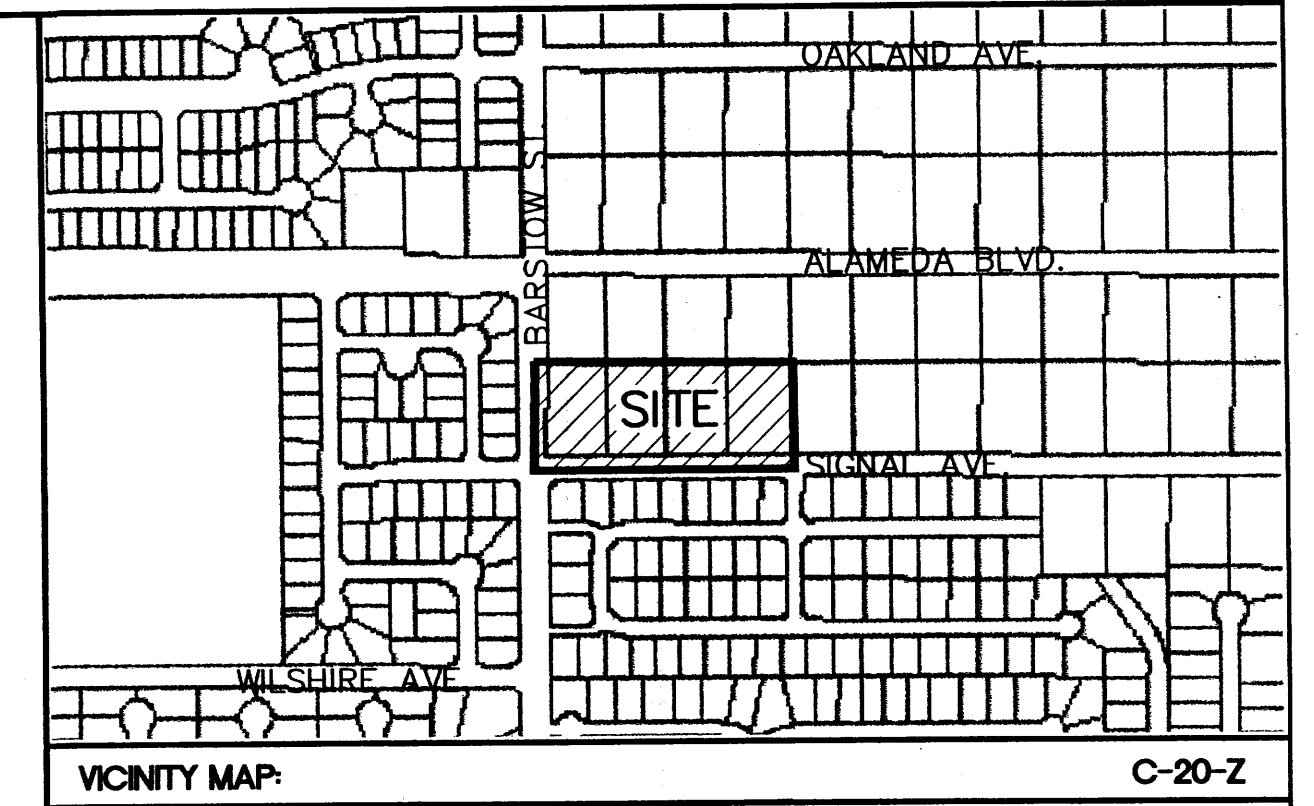


GENERAL NOTES:

- CURRENT ZONING IS SU-2 FOR 0-1 AND RT.
- LOT SIZE AND SETBACKS:
TOTAL NUMBER OF PROPOSED LOTS= 20 LOTS
LOT SIZE:
AVERAGE LOT SIZE IS 5600.00 SQ. FT. WITH A RANGE FROM 5176.60 SQ. FT. (LOT 6-P1) TO 8556.80 SQ. FT. (LOT 11-P1).
SETBACKS:
A. SHALL COMPLY WITH THE RT ZONING REQUIREMENTS.
B. DUELING UNITS SHALL BE CONSTRUCTED WITHIN BUILDING ENVELOPES SHOWN ON THE SITE PLAN.
- PARK DEVELOPMENT:
THE PARK DEVELOPMENT FEES WILL BE SATISFIED FOR THIS SITE USING CASH-IN-LIEU OF PARK DEDICATION.
- OPEN SPACE:
TOTAL SITE=3.3862 ACRES = 147,504.98 SQ. FT.
MINUS:
BUILDING PADS: -38,622.96 SQ. FT.
DRIVE PADS: -8,000.00 SQ. FT.
RIGHT OF WAY DEDICATION: -29,525.81 SQ. FT.
OPEN SPACE PROVIDED: 71,356.21 SQ. FT.
OPEN SPACE REQUIRED:
BY R-D ZONING 20 @ RATE OF 2400 SQ. FT. = 48,000.00 SQ. FT.
- WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT, VIA AN AVAILABILITY STATEMENT. THIS STATEMENT HAS BEEN REQUESTED BY LETTER ON MAY 29, 2001 & MAY 28, 2004.
- OFF-STREET PARKING IS PROVIDED ON EACH SITE FOR A MINIMUM OF 2 CARS, IN ADDITION TO 2 PARKING SPACES WITHIN EACH GARAGE FOR A TOTAL OF 4 MINIMUM SPACES PER LOT.
- ACCESS:
THE ONLY ACCESS ALLOWED TO THE PROJECT WILL BE THE ENTRANCE SHOWN ON THE SIGNAL AVENUE.
- CURBS AND GUTTERS:
MOUNTABLE CURB AND GUTTER WILL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
- BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES:
BUILDINGS WILL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR TILED PITCHED ROOFS. BUILDINGS WILL BE EITHER STUCCO, BRICK, SIDING, OR OR ANY COMBINATION.
BUILDING COLORS:
BUILDING COLORS WILL BE TAN TO LIGHT BROWN, ACCENTS AND EARTHTONE. THE USE OF DARK COLORS FOR THE ROOF IS PROHIBITED.
- THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE.
- THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
- ALL FIXTURES SHALL BE OF A FULL CUT OFF TYPE, TO PREVENT FUGITIVE LIGHT, MOUNTED NO MORE THAN 16' HIGH.
- ALL MECHANICAL EQUIPMENT, ROOF OR GROUND-MOUNTED, SHALL BE SCREENED FROM VIEW.
- LANDSCAPE MAINTENANCE ALONG SIGNAL AVE. & BARSTOW ST. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION.

LOT DATA TABLE			
LOT NO.	GROSS AREA	OPEN SPACE	BUILDABLE AREA
1-P1	5,586.57 SF	2,400 SF	2,750.66 SF
2-P1	5,627.35 SF	2,400 SF	2,935.64 SF
3-P1	7,422.27 SF	2,400 SF	4,205.29 SF
4-P1	7,362.17 SF	2,400 SF	3,647.11 SF
5-P1	5,296.20 SF	2,400 SF	2,576.65 SF
6-P1	5,176.60 SF	2,400 SF	2,660.40 SF
7-P1	5,176.60 SF	2,400 SF	2,660.40 SF
8-P1	5,176.60 SF	2,400 SF	2,660.40 SF
9-P1	5,176.60 SF	2,400 SF	2,660.40 SF
10-P1	5,625.74 SF	2,400 SF	2,956.00 SF
11-P1	8,556.80 SF	2,400 SF	5,367.60 SF
12-P1	5,600.00 SF	2,400 SF	2,990.00 SF
13-P1	5,600.00 SF	2,400 SF	2,990.00 SF
14-P1	8,556.80 SF	2,400 SF	5,367.60 SF
15-P1	5,625.74 SF	2,400 SF	2,956.00 SF
16-P1	5,176.60 SF	2,400 SF	2,660.40 SF
17-P1	5,176.60 SF	2,400 SF	2,660.40 SF
18-P1	5,176.60 SF	2,400 SF	2,660.40 SF
19-P1	5,176.60 SF	2,400 SF	2,660.40 SF
20-P1	5,706.73 SF	2,400 SF	2,836.41 SF
TOTAL	117,979.17 SF	48,000.00 SF	38,622.96 SF



LEGAL DESCRIPTION:
EXISTING: LOTS 29, 30, 31, 32, BLOCK 4, TRACT 3, UNIT 3, NAA
PROPOSED: LOTS 1 THRU 20, TIERRA MORENA SUBDIVISION
SITE AREA: ±3.3862 ACRES

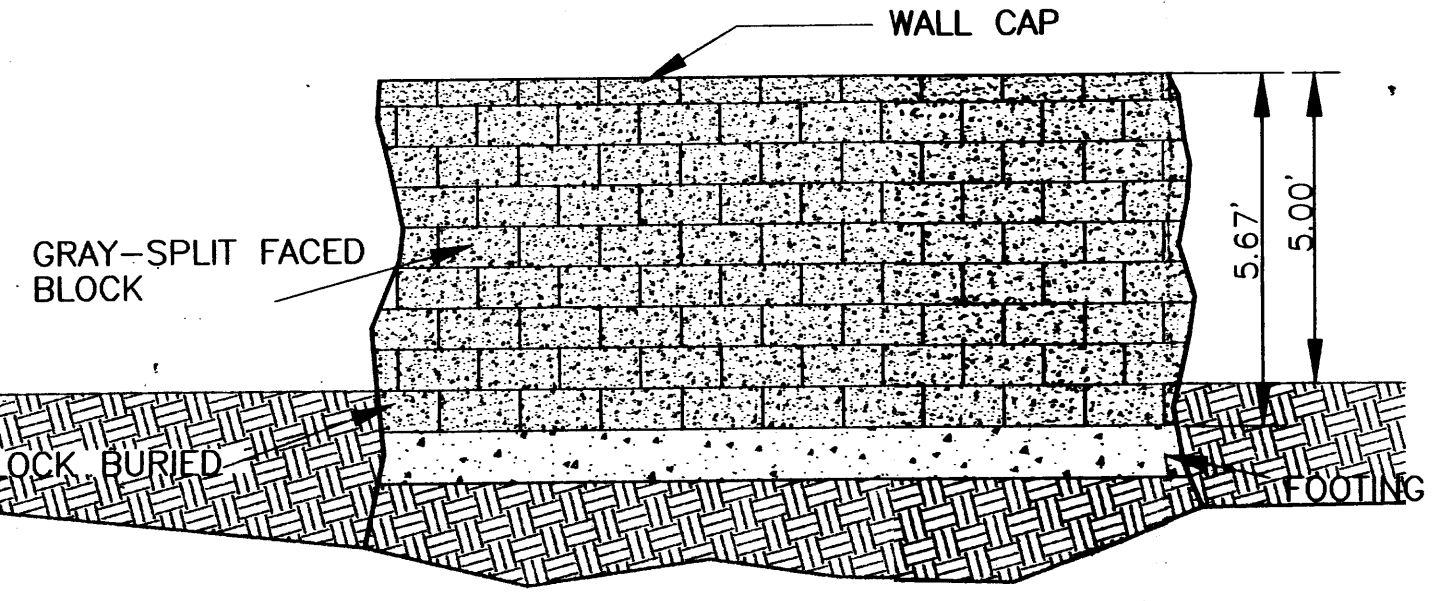
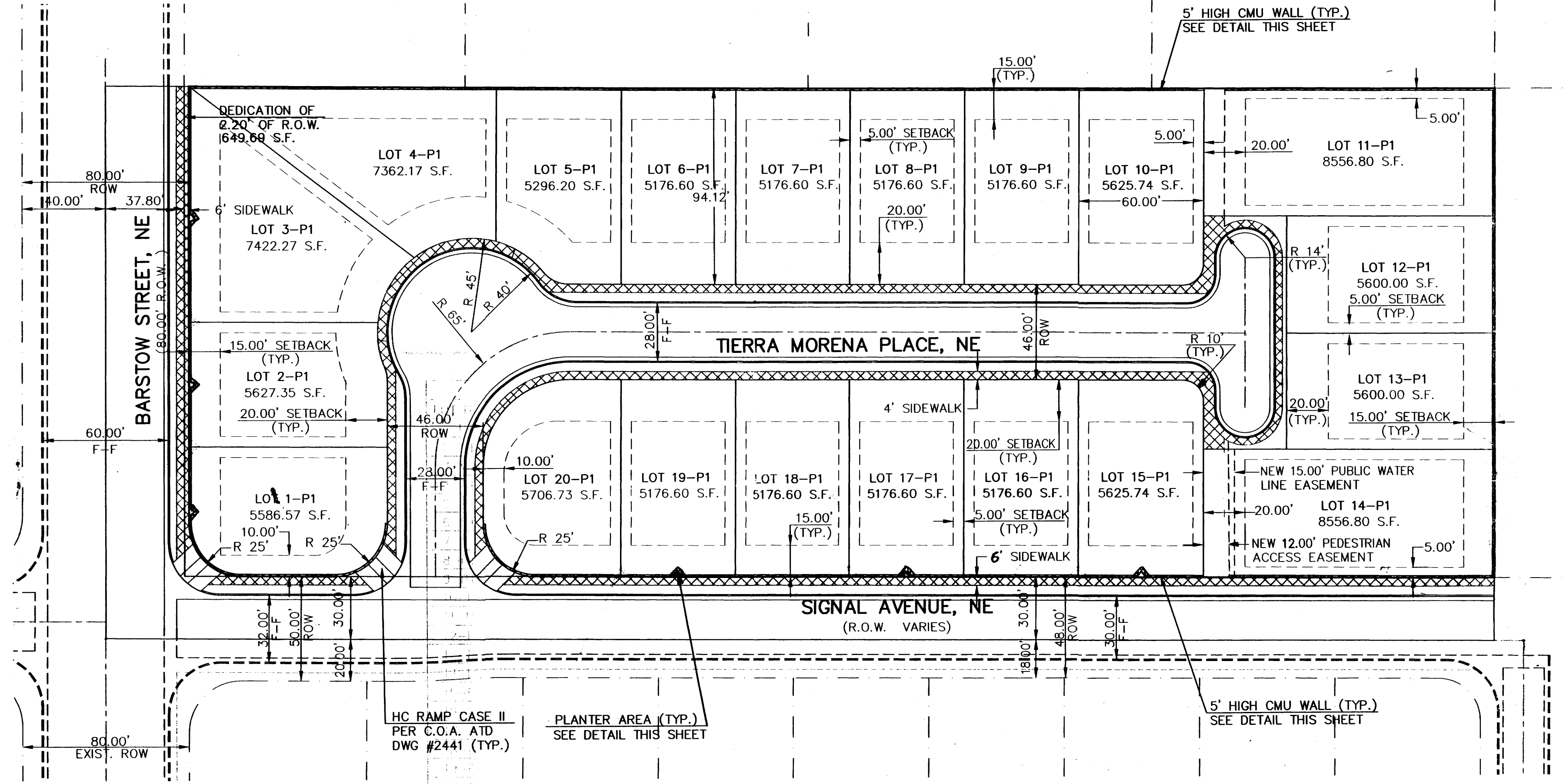
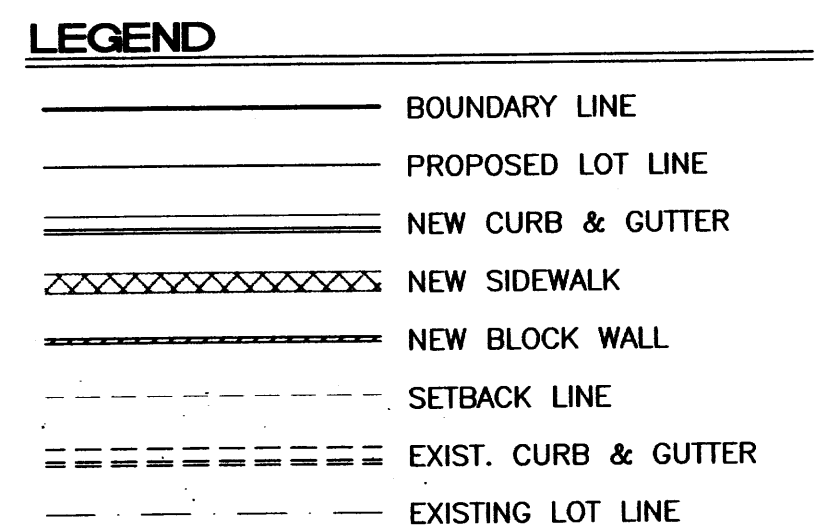
- SHEET INDEX**
- SITE PLAN
 - LANDSCAPING PLAN
 - GRADING AND DRAINAGE PLAN
 - ELEVATIONS
 - MASTER UTILITY PLAN

