



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. \_\_\_\_\_

Application No. \_\_\_\_\_

TO:

\_\_\_ Planning Department/Chair

\_\_\_ Hydrology

\_\_\_ Transportation Development

\_\_\_ Albuquerque/ Bernalillo Co. WUA

\_\_\_ Code Enforcement

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: \_\_\_\_\_ HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL  
DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

May 17, 2019

Ms. Kym Dicome, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>ND</sup> St. NW  
Albuquerque, NM 87103

Re: Inspiration Subdivision (Project # PR-2018-001759, Application # SD-2018-00129, VA-2018-00234, VA-2019-00025, VA-2019-00026, VA-2016-00027) Comment Response Letter

Dear Ms. Dicome,

Enclosed are the responses to the comments provided on April 24<sup>th</sup> hearing. Comments and responses are listed below by department.

### **Code Enforcement**

1. Code Enforcement has no objection to these requests.

### **Transportation Department**

1. Transportation has no objection to these requests.

### **Planning Department**

1. Site Plan was processed through EPC because it located within the threshold distance from Major OS. That site plan is not required to be processed back through DRB for final sign off so all IL will be tied to the platting action.  
*Response: Noted*
2. The layout of the PP must match the site plan, which was approved by EPC in November. A copy should be submitted for reference. Planning will then make, possibly, more comments.  
*Response: Noted*
3. The Variances to the IDO must be justified as outlined in Section 14-16-6-6(L) of the IDO. A justification letter must be submitted justifying the request based on that criteria mentioned above.  
*Response: Transportation asked for this and was provided in the April 16, 2019 response letter.*
4. Remove the words "for Subdivision" in the notes concerning the site plan. It is an EPC site plan (there is no longer a difference in site plan types ie subdivision or building permit). Add the EPC application number.  
*Response: This has been corrected*
5. Note 4 the wording "granted" must be changed to "to be granted" by plat.  
*Response: This has been corrected*

**Engineering** ▲

**Spatial Data** ▲

**Advanced Technologies** ▲

6. Remove reference of the Sub Ordinance in note 6. Cite the actual wording.  
*Response: This has been corrected.*

## Hydrology Section Comments

1. An approved grading plan and drainage report is required.  
*Response: Understood. Revised report is into hydrology for review*
2. Additional modifications to the Infrastructure List and Plat can be expected, pending final approval of the grading plan and drainage report  
*Response: Understood*
3. Provide cross lot drainage easements on the HOA tracts naming maintenance responsibilities (HOA) and Beneficiaries (Parcel B, Westland North and Parcel A, Petroglyph)  
*Response: Cross-lot drainage easements added to the western boundary HOA tracts only which will accept from from Parcel B. We are not accepting any drainage from Parcel A the Petroglyph National Monument since this drainage away from our site. The note is correct on the plat*
4. "See Sheet 3 of 3 for 'drainage facilities maintenance note' for ownership and maintenance responsibility." This sentence needs to be added to the end of Easement Note 9 and 10. For Easement Note 10, delete everything after "H.O.A." and replace with the above sentence.  
*Response: Easement notes have been updated*
5. All internal storm drain will be private and needs to be named as such on the infrastructure list.  
*Response: Infrastructure list has been revised to reflect Private*
6. All downstream drainage infrastructure required to serve the upstream phases needs to be constructed with Phase 1A, or the first phase to develop.
  - a. As presented, Phase 1A will need to be accepted first, so just delete the 2<sup>nd</sup> sentence from the Phase 1A heading.
  - b. Phase 1B will need to be built concurrent to, or *after* Phase 1A (all of the necessary downstream infrastructure is under 1A). Phase 1B work order acceptance will be after or concurrent to Phase 1A. Remove references to Phase 1C; it's irrelevant to Phase 1B.
  - c. Phase 1C will need to be built concurrent to, or *after* Phase 1A (all of the necessary downstream infrastructure is under 1A). Phase 1C work order acceptance will be after or concurrent to Phase 1A. Remove references to Phase 1B; it's irrelevant to Phase 1C.*Response: Infrastructure list note has been revised. Please note that this note isn't only for drainage it also pertains to utilities and roadway for each subphase within Phase 1.*
7. Provide a letter of concurrence from the AMAFCA Executive Engineer that the design and construction of the 48" storm drain from Ladera Dam 5 to Unser Channel in the West I-40 Diversion System, per the 2011 West I-40 Drainage Management Plan Update (BHI, 2011) is not required as part of the Inspiration development. The letter of

concurrence should also stipulate when this storm drain will need to be constructed.  
*Response: A letter will be provided*

## **ABCWUA - Utility Development Section**

### **1. SD-2018-00129 – PRELIMINARY PLAT**

#### **a. Infrastructure list items:**

- i. All phasing shall be performed such that each phase provides a complete looped waterline system.

*Response: Noted. We believe all phases are looped*

1. Phase 1A shall include both pressure reducing valves (PRVs) to be constructed and shall include a looped connection from both. With both PRVs and offsite infrastructure complete along with completion of Phase 1A with the mentioned looped system, the following phasing should be satisfactory.

*Response: There is a note added that All Phase 1 (1A, 1B, 1C and offsite) must all be accepted by the city prior to financial guaranty release. These are all getting constructed concurrently. Offsite infrastructure has also been labelled phase 1 for clarification*

- ii. The location of the PRV shall be placed such that it agrees with the best location that will serve the pressure zone. Discuss with Utility Development staff to determine the best location as it does not agree with the previously discussed location within Phase 2A. Separation of the PRVs should be provided so a hydraulic conflict between both PRVs is avoided and the proposed system operates hydraulically without any issues.

*Response: Based on email provided by John Stomp, it appears the location shown on the conceptual Utility plans is acceptable.*

- iii. Sanitary sewer listed for phase 1A now includes the backbone infrastructure for the development and ultimate discharge for the proposed development to Arroyo Vista.

*Response: This appears to just be a statement but is noted.*

- iv. Phase 1B and 2B include a looped waterline system together and are not looped without both phases. Please provide a solution such that both have a looped standalone system that works with the phasing plan.

*Response: A 6" waterline looped has been added to phase 1B in Heavenly Way*

- b. Please include a stub along High Mesa Dr. for the 5WR pressure zone south of Arroyo Vista. Please also size this to serve the remaining 5WR pressure zone south of the proposed PRV at this location.

*Response: 16" stub has been added to the infrastructure list and Conceptual Utility plan*

With this request, we are requesting Preliminary Plat approval. 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, flowing style.

Yolanda Padilla Moyer, PE  
Senior Project Manager  
Community Development and Planning

YPM/cc  
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

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 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
<b>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.</b>									
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1A</b>									
		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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1A</b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	LOT 143	/	/	/
		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
<b>PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A continued</b>				
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
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1B</b>				
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
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1B</b>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	BEAR VALLEY LANE
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
<b>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1B</b>				
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	236
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BADGER MOUNTAIN TRAIL	LOT 234	MAMMOTH WAY
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 #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 1B</b>				
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	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
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1C</b>				
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
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1C</b>				
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
<b>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1C</b>				
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
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 1C</b>				
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	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
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**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
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 2A</b>				
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 LANE	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
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A</b>				
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

Private Inspector	City Inspector	City Cnst Engineer
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\* 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
<b>PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2A</b>				
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE TRAIL	ANGEL FIRE TRAIL	POND 1
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			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 2A</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**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 #

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

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2B</b>				
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
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2B</b>				
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
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 2B</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**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 #

Size	Type of Improvement	Location	From	To
<b>PUBLIC WATERLINE IMPROVEMENTS-PHASE 2C</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2C</b>				
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	SODA SPRING LANE	PHASE 1B/ 2C BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KACHINA PEAK TRAIL	SODA SPRING LANE	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
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2C</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PRIVATE ROADWAY IMPROVEMENTS - PHASE 2C</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**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
<b>PUBLIC IMPROVEMENTS - OFFSITE Phase 1</b>				
16" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	118TH ST/HIGH MESA	OTTO PUMP STATION	PRV IN ARROYO VISTA
10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	DEER VALLEY LANE	118TH ST/HIGH MESA PRESSURE REDUCING VALVE
10" PRV	PRESSURE REDUCING VALVE W/ A 16' 5WR WL STUB TO SOUTH	ARROYO VISTA BLVD AT HIGH MESA DR (118TH ST)	LOCATED W/IN PUBLIC ROW OR WL EASEMENT	
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	PRESSURE REDUCING VALVE	GATEWAY LANE

