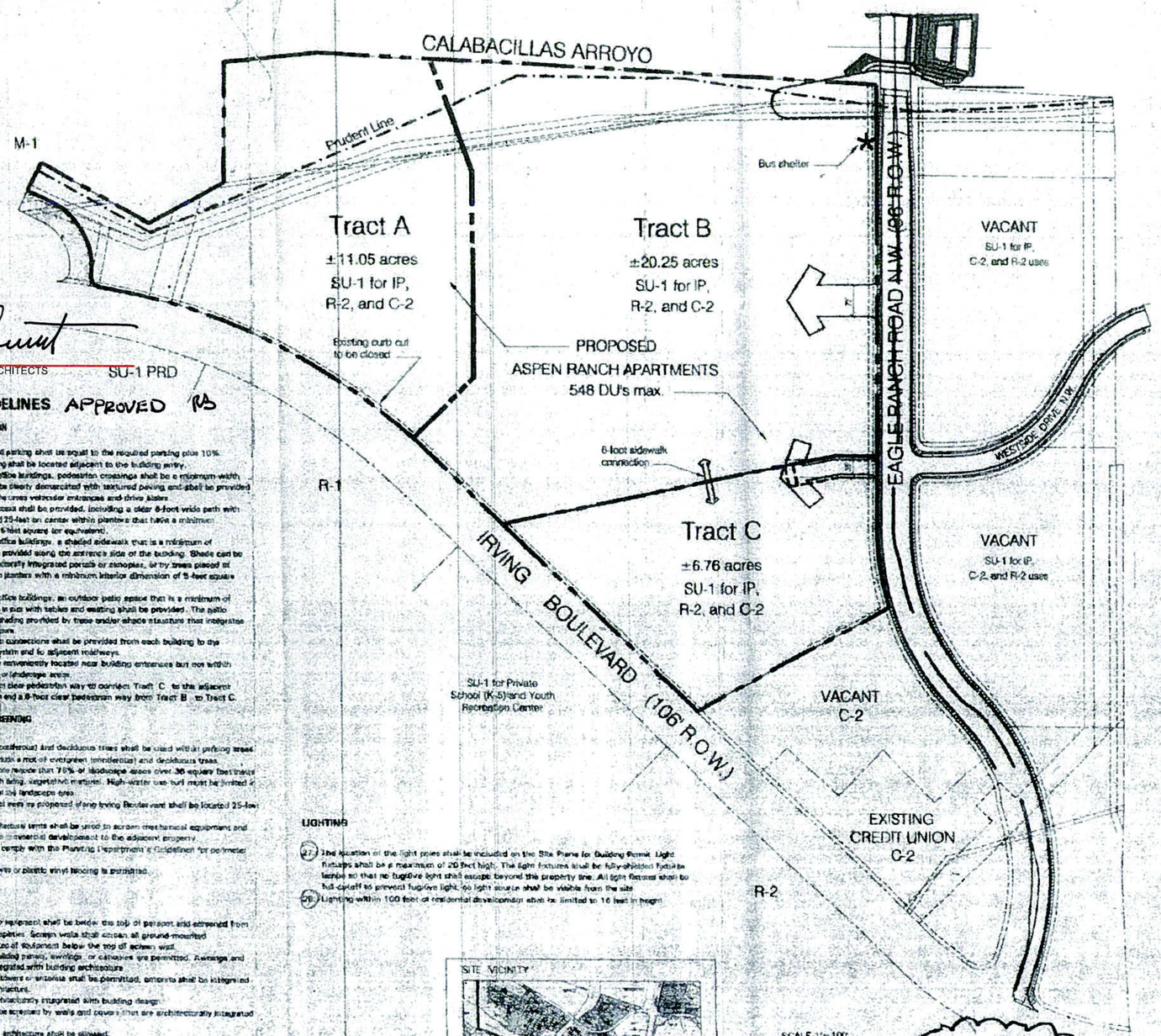
SITE PLAN for SUBDIVISION

COTTONWOOD POINTE



RICK BENNETT ARCHITECTS SU-1 PRD

DESIGN GUIDELINES APPROVED RB

PARKING/CIRCULATION

1. The maximum allowed parking shall be equal to the required parking plus 10%.
2. ADA compliant parking shall be located adjacent to the building entry.
3. For commercial and office buildings, pedestrian crossings shall be a minimum width of 8-feet. They shall be clearly demarcated with textured paving and shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
4. Shaded pedestrian access shall be provided, including a clear 8-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).
5. For commercial and office buildings, a shaded sidewalk that is a minimum of 15-feet 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).
6. 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.
7. Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways.
8. Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.
9. 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

9. 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.
10. Landscaping vegetation never than 70% of landscape areas over 36 square feet shall be covered with living, vegetative material. High-water use turf must be limited to application to 20% of the landscape area.
11. The Omnicentral street mem ns proposed along Irving Boulevard shall be located 25-feet on center.
12. Parapets and/or architectural units shall be used to screen mechanical equipment and penetrations from the commercial development to the adjacent property.
13. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls.
14. No chain link, razor wire or plastic vinyl fencing is permitted.

ARCHITECTURE

15. 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.
16. No plastic or vinyl building panels, awnings, or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
17. No freestanding cell towers or antennas shall be permitted, antennas shall be integrated into the building architecture.
18. ATM's should be architecturally integrated with building design.
19. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
20. No generic franchise architecture shall be allowed.
21. All out buildings and canopies shall be architecturally integrated and compatible in materials and design.
22. All garage and service doors shall be oriented away from single family and the apartments and shall have overhangs to reduce sound transmission and create shade.
23. The refuse enclosure shall be consistent in design, color, and material with building architecture. If gates are provided, they shall be opaque, chain-link gates are not allowed.

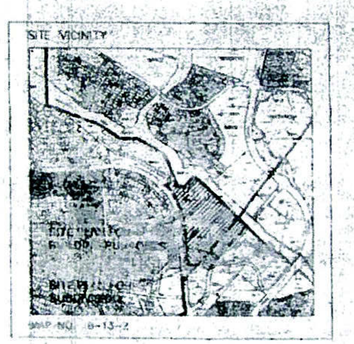
SIGNAGE

24. Monument signs shall be designed with building colors and materials and the only free standing signs allowed.
25. Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
26. 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 facility to which it applies, maximum letter size shall be when that maximum logo size shall be 3' x 5'.

LIGHTING

27. 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 bug-drive light shall escape beyond this property line. All light fixtures shall be full-cutoff to prevent fugitive light, no light source shall be visible from the site.
28. Lighting within 100 feet of residential development shall be limited to 16 feet in height.

SITE VICINITY



MAP NO. 6-13-Z

SCALE 1"=100'

50 0 100 200

north

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. + find

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. (~~as shown on original SDP & subdivision~~) EPC

PROJECT NUMBER: 1000711

Application Number: 07EPC - 80443

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 or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN EXPIRATION APPROVAL

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

* 4/10/08

*Environmental Health, if necessary

Dekker Perich Sabatini

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January 5, 2001