PROJECT NUMBER: 1001090
APPLICATION NUMBER: 01-00985-00986

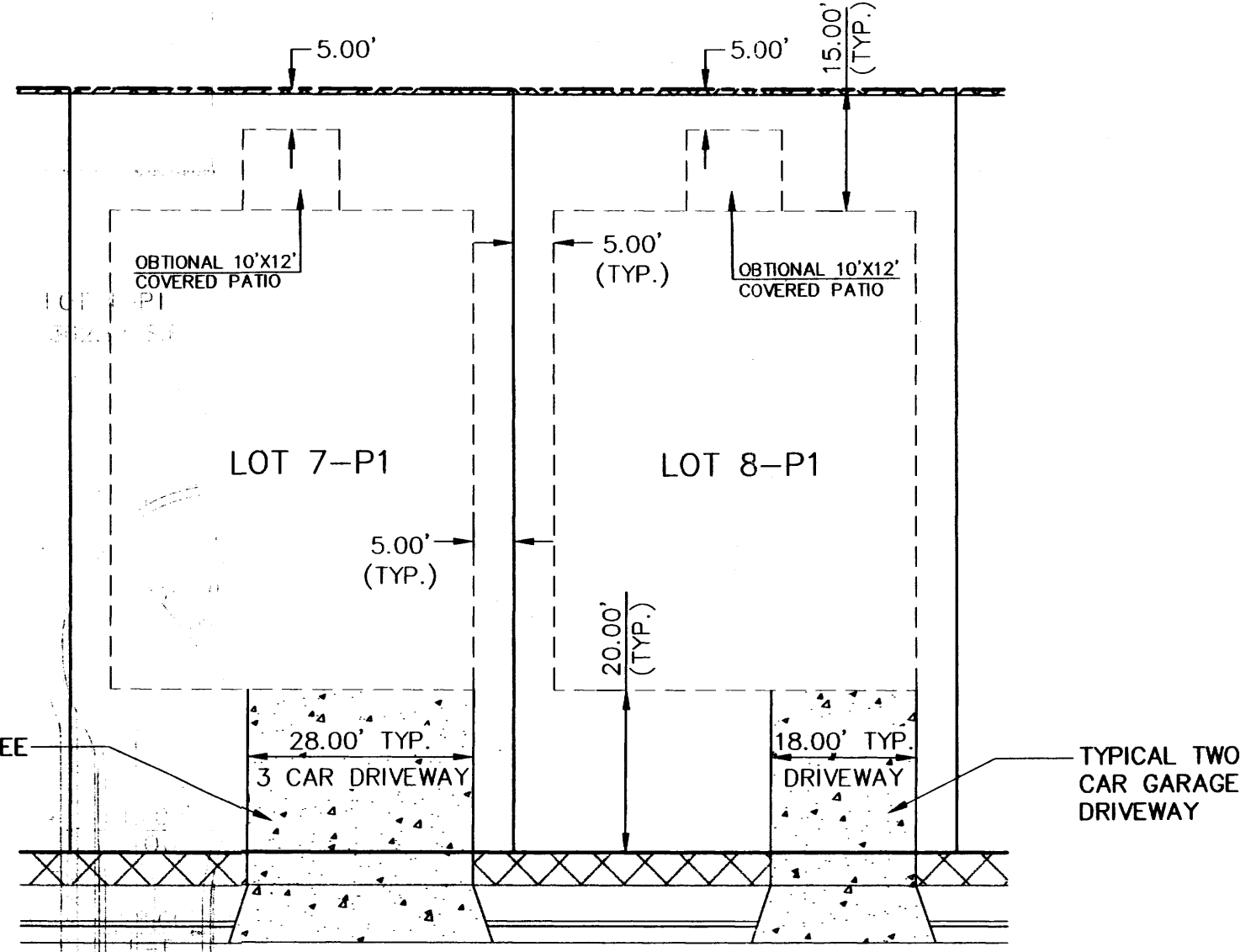
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED [REDACTED], AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

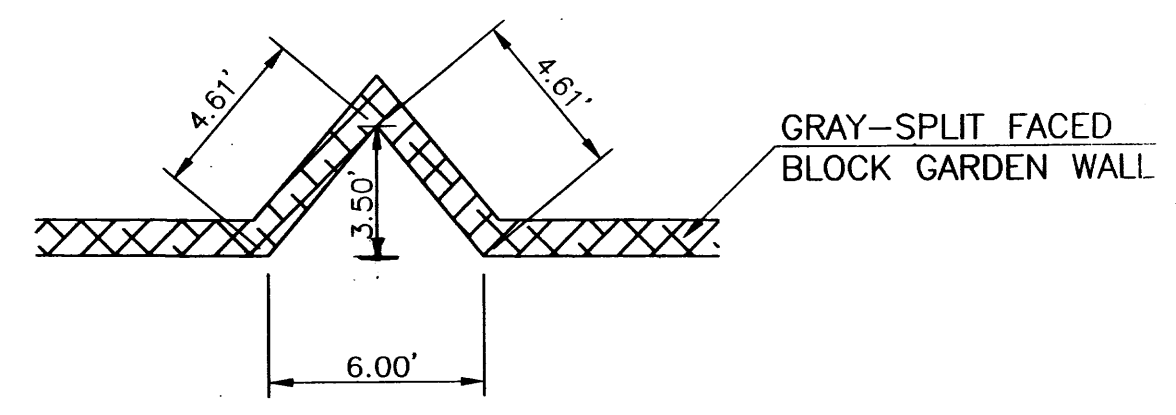
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6/30/04
<i>Roy A Shean</i>	6/30/04
UTILITIES DEVELOPMENT	
<i>Christina Sandoval</i>	6/30/04
PARKS AND RECREATION DEPARTMENT	
<i>Budd d. Bly</i>	6/30/04
CITY ENGINEER	
<i>Michael Helton</i>	6-5-04
SOLID WASTE MANAGEMENT	
<i>Deeran Nelson</i>	6/30/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	



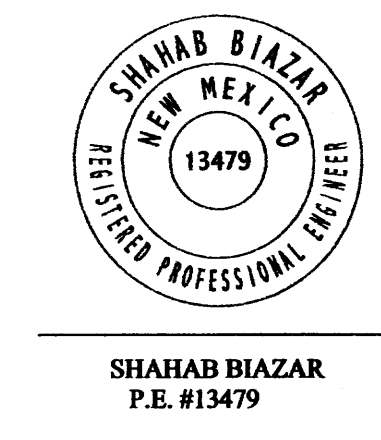
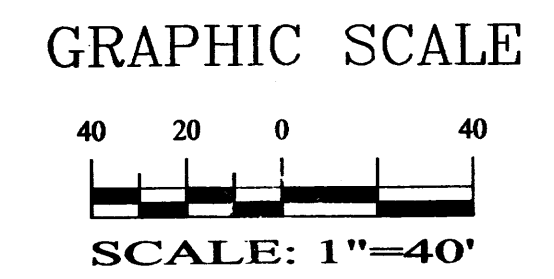
BLOCK WALL DETAIL
NTS
THE WALL HAS TO BE DESIGNED AND SUBMITTED TO THE CITY FOR PERMITTING



TYPICAL LOT LAYOUT
SCALE: 1"=20'



