

May 27, 2020

Ms. Jolene Wolfley  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Del Webb at Mirehaven, Unit 4 (TR N-2-C-1 Watershed Subdivision) - Final Plat  
DRB 1006864, PR-2018-001916

Dear Ms. Wolfley:

Enclosed for Development Review Board (DRB) final plat are copies of the following information:

- Development Review Application
- Form S(2)
- Seven (7) copies of each of the Final Plat
- Three (3) Perimeter Wall Exhibits
- Zone Atlas Page
- Copy of recorded SIA
- Digital Copy

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the third phase of the private, age restricted residential development at Mirehaven and encompasses approximately 21.1472 acres subdivided into 78 lots of varying sizes and 8 Private Open Space Parcels. 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,

Bohannon Huston, Inc.



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

Enclosures

cc: Kevin Patton, Pulte Group



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

<b>Administrative Decisions</b>	<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)	<b>Policy Decisions</b>
<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 checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input 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)	<b>Appeals</b>
<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)

<b>APPLICATION INFORMATION</b>		
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:	

<b>BRIEF DESCRIPTION OF REQUEST</b>
Final Plat Approval

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: TR N-2-C-1	Block:	Unit: 4
Subdivision/Addition: Watershed Subdivision	MRGCD Map No.:	UPC Code: 100805930304240103
Zone Atlas Page(s): H-08-Z	Existing Zoning:	Proposed Zoning: No change
# of Existing Lots: 1	# of Proposed Lots: 78	Total Area of Site (acres): 21.1472

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: MIREHAVEN PKWY NW ALBUQUERQUE NM 87120	Between: Tierra Pintada Blvd	and: Echo Canyon

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

Signature:	Date: 5-27-2020
Printed Name: Yolanda Padilla Moyer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner’s and City Surveyor’s signatures on it to the meeting. 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](mailto: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.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (7 copies, 24” x 36” folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

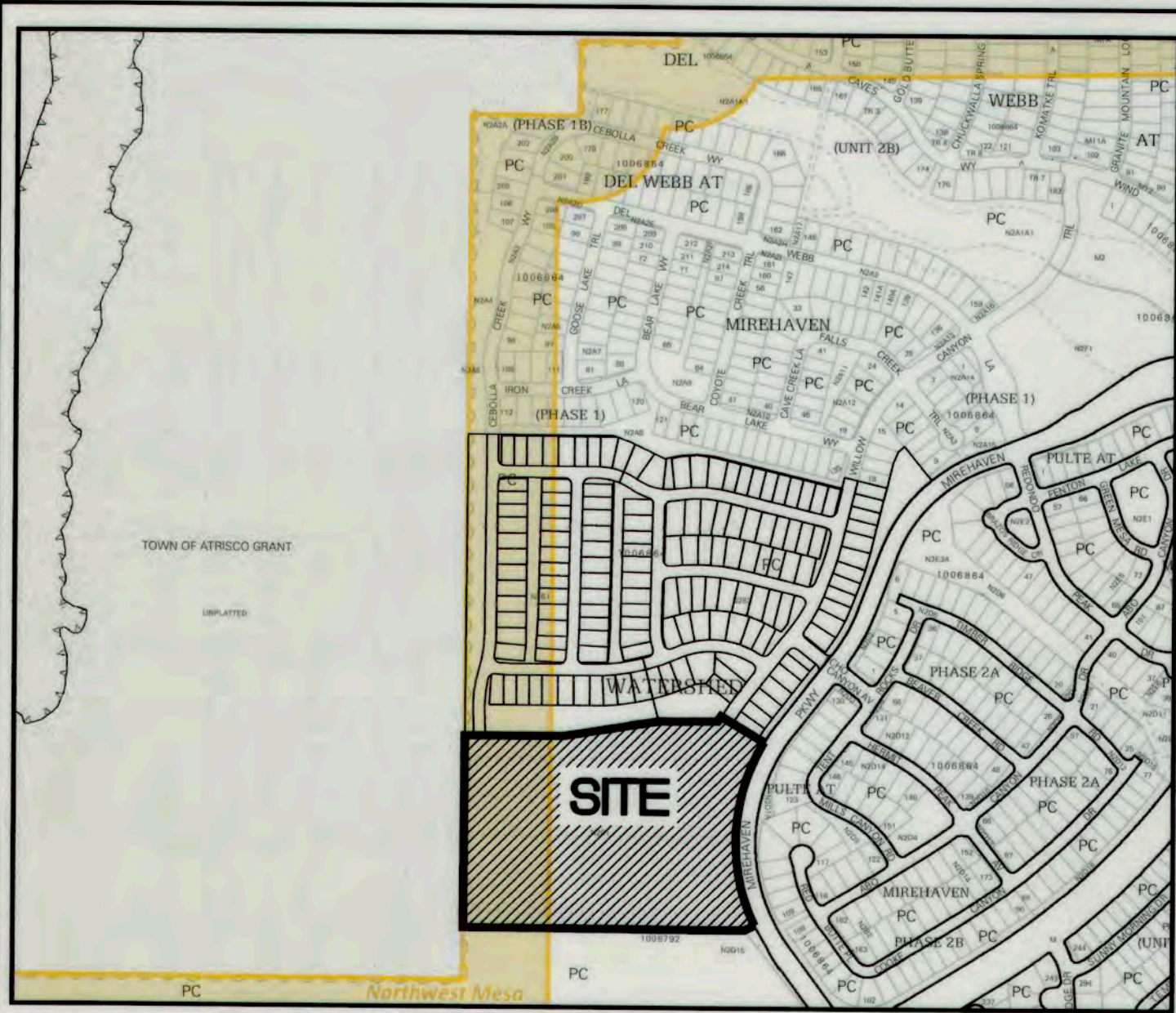
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11” by 17” maximum)
- 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(l)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<i>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.</i>	
<b>Signature:</b>	<b>Date:</b> 5-27-2020
<b>Printed Name:</b> Yolanda Padilla Moyer	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



Vicinity Map - Zone Atlas H-08-Z

**Legal Description**

TRACTS N-2-C-1 OF THE WATERSHED SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED IN THE BULK PLAT ENTITLED "BULK PLAT FOR TRACTS N-2-B-1, N-2-B-2 & N-2-C-1, WATERSHED SUBDIVISION, BEING COMPRISED OF TRACTS N-2-B AND N-2-C, WATERSHED SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 2017, IN BOOK 2017C, PAGE 143.

**Documents**

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2017, IN BOOK 2017C, PAGE 143.
2. PLAT FOR DEL WEBB @ MIREHAVEN, UNIT 3A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 1, 2019, IN BOOK 2019C, PAGE 19.
3. PLAT FOR DEL WEBB @ MIREHAVEN, UNIT 3B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 2019, IN BOOK 2019C, PAGE 117.

**Free Consent and Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PULTE HOMES OF NEW MEXICO, INC.

KEVIN PATTON  
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS  
PULTE HOMES OF NEW MEXICO, INC.

