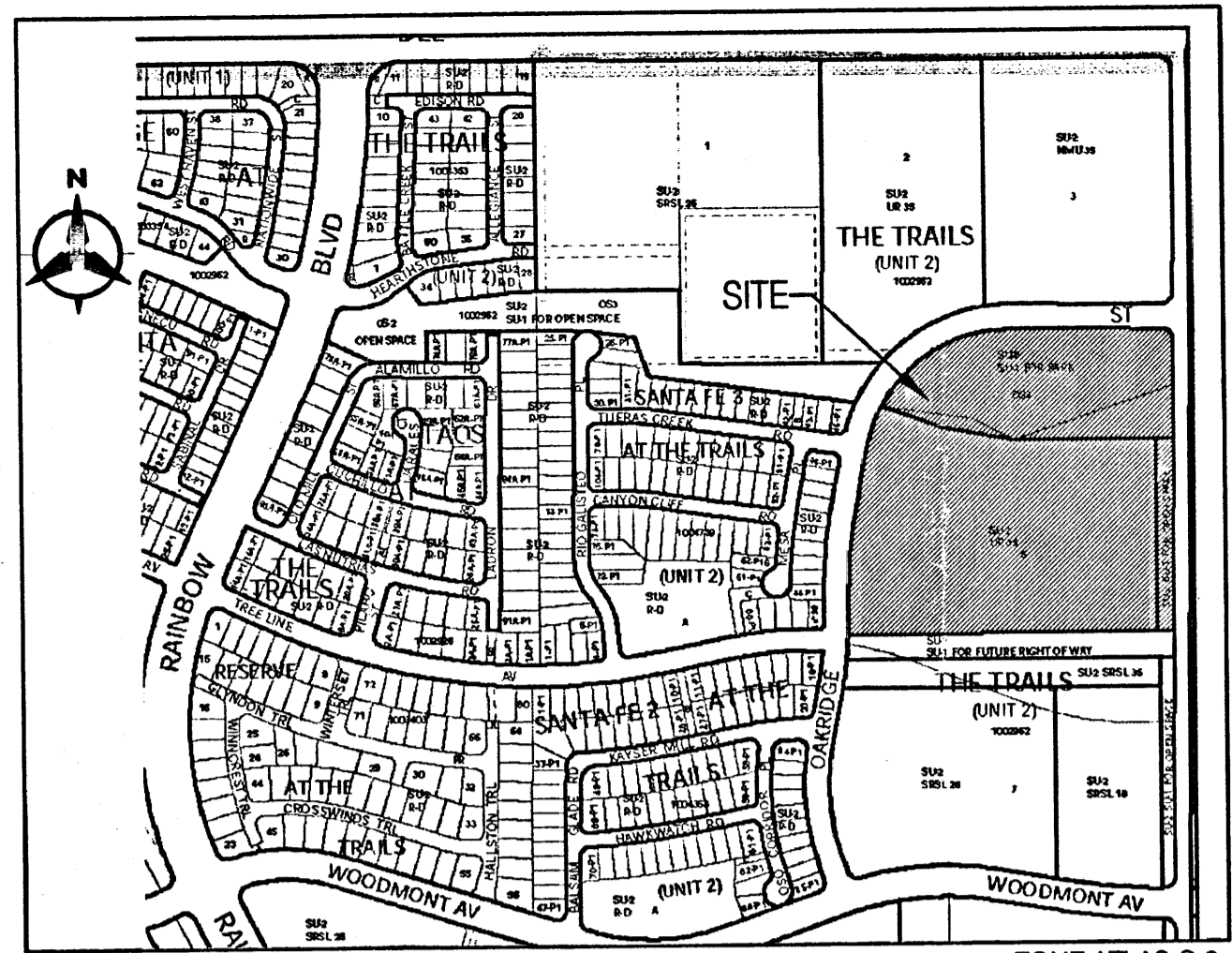
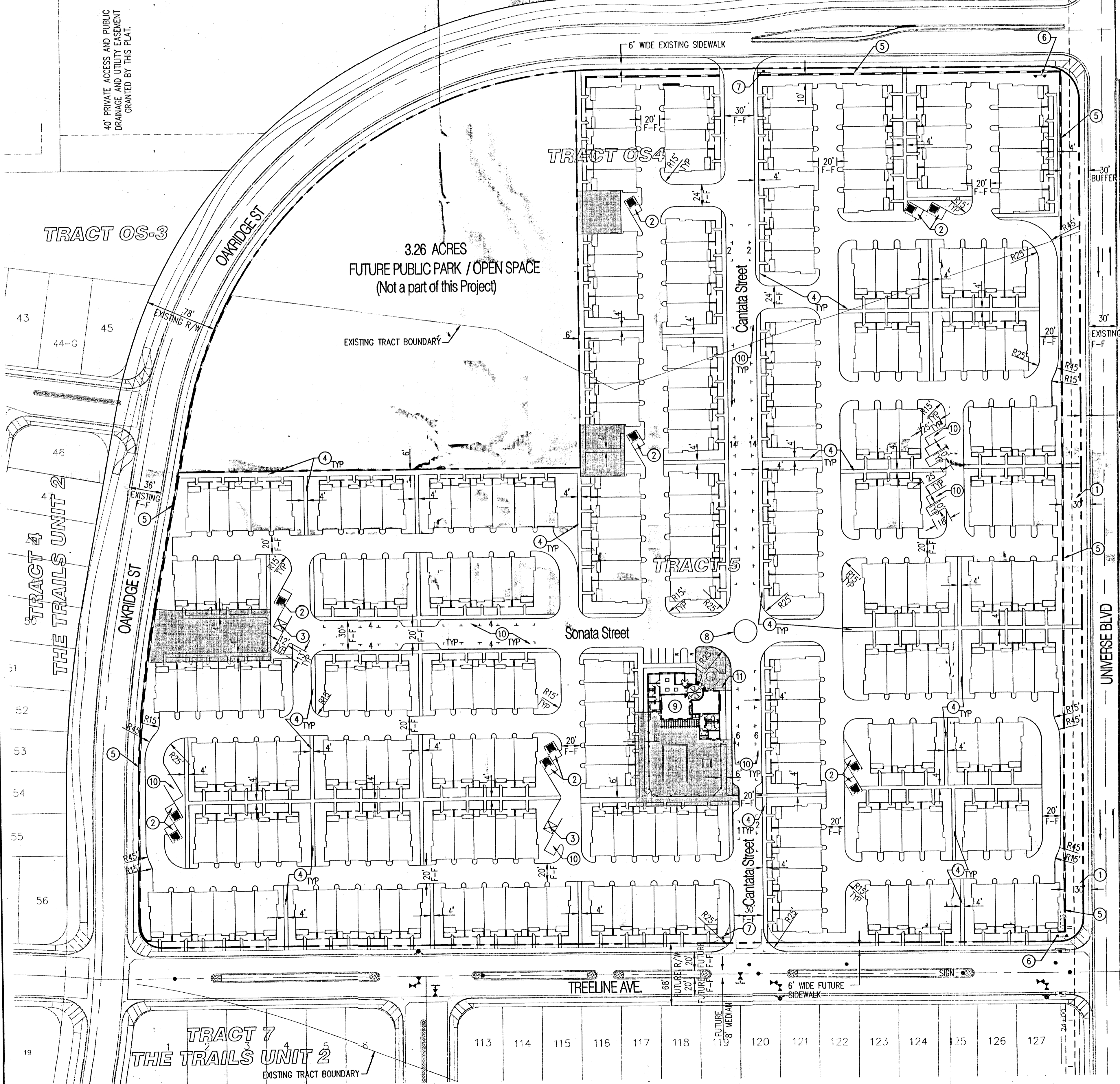


TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2



SITE VICINITY MAP

SITE INFORMATION:
THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS TRACT 5, AND A PORTION OF TRACT 4 THE TRAILS UNIT 2. THE ZONING IS SU-2 UR.

PROPOSED USE:
THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME PROJECT THAT INCLUDES FOUR BUILDING TYPES AS FOLLOWS:

1. A SIX-PLEX WITH 6 TWO-STORY UNITS - 16 BUILDINGS.
2. A FIVE-PLEX WITH 5 TWO-STORY UNITS - 11 BUILDINGS.
3. 2 FOUR-PLEX WITH 4 TWO-STORY UNITS - 22 BUILDINGS.
4. 2 THREE-PLEX WITH 3 TWO-STORY UNITS - 7 BUILDINGS.

THERE ARE A TOTAL OF 260 DWELLING UNITS PROPOSED. MAXIMUM DWELLING UNIT SQUARE FOOTAGE 2,200 SF. MAXIMUM CLUBHOUSE SQUARE FOOTAGE = 4,000 SF. THE COMMUNITY, NAMED CANTATA AT THE TRAILS WILL CONTAIN A POOL, A CLUB HOUSE, AND PLAYGROUND EQUIPMENT. APPROXIMATE DENSITY = 14.8 D.U./ACRE ALLOWABLE DENSITY = 10-20 D.U./ACRE.

OPEN SPACE - EACH RESIDENTIAL DWELLING INCLUDES A MINIMUM OF 60 SQUARE FEET OF PRIVATE OPEN SPACE (ENTRY COURTYARD). SHARED OPEN SPACE WITH A MINIMUM DIMENSION OF 40' IS DEPICTED AS [Hatched Area] ON THE PLAN. REQUIRED VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN SHARED OPEN SPACE = 260 UNITS X 80 SQUARE FEET = 20,800 SF PROVIDED OPEN SPACE = 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE EAST. A SECONDARY ACCESS IS PROVIDED FROM OAKRIDGE STREET, ON THE NORTH SIDE OF THE SITE. BOTH ACCESS POINTS WILL ACCOMMODATE EMERGENCY VEHICLES.

PEDESTRIAN ACCESS - PEDESTRIANS WILL BE PROVIDED DIRECT ACCESS TO AND FROM OAKRIDGE STREET NEAR THE NORTH VEHICULAR ENTRY, UNIVERSE BLVD. IN TWO LOCATIONS, AND TREELINE STREET IN SEVERAL LOCATIONS. PEDESTRIAN ACCESS POINTS TO THE FUTURE PUBLIC PARK/OPEN SPACE WILL ALSO BE PROVIDED NORTH AND WEST OF THE SUBDIVISION. THE PERIMETER WALL WILL INCLUDE PEDESTRIAN GATES AT ACCESS LOCATIONS.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO PASEO DEL NORTE NORTH OF THE PROJECT SITE. NO BIKE FACILITY IS PROPOSED ADJACENT TO THE SITE.

ALLEYS - THE CANTATA AT THE TRAILS COMMUNITY CONTAINS ALLEYS THAT SERVE EACH BUILDING. ATTACHED GARAGES FOR EACH DWELLING UNIT WILL BE ACCESSED FROM THE ALLEYS.

TRANSIT ACCESS - THE SITE IS CURRENTLY SERVED BY BUS ROUTE 162 WHICH SERVES THE TRAILS AND VENTANA RANCH COMMUNITIES.

INTERNAL CIRCULATION:
INTERNAL ROADS WILL BE PRIVATE BUT WILL BE DESIGNED AND BUILT IN COMPLIANCE WITH THE DPM. LOCAL ROADS (AT VARYING LENGTHS) INTERNAL TO THE DEVELOPMENT WILL PROVIDE ACCESS TO BUILDINGS AND COMMON PARKING AREAS. PEDESTRIAN CIRCULATION WITHIN THE COMMUNITY WILL BE FACILITATED THROUGH A NETWORK OF CONCRETE WALKING PATHS THAT PROVIDE CONNECTIVITY THROUGHOUT THE COMMUNITY. ADA COMPLIANT SIDEWALKS WILL ALSO BE PROVIDED THROUGHOUT THE COMMUNITY.

BUILDING HEIGHTS AND SETBACKS - MAXIMUM BUILDING HEIGHT AND SETBACKS COMPLY WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN AND ARE:

HEIGHT 26' MINIMUM (2-STORY) AND 35' MAXIMUM (3-STORY)
SETBACK - STREET FACING : 5' MIN., 10' MAX. INTERIOR SIDE: 0' (ATTACHED)
INTERIOR SIDE (BETWEEN BUILDING): 10'

INTERIOR REAR: 5' TO ALLEY

INTERIOR REAR (BETWEEN BUILDING): 30' MIN.

INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (ONE SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2 SPACES FOR 3 OR MORE BEDROOMS).

REQUIRED:
260 UNITS @ 3 OR MORE BEDROOMS PER UNIT X2 = 520 PARKING SPACES
PROVIDED:
520 GARAGE PARKING SPACES
11 GUEST PARKING SPACES
63 ON-STREET PARKING SPACES
544 602 PARKING SPACES PROVIDED

CONDOMINIUM ASSOCIATION - A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN BUILDING EXTERIOR, INTERNAL STREETS, THE POOL/CLUBHOUSE AREA, PEDESTRIAN WALKWAYS, AND LANDSCAPING/OPEN SPACE.

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN.

SOLID WASTE - THE WALLS SURROUNDING THE REFUSE CONTAINERS SHALL BE A MAXIMUM OF 8' IN HEIGHT AND CONSTRUCTED OF COLORED STUCCO OR SPLIT FACE BLOCK. THE GATE WILL BE OPAQUE AND OF A DURABLE MATERIAL.

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 9 SHALL NOT BE CHANGED OR ALTERED WITHOUT PRIOR APPROVAL BY THE PLANNING DIRECTOR. PERIMETER WALLS ARE PROPOSED TO BE CONSTRUCTED ALONG UNIVERSE BLVD. AND OAKRIDGE STREET AT THE NORTH AND WEST SIDE OF THE SUBDIVISION. PEDESTRIAN GATES WILL BE PROVIDED WHERE SIDEWALKS PASS THROUGH PERIMETER WALLS.

PARKS - A PARK AREA LOCATED ADJACENT TO THE SUBDIVISION WILL BE DEVELOPED AT A FUTURE DATE.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
APPLICATION NUMBER: 07DRB-00613

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG 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 APPROVAL:

NEW MEXICO UTILITIES	DATE
<i>Shi Di</i>	6-27-07
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Page & Green</i>	6-27-07
UTILITY APPROVALS	DATE
<i>Christina Santoral</i>	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley A. Bigham</i>	10/5/07
CITY ENGINEER/AMAFCA	DATE
<i>N/A</i>	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Heltz</i>	6/29/07
SOLID WASTE MANAGEMENT	DATE
<i>D. J. Lester</i>	10/05/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- PROPERTY BOUNDARY
- PERIMETER WALL, SEE DETAIL ON SHEET 2 OF 9
- 2 ON STREET PARKING AND QUANTITY
- EXISTING
- [Hatched Area] SHARED OPEN SPACE WITH A MINIMUM DIMENSION 40'

KEYED NOTES

- 1 30' OPEN SPACE SETBACK TO BE OWNED AND MAINTAINED BY H.O.A.
- 2 REFUSE ENCLOSURE (11 PROVIDED)
- 3 REFUSE RECYCLE STATION (2 PROVIDED)
- 4 SIDEWALK WIDTH DIMENSIONED
- 5 PERIMETER WALL
- 6 TEMPORARY CONSTRUCTION SIGN
- 7 STOP SIGN
- 8 HARDSCAPE LANDSCAPED ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK

SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CANTATA AT THE TRAILS

Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109
5/11/07

Bohannon Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

LANDSCAPE CALCULATIONS

Site Area: (17.5 Ac.) 761,261 S.F.
 Building Area: -328,247 S.F.
 Total 433,014 S.F.

Required Landscape: (15%) 64,952 S.F.
 Provided Landscape: (35%) 152,541 S.F.

Turf Area Allowed: (20%) 30,508 S.F.
 Turf Area Provided: (13%) 19,230 S.F.

LANDSCAPE NOTES:

LANDSCAPE DESIGN
 Due to the scale of this plan, specific shrub species are not identified by symbol. Please see the enlarged typical area plans on the following sheet. These enlargements illustrate the design intent and intensity of plant materials. The actual provided quantity will be sufficient to meet the design intent and landscape coverage requirements of the City Zoning Code.

MULCHES
 All shrub planting areas shall be top dressed with 5/8" and 7/8" Santa Fe brown rock mulch. 2" - 4" Santa Ana tan cobble and Santa Fe brown crusher fines will be used as accent mulch in certain areas.

TURF EDGER
 Turf edging shall be 6" reinforced concrete curb.

IRRIGATION SYSTEM
 Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf areas and tree, shrub, and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
 Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Homeowner's Association.

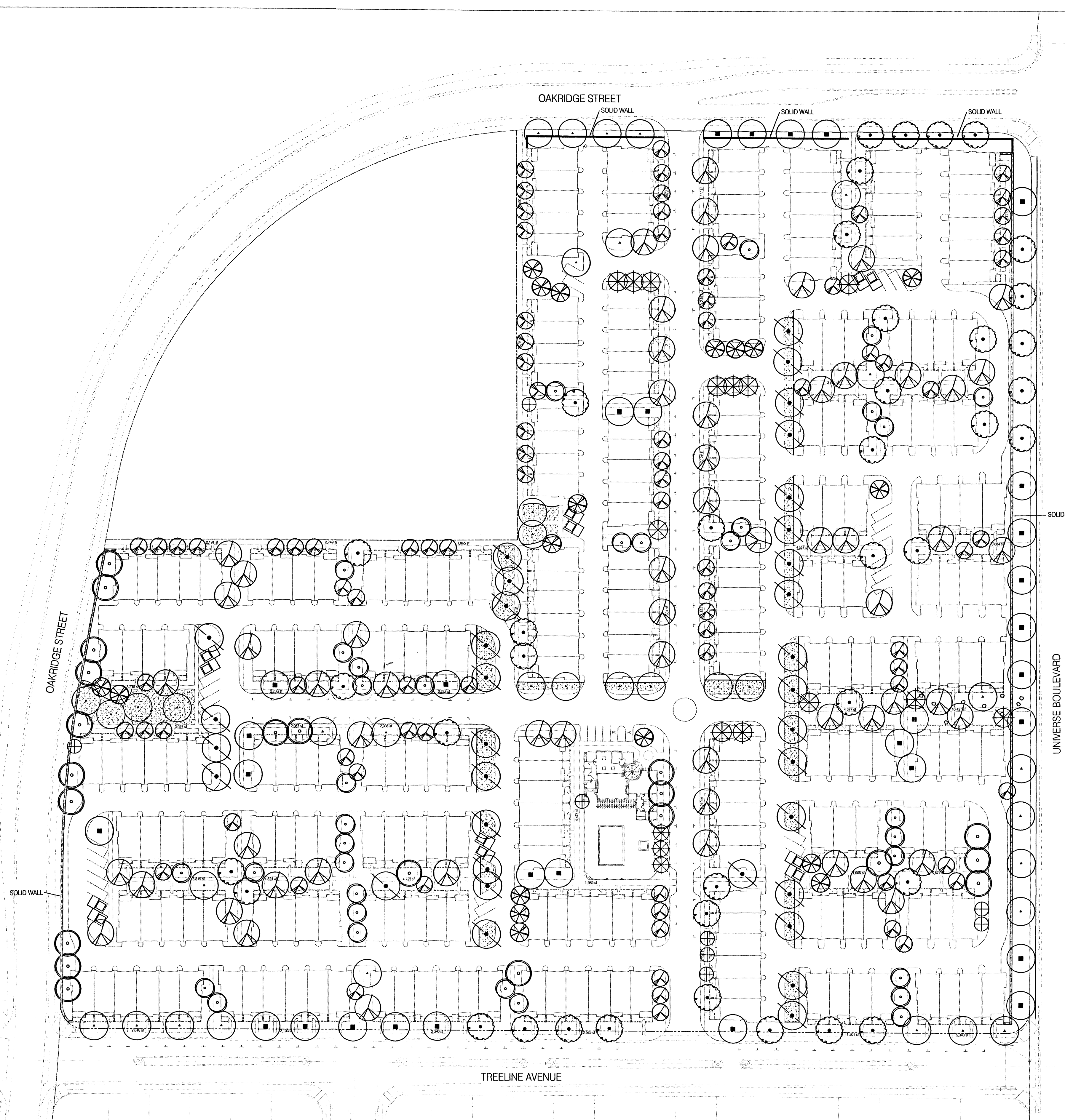
STATEMENT OF WATER WASTE
 The Landscape Plan for 'Cantata at the Trails' shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

STREET TREES
 Street trees along Universe Blvd., Treeline East, and Oakridge St. have been provided at an average spacing of 30' o.c. Five varieties (Honey Locust, Horse Chestnut, London Plane Tree, Austrian Pine, Desert Willow) have been used to provide variety in color, texture, and form.

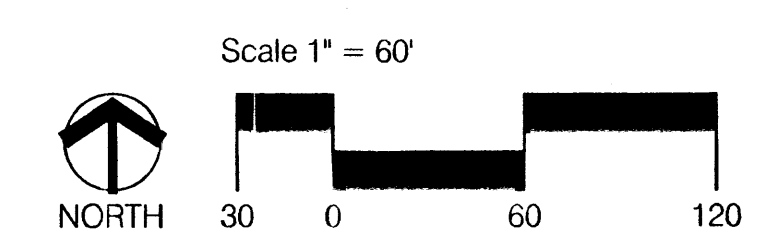
LANDSCAPE COVERAGE
 All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

PLANT LEGEND

Symbol	Scientific Name Common Name	Size	Mature Size	Water Use
TREES				
	Aesculus hippocastanum Horsechestnut	2" B&B	40' ht. x 30' spr.	Medium +
	Cercis reniformis Redbud	2" B&B	25' ht. x 25' spr.	Medium
	Chitalpa tashkentensis Chitalpa	24" Box	30' ht. x 30' spr.	Medium
	Forestiera neomexicana New Mexico Olive	24" Box	15' ht. x 15' spr.	Medium
	Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	35' ht. x 30' spr.	Medium +
	Gleditsia triacanthos 'Sunburst' Sunburst Honey Locust	2" B&B	40' ht. x 30' spr.	Medium +
	Ulmus parvifolia Lacebark Elm	2" B&B	60' ht. x 40' spr.	Medium
	Pinus nigra Austrian Pine	6" B&B	35' ht. x 25' spr.	Medium
	Pyrus calleryana 'Cleveland' Flowering Pear	2" B&B	30' ht. x 25' spr.	Medium +
	Tilia cordata Little-leaf Linden	2" B&B	40' ht. x 30' spr.	Medium +
	Zelkova 'Musashino' Musashino Columnar Zelkova	2" B&B	40' ht. x 15' spr.	Medium +
SHRUBS, GROUNDCOVERS, & ORNAMENTAL GRASSES				
	Artemisia 'Povis Castle' Povis Castle Sage	1 Gallon	4' o.c. 3' ht. x 3' spr.	Low +
	Caryopteris clandonensis Blue Mist	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	Chrysothamnus nauseosus Chamisa	1 Gallon	6' o.c. 5' ht. x 5' spr.	Low
	Cytisus scoparius x 'Lena' Lena's Broom	1 Gallon	3' o.c. 4' ht. x 4' spr.	Medium
	Lavandula angustifolia English Lavender	5 Gallon	3' o.c. 3' ht. x 3' spr.	Medium
	Hesperaloe parviflora Red Yucca	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	Cotoneaster dammeri Bearberry Cotoneaster	5 Gallon	6' o.c. 1' ht. x 6' spr.	Medium
	Muhlenbergia capillaris 'Regal Mist' Muhly Grass	1 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	Nasella tenuissima Threadgrass	1 Gallon	3' o.c. 3' ht. x 3' spr.	Low +
	Perovskia atriplicifolia Russian Sage	1 Gallon	6' o.c. 4' ht. x 4' spr.	Medium
	Potentilla fruticosa Yellow Shrubby Cinquefoil	1 Gallon	4' o.c. 3' ht. x 3' spr.	Low +
	Rhus trilobata Three-leaf Sumac	5 Gallon	5' o.c. 4' ht. x 4' spr.	Low +
	Rosmarinus officinalis Rosemary	5 Gallon	4' o.c. 3' ht. x 3' spr.	Low +
	Rosmarinus officinalis 'Prostrata' Creeping Rosemary	5 Gallon	4' o.c. 2' ht. x 5' spr.	Low +
	Salvia greggii Cherry Sage	5 Gallon	4' o.c. 3' ht. x 3' spr.	Medium
	Turfgrass - Kentucky Bluegrass/Fescue/Rye Mix			
	Basalt Boulders, 3' X 3' (min.)			



CONCEPTUAL LANDSCAPE PLAN
 SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS



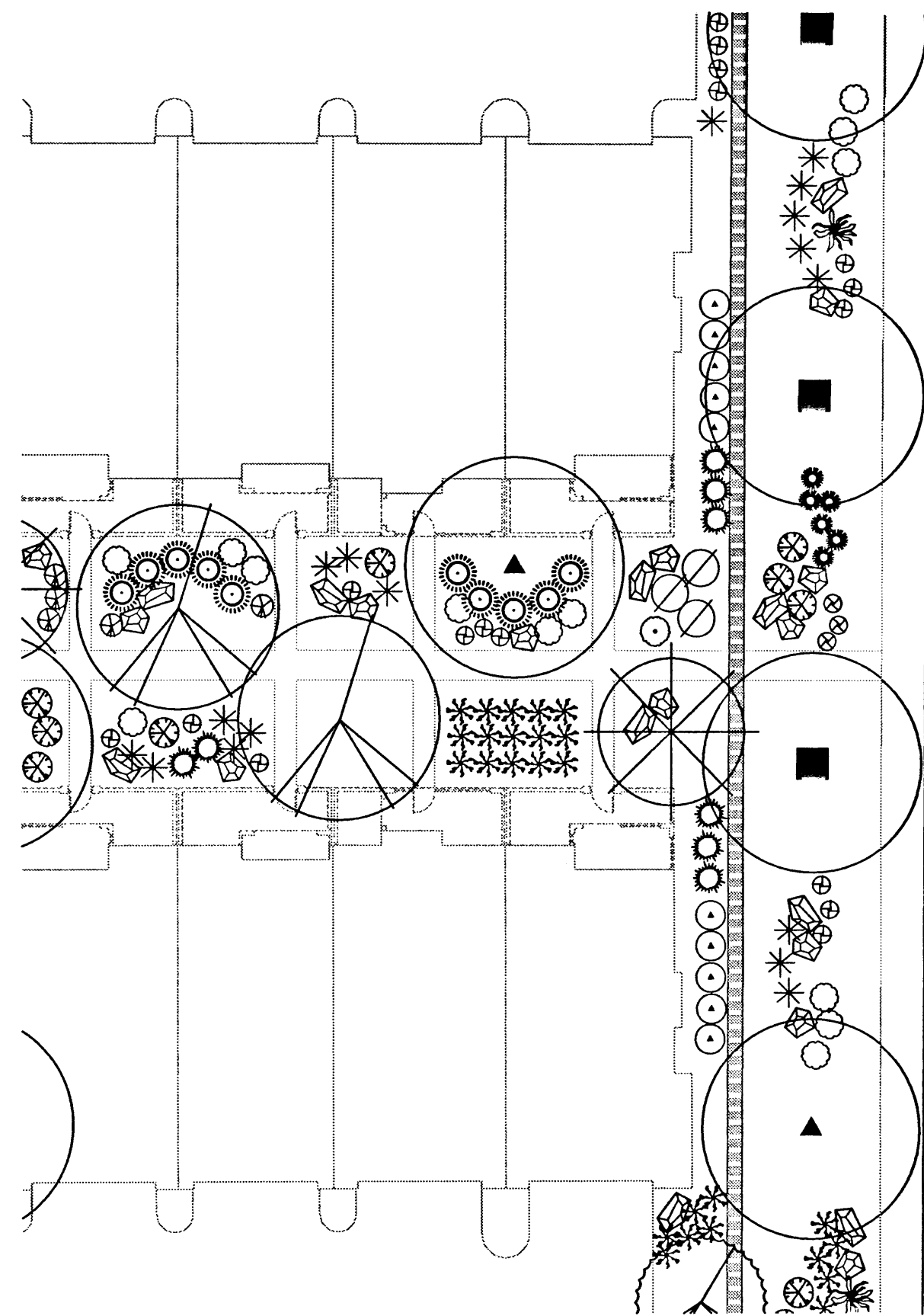
CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

