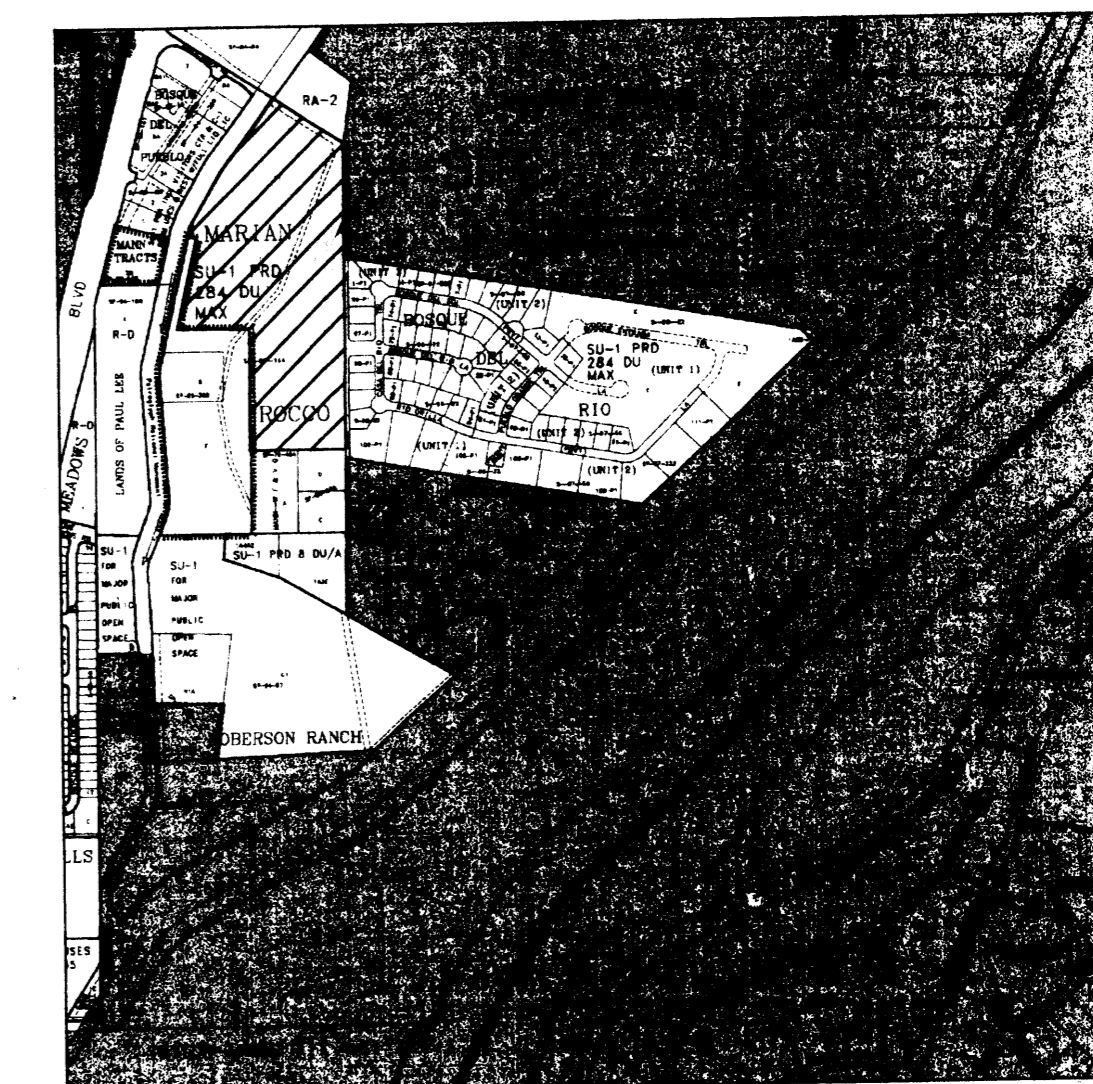


PARCEL "C"

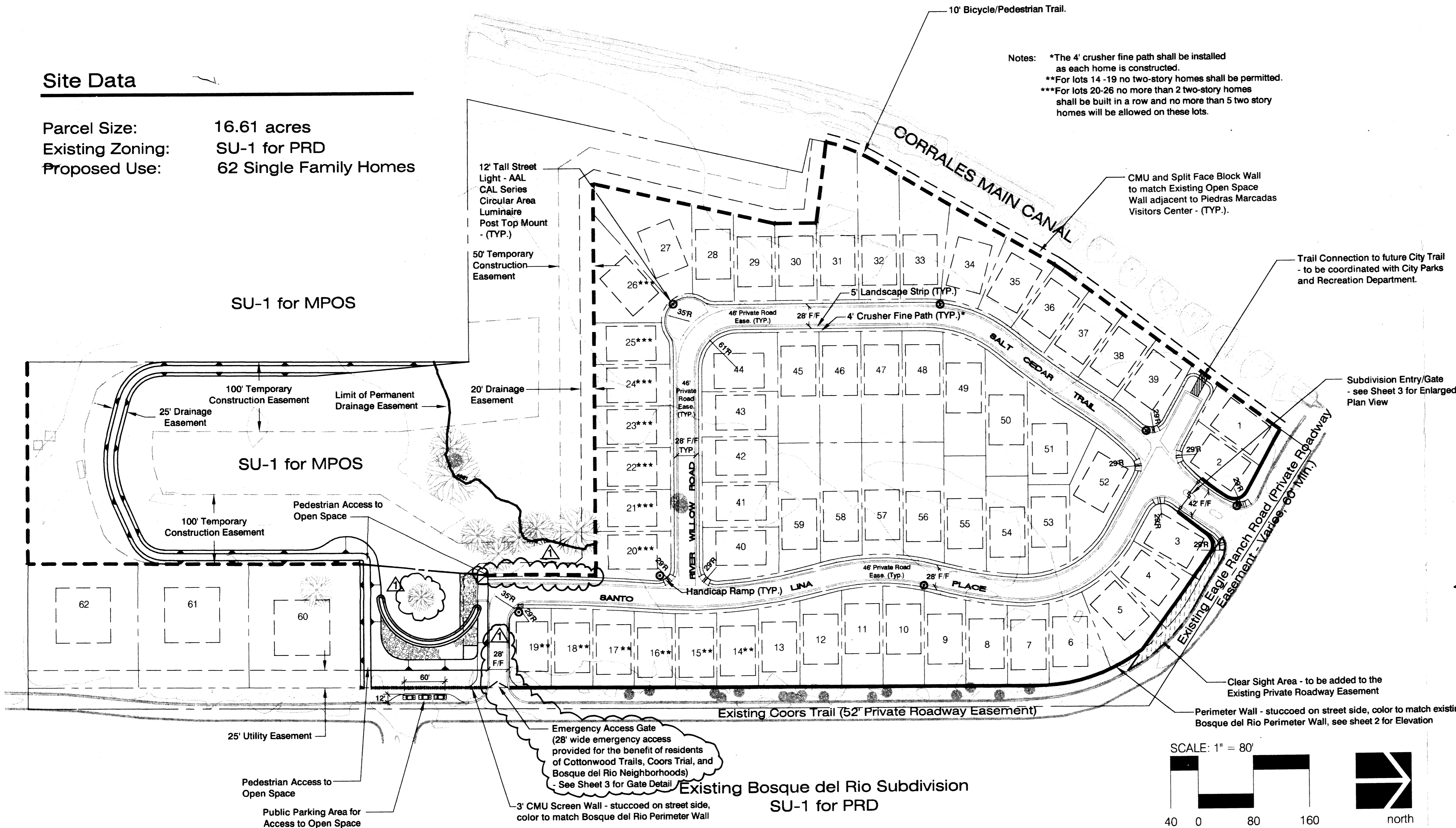
Site Data

Parcel Size: 16.61 acres  
 Existing Zoning: SU-1 for PRD  
 Proposed Use: 62 Single Family Homes

