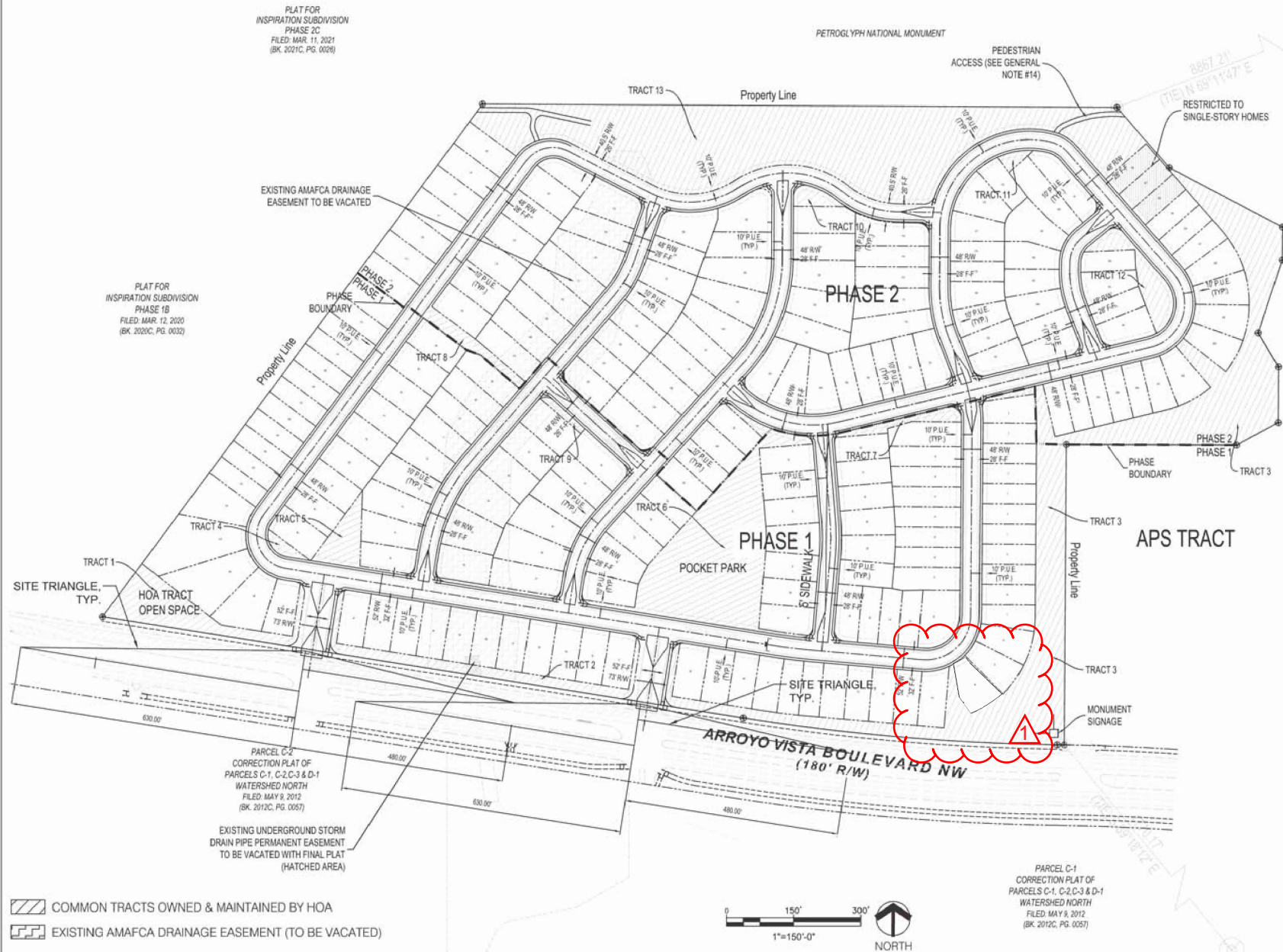


SAVIO RIDGE



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)(1) 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:

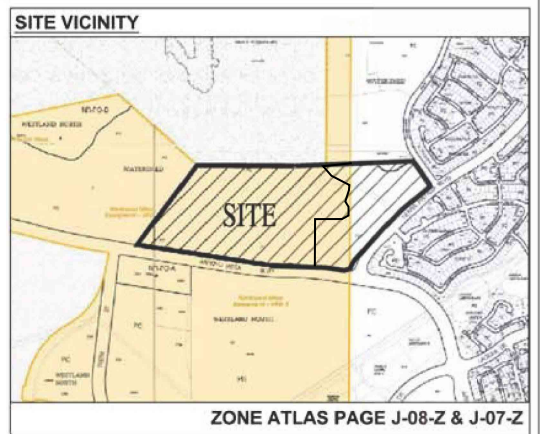
- Primary vehicular access is from Arroyo Vista Blvd. NW, a proposed community principal arterial according to MRMPD Long Range Roadway System (LRRS). The subdivision shall be gated, and the new roadways serving the subdivision shall be privately owned and maintained by a Homeowners' Association.
- Pedestrian 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.



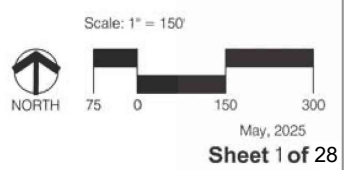
PROJECT NUMBER: PR-2025-011387 and PR-2024-010189
Application Number: S1-2025-00040
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated March 20, 2025 and the Findings and Conditions in the Official Notification of Decision are 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.

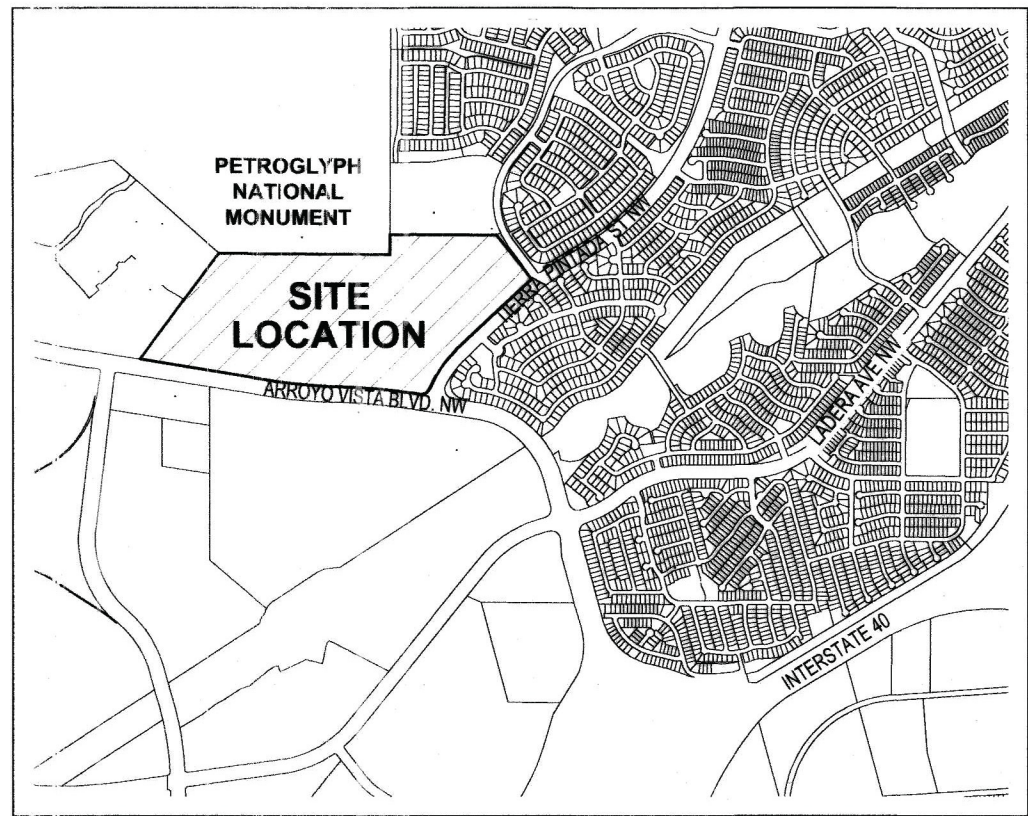
DFT SITE DEVELOPMENT PLAN APPROVAL:	
Ernest Armijo	05/16/25
Traffic Engineering, Transportation Division	Date
ABCWUA	05/27/25
Hannah Aulick	Date
Parks and Recreation Department	05/16/25
Hydrology	Date
Code Enforcement	05/16/25
*Environmental Health Department (conditional)	
Solid Waste Management	Date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



ADDED ONE LOT 8/21/25

Prepared For: Pulte Group
Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.





SUBDIVISION DATA:

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

- 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
- Distances are ground distances.
- All easements of record are shown.
- 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.
- 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.
- 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.
- 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".
- 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**.
- 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**.
- 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>Mike Mortus</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

David Hall May 9, 2025

ABCWUA Date

William Baker May 8, 2025

Parks and Recreation Department Date

Alan R. Benham 09 / 24 / 2024

AMAFCA Date

Heather Cho May 8, 2025

Hydrology Date

Jeff P. ... May 8, 2025

Code Enforcement Date

Jeff P. ... May 8, 2025

Planning Department Date

Alan R. Benham 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

Wed, 7-May-2025 - 2:51:pm, Plotted by: VRAMOS
P:\20240051\SURVEY\02 OFFICE\06 PLAT\20240051 PLAT.dwg

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 5/2/2025
BY: *Justin M. [Signature]*
HydroTrans #: J08D003B
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS 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 FILED ON THE DEVELOPMENT.

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

PETROGLYPH NATIONAL MONUMENT

SHEET 2

SHEET 3

SHEET 4

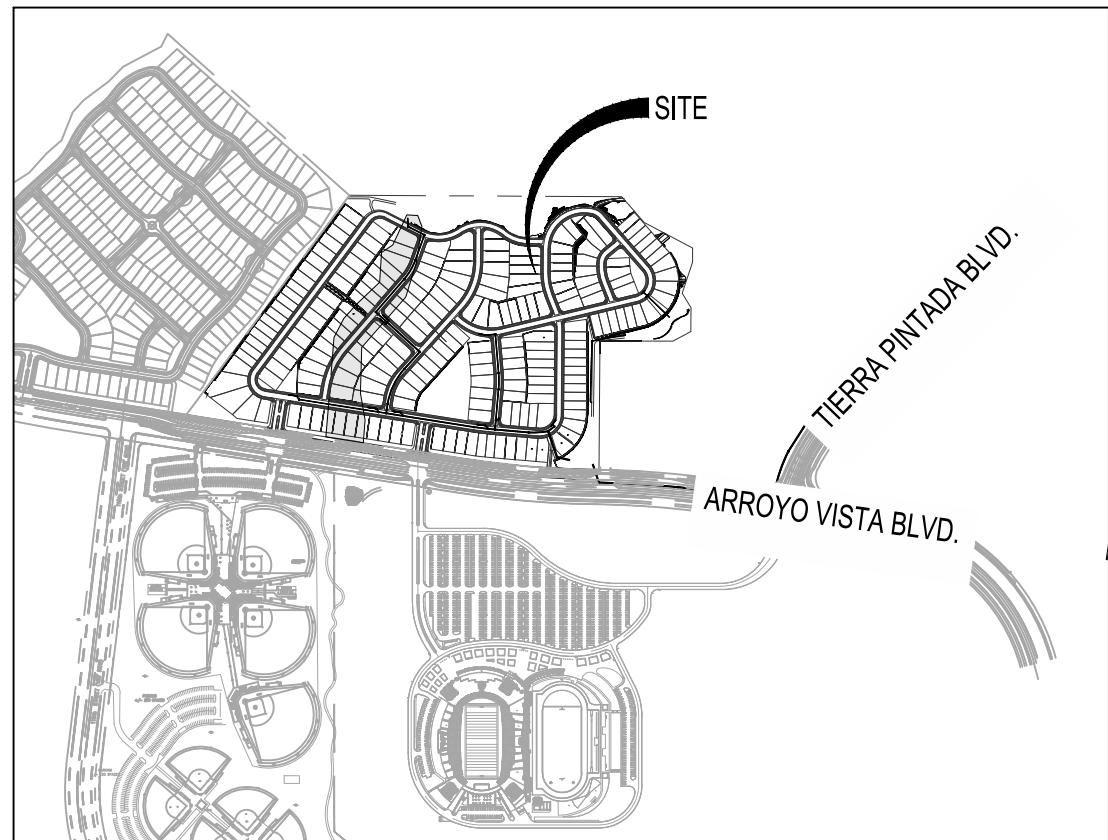
SHEET 5

SHEET 6

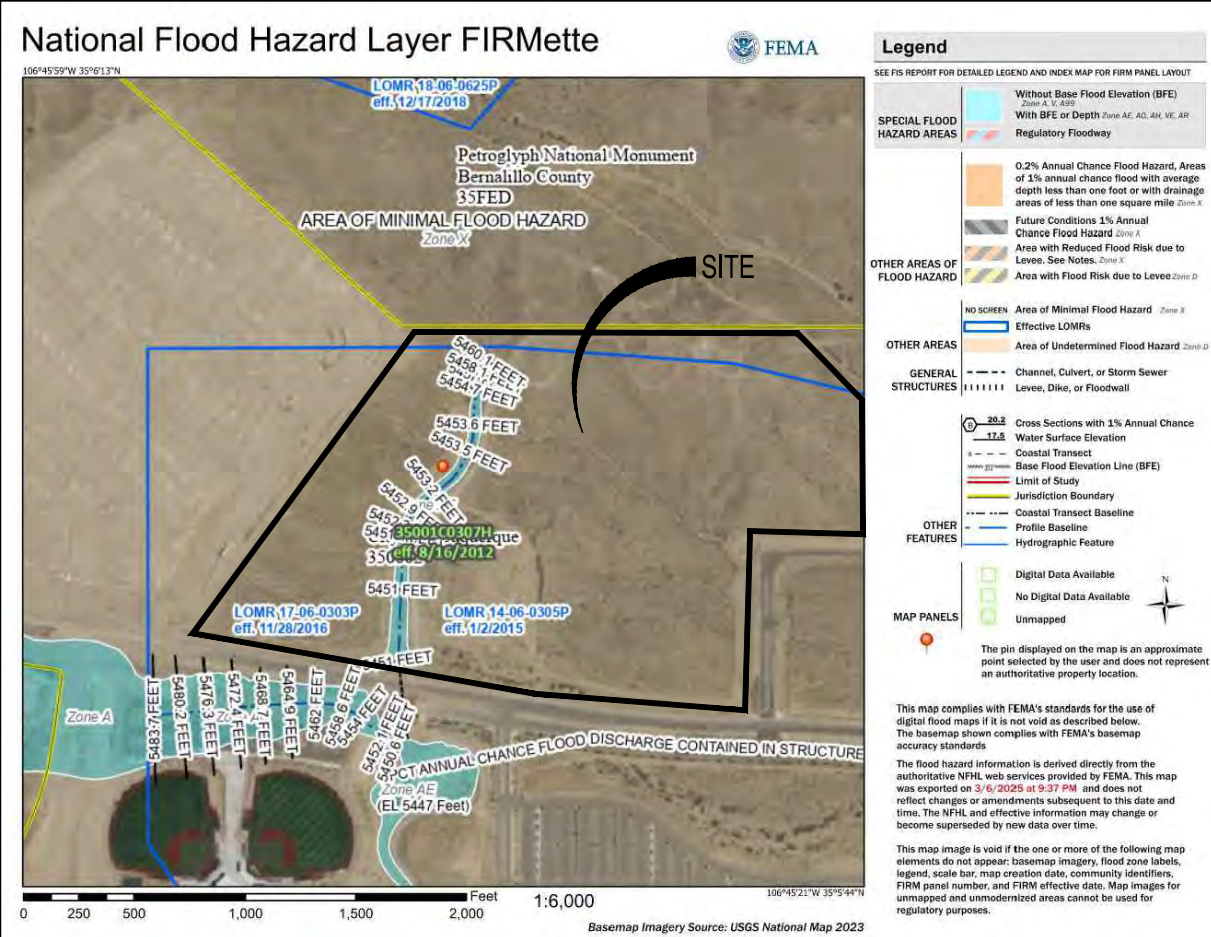
SHEET 7

INSPIRATION
SUBDIVISION

ALBUQUERQUE
PUBLIC
SCHOOLS



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



GENERAL NOTES

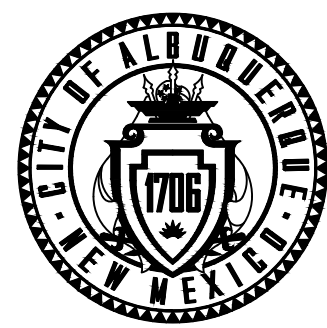
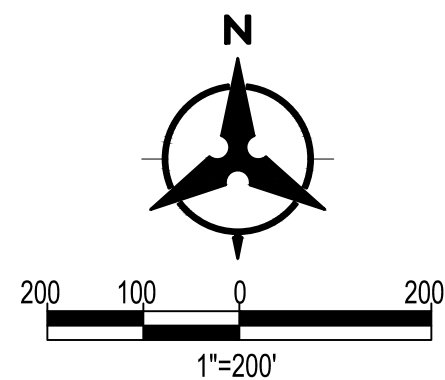
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND 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 BARRICADES 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 TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST 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 SOILS 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 4 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 WETTING 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 THERE TO 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
EXISTING SPOT ELEVATION
PROPOSED CONTOUR
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
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