Prepared for:
 CANTATA AT THE TRAILS INC.
 7007 Jefferson St. NE
 Suite A
 Albuquerque, NM 87109

Prepared by:
 Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109

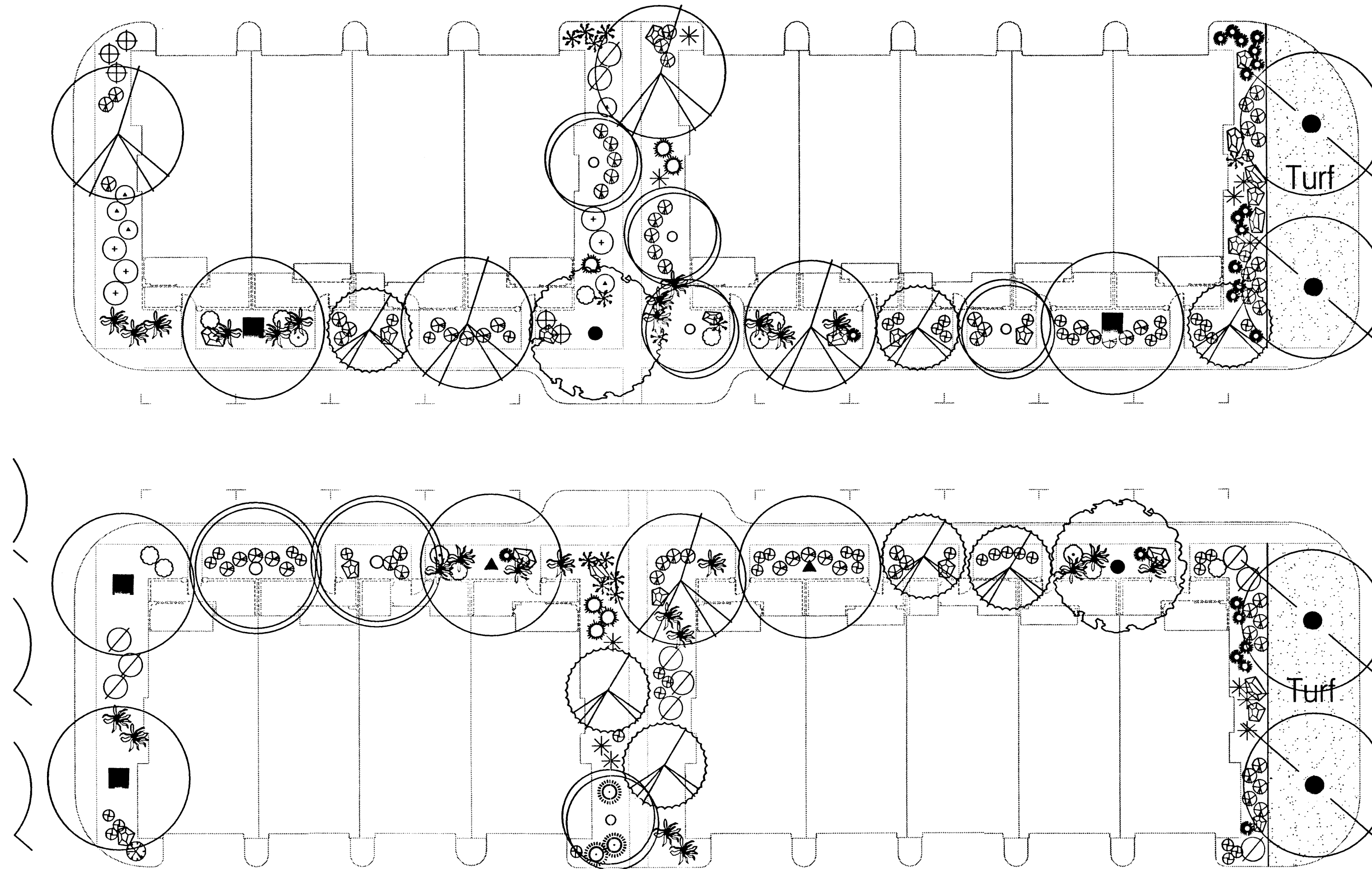
Bohannon Huston
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES
 SHEET 2 OF 9

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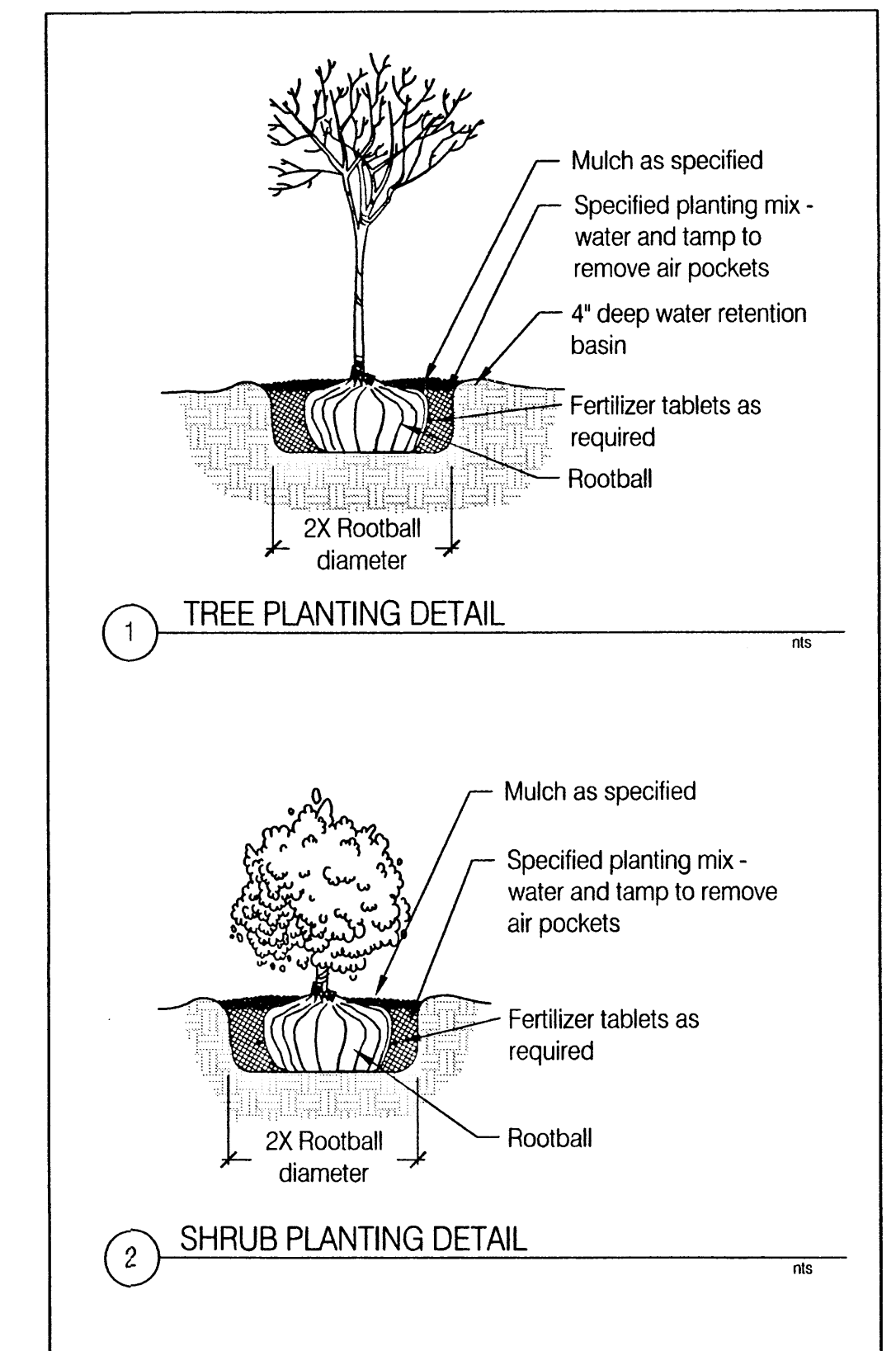