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC IMPROVEMENTS - OFFSITE Phase 1...CONTINTUED</b>				
12" SAS	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO VISTA BLVD	EXISTING 12 " STUB	SOUTH HALF ARROYO VISTA @ 118TH/ HIGH MESA
18-24" DIA	INLETS & LATERALS w/NEC EROSION PROTECTION	ARROYO VISTA	ARROYO VISTA MEDIAN	ARROYO SOUTH OF ARROYO VISTA
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			
*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
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC IMPROVEMENTS - DEFERRED OFFSITE</b>				
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	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
	PRESSURE REDUCING VALVE	ARROYO VISTA BLVD AT HIGH MESA DR (118TH ST)		
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
/	/	/
/	/	/
/	/	/
/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
YOLANDA PADILLA MOYER, P.E. PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE	
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE	
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE	
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE		DATE	

**DESIGN REVIEW COMMITTEE REVISIONS**

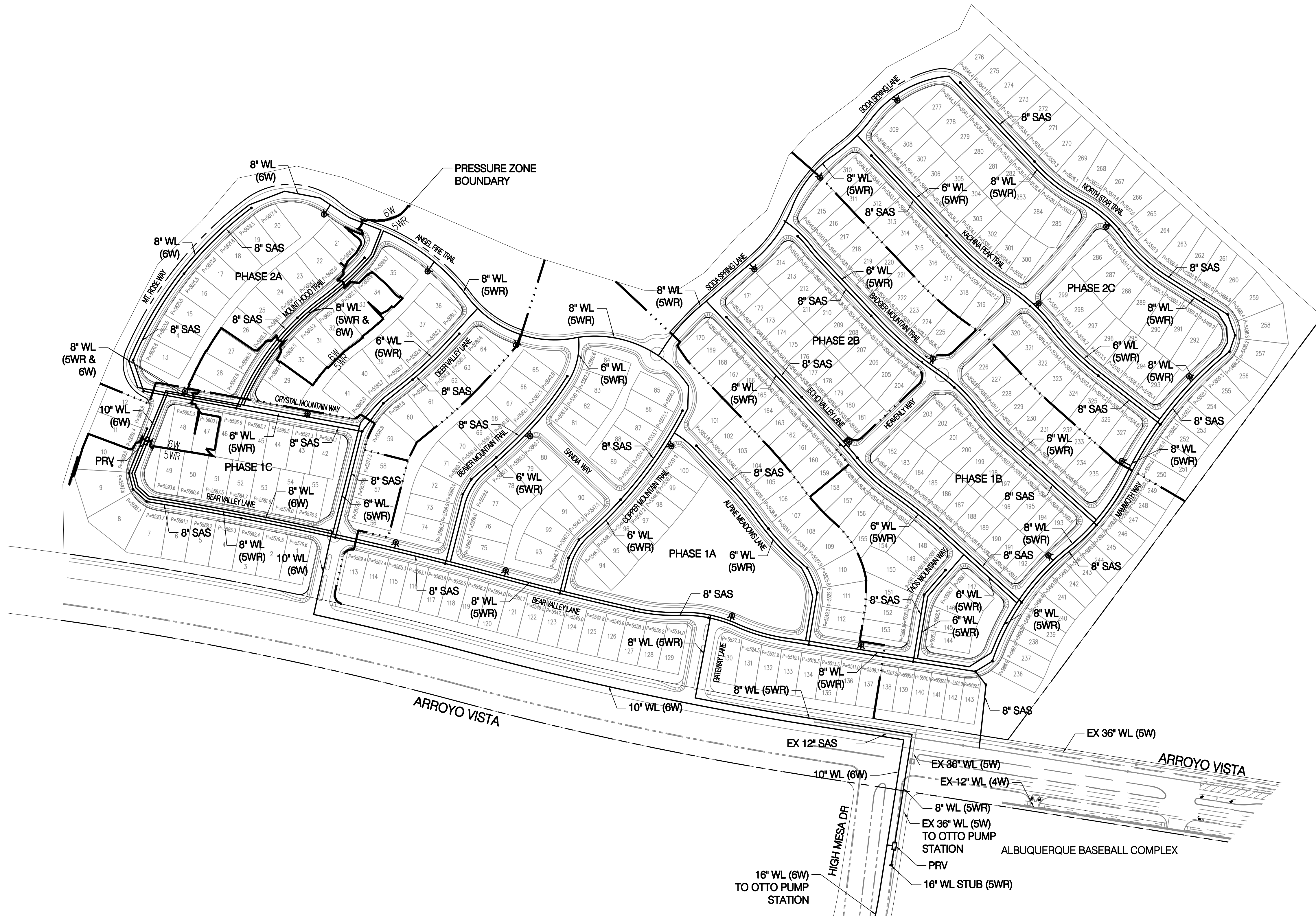
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# INSPIRATION SUBDIVISION

