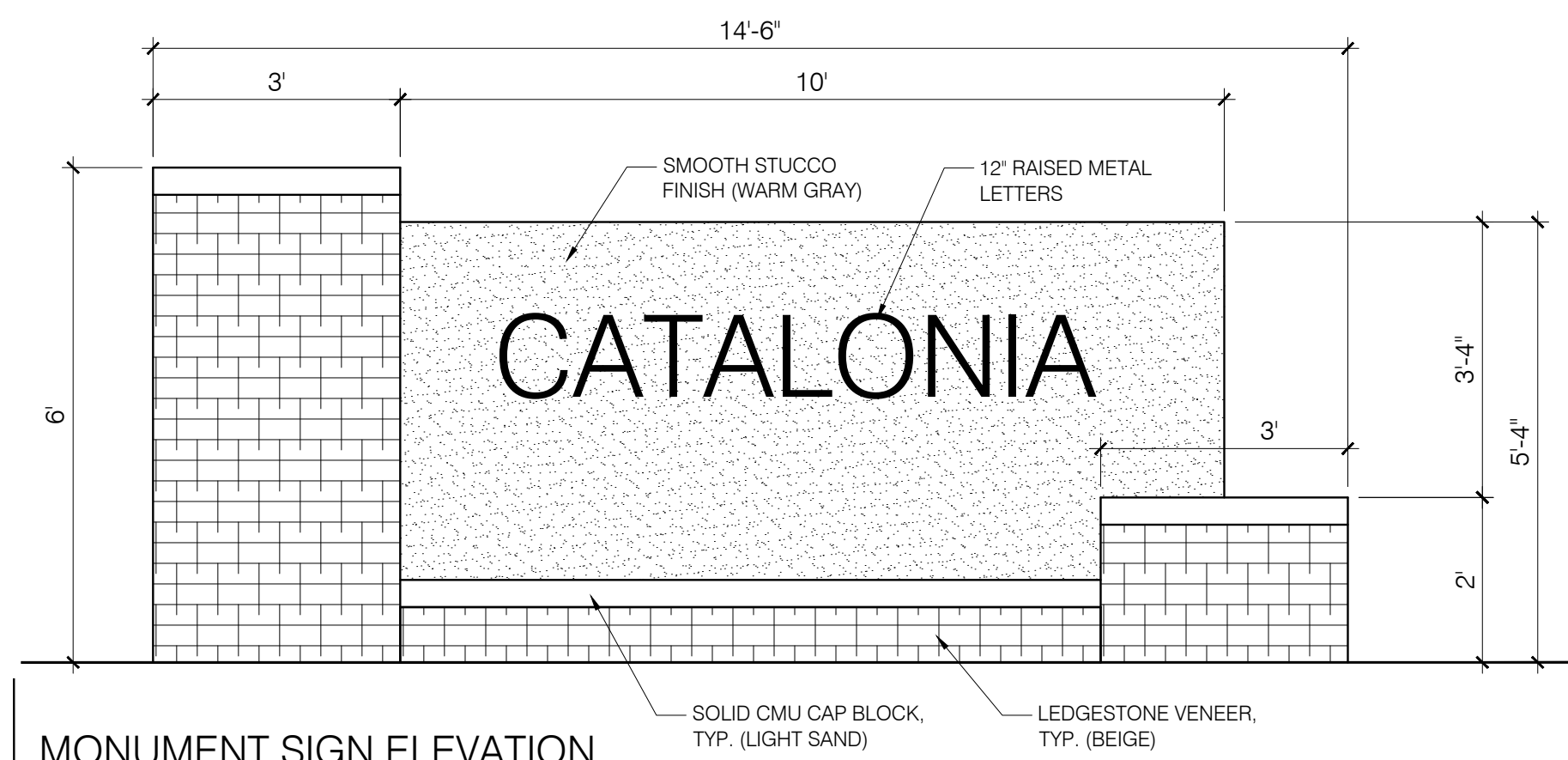
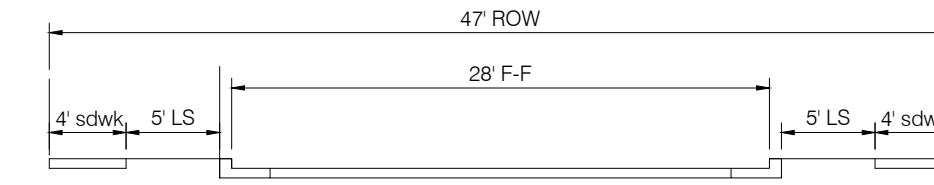


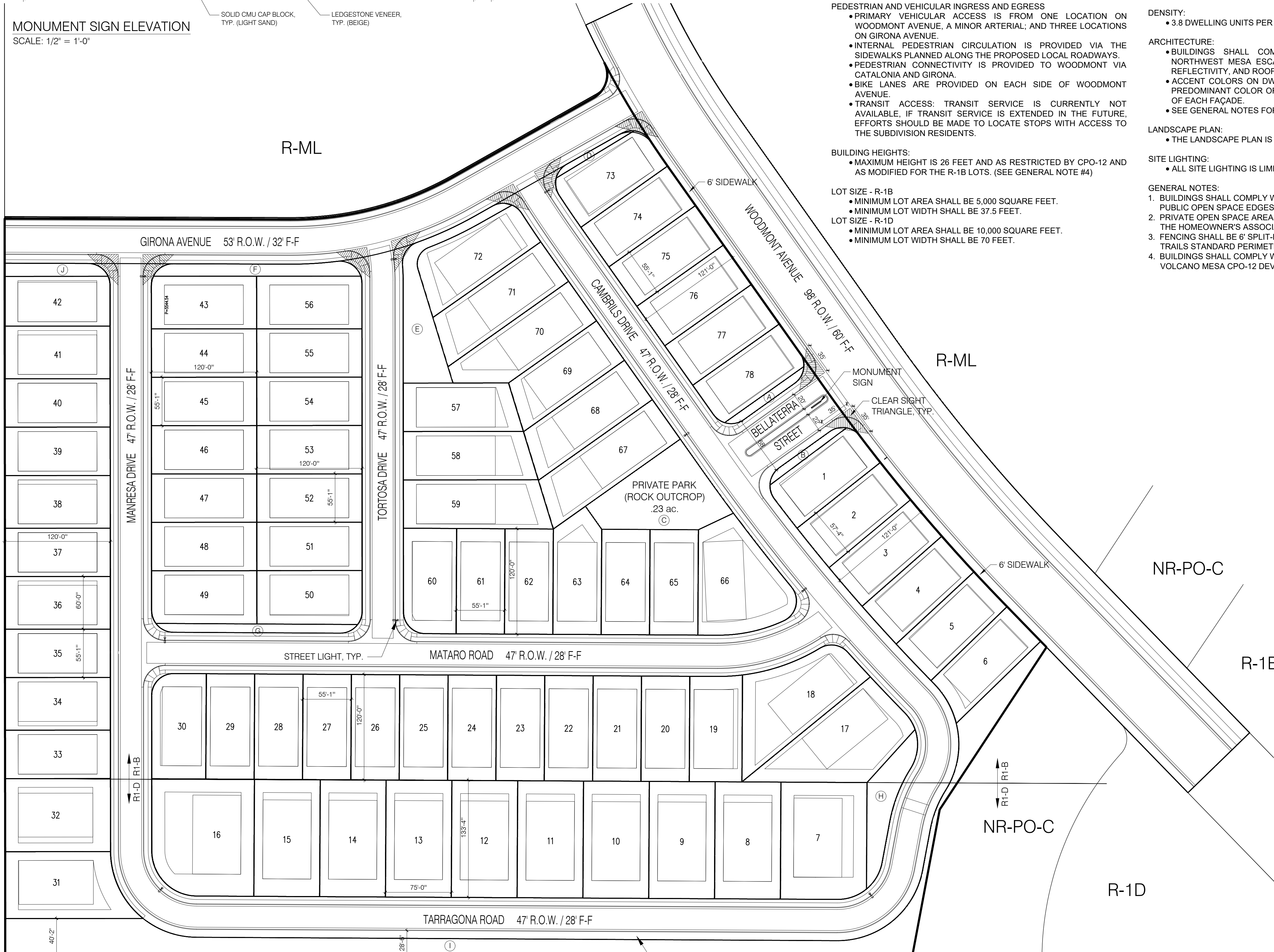
UNINCORPORATED BERNALILLO COUNTY



MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



TYPICAL STREET SECTION
SCALE: 1" = 10'



CATALONIA SITE PLAN - EPC: REQUIRED INFORMATION

THE SITE: THE SITE IS COMPRISED OF 20.3 ACRES, WHICH WILL INCLUDE 78 SINGLE FAMILY RESIDENTIAL LOTS.

LEGAL DESCRIPTION: A PORTION OF TRACTS 1 AND 2 AT THE TRAILS 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF THE TRAILS UNIT 3A 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 DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO 2007171107.

ZONING: R-1B / R-1D (WITHIN 200 FEET OF PETROGLYPH NATIONAL MONUMENT BOUNDARY)

LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREAS.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM ONE LOCATION ON WOODMONT AVENUE, A MINOR ARTERIAL; AND THREE LOCATIONS ON GIRONA AVENUE.
- INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED VIA THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS.
- PEDESTRIAN CONNECTIVITY IS PROVIDED TO WOODMONT VIA CATALONIA AND GIRONA.
- BIKE LANES ARE PROVIDED ON EACH SIDE OF WOODMONT AVENUE.
- TRANSIT ACCESS: TRANSIT SERVICE IS CURRENTLY NOT AVAILABLE. IF TRANSIT SERVICE IS EXTENDED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBDIVISION RESIDENTS.

BUILDING HEIGHTS:

- MAXIMUM HEIGHT IS 26 FEET AND AS RESTRICTED BY CPO-12 AND AS MODIFIED FOR THE R-1B LOTS. (SEE GENERAL NOTE #4)

LOT SIZE - R-1B

- MINIMUM LOT AREA SHALL BE 5,000 SQUARE FEET.
- MINIMUM LOT WIDTH SHALL BE 37.5 FEET.

LOT SIZE - R-1D

- MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET.
- MINIMUM LOT WIDTH SHALL BE 70 FEET.

