

TRACT AND OPEN SPACE CALCULATIONS

	ACRES
TOTAL LAND AREA	5.4812
TRACT PR (PRIVATE ROAD)	0.6889
TRACT A	0.2867
TRACT B	0.1851
TRACT C	0.1522
TRACT D	0.2867
PRIVATE OPEN SPACE EASEMENT A (NORTH)	0.9833
PRIVATE OPEN SPACE EASEMENT B (SOUTH)	0.8815
PRIVATE COMMONS OPEN SPACE	1.8440 30.01%

PROJECT TEAM

DEVELOPER/BUILDER:
SCOTT ASHCRIFT
LAS VENTANAS HOMES
8330-A Washington Pl NE
ALBUQUERQUE, NM 87113
PHONE: (505) 362-8824

ENGINEER:
ASA NILSSON-WEBBER
ISAACSON & ARFFMAN, P.A.
128 MONROE ST NE, APO, NM 87108
PHONE: (505) 268-8828

SURVEYOR:
TOMOTHY ALDRICH
ALDRICH LAND SURVEY
PO BOX 30701
ALBUQUERQUE, NM 87190
PHONE: (505) 884-1990

LAND PLANNING & ARCH. CONSULTANT:
KNIGHT SEAVEY & ARCH. LEED AP
INSTITUTEWORKS, PC
PO BOX 90728
ALBUQUERQUE, NM 87199
PHONE: (505) 991-5000

SITE LOCATOR

BOSQUE ANTIGUA - SITE DEVELOPMENT PLAN
(SUBDIVISION) FOR A PRIVATE COMMONS DEVELOPMENT (PCD)

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION PRESENTS A VISION FOR A NEW SMALL-SCALE COMMUNITY AT GABALDON ROAD NW, SOUTH OF INTERSTATE 40, AND ABUTTING THE ALBUQUERQUE RIVERSIDE DRAIN. THE 5.48 ACRE SITE IS A NATURAL CANDIDATE FOR A PRIVATE COMMONS DEVELOPMENT ZONE.

SITE GEOMETRY AND GROSS SITE ACREAGE LENDS ITSELF WELL TO THE CREATION OF A PRIVATE COMMONS AREA (PCA). 30% OF THE SITE REMAINS OPEN TO THE RESIDENTS OF THIS PROJECT OFFERING A PASTORAL BOSQUE VISTA FROM ALL EXPOSURES, FRAMED BY NEW AND EXISTING COTTONWOOD TREES

FIFTEEN PARCELS HAVE BEEN DESIGNATED ALONG A NEW LANE, OFFERING HOME SITES THAT ARE WELL SUITED TO A MORE COMPACT RESIDENTIAL CONCEPT, FULFILLING A MUCH-FOUGHT NICHE IN THE ALBUQUERQUE MARKETPLACE.

HOME OWNER'S ASSOCIATION

AS REQUIRED WITHIN THE PCD, THE DOCUMENTS WILL SET FORTH MAINTENANCE REQUIREMENTS ASSOCIATED WITH THE DESIGNATED PRIVATE COMMON AREA. INTERNAL STREET FRONTAGE LANDSCAPE, GATES, WALLS, COMMUNICATION SYSTEMS, COMMON IRRIGATION ELEMENTS, CURB/GUTTER AND ASPHALT WILL BE ADDRESSED AS WELL. THE FOLLOWING DOCUMENTS WILL BE RECORDED PRIOR TO THE TRANSFER OF INDIVIDUAL PARCELS.

§ HOA DECLARATION
§ HOA DISCLOSURE
§ RESTRICTIVE COVENANTS AND MAINTENANCE OBLIGATIONS

A LAND USE EASEMENT, IN FAVOR OF THE CITY OF ALBUQUERQUE, WILL BE REFERENCED ON THE PLAT DOCUMENT TO ASSURE MAINTENANCE CONTINUITY.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, 1ST PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM WITH MRGSD MAP # 38, BEING TRACT 2A, KELLY TRACTS, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR THE RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NM ON JUNE 15, 2000, IN PLAT BOOK 2000C, PG 160, TOGETHER WITH A PORTION OF TRACT 3, KELLY TRACTS AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR THE RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NM ON APRIL 8, 1936, IN VOL. C, FOLIO 80, AND CONTAINING 5.4812 ACRES MORE OR LESS

SITE DATA

- TOTAL LAND AREA = 5.4812 ACRES. THIS DOES NOT INCLUDE EXISTING HOMES AT FRONTAGE; HOWEVER, THESE HOMES WILL BE ENCOMPASSED IN THE OVERALL GATED CONCEPT
- NUMBER OF EXISTING LOTS - 2
- NUMBER OF PROPOSED RESIDENTIAL LOTS - 15
- NUMBER OF PROPOSED TRACTS - 4 ADD'L TRACTS FOR PRIVATE OPEN SPACE AND PONDING REQUIREMENTS; AND 1 TRACT FOR THR PRIVATE ROAD (PR)
- CURRENT ZONING: RA - CLUSTER DEVELOPMENT
- PRIVATE COMMONS AREA - NET AREA=1.8448 AC. SEE TABULATED DATA THIS SHEET
- 30% OF GROSS SITE REQUIRED = 30.01% PROVIDED.
- DISTURBED AREA - ENTIRE PARCEL
- THE STREET WILL BE A UNIQUE PRIVATE TRACT, BY PLAT DEDICATION AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF BOSQUE ANTIGUA. NO LOT SHALL HAVE DIRECT ACCESS TO GABALDON ROAD NW.

FINAL PLAT - BOSQUE ANTIGUA

CONCURRENT TO THE SITE DEVELOPMENT PLAN A SEPARATE FINAL PLAT DOCUMENT WILL BE SUBMITTED. BASIC PLAT INFORMATION IS CONTAINED HEREIN.

GRADING AND DRAINAGE GENERAL NOTES

A SEPARATE GRADING AND DRAIN PLAN WILL BE SUBMITTED CONCURRENT TO THE SITE DEVELOPMENT PLAN. THE GENERAL NOTES FOR THIS PLAN ARE INCLUDED HEREIN FOR REFERENCE.

- GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN AND RELATED DOCUMENTS
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER
- THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. A CURRENT CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.1' FROM PLAN ELEVATION
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH OR 1/2', TRANSITIONS SHALL BE SMOOTH
- POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES
- FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
 - AS-BUILT PAD GRADE
 - SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
 - ALL CONSTRUCTION SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION

KEYED SITE DEVELOPMENT PLAN NOTES

- BUILDING PAD DEVELOPABLE AREAS REFLECTING SETBACKS AS REQUIRED FOR THE PRIVATE COMMONS DEVELOPMENT ZONE (PCD) PER CABQ IDO
- MAXIMUM LANE - PRIVATE ASPHALTIC SURFACE. A SIDEWALK WAIVER IS SOUGHT IN CONJUNCTION WITH THE VARIANCE REQUEST REFERENCED HEREIN
- CAST CONCRETE MOUNTABLE ESTATE CURB PROFILE AS DEPICTED ON GRADING AND DRAINAGE PLAN
- PROPERTY BOUNDARY
- STEEL VEHICULAR ACCESS GATES (2) WITH KIOSK MOUNTED ACCESS CONTROL STATION WITH ACCOMMODATION FOR EMERGENCY VEHICULAR ACCESS
- TRAFFIC CONTROL ISLANDS WITH TURN-AROUND AT GATED ENTRY
- NEW WALL AND FENCE COMPONENTS SHALL CONSIST OF RIVER-ROCK STONE VENEER-MASONRY CORE PILASTERS WITH INTERMEDIATE 2" DIA. STEEL PIPE HORIZONTALS WITH WELDED WIRE FABRIC OVERLAY SECURITY PANEL. PILASTERS AT 6'-8" CENTERS, AND SHALL AVERAGE 6'-6" - 6'-6" IN HEIGHT
- NEW ENTRY WALL ASSEMBLY SHALL TERMINATE AT EXISTING FENCING AT NORTH AND SOUTH BOUNDARIES
- WALL MOUNTED SIGNAGE - "BOSQUE ANTIGUA" AND STREET NUMBERS WITH SHIELDED FRONTAL LED SAFETY LIGHTING
- GATED/SECURE PEDESTRIAN ACCESS SHALL BE PROVIDED TO BOSQUE AT WEST END OF SITE
- DRIVEWAYS SHALL HAVE A MINIMUM DEPTH OF 20' AS MEASURED FROM FACE OF GARAGE DOOR TO PROPERTY LINE BEHIND ESTATE CURB; AND SHALL BE 4" THK CONCRETE SURFACE WITH COLOR-CAST CONCRETE "SAN DIEGO BUFF" 1/8" COLOR ADDITIVE PER CU. FT. OF CONCRETE
- EXISTING STREET LIGHT TO REMAIN
- PRIVATE OPEN SPACE EASEMENTS FLANKING PARCELS (HATCHED AREA) SHALL SERVE AS PRINCIPAL PONDING AREAS AS DEPICTED ON THE ACCOMPANYING GRADING AND DRAINAGE PLAN
- MENT SUMMARY AS DEPICTED ON FINAL PLAT (BOXED NUMBERS)

EASEMENT NOTES

ALL EXISTING EASEMENTS LOCATED ON SITE SHALL BE VACATED BY NEW PLAT DOCUMENT

THE FOLLOWING PROPOSED NEW EASEMENTS ARE IDENTIFIED ON THE PRELIMINARY PLAT AND ARE GENERALLY DESCRIBED AS FOLLOWS:

- PRIVATE OPEN SPACE EASEMENTS
- PRIVATE ACCESS AND PUBLIC EMERGENCY ACCESS EASEMENT AND PUBLIC WATER AND SANITARY SEWER LINE EASEMENT
- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 8 AND 9 (WEST END)
- PUBLIC WATER METER EASEMENT
- PUBLIC UTILITY EASEMENT

DRB SITE DEVELOPMENT PLAN APPROVAL:

Department	Date
Traffic Engineering, Transportation Division	
ABCWUA	
Parks and Recreation Department	
City Engineer	
* Environmental Health Department (conditional)	
Solid Waste Management	
DRB Chairperson, Planning Department	
Code Enforcement	

DRB APPLICATION #: PR-2018-001327

CROSS REFERENCE DOCUMENTS:

PRELIM PLAT #: S20218-00050_52

VARIANCE #: V20218-00057

VARIANCE #: S20218-00051 V3

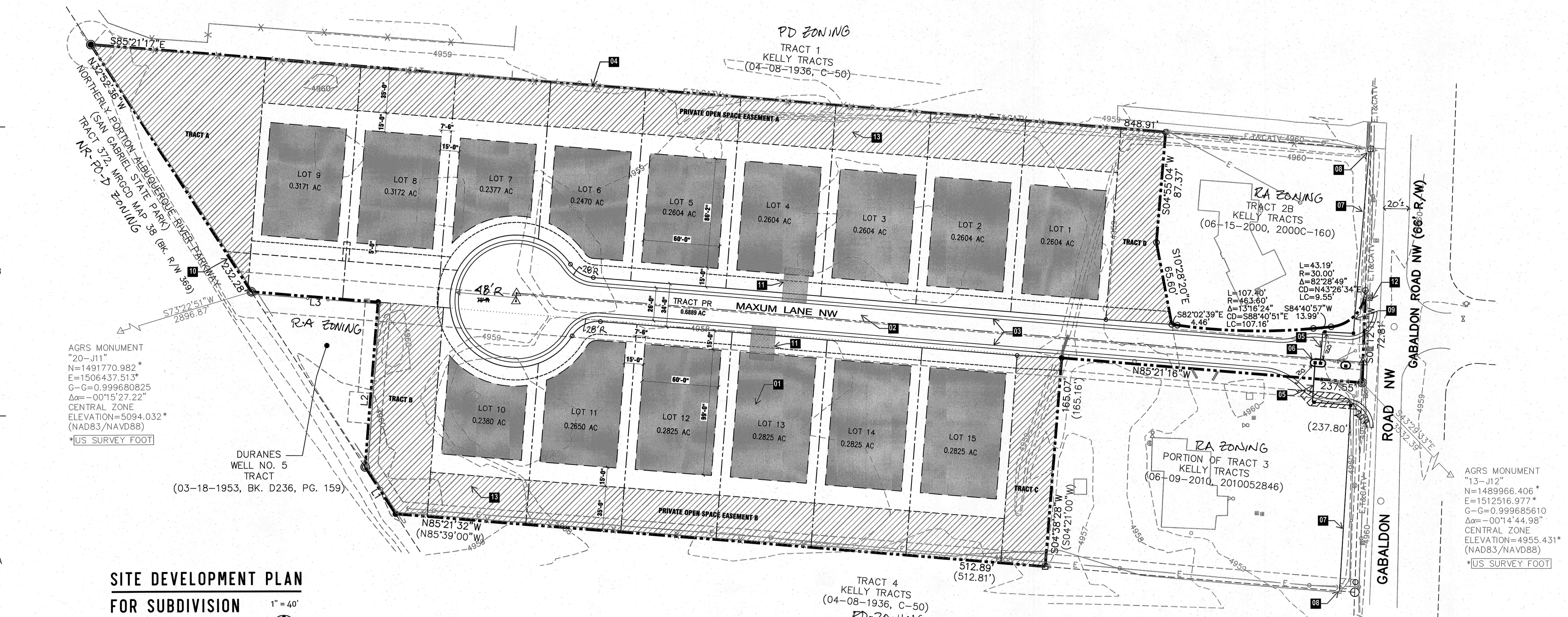
THIS SITE DEVELOPMENT PLAN IS BEING SUBMITTED CONCURRENTLY WITH A FINAL PLAT AND GRADING AND DRAINAGE PLAN

