

Lot Size Reduction Calculation

Lot	Gross SF	SF Under
Lot 1	7,755	3,135
Lot 2	7,755	3,135
Lot 3	7,755	3,135
Lot 4	7,755	3,135
Lot 5	7,755	3,135
Lot 6	8,745	2,145
Lot 7	10,441	449
Lot 8	6,306	4,584
Lot 9	6,519	4,371
Lot 10	8,995	1,895
Total Lot Size Reduction		29,119

General Notes

1. Puerta del Bosque shall be consistent with the City of Albuquerque's Private Commons Development (PCD) allowed in the RA-2 zone per the Zoning Code, Section 14-16-3-16.

2. The number of lots allowed in the PCD is determined by dividing the site area by the minimum lot size permitted in the underlying zone and rounded to the nearest whole number. This site is zoned RA-2, with a minimum lot size of 10,890. The gross site area of the site is 113,000 SF (2.5941 acres). The number of lots allowed at Puerta del Bosque are as follows:

$$113,000 / 10,890 = 10 \text{ Lots}$$

The number of lots proposed for Puerta del Bosque is 10.

3. All lots at Puerta Del Bosque shall be developed for single-family detached dwelling units. The minimum setbacks for the PCD are as follows:

- Front: 15 feet, except driveways shall not be less than 20 feet long
- Rear: 15 feet
- Side: No required side yard setback, except there shall be a minimum setback of 5 feet for all side yards contiguous with the PCD boundary

4. The Private Commons Development requires that a minimum of 30% of the gross site area or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Parceled Commons Area (PCA).

The Two Methods for calculating the PCA are as follows:

Gross Site Area Calculation Method	
Gross Site Area:	118,000 SF
30% of Gross Site Area:	33,900 SF

Lot Size Reduction Method	
Total Lots:	10
Total Lot Size Reduction:	29,119 SF
(See Lot Size Reduction Calculation Table)	

The private PCA (Tract A) shall be a minimum of 33,900 SF (30%).

5. The private PCA shall be set aside as a land use easement in favor of the City and carry restrictive covenants in the form of recorded deed restrictions and shall be referenced on the subdivision plat. The private PCA shall be maintained by the individual lot owners and the members of the H.O.A.

6. The covenants shall assure that the PCA will be protected from all forms of development, except as shown on the Site Development Plan. The covenants shall require individual lot owners and members of the H.O.A. to be jointly and severally liable for the maintenance of the PCA.

7. The Puerta del Bosque private PCA shall be used for landscaping. The PCA shall be used for landscaping, agriculture, recreation, or any combination thereof. No buildings or structures are permitted in the PCA except those necessary for the operation and maintenance of the PCA.

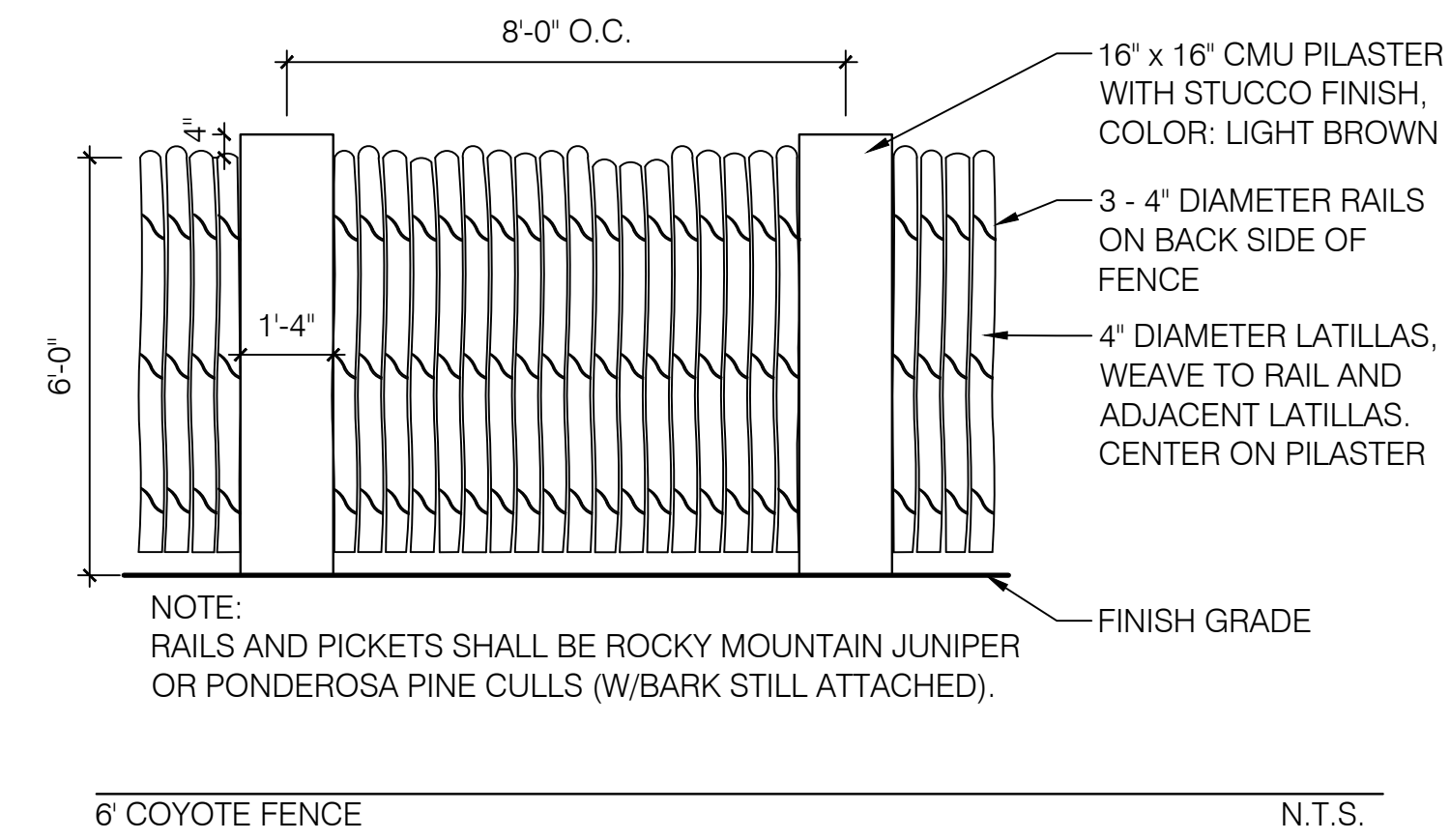
8. Until final build-out of the subdivision occurs, maintenance of the private PCA shall be the responsibility of the Owner. Maintenance of the PCA shall shift to the mandatory homeowners' association when final build-out occurs.

9. If the responsible parties fail or refuse to act on maintenance obligations as set forth in the land use easement, the City of Albuquerque shall have the authority to perform such maintenance as necessary to protect public health and safety. Under no circumstances will the City maintain the private PCA for a period longer than one (1) year. The cost of such maintenance shall be assessed against the properties within Puerta del Bosque. Failure to pay assessed charges may result in a municipal lien against each of the individual lots at Puerta del Bosque. Under no circumstances will the City maintain recreational uses.

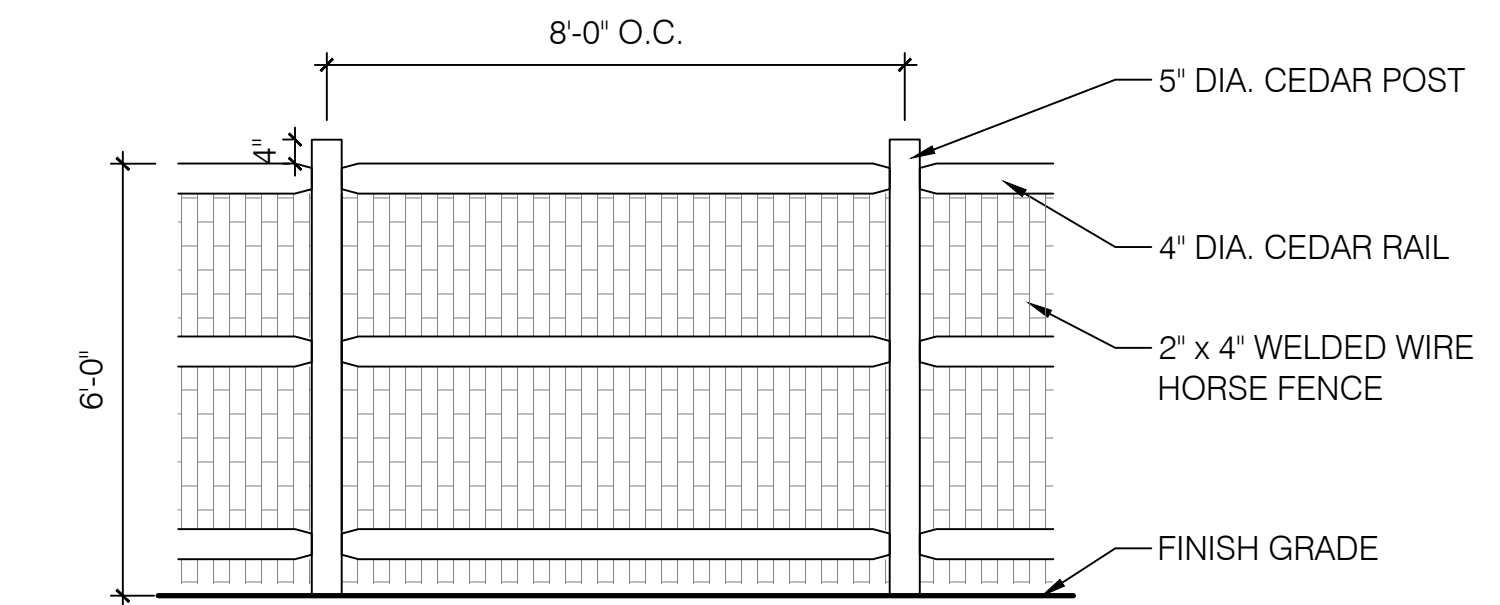
10. The fencing adjacent to the private PCA (Tract A), along Campbell Road and the southern boundary shall maintain public view of the PCA.

11. Storm water drainage of this site shall be conveyed to the private PCA.

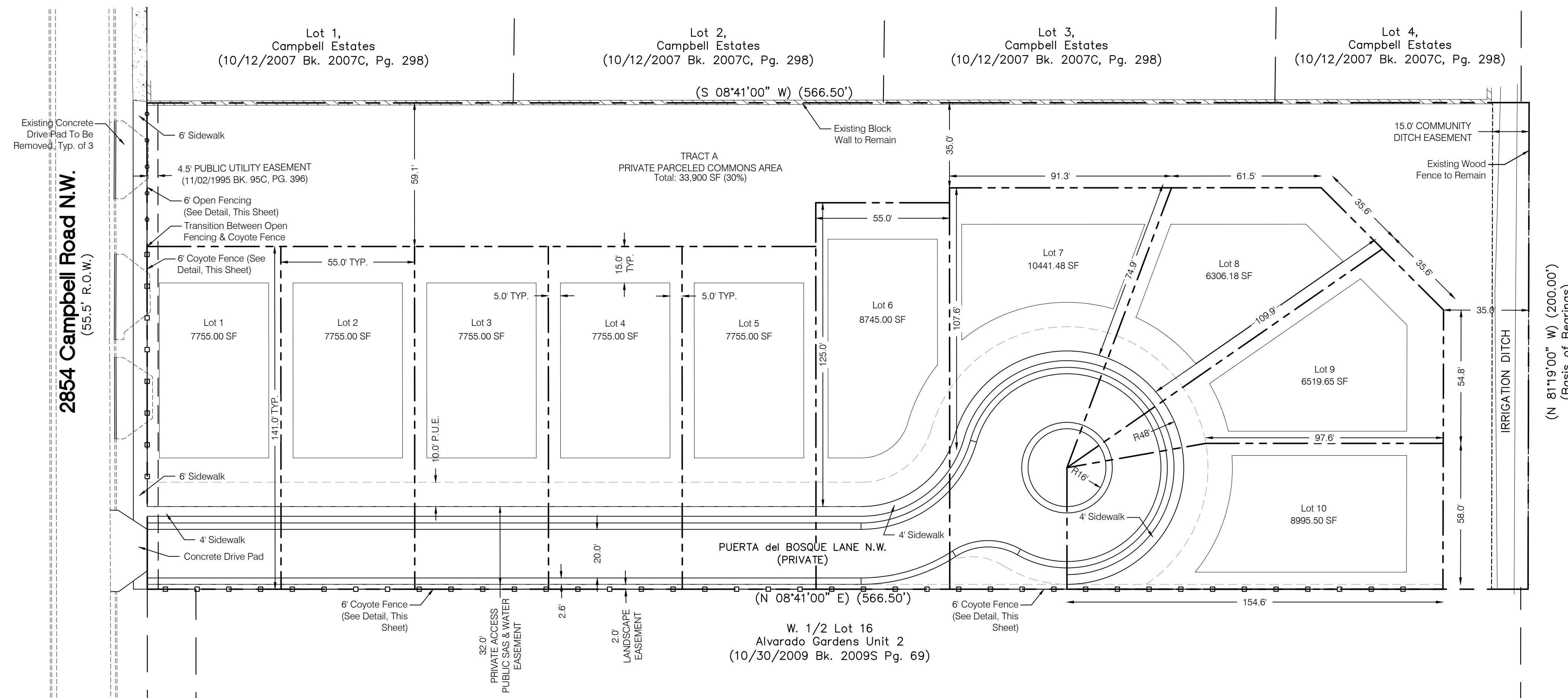
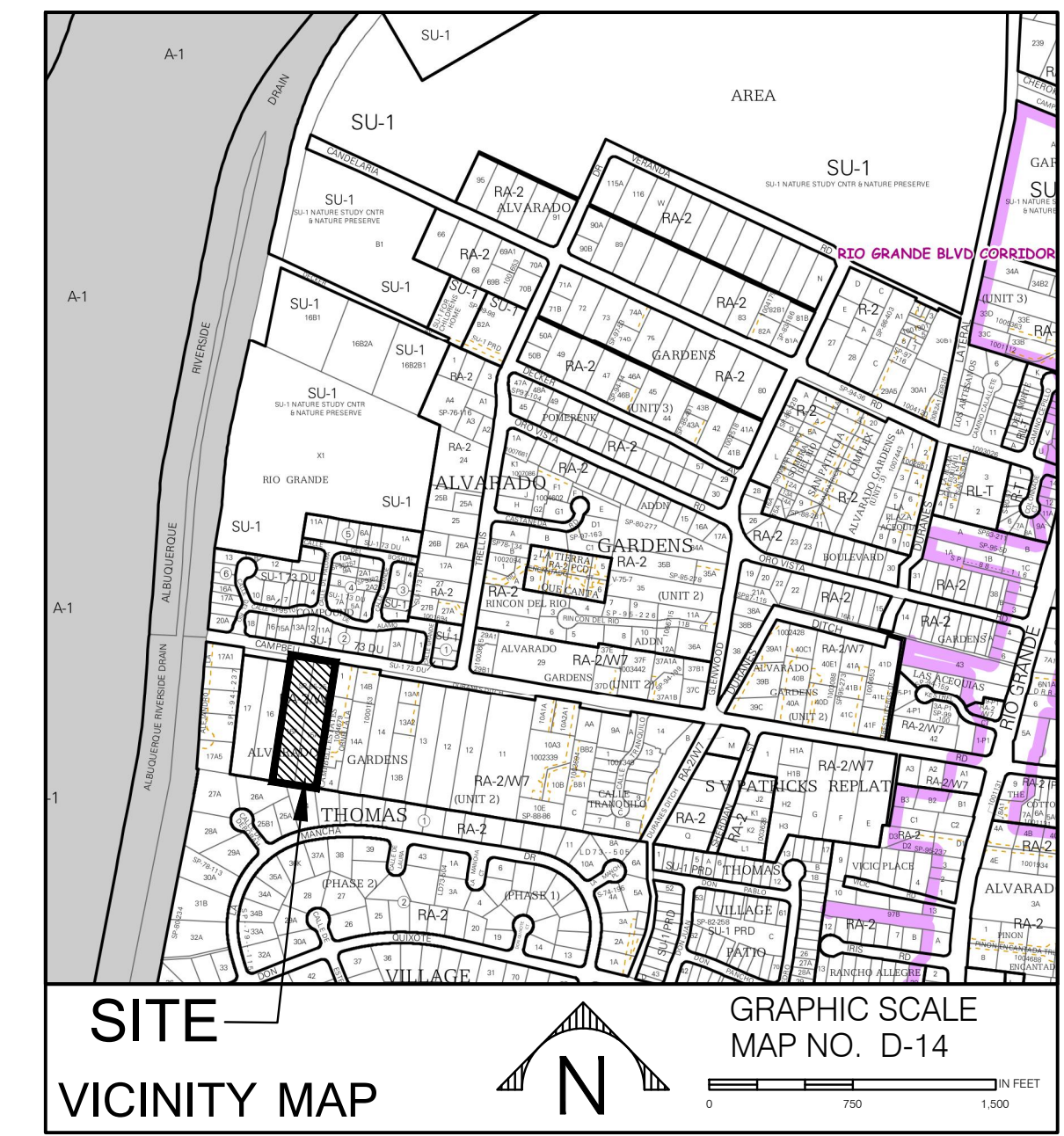
12. There shall be no sidewalk provided along the west boundary. A sidewalk waiver shall be required by the Development Review Board (DRB).



6 COYOTE FENCE N.T.S.



6 OPEN FENCING N.T.S.



PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Development Review Board (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Puerta Del Bosque

Site Plan for Private Commons Development

Prepared for:
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Albuquerque, NM 87109

Prepared by:
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302 Eighth Street NW
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