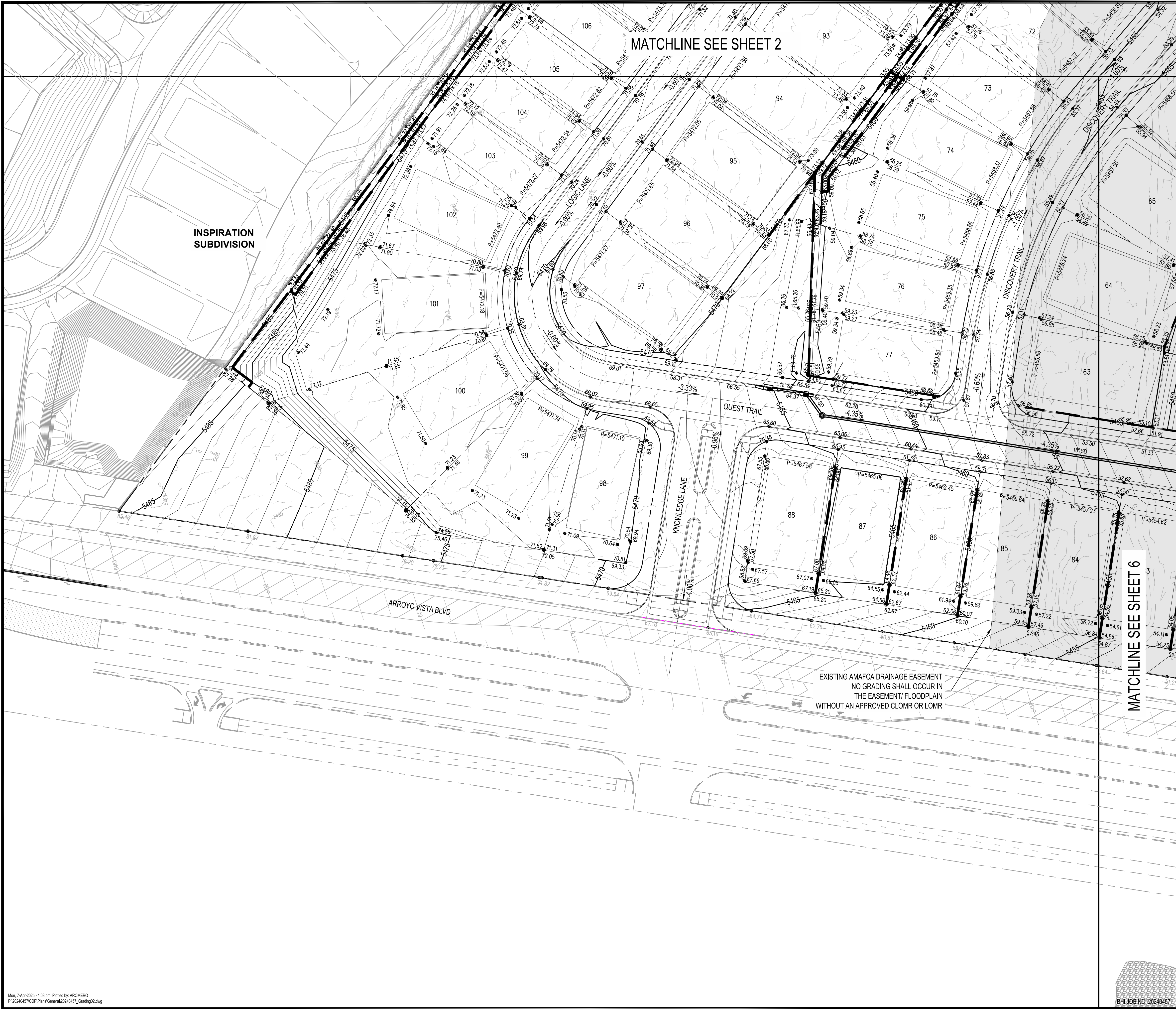
USGCS BRASS DISK STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N = 1,487,364.063 U.S. SURVEY FEET
E = 1,491,190.819 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999675005
DELTA ALPHA = -00°17'12.26"
NAVD 88 ELEVATION = 5319.688 (U.S. SURVEY FT)



SEAL

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

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

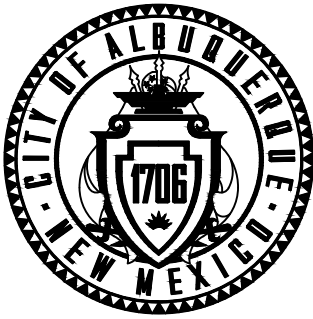
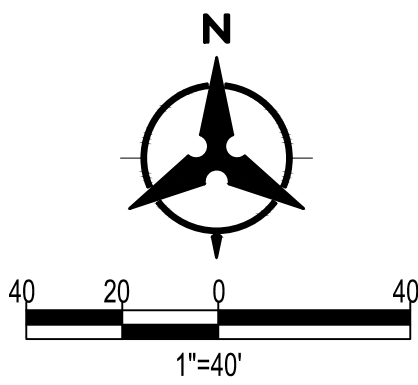


- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR — 5225 —
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET ————
 - PROPOSED STORM DRAIN LINE ————
 - PROPOSED STORM DRAIN MANHOLE ————
 - PERIMETER WALL ————
 - RETAINING WALL ————
 - GARDEN WALL ————
 - PAD 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
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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

USCGS BRASS DISK STAMPED "REWARD 1969"
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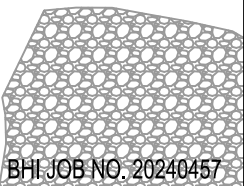
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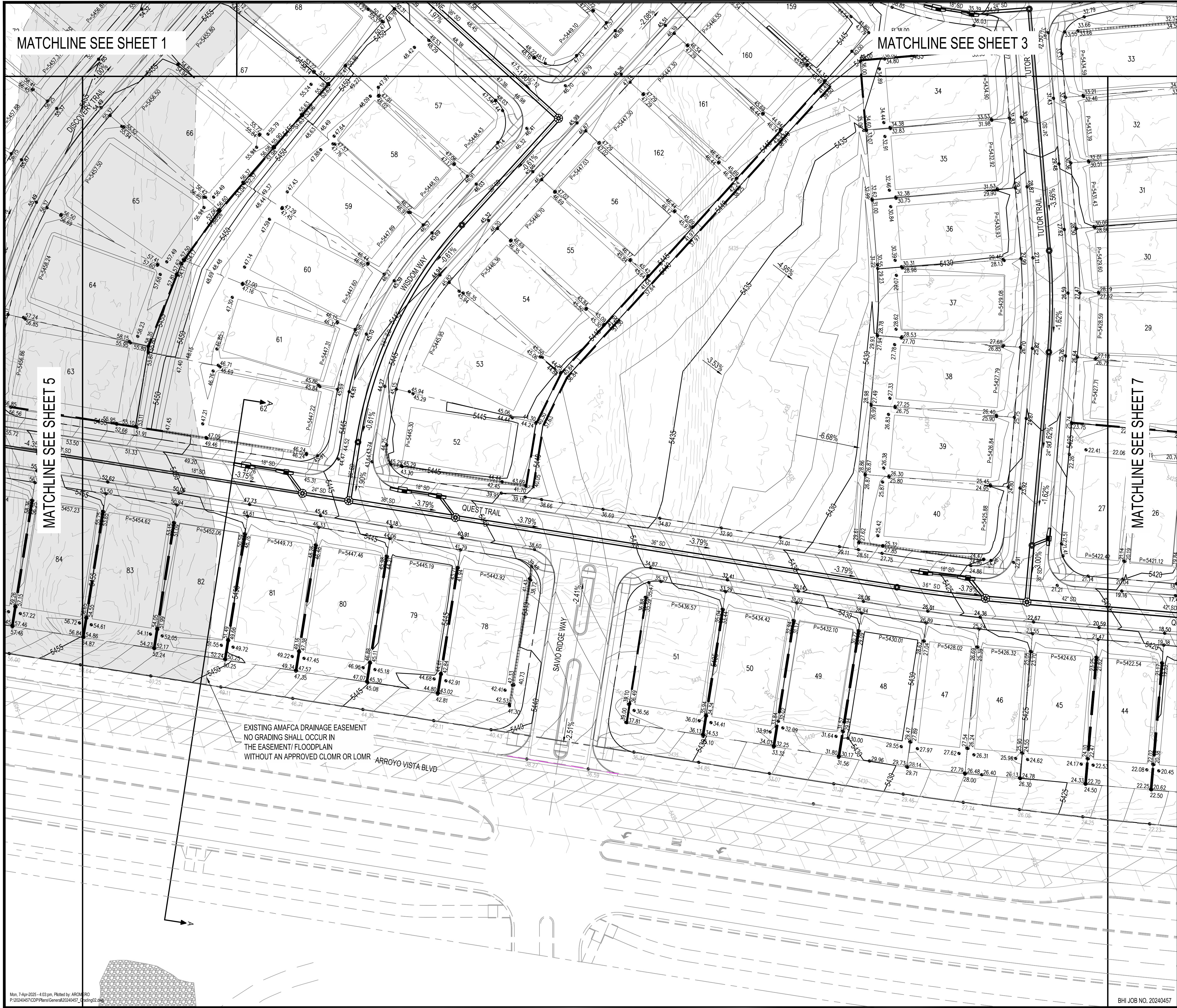
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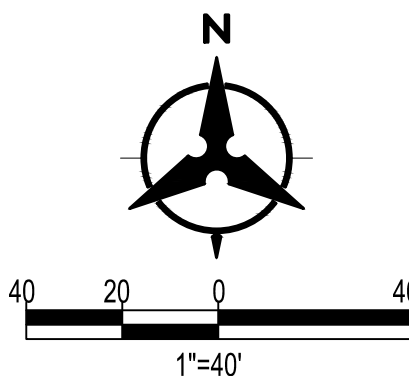


- LEGEND**
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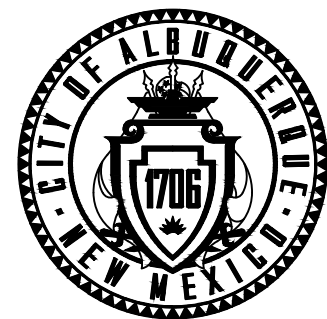
City of Albuquerque
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CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



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CITY ENGINEER APPROVAL

ZONE MAP NO.
J-07-Z, J-08-Z
CITY PROJECT NO.
SHEET NO. 9 OF 28

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BENCH MARKS

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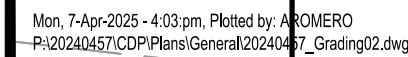
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FIELD VERIFICATION BY:	DATE:			
DRAWINGS CORRECTED BY:	DATE:			

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DRAWN BY: DO
CHECKED BY: YPM
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ZONE MAP NO.	J-07-Z, J-08-Z
CITY PROJECT NO.	
SHEET NO.	10 OF 28

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

DATE: 5/2/2025
BY: *Christy Adams*

HydroTrans # J08D003B

THE APPROVAL OF THESE PLANS/RESPONSES SHALL NOT BE CONSIDERED TO PERMIT VARIATIONS OF ANY KIND FROM THE CITY OF ALBUQUERQUE'S ZONING AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR REQUESTING VARIATIONS OF ANY KIND FOR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/RESPONSES SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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**SAVIO RIDGE SUBDIVISION
GRADING PLAN**

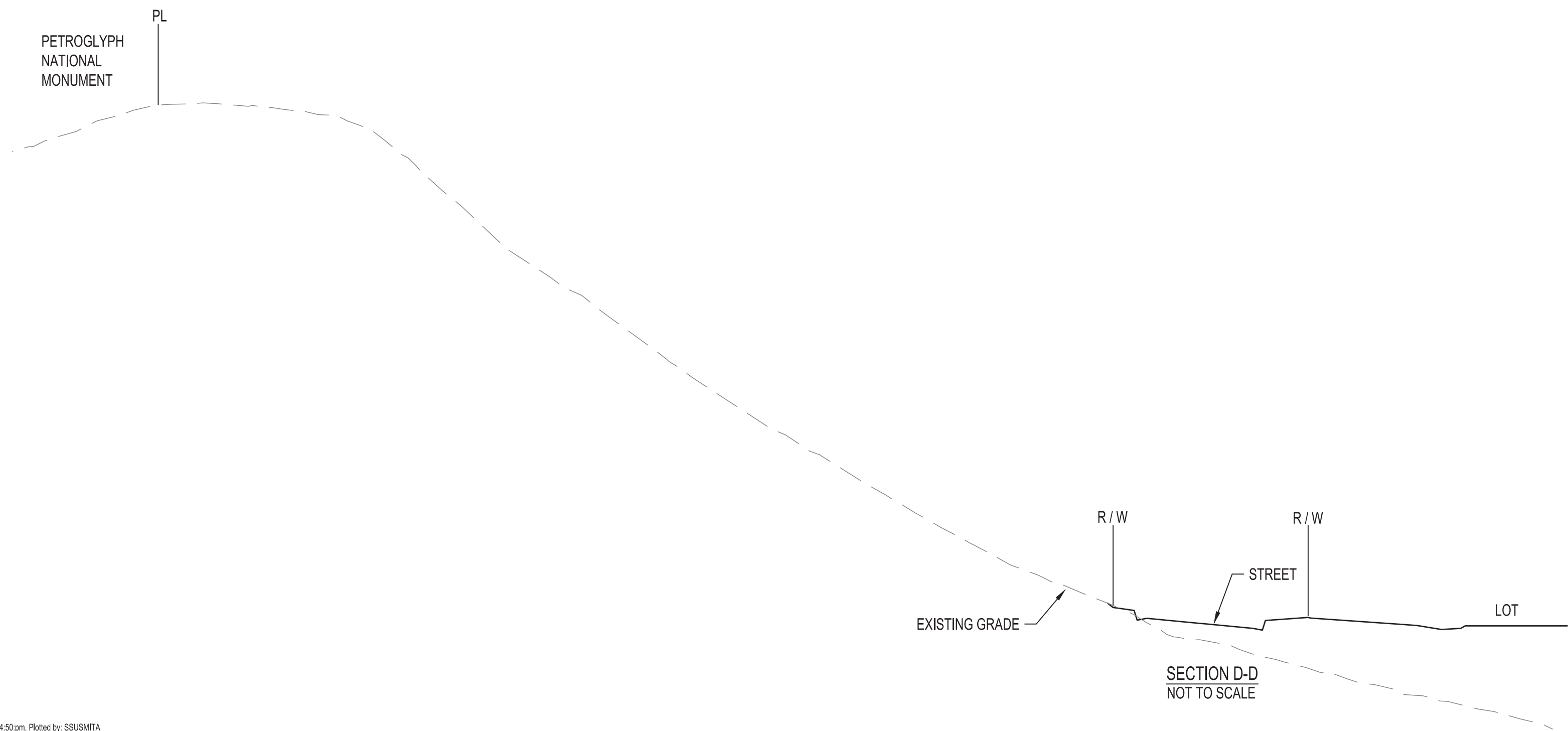
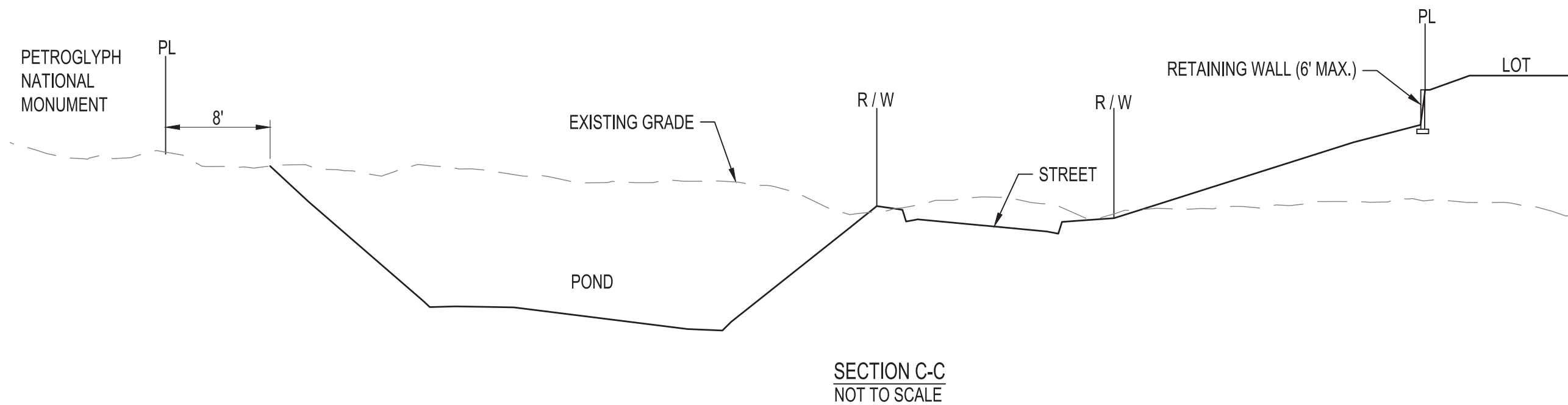
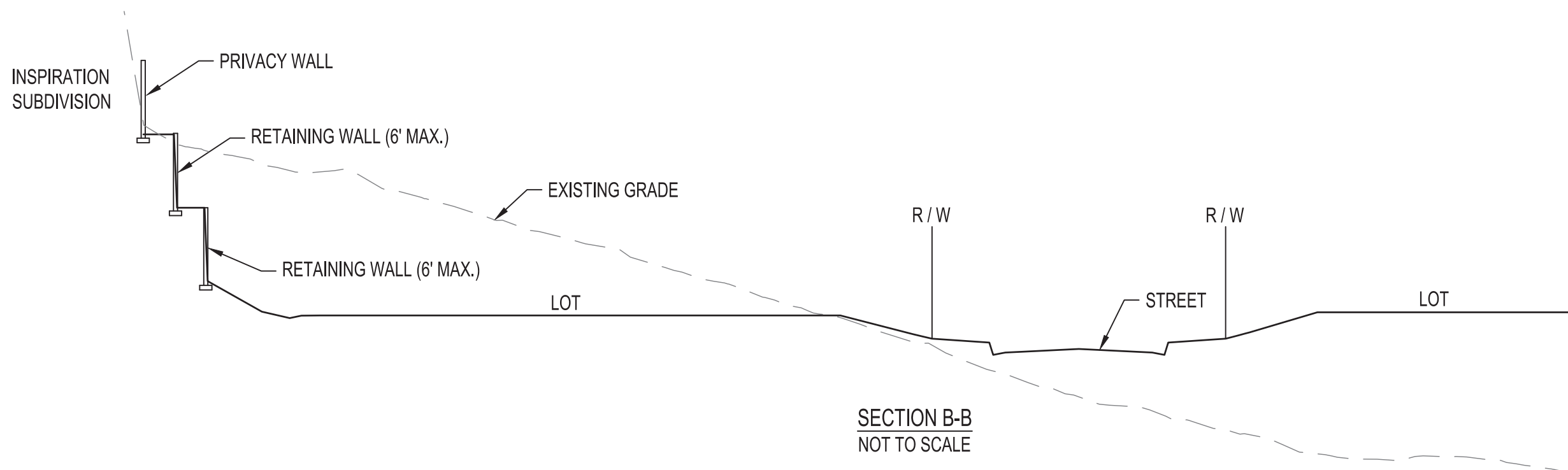
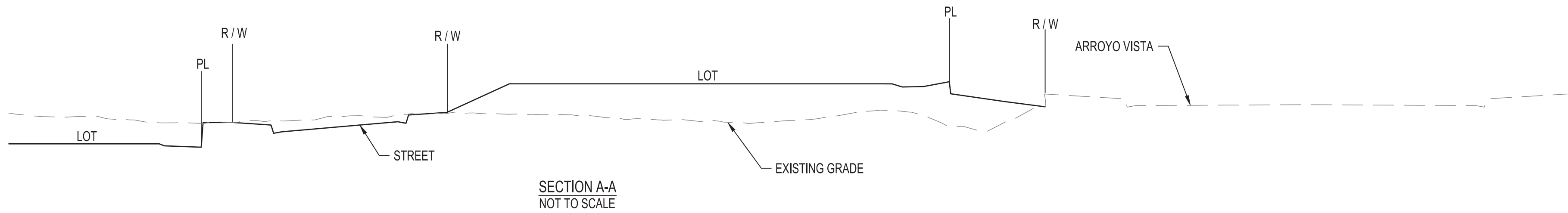
BENCH MARKS

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USC&GS BRASS DISK STAMPED "REWARD 1969"
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City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 5/2/2025
BY: *[Signature]*
HydroTeam # J08D003B
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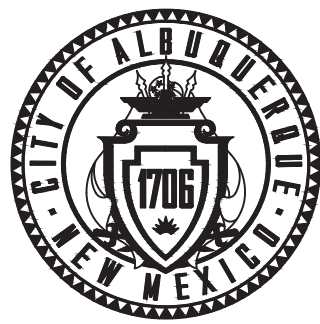
BENCH MARKS



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



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

Labels in the profile view include: R/W, STREET, LOT, EXISTING GRADE, RETAINING WALL (6' MAX.), POND, PL, and ALBUQUERQUE PUBLIC SCHOOLS.

SECTION G-G
NOT TO SCALE

EXISTING GRADE

LOT

R/W

STREET

LOT

PL

PRIVACY WALL

RETAINING WALL (6' MAX.)

POND

ALBUQUERQUE PUBLIC SCHOOLS

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

APPROVED

DATE: 5/2/2025

BY: *Jeffrey M. [Signature]*

JOB#0003B

HydroTrans # _____

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BENCH MARKS

SEAL



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

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



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SAVIO RIDGE SUBDIVISION GRADING SECTIONS

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

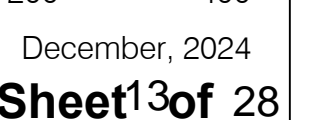
ZONE MAP NO.

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.



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 Impocle TM / Impocle 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 Thomless AZT / Thomless 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		
CHLI	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	Dasyliyon texanum / Texas Sotal	5 gal. cont. grwn	unbroken blades				
DAWH	11	Dasyliyon 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

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Issue Date: 05/12/2025

Drawn By: LGV, JJ

Reviewed By: AO, PV

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PLANTING NOTES &
PLANT LIST

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07/10/2025

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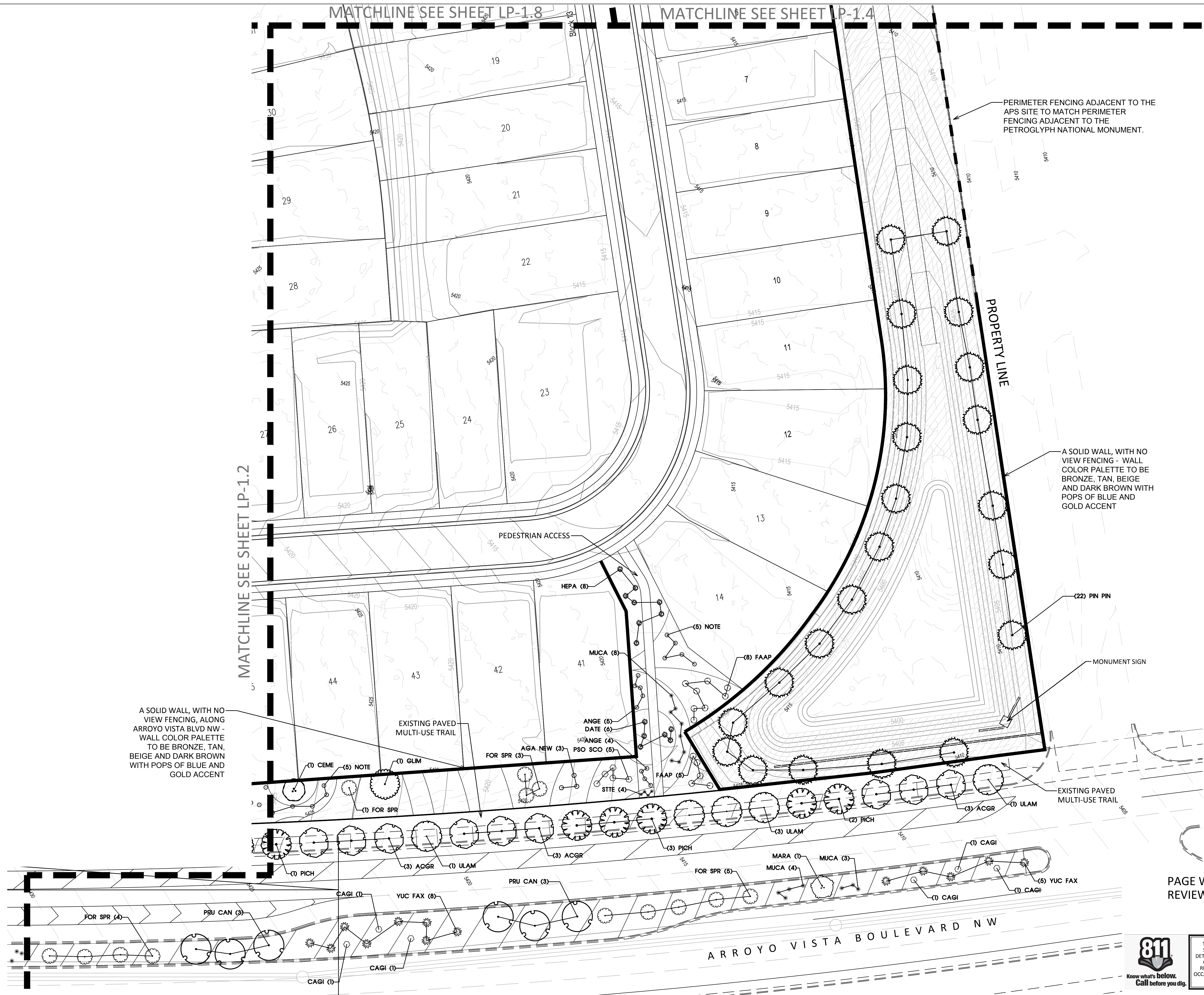
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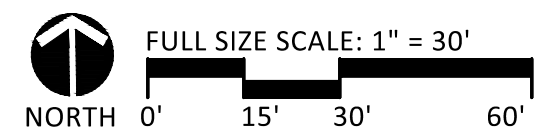
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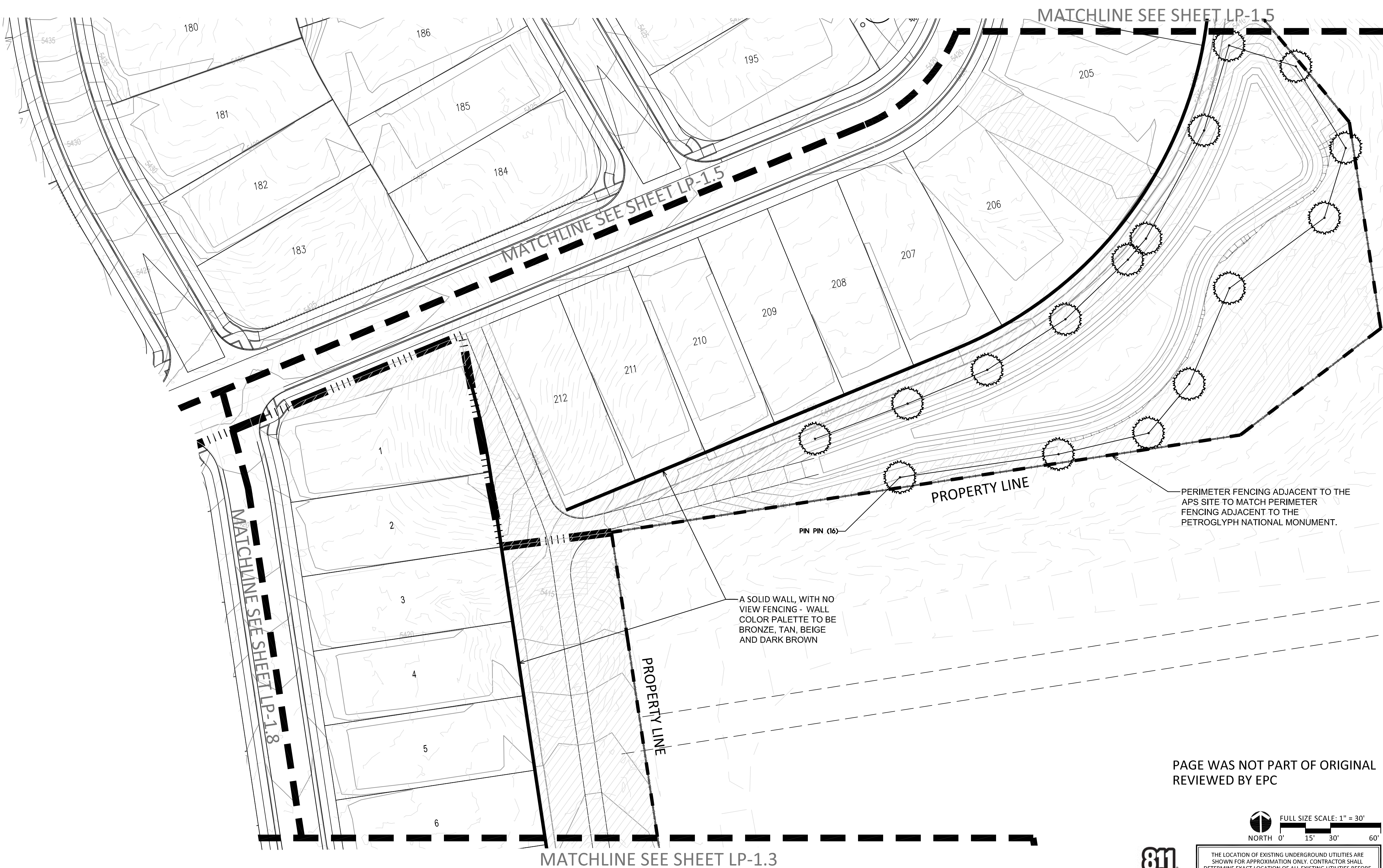


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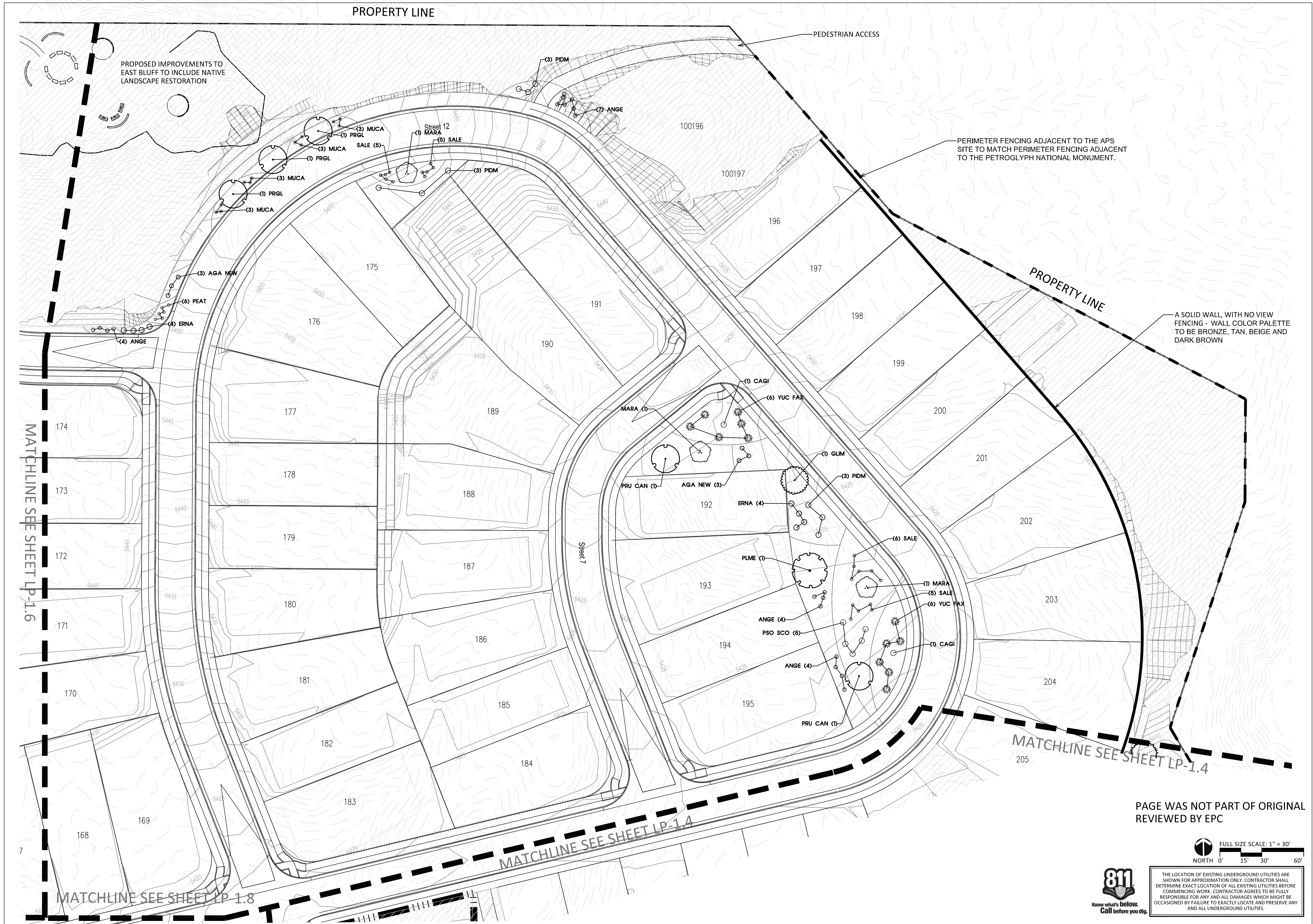
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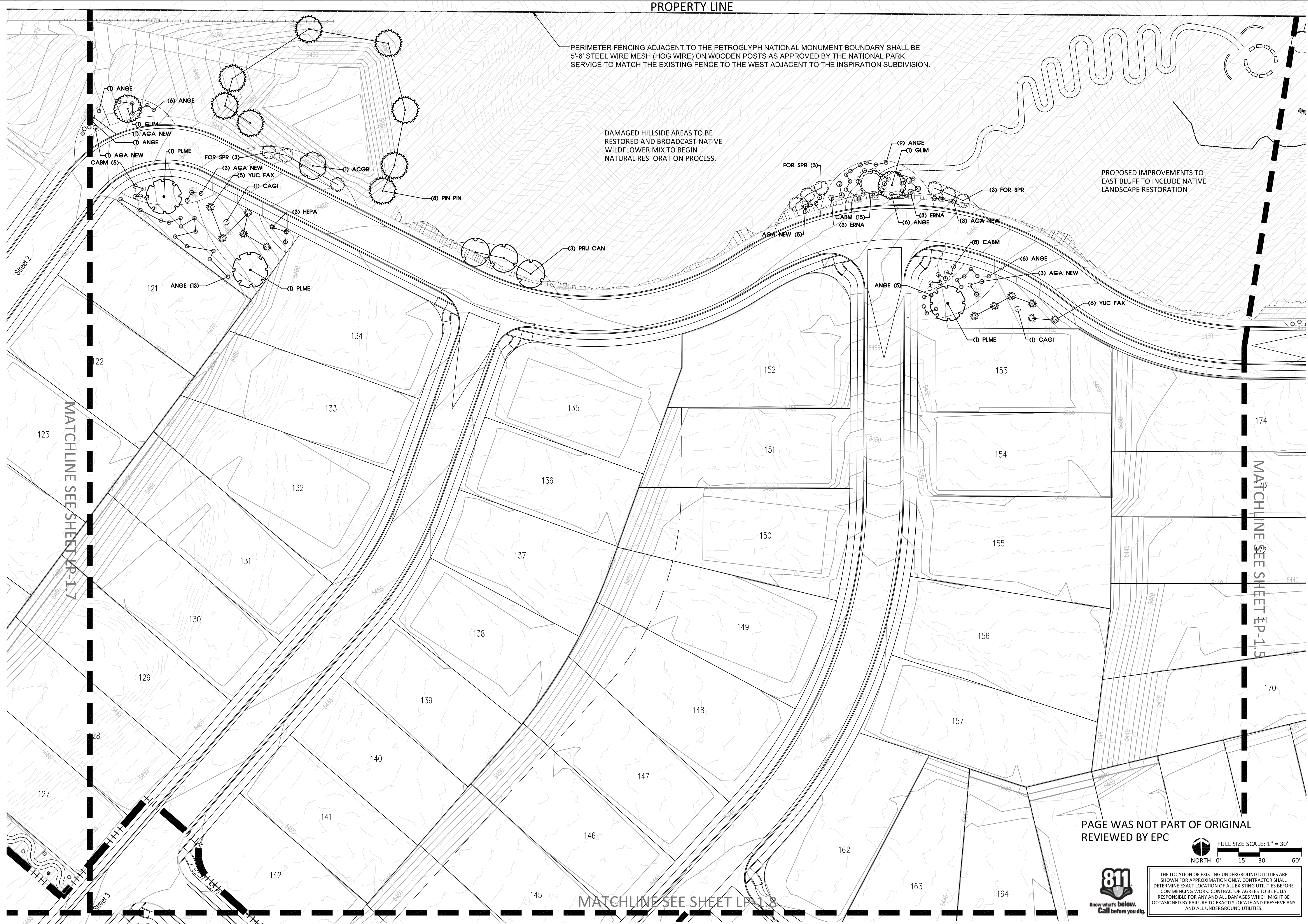
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NORTH 0' 15' 30' 60'

