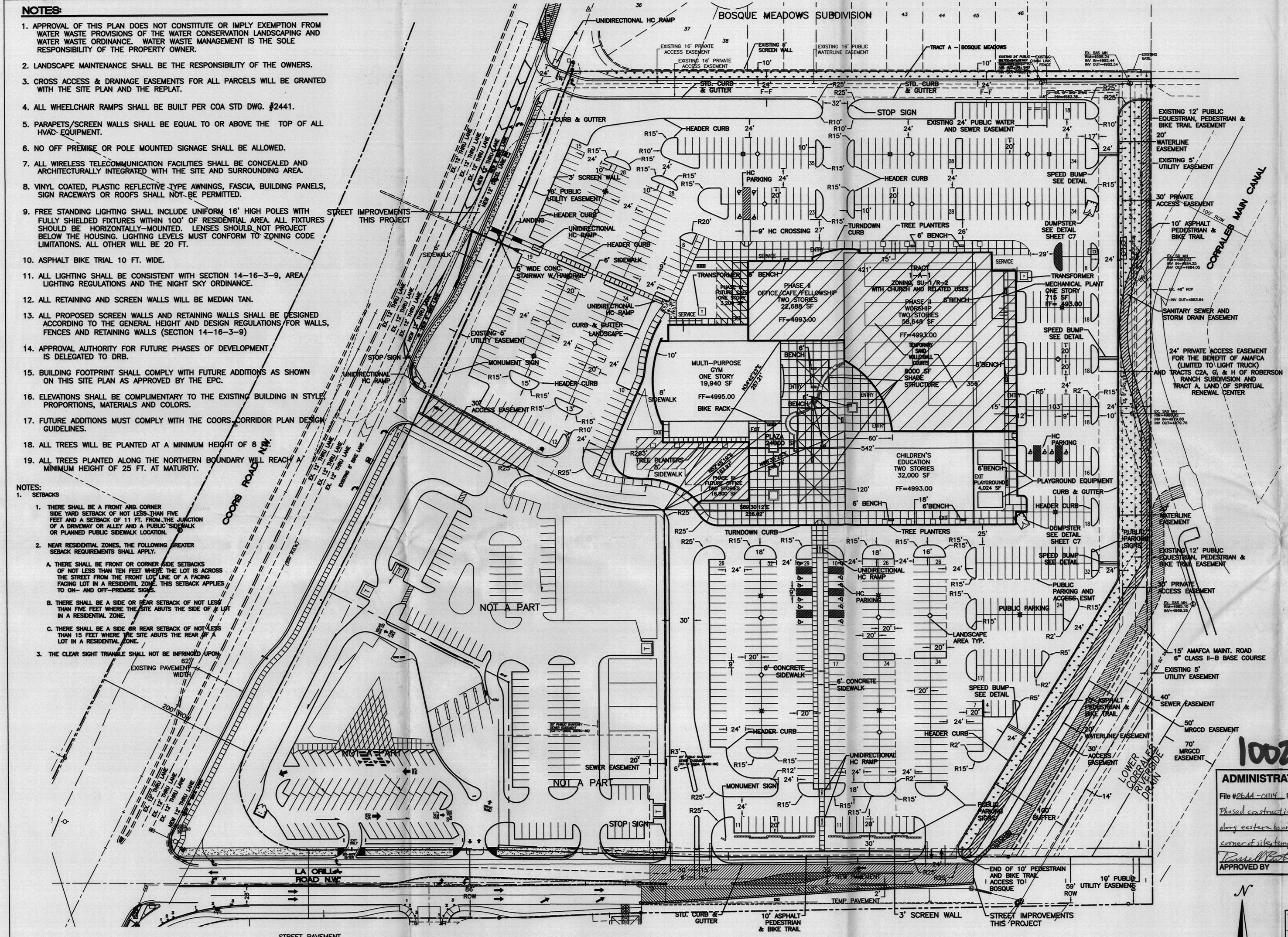
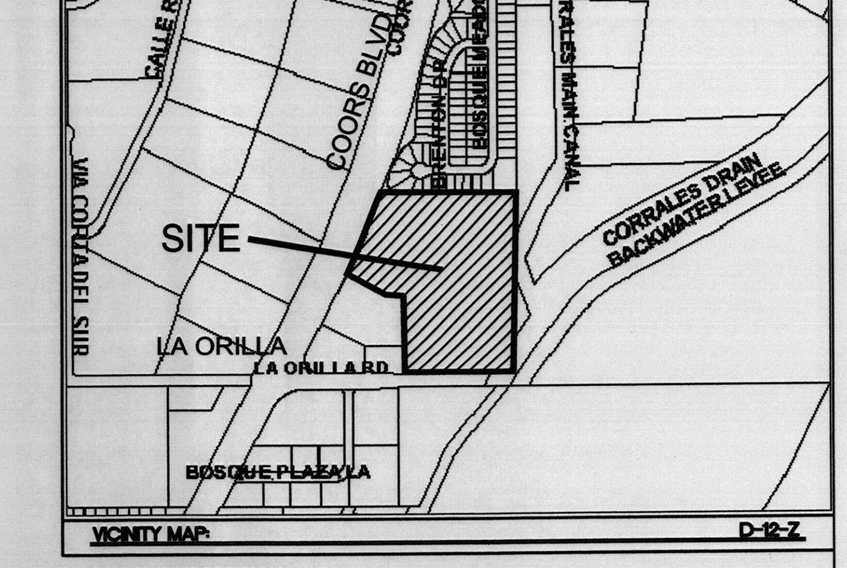
NOTES:

1. 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.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
7. ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
8. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
9. FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES WITHIN 100' OF RESIDENTIAL AREA. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED. LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS. ALL OTHER WILL BE 20 FT.
10. ASPHALT BIKE TRIAL 10 FT. WIDE.
11. ALL LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS AND THE NIGHT SKY ORDINANCE.
12. ALL RETAINING AND SCREEN WALLS WILL BE MEDIAN TAN.
13. ALL PROPOSED SCREEN WALLS AND RETAINING WALLS SHALL BE DESIGNED ACCORDING TO THE GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS (SECTION 14-16-3-9)
14. APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO DRB.
15. BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.
16. ELEVATIONS SHALL BE COMPLIMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
17. FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.
18. ALL TREES WILL BE PLANTED AT A MINIMUM HEIGHT OF 8 FT.
19. ALL TREES PLANTED ALONG THE NORTHERN BOUNDARY WILL REACH A MINIMUM HEIGHT OF 25 FT. AT MATURITY.

