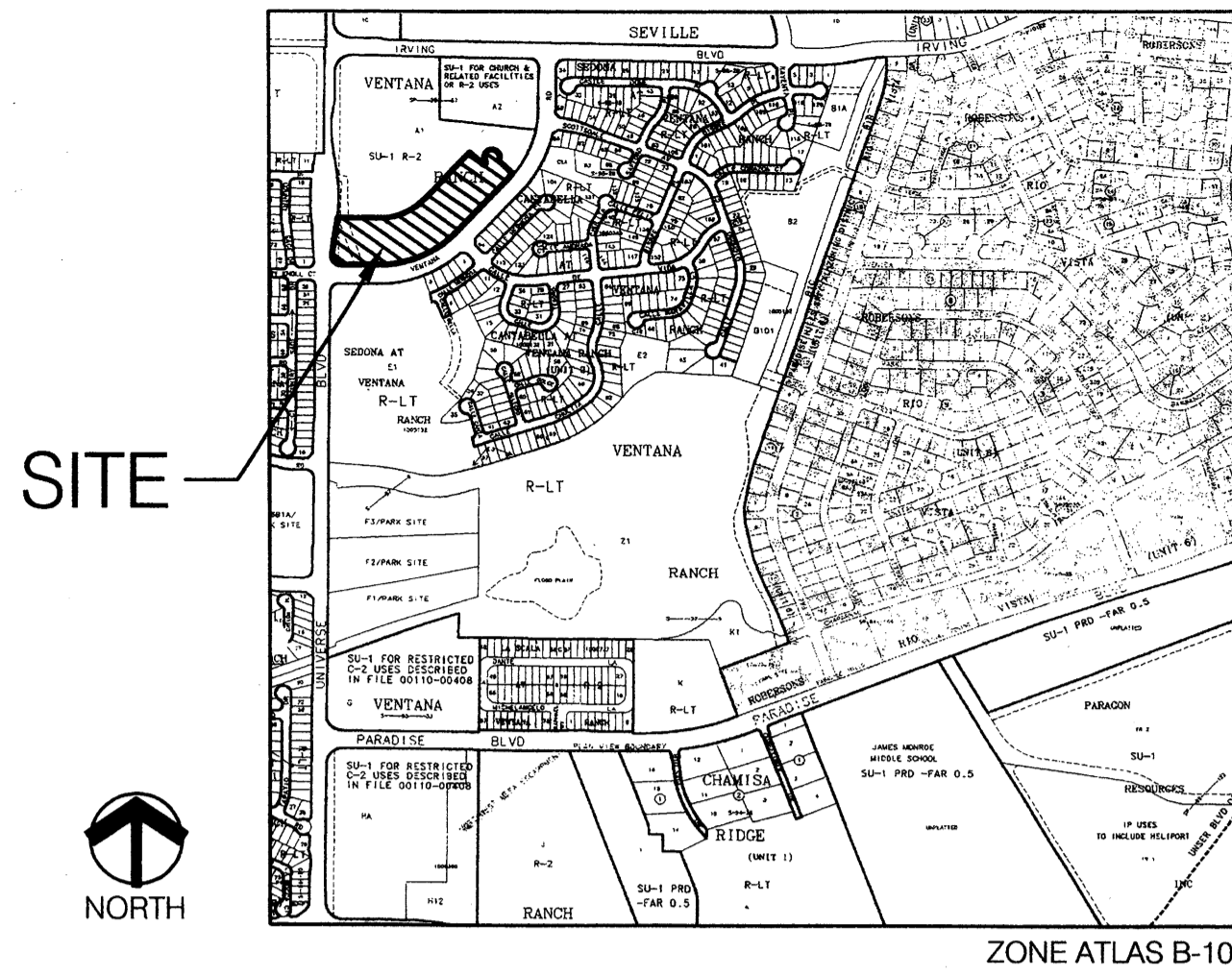


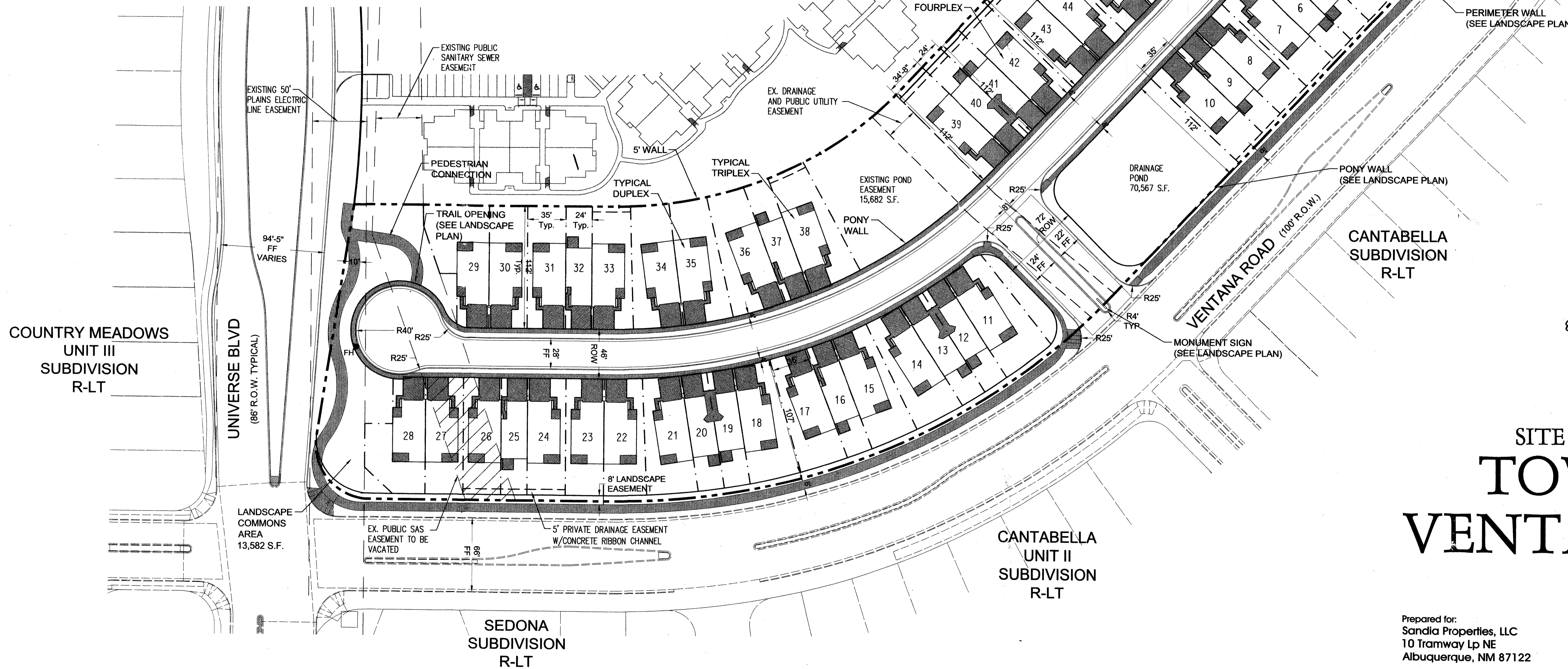
SITE VICINITY



TRACT A-1-A  
 FUTURE NEIGHBORHOOD PARK  
 2.02 AC.  
 SU-1 for R-2

SITE DATA:  
 TRACT A-1-B  
 EXISTING ZONING: SU-1 FOR R-2  
 SITE AREA: 6.9 AC.  
 NUMBER OF UNITS: 51  
 GROSS DENSITY: 7.4 DU/AC  
 NET DENSITY: 9.6 DU/AC

VENTANA RANCH  
 APARTMENTS  
 SU-1 for R-2



PROJECT NUMBER: 1002250  
 Application Number: 04EPC-01046, 04EPC-01045 **DRB 04-0413**

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 19, 2004 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:

<i>[Signature]</i>	9-22-04
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	9-22-04
Utilities Department	Date
<i>[Signature]</i>	9/22/04
Parks and Recreation Department	Date
<i>[Signature]</i>	9/22/04
City Engineer	Date
<i>[Signature]</i>	9-17-04
Solid Waste Management	Date
<i>[Signature]</i>	9/23/04
DRB Chairperson, Planning Department	Date

SITE PLAN FOR BUILDING PERMIT  
**TOWNHOMES @**  
**VENTANA RANCH**

Prepared for:  
 Sandia Properties, LLC  
 10 Tramway Ln NE  
 Albuquerque, NM 87122

Prepared by:  
 Consensus Planning, Inc.  
 924 Park Avenue SW  
 Albuquerque, NM 87102

Bohannon Huston, Inc.  
 Courtyard 1  
 7500 Jefferson St. NE  
 Albuquerque, NM 87109-4335

The Hilltop Landscape  
 Architects & Contractors  
 7909 Edith Blvd. NE  
 Albuquerque, NM 87113

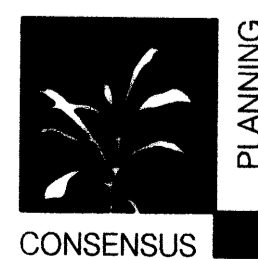
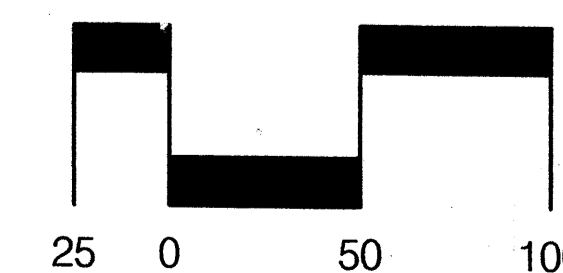
September 14, 2004

SHEET 1 of 5

- NOTES:
- Lighting shall be per DPM standards for public streets.
  - Storage area for residential automated carts, not visible from the street or stored inside a garage, shall be provided for each unit.



Scale 1" = 50'



PROJECT 1002250

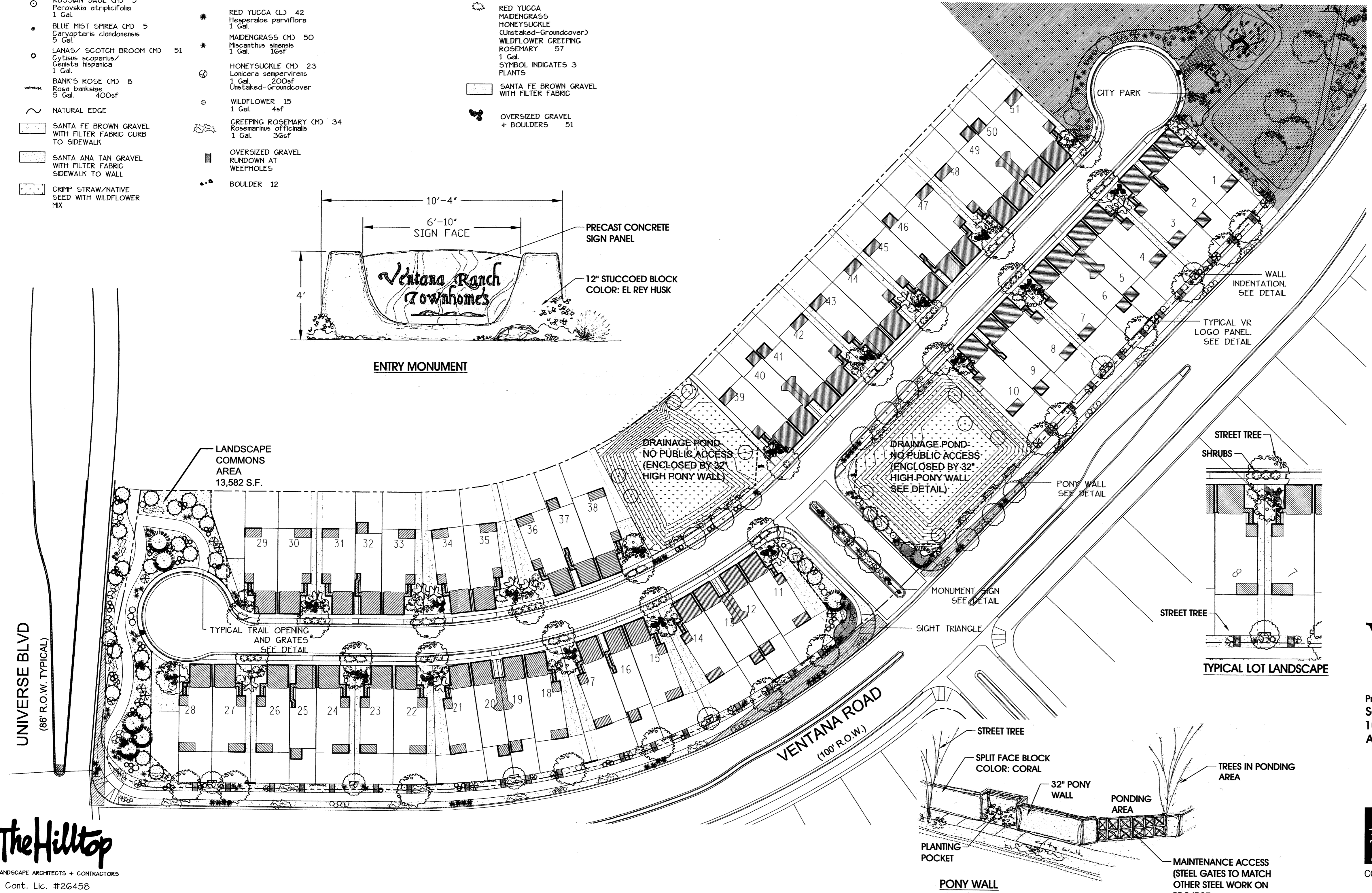
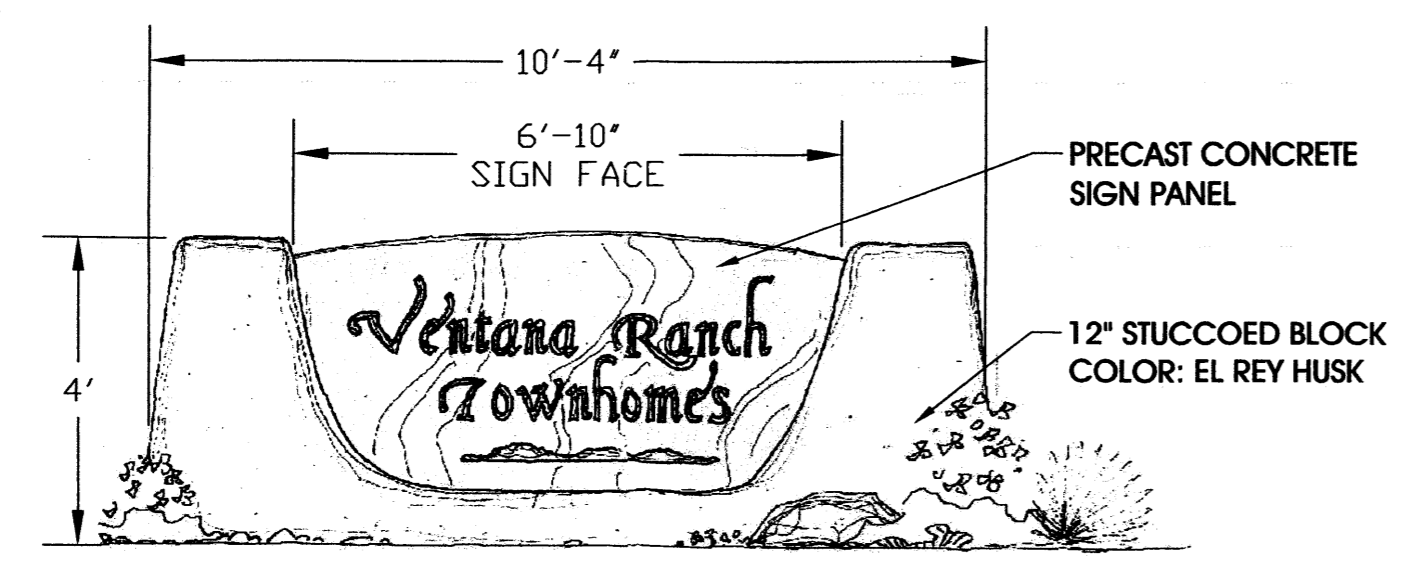
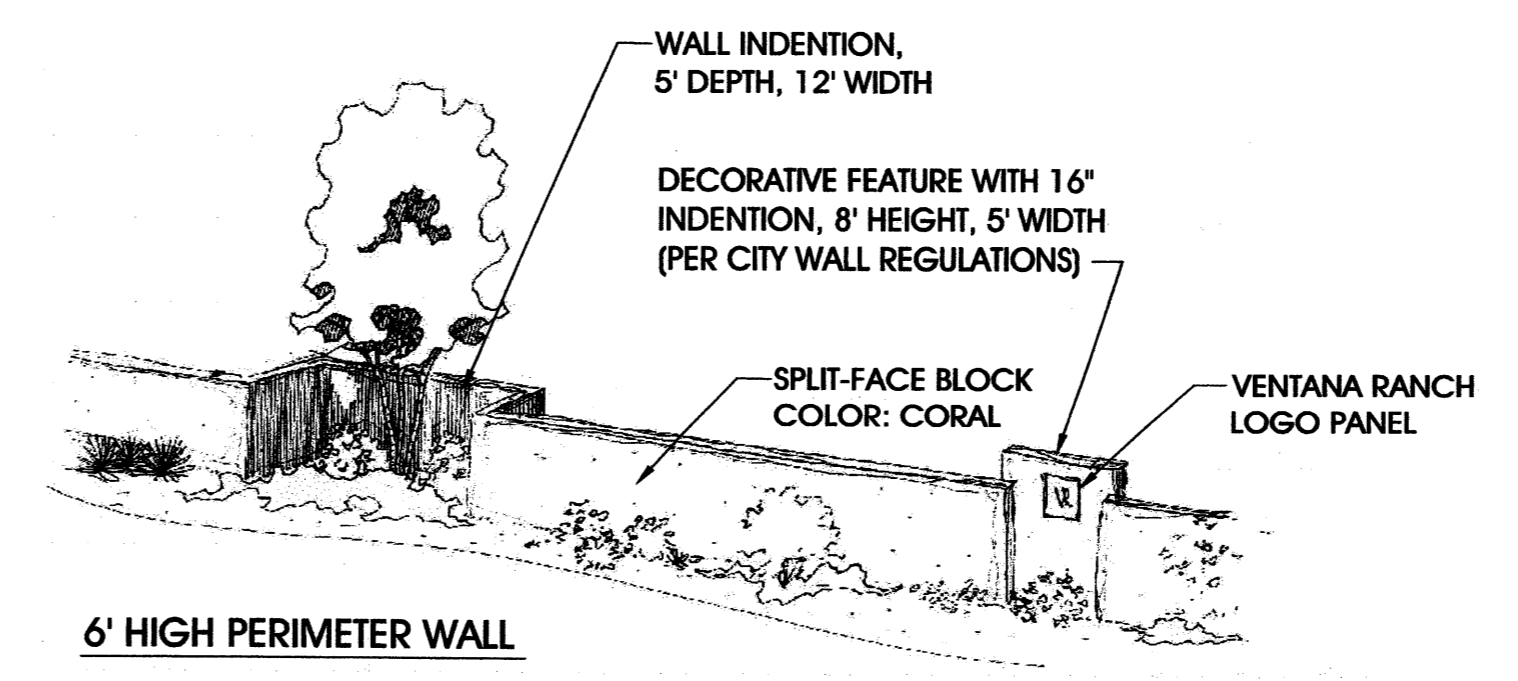
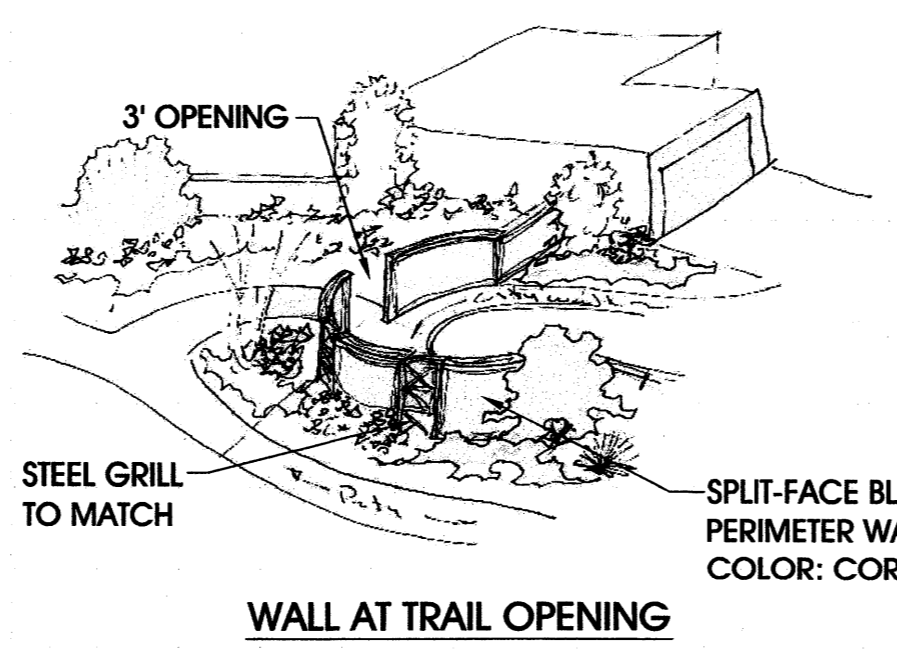


