

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

RINCONADA TRAILS

SITE DEVELOPMENT PLAN FOR SUBDIVISION

BEING A REPLAT OF
 LANDS OF COLLATZ, INC. TRACT A
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
 RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2004

- DESIGN PARAMETERS:**
- 1) MATERIALS; MASONRY, MASONRY WITH STUCCO, FRAME STUCCO (EARTH TONES). PREDOMINANT COLORS: DRY RIVER AND POTTERY.
 - 2) ROOFS; FLAT, PITCHED AND GABLE ENDS (CONCRETE OR CLAY TILE, NO ASPHALT SHINGLE). PREDOMINANT COLORS: MARBLE TERRA COTTA AND TERRA COTTA.
 - 3) HOUSING STYLE; MISSION, PUEBLO AND TERRITORIAL AND SOUTHWESTERN VERNACULAR.
 - 4) MAXIMUM HEIGHT; 26' PER THE RT ZONE.
 - 5) MINIMUM SETBACKS; PER THE RT ZONE (15' FRONT, 20' GARAGE, 15' REAR AND 5' SIDES).
 - 6) ACCESSORY BUILDINGS; PER THE RT ZONE, ONE PER LOT, MAX. 10', MAX. 100 SF., AND 5FT. REAR AND SIDE YARD SETBACK.
 - 7) CONDITIONAL USES, SOLAR SETBACK AND OTHER LOT AREA REQUIREMENTS; PER THE RT ZONE.
 - 8) MECHANICAL EQUIPMENT; SCREENED OR LOCATED TO BE VISUALLY ATTRACTIVE WITH HOUSE (AT REAR OF ROOF OR GROUND MOUNTED).
 - 9) SITE LIGHTING; PNM STREET LIGHTS PER DPM, AT ALL STOPPED CONTROLLED INTERSECTIONS, BUILT TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC RIGHT OF WAY.
 - 10) WALKS; 6' CONCRETE (ATRISCO), EXISTING 4' CONCRETE (WESTERN TRAIL), EXISTING HIKE AND BIKE TRAIL (UNSER), FUTURE ATRISCO TRAIL BY OTHERS, INTERIOR 4' CONCRETE PER DRB WAIVERS AND PLAN.
 - 11) GARAGES SHALL HAVE MINIMUM FRONT YARD SETBACK OF 20 FT. AND SHALL HAVE MINIMUM SIDE AND REAR YARD SETBACK OF 5 FT.
 - 12) MAINTENANCE OF LANDSCAPING IN THE PUBLIC RIGHT OF WAY, BETWEEN THE SIDEWALK AND THE WALL SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER ADJACENT TO THAT LANDSCAPING.
 - 13) WALLS SHALL MEET THE DRAFT DESIGN STANDARDS FOR WALLS MANDATED BY THE CITY COUNCIL ON MARCH 1, 2004. PERIMETER WALLS WILL BE SPLIT FACED WITH CAP BLOCK, GREY IN COLOR AND INCLUDE AN INTEGRAL COLOR MASONRY UNIT.

SITE DATA

ACREAGE: 9.0512 ±

EXISTING ZONING: SU1-RESIDENTIAL (12-14 DU/AC)
 LAVA SHADOWS SECTOR PLAN (1984)

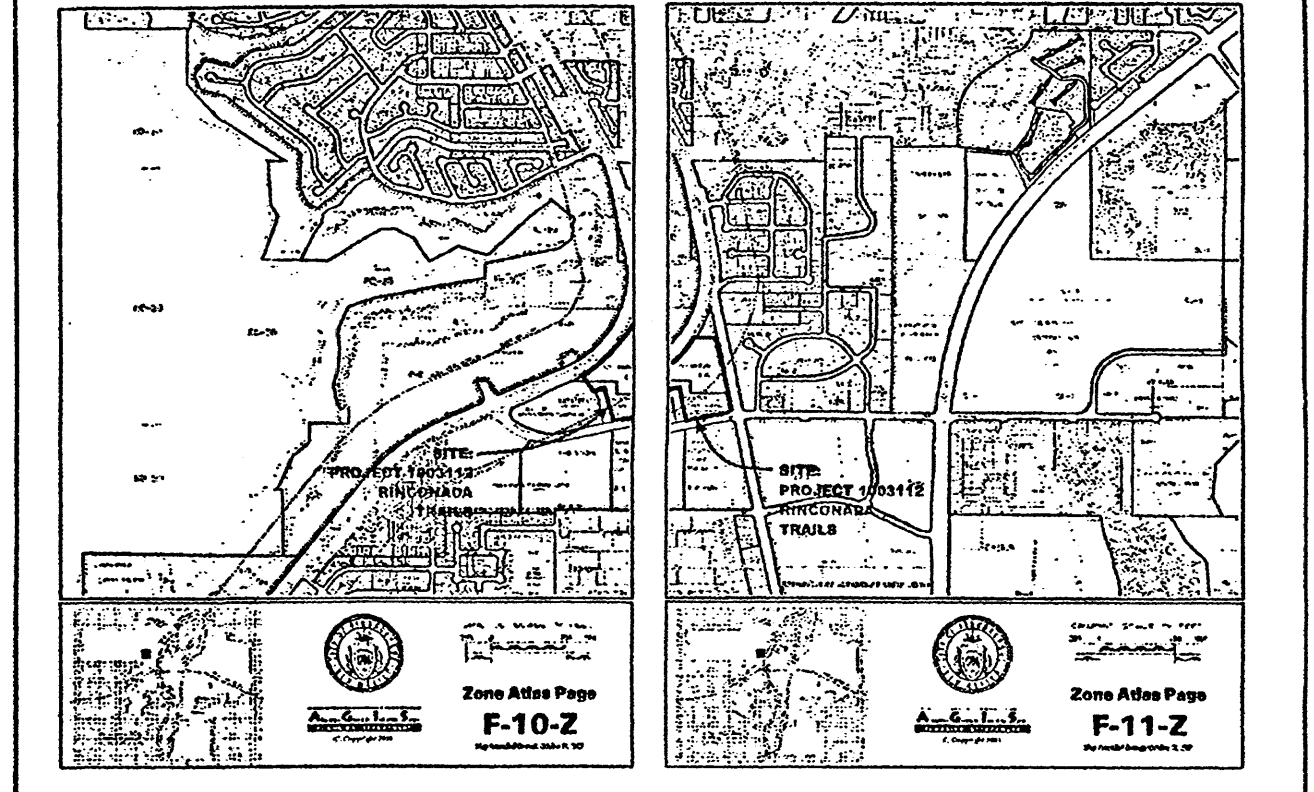
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL, 6 DU / AC., MIN AND MAX. DU.

ADJACENT LAND USES (ZONING): SU-1 COMMERCIAL AND SU-1 TRANSIT (TO WEST),

APPLICABLE PLANS: LAVA SHADOWS SECTOR PLAN

NEIGHBORHOOD ASSOCIATIONS:
 STORY ROCK HOMEOWNERS ASSOCIATION
 QUAKER HEIGHTS NEIGHBORHOOD ASSOCIATION
 TAYLOR RANCH NEIGHBORHOOD ASSOCIATION
 LADERA HEIGHTS NEIGHBORHOOD ASSOCIATION

UTILITIES:
 WATER: CITY OF ALBUQUERQUE
 SANITARY SEWER: CITY OF ALBUQUERQUE
 STORM DRAIN: CITY OF ALBUQUERQUE
 GAS: PUBLIC SERVICE COMPANY OF NEW MEXICO
 COMMUNICATIONS: QWEST COMMUNICATIONS
 CABLE: COMCAST



Vicinity Map F-10-Z & F-11-Z

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 25 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SHEET INDEX

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| 1 | SITE PLAN, SUBDIVISION DESIGN |
| 2-5 | PRELIMINARY PLAT |
| 6 | WALL PLAN |
| 7 | WALL DETAILS |
| 8 | LANDSCAPE PLAN |
| 9, 10 | LANDSCAPE DETAILS |
| 11 | APPROVED GRADING PLAN (SHEET 7 OF 21) |
| 12 | CONCEPTUAL UTILITY PLAN |

PROJECT NUMBER: #1003112

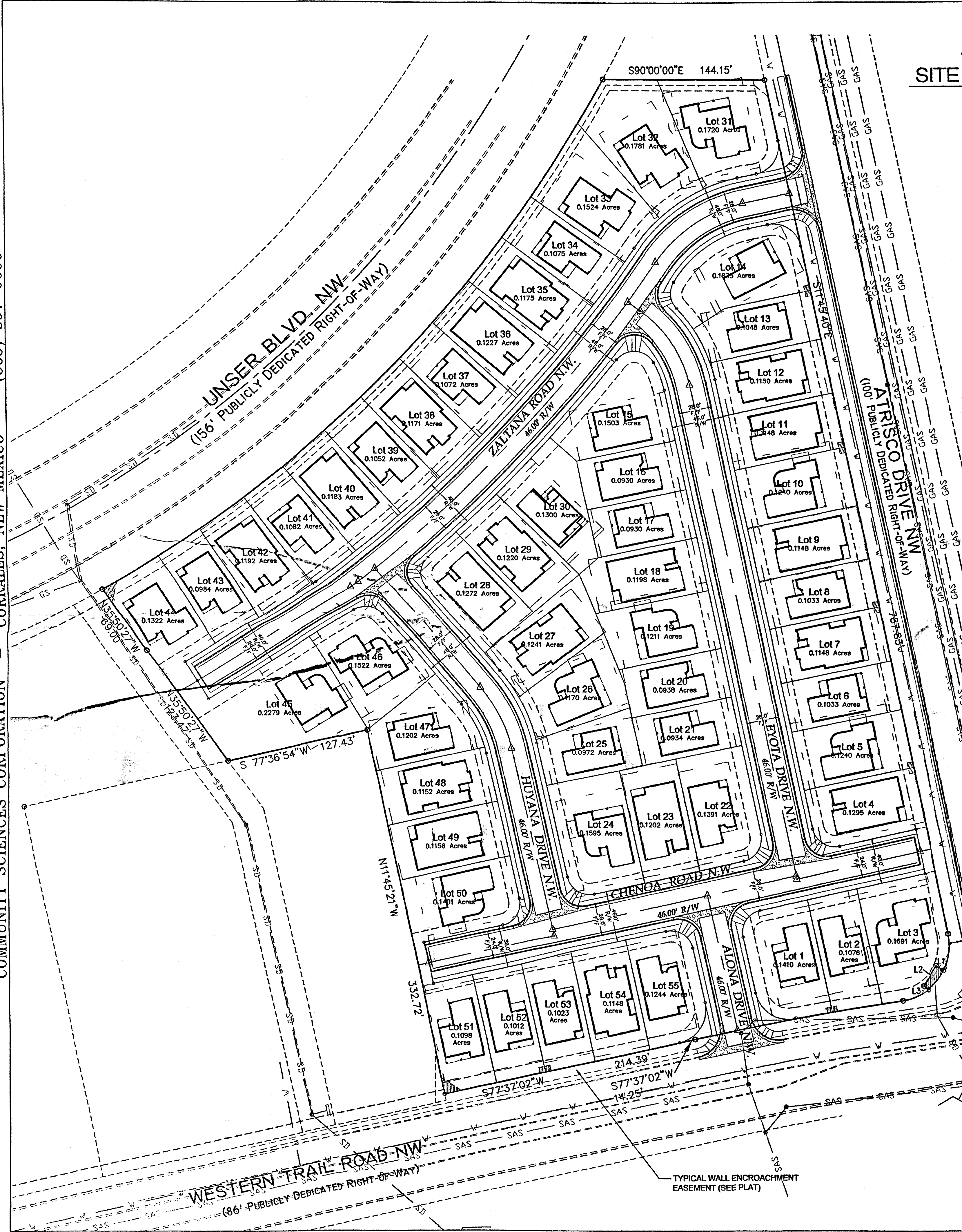
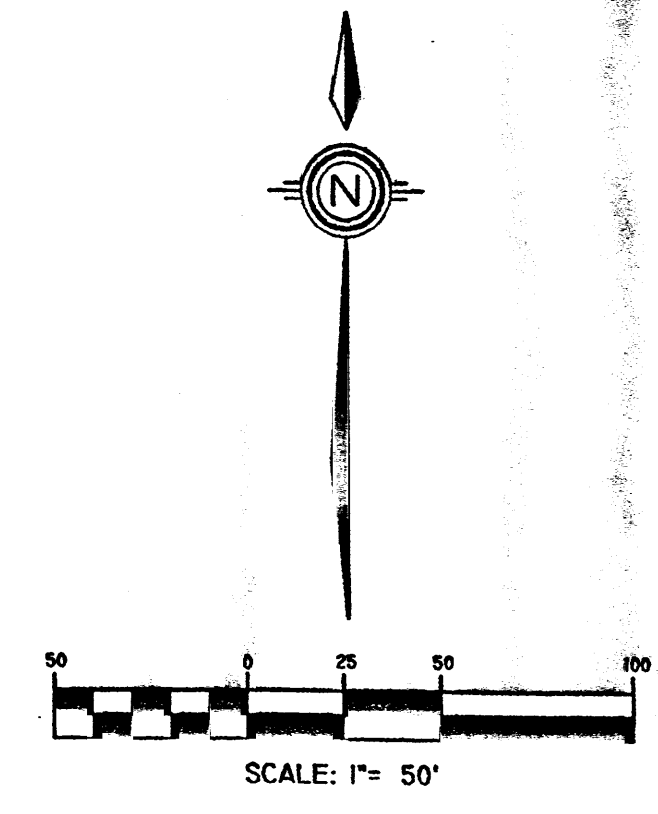
APPLICATION NUMBER: 61104 04 DRB 00839

