

# 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 5FT.
- 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)

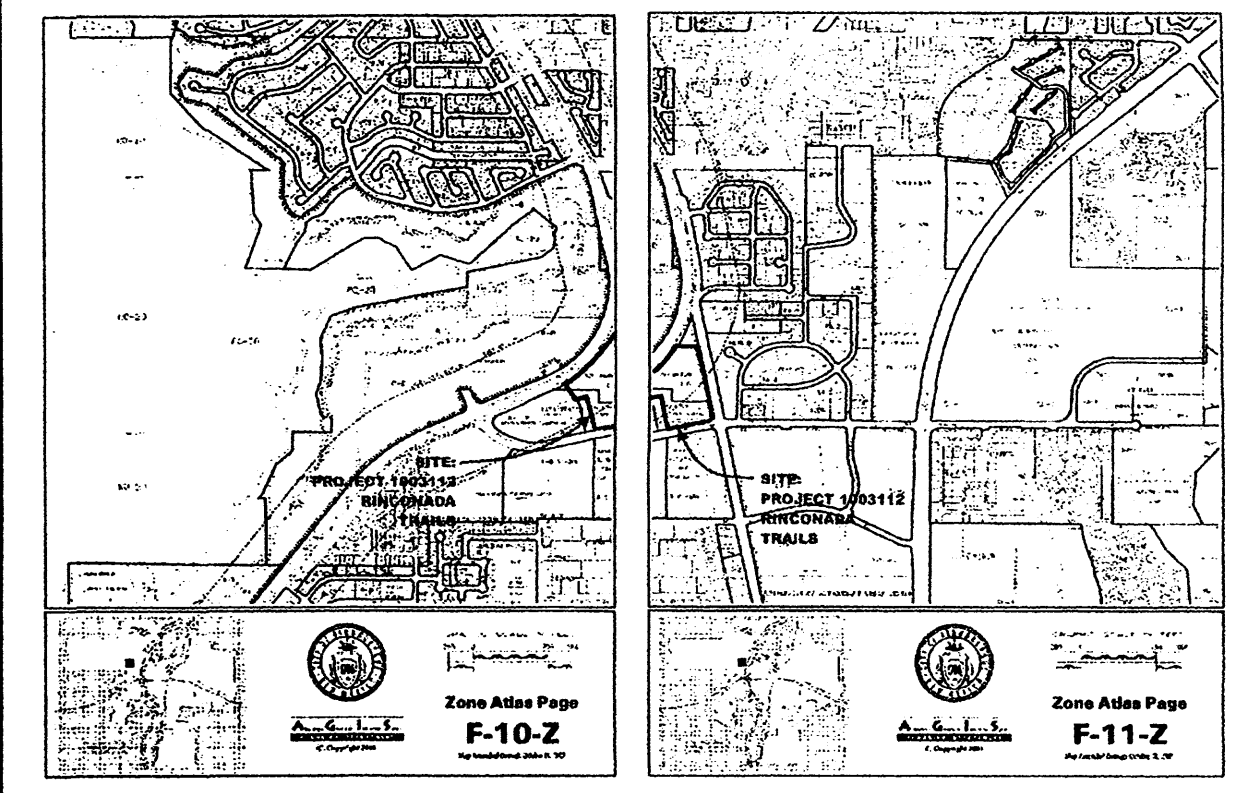
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL, 6  
 DU / AC., MIN AND MAX. DU.

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

PROJECT NUMBER: #10003112

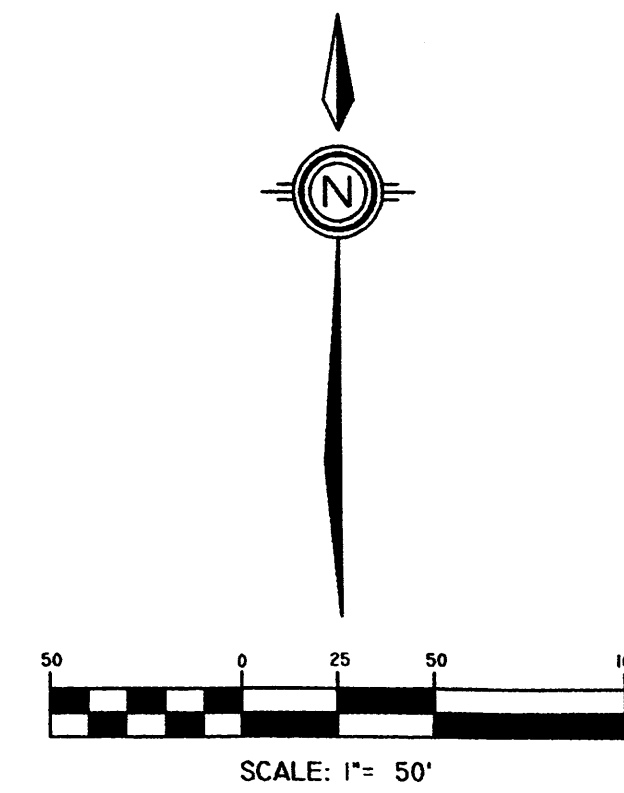
APPLICATION NUMBER: 21104 24 DRB 00839

### APPROVALS

<i>Sheran Matson</i>	6/21/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>Christina Sandoval</i>	6/9/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>John Lee</i>	6-9-04
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
<i>Roger A. Hean</i>	6/9/04
UTILITY DEVELOPMENT	DATE
<i>Brad D. Byle</i>	6/9/04
CITY ENGINEER	DATE
N/A	
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

CITY CASE: 04EPC 00496/479 PROJECT: 10003112

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



PROJECT 1003112





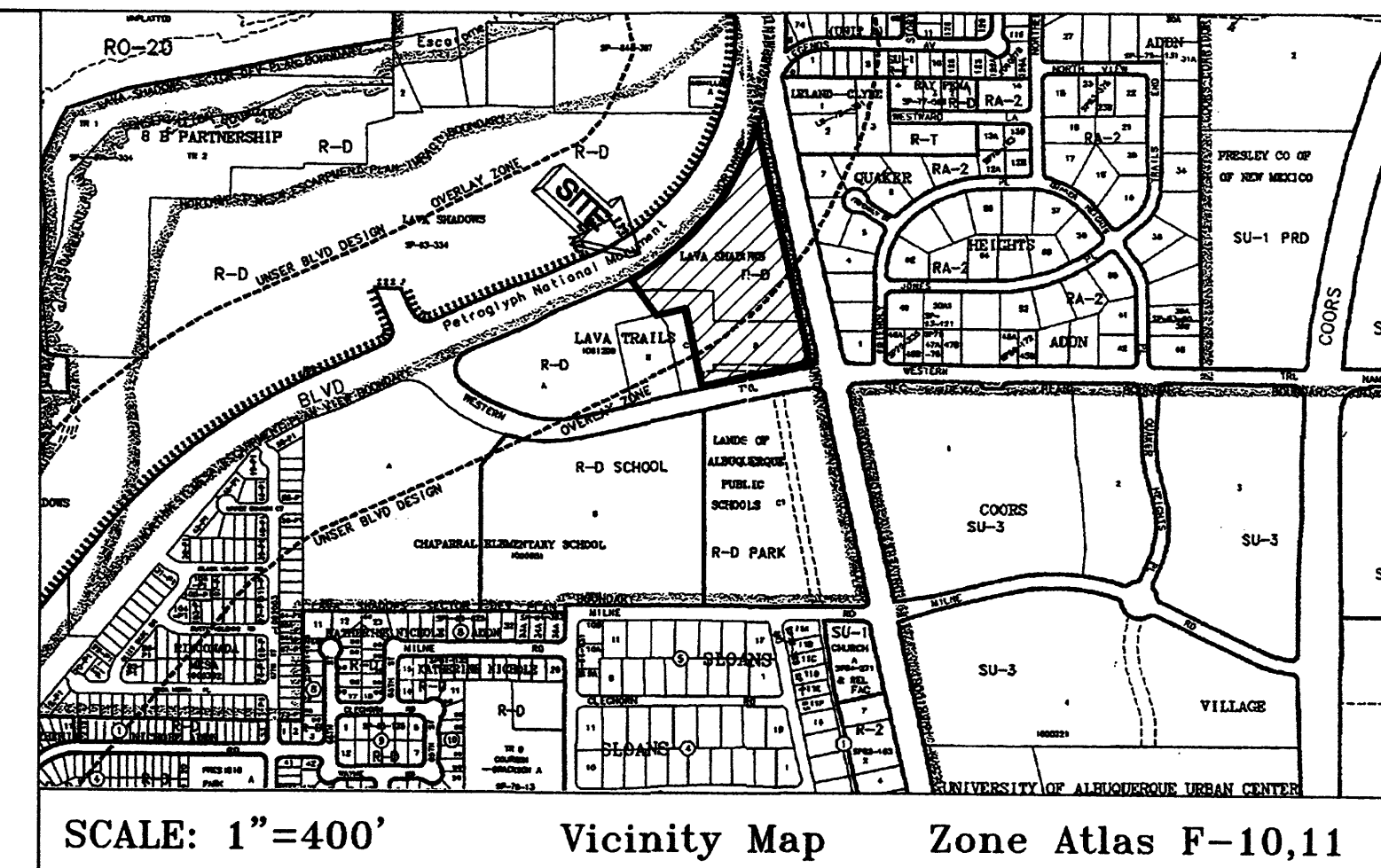
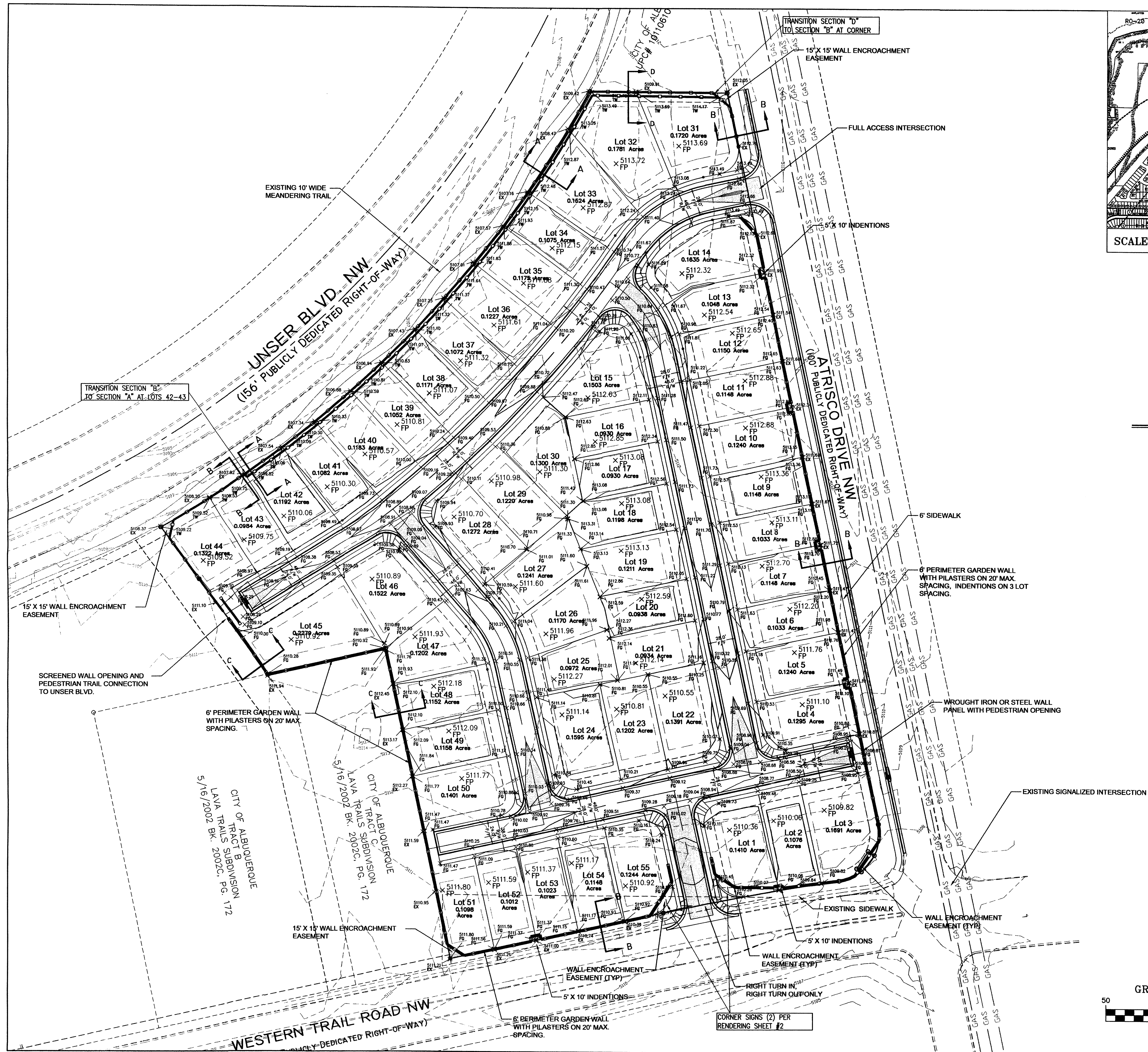