PLANTER AREA DETAIL
NTS



SHAHAB BIAZAR
P.E. #13479

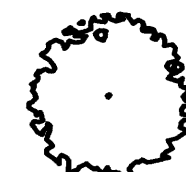





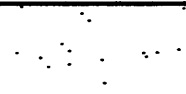


4416 ANAHEIM AVE., NE
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(505)899-5570

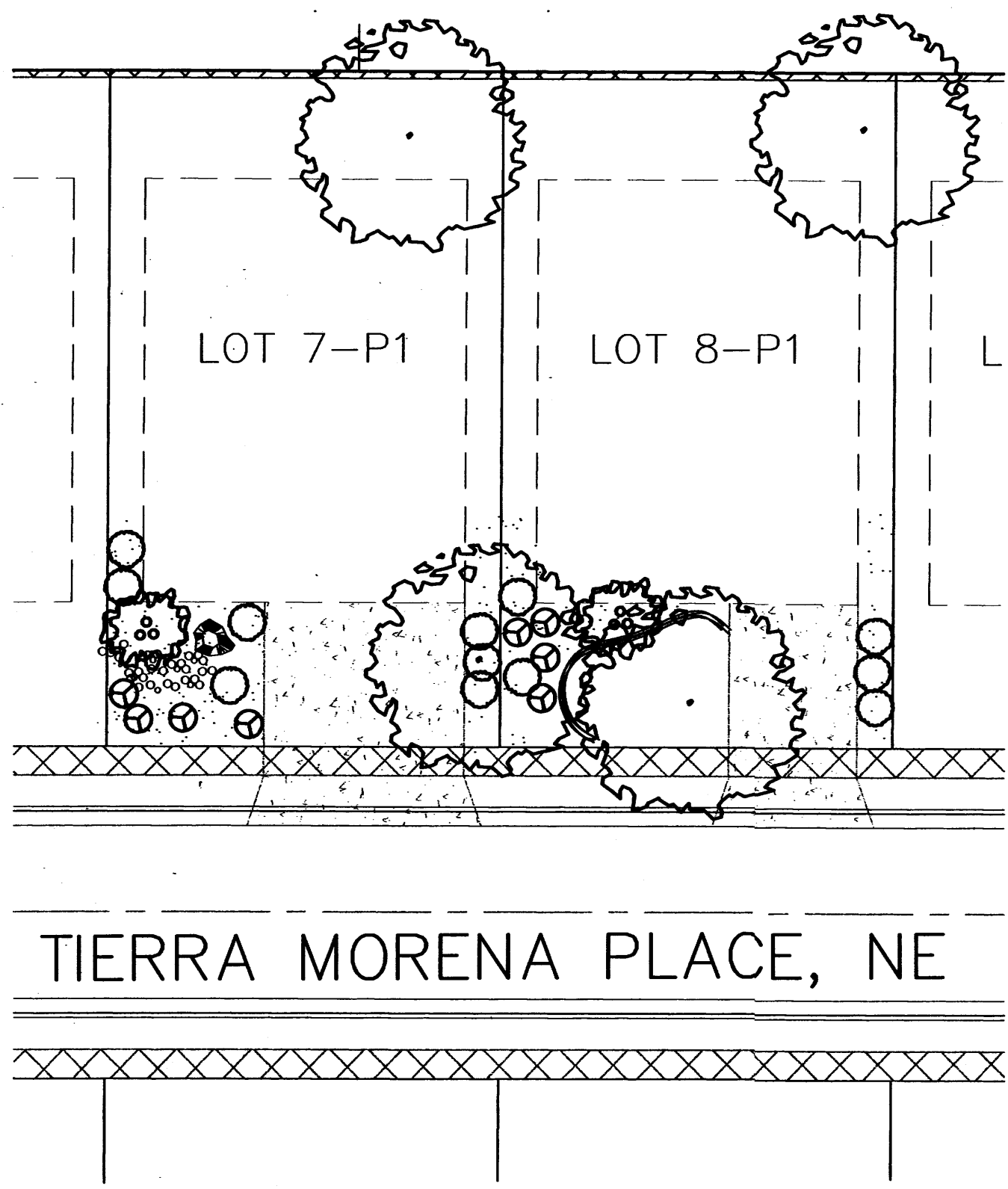
TIERRA MORENA SUBDIVISION
SITE PLAN FOR SUBDIVISION/BUILDING PERMIT

DRAWING: 200106-ST.DWG	DRAWN BY: SBB	DATE: 04-06-2004	SHEET # 1 OF 5
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1001090 Proj #

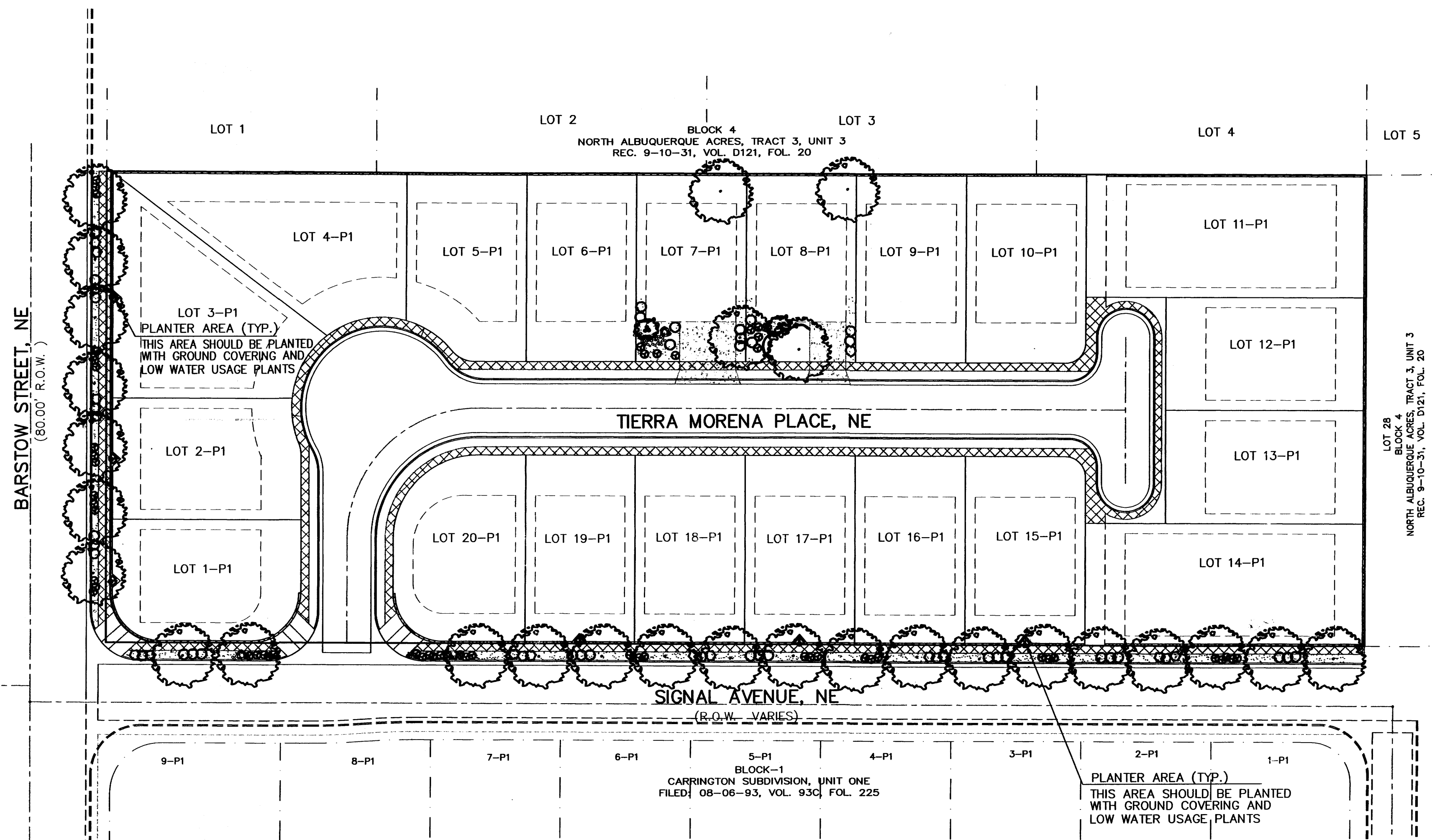
PLANT LEGEND

-  SHADE TREE (H)
HONEYLOCUST (*Gleditsia triacanthos*)
SYCAMORE (*Platanus* spp.)
2" Gal.
-  ORNAMENTAL TREE (M)
WASHINGTON HAWTHORN (*Craegus phenopyrum*)
NEW MEXICO OLIVE (*Forestiera neomexicana*)
15 Gal.
-  MEDIUM SHRUBS (M)
APACHE PLUME (*Fallugia paradoxa*)
SILVERBERRY (*Elaeagnus pungens*)
BLUE MIST (*Caryopteris x danodensis*)
RUSSIAN SAGE (*Perovskia* spp.)
5 Gal.
-  SMALL SHRUBS (M)
ROSEMARY (*Rosmarinus officinalis*)
POTENTILLA (*Potentilla fruticosa*)
HONEYSUONLE (*Lonicera japonica*)
5 gal
-  WILDFLOWER
1 Gal.
-  OVERSIZED GRAVEL & BOULDERS
-  3/4" GRAY GRAVEL WITH FILTER FABRIC
-  SOD
-  COMMERCIAL GRADE STEEL EDGING



TYPICAL LOT LAYOUT

SCALE : 1"=20'



LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, Water Conservation Landscaping and Water Waste Ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping, and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Gray Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytype with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

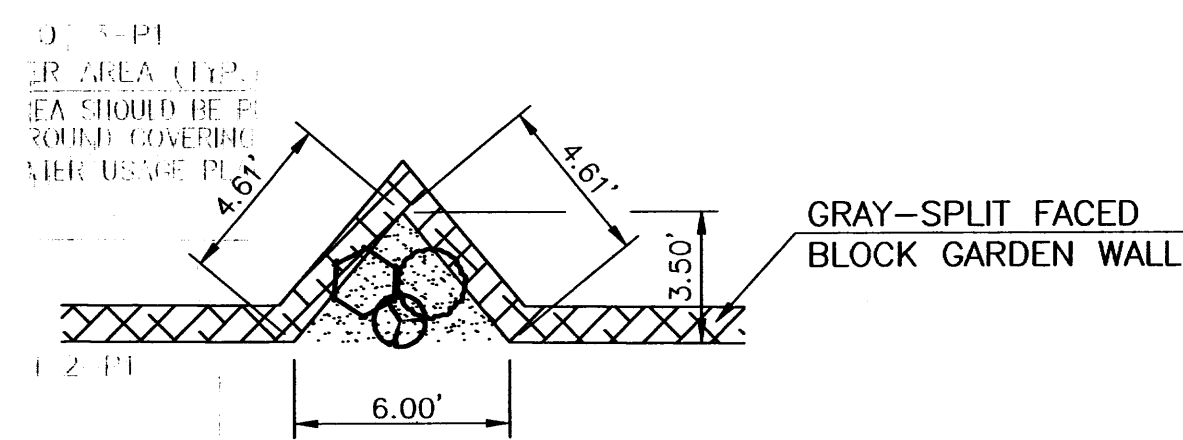
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

NOTE:

-Typical Lot Landscaping to be maintained by owner.

-The landscape strip in front of the houses shall be planted with a mixture of shrubs and vegetative groundcovers and mulched with gravel over filter fabric.



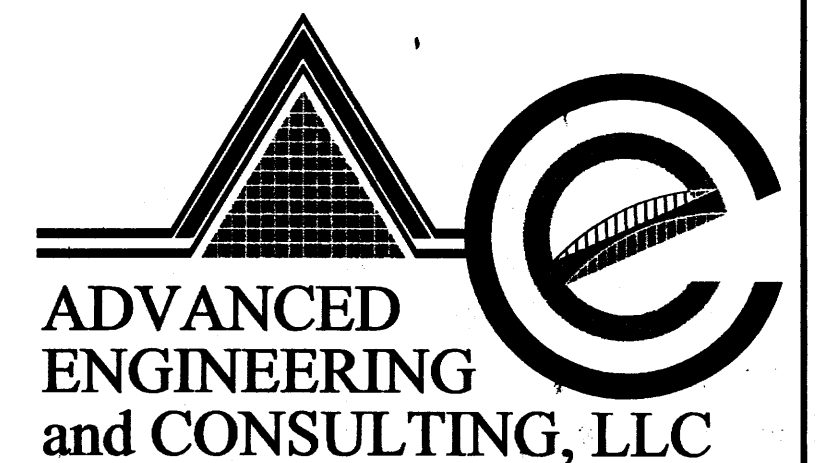
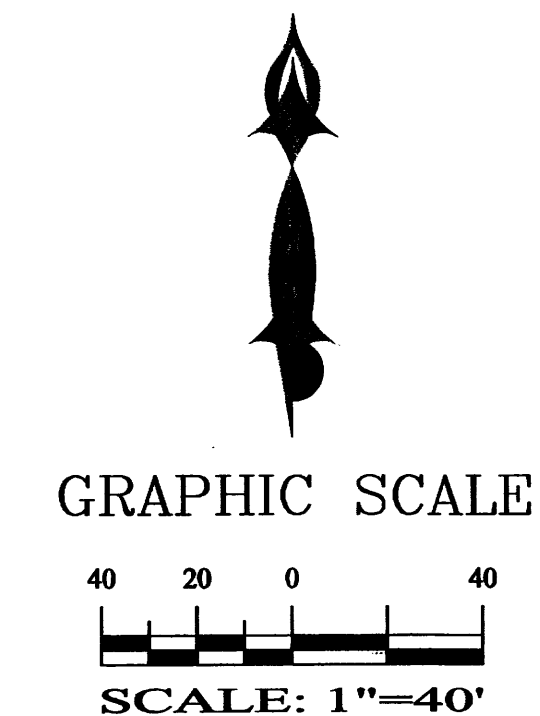
PLANTER AREA DETAIL

