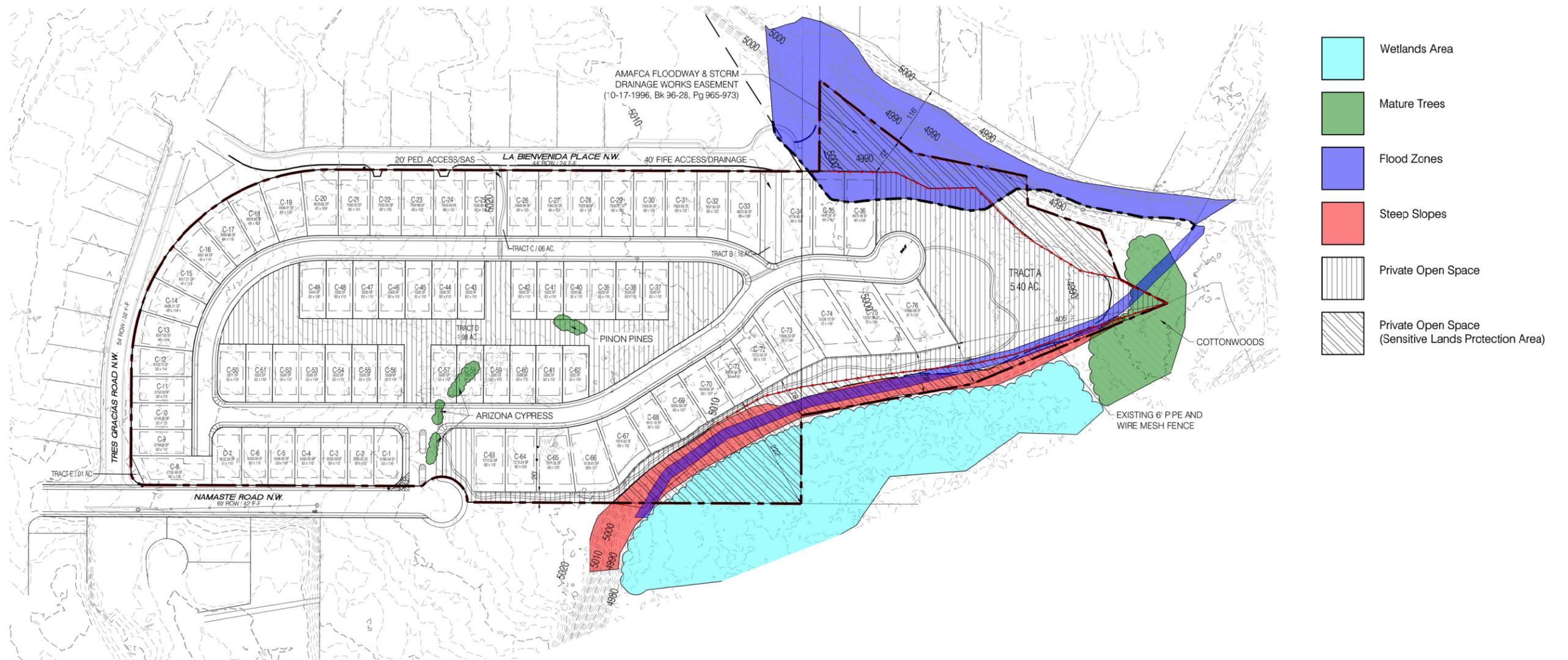


SUPPLEMENTAL FROM APPLICANT



**SENSITIVE LANDS ANALYSIS**

PURSUANT TO SECTION THE IDO SECTION 5-2 SITE DESIGN AND SENSITIVE LANDS, THE FOLLOWING ANALYSIS PROVIDED GUIDANCE TO THE SITE PLAN FOR THE OVERLOOK AT OXBOW. THE ANALYSIS WAS CONDUCTED USING UPDATED TOPOGRAPHIC SURVEY DATA, SITE ANALYSIS, REVIEW OF EXISTING EASEMENT DOCUMENTS, AERIAL PHOTOGRAPHY, AND THE CITY'S AGIS SYSTEM.

**WETLANDS:**

- THE EXISTING OXBOW WETLAND AREA IMPACTS THE SOUTHEAST CORNER OF THE PROPERTY. THE WETLANDS ARE INCLUDED IN THE SENSITIVE LAND PROTECTION AREA.

**MATURE TREE CANOPY:**

- THERE IS A LARGE STAND OF MATURE COTTONWOOD TREES EXISTING AT THE EASTERN EDGE, IMMEDIATELY OFF-SITE AND ADJACENT TO THE RIO GRANDE BOSQUE. THE TREE CANOPY AND A SIGNIFICANT BUFFER IS INCLUDED IN THE PRIVATE OPEN SPACE.
- THERE IS A STAND OF PINON PINE AND ANOTHER OF ARIZONA CYPRESS LOCATED NEAR THE ENTRY AND CENTER PARK AREA THAT ARE IN RELATIVELY HEALTHY CONDITION (PER CITY FORESTER). THESE MAY POSSIBLY BE RETAINED AFTER EVALUATING PROPOSED GRADING REQUIREMENTS AND SITE PLAN CHANGES. IT SHOULD BE NOTED THAT THE ARIZONA CYPRESS ARE ON THE CITY'S PROHIBITED PLANTING LIST FOR POLLEN.

**FLOOD ZONE/ARROYO:**

- THERE IS A FEMA DESIGNATED FLOOD PLAIN THAT IMPACTS THE NORTHEASTERN EDGE OF THE PROPERTY. THE PORTION OF THAT FLOOD PLAIN THAT IS OUTSIDE OF THE EXISTING

FENCE IS INCLUDED IN THE SENSITIVE LAND PROTECTION AREA. BASED UPON PREVIOUS ENGINEERING ASSOCIATED WITH THE IMPROVEMENTS TO THE SAN ANTONIO ARROYO THE PORTION OUTSIDE OF THE FENCE IS ELIGIBLE FOR A LETTER OF MAP REVISION (LOMR). A LOMR SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE THREE LOTS IMPACTED BY THE FLOOD PLAIN. THE EXISTING SEDIMENTATION POND IS INCLUDED IN THE SENSITIVE LAND PROTECTION AREA AND ALL DEVELOPED STORMWATER FLOWS WILL BE DIVERTED TO THIS POND, THEREBY LIMITING STORMWATER IMPACT TO THE OPEN SPACE AREAS.

**STEEP SLOPES**

- THE EXISTING STEEP SLOPE AREA (ALONG THE SOUTHEASTERN EDGE OF THE PROPERTY) IS OUTSIDE OF THE EXISTING FENCE AND IS INCLUDED IN THE SENSITIVE LAND PROTECTION AREA.

**PRIVATE OPEN SPACE:**

- THE SENSITIVE LAND PROTECTION AREA (OUTSIDE THE EXISTING FENCE) IS DESIGNATED ON THE LANDSCAPE PLAN.
- THE SENSITIVE LAND PROTECTION AREA SHALL BE OWNED AND MAINTAINED BY THE OVERLOOK AT OXBOW HOMEOWNERS ASSOCIATION.
- NO ACCESS SHALL BE PERMITTED TO THE SENSITIVE LAND PROTECTION AREA.

# OVERLOOK at OXBOW

## SENSITIVE AREAS

Prepared For:

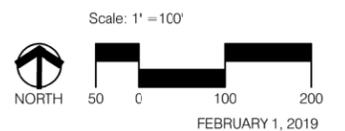
Gamma Development, LLC

Prepared By:

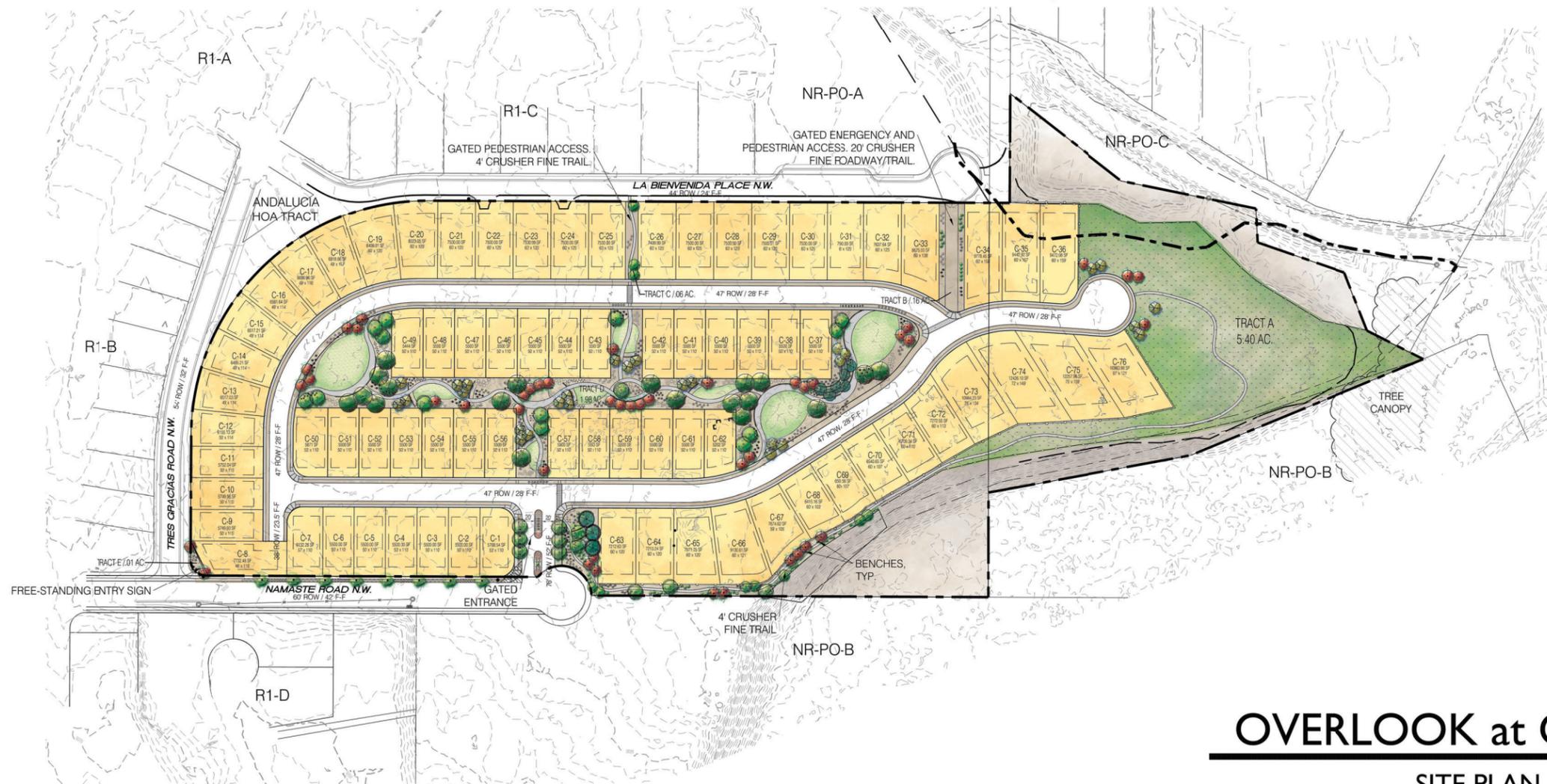
Consensus Planning, Inc.  
Bohannon Huston, Inc.