FULL SIZE SCALE: 1" = 30'

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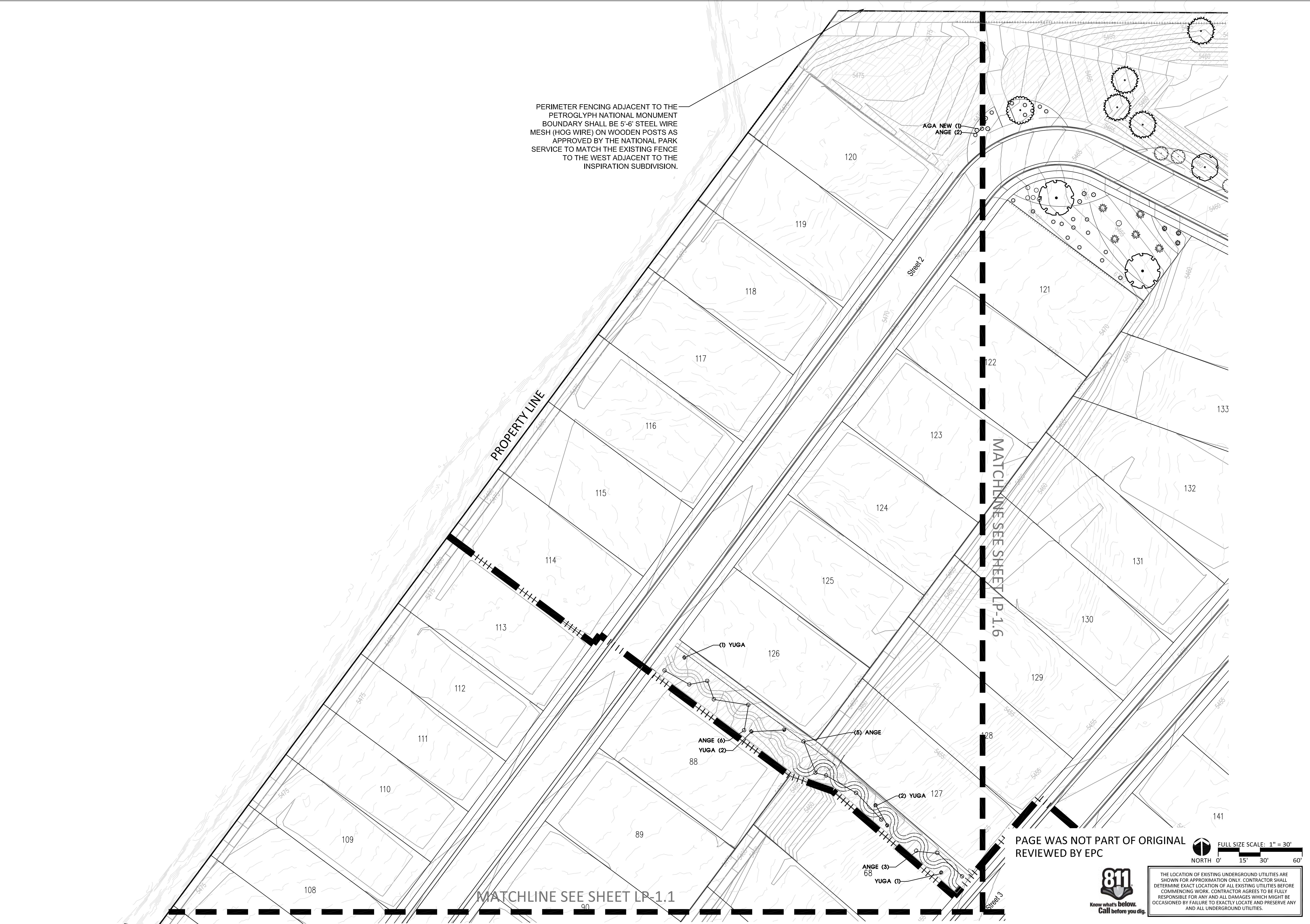
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AGA NEW (1)
ANGE (2)

MATCHLINE SEE SHEET LP-1.6

MATCHLINE SEE SHEET LP-1.1

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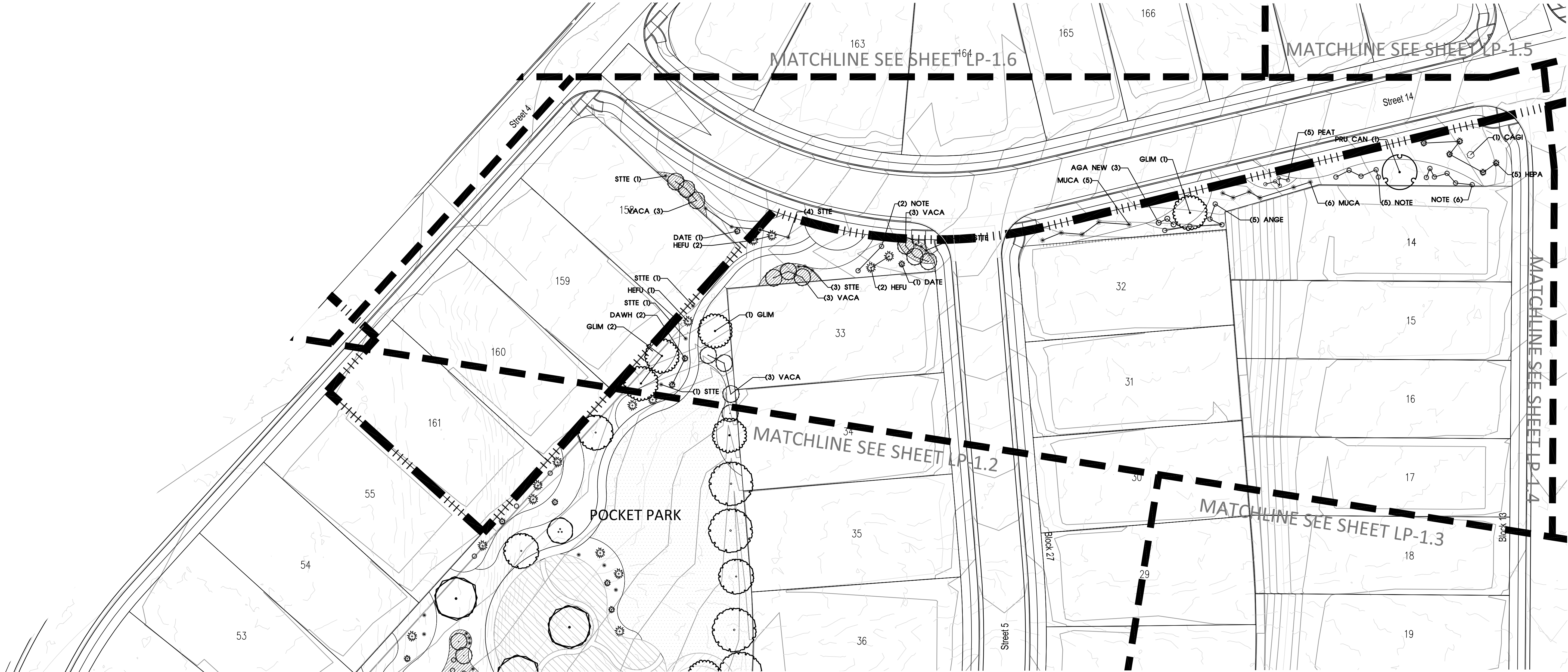
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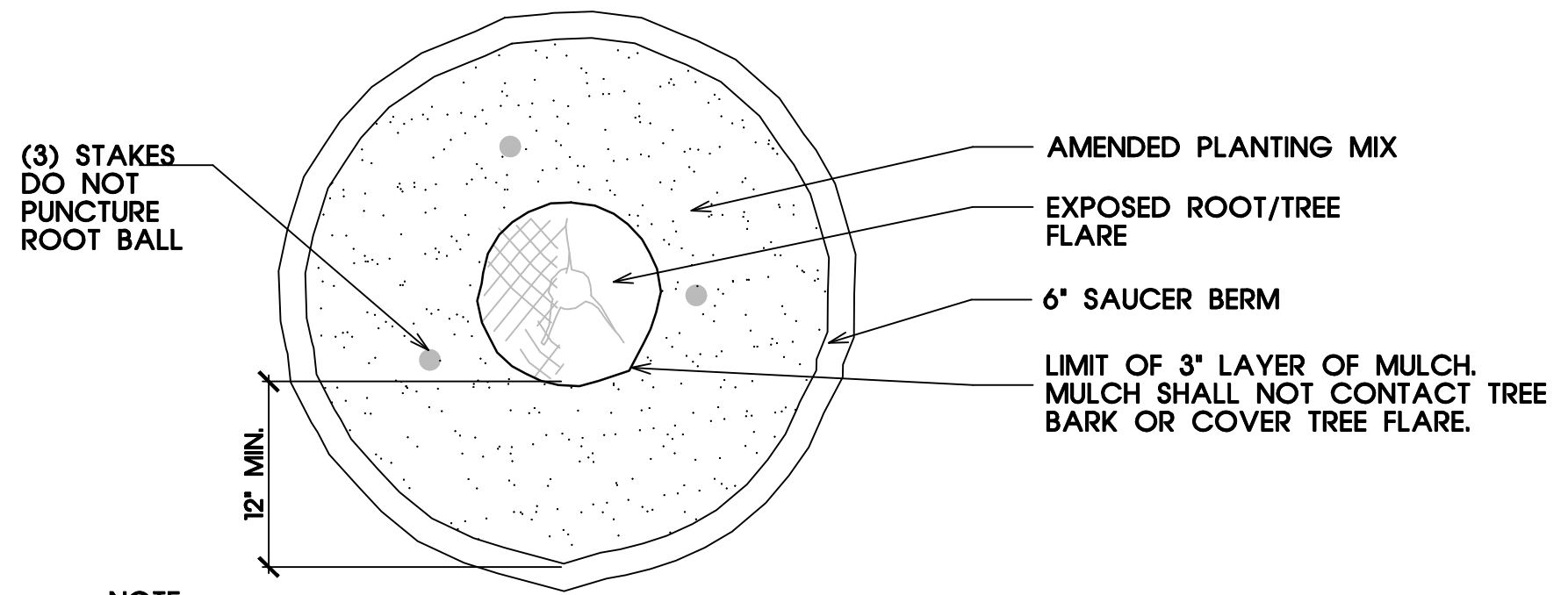
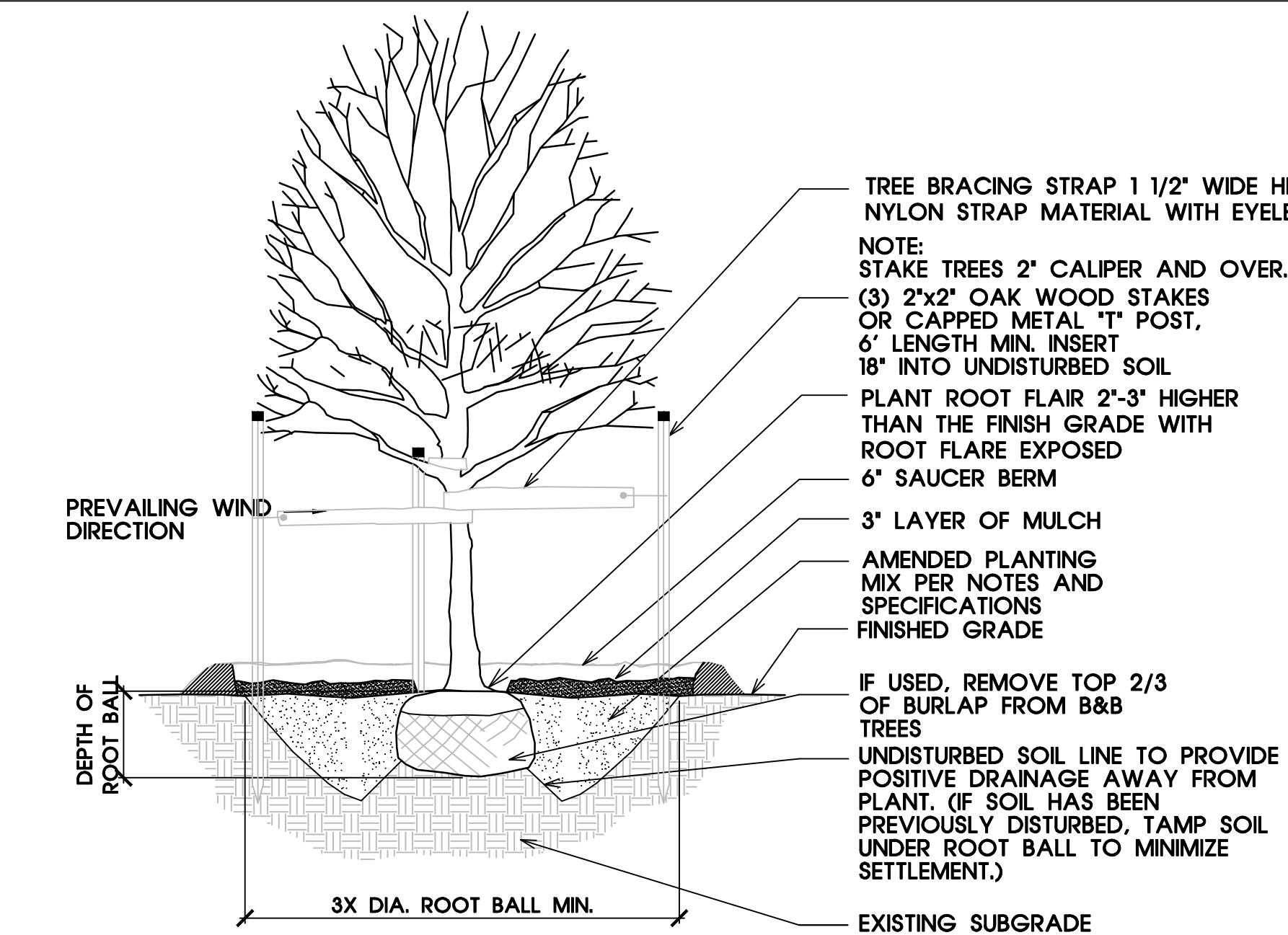
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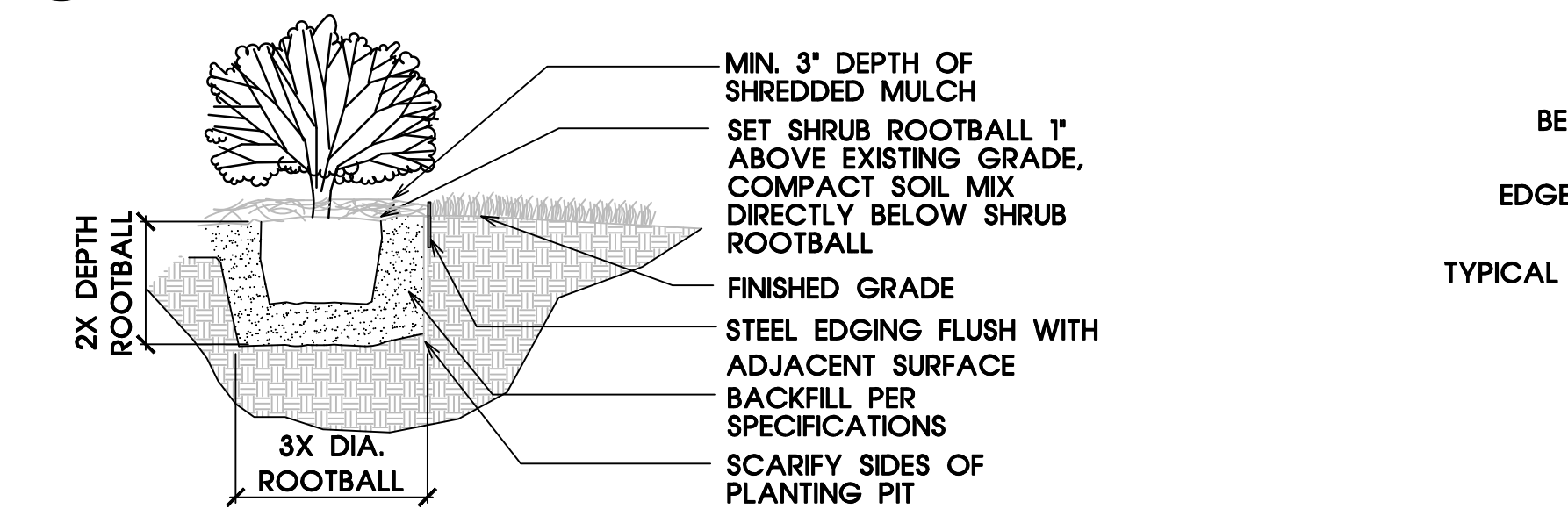
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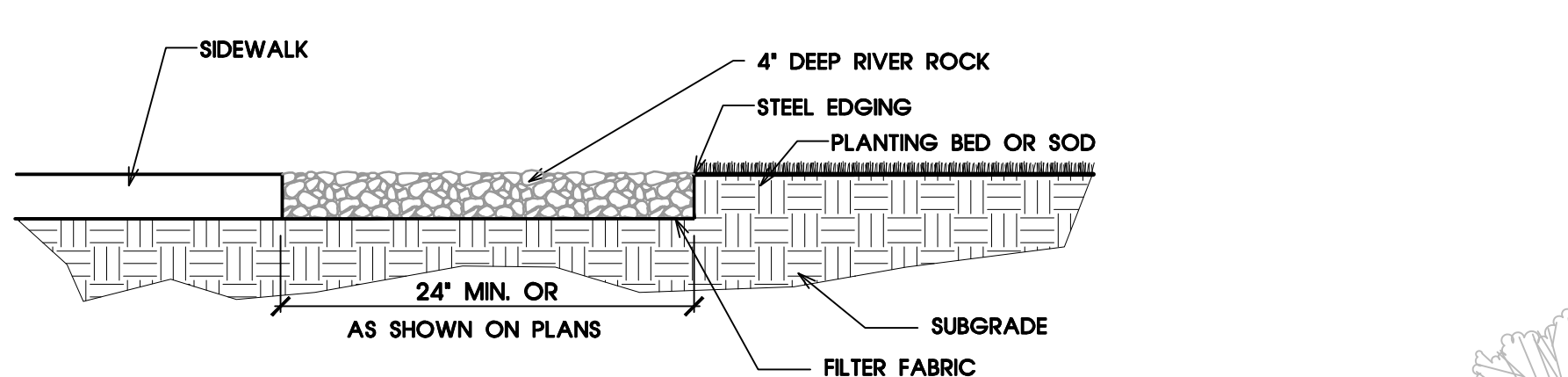
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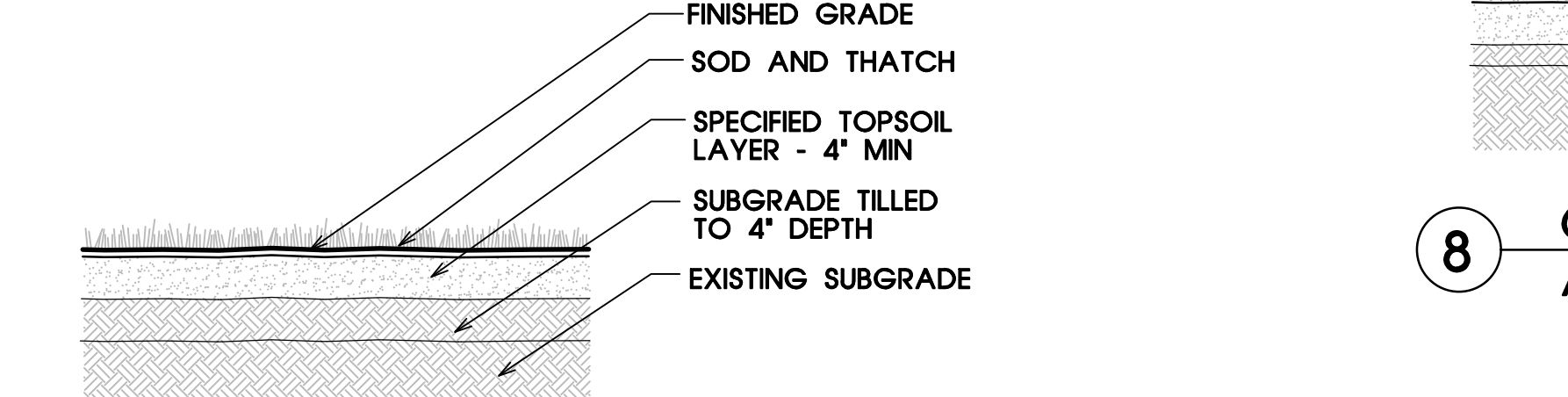
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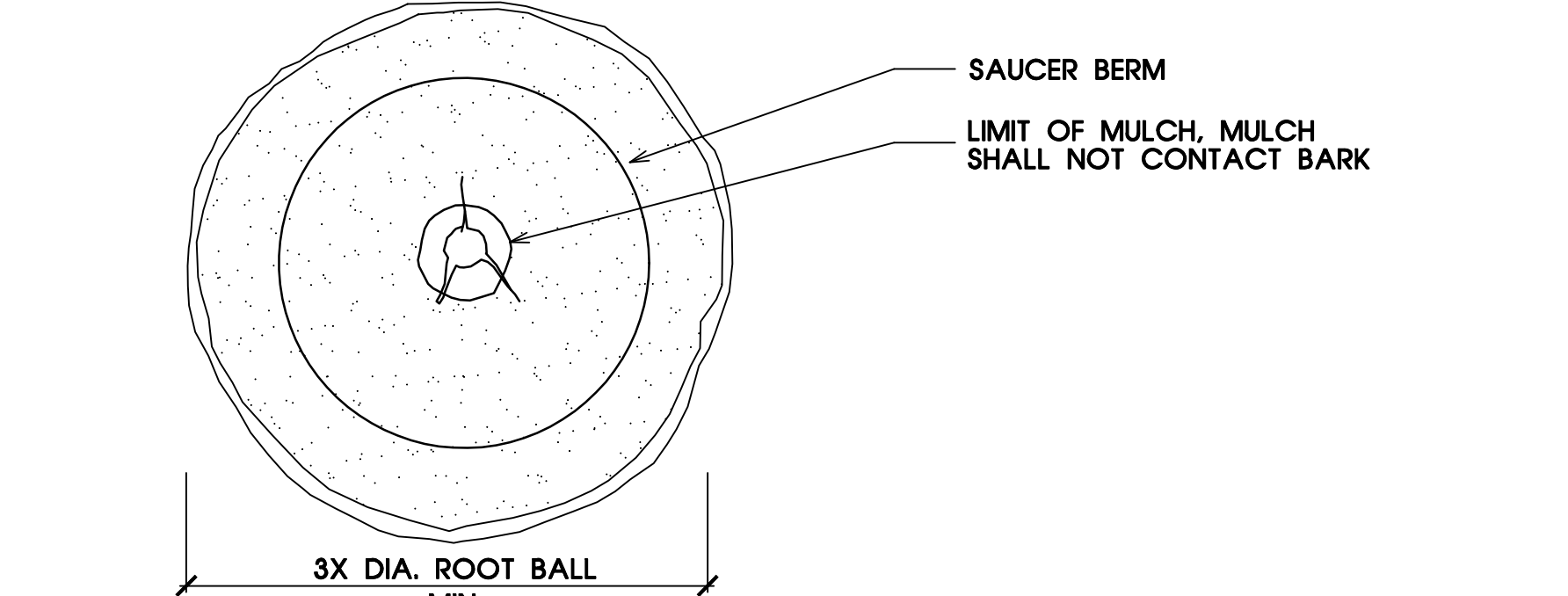
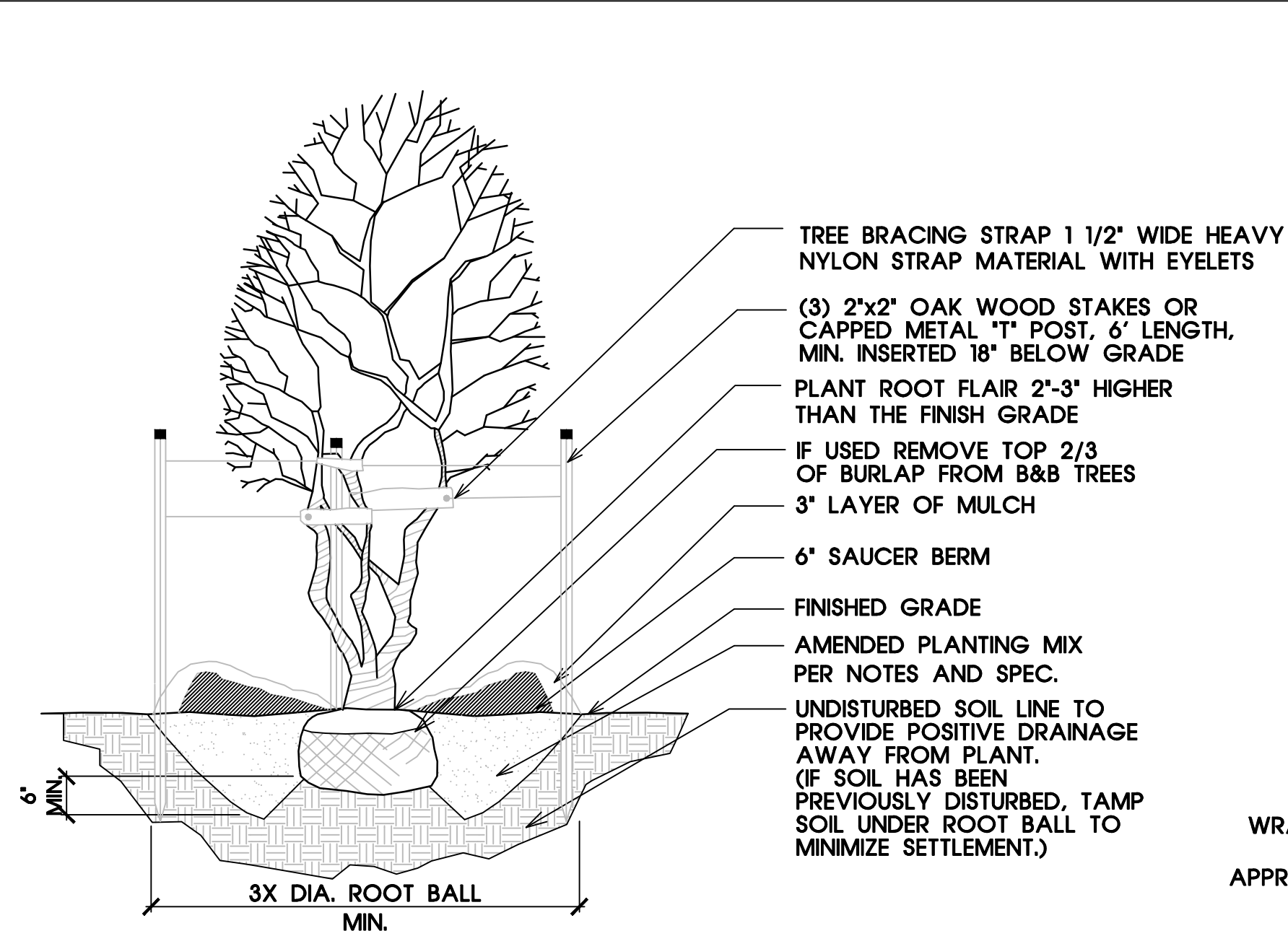
5 RIVER ROCK BED

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6 TURF SOD AREAS

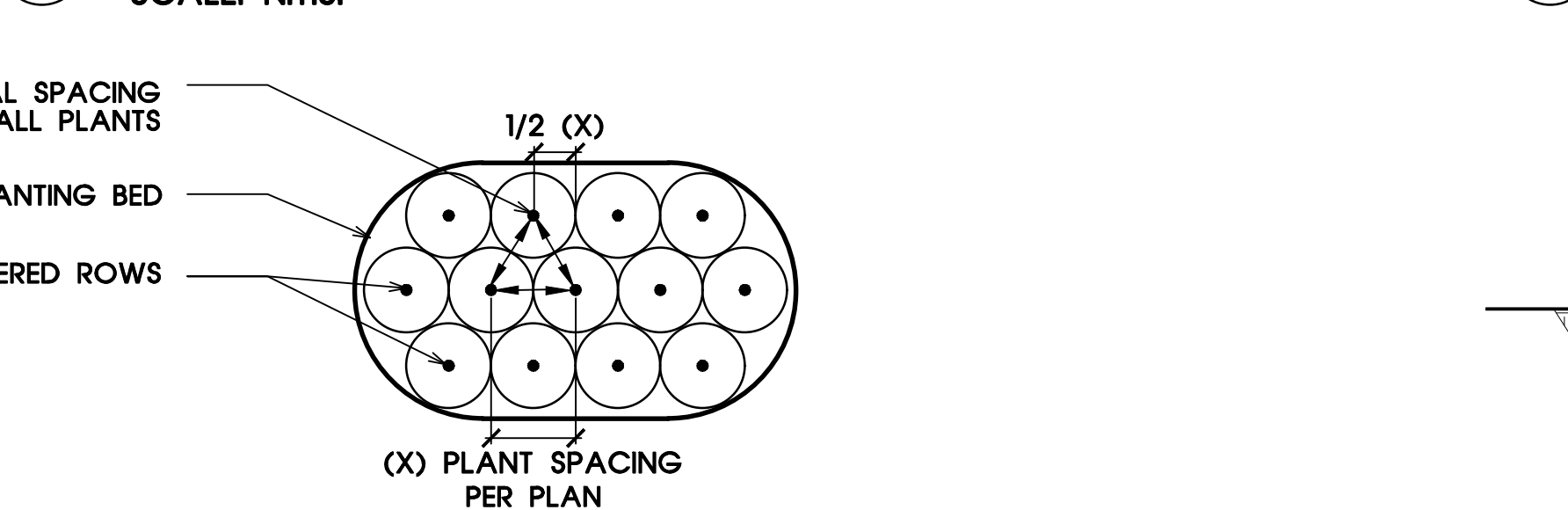
SCALE: N.T.S.



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.



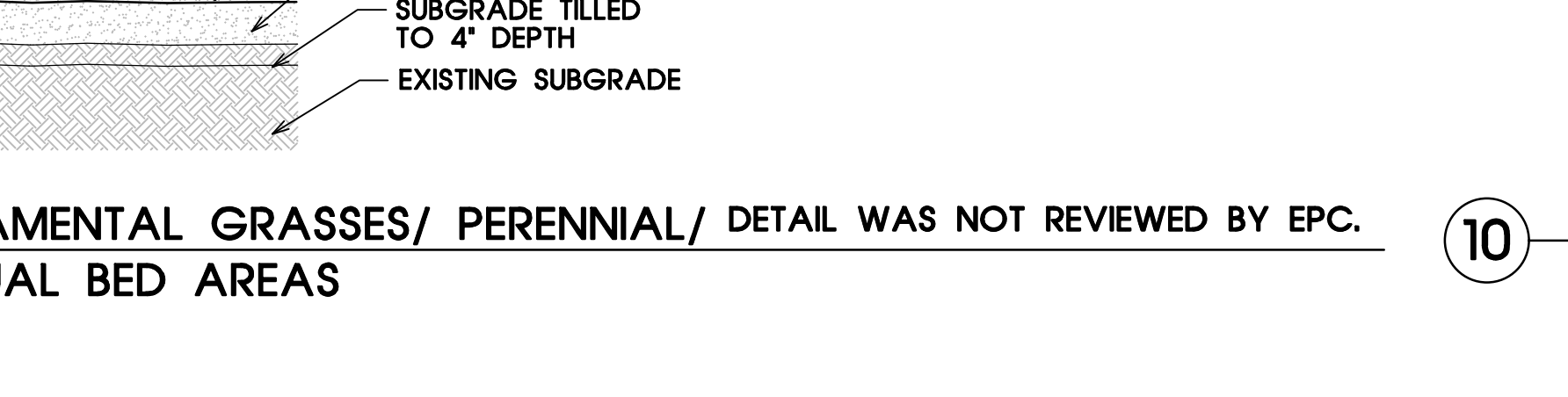
7 PLANTING BED PLAN

SCALE: N.T.S.



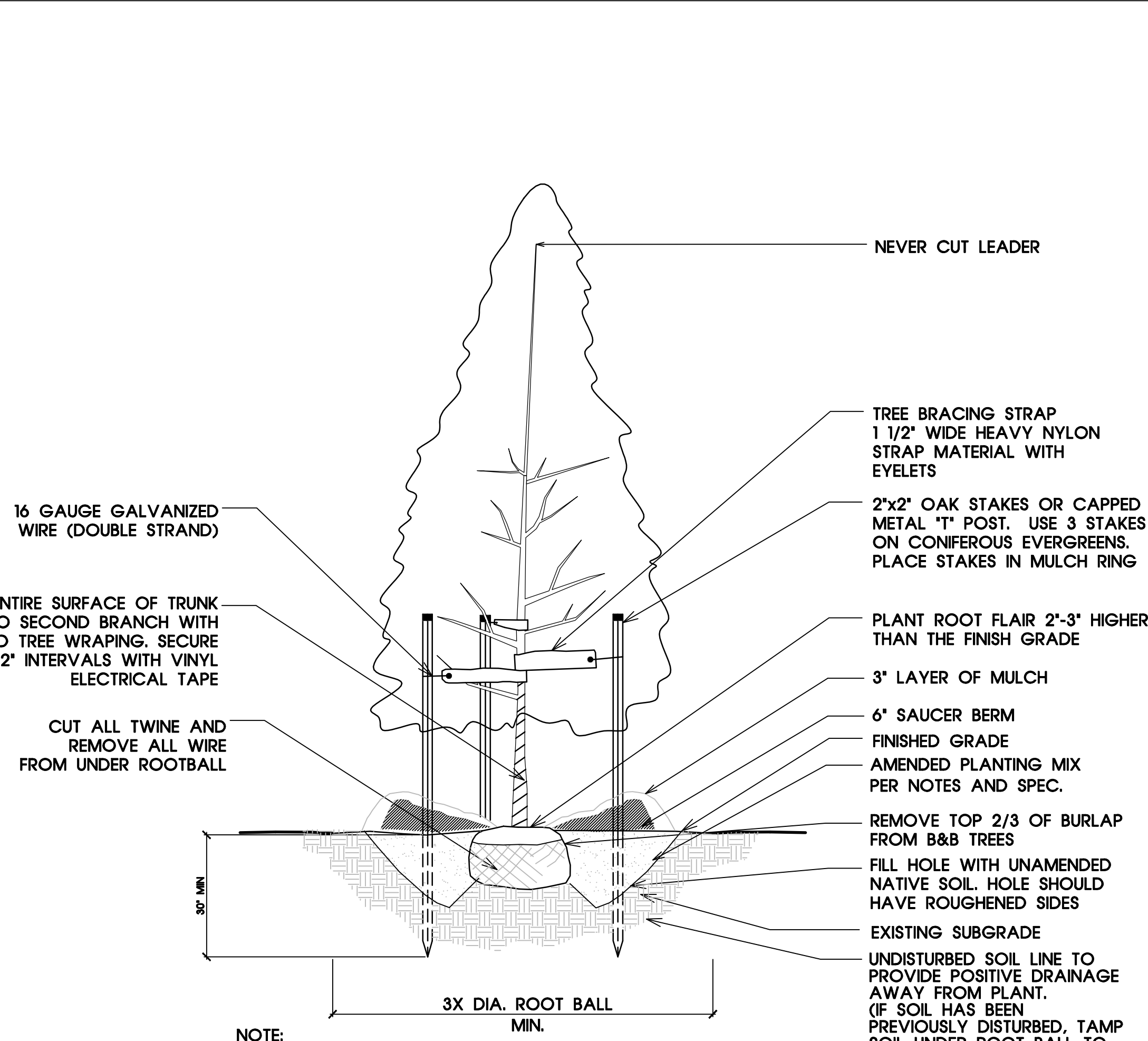
8 ORNAMENTAL GRASSES/ PERENNIAL/ ANNUAL BED AREAS

SCALE: N.T.S.



6 TURF SOD AREAS

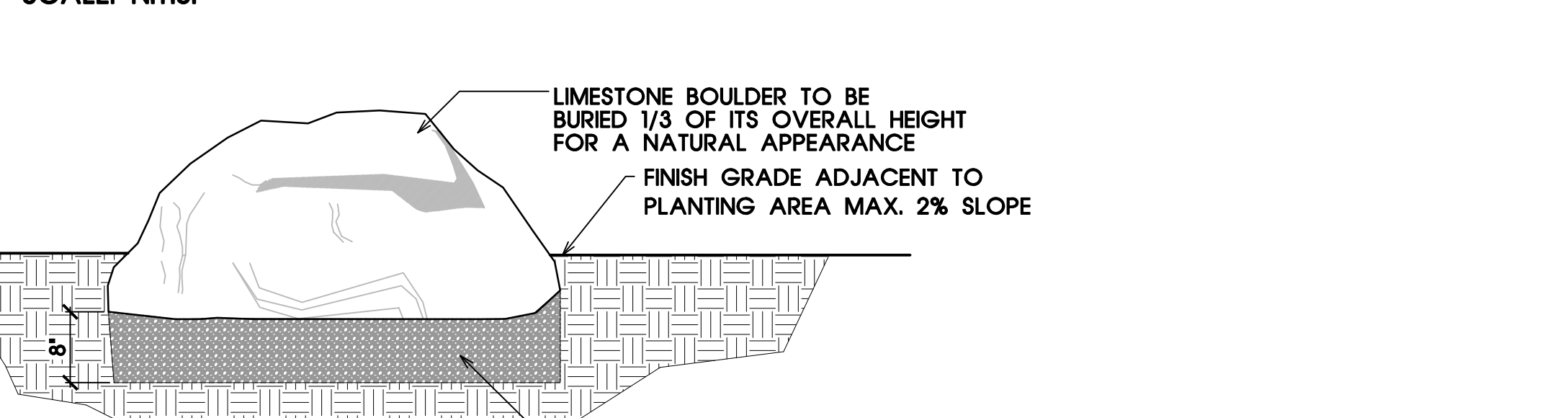
SCALE: N.T.S.



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.

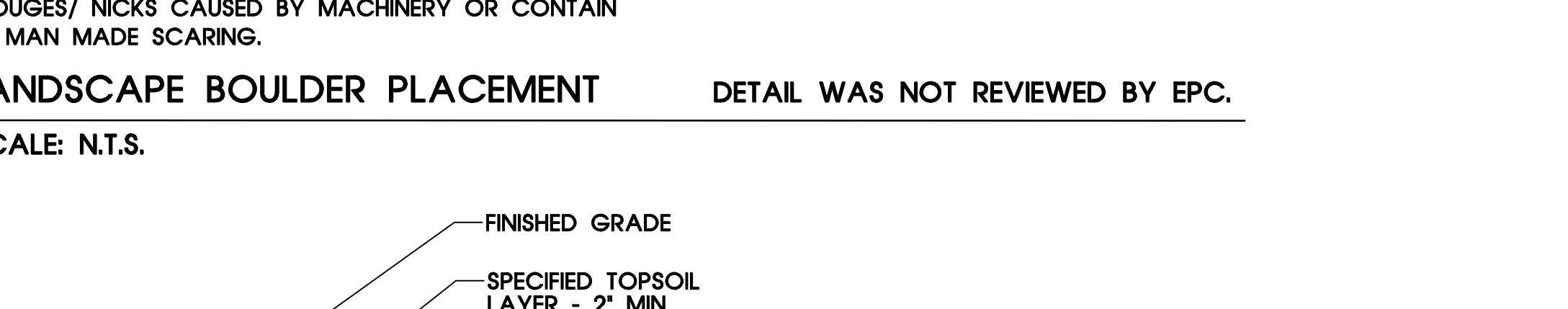
3 TREE PLANTING - PYRAMIDAL

SCALE: N.T.S.



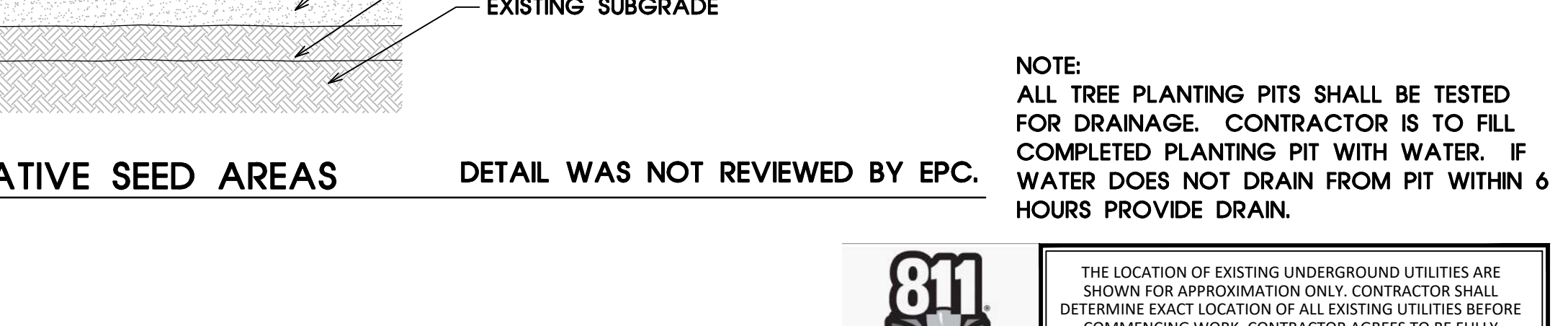
9 LANDSCAPE BOULDER PLACEMENT

SCALE: N.T.S.



10 NATIVE SEED AREAS

SCALE: N.T.S.

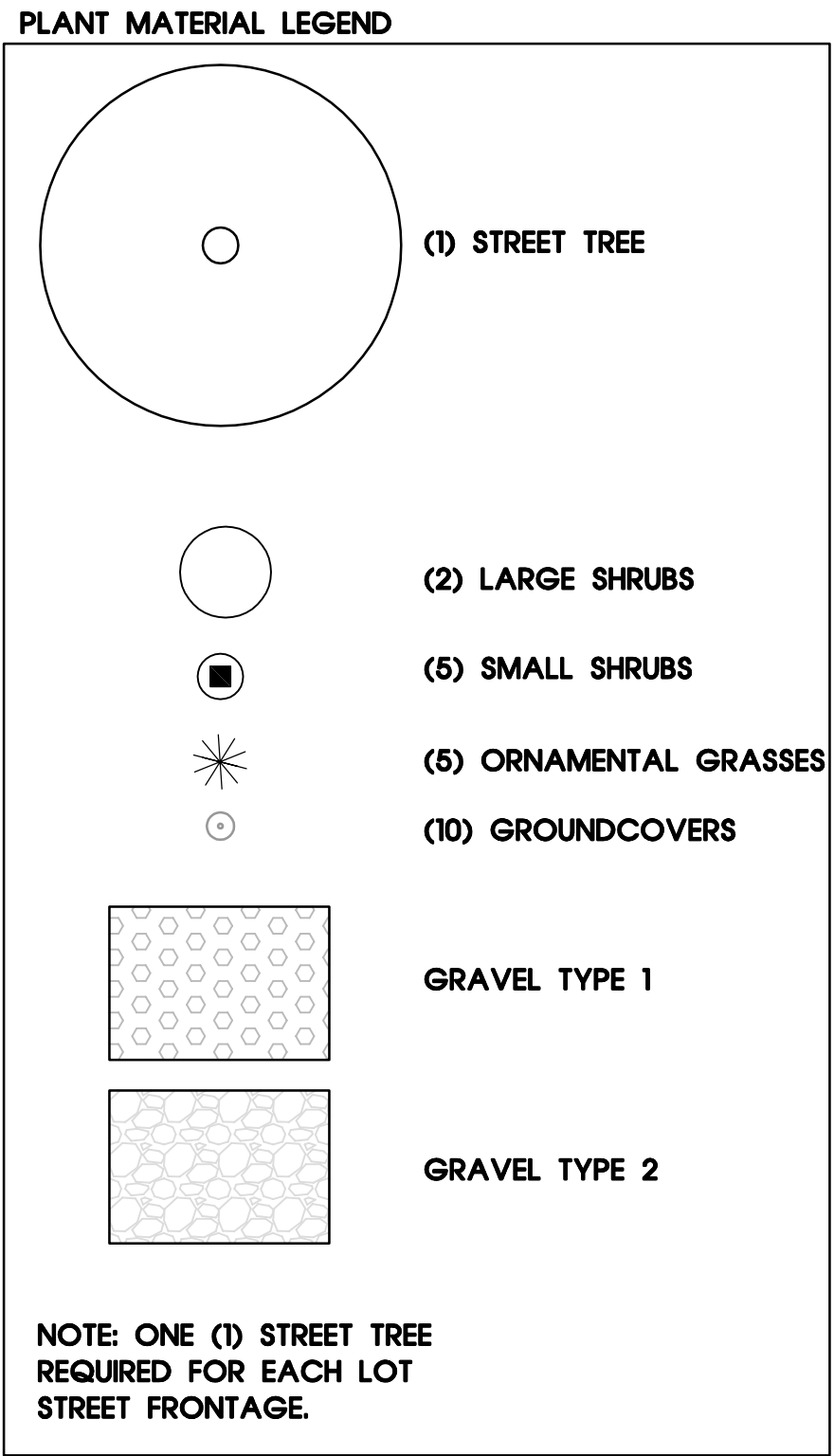
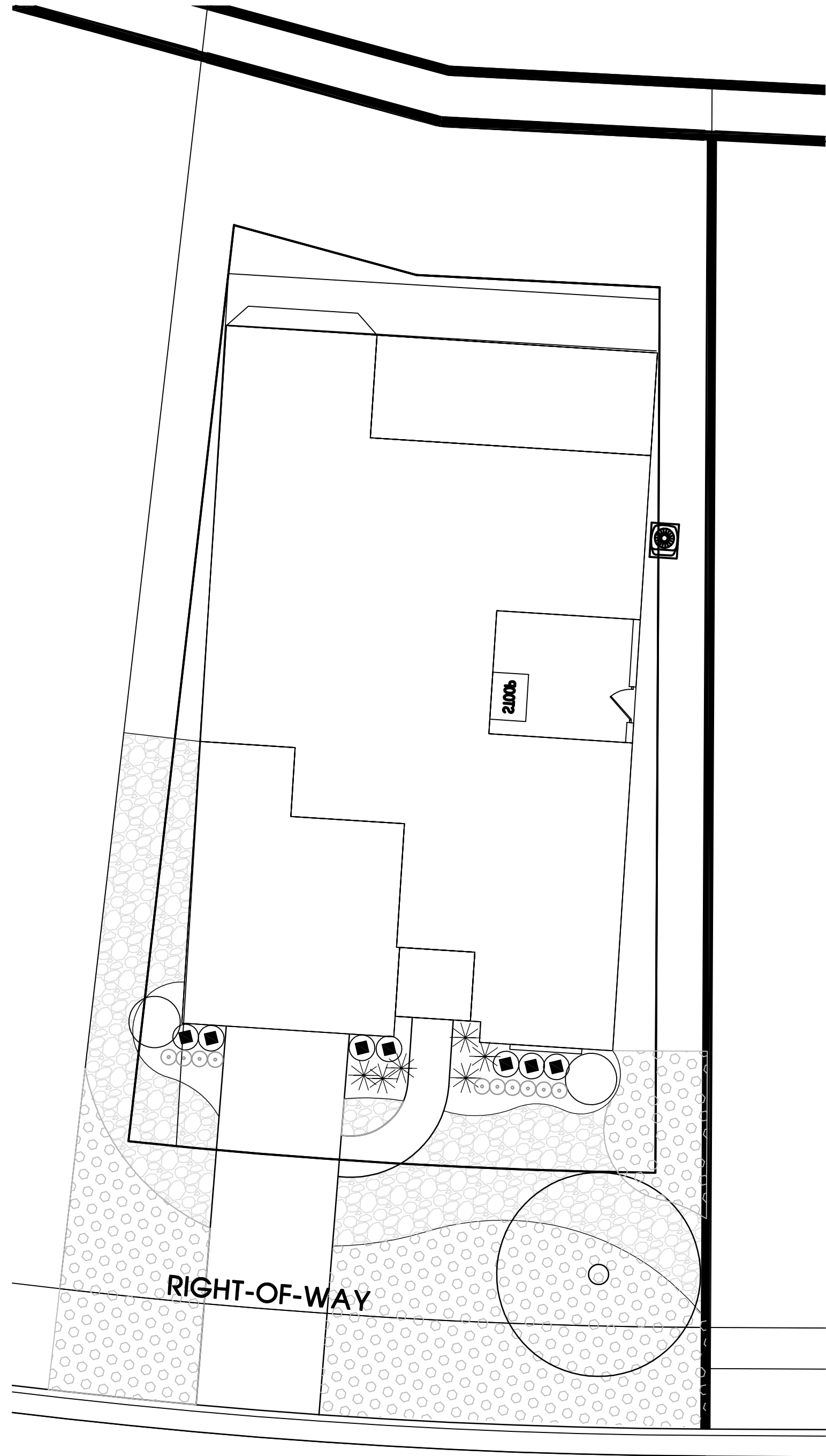
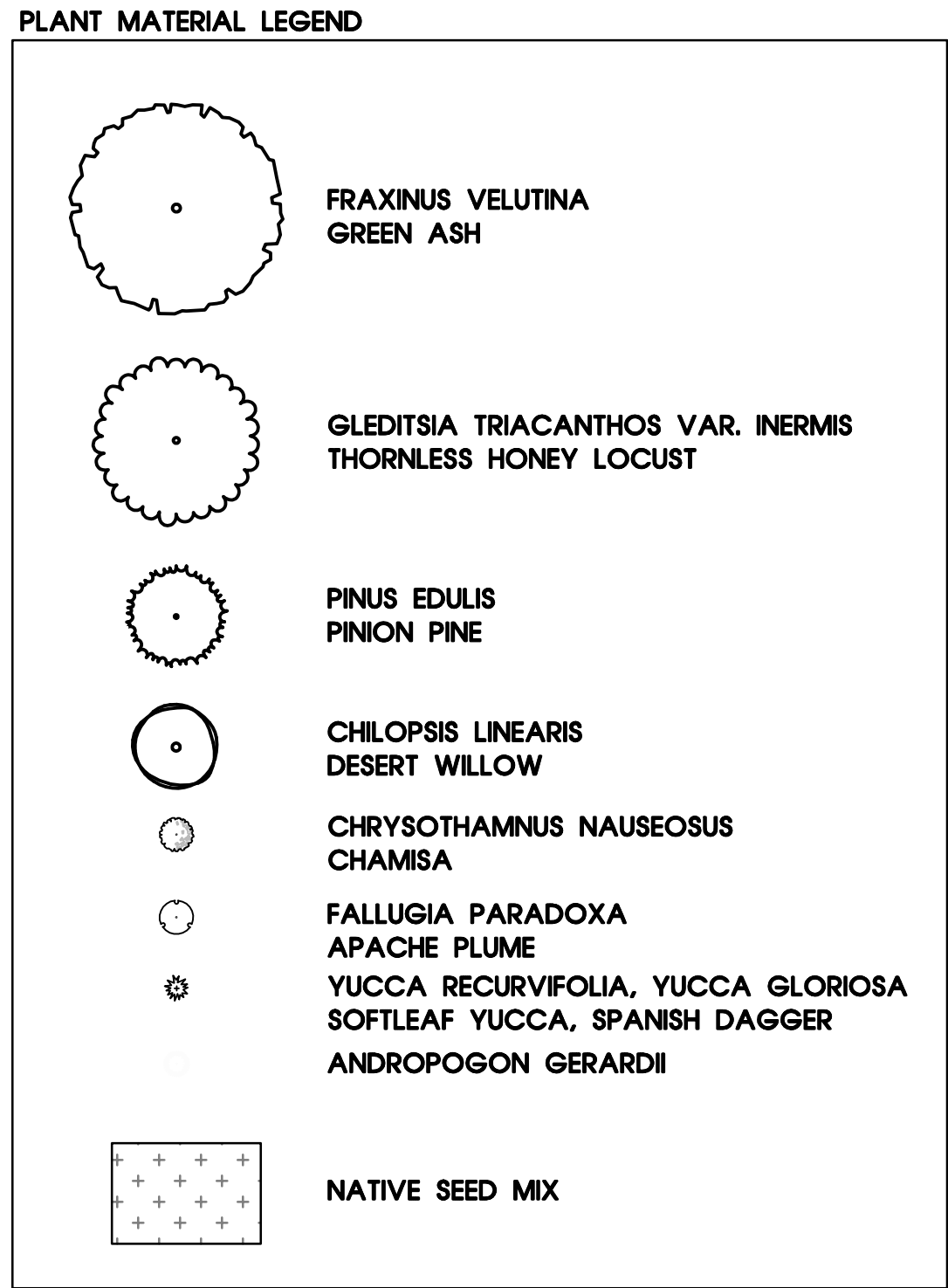
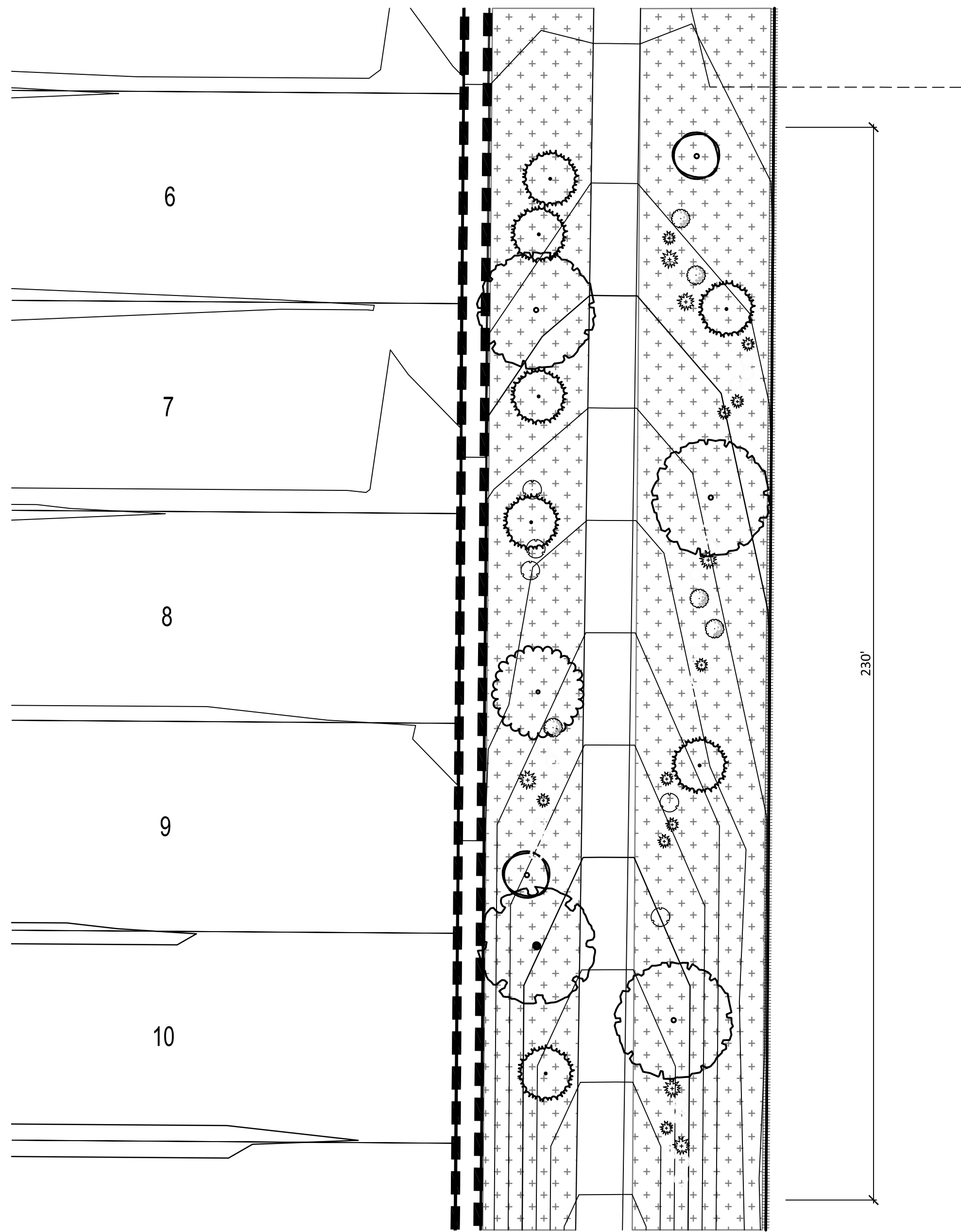