**PLANT LEGEND**  
COMMON AREAS AND STREETS CAPES  
By Developer

- ASH (HD) OR HONEY LOCUST (HD) 13  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
2' Gal.
- DESERT WILLOW (L), CHITALPA (L), FLOWERING PEAR (HD), AND VITEX (L) 29  
*Chilopsis linearis*, *Chilopsis x Gatsala*, *Pyrus calleryana*, *Vitex agnus-castus*  
15 Gal.
- SILVERBERRY (HD) 14  
*Elaeagnus pungens*  
5 Gal. 100sf
- RED TIP PHOTINA (HD) 9  
*Potnia fraseri*  
5 Gal. 36sf
- INDIAN HAWTHORN (HD) 9  
*Raphiolepis indica*  
5 Gal.
- RUSSIAN SAGE (HD) 5  
*Perovskia atriplicifolia*  
1 Gal.
- BLUE MIST SPIREA (HD) 5  
*Caryopteris clandonensis*  
5 Gal.
- LANAS/ SCOTCH BROOM (HD) 51  
*Cytisus scoparius*, *Cenista hispanica*  
1 Gal.
- BANK'S ROSE (HD) 8  
*Rosa banksiae*  
5 Gal. 400sf
- NATURAL EDGE
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC CURB TO SIDEWALK
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC SIDEWALK TO WALL
- CRIMP STRAW/NATIVE SEED WITH WILDFLOWER MIX
- AUSTRIAN PINE (HD) 7  
*Pinus nigra*  
6'-8'
- FLOWERING PEAR (HD) 17  
*Pyrus calleryana*  
2' Gal.
- NEW MEXICO OLIVE (HD) 10  
*Forresteria neomexicana*  
15 Gal.
- APACHE PLUME (L) 5  
*Folisia paradoxa*  
5 Gal. 25sf
- ROSEMARY (HD) 21  
*Rosmarinus officinalis*  
2 Gal. 36sf
- POTENTILLA (HD) 30  
*Potentilla fruticosa*  
2 Gal.
- AUTUMN SAGE (HD) 21  
*Salvia greggii*  
2 Gal. 4sf
- RED YUCCA (L) 42  
*Hesperaloe parviflora*  
1 Gal.
- MAIDENGRASS (HD) 50  
*Miscanthus sinensis*  
1 Gal. 16sf
- HONEYSUCKLE (HD) 23  
*Lonicera sempervirens*  
1 Gal. 200sf  
Unstaked-Groundcover
- WILDFLOWER 15  
1 Gal. 4sf
- CREeping ROSEMARY (HD) 34  
*Rosmarinus officinalis*  
1 Gal. 36sf
- OVERSIZED GRAVEL RUNDOWN AT WEEPHOLES
- BOULDER 12

**PLANT LEGEND**  
FRONT YARDS  
By Developer

- ASH (HD) OR HONEY LOCUST (HD) 6  
*Fraxinus pennsylvanica*  
*Gleditsia triacanthos*  
2' Gal.
- FLOWERING PEAR (HD) 7  
*Pyrus calleryana*  
2' Gal.
- DESERT WILLOW (L) 9  
*Chilopsis linearis*  
15 Gal.
- APACHE PLUME, INDIAN HAWTHORN, RUSSIAN SAGE, BLUE MIST SPIREA, LANAS/ SCOTCH BROOM 20  
5 GAL.
- ROSEMARY POTENTILLA  
AUTUMN SAGE 57  
2 Gal.
- RED YUCCA  
MAIDENGRASS  
HONEYSUCKLE (Unstaked-Groundcover)  
WILDFLOWER CREEPING  
ROSEMARY 57  
1 Gal.  
SYMBOL INDICATES 3 PLANTS
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- OVERSIZED GRAVEL + BOULDERS 51



**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

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.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Landscape planting is to be adjusted in the field so that no plant is within 3' off the walk when planted.

**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" poly pipe 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 Ventana Ranch Community Association, Inc.

# PRELIMINARY LANDSCAPE PLAN TOWNHOMES @ VENTANA RANCH

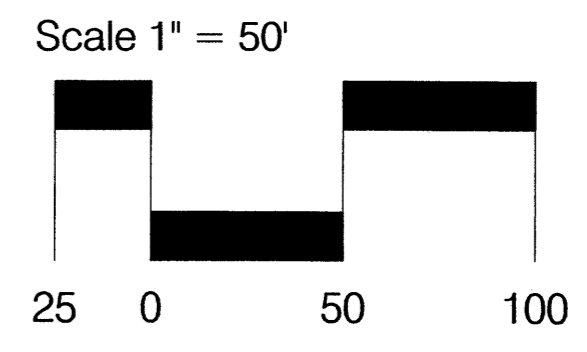
Prepared for:  
Sandia Properties, LLC  
10 Tramway Lp NE  
Albuquerque, NM 87122

Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

Bohannon Huston, Inc.  
Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM 87109-4335

The Hilltop Landscape  
Architects & Contractors  
7909 Edith Blvd. NE  
Albuquerque, NM 87113

