OVERLOOK at OXBOW

SENSITIVE AREAS

Prepared For:
Gamma Development, LLC

Prepared By:
Consensus Planning, Inc. Bohannan Huston, Inc.

Wetlands Area
Mature Trees
Flood Zones
Slopes/Skips
Existing Fenceline

SENSITIVE LANDS ANALYSIS
Pursuant to Section 6.6.3, Design and Sensitivity, the following analysis is provided for the development of the Oxbow.

REFERENCE:
The use of this Oxbow plot land area impacts the south eastern corner of the property. The wet lands are included in the sensitive land protection area.

MARVEL TRAIL DRAINAGE:
There is a large stand of mature trees existing at the eastern edge of the property adjacent to the riparian buffer. Day Side, the tree canopy is included in the sensitive land protection area.

FLOOD ZONE MAP:
There is a FEMA designated flood plain that impacts the north eastern edge of the property. The portion of the development is included in the sensitive land protection area.

SIGNALIZATION:
The use of this Oxbow plot land area impacts the north eastern edge of the property. The use of the existing fence is included in the sensitive land protection area.

PRIVACY:
The use of this Oxbow plot land area impacts the north eastern edge of the property. The use of the existing fence is included in the sensitive land protection area.

SLOPES/SKIPS:
The use of this Oxbow plot land area impacts the north eastern edge of the property. The use of the existing fence is included in the sensitive land protection area.

NO ACCESS SHALL BE PERMITTED TO THE SENSITIVE LAND PROTECTION AREA.

CONSENSUS PLANNING, INC.
102 Eighth Street
Wichita, KS 67202
(316) 766-0000 Tel 816-564-0000 Fax 816-564-0000
email: dp@consensusplanning.com

Scale: 1" = 100'
OVERLOOK at OXBOW - SITE PLAN DATA

**Cluster A**
- Area: 1.53 ac.
- OS: .46 ac.
- Lots: 5

**Cluster B**
- Area: 2.46 ac.
- OS: .73 ac.
- Lots: 10

**Cluster C**
- Area: 9.69 ac.
- OS: 3.00 ac.
- Lots: 32

**Cluster D**
- Area: 7.97 ac.
- OS: 2.42 ac.
- Lots: 23

**R/A Area**
- Area: 1.71 ac.
- Lots: 4

**Total Open Space:** 6.81 Acres
**Total Lots:** 74

---

**OVERLOOK at OXBOW**

**SITE PLAN**

Prepared For:
Gamma Development, LLC

Prepared By:
Consensus Planning, Inc.
Bohannan Huston, Inc.
LANDSCAPE CONCEPT

IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLICY ORDNANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, IN GENERAL, WATER CONSERVATION ENVIRONMENTALLY ADEQUATE LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

1. A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2') FROM THE BACK OF CURB.
2. STREET TREES WILL BE PLANTED IN THE NEIGHBORHOOD, AND SELECTED FROM THE TREE PALETTE SHOWN ABOVE.
3. ALL STREET TREES WILL BE PLANTED IN A MINIMUM 36" DIAMETER HOLE WITH A MINIMUM OF 96" DEPTH ABOVE GRADE. OR 15 TO 12 FEET IN HEIGHT AT TIME OF PLANTING.

LANDSCAPE PLANTING NOTES:

1. 1. SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
2. 1. 1. SHRUBS AND LOW EVERGREENS: 1 GALLON PLANTS; (6) 5-GALLON SHRUB/GRASSES; AND (5) 1-GALLON GROUNDCOVERS.
2. 1. 2. THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

MAINTENANCE:


CONSENSUS PLANNING, INC.
Prepared By:
Gamma Development, LLC

Consensus Planning, Inc.
Bohannan Huston, Inc.

Sheet 2 of 4

Scale 1” = 10’

Prepared For:
Prepared By:

OVERLOOK at OXBOW
LANDSCAPE PLAN

Bohannan Huston, Inc.

Sheet 2 of 4

Prepared For:
Prepared By:

OVERLOOK at OXBOW
LANDSCAPE PLAN

Gamma Development, LLC

CONSENSUS PLANNING, INC.
Prepared By:
Consensus Planning, Inc.
Bohannan Huston, Inc.

Sheet 2 of 4

Scale 1” = 10’

Prepared For:
Prepared By:

OVERLOOK at OXBOW
LANDSCAPE PLAN

Gamma Development, LLC

CONSENSUS PLANNING, INC.
Prepared By:
Consensus Planning, Inc.
Bohannan Huston, Inc.

Sheet 2 of 4

Scale 1” = 10’

Prepared For:
Prepared By:

OVERLOOK at OXBOW
LANDSCAPE PLAN

Gamma Development, LLC

CONSENSUS PLANNING, INC.
Prepared By:
Consensus Planning, Inc.
Bohannan Huston, Inc.

Sheet 2 of 4

Scale 1” = 10’

Prepared For:
Prepared By:

OVERLOOK at OXBOW
LANDSCAPE PLAN

Gamma Development, LLC

CONSENSUS PLANNING, INC.
Prepared By:
Consensus Planning, Inc.
Bohannan Huston, Inc.

Sheet 2 of 4

Scale 1” = 10’

Prepared For:
Prepared By: