



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 3/8" 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 EDGING

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

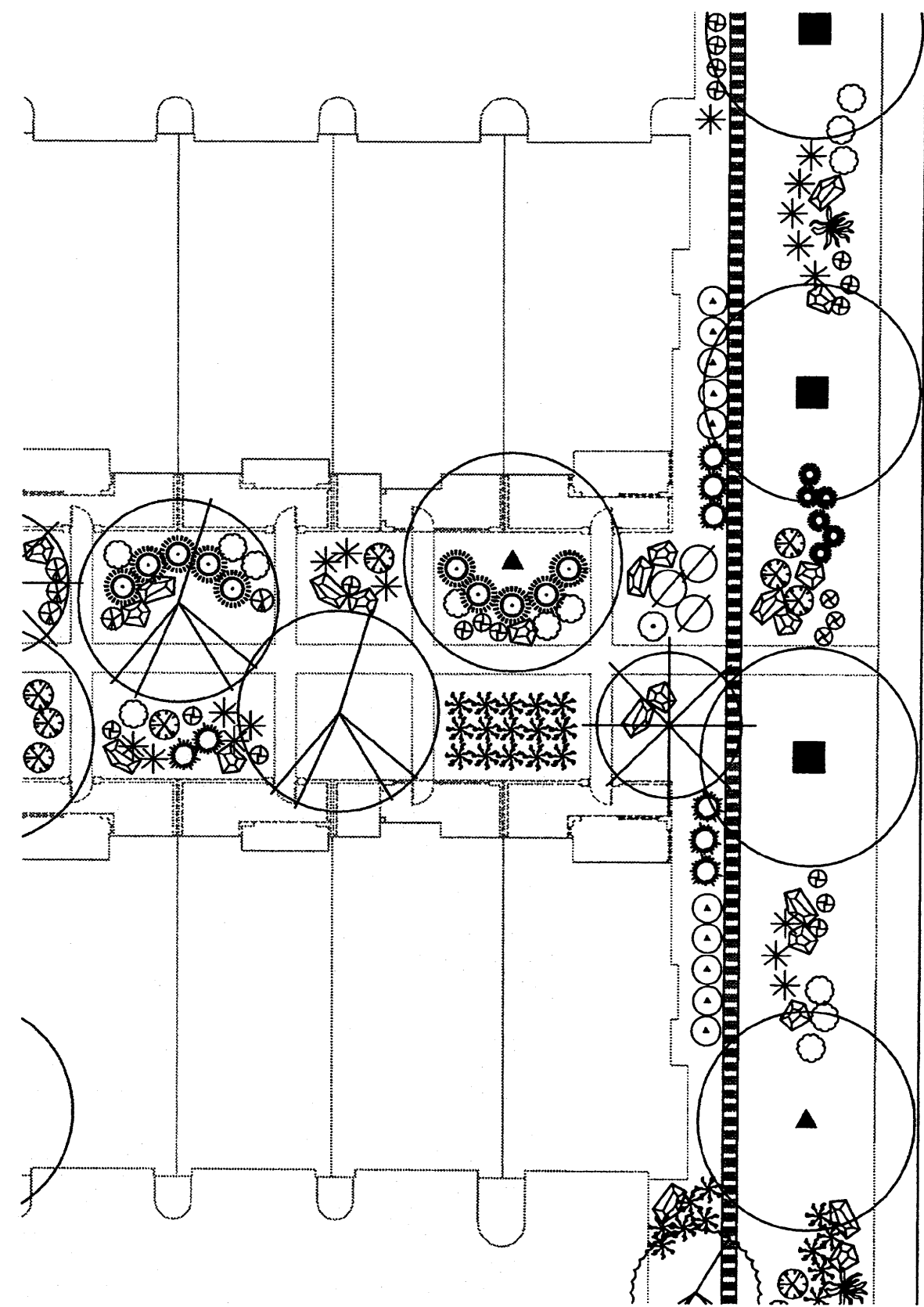
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

PLANT LEGEND

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

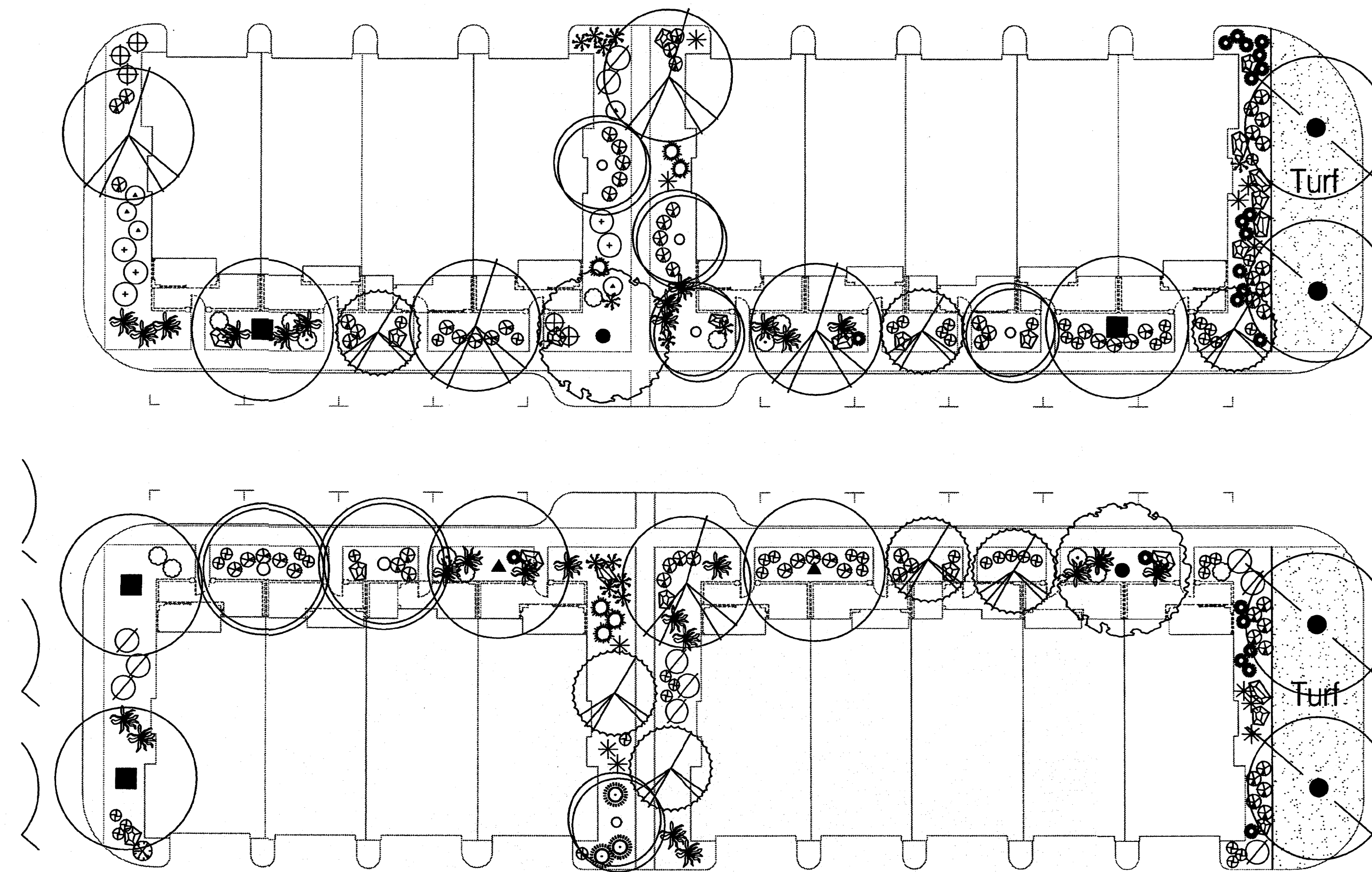
CONCEPTUAL LANDSCAPE PLAN

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

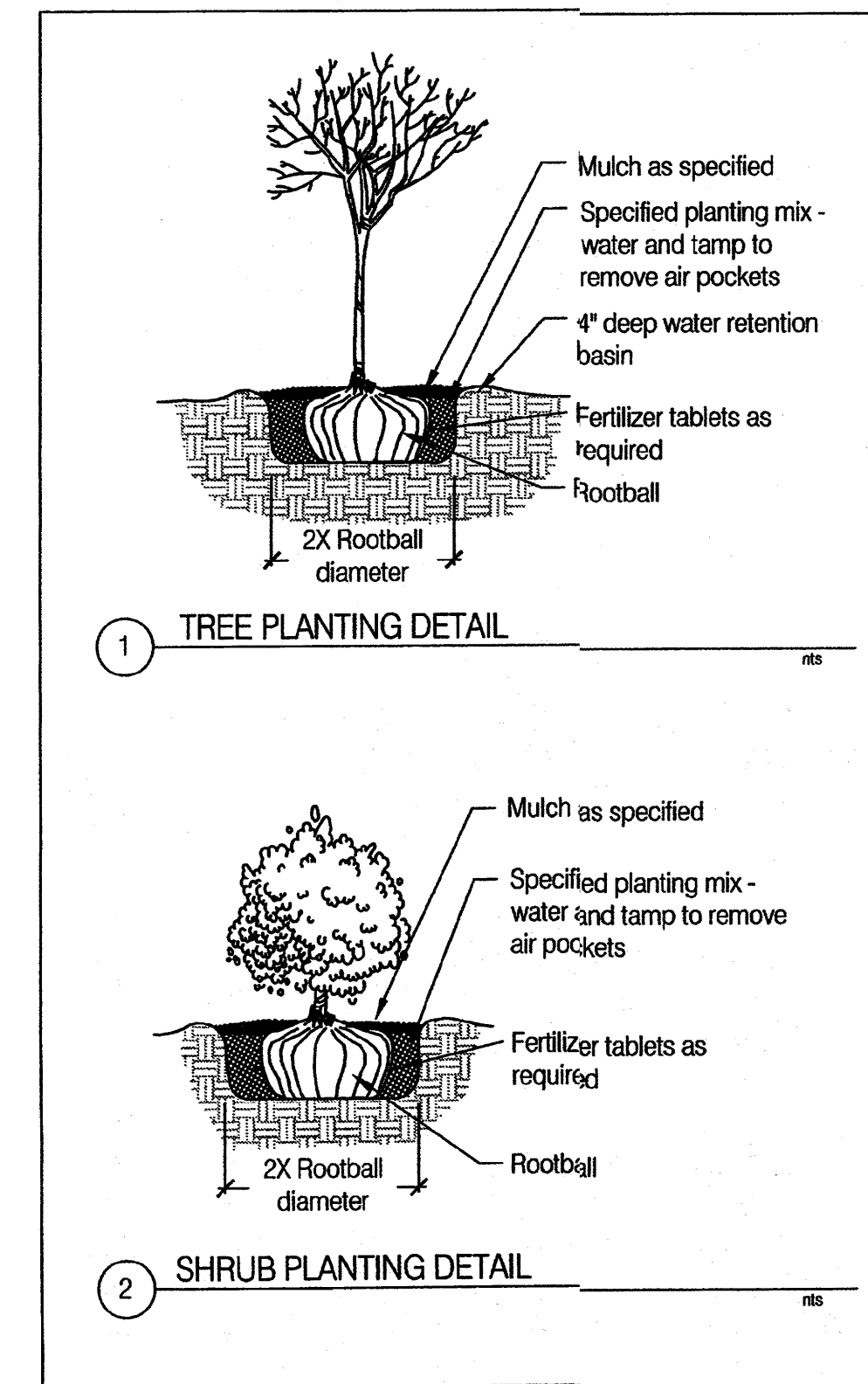


UNIVERSE BOULEVARD LANDSCAPE

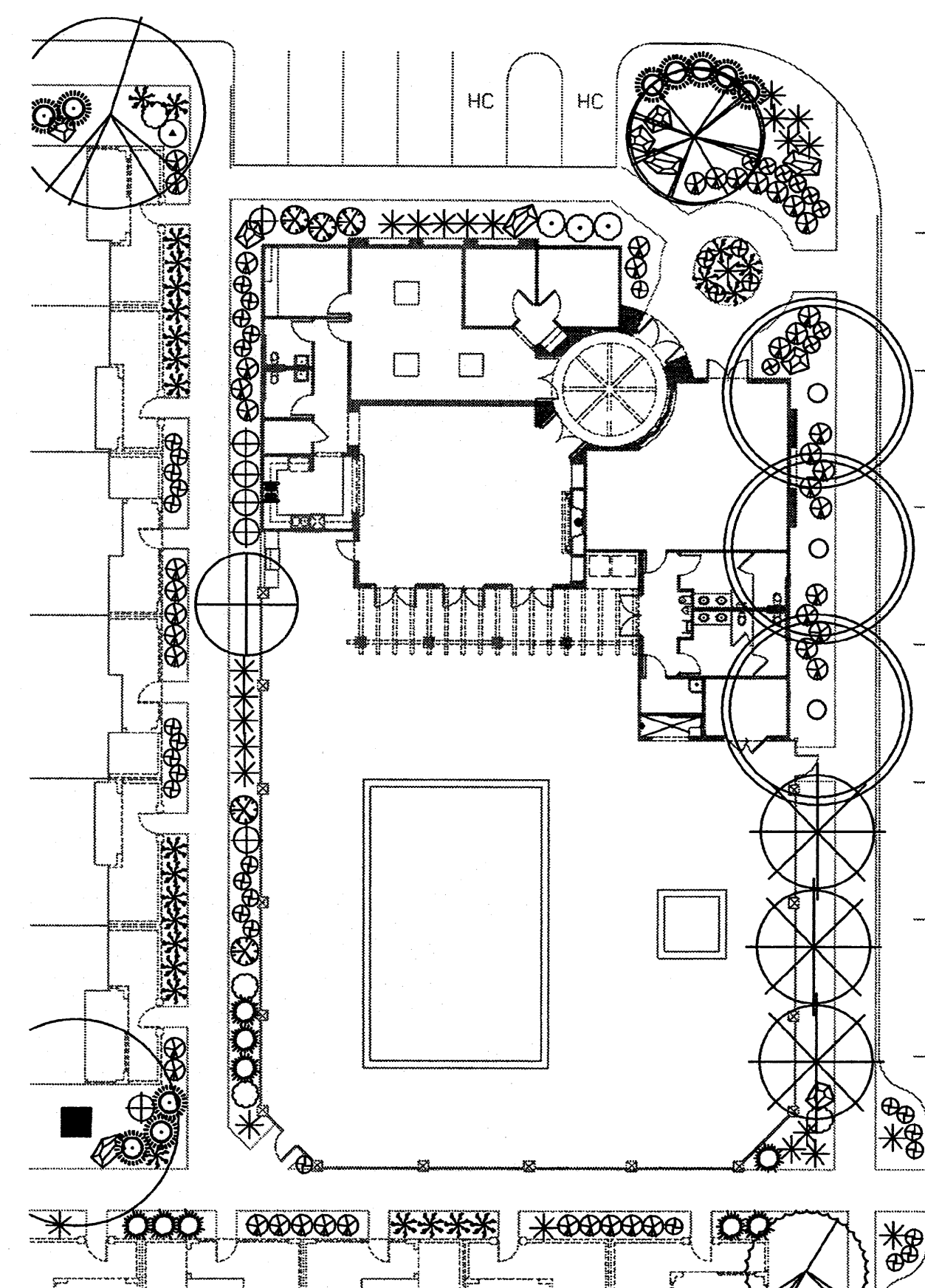
UNIVERSE BOULEVARD



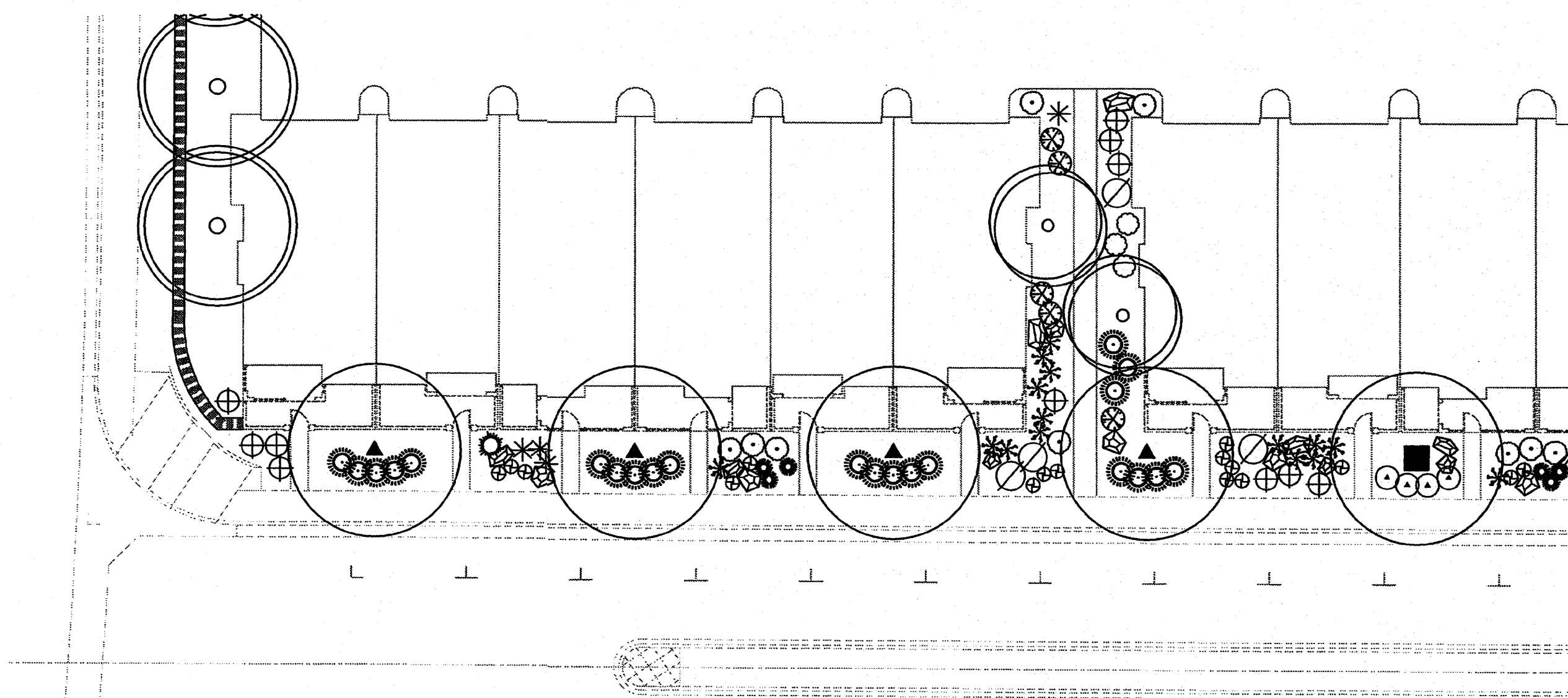
INTERNAL STREET LANDSCAPE



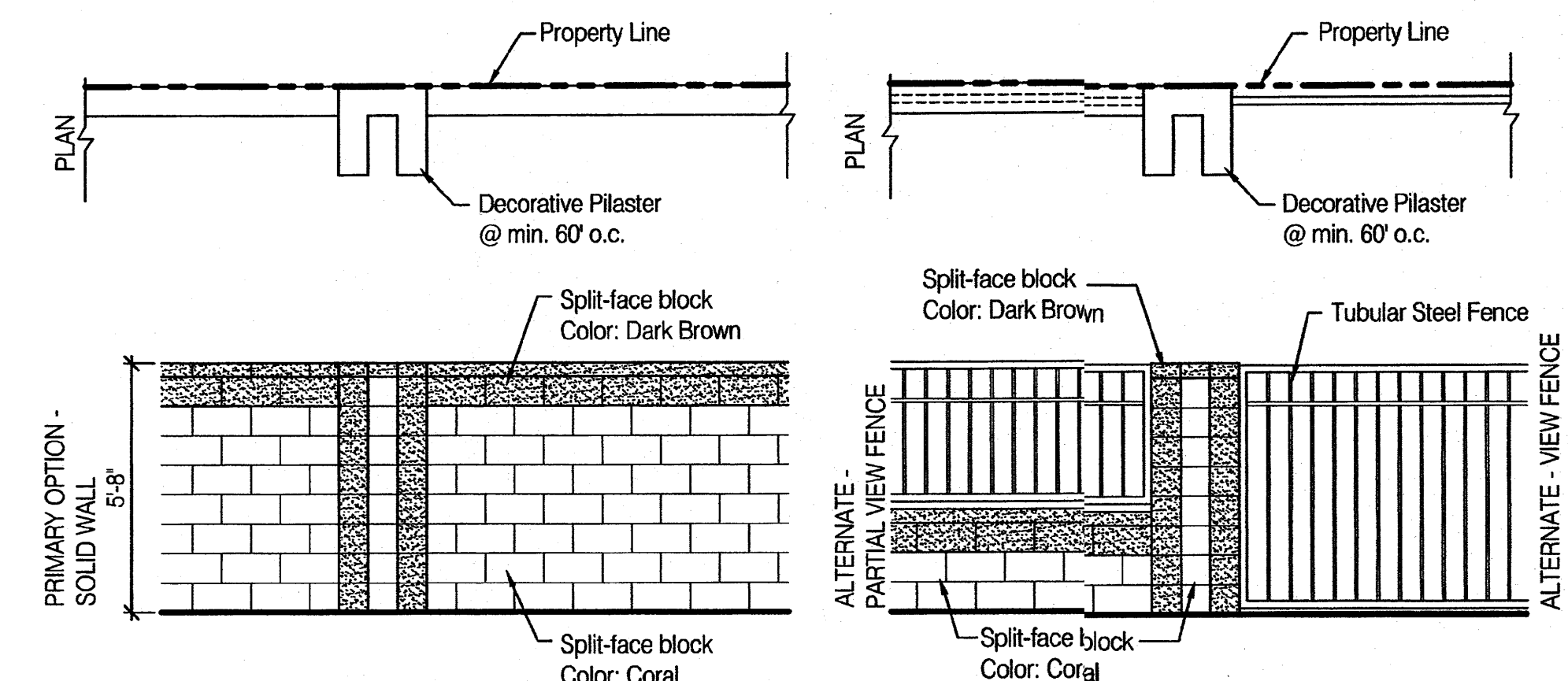
PLANTING DETAILS



CLUBHOUSE/POOL LANDSCAPE

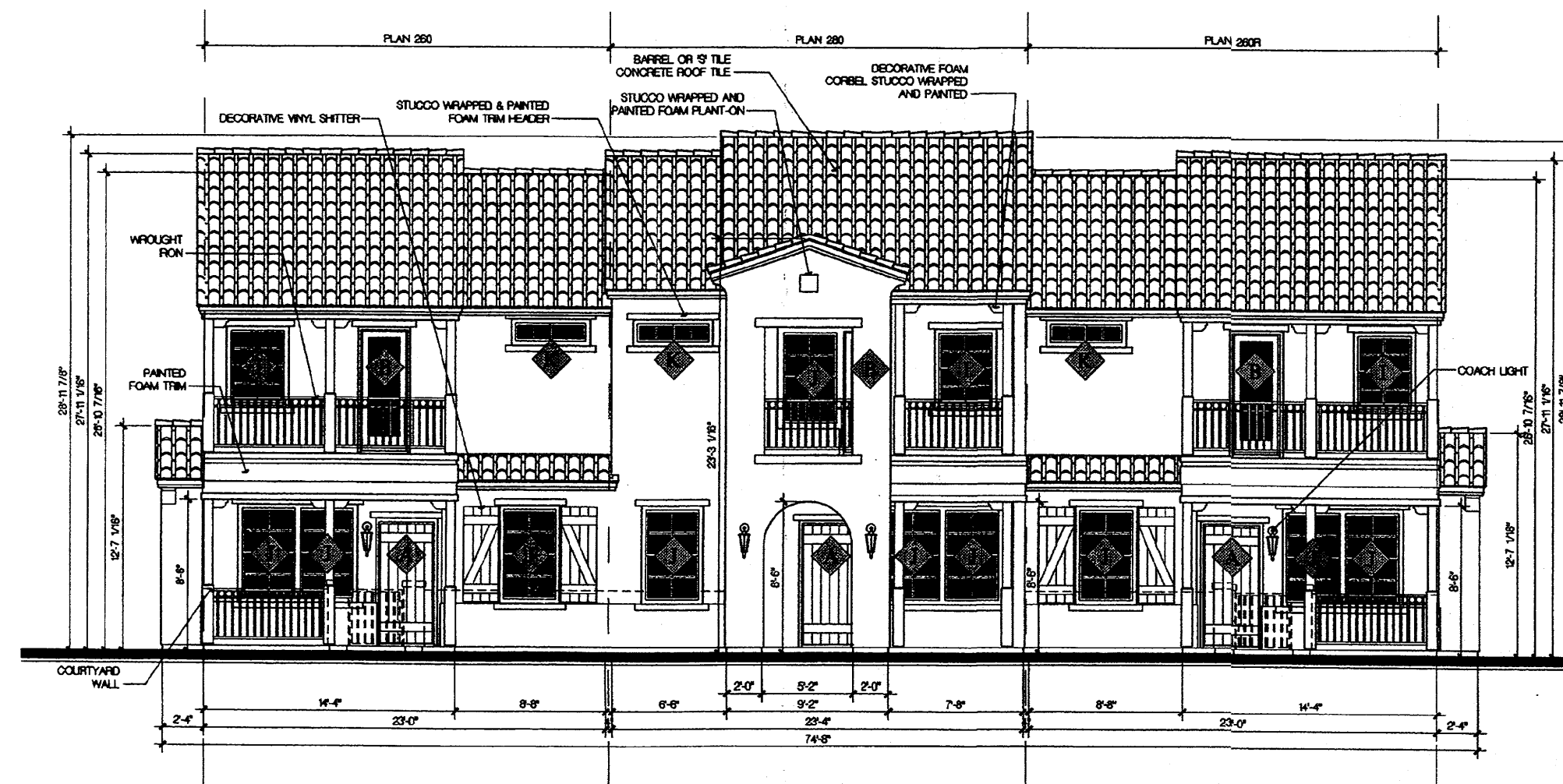


TREELINE EAST LANDSCAPE

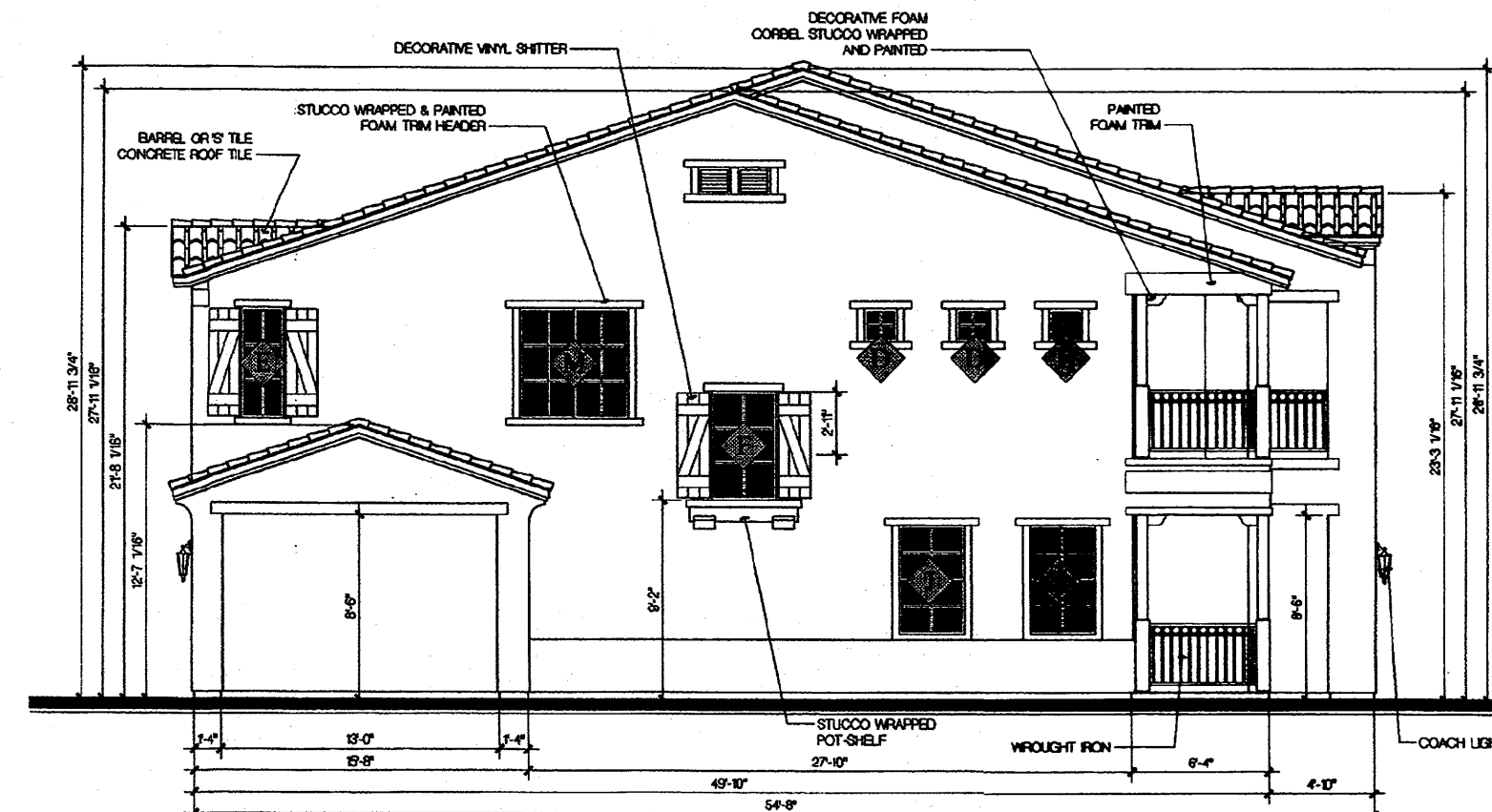


PERIMETER WALL OPTIONS

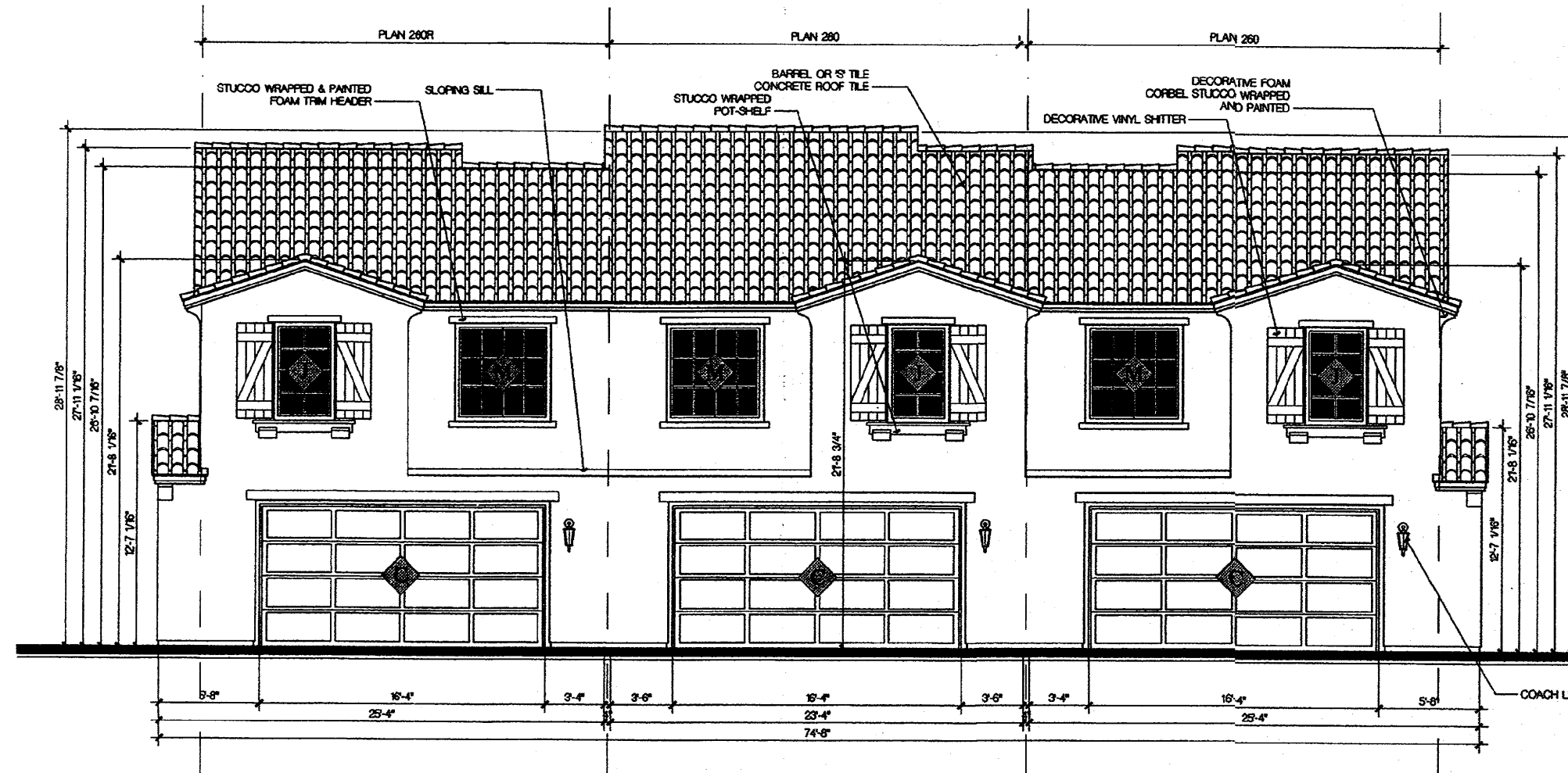
CONCEPTUAL LANDSCAPE PLAN
 SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS



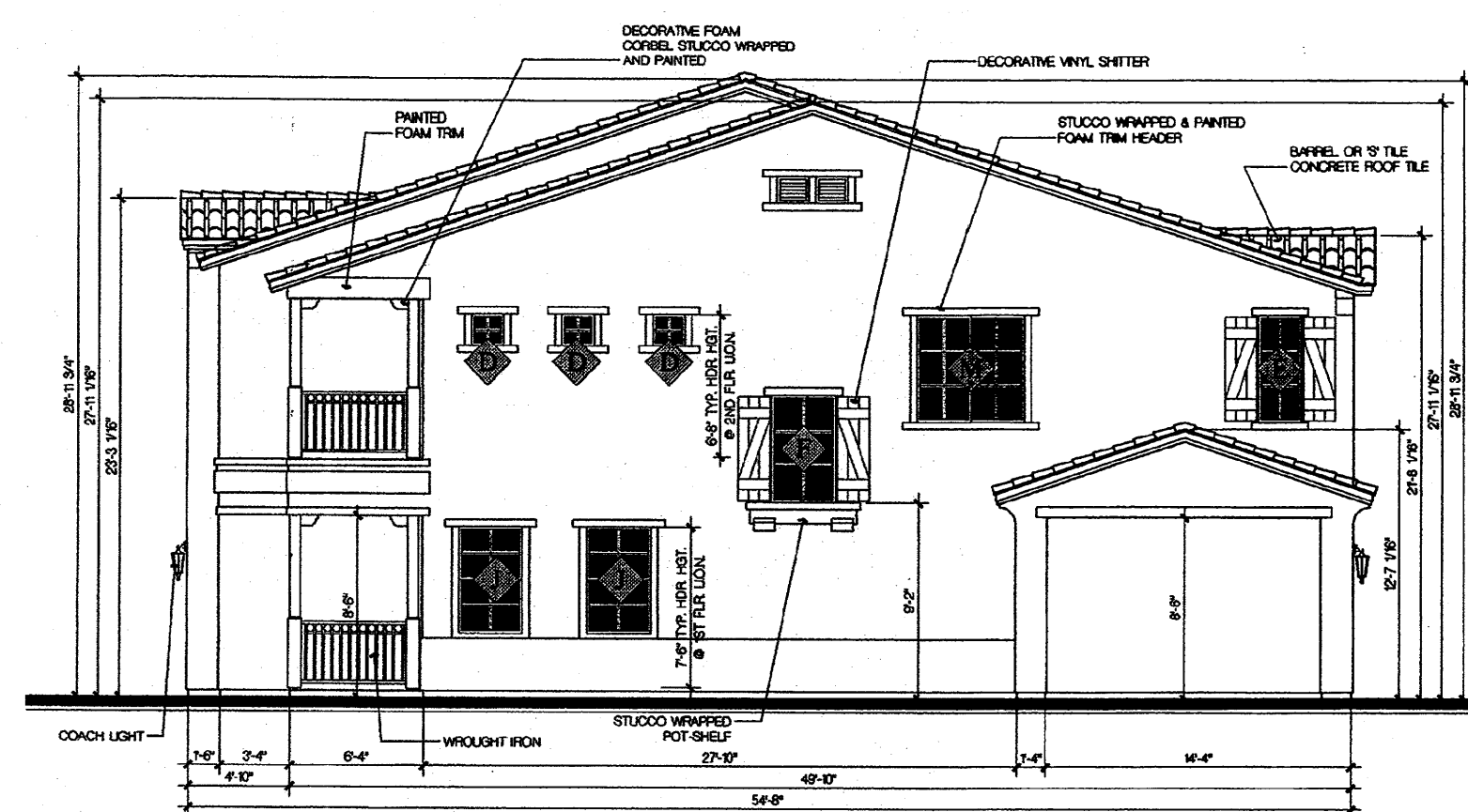
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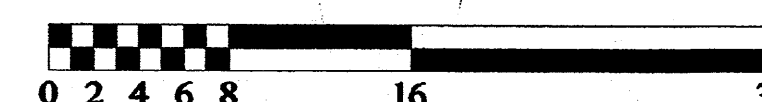


