



LEGEND

SUBDIVISION BOUNDARY LINE

PHASE LINE

TRACT LINE

ADJOINING PROPERTY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED HOA TRACT

EXISTING EASEMENT

PRELIMINARY PLAT

SAVIO RIDGE

SUBDIVISION

(TRACT N-1-B WATERSHED

SUBDIVISION)

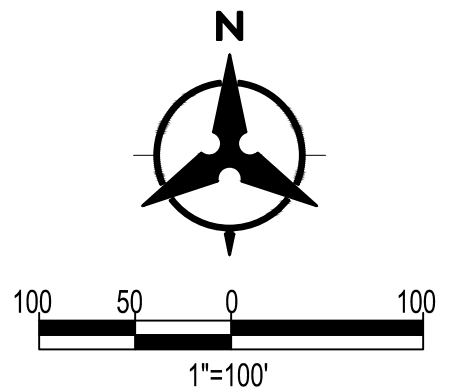
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH, 2025

Line Table			
Line #	Length	Direction	
L1	178.034	N41° 04' 53.29"W	
L2	285.296	N62° 16' 52.87"W	
L3	73.572	N00° 18' 22.71"E	
L4	170.243	N18° 20' 55.95"E	
L5	88.137	N30° 46' 03.55"W	
L6	124.695	N00° 18' 22.71"E	
L7	105.431	N61° 49' 01.12"E	

CURVE TABLE				
ID	RADIUS	ARC	DELTA	TANGENT
C1	5090.00'	15.49'	0° 10' 28"	7.74'
C2	4922.00'	704.68'	8° 12' 11"	352.94'



Bohannon & Huston

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LEGAL DESCRIPTION:

TRACT N-1-B', OF THE BULK LAND PLAT OF TRACTS N-1-A AND N-1-B WATERSHED SUBDIVISION WITHIN PROJECTED SECTION 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 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

1. EXISTING ZONING: PC
PROPOSED ZONING: PC

PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
EXISTING TRACT N-1-B' = 60.08 ACRES

ACREAGE:

	ENCUMBERED BY EASEMENT
TRACT '1' = 0.5703 Acres	B
TRACT '2' = 0.4151 Acres	B
TRACT '3' = 0.3626 Acres	B
TRACT '4' = 0.0529 Acres	B
TRACT '5' = 0.2341 Acres	B
TRACT '6' = 0.0412 Acres	B
TRACT '7' = 1.7558 Acres	B
TRACT '8' = 0.1533 Acres	B
TRACT '9' = 0.0411 Acres	B
TRACT '10' = 0.1274 Acres	B
TRACT '11' = 0.0320 Acres	B
TRACT '12' = 0.0359 Acres	B
TRACT '13' = 0.1243 Acres	B
TRACT '14' = 0.0845 Acres	B
TRACT '15' = 0.0428 Acres	B
TRACT '16' = 0.2809 Acres	B
TRACT '17' = 4.4958 Acres	B
TRACT '18' = 1.8486 Acres	B
TRACT '19' = 1.4395 Acres	B
TRACT '20' = 0.1597 Acres	B, C, D, F
TRACT '21' = 5.6481 Acres	A, C, D, E
TRACT '22' = 5.555 Acres	A, C, D, E, F

EASEMENT LEGEND

- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
C PUBLIC SANITARY AND WATERLINE EASEMENT SEE NOTE 4
D PRIVATE PEDESTRIAN EASEMENT SEE NOTE 4
E VEHICULAR ACCESS EASEMENT SEE NOTE 4
F AMAFCA VEHICULAR ACCESS EASEMENT SEE NOTE 4

NUMBER OF LOTS:

PHASE 1 = 113
PHASE 2 = 101

PROPOSED DENSITY: 3.54 D.U./ACRE

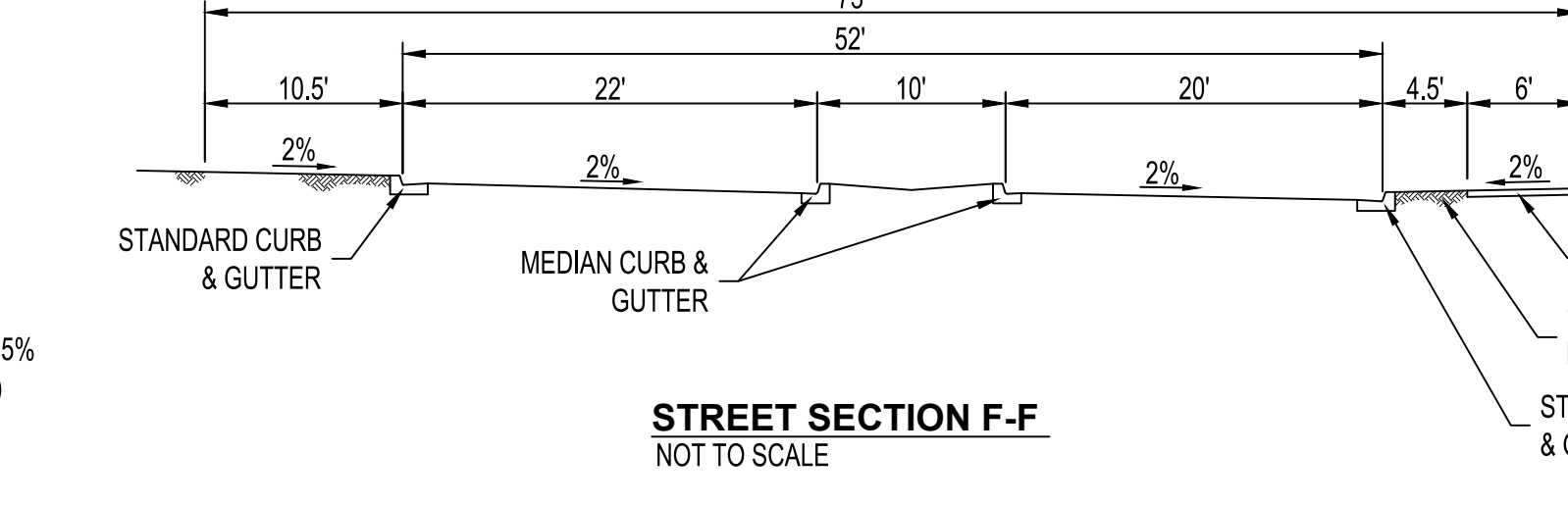
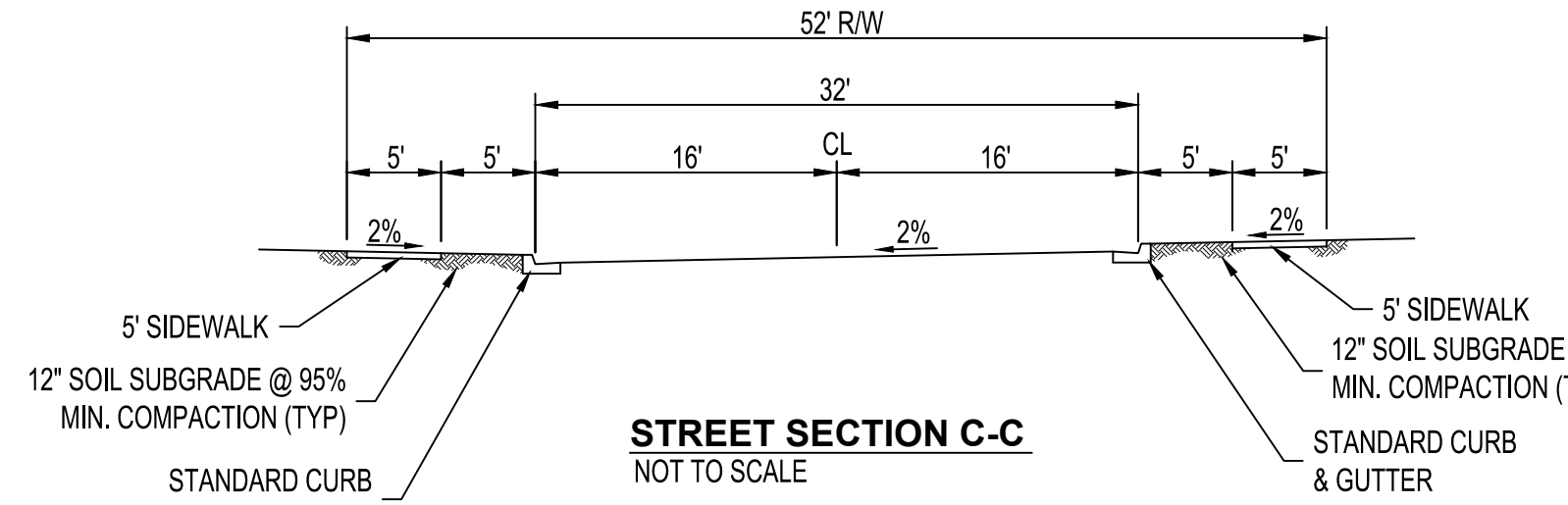
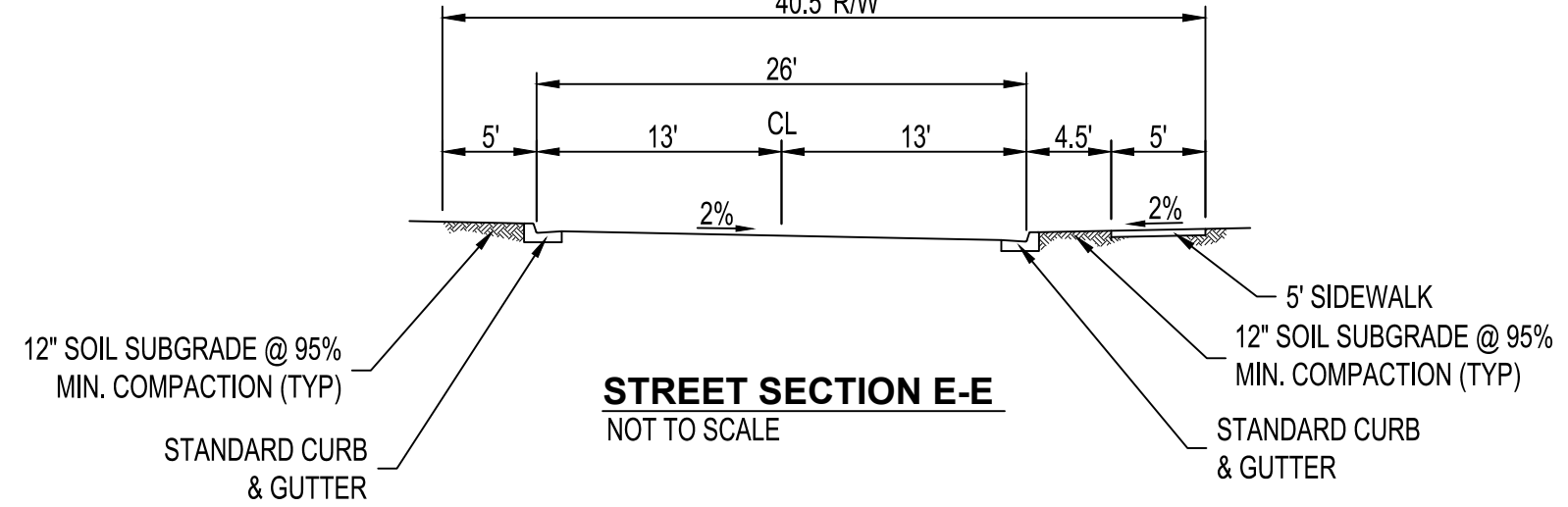
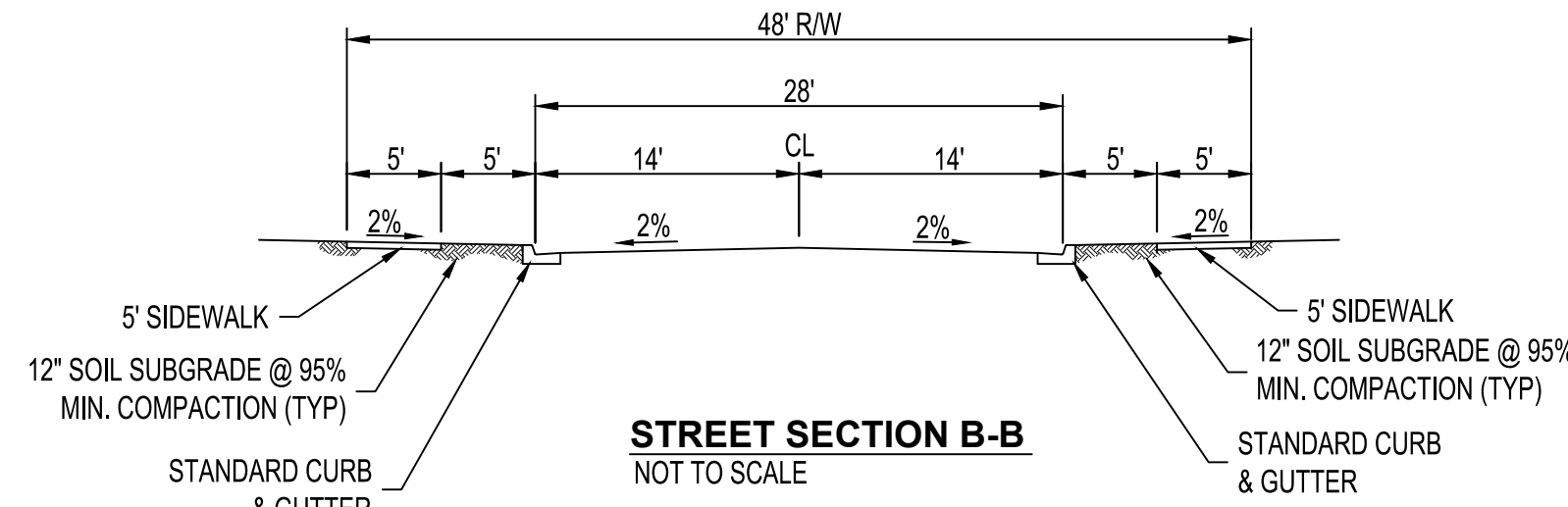
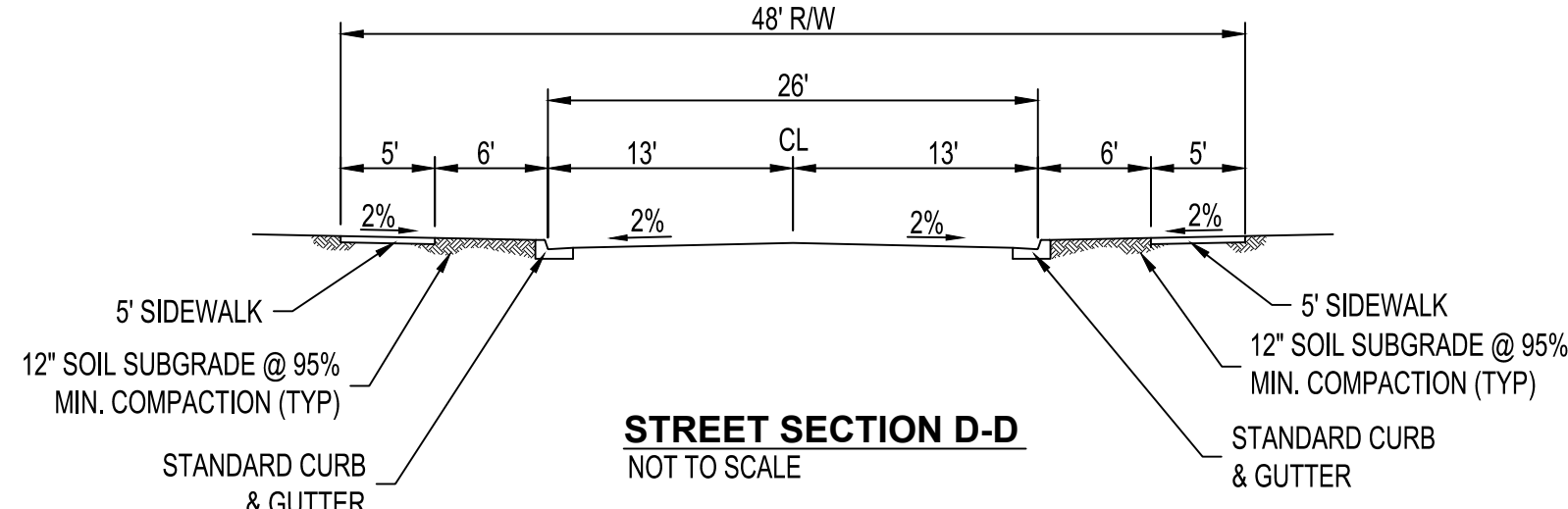
