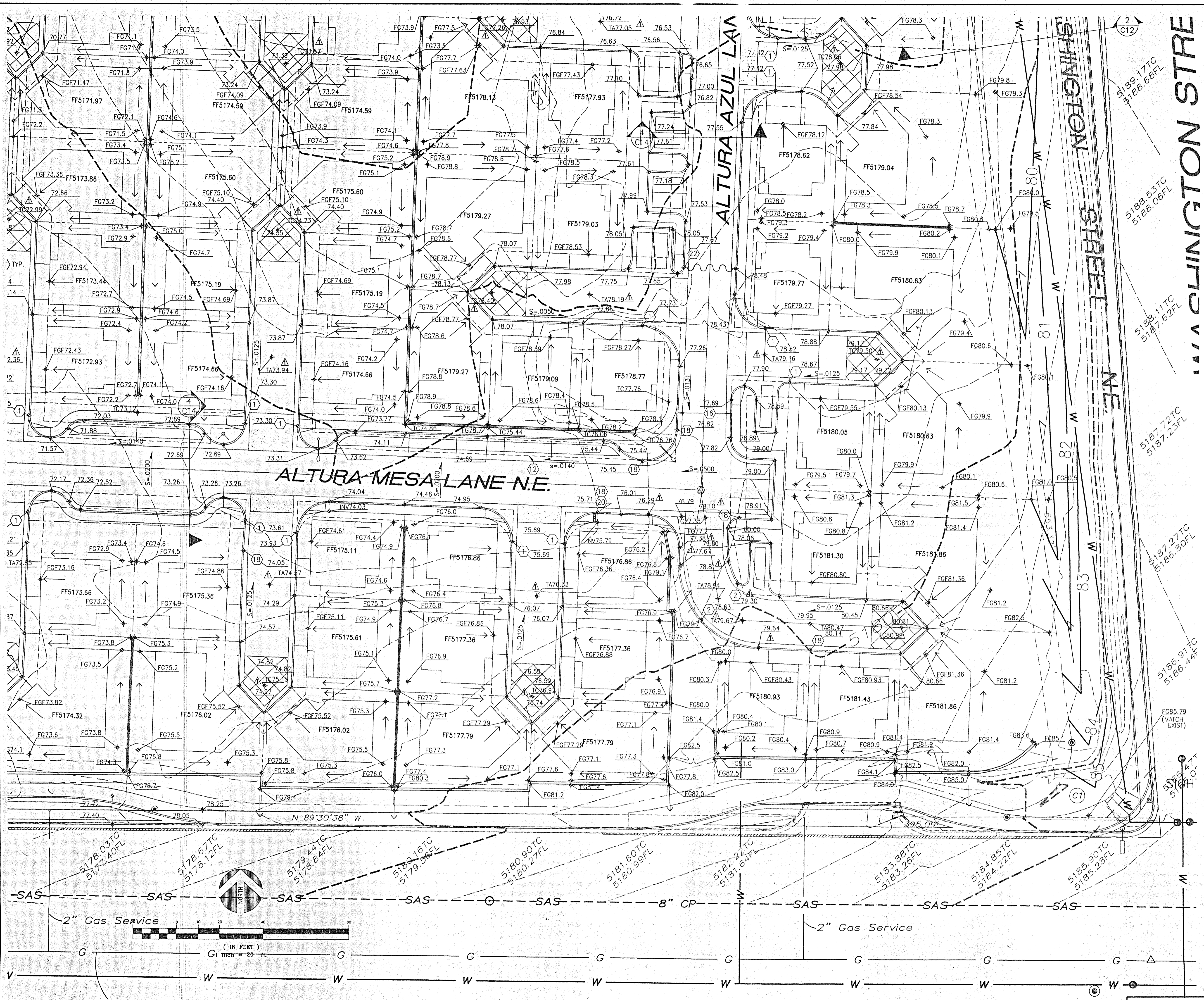
ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE PLAN
(SOUTHWEST)

DESIGNED BY:	JK	SCALE:	1" = 20'
DRAWN BY:	WT	JOB NUMBER:	A40-100-5196
REVIEWED BY:	JK	DATE:	11/14/97

7 OF 14

FOR INFORMATION ONLY



LEGAL DESCRIPTION
TRACT A OF THE NETHERWOOD PARK ADDITION

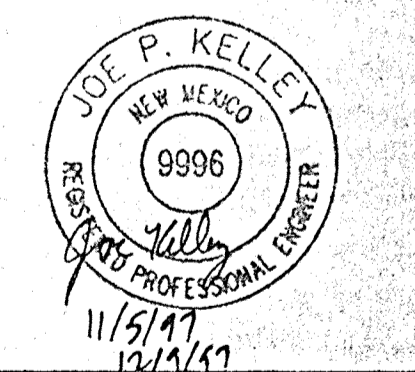
TEMPORARY-PERMANENT BENCHMARK
STANDARD NWSHC TABLE "11-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON N.E. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE. ELEVATION = 5193.95

SURVEY INFORMATION
PROVIDED BY SURVITEK, INC. MAY 1995

GENERAL NOTES

- 1 ALL SPOT ELEVATIONS ARE SHOWN AT FLOWLINE UNLESS OTHERWISE INDICATED.
- 2 WALLS RETAINING LESS THAN 18" OF DIRT ARE NOT SHOWN.

- KEYED NOTES**
- 1 BEGIN TRANSITION FROM CROWN SECTION TO NO CROWN SECTION.
 - 2 BEGIN TRANSITION FROM NO CROWN SECTION TO CROWN SECTION.
 - 3 INSTALL 2 TYPE DOUBLE "A" INLETS
TG=64.00
INV=60.00
 - 4 INSTALL 2 TYPE DOUBLE "A" INLET
TG=63.98
INV=59.98
 - 5 INSTALL 1 MANHOLE, TYPE "C"
RM=64.30
INV=59.75
 - 6 INSTALL 1 MANHOLE, TYPE "C"
RM=65.30
INV=58.90
 - 7 INSTALL 1 SINGLE "A" INLET, WITH 9" CURB OPENINGS, BOTH SIDES. TG=61.10 INV=57.10
 - 8 INSTALL 1 MANHOLE, TYPE "C"
RM=59.00
INV(NE)=53.00
 - 9 30" SD CONNECTION
INV=43.78
 - 10 REMOVE 830 LF OF EXISTING R.O.W. FENCE AND INSTALL 4" TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS @ 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT R.O.W. IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02 FOR DISCHARGE OF SURFACE RUNOFF.
 - 11 INSTALL 2 CMU BLOCKS SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
 - 12 INSTALL VALLEY GUTTER PER COA STD DWG 2421.
 - 13 INSTALL 1 DOUBLE "D" INLET.
TG=64.00
INV=60.00
 - 14 INSTALL PAVEMENT PER DETAIL 6/C12.
 - 15 INSTALL SIDEWALK PER DETAIL 5/C12.
 - 16 INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415.
 - 17 INSTALL ROLL CURB ON ALL STUB STREETS PER COA STD DWG 2415.
 - 18 BREAK IN GRADE.
 - 19 INSTALL 5 CMU BLOCKS (@32" O.C.) SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
 - 20 INSTALL SIDEWALK CULVERT PER COA STD DWG 2236.
 - 21 INSTALL 2" ASPHALTIC CONCRETE ON 6" SUBGRADE COMPACTED @95% ASTM D-1557.



REV.	DATE	DESCRIPTION	CG	JK
1	12/09/97	REVISED SPOTS		

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

ALTURA VILLAGE
ALBUQUERQUE, NEW MEXICO

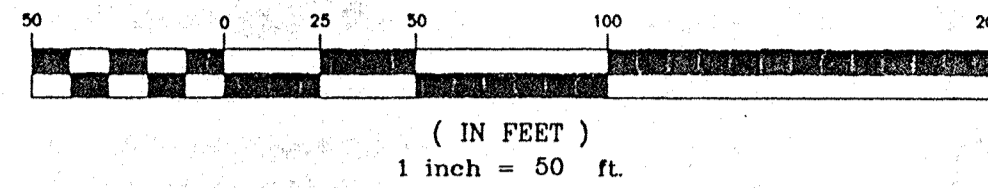
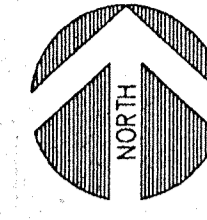
GRADING AND DRAINAGE PLAN (SOUTHEAST)

