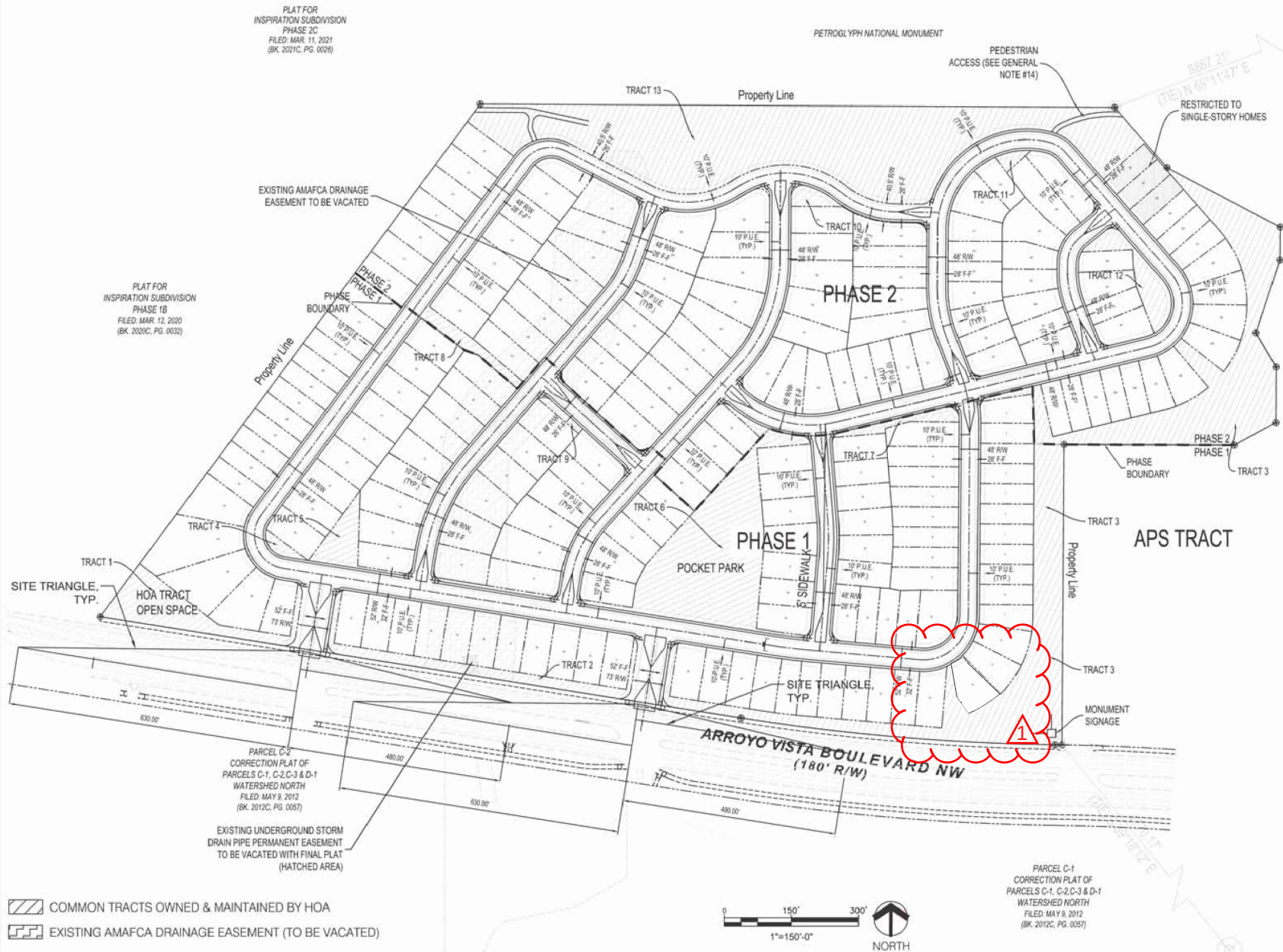


SAVIO RIDGE



- COMMON TRACTS OWNED & MAINTAINED BY HOA
- EXISTING AMAFCA DRAINAGE EASEMENT (TO BE VACATED)

GENERAL NOTES

- Easements for utility alignments will be dedicated by future platting action as necessary to mutually benefit abutting properties.
- Tracts 1 - 14 will be owned and maintained by the homeowner's association (HOA).
- The private roads and common tracts shall be maintained by the homeowner's association.
- A private maintenance access is granted over Tract 13 to the National Park Service for the sole purpose of maintenance vehicles accessing their boundary fence for inspection and repairs. No public vehicular or public pedestrian access is included nor allowed in the granting of this easement.
- Perimeter fencing shall comply with the Westland Master Plan. See Landscape Plans for fencing types.
- Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the area.
- All internal sidewalks will be 5' in width
- Proposed solar access provisions shall be in accordance with the IDO 14-16-5-10.
- The HOA shall maintain all trails located within HOA tracts and the connections to any publicly owned and maintained sidewalk / trail.
- Private roadway improvements shall be built by city work order.
- Tracts 1 - 15 may, if necessary, contain a private drainage easement granted to the HOA.
- Tract 14 and 15 to be owned by the HOA and subject to 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 to the City of Albuquerque and a private surface easement to the HOA. All ponds to be owned and maintained by the HOA.
 - A private pedestrian and vehicular access easement to be granted To the HOA for the ownership, operations and maintenance of the sidewalk and roadway infrastructure.
- This Site Plan – EPC shall comply with IDO 5-2(C)(2)(h) Steep slopes and escarpments, Site Design and Sensitive Lands, 14-16-5-5 (J)(I) Lots within 330 feet of Major Public Open Space, and 14-16-5-2 (J)(2) Lots adjacent to Major Public Open Space. And 14-16-5-2(J)(2) Site Design and Sensitive Lands - landscaping adjacent to Major Public Open Space:
 - Disturbed areas shall be reseeded and/or planted with low-water, low-maintenance, native, or naturalized plant materials appropriate adjacent to the Petroglyph National Monument, as described in the attached Restoration Plan for treatment of disturbed areas and amenities adjacent to the Petroglyph National Monument.
 - 5-2(C)(4) Since the proposed development, as shown on this Site Plan - EPC cannot avoid sensitive lands pursuant to Subsections (2) and (3), and is reflected in this site plan – EPC: the Site Plan – EPC prioritized the protection of steep slopes adjacent to the Petroglyph National Monument and proposes restoration of these areas, which is balanced with the need to grade other less important steep slope areas needed to accommodate the subdivision layout.
 - Walls and Fences adjacent to MPOS shall comply with IDO 14-16-5-2 (J) (2) (a)(10). Perimeter fencing adjacent to the Petroglyph National Monument boundary shall be 5'-6" steel wire mesh (hog wire) on wooden posts as approved by the National Park Service to match the existing fence to the west adjacent to the Inspiration subdivision. Refer to fence annotations on the Landscape Plan.
- The private trail shown at the NE corner (serving the Savio Ridge Community) is the proposed suggested location following an existing old dirt road that is part of the rehab project w/in the sensitive lands area. Minor grading to install a pedestrian trail and a potential cobble swale in this location is proposed. Any work will be coordinated with the City, APS, AMAFCA and the National Park Service assuming a pedestrian access is approved by all parties involved.
- The developer and general contractors shall clean up debris from the construction of the single-family residential lots and homes daily, remove it from the construction site, and use covered trash containers (and close the lids). The developer will provide an on-call contractor for the National Parks Service to contact for debris clean up on the Petroglyph National Monument Property. The developers will monitor contractors frequently to ensure they are complying with these stipulations to protect the Petroglyph National Monument and sensitive lands adjacent to and on the subject site.

DEVELOPMENT DATA

Address: 9601 Tierra Pintada Boulevard NW
Legal Description: Proposed TRACT N-1-B, being a portion of a replat of Tract N-1, Watershed Subdivision containing 60.0839 Acres.
Zoning: PC - Planned Community
Area of Change
View Protection Overlay Zone: Northwest Mesa Escarpment VPD-2
Land Use: 212 Single-Family Detached Residential Lots
Pedestrian and Vehicular Access:

- Primary vehicular access is from Arroyo Vista Blvd. NW, a proposed community principal arterial according to MRMPD Long Range Roadway System (LRRS). The subdivision shall be gated, and the new roadways serving the subdivision shall be privately owned and maintained by a Homeowners' Association.
- Pedestrian access will be private, gated access from Arroyo Vista Blvd. NW.
- A proposed private, gated pedestrian access is shown to the public trail access to the Petroglyph National Monument subject to approvals per General Note #14.
- There is no current transit service to this property.

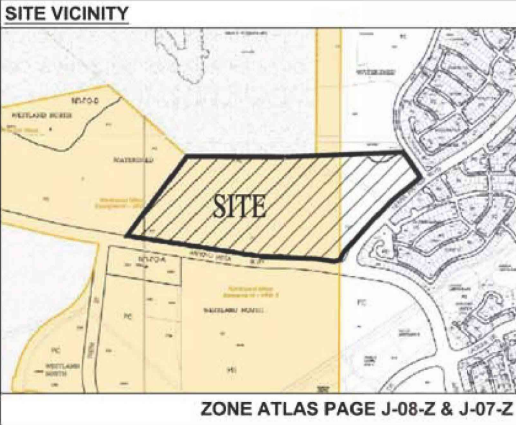
Density: 3.54 du/acre.
Lot Sizes: The minimum lot size is 5,175 square feet with a minimum lot width of 45 feet.
Setbacks: Development shall comply with the minimum setbacks of the R-1C Zone District
Front, minimum: 15 feet
Side, minimum: 5 feet
Street side, minimum: 10 feet from a street or 5 ft from HOA tract next to a street
Rear, minimum: 15 feet
Maximum Building Height allowed: 26 feet
Building Design: Single-family shall comply with the building design requirements of IDO Section 14-16-5-11(C) Low-Density Residential Development.
Parking Requirements: Each dwelling unit will contain 4 parking spaces: 2 garage spaces and 2 driveway spaces. On-street parking is permitted where appropriate.
Site Plan shall follow the design guidelines stipulated in the "Westland Framework Plan".
The three homes at the northeast corner are restricted to single story only.
Where silent, the Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations.

WAIVERS AND VACATIONS APPROVED BY THE DHO ON APRIL 23, 2025

- The proposed waivers on the Site Plan to the DPM requirements have been approved by the DHO.
- The IDO waiver to the rear lot adjacent to the Arroyo Vista Boulevard was determined to not be required based on the HOA tract.
- The project shall comply with the applicable provisions of IDO-14-16-5-2 site design and sensitive lands (except as provided for with this Site Plan) and the DPM unless a waiver applies. The following waivers and vacations were approved by the DHO on April 23, 2025:
 - DHOWVR-2025-00006- DPM Waiver Minimum Centerline Radius.
 - DHOWVR- 2025- 00007- DPM Waiver Right of Way Width
 - DHOWVR-2025-00008- IDO/DPM Waiver Block Length
 - DHOWVR- 2025-00009- Deferred Sidewalk Waiver
 - DHOWVR-2025-00010- Sidewalk Waiver
 - VAC-2025-00017- Vacation of easement for Storm Drain Easement
 - VAC-2025 00016- Vacation of AMAFCA Drainage Easement and Public Storm Drainage Easement

NOTE:
The eastern property line depicted on the site plan is consistent with the property line on the Bulk Land Plat
(PR-2024-010189) approved by the DHO on April 9, 2025.

ABCWUA Note: A specific gate code will be provided to The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) which will allow the ABCWUA access their infrastructure at any time.



PROJECT NUMBER: PR-2025-011387 and PR-2024-010189
Application Number: S1-2025-00040

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated March 20, 2025 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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	05/16/25
Traffic Engineering, Transportation Division	Date
ABCWUA	05/27/25
Hannah Aulick	Date
Parks and Recreation Department	05/16/25
Hydrology	Date
Code Enforcement	05/16/25
*Environmental Heath Department (conditional)	Date
Solid Waste Management	Date
Planning Department	05/16/25



1 ADDED ONE LOT 7/3/25

Prepared For:

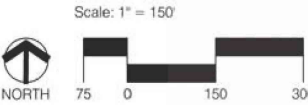
Pulte Group

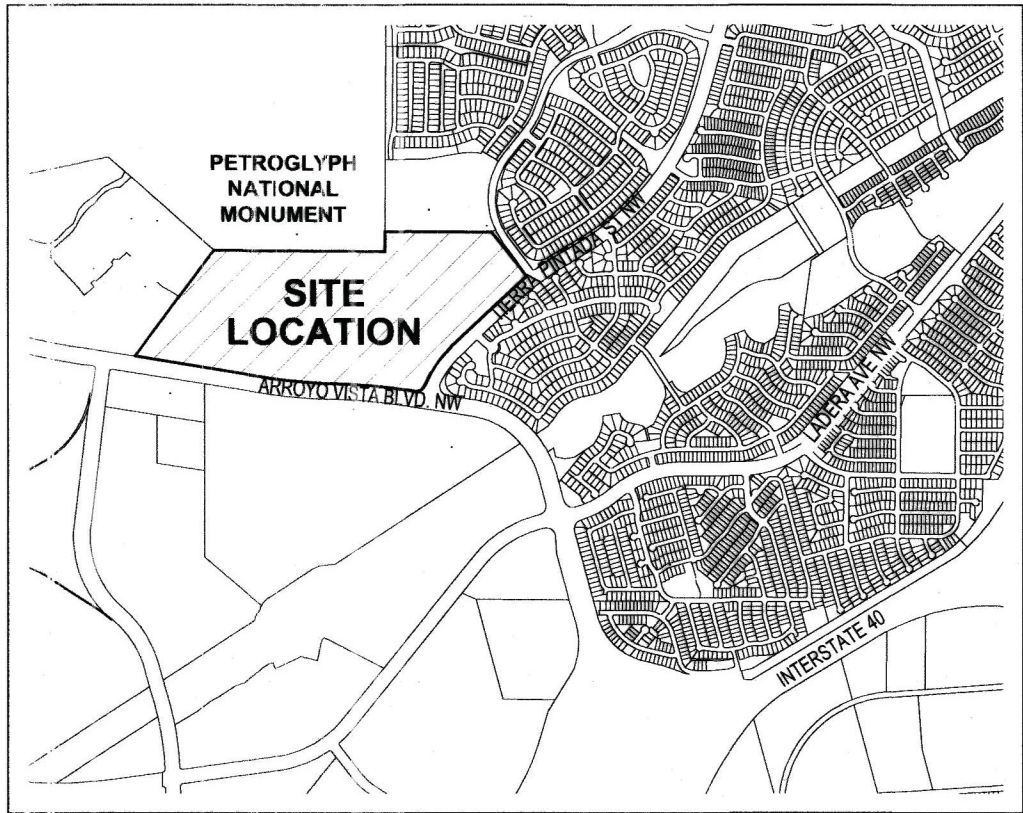
Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.

Bohannon Huston
www.bhinc.com 800.877.5332

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





SUBDIVISION DATA:

1. Project No. PR-2024-010189
2. Zone Atlas Index No.: J-7, J-8 & H-8.
3. Gross Subdivision Acreage: 109.9839 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May, 2023.
6. Plat is located within Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC.

PURPOSE OF PLAT:

The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.

BULK LAND NOTE:

- Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.
- The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.
- By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

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.
- 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION:

A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By: Karen Alarid
APS Executive Director of Capital Construction

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 13 day of September, 2024
by Karen Alarid, APS Executive Director of Capital Construction.

My Commission Expires: Nov 8, 2025 Margaret A Callahan
Notary Public

- NOTES:**
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E

2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. **New AMAFCA Access Easement** - Grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, its successors and assigns ("APS" or "Grantor"), hereby grants to AMAFCA the non-exclusive easement designated herein "**New AMAFCA Access Easement**" as depicted on this plat is with the full and free consent of Grantor. Grantor covenants and warrants it has a good and lawful right to dedicate the right-of-way or easement interests described herein. AMAFCA shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the **New AMAFCA Access Easement** arising from AMAFCA's use of the **New AMAFCA Access Easement**. AMAFCA shall not be responsible for liability, claims, and damages arising from personal injury, death, or damage to persons or property caused by the willful misconduct or gross negligence of employees, agents, contractors, and subcontractors of Grantor or other parties within the **New AMAFCA Access Easement**. Any portion of any land, right-of-way or easements granted herein shall revert to the Grantor, its successors or assigns, at such time when said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. AMAFCA and Grantor shall coordinate regarding secured access (locks, gates, etc.) to said **New AMAFCA Access Easement**.
9. **ABCWUA Utility Easement** - Grant to the Albuquerque Bernalillo County Water Authority ("ABCWUA" or "Grantee"), Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, its successors and assigns ("APS" or "Grantor"), hereby grants to ABCWUA an easement for the exclusive right ("**ABCWUA Utility Easement**") to construct, install, inspect, operate, maintain, repair, modify, and replace a public water line ("Use") underneath the **New AMAFCA Access Easement** as shown on this plat (see note 8). ABCWUA shall have the right to remove trees, bushes, undergrowth, and any other obstacle within the **New AMAFCA Access Easement** if ABCWUA reasonably determines that such growth or obstacle interferes with its Use. While ABCWUA shall have the exclusive right to conduct the Use within the **ABCWUA Utility Easement**, ABCWUA shall not obstruct, impeded, or damage the **New AMAFCA Access Easement** so as to impair or impede any other parties' ability to use and access the **New AMAFCA Access Easement**. ABCWUA shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the **ABCWUA Utility Easement** or arising from ABCWUA's Use of the **ABCWUA Utility Easement** or the **New AMAFCA Access Easement**. ABCWUA shall not be responsible for liability, claims, and damages arising from personal injury, death, or damage to persons or property caused by the willful misconduct or gross negligence of employees, agents, contractors, and subcontractors of Grantor or other parties within the **ABCWUA Utility Easement**. Any portion of any land, right of way or easements granted herein shall revert to Grantor, its successors or assigns, at such time when said portion is no longer used or needed by ABCWUA. Any reversion shall be conveyed by platting vacation. ABCWUA and Grantor shall coordinate regarding secured access (locks, gates, etc.) to said **ABCWUA Utility Easement**.
10. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Alan R. Benham SEPT 11, 2024
Alan R. Benham Date:
New Mexico Professional Surveyor 15700

STATE OF NEW MEXICO
NOTARY PUBLIC
MARGARET A CALLAHAN
Commission Number 1135920
My Commission Expires Nov. 8, 2025

**BULK LAND PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2024**

Project Number: PR-2024-010189

Application Number: Bulk_Plt-2025-00001 Date of DHO Approval: April 9, 2025

PLAT APPROVALS

Utility Approvals:

<u>Daniel Aragon</u>	09 / 23 / 2024
PNM Electric Services	Date
<u>MH</u>	09 / 23 / 2024
New Mexico Gas Company	Date
<u>David Hall</u>	09 / 23 / 2024
CenturyLink	Date
<u>Mike Mortus</u>	09 / 25 / 2024
Comcast	Date

City Approvals:

Loren N. Risenhoover P.S. 9/20/2024
City Surveyor Date

*Real Property Division (conditional) Date

**Environmental Health Department (conditional) Date
Ernest Arroyo May 8, 2025

Traffic Engineering, Transportation Division Date
Pat Gault May 9, 2025

ABCWUA Date
William Baker May 8, 2025

Parks and Recreation Department Date
JP 09 / 24 / 2024

AMAFCA Date
Heather Cho May 8, 2025

Hydrology Date
Jeff Patten May 8, 2025
Jeff Patten May 8, 2025 15:13 MDT

Code Enforcement Date
Jay Rodenbach May 8, 2025

Planning Department Date
JK May 9, 2025

City Engineer Date

***MRGCD (conditional) Date

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC #

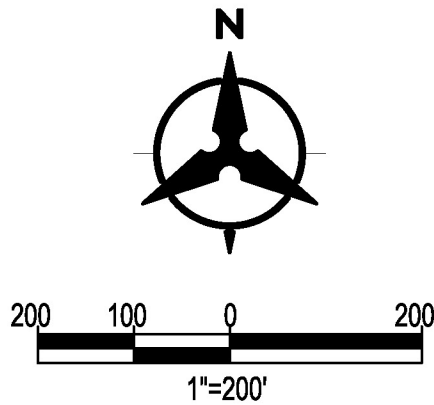
Property Owner of Record: _____

Bernalillo County Treasurer's Office Date

Bohannon & Huston
www.bhinc.com 800.877.5332

LEGEND

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PS 15700"
- CALCULATED POINT
- ⊙ FOUND PLASTIC CAP AS NOTED
- ⊗ FOUND REBAR AS NOTED
- ⬠ FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- - - ADJOINING PROPERTY LINE



NOTES:

- EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 2023035849 AND SHOWN ON THIS PLAT.
- AMAFCA SHALL HAVE ACCESS TO THE "NEW AMAFCA ACCESS AGREEMENT" VIA THE "APS ACCESS ROAD," AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR: NOV 2005, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2005, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND. THE MONUMENT IS CURRENTLY LEANING OVER, AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2005 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 2C
FILED: MAR. 11, 2021
(BK. 2021C, PG. 0026)

FOUND 3" BRASS CAP
STAMPED "PNM AP19 1990"
BENT CONDITION

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

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INSPIRATION SUBDIVISION
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(BK. 2020C, PG. 0032)

PLAT FOR
INSPIRATION SUBDIVISION
PHASE 1B
FILED: MAR. 12, 2020
(BK. 2020C, PG. 0032)

BOUNDARY CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT (05°37'58" LT)	145.81' (145.81')	291.39' (291.39')	2964.00' (2964.00')	S49°01'52"W (S49°01'42"W)	291.27' (291.27')
C2	24°45'05" LT (24°45'05" LT)	255.40' (255.40')	502.84' (502.84')	1164.00' (1164.00')	S33°50'20"W (S33°50'10"W)	498.94' (498.94')
C3	77°28'47" RT (77°28'47" RT)	80.23' (80.23')	135.23' (135.23')	100.00' (100.00')	S60°12'11"W (S60°12'02"W)	125.16' (125.16')
C4	08°10'32" LT (08°10'32" LT)	363.77' (363.77')	726.30' (726.30')	5090.00' (5090.00')	N85°08'31"W (N85°08'41"W)	725.69' (725.69')
C5	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'58"W)	704.38' (704.38')
C6	08°00'10" LT (08°00'10" LT)	356.05' (356.05')	710.94' (710.94')	5090.00' (5090.00')	N85°03'20"W (N85°03'20"W)	710.36' (710.36')
C7	00°10'22" LT (00°10'22" LT)	7.68' (7.68')	15.36' (15.36')	5090.00' (5090.00')	N89°08'36"W (N89°08'36"W)	15.36' (15.36')
C8	08°12'24" RT (08°12'24" RT)	353.10' (353.10')	704.98' (704.98')	4922.00' (4922.00')	N85°07'48"W (N85°07'48"W)	704.38' (704.38')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°18'23"E (N00°18'17"E)	206.90' (206.78')
T2	N81°03'25"W (N81°03'35"W)	146.64' (146.64')
T3	N61°49'01"E (N61°49'01"E)	105.43' (105.43')

BOUNDARY TANGENT DATA		
ID	BEARING	DISTANCE
T4	N00°18'23"E (N00°18'17"E)	124.70' (124.70')
T5	N30°43'14"W (N30°43'14"W)	88.26' (88.26')
T6	N18°21'50"E (N18°21'50"E)	170.11' (170.11')
T7	N00°18'23"E (N00°18'17"E)	73.57' (73.57')
T8	N41°04'53"W (N41°04'53"W)	178.10' (178.10')

PETROGLYPH NATIONAL MONUMENT

TRACT N-1-B
60.0839 Acres

TRACT N-1
CORRECTION PLAT OF
TRACTS N-1 & N-2
WATERSHED SUBDIVISION
FILED: MAY 9, 2012
(BK. 2012C, PG. 0058)

NEW AMAFCA ACCESS EASEMENT
1.0343 ACRES
GRANTED WITH THE FILING OF THIS PLAT
SEE NOTE 8 ON SHEET 1 OF 2

NEW 20' ABCWUA WATERLINE EASEMENT
0.2520 ACRES
GRANTED WITH THE FILING OF THIS PLAT
SEE NOTE 8 & 9 ON SHEET 1 OF 2
SEE DETAIL A THIS SHEET

EXISTING PUBLIC WATER LINE EASEMENT
FILED: AUG. 10, 2017
DOC. NO. 2017077163

AMAFCA ACCESS AGREEMENT
FILED: JULY 26, 2024
DOC. NO. 2024051073

EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: DEC. 27, 2000
(BK. 2000C, PG. 316)

EXISTING PNM UNDERGROUND ELECTRIC EASEMENT
FILED: AUG. 28, 2019
DOC. NO. 2019073049

EXISTING UNDERGROUND STORM DRAIN PIPE PERMANENT EASEMENT
FILED: AUG. 23, 2012
DOC. NO. 2012086552

EXISTING PUBLIC TRAFFIC DETECTOR LOOP EASEMENT
FILED: JAN. 18, 2018
DOC. NO. 2018005356

EXISTING 50' FLOATING ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. AND THE NATIONAL PARK SERVICE. MAINTENANCE RESPONSIBILITY IS WITH BENEFICIARIES. FILED: DEC. 27, 2000 (BK. 2000C PG. 316) SEE NOTE A ON THIS SHEET

TRACT N-1-A
49.9000 Acres

EXISTING PUBLIC WATER LINE EASEMENT
FILED: AUG. 10, 2017
DOC. NO. 2017077163

US DEPT. OF INTERIOR NATIONAL PARK SERVICE PERMANENT EASEMENT
FILED: JUN. 9, 2023
DOC. NO. 2023035849

TRACT N-2-D-15
PULTE AT MIREHAVEN PHASE 2B
FILED: FEB. 8, 2017
(BK. 2017C, PG. 0011)

DEL WEBB AT MIREHAVEN UNIT 4
FILED: AUG. 6, 2020
(BK. 2020C, PG. 0070)

BULK LAND PLAT OF
TRACTS N-1-A & N-1-B
WATERSHED SUBDIVISION
(A REPLAT OF TRACT N-1,
WATERSHED SUBDIVISION)
PROJECTED SECTIONS 17 AND 18,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M.
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2024

ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1,495,628.96 USRT E=1,496,579.839 USRT
GROUND TO GRID FACTOR = 0.999678461
Δa = -00°16'35.82"
NAVD 1988 ELEVATION = 5209.315 USRT

FOUND U.S.D.O.I. BLM
3" BRASS CAP
STAMPED "AP17 PNM AP18 1990"
(TIE) N80°17'29"E 7433.24'

FOUND U.S.D.O.I. BLM
3" BRASS CAP
STAMPED "PNM AP18 1990"

US DEPT. OF INTERIOR NATIONAL PARK SERVICE PERMANENT EASEMENT
FILED: JUN. 9, 2023
DOC. NO. 2023035849

EXISTING PUBLIC TRAFFIC DETECTOR LOOP EASEMENT
FILED: JAN. 18, 2018
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FILED: AUG. 28, 2019
DOC. NO. 2019073049

EXISTING UNDERGROUND STORM DRAIN PIPE PERMANENT EASEMENT
FILED: AUG. 23, 2012
DOC. NO. 2012086552

FOUND 1.25" YELLOW PLASTIC CAP
STAMPED "NEW MEXICO PS 11184"

FOUND 1.25" YELLOW PLASTIC CAP
STAMPED "NEW MEXICO PS 11184"

FOUND 1.25" YELLOW PLASTIC CAP
STAMPED "NEW MEXICO PS 11184"

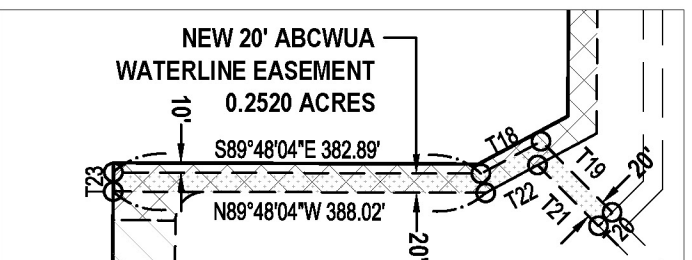
FOUND 1.25" YELLOW PLASTIC CAP
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ALBUQUERQUE GEODETIC REFERENCE STATION "4-H9"
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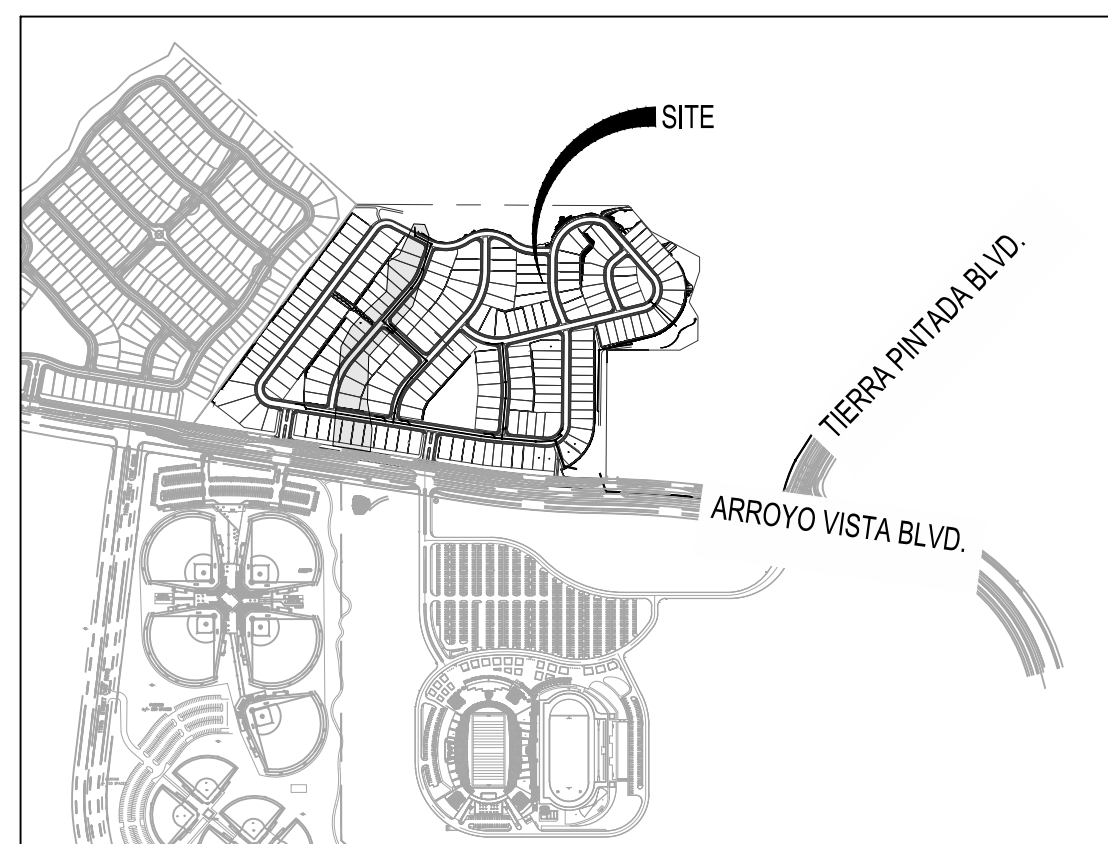
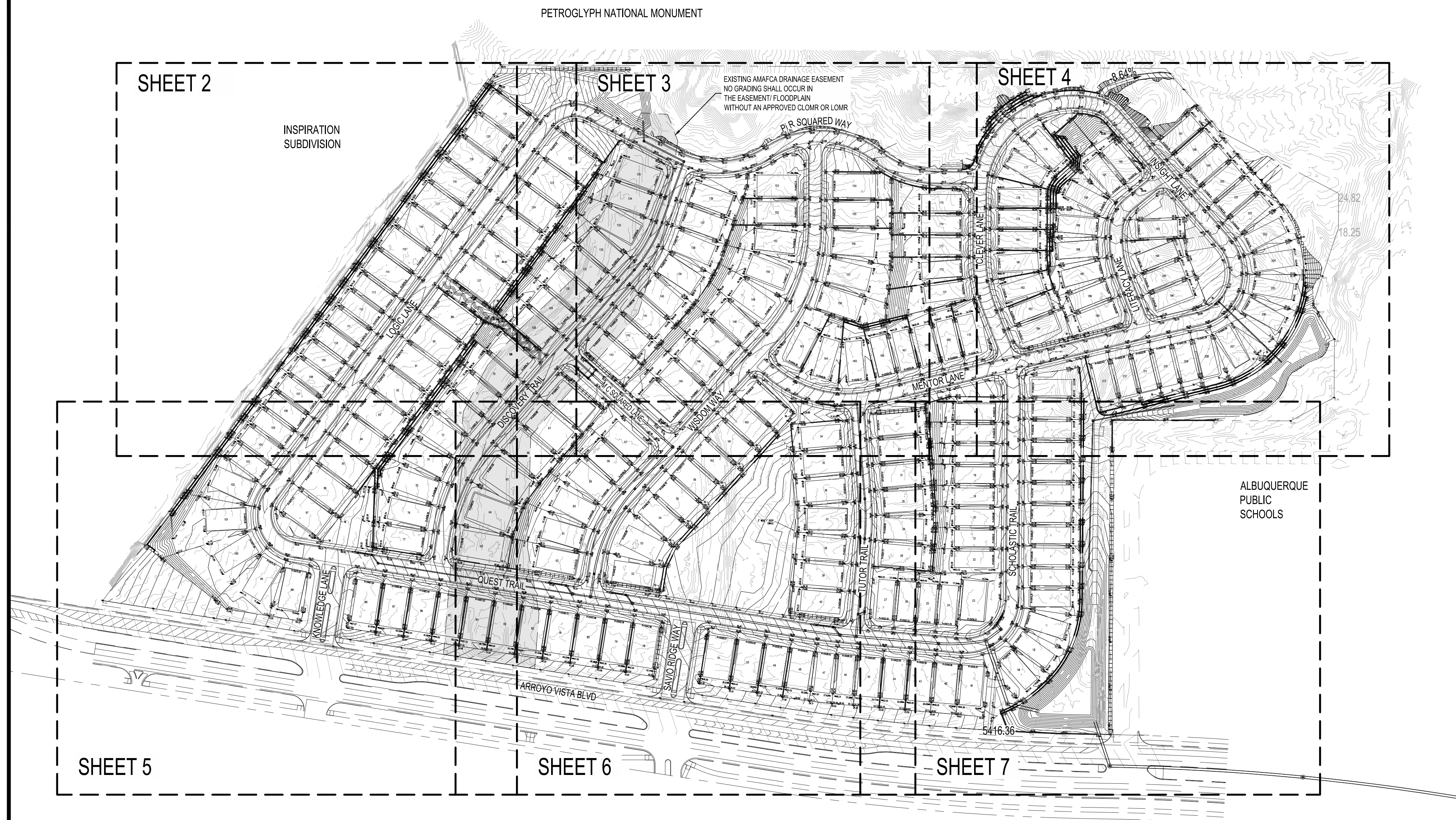
SHEET 3 OF 28



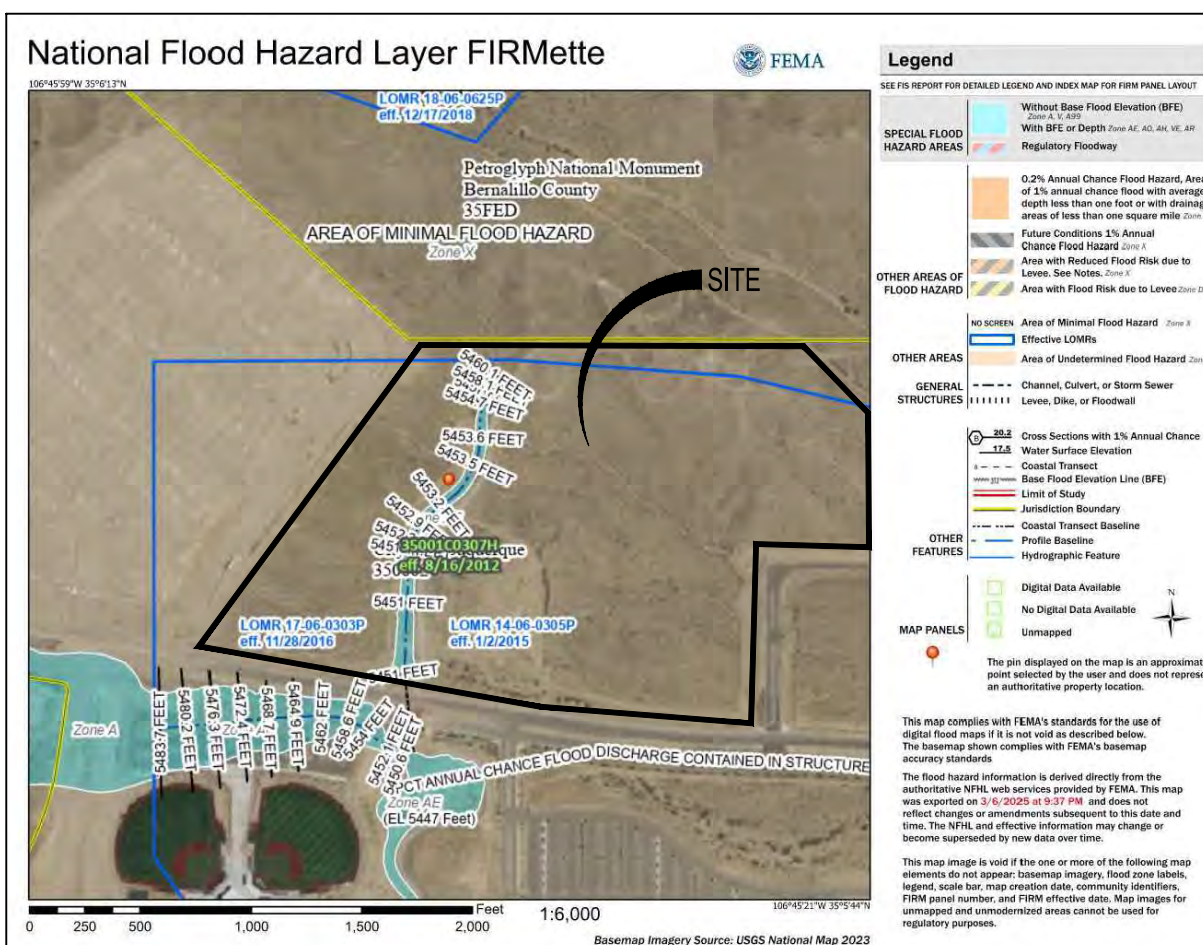
DETAIL A
SCALE: 1" = 200'

5/2/2025
anthony mart
 J08D003B

NOTE:
SEE SAVIO RIDGE DRAINAGE REPORT DATED MARCH 2025
FOR DETAILS RELATED TO THE PROJECT CONDITIONS,
REQUIREMENTS AND CALCULATIONS.



VICINITY MAP (ZONE ATLAS J-07-Z, J-08-Z)
NOT TO SCALE



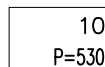
GENERAL NOTES

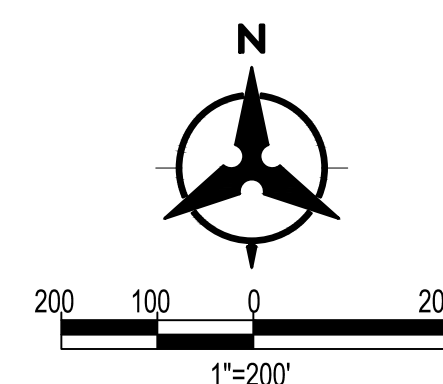
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES REQUIREMENTS.

GRADING NOTES

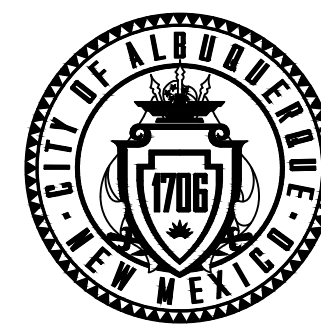
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TPO/SLOP DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION STOP AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DISTRICT CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOLS REPORT. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY)
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED A HORIZONTAL TO 1 VERTICAL, UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES SETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THEREUTO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
12. GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR ————— 5025
- EXISTING STORM DRAIN LINE ————
- PROPOSED STORM DRAIN INLET 
- PROPOSED STORM DRAIN LINE =====
- PROPOSED STORM DRAIN MANHOLE 
- PERIMETER WALL —————
- RETAINING WALL ————
- GARDEN WALL ————
- PAD 
- TURNED BLOCK 
- STREET SLOPE 
- DIRECTION OF FLOW 



**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

**SAVIO RIDGE SUBDIVISION
OVERALL GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-07-Z, J-08-Z
		CITY PROJECT NO. _____
		SHEET NO. 4 OF 28

CONSULTANTS

BENCH MARKS

SEAL

[illegible]

DESIGNED BY: YPM
DRAWN BY: DO
CHECKED BY: YPM
DATE DECEMBER 2024

ENGINEER APPROVAL	ZONE MAP NO.
	J-07-Z, J-08-Z

SHEET NO. 4 OF 28

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USC&GS BRASS DISK STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NNM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N = 1,487,364.063 U.S. SURVEY FEET
E = 1,491,190.819 U.S. SURVEY FEET
DELTA TO GRID FACTOR = 0.998675005
DELTA ALPHA = -00°17'12.26"
NAVD 88 ELEVATION = 5319.688 (U.S. SURVEY FT)



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

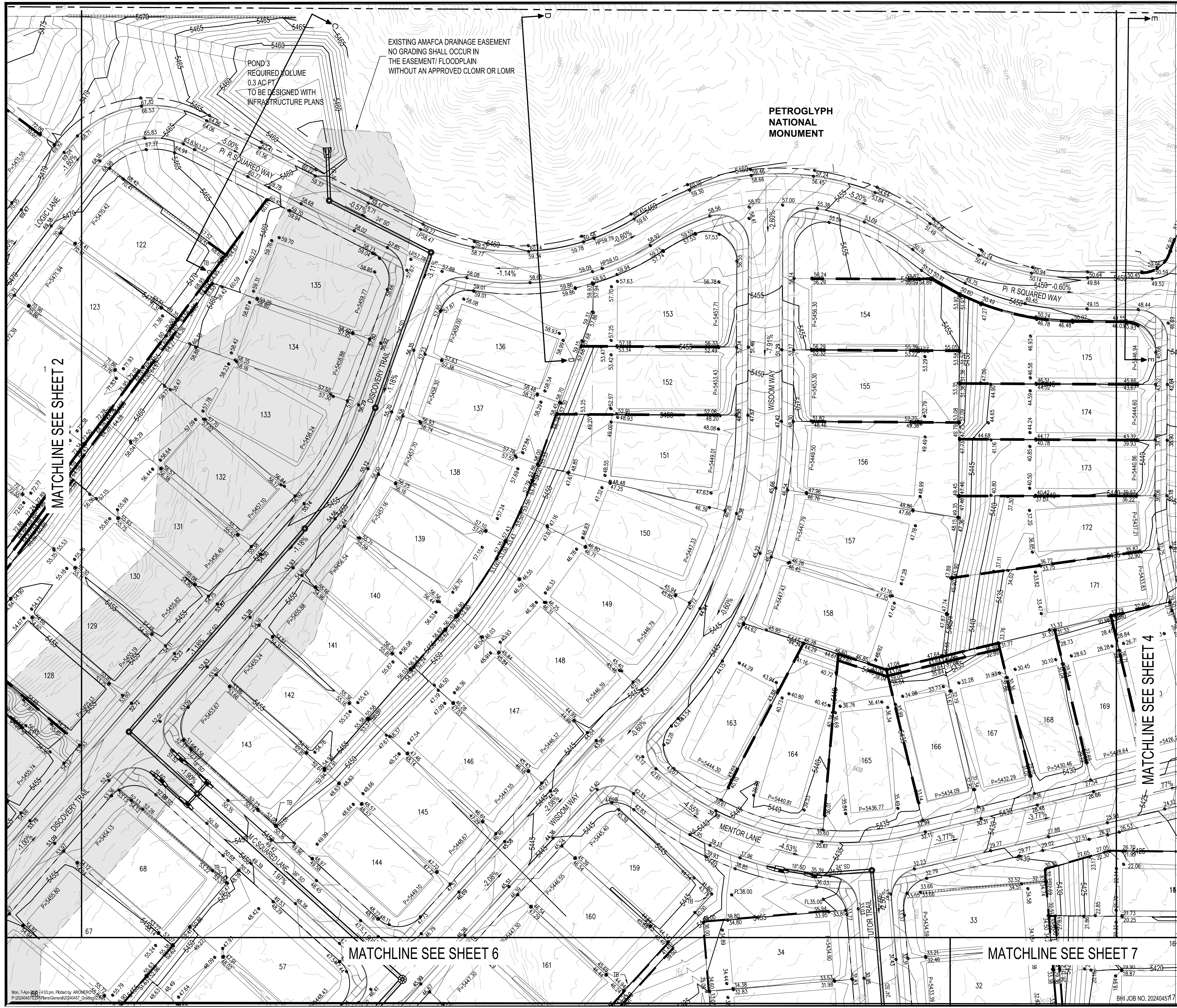
DATE: _____

BY: _____

HydroTrans _____

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND DOES NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE. IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

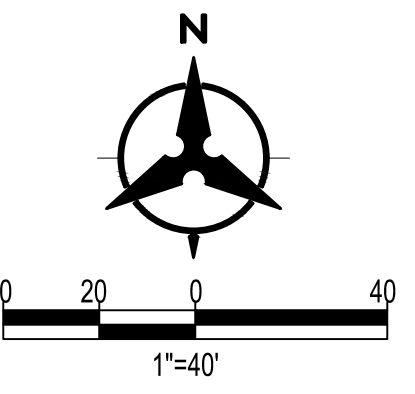


- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR — 5225 —
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PERIMETER WALL
 - RETAINING WALL
 - GARDEN WALL
 - PAD
 - TURNED BLOCK
 - STREET SLOPE
 - DIRECTION OF FLOW

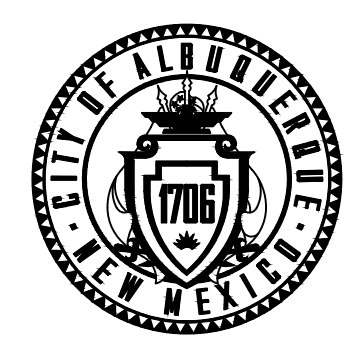
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 5/2/2025
BY: *Curtis M. ...*
HydroTeam # J08D003B

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811
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

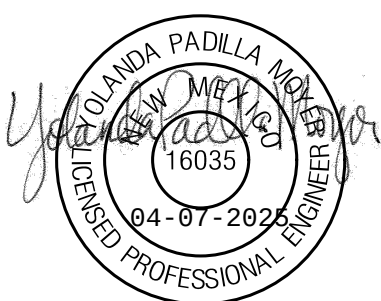
**SAVIO RIDGE SUBDIVISION
GRADING PLAN**

DESIGNED BY: YPM	ZONE MAP NO.
DRAWN BY: DO	J-07-Z, J-08-Z
CHECKED BY: YPM	CITY PROJECT NO.
DATE: DECEMBER 2024	SHEET NO. 6 OF 28

CONSULTANTS

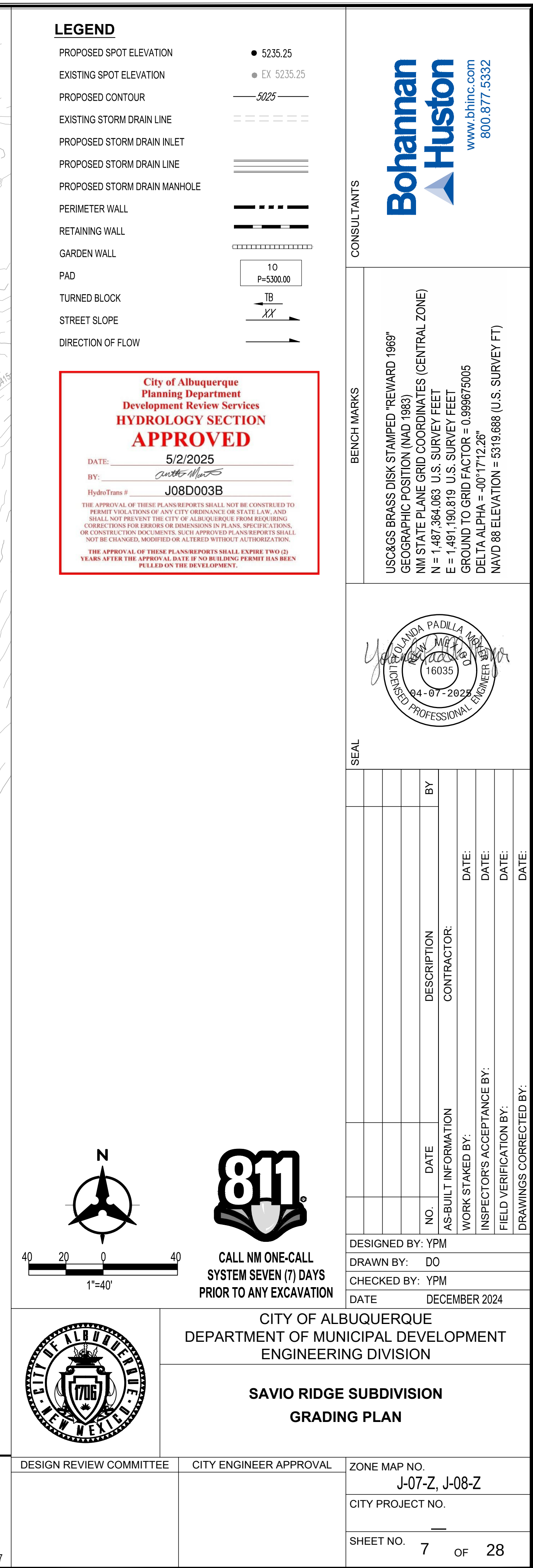
BENCH MARKS

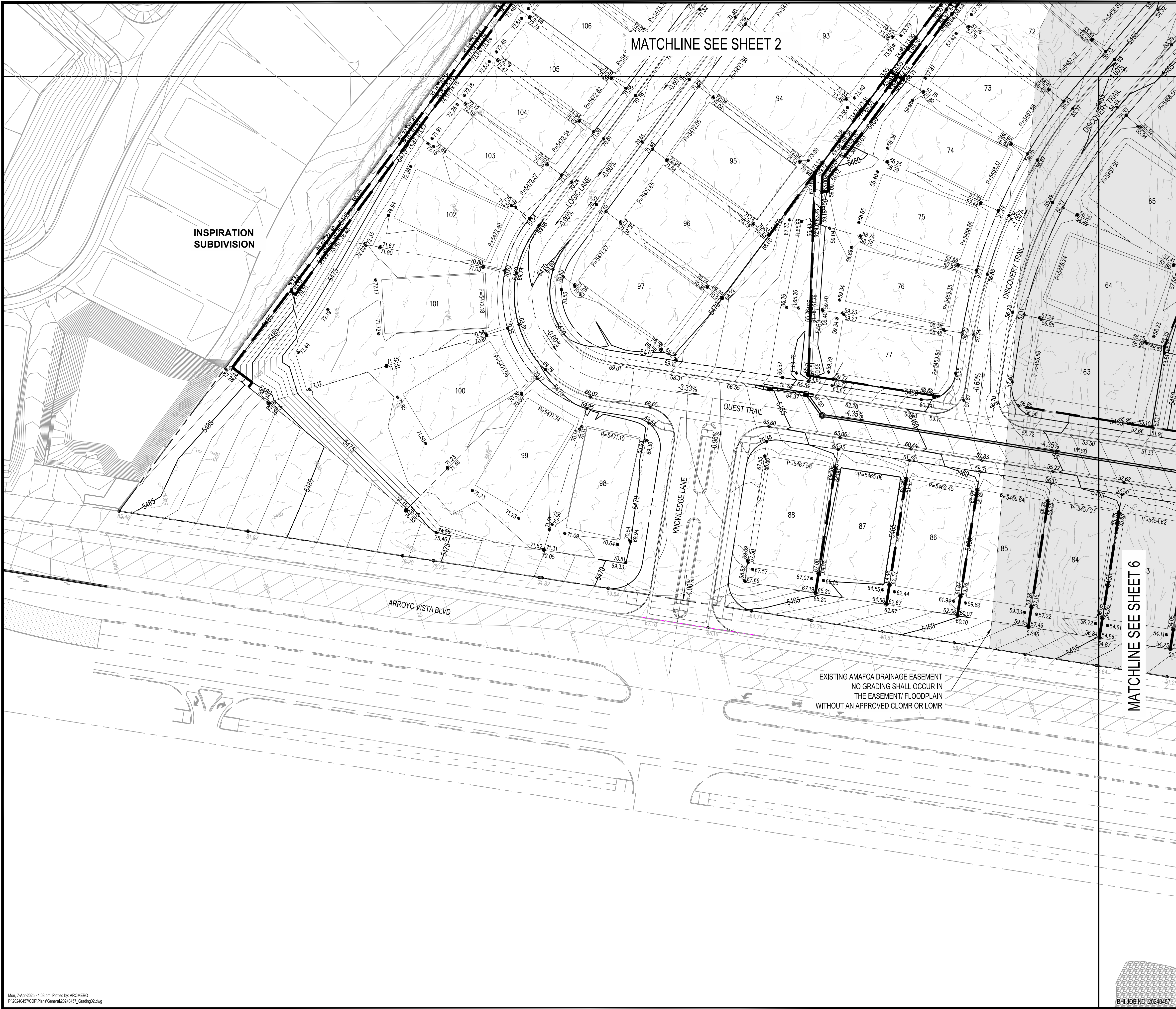
USCGS BRASS DISK STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N = 1,491,364.063 U.S. SURVEY FEET
E = 1,491,900.819 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999675005
DAVE ALPHA = -00°17'12.26"
NAVD 88 ELEVATION = 5319.688 (U.S. SURVEY FT)



SEAL

NO.	DATE	DESCRIPTION	CONTRACTOR
AS-BUILT INFORMATION			
WORK STAKED BY:			
INSPECTOR'S ACCEPTANCE BY:			
FIELD VERIFICATION BY:			
DRAWINGS CORRECTED BY:			



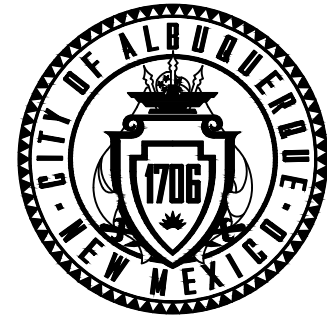
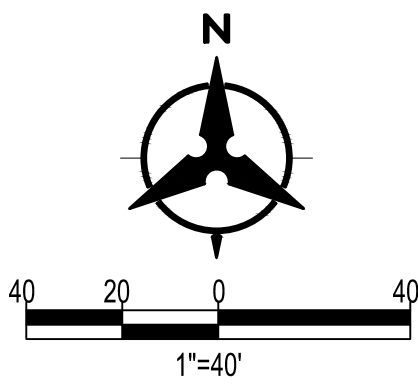


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 - PERIMETER WALL ———
 - RETAINING WALL ———
 - GARDEN WALL ———
 - PAD 10 P=5300.00
 - TURNED BLOCK TB
 - STREET SLOPE XX
 - DIRECTION OF FLOW ———

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 5/2/2025
BY: [Signature]
HydroTrans # J08D003B

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SAVIO RIDGE SUBDIVISION
GRADING PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.
J-07-Z, J-08-Z
CITY PROJECT NO.
SHEET NO. 8 OF 28

CONSULTANTS

BENCH MARKS

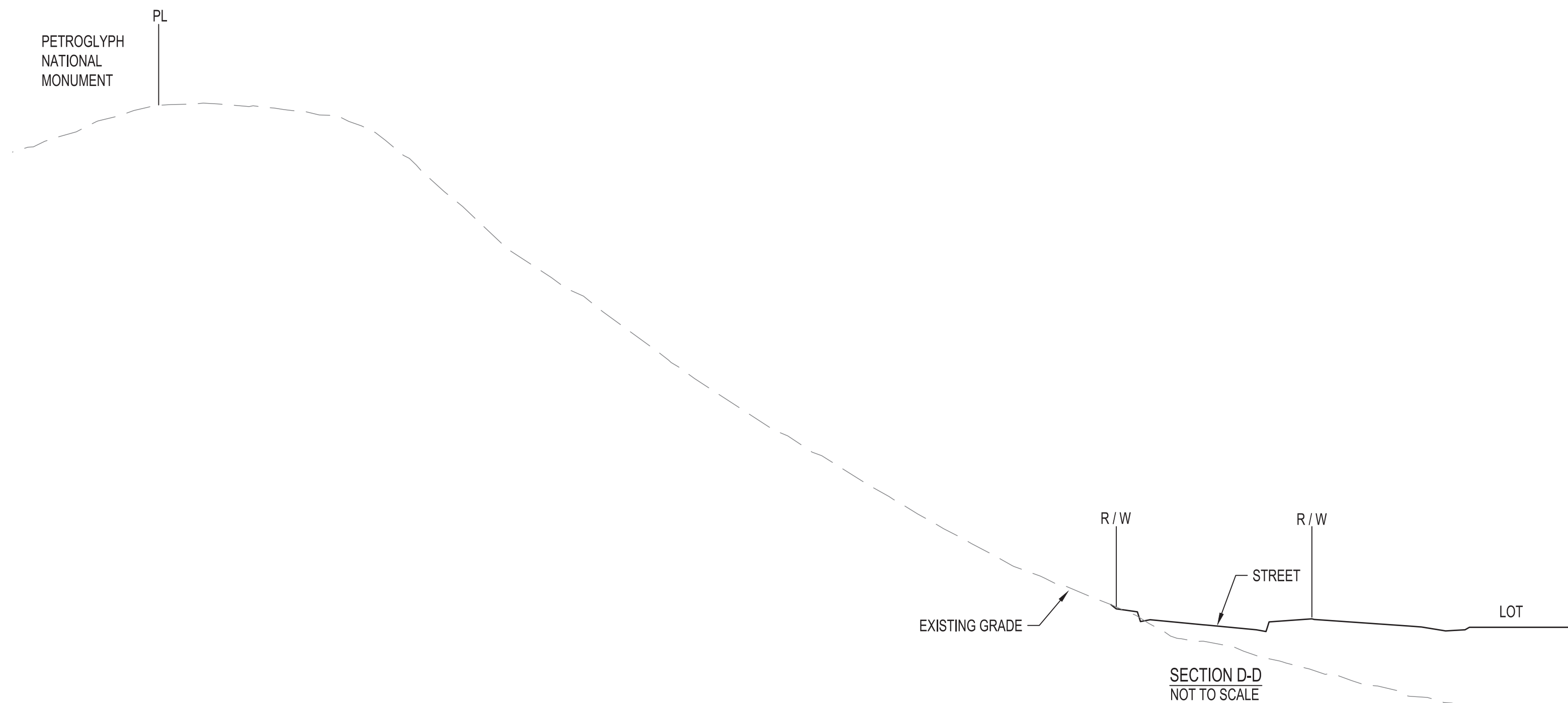
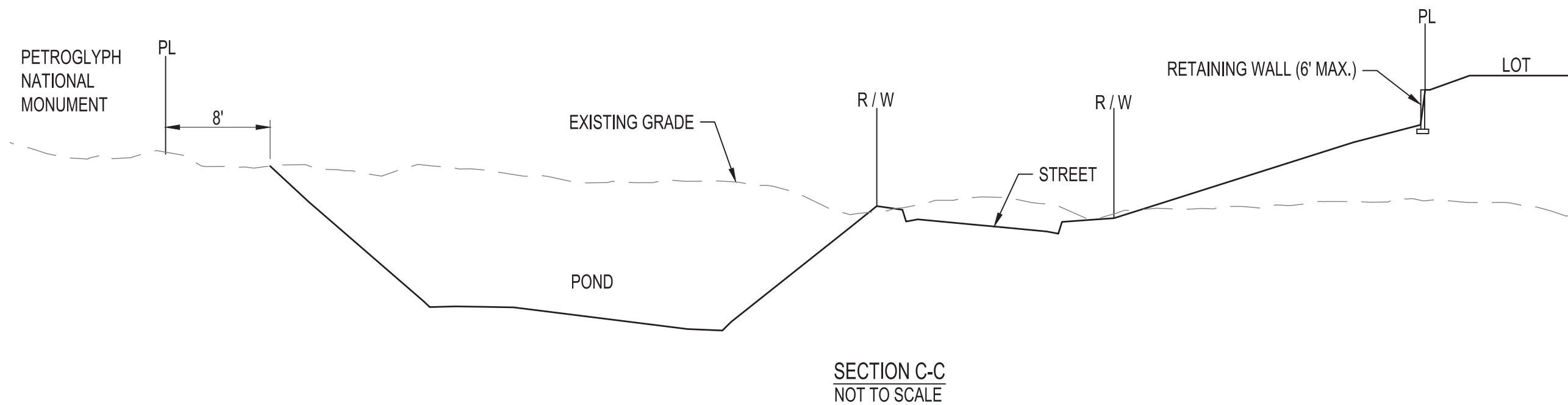
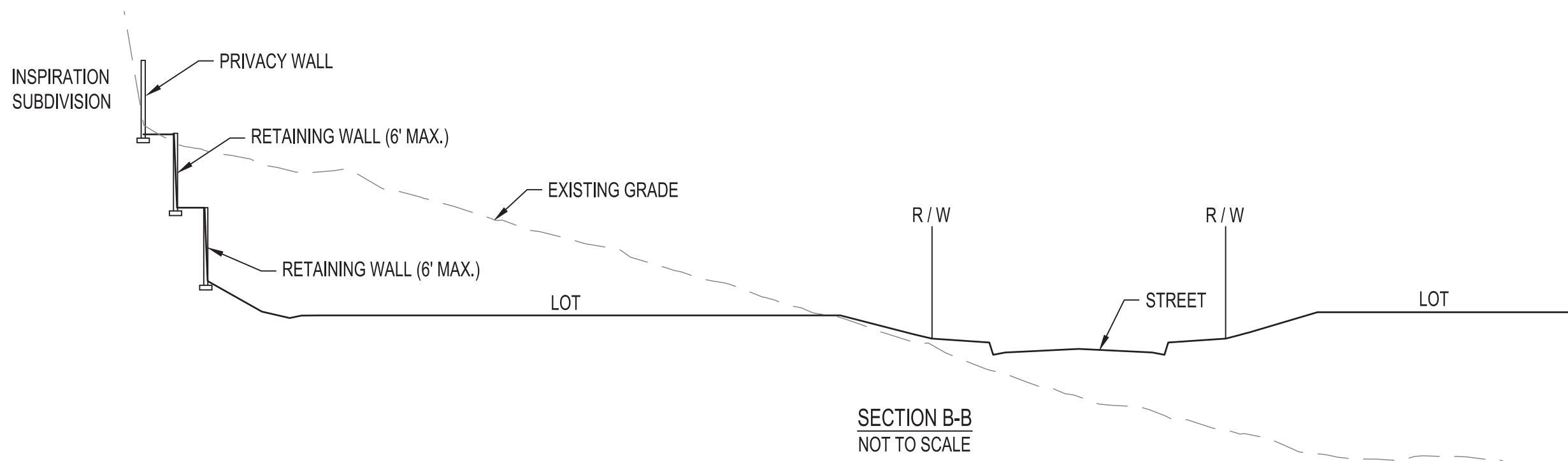
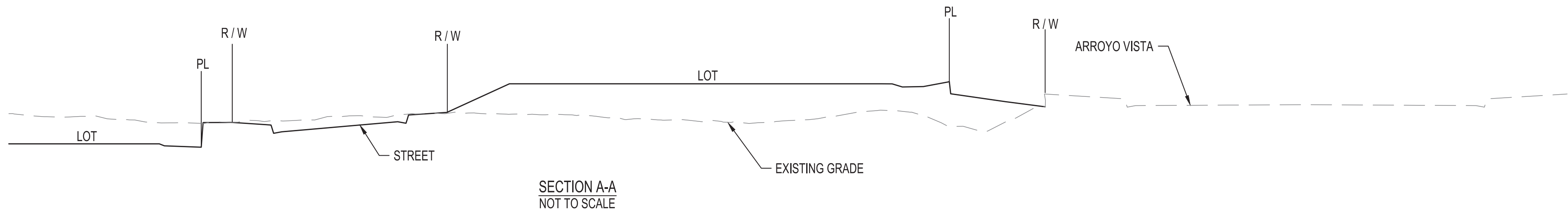
SEAL

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NO.	DATE	DESCRIPTION	CONTRACTOR
AS-BUILT INFORMATION			
WORK STAKED BY:			
INSPECTOR'S ACCEPTANCE BY:	DATE:		
FIELD VERIFICATION BY:	DATE:		
DRAWINGS CORRECTED BY:	DATE:		

DESIGNED BY: YPM
DRAWN BY: DO
CHECKED BY: YPM
DATE: DECEMBER 2024



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 5/2/2025
BY: *[Signature]*
HydroTeam # J08D003B
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BENCH MARKS



SEAL

NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	



CALL NM ONE-CALL SYSTEM
SEVEN (7) DAYS PRIOR TO
ANY EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SAVIO RIDGE SUBDIVISION
GRADING SECTIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-07-Z, J-08-Z
		CITY PROJECT NO.
		SHEET NO. 11 OF 28

PL
PETROGLYPH NATIONAL MONUMENT

EXISTING GRADE

R/W

STREET

RETAINING WALL (6' MAX.)

LOT

SECTION E-E
NOT TO SCALE

SECTION F-F
NOT TO SCALE

The diagram shows a cross-section of a site. From left to right, it includes: a 'STREET' with a 'R/W' (Right of Way) line; a 'LOT' area; three 'RETAINING WALL (6' MAX.)' structures; a 'POND' area; and a 'PL' (Public) area labeled 'ALBUQUERQUE PUBLIC SCHOOLS'. A dashed line represents the 'EXISTING GRADE'. The section is labeled 'SECTION F-F NOT TO SCALE'.

**City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED**

5/2/2025

DATE: _____
BY: *Justin Martin*

HydroTrans # **J08D003B**

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY FEDERAL, STATE OR LOCAL LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS. THE CITY OF ALBUQUERQUE SPECIFIC ACTIONS, COMMENTS AND REVISIONS WILL BE NOTED ON THESE PLANS. THIS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

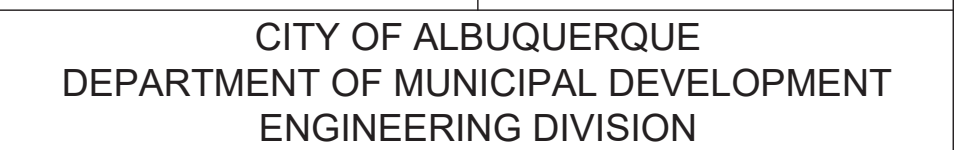
CONSULTANTS

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY
A-BUILT INFORMATION			
WORK STATED BY:			
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY: YPM
DRAWN BY: AR
CHECKED BY: YPM
DATE DECEMBER 2024



SAVIO RIDGE SUBDIVISION GRADING SECTIONS

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO.

CITY PROJECT NO.

SHEET NO. 12 OF 28

CONCEPTUAL UTILITY PLAN

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN A UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING ABCWUA UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE WHOLE SITE LIES WITHIN PRESSURE ZONE 4W. THERE IS ONE EXISTING 12" WL STUB ON THE NORTH SIDE OF ARROYO VISTA BLVD JUST NORTHWEST TO COMMUNITY STADIUM WHERE IT WILL CONNECT AND TAKE INTO THE SITE. THERE IS ANOTHER EXISTING 12" WL STUB LOCATED ON THE SOUTH SIDE OF ARROYO VISTA BLVD BETWEEN THE BASEBALL FIELDS AND COMMUNITY STADIUM WHERE IT WILL TIE AND CONTINUE INTO THE SITE FOR THE SECOND CONNECTION.



Scale: 1" = 200'

NORTH

100 0 200 400

PLANTING NOTES

GENERAL LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES
PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6- 6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

PER 5-6(C)(4)(H), ALL REQUIRED PLANT MATERIALS SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ASNA) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PER 5-6(C)(5)(A), ALL VEGETATED MATERIAL REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE PLANTED IN UNCOMPACTED SOIL. PLEASE ADD A NOTE TO THE LANDSCAPE PLAN GENERAL NOTES TO REFLECT THIS CODE.

PER 5-6(C)(5)(B), IF USED, WEED BARRIERS SHALL BE PERMEABLE TO OPTIMIZE STORMWATER INFILTRATION AND PREVENT RUNOFF.

PER 5-6(C)(5)(D), A MINIMUM OF 2 INCHES OF ORGANIC MULCH IS REQUIRED IN ALL PLANTING AREAS, WITH 3-4 INCHES RECOMMENDED.

5-6(C)(9) PLANTING IN OR OVER THE PUBLIC RIGHT-OF-WAY

5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF WAY.

5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.

PER 5-6(C)(9)(C), WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL INSTALL AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS IN ARTICLE 6-6 OF ROA 1994 (TREES, VEGETATION AND LANDSCAPING) AND THE DPM, WITH A SEPARATE METER FOR THE LANDSCAPE AREA IN THE PUBLIC RIGHT-OF-WAY, OR A SEPARATE VALVE(S) AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

5-6(C)(14) IRRIGATION SYSTEMS

PER 5-6(C)(14)(A), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE).

PER 5-6(C)(14)(B), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.

5-6(C)(14)(C), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.

PER 5-6(C)(14)(D), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

5-6(C)(15) INSTALLATION

5-6(C)(15)(C) ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE ABUTTING PROPERTY OWNER OR THE PROPERTY OWNER'S AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF ANY LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT SHALL BE THE RESPONSIBILITY OF SUCH PROPERTY OWNER. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE GROWTH OF PLANT MATERIALS THAT HAVE BEEN APPROVED BY THE APPLICABLE PUBLIC UTILITY AS PART OF A PLAN FOR LANDSCAPING, SCREENING, OR BUFFERING ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF SUCH PUBLIC UTILITY. IF A PUBLIC UTILITY DISTURBS LANDSCAPING, SCREENING, OR BUFFERING IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF THE PLANT MATERIALS DIE DESPITE THOSE EFFORTS, IT IS THE OBLIGATION OF THE ABUTTING PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.

5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY, AND THAT THAT THE CITY RESERVES THE RIGHT TO REMOVE THEM IF NECESSARY FOR A TRANSPORTATION PROJECT WITHOUT COMPENSATION, BUT AT NO COST TO THE PROPERTY OWNER. LANDSCAPING INSTALLED IN AN ABUTTING PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT BY PROPERTY OWNERS AND LATER REMOVED BY THE CITY SHALL NOT IMPACT PREVIOUSLY APPROVED NET LOT AREA CALCULATIONS FOR REQUIRED LANDSCAPING.

5-6(D)(1) STREET FRONTAGE LANDSCAPING REQUIREMENTS SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH SUBSECTION 5-6(D)(1)(A). REQUIRED STREET TREES BASED ON LENGTH OF STREET FRONTAGE = 1,938 LF. TREE SPACING REQUIREMENT IS 25' O.C. THEREFORE, BASED ON STREET FRONTAGE, 78 STREET TREES ARE REQUIRED. 79 STREET TREES HAVE BEEN PROVIDED.

5-13(B)(7) LANDSCAPING, BUFFERING, AND SCREENING

5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).

5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.

5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.

5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.

NO PINYON PINE TREES WILL BE COUNTED FOR FULFILLMENT OF STREET TREE REQUIREMENT FOR SITE.

EVERY RESIDENTIAL LOT ON SITE IS REQUIRED TO HAVE A MINIMUM OF ONE STREET TREE. 212 RESIDENTIAL LOTS ARE PROVIDED. 212 STREET TREES SHALL BE PROVIDED, ONE PER RESIDENTIAL LOT.

WALL NOTES:

A) PERIMETER FENCING ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT BOUNDARY SHALL BE 5'-6" STEEL WIRE MESH (HOG WIRE) ON WOODEN POSTS AS APPROVED BY THE NATIONAL PARK SERVICE TO MATCH THE EXISTING FENCE TO THE WEST ADJACENT TO THE INSPIRATION SUBDIVISION.

B) A SOLID WALL, WITH NO VIEW FENCING, WILL BE PROVIDED ALONG ARROYO VISTA BOULEVARD NW AS NOTED ON THE LANDSCAPE PLAN.

C) OVERALL PERIMETER WALL COLOR PALETTE TO BE BRONZE, TAN, BEIGE AND DARK BROWN WITH POPS OF BLUE AND GOLD ACCENT.

PLANT SCHEDULE								
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES	REMARKS
TREES								
ACGR	35	Acer grandidentatum - 3 / Bigtooth Maple	B & B	2"Cal	12-15 H X 8 Spd	M		
GUM	15	Gleditsia triacanthos Impicola TM / Impicola Honeylocust	Container Grown	3"Cal	12-15 H X 8 Spd			
LST	3	Liquidambar styraciflua / American Sweet Gum	Container Grown	3"Cal	12-15 H X 8 Spd			
MARA	8	Malus x Radiant / Radiant Crab Apple	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
PIN PIN	46	Pinus edulis / Pinyon Pine	45 gal.					
PICH	26	Pistacia chinensis / Chinese Pistache	B & B	2"Cal	12-15 H X 8 Spd	M		
PLME	5	Platanus mexicana / Mexican Sycamore	Container Grown	3"Cal	12-15 H X 8 Spd			
PROL	3	Prosopis glandulosa Thornless AZT / Thornless Honey Mesquite	Container Grown	3"Cal	8-9H X 3-4W			
PRU CAN	19	Prunus virginiana "Canada Red" / Canada Red Chokecherry	45 gal.					
QUPH	6	Quercus phellos / Willow Oak	Container Grown	3"Cal	12-15 H X 8 Spd			
ULAM	28	Ulmus americana / American Elm	B & B	2"Cal	12-15 H X 8 Spd	M	Must be from a Single Root Stock	
ORNAMENTAL TREE								
CEME	10	Cercis mexicana / Mexican Redbud Multi-trunk	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
CHL	5	Chilopsis linearis / Desert Willow	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE		REMARKS
GRASSES								
ANGE	147	Andropogon gerardii / Big BlueStem	5 gal. cont. grwn					
MUCA	71	Muhlenbergia capillaris / Gulf Muhly	3 gal. cont. grwn					
NOTE	98	Nolina texana / Texas Sacahuista	3 gal. cont. grwn					
STTE	70	Stipa tenuissima / Mexican Feathergrass	1 gal. cont. grwn					
PERENNIALS								
AGA NEW	50	Agastache neomexicana / New Mexico Hummingbird Mint	5 gal. cont. grwn					
SUCCULENTS								
DATE	47	Dasyliion texanum / Texas Sotal	5 gal. cont. grwn	unbroken blades				
DAWH	11	Dasyliion wheeleri / Wheeler Sotal	5 gal. cont. grwn	unbroken blades				
HEFU	24	Hesperaloe funifera / Giant Hesperaloe	7 gal. cont. grwn	Specimen Quality				
HEPA	22	Hesperaloe parviflora / Red Yucca	5 gal. cont. grwn					
YUC FAX	63	Yucca faxoniana / Spanish Dagger	24"box, cont. grwn.	unbroken blades				
YUGA	9	Yucca glauca / Softleaf Yucca	5 gal. cont. grwn					
ANNUALS/PERENNIALS								
CAGI	31	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal. cont. grwn					
PEAT	11	Peroovskia atriplicifolia / Russian Sage	1 gal. cont. grwn					
PSO SCO	21	Psoralethamnus scoparius / Broom Dalea	3 gal. cont. grwn					
SALE	29	Salvia leucantha / Mexican Bush Sage	1 gal. cont. grwn					
EVERGREEN SHRUBS (3-6 HT)								
CABM	28	Caryopteris x clandonensis Blue Mist / Blue Mist Shrub	3 gal. cont. grwn					
ERNA	17	Ericameria nauseosa / Rubber Rabbitbrush	1 gal. cont. grwn					
FAAP	13	Fallugia paradoxa / Apache Plume	5 gal. cont. grwn					
FOR SPR	52	Forsythia x Intermedia Spring Glory / Spring Glory Forsythia	15 gal. cont. grwn					
FIDM	9	Pinus mugo pumilio / Dwarf Mugo Pine	5 gal. cont. grwn					
EVERGREEN SHRUBS (6-12 HT)								
VACA	27	Vauquelinia californica / Arizona Rosewood	7 gal. cont. grwn					

	333,587 SF NATIVE NEW MEXICO SEED MIX
	5,400 SF POLLINATOR GARDEN
	10,724 SF TURF SOD

NOTES:
THIS 'PLANT SCHEDULE' WAS NOT ORIGINALLY REVIEWED BY EPC.
PINUS EDULIS (PINON PINE) WILL NOT BE COUNTED TOWARD STREET TREE REQUIREMENTS



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05/12/2025

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5.	LANDSCAPE COMPLIANCE	05/12/2025

Revisions:

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Reviewed By: AO, PV

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PLANTING NOTES &
PLANT LIST

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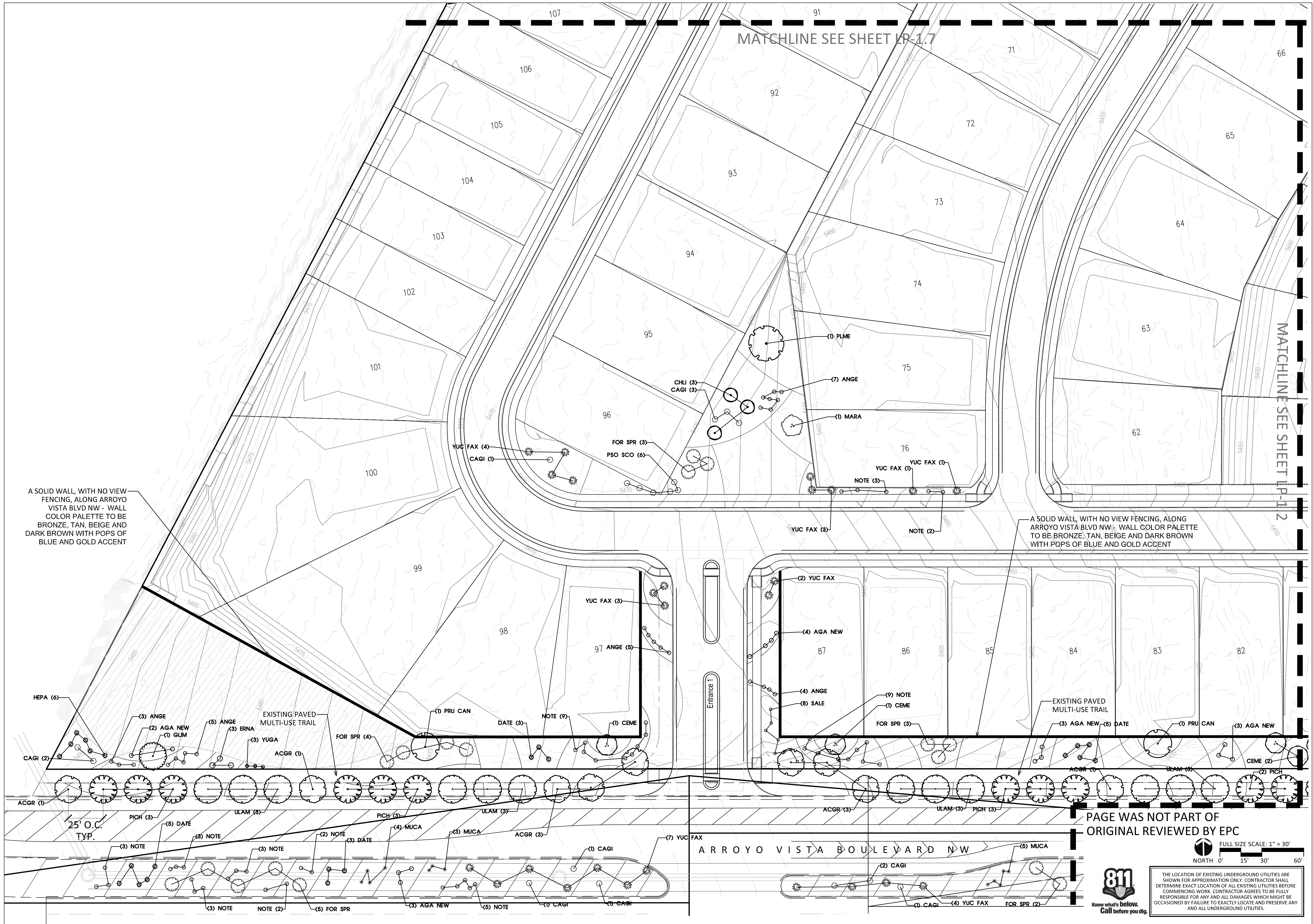
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STATE OF NEW MEXICO
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05/12/2025

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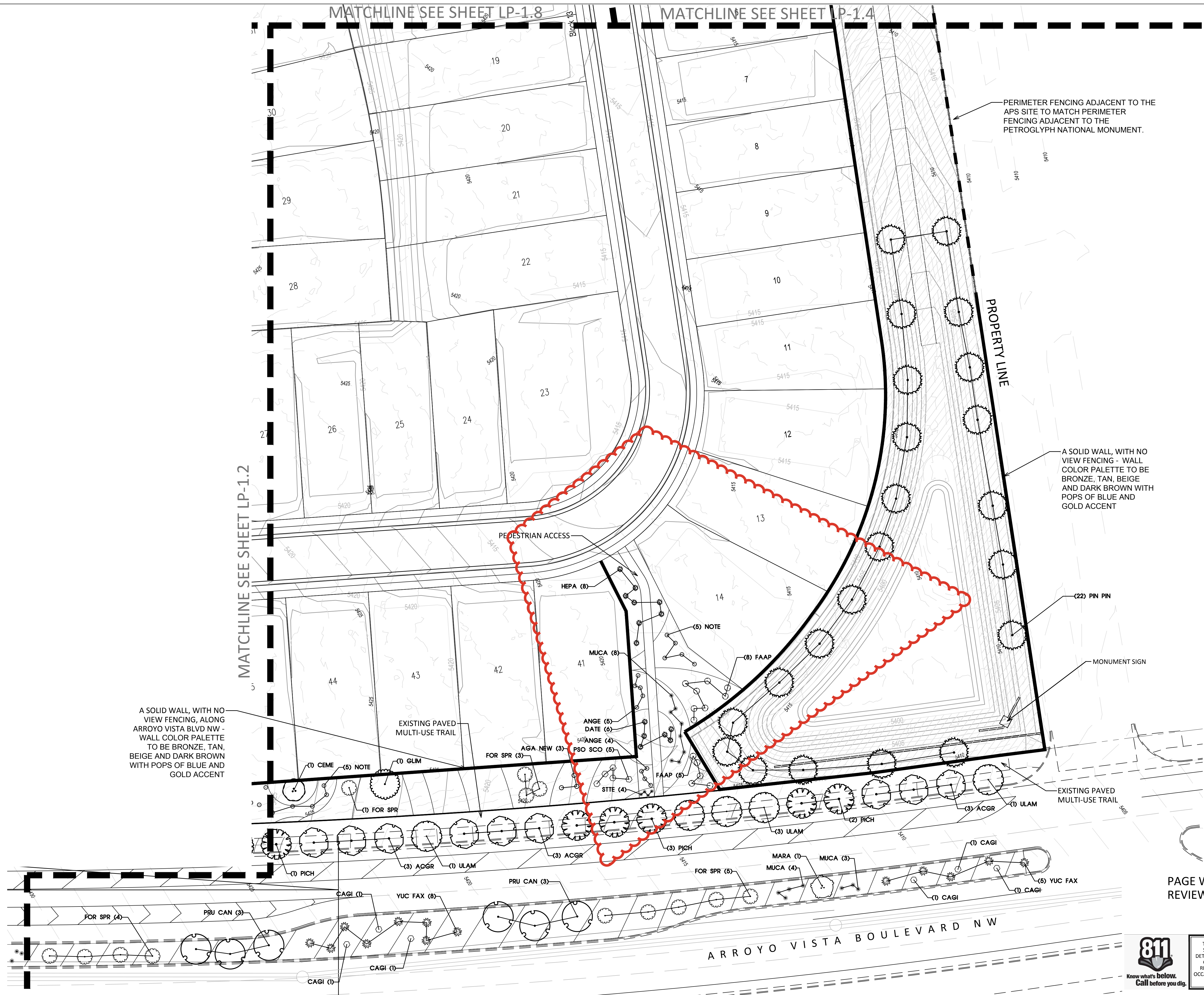
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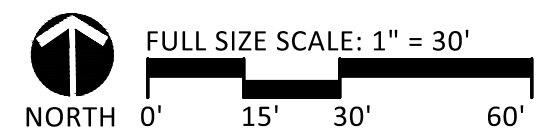
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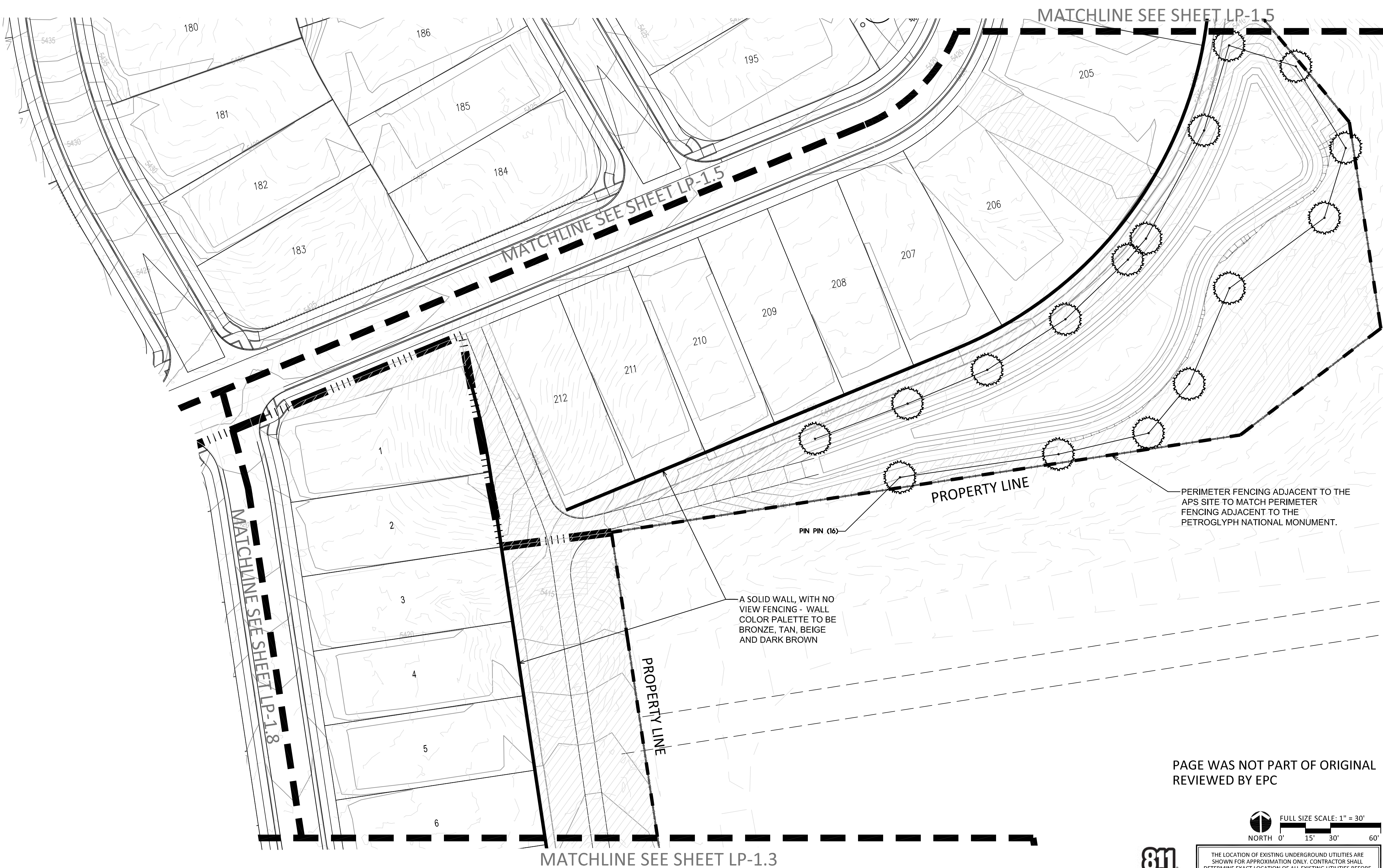


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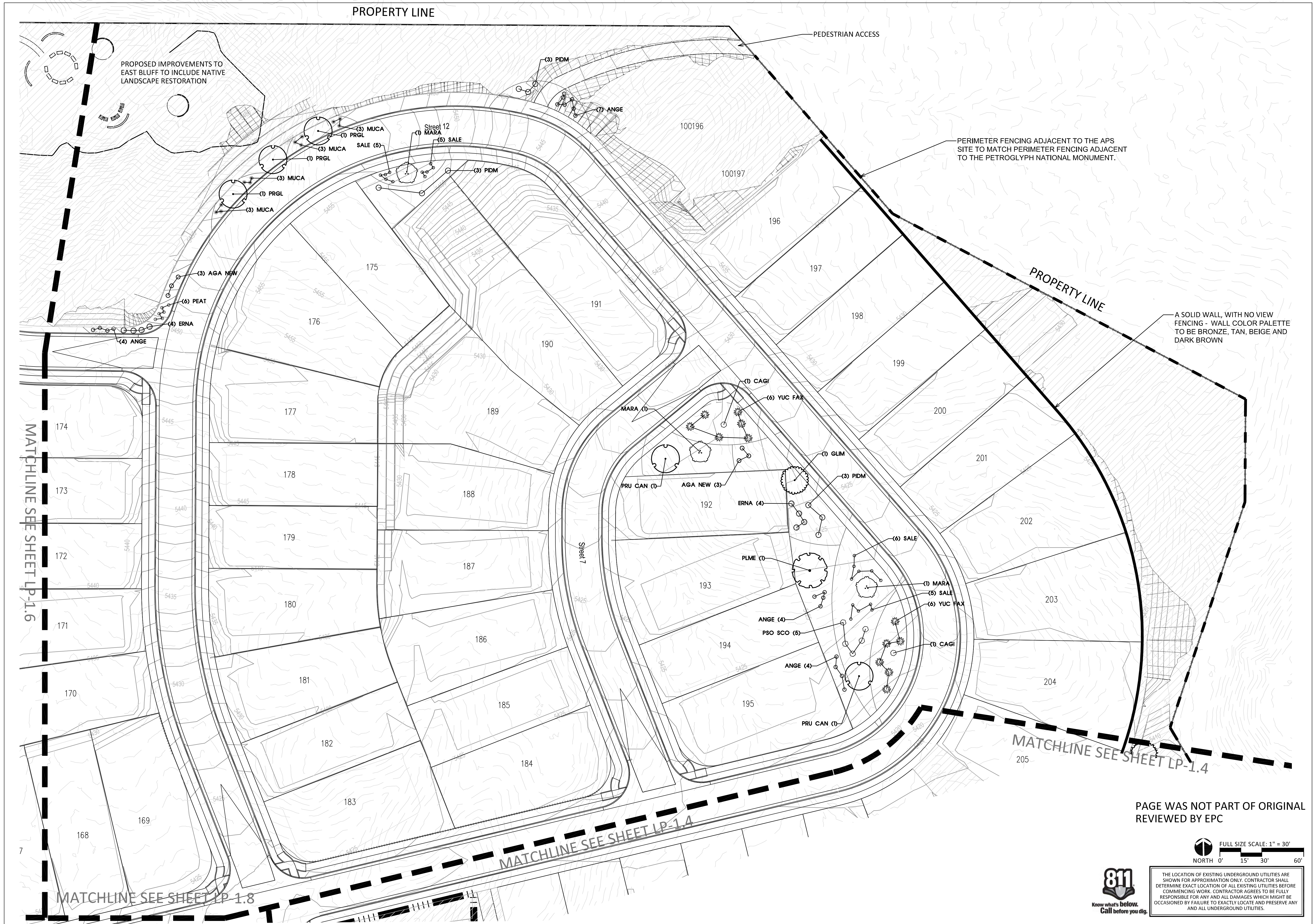
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LP-1.5 20 of 28

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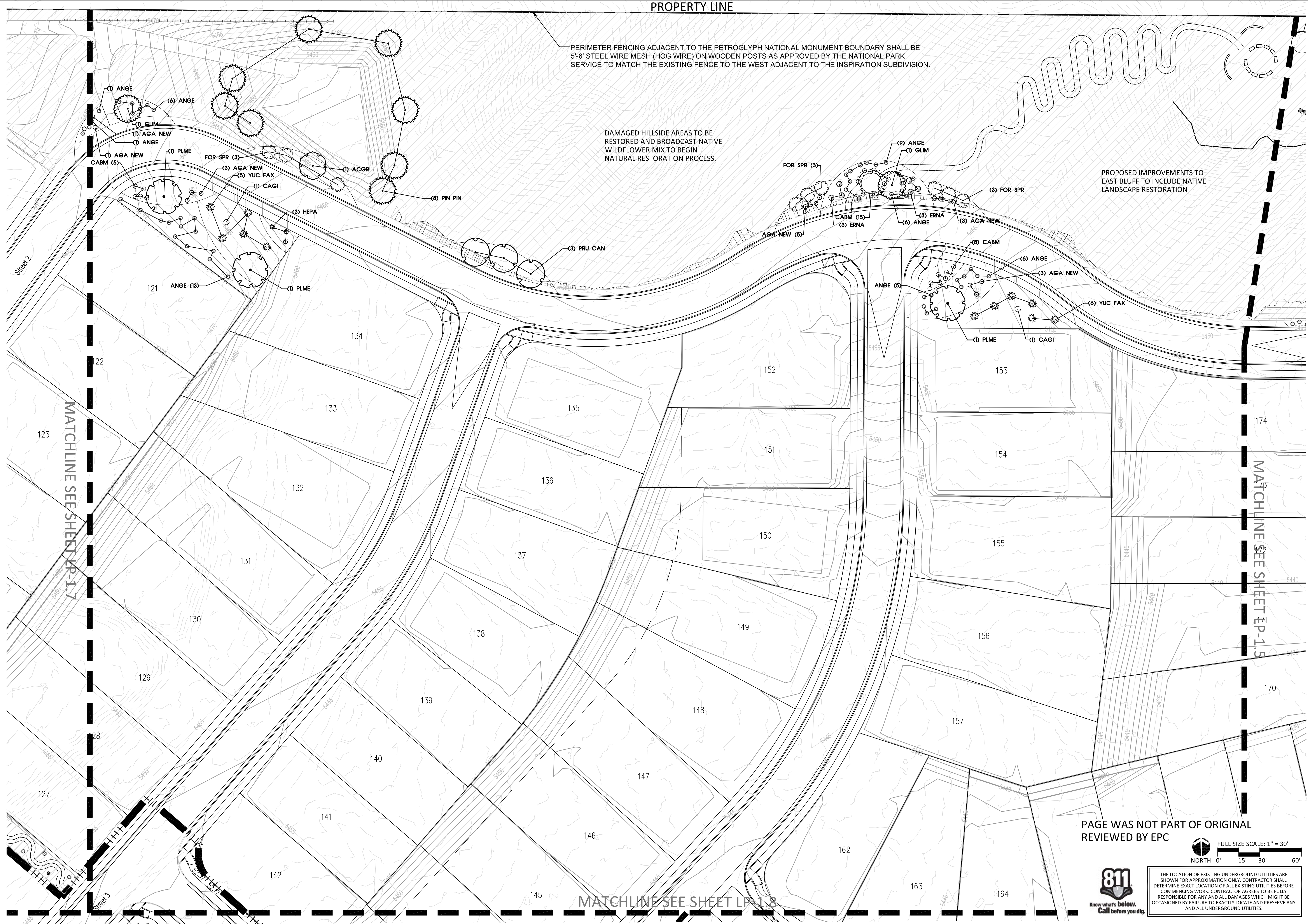
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811
Know what's below.
Call before you dig.

NORTH 0' 15' 30' 60'

FULL SIZE SCALE: 1" = 30'

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STATE OF NEW MEXICO
542
REGISTERED
LANDSCAPE ARCHITECT

05/12/2025

LANDSCAPE IMPROVEMENT PLAN

SAVIO RIDGE
ALBUQUERQUE, NEW MEXICO

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2. LANDSCAPE COMPLIANCE 01/23/2025
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4. LANDSCAPE COMPLIANCE 04/22/2025
5. LANDSCAPE COMPLIANCE 05/12/2025

Revisions:
1.
2.
3.
4.

Issue Date: 05/12/2025

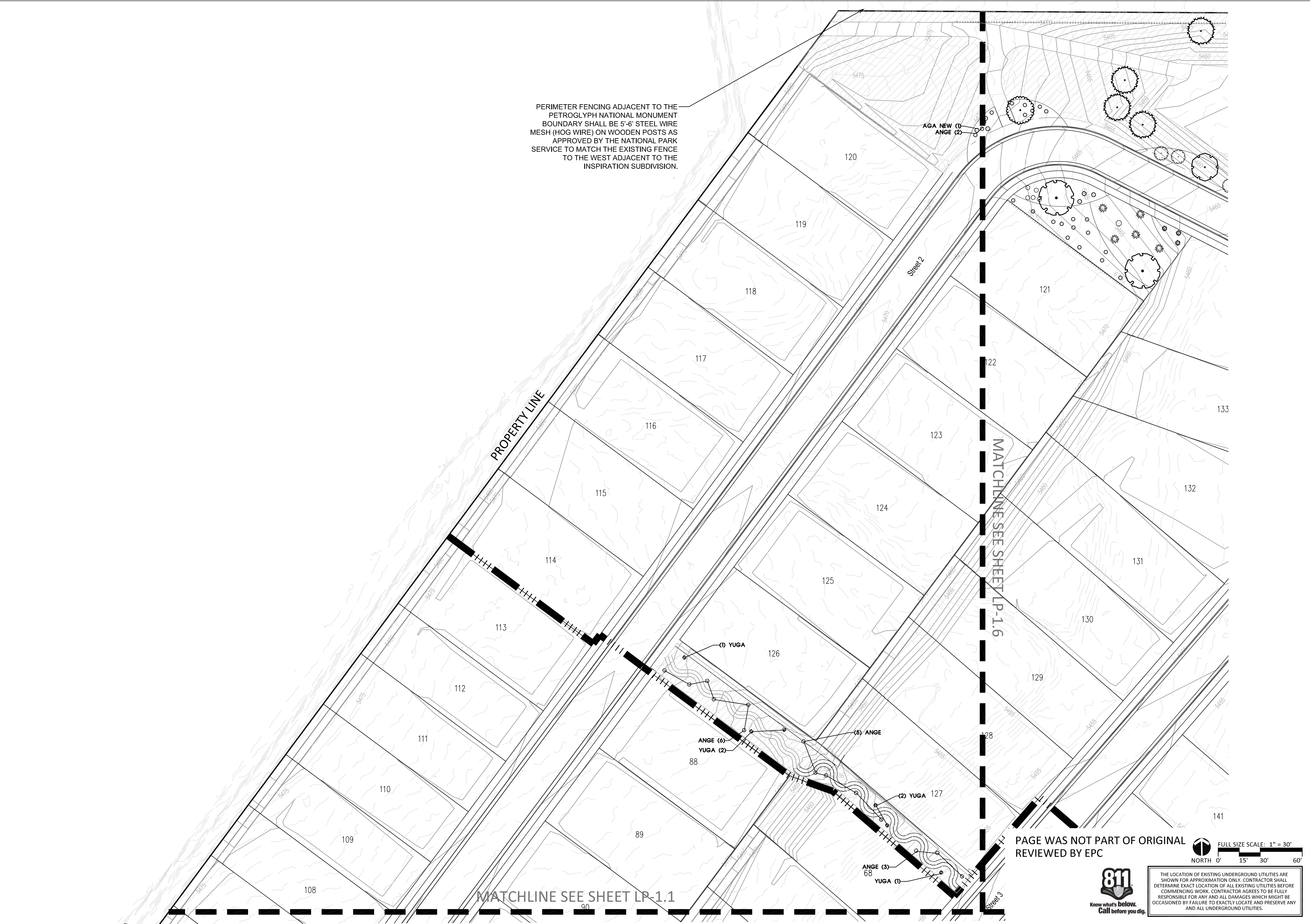
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Reviewed By: AO, PV

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Sheet No.
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5. LANDSCAPE COMPLIANCE	05/12/2025
6.	
Revisions:	
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2.	
3.	
4.	
Issue Date:	05/12/2025

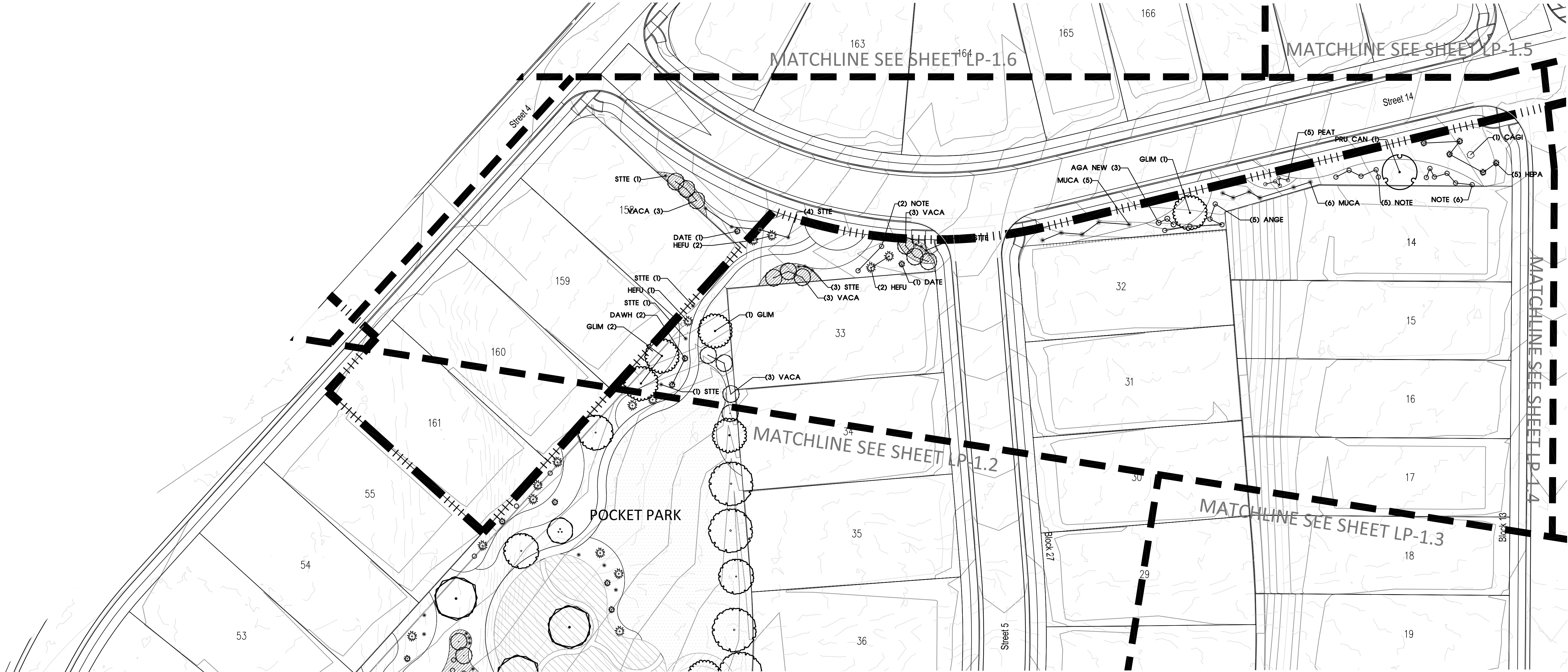
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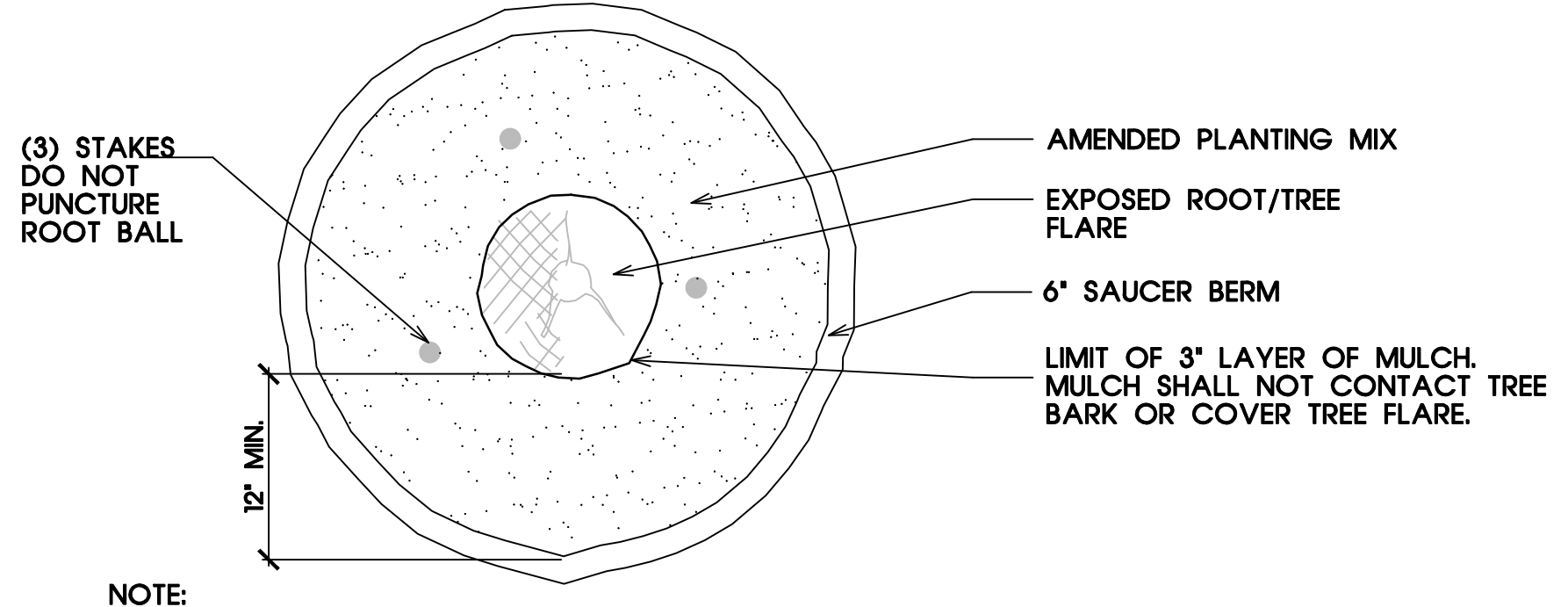
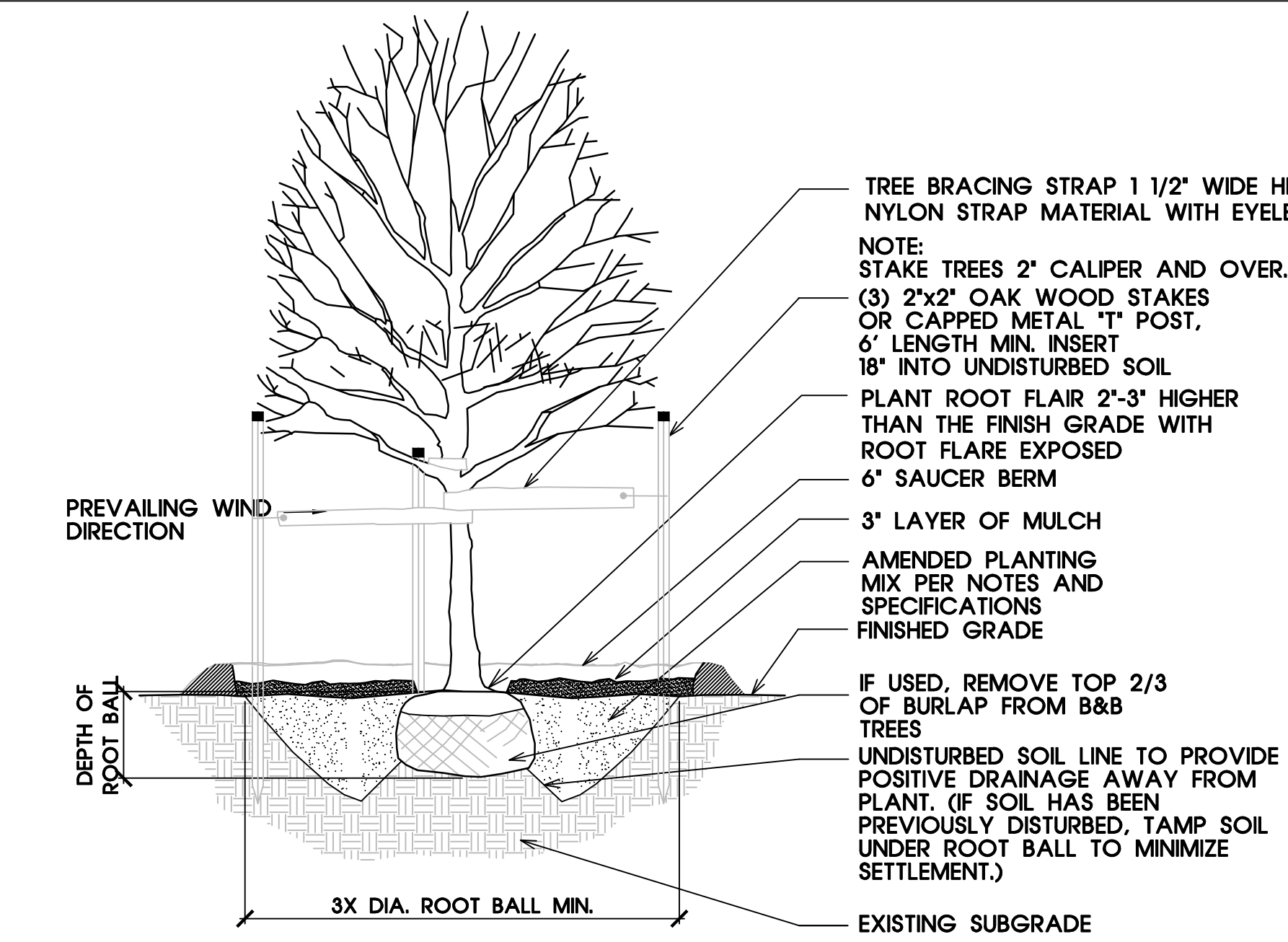
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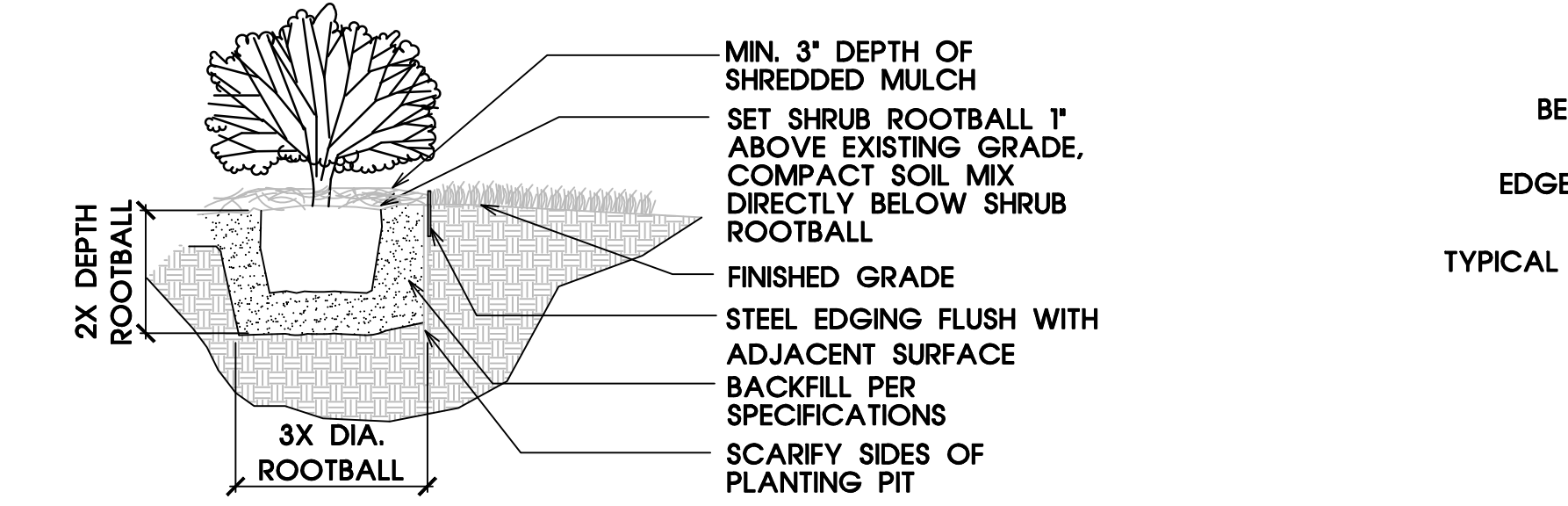
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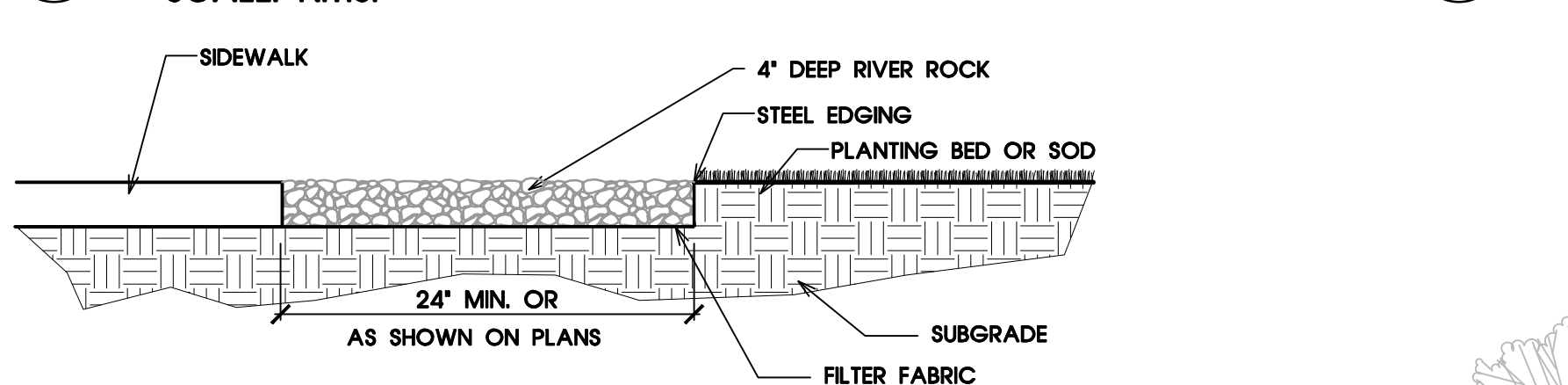


NOTE: REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET AND REMOVE IF ANY. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

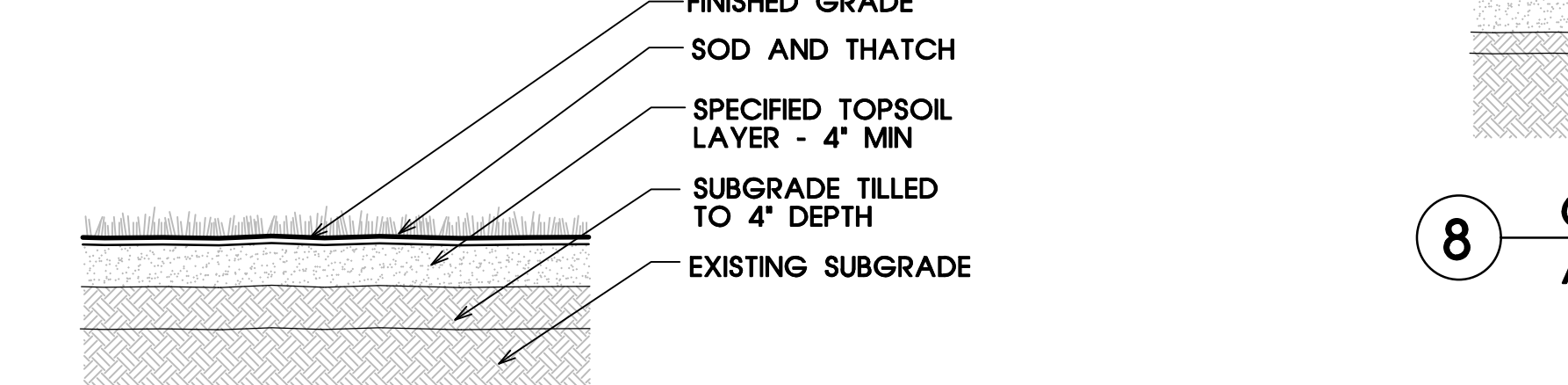
1 TREE PLANTING
SCALE: N.T.S.



4 SHRUB BED PLANTING
SCALE: N.T.S.

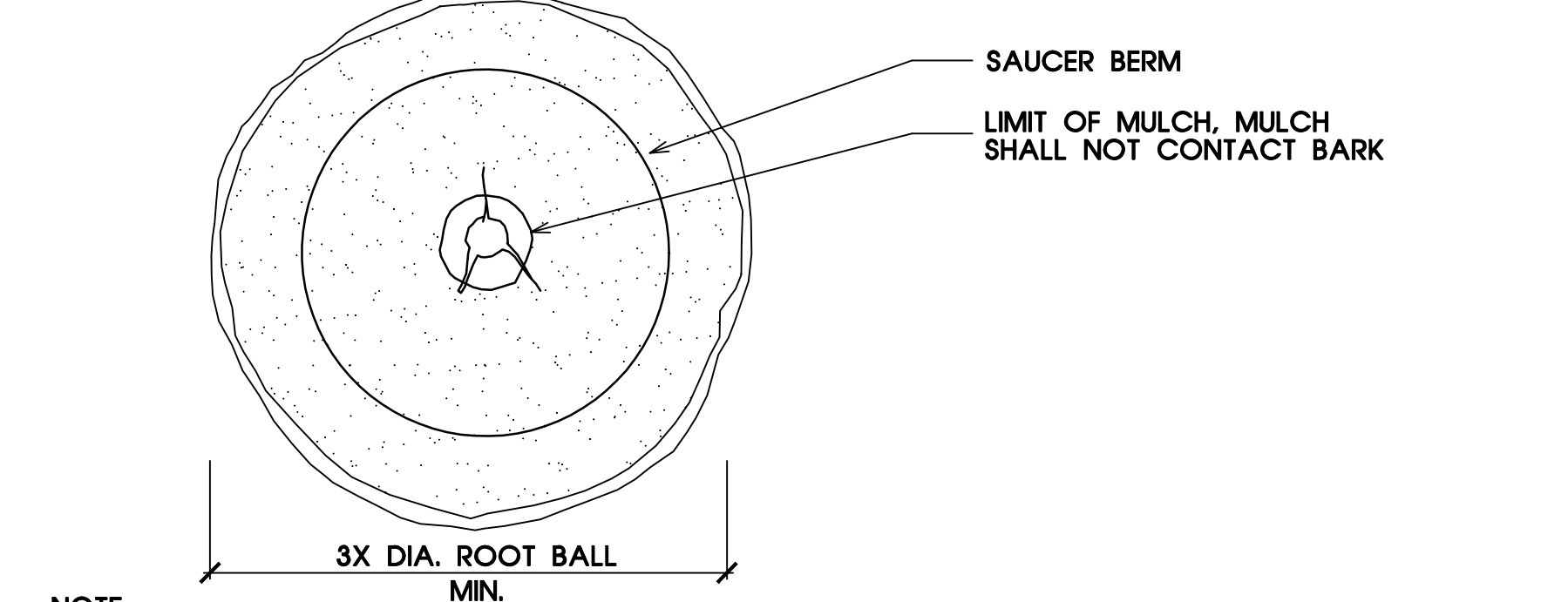
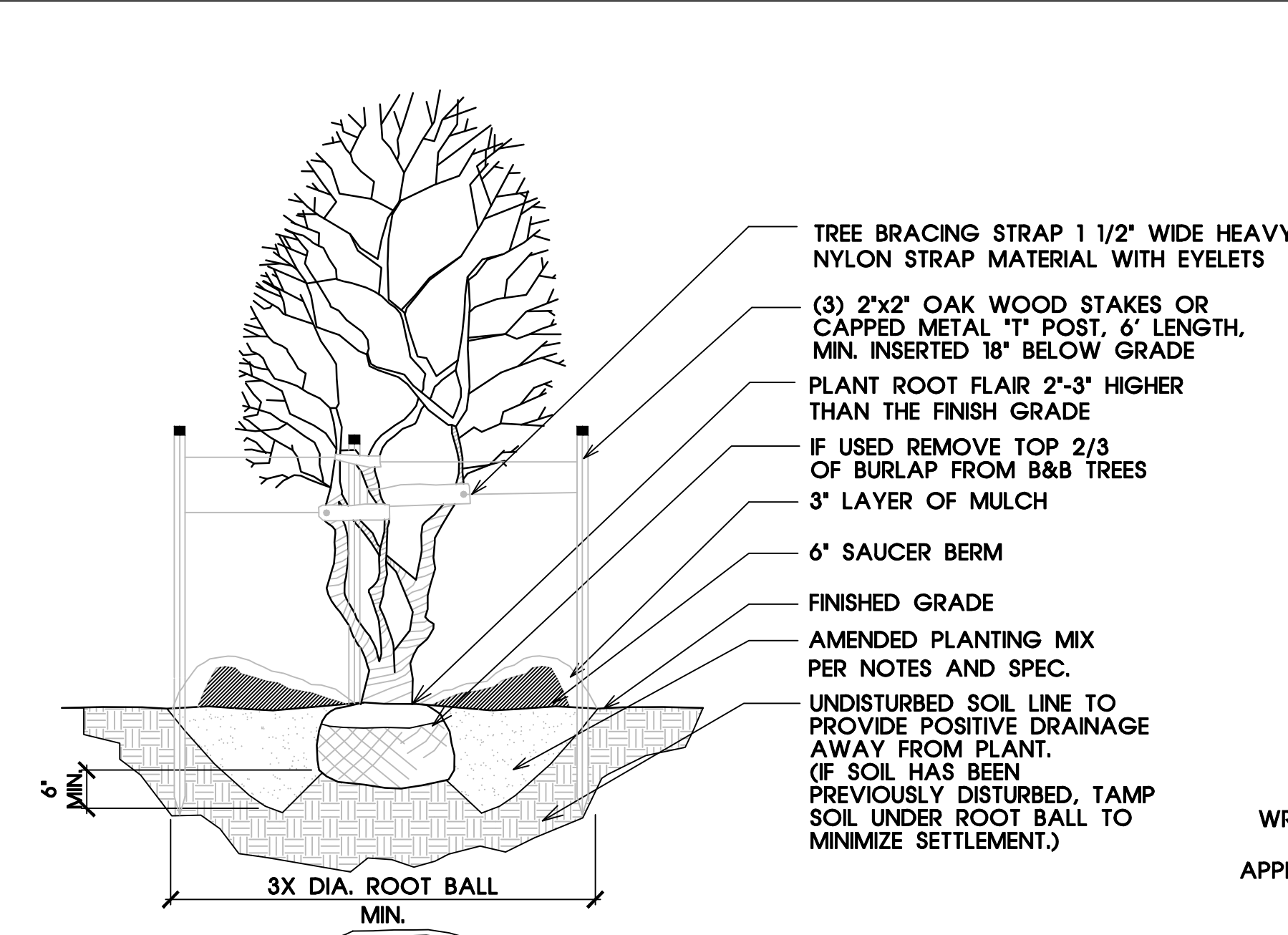


5 RIVER ROCK BED
SCALE: N.T.S.



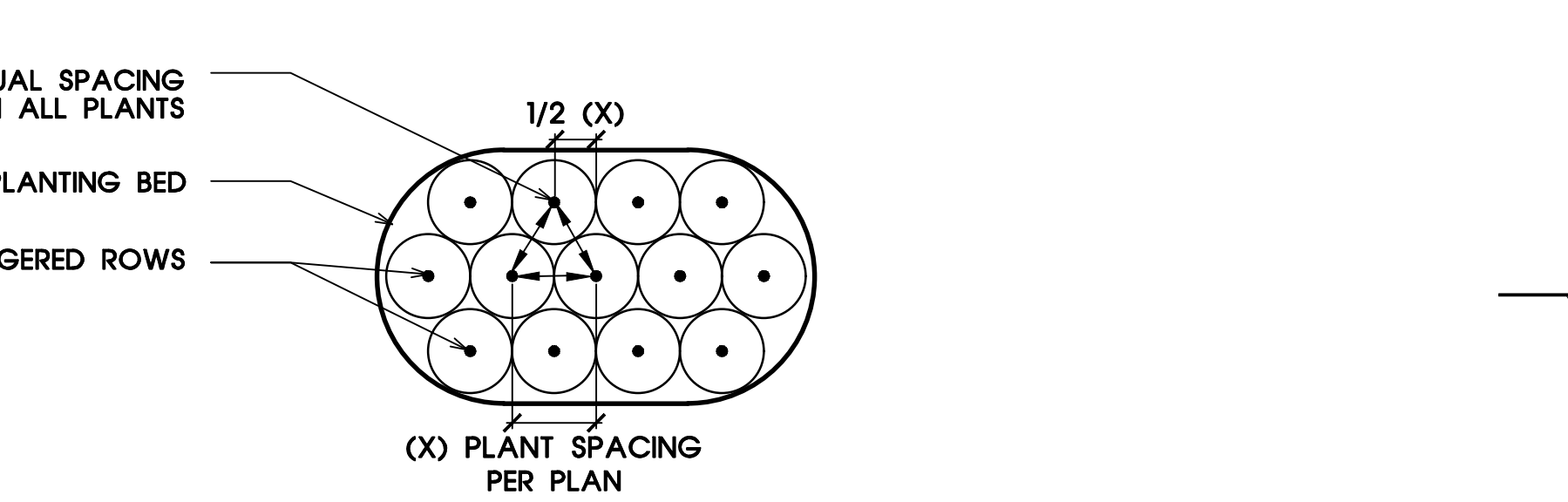
6 TURF SOD AREAS
SCALE: N.T.S.

DETAIL WAS NOT REVIEWED BY EPC.

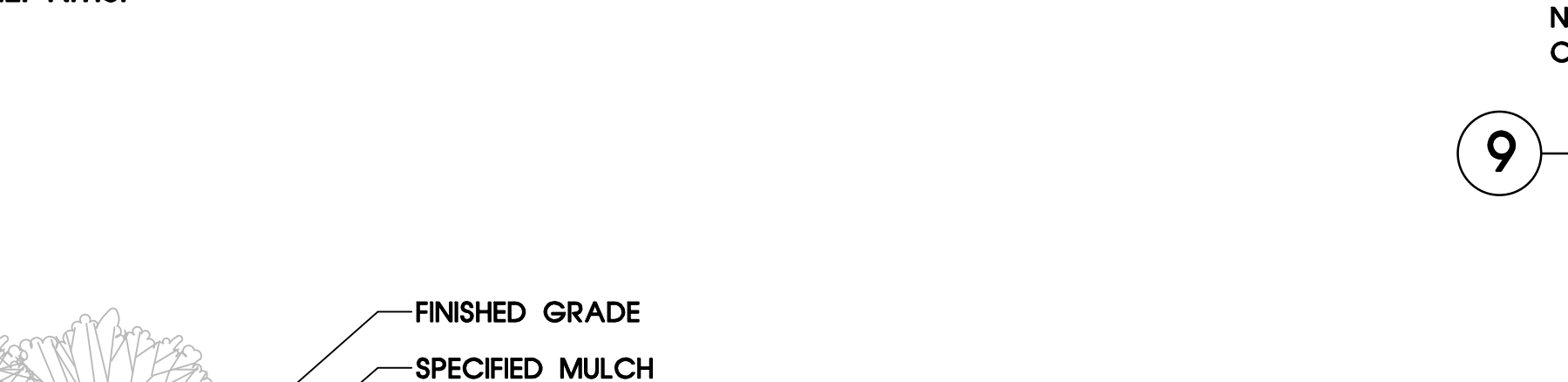


NOTE: REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET AND REMOVE IF ANY. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

2 TREE PLANTING - MULTISTEM
SCALE: N.T.S.

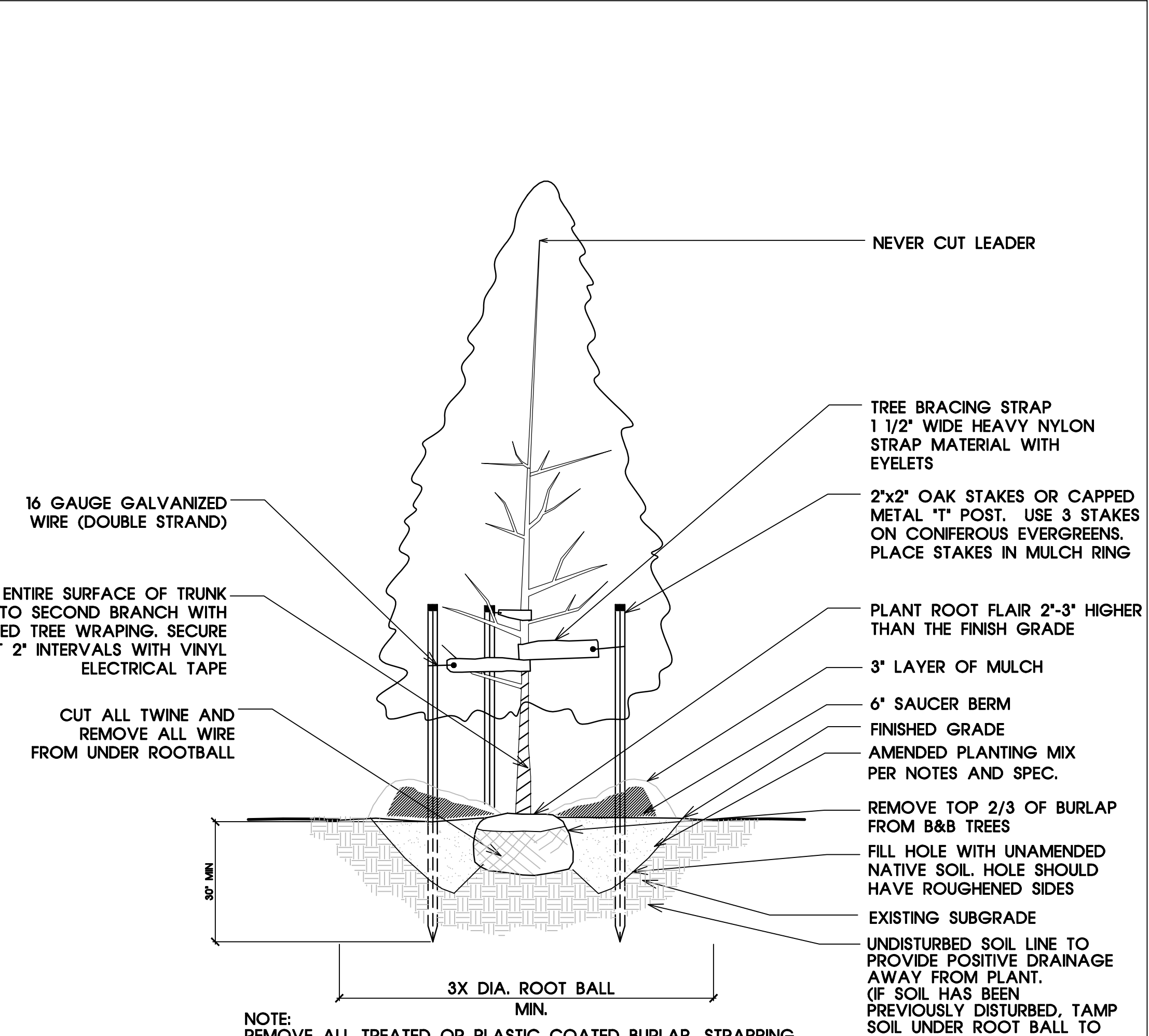


7 PLANTING BED PLAN
SCALE: N.T.S.



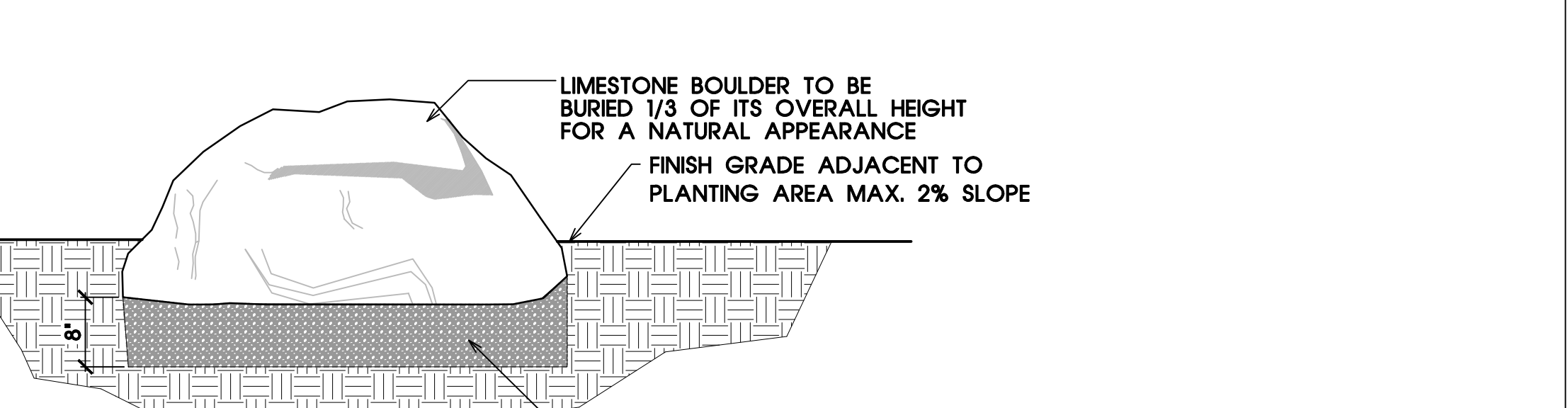
8 ORNAMENTAL GRASSES/ PERENNIAL/ ANNUAL BED AREAS
SCALE: N.T.S.

DETAIL WAS NOT REVIEWED BY EPC.

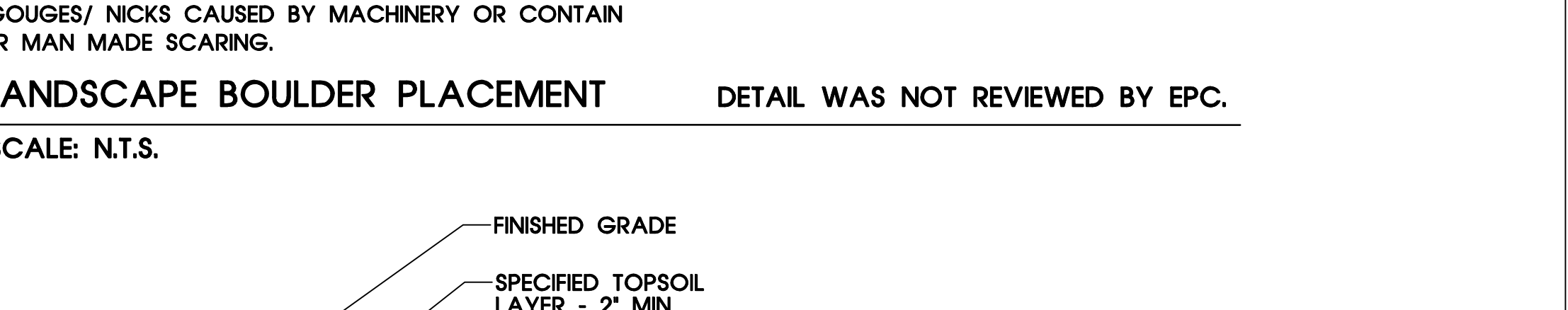


NOTE: REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET AND REMOVE IF ANY. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

9 LANDSCAPE BOULDER PLACEMENT
SCALE: N.T.S.

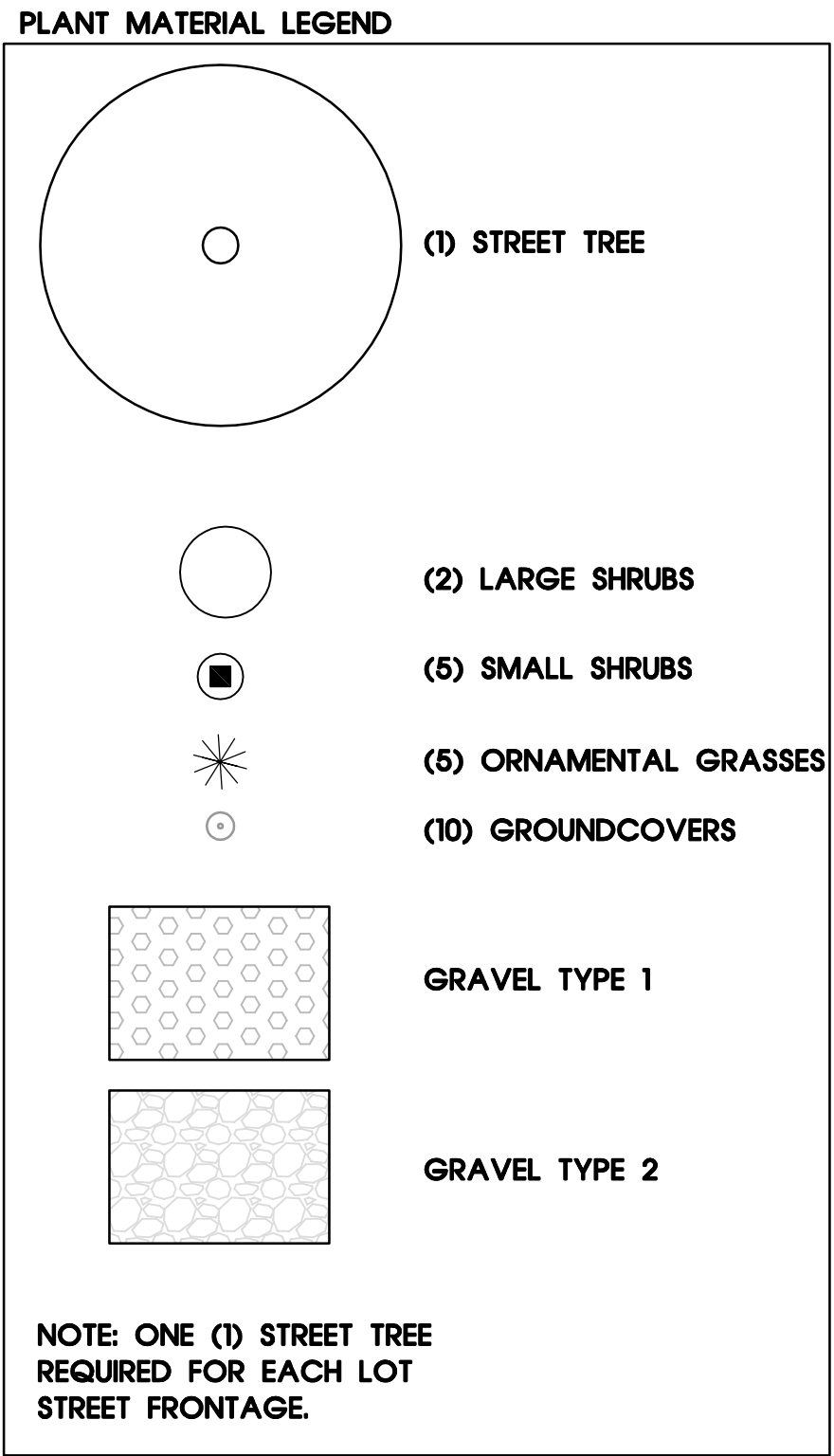
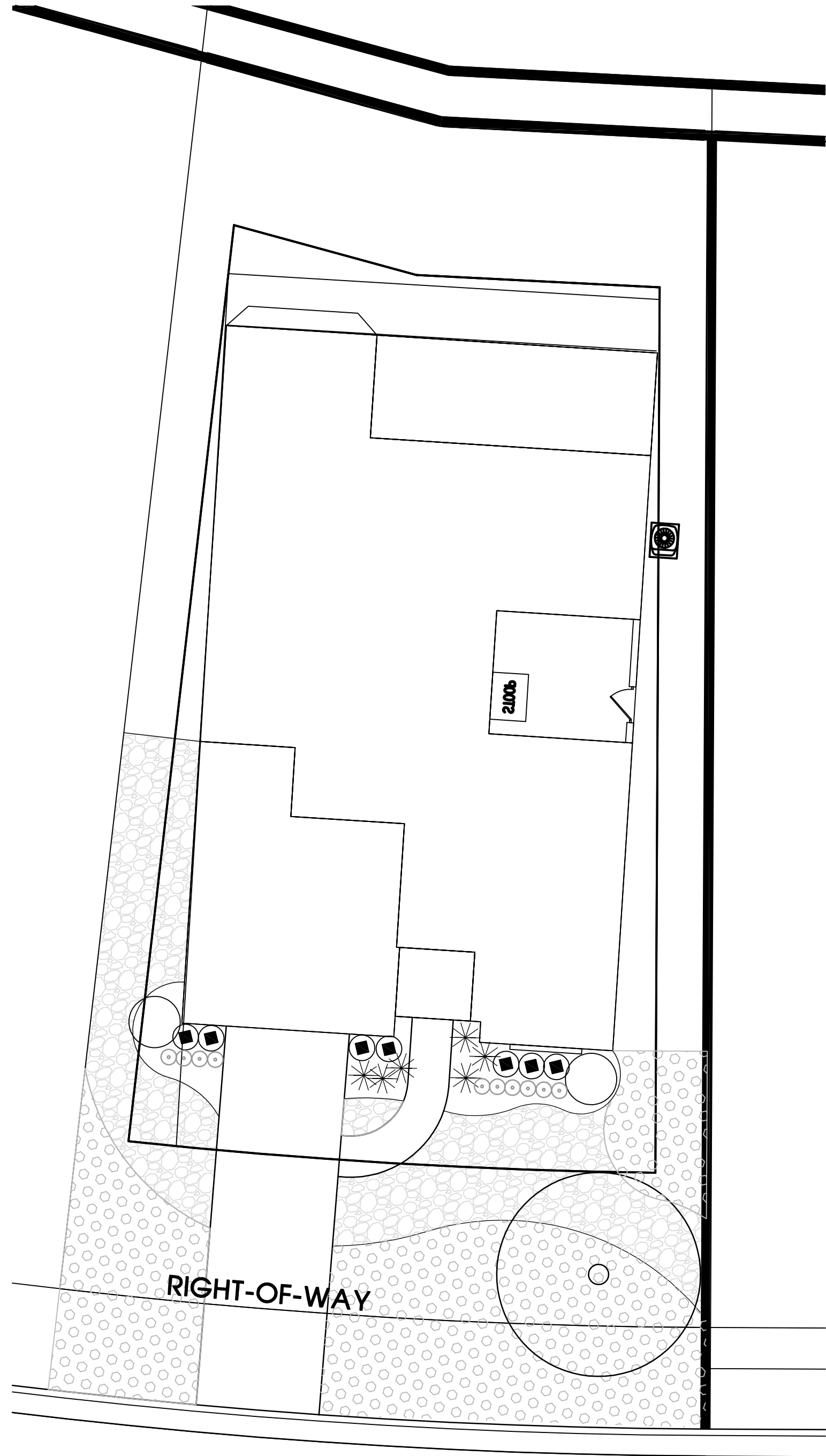
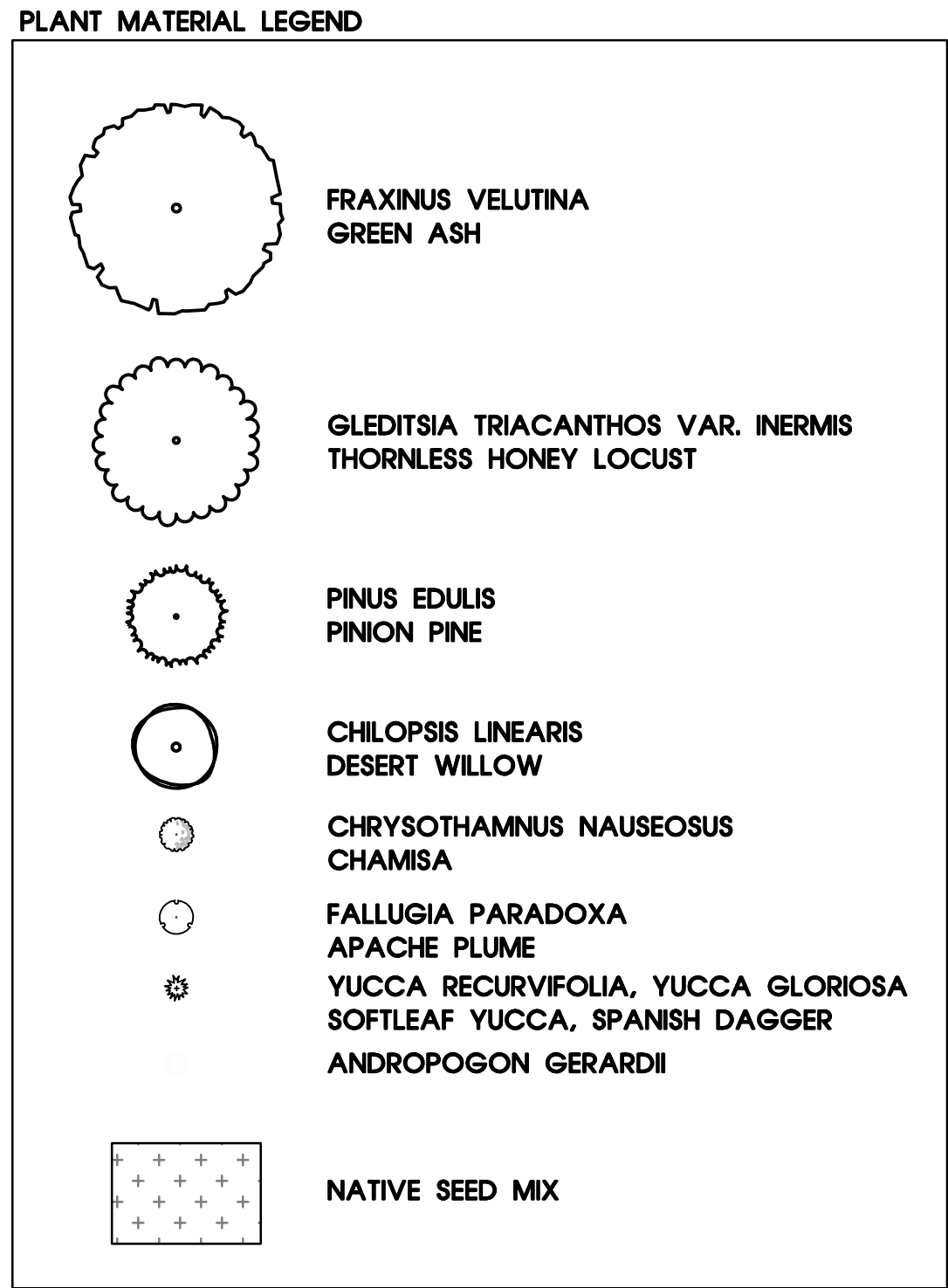
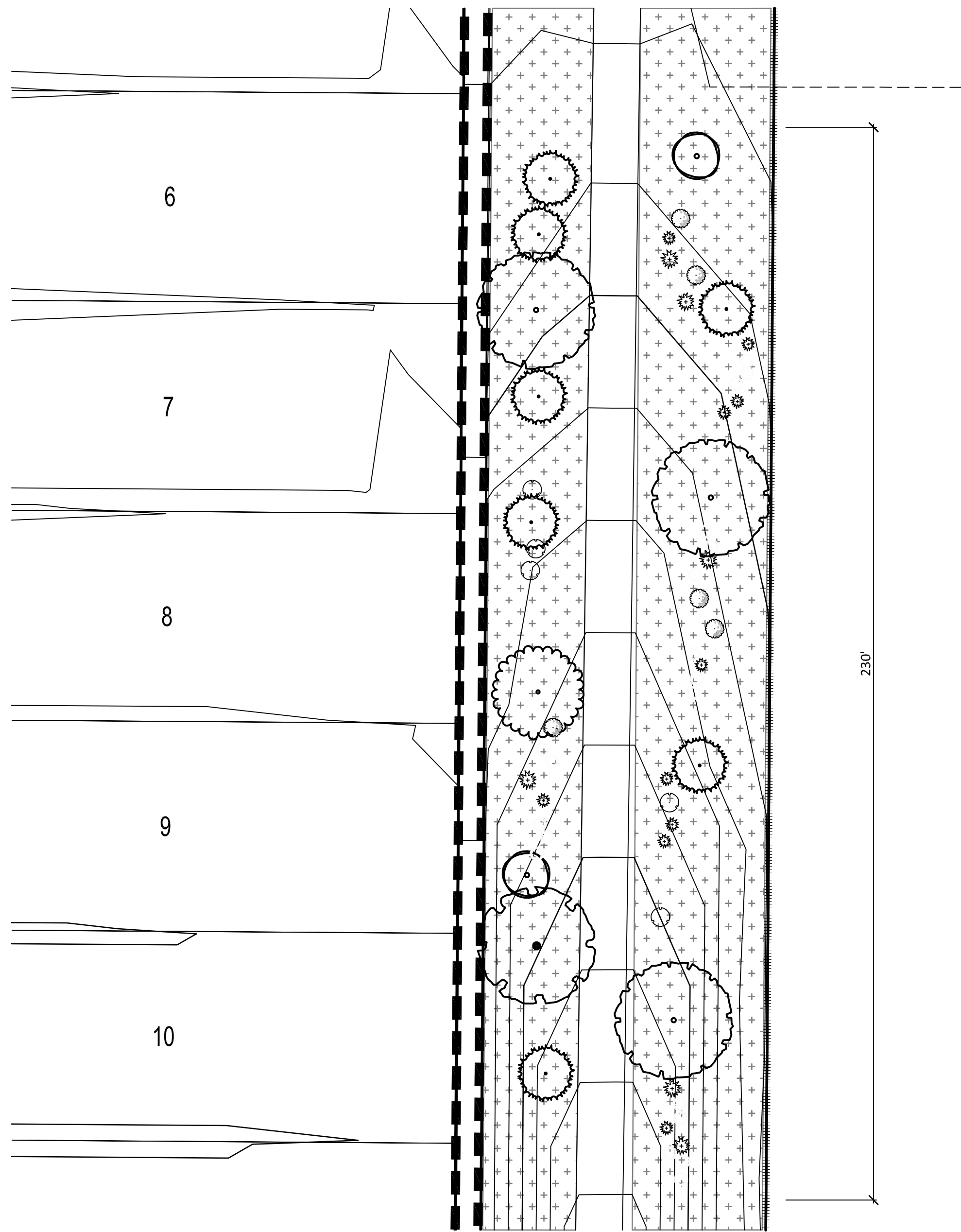


10 NATIVE SEED AREAS
SCALE: N.T.S.



11 TURF SOD AREAS
SCALE: N.T.S.

NOTE: ALL TREE PLANTING PITS SHALL BE TESTED FOR DRAINAGE. CONTRACTOR IS TO FILL COMPLETED PLANTING PIT WITH WATER. IF WATER DOES NOT DRAIN FROM PIT WITHIN 6 HOURS PROVIDE DRAIN.



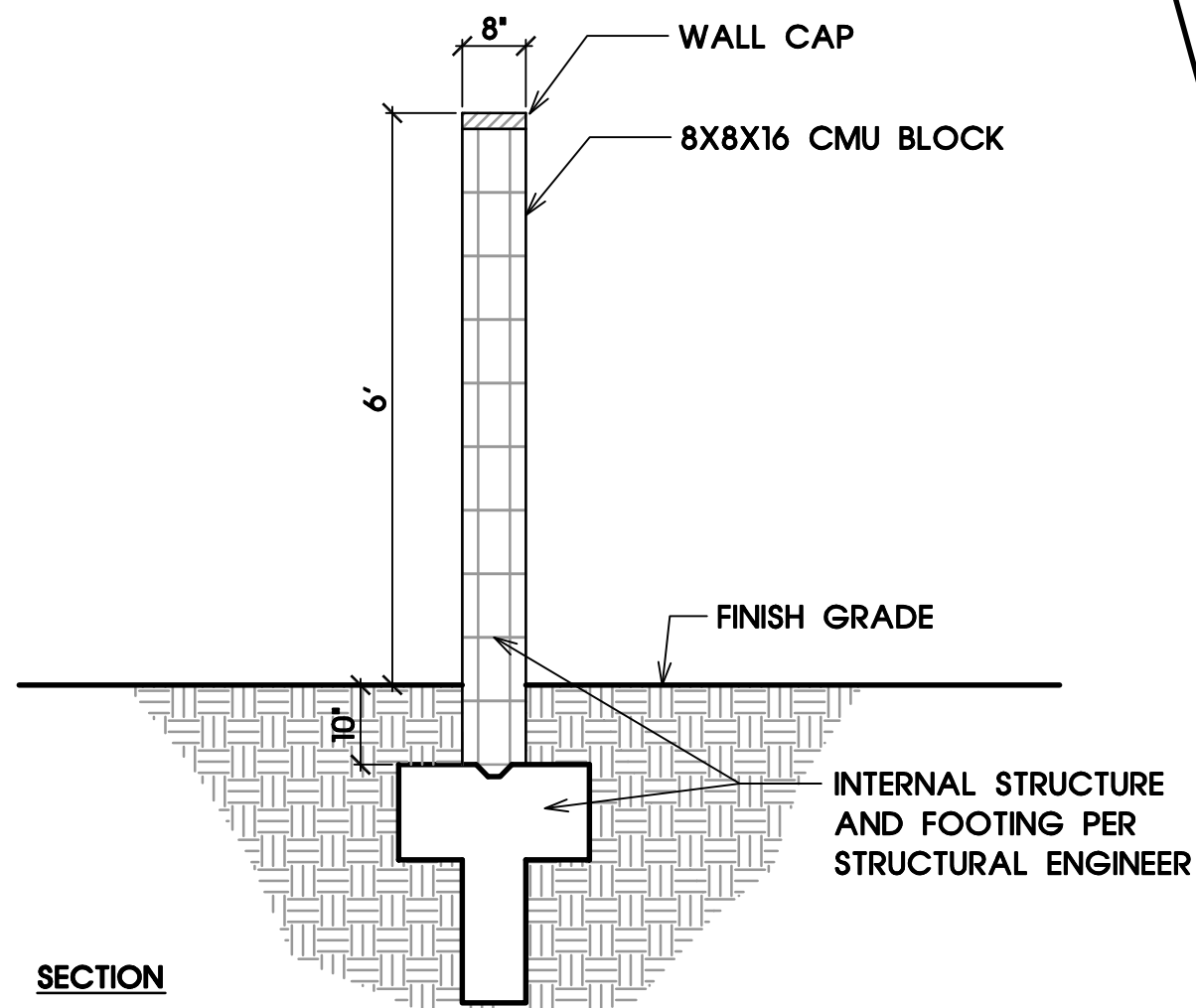
1 PROTOTYPICAL OPEN SPACE PLANTING
SCALE: 1" = 20'-0"

DETAIL WAS NOT REVIEWED BY EPC



PERIMETER FENCING ADJACENT TO THE APS SITE TO MATCH PERIMETER FENCING ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT. SEE IMAGE AT LEFT.

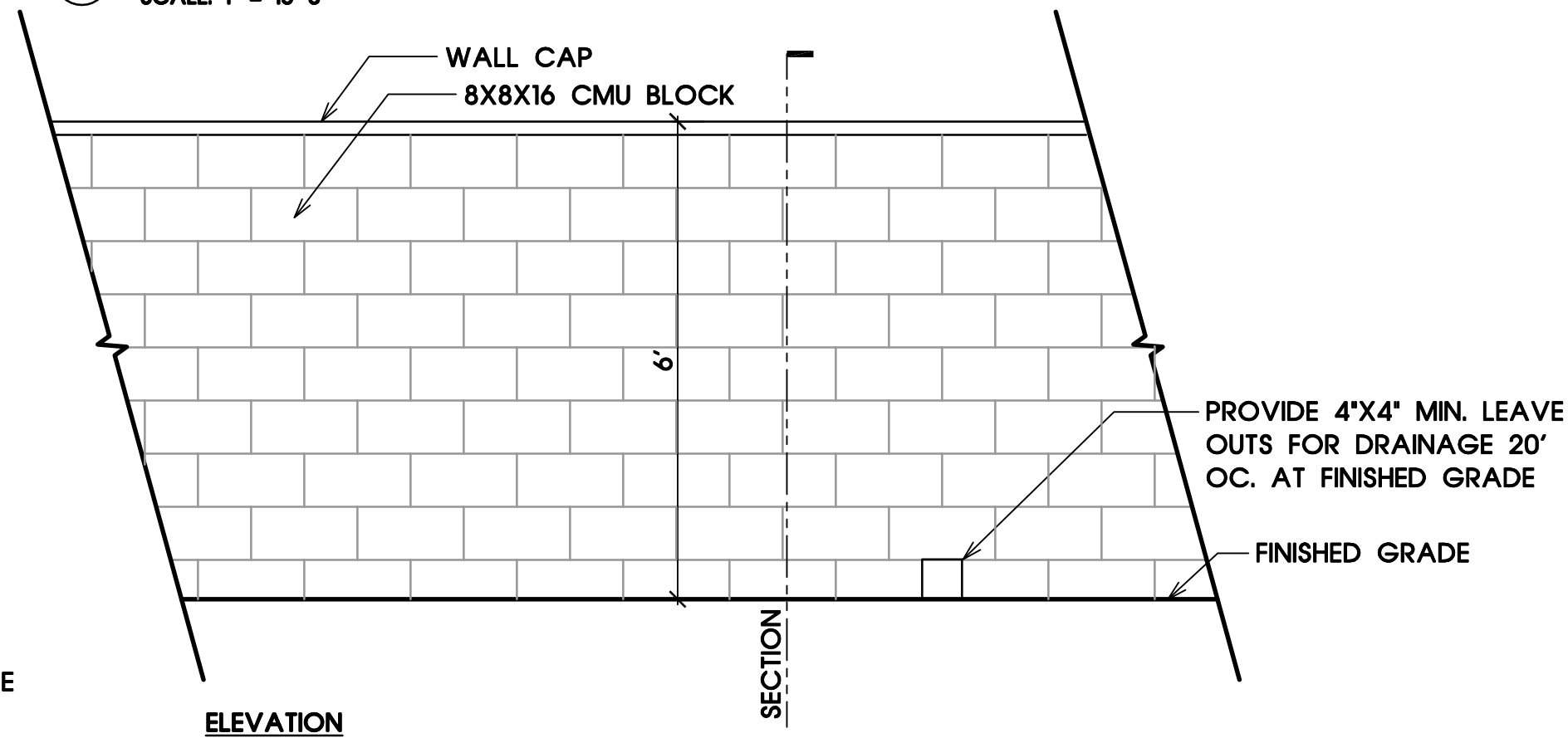
PERIMETER FENCING ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT SHALL BE 5'-6" STEEL WIRE MESH (HOG WIRE) ON WOODEN POSTS AS APPROVED BY THE NATIONAL PARK SERVICE TO MATCH THE EXISTING FENCE TO THE WEST ADJACENT TO THE INSPIRATION SUBDIVISION. POSTS SHALL BE SPACED 12'-15' O.C.



3 PROTOTYPICAL CMU WALL
SCALE: 1/2" = 1'-0"

2 PROTOTYPICAL LOT PLANTING
SCALE: 1" = 10'-0"

DETAIL WAS NOT REVIEWED BY EPC



DETAIL WAS NOT REVIEWED BY EPC

3 PROTOTYPICAL OPEN SPACE / APS FENCE

DETAIL WAS NOT REVIEWED BY EPC



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2. _____
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Issue Date: 05/12/2025

Drawn By: LGV, JJ
Reviewed By: AO, PV

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PROTOTYPICAL DETAILS

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OVERALL LANDSCAPE PLAN
RENDERING

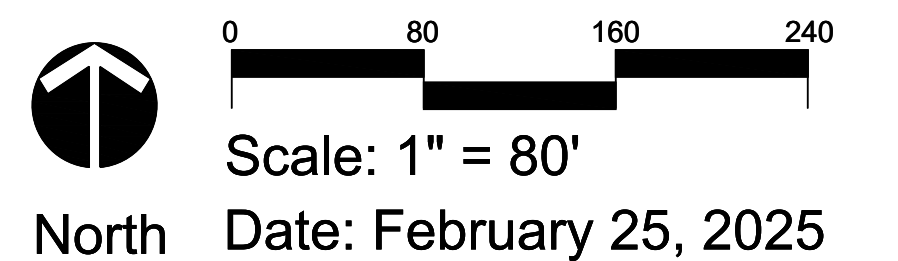
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Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



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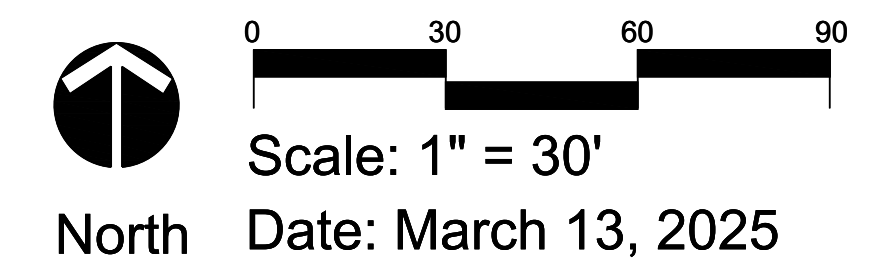
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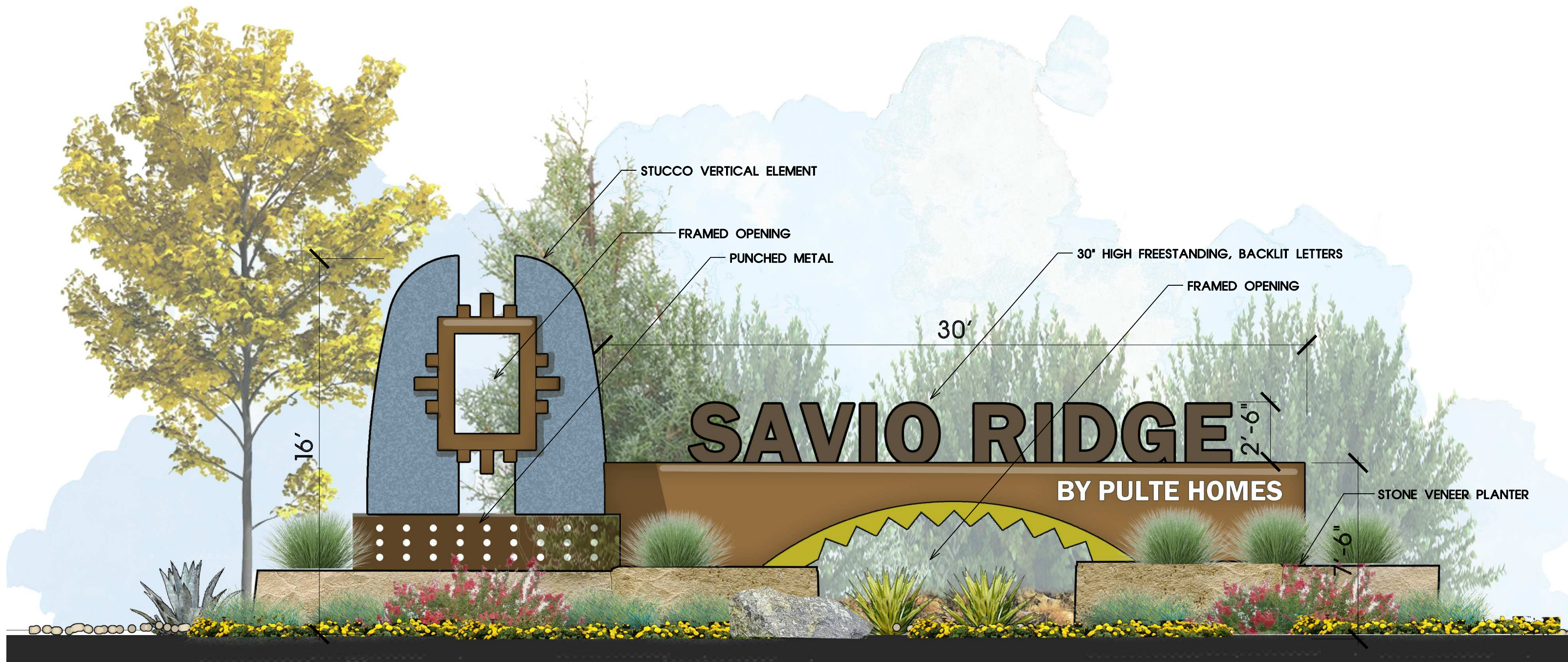
POCKET PARK CONCEPT

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GENERAL NOTES

MONUMENT SIGN MATERIALS INCLUDE METAL, STUCCO AND STONE VENEER. SIGN LETTERS TO BE INTERNALLY LIT WITH LIGHT DIFFUSING BACKING.

GATE MATERIALS TO INCLUDE METAL AND WOOD (OR WOOD COMPOSITE). WALLS FLANKING GATES TO BE MASONRY WITH STUCCO FINISH, ACCENTED WITH STONE VENEERED PLANTERS.

OVERALL COLOR PALETTE TO BE BRONZE, TAN, BEIGE AND DARK BROWN WITH POPS OF BLUE AND GOLD ACCENTS.

ENTRY MONUMENT CONCEPT

SCALE: $\frac{1}{4}" = 1'-0"$



ENTRY GATE CONCEPT

SCALE: $\frac{1}{4}" = 1'-0"$

DETAILS ENTRY MONUMENT AND GATE CONCEPTS

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