



August 28, 2018

Ms. Kym Dicome
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

**RE: Bosque Antigua Preliminary Plat
Justifications for Easement Vacation and Construction of Cul-de-Sac
Existing Legal: Tract 2A and a Portion of Tract 3, Kelly Tracts
Zone Atlas Map: H-12**

Dear Ms. Dicome:

Isaacson & Arfman, acting as agents for the Developer of the above referenced site located west of Gabaldon Rd. and south of I-40 is providing the following response to the comments provided by City Planning.

- Reference to open space corrected to “private common open space”.
- Tract designations and areas were added.
- Setback detail on sheet 2 of preliminary plat was eliminated. All setback dimensions will be shown on the site plan.
- See below for justifications for the easement vacation and cul-de-sac construction per the IDO.

Justifications for easement vacation per IDO 14-16-6-6(K)(3):

- (a) The public welfare does not require that the public easement be retained.
- (b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

- (a) The existing easements will be replaced with new easements and some easements will no longer be needed.***
- (b) Some of the poles and overhead lines will be eliminated and utilities installed underground, thereby making the property more aesthetically pleasing***

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August 28, 2018
Page 2

Justifications for constructing a cul-de-sac per IDO 14-16-5-3(E)(1)(d):

1. Cul-de-sacs are allowed where necessary to avoid those types of sensitive lands listed in Section 14-16-5-2(C), or where vehicular safety factors make a connection impractical, including but not limited to size or shape or lots, topography, surrounding development patterns, and physical characteristics.
2. Permanent stub streets are allowed only where a connection to an existing street and a future road extension is not possible or feasible. Where allowed, stub streets are limited to 150 feet in length.

- 1. The shape of the property is long and narrow, and there is no room for a street looping back to Gabaldon Rd.***
- 2. There is no existing road where a connection or future road extension could be made—City open space (Bio Park) is located west of the site. The cul-de-sac meets requirements (96' dia.) for a fire truck turnaround per the International Fire Code.***

If you have questions regarding this submittal, please call me at 268-8828 or email at asaw@iacivil.com

Thank you.

Sincerely,
ISAACSON & ARFMAN, P.A.



Åsa Nilsson-Weber, P.E.

Attachments



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. PR-2018-001327 (1001228)
Application No. SD-2018-00050

TO:

- Kym Dicome, DRB Chair, Planning Department**
- James Hughes, P.E., Hydrology**
- Racquel Michel, P.E., Transportation Development**
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA**
- Ben McIntosh, Code Enforcement**
- Jason Coffey, Parks/Municipal Development**

NOTE: PDF Required

***(Please attach this sheet with each collated set per board member)**

NEXT HEARING DATE: September 12, 2018

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

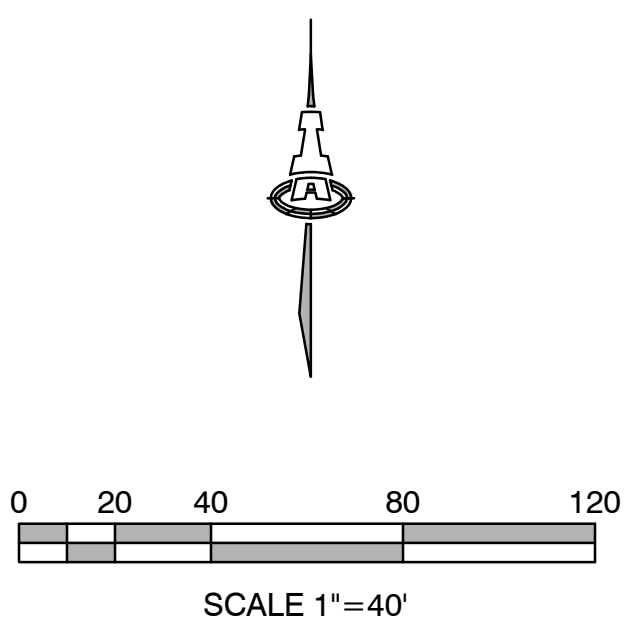
SUBMITTAL DESCRIPTION: Revised Preliminary Plat

Revised Infrastructure List

CONTACT NAME: Asa Nilsson-Weber

TELEPHONE: (505) 268-8828 **EMAIL:** asaw@iacivil.com

PRELIMINARY PLAT FOR
BOSQUE ANTIGUA
 BEING A REPLAT OF
 TRACT 2A AND A PORTION OF TRACT 3,
 KELLY TRACTS
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 13, T. 10 N, R. 2 E, NMPM,
 MRGCD MAP 38
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2018



SITE DATA

- A. TOTAL LAND AREA = 5.4812 ACRES.
- B. NUMBER OF EXISTING TRACTS IS 2.
- C. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 15.
- D. NUMBER OF PROPOSED TRACTS IS 5.
- E. CURRENT ZONING: R-A - CLUSTER DEVELOPMENT
- F. PRIVATE COMMON OPEN SPACE EASEMENTS A & B; AREA=1.6448 AC. (>30% OF TOTAL).
- G. THE STREET (TRACT PR) WILL BE PRIVATE BY PLAT DEDICATION AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF BOSQUE ANTIGUA. NO LOT SHALL HAVE DIRECT ACCESS TO GABALDON ROAD NW.
- H. WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT WILL BE VERIFIED AND COORDINATED WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).
- I. THERE IS A DRB SITE PLAN WHICH MUST BE APPROVED PRIOR TO OR CONCURRENTLY WITH THE PRELIMINARY PLAT.

NOTES

- 1. FIELD SURVEY PERFORMED IN AUGUST 1998 AND JUNE 2018 BY ALDRICH LAND SURVEYING
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- 3. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
- 4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED: "TRACT 2A AND 2B, KELLY TRACTS", (06-15-2000, 2000C-160) "KELLY TRACTS", (04-08-1936, C-50) "ALBUQUERQUE RIVER PARKWAY", (R/W 369) ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 5. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 6. LOT AREAS LISTED IN PARENTHESES ARE NET AREAS (GROSS AREA LESS ACCESS EASEMENT AND PRIVATE OPEN SPACE EASEMENT).
- 7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- 8. SEE SHEET 2 FOR SETBACK INFORMATION AND ROADWAY SECTIONS.

FLOOD NOTES

BASED UPON SCALING, THIS PROPERTY LIES WITHIN SHADED FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C03271, DATE 11/4/2016 AND MAP NO. 35001C0331H, DATE 8/16/12.

ACS BENCHMARK

AGRS Aluminum Cap stamped "20-J11 1989" N.M. State Plane Coordinates (Central Zone)
 N=1491770.982, E=1506437.513, G-G=0.999680825, DA=-00'15"27.22"
 Elevation, in feet (NAVD88) = 5094.032

LEGEND

- N 85°21'32" W 848.89' BEARING AND DISTANCE
- (N 85°39'00" W) (848.81') RECORD BEARING AND DISTANCE
- △ CENTERLINE MONUMENT - 4" ALUMINUM DISK "LS 7719"

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____

OWNERSHIP

[Signature] 7/9/18
 T. Scott Ashcraft, President DATE
 LAS VENTANAS, INC.

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87105
 Ph. 505-268-8828 Fax. 505-268-2632
 2273 C-701-PRELIM PLAT.dwg Aug 27, 2018

PROPOSED EASEMENTS

- (A) PRIVATE COMMON OPEN SPACE AND DRAINAGE EASEMENTS, INCLUDING CROSS LOT DRAINAGE, 'A' AND 'B' (HATCHED AREAS) GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B, KELLY TRACTS AND PORTION OF TRACT 3 KELLY TRACTS. EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SEE SHEET 2 FOR DRAINAGE EASEMENT NOTE.
- (B) PRIVATE ACCESS AND PUBLIC EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT PR GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B, KELLY TRACTS, PORTION OF TRACT 3 KELLY TRACTS AND DURANES WELL NO. 5 TRACT; PUBLIC WATER AND SANITARY SEWER LINE EASEMENT OVER ALL OF TRACT PR SHALL BE GRANTED TO ABCWUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (C) PRIVATE ACCESS EASEMENT GRANTED FOR THE BENEFIT OF LOTS 8 & 9 AND DURANES WELL NO. 5; PUBLIC WATER AND SANITARY SEWER AND ACCESS EASEMENT GRANTED TO ABCWUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- (D) PUBLIC WATER METER EASEMENT SHALL BE GRANTED TO ABCWUA.
- (E) 10' PUE.

LEGAL DESCRIPTION

A tract of land situate, within the Town of Albuquerque Grant, projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, within MRGCD Map No. 38, being all of TRACT 2A, KELLY TRACTS, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 15, 2000, in Plat Book 2000C, Page 160, together with a PORTION OF TRACT 3, KELLY TRACTS, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 8, 1936, in Volume C, Folio 50, and containing 5.4812 acres more or less.

EXISTING EASEMENTS

- (1) EXISTING 10' UNDERGROUND PNM & M.S.T.&T EASEMENT (10-30-1989, 1989093670)
- (2) EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046988)
- (3) EXISTING 10' OVERHEAD PNM & M.S.T.&T EASEMENT (05-07-1993, 1993046989)
- (4) EXISTING 10' PRIVATE ACCESS, PRIVATE UTILITY AND PUBLIC UTILITY EASEMENT (01-24-1991, 1991005396)
- (5) EXISTING 15' ABCWUA CONSTRUCTION, OPERATION, MAINTENANCE, PIPE LINE AND PUBLIC UTILITY EASEMENT (03-18-1953, BK. D236, PG. 160)
- (6) EXISTING 15' ABCWUA INGRESS AND EGRESS EASEMENT (03-18-1953, BK. D236, PG. 161)
- (7) EXISTING 20' ABCWUA WATERLINE EASEMENT (06-15-2000, 2000C-160)
- (8) EXISTING COA PRIVATE FACILITY DRAINAGE COVENANT (01-12-2000, 2000003389) (TRACT 2)
- (9) EXISTING PRIVATE ACCESS EASEMENT FOR USE OF AND TO BE MAINTAINED BY TRACT 2A & 2B (06-15-2000, 2000C-160) (HATCHED AREA)

NOTES:

EXISTING EASEMENTS 2, 4-7 & 9 LOCATED WITHIN THE SUBDIVISION BOUNDARY SHALL BE VACATED BY FINAL PLAT AND REPLACED WITH NEW EASEMENTS AS NOTED ON THIS SHEET.

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 3516"
- ⊙ FOUND 1" or 1 1/2" PIPE WITH TAG "LS 3516"
- FOUND 1/2" REBAR WITH CAP "LS 6446"
- FOUND 5/8" REBAR WITH CAP "LS 7719"

LINE TABLE

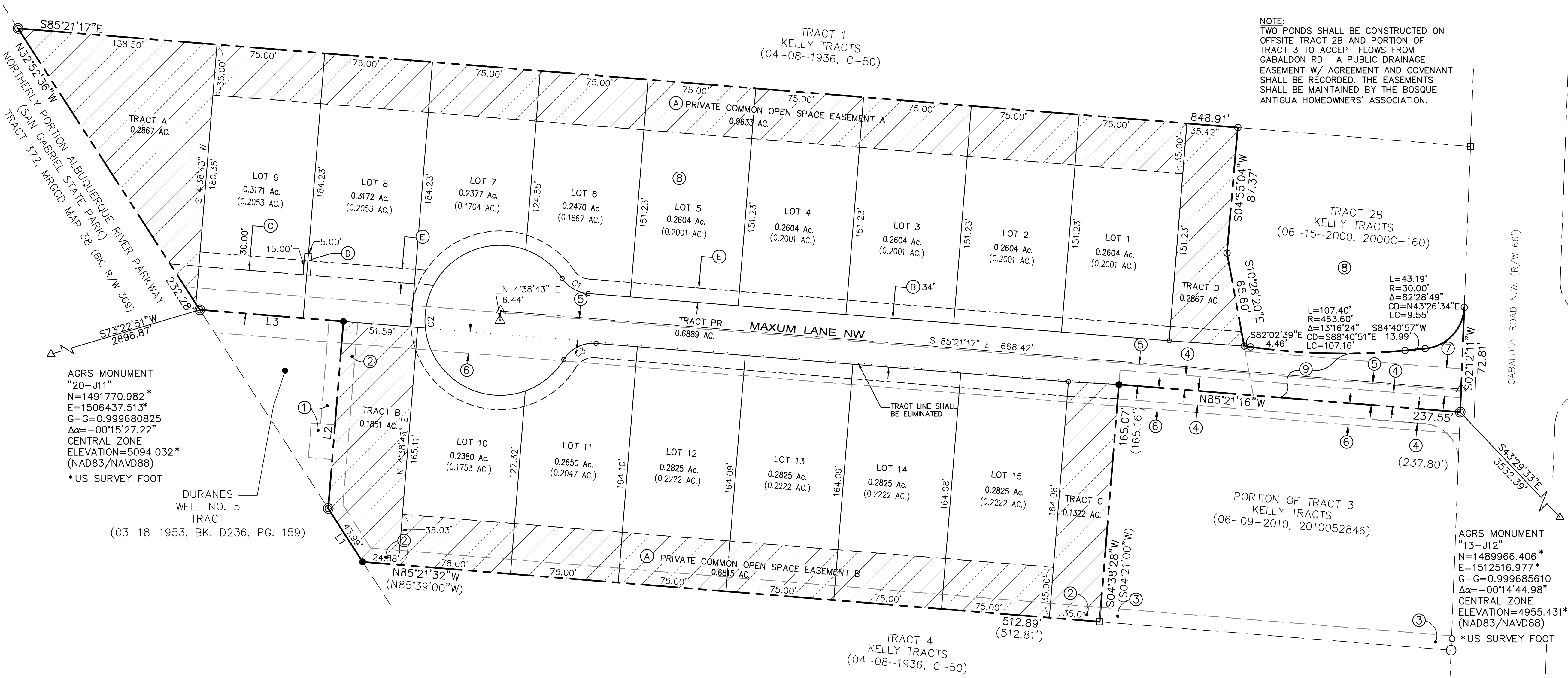
LINE	DIRECTION	DISTANCE
L1	N32°52'36"W (N32°53'13"W)	43.99' (44.06')
L2	N04°38'43"E (N04°39'29"E)	130.22' (130.14')
L3	N85°21'17"W (N85°39'00"W)	100.08' (100.00')

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.52'	24.00'	51°22'37"	S 59°39'58" E	20.81'	11.54'
C2	267.12'	52.00'	294°19'40"	S 108°29' E	56.39'	33.56'
C3	26.37'	24.00'	62°57'03"	S 63°10'12" W	25.06'	14.69'



VICINITY MAP



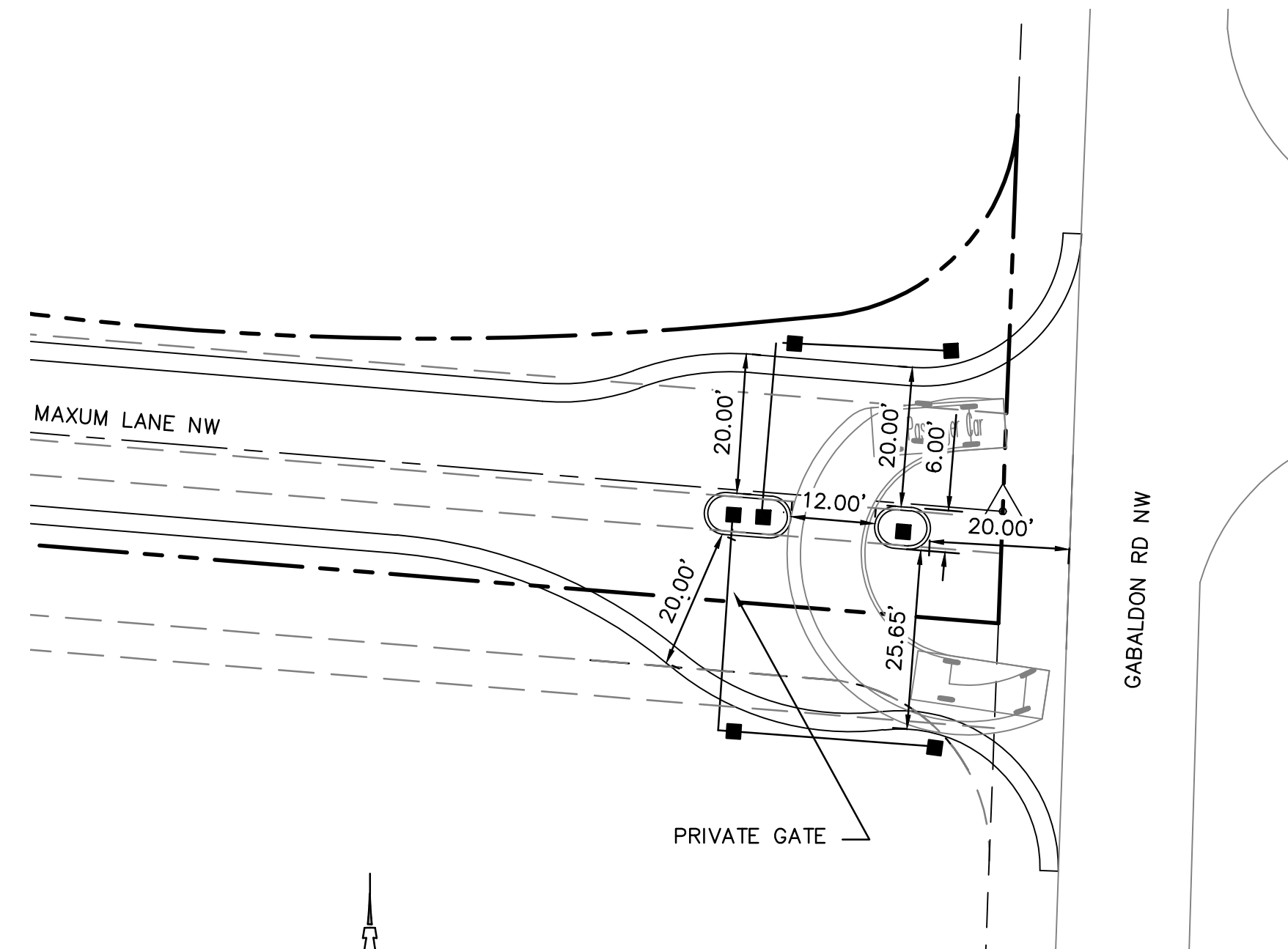
IDO 14-16-1-9(C) PROHIBITION ON RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"THE CITY MAY NOT APPROVE ANY SUBDIVISION APPLICATION FOR PROPERTY ON WHICH THERE ARE ANY DEED RESTRICTIONS, COVENANTS, OR BINDING AGREEMENTS PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE APPLICATION."

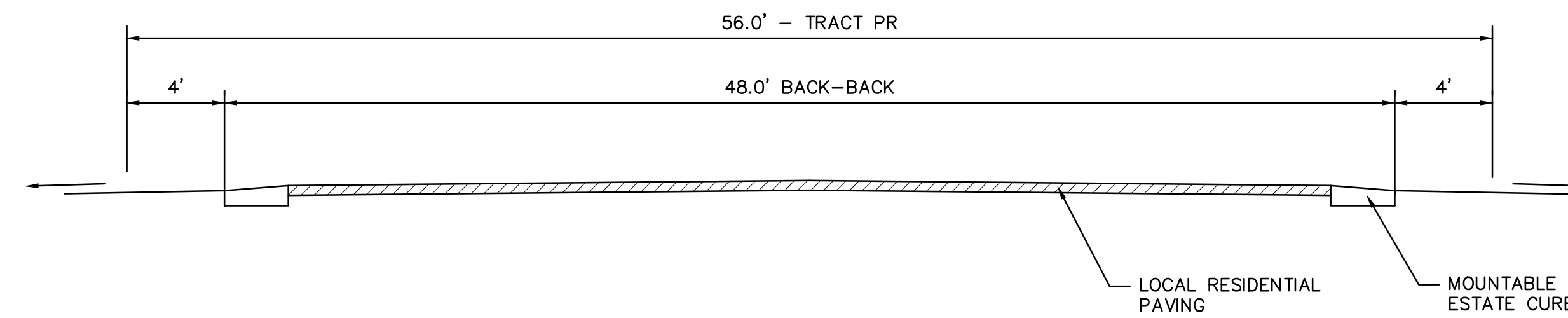
Drainage Facilities Maintained by the Homeowners' Association

