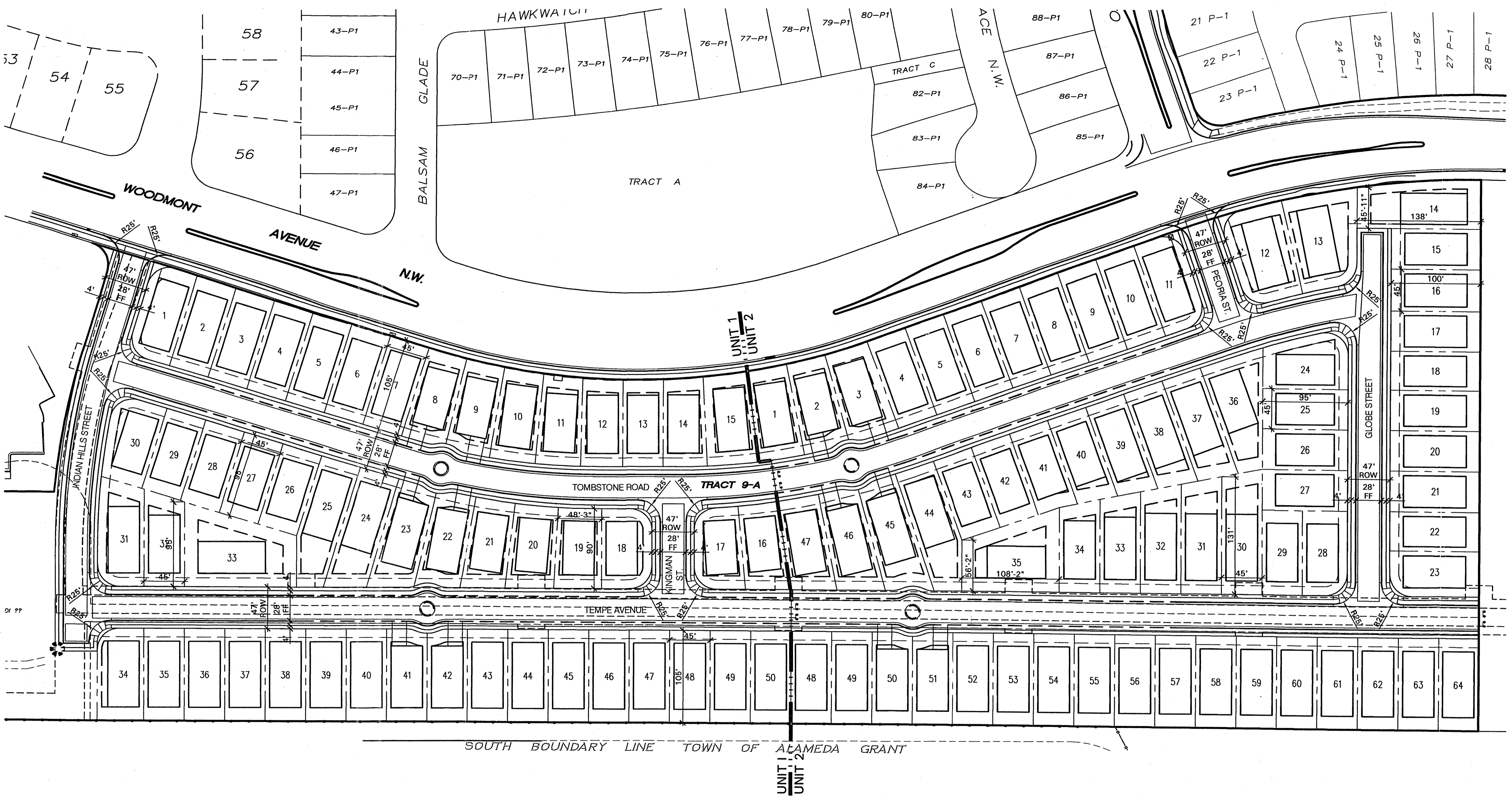