NOTES:

1. SETBACKS
   1. THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FT. FROM THE JURICTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
   2. NEAR RESIDENTIAL ZONES, THE FOLLOWING GREATER SEBACK REQUIREMENTS SHALL APPLY.
      - A. THERE SHALL BE FRONT OR CORNER SIDE SETBACKS OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING FACING LOT IN A RESIDENTIL ZONE. THIS SETBACK APPLIES TO ON- AND OFF-PREMISE SIGNS.
      - B. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE.
      - C. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
3. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.





VICINITY MAP: D-12-Z

LEGAL DESCRIPTION:
TRACTS 1-A-1, OF ALBAN HILLS SUBDIVISION

SITE DATA

PROPOSED USAGE: SU-1 R2 & CHURCH RELATED USES

LOT AREA: 16.2619 ACRE

BUILDING AREA: PROPOSED 133,276 SF – BUILDING FOOTPRINT: PROPOSED 87,284 SF

BUILDING AREA: FUTURE 13,460 SF – BUILDING FOOTPRINT: FUTURE 11,600 SF

BUILDING AREA: TOTAL 146,736 SF – BUILDING FOOTPRINT: TOTAL 98,884 SF

SEATING CAPACITY: WORSHIP 2000

PARKING
WORSHIP 2000 SEATS/4 = 500 SPACES
EDUCATION 40 EMPLOYEES = 40 SPACES
OFFICE 11,344 S.F./200 = 57 SPACES (NOT OCCUPIED DURING SERVICES.)
FELLOWSHIP 250 OCCUPANTS/4 = 63 SPACES (NOT OCCUPIED DURING SERVICES.)

PARKING PROVIDED: 841 SPACES
PARKING REQUIRED: 540 SPACES

HC PARKING PROVIDED: 20 SPACES
HC PARKING REQUIRED: 16 SPACES
3 SPACES VAN ACCESSIBLE

BIKE PARKING PROVIDED: 30 SPACES
PARKING REQUIRED: 27 SPACES BIKE

PROJECT NUMBER: 1002371
APPLICATION NUMBER: 05-00560

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

Is an Infrastructure List required? (X) 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

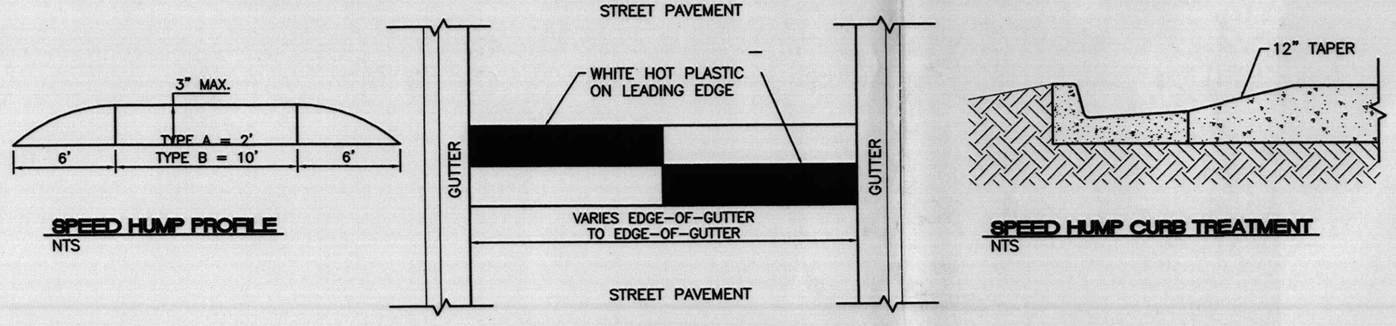
1002371

ADMINISTRATIVE AMENDMENT (AA)
File #06AA-01114 Project # 1002371
Phased construction; access easement along eastern boundary, public parking at SE corner of site; temporary sand volleyball courts.
APPROVED BY Russell Brito DATE 30 Aug '06

INDEX TO DRAWINGS

C1. SITE PLAN FOR BUILDING PERMIT
C2. GRADING AND DRAINAGE PLAN
C3. MASTER UTILITY PLAN
C4. BUILDING AND STRUCTURE ELEVATIONS
C5. BUILDING AND STRUCTURE ELEVATIONS
C6. BUILDING AND STRUCTURE ELEVATIONS
C7. DETAILS
L1. LANDSCAPING PLAN
L2. LANDSCAPING PLAN

TRACT	AREA (AC)	USE	ZONING	F.A.R.	LANDSCAPE AREA	MAX. BLDG. HEIGHT
1-A-1	16.28	CHURCH	SU-1 / R-2	.25	15% OF PAVED AREA	–



NOTES:

1. APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO THE DRB
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3. ELEVATIONS SHALL BE COMPLIMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
4. FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.
5. FUTURE ADDITIONS MUST COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE AND COORS CORRIDOR PLAN.

