

LOCATION MAP
SCALE: 1"=1500' ZONE ATLAS: F11/F12

PROJECT NUMBER: PR-2018-001402
Application Number: SI-2018-00171
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated February 13, 2020, and the Findings and Conditions in the Official Notification of Decision are satisfied.

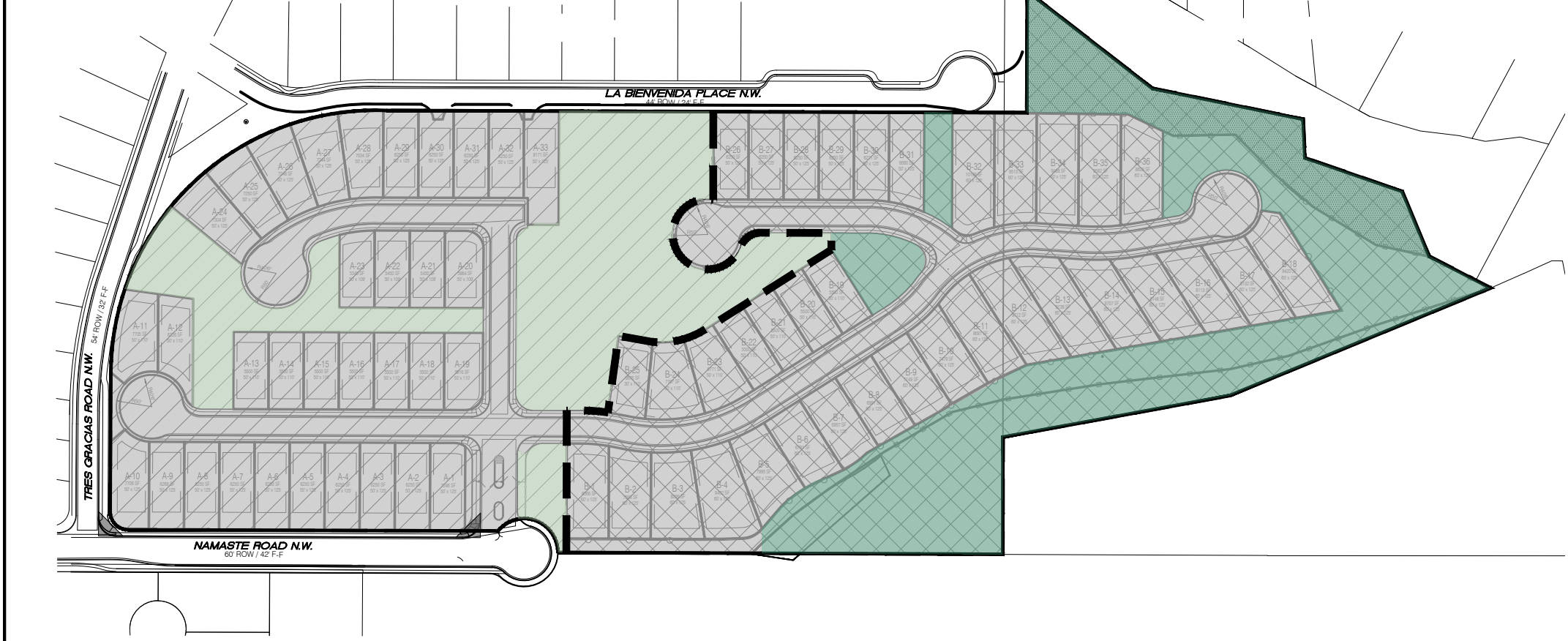
Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRD plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

- GENERAL NOTES:
- THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING IMPROVEMENTS TO THE TERMINUS OF NAMASTE ROAD TO FACILITATE TRAILHEAD PARKING AND ACCESS.
 - DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, INFRASTRUCTURE, AND R.O.W. DEDICATIONS, AS REQUIRED BY THE DRB.
 - CLEAR SIGHT TRIANGLE - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - SEE CONCEPTUAL UTILITY PLAN (SHEET 4) FOR EXISTING EASEMENT INFORMATION.
 - PURSUANT TO IDO 14-16-4-3(B)(2)(e), THE COMMON OPEN SPACE FOR EACH CLUSTER SHALL BE ON A SEPARATE SUBDIVIDED LOT OR EASEMENT.
 - PURSUANT TO IDO 14-16-4-3(B)(2)(f), MAINTENANCE FOR COMMON OPEN SPACE AREAS IS THE RESPONSIBILITY OF THE HOA FOR EACH CLUSTER.
 - ALL NEW BUILDINGS AND LANDSCAPES WILL COMPLY WITH IDO SECTIONS 14-16-3-6(D)(6), COLORS, IN COORS BOULEVARD VPO-1 AND 14-16-5-2(H), MAJOR PUBLIC OPEN SPACE EDGES.

DELINEATION BETWEEN CLUSTER PROJECT AREAS



Per IDO section 4-3(B)(2)(d)(1), The common open space area shall be 30 percent of the gross area of the project site or 100 percent of the area gained through lot size reductions, whichever is greater.

Open space calculations by cluster are as follows:

Cluster A	Size: 10.04 ac. (33 Lots)	30% Rule: OS Req. = 3.01 ac.	Lot Red. Rule: OS Req. = 3.45 ac.	OS Prov. = 3.45 ac.
Cluster B	Size: 12.71 ac. (36 Lots)	30% Rule: OS Req. = 3.90 ac.	Lot Red. Rule: OS Req. = 2.70 ac.	OS Prov. = 4.51 ac.
Total Project Area:	22.75 ac.			
Open Space Required:	7.35 ac.			
Open Space Provided:	7.96 ac.			
Total Lots:	69			

OVERLOOK at OXBOW SITE PLAN - EPC - REQUIRED INFORMATION

THE SITE: OVERLOOK at OXBOW (LOTS 1-3 BLOCK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TRACT A1 LANDS OF SUZANNE H. POOLE; TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H. POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H. POOLE TRACT C ANNEXATION PLAT LAND IN SECTION 25 & 36 T11N R2E LOT 4 BLOCK 1 WEST; LOT 4-A PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H. POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H. POOLE TRACT C ANNEXATION PLAT LAND IN SECTION 25 & 36 T11N R2E LOT 4 BLOCK 1 WEST). THE SITE IS COMPRISED OF 22.75 ACRES, WHICH WILL INCLUDE 69 RESIDENTIAL LOTS.

ZONING: R-A.
LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE OPEN SPACE AREAS AND TRAILS. NO COMMERCIAL USE IS ALLOWED.
PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM NAMASTE ROAD, AN EXISTING URBAN LOCAL STREET. THE SUBDIVISION SHALL BE GATED.
- PEDESTRIAN ACCESS WILL BE PRIVATE, GATED ACCESS OFF BOTH NAMASTE ROAD AND LA BIENVENIDA PLACE. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED BY SIDEWALKS PLANNED ALONG THE LOCAL ROADWAYS AND TRAILS WITHIN THE OPEN SPACE TRACTS.
- TRAILS SHALL BE SOFT SURFACED, CRUSHER FINES, AND DESIGNED TO ACCOMMODATE PEDESTRIANS.
- TRANSIT ACCESS: TRANSIT ACCESS IS AVAILABLE ON COORS BOULEVARD, APPROXIMATELY 2000 FEET TO THE WEST.
- A GATED EMERGENCY AND PEDESTRIAN ACCESS IS PROVIDED TO LA BIENVENIDA PLACE.
- NAMASTE ROAD AND LA BIENVENIDA PLACE ARE PROPOSED BICYCLE ROUTES PER THE 2040 LONG RANGE BIKEWAY SYSTEM MAP.

BUILDING HEIGHTS:
26 FEET PER THE RA ZONE. LOTS A-9 THRU A-12 RESTRICTED TO SINGLE STORY HOMES, WITH A MAXIMUM HEIGHT OF 19 FEET.

SETBACKS:
SETBACKS AT THE PERIMETER OF EACH CLUSTER ARE REQUIRED TO BE PER THE UNDERLYING R-A ZONE DISTRICT AS FOLLOWS:

- FRONT, MINIMUM 20 FEET
- SIDE, MINIMUM 10 FEET
- REAR, MINIMUM 25 FEET

NOTE: RELEVANT SETBACKS FOR EACH CLUSTER SHALL NOT OVERLAP. THE MINIMUM SEPARATION BETWEEN CLUSTERS MUST INCLUDE THE COMBINATION OF THE RELEVANT SETBACKS AS APPLICABLE TO EACH INDIVIDUAL CLUSTER. SEE CLUSTER SETBACK EXHIBIT, SHEET 4.

INTERIOR LOT SETBACKS (CLUSTER A AND B)

- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET.
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

DENSITY:
THE OVERALL DENSITY IS 3.0 DWELLING UNITS PER ACRE.
CLUSTER A HAS A DENSITY OF 3.3 DWELLING UNITS PER ACRE
CLUSTER B HAS A DENSITY OF 2.8 DWELLING UNITS PER ACRE

ARCHITECTURE:
ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FAÇADE.
MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW FROM STREETS.

LANDSCAPE PLAN:
THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

SITE LIGHTING:
ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL AND SHALL BE NIGHT SKY COMPLIANT. SEE DETAIL SHEET 4.