SETBACKS - R-1B:

- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

SETBACKS - R-1D:

- MINIMUM FRONT YARD SETBACKS: 20 FEET
- MINIMUM REAR YARD SETBACKS: 15 FEET
- MINIMUM SIDE YARD SETBACKS: 10 FEET
- ALL R-1D LOTS ARE SUBJECT TO IDO SECTION 3-4(M) VOLCANO MESA-CPO-12.
- LOTS 7 AND 16 SETBACKS SHALL BE CONSISTENT WITH IDO SECTION 3-4(M)(3):
FRONT 25 FEET
SIDE 15 FEET
REAR 15 FEET

DENSITY:

- 3.8 DWELLING UNITS PER ACRE.

ARCHITECTURE:

- BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-6(E) NORTHWEST MESA ESCARPMENT - VPO-2 REGARDING COLORS, REFLECTIVITY, AND ROOF-MOUNTED EQUIPMENT.
- ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FAÇADE.
- SEE GENERAL NOTES FOR CPO-12 DESIGN STANDARDS.

LANDSCAPE PLAN:

- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

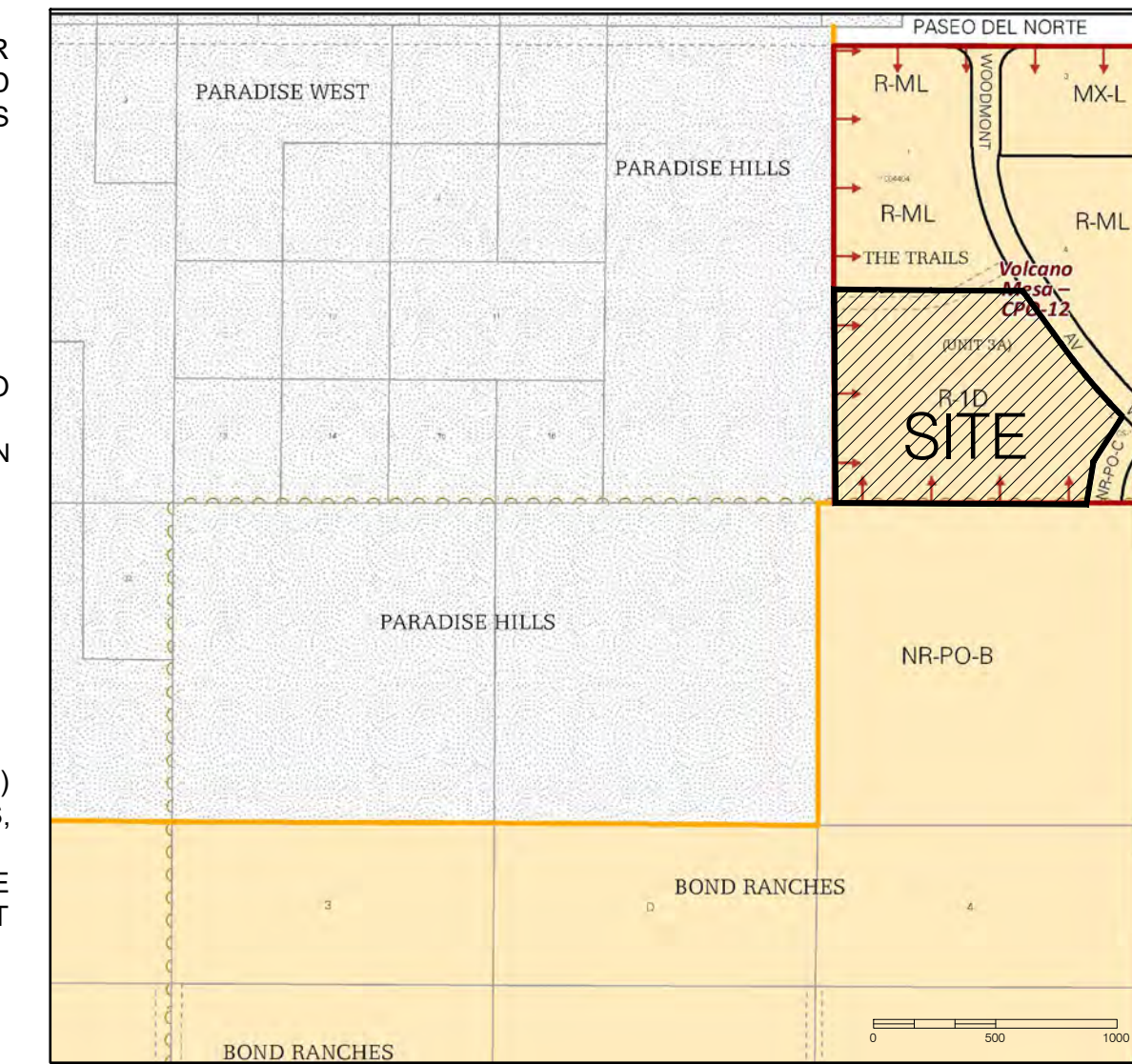
SITE LIGHTING:

- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.

GENERAL NOTES:

1. BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-5-2(H) MAJOR PUBLIC OPEN SPACE EDGES.
2. PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. FENCING SHALL BE 6' SPLIT-FACE CMU, CONSISTENT WITH THE TRAILS STANDARD PERIMETER WALL DETAIL.
4. BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-4(M)(5) VOLCANO MESA CPO-12 DEVELOPMENT STANDARDS.

SITE VICINITY



TRACTS (SHALL BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION)

A	957 SF	LANDSCAPE AREA
B	855 SF	LANDSCAPE AREA
C	10,071 SF	PRIVATE PARK (ROCK OUTCROP)
D	566 SF	LANDSCAPE AREA
E	6,344 SF	LANDSCAPE AREA
F	3,336 SF	LANDSCAPE AREA
G	2,180 SF	LANDSCAPE AREA
H	4,342 SF	LANDSCAPE AREA
I	30,733 SF	LANDSCAPE AREA
J	1,651 SF	LANDSCAPE AREA

PROJECT NUMBER: 2018-001198

Application Number: SI-2019-00149

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated July 11, 2019 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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	Date
ABCWUA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

CATALONIA

AT THE TRAILS

SITE PLAN

Prepared For:

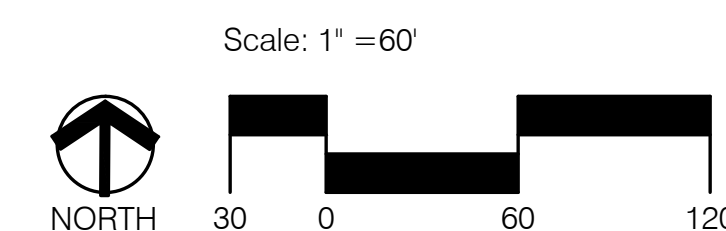
PV Trails Albuquerque, LLC

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Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.



Scale: 1" = 60'

October 15, 2019

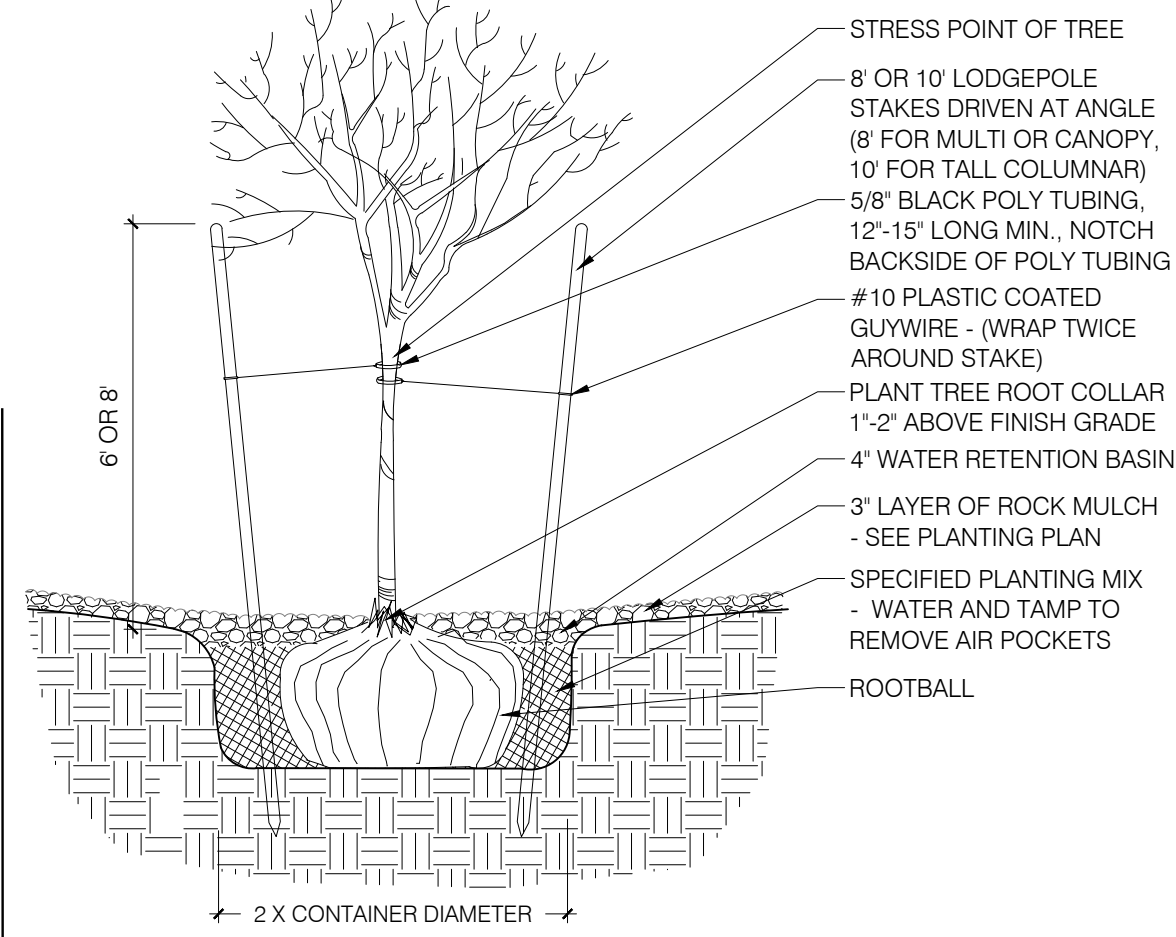
Sheet 1 of 4

EXISTING 5-STRAND SMOOTH WIRE FENCE AT BOUNDARY WITH OPEN SPACE, TYP.

NR-PO-B

NOTE: NO SIDEWALK PROVIDED ALONG OPEN SPACE BUFFER TO PETROGLYPH NATIONAL MONUMENT.

- NOTES:
 A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
 B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
 C. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL
 SCALE: N.T.S.

LANDSCAPE CONCEPT

GENERAL
 THE DESIGN AND PROVISION OF LANDSCAPING FOR CATALONIA WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY-SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

STREET TREE ORDINANCE REQUIREMENTS
 WOODMONT AVENUE IS AN URBAN LOCAL STREET, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN CATALONIA ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

- LANDSCAPE PLANTING NOTES:**
- MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 - SHRUBS AND LOW EVERGREENS: 1 GALLON
 - GROUND COVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPING PLANT LIST.

- PRIVATE YARD LANDSCAPE NOTES:**
- FRONT YARD LANDSCAPES SHALL INCLUDE (1) TWO-INCH CALIPER SHADE TREES; (1) 15-GALLON EVERGREEN TREE; (1) 5-GALLON SHRUB; (3) 5-GALLON ACCENT PLANTS; (6) 5-GALLON SHRUB/GRASSES; AND (5) 1-GALLON GROUNDCOVERS.
 - THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

MAINTENANCE
 MAINTENANCE OF THE STREET TREES ALONG WOODMONT, AND THE LANDSCAPE WHICH IS LOCATED IN THE PRIVATE OPEN SPACE TRACTS (INCLUDING ASSOCIATED PARKWAY STRIPS), SHALL BE MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION. MAINTENANCE OF THE PLANTINGS WITHIN THE PARKWAY STRIP AND FRONT YARDS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

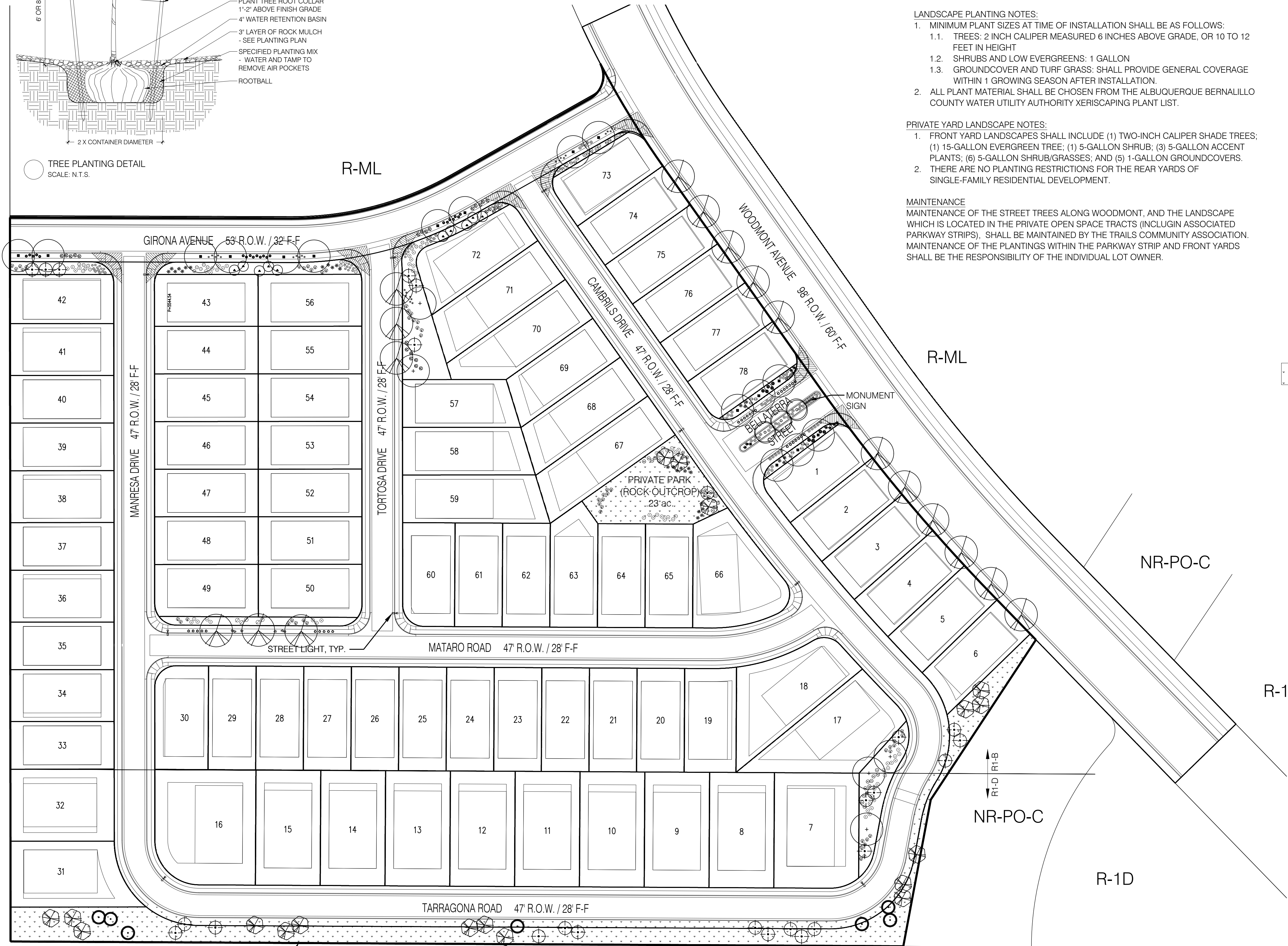
PLANT PALETTE
 TREES (WATER USE)

- ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER (M)
 - CELTIS RETICULATA / NETLEAF HACKBERRY (M)
 - CHILOPSIS LINEARIS 'BUBBA' / DESERT WILLOW (L)
 - FORESTIERA NEOMEXICANA / NEW MEXICO OLIVE (M)
 - GLEDITSIA TRIACANTHOS / HONEYLOCUST (M+)
 - PINUS EDULIS / PINON PINE (M)
 - PISTACHIA CHINENSIS / CHINESE PISTACHE (M+)
 - VITEX AGNUS CASTUS / CHASTE TREE (M+)
- SHRUBS (WATER USE)
- ACHILLEA 'MOONSHINE' / MOONSHINE YARROW (L)
 - ARTEMISIA FILIFOLIA / SAND SAGE (L)
 - CAESALPINIA MEXICANA / RED BIRD OF PARADISE (M)
 - CARYOPTERIS CLAND 'DARK NIGHT' / DARK NIGHT BLUE MIST (M)
 - CHRYSOTHAMNUS NAUSEOSUS 'BLUE' / BLUE CHAMISA (L+)
 - DASYLIRION WHEELERI / DESERT SOTOL (M)
 - ERICAMERIA LARICIFOLIA 'AGUIRRE' / DWARF TURPENTINE BUSH (L+)
 - FALLUGIA PARDOXA / APACHE PLUME (L)
 - HESPERALOE PARVIFLORA / RED YUCCA (M)
 - PINUS MUGO MUGHUS / MUGO PINE (M)
 - RHUS TRILOBATA / THREE-LEAF SUMAC (M)
 - SALVIA DORRII / DESERT PURPLE SAGE (L)
- GRASSES (WATER USE)
- CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER REED GRASS (M)
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS (M)
 - NOLINA MICROCARPA / BEAR GRASS (M)
- GROUNDCOVERS (WATER USE)
- JUNIPERUS HORIZONTALIS / BAR HARBOR CREEPING JUNIPER (M)
 - RHUS TRILOBATA / AUTUMN AMBER THREE LEAF SUMAC (M)

MOSS ROCK BOULDERS 3' X 3' MIN.

NATURAL AREA TO BE REMAIN UNDISTURBED DURING CONSTRUCTION TO THE EXTENT POSSIBLE. DISTURBED AREAS SHALL BE REVEGETATED CONSISTENT WITH THE EXISTING CONDITIONS.

UNINCORPORATED BERNALILLO COUNTY



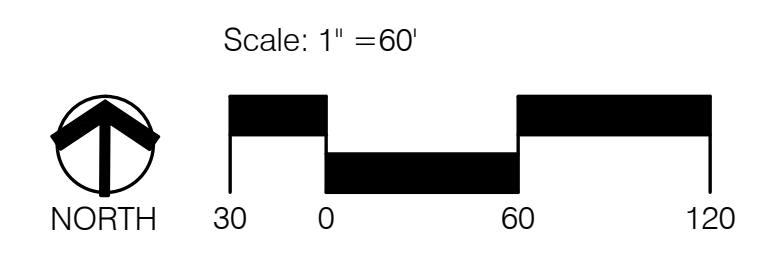
CATALONIA
 AT THE TRAILS

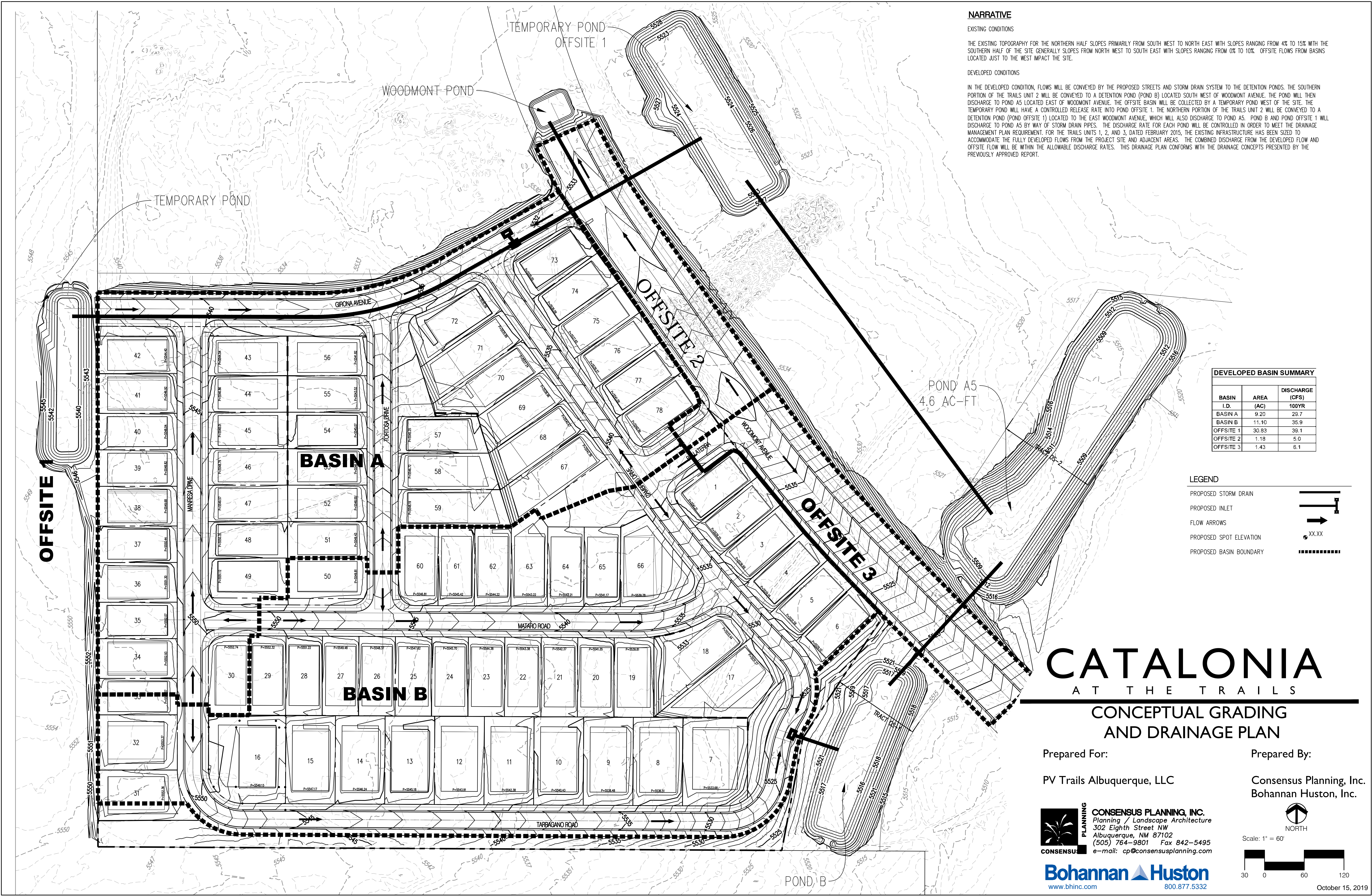
LANDSCAPE PLAN

Prepared For: PV Trails Albuquerque, LLC
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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 www.bhinc.com 800.877.5332





NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY FOR THE NORTHERN HALF SLOPES PRIMARILY FROM SOUTH WEST TO NORTH EAST WITH SLOPES RANGING FROM 4% TO 15% WITH THE SOUTHERN HALF OF THE SITE GENERALLY SLOPES FROM NORTH WEST TO SOUTH EAST WITH SLOPES RANGING FROM 0% TO 10%. OFFSITE FLOWS FROM BASINS LOCATED JUST TO THE WEST IMPACT THE SITE.

DEVELOPED CONDITIONS

IN THE DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAIN SYSTEM TO THE DETENTION PONDS. THE SOUTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONVEYED TO A DETENTION POND (POND B) LOCATED SOUTH WEST OF WOODMONT AVENUE. THE POND WILL THEN DISCHARGE TO POND A5 LOCATED EAST OF WOODMONT AVENUE. THE OFFSITE BASIN WILL BE COLLECTED BY A TEMPORARY POND WEST OF THE SITE. THE TEMPORARY POND WILL HAVE A CONTROLLED RELEASE RATE INTO POND OFFSITE 1. THE NORTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONVEYED TO A DETENTION POND (POND OFFSITE 1) LOCATED TO THE EAST WOODMONT AVENUE, WHICH WILL ALSO DISCHARGE TO POND A5. POND B AND POND OFFSITE 1 WILL DISCHARGE TO POND A5 BY WAY OF STORM DRAIN PIPES. THE DISCHARGE RATE FOR EACH POND WILL BE CONTROLLED IN ORDER TO MEET THE DRAINAGE MANAGEMENT PLAN REQUIREMENT. FOR THE TRAILS UNITS 1, 2, AND 3, DATED FEBRUARY 2015, THE EXISTING INFRASTRUCTURE HAS BEEN SIZED TO ACCOMMODATE THE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. THE COMBINED DISCHARGE FROM THE DEVELOPED FLOW AND OFFSITE FLOW WILL BE WITHIN THE ALLOWABLE DISCHARGE RATES. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

DEVELOPED BASIN SUMMARY

BASIN I.D.	AREA (AC)	DISCHARGE (CFS) 100YR
BASIN A	9.20	29.7
BASIN B	11.10	35.9
OFFSITE 1	30.83	39.1
OFFSITE 2	1.18	5.0
OFFSITE 3	1.43	6.1

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED INLET
- FLOW ARROWS
- PROPOSED SPOT ELEVATION
- PROPOSED BASIN BOUNDARY

CATALONIA

AT THE TRAILS

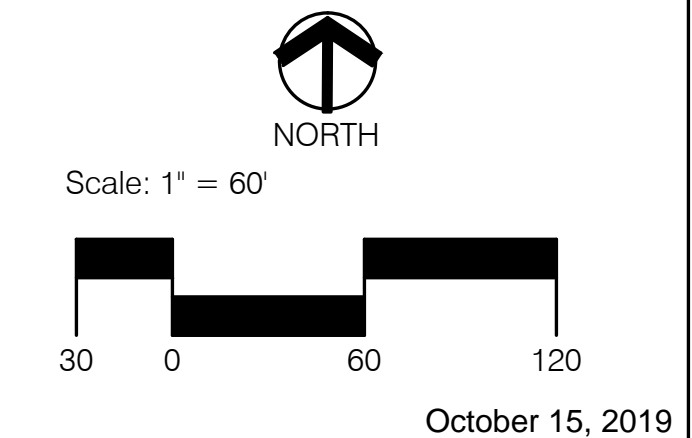
CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:
PV Trails Albuquerque, LLC

Prepared By:
Consensus Planning, Inc.
Bohannon Huston, Inc.

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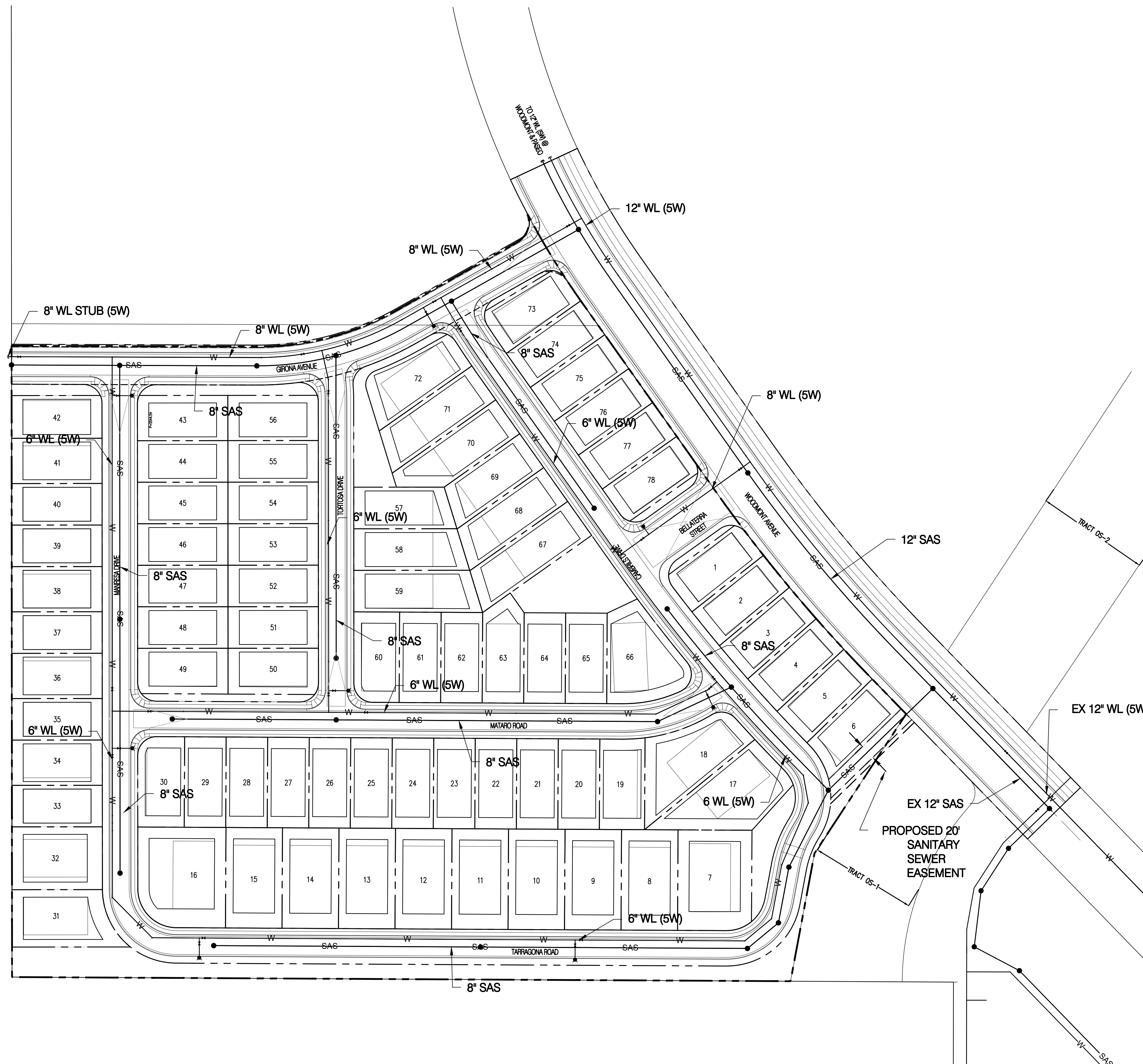


NOTES

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABCWUA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN PRESSURE ZONE 5W WITH TWO 8" STUB INTO THE SITE.

LEGEND

PROPERTY LINE	———
EXISTING CURB AND GUTTER	— — — —
PROPOSED CURB AND GUTTER	=====
PROPOSED SANITARY SEWER	—●— SAS
PROPOSED WATER LINE	—W—
EXISTING STORM DRAIN	———
EXISTING SANITARY SEWER	———
EXISTING WATER LINE	———



CATALONIA

AT THE TRAILS

CONCEPTUAL UTILITY PLAN

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