NTS

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

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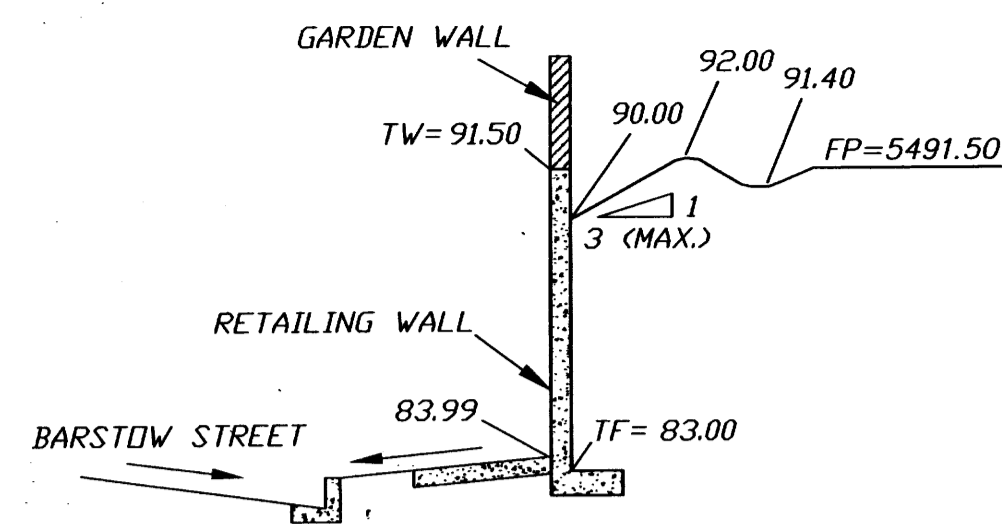


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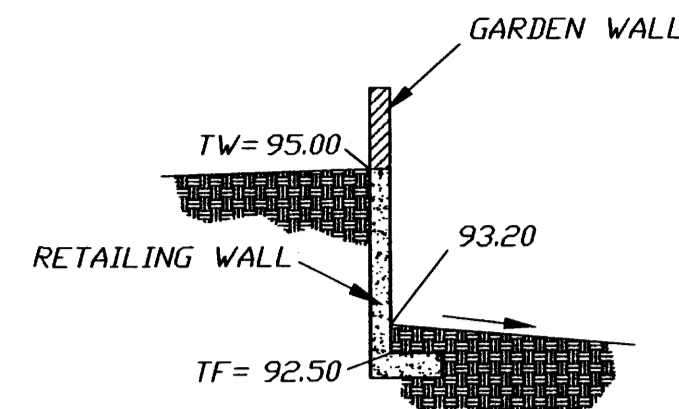
**TIERRA MORENA SUBDIVISION
LANDSCAPING PLAN**

DRAWING: 2001006-LS.DWG	DRAWN BY: IRW/CD	DATE: 04-08-2004	SHEET # 2 OF 5
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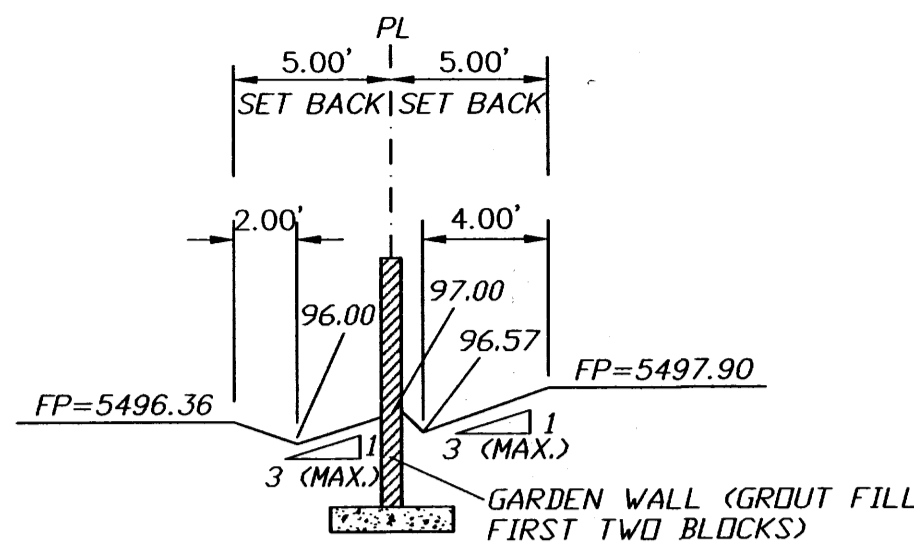
LAST REVISION: 06-23-2004



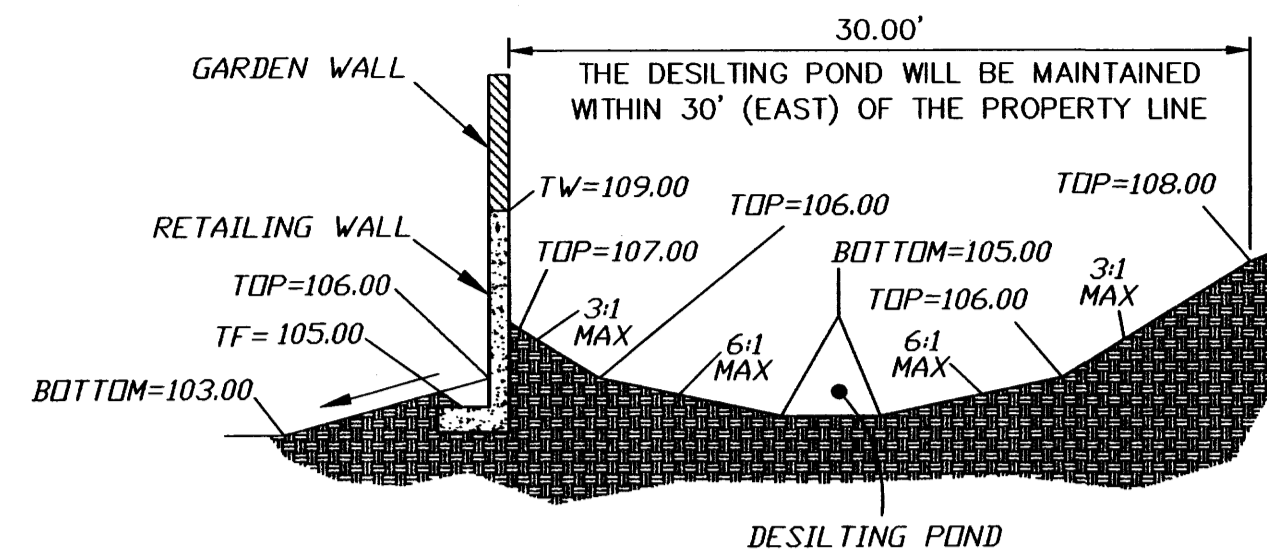
SECTION A-A
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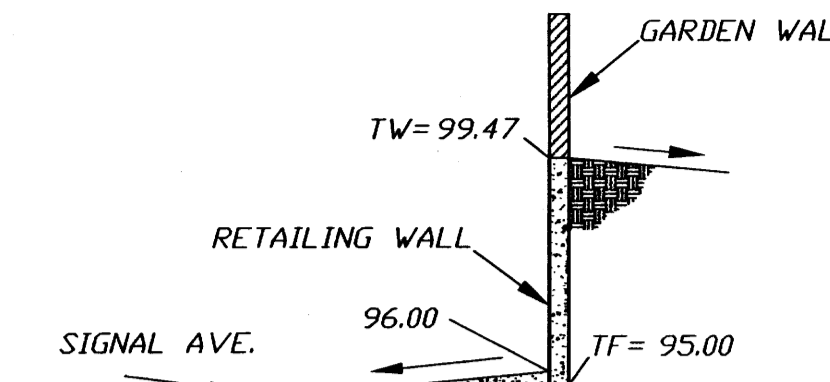
SECTION B-B
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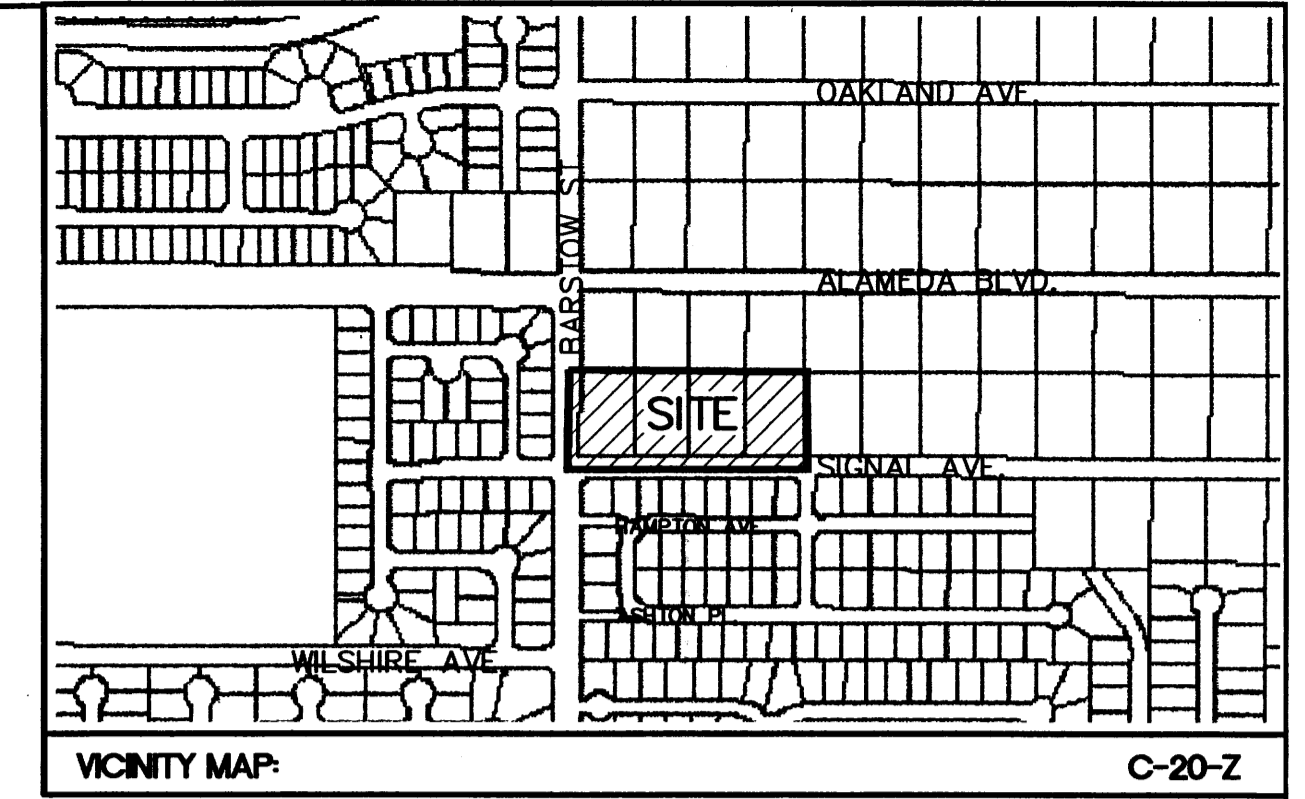
SECTION C-C
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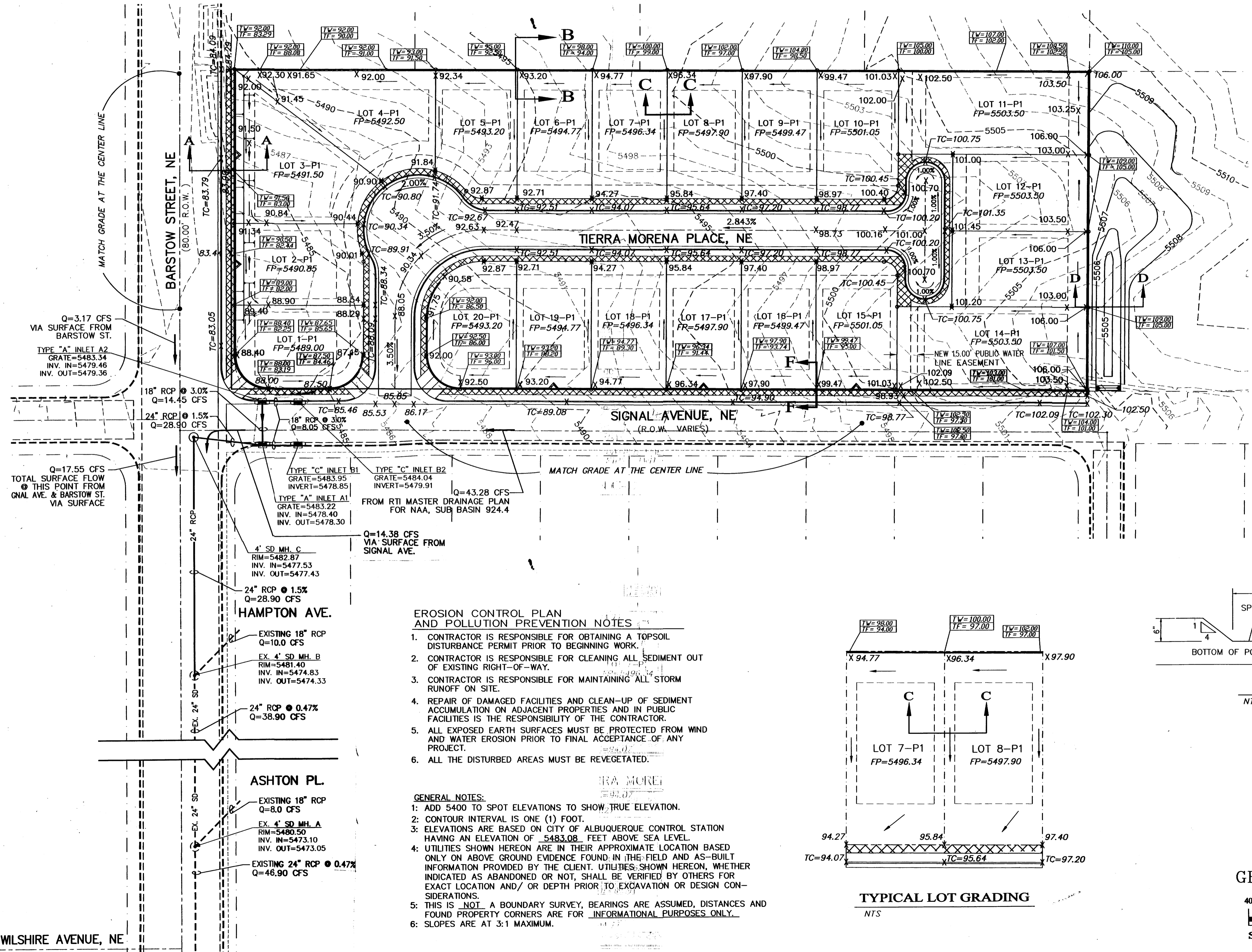
SECTION D-D
NTS



SECTION F-F
NTS



LEGAL DESCRIPTION:
 LOTS 29, 30, 31, 32, BLOCK 4, TRACT 3, UNIT 3, NAA
 SITE AREA: ±3.3843 ACRES



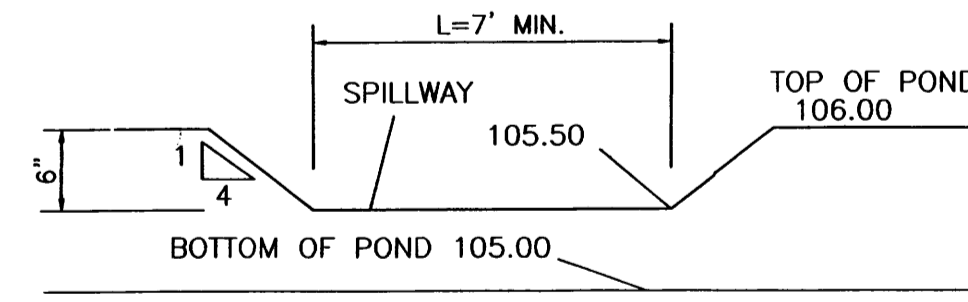
LEGEND

- EXISTING SAS MANHOLE
- EXISTING VALVE W/BOX
- PROPOSED STORM SEWER
- SET BACK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED CONTOUR
- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- TOP OF RETAINING WALL
- TOP OF FOOTING
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB
- PROPOSED FINISH PAD
- PROPOSED FINISH PAD
- EXISTING GRADE (TOP OF CURB)
- RETAINING WALL

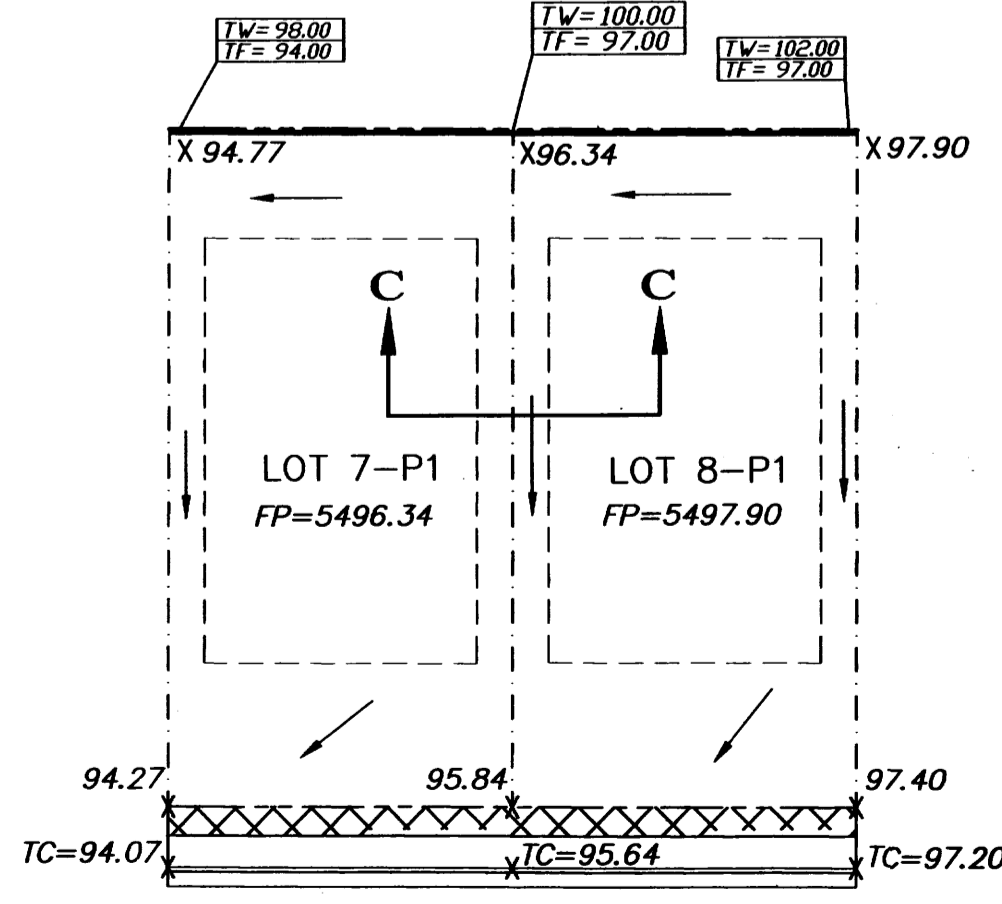
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

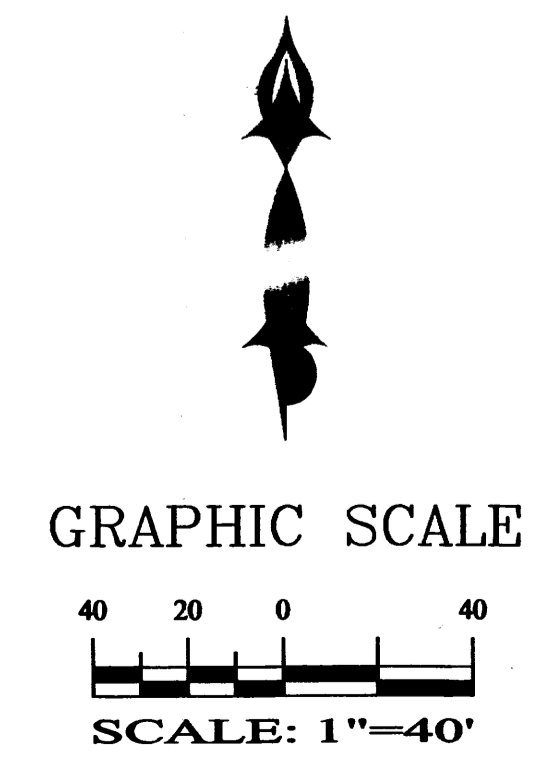
- GENERAL NOTES:**
1. ADD 5400 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 2. CONTOUR INTERVAL IS ONE (1) FOOT.
 3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5483.08 FEET ABOVE SEA LEVEL.
 4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 6. SLOPES ARE AT 3:1 MAXIMUM.



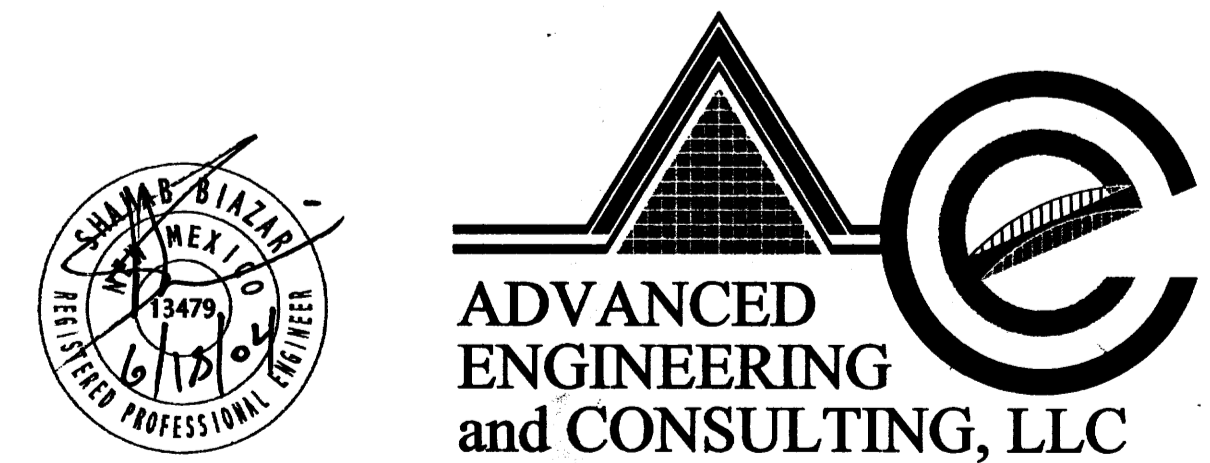
DETAIL "E"
NTS



TYPICAL LOT GRADING
NTS



ROUGH GRADING APPROVAL _____ DATE _____



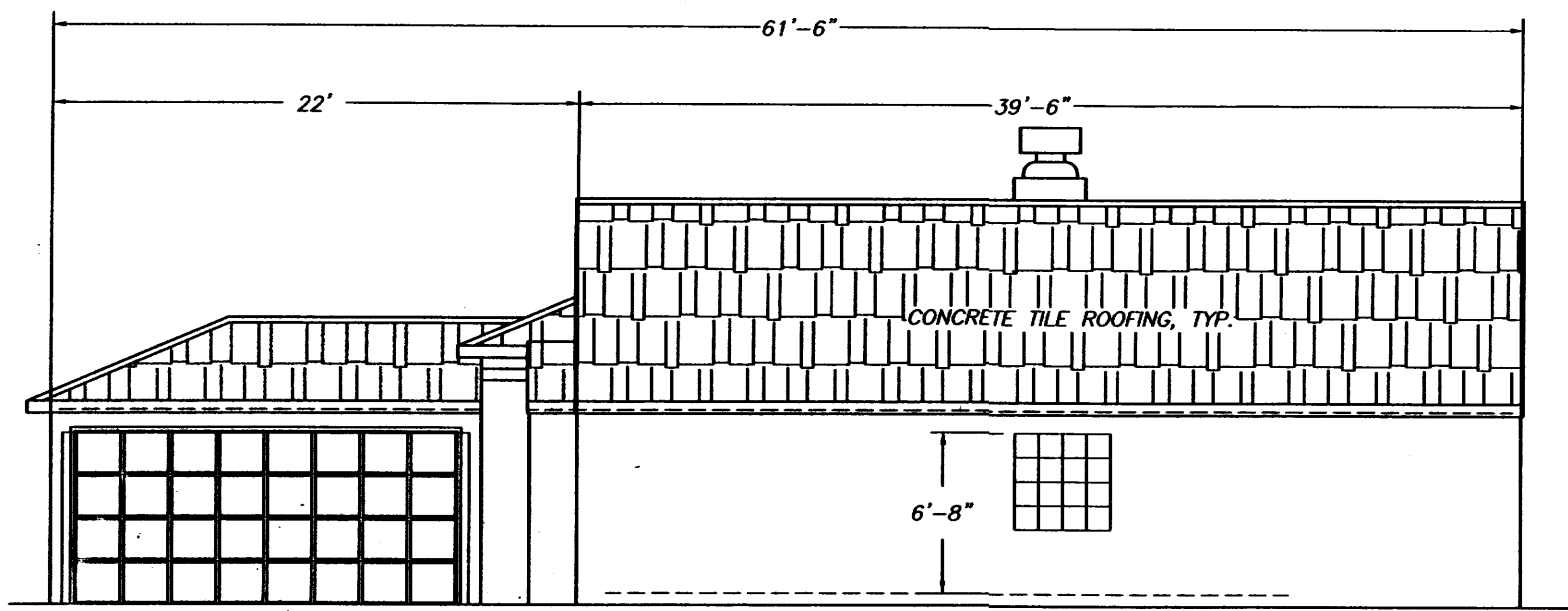
SHAHAB BLAZAR
P.E. #13479
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**TIERRA MORENA SUBDIVISION
GRADING AND DRAINAGE PLAN**

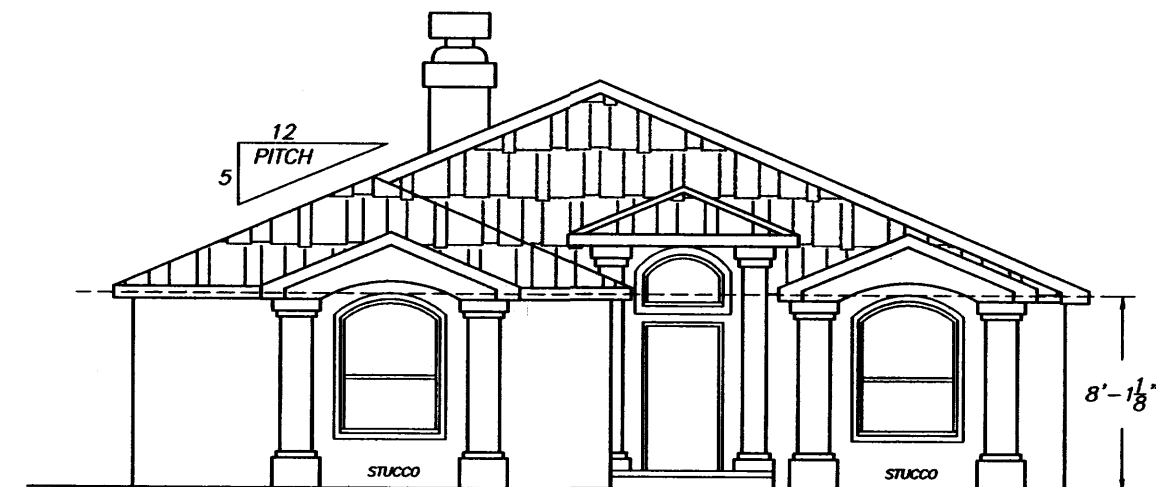
DRAWING: 200106-GR.DWG	DRAWN BY: SBB	DATE: 04-07-2004	SHEET # 3 OF 5
---------------------------	------------------	---------------------	-------------------