DESIGNED BY: JK SCALE: 1" = 20'
DRAWN BY: CC JOB NUMBER: A40-100-5196
REVIEWED BY: JK DATE: 11/14/97

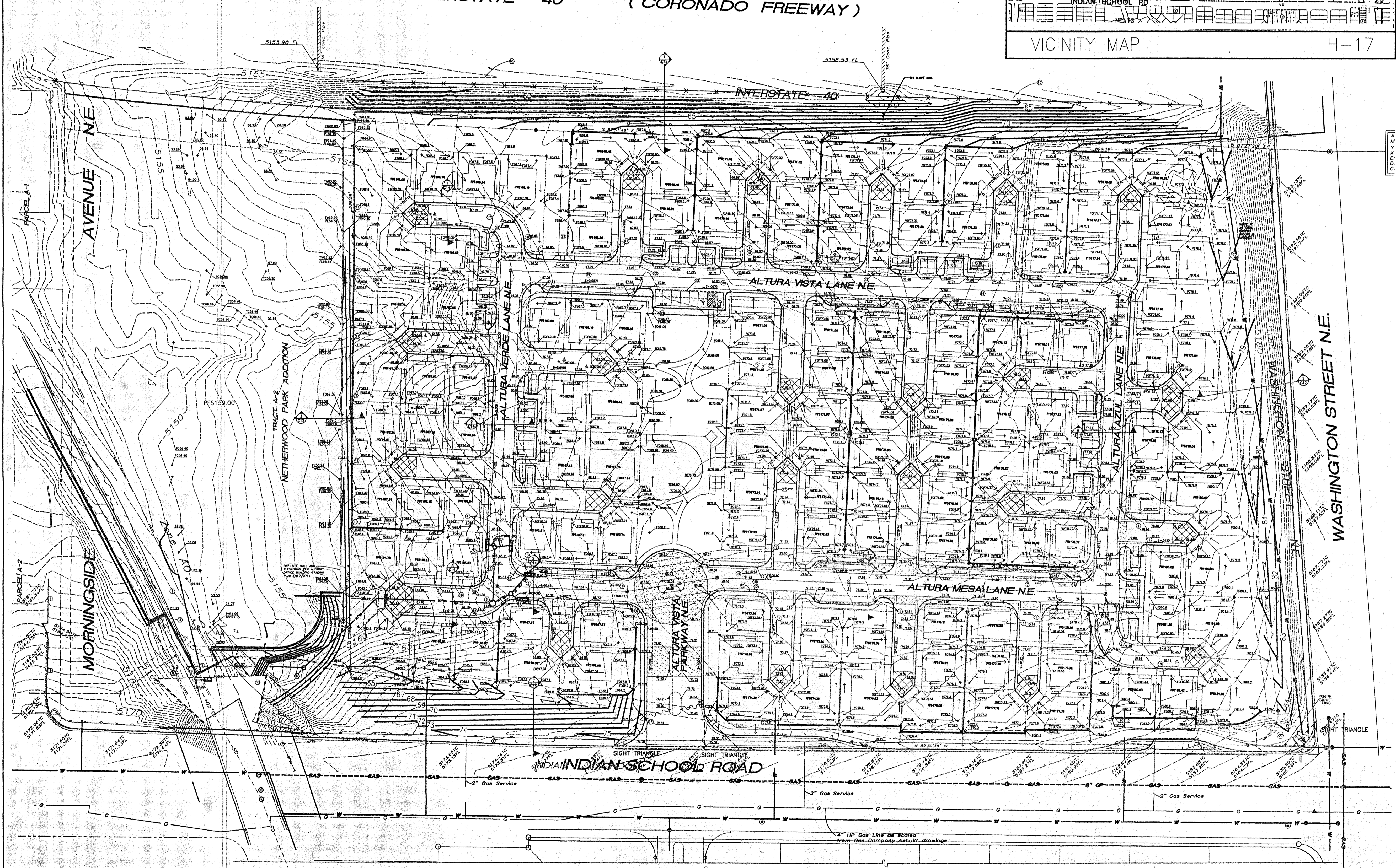
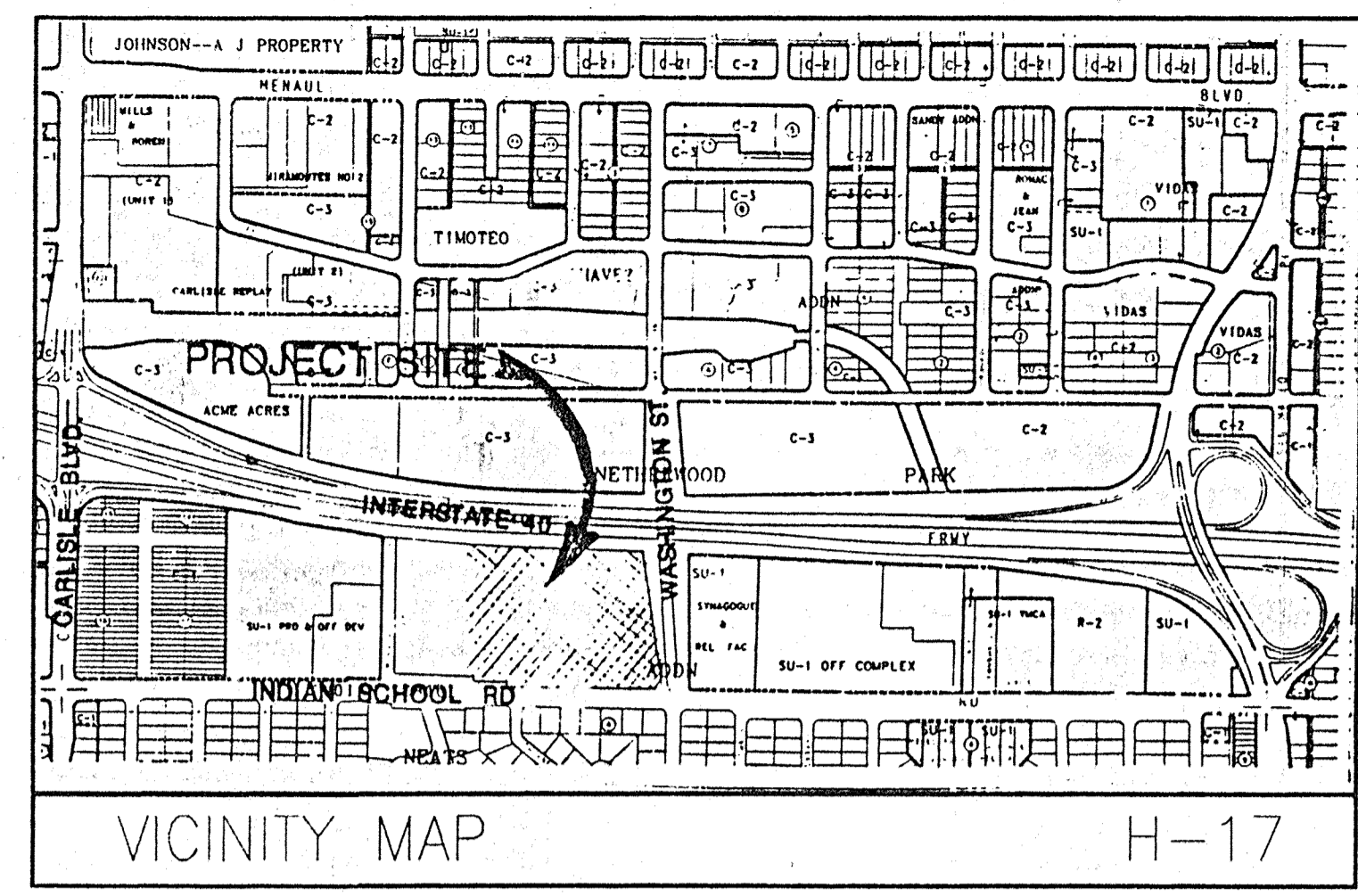
8 OF 14

JOB NO.: A40-100-5196
 FILE: A40-100-5196.PLOT
 PLOT: A40-100-5196.PLOT
 DATE: 11/14/97

FOR INFORMATION ONLY



INTERSTATE 40 (CORONADO FREEWAY)



LEGAL DESCRIPTION
TRACT A OF THE NETHERWOOD PARK ADDITION

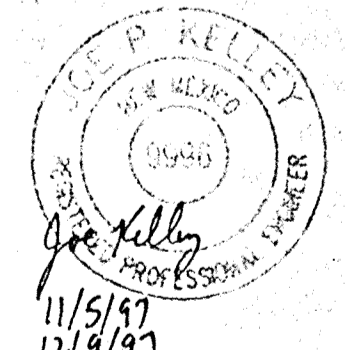
TEMPORARY-PERMANENT BENCHMARK
STANDARD NMSHC TABLET "1-40-10" LOCATED AT THE INTERSECTION OF WASHINGTON N.E. AND I-40 AT THE SOUTHEAST CORNER OF THE BRIDGE. ELEVATION= 5193.95

SURVEY INFORMATION
PROVIDED BY SURVTEK, INC. MAY 1995

GENERAL NOTES
1 ALL SPOT ELEVATIONS ARE SHOWN AT FLOWLINE UNLESS OTHERWISE INDICATED.
2 WALLS RETAINING LESS THAN 18" OF DIRT ARE NOT SHOWN.

KEYED NOTES

- BEGIN TRANSITION FROM CROWN SECTION TO NO CROWN SECTION.
- BEGIN TRANSITION FROM NO CROWN SECTION TO CROWN SECTION.
- INSTALL 2 TYPE DOUBLE "A" INLETS
TG=64.00
INV=60.00
- INSTALL 2 TYPE DOUBLE "A" INLET
TG=63.98
INV=59.98
- INSTALL 1 MANHOLE, TYPE "C"
RIM=64.30
INV=59.75
- INSTALL 1 MANHOLE, TYPE "C"
RIM=65.30
INV=58.90
- INSTALL 1 SINGLE "A" INLET, WITH 8' CURB OPENINGS, BOTH SIDES. TG=61.10 INV=57.10
- INSTALL 1 MANHOLE, TYPE "C"
RIM=59.00
INV(NE)=53.00
- 30" SD CONNECTION
INV=43.78
- REMOVE 830 LF OF EXISTING R.O.W. FENCE AND INSTALL 4' TENSAR FABRIC FENCE ON DRIVEN STEEL POSTS @ 10' O.C. AS A TEMPORARY FENCE IN HIGHWAY DEPARTMENT R.O.W. IN ACCORDANCE WITH THE REQUIREMENTS OF THE HIGHWAY DEPARTMENT TEMPORARY CONSTRUCTION PERMIT. REMOVE TEMPORARY FENCE AFTER COMPLETION OF GRADING AND REINSTALL PERMANENT 6" CHAIN LINK FENCE ON R.O.W. LINE PER NMSHTD SERIAL BCL-001-02
- INSTALL 2 CMU BLOCKS SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
- INSTALL VALLEY GUTTER PER COA STD DWG 2421.
- INSTALL 1 DOUBLE "D" INLET.
TG=64.00
INV=60.00
- INSTALL PAVEMENT PER DETAIL 6/C12.
- INSTALL SIDEWALK PER DETAIL 5/C12.
- INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415.
- INSTALL ROLL CURB ON ALL STUB STREETS PER COA STD DWG 2415.
- BREAK IN GRADE.
- INSTALL 5 CMU BLOCKS (@32" O.C.) SIDEWAYS AT GRADE TO PROVIDE FOR DISCHARGE OF SURFACE RUNOFF.
- INSTALL SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL 2" ASPHALTIC CONCRETE ON 6" SUBGRADE COMPACTED @95% ASTM D-1557.



REV.	DATE	DESCRIPTION	CG	JK
12/09/97		REVISED SPOTS		

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

ALTIIRA VILLAGE
ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE PLAN (OVERALL)

DESIGNED BY: JW	SCALE: 1" = 50'	9 OF 14
DRAWN BY: WT	JOB NUMBER: A40-100-5196	
REVIEWED BY: JK	DATE: 11/14/97	

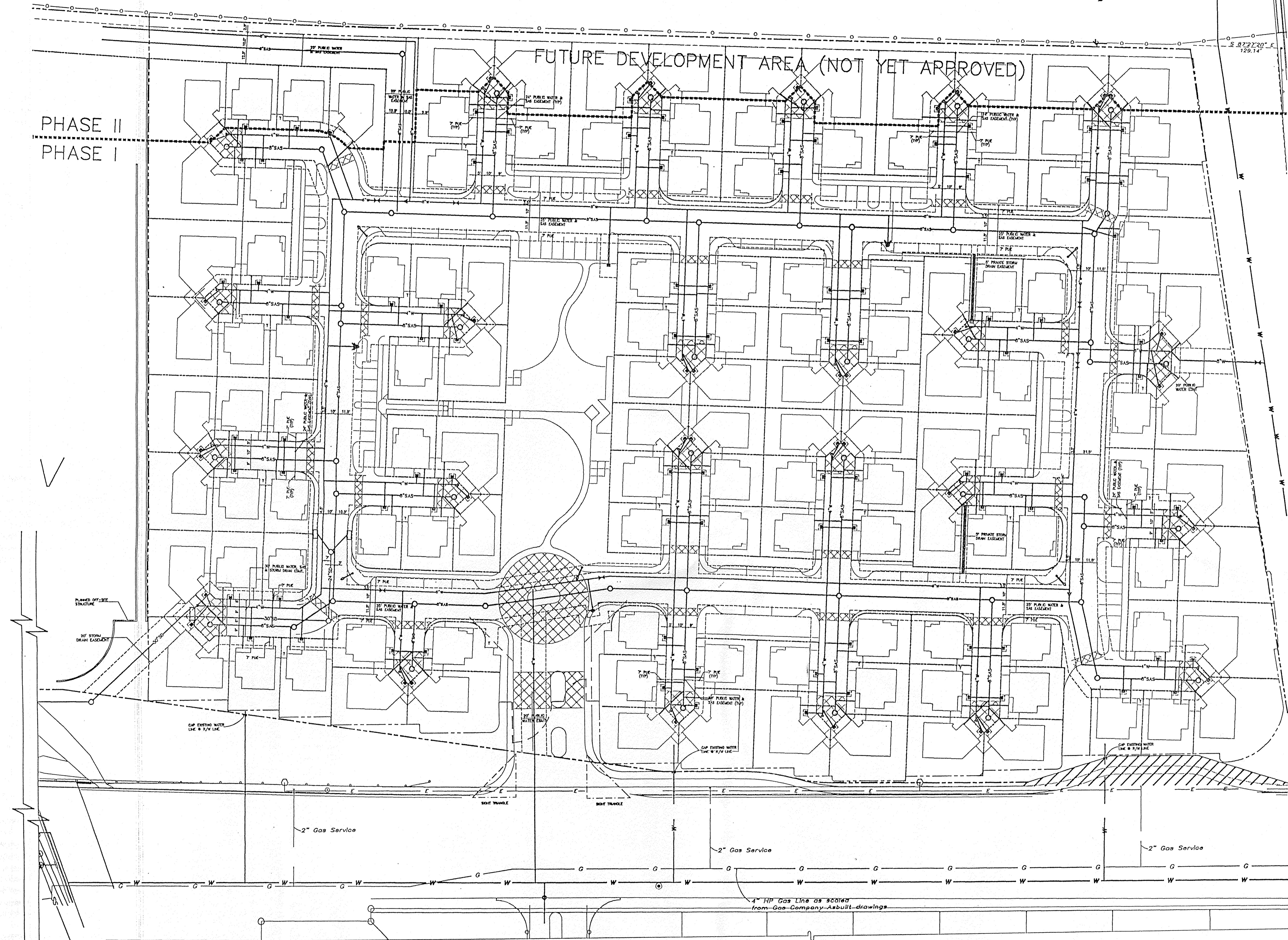
FOR INFORMATION ONLY

JOB NO.: A40-100-5196
FILE: SSC-00.DWG PLOT VIEW "SH1" IN PS
ENG/TECH: JK/WT
REV: 010/16/97 (C)