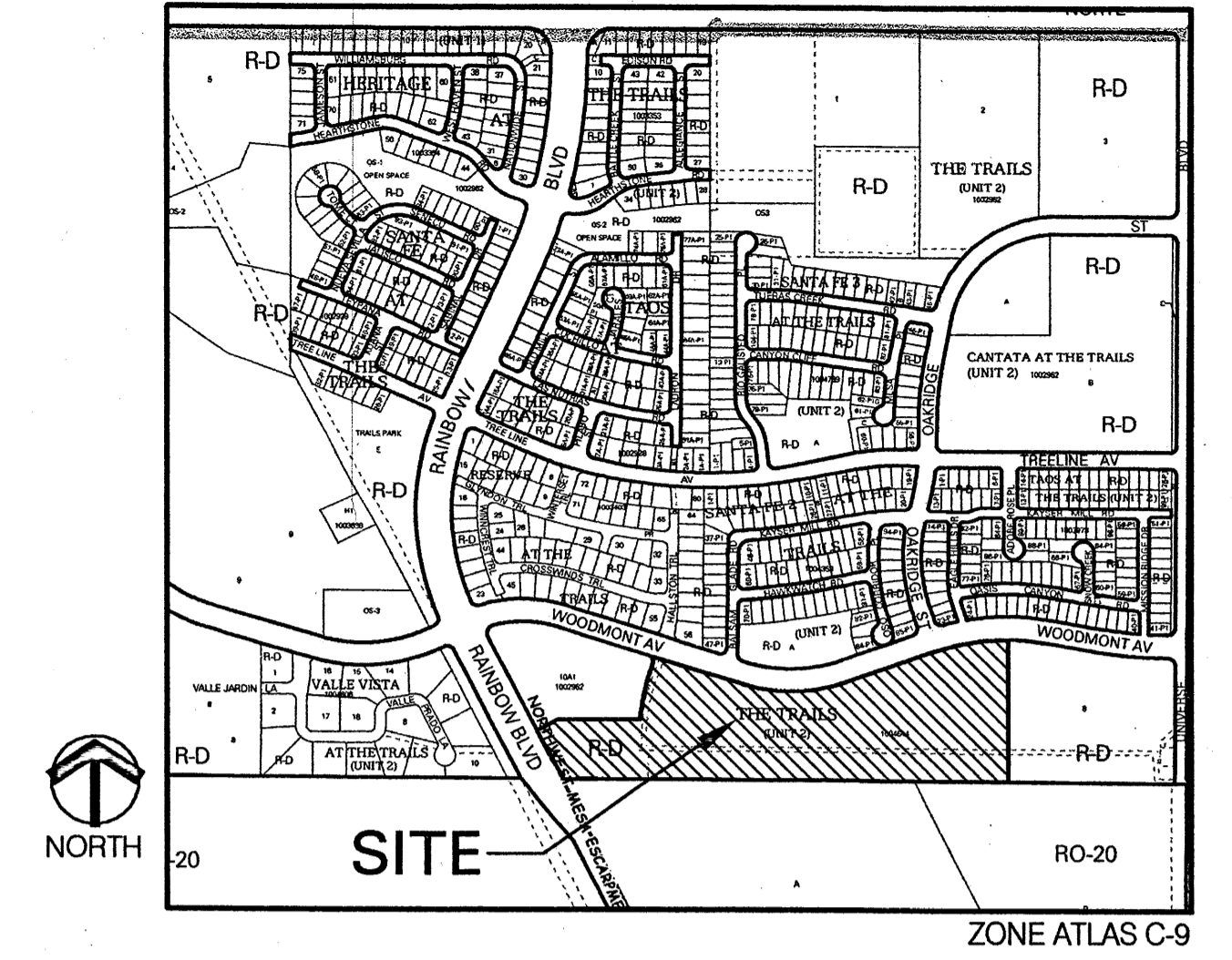


