

SITE LOCATION
SCALE: 1"=1000' ZONE ATLAS: H-07-Z / J-08-Z



INSPIRATION SITE PLAN - EPC: REQUIRED INFORMATION

THE SITE: THE SITE IS COMPRISED OF 88.7 ACRES, WHICH WILL INCLUDE 327 SINGLE FAMILY/ RESIDENTIAL LOTS.

ZONING: PC

LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREAS AND TRAILS.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM TWO LOCATIONS ON ARROYO VISTA BOULEVARD, A FUTURE PRINCIPAL ARTERIAL. THE SUBDIVISION SHALL BE GATED.
- PEDESTRIAN ACCESS/CIRCULATION SHALL ALSO BE GATED ACCESS. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE PRIVATE OPEN SPACE TRACTS.
- TRAILS SHALL BE DESIGNED FOR MULTI-USE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS TO THE MAXIMUM EXTENT PRACTICAL.
- TRANSIT ACCESS: TRANSIT SERVICE IS CURRENTLY NOT AVAILABLE, IF TRANSIT SERVICE IS EXTENDED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBDIVISION RESIDENTS.

BUILDING HEIGHTS:

- MAXIMUM HEIGHT IS 26 FEET.

SINGLE FAMILY LOT SIZE

- MINIMUM LOT AREA SHALL BE 3,200 SQUARE FEET.
- MINIMUM LOT WIDTH SHALL BE 32 FEET.

SETBACKS (AS APPROVED ON THE SITE PLAN):

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

DENSITY:

- PROPOSED DENSITY IS 3.7 DWELLING UNITS PER ACRE.

ARCHITECTURE:

- BUILDINGS SHALL COMPLY WITH IDO SECTIONS 14-16-5-2(H)1(a) AND 14-16-3-6(E) NORTHWEST MESA ESCARPMENT - VPO-2 REGARDING COLORS, REFLECTIVITY, AND ROOF-MOUNTED EQUIPMENT.
- ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FAÇADE.

LANDSCAPE PLAN:

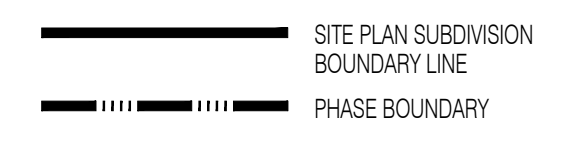
- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

SITE LIGHTING:

- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.

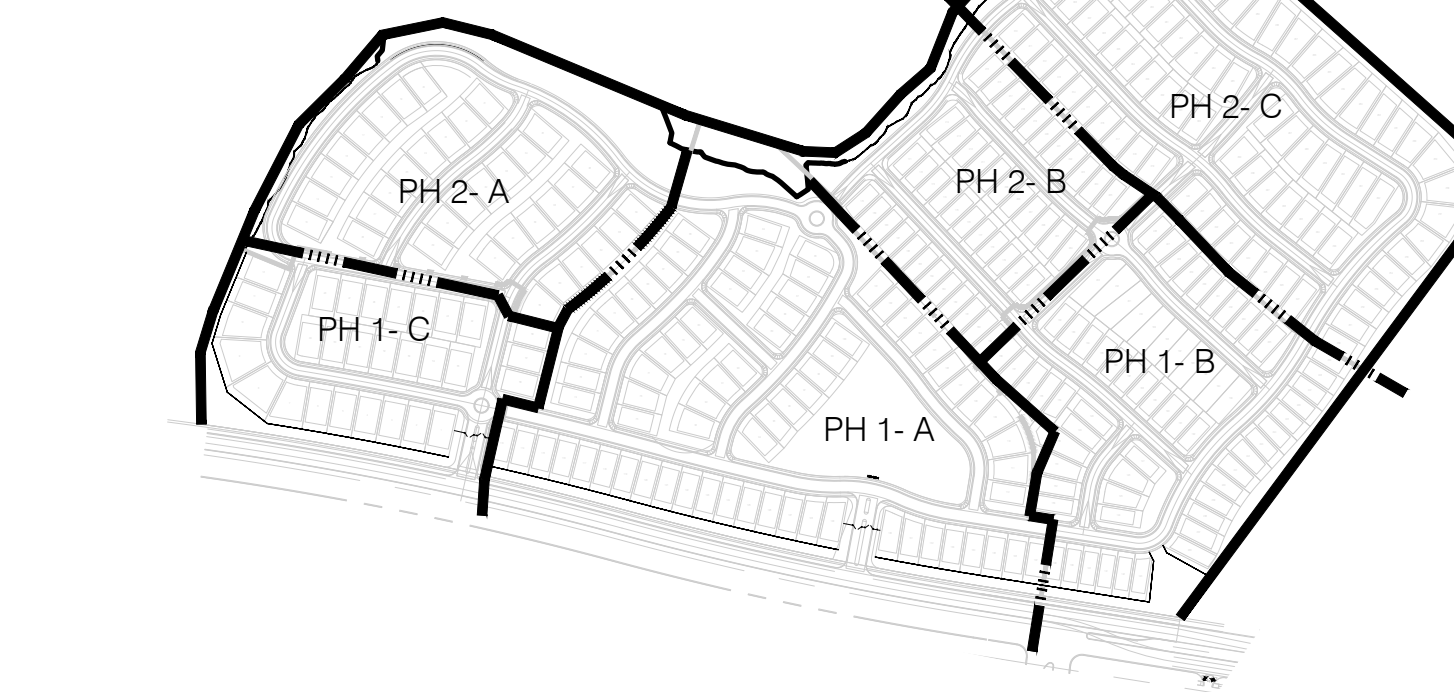
GENERAL NOTES:

1. LOTS BACKING UP TO PRIVATE OPEN SPACE AREAS SHALL NOT BE ALLOWED TO HAVE PRIVATE, REAR YARD ACCESS TO THE ADJACENT OPEN SPACE AREAS.
2. PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING PERIMETER TRAIL AND ANY ACCESS LOCATIONS INTO THE ADJACENT ATRISCO TERRACE MAJOR PUBLIC OPEN SPACE. FENCING SHALL BE A COMBINATION OF OPEN VIEW FENCING, COMBINATION WALL AND VIEW FENCING, AND SOLID WALLS AS DELINEATED ON THE SITE PLAN AND DETAILS.



NOTE: THE CONCEPTUAL PHASING DIAGRAM SHOWS HOW THE COMMUNITY IS ANTICIPATED TO BUILD OUT OVER TIME, DEPENDING ON MARKET CONDITIONS, THE PHASE LINES MAY BE ADJUSTED AS NEEDED.

CONCEPTUAL PHASING DIAGRAM NOT TO SCALE



A	AMENDMENT 1: WALL TREATMENTS; SEE SITE PLAN AND DETAIL SHEET 2
B	NEW OPEN SPACE PEDESTRIAN ACCESS GATE
C	REMOVAL OF MONUMENT SIGNS AT SOUTH EAST ENTRY
D	MONUMENT SIGN SEE DETAIL 4, SHEET 2
E	PERIMETER WALL DETAIL
F	CMU BLOCK SPLIT FACE WALL
G	OPENS SPACE PERIMETER FENCE
H	MONUMENT DETAIL A AND B
I	REMOVAL OF ENTRY MONUMENT SIGN AT SOUTH WEST ENTRY
J	PLANTING SCHEDULE AND PARK LAYOUT BLOW UP
K	LANDSCAPE PLAN
L	UPDATED GRADING CROSS SECTIONS

INSPIRATION

SITE PLAN

Prepared For:

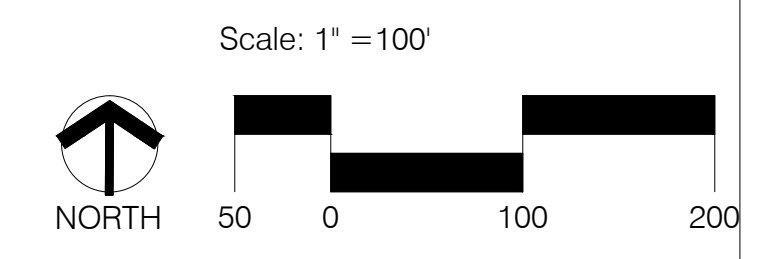
Pulte Group



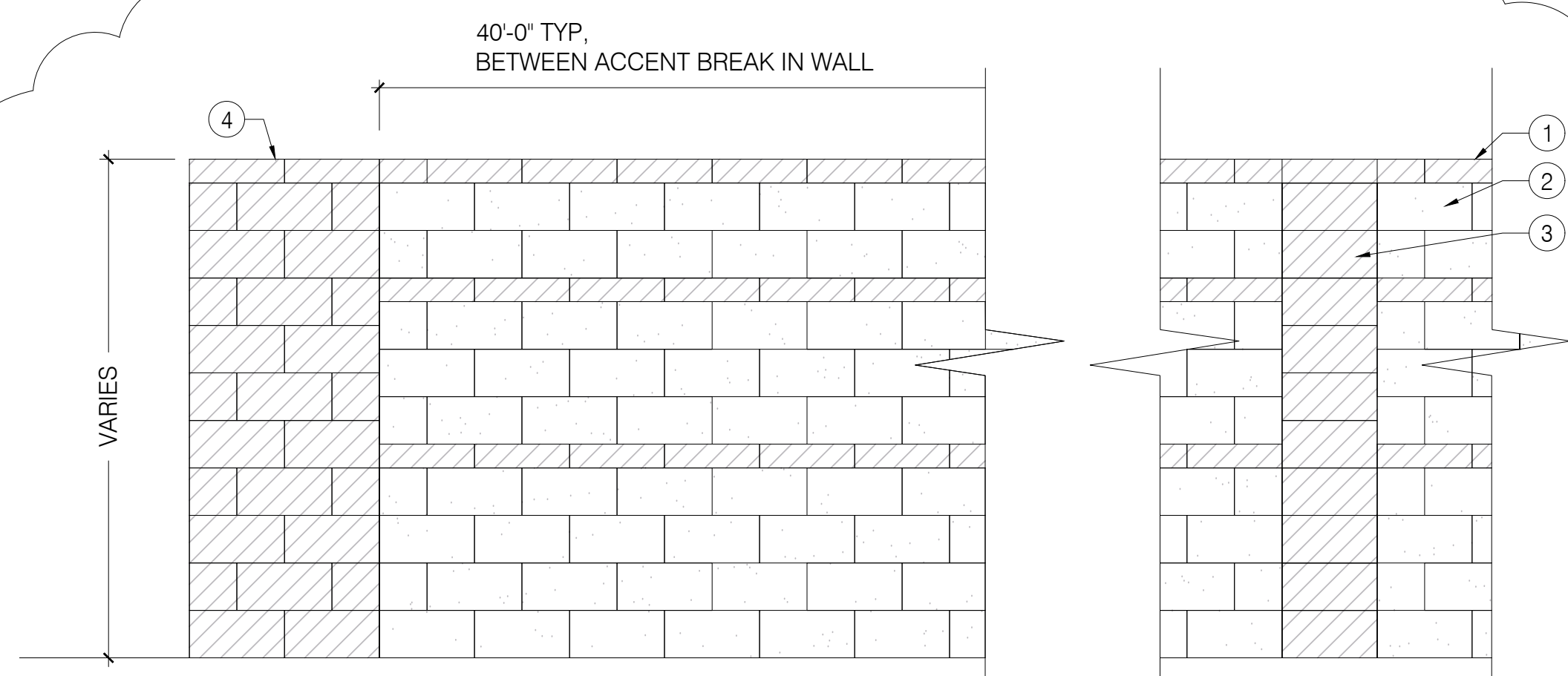
Prepared By:

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KEYED NOTES

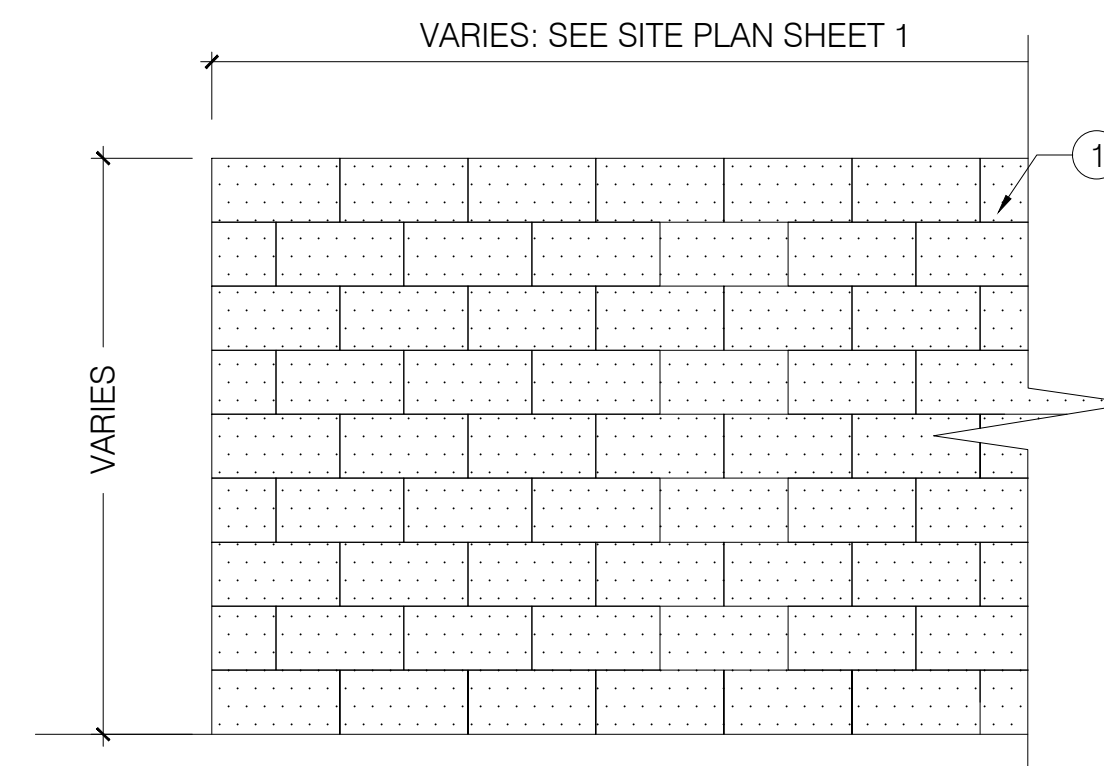
1. SMOOTH FINISH HALF BLOCK CAP, COLOR: DARK GRAY, TYP.
2. SMOOTH AND SPLIT FACE CMU, COLOR: LIGHT GRAY
3. ACCENT PILLAR, ONE SPLIT FACE BLOCK WIDE, COLOR: DARK GRAY
4. SPLIT FACE CORNER & SUPPORT PILASTER, COLOR: DARK GRAY

GENERAL NOTES

A. CMU WALL TO MATCH EXISTING WALL PATTERN AND MATERIALS

1 PERIMETER CMU BLOCK WALL

SCALE: 1/2"=1'-0"



