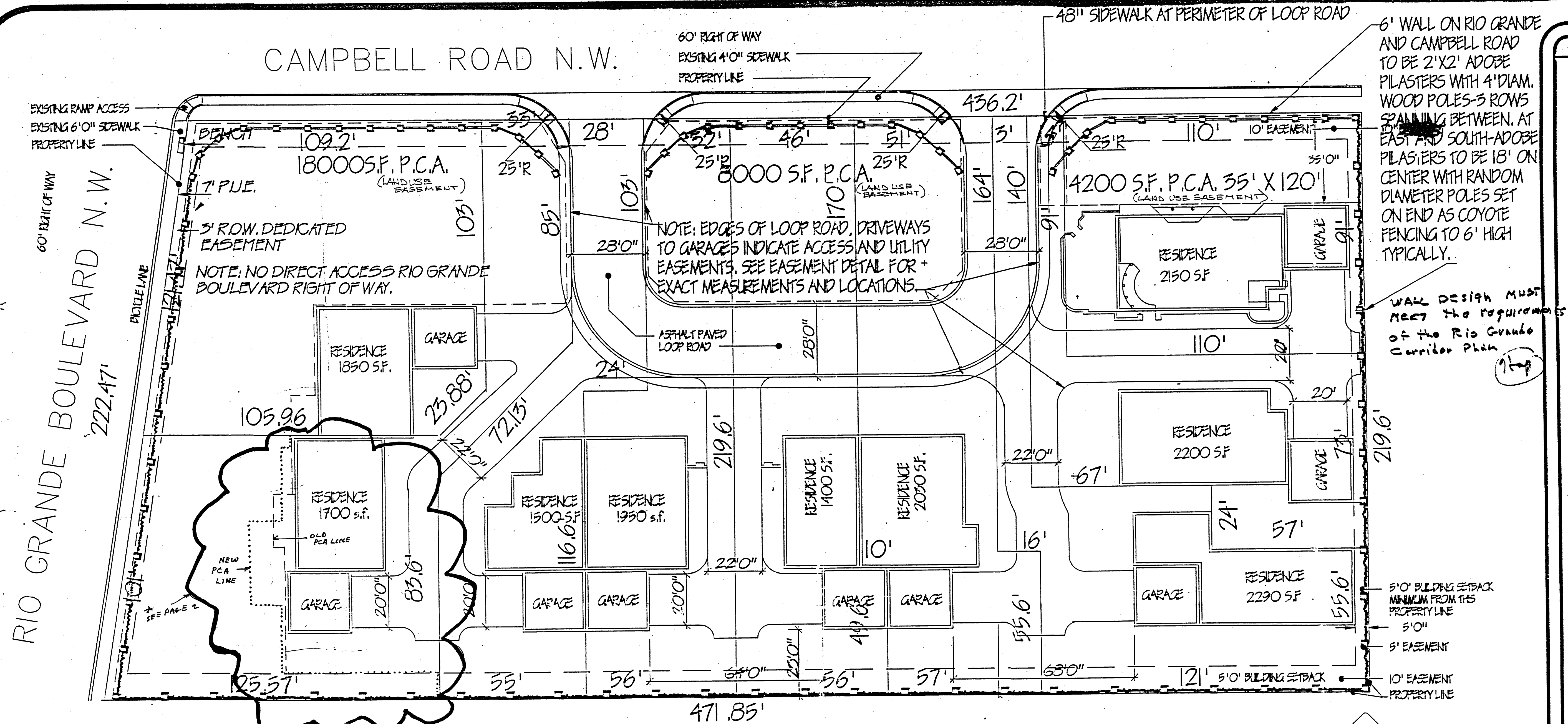


PROJECT 1001131



DEVELOPEMENT PLAN FOR NINE RESIDENCES

LEGAL DESCRIPTION: TRACT 4A-1 ALVARADO GARDENS

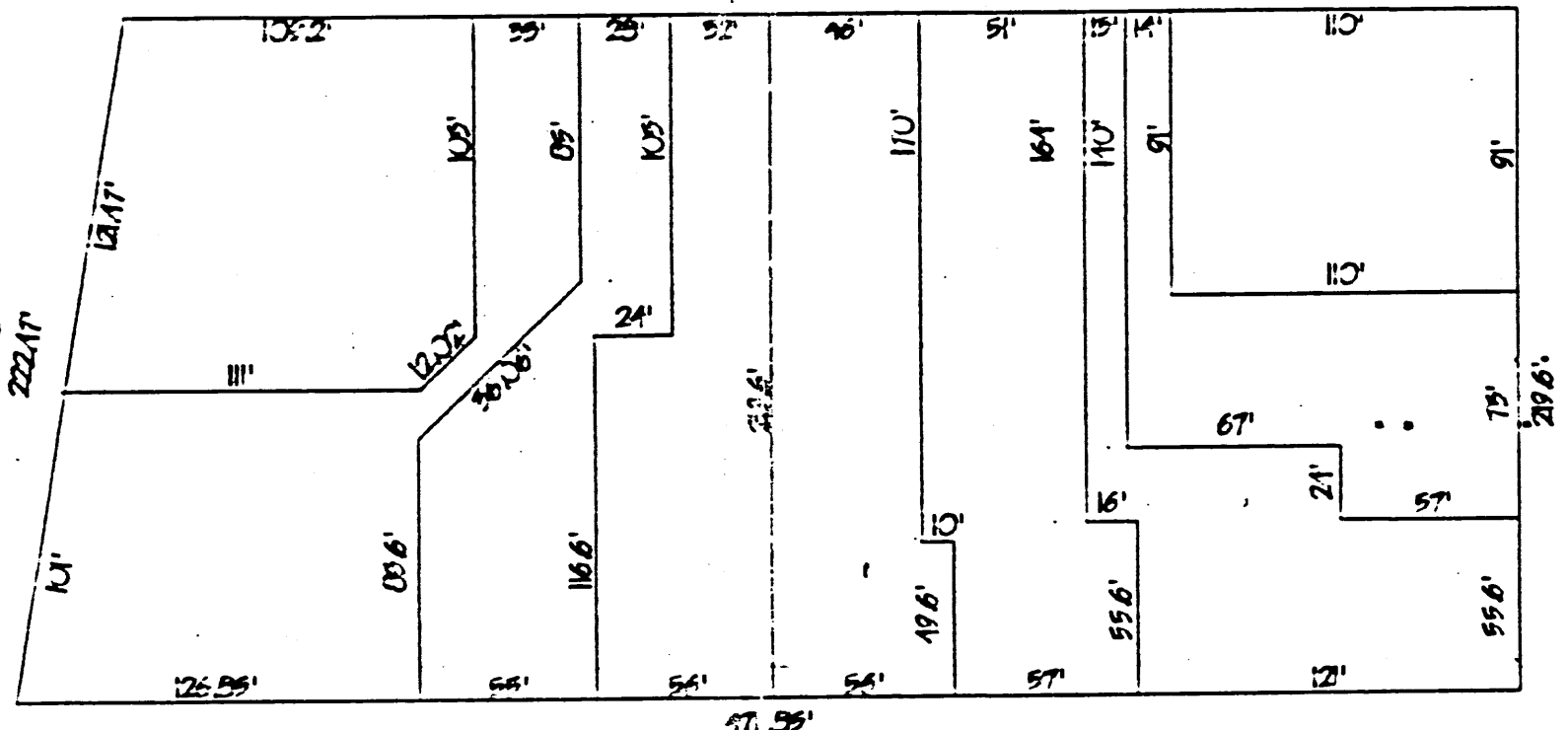
scale 1" = 20'0" north

Project # 1001131  
Application # 01450-1486  
GENERAL NOTES: REFERENCE SECTION 14-16-3-16  
CITY ZONING CODE

LOT AREA: 2.254 ACES - 99,495 SF.  
NUMBER OF RESIDENCES ALLOWED: 10,390 SF. MINIMUM LOT SIZE - 9  
MINIMUM REQUIRED AREA FOR PUBLIC COMMON AREA @ 50% - 29,541 SF.  
50,200 SF. IS PROVIDED AS LANDSCAPED OPEN SPACE.  
UNDERGROUND UTILITIES TO BE PROVIDED TO EACH RESIDENCE.  
RESIDENCE LOCATIONS SHOWN AS GENERAL OUTLINES OF BUILDING PAD ENVELOPES  
ACTUAL RESIDENCE FOOTPRINTS WILL NOT EXCEED SHOWN BUILDING AREA AND NO  
RESIDENCE WILL BE CLOSER THAN 25' TO SOUTH PROPERTY LINE, 55' TO EAST AT RIO GRANDE  
BOULEVARD, 5' TO EAST PROPERTY LINE, AND 55' TO THE NORTH PROPERTY LINE.