VICINITY MAP



COA Zone Atlas D-13

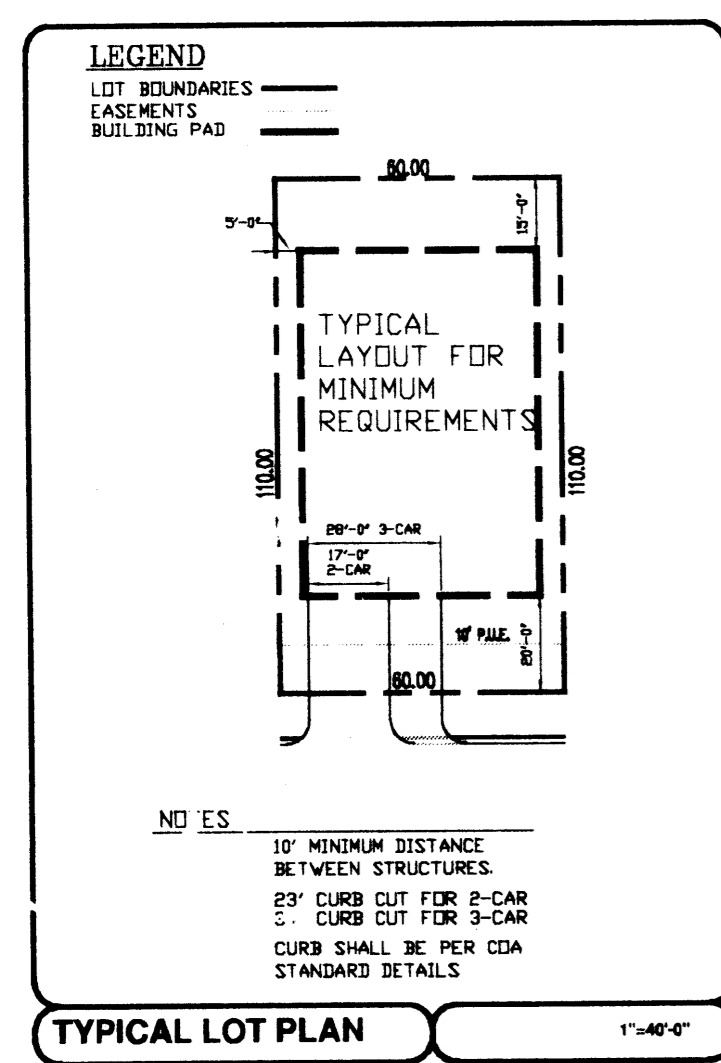
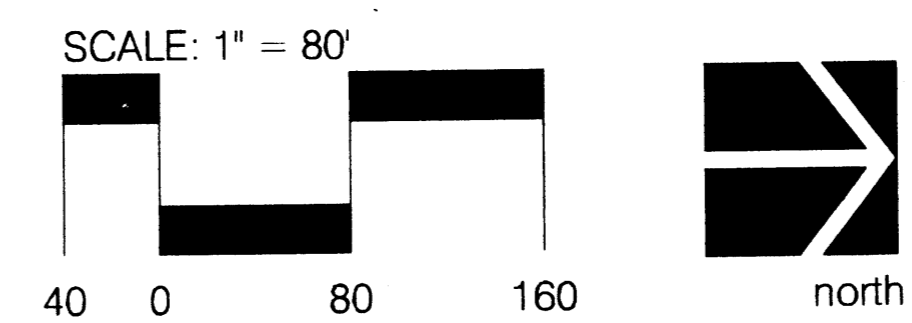


Notes:  
 \*The 4' crusher fine path shall be installed as each home is constructed.  
 \*\*For lots 14 - 19 no two-story homes shall be permitted.  
 \*\*\*For lots 20-26 no more than 2 two-story homes shall be built in a row and no more than 5 two story homes will be allowed on these lots.

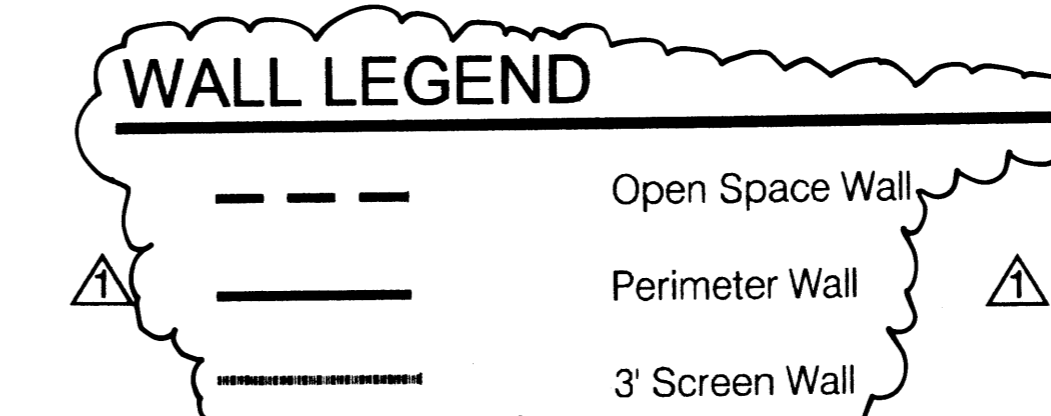
DRB #s: 01450 00000 00058 / 01450 00000 00059  
 EPC #s: 00128 00000 00586 / 00128 00000 00587

APPROVALS Project #: 1000493

<i>[Signature]</i>	4/12/01
Planning Director	Date
<i>[Signature]</i>	3-01-01
Transportation Development	Date
<i>[Signature]</i>	4/6/01
City Engineer/AMAFCA	Date
<i>[Signature]</i>	2/07/01
Utility Development	Date
<i>[Signature]</i>	2/07/01
Parks and Recreation Department	Date
Solid Waste Department	Date



Cottonwood Trails Subdivision								
Lot Number	Area In Square Feet	Area In Acres	Net Lot					
1	6,647.04	0.1526	24	6,591.69	0.1513	51	9,827.60	0.2256
2	6,871.28	0.1577	25	6,380.36	0.1465	52	10,436.62	0.2396
3	7,181.56	0.1649	26	10,195.03	0.2340	53	7,348.82	0.1687
4	7,938.28	0.1822	27	14,620.27	0.3356	54	8,401.32	0.1929
5	8,907.21	0.2045	28	7,729.29	0.1774	55	9,628.23	0.2210
6	8,445.14	0.1939	29	7,070.67	0.1623	56	10,024.56	0.2301
7	6,867.53	0.1577	30	6,657.47	0.1528	57	9,662.41	0.2218
8	7,157.14	0.1643	31	12,452.87	0.2859	58	9,950.81	0.2284
9	7,831.89	0.1798	32	11,828.99	0.2716	59	10,786.61	0.2476
10	8,547.91	0.1962	33	10,535.58	0.2419	60	28,798.00	0.6611
11	8,588.64	0.1972	34	8,827.47	0.2027	61	28,741.66	0.6598
12	7,907.29	0.1815	35	7,462.94	0.1713	62	28,797.14	0.6611
13	7,086.13	0.1627	36	6,701.20	0.1538			
14	6,576.43	0.1510	37	6,747.24	0.1549			
15	6,378.28	0.1464	38	6,623.94	0.1521			
16	6,479.42	0.1487	39	7,627.12	0.1751			
17	6,694.77	0.1537	40	8,053.78	0.1849			
18	6,835.96	0.1569	41	7,153.22	0.1642			
19	6,655.21	0.1528	42	7,154.05	0.1642			
20	7,606.61	0.1746	43	7,150.00	0.1641			
21	6,591.69	0.1513	44	8,714.94	0.2001			
22	6,591.69	0.1513	45	9,526.15	0.2187			
23	6,563.75	0.1507	46	9,598.44	0.2203			
			47	9,615.56	0.2207			
			48	9,612.90	0.2207			
			49	10,133.93	0.2326			
			50	9,631.67	0.2211			



ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT  
 FILE NO. 1000493-02236-00175  
 See note 7  
 Planning Director Date

1000493 Cottonwood Trails

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

Prepared for: Garrett Group, Inc. PO Box 10285 Albuquerque, NM 87184-0285

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

Isaacson & Arfman, P.A. 128 Monroe Street NE Albuquerque, NM 87108

Consensus Planning January 10, 2001 Revised: February 13, 2002 Sheet 1 of 8

- Administrative Amendment
- Revised wall adjacent to City Open Space (Lots 18-26 & 60-62) to allow wrought iron view fencing (see new Sheet 3B).
- Added section of Open Space wall along the west side of Santo Lina Place (see Sheet 1).
- Revised note regarding existing cottonwood in the detention pond (see Sheets 2 & 3).
- Added Sheet 3B, Open Space Wall/Fence Plan.
- Modified Emergency Access per City DRC requirements (see Sheet 3).

PRD 1000493

## LANDSCAPE CONCEPT

The landscape Concept for Cottonwood Trails has been developed to enhance and follow the patterns of the surrounding environment. The entry monument will feature small groupings of Cottonwood, Ash and Pine varieties. The ground plane will be developed with massings of native shrub, groundcover, and perennial materials with accent materials interspersed.

### GENERAL

The design and provision of landscape for the Cottonwood Trails Subdivision will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, 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

Eagle Ranch Road and Coors Trail at this point is considered a Collector Street and does not fall under the requirements of the City of Albuquerque street Tree Ordinance.

### UTILITY NOTES

Due to the small scale, and in order to provide optimum legibility of the landscape plan, utility easements are not shown. The location of utility easements are as indicated on Site Plan.

### IRRIGATION SYSTEM

Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas.

### MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system shall be the responsibility of the Owner. All planting areas will be maintained in a living, attractive, and weed free condition.