KEYED NOTES

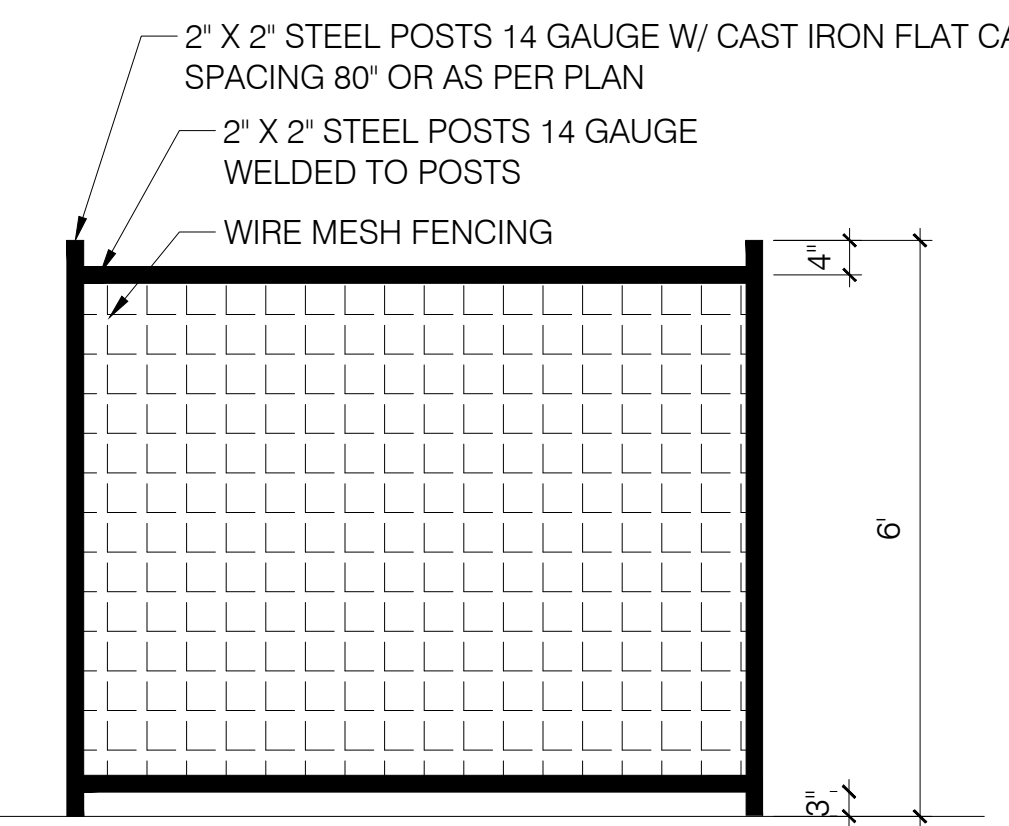
1. TEXTURED FACE CMU, COLOR: LIGHT GRAY

GENERAL NOTES

A. CMU WALL TO MATCH EXISTING WALL PATTERN AND MATERIALS

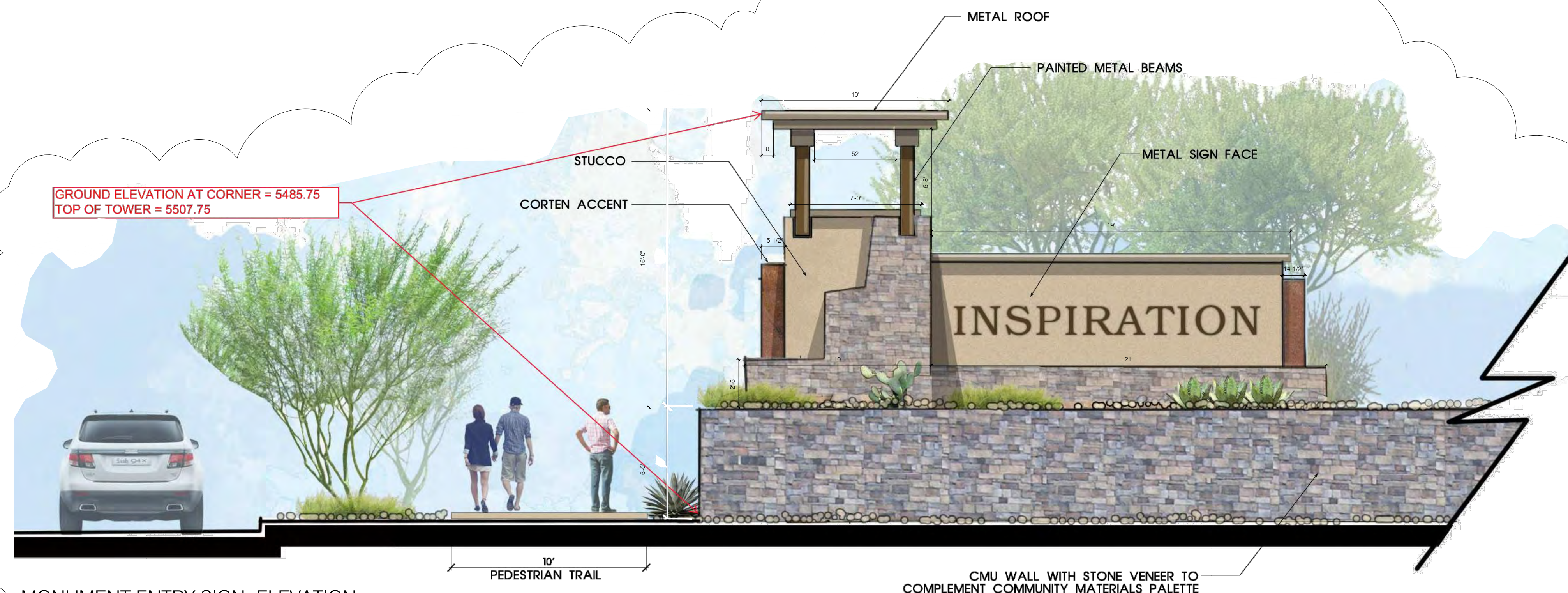
2 CMU BLOCK WALL

SCALE: 1/2"=1'-0"



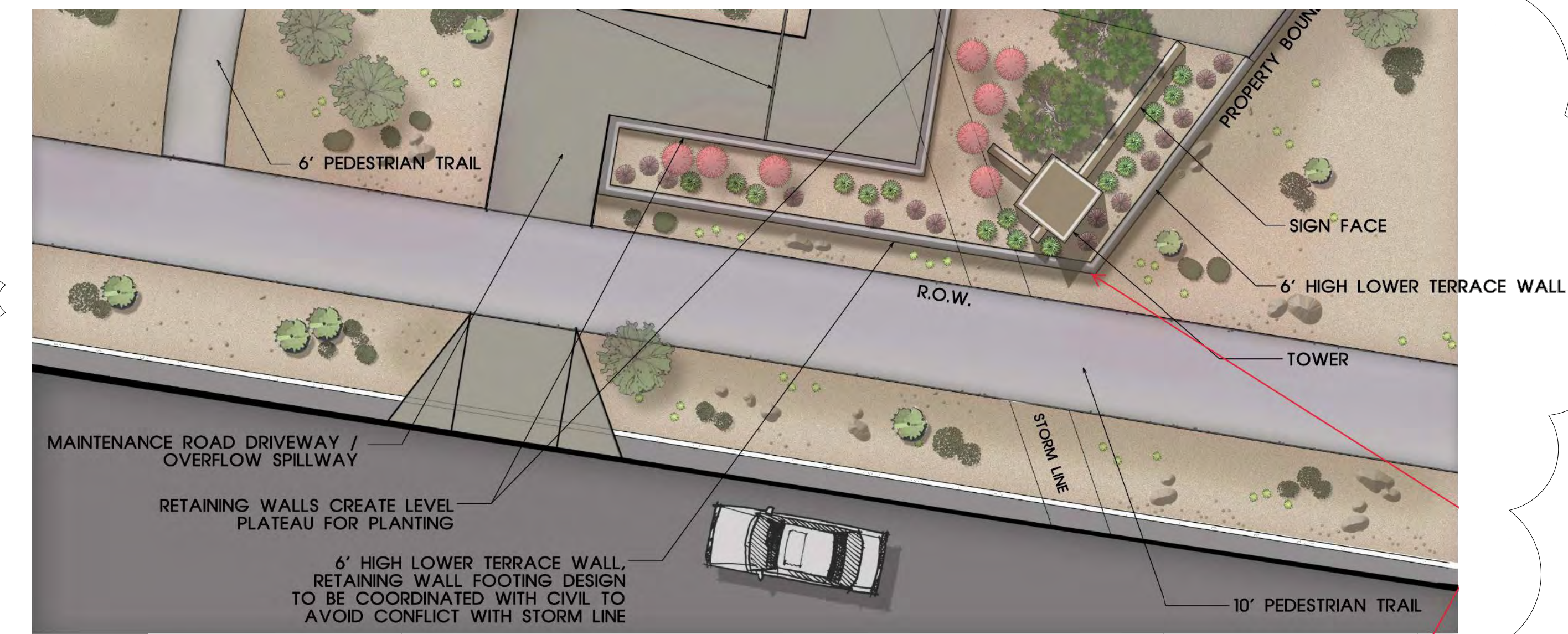
3 6' STEEL VIEW FENCING

SCALE: 1/2"=1'-0"



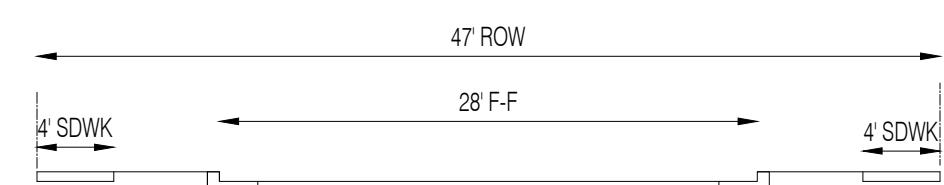
4 MONUMENT ENTRY SIGN: ELEVATION

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



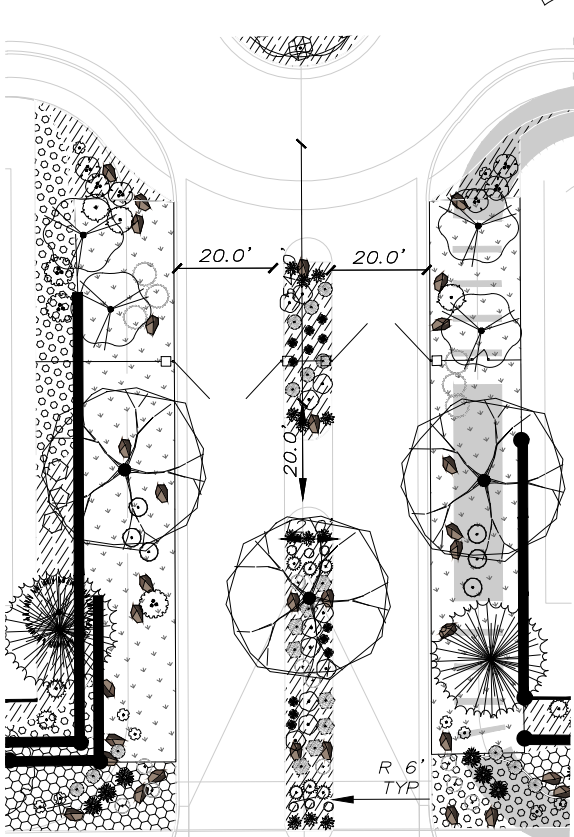
4 MONUMENT ENTRY SIGN: PLAN VIEW

SCALE: 1"=10'-0"