11/5/01  
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION  
10/24/01  
TRANSPORTATION  
10-24-01  
UTILITIES DEVELOPMENT  
10/24/01  
PARKS RECREATION  
10/24/01  
CITY ENGINEER

NOTE: THESE ARE GENERAL  
DIMENSIONS AND ARE FOR  
INFORMATIONAL PURPOSES  
ONLY. SEE SUBDIVISION  
PLAN FOR EXACT DIMENSIONS

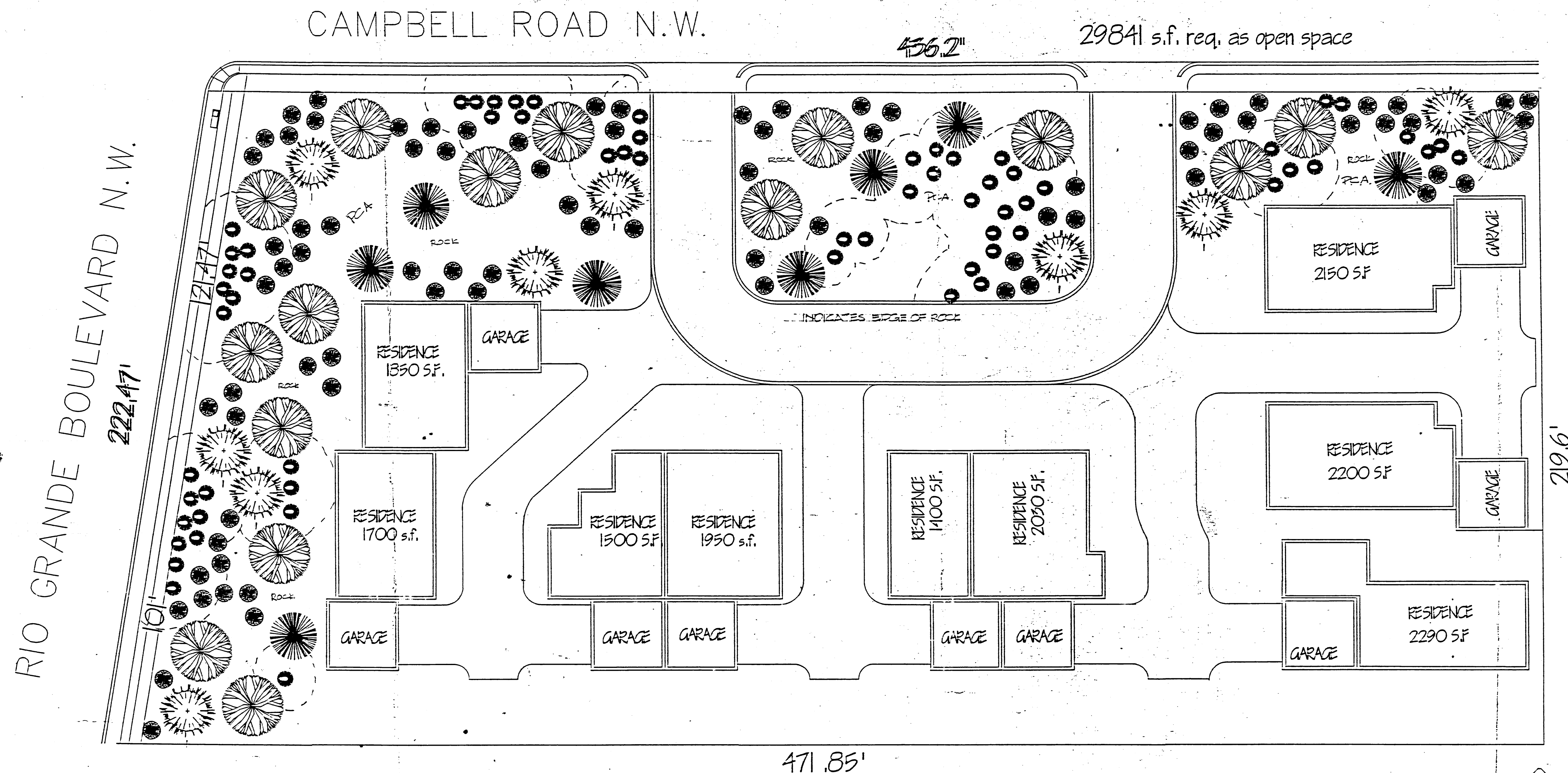


LOT LAYOUT scale 1" = 60'0" north

Karen L. Dore  
CHAIR DEVELOPEMENT SERVICES  
3-21-97  
Luis R. Dore  
NSF 10/24/01  
2-4-97  
TRANSPORTATION  
John M. Dore II  
UTILITIES  
2-4-97  
Paul J. Dore  
CITY ENGINEER  
3-20-97  
Edward A. Dore  
PARKS AND GENERAL SERVICES  
2-4-97

| General Notes                                                                         |                |        |
|---------------------------------------------------------------------------------------|----------------|--------|
| PRIVATE COMMON DEVELOPEMENT<br>ADOBE MASTERS INCORPORATED                             |                |        |
| No.                                                                                   | Revision/Issue | Date   |
| Firm Name and Address<br>DEL PAUL JACK, ARCHITECT<br>P.O. BOX 7412<br>ABQ, N.M. 87194 |                |        |
| Project Name and Address<br>COTTONWOODS<br>SITE PLAN                                  |                |        |
| Project                                                                               | Sheet          | 1 of 2 |

DRB-96-584



# DEVELOPEMENT LANDSCAPE PLAN LAYOUT

scale 1" = 20'0" north ↑

LEGAL DESCRIPTION: TRACT 4-A ALVARADO GARDENS

## LANDSCAPE NOTES:

IRRIGATION BY DRIP SYSTEM: TO BE ON TIMER WITH BACKFLOW PREVENTER AND PRESSURE REGULATOR.  
 INSTALLATION TO BE FREEZE-PROOF, SAFELY BURIED, EMITTERS TO MATCH PLANT MATERIAL REQUIREMENTS.  
 PLANTWELLS TO BE TWICE THE WIDTH AND 12" DEEPER THAN THE ROOTBALL; BACKFILL WITH 50% SOIL AND 50% PEAT.