WILSHIRE AVENUE, NE

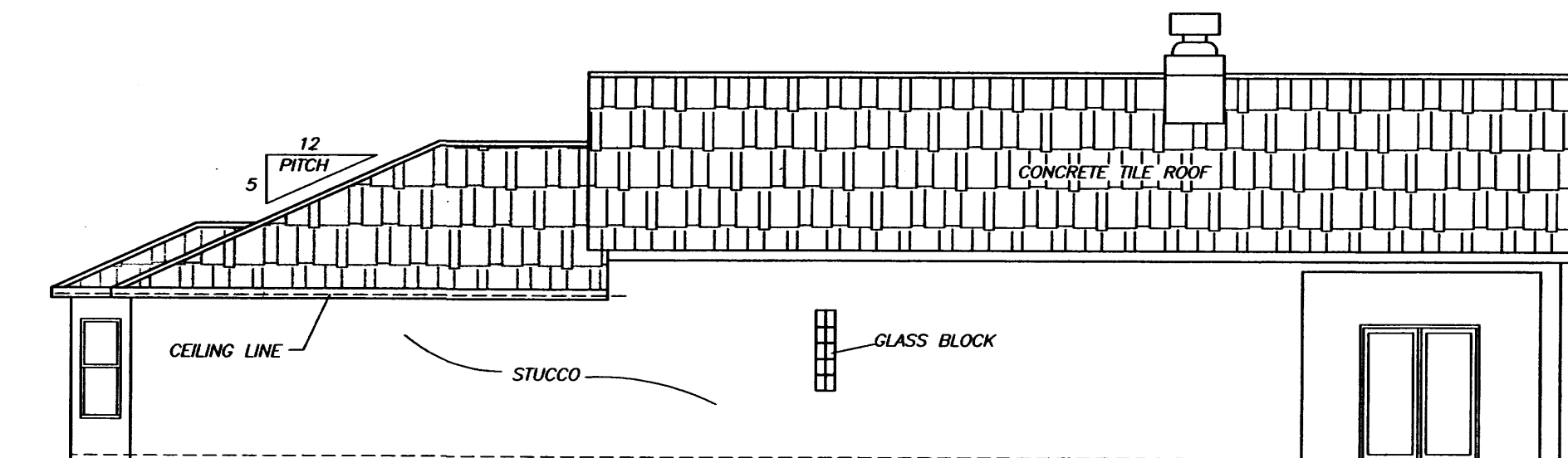
LAST REVISION: 06-17-2004



RIGHT SIDE ELEVATION



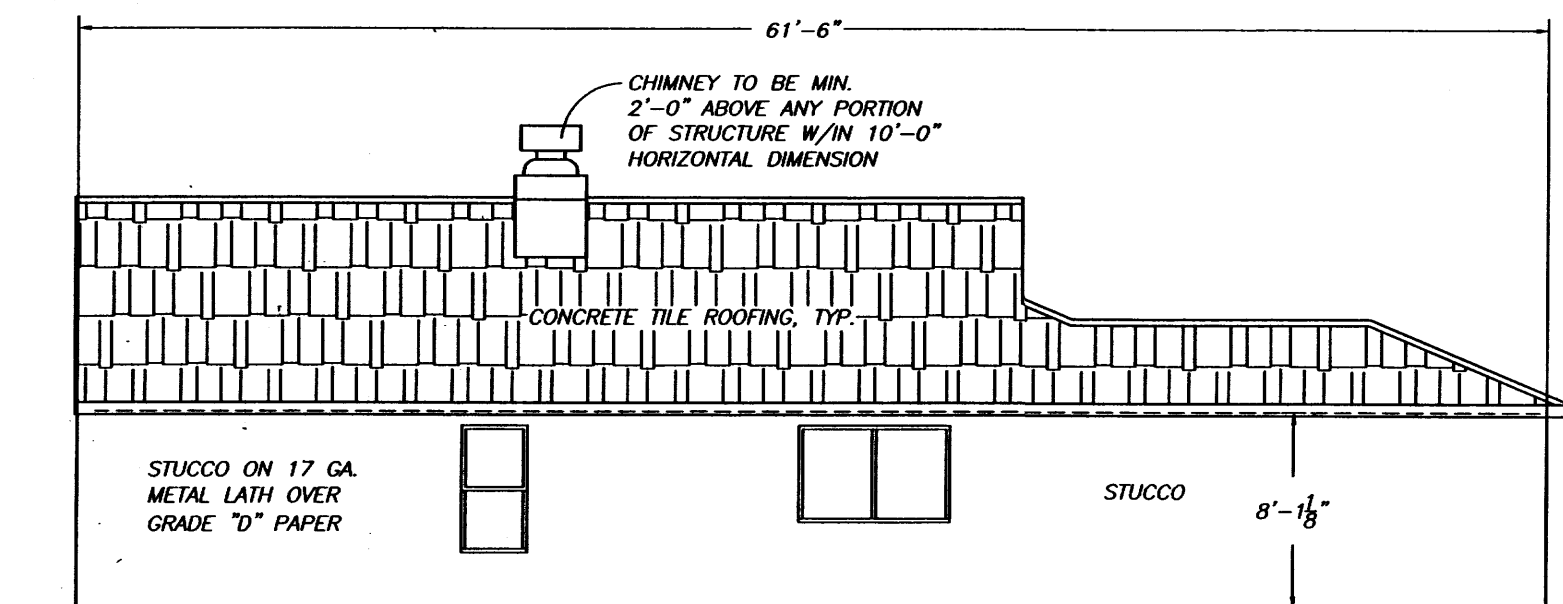
FRONT ELEVATION



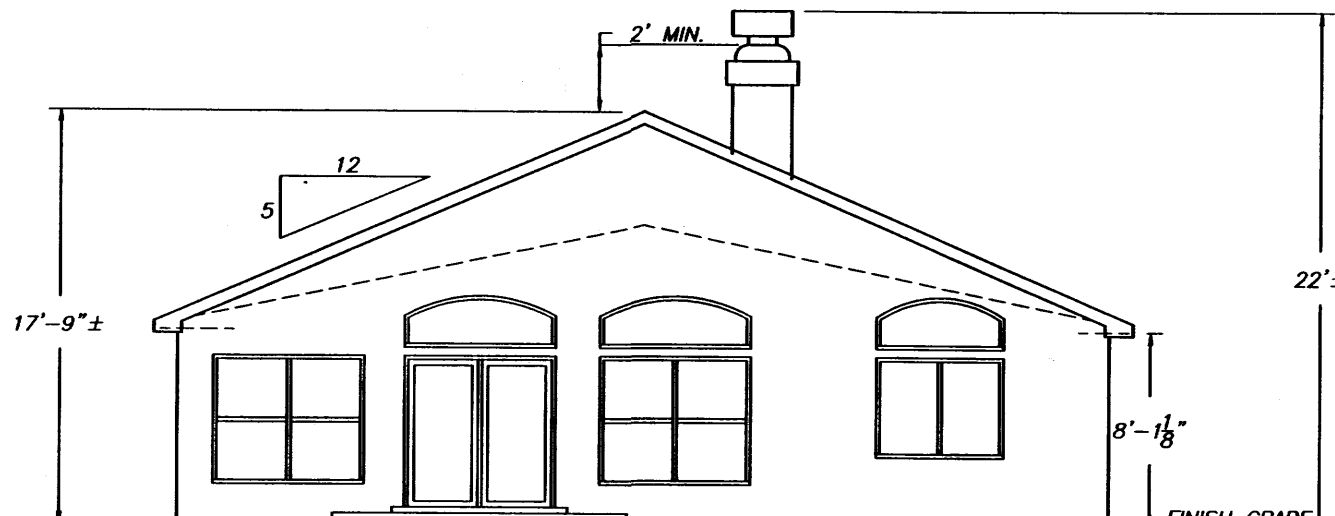
RIGHT SIDE ELEVATION



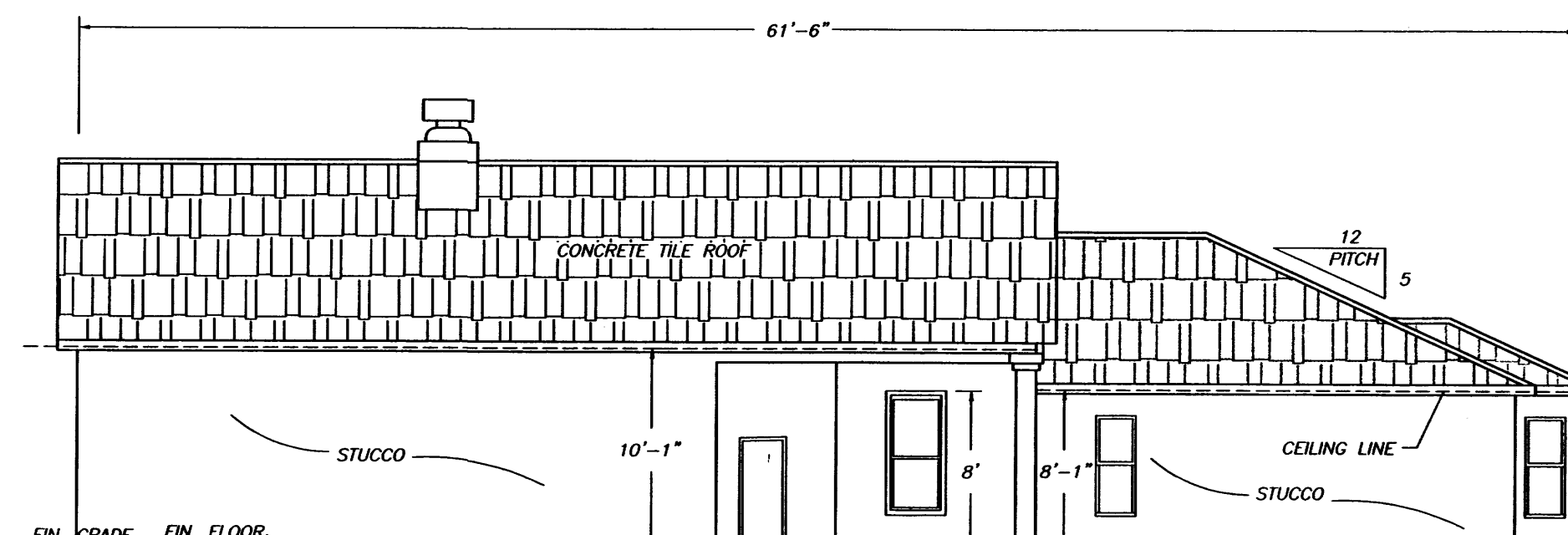
FRONT ELEVATION



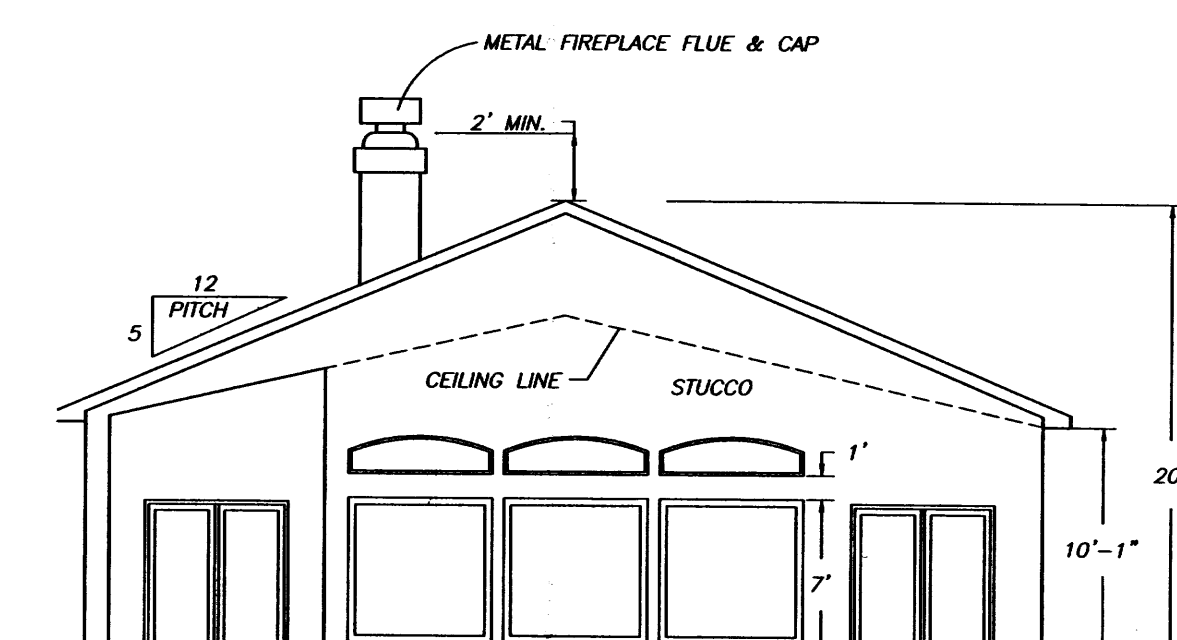
LEFT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



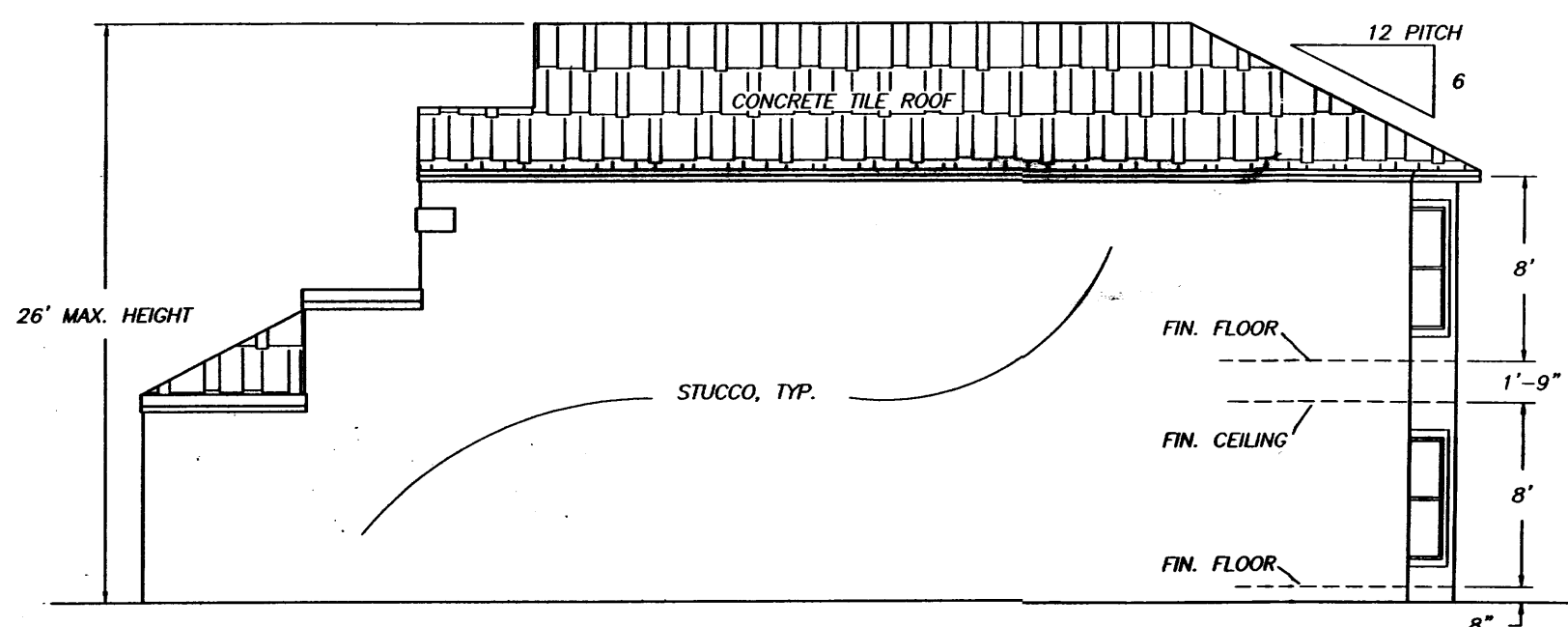
REAR ELEVATION

ELEVATIONS
SCALE: 1/8" = 1'-0"

ONE STORY ELEVATION "A"

ELEVATIONS
SCALE: 1/8" = 1'-0"

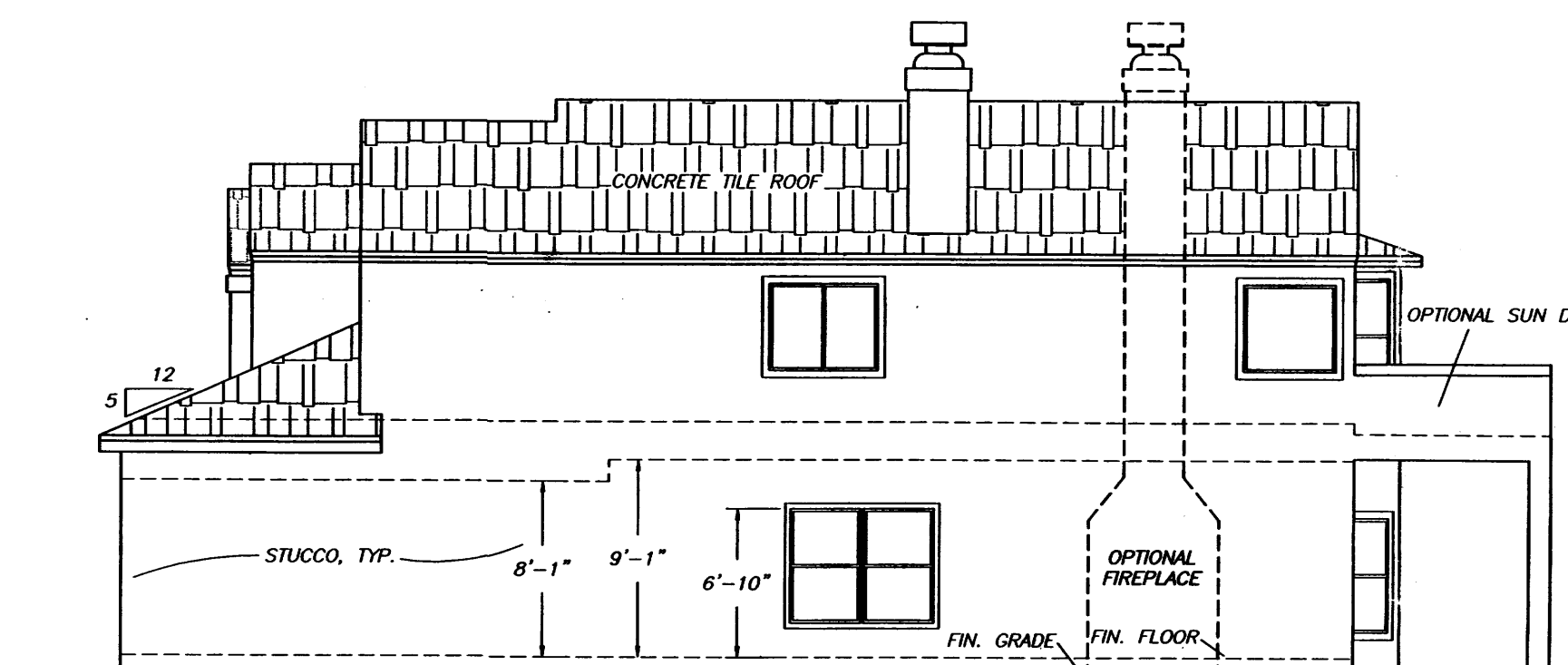
ONE STORY ELEVATION "B"



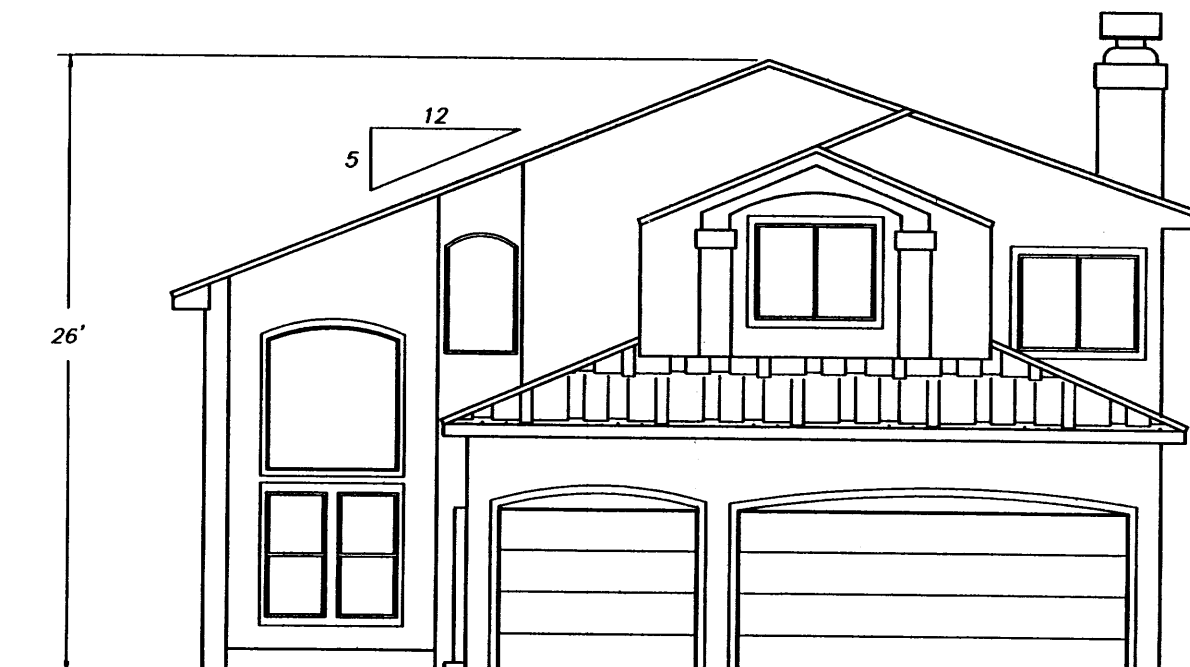
RIGHT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