INTERSTATE 40 (CORONADO FREEWAY)

PHASE II
PHASE I

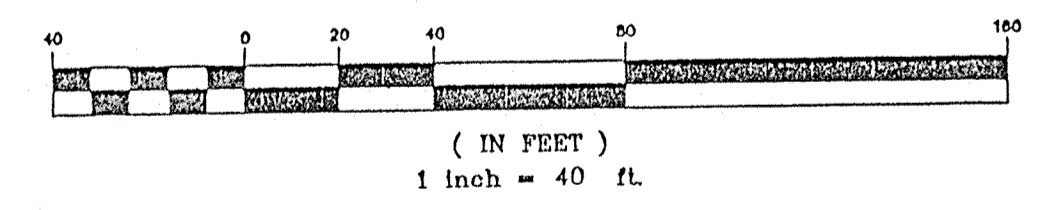
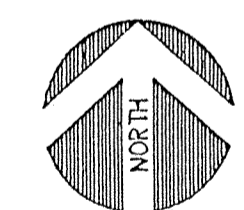
FUTURE DEVELOPMENT AREA (NOT YET APPROVED)



LEGEND

- TRANSFORMER BUMP-OUT
- STREET LIGHT
- FIRE HYDRANT

NOTE:
ALL NON-LOT AREAS ARE A JOINT
PRIVATE ACCESS AND PRIVATE
DRAINAGE EASEMENT.



REV.	DATE	DESCRIPTION	DRAWN	APPR'D.

ALTURA VILLAGE


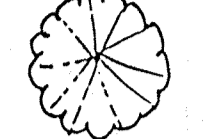



ALBUQUERQUE, NEW MEXICO

CONCEPTUAL UTILITY PLAN

DESIGNED BY:	JW	SCALE:	1" = 40'	10 OF 14
DRAWN BY:	WT	JOB NUMBER:	A40-100-5198	
REVIEWED BY:	JK	DATE:	6/24/07	

JOB NO.: A40-100-5198
 FILE: SSC-00.DWG PLOT VIEW "P40" IN PS
 ENG/TECH: JW/WT
 REV: 06/24/07 (WT)

LANDSCAPE LEGEND

-  2-2 1/2' CN. SHADE TREES (M-H)
HONEYLOCUST, ASH, CHITALPA (IF AVAILABLE)
-  15' ANCHO FLOWERING ORNAMENTAL TREES
CRABAPPLE SP. (M)
-  15' ANCHO ROBERT WILLOW (L)
-  3-6' H. PALM TUCCA (L)
-  SA SHRUBS (L-M)

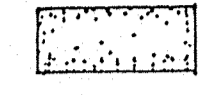
FRAXINOLEPS, CAT CHERRY
NIGHTS OF PREDOMINANCE (MORNING WALL)
CHAMISA, MAPLE PLUME, RUSSIAN SPICE, BLUE MIST SPREAD,
FOUR WILKIN SNAFUSSH, NATURAL EDGE, OBTEHTIUD, RHOTIHA

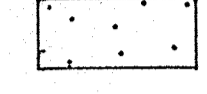
NOTE:
IT IS THE WRIGHT OF THIS PLAN TO COMPLY WITH THE
CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.

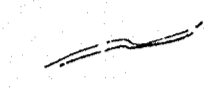
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY
EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER
CONSERVATION LANDSCAPE AND WATER WASTE ORDINANCE.
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE
PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION.

 SA GROUNDCOVERS (M)
WHIPPER, HONEYSUCKLE

 SA CLIMBING ROSES (M)

 SANTA FE BROWN GRANITE W/ FILTER FABRIC
OR SANTA ANA TAN GRANITE/ FILTER FABRIC

 NATIVE GRASSES & WILDFLOWER SEEDED MAT

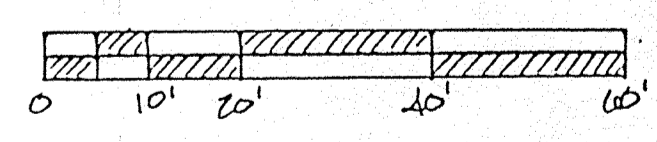
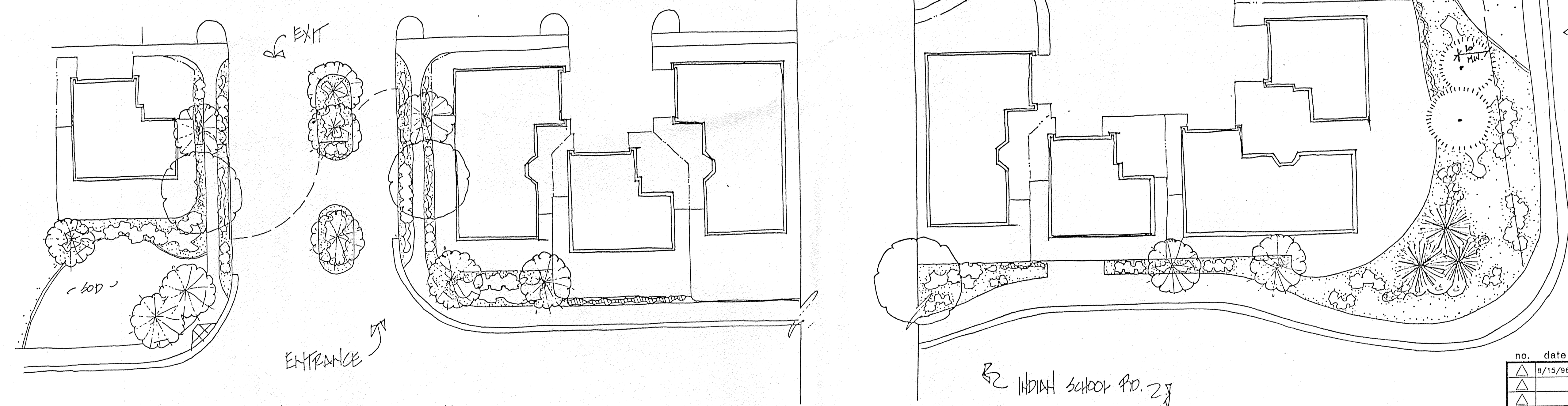
 COMMERCIAL GRENDE STEEL EDGING

LANDSCAPE NOTES

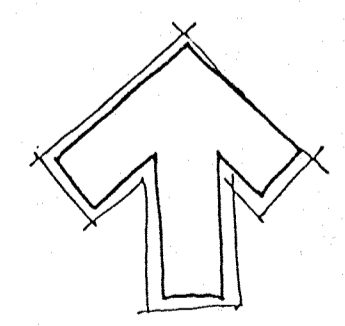
LANDSCAPE AND IRRIGATION IN COMMON AREAS TO BE MAINTAINED
BY HOMEOWNERS ASSOCIATION.
ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND
IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.
LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE WATER
CONSERVATION LANDSCAPE ORDINANCE
TREES WILL BE PLANTED NO LESS THAN 10' FROM WATER MAIN
ALONG WASHINGTON STREET.

LANDSCAPE CALCULATIONS

TOTAL OFFSITE LANDSCAPING	50,443 SF
TOTAL COMMON AREA LANDSCAPING	47,195 SF
TOTAL PAVED AREA	29,034 SF
TOTAL PRIVATE WASTE	119,672 SF
TOTAL LANDSCAPE AREA	237,344 SF



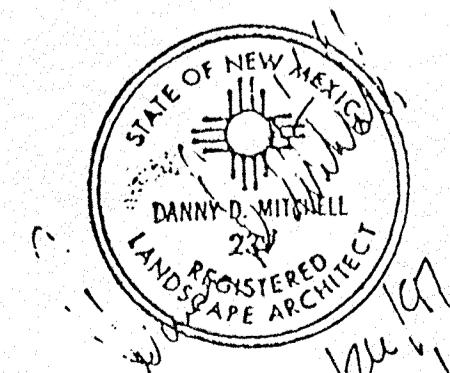
SCALE: 1" = 20'-0"



NORTH

ALTURA VILLAGE
LANDSCAPE CONCEPTS

THE HILLTOP expressly reserves the common
law copyright and other property rights in these
plans. These plans are not to be reproduced,
changed or copied in any manner whatsoever,
nor are they to be assigned to any third party
without obtaining the express written permission
and consent of THE HILLTOP.



The Hilltop

no.	date	revision
▲	8/15/96	PER EPC
▲		
▲		

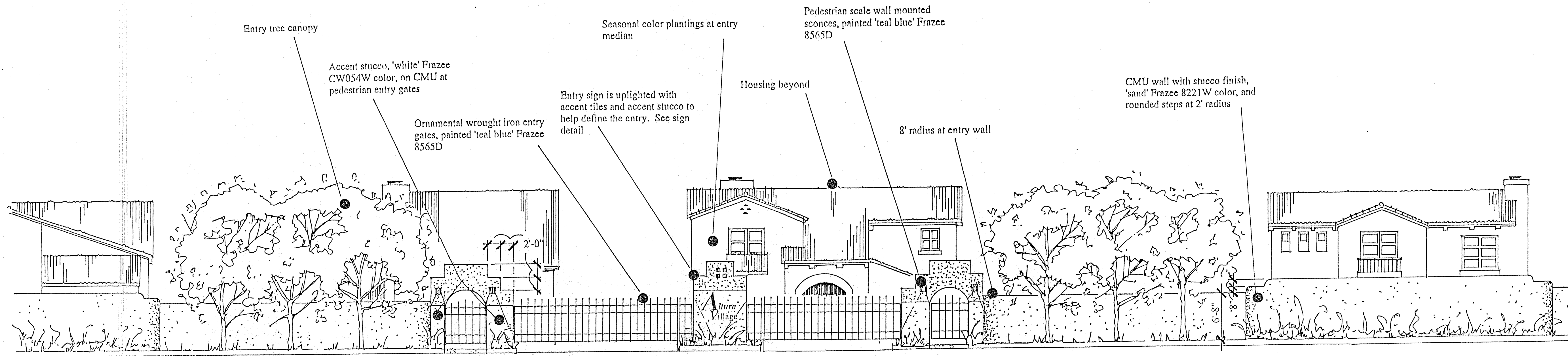
dekker/perich & associates
2501 American Parkway, NE Suite 678
Albuquerque, New Mexico 87110
505 425-1111 Fax: 425-8050

