

# COTTONWOOD POINTE

## SITE DEVELOPMENT PLAN FOR SUBDIVISION: REQUIRED INFORMATION

**THE SITE:** The site consists of 3 existing tracts (Tracts E, F, & G, Adobe Wells Subdivision) to be replatted into 3 tracts (Tracts A, B, and C, Cottonwood Pointe Subdivision). The site contains approximately 38.07 acres. Tract A is approximately 11.05 acres, Tract B is approximately 20.25 acres, and Tract C is approximately 6.76 acres.

**PROPOSED USE:** The existing zoning is SU-1 for IP, C-2, and R-2 uses. The proposed use for Tracts A and B is multi-family residential (Aspen Ranch Apartments).

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:** There will be a 6 foot sidewalk along Eagle Ranch Road. A 6-foot sidewalk connection between Tracts B and C, per the Environmental Planning Commission's Notice of Decision, October 20, 2000. Interior pedestrian ways shall be developed in accordance with the individual Site Plans for Building Permit. There is a proposed multi-use trail along the north side of Calabacillas Arroyo. The primary access to Tracts A and B shall be off of Eagle Ranch Road at the existing median opening. A shared access will be developed across from the existing Westside Drive that will provide secondary access to Tracts A and B and primary access to Tract C.

**INTERNAL CIRCULATION REQUIREMENTS:** Internal circulation shall be developed in accordance with the individual Site Plans for Building Permit.

**BUILDING HEIGHTS AND SETBACKS:** Pursuant to the R-2, C-2, or IP zoning, as appropriate depending on the specific land use.

Maximum F.A.R. shall be .35 for tracts A and B.  
Maximum F.A.R. shall be .5 for tract C.

Landscape Plan: Detailed Landscape Plans shall be developed in accordance with individual site plans for building permit. (No change from original SPP for Subdivision)

1000771

PROJECT NUMBER: 1000771

Application Number: 078PC-00445

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 5/17/07, 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 for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

<i>[Signature]</i> Traffic Engineering, Transportation Division	5-21-08 Date
<i>[Signature]</i> Water Utility Department	5-21-08 Date
<i>[Signature]</i> Parks and Recreation Department	5/21/08 Date
<i>[Signature]</i> City Engineer	5/21/08 Date
*Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	5/9/08 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	5/21/08 Date

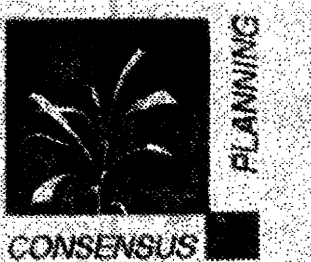
at 5/9/08  
\*Environmental Health, if necessary

PREPARED FOR:

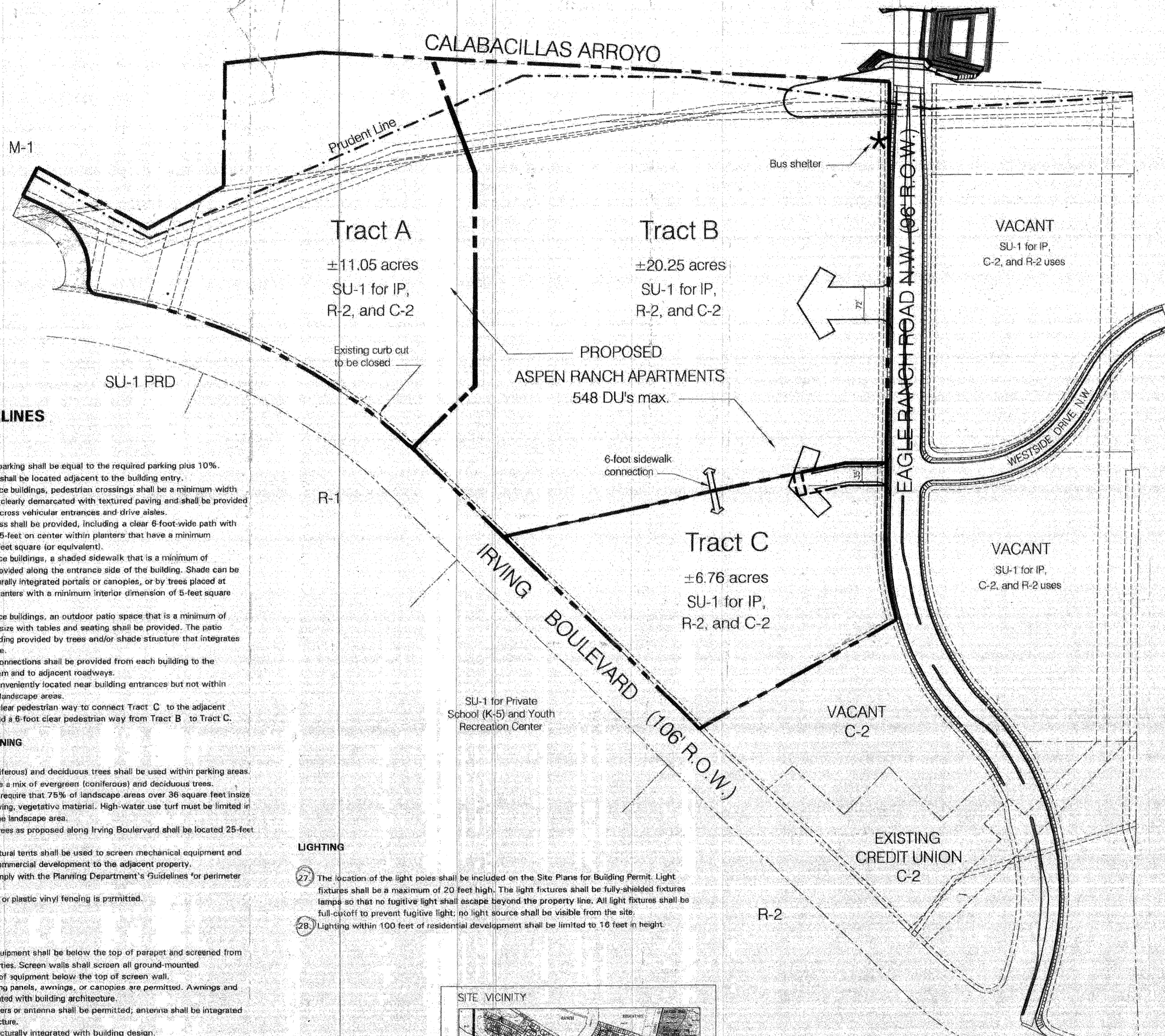
ADOBE WELLS, LLC  
200 LOMAS BOULEVARD NW SUITE 875  
ALBUQUERQUE, NEW MEXICO 87102