SITE DEVELOPMENT PLAN DOCUMENTS INCLUDE:

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

HOA DOCUMENTS REFERENCED HEREIN

- GRADING AND DRAINAGE PLAN
- UTILITY PLAN
- PRELIMINARY PLAT



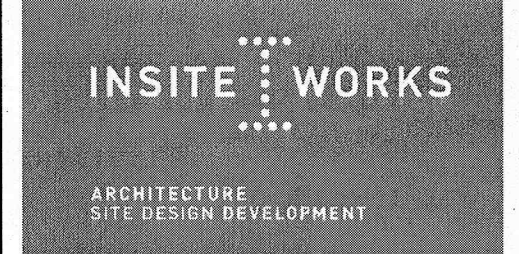
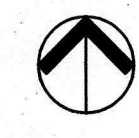
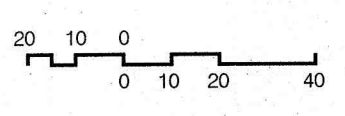
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N=1491770.982*
E=1506437.513*
G-C=0.999680825
Δα= -0°15'27.22"
CENTRAL ZONE
ELEVATION=5094.032*
(NAD83/NAVD88)
*US SURVEY FOOT

DURANES WELL NO. 5 TRACT (03-18-1953, BK. D236, PG. 159)

AGRS MONUMENT "13-J12"
N=1489966.406*
E=1512516.977*
G-C=0.999685610
Δα= -0°14'44.98"
CENTRAL ZONE
ELEVATION=4955.431*
(NAD83/NAVD88)
*US SURVEY FOOT

SITE DEVELOPMENT PLAN FOR SUBDIVISION

1" = 40'



ADDRESS | PO BOX 90728
ALBUQUERQUE, NM 87199

TELEPHONE | (505) 991-5000

FAX | (888) 885-6556

WEBSITE | www.insiteworks.com

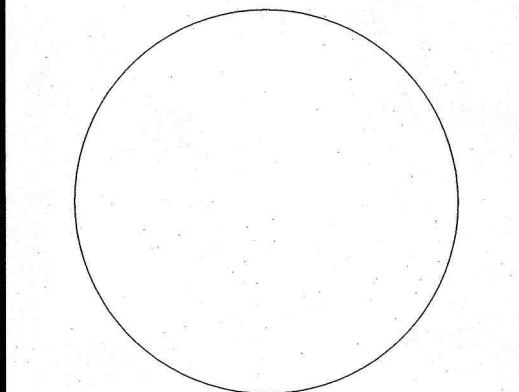
KS email | knight@insiteworks.com

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Bosque Antigua

Gabaldon Rd. NW
Albuquerque, NM

Site Development Plan
For Subdivision



DATE ISSUED | 9.26.17
EDITION | SITE DEVP PLAN
PROJECT ID | C001_2017

Site Development Plan

C-101