Areas designated on the accompanying plat as "drainage easements" for storm water ponding are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities for storm water ponding in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the Homeowners' Association of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by the Homeowners' Association. In the event the Homeowners' Association fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

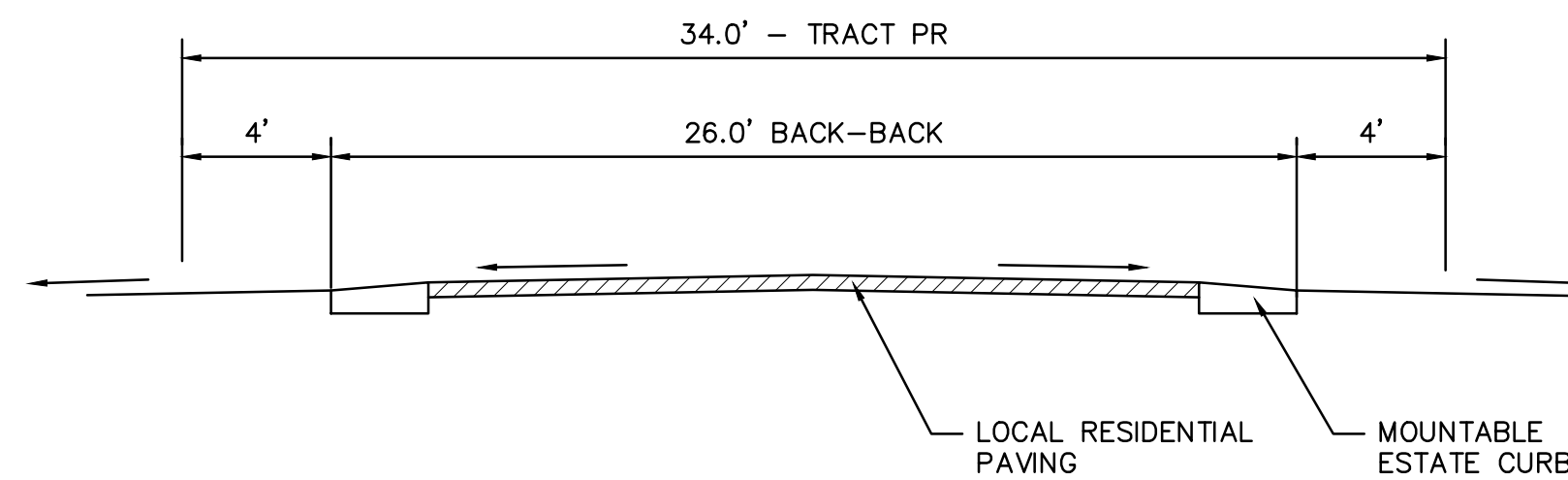
The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.



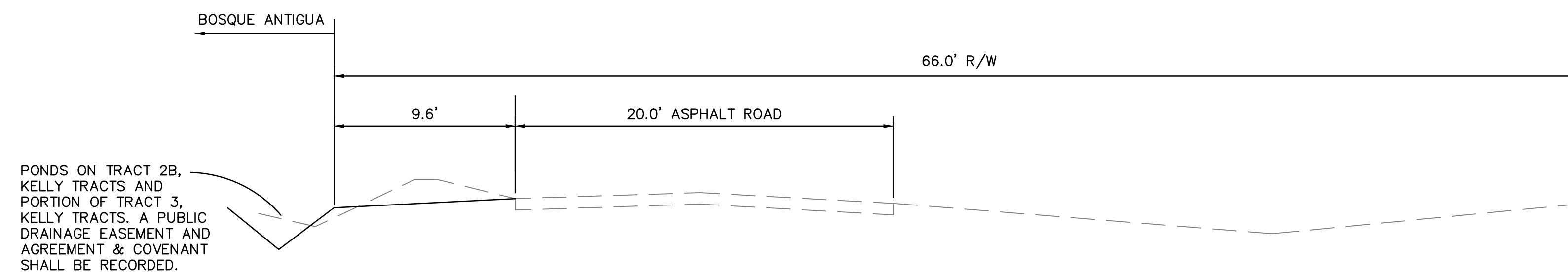
GATED ENTRANCE DETAIL
SCALE: 1"=20'