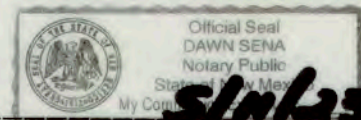
5/18/2020  
DATE

STATE OF }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 18 2020  
BY: Kevin Patton, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: Juan Sana  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/1/23



**Indexing Information**

Projected Section 8, Township 10 North, Range 2 East,  
N.M.P.M. Town of Atrisco Grant  
Subdivision: Watershed Subdivision  
Owner: Pulte Homes of New Mexico, Inc.  
UPC #: 100805930304240103

**Purpose of Plat**

1. SUBDIVIDE EXISTING TRACT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 21.1472 ACRES  
ZONE ATLAS PAGE NO. . . . . H-08-Z  
NUMBER OF EXISTING TRACTS. . . . . 1  
NUMBER OF LOTS CREATED. . . . . 78  
NUMBER OF TRACTS CREATED. . . . . 8  
MILES OF FULL-WIDTH STREETS. . . . . 0.61 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.00 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.00 ACRES  
DATE OF SURVEY. . . . . MARCH 2019

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.
5. TRACTS '3', 'N', 'O', 'P', 'Q', 'R', 'S' AND 'T' WILL BE OWNED AND MAINTAINED BY THE DEL WEBB HOME OWNER'S ASSOCIATION (HOA) EXCEPT AS NOTED ON EASEMENT 12.
6. THE REQUIREMENTS AND STANDARDS OF THE EPC APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (PROJECT 1006864, 18EPC40016) APPLY TO THE SITE.
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION, AS SHOWN ON THE PLAT OF RECORD.
8. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A BATHEY MARKER WITH CAP "LS 14271".
9. CENTERLINE MONUMENTS SET IN LIEU OF RIGHT-OF-WAY MARKERS.
10. THE HOA SHALL MAINTAIN ALL TRAILS LOCATED WITHIN HOA TRACTS AND THEIR CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK/TRAIL.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

# 100805930304240103

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
Del Webb at Mirehaven, Unit 4  
Being Comprised of  
Tract N-2-C-1  
Watershed Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2020**

**Project Number:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

Juan N. Pisonero P.S. 5/6/2020  
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Code Enforcement

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 5/4/2020  
Date  
N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**

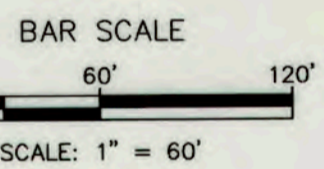
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244



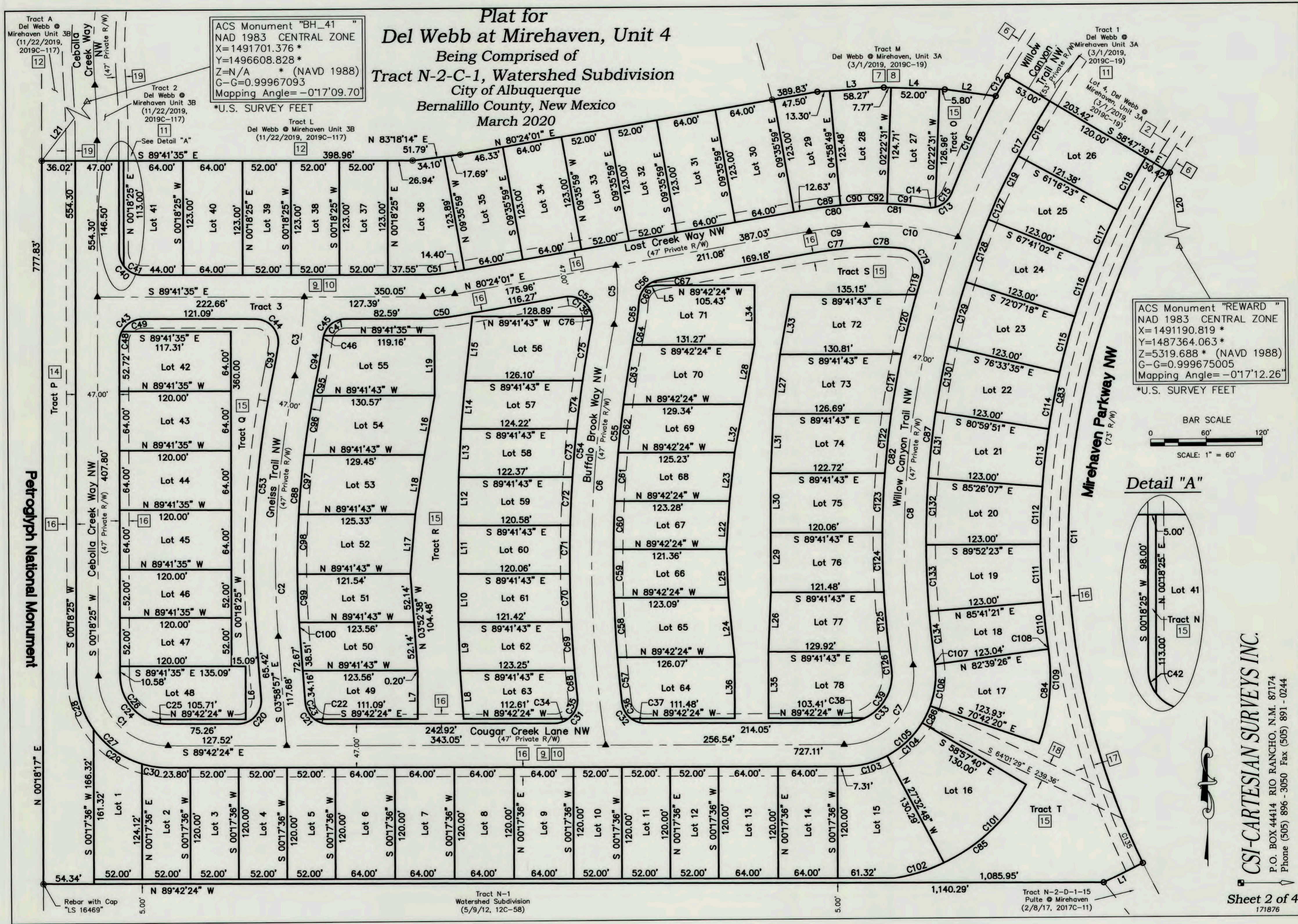
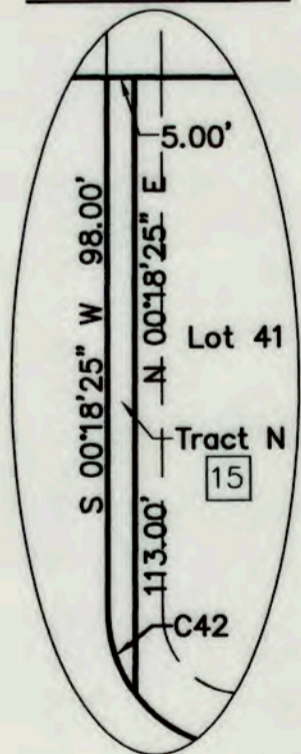
**Plat for  
Del Webb at Mirehaven, Unit 4  
Being Comprised of  
Tract N-2-C-1, Watershed Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2020**

ACS Monument "BH\_41"  
NAD 1983 CENTRAL ZONE  
X=1491701.376 \*  
Y=1496608.828 \*  
Z=N/A \* (NAVD 1988)  
G-G=0.99967093  
Mapping Angle=-0°17'09.70"  
\*U.S. SURVEY FEET

ACS Monument "REWARD"  
NAD 1983 CENTRAL ZONE  
X=1491190.819 \*  
Y=1487364.063 \*  
Z=5319.688 \* (NAVD 1988)  
G-G=0.999675005  
Mapping Angle=-0°17'12.26"  
\*U.S. SURVEY FEET



**Detail "A"**



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**Plat for  
Del Webb at Mirehaven, Unit 4  
Being Comprised of  
Tract N-2-C-1  
Watershed Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2020**

Parcel Table		
Parcel Name	Area (acres)	Area (sq. ft.)
Lot 1	0.1651	7,193
Lot 2	0.1441	6,278
Lot 3	0.1433	6,240
Lot 4	0.1433	6,240
Lot 5	0.1433	6,240
Lot 6	0.1763	7,680
Lot 7	0.1763	7,680
Lot 8	0.1763	7,680
Lot 9	0.1763	7,680
Lot 10	0.1433	6,240
Lot 11	0.1433	6,240
Lot 12	0.1433	6,240
Lot 13	0.1763	7,680
Lot 14	0.1763	7,680
Lot 15	0.2457	10,702
Lot 16	0.2659	11,581
Lot 17	0.2106	9,172
Lot 18	0.1529	6,660
Lot 19	0.1892	8,241
Lot 20	0.1892	8,241
Lot 21	0.1892	8,241
Lot 22	0.1892	8,241
Lot 23	0.1892	8,241
Lot 24	0.1892	8,241
Lot 25	0.1922	8,371
Lot 26	0.1819	7,926
Lot 27	0.1505	6,555
Lot 28	0.1649	7,182
Lot 29	0.1580	6,880
Lot 30	0.1807	7,872
Lot 31	0.1807	7,872
Lot 32	0.1468	6,396
Lot 33	0.1468	6,396
Lot 34	0.1807	7,872
Lot 35	0.1809	7,880
Lot 36	0.2037	8,875
Lot 37	0.1468	6,396
Lot 38	0.1468	6,396
Lot 39	0.1468	6,396
Lot 40	0.1807	7,872
Lot 41	0.1793	7,811
Lot 42	0.1761	7,670
Lot 43	0.1763	7,680
Lot 44	0.1763	7,680

Parcel Table		
Parcel Name	Area (acres)	Area (sq. ft.)
Lot 45	0.1763	7,680
Lot 46	0.1433	6,240
Lot 47	0.1433	6,240
Lot 48	0.1681	7,324
Lot 49	0.1446	6,301
Lot 50	0.1475	6,427
Lot 51	0.1466	6,385
Lot 52	0.1819	7,922
Lot 53	0.1877	8,176
Lot 54	0.1915	8,344
Lot 55	0.1837	8,001
Lot 56	0.2025	8,822
Lot 57	0.1492	6,499
Lot 58	0.1470	6,403
Lot 59	0.1448	6,308
Lot 60	0.1434	6,248
Lot 61	0.1439	6,270
Lot 62	0.1458	6,353
Lot 63	0.1461	6,363
Lot 64	0.1856	8,086
Lot 65	0.1834	7,990
Lot 66	0.1461	6,365
Lot 67	0.1462	6,370
Lot 68	0.1485	6,470
Lot 69	0.1522	6,628
Lot 70	0.1918	8,357
Lot 71	0.1843	8,029
Lot 72	0.1948	8,486
Lot 73	0.1886	8,217
Lot 74	0.1827	7,958
Lot 75	0.1778	7,746
Lot 76	0.1769	7,707
Lot 77	0.1842	8,022
Lot 78	0.2085	9,082
Tract 3	4.3314	188,676
Tract N	0.0124	541
Tract O	0.1001	4,360
Tract P	0.7206	31,389
Tract Q	0.3412	14,864
Tract R	0.5432	23,662
Tract S	0.6548	28,522
Tract T	1.1206	48,812
Unit 4 Total	21.1472	921,172

**Easement Notes**

- 1 EXISTING BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE IS HEREBY CONFINED AND DEFINED BY A FUTURE PLATTING IS HEREBY CONFINED AND DEFINED AS TO THAT AREA WITHIN TRACT 3 BY THIS PLAT (12/14/17, 17C-143)
  - 2 EXISTING 10' FLOATING PUBLIC PEDESTRIAN ACCESS EASEMENT CONFINED TO THE SIDEWALK AS-BUILT PER CITY PROJECT NO. CPN650482 AND CPN650381 (3/11/2019, 2019C-19)
  - 4 BLANKET WATER AND SEWER EASEMENT GRANTED TO ABCWUA TO BE CONFINED AND DEFINED BY A FUTURE PLATTING ACTION IS HEREBY CONFINED AND DEFINED AS TO THAT AREA WITHIN TRACT 3 BY THIS PLAT. (3/11/2019, 2019C-19)
  - 6 EXISTING 10' P.U.E. (3/1/2019, 19C-19)
  - 7 EXISTING BLANKET PRIVATE PEDESTRIAN EASEMENT (3/1/2019, 19C-19)
  - 8 EXISTING BLANKET PRIVATE DRAINAGE EASEMENT ACROSS TRACT 'M', DEL WEBB @ MIREHAVEN, UNIT 3B TO BE MAINTAINED BY THE DEL WEBB HOA (3/1/2019, 19C-19)
  - 9 TRACT '3' CONTAINS THE FOLLOWING BLANKET EASEMENTS GRANTED WITH THE FILING OF THIS PLAT:
    - PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
    - A PUBLIC SURFACE AND SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL SUBSURFACE DRAINAGE INFRASTRUCTURE.
    - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE DEL WEBB HOA FOR THE OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCES IN DEL WEBB.
  - 10 PNM, NM GAS COMPANY, CENTURYLINK (QWEST), AND COMCAST SHALL HAVE THE RIGHT TO CROSS PRIVATE STREETS (TRACT '3') AT LOCATIONS AS MUTUALLY AGREED UPON BY THE OWNER AND SAID NAMED PUBLIC UTILITY COMPANY
  - 11 TRACTS '1' & '2' ARE EXISTING TRACTS OWNED BY THE DEL WEBB HOA (3/1/2019, 2019C-19) & (11/22/2019, 2019C-117) TRACTS '1' & '2' CONTAINS EXISTING BLANKET EASEMENTS INCLUDING THE FOLLOWING:
    - EXISTING ABCWUA PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT
    - EXISTING PUBLIC SUBSURFACE DRAINAGE EASEMENT
    - EXISTING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT
    - EXISTING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT BENEFITTING TRACT N-2-B-1
    - EXISTING PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING INLETS AND SURFACE DRAINAGE FEATURES, OWNED AND MAINTAINED BY THE DEL WEBB HOA
  - 12 EXISTING PRIVATE BLANKET SURFACE DRAINAGE EASEMENT ACROSS TRACTS 'A' AND 'L', DEL WEBB @ MIREHAVEN, UNIT 3B, MAINTAINED BY THE DEL WEBB HOA (11/22/2019, 2019C-117)
  - 14 PUBLIC BLANKET SURFACE DRAINAGE EASEMENT ACROSS TRACT 'P' MAINTAINED BY THE DEL WEBB HOA PER DRAINAGE FACILITIES NOTE ON THIS SHEET, GRANTED WITH THE FILING OF THIS PLAT
  - 15 PRIVATE BLANKET DRAINAGE EASEMENT ACROSS TRACTS 'N', 'O', 'Q', 'S' AND 'T' MAINTAINED BY THE DEL WEBB HOA PER DRAINAGE FACILITIES NOTE ON THIS SHEET, GRANTED WITH THE FILING OF THIS PLAT
  - 16 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
  - 17 10' FLOATING PUBLIC PEDESTRIAN ACCESS EASEMENT, CONFINED TO THE SIDEWALK AS-BUILT PER CITY PROJECT NO. CPN650482 AND CPN650381, GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT
  - 18 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT
  - 19 EXISTING 10' PUBLIC UTILITY EASEMENT (11/22/2019, 2019C-117)
- EASEMENTS **3**, **5** & **13** INTENTIONALLY OMITTED

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Drainage Facilities Maintenance Note**

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 SUBDIVISION 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 THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION 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 THE 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.

