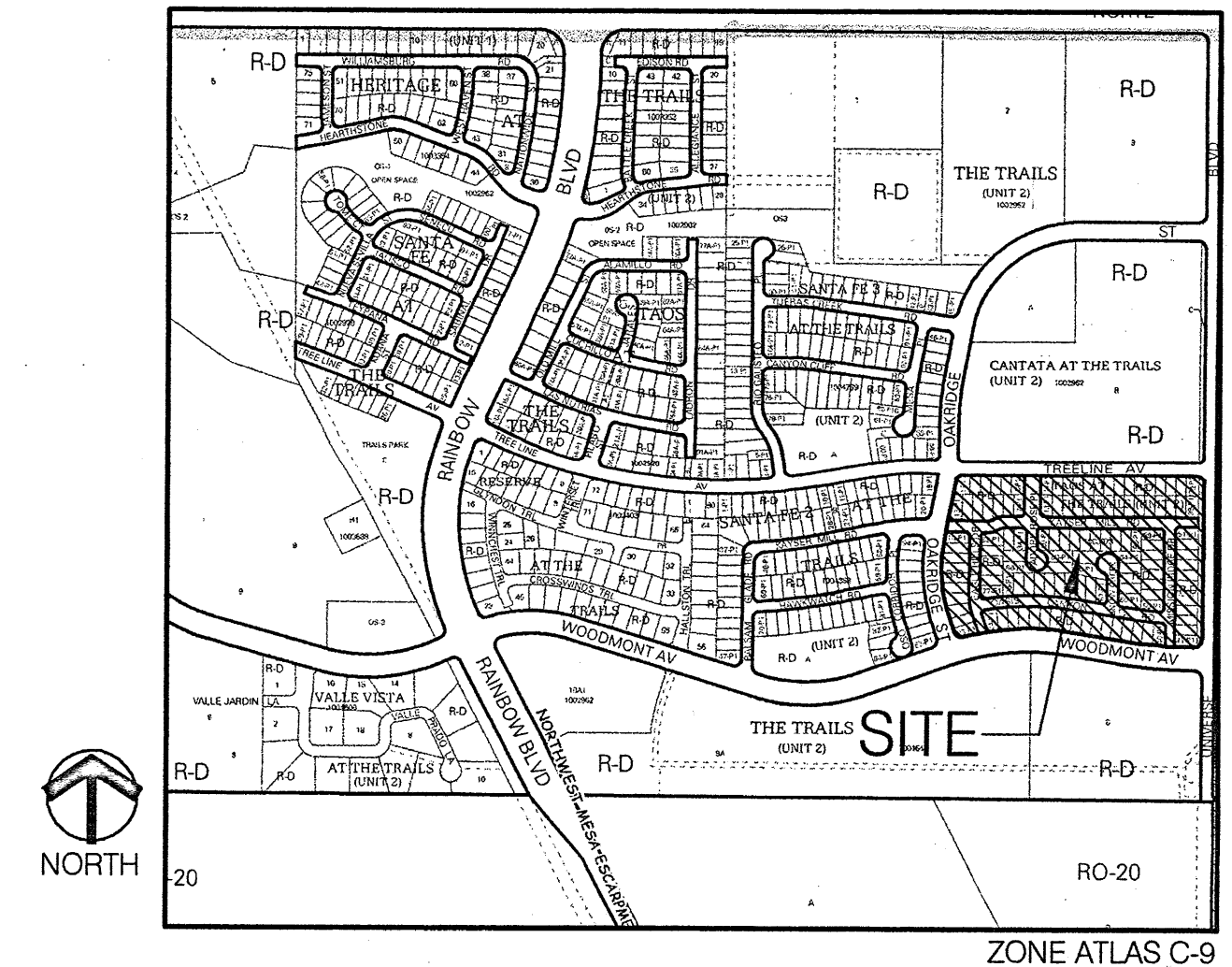


SITE VICINITY



PROJECT NUMBER:	1008797
APPLICATION NUMBER:	11DRB-70120
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) 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:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i> DATE 06-29-11
ABCWUA	<i>[Signature]</i> DATE 06/29/11
PARKS AND RECREATION DEPARTMENT	<i>[Signature]</i> DATE 6/29/11
CITY ENGINEER	<i>[Signature]</i> DATE 6-29-11
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	N/A DATE
SOLID WASTE MANAGEMENT	N/A DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i> DATE 7-1-11