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED PARKING SPACE
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING
- CENTERLINE
- EASEMENT
- PROPOSED SCREEN WALL
- STREET LIGHTS

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

HOFFMANTOWN WEST CHURCH

SITE PLAN FOR BUILDING PERMIT-ADMINISTRATIVE AMENDMENT

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BJF
DATE 01-26-06
2380SPBx
SHEET # C1
JOB # 230080

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EROSION CONTROL NOTES:

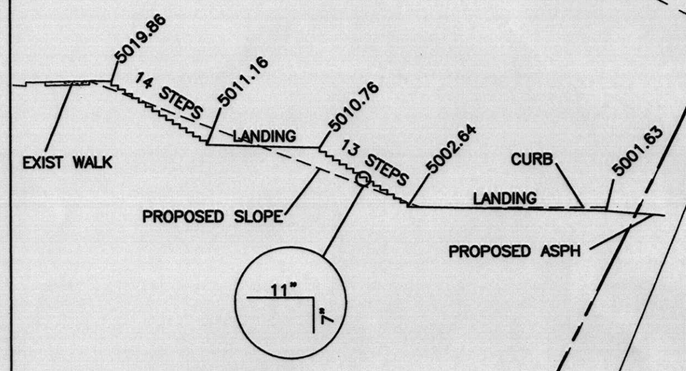
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

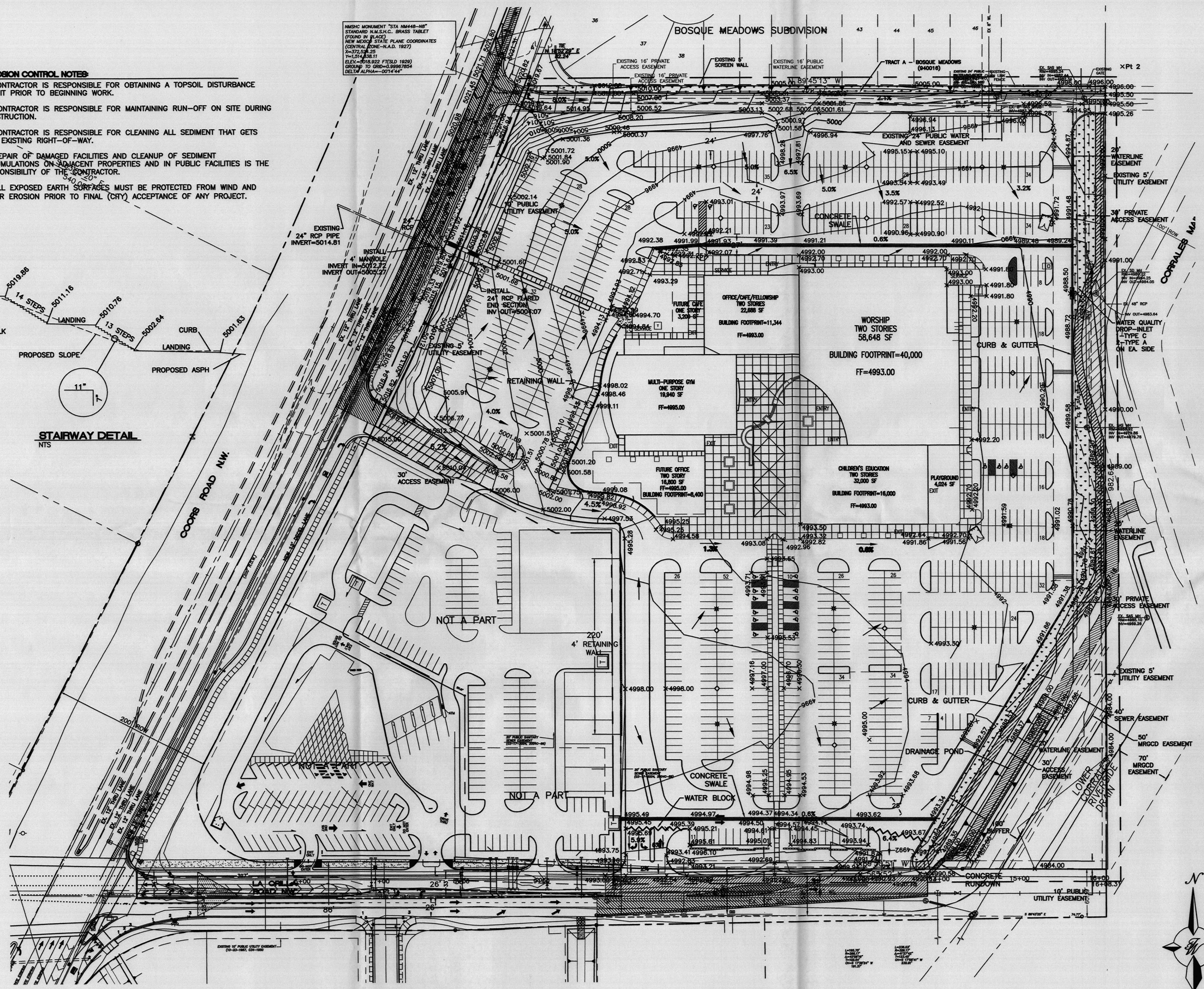
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

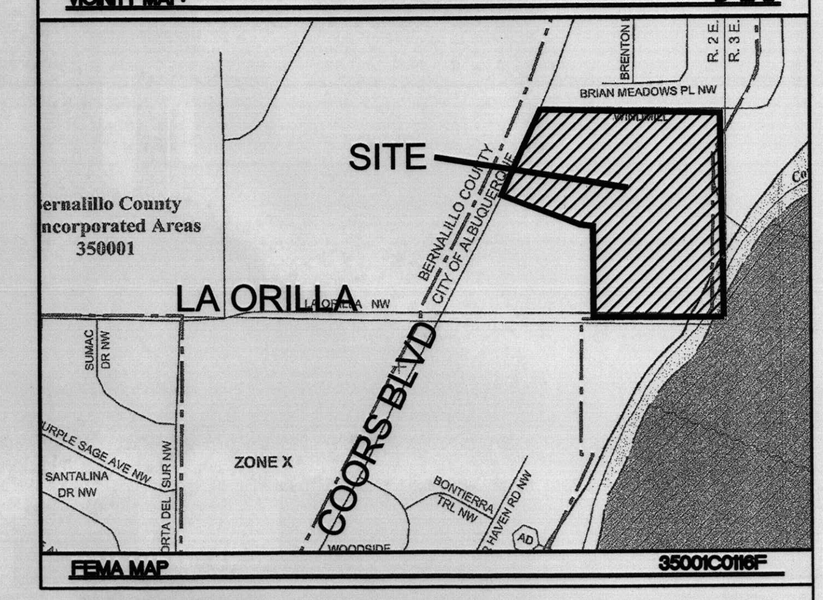
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CRY) ACCEPTANCE OF ANY PROJECT.



