

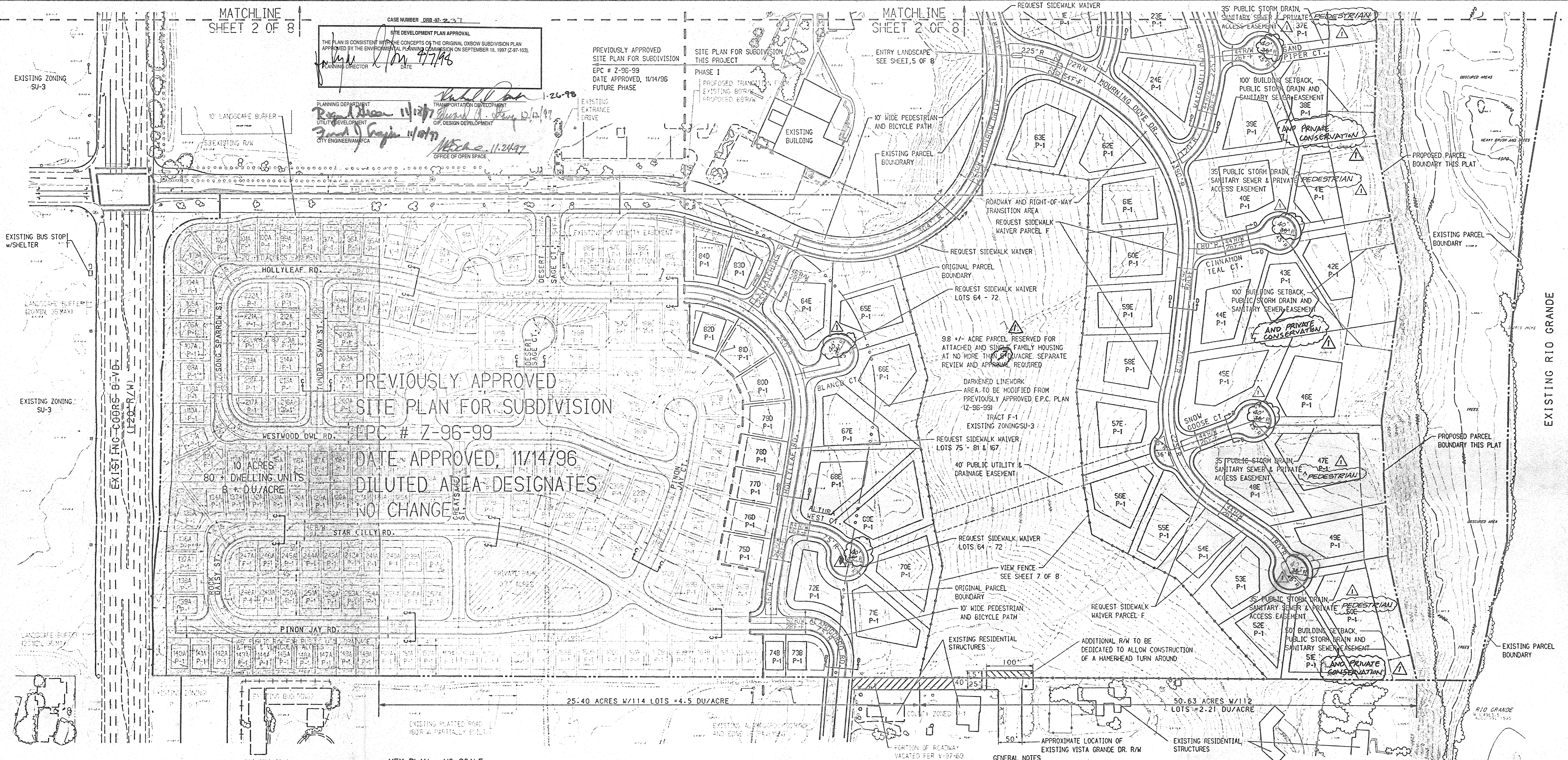
MATCHLINE SHEET 2 OF 8

MATCHLINE SHEET 2 OF 8

CASE NUMBER DRB-97-237
 SITE DEVELOPMENT PLAN APPROVAL
 THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL OXBOW SUBDIVISION PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON SEPTEMBER 18, 1997 (Z-97-103).
 PLANNING DIRECTOR DATE 7/7/97

PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION THIS PROJECT
 PHASE I
 PROPOSED TRACT F-1
 EXISTING BORROWED EASEMENT
 DATE APPROVED, 11/14/96
 FUTURE PHASE

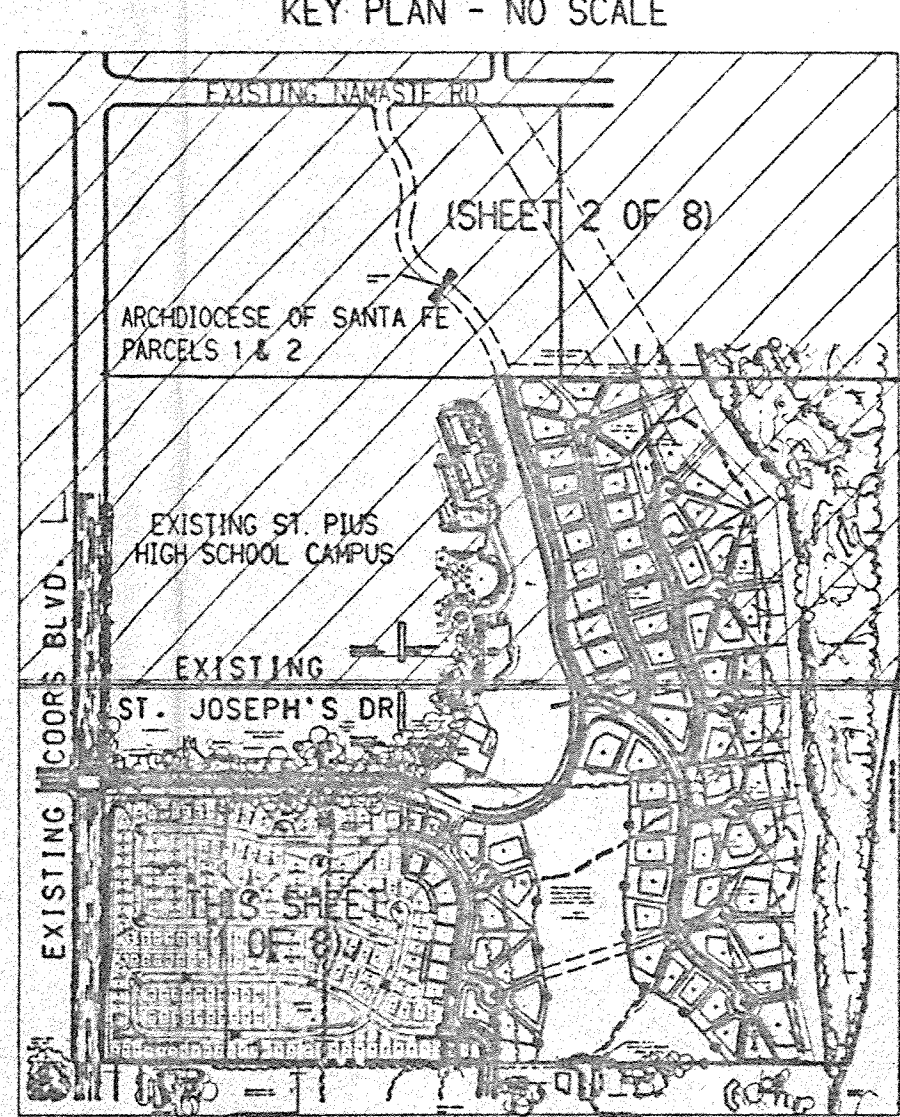
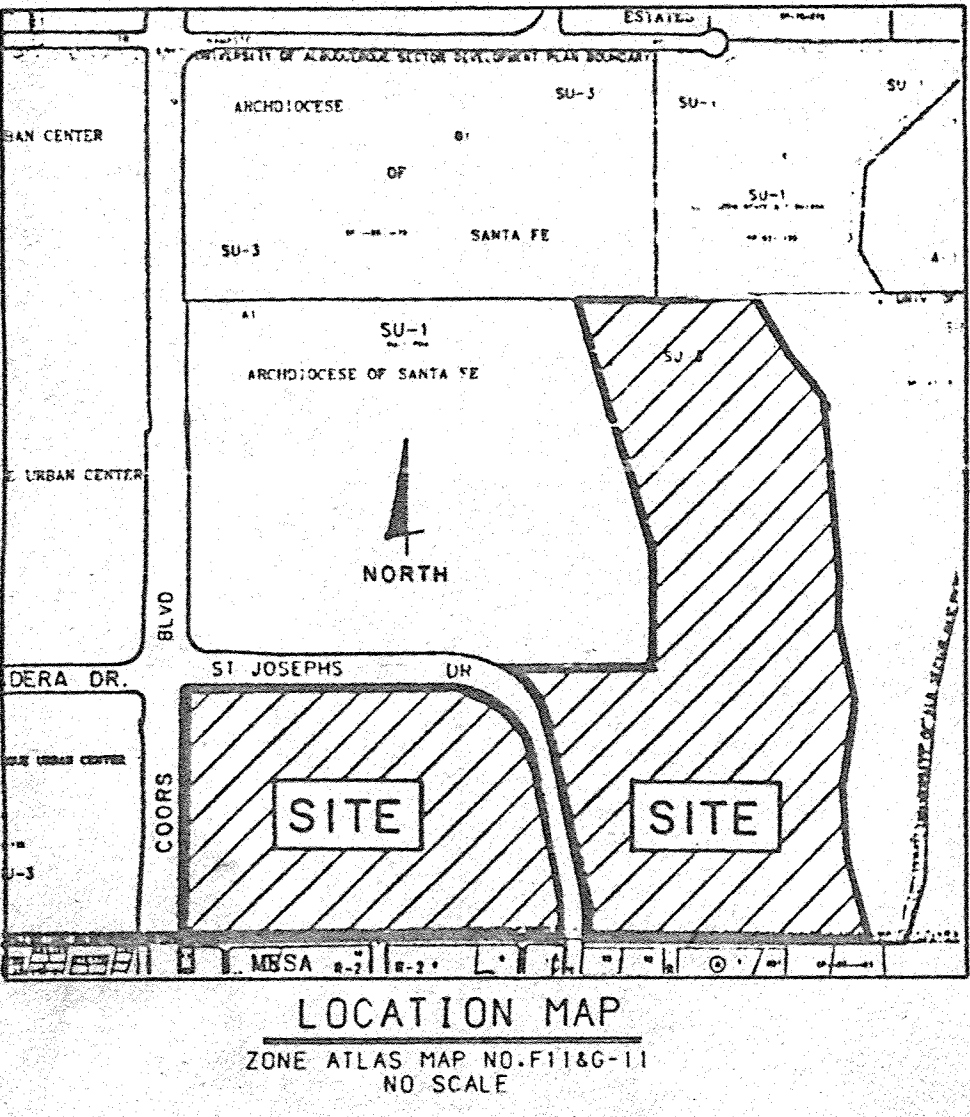
PLANNING DEPARTMENT
 UTILITY DEVELOPMENT
 CITY ENGINEER/MECA
 TRANSPORTATION DEVELOPMENT
 CIVIL DESIGN DEVELOPMENT
 OFFICE OF OPEN SPACE
 11/14/97
 11/24/97



PREVIOUSLY APPROVED
 SITE PLAN FOR SUBDIVISION
 EPC # Z-96-99
 DATE APPROVED, 11/14/96
 DILUTED AREA DESIGNATES
 NO CHANGE

25.40 ACRES W/114 LOTS = 4.5 DU/ACRE

50.63 ACRES W/112 LOTS = 2.21 DU/ACRE



REVISIONS	
△	REVISIONS PER EPC COMMITMENT OR OTHER PW CLARIFICATION

ON APRIL 7, 1997, THE ALBUQUERQUE CITY COUNCIL APPROVED OF BILL NO. R-175 (SD-80-3-4) AMENDING THE UNIVERSITY OF ALBUQUERQUE SECTOR DEVELOPMENT PLAN AS FOLLOWS:
 CONDITION 1 WAS REVISED TO REMOVE THE WORDS TOWN HOMES OR APARTMENTS AND NOW READS:
 "THE LAND USE PLAN SHALL BE REVISED TO ADD THE FOLLOWING CATEGORY TO THIS SITE FOR PARCELS C, D, E, AND F: 'MIXED RESIDENTIAL: RESIDENTIAL DEVELOPMENT NOT TO EXCEED 25 DU/ACRE AND NEIGHBORHOOD COMMERCIAL/OFFICE (C-1 AND O-1 USES). THERE SHALL BE A MINIMUM OF 5 ACRES (ADJACENT TO COORS BOULEVARD) DEVELOPED AT NOT LESS THAN 8 DU/ACRE AND AN ADDITIONAL 3 TO 5 ACRES AT THE CORNER OF COORS BOULEVARD AND ST. JOSEPH'S DRIVE THAT SHALL BE DEVELOPED WITH EITHER NEIGHBORHOOD COMMERCIAL, OFFICE AND/OR RESIDENTIAL AT NOT LESS THAN 8 DU/ACRE. THE BALANCE OF PARCELS C, D, & E SHALL BE DEVELOPED AT AN AVERAGE OF 4 TO 8 DU/ACRE; PARCEL F SHALL BE DEVELOPED AT 1 TO 3 DU/ACRE."

SITE PLAN FOR
 SUBDIVISION
 OXBOW SUBDIVISION
 ALBUQUERQUE, NEW MEXICO
 JULY 1997

- GENERAL NOTES
- TOTAL ACREAGE: 89.00 AC
NET ACREAGE: 86.03 AC
 - LOT QUANTITY:
A) 18' 45" X 80' MIN. LOTS
B) 50' 50" X 90' MIN. LOTS
C) 7' 60" X 100' MIN. LOTS
D) 10' 65" X 100' MIN. LOTS
E) 72 BUILDING ENVELOPE LOTS - SIZE VARIES
 - 306 TOTAL LOTS (INCLUDING 49 LOTS IN PROPOSED TRACT F-1)
 - ALL ROADWAY RIGHT-OF-WAY WIDTHS = 44'-0" (UNLESS NOTED OTHERWISE). ALL LOTS WILL BE DESIGNATED "P-F" ON THE PLAT, AS REQUIRED BY D.P.M. SECTION 23.21.C.1A-C
 - EXISTING SITE ZONING = SU-3
 - SEE SHEET 7 OF 8 FOR WALL AND SIGNAGE INFORMATION.
 - SEE SHEET 2 OF 8 FOR ROADWAY CROSS SECTIONS.
 - SEE SHEET 8 OF 8 FOR ADDITIONAL DESIGN GUIDELINES, INCLUDING SETBACK DATA, LANDSCAPE REQUIREMENTS, ARCHITECTURAL DESIGN CRITERIA, BUILDING ENVELOPE DATA ETC.
 - SEE PLAN AND ROADWAY SECTIONS FOR VARIOUS SIDEWALK WAIVERS, PEDESTRIAN AND BIKEWAY PATHS.
 - A UTILITY PLAN CONFORMING TO REQUIREMENTS OF THE WATER AVAILABILITY STATEMENT WILL BE PROVIDED FOR DRB REVIEW FOLLOWING APPROVAL OF THE SITE PLAN FOR SUBDIVISION

- BUILDING ENVELOPE SIZE AND CONFIGURATION MAY VARY SLIGHTLY DUE TO SITE TOPOGRAPHY CONSTRAINTS.
- THE SHADED AREA DESIGNATED ON THE PLAN REPRESENTS A 10 ACRE PARCEL INCLUDED 80+ FOR A NET PER ACRE DENSITY OF 8+.
- SEE PLAN THIS SHEET FOR ADDITIONAL DENSITY INFORMATION, INDICATING CONFORMANCE TO THE UNIVERSITY OF ALBUQUERQUE SECTOR DEVELOPMENT PLAN
- THE SUBDIVISION PLAT SUBMITTED TO THE DEVELOPMENT REVIEW BOARD (DRB) WILL SUBSTANTIALLY CONFORM TO THE E.P.C. APPROVED SITE DEVELOPMENT PLAN.
- THE DESIGN GUIDELINES WILL BE RECORDED WITH THE CITY ALONG WITH THE SUBDIVISION PLAT AND SHALL BE MAINTAINED AS PERMANENT DESIGN STANDARDS FOR THE SUBJECT PROPERTY.

BOHANNAN-HUSTON INC.
 ENGINEERS • PLANNERS • PHOTOGRAPHERS • SURVEYORS • LANDSCAPE ARCHITECTS
 ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

OXBOW SUBDIVISION
 SITE PLAN FOR SUBDIVISION PARCELS C,D,E & F
 UNIVERSITY OF ALBUQUERQUE URBAN CENTER

E.P.C. CASE NO.	ZONE MAP NO.	SHEET	OF
XXXX.XX	F-116C-11	1	8

DATE: JULY 1997

DRB-97-237

DRB-97-237

GENERAL NOTES

- TOTAL ACREAGE: 89.00 AC
NET ACREAGE: 86.03 AC
- LOT QUANTITY:
A) 18 45' X 80' MIN LOTS
B) 50 50' X 90' MIN LOTS
C) 7 50' X 100' MIN LOTS
D) 10 65' X 100' MIN LOTS
E) 72 BUILDING ENVELOPE LOTS - SIZE VARIES
306 TOTAL LOTS (INCLUDING 49 LOTS IN PROPOSED TRACT F-1)
- ALL ROADWAY RIGHT-OF-WAY WIDTHS = 44'-0" (UNLESS NOTED OTHERWISE). ALL LOTS WILL BE DESIGNATED "P-1" ON THE PLAT, AS REQUIRED BY D.P.M. SECTION 23.2.1.C: 1A-C
- EXISTING SITE ZONING = SU-3
- SEE SHEET 7 OF 8 FOR WALL AND SIGNAGE INFORMATION.
- SEE SHEET 2 OF 8 FOR ROADWAY CROSS SECTIONS.
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EXISTING WESTERN TRAIL

EXISTING NAMASTE RD.

EXISTING NON-SIGNALIZED INTERSECTION

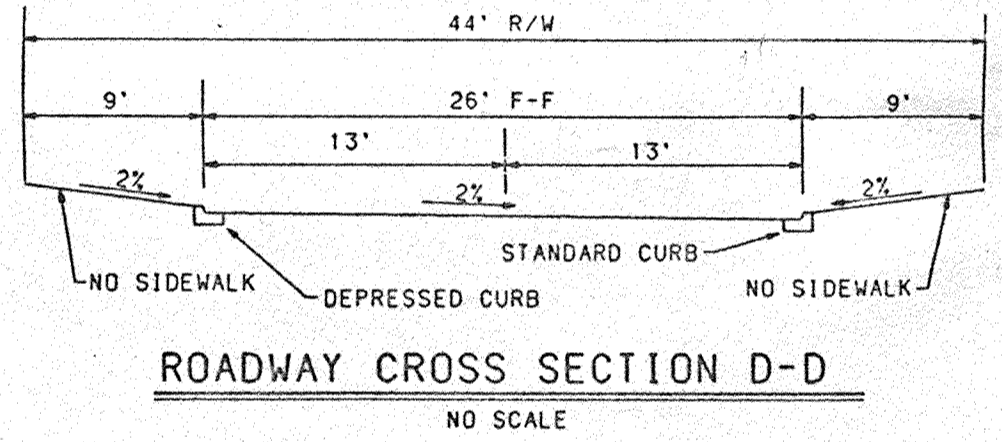
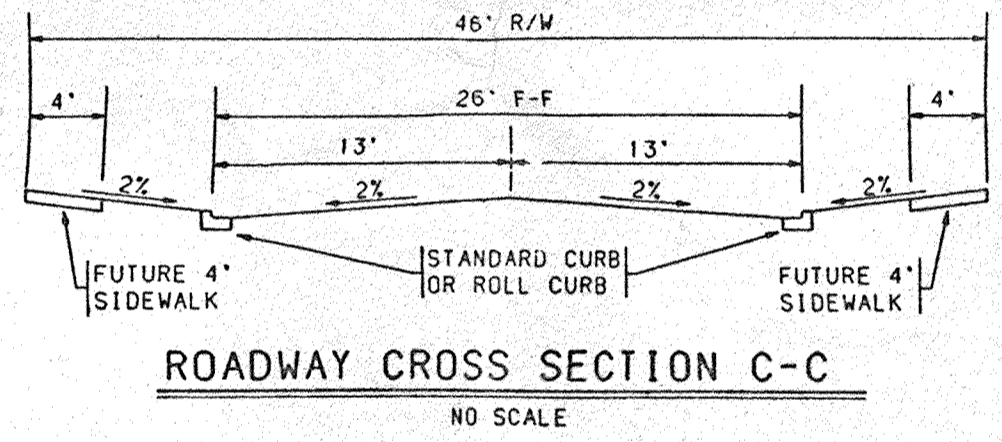
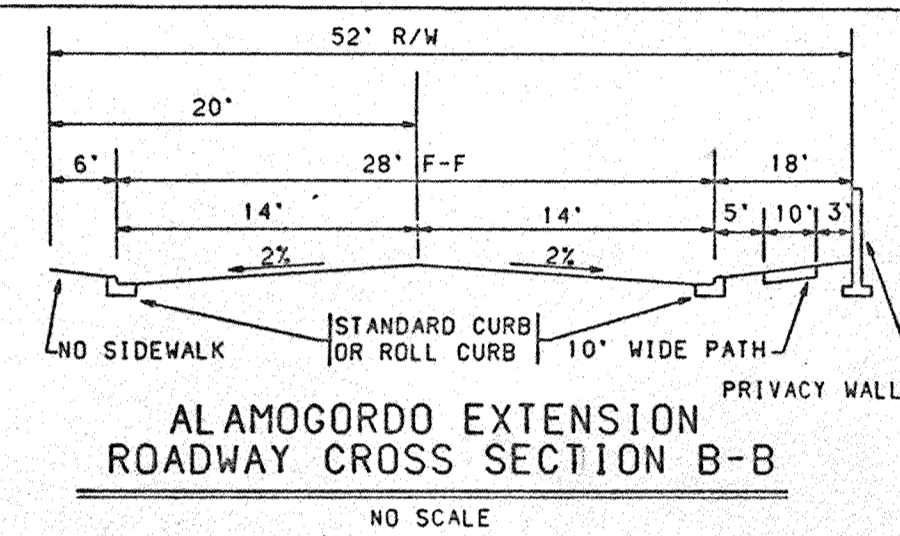
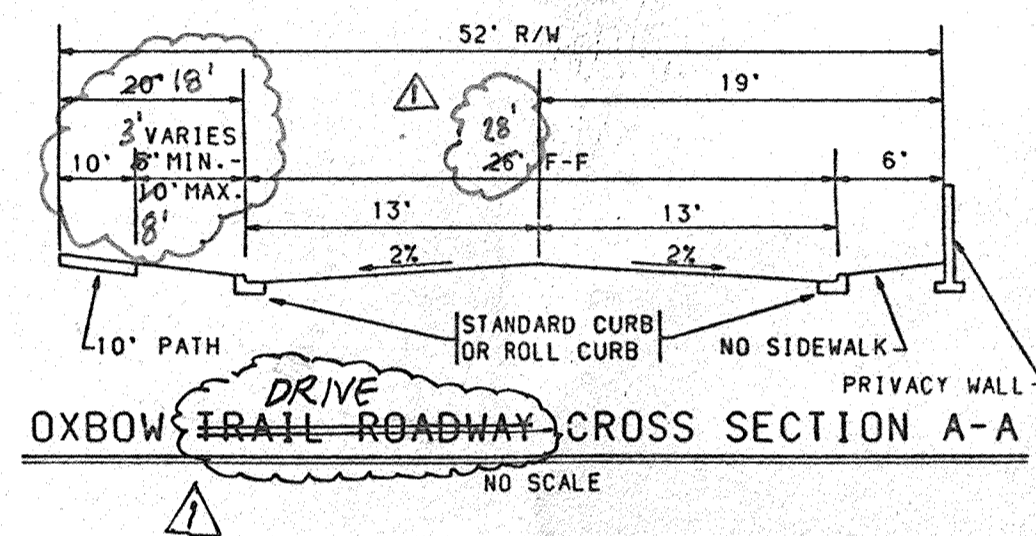
ARCHDIOCESE OF SANTE FE PARCELS 1 & 2

52' PUBLIC ACCESS EASEMENT TO BE GRANTED OVER PARCELS 1 & 2 ARCHDIOCESE OF SANTA FE

PROPOSED SAS EASEMENT DIMENSIONS TO BE DETERMINED AT A LATER DATE

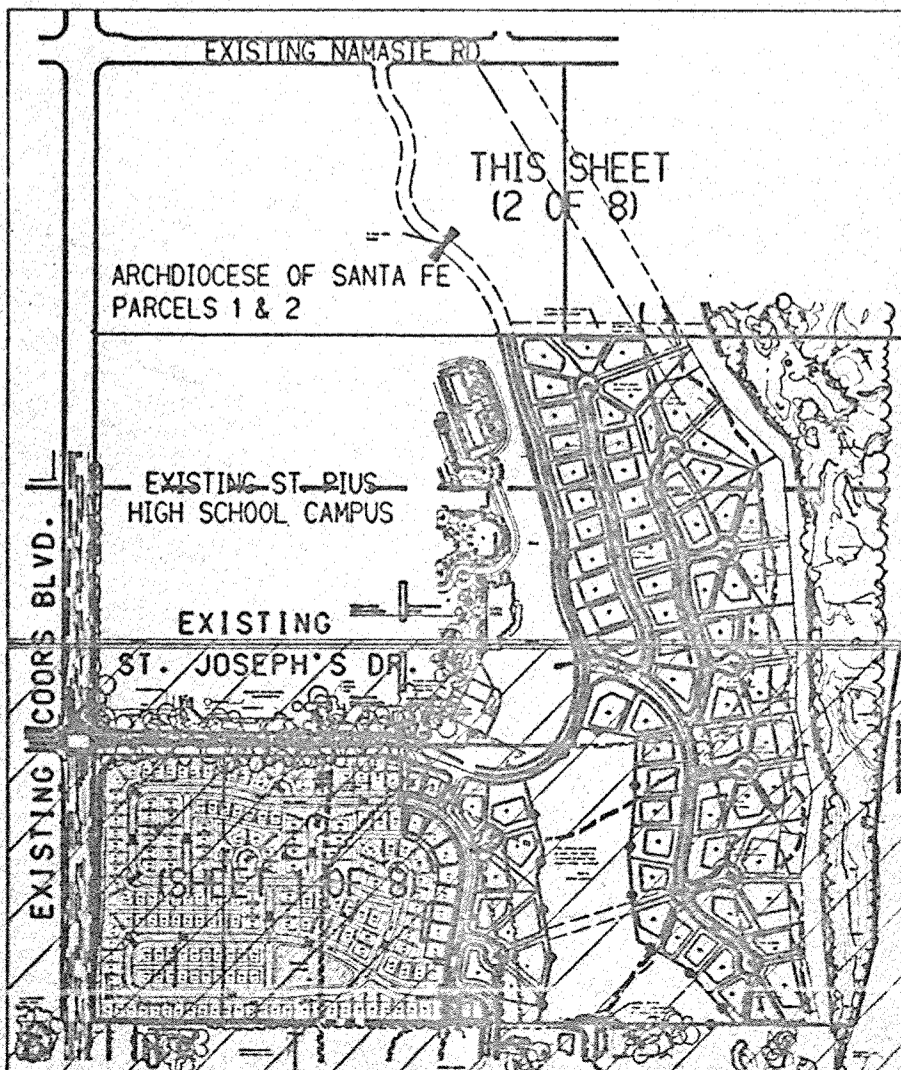
SU-1 OPEN SPACE AND 1 DU/2DA

EXISTING COORS BLVD. (120' R/W)

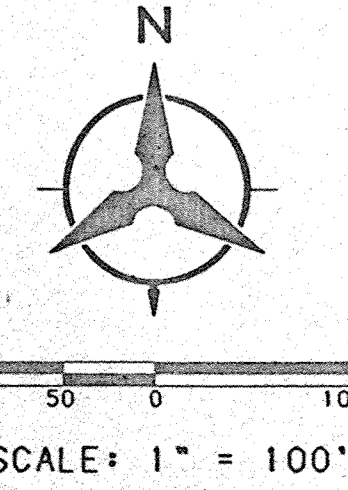
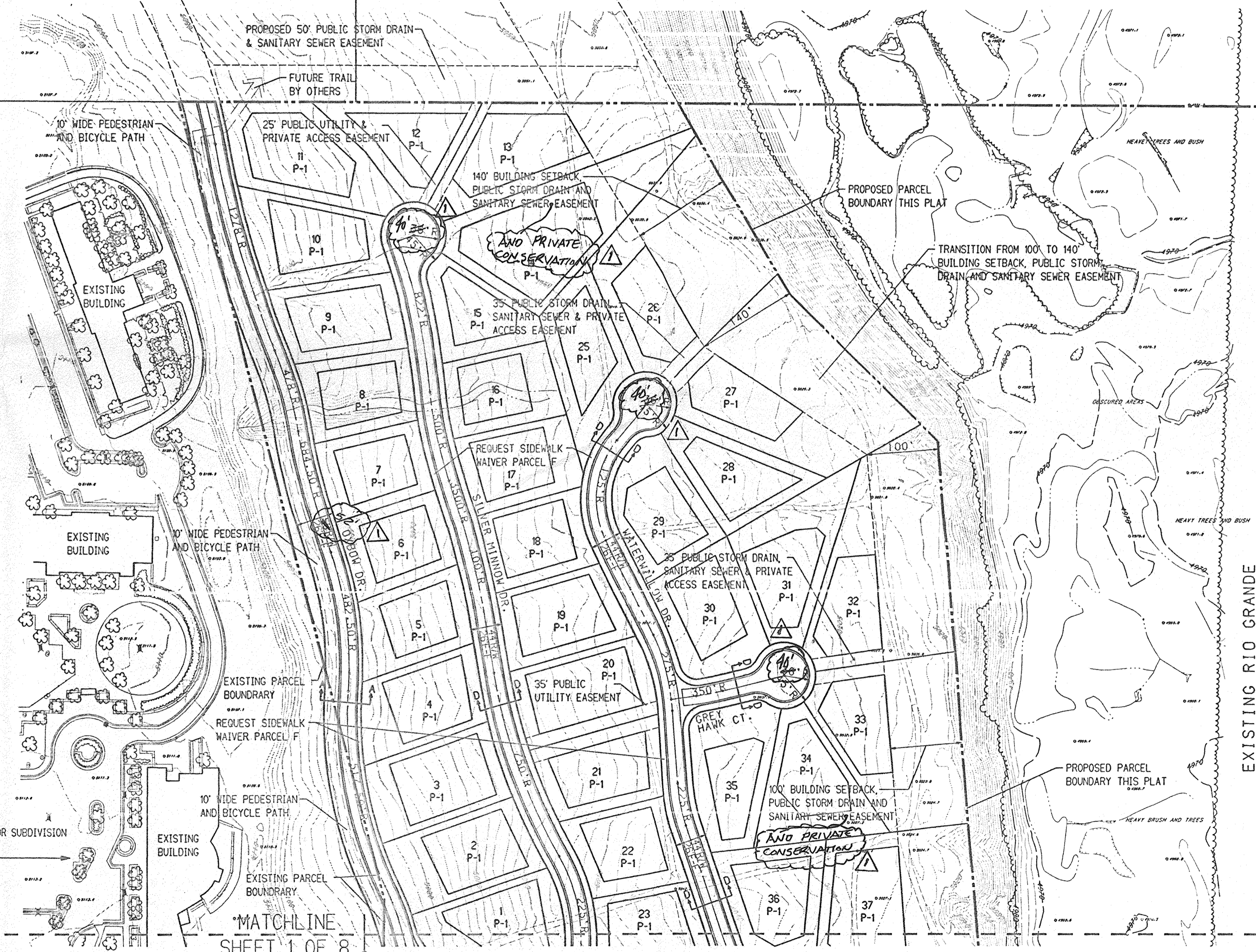


EXISTING ST. PIUS HIGH SCHOOL
EXISTING ZONING: SU-1

KEY PLAN - NO SCALE



PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION THIS PROJECT
EPC # Z-98-99
DATE APPROVED, 11/14/96



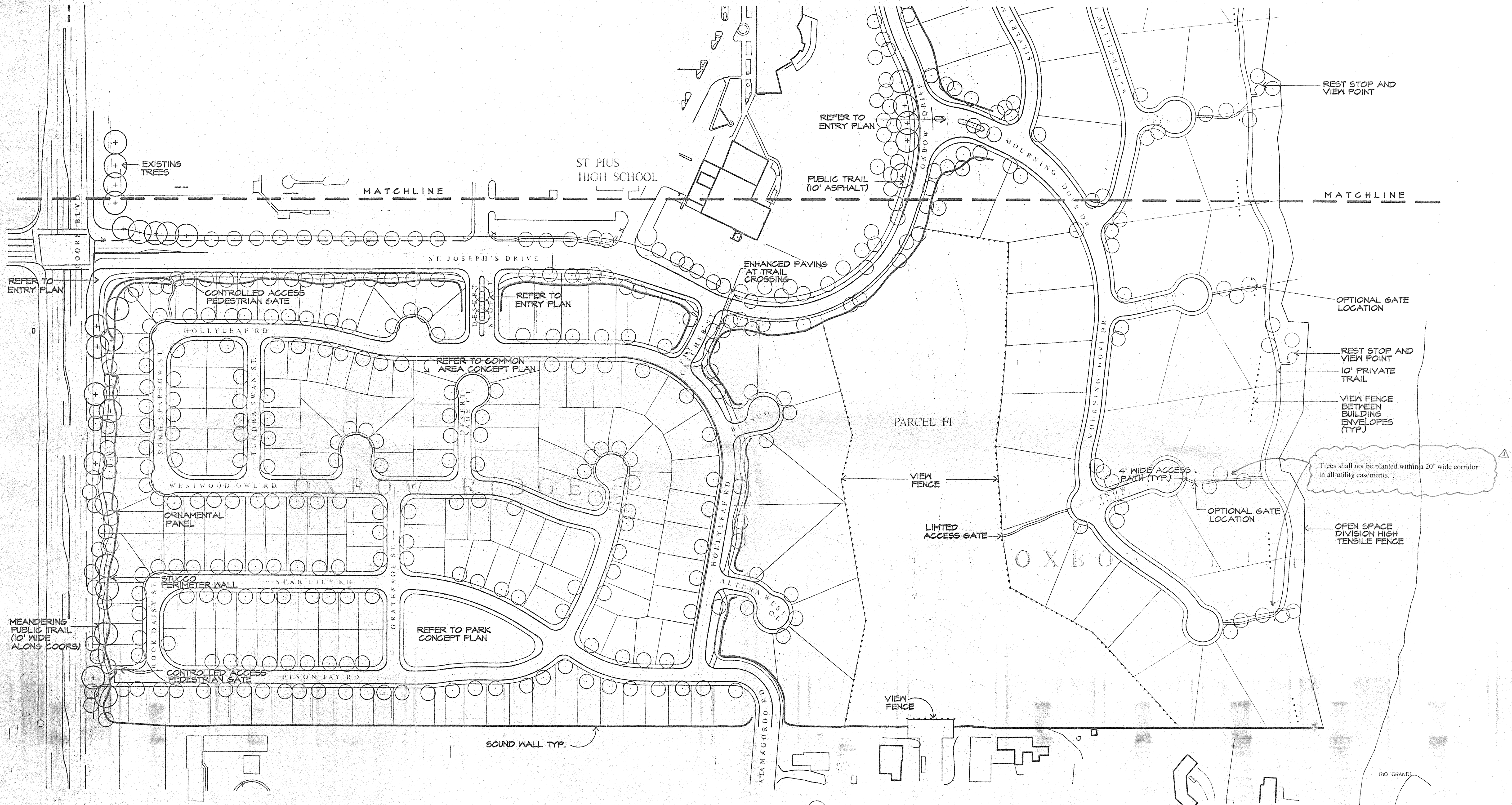
SITE PLAN FOR SUBDIVISION
OXBOW SUBDIVISION
ALBUQUERQUE, NEW MEXICO
JULY 1997

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAPHERS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OXBOW SUBDIVISION
SITE PLAN FOR SUBDIVISION PARCELS C,D,E & F
UNIVERSITY OF ALBUQUERQUE URBAN CENTER

EPC CASE NO. XXXX.XX ZONE MAP NO. F-115G-11 SHEET 2 OF 8
DATE: JULY 1997



THE OXBOW SUBDIVISION LANDSCAPE CONCEPT AND CIRCULATION PLAN

-  Small-mid scale tree
-  Large scale tree

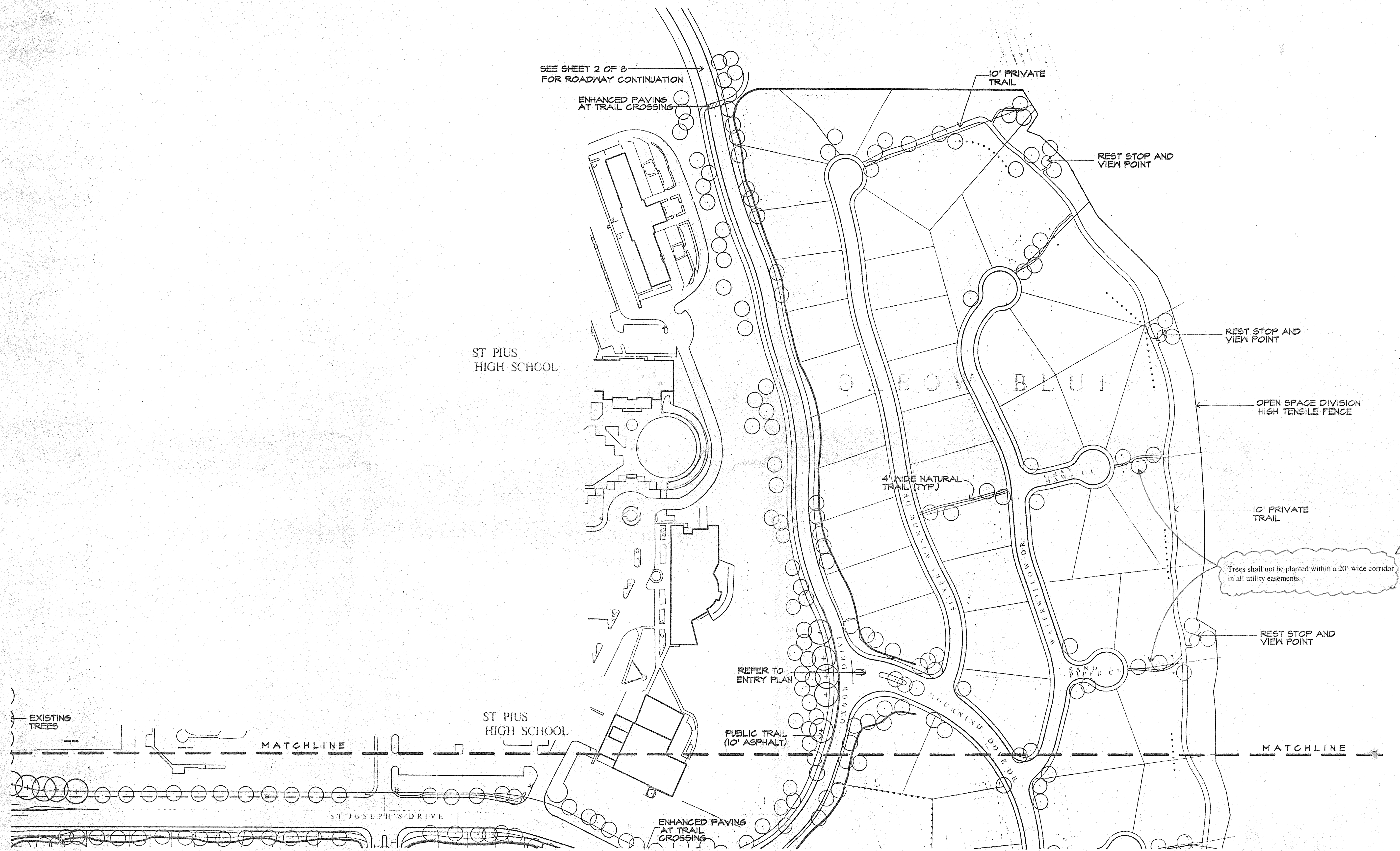
PREPARED FOR:
 Altura West
 913 Virginia Northeast
 Albuquerque, New Mexico 87108

PREPARED BY:
DESIGNWORKSHOP
 9621 Fourth Street NW
 Albuquerque, New Mexico 87114

Bohannon-Huston Inc.
 7500 Jefferson Street, NE
 Albuquerque, New Mexico 87109



Scale: 1" = 100'
 July 1997
 Consensus Planning
 718 Central Ave.
 Albuquerque, New Mexico 87102

OXBOW MESA AND OXBOW BLUFF



THE OXBOW SUBDIVISION LANDSCAPE CONCEPT AND CIRCULATION PLAN

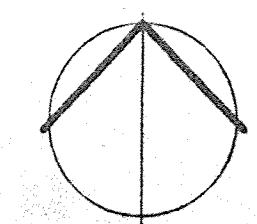
OXBOW BLUFF

-  Small-mid scale tree
-  Large scale tree

PREPARED FOR:
 Altura West
 913 Virginia Northeast
 Albuquerque, New Mexico 87108

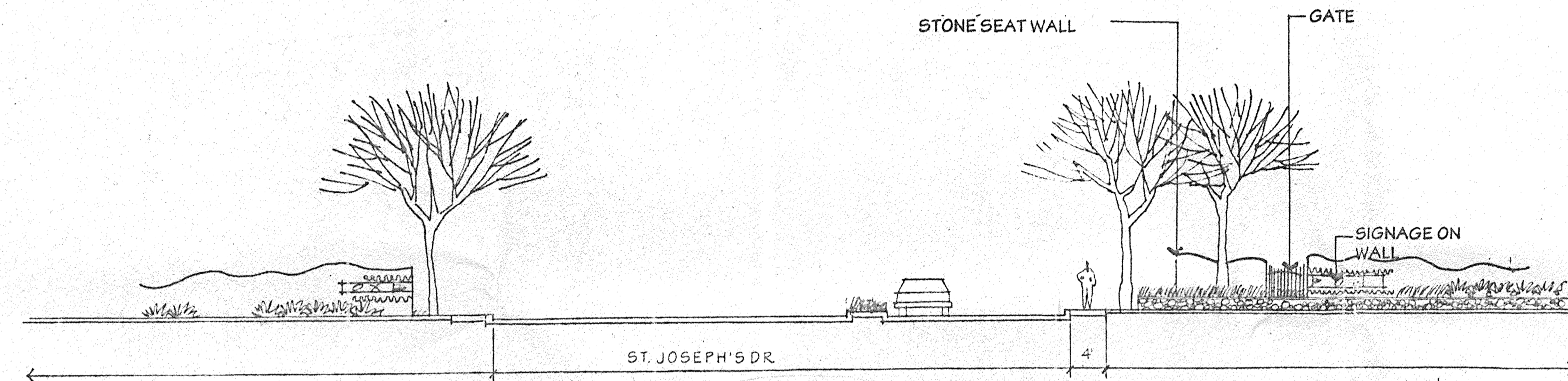
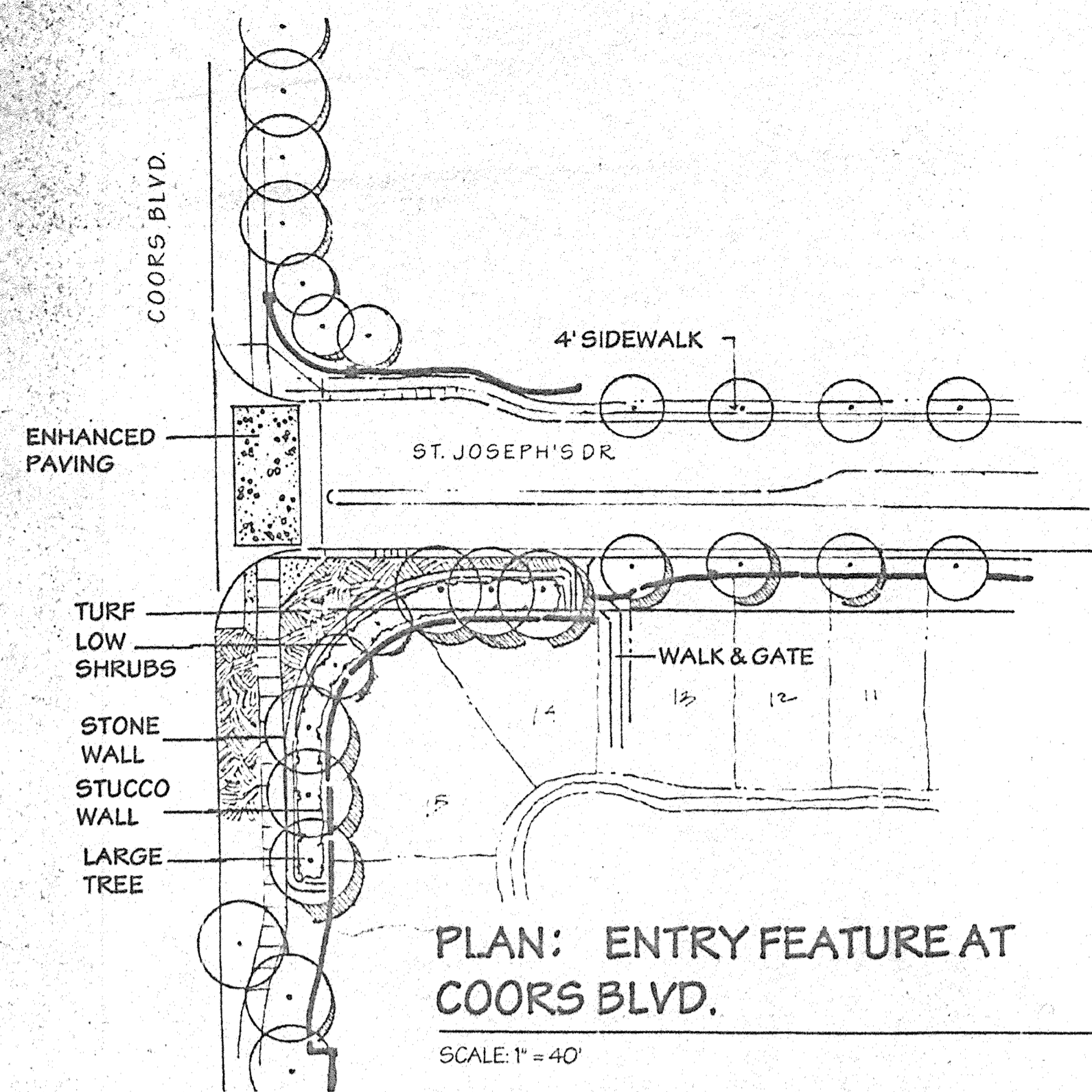
PREPARED BY:
DESIGNWORKSHOP
 9621 Fourth Street NW
 Albuquerque, New Mexico 87114