6 TURF SOD AREAS

SCALE: N.T.S.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



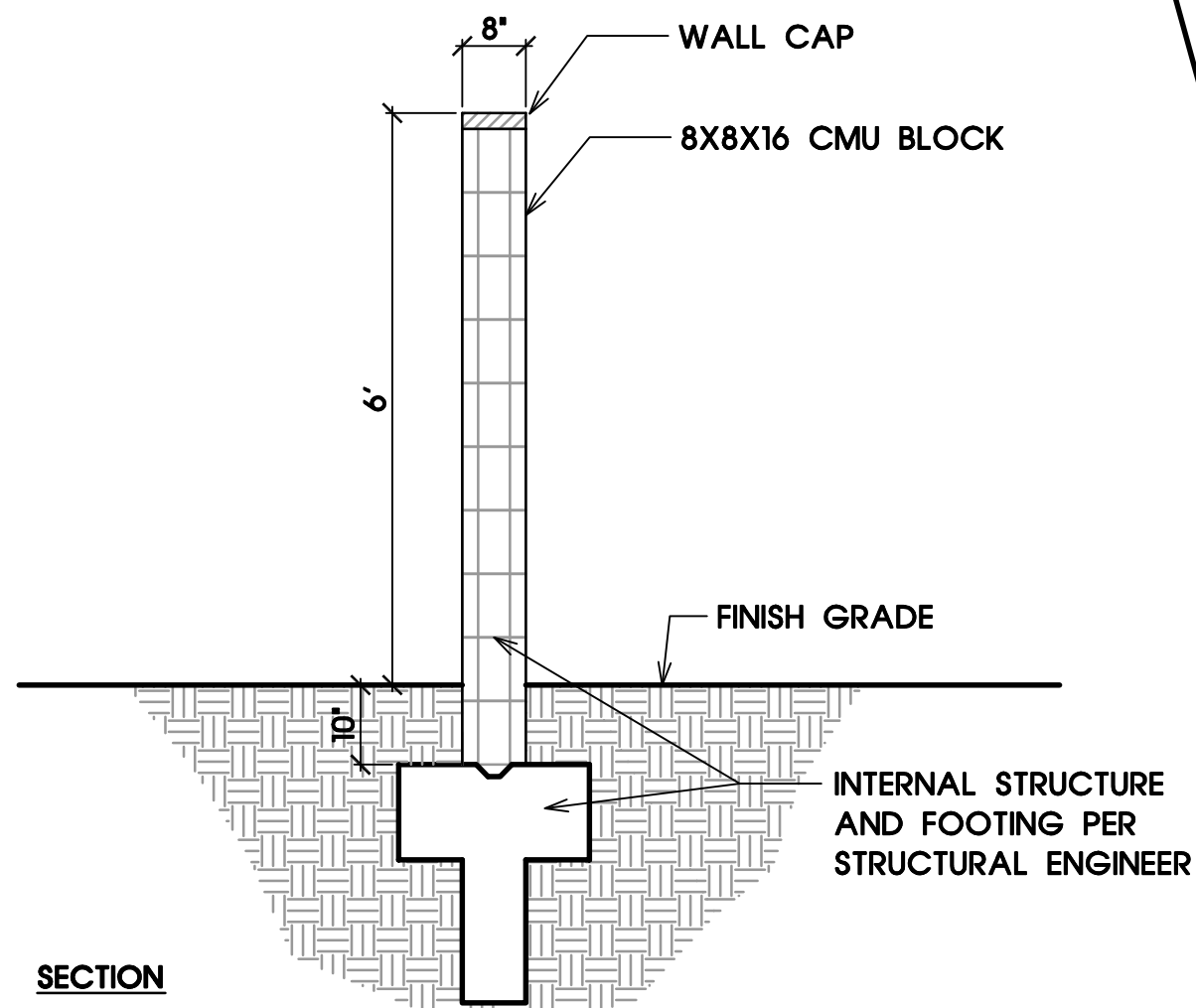
1 PROTOTYPICAL OPEN SPACE PLANTING
SCALE: 1" = 20'-0"

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.



SECTION

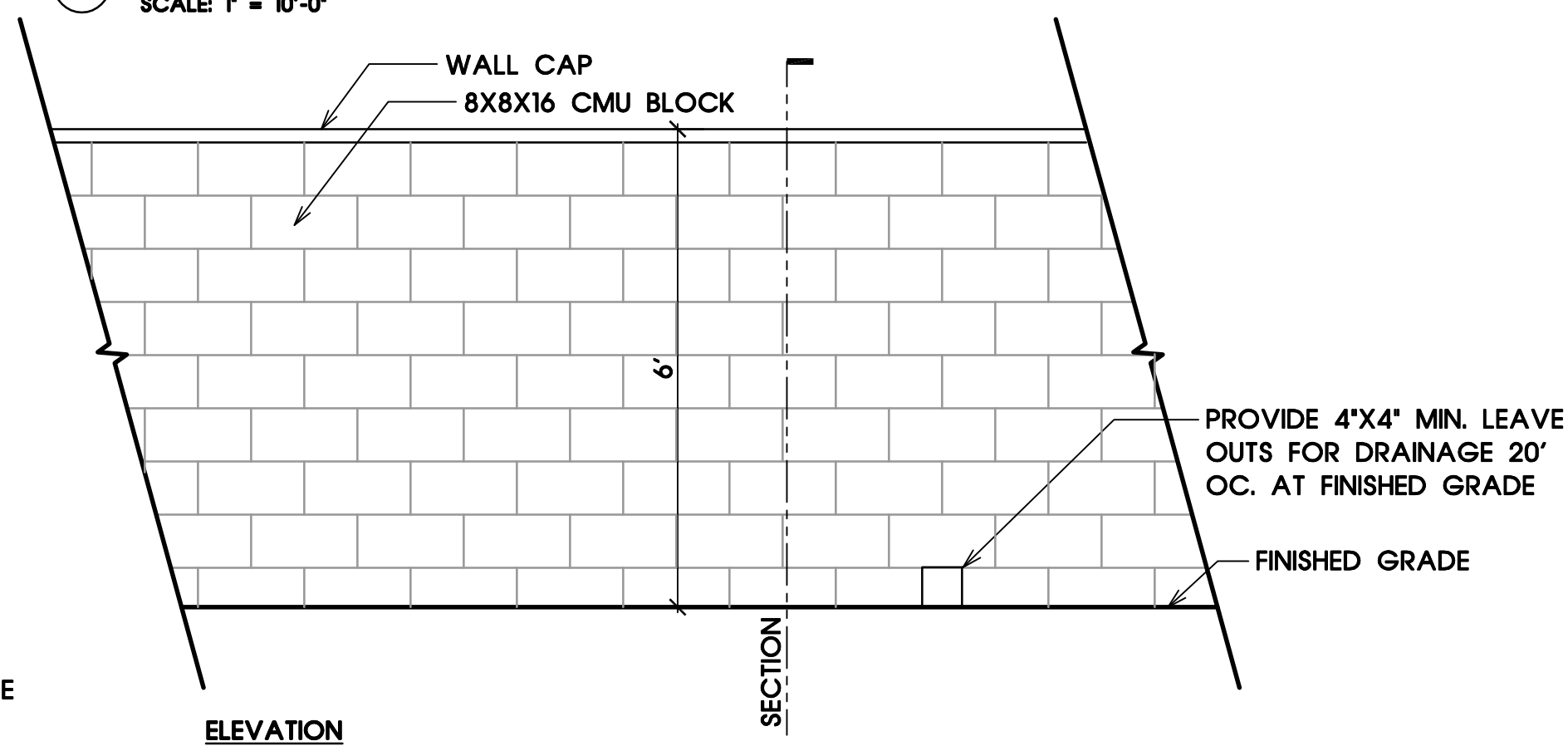
3 PROTOTYPICAL OPEN SPACE / APS FENCE

DETAIL WAS NOT REVIEWED BY EPC

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

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

DETAIL WAS NOT REVIEWED BY EPC



ELEVATION

SECTION

PROVIDE 4'X4' MIN. LEAVE
OUTS FOR DRAINAGE 20'
OC. AT FINISHED GRADE



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DETAIL WAS NOT REVIEWED BY EPC

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Austin, TX 78727
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PULTE HOMES
OF NEW MEXICO

7601 JEFFERSON STREET NE
SUITE 320
ALBUQUERQUE, NEW MEXICO 87109



05/12/2025

LANDSCAPE IMPROVEMENT PLAN
SAVIO RIDGE
ALBUQUERQUE, NEW MEXICO

Drawing File Name
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Issued:
1. LANDSCAPE COMPLIANCE 12/11/2024
2. LANDSCAPE COMPLIANCE 01/23/2025
3. LANDSCAPE COMPLIANCE 02/27/2025
4. LANDSCAPE COMPLIANCE 04/22/2025
5. LANDSCAPE COMPLIANCE 05/12/2025

Revisions:
1. _____
2. _____
3. _____
4. _____
Issue Date: 05/12/2025

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

Project No.
240031-PUNNM

PROTOTYPICAL DETAILS

Sheet No.
LPD-2 25 of 28

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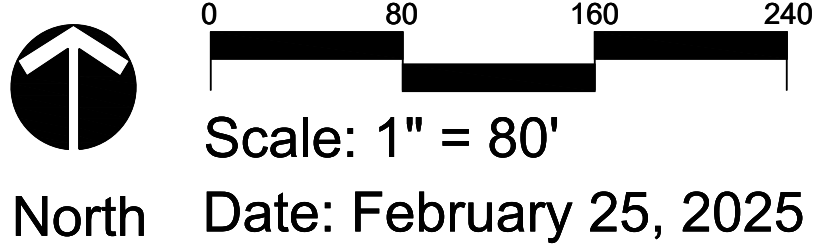
SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

OVERALL LANDSCAPE PLAN
RENDERING

PULTE NEW MEXICO
ALBUQUERQUE, NEW MEXICO



SHEET FILE: L:\240031-PUNM\Cadfiles\LA\Overall Landscape Concept Exhibit.dwg
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.

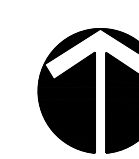


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www.secplanning.com + info@secplanning.com

POCKET PARK CONCEPT
PULTE NEW MEXICO
ALBUQUERQUE, NEW MEXICO



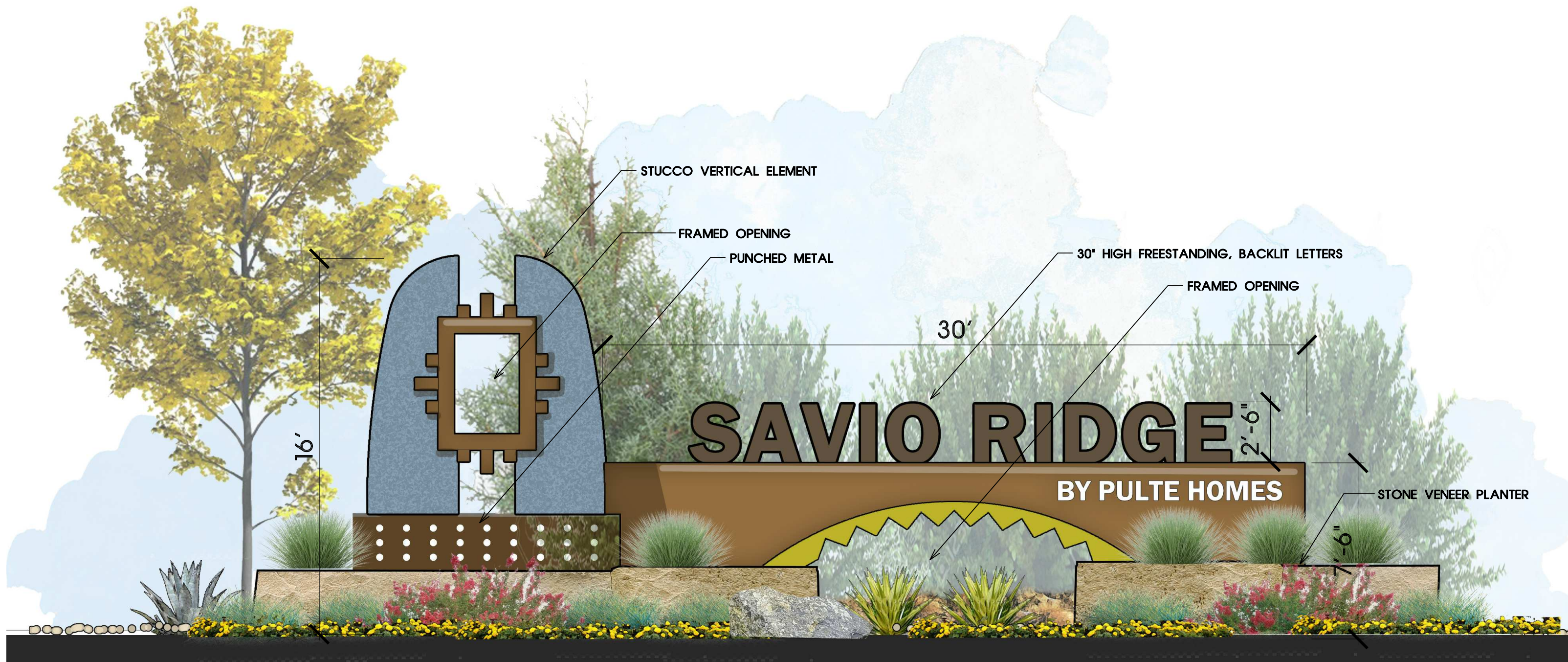
North



Scale: 1" = 30'

Date: March 13, 2025

SHEET FILE: L:\240031-PUNM\Cadfiles\LA\Park\LA-Base_Park.dwg
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.