STAIRWAY DETAIL
NTS



VICINITY MAP: D-12-Z



FEMA MAP 35001C0116F

LEGAL DESCRIPTION:
TRACTS 1-A, 1-B & 1-C OF ALBAN HILLS SUBDIVISION

LEGEND	DESCRIPTION
	EXISTING SAS MANHOLE
—EX. 8" SAS—	EXISTING SANITARY SEWER LINE
—8" SAS—	PROPOSED SANITARY SEWER LINE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
—EX. 16" WL—	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
—8" WL—	PROPOSED WATER LINE
	PROPOSED HEADER CURB
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE

NOTES:

1. EXISTING TOPOGRAPHY SLOPES WEST TO EAST AT ABOUT 3%.
2. PROPOSED GRADING FLOWS AROUND BUILDING SITE TO A DROP INLET ON THE EAST SIDE OF SITE AND INTO AN EXISTING STORM DRAIN MANHOLE.

Site Volume Table: Unadjusted

Site	Stratum	Surf1	Surf2	Cut yards	Fill yards	Net yards	Method
Site1							
	stratum1	existing surface	proposed surface				
				70113	42751	27362 (C)	Grid
				70149	42911	27238 (C)	Composite
				70173	42949	27224 (C)	Prismoidal

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL	HOFFMANTOWN WEST CHURCH	DRAWN BY pm
		DATE 07-25-06
	GRADING AND DRAINAGE PLAN	2380DGRB
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	OF C2
RONALD R. BOHANNAN P.E. #7868		JOB # 230080

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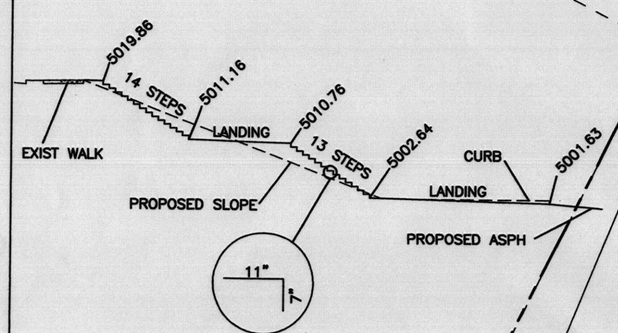
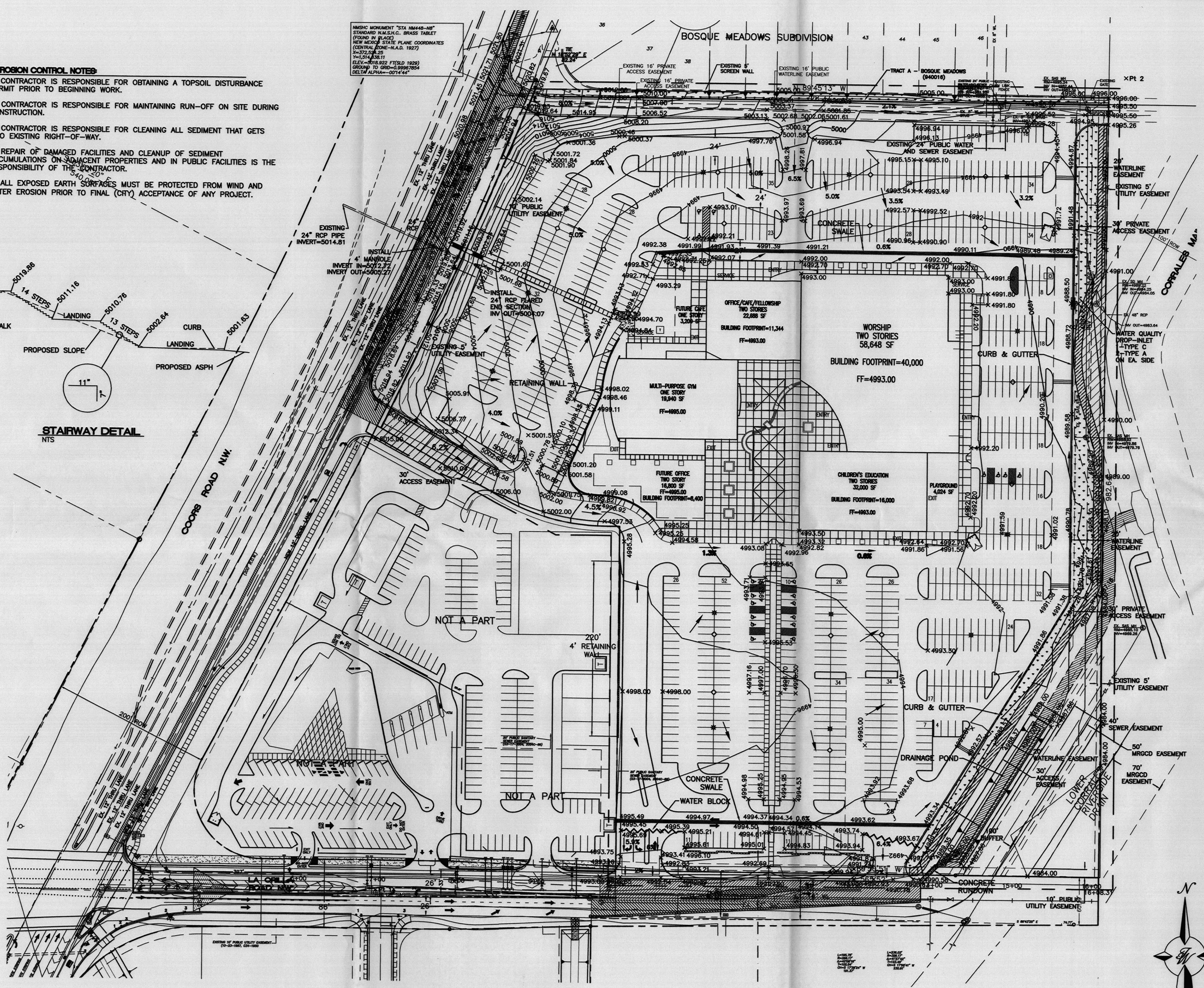