### GENERAL PLANT PALETTE

This list is provided as a guide only. Additional plant materials included in the 'Albuquerque Plant List' are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

#### Large Canopy Trees (2" Caliper Min.)

Cottonwood (female), Autumn Purple Ash, Honeylocust species, Chinese Pistache

#### Evergreen Trees (6' Min. Height)

Pinon Pine

#### Accent Trees (1 1/2" Caliper Min.)

Desert Willow, New Mexico Olive, Flowering Pear, Flowering Plum

#### Shrubs (1 & 5 Gallon)

Juniper Species, Potentilla, Chamisa, Artemisia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species

#### Groundcovers and Vines

Trumpet Vine, Carolina Jessamine, Juniper species, Honeysuckle, Wisteria, Virginia Creeper

#### Turf Grasses (Seed or Sod)

Kentucky Bluegrass (Max. 20% of landscape area)  
Fescue (Max. 20% of landscape area)  
Buffalo/Blue Grama Grass

#### Mulches

Crusher Fines, Bark Mulch, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Rock Mulch

#### Boulders (5' Max. Dimension)

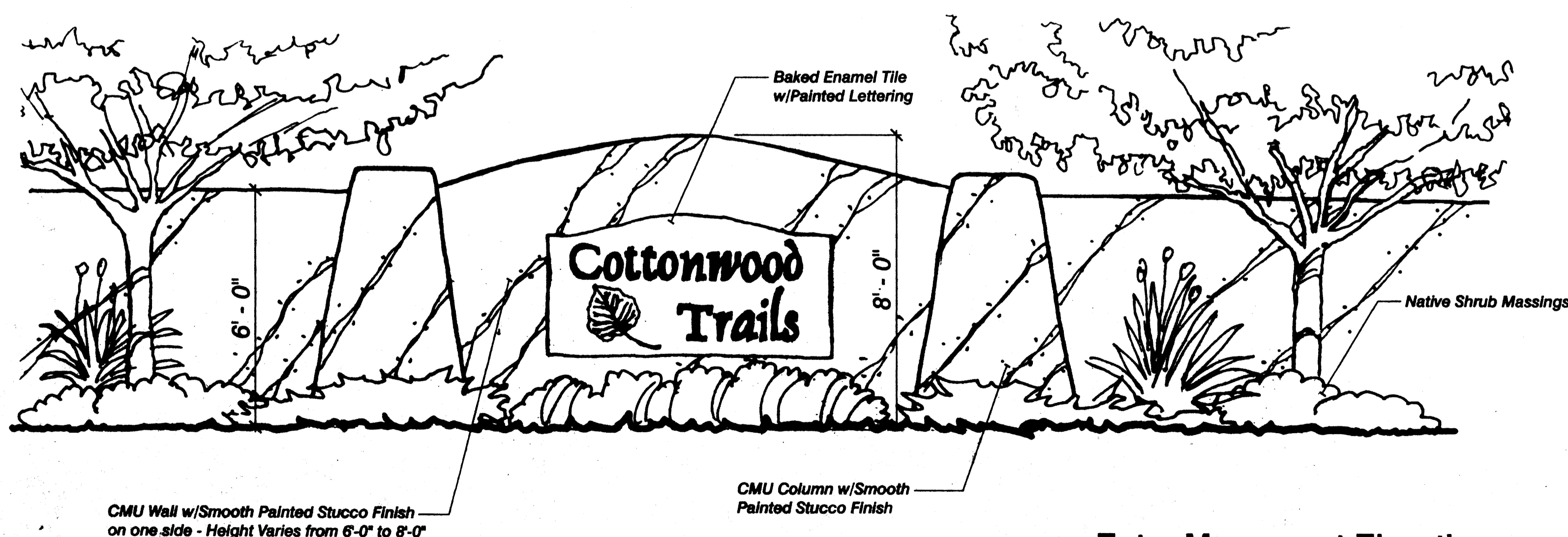
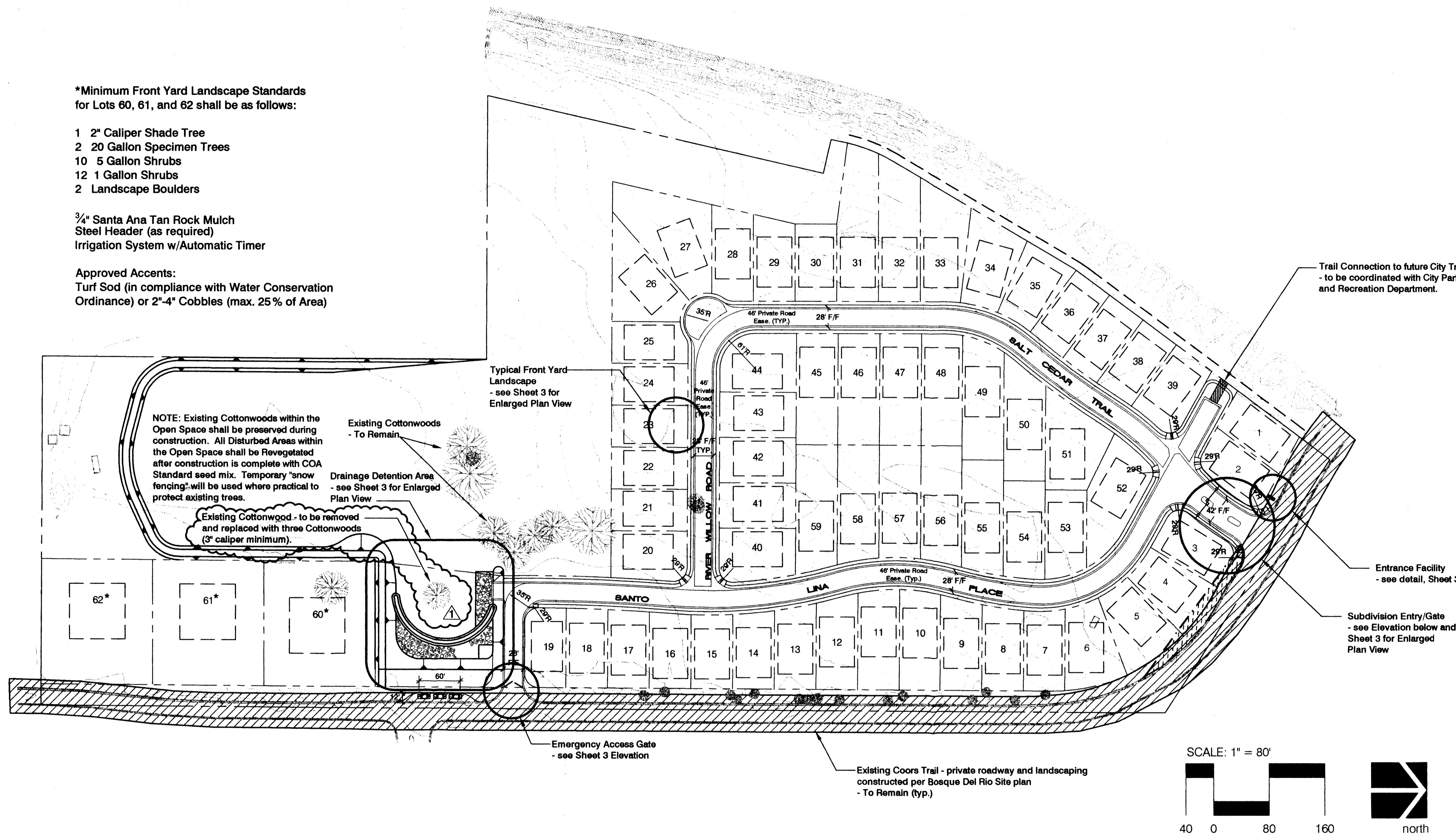
Moss Rock and/or Granite

\*Minimum Front Yard Landscape Standards for Lots 60, 61, and 62 shall be as follows:

- 1 2" Caliper Shade Tree
- 2 20 Gallon Specimen Trees
- 10 5 Gallon Shrubs
- 12 1 Gallon Shrubs
- 2 Landscape Boulders

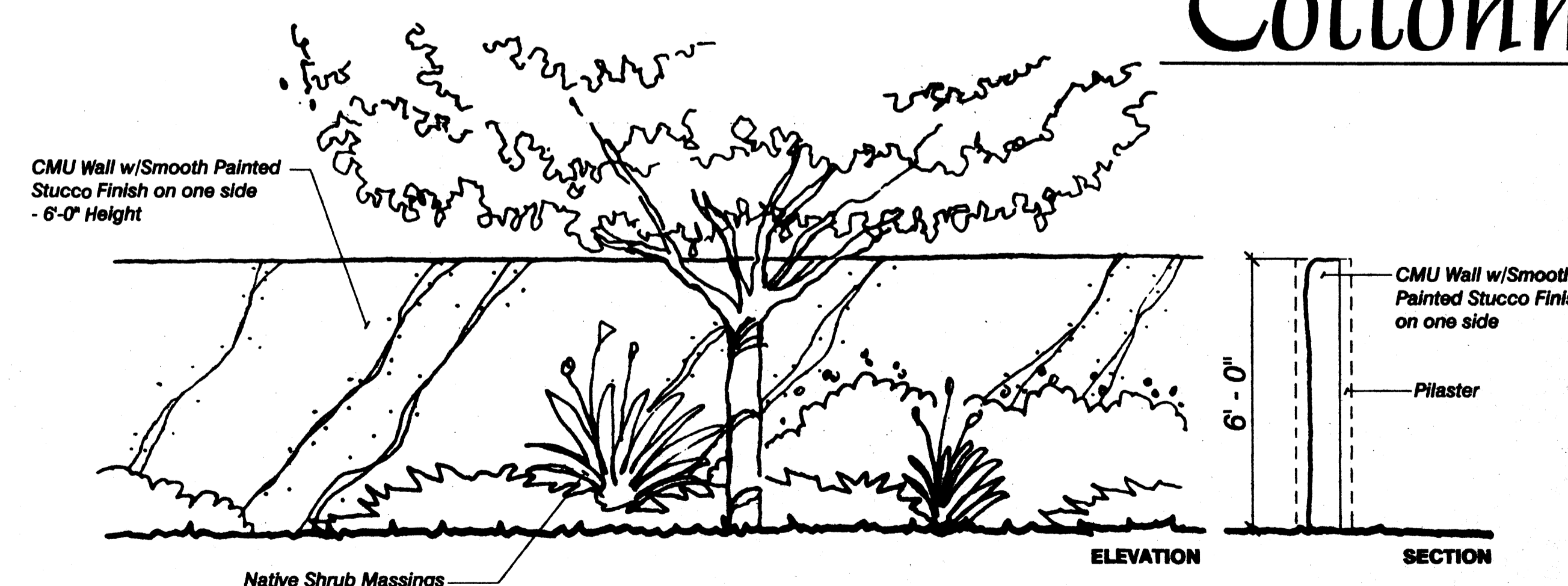
3/4" Santa Ana Tan Rock Mulch  
Steel Header (as required)  
Irrigation System w/Automatic Timer

