

**SITE DATA**

TOTAL DEVELOPED AREA:	17.0028 AC.
OPEN SPACE:	2.3083 AC.
PROPOSED DWELLING UNITS:	94
ZONING:	R-D

**LEGAL DESCRIPTION**

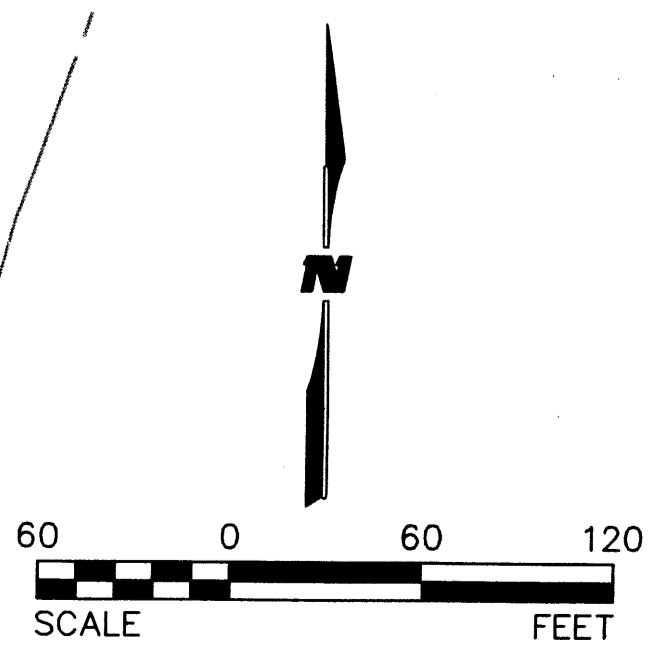
TRACT 6 OF THE TRAILS UNIT 2 WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRICIPAL MERIDIAN, CITY OF ALBUQUERQUE BRNALILLO COUNTY, NEW MEXICO

- GENERAL NOTES**
1. THE SITE PLAN CONCEPT AND REQUIREMENTS HAVE BEEN BASED ON THE "TRAILS PHASE 1" SITE DEVELOPMENT PLAN FOR SUBDIVISION, DATED 10-22-03. PROJECT NUMBER 1002962, 03DRB-01530.
  2. EXISTING ZONING: RD - PROPOSED ZONING: NO CHANGE.
  3. LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
  4. SEE ROADWAY SECTIONS FOR ROW WIDTH AND CURB AND GUTTER CONFIGURATION.
  5. AS DESCRIBED AND PERMITTED IN CHAPTER 23 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE P-1 INTERMITTENT PARKING DESIGN STANDARDS. THIS IS APPLICABLE WHERE THE ROADWAY RIGHT-OF-WAY AND PAVEMENT WIDTHS WITHIN INDIVIDUAL SUBDIVISIONS EQUAL 46' AND 28' RESPECTIVELY. ALL LOTS SHALL BE DESIGNATED P-1 ON THE PLAT.
  6. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS.
  7. VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS.
  8. ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 46' ROW W/ 28' F-F PAVEMENT SECTION.
  9. ENTRY ROADWAYS TO INDIVIDUAL SUBDIVISIONS ARE PROPOSED TO BE 68' ROW W/ DIVIDED ENTRY/EXIT DRIVE AISLES.
  10. SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY.
  11. COMMUNITY PARK AND OPEN SPACE PARCEL SIZES AND CONFIGURATION WILL BE DEPENDENT ON EXACT CONFIGURATION OF ADJOINING SUBDIVISION PARCELS.
  12. THIS SITE DEVELOPMENT PLAN PACKAGE DEPICTS THE PROPOSED DEVELOPMENT FOR "THE TRAILS" SUBDIVISION. MINOR MODIFICATION TO PARCEL BOUNDARIES AND/OR ROADWAY ALIGNMENTS MAY OCCUR FOLLOWING TECHNICAL REVIEW BY CITY STAFF. SUCH MODIFICATION, IF APPLICABLE, WILL BE ADDRESSED THROUGH THE CITY OF ALBUQUERQUE PLATTING PROCESS.
  13. COMMUNITY PARK AREA/OPEN SPACE (W/ EASEMENT) = 2.47 ACRES. COMMUNITY PARK AREA/OPEN SPACE (W/O EASEMENT) = 2.30 ACRES.
  14. WATER AND SEWER: A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND NEW MEXICO UTILITIES INC. AND APPROVAL OF NEW MEXICO UTILITIES INC. TO SERVE THE DEVELOPMENT IS REQUIRED PRIOR TO PRELIMINARY PLAT APPROVAL. WATER AND SANITARY SEWER SERVICE TO SITE WILL BE COORDINATED WITH NEW MEXICO UTILITIES INC.
  15. PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT.
  16. MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
  17. THERE IS CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
  18. BICYCLE LANES ARE WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.
  19. 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.

PROJECT NUMBER: 1004353 APPLICATION NUMBER: 05DRB-0285

**SITE DEVELOPMENT PLAN APPROVAL**

<i>[Signature]</i>	8/17/05
CITY ENGINEER	DATE
<i>[Signature]</i>	8-17-05
TRAFFIC ENGINEER	DATE
<i>[Signature]</i>	8-17-05
UTILITY DEVELOPMENT DEPARTMENT	DATE
<i>[Signature]</i>	8/17/05
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	8/17/05
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	8/17/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

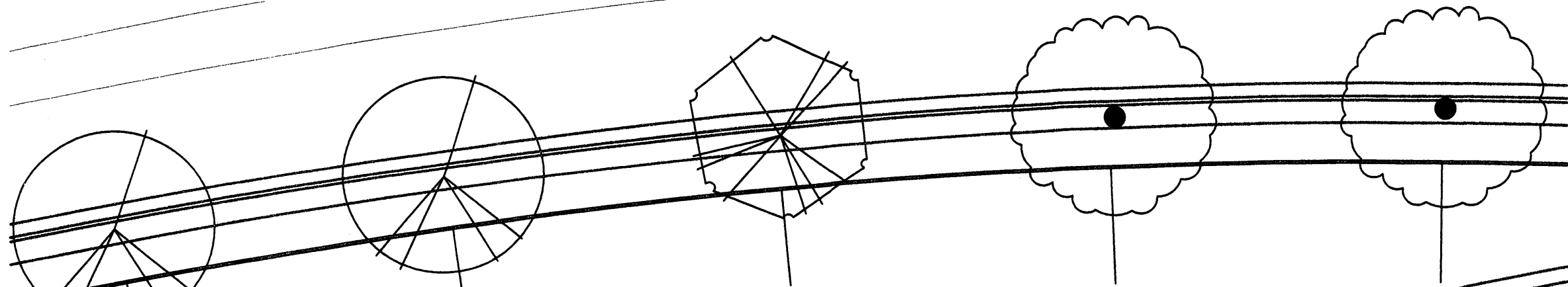


**WILSON & COMPANY**  
 2600 THE AMERICAN ROAD S.E.  
 SUITE 100  
 RIO RANCHO, NEW MEXICO  
 87124  
 (505) 898-8021

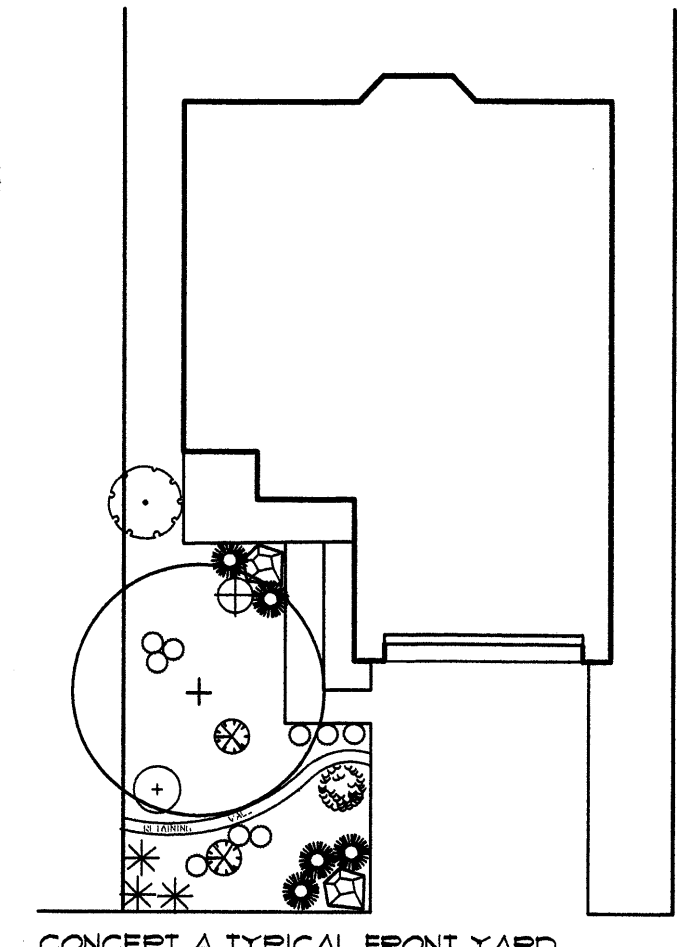
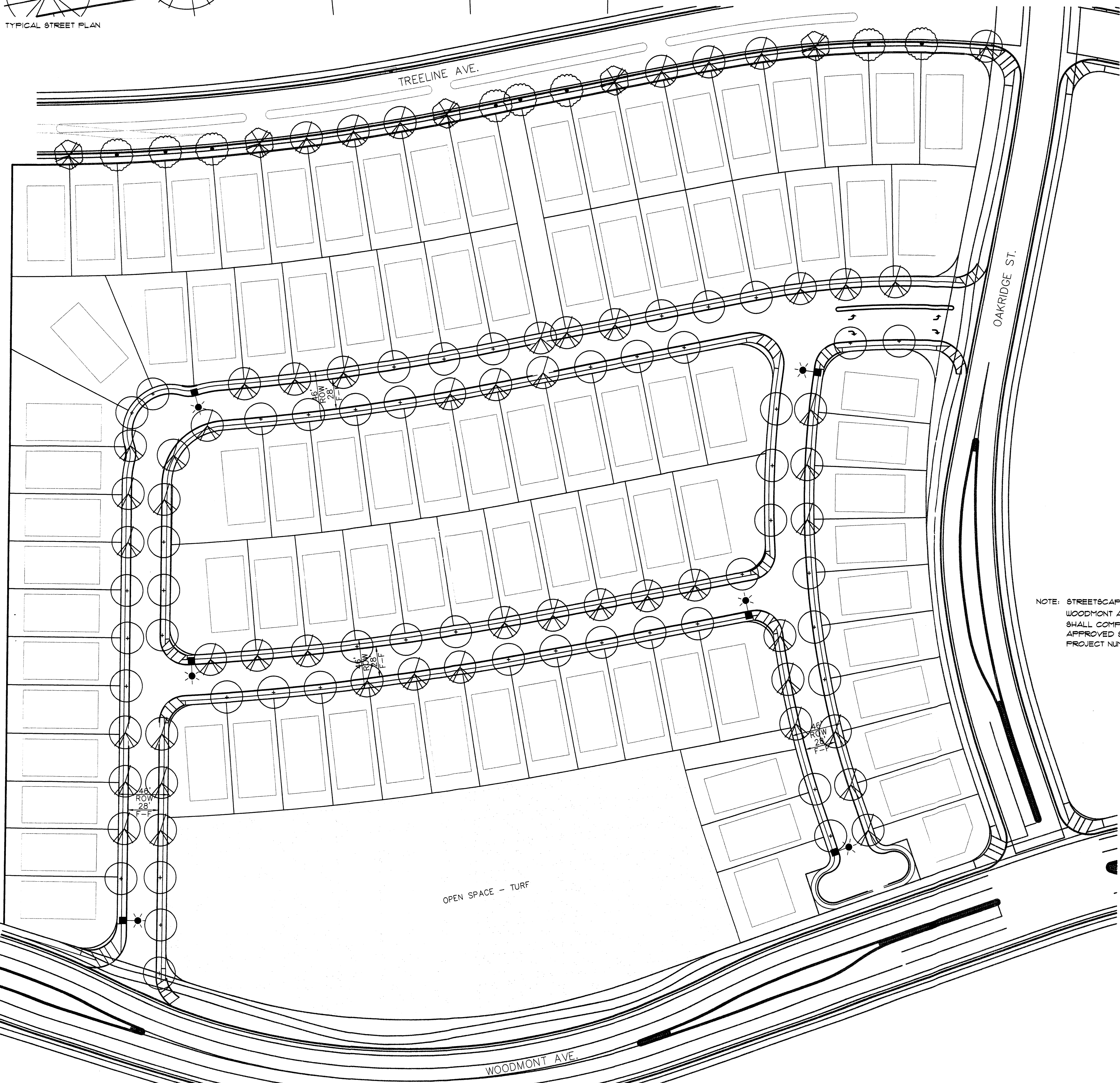
**SANTA FE AT THE TRAILS UNIT II,  
 SITE PLAN FOR SUBDIVISION**