September 14, 2004  
SHEET 2 of 5



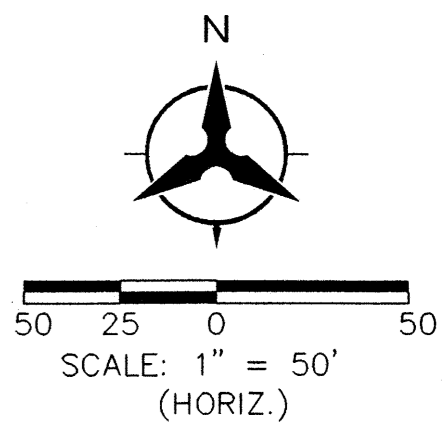


# Conceptual Drainage, Grading and Utility Plan

# VENTANA TOWNHOMES AT VENTANA RANCH

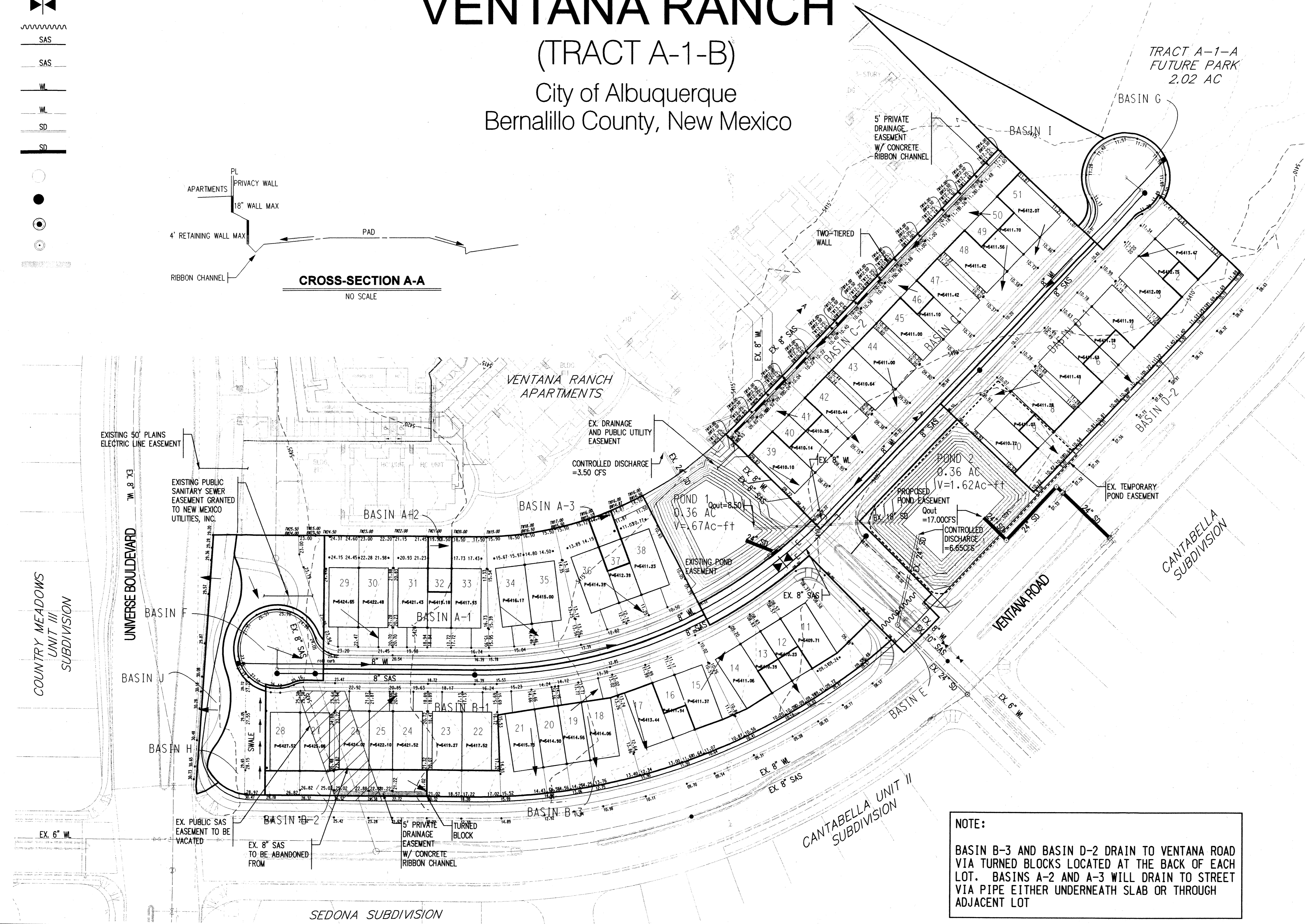
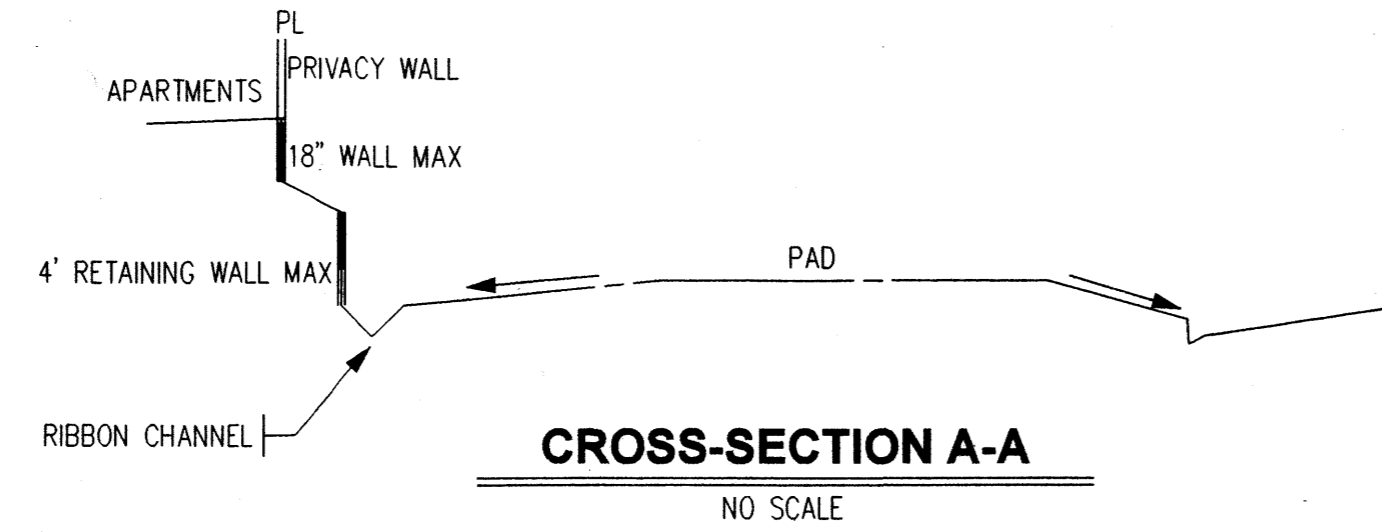
(TRACT A-1-B)

City of Albuquerque  
Bernalillo County, New Mexico



**LEGEND**

DRAINAGE BASIN	—
FLOW DIRECTION ARROW	←
PROPOSED LOW POINT	◀▶
PROPOSED HIGH POINT	~~~~~
PROPOSED SAS LINE	SAS
EX. SAS LINE	SAS
PROPOSED WL	WL
EX. WL	WL
EX. SD LINE	SD
PROPOSED SD LINE	SD
EX. SAS MH	○
PROPOSED SAS MH	●
EX. SD MH	○
PROPOSED SD MH	●
RIBBON CHANNEL	▬▬▬▬



**DEVELOPED ONSITE BASINS**

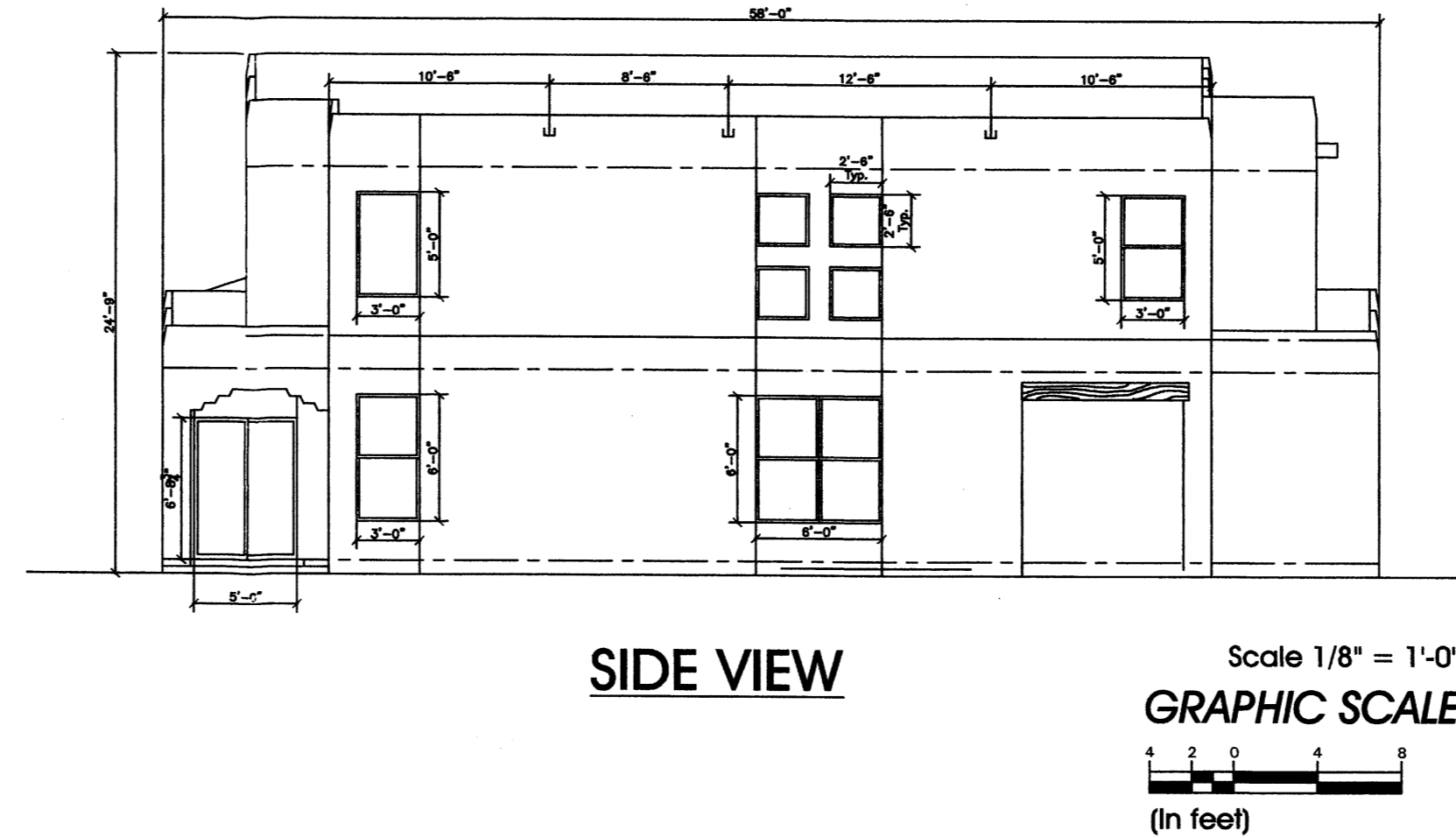
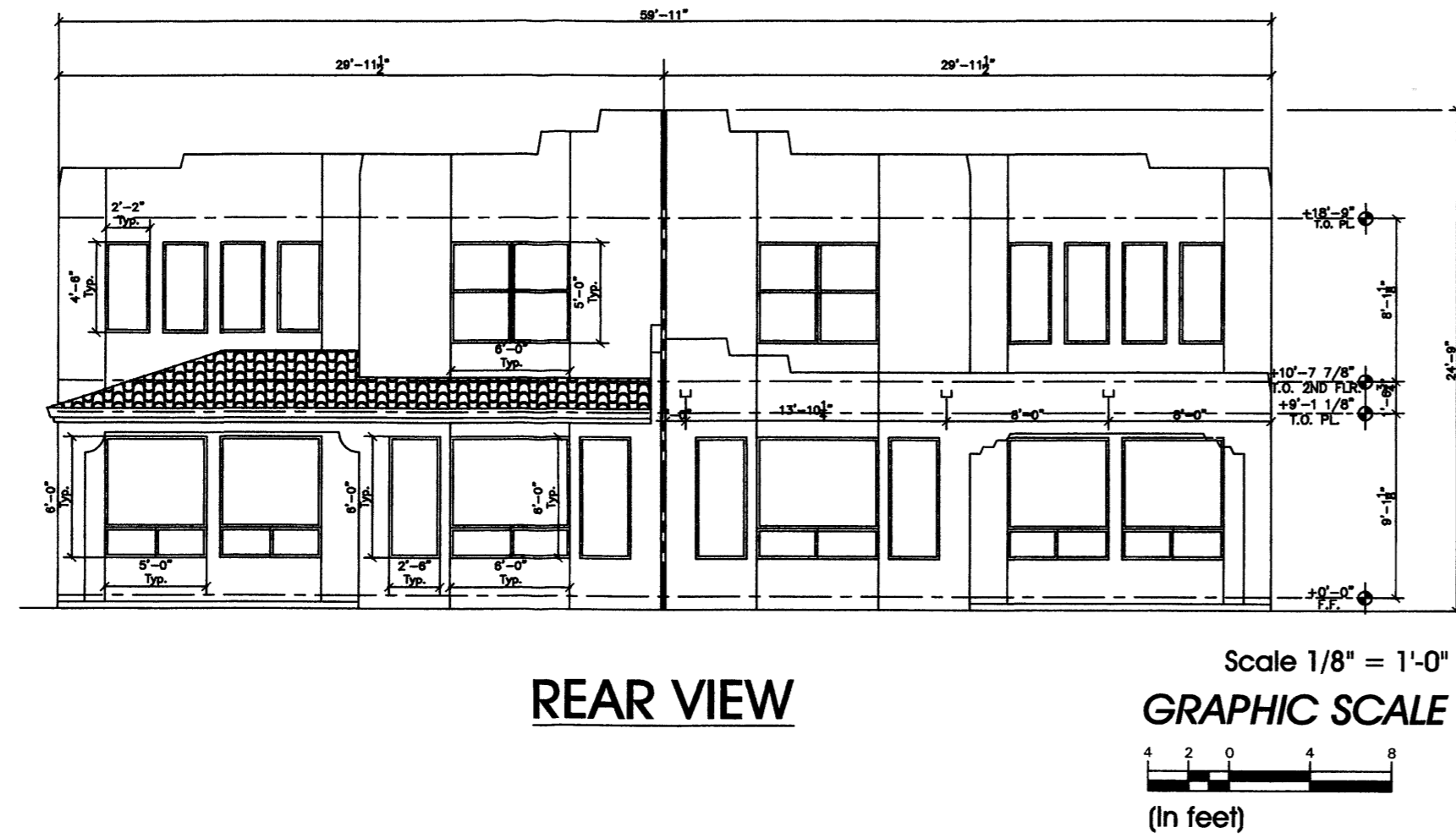
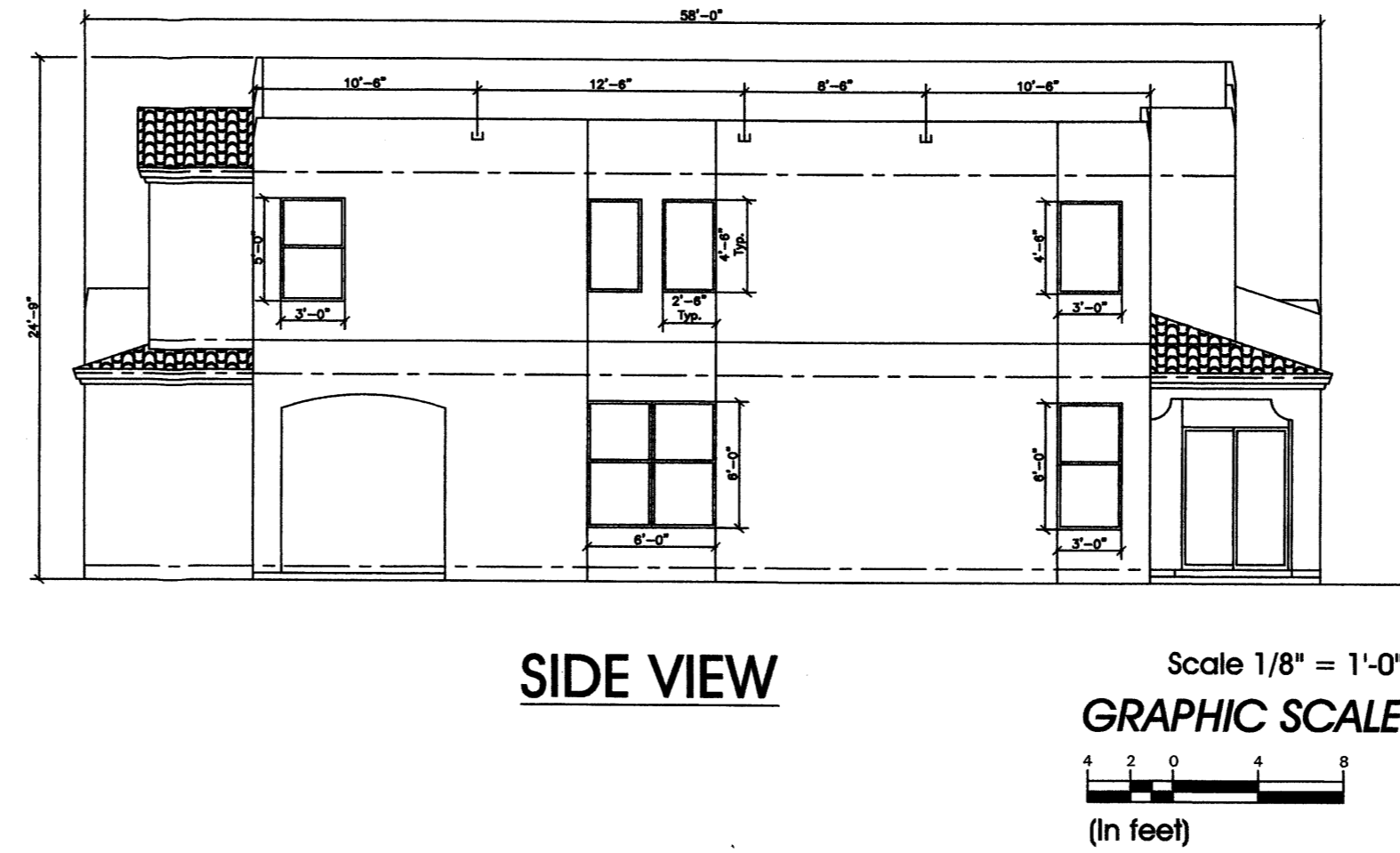
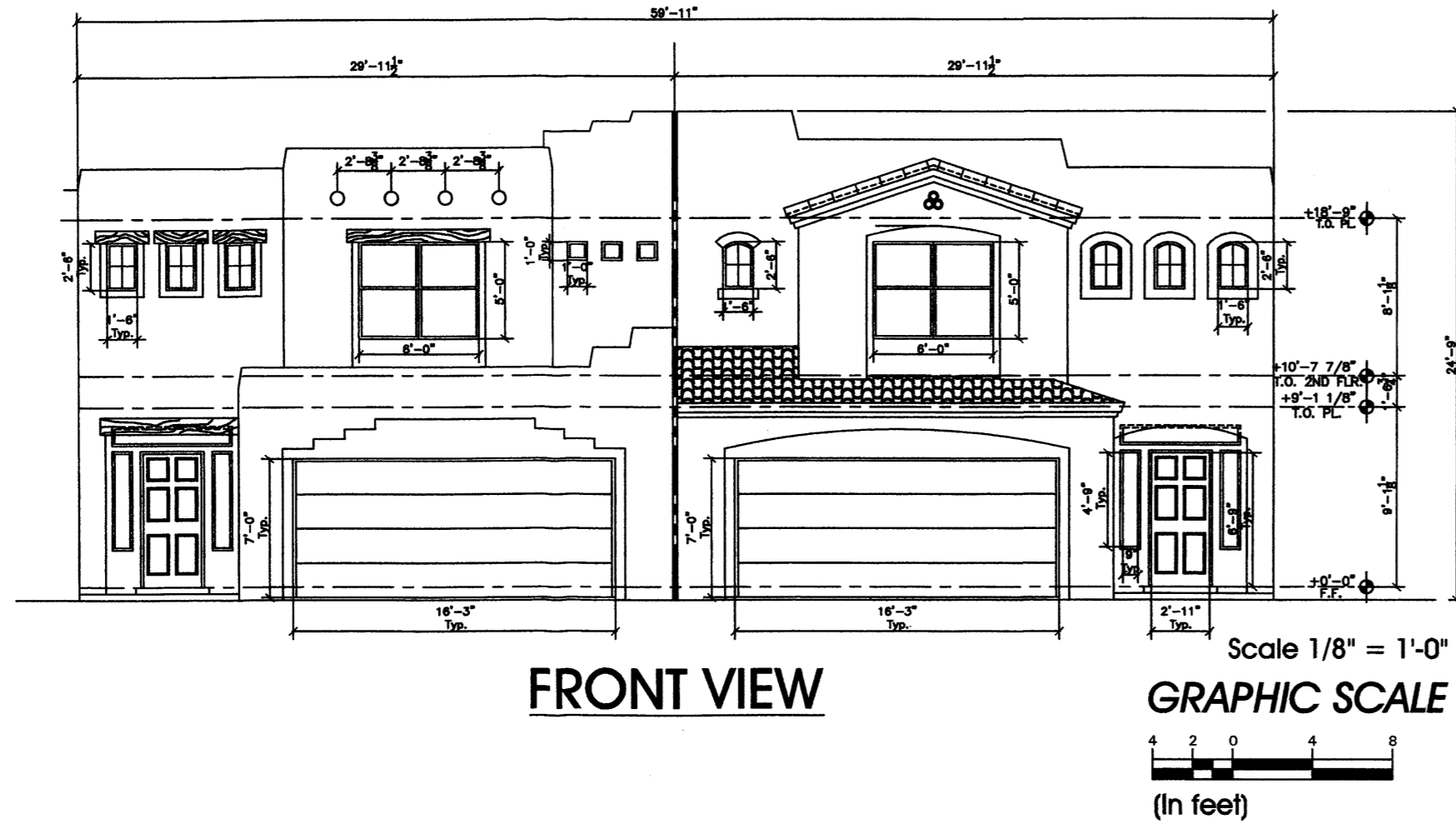
BASIN ID	Q100 (cfs)	AREA (Acres)
A-1	4.02	1.06
A-2	0.12	0.03
A-3	0.12	0.03
B-1	2.44	0.64
B-2	0.29	0.08
B-3	1.99	0.53
C-1	5.79	1.53
C-2	1.07	0.28
D-1	2.56	0.67
D-2	0.81	0.21
E	0.35	0.35
F	1.46	0.14
G	0.61	0.16
H	0.69	0.29
I	0.71	0.29
J	0.45	0.18
<b>TOTAL</b>	<b>23.46</b>	<b>6.49</b>

**NOTE:**  
BASIN B-3 AND BASIN D-2 DRAIN TO VENTANA ROAD VIA TURNED BLOCKS LOCATED AT THE BACK OF EACH LOT. BASINS A-2 AND A-3 WILL DRAIN TO STREET VIA PIPE EITHER UNDERNEATH SLAB OR THROUGH ADJACENT LOT

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



# DUPLEX



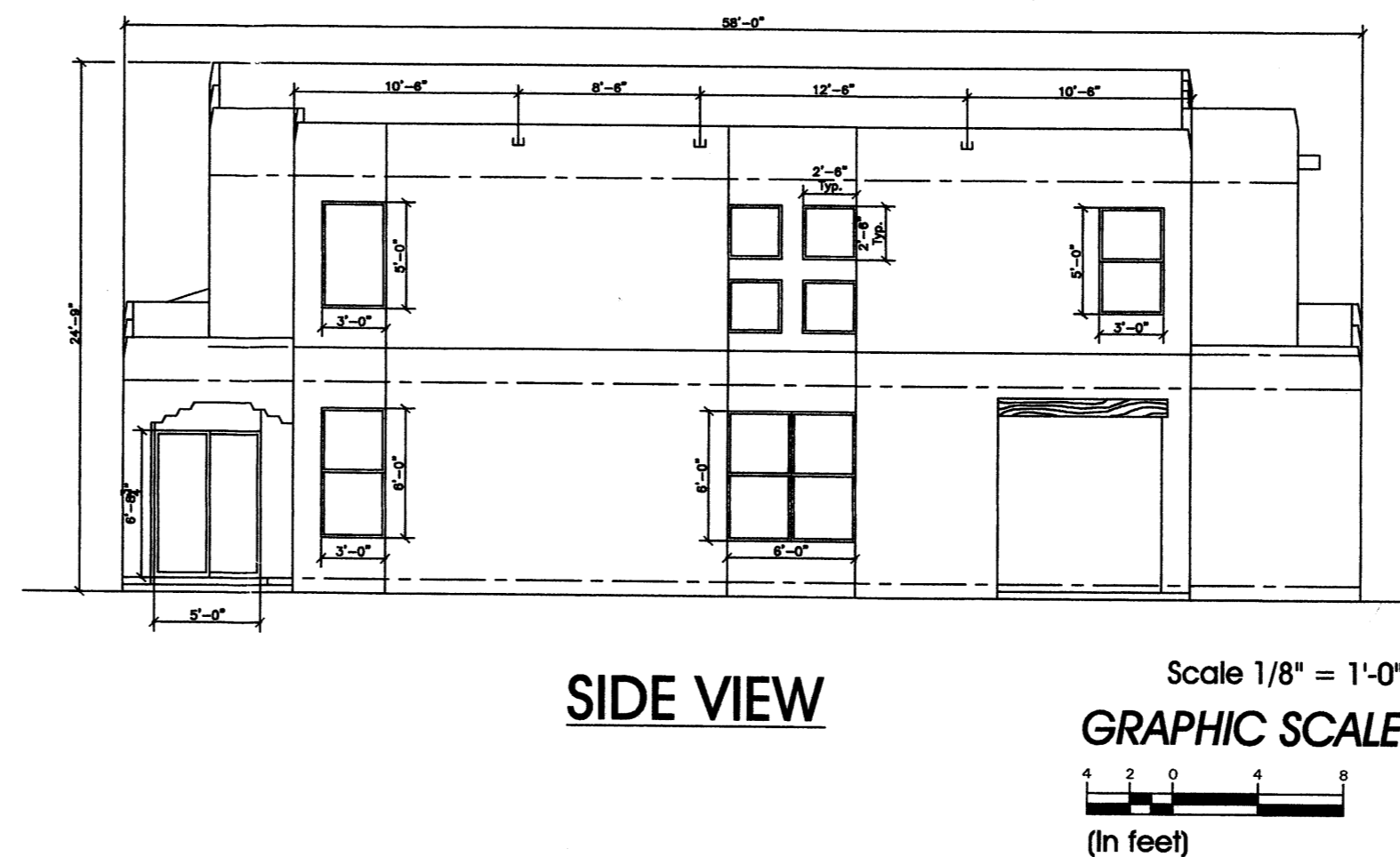
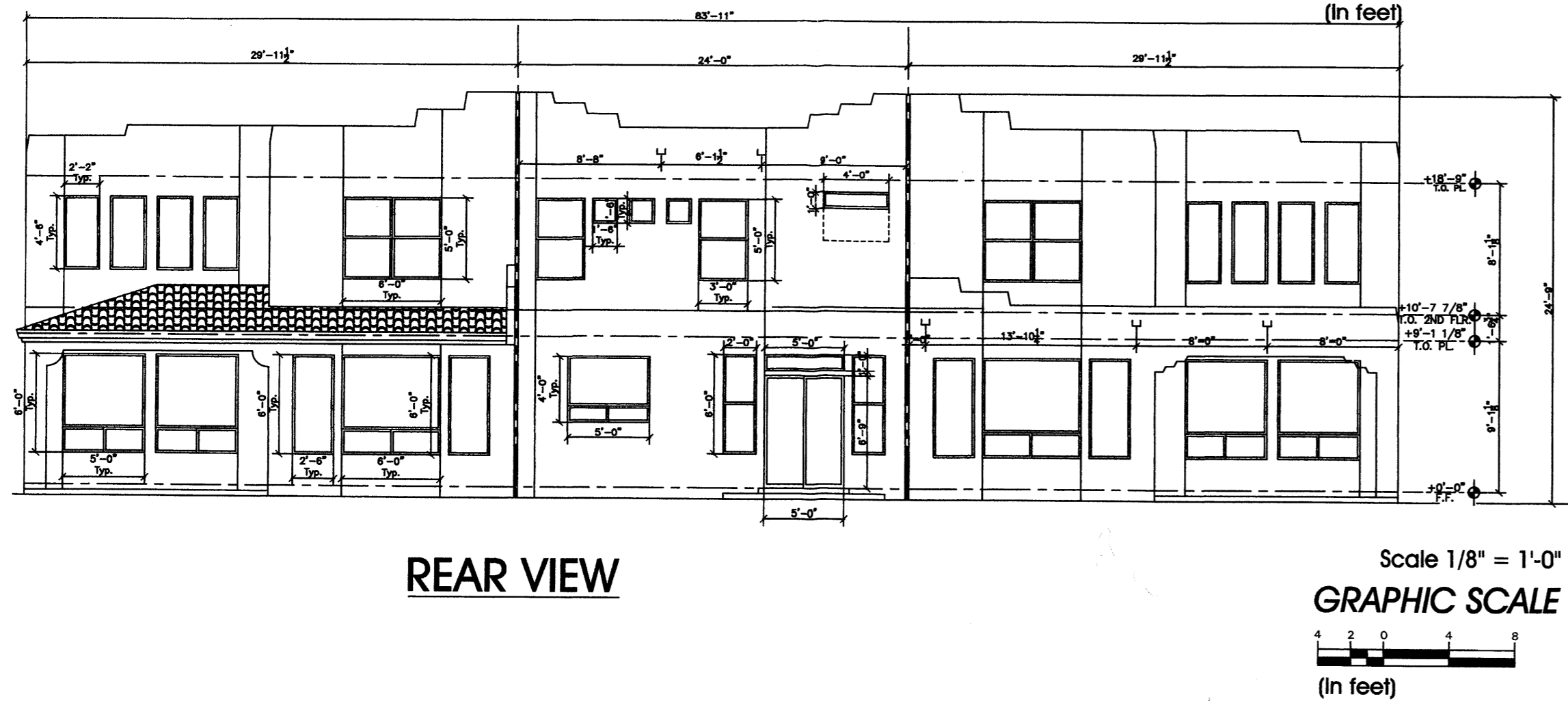
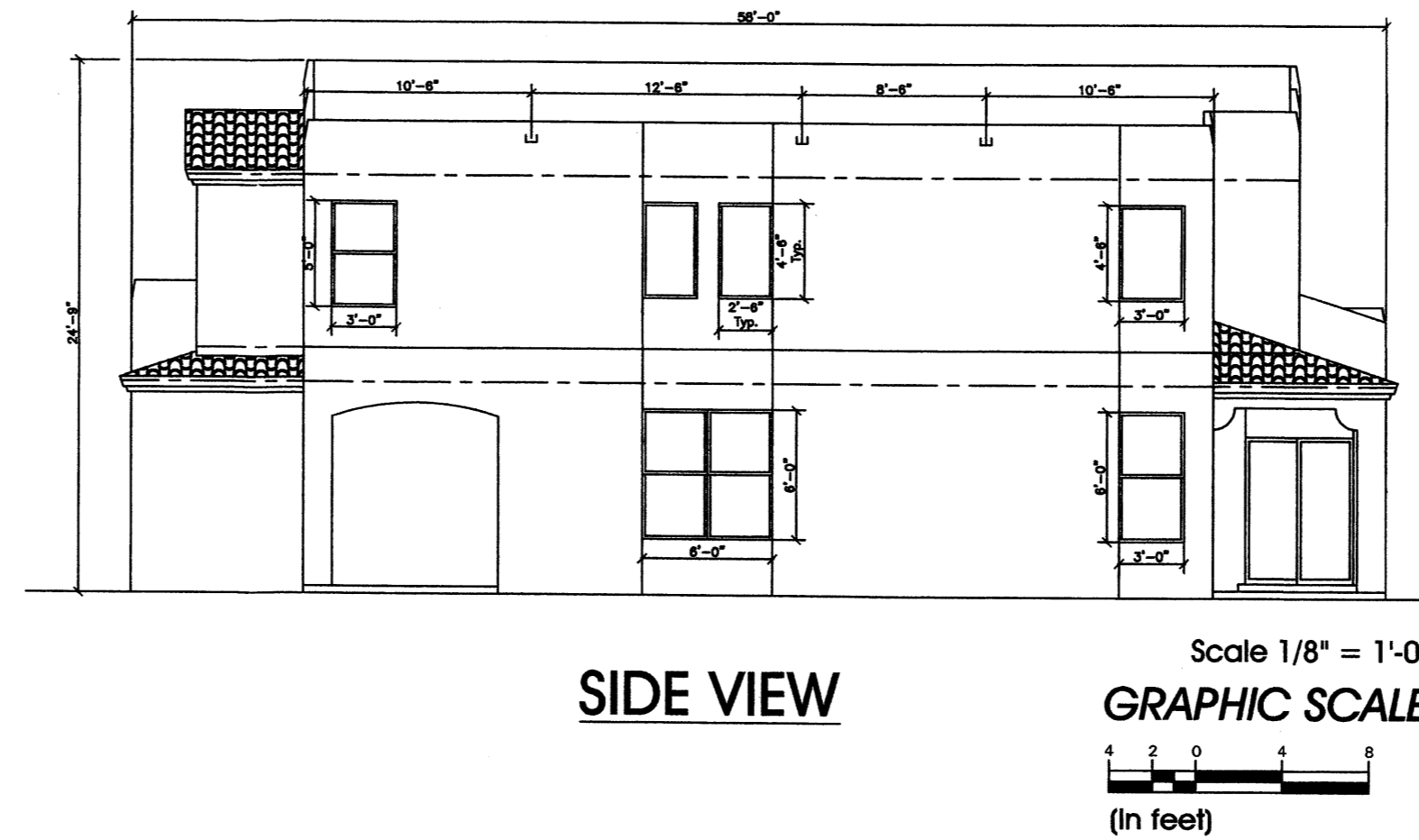
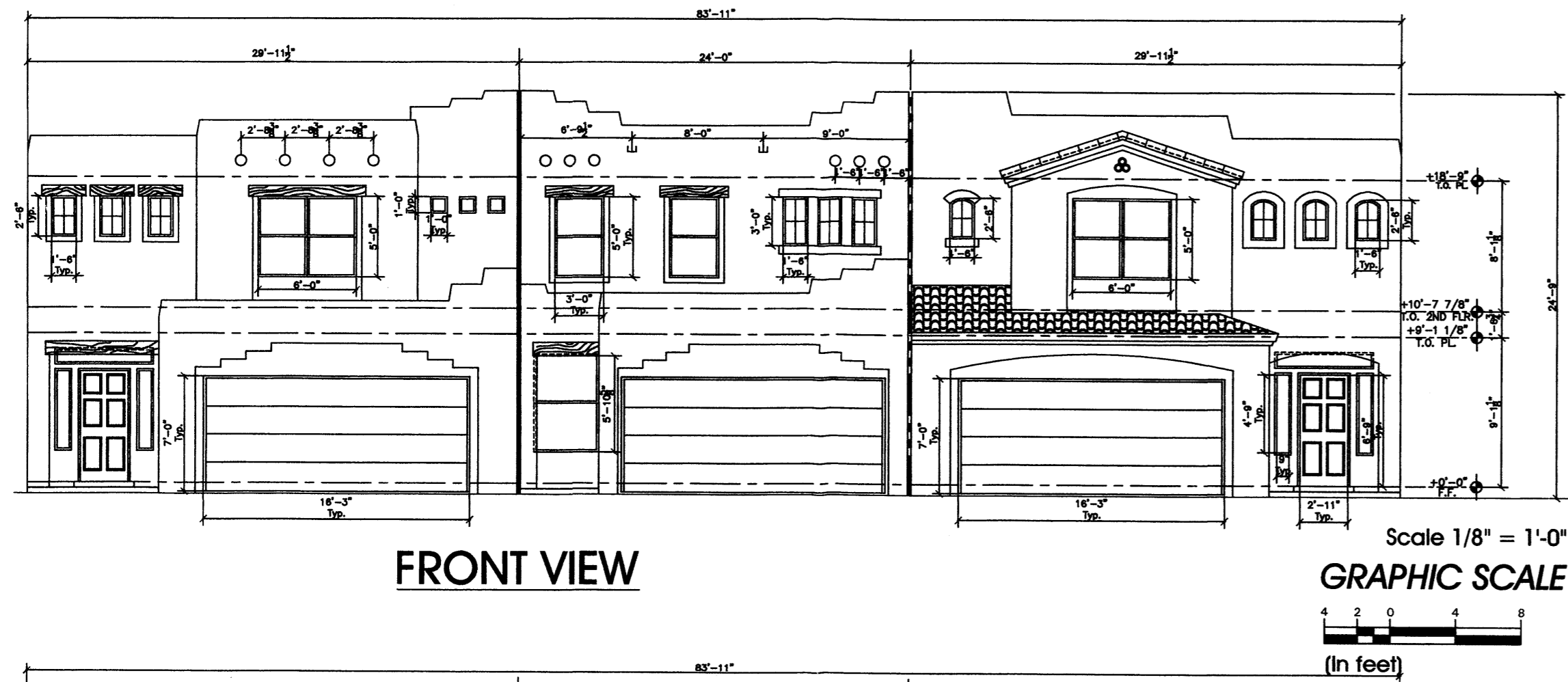
# Cantabella West - Townhomes @ Ventana Ranch