Approved Accents:  
Turf Sod (in compliance with Water Conservation Ordinance) or 2"-4" Cobbles (max. 25% of Area)



Entry Monument Elevation

Scale: 3/8" = 1'-0"



Perimeter Wall @ Coors Trail

Scale: 3/8" = 1'-0"

# Cottonwood Trails

## LANDSCAPE PLAN

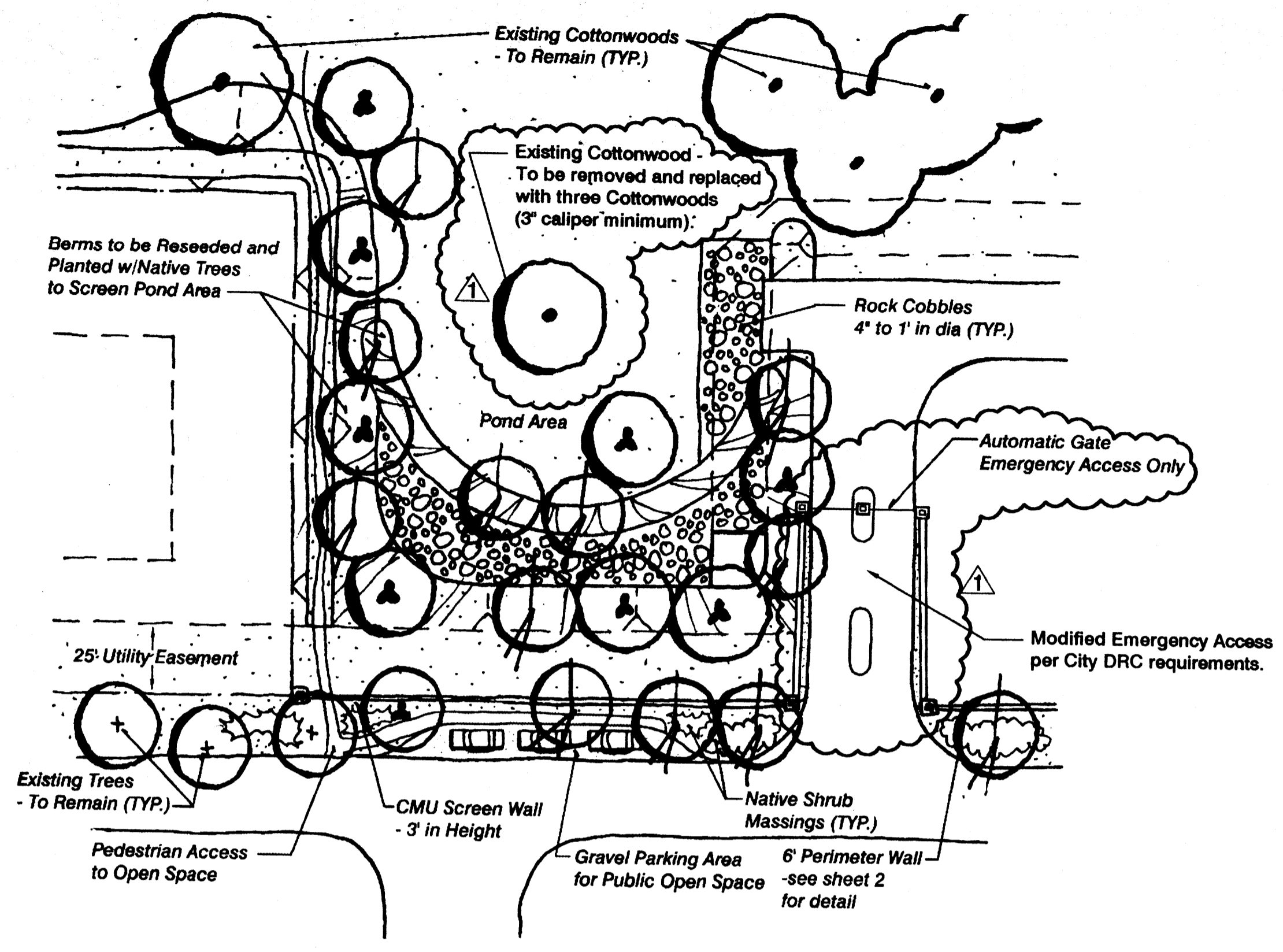
Prepared for:  
Garrett Group, Inc.  
PO Box 10285  
Albuquerque, NM 87184-0285

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

Isaacson & Artman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108

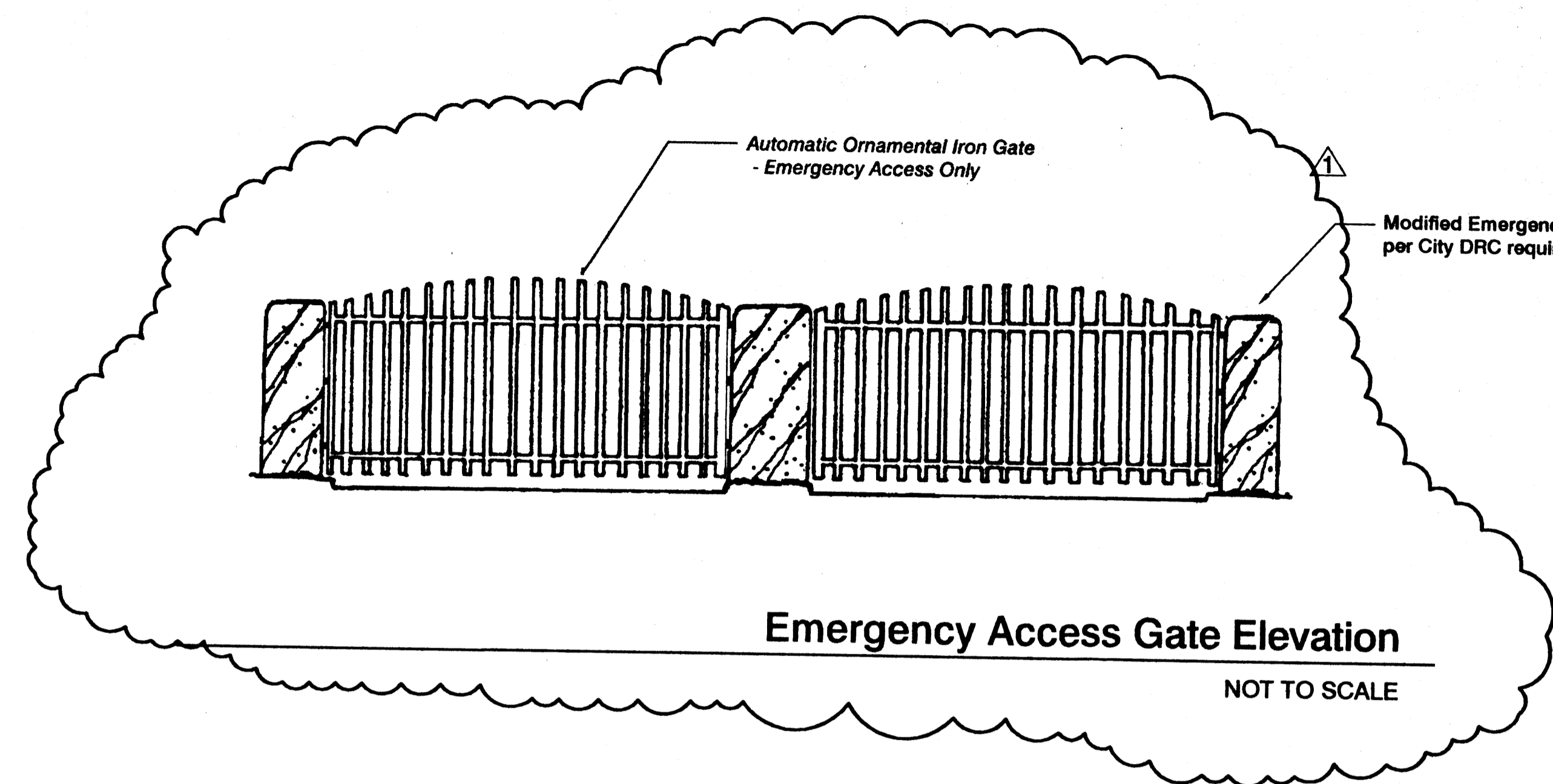


January 10, 2001  
Revised: February 4, 2002



**Drainage Detention Area Plan**

Scale: 1" = 40'

