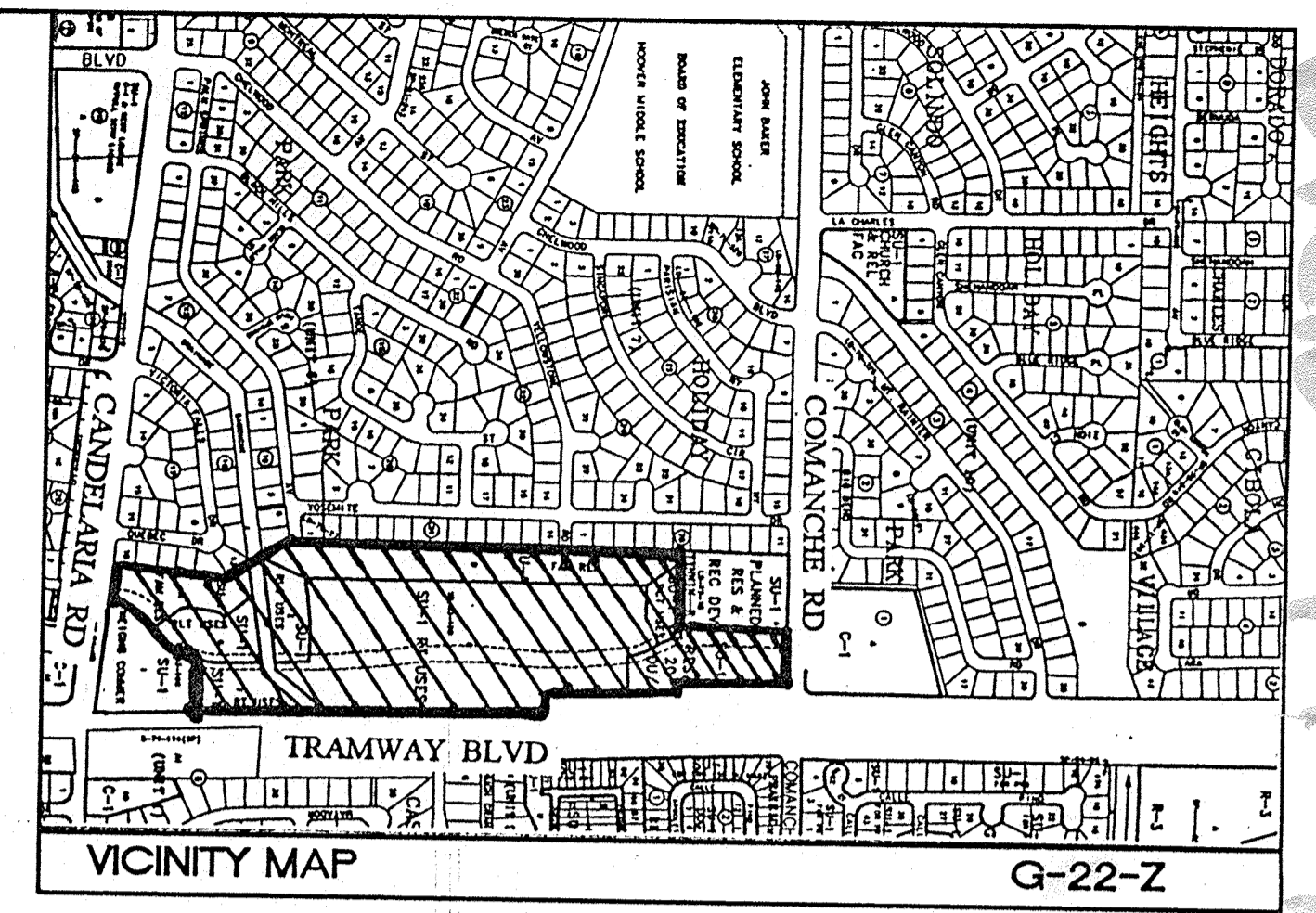


THE TRAILS

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.



- 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 AN 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 26 FEET IN HEIGHT.
 - THERE WILL BE "NO PARKING" SIGNS INSTALLED ON THE CLUSTER UNIT ROADS. THEY WILL ALSO WILL BE MARKED AS FIRE LANES.
 - TOT LOTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL OF THE STREET ARE PRIVATE.

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

CASE NUMBER: DRB 97-140

This plan is consistent with the specific site development plan approval by the Development Review Board (DRB) on February 19, 1998, and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

AMENDED SITE DEVELOPMENT PLAN TO ADD ACTUAL BUILDING SETBACKS

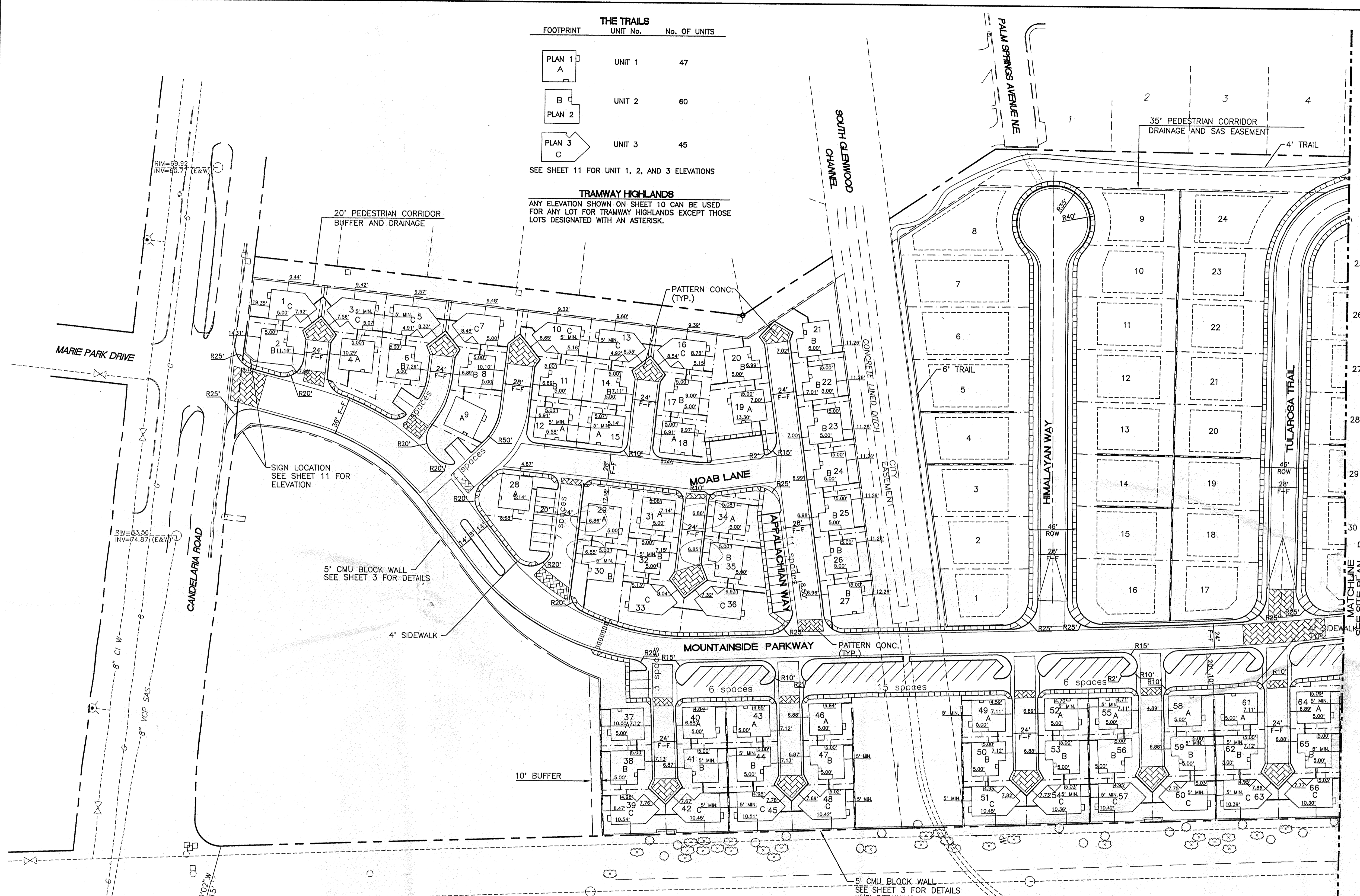
<i>Shirley D. ...</i>	Traffic Engineer, Transportation Division	2/24/98	Date
<i>Edward V. Stang</i>	Design and Development CIP	2/24/98	Date
<i>Ryan A. ...</i>	Public Works, Water Utilities Division	2/24/98	Date
<i>Frank J. ...</i>	City Engineer, Engineering Division / AMAFCA	3-13-98	Date

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

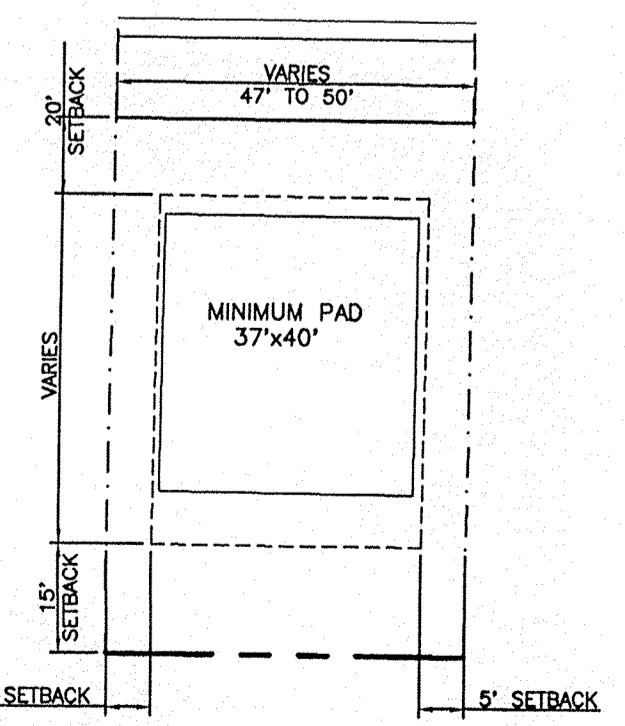
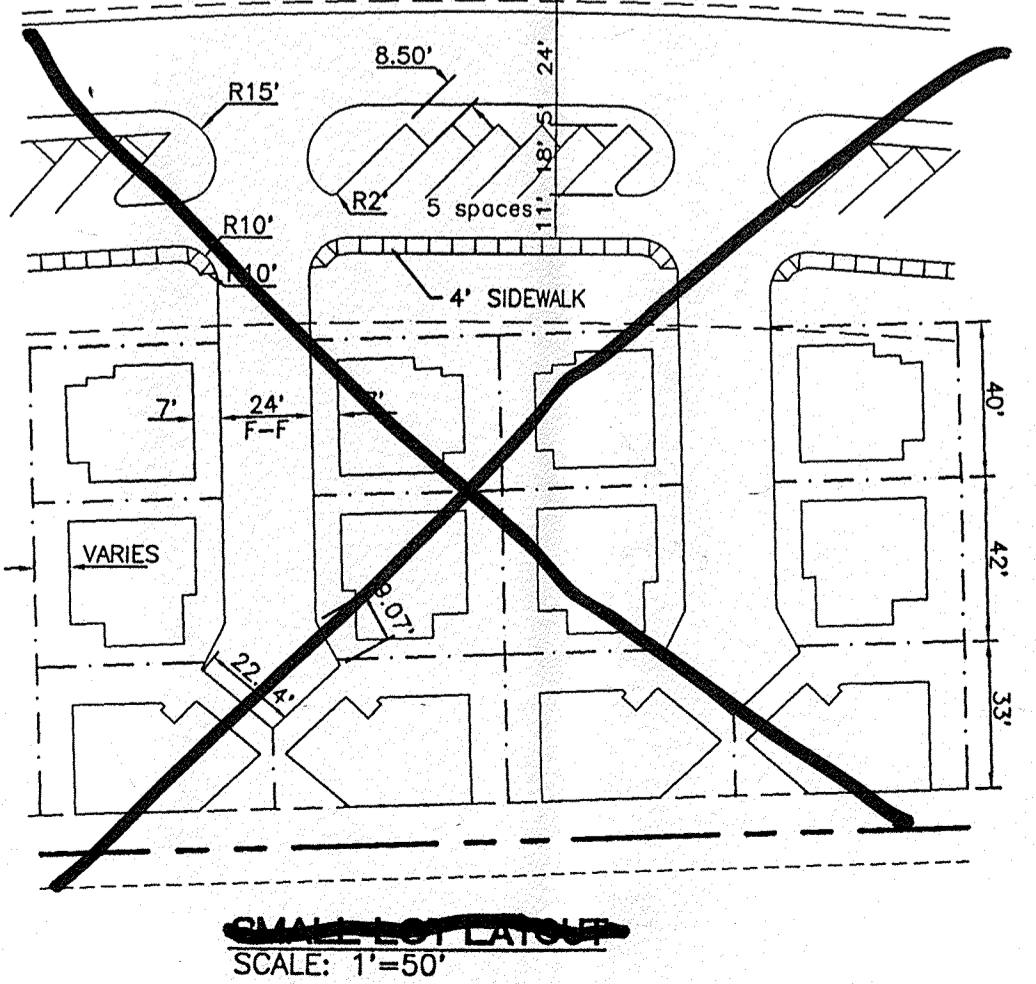
Tom ... 2/13/98 Date
 City Planner, Albuquerque / Bernalillo County Planning Division

N/A
 Solid Waste _____ Date

PLNZ (10706) 4/96

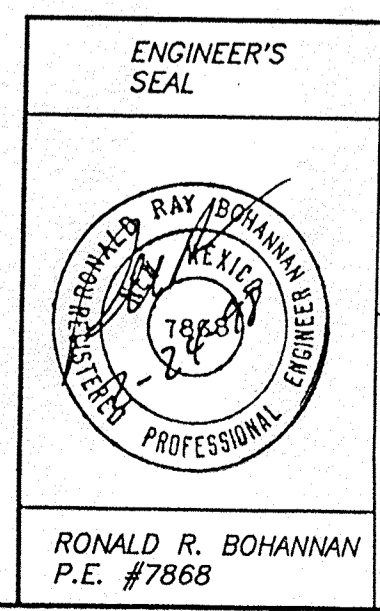
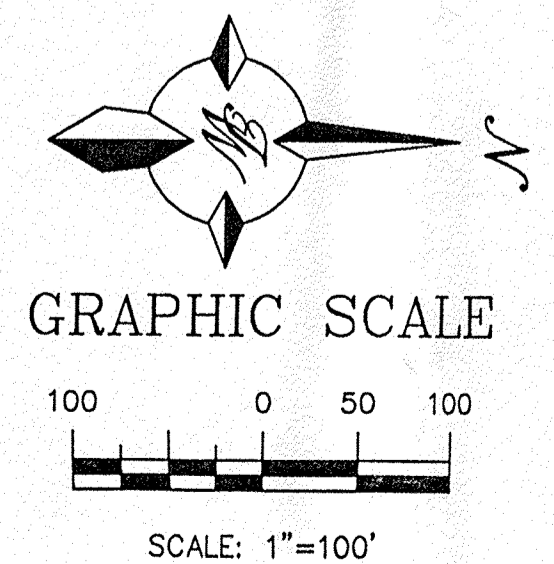


ACS "2-G23"
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 Y=1,497,438.88
 X=426,140.55
 NAD 1927
 G-G=0.9996289
 DELTA=-00'08"31"



TYPICAL LOT LAYOUT
 SCALE: 1"=50'
 LOTS 1-92

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



TRAMWAY HIGHLANDS SUBDIVISION

SITE PLAN - A

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

DRAWN BY BDG
 DATE 2-4-98
 9645SPA.DWG
 SHEET # 1A
 JOB # 960054

DRB-97-140 II

GENERAL NOTES:

- WALLS:
A 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.
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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.
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- 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

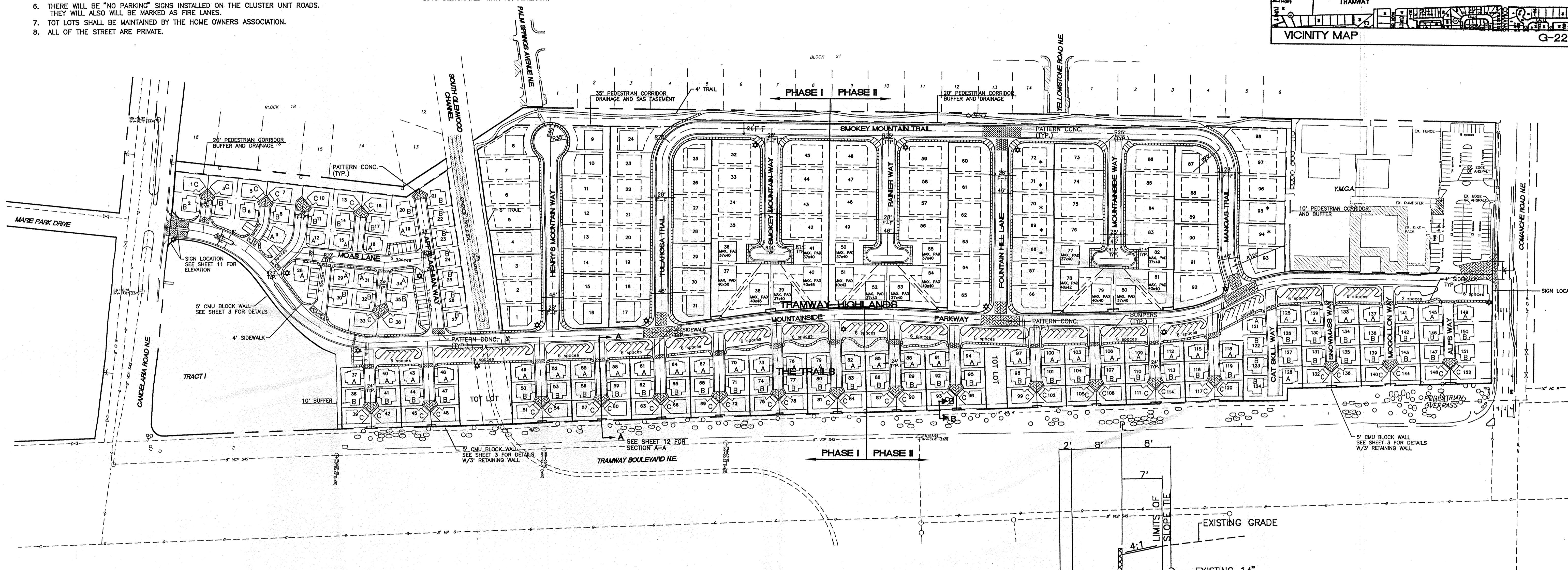
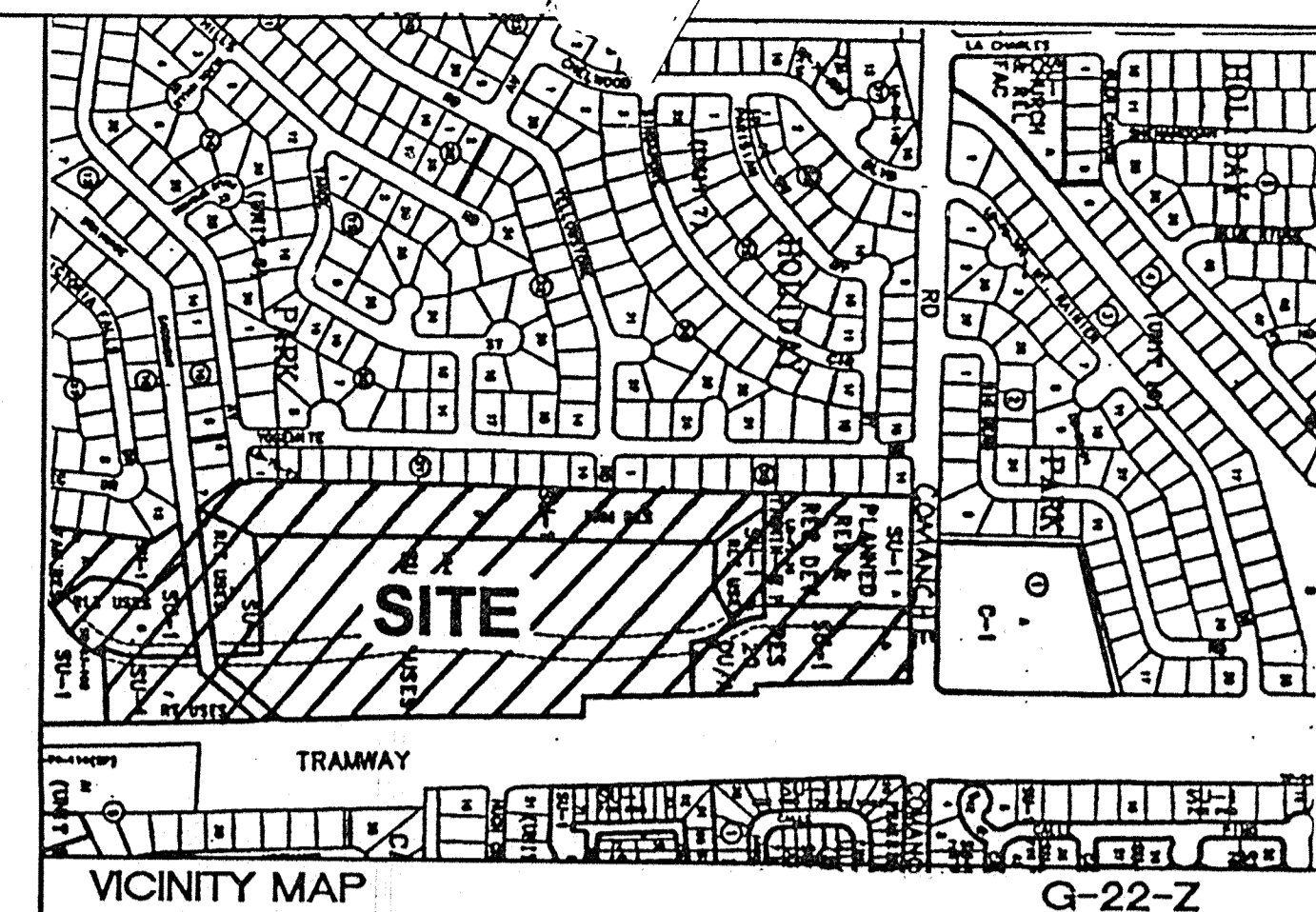
ANY ELEVATION SHOWN ON SHEET 10 CAN BE USED FOR ANY LOT FOR TRAMWAY HIGHLANDS EXCEPT THOSE LOTS DESIGNATED WITH AN ASTERISK.

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: 135,616 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

CASE NUMBER: Z- 97-666 DRB-97.140

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

SITE DEVELOPMENT PLAN

[Signature] Date: 9-27-97
 Traffic Engineer, Transportation Division

[Signature] Date: 9-3-97
 Design and Development, CIP

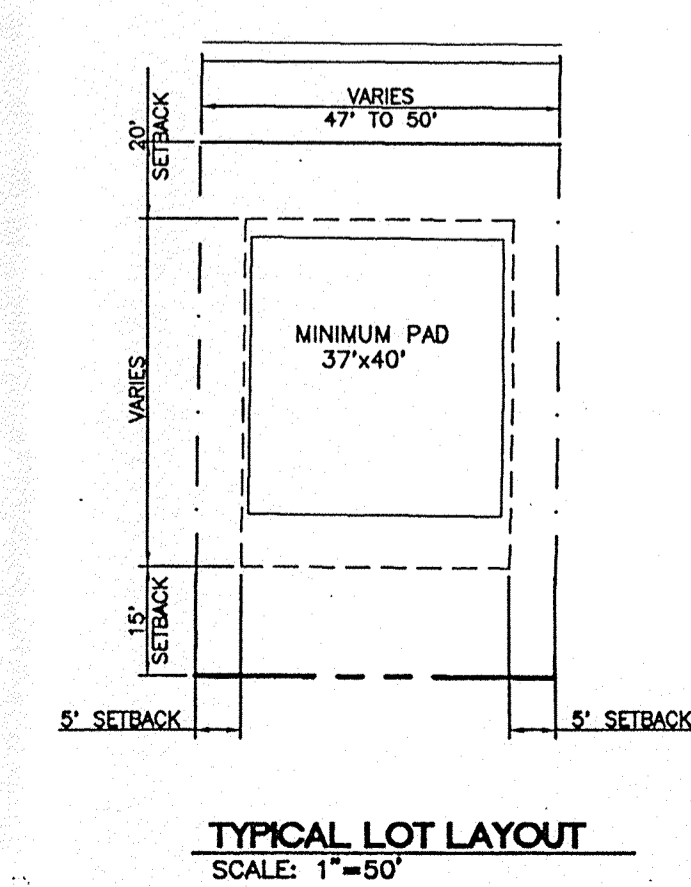
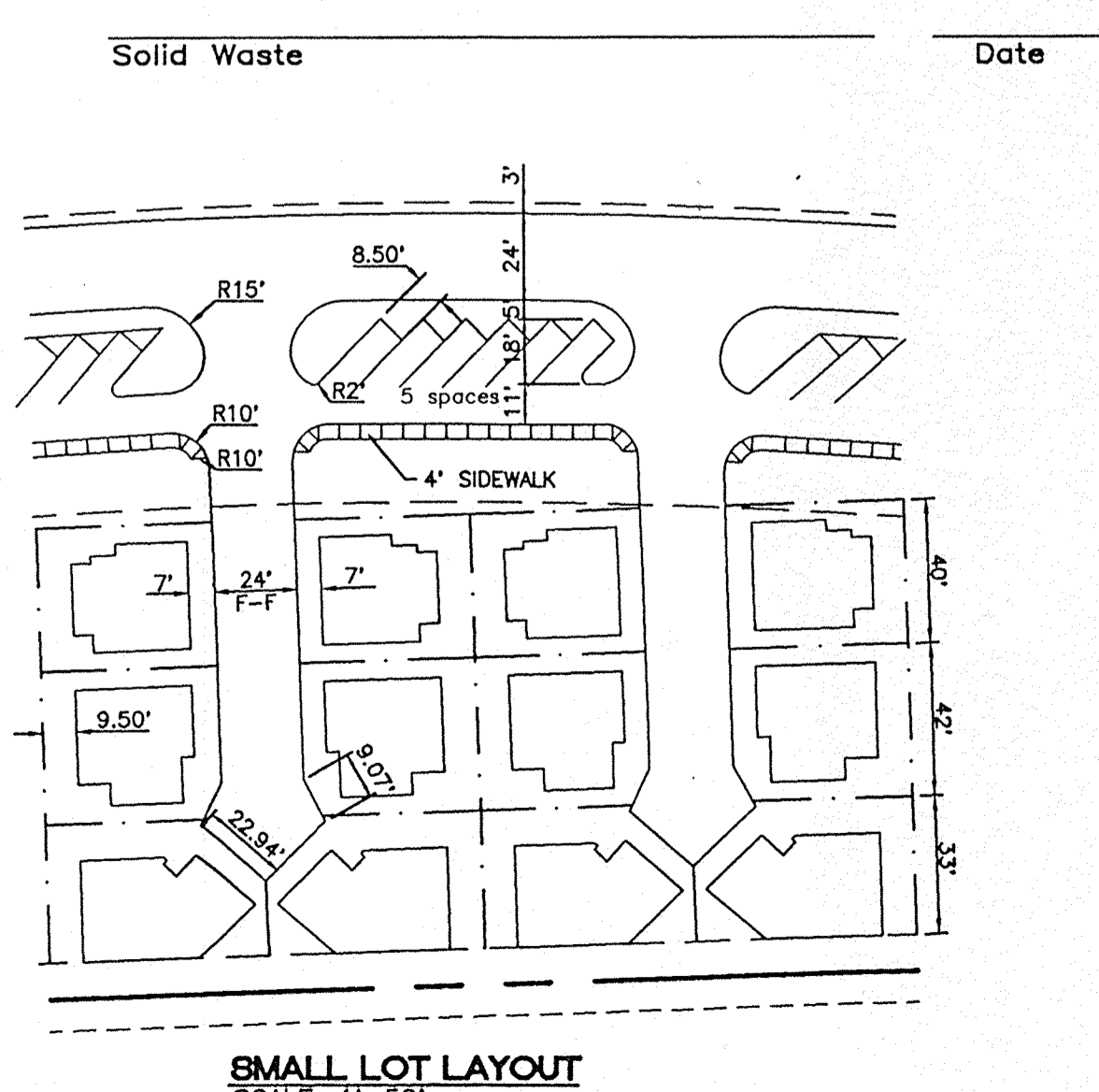
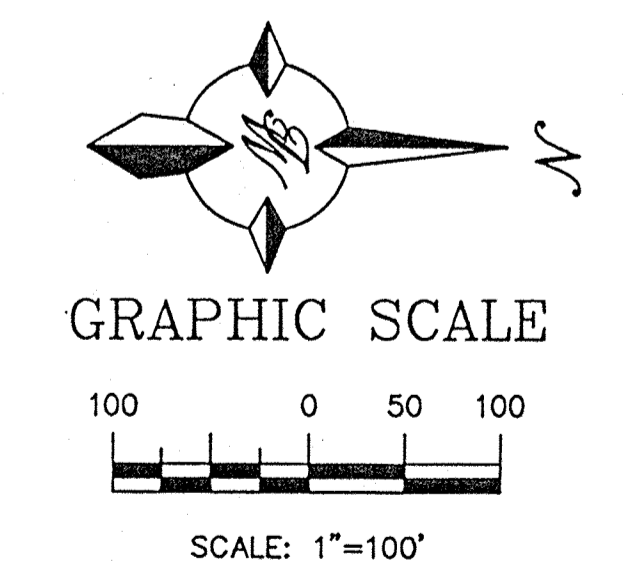
[Signature] Date: 9-11-97
 Public Works, Water Utilities Division

[Signature] Date: 11-7-97
 City Engineer, Engineering Division / AMAFCA

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

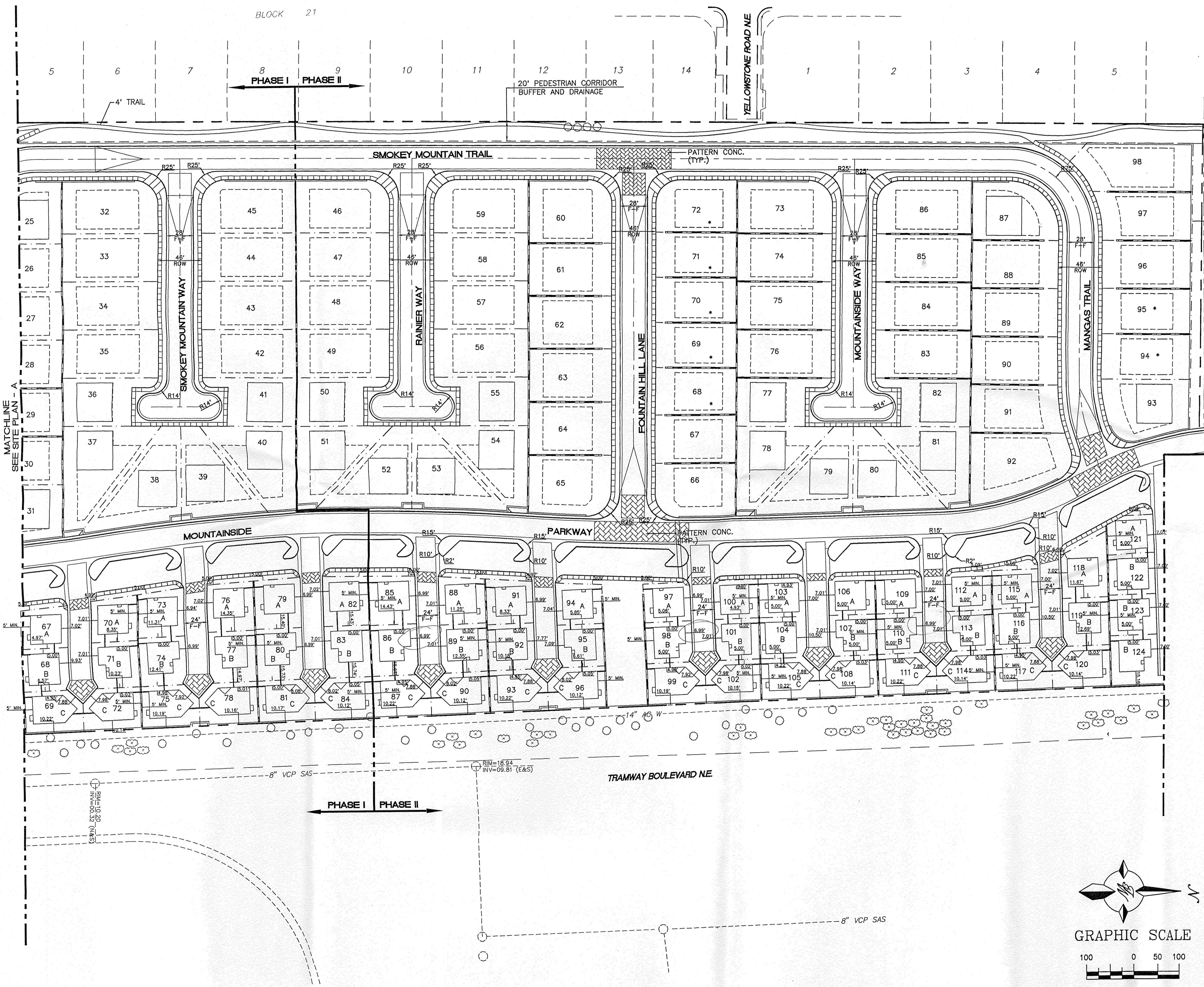
[Signature] Date: 11/19/97
 City Planner, Albuquerque / Bernalillo County Planning Division

PLNZ (10706) 4/96



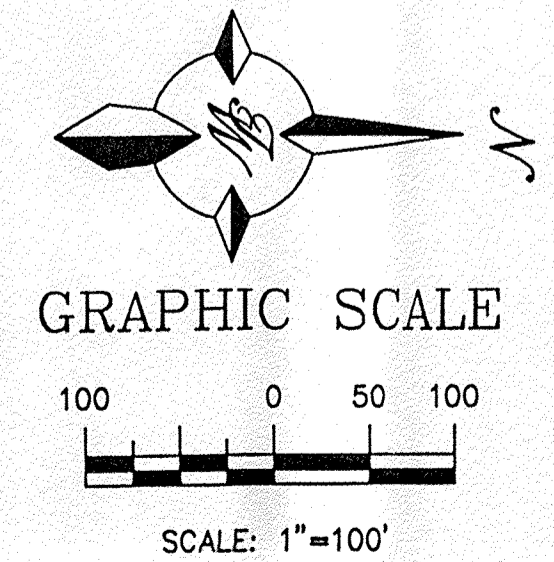
SECTION B-B

	TRAMWAY HIGHLANDS SUBDIVISION	DRAWN BY BDG
	SITE PLAN	DATE 3-18-97
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 1
RONALD R. BOHANNAN P.E. #7868	JOB # 960054	



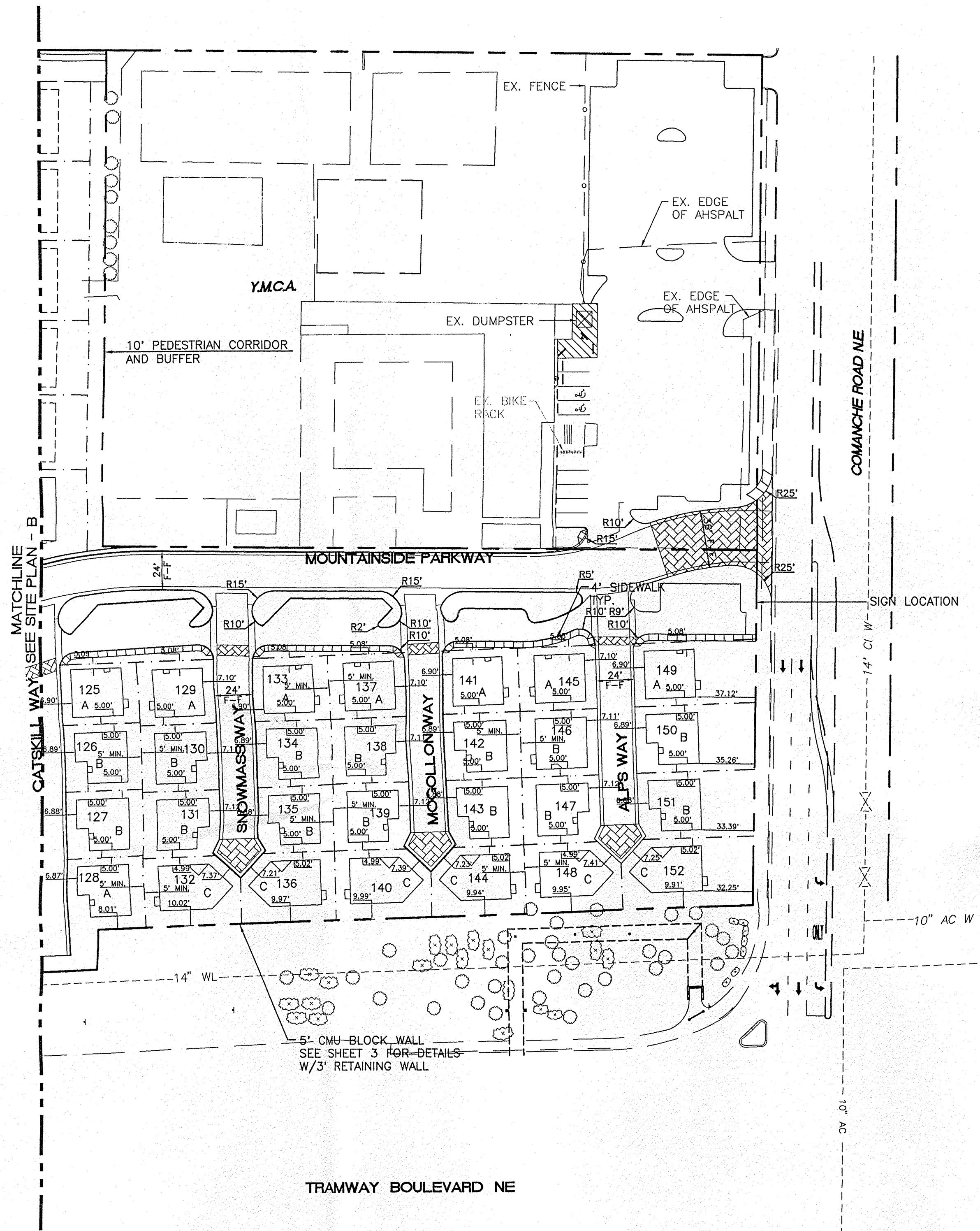
LEGEND

BOUNDARY	---
LOT LINES	- - - -
SIDEWALK	▤▤▤▤▤▤▤▤▤▤
EXIST. WATER LINE	—w—
EXIST. WATER VALVE	⊗
EXIST. EASEMENT	- - - -
EXIST. CURB	▬▬▬▬▬▬▬▬▬▬
SETBACK	▬▬▬▬▬▬▬▬▬▬
PROPOSED STREET LIGHTS	*
PROPOSED RETAINING WALL	▬▬▬▬▬▬▬▬▬▬
PROPOSED SCREEN WALL	▬▬▬▬▬▬▬▬▬▬
PROPOSED PATTERN CONC.	▤▤▤▤▤▤▤▤▤▤



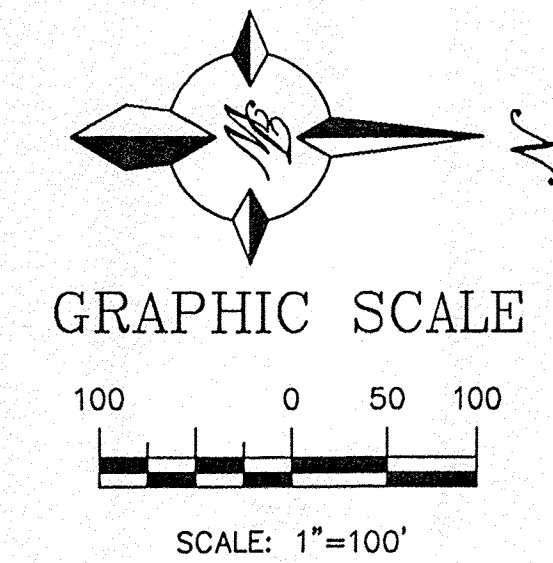
ENGINEER'S SEAL 	TRAMWAY HIGHLANDS SUBDIVISION	DRAWN BY: BDG
	SITE PLAN - B	DATE: 2-5-98
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9645SPB.DWG
		SHEET # 1B
		JOB # 960054

50/960054/9654SPB.DWG/BDG/2-20-98



LEGEND

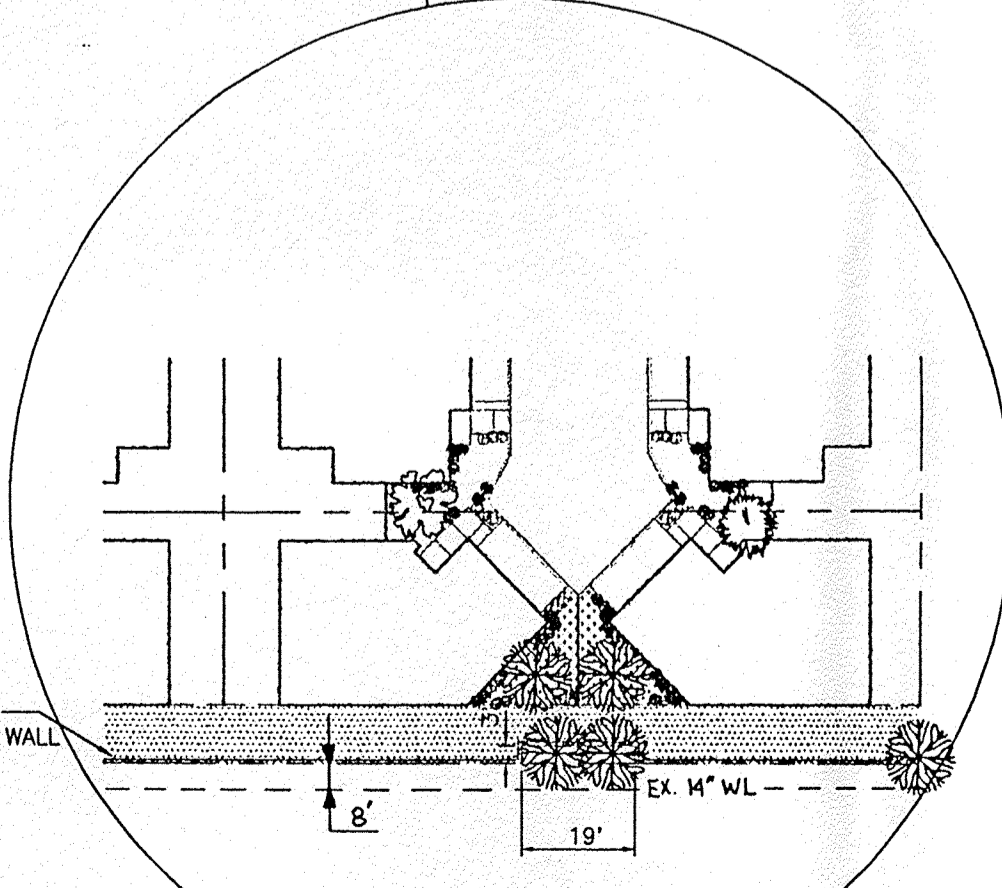
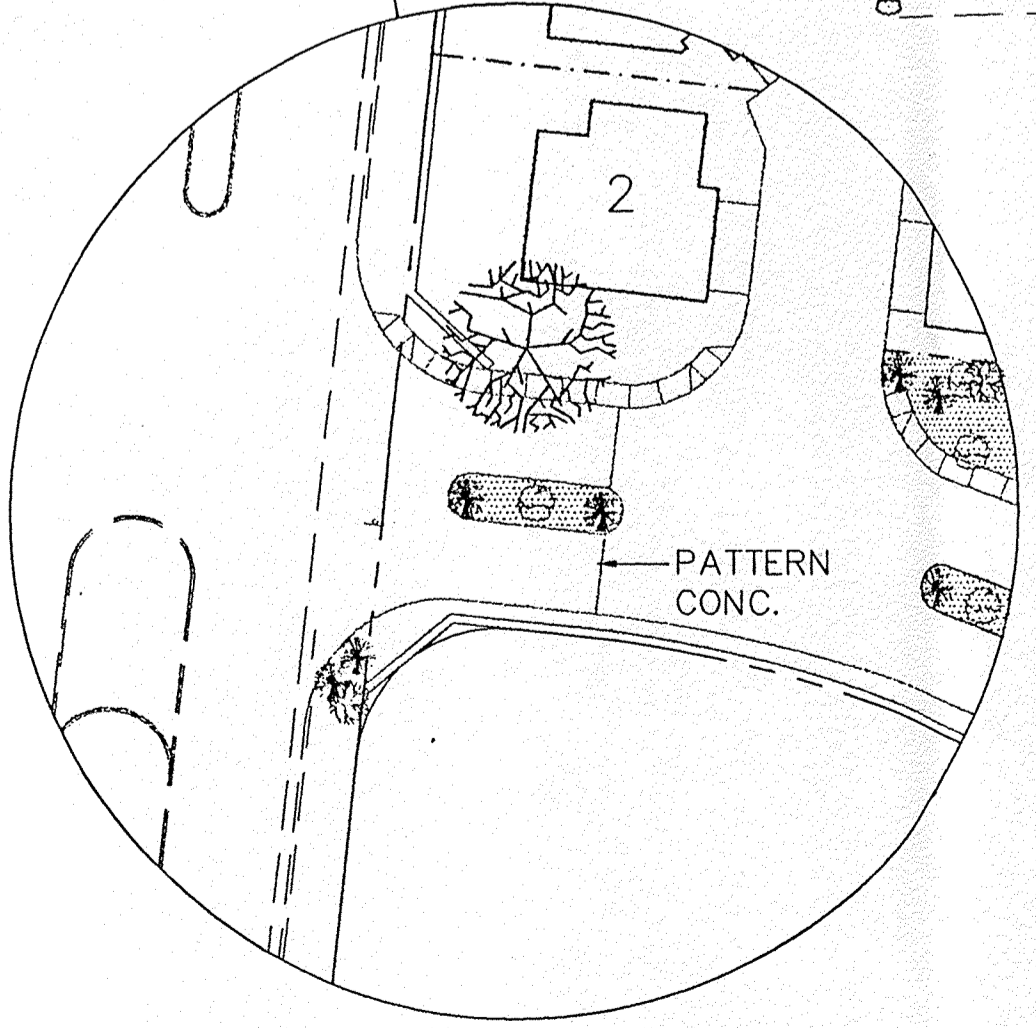
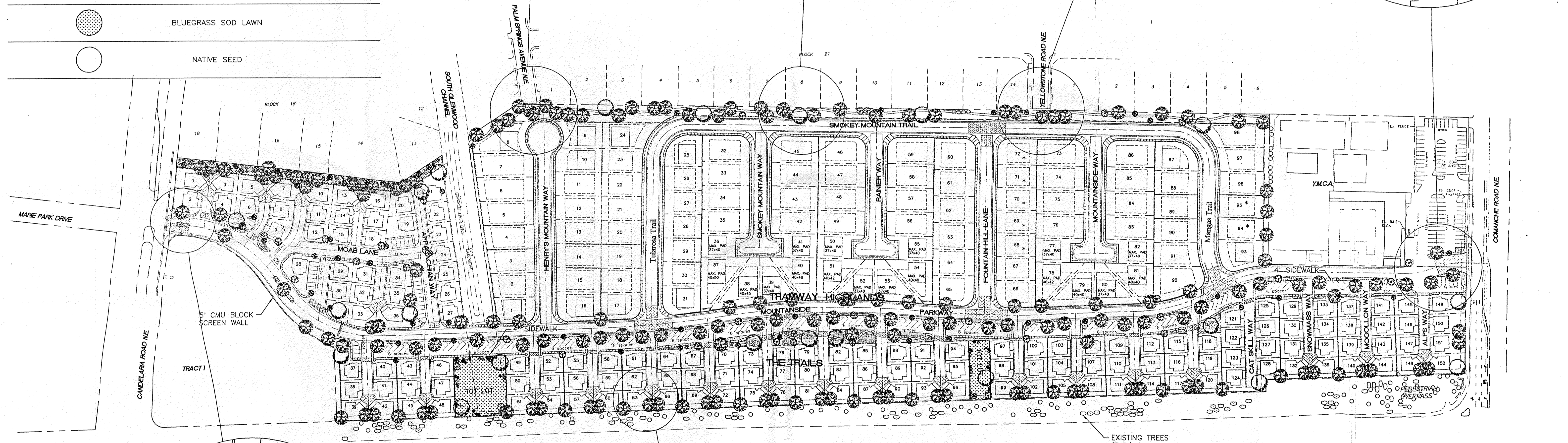
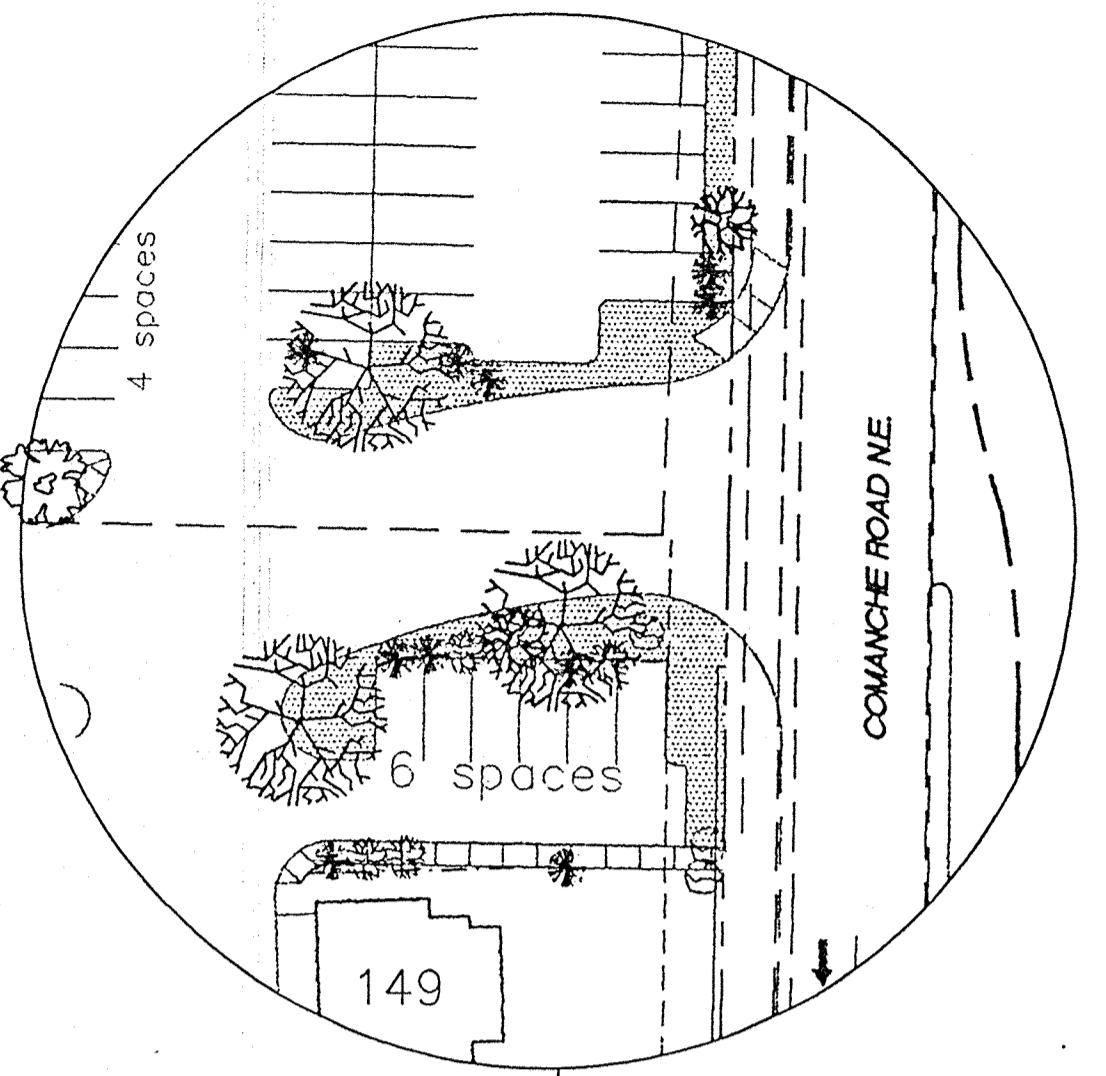
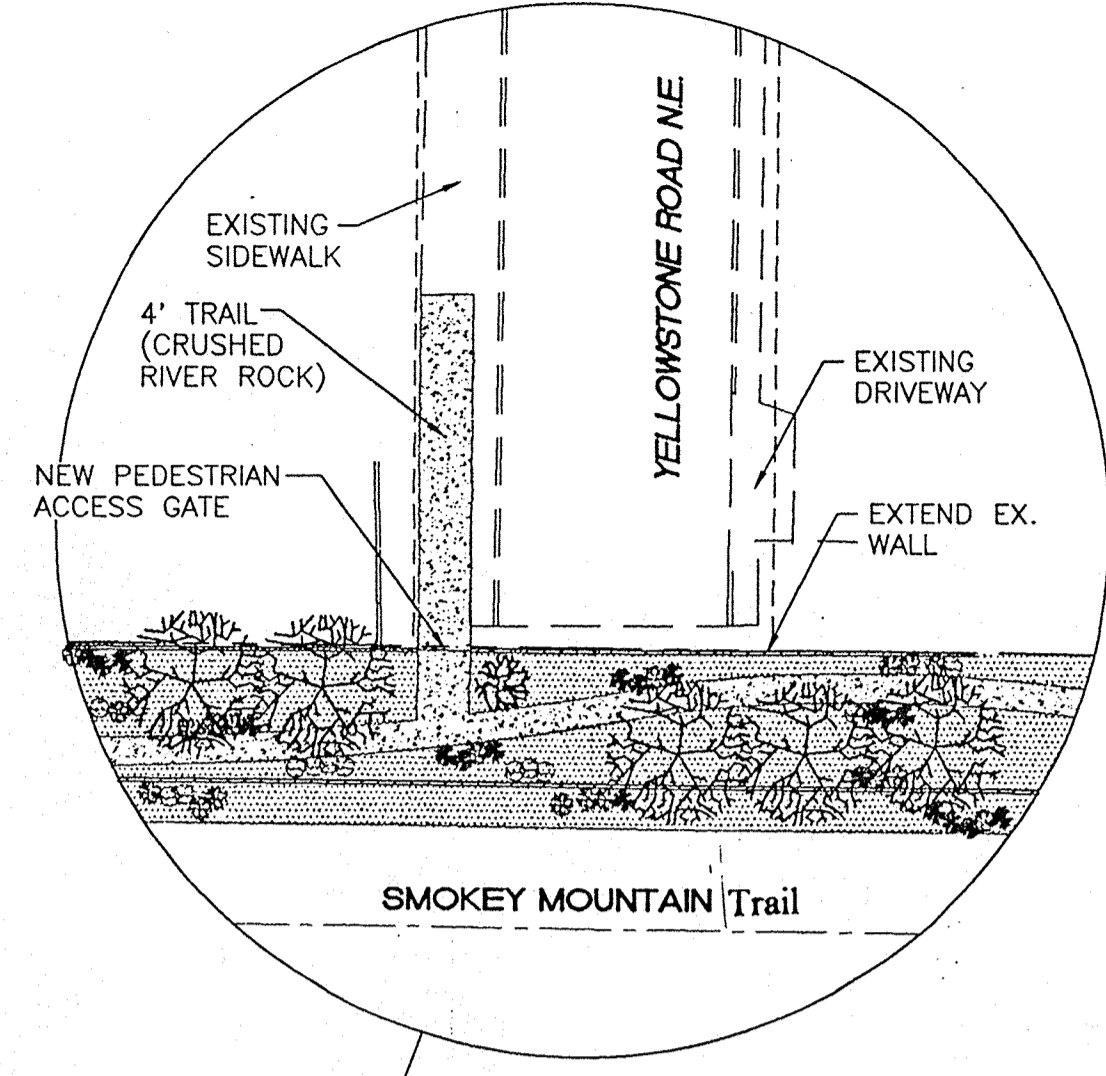
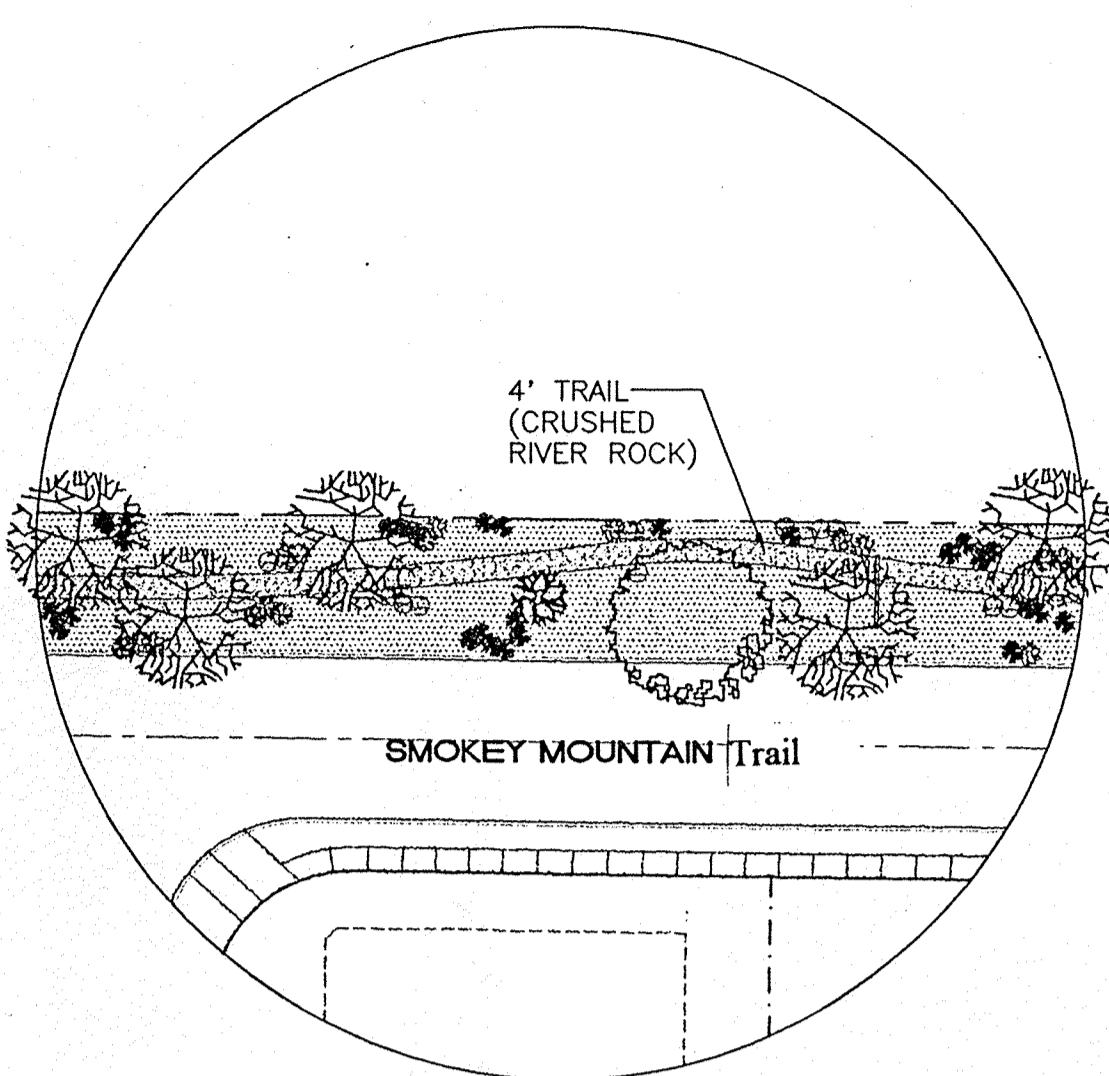
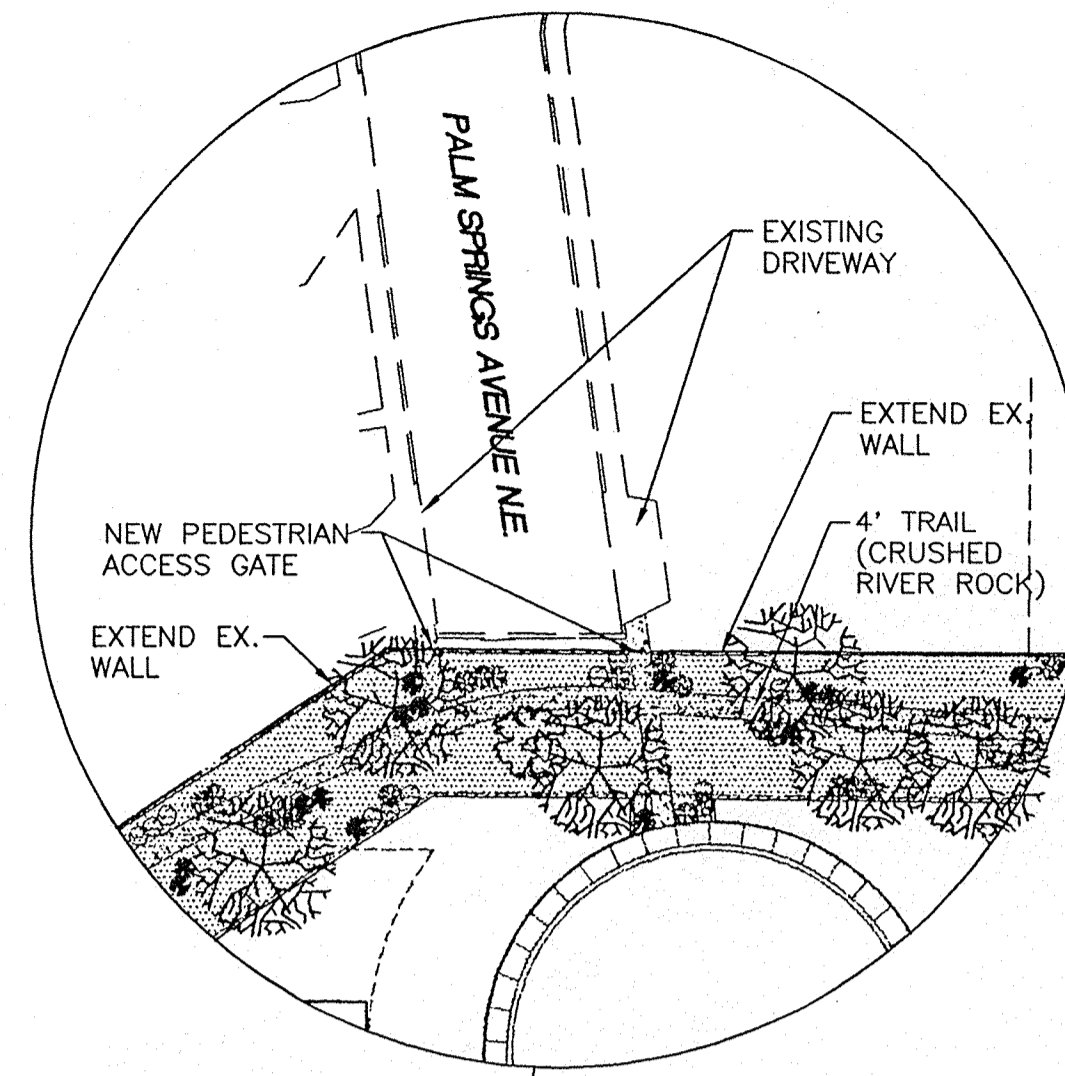
BOUNDARY	---
LOT LINES	----
SIDEWALK	=====
EXIST. WATER LINE	-----
EXIST. WATER VALVE	⊗
EXIST. EASEMENT	----
EXIST. CURB	-----
SETBACK	-----
PROPOSED STREET LIGHTS	*
PROPOSED RETAINING WALL	-----
PROPOSED SCREEN WALL	-----
PROPOSED PATTERN CONC.	▨



ENGINEER'S SEAL	TRAMWAY HIGHLANDS SUBDIVISION	DRAWN BY	BDG
		DATE	2-4-98
		SITE PLAN - C	9645SPC.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET #	1C
RONALD R. BOHANNAN P.E. #7868		JOB #	960054

LANDSCAPING SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	SIZE
20		MTN. COTTONWOOD	2 1/2" - 3"
189		ASH OR HONEY LOCUST	2" - 2 1/2"
119		PINON PINE OR WASHINGTON HAWTHORN	1/2" - 2"
119		PURPLE LEAF PLUM OR ONAMENTAL PEAR	4-6' 8-10'
536		ORNAMENTAL SHRUBS PHOTINIA, RAPHIOLEPIS, ENONYMUS, SILVERBERRY, HOLLY, NANDINA, MAHONIA	5 GAL.
546		NATIVE SHRUBS CHAMISA, APACHEPLUME, RUSSIAN SAGE, BLUEMIST SPIRAEA, AUTUMN SAGE, POTENTILLA	5 GAL.
536		GROUND COVERS BUFFALO JUNIPER HORIZONTAL COTONEASTER	5 GAL.
		CRUSHED SANTA ANA TAN GRAVEL W/FILTER FABRIC	3/4"
		BLUEGRASS SOD LAWN	
		NATIVE SEED	

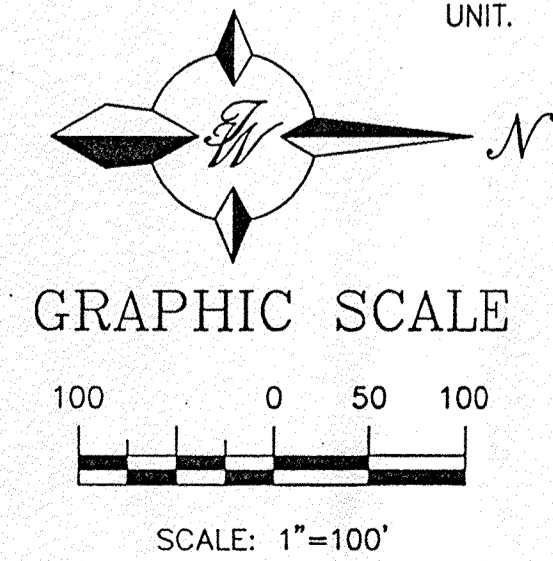


LANDSCAPING CALCULATIONS

TOTAL SITE AREA	42.851 ACRES
LANDSCAPING PROVIDED	158,694 SF ±
SOD AREA	30,622 SF ±
GRAVEL AREA	104,821 SF ±
NATIVE SEED	23,251 SF ±

GENERAL NOTES:

1. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED SITE THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD.
2. 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.
3. LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER, POP-UP SPRAY HEADS OR IMPACT ROTATORS TO SOD LAWN BUBBLERS TO TREES, AND DRIP IRRIGATION TO SHRUBS.
5. SEE 6 LOT CLUSTER UNIT LANDSCAPING PLAN FOR SPECIFIC LANDSCAPING FOR EACH CLUSTER UNIT.

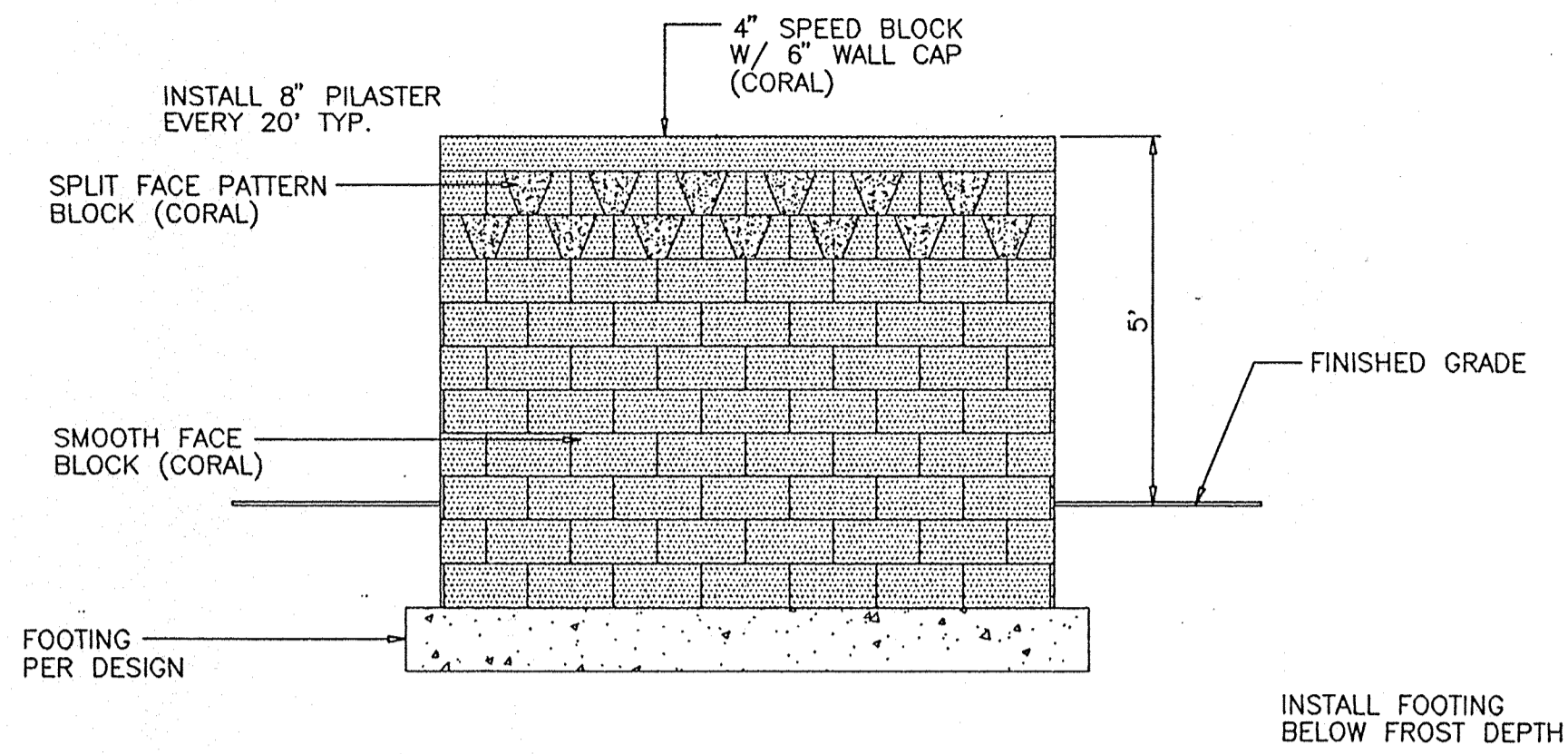
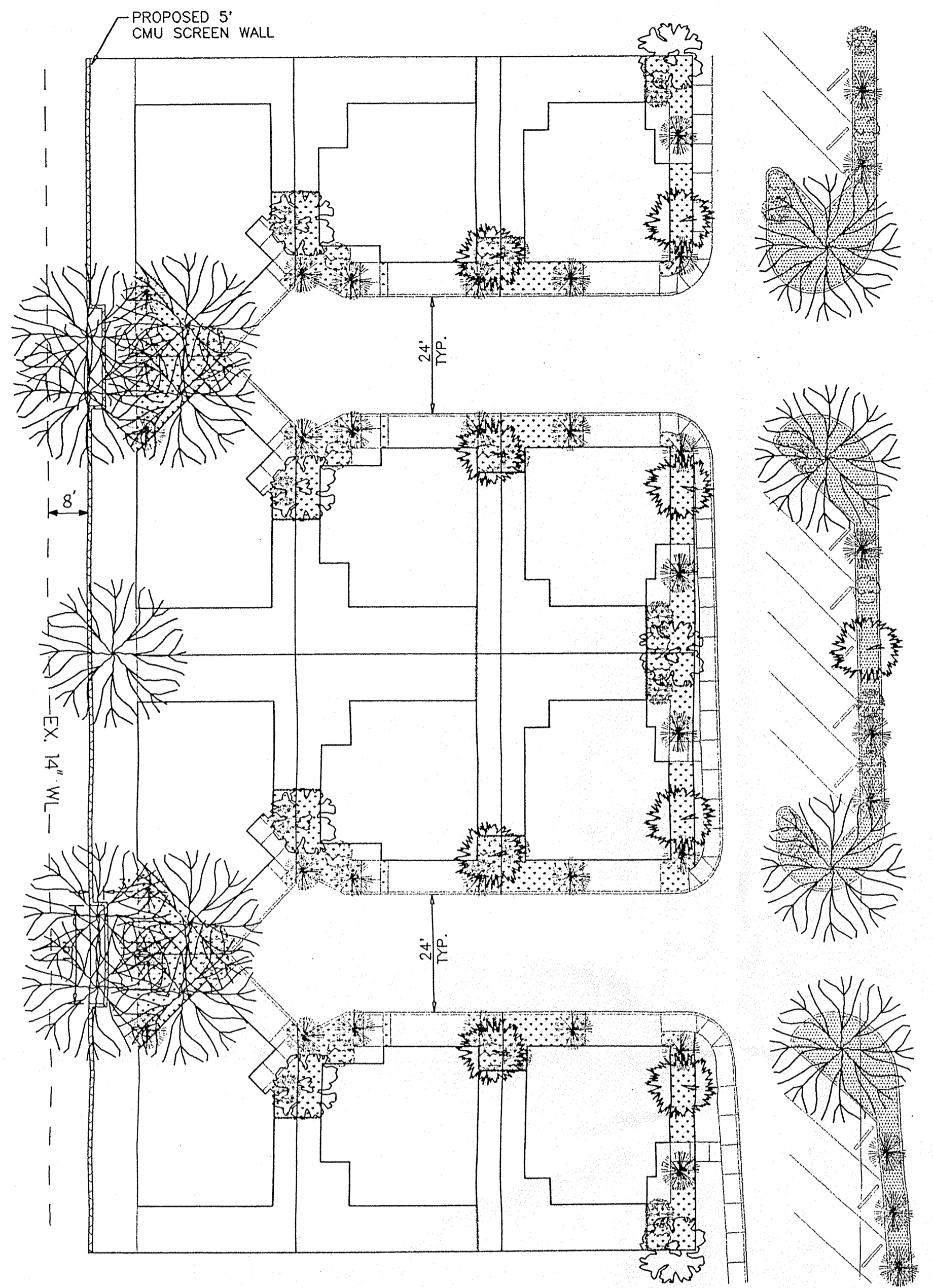


ENGINEER'S SEAL

 RONALD R. BOHANNAN
 P.E. #7868

TRAMWAY HIGHLANDS SUBDIVISION
OVERALL LANDSCAPE PLAN
 TIERRA WEST, LLC
 4421 McLEOD ROAD, N.E., SUITE D
 ALBUQUERQUE, NEW MEXICO 87109
 (505)883-7592

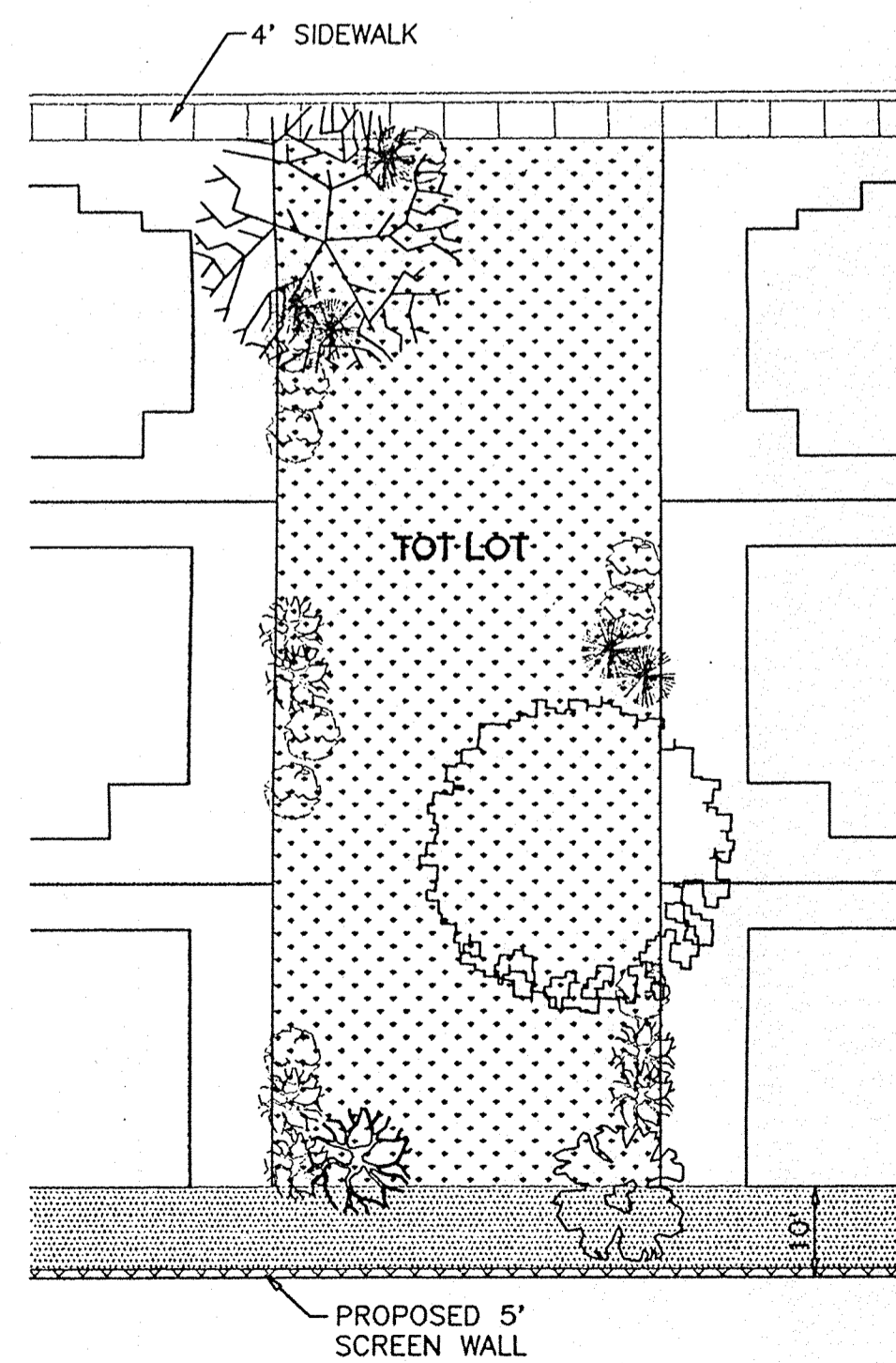
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 DATE: 6-20-97
 9645LSP.DWG
 SHEET #
2
 JOB #
 960054



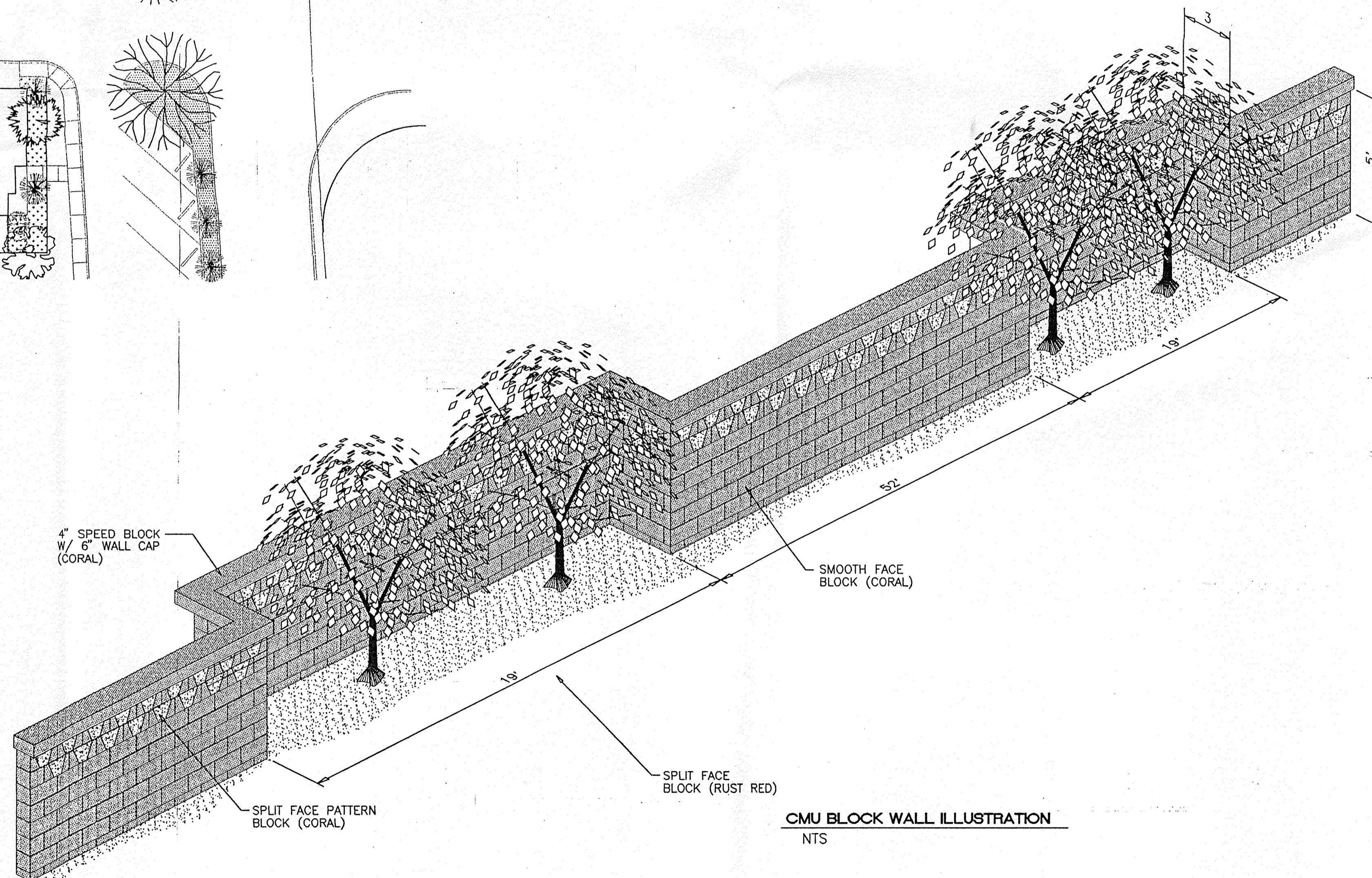
CMU BLOCK WALL DETAIL
NTS

NOTE: BLOCK WALL TO BE DESIGNED AND PERMITTED TO CITY OF ALBUQUERQUE STANDARDS AND SOIL CONDITIONS SPECIFIC TO THE SITE.

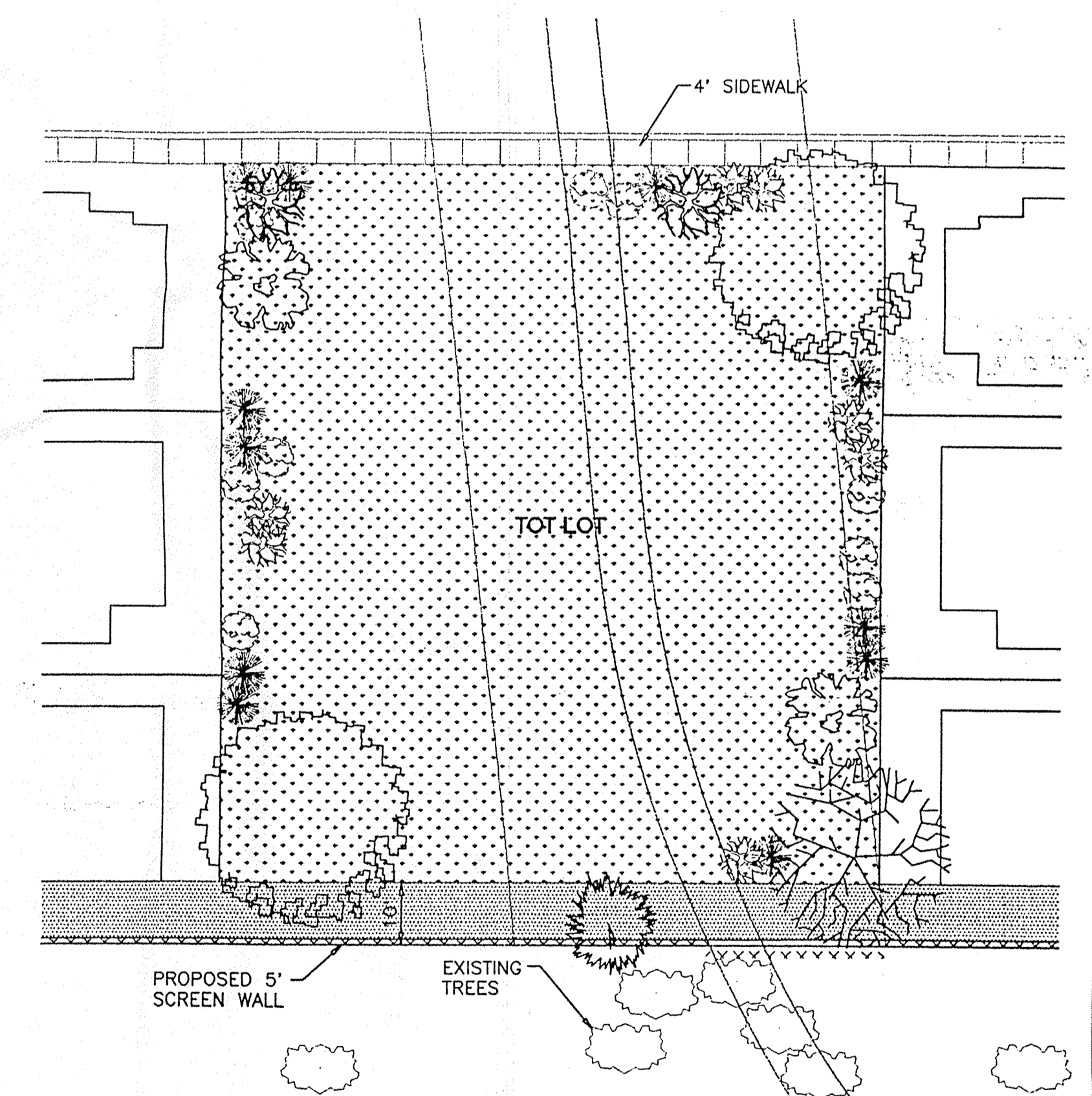
LANDSCAPING SCHEDULE		
SYMBOL	COMMON NAME	SIZE
	MTN. COTTONWOOD	2 1/2" - 3"
	ASH OR HONEY LOCUST	2" - 2 1/2"
	PINON PINE OR WASHINGTON HAWTHORN	1/2" - 2"
	PURPLE LEAF PLUM OR ONAMENTAL PEAR	4-6' 8-10'
	ORNAMENTAL SHRUBS PHOTINIA, RAPHIOLEPIS, ENONYMUS, SILVERBERRY, HOLLY, NANDINA, MAHONIA	5 GAL.
	NATIVE SHRUBS CHAMISA, APACHEPLUME, RUSSIAN SAGE, BLUEMIST SPIRAEA, AUTUMN SAGE, POTENTILLA	5 GAL.
	GROUND COVERS BUFFALO JUNIPER HORIZONTAL COTONEASTER	5 GAL.
	CRUSHED SANTA ANA TAN GRAVEL W/FILTER FABRIC	3/4"
	BLUEGRASS SOD LAWN	5 GAL.
	NATIVE SEED	



TOT LOT LANDSCAPING DETAIL



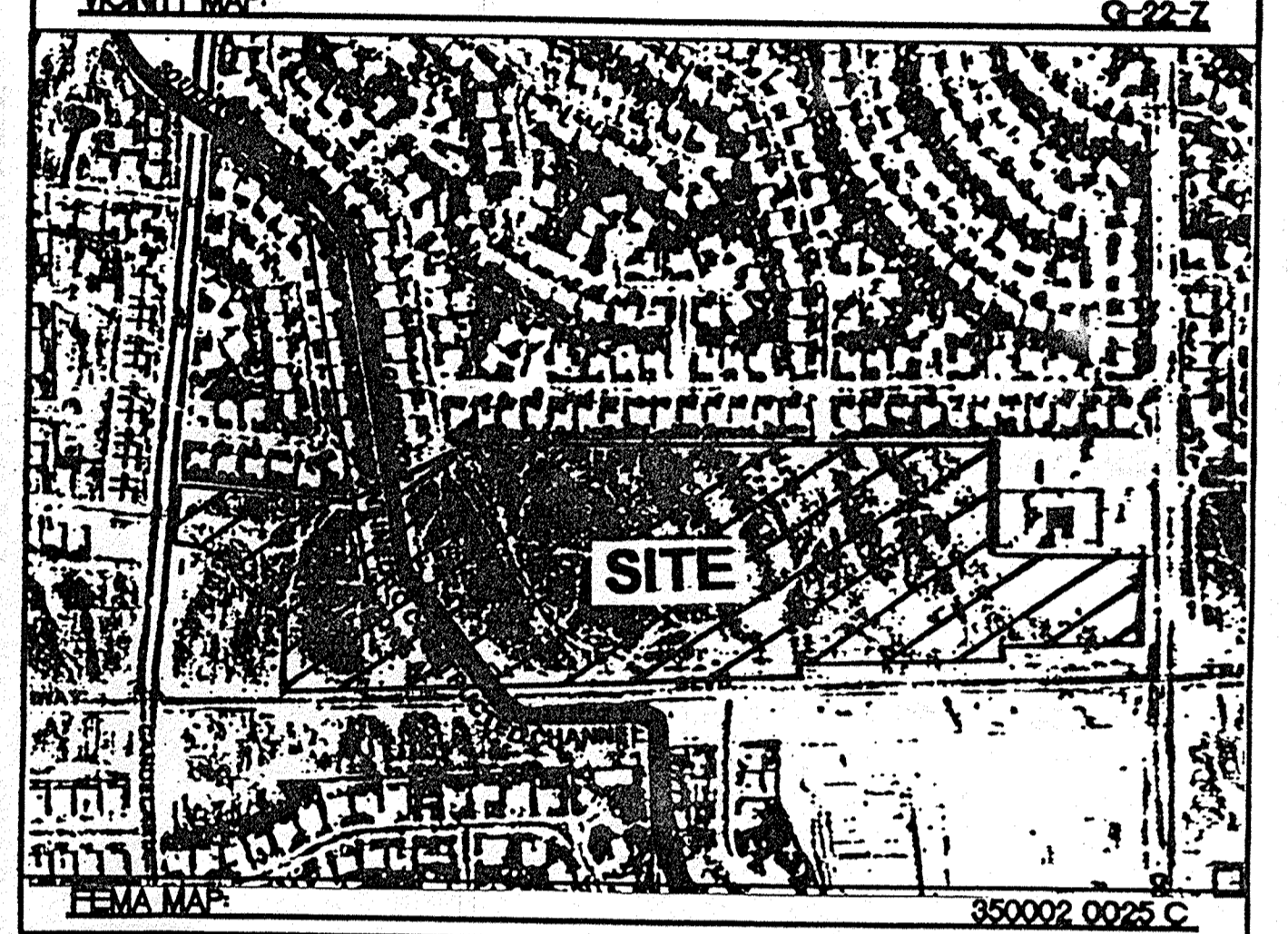
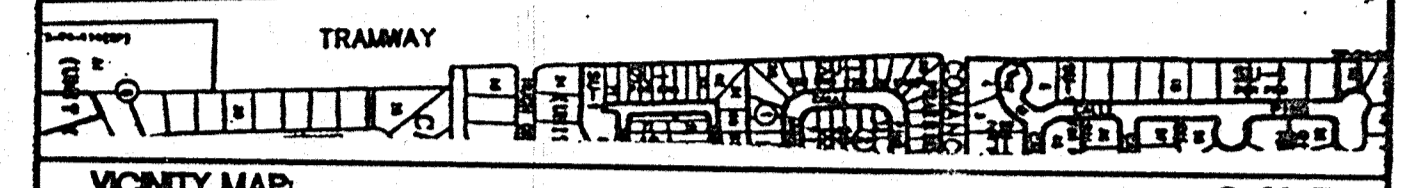
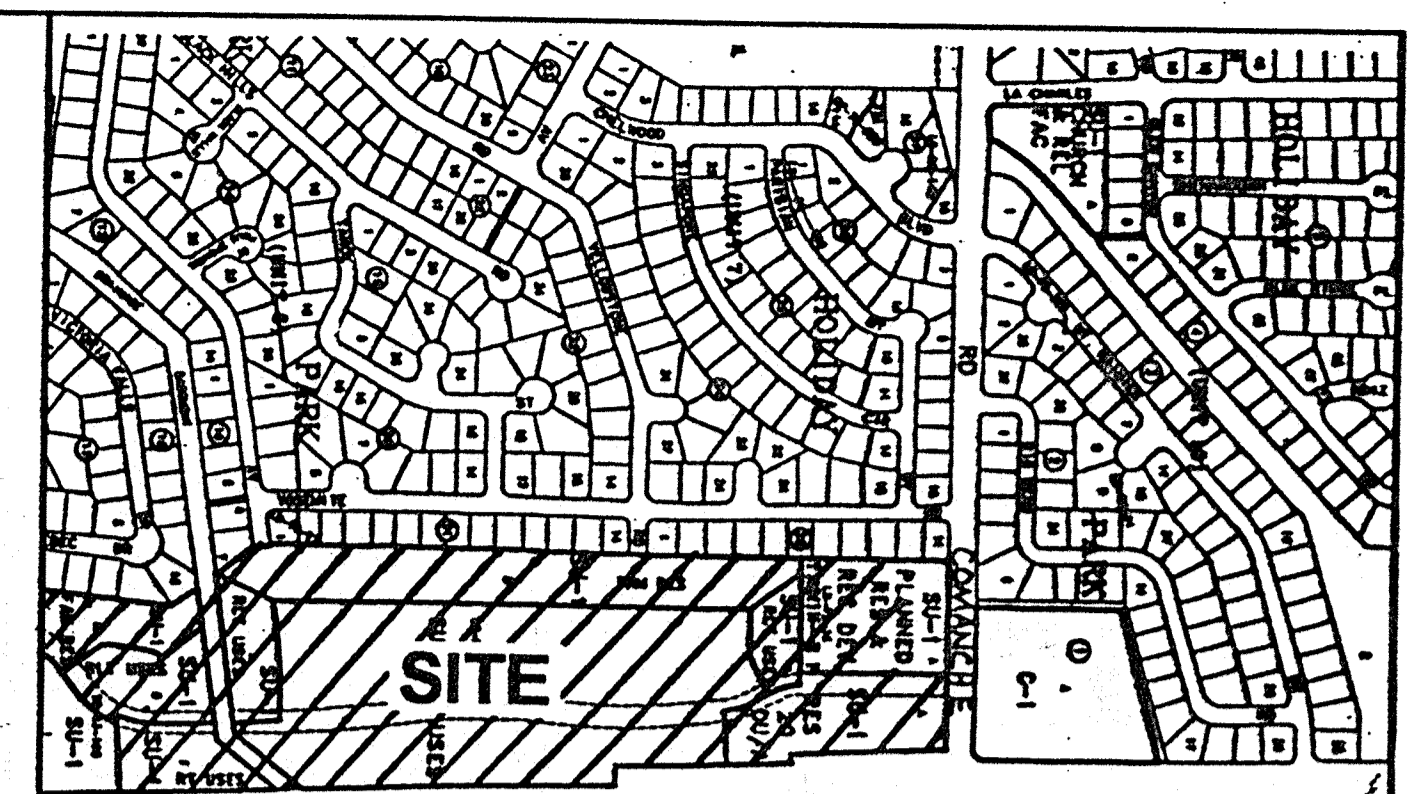
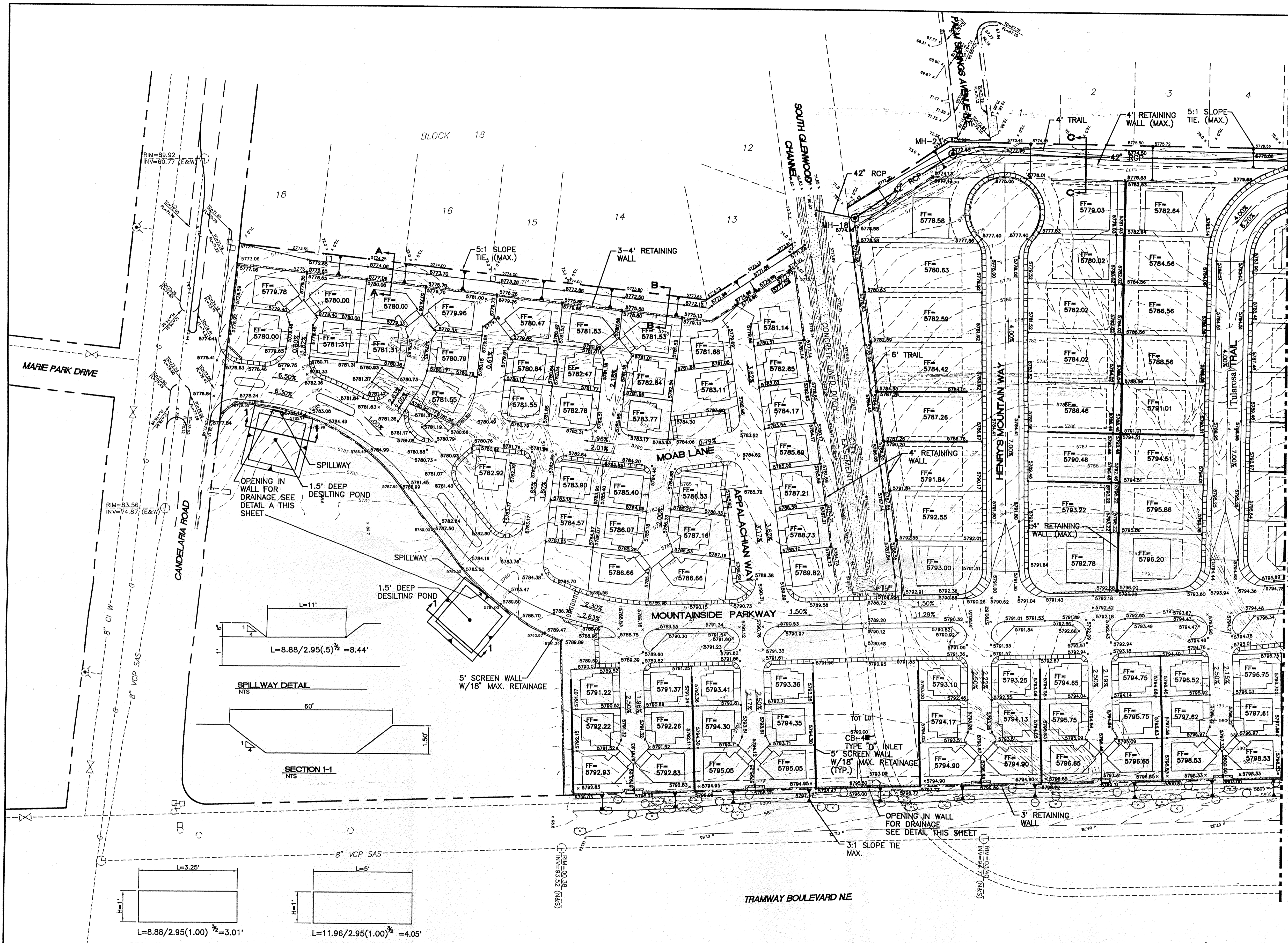
CMU BLOCK WALL ILLUSTRATION
NTS



TOT LOT LANDSCAPING DETAIL

SCALE: 1"=20'

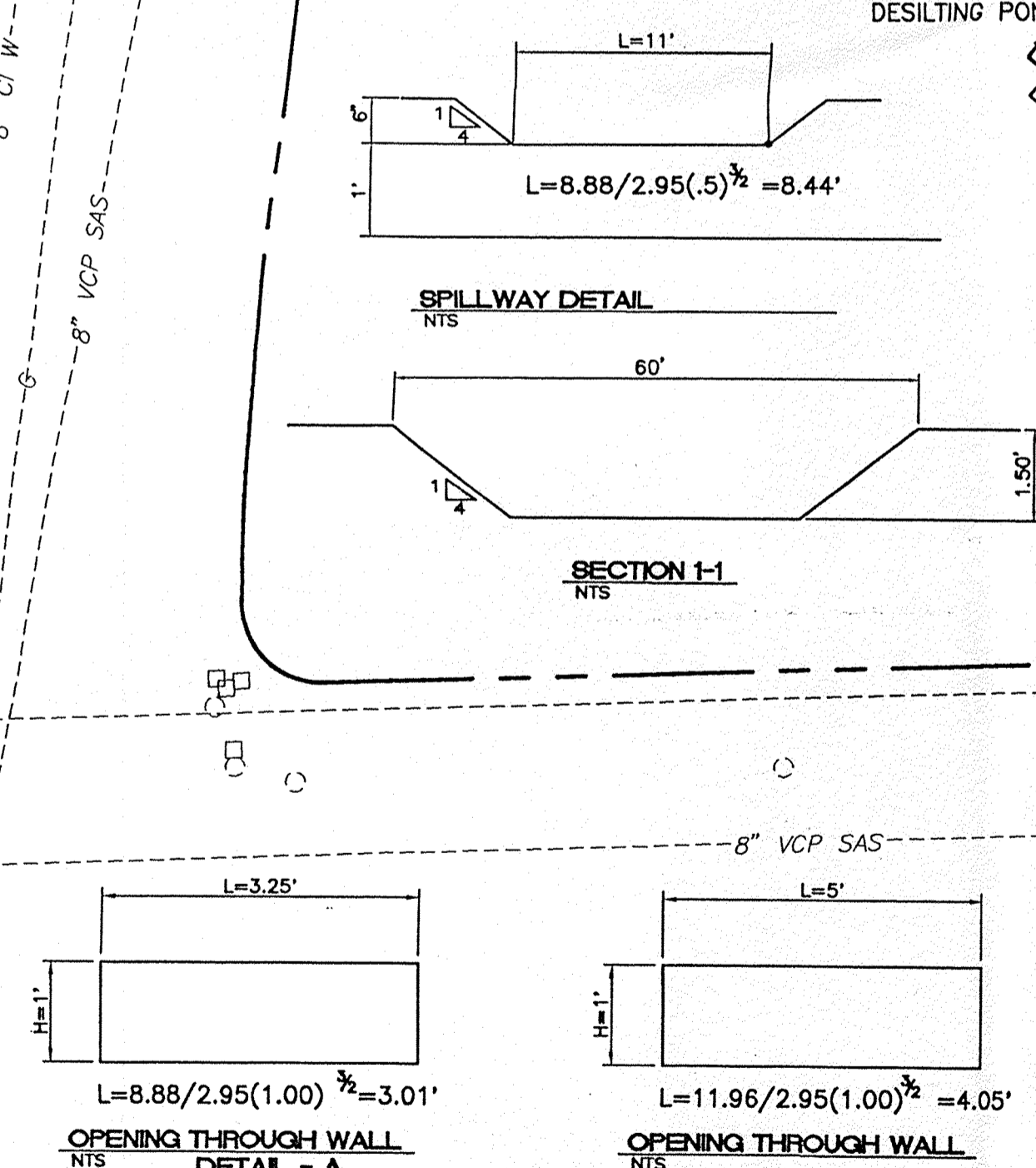
	TRAMWAY HIGHLANDS SUBDIVISION 6 LOT CLUSTER UNIT LANDSCAPE PLAN	DRAWN BY: BDG DATE: 6-20-97 9645POD.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3 JOB # 960054



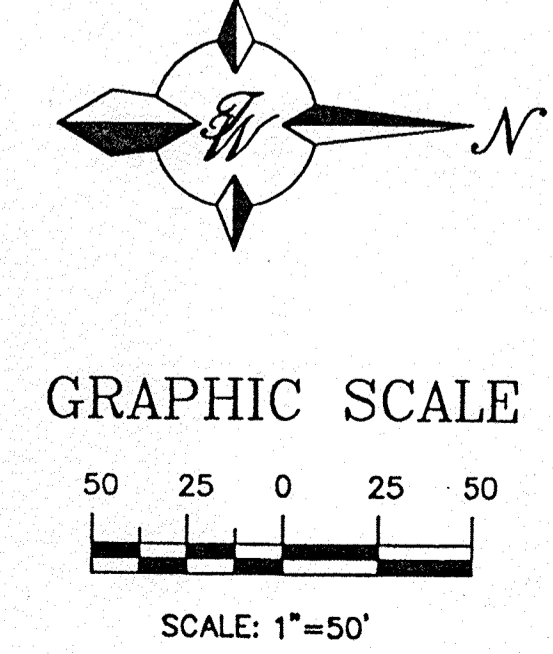
NOTES
 1. SEE SHEET 7 FOR CROSS SECTIONS.
 2. GARAGES WILL HAVE A 4" STEP FROM THE FINISH FLOOR DOWN AND WITH A DROP OF 2" ACROSS GARAGE FOR A SLOPE.

LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED TRAIL

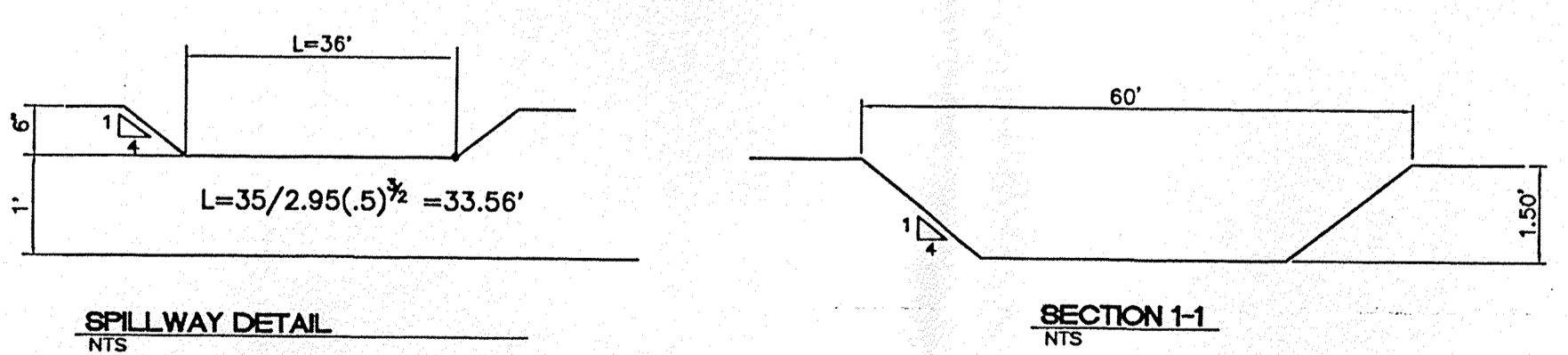
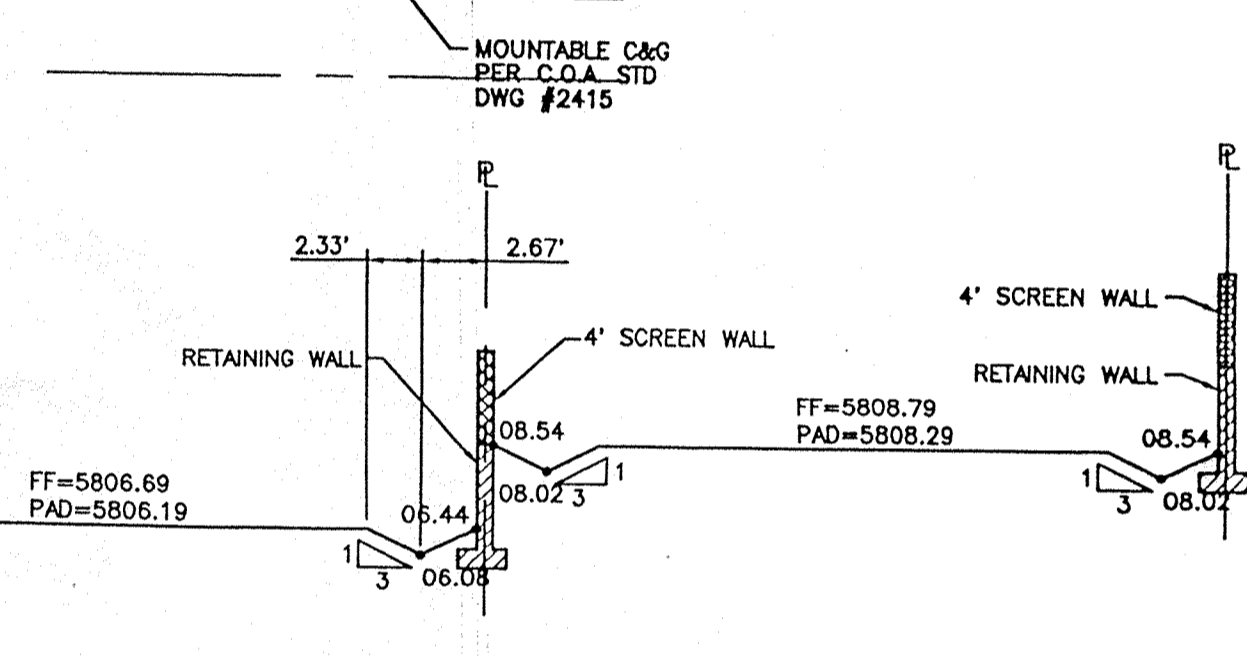
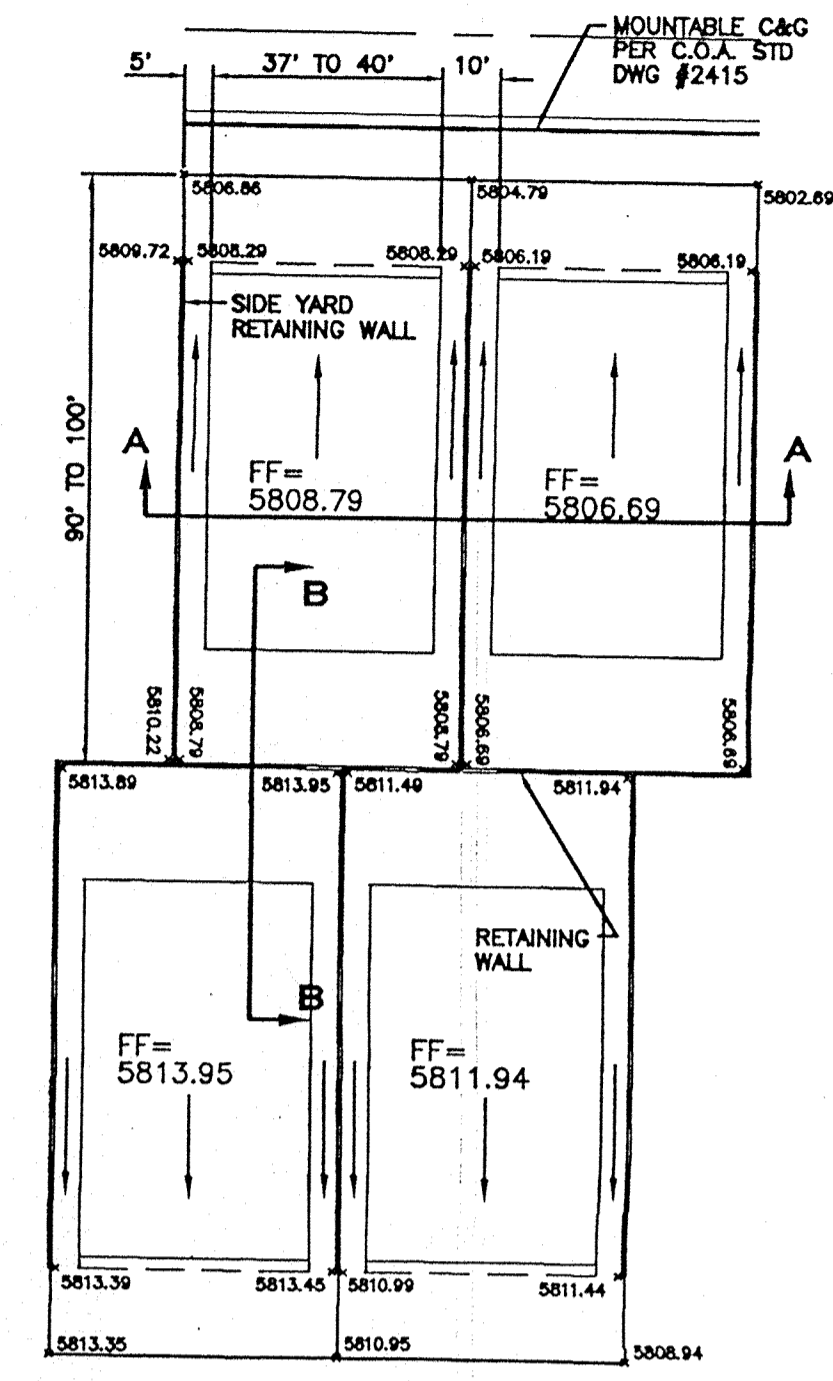
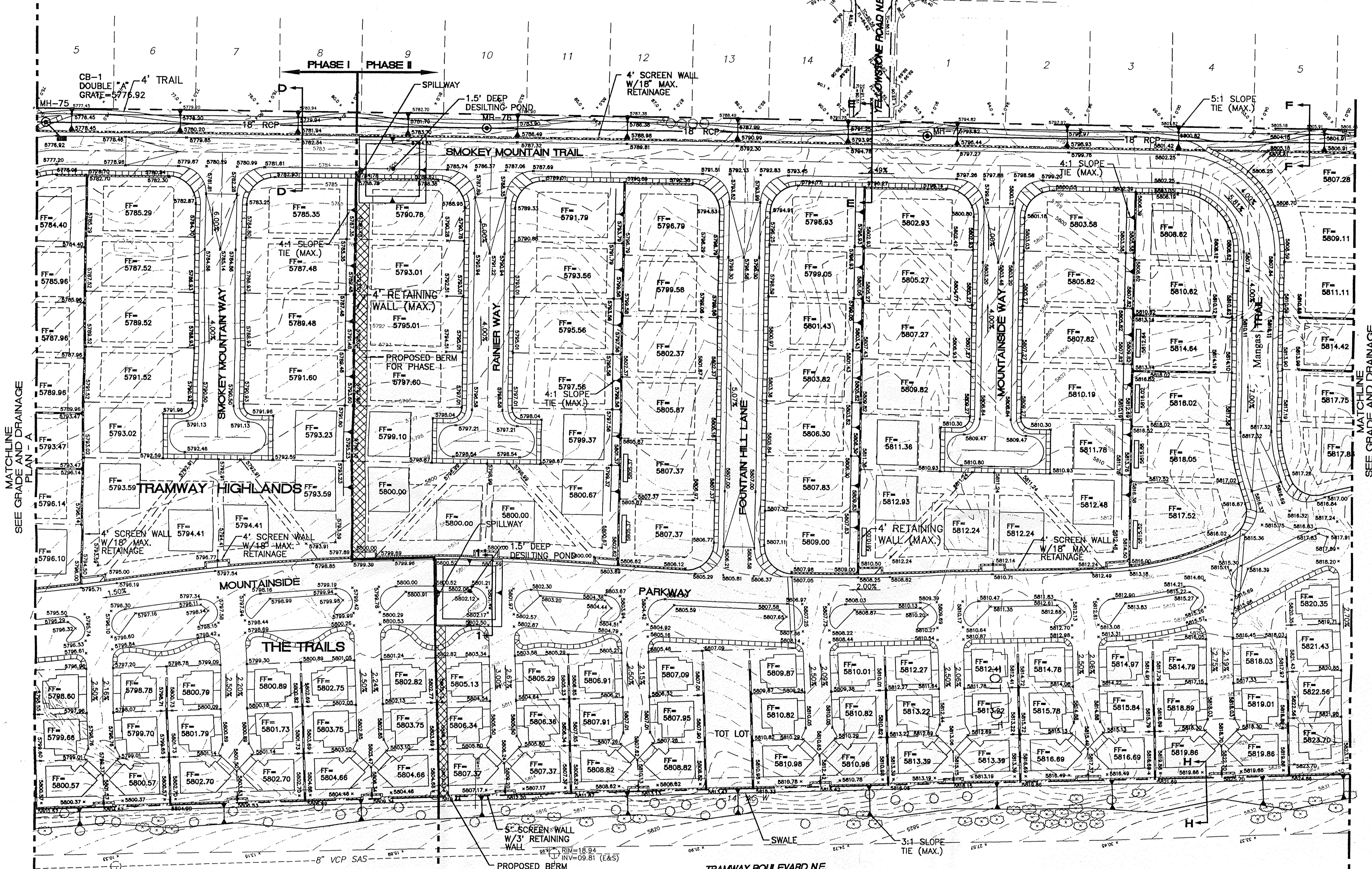


- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
 - REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

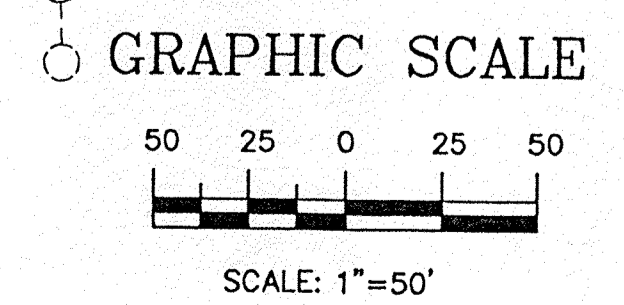
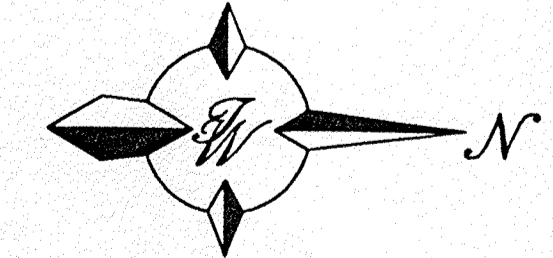


 RONALD R. BOHANNON P.E. #7868	TRAMWAY HIGHLANDS SUBDIVISION GRADING AND DRAINAGE PLAN - A	DRAWN BY: BDG DATE: 4-23-97 9654GRA.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 4 JOB # 960054

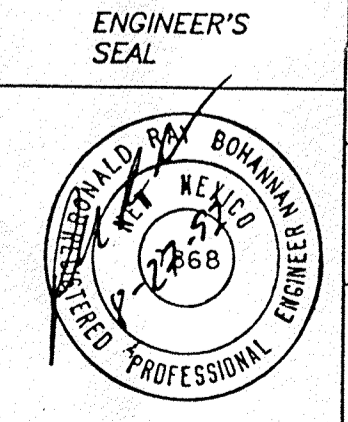
BLOCK 21

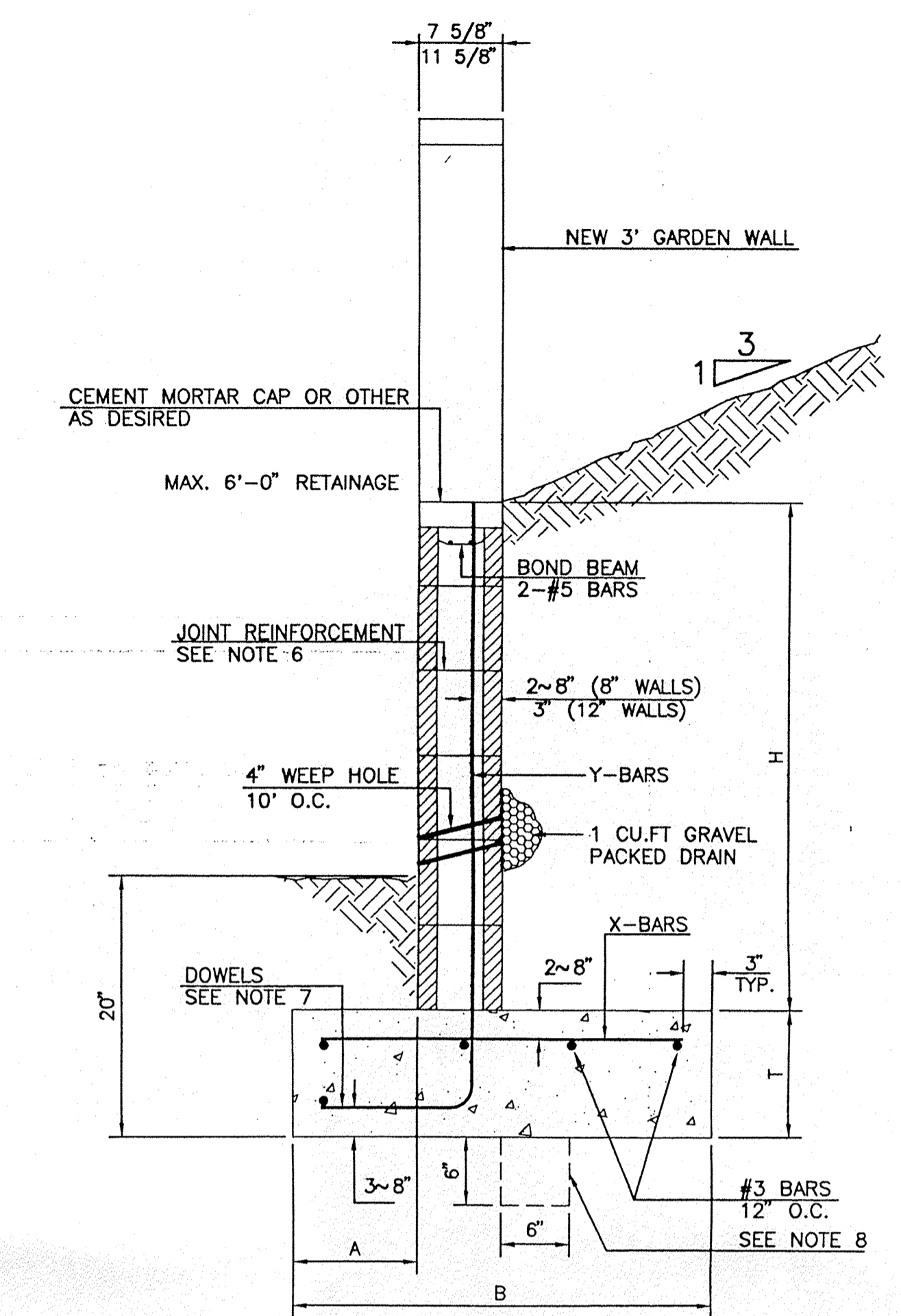
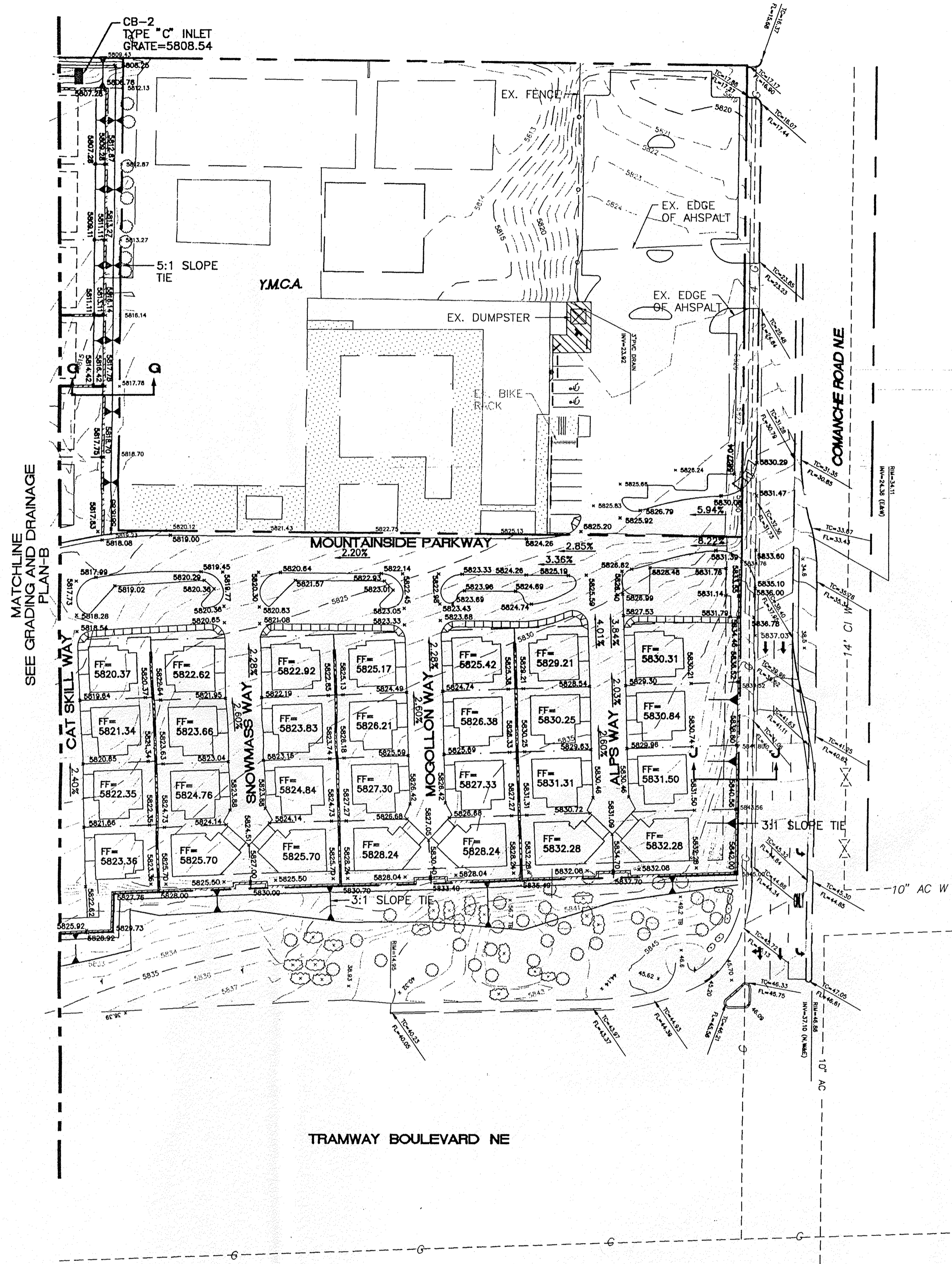


SECTION I-1 NTS



NOTES:
1. SEE SHEET 7 FOR CROSS SECTIONS.

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	TRAMWAY HIGHLANDS SUBDIVISION GRADING AND DRAINAGE PLAN - B	DRAWN BY BDG DATE 4-23-97 9654GRB.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 5 JOB # 960054



RETAINING WALL DETAIL
NOT TO SCALE

8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

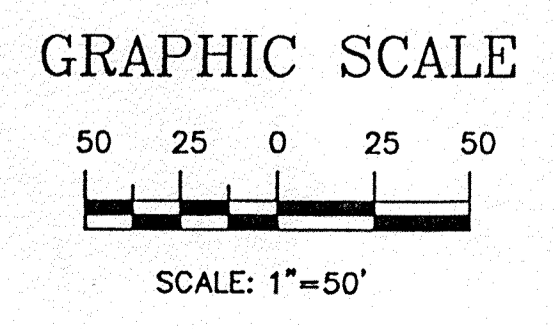
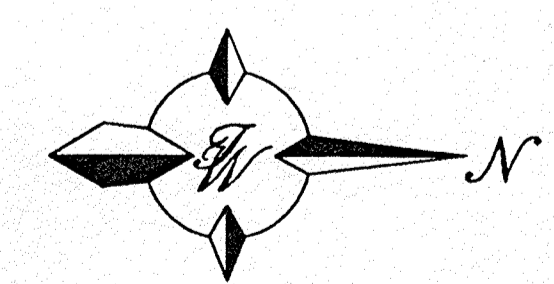
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

- GENERAL NOTES:
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - JOINT REINFORCEMENT CONSISTING OF #9A LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

LEGEND

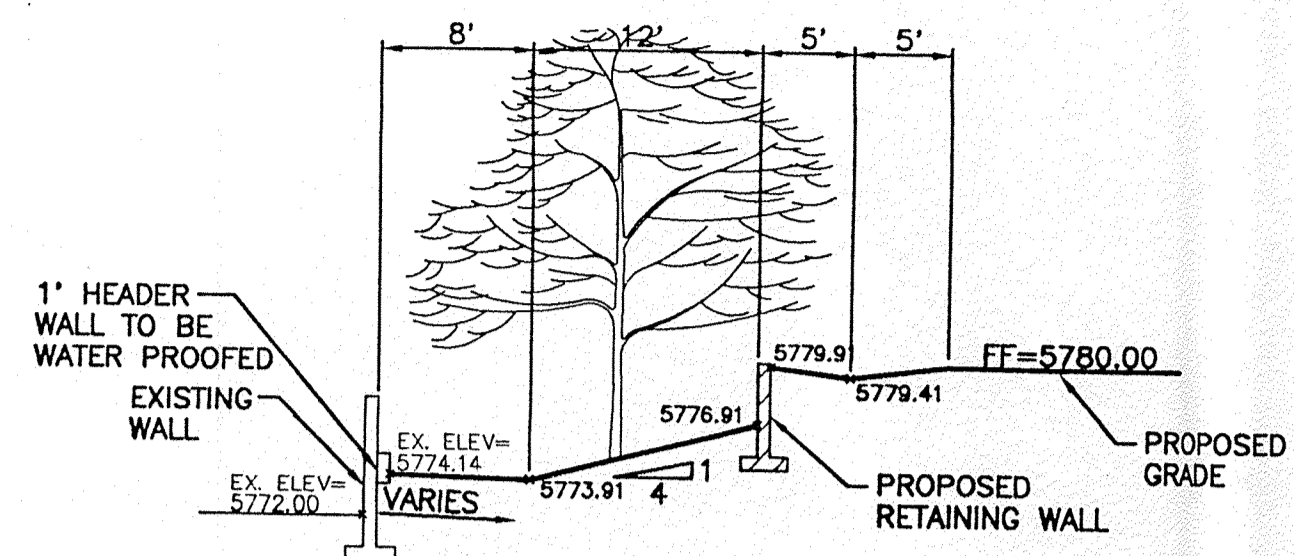
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED TRAIL

NOTE:
1. SEE SHEET 7 FOR CROSS SECTIONS

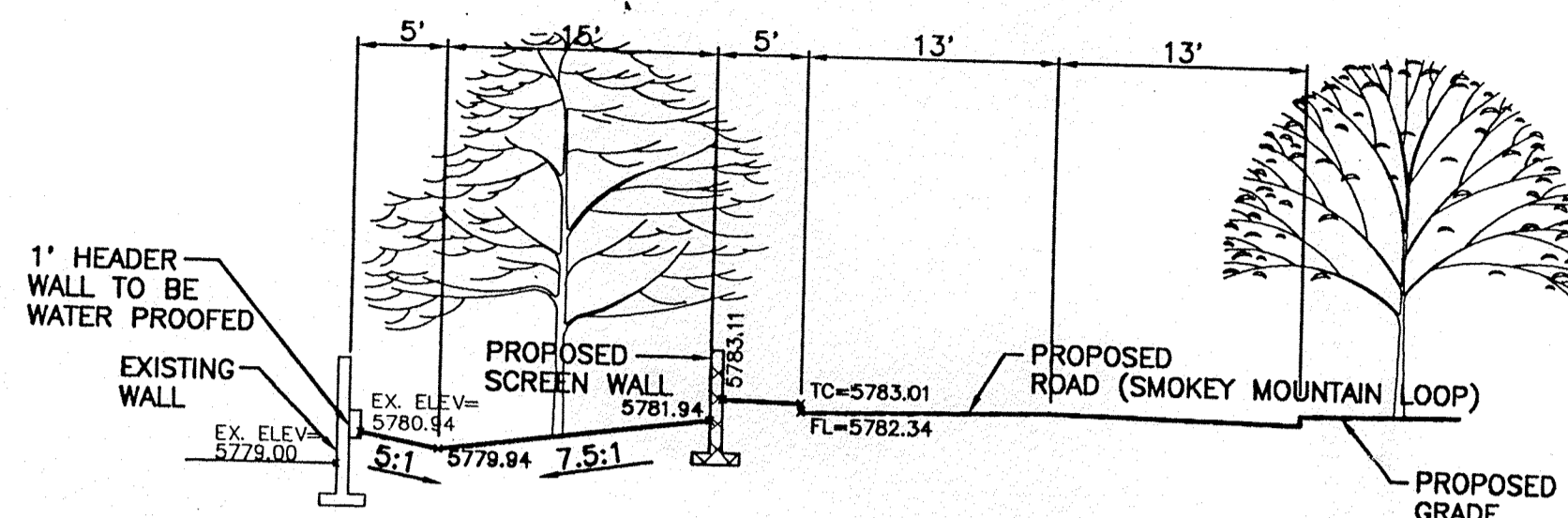


50/960054/9654GRC.DWG/BDG/8-27-97/

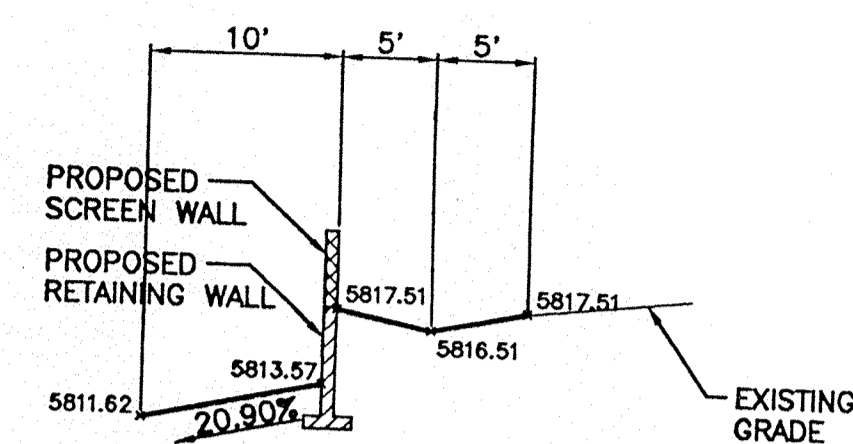
ENGINEER'S SEAL	TRAMWAY HIGHLANDS SUBDIVISION	DRAWN BY	BDG
		DATE	4-23-97
	GRADING AND DRAINAGE PLAN - C		9654GRC.DWG
		SHEET #	6
	TERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	JOB #	960054
RONALD R. BOHANNAN P.E. #7868			



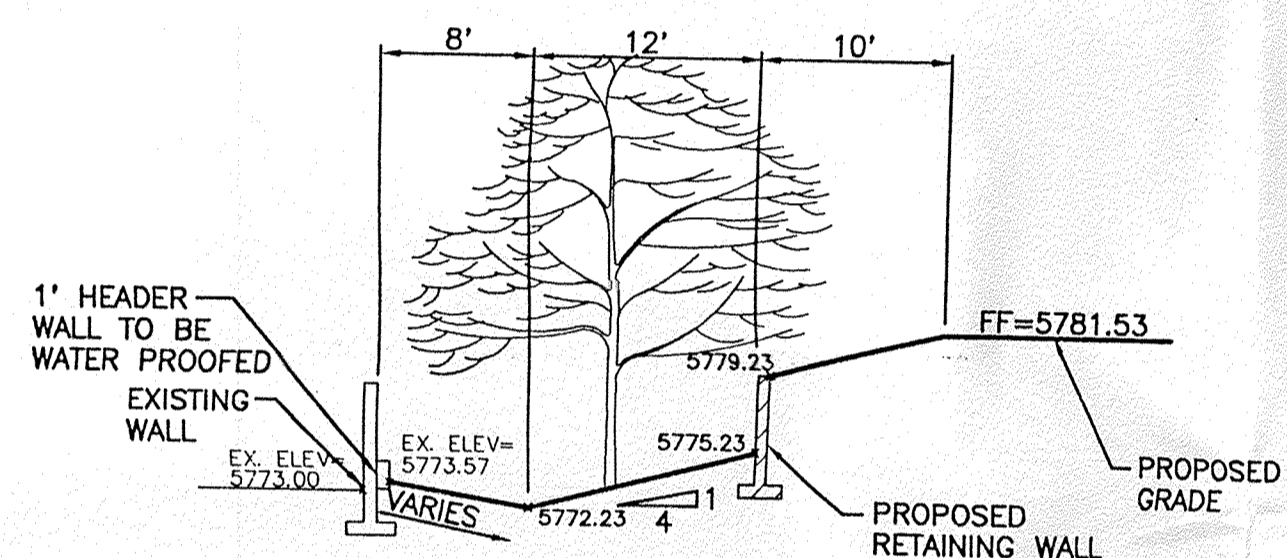
SECTION A-A



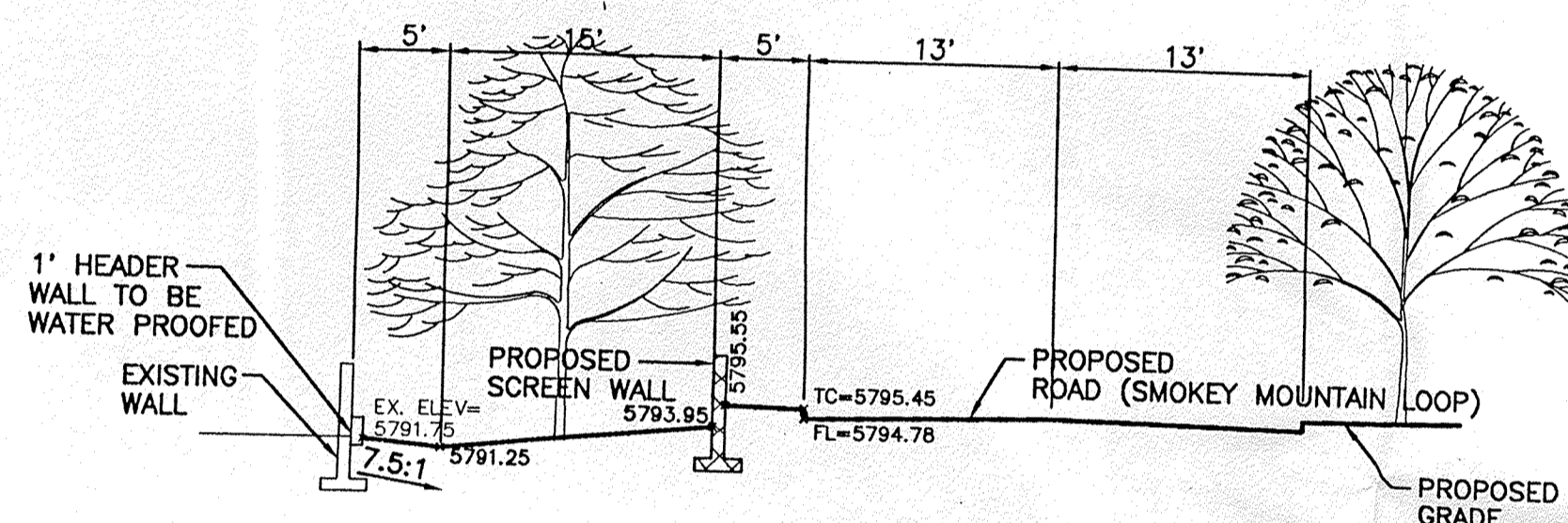
SECTION D-D



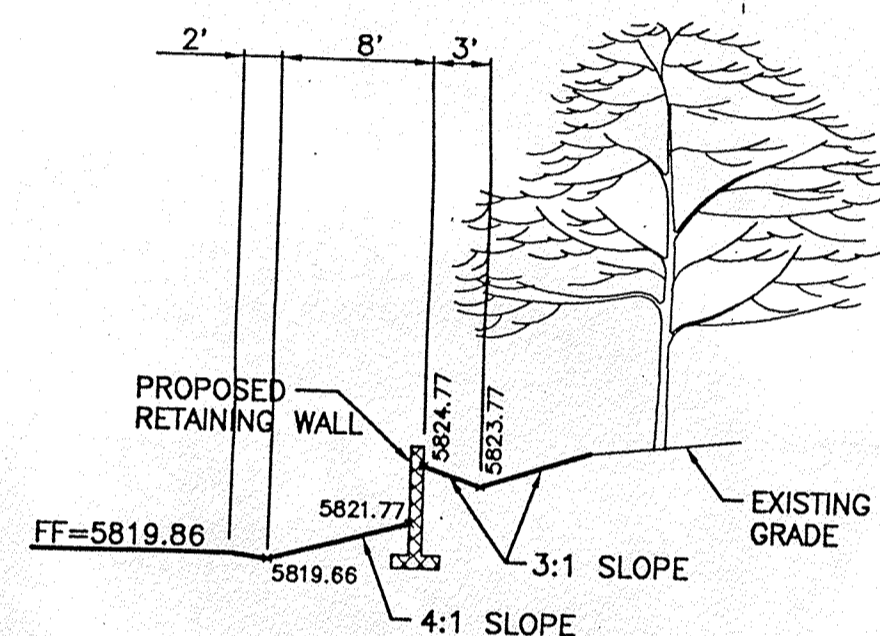
SECTION G-G



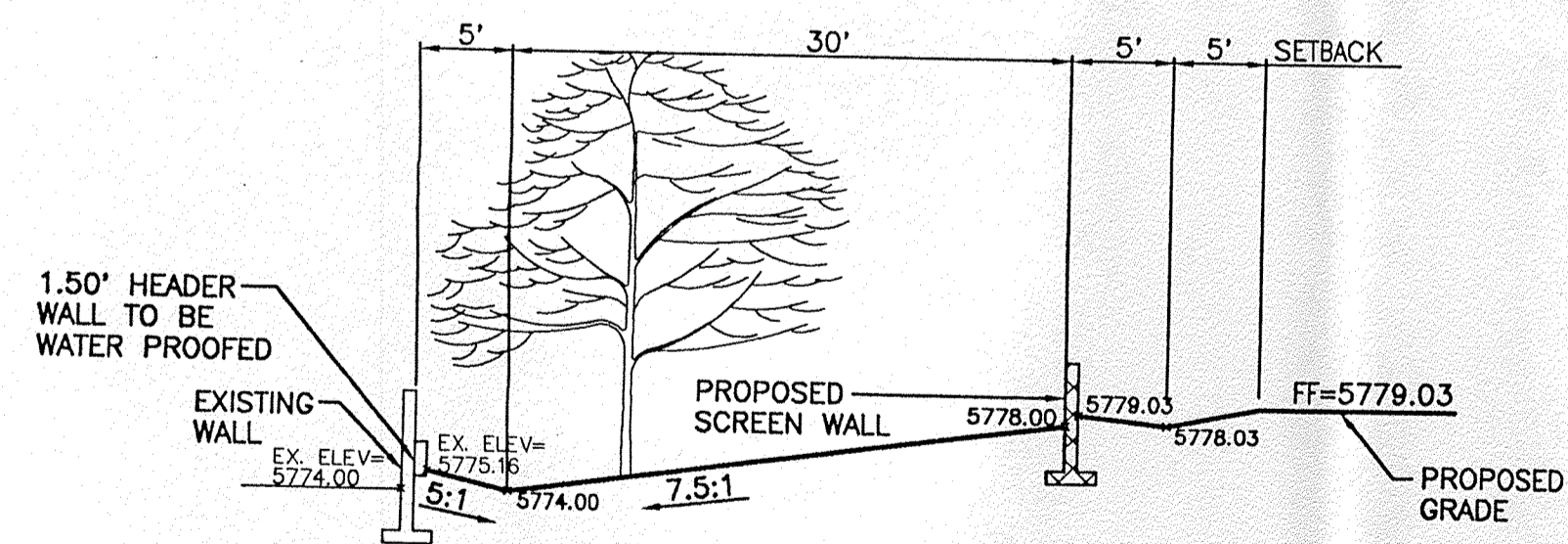
SECTION B-B



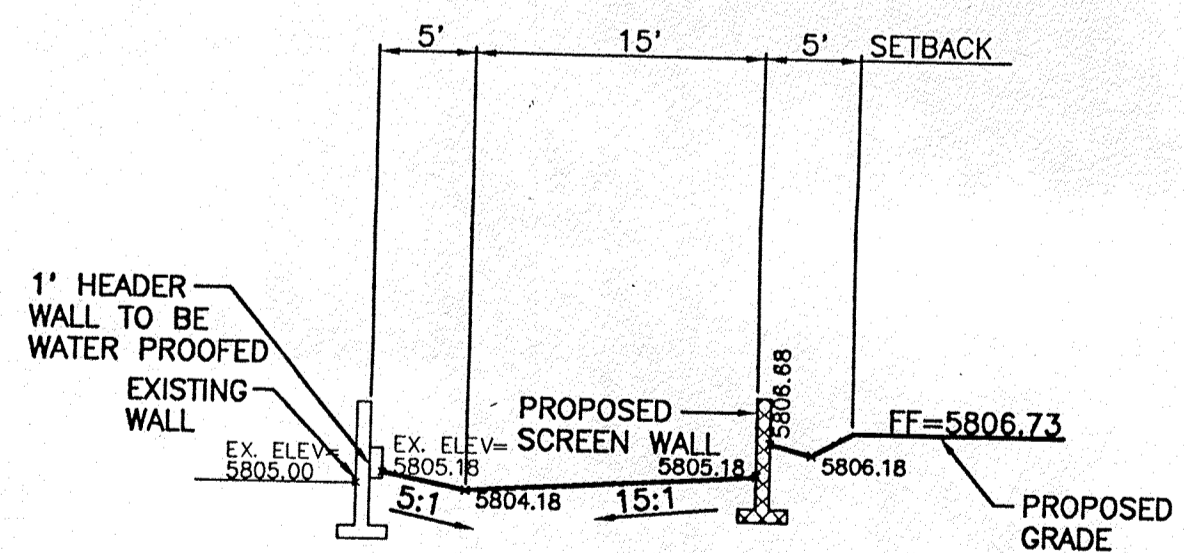
SECTION E-E



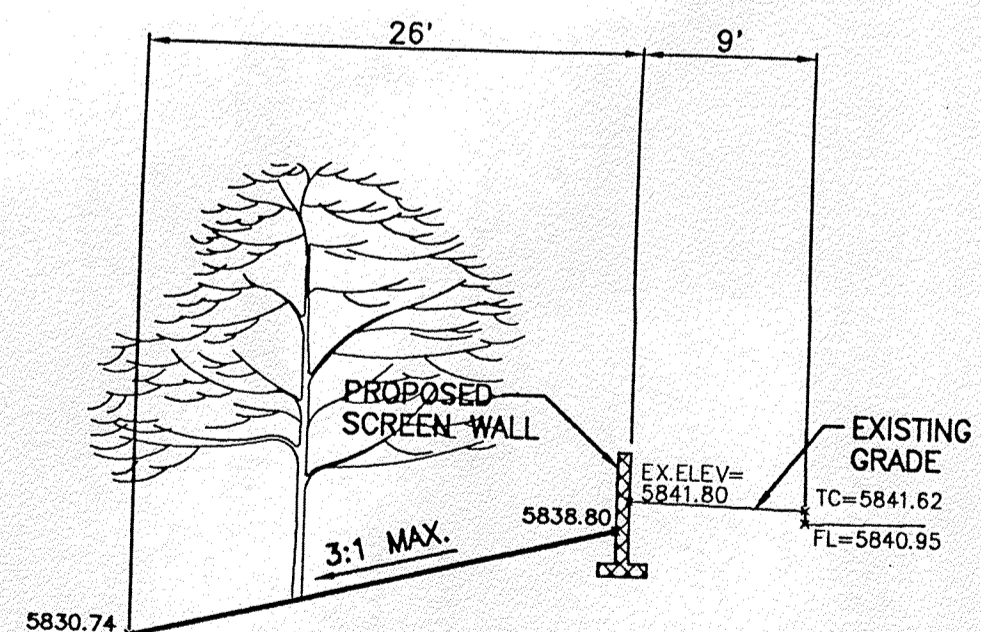
SECTION H-H



SECTION C-C



SECTION F-F



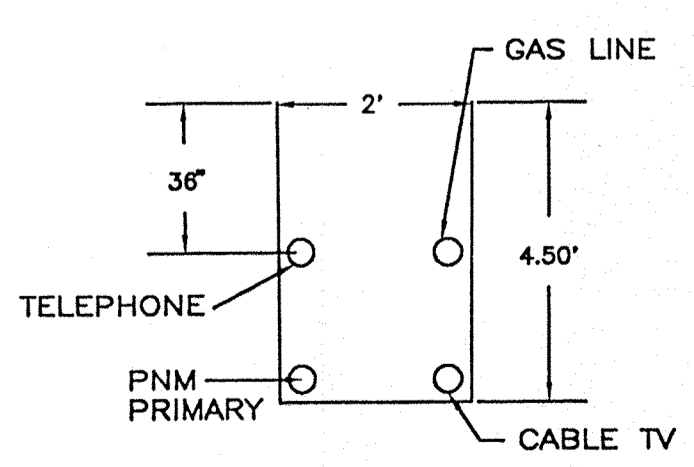
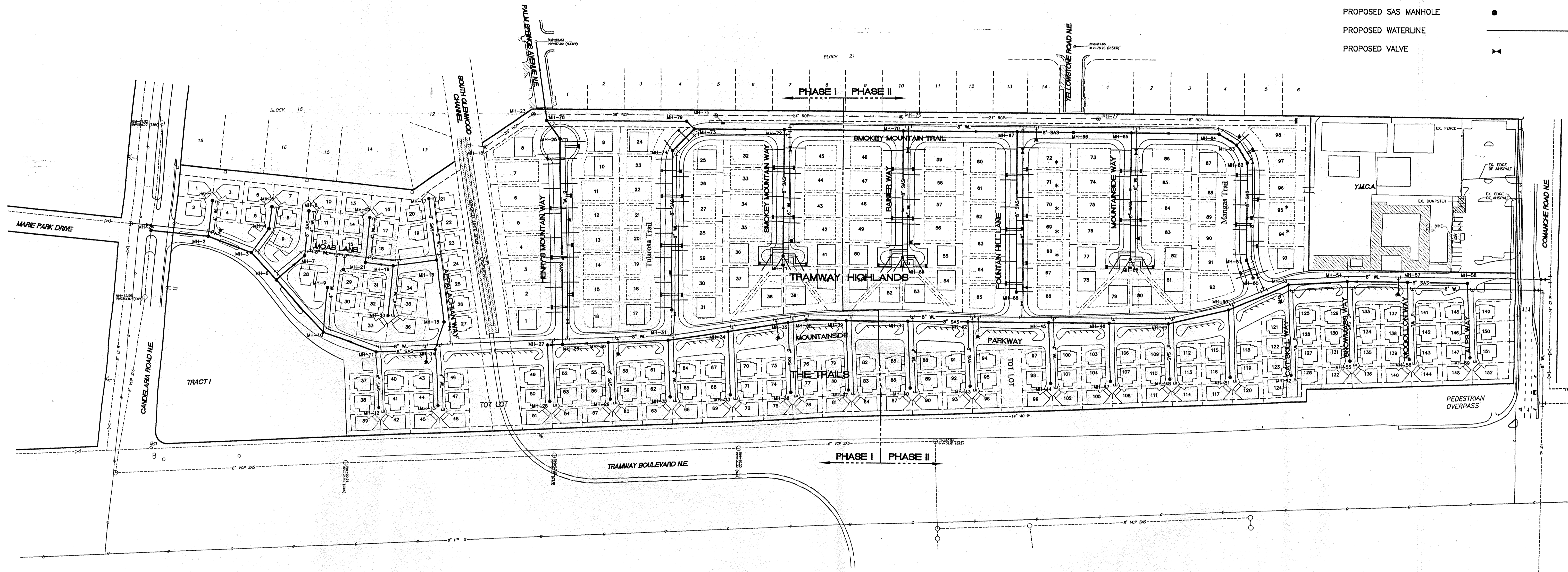
SECTION J-J

SCALE: 1"=10'

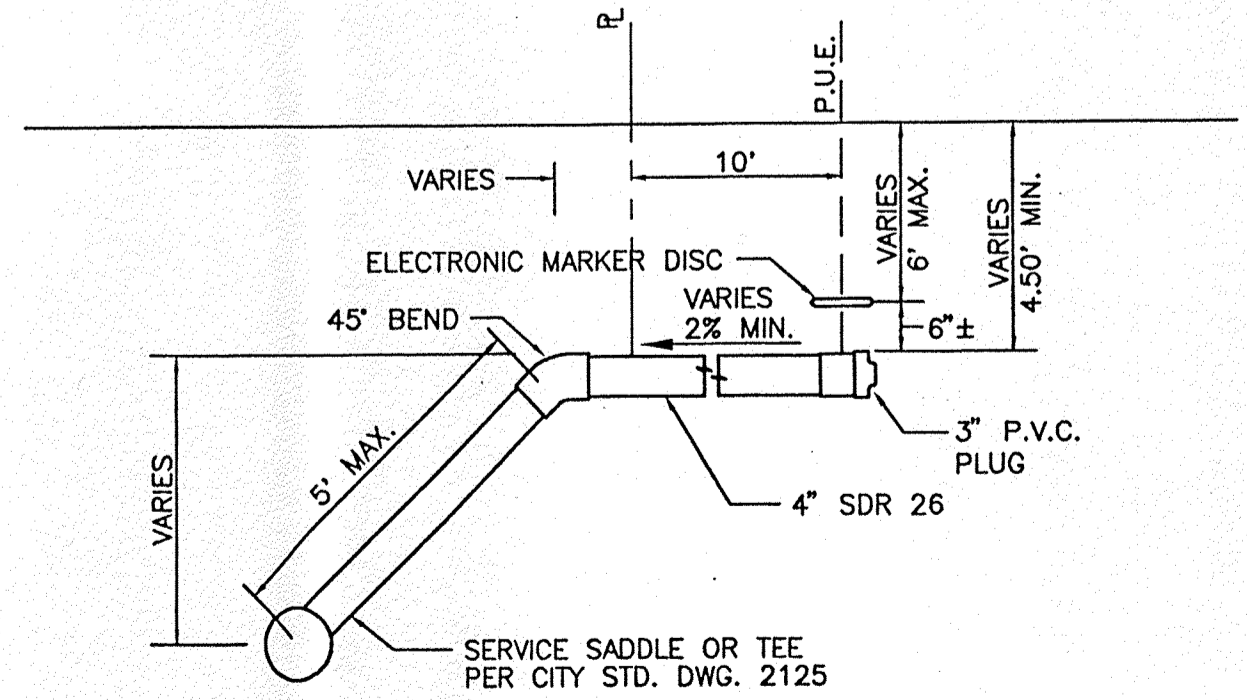
	ENGINEER'S SEAL	TRAMWAY HIGHLANDS SUBDIVISION	DRAWN BY: BDG
		CROSS SECTIONS	DATE: 4-23-97
			SECT.DWG
			SHEET #
RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	7 JOB # 960054

- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE) 857-8200 FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS
 4. SHUTOFF VALVES INDICATED IN THE ABOVE PLAN

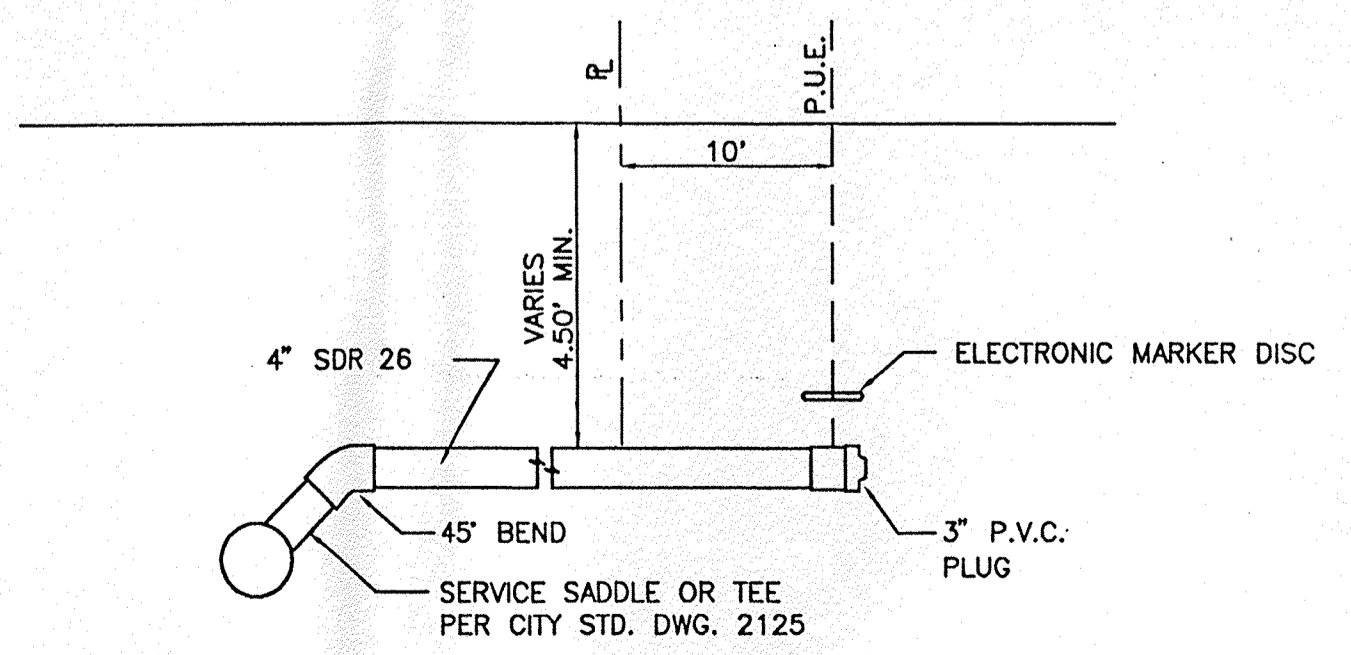
LEGEND	
BOUNDARY	---
LOT LINE	---
EXISTING SANITARY SEWER LINE	---
EXISTING SANITARY SEWER MANHOLE	○ MH
EXISTING WATERLINE	---
EXISTING VALVE	⊗ W
EASEMENT	---
EXISTING C&G	=====
SETBACK	---
PROPOSED SAS LINE	---
PROPOSED SAS MANHOLE	●
PROPOSED WATERLINE	---
PROPOSED VALVE	⊗



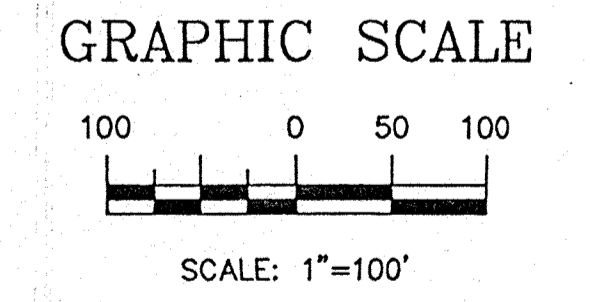
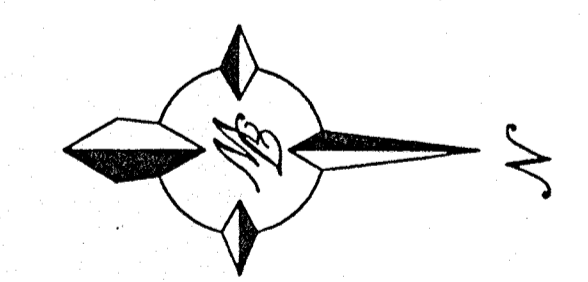
UTILITY TRENCH DETAIL
NTS

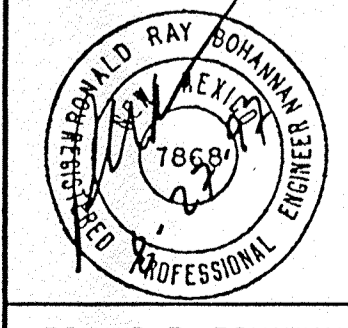


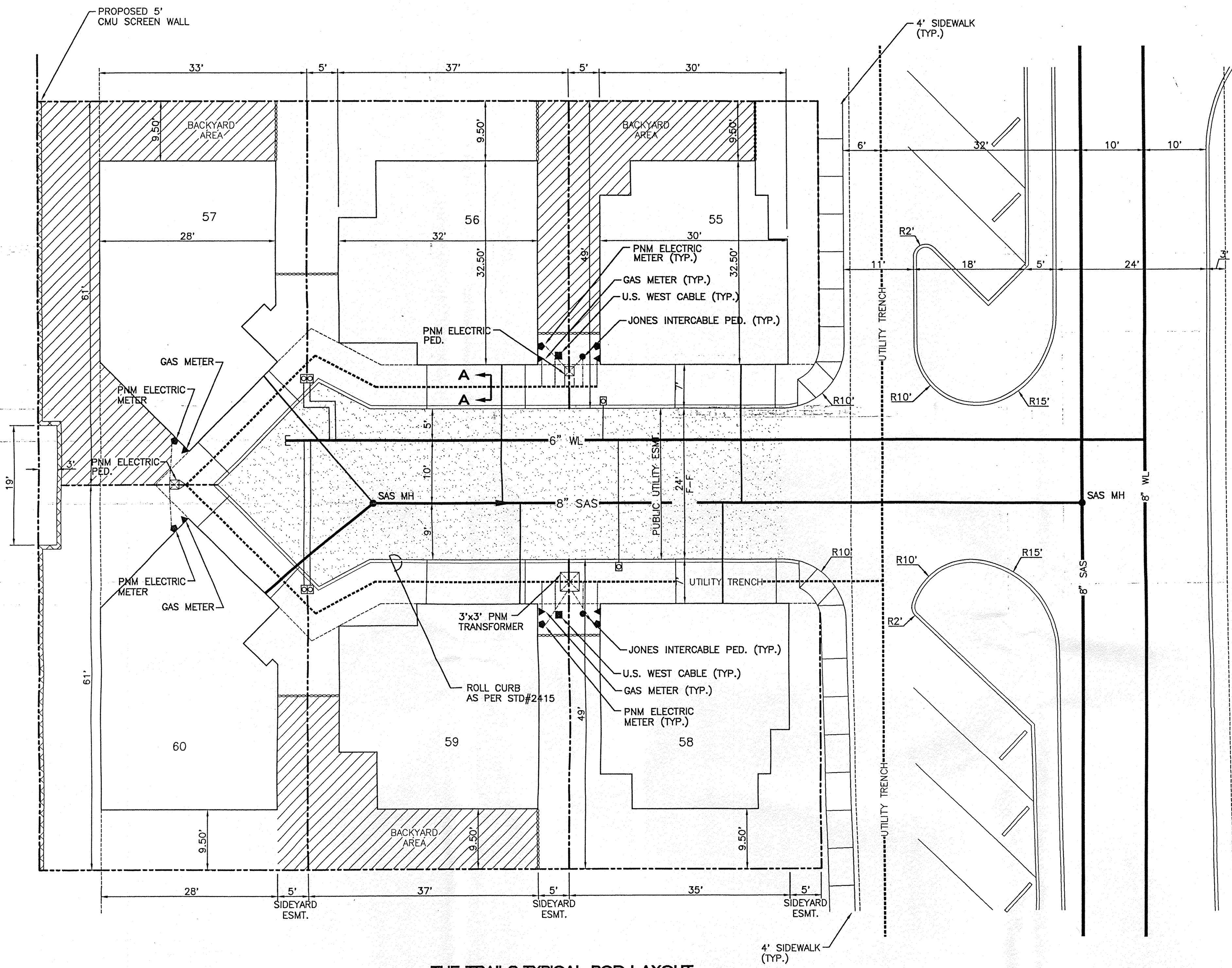
TYP. SANITARY SYSTEM
SERVICE CONNECTION
FOR DEEP SANITARY SEWERS
NO SCALE
PER C.O.A. STD DWG #2134



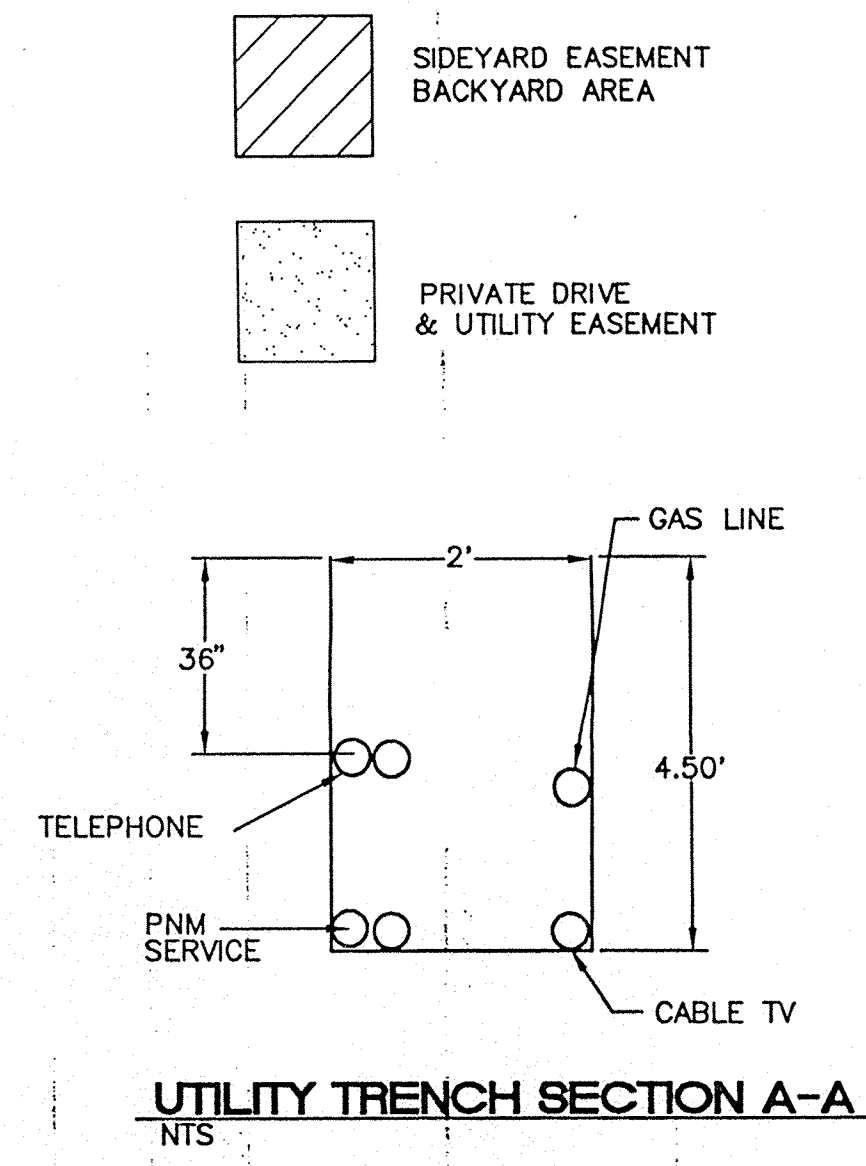
TYP. SANITARY SYSTEM
SERVICE CONNECTION
NO SCALE
PER C.O.A. STD DWG #2125



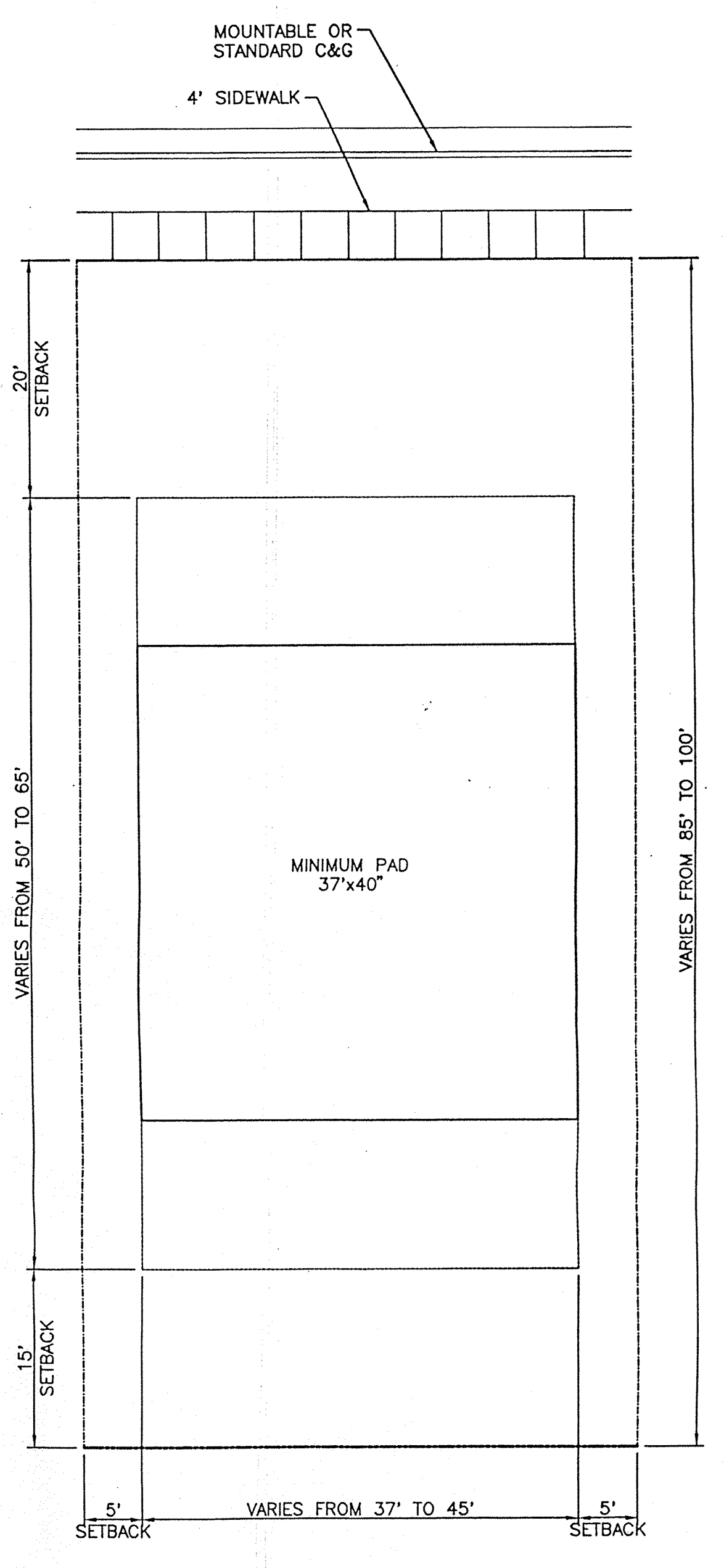
ENGINEER'S SEAL 	TRAMWAY HIGHLANDS	DRAWN BY MAJ
	MASTER UTILITY PLAN	DATE 4-22-97
TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	9645MU.DWG	SHEET # 8
		JOB # 960054



THE TRAILS TYPICAL POD LAYOUT



UTILITY TRENCH SECTION A-A
NTS



TRAMWAY HIGHLANDS TYPICAL LOT LAYOUT

OPEN SPACE CALCULATIONS

AREA OF TOTAL SITE:	1,356,161 SF (31.13 Ac)
OPEN SPACE REQUIRED:	750 SF PER UNIT x 250 UNITS = 187,500 SF (4.30 Ac)
OPEN SPACE PROVIDED:	510,866 SF (11.73 Ac)
OPEN SPACE CALCULATIONS:	COMMON AREAS = 115,627.75 SF (2.65 Ac)
HIGHLAND LOTS 2550 SF AVERAGE	
2550 x 98 LOTS =	249,900 SF (5.74 Ac)
6 CLUSTER TRAILS LOTS	
OPEN SPACE PER CLUSTER =	5,744.32 SF
5,744.32 SF x 20 CLUSTERS =	114,886.40 SF
8 CLUSTER TRAILS LOTS	
OPEN SPACE PER CLUSTER =	7,612.98 SF
7,612.98 SF x 4 CLUSTERS =	30,451.85 SF

SCALE: 1"=10'

	TRAMWAY HIGHLANDS SUBDIVISION 6 LOT CLUSTER UNIT AND OPEN SPACE	DRAWN BY: MAJ DATE: 3-18-97 9645POD.DWG
	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 9 JOB # 960054

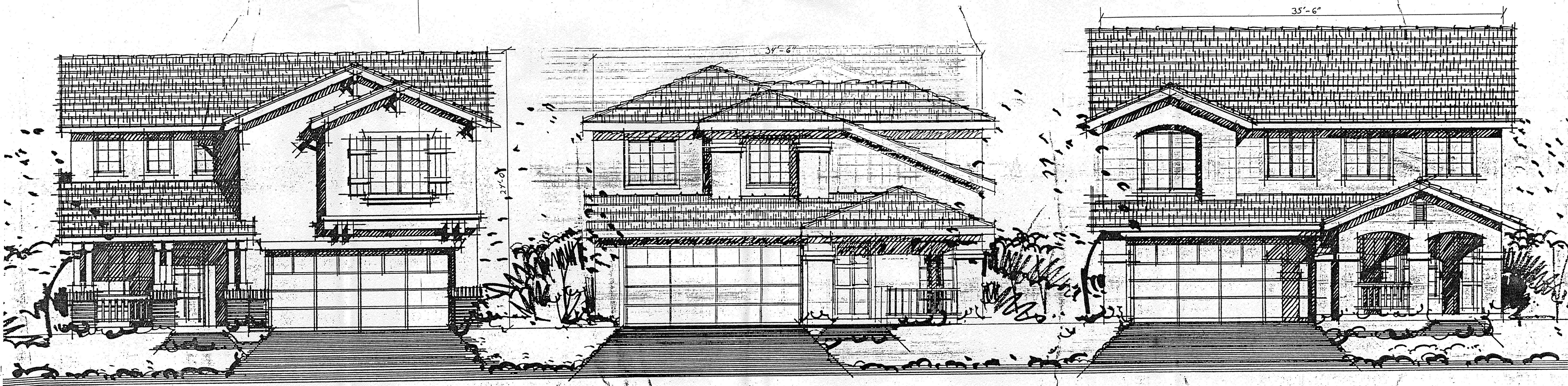
MATERIALS AND COLORS LIST

	SCHEME #1	SCHEME #2	SCHEME #3
STUCCO	X-3544 (BIEGE)	1/2X-72 (TAN)	X-50 (LT. BIEGE)
STUCCO MITE	XXX-3544 (TAN)	1/2X-72 (DK. TAN)	X-23 (BIEGE)
ACCENT	SW 1490 (WHITE)	SW 1198 (TAN)	SW 2221 (LT. TAN)
FINISH/TRIM	Q0 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
GARAGE/RAFTERS	Q0 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
COMPOSITION ROOF	BROWN	BROWN	BROWN

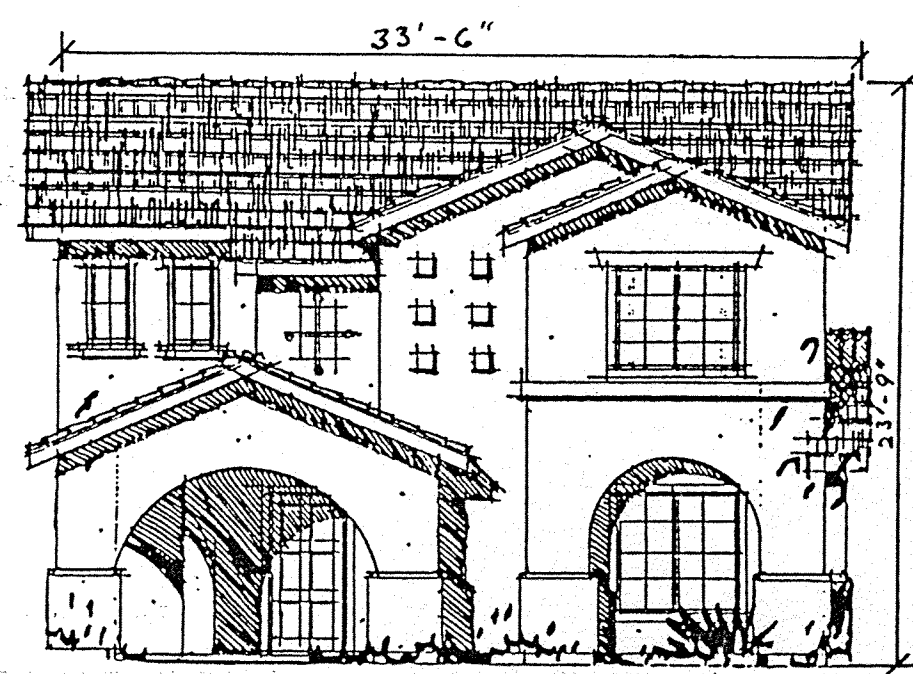
	SCHEME #4	SCHEME #5	SCHEME #6
STUCCO	X-4948 (BIEGE)	X-24 (TAN)	1/4X-9920 (BIEGE)
STUCCO MITE	XXX-4948 (DK. TAN)	XXX-24 (LT. BROWN)	X-9920 (TAN)
ACCENT	SW-TR 5405A (WHITE)	SW 11218 (WHITE)	SW 2709 (TAN)
FINISH/TRIM	Q0 101 (WHITE)	Q 101 (WHITE)	Q 101 (WHITE)
GARAGE/RAFTERS	Q0 101 (WHITE)	Q 101 (WHITE)	Q 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

	SCHEME #7	SCHEME #8	SCHEME #9
STUCCO	1/2X-63 (WHITE)	X-97 (BIEGE)	X-575 (TAN)
STUCCO MITE	X-34 (BIEGE)	XXX-97 (TAN)	XXX-575 (LT. BROWN)
ACCENT	SW 1209 (BIEGE)	SW 2251 (TAN)	SW 2266 (LT. BROWN)
FINISH/TRIM	SW 2044 (TAN)	SW 2051 (BROWN)	Q 101 (WHITE)
GARAGE/RAFTERS	SW 2044 (TAN)	SW 2051 (BROWN)	Q 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

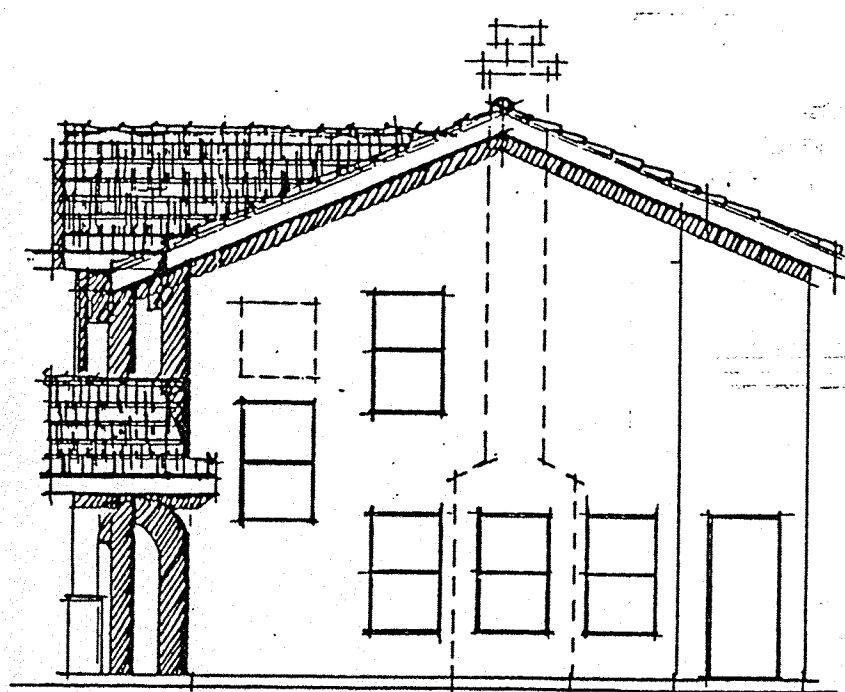
STUCCO TO BE TEXTURED
 ROOFING SHALL BE CELOTEX ASPHALT SHINGLED