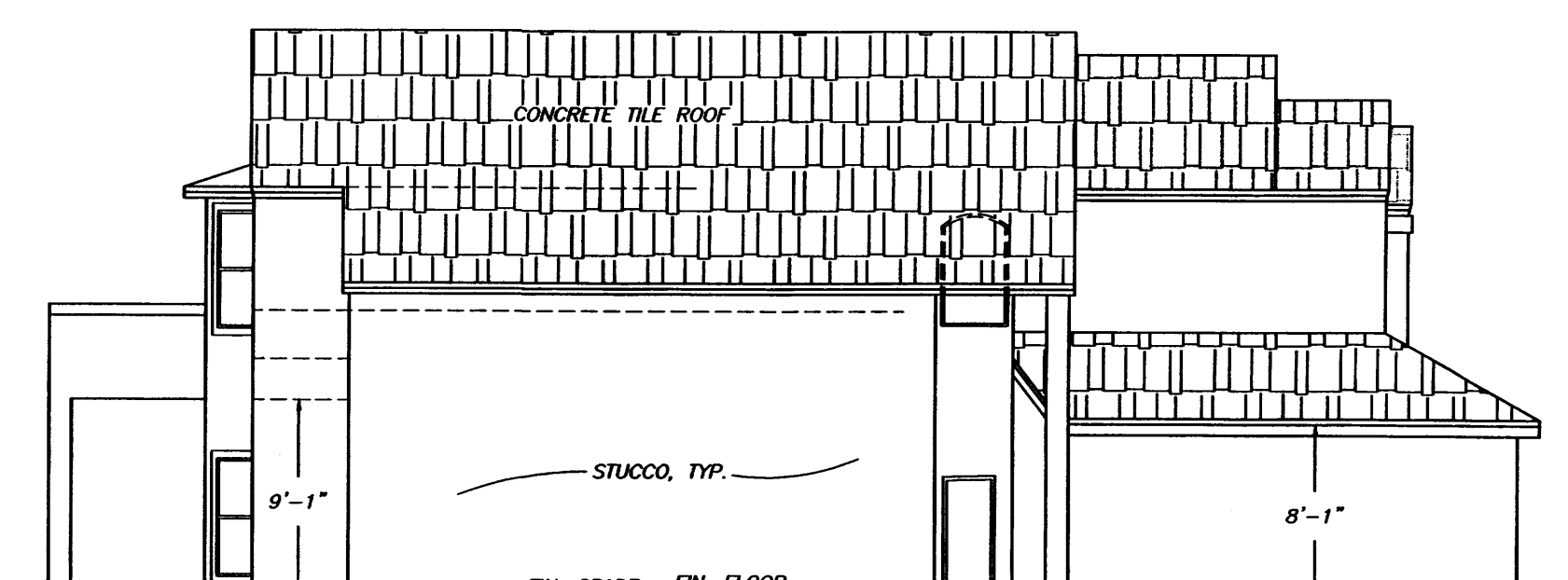
FRONT ELEVATION



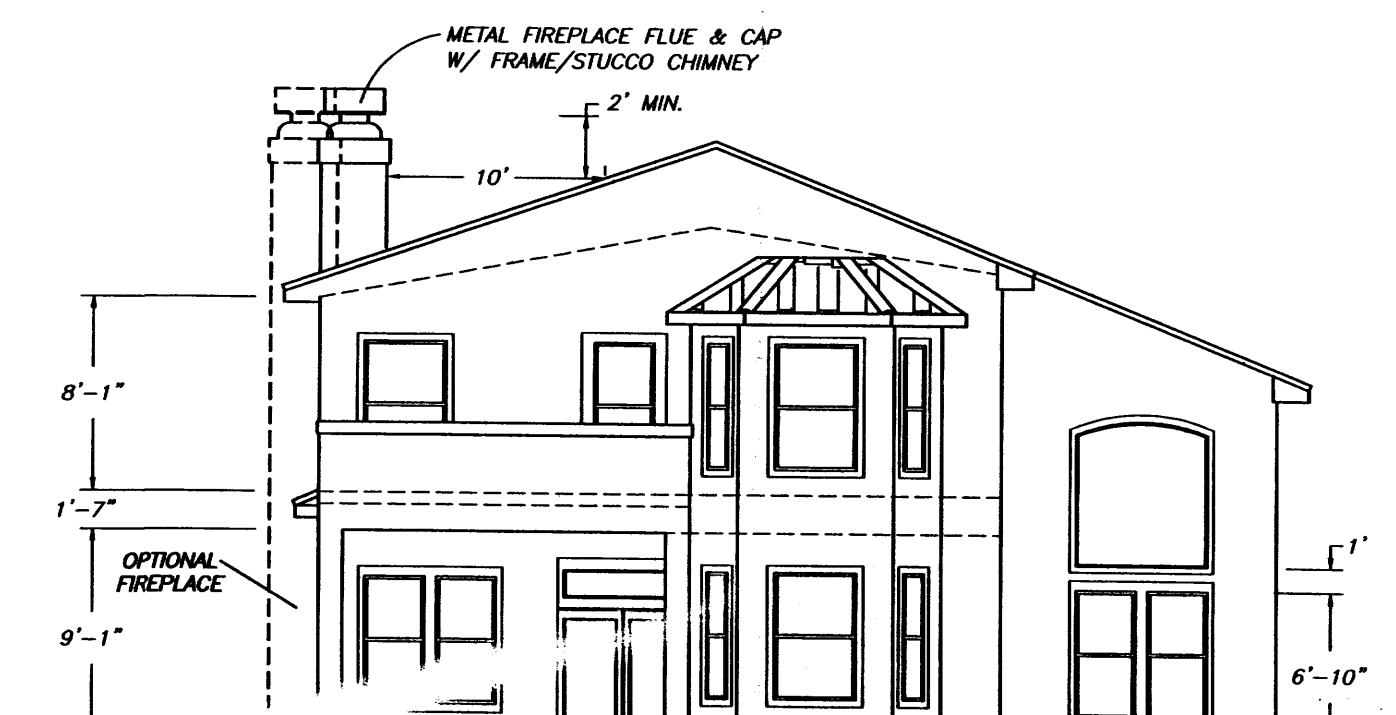
LEFT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS
SCALE: 1/8" = 1'-0"

TWO STORY ELEVATION "A"

ELEVATIONS
SCALE: 1/8" = 1'-0"

TWO STORY ELEVATION "B"

ARCHITECTURAL NOTES:

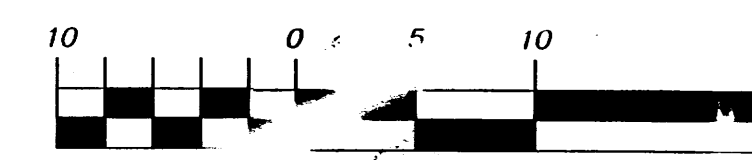
THIS PLAN CONFORMS TO THE FOLLOWING REQUIREMENTS:

1. BUILDING STRUCTURES SHALL NOT EXCEED 26' IN HEIGHT.
2. BUILDINGS WILL BE TRADITIONAL OR SOUTHWEST STYLE WITH EITHER FLAT OR TILED PITCHED ROOFS.
3. BUILDINGS WILL BE 2 COAT STUCCO.

BUILDING COLORS

BUILDINGS STUCCO COLORS (EL REY) ARE:
HACIENDA (127), CREAM (128), SOAPSTONE (30), AND SANDALWOOD (121).
BUILDINGS ROOF COLORS (WESTILE) ARE:
ARIZONA (022115), KAYENTA BLEND (022120), AND FLAGSTONE BLEND (022180)
WINDOW COLORS:
ALL WINDOWS ARE WHITE ALUMINUM (GLINKO) WITH VINYL UPGRADE OPTION.
THE TRIM COLORS TO MATCH THE BUILDING COLOR.

GRAPHIC SCALE



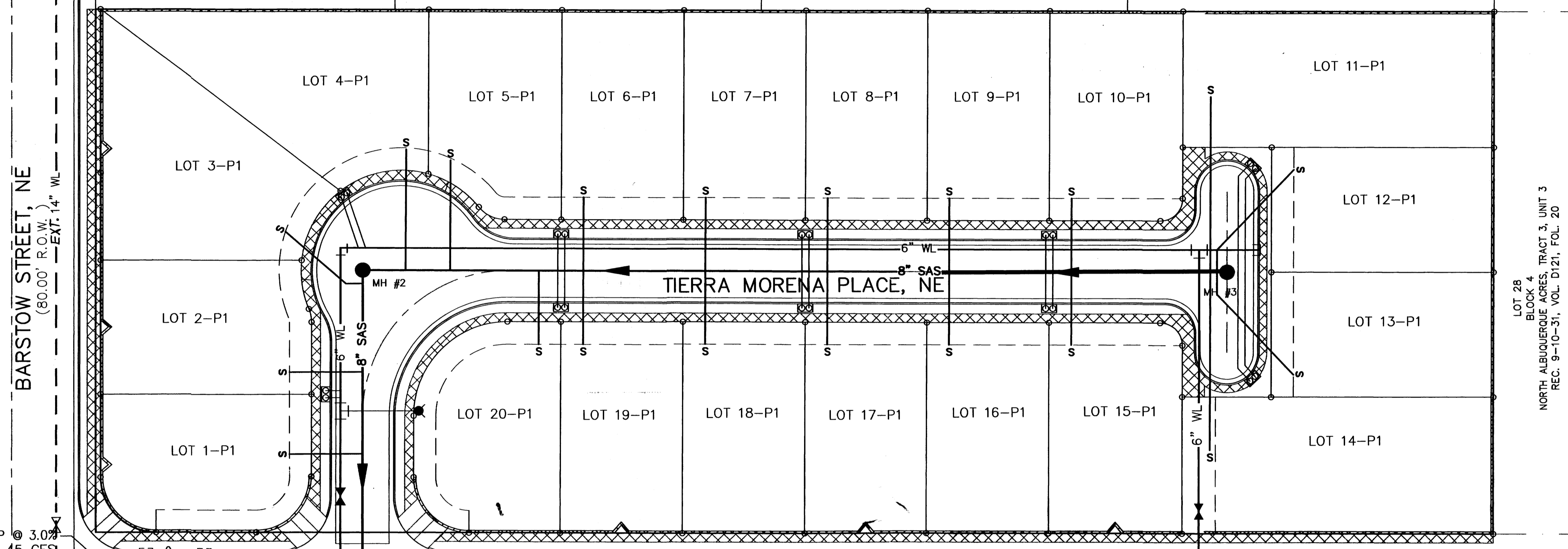
SCALE: 1/8" = 1'-0"

TIERRA MORENA SUBDICISION
ELEVATIONS

DRAWING: 2001106-ELEV.DWG	DRAWN BY: SHH	DATE: 05-27-04	SHEET # 4 OF 5
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LAST REVISION: 06-17-04

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5
 BLOCK 4
 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
 REC. 9-10-31, VOL. D121, FOL. 20



LEGEND

	EXISTING SAS MANHOLE
	EXISTING SD MANHOLE
	EXISTING 54" SD
	EXISTING 8" SAS
	EXISTING 12" WL
	NEW 8" SAS
	NEW 6" WL
	NEW 24" SD
	NEW SAS SERVICE
	NEW WATER SERVICE
	NEW SAS MANHOLE
	STORM SEWER MANHOLE
	BENT
	SINGLE SERVICE METER
	DOUBLE SERVICE METER
	NEW GATE VALVE
	NEW FIRE HYDRANT
	TEE
	CAP (WL)
	NEW CATCH BASIN

18" RCP @ 3.0%
 Q=14.45 CFS

24" RCP @ 1.5%
 Q=28.90 CFS

24" RCP @ 1.5%
 Q=28.90 CFS

EXISTING 18" RCP
 Q=10.0 CFS

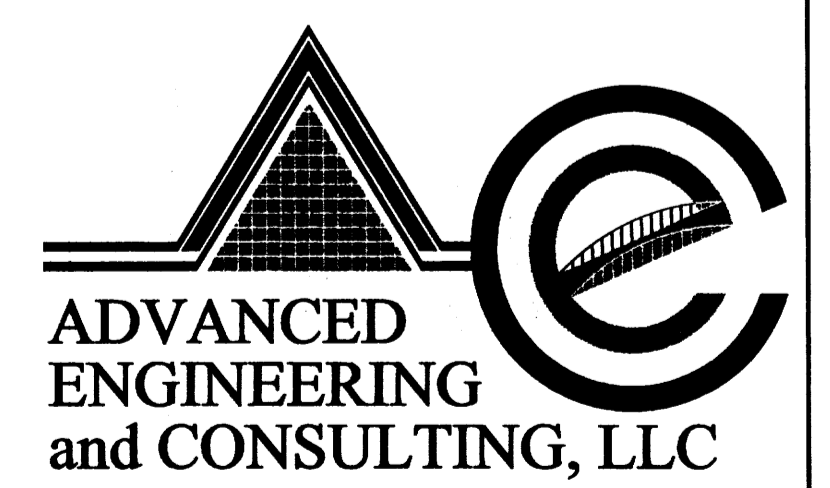
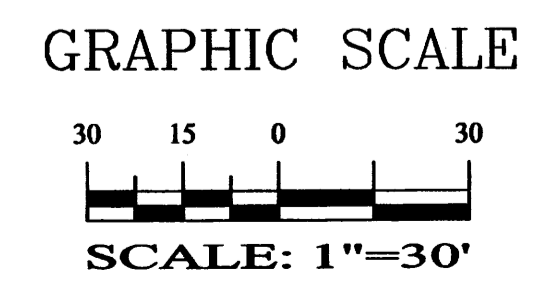
24" RCP @ 1.5%
 Q=28.90 CFS

EXISTING 18" RCP
 Q=10.0 CFS

24" RCP @ 0.47%
 Q=38.90 CFS

EXT. 8" WL
 EXT. 8" SAS
 SIGNAL AVENUE, NE
 (R.O.W. VARIES)

9-P1 8-P1 7-P1 6-P1 5-P1 4-P1 3-P1 2-P1 1-P1
 BLOCK-1
 CARRINGTON SUBDIVISION, UNIT ONE
 FILED: 08-06-93, VOL. 93C, FOL. 225



SHAHAB BIAZAR
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**TIERRA MORENA SUBDIVISION
 MASTER UTILITY PLAN**

DRAWING: 200106-MU.DWG	DRAWN BY: SBB	DATE: 04-07-2004	SHEET # 5 OF 5
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LAST REVISION: 06-23-2004