Altura Village
Indian School @ Washington
Albuquerque, NM

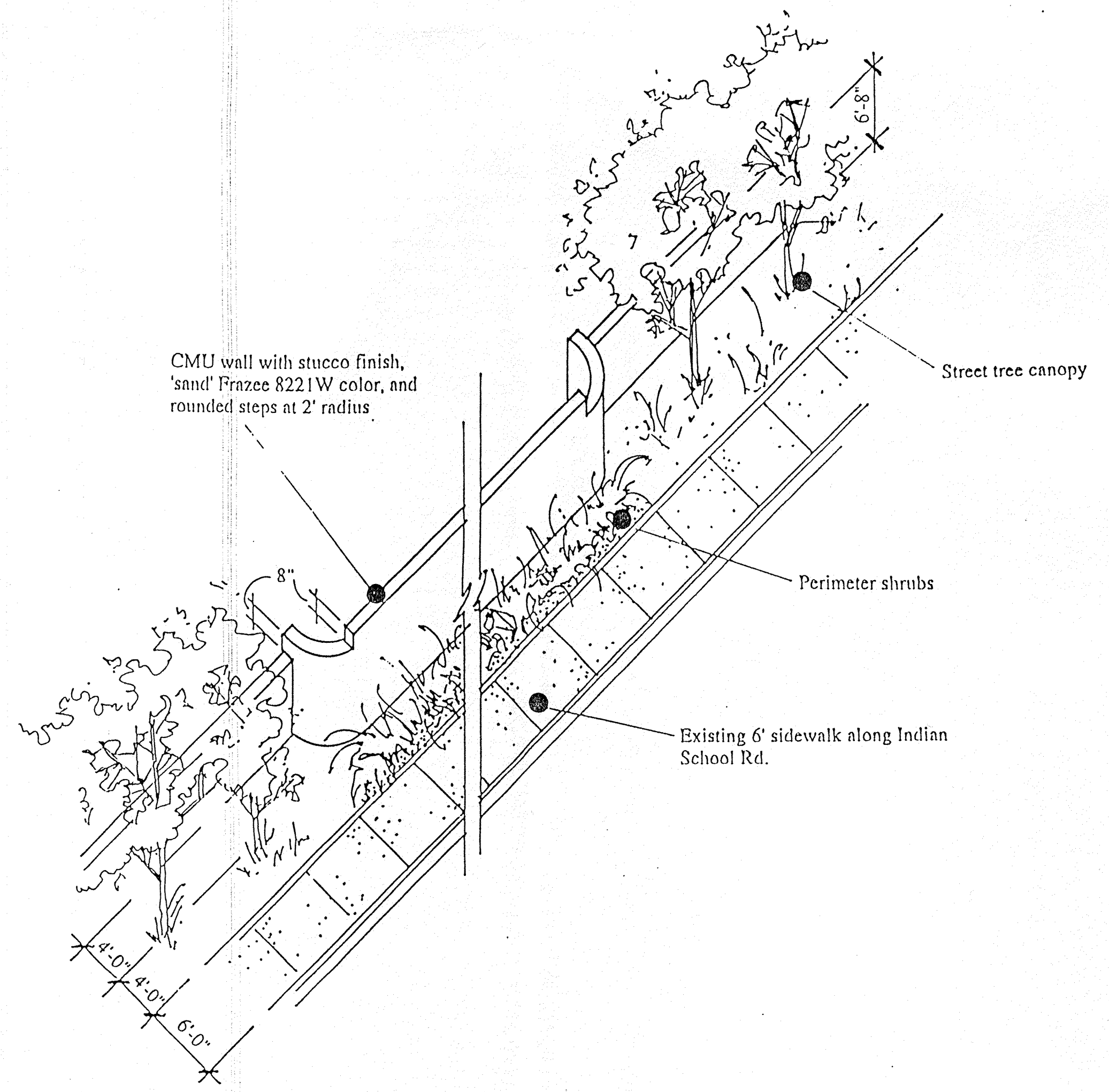
Landscape Plan

job no:	96032
drn. by:	DM
ckd. by:	HT
issued:	9/10/96

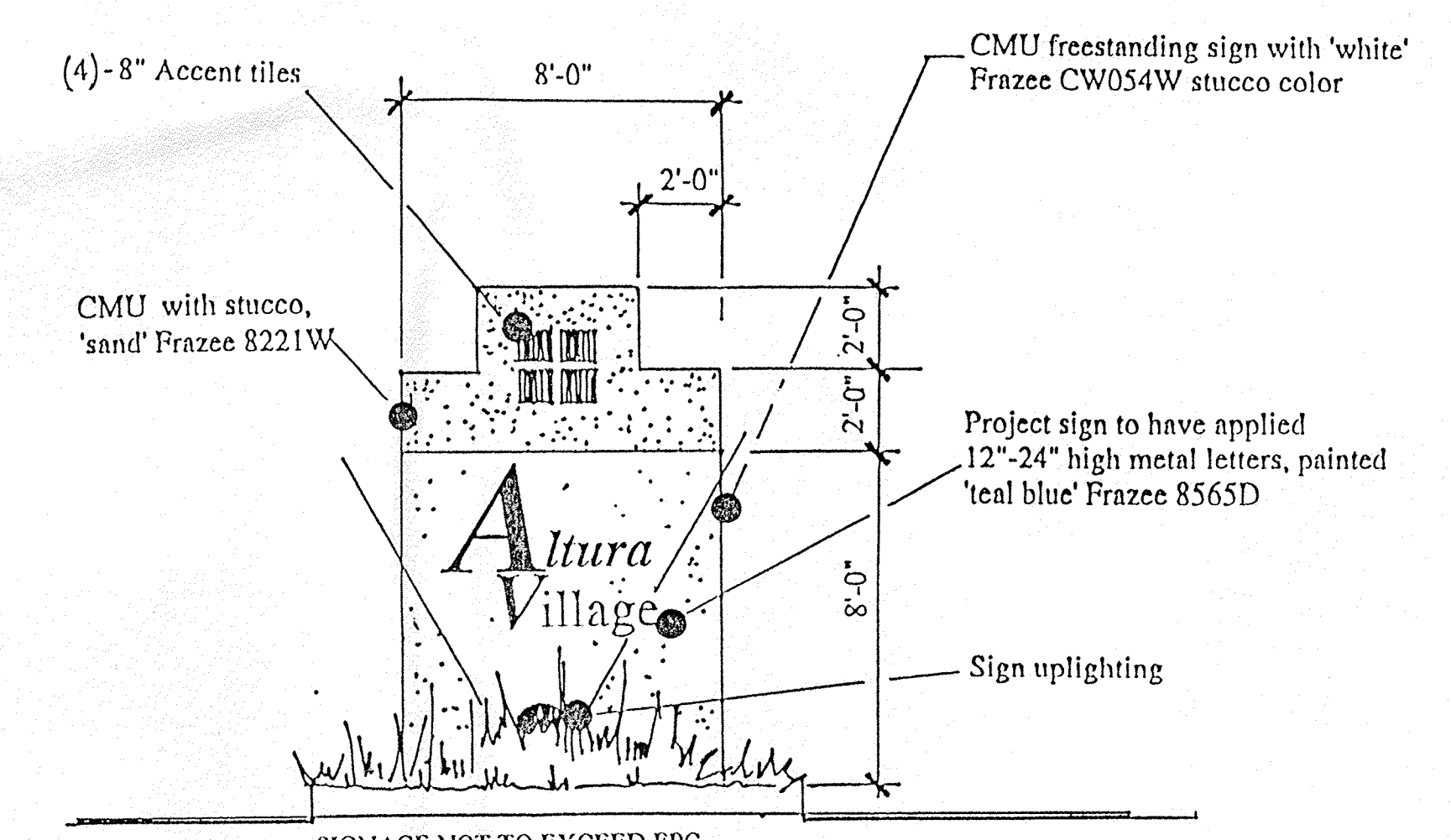
11 OF 14



Site Entry Elevation
1/8" = 1'-0"

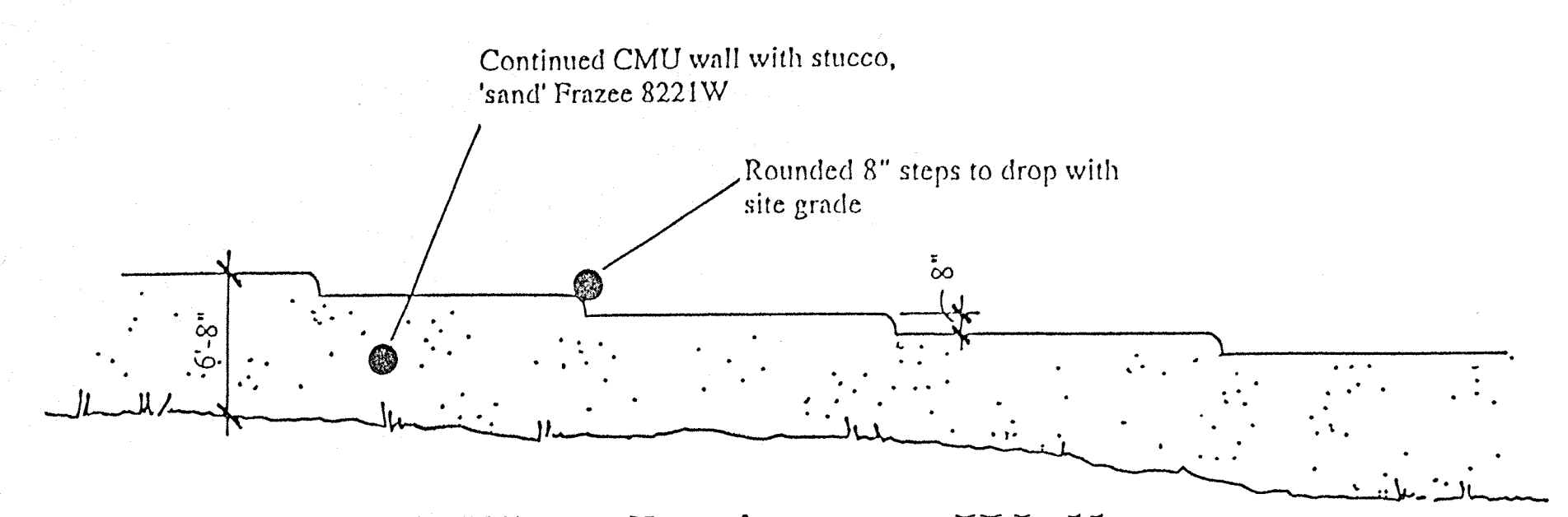


South and East Perimeter Wall
1/8" = 1'-0"