AUGUST 2005

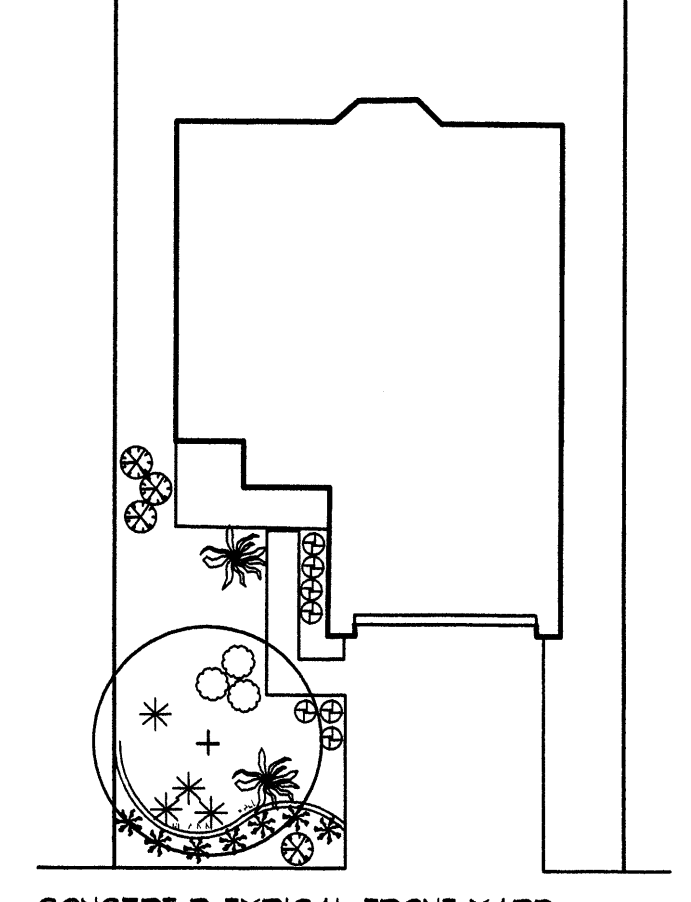
PROJECT # 1004353



TYPICAL STREET PLAN



CONCEPT A TYPICAL FRONT YARD



CONCEPT B TYPICAL FRONT YARD

NOTE: STREETSCAPE LANDSCAPING ALONG WOODMONT AVE. AND OAKRIDGE ST. SHALL COMPLY WITH PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION PROJECT NUMBER 1002962.

COMMON NAME	BOTANICAL NAME	QTY.	SIZE	MATURITY (H X W)
<b>STREET TREES</b>				
Purple Robe Locust	<i>Robinia ambigua</i> 'Purple Robe'	20"	Cal.	20' X 25'
Modesto Ash	<i>Fraxinus velutina</i> 'Modesto'	-	20"	Cal. 15' X 15'
Raywood Ash	<i>Fraxinus oxycarpa</i> 'Raywood'	-	20"	Cal.
<b>FRONT YARD PLANT LIST TYPICAL</b>				
<b>EVERGREEN TREES</b>				
AUS Austrian Pine	<i>Pinus nigra</i>	-	6 Ft. Ht.	35' X 25'
<b>TREES</b>				
Desert Willow	<i>Chilopsis linearis</i>	-	20"	Cal. 20' X 25'
Hops Crabapple	<i>Malus 'Hops'</i>	-	20"	Cal. 20' X 15'
New Mexico Olive	<i>Forestiera neomexicana</i>	-	15 GAL	15' X 15'
Newport Flowering Plum	<i>Prunus c. 'Newport'</i>	-	20"	Cal. 20' X 15'
Red Barron Crabapple	<i>Malus 'Red Barron'</i>	-	20"	Cal. 18' X 8'
Velvet Ash	<i>Fraxinus velutina</i>	-	20"	Cal. 40' X 40'
Raywood Ash	<i>Fraxinus oxycarpa</i> 'Raywood'	-	20"	Cal. 35' X 30'
<b>CACTI / AGAVES / ALOES / YUCCAS</b>				
Broadleaf Yucca	<i>Yucca baccata</i>	-	5 Gal	4' X 5'
Cholla	<i>Opuntia</i> spp.	-	5 Gal	5' X 5'
Parry Agave	<i>Agave parryii</i>	-	5 Gal	2' X 2'
Red Flowering Aloe	<i>Hesperaloe parviflora</i>	-	5 Gal	3' X 4'
<b>SHRUBS</b>				
Blue Mist Spirea	<i>Caryopteris x. clandonensis</i>	-	5 Gal	3' X 3'
Big Sage	<i>Artemisia tridentata</i>	-	5 Gal	4' X 4'
Fringe Sage	<i>Artemisia frigida</i>	-	5 Gal	18" X 18"
Russian Sage	<i>Perovskia atriplicifolia</i>	-	5 Gal	5' X 5'
Trident Sage	<i>Salvia x 'Trident'</i>	-	5 Gal	4' X 3'
Prostrate Rosemary	<i>Rosmarinus o. 'Prostratus'</i>	-	5 Gal	5' X 5'
Turpentine Bush	<i>Ericameria laricifolia</i> 'Aguirre'	-	5 Gal	2' X 3'
<b>GRASSES</b>				
Beesgrass	<i>Nolina microcarpa</i>	-	5 Gal	3' X 2'
Karl Forester Reed Grass	<i>Calamagrostis 'Karl Forester'</i>	-	5 Gal	2' X 2'
Regal Mist Deergrass	<i>Muhlenbergia c. 'Regal Mist'</i>	-	5 Gal	3' X 3'
Silver Feather Maiden Grass	<i>Miscanthus s. 'Silver Feather'</i>	-	5 Gal	5' X 5'
Threadgrass	<i>Stipa tenuissima</i>	-	1 Gal	3' X 3'
Yakushima Maiden Grass	<i>Miscanthus s. 'Yakushima'</i>	-	5 Gal	2' X 2'
Fernietum alopecuroides	Fountain Grass	-	5 Gal	5' X 5'

- NOTES
- All plants within 6' of curb must be maintained at a max. height of 3'.
  - Trees in sightlines and within 6' of a curb must have lower branches pruned up to 1'.
  - Boulders within 6' of curb may not exceed 8" in height, those within 12' may not exceed 16".

- GENERAL NOTES:
- This plan is intended to comply with the Northwest Mesa Escarpment Plan.
  - Landscape design is conceptual. Landscapes within ROW shall be finalized with preliminary plan submitted and construction documents.
  - All disturbed areas will be revegetated with native seed mix.

MULCHES  
All shrub planting areas shall be top dressed with 3/4" Santa Fe Brown Rock Mulch and 2" - 4" Santa Ana Tan Cobble (3:1 ratio).

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 tree, shrub and groundcover planting areas.

Irrigation shall be a complete underground system with trees to receive (5) 1/2 gph drip emitters and shrubs to receive (2) 1/2 gph drip emitters. drip and bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Run time per 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.

MAINTENANCE RESPONSIBILITY  
Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Home Owner's Association.

STATEMENT OF WATER WASTE  
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

# Conceptual Landscape Plan

## The Trails

### Unit 6

Prepared for:  
Longford Homes  
7007 Jefferson St. NE  
Albuquerque, NM 87109

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

Scale 1" = 50'



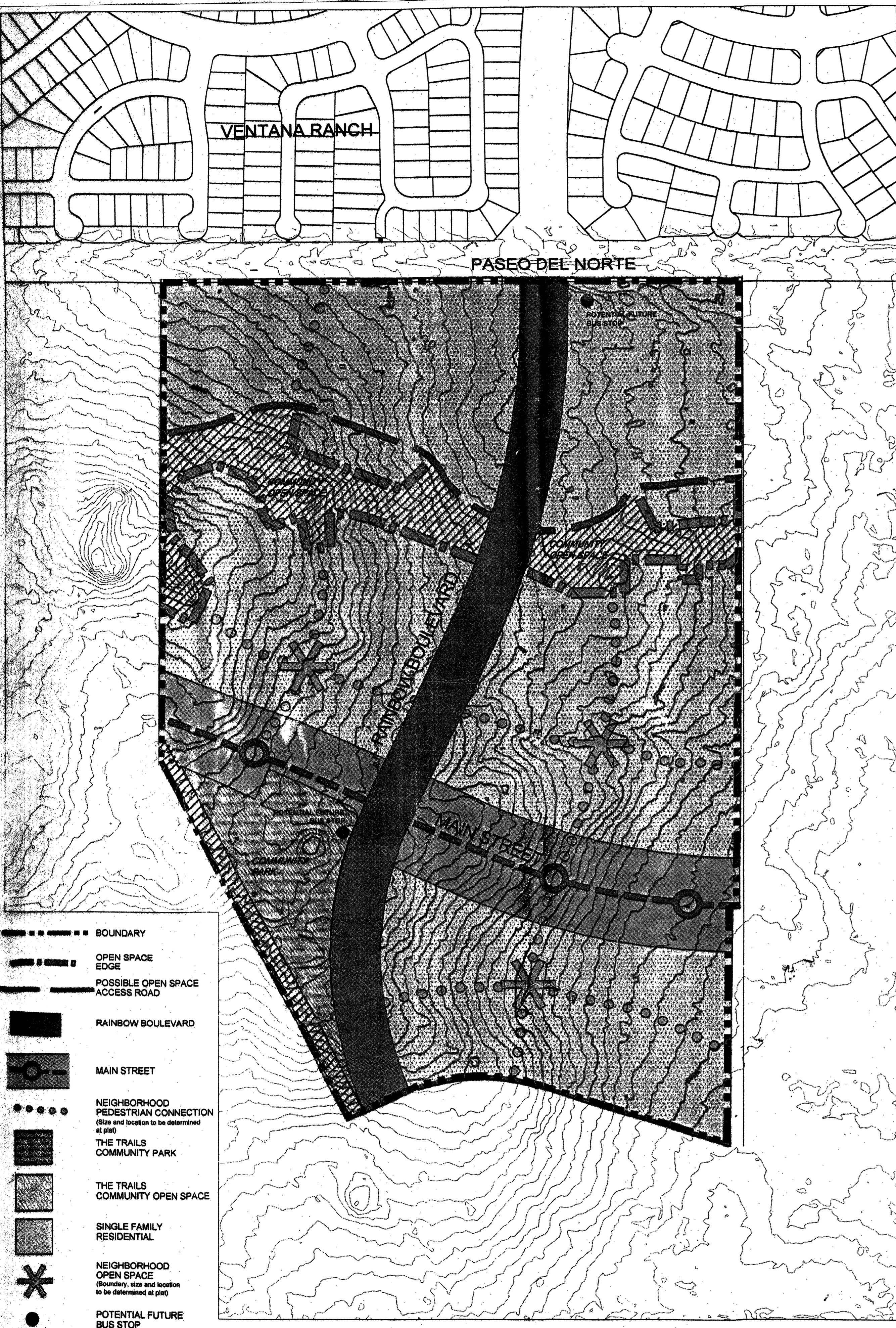
north



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CONSENSUS  
August, 2005



# OVERALL CONCEPT PLAN

## Overall Concept

The Trails - the project name reflects the primary design concept for this new community. The Trails project emphasizes open space, native landscapes, pedestrian trails, walks and connections to create a diverse residential community.