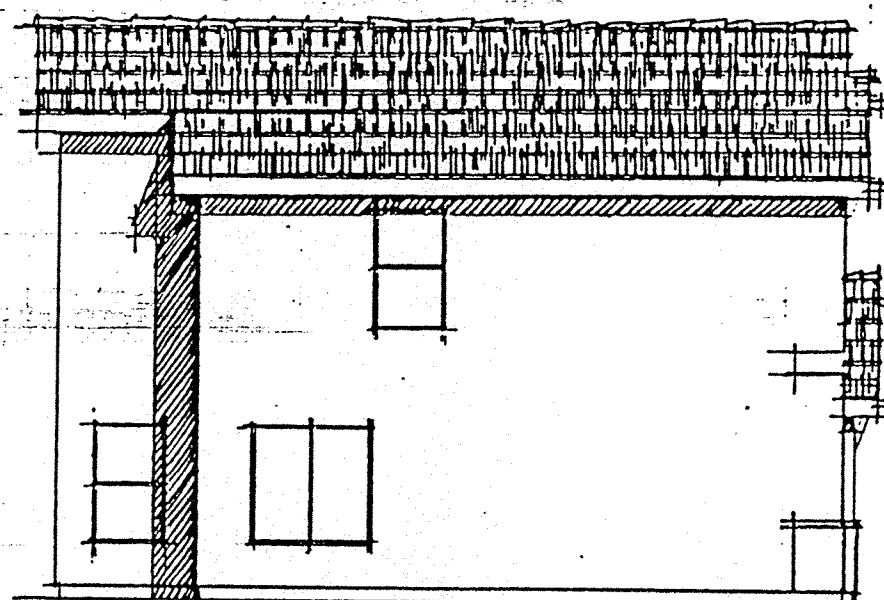
TRAMWAY HIGHLANDS ELEVATIONS



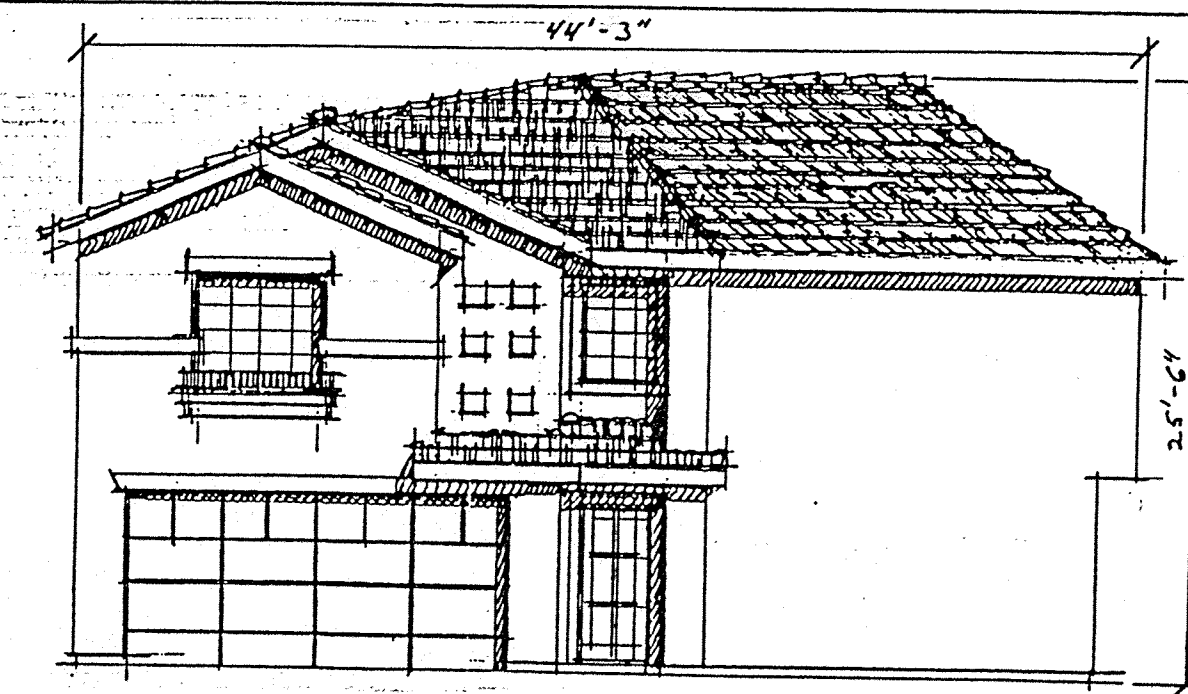
ELEVATION B



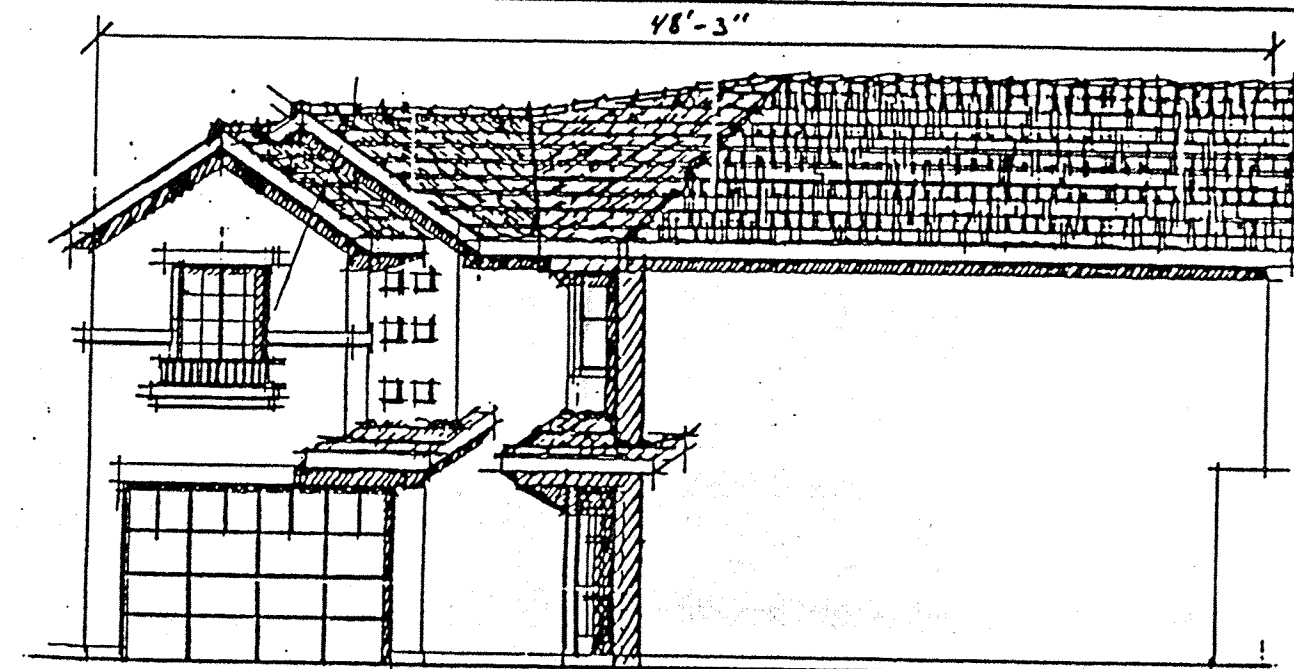
RIGHT SIDE ELEVATION



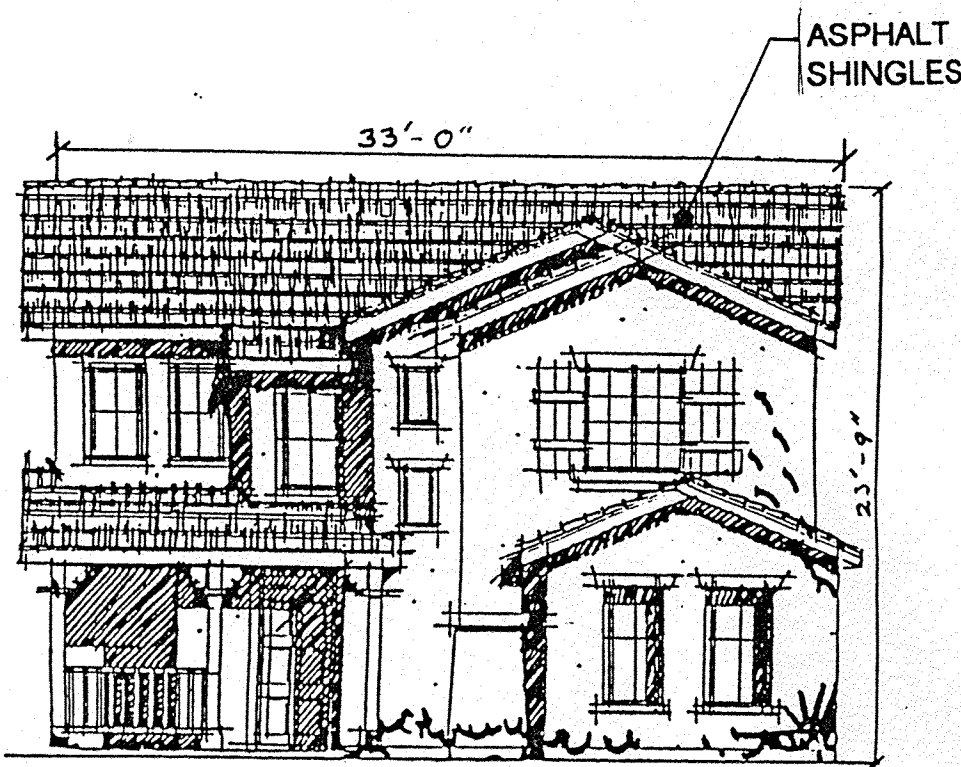
REAR ELEVATION



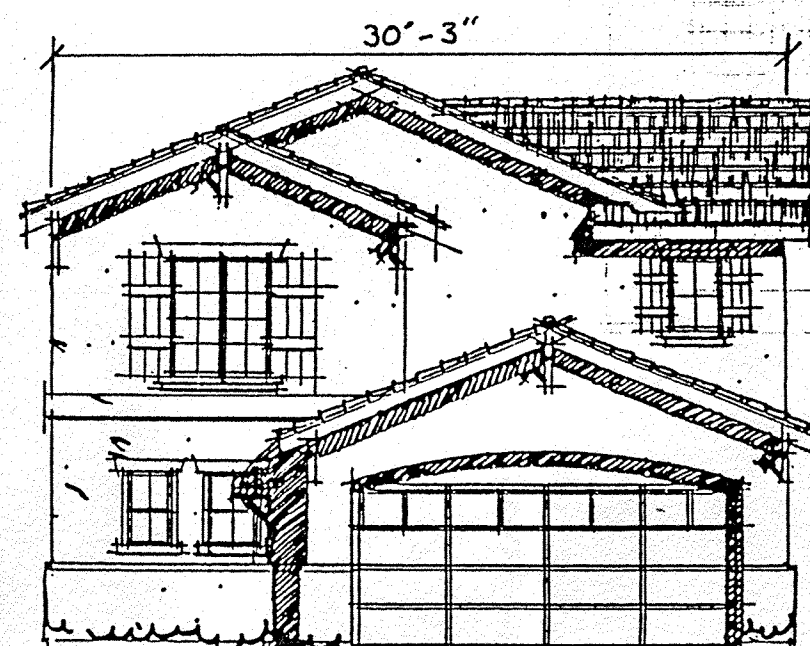
ELEVATION A



RIGHT SIDE ELEVATION

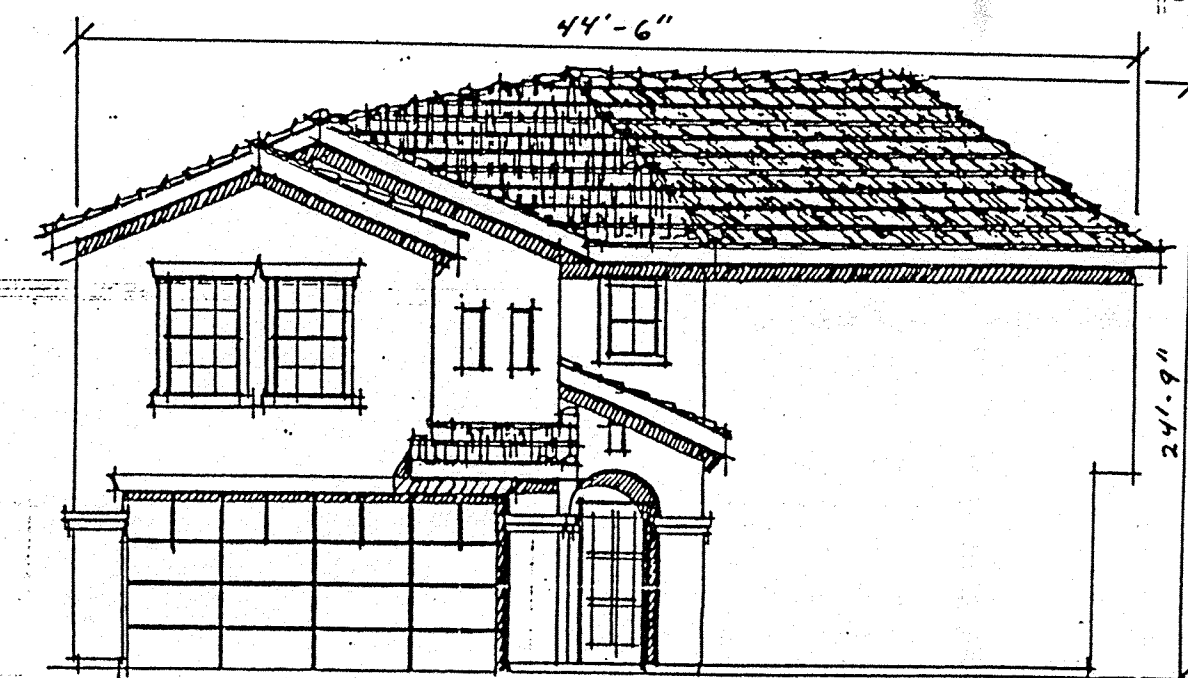


ELEVATION A

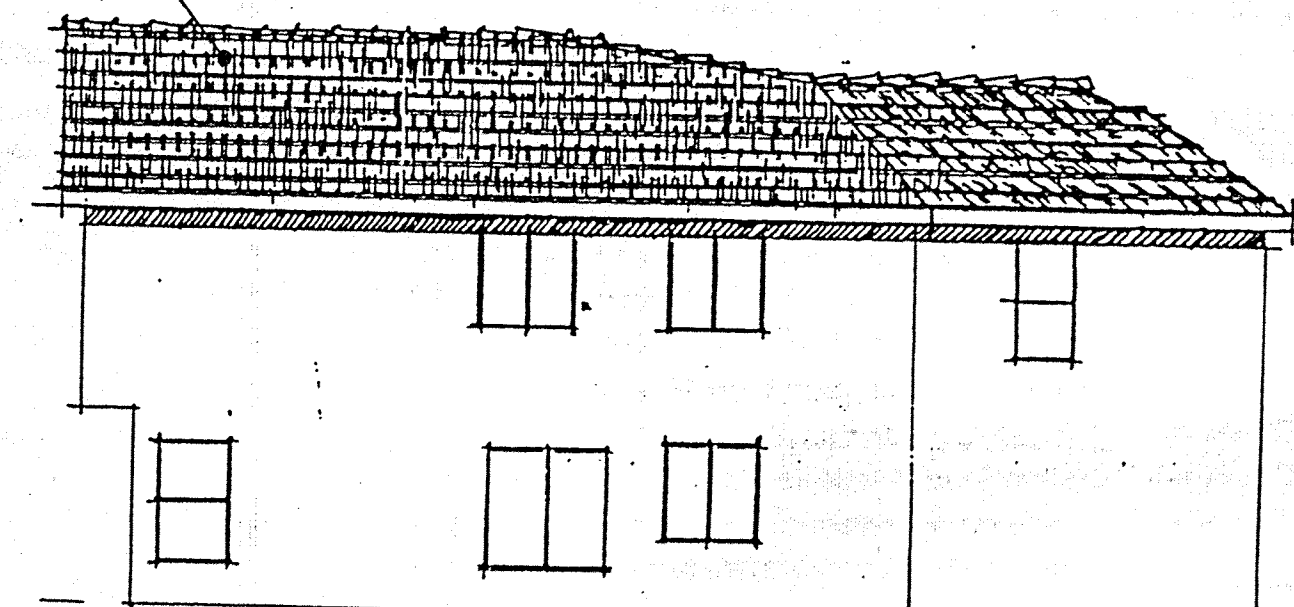


LEFT SIDE ELEVATION

Plan 1
1,330 SF

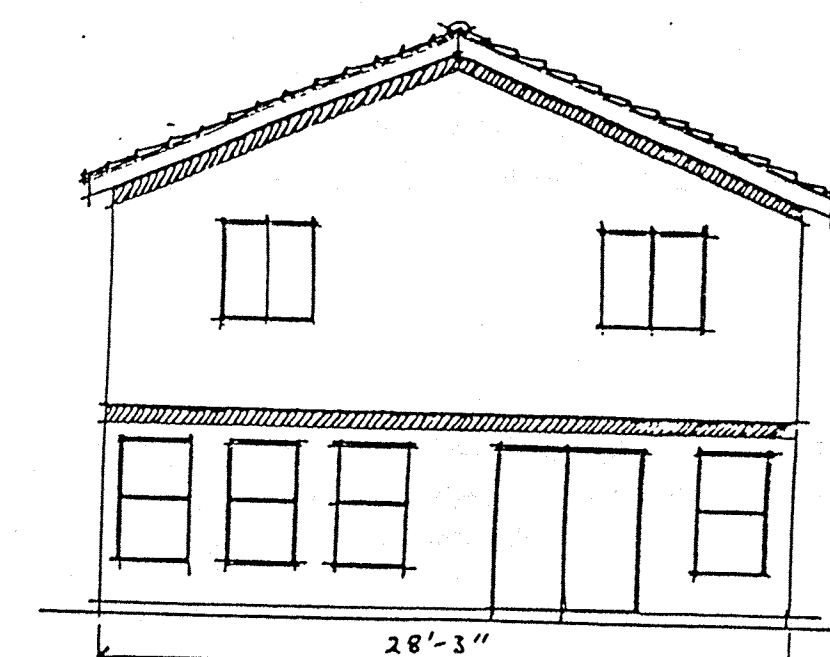


ELEVATION B

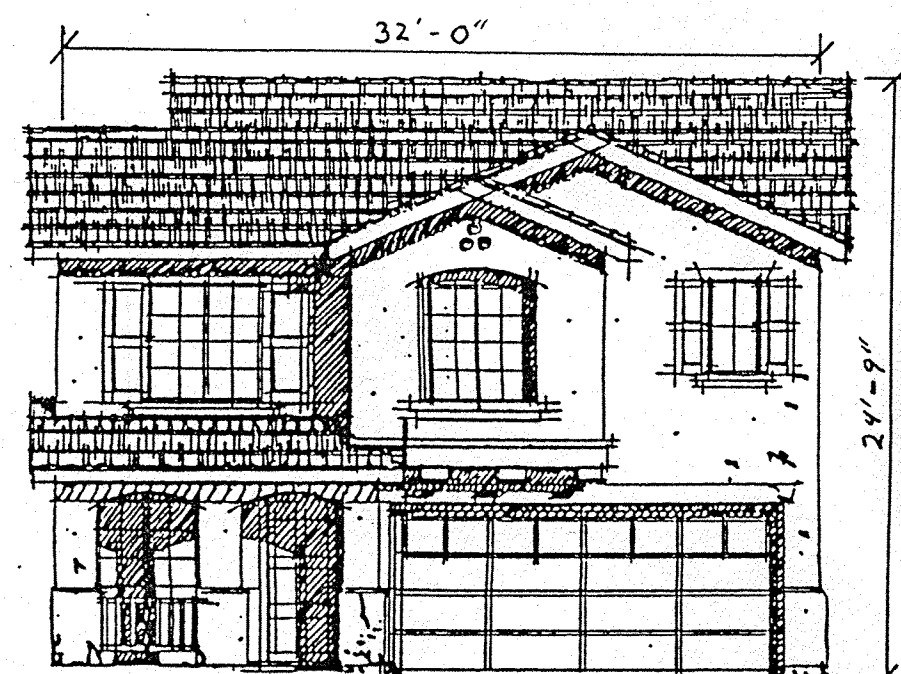


LEFT SIDE ELEVATION

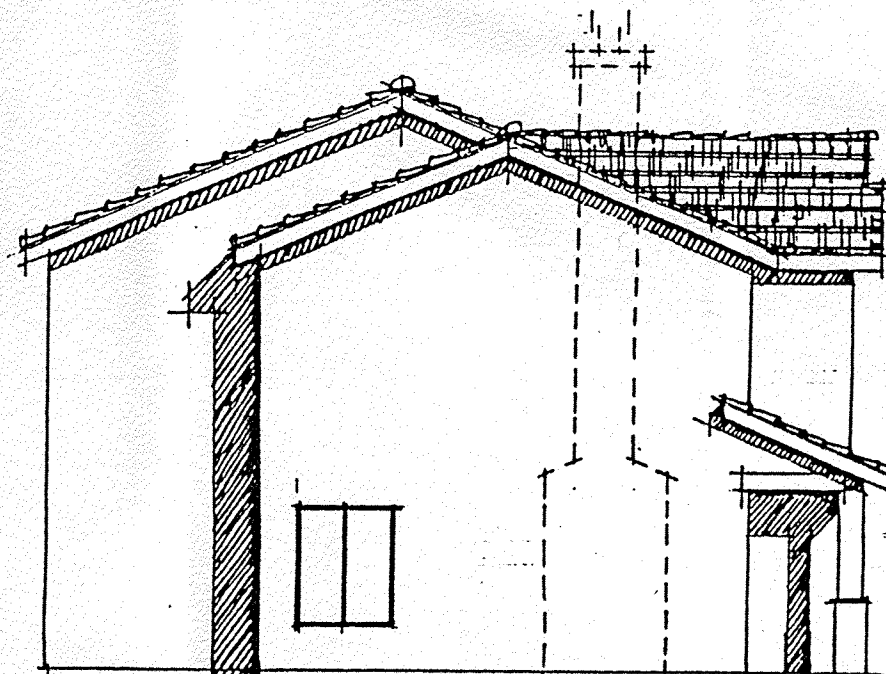
Plan 3
1,675



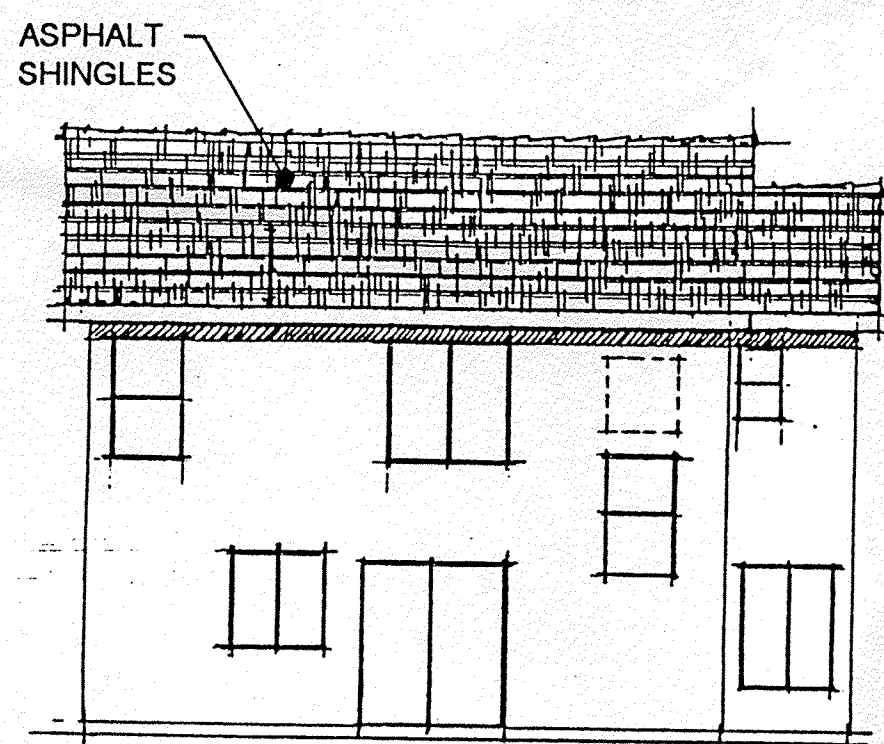
REAR ELEVATION



ELEVATION A



LEFT SIDE ELEVATION



REAR ELEVATION

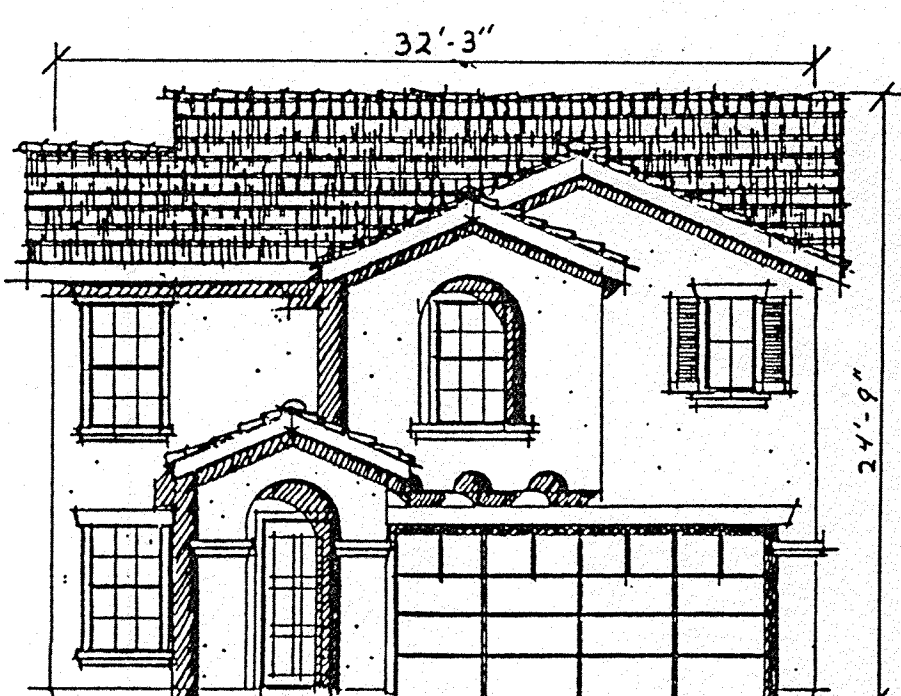
MATERIALS AND COLORS LIST

	SCHEME #1	SCHEME #2	SCHEME #3
STUCCO	X-3544 (BIEGE)	1/2X-72 (TAN)	X-50 (LT. BIEGE)
STUCCO HILITE	XXX-3544 (TAN)	1/2X-72 (DK. TAN)	X-23 (BIEGE)
ACCENT	SW-1490 (WHITE)	SW 1196 (TAN)	SW 2721 (LT. TAN)
FASCIA/TRIM	OQ 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
GARAGE/RAFTERS	OQ 101 (WHITE)	SW 2183 (TAN)	SW 1085 (LT. TAN)
COMPOSITION ROOF	BROWN	BROWN	BROWN

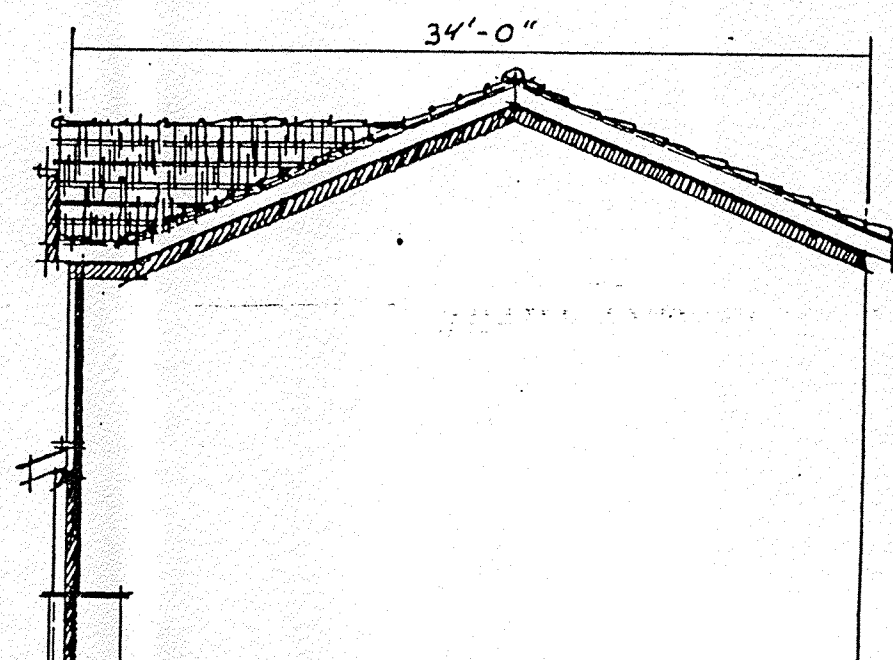
	SCHEME #4	SCHEME #5	SCHEME #6
STUCCO	X-4948 (BIEGE)	X-24 (TAN)	1/4X-9920 (BIEGE)
STUCCO HILITE	XXX-4948 (DK. TAN)	XXX-24 (LT. BROWN)	X-9920 (TAN)
ACCENT	SW-TR 5495A (WHITE)	SW 11218 (WHITE)	SW 2708 (TAN)
FASCIA/TRIM	OQ 101 (WHITE)	Q 101 (WHITE)	Q 101 (WHITE)
GARAGE/RAFTERS	OQ 101 (WHITE)	Q 101 (WHITE)	Q 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

	SCHEME #7	SCHEME #8	SCHEME #9
STUCCO	1/2X-53 (WHITE)	X-97 (BIEGE)	X-575 (TAN)
STUCCO HILITE	X-34 (BIEGE)	XXX-97 (TAN)	XXX-575 (LT. BROWN)
ACCENT	SW 1209 (BIEGE)	SW 2259 (TAN)	SW 2268 (LT. BROWN)
FASCIA/TRIM	SW 2044 (TAN)	SW 2054 (BROWN)	Q 101 (WHITE)
GARAGE/RAFTERS	SW 2044 (TAN)	SW 2054 (BROWN)	Q 101 (WHITE)
COMPOSITION ROOF	BROWN	BROWN	BROWN

ALL STUCCO TO BE TEXTURED

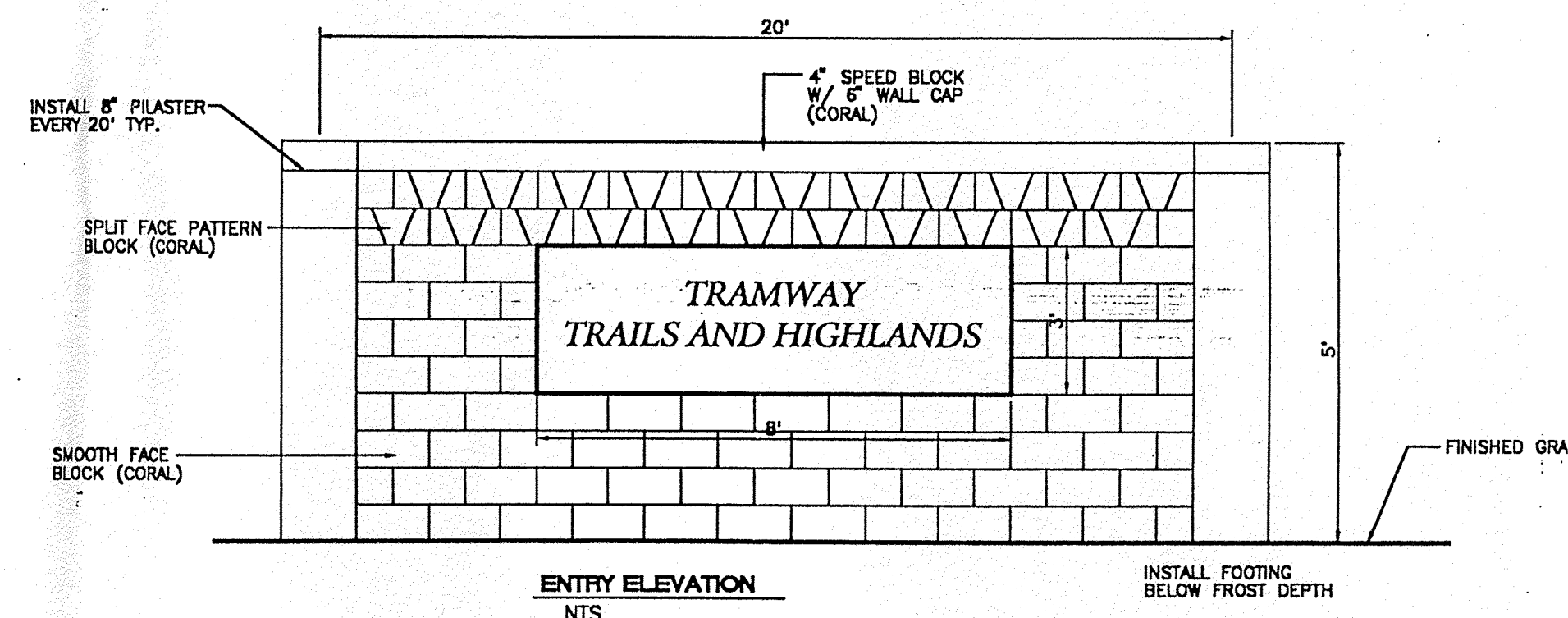


ELEVATION B



RIGHT SIDE ELEVATION

Plan 2
1,441



ENTRY ELEVATION
NIS

NOTE: BLOCK WALL TO BE DESIGNED AND PERMITTED TO CITY OF ALBUQUERQUE STANDARDS AND SOIL CONDITIONS SPECIFIC TO THE SITE.



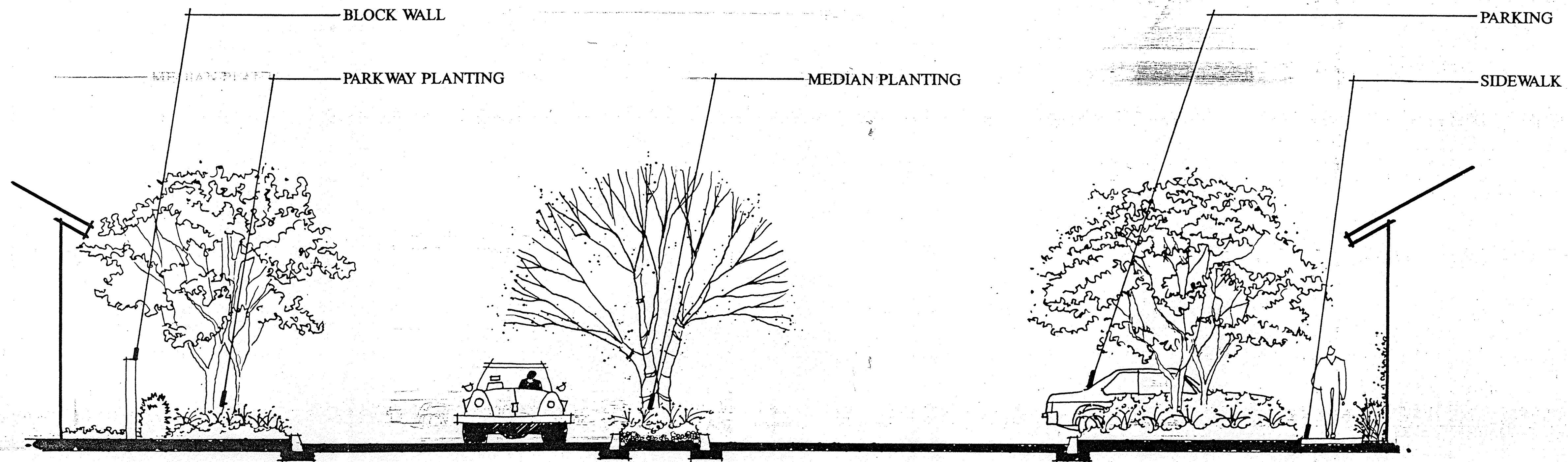
no.	date	revision

delker/perich & associates
architects
planning
interior

Building Elevation

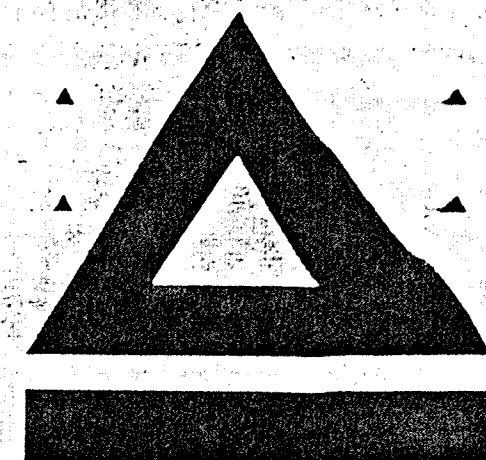
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drm. by:	ECT
ckd. by:	LW
issued:	6/10/97

sheet **11**



SECTION A SCALE 1/4"=1'-0"

SECTION A



KAUFMAN & BROAD

ARCHITECTURE

TRAMWAY
TRAILS
AND
HIGHLANDS

KAUFMAN AND BROAD
NEW MEXICO

DATE APRIL 18, 1997

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