Rear



Right

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



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

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
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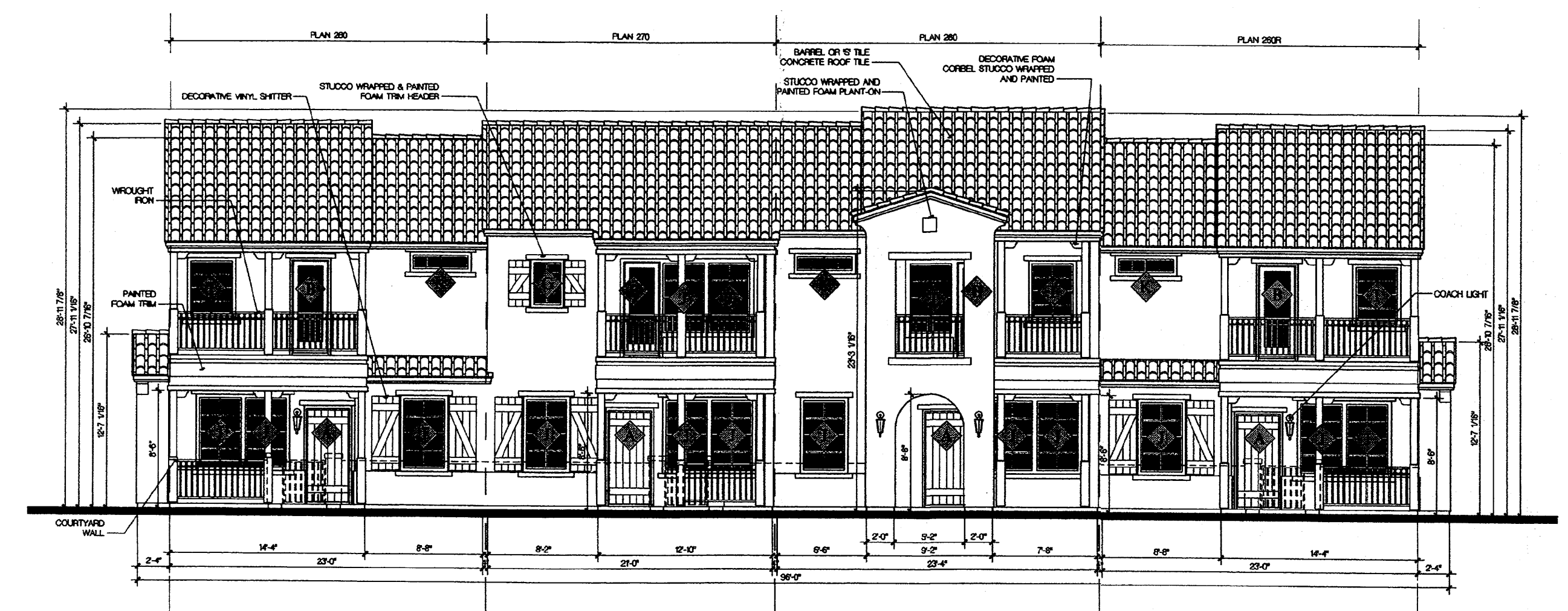
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 SUMMERTOWN 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	

Longford Homes
KTGY Job No: 2006-1124

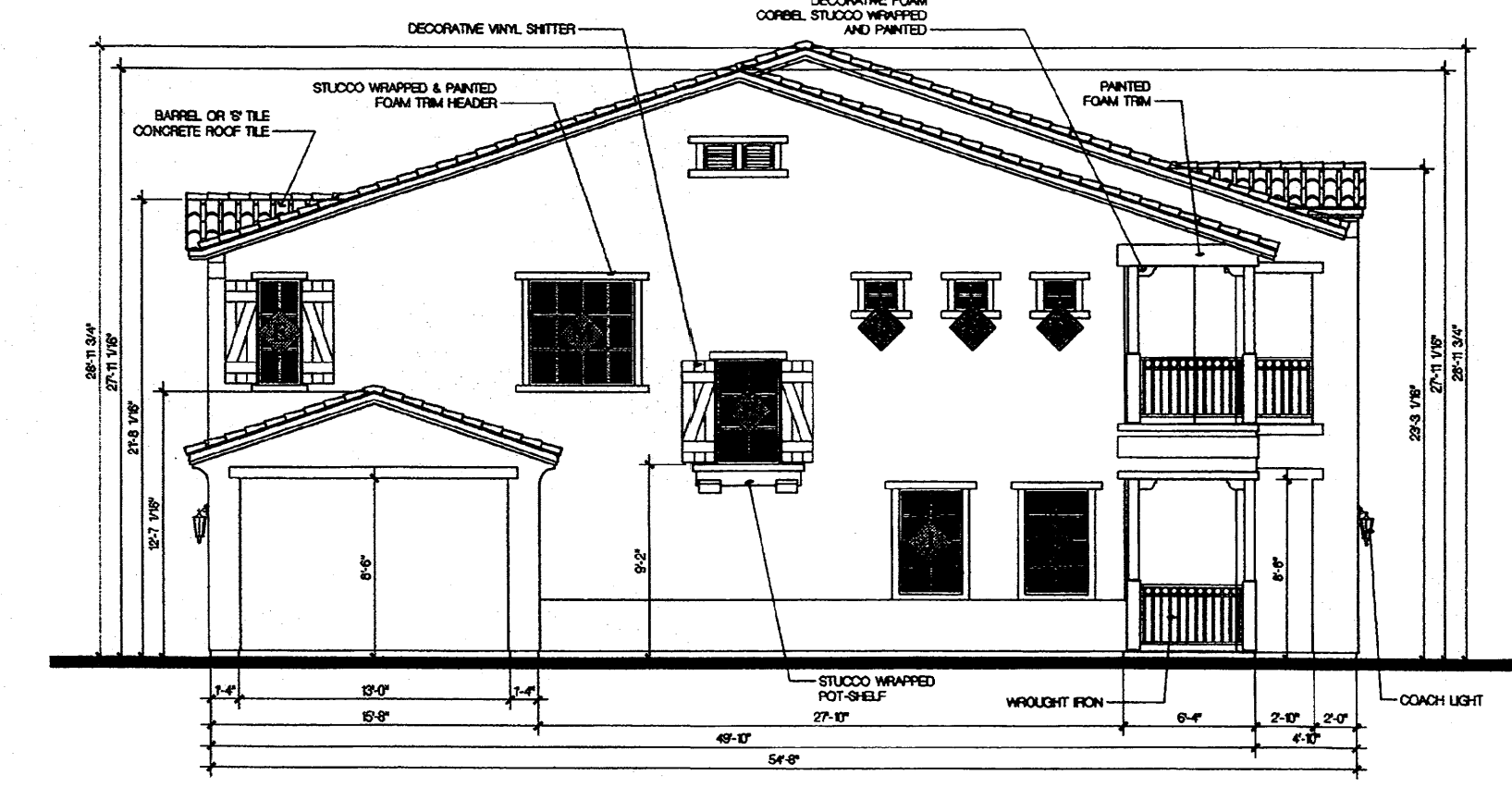
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SHEET 4 OF 5

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
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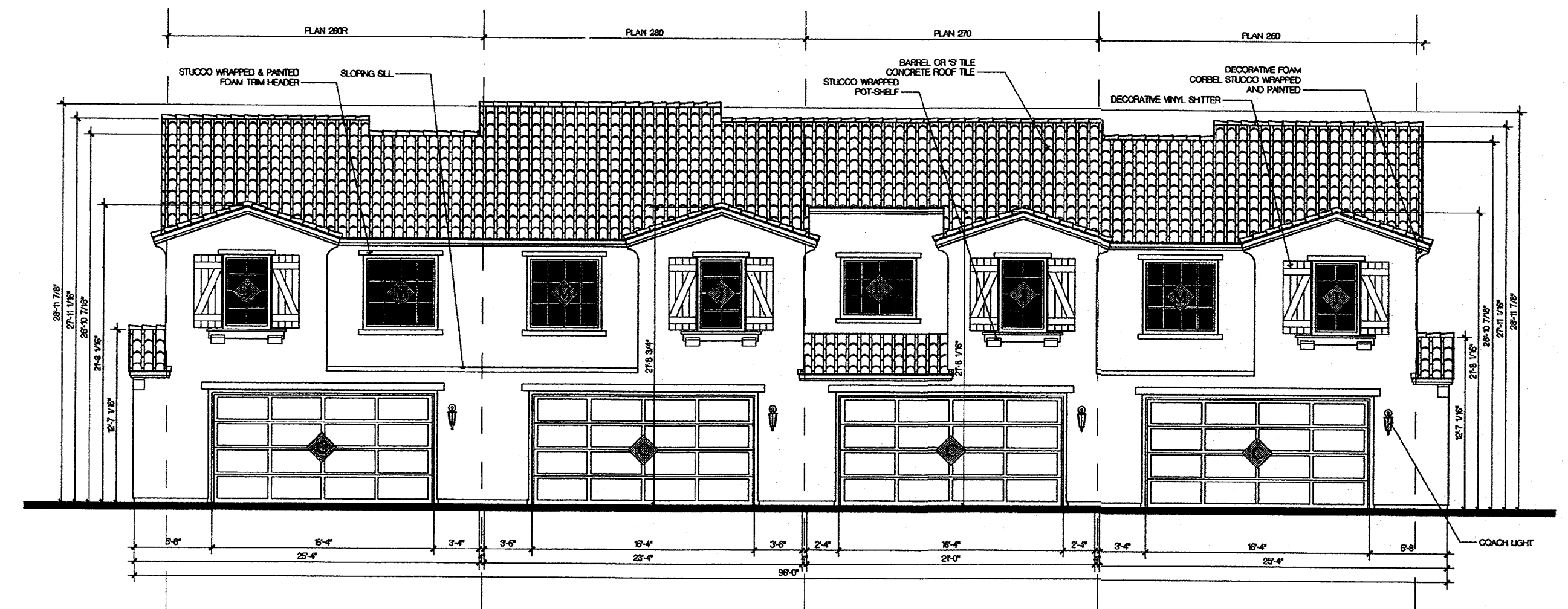
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
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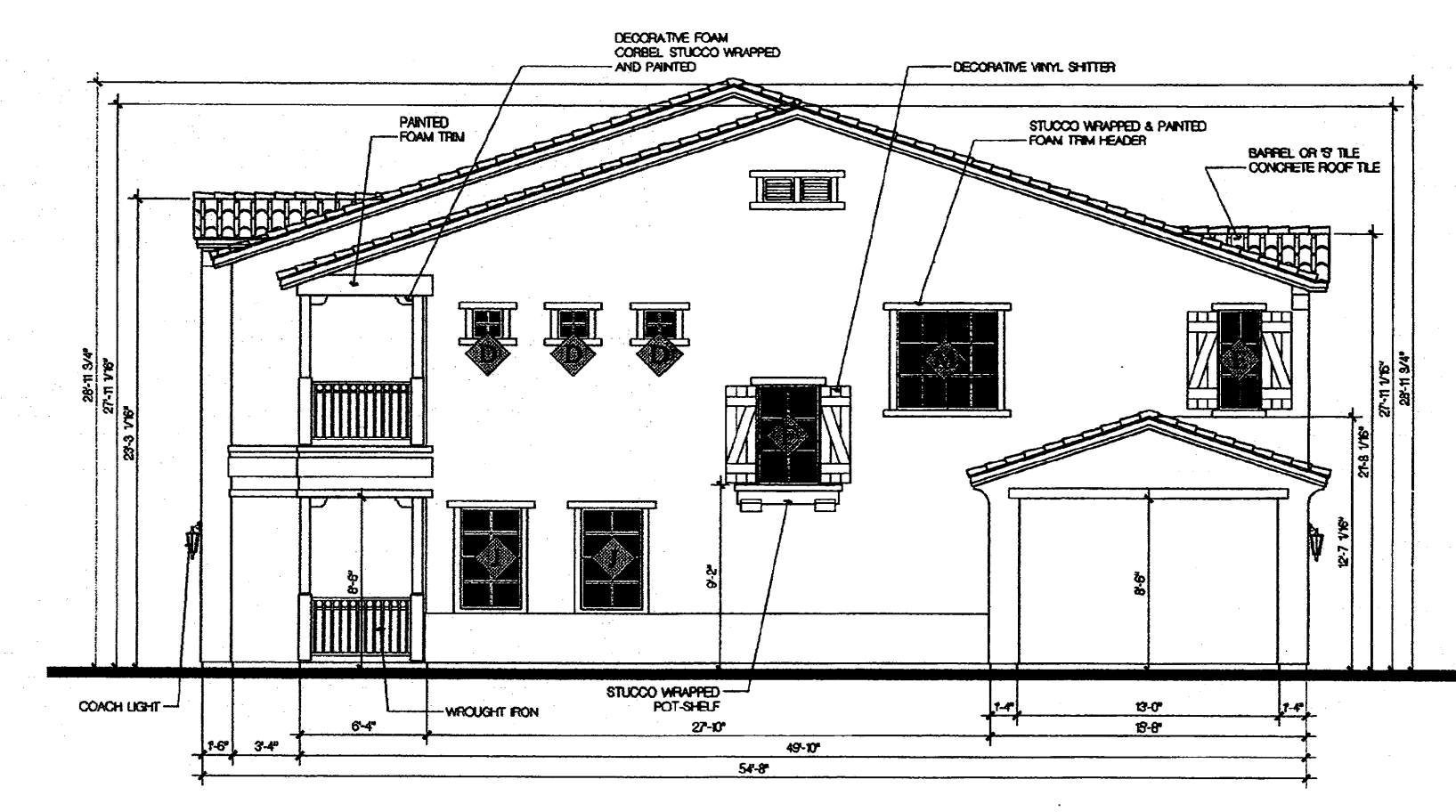
Front



Left

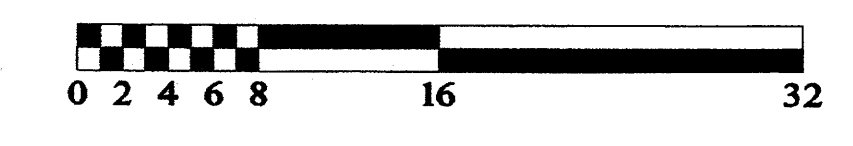


Rear



Right

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



Conceptual 4 - Plex Building Elevation; B Elevation
 Cantata
 Tract 5 at the Trails
 Albuquerque, NM

Longford Homes

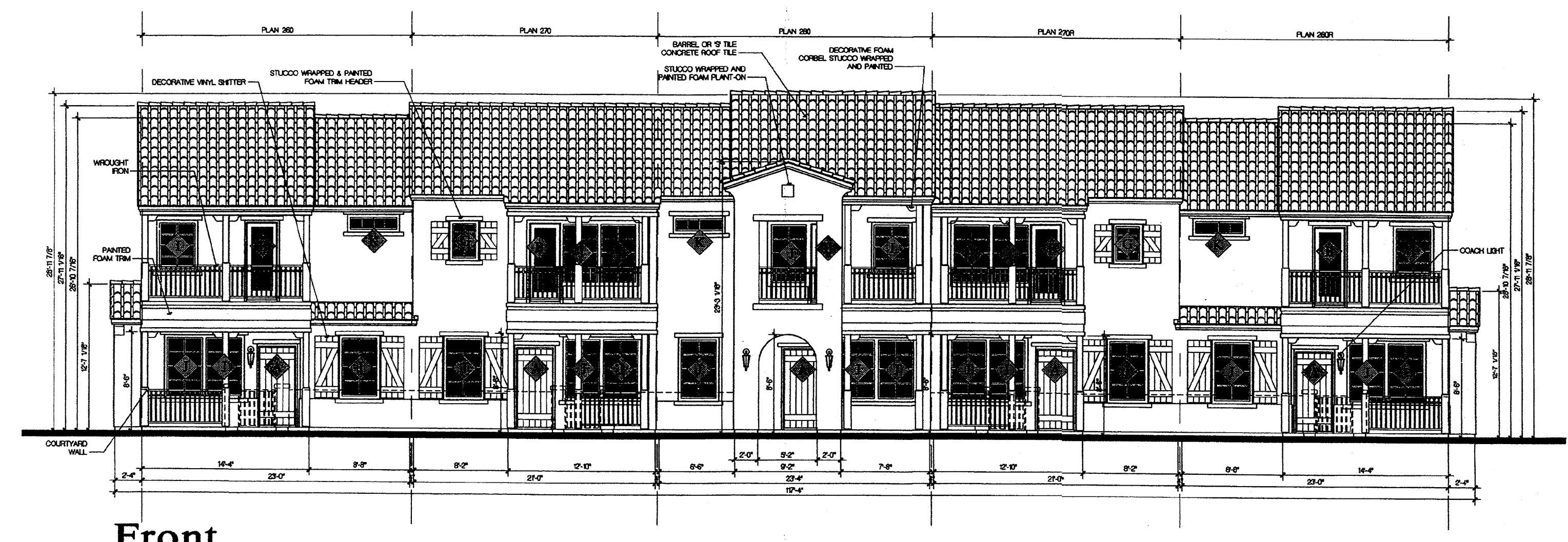
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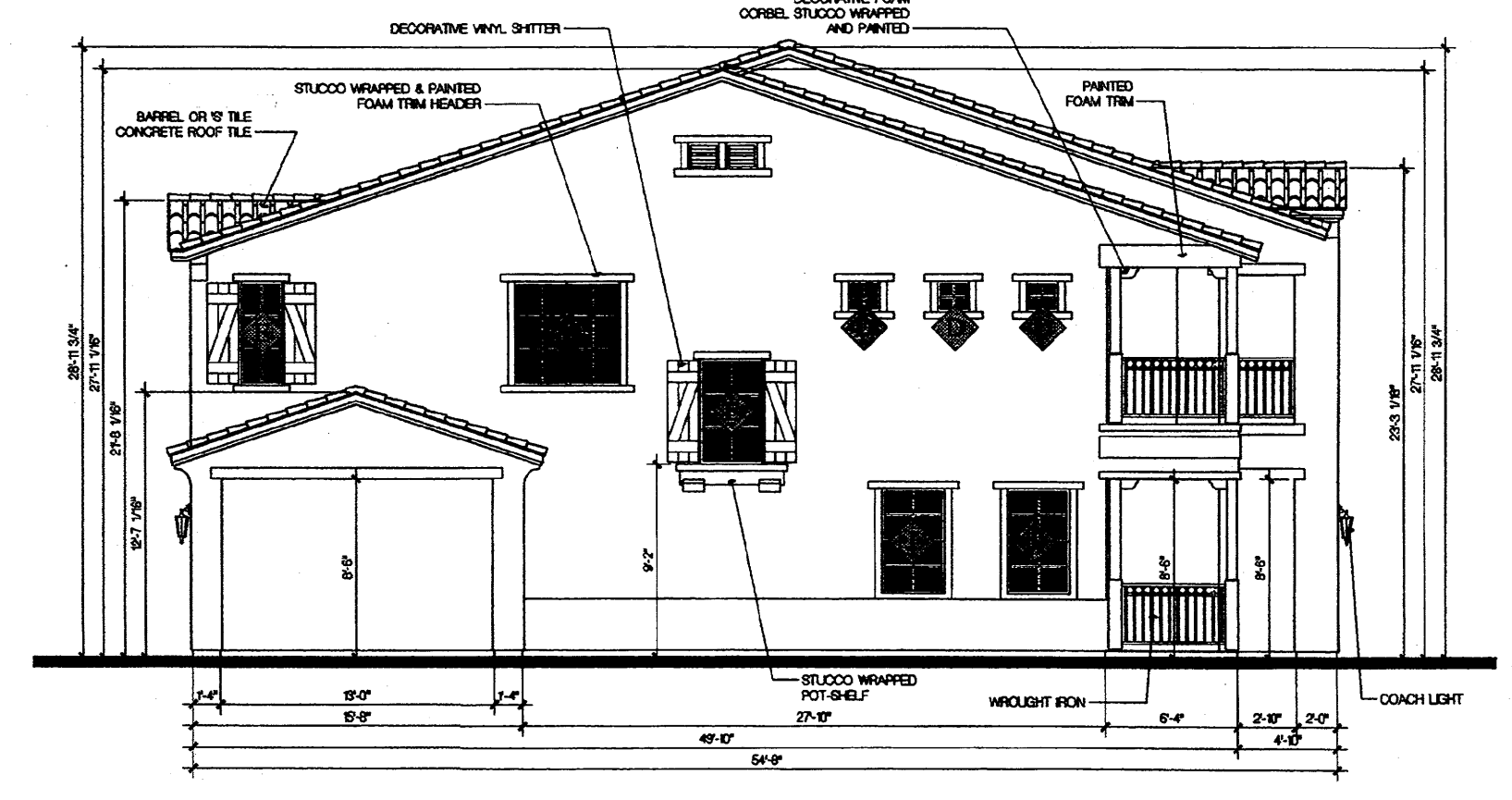
05/09/2007
 SHEET 5 OF 9

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
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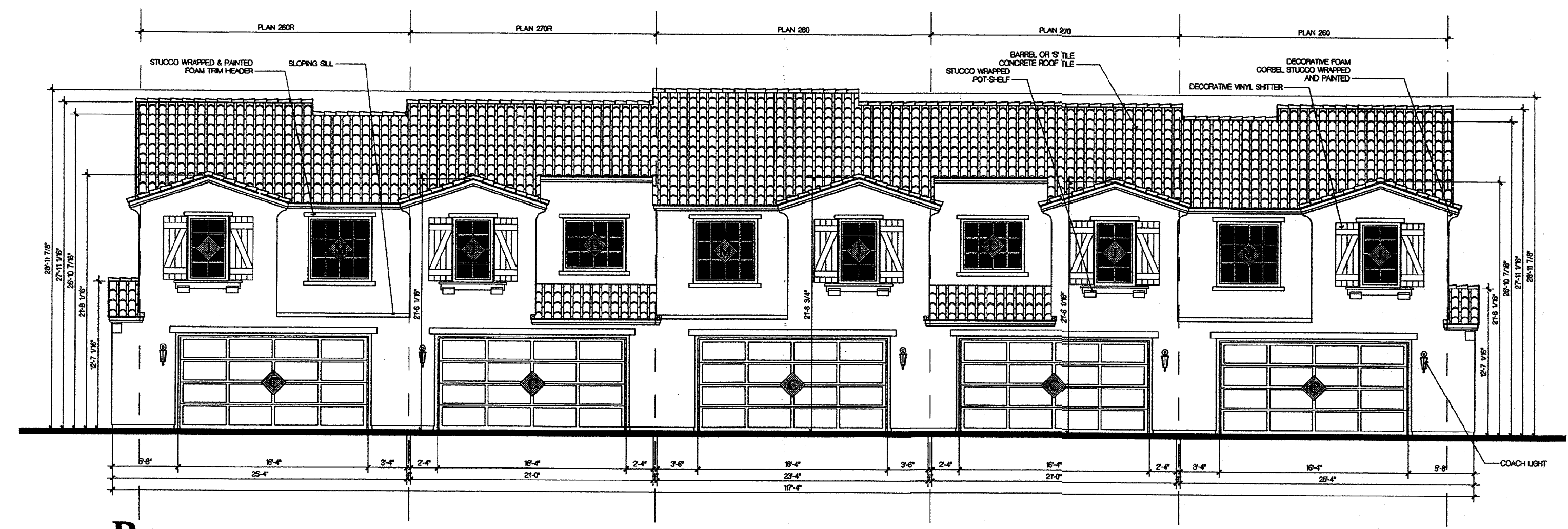
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PAINT:	DUNN EDWARDS
ROOF:	EAGLE ROOFING



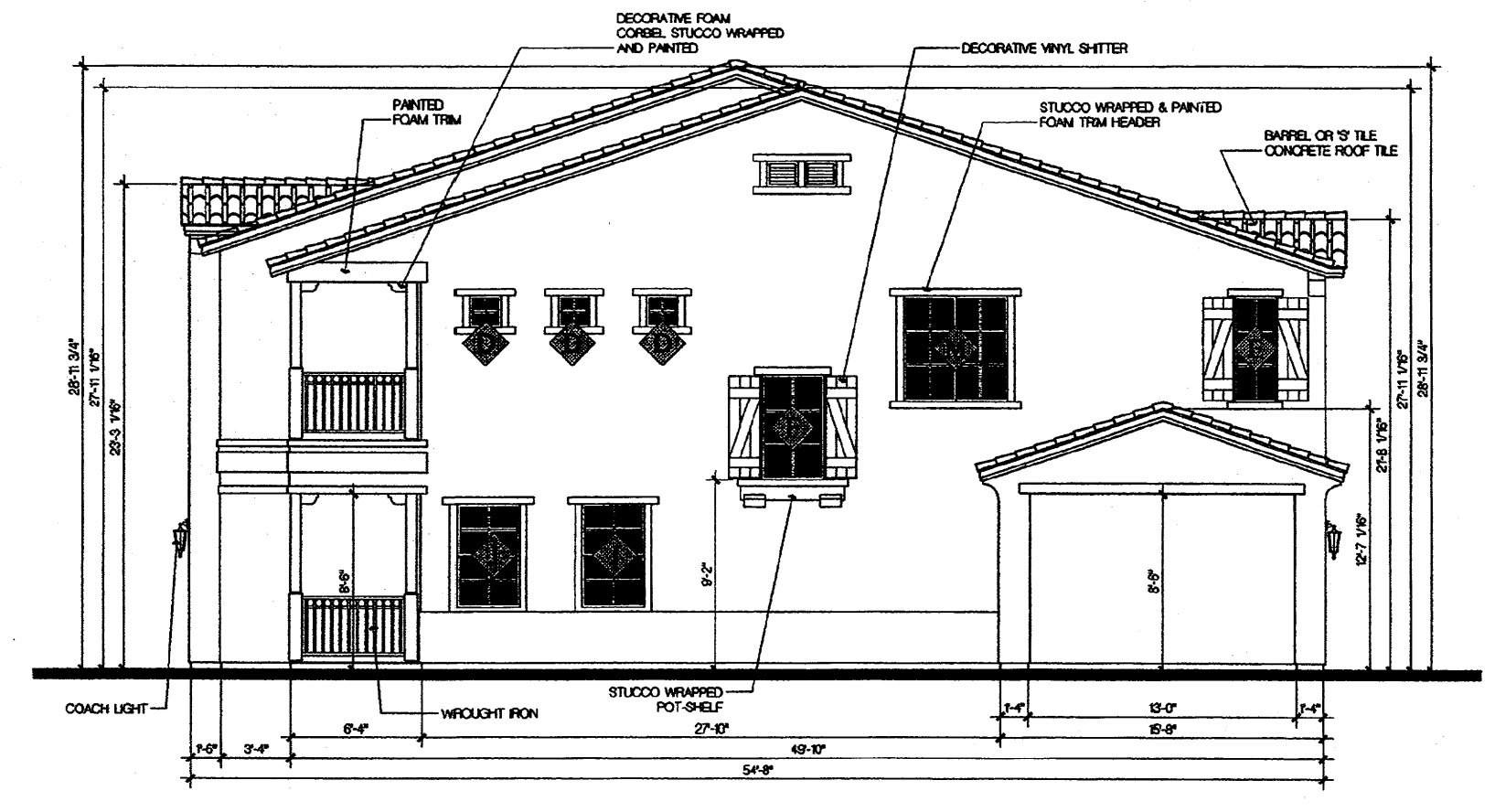
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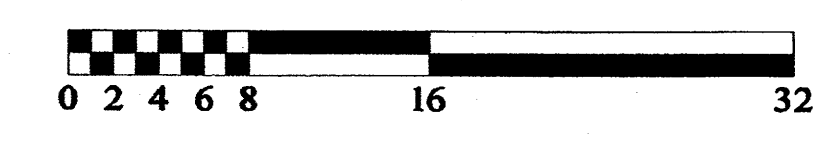


Rear



Right

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



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

Longford Homes

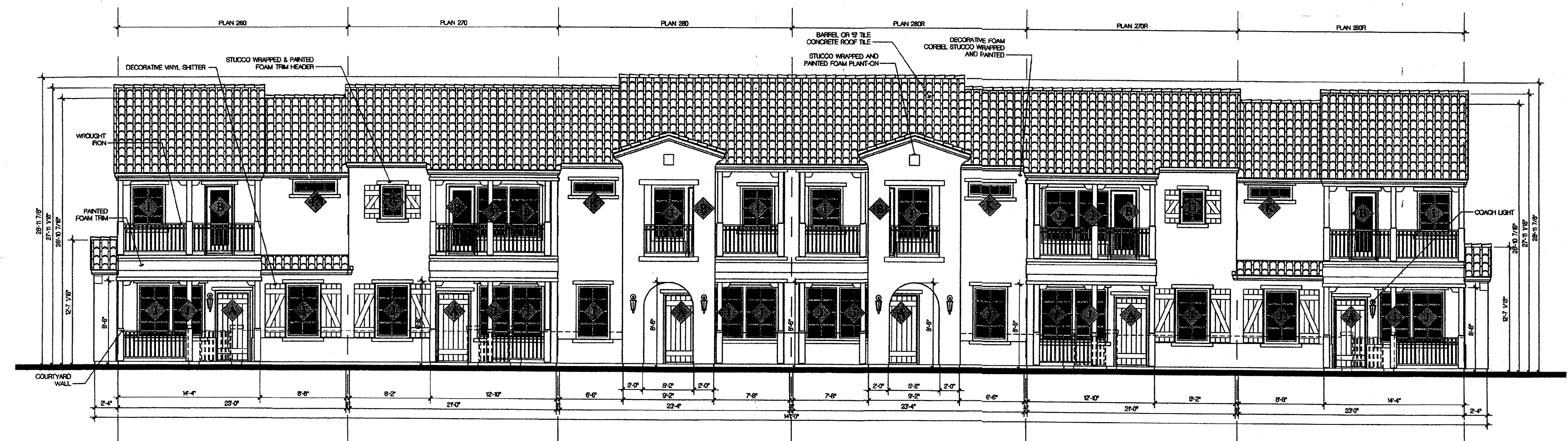
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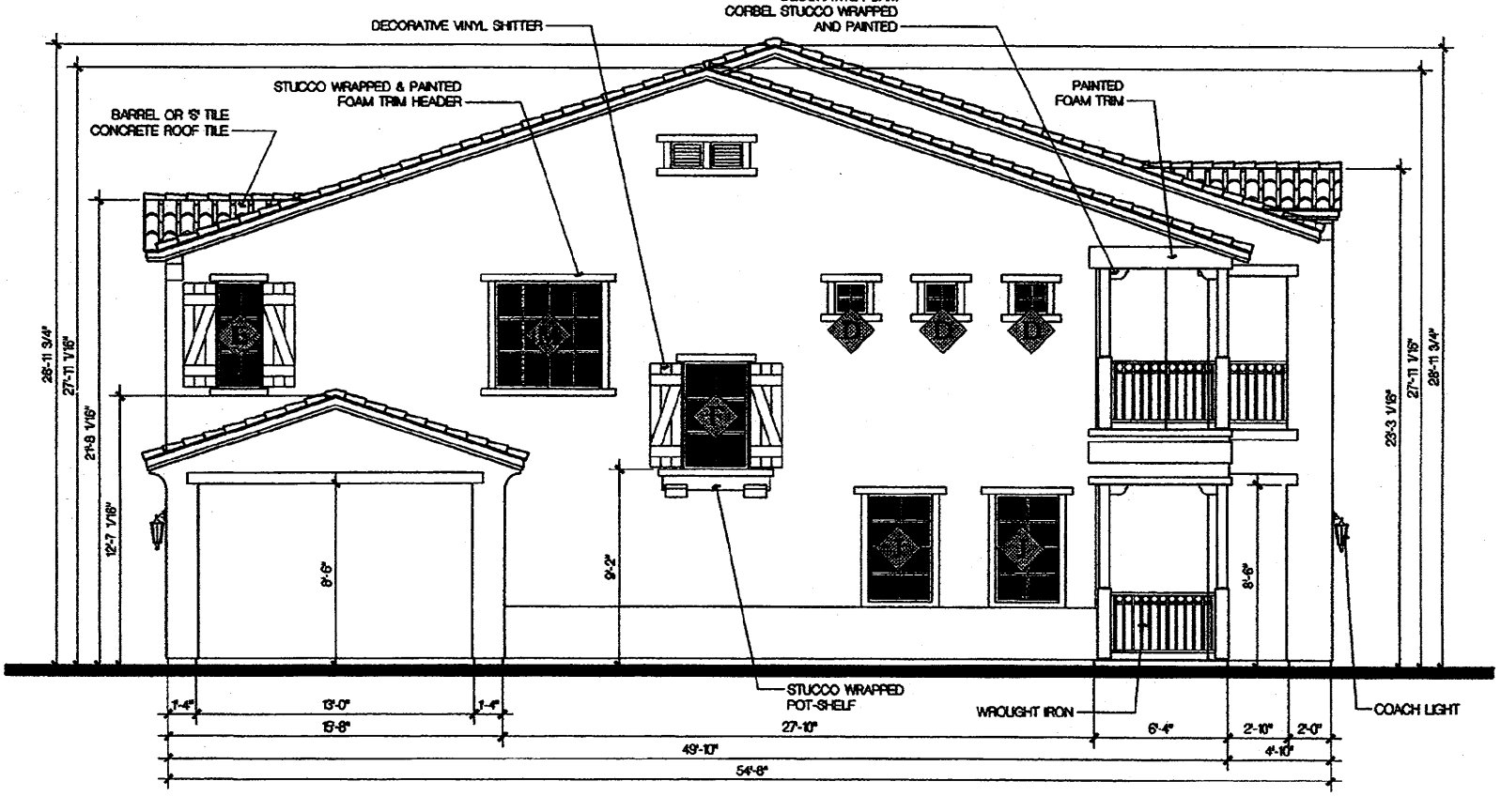
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 SHEET 60F9

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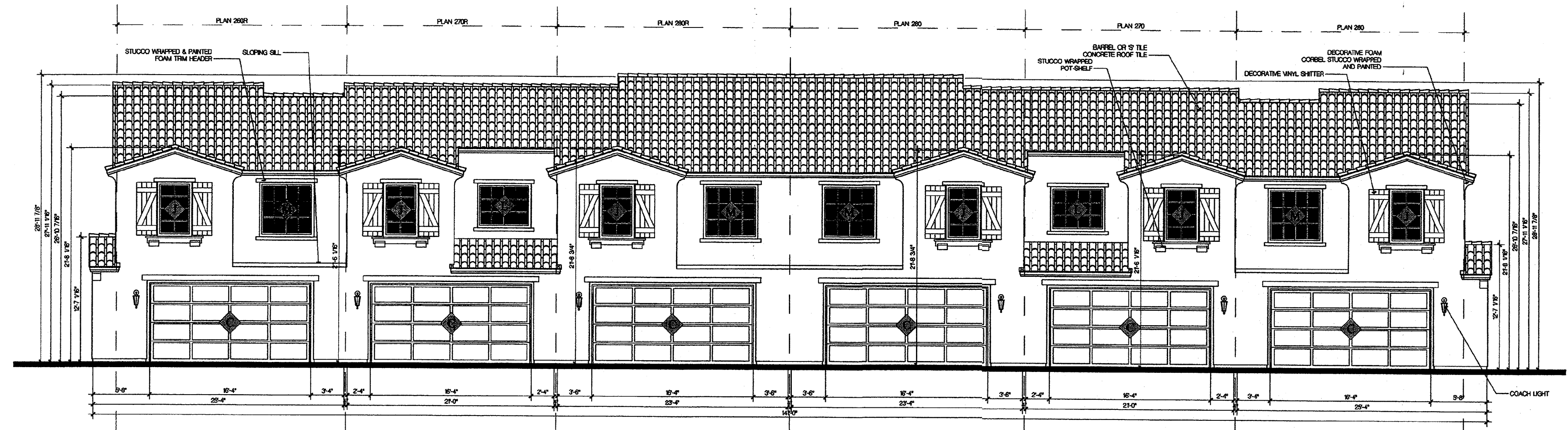
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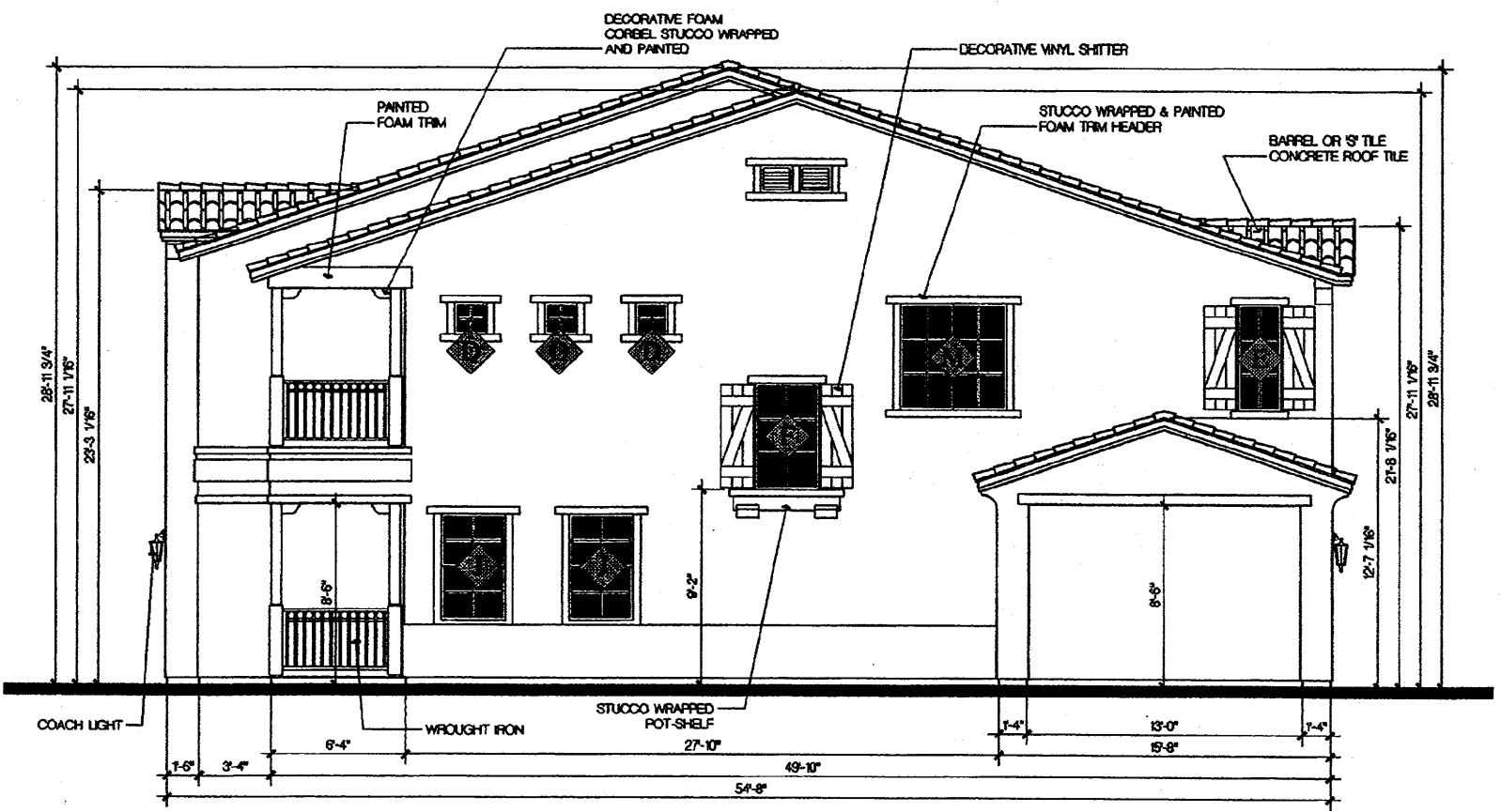
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Left

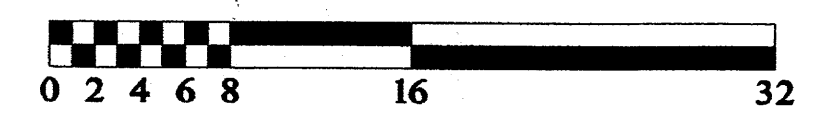


Rear



Right

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



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

Longford Homes

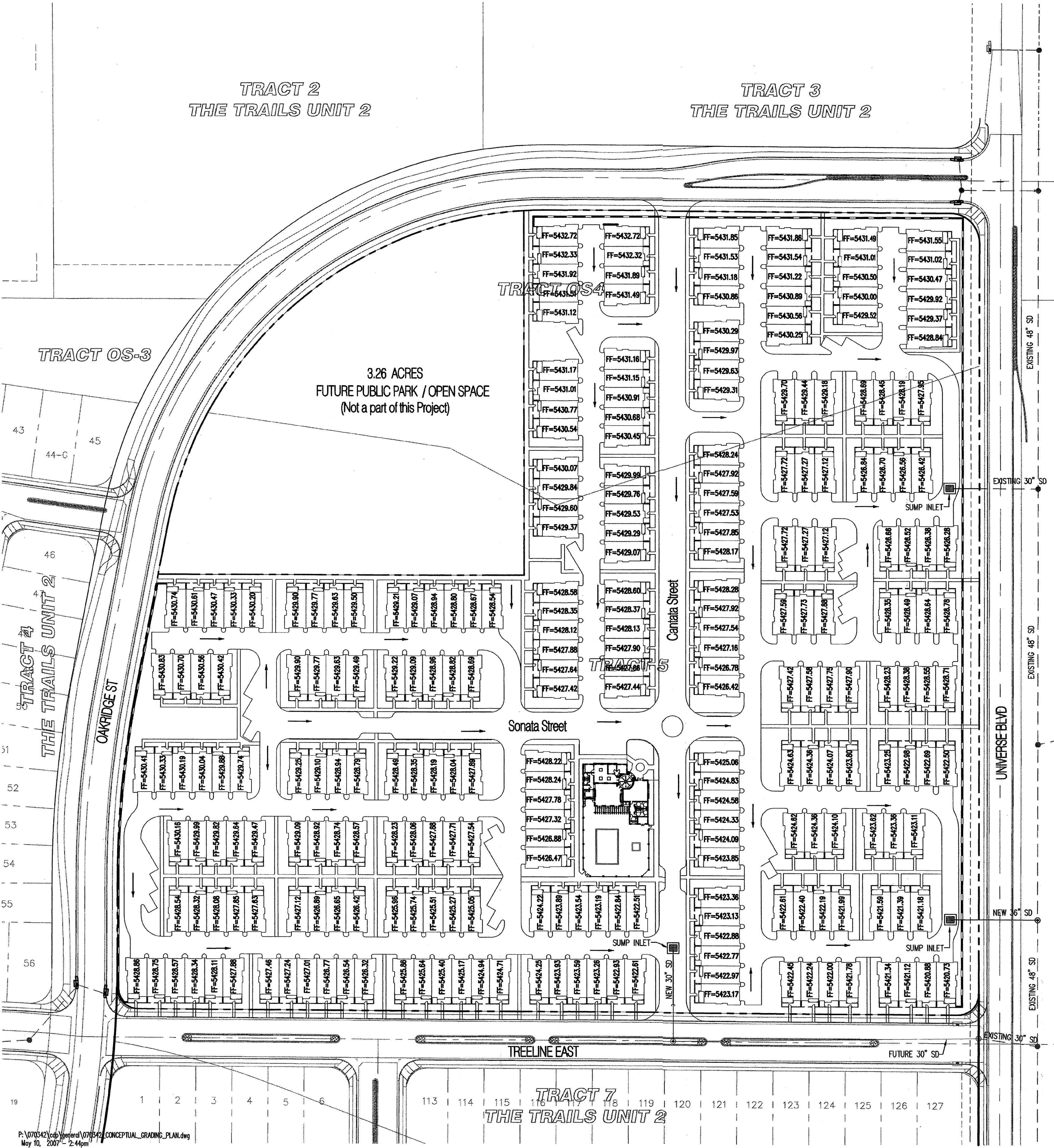
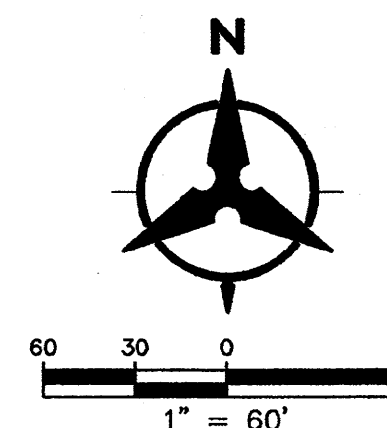
KTGY Job No: 2006-1124

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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

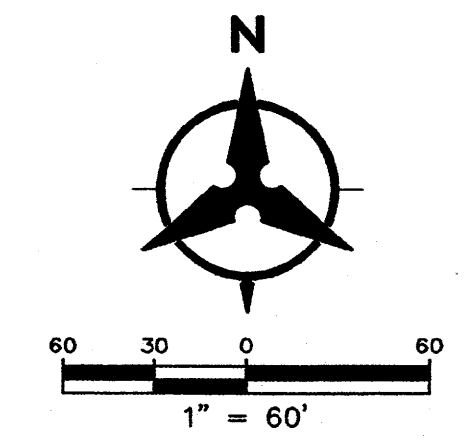
Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

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

Bohannon Huston
Company | 7000 Jefferson St. NE Albuquerque, NM 87109-4385
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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.

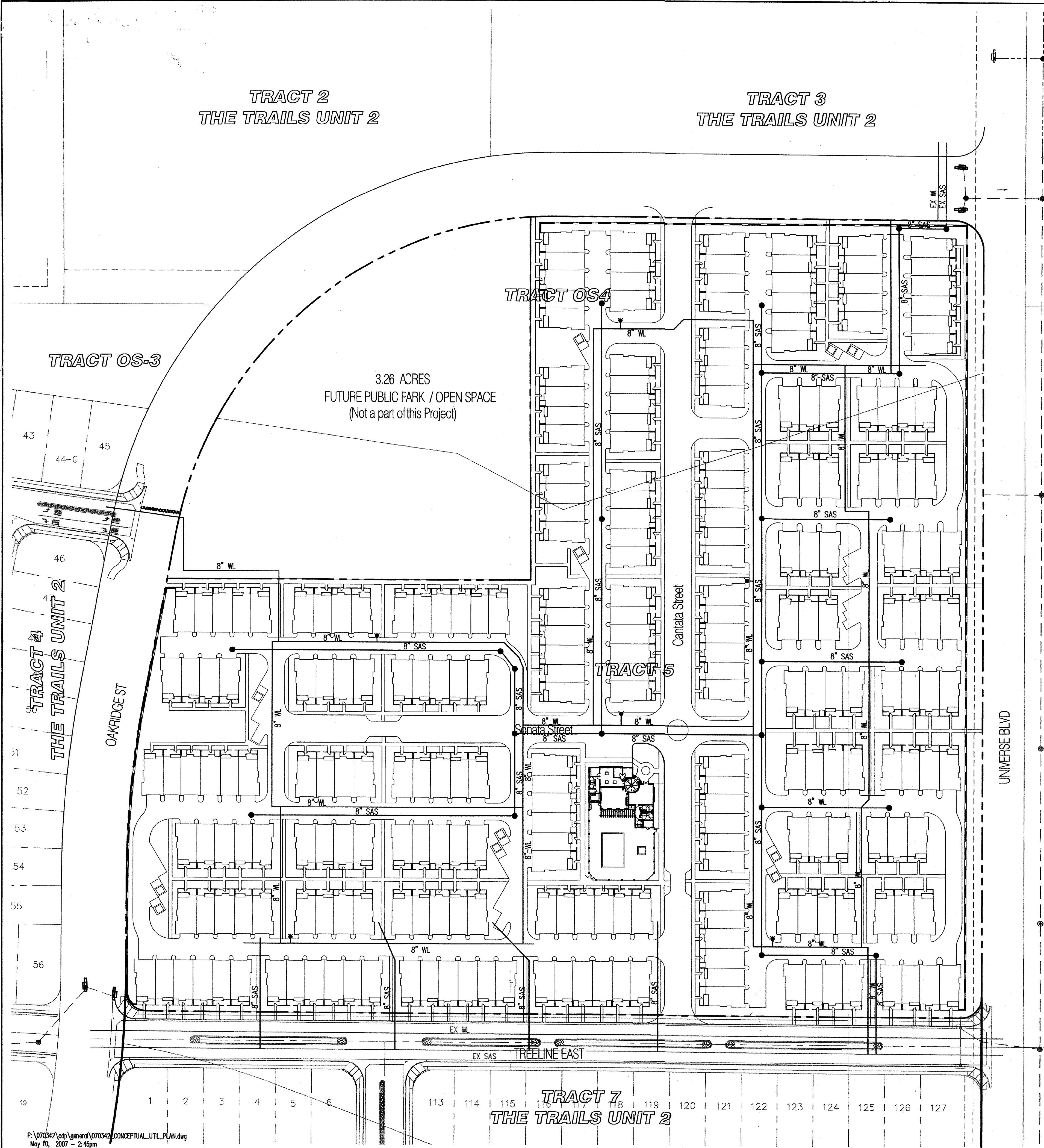
CONCEPTUAL UTILITY PLAN
FOR SUBDIVISION AND BUILDING PERMIT
CANTATA AT THE TRAILS

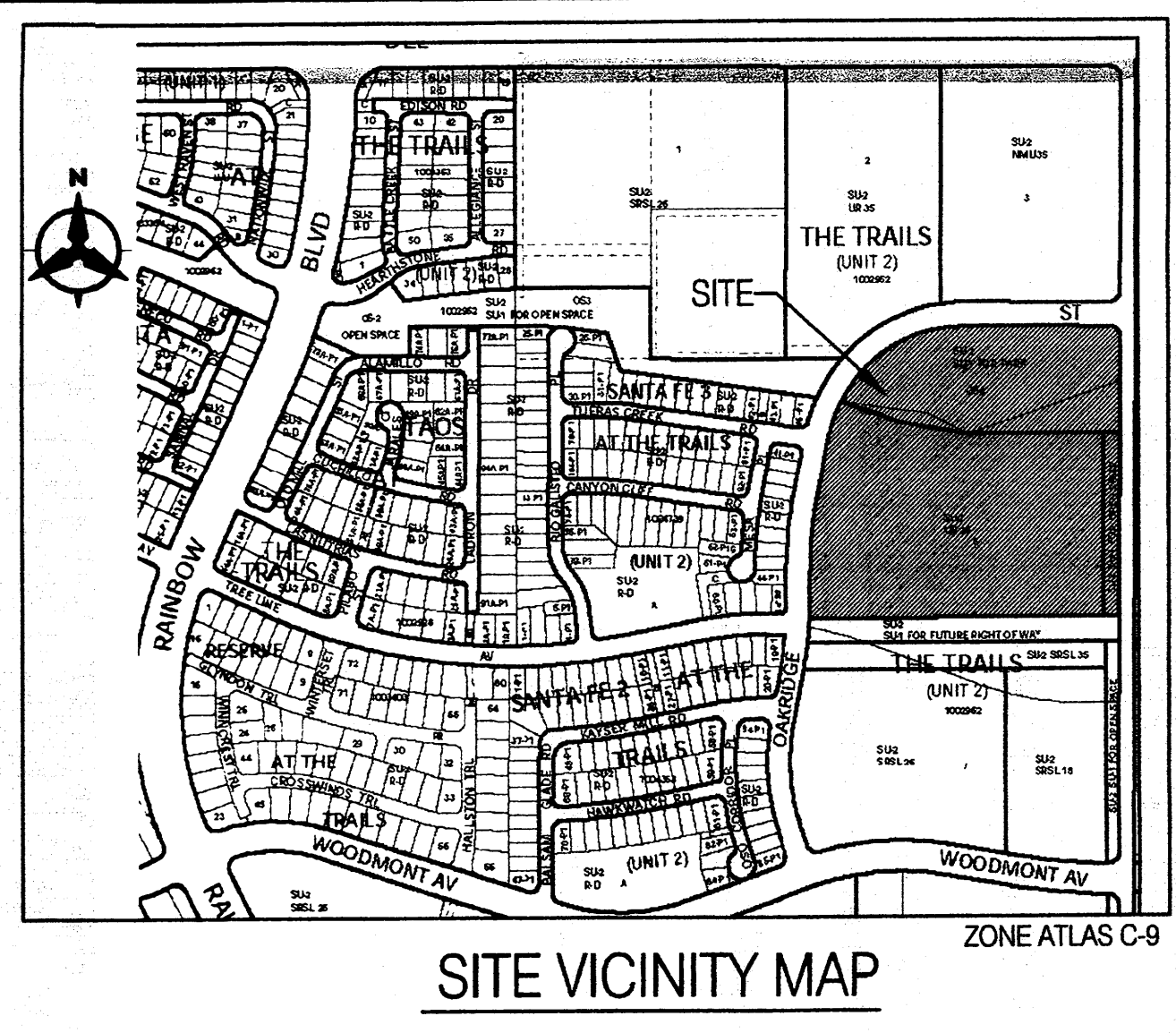
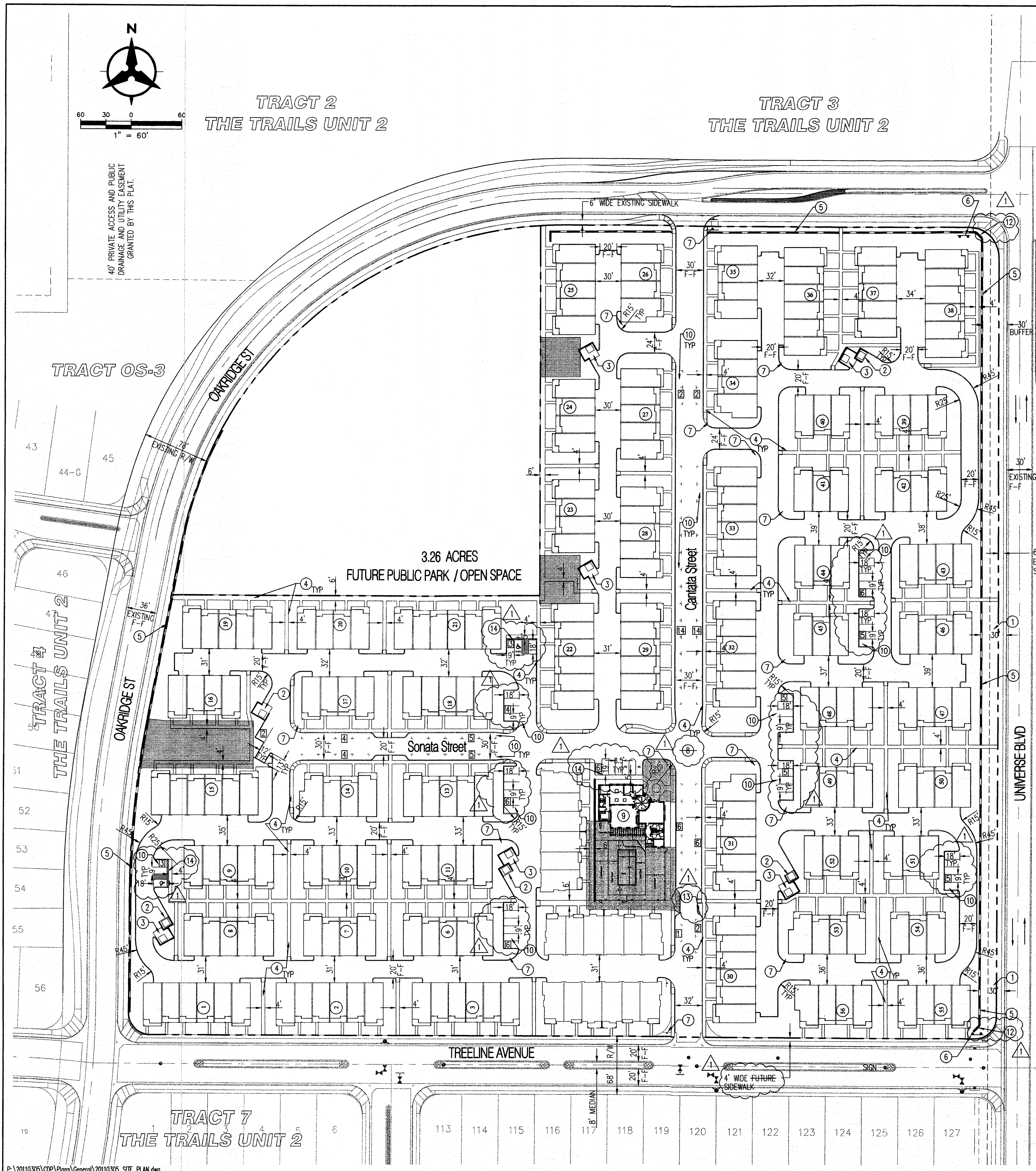
Prepared for:
CANTATA AT THE TRAILS INC,
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

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

Bohannon Huston
Courtyard | 7000 Jefferson St. NE | Albuquerque, NM 87109-4306
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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May 10, 2007 - 2:45pm





SITE INFORMATION:
 THE SITE CONSISTS OF APPROXIMATELY 17.5 ACRES. THE LEGAL DESCRIPTION FOR THE SITE IS LOT B, CANTATA AT THE TRAILS SUBDIVISION. THE ZONING IS R-2. NOTE: THE SITE PLAN WAS REVIEWED AND APPROVED UNDER THE SU-2 UR ZONING. THIS ZONING WAS REPEALED ALONG WITH THE SECTOR PLAN. THE CITY HAS DETERMINED THAT THE APPROVED SITE PLAN CONTROLS THE DEVELOPMENT OF THIS PROPERTY SINCE THE PLAN WAS APPROVED AND CONSTRUCTION STARTED PRIOR TO THE REPEAL. THE STANDARDS FROM THE SU-2 UR ZONE SHALL APPLY.

PROPOSED USE:
 THE SITE PLAN FOR BUILDING PERMIT ALLOWS A RESIDENTIAL TOWNHOME STYLE APARTMENT PROJECT THAT INCLUDES: (16) SIX-PLEX BUILDINGS; (11) FIVE-PLEX BUILDINGS; (22) FOUR-PLEX BUILDINGS; AND (7) THREE-PLEX BUILDINGS. ALLOWABLE BUILDING TYPES/ELEVATIONS ARE AS FOLLOWS:

- 16 TOTAL (1) SIX-PLEX ELEVATION WITH 8 TWO-STORY UNITS
 (2) SIX-PLEX ELEVATIONS WITH 4 TWO-STORY UNITS/2 ONE-STORY UNITS
- 11 TOTAL (1) FIVE-PLEX ELEVATION WITH 5 TWO-STORY UNITS
 (1) FIVE-PLEX ELEVATION WITH 3 TWO-STORY UNITS/2 ONE-STORY UNITS
- 22 TOTAL (1) FOUR-PLEX ELEVATION WITH 4 TWO-STORY UNITS
 (2) FOUR-PLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
- 7 TOTAL (1) THREE-PLEX ELEVATION WITH 3 TWO-STORY UNITS
 (1) THREE-PLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

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.

ALLOWABLE DENSITY = 10-20 DU/ACRE
 APPROXIMATE DENSITY = 14.8 DU/ACRE

PRIVATE OPEN SPACE
 REQUIRED - 60 SF PER UNIT 15,600 SF
 PROVIDED 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
 REQUIRED - 80 SF PER UNIT 20,800 SF
 PROVIDED 23,181 SF

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. 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 AVENUE 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. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

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. EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

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. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA (VIA THE OPEN SPACE AND TRAIL SYSTEM). THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

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 BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
 INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.
 INTERIOR REAR (SIDE-REAR): 15' MIN.

PARKING:
 PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS).

MIX OF 1, 2 AND 3 BEDROOM UNITS		
REQUIRED:		
106 ONE BEDROOM UNITS AT 1.0/PER	106 SPACES	
98 TWO BEDROOM UNITS AT 1.5/PER	147 SPACES	
56 THREE BEDROOM UNITS AT 2.0/PER	112 SPACES	
TOTAL REQUIRED	365 SPACES	
PROVIDED:		
GARAGE PARKING	414 SPACES	
GUEST PARKING	56 SPACES	
ON-STREET PARKING	65 SPACES	
TOTAL PROVIDED	535 SPACES	

ALL 3 BEDROOM UNITS		
REQUIRED:		
260 THREE BEDROOM UNITS AT 2.0/PER	520 SPACES	
TOTAL REQUIRED	520 SPACES	
PROVIDED:		
GARAGE PARKING	520 SPACES	
GUEST PARKING	56 SPACES	
ON-STREET PARKING	65 SPACES	
TOTAL PROVIDED	641 SPACES	

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

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

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 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. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE. MAXIMUM AREA OF 40 SQUARE FEET FOR EACH SIGN.

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
 APPLICATION NUMBER:

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 APPROVAL:

N/A	DATE
NEW MEXICO UTILITIES	
<i>[Signature]</i>	6-27-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	6-27-07
UTILITY APPROVALS	DATE
<i>[Signature]</i>	6/27/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	10/5/07
CITY ENGINEER/MAPCA	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>[Signature]</i>	6/29/07
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	10/26/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

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

KEYED NOTES

- 1 30' OPEN SPACE SETBACK TO BE OWNED & 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 ISLAND
- 9 CLUBHOUSE
- 10 GUEST PARKING
- 11 BIKE RACK
- 12 WALL SIGN
- 13 DIRECTORY SIGN
- 14 CURB FLUSH WITH PAVEMENT W/ WHEEL STOPS

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:
 Bohannan Huston
 7500 Jefferson NE
 Albuquerque, NM 87109
 8/22/07

AA REVISION 4-15-11
 DRB ADMINISTRATIVE
 SITE PLAN AMENDMENT
 PROJECT NO. 1002962
 APPLICATION NO. 80-10049
 [Signature]
 PLANNING DIRECTOR
 DATE 8-22-07

Bohannan Huston
 Courtyard 1 7800 Jefferson St. NE Albuquerque, NM 87109-4356
 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: (49%) 212,263 S.F.

TURF AREA ALLOWED: (20%) 42,453 S.F.
 TURF AREA PROVIDED: (4%) 7,589 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 3/8" AND 1/2" 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 EDGING
 TURF EDGING SHALL BE 6" REINFORCED CONCRETE MOW 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 HOMEOWNERS 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., TREE LINE 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.

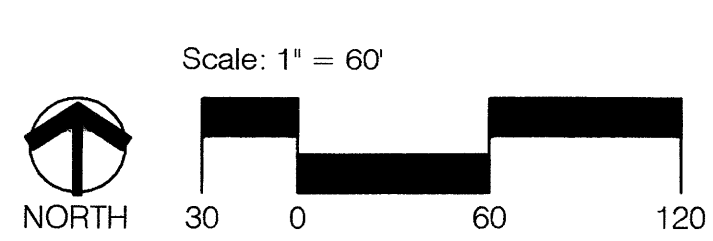
REVISIONS TO THE LANDSCAPE PLAN WERE MADE IN AN EFFORT TO CONSERVE WATER. SMALLER AREAS OF TURF WERE REMOVED AND REPLACED WITH SHRUBS AND GROUNDCOVERS, AND THE NUMBER OF TREES WERE REDUCED WHILE STILL MEETING THE REQUIRED QUANTITY.

TREES REQUIRED	183 TREES
1 PER GROUND UNIT/1 PER 2 SECOND STORY UNIT	56 TREES
PARKING AREA TREES (1 PER 10 PARKING SPACES)	99 TREES
STREET TREES (1 PER 30 LF OF STREET FRONTAGE)	337 TREES
TOTAL REQUIRED	337 TREES
TREES PROVIDED	342 TREES

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 ASH	2' B&B	35' HT. X 30' SPR.	MEDIUM +
	GLEDITSIA TRIACANTHOS SUNBURST	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 PUMILA POWIS CASTLE SAGE	1 GALLON	4" O.C. 3' HT. X 3' SPR.	LOW +
	CARYOPTERIS CLANDONICENSIS BLUE MIST	5 GALLON	4" O.C. 3' HT. X 3' SPR.	MEDIUM
	CHRYSANTHEMUM LEUCOSERIS CHAMISA	1 GALLON	6" O.C. 5' HT. X 5' SPR.	LOW
	CITRUS SCOPARIUS 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
	COTONASTER DAMMERI BEARBERRY COTONEASTER	5 GALLON	6" O.C. 1' HT. X 6' SPR.	MEDIUM
	MUHLENBERGIA CAPILLARIS REGAL MIST	1 GALLON	4" O.C. 3' HT. X 3' SPR.	MEDIUM
	NASSELLA 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

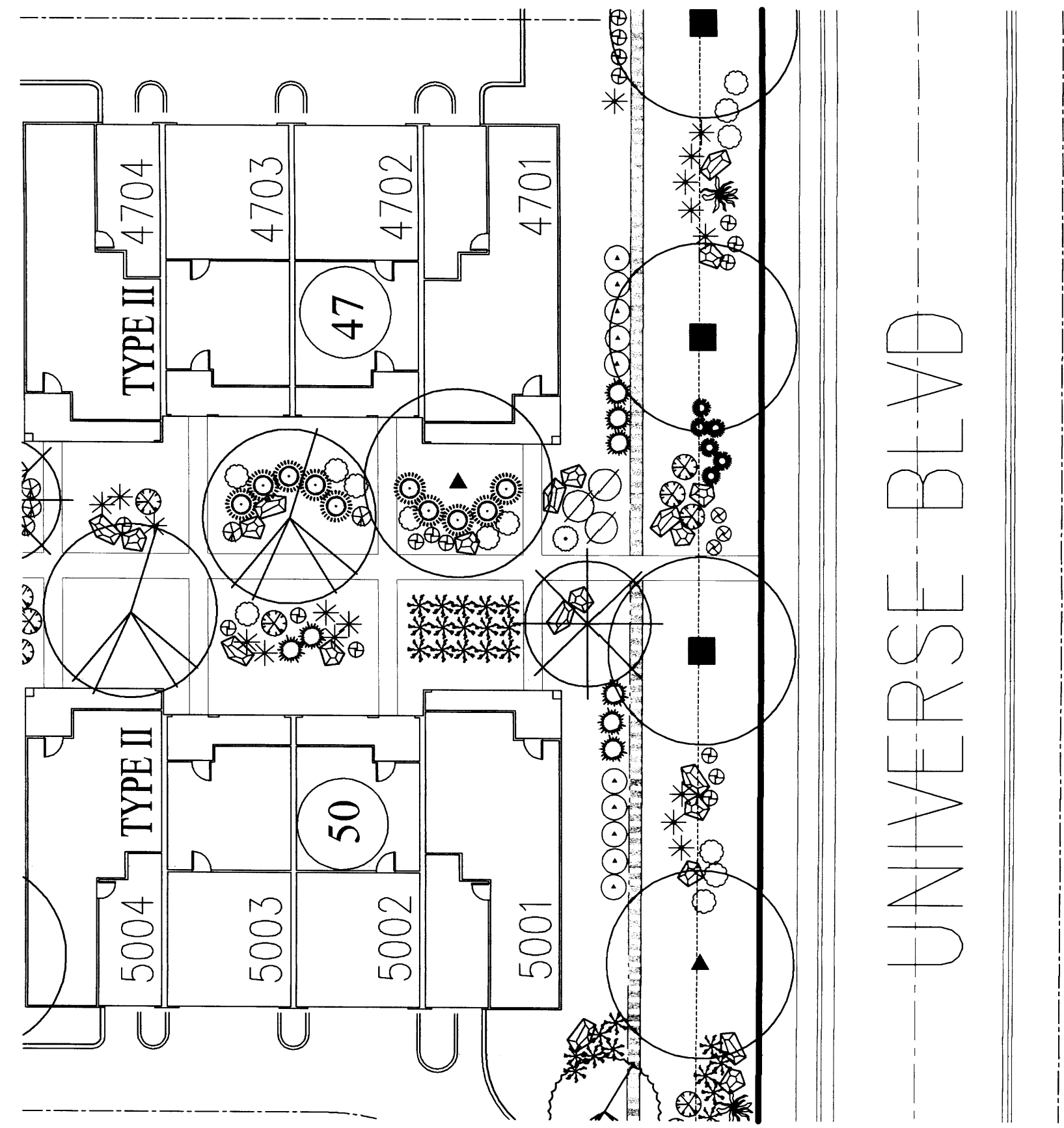


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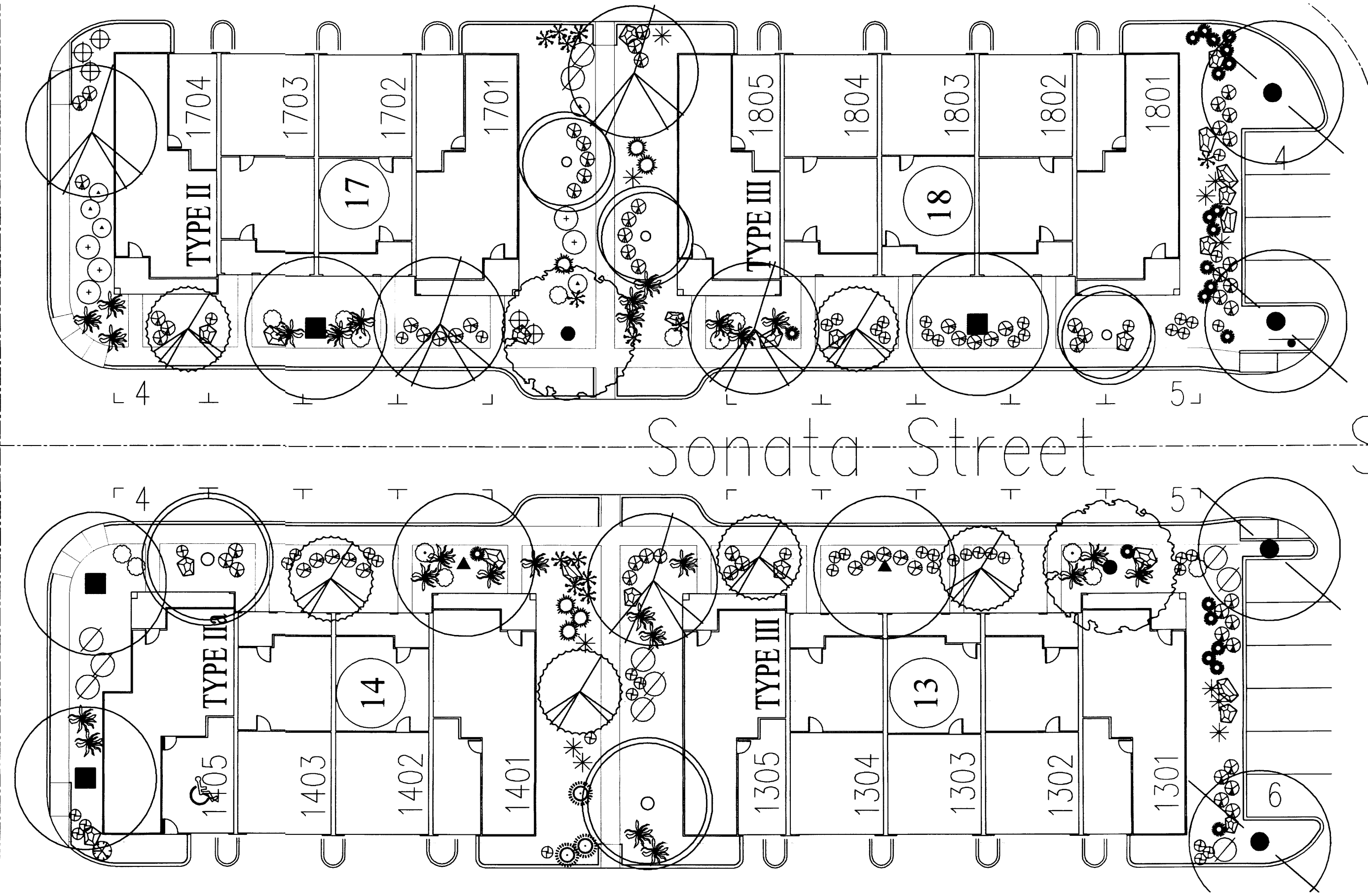
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Bohannon & Huston
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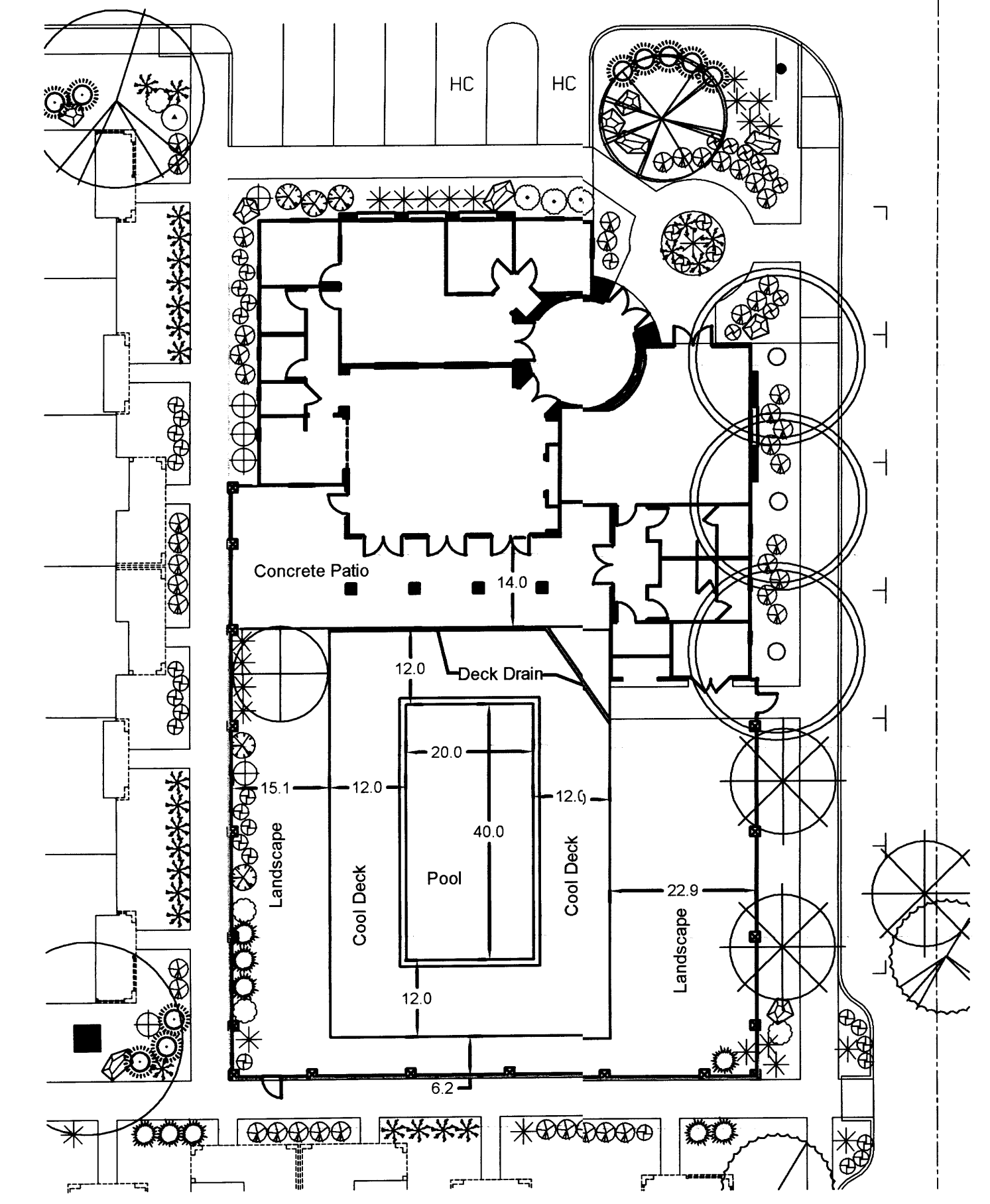
UNIVERSE BOULEVARD LANDSCAPE