The following color schemes shall be utilized for individual buildings within Cantabella West. It is the intent to have different color schemes next to each other.

Scheme	Stucco/Garage Door Color/ Canals	Stained Window Headers	Tile Roof (per elevation)
1	Reddish Brown	Dark Red	Reddish Brown
2	Dark Beige	Dark Brown	Terra Cotta Red
3	Grayish Green	Light Beige	Green
4	Amber	Silver Grey	Light Red
5	Brown	Sandstone	Dark Terra Cotta
6	Dark Brown	Brown	Beige
7	Light Green	Light Brown	Brown

Ballast Pavers On ALL Optional Decks:  
Westlie Desert Sand

# TRIPLEX



# BUILDING ELEVATIONS TOWNHOMES @ VENTANA RANCH

Prepared for:  
Sandia Properties, LLC  
10 Tramway Lp NE  
Albuquerque, NM 87122

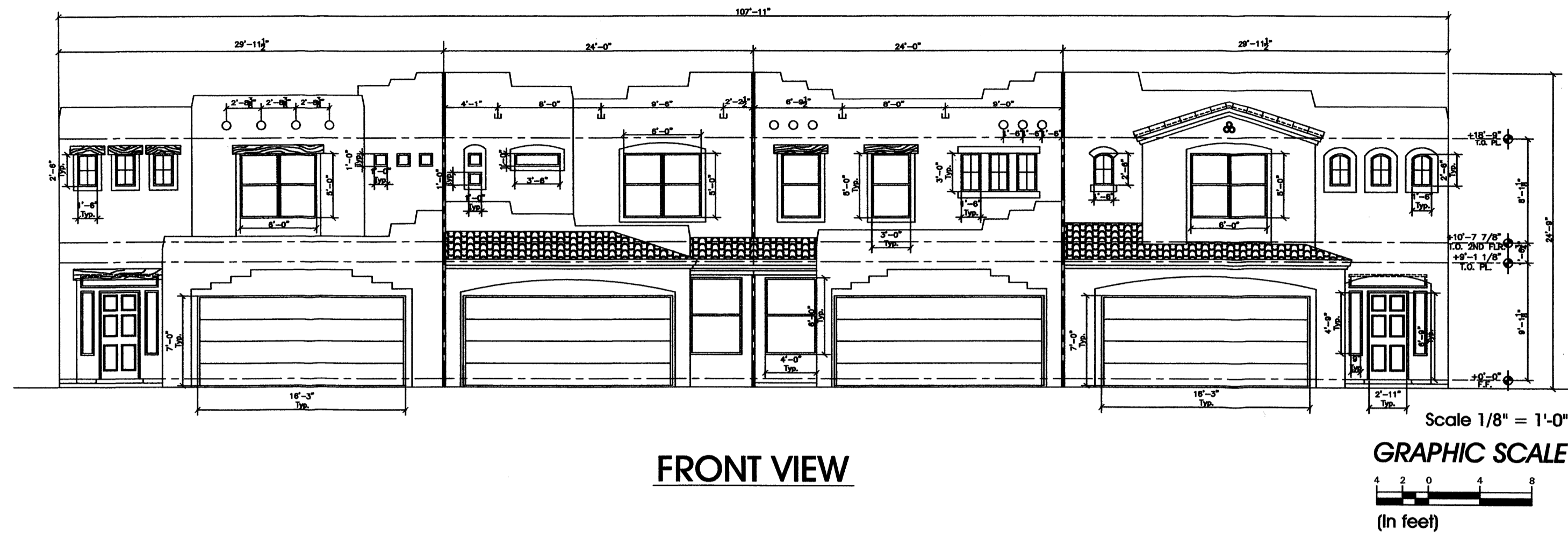
Prepared by:  
Consensus Planning, Inc.  
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Albuquerque, NM 87102

Bohannon Huston, Inc.  
Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM 87109-4335

