

August 13, 2020

Ms. Jolene Wolfley, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Inspiration Subdivision – Preliminary Plat (PR-2019-001759)

Dear Ms. Wolfley:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Proof of Neighborhood meeting
- Copy of each of the Preliminary Plat and Grading Plan
- Infrastructure List
- Proposed street cross sections
- Site Sketch
- Sidewalk Deferral and Waiver
- Letter from the Office of Neighborhood Coordination and Neighborhood Coordinate
- DR/WS and TIS forms
- Traffic Distribution Layout
- Submittal Fees

This preliminary plat is being resubmitted as a result of the approval period lapsing. The preliminary plat would have applied for an extension but to due the current pandemic the time when we would have applied was during when businesses and schools where being closed. Everyone one was transitioning to an online work environment and DRB not having DRB meetings.

The previously approved preliminary plat proposed a single family detached residential gated development on an 88-acre property. The project consists of 327 subdivided lots with common areas, including a private park to be developed in 6 phases. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

There is an EPC approved site plan which has not expired. We are not proposing any changes from the original submittal. Currently, Phase 1A, 1B and 1C have final plats that have been approved and recorded. Grading has been completed for all six phases. (the entire site has been graded in accordance with the approved grading plan) Phases 1A, 1B and 1C

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Ms. Wolfley
August 13, 2020
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are currently under construction and are almost complete. Phase 2A, 2B and 2C construction plans are complete with substantial approvals at the DRC. There is also an approved grading plan and drainage report through City Hydrology (enclosed are the approval letters for preliminary plat, grading permit and work order) and an approved TIA through City Transportation. We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive style with a large initial "Y".

Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input checked="" type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Pulte Development of New Mexico		Phone: 505-341-9850
Address: 7601 Jefferson St NE Suite 320		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannon Huston INC.		Phone: (505) 823-1000
Address: 7500 Jefferson St. NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST
Resubmittal of Previously Approved Preliminary Plat

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A of Inspiration Subdivision and Tract B-1 of Inspiration Subdivision Phase 1A	Block:	Unit:
Subdivision/Addition: Watershed Subdivision	MRGCD Map No.:	UPC Code: 100705841947510201
Zone Atlas Page(s): H-07, J-08, & J-07	Existing Zoning: PC	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 158	Total Area of Site (acres): 40.24

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Arroyo Vista	Between:	and: 118th/High Mesa

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Yolanda Padilla Moyer</i>	Date: 08-13-2020
Printed Name: Yolanda Padilla Moyer, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Sign Posting Agreement

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (10 copies, 24" x 36" folded)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List
- Cross sections of proposed streets (3 copies, 11" x 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Signed** Pre-Annexation Agreement if Annexation required
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- TIS Traffic Impact Study Form

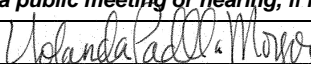

EXTENSION OF PRELIMINARY PLAT

MAJOR INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- Proof of Pre-Application Meeting with City staff (not required for extension of an IIA)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of DRB approved infrastructure list
- Copy of the Official DRB Notice of Decision for the original approval
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to applicable Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Note: Only one extension for a time not to exceed the original period of validity is allowed before re-application for a new preliminary plat.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.		
Signature: 	Date: 8-13-2020	
Printed Name: Yolanda Padilla Moyer	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____
APPOINTMENT DATE & TIME: _____		

Applicant Name: Yolanda Moyer Phone#: 505-798-7945 Email: ypadilla@bhinc.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 88.71 Ac Existing Zoning: PC Proposed Zoning: no change

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: Westland Master Plan

Residential – Type and No. of Units: Single family Detached, approx 327 units

Non-residential – Estimated building square footage: n/a No. of Employees: n/a

Mixed-use – Project specifics: n/a

LOCATION OF REQUEST:

Physical Address: not assigned Zone Atlas Page (Please identify subject site on the map and attach) J-7, J-8

H-7

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

single family detached residential development consisting of approx. 327 lots with private common areas which include private open space and a private park. The community will be gated.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

We asked the questions below for the EPC PRT. We believe they were answered during the EPC process but wanted to make sure City Staff doesn't have any additional concerns.

1. Confirm that the PC zoning requirements refer to the Westland Master Plan for home design requirements. 2. Are there additional restrictions to design requirements for lots and improvements near or abutting the Petroglyph Monument and/or City Open Space? 3. The proposed development plan shows a roadway and open space adjacent to a significant portion of the open space. This occurs where offsite drainage can be collected and controlled as it impacts the development. Homes backing the open space are not subject to offsite storm water flows. 4. Please provide comment on issues associated with the development plan relative to the abutting open space areas.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-360 Date: 12/17/18 Time: 2:30 PM

Address: Arroyo Vista + 118th St. NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Michael Vos

Code Enforcement: Jacobo Martinez

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: 327 lot subdivision

SITE INFORMATION:

Zone: PC Size: 88.71 acres

Use: single-family residential Overlay Zone: NW Mesa VPO-2

Comp Plan Area Of: Consistency Comp Plan Corridor: N/A

Comp Plan Center: N/A MPOS or Sensitive Lands: Yes

Parking: 5-5, Table 5-5-1 MR Area: N/A

Landscaping: 5-6 Street Trees: _____

Use Specific Standards: 4-3(B)(i) + Westland Plan

Dimensional Standards: Westland Plan + Site Plan-EPC

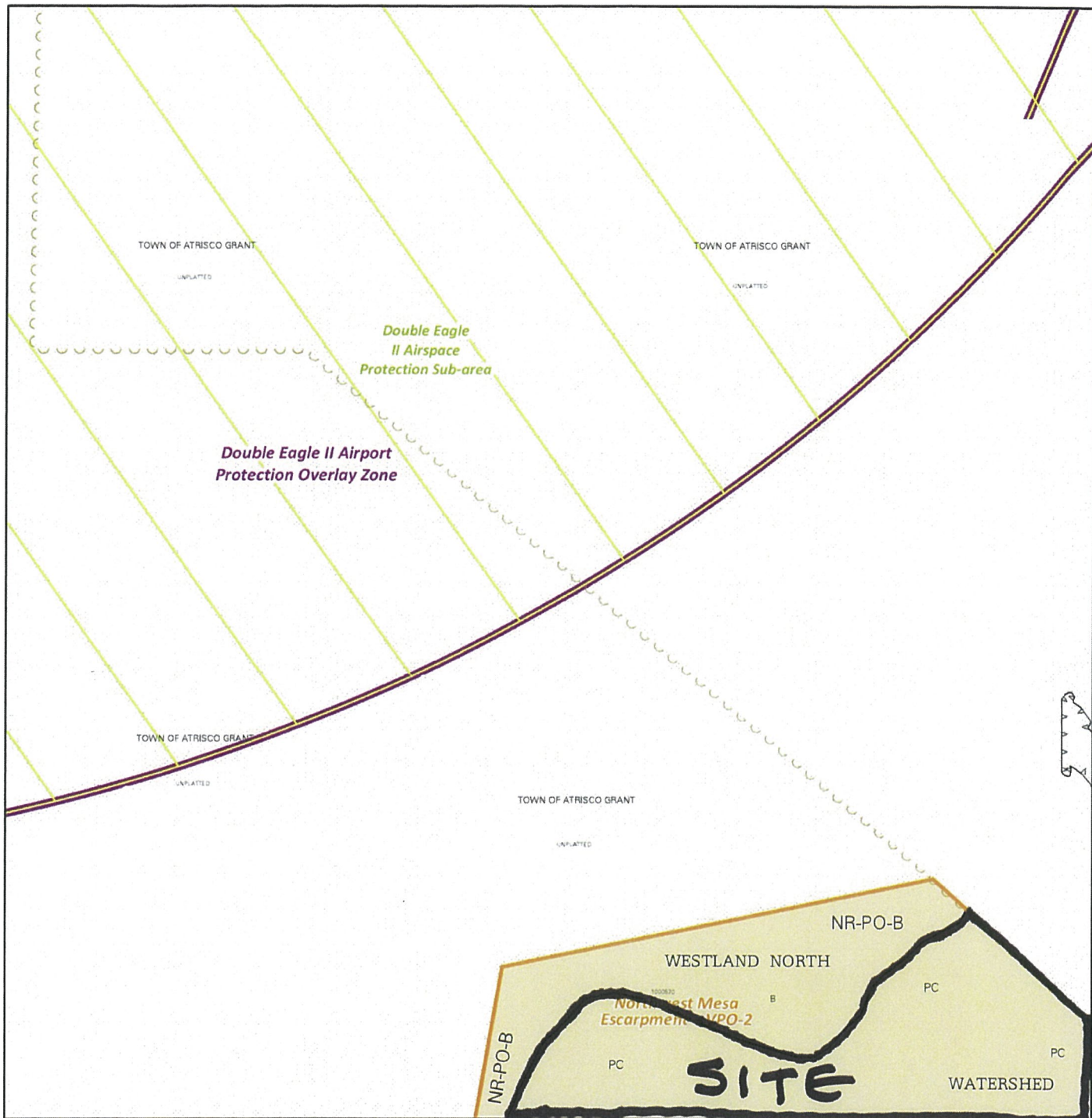
*Neighborhood Organization/s: Westside Coalition

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

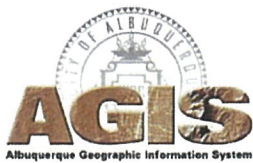
Type of Action: Subdivision of Land - Major

Review and Approval Body: DRB Is this PRT a requirement? Sketch Plan

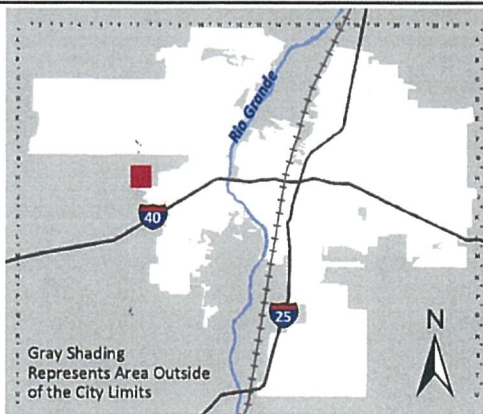


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-07-Z


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



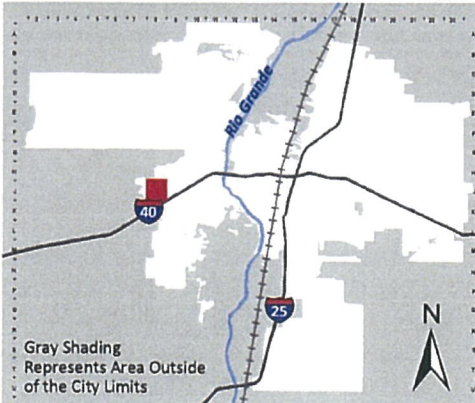


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IDO Zone Atlas May 2018



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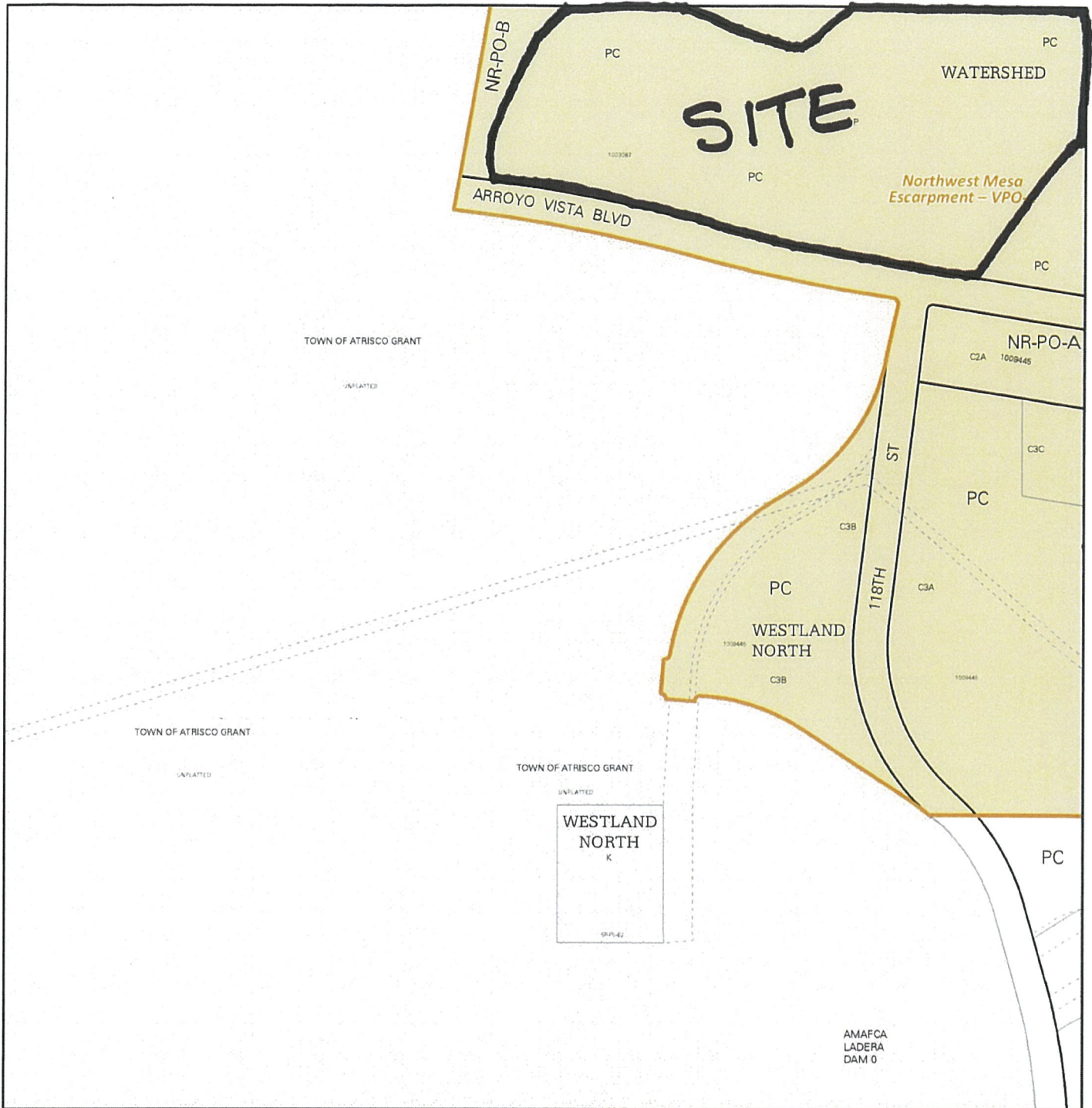


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
J-08-Z


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

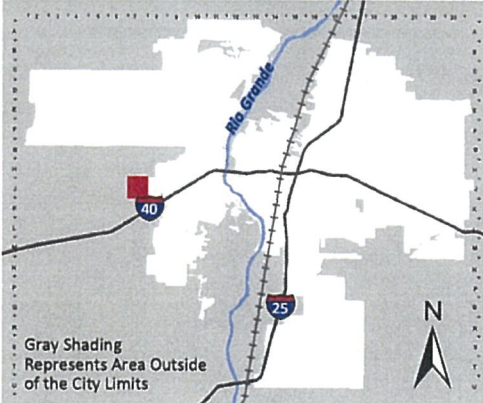


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
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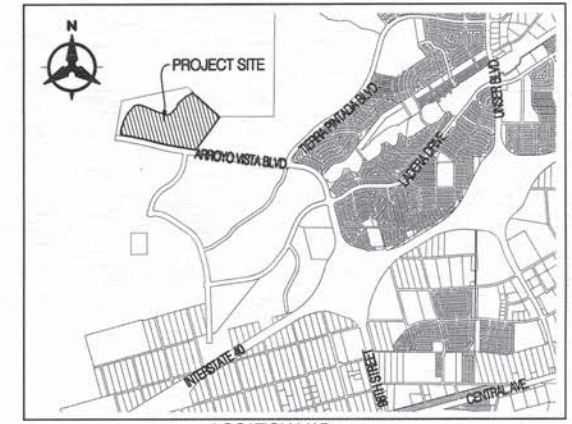
Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-07-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

REMAINING PHASES



LOCATION MAP
SCALE: 1"=3000'
Zone Atlas Index Number: H-7, J-7

PLAT IS LOCATED WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14271".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Steven M. Pancher P.S. 12/21/18
CITY SURVEYOR DATE

OWNER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GARRETT DEVELOPMENT CORPORATION

ITS: AGENT

Ted E. Garrett

BY:

NAME: *TED E. GARRETT*

TITLE: *VICE PRESIDENT*

DATE: *DECEMBER 26, 2018*

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROJECT SITE



ACS BRASS TABLET "BH_41"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,496,608.828 U.S. SURVEY FEET
E=1,491,701.376 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.99967093
DELTA ALPHA = -01709.70"

PARCEL B
WESTLAND NORTH
FILED: DEC. 27, 2000
(2000C-316)

ATRISCO
WATERSHED SUBDIVISION
FILED: JUNE 9, 2006
(2005C-198)

TRACT N-1
WATERSHED SUBDIVISION
FILED: MAY 9, 2012
(2012C-58)

TOWN OF ATRISCO GRANT
UNPLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

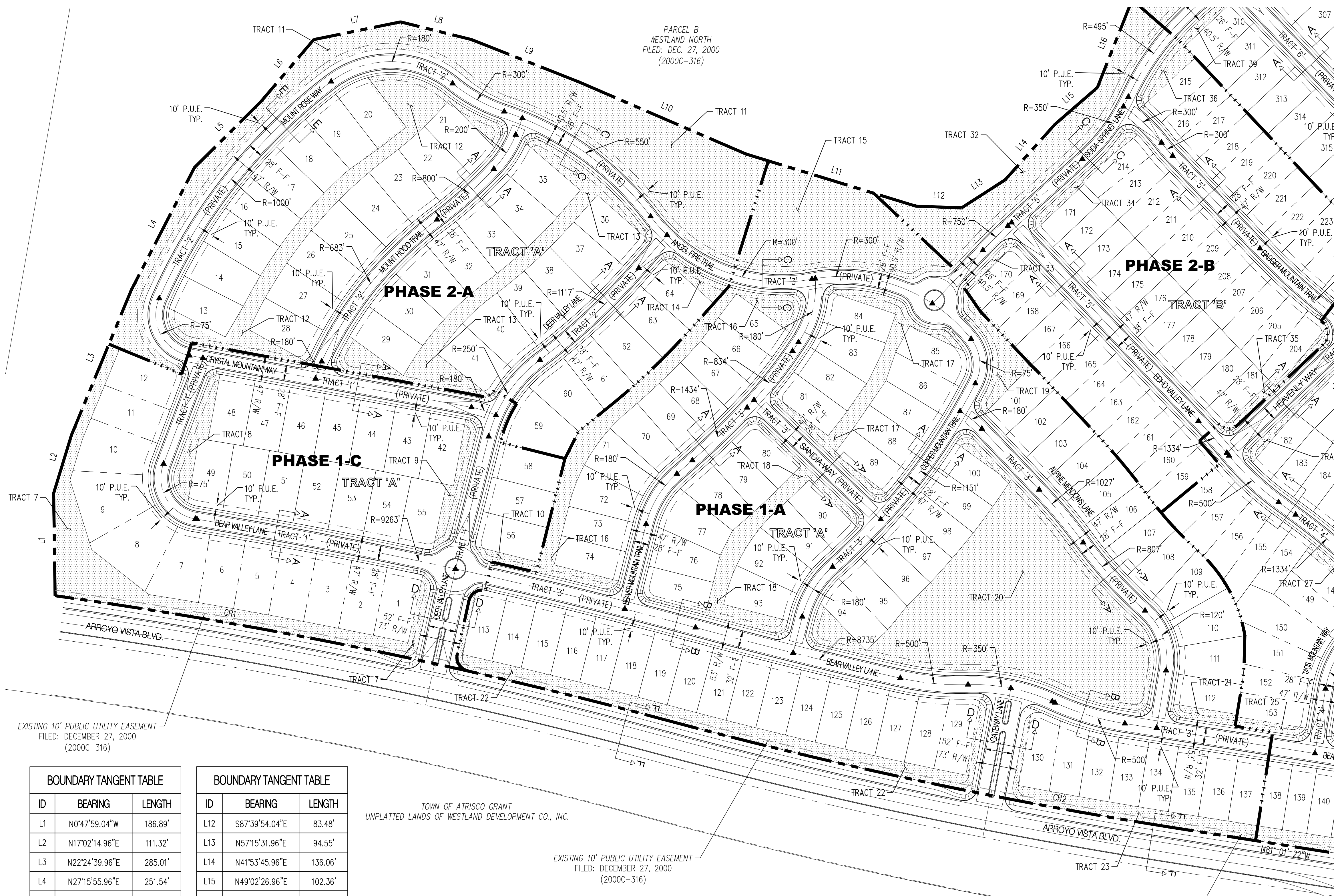
PRELIMINARY PLAT
INSPIRATION

(REPLAT OF TRACT A & B
INSPIRATION SUBDIVISION)

ALBUQUERQUE, NEW MEXICO

APRIL, 2019

ACS BRASS TABLET "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063 U.S. SURVEY FEET
E=1,491,190.819 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999675005
DELTA ALPHA = -01712.26"
NAVD 1988 ELEVATION = 5319.688 U.S. SURVEY FT



ID	BEARING	LENGTH
L1	N0°47'59.04"W	186.89'
L2	N17°02'14.96"E	111.32'
L3	N22°24'39.96"E	285.01'
L4	N27°15'55.96"E	251.54'
L5	N45°14'06.96"E	169.99'
L6	N40°28'05.96"E	149.01'
L7	N78°27'15.96"E	161.28'
L8	S76°00'04.04"E	132.77'
L9	S68°29'05.04"E	210.31'
L10	S66°39'16.04"E	331.92'
L11	S72°56'24.04"E	323.37'

ID	BEARING	LENGTH
L12	S87°39'54.04"E	83.48'
L13	N57°15'31.96"E	94.55'
L14	N41°53'45.96"E	136.06'
L15	N49°02'26.96"E	102.36'
L16	N21°36'15.96"E	157.88'
L17	N42°22'21.96"E	85.02'
L18	N53°14'38.96"E	163.54'
L19	N44°16'51.96"E	107.64'
L20	N62°13'40.96"E	223.17'
L21	N26°24'54.96"E	74.49'

ID	ARC	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
CR1	1130.78'	9090.00'	7°07'39"	566.12'	1130.05'	N78° 30' 40"W
CR2	944.75'	8910.00'	6°04'31"	472.82'	944.31'	N77° 59' 06"W

PRELIMINARY PLAT
INSPIRATION
(REPLAT OF TRACT A & B
INSPIRATION SUBDIVISION)
ALBUQUERQUE, NEW MEXICO

APRIL, 2019

LEGAL DESCRIPTION:
A REPLAT OF:
TRACT 'A' AND TRACT 'B'
INSPIRATION SUBDIVISION
FILED: FEBRUARY 4, 2019 (2019C-0009)

1. EXISTING ZONING: SEE APPROVED SITE DEVELOPMENT PLAN
PROPOSED ZONING: SEE APPROVED SITE DEVELOPMENT PLAN
PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
EXISTING TRACT 'A' = 61.6821 ACRES
TRACT 'B' = 26.9990 ACRES

ACREAGE:

PHASE	TRACT	ACRES	ENCUMBERED BY EASEMENT
PHASE 1-A	TRACT '15'	1.1385	B, E
	TRACT '16'	0.5797	B
	TRACT '17'	0.3417	B
	TRACT '18'	0.3642	B
	TRACT '19'	0.2104	B
	TRACT '20'	2.6335	B
	TRACT '21'	0.0562	B
	TRACT '22'	0.6615	B
	TRACT '23'	0.3022	B
	TRACT '3'	5.1590	A, C, D
PHASE 1-B	TRACT '24'	0.6559	B, E
	TRACT '25'	0.0466	B
	TRACT '26'	0.2325	B
	TRACT '27'	0.0539	B
	TRACT '28'	0.0576	B
	TRACT '29'	0.0513	B
	TRACT '30'	0.0880	B
	TRACT '31'	0.0483	B
	TRACT '4'	3.2717	A, C, D
	PHASE 1-C	TRACT '7'	0.9075
TRACT '8'		0.1440	B
TRACT '9'		0.1234	B
TRACT '10'		0.0484	B
TRACT '1'		2.1466	A, C, D
PHASE 2-A	TRACT '11'	2.5254	B, E
	TRACT '12'	0.7173	B
	TRACT '13'	0.6670	B
	TRACT '14'	0.0611	B
	TRACT '2'	2.6137	A, C, D
	PHASE 2-B	TRACT '32'	0.8670
TRACT '33'		0.0231	B
TRACT '34'		0.0711	B
TRACT '35'		0.0748	B
TRACT '36'		0.0848	B
TRACT '37'		0.1032	B
TRACT '5'		1.6479	A, C, D
PHASE 2-C	TRACT '38'	1.8763	B, E
	TRACT '39'	0.0396	B
	TRACT '40'	0.0309	B
	TRACT '41'	0.1405	B
	TRACT '42'	0.0831	B
	TRACT '43'	0.0127	B
	TRACT '44'	0.0345	B
	TRACT '45'	0.1251	B
	TRACT '46'	0.1533	B
	TRACT '6'	3.6983	A, C, D

3. MINIMUM LOT DIMENSIONS: 45'x115', 55'x115', 65'x115'
MINIMUM LOT AREA: 5175 S.F. 6325 S.F. 7475 S.F.

4. TRACTS 1 THROUGH 6 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN 'INSPIRATION SUBDIVISION'.

5. LOT SETBACKS: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

6. PROPOSED SOLAR ACCESS PROVISIONS, SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.

8. TRACT '1' THROUGH TRACT '46' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

9. TRACTS 11, 15, 32, & 38, CONTAIN A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

10. TRACTS '7' - '46' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

EASEMENT LEGEND

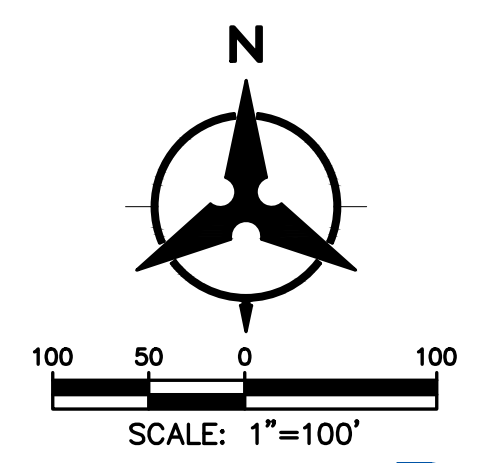
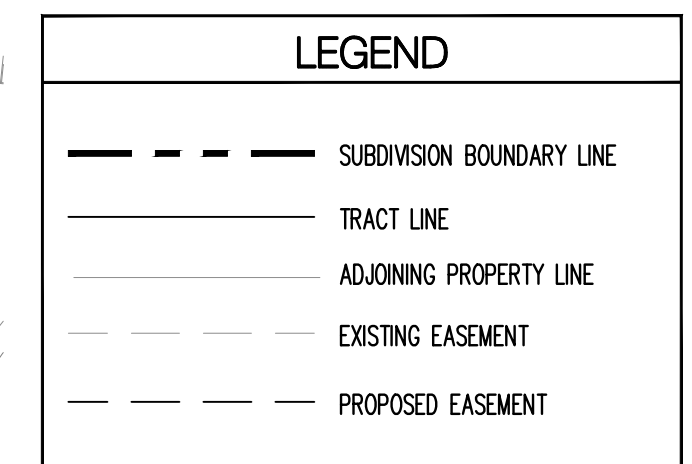
A PRIVATE DRAINAGE EASEMENT SEE NOTE 4

B PRIVATE DRAINAGE EASEMENT SEE NOTE 10

C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4

D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

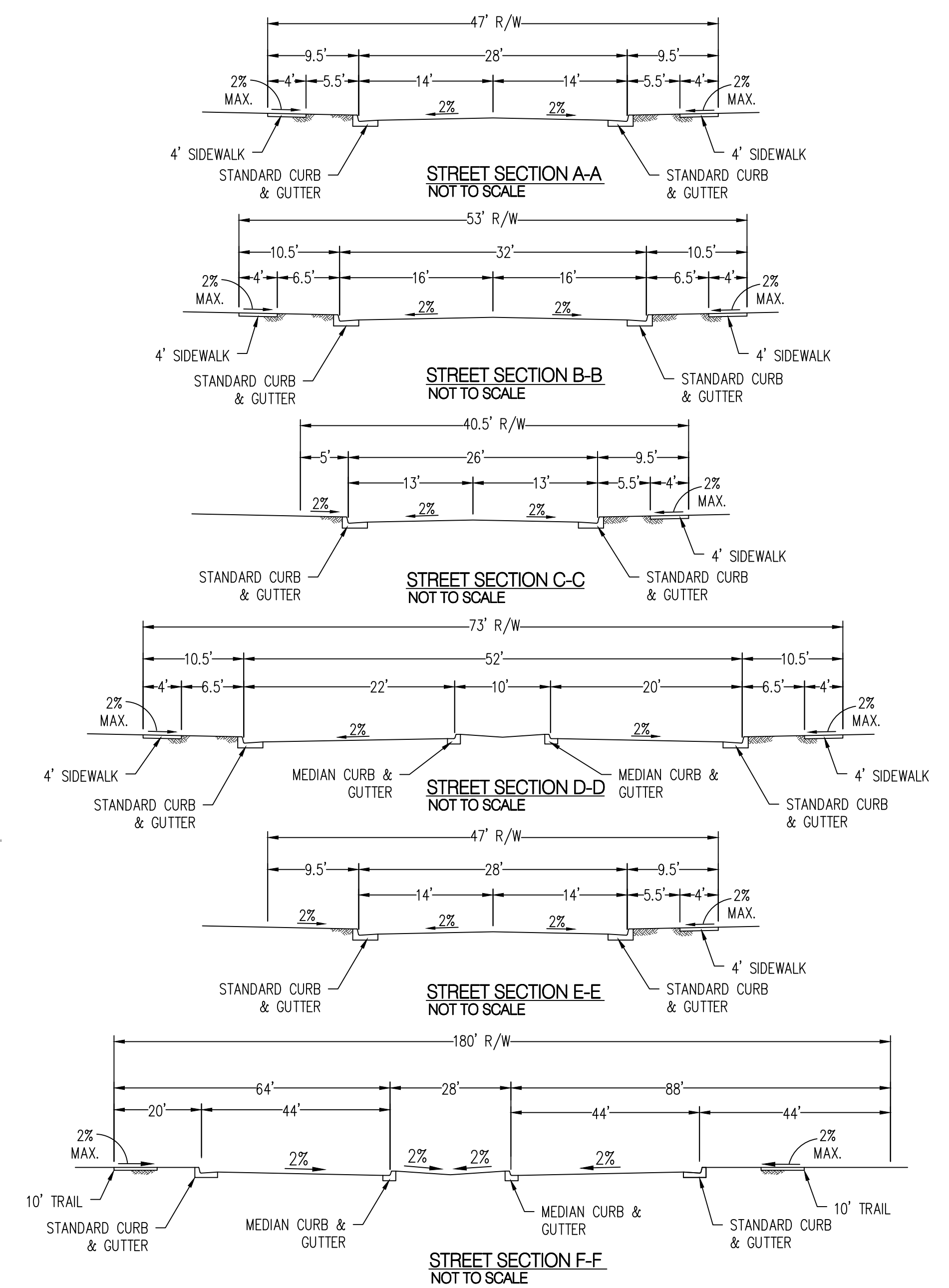
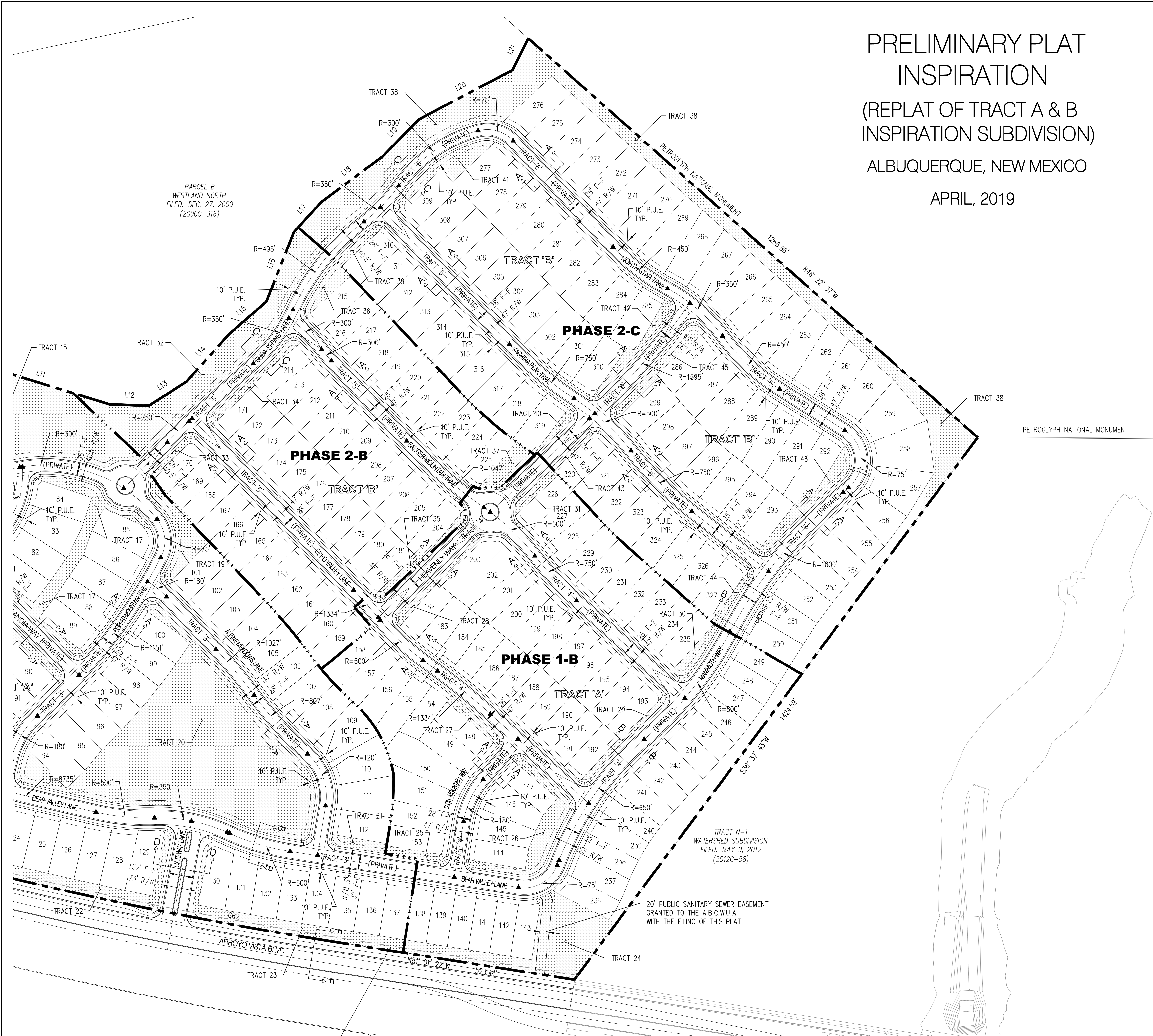
E CROSS LOT DRAINAGE EASEMENT FOR THE BENEFICIARY OF PARCEL B, WESTLAND NORTH.



Thu, 16-May-2019 - 5:13:pm, Plotted by: AROMERO
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PRELIMINARY PLAT INSPIRATION (REPLAT OF TRACT A & B INSPIRATION SUBDIVISION) ALBUQUERQUE, NEW MEXICO

APRIL, 2019

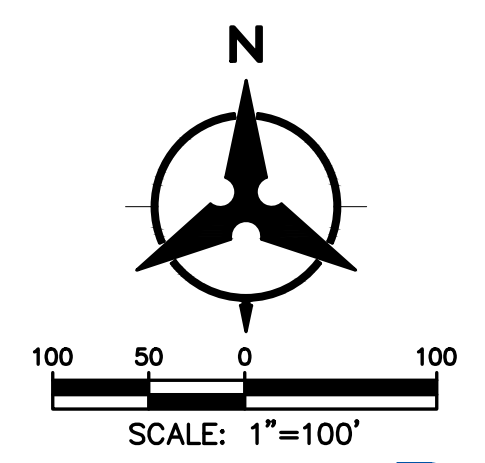


DRAINAGE FACILITIES MAINTENANCE NOTES:

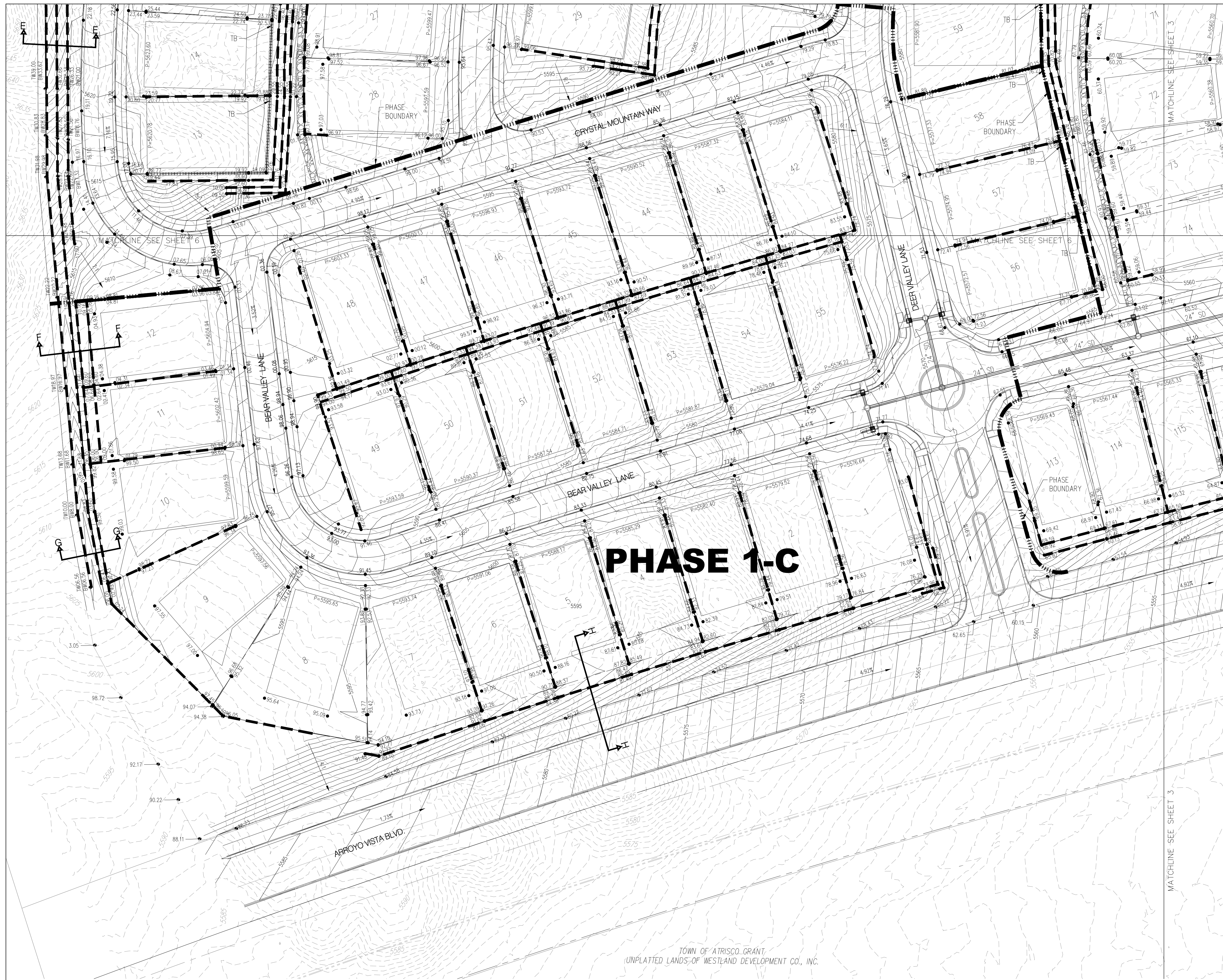
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE, NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.



THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT



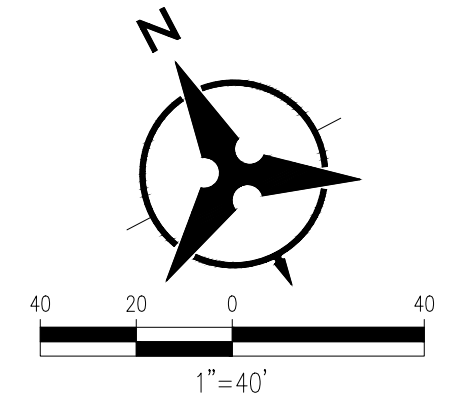
SHEET 3 of 3



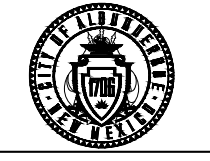
 COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64


LEGEND

PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	● EX 5235.25
PROPOSED CONTOUR	— 5025 —
EXISTING STORM DRAIN LINE	— — — — —
PROPOSED STORM DRAIN INLET	□
PROPOSED STORM DRAIN LINE	— — — — —
PROPOSED STORM DRAIN MANHOLE	○
PROPOSED WATER BLOCK	⊞
RETAINING WALL	— — — — —
PAD	10 P=5300.00
TURNED BLOCK	TB
STREET SLOPE	XX ↘



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 CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT		INSPIRATION SUBDIVISION	
		GRADING PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	2	13

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	DATE	JSC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
		BY	DATE	GEOGRAPHIC POSITION (NAD 83)	INSPECTOR'S ACCEPTANCE BY	DATE	DATE
				N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N=1487364.063 E=1491190.819	DRAWINGS BY	DATE	DATE
				GROUND TO GRID = 0.999675005 DELTA ALPHA = -007712.26"	MICRO-FILM INFORMATION	NO.	DATE
				NAVD 1988 ELEVATION = 5319.688			



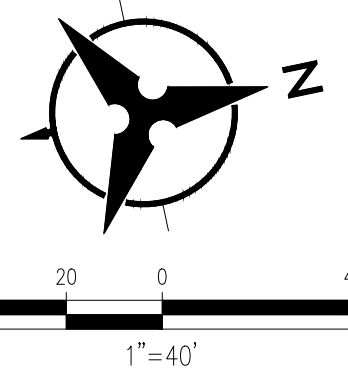
PHASE 1-A

PARK GRADING IS CONCEPTUAL. EXACT GRADING WILL BE SUBMITTED WITH LANDSCAPE PLAN

COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64

LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR ——— 5025
- EXISTING STORM DRAIN LINE ———
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER BLOCK
- RETAINING WALL
- PAD
- TURNED BLOCK
- STREET SLOPE



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	4	13

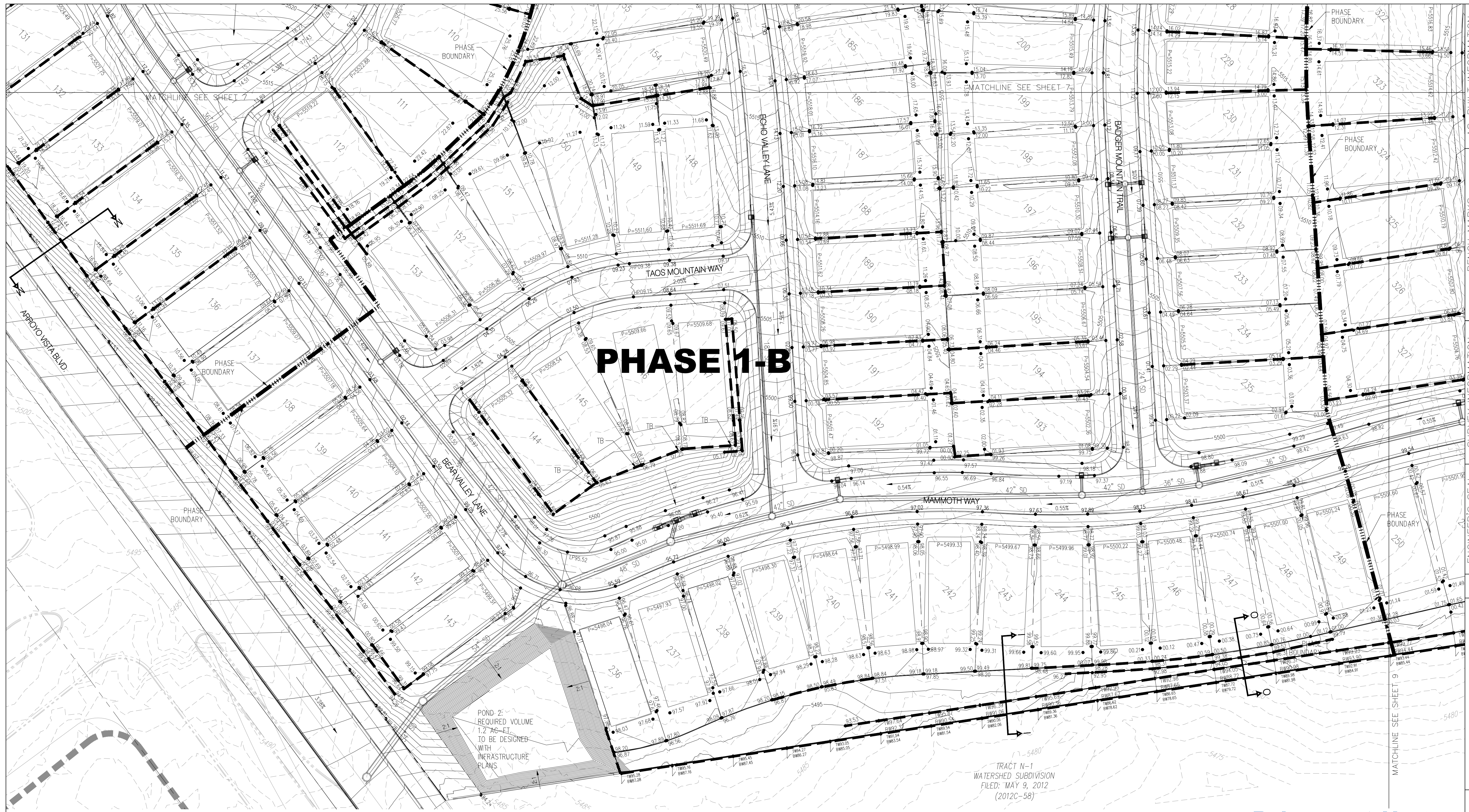
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JSC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
GEOGRAPHIC POSITION (NAD 83)	INSPECTED BY	DATE	DATE
N.M. STATE PLANE COORDINATES	INSPECTOR'S ACCEPTANCE BY	DATE	DATE
(CENTRAL ZONE)	VERIFICATION BY	DATE	DATE
N=1487364.063 E=1491190.819	DRAWINGS BY	DATE	DATE
GROUND TO GRID = 0.999675005	MICRO-FILM INFORMATION	DATE	DATE
DELTA ALPHA = -007712.26"	RECORDED BY	DATE	DATE
NAVD 1988 ELEVATION = 5319.688	NO.	DATE	DATE

SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	NO.	DATE



ENGINEER'S SEAL		REVISIONS	
NO.	DATE	BY	DATE

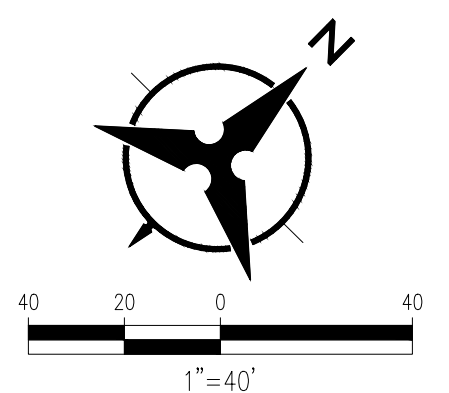
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 Thu, 6-Jun-2019 - 2:09:pm, Plotted by: AROMERO



PHASE 1-B

COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64

- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR — 5025 —
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE ————
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK [Wavy line symbol]
 - RETAINING WALL [Hatched area symbol]
 - PAD [Box with 10 and P=5300.00]
 - TURNED BLOCK [TB symbol]
 - STREET SLOPE [XX' symbol]



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BHI JOB NO. 20190120

BENCH MARKS		AS-BUILT INFORMATION	
US&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
GEOGRAPHIC POSITION (NAD 83)	INSPECTED BY	DATE	DATE
N.M. STATE PLANE COORDINATES	ACCEPTANCE BY	DATE	DATE
(CENTRAL ZONE)	VERIFICATION BY	DATE	DATE
N=1487364.063 E=1491190.819	DRAWINGS BY	DATE	DATE
GROUND TO GRID = 0.999675005	MICRO-FILM INFORMATION	NO.	DATE
DELTA ALPHA = -001712.26"	RECORDED BY	NO.	DATE
NAVD 1988 ELEVATION = 5319.688			

FIELD NOTES	
NO.	BY



NO.	DATE	REMARKS	BY

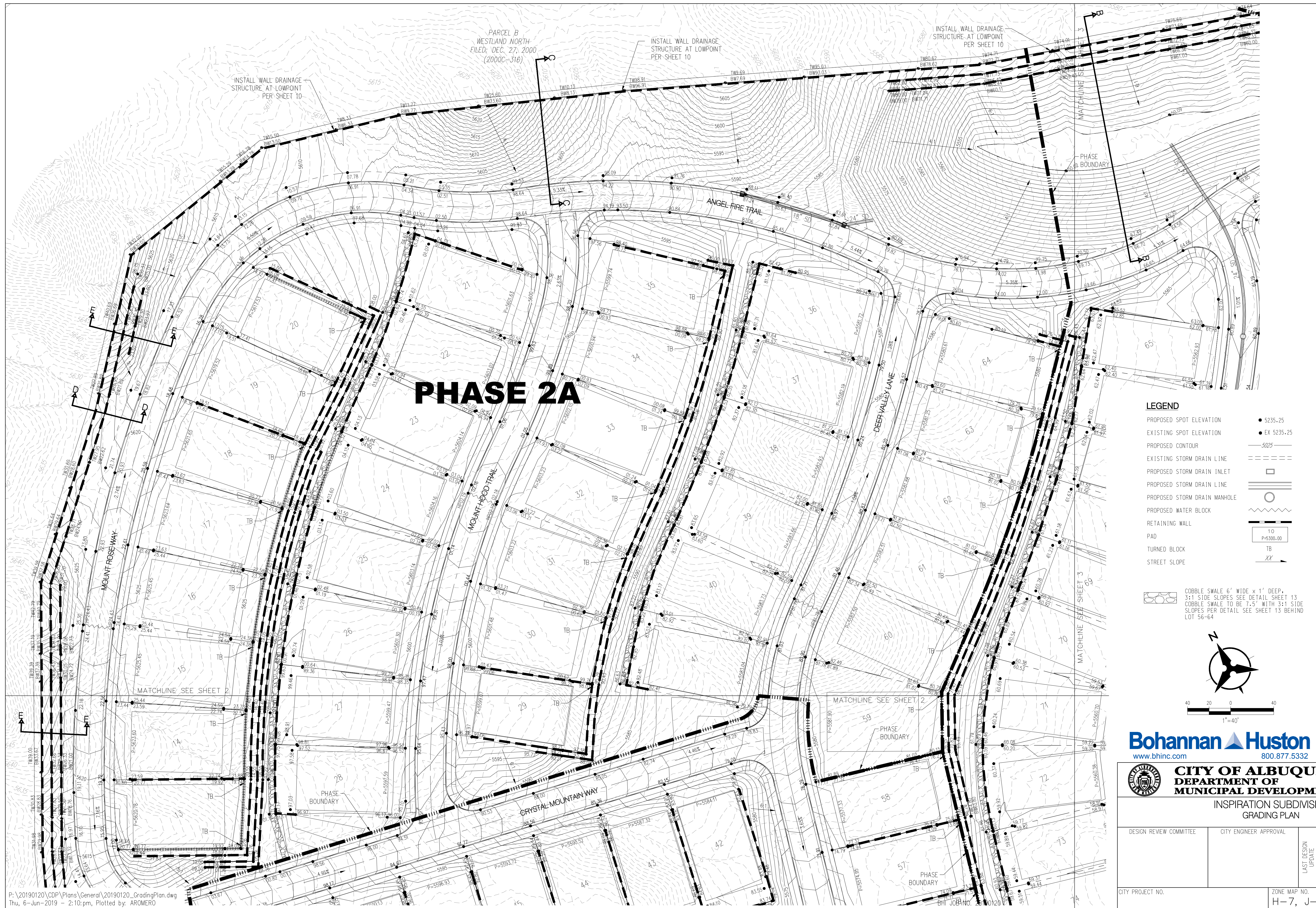
DESIGNED BY: YPM DATE: 11/18
 DRAWN BY: AR DATE: 11/18
 CHECKED BY: YPM DATE: 11/18

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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		LAST DESIGN UPDATE	
ZONE MAP NO.	SHEET	OF	
H-7, J-7	5	13	

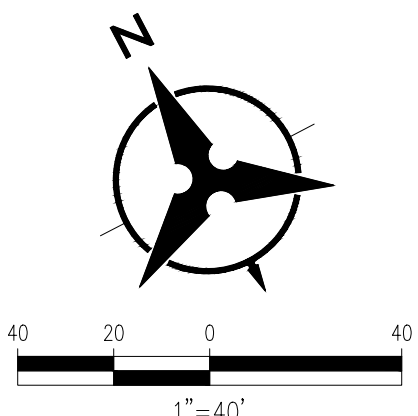


PHASE 2A

LEGEND

- PROPOSED SPOT ELEVATION ● EX 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR - - - - - 5025
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK - - - - -
- RETAINING WALL - - - - -
- PAD 10
- TURNED BLOCK TB
- STREET SLOPE XX

COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

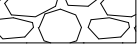
INSPIRATION SUBDIVISION
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	6	13

ENGINEER'S SEAL		SURVEY INFORMATION		AS-BUILT INFORMATION	
		NO.	DATE	CONTRACTOR	DATE
		BY	DATE	INSPECTOR'S	DATE
REVISIONS		FIELD NOTES		BENCH MARKS	
		NO.	DATE	JSC&GS BRASS DISC STAMPED "REWARD 1969"	DATE
NO. DATE DESIGNED BY YPM DATE11/18 DRAWN BY AR DATE11/18 CHECKED BY YPM DATE11/18		N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N=1487364.063 E=1491190.819		INSPECTOR'S ACCEPTANCE BY DATE VERIFICATION BY DATE DRAWINGS BY DATE MICRO-FILM INFORMATION	
		GROUND TO GRID = 0.999675005 DELTA ALPHA = -007712.26" NAVD 1988 ELEVATION = 5319.688			

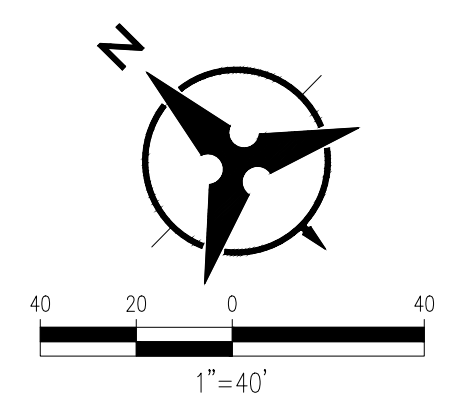
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 COBBLE SWALE 6' WIDE x 1' DEEP.
 3:1 SIDE SLOPES SEE DETAIL SHEET 13.
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64

LEGEND

PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	● EX 5235.25
PROPOSED CONTOUR	— 5025 —
EXISTING STORM DRAIN LINE	--- --- ---
PROPOSED STORM DRAIN INLET	□
PROPOSED STORM DRAIN LINE	====
PROPOSED STORM DRAIN MANHOLE	○
PROPOSED WATER BLOCK	⊞
RETAINING WALL	▬
PAD	10
TURNED BLOCK	TB
STREET SLOPE	XX



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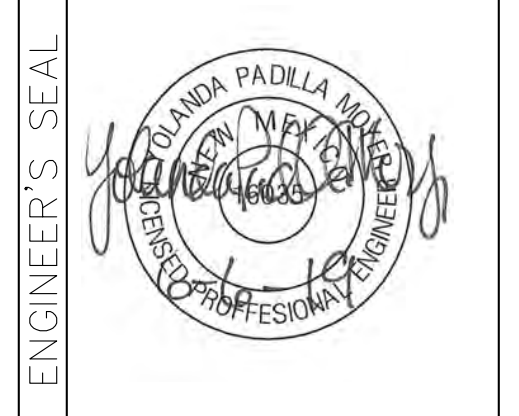

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
 GRADING PLAN

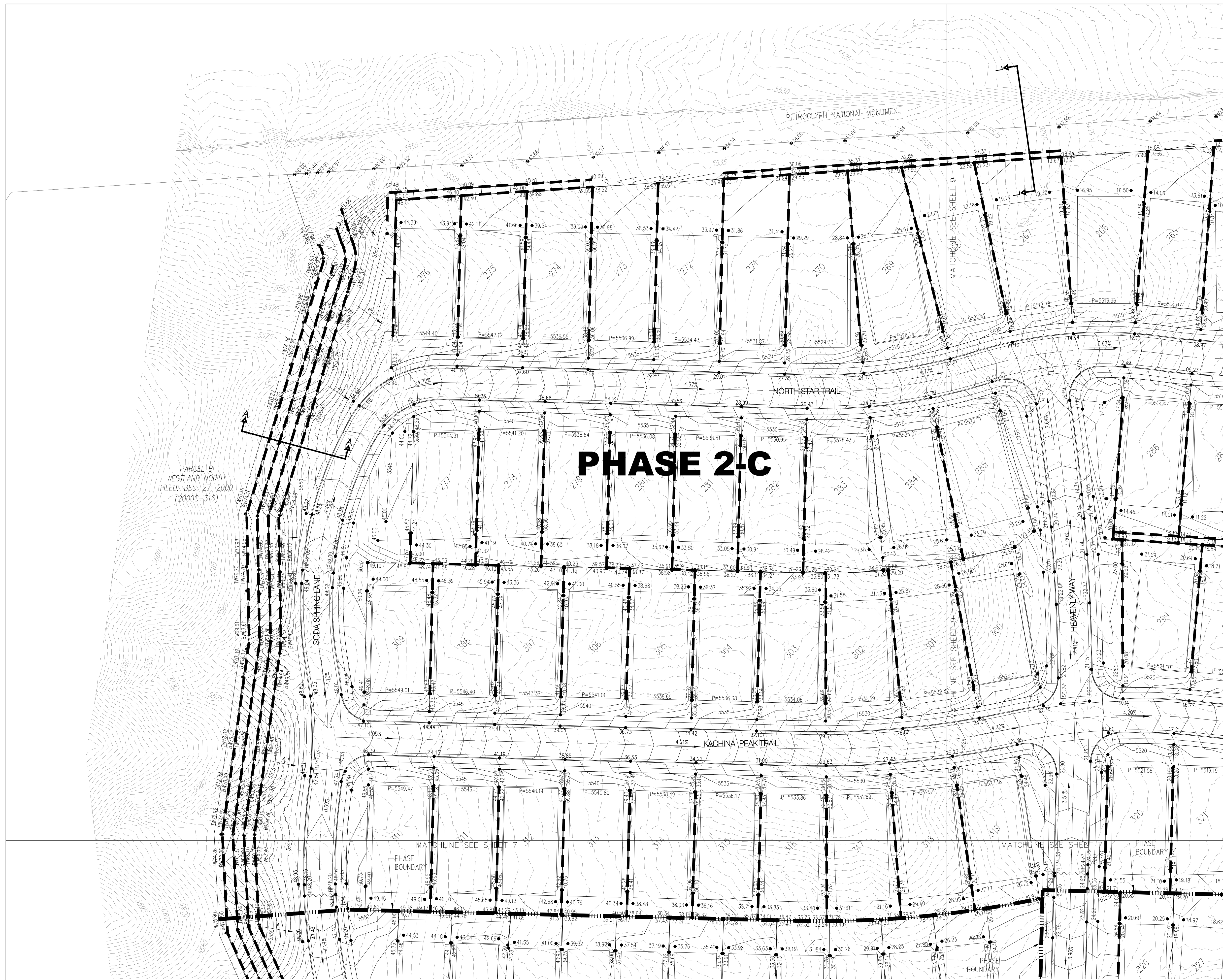
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST DESIGN UPDATE			

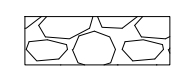

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	7	13

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
		GEOGRAPHIC POSITION (NAD 83)	BY		
		N.M. STATE PLANE COORDINATES	INSPECTOR'S ACCEPTANCE BY		
		(CENTRAL ZONE)	VERIFICATION BY		
		N=1487364.063 E=149190.819	DRAWN BY		
		GROUND TO GRID = 0.999675005	RECORDED BY		
		DELTA ALPHA = -007712.26'	NO.		
		NAVD 1988 ELEVATION = 5319.688			

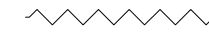

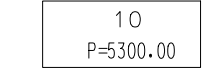



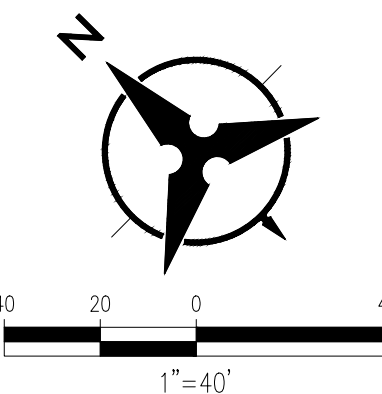
NO.	DATE	REVISIONS	BY
		DESIGN	



 COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64

LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR — 5025
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ————
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK 
- RETAINING WALL 
- PAD 
- TURNED BLOCK 
- STREET SLOPE XX



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT


INSPIRATION SUBDIVISION
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST DESIGN UPDATE			

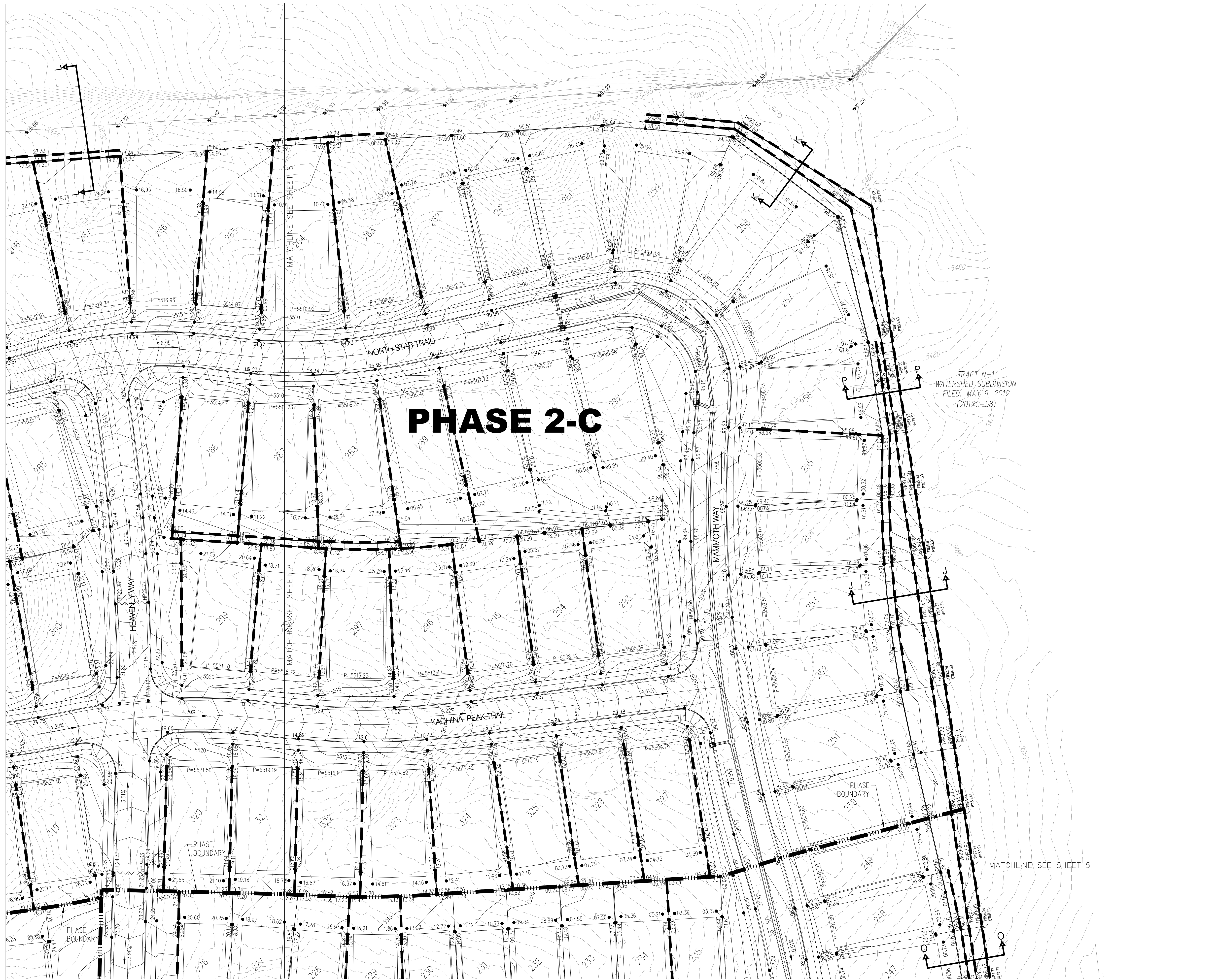
CITY PROJECT NO. _____ ZONE MAP NO. H-7, J-7 SHEET 8 OF 13

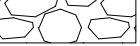

BENCH MARKS		AS-BUILT INFORMATION	
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GEOGRAPHIC POSITION (NAD 83)	MARKED BY		DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	INSPECTOR'S ACCEPTANCE BY		DATE
GROUND TO GRID = 0.999675005	VERIFICATION BY		DATE
DELTA ALPHA = -007712.26"	DRAWINGS BY		DATE
NAVD 1988 ELEVATION = 5319.688	MICRO-FILM INFORMATION		DATE
	NO.		DATE

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	NO.	DATE

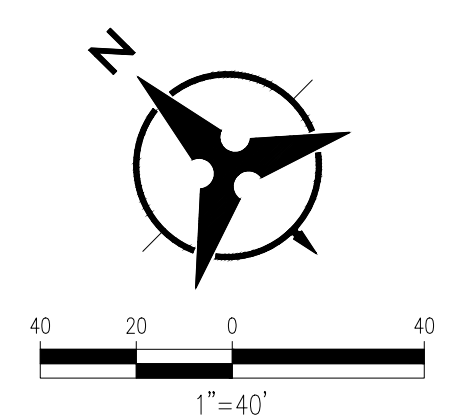
ENGINEER'S SEAL


REVISIONS	BY	DATE
DESIGN		DATE11/18
		DATE11/18
		DATE11/18



 COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64

- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR ——— 5255
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE ———
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK [Symbol]
 - RETAINING WALL [Symbol]
 - PAD [Symbol]
 - TURNED BLOCK [Symbol]
 - STREET SLOPE [Symbol]



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

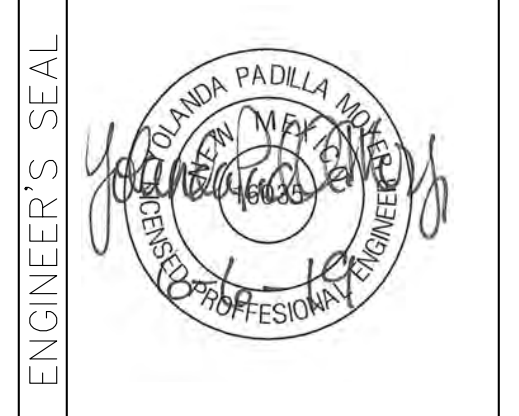
INSPIRATION SUBDIVISION
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR

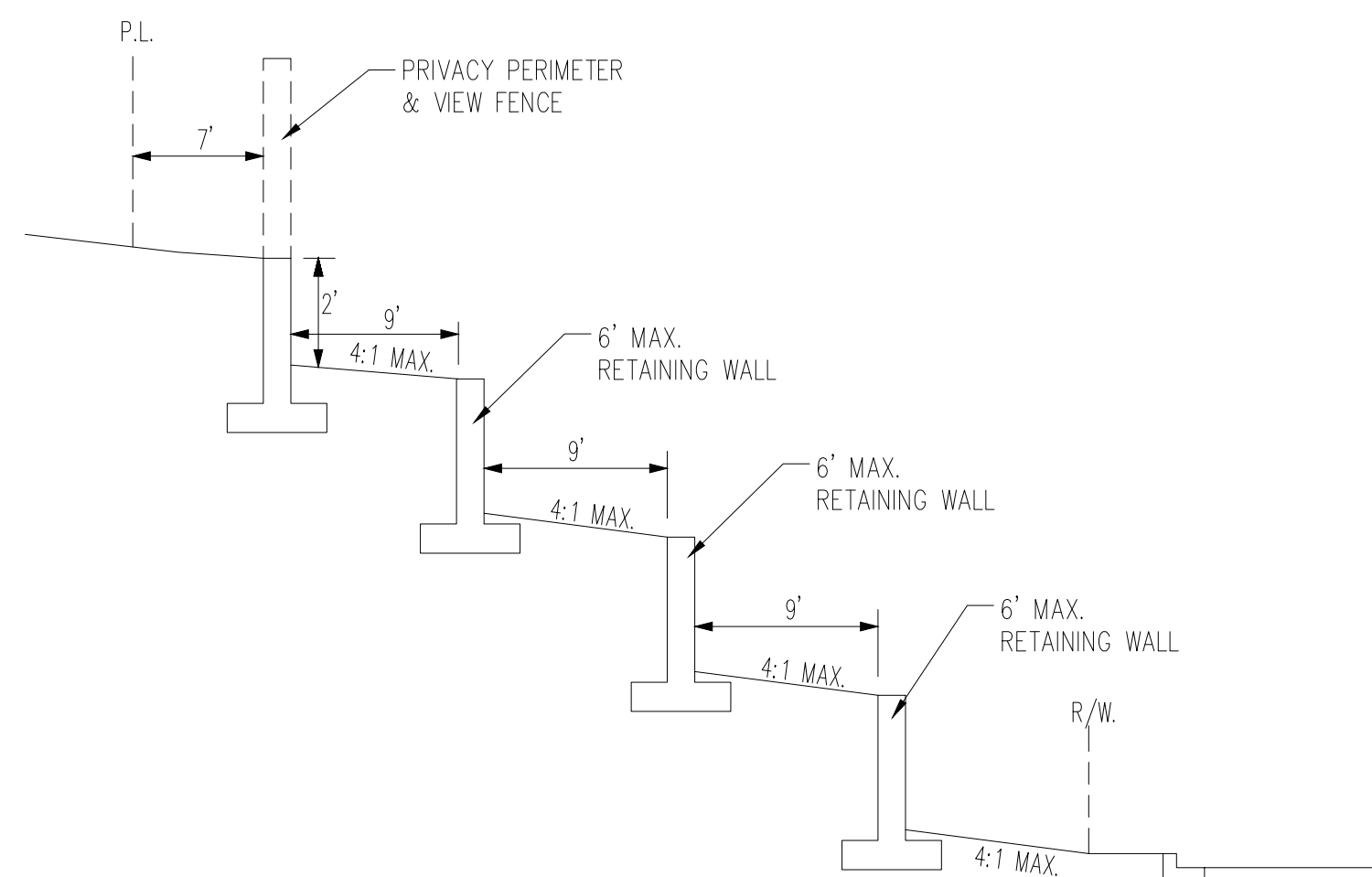
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	9	13

BENCH MARKS		AS-BUILT INFORMATION	
JSC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	
GEOGRAPHIC POSITION (NAD 83)	WORKED BY	DATE	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	INSPECTOR'S ACCEPTANCE BY	DATE	
N=1487364.063 E=1491190.819	VERIFICATION BY	DATE	
GROUND TO GRID = 0.999675005	DRAWINGS BY	DATE	
DELTA ALPHA = -007712.26"	MICRO-FILM INFORMATION	DATE	
NAVD 1988 ELEVATION = 5319.688	RECORDED BY	DATE	
	NO.		

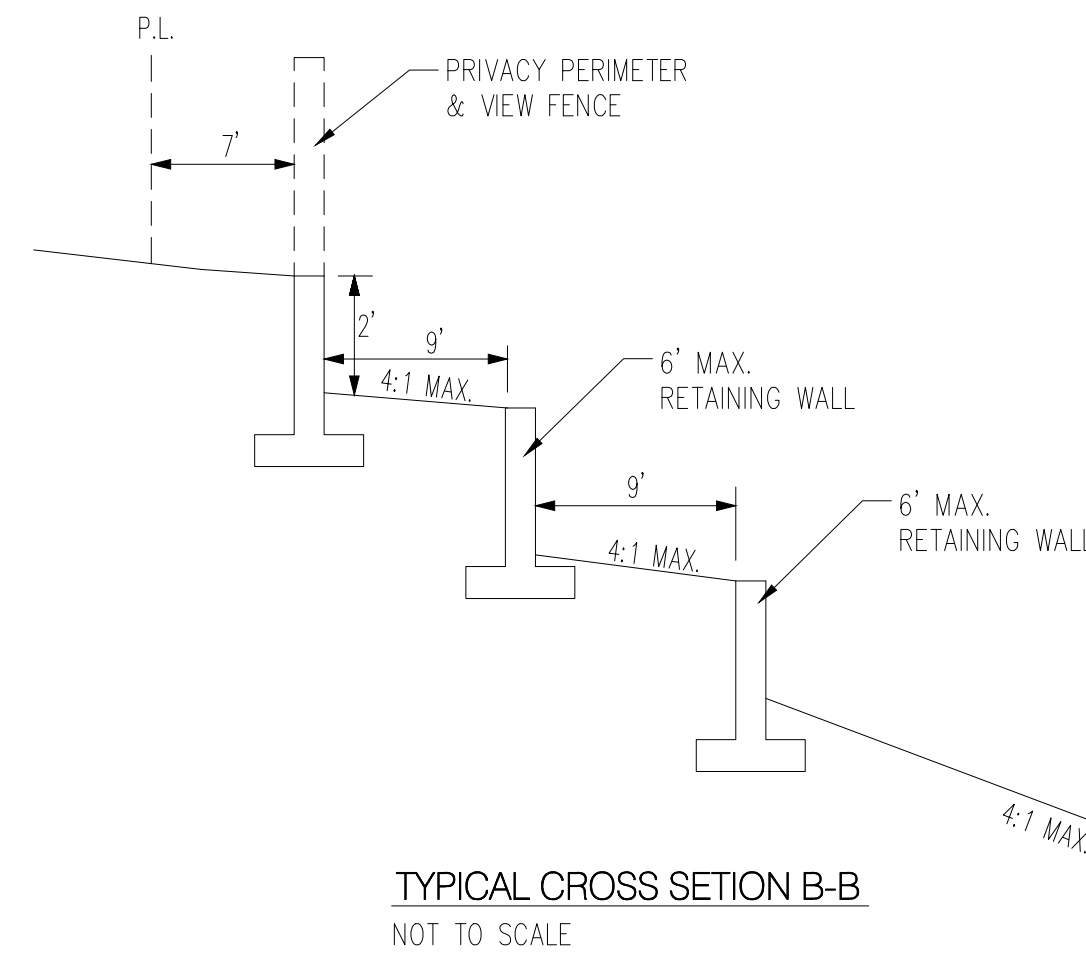
SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	NO.	DATE



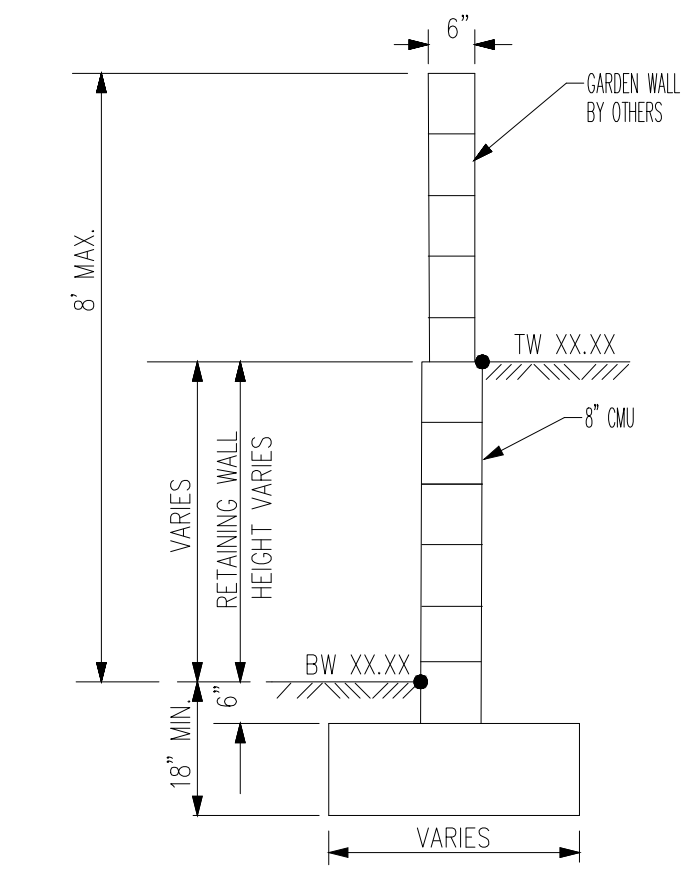
ENGINEER'S SEAL		REVISIONS	
NO.	DATE	BY	REMARKS
			DESIGN



TYPICAL CROSS SECTION A-A
NOT TO SCALE



TYPICAL CROSS SECTION B-B
NOT TO SCALE

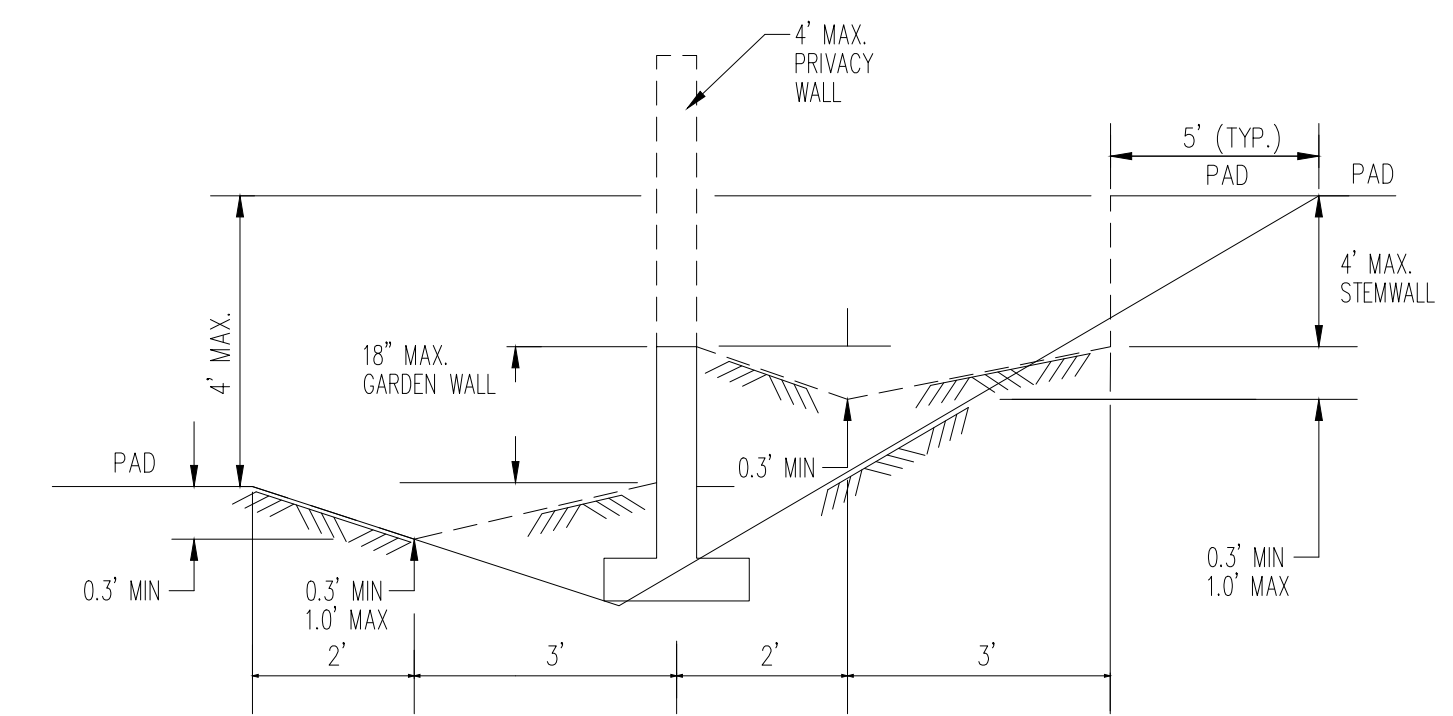


TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

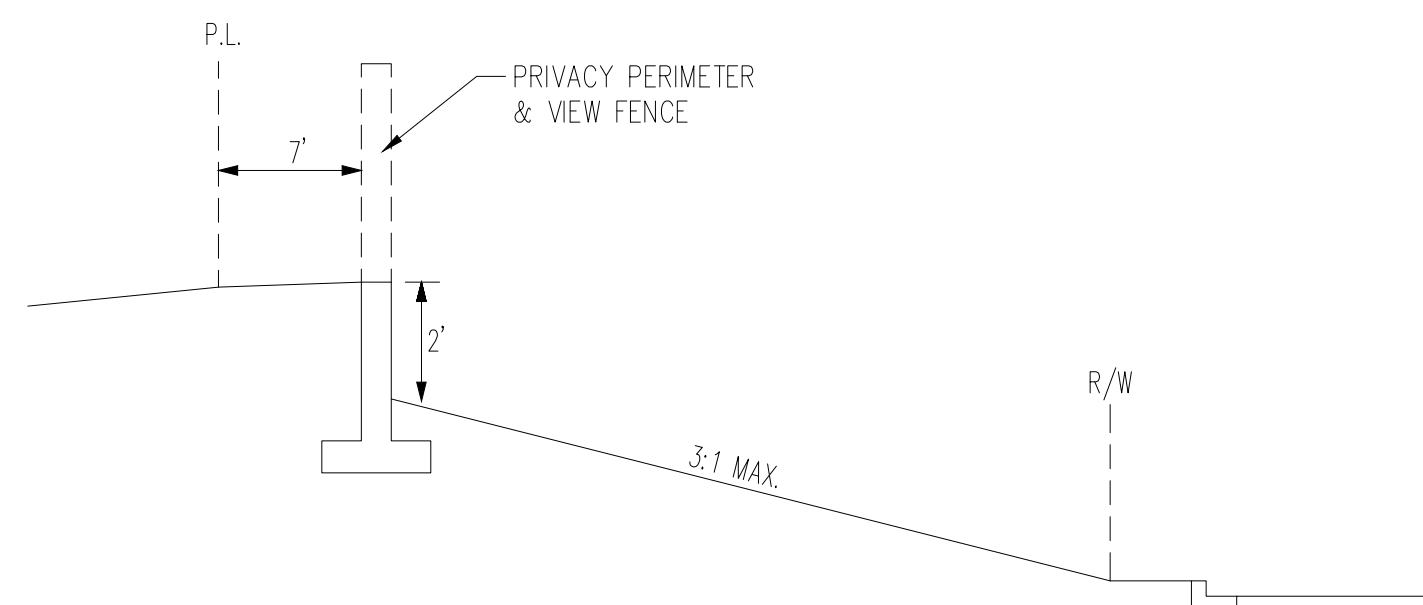
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)
HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.

NOTE

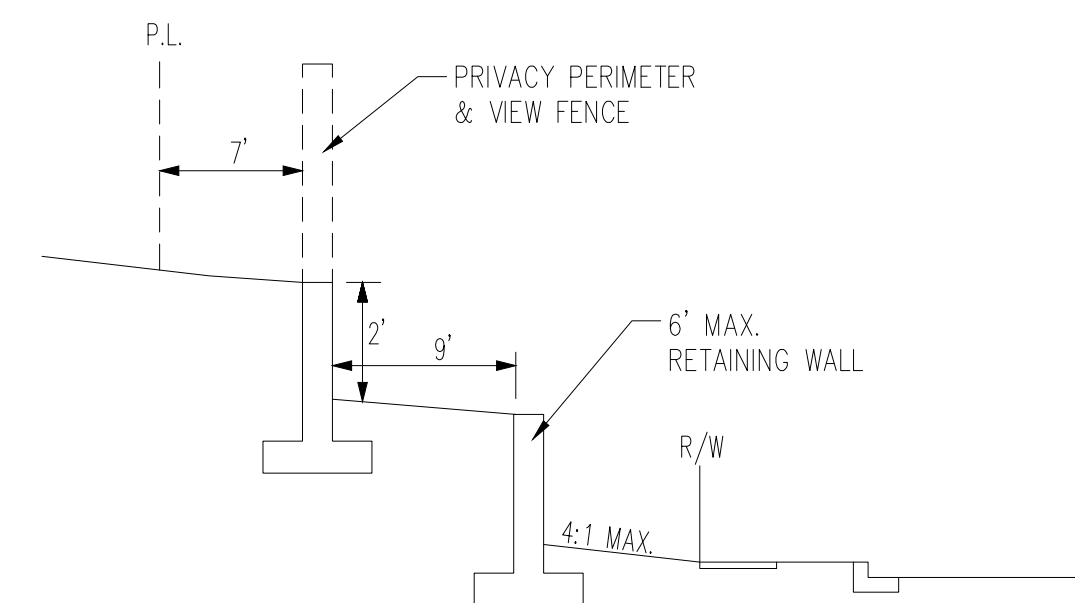
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER.



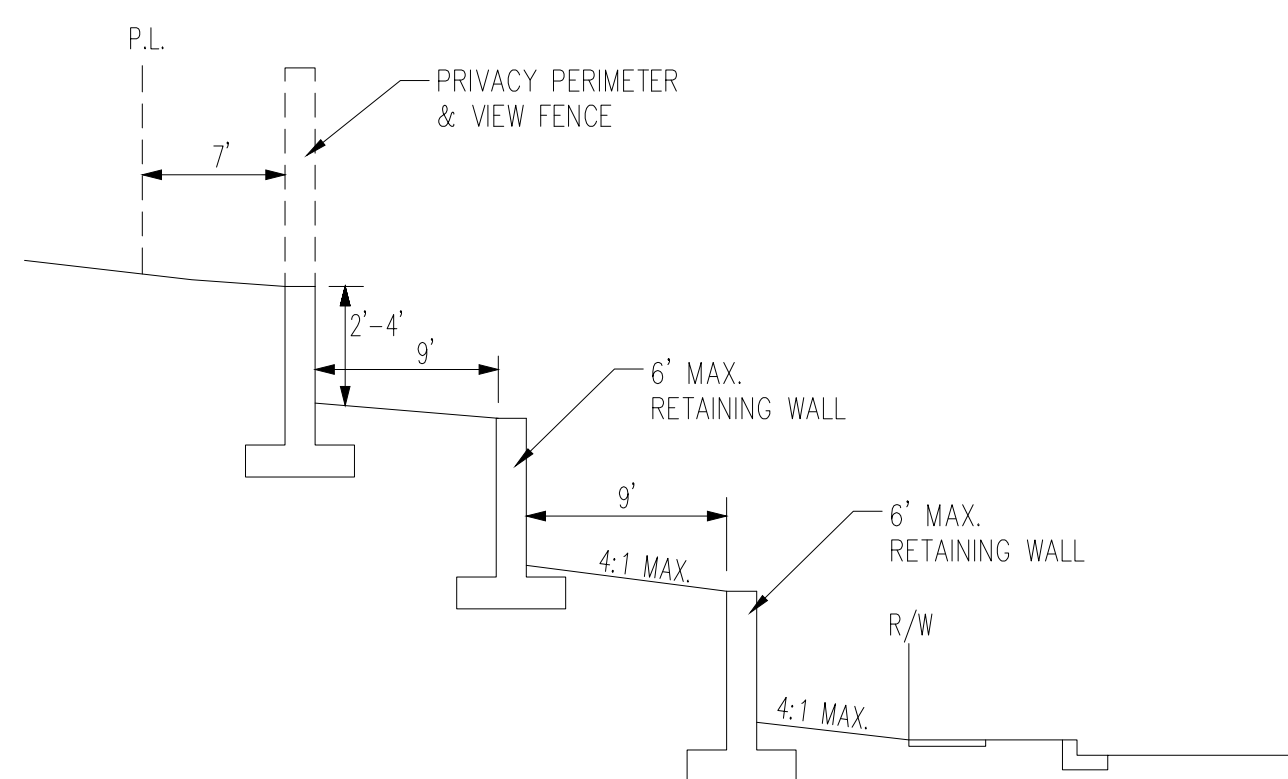
NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



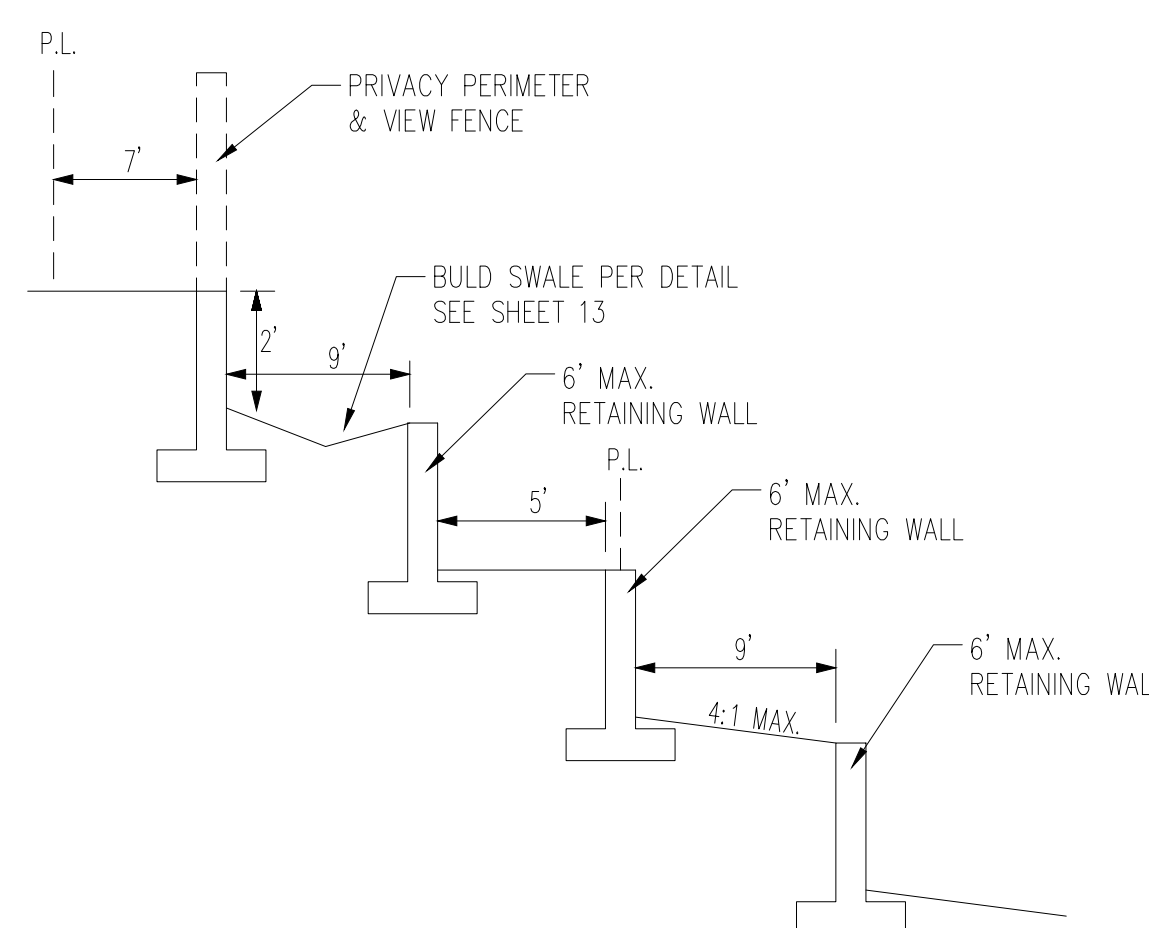
TYPICAL CROSS SECTION C-C
NOT TO SCALE



TYPICAL CROSS SECTION D-D
NOT TO SCALE



TYPICAL CROSS SECTION E-E
NOT TO SCALE



TYPICAL CROSS SECTION F-F
NOT TO SCALE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	US&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	NO.	DATE		NO. DATE BY REVISIONS DESIGN
DRAWN BY	DATE	GEOGRAPHIC POSITION (NAD 83)	INSPECTOR'S ACCEPTANCE BY				
DRAWN BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	VERIFICATION BY				
DRAWN BY	DATE	N=1487364.063 E=1491190.819	DRAWINGS BY				
DRAWN BY	DATE	GROUND TO GRID = 0.999675005	MICRO-FILM INFORMATION				
DRAWN BY	DATE	DELTA ALPHA = -007712.26"	RECORDED BY				
DRAWN BY	DATE	NAVD 1988 ELEVATION = 5319.688	NO.				

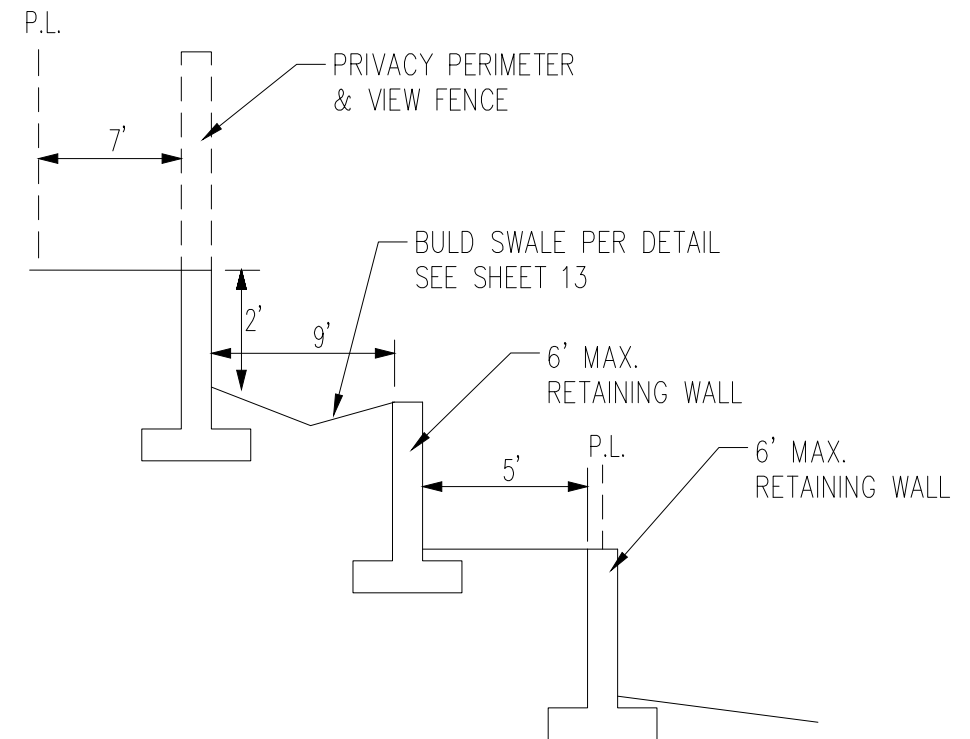
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

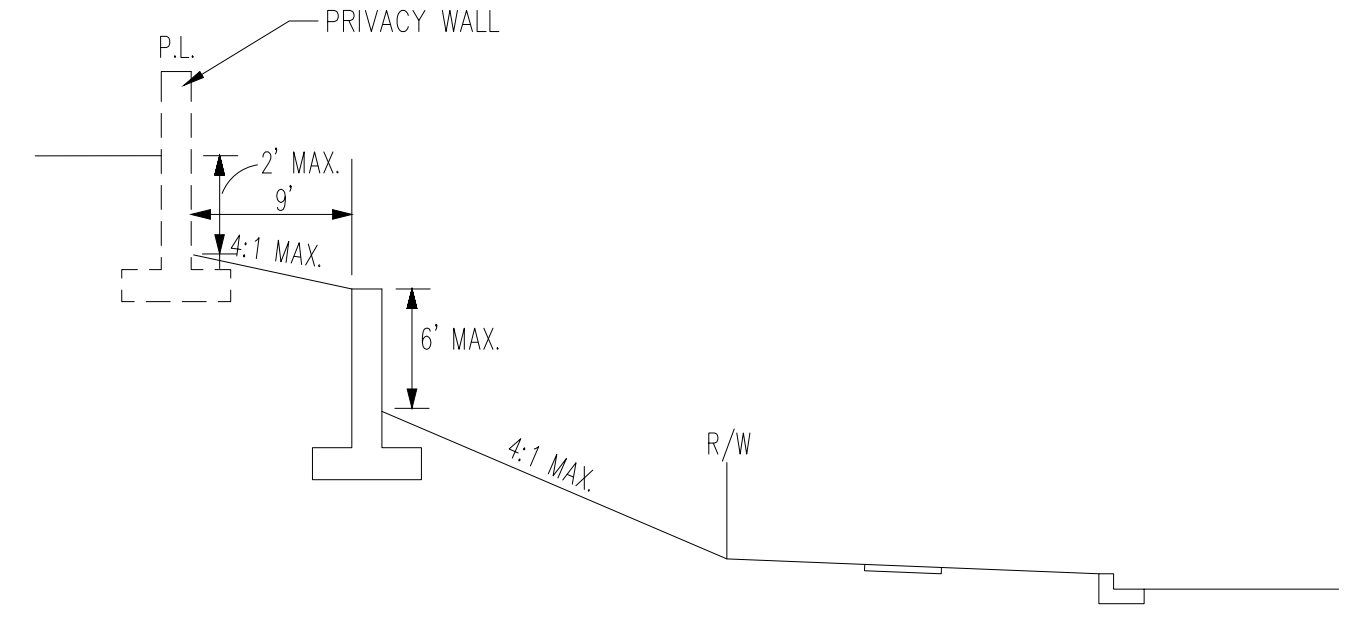
INSPIRATION SUBDIVISION
WALL DRAINAGE STRUCTURE DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

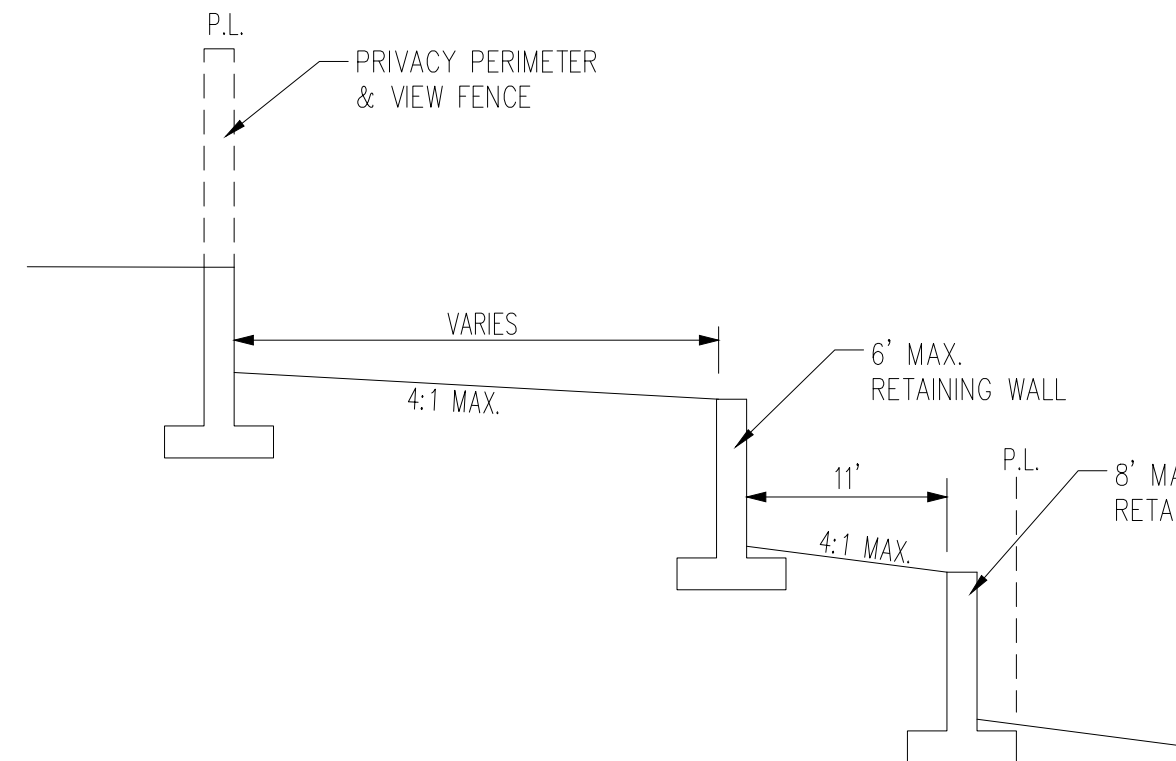
CITY PROJECT NO. _____ ZONE MAP NO. H-7, J-7 SHEET 11 OF 13



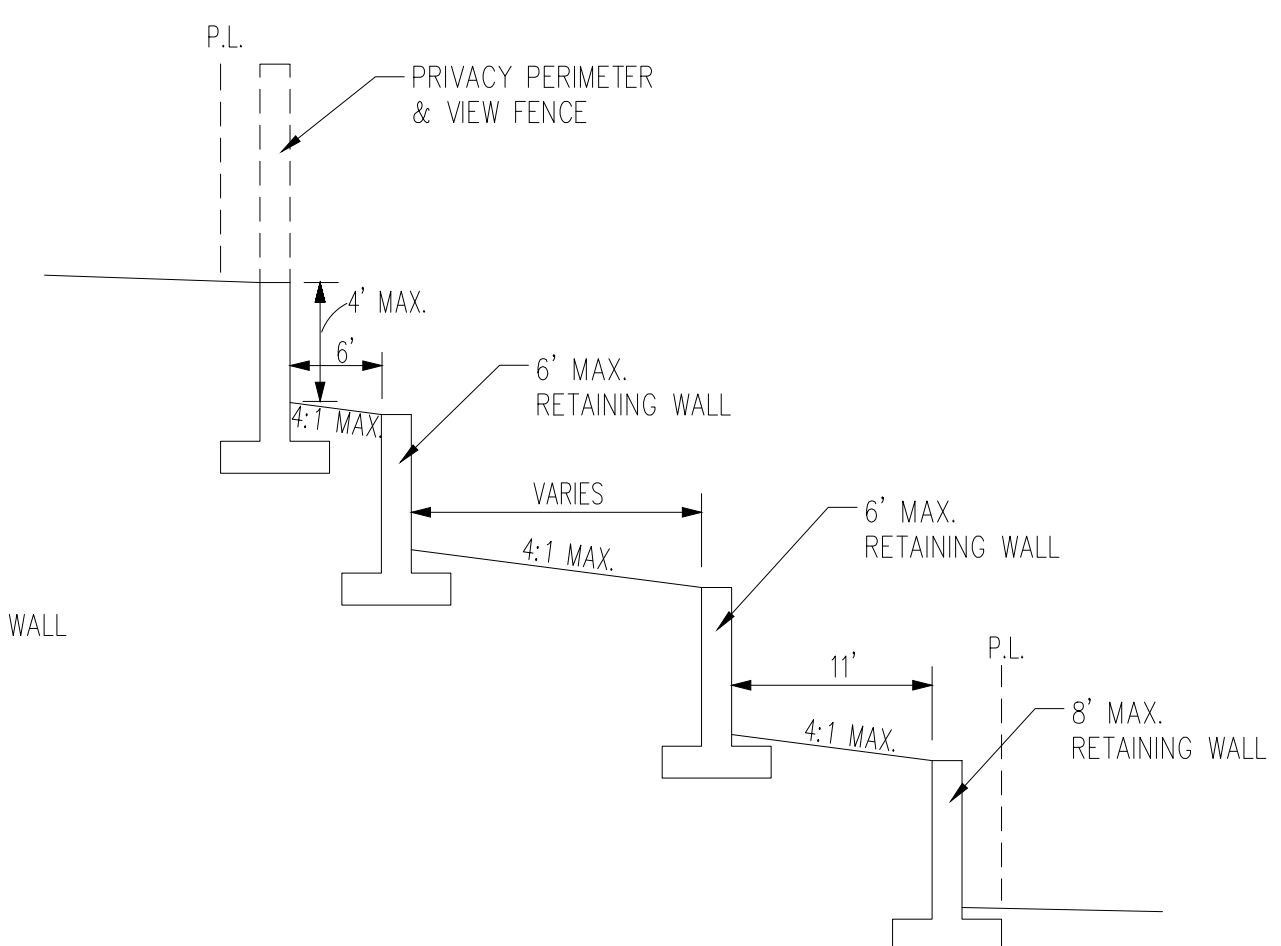
TYPICAL CROSS SECTION G-G
NOT TO SCALE



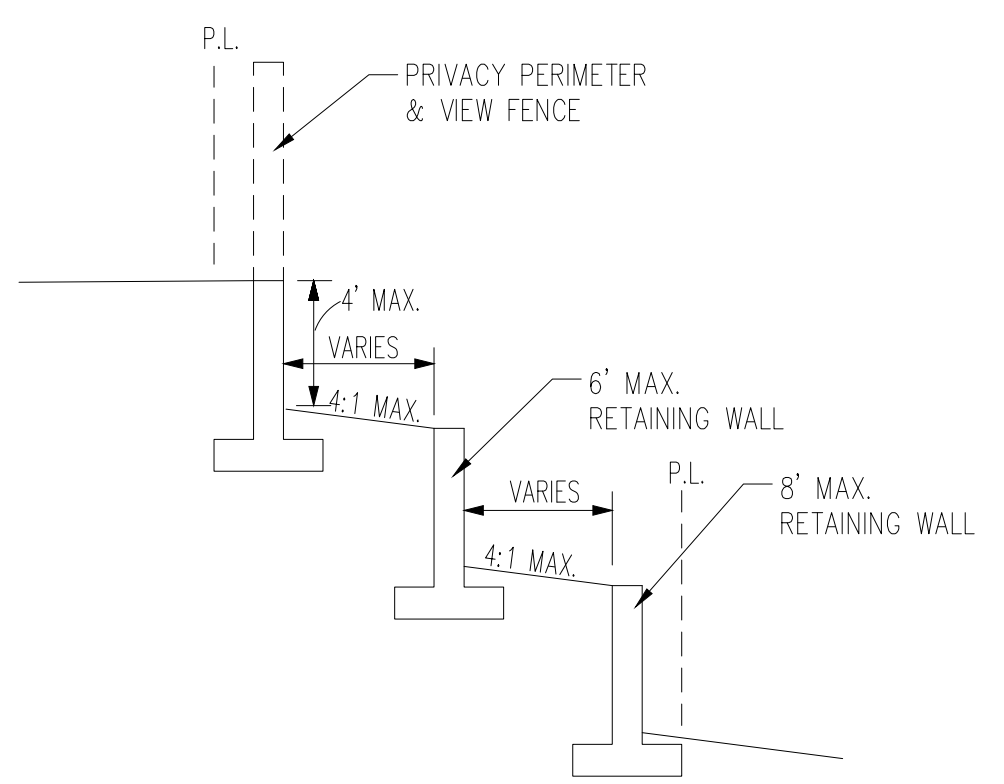
TYPICAL CROSS SECTION H-H
NOT TO SCALE



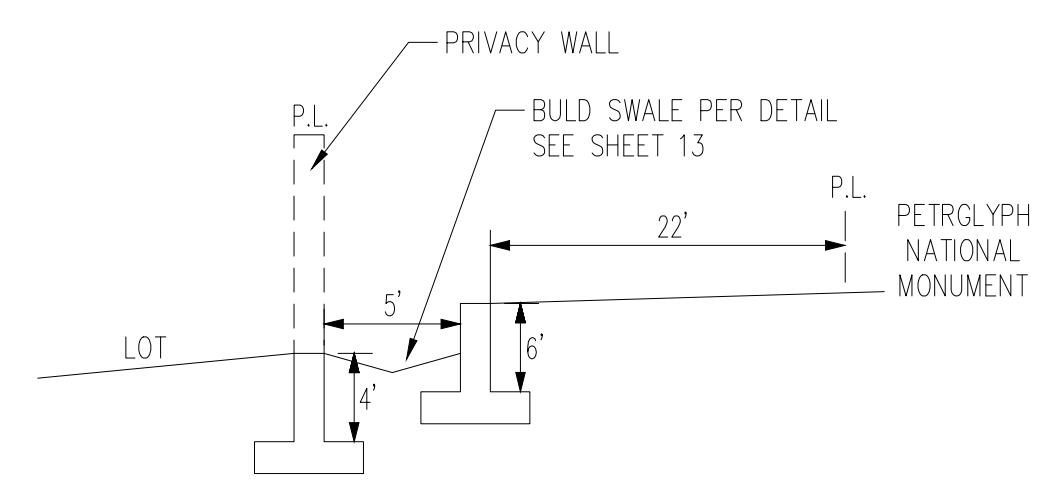
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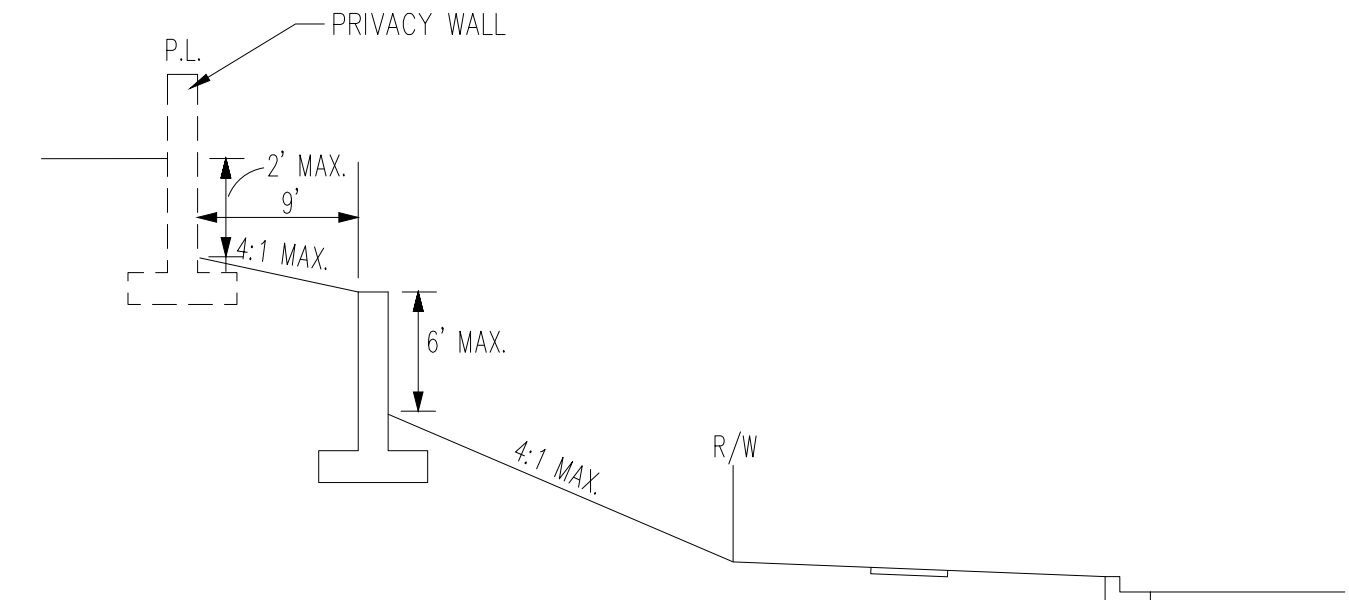
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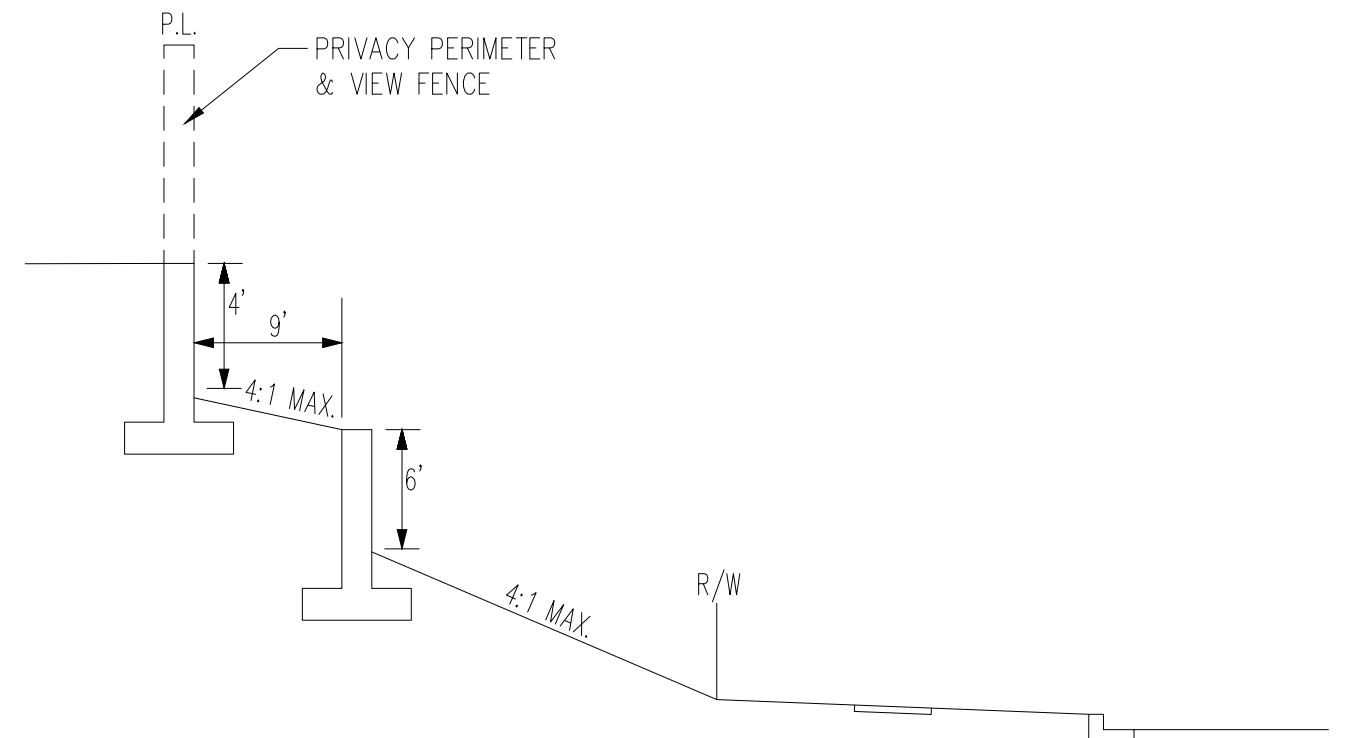
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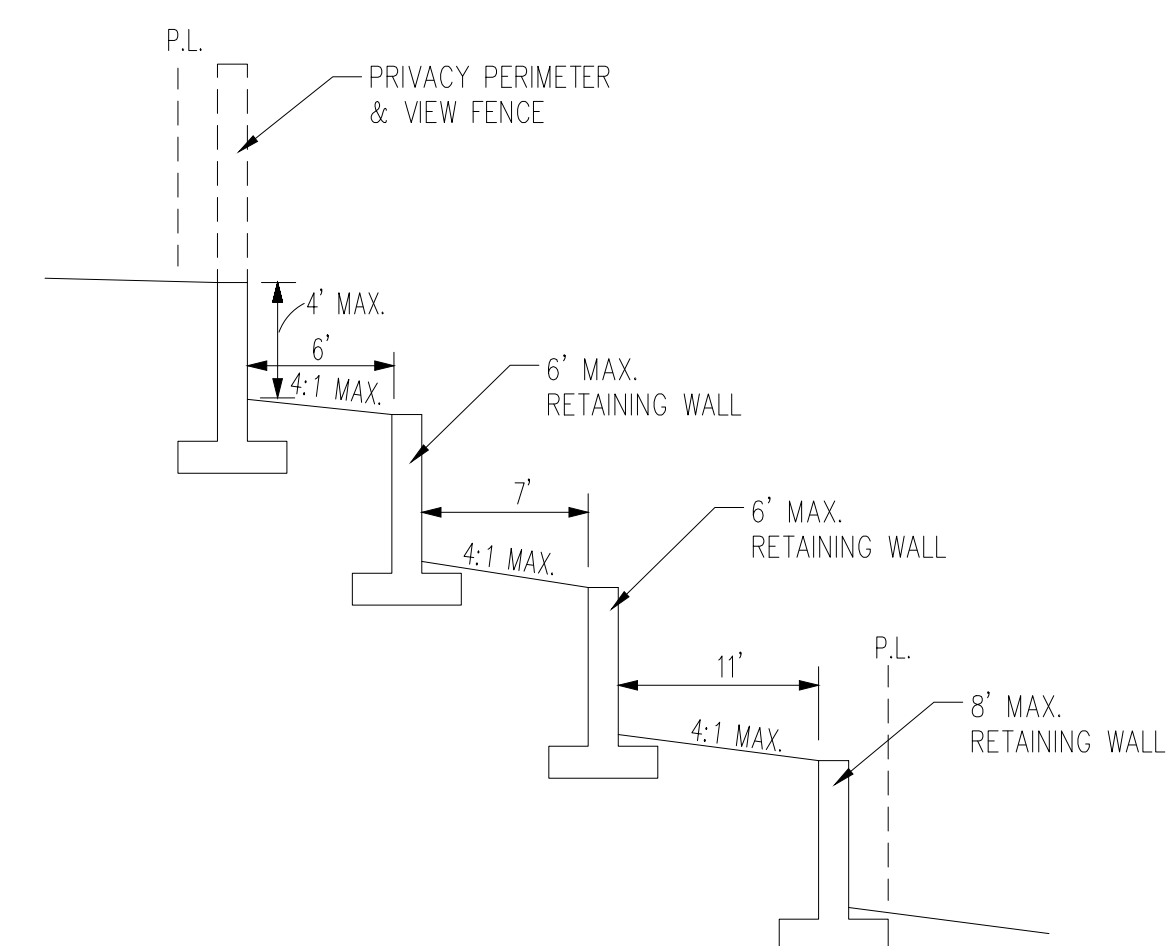
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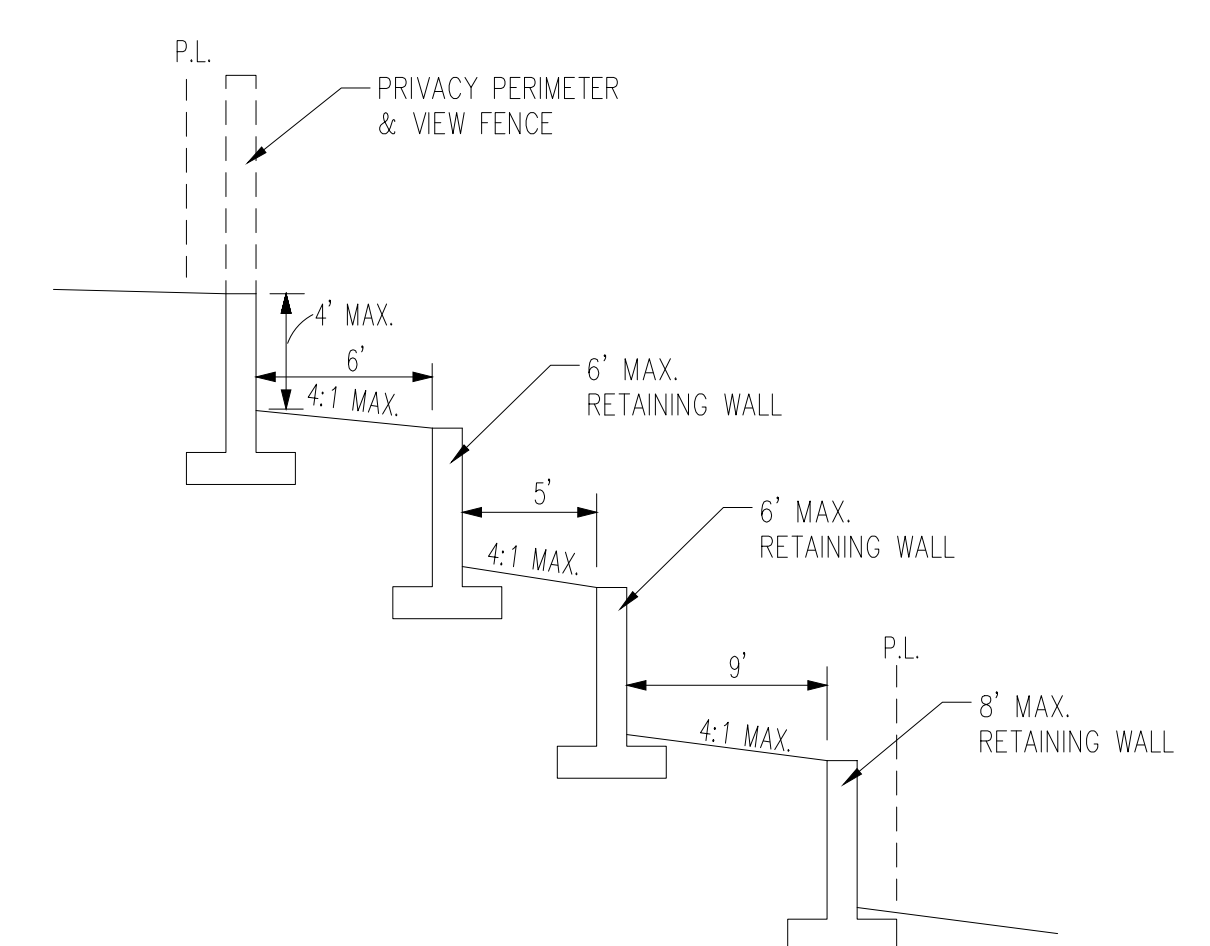
TYPICAL CROSS SECTION M-M
NOT TO SCALE



TYPICAL CROSS SECTION N-N
NOT TO SCALE



TYPICAL CROSS SECTION O-O
NOT TO SCALE



TYPICAL CROSS SECTION P-P
NOT TO SCALE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	US&GS BRASS DISC STAMPED "REWARD 1969"	INSPECTOR'S ACCEPTANCE BY	NO.	BY		REVISIONS
DATE	DATE	GEOGRAPHIC POSITION (NAD 83)	INSPECTOR'S VERIFICATION BY	DATE	DATE		
							DESIGN
							DESIGNED BY: YPM
							DRAWN BY: AR
							CHECKED BY: YPM
							DATE: 11/18
							DATE: 11/18
							DATE: 11/18

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
WALL DRAINAGE STRUCTURE DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. ZONE MAP NO. SHEET OF

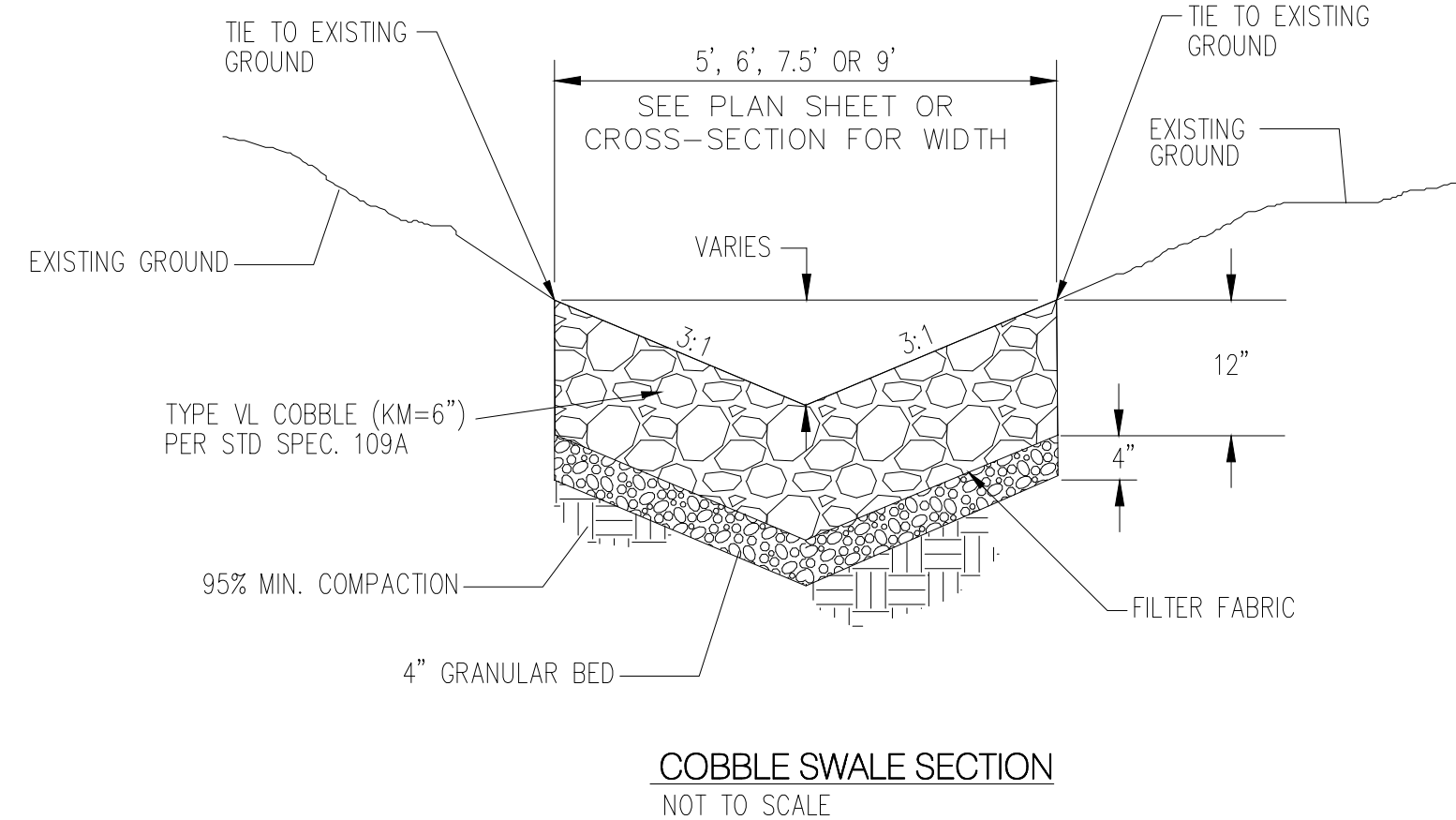
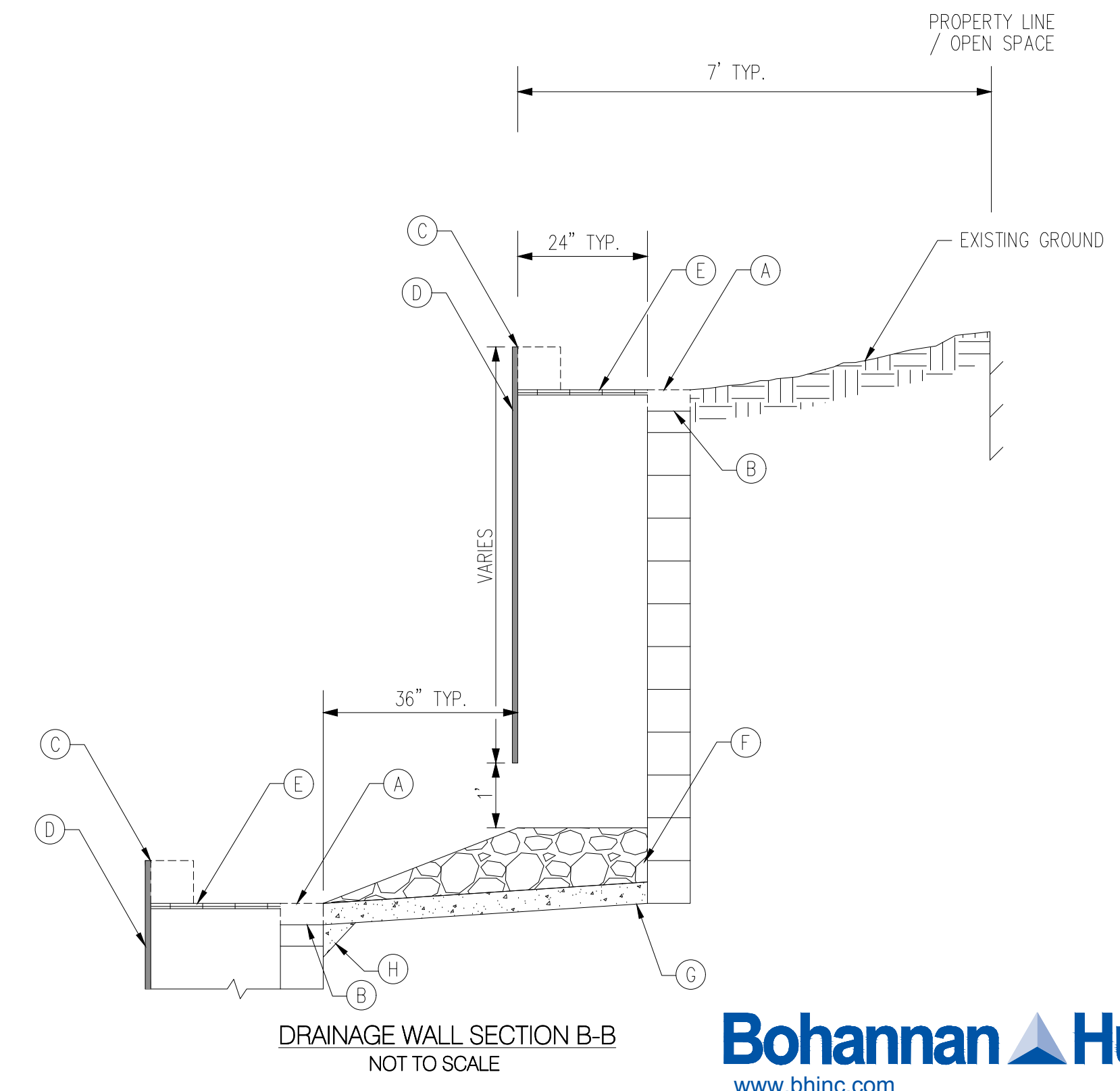
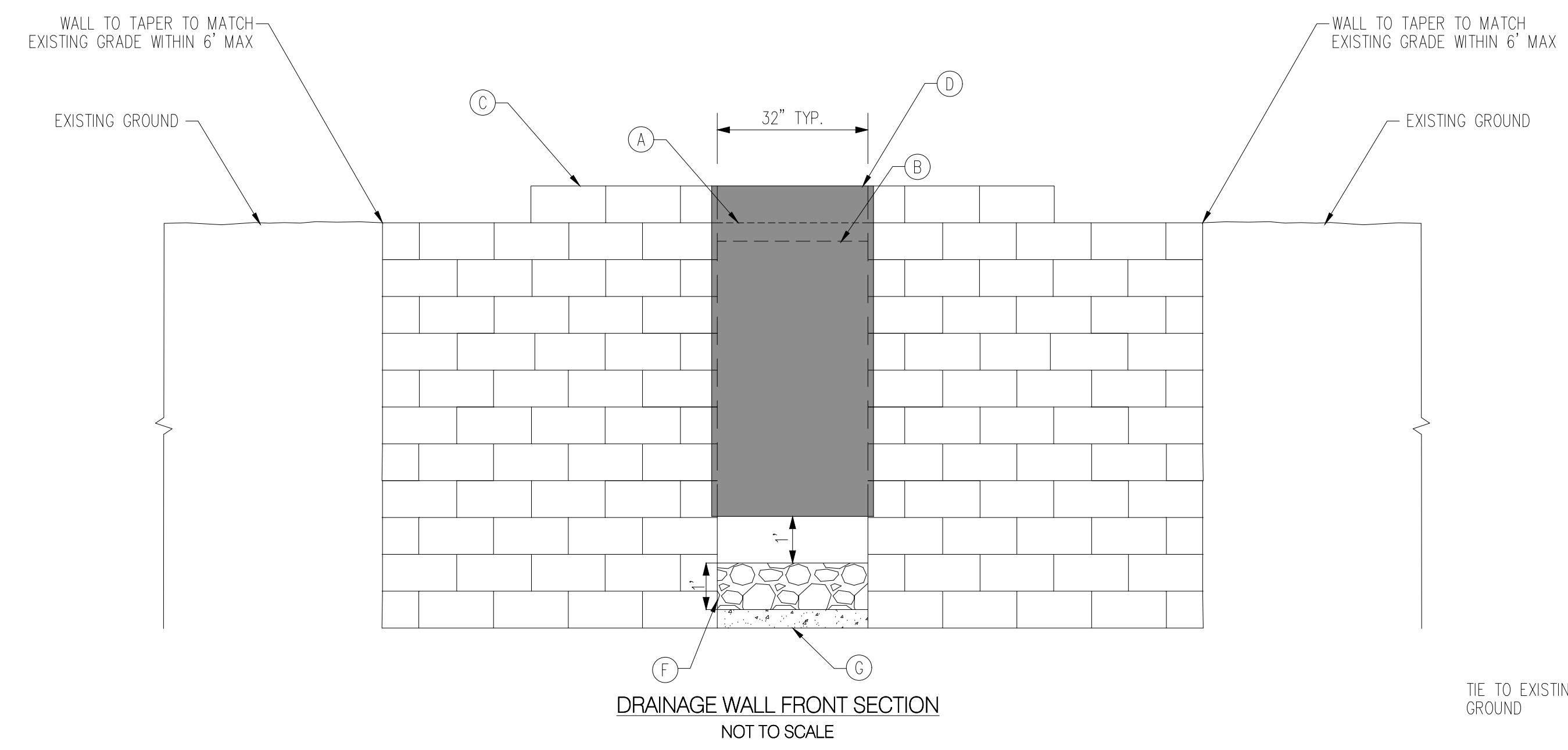
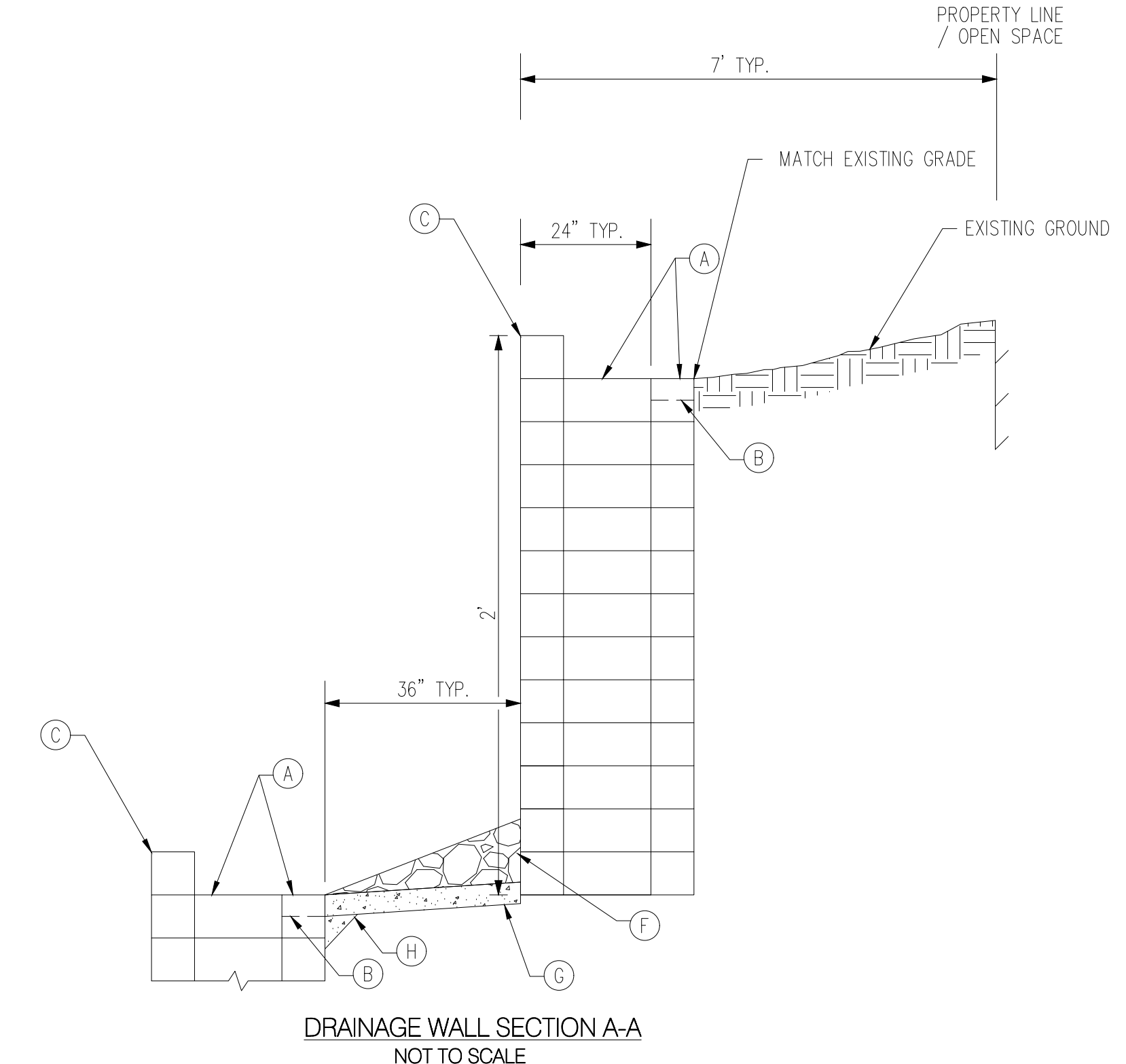
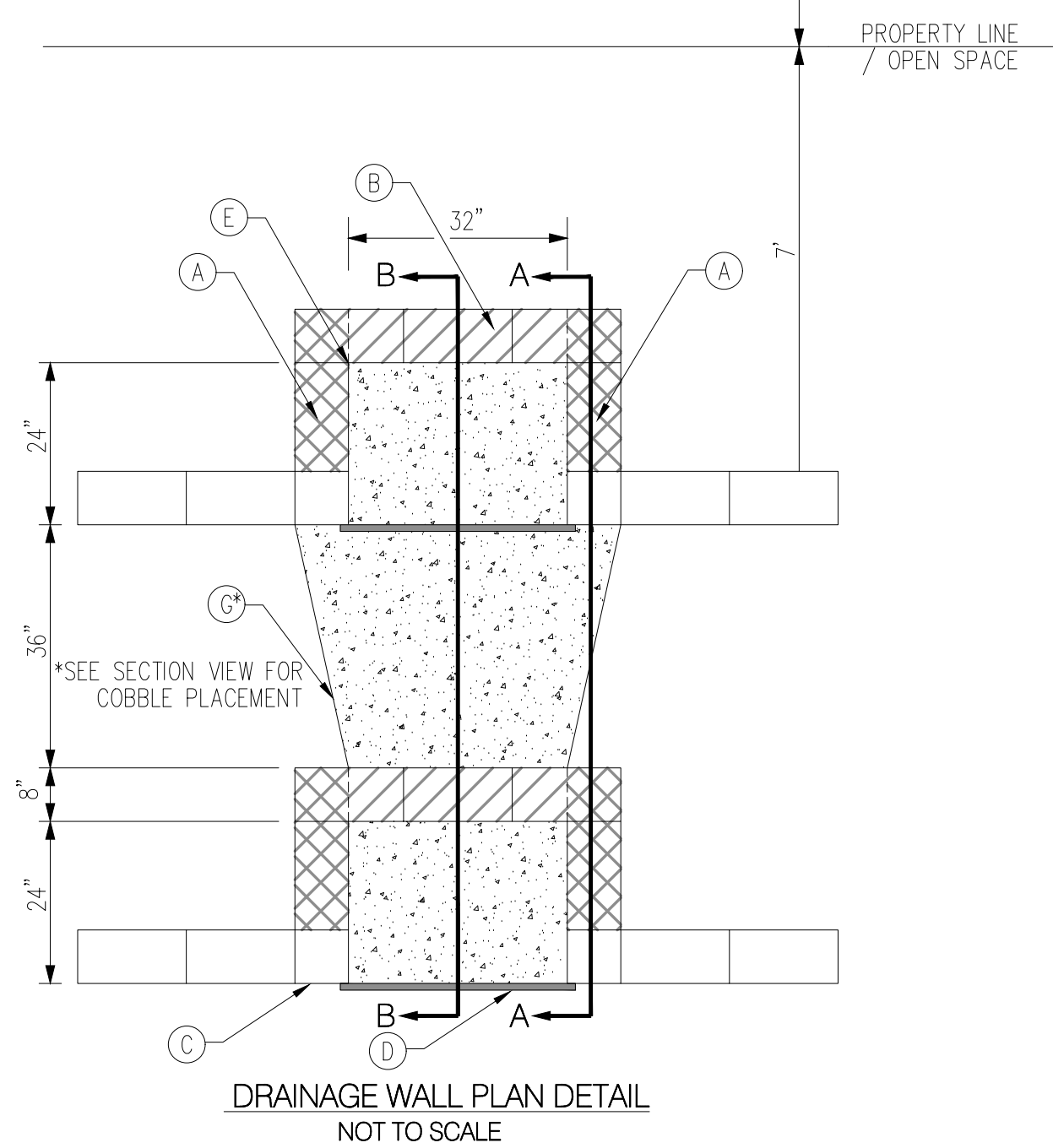
H-7, J-7 12 OF 13

KEYED NOTES

- (A) SIDE WALLS OF HORSESHOE NOTCH SHALL MATCH EXISTING GRADE AND SHALL BE ONE COURSE (8") LOWER THAN FACE OF WALL HEIGHT.
- (B) BACK WALL OF HORSESHOE NOTCH SHALL BE 1.5 COURSES (APPROX. 12") LOWER THAN FACE OF WALL HEIGHT.
- (C) FACE OF WALL ONE COURSE (8") HIGHER THAN EXISTING GROUND AT NOTCH.
- (D) METAL PLATE TO BE ATTACHED TO FACE OF WALL, TOP OF METAL PLATE TO MATCH TOP OF FACE OF WALL. TO BE INSTALLED BY OTHER.
- (E) PREVENTATIVE GRATING TO BE ANCHORED TO CORNERS OF WALL (3/4" STEEL BARS PLACED 4" O.C.)
- (F) 6" COBBLE (2 LIFTS, 12" TOTAL)
- (G) 3" CONCRETE SLAB, 4000 PSI
- (H) 6"x6" TRIANGULAR CONCRETE WEDGE

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
- NO DISTURBANCE IS ALLOWED ON THE MONUMENT, IF DAMAGE OCCURS TO NEIGHBOR'S PROPERTY THEN WRITTEN ACCEPTANCE OF THE REPAIRS WILL BE REQUIRED PRIOR TO ACCEPTANCE OF ENGINEER'S CERTIFICATION. CONTRACTOR MUST IMMEDIATELY STABILIZE THE SLOPE TO PREVENT EROSION FROM ENCRoACHING INTO THE NEIGHBOR'S PROPERTY PER DETAILS THIS SHEET.



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	NO.	DATE	US&GS BRASS DISC STAMPED	CONTRACTOR	DATE	DATE
					REWARD 1969		
					INSPECTOR'S ACCEPTANCE BY		
					VERIFICATION BY		
					DATE		
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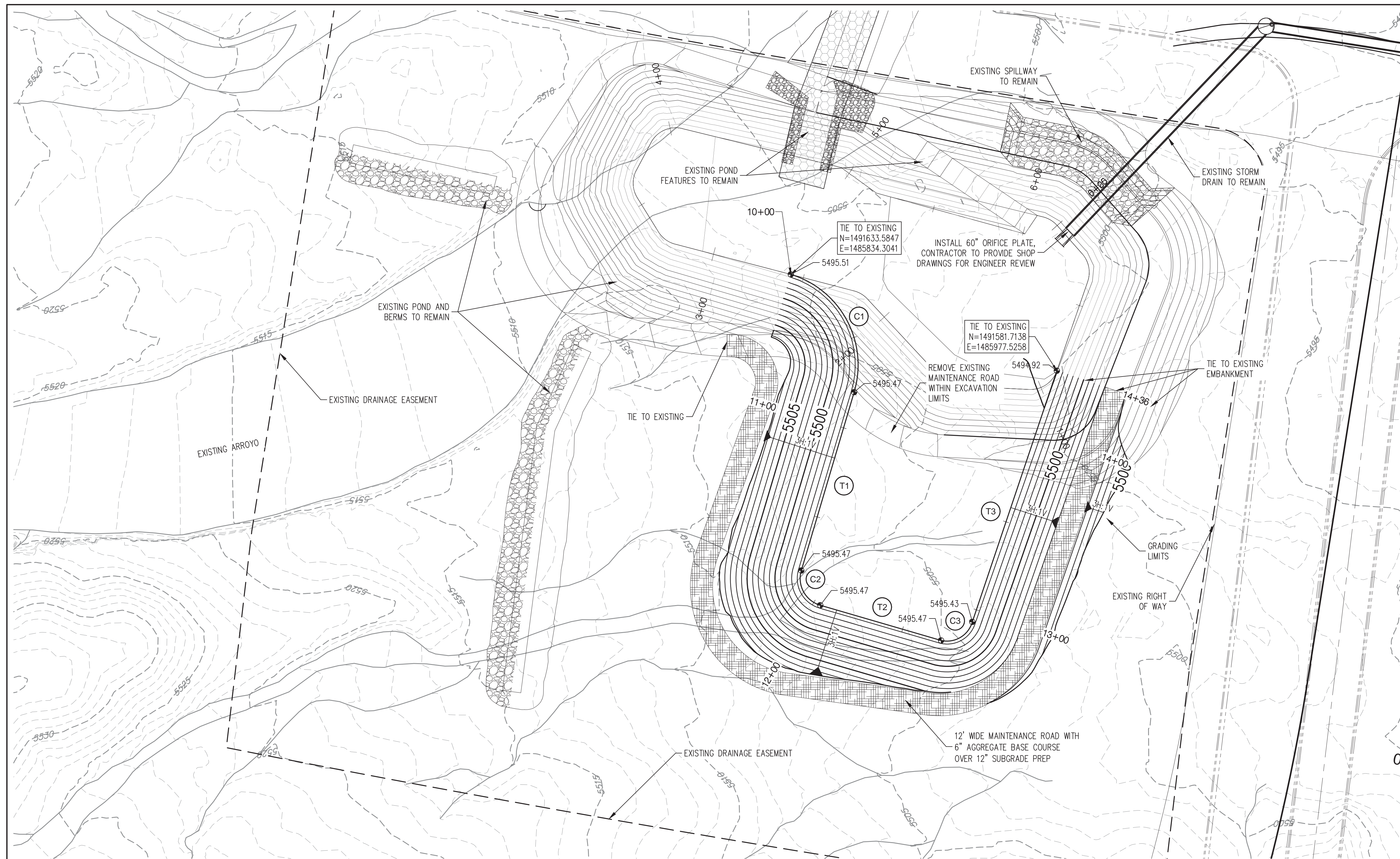
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
WALL DRAINAGE STRUCTURE DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

P:\20190120\CDP\Plans\General\20190120_GradingDetails.dwg
Thu, 6-Jun-2019 - 2:15:pm, Plotted by: AROMERO



GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. DAMAGE TO UTILITIES OR FACILITIES WITHIN THE PROJECT RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITIONS UNLESS OTHERWISE DENOTED IN PLANS.
3. EMBANKMENT CONSTRUCTION SHALL OCCUR IN MAXIMUM 8" LIFTS, FREE OF ROCKS LARGER THAN 3", TRASH, DEBRIS, AND VEGETATION. COMPACT TO A MINIMUM OF 95% MAX. DENSITY.
4. ANY POTENTIAL DAMAGE TO EXISTING POND FACILITIES TO BE REPAIRED AT NO COST TO THE OWNER.
5. GRADING LIMITS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGED FIELD CONDITIONS, AS APPROVED BY THE ENGINEER.

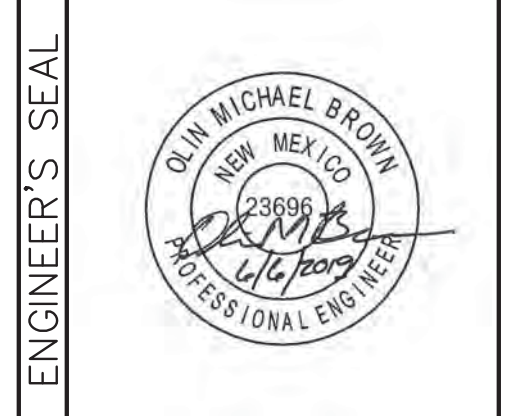
ID	BEARING	LENGTH
T1	S16°29'41"W	100.37'
T2	S73°45'06"E	66.96'
T3	N18°35'22"E	143.46'

ID	ARC	RADIUS	DELTA	TANGENT
C1	79.75'	50.94'	89°42'04"	71.85'
C2	23.69'	15.04'	90°14'47"	21.31'
C3	21.64'	14.15'	87°39'31"	14.32'

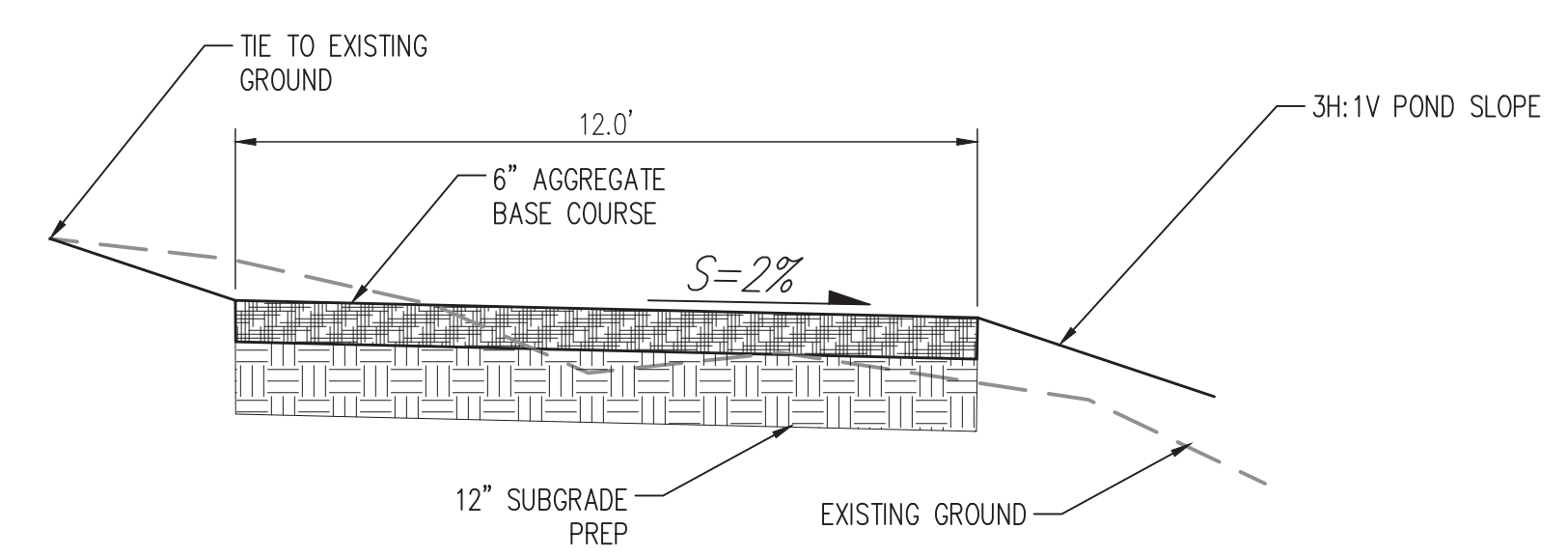
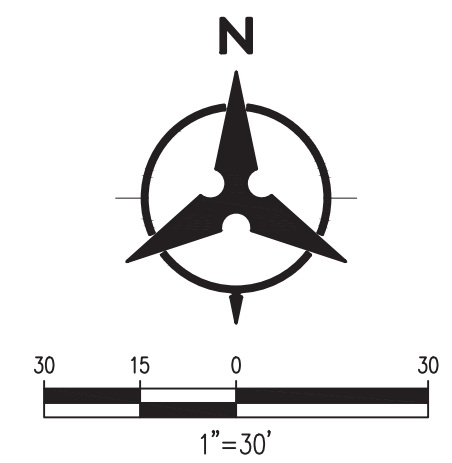
CONTRACTOR	DATE
REWARD 1969	

US&GS BRASS DISC STAMPED	REWARD 1969
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N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE)	
N=1487364.063 E=1491190.819	
GROUND TO GRID = 0.999675005	
DELTA ALPHA = -007°12'26"	
NAVD 1988 ELEVATION = 5319.688	

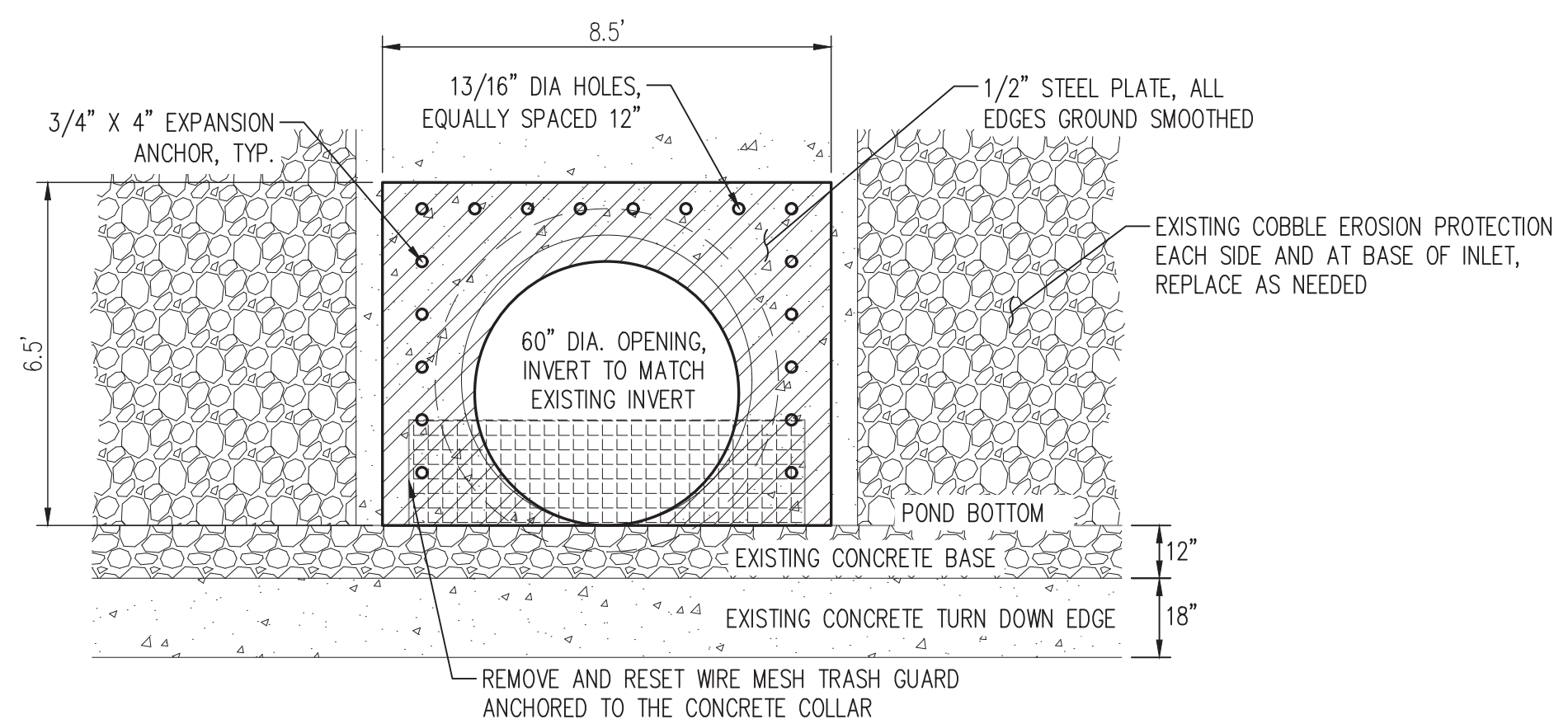
NO.	BY	DATE



NO.	DATE	BY	REMARKS
			DESIGN
			REVISIONS



1 MAINTENANCE ROAD TYPICAL SECTION
SCALE: N.T.S.



2 ORIFICE PLATE DETAIL
SCALE: N.T.S.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 14, 2019

Yolanda Padilla Moyer, PE
Olin Brown, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Inspiration Subdivision
Tract P, Watershed Subdivision
Drainage Report Stamp Date: 11/4/19
Grading Plan Stamp Date: 6/6/19
Hydrology File: J08D005 (fmr J08D101)**

Dear Ms. Padilla Moyer and Mr. Brown,

PO Box 1293

Based on the submittal received on 11/4/19, the above-referenced Drainage Report and Grading Plan are approved for Grading Permit and Work Order.

Albuquerque

For Information. Reduced waterblock heights are allowed for:

NM 87103

1. Bear Valley & Crystal Mountain, AP1. Valley Gutter only, 0.125' high, split flow allowed.
2. Deer Valley & Bear Valley, AP2. Valley Gutter only, 0.125' high, split flow allowed.
3. Bear Valley & Gateway, APIN10 Residual. Valley Gutter only, 0.125' high, no split flow allowed.
4. Beaver Mountain & Sandia, AP3. Valley Gutter only, 0.125' high, split flow allowed.
5. Copper Mountain & Alpine Meadows. Valley Gutter only, 0.125' high, no split flow allowed.
6. Soda Spring & Echo Valley. Valley Gutter only, 0.125' high, no split flow allowed.
7. Angel Fire & Beaver Mountain. Valley Gutter only, 0.125' high, no split flow allowed.

www.cabq.gov

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 11, 2019

Yolanda Padilla Moyer, PE
Olin Brown, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Inspiration Subdivision
Tract P, Watershed Subdivision
Drainage Report Stamp Date: 5/20/19
Grading Plan Stamp Date: 6/6/19
Hydrology File: J08D101**

Dear Ms. Padilla Moyer and Mr. Brown,

PO Box 1293

Based on the submittal received on 6/7/19, the above-referenced Drainage Report and Grading Plan are approved for Preliminary Plat. On the Preliminary Plat application, AMAFCA must sign the Infrastructure List prior to Hydrology's signature.

Albuquerque

Prior to Grading Permit & Work Order (For Information):

NM 87103

1. A Drainage Report Addendum and updated Grading Plan reflecting the below corrections needs to be submitted and approved.
2. Provide supporting hydraulic calculations and show the grading for the temporary swale & berms in the Arroyo Vista. This swale will need to incorporate check dams and erosion protection, as well as a controlled rundown into the WAHL Pond.
3. WAHL Pond expansion. In order to expedite review for Preliminary Plat, an in-depth review of WAHL pond expansion was not completed. This expanded pond is greater than 2 ac-ft, so it will need to be built to public standards. Details such as emergency spillway capacity, erosion protection, outfall details, etc., will need to conform to the DPM prior to Grading and Work Order approval.
4. Waterblock Variance/Calculations. Appendix B.
 - a. Work Order- Variance for reduced waterblock height is granted for:
 - i. Bear Valley & Crystal Mountain, AP1. Valley Gutter only, 0.125' high, split flow allowed.
 - ii. Deer Valley & Bear Valley, AP2. Valley Gutter only, 0.125' high, split flow allowed.

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CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

- iii. Bear Valley & Gateway, APIN10 Residual. Valley Gutter only, 0.125' high, no split flow allowed.
 - b. Additional analysis for Work Order- Variance, or 0.87' waterblocks are required for:
 - i. Angel Fire & Beaver (Bear?) Mountain. The grading plan shows a normal crown at this location, not a cross slope; AP8 is not an accurate representation for this intersection.
 - ii. Beaver (Bear?) Mountain & Sandia, AP3. No analysis presented.
 - iii. Copper Mountain & Alpine Meadows. No analysis presented.
 - iv. Soda Spring & Echo Valley. No analysis presented.
 - c. Provide supplemental spot elevations on the grading plan to show the waterblock heights.
5. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
6. Storm Drain Pipe Analysis. Appendix C & D.
 - a. The parallel pipe network needs to be modeled assuming a peak flow of 249.52cfs in SDP 26a, from the Inspiration StormCAD model.
 - b. A split flow analysis using HGL calculations for variable flows needs to be prepared for MH 30. The orifice equation calculations are ok for Preliminary Plat, but more detailed analysis is required prior to construction.
 - c. Notably you'll need to check for backwater effects in the 48" primary pipe (and the 30" parallel) and prepare a rating table and curve to determine the actual split flows and HGL in MH30.
 - d. Once the new HGL is determined for the MH 30, the upstream StormCAD model will need to be re-run using this actual HGL as the controlling water surface, instead of assuming free discharge to atmosphere.
 - e. The SWMM Model does not provide acceptable HGL calculations per the DPM; an alternative model, or hand calculations will need to be provided for this portion of the stormdrain network.
 - f. The 10-yr water surface elevation in Pond 5S should be used as the control surface for the new calculations, per the DPM Ch.22.3.B.2.
 - g. Once the split flows are determined, you should be able to model these pipes in StormCAD, without the single bifurcation manhole itself.
 - h. Hydrology is especially concerned with potential surcharging at the manholes connecting Dam9 Diversion to Pond 5S, and at MH 30.
 - i. Provide orifice plate calculations for the 60" orifice on the WALH Pond outlet.
7. Provide details for MH30a and the dual flapgate. You may also want to consider a float valve/gate, where the valve/gate is drawn shut as the water surface in the pond raises the float.
8. Provide details for the Pond 2 Outfall. Provide SWQV and 100-yr water surface elevations.

PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

9. Additional comments may be provided at Grading Permit and Work Order, based on the outcome of the above remarks and level of detail shown on plans.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Peterson".

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: November 2, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: R.P. Bohannon
Applicant: Western Albuquerque Land Holdings
Legal Description: Tract P, Watershed Subdivision
Zoning: R-1
Acreage: 86.41 acres
Zone Atlas Page(s): H-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Railey, Jim A. (2018). Archaeological Testing and Data Recovery at Six Sites (LA 124602, LA 179413, LA 175021, LA 175022, LA 175024, and LA 172026) in the Western Albuquerque Land Holding's Watershed Subdivision Tract P, Albuquerque, Bernalillo County, New Mexico. Report No. 2018-635, SWCA Environmental Consultants, Albuquerque.

SITE VISIT: N/A

RECOMMENDATIONS:

As a result of testing and data recovery efforts, the proposed development will not adversely impact any significant archaeological sites (Ref O-07-72 Section 4(B)).

SUBMITTED BY:

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

November 2, 2018

Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Inspiration Subdivision

AGIS MAP # H-07, J-07, and J-08

LEGAL DESCRIPTIONS: Tract P of Watershed Subdivision

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Yolanda Moyer
Applicant/Agent

12/28/18
Date

James D Hughes
Hydrology Division Representative

12/28/2018
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 09-28-2018 (date).

Yolanda Moyer
Applicant/Agent

12/28/18
Date

[Signature]
ABCWUA Representative

12/28/2018
Date

PROJECT # _____

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 11, 2019

Yolanda Padilla Moyer, PE
Olin Brown, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Inspiration Subdivision
Tract P, Watershed Subdivision
Drainage Report Stamp Date: 5/20/19
Grading Plan Stamp Date: 6/6/19
Hydrology File: J08D101**

Dear Ms. Padilla Moyer and Mr. Brown,

PO Box 1293

Based on the submittal received on 6/7/19, the above-referenced Drainage Report and Grading Plan are approved for Preliminary Plat. On the Preliminary Plat application, AMAFCA must sign the Infrastructure List prior to Hydrology's signature.

Albuquerque

Prior to Grading Permit & Work Order (For Information):

NM 87103

1. A Drainage Report Addendum and updated Grading Plan reflecting the below corrections needs to be submitted and approved.
2. Provide supporting hydraulic calculations and show the grading for the temporary swale & berms in the Arroyo Vista. This swale will need to incorporate check dams and erosion protection, as well as a controlled rundown into the WAHL Pond.
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 - i. Bear Valley & Crystal Mountain, AP1. Valley Gutter only, 0.125' high, split flow allowed.
 - ii. Deer Valley & Bear Valley, AP2. Valley Gutter only, 0.125' high, split flow allowed.

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CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

- iii. Bear Valley & Gateway, APIN10 Residual. Valley Gutter only, 0.125' high, no split flow allowed.
 - b. Additional analysis for Work Order- Variance, or 0.87' waterblocks are required for:
 - i. Angel Fire & Beaver (Bear?) Mountain. The grading plan shows a normal crown at this location, not a cross slope; AP8 is not an accurate representation for this intersection.
 - ii. Beaver (Bear?) Mountain & Sandia, AP3. No analysis presented.
 - iii. Copper Mountain & Alpine Meadows. No analysis presented.
 - iv. Soda Spring & Echo Valley. No analysis presented.
 - c. Provide supplemental spot elevations on the grading plan to show the waterblock heights.
5. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
6. Storm Drain Pipe Analysis. Appendix C & D.
 - a. The parallel pipe network needs to be modeled assuming a peak flow of 249.52cfs in SDP 26a, from the Inspiration StormCAD model.
 - b. A split flow analysis using HGL calculations for variable flows needs to be prepared for MH 30. The orifice equation calculations are ok for Preliminary Plat, but more detailed analysis is required prior to construction.
 - c. Notably you'll need to check for backwater effects in the 48" primary pipe (and the 30" parallel) and prepare a rating table and curve to determine the actual split flows and HGL in MH30.
 - d. Once the new HGL is determined for the MH 30, the upstream StormCAD model will need to be re-run using this actual HGL as the controlling water surface, instead of assuming free discharge to atmosphere.
 - e. The SWMM Model does not provide acceptable HGL calculations per the DPM; an alternative model, or hand calculations will need to be provided for this portion of the stormdrain network.
 - f. The 10-yr water surface elevation in Pond 5S should be used as the control surface for the new calculations, per the DPM Ch.22.3.B.2.
 - g. Once the split flows are determined, you should be able to model these pipes in StormCAD, without the single bifurcation manhole itself.
 - h. Hydrology is especially concerned with potential surcharging at the manholes connecting Dam9 Diversion to Pond 5S, and at MH 30.
 - i. Provide orifice plate calculations for the 60" orifice on the WALH Pond outlet.
7. Provide details for MH30a and the dual flapgate. You may also want to consider a float valve/gate, where the valve/gate is drawn shut as the water surface in the pond raises the float.
8. Provide details for the Pond 2 Outfall. Provide SWQV and 100-yr water surface elevations.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 14, 2019

Yolanda Padilla Moyer, PE
Olin Brown, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Inspiration Subdivision
Tract P, Watershed Subdivision
Drainage Report Stamp Date: 11/4/19
Grading Plan Stamp Date: 6/6/19
Hydrology File: J08D005 (fmr J08D101)**

Dear Ms. Padilla Moyer and Mr. Brown,

PO Box 1293

Based on the submittal received on 11/4/19, the above-referenced Drainage Report and Grading Plan are approved for Grading Permit and Work Order.

Albuquerque

For Information. Reduced waterblock heights are allowed for:

NM 87103

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1. Bear Valley & Crystal Mountain, AP1. Valley Gutter only, 0.125' high, split flow allowed.
2. Deer Valley & Bear Valley, AP2. Valley Gutter only, 0.125' high, split flow allowed.
3. Bear Valley & Gateway, APIN10 Residual. Valley Gutter only, 0.125' high, no split flow allowed.
4. Beaver Mountain & Sandia, AP3. Valley Gutter only, 0.125' high, split flow allowed.
5. Copper Mountain & Alpine Meadows. Valley Gutter only, 0.125' high, no split flow allowed.
6. Soda Spring & Echo Valley. Valley Gutter only, 0.125' high, no split flow allowed.
7. Angel Fire & Beaver Mountain. Valley Gutter only, 0.125' high, no split flow allowed.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

9. Additional comments may be provided at Grading Permit and Work Order, based on the outcome of the above remarks and level of detail shown on plans.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Peterson".

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

INSPIRATION AT WATERSHED PHASE 1A, 1B, 1C & 2A, 2B, 2C
(TRACT P)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.									
PUBLIC WATERLINE IMPROVEMENTS-PHASE 1A									
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1A									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	20' PUBLIC SAS EAEMENT BTWN LOTS 143-236	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAVER MOUNTAIN TRAIL	LOT 84	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COPPER MOUNTAIN TRAIL	LOT 85	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BETWEEN LOTS 143-236 20' SANITARY SEWER EASEMENT	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ALPINE MEADOWS LANE	LOT 101	BEAR VALLEY LANE	/	/	/
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC									

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1A				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAVER MOUNTAIN TRAIL	POND 1	BEAR VALLEY LANE
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE TRAIL	ROUNDAABOUT RETURN	POND 1
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LANE	LOT 113	POND 2
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	APS DIVERSION CHANNEL
18-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	STORM DRAIN ON ARROYO VISTA
	POND 1 (2.0 AC-FT)	BUFFER NORTH OF ANGEL FIRE TRAIL		
	POND 2 (1.2 AC-FT)	TRACT 24	LOT 143	LOT 236
30" DIA	RCP W/ NEC MHS	ARROYO VISTA	STORM PIPE OUT OF INSPIRATION SUBDIVISION	EX 54" SD PIPE FROM DAM 9 DIVERSION
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				
* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SANDIA WAY	BEAVER MOUNTAIN TRAIL	COPPER MOUNTAIN TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE
26' F-F W/ TRAFFIC CIRCLE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE ON ONE SIDE	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A continued				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) GATEWAY LANE AND 2) ANGEL FIRE TRAIL				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 1B				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH WAY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HEAVENLY WAY	ECHO VALLEY LANE	BADGER MOUNTAIN TRAIL
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1B				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TAOS MOUNTAIN WAY	LOT 148	BEAR VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVMENTS-PHASE 1B				
18-42** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	POND 2 TRACT 24
18-42** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BADGER MOUNTAIN TRAIL	LOT 234	MAMMOTH WAY
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 1B				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH WAY
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
28' F-F W/TRAFFIC CIRCLE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	PHASE 1B/ 2C BOUNDARY	ECHO VALLEY LANE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC			

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1C</u>				
10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	DEER VALLEY LANE
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	DEER VALLEY LANE
6" PRV	PRESSURE REDUCING VALVE	BEAR VALLEY LANE	LOCATED W/IN A PUBLIC WL EASEMENT IN HOA TRACT AT 6W/5WR PRESSURE ZONE BOUNDARY	
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 2A BOUNDARY	MOUNT HOOD TRAIL
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRYSTAL MOUNTAIN WAY	BEAR VALLEY LANE	DEER VALLEY LANE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1C</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	LOT 12	PHASE 1C/ 1A BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 1A BOUNDARY	DEER VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1C</u>				
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEER VALLEY LANE	LOT 56	BEAR VALLEY LANE
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LANE	DEER VALLEY LANE	PHASE 1A/ 1C BOUNDARY
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 1C				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 2A BOUNDARY	DEER VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer

PHASE 2A WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1C IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2A				
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MT. ROSE WAY	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	MT. ROSE WAY	MOUNT HOOD TRAIL
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	MOUNTHOOD LANE	PHASE 2A/ 1A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY (CRYSTAL MOUNTAIN WAY)
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY (CRYSTAL MOUNTAIN WAY)
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY LANE	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MT. ROSE WAY	LOT 20	PHASE 1C/ 2A BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOUNTHOOD LANE	LOT 35	CRYSTAL MOUNTAIN WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY LANE	LOT 36	CRYSTAL MOUNTAIN WAY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2A				
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE TRAIL	ANGEL FIRE TRAIL	POND 1
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 2A				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	MT. ROSE WAY	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE TRAIL	MT. ROSE WAY	PHASE 2A/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) MT. ROSE WAY AND 2) ANGEL FIRE TRAIL			
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC			

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 2B WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2B				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SODA SPRING LANE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY LANE	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN TRAIL	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2B				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY LANE	LOT 171	PHASE 2B/ 1B BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN TRAIL	LOT 215	PHASE 2B/ 1B BOUNDARY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2B				
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 2B				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	SODA SPRING LANE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY LANE	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN TRAIL	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
NOTE: STREET LIGHTS AS REQUIRED PER THE COA DPM				
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SODA SPRING LANE				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 2C WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

SIA Sequence #	COA DRC Project #

PUBLIC WATERLINE IMPROVEMENTS-PHASE 2C

Size	Type of Improvement	Location	From	To
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SODA SPRING LANE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	NORTH STAR TRAIL	SODA SPRING LANE	MAMMOTH WAY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	KACHINA PEAK TRAIL	SODA SPRING LANE	MAMMOTH WAY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2C

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NORTH STAR TRAIL	LOT 276	MAMMOTH WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KACHINA PEAK TRAIL	LOT 309	MAMMOTH WAY

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2C

Size	Type of Improvement	Location	From	To
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH STAR TRAIL	LOT 260	MAMMOTH WAY
	SWALE			

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER

* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 2C				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	SODA SPRING LANE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NORTH STAR TRAIL	SODA SPRING LANE	MAMMOTH WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	KACHINA PEAK TRAIL	SODA SPRING LANE	MAMMOTH WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SODA SPRING LANE				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS - OFFSITE Phase 1				
16" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	118TH ST/HIGH MESA	OTTO PUMP STATION	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA
10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	DEER VALLEY LANE	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA
10" PRV	PRESSURE REDUCING VALVE W/ A 16' 5WR WL STUB TO SOUTH	NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	LOCATED W/IN PUBLIC ROW OR WL EASEMENT	
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	GATEWAY LANE

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12" SAS	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO VISTA BLVD	EXISTING 12" STUB	SOUTH HALF ARROYO VISTA @ 118TH/ HIGH MESA	/	/	/
		18-24" SD DIA	INLETS & LATERALS w/NEC EROSION PROTECTION	ARROYO VISTA MEDIAN	NORTH HALF OF ARROYO VISTA BLVD	TEMPORARY SWALE/BERM IN SOUTH HALF OF ARROYO VISTA	/	/	/
			TEMPORARY SWALE OR BERM TO CONVEY RUNOFF FROM ARROYO VISTA INLETS w/ AGREEMENT & COVENANT	ARROYO VISTA BLVD SOUTH HALF (FUTURE EASTBOUND LANES)	INLETS IN ARROYO VISTA	WALH POND	/	/	/
			WALH POND Pond Expansion (7.9 Ac-Ft) w/ Public Drainage Easement	SOUTH OF ARROYO VISTA			/	/	/
		60" DIA	STEEL ORIFICE PLATE	WAHL POND			/	/	/
		1/2 SECTION 44' F-F	ARTERIAL PAVEMENT STD C&G, MED C&G, 10' ASPHALT TRAIL ON NORTH SIDE	ARROYO VISTA BLVD (NORTHERN HALF)	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUND	/	/	/
		NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM						
			LANDSCAPE SWALE AND AGREEMENT AND COVENANT WITHIN ARROYO VISTA MEDIAN				/	/	/
							/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS - DEFERRED OFFSITE				
12" SAS	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO VISTA BLVD (SOUTH SIDE)	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA BLVD	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
48" ** DIA	RCP W/ NEC MHS, LATERALS & INLETS	ARROYO VISTA BLVD	LADERA DAM 5	WEST 1-40 DIVERSION SYSTEM
** Financial Guaranty amount to be determined by AMAFCA; Pulte's portion of the financial guaranty cost not to exceed 50% of an estimated total cost of \$1,000,000 subject to pending West I-40 DMP Agreement				
Deferred Infrastructure shall be financially guaranteed prior to Final Plat				
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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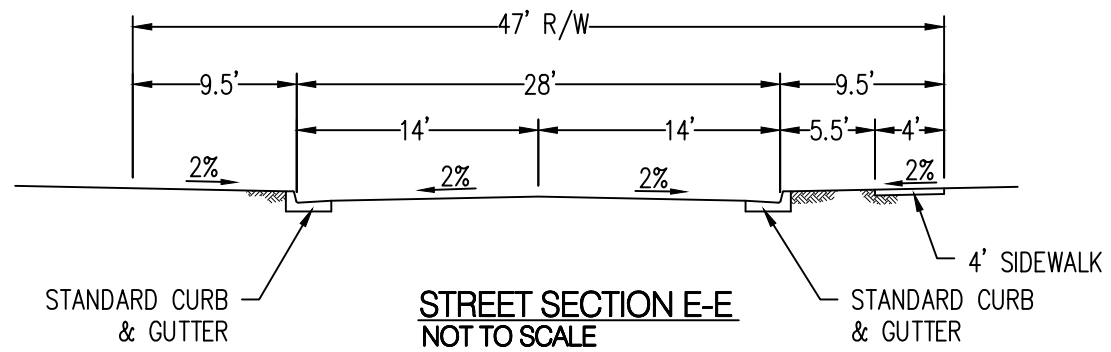
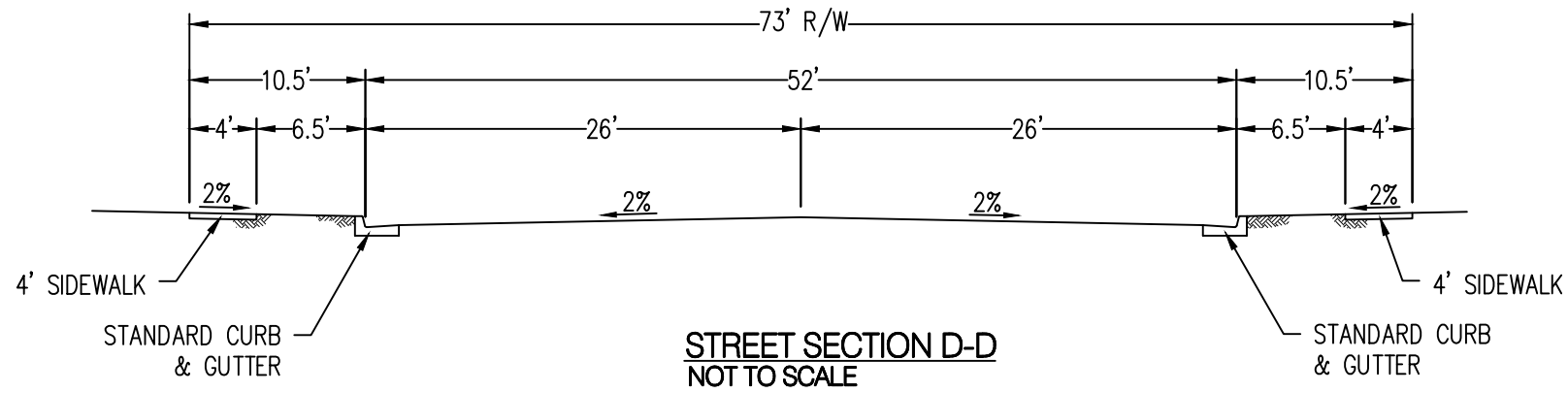
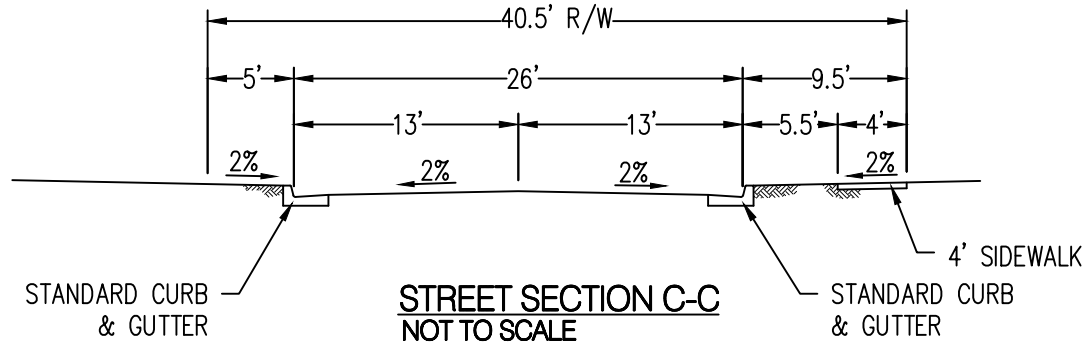
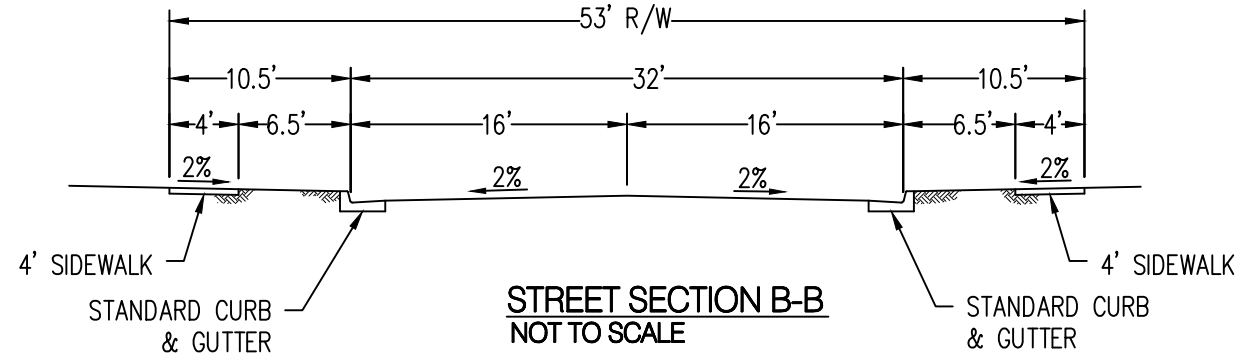
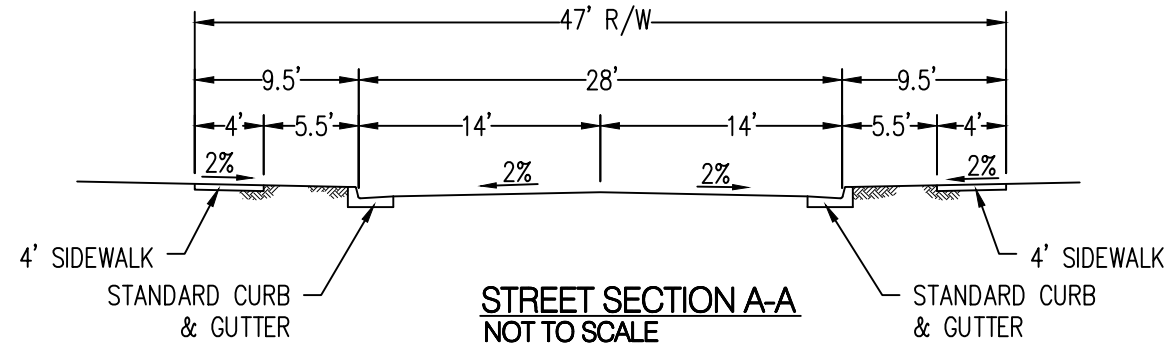
AGENT/OWNER | **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

YOLANDA PADILLA MOYER, P.E. PREPARED BY: PRINT NAME	 DRB CHAIR	6.12.19 DATE	 CODE ENFORCEMENT	6/12/19 DATE
BOHANNAN HUSTON INC. FIRM:	 TRANSPORTATION DEVELOPMENT	6/12/19 DATE	 AMAFCA	6/11/2019 DATE
 SIGNATURE	 ABCWUA	06-12-19 DATE	 CITY ENGINEER	6/12/2019 DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

See Preliminary plat for Cross-Section Locations.



January 17, 2019

Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis
City of Albuquerque
Councilor, District 6

Timothy M. Keller
City of Albuquerque
Mayor

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Lonnie Talbert
County of Bernalillo
Commissioner, District 4

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Mena Ortiz
Bohannan Huston Inc.
7500 Jefferson St. NE
Albuquerque, New Mexico 87109

RE: Water and Sanitary Sewer Availability Statement #180922
Inspiration Subdivision
TR P PLAT OF WATERSHED SUBDIVISION CONT 88.7115 AC
UPC: 100705841947510201
Zone Atlas Map: J-7

Dear Mr. Ortiz:

Project Description: The subject site is located on the north side of Arroyo Vista Blvd. west of 118th St. within the City of Albuquerque. The proposed development consists of approximately 88.7 acres and the property is currently zoned PC for planned development use. The property lies within the Pressure Zone 5WR and 6W in the College trunk. The request for availability indicates plans to subdivide and develop the existing site to accommodate a 327 single family subdivision.

Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority Adopted Service Area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Since an approved Development Agreement currently exists for the property (R-07-18), Board approval is not required and this Availability Statement shall establish the requirements as a condition of service in addition to those stated in the existing Development Agreement.

Water Supply Charge: All developments located outside of the Water Authority's service area will be assessed a Water Supply Charge (WSC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WSC shall not be used for reimbursement of master planned facilities.

Existing Conditions: Water infrastructure in the area consists of the following:

- 36 inch CCYL (4W pressure zone) transmission main (project #26-6511.81-05) along Arroyo Vista Blvd as well as a portion of 118th St. and High Mesa Dr.
- 36 inch DIP (6W pressure zone) transmission main (project #26-7606.62-13) along High Mesa Dr.

Sanitary sewer infrastructure in the area consists of the following:

- 12 inch PVC collector line (project #26-6502.73-14) along Arroyo Vista Blvd.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to install a public transmission main that conveys water from the existing Otto pump station which shall provide 6W pressure. The proposed 6W transmission line shall be analyzed to determine the appropriate diameter to properly convey domestic and fire flow demands to the development. The proposed 6W transmission main shall be installed within a public easement or right-of-way in an

alignment that is acceptable to the Water Authority. The transmission main shall continue along Arroyo Vista Blvd. and into the proposed development. Service to lots within pressure zone 6W shall take service from a proposed distribution main that connects to the proposed 6W transmission main. Only lots with finished floor elevations within 5600 ft. and 5715 ft. (NVGD 29) shall be served by pressure zone 6W infrastructure.

Service to lots within pressure zone 5W shall be served upon installation of two public pressure reducing valves (PRV's) which reduce pressure from 6W to 5W. A looped public distribution main shall be installed downstream of the proposed PRVs, providing 5W pressure internal to the site. Only lots with finished floor elevations within 5485 ft. and 5600 ft. (NVGD 29) shall be served by pressure zone 5W infrastructure. The location of the PRVs shall be installed in such a way as to facilitate the following:

The PRVs should be installed in such a way that they do not conflict with one another (pressure fluctuations caused by close spacing) and provide an opportunity for a future extension of a top of zone 5W waterline south along 118th St. PRVs should be located in areas that allow for proper operation and maintenance.

Service to the site is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided contingent upon a developer funded project to perform the following extensions:

1. Extension of a public collector line from the existing 12 inch public collector line along Arroyo Vista Blvd., covering the entire property frontage.
2. Extension of a public collector line internal to the site that shall provide service to each proposed lot.

The design engineer shall confirm that existing downstream collectors can adequately convey the flow for the proposed development to the downstream interceptor system. The proposed extension shall take the property along the south side of Arroyo Vista Blvd. into account.

Fire Protection: Due to the required installation of dedicated PRV's for this development, fire flow analysis was not performed for this site. Infrastructure for this subdivision shall be sized, and pump settings set, such that adequate and sustained fire protection can be provided to the subdivision. Fire protection for this subdivision therefore, shall be determined during the design of the water transmission line and distribution infrastructure. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Cross Connection Prevention: Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows: 1). Customers shall permanently abandon the use of private wells by plugging the wells as accepted by the Water Authority prior to connecting to the public water system; or 2) Customers who choose to maintain their private wells shall completely sever the private well from the premises' potable plumbing system and shall install a reduced pressure principle backflow prevention assembly approved by the Water Authority at the terminal end of the water service from the public water system (e.g., service connection).

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard easements are not acceptable for either water or sanitary sewer. Acceptable easements must be documented prior to approval of service.

Pro Rata: As described in this statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance. Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

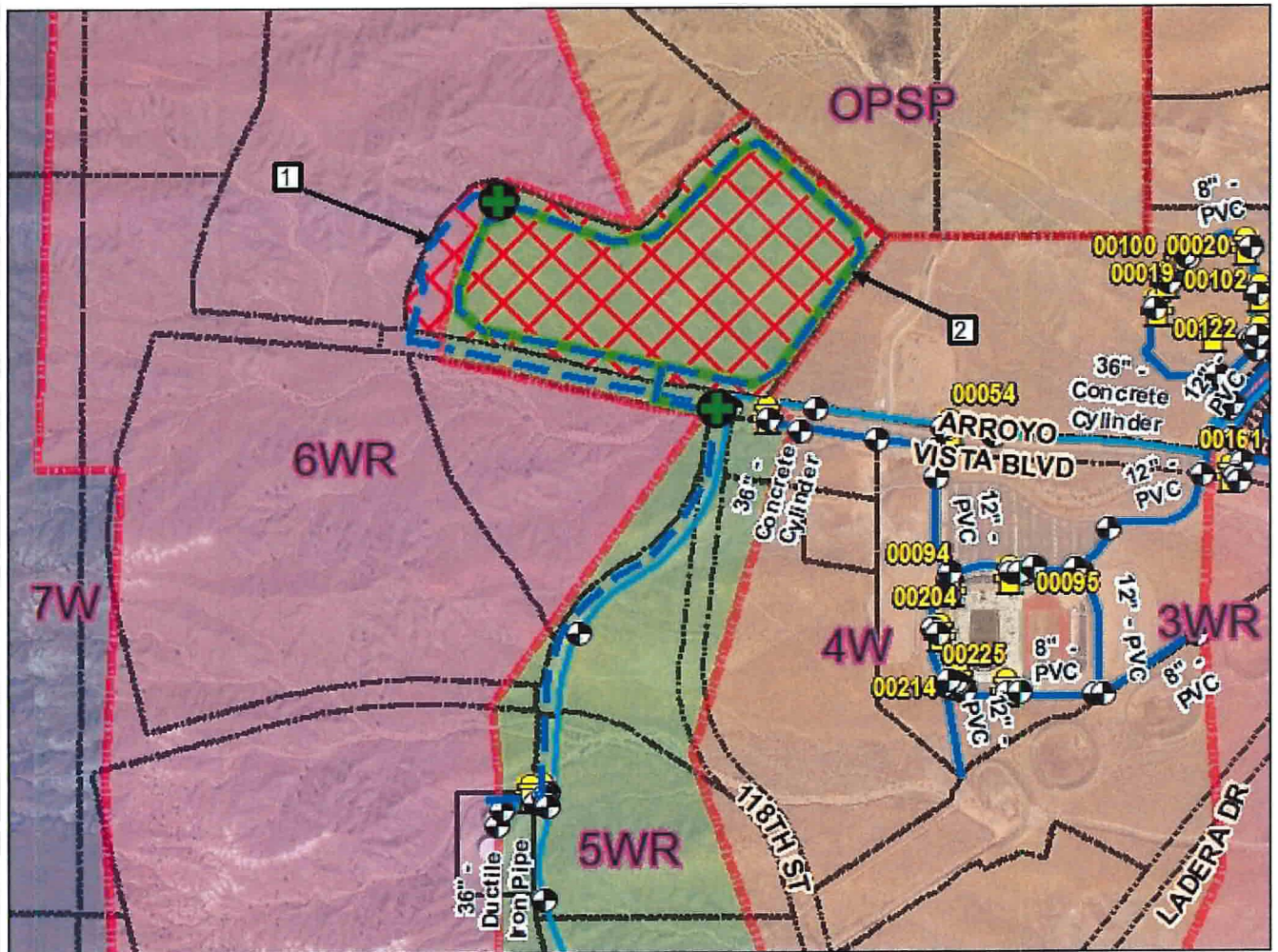
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 180922