UNIVERSE BLVD

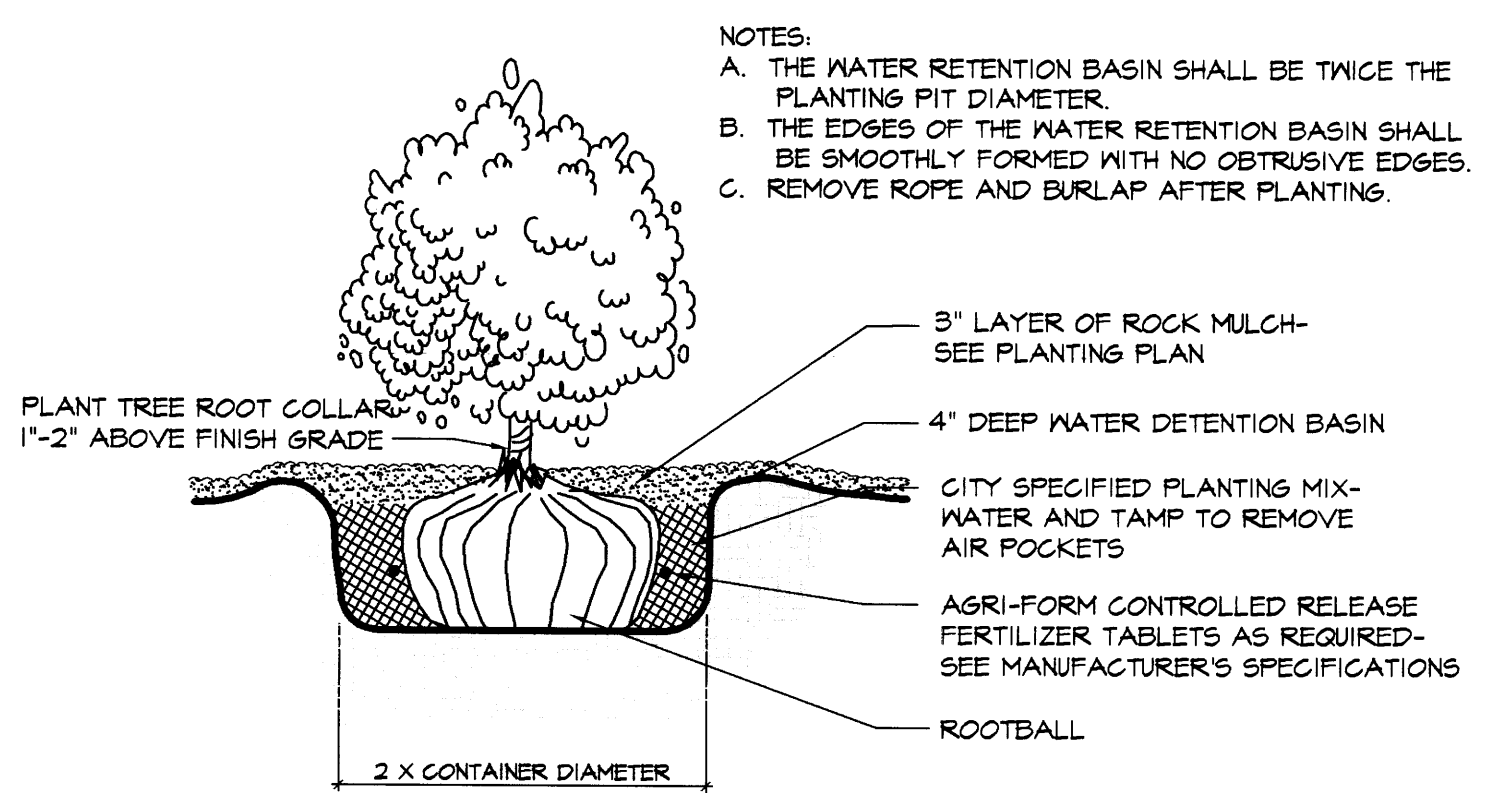


INTERNAL STREET LANDSCAPE

Sonata Street

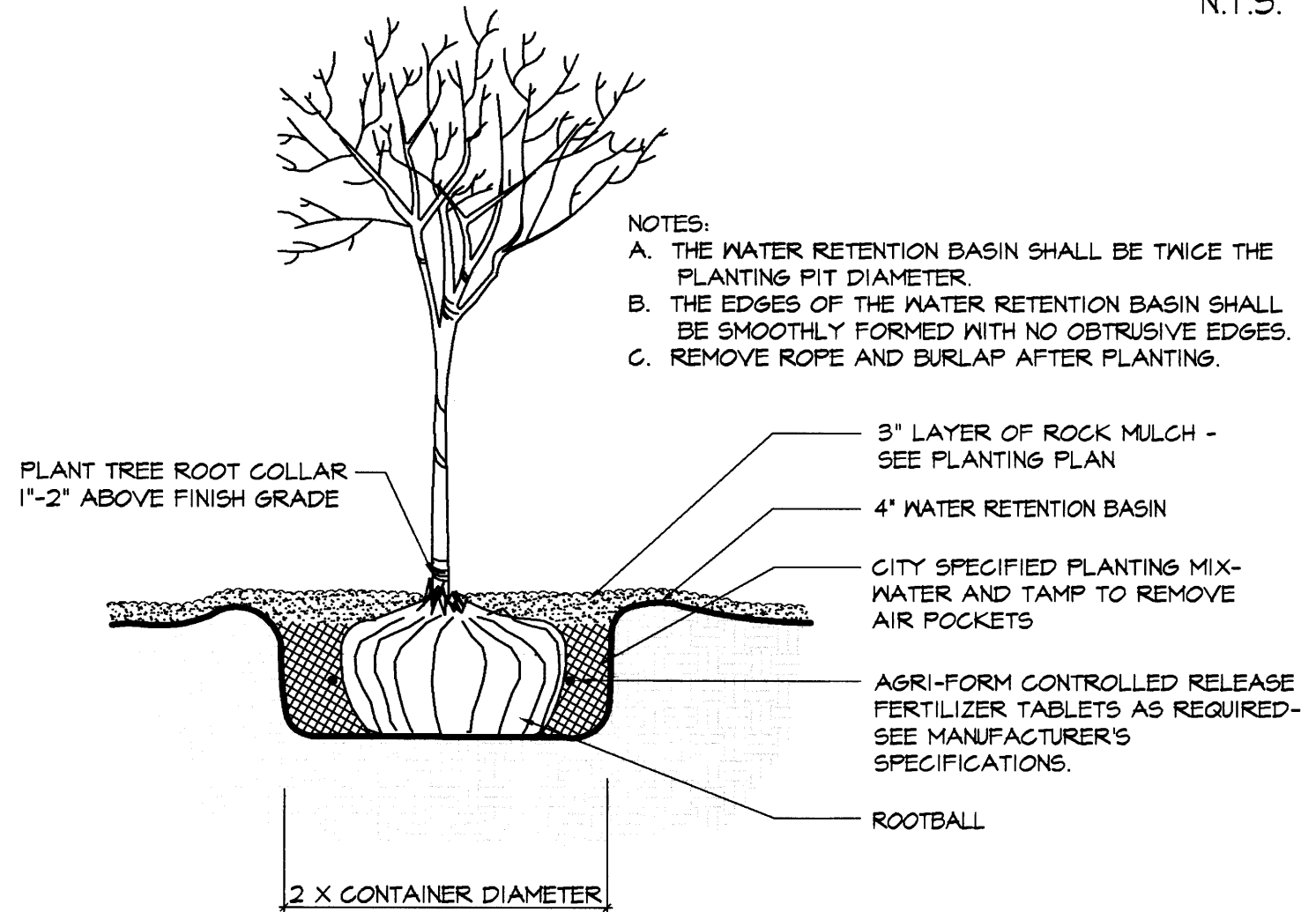


CLUBHOUSE/POOL LANDSCAPE



SHRUB PLANTING

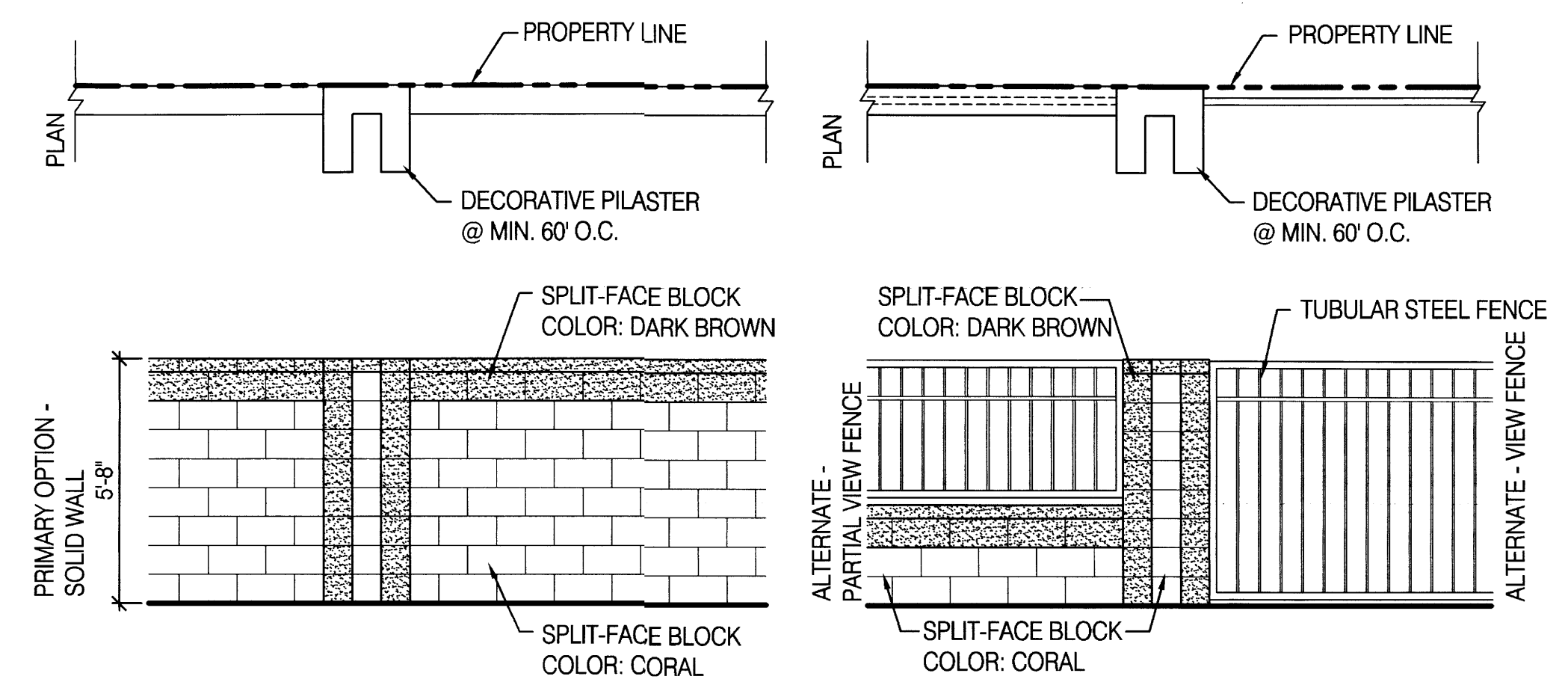
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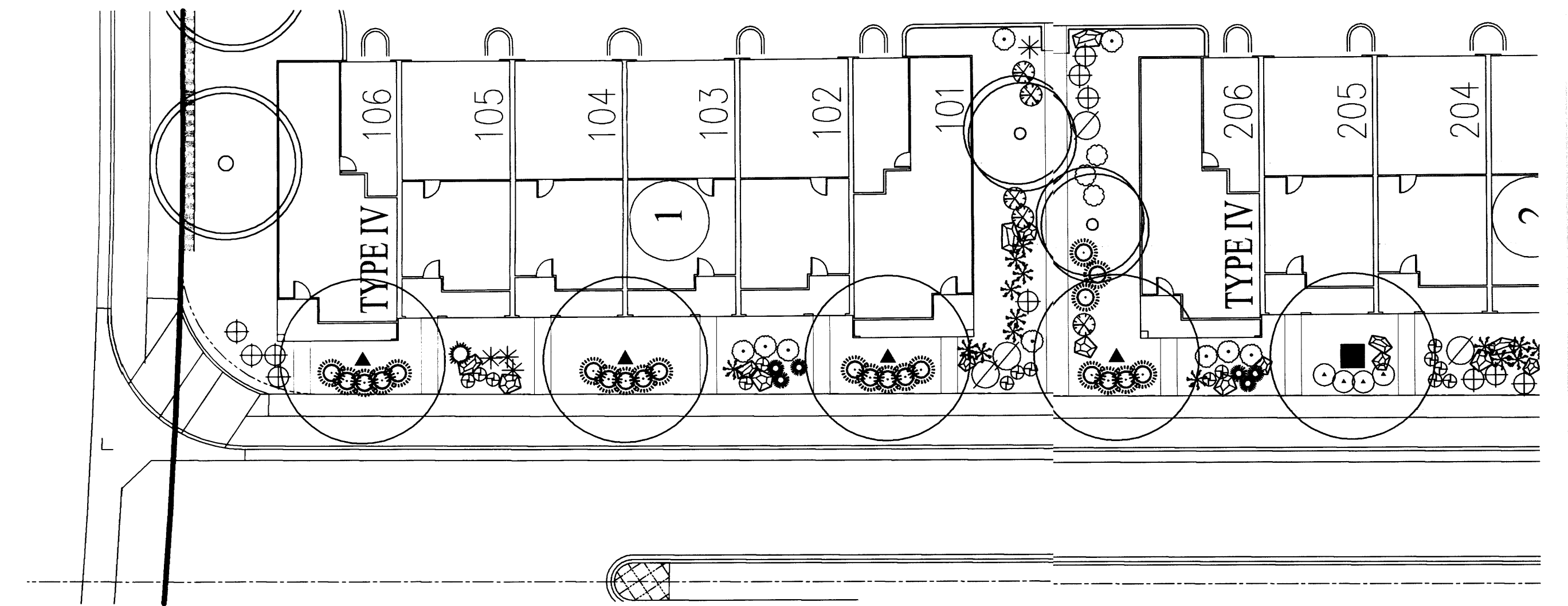
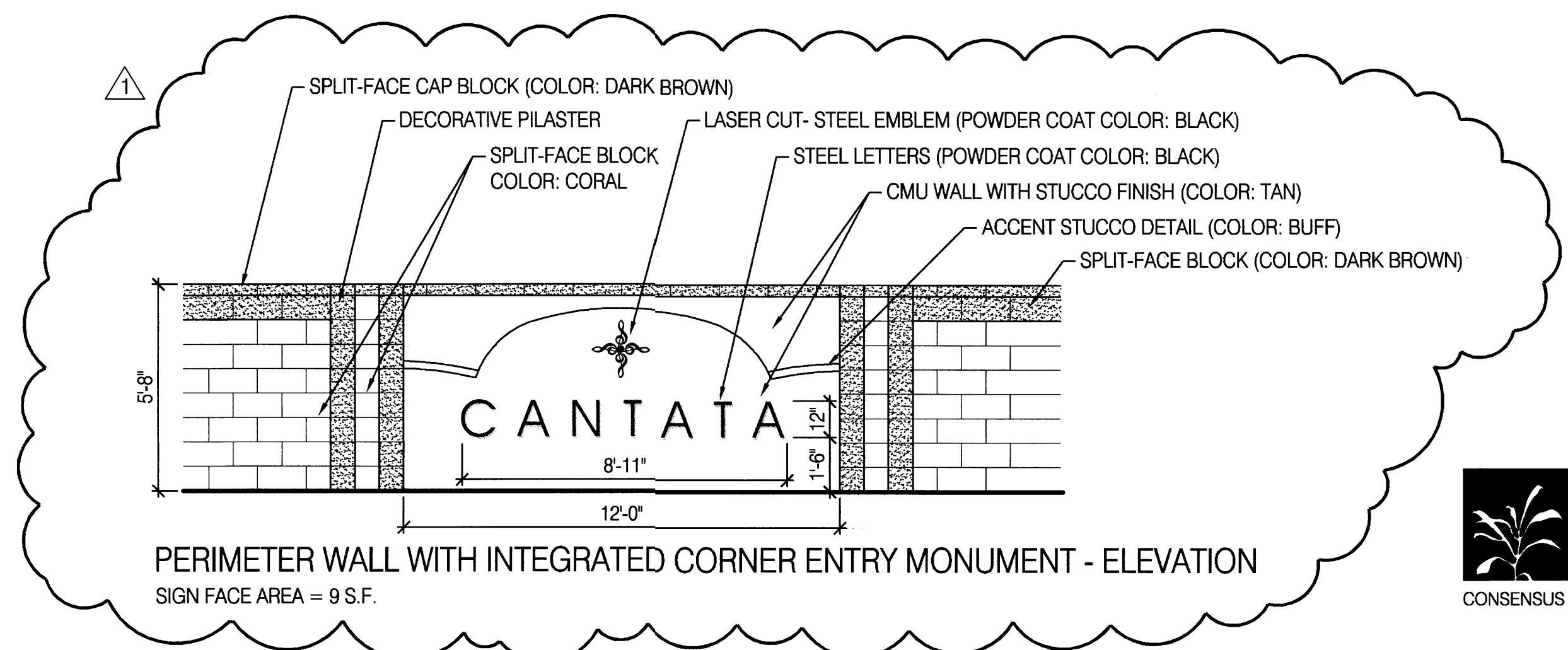
TREE PLANTING

N.T.S.

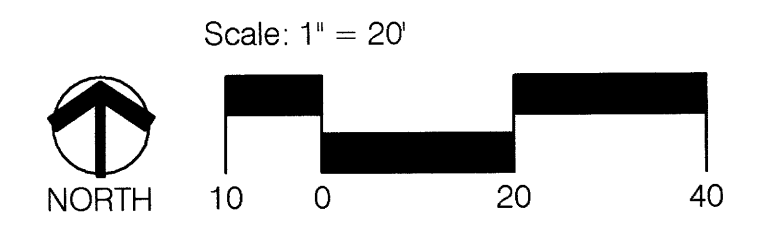
PLANTING DETAILS



PERIMETER WALL OPTIONS



TREELINE EAST LANDSCAPE



CONCEPTUAL LANDSCAPE PLAN

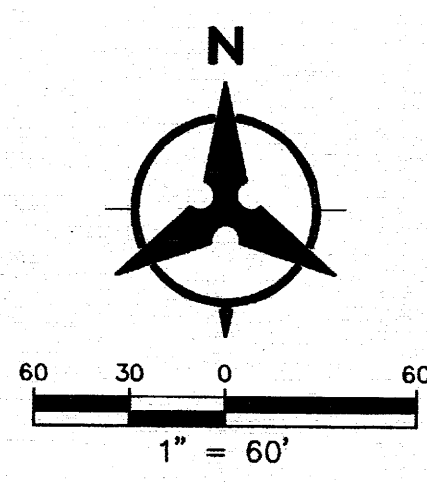
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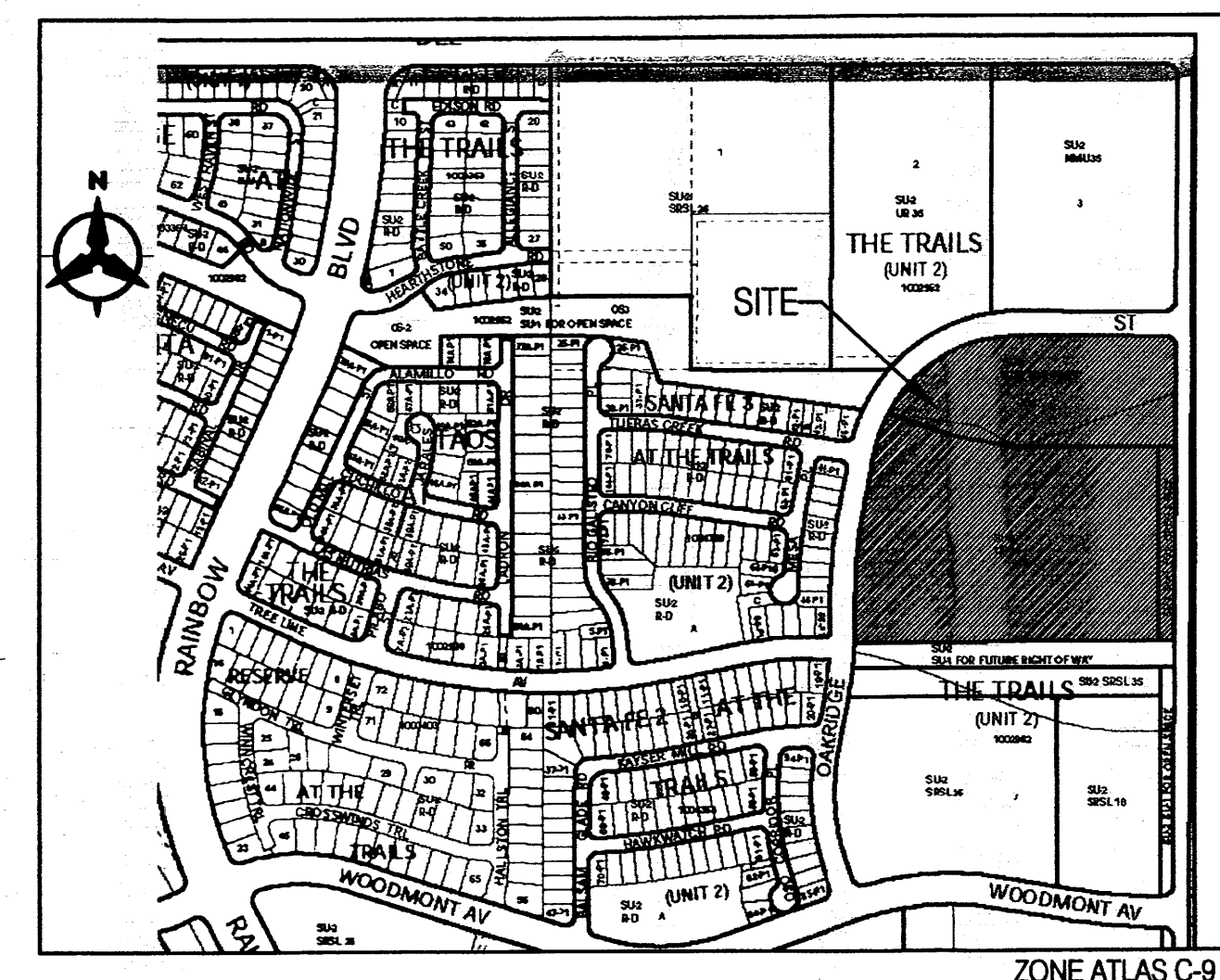
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 Albuquerque, NM 87109

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 ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES



TRACT 2
THE TRAILS UNIT 2

TRACT 3
THE TRAILS UNIT 2



SITE VICINITY MAP

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- (2) FOUR-PLEX ELEVATIONS WITH 2 TWO-STORY UNITS/2 ONE-STORY UNITS
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- (1) THREE-PLEX ELEVATION WITH 1 TWO-STORY UNIT/2 ONE-STORY UNITS

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.

ALLOWABLE DENSITY = 10-20 D.U./ACRE
APPROXIMATE DENSITY = 14.8 D.U./ACRE

PRIVATE OPEN SPACE
REQUIRED - 60 SF PER UNIT 15,600 SF
PROVIDED 36,550 SF

SHARED OPEN SPACE (MIN. DIMENSION OF 40')
REQUIRED - 80 SF PER UNIT 20,800 SF
PROVIDED 24,710 SF

SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1002962
APPLICATION NUMBER:
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:

N/A	DATE
NEW MEXICO UTILITIES	
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	6-27-07
UTILITY APPROVALS	6-27-07
CHRISTINA SANDOVAL	6/27/07
PARKS AND RECREATION DEPARTMENT	10/5/07
BUDDE J. SIMPSON	
CITY ENGINEER/TAMAPCA	
N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	
MICHAEL HUSTON	6/29/07
SOLID WASTE MANAGEMENT	
DRB CHAIRPERSON, PLANNING DEPARTMENT	10/26/07

LEGEND

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

KEYED NOTES

- ① 30' OPEN SPACE SETBACK TO BE OWNED & 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 ISLAND
- ⑨ CLUBHOUSE
- ⑩ GUEST PARKING
- ⑪ BIKE RACK
- ⑫ WALL SIGN
- ⑬ DIRECTORY SIGN
- ⑭ CURB FLUSH WITH PAVEMENT

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS - PRIMARY ACCESS INTO THE DEVELOPMENT WILL BE FROM TREELINE AVENUE. 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 AVENUE 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. IN ADDITION, OAKRIDGE PROVIDES A DIRECT CONNECTION TO THE LINEAR OPEN SPACE AND TRAIL.

BICYCLE ACCESS - THE METROPOLITAN ALBUQUERQUE BICYCLE MAP INDICATES THAT THE CLOSEST BIKE FACILITY IS LOCATED ADJACENT TO PASO DEL NORTE NORTH OF THE PROJECT SITE. EXISTING AND PROPOSED BIKE FACILITIES ALSO EXIST ON RAINBOW, UNIVERSE, AND UNSER BOULEVARDS.

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. THE EXISTING BUS STOP IS EASILY ACCESSED FROM CANTATA VIA THE OPEN SPACE AND TRAIL SYSTEM; THE STOP IS LESS THAN 1/4 MILE FROM THE DEVELOPMENT.

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 BUILDINGS): 10'

INTERIOR REAR: 5' TO ALLEY
INTERIOR REAR (BETWEEN BUILDINGS): 30' MIN.

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

PARKING:
PARKING WILL BE PROVIDED IN COMPLIANCE WITH THE VOLCANO HEIGHTS SDP (1.0 SPACE PER ONE BEDROOM AND STUDIO, 1.5 SPACES PER 2 BEDROOMS, AND 2.0 SPACES FOR 3 OR MORE BEDROOMS)

REQUIRED:	
106 ONE BEDROOM UNITS AT 1.0/PER 106 SPACES	
98 TWO BEDROOM UNITS AT 1.5/PER 147 SPACES	
56 THREE BEDROOM UNITS AT 2.0/PER 112 SPACES	
TOTAL REQUIRED	365 SPACES
PROVIDED:	
GARAGE PARKING	414 SPACES
GUEST PARKING	58 SPACES
ON-STREET PARKING	73 SPACES
TOTAL PROVIDED	545 SPACES

LIGHTING - LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. LIGHTING SHALL BE SHIELDED SOURCE AND NIGHT SKY COMPLIANT.

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

PERIMETER WALLS - PERIMETER WALLS AS ILLUSTRATED ON SHEET 2 OF 15 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. WALL MOUNTED SIGNAGE SHALL BE PROVIDED ON THE PERIMETER WALL AT THE INTERSECTIONS OF OAKRIDGE AND UNIVERSE, AND TREELINE AND UNIVERSE.

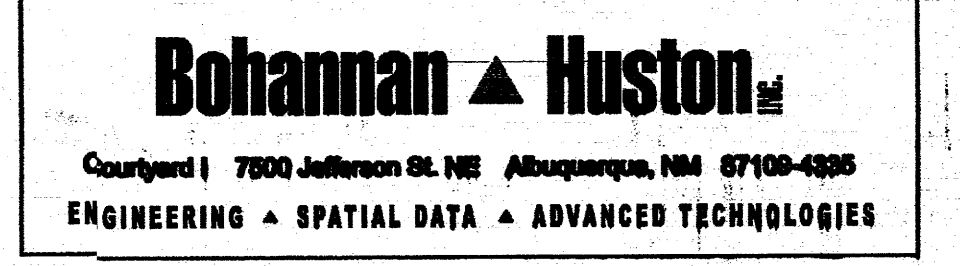
SITE DEVELOPMENT PLAN
FOR SUBDIVISION AND BUILDING PERMIT

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
8/22/07

AA REVISION 4-15-11



TRACT OS-3

THE TRAILS UNIT 2

TRACT 7

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: (3%) 4,906 S.F.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	WATER USE
TREES				
	AESCULUS HIPPOCASTANUM HORSE CHESTNUT	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 ASH	2" B&B	35' HT. X 30' SPR.	MEDIUM +
	GLEDITSIA TRIACANTHOS 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 POWIS CASTLE POWIS 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 AUGUSTIFOLIA 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 MULHY GRASS	1 GALLON	4' O.C. 3' HT. X 3' SPR.	MEDIUM
	NASELLA TENNISIMMA 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.)			

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 3/4" AND 1/2" 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 MOW 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 GROUND COVER 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.

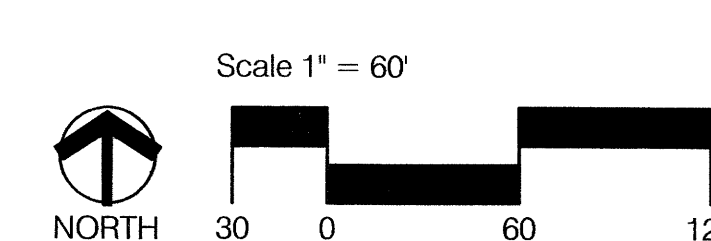
REVISIONS TO THE LANDSCAPE PLAN WERE MADE IN AN EFFORT TO CONSERVE WATER. SMALLER AREAS OF TURF WERE REMOVED AND REPLACED WITH SHRUBS AND GROUND COVERS, AND THE NUMBER OF TREES WERE REDUCED WHILE STILL MEETING THE REQUIRED QUANTITY.

TREES REQUIRED	183 TREES
1 PER GROUND UNIT/1 PER 2 SECOND STORY UNIT	55 TREES
PARKING AREA TREES (1 PER 10 PARKING SPACES)	99 TREES
STREET TREES (1 PER 30 LF OF STREET FRONTAGE)	33 TREES
TOTAL REQUIRED	370 TREES

TREES PROVIDED 341 TREES

CONCEPTUAL LANDSCAPE PLAN

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT CANTATA AT THE TRAILS

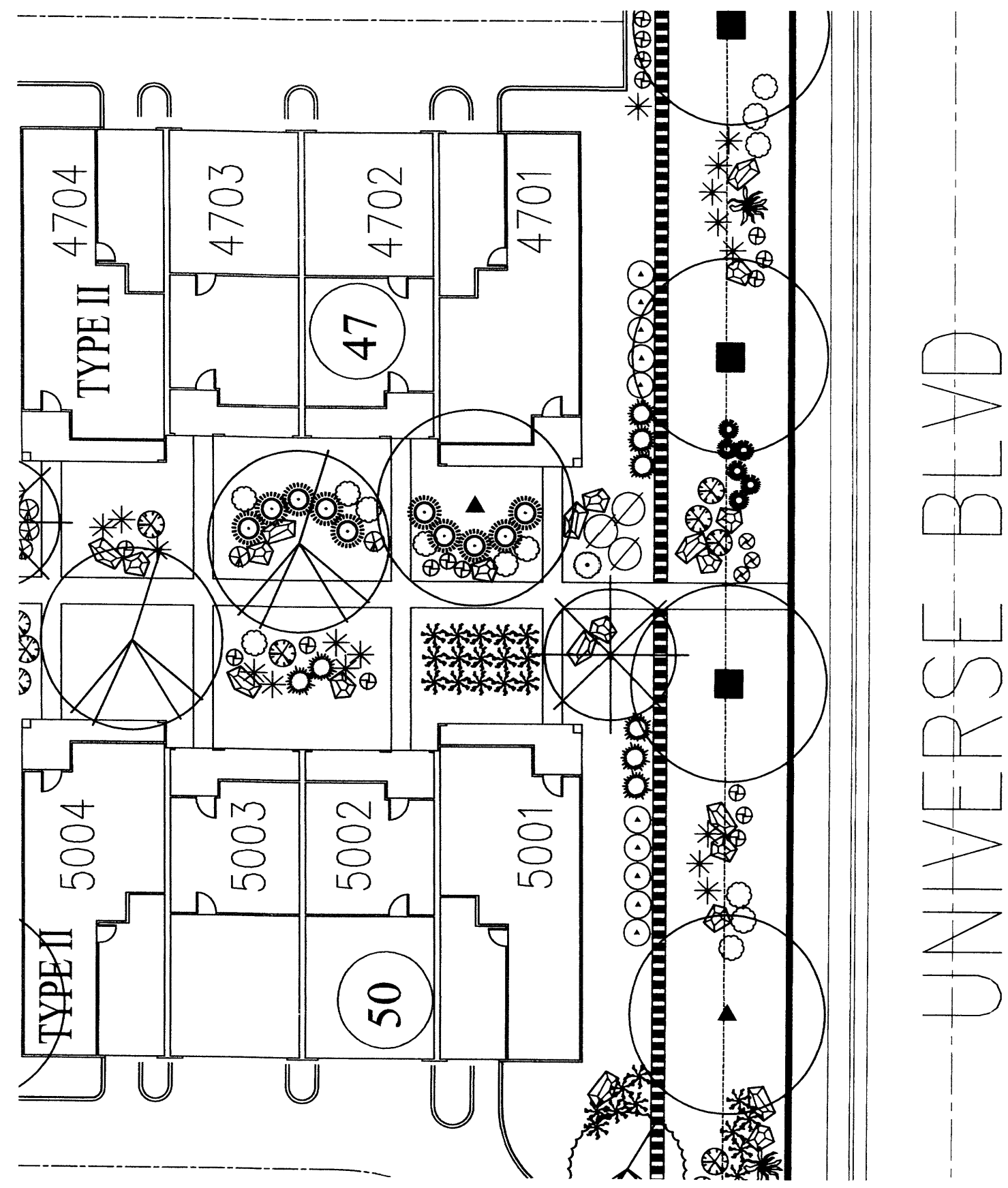


Scale 1" = 60'
 CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

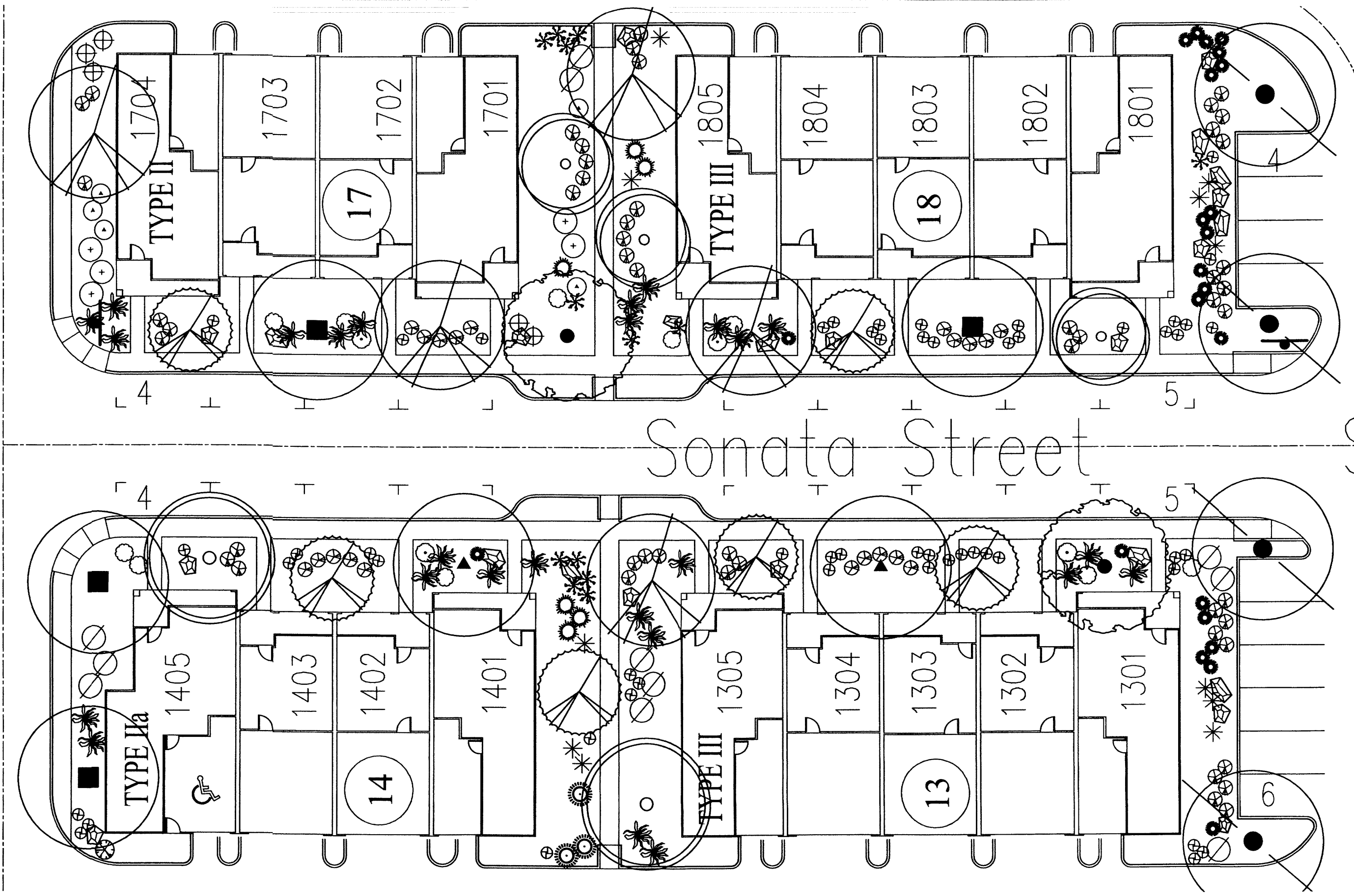
Prepared for:
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Prepared by:
 Bohannon Huston
 7500 Jefferson NE
 Albuquerque, NM 87109

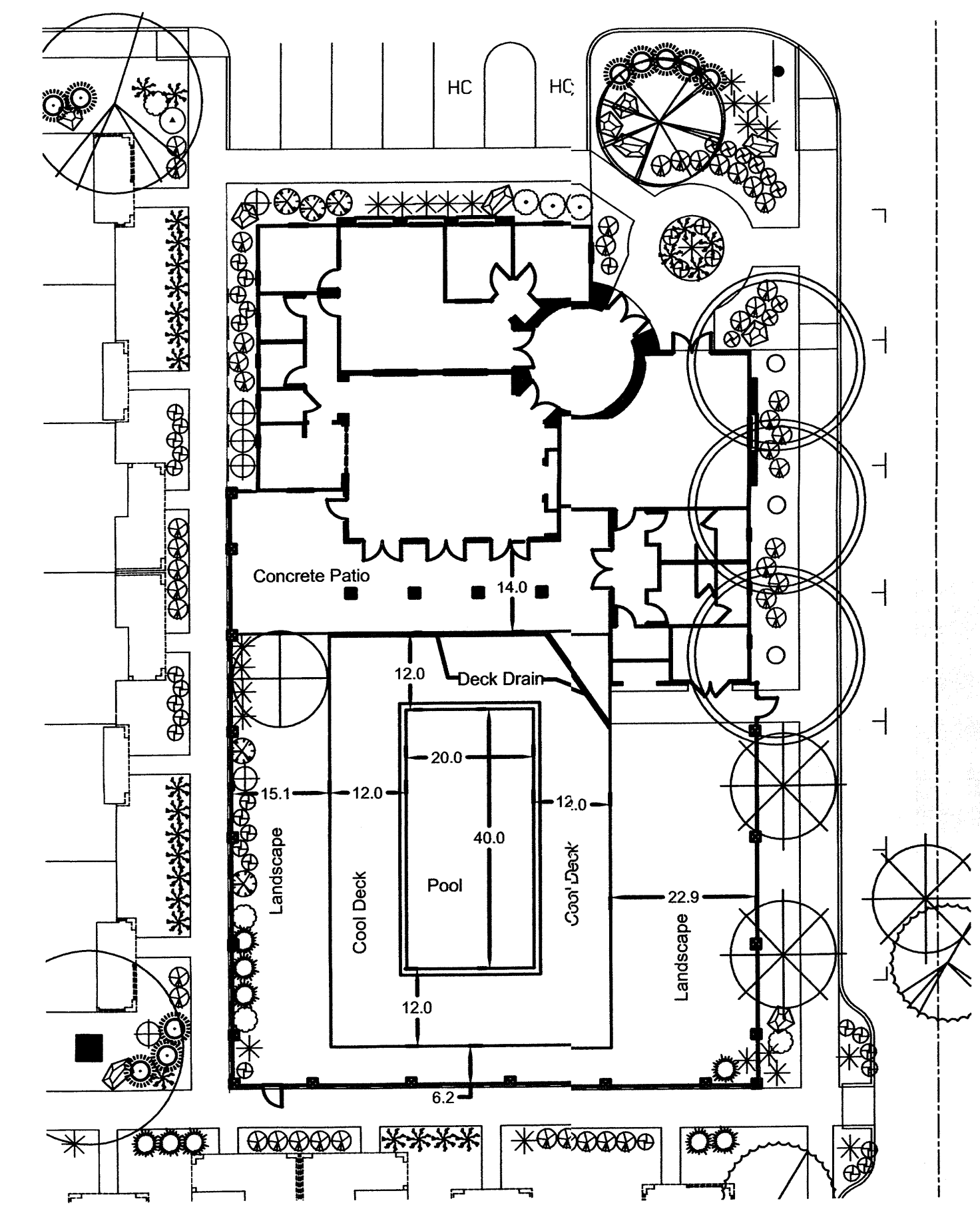
Bohannon Huston
 Courtyard | 7500 Jefferson St. NE | Albuquerque, NM 87108-4335
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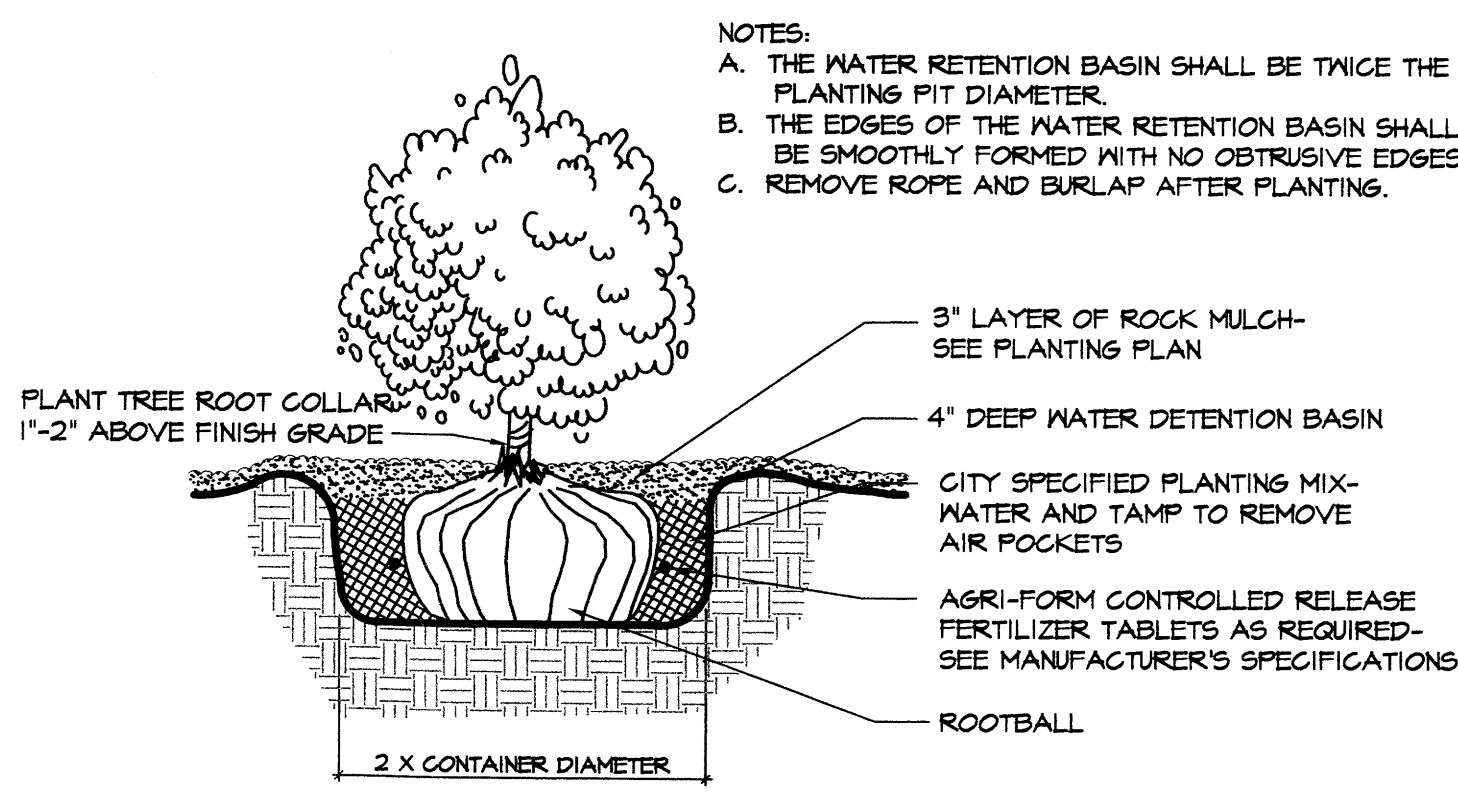
UNIVERSE BOULEVARD LANDSCAPE



INTERNAL STREET LANDSCAPE

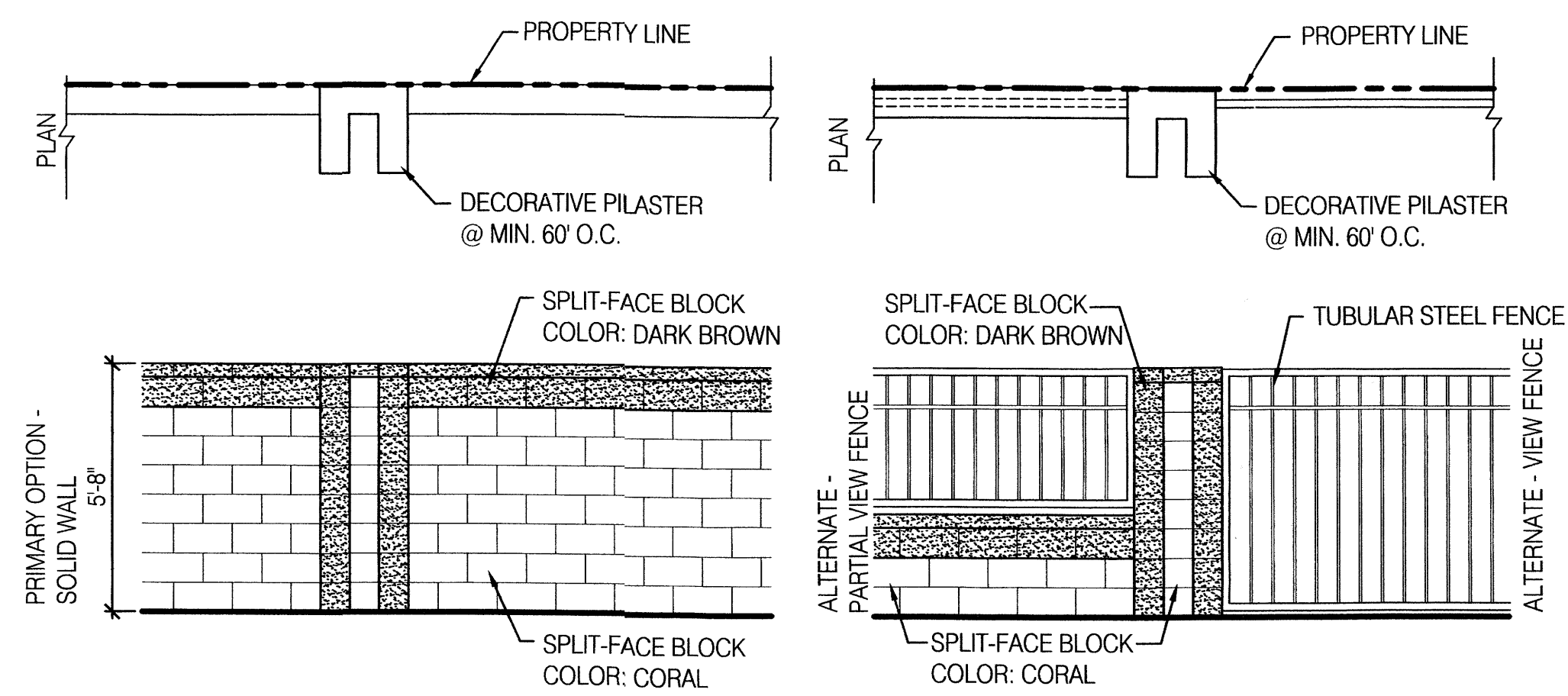


CLUBHOUSE/POOL LANDSCAPE

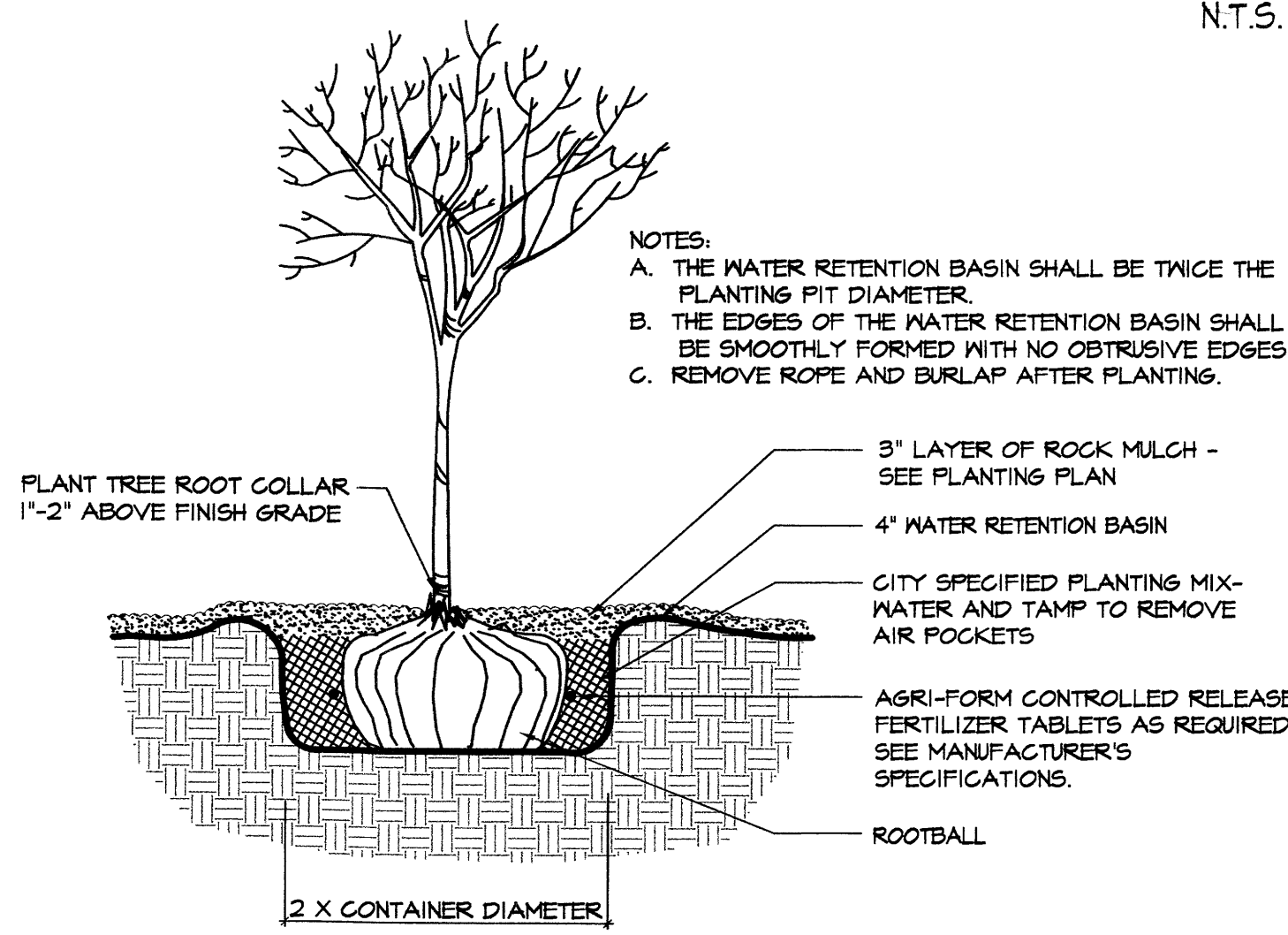


SHRUB PLANTING

N.T.S.

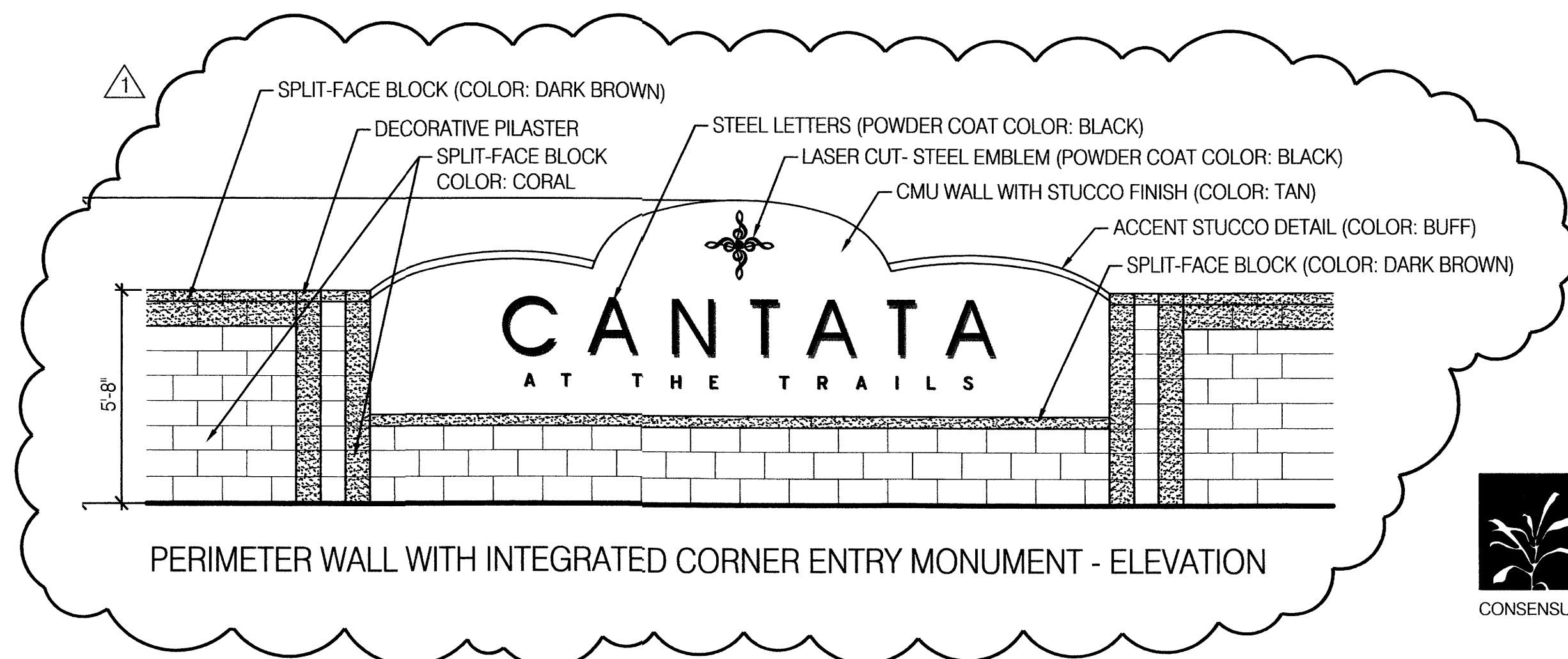


PERIMETER WALL OPTIONS



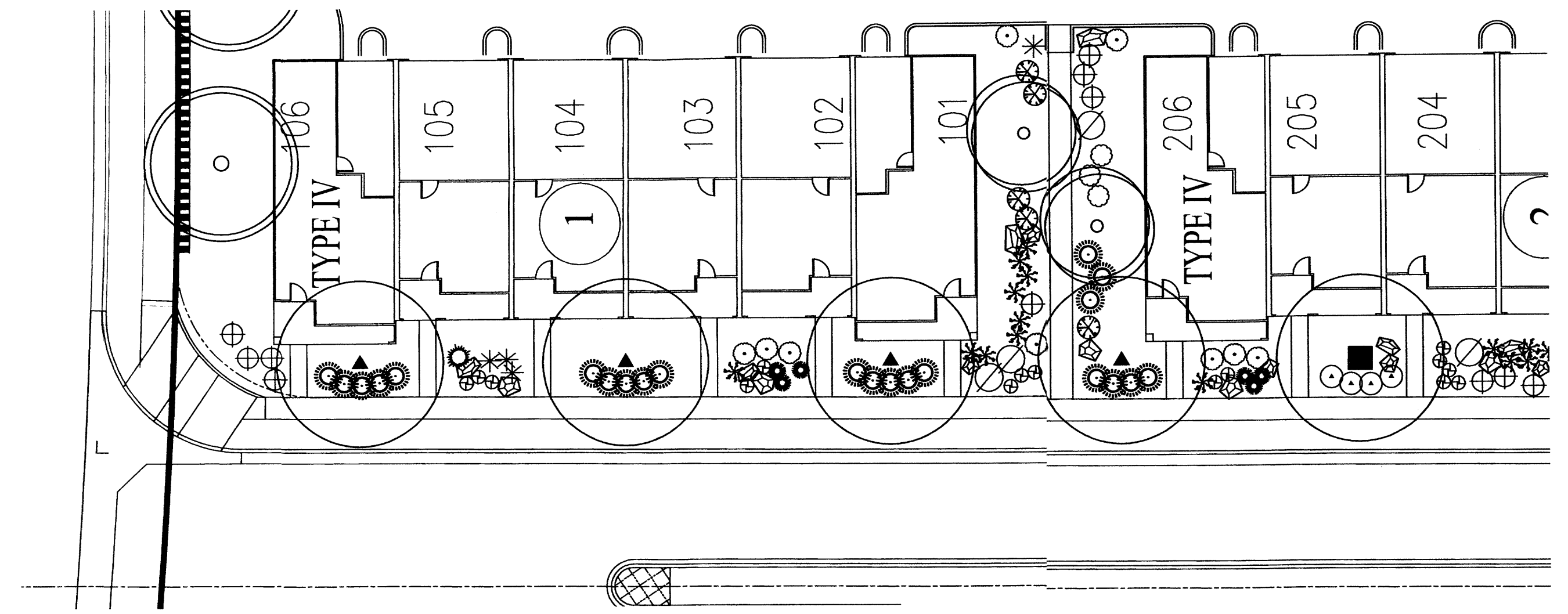
TREE PLANTING

N.T.S.

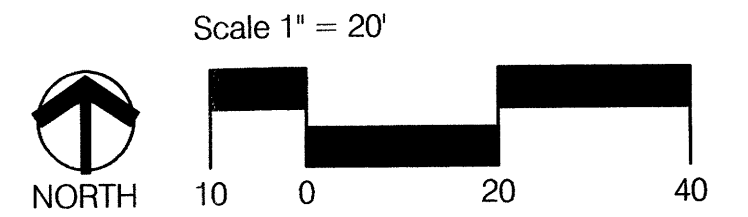


PERIMETER WALL WITH INTEGRATED CORNER ENTRY MONUMENT - ELEVATION

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 e-mail: cp@consensusplanning.com



TREELINE EAST LANDSCAPE



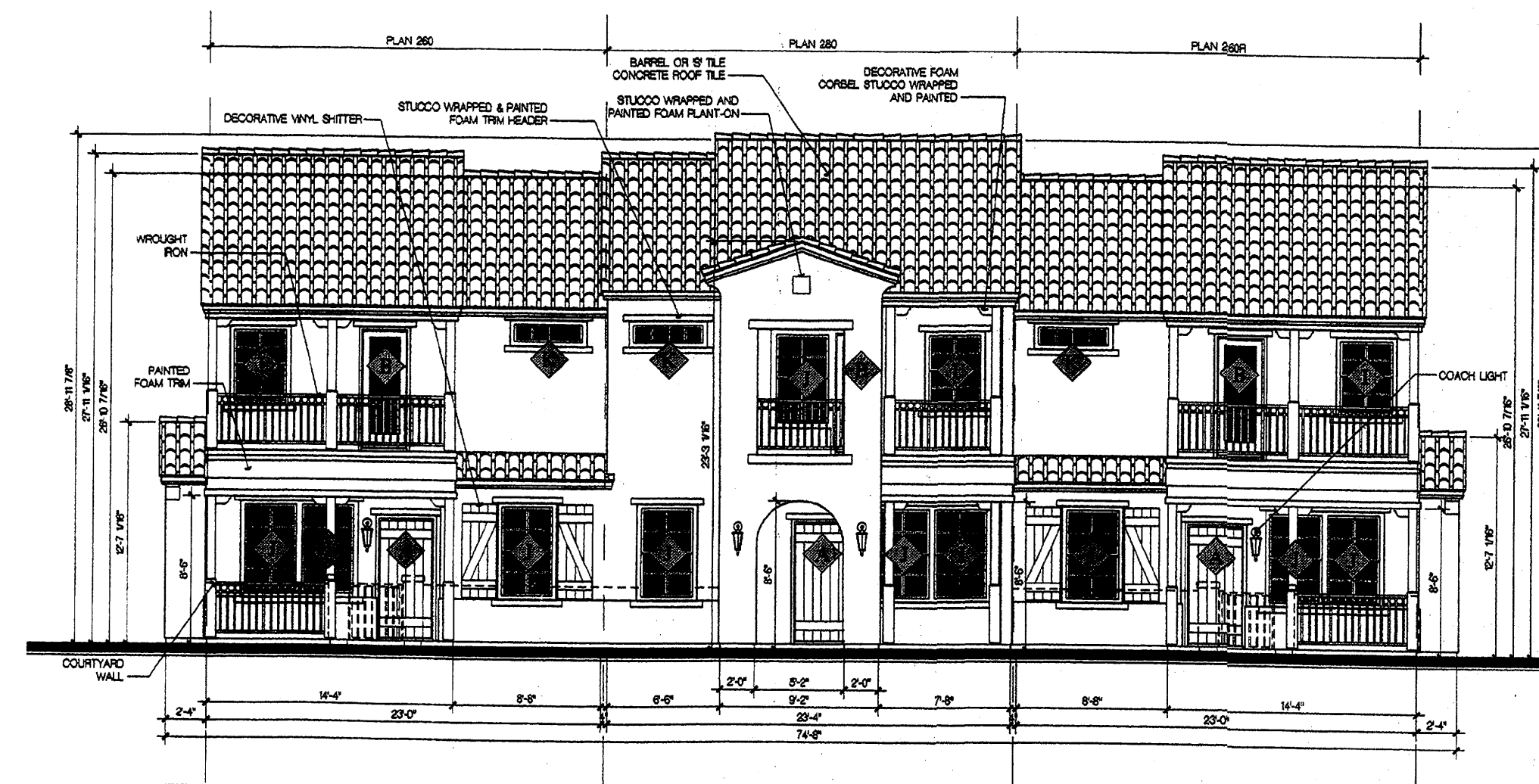
CONCEPTUAL LANDSCAPE PLAN

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT
 CANTATA AT THE TRAILS

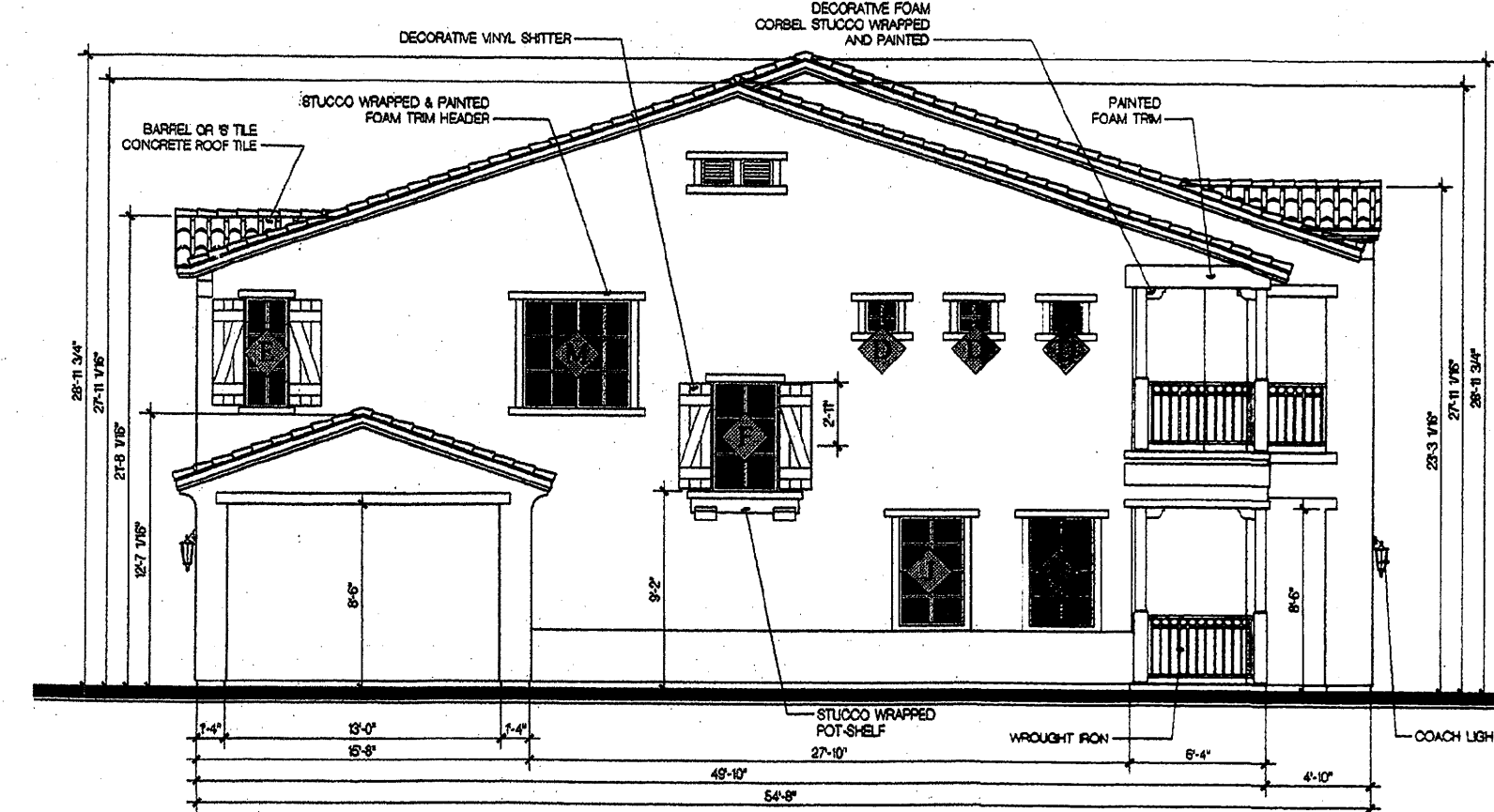
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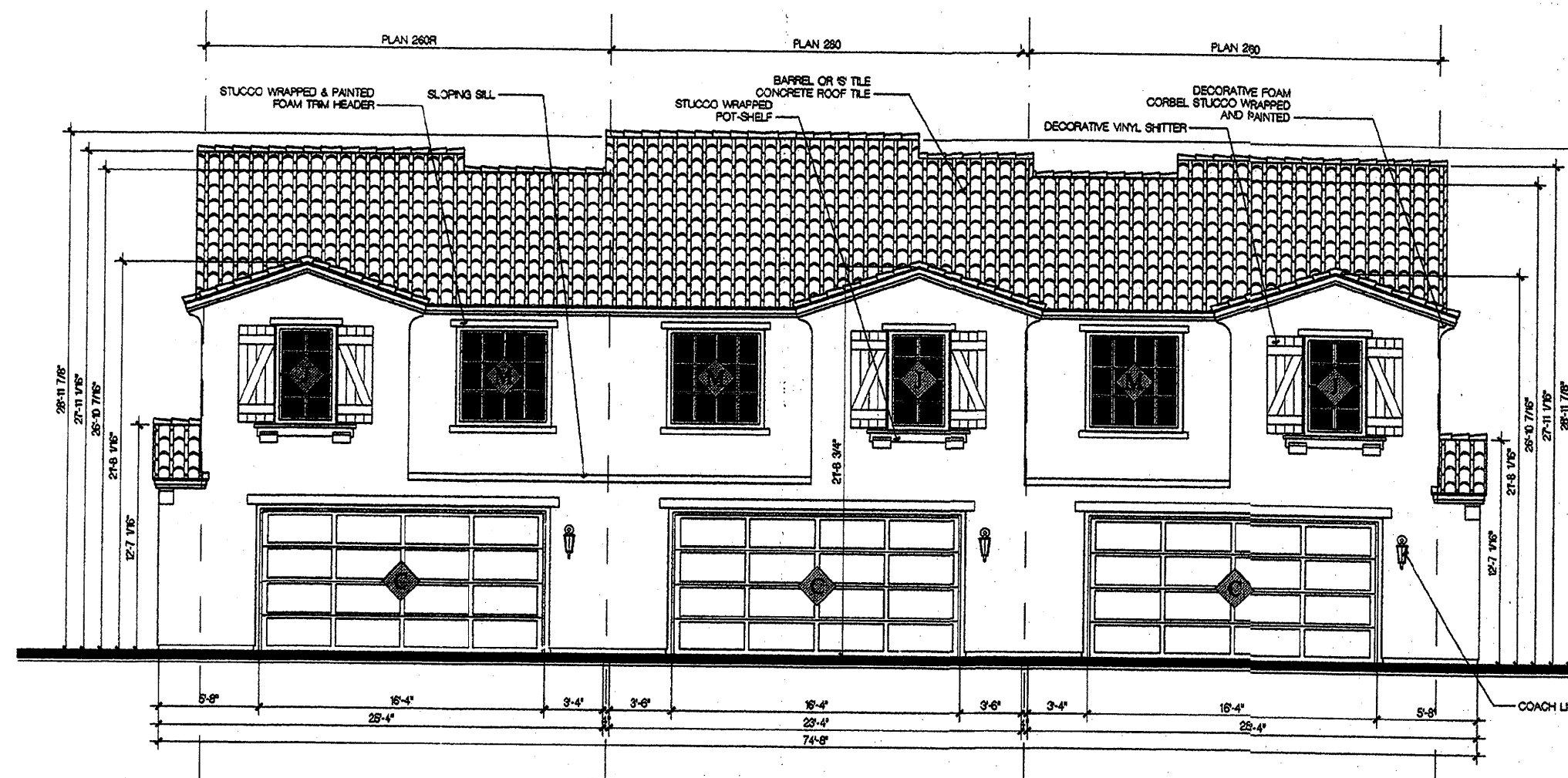
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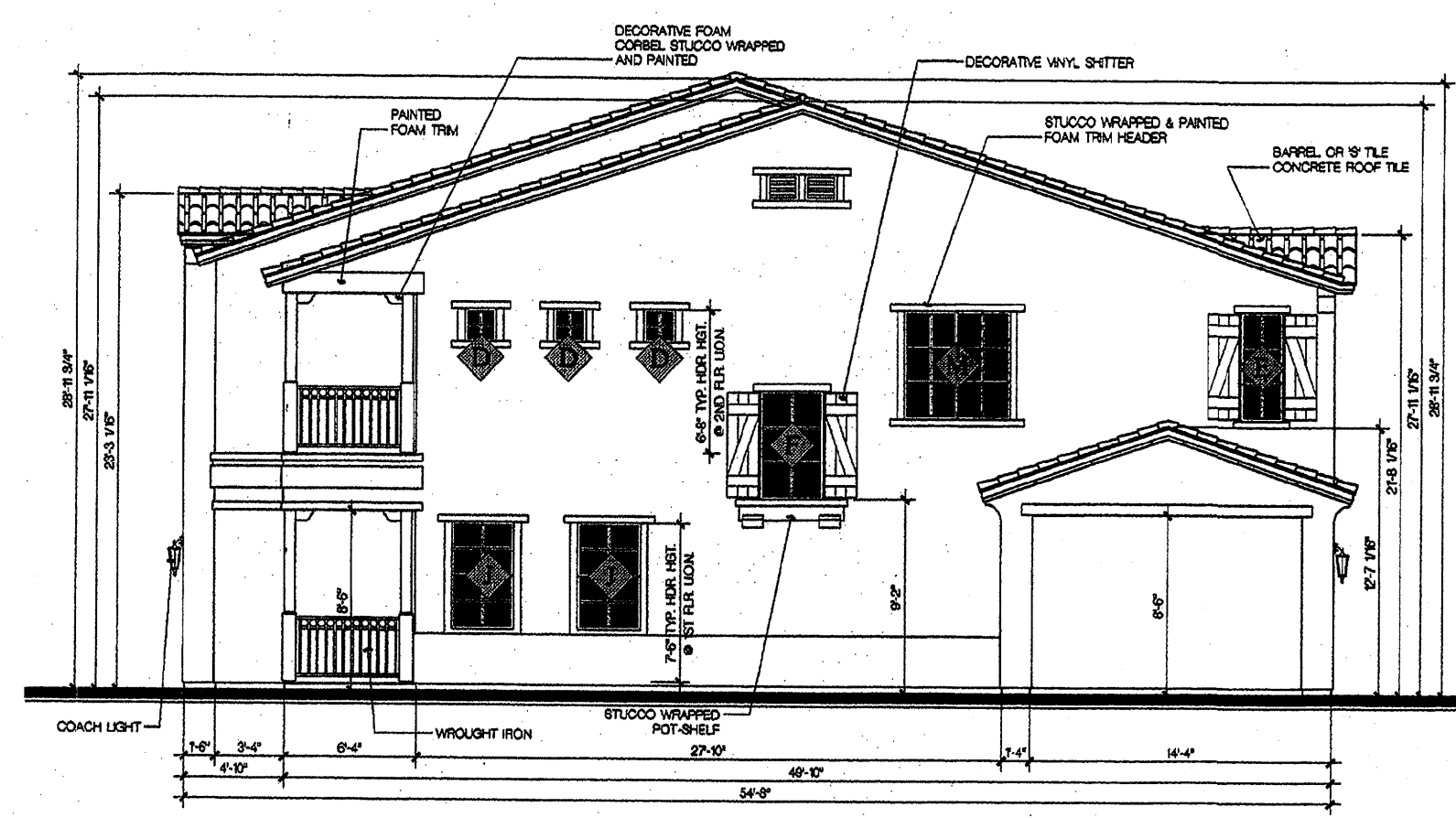
Front



Left

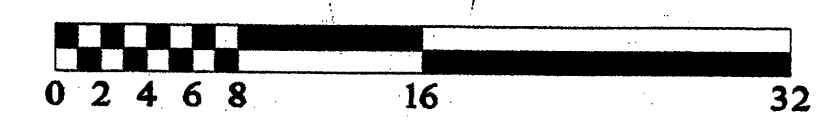


Rear



Right

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



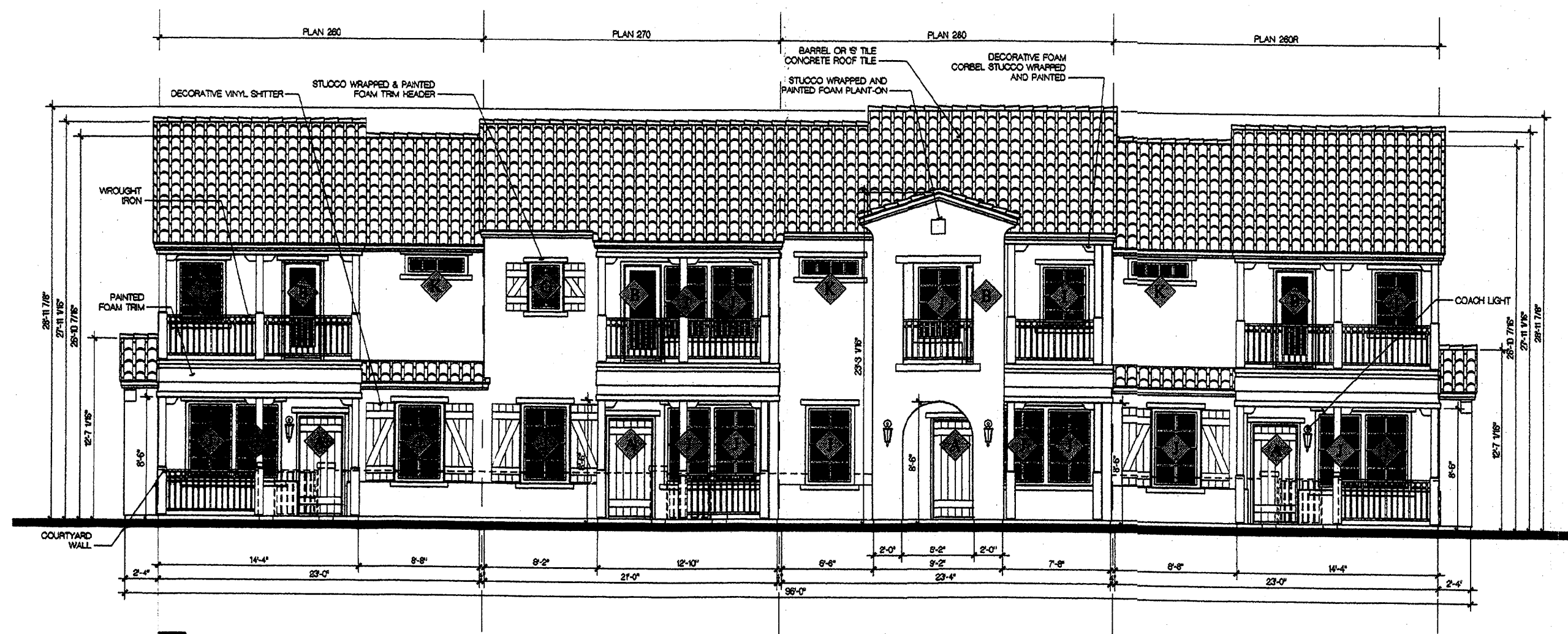
Conceptual 3-Plex Building Elevation; B Elevation
Cantata
Tract 5 at the Trails
Albuquerque, NM