APPROVALS

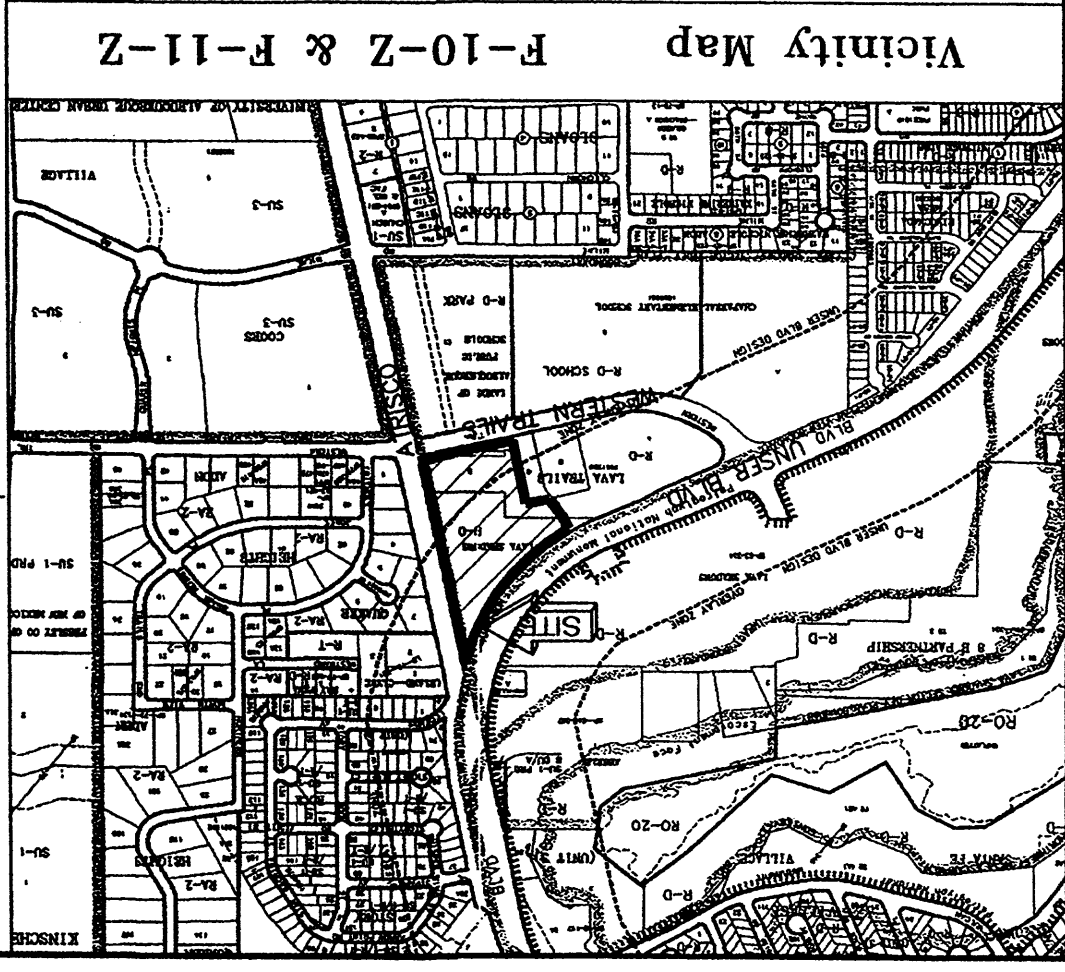
<i>Sharon Naton</i>	6/21/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>Christina Sandoval</i>	6/9/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Holt Lee</i>	6-9-04
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
<i>Roger A. Shean</i>	6/9/04
UTILITY DEVELOPMENT	DATE
<i>Bradley B. Blum</i>	6/9/04
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

CITY CASE: 04EPC 00496/479 PROJECT: 10003112

LANDS OF COLLATZ, TRACT "A"		SHEET	
RINCONADA TRAILS		1	
Subdivision Site Plan		12	
DATE: 4/30/2004	SCALE: As Shown	community sciences corporation	
DESIGNED: C.A.S.	DRAWN: C.S.C.	community sciences corporation	
JOB NO.: 494-06	LAND PLANNING P.O. Box 1328	ENGINEERING CORRALES, N.M. 87048	



PP83 1003112



PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND UNIT USE OF:
 A. P.M. ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 B. P.M. GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, UNDERGROUND AND ABOVE GROUND PIPING, VALVES AND OTHER EQUIPMENT NECESSARY TO PROVIDE NATURAL GAS, WATER AND OTHER UTILITIES NECESSARY TO PROVIDE WATER AND SEWER SERVICE.
 C. WATER AND OTHER UTILITIES NECESSARY TO PROVIDE WATER AND SEWER SERVICE AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE WATER AND SEWER SERVICE.
 D. COMMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE.
 F. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEAR, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.
 EASEMENTS SHOWN ON THIS PLAT.
 EASEMENTS FOR WOOD POOL DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY BE DRILLED OR GRENDED THROUGH PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY DAMAGE TO NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, PRIVATE TO T.M. AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS WITH THE RIGHT AND DESIGNED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, CHANGE, REMOVE, REPAIR, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE.

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS 1) TO CREATE 55 LOTS FROM OMPARCEL; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; VACATE RIGHT OF WAY; 3) GRANT EASEMENTS AS SHOWN HEREON.
TREASURERS CERTIFICATION:
 LANDS OF COLLAZ, INC., U.P.C.# _____
 PROPERTY OWNER OF RECORD: COLLAZ, INC.
 BY: _____ DATE: _____
 APPROVED
 CITY SURVEYOR
 DATE _____

NOTES:
 #5 REBAR W/CAP STAMPED P.L.S. #12651.
 #1 UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS: ● SHALL BE MARKED BY A 2" ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S P.T.S., ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS: ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKET, DO NOT DISTURB, P.L.S. #12651."
 3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 5. ALL DISTANCES SHALL BE GROUND DISTANCES.
 6. CENTERLINE MONUMENTS MAY BE OFFSET IF THE MONUMENT LOCATION CONFLICTS WITH THE LOCATION OF A UTILITY MANHOLE.

FREE CONSENT AND DEDICATION
 THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE ABANDONMENT IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.
 BY: _____ DATE _____
 CLIFFORD CAPITAL FUND, INC.
 BY: _____ DATE _____
 COLLAZ, INC. A NEW MEXICO CORPORATION
 BY: _____ DATE _____
LEGAL DESCRIPTION
 BEING A REPLAT OF TRACT "A" OF THE BULK LAND PLAT, LANDS OF COLLAZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 7/200, IN VOLUME _____, PAGE _____

PRELIMINARY PLAT OF RINCONADA TRAILS
 BEING A REPLAT OF LANDS OF COLLAZ, INC., TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

LOT DATA:
 CASE NO. _____
 GROSS LOT AREA 9.0512 ACRES
 ZONE A.T.M.S. INDEX NO. F-10 AND F-11
 NO. OF EXISTING TRACTS 1
 NO. OF EXISTING LOTS 1
 NO. OF LOTS CREATED 55
 MILES OF FULL WIDTH STREETS CREATED 0.929
 S.P. TALS LOG 2004053522

community sciences corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, New Mexico 87048
 N494-06
 JOB NO. N494-06
 DATE: JAN. 2004
 SCALE: NONE
 DRAWN: TMP/GRB
 CHECKED: MWH
 JOB NO.: N 494-06
 LAND PLANNING ENGINEERING SURVEYING
 CORRALES, N.M. 87048
 P.O. BOX 1328

SHEET 1 OF 4

Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048 N494-06 JOB NO.		TITLE: RINCONADA TRAILS SUBDIVISION SUBDIVISION PLAT SHEET 1 OF 4 ENGINEERING DEVELOPMENT GROUP CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	City Project No. _____ Zone Map No. F-10,11 Sheet 3 of 12
DESIGNER BY: REH DATE: 03/2004 DRAWN BY: MWH DATE: 03/2004 CHECKED BY: MWH DATE: 03/2004		REVISIONS NO. DATE BY 1. _____ 2. _____ 3. _____	DESIGN REVIEW COMMITTEE Mo./Day/Yr. _____ Mo./Day/Yr. _____
ENGINEER'S SEAL		REVISIONS NO. DATE BY 1. _____ 2. _____ 3. _____	DESIGN REVIEW COMMITTEE Mo./Day/Yr. _____ Mo./Day/Yr. _____
SURVEY INFORMATION FIELD NOTES NO. BY DATE 1. _____ 2. _____ 3. _____		REVISIONS NO. DATE BY 1. _____ 2. _____ 3. _____	DESIGN REVIEW COMMITTEE Mo./Day/Yr. _____ Mo./Day/Yr. _____
BENCH MARKS ACS STATION "3-E10" NAD 1927 NM CENTRAL ZONE X=358873.84 Y=1512565.54 GND TO GRID S.F. = 0.99966844 DELTA ALPHA = -0076'19" ELEV (NAVD 1929) 5216.12		REVISIONS NO. DATE BY 1. _____ 2. _____ 3. _____	DESIGN REVIEW COMMITTEE Mo./Day/Yr. _____ Mo./Day/Yr. _____
AS BUILT INFORMATION CONSTRUCTOR NO. DATE 1. _____ 2. _____ 3. _____		REVISIONS NO. DATE BY 1. _____ 2. _____ 3. _____	DESIGN REVIEW COMMITTEE Mo./Day/Yr. _____ Mo./Day/Yr. _____

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2689.31	188.69	4°01'12"	94.38	S79°37'40"W	188.65
C2	50.00	25.94	29°43'45"	13.27	N66°46'24"E	25.65
C3	50.00	21.90	25°05'59"	11.13	N39°21'32"E	21.73
C4	50.00	33.66	38°34'13"	17.50	N07°31'26"E	33.03
C5	1178.00	652.67	31°44'40"	334.95	N44°22'41"E	644.35
C6	2689.31	34.06	0°43'32"	17.03	S79°55'02"W	34.06
C7	2689.31	45.07	0°57'37"	22.53	S80°45'36"W	45.07
C8	30.00	46.11	88°03'47"	29.00	S56°24'51"E	41.70
C9	30.00	47.12	90°00'02"	30.00	N32°37'03"E	42.43
C10	20.00	31.42	90°00'00"	20.00	S32°37'02"W	28.28
C11	20.00	31.42	90°00'00"	20.00	N57°22'58"W	28.28
C12	2689.31	18.67	0°23'52"	9.34	S81°26'20"W	18.67
C14	20.00	31.42	90°00'00"	20.00	N32°37'02"E	28.28
C15	20.00	31.42	90°00'00"	20.00	S57°22'58"E	28.28
C16	20.00	31.20	89°23'33"	19.79	N32°55'16"E	28.13
C17	20.00	31.63	90°36'27"	20.21	S57°04'45"E	28.43
C21	20.00	28.31	81°05'40"	17.11	N81°21'40"W	26.00
C22	20.00	31.24	89°29'31"	19.82	S03°55'56"W	28.16
C23	1332.95	248.54	10°41'00"	124.63	N43°25'16"E	248.18
C24	1286.95	418.52	18°37'57"	211.12	N43°24'51"E	416.67
C25	20.00	39.27	112°30'38"	29.94	N85°39'55"W	33.26
C26	87.00	26.78	17°38'05"	13.50	N20°35'34"W	26.67
C27	110.00	81.06	42°13'27"	42.47	N32°53'14"W	79.24
C28	133.00	73.27	31°33'49"	37.59	N27°33'26"W	72.35
C29	20.00	25.92	74°14'29"	15.14	S06°13'06"E	24.14
C30	102.00	84.24	47°19'20"	44.69	S54°33'49"W	81.87
C31	148.00	113.98	44°07'37"	59.99	S56°09'41"W	111.19
C32	25.00	39.28	90°00'51"	25.01	N56°46'06"W	35.36
C33	133.00	23.52	10°07'52"	11.79	N38°16'25"W	23.49
C34	25.00	39.26	89°59'09"	24.99	N33°13'54"E	35.35
C35	125.00	96.27	44°07'37"	50.66	S56°09'41"W	93.91
C36	1309.95	43.50	1°54'10"	21.75	N35°02'57"E	43.50
C37	1309.95	351.77	15°23'10"	176.95	N43°41'37"E	350.72
C38	125.00	62.03	28°25'52"	31.67	N26°35'54"W	61.39
C39	133.00	33.83	14°34'26"	17.01	N25°55'16"W	33.74
C40	133.00	15.92	6°51'32"	7.97	N15°12'17"W	15.91
C43	1332.95	90.58	3°53'36"	45.31	N40°04'27"E	90.56
C44	1332.95	72.40	3°06'44"	36.21	N43°34'37"E	72.39
C45	1332.95	50.00	2°08'58"	25.00	N46°12'28"E	50.00
C46	1332.95	32.47	1°23'44"	16.23	N47°58'49"E	32.47
C47	148.00	32.01	12°23'25"	16.07	S72°01'46"W	31.94
C48	148.00	46.74	18°05'47"	23.57	S58°47'11"W	46.55
C49	148.00	35.23	13°38'25"	17.70	S40°55'05"W	35.15
C50	1286.95	14.98	0°40'01"	7.49	N34°25'53"E	14.98
C51	1286.95	48.19	2°08'43"	24.10	N35°50'15"E	48.18
C52	1286.95	51.73	2°18'11"	25.87	N38°03'42"E	51.73
C53	1286.95	57.11	2°32'34"	28.56	N40°29'04"E	57.11
C54	1286.95	48.36	2°09'11"	24.18	N42°49'57"E	48.36
C55	1286.95	51.77	2°18'18"	25.89	N45°03'41"E	51.77
C56	1286.95	46.59	2°04'28"	23.30	N47°15'04"E	46.59
C57	1286.95	53.37	2°22'33"	26.69	N49°28'34"E	53.36
C58	1286.95	48.39	2°09'16"	24.20	N51°44'29"E	48.39
C59	102.00	44.66	25°05'14"	22.69	N28°16'13"W	44.31
C60	102.00	5.95	3°20'38"	2.98	N14°03'17"W	5.95
C61	148.00	28.78	11°08'34"	14.44	N35°14'32"W	28.74
C62	148.00	41.56	16°05'24"	20.92	N21°37'33"W	41.43
C63	148.00	3.10	1°11'54"	1.55	N12°58'55"W	3.10
C64	75.00	8.78	6°42'18"	4.39	N54°44'21"E	8.77
C65	1178.00	59.67	2°54'09"	29.84	N58°47'57"E	59.67
C66	1178.00	45.03	2°11'24"	22.52	N56°15'10"E	45.02
C67	1178.00	48.63	2°21'55"	24.32	N53°58'31"E	48.63
C68	1178.00	44.12	2°08'45"	22.06	N51°43'11"E	44.11
C69	1178.00	49.40	2°24'09"	24.70	N49°26'44"E	49.39
C70	1178.00	44.71	2°10'29"	22.36	N47°09'25"E	44.71
C71	1178.00	49.68	2°24'59"	24.84	N44°51'41"E	49.68
C72	1178.00	44.39	2°09'32"	22.20	N42°34'25"E	44.38
C73	1178.00	48.92	2°22'46"	24.46	N40°18'17"E	48.92
C74	1178.00	49.63	2°24'51"	24.82	N37°54'28"E	49.63
C75	1178.00	44.40	2°09'34"	22.20	N35°37'16"E	44.40
C76	1178.00	78.71	3°49'42"	39.37	N32°37'38"E	78.70
C77	1178.00	45.38	2°12'26"	22.69	N29°36'34"E	45.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.92	N56°52'56"W
L2	21.60	S33°07'04"W
L3	5.62	S56°52'58"E