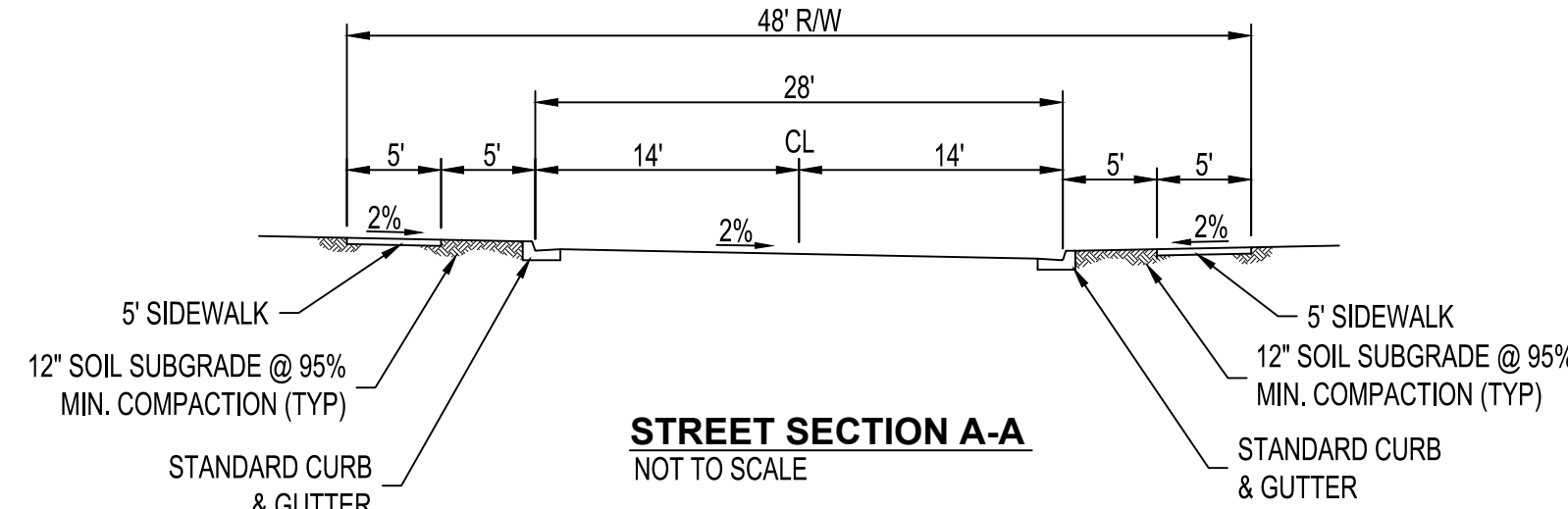
3. MINIMUM LOT DIMENSIONS: 45'x120'
MINIMUM LOT AREA: 5,400 SF