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

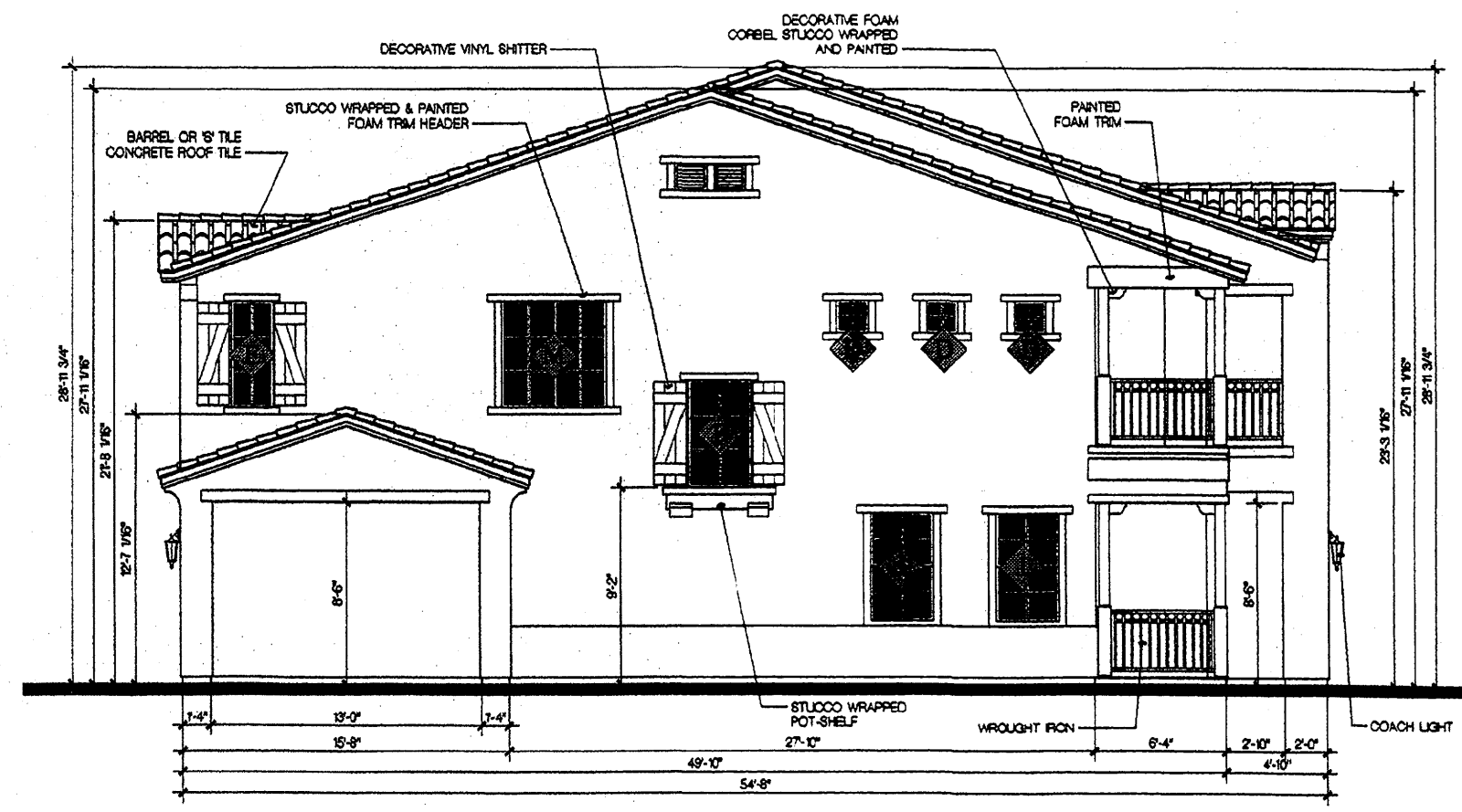
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASICA/GARAGE:	DE6210 MIDNIGHT BROWN
DOORS/SHUTTERS:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASICA/GARAGE:	DE6062 TEA BAG
DOORS/SHUTTERS:	DEA148 SUNKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	105 BAMBOO
TRIM:	DE6139 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

DOOR & WINDOW SCHEDULE	
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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

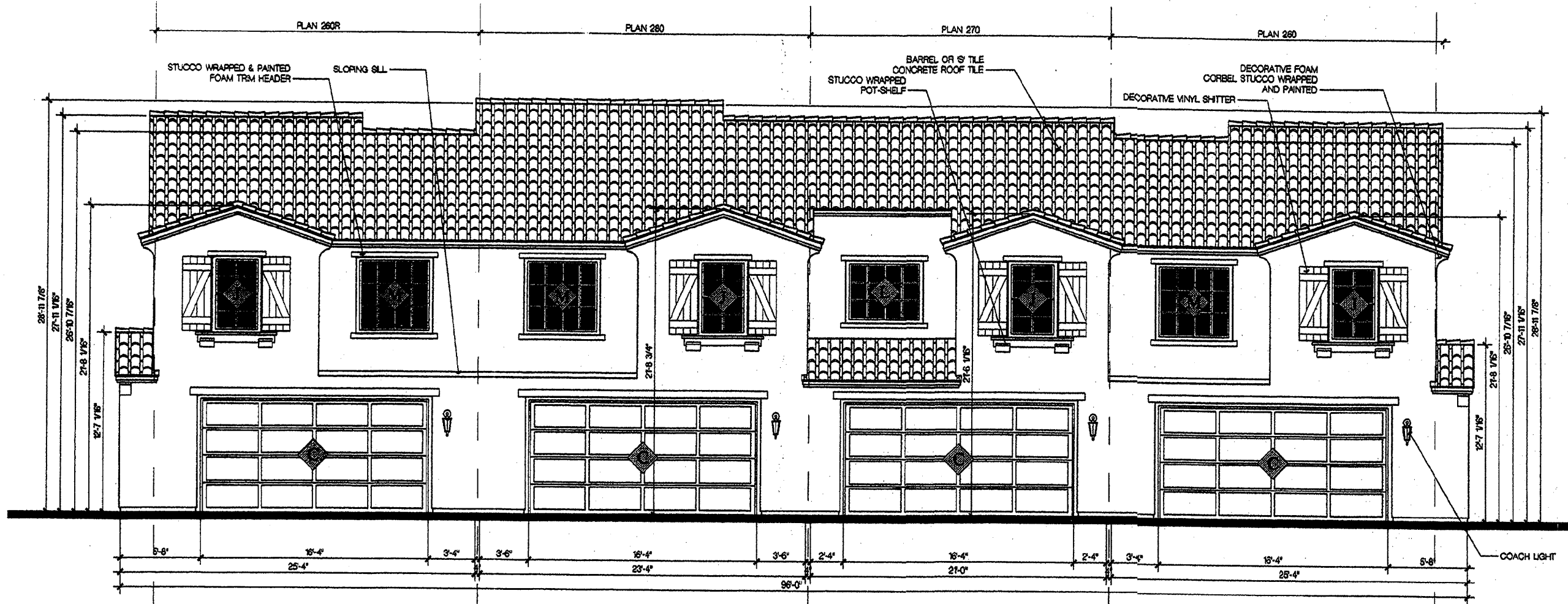
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PAINT:	DUNN EDWARDS
ROOF:	EAGLE ROOFING



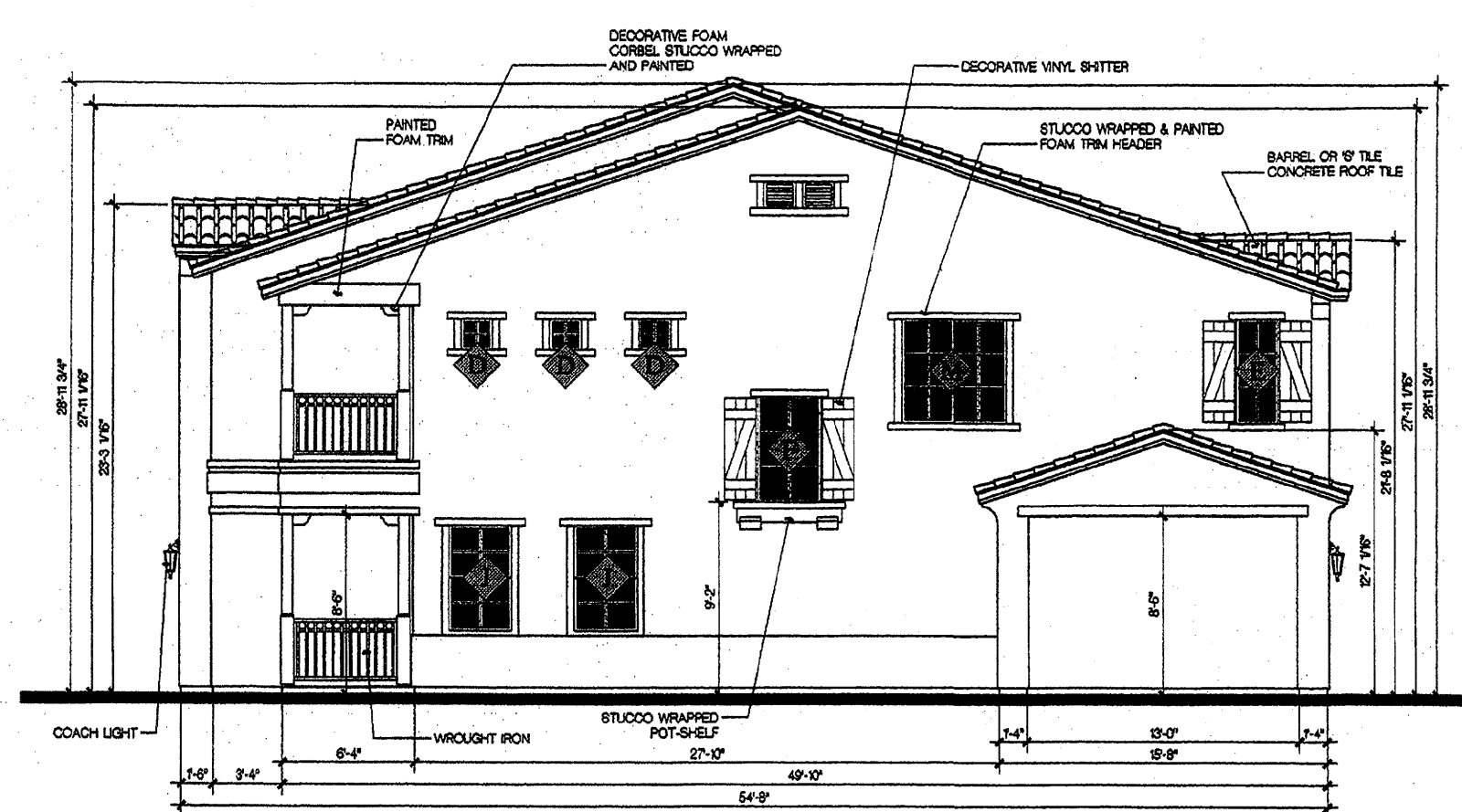
Front



Left

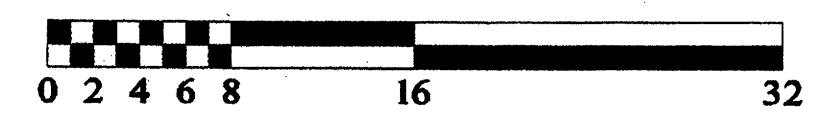


Rear



Right

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



Conceptual 4 - Plex Building Elevation; B Elevation
 Cantata
 Tract 5 at the Trails
 Albuquerque, NM

Longford Homes

KTGY Job No: 2006-1124

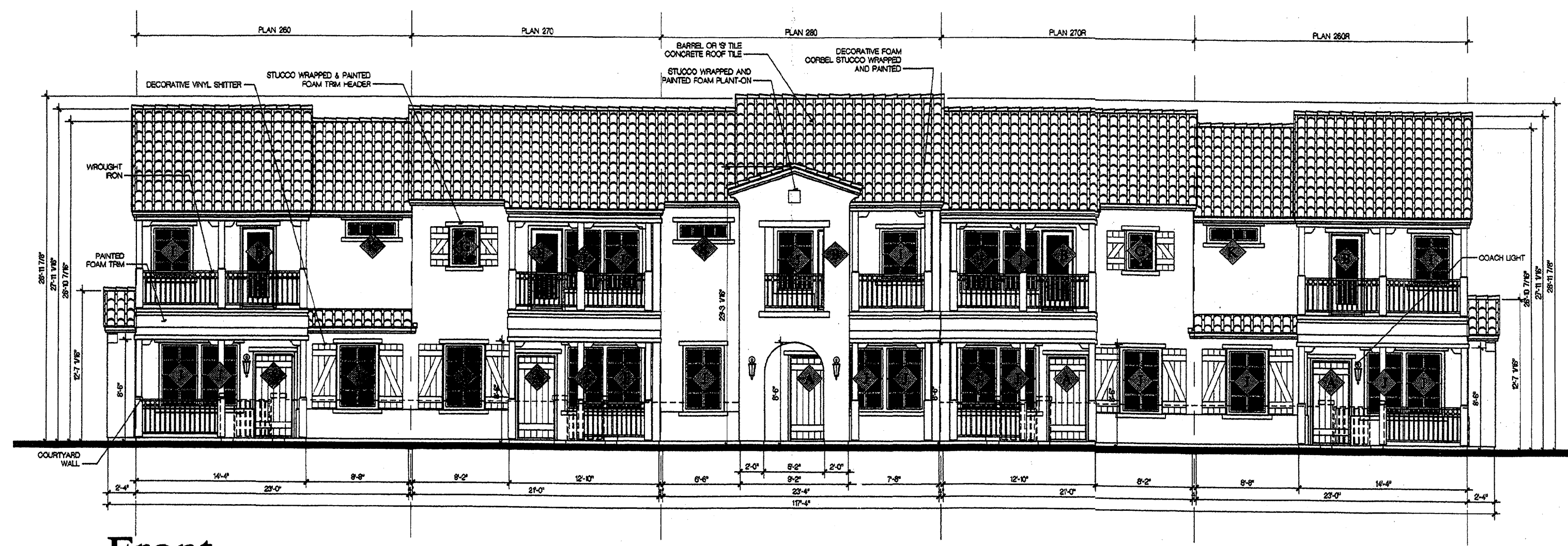


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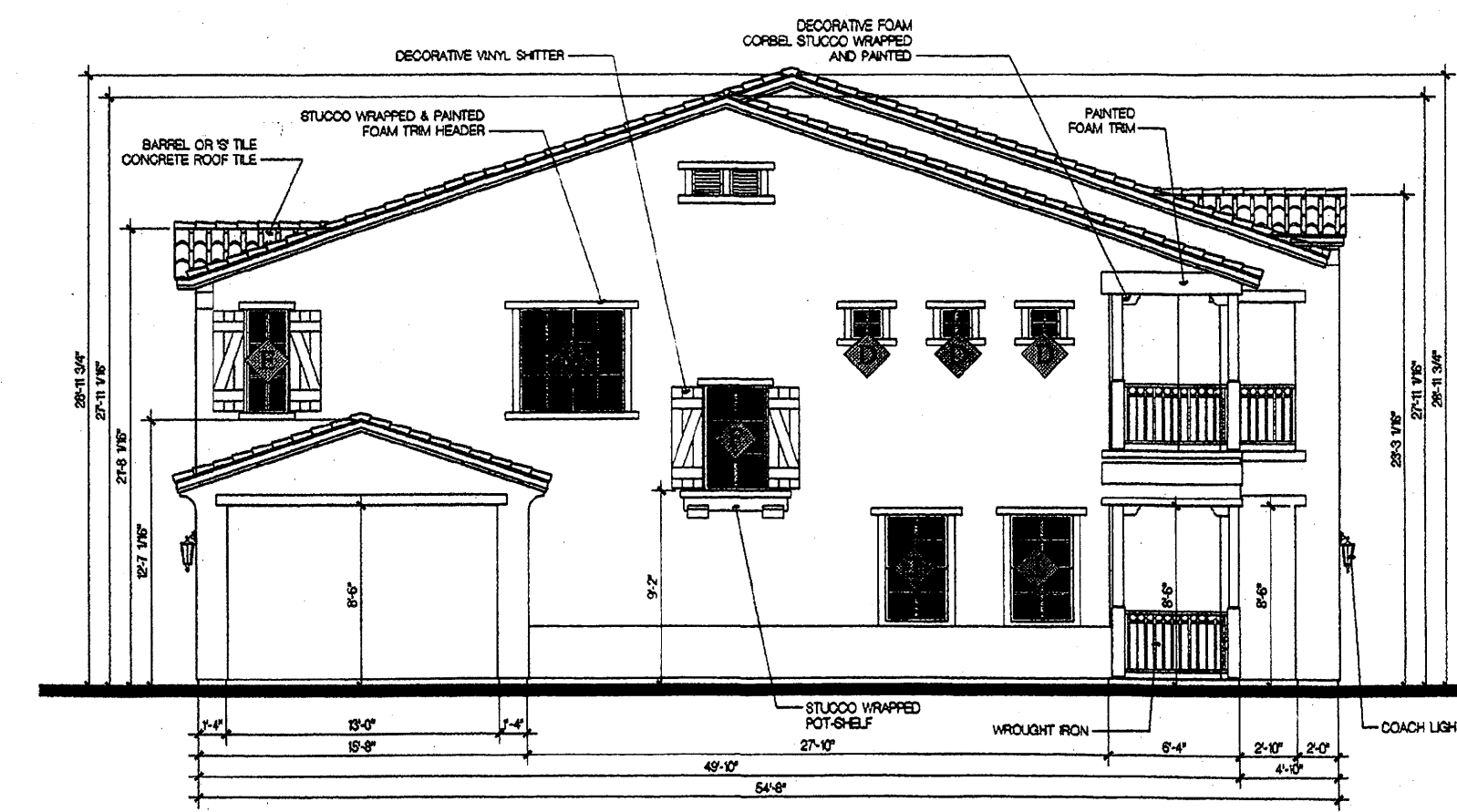
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040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

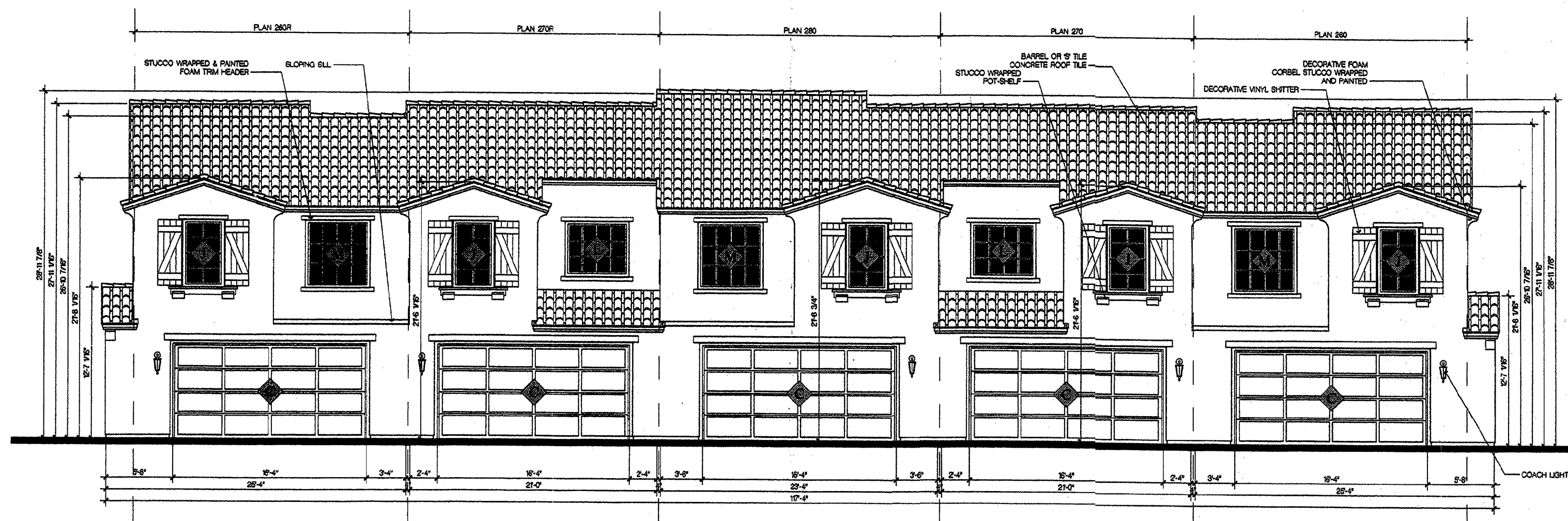
NOTES
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 PAINT: DUNN EDWARDS
 ROOF: EAGLE ROOFING



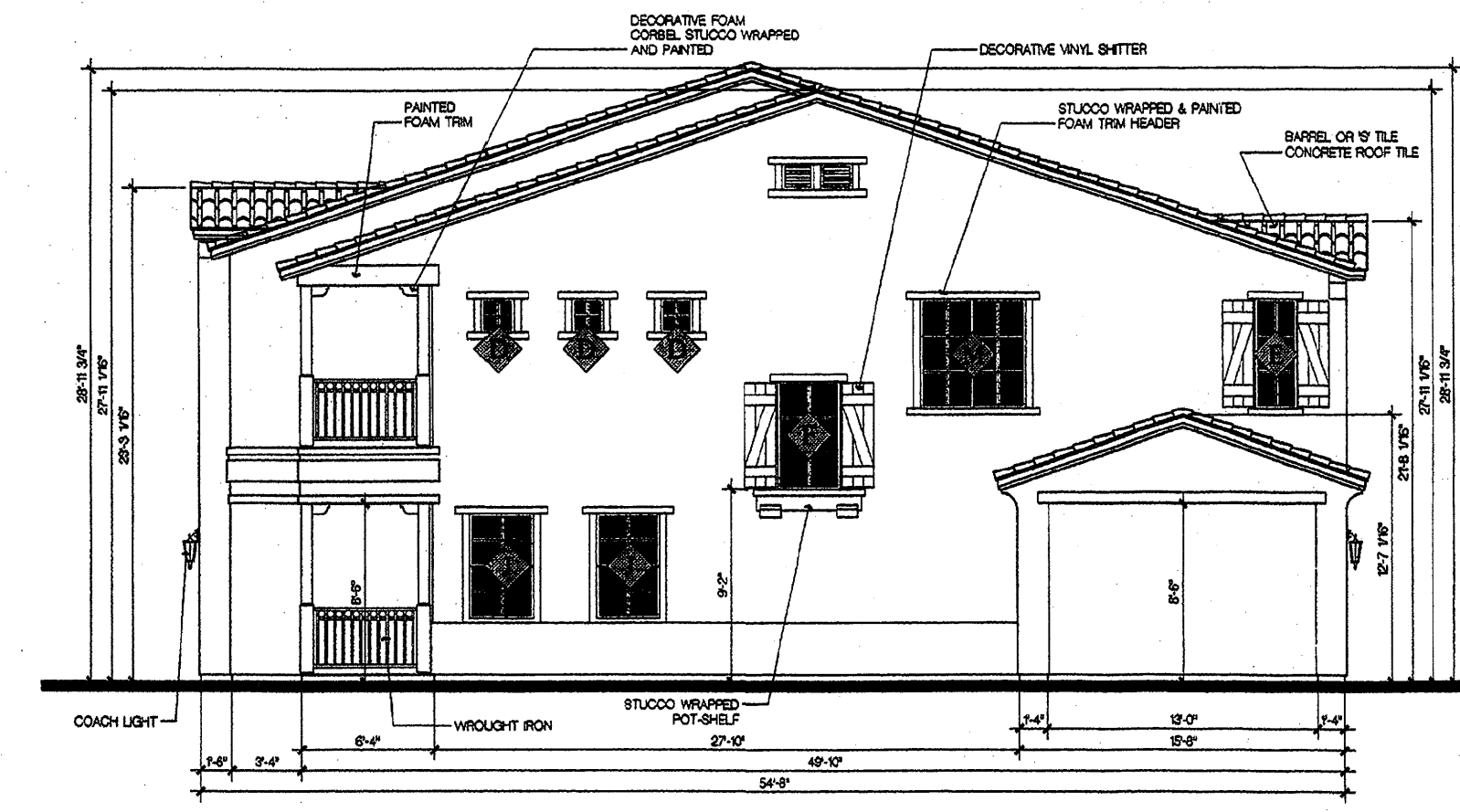
Front



Left

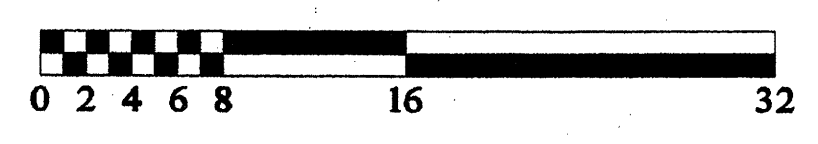


Rear



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

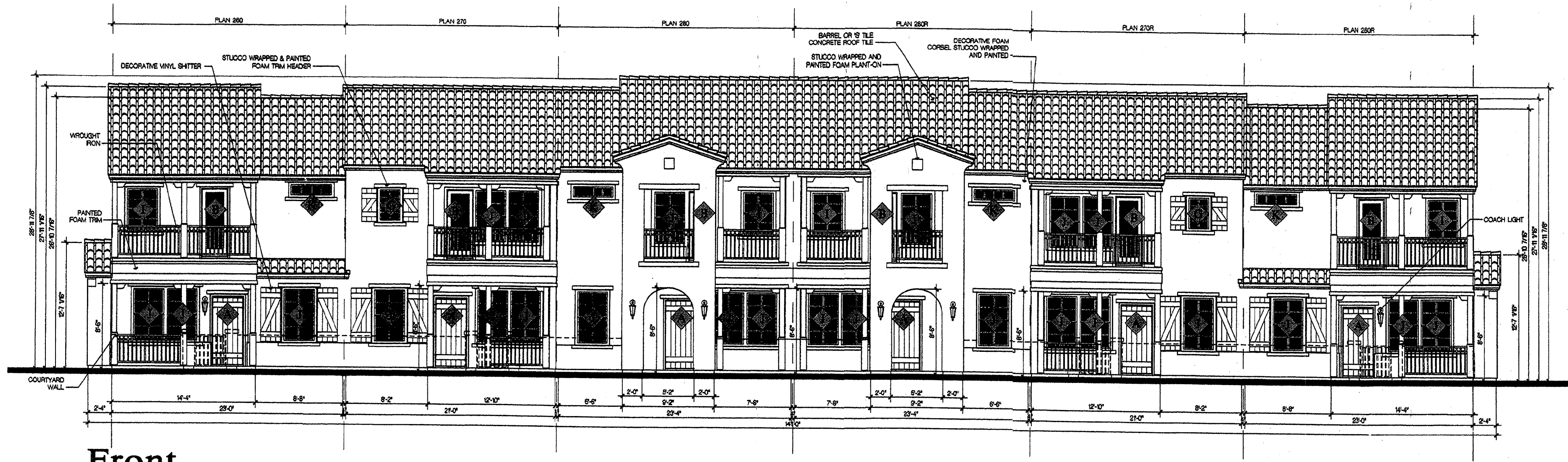


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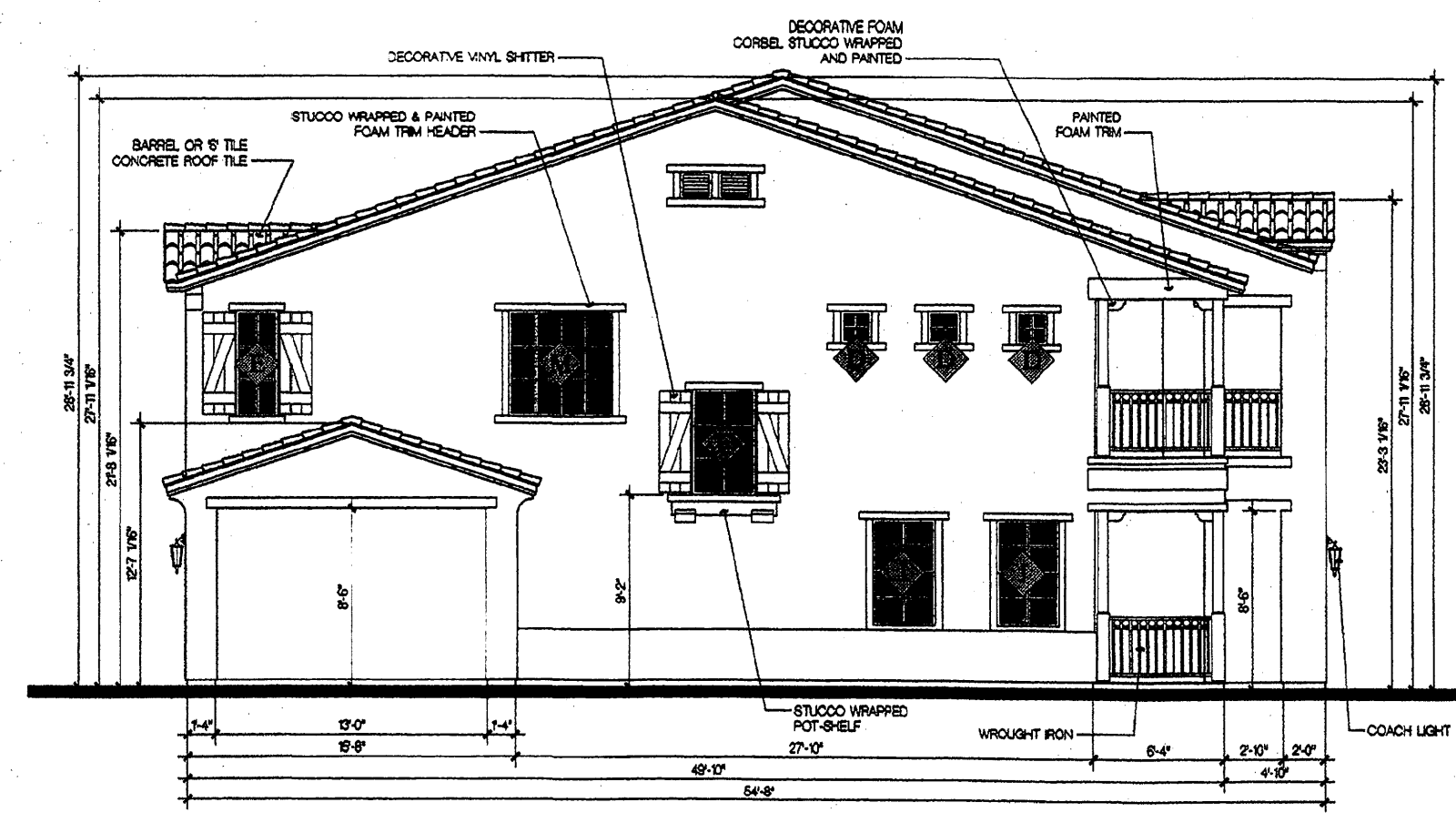
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	16080 GARAGE DOOR
D	1616 FIXED GLASS WINDOW
E	2050 FIXED GLASS WINDOW
F	3050 FIXED GLASS WINDOW
G	2030 SINGLE HUNG WINDOW
H	2650 SINGLE HUNG WINDOW
I	3040 SINGLE HUNG WINDOW
J	3050 SINGLE HUNG WINDOW
K	4010 SLIDING GLASS WINDOW
L	5040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

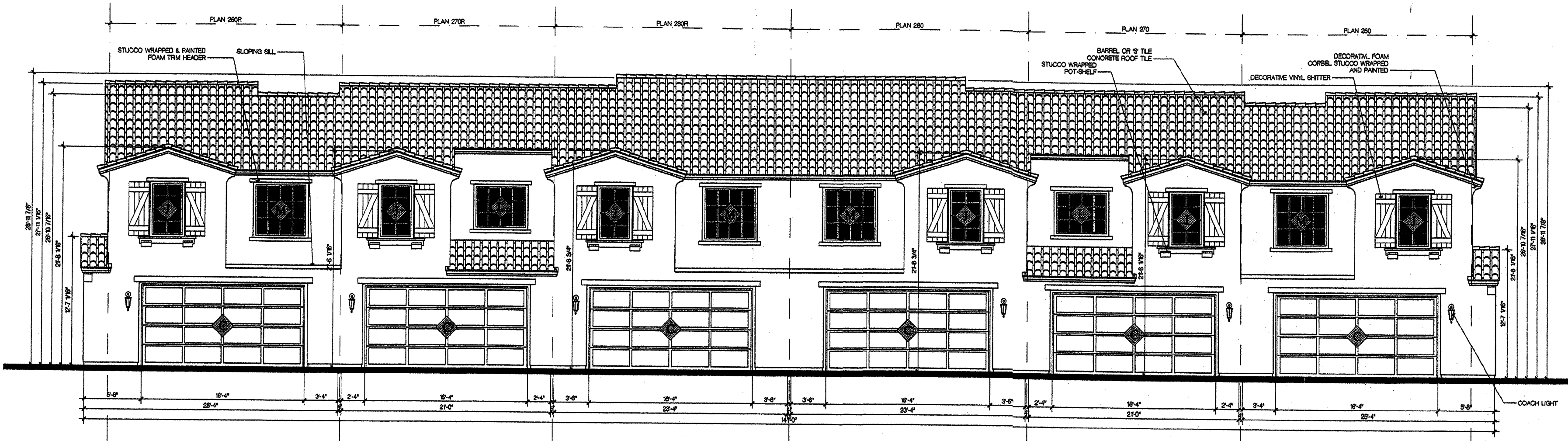
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 PAINT: DUNN EDWARDS
 ROOF: EAGLE ROOFING



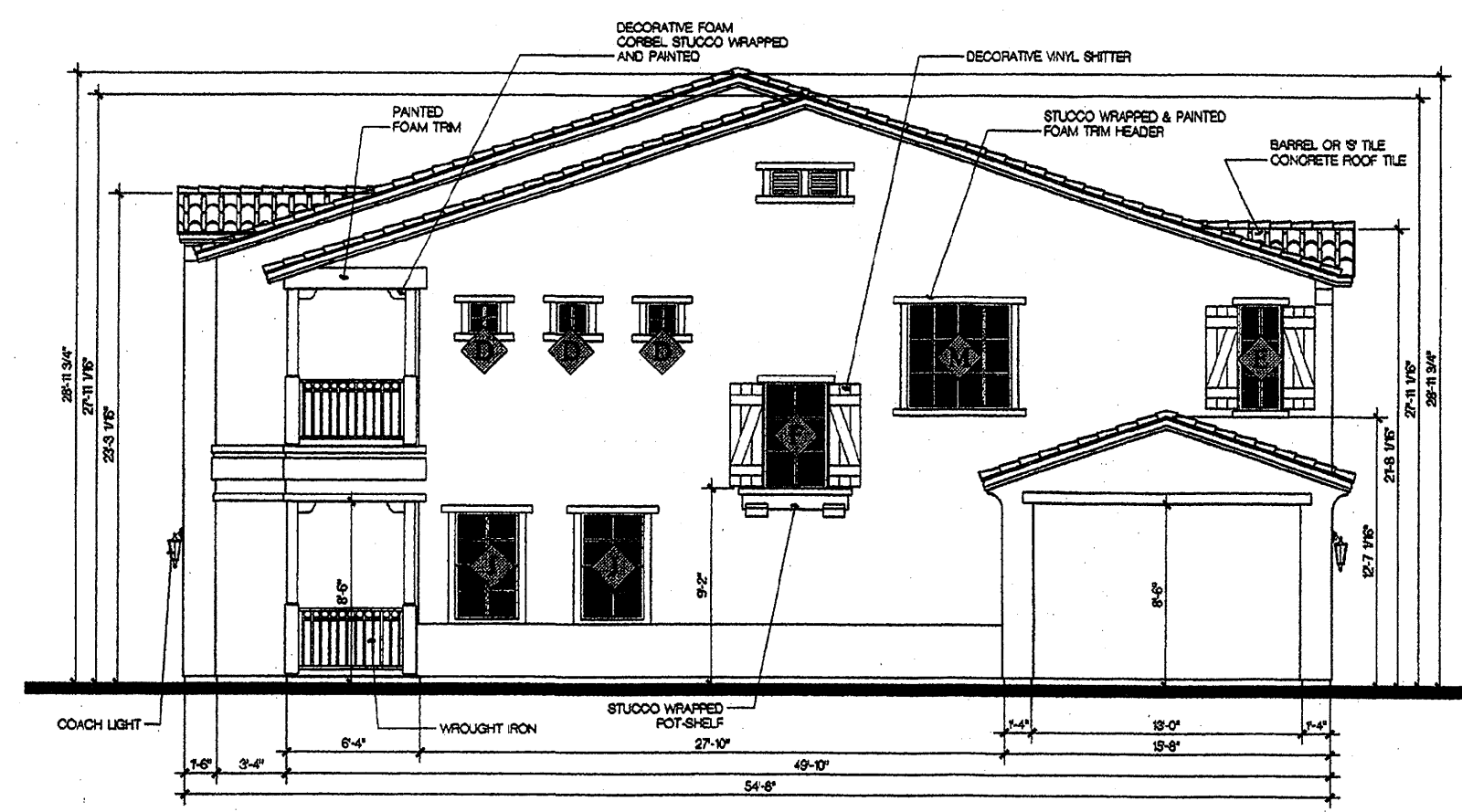
Front



Left

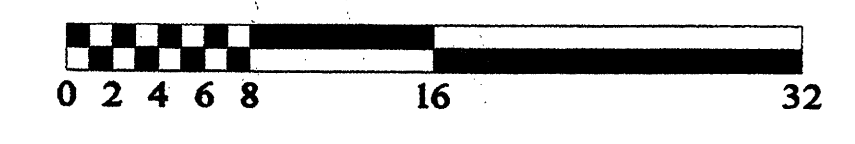


Rear



Right

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

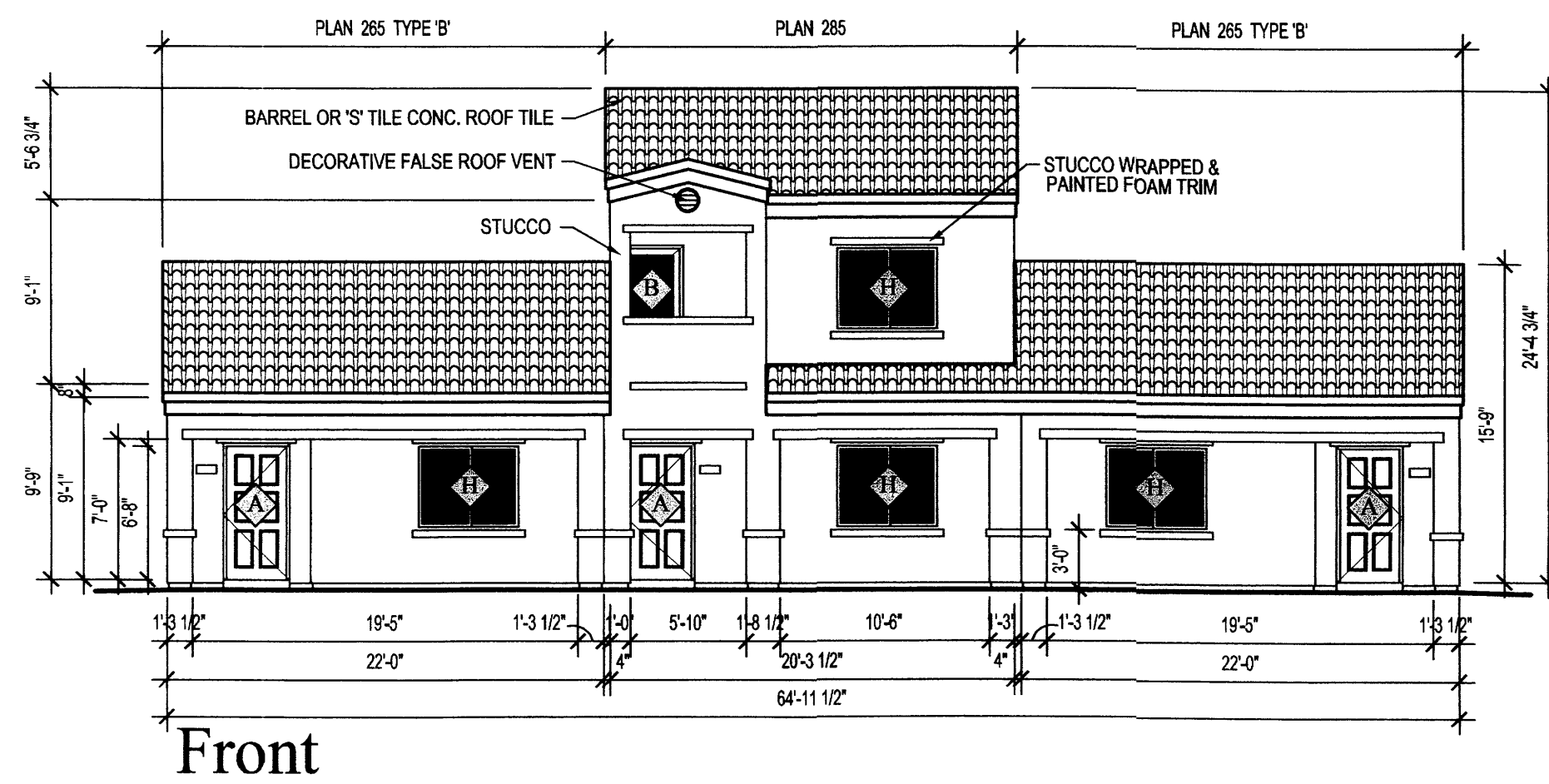


Conceptual 6-Plex Building Elevation; B Elevation
 Cantata
 Tract 5 at the Trails
 Albuquerque, NM