The design is organized to highlight a series of basalt outcrops that exist on the property. These natural rocky high points relate the community design back to the geology that created this land and provide panoramic views of the surrounding natural environment—the basalt volcano peaks to the southwest, the Sandia Mountains to the east, and the winding Rio Grande valley in between. The project plan incorporates these outcrops into a community open space system 'backbone' of multi-use trails and native landscapes.

The individual residential neighborhoods are attached to this backbone and connected to each other by a system of neighborhood trails. From the point of view of the individual residence, neighborhood scale open space and sidewalks connect each residence with pathways to the walking and trails system of the community.

This concept of a walking residential environment is to be further celebrated in the design of a residential 'main street'. Paralleling the open space backbone, 'main street' is a pedestrian promenade that is the urban counterpart to the natural community open space trail. The tree lined median and parkway, pedestrian corner islands, and roundabouts are designed to encourage walking on this street.

At the regional level, all the major streets in The Trails emphasize pedestrian activity. Rainbow Boulevard is envisioned to be offset to one side in its right-of-way, creating a large pedestrian zone all along the west edge of the boulevard. Both sides of Rainbow Boulevard are intended to include multi-use trails that accommodate pedestrians, recreational bicyclists, and other non-motorized users. Rainbow Boulevard is noted as a bike route on the City of Albuquerque Long Range Trails plan.

The trail system is also integrated with a proposed park site. The Trails Community Park is shown on the southwest corner of the intersection of 'main street' and Rainbow Boulevard. This park is intended to be a major destination for the community. The park design will integrate recreational opportunities for toddlers, youths and adults. In future phases, this site will connect directly with another site reserved for public purposes.

## A Diverse Community

The Trails is intended to be a diverse residential community, with a broad economic range and a diversity of uses. Because the site is zoned R-D under the City of Albuquerque Comprehensive Zoning Code, the developer for The Trails has submitted this Site Development Plan for Subdivision. Its approval allows denser development patterns to accommodate families with a wider variety of incomes, in various stages of life, to live at The Trails.

## Part of a Larger Plan

The Trails submission is the beginning of a larger community design that will be presented to the City for review. The Trails is the first part of a sector plan intended to advance the concept of pedestrian environments that respect and enhance the natural landscape within a diverse community of residential, civic, and neighborhood scale commercial-retail services.

## Proposed Land Uses

The Trails site is located directly south of the intersection of Paseo del Norte and Rainbow Boulevard. The site is approximately 99 acres. The Trails is proposed as a single family residential development with tracts for community open space and parks. The Site Development Plan for Subdivision is submitted to obtain approval for allowed higher densities through the site plan process consistent with the provisions of the R-D zone. The Trails is subject to the requirements of the 'View Area' of the Northwest Mesa Escarpment Plan.

Maximum Total Dwelling Units: 450.

Lot Size Range: 3,800 to 7,000 square feet per lot.

Utility providers that have agreed to service this project are:

Water	New Mexico Utilities, Inc.
Sanitary sewer	New Mexico Utilities, Inc.
Electrical	PNM
Natural gas	PNM
Telephone	QWest
Cable	Comcast

## Circulation

### Pedestrian Ingress and Egress

Pedestrians will primarily enter The Trails from the intersection of Paseo del Norte and Rainbow Boulevard. Trails along Rainbow Boulevard are to be designed to create a pedestrian friendly landscaped route into The Trails project from Paseo del Norte. In addition, smaller neighborhood pedestrianways are to be designed from Paseo del Norte via pedestrian openings at cul-de-sacs and road ends into the north neighborhoods. Vehicle access controls are to be included as part of these openings. Internally, The Trails community-wide trail system and walkway connections within and between the neighborhoods are intended to create opportunities for all residents to be active pedestrians.

### Vehicular Ingress and Egress

Vehicles will also enter and leave The Trails by the Paseo del Norte and Rainbow Boulevard intersection. Both Paseo del Norte and Rainbow Boulevard are designated as principal arterials on the City of Albuquerque Long Range Roadways System Plan.

The Trails intends to dedicate right-of-way for Rainbow Boulevard from the intersection with Paseo del Norte to the south end of The Trails site. The Albuquerque Public Works Department has agreed to The Trails development building Rainbow Boulevard within the project site as a medianed four-lane road with bike lanes which would fulfill The Trails commitments to the development of Rainbow Boulevard. Future expansion of Rainbow Boulevard to a six-laned section is to be done by others.

The Trails intends to dedicate twenty feet of right-of-way along the project's Paseo del Norte frontage. This dedication will provide the City of Albuquerque with the full dedicated right-of-way needed for Paseo del Norte to be built as a major arterial. The project also intends to contribute to the mitigation of other off-site traffic impacts identified through the attached Traffic Impact Analysis by means of a development agreement with the City of Albuquerque.

### Street Design

Street designs for The Trails project have two objectives. First is to meet City of Albuquerque safety standards. Second is to be pedestrian friendly. Thus, each road uses the narrowest appropriate road cross-section within current City standards. Evolving national neighborhood street standards emphasize narrower streets to create safer pedestrian neighborhoods. Major intersections are to be designed to clearly mark pedestrian crossings. Along the roadways, other safe pedestrian crossings will be developed as appropriate. Walkways along all streets are to be separated from road edges to increase pedestrian safety. Creating a people friendly vs. auto focused community is of great importance to Albuquerque as a city and The Trails as a project. See Sheet 4 of this submission for general concepts for road cross-sections.

### Internal Vehicular Circulation Requirements

'Main street' will be a unique internal road - as much a community pedestrian promenade as a street. It is to be designed to be the urban counterpart to the main community trail. See the Main Street cross-section on Sheet 4 for the general design concept.

Other internal neighborhood streets are to be designed per the Neighborhood Street Cross-section on Sheet 4.

### Off-Street Parking Requirements

Off-street parking will be provided in accordance with the "P-1", Intermittent Parking Design Standard as described and permitted in Chapter 23 of the City of Albuquerque Development Process Manual.

### Transit Facilities

The Trails is not served by any current or planned City of Albuquerque transit routes. In anticipation of future transit routes, potential locations for future bus stops are noted on the Overall Concept Plan should the City desire in the future to pursue that opportunity.

# The Trails

## SITE DEVELOPMENT PLAN FOR SUBDIVISION

## OVERALL CONCEPT PLAN

## UNIT 2 TRACT 6

**THE TRAILS LLC.**  
LAND DEVELOPER

**DESIGNWORKSHOP**  
LAND PLANNING / LANDSCAPE ARCHITECTURE

**DENISH - KLINE & ASSOCIATES**  
PLANNING CONSULTANTS

**BOHANNAN HUSTON**  
CIVIL ENGINEERING

**Landscape Design**

**Overall Concept**

The Trails landscape concept combines colorful xeric natives and drought-tolerant plants with the existing natural landscape in the community open space.

The plant palettes in the Northwest Mesa Escarpment Plan are to be incorporated into The Trails landscaping as are the requirements of City water and plant ordinance. Developed landscape areas are to be designed with automatic irrigation systems that utilize water conserving low flow and drip components. Terrain management and erosion control requirements will be integrated into the landscape design.

**Community Open Space Landscaping**

The majority of the Community Open Space at The Trails will be either existing natural areas or areas revegetated with a mixture of native trees, shrubs and ground covers. The mixture will as much as practical reflect the indigenous plants that exist on site today. To enhance the site's native species, existing plants—such as the magenta-flowered prickly pear cactus—where practical are to be transplanted from areas that are to be built upon to Community Open Space as part of the site-wide landscape approach. Limited portions of the Community Open Space will be improved with colorful native and drought-tolerant plants around high use areas such as trail heads and seating locations to act as buffers for the fragile native landscape. The Community Open Space will allow for drainage and water harvesting features that are integrated with the overall natural land pattern of the site. Where the drainage and water harvesting features occur, they are anticipated to be revegetated with a native plant mix and plants from the plant lists in the Northwest Mesa Escarpment Plan. The Community Open Space will be developed and initially maintained by The Trails developer with future maintenance by either a homeowners association, or other non-profit entity, or the City should it accept dedication of the open space.

**Community Park Landscaping**

The Trails anticipates that a portion of the park will remain in its natural landscape condition. This natural area is intended to be a mini-botanical display using signs to interpret the indigenous plants of the site. The Trails development intends to educate and enhance appreciation of the value and uniqueness of the native high desert plants in the middle Rio Grande Valley.

A small area of the Community Park may have drought-tolerant turf to provide an active play area for residents to play ball or enjoy group activities. Colorful native and drought-tolerant plants will be used around the main activity areas of the park to act as a buffer to the more fragile native landscape.

An agreement is currently in process for dedication of the Community Park to the City of Albuquerque Parks and Recreation Department. The park will be developed and initially maintained by The Trails developer with future maintenance by either a homeowners association, or other non-profit entity, or the City as per the agreement for dedication of the park.

**Rainbow Boulevard Streetscape**

The Rainbow Boulevard Streetscape design is to use native evergreens, such as junipers and pines, and flowering native and drought-tolerant trees, shrubs, and perennials to create a colorful and water conserving landscape for the community. The Rainbow Boulevard Streetscape is envisioned as a pedestrian friendly zone where clusters of shade trees may be part of the landscape pattern. Drought tolerant tall grasses that blend with the native landscape are part of the planting concept. The Rainbow Boulevard Streetscape will be built and initially maintained by The Trails developer, with maintenance by a homeowners association or other non-profit entity or the City should it accept dedication of the street in the future. The general concept for the Rainbow Boulevard Streetscape is portrayed on Sheet 4.

**Neighborhood Streetscapes and Open Space Landscaping**

Within The Trails neighborhoods, Neighborhood Streetscapes and Open Spaces are to be landscaped to conserve water and be visually pleasing and colorful. In the Neighborhood Streetscapes and Open Spaces, native and drought-tolerant trees, shrubs, and perennials will be allowed based on a plant palette designed specifically for The Trails.

The Neighborhood Streetscapes are to be designed with pedestrian sidewalks and low maintenance landscapes. Designs are to minimize water use. Turf areas will be limited in compliance with City of Albuquerque water conservation ordinances and limited to twenty-five percent of the Neighborhood Open Space.

The design of the Neighborhood Open Spaces are anticipated to be reviewed by The Trails developer for coordination with the community open space and trails concepts. The Neighborhood Streetscapes and Open Spaces will be developed and initially maintained by the neighborhood builder with future maintenance by a homeowners association or other non-profit entity.

**On-lot Landscaping**

The Trails community intends, through builder and homeowner covenants, to educate and set guidelines for residential lots that encourage colorful xeric landscapes that celebrate the high desert plants of the Northwest Mesa and strongly limits the use of water-consuming plants. Turf lawns will be limited to a maximum of twenty-five percent of the residential lot. The Trails design guidelines will encourage use of plants marked as xeric or low water use by the local nursery industry. A minimum of one tree will be encouraged in the front yard of each lot to help reduce heat island effects of the overall development. Initial installation of front yard landscaping is to be a builder requirement with maintenance by the homeowner. Design review of the front yard landscape designs will be a homeowner association responsibility or other non-profit entity. It is anticipated that the City will enforce City planting and water conservation ordinances. The Trails developer intends to create illustrative examples of xeric front yard landscape for builders and homeowners to help educate and encourage positive compliance with the landscape covenants.

**Architectural Design**

Design of structures at The Trails must comply with the height and color requirements for 'View Areas' of the Northwest Mesa Escarpment Plan. It is planned that the maximum single family residential building height will be in accordance with the RT residential zone, which is below the allowed maximum building heights in the Northwest Mesa Escarpment Plan. Architectural standards for massing, finish materials and colors will be selected to complement the site's natural earth tones and to reflect the requirements of the Northwest Mesa Escarpment Plan.

The Trails will encourage neighborhood builders to follow the contours of the natural rolling landscape of the site and to accommodate long-range views from the basalt rock outcrops that are in the Community Open Space. The design of perimeter walls that define The Trails community are envisioned to be articulated and finished in textures and colors that complement the sage colored landscape and earth tones of the site and incorporate the requirements of the Northwest Mesa Escarpment Plan. Walls are to be a maximum of six feet from the high ground side. Along the community open space, the design of residential rear yard wall, will be encouraged, to maintain views into the open space. This serves two important purposes, it integrates the open space with the adjacent neighborhoods, and it creates sight lines into the open space which increases personal safety for users of the open space.

The Trails developer intends through builder and homeowner covenants to obtain conformance to architectural standards. A homeowner association design review board will have long-term design review responsibilities for the community architectural standards.

**Signage Design**

The Trails will have a comprehensive signage plan for community monumentation, neighborhood entries, community directories, community directional signs, and temporary construction and sales signage. The Trails signage is to be designed with long-lasting durable materials. The community signage plan intends to be consistent with City of Albuquerque sign ordinances for overall size and placement. Traffic control signage will be coordinated to comply with City of Albuquerque standards.

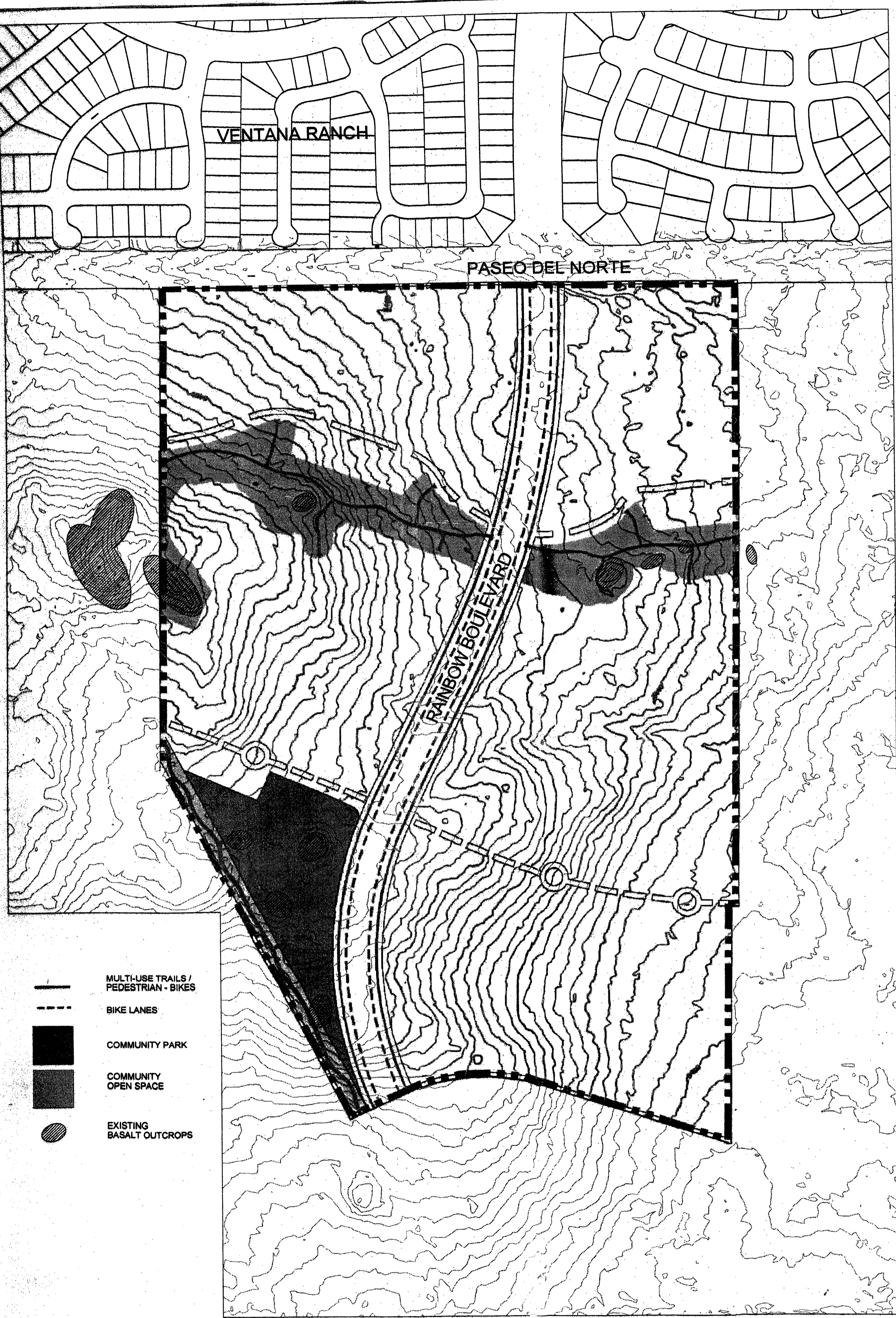
**Lighting Design Concept**

The Trails project will respond to New Mexico State 'Night Skies' policies. Shielded light fixtures will be encouraged on the exterior of all buildings. Street lighting will be coordinated and located with the Public Service Co. of New Mexico (PNM).

**Pedestrian Amenities**

The trail and walkway system that connects and integrates The Trails community is to be the most important pedestrian amenity. The design of the trails system is to incorporate strategically located seating areas and walking distance markers related to the natural features of the land. The trails system will be designed to connect the neighborhoods with the Community Open Space, the Community Park, the 'Main Street' and in the future other public uses at The Trails.

Sidewalks developed along all neighborhood streets will be constructed of concrete. Community trails may be built from a variety of materials as most appropriate for their intended uses. Trails may be constructed of asphalt, concrete, stabilized soil, or crushed stones.

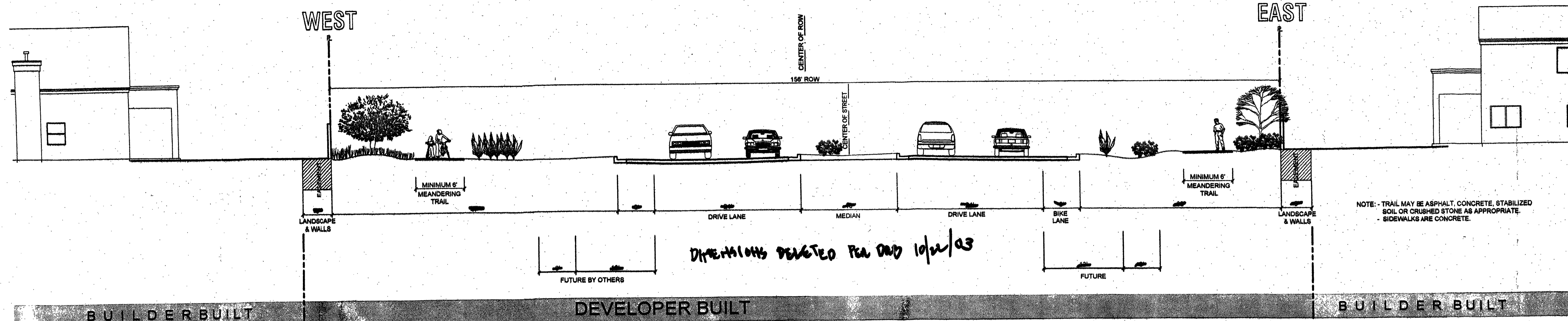


OPEN SPACE / PARKS PLAN

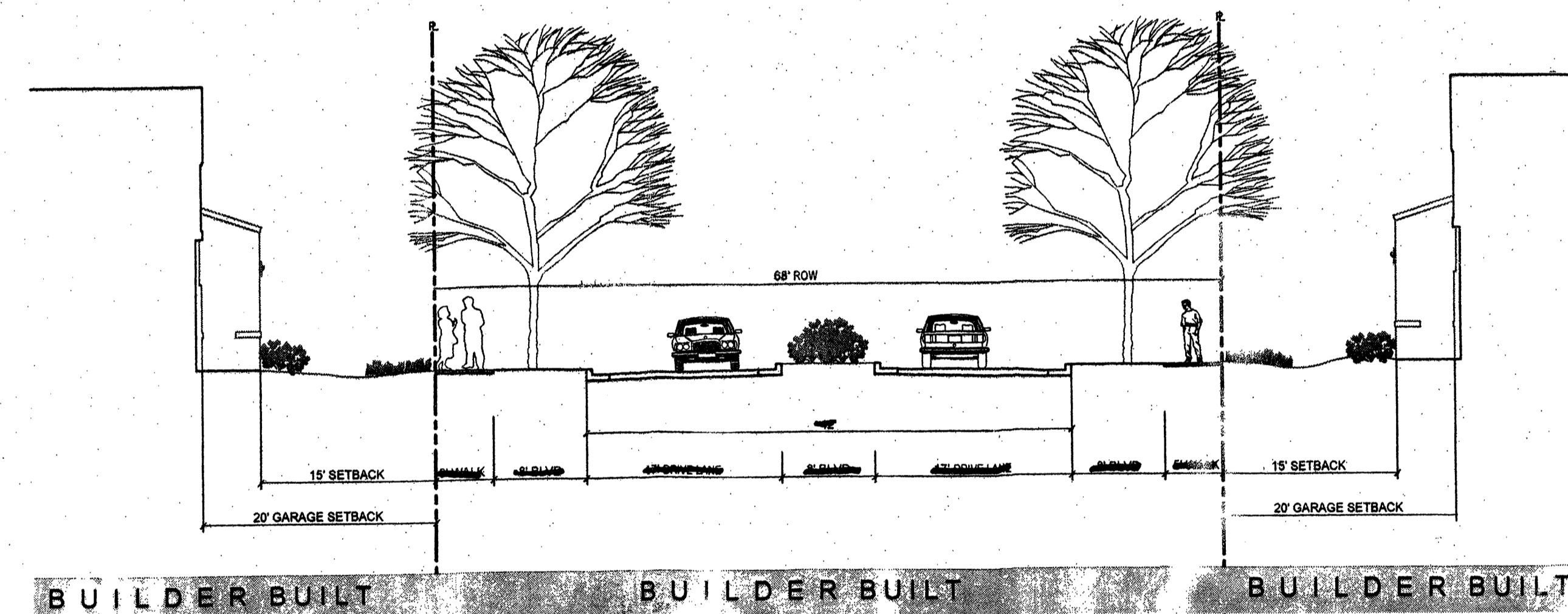
## SITE DEVELOPMENT PLAN FOR SUBDIVISION