OVERLOOK at OXBOW

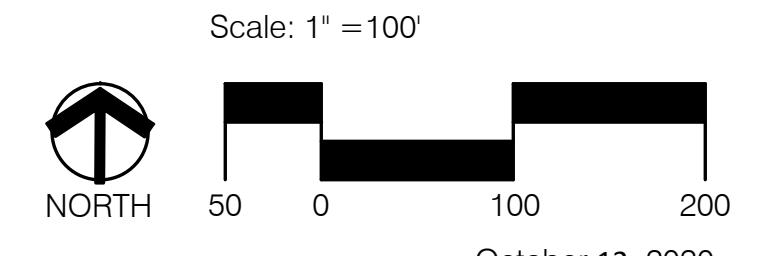
SITE PLAN

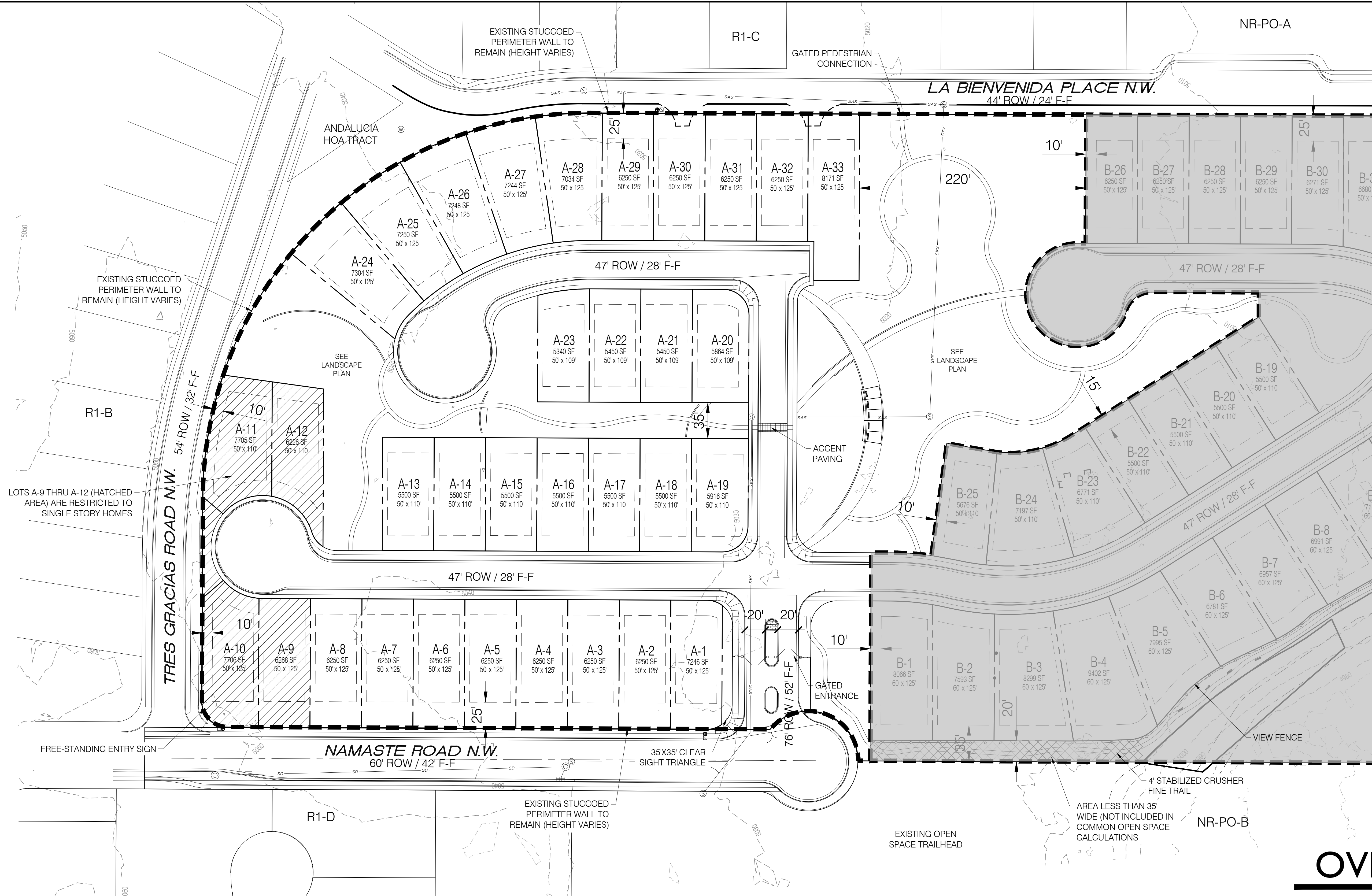
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Gamma Development, LLC

Prepared By:
**Consensus Planning, Inc.
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LOT REDUCTION CALCULATIONS

#	Lot Size	RA Lot Size	Difference
1	7,246	10,890	3,644
2	6,250	10,890	4,640
3	6,250	10,890	4,640
4	6,250	10,890	4,640
5	6,250	10,890	4,640
6	6,250	10,890	4,640
7	6,250	10,890	4,640
8	6,250	10,890	4,640
9	6,258	10,890	4,632
10	7,706	10,890	3,184
11	7,705	10,890	3,185
12	6,226	10,890	4,664
13	5,500	10,890	5,390
14	5,500	10,890	5,390
15	5,500	10,890	5,390
16	5,500	10,890	5,390
17	5,500	10,890	5,390
18	5,500	10,890	5,390
19	5,916	10,890	4,974
20	5,864	10,890	5,026
21	5,450	10,890	5,440
22	5,450	10,890	5,440
23	5,340	10,890	5,550
24	7,304	10,890	3,586
25	7,250	10,890	3,640
26	7,248	10,890	3,642
27	7,244	10,890	3,646
28	7,034	10,890	3,856
29	6,250	10,890	4,640
30	6,250	10,890	4,640
31	6,250	10,890	4,640
32	6,250	10,890	4,640
33	8,171	10,890	2,719
Required OS			150,198
			3.45

OVERLOOK at OXBOW

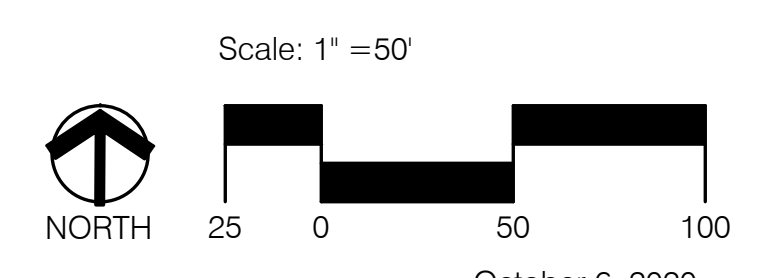
SITE PLAN - CLUSTER A

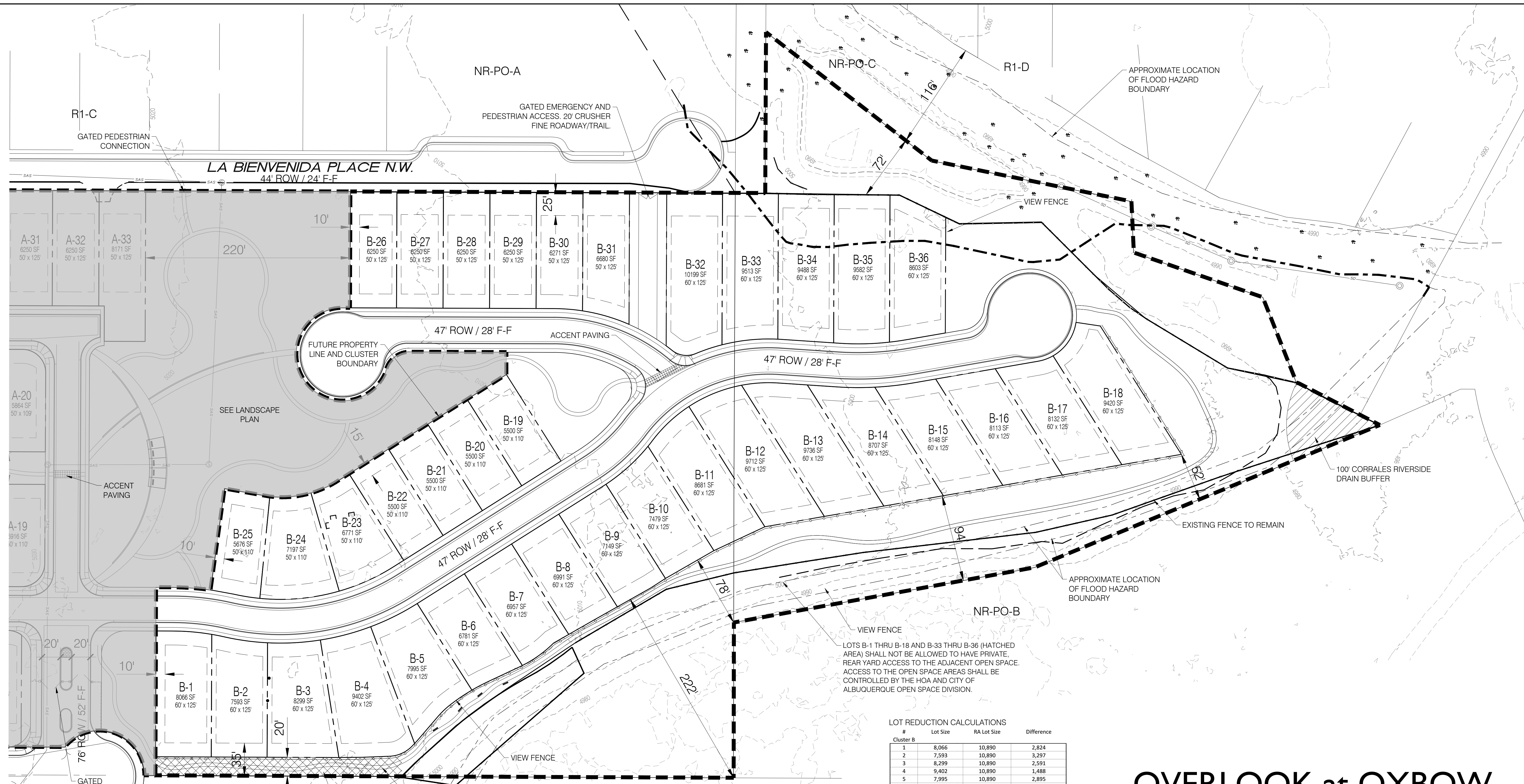
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LOT REDUCTION CALCULATIONS

#	Lot Size	RA Lot Size	Difference
1	8,066	10,890	2,824
2	7,593	10,890	3,297
3	8,299	10,890	2,591
4	9,402	10,890	1,488
5	7,995	10,890	2,895
6	6,781	10,890	4,109
7	6,957	10,890	3,933
8	6,991	10,890	3,899
9	7,149	10,890	3,741
10	7,479	10,890	3,411
11	8,681	10,890	2,209
12	9,712	10,890	1,178
13	9,736	10,890	1,154
14	8,707	10,890	2,183
15	8,148	10,890	2,742
16	8,113	10,890	2,777
17	8,132	10,890	2,758
18	9,420	10,890	1,470
19	5,500	10,890	5,390
20	5,500	10,890	5,390
21	5,500	10,890	5,390
22	5,500	10,890	5,390
23	6,771	10,890	4,119
24	7,197	10,890	3,693
25	5,676	10,890	5,214
26	6,250	10,890	4,640
27	6,250	10,890	4,640
28	6,250	10,890	4,640
29	6,250	10,890	4,640
30	6,271	10,890	4,619
31	6,680	10,890	4,210
32	10,199	10,890	691
33	9,513	10,890	1,377
34	9,488	10,890	1,402
35	9,582	10,890	1,308
36	8,603	10,890	2,287
Required OS			117,699
			2.70

OVERLOOK at OXBOW

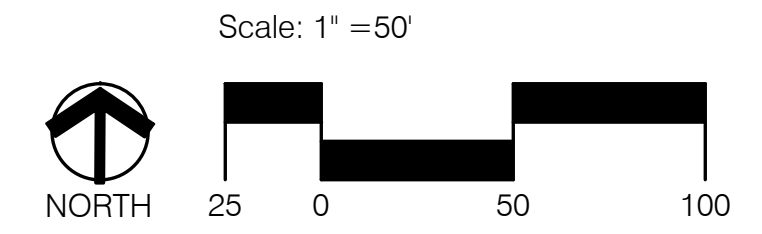
SITE PLAN - CLUSTER B

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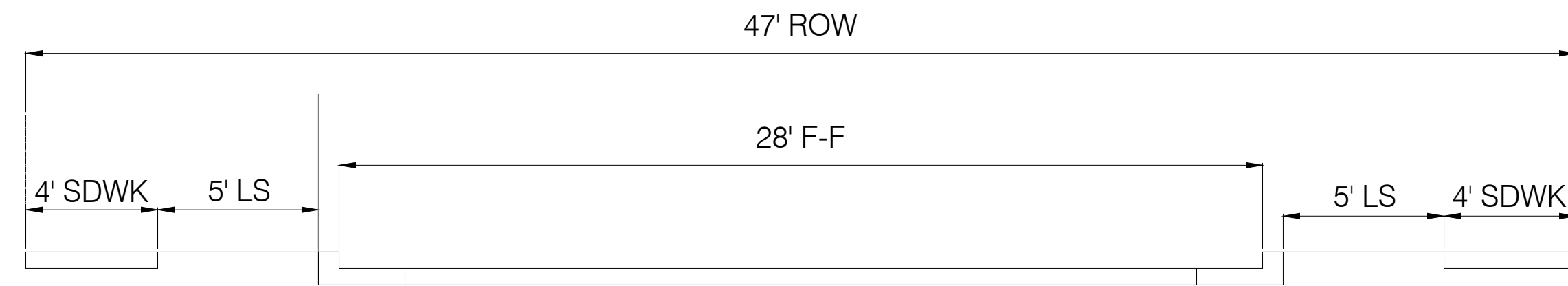
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TYPICAL STREET SECTION
SCALE: 1/4" = 1'-0"

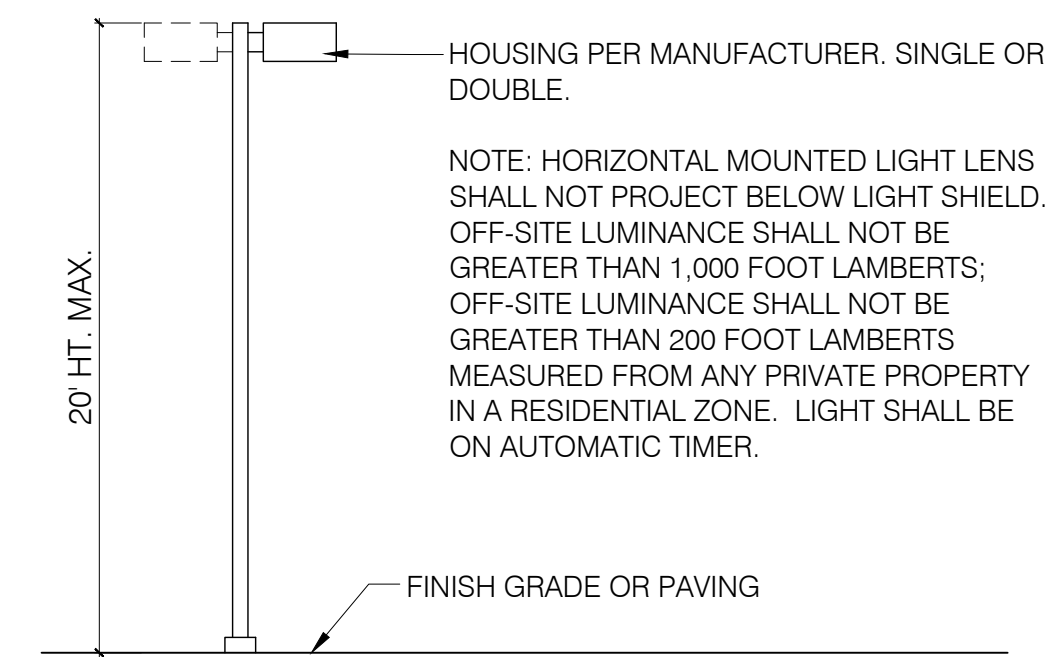


FREESTANDING ENTRY SIGN

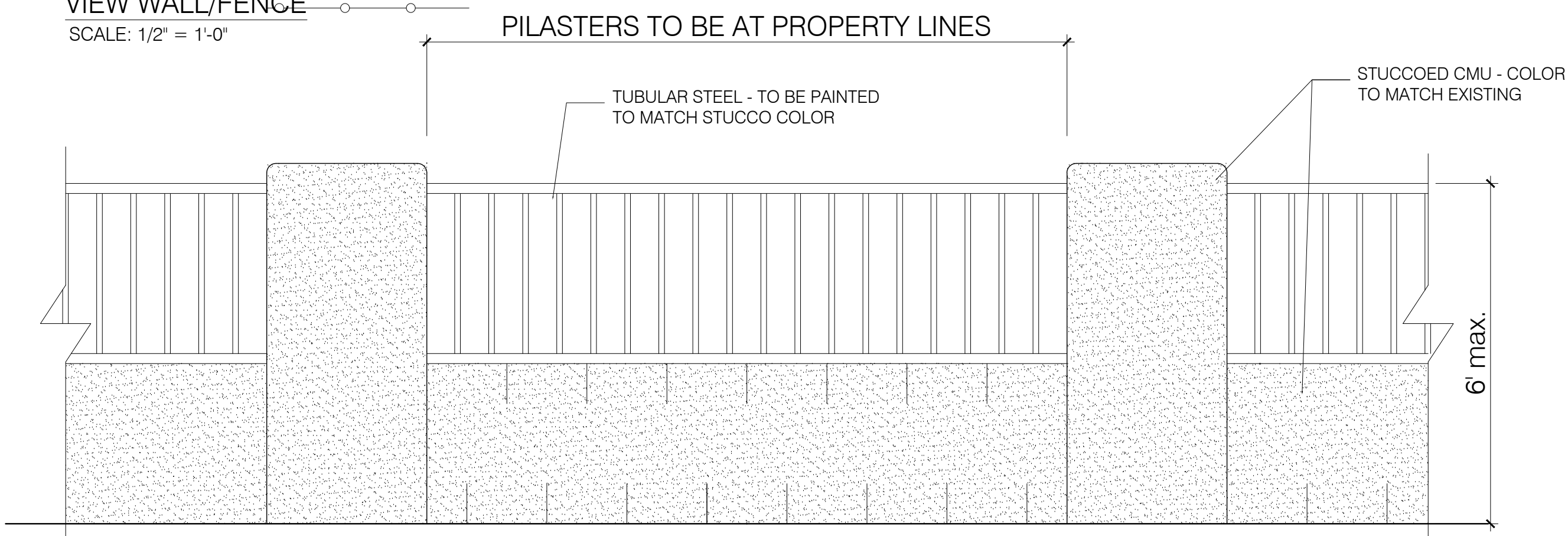


STREET LIGHT
SCALE: 1/4" = 1'-0"

LIGHTING:
ALL AREA LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE INTEGRATED DEVELOPMENT ORDINANCE 14-16-3-4(c)(5)(d). HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF POLE. ALL LIGHTING SHALL COMPLY WITH NM NIGHT SKY PROTECTION ACT.



VIEW WALL/FENCE
SCALE: 1/2" = 1'-0"

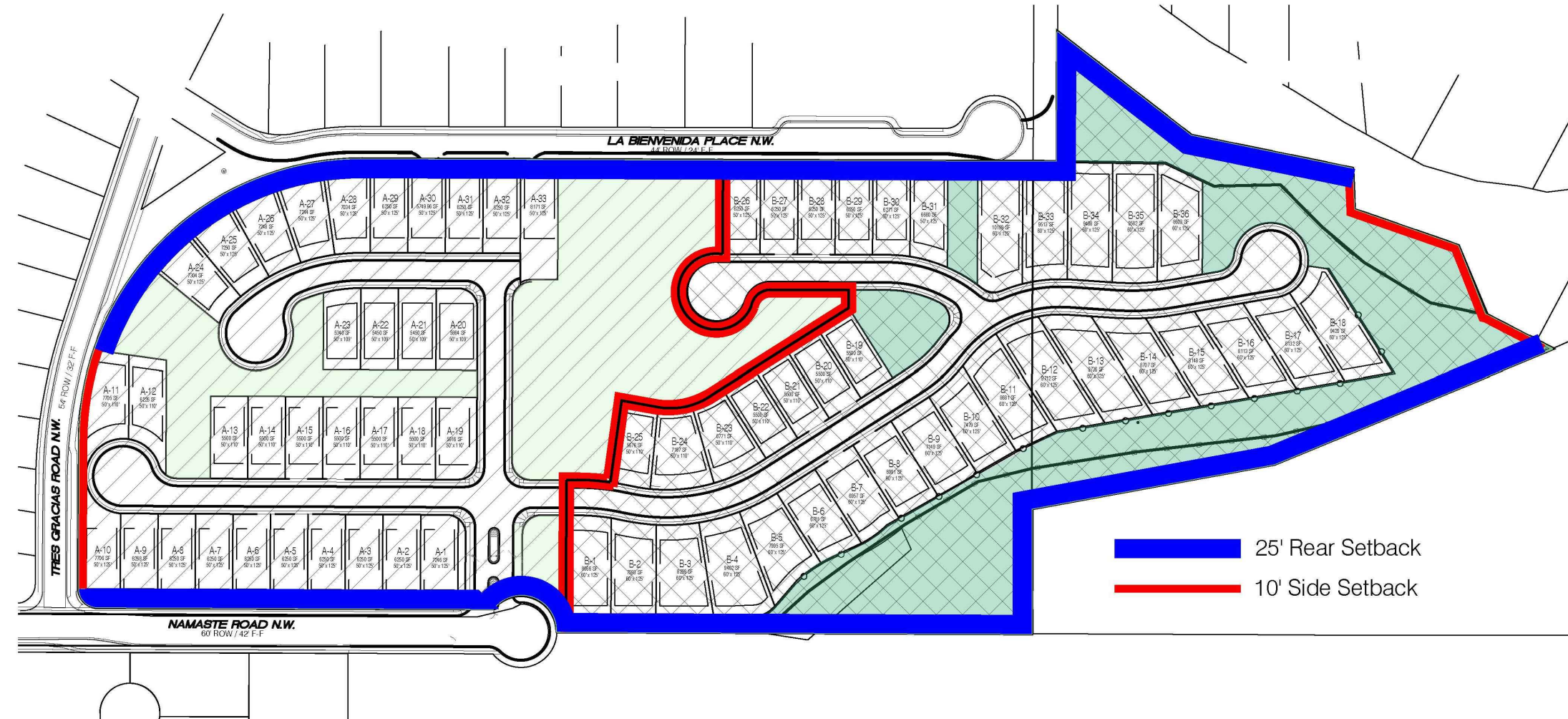


EXISTING PERIMETER WALL
N.T.S.