STAIRWAY DETAIL
NTS



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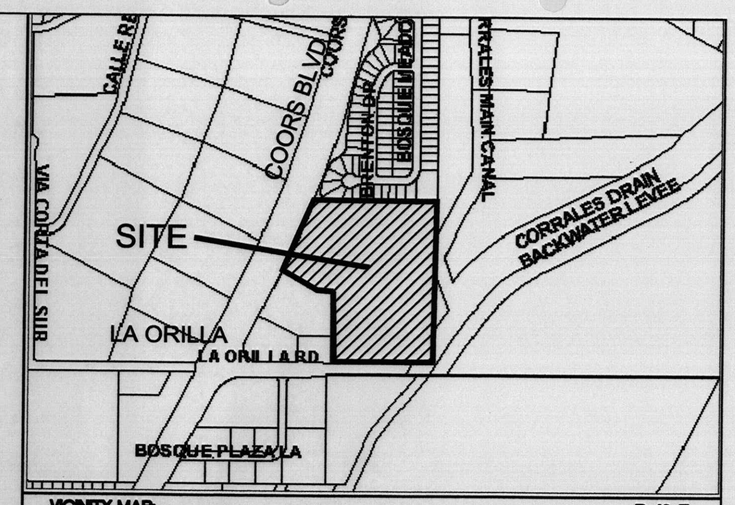
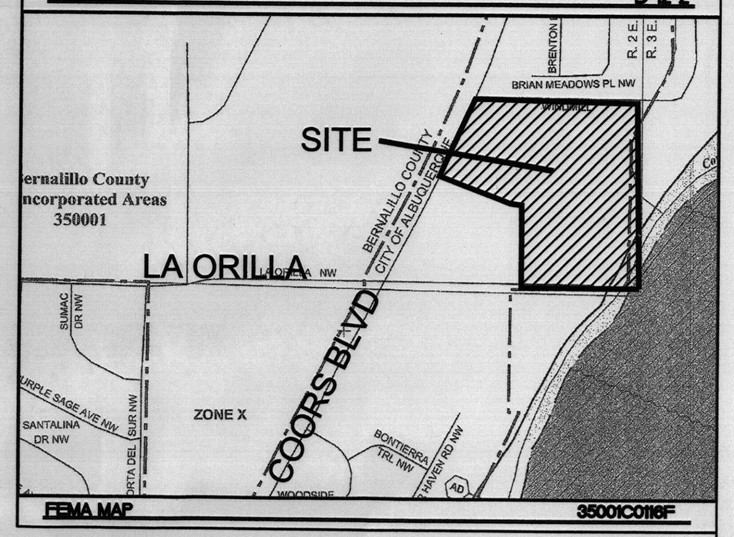
GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'



VICINITY MAP: D-12-Z



FEMA MAP 35001C0116F

LEGAL DESCRIPTION:

TRACTS 1-A, 1-B & 1-C OF ALBAN HILLS SUBDIVISION

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	EXISTING SAS MANHOLE
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	PROPOSED HEADER CURB
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE

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ENGINEER'S SEAL	HOFFMANTOWN WEST CHURCH	DRAWN BY pm
		DATE 07-25-06
	GRADING AND DRAINAGE PLAN	2380DGRB
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	OF C2
RONALD R. BOHANNAN P.E. #7868		JOB # 230080

