

The Trails

DESIGN GUIDELINES

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THE TRAILS COMMUNITY DESIGN

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

The Trails community plan celebrates a series of basalt outcrops that exist on the site. These natural rocky high points relate the community to the basic geology that created the site and provide panoramic views of the surrounding environment...the volcano peaks, the Sandia Mountains, and the vast Rio Grande valley. The outcrops are connected by a community open space system with multi-use trails and native landscapes, creating the backbone of the community design.

Residential neighborhoods will be connected to the community open space by neighborhood trails. Each neighborhood will have neighborhood-scaled open space and sidewalks to create easy connections for residents to enjoy walking throughout the community trails system.

The concept of a walking environment is further enhanced in the design of Tree Line Avenue. Located at the center of the project, Tree Line Avenue is a pedestrian promenade that is the urban, tree-lined counterpart to the natural open space trail.

Along the major roads, native landscaped multi-use trails for pedestrians and recreational bicyclists will provide alternate ways for residents to enjoy The Trails. Near the center of the community is The Trails Community Park. The park will have recreational opportunities for toddlers to adults with educational displays about the native flora.

The Trails intends to advance the ideal of a pedestrian community that respects and enhances the natural landscape and to create a diversity of residential neighborhoods as it grows in the future.



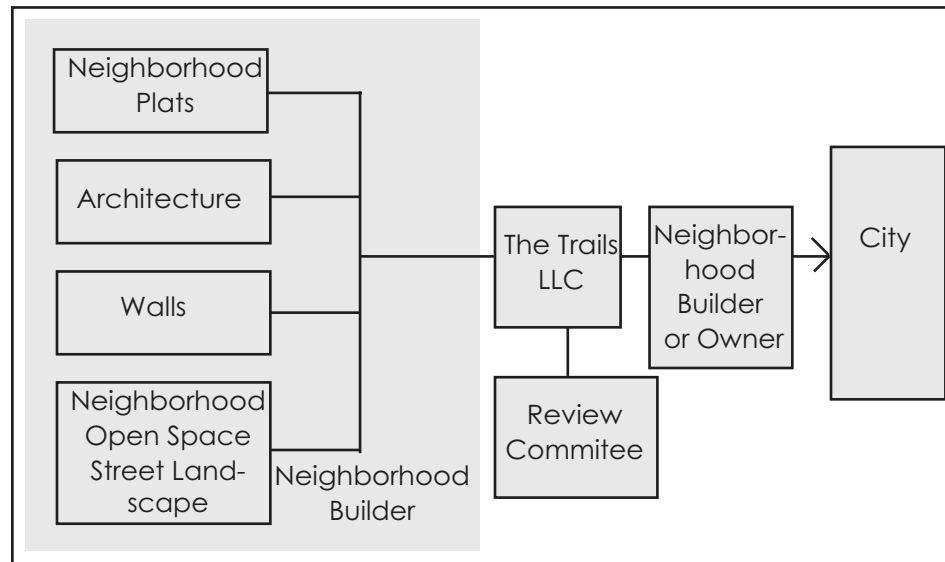
PURPOSE OF THE DESIGN GUIDELINES

The Trails design guidelines serve as the requirements and guidance for owners and neighborhood builders to ensure that the overall vision for the community is continued at the neighborhood level.

SCOPE

The scope of The Trails design guidelines includes design guidance for the neighborhood designs, neighborhood streets, neighborhood open space, architecture, walls, fencing, and landscape for the neighborhoods and residential lots. Materials and color standards are provided for structures and elements in the neighborhoods.

The design guidelines are in addition to City of Albuquerque codes and ordinances. Where discrepancies occur between the two, City ordinances take precedence. The Trails design review does not relieve owners or neighborhood builders from any review and approval process required by the City of Albuquerque.



DESIGN REVIEW PROCESS

The Trails design review process is managed by The Trails, LLC. Neighborhood designs, architecture, walls, and neighborhood landscape plans shall be submitted by the owner or Neighborhood Builder for design review to The Trails, LLC. prior to submittal of the neighborhood plans to the City of Albuquerque.

The Trails, LLC. may assign the design review function to a design review committee or other authorized entity or person.

IMPROVEMENTS REQUIRING REVIEW

All parcel improvements require review and approval by The Trails, LLC. prior to construction. Improvements include, but are not limited to, streets, utilities, sidewalks, residential product, lotting, grading, drainage, landscape, walls, parcel entries, monumentation, signage, lighting and amenities.

PRE-DESIGN CONFERENCE

Prior to beginning design work, the applicant shall contact The Trails, LLC. to schedule a pre-design conference. The purpose of this conference is to distribute and explain plans, design criteria, parcel packages and other Trails documents; review and clarify submittal requirements; review design requirements to provide the applicant with any additional information about site amenities or opportunities; and, identify any unique conditions or issues related to the parcel. The applicant's architect, engineer, or landscape architect should also attend.

SUBMITTAL REQUIREMENTS

Page B-1 and B-2, outline all required submittals and the pertinent information required with each submittal. All submittals must be on reproducible material (i.e. sepias, vellums, mylars, etc.), not to exceed 30" x 42". Plans and material boards will not be returned. Applications for multiple parcels shall be submitted separately for each parcel. Alternative design solutions will only be evaluated as a courtesy review.

DESIGN REVIEW PROCESS (CONTINUED)

APPLICABLE STANDARDS

The Trails, LLC. Design Review Committee shall review each submittal for its commitment to overall community development and adherence to the Design Guidelines, Master Signage Criteria, Parcel Packages, and other applicable documents by The Trails. The Trails, LLC. is not responsible for reviewing submittals for conformance to applicable codes and standards established by local agencies.

SUBMITTAL RESPONSE TIME

After a submittal is accepted as complete and is in accordance with all requirements, The Trails, LLC. approval or disapproval shall be given within a reasonable time, not to exceed ten (10) business days after submittal acceptance.

APPROVALS AND RE-SUBMITTALS

All submittals reviewed by The Trails, LLC. will be stamped as follows:

- Approved: Plans meet all The Trails, LLC. requirements.
- Approved as Noted: Plans meet all or most of The Trails, LLC. requirements but may contain some minor items in need of clarification or correction. Plans will also be stamped "Approved as Noted" if The Trails, LLC. wants to inform the applicant of certain conditions that may affect other plan submittals or construction improvements. If minor corrections are required, revised plans must be resubmitted to The Trails, LLC.
- Address Comments and Resubmit: Plans contain significant deviations or deficiencies from The Trails, LLC. requirements and must be corrected or clarified before The Trails, LLC. will grant approval. All submittals sent back to The Trails, LLC. must address each issue and any change to the plans in writing.
- Denied: Plans contain items that are not allowable under The Trails standards.

Construction may not begin on any improvements until all submittals for that type of improvement have been approved. Any change to the plans after The Trails, LLC. approval including those not specifically requested by the Trails, LLC. must be re-submitted for the approval with the changes noted.

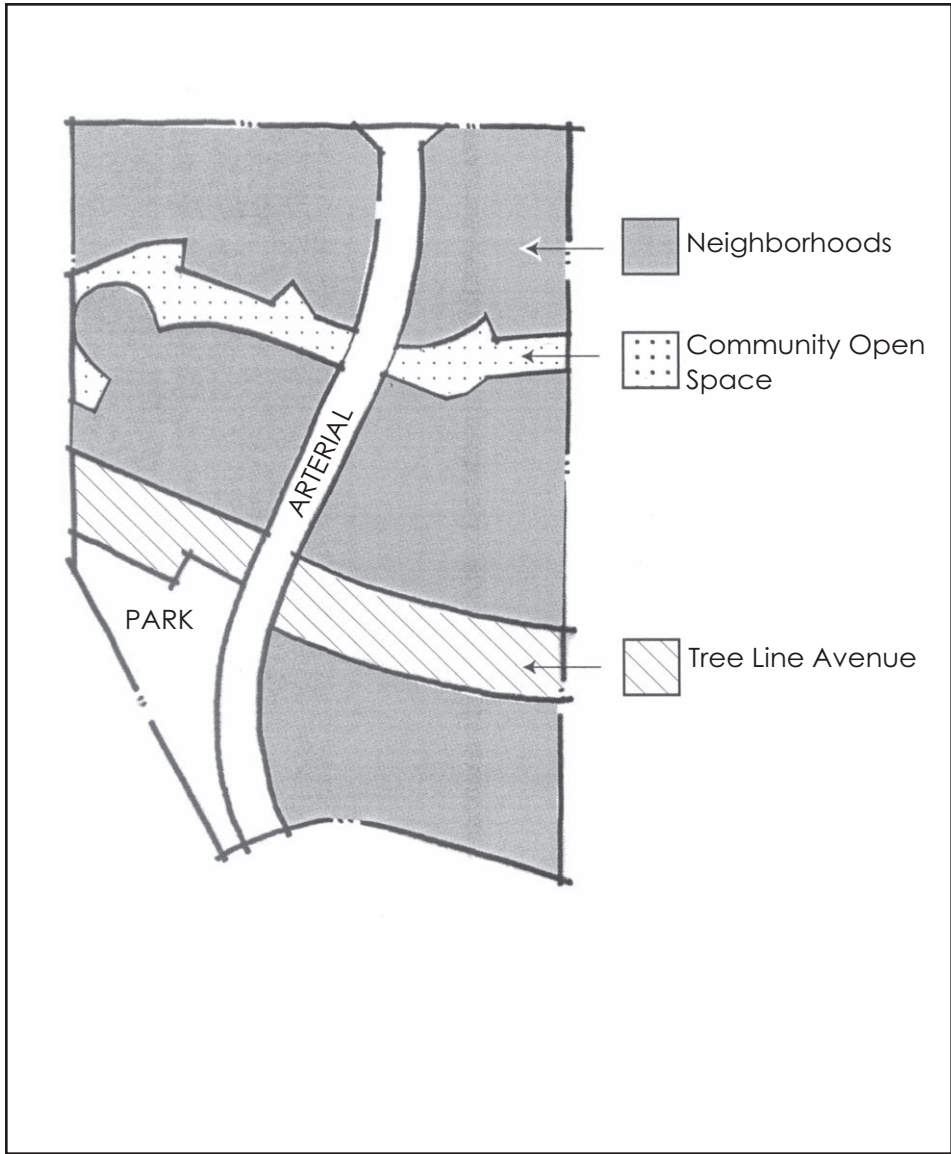
Upon receipt of submittal comments, the applicant may contact The Trails, LLC. to schedule a meeting to review and explain comments in further detail. All plans must be reviewed and approved by The Trails, LLC. prior to submission to the City of Albuquerque.

THE TRAILS SUBMITTAL REQUIREMENTS

<i>SUBMITTAL PHASE/ DOCUMENT</i>	<i>CONTENTS</i>
SITE IMPROVEMENTS <ul style="list-style-type: none"> • Site Plan 	<ul style="list-style-type: none"> • Street layout. • Lot layout with dimensions. • Building footprints (if not subdivided). • Walkway layout. • Model home locations. • View fence/wall locations. • Parcel entry locations. • Connections to Community Open Space Trail.
<ul style="list-style-type: none"> • Preliminary Grading and Drainage Plan 	<ul style="list-style-type: none"> • Elevation of all building pads. • Elevation, location and typical detail of all drainage structures. • Existing grade along parcel perimeter with all appropriate perimeter cross sections. • Native site features to be preserved. • Proposed street gradients. • Retaining wall locations with cross sections. • Request for overgrading and compaction. • Open space protection plan.
<ul style="list-style-type: none"> • Preliminary Plat 	<ul style="list-style-type: none"> • All information required by the City of Albuquerque.
<ul style="list-style-type: none"> • Improvement Plans 	<ul style="list-style-type: none"> • All perimeter grading sections and details. • Typical side corner grading sections on corner lots as appropriate to define all grading conditions. • Storm drain inlet/outlet details along with any storm drain pipe profiles and wall/overflow opening details. • Water plans. • Sanitary sewer plans. • Street lighting plans. • Paving plans with all appropriate street sections. • List of quantities. • Signature block for The Trails, LLC. approval.
<ul style="list-style-type: none"> • Final Plat 	<ul style="list-style-type: none"> • All information required by the City of Albuquerque.

THE TRAILS SUBMITTAL REQUIREMENTS (CONTINUED)

SUBMITTAL PHASE/ DOCUMENT	CONTENTS
<p>BUILDING IMPROVEMENTS</p> <ul style="list-style-type: none"> • Preliminary Architecture 	<ul style="list-style-type: none"> • Preliminary floor plans. • Sketches of all proposed front, side, and rear elevations. • Elevations labeled to describe all materials and colors. • Typical plot for each unit/model indicating building footprint, setback requirements, driveway locations, sidewalk and wall locations, and meter and HVAC pad locations. • Material samples including: Color chips, manufacturer cut sheets, photographs or samples for roof tile, paint or stain color chips, and masonry.
<p>LANDSCAPE IMPROVEMENTS</p> <ul style="list-style-type: none"> • Landscape Concept Plan 	<ul style="list-style-type: none"> • Street tree locations. • Special landscape features. • Frontyard landscape for typical interior lots, and typical corner lot. • Model homes landscape plan. • Parcel entries with identification signage. • Product wall details. • Street and walkway lighting.
<p>SIGNAGE</p> <ul style="list-style-type: none"> • Signage Plan 	<ul style="list-style-type: none"> • Layout and details for all permanent and temporary parcel identification, including community signs, maps, informational/directional signs, banners and construction signs. • 8 1/2" x 11" color drawings indicating locations, dimensions, colors and lighting type.



NEIGHBORHOODS

Neighborhoods at The Trails are the primary components in building the community. The Trails has articulated neighborhood concepts to be integrated into the specific design of each neighborhood.

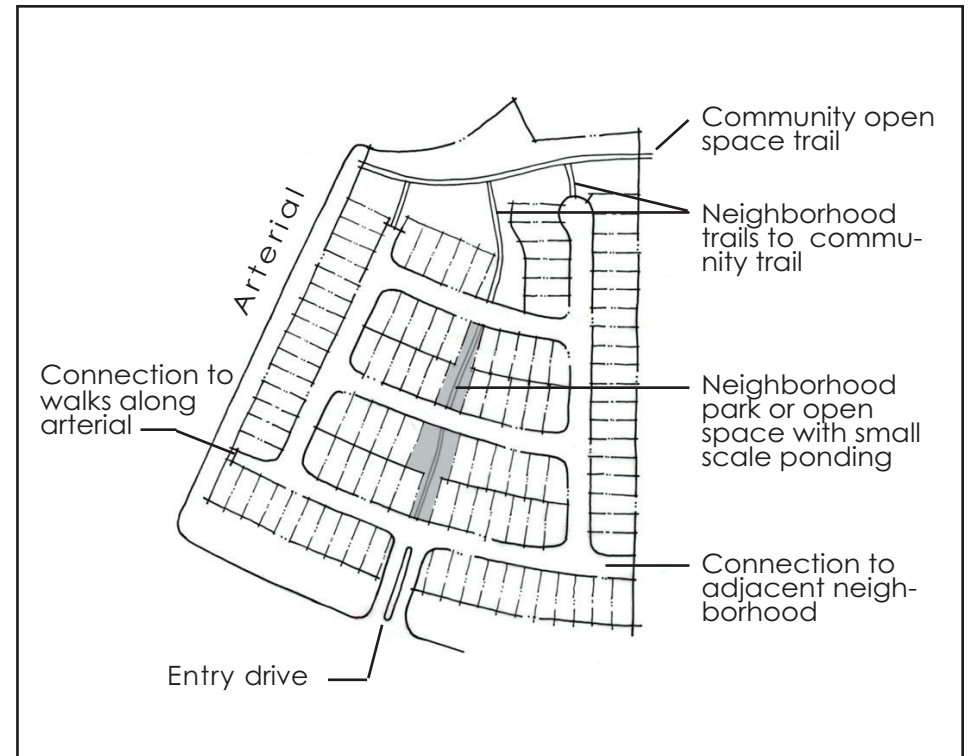
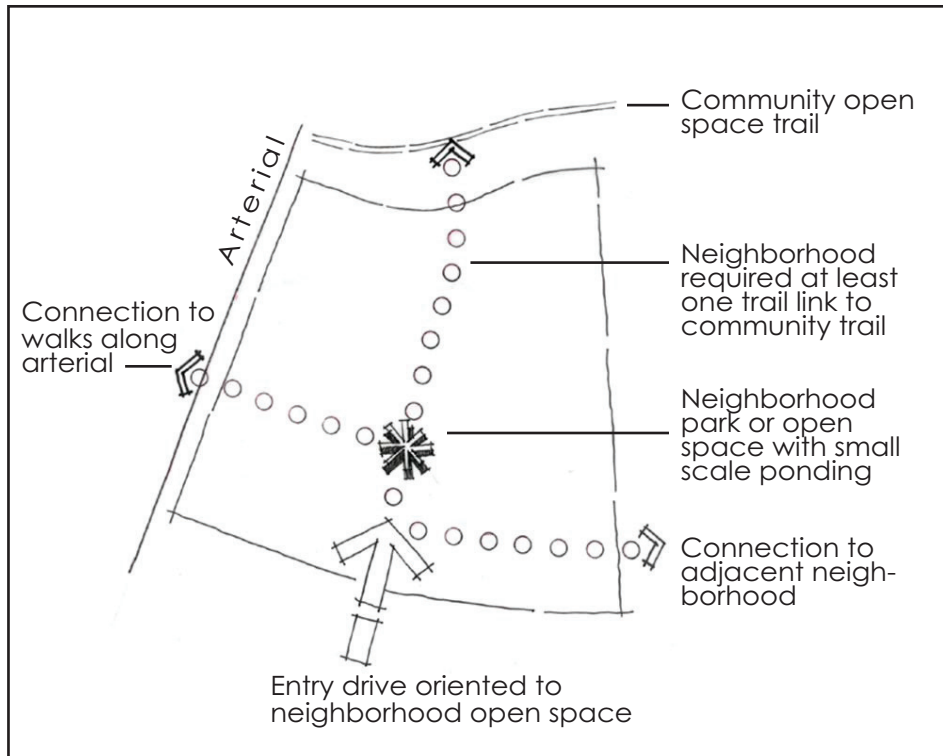
Neighborhood Context Map

The map to the left indicates The Trails Phase I development concept. The map provides context information for each neighborhood zone as it relates to the following areas:

- Neighborhoods
- Community Open Space
- Tree Line Avenue
- Arterial Streets

Reference pages are noted that have design guidelines for neighborhoods that are adjacent to each zone.

	Neighborhoods	Organizing concept	C-2
		Neighborhood streets	C-3
		Open space / Drainage	C-4
	Tree Line Avenue	Concept	D-1
		Lot Design	D-2
		Walls	D-3
	Community Open Space	Concept	E-1



Neighborhood Organizing Concepts

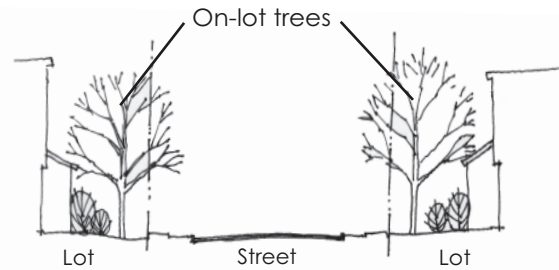
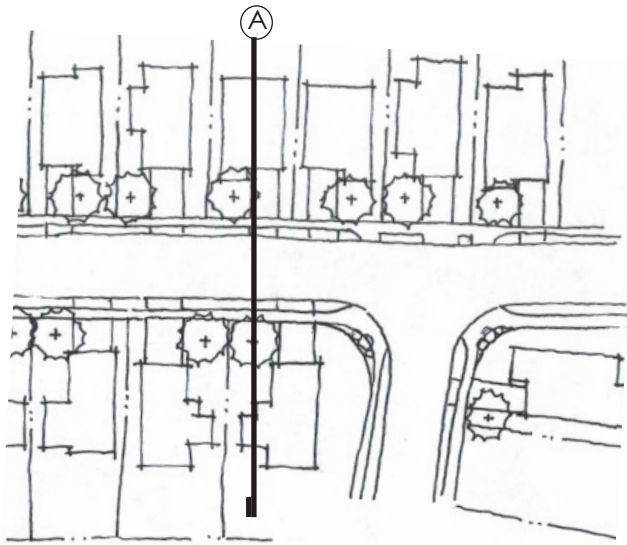
There are four neighborhood organizing concepts.

- If adjacent to the community open space at least one neighborhood trail connection will be provided.
- At least one pedestrian connection each to arterial streets and to adjacent neighborhoods will be provided.
- Neighborhood entry drives shall be oriented toward a park, open space or green space.
- Neighborhoods shall contain neighborhood scale open space that orients if possible to the community open space.

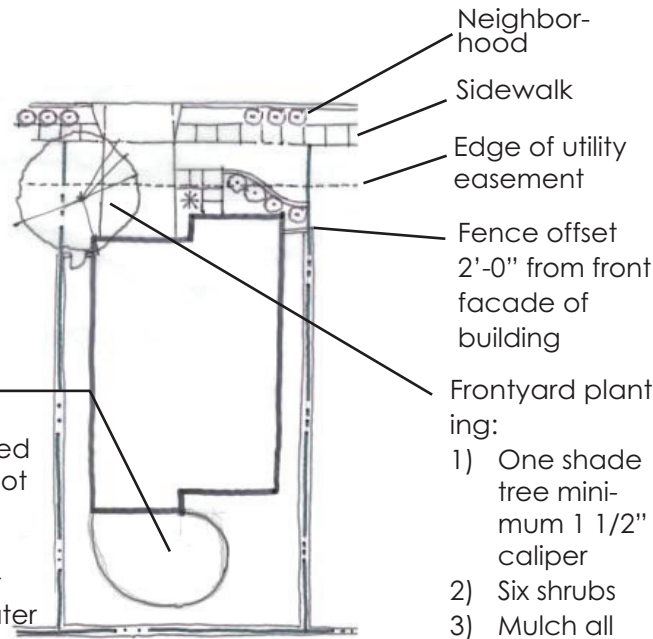
Applying The Concepts

The diagram to the upper left shows the neighborhood organizing concepts. The upper right example shows how the concepts might be applied to a specific neighborhood.

The Trails, LLC. design review process will determine if the neighborhood design meets the intent of the organizing concepts.



Ⓐ Neighborhood Street Cross Section



- Irrigated Lawn:
- 1) Maximum 25% of undeveloped portion of the lot
 - 2) Only species allowed under City of Alb. water and landscape ordinance

Ⓑ Standard Lot Landscape Requirements

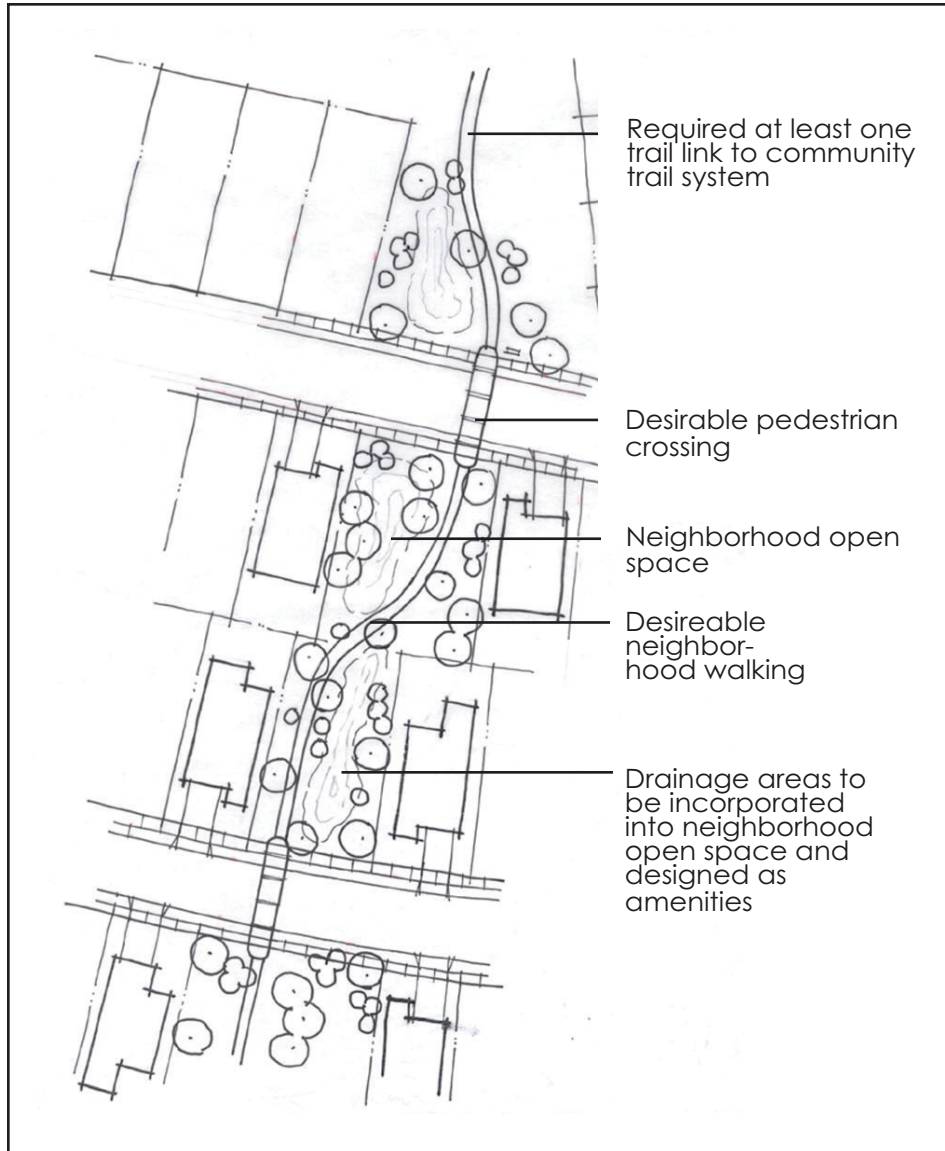
Neighborhood Streets

Neighborhood streets are important connections and walking zones. To encourage walking, The Trails uses a narrower road standard that slows traffic speeds and allows parking at the edge.

Initial front yard landscaping is required.

- 1 shade tree of 1 1/2" caliper or 24" box.
- 6 shrubs.
- Full coverage of front yard areas with mulch materials approved by the Trails, LLC.

Plant materials and mulches utilized in neighborhood landscapes shall be from The Trails Landscape Plant List contained in these Design Guidelines.



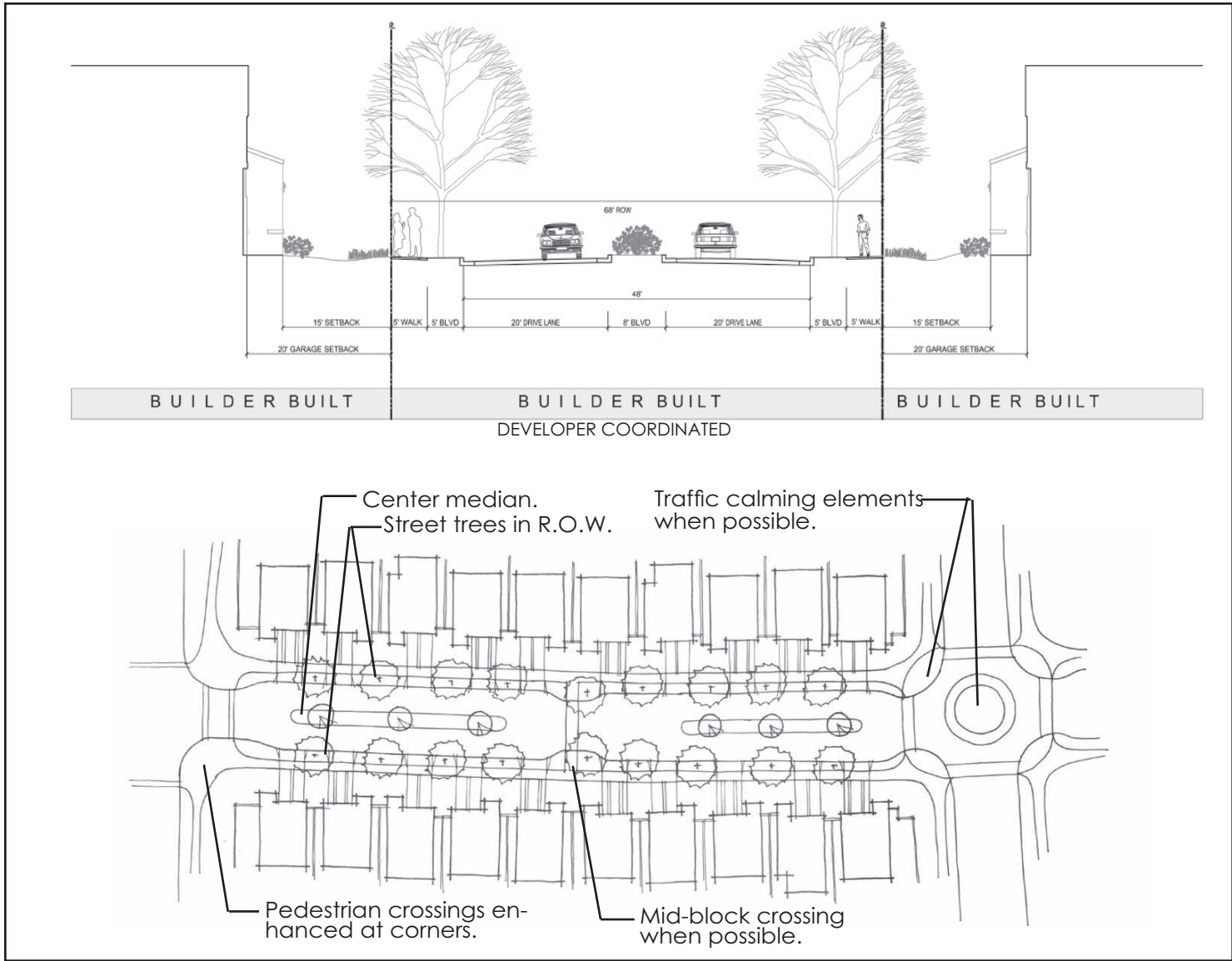
Neighborhood Open Space/Drainage

Open space within neighborhoods are to serve two purposes: first, as common neighborhood spaces for landscape enhancements, pedestrian corridors, parks, other neighborhood scale needs and amenities; and second, as drainage management areas.

Neighborhood Open Space / Drainage Concepts

The following concepts should be evident in the design of the Neighborhood Open Space and Drainage:

- Orient neighborhood open space toward the community open space
- Incorporate neighborhood walking paths when possible
- Create the sense of a pedestrian green space
- When possible, incorporate shallow retention areas into the open space as part of the neighborhood drainage design



TREE LINE AVENUE CONCEPT

Tree Line Avenue is conceived to be a tree-lined pedestrian promenade that recalls the sense of traditional streets and communities. Improvements focus on creating a walking environment that is a hallmark image for The Trails.

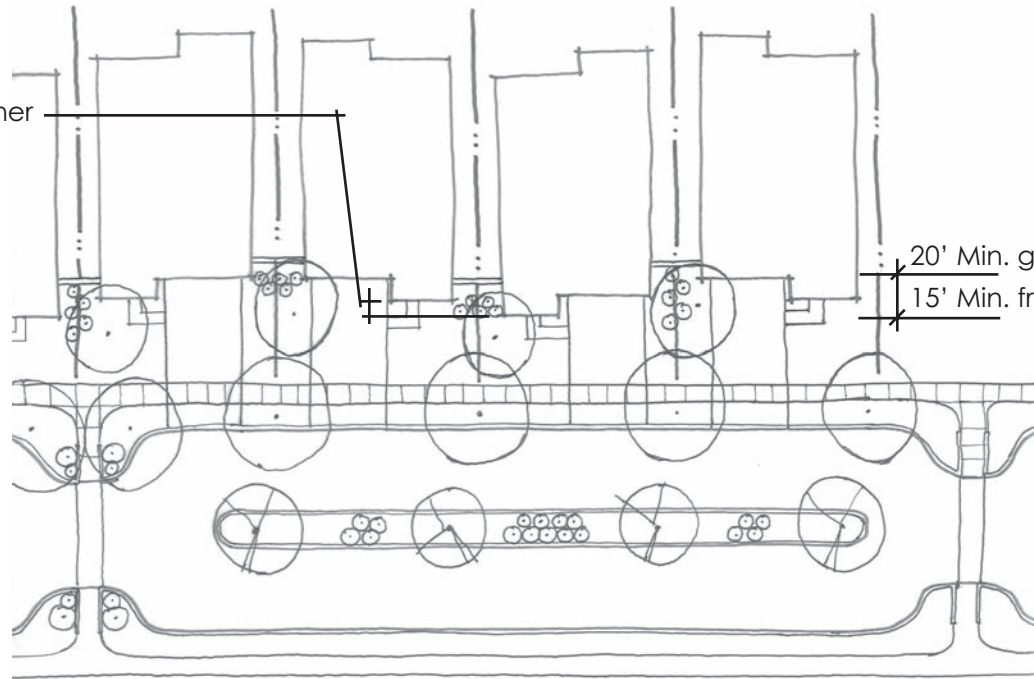
Tree Line Avenue Features

The following are distinguishing features of Tree Line Avenue:

- Landscaped center median
- Traffic calming features such as roundabouts and pedestrian bulbouts
- Street trees
- Varied setbacks for buildings along street edge
- Increased on-lot front yard landscape requirements
- Walls facing Tree Line Avenue will be a minimum of 5 feet and will be made of brown CMU block with wrought iron gates
- Two car garage
- Two foot stagger, every other building

The Trails, LLC. will coordinate the road and landscape design of Tree Line Avenue for the Neighborhood Builders that front on Tree Line Avenue. The Neighborhood Builders along 'Tree Line Ave' will be responsible for its construction.

2' Stagger, every other building



20' Min. garage door face setback.
15' Min. front face setback.

Front Yard Setbacks and Drives

On Tree Line Avenue, homes are to sit close to the road and emphasize the entry of the home and support the City of Albuquerque zoning requirements.

- Front face of buildings shall be setback a minimum of fifteen (15) feet from the front property line.
- Garage door faces shall be setback a minimum of twenty (20) feet from the front property line; unless the garage door is perpendicular to the front property line, then it may be up to the front face setback.
- Two car garage.
- Two foot stagger, every other building.

Tree Line Avenue Landscape

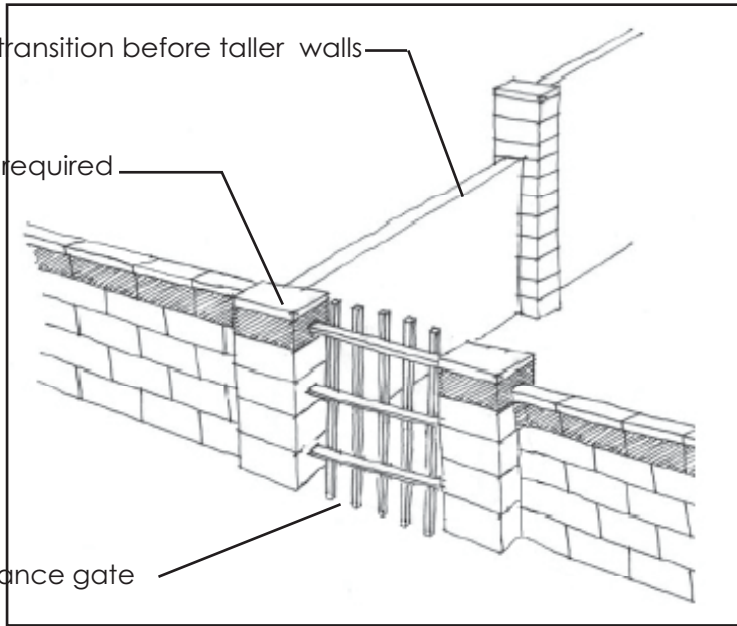
Homes on Tree Line Avenue are part of a central community image for The Trails. As such, landscape requirements are enhanced to support that image.

- One flowering tree in the front yard.
- Twenty-five (25) percent of the front yard will be planted with shrubs and/or perennials.
- All areas of the front yard must be mulched. Approved gravel colors to be provided by The Trails, LLC.
- Maximum twenty-five (25) percent of unbuilt lot area may be irrigated turf lawn.
- See Landscape Plant List for approved plants for Tree Line Avenue.

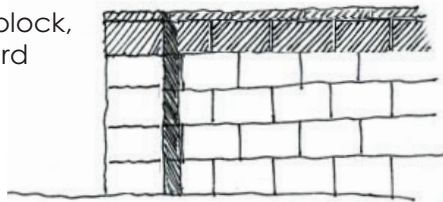
10' transition before taller walls

Pier required

Entrance gate



Split face block,
standard



TREE LINE AVENUE WALLS

Walls on Tree Line Avenue are part of creating a traditional pedestrian community pattern. The walls on Tree Line Avenue that are affected by this section are those that face Tree Line Avenue.

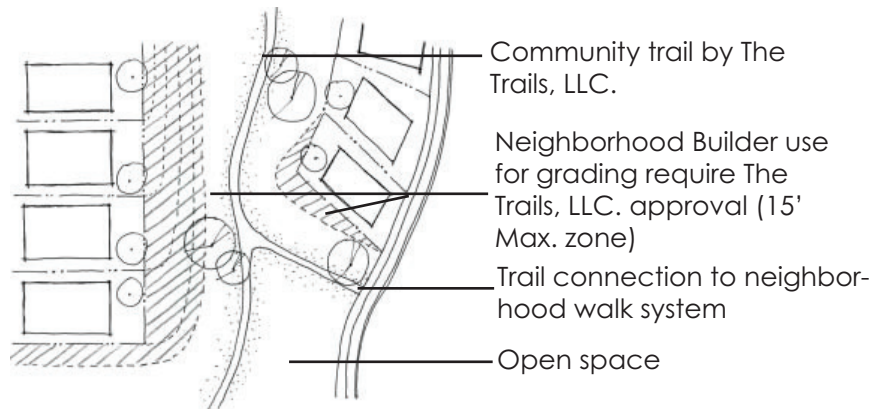
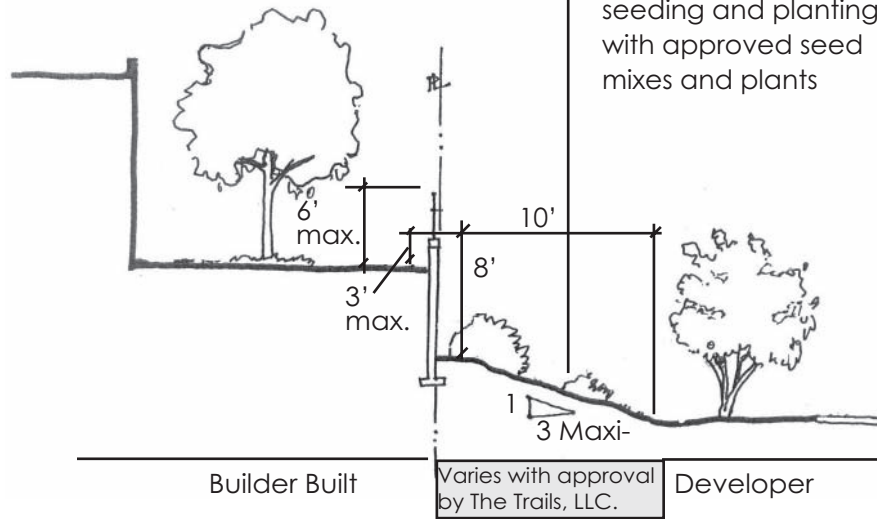
Tree Line Avenue Wall Characteristics

- Walls facing Tree Line Avenue are to be a minimum 5 feet and a maximum of 6 feet in height.
- Walls facing Tree Line Avenue are to be set back from front face of home by a minimum of 2 feet.
- Wall colors will be from a select palette for Tree Line Avenue.



Regraded areas shall be:

- Maximum slope 3:1
- Requires restoration seeding and planting with approved seed mixes and plants



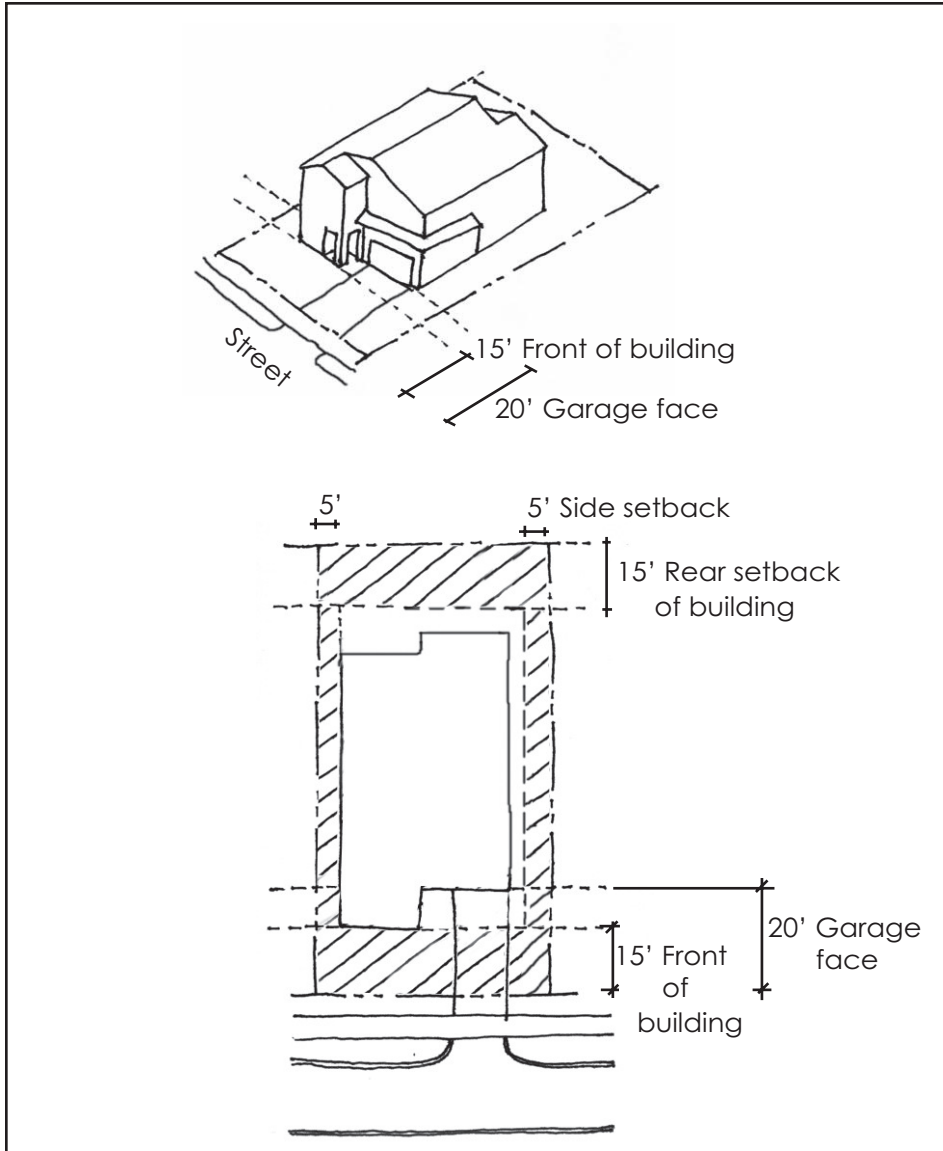
COMMUNITY OPEN SPACE / TRAILS

Community open space and its trails are a primary community amenity and organizer. The integration of the open space with the neighborhoods both physically and visually are important to The Trails. Keeping residents eyes on the open space is critical to encourage safe use of the community open space and trails.

Community Open Space / Trails Concept

For neighborhoods that front along the community open space these are the concepts and requirements related to that edge:

- A substantive portion of the open space frontage must be directly accessible from neighborhood streets.
- Rear yard walls are to be a maximum three feet high for the solid portion of the wall on the residential side or have a view fence above the 3 foot level from the residential side.
- A minimum of one trail connection is required from the neighborhood walk system to the main trail in the community open space. The neighborhood trail connections will be built by the Neighborhood Builder. The community trail will be the responsibility of The Trails, LLC.
- Upon approval by The Trails, LLC, a 15 foot area within the community open space may be used to transition for reducing wall heights. These areas will need to be revegetated and maintained by the Neighborhood Builder. Revegetation will be per the requirements in the Landscape Plant List.
- Neighborhood Builders shall provide maintenance of revegetation areas until satisfactory plant growth has been approved by The Trails, LLC.
- Any open space area approved for use by the Neighborhood Builder for grading must be marked by a temporary fence at the 15' mark. All work must occur within the fenced area.

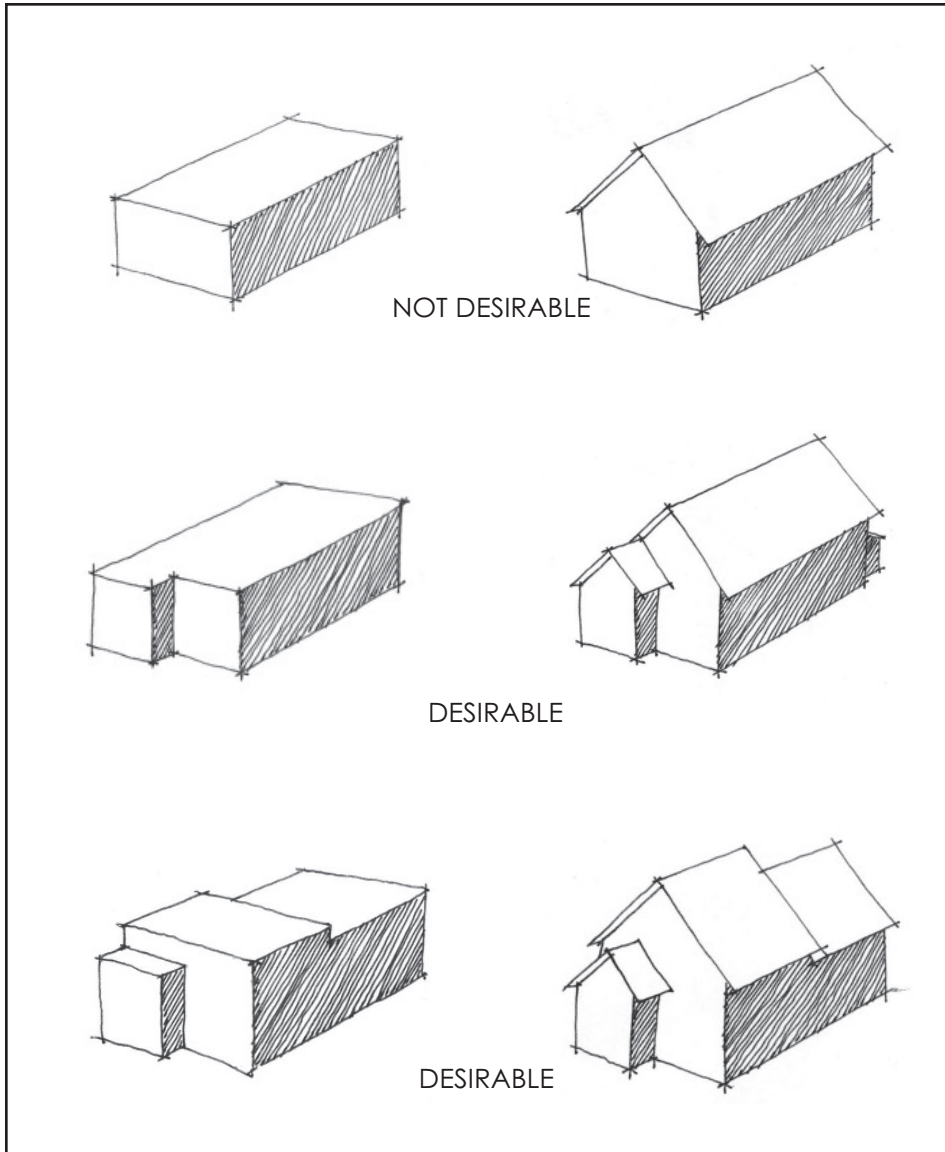


ON-LOT SETBACKS

The Trails will be diverse in its architectural styles. The Trails, LLC. architectural requirements are intended to ensure that the community compliments its surroundings and complies with the City of Albuquerque Northwest Mesa Escarpment Plan.

The following criteria are the architectural components of The Trails:

- Front building setback is a minimum of (15') fifteen feet.
- Garage setback is a minimum of (20') twenty feet.
- Side yard setbacks are a minimum of (5') five feet.
- Rear yard setbacks are a minimum of (15') fifteen feet.
- Front yard landscape of a minimum of one shade tree (1 1/2" caliper or 24" box) and six shrubs is required for each lot. All front yard landscape areas must be covered with a minimum of three inches of mulch. See Landscape Plant List for list of approved plant and mulch materials.
- See Architectural Color Section of this Design Guidelines for approved architectural colors allowed at The Trails. The Trails color palette complies with the City of Albuquerque Northwest Mesa Escarpment Plan. All Architectural colors are to be approved by The Trails, LLC.



ARCHITECTURE / HEIGHT AND MASSING

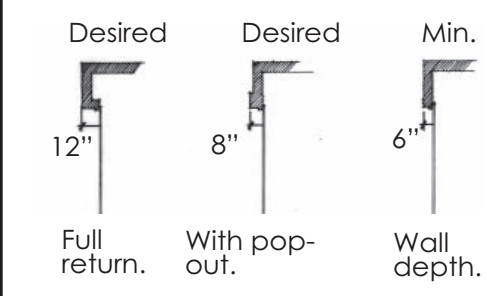
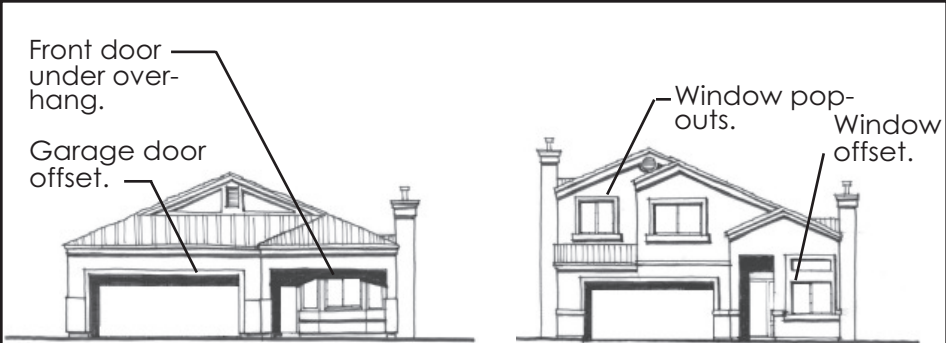
The Trails guidelines provides for flexibility in building height, massing and setback. The RT zone from the City of Albuquerque Comprehensive Zoning Code controls the height requirements for The Trails.

Maximum Height

- Pitched roof - 36 feet to peak, maximum pitch of 1 in 4.
- Flat roof - 28 feet to parapet.

Building Massing

- Building mass shall be articulated in form and of strong geometry.
- To create architectural interest avoid repetitive building elevations and colors among the homes on a block.
- Use staggered setbacks, plan reversals, and front or side garage entries to create a varied streetscape.



Garage Door Offsets



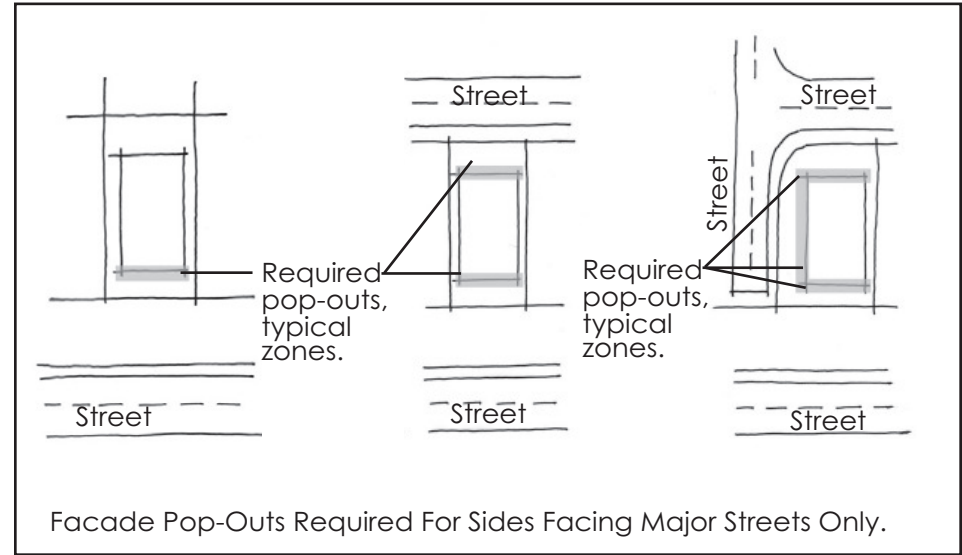
Window Offsets where facade pop-outs are required

ARCHITECTURE / FACADES

The homes at The Trails represent quality and attention to detail. Part of that sense is conveyed by articulation of the facade of the homes.

Architectural Facade Requirements

- The following are facade requirements for homes at The Trails:
- Front elevations must articulate windows, garage doors, and door openings with offsets or pop-outs.
 - Front doors must be under an overhang, porch or portal.
 - When rear and side elevations face a major street, the windows and door openings must be articulated with either offsets or pop-outs.
 - Architectural facade treatments must be reviewed by The Trails, LLC.
 - Architectural facade treatments for Pueblo styles will be reviewed on a case by case basis.



ARCHITECTURE / OTHER FEATURES

Wall Finish Materials

Allowed finish wall materials are: stucco, synthetic stuccos, stone, brick, simulated stone and brick materials. Wood siding is not allowed. Colors must be within the allowed color palette.

Roofing Materials

Roofing materials shall be approved by The Trails, LLC. On Tree Line Avenue roof materials must be a minimum 25 year rated architectural shingle.

Mechanical Equipment

Roof mounted cooling and heating units and related duct work must be painted to match roof or building color and it is desired that they be placed so they are not visible from public roadways or community open space. On flat roofs, HVAC equipment and duct work must be screened by parapet walls so they are not visible from public roadways or community open space.

Antennas

All antennas and small satellite dishes may be located on the outside of the home and may be attached to the home in a location that is not above the upper most roof ridge line, is not visible from the front yard of a unit, is not visible from public roadways or community open space, provided such locations do not unreasonably increase the cost of installation or precludes a person from receiving or transmitting an acceptable quality signal. Prior Design Review Committee approval is not required for Acceptable Antennas as defined in the Rules and Regulations.

Accessory Structures

Patio trellises, pergolas, and other exterior structures shall be constructed with finishes complying with The Trails approved materials and color palette with NW escarpment plan roof colors. Trellises and patio covers of simple clean forms are encouraged. They should be consistent with the building character and materials. Corrugated metal or fiberglass patio covers or metal awnings will not be permitted.

Flashing, Sheet Metal, and Vents

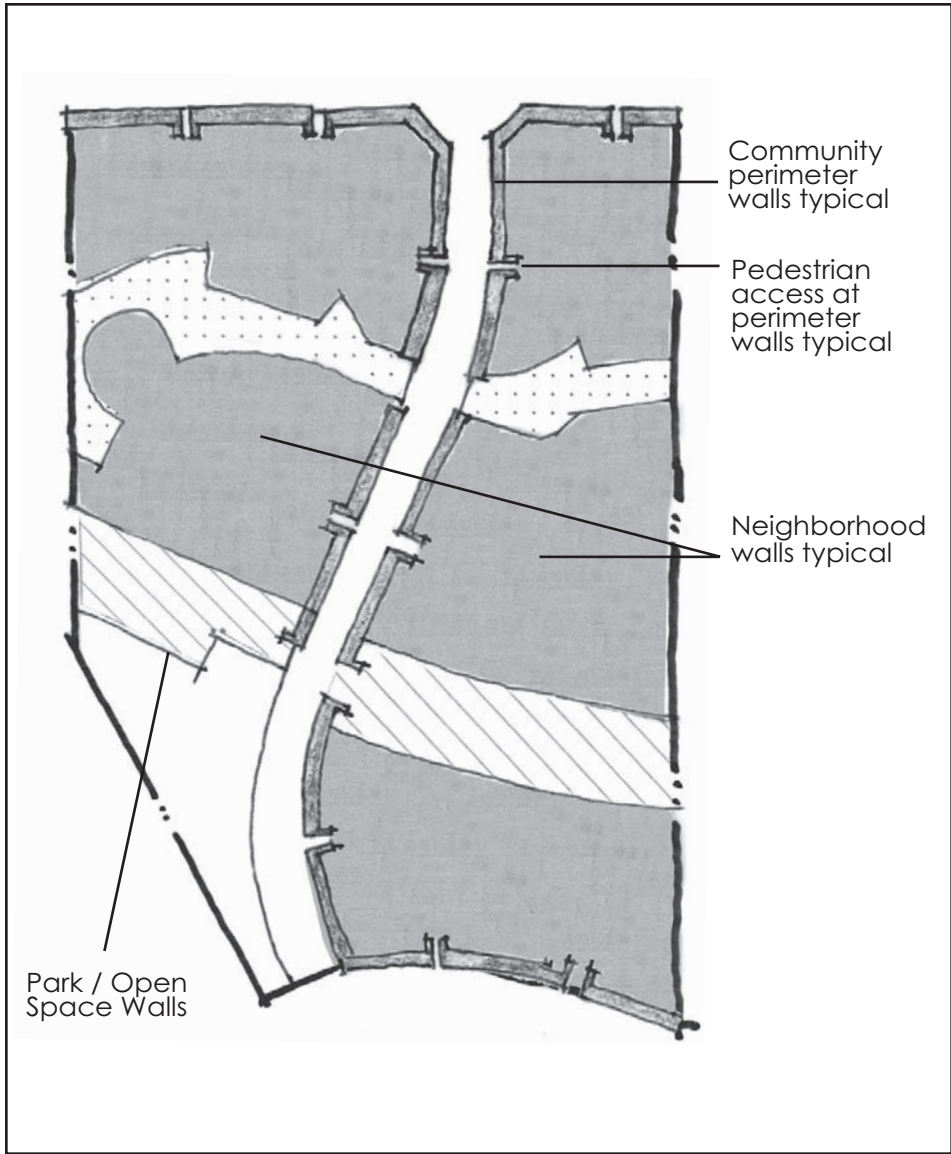
All exposed metals (flashing, sheet metal, vent stacks and pipes) shall be painted to match the building color.

Skylights

Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building. Skylight glazing should be clear or solar bronze. White glazing is discretionary.

Solar Panels

Solar panels should not be visible from the street. They are to be integrated into the roof design or flush with the roof slope. Frames must be colored to complement the roof. Unpainted mill finished aluminum frames are prohibited. Any support equipment shall be screened from view.



WALLS

Walls and fences at The Trails are part of the overall character of the community. The Trails has established guidelines to foster design consistency within the walls that will be used in the community.

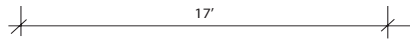
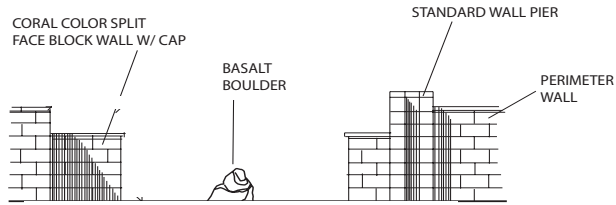
Wall Types and Locations

The map to the left indicates locations for different wall types in The Trails. The wall types are:

- Community perimeter walls
- Pedestrian access at community perimeter walls
- Neighborhood walls
- Park/Open Space walls

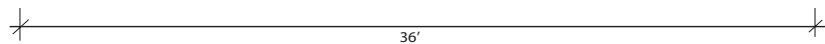
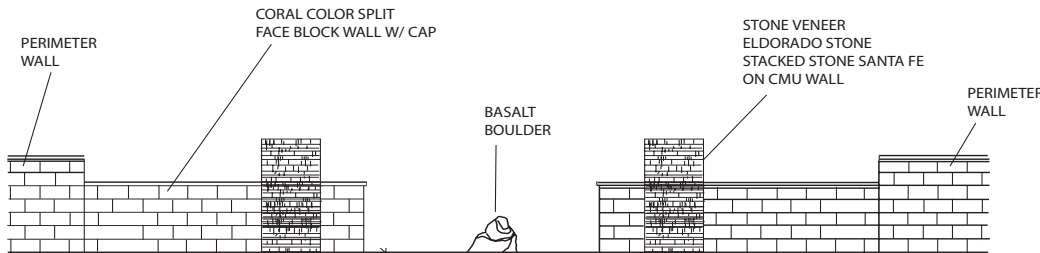
Tree Line Avenue has specific wall requirements that are contained in the Tree Line Avenue Concept Section. The remaining wall guidelines are contained in this section.

	Community perimeter walls.	Developer responsibility.	H -2
	Pedestrian access at community perimeter walls.	Developer responsibility Neighborhood Builder must coordinate.	H -2
N/A	Neighborhood walls.	Neighborhood Builder responsibility.	H -3
N/A	Park/Open Space walls.	Neighborhood Builder responsibility.	H -3



NOTE: SPLIT FACE VIEW FROM OPEN SPACE/
SMOOTH FACE VIEW FROM NEIGHBORHOOD

Pedestrian Access / Neighborhood Trail



Pedestrian Access / Rainbow

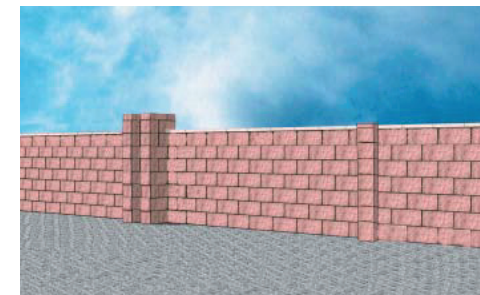
Community Perimeter Wall

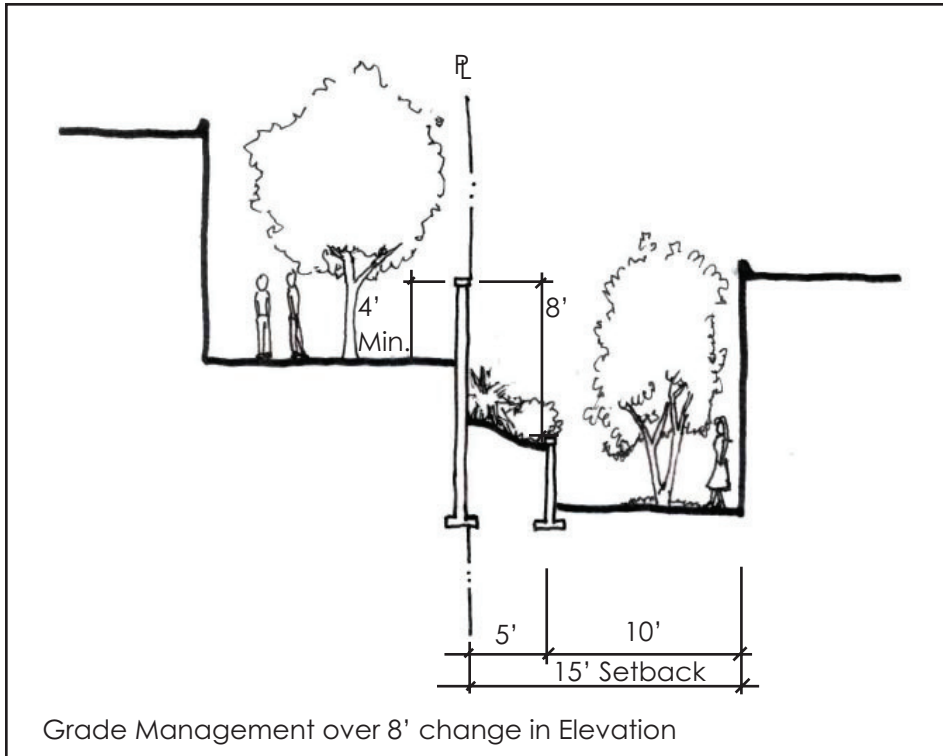
Walls along the major arterials at The Trails will be constructed by The Trails, LLC. Neighborhood Builders will coordinate with The Trails, LLC. on the detailed alignment and height of these walls. Perimeter wall submittals required for City of Albuquerque approval processes shall be coordinated with and approved by The Trails, LLC. prior to submittal of plans for City approval. The image below is the general perimeter wall concept.

Pedestrian Access at Perimeter Wall

Pedestrian access along the Community Perimeter Walls at The Trails will be constructed by The Trails, LLC. Neighborhood Builders will coordinate with The Trails, LLC. on the location and details of the pedestrian accesses from the neighborhoods. Submittals required for the City of Albuquerque approval processes shall be coordinated with and approved by The Trails, LLC. The two images to the left are pedestrian access concepts.

The Wall specifications will be provided by The Trails LLC.





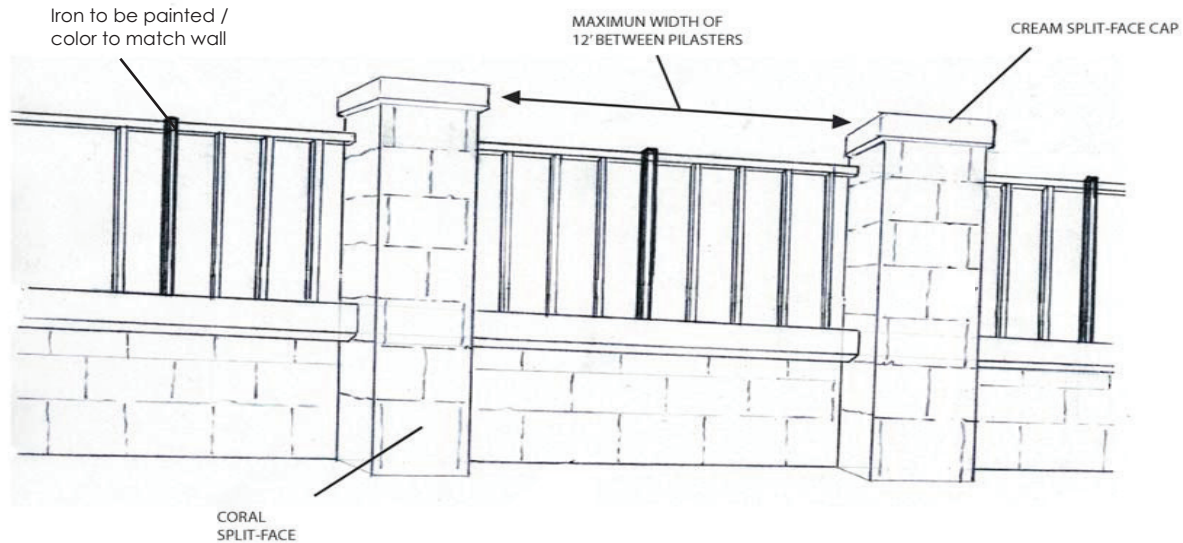
Neighborhood Walls

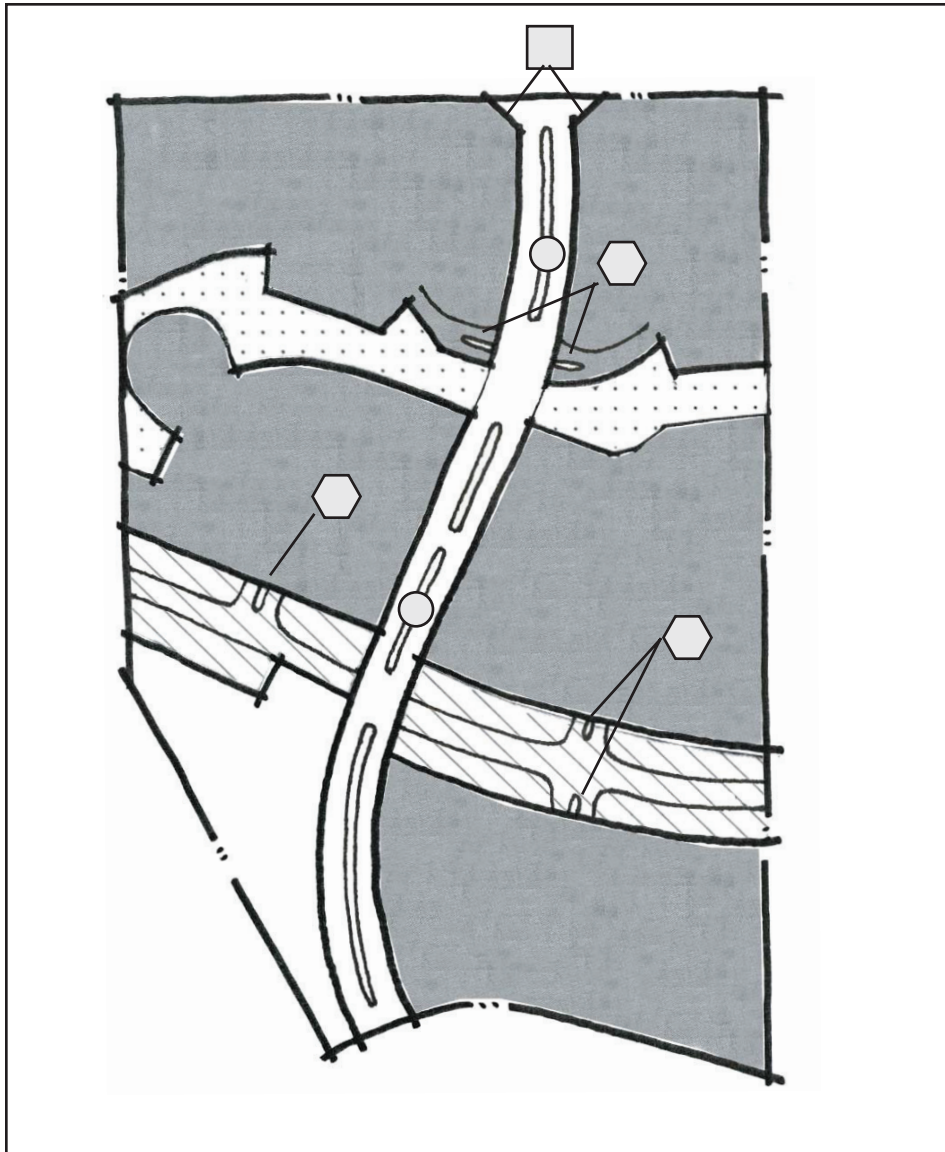
Walls within the neighborhoods may be colored concrete block, colored and textured concrete block, wrought iron, stone or other materials approved by The Trails, LLC. Prohibited materials are chain link and wood. Finish colors of the wall are to be selected from the Color Palette in these design guidelines.

Open Space Wall

Walls along the open space and park areas at The Trails will be constructed by the Neighborhood Builders. Wall submittals required for City of Albuquerque approval processes shall be coordinated with and approved by The Trails, LLC. prior to submittal of plans for city approval.

The image to the left is the general Open Space Wall concept.





SIGNAGE

Signage at The Trails is an important community component and must be clearly organized for residents and visitors to find their way in and around the community.

Signage Categories and Locations

The map to the left indicates The Trails signage categories and general locations where they would occur.

- Community monumentation
- Neighborhood entrance signage

Neighborhood Builders are required to provide neighborhood entrance and signage.

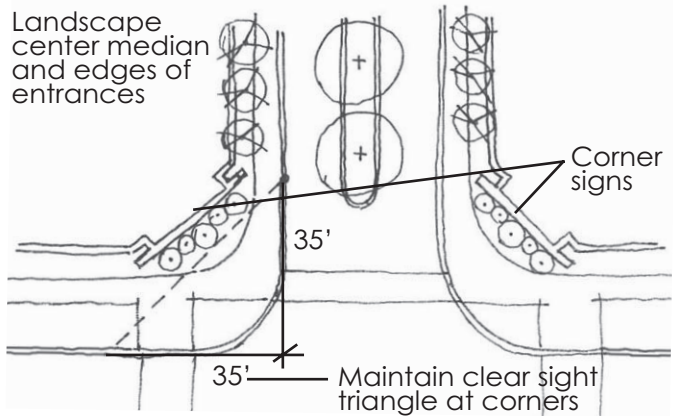
	Community Monumentation	Developer responsibility	NA
	Neighborhood Entrance Signage	Neighborhood Builder responsibility	1-2
	Community Directional Signage	Developer responsibility	NA

NEIGHBORHOOD ENTRANCES

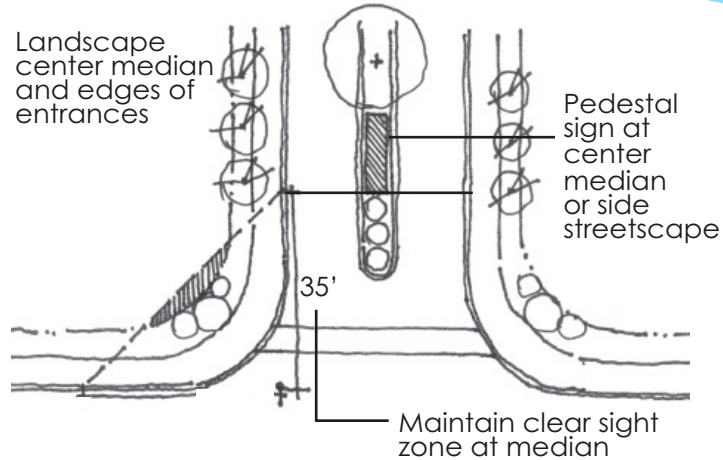
At The Trails each neighborhood shall have a distinctive signed entry that complements the overall community design direction.

Neighborhood Entrance Concepts

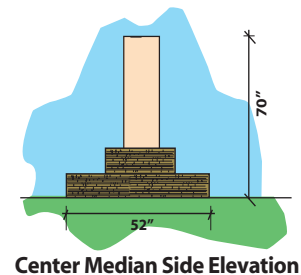
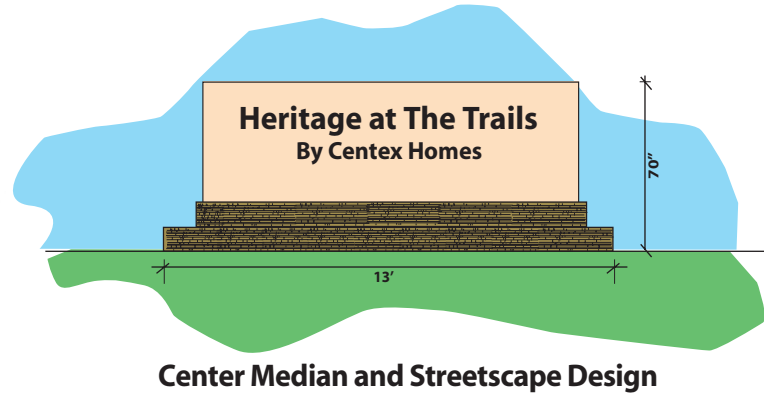
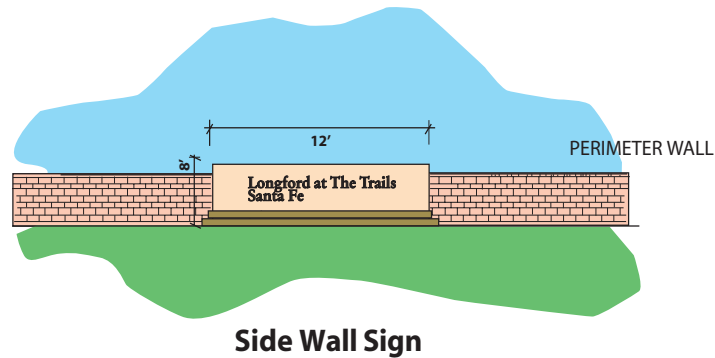
- The main entrances to the neighborhood will be oriented to a neighborhood open space. See Neighborhood Concepts Section.
- The main entrances to the neighborhood will have a center median and be landscaped.
- The main entrances to the neighborhood are allowed signage. Center streetscape or side wall signage in conformance with the design concepts shown on this page and must be approved by The Trails, LLC.
- Wall and stacked stone specifications will be provided by The Trails, LLC.
- Architectural Letters
 - Material: Waterjet Bronze
 - Finish/Color: Oxidized & Sealed
 - Stucco Paint Color: Dunn Edwards Sand Dune DE-6128
 - Stacked Stone; El Dorado Stone, Santa Fe



Side Location / Plan



Center and Streetscape Sign Location / Plan



COLOR PALETTE

The Trails Color Palette is selected to complement the natural colors of the Northwest Mesa landscape. Finish colors for architecture, walls, and all other built elements, including manufactured sheds and other similar structures, shall be selected from the following approved color palette and as approved by The Trails, LLC. The colors comply with the requirements of the Northwest Mesa Escarpment Plan.

Field Colors	Accent Colors		Wall Colors/ Materials
<ul style="list-style-type: none"> •Q3-18T to 20D. •Q3-38T to 40 D. •Q3-52T to 55D. •Q3-58T to 60D. •Q4-18T to 20D. •Q4-38t to 40D. •Q4-58T to 60 D. •Q5-17T to 20D. •Q5-38T to 40D. •Q5-58T to 60D. •Q6-17T to 20D. •Q6-38T to 40D. •Q7-38T to 40D. •Q8-38T to 40D 	<ul style="list-style-type: none"> •Q1-18T to 20D. •Q1-38T to 40D. •Q1-53T to 55D. •Q1-58T to 60D. •Q2-18T to 20D . •Q2-38T to 40D. •Q2-59D to 60D. •Q3-33T to 35D. •Q4-13T to 15D. •Q5-13T to 15D. •Q5-33T to 35D. •Q6-13T to 15D. •Q6-33T to 35D. •Q6-29D to 30D. •Q6-53T to 55D. •Q6-58T to 60D. •Q7-9P to 10D. 	<ul style="list-style-type: none"> •Q7-13T to 15D. •Q7-18T to 20D. •Q7-33T to 35D. •Q7-29T to 30D. •Q7-53T to 55D. •Q7-58T to 50D. •Q8-8T to 10D. •Q8-13D to 15D. •Q8-18D to 20D. •Q8-32T to 35D. •Q8-53T to 55D. •Q8-58T to 60D. •Q9-17T to 20D. •Q9-33T to 35D. •Q9-38T to 40D. •Q9-53T to 55D. •Q9-58T to 60D. 	<p>Brick colors complementary to the Color Palette are allowed and must be reviewed by The Trails, LLC.</p> <p>Field colors are the primary finish color of the structure. At least 75% of the structure shall be the field color.</p> <p>Accent colors are secondary colors and may not be more than 25% of the structures surface finish color.</p> <p>The Color Palette refers to Dunn Edwards paint colors.</p>

COLOR PALETTE: ROOF AND GRAVEL COLORS

Roof colors only; may choose from approved list (shown below) to permit and includes shingles and tiles; Flat roofs need to be pea rock gravel or built to the John Mansfield system cap sheet color brown, 28 lb. base (mech. fastened (UL 1-90)), ASTM type IV felt, 60 lbs. ASTM type III (trumble) and ASTM commercial Glass Cap color brown. (no white gravel)

Lifetile

•Standard Slurry

Coyote Blend (6002)
Desert Ranch Blend (20531)
Sequoia (21301)
International Blend (16480)
Padre Brown Flashed (110)
Dark Terra Cotta C/T (16540)
Desert Mirage C/T (16530)
Terra Cotta C/T (16520)

• Standard Color-Thru

Foothills Blend C/T (20063)
Forest Green C/T (6048)
Ironwood C/T (20027)
Marbled Canyon Red C/T (643)

Westile

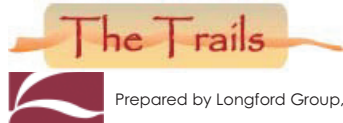
Burnt Terra Cotta
Burgandy
Burnt Roman Red
Burnt Cienna
Autumn Brown
Western Shake
Cedar Shake
Chestnut Slate
Burnt Chestnut Slate

Monier "Villa 20000 Series"

Renaissance Blend (20022)
Canyon Blend (20028)
Terracotta Integral (20052)
Desert Brown (20055)
Redrock Blend (20056)
Coral Integral (20059)
Hopi Blend (20095)
Terracotta (20200)
Terracotta Flashed (20300)
Terracotta Gold Flashed (20400)
Arizona Desert Blend (20829)
International Blend (28400)
Desert Smoke (29200)
Salado Blend (29296)

Gravel/Mulch

Gravel and mulch shall compliment the natural colors of the Northwest Mesa landscape. Very light or very dark colors should be avoided.



Prepared by Longford Group, Inc.

August 2005

COLOR PALETTE

J -2

LANDSCAPE PLANT LIST

The Trails landscape plant list is designed to celebrate the existing native plants of the Northwest Mesa and enhance the native palette with colorful drought-tolerant species. Plants in publicly visible areas of The Trails are to be selected from the approved plant list or as approved by The Trails,

LLC. Plants not in publicly visible areas, such as individual backyards, must conform to City of Albuquerque ordinances and are not reviewed by The Trails, LLC. Plants on the list are categorized for use by location and are in conformance with the requirements of City of Albuquerque codes and the Northwest Mesa Escarpment Plan.

'Tree Line Drive' Yards	Open Space	Streets Parks	On-Lot Front Yards				
				Trees:			
				Botanical name	Common name	Water Use	Pollen
◆		◆	◆	Acer ginnala	Amur Maple	Med	Low
◆		◆	◆	Celtis occidentalis	Common Hackberry	Med	Low
◆		◆	◆	Celtis reticulata	Netleaf/Canyon Hackberry	Med	Low
◆		◆	◆	Cercis canadensis	Eastern Redbud	Med	Low
◆		◆	◆	Cercis occidentalis	Western Redbud	Med	Low
◆		◆	◆	Crataegus crus-galli Inermis	Thornless Cockspur Hawthorn	Med	Low
◆		◆	◆	Crataegus laevigata	English Hawthorn	Med	Low
◆	◆	◆	◆	Chilopsis linearis	Desert Willow	Low	Low
◆	◆	◆	◆	Forestiera neomexicana	New Mexico Privet	Med.	Low
◆		◆	◆	Fraxinus velutina	Velvet Ash	Med	High
◆		◆	◆	Fraxinus cuspidata	Fragrant Ash	Med	Low
◆	◆	◆	◆	Fruit tree	Fruit Tree		
◆		◆	◆	Koelreuteria paniculata	Golden Rain Tree	Med	Low
◆		◆	◆	Gledistia tricanthos inermis	Honeylocust	Med.	Low
◆		◆	◆	Malus spp.	Crabapple	High	Low
◆		◆	◆	Populous acuminata	Lanceleaf Cottonwood (cottonless)	High	Allowed
◆	◆	◆	◆	Pyrus c. 'Autumn Blaze'	Autumn Blaze Pear	Med	Low
◆	◆	◆	◆	Quercus gambelii	Gambel's Oak	Med	Mod
◆	◆	◆	◆	Robina neomexicana	New Mexico Locust	Med.	Low
◆	◆	◆	◆	Pinus edulis	Pinon Pine	Med	Low
◆		◆	◆	Pinus mugo	Mugo Pine	Med	Low
				Trees under 30 ft. in height on the City of Albuquerque Xeriscape and Pollen List are allowed in the non-publicly visible areas of residential lots.			

'Tree Line Drive' Yards	Open Space	Streets Parks	On-Lot Front Yards				
				Shrubs:			
				<i>Botanical name</i>	<i>Common name</i>	<i>Water Use</i>	<i>Pollen</i>
◆	◆	◆	◆	Atemesia filifolia	Sand Sage	Low	Low
◆	◆	◆	◆	Artemesia frigida	Fringed Sage	Low	Low
◆		◆	◆	Berberis thunbergii	Japanese Barbery	Med.	Mod
◆		◆	◆	Buddleia species	Butterfly Bush	Low/Med.	Low
◆		◆	◆	Caesalpinia gilliesii	Yellow Bird of Paradise	Low	Low
◆		◆	◆	Caryopteris x clandonensis	Blue Mist Spirea	Med	Low
◆	◆	◆	◆	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	Low	Low
◆	◆	◆	◆	Chamaebatiaria millefolium	Fernbush	Low+	Low
◆	◆	◆	◆	Chrysothamnus 'Dwarf Blue'	Dwarf Rubber Rabbitbrush	Low	Low
◆		◆	◆	Cornus stolonifera	Redtwig Dogwood	High	Low
◆		◆	◆	Cotoneaster apiculatus	Cranberry Cotoneaster	Med	Low
◆		◆	◆	Cotoneaster divaricatus	Spreading Cotoneaster	Med	Low
◆	◆	◆	◆	Dalea formosa	Feather Dalea	Low	Low
◆	◆	◆	◆	Fallugia paradoxa	Apache Plume	Low	Low
◆		◆	◆	Hesperaloe parviflora	Red Flowering Aloe	Low	Low
◆		◆	◆	Opuntia imbricate	Cholla	Low	Low
◆	◆	◆	◆	Opuntia species	Prickly Pear	Low	Low
◆	◆	◆	◆	Rhus trilobata	Three Leaf Sumac	Low+	Low
◆	◆	◆	◆	Ribes aureum	Golden Currant	High	Low
◆		◆	◆	Rosa foetida	Austrian Copper Rose	Med	Low
◆		◆	◆	Santolina virens	Green Santolina	Low	Low
◆		◆	◆	Shepherdia argentea	Silver Buffaloberry	Med+	Low
◆		◆	◆	Spirea spp.	Spirea	High	Low
◆		◆	◆	Syringa patula	Korean Lilac	Med	Low
◆		◆	◆	Syringa persica	Persian Lilac	Med+	Low
◆	◆	◆	◆	Yucca baccata	Banana Yucca	Low	Low
◆	◆	◆	◆	Yucca glauca	Small Soapweed	Low	Low
				Shrubs under 30 ft. in height on the City of Albuquerque Xeriscape and Pollen List are allowed in the non-publicly visible areas of residential lots.			

'Tree Line Drive' Yards	Open Space	Streets Parks	On-Lot Front Yards				
				Ornamental Grasses: (non-turf)			
				Botanical name	Common name	Water Use	Pollen
◆	◆	◆	◆	Calamagrostis 'Karl Forester'	Feather Reed Grass	Medium	Low
◆	◆	◆	◆	Helictotrichon sempervirens	Blue Avena Grass	Medium	Low
◆	◆	◆	◆	Miscanthus s. 'Morning Light'	Morning Light Maiden Grass	Medium	Low
◆	◆	◆	◆	Oryzopsis hymenoides	Indian Rice Grass	Low	Low
◆	◆	◆	◆	Stipa tenuissima	Mexican Feather Grass	Low	Low
				Perennials			
				Botanical name	Common name	Water Use	Pollen
◆	◆	◆	◆	Castilleja integra	Indian Paintbrush	Low	Low
◆	◆	◆	◆	Delosperma nubigeum	Yellow Hardy Iceplant	Low	Low
◆	◆	◆	◆	Gaillardia x grandiflora	Gaillardia	Med.	Low
◆	◆	◆	◆	Guara lindheimeri	Guara	Med.	Low
◆	◆	◆	◆	Hymenoxys acaulis	Angelita Daisy	Low	Low
◆	◆	◆	◆	Datura melioditis	Sacred Datura	Low	Low
◆	◆	◆	◆	Nepeta fassensi	Catmint	Low	Low
◆	◆	◆	◆	Mirabilis multiflora	Western Four-O'clock	Low	Low
◆	◆	◆	◆	Oneothena caespitosa	New Mexican Evening Primrose	Low	Low
◆	◆	◆	◆	Penstemon species	Penstemon	Low	Low
◆	◆	◆	◆	Ratibida columnifera	Prairie Coneflower	Low	Low
◆	◆	◆	◆	Verbena rigida	Sandpaper Verbena	Low	Low
◆	◆	◆	◆	Zinnia grandiflora	Desert Zinna	Low	Low
				<p>Grasses and Perennials under 30 ft. in height on the City of Albuquerque Xeriscape and Pollen List are allowed in the non-publicly visible areas of residential lots.</p>			

Revegetation Seed Mixes / Specifications

The Trails revegetation seed mixes are based on native shrubs, grasses and wildflowers of the Northwest Mesa of Albuquerque. Specifications for seeding shall be provided to the Neighborhood Builders during The Trails, LLC. design review and shall be adhered to for installation. Plant and seeding rates shall be as noted below

Native Grass Mix

Plants of the Southwest, "Sandy Soil Stabilizer"

Developed for the West Mesa of Albuquerque, Tucson etc.

Mix contains: Indian Ricegrass, Sand Dropseed, Galleta, Sand Lovegrass, and Alkali Sacaton.

Height: 3 ft.

Application: Sow anytime except 2 months before the first frost.

Seeding Rate: ½ lb/1,000 sq. ft. use in locations of full site disturbance.

Reclamation Rate: 15 lbs /acre.

Soil Preparation: See specifications.

Native Wildflowers

Plants of the Southwest "High Desert Mix"

Bloom spring to fall. The High Desert (3,000-6,000') has hot dry summers and cold winters, often with strong dry winds and 5-18" of rainfall/year (China Lake, Prescott, Albuquerque, and Las Vegas).

Mix contains: Purple Aster, Plains Coreopsis, California Bluebells, Desert Marigold, Sand Penstemon, Blue Flax, Mexican Evening Primrose, Mexican Hat, Yellow Prairie Coneflower, Firewheel, Rocky Mountain Beeplant, Broom Dalea, and Wild Snapdragon.

Height: 2-3 ft.

Application: Sow with Native Grass Mix.

Seeding Rate: 1/4 oz./1,000 sq. ft. use in locations of full site disturbance.

Reclamation Rate: 1lb/acre.

Soil Preparation: See specifications.

Native Shrubs

Native shrubs shall be planted and seeded in the revegetation areas.

Seeded Shrubs:

Artemesia filifolia / Sand Sage.

Artemesia frigida / Fringed Sage.

Chrysothamnus 'Dwarf Blue' /Dwarf Rubber Rabbitbrush.

Fallugia paradoxa /Apache Plume.

Seeding Rate: 1/4 lb/1,000 sq. ft. use in locations of full site disturbance.

Reclamation Rate: 5 lbs /acre.

Soil Preparation: See specifications.

For areas of disturbance greater than 1000 sq. ft., reclamation long root style shrubs sprouts shall be planted randomly at a rate of 1 per every 100 sq. ft. within the disturbed area.

Temporary Irrigation and Maintenance

Open space areas disturbed by the Neighborhood Builder shall be revegetated. Revegetated areas shall be temporarily irrigated throughout the first full growing season and shall be maintained for two growing seasons by the Neighborhood Builder. The temporary irrigation system and maintenance plan shall be reviewed and approved by The Trails, LLC.

An open space protection plan must be approved by The Trails, LLC. prior to any disturbance. A temporary construction fence shall be erected at the edge of the 15' disturbance zone. All work and traffic must occur within the fenced zone, during and after construction.