PRELIMINARY PLAT OF RINCONADA TRAILS

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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

SHEET 4 OF 4

FILE: F:\W494 COLLATZ\06 W TRAILS\CH4\020
DATE: FEB, 2004
SCALE: 1" = 50'
DRAWN: TWP/GRR
CHECKED: MVH
JOB NO.: N 494-06

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
Corrales, N.M. 87048

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RINCONADA TRAILS SUBDIVISION
SUBDIVISION PLAT
SHEET 4 OF 4

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr

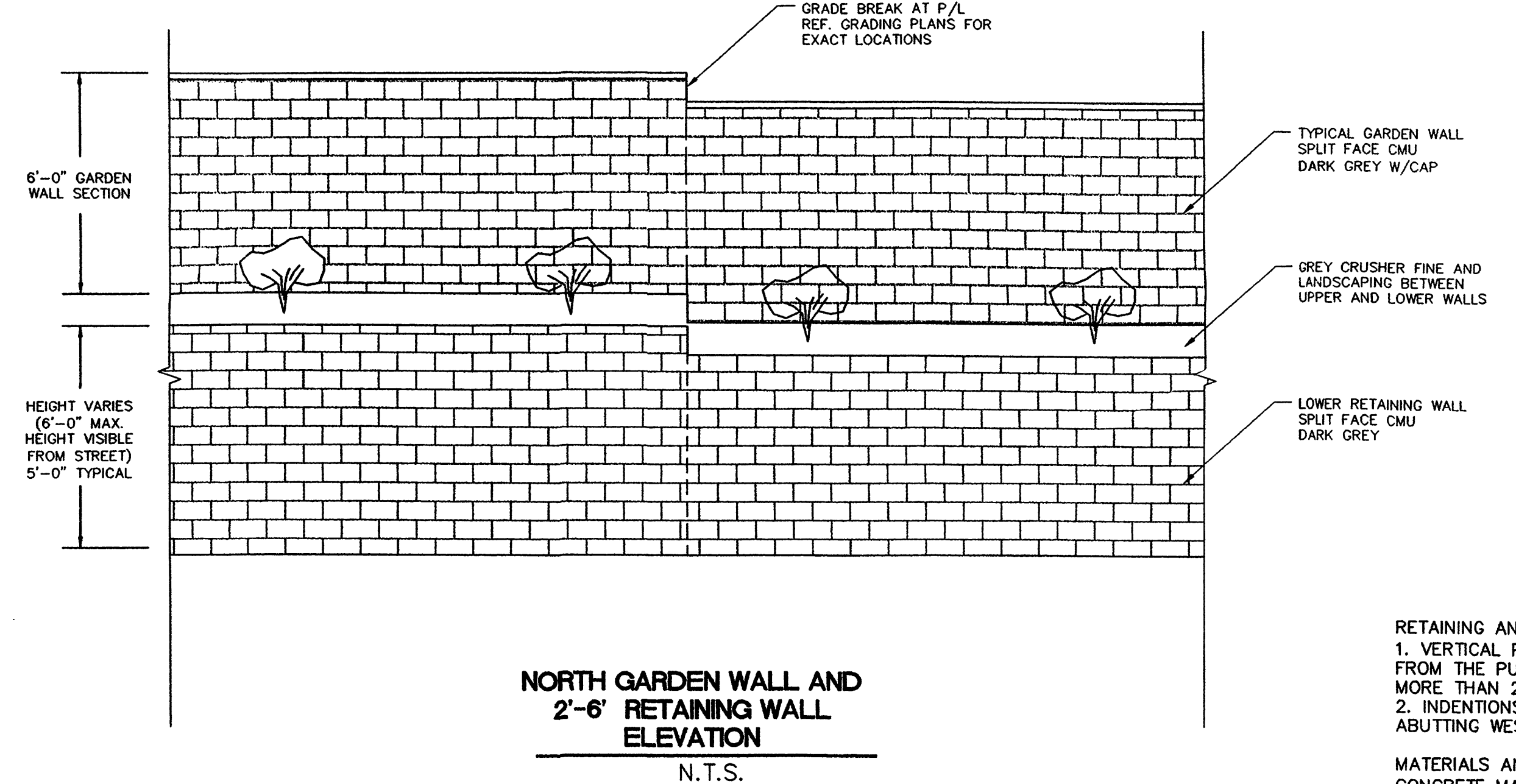
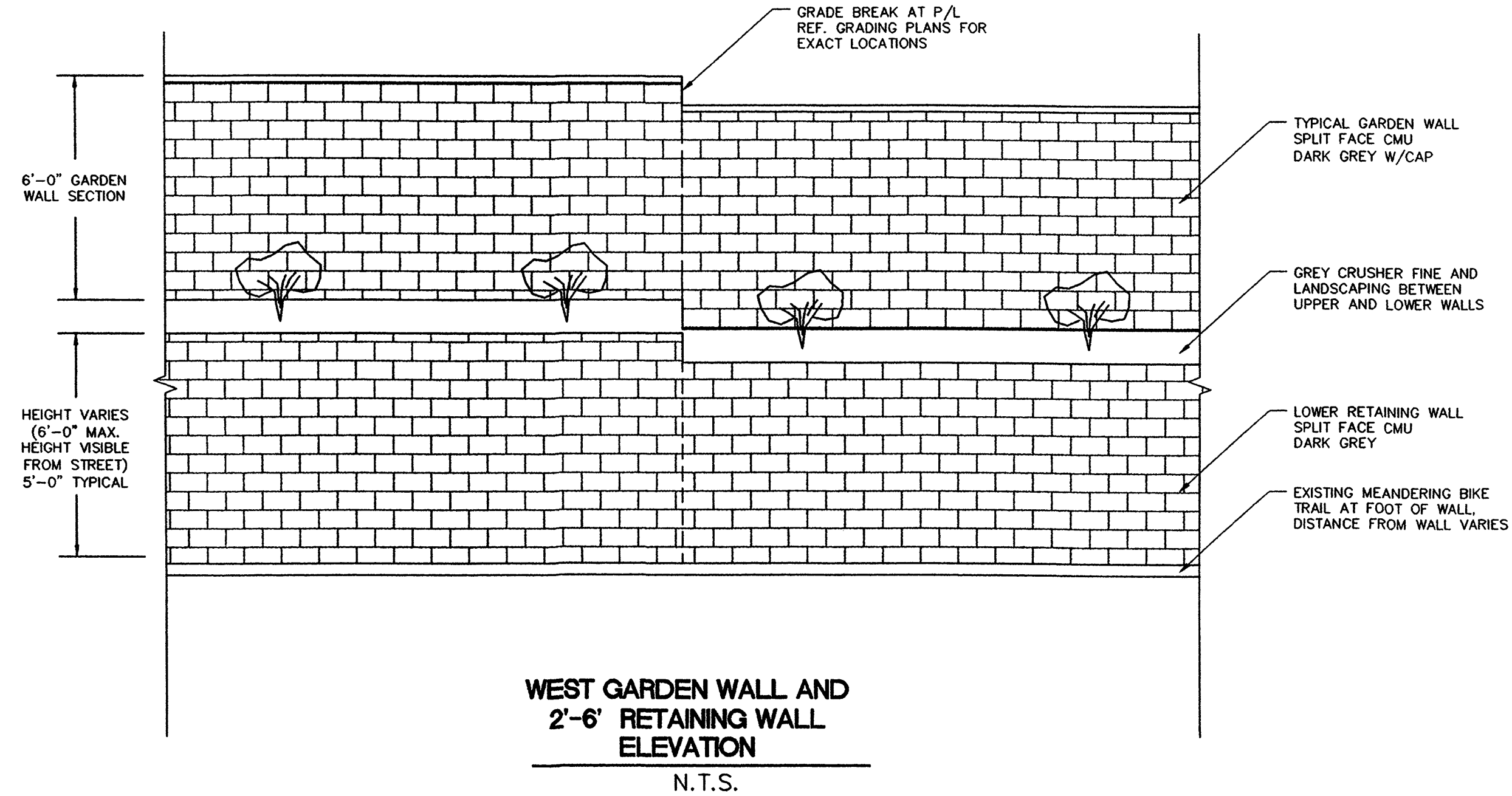
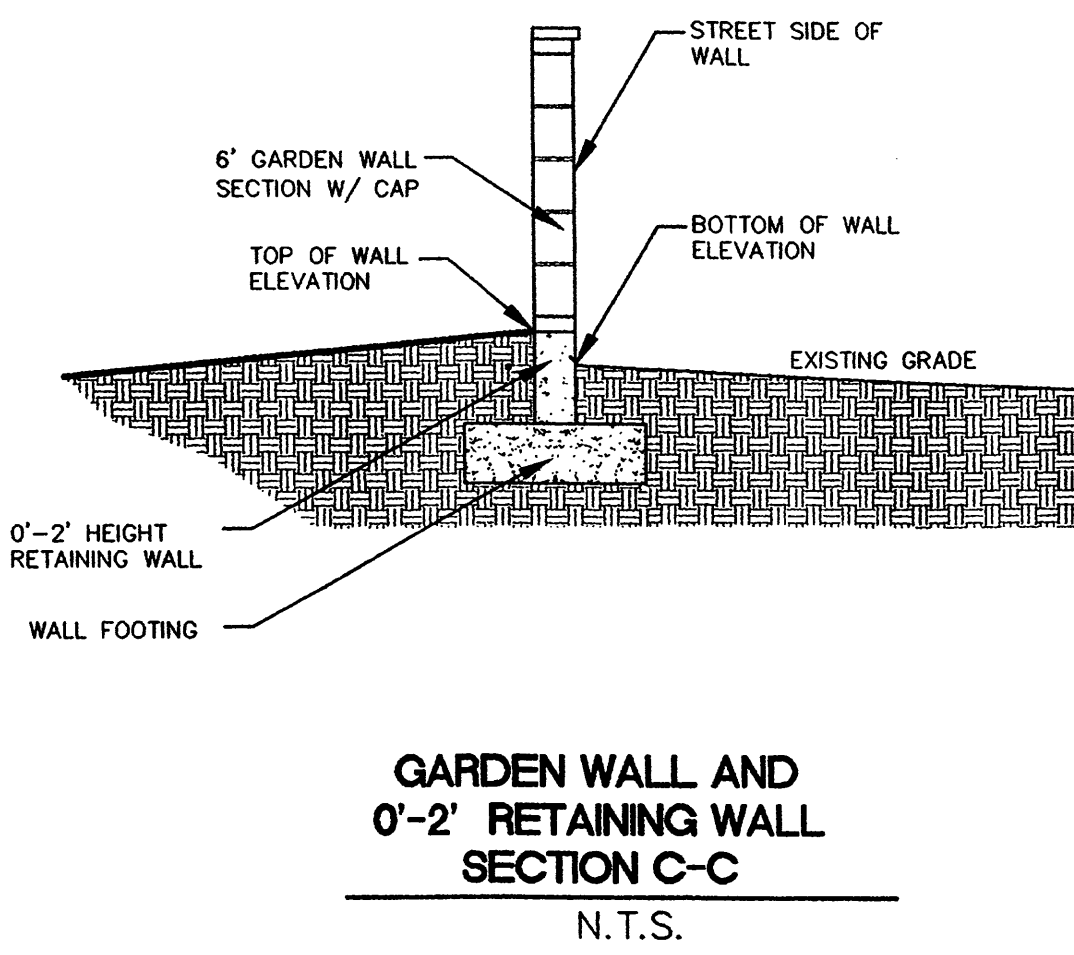
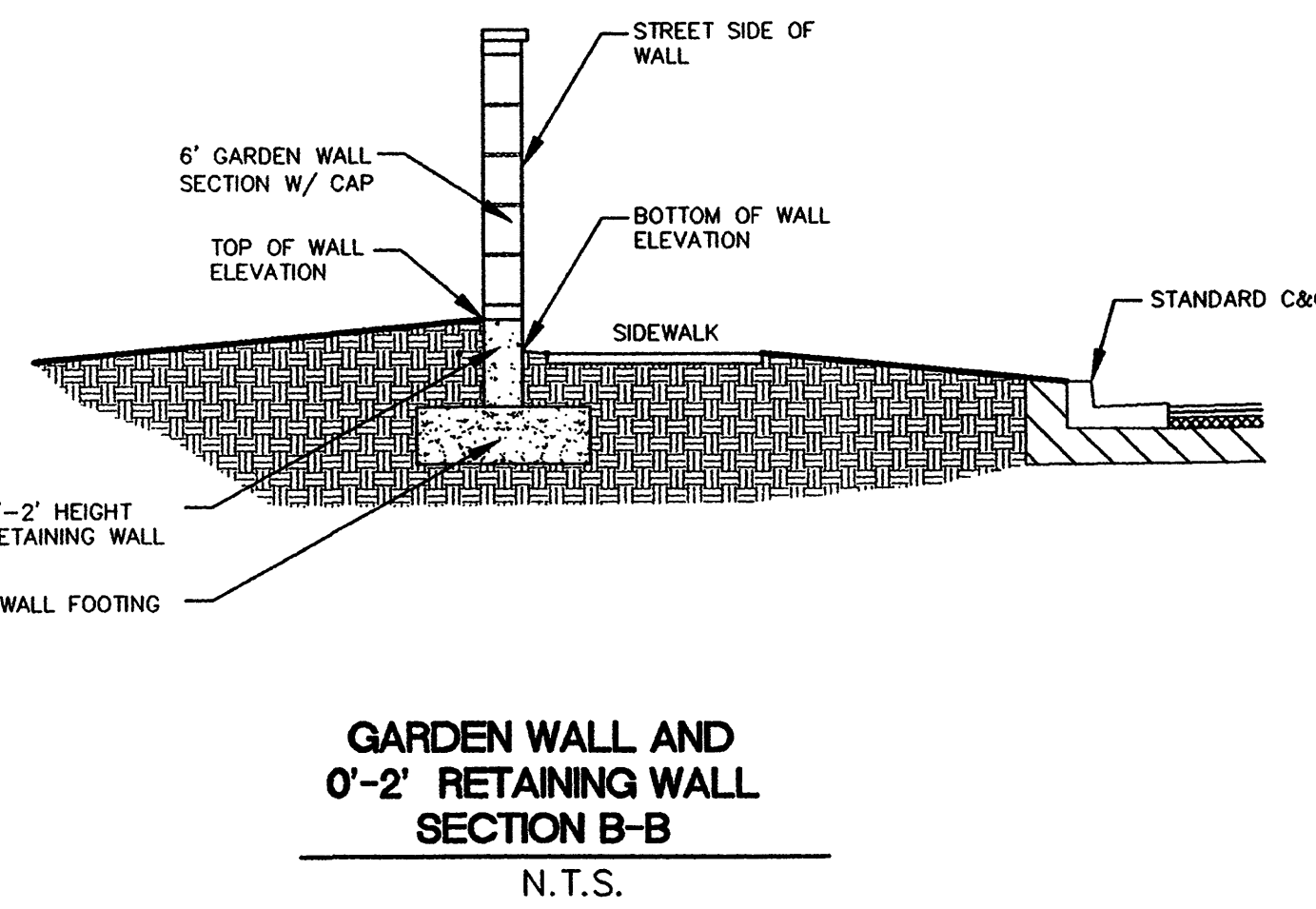
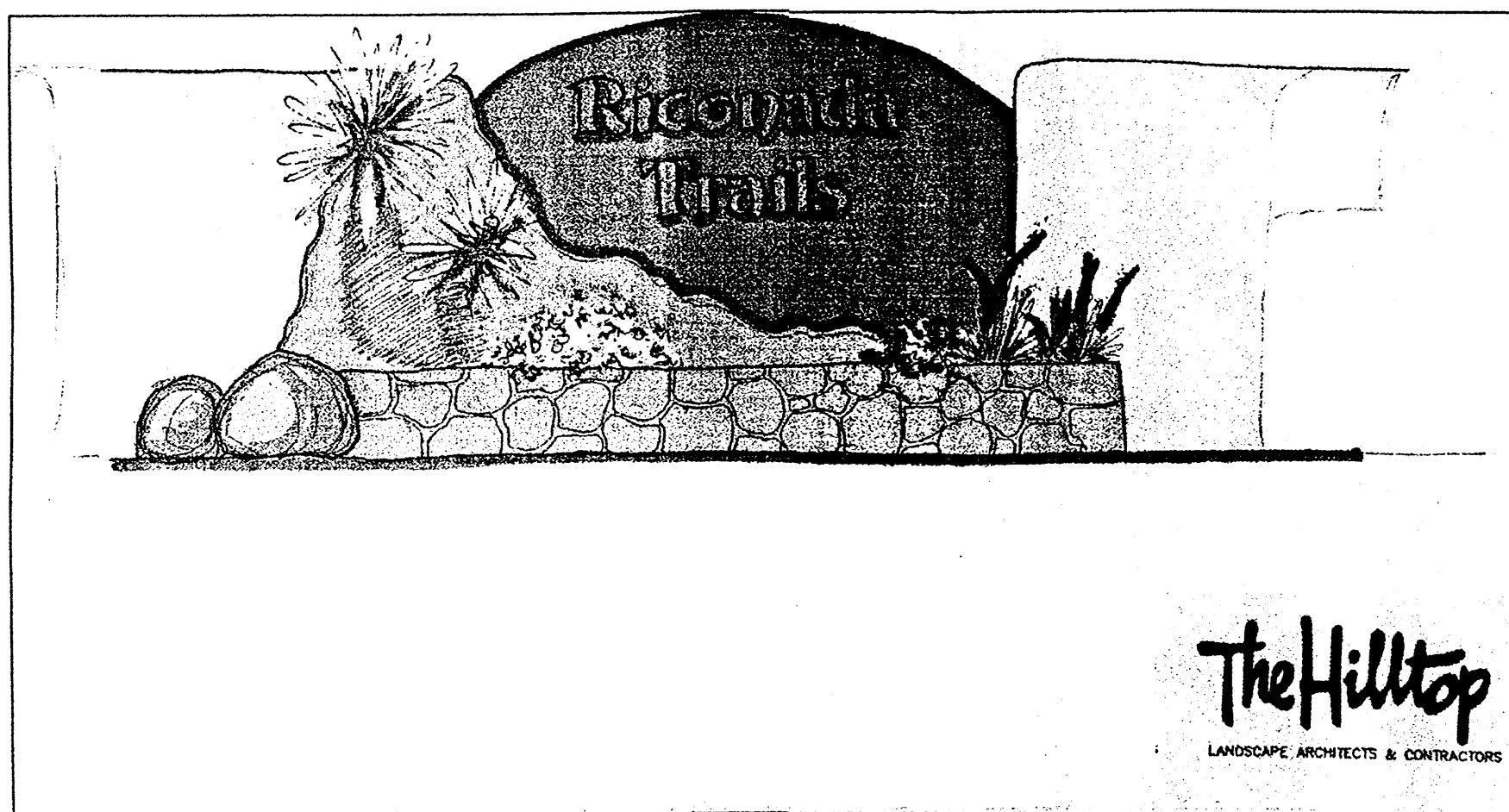
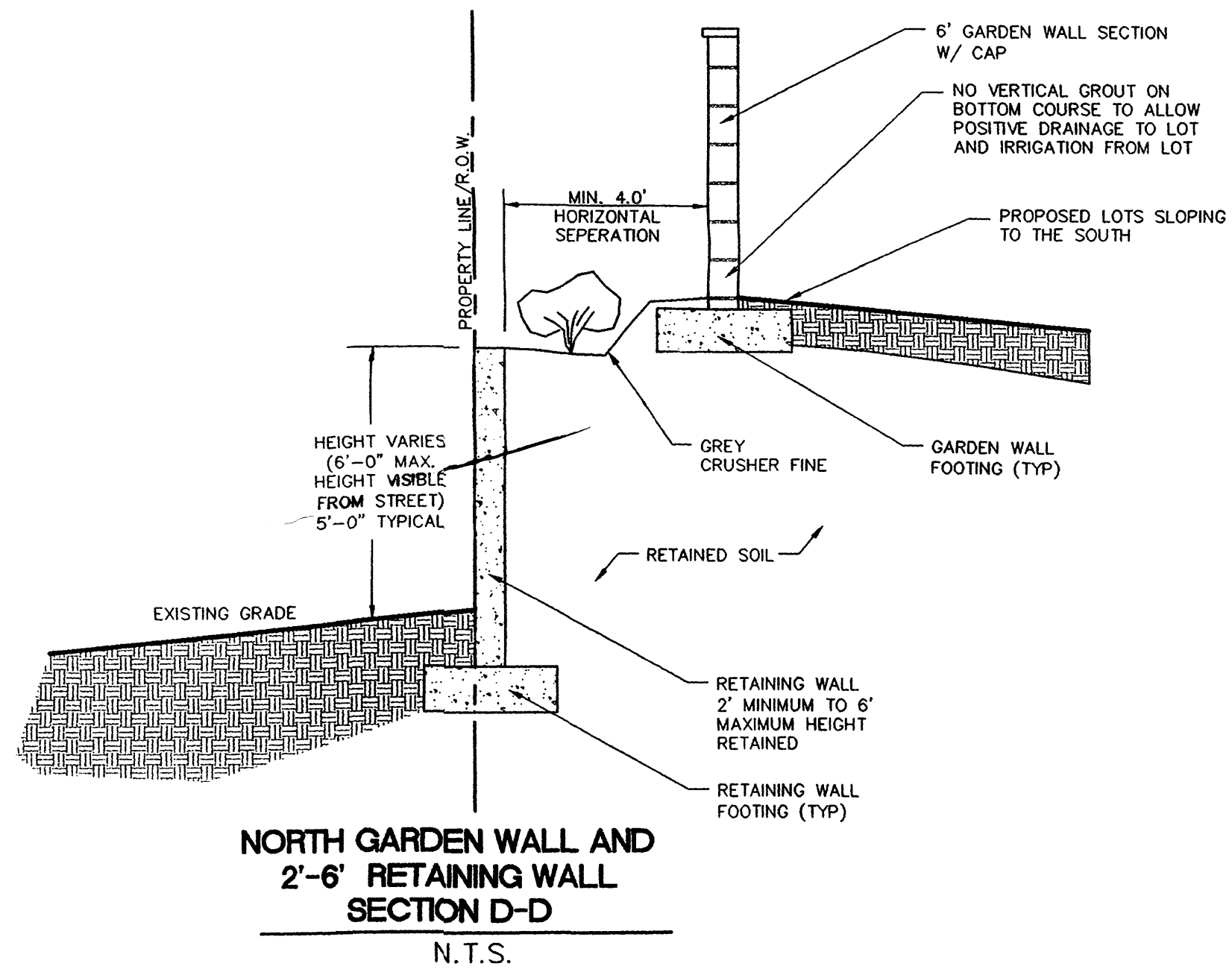
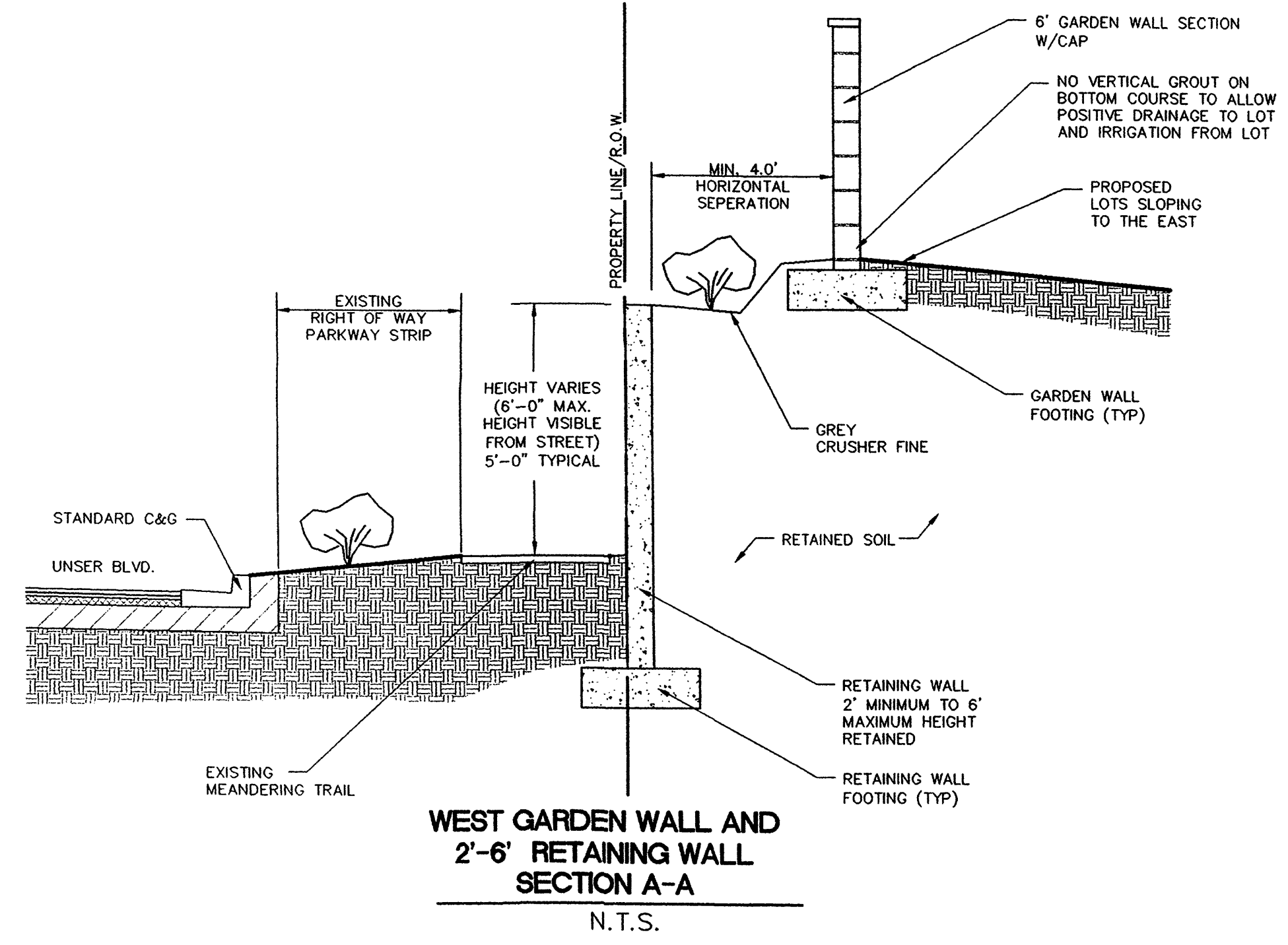
City Project No. _____ Zone Map No. F-10,11 Sheet 6 of 12

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS STATION "3-E10"	
NAD 1927 NM CENTRAL ZONE	
X=358813.84	
Y=1512565.54	
GND TO GRID S F = 0.99966844	
DELTA ALPHA = -00°16'19"	
ELEV. (NAVD 1929) 5216.12	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

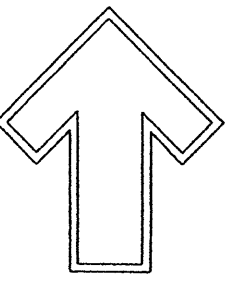
ENGINEER'S SEAL	
REVISIONS	BY
DESIGN	
DATE	DATE
03/2004	03/2004
DESIGNED BY REH	DATE
DRAWN BY MVH	DATE
CHECKED BY WPH	DATE
	03/2004



RETAINING AND GARDEN WALL LAYOUT:
 1. VERTICAL PILASTERS PROTRUDING AT LEAST 2" FROM THE PUBLIC SIDE OF WALL AT INTERVALS OF NO MORE THAN 20 FEET IN LENGTH AND CAP.
 2. INDENTIONS AT 3 LOT INTERVALS ON GARDEN WALLS ABUTTING WESTERN TRAILS AND ATRISCO RIGHTS OF WAY.

MATERIALS AND TEXTURES:
 CONCRETE MASONRY UNITS (CMU)
 COLOR TREATMENTS:
 DARK GREY

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1		ACS STATION "3-E10"					
2		NAD 1927 NM CENTRAL ZONE					
3		X=358813.84					
4		Y=1512565.54					
5		GND TO GRID S F = 0.99966844					
6		DELTA ALPHA = -00'16"19"					
7		ELEV. (NAVD 1929) 5216.12					
DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048				CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: RINCONADA TRAILS SUBDIVISION WALL DETAILS							
Design Review Committee		City Engineer Approval		Mo./Day/Yr		Mo./Day/Yr	
City Project No.				Zone Map No.		Sheet 7 of 12	



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it@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

RINCONADA TRAILS

LANDSCAPE PLAN

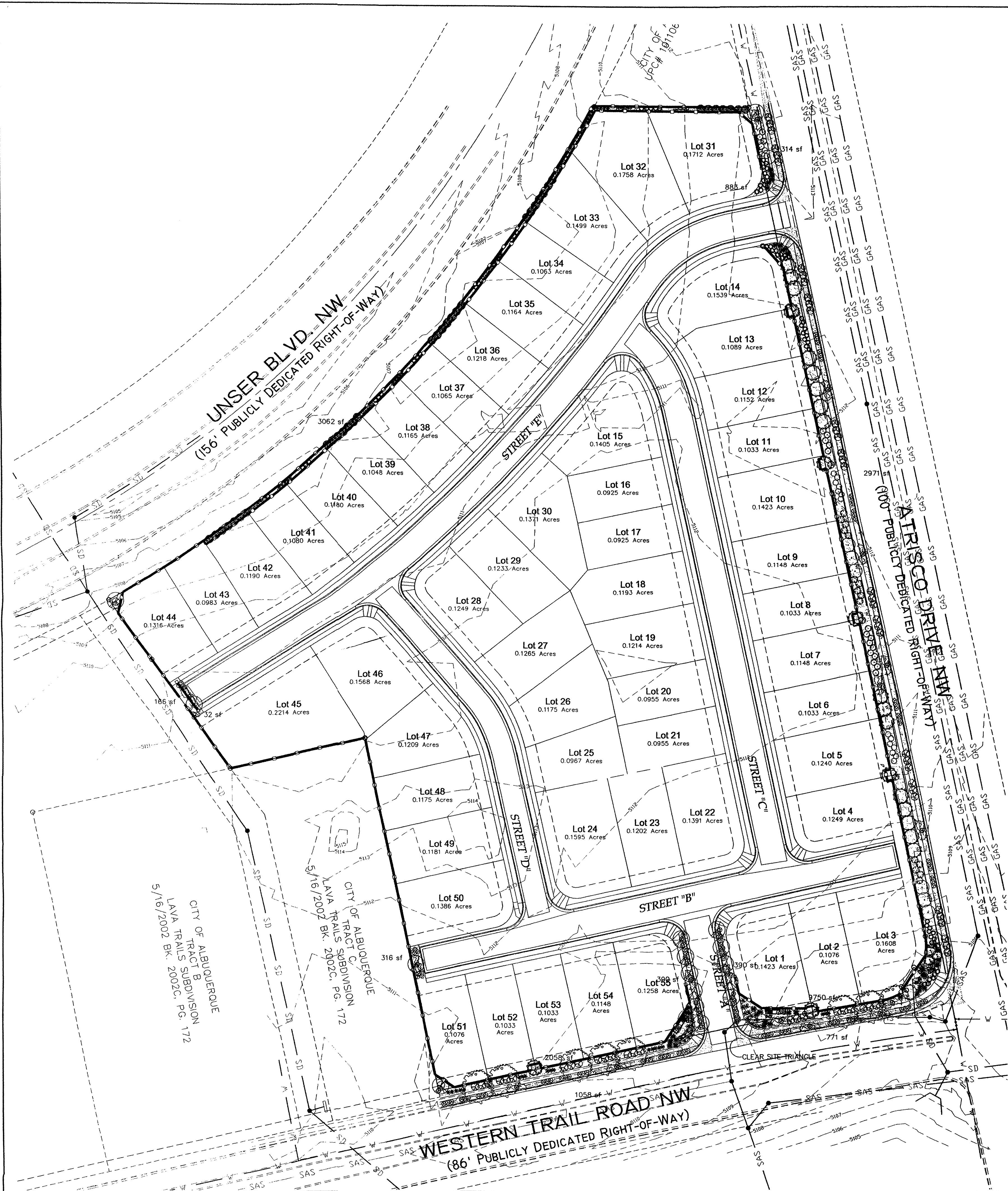
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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: GMD
REVISION # 1
DATE: 3/22/04

SHEET #

8 / 12



PLANT LEGEND

- | | |
|---|--|
| ASH (H) OR HONEY LOCUST (H) 8
<i>Fraxinus pennsylvanica</i>
<i>Gleditsia triacanthos</i>
2" Cal. | FLOWERING PEAR (H) 17
<i>Pyrus calleryana</i>
2" Cal. |
| DESERT WILLOW (L) 23
<i>Chilopsis linearis</i>
15 Gal. | VITEX 7
<i>Vitex agnus - castus</i>
15 Gal. |
| WASHINGTON HAWTHORN (H) 3
<i>Crotaegus phenopyrum</i>
15 Gal. | PALM YUCCA (L) 7 |
| AGAVE (L) 24
<i>Agave parryi</i> | APACHE PLUME (L) 23
<i>Fallugia pgradoxia</i>
5 Gal. 25sf |
| RUSSIAN SAGE (M) 19
<i>Perovskia atriplicifolia</i>
5 Gal. | LANAS/ SCOTCH BROOM (M) 29
<i>Cytisus scoparius</i> /
<i>Genista hispanica</i>
5 Gal. |
| RED YUCCA (L) 36
<i>Hesperaloe parviflora</i>
5 Gal. | ROSEMARY (M) 46
<i>Rosmarinus officinalis</i>
2 Gal. 36sf |
| MAIDENGRASS (M) 35
<i>Miscanthus sinensis</i>
5 Gal. 36sf | CHAMISA (L) 21
<i>Chrysothamnus nauseosus</i>
1 Gal. 25sf |
| HONEYSUCKLE (M) 56
<i>Lonicera sempervirens</i>
1 Gal. 200sf
Unstaked - Groundcover | THREADGRASS (M) 43
<i>Stipa tenuissima</i>
1 Gal. 25sf |
| BANK'S ROSE (M) 13
<i>Rosa banksiae</i>
5 Gal. 400sf | WILDFLOWER 128
1 Gal. 4sf |
| GREY GRAVEL WITH FILTER FABRIC | COTONEASTER (M) 48
<i>Cotoneaster</i>
5 Gal. 225sf |
| | OVERSIZED GRAVEL & 9 BOULDERS |

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

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

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

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

IRRIGATION NOTES:

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

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

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

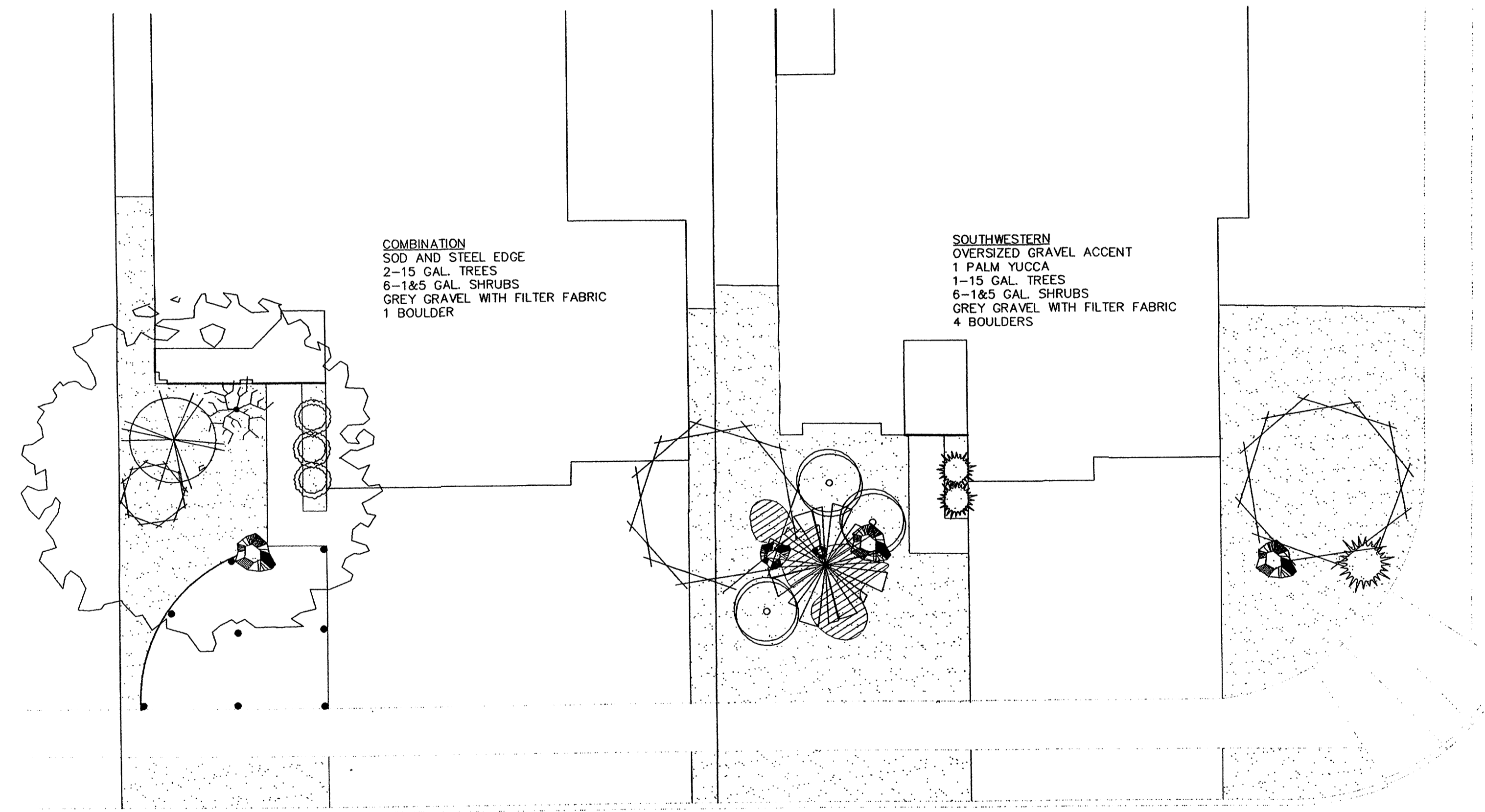
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

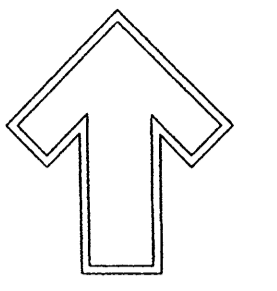
Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Wall notches are to be irrigated from an adjacent homeowners irrigation system. Landscape in the public right of way along Atrisco and Western Trail to be irrigated from an adjacent homeowners irrigation system.



TYPICAL FRONT YARD

8"=1'



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LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
 #0007

RINCONADA TRAILS

LANDSCAPE PLAN

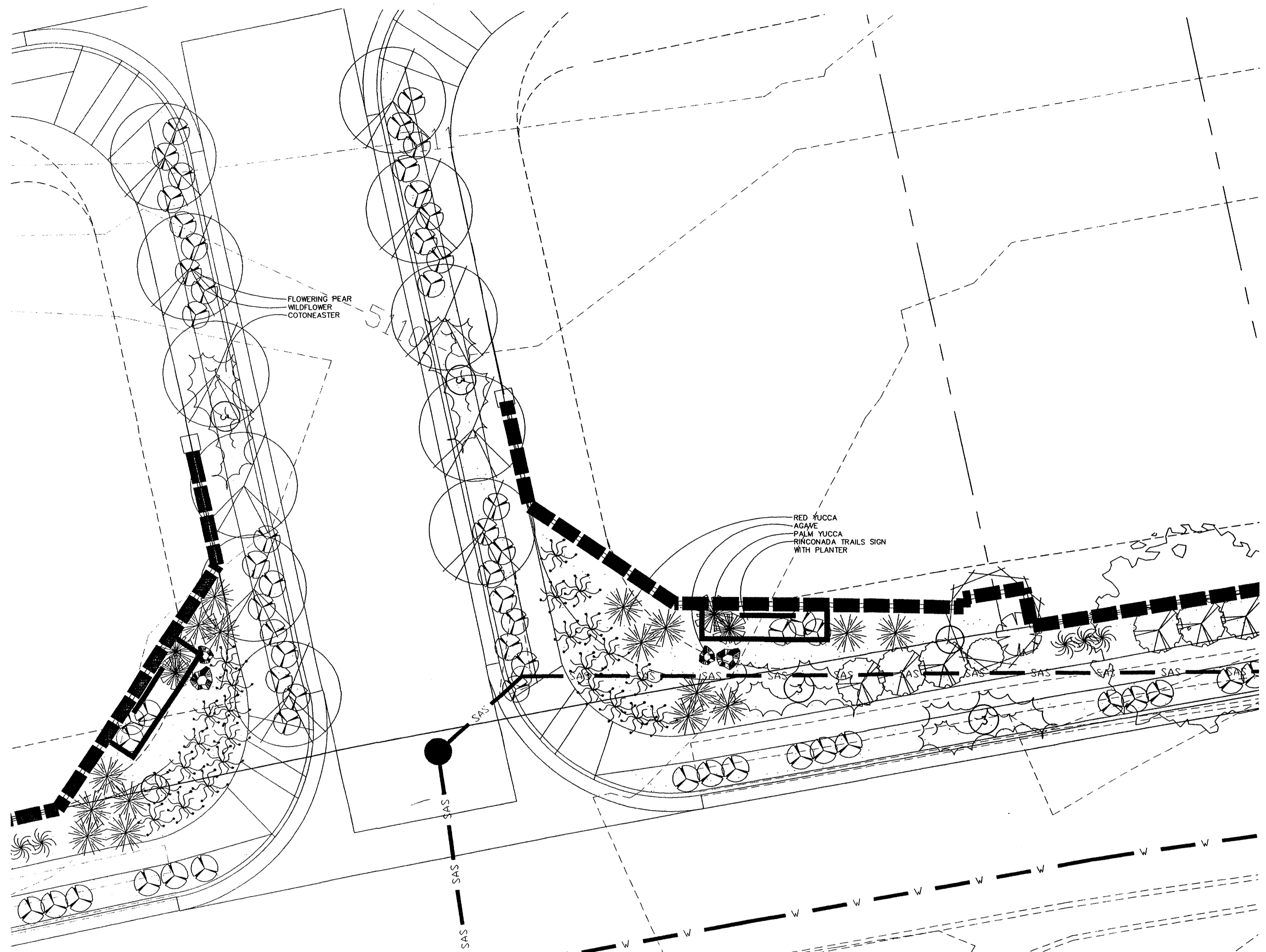
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DRAWN BY
 CHD
 REVISION #
 1
 DATE
 3/22/04

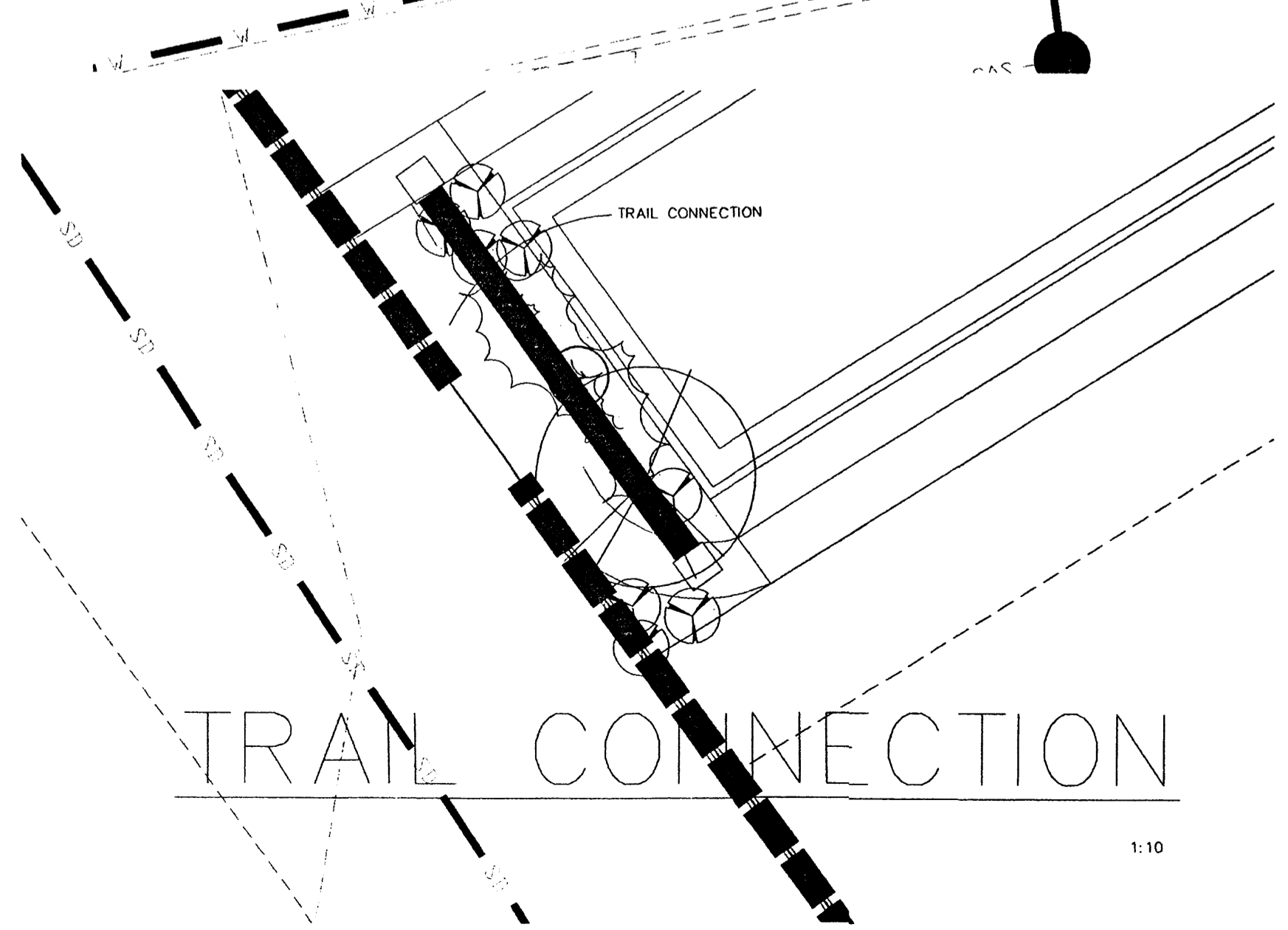
SHEET #

9 / 12



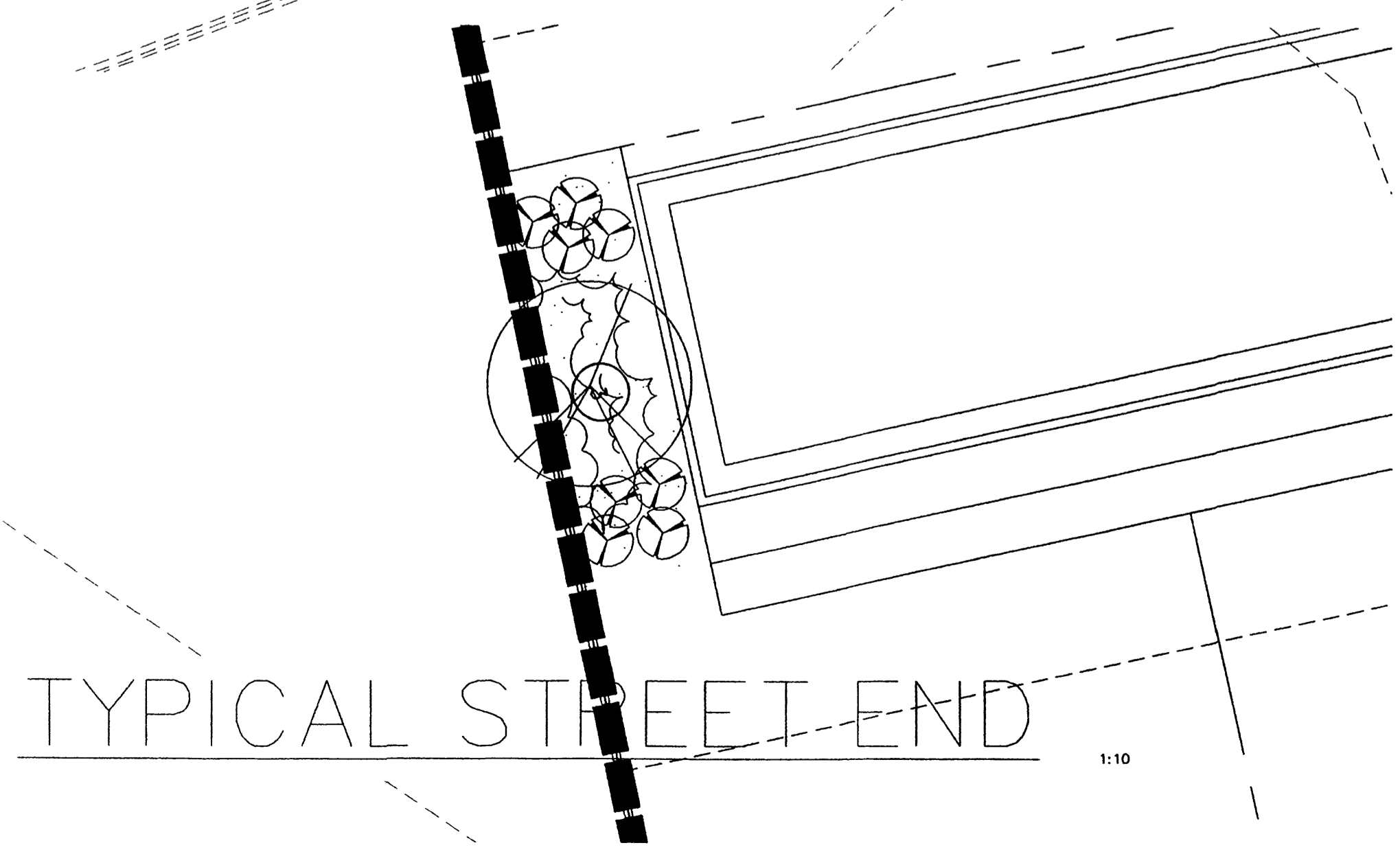
WESTERN TRAILS ENTRY

1:10



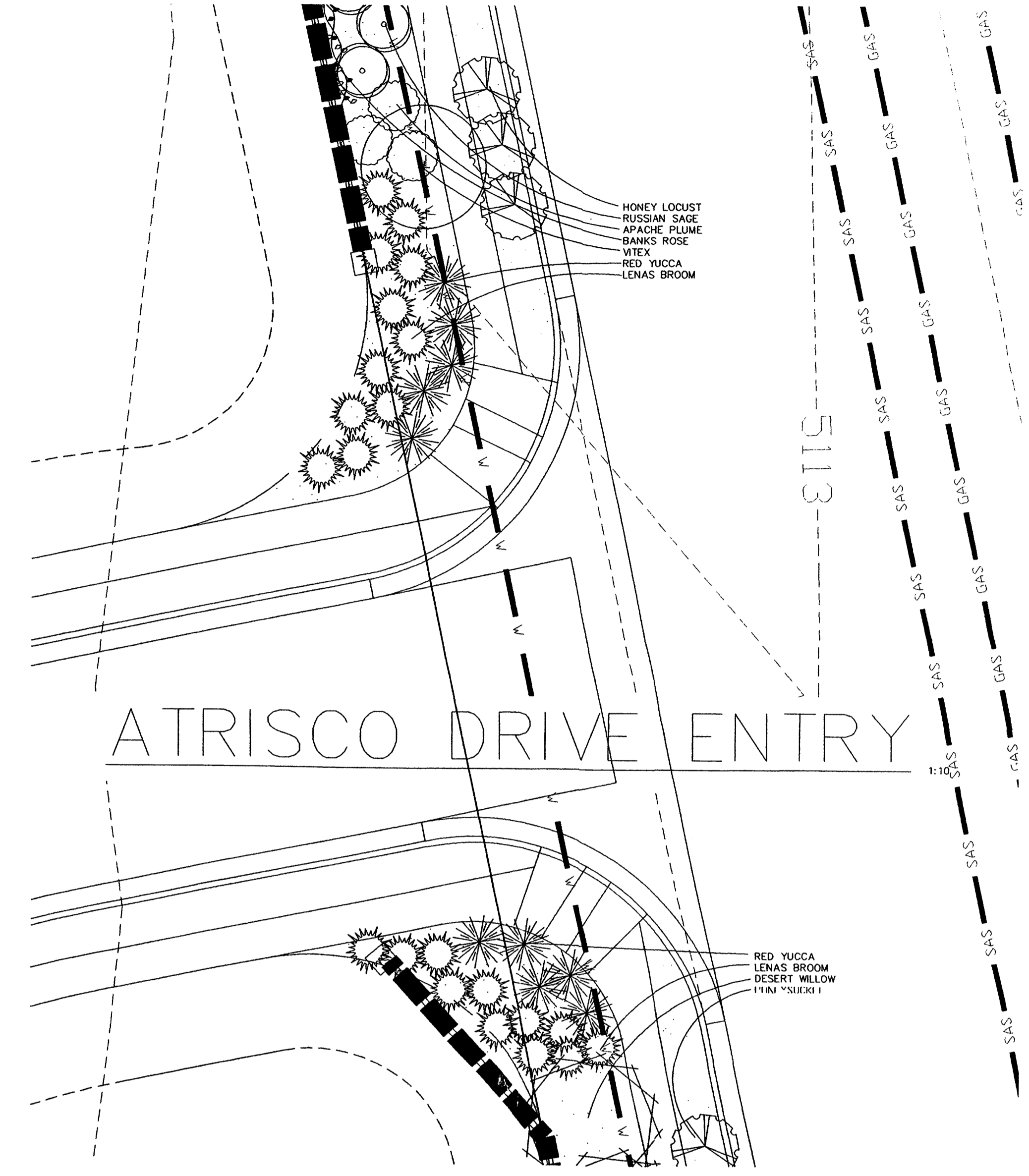
TRAIL CONNECTION

1:10

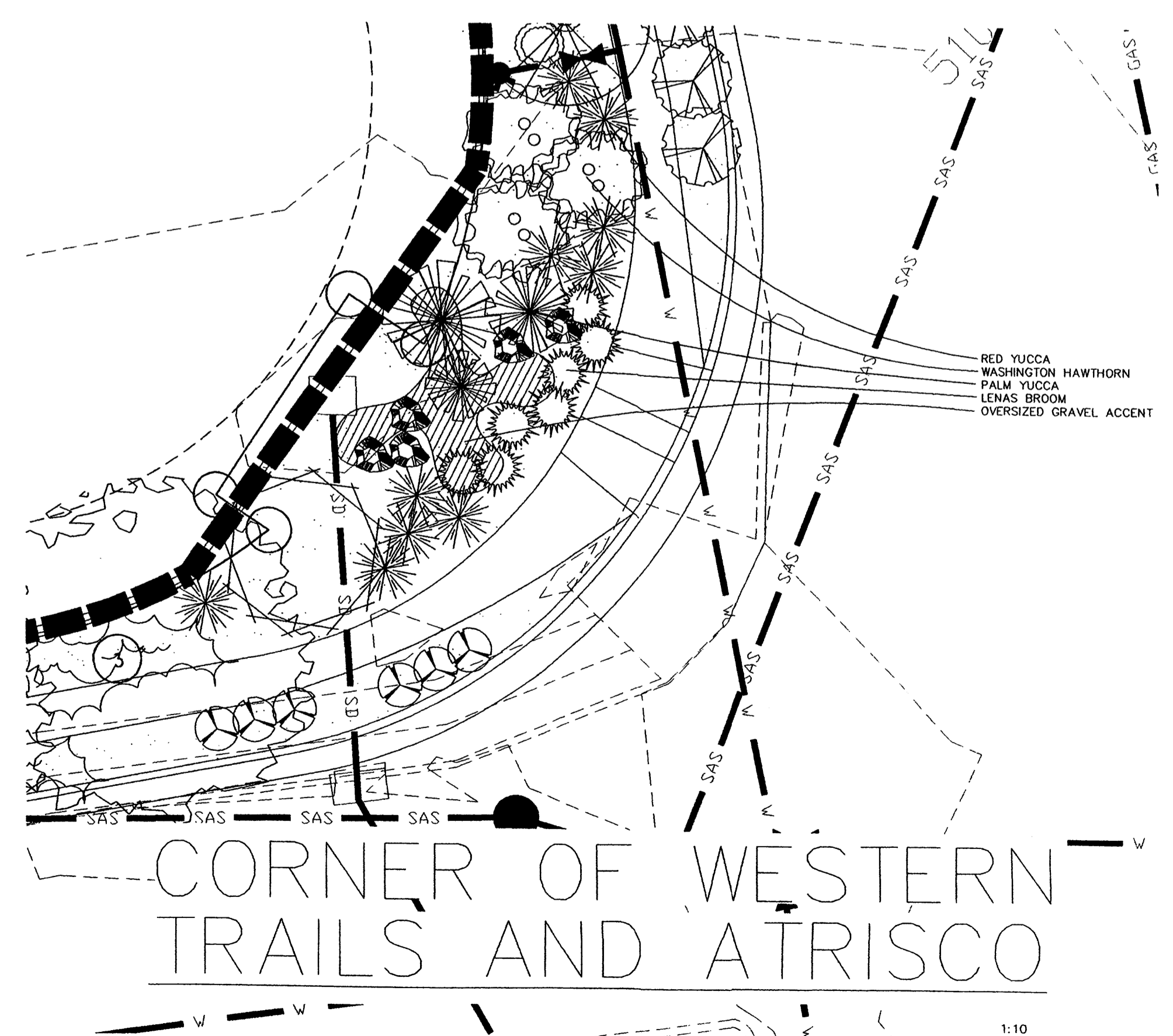


TYPICAL STREET END

1:10

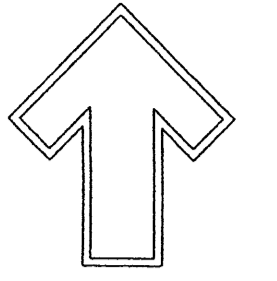


ATRISCO DRIVE ENTRY



CORNER OF WESTERN TRAILS AND ATRISCO

1:10



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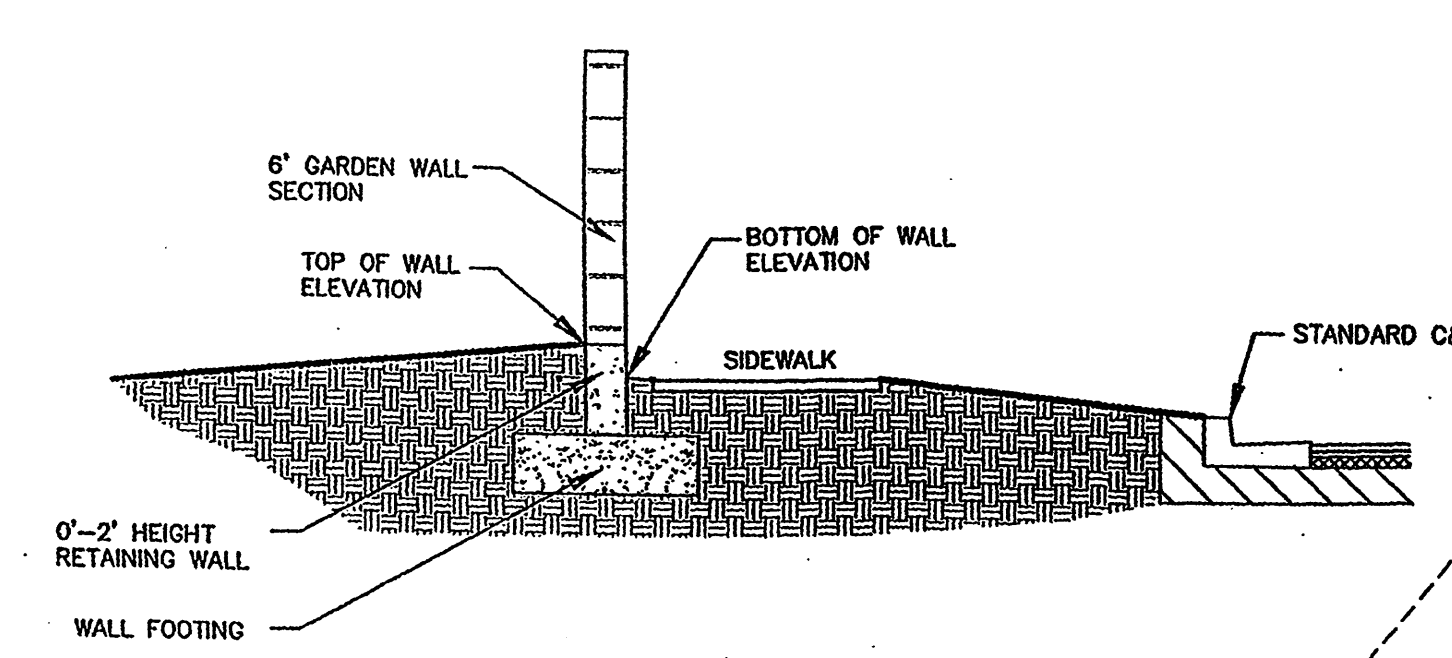
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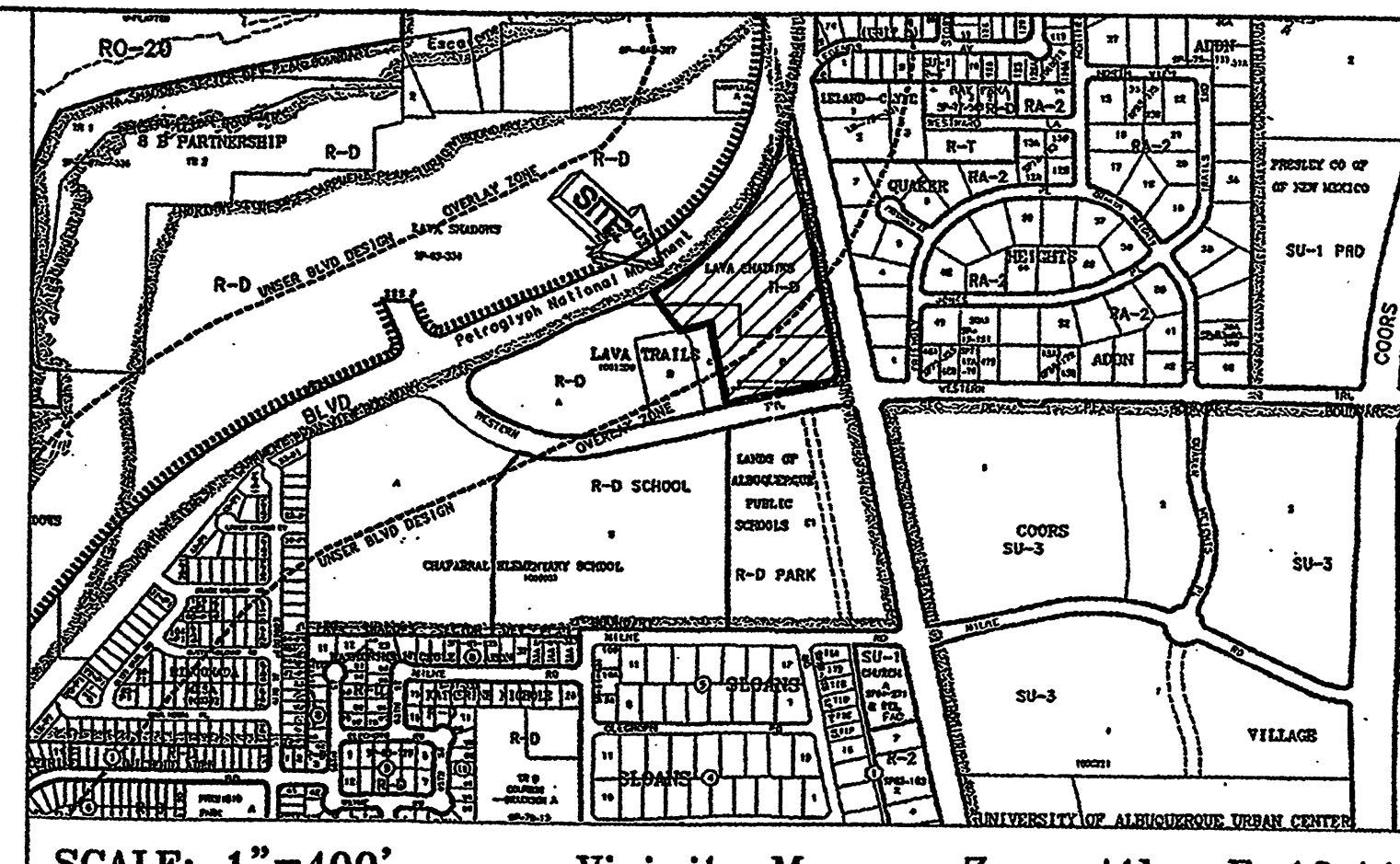
DRAWN BY: GMD
REVISION # 1
DATE: 3/22/04

SHEET #

10 / 12

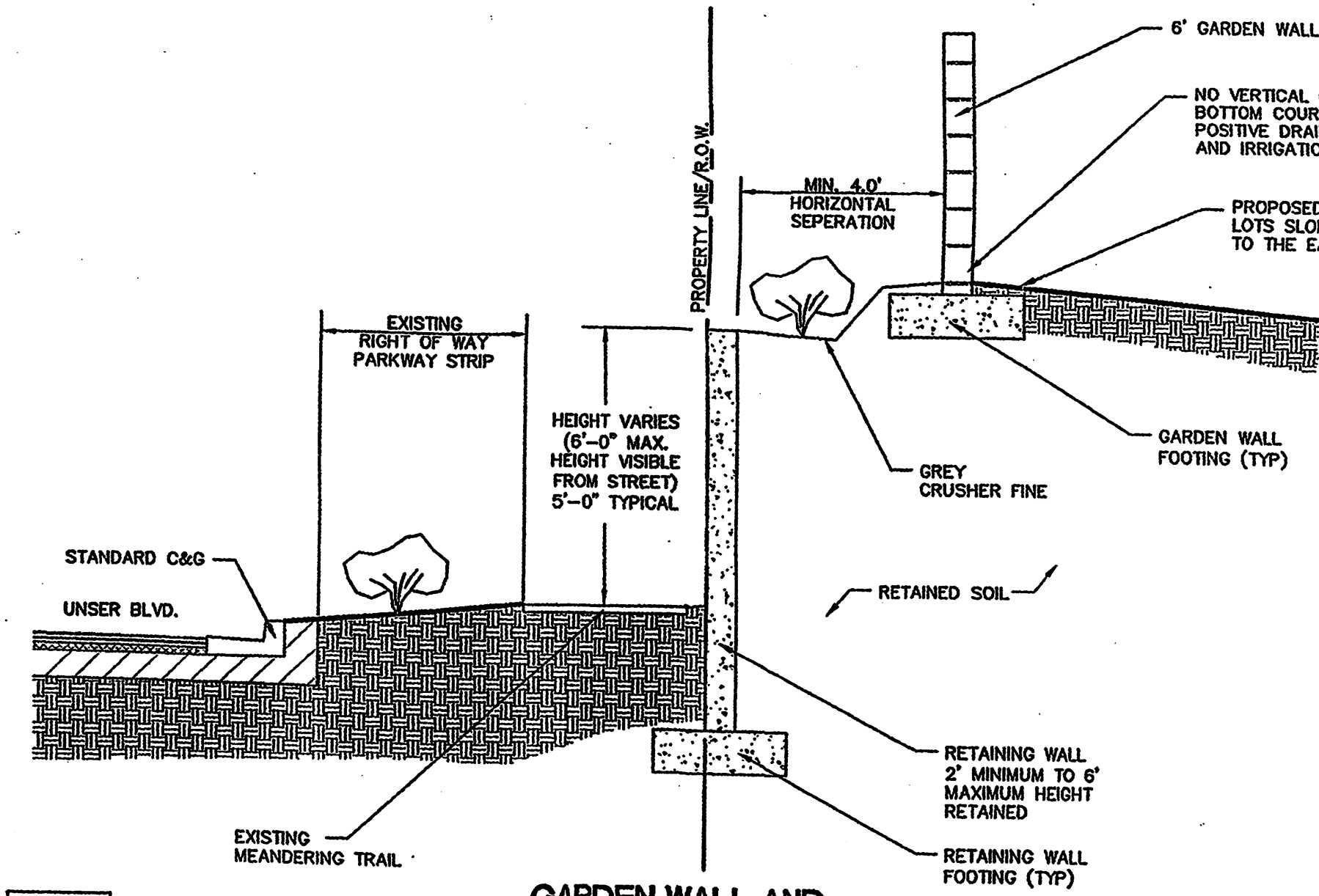
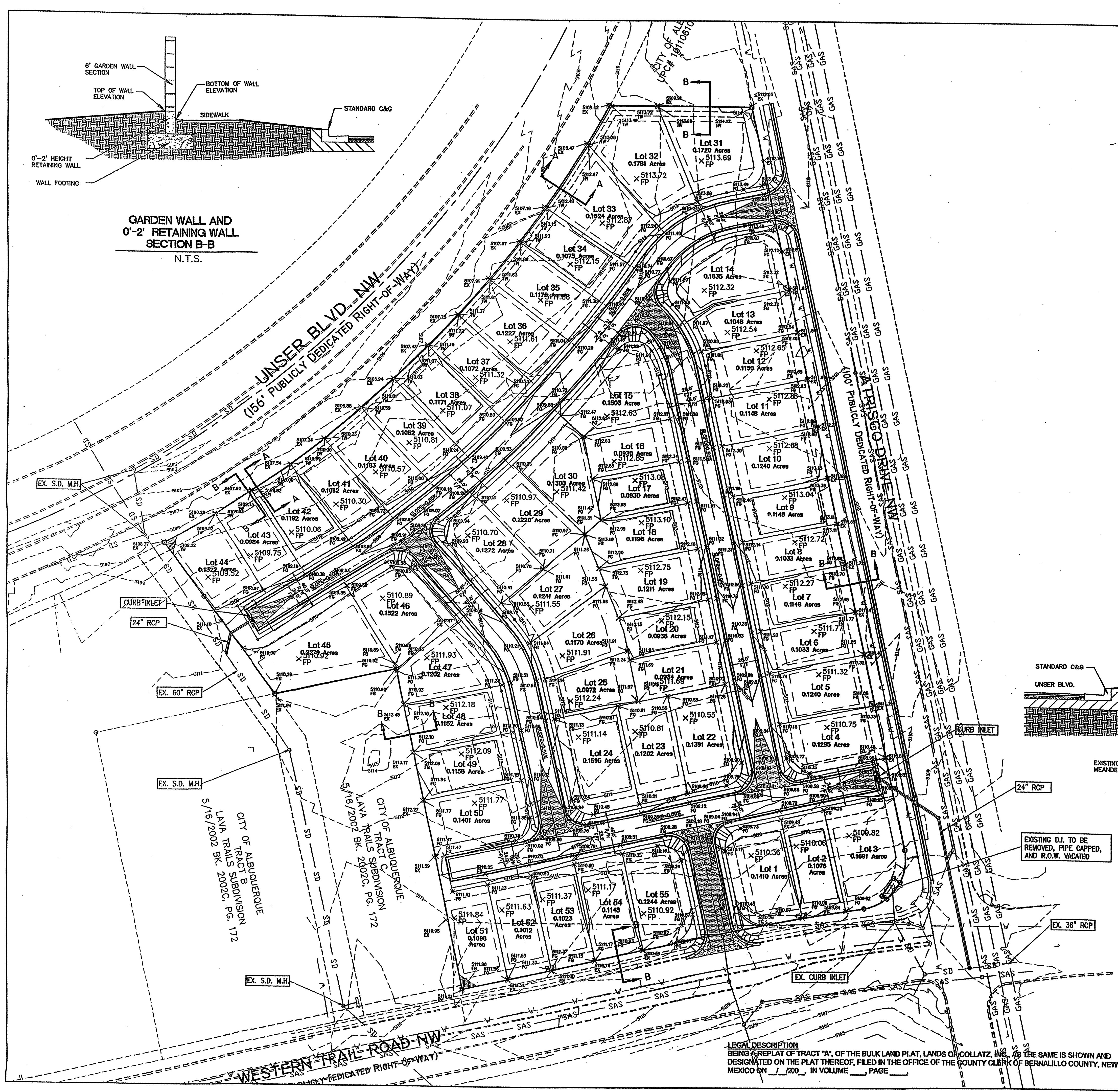


GARDEN WALL AND 0'-2' RETAINING WALL SECTION B-B
N.T.S.



SCALE: 1"=400' Vicinity Map Zone Atlas F-10,11

- LEGEND**
- x 5295.96 PROPOSED SPOT ELEVATION
 - 09.0 EXISTING SPOT ELEVATION (GRND & TC)
 - PROPOSED CONCRETE VALLEY CUTTER
 - PROPOSED CURB & GUTTER
 - 4973 --- EXISTING CONTOUR W/ INDEX ELEVATION
 - PROPOSED MANHOLE
 - 30" SD --- EXISTING STORM DRAIN
 - 30" SD --- PROPOSED STORM DRAIN
 - PROPOSED STORM SEWER CATCH BASIN
 - BOUNDARY LINE
 - --- BASIN BOUNDARY
 - --- RETAINING WALL

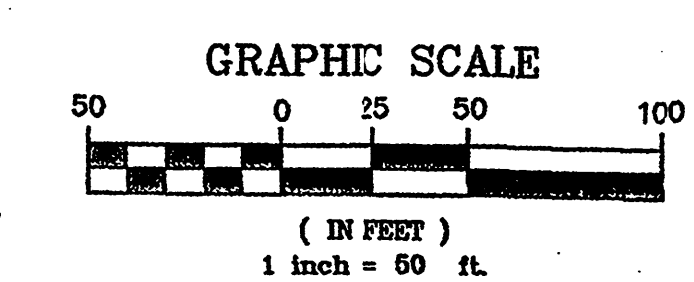


GARDEN WALL AND 2'-6' RETAINING WALL SECTION A-A
N.T.S.

Bruce J. Bih 4/14/04
Approved For Rough Grading

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048
JOB NO.: N494-06

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: RINCONADA TRAILS SUBDIVISION OVERALL GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
Mo./Day/Yr	Mo./Day/Yr
City Project No.	Zone Map No.
	F-10,11
Sheet	7 of 21



LEGAL DESCRIPTION
BEING A REPLAT OF TRACT "A", OF THE BULK LAND PLAT, LANDS OF COLLATZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 1/20/03, IN VOLUME _____, PAGE _____

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR BY	DATE
FIELD NO.	DATE
CONTRACT NO.	DATE
MICRO-FILM INFORMATION	
NO.	DATE
BENCH MARKS	
NO.	DATE
SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE
ENGINEER'S SEAL	
NO.	DATE
REVISIONS	BY
DESIGN	DATE
DATE	03/2004
DATE	03/2004
DESIGNED BY	REH
DRAWN BY	MWH