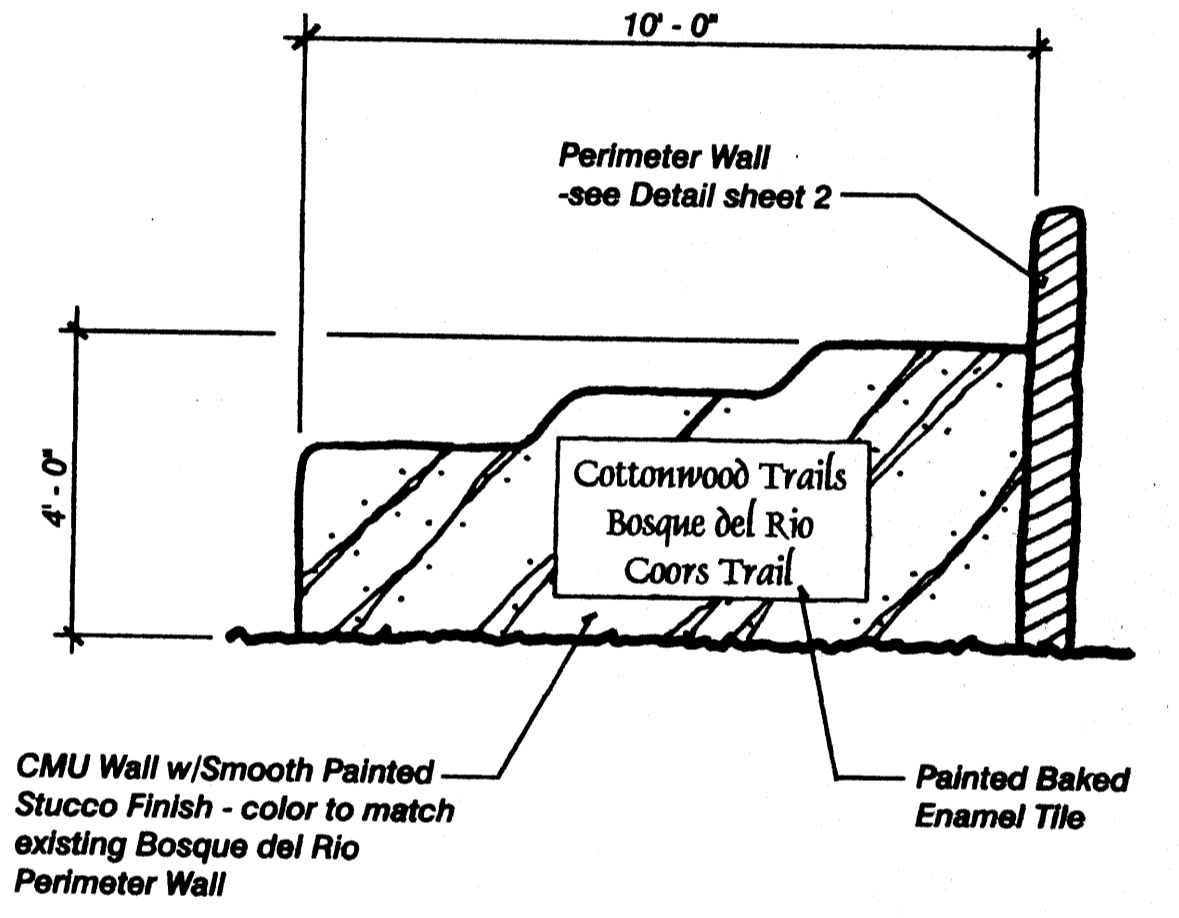


**Minimum Front Yard Landscape Standards for Cottonwood Trails (Standard Lot)**

- 1 2" Caliper Shade Tree
- 2 20 Gallon Specimen Trees
- 8 5 Gallon Shrubs
- 8 1 Gallon Shrubs
- 2 Landscape Boulders

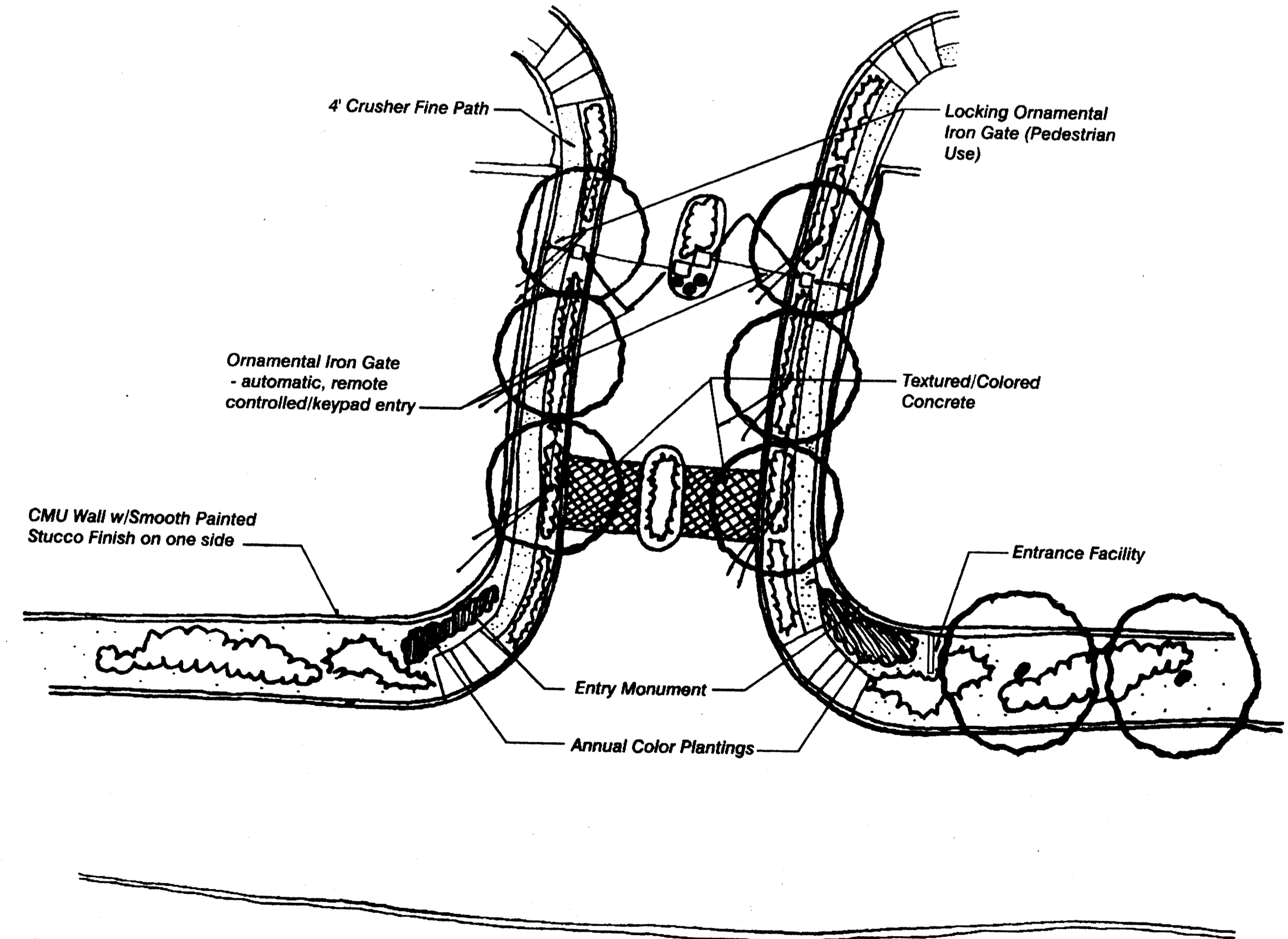
3/4" Santa Ana Tan Rock Mulch  
 Steel Header (as required)  
 Irrigation System w/Automatic Timer

Approved Accents:  
 Turf Sod (in compliance with Water Conservation Ordinance) or 2"-4" Cobbles (max. 25% of Area)



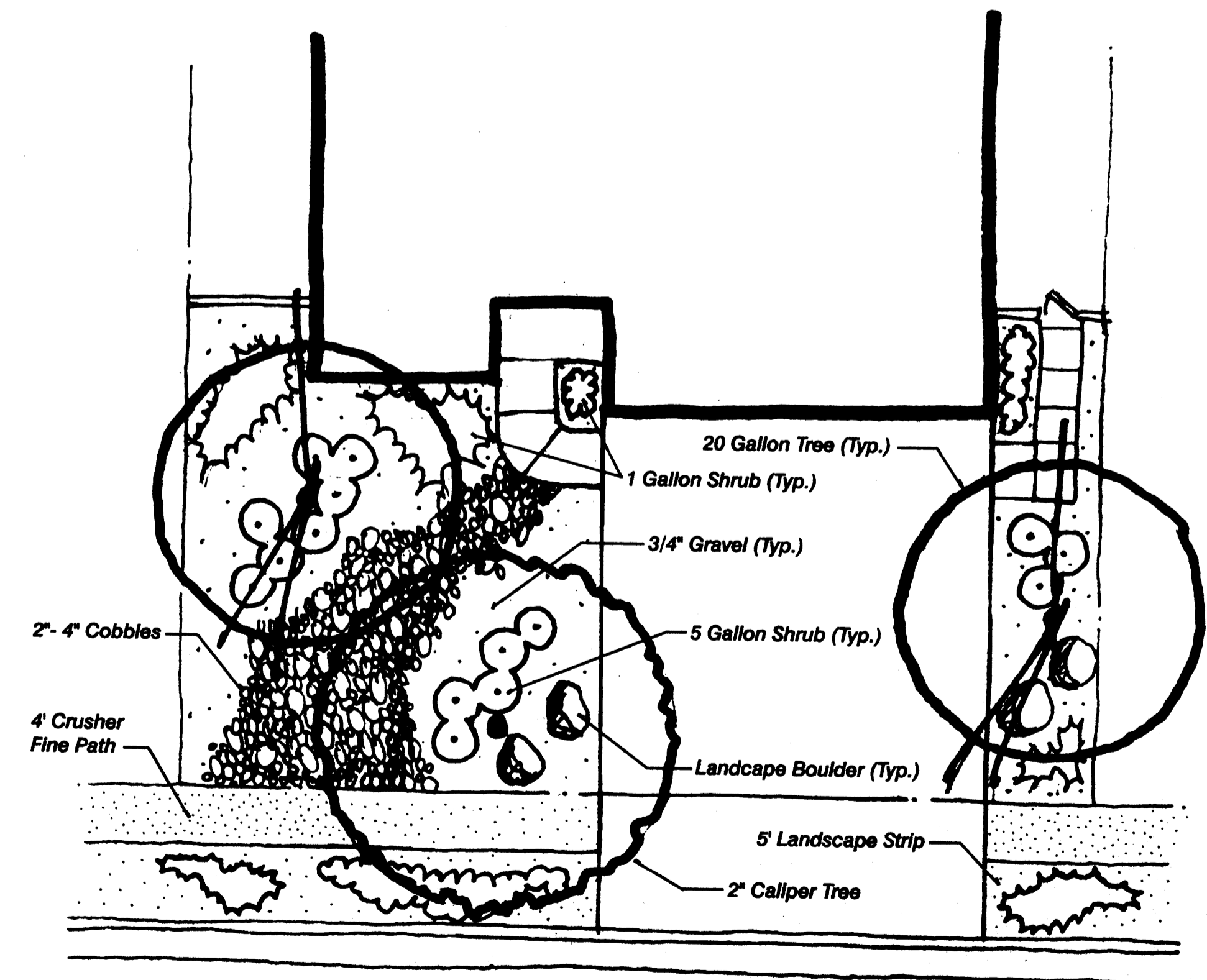
**Entrance Facility Elevation**

Scale: 3/8" = 1'-0"



**Subdivision Entry/Gate Plan**

Scale: 1" = 20'



**Typical Front Yard Landscape Plan**

Scale: 1/8" = 1'-0"

# Cottonwood Trails

## CONCEPTUAL LANDSCAPE DETAILS

Prepared for:  
 Garrett Group, Inc.  
 PO Box 10285  
 Albuquerque, NM 87184-0285

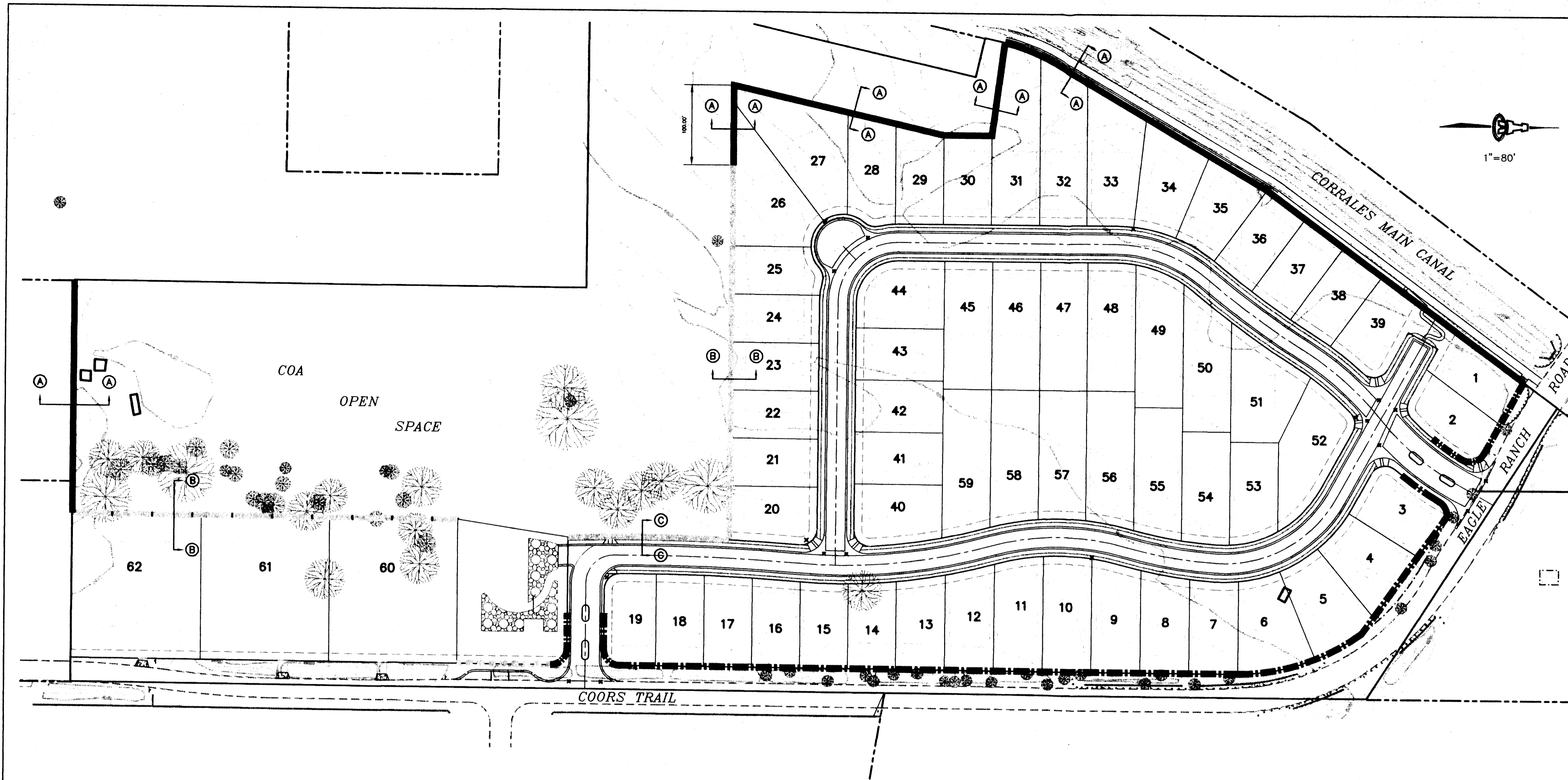
Prepared by:  
 Consensus Planning, Inc.  
 924 Park Avenue SW  
 Albuquerque, NM 87102

Isaacson & Arfman, P.A.  
 128 Monroe Street NE  
 Albuquerque, NM 87108

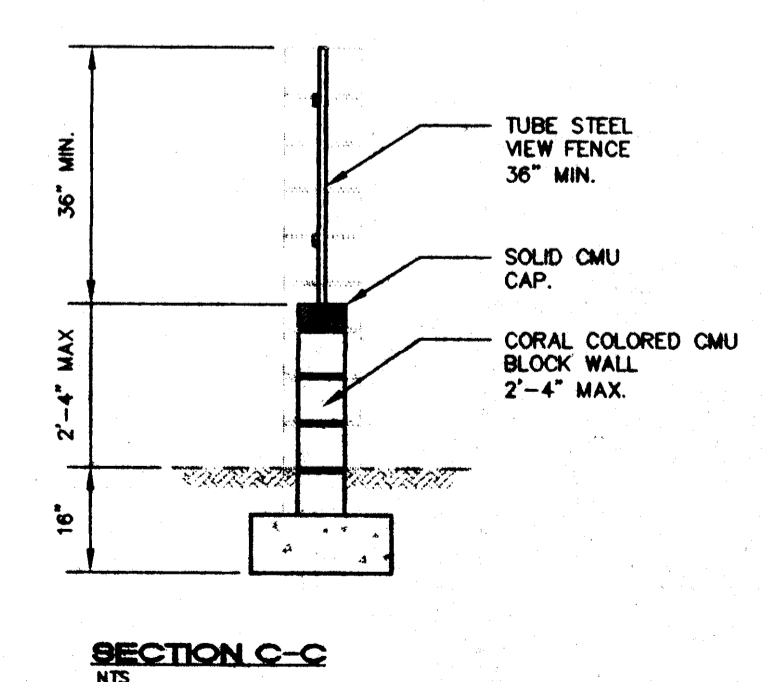
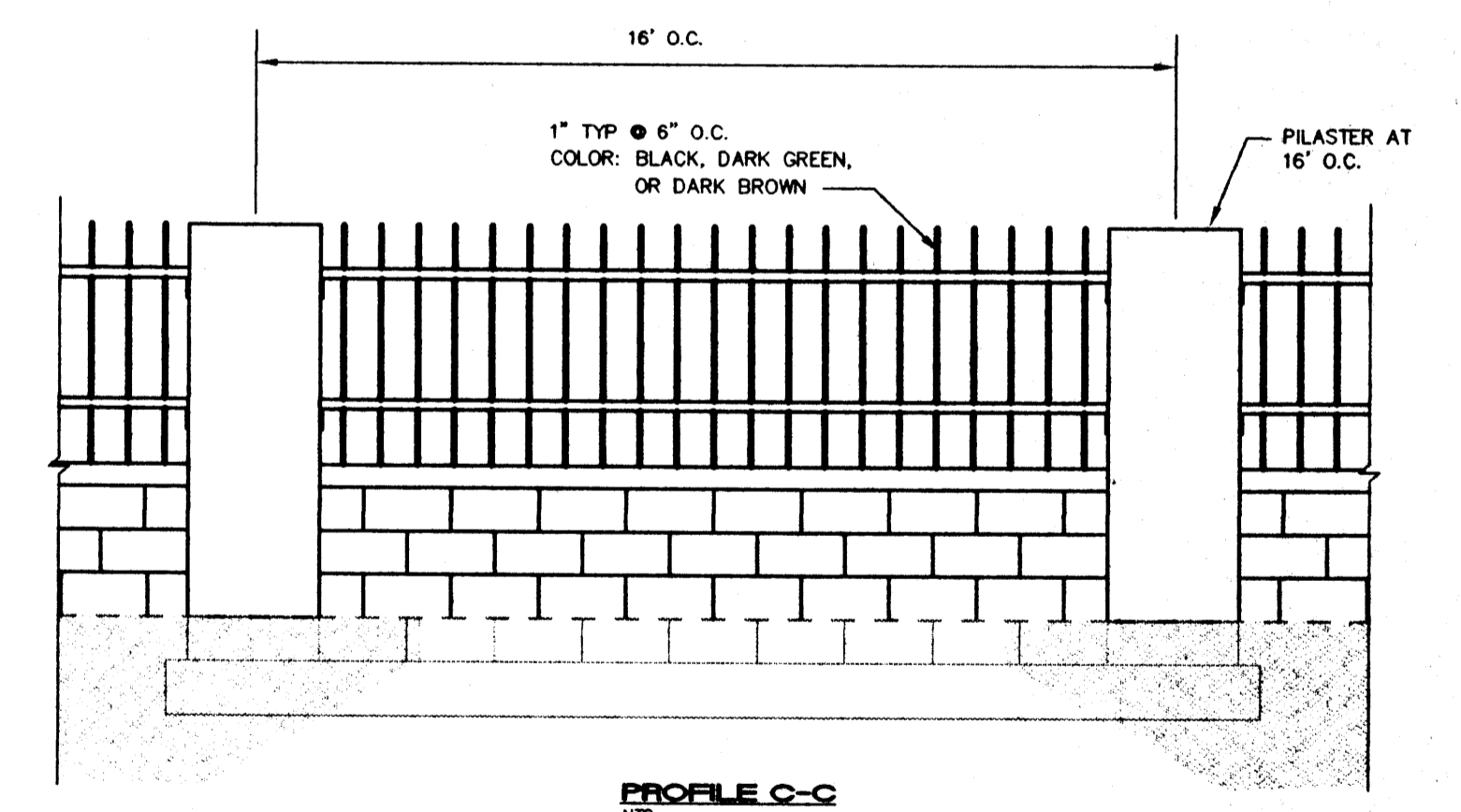
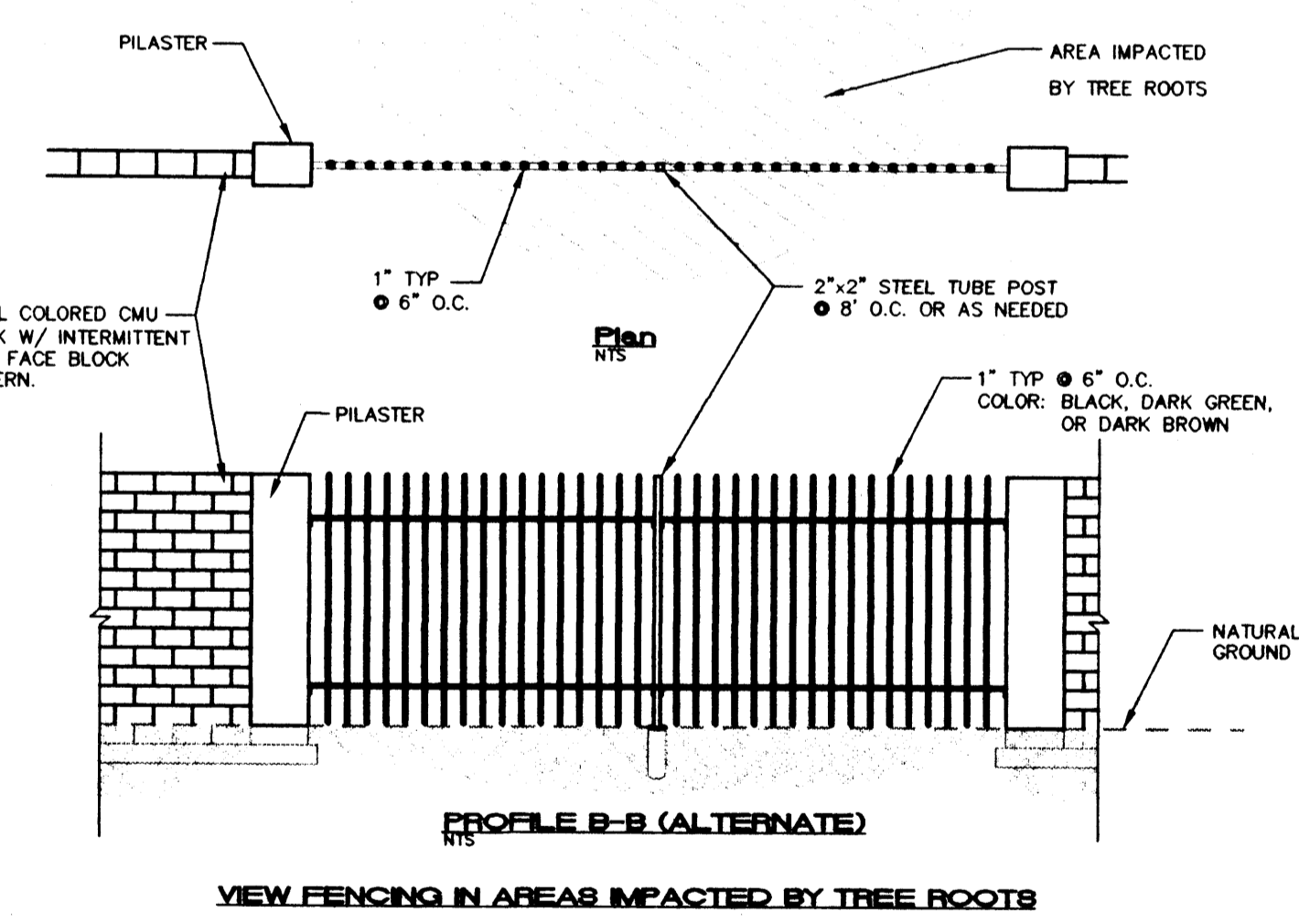
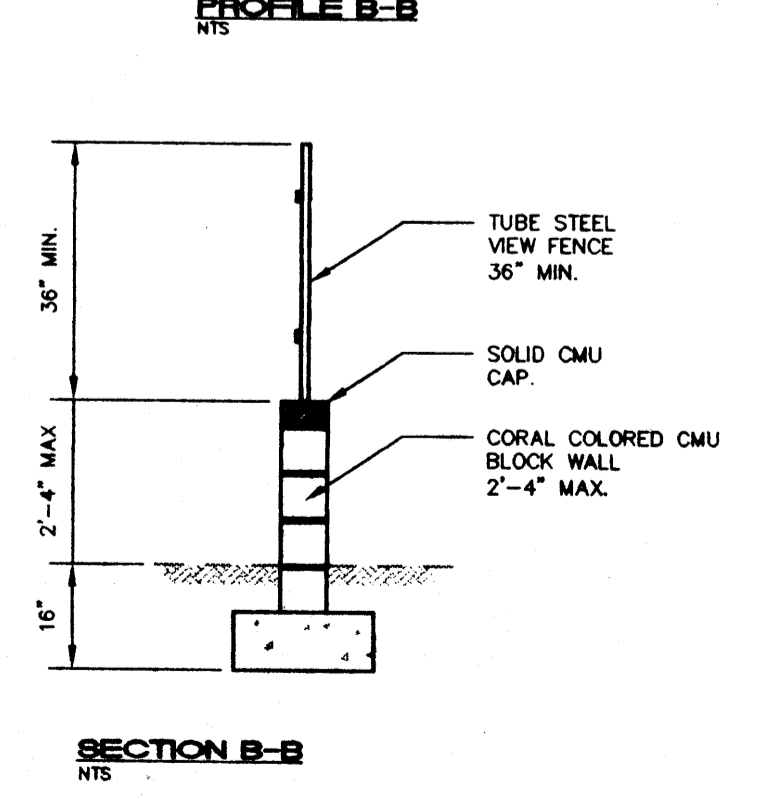
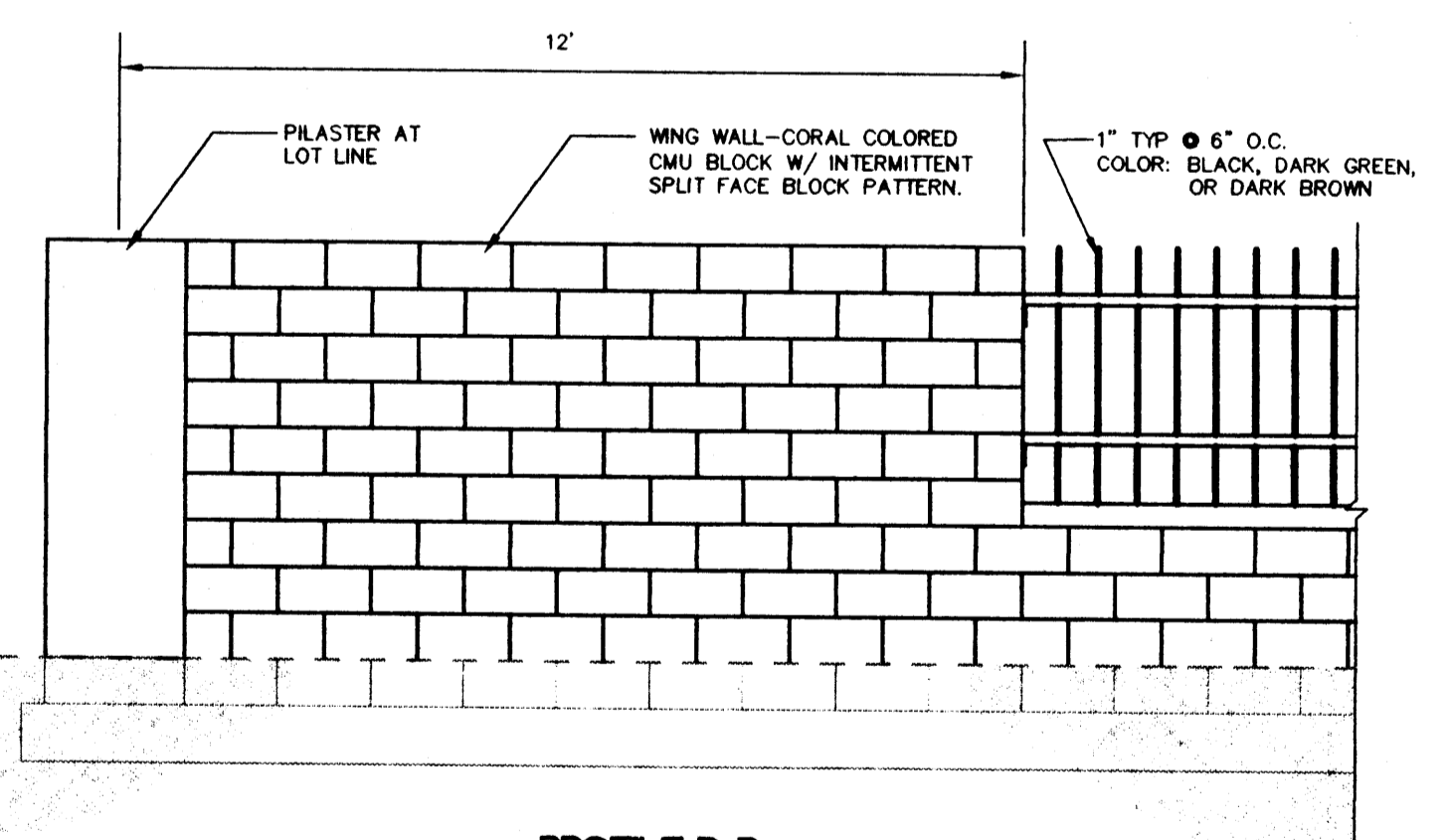
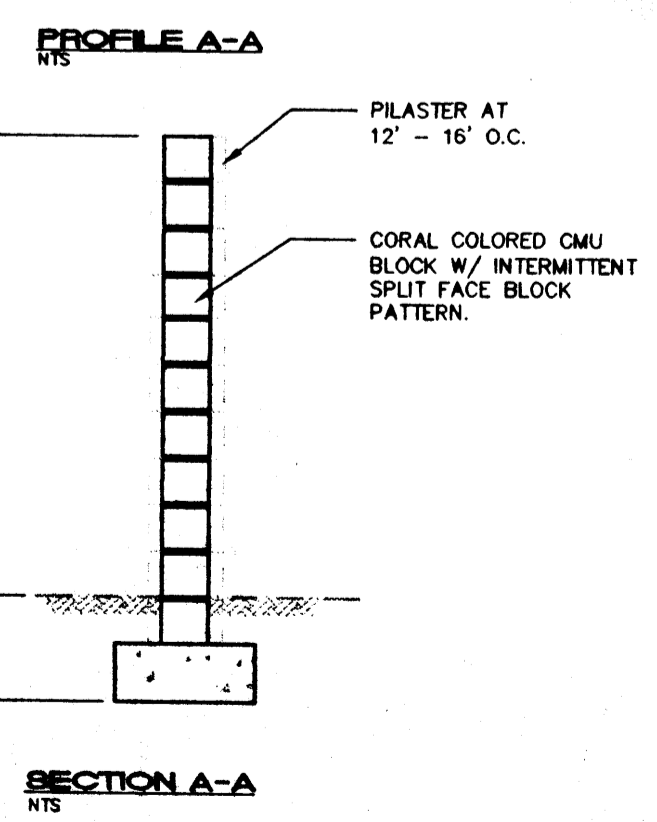
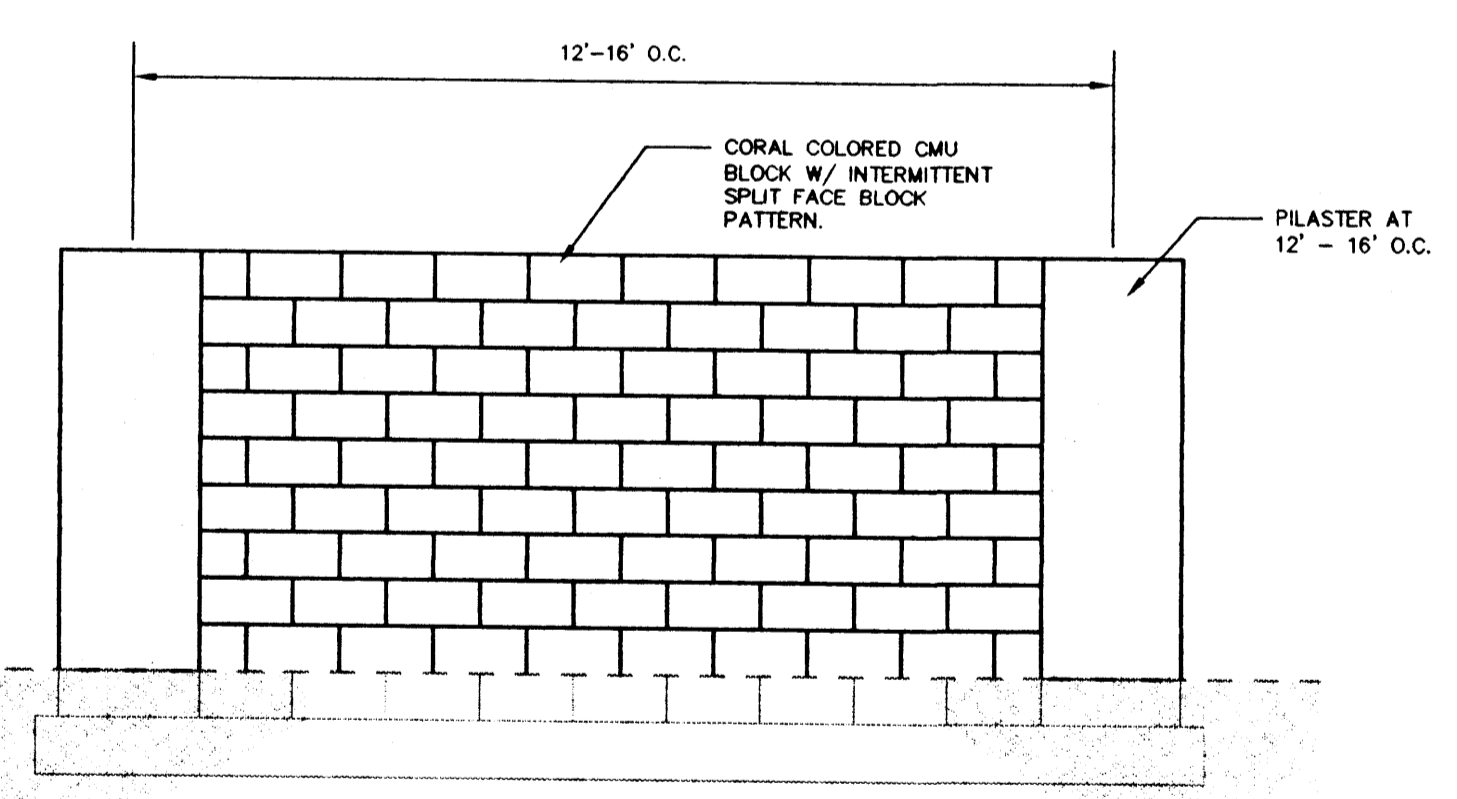


CONSENSUS PLANNING

January 10, 2001  
 Revised: February 13, 2002



- LEGEND**
- ▬▬▬▬▬▬▬▬ SEE PERIMETER WALL DETAIL (SHEET 2).
  - ▬▬▬▬▬▬▬▬ VIEW FENCE OVER CMU WALL. SEE DETAILS B-B AND C-C BELOW.
  - ▬▬▬▬▬▬▬▬ SOLID CMU WALL W/ SPLIT FACE PATTERN TO MATCH EXISTING OPEN SPACE WALL ADJACENT TO PIEDRAS MARCADAS VISITOR'S CENTER (TYP.). SEE DETAIL A-A BELOW.
  - ▬▬▬▬▬▬▬▬ 3' SCREEN WALL-STUCCO ON STREET SIDE. COLOR TO MATCH BOSQUE DEL RIO PERIMETER WALL.



OPEN SPACE WALL/FENCE PLAN  
**SHEET 3B**