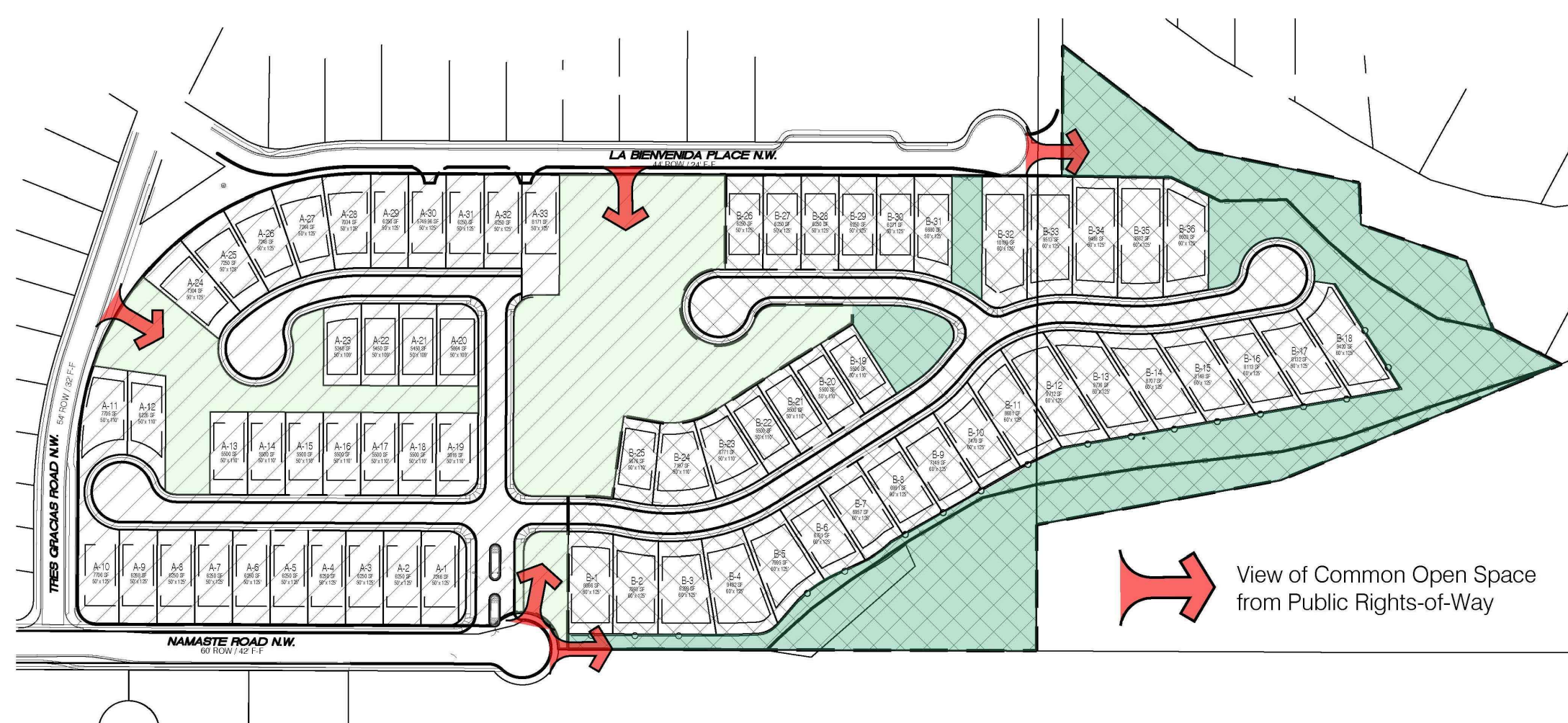


EXISTING STUCCOED CMU WALL. RENOVATIONS OR NEW WALLS SHALL MATCH EXISTING.

CLUSTER SETBACK EXHIBIT
N.T.S.



OPEN SPACE VISIBILITY EXHIBIT
N.T.S.



OVERLOOK at OXBOW
SITE PLAN - DETAILS

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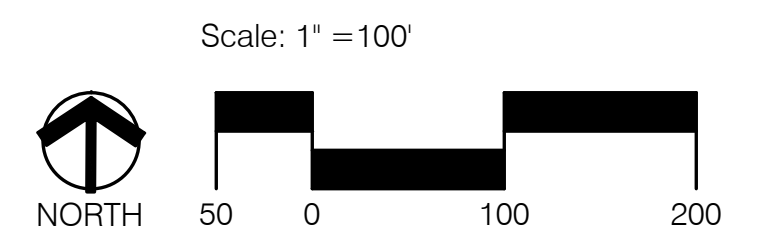
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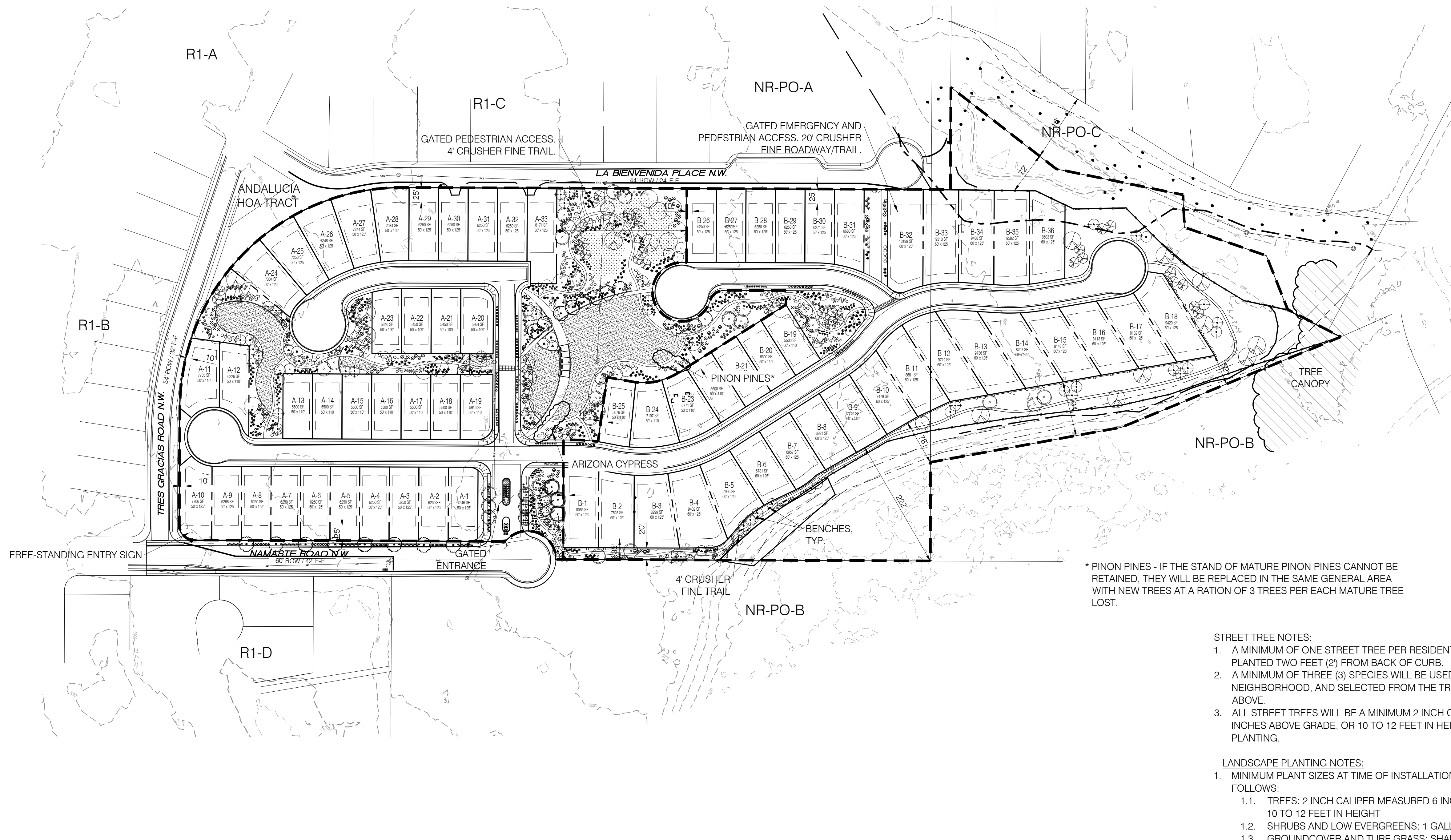
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Scale: 1" = 100'

October 6, 2020

Sheet 4 of 7



LANDSCAPE CONCEPT
GENERAL
 THE DESIGN AND PROVISION OF LANDSCAPING FOR OVERLOOK at OXBOW WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY-SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

STREET TREE ORDINANCE REQUIREMENTS
 NAMASTE ROAD IS AN URBAN LOCAL STREET, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN OVERLOOK at OXBOW ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

- PLANT PALETTE**
- TREES (WATER USE)**
- ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER (M)
 - CHILOPSIS LINEARIS 'BUBBA' / DESERT WILLOW (L)
 - FORESTIERA NEOMEXICANA / NEW MEXICO OLIVE
 - GLEDITSIA TRIACANTHOS / HONEYLOCUST (M+)
 - KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (M)
 - PINUS NIGRA / AUSTRIAN PINE (M)
 - PISTACHIA CHINENSIS / CHINESE PISTACHE (M+)
 - PYRUS CALLERYANA / FLOWERING PEAR (M+)
 - VITEX AGNUS CASTUS / CHASTE TREE (M+)