AMERICAN REALCORP  
6 BOARDWALK  
NEWPORT BEACH, CALIFORNIA 92660

CONSENSUS PLANNING, INC.  
924 PARK AVENUE SW  
ALBUQUERQUE, NEW MEXICO 87102



January 5, 2001



### DESIGN GUIDELINES

#### PARKING/CIRCULATION

- The maximum allowed parking shall be equal to the required parking plus 10%.
- ADA compliant parking shall be located adjacent to the building entry.
- For commercial and office buildings, pedestrian crossings shall be a minimum width of 6-feet. They shall be clearly demarcated with textured paving and shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- Shaded pedestrian access shall be provided, including a clear 6-foot-wide path with adjacent trees spaced 25-feet on center within planters that have a minimum interior dimension of 5-feet square (or equivalent).
- For commercial and office buildings, a shaded sidewalk that is a minimum of 15-foot-wide shall be provided along the entrance side of the building. Shade can be provided with architecturally integrated portals or canopies, or by trees placed at intervals of 25 feet in planters with a minimum interior dimension of 5-feet square (or equivalent).
- For commercial and office buildings, an outdoor patio space that is a minimum of 250-500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.
- Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways.
- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.
- There shall be a 6-foot clear pedestrian way to connect Tract C to the adjacent property to the south and a 6-foot clear pedestrian way from Tract B to Tract C.

#### LANDSCAPING & SCREENING

- A mix of evergreen (coniferous) and deciduous trees shall be used within parking areas. Buffer areas shall include a mix of evergreen (coniferous) and deciduous trees.
- Landscape regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. High-water use turf must be limited in application to 20% of the landscape area.
- The Ornamental street trees as proposed along Irving Boulevard shall be located 25-feet on center.
- Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the commercial development to the adjacent property.
- Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls.
- No chain-link, razor wire or plastic vinyl fencing is permitted.