### ROAD CROSS SECTIONS

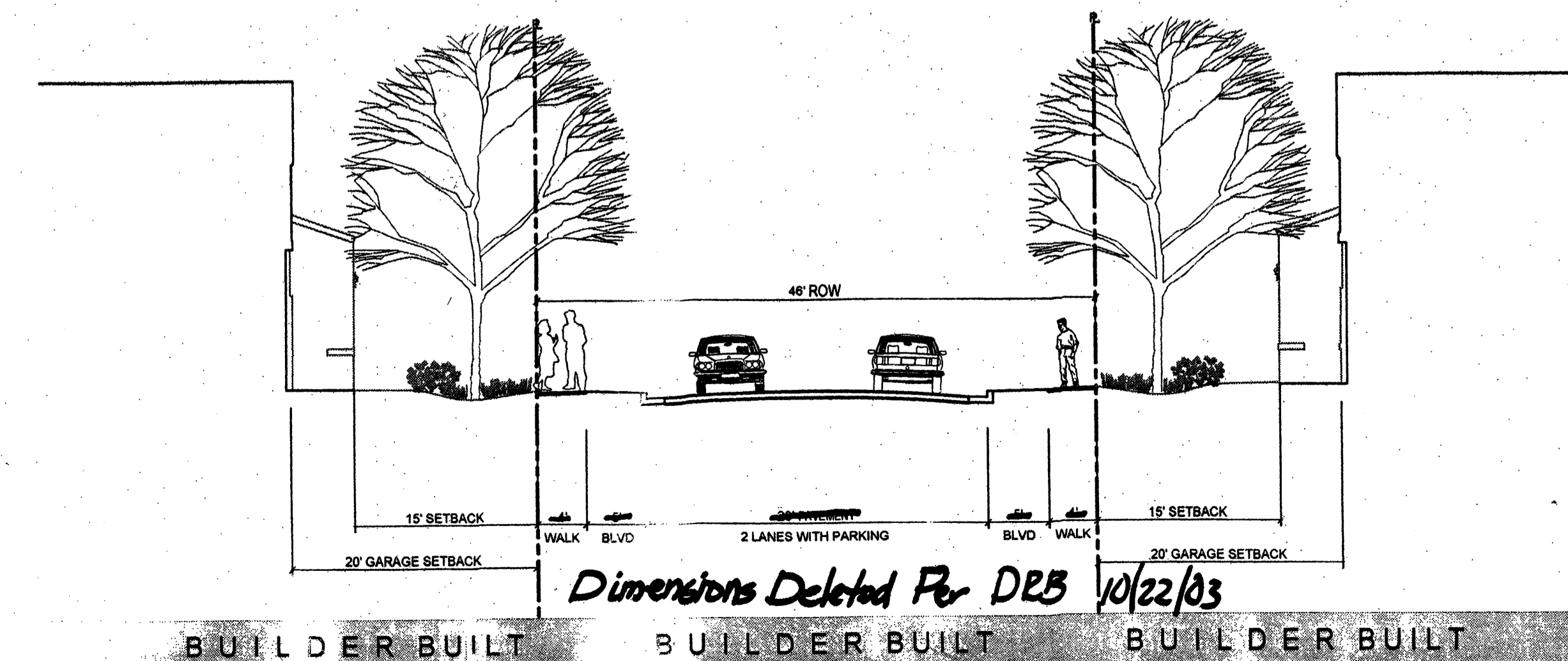
#### UNIT 2 TRACT 6



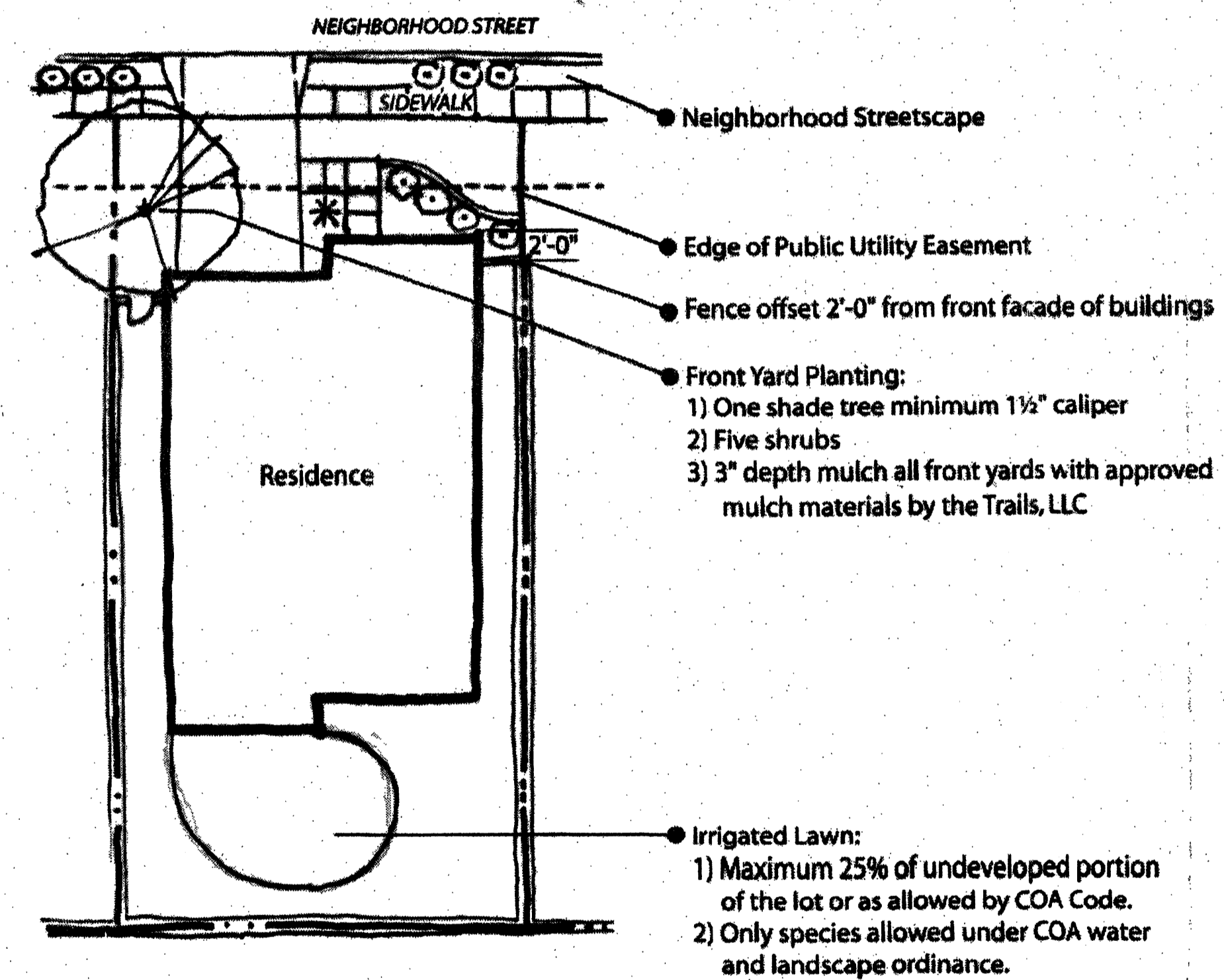
RAINBOW BOULEVARD CROSS-SECTION scale 1:10



MAIN STREET CROSS-SECTION scale 1:10 DIMENSIONS DELETED PER DRB 10/22/03



NEIGHBORHOOD STREET CROSS-SECTION scale 1:10



#### ON LOT LANDSCAPE REQUIREMENTS

Note: Homes will conform to the maximum building height in the RT zone.

Note: Cross-sections and plans are illustrative in nature and depict what could be built under this site development plan, but do not necessarily represent final design. Final cross-sections and plans will be subject to technical review at preliminary plat.

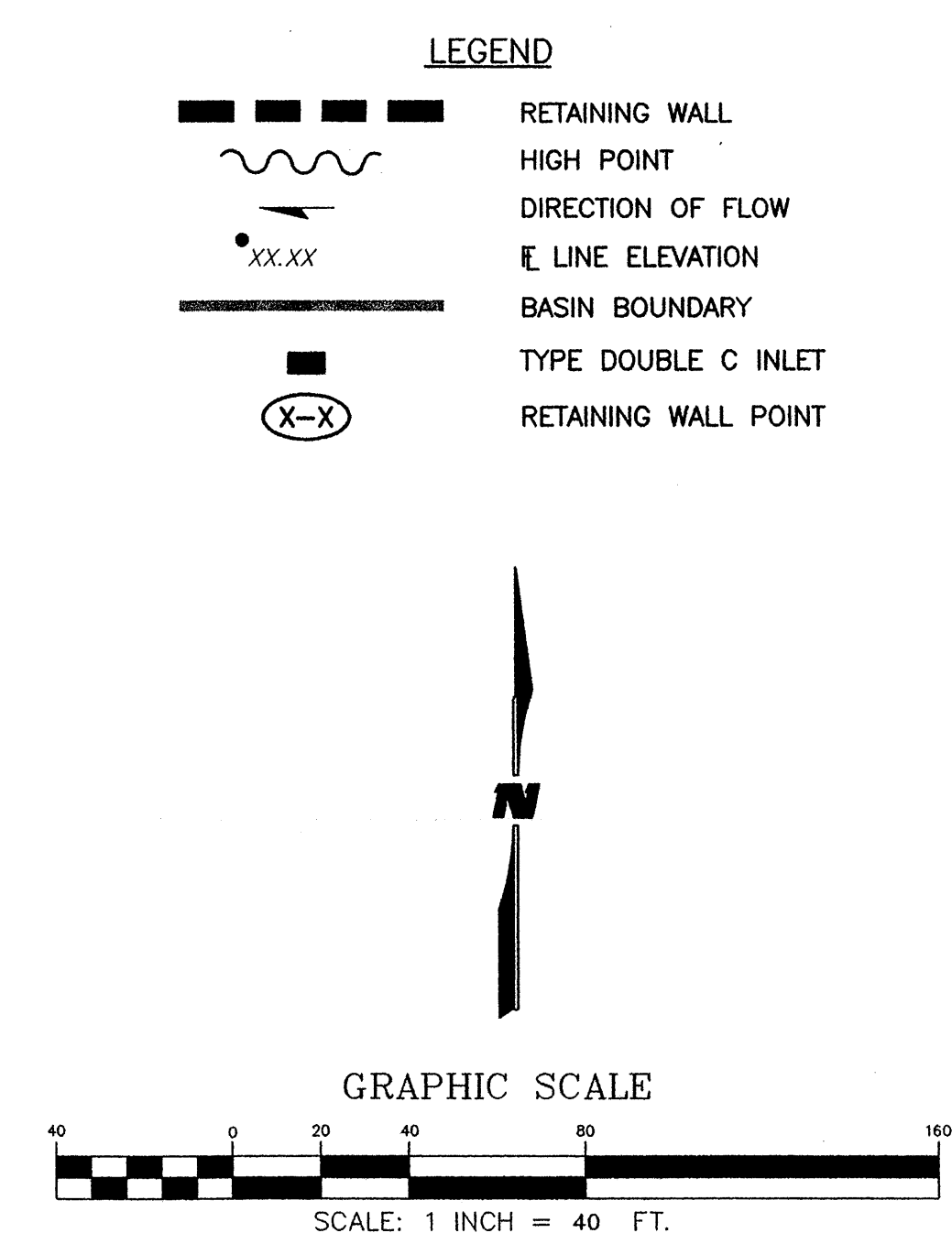
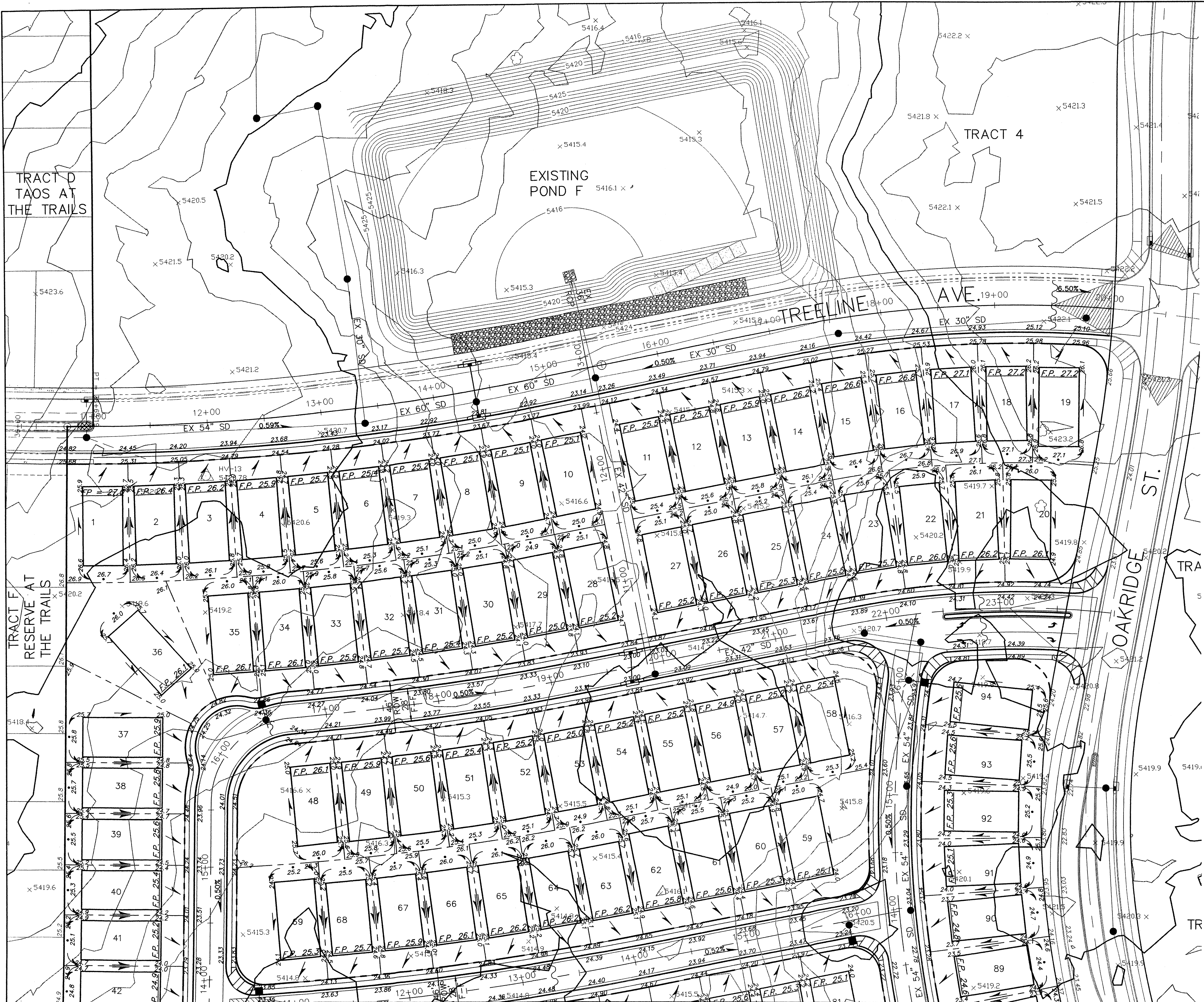
**THE TRAILS LLC.**  
LAND DEVELOPER

**DESIGNWORKSHOP**  
LAND PLANNING / LANDSCAPE ARCHITECTURE

**DENISH - KLINE & ASSOCIATES**  
PLANNING CONSULTANT

**BOHANNAN HUSTON**  
CIVIL ENGINEERING

DATE	PAGE
August 17, 2005	



TRACT D  
TRAILS AT  
THE TRAILS

EXISTING  
POND F

TRACT 4

TREELINE  
AVE. 18+00 19+00

OAKRIDGE  
ST.

TRACT F  
RESERVE AT  
THE TRAILS

AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
ACS BRASS TABLET STAMPED "2-B10 1980"	DATE
Geographic Position (NAD, 1927)	DATE
N.M. State Plane Coordinates (Central Zone)	DATE
X= 357,543.73 Y= 1,527,976.48	DATE
Ground-to-Grid Factor = 0.99966354	DATE
ΔOC = -00'16"30"	DATE
SLD 1929 Elevation = 5429.35	DATE

SURVEY INFORMATION	
NO.	DATE
BY	DATE

ENGINEER'S SEAL	

REVISIONS	
NO.	DATE
BY	DATE
REVISIONS	DATE
REVISIONS	DATE
REVISIONS	DATE

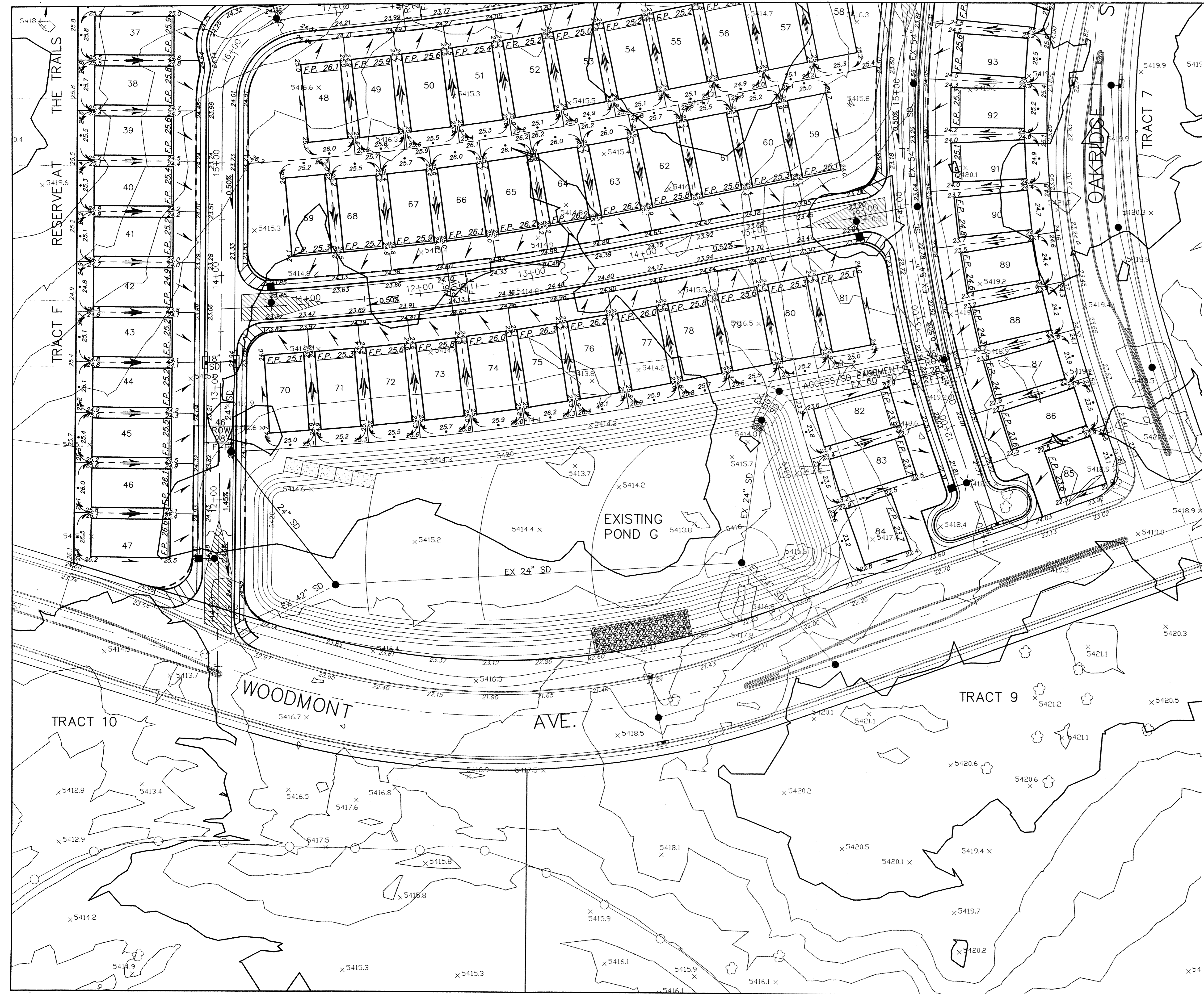
  

REMARKS	
REVISIONS	DATE
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REVISIONS	DATE

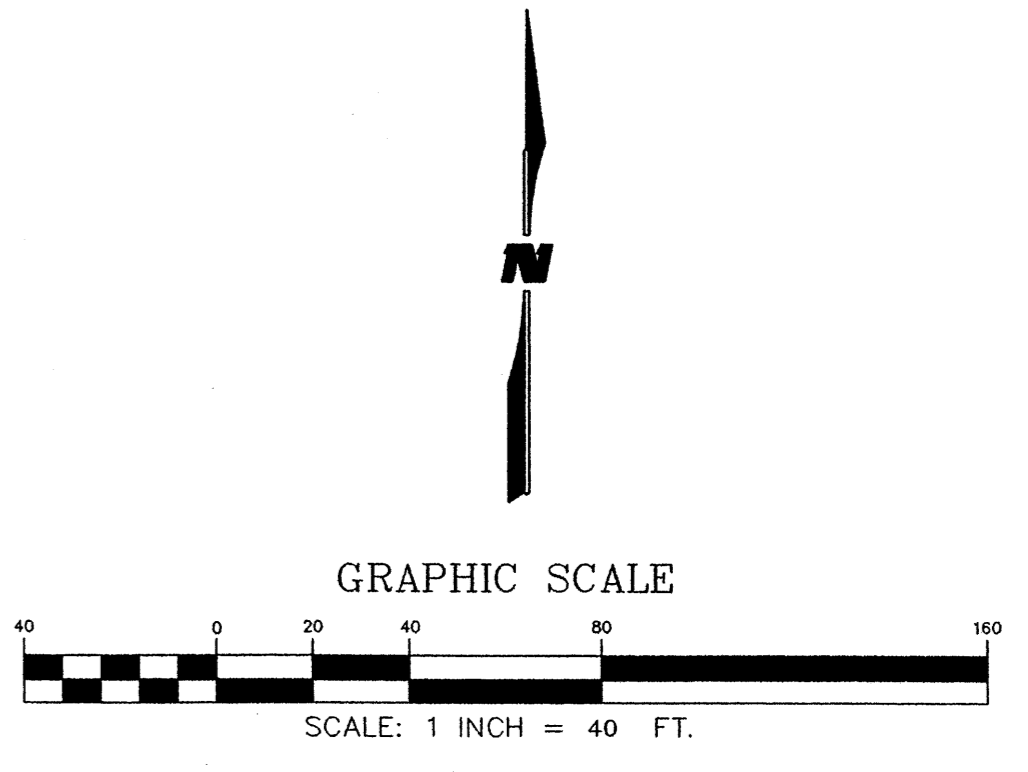
  

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
<b>TRACT 6 OF THE TRAILS UNIT II GRADING &amp; DRAINAGE PLAN</b>	
Design Review Committee	City Engineer Approval
City Project No.	Zone Map No.
	C-9-Z
Sheet	Of
	PLATE 3A