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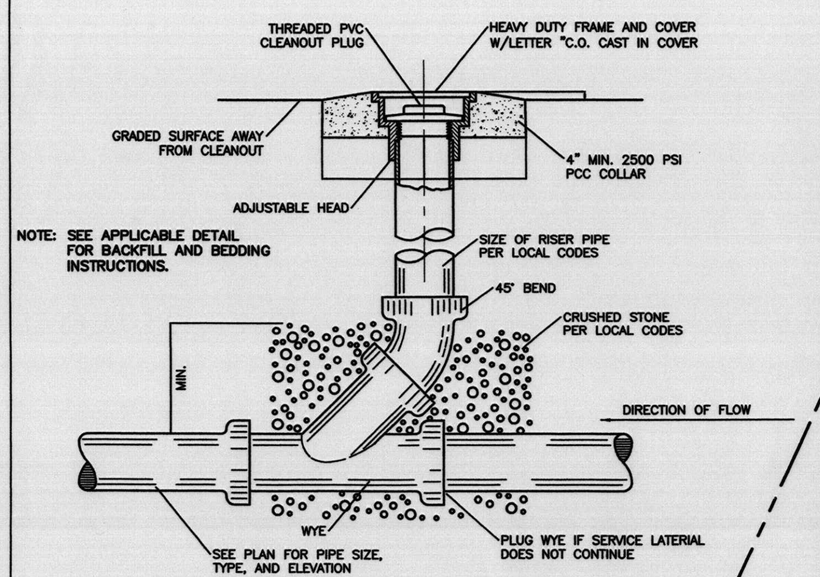
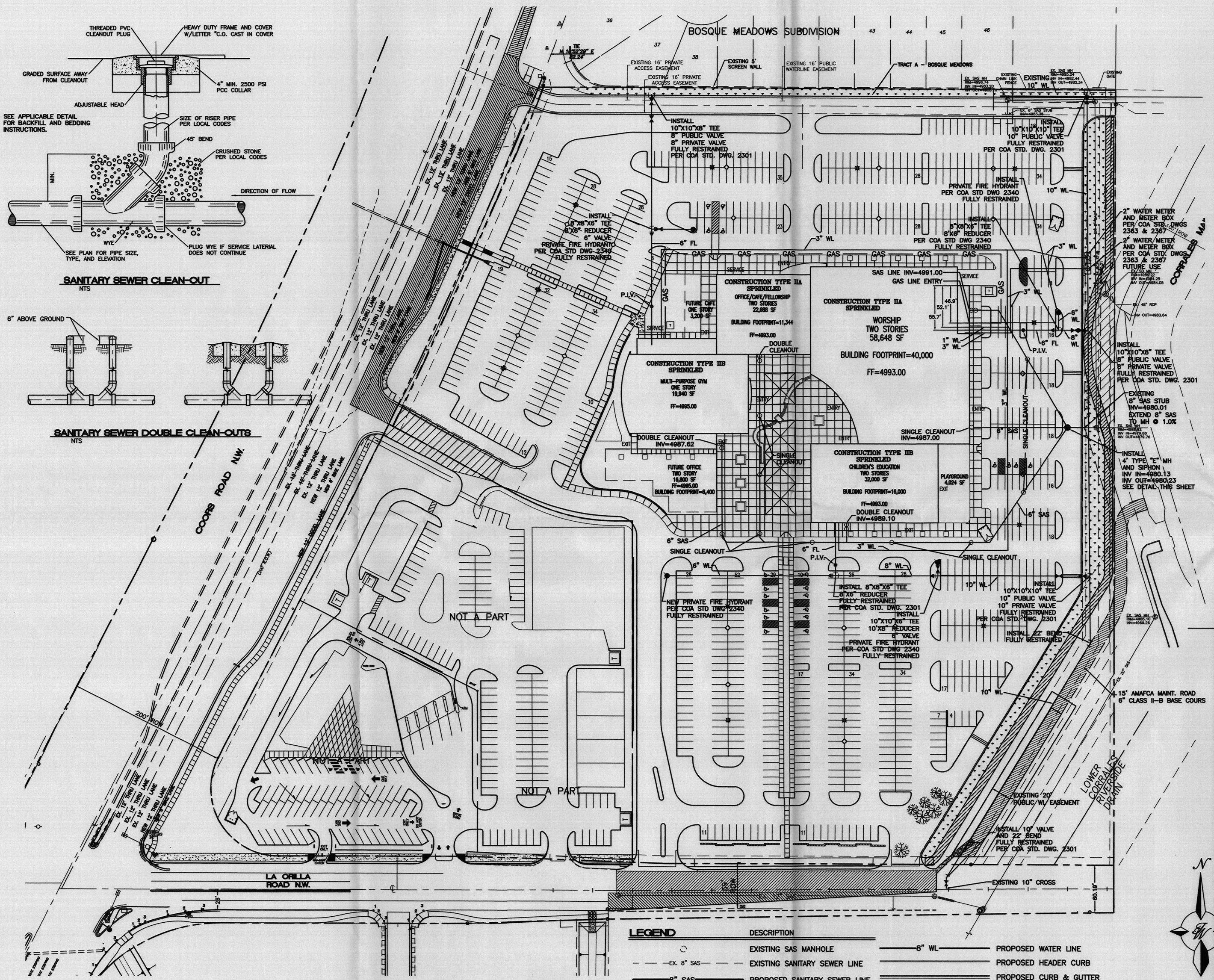
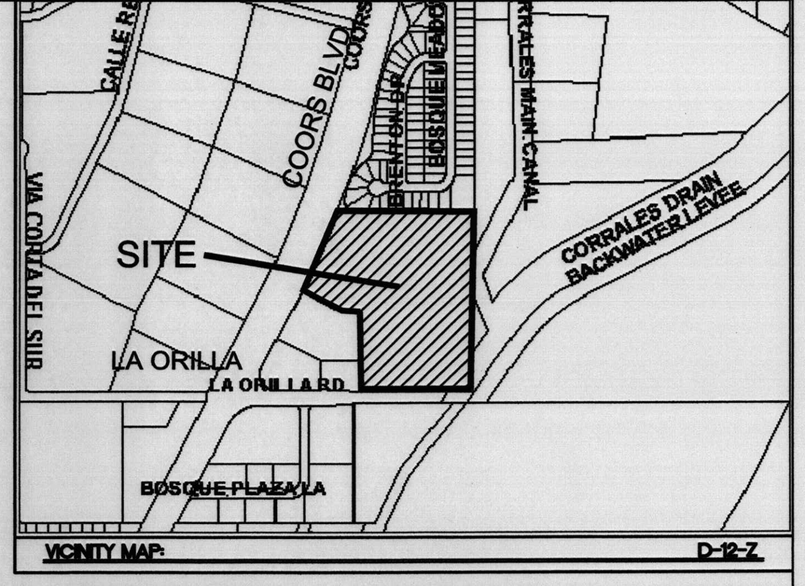


SANITARY SEWER CLEAN-OUT
NTS

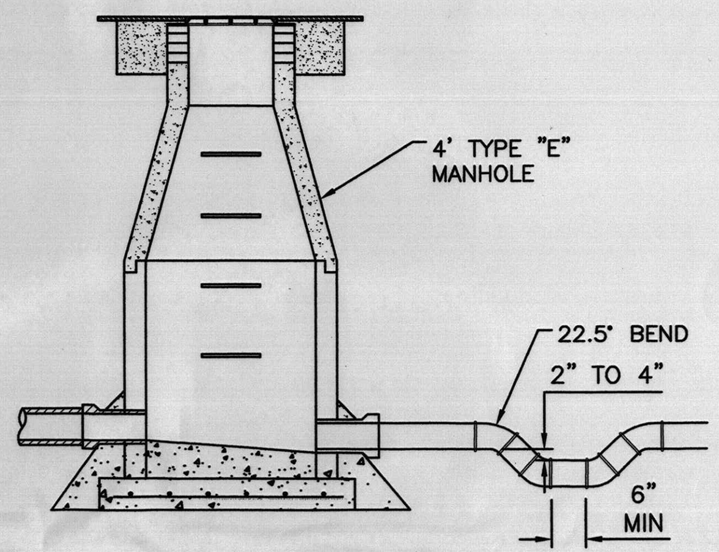
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



