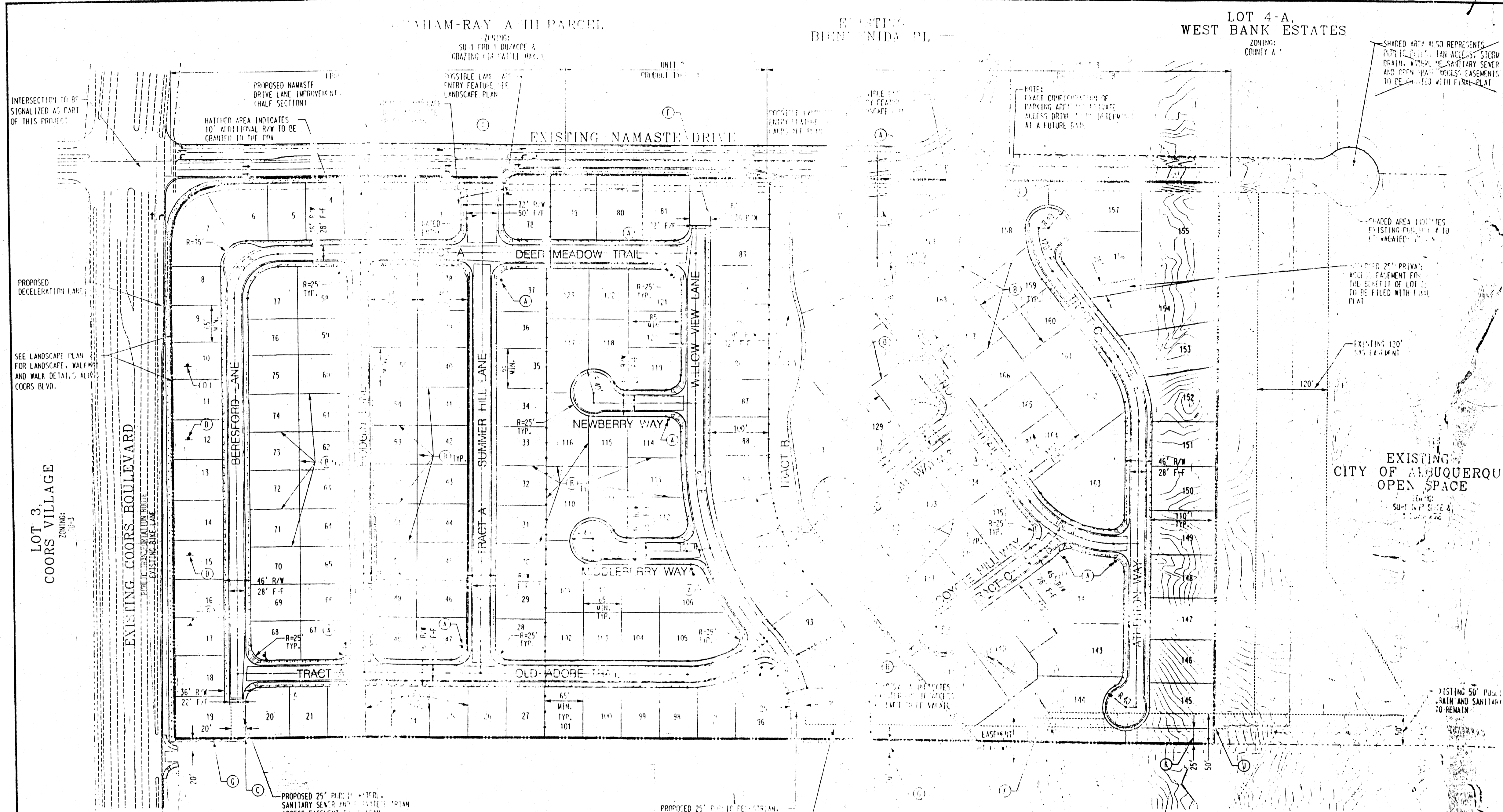


7/2/02
 PROJECT #1002093
 03-01374 - 03-01375
 1002092



APPROVALS

Sharon Matson 11/19/02
 PLANNING DIRECTOR DATE

Sharon Matson 11/19/02
 PLANNING DEPARTMENT DATE

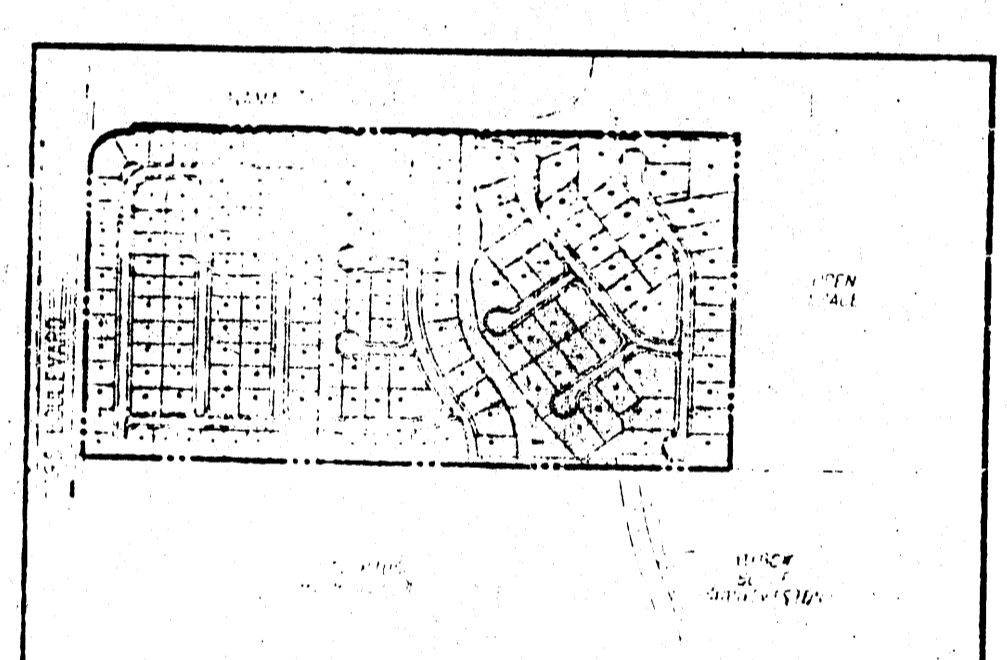
Ronald Brown 10/17/02
 UTILITY DEVELOPMENT DATE