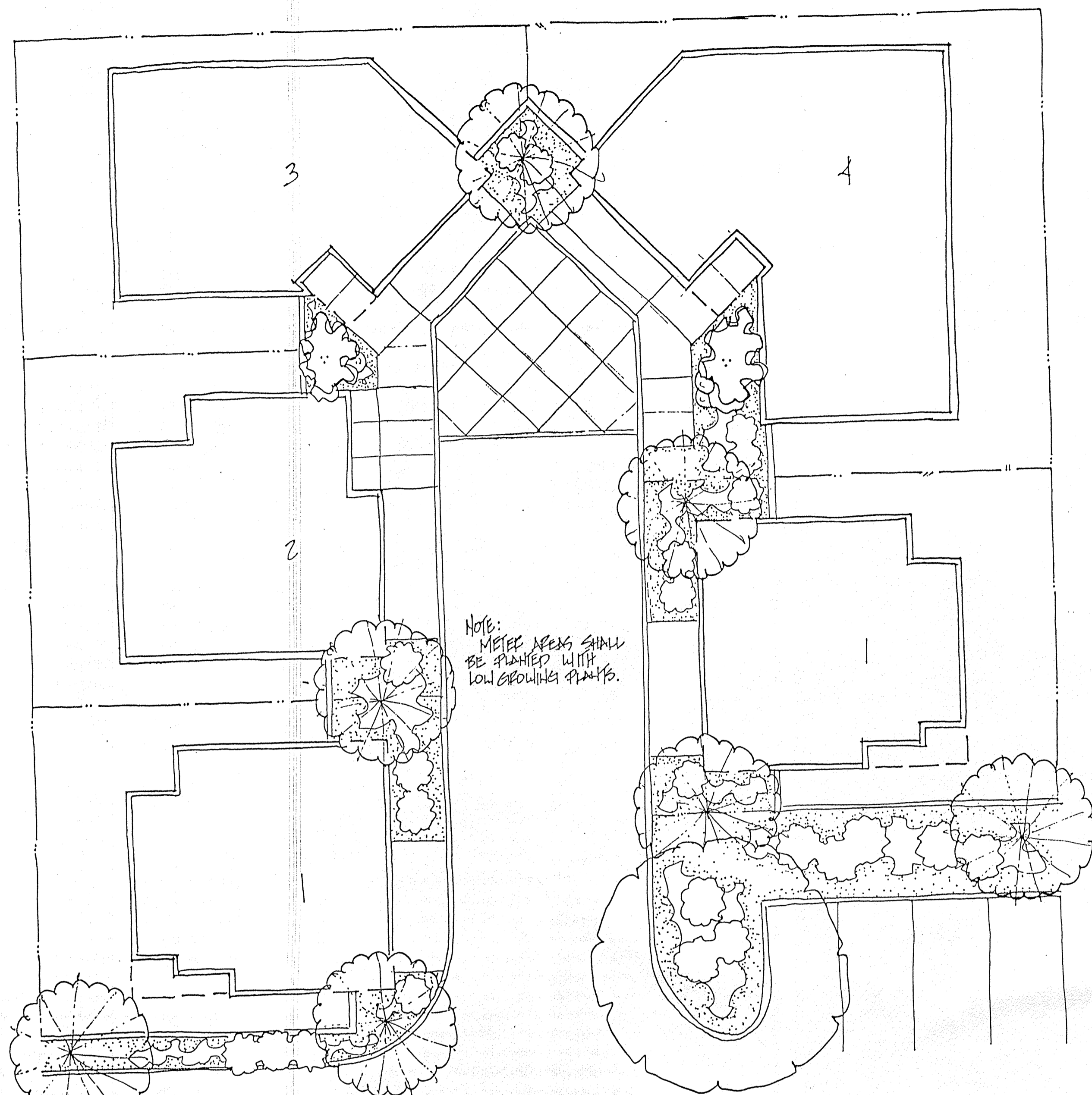
SIGNAGE NOT TO EXCEED EPC SQUARE FOOTAGE OF 75 SQUARE FEET

Entry Sign Detail
1/4" = 1'-0"



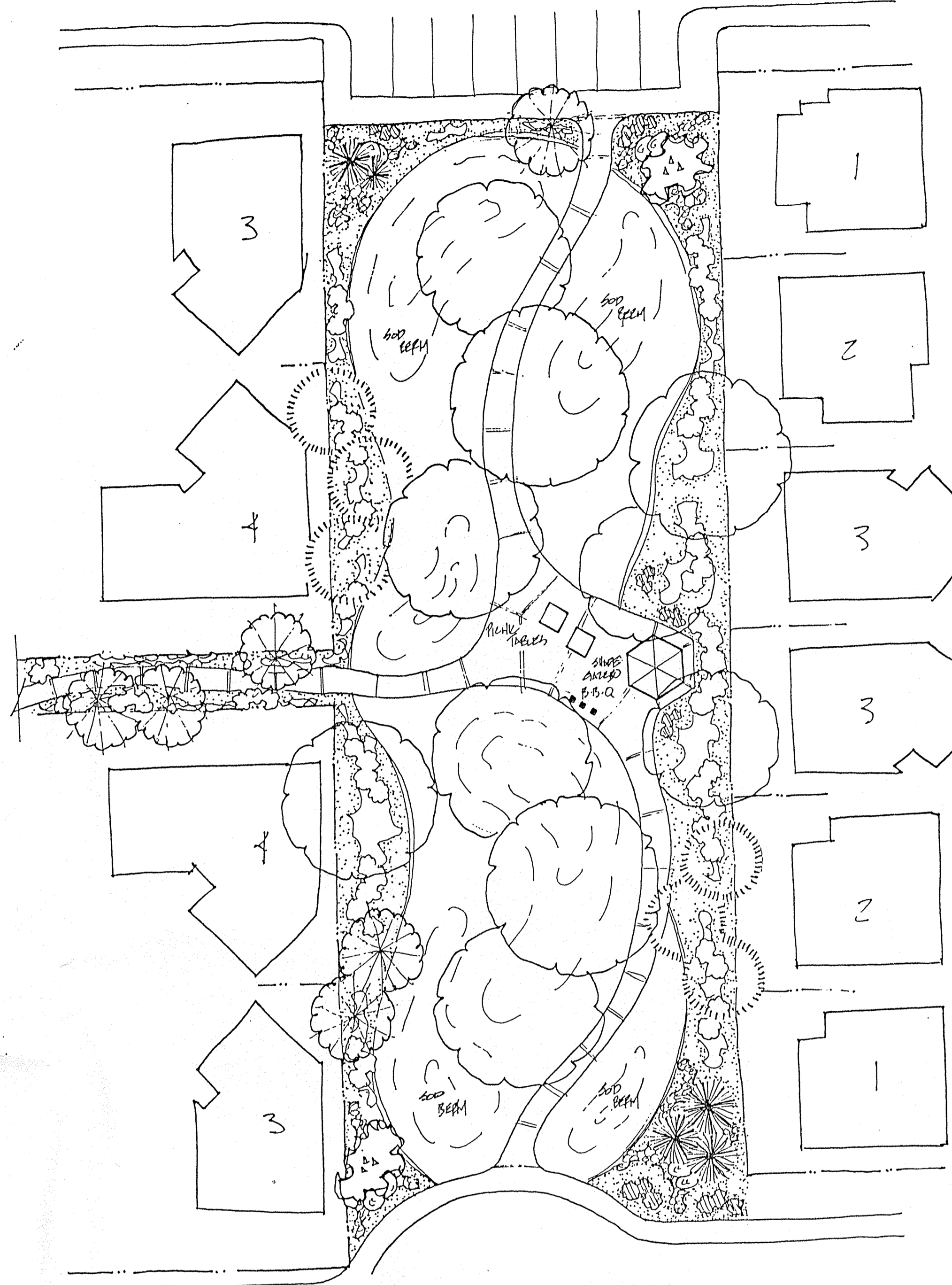
North and West Perimeter Wall
1/8" = 1'-0"

no.	date	revision
delkker/perich & associates		
<small>8501 American Parkway, NE, Suite 675 Albuquerque, New Mexico 87110 808.888.3111 Fax 863.8060</small>		
Altura Village Indian School and Washington Ave. Albuquerque, New Mexico		
Perimeter Wall Details		
		job no: 96032 drn. by: D/P & A ckd. by: D/P & A issued: 6/28/96
12 OF 14		



NOTE: METEER SPACES SHALL BE PLANTED WITH LOW GROWING PLANTS.

TYPICAL CLUSTER PLAN
1" = 10'-0"



ARCH. SCHEMATIC
1" = 20'-0"

LANDSCAPE NOTES

ALL COMMON AREA LANDSCAPING AND TREE AREAS SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. SET-UP SPRINKLERS TO SOO TREES, SUBSISTERS TO TREES AND DRIP IRRIGATION TO SHRUBS. IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION. COMMON AREA LANDSCAPING SHALL BE ON A SEPERATE WATER METER FOR IRRIGATION.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE, WATER CONSERVATION LANDSCAPE ORDINANCE.

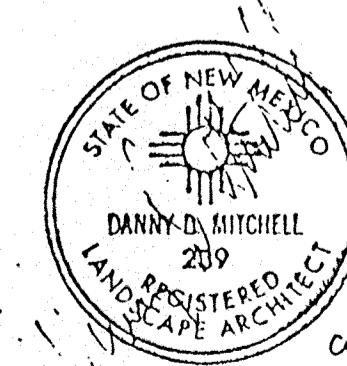
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPE AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE HOMEOWNERS ASSOCIATION.

ALBUQUERQUE VILLAGE
LANDSCAPE CONCEPTS

- LANDSCAPE LEGEND
- 2-2 1/2" CVR. SHADE TREES (H) 31 TOTAL
NAT, HOHENLOUST
 - 15 SMALL FLOWERING ORNAMENTAL TREES 151 TOTAL
BANDFORD PEAR-H, CRIMSON -M, REDBUD-M
 - 6-8' EVERGREEN TREES 6 TOTAL
AUSTRIAN PINE-H
 - 6-8' PITCH PINE-H 44 TOTAL
 - 3-7' PALM TUCCA-L 5 TOTAL
 - 5 SMALL SHRUBS 542 TOTAL
PHOTINIA-M, BAPHIOLEPIS-M, SILVERBERRY-M
NANDINA-M, POTENTILLA-M, CHAMA-L
APACHE PLUME-L, RUSSIAN SAGE-M
BLUEMIST SPRAED-M, NUTTIN SAGE-M

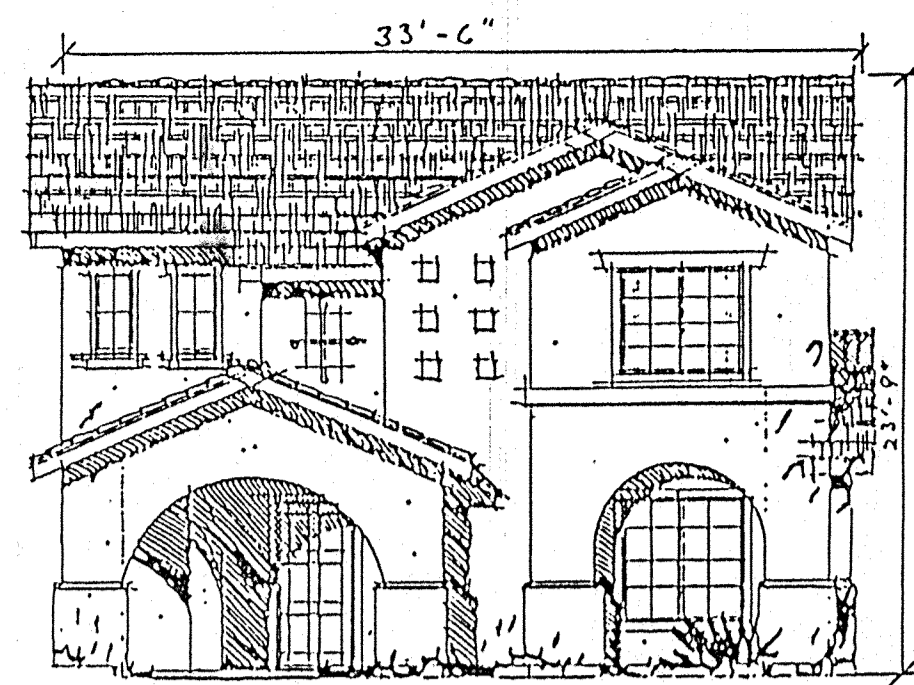
- 5 SMALL GROUNDCOVERS 524 TOTAL
BUFFALO JUNIPER-M, HORIZONTAL COTONWOOD-M
HONEYBUCKLE-M, HATS NY-M
- 1 SMALL PERENNIALS 22 TOTAL
CORCOPUS, PEBLETION, WALLFLOWER
- BERMED SOO LAWN
- 1/2" SAND AND TAIL SPINEL / FILTER FABRIC
- OVERSIZE COBBLE ACCENTS / BOULDERS
- SANDERO TYPE SHADE STRUCTURE
- PANIC TABLES
- BBQ GRILLS
- COMMERCIAL GRADE STEEL EDGING

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of
THE HILLTOP.