- SHRUBS AND GROUNDCOVERS**
- SILVER SPREADER (L), SHADSCALE (L), DWARF BUTTERFLY BUSH (M), BLUE MIST (M), CLIFFROSE (L), WINTERFAT (L), APACHE PLUME (L), SAND PENSTEMON (M), SHRUBBY CINQUEFOIL (M+), BROOM DALEA (L), THREE-LEAF SUMAC (L+), CHERRY SAGE (M), MOONSHINE YARROW (M), TURPENTINE BUSH (L), DWARF MUGO PINE (M), SPREADING JUNIPER (M), FERN BUSH (L), LICORICE MINT (L)

- ORNAMENTAL GRASSES / DESERT ACCENTS**
- PURPLE THREEAWN (M), BEAR GRASS (L), KARL FOERSTER FEATHER REED GRASS (L), MUHLY GRASS (M), HARVARD'S CENTURY PLANT (L), DESERT SPOON (L), RED YUCCA (L)

- MOSS ROCK BOULDERS 3' X 3' MIN.
- BUFFALO GRASS / BLUE GRAMA GRASS MIX
- NATURAL AREA TO BE REMAIN UNDISTURBED DURING CONSTRUCTION TO THE EXTENT POSSIBLE. DISTURBED AREAS SHALL BE REVEGETATED CONSISTENT WITH THE EXISTING CONDITIONS.
- SENSITIVE LAND PROTECTION AREA - NO CONSTRUCTION OR DISTURBANCE SHALL BE PERMITTED IN THIS AREA ACCEPT AS REQUIRED FOR BANK STABILIZATION.

* PINON PINES - IF THE STAND OF MATURE PINON PINES CANNOT BE RETAINED, THEY WILL BE REPLACED IN THE SAME GENERAL AREA WITH NEW TREES AT A RATION OF 3 TREES PER EACH MATURE TREE LOST.

- STREET TREE NOTES:**
- A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2) FROM BACK OF CURB.
 - A MINIMUM OF THREE (3) SPECIES WILL BE USED WITHIN THE NEIGHBORHOOD, AND SELECTED FROM THE TREE PALETTE SHOWN ABOVE.
 - ALL STREET TREES WILL BE A MINIMUM 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT AT TIME OF PLANTING.

- LANDSCAPE PLANTING NOTES:**
- MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 - SHRUBS AND LOW EVERGREENS: 1 GALLON
 - GROUND COVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPING PLANT LIST.

- PRIVATE YARD LANDSCAPE NOTES:**
- FRONT YARD LANDSCAPES SHALL INCLUDE (2) TWO-INCH CALIPER SHADE TREES; (1) 15-GALLON EVERGREEN TREE; (1) 5-GALLON SHRUB;

- (3) 5-GALLON ACCENT PLANTS; (6) 5-GALLON SHRUBS/GRASSES; AND (5) 1-GALLON GROUNDCOVERS.
- THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

- MAINTENANCE**
- PURSUANT TO IDO 14-16-4-3(B)(2)(e), THE COMMON OPEN SPACE FOR EACH CLUSTER SHALL BE ON A SEPARATE SUBDIVIDED LOT OR EASEMENT.
 - PURSUANT TO IDO 14-16-4-3(B)(2)(f), MAINTENANCE FOR COMMON OPEN SPACE AREAS IS THE RESPONSIBILITY OF THE HOA FOR EACH CLUSTER.
 - MAINTENANCE OF THE STREET TREES, PLANTINGS WITHIN THE PARKWAYS, AND FRONT YARDS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE LANDSCAPE WHICH IS LOCATED IN THE PUBLIC R.O.W. AND THE PRIVATE OPEN SPACE TRACTS, SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

EXISTING MATURE TREES
 THERE ARE 6-7 PINON AND A STAND OF ARIZONA CYPRESS TREES IDENTIFIED FOR PRESERVATION. THE APPLICANT WILL CONTINUE TO WORK WITH CITY HYDROLOGY TO FINALIZE THE GRADING AND DRAINAGE PLANS PRIOR TO APPROVAL OF THE FINAL PLAT(S). BASED ON THE FINAL GRADING, EXISTING HEALTHY TREES (AS SHOWN) WILL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.

TRACT D SITE/LANDSCAPE PLAN
 SCALE: 1" = 60'



OVERLOOK at OXBOW

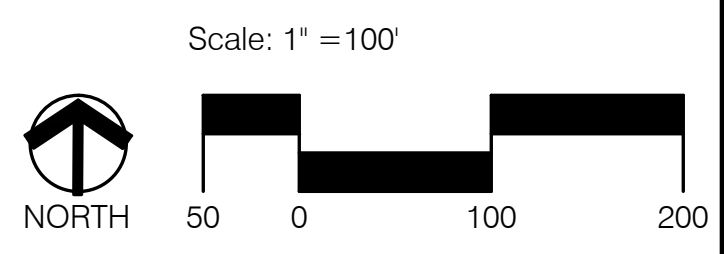
LANDSCAPE PLAN

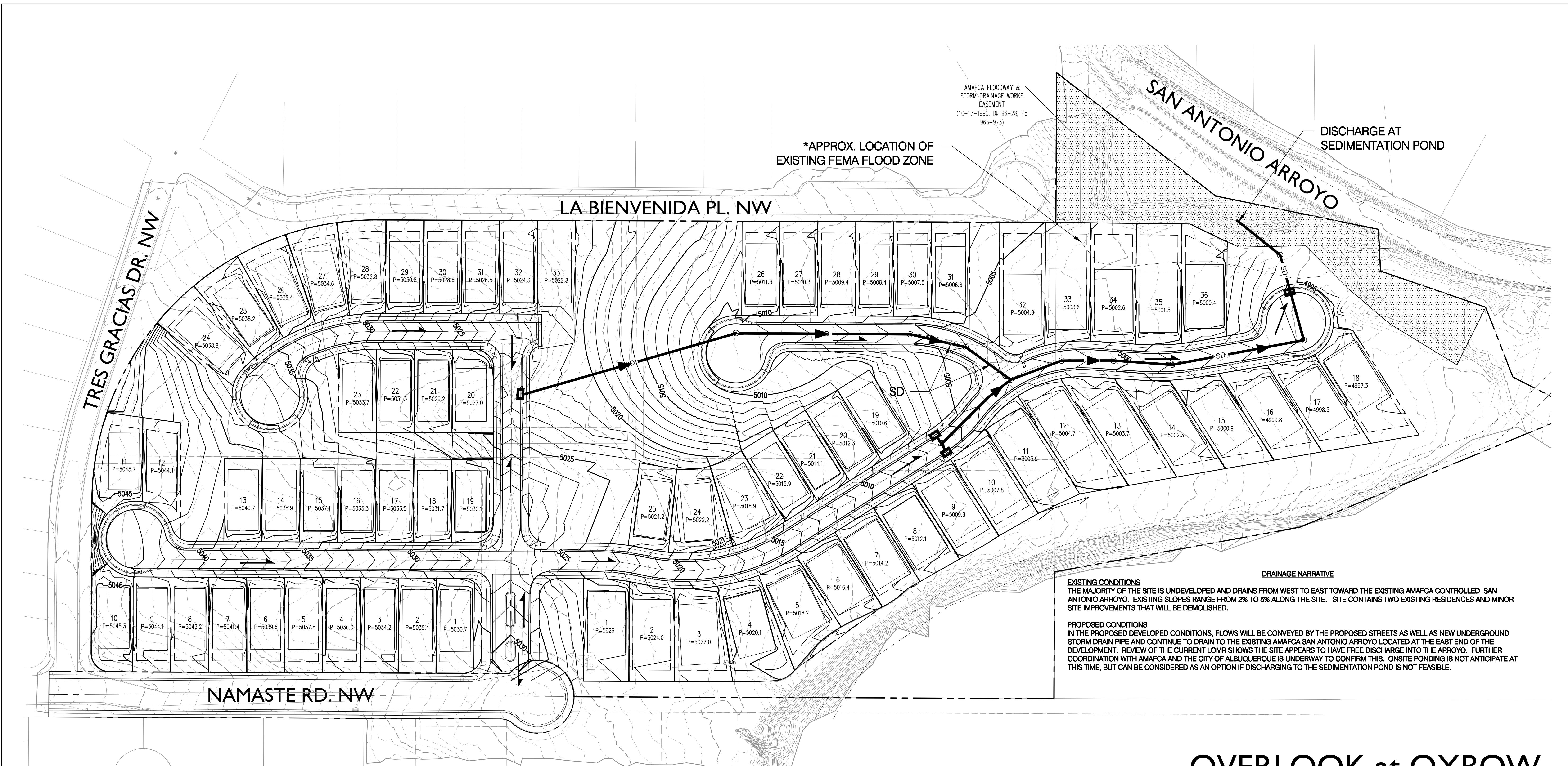
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DRAINAGE NARRATIVE

EXISTING CONDITIONS
 THE MAJORITY OF THE SITE IS UNDEVELOPED AND DRAINS FROM WEST TO EAST TOWARD THE EXISTING AMAFCA CONTROLLED SAN ANTONIO ARROYO. EXISTING SLOPES RANGE FROM 2% TO 5% ALONG THE SITE. SITE CONTAINS TWO EXISTING RESIDENCES AND MINOR SITE IMPROVEMENTS THAT WILL BE DEMOLISHED.

PROPOSED CONDITIONS
 IN THE PROPOSED DEVELOPED CONDITIONS, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AS WELL AS NEW UNDERGROUND STORM DRAIN PIPE AND CONTINUE TO DRAIN TO THE EXISTING AMAFCA SAN ANTONIO ARROYO LOCATED AT THE EAST END OF THE DEVELOPMENT. REVIEW OF THE CURRENT LOMR SHOWS THE SITE APPEARS TO HAVE FREE DISCHARGE INTO THE ARROYO. FURTHER COORDINATION WITH AMAFCA AND THE CITY OF ALBUQUERQUE IS UNDERWAY TO CONFIRM THIS. ONSITE PONDING IS NOT ANTICIPATE AT THIS TIME, BUT CAN BE CONSIDERED AS AN OPTION IF DISCHARGING TO THE SEDIMENTATION POND IS NOT FEASIBLE.