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**Plat for  
Del Webb at Mirehaven, Unit 4  
Being Comprised of  
Tract N-2-C-1  
Watershed Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2020**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	117.83'	75.00'	90°00'48"	106.08'	S 44°42'00" E
C2	281.91'	1000.00'	16°09'09"	280.98'	S 04°05'38" W
C3	85.79'	500.00'	9°49'51"	85.68'	N 07°15'17" E
C4	34.58'	200.00'	9°54'24"	34.54'	N 85°21'13" E
C5	63.86'	200.00'	18°17'36"	63.58'	N 02°12'37" E
C6	454.71'	1333.00'	19°32'41"	452.51'	S 01°35'04" W
C7	128.27'	75.00'	97°59'29"	113.20'	N 41°17'52" E
C8	645.05'	950.00'	38°54'14"	632.73'	S 11°45'15" W
C9	62.02'	450.00'	7°53'50"	61.97'	S 84°20'55" W
C10	99.47'	300.00'	18°59'53"	99.02'	N 82°12'13" W
C11	774.66'	779.50'	56°56'25"	743.18'	S 02°41'05" W
C12	25.14'	976.50'	1°28'31"	25.14'	S 30°28'06" W
C13	33.55'	25.00'	76°53'23"	31.09'	N 61°24'57" E
C14	9.94'	25.00'	22°47'28"	9.88'	N 88°27'54" E
C15	23.60'	25.00'	54°05'55"	22.74'	N 50°01'13" E
C16	115.06'	1137.50'	5°47'44"	115.01'	S 24°51'32" W
C17	118.68'	1189.50'	5°42'59"	118.63'	S 28°58'36" W
C18	68.34'	1189.50'	3°17'30"	68.33'	S 30°11'21" W
C19	50.34'	1189.50'	2°25'30"	50.34'	S 27°19'51" W
C20	41.14'	25.00'	94°16'33"	36.65'	N 43°09'20" E
C21	37.40'	25.00'	85°43'27"	34.01'	S 46°50'40" E
C22	16.09'	25.00'	36°52'12"	15.81'	S 71°16'18" E
C23	21.32'	25.00'	48°51'15"	20.68'	S 28°24'34" E
C24	80.91'	51.50'	90°00'48"	72.84'	S 44°42'00" E
C25	22.88'	51.50'	25°27'23"	22.69'	S 76°58'42" E
C26	58.03'	51.50'	64°33'25"	55.01'	S 31°58'18" E
C27	154.75'	98.50'	90°00'48"	139.32'	S 44°42'00" E
C28	61.03'	98.50'	35°30'11"	60.06'	S 17°26'41" E
C29	65.11'	98.50'	37°52'25"	63.93'	S 54°07'59" E
C30	28.60'	98.50'	16°38'12"	28.50'	S 81°23'18" E
C31	41.96'	25.00'	96°09'14"	37.20'	N 42°12'59" E
C32	36.38'	25.00'	83°22'45"	33.25'	S 48°01'01" E
C33	88.08'	51.50'	97°59'29"	77.73'	N 41°17'52" E
C34	16.09'	25.00'	36°52'12"	15.81'	N 71°51'31" E
C35	25.87'	25.00'	59°17'03"	24.73'	N 23°46'53" E
C36	20.29'	25.00'	46°30'34"	19.74'	S 29°34'55" E
C37	16.09'	25.00'	36°52'12"	15.81'	S 71°16'18" E
C38	22.88'	51.50'	25°27'23"	22.69'	N 77°33'55" E
C39	65.20'	51.50'	72°32'06"	60.93'	N 28°34'11" E
C40	39.27'	25.00'	90°00'00"	35.36'	S 44°41'35" E
C41	23.18'	25.00'	53°07'51"	22.36'	S 63°07'40" E
C42	16.09'	25.00'	36°52'09"	15.81'	S 18°07'40" E
C43	39.27'	25.00'	90°00'00"	35.36'	S 45°18'25" W
C44	42.95'	25.00'	98°26'07"	37.86'	N 40°28'32" W
C45	36.24'	25.00'	83°03'52"	33.15'	S 48°46'29" W
C46	3.76'	25.00'	8°37'40"	3.76'	S 11°33'22" W
C47	32.48'	25.00'	74°26'13"	30.24'	S 53°05'19" W
C48	11.70'	25.00'	26°48'47"	11.59'	S 13°42'48" W
C49	27.57'	25.00'	63°11'14"	26.19'	S 58°42'48" W
C50	38.64'	223.50'	9°54'24"	38.60'	N 85°21'13" E
C51	30.52'	176.50'	9°54'24"	30.48'	N 85°21'13" E
C52	48.34'	25.00'	110°47'48"	41.16'	N 44°12'06" W
C53	288.54'	1023.50'	16°09'09"	287.58'	S 04°05'38" W
C54	403.84'	1356.50'	17°03'26"	402.35'	S 02°40'05" W
C55	404.17'	1309.50'	17°41'03"	402.57'	S 02°30'53" W
C56	33.40'	25.00'	76°33'06"	30.97'	S 42°07'28" W
C57	49.22'	1309.50'	2°09'13"	49.22'	S 05°15'02" E
C58	64.10'	1309.50'	2°48'16"	64.09'	S 02°46'17" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C59	52.01'	1309.50'	2°16'32"	52.00'	S 00°13'54" E
C60	52.03'	1309.50'	2°16'35"	52.02'	S 02°02'40" W
C61	52.13'	1309.50'	2°16'52"	52.13'	S 04°19'23" W
C62	52.32'	1309.50'	2°17'21"	52.32'	S 06°36'30" W
C63	64.78'	1309.50'	2°50'04"	64.78'	S 09°10'12" W
C64	17.59'	1309.50'	0°46'10"	17.59'	S 10°58'20" W
C65	29.29'	223.50'	7°30'30"	29.27'	N 07°36'10" E
C66	17.31'	25.00'	39°40'54"	16.97'	S 23°41'22" W
C67	16.09'	25.00'	36°52'12"	15.81'	S 61°57'55" W
C68	29.45'	1356.50'	1°14'39"	29.45'	S 05°14'19" E
C69	52.12'	1356.50'	2°12'05"	52.12'	S 03°30'57" E
C70	52.02'	1356.50'	2°11'51"	52.02'	S 01°18'59" E
C71	52.01'	1356.50'	2°11'48"	52.00'	S 00°52'50" W
C72	52.06'	1356.50'	2°11'57"	52.06'	S 03°04'43" W
C73	52.20'	1356.50'	2°12'17"	52.20'	S 05°16'50" W
C74	52.41'	1356.50'	2°12'50"	52.41'	S 07°29'23" W
C75	61.55'	1356.50'	2°36'00"	61.55'	S 09°53'48" W
C76	8.35'	25.00'	19°08'31"	8.31'	N 01°37'33" E
C77	58.78'	426.50'	7°53'50"	58.74'	S 84°20'55" W
C78	36.36'	276.50'	7°32'00"	36.33'	N 87°56'10" W
C79	44.26'	25.00'	101°26'42"	38.70'	N 33°26'48" W
C80	65.26'	473.50'	7°53'50"	65.21'	S 84°20'55" W
C81	65.29'	323.50'	11°33'48"	65.18'	N 85°55'16" W
C82	424.32'	973.50'	24°58'25"	420.97'	S 04°47'20" W
C83	547.16'	803.50'	39°01'00"	536.65'	S 11°41'51" W
C84	102.98'	221.50'	26°38'14"	102.05'	N 05°58'33" E
C85	179.75'	194.78'	52°52'27"	173.44'	N 54°58'21" E
C86	20.04'	98.50'	11°39'32"	20.01'	N 26°10'13" E
C87	510.23'	926.50'	31°33'11"	503.81'	S 08°04'43" W
C88	275.29'	976.50'	16°09'09"	274.38'	S 04°05'38" W
C89	38.18'	473.50'	4°37'11"	38.17'	S 82°42'36" W
C90	27.09'	473.50'	3°16'39"	27.08'	S 86°39'31" W
C91	42.26'	323.50'	7°29'08"	42.23'	N 83°52'55" W
C92	23.02'	323.50'	4°04'41"	23.02'	N 89°39'50" W
C93	28.51'	476.50'	3°25'40"	28.50'	N 10°27'22" E
C94	45.02'	523.50'	4°55'39"	45.01'	N 09°42'22" E
C95	16.50'	976.50'	0°58'06"	16.50'	S 11°41'09" W
C96	64.81'	976.50'	3°48'09"	64.80'	S 09°18'01" W
C97	64.28'	976.50'	3°46'17"	64.27'	S 05°30'48" W
C98	64.03'	976.50'	3°45'25"	64.02'	S 01°44'56" W
C99	52.04'	976.50'	3°03'12"	52.03'	S 01°39'22" E
C100	13.63'	976.50'	0°47'59"	13.63'	S 03°34'57" E
C101	124.30'	194.78'	36°33'52"	122.20'	N 46°49'03" E
C102	55.45'	194.78'	16°18'35"	55.26'	N 73°15'17" E
C103	47.86'	98.50'	27°50'24"	47.39'	N 76°22'24" E
C104	52.35'	98.50'	30°27'13"	51.74'	N 47°13'36" E
C105	168.46'	98.50'	97°59'29"	148.67'	N 41°17'52" E
C106	45.57'	98.50'	26°30'31"	45.17'	N 07°05'12" E
C107	2.63'	98.50'	1°31'48"	2.63'	N 06°55'58" W
C108	1.81'	221.50'	0°28'05"	1.81'	N 07°34'36" W
C109	104.79'	221.50'	27°06'19"	103.81'	N 05°44'31" E
C110	49.08'	803.50'	3°30'00"	49.07'	S 06°03'39" E
C111	62.23'	803.50'	4°26'16"	62.22'	S 02°05'31" E
C112	62.23'	803.50'	4°26'16"	62.22'	S 02°20'45" W
C113	62.23'	803.50'	4°26'16"	62.22'	S 06°47'01" W
C114	62.23'	803.50'	4°26'16"	62.22'	S 11°13'17" W
C115	62.23'	803.50'	4°26'16"	62.22'	S 15°39'33" W
C116	62.23'	803.50'	4°26'16"	62.22'	S 20°05'50" W

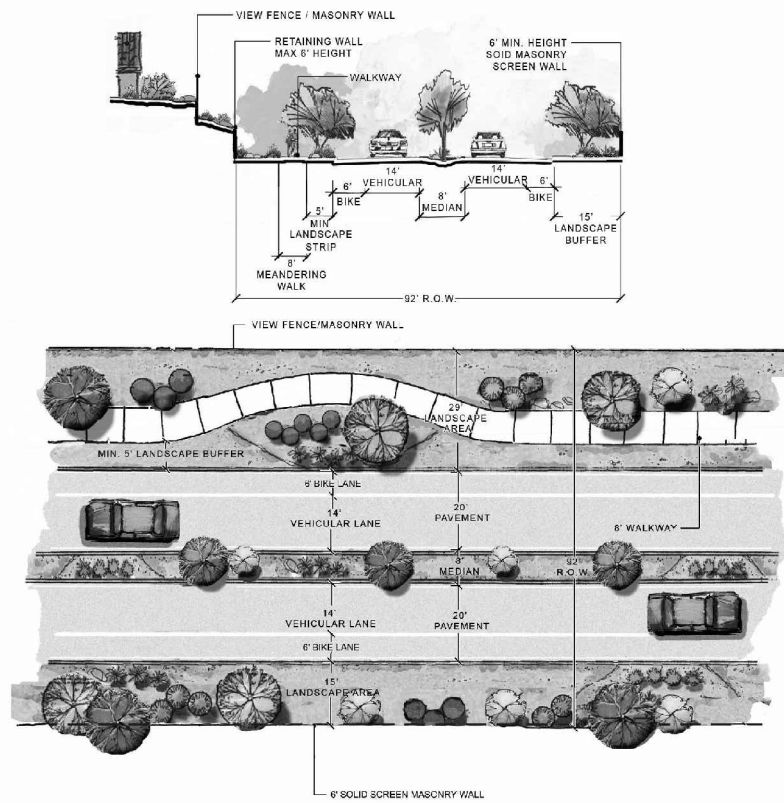
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C117	61.54'	803.50'	4°23'18"	61.53'	S 24°30'37" W
C118	63.13'	803.50'	4°30'06"	63.11'	S 28°57'18" W
C119	18.56'	973.50'	1°05'32"	18.56'	S 16°43'47" W
C120	65.95'	973.50'	3°52'54"	65.94'	S 14°14'34" W
C121	65.02'	973.50'	3°49'36"	65.00'	S 10°23'19" W
C122	64.40'	973.50'	3°47'25"	64.39'	S 06°34'48" W
C123	64.07'	973.50'	3°46'16"	64.06'	S 02°47'58" W
C124	64.03'	973.50'	3°46'06"	64.02'	S 00°58'12" E
C125	64.26'	973.50'	3°46'56"	64.25'	S 04°44'43" E
C126	18.03'	973.50'	1°03'41"	18.03'	S 07°10'02" E
C127	24.89'	926.50'	1°32'21"	24.89'	S 23°05'08" W
C128	71.76'	926.50'	4°26'16"	71.74'	S 20°05'50" W
C129	71.76'	926.50'	4°26'16"	71.74'	S 15°39'33" W
C130	71.76'	926.50'	4°26'16"	71.74'	S 11°13'17" W
C131	71.76'	926.50'	4°26'16"	71.74'	S 06°47'01" W
C132	71.76'	926.50'	4°26'16"	71.74'	S 02°20'45" W
C133	71.76'	926.50'	4°26'16"	71.74'	S 02°05'31" E
C134	54.77'	926.50'	3°23'13"	54.76'	S 06°00'16" E
C135	51.94'	779.50'	3°49'05"	51.94'	S 23°52'35" E
C136	39.99'	25.00'	91°39'17"	35.86'	N 53°46'21" W

Line Table		
Line #	Direction	Length (ft)
L1	S 64°12'51" W	46.91'
L2	S 82°01'48" E	55.25'
L3	N 86°42'59" E	71.57'
L4	S 87°47'56" E	65.57'
L5	S 80°24'01" W	12.30'
L6	S 00°18'25" W	57.06'
L7	N 00°18'17" E	51.98'
L8	N 03°40'54" W	52.15'
L9	N 01°30'27" W	52.03'
L10	S 00°11'01" W	52.00'
L11	S 00°18'17" W	52.00'
L12	S 01°06'18" W	52.01'
L13	S 03°15'26" W	52.07'
L14	S 05°26'08" W	52.21'
L15	S 06°38'20" W	69.42'
L16	N 10°16'44" E	64.98'
L17	N 05°07'59" E	64.23'
L18	N 09°08'25" E	64.77'
L19	N 00°14'28" E	64.27'
L20	S 06°50'41" E	6106.91'
L21	N 37°46'31" E	4002.37'
L22	S 04°08'53" W	52.12'
L23	S 06°27'33" W	52.30'
L24	S 05°25'38" E	64.32'
L25	S 02°07'47" E	52.05'
L26	N 02°47'48" E	64.06'
L27	N 06°46'34" E	64.41'
L28	S 10°51'15" W	65.10'
L29	N 00°18'17" E	64.00'
L30	N 00°24'41" E	64.00'
L31	N 03°03'07" E	64.07'
L32	S 11°01'40" W	52.93'
L33	N 10°31'42" E	65.03'
L34	N 00°17'36" E	64.00'
L35	N 00°18'17" E	71.57'
L36	S 00°17'36" W	66.10'

# DEL WEBB @ MIREHAVEN PHASE 3 / PHASE 4

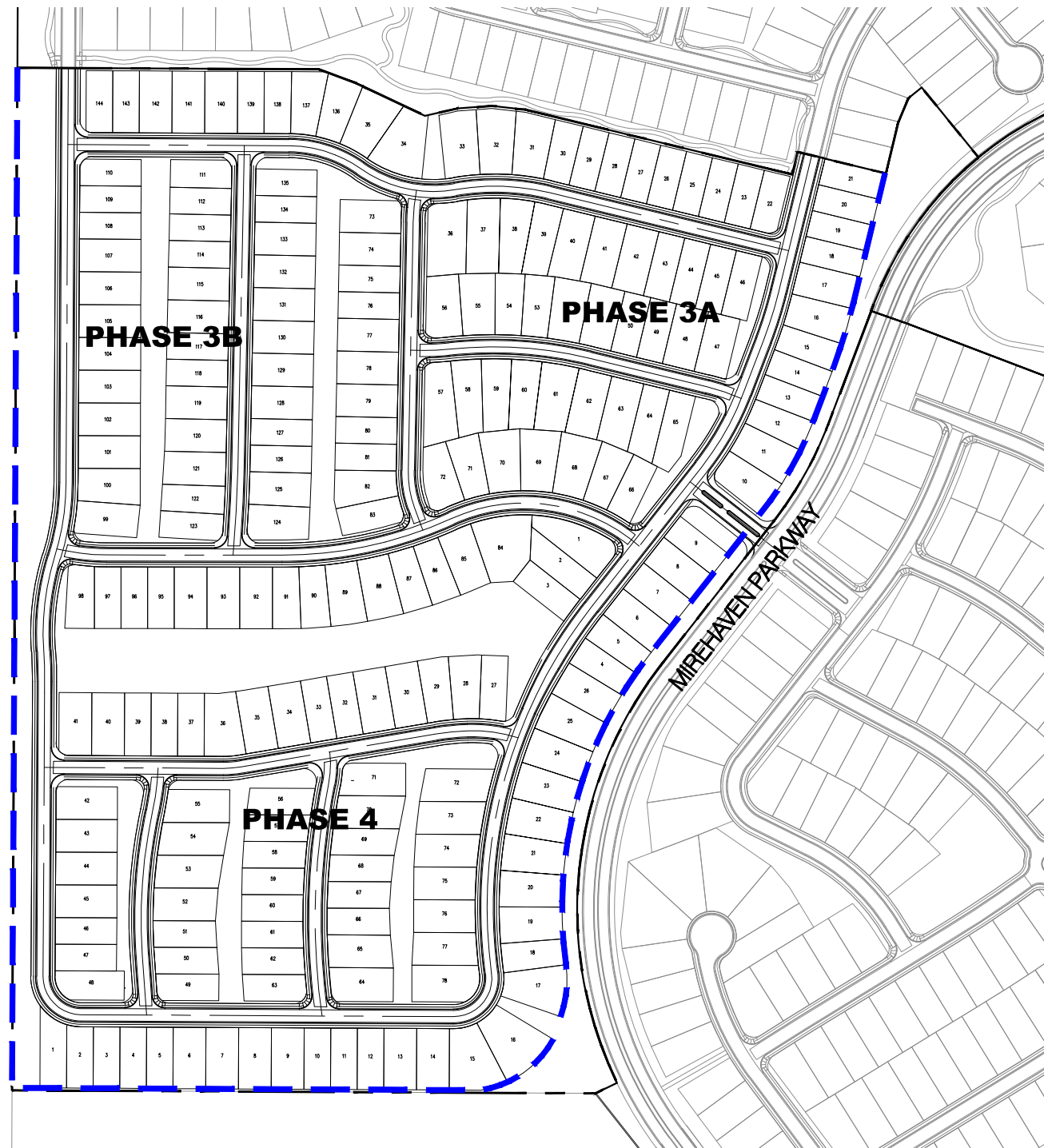
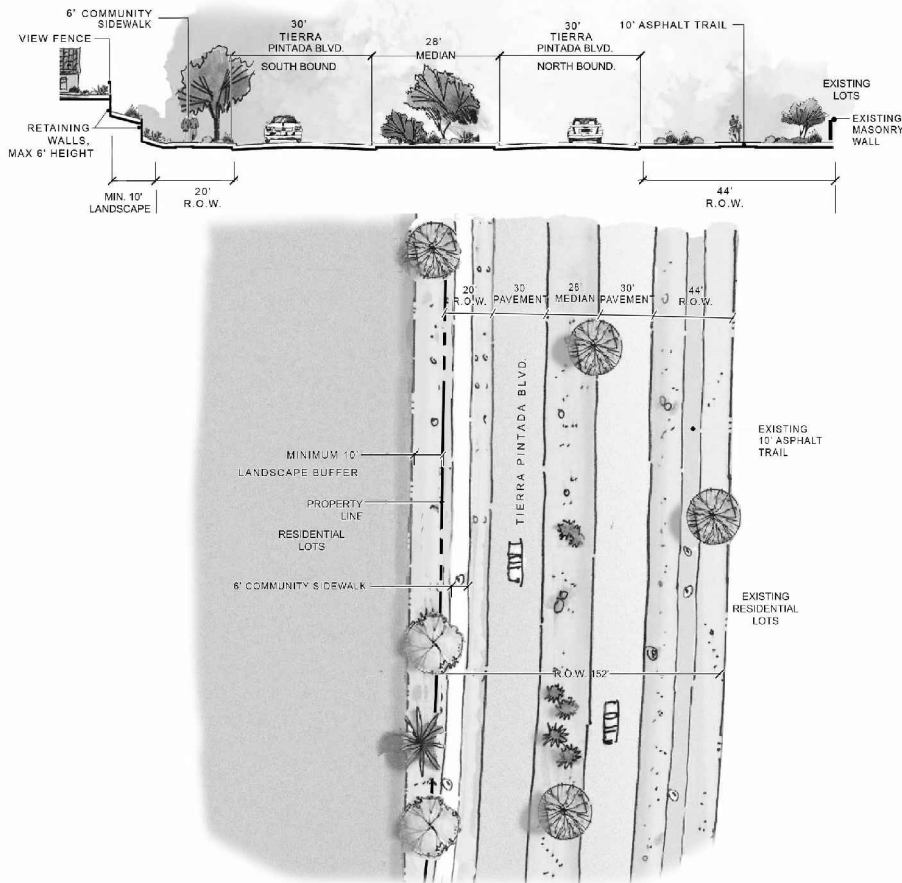
WALL EXHIBIT

April, 2018



L. The roadway section for Tierra Pintada includes a landscaped median, an existing 10-foot wide trail on the east side and an existing 6-foot wide sidewalk on the west side. Landscaped parkways and buffers shall be provided on both sides of the roadway.

M. TIERRA PINTADA BOULEVARD - Illustrative Section and Plan Views

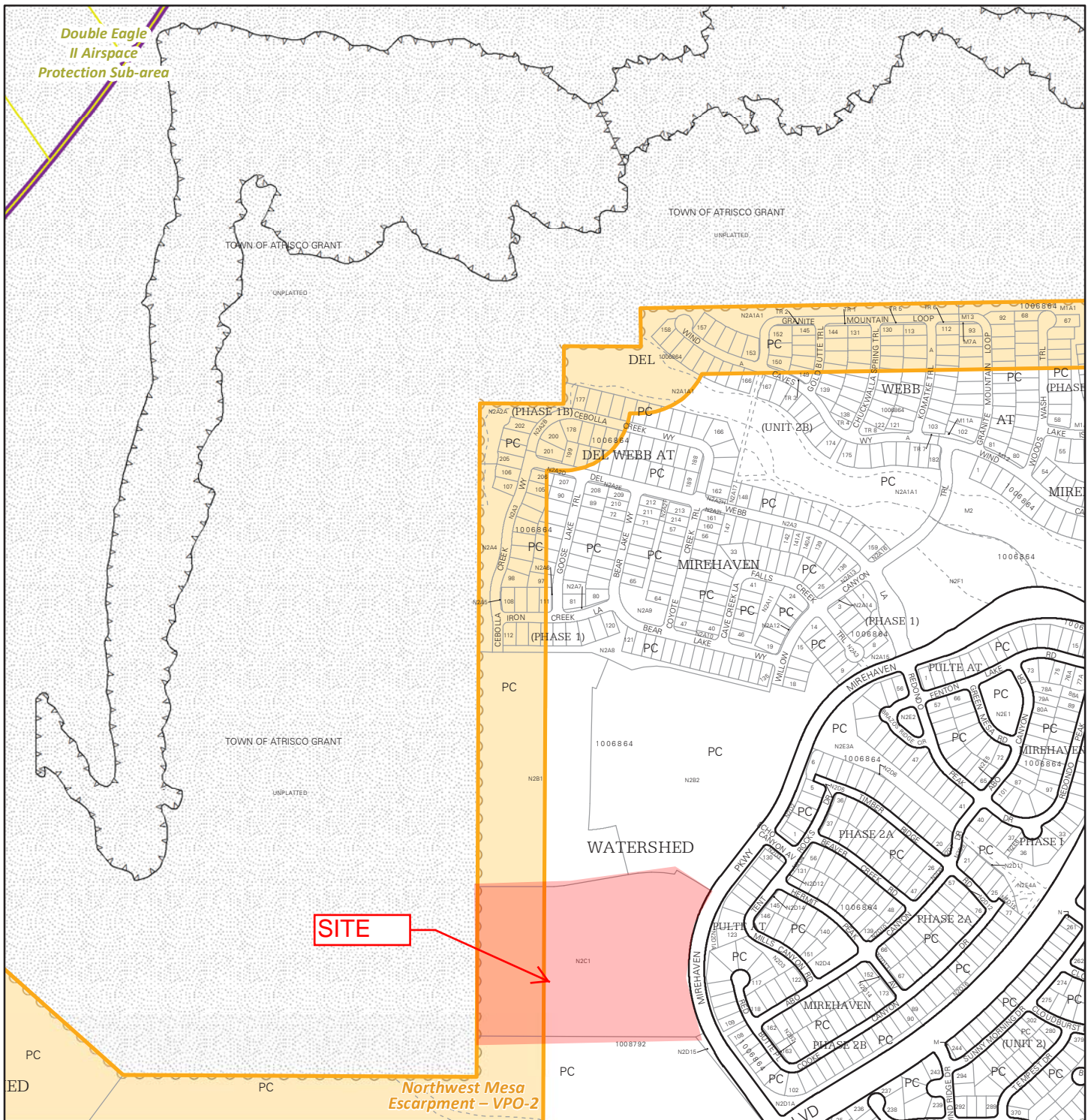


--- PROPOSED PERIMETER WALL LOCATION



N.T.S






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

## IDO Zone Atlas

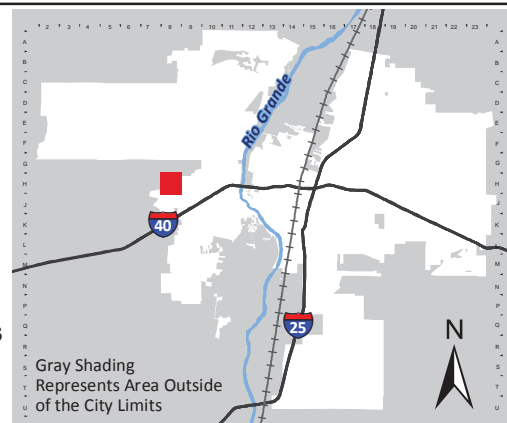
### May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-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

Feet

0 250 500 1,000

**INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS**

THIS AGREEMENT is made this (Date) May 21, 2020, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Pulte Development of NM, Inc. ("Developer"), a Michigan Corporation, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.] whose email address is kevin.patton@pultegroup.com, whose address is 7601 Jefferson NE Ste. 320 (City) Albuquerque, (State) NM (Zip Code) 87109 and whose telephone number is 505-341-8591 (Kevin Patton), in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract N-2-C-1 of the Bulk Plat for Tracts N-2-B-1, N-2-B-2 & N-2-C-1 Watershed Subdivision

recorded on December 14, 2017 attached, pages 143 through 143, as Document No. 2017119208 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Pulte Homes of NM, Inc., a Michigan Corporation ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as Del Webb @ Mirehaven Phase 3 & 4. describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the May 8, 2021 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 650483.



Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process, , including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Developer's Property, the Improvements, or the Developer's construction activities within, or related to the Developer's Property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 7)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by CSI-Cartesian, and construction surveying of the private Improvements shall be performed by CSI-Cartesian. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc. and inspection of the private Improvements shall be performed by Bohannan Huston, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and field testing of the private Improvements shall be performed by Bohannan Huston, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Surety  
Amount: \$ 1,513,226.33  
Name of Financial Institution or Surety providing Guaranty:  
XL Specialty Insurance Company  
Date City first able to call Guaranty (Construction Completion Deadline):  
May 8, 2021  
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: \_\_\_\_\_  
Additional information: \_\_\_\_\_

7. Notice of Start of Construction. Before construction begins, the Developer shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents,

representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

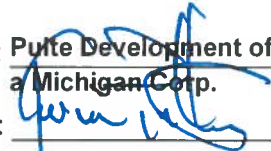
19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Pulte Development of NM, Inc.,  
a Michigan Corp.  
By [Signature]:   
Name [Print]: Kevin Patton  
Title: Director of Land Planning & Entitlements  
Dated: 5/18/2020



DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on this 18 day of May, 2020, by  
[name of person:] Kevin Patton, [title or capacity, for instance,  
"President" or "Owner":] Director of Land Planning & Entitlements of  
[Developer:] Pulte Development of NM, Inc., a Michigan Corp.



Dawn Sena  
Notary Public

My Commission Expires: 5/11/23

[EXHIBIT A ATTACHED]  
[POWER OF ATTORNEY ATTACHED IF DEVELOPER  
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]



[To be used with SIA Procedure B, B-Modified, or Sidewalk Deferral

**POWER OF ATTORNEY**

NOTE: Must be signed and notarized by the owner if the Developer is not the owner of the Developer's Property.

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

[State name of present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:]

Pulte Homes of New Mexico, Inc. a Michigan Corporation ("Owner"), of [address:]

7601 Jefferson Street NE Suite 320

[City:]

Albuquerque

[State:] New Mexico

[zip code:] 87109

, hereby

makes, constitutes and appoints [name of Developer:

Pulte Development of New Mexico, Inc. a Michigan Corporation 'Developer') as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Developer full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") Integrated Development Ordinance requirements regarding the real estate owned by me and described in Section 1 of the Infrastructure Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Developer lawfully does or causes to be done by virtue of the power herein conferred upon the Developer.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Developer. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER Pulte Homes of New Mexico, Inc. a Michigan Corporation

By [Signature:] 

Name [Print]: Kevin Patton

Title: Director of Land Planning & Entitlements

Dated: ~~5/20~~ 5/18/2020

The foregoing Power of Attorney was acknowledged before me on May 18,  
2020 by [name of person:] Kevin Patton, [title or capacity, for  
instance "President":] Director of Land Planning & Entitlements of [Owner:]  
Pulte Homes of New Mexico, Inc. a Michigan Corporation on behalf of the Owner.