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

**Bohannon Huston**  
www.bhinc.com 800.877.5332



FEBRUARY 1, 2019



# OVERLOOK at OXBOW

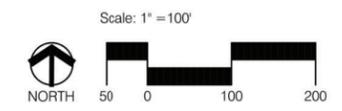
## SITE PLAN

Prepared For:  
Gamma Development, LLC

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

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## Memorandum

**To:** Cheryl Somerfeldt, Case Planner  
**From:** Jim Strozier, Consensus Planning, Inc.   
**Date:** February 6, 2019  
**Re:** Overlook at Oxbow: Project # 2018-00140

The purpose of this memo is to respond to the questions in your email dated 2/4/2019:

1. Will the existing sewer line be relocated?  
*We have tried to locate the internal open space network to coincide with the existing sewer easement. We will work with the ABCWUA to revise the easement to fit within the open space network. This may involve relocation of the line. This will be determined as part of the platting process through the DRB.*
2. Will the existing retaining walls and boundary walls be modified?  
*The intent is to maintain the existing wall to the maximum extent practicable. Some modifications will be necessary to accommodate the main access roadway, the pedestrian and emergency access points, and where the existing driveway onto La Bienvenida is located. Modifications will be done to match the character of the existing wall.*
3. Why was the AMAFCA easement submitted for the EPC record?  
*There was a request to add the easement information to the Site Plan drawings, so we provided a copy of the actual easement for the project file.*
4. Will there be an updated project letter submitted?  
*Yes, it is being submitted separately.*
5. Have you contacted the City Forester to set up a meeting to review the existing mature trees?  
*A meeting was held today at 10 am with the City Forester. A summary of that meeting will be provided when available. The Sensitive Lands Diagram has been modified based on the meeting.*
6. Is there an updated Sensitive Lands Diagram?  
*Yes, it is being submitted with this memo.*

APPLICANT RESPONSE TO UPDATED COMMENTS 2/6/2019

DRB Project Number: 2018-001402 Hearing Date: 1-24-2019

Project: Poole Subdivision Agenda Item No: EPC

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

**Applicant Responses are provided in *Italics*:**

- 1) An approved Grading and Drainage Plan & Drainage Report is required prior to approval of Preliminary Plat or Site Plan. A separate submittal is required to hydrology to include sufficient engineering analysis and calculations to determine the feasibility and adequacy of the proposed improvements.  
*Agreed. This will be submitted to Hydrology in conjunction with the plat, which will be reviewed by the DRB.*
  
- 2) All floodplains need to be shown on the plat and site plan.  
*The floodplain information has been added to the Site Plan and included on the Sensitive Lands Analysis map.*
  
- 3) LOMR will be required to remove the floodplain from the lots that have the floodplain.  
*Agreed, Grading and Drainage Note #1 on the Conceptual Grading and Drainage Plan (Sheet 3) states: "A LOMR will be required to remove the flood plain from lots 34, 35, and 36.*
  
- 4) AMAFCA approval will be required for connection to their Channel and grading adjacent to their right of way.
  
- 5) USACE approval will be required for any fill proposed in Waters of the US.  
*Agreed, Grading and Drainage Note #3 states: "No fill is proposed or permitted in any designated Waters of the US".*
  
- 6) An infrastructure list will be needed for Preliminary Plat.  
*Agreed.*
  
- 7) A recorded IIA is required prior to Final Plat.  
*Agreed.*
  
- 8) A prudent setback from the Rio Grande is recommended because the slope on City Open Space is not stable and subject to lateral migration of the river. The City has no plans to stabilize the slope and does not want to be burdened with the cost of such improvements. Bank Protection may be constructed to prevent lateral migration of the river, and erosion of the slope.  
*Agreed, Grading and Drainage Note #4 states: The existing pipe and wire mesh fence is*

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*considered to the prudent setback from the existing slope.” This is also represented on the Landscape Plan (Sheet 2) delineates the Sensitive Land Protection Area and states: No construction or disturbance to the extent possible. Disturbed areas shall be revegetated consistent with the existing conditions.”*

*As a separate component of this concern, which relates to the need to ensure that any bank stabilization that may be necessary in the future can be completed on the subject property and may not impact the adjacent MPOS, Grading and Drainage Note #5 states: “Bank stabilization may be constructed to prevent lateral migration of the river and erosion of the slope, if needed.” The Grading and Drainage Plan is also designed to alleviate the current condition in which the stormwater drainage for the developed portion of the property since it is directed to the AMAFCA Water Quality Facility in the northeast portion of the property, significantly reducing the amount of stormwater flowing to the east.*

- 9) The land containing the AMAFCA facilities in the northeast corner of the site will have to be platted as separate tracts and conveyed to AMAFCA by deed.  
*Agreed, this will be done with plat through the DRB.*
- 10) Management onsite will be required for the SWQV unless a waiver is demonstrated on the G&D Plan and accepted by Hydrology.  
*Agreed, this will be reviewed as part of the platting process by the DRB.*



February 6, 2019

Derek Bohannon, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
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cp@consensusplanning.com  
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RE: 5001 Namaste Road Site Plan - EPC

Dear Mr. Chairman:

The purpose of this letter is to update our request for approval of a Site Plan – EPC on behalf of Gamma Development LLC. The subject site is located at the eastern end of Namaste Road (5001 Namaste) see figure below. The property is comprised of three legally platted parcels (later subdivided into six City parcels), which total 22.75 acres, and is zoned R-A. The legal description is as follows:

- Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;
- Tract C-1 Plat of Tracts C-1, C2 & 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 & 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

#### REQUEST SUMMARY

The request is for approval of a Site Plan –EPC to allow for the development of 76 single-family homes under the existing R-A zone as detailed in the attached Site Plan. The project uses the cluster housing provision of the IDO to provide open space and cluster the residential lots in the western portion of the property (buffered from the Major Public Open Space and sensitive lands. The cluster provision allows the project to better address and further numerous goals and policies of the Comprehensive Plan. As detailed below, this request is consistent with the Site Plan criteria in section 14-16-6-6(H)(3) of the Integrated Development Ordinance (IDO).

#### PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



*Subject Site*

**PROJECT DESCRIPTION**

The subject site is located at the eastern end of Namaste Road north of and adjacent to the City of Albuquerque Oxbow Open Space. The site is adjacent to existing single-family development, open space, and a park. The 22.75-acre site currently has 2 single family homes that are proposed to be razed to accommodate the project. There is currently a demolition permit in process with the City of Albuquerque. Existing trees associated with the main house have been evaluated by the City Forester and some of the trees (Pinon Pine and Arizona Cypress) are being considered for preservation. The trees are not native, and the Arizona Cypress are prohibited by the City’s pollen ordinance. However, the applicant recognizes the value of mature trees and has committed to try and save the healthy trees if possible.

The proposed development is allowed under the R-A zoning as two abutting “cluster development” projects with a total of 76 single family lots. One project is a 6.56-acre cluster subdivision with 26 single family lots and 1.98 acres of open space. The second project is a 17.19 acre subdivision with 50 lots and 5.4 acres of open space. The two projects combined provide 7.38 acres of private open space. The open space exceeds the minimum required by the IDO cluster housing regulations.

**EXISTING LAND USE AND ZONING**

The subject site is surrounded by a wide range of residential and open space/recreation uses. The site contains two single-family dwellings, which are proposed to be razed. To the immediate north, west, and south of the site are existing single-family neighborhoods ranging in zoning and including R-1A, R-1B, R-1C, and R-1D. To the east and south is the City of Albuquerque’s Oxbow Open Space and Rio Grande Bosque, which are zoned NR-PO-B. Also, to the north is private open space zoned BR-PO-C and the public Andalucia Park, which is zoned BR-PO-A. As stated above, the existing R-A zoning allows the proposed development.



*Existing Zoning*

**REQUEST JUSTIFICATION**



### Site Plan – EPC

The submitted Site Plan complies with the criteria for Site Plan – EPC approval as outlined in section 14-16-6-6(H)(3) of the Integrated Development Ordinance (IDO):

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended as follows:

#### Goal 4.1 Character

Enhance, protect, and preserve distinct communities.

##### POLICY 4.1.1

Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

##### POLICY 4.1.2

Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

##### POLICY 4.1.5

Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

*Applicant Response: The site plan is consistent with Goal 4.1, Policy 4.1.1, Policy 4.1.2 and Policy 4.1.5. The cluster development allows for a higher density residential development in exchange for enhancing, protecting and preserving this distinct west side community that encompasses and is adjacent to the Bosque and wetland environment. The proposed development is consistent with the distinct character and densities of the surrounding communities and more specifically, adjacent neighborhoods with contextual lot standards to surrounding zones. Further, the development responds to the natural setting by preserving the sensitive ecosystem and its functions in the Bosque through the preservation of significant open space buffers and the inclusion of a Sensitive Land Protection Area.*

#### Goal 5.3 Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

##### POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

##### POLICY 5.3.3

Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

##### POLICY 5.3.4

Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural

environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.

**POLICY 5.6.3**

**Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

*Applicant Response: The site plan is consistent with Goal 5.3, Policy 5.3.1, Policy 5.3.3, Policy 5.3.4, and Policy 5.6.3. The site is an infill site, surrounded by existing streets and utilities. The use of the cluster design also maximizes the efficiency of the new infrastructure to serve the project. The cluster development provides for a contiguous open space and trail system throughout the project and provides a significant buffer to the adjacent open space areas. The site plan illustrates this open space network, trail, and Sensitive Land Protection Area. In addition to the sensitivity measures provided by this project, the proposed site plan enhances the character of existing single-family neighborhoods that surround the project through the provision of a variety of similar contextual lot sizes.*

**POLICY 7.3.1**

**Natural and Cultural Features:** Preserve, enhance, and leverage natural features and views of cultural landscapes.

**POLICY 7.3.4**

**Infill:** Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

*Applicant Response: The site plan is consistent with Policy 7.3.1 and 7.3.4. The natural features and views from the site were treated with care in the design of the site plan, the landscape plan, and connections to the open space. This infill project enhances and the surrounding built environment as single family neighborhoods and enforces the streetscape of the block by keeping as much of the existing perimeter wall as possible.*

**POLICY 9.1.1**

**Housing Options:** Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

**POLICY 9.2.3**

**Cluster Housing:** Encourage housing developments that cluster residential units in order to provide community gathering spaces and/ or open space.

*Applicant Response: The site plan is consistent with Policy 9.1.1 and 9.2.3. Two separate yet integrated projects are proposed with this site plan application. The design ensures that the future residents of the cluster housing development will benefit from the open space areas, trails, and gathering spaces provided in accordance with the cluster development provisions in the IDO.*

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

*Applicant Response: The subject site is not located in a previously approved NR-SU or PD zoning district. This criterion is not applicable.*

6-6(H)(Policy 9.2.3 – Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

*Applicant Response: The project co-locates 2 adjacent cluster housing projects providing a contiguous open space area that includes both community gathering spaces and passive open space.*

Policy 10.2.1 Park Types: Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, regional parks, and linear parks.

c) Encourage developers to design, develop, and maintain parks through density bonuses and other incentives.

*Applicant Response: The developer has included a central open space area and a larger open space buffer to the adjacent arroyo, Bosque, and Oxbow areas. The IDO provides an incentive for cluster development, which is used for the proposed development.*

Policy 11.3.3 – Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods.

a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.

*Applicant Response: The proposed project provides a Sensitive Lands Protection Area which restricts disturbance to the existing slope area that transitions from the mesa down to the Bosque and wetland area below. Grading is also designed to ensure that on site drainage is captured and directed away from the natural buffer area to minimize erosion concerns to the slope area. Erosion has occurred to the east of the Namaste cul-de-sac because stormwater runoff was not managed in that location. The grading plan and street layout address this concern within the Overlook project and improvements to Namaste and the cul-de-sac will address the off-site concerns as well.*

b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

*Applicant Response: The Landscape Plan includes a requirement that: "Natural area to remain undisturbed during construction to the extent*



*possible. Disturbed areas shall be revegetated consistent with the existing conditions.”*

- c) Assure compatible land uses and promote cluster development on lands adjacent to the Bosque.

*Applicant Response: The project utilizes the cluster provision in the IDO to provide a significant buffer on the lands adjacent to the Bosque. This land is designated as a combination of “Natural Area” and “Sensitive Land Protection Area”, which meets this policy.*

- d) Ensure appropriate edge treatment, transitions, and buffers through site design and development standards.

*Applicant Response: As discussed above the entire edge of the project adjacent to the San Antonio Arroyo, Bosque, and Oxbow is preserved. This is provided for and will be enforced through the site plan, which is required to be reviewed and approved by the EPC. In addition, the plan also provides for view fencing on the lots adjacent to the open space buffer and restricts private, rear yard access from individual homes (as requested by City Open Space staff) furthering this policy.*

3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

*Applicant Response: The site plan complies with all provisions of the IDO applicable to the site and the site plan. As detailed in this justification letter the site plan complies with or justifies a variance to the following IDO regulations:*

- *Coors Boulevard CPO;*
- *Coors Boulevard VPO;*
- *Major Public Open Space Edges (Open Space Superintendent approved the open space buffer instead of the single loaded street); and*
- *Cluster Development use-specific standards.*

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

*Applicant Response: The project developer will provide any necessary and additional infrastructure to include street, trail, drainage, and sidewalk systems to serve the proposed development. The applicant has also agreed to work with City Open Space and the DRB regarding improvements to the Namaste cul-de-sac and trail head area.*

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

*Applicant Response: The applicant has committed to only single-story homes on the*

*western edge of the site (lots backing up to Tres Gracias Drive) to mitigate any adverse impact on the views for neighbors to the west. The applicant has also included several open space and recreation amenities to the site plan to mitigate impacts to the adjacent open space.*

### **Coors Boulevard CPO-2**

Applicant Response: The submitted site plan complies with standards in the Coors Boulevard CPO-2 as outlined in section 14-16-3-4(C) of the Integrated Development Ordinance (IDO) as follows:

- **Site Standards** Lot size, width, and Common Open Space are provided on the site plan in accordance with the Cluster Development and the R-A zone standards.
- **Bosque Buffer Strip** The site plan complies with the 100-foot Bosque Buffer Strip as indicated on the site plan at the northeastern corner of the subject site.
- **Building Height and Bulk** Buildings are significantly below the grade of Coors Boulevard and shall follow Section 14-16-3-6 (D). Buildings shall not exceed the height limitation in the R-A zone.
- **Floodplain** All development shall comply with all adopted City drainage policies, including restrictions on development within the 100-year floodplain. Cluster development design is used to avoid the floodplain to the maximum extent practicable and a majority of the floodplain is designated as open space. The developer understands and is committed to obtaining a LOMR to remove the flood plain designation on Lots 34 – 36 since the improvements to the San Antonio Arroyo and building the AMAFCA pond removed this area from the flood plain, but that LOMR was never processed.
- **Grading** The proposed grading plan utilizes the natural grade change from west to east to reduce impacts to neighbor's views and provide view opportunities for the new residents of the community. The steep slope areas, greater than 10 percent, are preserved as part of the open space buffer. The Site Plan includes a conceptual grading and drainage plan for the property. The grading and drainage plan also directs all of the developed stormwater away from the open space and into the AMAFCA Pond, which ensures that stormwater quality is treated prior to release into the San Antonio Arroyo and significantly reducing the amount of stormwater going east into the Oxbow and down the existing steep bank.
- **Outdoor Lighting** Outdoor lighting shall be no higher than 20 feet from finished grade.
- **Architectural Design** Accent colors on dwelling units will not contrast the predominant color of the building more than 10 percent of each façade, and Mechanical equipment will be screened from public view from streets.
- **Signs** The only sign proposed for the project is a freestanding sign at the northeast corner of the intersection of Namaste and Tres Gracias Drive in conformance with the CPO sign regulations.

### **Coors Boulevard VPO-1**

Applicant Response: The submitted site plan complies with standards in the Coors Boulevard VPO-1 as outlined in section 14-16-3-6(D) of the IDO. Because the subject site is more than ¼ mile east of Coors Boulevard with a significant drop in grade eastward, many of the standards regarding view planes and setbacks do not apply to the subject site. Applicable standards include the following:

Sub-Section 3-6(D)(6) Colors: The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors. Allowable colors include the browns and greens existing within the Bosque. Trim materials on façades constituting less than 10 percent of the façade's opaque surface may be any color.

Exterior surfaces of structures within the project will be a color that is within 20 to 50 percent light reflective value and will be a range of browns and greens.

### **Major Public Open Space Edges**

Applicant Response: The subject site is adjacent to Major Public Open Space and is greater than five acres. Therefore, the submitted site plan complies with standards in the Major Public Open Space Edges section as outlined in section 14-16-5-2(H) of the IDO.

#### **5-2-(H)(1) Properties within 330 feet of Major Public Open Space**

The site plan is designed to ensure compliance with the following:

- Exterior surfaces of structures within the project will be a color that is within 20 to 50 percent light reflective value and will be a range of browns and greens. Naturalized vegetation will be used for landscaping materials. Mechanical equipment will be screened;
- The proposed sign is located and sized appropriately to minimize visibility from the Major Public Open Space; and
- Pedestrian and bicycle access to the Major Public Open Space is restricted per the City Open Space trailhead. No access to the City Open Space is permitted from the property. In addition, as requested by City Open Space, no direct access from individual lot rear yards shall be permitted to the private open space buffer as stated on the Site Plan (will also be included in the subdivision's covenants).

#### **5-2(H)(2)(a) Properties Adjacent to Major Public Open Space of any size**

Because the subject side is adjacent to Major Public Open Space, the site plan complies with these standards and will include the following per this IDO section:

- A landscape buffer with a minimum width of 20 feet between the Major Public Open Space and development as approved by the Open Space Division of the City Parks and Recreation Department;
- On-site open space is contiguous with the Major Public Open Space;
- Site lighting is limited to 20 feet;
- Crime Prevention through Environmental Design principals;
- Stormwater and grading management per IDO requirements;
- Access, circulation, and parking per IDO requirements;
- Walls, fences, and retaining walls per IDO requirements; and
- Construction mitigation in the open space areas per the DPM.

#### **5-2(H)(2)(b) Properties Adjacent to Major Public Open Space - 5 acres or greater**

Because the subject side is adjacent to Major Public Open Space and is greater than 5 acres, the site plan complies with these standards and will include the following per this IDO section:

- Development will not create any negative impacts on the visual, recreational, or habitat values of the Major Public Open Space by the creation of a buffer;
- Vehicle access, circulation, and parking is designed to minimize impact to Major Public Open Space by locating it outside of and significantly setback from the on-site and off-site open space (see cul-de-sac variance justification);
- Grading and stormwater management is designed to minimize impact to Major Public Open Space through ponding and stormwater management;
- Site lighting is limited to 20 feet;
- Walls will blend with the natural environment with the protection of and reconstruction of the existing perimeter wall, which is appropriate for safety and visual screening;
- Signage is located at the southwest corner of the project and designed to minimize the impact to the MPOS and other neighbors in accordance with the free-standing sign IDO requirements; and
- The site plan being submitted for review by the EPC.

The entire property was not required to be reviewed by the EPC. It was the applicant's desire to request that the entire site plan be reviewed and approved through the EPC process due to the site's history, location, and environmental significance. The Planning Director approved the request for the site plan – EPC in a letter dated September 17, 2018.

### **Cluster Development**

Applicant Response: The proposed development is made up of two cluster housing projects.

The IDO defines cluster development as the following, "A development type that concentrates single-family or two-family dwellings on smaller lots than would otherwise be allowed in the zone district in return for the preservation of common open space within the same site, on a separate lot, or in an easement. See also Open Space, Common."

The definition of Common Open Space is as follows, "The area of undeveloped land within a cluster development that is set aside for the use and enjoyment by the owners and occupants of the dwellings in the development and includes agriculture, landscaping, on-site ponding, or outdoor recreation uses. The common open space is a separate lot or easement on the subdivision plat of the cluster development."

The cluster development project complies with IDO section 14-16-4-3(B)(2) for cluster development as follows:

- The cluster development project is designed as two separate projects adjacent to each other on 22.75 acres.
- Contextual lot and setback requirements are used and are similar to R-1B standards.
- The number of dwelling units was determined by dividing the site area (22.75 acres) by the minimum lot size allowed in the zone (10,890 square feet or 0.25 acre). The total of that calculation (rounded down to the nearest whole number) is 91 lots is the maximum number of lots permitted. The use specific standard for



- cluster housing projects only allows 50 lots per subdivision. Therefore, one cluster development project only has 50 lots and the adjacent project has 26 lots.
- The Common Open space is set aside for landscaping, on-site ponding, and outdoor recreation. It is also more than 30 percent of the gross area of the project site (7.13 acres required), which is greater than 100 percent of the area gained through lot size reductions. The common open space has a minimum length and width of 35 feet. All Common Open Space is either visible from a public right-of-way, is landscaped with trees that are visible above walls and fences, or is adjacent to public open space.
  - No structure is allowed in the common open space except if necessary for its operation and maintenance.
  - Common open space may be dedicated to the City as Major Public Open Space if accepted by the Open Space Division of the City Parks and Recreation Department. The Open Space Division has determined that it does not want to accept dedication of the open space. City Hydrology has requested that the existing AMAFCA easement be dedicated to them with this project. This will be done with the future subdivision plat for the property.
  - All lots are designated on the site plan and will be platted separately from each other and separately from the Common Open Space.
  - Areas not dedicated to AMAFCA will be owned and maintained by the Homeowner’s Association as noted on the site plan.

**CONCLUSION**

The proposed project, which is made up of two adjacent cluster development projects achieves both the IDO and Comprehensive Plan’s goals to be contextual (there is a variety of lot sizes surrounding the subject property ranging from R1-A to R1-D) and the preservation of open space as provided for in the cluster development regulations.

On behalf of Gamma Development LLC, we respectfully request that the Environmental Planning Commission approve the request for this Site Plan –EPC for the subject site.

Thank you for your consideration of this request.

Sincerely,

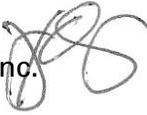


James K. Strozier, FAICP  
Principal



# Memorandum

**To:** Cheryl Somerfeldt, Case Planner

**From:** Jim Strozier, Consensus Planning, Inc. 

**Date:** January 17, 2019

**Re:** Project #: 2018-001402, SI-2018-00171 – Site Plan EPC

The purpose of this memo is to transmit the revised site plan drawings that respond to the proposed conditions that were presented in the December 13, 2018 Staff Report and supporting documents. In addition, the following narrative provides a detailed response to each of the conditions:

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The applicant shall obtain an evaluation by the City Forester of the health of the existing stand of trees located north of the Namaste cul-de-sac to provide guidance on how to treat them as part of the Cultural landscape and a sensitive area, including possible preservation and incorporation into the Site Plan (ABC Comp Plan Policies 7.3.1, 11.3.1). If the trees are healthy, then they shall be preserved as part of the site's on-site, common open space (IDO Section 14-16-5-2(C)(1)(i)). **The applicant has contracted with a certified arborist, who has conducted an on-site evaluation of the existing trees. This information will be reviewed with the City Forester.**
3. The Site Plan shall eliminate turf in all on-site common open space and shall retain the sense of the natural features and vegetation, including reconstruction and revegetation to a natural setting to the maximum extent practicable (ABC Comp Plan Policy 10.1.4 and IDO Sections 14-16-5-2(H)(2)(a)1 and 14-16-3-4(C)(5)(b)). **Landscape Plan, Sheet 2 has been revised to reconfigure the open space to provide a contiguous open space network and trail system. As a part of this revision the turf areas have been eliminated. The landscape plan has been revised to show native grass areas, including buffalo and blue grama grasses.**
4. The Site Plan shall note any Variance – DRB that has been granted/approved for IDO Section 14-16-5-3(E)(2)(a) on the Site Plan. **Site Plan, Sheet 1, has been revised to add this information as General Note 2.**
5. The Site Plan shall clearly note the setbacks and building envelopes for all cluster lots, including R-A zone district setbacks at the perimeter of each cluster per IDO Section 14-16-4-3(B)(2)(b). **Site Plan, Sheet 1, has included setbacks for all lots.**
6. The Site Plan shall ensure that all on-site, common open space areas are partially visible from a public right-of-way per IDO Section 14-16-4-3(B)(2)(d)3. **Landscape Plan, Sheet 2 has been revised to reconfigure the open space to provide a contiguous open space network and trail system. As a part of this revision the open space is visible from both the end of Namaste and La Bienvenida.**

7. The Site Plan shall remove all references to structures from the on-site, common open space areas unless they can be shown necessary for operation and maintenance per IDO Section 14-16-4-3(B)(2)(d)4. *Landscape Plan, Sheet 2 has been revised to reconfigure the open space to provide a contiguous open space network and trail system. As a part of this revision the structures have been eliminated.*
8. The Site Plan shall clearly note how the maintenance of each on-site, common open space(s) for each cluster will be the responsibility of each group of corresponding cluster lots per IDO Sections 14-16-4-3(B)(2)e and f. *Landscape Plan, Sheet 2, Maintenance Note.*
9. The Site Plan shall locate all on-site open space to be contiguous with the Major Public Open Space, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department (IDO Section 14-16-5-2(H)(2)(a)2). *Landscape Plan, Sheet 2 has been revised to reconfigure the open space to provide a contiguous open space network and trail system that is adjacent to MPOS.*
10. The applicant shall show evidence of contact and guidance from the USACE regarding the presence of flood waters and/or Waters of the US on the subject site. *The applicant and their engineering consultant, Bohannon Huston, Inc. met with representatives from the USACE to review the project site and discuss issues related to the grading and drainage plan for the property. The meeting discussed the portion of the property that contains the wetland portion of the property (the Oxbow), the San Antonio Arroyo, and the stormwater detention and sedimentation pond. The USACE assigned a project number at that time.*

*The USACE requested that “if the sedimentation pond was considered waters of the US”, then a study of the normal high-water level would need to be done and provided to them for their review. Their concern focused on the existing pond and whether any construction would be taking place below the high-water elevation.*

*The portion of the existing wetlands (the Oxbow) that is within the project boundaries is within the proposed “sensitive lands protection area” and is restricted to not allow any construction activities, which includes any fill being added to this area. The San Antonio Arroyo is owned by the Andalucia Community Association and has an easement to AMAFCA. The existing sedimentation pond is partially on the subject property and partially within the property of the Andalucia Community association. A copy of the easement for the pond will be provided for the record.*

*Since that meeting the Project Team reached out to AMAFCA and received the following response from Brad Bingham, P.E. regarding the pond:*

*“AMAFCA has never requested a jurisdictional determination of the San Antonio Arroyo by the USACE, therefore It is NOT deemed Waters of the US.”*

*And,*

*“It is AMAFCA’s desire that any discharge to the river enter a water quality facility prior to discharge. Since the San Antonio WQ facility is nearby, it is prudent to discharge to it, or upstream of it.”*

11. Cluster B does not meet the Cluster Development Use Specific Standard requiring a minimum of 30% of the gross area to be common open space (IDO Section 14-16-4-3(B)(2)(d)1). 30% of the proposed 2.48 acres is 7.44 acres at a minimum. All clusters including Cluster B shall meet IDO standards. *Site Plan, Sheet 1, has been revised to clearly show 2 clusters and provides the open space calculations. This is a reduction from 4 clusters to 2. Both clusters meet the 30% requirement as required by the IDO.*

12. This Site Plan shall be submitted to and approved by the DRB for the below technical issues/requirements:

A. Hydrology Section

- An approved Grading and Drainage Plan & Drainage Report is required prior to approval of Preliminary Plat or Site Plan. A separate submittal is required to hydrology to include sufficient engineering analysis and calculations to determine the feasibility and adequacy of the proposed improvements. *Agreed.*
- All floodplains need to be shown on the plat and site plan. *Site Plan, Sheet 1; Landscape Plan, Sheet 2; and the Grading and Drainage Plan, Sheet 3 have been revised to show the existing flood plain boundary.*
- LOMR will be required to remove the floodplain from the lots that have the floodplain. *Grading and Drainage Plan, Sheet 3 Note 1.*
- AMAFCA approval will be required for connection to their Channel and grading adjacent to their right of way. *Grading and Drainage Plan, Sheet 3, Note 2.*
- USACE approval will be required for any fill proposed in Waters of the US. *Grading and Drainage Plan, Sheet 3, Note 3 – the project is not proposing any fill for areas considered Waters of the US.*
- An infrastructure list will be needed for Preliminary Plat. *Agreed.*
- A recorded IIA is required prior to Final Plat. *Agreed.*
- A prudent setback from the Rio Grande is recommended because the slope on City Open Space is not stable and subject to lateral migration of the river. The City has no plans to stabilize the slope and does not want to be burdened with the cost of such improvements. Bank Protection may be constructed to prevent lateral migration of the river, and erosion of the slope. *Grading and Drainage Plan, Sheet 3, Notes 4 and 5 – the existing pipe and wire mesh fence is maintained as the boundary to the Sensitive Lands Protection Area.*

B. Transportation Development Services

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB). *Site Plan, Sheet 1, General Note 3.*
- Infrastructure and/or ROW dedications may be required at DRB. *Site Plan, Sheet 1, General Note 3.*
- All work within the public ROW must be constructed under a COA Work Order. *Agreed.*
- The following comments need to be addressed prior to DRB:

Show the clear sight triangle and add the following note to the plan: "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. **Site Plan, Sheet 1, General Note 4.**

C. MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

- Per the 2040 Long Range Bikeway System Map there is a bicycle route proposed along Namaste Road and at La Bienvenida Pl. adjacent the west side of subject property. **Site Plan, Sheet 1, Pedestrian and Vehicular Ingress and Egress, Bullet #6.**

D. SOLID WASTE MANAGEMENT DEPARTMENT

- Need site plan to (1:40) scale, with dimensions, to verify safe refuse truck access/exit. The circumference of the cul-de-sac next to RA 16/17, will need to be redesigned to allow complete/continuous turnaround for refuse truck. Clarify “Public Lift Station” noted inside cul-de-sac, noted on Pg. #4. **Solid Waste has reviewed and signed the site plan – see attached.**

E. ABC WATER UTILITY AUTHORITY (ABCWUA)

- From the information provided it is understood that a section of the site intends to utilize a public force main to provide sanitary sewer service to the east portion of the development. **Agreed, the force main is needed to serve the easternmost 7 lots.**
- Every opportunity should be utilized to minimize the use of public force main. **The plan has been revised to only require the force main for the easternmost 7 lots.**
- Once development is desired obtain an Availability Statement for the new developments. Requests can be made at the link below:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx) **Agreed, the request has been submitted.**
- Request shall include a zone map showing the site location, as well as a site plan indicating finish floor elevations. **Agreed, this information was included in the request.**
- It should be noted that there is an existing ten-inch collector line transecting the development. **Agreed, this line is shown on the Utility Plan, Sheet 4.**
- This line is not to be abandoned. **Agreed.**
- If relocation of this line is required for the development to take place the capacity shall be maintained or improved. **Agreed.**

F. Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

- Identify the AMAFCA Easement, filed for public record in Bernalillo County, NM on October 17, 1996 as Document No. 96114620, on the Site Plan for subdivision and Grading & Drainage Plan including the Storm Water Holding and Sediment Trapping Pond, Riprap bank stabilization, and grade control structure. **Grading and Drainage Plan, Sheet 3, Easement has been shown. The easement document is also attached for the record.**

G. PUBLIC SERVICE COMPANY OF NEW MEXICO

- An existing underground distribution line is located on the subject property to the existing structure to be removed. It is the applicant’s obligation to abide by any conditions or terms of these easements. **Utility Plan, Sheet 4, Note 1.**
- It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589. **Utility Plan, Sheet 4, Note 2.**

- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding 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 three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications. **Utility Plan, Sheet 4, Note 3.**

13. The Site Development Plan shall comply with the General Regulations of the IDO, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

**Agreed.**

Attachments:           1. Approved Fire 1 Plan  
                              2. Solid Waste Approved Site Plan  
                              3. AMAFCA Easement Document

c:           Russell Brito,  
              Project Team  
              Bill Chappelle, Chappelle Law Firm

98114620

0965

**AGREEMENT FOR GRANT OF EASEMENT  
FOR FLOODWAY, STORM DRAINAGE  
AND ENVIRONMENTAL MITIGATION WORKS  
WITHIN TRACT "A", LANDS OF SUZANNE H. POOLE**

THIS AGREEMENT is made as of October 4, 1996, by and between the Suzanne H. Poole Living Trust, created September 1, 1993, Grantor, whose address is 5001 Namaste Road NW, Albuquerque, New Mexico 87107, and the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico, Grantee, whose address is 2600 Prospect Avenue NE, Albuquerque, New Mexico 87107. This is a mutual agreement providing for consideration from and requiring certain specified actions by Grantee as a condition of the grant and continuation of the limited easement granted herein.

The undersigned grantor, Suzanne H. Poole ("Grantor"), being the owner of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico ("Grantee" and hereinafter sometimes referred to as "AMAFCA"), the exclusive permanent right and easement for drainage, flood control, conveyance of storm water, and environmental mitigation works, and the construction, reconstruction, operation, inspection and maintenance of, and access to such facilities on, in, under, over and across the following described real estate for the San Antonio Drainage Outlet to the Rio Grande:

The land in which the foregoing rights and easements are granted is located within Bernalillo County, New Mexico and is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. Grantee warrants that prior to Grantor's execution of this Agreement, Grantee has caused an accurate survey to be made of the easement area and has caused fencing and other markings to be established on Grantor's property for the purpose of describing and visually delineating the easement. Grantee acknowledges that Grantor is relying upon such fencing and other markings and based upon such reliance has not had the area independently surveyed, and that in the event of any discrepancy between the visual delineation and the description in Exhibit A, the visual delineation shall control and the description shall generally be construed in Grantor's favor.

This easement is given without any warranty of title or warranty of any other nature.

The purpose of this easement is limited to the construction, operation, inspection and maintenance of a storm water holding and sediment trapping pond, two environmental mitigation ponds, gabion arroyo grade stabilization, riprap arroyo bank protection, and necessary appurtenances for the purposes of drainage, flood control and environmental mitigation (the "Facilities"). These Facilities, whether located within this easement or not, shall be naturalistic in appearance and function as much as is practical, and as further described in the "Plans for San Antonio Arroyo Improvements, Coors Boulevard to the Rio Grande, Project Number AMA21-13.D03," hereinafter the "Plans," as designed by Molzen-Corbin & Associates, and as modified by Bohannon Huston, Inc. Notwithstanding any other provision of the Plans or this Agreement, the use and occupancy of this easement will be limited to the construction and maintenance of the ponds and structures described herein.

Grantee shall not, and is given no right to, construct any other structure, apparatus or thing within the easement, except as prescribed by this easement and the Plans, and Grantee is expressly prohibited from constructing or placing any visible thing within the easement, including, but not limited to, any berms, sign, fence, wall, building, shelter, lighting of any nature

whatsoever, road, parking area, mechanical or electrical equipment of any nature, other than as designated on the exhibit attached hereto as Exhibit "B." Notwithstanding any other provision of this Agreement, the structures and facilities which may be permanently installed, constructed or established within the easement are limited to the following: a smooth wire fence with top strand of barbed wire along the southern and eastern easement boundaries; dumped basalt rip rap bank protection, which will be covered with two feet of soil cover and then seeded with native grass and shrub seed; a gabion grade control structure across the arroyo bottom, tied into the arroyo banks, to maintain the existing grade of the arroyo bottom; two environmental mitigation ponds that may be partially or completely within the easement, including grading work, piping work, impermeable pond lining, gravel substrate for plantings, native aquatic plantings within ponds and native willow and shrubs adjacent to the ponds; a storm water holding and sediment trapping pond which may be partially or completely within the easement, partial soil cement lining where arroyo enters pond, with a pipe inlet structure and piping leading to the environmental mitigation ponds; native revegetative reseeding with grass and shrub seeds in all disturbed areas.

Grantee shall, as part of the project, provide native grass and shrub revegetative reseeding of all areas disturbed by the project, except for those portions that are within the Lift Station Access Road, or constructed of soil cement or concrete. Grantor will not require any other landscaping or screening of the easement area. Grantee shall construct and maintain a fence along the south boundary of this easement which shall have the purpose of denying access to the remaining portion of Tract "A," Lands of Suzanne H. Poole and delineating the boundary of the easement. Grantee shall also, as a condition of the grant and continuation of the easement granted herein, install and maintain dumped basalt rip rap bank protection, which will be covered with two feet of soil cover and then seeded with native grass and shrub seed on the areas of existing arroyo as shown on the attached Exhibit "B," and grantee shall further repair the existing fence at the gates on the western side of the easement, which fence will remain in place.

This grant of easement shall be construed as narrowly as possible to allow only the construction, operation, inspection and maintenance of the Facilities for the purposes stated herein and to exclude any other use of the easement including, but not limited to, any mechanical or electrical equipment or any other thing which creates noise or light or detracts in any way from the natural appearance and condition of the property. Periodic inspections and maintenance by the Grantee will be allowed, subject to the provisions of this easement. Absolutely no other use of the easement is granted or permitted. No equipment, personnel, supplies, materials or other matters shall be placed, stored or used within the easement at any time or for any other purpose. The Grantor and Grantee state that it is their intention that this easement be exclusively for the use of AMAFCA and that they do not intend to create any right in any third party or other entity to acquire any rights or in any way enforce any rights under this grant of easement. Grantor and Grantee further state that it is their intention to exclude any other use of the easement and to exclude any educational or recreational use of the easement from this grant, unless specifically agreed to and authorized in writing by both Grantor and Grantee.

This easement shall be exclusively for the use of AMAFCA and shall not be assignable or transferrable to any other person or entity, nor shall AMAFCA have any right to allow any other person or entity access to or use of the easement for any purposes except for the initial construction and periodic inspection and maintenance of the Facilities within the easement. No portion of Grantor's lands outside of the area described in Exhibit "A" may be used, accessed or travelled upon at any time during the design, construction or maintenance of the Facilities except as specifically permitted in writing by Grantor.

Grantee will advise its representatives, personnel, contractors, subcontractors, inspectors and all other persons working on the project, in the area and in conjunction with the work of the limited nature and restricted use of this easement, and shall specifically instruct and require all

persons working in the area that the easement is to be used solely for the purposes stated herein, and shall take all steps necessary to prevent any trespass or other violation of this Agreement.

By accepting this easement of right of way, Grantee agrees to indemnify and hold harmless Grantor and Grantor's heirs, successors and assigns from any and all claim for damages or liability of any kind on the part of any person by reason of Grantee's acts. To the extent Section 56-7-1 of the New Mexico Statutes Annotated applies to this grant of easement, if at all, this agreement to indemnify shall not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of:

A. The preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or

B. The giving of, or the failure to give, directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

Grantor shall have the right at any time to inspect the use of the easement to ensure compliance with the limited terms of this Agreement, and shall have the right to immediately demand the removal of all personnel, equipment, and any other items from the easement in the event Grantor reasonably determines that the easement is being used in a manner inconsistent with the limited terms of this Agreement. For purposes of enabling Grantor to determine the proper use of the easement and to facilitate the Grantee in honoring its obligations under this Agreement, prior to the commencement of the construction activities in the area, the easement area shall be delineated on the ground in a plainly visible manner by the installation of fencing on the easement boundary. That fencing will be as shown on the attached Exhibit "B" and will be of a permanent nature.

This Agreement shall not be valid, nor shall the Grantee have any rights under this Agreement, until the Agreement has been duly signed and executed as an official act of the Albuquerque Metropolitan Arroyo Flood Control Authority, binding upon that political subdivision under New Mexico law. By providing such execution, AMAFCA and the individual executing on behalf of AMAFCA warrant that such execution is a duly authorized act of the AMAFCA, which is binding on AMAFCA to the fullest extent provided by law.

During the term of the project, the Grantee shall secure and maintain access for travel along the roadway adjacent to and outside of the easement granted herein, and no other property of Grantor shall be used in any way to accommodate or facilitate that access or any other aspect of the construction or maintenance of the Facilities at any time. No part of the easement shall be used to access or maintain any facilities other than those within the easement.

Grantee will advise its representatives, personnel, contractors, subcontractors, inspectors and all other persons working on the project, in the area and in conjunction with the work of the limited nature and restricted use of this easement, and shall specifically instruct and require all persons working in the area that the easement is to be used solely for the purposes stated herein, and shall take all steps necessary to prevent any trespass or other violation of this Agreement.

This Agreement constitutes the entire Agreement of the parties as to grant and use of the easement. The recitals herein are intended to be contractual in nature. In the event any dispute arises regarding the use of the easement, the Grantee agrees that the nature of the harm to Grantor from a violation of this Agreement cannot be adequately compensated by money damages, and that injunctive relief may be granted upon request of Grantor to an appropriate court. Based on this

acknowledgment, and in the event such a request is made, use of the easement area will cease immediately pending a determination by an appropriate court. In the event legal action is filed to enforce Grantor's rights under this Agreement, Grantor shall be entitled to recover attorney's fees, expenses and costs in addition to other damages, if she prevails.

**TO HAVE AND TO HOLD** the said right and easement for the uses and purposes aforesaid, unto the Grantee and its successors, forever, except that any portion of the easement granted herein shall revert to the Grantor, her successors or assigns, as and to the extent said portion is declared unnecessary for flood control, drainage or environmental mitigation by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.

**THERE IS RESERVED** to the Grantor, her successors and assigns, the right to use said lands for recreation purposes, open space, landscaping, or other purposes which will not interfere with the rights and easements hereby granted, provided that Grantor obtain Grantee's written approval for such use, not to be unreasonably withheld.

WITNESS our hands and seals this 4th day of October, 1996.

The Suzanne H. Poole Living Trust,  
created September 1, 1993

By: Suzanne H. Poole  
Suzanne H. Poole, Trustee  
Grantor

**AGREEMENT TO TERMS and ACCEPTANCE OF EASEMENT**

The Grant of Easement herein, subject to the agreements, obligations and limitations of use and all other terms stated herein, is hereby accepted by the Albuquerque Metropolitan Arroyo Flood Control Authority.

Albuquerque Metropolitan Arroyo Flood  
Control Authority

By: Larry A. Blair  
Larry A. Blair  
Executive Engineer

**ACKNOWLEDGMENTS**

STATE OF NEW MEXICO            )  
  ) SS.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 4, 1996, by Suzanne H. Poole, Trustee of the Suzanne H. Poole Living Trust, created September 1, 1993, for and on behalf of said Trust.

My commission expires:  
June 1, 1996

Deanne Jeffries  
Notary Public

(Scal)

STATE OF NEW MEXICO            )  
  ) SS.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 4, 1996 by Larry A. Blair as Executive Engineer of the Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"), a political subdivision of the State of New Mexico, on behalf of AMAFCA.

My commission expires:  
July 8, 2000

Martin Eckert  
Notary Public

(Scal)

LEGAL DESCRIPTION

That certain parcel of land situate within the Southwest 1/4 of Section 36, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising a Northerly portion of Tract A-1, Lands of Susanne H. Poole as the same is shown and designated on the plat entitled "SUMMARY PLAT SHOWING TRACTS "A-1" & "B-1", LANDS OF SUZANNE H. POOLE SITUATE WITHIN THE S.W. 1/4 OF SECTION 36, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1976 in Volume C11, folio 84, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described, a point on the Northerly line of said Tract A-1 whence (1) the Northwest corner of said Tract A-1 bears N 52° 09' 16" W, 40.40 feet distant; (2) the Quarter (1/4) corner common to Sections 35 and 36, Township 11 North, Range 2 East (a 3-1/2" brass cap in place) bears N 04° 10' 55" W, 415.89 feet distant and (3) the New Mexico State Highway Commission Monument "NM-448-N6A" (a 3-1/2" brass cap in concrete found in place) bears N 34° 33' 58" W, 2321.53 feet distant; Thence,

S 52° 09' 16" E , 225.18 feet to a point; Thence,  
 S 78° 30' 08" E , 219.40 feet to a point; Thence,  
 S 02° 50' 08" E , 55.05 feet to a point; Thence,  
 S 71° 04' 08" E , 146.82 feet to a point; Thence,  
 S 26° 17' 21" E , 86.10 feet to the Southeast corner of the parcel herein described; Thence,  
 N 58° 44' 39" W , 103.45 feet to a point; Thence,  
 N 49° 42' 35" W , 73.62 feet to a point; Thence,  
 N 44° 48' 27" W , 78.55 feet to a point; Thence,  
 S 88° 52' 30" W , 88.21 feet to a point; Thence,  
 N 64° 31' 07" W , 71.22 feet to a point; Thence,

END

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Page 2

N 89° 12' 22" W , 144.59 feet to the Southwest corner of the parcel herein described; Thence,

N 00° 13' 52" E , 173.71 feet to the Northwest corner nad point of beginning of the parcel herein described.

Said parcel contains 0.9846 acres, more or less.



STATE OF NEW MEXICO  
COUNTY OF DEPHAL NEG  
FILED

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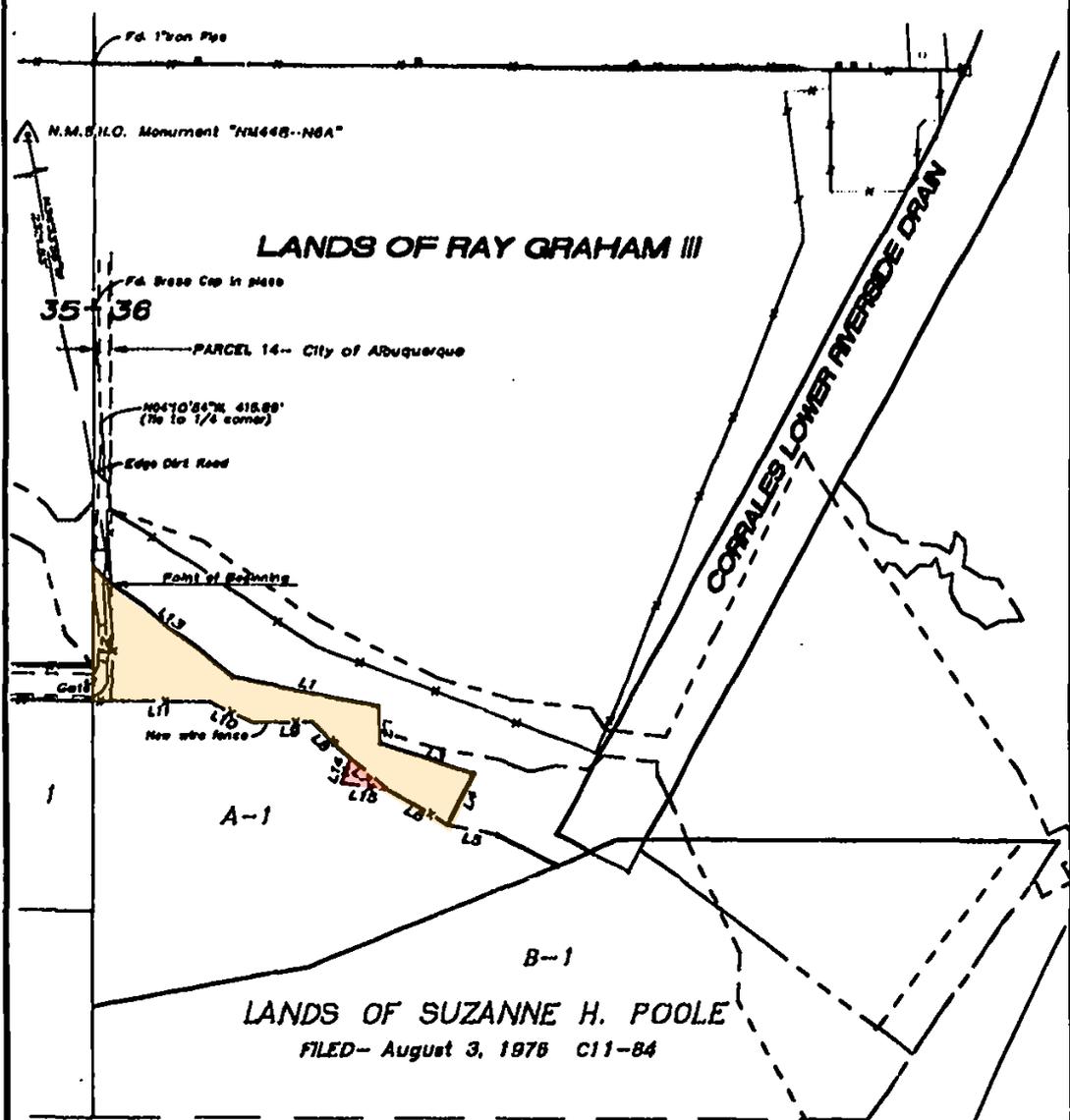
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EM

PAGE 2 OF 3

JUDY  
CORRE

*M. Herrera*



NORTH BOUNDARY OF THE TOWN OF ALBUQUERQUE GRANT

TRACT C

LINE TABLE

LINE	DIRECTION	DISTANCE
1	N 89° 15' 00" W	100.00
2	S 89° 15' 00" E	100.00
3	N 00° 00' 00" E	100.00
4	S 00° 00' 00" W	100.00
5	N 89° 15' 00" W	100.00
6	S 89° 15' 00" E	100.00
7	N 00° 00' 00" E	100.00
8	S 00° 00' 00" W	100.00
9	N 89° 15' 00" W	100.00
10	S 89° 15' 00" E	100.00
11	N 00° 00' 00" E	100.00
12	S 00° 00' 00" W	100.00
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N Scale 1" = 200'

EXHIBIT A  
PAGE 3 OF 3

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EXHIBIT "B"

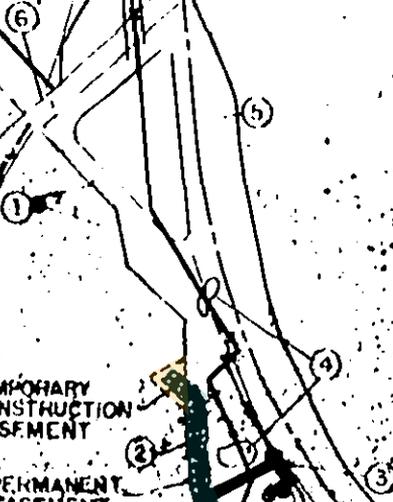
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LA BIENVENIDA PLACE NW

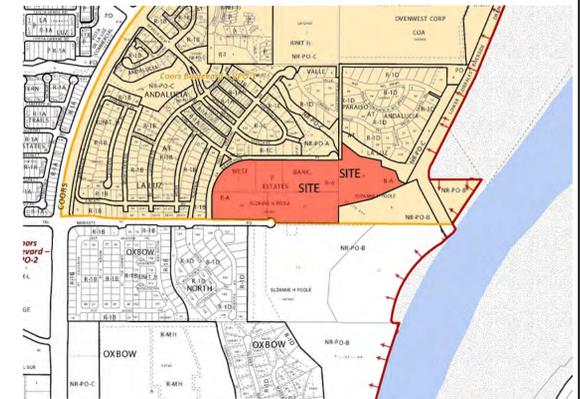
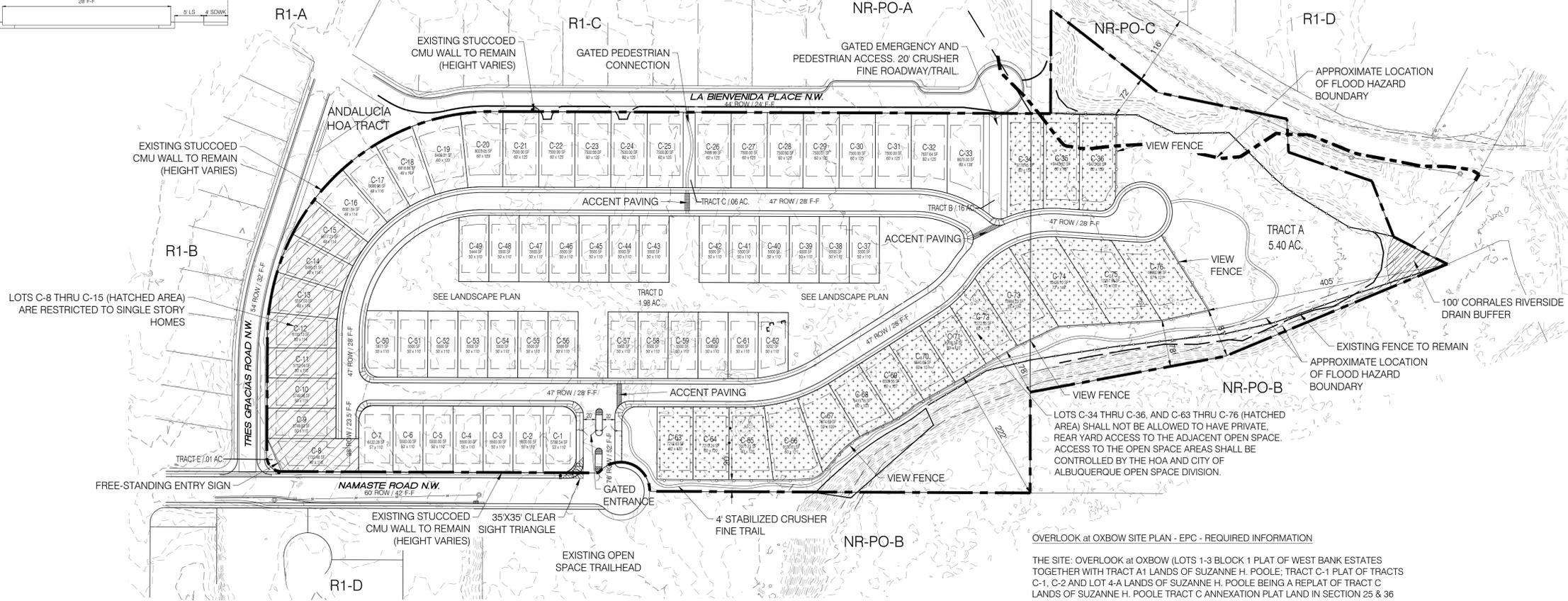
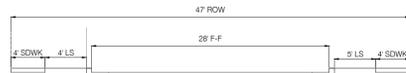
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CONDITION OF THE ORIGINAL

TEMPORARY  
CONSTRUCTION  
EASEMENT

PERMANENT  
EASEMENT



TYPICAL STREET SECTION  
SCALE: 1" = 10'



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 \_\_\_\_\_, 2018 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 DRP 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
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.
  - A VARIANCE TO ACCESS AND CONNECTIVITY SECTION OF THE IDO, 14-16-5-3(E)(2)(a) WAS APPROVED BY THE DRB ON DECEMBER 5, 2018 (APPLICATION # - VA-2018-00173).
  - 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.

VIEW FENCE  
3" TUBULAR STEEL FENCE ABOVE 3" STUCCOED CMU WALL TO MATCH EXISTING WALL (6' TOTAL HEIGHT).



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 74 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 IN THE SIDEWALKS PLANNED ALONG THE PROPOSED 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' PER THE RA ZONE.

- SETBACKS:  
LOTS C-1 THRU C-72
- 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.

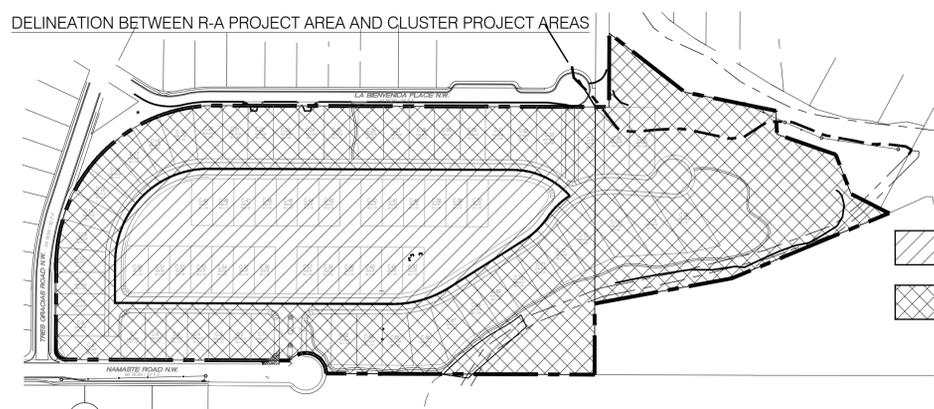
- LOTS C-73 THRU C-76
- MINIMUM FRONT YARD SETBACKS: 20 FEET.
  - MINIMUM REAR YARD SETBACKS: 25 FEET.
  - MINIMUM SIDE YARD SETBACKS: 10 FEET.

DENSITY:  
THE OVERALL DENSITY IS 3.2 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.



	Cluster A Area: 6.56 ac.	OS Req: 1.97 ac.	OS Prov: 1.98 ac.	Lots: 26
	Cluster B Area: 17.19 ac.	OS Req: 5.16 ac.	OS Prov: 5.40 ac.	Lots: 50
Total Project Area:		23.75 ac.		
Open Space Required:		7.13 ac.		
Open Space Provided:		7.38 ac.		
Total Lots:		76		

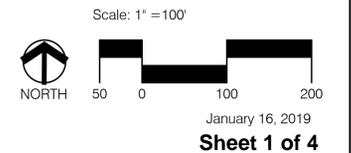
# OVERLOOK at OXBOW

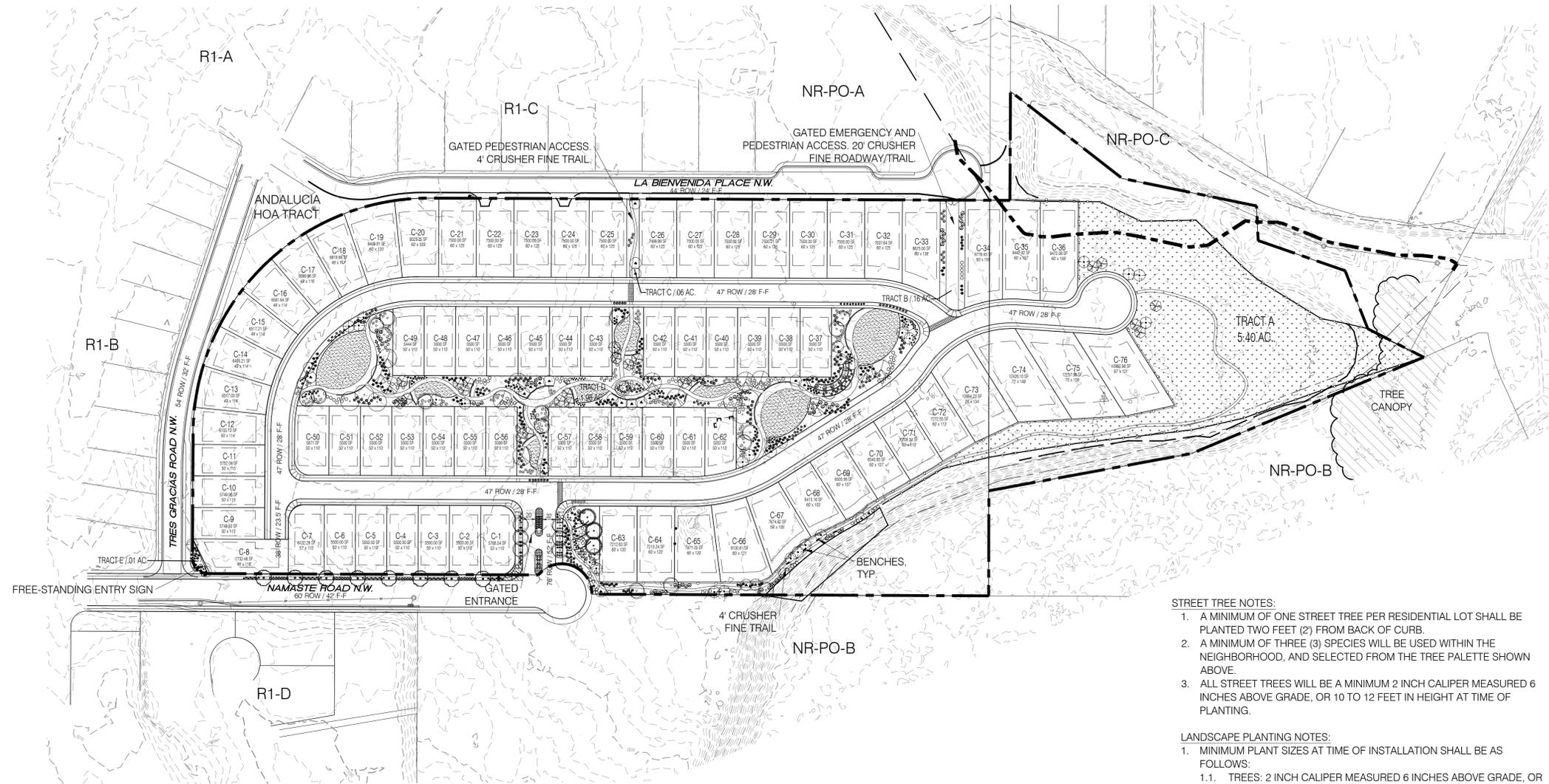
## SITE PLAN

Prepared For: **Gamma Development, LLC**  
Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

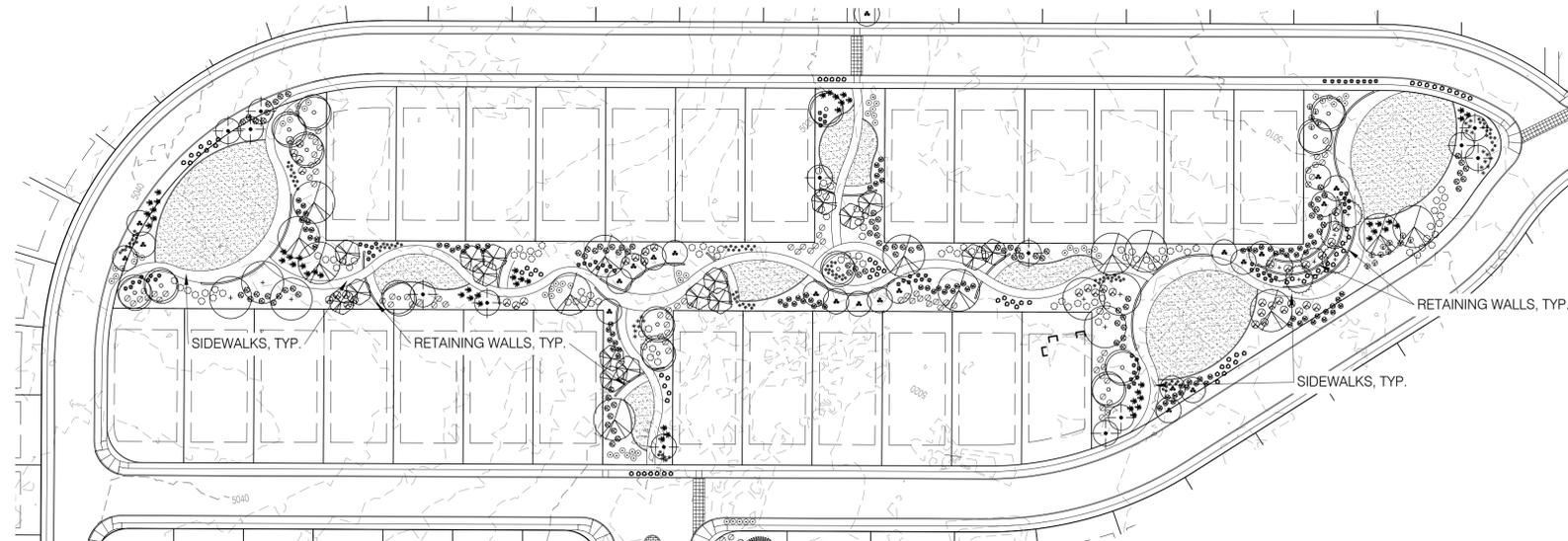
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TRACT D SITE/LANDSCAPE PLAN  
SCALE: 1" = 60'



**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 RAINTREE (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.**

**STREET TREE NOTES:**

1. A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2') FROM BACK OF CURB.
2. A MINIMUM OF THREE (3) SPECIES WILL BE USED WITHIN THE NEIGHBORHOOD, AND SELECTED FROM THE TREE PALETTE SHOWN ABOVE.
3. 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:**

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

**PRIVATE YARD LANDSCAPE NOTES:**

1. 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 SHRUB/GRASSES; AND (5) 1-GALLON GROUNDCOVERS.
2. THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

**MAINTENANCE**

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.

# OVERLOOK at OXBOW

## LANDSCAPE PLAN

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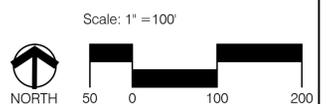
Gamma Development, LLC

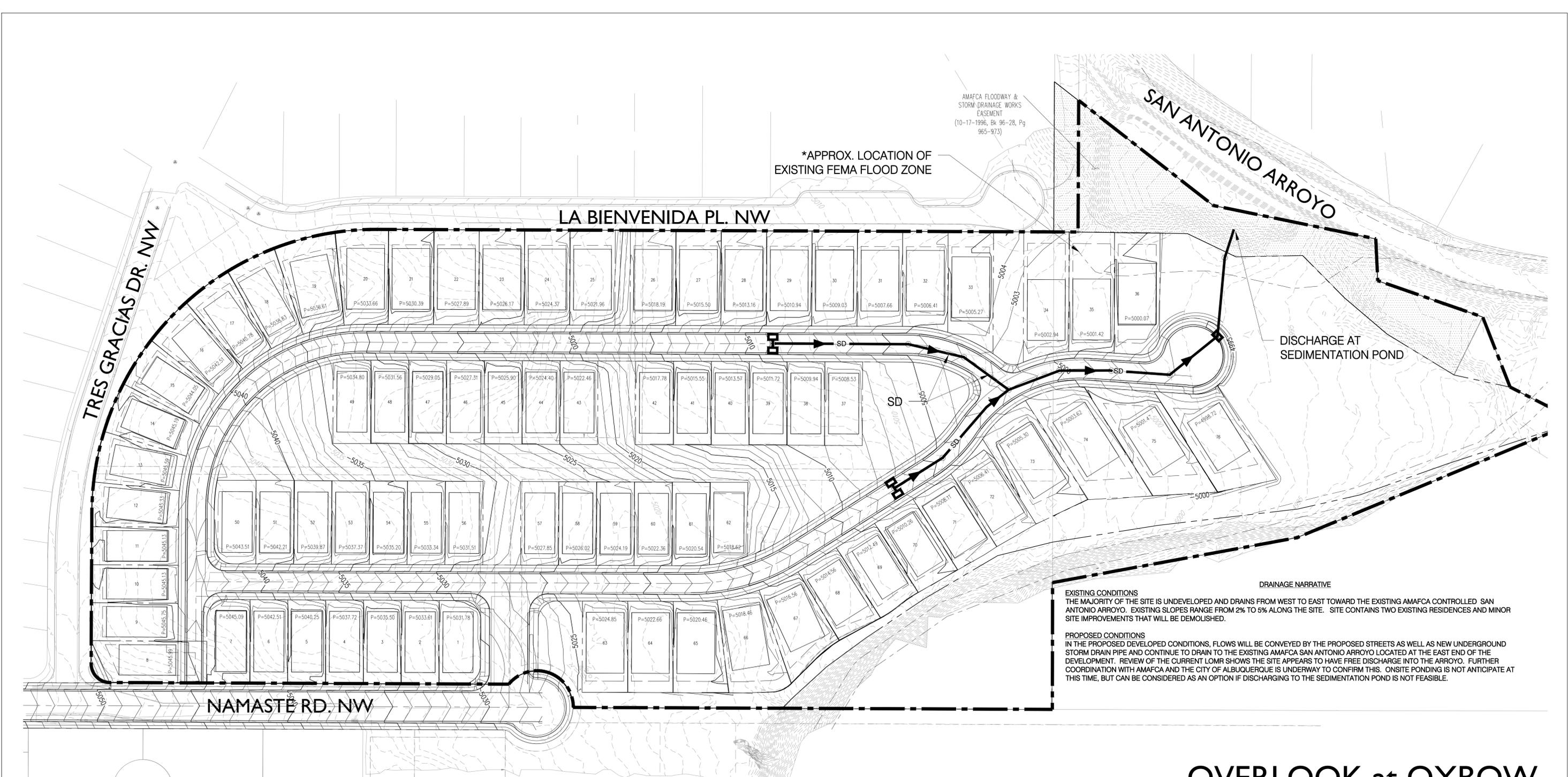
Prepared By:

Consensus Planning, Inc.  
Bohannon Huston, Inc.



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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 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. THE EXISTING PIPE AND WIRE MESH FENCE IS CONSIDERED TO BE THE PRUDENT SETBACK FROM THE EXISTING SLOPE.
  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

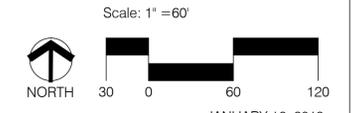
## CONCEPTUAL GRADING AND DRAINAGE PLAN

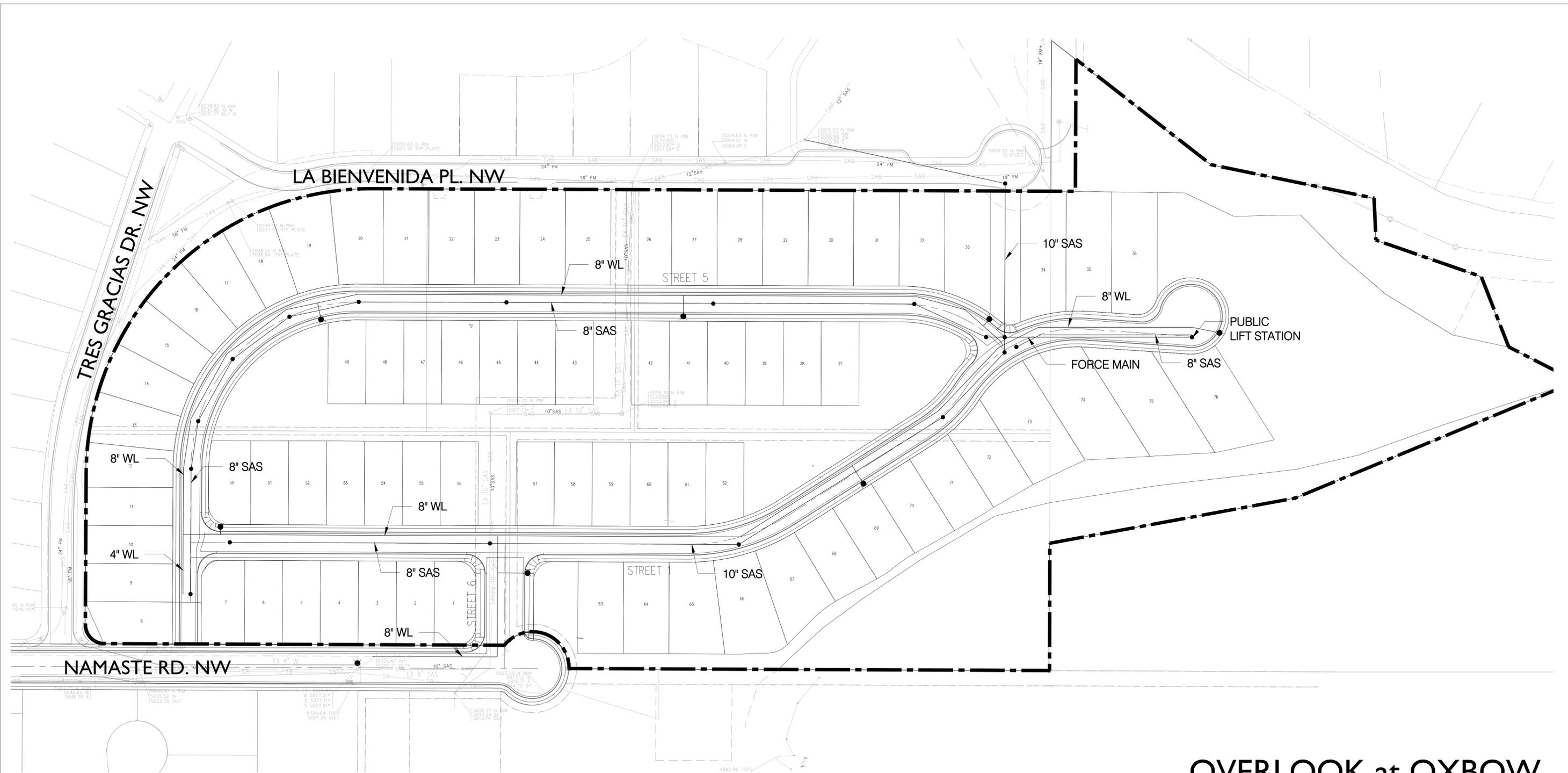
Prepared For: **Gamma Development, LLC**

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

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# OVERLOOK at OXBOW

## CONCEPTUAL UTILITY PLAN

Prepared For:

Gamma Development, LLC

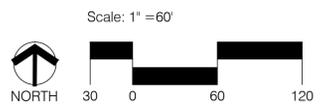
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September 27, 2018  
Sheet 4 of 4

### 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	

### 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.