Bradley B. Bigham 10/24/02
 CITY ENGINEER / MAPS DATE

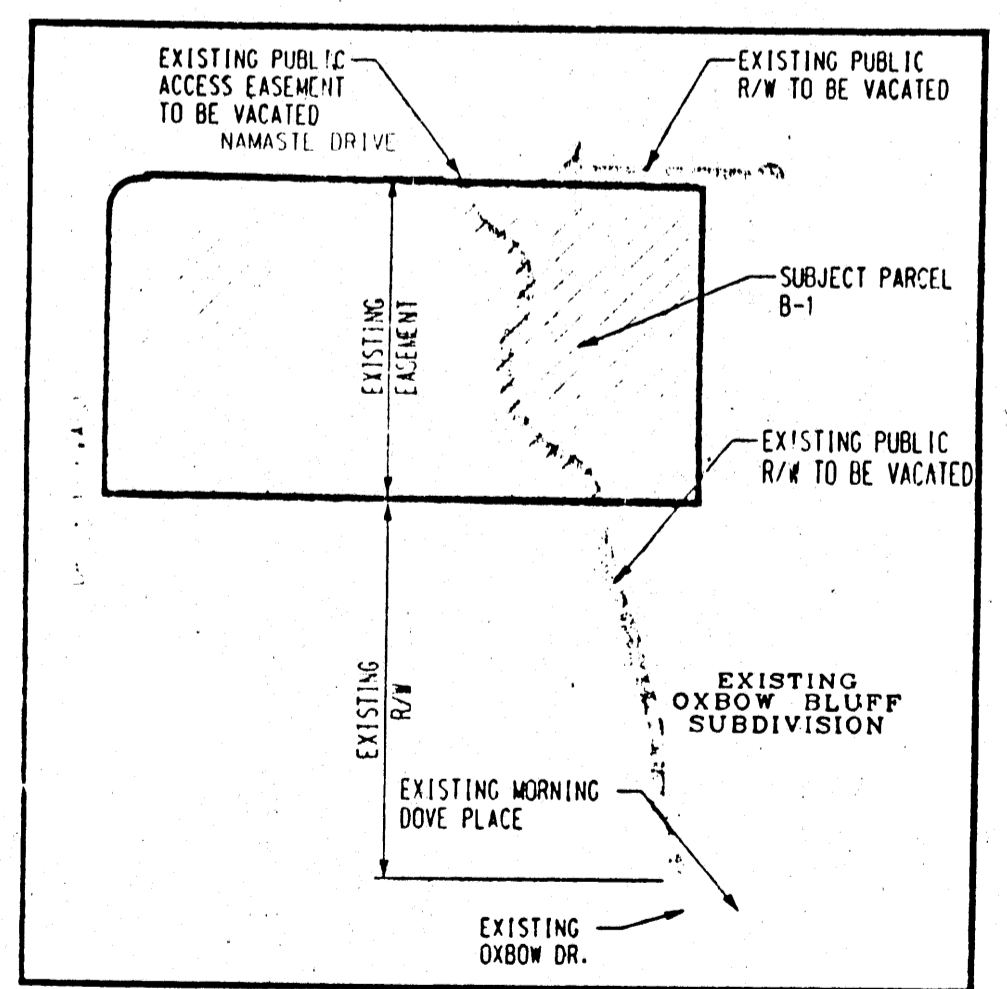
Rachel Davis 10-01-02
 TRANSPORTATION DEVELOPMENT DATE

Christina Sandoval 10/24/02
 PARKS & RECREATION DATE

OXBOW NORTH @ OXBOW



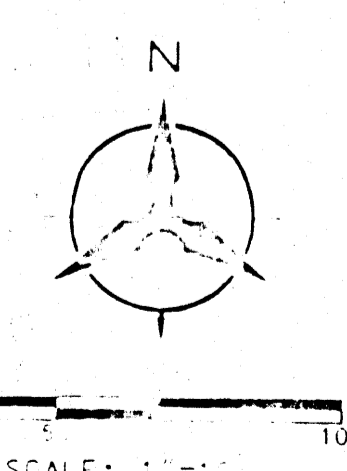
LOCATION MAP
 ZONE ATLAS MAP NO. F-11
 NOT TO SCALE



VACATION DETAIL "A"
 NOT TO SCALE

LEGEND

PARCEL BOUNDARY	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT OF WAY LINE	---
EXISTING ACCESS EASEMENT AND/OR PUBLIC RIGHT OF WAY TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION	---
PROPOSED NEW 20' WALK / TRAIL	---
PROPOSED DEFEERED SIDEWALK	---
EXISTING 50' PUBLIC STORM DRAIN AND R/W TO REMAIN	---



SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

OXBOW NORTH AT OXBOW

(A REPLAT OF TRACT B1 ARCHDIOCESE OF SANTA FE)

ALBUQUERQUE, NEW MEXICO
 AUGUST 2002

- GENERAL NOTES:
- PRODUCT TYPE A = 65'x85' MIN. LOT SIZE
 PRODUCT TYPE B = 65'x110' MIN. LOT SIZE
 - SEE GRADING PLAN FOR RETAINING WALL LOCATIONS
 - PROPOSED DEVELOPMENT TO CONSIST OF SINGLE FAMILY, DETACHED RESIDENTIAL UNITS
 - TEMPORARY STRUCTURES TO BE CONTAINED ON SITE INCLUDE A JOB SITE TRAILER AND LOT/HOME SALES OFFICE (UNTIL A MODEL HAS BEEN CONSTRUCTED). EXACT LOCATION TO BE DETERMINED BY CONTRACTOR AND BUYER.
 - SITE (STREET) LIGHTING LOCATIONS TO BE DETERMINED DURING CONSTRUCTION PLAN PREPARATION.
 - OFF STREET PARKING TO BE PROVIDED ON EACH LOT AS REQUIRED BY THE ZONING CODE.
 - ALL INTERNAL SUBDIVISION STREETS TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

- Keyed Note Table
- A NEW STOP SIGN
 - B 4" HIGH (MIN.) PRIVATE AREA RETAINING PLAN FOR LOCATIONS OF RETAINING WALLS
 - C GATED PEDESTRIAN ACCESS
 - D APPROXIMATE LOCATION OF SEWER PROJECT SIGNAGE, INCLUDING PROJECT NAME, PROJECT DATA/NAME, REALTOR, ETC.
 - E A BLANKET SLOPE AND LANDSCAPE PLAN TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE LANDSCAPE PLAN. TRACT B WILL CONSIST OF A 20' WIDE PUBLIC PEDESTRIAN AND PUBLIC WATER PLANT
 - F PROPOSED 30' WIDE PUBLIC WATERLINE, SANITARY SEWER, STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT
 - G PROPOSED 20' PUBLIC ACCESS EASEMENT TO BE GRANTED WITH FINAL PLAT
 - H PROPOSED 20' WIDE PUBLIC RIGHT OF WAY TO BE GRANTED WITH FINAL PLAT
 - J EXISTING 50' PUBLIC RIGHT OF WAY SANITARY SEWER EASEMENT TO BE MAINTAINED
 - K PROPOSED 25' PUBLIC WATERLINE, STORM DRAIN EASEMENT TO BE GRANTED WITH FINAL PLAT

18-000-2002
 03-01374-03-01375.dwg
 03/15/02
 03/15/02

DESIGN GUIDELINES FOR OXBOW NORTH

The following are guidelines for homes built in the Oxbow North subdivision ("Oxbow North Guidelines"). The construction of homes in the Oxbow North will be subject to the review of the Oxbow North Architectural Control Committee (the "ACC") as described below. Builder will construct all homes within Oxbow North in compliance with these Guidelines.

A. Architecture Styles

All homes must be Pueblo Revival, Pineda Roof Pueblo, Territorial, Contemporary Pueblo, or Old World Style. Below are described characteristics of the different styles. While these characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains the characteristics of one of the styles listed below and adheres to the Guidelines. The ACC retains the right to approve or deny any aspects of the design on a case-by-case basis without limitation.

- Pueblo Revival Style - Pueblo style** is walled architecture recalling the low adobe, flat-roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, Pueblo style incorporates recessed or arched windows, dramatically recessed porches or patios, walled entry courtyards and/or patios, and radius corners and eaves. The Pueblo style traditionally uses flat roofs and relies extensively on post and beam or bearing wall construction. Interesting masonry and soft edged smooth stucco are distinctive features of this style.
- Pineda Roof Pueblo Style - A more contemporary pueblo style** that incorporates a pitched roof is allowed. For use of the pitched roof style, however, the house must incorporate pueblo style elements so that the house will blend with the southwestern theme of the subdivision. The pitch ratio for this combination will be no greater than 5:12.
- Territorial Style - Territorial houses** are characterized by simple, if not symmetrical, massing, low sloped roofs, brick parapet caps, stucco walls, square corners, and pedimented window and door head trim. Porches and courtyards are used to complete plan geometries and to add classical touches to simple massing. The history of masonry dictates that the window and doors be deep set, but not as dramatically as the Pueblo style. The Territorial style, while closely related to the Pueblo style, is straighter, more formal, more finished and lends itself to modern construction techniques. Roofs must be flat. An entry porch is common and a hallmark of the style. Brick shall be used as parapet caps in chimney forms.
- Contemporary Pueblo Style - Contemporary interpretations of the Pueblo style** incorporating large areas of glass and innovative massing can be designed, with skill, to be in harmony with more traditional residences. Pitched roof forms will not be allowed in this style. Courtyard walls extending geometries of residence are part of this style. The percentage of glass area to wall area, without prior approval of the ACC, shall not exceed 30% in this style.
- Old World Style - Features typically associated with Old World Style Architecture** include rock or stone facades and/or accents, Arched and/or vaulted elements, Courtyards, Barrel vaulted tile (not flat), Roof pitches which do not exceed 5:12, and a combination of flat and pitched roof components. Some or all of these features may be incorporated into an Old World Style House.

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- Any pitched roof must be non-reflective concrete or slate tile or non-reflective metal** and of a color that blends with or closely matches the color of the soffits, fascia and house. Additional colors may be approved by the ACC on an individual basis.

B. Building Massing

For all of the architectural styles listed above, building massing is critical, especially for the street elevations. Building masses should be offset from the adjacent masses by an appropriate dimension to the size of the building and approved by the ACC. The front and rear (if adjacent to a street) elevations must contain at least two building masses, of which two of the building masses must have at least a 1 foot vertical/horizontal offset. Deviations from the 1-foot minimum massing requirements in the Design Guidelines may be approved on an individual basis. A building mass is defined as a volume of space that usually appears as a rectangular form, consisting of a roof and at least three (3) walls.

C. Garages

- Each home must have a garage for not more than three and not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided.
- Garage doors shall be offset from the surface of the front facade by a minimum of eight inches (8").

D. Windows

All exterior windows and frames of windows must be a white or tan color.

E. Setbacks

An effort shall be made to have a variety of front yard setbacks and to develop a randomness to the different setbacks. The minimum setbacks are as follows:

- Front yard setback** - a. No house shall be constructed within ten feet (10') from the front property line of a lot. b. The garage shall be constructed to ensure that a twenty-foot (20') minimum parking area exists in front of the garage.
- Side yard setback** - no house shall be constructed within five feet (5') from the side property line of a lot.
- Rear yard setback** - no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

F. Minimum Square Footage

Each home must have a minimum of 1,500 square feet of fully enclosed heating area, exclusive of garages and open porches and patios.

G. Materials and Pre-Approved Building Colors

1. All homes must be finished with synthetic stucco. Subject to ACC approval, the only colored stucco finishes that will be allowed on homes are the following:

- Sto Flax Adobe Brown (#1104)
- Sto Flax Sandia (#1416)
- Sto Flax Pueblo (#1005)
- Sto Flax Sueda (#1006)
- Sto Flax Santa Fe Macha (#1003)
- Sto Flax Tarragon for High Desert (#15014)
- USG Oxbow Bluff (Building Specialties)

If a brand of synthetic stucco is used other than Sto or USG, the color must match one of the above colors. Additional colors may be approved by the ACC on an individual basis.

- Stone and/or tile may be used as an accent feature.

H. Building Height

The maximum height allowed for any homes constructed in Oxbow North is twenty-six feet (26'), its height limitation is as defined in the City of Albuquerque Comprehensive zoning code.

- The maximum area of the second story of a house shall be no more than seventy-five percent (75%) of the area of the first floor. The first floor area is calculated inclusive of the garage area and porch area. The second story area is calculated exclusive of roof decks and porches. For example, if the first floor has an area of 2,000 s.f., the area of the second story is limited to a maximum of 1,500 s.f.
- Floor Area Ratio is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to assure that houses are in appropriate proportion to their lot, a Floor Area Ratio of .75 shall not be exceeded.

I. Landscaping

- Approval Process: Plans for front yard landscaping must be submitted for approval prior to the start of construction of landscaping to the ACC and must be compatible with the overall subdivision streetscape and must conform to and meet or exceed the minimum standards as approved.
- Timing of Installation: All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder no later than two months after completion of construction of the home, but in any event no later than the date of occupancy of the home.

J. Site Lighting

- Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.
- The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

K. Mechanical Equipment

- Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by 20' setbacks that are an integral part of the house. No air conditioning/heating equipment shall be installed on houses with a pitched roof profile. Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
- Any roof-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color and design. Ground mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.

L. Fireplaces

Fireplaces and/or stoves shall be limited to gas logs and Environmental Protection Agency approved wood-burning devices. No ordinary wood-burning fireplaces shall be installed in any residential dwelling.

M. Walls

- Subdivision Walls:** The perimeter subdivision wall shall be concrete masonry unit (CMU) with stucco finish and will be installed and paid for by the Developer. The wall height shall be no more than eight feet (8') and no less than four feet (4') as measured from the street side of the wall.
- Side Walls:**
 - Each house must have a rear wall and two sidewalls. All rear walls shall extend the entire length of the rear property line. All sidewalls shall extend from the rear of the lot to at least within 4' of the front of the garage.
 - Interior residential lot line walls shall be CMU and no more than eight feet (8') in height. Wall planes facing out to streets shall have a stucco finish of a color to match the house to which it is adjoined. The inside of the wall shall be painted to match Sto Flax Pueblo (#1005).
 - All walls that are located on the common property line between adjoining lots shall be party walls that may not be removed by either property owner of the adjoining lots. All walls must be constructed from the elevation specified by the subdivision engineer and indicated on the grading plan of the Oxbow North Subdivision. The cost of installation and maintenance of such party retaining walls shall be split equally between property owners of the adjoining lots.
 - No wall or fence may be erected on a lot that is closer to the street than the front of the dwelling on the lot, except for courtyard walls.
 - A house is located on a corner when such house abuts more than one public right-of-way. The corner house will be deemed to front on the right-of-way on which the house has a smaller dimension, subject to possible redesignation by the ACC upon the request of the owner of any such house.
- Courtyard walls: Courtyard walls are allowed within the front yard setback areas and shall be constructed of materials, finish, and color that are complementary to the house. Wall height shall be as approved by the ACC, and shall not infringe on the clear site triangle.

N. Mailboxes

"Curb-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service.

O. Review for Compliance

The compliance of any structure or improvement within the Oxbow North will be reviewed by the ACC.

In order for the ACC to perform such review, the following must be submitted (the completeness of which will be subject to the determination of the ACC):

- One complete set of plans, including but not limited to, foundations, floor plans, elevations, details, plot plan, ACC submittal sheet, landscaping plans and the finished grade of the structure or improvement on the lot.

Within 15 days of receipt of the plans, the ACC will communicate the results of its review in writing to the builder. The communication will specifically indicate whether or not the proposed structure complies with the Design Guidelines.

P. Vacant Lots; Destruction

- There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Oxbow North Subdivision.
- Owner of a lot within the Oxbow North Subdivision that is vacant shall be responsible to keep the lot cleared of weeds, trash and any other items that is visually or otherwise undesirable.
- Owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including foundations) from the lot.
- Two or more adjoining lots may be combined to form a single lot, subject to approval by the City of Albuquerque Subdivision ordinance and ACC.

Q. Restricted Activities

- The use of any trailer, motor home, boat, shock, tent, garage or any other outbuilding as a residence, either temporary or permanently is prohibited. However, one motor home or boat may be kept in the driveway or in front of a house for no more than ten (10) days per year.
- The placement of any kind of antenna (radio, shortwave, television or others), either temporarily or permanently, is prohibited without the prior approval of the ACC.
- The construction, erection, placement, assembly or maintenance of any outbuilding or storage building or other auxiliary building of any nature, permanent or temporary, detached from the permitted improvements on the house, must be approved in writing by the ACC and must be of similar architectural design as the house.

S. Pedestrian Circulation

Pedestrian circulation for residents for the Oxbow North is an important benefit. Accordingly, sidewalks and/or pedestrian/bicycle pathways are incorporated to, from, and throughout, the development. These pathways lead to the existing pedestrian/bicycle network and to/from the Oxbow marsh area.

Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**OXBOW NORTH SUBDIVISION
UNITS 1, 2 & 3**

DESIGN GUIDELINES

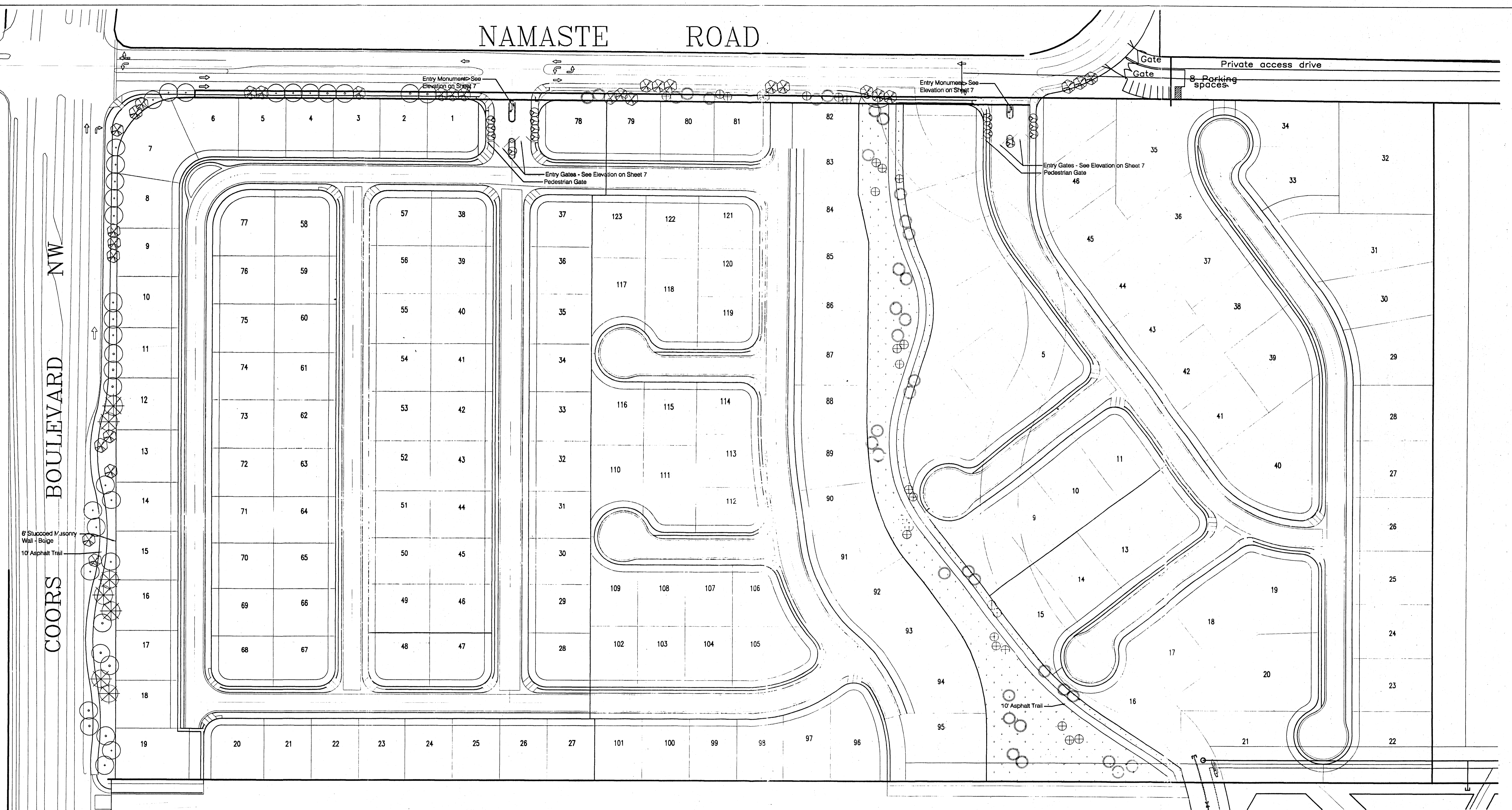
THE OXBOW NORTH DESIGN GUIDELINES

ALBUQUERQUE, NEW MEXICO
AUGUST 2002

NO.	DATE	REVISIONS	BY

ZONE MAP NO.
F-11 & G-11 PAGE 6

NAMASTE ROAD



GENERAL
The design and provision of landscaping for Oxbow North shall be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in the design and installation.

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.

- Evergreen Trees (6' min. height)***
Pinon Pine, Austrian Pine
- Large Canopy Trees (min. 2" caliper B&B)***
Modesto Ash, Raywood Ash, Honeylocust, Cottonwood
- Ornamental Trees (min. 1-1/2" caliper B&B)***
Desert Willow, Chitalpa, New Mexico Olive, Ornamental Pear, Golden Raintree, Flowering Locust, Eastern Redbud, Chaste Tree

Shrubs, Groundcovers and Wildflowers (1 and 5 gallon)
Juniper Species, Potentilla, Chamsa, Artemisia Species, Red Yucca, Flowering Saltbush, Apache Plume, Mountain Mahogany, Evening Primrose, Penstemon Species, Desert Spoon, Cliff Rose, Three-leaf Sumac, Baccharis, Yucca Species, Cherry Sage, Russian Sage, Blue Mist, Turpentine Bush, Rosemary, Dwarf Fountain Grass, Threadgrass, Beargrass, Boston Ivy, English Ivy, Virginia Creeper

Revegetative Seed Mix
Oxbow Mix of Native Grasses and Wildflowers

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

Landscape Boulders
Moss Rock and/or Granite (3 min. dimension)

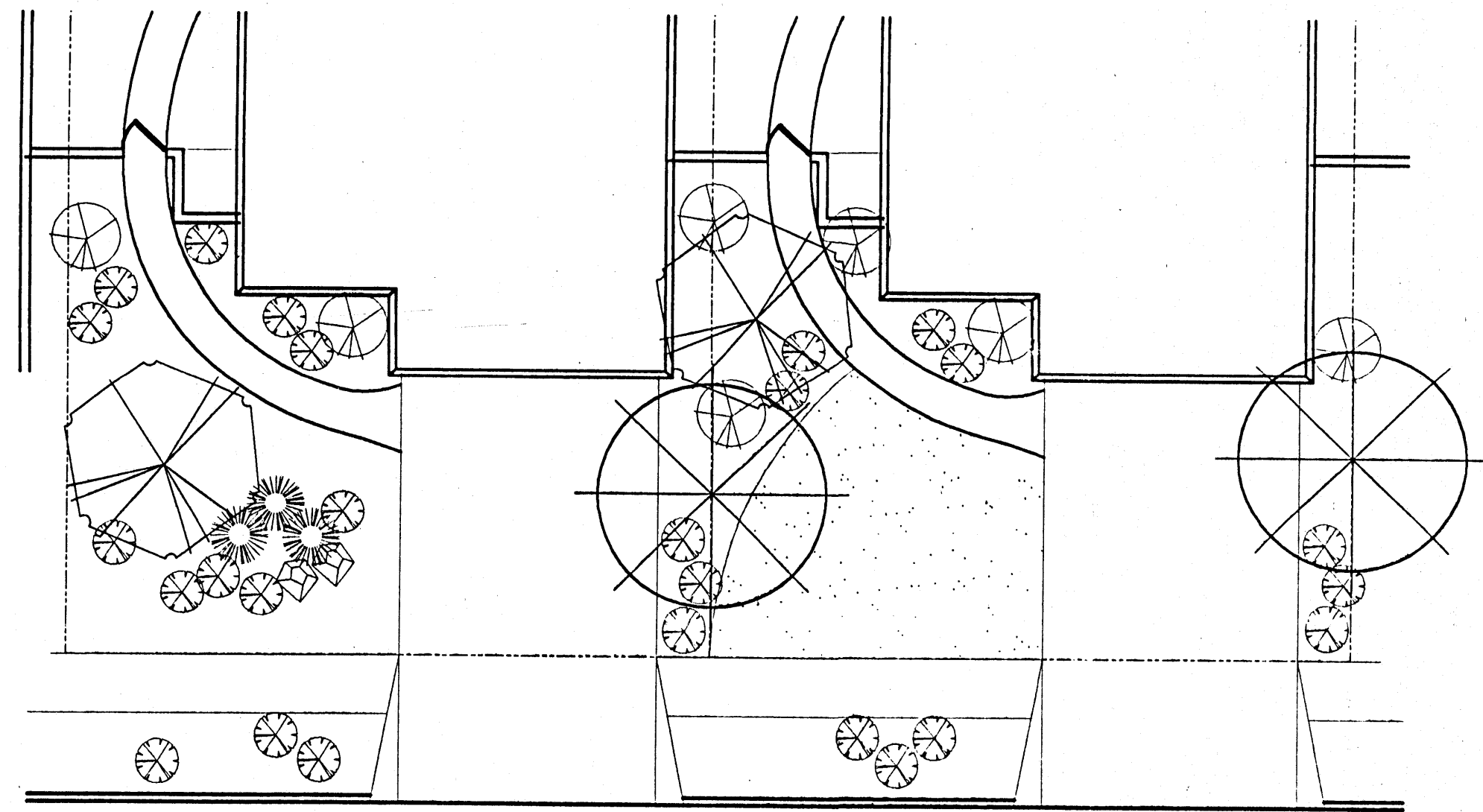
IRRIGATION SYSTEM
The irrigation system shall consist of a fully automated sprinkler/drip system to irrigate turf, and tree, shrub, and groundcover plantings.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including areas within the City R.O.W. shall be the responsibility of the homeowners association to be formed for Oxbow North.

north

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 924 Park Avenue SW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

OXBOW NORTH CONCEPTUAL LANDSCAPE PLAN



MINIMUM FRONT YARD LANDSCAPE STANDARDS

Southwest Package

- 1 Focal Tree (min. 15 gallon)
- 1 Tree (min. 7 gallon)
- 5 Shrubs (min. 5 gallon)
- 16 Wild Flowers/Groundcovers (min. 1 gallon)
- 2 Landscape Boulders (3'x3' min.)

Combination Package

- 1 Focal Tree (min. 15 gallon)
- 1 Tree (min. 7 gallon)
- 5 Shrubs (min. 5 gallon)
- 10 Wild Flowers/Groundcovers (min. 1 gallon)
- Turf Sod w/Steel Edging

In addition, all front yard landscaping shall be required to have the following:

3/4" Santa Fe Brown Rock Mulch over filter fabric for all landscaped areas that are not covered with living vegetative groundcover

The following approved Accents can be used for front yard landscaping:

2'-4" Cobbles (max. 25% of Area), Bark Mulch (in tree wells only)

GENERAL PLANT PALETTE FOR FRONT YARD LANDSCAPES

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.

Focal Trees*

Pinon Pine, New Mexico Olive or Washington Hawthorn

Ornamental Trees*

Desert Willow or Pine

*Palm Yucca and Ocotillo shall not be considered to fulfill the requirement for front yard trees.

Shrubs (5 gallon)

Spanish Broom, Regal Mist, India Hawthorn, Rosemary, Cotoneaster, Autumn Sage

Groundcovers and Wildflowers (1 gallon)

Blue Pincushion, Santolina, Wallflower, Gaillardia, Coreopsis, Red Hot Poker, Tam Juniper, Lavender or Penstemon

IRRIGATION SYSTEM

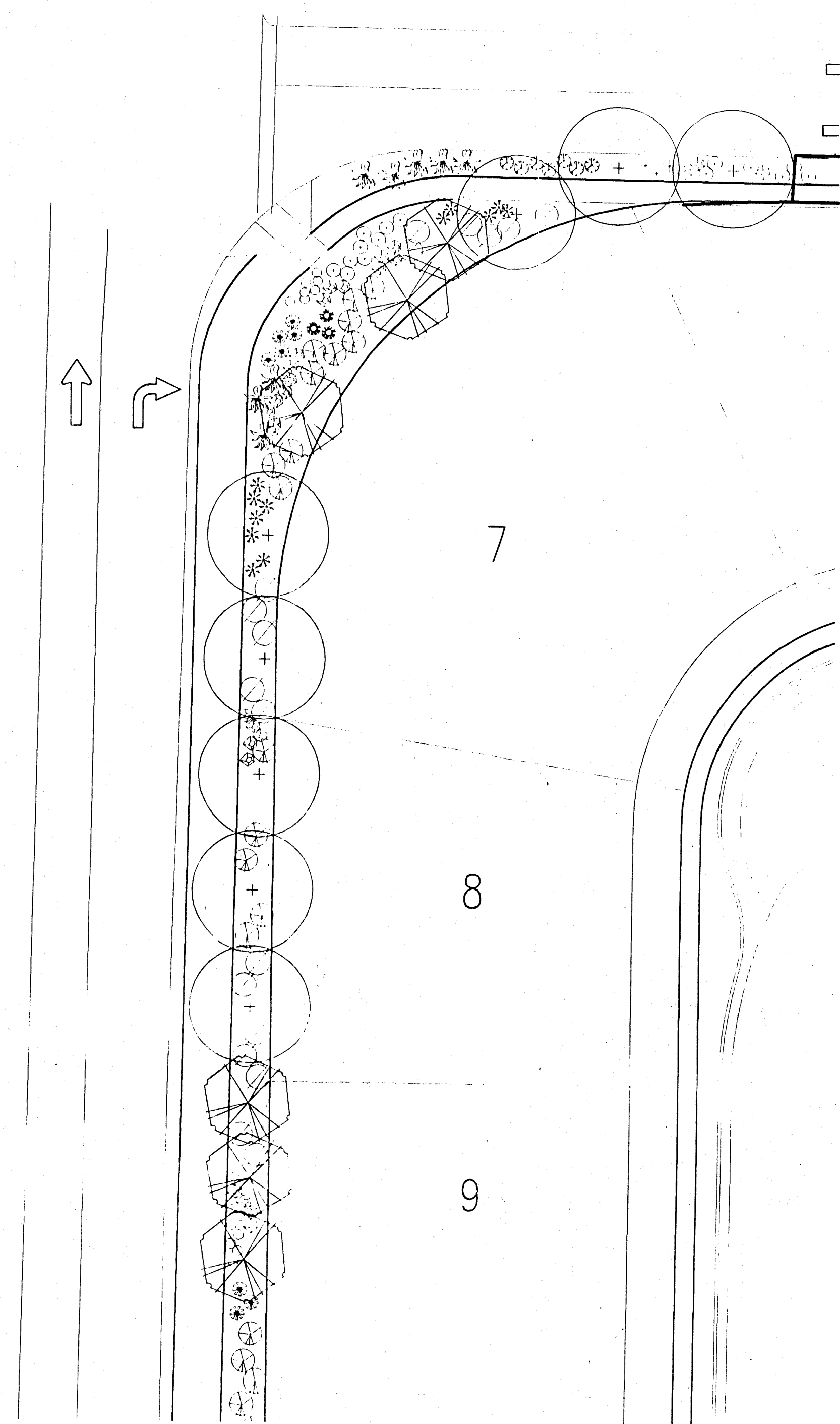
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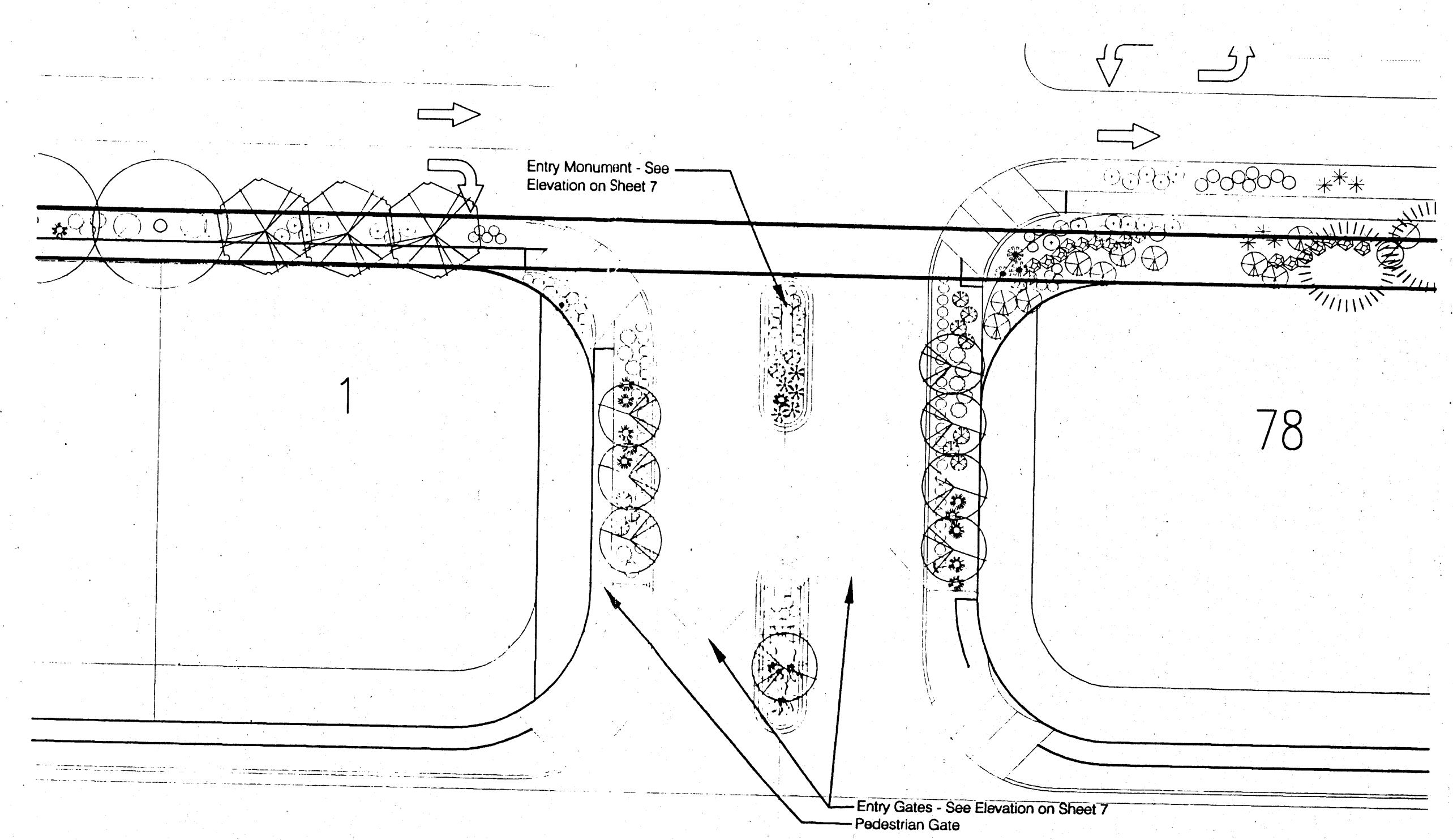
TYPICAL FRONT YARD LANDSCAPE PLAN

1" = 10'



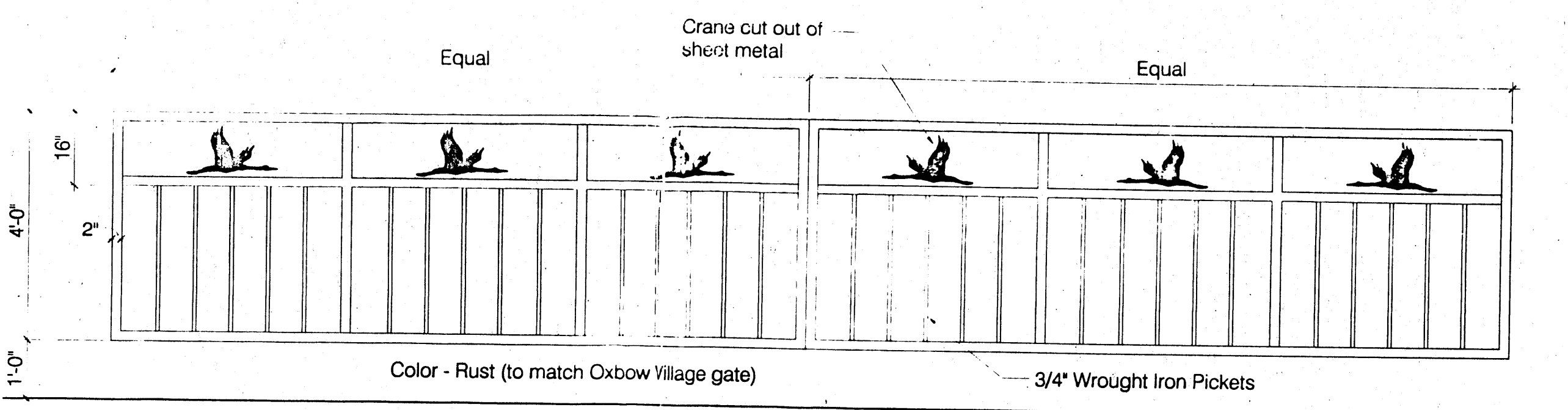
TYPICAL STREETSCAPE LANDSCAPE

1" = 20'



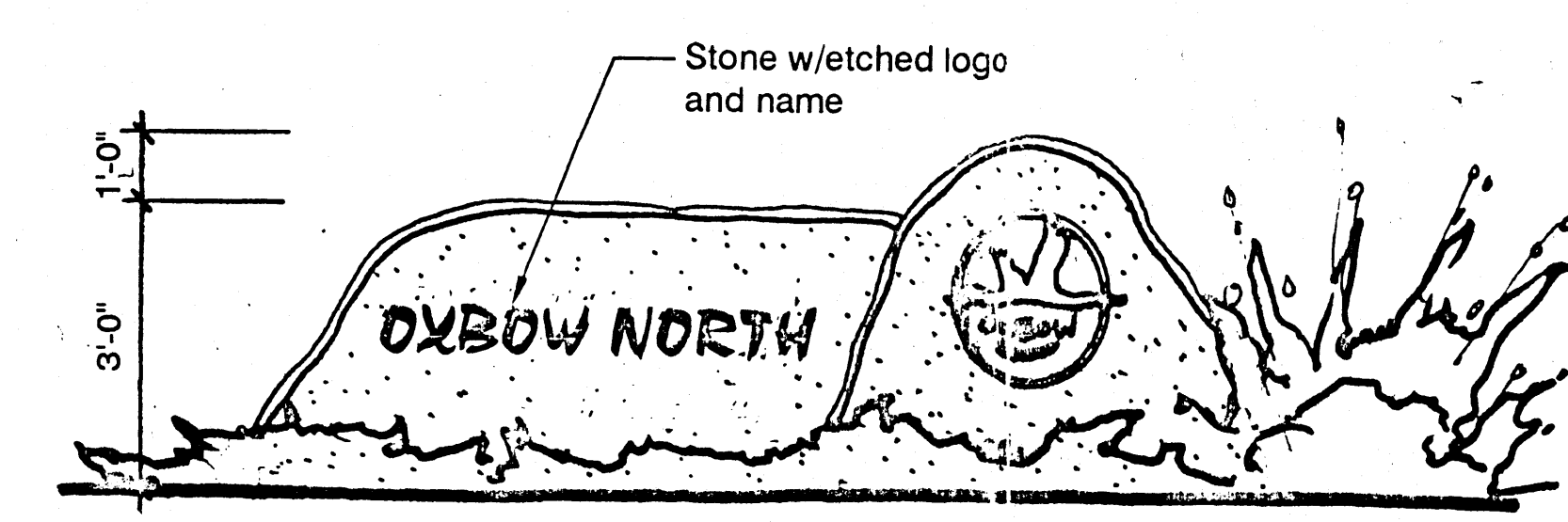
TYPICAL ENTRY LANDSCAPE

1" = 20'



ENTRY GATE ELEVATION

1/2" = 1'-0"



ENTRY MONUMENT ELEVATION

1/2" = 1'-0"

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OXBOW NORTH
CONCEPTUAL LANDSCAPE DETAILS