5 RESIDENTIAL TYPICAL STREET SECTION

SCALE: 1"=10'-0"



6 ENLARGED TYPICAL ENTRY DETAIL

SCALE: 1"=40'-0"

INSPIRATION

SITE PLAN DETAILS

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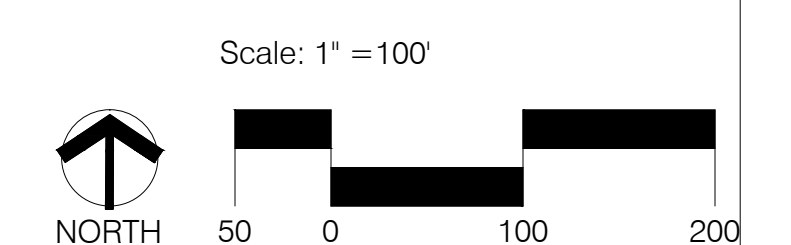
Pulte Group

Prepared By:

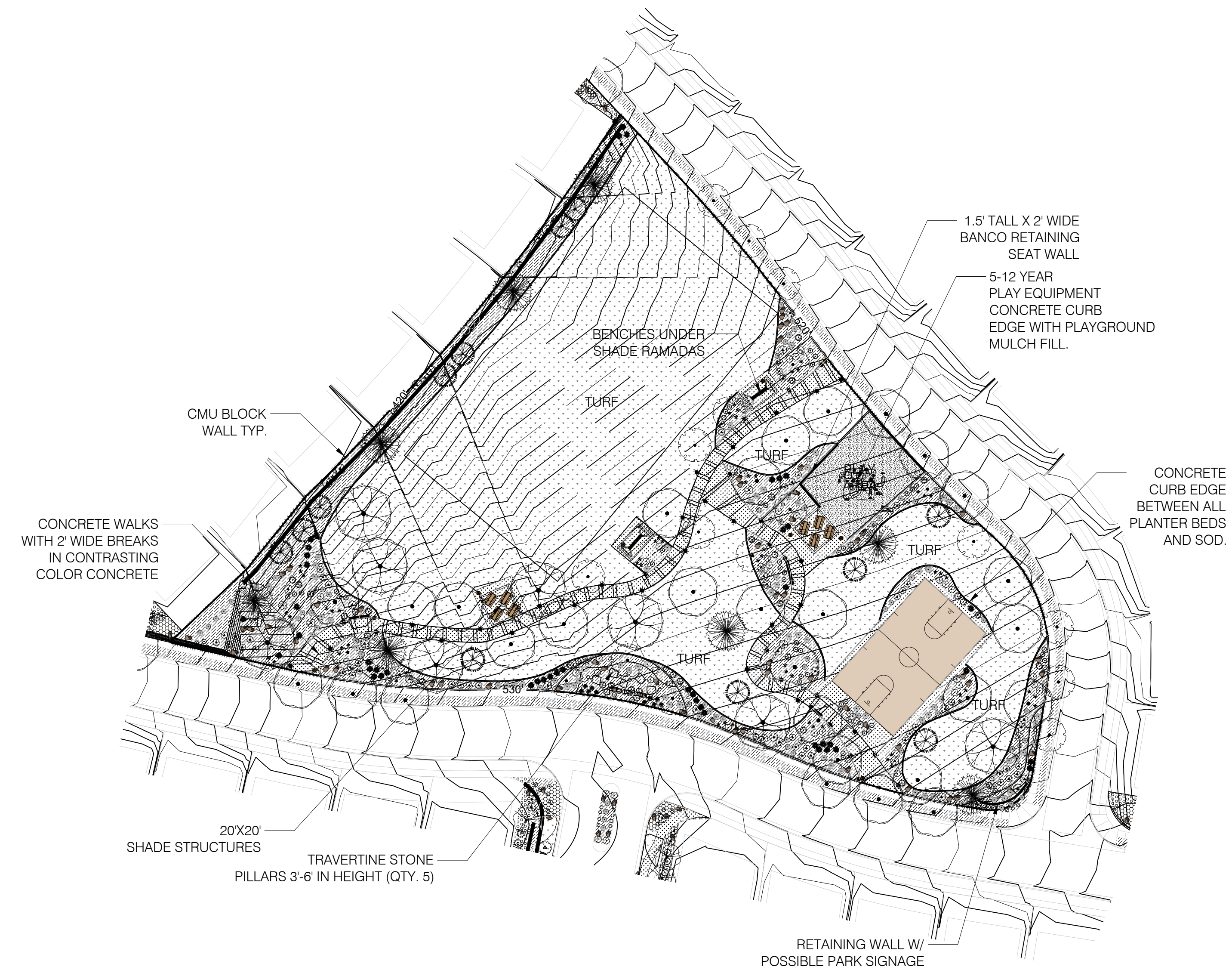
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February 4, 2021



REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	LARGE BOULDER	57
	EXTRA LARGE BOULDER	770
SYMBOL	DESCRIPTION	QTY
	BARK MULCH= PLAYGROUND MULCH 15" DEPTH COMPACTED TO 12" CONCRETE	2,814 SF
	LUCY ROSE COBBLE 2-4" AT 4" DEPTH	115,453 SF
	BLUE SAIS COBBLE 2-4" AT 4" DEPTH	143,610 SF
	AMARETTO BROWN GRAVEL 1" AT 2" DEPTH	221,484 SF

PLANT SCHEDULE				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	254	TREE VARIES NEW DECIDUOUS NEW TREE- SHADE	1 1/2" B&B	VARIES
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	10	CHILOPSIS LINEARIS DESERT WILLOW	2" B&B	LOW
	27	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	6-7' MULTI-TRUNK	MEDIUM
	55	PIRUS CALLERYANA "BRADFORD" BRADFORD FLOWERING PEAR	2" B&B	MEDIUM
	67	QUERCUS BUCKLEYI BUCKLEY OAK	1 1/2" B&B	MEDIUM
	24	ULMUS PARVIFOLIA "ALLEE" ALLEE LACEBARK ELM	3" B&B	MEDIUM
	27	VITEX AGNUS-CASTUS CHASTE TREE	24" BOX	MEDIUM
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	21	CEDRUS ATLANTICA ATLAS CEDAR	6-8" B&B	MEDIUM

	29	PINUS NIGRA AUSTRIAN BLACK PINE	6-8" B&B	MEDIUM
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	1,295	SHRUB NEW	VARIES	
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	39	DASYLIRION TEXANUM TEXAS SOTOL	25 GAL	RW
	133	DASYLIRION TEXANUM TEXAS SOTOL	5 GAL	RW
	78	HESPERALOE PARVIFLORA RED YUCCA	10 GAL	LOW+
	69	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	LOW+
	66	NOLINA MICROCARPA BEARGRASS	10 GAL	RW
	30	NOLINA MICROCARPA BEARGRASS	5 GAL	RW
FLOWERING PLANTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	18	ACHILLEA X "MOONSHINE" MOONSHINE YARROW	1 GAL	MEDIUM
	31	AGASTACHE NEOMEXICANA NEW MEXICO HUMMINGBIRD MINT	1 GAL	LOW+
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE

	278	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	1 GAL	MEDIUM
	154	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM GRASS	1 GAL	LOW+
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	70	BERBERIS THUNBERGI "CRIMSON PYGMY" CRIMSON PYGMY BARBERRY	5 GAL	MEDIUM+
	30	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	5 GAL	RW
	9	COTINUS COSSYGRIA "ATROPURPUREA" PURPLE SMOKE TREE	5 GAL	MEDIUM
	84	LAVANDULA "ANGUSTIFOLIA" ENGLISH LAVENDER	1 GAL	MEDIUM
	78	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	LOW+
	124	RHUS AROMATICA "GRO-LOW" GRO-LOW FRAGRANT SUMAC	5 GAL	LOW+
	20	SALVIA GREGGII AUTUMN SAGE CHERRY	5 GAL	LOW+
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	74	ARTEMISIA X "POWIS CASTLE" POWIS CASTLE ARTEMISIA	1 GAL	LOW+
	47	CHRYSACTINIA MEXICANA DAMIANITA	5 GAL	

	36	ERICAMERIA NAUSEOSA CHAMISA	5 GAL	RW
	11	FALLUGIA PARADOXA APACHE PLUME	5 GAL	LOW
	34	JUNIPERUS VIRGINIANA "SKYROCKET" SKYROCKET JUNIPER	5 GAL	MEDIUM
	169	ROSMARINUS OFFICINALIS "ARP" ARP ROSEMARY	5 GAL	LOW+
	28	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	5 GAL	LOW+
GROUNDCOVERS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	28	DELOSPERMA COOPERI PURPLE ICE PLANT	1 GAL	
SOD/SEED	BOTANICAL / COMMON NAME	TYPE	AREA	WATER USE
SOD-PARK BLEND	AREA			

INSPIRATION

LANDSCAPE PLAN

PLANTING SCHEDULE AND PARK BLOW UP

Prepared For: **Pulte Group** Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

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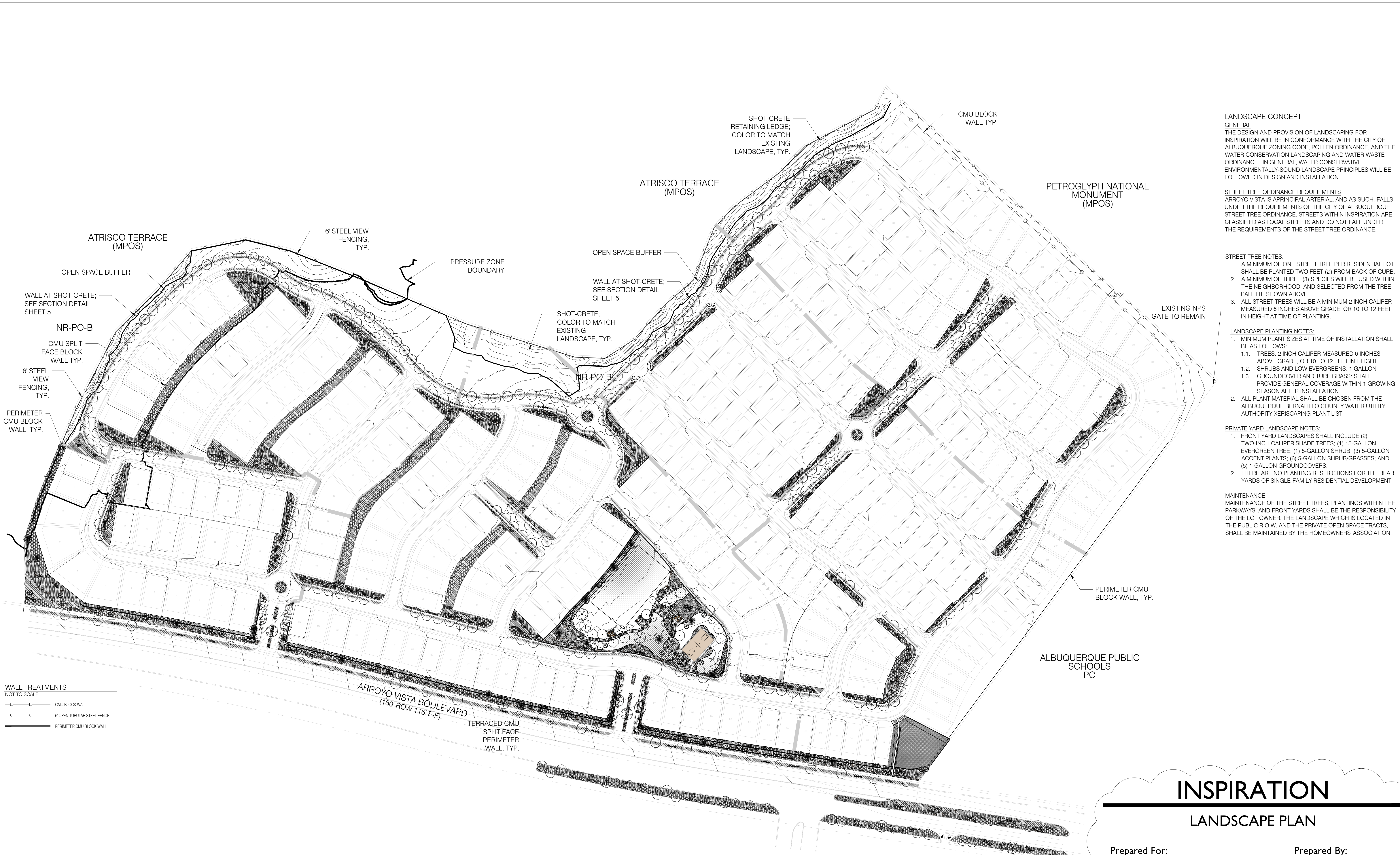
Scale: 1" = 50'

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LANDSCAPE CONCEPT
 GENERAL
 THE DESIGN AND PROVISION OF LANDSCAPING FOR INSPIRATION 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.

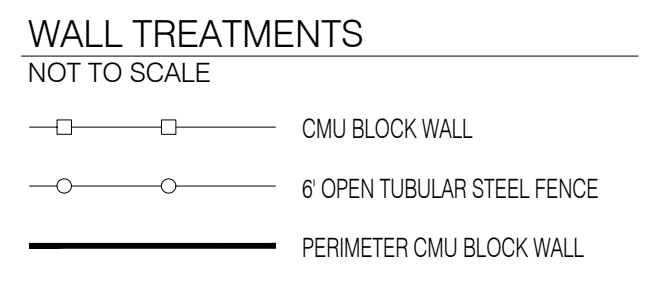
STREET TREE ORDINANCE REQUIREMENTS
 ARROYO VISTA IS A PRINCIPAL ARTERIAL, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN INSPIRATION ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

- 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. GROUND COVER AND TUFT 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.



NOTE:
 SEE PLANTING SCHEDULE SHEET FOR SPECIES AND PARK BLOW UP.

INSPIRATION

LANDSCAPE PLAN

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

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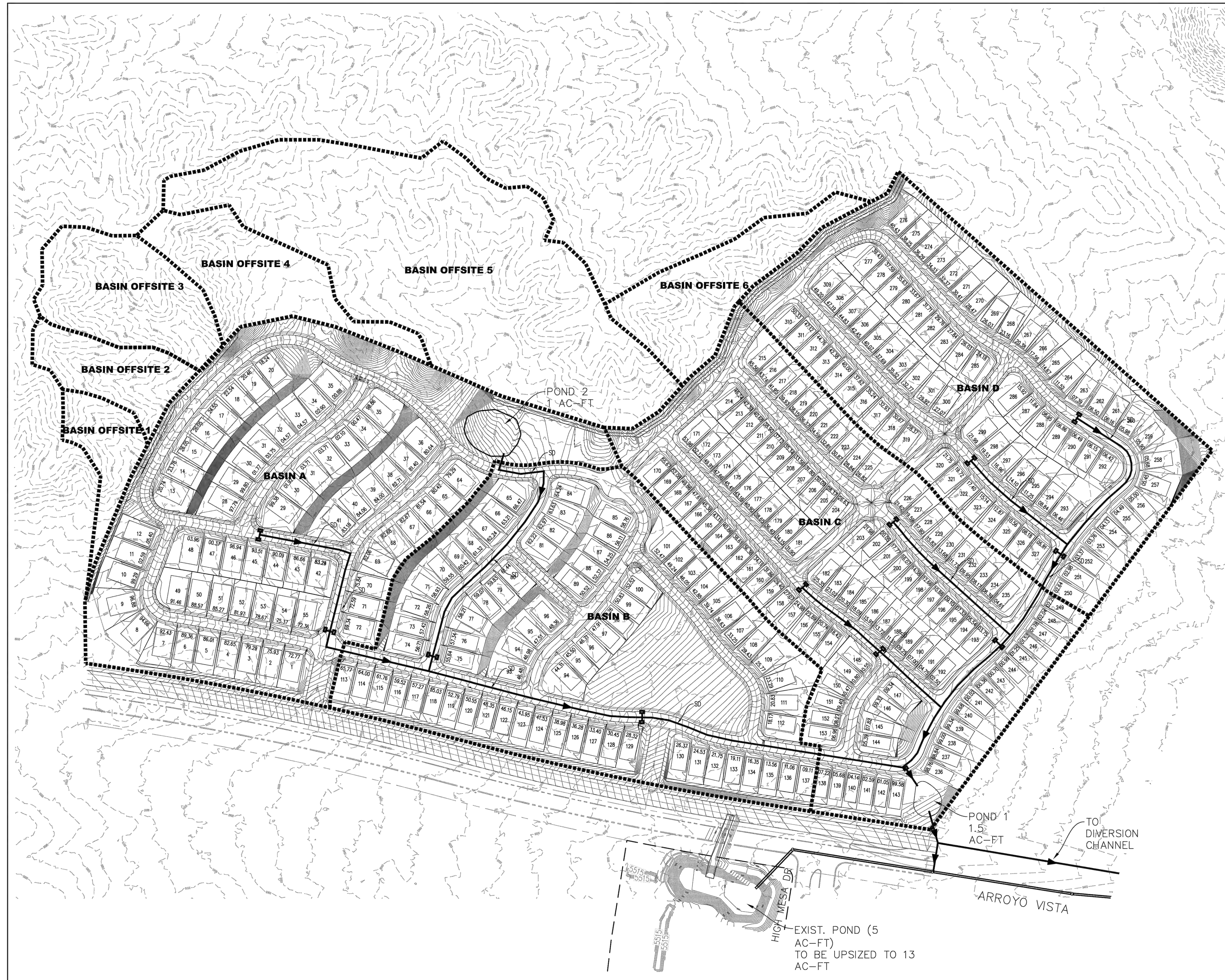
Scale: 1" = 100'

NORTH

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NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY SLOPES PRIMARILY FROM NORTH WEST TO SOUTH EAST ACROSS THE SITE WITH SLOPES RANGING FROM 4% TO 15%. THE EXISTING POND AT THE INTERSECTION OF 118TH ST AND ARROYO VISTA BLVD CONVEYS THE NATURAL FLOWS FROM THE SITE AND THE AREA NORTH WEST THE EXISTING 54" STORM DRAIN WITHIN ARROYO VISTA. OFFSITE FLOWS FROM THE OFFSITE BASINS 1 THRU 6 LOCATED JUST TO THE WEST AND NORTH DRAIN TO THE SITE THROUGH NATURAL SWALES.

DEVELOPED CONDITIONS

IN THE PROPOSED DEVELOPED CONDITION, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE WHERE THEY WILL DISCHARGE TO POND 1 LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. THE FLOW WILL BE DISCHARGED TO THE EXISTING STORM DRAIN SYSTEM WITHIN ARROYO VISTA. ACCORDING TO THE WEST I-40 DRAINAGE MANAGEMENT PLAN UPDATE (2011), THE EASTERN PORTION OF THE SITE WILL DRAIN TO THE DIVERSION CHANNEL LOCATED ON THE APS PROPERTY. THE WESTERN PORTION WILL DISCHARGE TO POND SS. SINCE THERE IS NO EASEMENT WITHIN THE APS PROPERTY TO ALLOW FOR DISCHARGE FROM THIS SITE, A PARALLEL PIPE WILL NEED TO BE INSTALLED WITHIN ARROYO VISTA TO CONVEY THE ALLOWABLE DISCHARGE TO THE DIVERSION CHANNEL. TWO ONSITE DETENTION PONDS (POND 1 - 1.5 ACFT AND POND 2 - 1.0 ACFT) WILL REDUCE THE COMBINED DISCHARGE FROM THE DEVELOPED AND OFFSITE FLOWS TO BE WITHIN THE ALLOWABLE DISCHARGE PER THE WEST I-40 DMP REFERENCED ABOVE. IN ADDITION, THE EXISTING POND LOCATED AT THE SOUTH WEST CORNER OF THE INTERSECTION OF HIGH MESA AND ARROYO VISTA BLVD, WILL BE UPSIZED FROM 5.0 AC-FT TO 13.0 AC-FT TO ALLOW FOR FULLY DEVELOPED CONDITIONS FROM THIS SITE TO BE DISCHARGED. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

GENERAL NOTES

- EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
- DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE WESTLAND MASTERPLAN.
- STORM DRAIN LOCATIONS ARE APPROXIMATE.

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			

BASIN I.D.	AREA (AC)	DISCHARGE (CFS) 100YR
A	23.37	75.1
B	22.48	72.3
C	22.80	73.3
D	19.79	63.6
OFFSITE 1	1.37	4.4
OFFSITE 2	1.90	2.8
OFFSITE 3	3.54	5.2
OFFSITE 4	3.35	4.9
OFFSITE 5	14.48	19.5
OFFSITE 6	3.19	6.7

Tue, 30-Oct-2018 - 6:55:pm, Plotted by YPADILLA
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NOTE:
 TO BE UPDATED WITH
 APPROVED GRADING
 PLAN

INSPIRATION

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For: **Pulte Group** Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

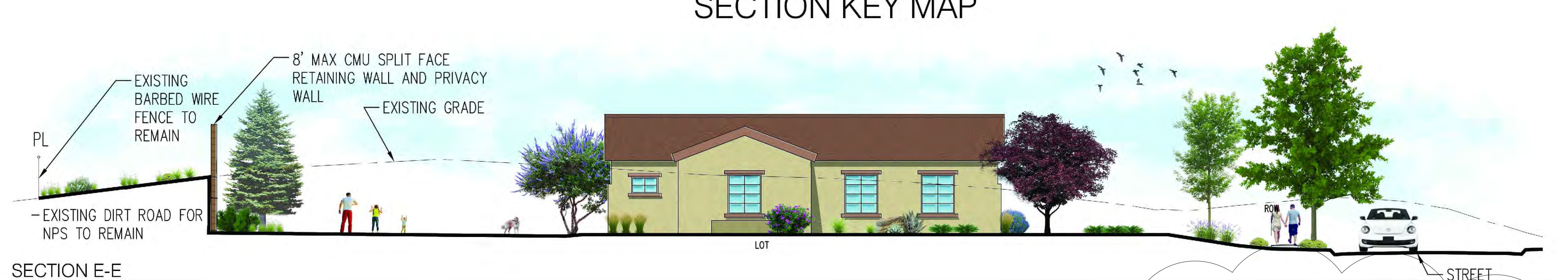
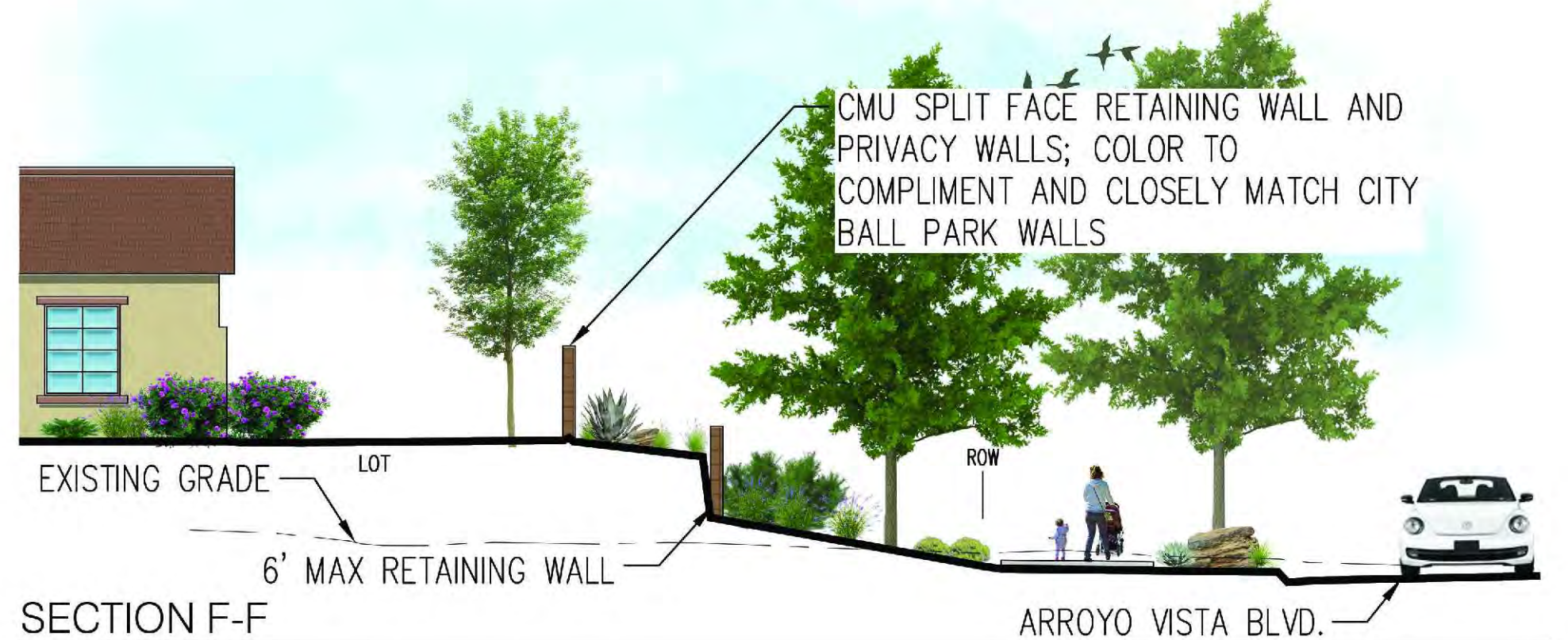
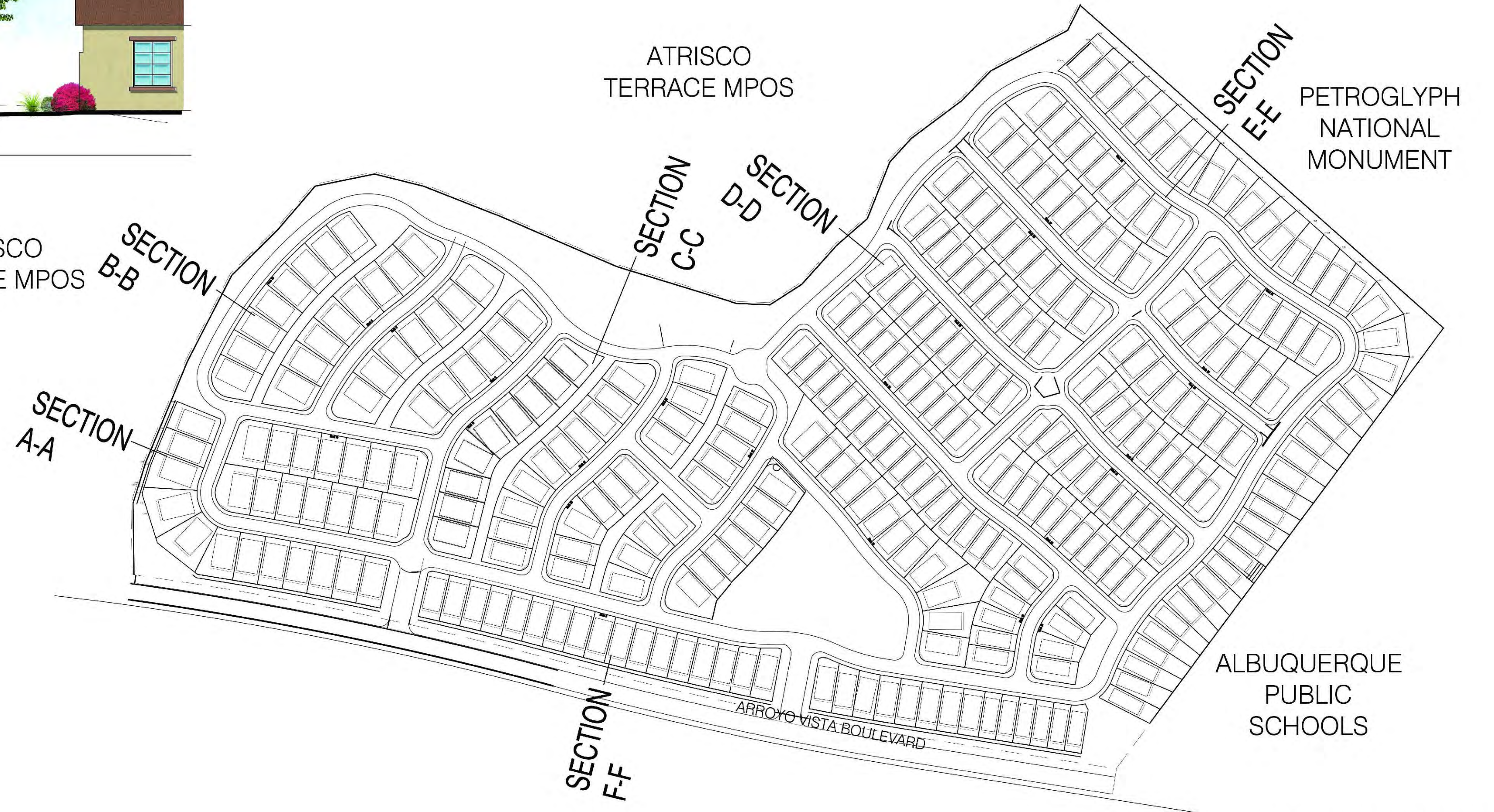
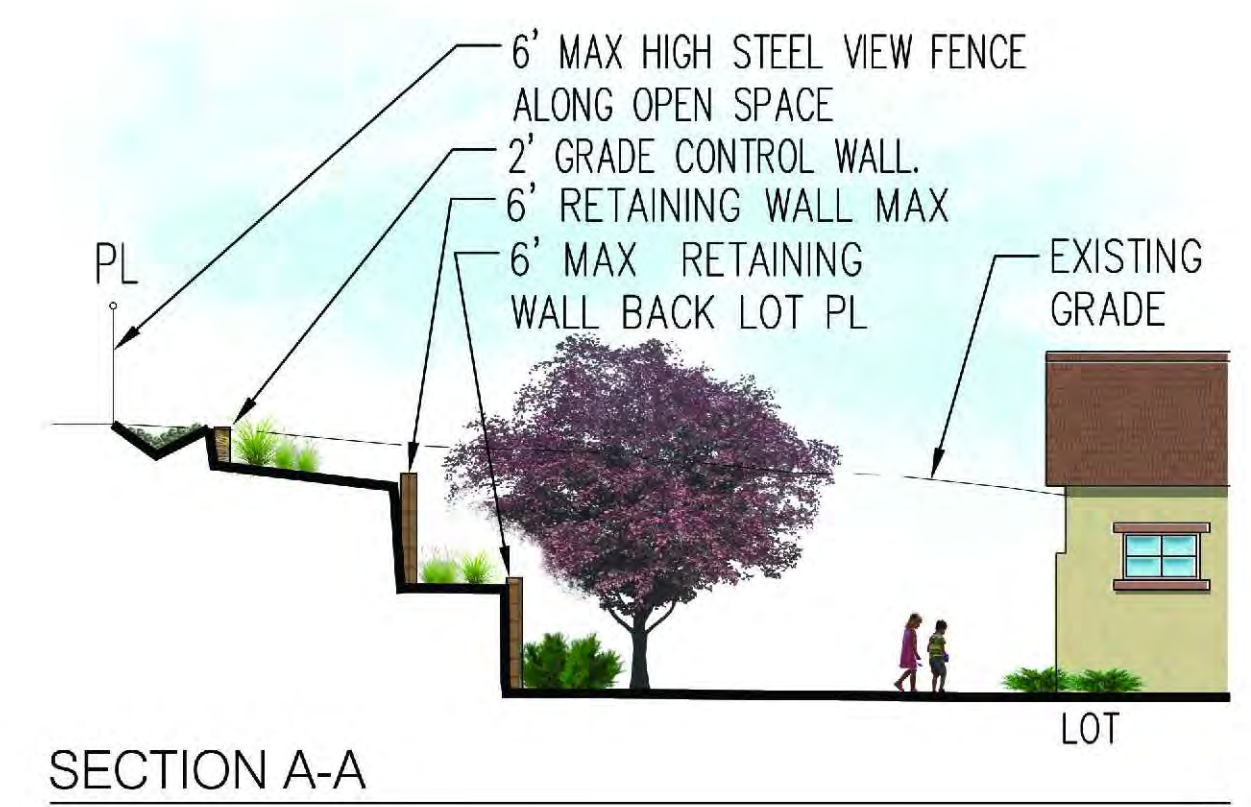
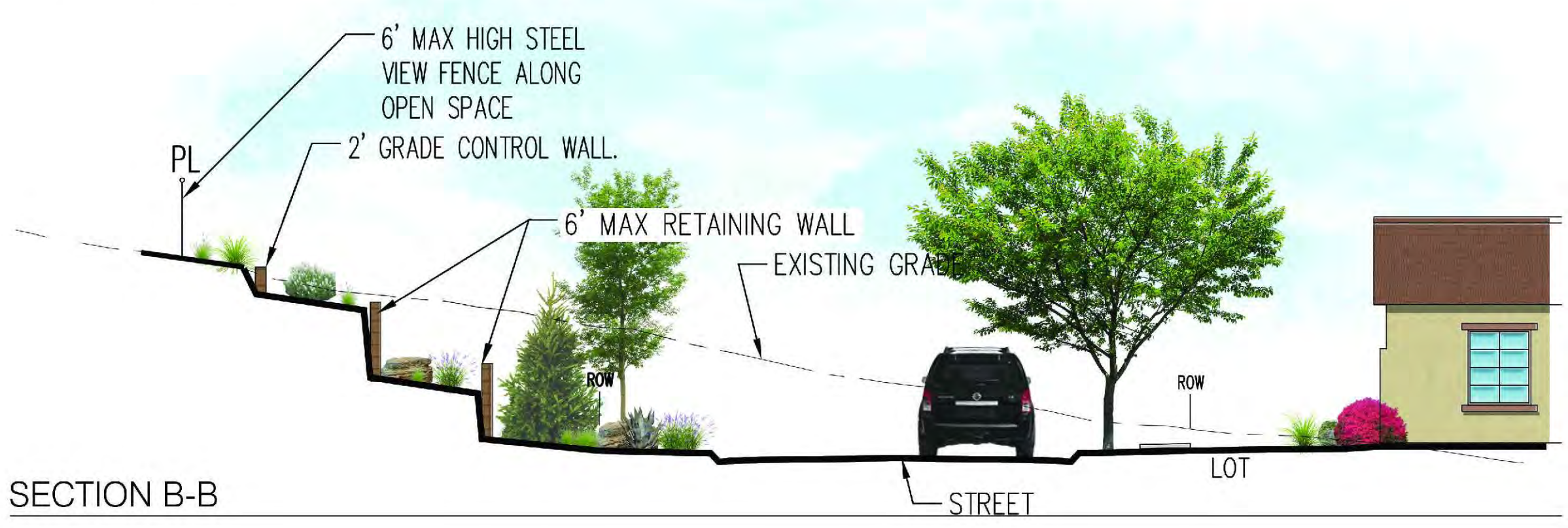
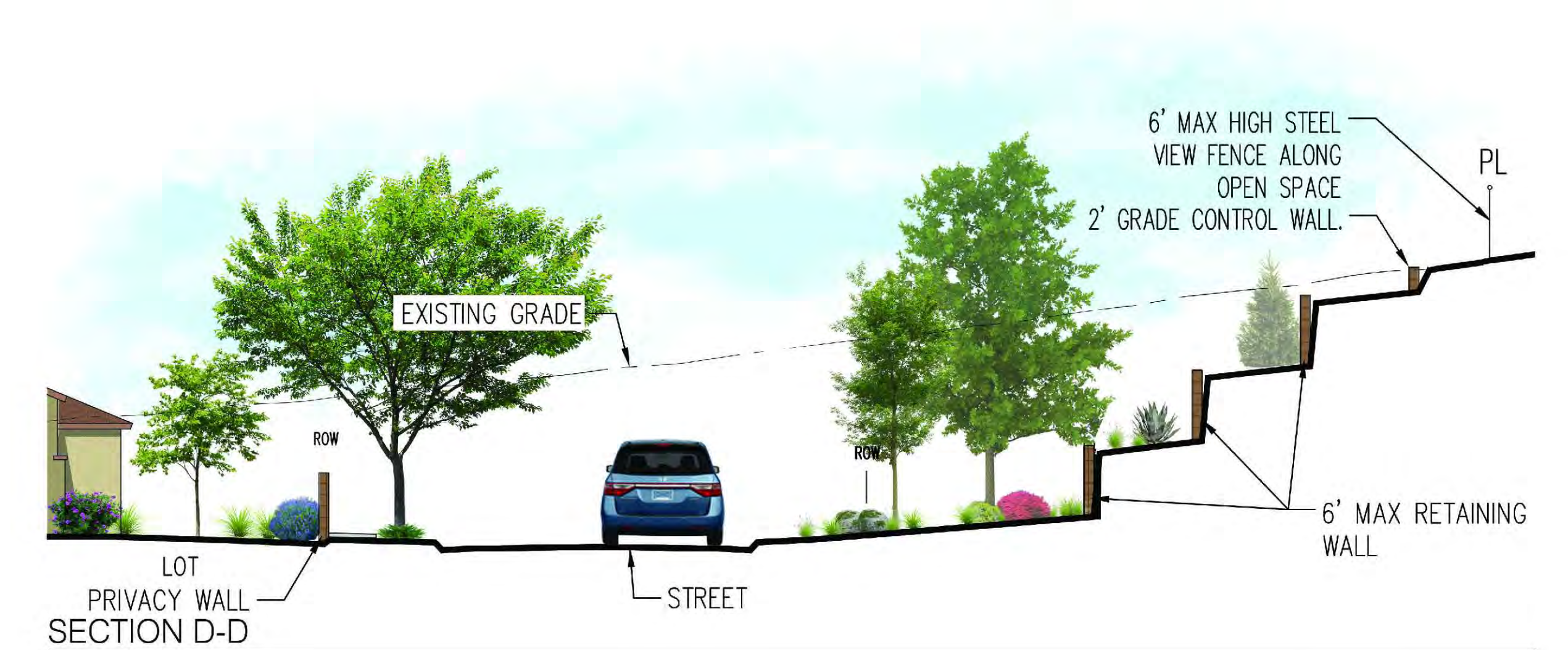
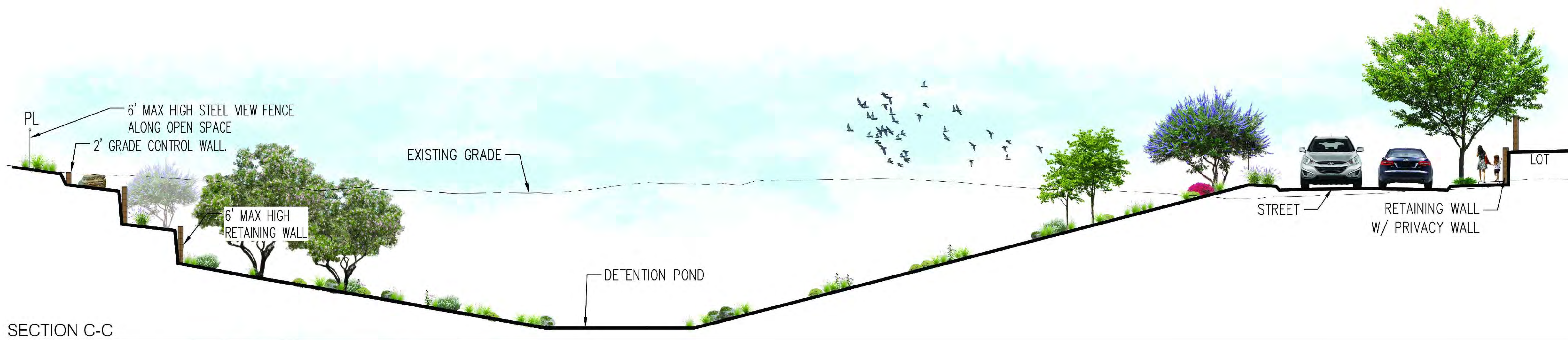
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INSPIRATION

GRADING CROSS SECTIONS

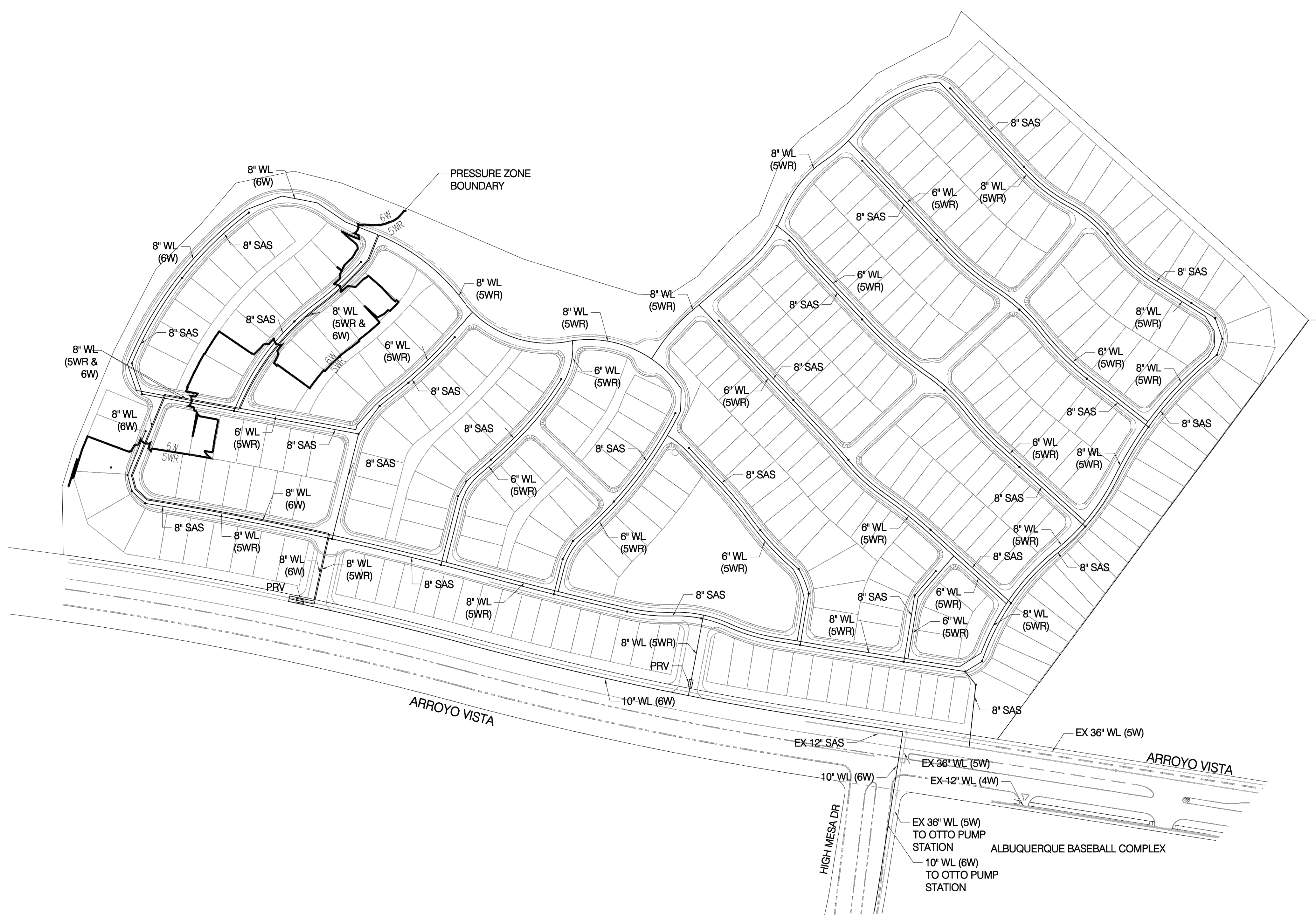
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Scale: 1" = 200'

NORTH

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Sheet 5 of 6



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 HYDRANTS 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 5W AND 6W WITH THREE 12" STUBS INTO THE SITE

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	— — — — —

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INSPIRATION

UTILITY PLAN

Prepared For:

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