Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 19, 2021

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

Re: Inspiration Subdivision Phase 2A (Replat of Tract B1 Inspiration Subdivision Phase 1A) – Final Plat

Dear Ms. Wolfley:

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

- Development Review Board Application
- Form S2
- Proposed Final Plat
- Perimeter Wall Exhibit
- Zone Atlas Map
- Copy of IIA

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the private, gated residential development. Inspiration encompasses 13.24 acres subdivided into 35 lots of varying sizes and 4 Private Open Space Parcels. We request that this item be scheduled for the for the March 17th DRB hearing. Please feel free to contact me at 505-280-7389 with questions or comments.

Sincerely,

Yolanda Padilla Moyer

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

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

City of Albuquerque

DEVELOPMENT REVIEW BOARD APPLICATION

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

SUBDIVISIONS	☐ Final Sign off of EPC Site Plan(s) *(Form P2)*	
☐ Major – Preliminary Plat *(Form P1)*	☐ Amendment to Site Plan (Form P2)	☐ Vacation of Public Right-of-way *(Form V)*
☐ Minor – Preliminary/Final Plat *(Form S2)*	**MISCELLANEOUS APPLICATIONS**	☐ Vacation of Public Easement(s) DRB *(Form V)*
☒ Major - Final Plat *(Form S1)*	☐ Extension of Infrastructure List or IIA *(Form S1)*	☐ Vacation of Private Easement(s) *(Form V)*
☐ Amendment to Preliminary Plat *(Form S2)*	☐ Minor Amendment to Infrastructure List (*Form S2*)	**PRE-APPLICATIONS**
☐ Extension of Preliminary Plat *(FormS1)*	☐ Temporary Deferral of S/W *(Form V2)*	☐ Sketch Plat Review and Comment *(Form S2)*
	☐ Sidewalk Waiver *(Form V2)*	
SITE PLANS	☐ Waiver to IDO *(Form V2)*	**APPEAL**
☐ DRB Site Plan *(Form P2)*	☐ Waiver to DPM *(Form V2)*	☐ Decision of DRB *(Form A)*

BRIEF DESCRIPTION OF REQUEST

Final Plat Approval

APPLICATION INFORMATION		
Applicant: Pulte Group		Phone: (505) 761-9606
Address: 7601 Jefferson NE Suite 180		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston Inc.		Phone: (505) 798-1000
Address: 7500 Jefferson NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner/Developer	List all owners: Pulte Group	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract B1, Inspiration Subdivision, Phase 1A	Block:	Unit:
Subdivision/Addition: Inspiration Subdivision Phase 2A	MRGCD Map No.:	UPC Code: 100705837346410201
Zone Atlas Page(s): H-07, J-08 & J-07	Existing Zoning: PC	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 35	Total Area of Site (Acres): 13.24
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Arroyo Vista	Between:	and: 118th/ High Mesa
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Yolanda Padilla Moyer	**Date:** 02/19/2021
Printed Name: Yolanda Padilla Moyer, PE	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting 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 or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

☐ **SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? _____if yes, indicate language: _____

__ A *Single* PDF file of the complete application including all documents being submitted must be emailed to **PLNDRS@cabq.gov** prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request

___ 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)

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____if yes, indicate language: _____

__ A *Single* PDF file of the complete application including all documents being submitted must be emailed to **PLNDRS@cabq.gov** prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

__Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat (7 copies, 24" x 36" folded)

___ Design elevations & cross sections of perimeter walls (3 copies)

___ Copy of recorded IIA

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

___ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ **SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? _____if yes, indicate language: _____

__ A *Single* PDF file of the complete application including all documents being submitted must be emailed to **PLNDRS@cabq.gov** prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

__Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ 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)

___ 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)

___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ **MINOR AMENDMENT TO PRELIMINARY PLAT**

Interpreter Needed for Hearing? _____if yes, indicate language: _____

__ A *Single* PDF file of the complete application including all documents being submitted must be emailed to **PLNDRS@cabq.gov** prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

__Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ 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

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.

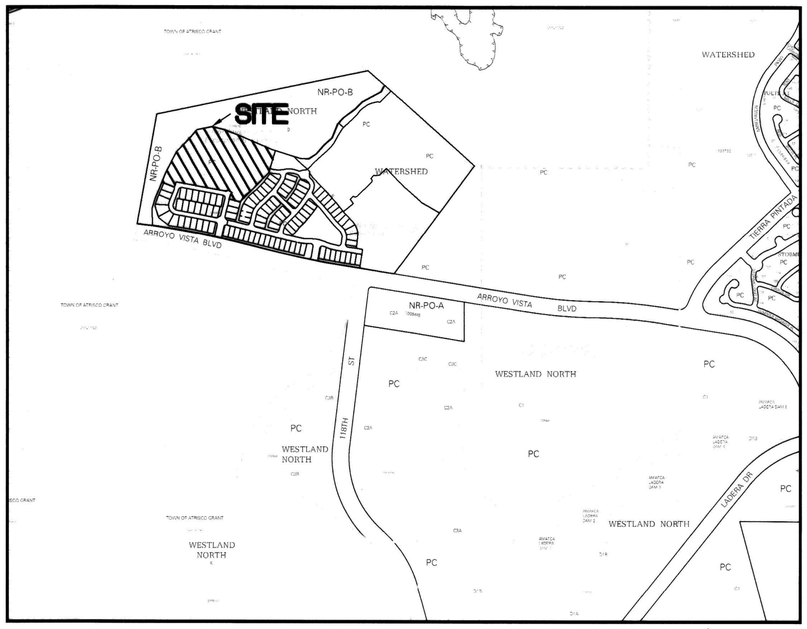
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Yolanda Padilla Moyer	**Date:** 02/19/2021
Printed Name: Yolanda Padilla Moyer, PE	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

Updated 12/2/20



Vicinity Map
Zone Atlas H-7-Z and J-7-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING FILE NO. 2350962-AL04 AND A COMMITMENT DATE OF SEPTEMBER 7, 2018.
2. PLAT OF RECORD FOR WATERSHED SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 2005, IN PLAT BOOK 2005C, PAGE 198.
3. PLAT OF RECORD FOR INSPIRATION SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 2019, IN PLAT BOOK 2019C, PAGE 9.
4. PLAT OF RECORD FOR INSPIRATION SUBDIVISION 1A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2020, IN PLAT BOOK 2020C, PAGE 27.

Free Consent & 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 WHO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION 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.

02/18/2021
DATE

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

Official Seal
KIM PIERCE
Notary Public
State of New Mexico
My Comm. Expires 11-16-22

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 18, 2021
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: Kim Pierce
NOTARY PUBLIC

MY COMMISSION EXPIRES November 16, 2022

Indexing Information

Sections 7, 17 & 18 Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant
Subdivision: Inspiration Subdivision, Phase 1A
Owner: Pulte Homes of NM, LLC
UPC #: TBD

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE	13.2414 ACRES
ZONE ATLAS PAGE NO.	H-7-Z and J-7-Z
NUMBER OF EXISTING TRACTS	1
NUMBER OF TRACTS CREATED	5
NUMBER OF LOTS CREATED	34
MILES OF FULL-WIDTH STREETS (PRIVATE)	2.6136 MILES
MILES OF HALF-WIDTH STREETS	0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0 ACRES
DATE OF SURVEY	NOVEMBER 2018

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
5. CENTERLINE MONUMENTS SET IN LIEU OF RIGHT-OF-WAY MARKERS.
6. 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 REBAR WITH CAP "LS 14271".
7. THE HOMEOWNER'S ASSOCIATION (H.O.A.) SHALL MAINTAIN ALL TRAILS LOCATED WITHIN THE H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK/TRAILS.
8. TRACT 2 AND 11-14 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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.

Legal Description

TRACT LETTERED "B-1" OF THE PLAT ENTITLED "INSPIRATION SUBDIVISION, PHASE 1A BEING COMPRISED OF TRACT B, INSPIRATION SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 5, 2020, IN PLAT BOOK 2020C, PAGE 27.

Drainage Facilities Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" ["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, 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 THE 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 OF THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN OR MODIFY SAID DRAINAGE FACILITY.

Treasurer's Certificate

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

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Inspiration Subdivision Phase 2A

Being Comprised of
Tract B-1, Inspiration Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Approved and Accepted by:

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover 2/16/2021
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.

2/17/2021
Date

Will Plotner Jr.
N.M.R.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

Plat for
Inspiration Subdivision, Phase 2A
Being Comprised of
Tract B-2, Inspiration Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
◉	FOUND BATHEY MARKER "LS 14271" UNLESS OTHERWISE INDICATED
○	1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED

Note

THIS IS AN EPC APPROVED SITE PLAN HAVING FILE NO. PR-2018-001759 AND 51-2018-00222

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

Plat for Inspiration Subdivision Phase 2A

Being Comprised of Tract B-1, Inspiration Subdivision, Phase 1A

City of Albuquerque
Bernalillo County, New Mexico
February 2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	132.17'	75.00'	100°58'09"	115.72'	S 26°41'39" E
C2	509.70'	1000.00'	29°12'14"	504.20'	S 38°23'33" W
C3	238.23'	180.00'	75°49'49"	221.22'	N 89°05'26" W
C4	107.63'	300.00'	20°33'20"	107.05'	S 61°27'11" E
C5	333.11'	550.00'	34°42'07"	328.05'	N 54°22'48" W
C6	35.30'	550.00'	3°40'38"	35.29'	N 69°53'32" W
C7	297.82'	550.00'	31°01'29"	294.19'	N 52°32'29" W
C8	185.89'	300.00'	35°30'06"	182.93'	S 54°46'47" E
C9	45.48'	300.00'	8°41'09"	45.44'	S 41°22'19" E
C10	140.41'	300.00'	26°48'57"	139.13'	S 59°07'22" E
C11	246.50'	1117.00'	12°38'38"	246.00'	N 47°03'27" E
C12	92.22'	250.00'	21°08'05"	91.70'	S 42°48'44" W
C13	74.51'	200.00'	21°20'42"	74.08'	N 32°37'08" E
C14	138.66'	800.00'	9°55'50"	138.48'	N 48°15'25" E
C15	336.61'	683.00'	28°14'15"	333.21'	S 39°06'12" W
C16	9.60'	180.00'	3°03'23"	9.60'	S 23°27'24" W
C17	24.21'	25.00'	55°28'47"	23.27'	N 37°03'37" W
C18	152.30'	98.50'	88°35'27"	137.58'	S 20°30'18" E
C19	521.68'	1023.50'	29°12'14"	516.05'	S 38°23'33" W
C20	269.33'	203.50'	75°49'48"	250.10'	N 89°05'26" W
C21	100.34'	278.83'	20°37'03"	99.80'	S 58°20'40" E
C22	344.02'	568.00'	34°42'06"	338.78'	N 54°22'47" W
C23	174.73'	282.00'	35°30'06"	171.95'	S 54°46'47" E
C24	497.73'	976.50'	29°12'14"	492.35'	S 38°23'33" W
C25	212.92'	1261.50'	9°40'13"	212.66'	N 46°42'22" E
C26	207.12'	156.50'	75°49'48"	192.34'	N 89°05'27" W
C27	92.91'	51.50'	103°22'14"	80.82'	S 27°53'41" E
C28	344.74'	706.50'	27°57'29"	341.33'	S 39°14'35" W
C29	294.94'	659.50'	25°37'24"	292.48'	S 40°24'38" W
C30	134.58'	776.50'	9°55'50"	134.42'	N 48°15'25" E
C31	142.73'	823.50'	9°55'50"	142.55'	N 48°15'25" E
C32	45.04'	176.50'	14°37'14"	44.92'	N 35°58'53" E
C33	66.78'	223.50'	17°07'09"	66.53'	N 34°43'55" E
C34	99.91'	323.50'	17°41'46"	99.52'	S 60°01'23" E
C35	42.56'	25.00'	97°32'32"	37.60'	N 20°06'00" W
C36	39.81'	25.00'	91°14'47"	35.74'	S 71°47'44" W
C37	234.81'	526.50'	25°33'09"	232.86'	N 49°48'19" W
C38	63.53'	855.50'	4°15'17"	63.52'	S 29°11'53" W
C39	65.07'	827.50'	4°30'19"	65.05'	S 26°59'59" W
C40	65.11'	655.50'	5°41'27"	65.08'	N 43°06'42" E
C41	62.71'	538.50'	6°40'19"	62.67'	S 46°07'17" W
C42	73.86'	394.50'	10°43'40"	73.76'	S 48°00'56" W
C43	63.70'	972.50'	3°45'11"	63.69'	N 47°09'37" E
C44	73.24'	944.50'	4°26'34"	73.22'	N 49°14'46" E
C45	35.38'	538.50'	3°45'53"	35.38'	S 51°20'23" W
C46	15.01'	344.50'	2°29'44"	15.00'	N 42°02'38" E
C47	61.54'	944.50'	3°44'00"	61.53'	N 45°09'30" E
C48	63.70'	972.50'	3°45'11"	63.69'	N 43°24'26" E
C49	28.92'	944.50'	1°45'17"	28.92'	N 52°20'41" E
C50	62.71'	538.50'	6°40'19"	62.67'	S 39°26'57" W
C51	65.16'	538.50'	6°55'58"	65.12'	S 32°38'49" W
C52	35.48'	394.50'	5°09'11"	35.47'	S 40°04'31" W
C53	63.70'	972.50'	3°45'11"	63.69'	N 50°54'48" E
C54	10.01'	972.50'	0°35'22"	10.01'	N 53°05'05" E
C55	11.45'	203.50'	3°13'29"	11.45'	N 77°58'04" W
C56	31.15'	25.00'	71°23'59"	29.18'	N 67°56'41" E
C57	100.89'	273.50'	21°08'05"	100.31'	S 42°48'44" W
C58	241.31'	1093.50'	12°38'38"	240.82'	N 47°03'27" E
C59	103.55'	323.50'	18°20'24"	103.11'	S 63°21'38" E
C60	34.43'	25.00'	78°54'12"	31.77'	N 01°17'02" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	37.12'	25.00'	85°04'26"	33.80'	S 83°16'21" W
C62	251.68'	1140.50'	12°38'38"	251.17'	N 47°03'27" E
C63	83.55'	226.50'	21°08'05"	83.08'	S 42°48'44" W
C64	63.53'	855.50'	4°15'17"	63.52'	S 33°27'10" W
C65	63.53'	855.50'	4°15'17"	63.52'	S 37°42'27" W
C66	63.53'	855.50'	4°15'17"	63.52'	S 41°57'45" W
C67	53.79'	855.50'	3°36'09"	53.78'	S 45°53'28" W
C68	63.10'	655.50'	5°30'56"	63.08'	N 48°42'53" E
C69	47.89'	827.50'	3°18'57"	47.88'	S 51°33'51" W
C70	20.02'	655.50'	1°44'59"	20.02'	N 52°20'50" E
C71	74.57'	827.50'	5°09'49"	74.55'	S 47°19'29" W
C72	74.57'	827.50'	5°09'49"	74.55'	S 42°09'40" W
C73	74.57'	827.50'	5°09'49"	74.55'	S 36°59'51" W
C74	74.57'	827.50'	5°09'49"	74.55'	S 31°50'03" W
C75	17.17'	972.50'	1°00'42"	17.17'	N 41°01'30" E
C76	109.61'	226.50'	27°43'39"	108.55'	S 27°58'44" W
C77	45.61'	226.50'	11°32'12"	45.53'	S 47°36'40" W
C78	36.59'	1140.50'	1°50'17"	36.59'	N 52°27'37" E
C79	64.16'	1140.50'	3°13'24"	64.16'	N 49°55'46" E
C80	64.16'	1140.50'	3°13'24"	64.16'	N 46°42'22" E
C81	64.16'	1140.50'	3°13'24"	64.16'	N 43°28'57" E
C82	22.60'	1140.50'	1°08'07"	22.60'	N 41°18'12" E
C83	11.58'	25.00'	26°31'47"	11.47'	S 54°00'02" W
C84	25.55'	25.00'	58°33'02"	24.45'	N 83°27'34" W
C85	70.97'	1261.50'	3°13'24"	70.96'	N 49°55'46" E
C86	70.97'	1261.50'	3°13'24"	70.96'	N 46°42'22" E
C87	70.97'	1261.50'	3°13'24"	70.96'	N 43°28'57" E
C88	71.67'	226.50'	18°07'47"	71.37'	S 23°10'48" W
C89	15.87'	176.50'	5°09'10"	15.87'	N 31°14'51" E
C90	49.68'	273.50'	10°24'24"	49.61'	S 37°26'54" W
C91	51.21'	273.50'	10°43'40"	51.13'	S 48°00'56" W
C92	11.25'	1093.50'	0°35'22"	11.25'	N 53°05'05" E
C93	71.63'	1093.50'	3°45'11"	71.61'	N 50°54'48" E
C94	71.63'	1093.50'	3°45'11"	71.61'	N 47°09'37" E
C95	71.63'	1093.50'	3°45'11"	71.61'	N 43°24'26" E
C96	15.18'	1093.50'	0°47'43"	15.18'	N 41°07'59" E
C97	14.22'	25.00'	32°34'57"	14.03'	N 24°26'40" E
C98	20.21'	25.00'	46°19'15"	19.67'	N 15°00'26" W
C99	8.65'	25.00'	19°48'48"	8.60'	S 36°04'44" W
C100	31.17'	25.00'	71°25'59"	29.19'	S 81°42'08" W
C101	57.04'	223.50'	14°37'25"	56.89'	N 33°29'03" E
C102	9.73'	223.50'	2°29'44"	9.73'	N 42°02'38" E
C103	53.66'	823.50'	3°44'00"	53.65'	N 45°09'30" E
C104	63.85'	823.50'	4°26'34"	63.84'	N 49°14'46" E
C105	25.22'	823.50'	1°45'17"	25.22'	N 52°20'41" E
C106	32.90'	659.50'	2°51'29"	32.89'	S 29°01'41" W
C107	65.11'	659.50'	5°39'22"	65.08'	S 33°17'06" W
C108	76.80'	659.50'	6°40'19"	76.75'	S 39°26'57" W
C109	76.80'	659.50'	6°40'19"	76.75'	S 46°07'17" W
C110	43.33'	659.50'	3°45'53"	43.33'	S 51°20'23" W
C111	46.77'	25.00'	107°10'44"	40.24'	S 25°59'26" E
C112	16.75'	25.00'	38°23'17"	16.44'	N 44°27'30" E
C113	16.04'	25.00'	36°46'04"	15.77'	N 82°02'10" E
C114	83.67'	51.50'	93°05'26"	74.77'	S 33°02'05" E
C115	9.24'	51.50'	10°16'47"	9.23'	S 18°39'02" W
C116	147.86'	156.50'	54°07'59"	142.42'	N 78°14'32" W
C117	59.26'	156.50'	21°41'49"	58.91'	S 63°50'34" W
C118	7.28'	976.50'	0°25'39"	7.28'	S 52°46'50" W
C119	71.96'	976.50'	4°13'20"	71.95'	S 50°27'21" W
C120	72.52'	976.50'	4°15'17"	72.50'	S 46°13'02" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	72.52'	976.50'	4°15'17"	72.50'	S 41°57'45" W
C122	72.52'	976.50'	4°15'17"	72.50'	S 37°42'27" W
C123	72.52'	976.50'	4°15'17"	72.50'	S 33°27'10" W
C124	72.52'	976.50'	4°15'17"	72.50'	S 29°11'53" W
C125	55.90'	976.50'	3°16'48"	55.89'	S 25°25'50" W
C126	29.17'	176.50'	9°28'04"	29.13'	N 38°33'28" E
C127	49.18'	706.50'	3°59'17"	49.17'	S 27°15'30" W
C128	63.67'	706.50'	5°09'49"	63.65'	S 31°50'03" W
C129	63.67'	706.50'	5°09'49"	63.65'	S 36°59'51" W
C130	63.67'	706.50'	5°09'49"	63.65'	S 42°09'40" W
C131	63.67'	706.50'	5°09'49"	63.65'	S 47°19'29" W
C132	40.89'	706.50'	3°18'57"	40.88'	S 51°33'51" W
C133	23.71'	776.50'	1°44'59"	23.71'	N 52°20'50" E
C134	74.75'	776.50'	5°30'56"	74.72'	N 48°42'53" E
C135	36.12'	776.50'	2°39'56"	36.12'	N 44°37'27" E
C136	16.31'	25.00'	37°22'45"	16.02'	N 84°57'18" E
C137	14.84'	25.00'	34°01'14"	14.63'	N 49°15'18" E
C138	6.43'	323.50'	1°08'20"	6.43'	S 37°35'54" E
C139	307.91'	855.50'	20°37'19"	306.25'	S 37°22'53" W
C140	411.25'	827.50'	28°28'30"	407.03'	S 38°59'05" W
C141	32.79'	25.00'	75°09'21"	30.49'	N 62°50'31" E
C142	148.22'	655.50'	12°57'21"	147.91'	N 46°44'39" E
C143	109.34'	394.50'	15°52'51"	108.99'	S 45°26'21" W
C144	225.96'	538.50'	24°02'30"	224.30'	S 41°12'05" W
C145	163.70'	944.50'	9°55'50"	163.50'	N 48°15'25" E
C146	218.29'	972.50'	12°51'38"	217.83'	N 46°56'58" E

Line Table		
Line #	Direction	Length (ft)
L1	S 72°56'24" E	42.63'
L2	S 57°45'18" E	47.00'
L3	N 18°03'26" E	60.00'
L4	N 26°44'33" E	55.42'
L5	N 21°56'47" E	32.47'
L6	N 50°47'36" E	61.63'
L7	N 41°52'15" E	106.23'
L8	S 30°24'35" W	65.11'
L9	N 41°31'51" E	43.96'
L10	S 41°01'30" W	3.88'
L11	S 40°47'45" W	65.00'
L12	S 51°08'24" W	9.75'
L13	S 54°31'46" W	63.61'
L14	S 52°17'08" W	65.00'
L15	N 14°06'55" E	4.99'
L16	S 37°29'55" W	36.70'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 13	0.1766	7,692
Lot 14	0.1890	8,231
Lot 15	0.1890	8,231
Lot 16	0.1890	8,231
Lot 17	0.1890	8,231
Lot 18	0.1890	8,233
Lot 19	0.1930	8,406
Lot 20	0.1827	7,958
Lot 21	0.1804	7,858
Lot 22	0.1915	8,340
Lot 23	0.1840	8,016
Lot 24	0.1920	8,364
Lot 25	0.1920	8,364
Lot 26	0.1920	8,364
Lot 27	0.1920	8,364
Lot 28	0.1801	7,846
Lot 29	0.1809	7,881
Lot 30	0.1938	8,440
Lot 31	0.1938	8,440
Lot 32	0.1845	8,038
Lot 33	0.1904	8,294
Lot 34	0.1944	8,466
Lot 35	0.1852	8,068
Lot 36	0.1799	7,835
Lot 37	0.1880	8,187
Lot 38	0.1880	8,187
Lot 39	0.1880	8,187
Lot 41	0.1895	8,255
Lot 59	0.2401	10,458
Lot 60	0.2008	8,746
Lot 61	0.1877	8,176
Lot 62	0.1877	8,176
Lot 63	0.1877	8,176
Lot 64	0.1810	7,884
Tract 2	2.6136	113,850
Tract 11	2.5254	110,005
Tract 12	0.7288	31,746
Tract 13	0.6670	29,056
Tract 14	0.0611	2,663

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

Plat for Inspiration Subdivision Phase 2A

Being Comprised of Tract B-2, Inspiration Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Easement Notes

[1] EXISTING 10' PUBLIC UTILITY EASEMENT (12/27/2000, 2000C-316)

[5] 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

[6] TRACT 2 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND CONTAINS THE FOLLOWING BLANKET EASEMENTS GRANTED WITH THE FILING OF THIS PLAT:
- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, FOR OWNERSHIP OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR MAINTENANCE INFORMATION.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASES 2B AND 2C.
- A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 1.

[7] EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNERS OF THE LOTS OF INSPIRATION MAINTAINED BY THE HOME OWNER'S ASSOCIATION (3/5/2020, 2020C-27)

[8] TRACTS 11, 12, 13 AND 14 CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING THE RESIDENTS OF THIS SUBDIVISION, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR OWNERSHIP AND MAINTENANCE INFORMATION

[9] CROSS LOT DRAINAGE EASEMENT, BENEFITING PARCEL B, WESTLAND NORTH, GRANTED WITH THE FILING OF THIS PLAT

[10] EXISTING PUBLIC SANITARY SEWER, WATER, PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT, PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT BENEFITING THE RESIDENTS OF THIS SUBDIVISION AND TRACT A, INSPIRATION SUBDIVISION (2/4/2019, 2019C-9) (3/5/2020, 2020C-27)

[12] EXISTING 10' PUBLIC UTILITY EASEMENT (3/12/2020, 2020C-33)

[13] EXISTING 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS TRACT B-1, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT

[14] EXISTING 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT, ACROSS TRACTS B-1, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT

[15] EXISTING 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS TRACT B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [5] AS GRANTED WITH THE FILING OF THIS PLAT

[16] EXISTING 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, ACROSS TRACT B-1, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION BY PROPERTY OWNER, IS GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF THE PUBLIC OPEN SPACE AND TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27 IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT

Easement Notes...Continued

[18] EXISTING EASEMENT ACROSS TRACTS 1 AND 3 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION SHOWN ON PLATS FILED ON (3/12/2020, 2020C-33) AND (3/12/2020, 2020C-27) CONTAINING THE FOLLOWING BLANKET EASEMENTS:
- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASES 2B AND 2C
- A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

[19] EXISTING 10' PUBLIC UTILITY EASEMENT (3/5/2020, 2020C-27)

EASEMENTS [2] [3] [4] [11] & [17] INTENTIONALLY OMITTED

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.

CSI-CARTESIAN SURVEYS INC.
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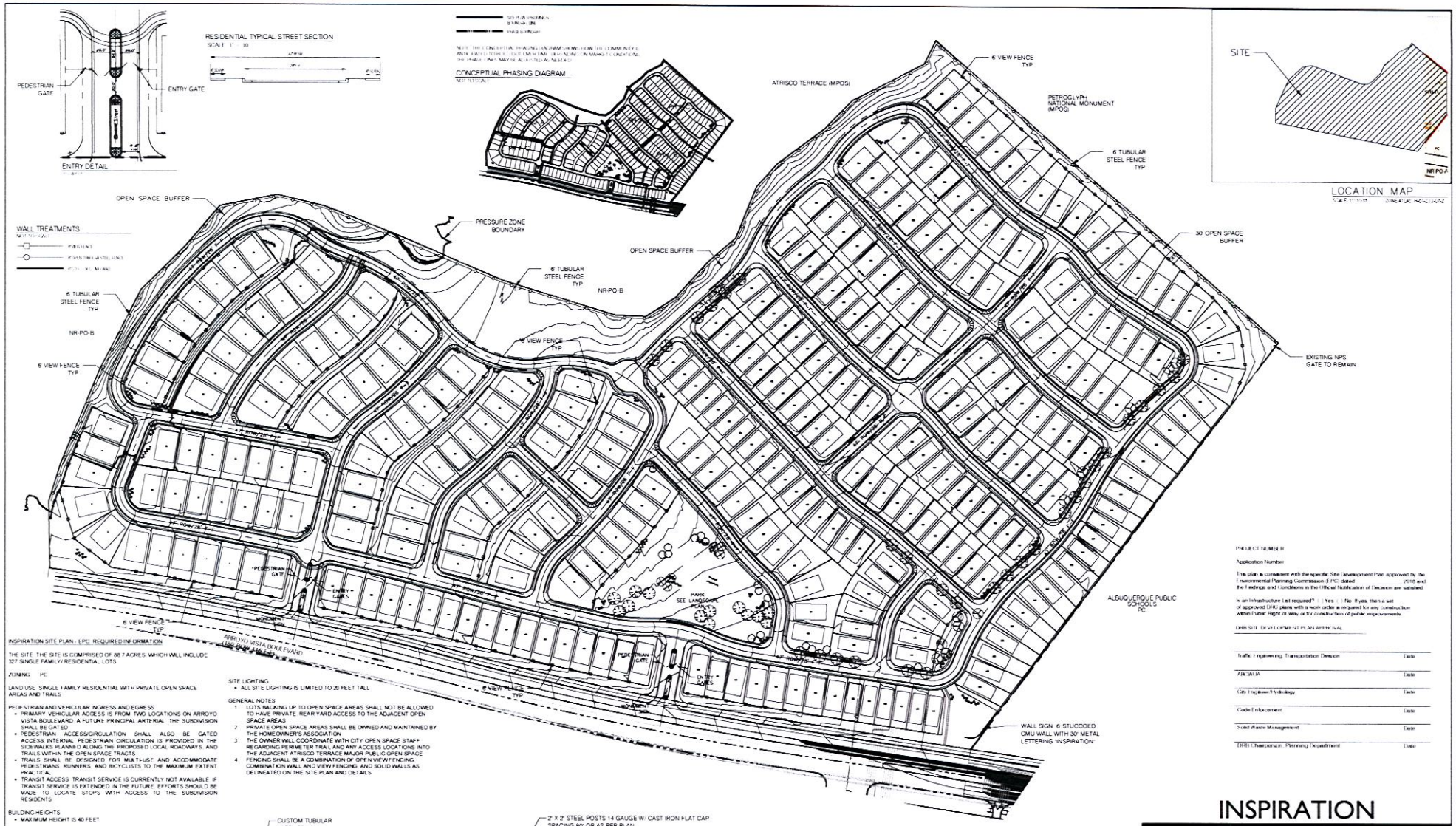


INSPIRATION SITE PLAN - EPC REQUIRED INFORMATION

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

ZONING: PC

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

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

BUILDING HEIGHTS:
- MAXIMUM HEIGHT IS 40 FEET

SINGLE FAMILY LOT SIZE:
- MINIMUM LOT AREA SHALL BE 3,200 SQUARE FEET
- MINIMUM LOT WIDTH SHALL BE 32 FEET

SETBACKS (AS APPROVED ON THE SITE PLAN):
- MINIMUM FRONT YARD SETBACKS: 15 FEET EXCEPT 20 FEET FOR GARAGES FACING STREET
- MINIMUM REAR YARD SETBACKS: 15 FEET
- MINIMUM SIDE YARD SETBACKS: 5 FEET EXCEPT 10 FEET FOR LOTS ADJACENT TO HIGHWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

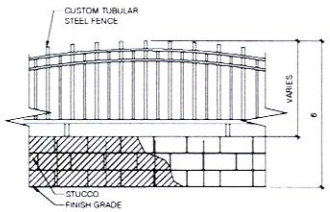
DENSITY:
- PROPOSED DENSITY IS 3.7 DWELLING UNITS PER ACRE

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

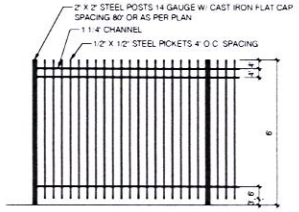
LANDSCAPE PLAN:
- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2

SITE LIGHTING:
- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL

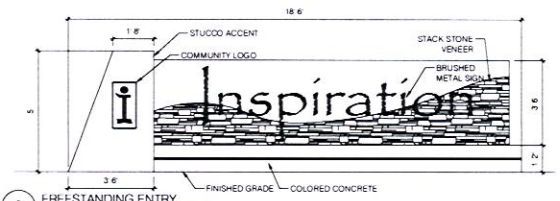
GENERAL NOTES:
1. LOTS BACKING UP TO OPEN SPACE AREAS SHALL NOT BE ALLOWED TO HAVE PRIVATE REAR YARD ACCESS TO THE ADJACENT OPEN SPACE AREAS.
2. PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING PERIMETER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



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



2 TUBULAR STEEL FENCE
SCALE 1/2" = 1'-0"



3 FREE-STANDING ENTRY
SCALE 1/2" = 1'-0"

PROJECT NUMBER:

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____, 2018 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right of Way, or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

INSPIRATION

SITE PLAN

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan 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

Bohannan Huston
www.bhinc.com
800.877.5332

NORTH

Scale: 1" = 100'

November 1, 2018

WALL EXHIBIT

INSPIRATION SUBDIVISION

December, 2018

PROPSED PERIMETER WALL LOCATION

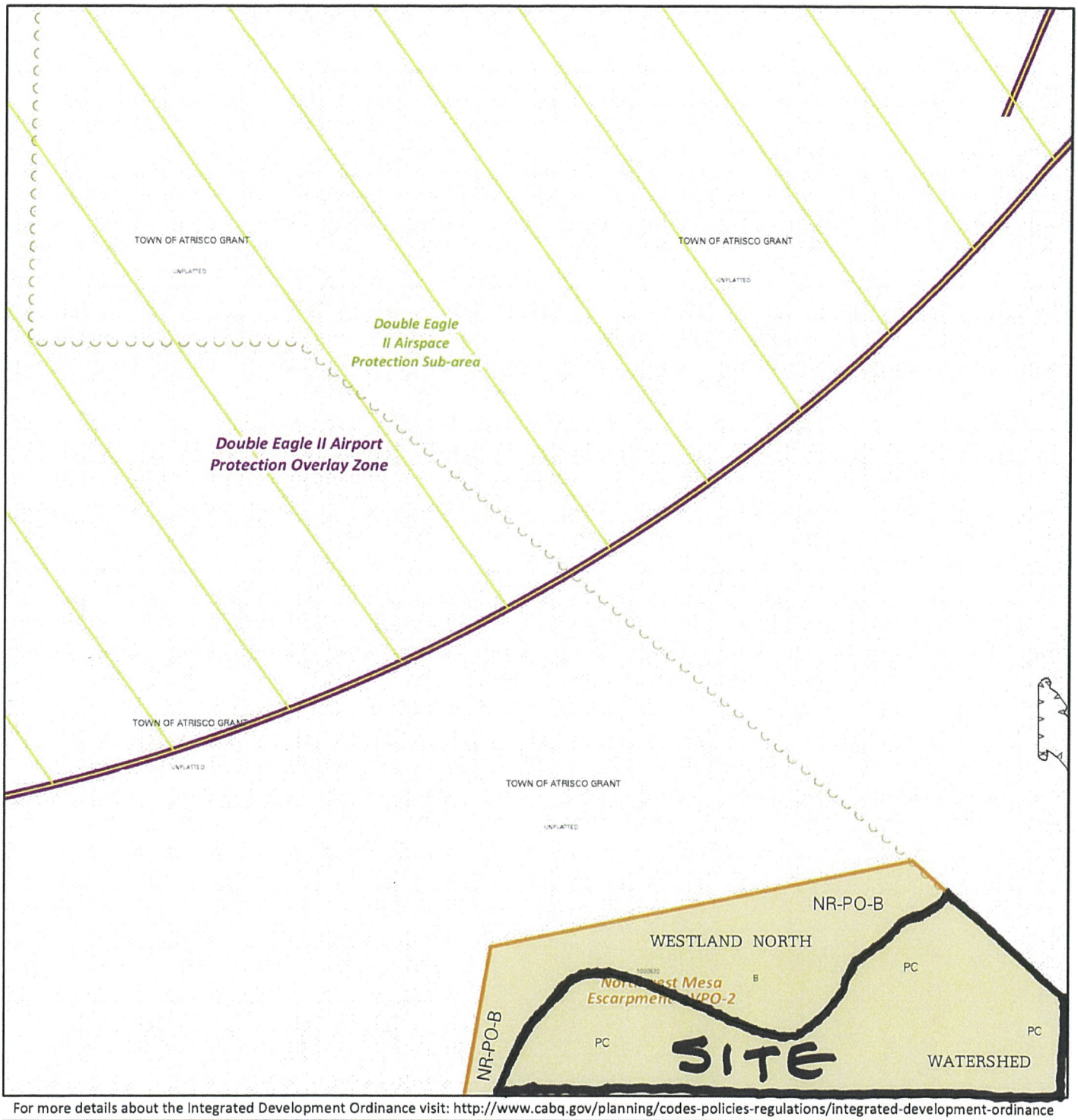
N

300 150 0 300

SCALE: 1"=300'

Bohannan Huston
www.bhinc.com 800.877.5332

Thu, 20-Dec-2018 - 2:34:pm, Plotted by: AROMERO
P:\20190120\CDP\Plans\General\20190120_PerimeterWall.dwg



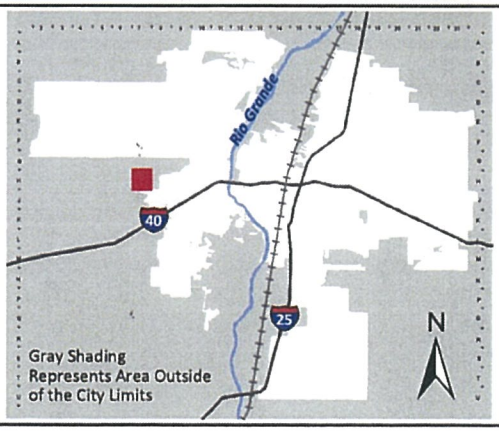
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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).



Zone Atlas Page:
H-07-Z

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

Feet: 0 250 500 1,000

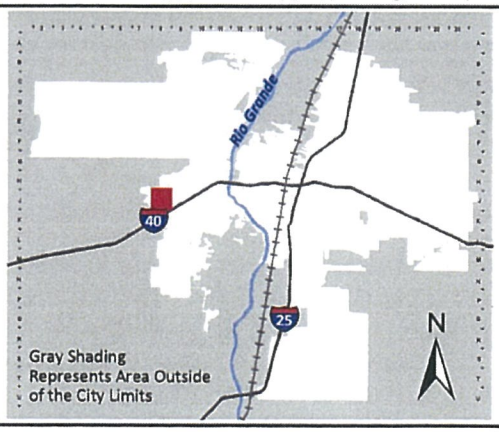
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

AGIS
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

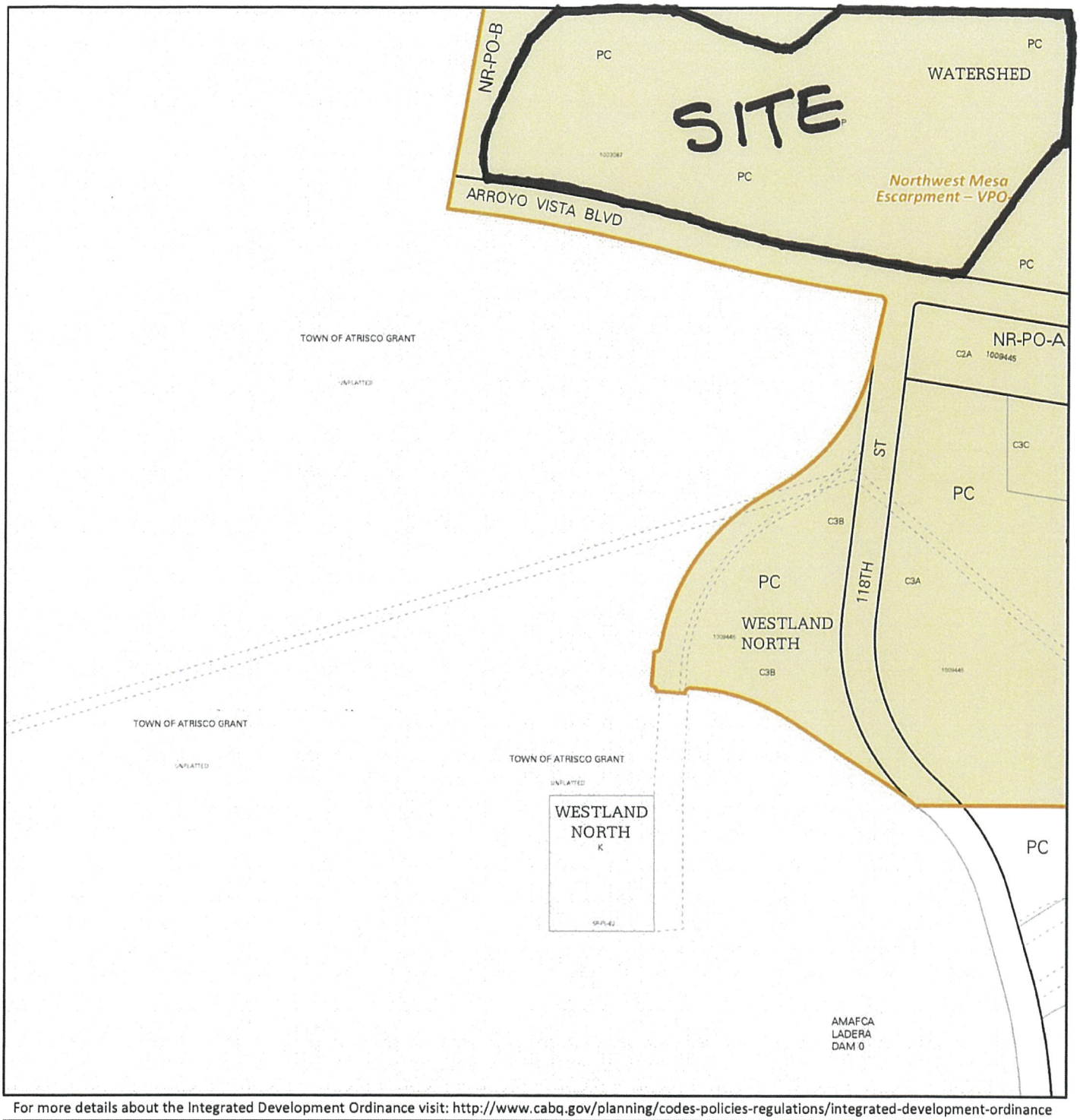
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-08-Z

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

Feet
0 250 500 1,000



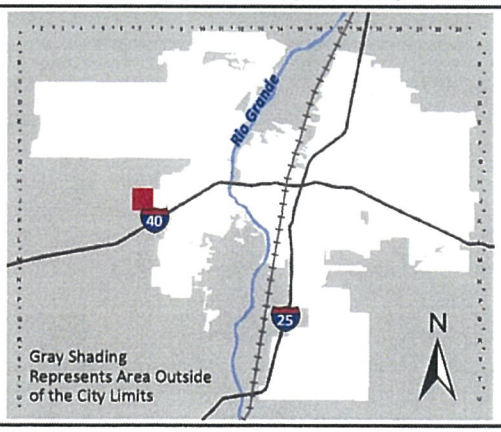
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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).



Zone Atlas Page:

J-07-Z

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

Feet: 0 250 500 1,000

Saiqa Mustari Susmita

To: Yolanda Padilla Moyer
Subject: RE: IIA-B Recorded Copies_Inspiration Sub'd., 2A,2B,2C_NO. 651186,651187,651188_See attached Word doc.

From: Kevin Patton <Kevin.Patton@PulteGroup.com>
Sent: Monday, February 15, 2021 8:47 AM
To: Yolanda Padilla Moyer <ypadilla@bhinc.com>
Subject: FW: IIA-B Recorded Copies_Inspiration Sub'd., 2A,2B,2C_NO. 651186,651187,651188_See attached Word doc.

See below.

From: LaBadie, Charlotte T. <clabadie@cabq.gov>
Sent: Friday, February 12, 2021 3:21 PM
To: Kevin Patton <Kevin.Patton@PulteGroup.com>
Subject: RE: IIA-B Recorded Copies_Inspiration Sub'd., 2A,2B,2C_NO. 651186,651187,651188_See attached Word doc.

Hi Kevin,

Confirming I receipt of the paperwork and check dropped off. The paperwork has been already routed for approval. Have a great weekend and Happy Valentine's Day!

Charlotte

AMENDMENT TO AGREEMENT TO
CONSTRUCT INFRASTRUCTURE IMPROVEMENTS "B"

City Project # 651186

This Agreement made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of Developer:) Pulte Development of New Mexico, Inc. ("Developer"), whose email address is kevin.patton@pultegroup.com, whose address is 7601 Jefferson NE, Ste. 320, Albuquerque, NM, 87109 and whose telephone number is (505) 341-8591 (Kevin Patton), is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 20th day of October, 2020 which was recorded on 26th day of October, 2020, pages 1 through 23 as Document No. 2020106645 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 7th day of October, 2021; and

WHEREAS, the Developer has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Developer is able to provide the required financial guaranty.

THEREFORE, the Developer and the City agree to amend the Original Agreement as follows:

1. Amending Section 6. Financial Guaranty, second paragraph, to read as follows:

   To meet the Integrated Development Ordinance requirements, the Developer has acquired or is able to acquire the following "Financial Guaranty":

   Type of Financial Guaranty: Subdivision Bond No. _____
   Name of Financial Institution or Surety providing Guaranty:
   _____
   Amount: $939,542.15
   Date City first able to call Guaranty (Construction Completion Deadline):

   October 07, 2022
   If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: December 07, 2022
   Additional information: _____

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

DEVELOPER: **Pulte Development of NM, Inc.**
a Michigan Corporation

By [signature]: _____
Name [print]: Kevin Patton
Title: Director of Land Planning & Entitlements
Dated: 02/11/2021

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11 day of February 2021, by Director of Land Planning & Entitlements of ("Developer") Pulte Development of NM, Inc., a Michigan Corporation.

Jessica Gallegos
Notary Public

My Commission Expires: 08/24/2024

OFFICIAL SEAL
Jessica Gallegos
Notary Public
State of New Mexico

My Commission Expires: 08/24/2024

COA#651186

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City Engineer

Dated: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____day of _____, 2021, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL) _____
Notary Public

My Commission Expires:
_____

CITY OF ALBUQUERQUE

FINANCIAL GUARANTY AMOUNT

October 13, 2020

Type of Estimate: I.I.A. Procedure B with FG

Project Description:
Project ID #: 651186 Inspiration Subdivision Phase 2-A

Requested By: Saiqa Mustari Susmita

Approved Estimate Amount:		$	641,587.10
Continency Amount:	0.00%	$	-
Subtotal:		$	641,587.10
NMGRT:	7.875%	$	50,524.98
Subtotal:		$	692,112.08
Engineering Fee:	6.60%	$	45,679.40
Testing Fee:	2.00%	$	13,842.24
Subtotal:		$	751,633.72
FINANCIAL GUARANTY RATE:			1.25
TOTAL FINANCIAL GUARANTY REQUIRED:		**$**	**939,542.15**

APPROVAL: DATE: 10/13/2020

Notes: Plans are approved.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

FIGURE 16
SUBDIVISION BOND
(Procedure B)

Bond No. 59BSBIP3067

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Development of New Mexico, Inc. ("Subdivider") a Michigan Limited Liability Company, as "Principal", and Hartford Fire Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Connecticut and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Nine Hundred Thirty Nine Thousand Five Hundred Forty Two and 15/100 Dollars, ($939,542.15), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Inspiration Phase 2-A ("Subdivision"), City Project No. 651186; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: public and/or private infrastructure improvements ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Development of New Mexico, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on October 26, 2020 as Document Number 2020106645, as amended by change order or amendments to the agreement.

Bond No. 59BSBIP3067

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_above specified to be performed, all on or before October 7, 2022 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 8th day of February, 2021.

DEVELOPER

SEE ATTACHED

By [signature:] _____
Name: D. Bryce Langen
Title: VP & Treasurer
Dated: February 8, 2021

SURETY

By [signature:] _____
Name: Jeremy Polk
Title: Attorney-in-Fact
Dated: February 8, 2021

*NOTE: Power of Attorney for Surety must be attached.

executed this 8th day of February, 2021.

Pulte Development of New Mexico, Inc.
PRINCIPAL

BY: D. Bryce Langen, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-12
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC
Agency Code: 59-300168

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

CERTIFICATE

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of February 8th, 2021

Signed and sealed at the City of Hartford.

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on February 8, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Development of New Mexico, Inc., who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

Signature of Notary Public

SHIRLEY E HUTCHINS
Notary Public - State of Georgia
Fulton County
My Commission Expires Mar 18, 2022

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

Figure 19

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO.__651186_____

THIS AGREEMENT is made this (Date) _____2021, 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 [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.] Michigan Corporation, whose email address is kevin.patton@pultegroup.com, whose address is 7601 Jefferson NE Ste. 320, Albuquerque, NM, 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.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract B-1 Inspiration Subdivision Phase 1A, recorded on March 05, 2020 __ pages 1 through 7 as Document No. 2020021098 in the records of Bernalillo County Clerk, State of New Mexico ("Developer's Property"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Inspiration Subdivision, Phase 2A ; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Developer's Property until after construction of other required infrastructure; and

WHEREAS, the City requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Infrastructure Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Developer does not complete the construction as required.

County Clerk's Recording Label

THEREFORE, the City and the Developer agree:

1. A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached **Exhibit "A,"** which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by October 7, 2025 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Infrastructure Improvements Agreement, the Developer may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Infrastructure Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Infrastructure Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Developer's Property, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Integrated Development Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Surety Bond No. _____
Amount: $ 57,173.75 _____
Name of Financial Institution or Surety providing Guaranty:
_____
Date City first able to call Guaranty (Construction Completion Deadline):
October 7, 2025 _____
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____
_____

3. Notice of Start of Construction. Before construction begins, the Developer's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Developer's Property.

6. 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.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.

8. 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 posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when 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.

9. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks 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 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 the Financial Guaranty.

10. 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 its heirs, successors and assigns.

11. 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 days after the notice is mailed if there is no actual evidence of receipt.

12. 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.

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

14. 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.

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

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

17. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

DEVELOPER: **Pulte Development of NM, Inc.**
a Michigan Corporation

By [signature]: _____
Name [print]: Kevin Patton
Title: Director of Land Planning & Entitlements
Dated: 02/11/2021

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11 day of February 2021, by Director of Land Planning & Entitlements of ("Developer") Pulte Development of NM, Inc., a Michigan Corporation.

OFFICIAL SEAL
Jessica Gallegos
Notary Public
State of New Mexico
My Commission Expires: 08/24/2024

Jessica Gallegos
Notary Public

My Commission Expires: 08/24/2024

COA#651186

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City Engineer

Dated: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____day of _____, 2021, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

_____
Notary Public

My Commission Expires: _____

COA#651186

CITY OF ALBUQUERQUE

FINANCIAL GUARANTY AMOUNT

October 13, 2020

Type of Estimate: **Sidewalk Deferral**

Project Description:
Project ID #: 651186 Inspiration Subdivision Phase 2-A

Requested By: Saiqa Mustari Susmita

Approved Estimate Amount:		$ 42,400.00
NMGRT:	7.875%	$ 3,339.00
Subtotal:		$ 45,739.00
125% FINANCIAL GUARANTY RATE:		1.25
TOTAL FINANCIAL GUARANTY REQUIRED:		**$ 57,173.75**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

APPROVAL: _____ DATE: 10/13/2020

Notes: Deferred Sidewalks

FIGURE 16

SUBDIVISION BOND
(Sidewalk Deferral)

Bond No. 59BSBIP3070

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Development of New Mexico, Inc. ("Subdivider") a Michigan Limited Liability Company, as "Principal", and Hartford Fire Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Connecticut and authorized to do business in the State of New Mexico, as "Surety", are held and firmly bound unto the CITY OF ALBUQUERQUE ("City") in penal sum of Fifty Seven Thousand One Hundred Seventy Three and 75/100 Dollars, ($57,173.75), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City's Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Inspiration Phase 2-A ("Subdivision"), City Project No. 651186; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the **sidewalk improvements** at the Subdivision ("Improvements"). All construction shall be performed in accordance with the **Sidewalk Deferral Agreement** entered into between Pulte Development of New Mexico, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on March 5, 2020 as Document Number 2020021098, as amended by change orders or amendments to the agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before October 7, 2025 ("the Construction Completion Deadline "), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 8th day of February, 2021.

SEE ATTACHED

DEVELOPER

By [signature:] _____
Name: D. Bryce Langen
Title: VP & Treasurer
Dated: February 8, 2021

SURETY

By [signature:] _____
Name: Jeremy Polk
Title: Attorney-in-Fact
Dated: February 8, 2021

*NOTE: Power of Attorney for Surety must be attached.

executed this 8th day of February, 2021.

Pulte Development of New Mexico, Inc
PRINCIPAL

BY: D. Bryce Langen, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-12
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC
Agency Code: 59-300168

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

CERTIFICATE

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of February 8th, 2021

Signed and sealed at the City of Hartford.

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on February 8, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Development of New Mexico, Inc., who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

SHIRLEY E HUTCHINS
Notary Public - State of Georgia
Fulton County
My Commission Expires Mar 18, 2022

Signature of Notary Public

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. _____

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.

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

PUBLIC WATERLINE IMPROVEMENTS-PHASE 1A

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1A

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAVER MOUNTAIN TRAIL	LOT 84	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COPPER MOUNTAIN TRAIL	LOT 85	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BETWEEN LOTS 143-236 20' SANITARY SEWER EASEMENT	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ALPINE MEADOWS LANE	LOT 101	BEAR VALLEY LANE	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE STORM DRAIN IMPROVMENTS-PHASE 1A							
		24"* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAVER MOUNTAIN TRAIL	POND 1	BEAR VALLEY LANE	/	/	/
		18-24"* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE TRAIL	ROUNDABOUT RETURN	POND 1	/	/	/
		18-42"* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LANE	LOT 113	POND 2	/	/	/
		18-30"* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	APS DIVERSION CHANNEL	/	/	/
		18-54"* DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	STORM DRAIN ON ARROYO VISTA	/	/	/
			POND 1 (2.0 AC-FT)	BUFFER NORTH OF ANGEL FIRE TRAIL			/	/	/
			POND 2 (1.2 AC-FT)	TRACT 24	LOT 143	LOT 236	/	/	/
		30" DIA	RCP W/ NEC MHS	ARROYO VISTA	STORM PIPE OUT OF INSPIRATION SUBDIVISION	EX 54" SD PIPE FROM DAM 9 DIVERSION	/	/	/
		NOTE:	A GRADING AND DRAINAGE 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						

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

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

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	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS-PHASE 1B							
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH WAY	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HEAVENLY WAY	ECHO VALLEY LANE	BADGER MOUNTAIN TRAIL	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1B							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TAOS MOUNTAIN WAY	LOT 148	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY	/	/	/

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

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

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

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	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS-PHASE 1C							
		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 AT 6W/5WR PRESSURE ZONE BOUNDARY	LOCATED W/IN A PUBLIC WL EASEMENT IN HOA TRACT		/	/	/
		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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1C							
		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					/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE STORM DRAIN IMPROVMENTS-PHASE 1C							
		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 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						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE ROADWAY IMPROVEMENTS - PHASE 1C							
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 1A BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 2A BOUNDARY	DEER VALLEY LANE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE	/	/	/
		52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS					/	/	/

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

PAVEMENT HAS BEEN INSTALLED ON ALL STREETS PROVIDING ACCESS TO PHASE 2A

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

2

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MT. ROSE WAY	LOT 20	PHASE 1C/ 2A BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOUNTHOOD LANE	LOT 35	CRYSTAL MOUNTAIN WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY LANE	LOT 36	CRYSTAL MOUNTAIN WAY	/	/	/

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2A							
		~~18-24"* DIA~~	~~RCP W/ NEC. MH'S, LATERALS & INLETS~~	ANGEL FIRE TRAIL	ANGEL FIRE TRAIL	POND 1	/	/	/
		1	RIPRAP RUNDOWN INTO POND						
		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						

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

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

PAVEMENT HAS BEEN INSTALLED ON ALL STREETS PROVIDING ACCESS TO PHASE 2B

2

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

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2B							
		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				/	/	/

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

PAVEMENT HAS BEEN INSTALLED ON ALL STREETS PROVIDING ACCESS TO PHASE 2C

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

2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC WATERLINE IMPROVEMENTS-PHASE 2C							
		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	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2C							
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NORTH STAR TRAIL	LOT 276	MAMMOTH WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KACHINA PEAK TRAIL	LOT 309	MAMMOTH WAY	/	/	/
		* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC					/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2C							
		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 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						

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

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

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

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		PUBLIC IMPROVEMENTS - DEFERRED OFFSITE							
		12" SAS	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO VISTA BLVD (SOUTH SIDE)	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH	/	/	/
		48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH	/	/	/
		48" DIA	RCP W/ NEC MHS, LATERALS & INLETS	UNSER BLVD	LADERA DAM 5	WEST 1-40 DIVERSION SYSTEM	/	/	/
							/	/	/

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

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
YOLANDA PADILLA MOYER, P.E..		Oct 13, 2020	Cheryl Somerfeldt (Oct 13, 2020 11:02 MDT)	Oct 13, 2020
PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON INC.	Jeanne Wolfenbarger (Oct 9, 2020 08:15 MDT)	Oct 9, 2020		
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Yolanda Padilla Moyer	David Gutierrez (Oct 13, 2020 10:42 MDT)	Oct 13, 2020	Ernest Armijo	Oct 8, 2020
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	Carl Garcia (Oct 8, 2020 13:27 MDT)	Oct 8, 2020		
	CODE ENFORCEMENT	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER
1	May 29, 2020	10/20/2020	Ernest Armijo	10/19/2020		Yolanda Padilla Moyer
2	Oct. 14, 2020	10/20/2020	Jeanne Wolfenbarger	10/20/20		Yolanda Padilla Moyer