LEGEND

PROPOSED STORM DRAIN		PROPOSED BASIN BOUNDARY	
PROPOSED INLET		HIGH POINT / WATER BLOCK	
EXISTING STORM DRAIN		LOW POINT / SUMP	
FLOW ARROWS		PROPOSED RETAINING WALL (2'-8")	
PROPOSED SPOT ELEVATION		PHASE BOUNDARY	
LINED SWALE			
EXISTING FLOODPLAIN LIMITS			
PROPOSED FLOODPLAIN LIMITS			

- GRADING AND DRAINAGE NOTES**
1. A LOMR WILL BE REQUIRED TO REMOVE THE FLOOD PLAIN FROM LOTS 33, 34, 35 AND 36.
 2. AMAFCA APPROVAL IS REQUIRED FOR CONNECTION TO THEIR STORM WATER HOLDING AND SEDIMENT TRAPPING POND, THE SAN ANTONIO ARROYO CHANNEL, AND FOR GRADING ADJACENT TO THEIR R.O.W.
 3. NO FILL IS PROPOSED OR PERMITTED IN ANY DESIGNATED WATERS OF THE U.S.
 4. A PRUDENT SETBACK WILL BE ESTABLISHED TO ALLOW FOR THE FUTURE CONSTRUCTION OF BANK PROTECTION BY THE HOA ON THE HOA'S PROPERTY WITHOUT ANY ENCROACHMENT INTO THE OPEN SPACE PROPERTY OR ANY OF THE LOTS.
 5. BANK STABILIZATION MAY BE CONSTRUCTED TO PREVENT LATERAL MIGRATION OF THE RIVER AND EROSION OF THE SLOPE IF NEEDED.

*FEMA FLOOD MAP ZONE IS APPROXIMATE AT THIS TIME. FURTHER COORDINATION WITH REVIEWING AGENCIES INCLUDING AMAFCA, CITY OF ALBUQUERQUE AND FEMA WILL BE NECESSARY TO CONFIRM EXACT LOCATION OF FLOOD ZONE AND HOW THE LOTS ADJACENT TO THIS FLOOD ZONE ARE ADDRESSED MOVING FORWARD.

OVERLOOK at OXBOW

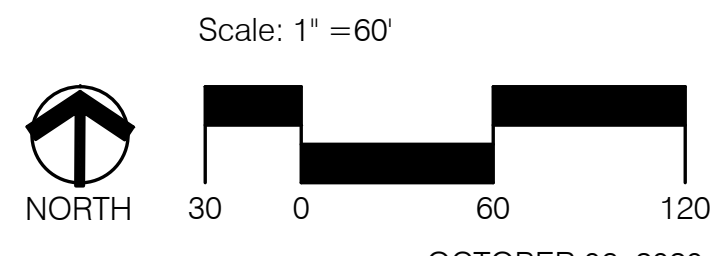
CONCEPTUAL GRADING AND DRAINAGE PLAN

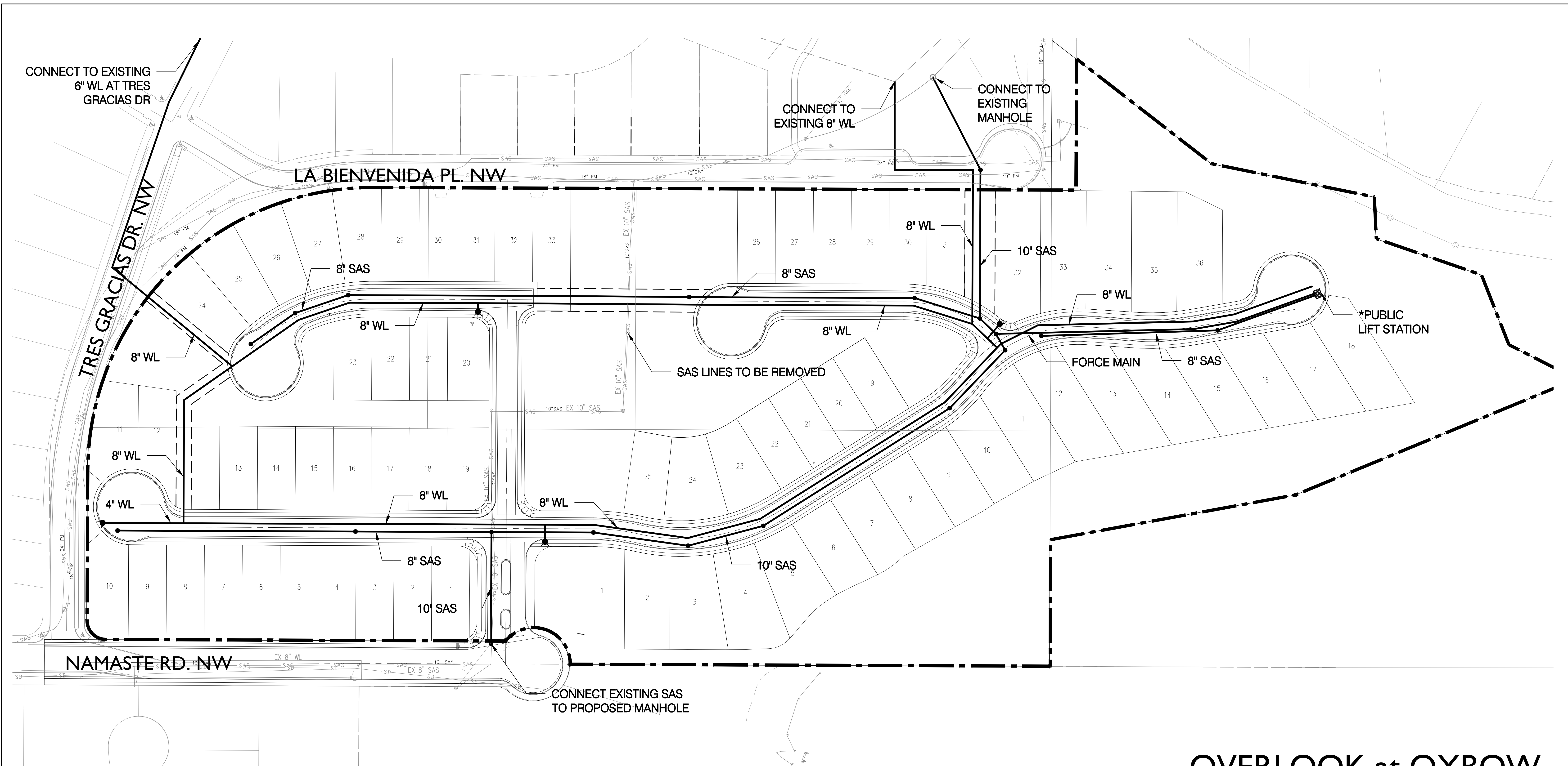
Prepared For: **Gamma Development, LLC**

Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

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OVERLOOK at OXBOW

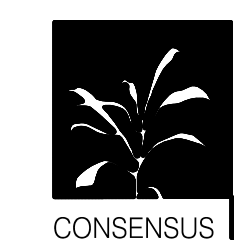
CONCEPTUAL UTILITY PLAN

Prepared For:

Gamma Development, LLC

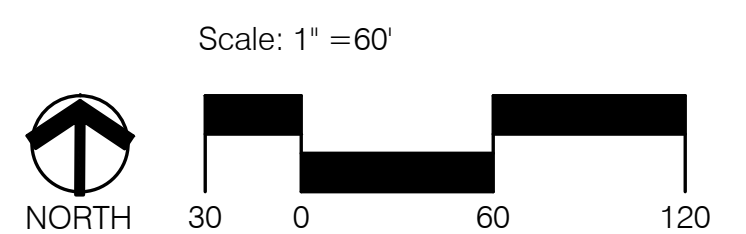
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NOTES

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABCWUA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN PRESSURE ZONE 1W.

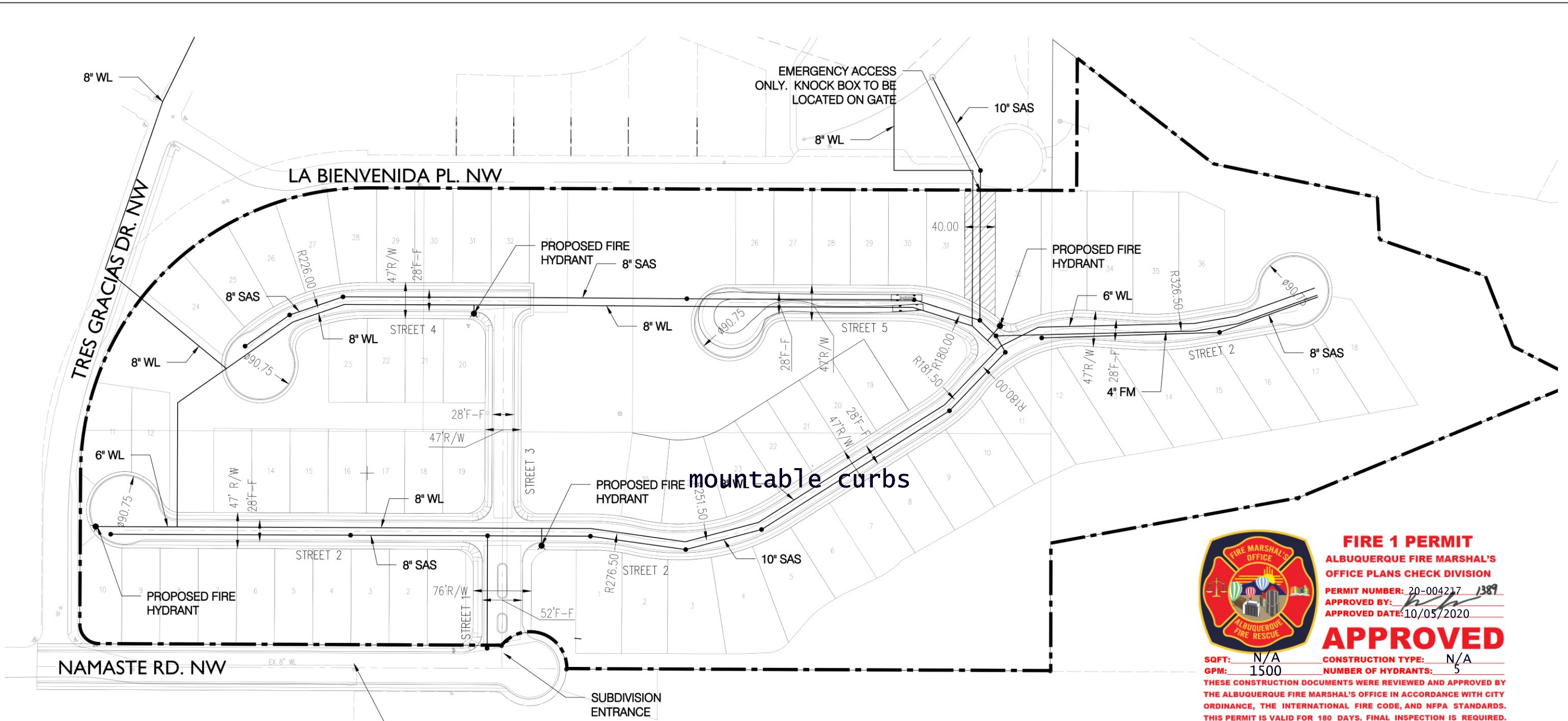
LEGEND

PROPERTY LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING STORM DRAIN	
EXISTING SANITARY SEWER	
EXISTING WATER LINE	

*FURTHER STUDIES TO CONFIRM THE NEED FOR A LIFT STATION OR THE POTENTIAL USE OF PRIVATE GRINDER PUMPS FOR EACH LOT IS STILL BEING CONSIDERED.