**SITE VICINITY**



PROJECT NUMBER: 1008799  
 APPLICATION NUMBER: 11DRB-70129

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Alban Pita</i>	07/27/11
ABCWUA	DATE
<i>Chandora</i>	7/27/11
PARKS AND RECREATION DEPARTMENT	DATE
<i>M.S. 25</i>	07-27-11
CITY ENGINEER	DATE
<i>N/A</i>	
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE
<i>Lee whistle</i>	7-22-11
SOLID WASTE MANAGEMENT	DATE
<i>Pat Ch...</i>	8-12-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**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.
- 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.

- 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	50
UNIT 2	64
TOTAL	114

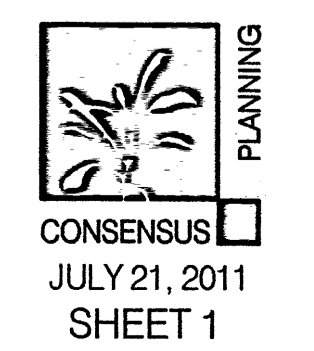
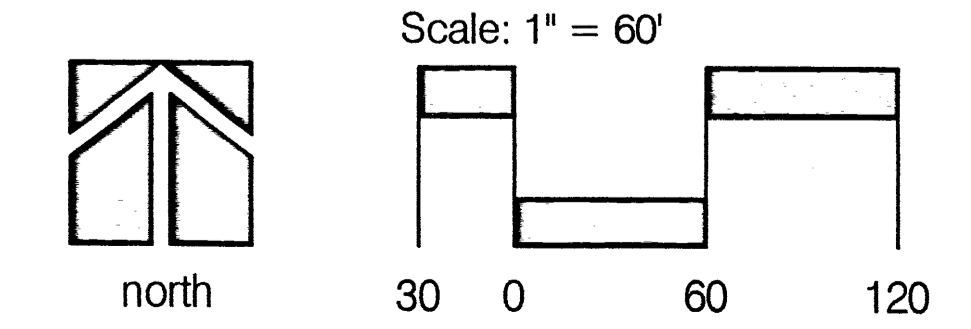
**LEGAL DESCRIPTION:**

TRACT 9A OF 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.

**Site Plan for Subdivision  
 Tierra Vista Unit 1/  
 Tierra Vista Unit 2**

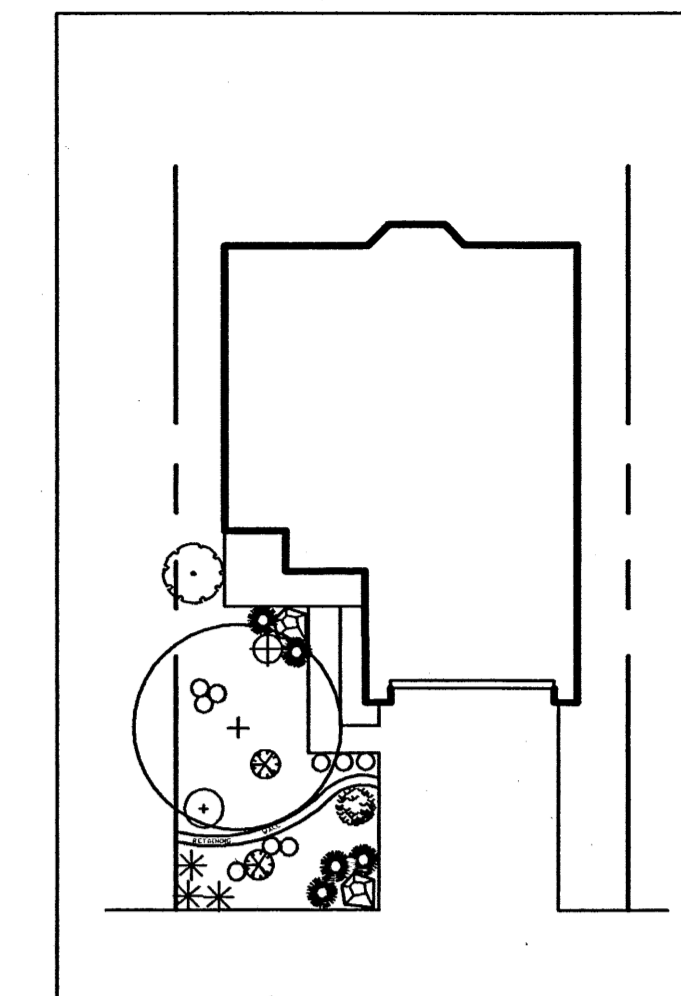
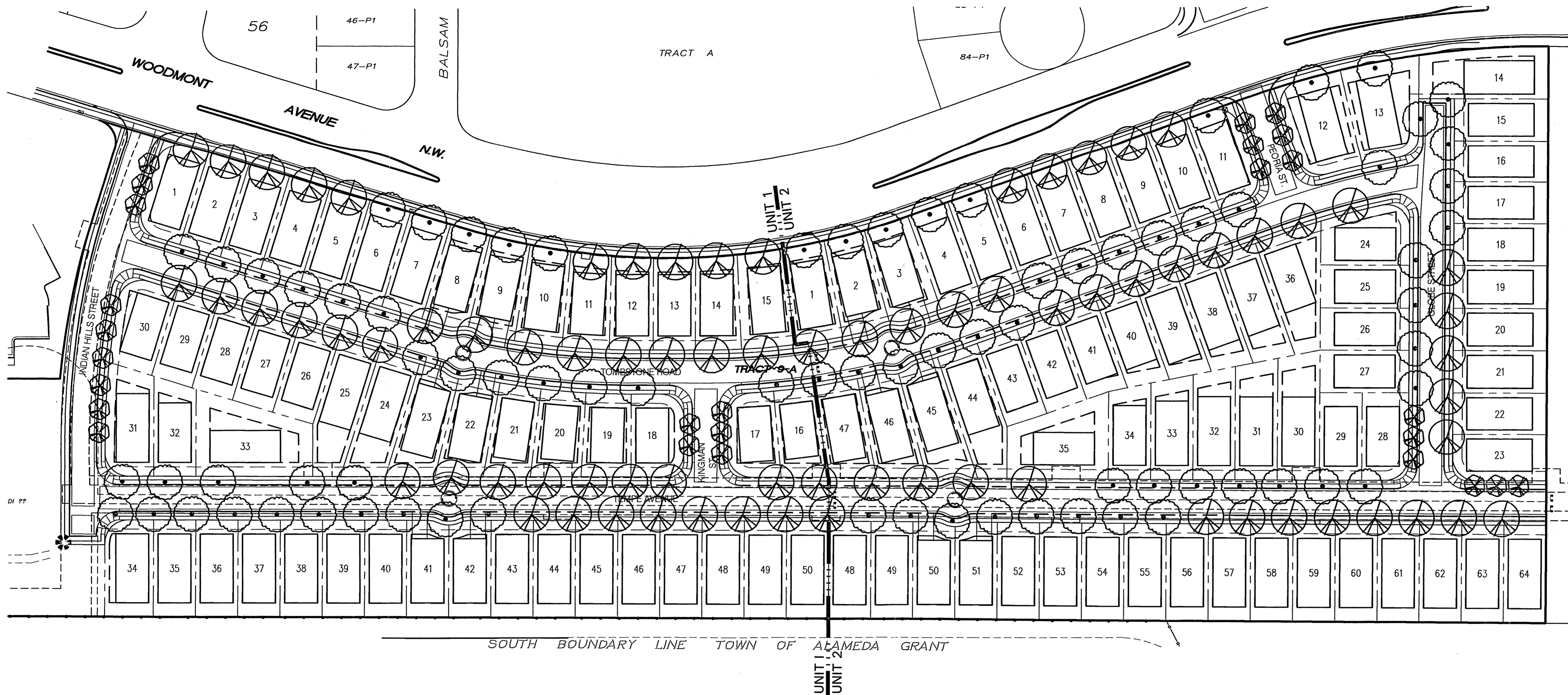
Prepared for:  
 The Trails, LLC  
 6840 Treeline Avenue NW  
 Albuquerque, NM 87114

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

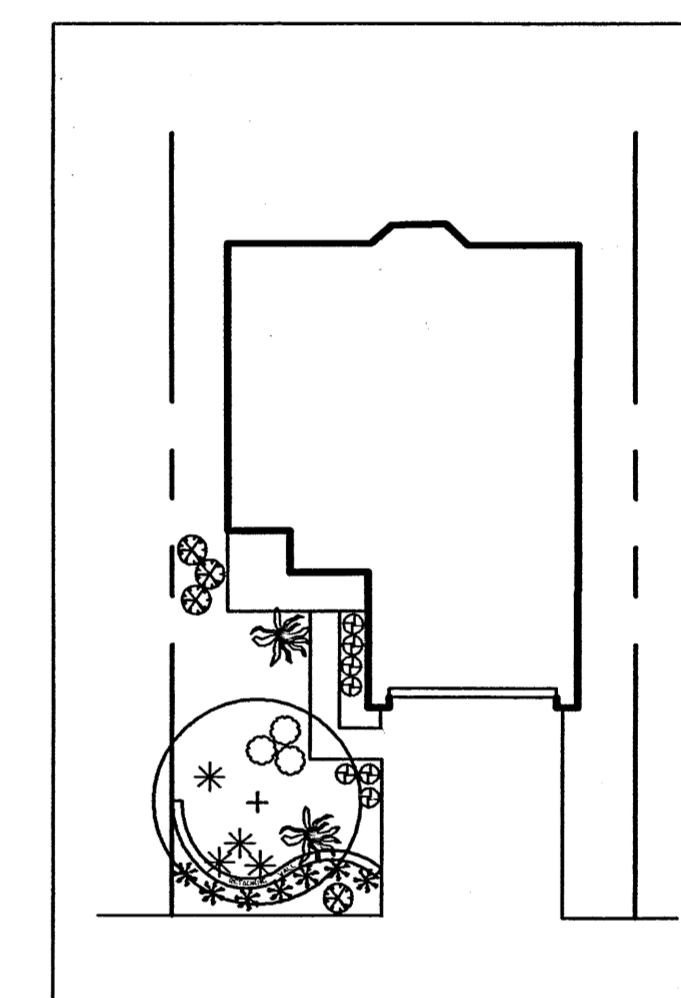


CONSENSUS  
 JULY 21, 2011  
 SHEET 1

1008799



CONCEPT A TYPICAL FRONT YARD



CONCEPT B TYPICAL FRONT YARD

**PLANT LIST**

COMMON NAME	BOTANICAL NAME	SIZE	WATER USE	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
<b>STREET TREES</b>							
PURPLE ROBE LOCUST	ROBINIA AMBIGUA 'PURPLE ROBE'	2.0" CAL.	MEDIUM	<b>GRASSES</b>			
CHINESE PISTACHE	PISTACIA CHINENSIS	2.0" CAL.	MEDIUM	BEARGRASS	NOLINA MICROCARPA	5 GAL	LOW+
HACKBERRY	CELTIS OCCIDENTALIS	2.0" CAL.	MEDIUM	KARL FOERSTER REED GRASS	CALAMAGROSTIS 'KARL FOERSTER'	5 GAL	MEDIUM
<b>FRONT YARD PLANT LIST TYPICAL</b>							
<b>EVERGREEN TREES</b>							
AUSTRIAN PINE	PINUS NIGRA	6 FT. HT.	MEDIUM	REGAL MIST DEERGRASS	MUHLBERGIA C. 'REGAL MIST'	5 GAL	MEDIUM
<b>TREES</b>							
DESERT WILLOW	CHILOPSIS LINEARIS	2.0" CAL.	LOW+	SILVER FEATHER MAIDEN GRASS	MISCANTHUS S. 'SILVER FEATHER'	5 GAL	MEDIUM+
HOPA CRABAPPLE	MALUS 'HOPA'	2.0" CAL.	HIGH	THREADGRASS	NASSELLA TENUISSIMA	1 GAL	LOW+
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15 GAL	LOW	YAKUSHIMA MAIDEN GRASS	MISCANTHUS S. 'YAKUSHIMA'	5 GAL	MEDIUM+
NEWPORT FLOWERING PLUM	PRUNUS C. 'NEWPORT'	2.0" CAL.	MEDIUM	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	5 GAL	MEDIUM
RED BARRON CRABAPPLE	MALUS 'RED BARRON'	2.0" CAL.	HIGH	<b>NOTES:</b>			
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	2.0" CAL.	MEDIUM+	1. ALL PLANTS WITHIN 6' OF CURB MUST BE MAINTAINED AT A MAX. HEIGHT OF 3'.			
<b>CACTI / AGAVES / ALOES / YUCCAS</b>							
BROADLEAF YUCCA	YUCCA BACCATA	5 GAL	LOW	2. TREES IN SIGHTLINES AND WITHIN 6' OF A CURB MUST HAVE LOWER BRANCHES PRUNED UP TO 7'.			
CHOLLA	OPUNTIA SPP.	5 GAL	LOW	3. BOULDERS WITHIN 6' OF CURB MAY NOT EXCEED 8" IN HEIGHT, THOSE WITHIN 12' MAY NOT EXCEED 16".			
PARRY AGAVE	AGAVE PARRYII	5 GAL	LOW	4. AS REQUIRED BY THE STREET TREE ORDINANCE, TREES SHALL BE REQUIRED IN THE REAR YARD FOR HOUSES BACKING UP TO WOODMONT AVENUE.			
RED FLOWERING ALOE	HESPERALOE PARVIFLORA	5 GAL	LOW+				
<b>SHRUBS</b>							
BLUE MIST SPIREA	CARYOPTERIS X. CLANDONENSIS	5 GAL	MEDIUM				
BIG SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW				
FRINGE SAGE	ARTEMISIA FRIGIDA	5 GAL	LOW				
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	LOW				
TRIDENT SAGE	SALVIA X 'TRIDENT'	5 GAL	LOW				
PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATUS'	5 GAL	LOW+				
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA 'AGUIRRE'	5 GAL	LOW+				

**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 GROUND COVER 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. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE 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 R.O.W. FOR WOODMONT AVENUE AND THE PEDESTRIAN CONNECTION, SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

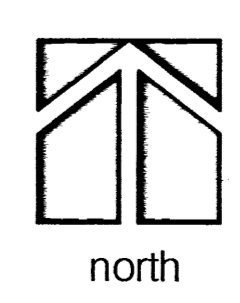
**STATEMENT OF WATER WASTE**

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.

# Landscape Plan Tierra Vista Unit 1 / Tierra Vista Unit 2

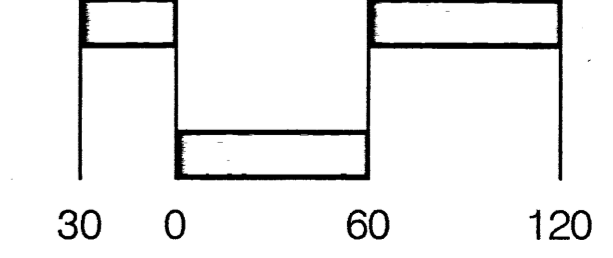
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north

Scale: 1" = 60'



CONSENSUS  
JULY 21, 2011  
SHEET 2