Lot 35 is part of Unit 2 per the approved preliminary plat

GENERAL NOTES:

- 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.
- EXISTING ZONING: RD - PROPOSED ZONING: NO CHANGE.
- LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE R-T ZONING REGULATION.
- 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 47' AND 28' RESPECTIVELY.
- PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE, OAKRIDGE AVENUE, AND UNIVERSE BLVD. THESE ADDITIONAL PEDESTRIAN CONNECTIONS ARE NOT REQUIRED TO MEET ADA STANDARDS AND MAY INCLUDE SCREEN WALLS AND STEPS WHERE NECESSARY.
- VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE.
- ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F-F PAVEMENT SECTION.
- SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
- THE MAXIMUM ON-LOT USEABLE OPEN SPACE REQUIREMENT WILL BE MET, PER THE R-D ZONE IN THE CITY COMPREHENSIVE ZONING CODE. THE REMAINING REQUIREMENTS HAVE BEEN MET PREVIOUSLY PER SECTION 14-16-3-8 DETACHED OPEN SPACE REGULATIONS. OFF-SITE OPEN SPACE AREAS HAVE BEEN ESTABLISHED CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- PERIMETER LANDSCAPING ALONG WOODMONT AVE., OAKRIDGE AVE., AND UNIVERSE BLVD. IS EXISTING. THERE ARE EXISTING STREET TREES ON UNIVERSE BLVD.

- AS REQUIRED PER THE STREET TREE ORDINANCE, TREES SHALL BE REQUIRED IN THE REAR YARDS FOR HOUSES BACKING UP TO WOODMONT AVE. AND UNIVERSE BLVD. OAKRIDGE STREET.
- WATER AND SEWER PROVIDED BY ABCWUA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
- PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE DESIGNED AND SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAT, AND SHALL BE CONSISTENT WITH THE TRAILS PHASE I SITE DEVELOPMENT PLAN FOR SUBDIVISION. SOME OF THE PERIMETER WALLS ARE EXISTING.
- MAXIMUM BUILDING HEIGHT WILL BE 26 FEET IN COMPLIANCE WITH THE COMPREHENSIVE CITY ZONING CODE.
- THERE ARE CURRENTLY NO TRANSIT OPERATIONS IN THE VICINITY. TRANSIT MAY OCCUR AT A LATER DATE PER CITY OF ALBUQUERQUE TRANSIT.
- BICYCLE LANES ARE EXISTING WITHIN WOODMONT AVE, AND RAINBOW BLVD ROADWAYS AS DETERMINED BY THE CITY OF ALBUQUERQUE DESIGN REVIEW COMMITTEE.



SITE DATA:

TOTAL DEVELOPED AREA: 19,3582 AC.
 ZONING: R-D
 PROPOSED DWELLING UNITS:

UNIT 1	57
UNIT 2	56
TOTAL	113

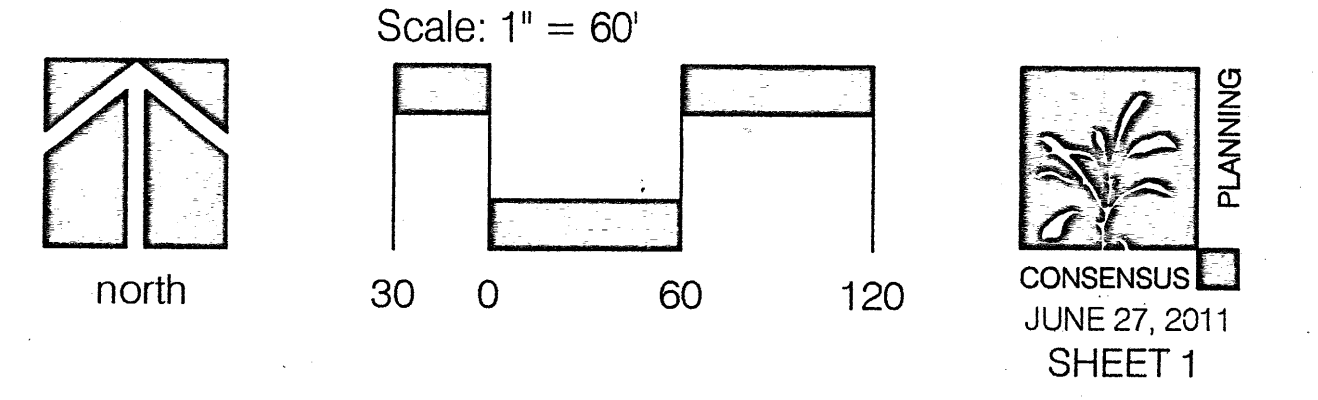
LEGAL DESCRIPTION:
 LOTS 7-P1 THRU 113-P1, TOGETHER WITH VACATED KAYSER MILL ROAD, EAGLE HILLS DRIVE, MISSION RIDGE DRIVE, OASIS CANYON ROAD, SNOW CREEK COURT, AND A PORTION OF ADOBE ROSE PLACE, OF TAOS AT THE TRAILS UNIT 2 SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUBDIVISION PLAT OF TAOS AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 5 AND 7, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2007, IN PLAT BOOK 2007C, PAGE 314, AS DOCUMENT NO. 2007149699.