MAXUM LANE CUL-DE-SAC
SCALE: 1"=5'



MAXUM LANE
SCALE: 1"=5'



**GABALDON ROAD
LOOKING NORTH**
SCALE: 1"=5'

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: August 28, 2018

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: PR-2018-001327
 DRB Application No.: SD-2018-000050
 (1001228)

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**BOSQUE ANTIGUA
 PROPOSED NAME OF PLAT**

**TRACT 2A & PORTION OF TRACT 3, KELLY TRACTS
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		6"	WATERLINE Waterline PVC C-900	30' SAS & WL Esmt	West End of Easement @ PL	West End of Maxum Ln cul-de-sac	/	/	/
		6"	Waterline PVC C-900	Maxum Ln Tr. PR WL & SAS Esmt	West End of Maxum Ln cul-de-sac	Gabalton Rd Exst 6" WL	/	/	/
		8"	Waterline PVC C-900	Albuquerque River Pkwy /Tr. 372 MRGCD Map 38	West End of 30" SAS & WL Easement	-550' NW Existing 8" WL	/	/	/
		8"	SANITARY SEWER Sanitary Sewer Line SDR-35	Maxum Ln Tr. PR WL & SAS Esmt	West End of Maxum Ln cul-de-sac	~10' East of Lot 1 W. Line	/	/	/
		8"	Sanitary Sewer Line SDR-35	30' SAS & WL Esmt	West End of Maxum Ln cul-de-sac Exst 8" SAS	Albuquerque River Pkwy /Tr. 372 MRGCD Map 38 Exst 8" SAS	/	/	/
		26'-53"± B-B	PAVING Residential Pavement 20' Min B-B Ingress & 20' Min B-B Egress Medians C&G on Both Sides & at Medians	Maxum Ln	Gabalton Rd	~80' West of Gabalton Rd	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
		26' B-B	DRAINAGE Residential Pavement C&G on Both Sides	Maxum Ln	-80' West of Gabalton Rd	Mid Lots 6 & 11	/	/	/
		96' Dia	Residential Pavement C&G on Both Sides	Maxum Ln cul-de-sac	Mid Lots 6 & 11	West End of cul-de-sac	/	/	/
		20' E-E	Base Course Pavement	30' Access & WL & SAS Esmt	West End of cul-de-sac	West End of Easement	/	/	/
			Private Drainage Ponds with Drainage Covenant	Easements A & B			/	/	/
			Public Drainage Pond Agreement & Covenant	Tr. 2B, Kelly Tracts Public Easement			/	/	/
			Public Drainage Pond Agreement & Covenant	Portion of Tr. 3, Kelly Tracts Public Easement			/	/	/
							/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.
 The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							Date	City User Dept. Signature	Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

1. Water infrastructure to include services, valves, fittings, valve boxes, and fire hydrants as required.
2. Sanitary sewer to include manholes and service connections as required.
3. Signage and striping per DRC.
4. Certified grading and drainage and walls for SIA/Financial Release.
5. Wall certification from Registered Engineer and/or Registered Architect prior to Release of Financial Guarantee.
6. Certification that perimeter wall has been constructed prior to Release of Financial Guarantee.

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Åsa Nilsson-Weber NAME (print) _____ DRB CHAIR - date _____ PARKS & RECREATION - date _____

Isaacson & Arfman, P.A. FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____

Åsa Nilsson-Weber SIGNATURE - date 8-28-18 UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____

CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER