

- WALL TREATMENTS**
NOT TO SCALE
- 6' VIEW FENCE
 - 6' OPEN TUBULAR STEEL FENCE
 - 6' STUCCOED CMU WALL

- 6' PERIMETER STEEL FENCE TYP.
- NR-PO-B
- 6' VIEW FENCE TYP.

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.

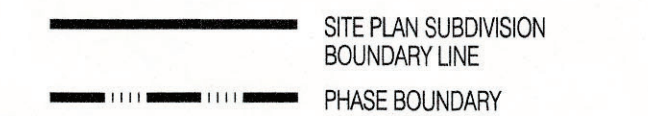
DENSITY:
• PROPOSED DENSITY IS 3.7 DWELLING UNITS PER ACRE.

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.

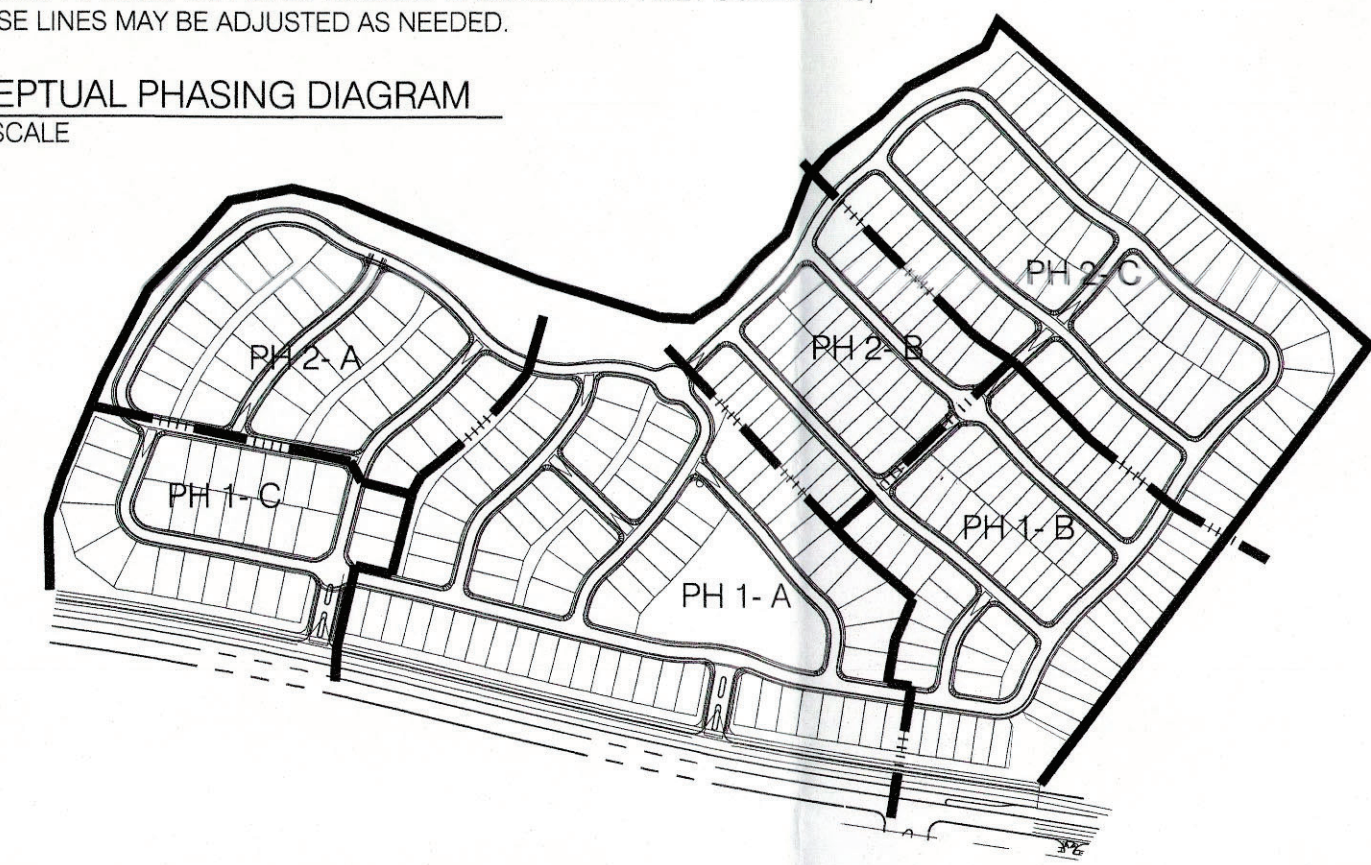
SITE LIGHTING:
• ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.

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.
4. 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



SITE DEVELOPMENT PLAN
FILE #: 18-2018-001754
SI-2018-00222
Consistent with EPC
approved on 13 Dec 2018
including all conditions.
PTE 17 Jan 2019
APPROVED BY _____ DATE _____

INSPIRATION

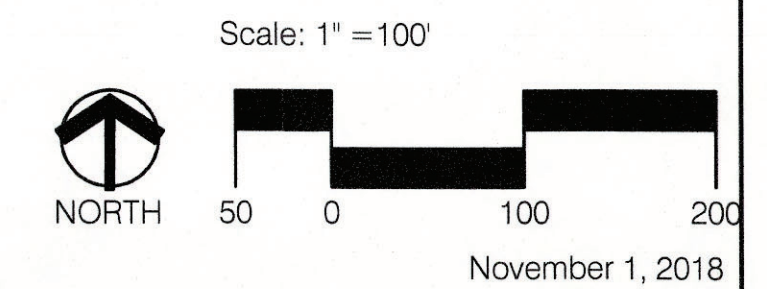
SITE PLAN

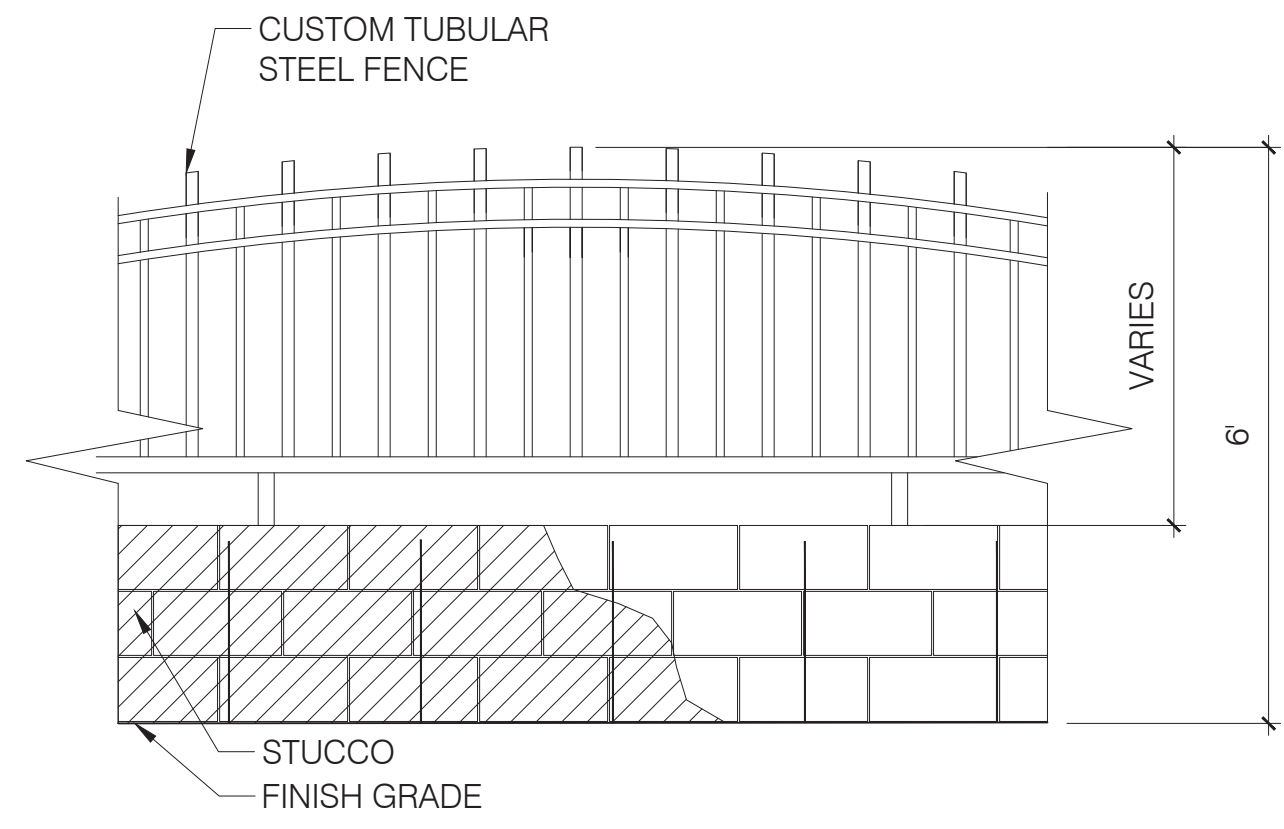
Prepared For:
Pulte Group

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

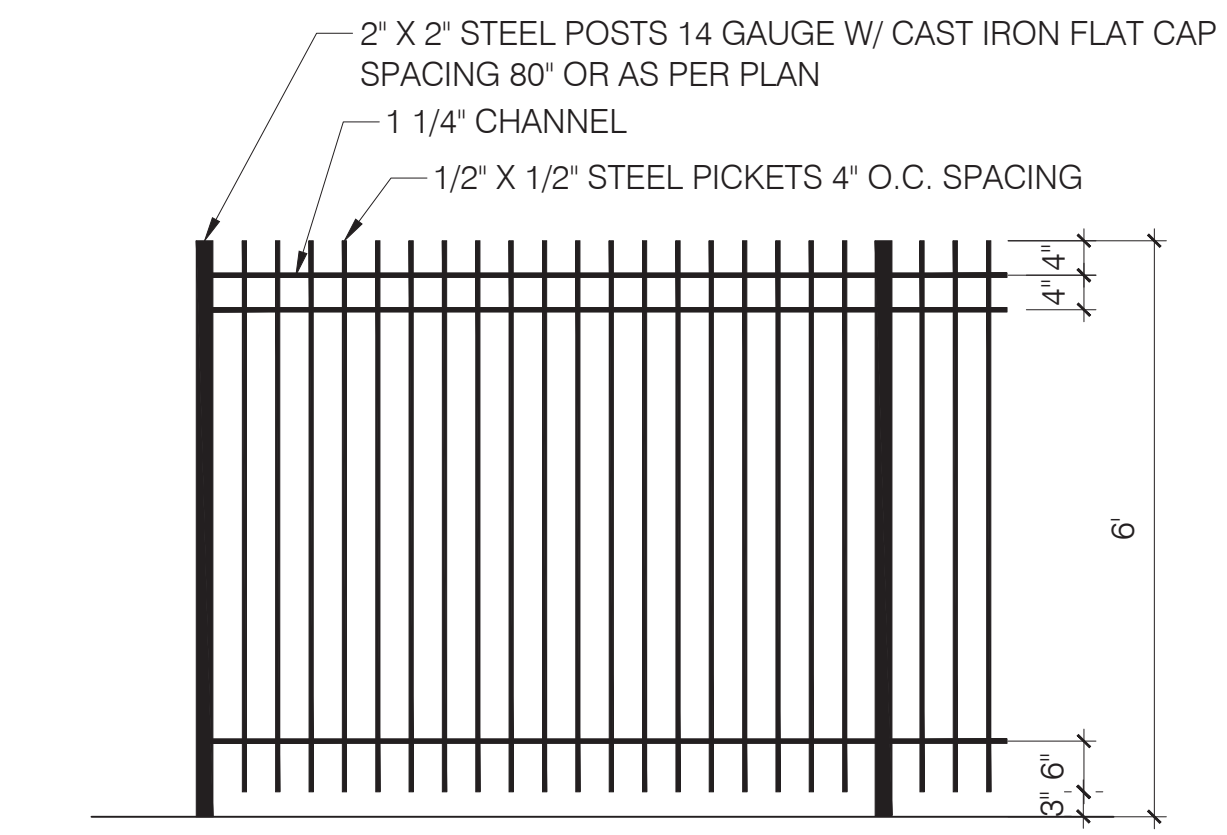
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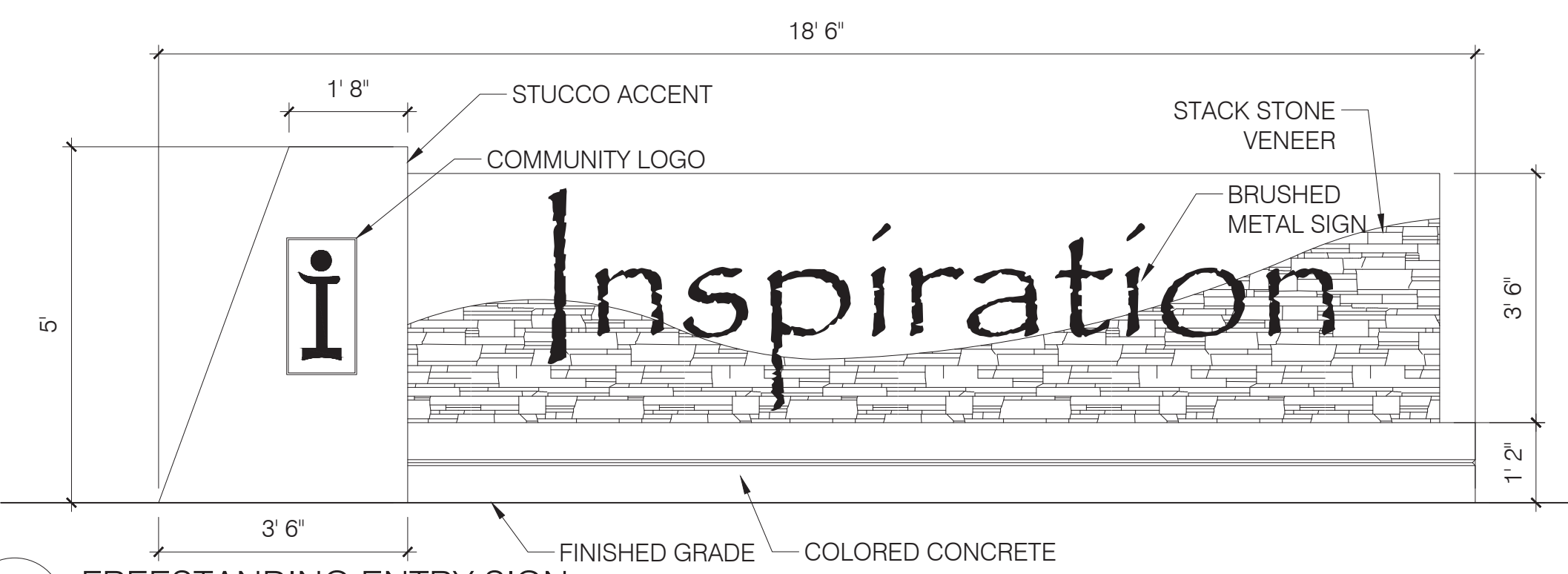




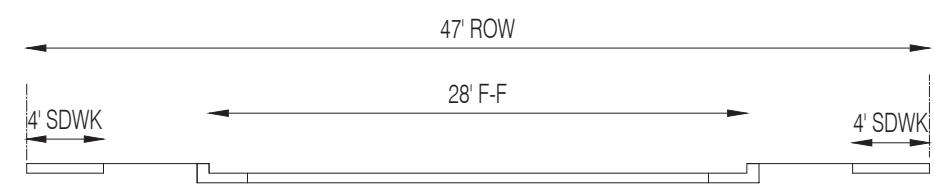
1 VIEW FENCE
SCALE: 1/2"=1'-0"



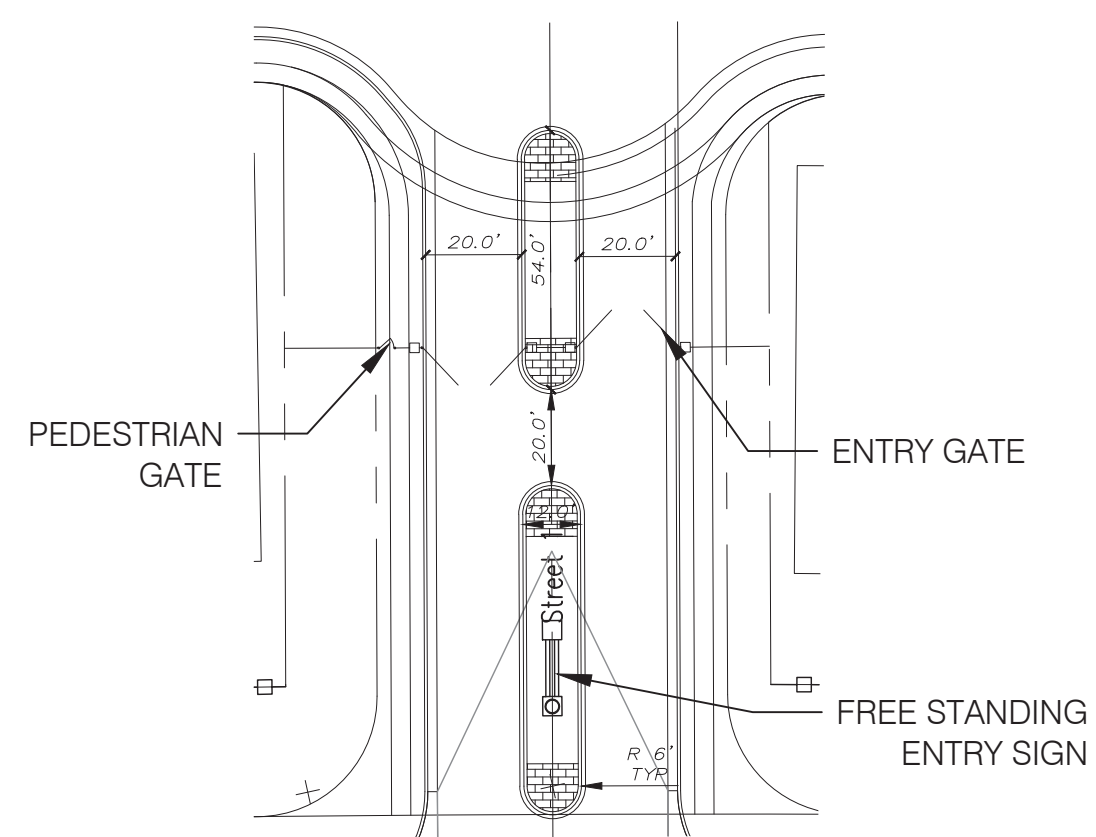
2 PERIMETER FENCE
SCALE: 1/2"=1'-0"



3 FREESTANDING ENTRY SIGN
SCALE: 1/2"=1'-0"



4 RESIDENTIAL TYPICAL STREET SECTION
SCALE: 1"=10'-0"



5 ENLARGED TYPICAL ENTRY DETAIL
SCALE: 1"=40'-0"

INSPIRATION

SITE PLAN

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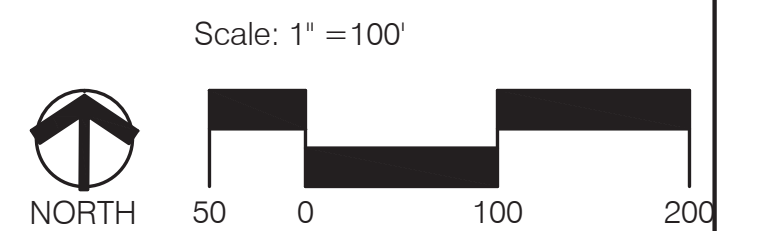
Pulte Group

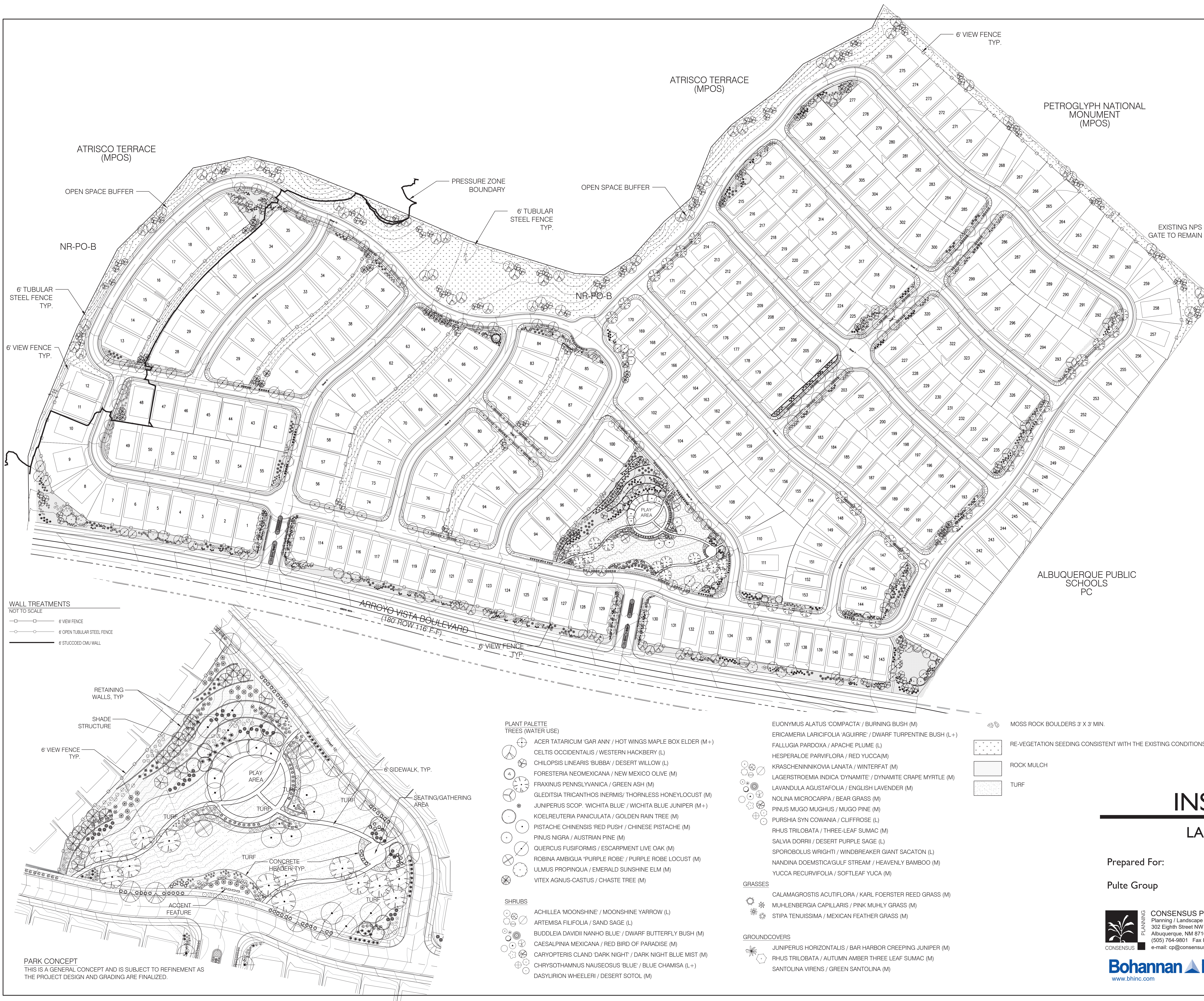
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LANDSCAPE CONCEPT
 GENERAL
 THE DESIGN AND PROVISION OF LANDSCAPING FOR INSPIRATION WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER 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.

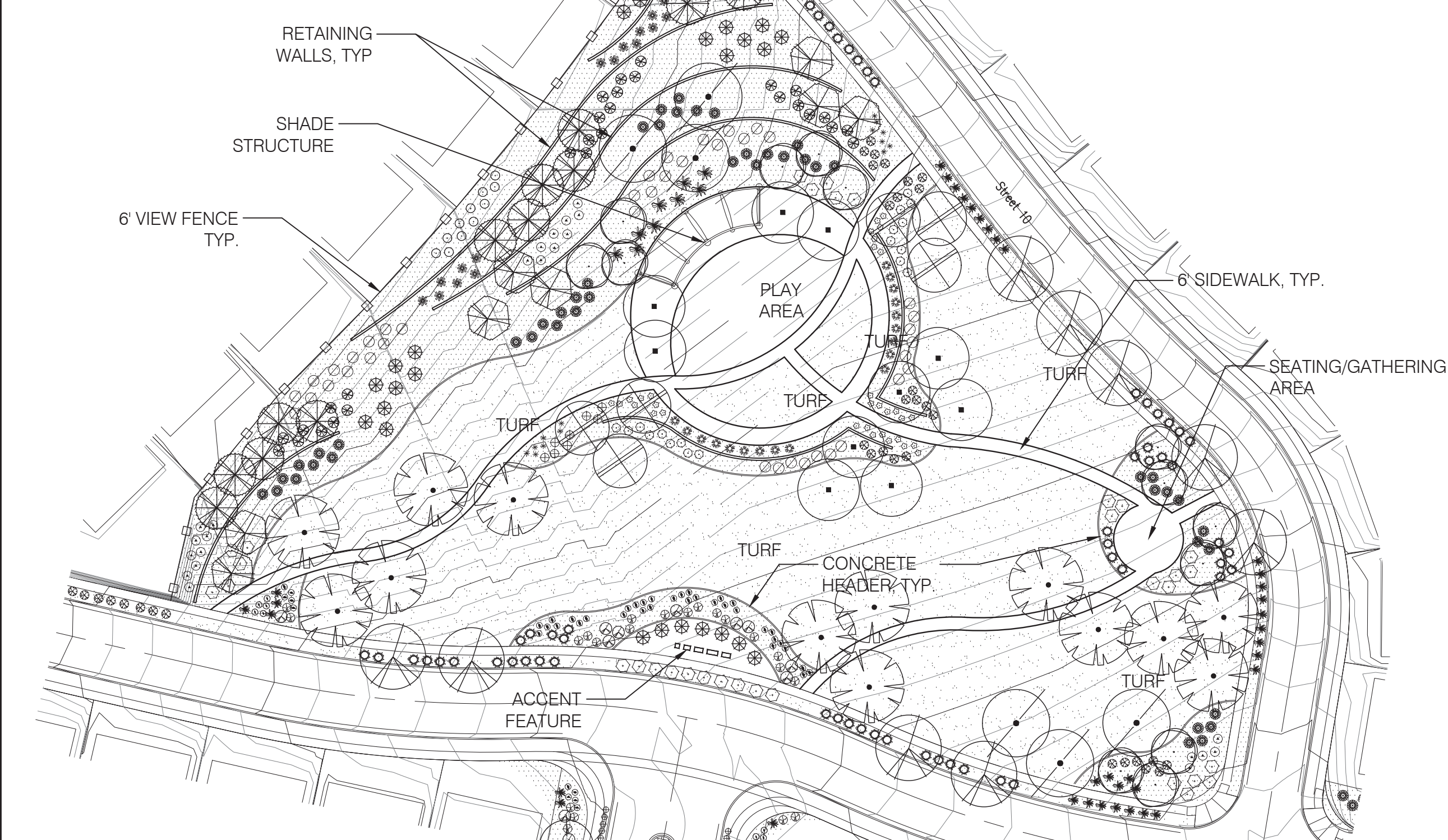
- LANDSCAPE PLANTING NOTES:**
1. MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - 1.1. TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 - 1.2. SHRUBS AND LOW EVERGREENS: 1 GALLON
 - 1.3. GROUND COVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 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.

WALL TREATMENTS
 NOT TO SCALE

- 6' VIEW FENCE
- 6' OPEN TUBULAR STEEL FENCE
- 6' STUCCOED CMU WALL



- PLANT PALETTE**
TREES (WATER USE)
- ACER TATARICUM 'GAR ANN' / HOT WINGS MAPLE BOX ELDER (M+)
 - CELTIS OCCIDENTALIS / WESTERN HACKBERRY (L)
 - CHILOPSIS LINEARIS 'BUBBA' / DESERT WILLOW (L)
 - FORESTERIA NEOMEXICANA / NEW MEXICO OLIVE (M)
 - FRAXINUS PENNSYLVANICA / GREEN ASH (M)
 - GLEDITSIA TRICANTHOS INERMIS / THORNLESS HONEYLOCUST (M)
 - JUNIPERUS SCOP. 'WICHITA BLUE' / WICHITA BLUE JUNIPER (M+)
 - KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (M)
 - PISTACHE CHINENSIS 'RED PUSH' / CHINESE PISTACHE (M)
 - PINUS NIGRA / AUSTRIAN PINE (M)
 - QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK (M)
 - ROBINA AMBIGUA 'PURPLE ROBE' / PURPLE ROBE LOCUST (M)
 - ULMUS PROPINQUA / EMERALD SUNSHINE ELM (M)
 - VITEX AGNUS-CASTUS / CHASTE TREE (M)

- SHRUBS**
- ACHILLEA 'MOONSHINE' / MOONSHINE YARROW (L)
 - ARTEMISIA FILIFOLIA / SAND SAGE (L)
 - BUDBLEIA DAVIDII 'NANHO BLUE' / DWARF BUTTERFLY BUSH (M)
 - CAESALPINIA MEXICANA / RED BIRD OF PARADISE (M)
 - CARYOPTERIS CLAND 'DARK NIGHT' / DARK NIGHT BLUE MIST (M)
 - CHRYSOTHAMNUS NAUSEOSUS 'BLUE' / BLUE CHAMISA (L+)
 - DASYLIRON WHEELERI / DESERT SOTOL (M)

- GRASSES**
- CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER REED GRASS (M)
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS (M)
 - STIPA TENUISSIMA / MEXICAN FEATHER GRASS (M)

- GROUNDCOVERS**
- JUNIPERUS HORIZONTALIS / BAR HARBOR CREEPING JUNIPER (M)
 - RHUS TRILOBATA / AUTUMN AMBER THREE LEAF SUMAC (M)
 - SANTOLINA VIRENS / GREEN SANTOLINA (M)

- MOSS ROCK BOULDERS 3' X 3' MIN.
- RE-VEGETATION SEEDING CONSISTENT WITH THE EXISTING CONDITIONS.
- ROCK MULCH
- TURF

INSPIRATION

LANDSCAPE PLAN

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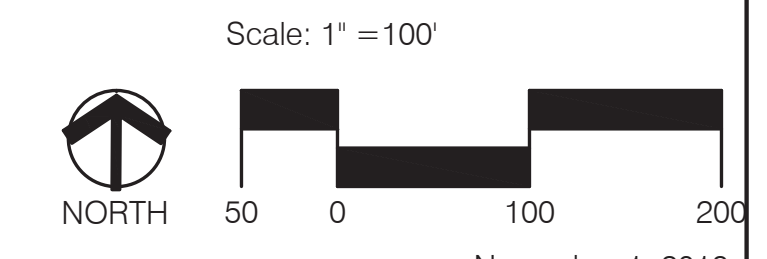
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PARK CONCEPT
 THIS IS A GENERAL CONCEPT AND IS SUBJECT TO REFINEMENT AS THE PROJECT DESIGN AND GRADING ARE FINALIZED.



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 5S. 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

1. EXISTING TOPO CONTOURS ARE SHOWN AT 5' INTERVALS.
2. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE WESTLAND MASTERPLAN.
3. 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

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INSPIRATION

CONCEPTUAL GRADING AND DRAINAGE PLAN

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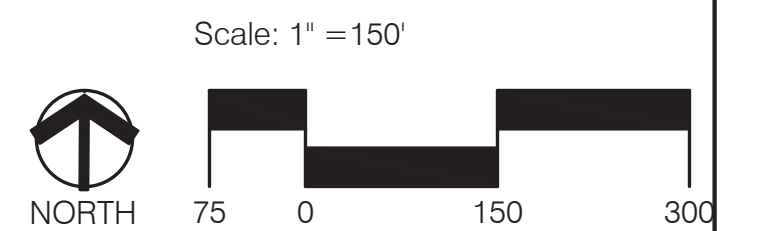
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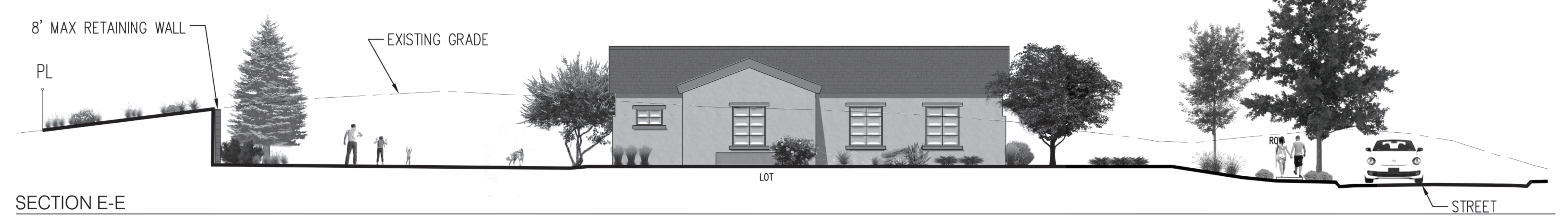
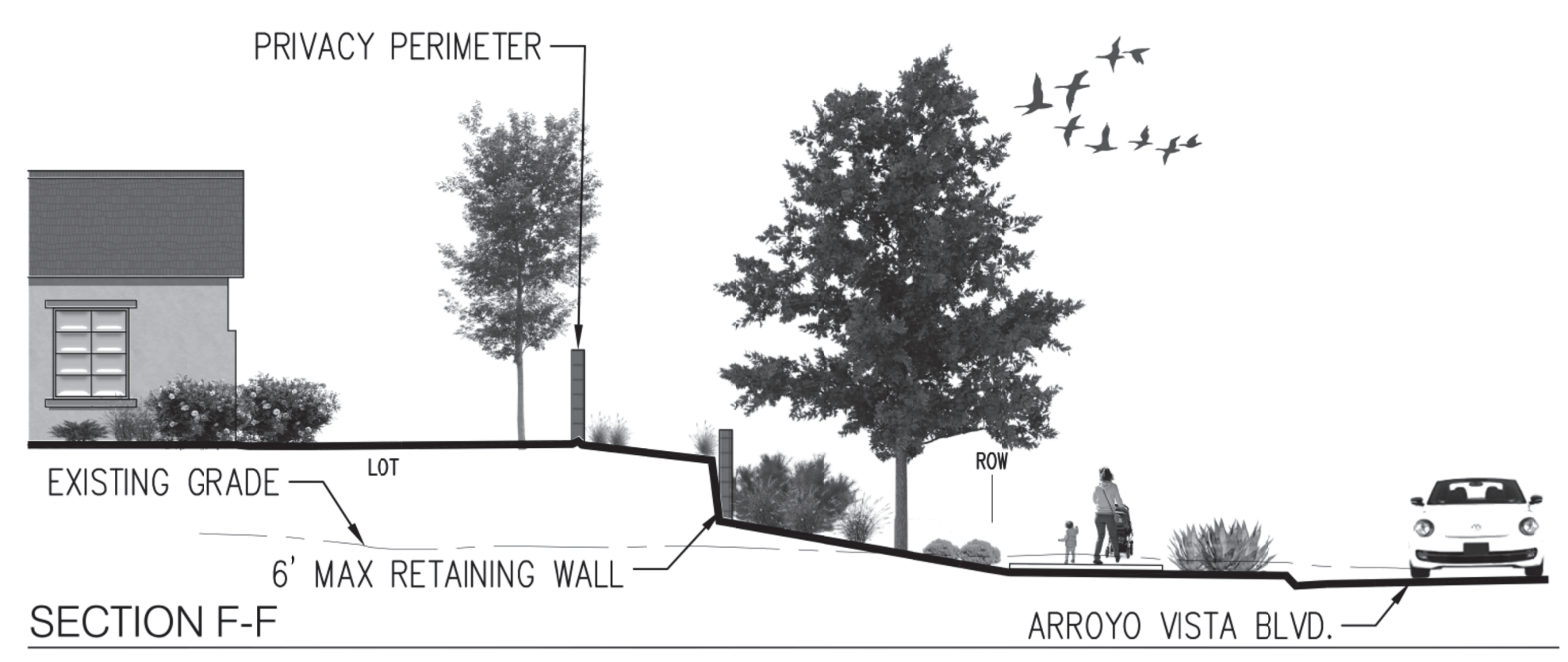
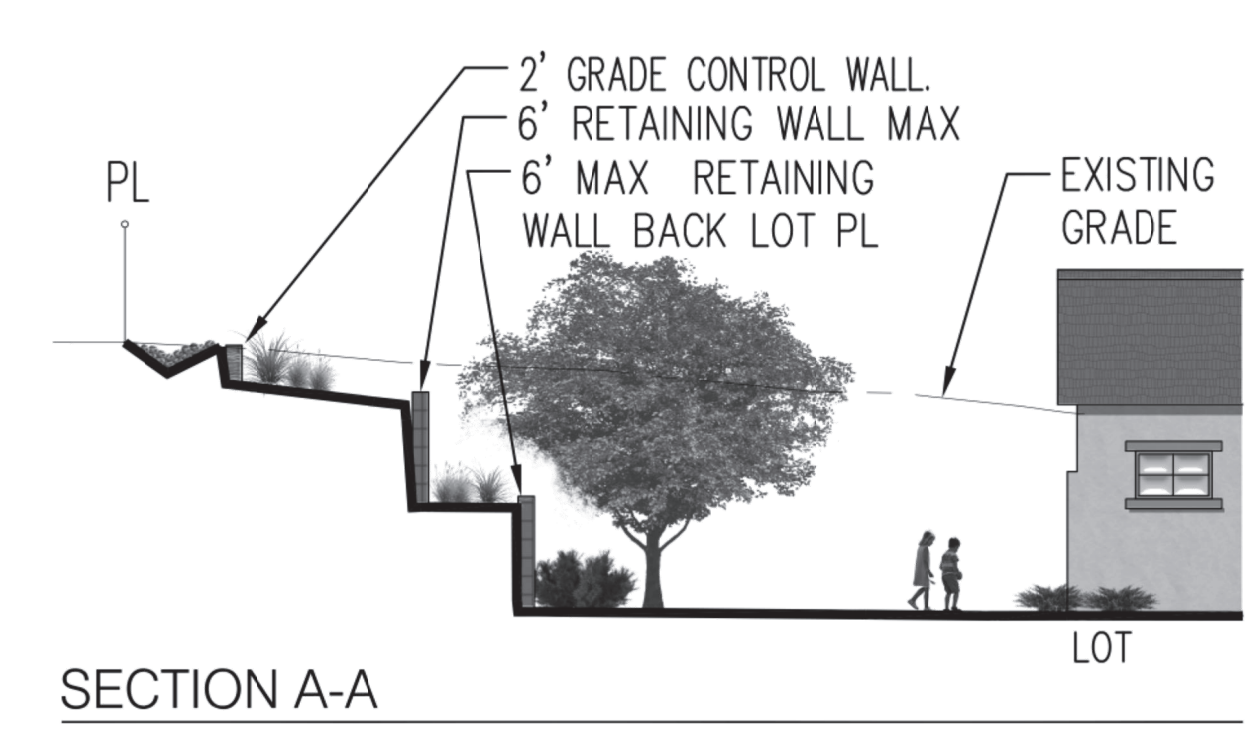
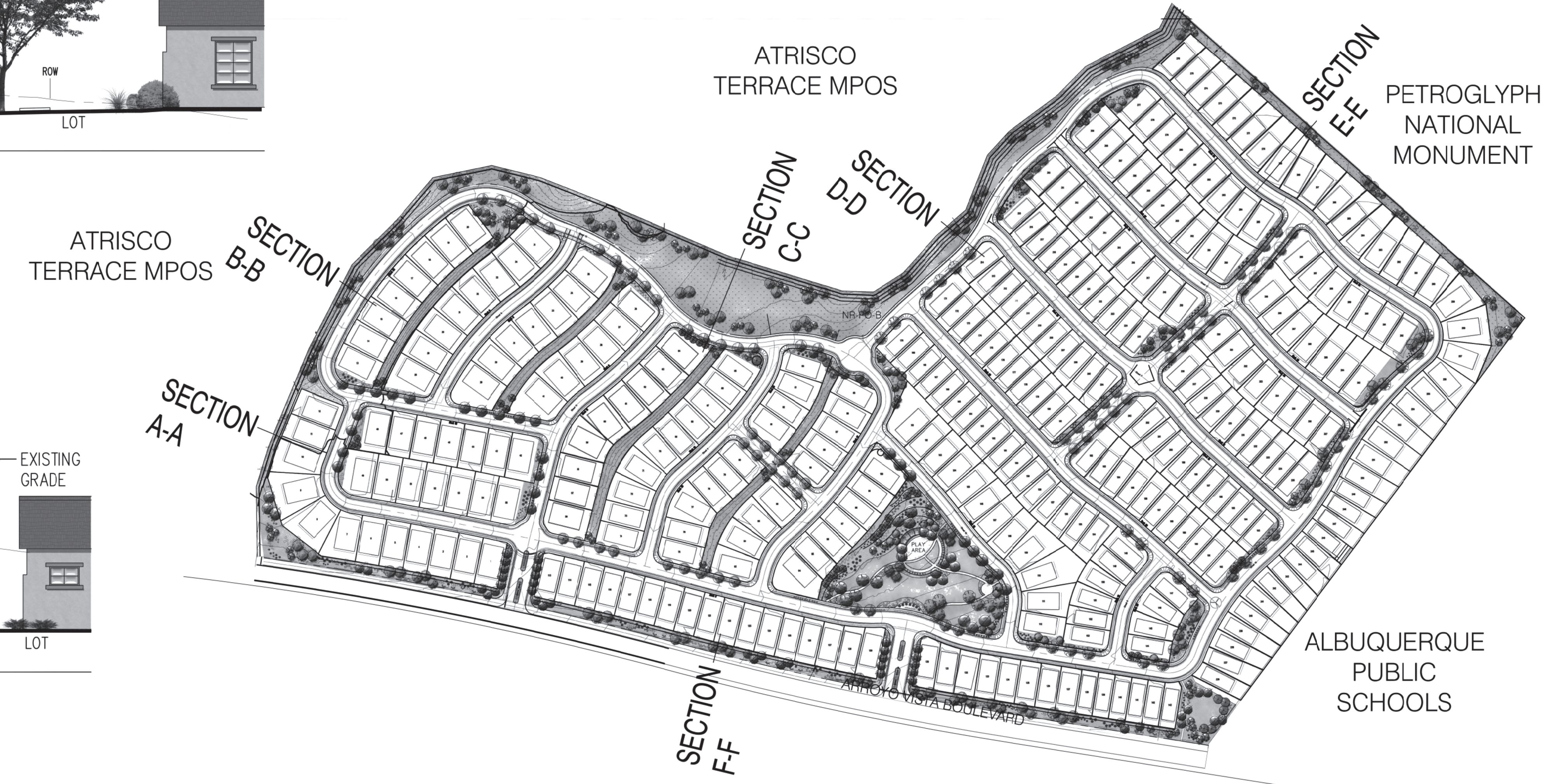
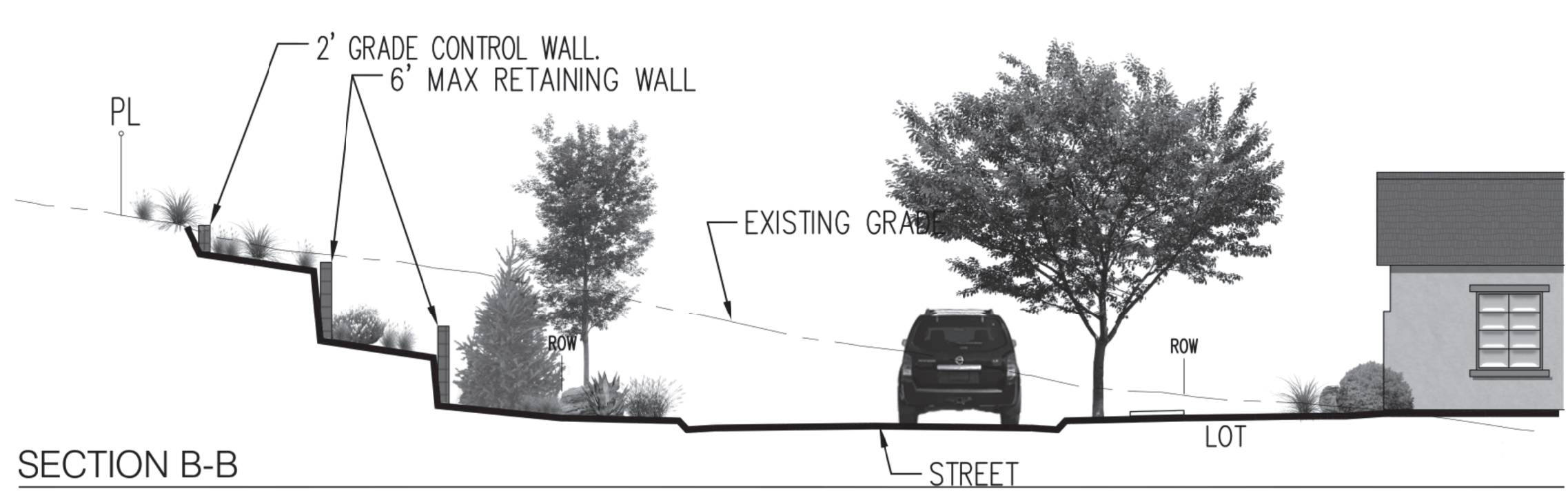
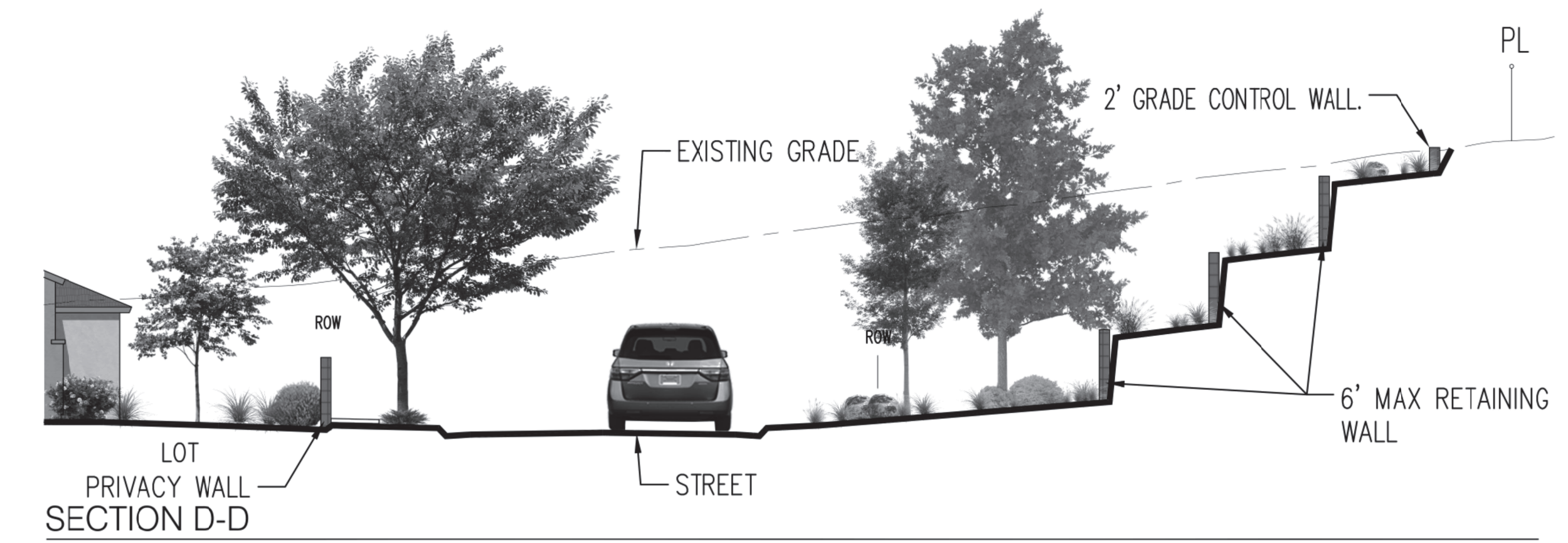
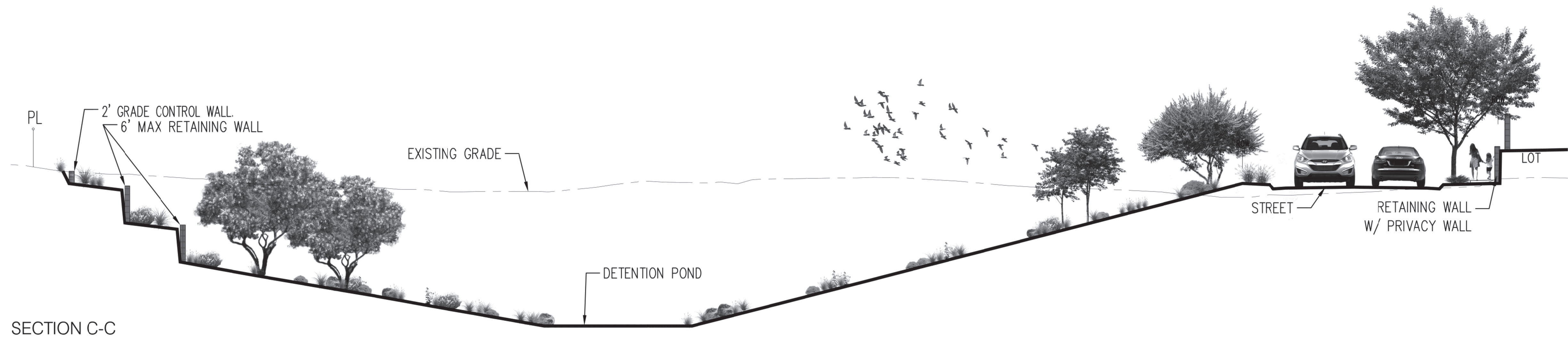
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INSPIRATION

GRADING CROSS SECTIONS

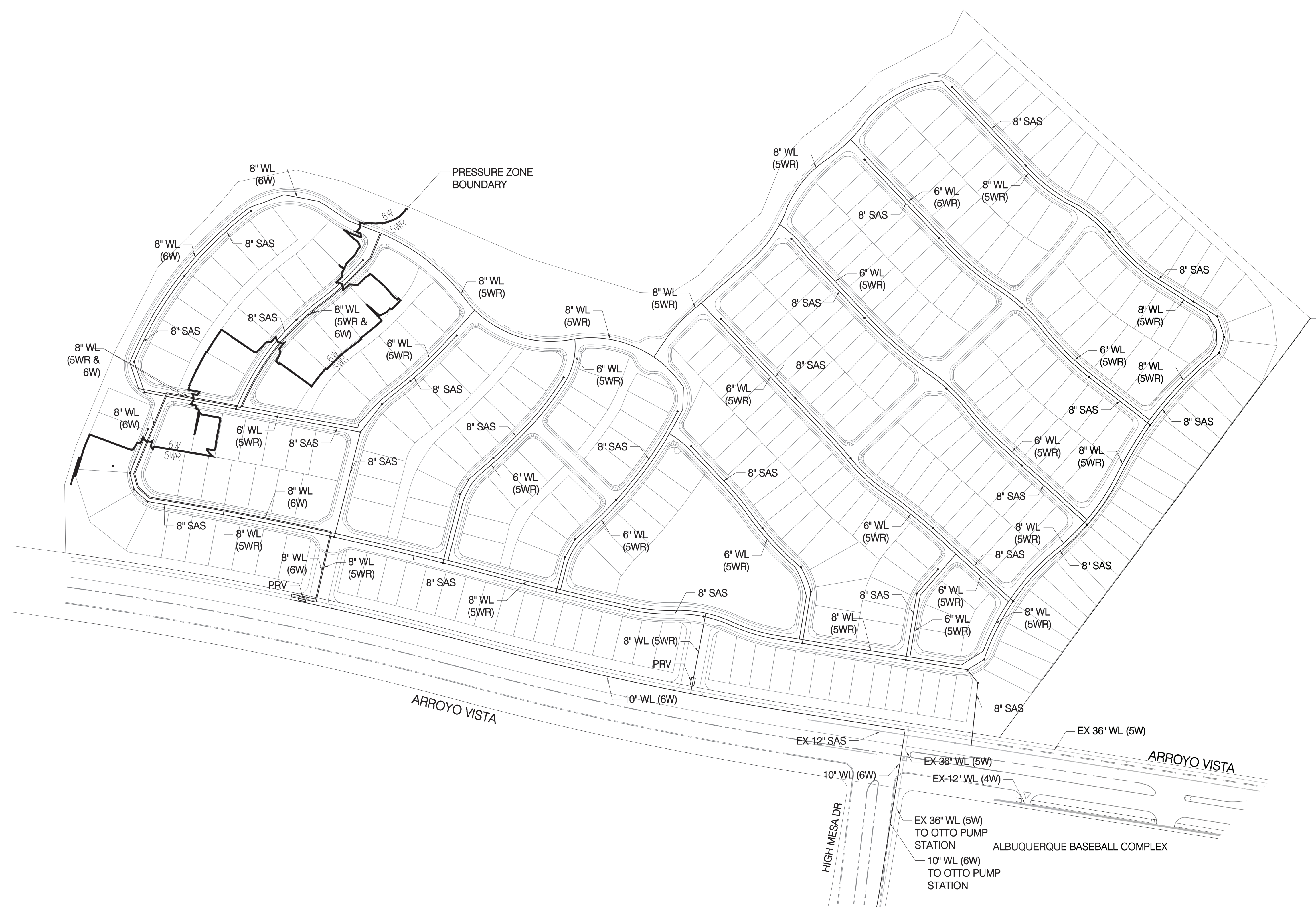
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Scale: 1" = 200'

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NORTH

November 1, 2018
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 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 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	----

Tue, 30-Oct-2018 - 6:54pm, Plotted by: AORTIZ
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INSPIRATION

UTILITY PLAN

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