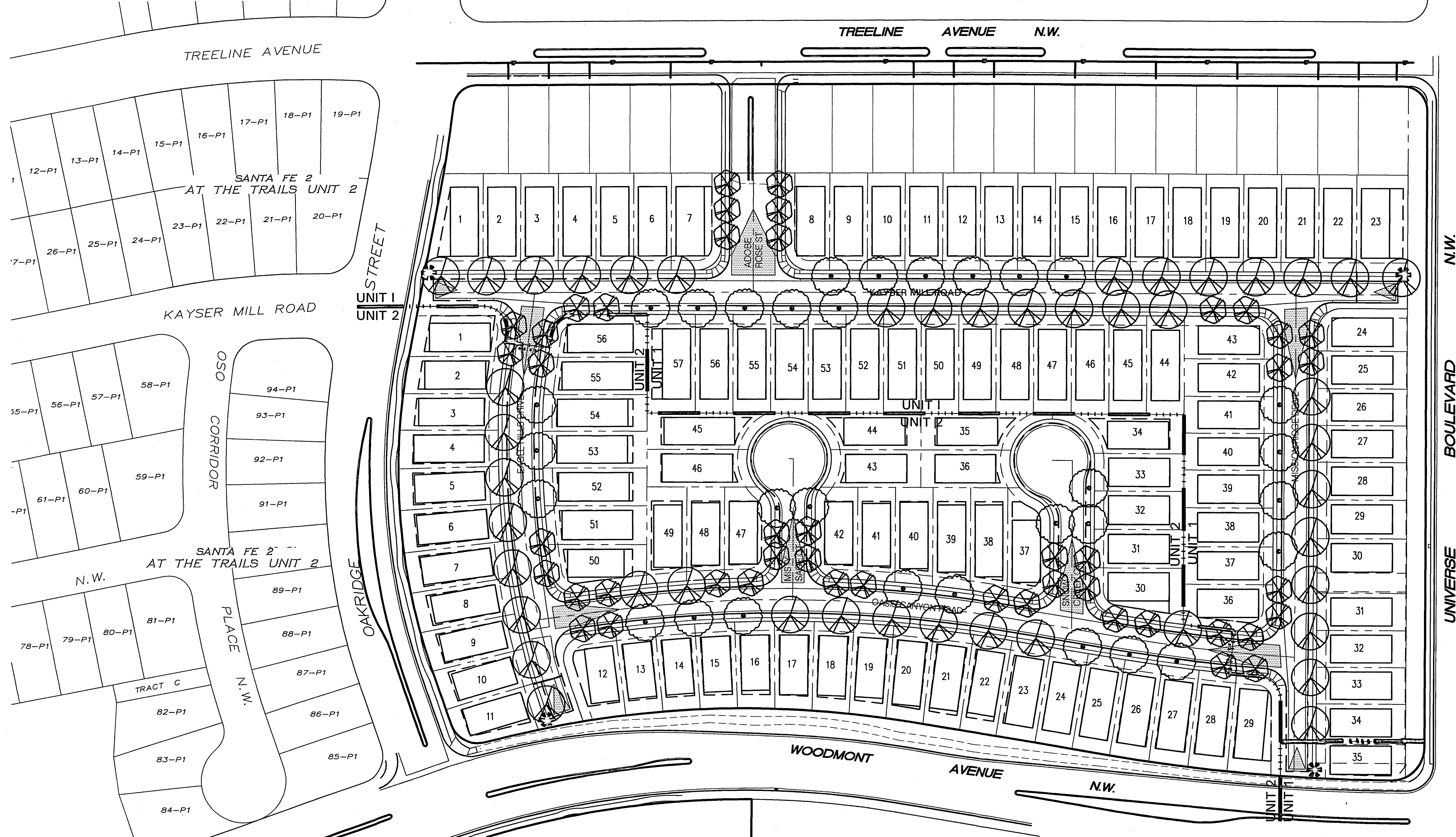
1008797

**Site Plan for Subdivision
 Taos Unit 1 at the Trails Unit 2/
 Taos Unit 2 at the Trails Unit 2**

Prepared for:
 The Trails, LLC
 6840 Treeline Avenue NW
 Albuquerque, NM 87114

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102





PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
STREET TREES			
CHITALPA	CHITALPA TASHKENTENSIS 'PINK DAWN'	2.0' CAL.	MEDIUM
MODESTO ASH	FRAXINUS VELUTINA 'MODESTO'	2.0' CAL.	MEDIUM
IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS 'IMPERIAL'	2.0' CAL.	MEDIUM
FRONT YARD PLANT LIST TYPICAL			
EVERGREEN TREES			
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT.	MEDIUM
TREES			
DESERT WILLOW	CHILOPSIS LINEARIS	2.0' CAL.	LOW+
GOLDENRAIN TREE	KOELREUTERIA PANICULATA	2.0' CAL.	MEDIUM
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL.	LOW
NEWPORT FLOWERING PLUM	PRUNUS C. 'NEWPORT'	2.0' CAL.	MEDIUM
WESTERN REDBUD	CERCIS OCCIDENTALIS	2.0' CAL.	MEDIUM
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0' CAL.	MEDIUM+
CACTI / AGAVES / ALOES / YUCCAS			
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL.	LOW
CHOLLA	OPUNTIA SPP.	5 GAL.	LOW
PARRY AGAVE	AGAVE PARRYII	5 GAL.	LOW
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL.	LOW+
SHRUBS			
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL.	MEDIUM
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL.	LOW
WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL.	MEDIUM
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	LOW
CHERRY SAGE	SALVIA GREGGI	5 GAL.	LOW
PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATUS'	5 GAL.	LOW+
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL.	LOW+

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
GRASSES			
BEARGRASS	NOLINA MICROCARPA	5 GAL.	LOW+
KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL.	MEDIUM
REGAL MIST DEERGRASS	MUHLENBERGIA C. 'REGAL MIST'	5 GAL.	MEDIUM
SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL.	MEDIUM+
THREADGRASS	NASSELLA TENUISSIMA	1 GAL.	LOW+
YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL.	MEDIUM+
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL.	MEDIUM

- 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 7'.
 - 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. LANDSCAPE WITHIN R.O.W. SHALL BE ACCOMPLISHED WITH A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE HOMEOWNERS ASSOCIATION AND THE CITY OF ALBUQUERQUE.
- ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE SEED MIX.

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). MINIMUM DEPTH OF MULCH SHALL BE 3".

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 (6) 2.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS.

RUN TIME PER DRIP VALVE WILL BE APPROXIMATELY 60 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 R.O.W., FOR UNIVERSE BOULEVARD, WOODMONT AVENUE, AND OAKRIDGE STREET AND THE PEDESTRIAN CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS 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.

Landscape Plan
Taos Unit 1 at the Trails Unit 2 /
Taos Unit 2 at the Trails Unit 2

Prepared for:
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