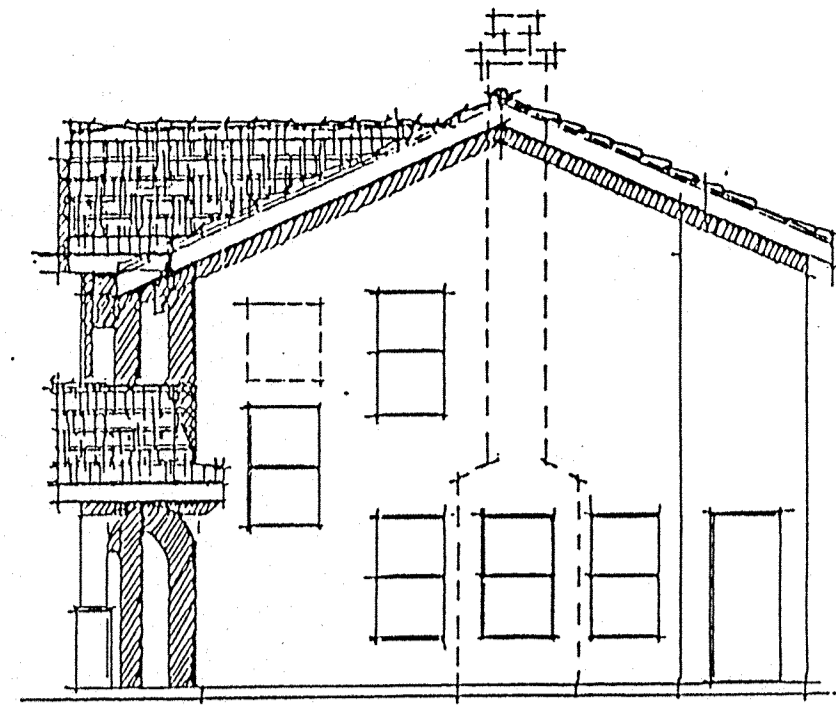


The Hilltop

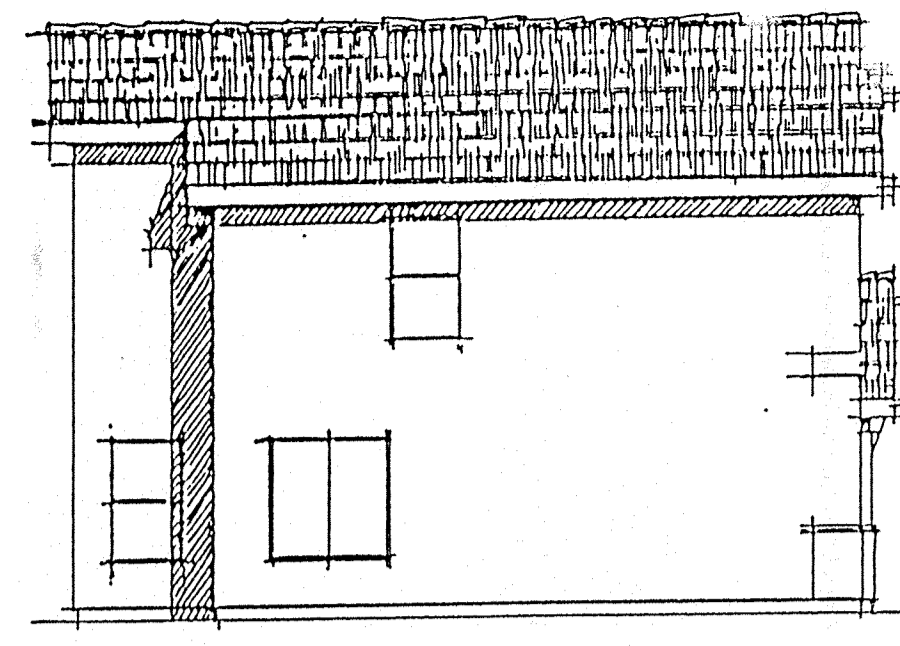
6-9-97
6-23-97
6-22-97



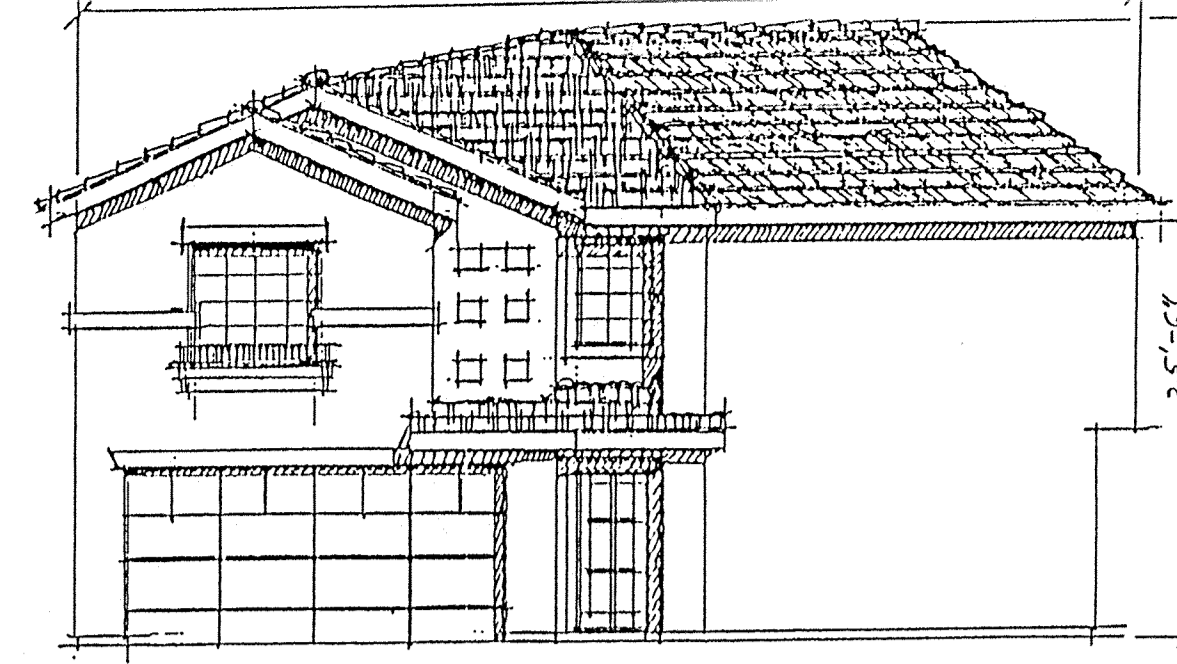
ELEVATION B



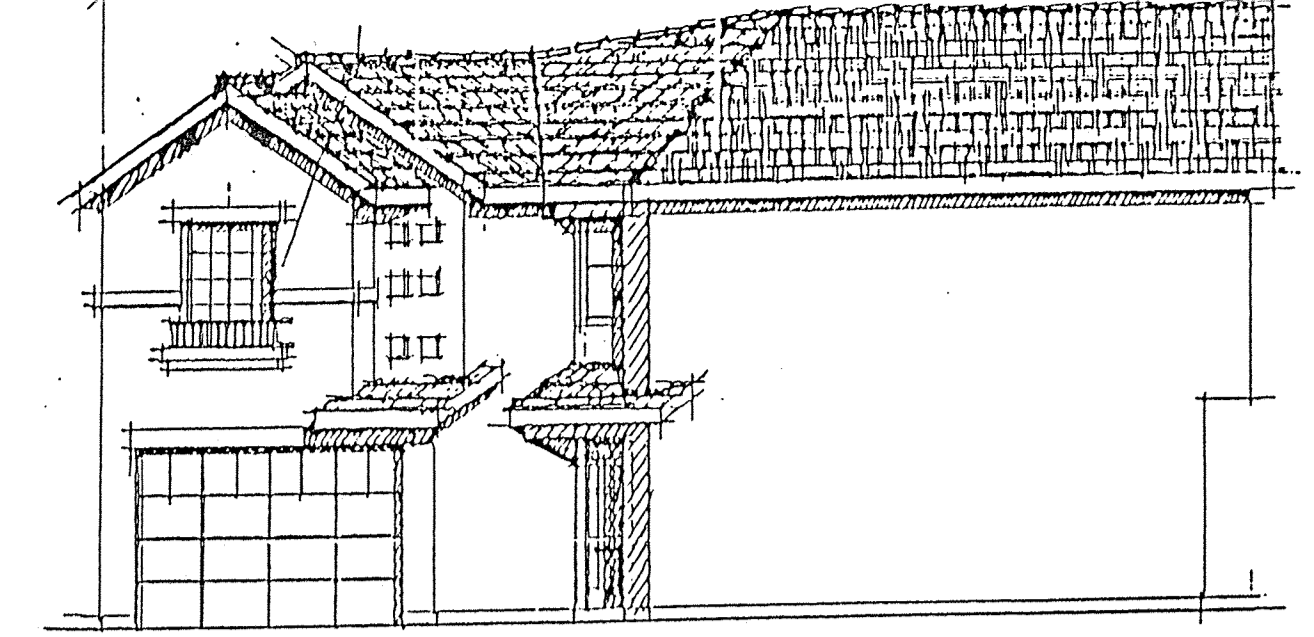
RIGHT SIDE ELEVATION



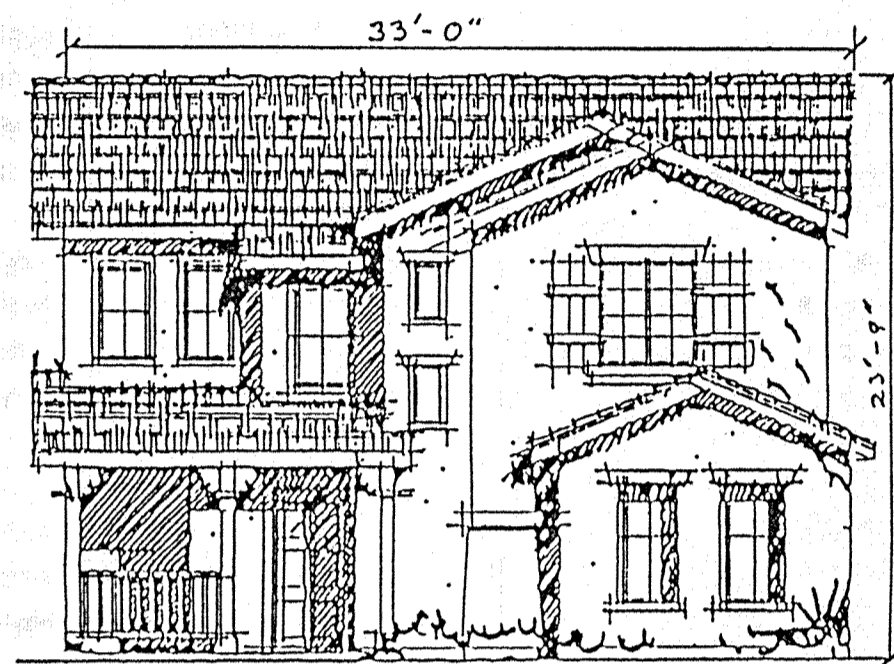
REAR ELEVATION



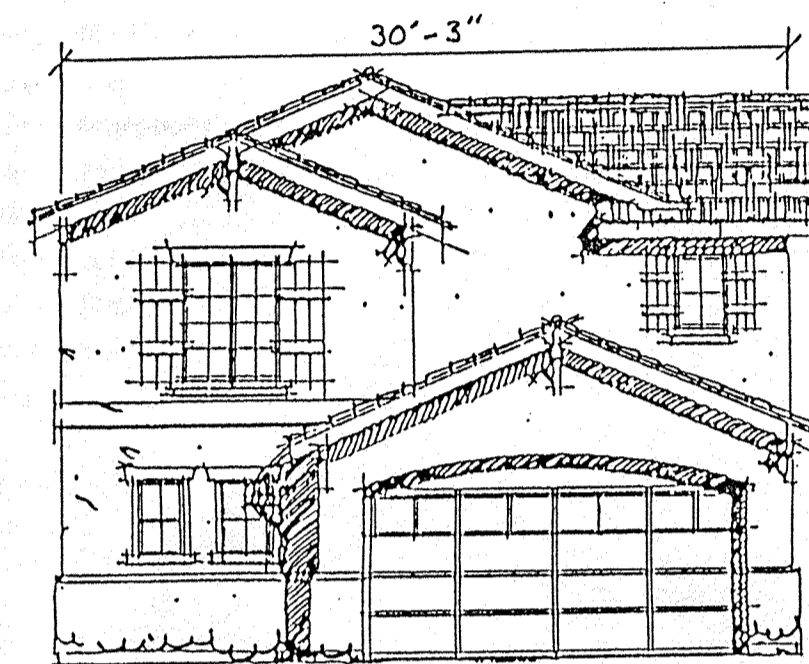
ELEVATION A



RIGHT SIDE ELEVATION



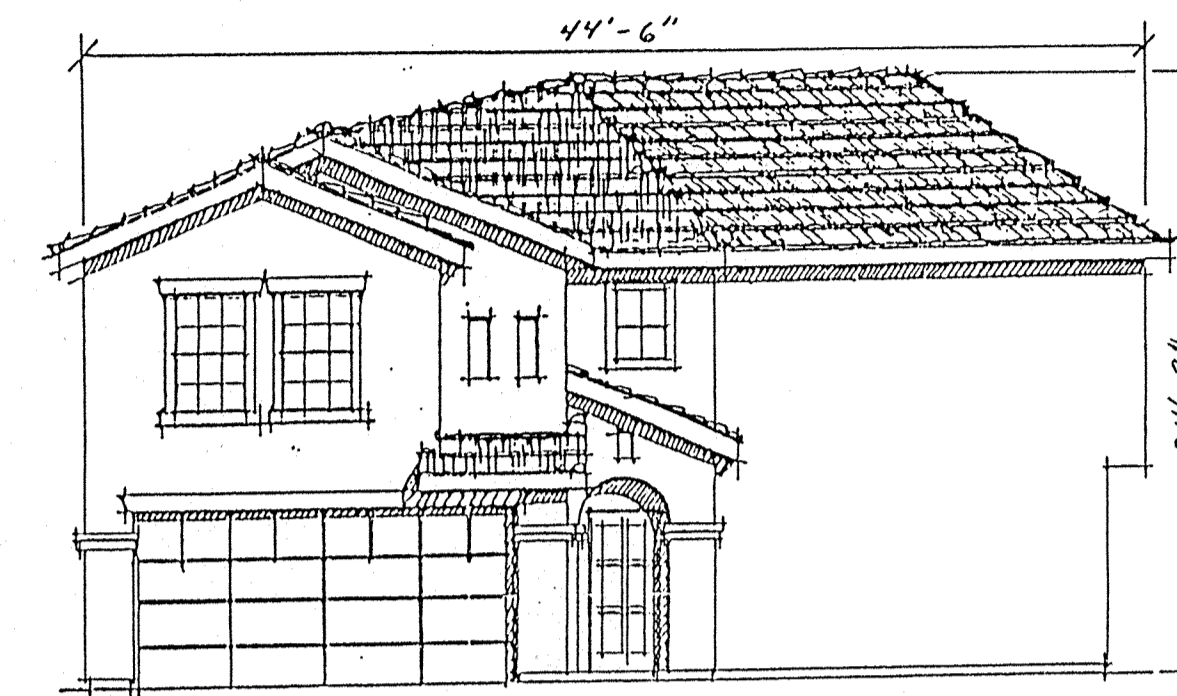
ELEVATION A



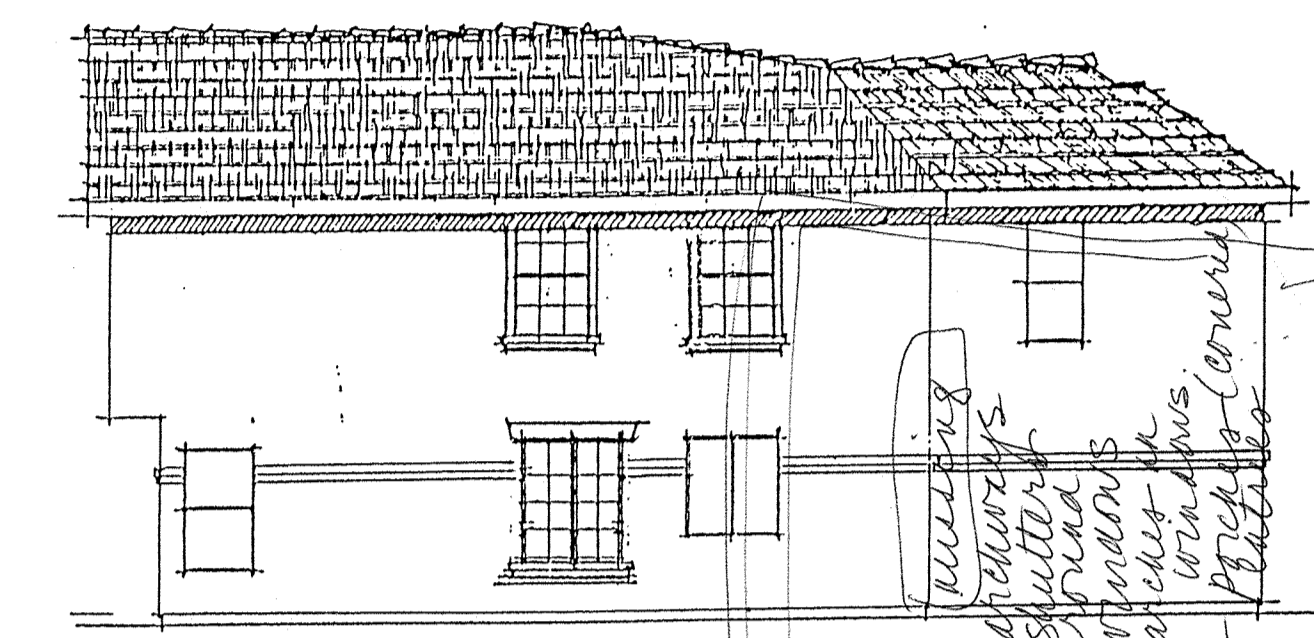
LEFT SIDE ELEVATION

Plan 1
1,330 SF

SCHEME #1
 STUCCO HILITE X-3544 (BIEGE)
 STUCCO HILITE XXX-3544 (TAN)
 ACCENT SW 1490 (WHITE)
 FASCIA/TRIM OO 101 (WHITE)
 GARAGE/RAFTERS OO 101 (WHITE)
 CONCRETE TILE ROOF TERRA COTTA



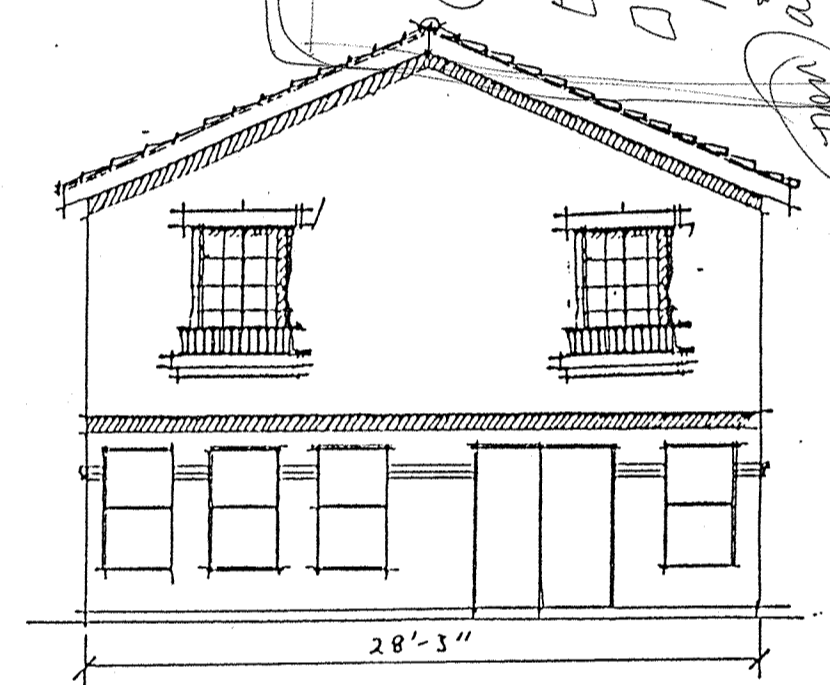
ELEVATION B



LEFT SIDE ELEVATION

Plan 3
1,675

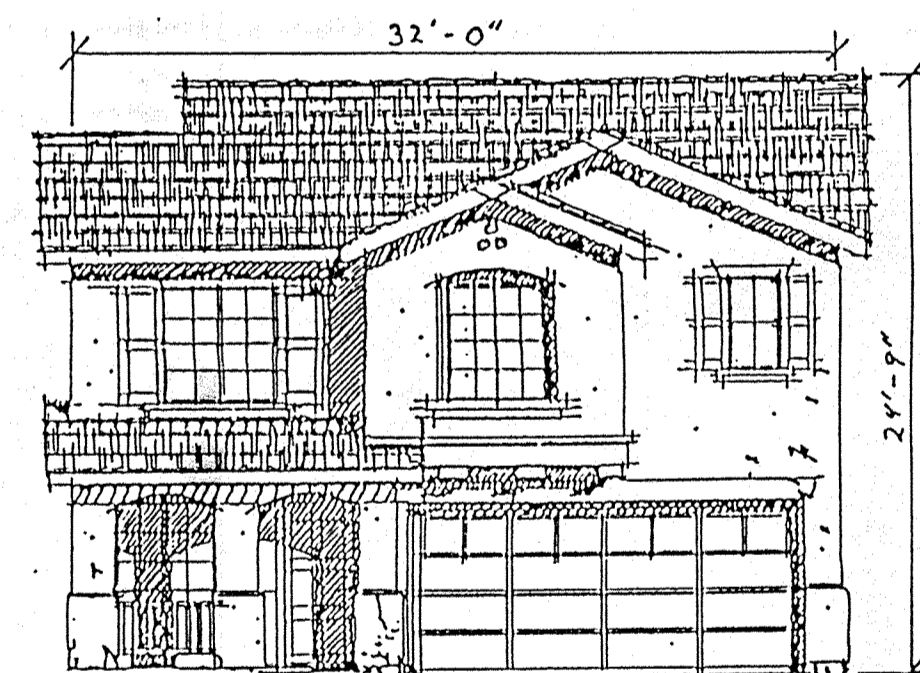
SCHEME #3
 STUCCO HILITE X-50 (LT. BIEGE)
 STUCCO HILITE X-23 (BIEGE)
 ACCENT SW 2721 (LT. TAN)
 FASCIA/TRIM SW 1085 (LT. TAN)
 GARAGE/RAFTERS SW 1085 (LT. TAN)
 CONCRETE TILE ROOF TERRA COTTA



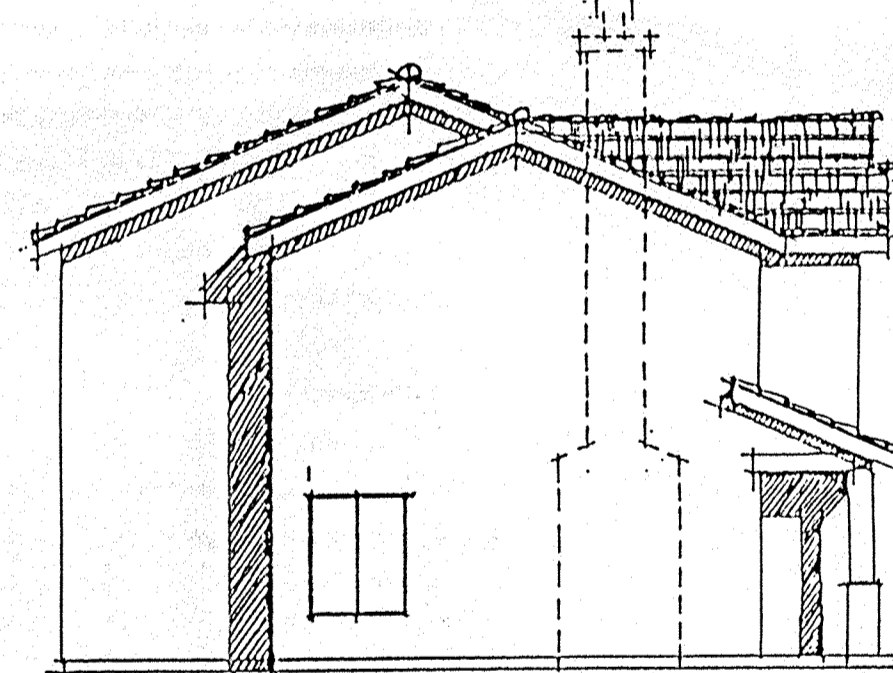
REAR ELEVATION

ALL STUCCO TO BE TEXTURED
ALL ROOFING SHALL BE CONCRETE TILE

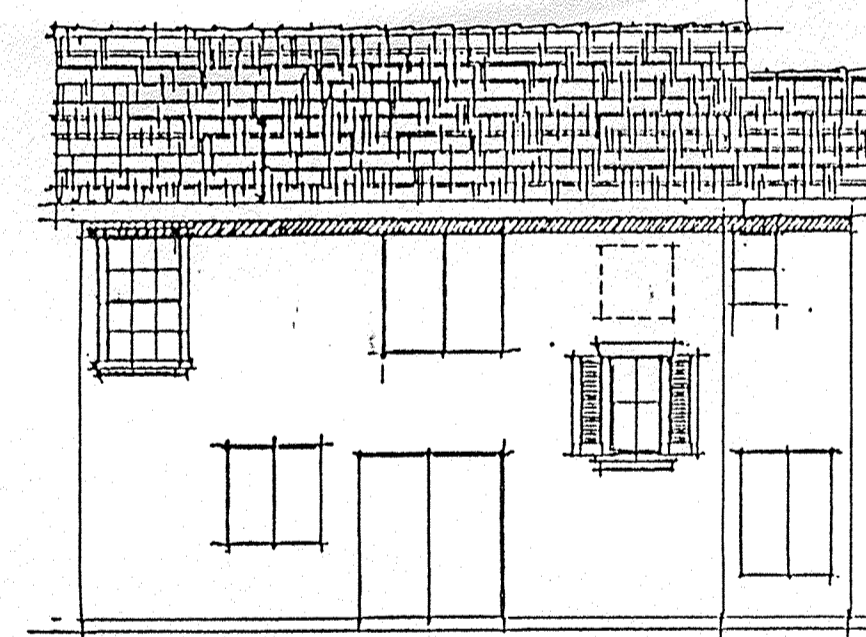
Doesn't match EPC Spanish mission approval



ELEVATION A



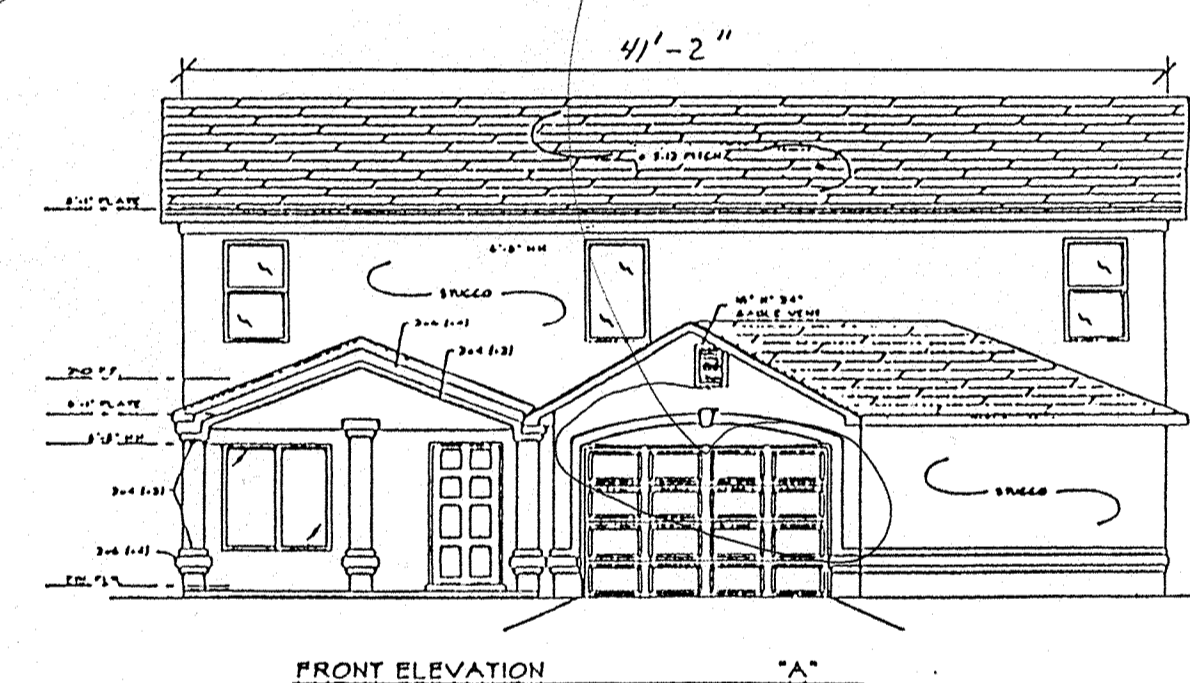
LEFT SIDE ELEVATION



REAR ELEVATION

Plan 2
1,441

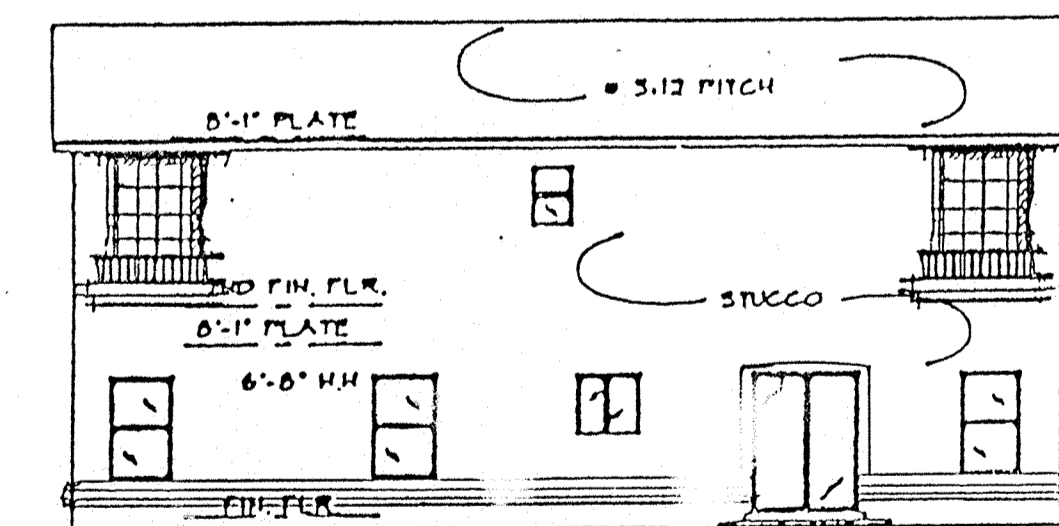
SCHEME #2
 STUCCO HILITE 1/2X-72 (TAN)
 STUCCO HILITE 1/2X-72 (DK. TAN)
 ACCENT SW 1196 (TAN)
 FASCIA/TRIM SW 2183 (TAN)
 GARAGE/RAFTERS SW 2183 (TAN)
 CONCRETE TILE ROOF TERRA COTTA



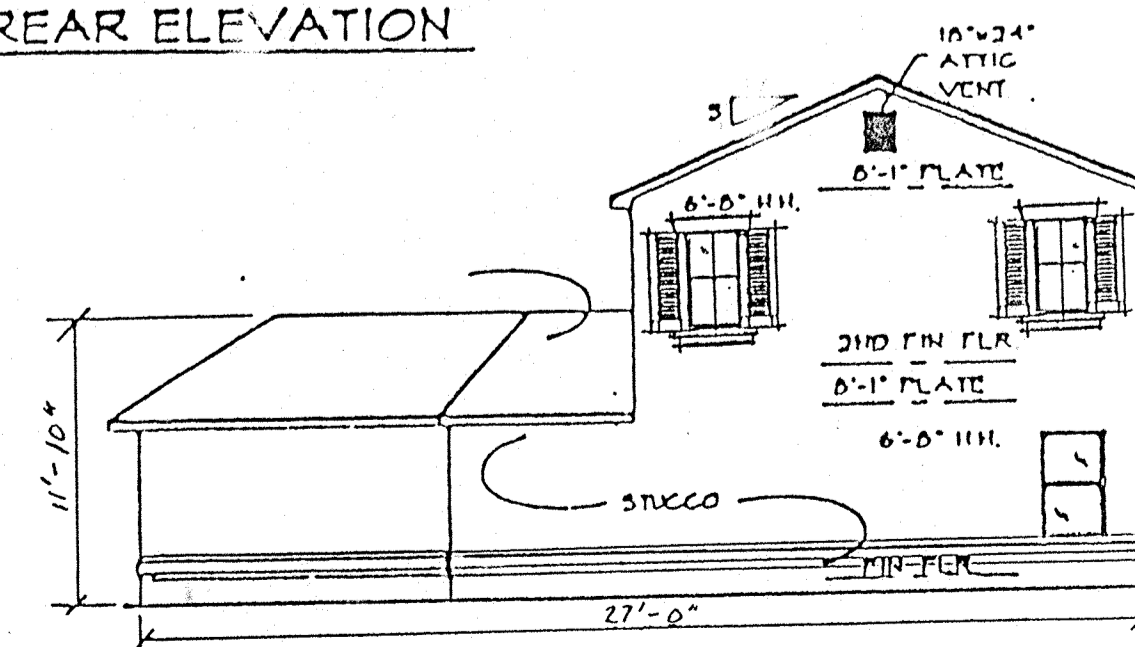
FRONT ELEVATION "A"

Plan 4
1,994

SCHEME #4
 STUCCO HILITE X-4948 (BIEGE)
 STUCCO HILITE XXX-4948 (DK. TAN)
 ACCENT SW-FR 5485A (WHITE)
 FASCIA/TRIM OO 101 (WHITE)
 GARAGE/RAFTERS OO 101 (WHITE)
 CONCRETE TILE ROOF TERRA COTTA



REAR ELEVATION



RIGHT ELEVATION

Not approved by E.P.C.

check materials per schedule

no. date rev

dekk perich & associates
 ARCHITECTS
 6501 American Parkway, NE, Suite 675
 Albuquerque, New Mexico 87110
 505.888.3111 Fax 505.808.0050

Altura Village
 Indian School @ Washington
 Albuquerque, NM

Building Elevation

job no:	96032
drn. by:	ECT
ckd. by:	LW
issued:	6/10/97

14 OF 14