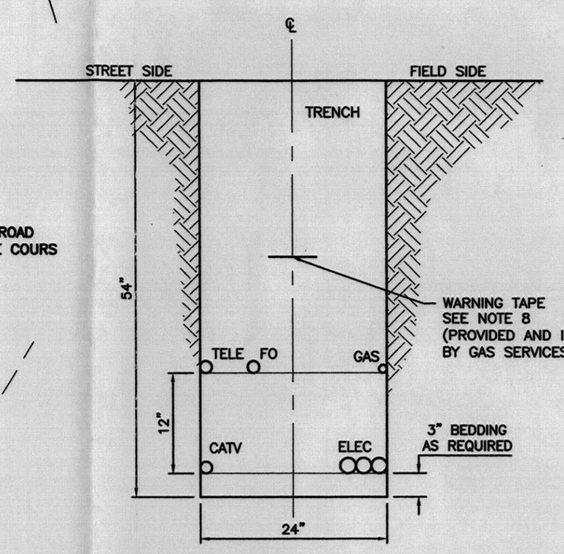


VICINITY MAP: D-12-Z

LEGAL DESCRIPTION:
TRACTS 1-A, 1-B & 1-C OF ALBAN HILLS SUBDIVISION



TYPICAL INVERTED SIPHON DETAIL
NTS



TYPICAL TRENCH DETAIL
NTS

GENERAL NOTES:

1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMWNTS
2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT, TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL REQUIREMENTS TYPE REQUIREMENTS, 3" BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLE SHALL BE AT LEAST 12".
5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE.
6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES AND MAY BE INSTALLED EITHER ABOVE OR BELOW OTHER UTILITIES DEPENDING ON FREEZE DEPTH.
7. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF TRENCH.

LEGEND

	DESCRIPTION		
	EXISTING SAS MANHOLE	8" WL	PROPOSED WATER LINE
EX. 8" SAS	EXISTING SANITARY SEWER LINE		PROPOSED HEADER CURB
8" SAS	PROPOSED SANITARY SEWER LINE		PROPOSED CURB & GUTTER
	EXISTING VALVE W/BOX		BOUNDARY LINE
	EXISTING FIRE HYDRANT		EASEMENT
EX. 16" WL	EXISTING WATER LINE		PROPOSED SIDEWALK
	PROPOSED METER		CENTERLINE
	PROPOSED VALVE W/BOX		

N

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

ENGINEER'S SEAL	HOFFMANTOWN WEST CHURCH	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 07-25-06
		2380MUBx
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 230080

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LANDSCAPE CALCULATIONS

PHASE 1

TOTAL LOT AREA	16.37 AC	713133	square feet
TOTAL BUILDINGS AREA		56000	square feet
NET LOT AREA		657133	square feet
LANDSCAPE REQUIREMENT		15%	
TOTAL LANDSCAPE REQUIREMENT		98570	square feet
TOTAL BED PROVIDED		54511	square feet
GROUNDCOVER REQ.		75%	square feet
TOTAL GROUNDCOVER REQUIREMENT		40883	square feet
TOTAL GROUNDCOVER PROVIDED		40910	square feet
TOTAL IRRIG. BUFFALO SEED AREA		107428	square feet
TOTAL PONDING BASIN		8316	square feet
TOTAL LANDSCAPE PROVIDED		170255	square feet

PHASE 2

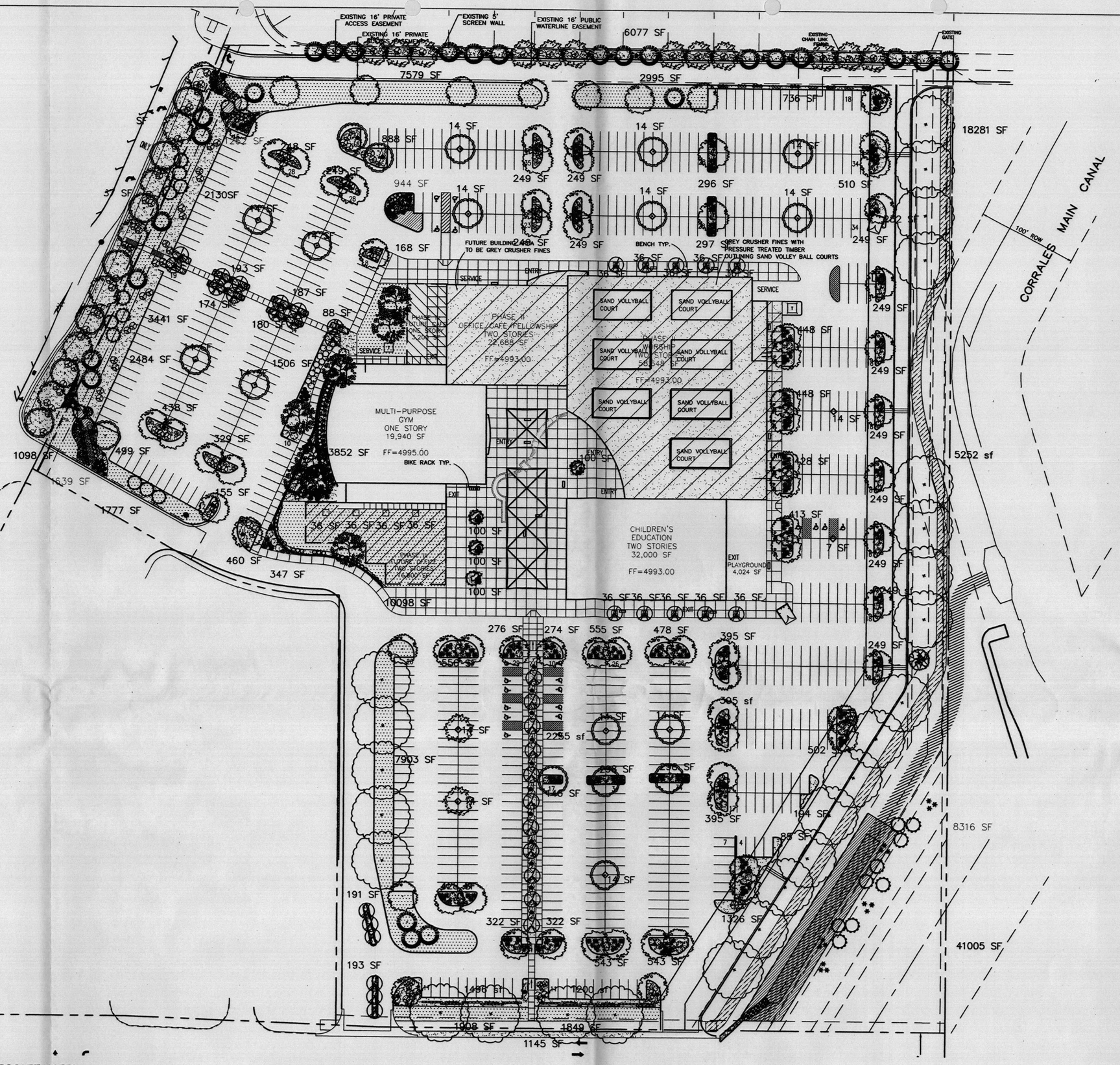
TOTAL BUILDINGS AREA	56235	square feet
TOTAL LANDSCAPE PROVIDED	158306	square feet