  
Notary Public

My Commission Expires: 5/11/23

Figure 12

INFRASTRUCTURE LIST

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

DEL WEBB AT MIREHAVEN PHASE 3 & 4  
 (TRACT M AND TRACT N-2-A-1, WATERSHED)

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.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WILLOW CANYON TRAIL	PHASE 3A/4 BOUNDARY	NORTH BOUNDARY	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WILLOW CANYON TRAIL	ECHO CANYON LANE	NORTH BOUNDARY	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ROCK CREEK TRAIL	WOOD CREEK LANE	SUGAR CREEK LANE	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	SUGAR CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/
		4" DIA (3WR)	WATERLINE W/ NEC. VALVES , MJS & RJS	SUGAR CREEK LANE	5' PAST EAST PROPERTY LINE OF LOT 43	WILLOW CANYON TRAIL	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	CRYSTAL CREEK LANE	ROCK CREEK TRAIL	WILLOW CANYON TRAIL	/	/	/
		8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ECHO CANYON LANE	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		10" DIA (3WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ECHO CANYON LANE	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	/	/	/
		6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WOOD CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WILLOW CANYON TRAIL	PHASE 3A/ 4 BOUNDARY	NORTH BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	ROCK CREEK TRAIL	LOT 83	SUGAR CREEK LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	SUGAR CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	CRYSTAL CREEK LANE	LOT 57	WILLOW CANYON TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	WOOD CREEK LANE	PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	/	/	/



SIA Sequence #	COA DRC Project #

**Size**  
**Type of Improvement**  
PUBLIC WATERLINE IMPROVEMENTS-PHASE 3B  
 8" DIA WATERLINE W/ NEC. VALVES  
 (4W) FHS, MJS & RJS  
 8" DIA WATERLINE W/ NEC. VALVES  
 (4W) FHS, MJS & RJS  
 6" DIA WATERLINE W/ NEC. VALVES  
 (4W) FHS, MJS & RJS  
 6" DIA WATERLINE W/ NEC. VALVES  
 (4W) FHS, MJS & RJS

Private Inspector	City Inspector	City Cst Engineer

SIA Sequence #	COA DRC Project #

**Size**  
**Type of Improvement**  
PUBLIC SANITARY SEWER IMPROVEMENTS-PHASE 3B  
 8" DIA SANITARY SEWER W/ NEC.  
 MHTS & SERVICES  
 8" DIA SANITARY SEWER W/ NEC.  
 MHTS & SERVICES  
 8" DIA SANITARY SEWER W/ NEC.  
 MHTS & SERVICES  
 8" DIA SANITARY SEWER W/ NEC.  
 MHTS & SERVICES

Private Inspector	City Inspector	City Cst Engineer

SIA Sequence #	COA DRC Project #

**Size**  
**Type of Improvement**  
PUBLIC STORM DRAIN IMPROVEMENTS-PHASE 3B  
 INLET  
 DRAINAGE STRUCTURE TO BE LOCATED AT NATURAL LOWPOINTS ON WESTERN MONUMENT BOUNDARY WHERE A WALL IS TO BE CONSTRUCTED  
 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 Cst Engineer

**Location**  
**From**  
**To**  
 PEBBLE CREEK TRAIL WOOD CREEK LANE SUGAR CREEK LANE  
 CEBOLLA CREEK WAY PHASE 3B/ 4 BOUNDARY NORTH BOUNDARY  
 SUGAR CREEK LANE CEBOLLA CREEK WAY PHASE 3A/ 3B BOUNDARY  
 WOOD CREEK LANE CEBOLLA CREEK WAY PHASE 3A/ 3B BOUNDARY

**Location**  
**From**  
**To**  
 PEBBLE CREEK TRAIL LOT 123 WOODCREEK LANE  
 CEBOLLA CREEK WAY LOT 99 NORTH BOUNDARY  
 SUGAR CREEK LANE LOT 144 PHASE 3A/ 3B BOUNDARY  
 WOOD CREEK LANE LOT 98 PHASE 3A/ 3B BOUNDARY

**Location**  
**From**  
**To**  
 SUGAR CREEK LANE ON PHASE 3A/3B BOUNDARY  
 DRAINAGE STRUCTURE TO BE LOCATED AT NATURAL LOWPOINTS ON WESTERN MONUMENT BOUNDARY WHERE A WALL IS TO BE CONSTRUCTED  
 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

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK* ON BOTH SIDES	PEBBLE CREEK TRAIL	WOOD CREEK LANE	SUGAR CREEK LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON EAST SIDE TRAIL ON WEST SIDE	CEBOLLA CREEK WAY	PHASE 3B/ 4 BOUNDARY	NORTH BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	SUGAR CREEK LANE	CEBOLLA CREEK WAY	PHASE 3A/ 3B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	WOOD CREEK LANE	CEBOLLA CREEK WAY	PHASE 3A/ 3B BOUNDARY
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 Crest Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	WILLOW CANYON TRAIL	COUGAR CREEK LANE	PHASE 3A/ 4 BOUNDARY
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	DUFFALO BROOK WAY	COUGAR CREEK LANE	LOST CREEK WAY
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	GNEISS TRAIL	COUGAR CREEK LANE	LOST CREEK WAY
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	CEBOLLA CREEK WAY	COUGAR CREEK LANE	PHASE 3B/ 4 BOUNDARY
6" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	LOST CREEK WAY	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL
8" DIA (4W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	COUGAR CREEK LANE	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL

Private Inspector	City Inspector	City Crest Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/



SIA Sequence #	COA DRG Project #

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	WILLOW CANYON TRAIL	COUGAR CREEK LANE	PHASE 3A/ 4 BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	BUFFALO BROOK WAY	LOT 67	COUGAR CREEK LANE
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	BUFFALO BROOK WAY	LOT 68	LOST CREEK WAY
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	GNEISS TRAIL	LOT 52	COUGAR CREEK LANE
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	GNEISS TRAIL	LOT 53	LOST CREEK WAY
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	CEBOLLA CREEK WAY	LOT 42	COUGAR CREEK LANE
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	LOST CREEK WAY	LOT 41	WILLOW CANYON TRAIL
8" DIA	SANITARY SEWER W/ NEC. MFS & SERVICES	COUGAR CREEK LANE	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL

Private Inspector	City Inspector	City Crst Engineer

SIA Sequence #	COA DRG Project #

Size	Type of Improvement	Location	From	To
24" DIA	RCP W/ NEC. MFS, LATERALS & INLETS	STORM DRAIN EASEMENT BETWEEN LOTS 16 & 17	WILLOW CANYON TRAIL	MIREHAVEN PARKWAY
	SWALE	LINEAR PARK	CEBOLLA CREEK WAY	WILLOW CANYON TRAIL
	DRAINAGE STRUCTURE TO BE LOCATED AT NATURAL LOWPOINTS ON WESTERN MONUMENT BOUNDARY WHERE A WALL IS TO BE CONSTRUCTED			
	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 DRG			

Private Inspector	City Inspector	City Crst Engineer

SIA Sequence #	COA DRG Project #

Size	Type of Improvement	Location	From	To
28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5" WIDE SIDEWALK ON BOTH SIDES	WILLOW CANYON TRAIL	COUGAR CREEK LANE	PHASE 3A/ 4 BOUNDARY
28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	BUFFALO BROOK WAY	COUGAR CREEK LANE	LOST CREEK WAY
28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON BOTH SIDES	GNEISS TRAIL	COUGAR CREEK LANE	LOST CREEK WAY
28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4" WIDE SIDEWALK ON EAST SIDE TRAIL ON WEST SIDE	CEBOLLA CREEK WAY	COUGAR CREEK LANE	PHASE 3B/ 4 BOUNDARY

Private Inspector	City Inspector	City Crst Engineer