Bohannon-Huston Inc.
 7500 Jefferson Street, NE
 Albuquerque, New Mexico 87109

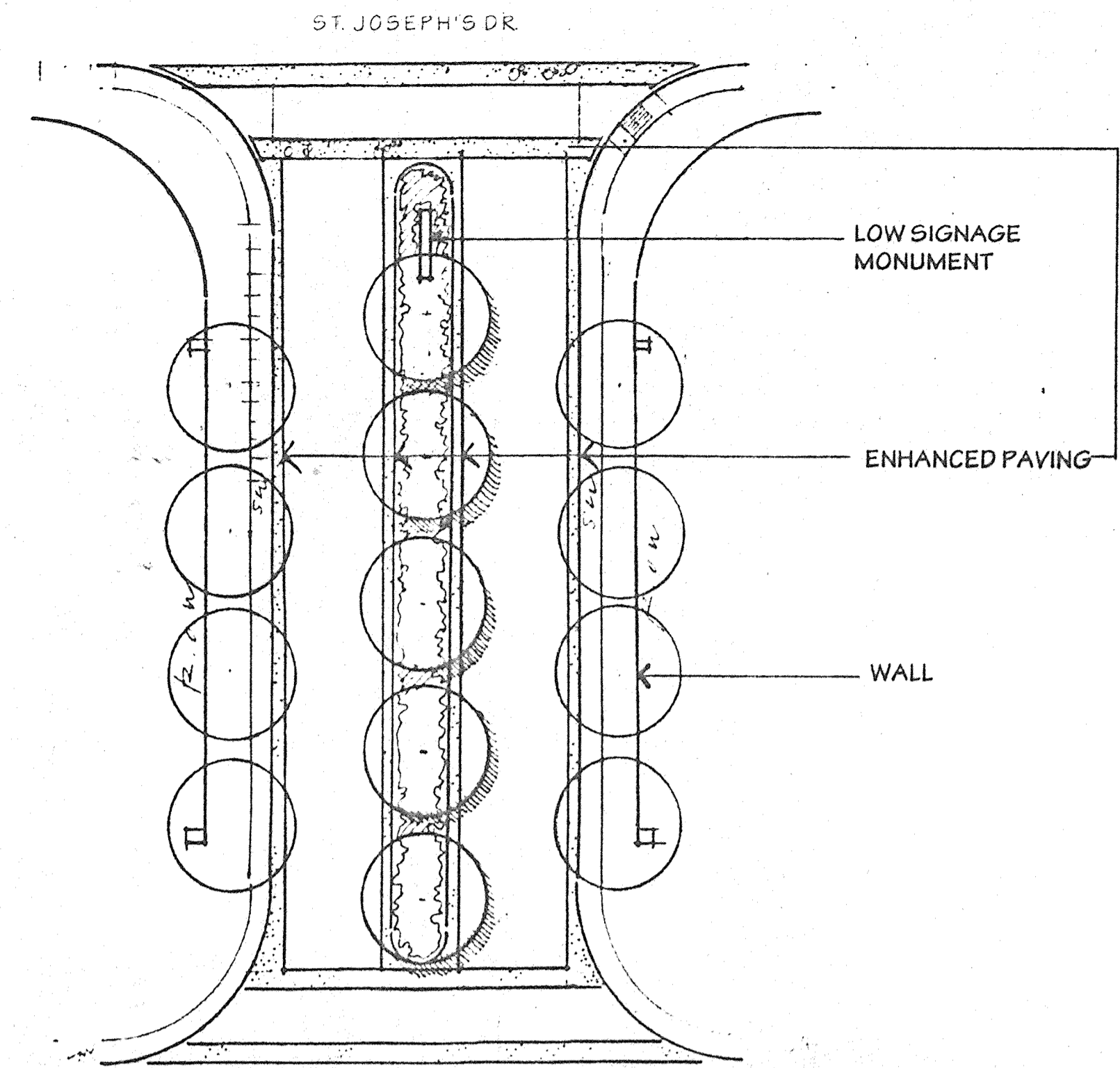


Scale: 1" = 100'
 July 1997

Consensus Planning
 718 Central Ave.
 Albuquerque, New Mexico 87102

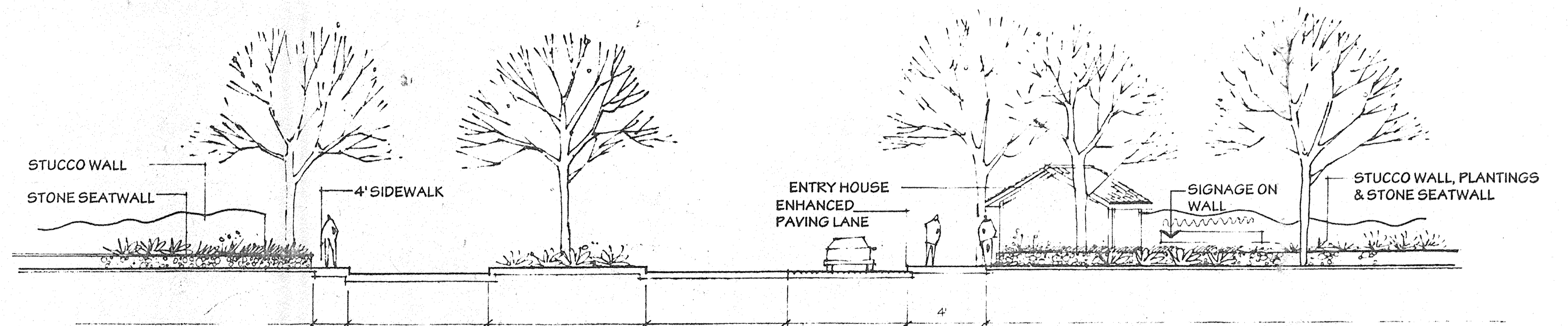
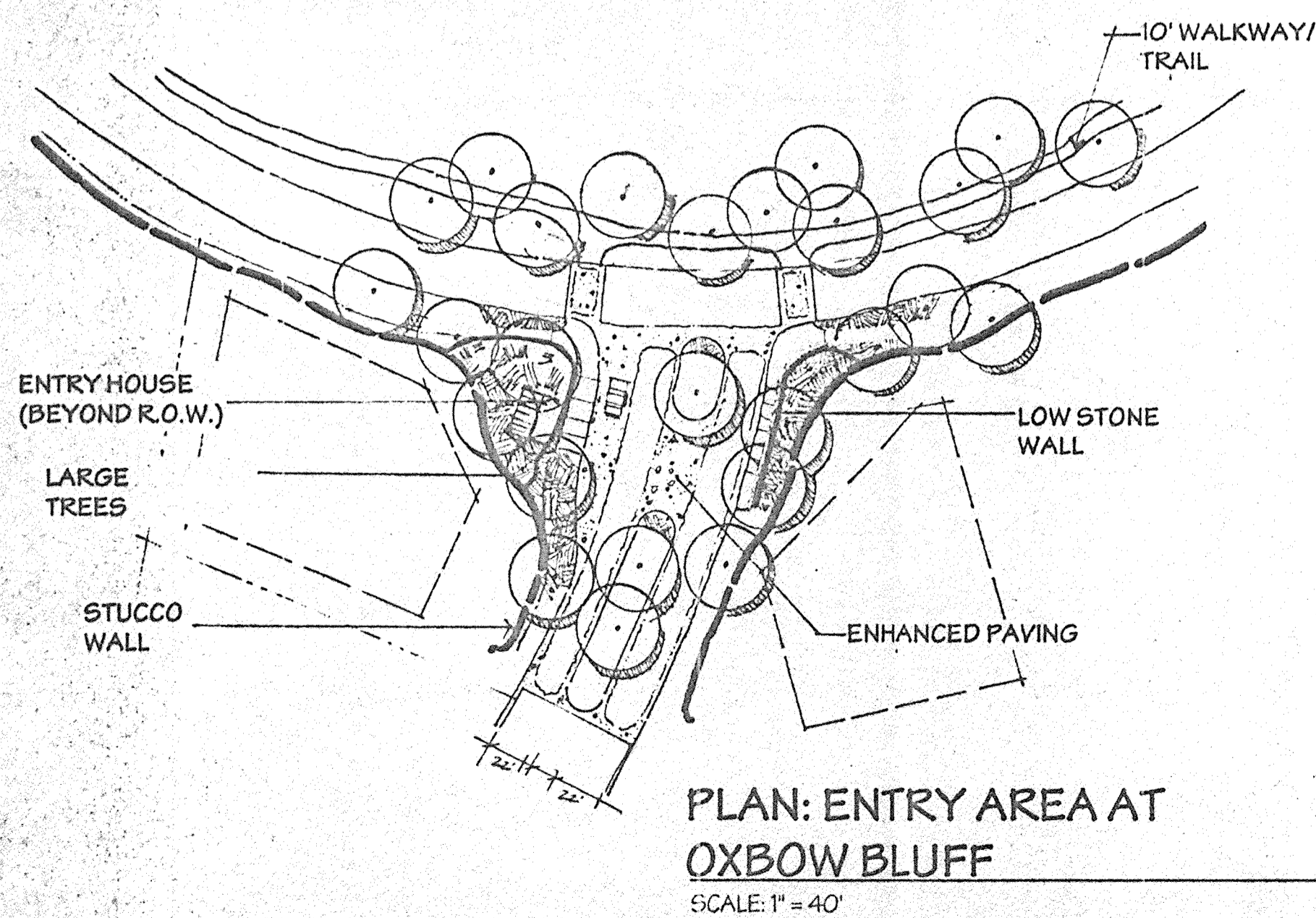


ELEVATION LOOKING EAST: ENTRY FEATURE AT COORS & ST. JOSEPH'S DR.



PLAN: ENTRY MEDIAN CONCEPT AT OXBOW RIDGE

SCALE: 1" = 40'



ELEVATION LOOKING EAST: ENTRY FEATURE AT OXBOW TRAIL.

THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

PREPARED FOR:

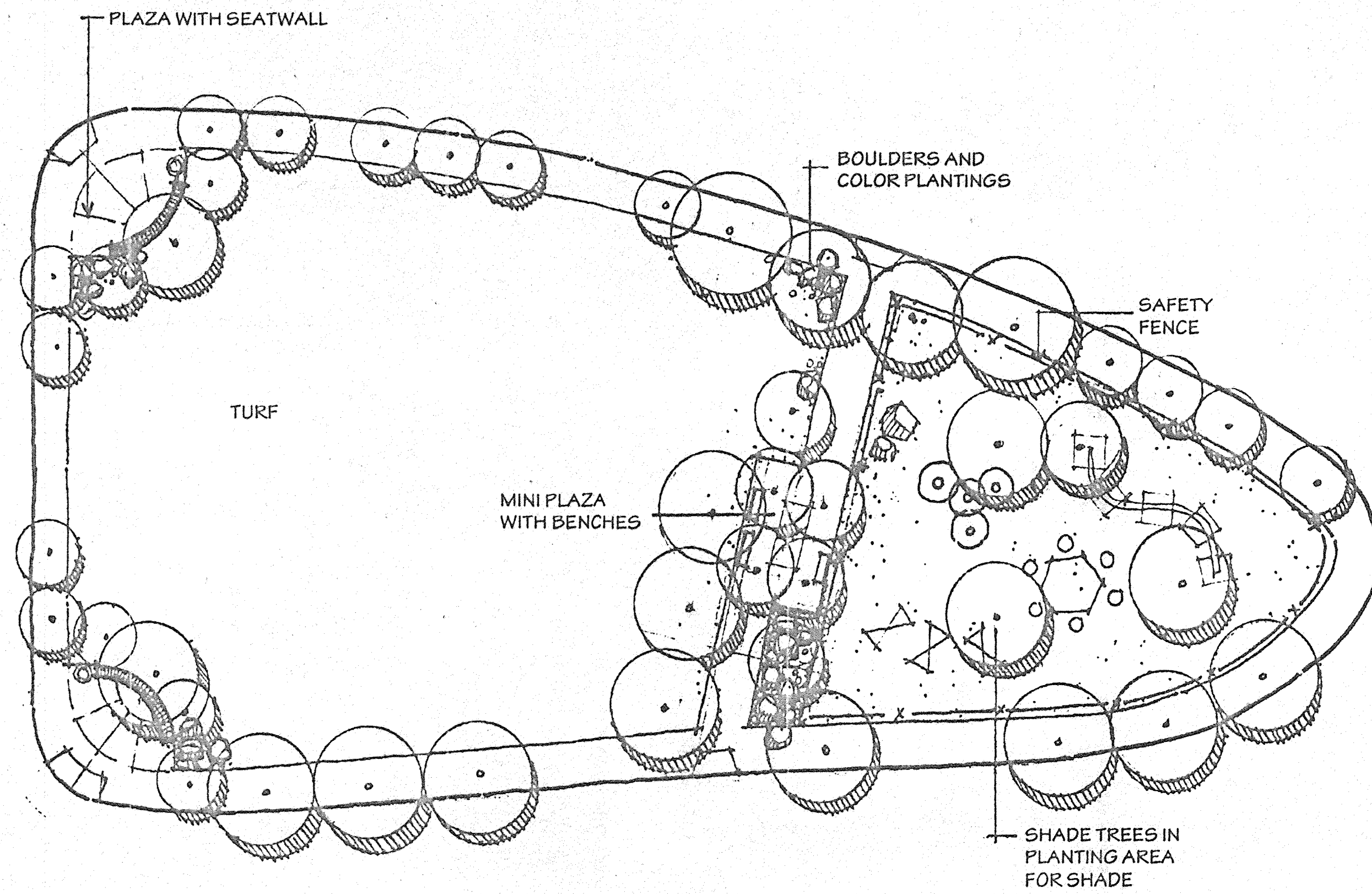
Altura West
913 Virginia Northeast
Albuquerque, New Mexico 87108

PREPARED BY:

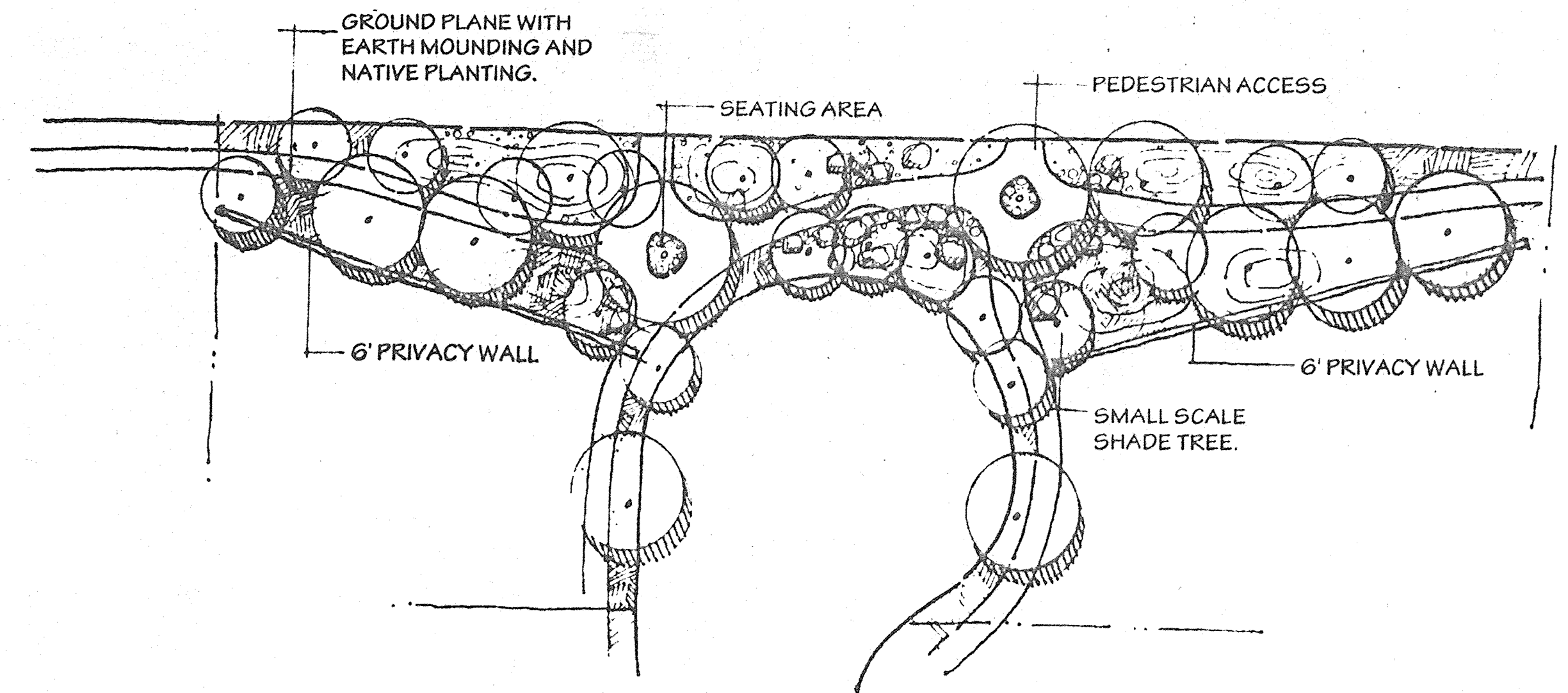
DESIGNWORKSHOP
9621 Fourth Street NW
Albuquerque, New Mexico 87114

Bohannon-Huston Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

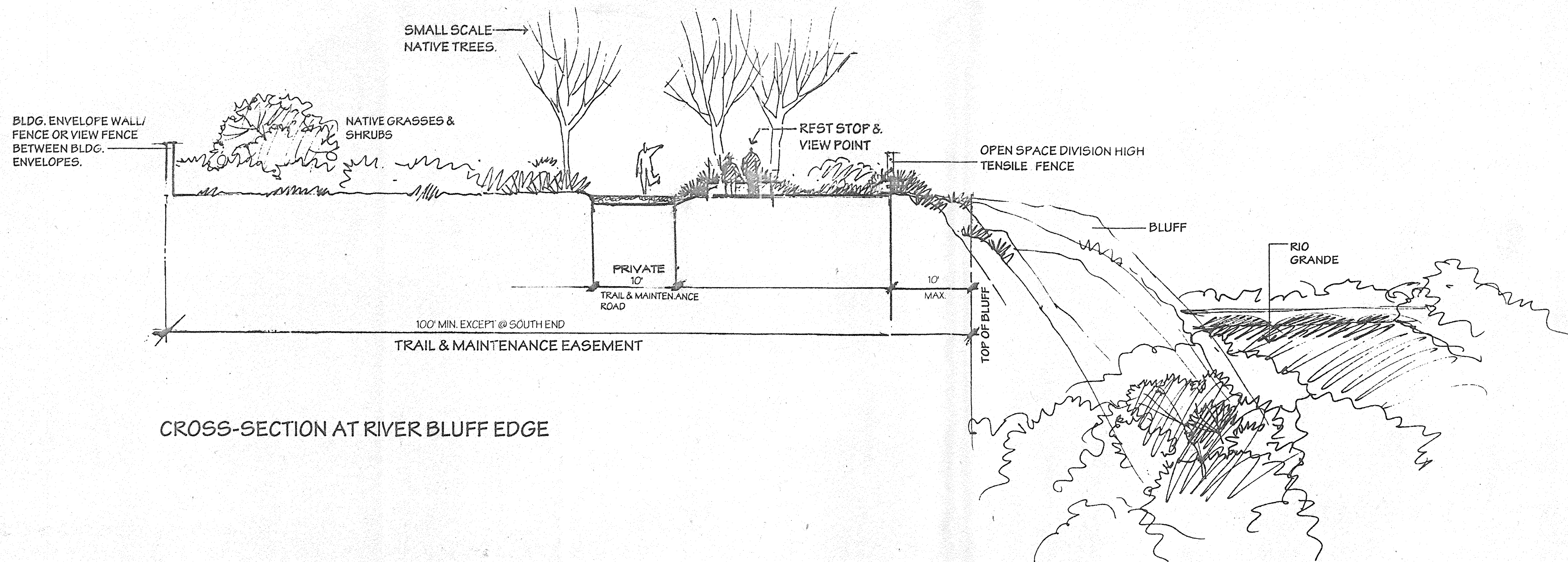
Consensus Planning
718 Central Ave.
Albuquerque, New Mexico 87102



PLAN AT PRIVATE PARK



PLAN AT PRIVATE COMMONS AREA



CROSS-SECTION AT RIVER BLUFF EDGE

THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

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913 Virginia Northeast
Albuquerque, New Mexico 87108

PREPARED BY:

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9621 Fourth Street NW
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Bohannon-Huston Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

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718 Central Ave.
Albuquerque, New Mexico 87102

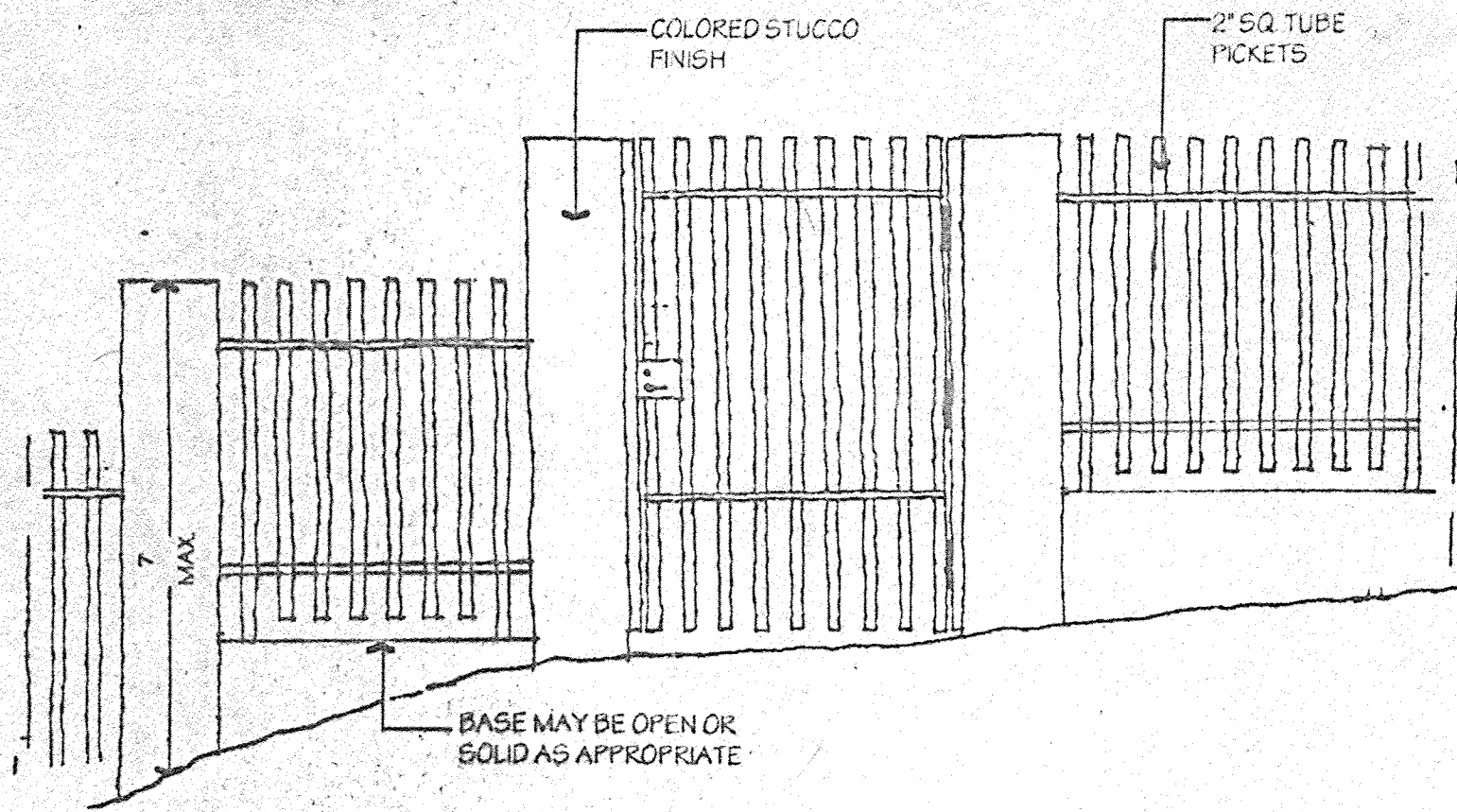
Landscape Minimum Standards

The following are minimum standards for the development of specific site landscape plans:

1. All planting areas in the Oxbow Mesa area not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or similar material which extends completely under the plant material.
2. Appropriate landscape headers shall be used to separate turf and groundcover areas.
3. Street trees are to be provided along Coors Boulevard and St. Joseph's in accordance with the Coors Corridor Plan and the City's Street Tree Ordinance.
4. Minimum plant sizes in the Oxbow Mesa area at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container, and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
5. An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency. Drip irrigation will be used as much as possible.
6. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained in a living, attractive condition. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.
7. Maintenance for all common and perimeter landscaped areas shall be the responsibility of the Oxbow Subdivision Homeowner's Association (a mandatory association).
8. Trees shall not be planted within a 20' wide corridor in all utility easements.

PEDESTRIAN CIRCULATION

It is essential to the overall functioning of the area as a transit friendly neighborhood, that strong pedestrian connections from the subdivision to Coors Boulevard, St. Joseph's Drive, St. Joseph's Place, and the proposed recreational trail. The subdivision layout shall be required to comply with the pedestrian circulation diagram shown on the Concept Plan. Specific access points and trail locations shall be determined through coordination with the City of Albuquerque Development Review Board. Pedestrian access easements as illustrated on the Site Plan shall be a minimum of twenty feet (20') wide. These easements shall be dedicated for public use in perpetuity and shall be physically separated from the adjacent lots.



TYPICAL ELEVATION OF VIEW FENCE

LANDSCAPE

Goals and Objectives

The intent of these guidelines is to establish a basic landscape palette and minimum standards for the common and private landscape areas within Oxbow. Generally, the areas on the flat mesa will feature higher water use and more manicured landscape materials with a more native materials, in and along the bluff in natural groupings. Specific requirements of the City of Albuquerque's Water Conservation Landscaping and Water Use Ordinance shall be followed.