#### ARCHITECTURE

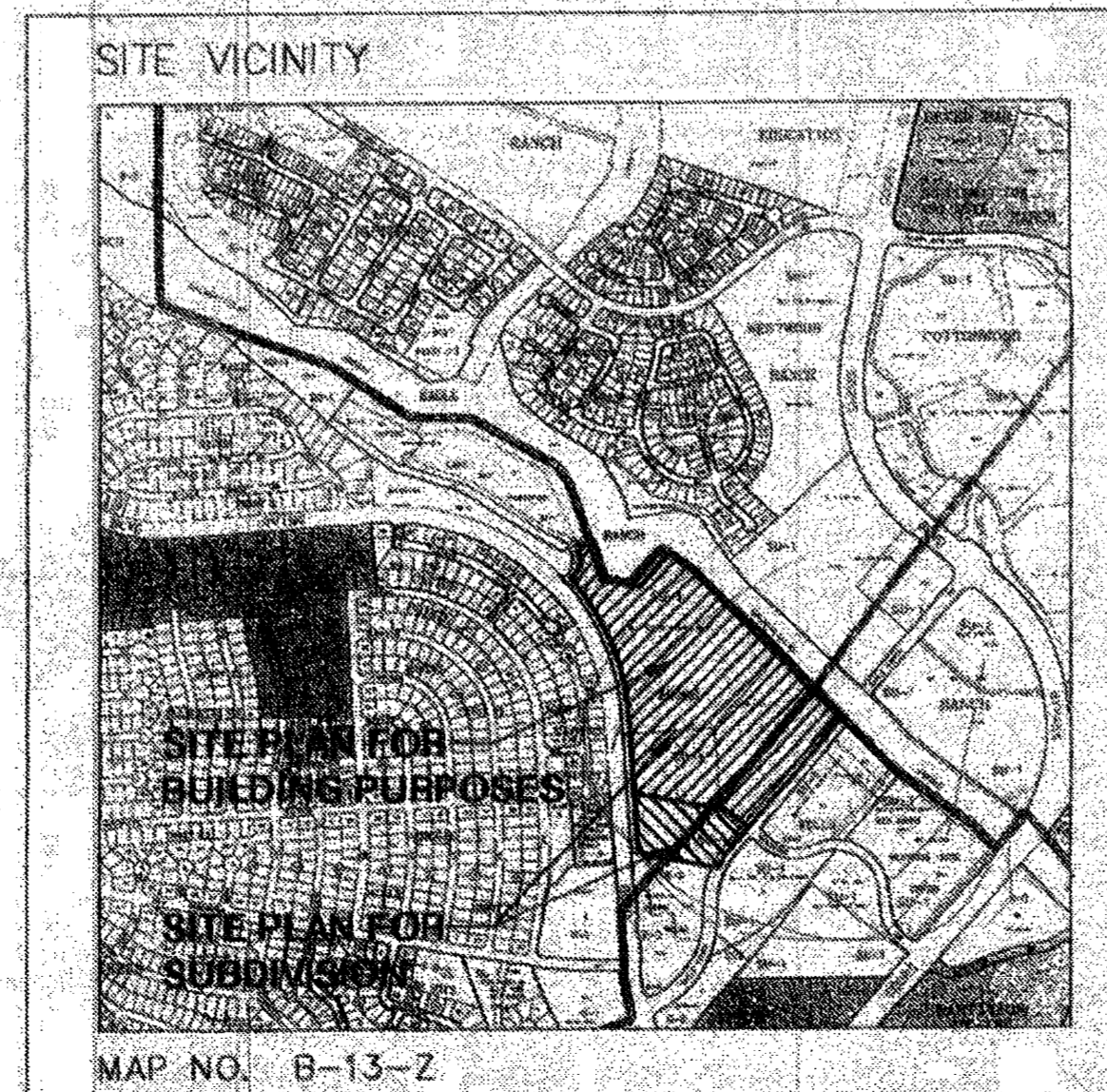
- The top of all rooftop equipment shall be below the top of parapet and screened from view from nearby properties. Screen walls shall screen all ground-mounted equipment with the top of equipment below the top of screen wall.
- No plastic or vinyl building panels, awnings, or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- No generic franchise architecture shall be allowed.
- All out buildings and canopies shall be architecturally integrated and compatible in materials and design.
- All garage and service doors shall be oriented away from single family and the apartments and shall have overhangs to mitigate sound transmission and create shade.
- The refuse enclosure shall be compatible in design, color, and material with building architecture. If gates are provided, they shall be opaque; chainlink gates are not allowed.

#### SIGNAGE

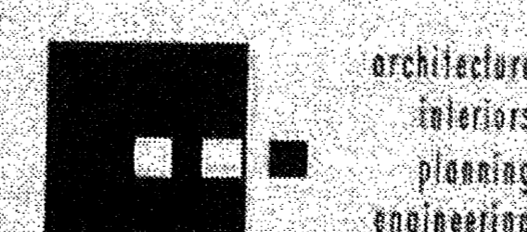
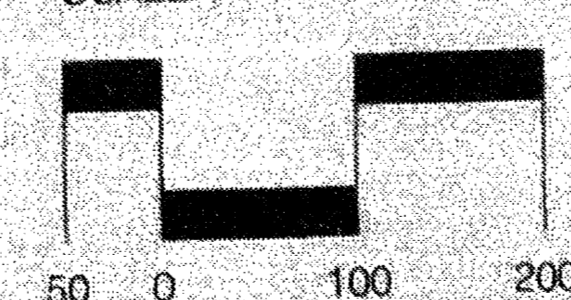
- Monument signs which are integrated with building colors and materials are the only free standing signs allowed.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- Monument signage shall be limited to a maximum of 10-feet in height, 100 square feet per face. Signage shall be a maximum of 6% to the facade to which is applied, maximum letter size shall be three feet, maximum logo size shall be 3' x 3'.

#### LIGHTING

- The location of the light poles shall be included on the Site Plans for Building Permit. Light fixtures shall be a maximum of 20 feet high. The light fixtures shall be fully-shielded fixtures lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff to prevent fugitive light; no light source shall be visible from the site.
- Lighting within 100 feet of residential development shall be limited to 16 feet in height.



SCALE 1"=100'



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