PHASE 3

TOTAL BUILDINGS AREA	7751	square feet
TOTAL LANDSCAPE PROVIDED	150555	square feet

PHASE 4

TOTAL LANDSCAPE PROVIDED	3200	square feet
TOTAL BUILDINGS AREA	147355	square feet



PLANT LEGEND

TREES

	Mature Ht.
ASH (H) 26 Fraxinus pennsylvanica 2" Cal	60'
HONEY LOCUST (M) 85 Gleditsia triacanthos 2" Cal.	80'
COTTONWOOD (M+) 25 3"-4" Cal. Populus fremontii NOTE: NOT TO BE PLACED IN PLANTER SMALLER THAN 20' X 20'	70'
FLOWERING PEAR (M+) 39 Pyrus calleryana 2" Cal.	25'
RIVER BIRCH (M) 8 Betula papyifera 2" Cal.	60'
AUSTRIAN PINE (M) 26 Pinus nigra 6'-8'	35'
REDBUD (M) 14 Cercis spp. 2" Cal.	30'
CHITALPA (M) 1 Chilopsis X Catalpa 2" Cal.	30'
DESERT WILLOW (L) 28 Chilopsis linearis 15 Gal.	

SHRUBS

- SILVERBERRY (M) 5
  Elaeagnus pungens
  5 Gal. 81sf
- BUTTERFLY BUSH (M) 9
  Buddleia davidii
  5 Gal. 81sf
- RED TIP PHOTINIA (M) 11
  Photinia fraseri
  5 Gal. 64sf
- INDIAN HAWTHORN (M) 6
  Raphiolepis indica
  5 Gal. 36sf
- NANDINA (M) 9
  Nandina domestica
  5 Gal. 25sf
- LANAS/ SCOTCH BROOM (M) 27
  Cytisus scoparius/
  Genista hispanica
  5 Gal. 9sf
- MUGO PINE (M) 2
  Pinus mugo
  5 Gal. 36 sf
- ARP ROSEMARY (M) 38
  Rosmarinus officianalis
  2 Gal. 36sf
- POTENTILLA (M) 126
  Potentilla fruticosa
  2 Gal. 9sf
- CHAMISA (L) 120
  Chrysothamnus nauseosus
  1 Gal. 25sf

ORNAMENTAL GRASSES

- MAIDENGRASS (M) 104
  Miscanthus sinensis
  5 Gal. 16sf
- REGAL MIST (M) 45
  Muhlenbergia capillaris
  5 Gal. 9sf
- THREADGRASS (M) 259
  Stipa tennuisima
  1 Gal. 4sf

DESERT ACCENTS

- PRICKLY PEAR (L) 13
  Opuntia macrocentra
  9 sf
- AGAVE (L) 16
  Agave spp.
  16 sf
- RED YUCCA (L) 179
  Hesperaloe parviflora
  5 Gal. 9sf
- OCOTILLO (L) 2
  Fouquieria splendens

VINES

- BANK'S ROSE (M) 5
  Rosa banksiae
  1 Gal. 400sf

GROUNDCOVERS

- HALL'S HONEYSUCKLE (M) 123
  Japonica 'Halliana'
  1 Gal. 144sf
  Unstaked-Groundcover
- CREEPING ROSEMARY (L) 186
  Rosmarinus officinalis 'Prostrata'
  1 Gal. 36sf
  Symbol indicates 3 plants
- GREYLEAF COTONEASTER (M) 17
  Cotoneaster buxifolius
  5 Gal. 81sf
  Symbol indicates 1 plant

IRRIGATED HYDRO-MULCHED BUFFALO SEED

SANTA FE BROWN GRAVEL WITH FF

GREY CRUSHER FINES WITH FF

OVERSIZED GRAVEL & 13 BOULDERS

COMMERCIAL GRADE STEEL EDGE

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

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.

Hydro-Mulched Buffalo Seed shall be placed in all landscape areas which are not designated to receive gravel.

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" polypipe 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.

N

GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'

3 REVISED 7-31-06 ADF
2 REVISED 5-22-06 RMM
1 REVISED 5-9-06 ADF

4-19-05 drr
4-18-05 drr
3-29-05 drr 5-11-05 drr
12-15-04 drr 4-26-05 drr 4-18-05 drr

The Hilltop
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STATE OF NEW MEXICO JAMES W. FOX 10607 REGISTERED LANDSCAPE ARCHITECT

8-1-06

HOFFMANTOWN WEST CHURCH

LANDSCAPE PLAN

TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY	PGB
DATE	06-20-05
	2380LPB-04-28-05
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