### RINCONADA TRAILS

BEING A REPLAT OF  
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 SITUATE WITHIN THE TOWN OF ATRISCO GRANT  
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 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004

#### LEGEND

- SHEET INDEX**
- 1 WALL PLAN
  - 2 WALL DETAILS
  - 3 LANDSCAPE PLAN
  - 4 LANDSCAPE DETAILS
  - 5 LANDSCAPE DETAILS

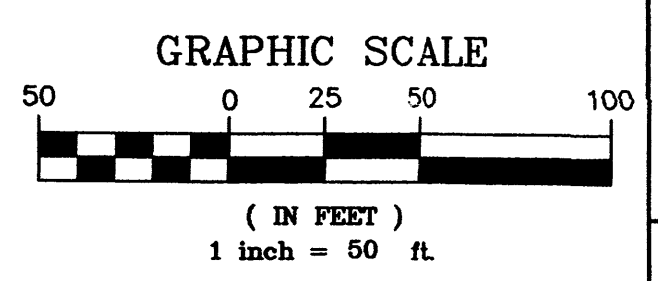
**SURVEYOR/ENGINEER**  
 COMMUNITY SCIENCES CORPORATION  
 ATTN: RON HENSLEY  
 4481 CORRALES ROAD  
 CORRALES, NEW MEXICO 87048  
 PHONE: (505) 897-0000

**OWNER/DEVELOPER**  
 TIFFANY HOMES, INC.  
 ATTN: ARON COLLATZ  
 P.O. BOX 2010  
 CORRALES, NM 87048  
 PHONE: (505) 898-6338

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

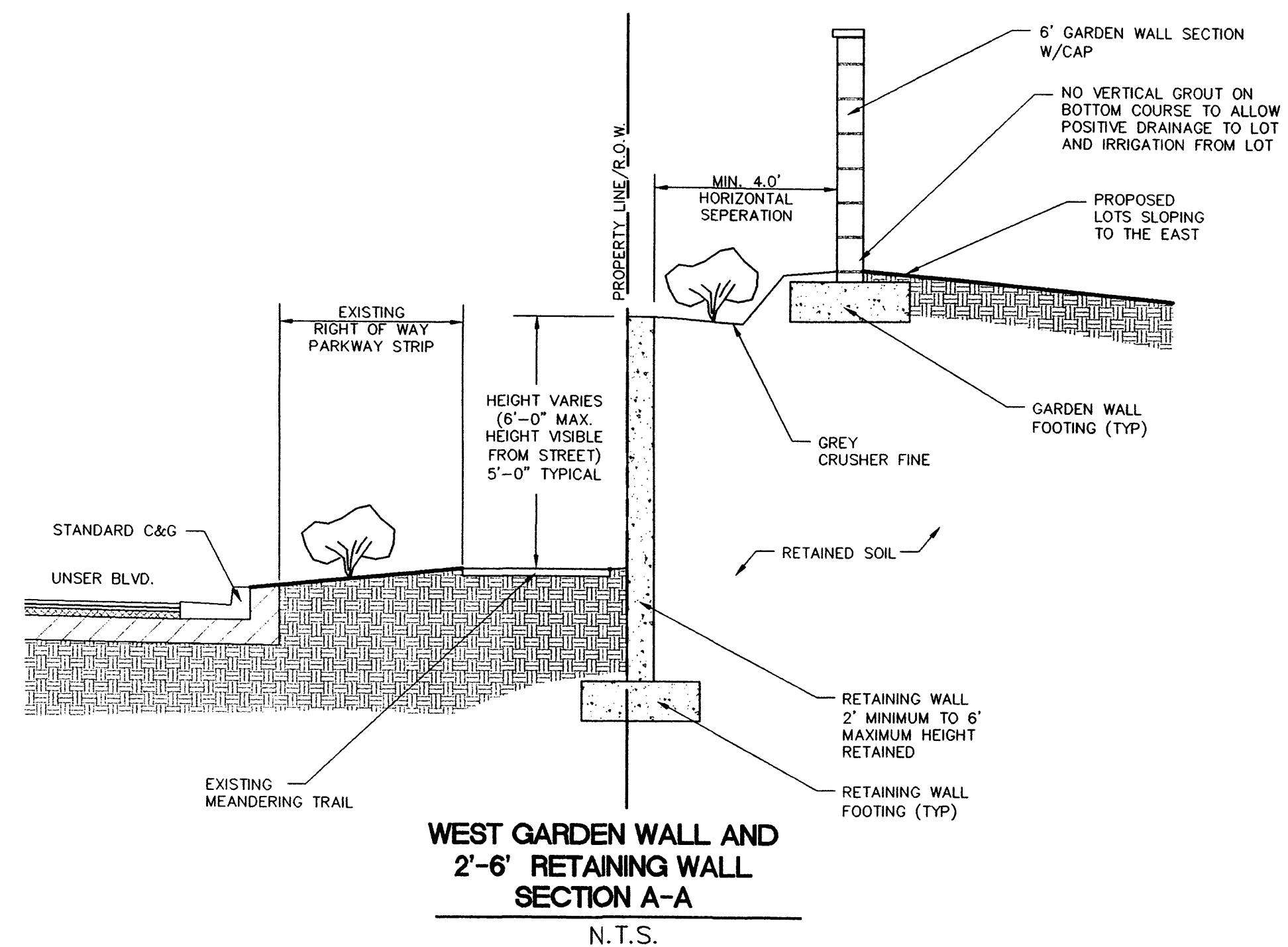
CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

TITLE: RINCONADA TRAILS SUBDIVISION  
 WALL PLAN

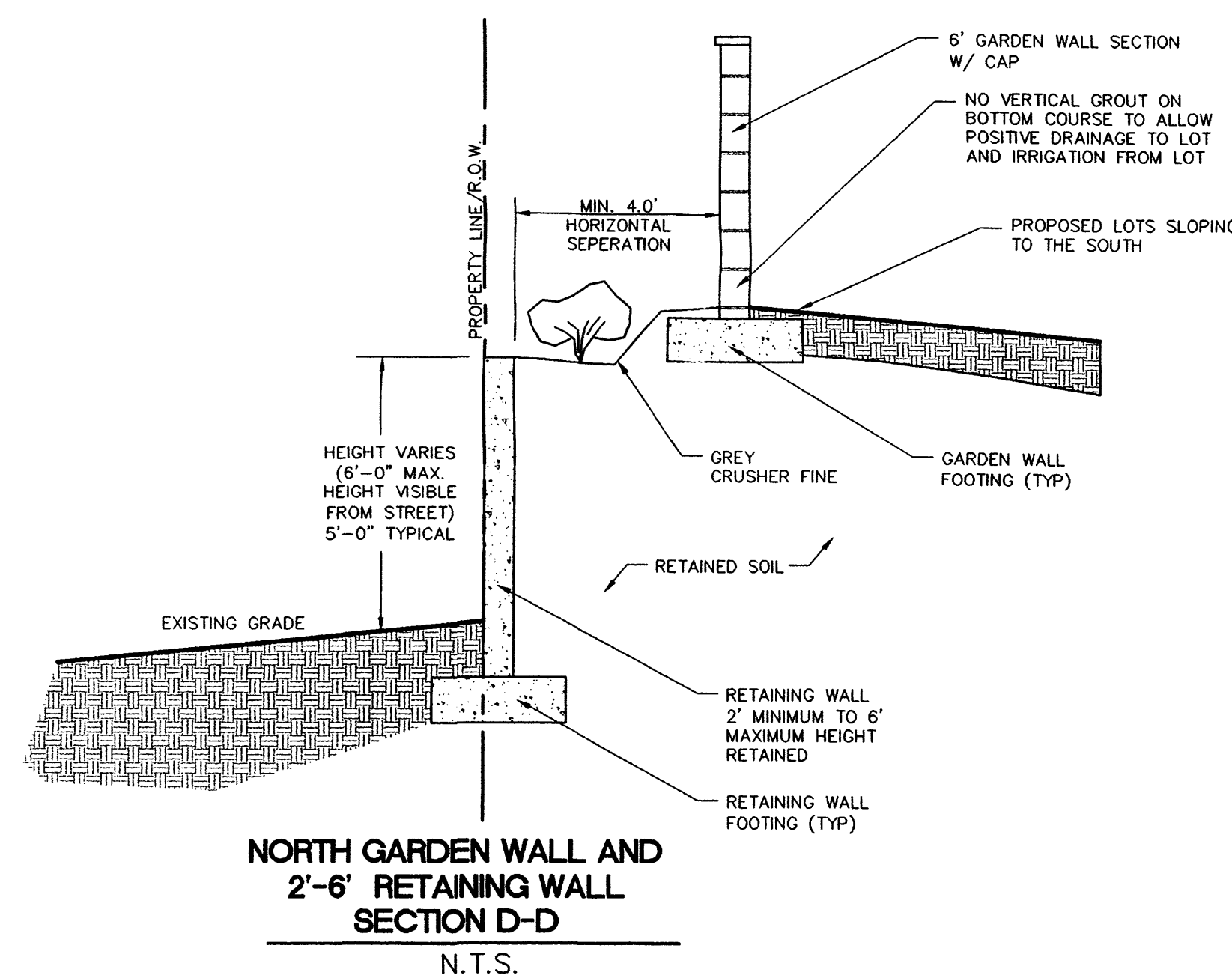


AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	DATE
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	DATE
INSPECTOR	DATE	NO.	BY	NO.	BY	NO.	DATE
FIELD	DATE	NO.	BY	NO.	BY	NO.	DATE
VERIFICATION	DATE	NO.	BY	NO.	BY	NO.	DATE
CONNECTED	DATE	NO.	BY	NO.	BY	NO.	DATE
MICRO-FILM INFORMATION				REVISIONS			
RECORDED BY	DATE	NO.	BY	NO.	DATE	NO.	DATE
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

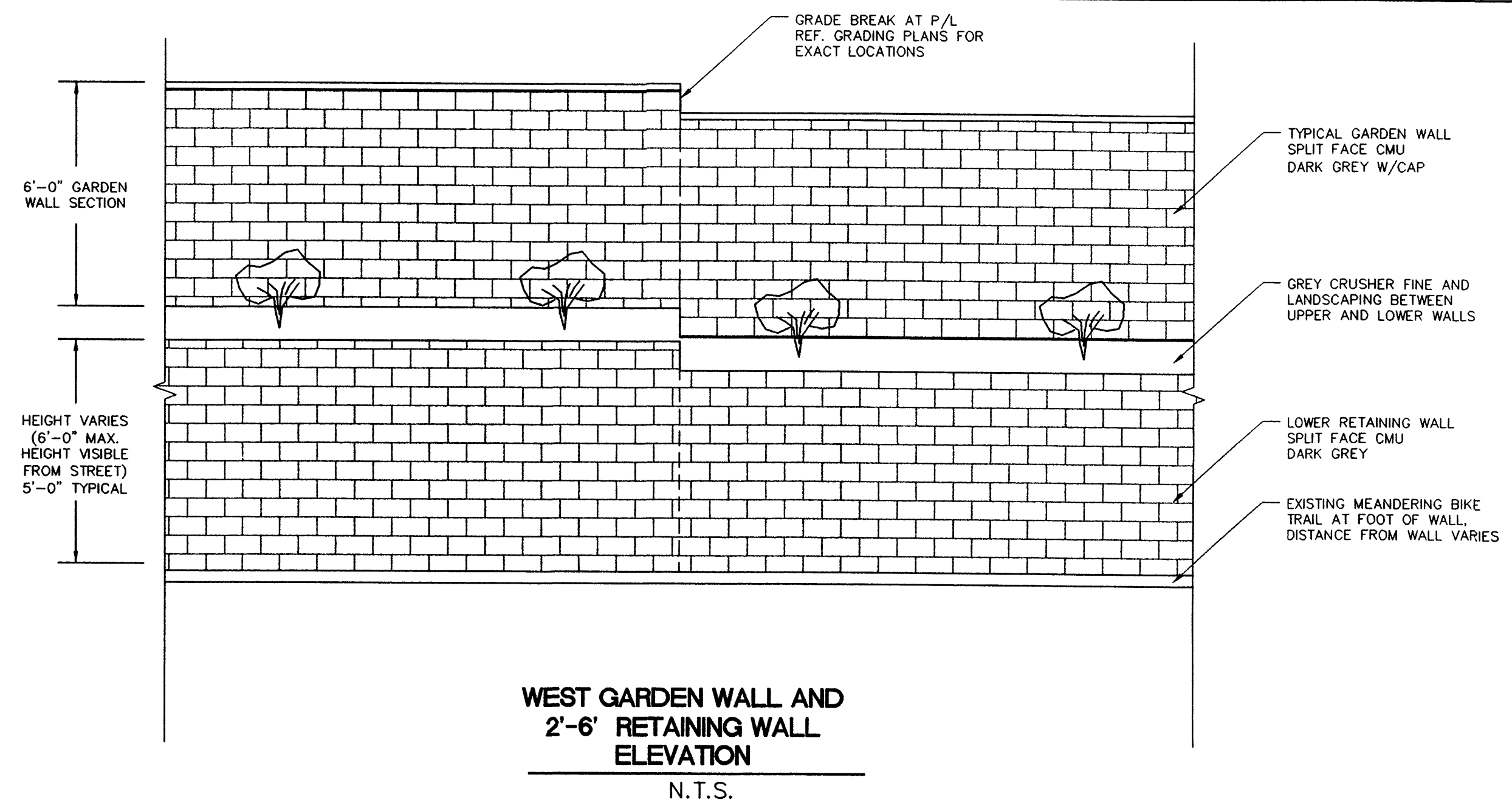




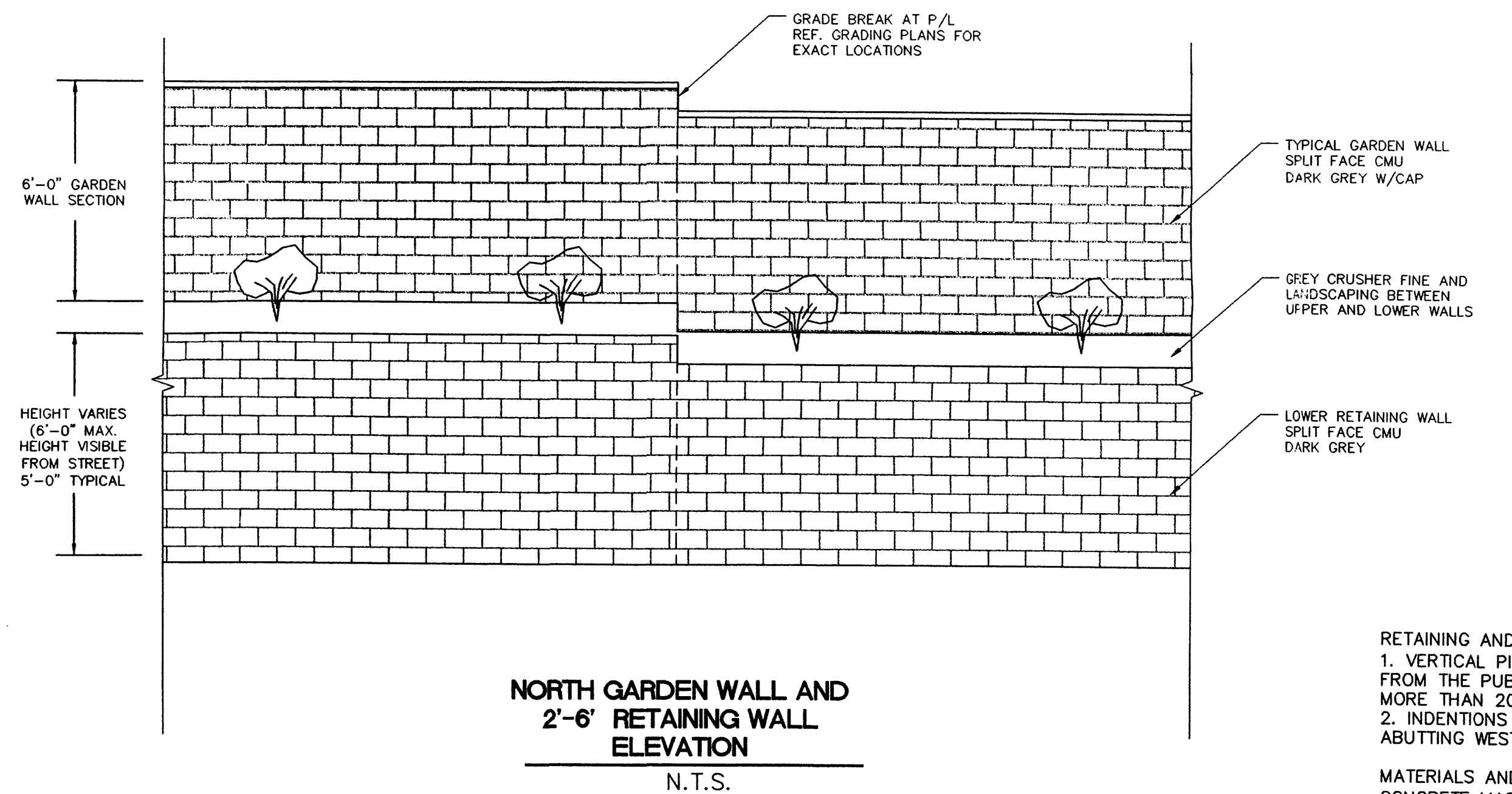
**WEST GARDEN WALL AND 2'-6' RETAINING WALL SECTION A-A**  
N.T.S.



**NORTH GARDEN WALL AND 2'-6' RETAINING WALL SECTION D-D**  
N.T.S.



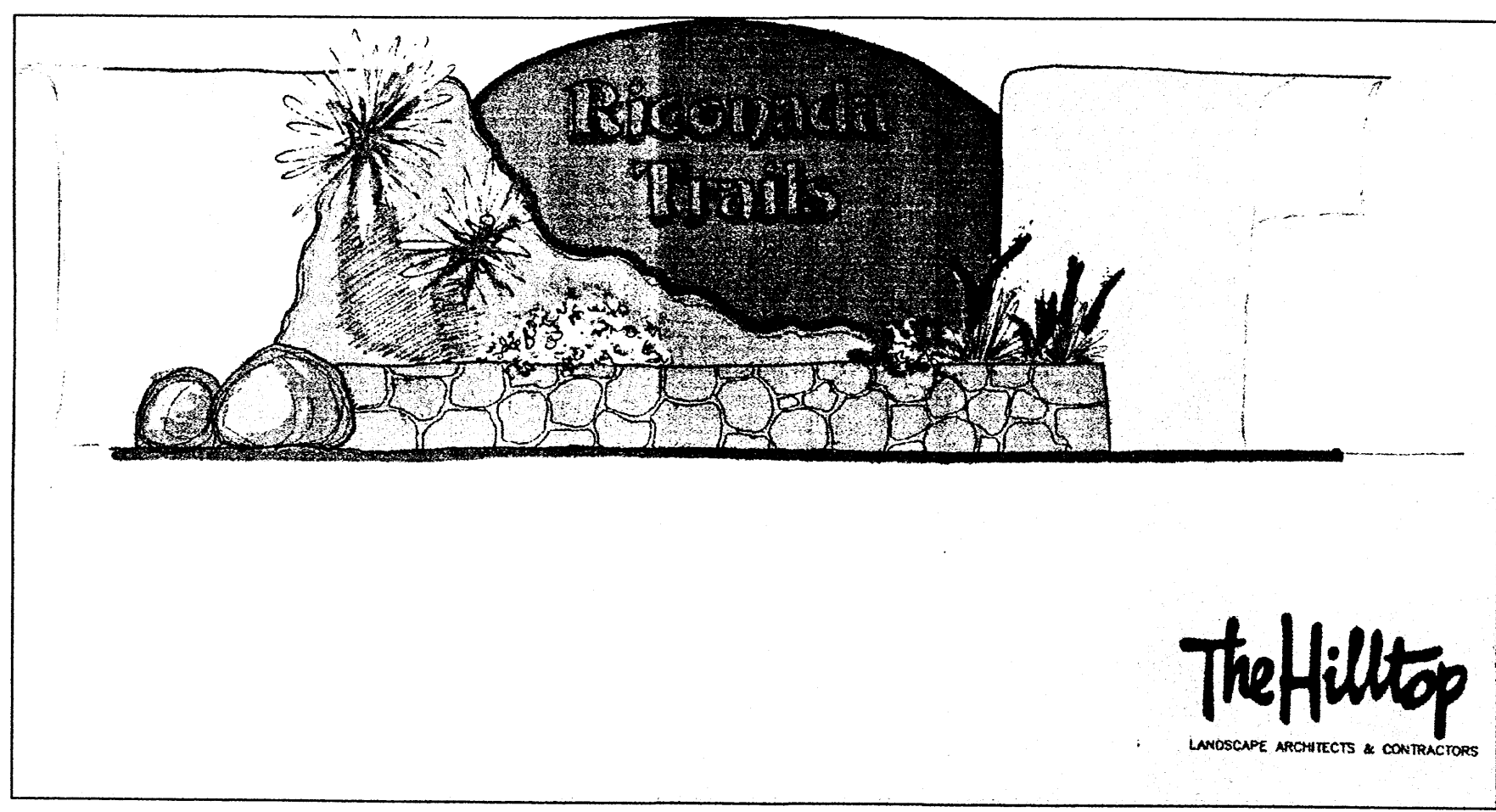
**WEST GARDEN WALL AND 2'-6' RETAINING WALL ELEVATION**  
N.T.S.



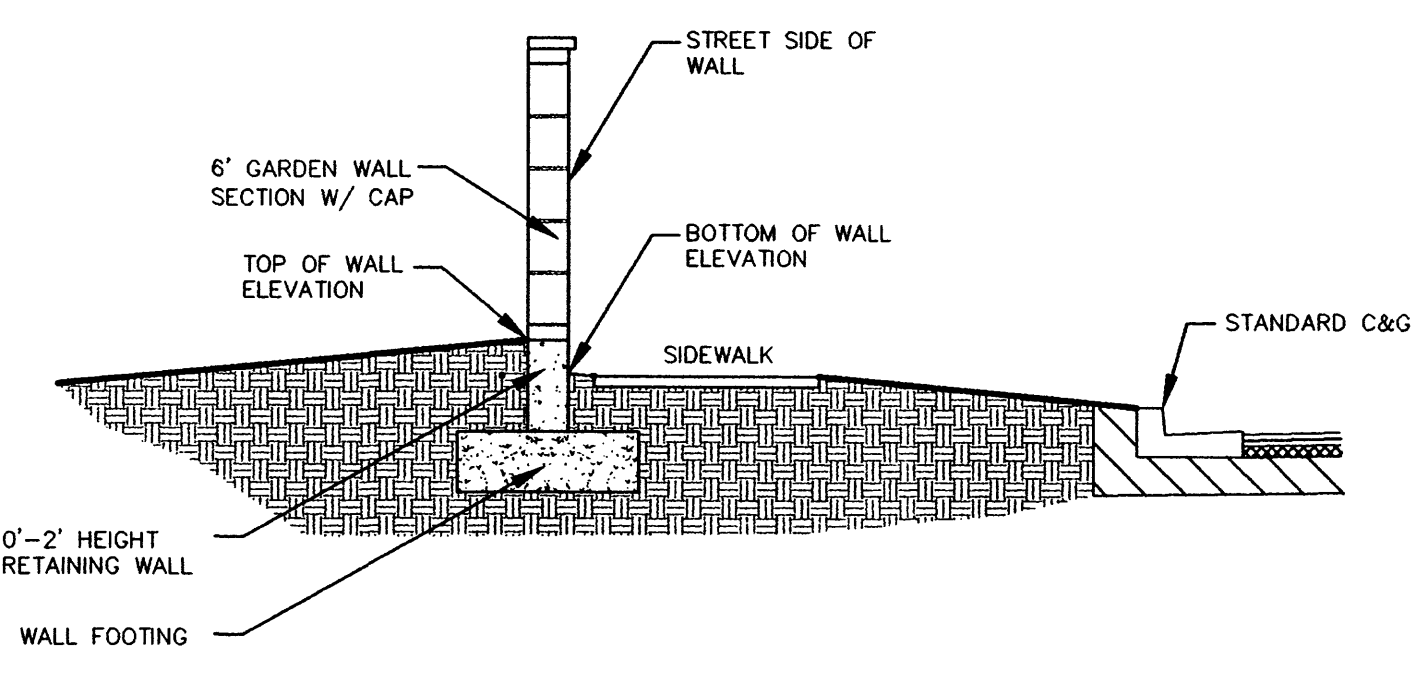
**NORTH GARDEN WALL AND 2'-6' RETAINING WALL ELEVATION**  
N.T.S.

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.

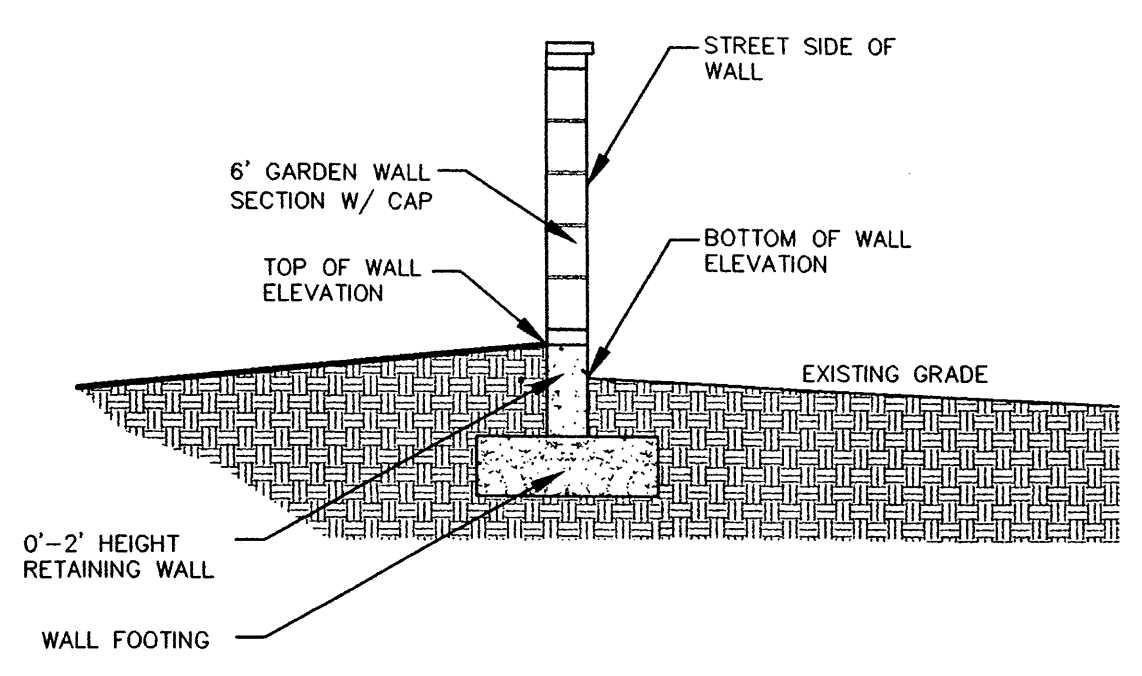
MATERIALS AND TEXTURES;  
CONCRETE MASONRY UNITS (CMU)  
COLOR TREATMENTS;  
DARK GREY



**LEFT AND RIGHT SIGNAGE AT ALONA DRIVE**  
N.T.S.



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



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

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	REVISIONS	DATE
WORK SHOWN BY	DATE	NO.	BY	NO.	BY	REVISIONS	DATE
FIELD CHECKED BY	DATE	NO.	BY	NO.	BY	DESIGN	DATE
DRAWINGS CORRECTED BY	DATE	NO.	BY	NO.	BY	DESIGN	DATE
RECORDED BY	DATE	NO.	BY	NO.	BY	DESIGN	DATE
MICRO-FILM INFORMATION	DATE	NO.	BY	NO.	BY	DESIGN	DATE

ACS STATION "3-E10"  
NAD 1927 NM CENTRAL ZONE  
X=356813.84  
Y=1512565.54  
GND TO GRID S F = 0.99966844  
DELTA ALPHA = -0016'19"  
ELEV. (NAVD 1929) 5216.12

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

JOB NO.:

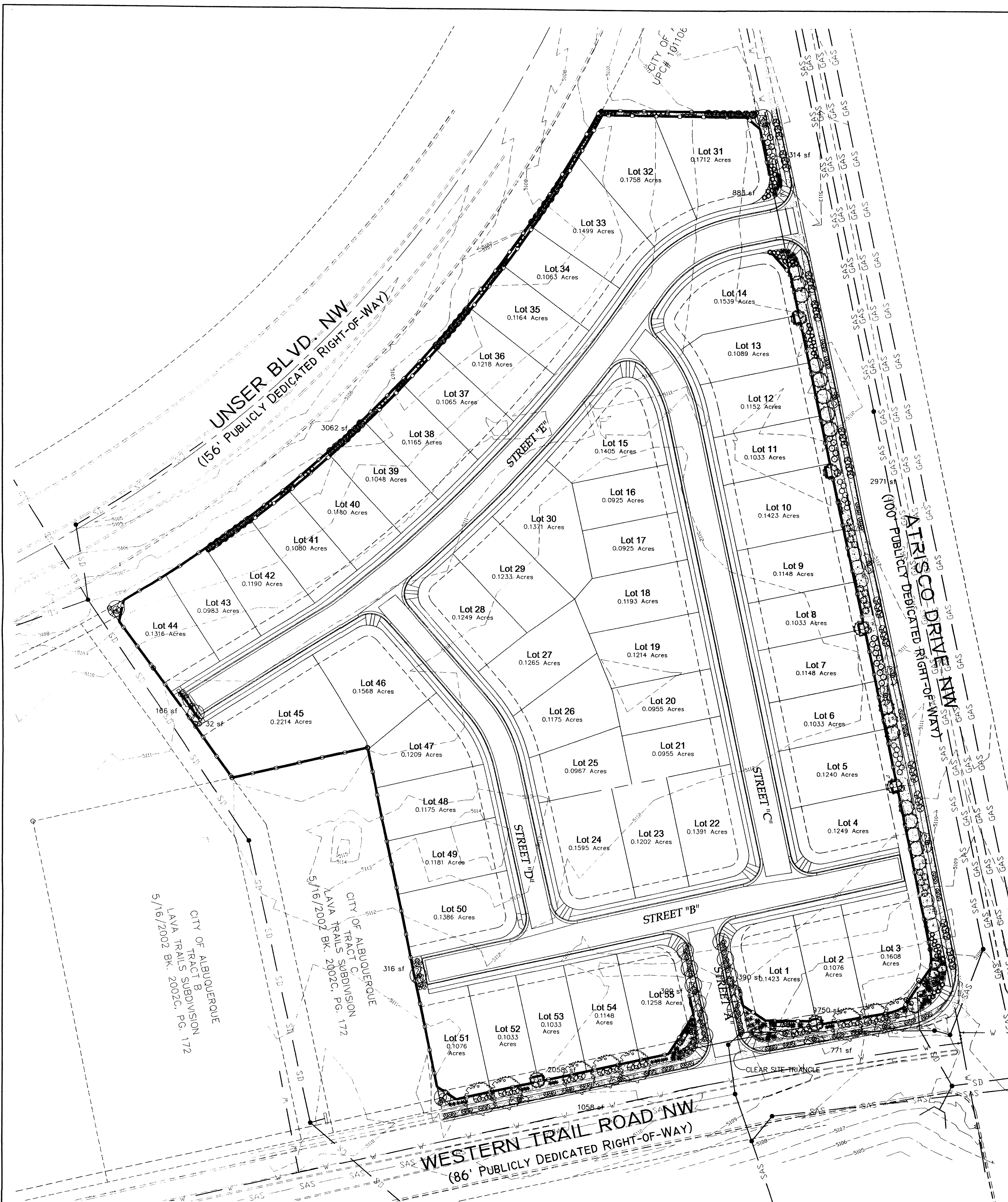
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

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





**PLANT LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>ASH (H) OR HONEY LOCUST (H) 8<br/><i>Fraxinus pennsylvanica</i><br/><i>Gleditsia triacanthos</i><br/>2" Cal.</li> <li>DESERT WILLOW (L) 23<br/><i>Chilopsis linearis</i><br/>15 Gal.</li> <li>WASHINGTON HAWTHORN (H) 3<br/><i>Crataegus phoenopyrum</i><br/>15 Gal.</li> <li>AGAVE (L) 24<br/><i>Agave parryi</i></li> <li>RUSSIAN SAGE (M) 19<br/><i>Perovskia atriplicifolia</i><br/>5 Gal.</li> <li>RED YUCCA (L) 36<br/><i>Hesperaloe parviflora</i><br/>5 Gal.</li> <li>MAIDENGRASS (M) 35<br/><i>Miscanthus sinensis</i><br/>5 Gal. 36sf</li> <li>HONEYSUCKLE (M) 56<br/><i>Lonicera sempervirens</i><br/>1 Gal. 200sf<br/>Unstaked - Groundcover</li> <li>BANK'S ROSE (M) 13<br/><i>Rosa banksiae</i><br/>5 Gal. 400sf</li> <li>GREY GRAVEL WITH FILTER FABRIC</li> </ul> | <ul style="list-style-type: none"> <li>FLOWERING PEAR (H) 17<br/><i>Pyrus calleryana</i><br/>2" Cal.</li> <li>VITEX 7<br/><i>Vitex agnus - castus</i><br/>15 Gal.</li> <li>PALM YUCCA (L) 7</li> <li>APACHE PLUME (L) 23<br/><i>Fallugia pycnantha</i><br/>5 Gal. 25sf</li> <li>LANAS/ SCOTCH BROOM (M) 29<br/><i>Cytisus scoparius</i><br/><i>Genista hispanica</i><br/>5 Gal.</li> <li>ROSEMARY (M) 46<br/><i>Rosmarinus officinalis</i><br/>2 Gal. 36sf</li> <li>CHAMISA (L) 21<br/><i>Chrysothamnus nauseosus</i><br/>1 Gal. 25sf</li> <li>THREADGRASS (M) 43<br/><i>Stipa tenuissima</i><br/>1 Gal. 25sf</li> <li>WILDFLOWER 128<br/>1 Gal. 4sf</li> <li>COTONEASTER (M) 48<br/><i>Cotoneaster</i><br/>5 Gal. 225sf</li> <li>OVERSIZED GRAVEL &amp; 9 BOULDERS</li> </ul> |
|--|--|

**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.

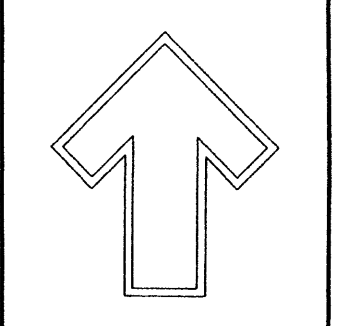
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

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.



Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph (505) 898-9690  
Fax (505) 898-7737  
it@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #007

RINCONADA TRAILS  
LANDSCAPE PLAN

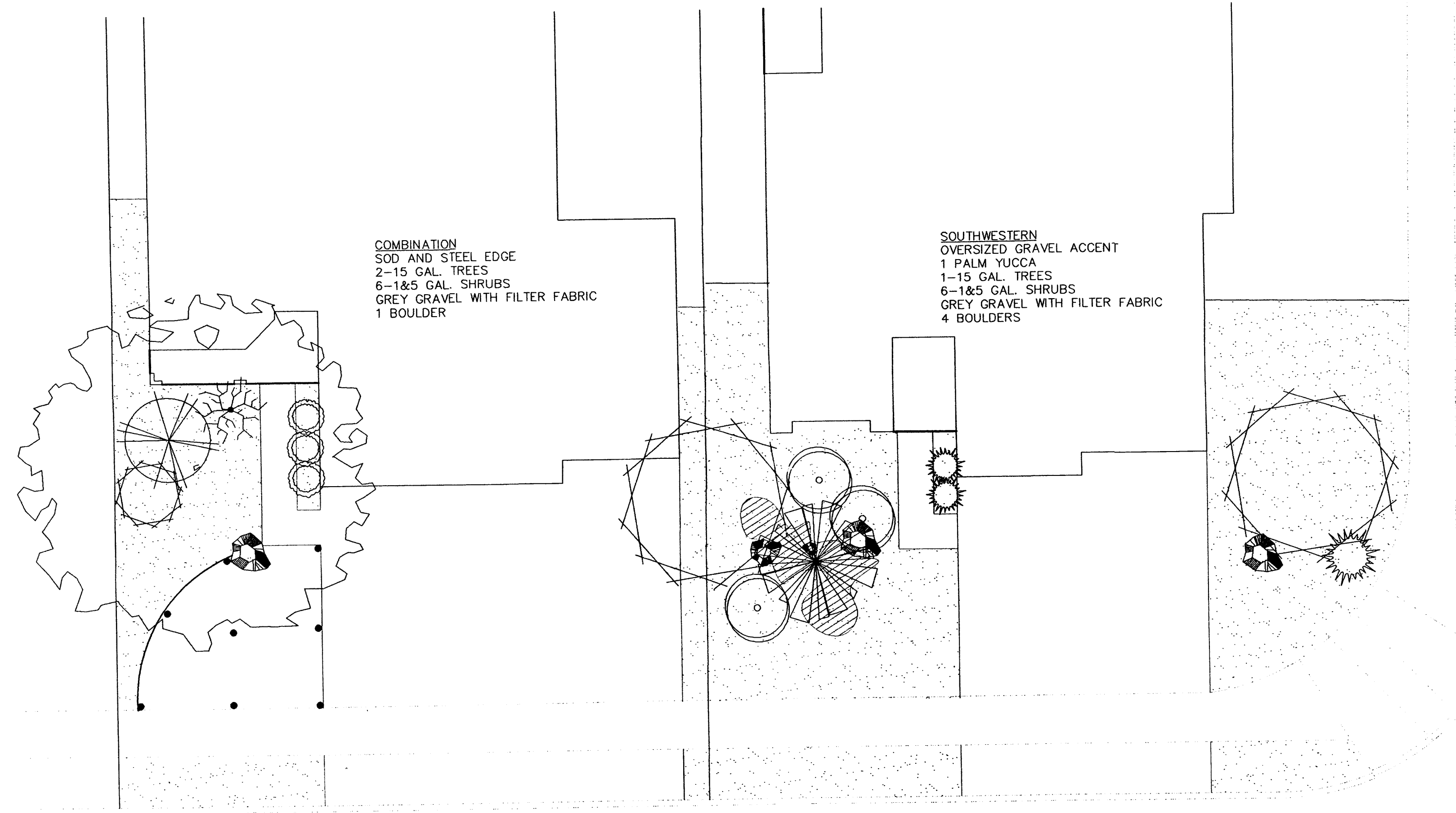
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REVISION: 1  
DATE: 3/22/04

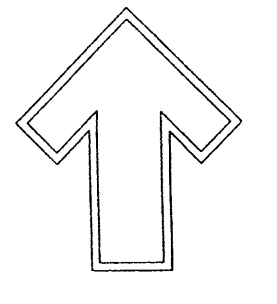
SHEET #  
8 / 12





TYPICAL FRONT YARD

8"=1'



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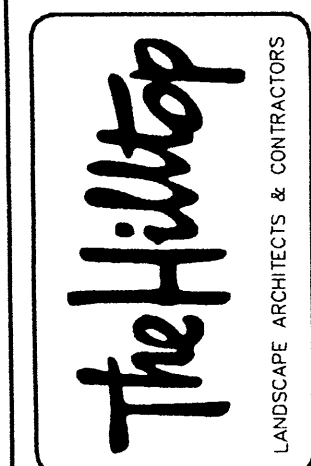
LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON  
 #0007

RINCONADA TRAILS

LANDSCAPE PLAN

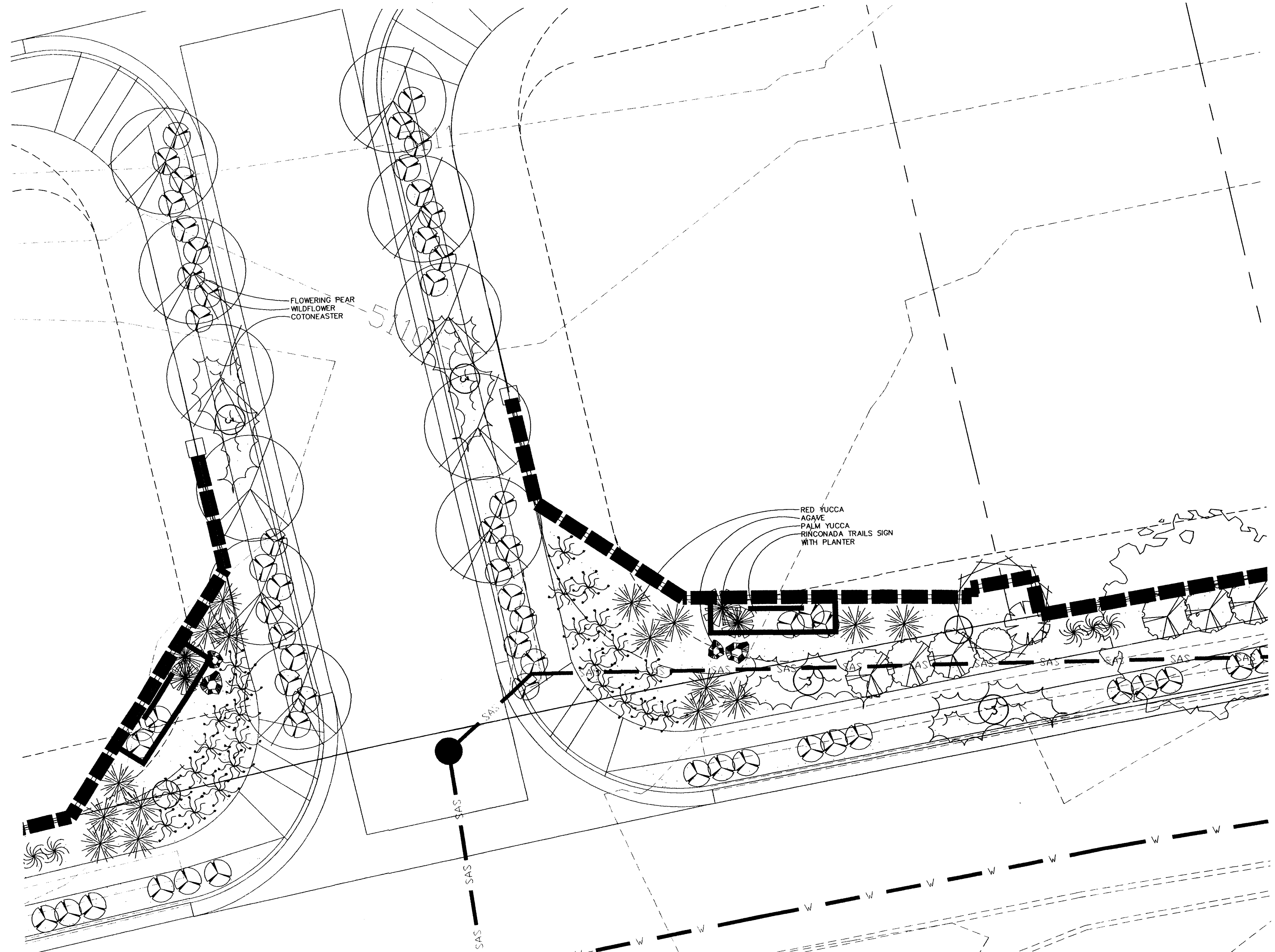
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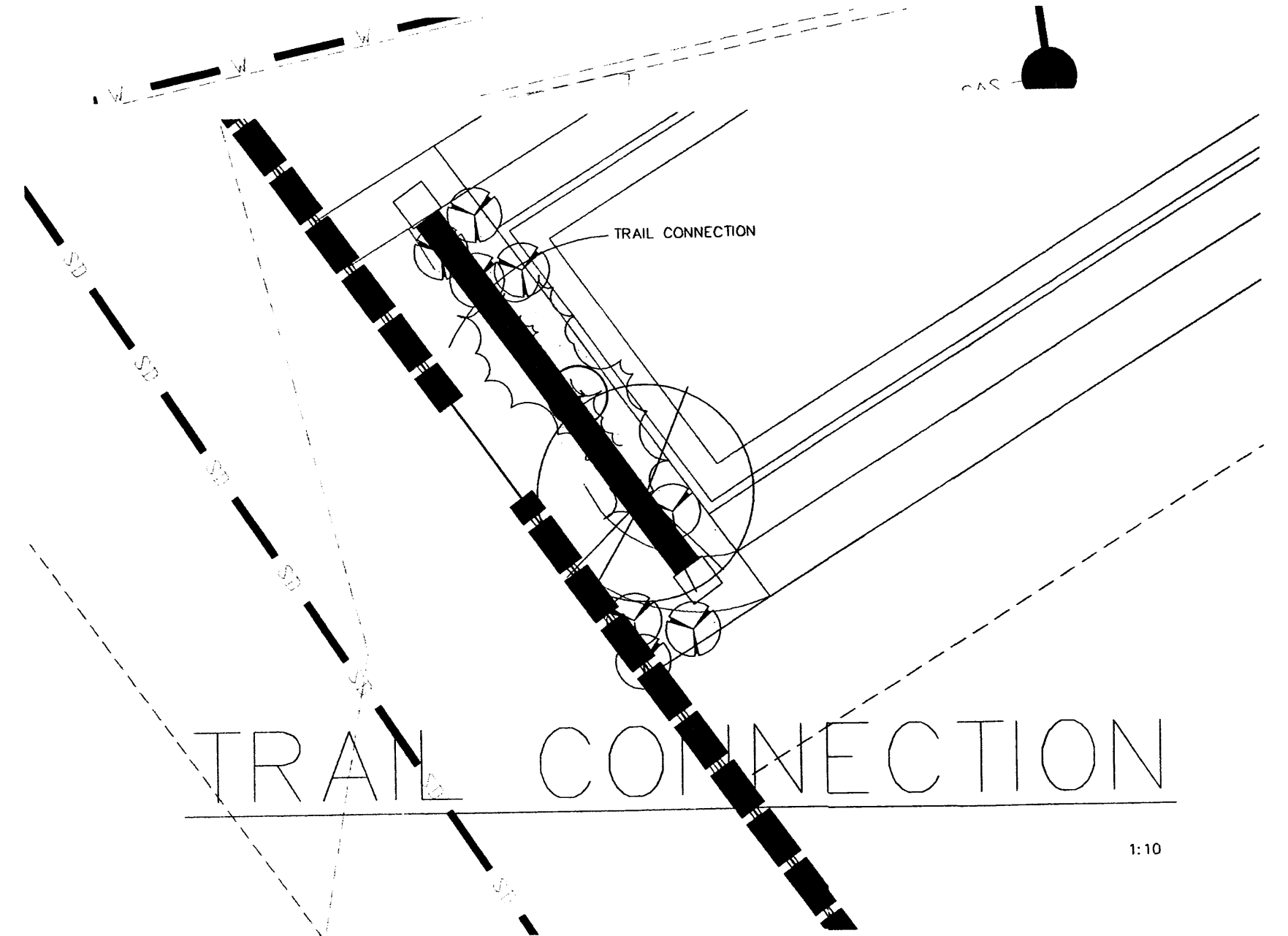
DRAWN BY CMD	REVISION # 1	DATE 3/22/04
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SHEET #  
9 / 12

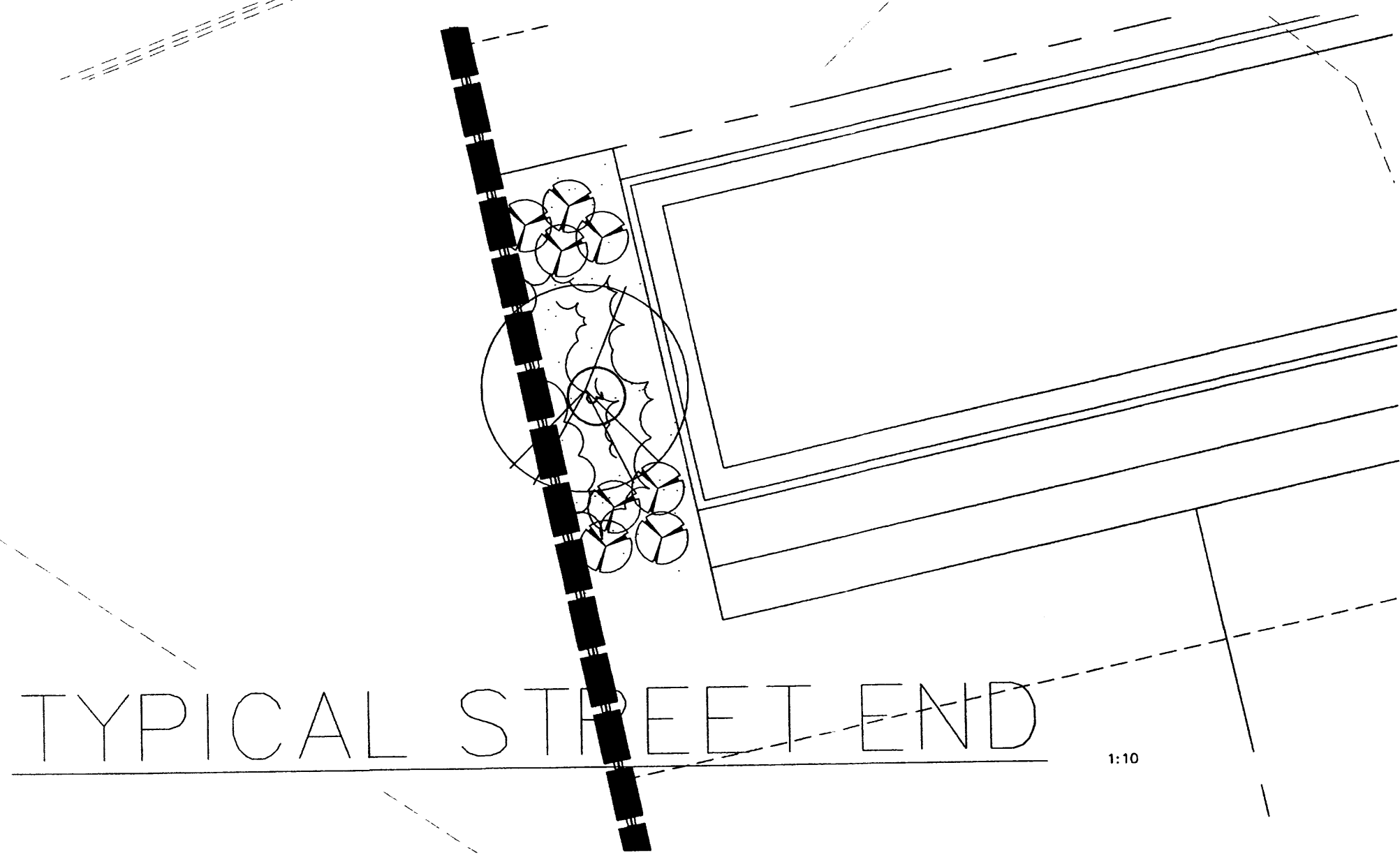




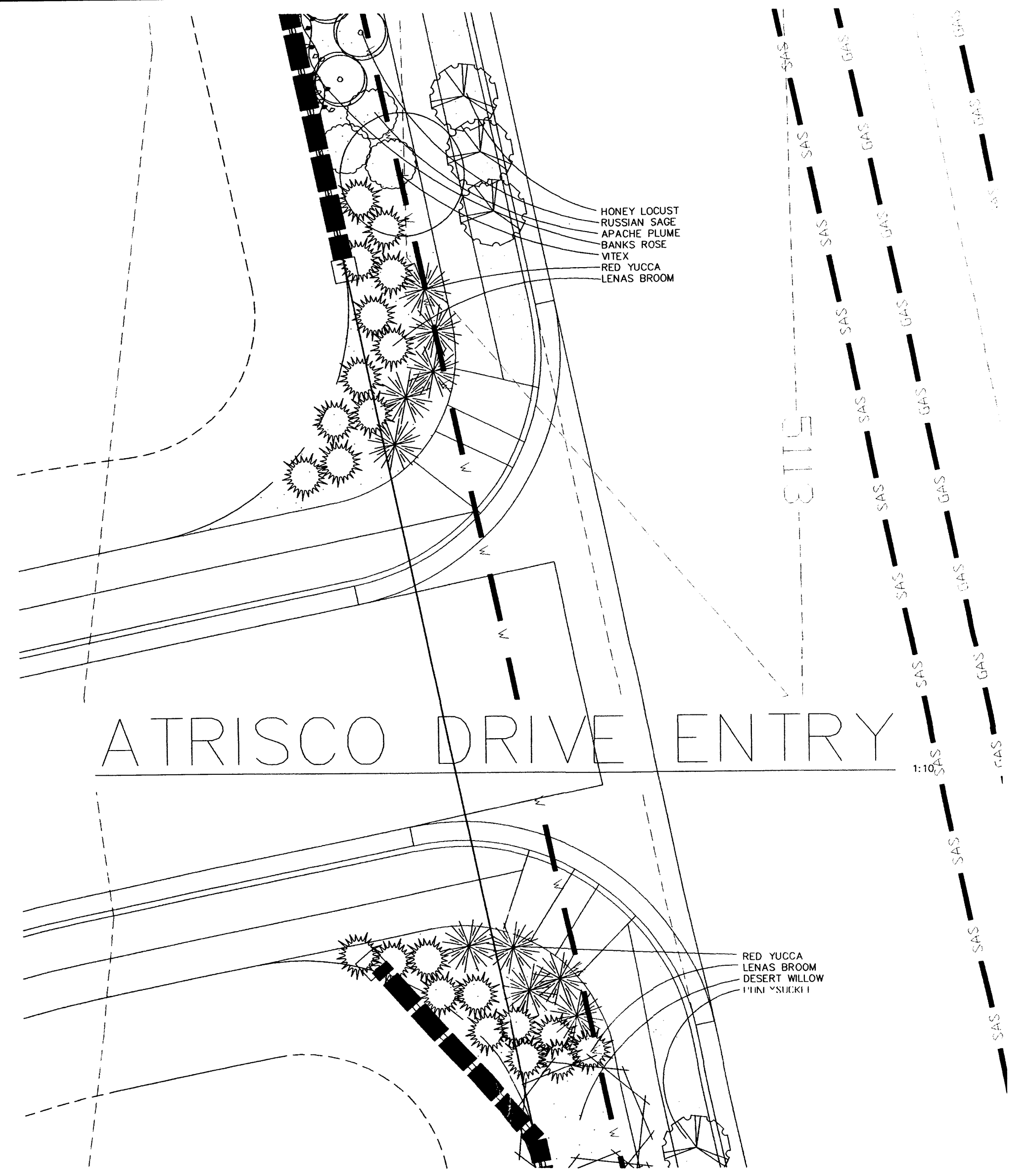
WESTERN TRAILS ENTRY



TRAIL CONNECTION



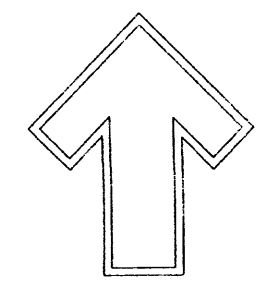
TYPICAL STREET END



ATRISCO DRIVE ENTRY



CORNER OF WESTERN TRAILS AND ATRISCO



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7909 Edith N.E.  
Albuquerque, NM 87184  
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Fax (505) 898-7737  
it@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

RINCONADA TRAILS

LANDSCAPE PLAN

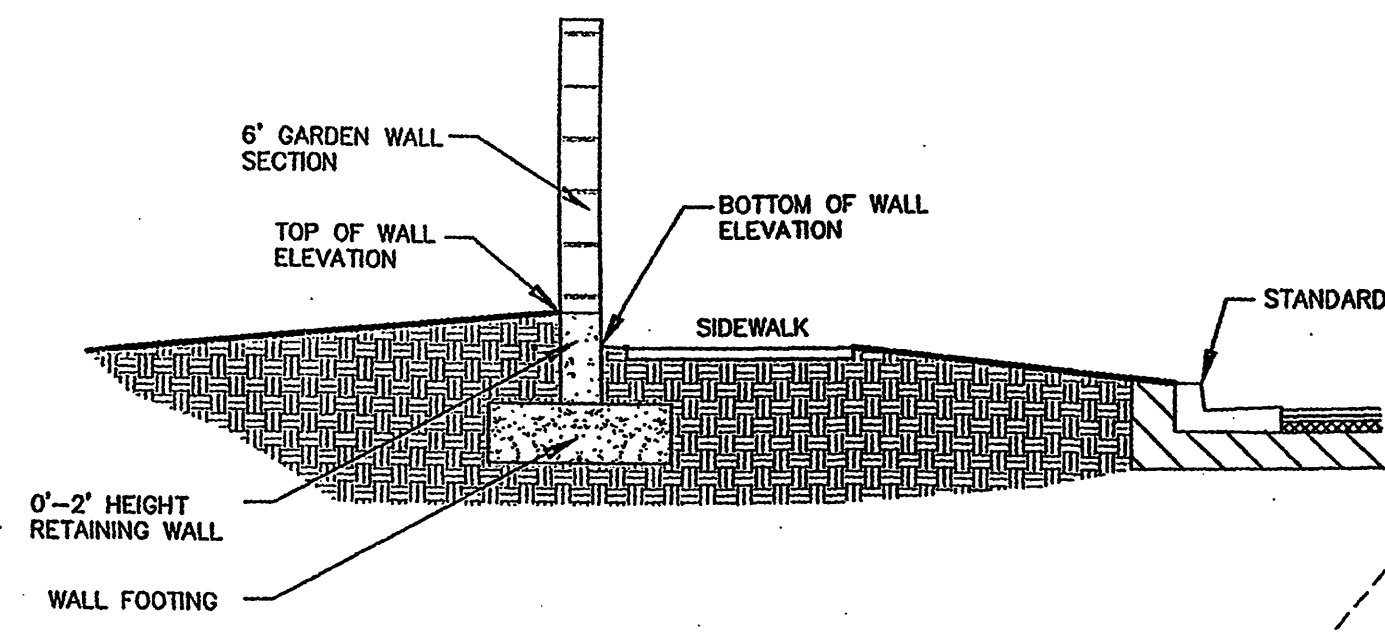
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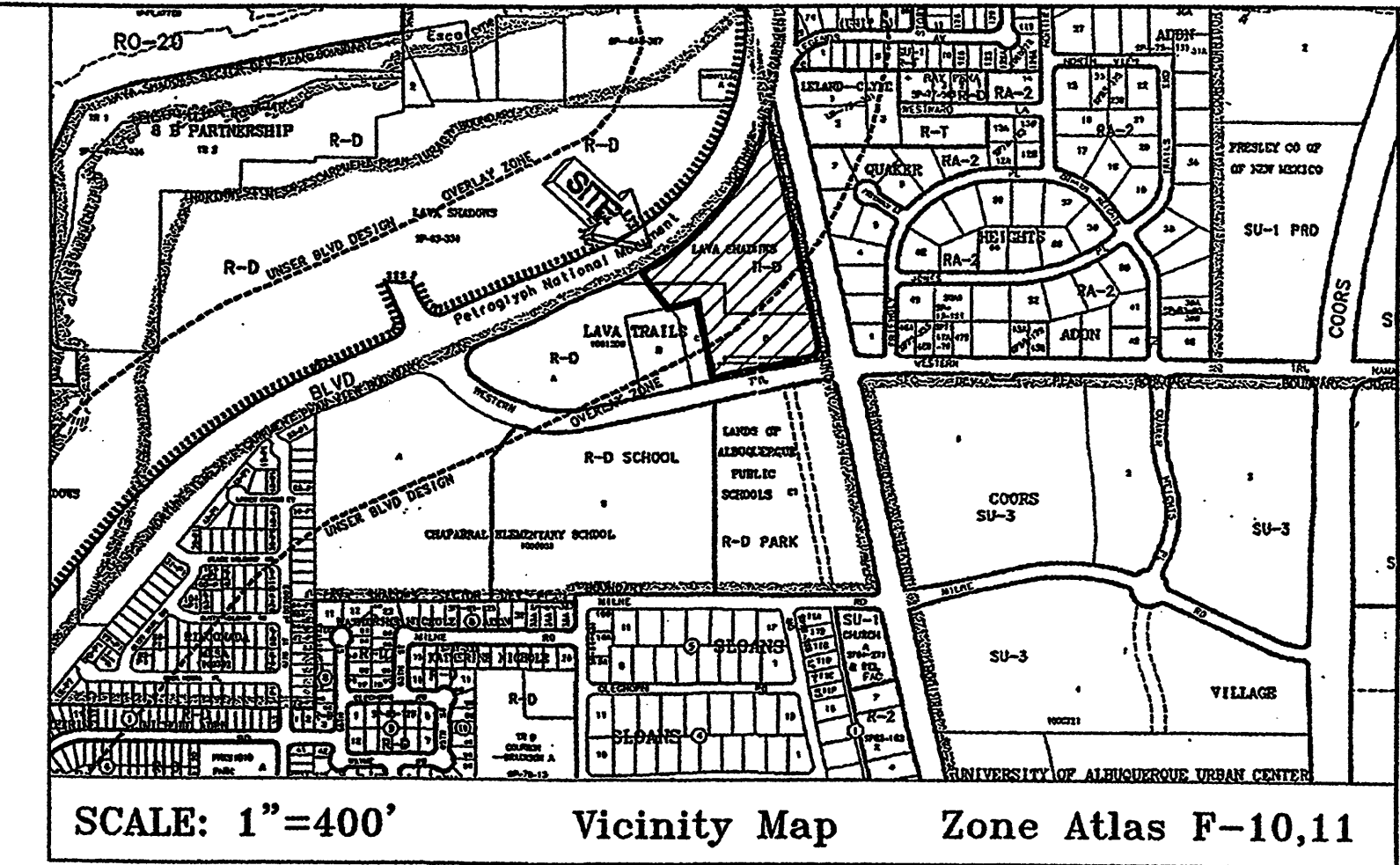
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REVISION # 1  
DATE: 3/22/04

SHEET # 10 / 12

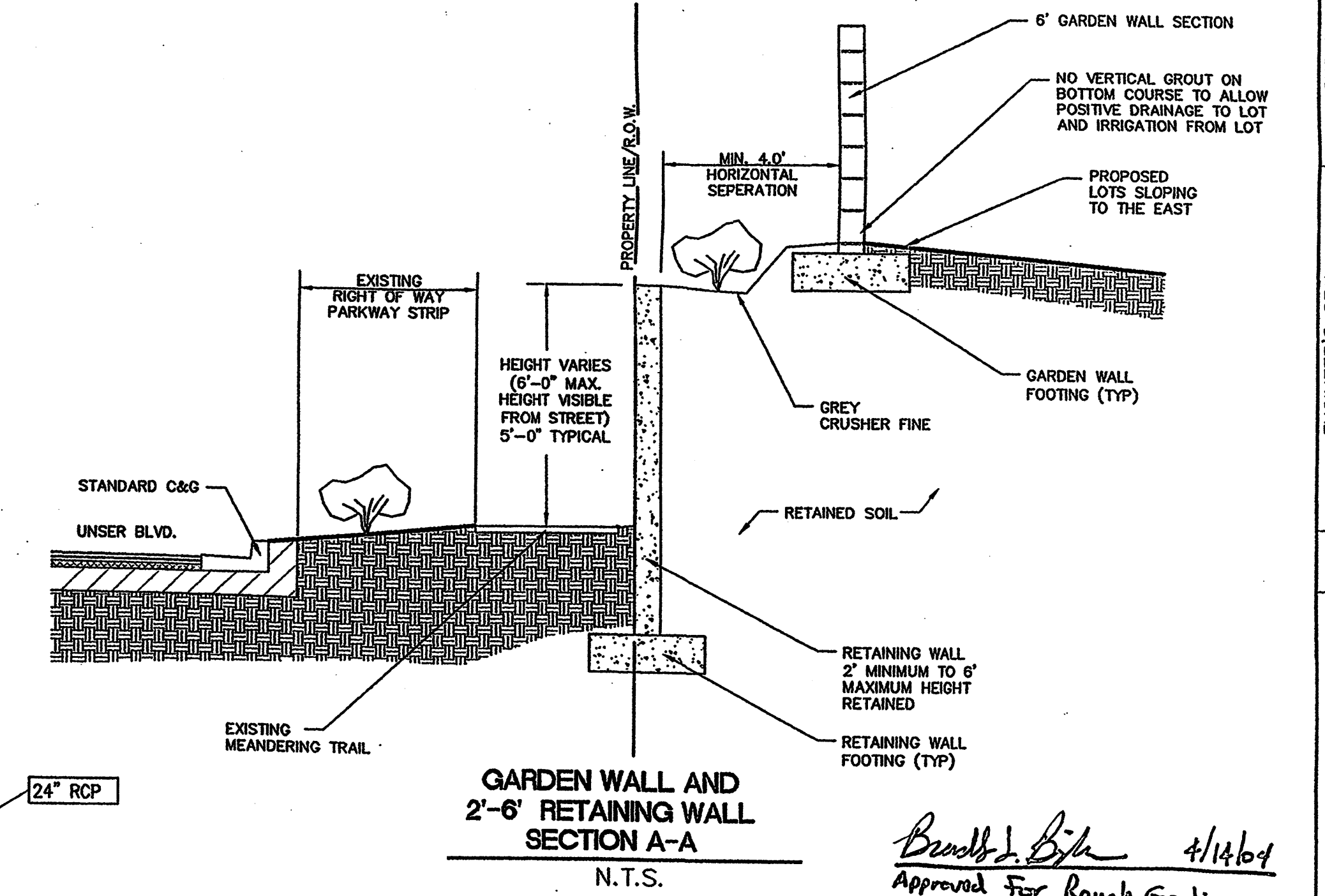




**GARDEN WALL AND 0'-2' RETAINING WALL SECTION B-B**  
N.T.S.



- LEGEND**
- × 5295.96 PROPOSED SPOT ELEVATION
  - 09.0 EXISTING SPOT ELEVATION (GRND & TC)
  - PROPOSED CONCRETE VALLEY GUTTER
  - 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.

*Beulah J. Birk* 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

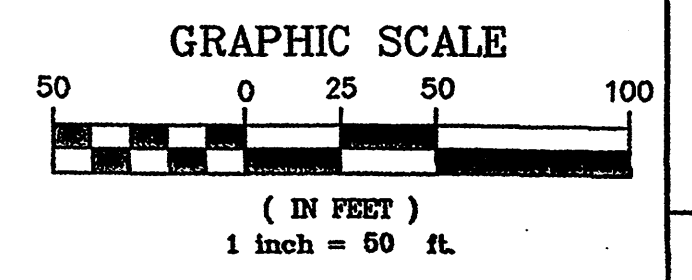
DESIGNED BY: REH		DATE: 03/2004
DRAWN BY: MVH		DATE: 03/2004
CHECKED BY: WHA		DATE: 03/2004
REVISIONS		DESIGN
REMARKS		
NO.	DATE	BY

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

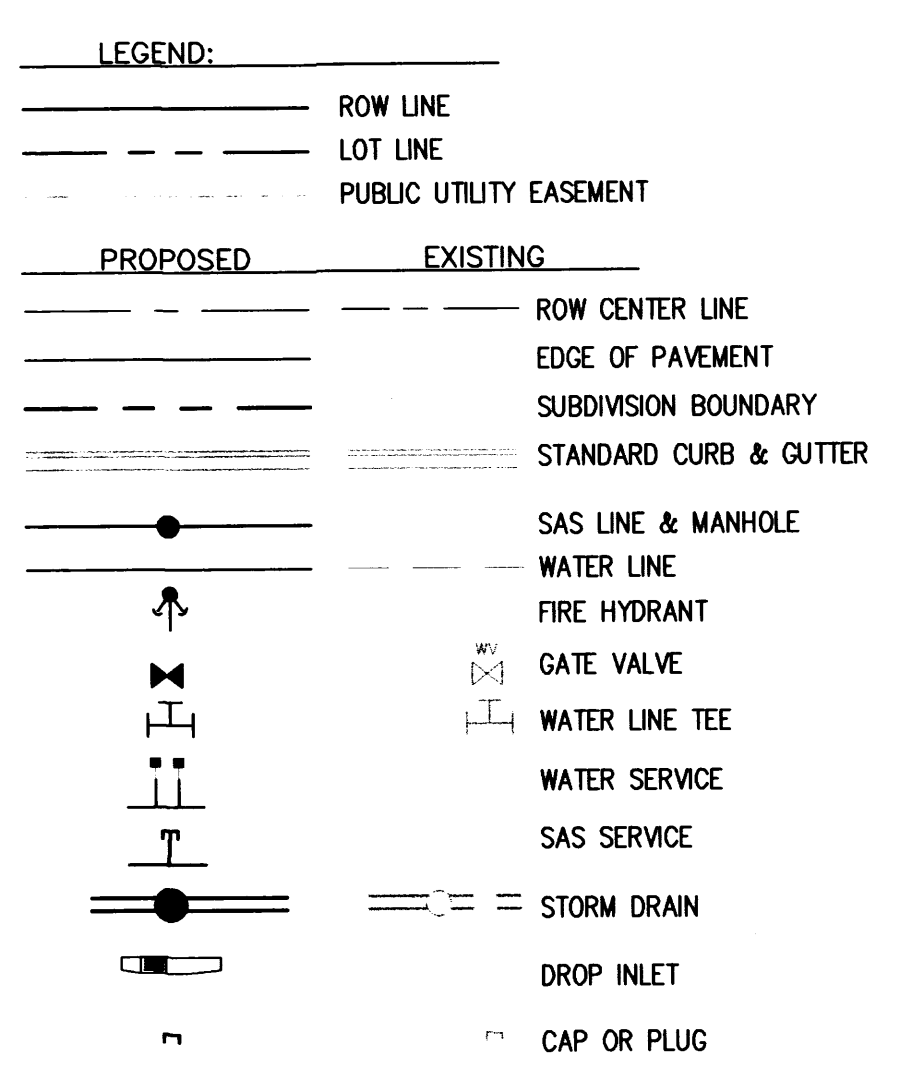
City Project No. \_\_\_\_\_ Zone Map No. F-10,11 Sheet 7 of 21



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 1/2001, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKS FINISHED BY	DATE
ACCEPTANCE BY	DATE
FIELD NOTES BY	DATE
REVISIONS BY	DATE
CONNECTED BY	DATE
CONVEGENCE (1983)	DATE
COMB SCALE FACTOR	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
SURVEY INFORMATION	
NO.	DATE
FIELD NOTES	
NO.	DATE
ENGINEER'S SEAL	

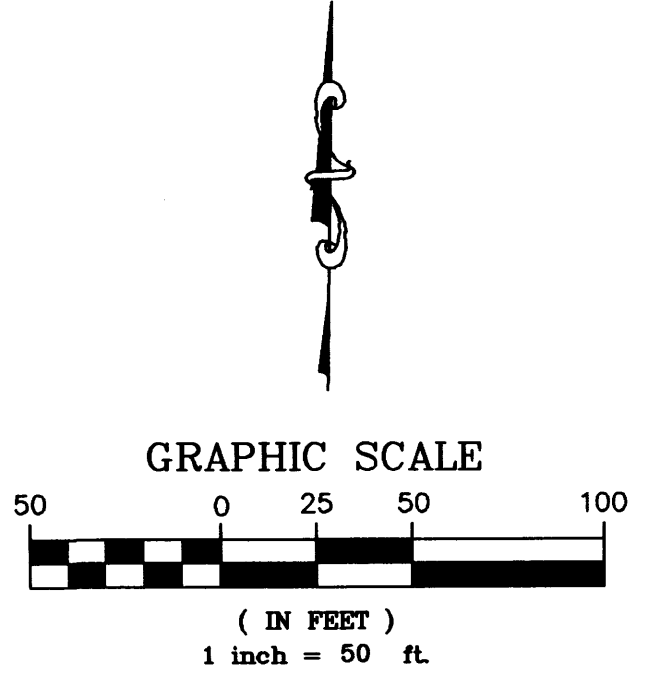




# RINCONADA TRAILS

## CONCEPTUAL UTILITY PLAN

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



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

JOB NO.: N494-06		DESIGNED BY: REH		DATE: 03/2004
DRAWN BY: MVH		DATE: 03/2004	CHECKED BY: WHN	
REVISIONS		NO.	DATE	BY
DESIGN				
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: RINCONADA TRAILS SUBDIVISION CONCEPTUAL UTILITY PLAN				
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr	
City Project No. 737481	Zone Map No. F-10,11	Sheet 12	of 21	

CONTRACTOR		AS BUILT INFORMATION	
WORK	DATE	CONTRACTOR	DATE
STAMPED BY	DATE	WORK	DATE
ACCEPTANCE BY	DATE	AS BUILT INFORMATION	DATE
FIELD	DATE	CONTRACTOR	DATE
REVISIONS	DATE	WORK	DATE
DESIGN	DATE	AS BUILT INFORMATION	DATE
		CONTRACTOR	DATE
		WORK	DATE
		AS BUILT INFORMATION	DATE

WATER SERVICE STUBOUT

CONNECT TO EXISTING STORM DRAIN SYSTEM

CITY OF ALBUQUERQUE  
 TRACT B  
 LAVIA TRAILS SUBDIVISION  
 5/16/2002 BK. 2002C, PG. 172

CITY OF ALBUQUERQUE  
 TRACT C  
 LAVIA TRAILS SUBDIVISION  
 5/16/2002 BK. 2002C, PG. 172

CONNECT TO EXISTING SANITARY SEWER AND WATER SERVICE IN WESTERN TRAILS

CONNECT TO EXISTING STORM DRAIN SYSTEM