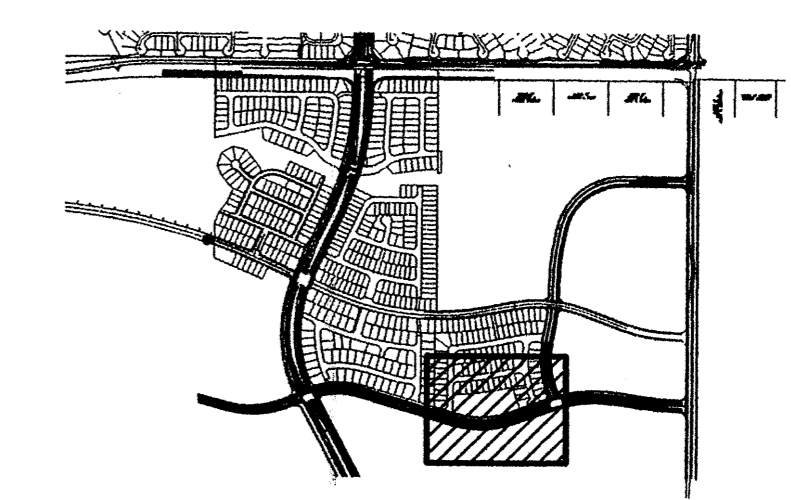
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 SUITE 100  
 RIO RANCHO, NEW MEXICO  
 87124  
 (505) 898-8021



- LEGEND**
- RETAINING WALL
  - HIGH POINT
  - DIRECTION OF FLOW
  - E LINE ELEVATION
  - BASIN BOUNDARY
  - TYPE DOUBLE C INLET
  - RETAINING WALL POINT



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED "2-BT0 1980"	Geographic Position (NAD 1927)	DATE	BY		NO.	DATE	BY
WHO DRAWN BY	DATE	N.M. State Plane Coordinates (Central Zone)	X = 357,543.73 Y = 1,527,976.48				WILSON & COMPANY, ENGINEERS & ARCHITECTS		DATE
INSPECTOR'S ACCEPTANCE BY	DATE	Ground-to-Grid Factor = 0.99966354	ACC = -00'16.30"						
DRAWINGS VERIFICATION BY	DATE	SLD 1929 Elevation = 5429.35							
MICRO-FILM INFORMATION	DATE								
RECORDED BY	NO.								



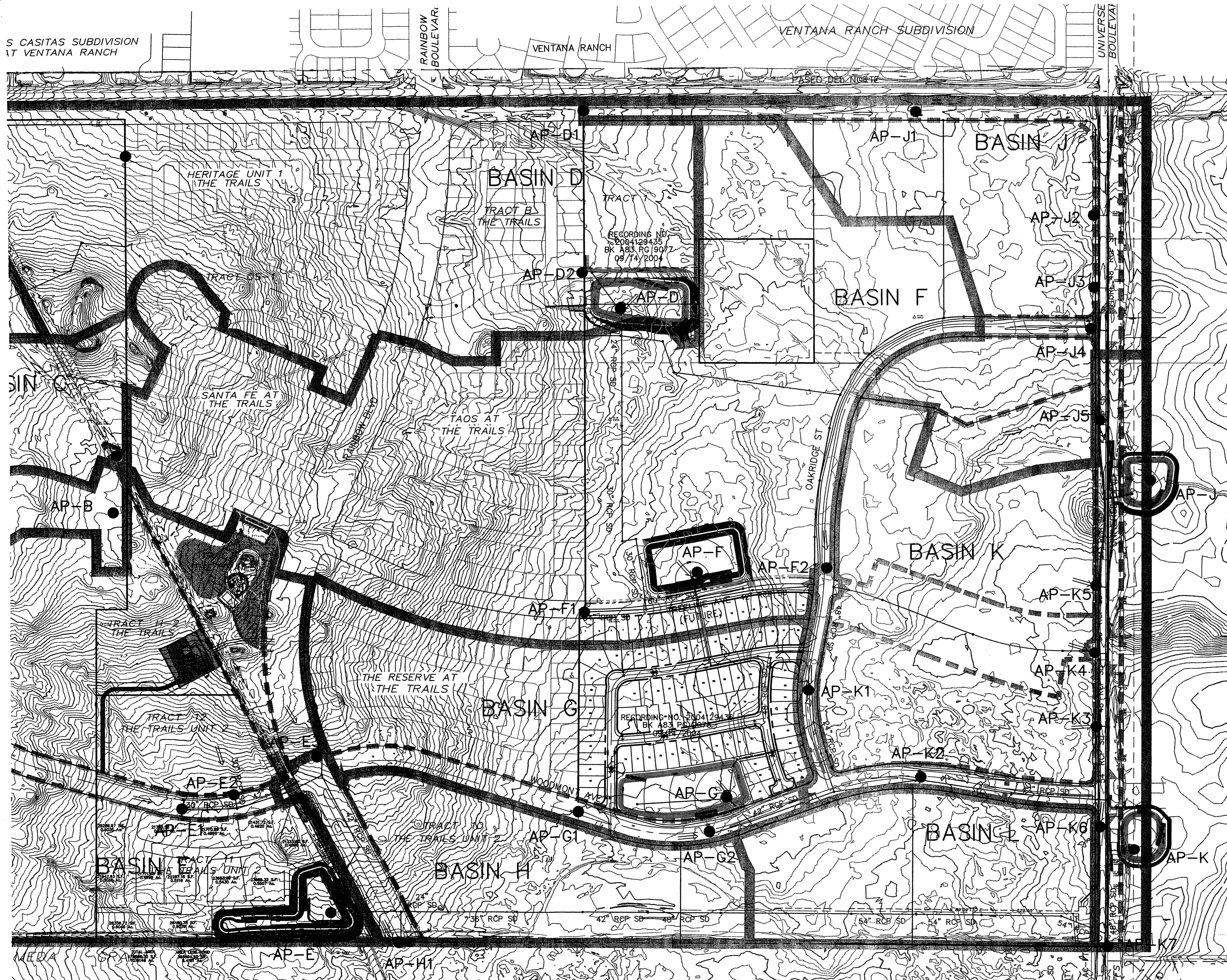
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 87124  
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CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING GROUP

**TRACT 6 OF THE TRAILS UNIT II  
 GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
	C-9-Z		PLATE 3B	

S CASITAS SUBDIVISION  
AT VENTANA RANCH



H-12

LEGEND

- BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- FLOW DIRECTION

**Interim Condition POND SUMMARY**

Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)in	Q100 (cfs)out	MAX STORAGE (Ac-Ft)	TOP ELEV =	BOP ELEV =	MAX WSEL =
AP-D	POND D*	58.30	122.40	0	8.00	5436.85	5430.00	**
AP-E	POND E*	77.19	132.88	0	5.09	5439.50	5429.00	5437.90
AP-F	POND F*	82.94	196.82	0	9.27	5424.33	5416.00	5423.90
AP-G	POND G*	31.93	105.96	0	5.64	5422.50	5416.00	5421.40
AP-J	POND J	1.68	5.73	5.73	-	5423.00	5417.00	-
AP-K	POND K*	14.70	50.13	0	2.62	5410.50	5405.00	5410.50

\* POND ACTS AS A TEMPORARY RETENTION POND IN THE INTERIM CONDITION, UNTIL CONSTRUCTION OF UNIVERSE STORM DRAIN TO THE BOCA NEGRA DAM IS COMPLETE. MAXIMUM STORAGE VOLUME IS THE 10-DAY VOLUME TO BE RETAINED.

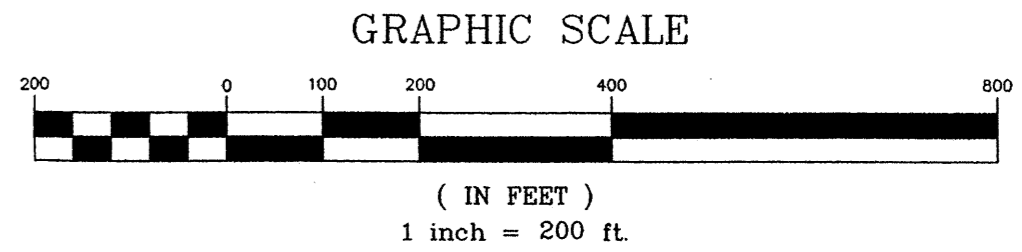
\*\* THE STORAGE CAPACITY OF POND D IS EXCEEDED FOR THE 10 DAY STORM. RUNOFF OVER-FLOWING FROM THIS POND WILL BE CONVEYED TO THE EXISTING DEPRESSION WITHIN TRACT 4. POND D IS ADEQUATE TO RETAIN THE 24 HOUR VOLUME.

**Interim Condition SUB-BASIN ANALYSIS POINT SUMMARY**

Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)
AP-D1	PASEO DEL NORTE BYPASS FLOW	-	12.85
AP-D2	FROM HERITAGE-REPORT DATED 03/04	-	172.0
AP-E1	WOODMONT AVE SUMP INLETS	3.27	13.81
AP-E2	FROM TRACTS H AND I2	14.37	0
AP-E3	RAINBOW INLETS	2.62	11.06
AP-F1	FROM SANTA FE/TAOS-REPORT DATED 12/03	-	167.4
AP-F2	OAKRIDGE INLETS	2.36	8.03
AP-G1	FROM RESERVE-REPORT DATED 04/04	-	52.80
AP-G2	WOODMONT AVE SUMP INLETS	4.26	17.99
AP-H1	RAINBOW INLETS	3.15	12.88
AP-J1	PASEO DEL NORTE SUMP INLETS	3.04	0
AP-J2	STUB TO UNIVERSE STORM DRAIN	14.54	0
AP-J3	UNIVERSE INLETS	2.92	0
AP-J4	OAKRIDGE ST INLETS	0.82	3.47
AP-J5	STUB TO UNIVERSE STORM DRAIN	4.22	0
AP-K1	OAKRIDGE SUMP INLETS	1.34	5.65
AP-K2	WOODMONT AVE SUMP INLETS	2.04	8.62
AP-K3	STUB TO UNIVERSE STORM DRAIN	10.84	0
AP-K4	STUB TO UNIVERSE STORM DRAIN	6.37	0
AP-K5	STUB TO UNIVERSE STORM DRAIN	12.85	0
AP-K6	UNIVERSE INLETS	6.24	21.29
AP-K7	TRAILS OUTFALL TO BOCA NEGRA DAM	651.01	0

**HYDROLOGIC DATA - INTERIM CONDITIONS**

BASIN	AREA (acres)	% DEV (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q100 (cfs)	V100-24 (ac-ft)
			A	B	C	D			
ON-D	58.30	73	27	18.2	18.3	36.5	2.10	122.40	6.21
ON-E	77.19	22	78	5.5	5.5	11	1.72	132.88	4.38
ON-H	19.88	16	84	4	4	8	1.42	28.24	1.02
ON-G	31.93	100	0	25	25	50	3.32	105.96	4.29
ON-F	82.94	55	45	13.7	13.8	27.5	2.37	196.82	7.35
ON-J	32.92	15	85	3.7	3.8	7.5	1.05	34.57	1.65
ON-K	45.12	14	86	3.5	3.5	7	1.23	55.37	2.22
ON-L	17.73	4	96	1	1	2	1.09	19.34	0.70



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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**TRACT 6 OF THE TRAILS UNIT II  
OVERALL POND GRADING & DRAINAGE PLAN  
INTERIM CONDITIONS**

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

City Project No.            Zone Map No. C-9-Z Sheet PLATE 1 of           

**AS-BUILT INFORMATION**

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 MICRO-FILM INFORMATION: \_\_\_\_\_

**BENCH MARKS**

ACS BRASS TABLE STAMPED "2-B10 1980"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 357,543.73 Y= 1,527,976.48  
 Ground-to-Grid Factor = 0.99966354  
 ΔQ = -00'16"30"  
 SLD 1929 Elevation = 5429.35

**SURVEY INFORMATION**

FIELD NOTES BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NO. \_\_\_\_\_

**ENGINEER'S SEAL**

SAUL ALVARADO  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF NEW MEXICO  
 LICENSE NO. 1624

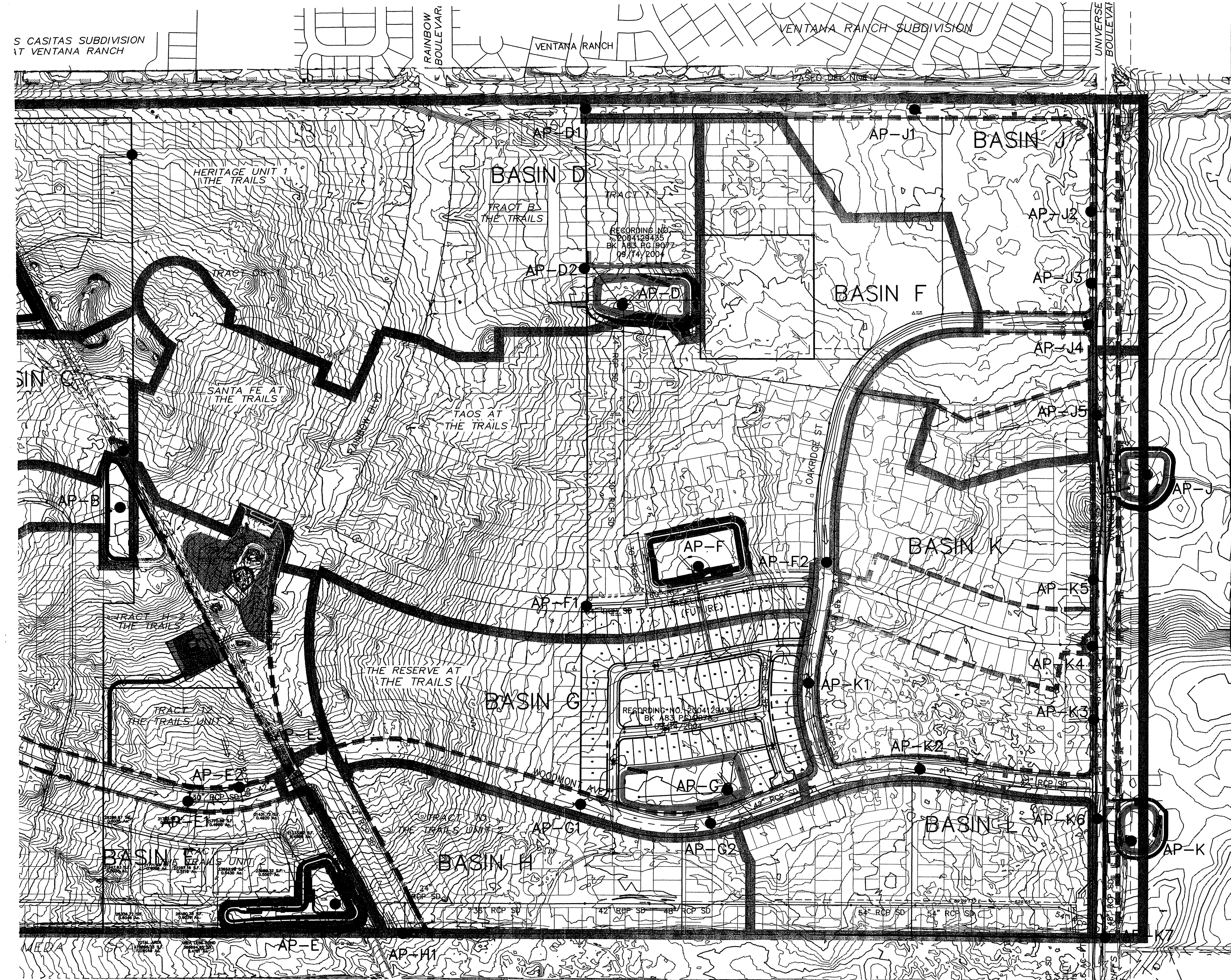
REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY: \_\_\_\_\_ DATE: JULY 05  
 DRAWN BY: \_\_\_\_\_ DATE: JULY 05  
 CHECKED BY: \_\_\_\_\_ DATE: JULY 05



S CASITAS SUBDIVISION  
AT VENTANA RANCH



LEGEND

- BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- FLOW DIRECTION

H-12

**Developed Condition  
SURGE POND SUMMARY**

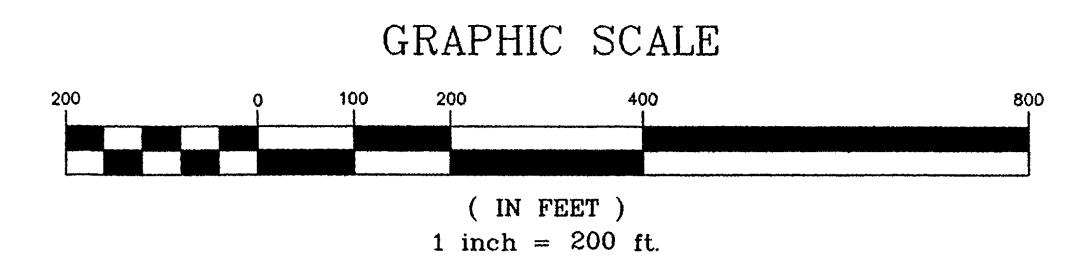
Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)in	Q100 (cfs)out	MAX STORAGE (Ac-Ft)	TOP ELEV =	BOP ELEV =	MAX WSEL =
AP-D	POND D	253.25	164.89	23.56	5.39	5437.00	5430.00	5436.21
AP-E	POND E	153.73	258.31	24.83	6.63	5439.50	5429.00	5439.36
AP-F	POND F	349.70	338.86	48.42	9.49	5424.33	5416.00	5424.10
AP-G	POND G	381.63	110.81	35.46	4.87	5422.50	5416.00	5420.98
AP-J	POND J	32.90	82.74	21.37	2.14	5423.00	5417.00	5421.88
AP-K	POND K	459.65	162.06	100.16	2.10	5410.50	5405.00	5410.10

**Developed Condition  
SUB-BASIN ANALYSIS POINT SUMMARY**

Analysis Point	Description	Drainage Area (Ac.)	Q100 (cfs)
AP-D1	PASEO DEL NORTE BYPASS FLOW	-	12.85
AP-D2	FROM HERITAGE-REPORT DATED 03/04	-	172.0
AP-E1	WOODMONT AVE SUMP INLETS	3.27	13.81
AP-E2	FROM TRACTS H AND I2	14.37	47.71
AP-E3	RAINBOW INLETS	2.62	11.06
AP-F1	FROM SANTA FE/TAOS-REPORT DATED 12/03	-	167.4
AP-F2	OAKRIDGE ST INLETS	2.36	8.03
AP-G1	FROM RESERVE-REPORT DATED 04/04	-	52.80
AP-G2	WOODMONT AVE SUMP INLETS	4.26	17.99
AP-H1	RAINBOW INLETS	3.15	12.88
AP-J1	PASEO DEL NORTE SUMP INLETS	3.04	12.85
AP-J2	STUB TO UNIVERSE STORM DRAIN	14.54	36.65
AP-J3	UNIVERSE INLETS	2.92	12.31
AP-J4	OAKRIDGE ST INLETS	0.82	3.47
AP-J5	STUB TO UNIVERSE STORM DRAIN	4.22	12.00
AP-K1	OAKRIDGE ST SUMP INLETS	1.34	5.65
AP-K2	WOODMONT AVE SUMP INLETS	2.04	8.62
AP-K3	STUB TO UNIVERSE STORM DRAIN	10.84	31.35
AP-K4	STUB TO UNIVERSE STORM DRAIN	6.37	18.41
AP-K5	STUB TO UNIVERSE STORM DRAIN	12.85	36.54
AP-K6	UNIVERSE INLETS	6.24	21.29
AP-K7	TRAILS OUTFALL TO BOCA NEGRA DAM	651.01	198.22

**HYDROLOGIC DATA - DEVELOPED**

BASIN	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q100 (cfs)	V100-24 (ac-ft)
		A	B	C	D			
ON-D	58.30	0	25	25	50	2.61	151.97	7.84
ON-E	77.19	0	25	25	50	3.32	255.91	10.37
ON-H	19.88	0	25	25	50	3.08	61.39	2.68
ON-G	31.93	0	25	25	50	3.32	105.96	4.29
ON-F	82.94	0	25	25	50	3.32	274.98	11.15
ON-J	32.92	0	25	25	50	2.52	82.74	4.42
ON-K	45.12	0	25	25	50	2.84	128.14	6.06
ON-L	17.73	0	25	25	50	2.89	51.30	2.38



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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**TRACT 6 OF THE TRAILS UNIT II  
OVERALL POND GRADING & DRAINAGE PLAN  
DEVELOPED CONDITIONS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			
City Project No.	Zone Map No.	Sheet	Of
	C-9-Z	PLATE 2	

**AS-BUILT INFORMATION**

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RECORDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**BENCH MARKS**

ACS BRASS TABLE STAMPED "2-B10 1980"  
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**SURVEY INFORMATION**

FIELD NOTES BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NO. \_\_\_\_\_

**ENGINEER'S SEAL**

REVISIONS

NO.	DATE	REVISIONS

DESIGNED BY: \_\_\_\_\_ DATE: JULY 05  
 DRAWN BY: \_\_\_\_\_ DATE: JULY 05  
 CHECKED BY: \_\_\_\_\_ DATE: JULY 05