4. TRACT 21 & 22 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SANITARY SEWER, PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT, FOR OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- PRIVATE SURFACE DRAINAGE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE GRANTED TO THE H.O.A. WITH THE FILING OF THIS PLAT, SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO SERVICE THE RESIDENTS IN SAVIO RIDGE, TO BE GRANTED TO THE H.O.A. WITH THE FILING OF THIS PLAT, FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE.
- PUBLIC SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE VEHICULAR ACCESS EASEMENT TO BE GRANTED TO AMAFCA FOR ACCESS TO THEIR FLOOD CONTROL FACILITY WITHIN THE PETROGLYPH MONUMENT. THE AMAFCA AND THE H.O.A. WILL COORDINATE ON ACCESS THROUGH ANY GATED ENTRANCE TO THE SUBDIVISION.

5. LOT SETBACKS:
FRONT: 15'
SIDE: 5'

REAR: 20'



ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] 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 [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE 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 LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] 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 [DETENTION AREA] 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 APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS 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.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON, EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

THE PLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED, THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF CITY OF ALBUQUERQUE, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THIS PLAT TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS.

BY: _____
Karen Aland
APS Executive Director of Capital Construction
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 20____
BY Karen Aland, APS Executive Director of Capital Construction
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PRELIMINARY PLAT SAVIO RIDGE SUBDIVISION

(TRACT N-1-B WATERSHED
SUBDIVISION)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2025

Bohannon & Huston
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