

DRB APPLICATION # PR-2016-001327
CROSS REFERENCE DOCUMENTS
PRELIM PLAT # S20016-00060...52
VACATION # V42016-00037
VARIANCE # S2016-00051 V-3

THIS SITE DEVELOPMENT PLAN IS BEING SUBMITTED CONCURRENTLY WITH A FINAL PLAT AND DRAINAGE PLAN
SITE DEVELOPMENT PLAN DOCUMENTS INCLUDE:

- C-101 SITE DEVELOPMENT PLAN
- C-102 LANDSCAPE PLAN

HOA DOCUMENTS REFERENCED HEREIN
SUBMITTED CONCURRENTLY BY SUBCONTRACTOR AND APPROVED:
• GRADING AND DRAINAGE PLAN
• FINAL PLAT

LANDSCAPE MATERIAL SELECTION:

THIS LANDSCAPE DESIGN CONCEPT DEPICTS A VARIED, WATER-WISE AND LOW MAINTENANCE PALETTE OF PLANT MATERIAL. SEASONAL AVAILABILITY, QUALITY AND HOME PURCHASER PREFERENCE WILL INFORM ACTUAL PLACEMENT AND SPECIES WITHIN THIS BACKBONE LANDSCAPE DEVELOPMENT PLAN. THROUGHOUT THE CONSTRUCTION PHASE THE DEVELOPER WILL MAINTAIN THE XERIC PALETTE BASED ON THE SCHEDULE PRESENTED HEREIN, KEEPING QUANTITIES AND GENERAL LOCATION COMMENSURATE WITH THAT SHOWN ON THE PLAN.

EXISTING TREES WILL BE RETAINED IF HEALTHY AND OF GOOD FORM.

THE PCA WILL BE LEFT IN A NATURAL STATE, WITH ADDITIONAL COTTONWOODS AND GRASSES. RESTORATION AND CLEANUP OF STRESSED AREAS WILL BE UNDERTAKEN AS THE DEVELOPMENT PROCEEDS.

SITE IS WITHIN USDA HARDINESS ZONE 7A, HOWEVER DESIGN SELECTION REQUIRES A TOLERANCE OF 6B HARDINESS AS A SAFETY FACTOR.

MAXIMUM COURT HOMESITE FRONTAGE WILL BE ON A SINGLE COORDINATED TIME CLOCK.



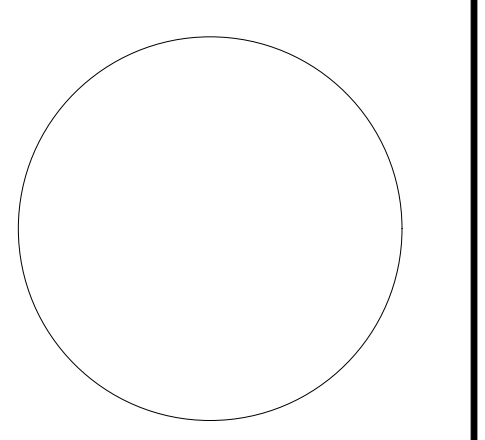
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Bosque Antigua

Gabaldon Rd. NW
Albuquerque, NM

**Site Development Plan
For Subdivision**



DATE ISSUED: 8.26.17
EDITION: SITE DEVP PLAN
PROJECT ID: C001_2017

Landscape Plan

GENERAL LANDSCAPE NOTES

- [C102.1] MAINTENANCE OF ALL LANDSCAPING ON PROPERTY AND IN CABQ RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- [C102.2] ALL LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING & WATER WASTE ORDINANCE.
- [C102.3] ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM - SCHEDULE 40 PIPING, TYP.
- [C102.4] THIS LANDSCAPE PLAN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. SPECIFICALLY 75% OF ALL PLANTING BEDS SHALL BE COVERED BY LIVE VEGETATIVE COVER WHICH INCLUDES SHRUBS AND OR LIVE GROUNDCOVERS.
- [C102.5] ALL TREES SHALL BE A MINIMUM OF 2" CALIPER, 5 GALLON PLANTS, AS REQUIRED BY THE CABQ ZONING CODE AND JCC COVENANTS.
- [C102.6] OWNER SHALL MAINTAIN UNDEVELOPED AREAS OF THE SITE FREE OF WEEDS AS REQUIRED BY THE CITY OF ABQ ORDINANCES. DISTURBED AREAS WILL BE RESEED AS REQUIRED.
- [C102.7] DUE TO AVAILABILITY AND SEASONAL CHALLENGES DEVELOPER RETAINS THE RIGHT TO MIX, SUBSTITUTE OR REARRANGE PLANTINGS DEPICTED, USING SPECIES IDENTIFIED ON SCHEDULE.
- [C102.8] IRRIGATION TIMECLOCK SHALL BE WALL MOUNTED AND SECURED WITH WEATHER PROTECTIVE METAL COVER.
- [C102.9] CONTRACTOR SHALL PROVIDE 2" SCH. 40 PVC SLEEVING FOR ALL IRRIGATION RUNNING BELOW CONCRETE AND ASPHALT.
- [C102.10] CONTRACTOR SHALL INCLUDE PROVISIONS TO SEASONALLY DRAIN AND BLOW OUT IRRIGATION SYSTEM. INCLUDE DETAILS IN SHOP DWG SUBMITTALS PER C102.12.
- [C102.11] LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWING OF FULL IRRIGATION SYSTEM. DEFERRED SUBMITTAL PENDING SUB-CONTRACTOR SELECTION

KEYED LANDSCAPE NOTES

- [01] DENOTES EXISTING TREES. OBSTRUCTING TREES WILL BE REMOVED. OTHER EXISTING TREES, SPECIFICALLY 3 COTTONWOODS AT NW CORNER WILL REMAIN. AFTER EVALUATION FOR HEALTH, FORM, WATER CONSUMPTION AND EXPECTED LIFESPAN.
- [02] CONCRETE ESTATE CURB.
- [03] EXISTING STREET LIGHT
- [04] PEDESTRIAN CONNECTOR TRAIL - CRUSHER FINES.
- [05] IRRIGATED ENTRY ISLANDS FOR GROUND COVER AND ANNUAL PLANTINGS
- [06] PROBABLE DRIVEWAY LOCATION
- [07] RAINBIRD PROGRAMMABLE TIMECLOCK. ESP-12MC 12 STATION.
- [08] NATIVE GRASS RESTORATION SEE SPEC BELOW
- [09] ALBUQUERQUE RIVERSIDE DRAIN

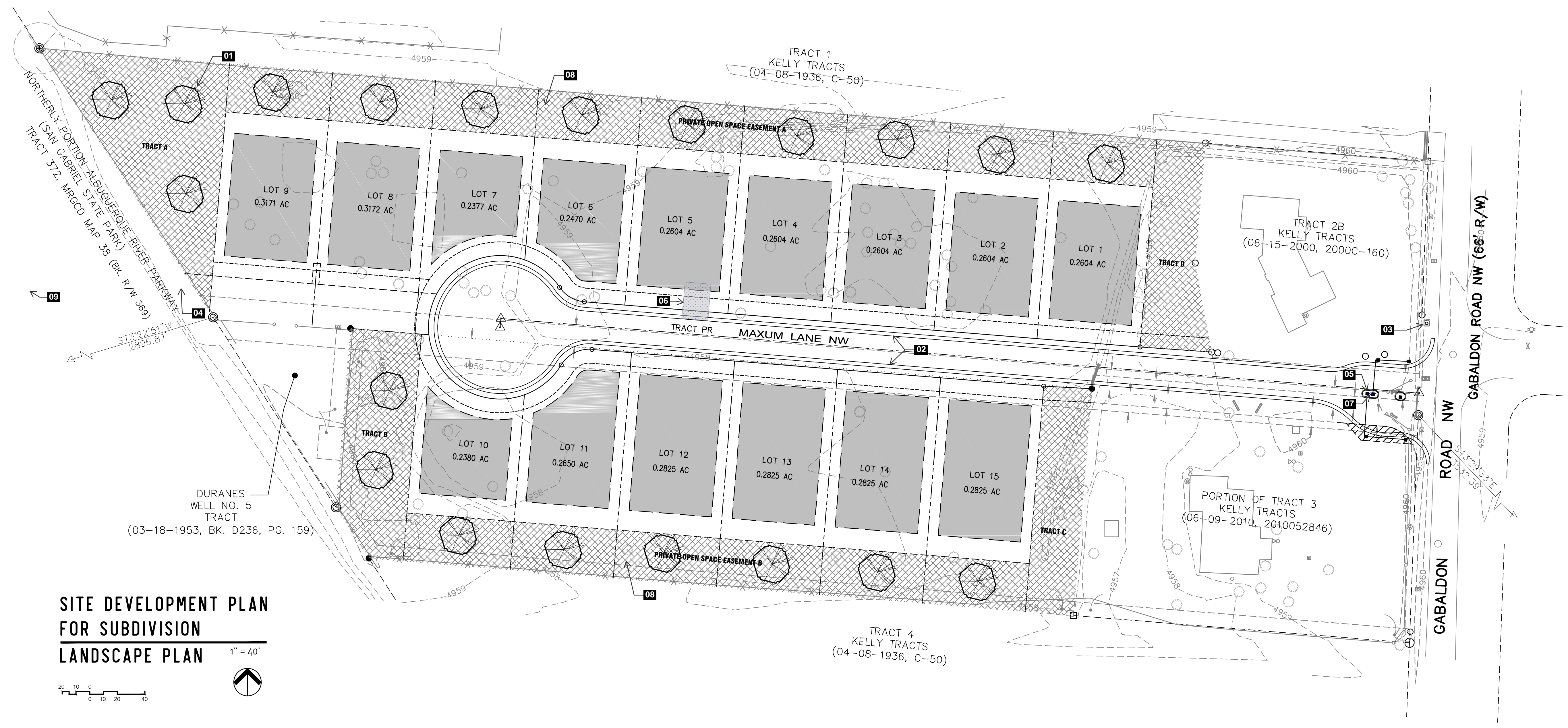
NATIVE GRASS BLEND
PLANTS OF THE SOUTH "DRYLAND BLEND" OR EQUIV PER SPECIFICATION BELOW
Multi-purpose blend of native grasses for ornamental meadows, home landscapes, dryland pasture, forage, reclamation. Adapted to varied soils & terrain in areas receiving 10"-25" of moisture per year. Contains Blue Grams, Sideouts Grams, Indian Ricegrass, Streambank Wheatgrass, Galleta, Alkali Sacaton, Sheep Fescue & Little Bluestem. Height: 2-3 ft. Sow anytime except 2 months before first fall frost. Seeding rate for a meadow: 2 lbs. per 1,000 sq. ft. Reclamation seeding: 30 lbs. per acre.

GROUND COVER

NATIVE SEED RESTORATION
REMARKS: NATIVE GRASS BLEND PER SPECIFICATION THIS SHEET

TREE SCHEDULE

EASTERN COTTONWOOD
POPULUS DELTOIDES)
SIZE: 2-3" CALIPER
REMARKS:
WATER USAGE: LOW



**SITE DEVELOPMENT PLAN
FOR SUBDIVISION
LANDSCAPE PLAN** 1" = 40'