Plant Palette

Plants for usage in public areas and on private lots outside of the private area shall be limited to the following:

Trees

- | | |
|---------------------------------|----------------------|
| Catalpax chilopsis | Chitalpa |
| Cercis | Redbud |
| Chilopsis linearis | Desert willow |
| Cupressocyparis leylandii | Leyland cypress |
| Cupressus glabra | Arizona cypress |
| Elaeagnus angustifolia | Bursera |
| Fraxinus americana | White ash |
| Fraxinus oxycarpa | Ash |
| Fraxinus pennsylvanica | Green ash |
| Fraxinus velutina | Arizona ash |
| Gleditsia triacanthos | Honey locust |
| Koeleruteria paniculata | Goldenrain tree |
| Picea pungens | Colorado spruce |
| Pinus edulis | Pinon |
| Pinus nigra | Austrian pine |
| Pistacia chinensis | Chinese pistache |
| Populus aluminata | Lanceleaf cottonwood |
| Populus fremontii | Fremont cottonwood |
| Quercus garbellii | Gambel oak |
| Quercus turbinella | Shrubline oak |
| Robinia pseudoacacia | Purple robe locust |
| Robinia x ambigua 'purple robe' | Purple robe locust |
| Vitex agnus-castus | Chaste tree |

Shrubs

- | | |
|----------------------------|--------------------|
| Buddleia | Butterfly bush |
| Caesalpinia gilliesii | Bird of paradise |
| Caryopteris clandestina | Blue mist |
| Chrysothamnus nauseosus | Rubber rabbitbrush |
| Fallugia paradoxa | Apache plume |
| Forestiera neomexicana | New Mexico olive |
| Hesperaloe parviflora | Red yucca |
| Perovskia atriplicifolia | Russian sage |
| Potentilla fruticosa | Shrubby cinquefoil |
| Rhus trilobata | Three-leaf sumac |
| Rosmarinus officinalis | Rosemary |
| Salvia greggii | Cherry sage |
| Santolina chamaecyparissus | Lavender cotton |
| Yucca elata/glanca | Yucca |

Ground Covers

- | | |
|-----------------------|-------------------|
| Artemisia ludoviciana | Prairie sage |
| Artemisia tridentata | Roman wormwood |
| Delosperma cooperii | Iceplant |
| Juniperus spp. | Spreading juniper |
| Nepeta mussini | Catmint |
| Verbena bipinnatifida | Fern verbena |

Herbaceous

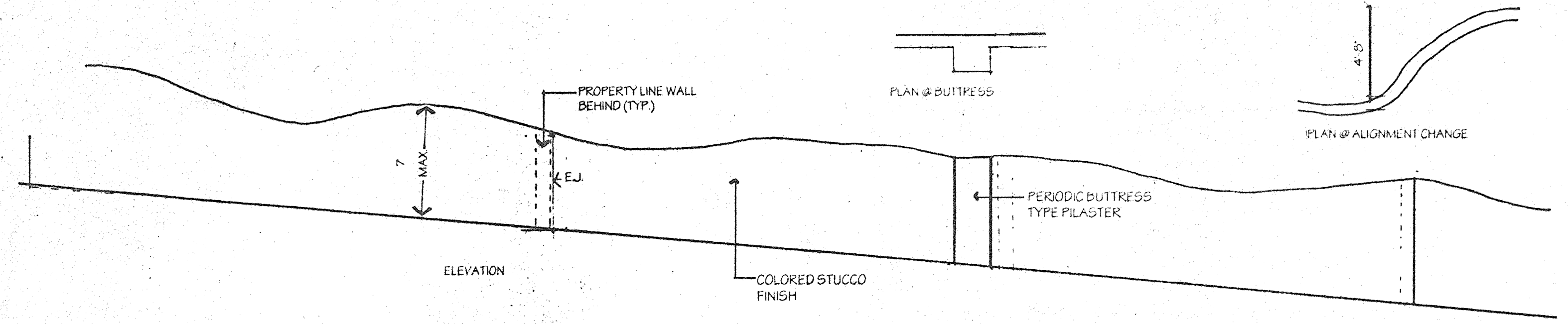
- | | |
|--------------------------|------------------|
| Achillea taygetea | Moonshine yarrow |
| Baileya multirdiata | Desert marigold |
| Cerastium tomentosum | Snow-in-summer |
| Chrysopsis villosa | Golden aster |
| Gaillardia sp. | Blanketflower |
| Lavandula angustifolia | English lavender |
| Kniphofia uvaria | Red hot poker |
| Liatris punctata | Gayfeather |
| Linum lewisii | Blue flax |
| Machaeranthera bigelovii | Purple aster |
| Melampodium leucanthum | Blackfoot daisy |
| Oenothera spp. | Primrose |
| Penstemon spp. | Penstemon |
| Psilostrophe tagetes | Paper flower |
| Ratibida columnaris | Mexican hat |
| Salvia officinalis | Garden sage |
| Thymus pseudolanuginosus | Woolly Thyme |
| Zinnia grandiflora | Desert zinnia |

Turf Grasses

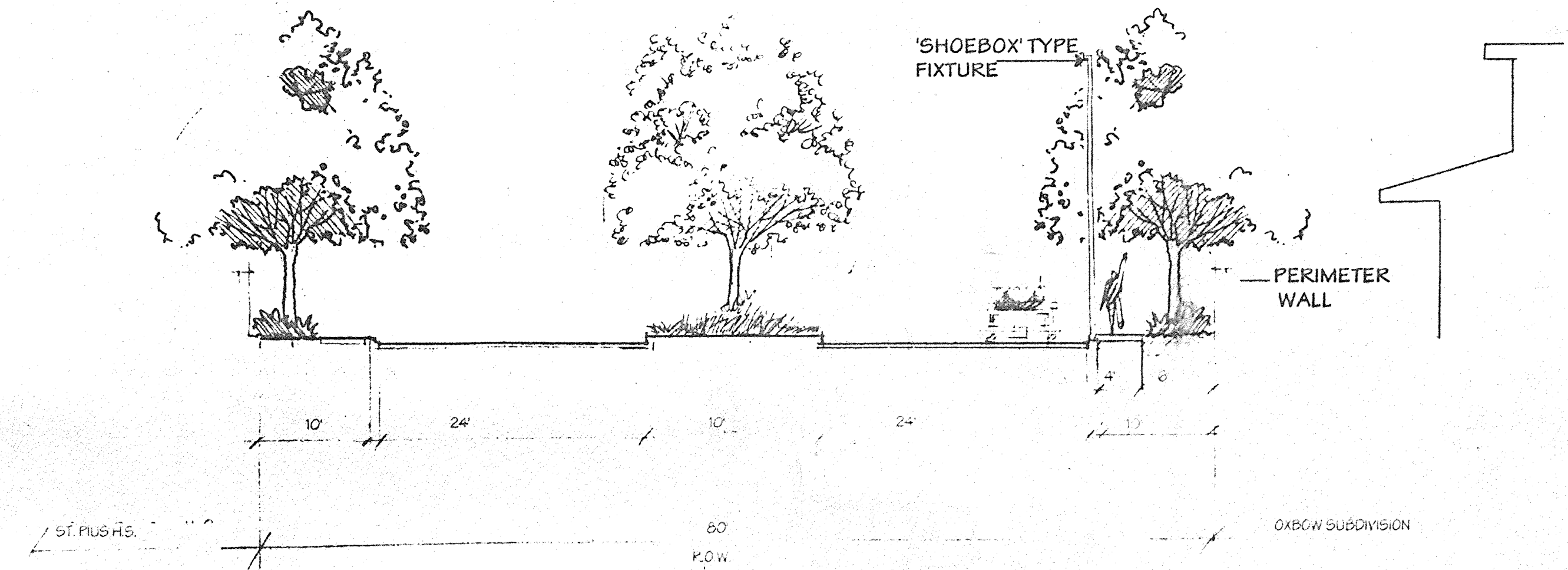
- | | |
|---------------------|--------------|
| Bouteloua gracilis | Blue grama |
| Buchloe dactyloides | Buffalograss |
| Festuca elatior | Tall fescue |

Native Grasses

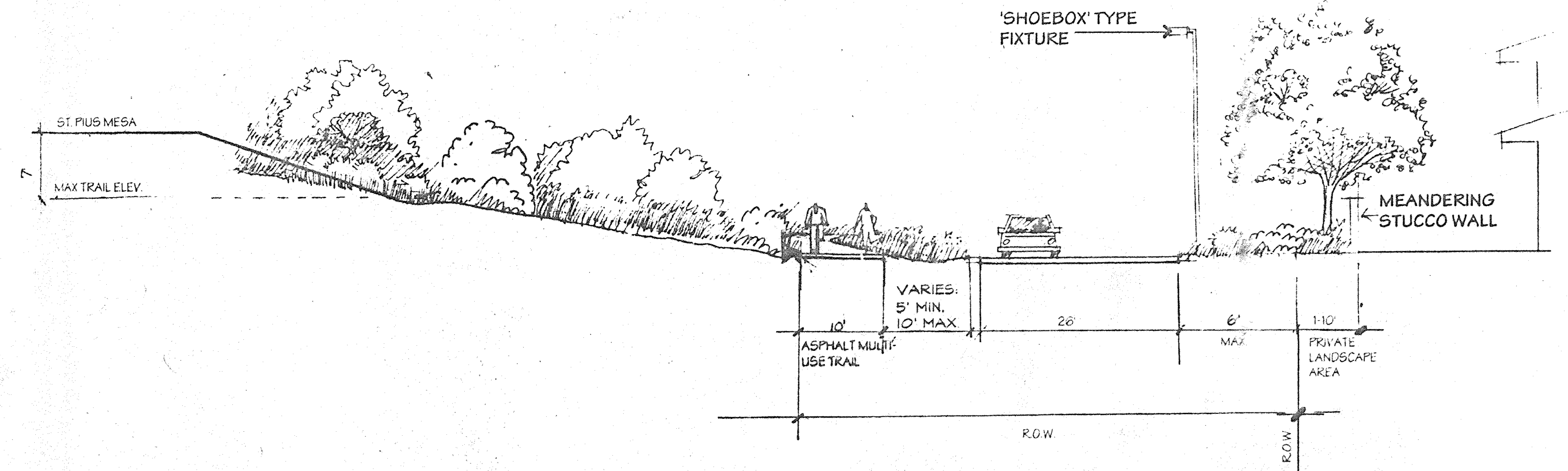
A wide variety of native grasses can be used to revegetate disturbed areas or to serve as plantings in yard spaces.



TYPICAL ELEVATION, PLAN & SECTION OF PERIMETER WALL AT ST. JOSEPH'S DRIVE AND OXBOW TRAIL



TYPICAL CROSS-SECTION AT ST. JOSEPH'S DRIVE



TYPICAL CROSS-SECTION AT OXBOW DRIVE

THE OXBOW SUBDIVISION LANDSCAPE CONCEPTS

PREPARED FOR:

Altura West
913 Virginia Northeast
Albuquerque, New Mexico 87108

PREPARED BY:

DESIGNWORKSHOP
9621 Fourth Street NW
Albuquerque, New Mexico 87114

Bohannon-Huston Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

Consensus Planning
718 Central Ave.
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