## CONCEPTUAL UTILITY PLAN

### NOTES

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABCWUA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN PRESSURE ZONE 5W AND 6W WITH THREE 12" STUBS INTO THE SITE



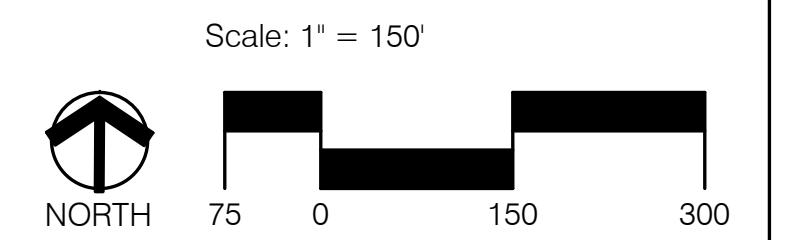
### LEGEND

PROPERTY LINE	— — — — —
EXISTING CURB AND GUTTER	— — — — —
PROPOSED CURB AND GUTTER	— — — — —
PROPOSED SANITARY SEWER	— ● — — — —
PROPOSED WATER LINE	— ● — — — —
EXISTING STORM DRAIN	— — — — —
EXISTING SANITARY SEWER	— — — — —
EXISTING WATER LINE	— — — — —
PHASE BOUNDARY	- - - - -

Prepared For:  
Pulte Group

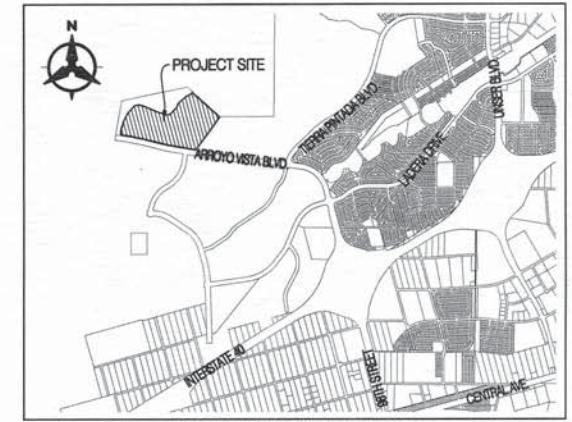
Prepared By:  
Consensus Planning, Inc.  
Bohannon Huston, Inc.

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



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





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:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
- 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".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- 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*

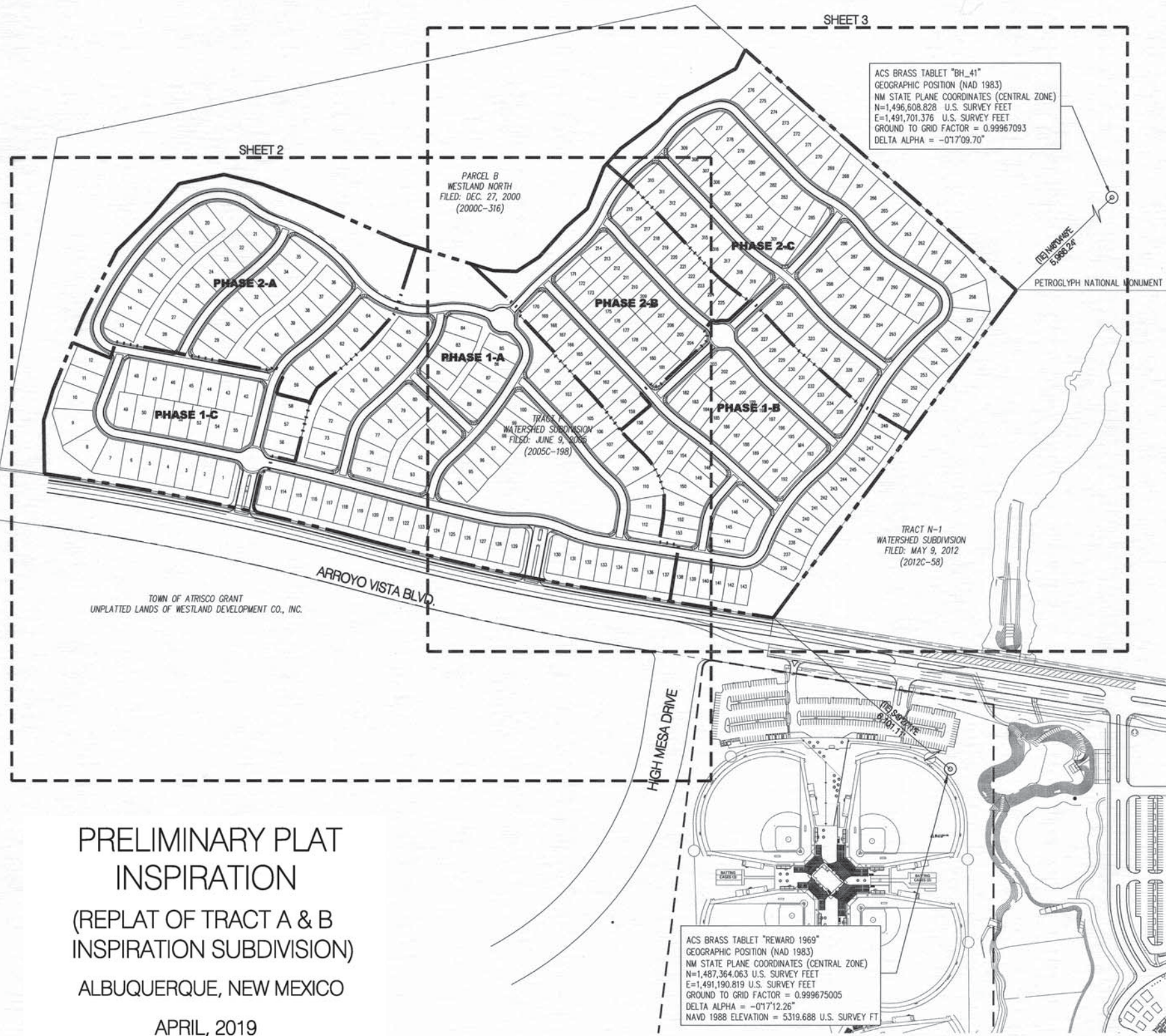
BY:

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)

TRACT N-1  
WATERSHED SUBDIVISION  
FILED: JUNE 9, 2006  
(2005C-198)

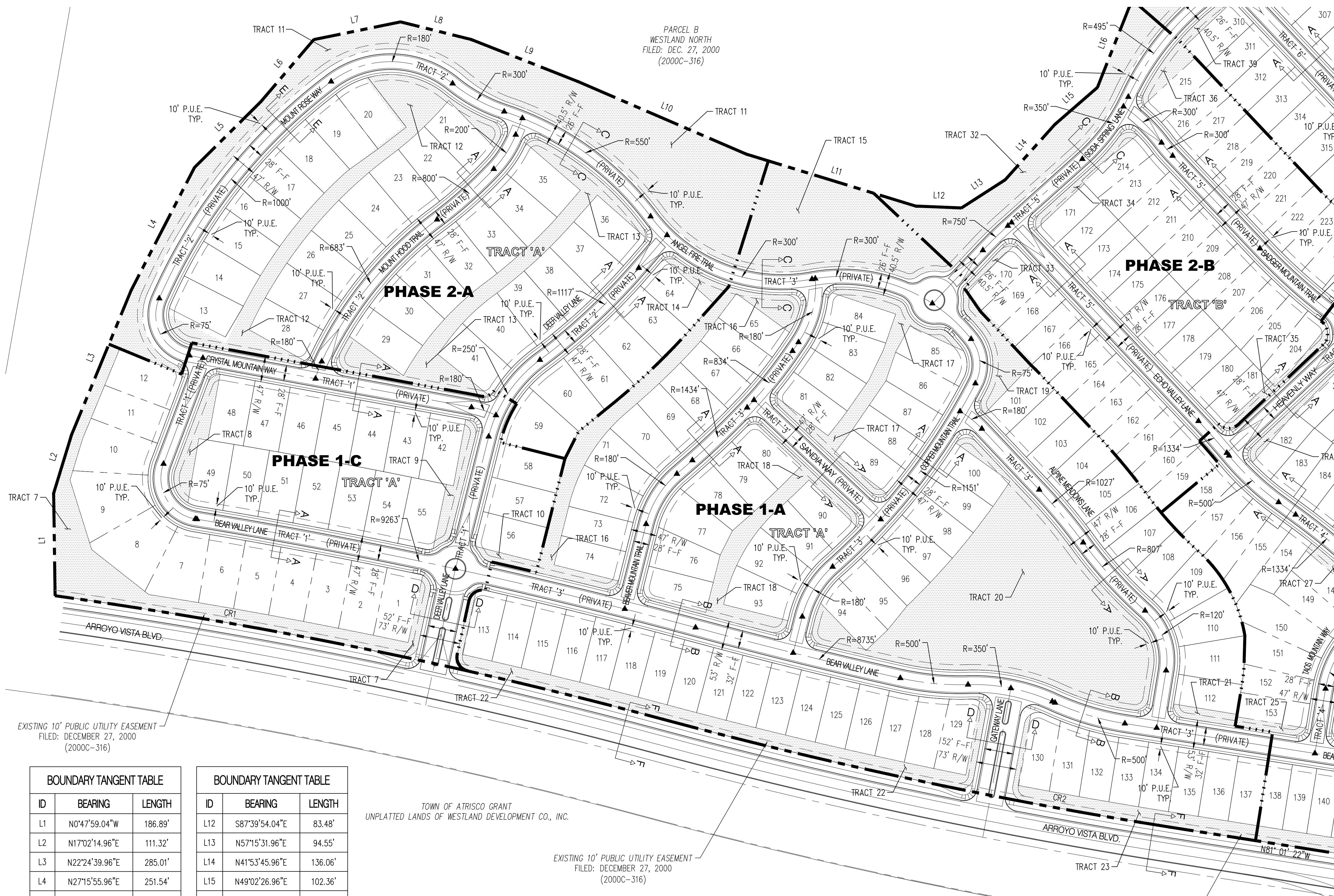
TRACT N-1  
WATERSHED SUBDIVISION  
FILED: MAY 9, 2012  
(2012C-58)

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



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	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	B, E
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	B, E
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

BOUNDARY TANGENT TABLE

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'

BOUNDARY TANGENT TABLE

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'

BOUNDARY CURVE TABLE

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

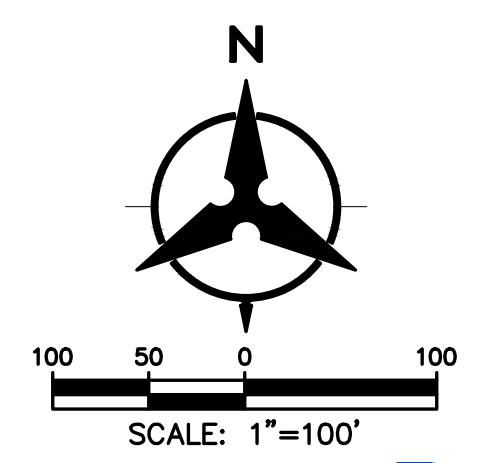
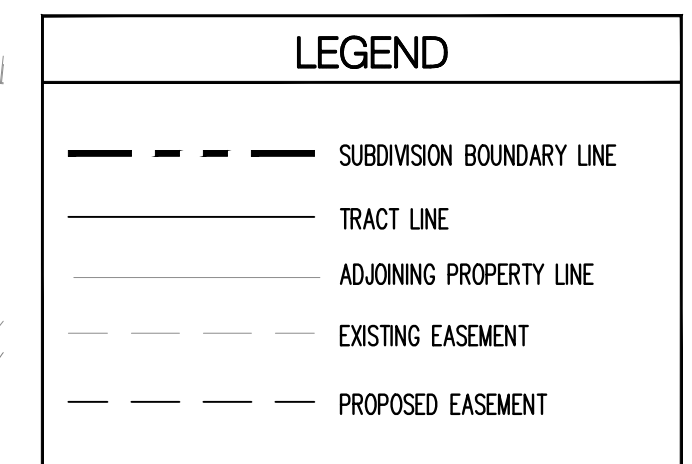
APRIL, 2019

PROPOSED RESIDENTIAL DEVELOPMENT:  
 SINGLE FAMILY DETACHED RESIDENTIAL

ACREAGE:

PHASE	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	B, E
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	B, E
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