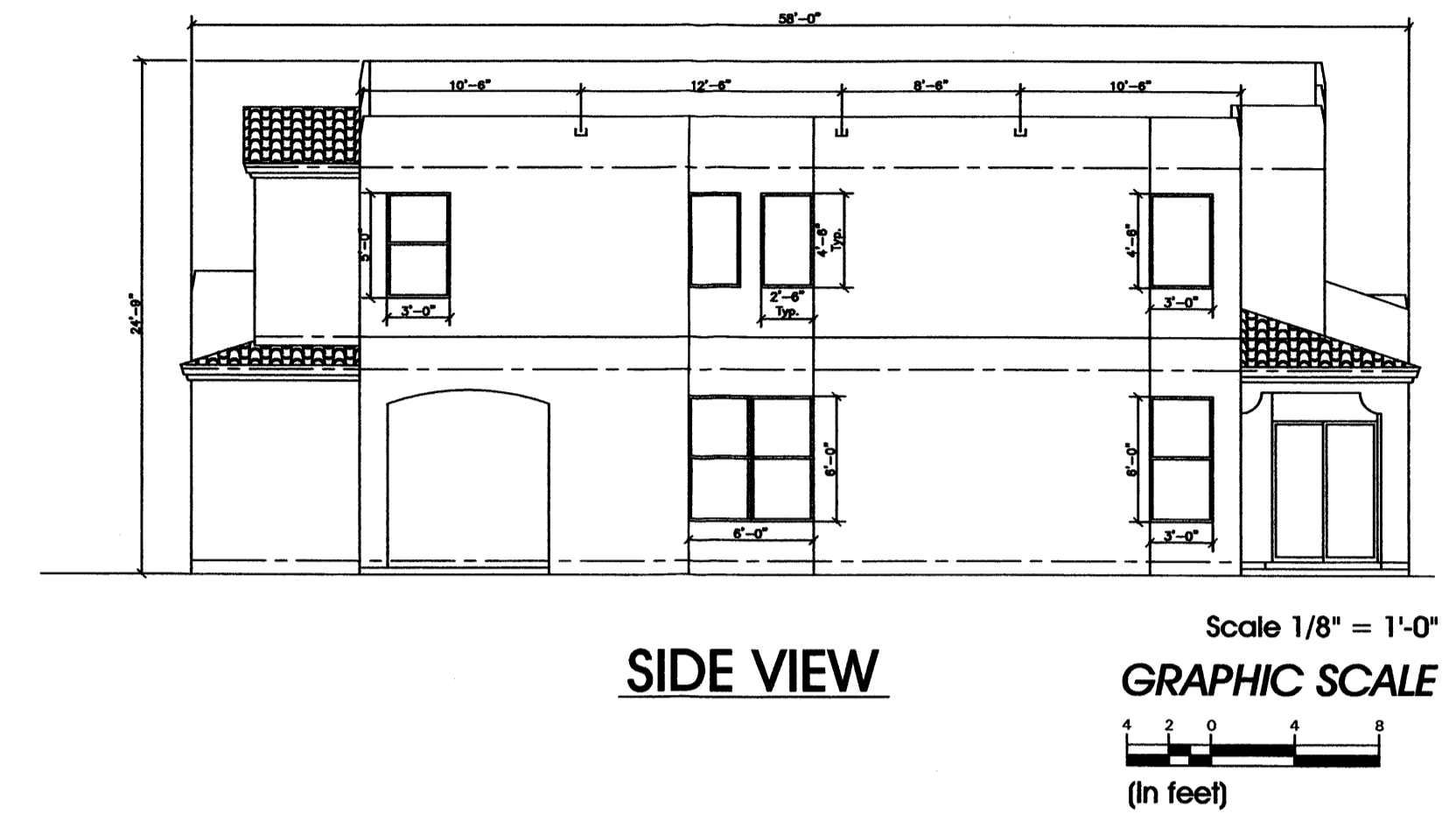


The Hilltop Landscape  
Architects & Contractors  
7909 Edith Blvd. NE  
Albuquerque, NM 87113

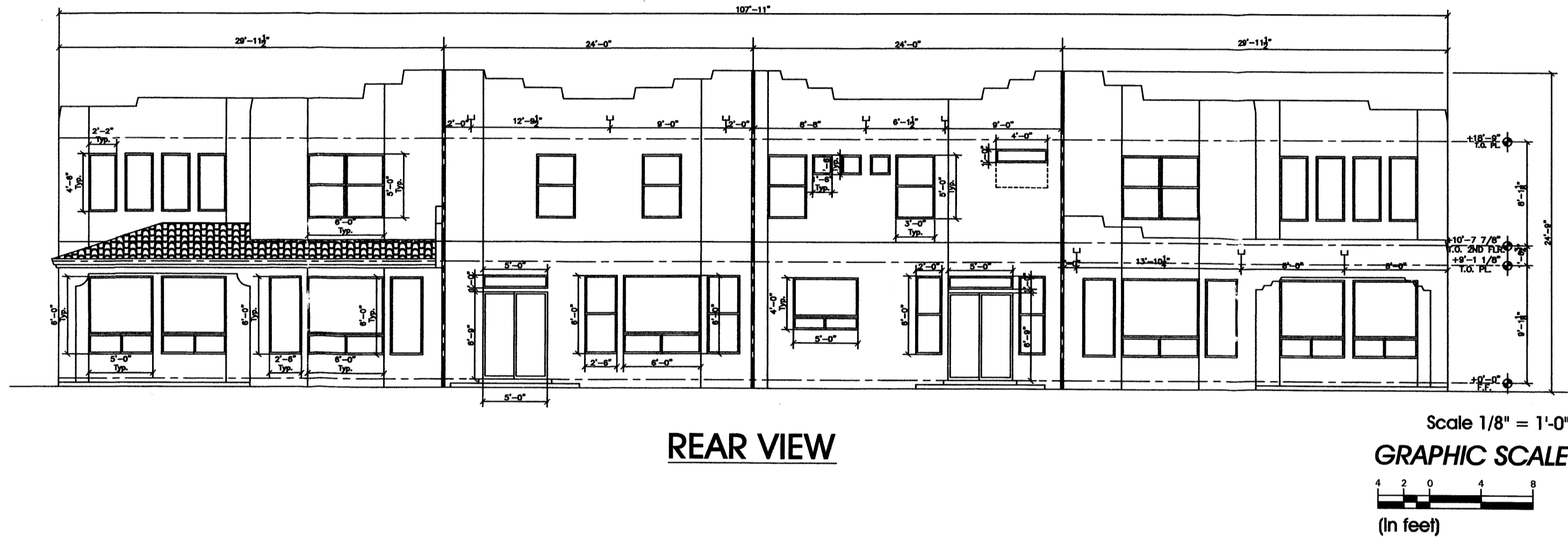
# FOURPLEX



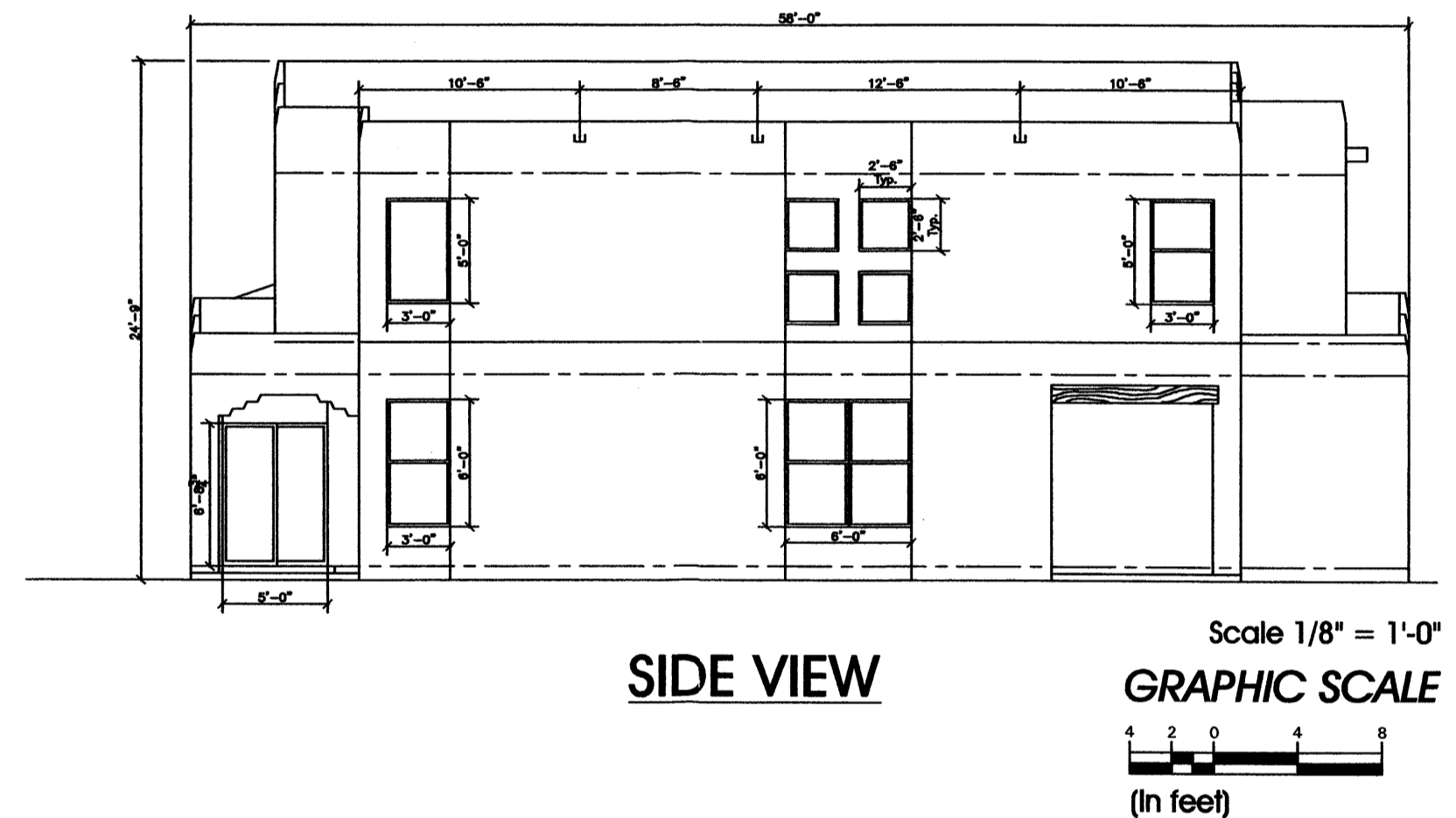
**FRONT VIEW**



**SIDE VIEW**



**REAR VIEW**



**SIDE VIEW**

## Cantabella West - Townhomes @ Ventana Ranch

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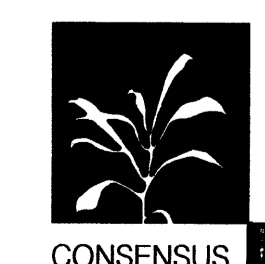
Ballast Pavers On ALL Optional Decks:  
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