180922 - Water



Legend

Project Location

Valve

Hydrant

Pipe

SUBTYPE

Distribution Line

Hydrant Leg

In Zone Transmission

Pressure Zone Boundary

Proposed PRV

0 2,250 4,500 Feet

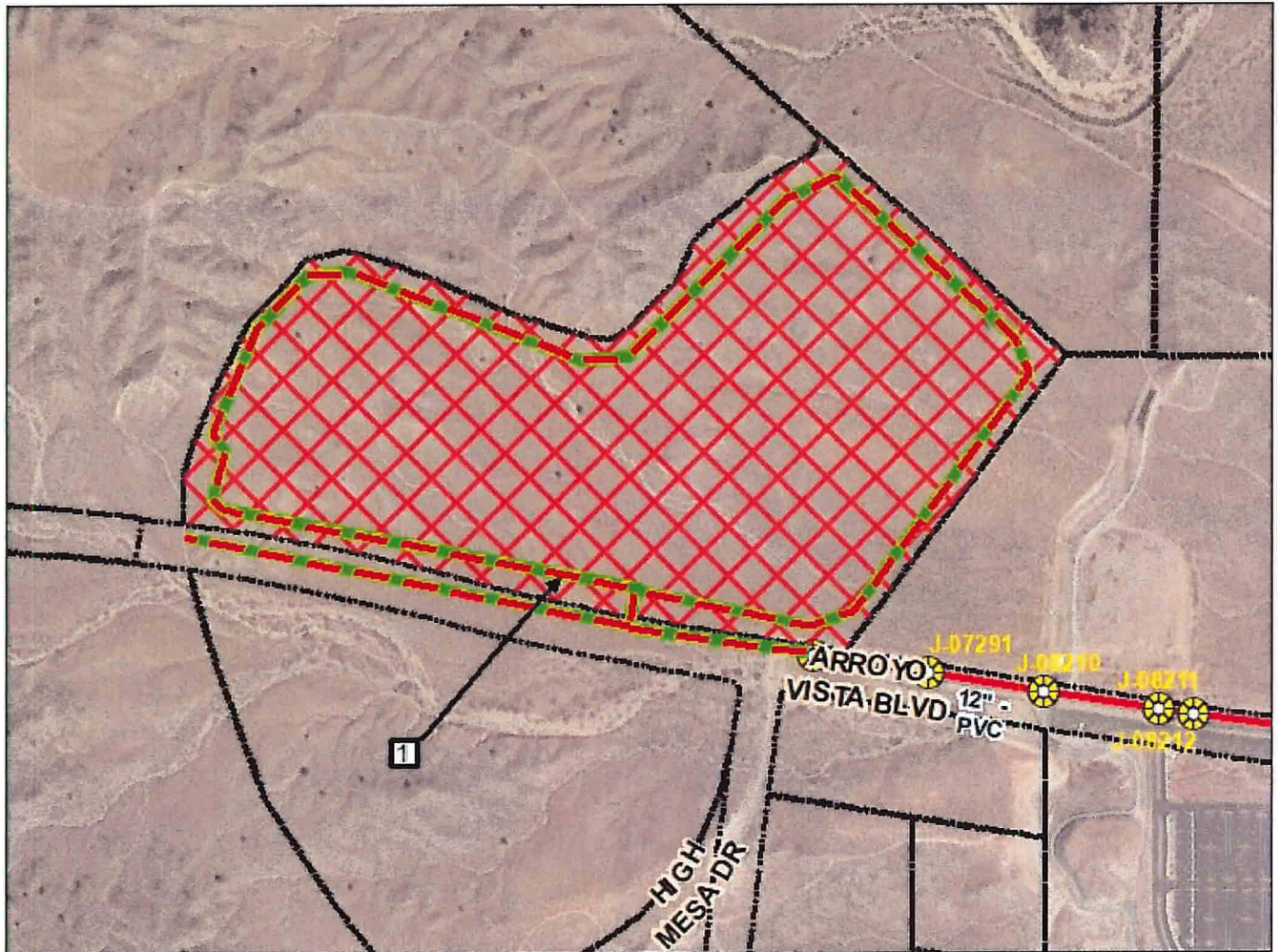
--- General Map Keyed Notes

1. --- Proposed Water Line 6W


2. --- Proposed Water Line 5W



180922 - Sanitary Sewer



Legend


-  Project Location
-  Sewer Manhole

Sewer Pipe SUBTYPE

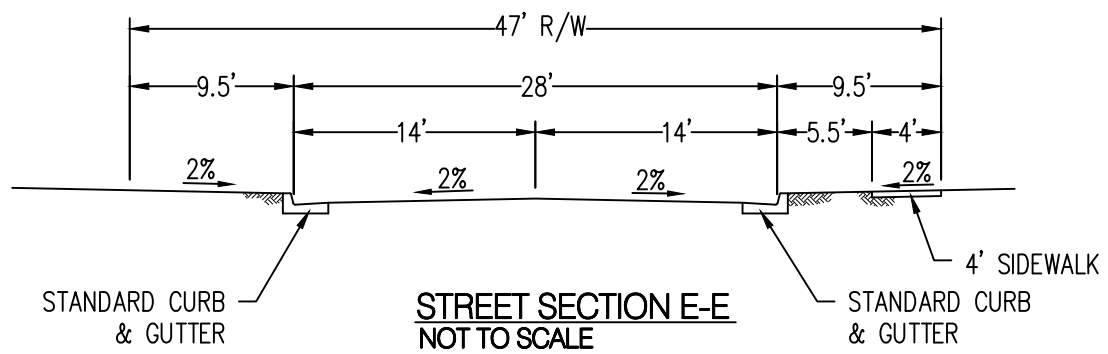
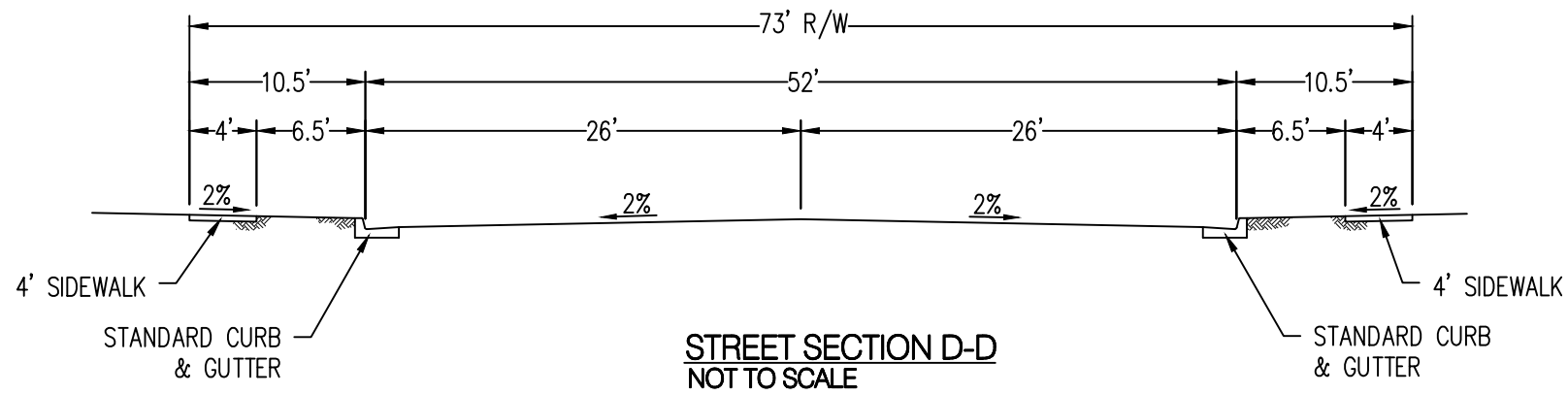
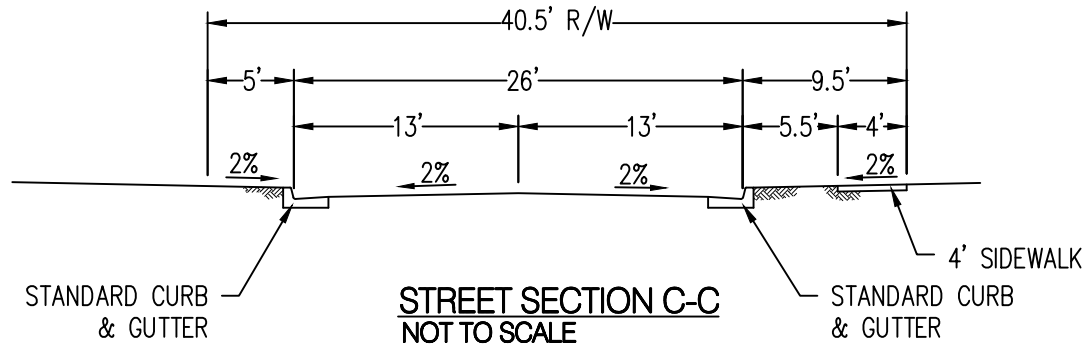
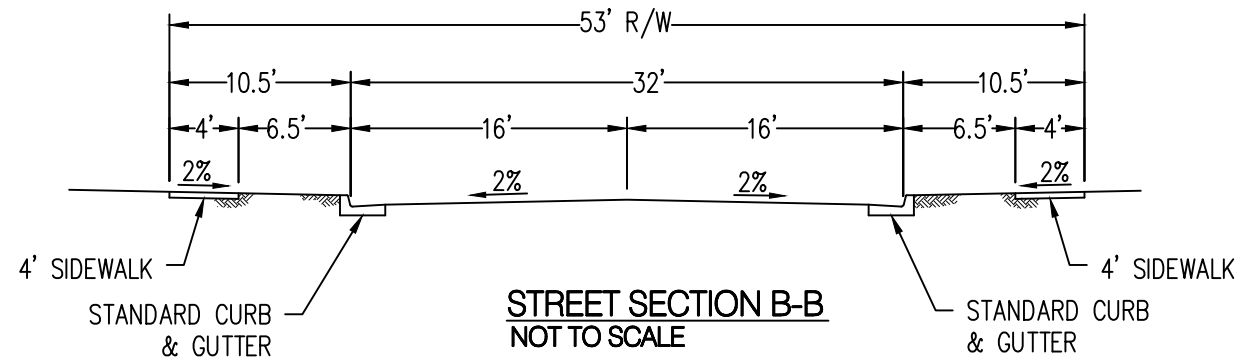
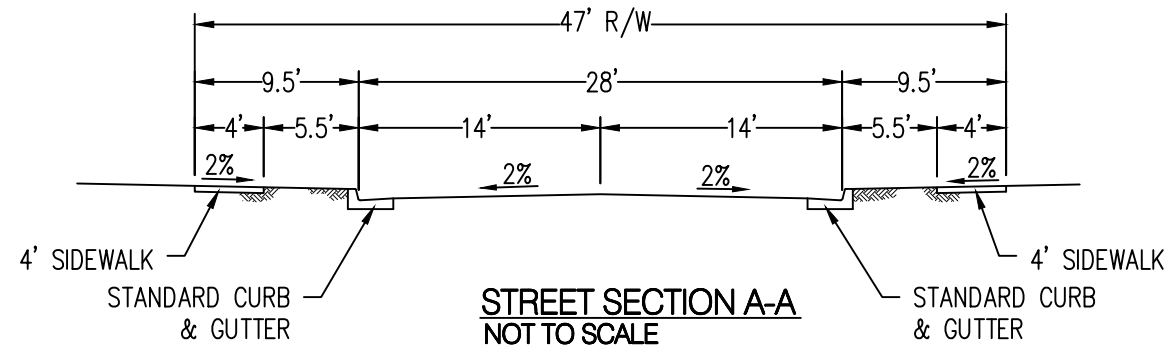
-  COLLECTOR



 --- General Map Keyed Notes

1. --- Proposed Sewer Line 





Julie Cordova-Miller

Subject: FW: Arroyo Vista Boulevard, west of Tierra Pintada Boulebard NW Public Notice Inquiry
Attachments: ZONE ATLAS_Inspiration.pdf

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, August 11, 2020 4:14 PM
To: Yolanda Padilla Moyer <ypadilla@bhinc.com>
Subject: Arroyo Vista Boulevard, west of Tierra Pintada Boulebard NW Public Notice Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albu
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albu

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov

Sent: Tuesday, August 11, 2020 11:38 AM

To: Office of Neighborhood Coordination <ypadilla@bhinc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Yolanda Padilla Moyer

Telephone Number

505-823-1000

Email Address

ypadilla@bhinc.com

Company Name

Bohannon Huston, Inc.

Company Address

7500 Jefferson Street NE

City

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov

Sent: Tuesday, August 11, 2020 11:38 AM

To: Office of Neighborhood Coordination <ypadilla@bhinc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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Bohannon Huston, Inc.

Company Address

7500 Jefferson Street NE

City

Julie Cordova-Miller

Subject: FW: Arroyo Vista Boulevard, west of Tierra Pintada Boulebard NW Public Notice Inquiry
Attachments: ZONE ATLAS_Inspiration.pdf

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
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Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albu

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Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P Plat of Watershed Subdivision

Physical address of subject site:

N/A

Subject site cross streets:

Arroyo Vista Boulevard, west of Tierra Pintada Boulebard NW

Other subject site identifiers:

N/A

This site is located on the following zone atlas page:

H-07-Z, J-07-Z and J-08-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, August 13, 2020 3:12 PM
To: ekhaley@comcast.net; aboard111@gmail.com
Cc: Yolanda Padilla Moyer
Subject: Public Notice of Major Amendment to Preliminary Plat – Inspiration Subdivision
Attachments: ZONE ATLAS_Inspiration.pdf

RE: Public Notice of Major Amendment to Preliminary Plat – Inspiration Subdivision

To: Westside Coalition of Neighborhood Associations representatives

Elizabeth Haley
63005 Chaparral Circle NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for Preliminary Plat for the Inspiration Subdivision. See the attached Zone Atlas Page for the project location.

This preliminary plat is being resubmitted as a result of the approval period lapsing. The preliminary plat would have applied for an extension but to due the current pandemic the time when we would have applied was during when businesses and schools were being closed. Everyone one was transitioning to an online work environment and DRB not having DRB meetings.

The previously approved preliminary plat proposed a single family detached residential gated development on an 88-acre property. The project consists of 327 subdivided lots with common areas, including a private park to be developed in 6 phases. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

There is an EPC approved site plan which has not expired. We are not proposing any changes from the original submittal. Currently, Phase 1A, 1B and 1C have final plats that have been approved and recorded. Grading has been completed for all six phases. (the entire site has been graded in accordance with the approved grading plan) Phases 1A, 1B and 1C are currently under construction and are almost complete. Phase 2A, 2B and 2C construction plans are complete with substantial approvals at the DRC. There is also an approved grading plan and drainage report through City Hydrology and an approved TIA through City Transportation.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

The anticipated public hearing for this request will be on September 9th at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.* You can check the agenda for the relevant decision-

making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at 505-823-1000 or via email, ypadilla@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Yolanda Padilla Moyer
Vice President
Bohannon Huston, Inc.

Attachments: *Zone Atlas Pages*



Julie Cordova Miller

Senior Administrative Assistant
Community Development & Planning | Structural Engineering

Bohannon Huston

p. 505.823.1000 | d. 505.798.7951 | c. 505.203.0004

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Ranked #9 on 2020 ENR Southwest Design Firms List | ENR Top 500 Design Firm since 1998

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Julie Cordova-Miller

From: Microsoft Outlook
To: ekhaley@comcast.net
Sent: Thursday, August 13, 2020 3:12 PM
Subject: Relayed: Public Notice of Major Amendment to Preliminary Plat – Inspiration Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ekhaley@comcast.net (ekhaley@comcast.net)

Subject: Public Notice of Major Amendment to Preliminary Plat – Inspiration Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: aboard111@gmail.com
Sent: Thursday, August 13, 2020 3:13 PM
Subject: Relayed: Public Notice of Major Amendment to Preliminary Plat – Inspiration Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard111@gmail.com (aboard111@gmail.com)

Subject: Public Notice of Major Amendment to Preliminary Plat – Inspiration Subdivision

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P Plat of Watershed Subdivision

Physical address of subject site:

N/A

Subject site cross streets:

Arroyo Vista Boulevard, west of Tierra Pintada Boulebard NW

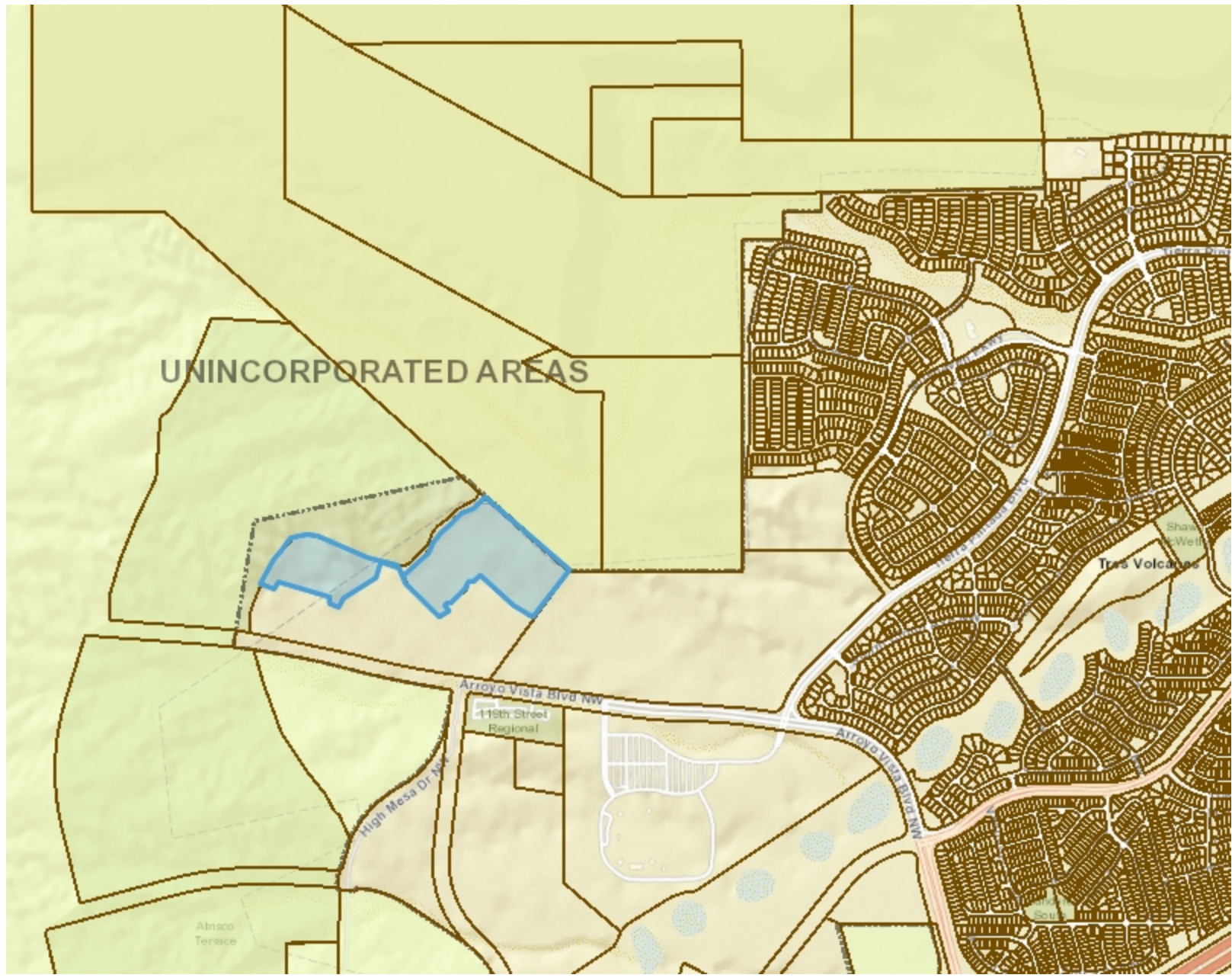
Other subject site identifiers:

N/A

This site is located on the following zone atlas page:

H-07-Z, J-07-Z and J-08-Z

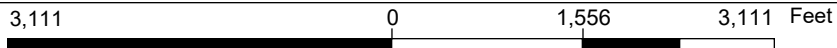
=====
This message has been analyzed by Deep Discovery Email Inspector.



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

Notes



100' Buffer List

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Descr	Property Cl	Acres
Geocortex.100705927227510145		UNITED STATES OF AMERIC	PO BOX 728	SANTA FE NM 87504-C	N/A	ALBUQUERQUE NM 87120	TR 101-18 V		361.81
Geocortex.100805820244120201		ALBUQUERQUE PUBLIC SCH	PO BOX 25704	ALBUQUERQUE NM 87	9601 TIERRA PINTADA BLVD NW	ALBUQUERQUE NM 87120	TR N-1 COFC		110
Geocortex.100705924910130102		CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87		ALBUQUERQUE NM 87120	PARCEL A L V		168.3044
Geocortex.100705848852310202		PULTE HOMES	7601 JEFFERSON ST NE SUITE	ALBUQUERQUE NM 87	ARROYO VISTA BLVD NW	ALBUQUERQUE NM 87120	TR A BULK V		26.999
Geocortex.100705837346410201		PULTE HOMES	7601 JEFFERSON ST NE SUITE	ALBUQUERQUE NM 87	ARROYO VISTA BLVD NW	ALBUQUERQUE NM 87120	TR B BULK V		61.6821

FIRST CLASS MAIL

August 12, 2020

RE: Notice of Public Hearing – Inspiration Subdivision

Property Owner:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mention project.

This letter is to advise you that Bohannon Huston, Inc., agent for Pulte Homes, is seeking approval for Preliminary Plat for the Inspiration Subdivision. See the attached Zone Atlas Page for the project location.

This preliminary plat is being resubmitted as a result of the approval period lapsing. The preliminary plat would have applied for an extension but to due the current pandemic the time when we would have applied was during when businesses and schools where being closed. Everyone one was transitioning to an online work environment and DRB not having DRB meetings.

The previously approved preliminary plat proposed a single family detached residential gated development on an 88-acre property. The project consists of 327 subdivided lots with common areas, including a private park to be developed in 6 phases. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

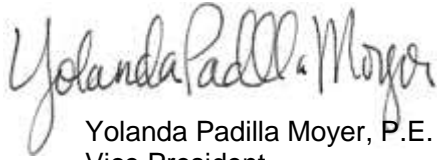
There is an EPC approved site plan which has not expired. We are not proposing any changes from the original submittal. Currently, Phase 1A, 1B and 1C have final plats that have been approved and recorded. Grading has been completed for all six phases. (the entire site has been graded in accordance with the approved grading plan) Phases 1A, 1B and 1C are currently under construction and are almost complete. Phase 2A, 2B and 2C construction plans are complete with substantial approvals at the DRC. There is also an approved grading plan and drainage report through City Hydrology and an approved TIA through City Transportation.

The Development Review Board Public Hearing will be heard on September 9th, starting at 9:00 am at the Plaza del Sol Building Basement Hearing Room, located at 600 2nd Street NW or via a zoom meeting (Details of meeting can be obtained from the COA Planning Department).

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Notice of Public Hearing
August 12, 2020
Page 2

Sincerely,

A handwritten signature in black ink that reads "Yolanda Padilla Moyer". The signature is written in a cursive, flowing style.

Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning Group

YPM/jcm
Enclosures

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

ALBUQUERQUE PUBLIC SCHOOLS
P.O. BOX 25704
ALBUQUERQUE, NM 87125-0704



US POSTAGE
\$ 00.50
First-Class
Mailed From 87109
08/13/2020
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

UNITED STATES OF AMERICA
P.O. BOX 728
SANTA FE, NM 87504-0728

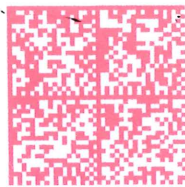


US POSTAGE
\$ 00.50
First-Class
Mailed From 87109
08/13/2020
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

PULTE HOMES
7601 JEFFERSON ST. NE
SUITE 320
ALBUQUERQUE, NM 87109

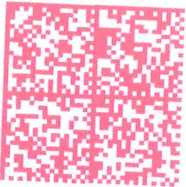


US POSTAGE
\$ 00.50
First-Class
Mailed From 87109
08/13/2020
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NM 87103



US POSTAGE
\$ 00.50
First-Class
Mailed From 87109
08/13/2020
032A 0061805678

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PulteGroup DATE OF REQUEST: 10/5/18 ZONE ATLAS PAGE(S): H-07-Z and J-07-Z

CURRENT:

ZONING PC
PARCEL SIZE (AC/SQ. FT.) 88.7 acres

LEGAL DESCRIPTION:

LOT OR TRACT # P BLOCK # _____
SUBDIVISION NAME Watershed Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 325-350
BUILDING SIZE: Single-family home (sq. ft.)
TBD

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE *malaff* DATE October 5, 2018

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO [] BORDERLINE []

THRESHOLDS MET? YES NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

Please contact Ernest Armijo when you are ready for a scoping meeting.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

10/5/18
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER

Revised January 20, 2011

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Eric Wrage, PE, PTOE
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

MEETING DATE: August 17, 2018

ATTENDEES: Consultant Team; COA Transportation Development Review

PROJECT: Inspiration, Zone Atlas # J-8

REQUESTED CITY ACTION: Zone Change Site Development Plan

Subdivision Building Permit Sector Plan Sector Plan Amendment

Curb Cut Permit Conditional Use Annexation Site Plan Amendment

ASSOCIATED APPLICATION: 340 lot gated community

SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 10th Edition.
Local data may be used for certain land use types as determined by staff.
Consultant to provide.
2. Appropriate study area:
Signalized Intersections;
 - a. Arroyo Vista Blvd. and Tierra Pintada Blvd.
 - b. Arroyo Vista Blvd. and Ladera Dr.
 - c. Tierra Pintada Blvd. and Storm Cloud Ave.
Unsignalized Intersections;
 - a. None
Driveway Intersections: all site drives.
3. Intersection turning movement counts
Study Time – 7-9 a.m. peak hour, 4-6 p.m. peak hour
Consultant to provide for all intersections listed above.
4. Type of intersection progression and factors to be used.
Type III arrival type (see "2016 Highway Capacity Manual" or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.

5. Boundaries of area to be used for trip distribution.
City Wide - residential, office or industrial;

6. Basis for trip distribution.

Residential – Use inverse relationship based upon distance and employment. Use employment data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Office/Industrial - Use inverse relationship based upon distance and population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Commercial - Use relationship based upon population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Residential - $T_s = (T_t) (S_e / D) / (S_e / D)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Se = Subarea Employment
D = Distance from Development to Subarea

Office/Industrial - $T_s = (T_t) (S_p / D) / (S_p / D)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population
D = Distance from Development to Subarea

Commercial -
 $T_s = (T_t) (S_p) / (S_p)$
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population

7. Traffic Assignment. Logical routing on the major street system.
8. Proposed developments which have been approved but not constructed that are to be included in the analyses. Projects in the area include:
a. N/A
9. Method of intersection capacity analysis - planning or operational (see “2016 Highway Capacity Manual” or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.
Implementation Year:
10. Traffic conditions for analysis:
a. Existing analysis ___ yes X no - year (xxxx);
b. Phase implementation year(s) without proposed development – 2019

- c. Phase implementation year(s) with proposed development – 2019
- d. Project completion year without proposed development – 2024
- e. Project completion year with proposed development – 2024
- f. Other –

11. Background traffic growth.

Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

12. Planned (programmed) traffic improvements.

List planned CIP improvements in study area and projected project implementation year:

- a. Project – Location (Implementation Year)

13. Items to be included in the study:

- a. Intersection analysis.
- b. Signal progression - An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method:
- c. Arterial LOS analysis;
- d. Recommended street, intersection and signal improvements.
- e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
- f. Transportation system impacts.
- g. Other mitigating measures.
- h. Accident analyses yes no; Location(s):
- i. Weaving analyses yes no; Location(s):

14. Other:

SUBMITTAL REQUIREMENTS:

- 1. Number of copies of report required
 - a. 1 paper copy
 - b. 1 digital copy
- 2. Submittal Fee – \$1300 for up to 3 reviews

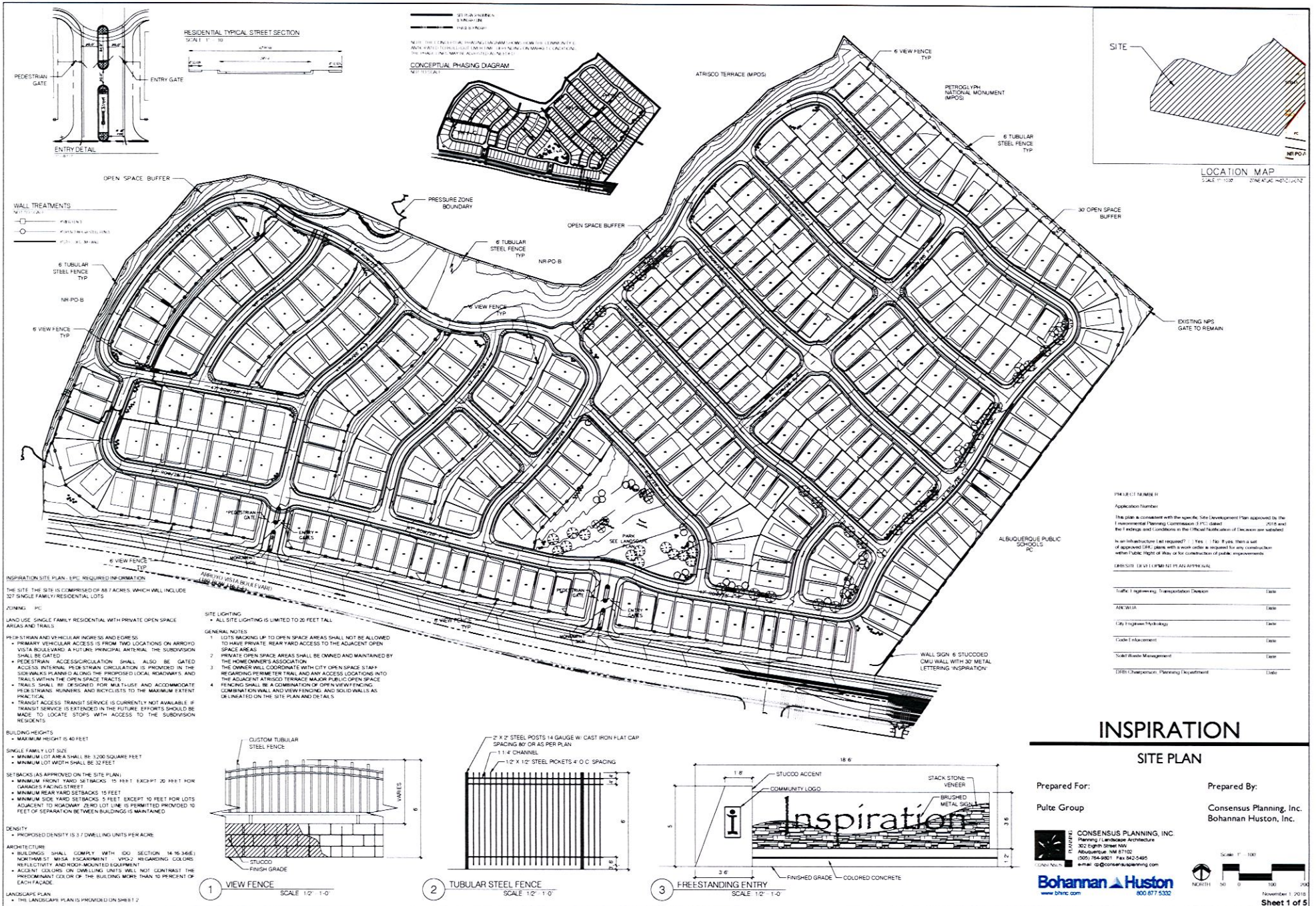
The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3633.

Ernest Armijo, P.E.
Senior Engineer for
Transportation Development Section

Date

via: email

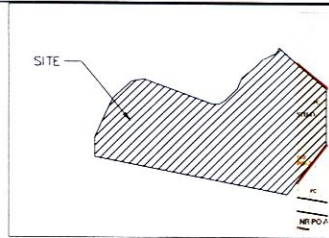
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RESIDENTIAL TYPICAL STREET SECTION
SCALE 1" = 10'

NOTE: THE TYPICAL STREET SECTION IS A GENERAL REPRESENTATION OF THE STREET SECTION. THE ACTUAL STREET SECTION MAY VARY FROM THE TYPICAL SECTION. THE TYPICAL SECTION MAY BE ADJUSTED AS NECESSARY.

CONCEPTUAL PHASING DIAGRAM
NOT TO SCALE



LOCATION MAP
SCALE 1" = 100'

WALL TREATMENTS

- 6" TUBULAR STEEL FENCE
- 6" VIEW FENCE
- STUCCO CMU WALL WITH 30" METAL LETTERING

6" TUBULAR STEEL FENCE TYP

6" VIEW FENCE TYP

STUCCO CMU WALL WITH 30" METAL LETTERING

WALL SIGN: 6" STUCCO CMU WALL WITH 30" METAL LETTERING "INSPIRATION"

6" VIEW FENCE TYP

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6" VIEW FENCE TYP

INSPIRATION SITE PLAN, EPC REQUIRED INFORMATION

THE SITE, THE SITE IS COMPRISED OF 88 ACRES, WHICH WILL INCLUDE 227 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 SIDE WALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE OPEN SPACE TRACTS.

• TRAILS SHALL BE DESIGNED FOR MULTIPLE 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 40 FEET

SINGLE FAMILY LOT SIZE

• MINIMUM LOT AREA SHALL BE 1200 SQUARE FEET

• MINIMUM LOT WIDTH SHALL BE 32 FEET

SETBACKS AS APPROVED ON THE SITE PLAN

• MINIMUM FRONT YARD SETBACKS: 10 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 HIGHWAY 20 AND LOT 10 IS PRINTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED

DENSITY

• PROPOSED DENSITY IS 3 DWELLING UNITS PER ACRE

ARCHITECTURE

• BUILDINGS SHALL COMPLY WITH IBC SECTION 14.10.6 (6)

• NORTH-SOUTH MASSING ARRANGEMENT (VIEWS) REGARDING COLOR 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 FACADE.

LANDSCAPE PLAN

• THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2

• ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL

GENERAL NOTES

1. LOTS BACKING UP TO 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 HOMEOWNERS ASSOCIATION

3. THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING PERMITS, TRAIL AND ANY ACCESS LOCATIONS INTO THE ADJACENT ARROYO 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.

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