PCD AREA MUST ADHERE TO CITY LANDSCAPE ORD.  
 REFER TO RECORDED COVENANTS FOR MAINTENANCE REQUIREMENTS.  
 REFER TO RECORDED PLAT AND EASEMENTS.

\* THE PCD AREA OF LOT 8-A HAS BEEN AMENDED TO ELIMINATE ENCROACHMENTS.  
 THE AREA OF THE PCD REMAINS THE SAME AS PREVIOUSLY PLATTED AND APPROVED.

## LEGEND

| SYMBOL | COMMON NAME                   | BOTANICAL NAME          | SIZE                  | WATER REQUIREMENT | REMARKS                             |
|--------|-------------------------------|-------------------------|-----------------------|-------------------|-------------------------------------|
|        | FREMONT COTTONWOOD            | POPULUS FREMONTII       | 2" MIN. CALIFER       | LOW               | NON POLLINATING TREE ONLY           |
|        | PINON                         | PINUS EDULIS            | 2" MIN. CAL.-SPECIMEN | MEDIUM            |                                     |
|        | GLOBE WILLOW                  | SALIX MATSUDAI "NAVAJO" | 5 GALLON              | LOW               |                                     |
|        | CHAMISA                       | CHRYSOTHAMNUS NALAEOSUS | 5 GAL.                | LOW               |                                     |
|        | BEARBERRY COTONEASTER         | COTONEASTER DAMMERI     | 1 GALLON              | MEDIUM            | SPREADING GROUND COVER 10' BRANCHES |
|        | SANTA FE BROWN LANDSCAPE ROCK | AS TYPICAL GROUND COVER |                       |                   |                                     |

General Notes

PRIVATE COMMON DEVELOPEMENT  
 ADOBE MASTERS INCORPORATED

| No. | Revision/Issue | Date |
|-----|----------------|------|
|-----|----------------|------|

Firm Name and Address  
 DEL PAUL JACK, ARCHITECT  
 P.O. BOX 7412  
 ABQ, N.M. 87194

Project Name and Address  
 COTTONWOODS  
 LANDSCAPE PLAN

|         |        |
|---------|--------|
| Project | Sheet  |
| Date    | 2 of 2 |
| Scale   |        |