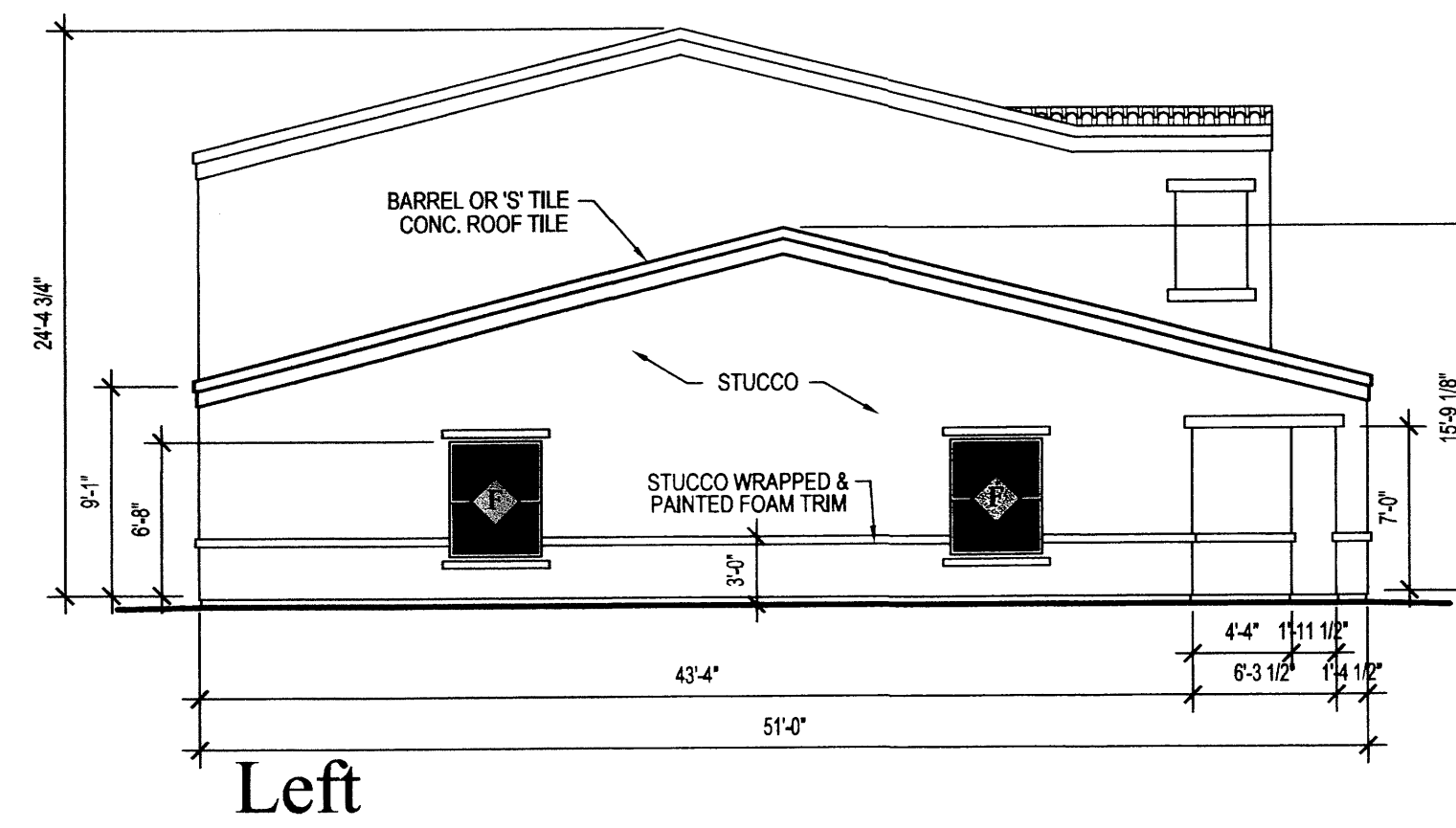
Longford Homes
 KTG Job No: 2006-1124

KTGY GROUP
 ARCHITECTURE PLANNING
 17992 MITCHELL BLVD
 IRVINE, CALIFORNIA 92614
 (949) 851-2193 FAX (949) 851-8111
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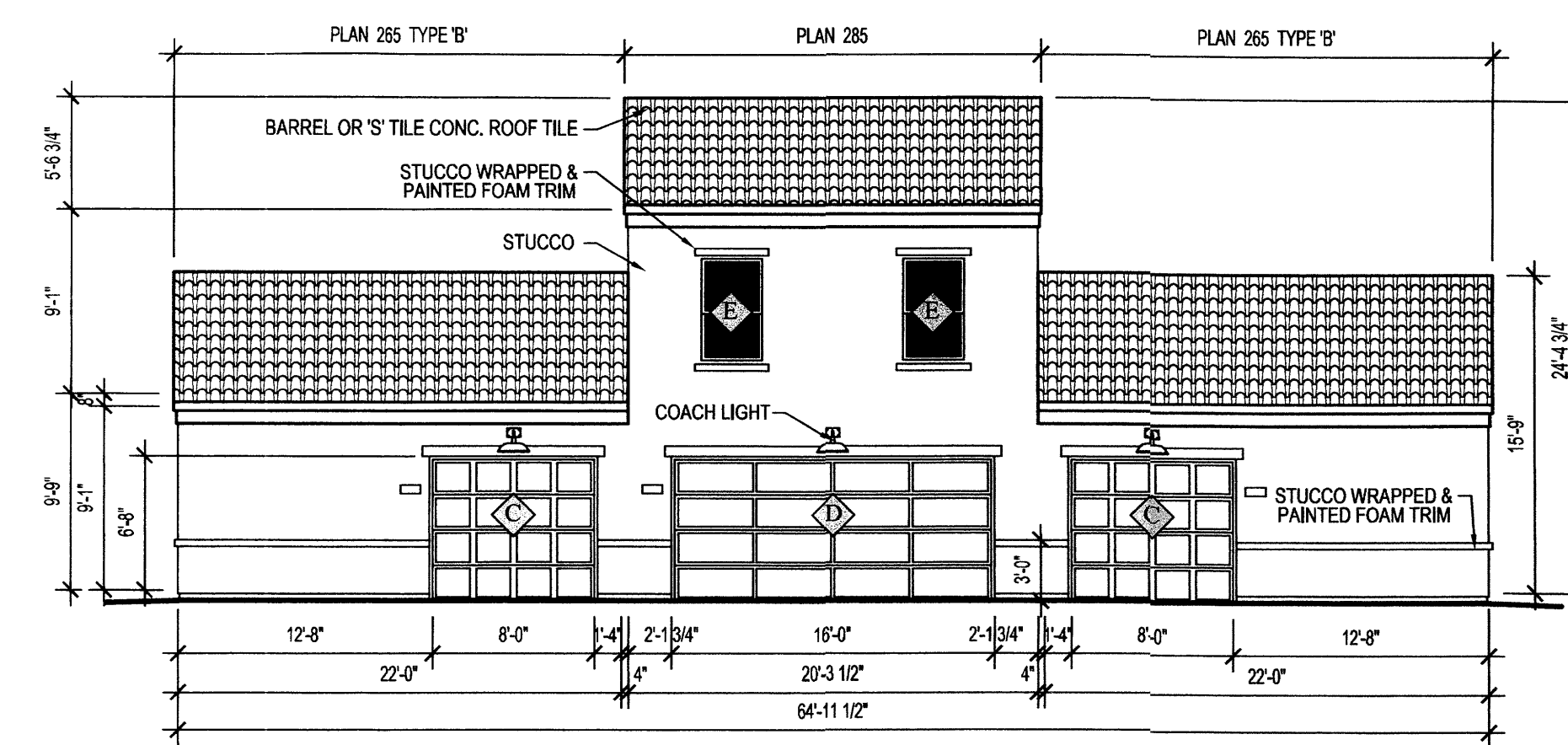
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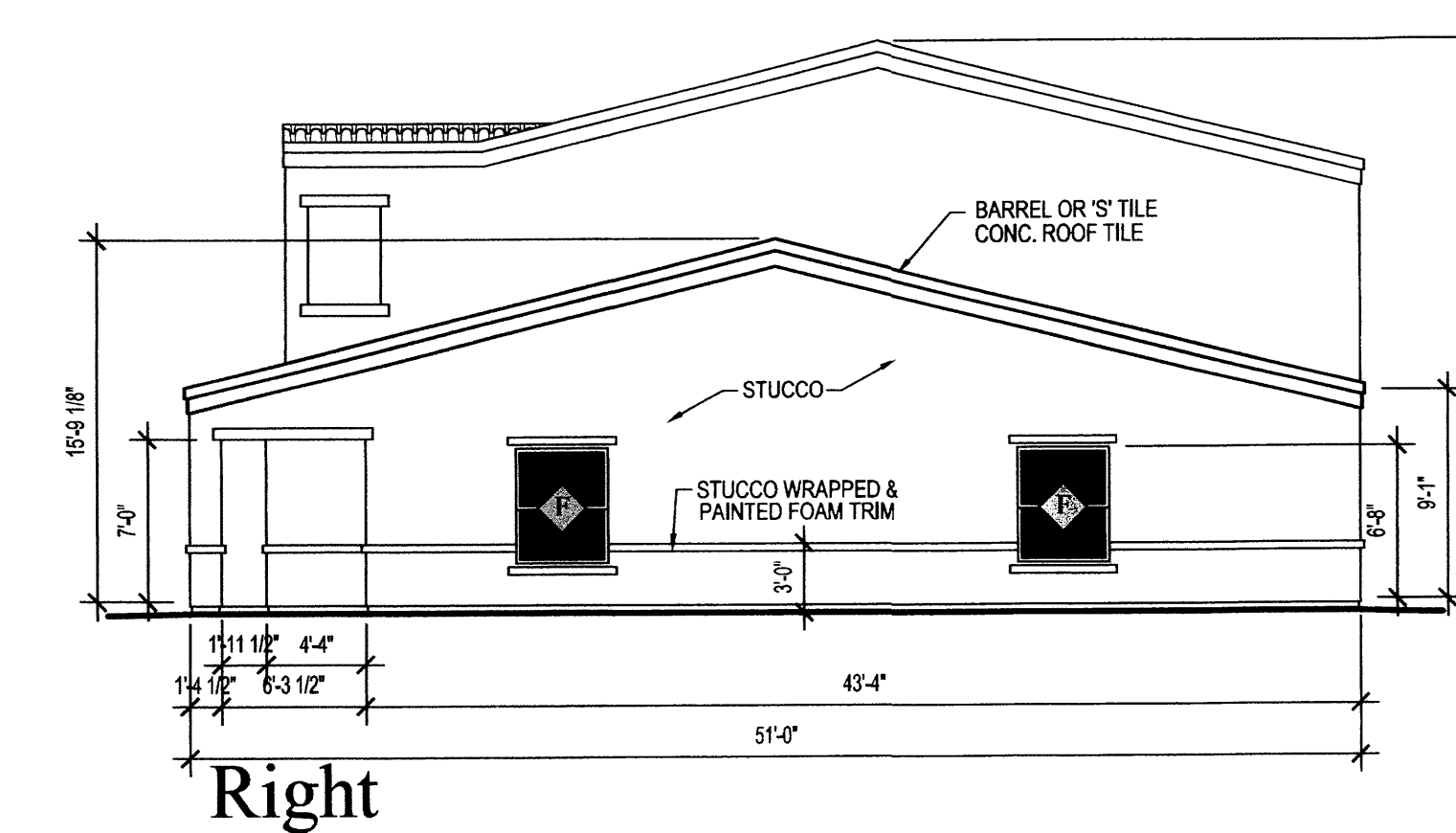
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Left

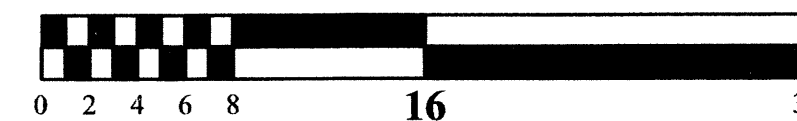


Rear



Right

Scale: 1/8" = 1'



Conceptual 3 - Plex Type I Building Elevation
Cantata
Tract 5 at the Trails
 Albuquerque, NM

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

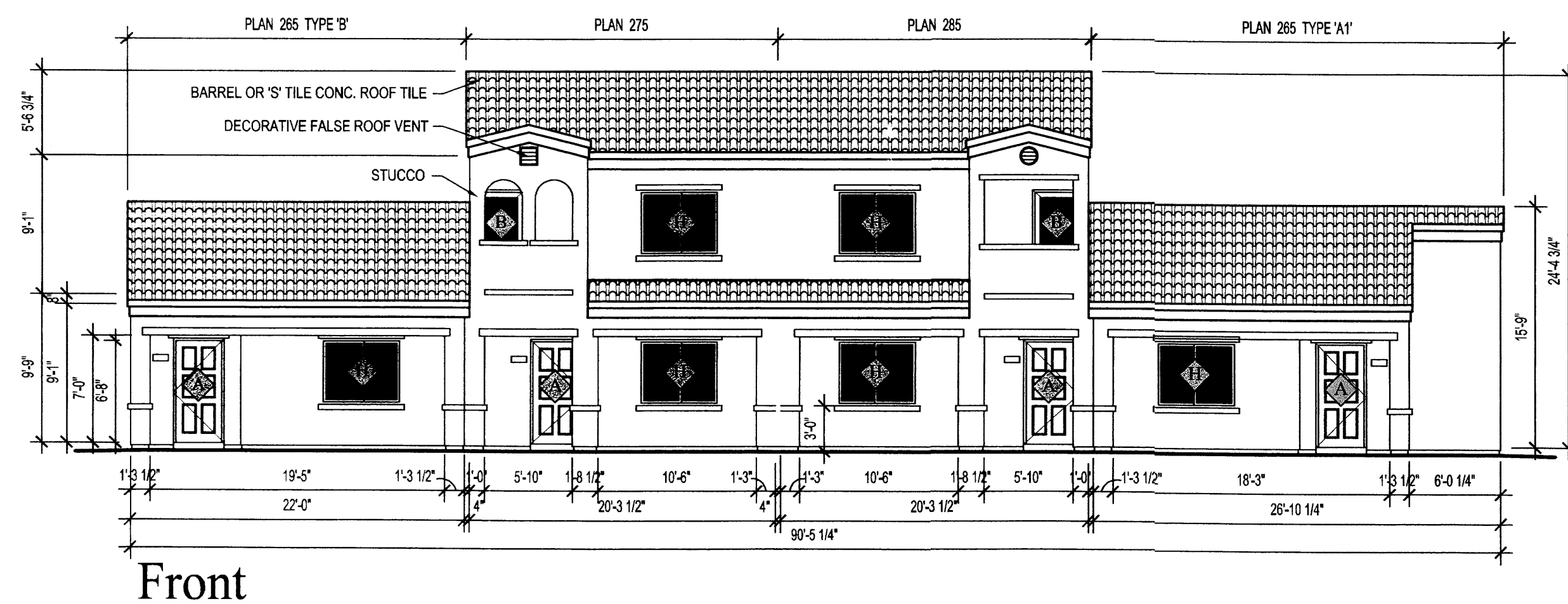
COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERSVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	EDWARDS
ROOF:	EAGLE ROOFING

Longford Homes

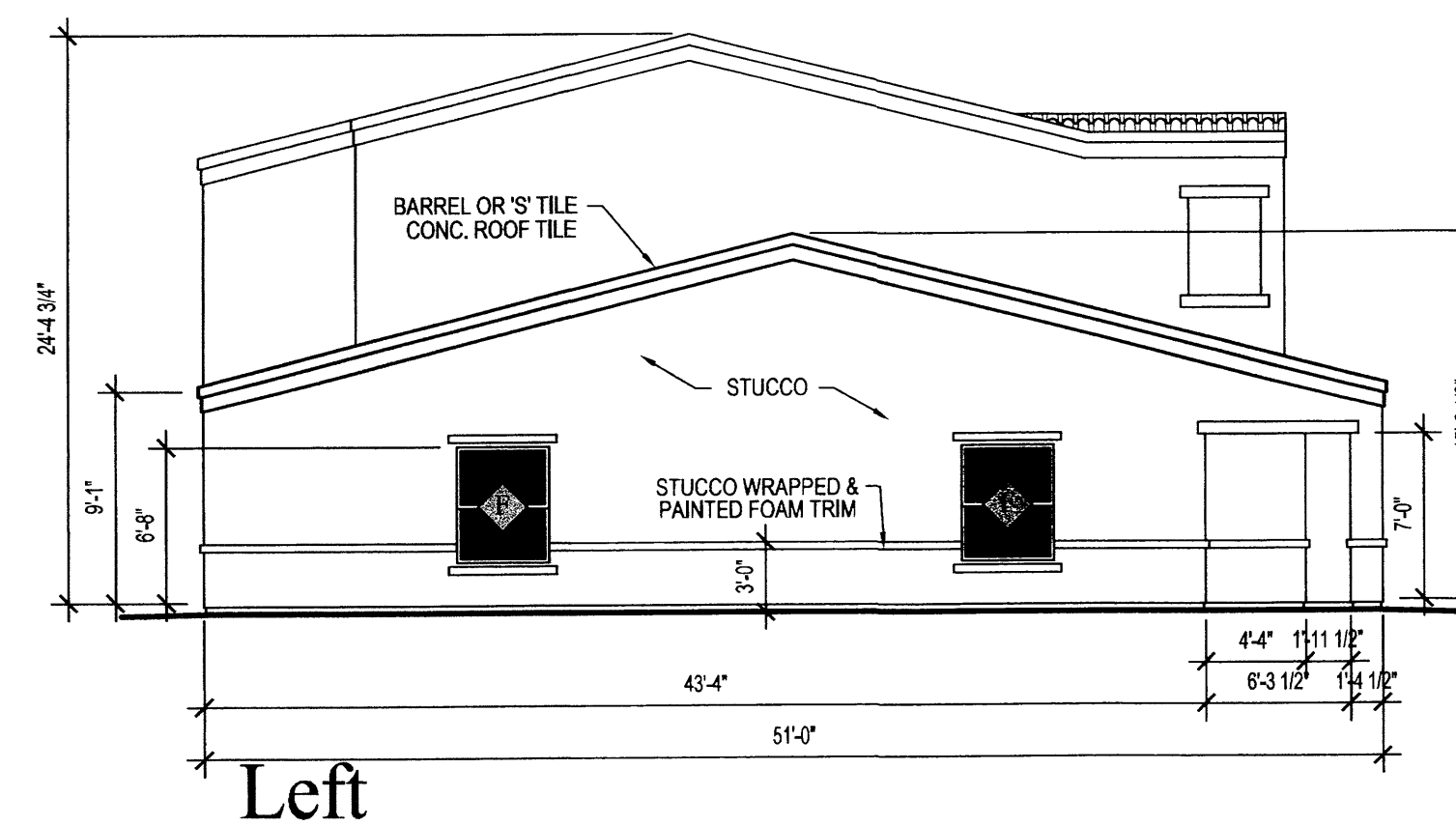
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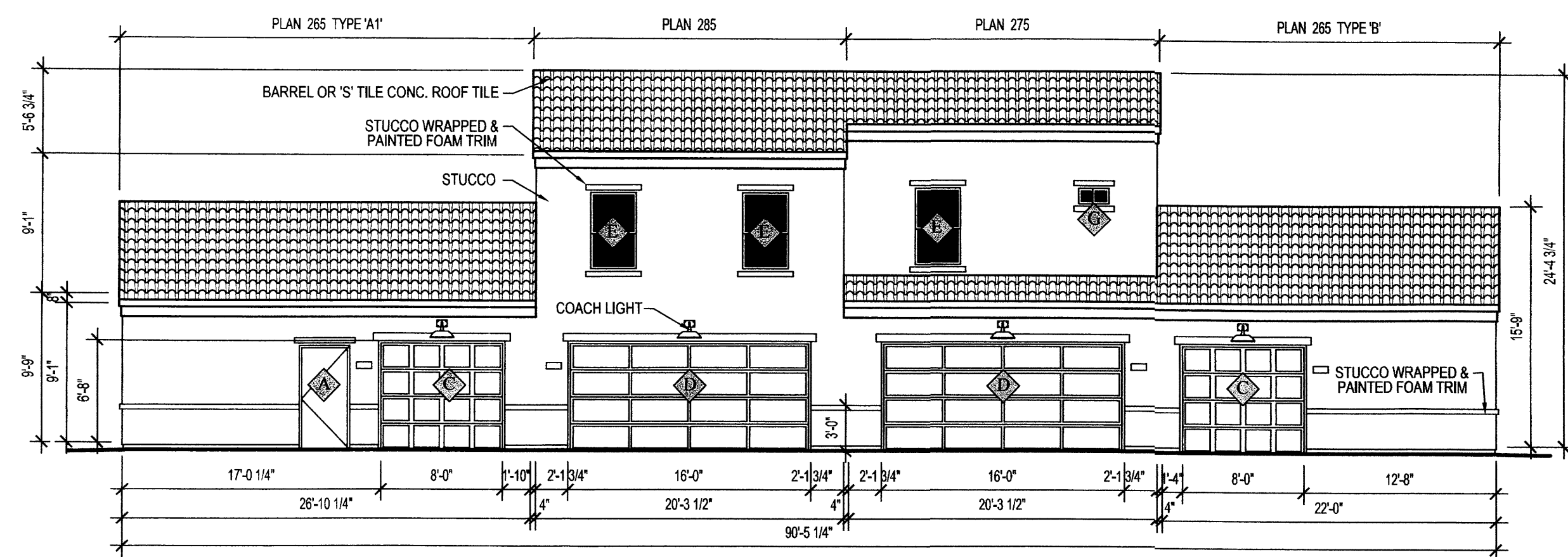
April 11th, 2011
SHEET 8 OF 15



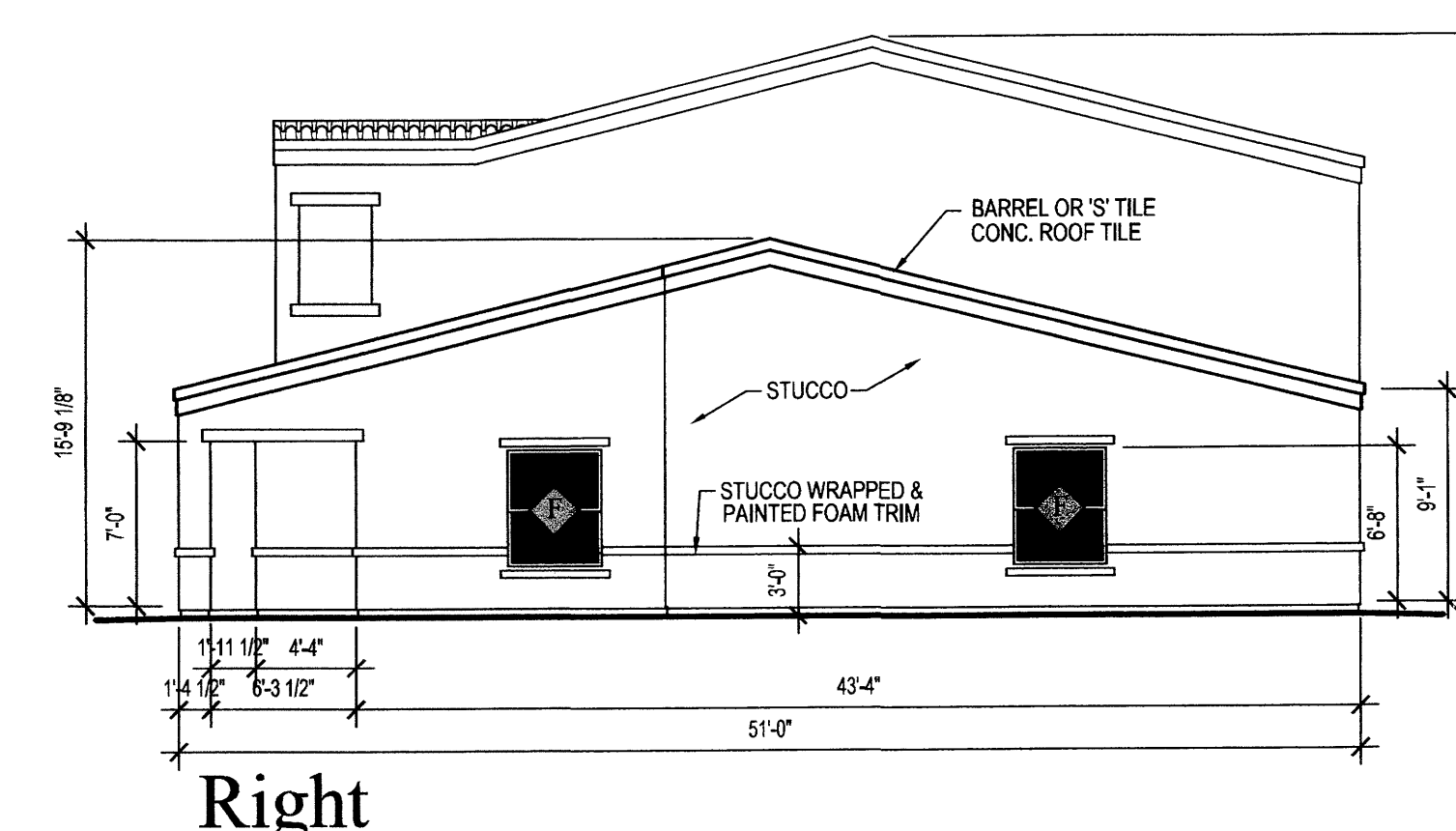
Front



Left

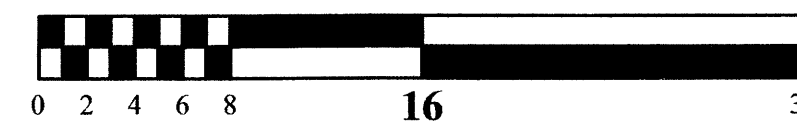


Rear



Right

Scale: 1/8" = 1'



Conceptual 4 - Plex Type Ila Building Elevation
Cantata
Tract 5 at the Trails
Albuquerque, NM

DOOR & WINDOW SCHEDULE

A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE

SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMerville BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	EDWARDS
ROOF:	EAGLE ROOFING

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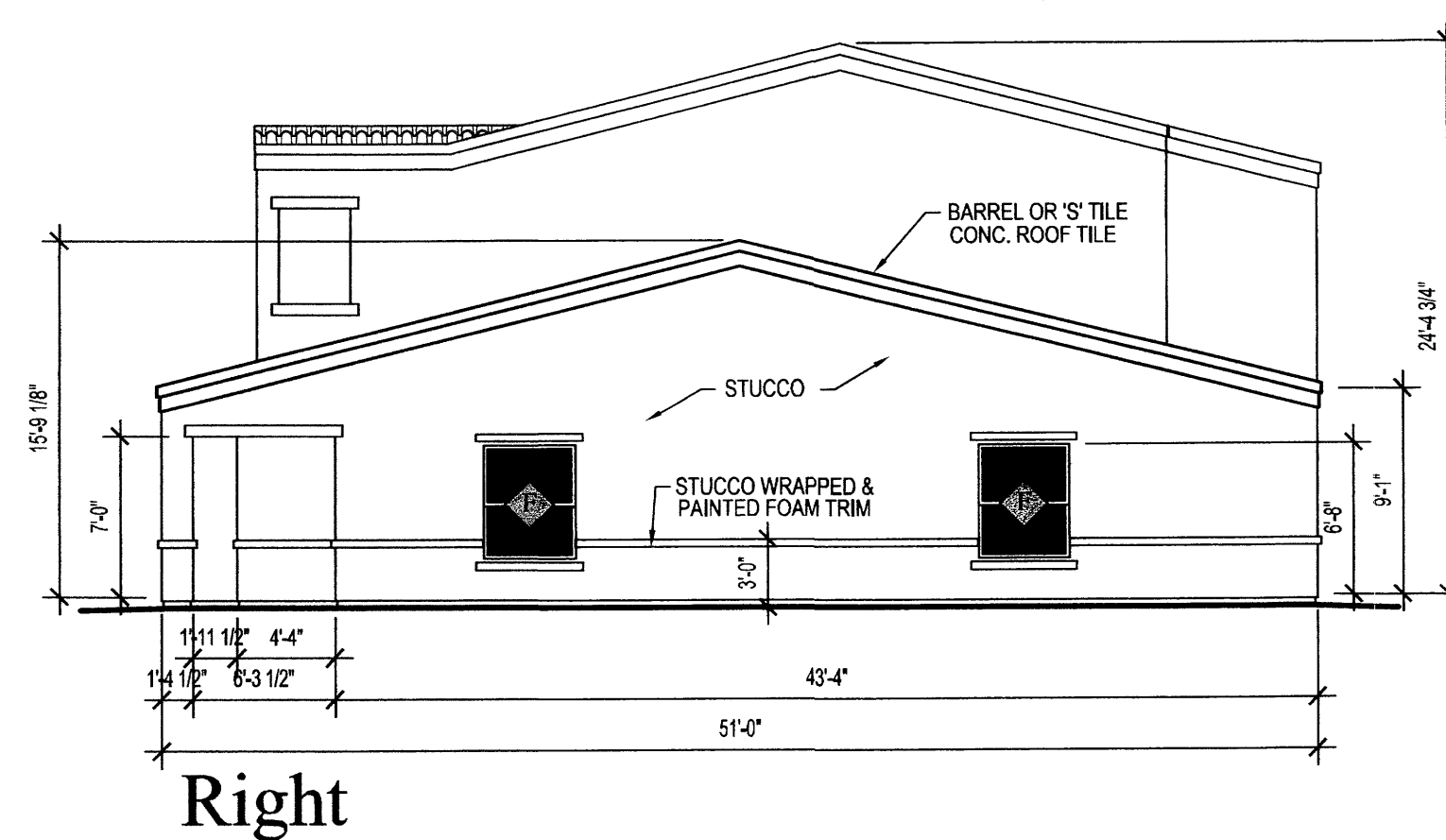
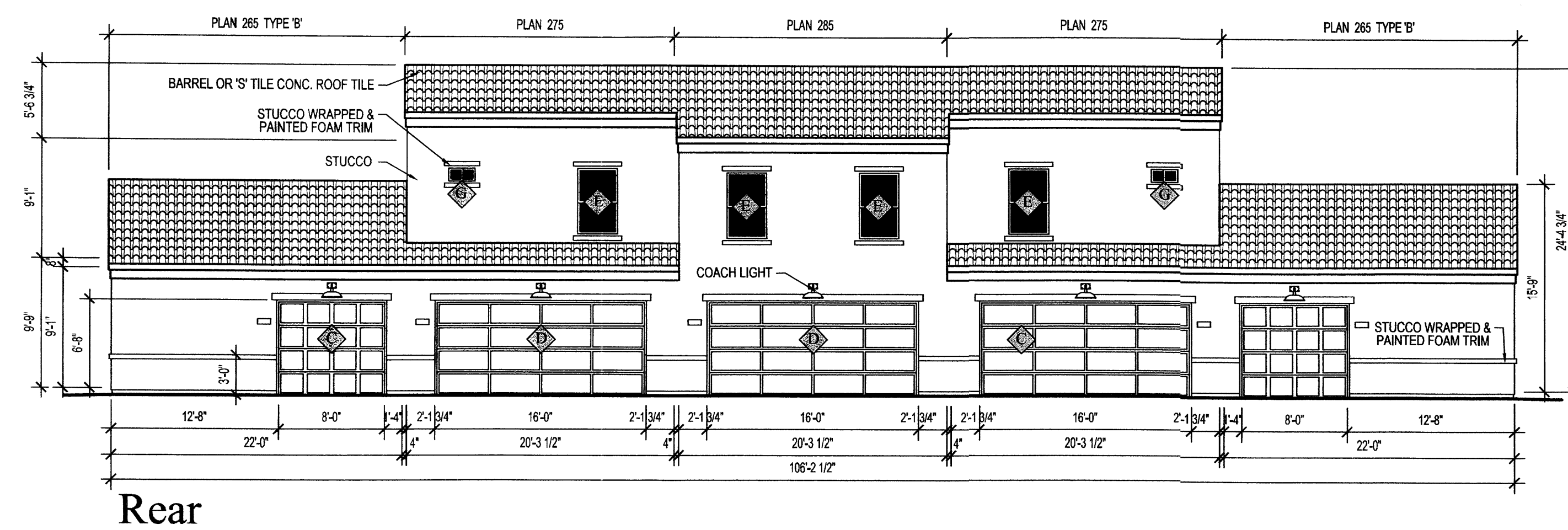
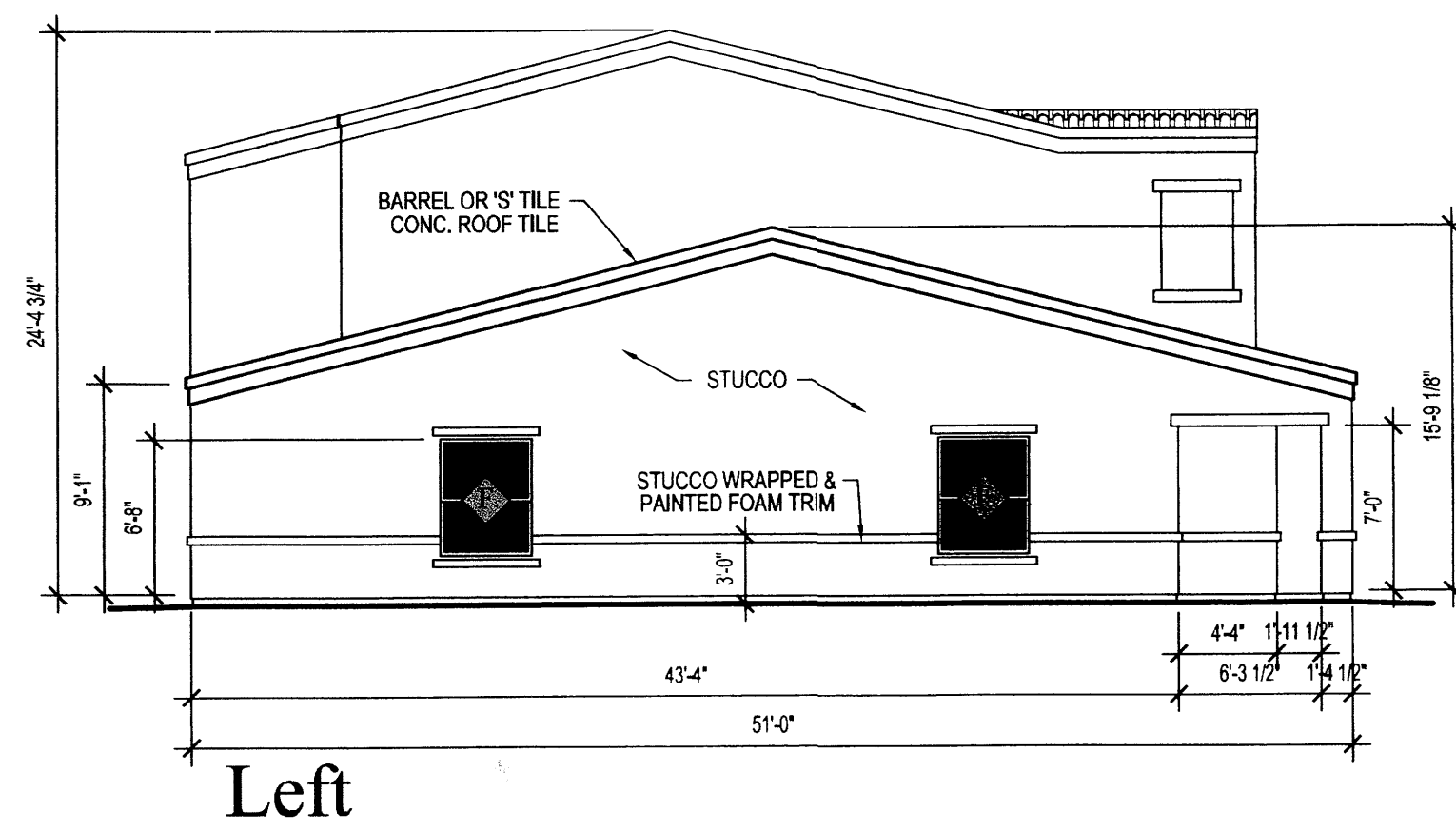
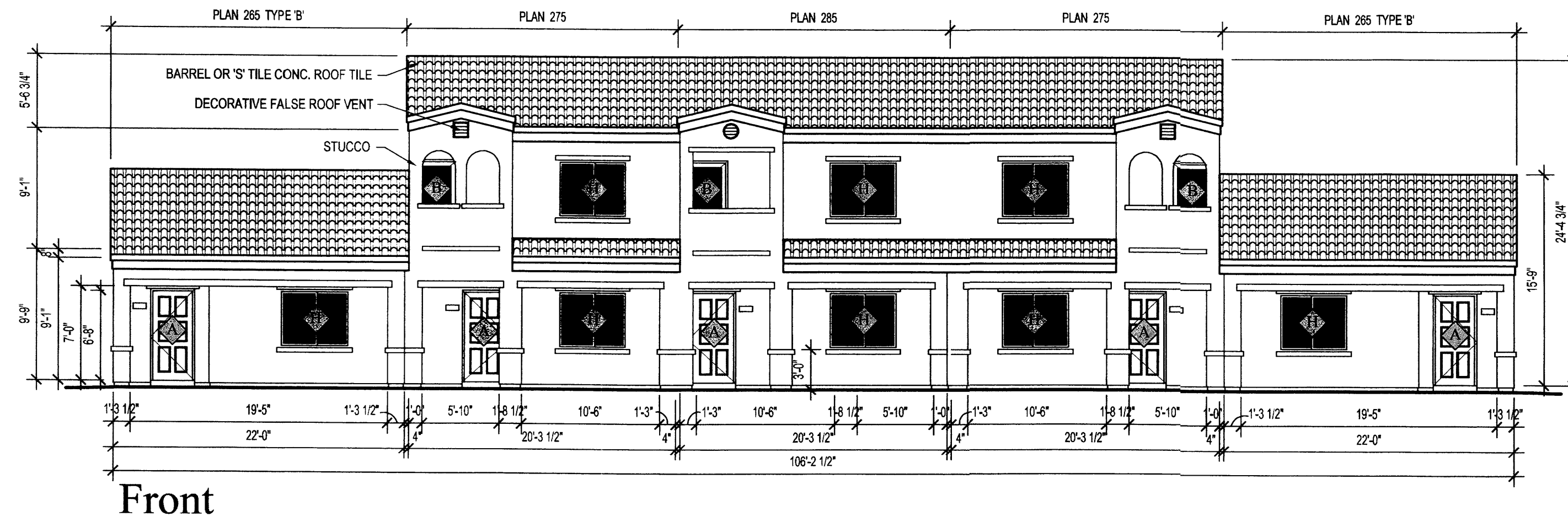
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April 11th, 2011
SHEET 10 OF 15

DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
NOTES	
STUCCO:	EL REY STUCCO
PAINT:	EDWARDS
ROOF:	EAGLE ROOFING



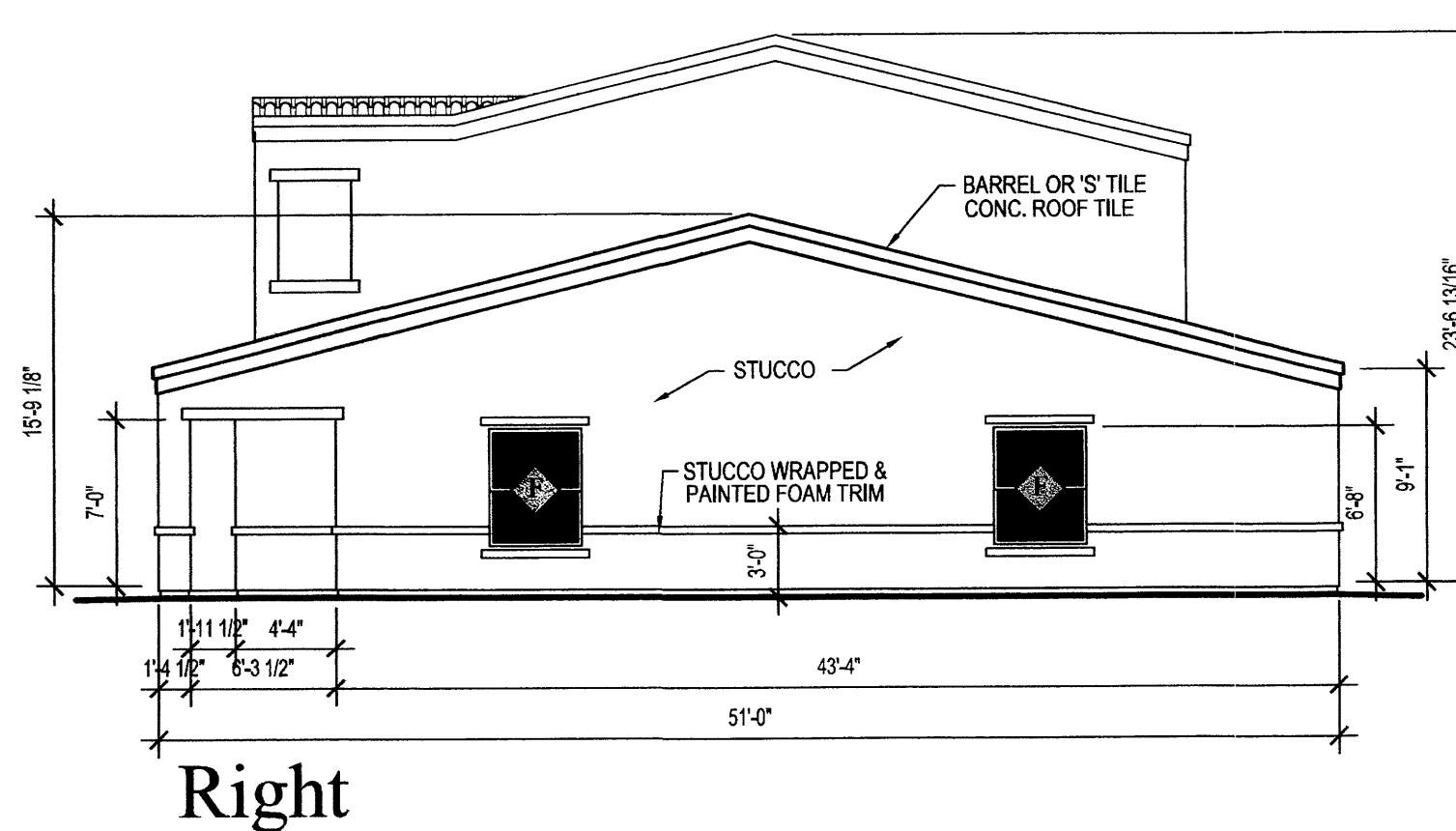
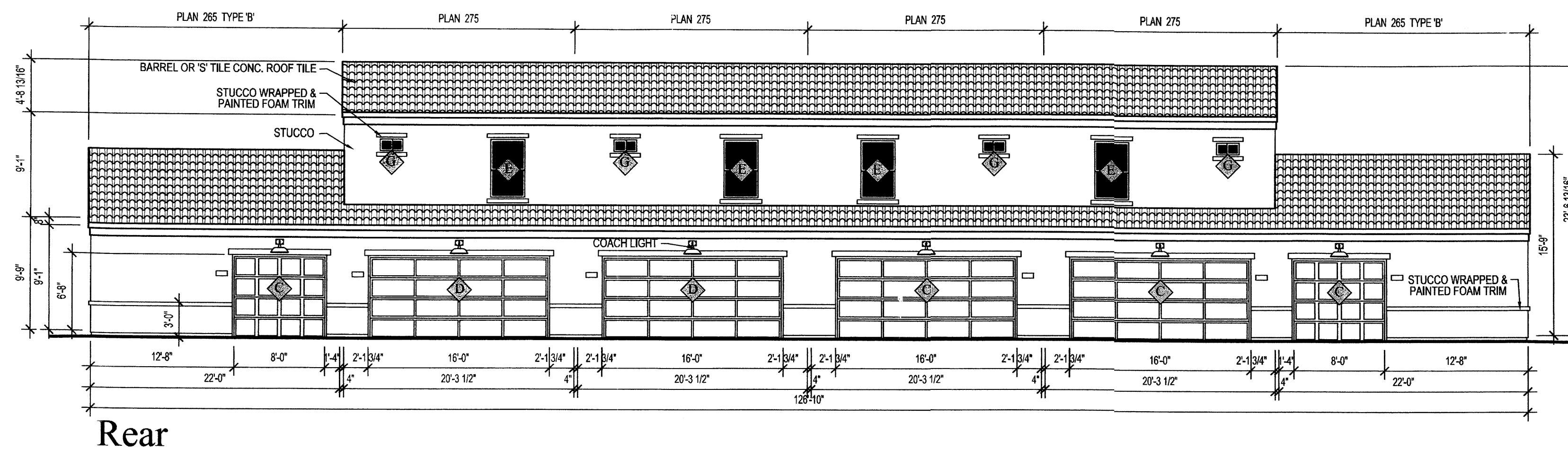
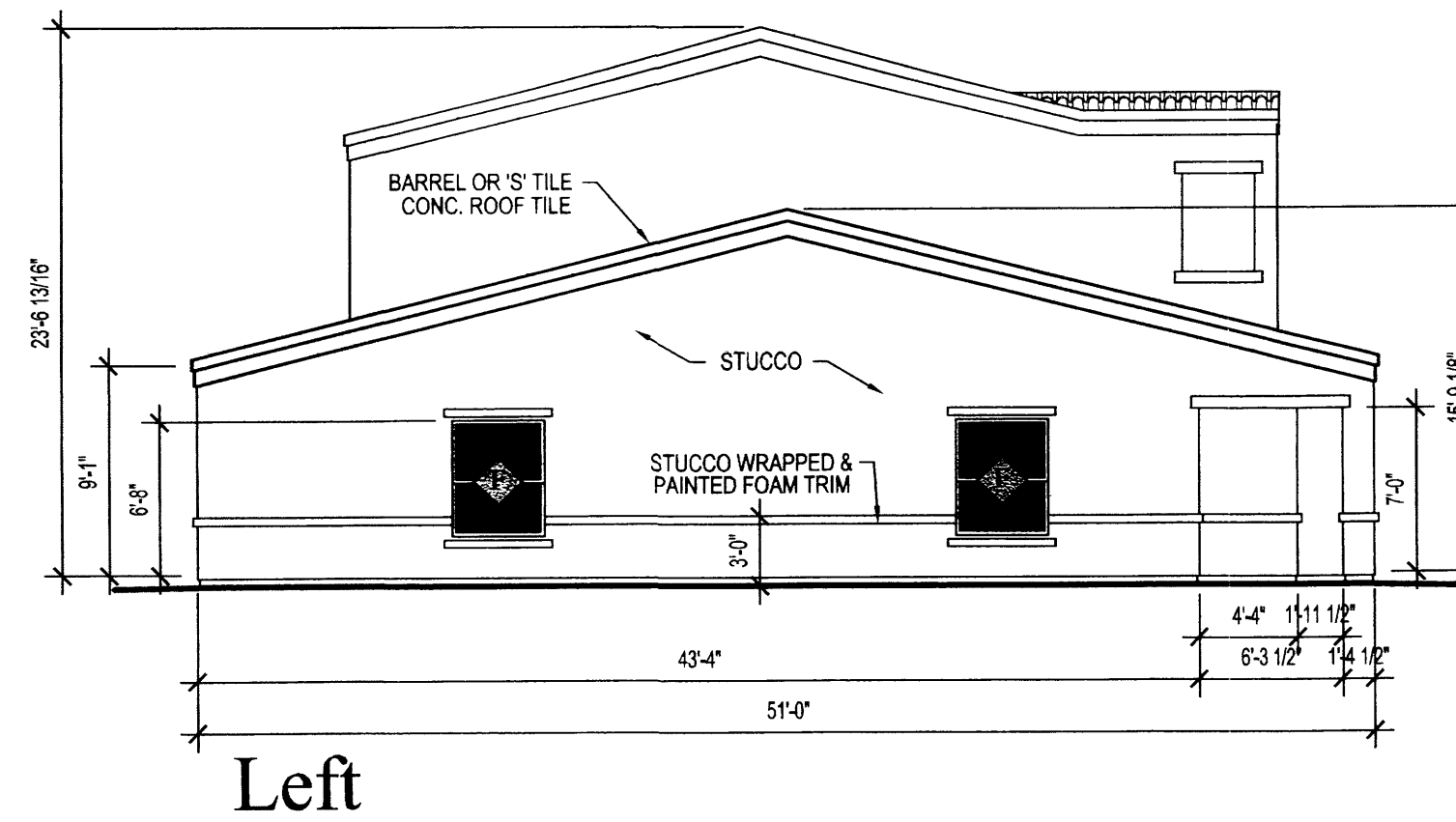
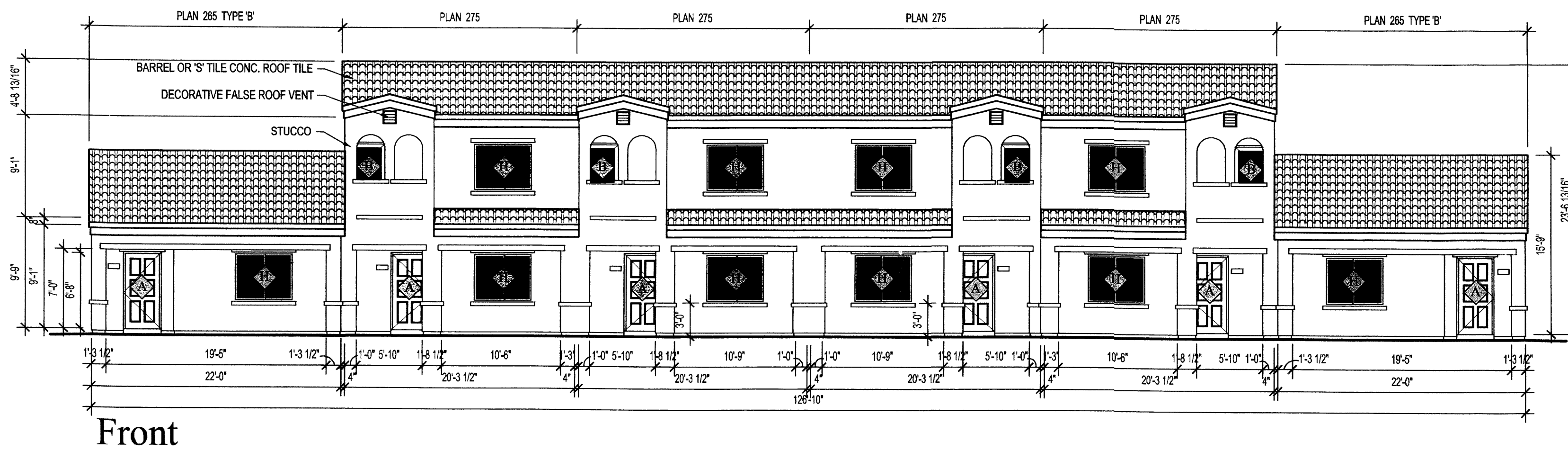
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Conceptual 5 - Plex Type III Building Elevation
Cantata
Tract 5 at the Trails
 Albuquerque, NM

Longford Homes
 Job No. 910015
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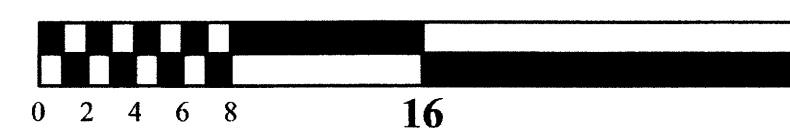
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SHEET 11 OF 15



DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE
SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE
NOTES	
STUCCO: EL REY STUCCO	
PAINT: EDWARDS	
ROOF: EAGLE ROOFING	

Scale: 1/8" = 1'



Conceptual 6 - Plex Type IV Building Elevation
Cantata
Tract 5 at the Trails
 Albuquerque, NM

Longford Homes

Job No. 910015

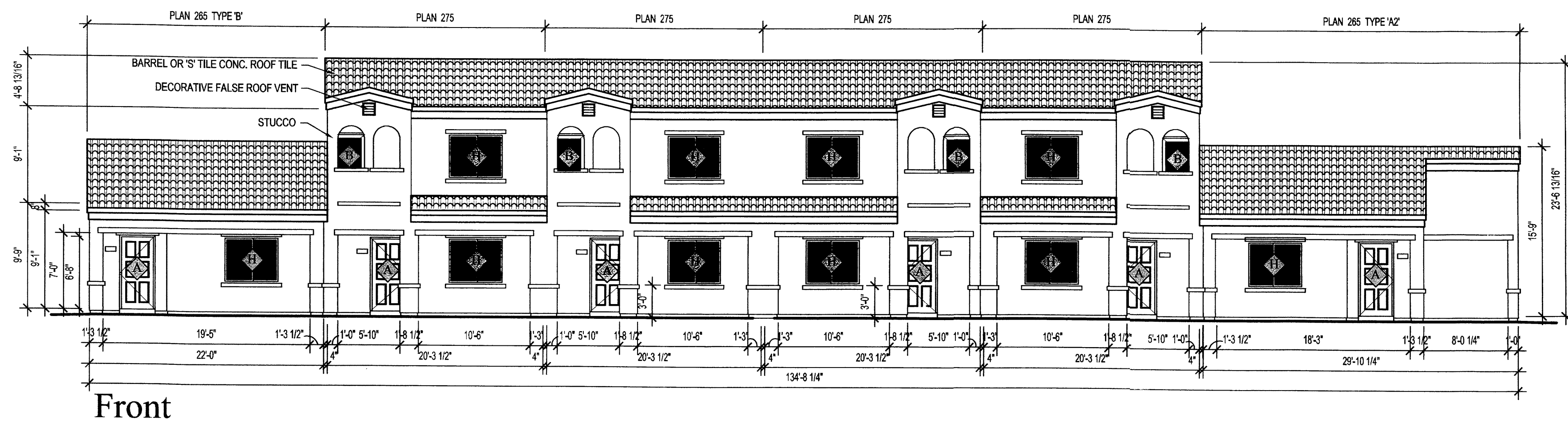
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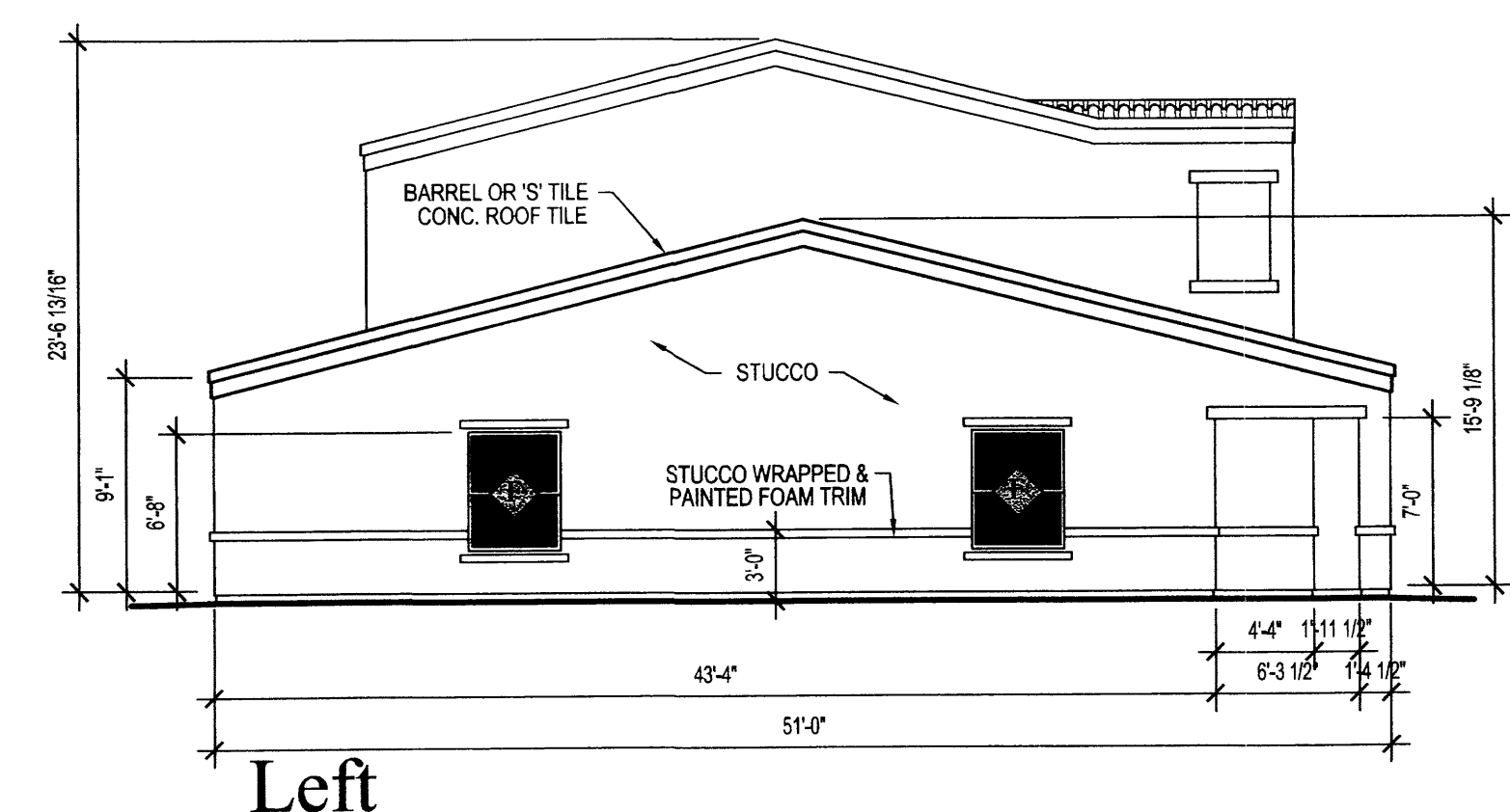
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April 11th, 2011

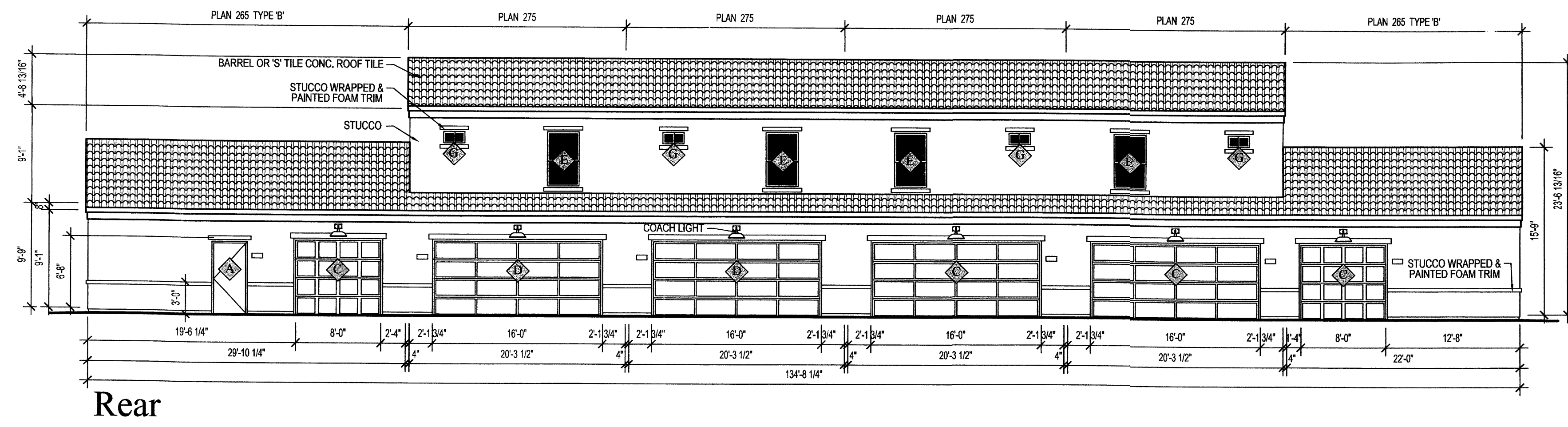
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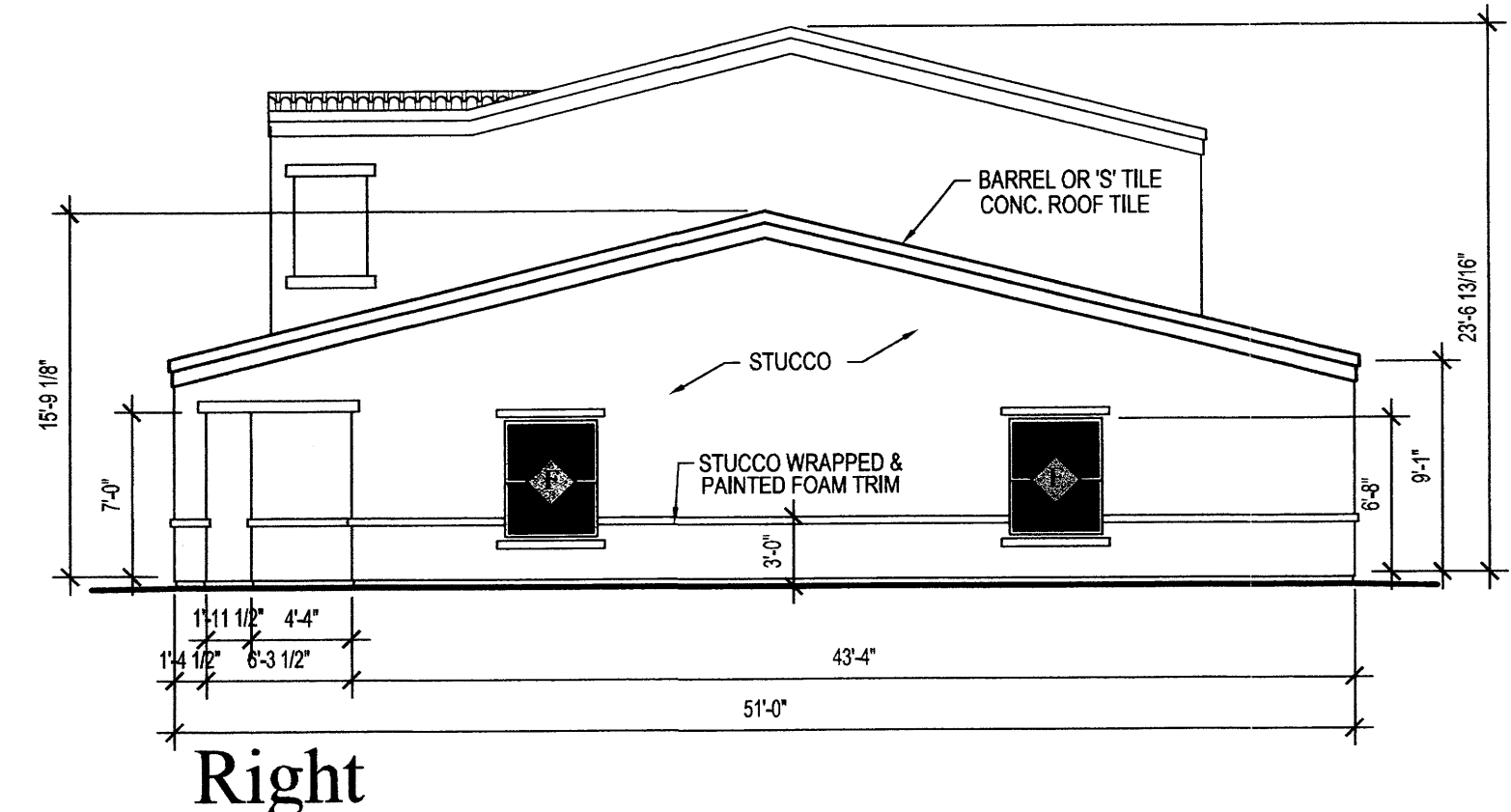
Front



Left



Rear



Right

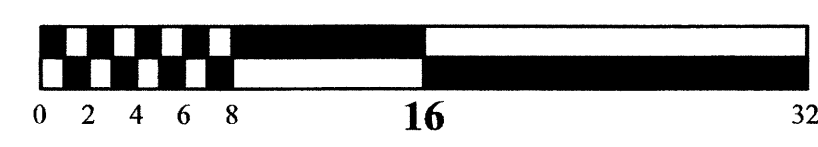
DOOR & WINDOW SCHEDULE	
A	3068 SOLID WOOD DOOR
B	2868 FRENCH DOOR
C	8080 GARAGE DOOR
D	16080 GARAGE DOOR
E	3050 SINGLE HUNG WINDOW
F	4050 SINGLE HUNG WINDOW
G	2010 SLIDING GLASS WINDOW
H	5040 SLIDING GLASS WINDOW

COLOR SCHEDULE	
SCHEME 1	
PRIMARY:	105 BAMBOO
SECONDARY:	115 COTTONWOOD
TRIM:	DE5442 CANDLE IN THE WIND
FASCIA/GARAGE:	DE6210 MIDNIGHT BROWN
DOOR/SHUTTER:	DE6224 TREASURE CHEST
ROOF:	2553 SANDSTONE FLASHED
SCHEME 2	
PRIMARY:	116 ADOBE
SECONDARY:	112 STRAW
TRIM:	DE6199 PALE BEACH
FASCIA/GARAGE:	DE6062 TEA BAG
DOOR/SHUTTER:	DEA148 SUNSKIN SHIP
ROOF:	2530 WEATHERED ADOBE
SCHEME 3	
PRIMARY:	135 SAHARA
SECONDARY:	106 BAMBOO
TRIM:	DE6139 SUMMERVILLE BROWN
FASCIA/GARAGE:	DE6135 VERONA BEACH
DOOR/SHUTTER:	DE6293 VELVET CLOVER
ROOF:	2530 WEATHERED ADOBE

SCHEME 4	
PRIMARY:	106 BUCKSKIN
SECONDARY:	125 LA LUZ
TRIM:	DE6128 SAND DUNE
FASCIA/GARAGE:	DE6143 ALMOND LATTE
DOOR/SHUTTER:	DE6134 DARK PEWTER
ROOF:	2553 SANDSTONE FLASHED
SCHEME 5	
PRIMARY:	DE6158 BUCKSKIN
SECONDARY:	DE6103 COPPER LAKE
SECONDARY:	DE6067 CRUSHED STONE
TRIM:	DEC772 NAVAJO WHITE
FASCIA/GARAGE:	DEC772 NAVAJO WHITE
DOOR/SHUTTER:	DE6027 ANTIQUE GARNET DOOR
ROOF:	2530 WEATHERED ADOBE

NOTES	
STUCCO: EL REY STUCCO	
PAINT: EDWARDS	
ROOF: EAGLE ROOFING	

Scale: 1/8" = 1'



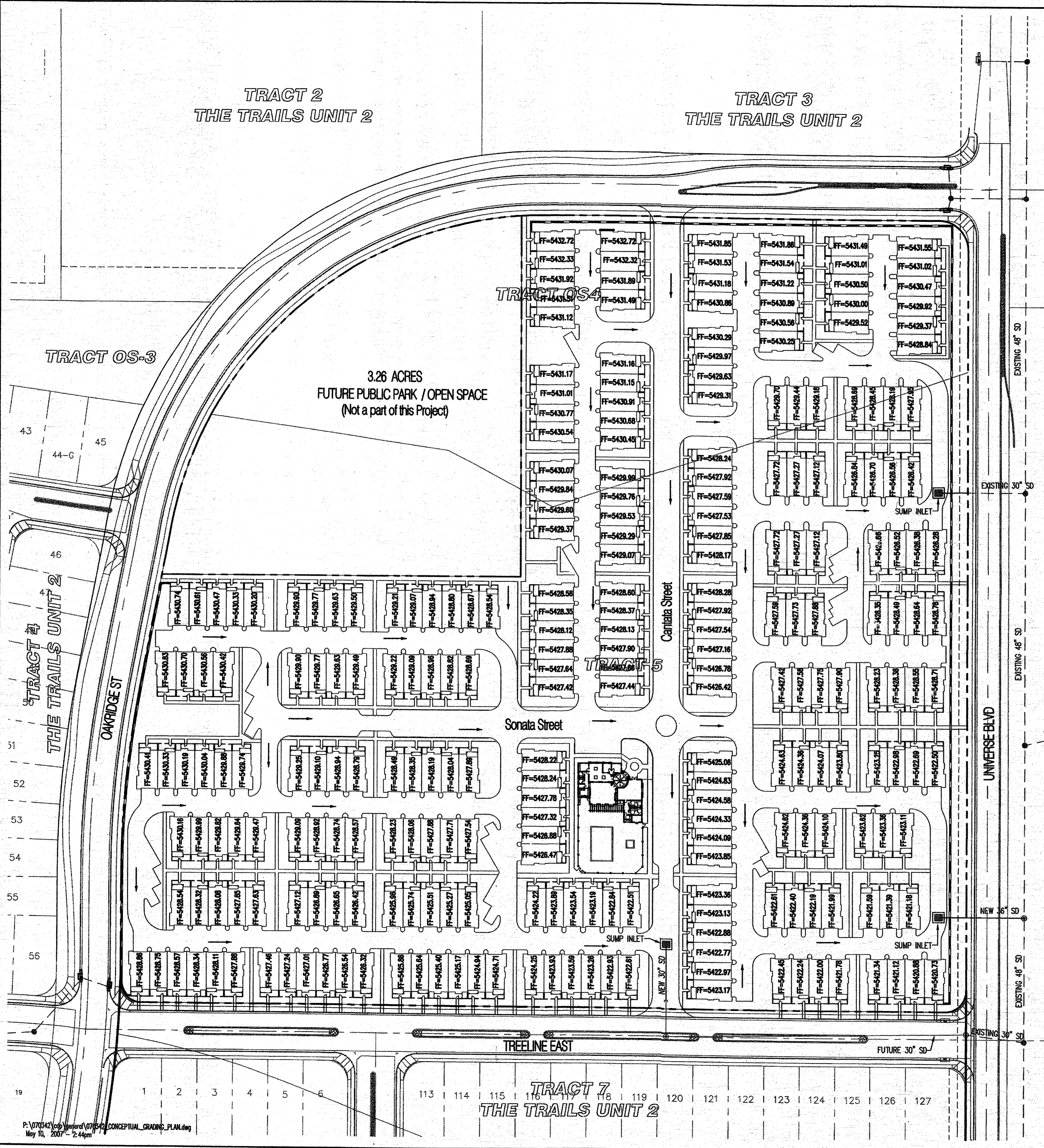
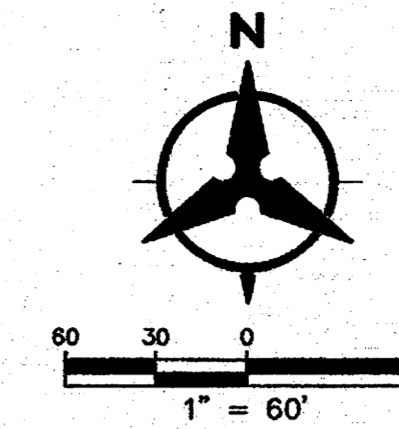
Conceptual 6 - Plex Type IVa Building Elevation
Cantata
Tract 5 at the Trails
 Albuquerque, NM

Longford Homes
 Job No. 910015
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 April 11th, 2011
SHEET 13 OF 15

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 280 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) orifice 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

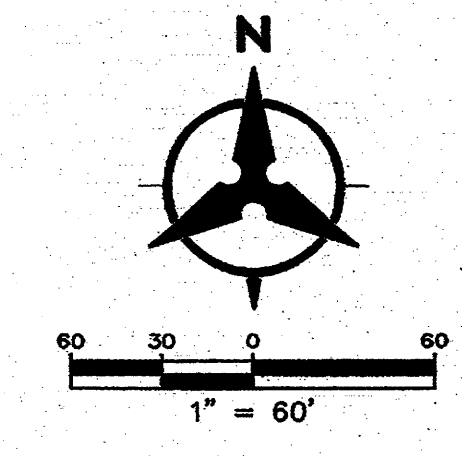
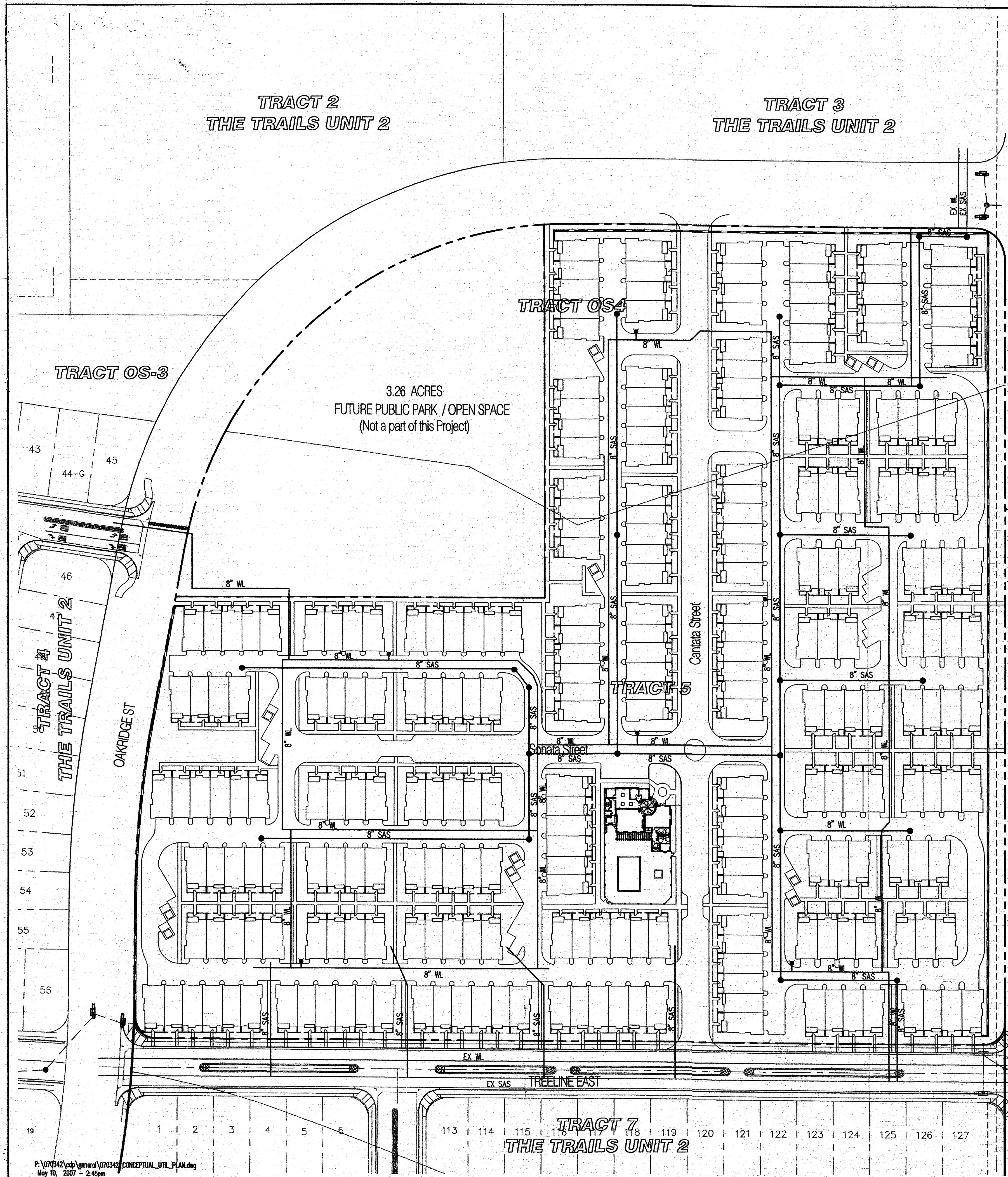
CANTATA AT THE TRAILS

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LEGEND	
—	PROPERTY LINE
—	EXISTING SANITARY SEWER
—	EXISTING WATER LINE
—	EXISTING STORM DRAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED WATER LINE
W	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

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