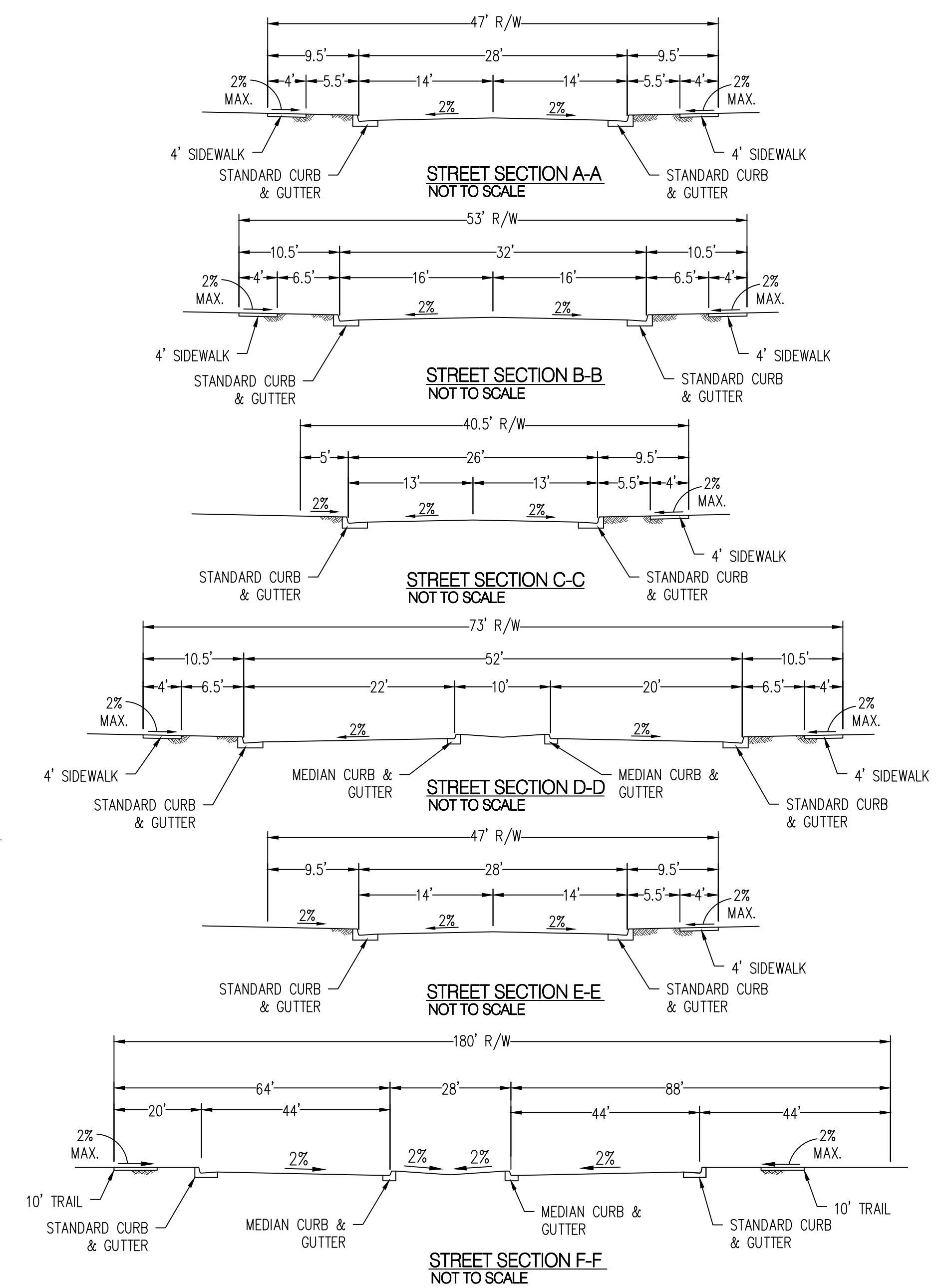
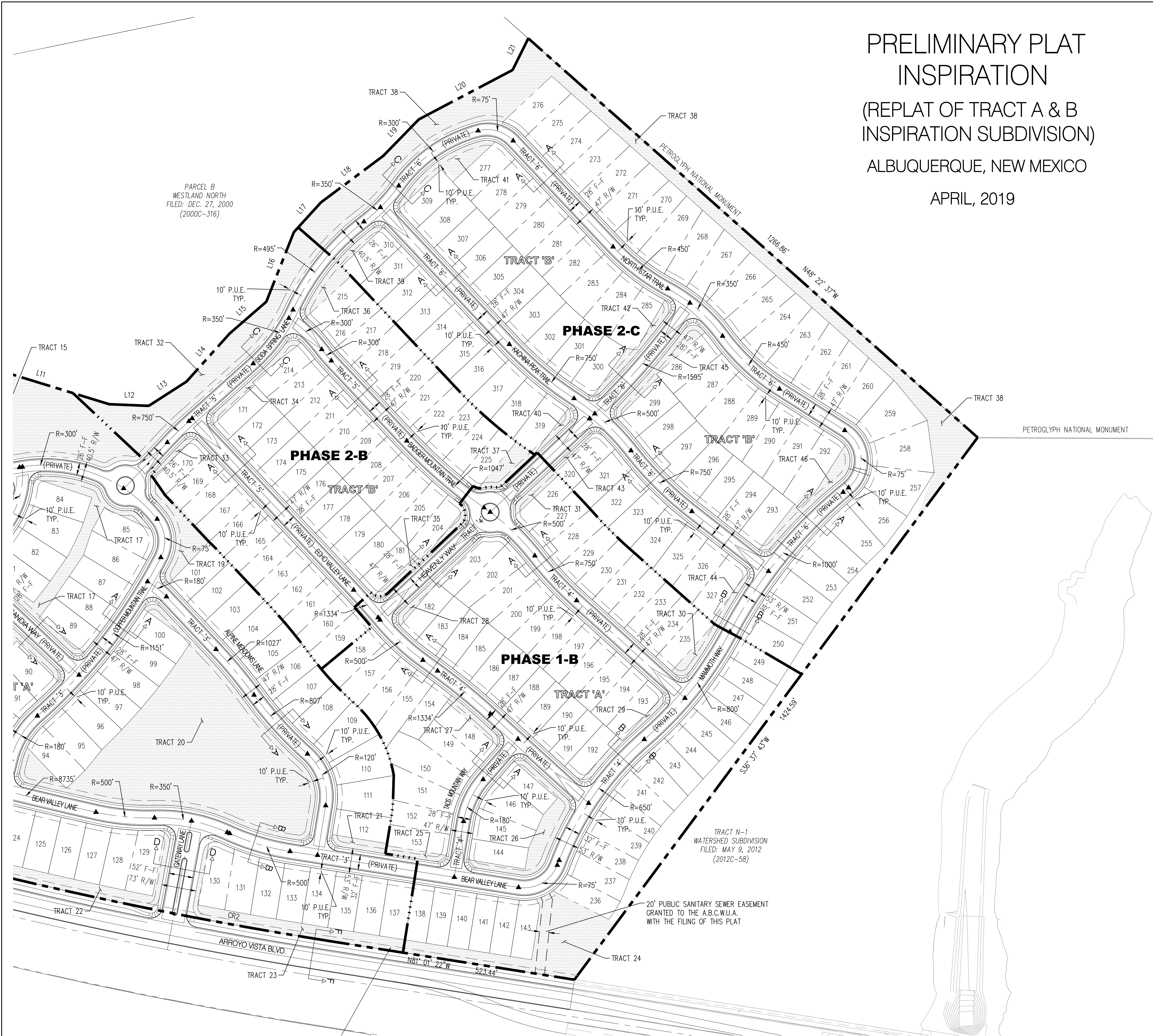
- EASEMENT LEGEND
- A PRIVATE DRAINAGE EASEMENT SEE NOTE 4
  - B PRIVATE DRAINAGE EASEMENT SEE NOTE 10
  - C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4
  - D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4
  - E CROSS LOT DRAINAGE EASEMENT FOR THE BENEFICIARY OF PARCEL B, WESTLAND NORTH.



Thu, 16-May-2019 - 5:13:pm, Plotted by: AROMERO  
 P:\20190120\CDP\Plans\General\20190120\_preliminary\_plat02.dwg

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

APRIL, 2019

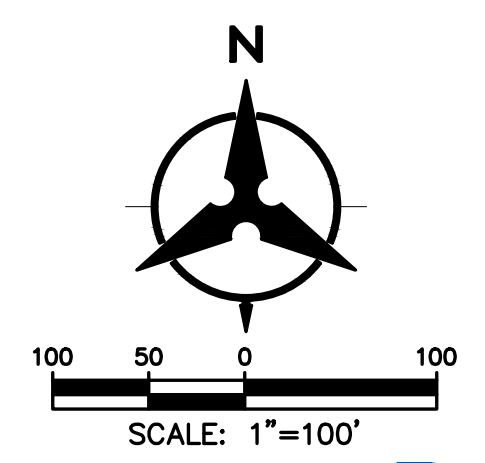


**DRAINAGE FACILITIES MAINTENANCE NOTES:**

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