DRY UTILITY NOTES

1. AN EXISTING UNDERGROUND DISTRIBUTION LINE IS LOCATED ON THE SITE TO THE EXISTING STRUCTURE TO BE REMOVED. THE DEVELOPER IS OBLIGATED TO ABIDE BY ANY CONDITIONS OR TERMS OF THESE EASEMENT.
2. THE DEVELOPER SHALL CONTACT PNM NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE TO THE SITE.
3. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO THE UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING THE GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR, AND 5-6 FEET OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATIONS, MAINTENANCE, AND REPAIR PURPOSES.



FIRE 1 PERMIT
ALBUQUERQUE FIRE MARSHAL'S OFFICE PLANS CHECK DIVISION
 PERMIT NUMBER: 20-004217 / 1389
 APPROVED BY: [Signature]
 APPROVED DATE: 10/05/2020
APPROVED

SQFT: N/A CONSTRUCTION TYPE: N/A
 GPM: 1500 NUMBER OF HYDRANTS: 5
 THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

OVERLOOK at OXBOW

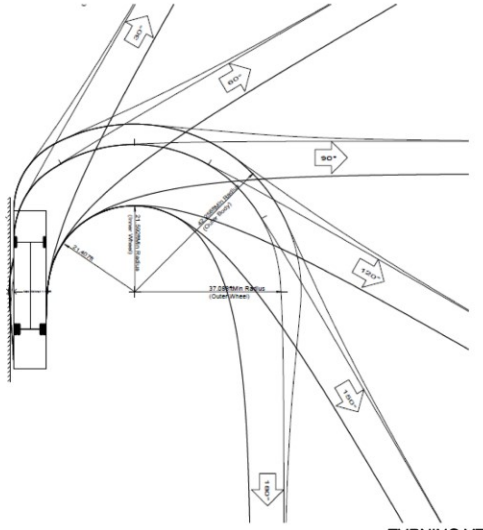
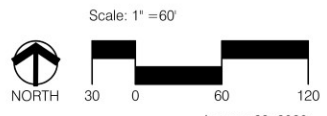
FIRE ONE PLAN

Prepared For:
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EXISTING FIRE HYDRANT

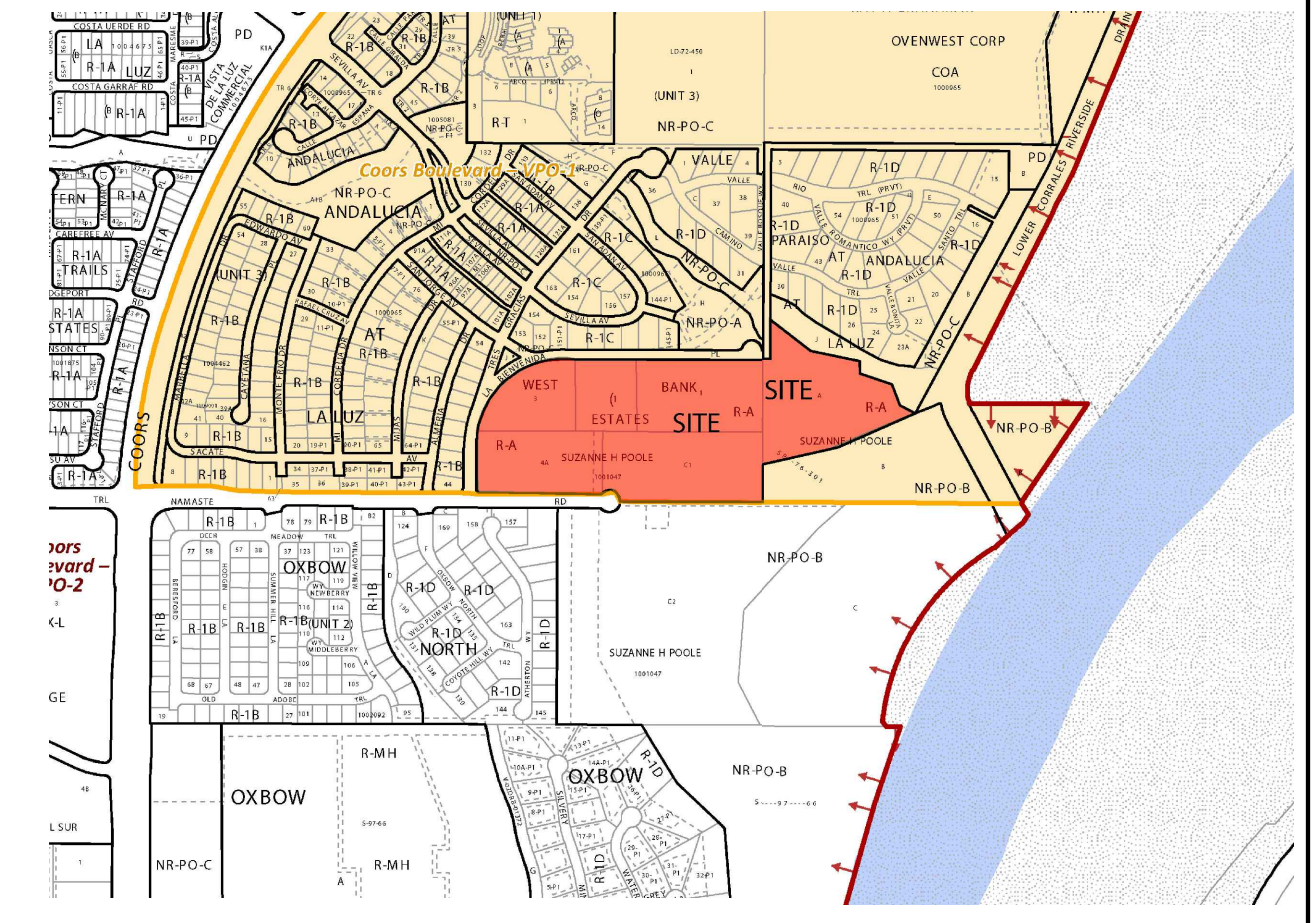
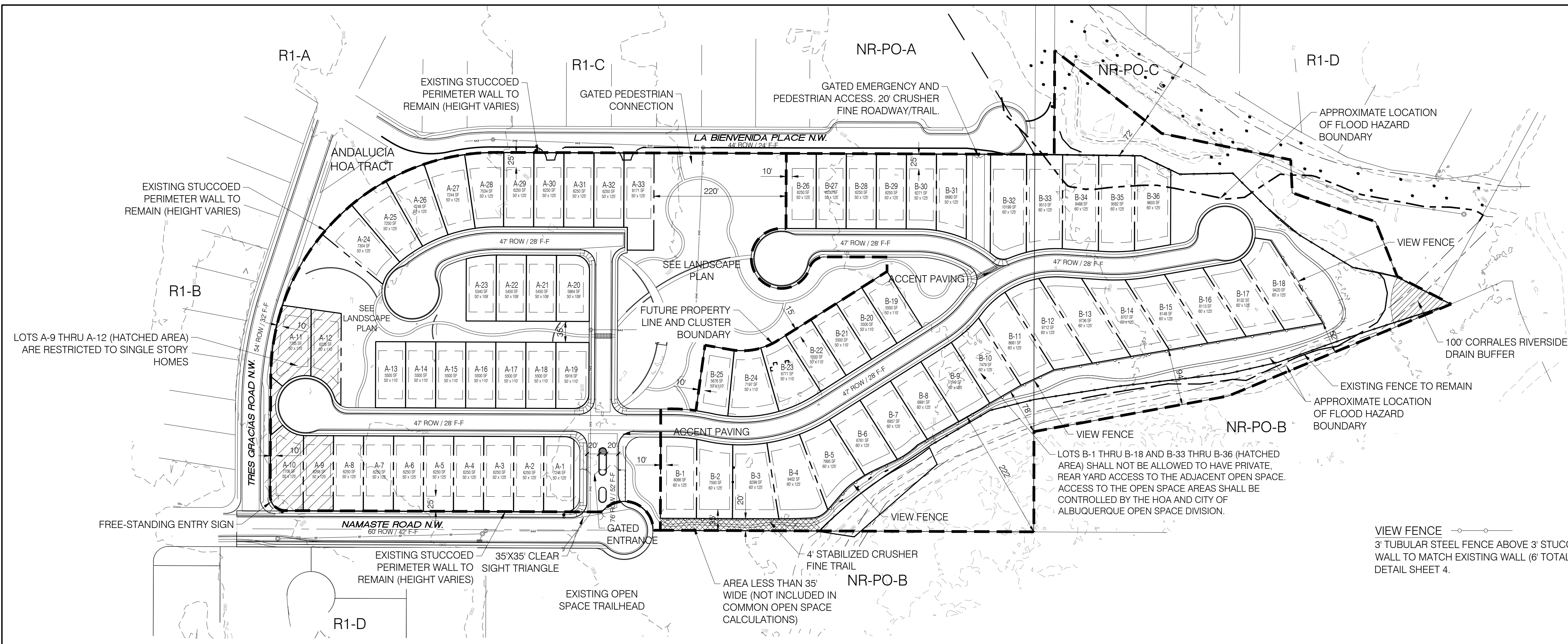
Pumper Fire Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND

PROPERTY LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED SANITARY SEWER	---
PROPOSED WATER LINE	---
EXISTING STORM DRAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---
PROPOSED FIRE HYDRANT	●

NOTES:
 ALL FIRE HYDRANTS LEGS ARE 6" DIA.
 CURB AT CUL-DE-SAC ARE MOUNTABLE PER COA STD. DWG. 2415A.
 SIDEWALK AT CUL-DE-SAC WILL BE DESIGNED TO SUPPORT AN EMERGENCY VEHICLE OF 75,000 POUNDS
 EMERGENCY FIRE ACCESS ROADWAY, DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD WEIGHING AT LEAST 75,000 POUNDS. DOES NOT EXCEED 10% IN GRADE.



LOCATION MAP
SCALE: 1"=1500' ZONE ATLAS: F11/F12

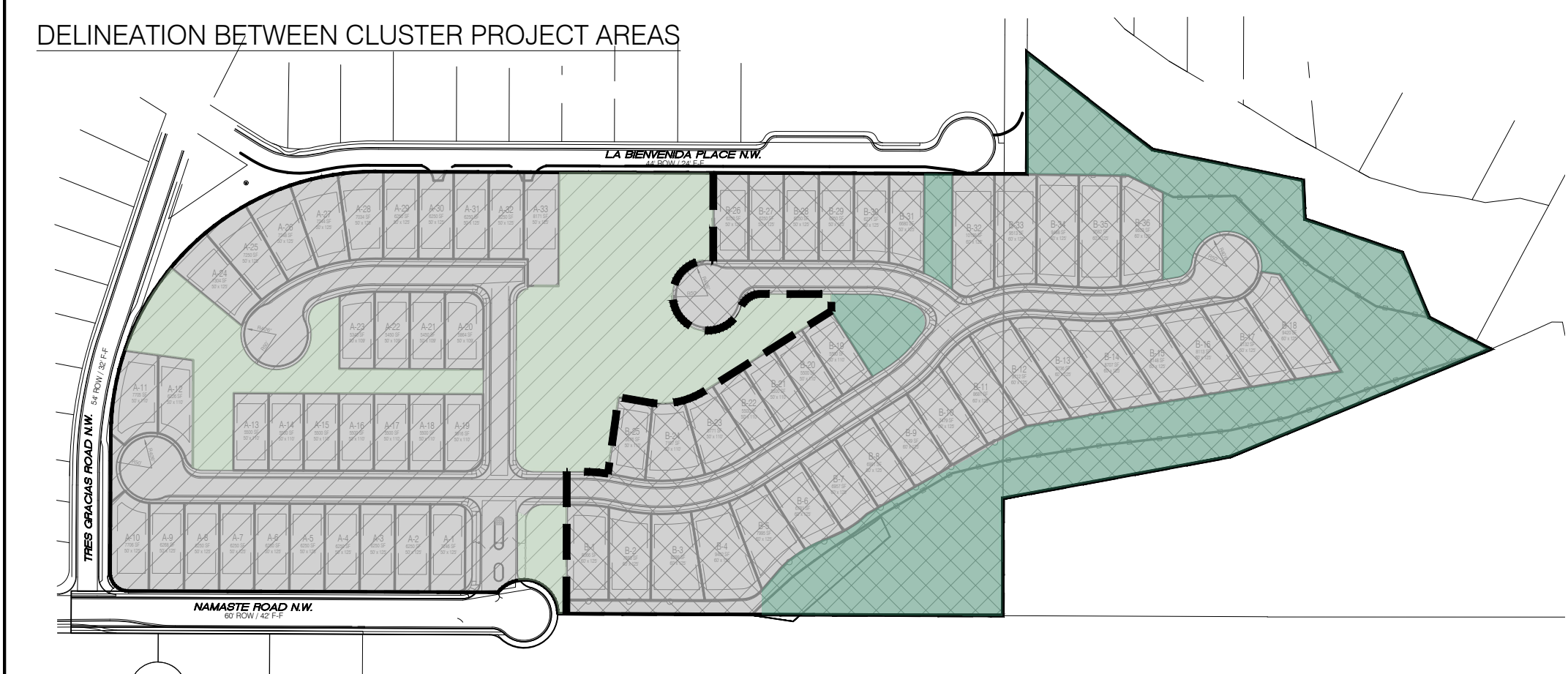
PROJECT NUMBER: PR-2018-001402
Application Number: SI-2018-00171
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____, 2020 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRD 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 APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
City Engineer/Hydrology	Date
Code Enforcement Approved for Access Solid Waste Department Herman Gallegos	Date 10-06-20
Solid Waste Management Herman Gallegos	Date
Parks and Recreation	Date
DRB Chairperson, Planning Department	Date

- GENERAL NOTES:
- THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING IMPROVEMENTS TO THE TERMINUS OF NAMASTE ROAD TO FACILITATE TRAILHEAD PARKING AND ACCESS.
 - DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, INFRASTRUCTURE, AND R.O.W. DEDICATIONS, AS REQUIRED BY THE DRB.
 - CLEAR SIGHT TRIANGLE - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - SEE CONCEPTUAL UTILITY PLAN (SHEET 4) FOR EXISTING EASEMENT INFORMATION.
 - PURSUANT TO IDO 14-16-4-3(B)(2)(e), THE COMMON OPEN SPACE FOR EACH CLUSTER SHALL BE ON A SEPARATE SUBDIVIDED LOT OR EASEMENT.
 - PURSUANT TO IDO 14-16-4-3(B)(2)(f), MAINTENANCE FOR COMMON OPEN SPACE AREAS IS THE RESPONSIBILITY OF THE HOA FOR EACH CLUSTER.
 - ALL NEW BUILDINGS AND LANDSCAPES WILL COMPLY WITH IDO SECTIONS 14-16-3-6(D)(6), COLORS, IN COORS BOULEVARD VPO-1 AND 14-16-5-2(H), MAJOR PUBLIC OPEN SPACE EDGES.



Per IDO section 4-3(B)(2)(d)(1), The common open space area shall be 30 percent of the gross area of the project site or 100 percent of the area gained through lot size reductions, whichever is greater.

Open space calculations by cluster are as follows:

Cluster A	Size: 10.04 ac. (33 Lots)	30% Rule: OS Req. = 3.01 ac.	Lot Red. Rule: OS Req. = 3.45 ac.	OS Prov. = 3.45 ac.
Cluster B	Size: 12.71 ac. (36 Lots)	30% Rule: OS Req. = 3.90 ac.	Lot Red. Rule: OS Req. = 2.70 ac.	OS Prov. = 4.51 ac.
Total Project Area:		22.75 ac.		
Open Space Required:		7.35 ac.		
Open Space Provided:		7.96 ac.		
Total Lots:		69		

OVERLOOK at OXBOW SITE PLAN - EPC - REQUIRED INFORMATION

THE SITE: OVERLOOK at OXBOW (LOTS 1-3 BLOCK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TRACT A1 LANDS OF SUZANNE H. POOLE; TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H. POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H. POOLE TRACT C ANNEXATION PLAT LAND IN SECTION 25 & 36 T11N R2E LOT 4 BLOCK 1 WEST; LOT 4-A PLAT OF TRACT C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H. POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H. POOLE TRACT C ANNEXATION PLAT LAND IN SECTION 25 & 36 T11N R2E LOT 4 BLOCK 1 WEST). THE SITE IS COMPRISED OF 22.75 ACRES, WHICH WILL INCLUDE 69 RESIDENTIAL LOTS.

ZONING: R-A.

LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE OPEN SPACE AREAS AND TRAILS. NO COMMERCIAL USE IS ALLOWED.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM NAMASTE ROAD, AN EXISTING URBAN LOCAL STREET. THE SUBDIVISION SHALL BE GATED.
- PEDESTRIAN ACCESS WILL BE PRIVATE, GATED ACCESS OFF BOTH NAMASTE ROAD AND LA BIENVENIDA PLACE. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED BY SIDEWALKS PLANNED ALONG THE LOCAL ROADWAYS AND TRAILS WITHIN THE OPEN SPACE TRACTS.
- TRAILS SHALL BE SOFT SURFACED, CRUSHER FINES, AND DESIGNED TO ACCOMMODATE PEDESTRIANS.
- TRANSIT ACCESS: TRANSIT ACCESS IS AVAILABLE ON COORS BOULEVARD, APPROXIMATELY 200 FEET TO THE WEST.
- A GATED EMERGENCY AND PEDESTRIAN ACCESS IS PROVIDED TO LA BIENVENIDA PLACE.
- NAMASTE ROAD AND LA BIENVENIDA PLACE ARE PROPOSED BICYCLE ROUTES PER THE 2040 LONG RANGE BIKEWAY SYSTEM MAP.

INTERIOR LOT SETBACKS (CLUSTER A AND B)

- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET.
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

DENSITY:

THE OVERALL DENSITY IS 3.0 DWELLING UNITS PER ACRE.

- CLUSTER A HAS A DENSITY OF 3.3 DWELLING UNITS PER ACRE
- CLUSTER B HAS A DENSITY OF 2.8 DWELLING UNITS PER ACRE

ARCHITECTURE:

- ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FAÇADE.
- MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW FROM STREETS.

LANDSCAPE PLAN:

THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

SITE LIGHTING:

ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL AND SHALL BE NIGHT SKY COMPLIANT. SEE DETAIL SHEET 4.

BUILDING HEIGHTS:

26 FEET PER THE RA ZONE. LOTS A-9 THRU A-12 RESTRICTED TO SINGLE STORY HOMES, WITH A MAXIMUM HEIGHT OF 19 FEET.

SETBACKS:

SETBACKS AT THE PERIMETER OF EACH CLUSTER ARE REQUIRED TO BE PER THE UNDERLYING R-A ZONE DISTRICT AS FOLLOWS:

- FRONT, MINIMUM 20 FEET
- SIDE, MINIMUM 10 FEET
- REAR, MINIMUM 25 FEET

NOTE: RELEVANT SETBACKS FOR EACH CLUSTER SHALL NOT OVERLAP. THE MINIMUM SEPARATION BETWEEN CLUSTERS MUST INCLUDE THE COMBINATION OF THE RELEVANT SETBACKS AS APPLICABLE TO EACH INDIVIDUAL CLUSTER. SEE CLUSTER SETBACK EXHIBIT, SHEET 4.

OVERLOOK at OXBOW

SITE PLAN

Prepared For: **Gamma Development, LLC**

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