UNIVERSE BOULEVARD LANDSCAPE

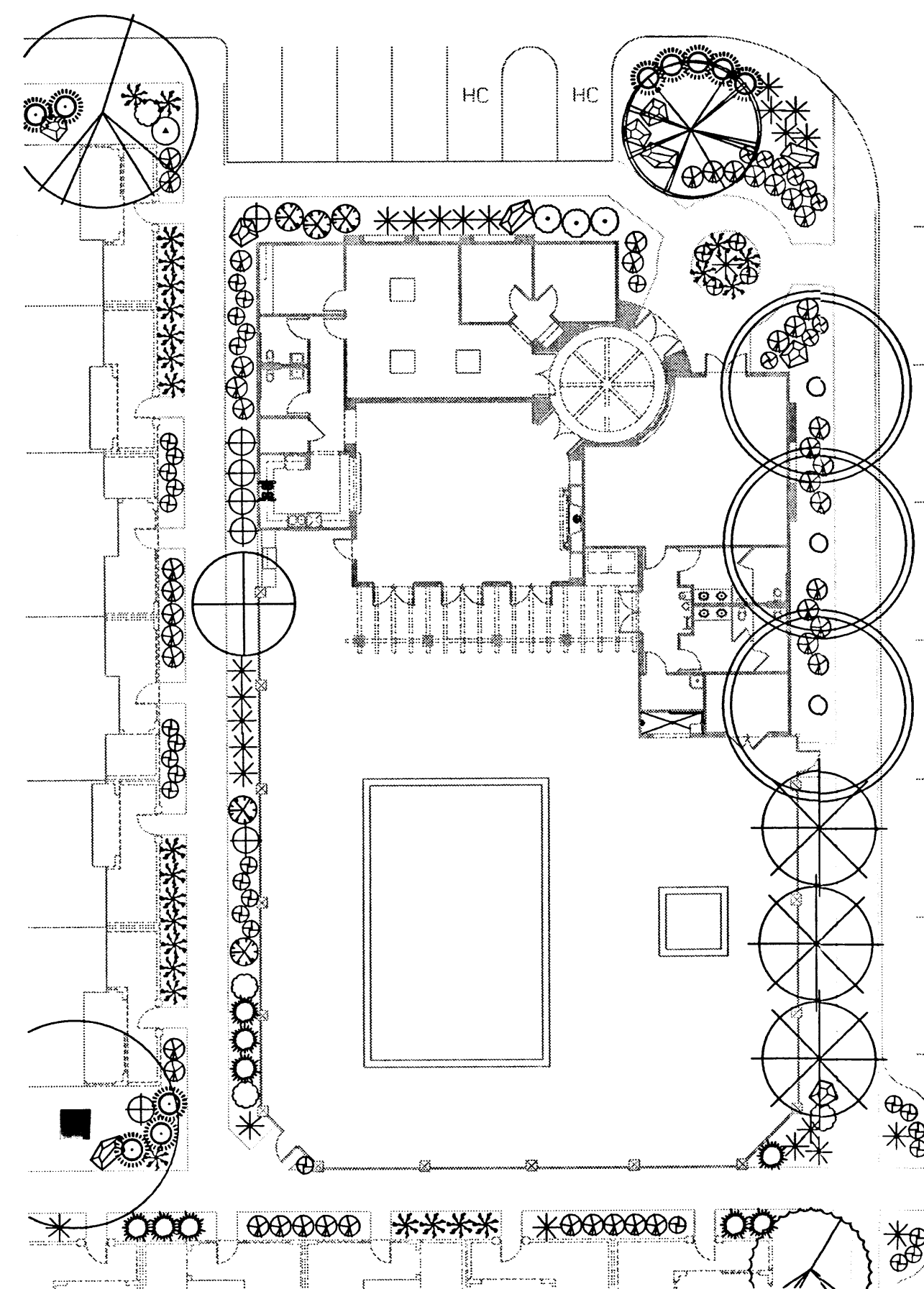
UNIVERSE BOULEVARD



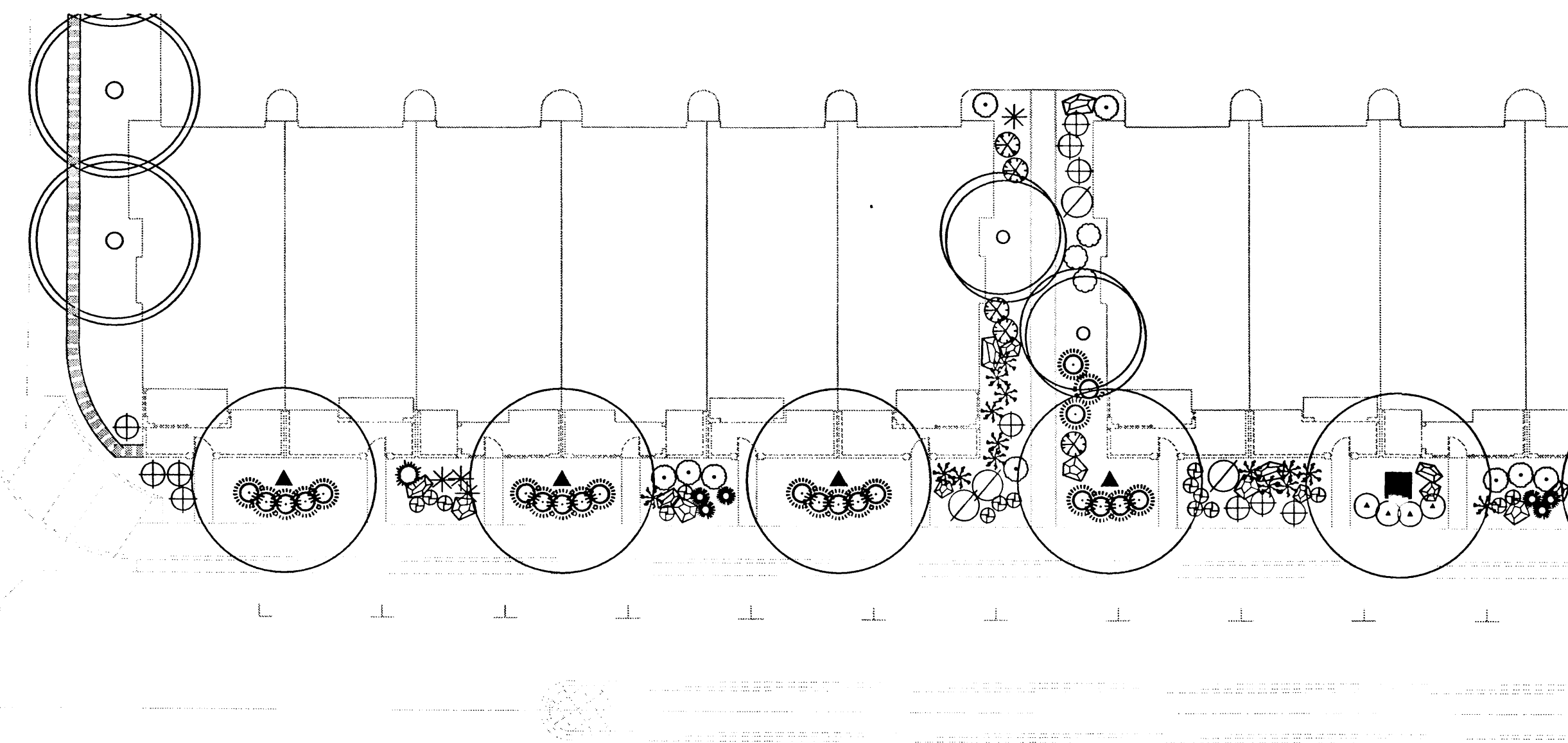
INTERNAL STREET LANDSCAPE



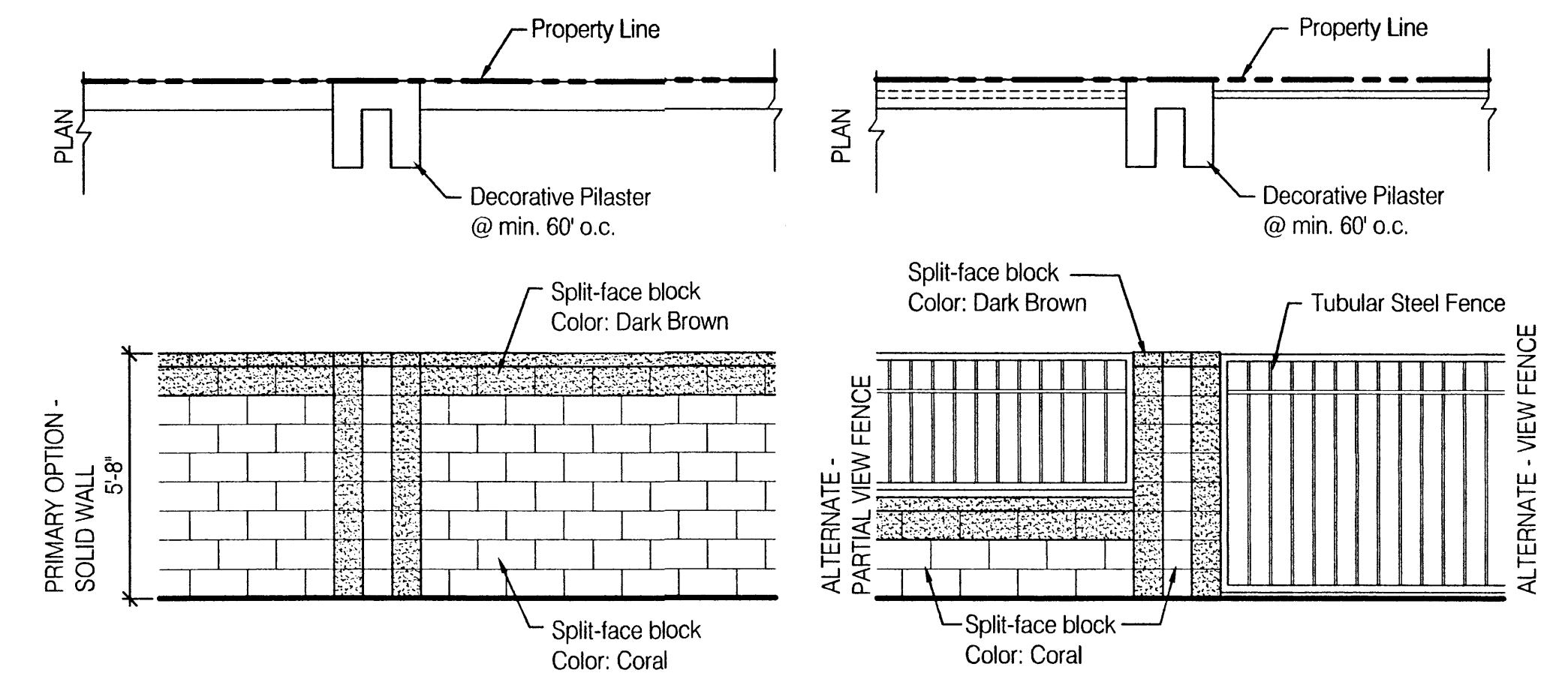
PLANTING DETAILS



CLUBHOUSE/POOL LANDSCAPE



TREELINE EAST LANDSCAPE

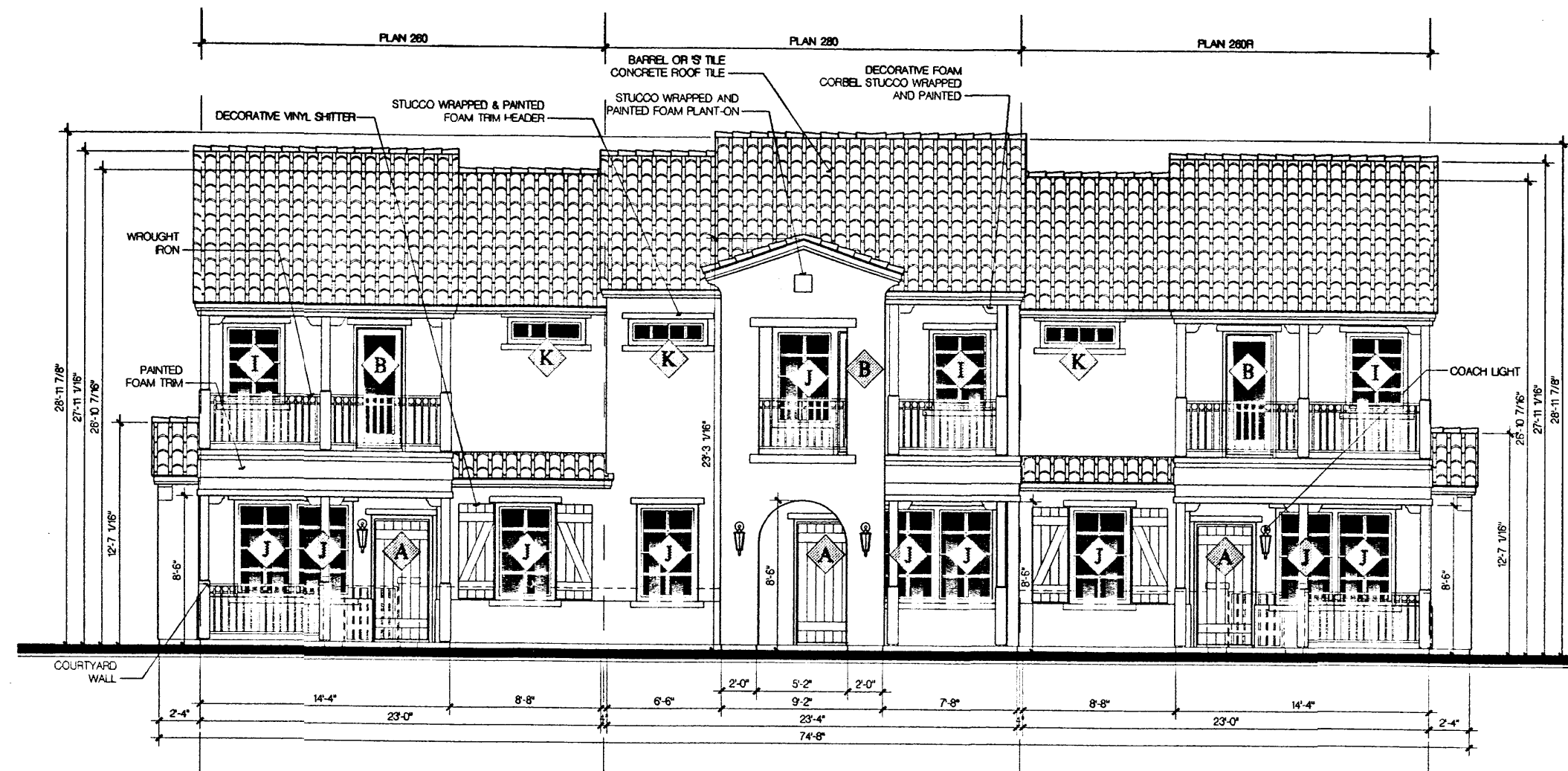


PERIMETER WALL OPTIONS

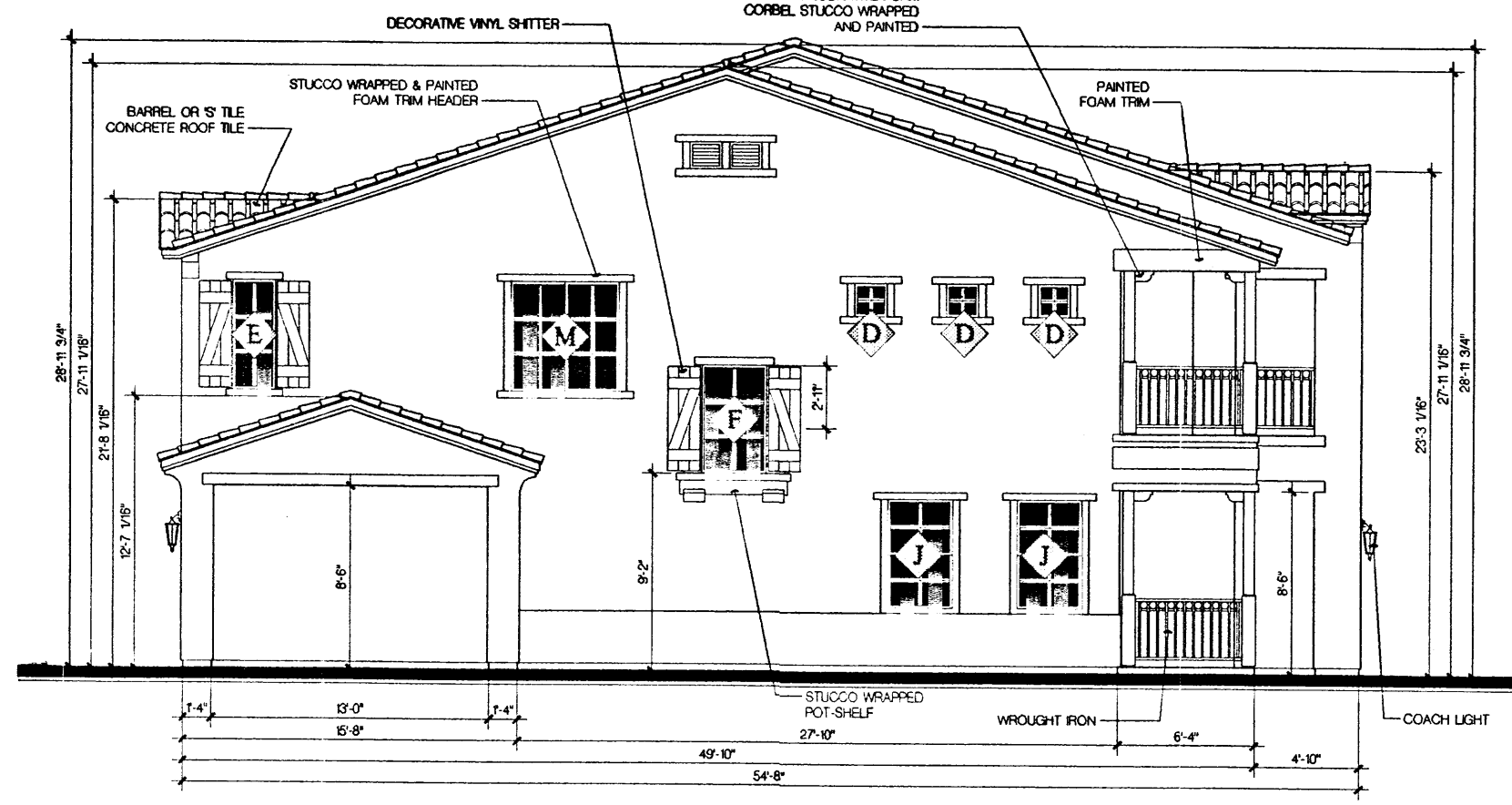
CONCEPTUAL LANDSCAPE PLAN
 SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040 SLIDING GLASS WINDOW
M	5050 SLIDING GLASS WINDOW

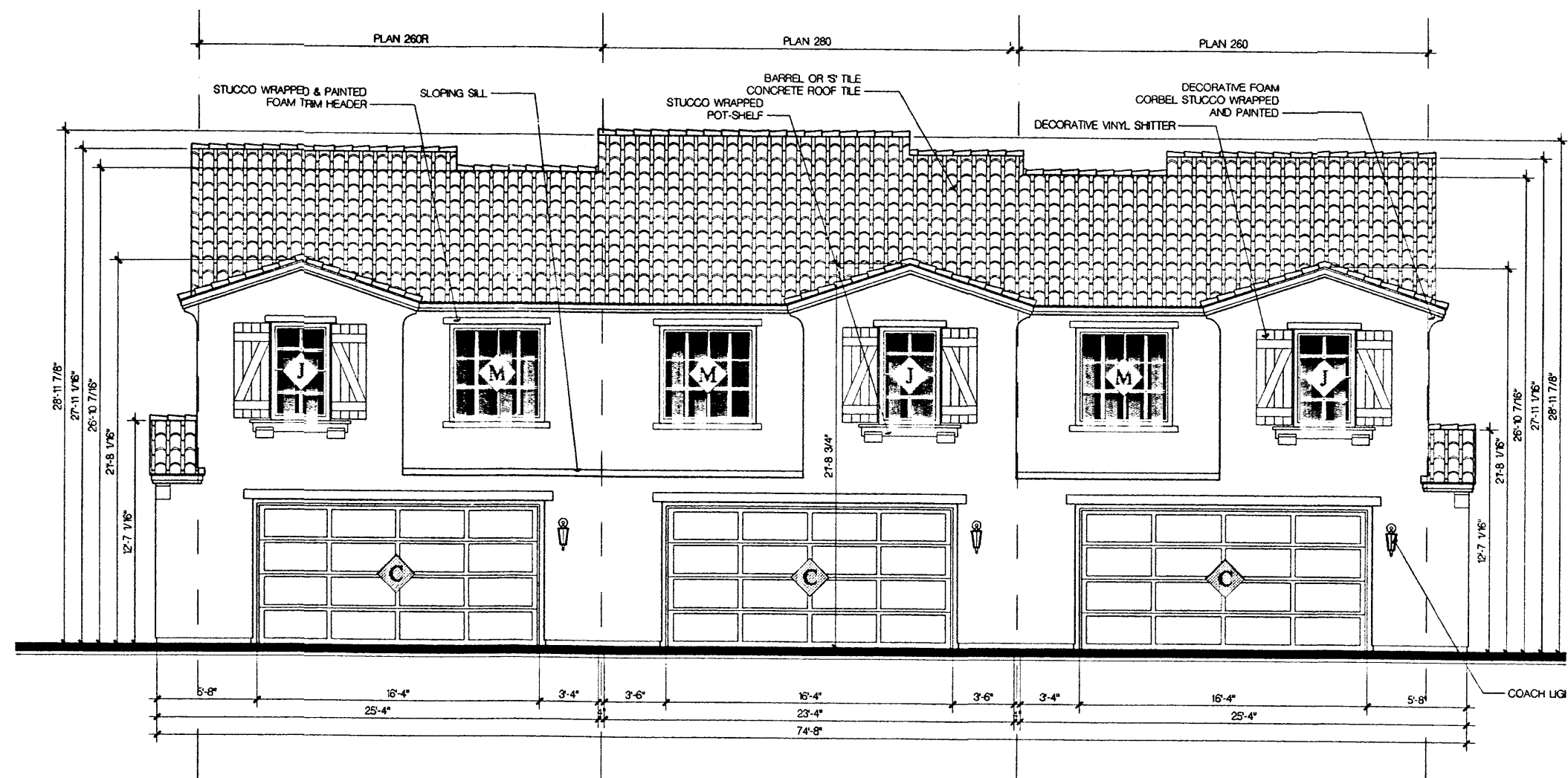
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 SUMMERSVILLE BROWN
FASICA/GARAGE:	DE6135 VERONA BEACH
DOORS/SHUTTERS:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASICA/GARAGE:	DE6143 ALMOND LATTE
DOORS/SHUTTERS:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	DUNN EDWARDS
ROOF:	EAGLE ROOFING



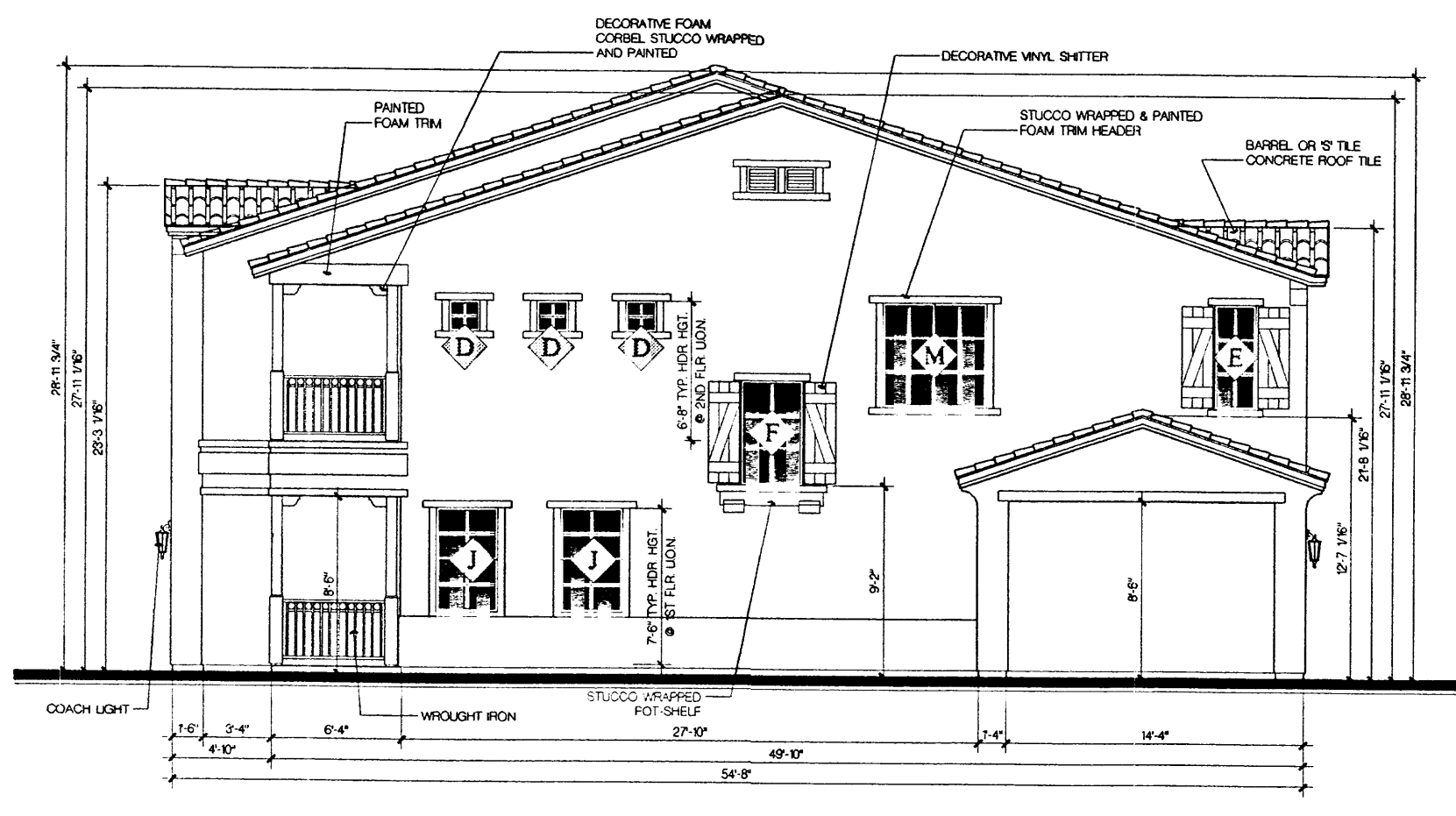
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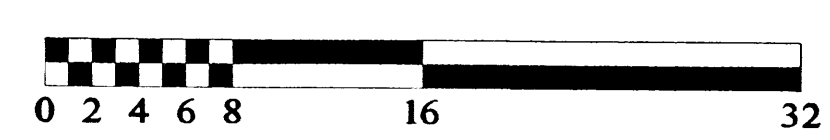


Rear



Right

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



Conceptual 3-Plex Building Elevation; B Elevation
 Cantata
 Tract 5 at the Trails
 Albuquerque, NM

Longford Homes

KTGY Job No: 2006-1124

KTGY GROUP, IN ARCHITECTURE PLANNING
 17992 MITCHELL COURT
 IRVINE, CALIFORNIA 92614
 (949) 851-2193 FAX (949) 851-0119
 © 1999

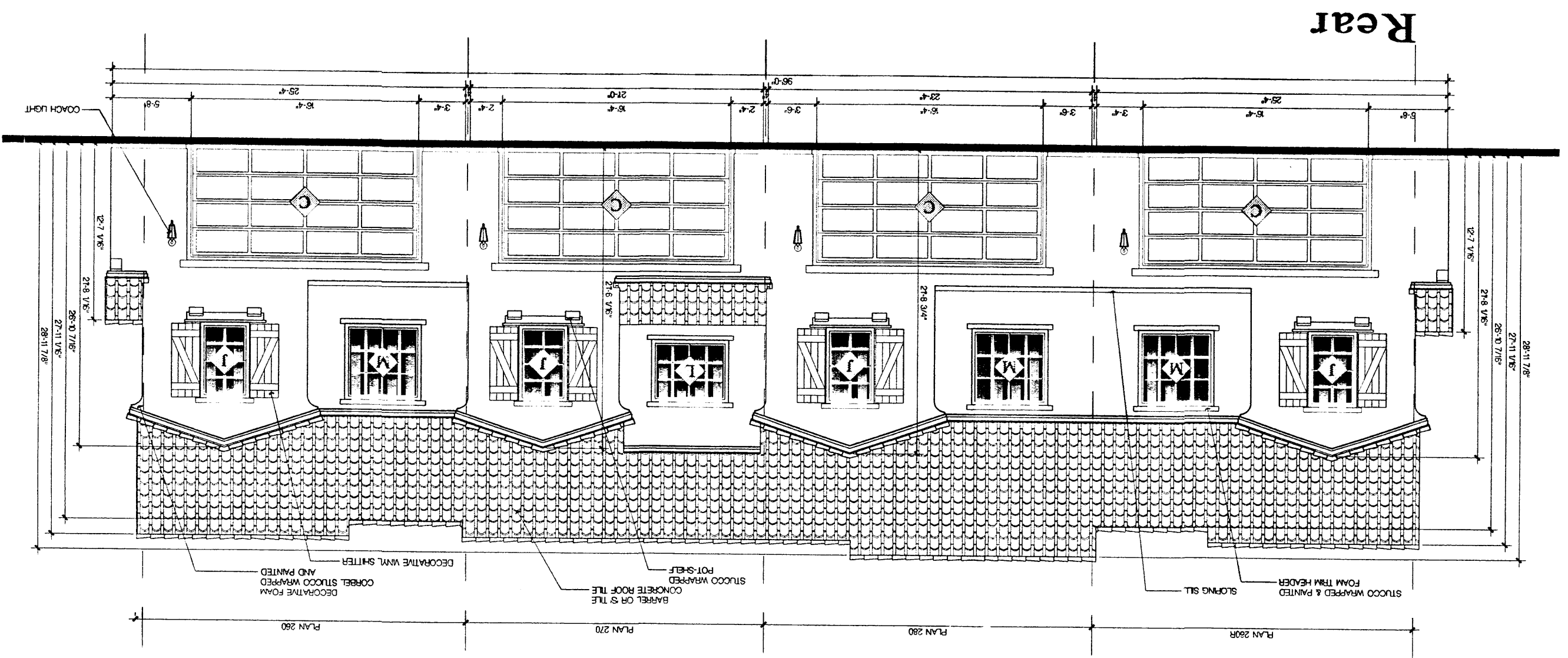
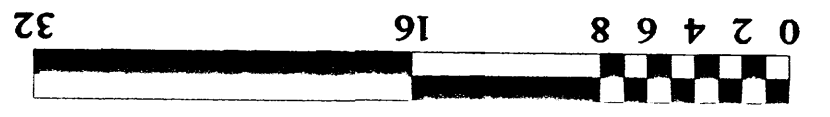
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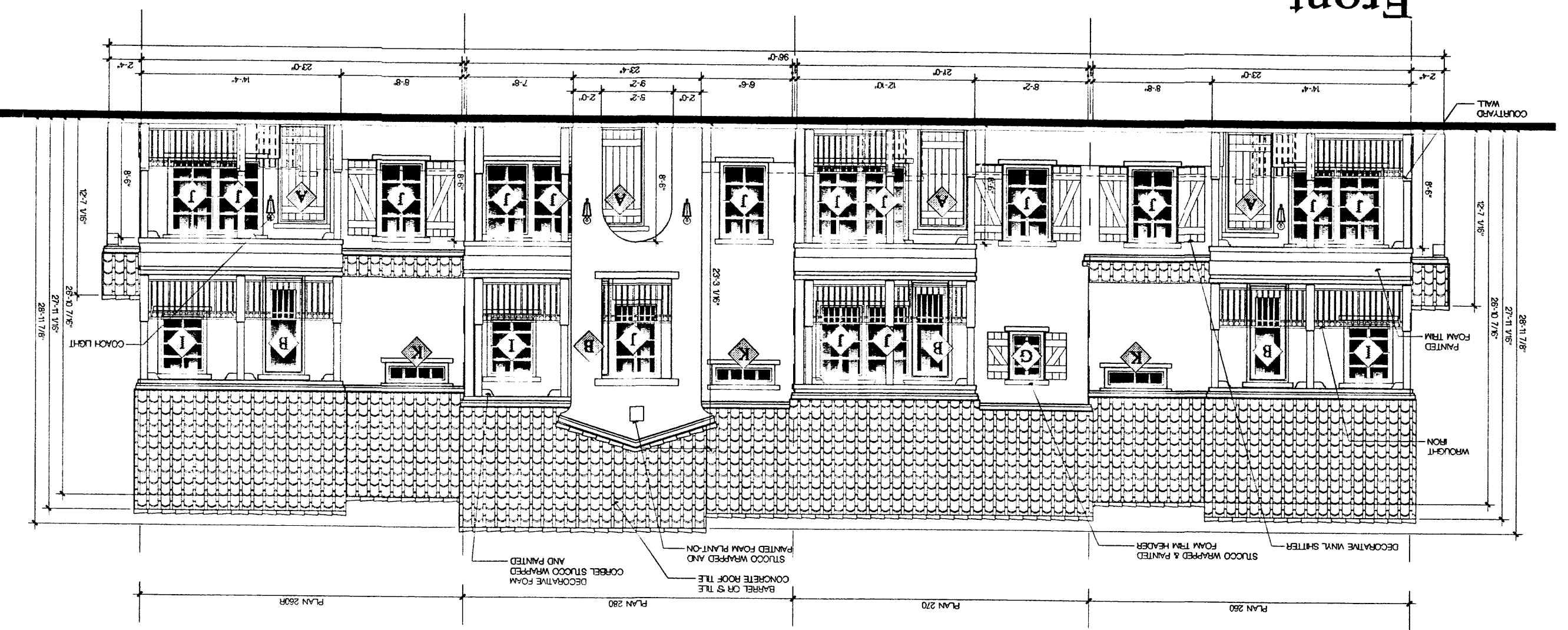
Albuquerque, NM
Tract 5 at the Trails
Cantata

Conceptual 4 - Plex Building Elevation; B Elevation

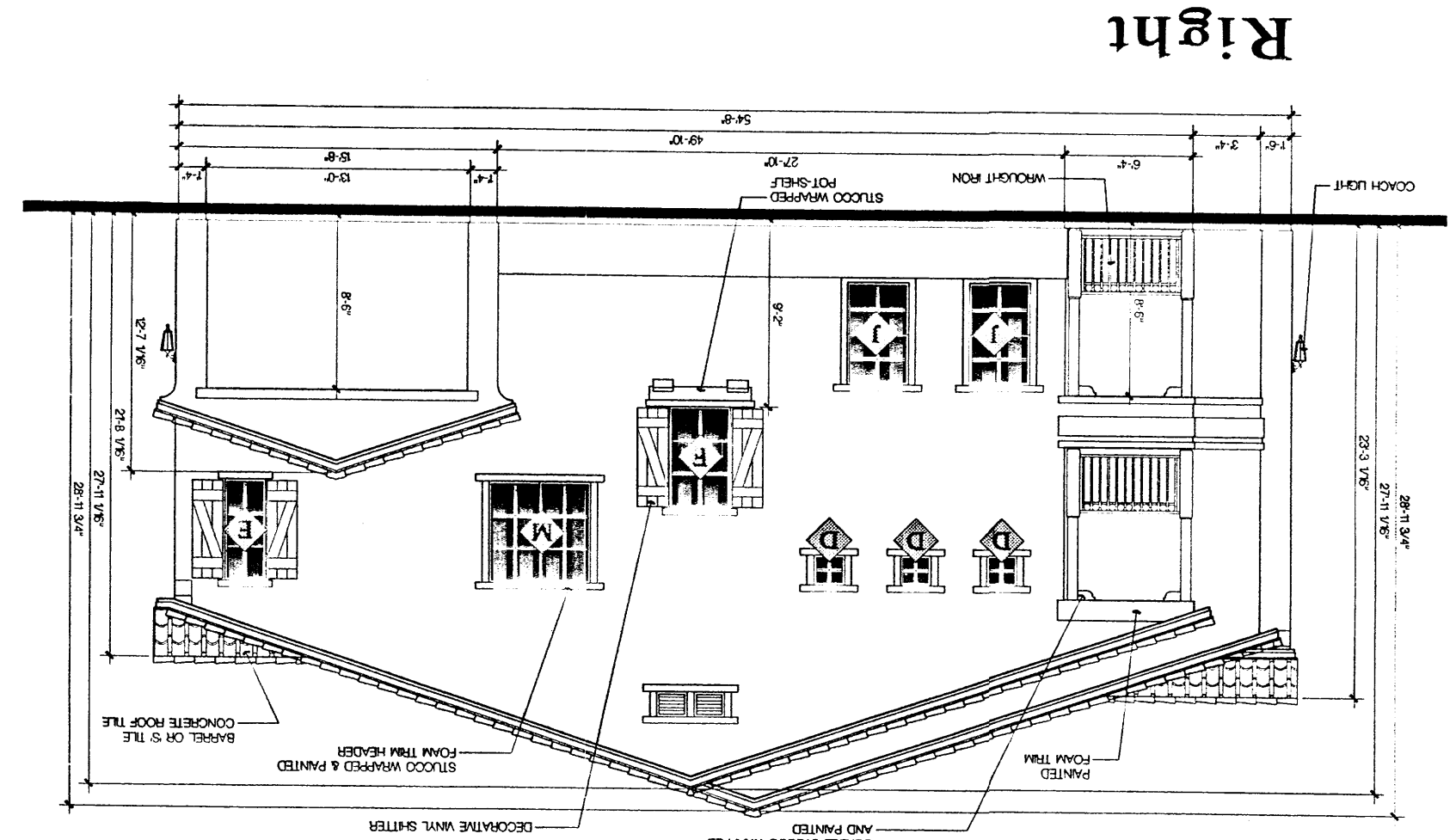
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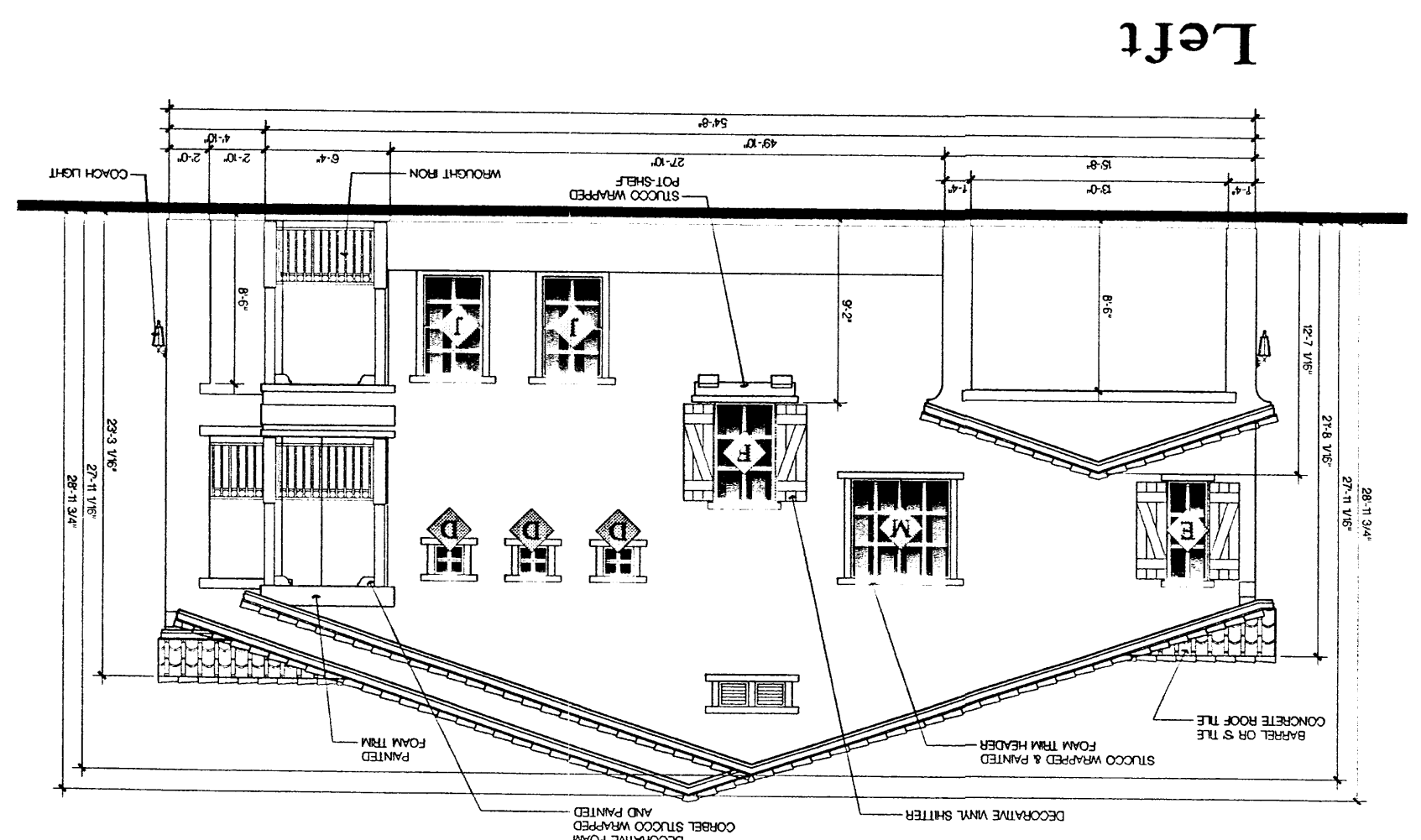
Rear



Front



Right



Left

DOOR & WINDOW SCHEDULE

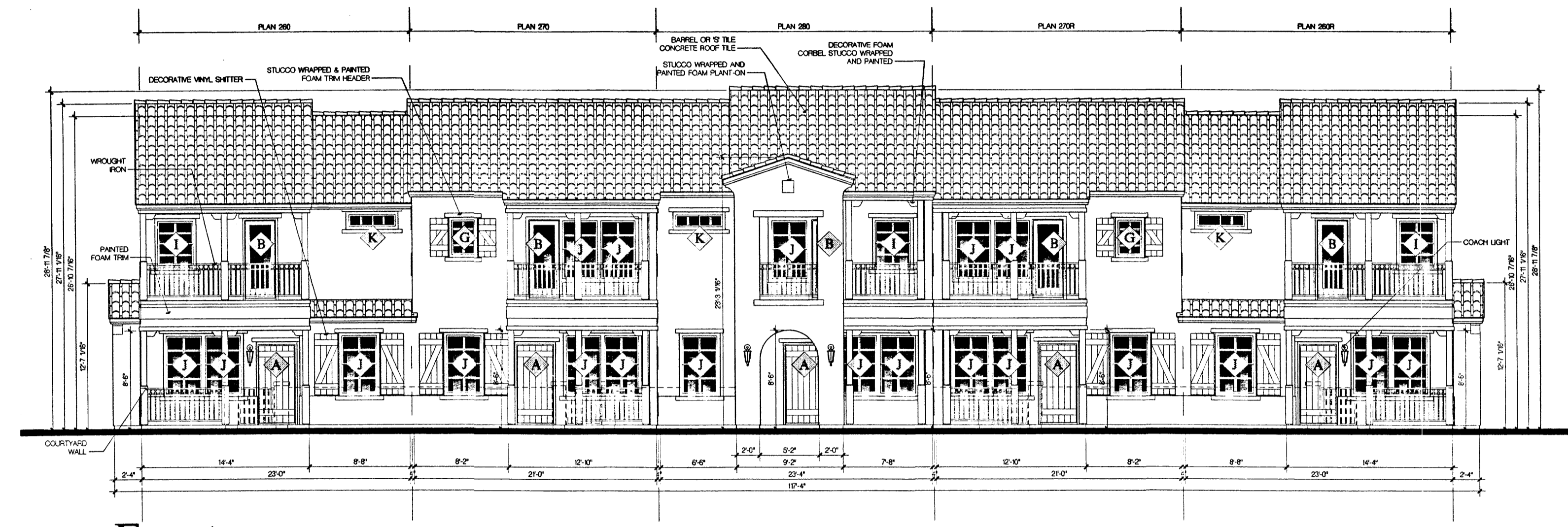
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COLOR SCHEDULE

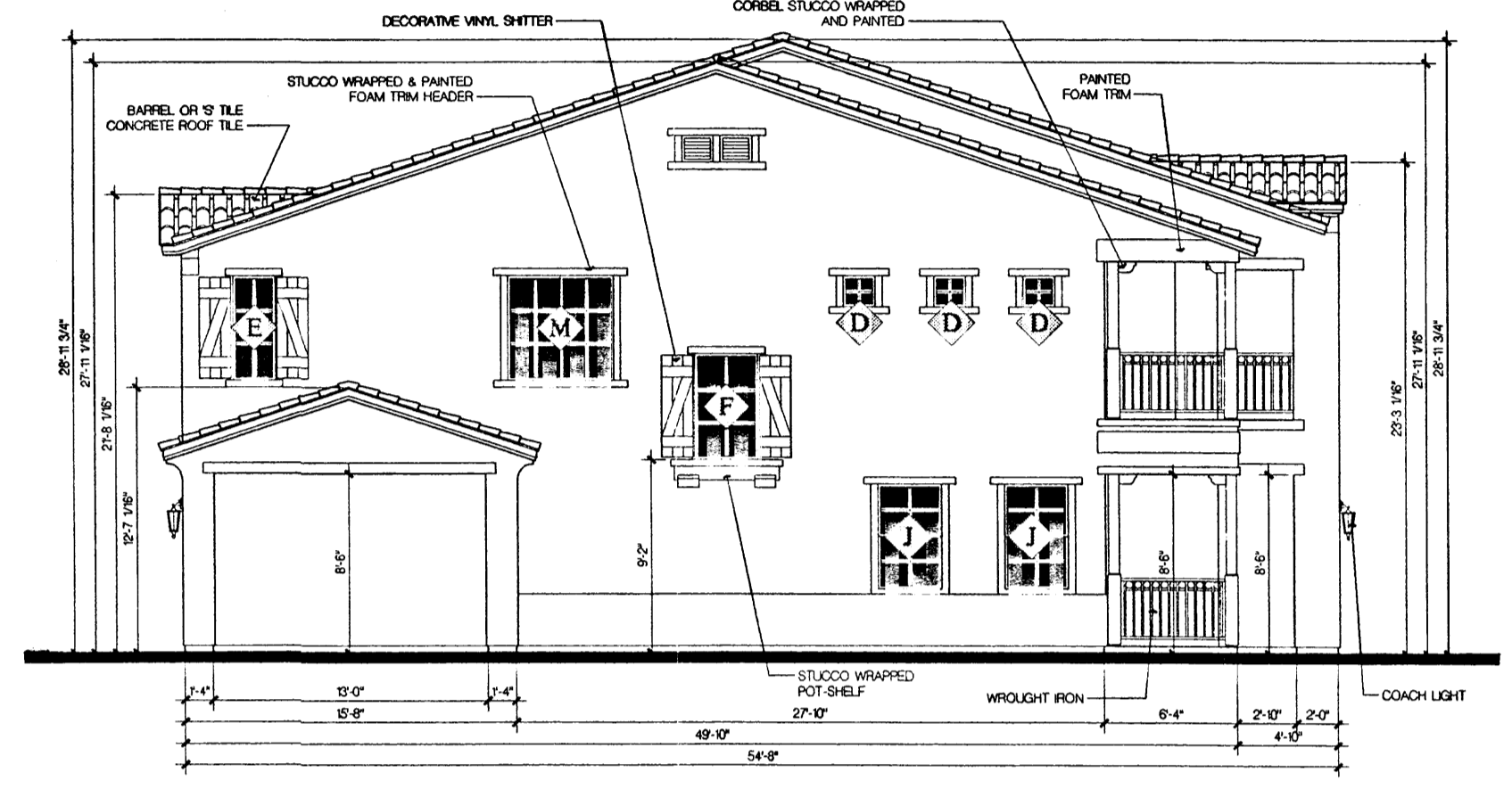
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DOORS/SHUTTERS:	DE614 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
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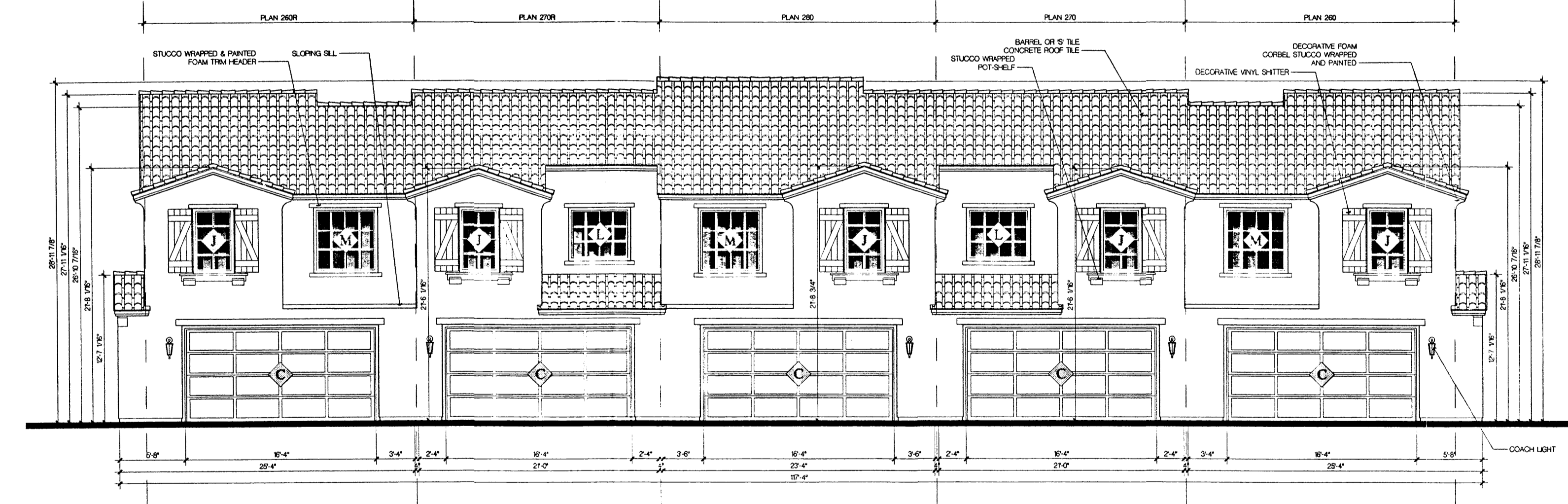
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PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASICA/GARAGE:	DE6135 VERONA BEACH
DOORS/SHUTTERS:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASICA/GARAGE:	DE6143 ALMOND LATTE
DOORS/SHUTTERS:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	DUNN EDWARDS
ROOF:	EAGLE ROOFING



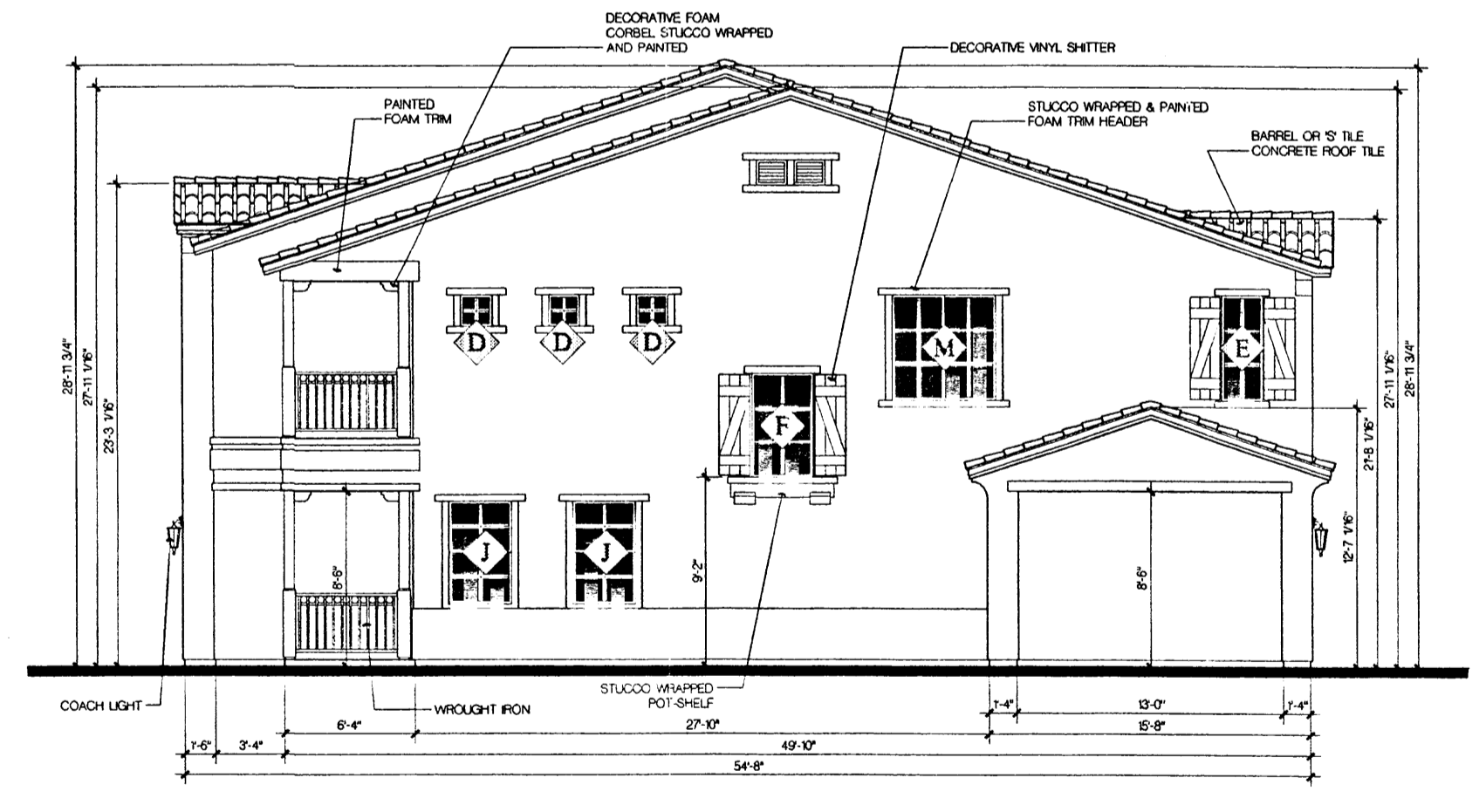
Front



Left

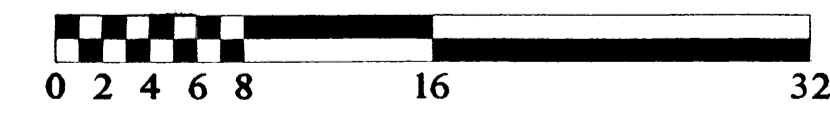


Rear



Right

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



Conceptual 5 - Plex Building Elevation; B Elevation
 Cantata
 Tract 5 at the Trails
 Albuquerque, NM

Longford Homes

KTGY Job No: 2006-1124

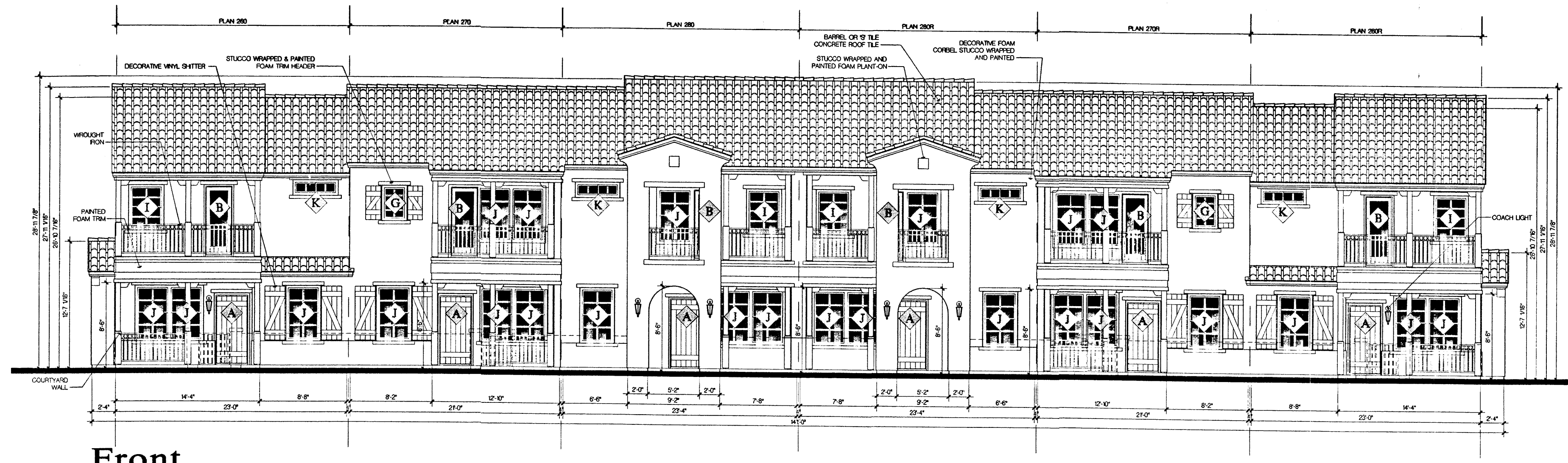


05/09/2007
 SHEET 60F9

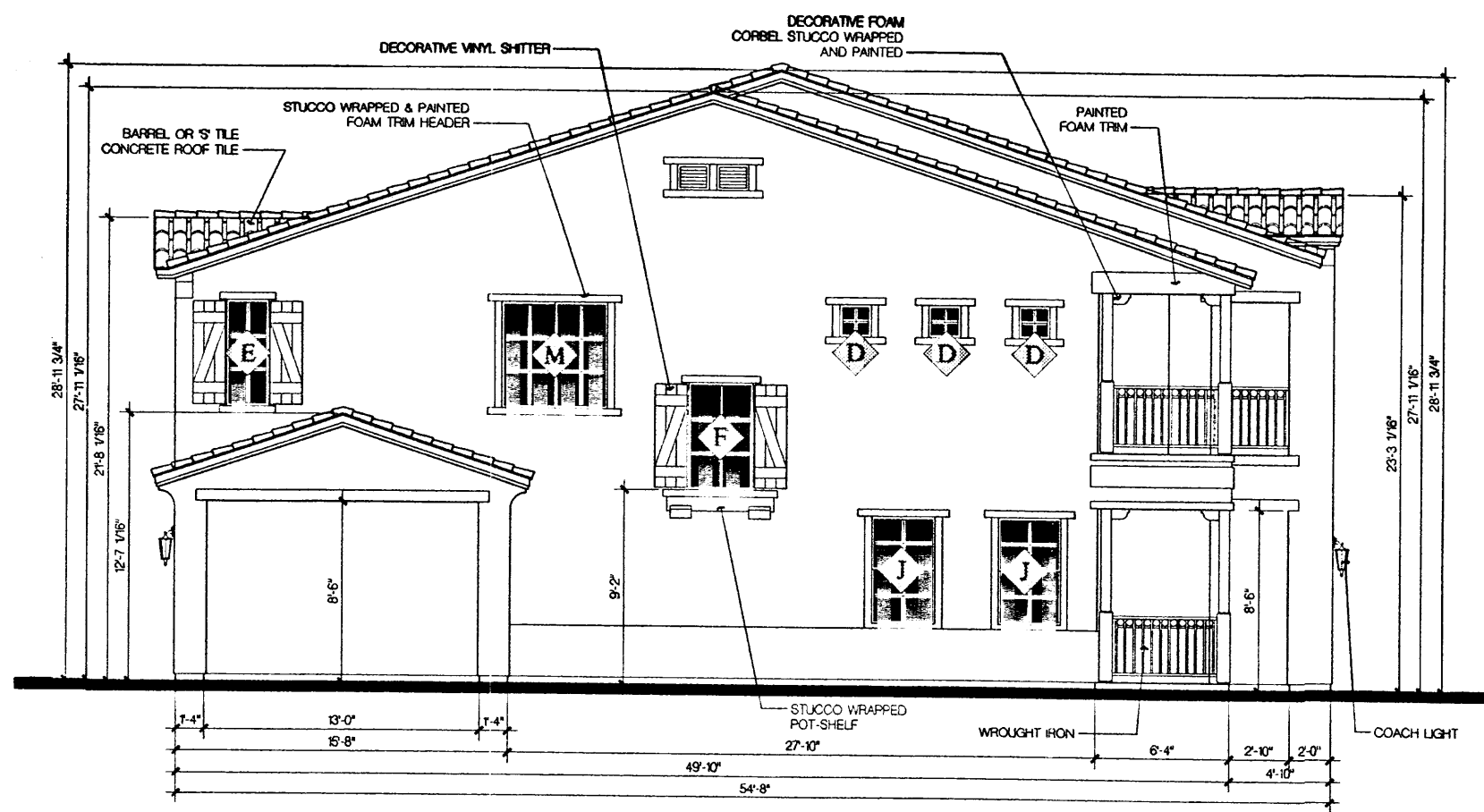
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040 SLIDING GLASS WINDOW
M	5050 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
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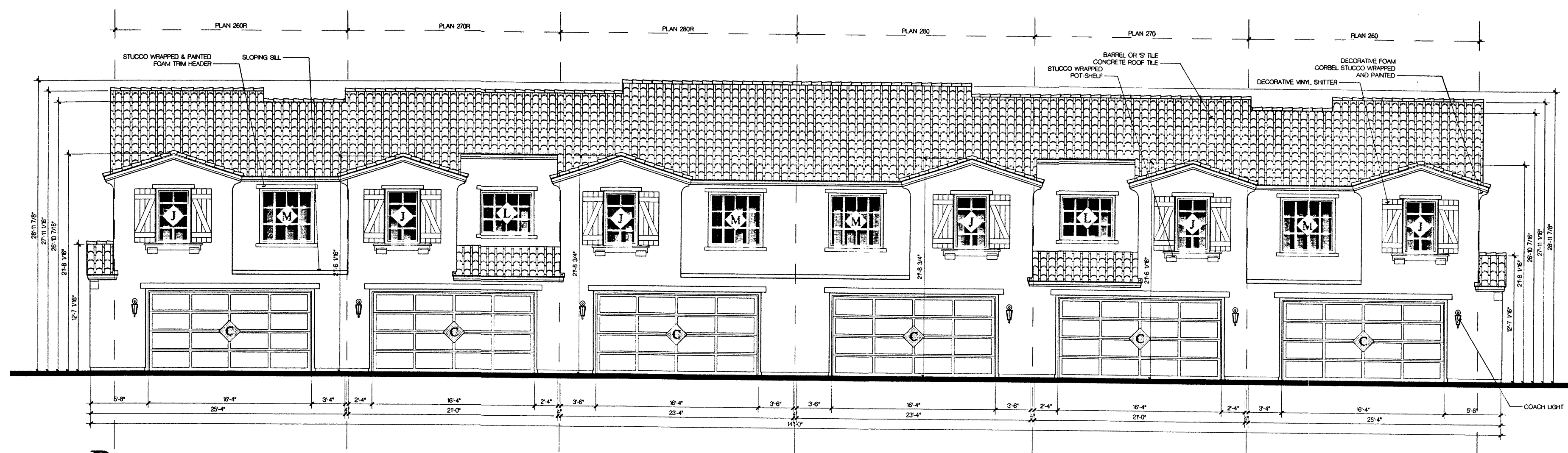
NOTES
 STUCCO: EL REY STUCCO
 PAINT: DUNN EDWARDS
 ROOF: EAGLE ROOFING



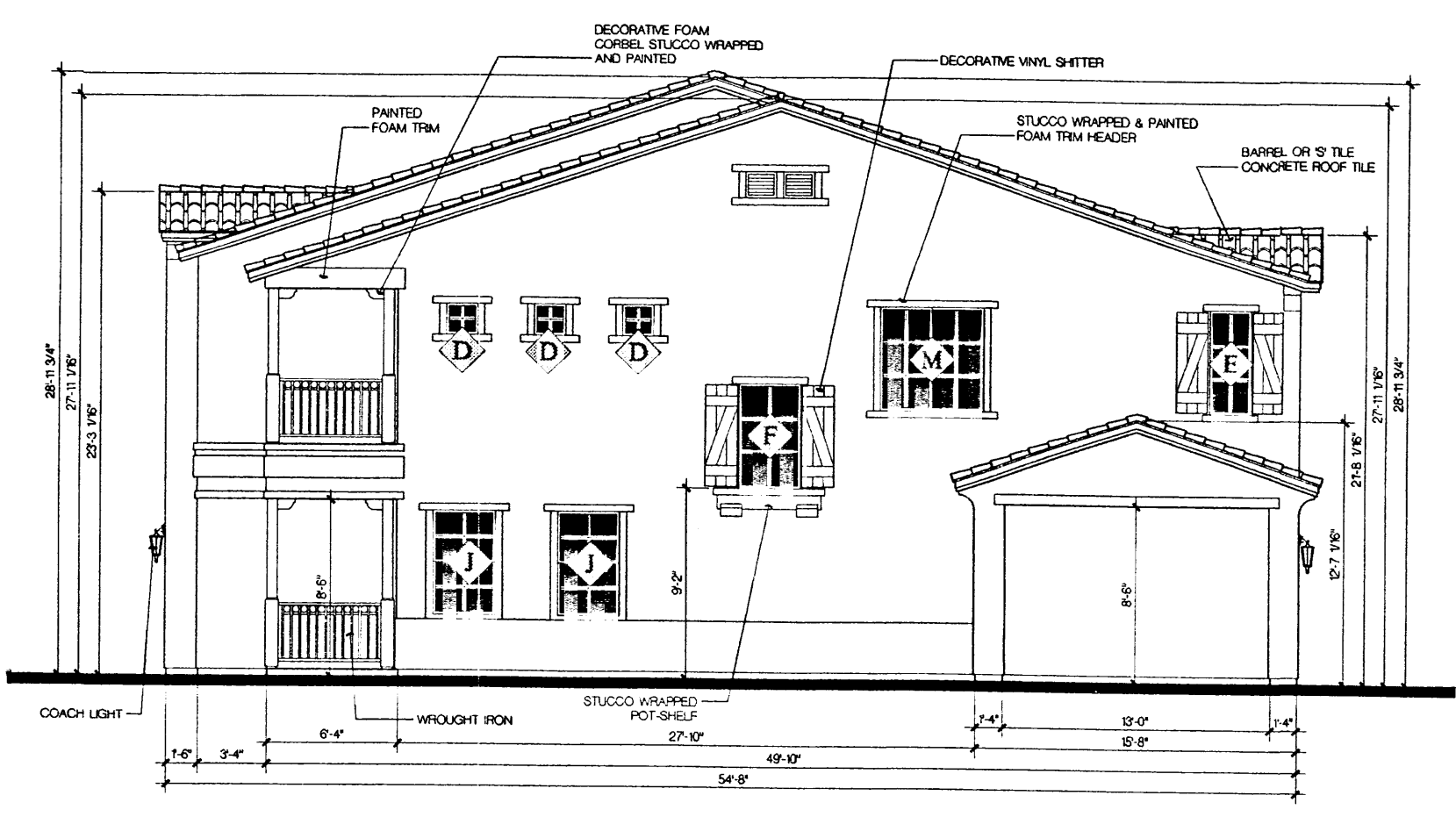
Front



Left

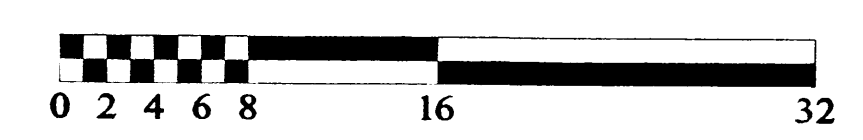


Rear



Right

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



Conceptual 6-Plex Building Elevation; B Elevation
 Cantata
 Tract 5 at the Trails
 Albuquerque, NM

Longford Homes

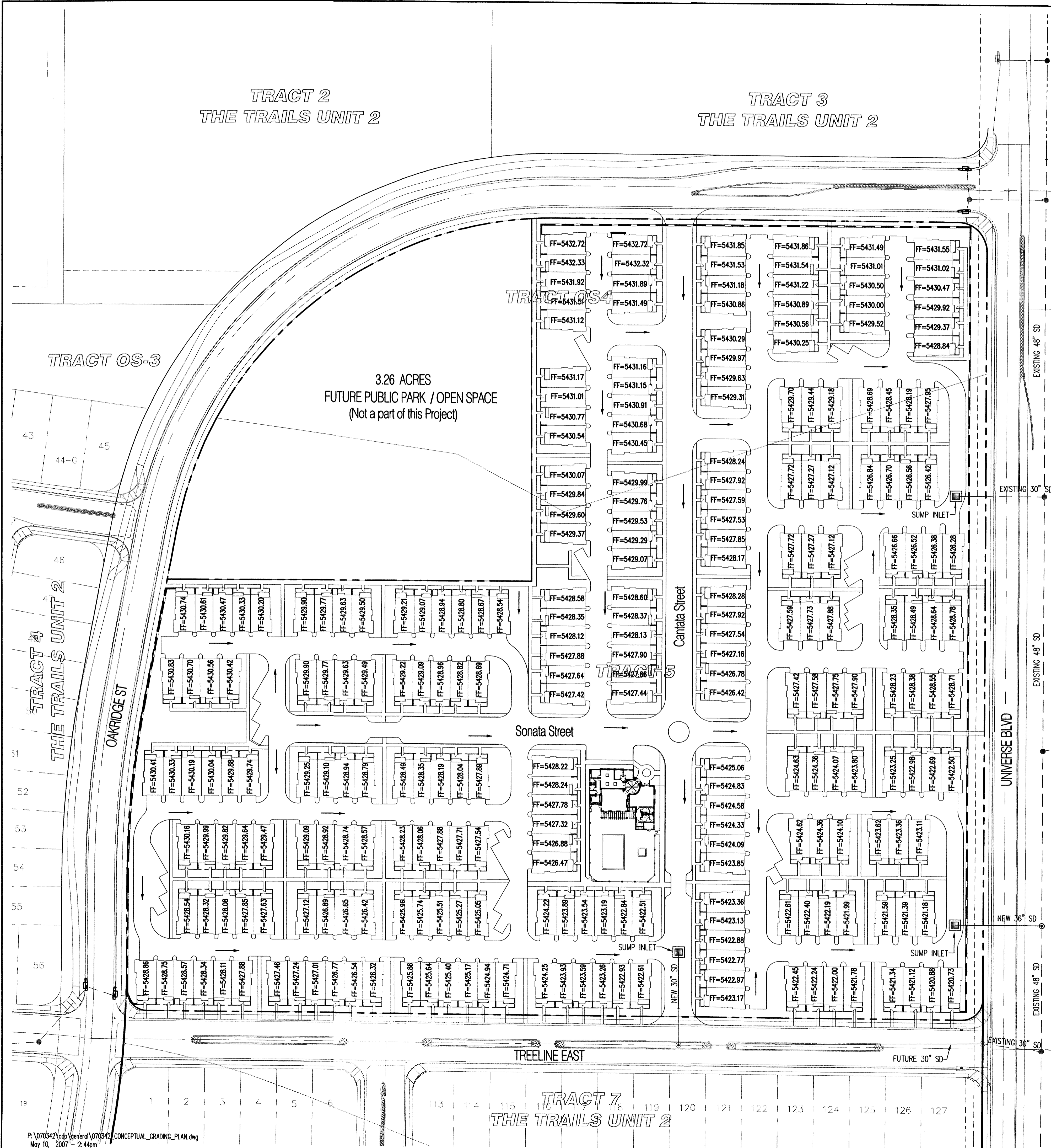
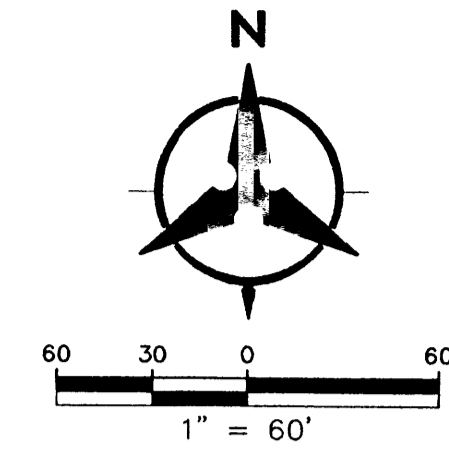
KTGY Job No: 2006-1124

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05/09/2007
 SHEET 7 OF 9

TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2



DRAINAGE CONCEPT:

The proposed development of the Cantata at the Trails consists of 260 single family units including 3-plexes, 4-plexes, 5-plexes and 6-plexes on approximately 17.5 acres. A park is located northeast of the development is 3.3 acres and will not impact the drainage of the developed site.

Cantata at the Trails is located on Albuquerque's West Mesa and is bounded on the north and east by Oakridge Street, on the west by Universe Blvd and on the south by Treeline East. The present condition of the area is mass graded in the southern two thirds and undisturbed in the northern third. The site slopes gradually to the south west corner of the tract.

The site has been mass graded to closely match existing drainage patterns with slopes ranging from 0.5% to 3%. An average of 4 feet of fill has been imported to raise the site above the preexisting undeveloped site where it is assumed that significant basalt exists. This assumption is based on design and development of previous projects in the area.

Storm runoff in Cantata at the Trails will be conveyed by an inverted crown and a concrete valley gutter in all the streets. Three (3) onsite basins are proposed and the runoff from each basin will be captured in inlets on grade as required by COA street capacity criteria. Each basin has a low point that will ultimately capture all remaining flows and be conveyed by the existing 30" storm drain and a proposed 36" storm drain. All flows will drain to the existing 48" storm drain in Universe Blvd.

CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR SUBDIVISION AND BUILDING PERMIT

CANTATA AT THE TRAILS

Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

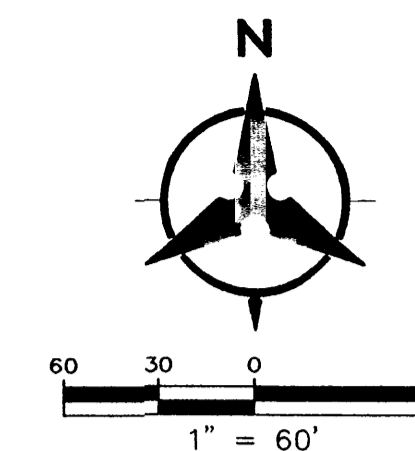
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Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109
5/11/07

Bohannon Huston
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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May 10, 2007 - 2:44pm

TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2



LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED SANITARY SEWER MANHOLE

UTILITY CONCEPT:

The proposed development of the site are condominium. The intent of the project is to provide public water and sanitary sewer systems within the site.

Sanitary Sewer System:

The sanitary sewer system is proposed to be an 8" diameter pvc pipe for the main located in the internal roads and alleys as shown. There is adequate slope on the site to provide for capacities in the 8" system to serve the site. Buildings on the site will consist of multiple units to be serviced by the main line. The system will outfall to a proposed 8" sewer line in Treeline Drive.

Water System:

The water system is proposed to be an 8" diameter pvc pipe located in the internal roads and alleys as shown. The water service connection will be to a proposed 8" water line in Treeline Drive. Water lines will be extended through the development to the west and north to provided looped water systems for other developments within the Trails master planned community. Buildings on the site will consist of multiple units serviced by the main line. Multiple service meters will be sited throughout the site. Meters will serve one or more buildings depending on locations and final design of the water system. It is anticipated that the service lines to individual units will be 3/4" lines.

CONCEPTUAL UTILITY PLAN
FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS

Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109
5/11/07