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

PULTE NEW MEXICO
ALBUQUERQUE, NEW MEXICO

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT.) REQUIRED INFRASTRUCTURE LIST

SAVIO RIDGE SUBDIVISION
(TRACT N-1-B)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private InVpector	City InVpector	City CnVt EnJineer
PUBLIC WATERLINE IMPROVEMENTS - ONSITE PHASE-1									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	LOGIC LANE	FLOATING ESMT AT PH BNDY BETWEEN LOT 113/ LOT 114	QUEST TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	QUEST TRAIL	LOGIC LANE	SCHOLASTIC TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	SCHOLASTIC TRAIL	QUEST TRAIL	MENTOR LANE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	DISCOVERY TRAIL	QUEST TRAIL	PHASE BOUNDARY FLOATING ESMT AT PH BNDRY BETWEEN LOT 113/ LOT 114	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WISDOM WAY	QUEST TRAIL	MENTOR LANE	/	/	/
							/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TUTOR TRAIL	QUEST TRAIL	MENTOR LANE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MENTOR LANE	WISDOM WAY	TUTOR TRAIL	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MENTOR LANE	SCHOLASTIC TRAIL	20' WL EASEMENT BETWEEN LOT 1 AND 212	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	20' WL EASEMENT BTWN LOT 1 AND 212 TRACT 18 AND 19 AND WITH 20' EASEMNT ON APS PROPERTY (TRACT N-1-A)	MENTOR LANE	EXISTING WATERLINE WITH APS K-8 PROPERTY APPROX 550' OF EAST BOUNDARY	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	KNOWLEDGE LANE	ARROYO VISTA BLVD EXISTING 12" WATERLINE	QUEST TRAIL	/	/	/
		TEMPORARY 6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	20' FLOATING WL ESMNT N OF LOTS 68 AND 88	LOGIC LANE	DISCOVERY TRAIL	/	/	/
							/	/	/

[illegible]

Size	Type of Improvement	Location	From	To
<u>PUBLIC/PRIVATE STORM DRAIN IMPROVMENTS - ONSITE PHASE-1</u>				
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PI R SQUARED WAY	POND 3	DISCOVERY TRAIL
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DISCOVERY TRAIL	PI R SQUARED WAY	M C SQUARED LANE
18-36** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	M C SQUARED LANE	DISCOVERY TRAIL	WISDOM WAY
18-36** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WISDOM WAY	M C SQUARED LANE	QUEST TRAIL
18-54** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	QUEST TRAIL	KNOWLEDGE LANE	SCHOLASTIC TRAIL
18-54** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SCHOLASTIC TRAIL	LOWPOINT ACROSS FROM LOT 12	QUEST TRAIL
18-54** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DRAINAGE EASEMENT ON TRACT 20	QUEST TRAIL	POND 1 -DRAINAGE EASEMENT ON TRACT 19
18-36** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TUTOR TRAIL	PHASE BOUNDARY MENTOR LANE	QUEST TRAIL
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DRAINAGE EASEMENT ON TRACT 18	POND 2 -DRAINAGE EASEMENT ON TRACT 18	POND 1 -DRAINAGE EASEMENT ON TRACT 19
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DRAINAGE EASEMENT ON TRACT 19	POND 2 -DRAINAGE EASEMENT ON TRACT 18	POND 1 -DRAINAGE EASEMENT ON TRACT 19
	POND 1 (3.30 AC-FT)	DRAINAGE EASEMENT ON TRACT 19		
	POND 2 (1.30 AC-FT)	DRAINAGE EASEMENT ON TRACT 18		
	POND 3 (0.20 AC-FT)	DRAINAGE EASEMENT ON TRACT 17		
LOMR 1	A FEMA LETTER OF MAP REVISION IS REQUIRED TO REDEFINE THE EXISTING FLOODPLAIN IN ZONE AE TO A ZONE SHADED X			
LOMR 2	A FEMA LETTER OF MAP REVISION IS REQUIRED TO REMOVE NEW DESIGNATED FLOODPLAIN IN SHADED X			
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SUBSURFACE STORM DRAIN IS PUBLIC, OWNED AND OPERATED BY COA. PONDS, INLET AND INLET CONNECTOR PIPES ARE PRIVATE, OWNED AND OPERATED BY HOA			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER			
** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC				

[illegible]

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC WATERLINE IMPROVEMENTS - ONSITE PHASE-2</u>				
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	LOGIC LANE	PHASE BOUNDARY BETWEEN LOT 113/ LOT 114	PI R SQUARED WAY
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	PI R SQUARED WAY	LOGIC LANE	CLEVER LANE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	DISCOVERY TRAIL	PHASE BOUNDARY M C SQUARED LANE	PI R SQUARED WAY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	WISDOM WAY	MENTOR LANE	PI R SQUARED WAY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MENTOR LANE	TUTOR TRAIL	SCHOLASTIC TRAIL
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	MENTOR LANE	20' WL EASEMENT BETWEEN LOT 1 AND 212	INSIGHT LANE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	INSIGHT LANE	MENTOR LANE	PI R SQUARED WAY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	CLEVER LANE	PI R SQUARED WAY	MENTOR LANE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	LITERACY LANE	INSIGHT LANE	MENTOR LANE

Private InVpector	City InVpector	City CnVt EnJineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC SANITARY SEWER IMPROVEMENTS - ONSITE PHASE-2</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOGIC LANE	LOT 120/121	PHASE BOUNDARY BETWEEN LOT 113/ LOT 114
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DISCOVERY TRAIL	LOT 134/135	PHASE BOUNDARY M C SQUARED LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WISDOM WAY	LOT 152/153	PHASE BOUNDARY M C SQUARED LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CLEVER LANE	LOT 175	MENTOR LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	INSIGHT LANE	LOT 196	MENTOR LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LITERACY LANE	LOT 191	MENTOR LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MENTOR LANE	WISDOM WAY	INSIGHT LANE

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

Private InVpector	City InVpector	City CnVt EnJineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<u>PUBLIC/PRIVATE STORM DRAIN IMPROVMENTS - ONSITE PHASE-2</u>				
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MENTOR LANE	LOWPOINT AT LOT 205/206	POND 2
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MENTOR LANE	LOT 163	PHASE BOUNDARY TUTOR TRAIL
LOMR	A FEMA LETTER OF MAP REVISION IS REQUIRED.			
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SUBSURFACE STORM DRAIN IS PUBLIC WITH INLETS, PONDS AND HOA TRACTS BEING PRIVATE			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER			
	** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private InVpector	City InVpector	City CnVt EnJineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/











PR-2024-010189_MajPLT-2025-00003_Approved_5-21-25


Final Audit Report


2025-06-11


Created:	2025-05-29
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAd3vgjq-nbg3l4GgYfwxgLUOmnhXXGdSL


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2025-06-11 - 4:14:35 AM GMT

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Signature Date: 2025-06-11 - 8:15:43 PM GMT - Time Source: server

 Agreement completed.

2025-06-11 - 8:15:43 PM GMT

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

August 21, 2025

Pulte Group
7601 Jefferson Street NE
Suite 320
Albuquerque, NM, 87102

Project # [SP-2025-00053](#)
Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, agent for Pulte Group requests a Major Amendment to the recently approved Site Plan-EPC (PR-2025-011387/SI-2025-00040), for all or a portion of Tract N-1-A and N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) Containing approximately 110 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW.

(J-7)(J-8)(H-8)

Staff Planner: William Steele

On August 21, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Plan # SP-2025-00053, Site Plan – EPC, Major Amendment based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – SP-2025-00053 - Site Plan – EPC, Major Amendment

1. The request is for a Major Amendment to a Site Plan – EPC to add one (1) lot to the southeast corner of a subject site approved for 212 lots with single-family dwellings. The amendment would increase the total allowed lots to 213.
2. Pursuant to IDO §14-16-6-4(X)(3)(a), amendments that change the number of residential units are not allowed to be decided as minor amendments. Major amendments are to be decided by the original decision-making body.
3. Sensitive Lands Analysis is not required for this Major Amendment. During the review of the associated Site Plan – EPC request, approved in March 2025, The EPC reviewed the sensitive lands analysis provided by the applicant, including mitigation actions taken to preserve the some of the steep slopes and sensitive lands, due to the disturbance of steep slopes on the subject site and its proximity to the Petroglyph National Monument.
4. The EPC is the reviewing and final decision-making body for the Major Amendment to a Site Plan – EPC. The request does not qualify as a minor amendment because it would increase the number of residential dwelling units approved [IDO §14-16-6-4(X)(2)(a)(5)]. The major amendment must be approved by the original decision-making body [IDO §14-16-6-4(X)(3)(a)].

5. The subject site is zoned PC (Planned Community), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned PDA as noted in the Westland Master Plan (Framework Plan).
6. Pursuant to IDO §14-16-2-6(B)(7) Development on Properties with PC Zoning are required to have an approved Framework Plan prior to development. The subject site is within the Westland Master Plan (Framework Plan), which guides development for the area.
7. In April 1999, the EPC voted to recommend approval to the City Council for annexation of 1,732 acres of the Westland property (AX-99-2). The City Council annexed the area in September 1999, which allowed implementation of the Westland Master Plan (SPR-96-2)

The subject site is within the Westland Master Plan (Framework Plan), last amended in 2019 (Bill No. R-18-112, Enactment No. R-2019-013).

In July 2012, the EPC voted to forward a recommendation of approval for an amendment to the Westland Master Plan which responded to future development plans for an education complex, athletic fields and a regional park, the amendments also modified land uses, changed densities, changed acreages and revised certain Plan concepts. The new land use categories of E (Education) and R (Recreation) were introduced. Changes were made to the SU-2/R-LT, SU-2/PDA, SU-2/TCV and SU-2/TC zones. The Council approved the proposal via Council Bill No. R-12-80.

On March 20, 2025 the EPC approved the request for a Site Plan – EPC for a 60-acre portion of approximately 110 acres of Tract N-1, located at 9601 Tierra Pintada Blvd. NW, at the NW corner of Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW (PR-2025-011387, VA-2025-00020, SI-2025-00040)

In May 2025, the Development Hearing Officer approved a Bulk Land Subdivision (BULK_PLT-2025-00001) of the 60-acre portion of approximately 110 acres of Tract N-1 to create two tracts.

8. The Albuquerque/Bernalillo County Comprehensive Plan, and the Westland Master Plan Framework Plan are incorporated herein by reference and made part of the record for all purposes.
9. The subject site is within an Area of Change and the West Mesa CPA as designated by the Comp Plan.
10. The request is consistent with POLICY 4.1.2 IDENTITY AND DESIGN from Comprehensive Plan Chapter 4 regarding Community Identity: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment to include one additional lot is within the parameters of the total dwelling units planned for the Westland Master Plan (“Westland”). The development will align with the scale and location of the two single-family residential subdivisions directly to the west and northwest of the subject site.

11. The request is consistent with the following Goals and Policies related to Land Uses, and Development Patterns from Comprehensive Plan Chapter 5: Land Use.
 - A. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request could contribute to a developing healthy and a distinct community by increasing the total number of single-family residential homes in an area that is planned to have a mix of uses.

Although the area is primarily developed with residential uses at this time, the residential development will be adjacent to an existing k-8 Albuquerque Public School which is conveniently accessible and utilized by students from surrounding neighborhoods. The proposed residential development completes development in the Planned Development Area (PDA) zoning designation sub-area within the Westland Framework Plan and will contribute to creating a healthy, sustainable, and distinct community.

- B. **GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

This request would promote development patterns that maximize the utility of existing infrastructure and public facilities surrounding the subject site. The proposed lot is located in an approved Site Plan - EPC for a single family residential development on a municipal street with existing public infrastructure and the existing utilities such as water and sewer. The location is convenient for future residents to utilize the adjacent K-8 Albuquerque Public School (APS) and is across the street from a regional sports complex and APS sports stadium. The amendment will support the public good by providing more housing in an area already supporting single-family residential development.

- C. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

This request promotes infill development in an area that has access to existing infrastructure and public facilities, where at least 75% of the adjacent lots are developed. The subject site is undeveloped and located between a residential subdivision and an Albuquerque Public School. The proposed lot within the residential development will eventually connect to existing City infrastructure such as roads, electric and water. The adjacent public facilities, such as the sports complex and stadium, will support the additional residential growth by allowing future residents the opportunity to easily access and utilize those facilities.

12. The request is consistent with **POLICY 9.2.1 COMPATIBILITY** from Comprehensive Plan Chapter 9 regarding Housing: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request would encourage more single-family residential housing in the Westland Master Plan and support a future urban area on the west side of the City. The Westland Master Plan specifies that residential housing development is allowed in the PC zone district and stipulates the appropriate density. The residential development will follow the IDO design standards where the Westland Master Plan is silent and where no design standards have been provided by the applicant on the governing Site Plan-EPC. The development will be compatible with the surrounding development context and maintain compatibility with the surrounding subdivisions.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

- A. 6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The applicant has demonstrated, through a policy-based analysis, that the request would be generally consistent with the Comprehensive Plan as required pursuant to IDO §14-16-6-6(I)(3). The applicant's responses are contained in the revised project letter dated July 22, 2025 (see attachment). Staff agrees with the applicant's main arguments that the request would promote

development that enhances the following Goals and Policies from Chapters in Comprehensive Plan: Policy 4.1.2 Identity and Design, Policy 5.2.1 Land Uses, Goal 5.3 Efficient Development Patterns, Policy 5.3.1 Infill Development, Policy 9.2.1 Compatibility.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

There are no previously approved NR-SU and PD zoning covering the subject property, nor any related development agreements or regulations related to the Site Plan.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Site Plan generally complies with all applicable provisions of the Westland Master Plan, IDO and other City regulations, including any conditions of approval required by the EPC. This Site Plan adheres to any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property. The Site Plan with the additional lot will be reviewed by the Development Facilitation Team (DFT) to ensure compliance with applicable provisions of the Development Process Manual (DPM) and to ensure that infrastructure is sufficient for with the addition of the single lot.

- D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The existing infrastructure and public improvements have adequate capacity for the proposed development. As part of the EPC approved development, the additional lot will connect to existing utilities, ensuring that it does not impose a strain on existing City infrastructure. The project site is surrounded by existing paved roads. Waivers to DPM and IDO requirements for streets and sidewalks have been approved prior to final sign-off by the Development Hearing Officer in accordance the EPC Conditions of Approval on March 20, 2025 for the controlling Site Plan.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

On March 20, 2025, the EPC approved the Controlling Site Plan, which plans to remove the majority of the steep slopes greater than 9% existing on the proposed development site and rebuild the slopes that are north and adjacent to the Petroglyphs National Monument. This is intended to mitigate the burden on the Northwest Mesa Escarpment. The applicant has agreed to comply with the Westland Master Plan, DPM, adopted City regulations, PC approved standards and the IDO's use specific standards for low-density residential development. The proposed additional lot is not located in an area where steep slopes are located. Hydrology has approved the Grading & Drainage Plan (HT # J08D003B) for the subject site with an engineer's stamp dated 4/7/2025. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within an approved Maser Development Plan. It is within an approved Framework Plan.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to section §14-16-5-2(E) (Cumulative Impacts) and §14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts.

A cumulative impact analysis is not required, because the subject site is not in the Railroad and Spur Small Area.

- H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of section §14-16-5-2(E) without sufficient mitigation and benefits that outweighs the expected impacts.

An outdoor or site lighting performance analysis has not been requested or required.

14. A Site Plan Analysis was submitted and approved by the EPC on March 20, 2025 for the proposed 60-acre single-family development consisting of 212 single-family residential lots. The request would add one lot on the southwestern corner of the Site Plan, totaling 213 single family residential dwelling units allowed on the subject site.
15. The area of the additional lot was originally planned as a drainage area, but upon review of the preliminary Grading and Drainage plan, the applicant and City Hydrology determined that the full area was not needed for drainage, resulting in room for an additional lot on the Site Plan (See attached Site Plan amendment and Grading & Drainage Plan). Amendments to the Planting Plan (Landscape Plan) and Conceptual Utility Plan were also provided, depicting the additional lot.
16. Where the Westland Master Plan (Framework Plan) is silent, the development is subject to IDO standards. The Site Plan-EPC may establish requirements beyond what is required by the Framework Plan or IDO. Where the Site Plan is silent, the development is subject to IDO and Framework Plan standards.
17. The applicant notified the following Neighborhood Associations within 660-feet of the subject site: WSCONA, Tres Volcanes NA, and Del Web Mire haven NA; and property owners within 100-feet of the subject site as required.
18. At the time of this writing, staff has not received any comments supporting or opposing the amendment to the Site Plan.
19. Staff has crafted conditions of approval needed to improve compliance with applicable IDO standards and provide clarity for the future.

CONDITIONS OF APPROVAL

Project #: SP-2025-00053, Site Plan – EPC, Major Amendment

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
2. The Applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the Staff Planner for filing with the Planning Department.
3. After coordinating with the Staff Planner, the applicant shall submit the final version of the Site Plan to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The reviewer shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
4. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **September 5, 2025**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,



for Alan Varela
Planning Director

AV/WS/MJ

cc: Pulte Group, Kevin Patton, Kevin.Patton@PulteGroup.com
Consensus Planning, James Strozier, cp@consensusplanning.com
Del Webb Mirehaven NA, Margaret Nieto Shogry, mnietoshogry@gmail.com
Del Webb Mirehaven NA, Alison Dabney, adabneymmxix@gmail.com
Tres Volcanes NA, Thomas Borst, t0m2pat@yahoo.com

OFFICIAL NOTICE OF DECISION

Project # SP-2025-00053

August 21, 2025

Page 7 of 7

Tres Volcanes NA, Rick Gallagher, randm196@gmail.com

Westside Coalition of Neighborhood Associations, Jane Baechle, jane.baechle@gmail.com

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

City Legal, acon@cabq.gov

EPC file



September 8, 2025

Mr. Jay Rodenbeck
Development Facilitation Team
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

CONDITIONS OF APPROVAL - Project # SP-2025-00053 - Site Plan-EPC Major Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Rodenbeck,

The purpose of this letter is to demonstrate how we've met the Environmental Planning Commission's (EPC) conditions of approval per the hearing held on August 21, 2025 (Project # SP-2025-00053) for the Savio Ridge Site Plan-EPC Major Amendment.

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

Applicant Response: Agreed.

2. The Applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the Staff Planner for filing with the Planning Department.

Applicant Response: Agreed. The EPC-approved drawing sets were provided to William Steele on September 4, 2025. No changes are required in the conditions.

3. After coordinating with the Staff Planner, the applicant shall submit the final version of the Site Plan to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The reviewer shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

Applicant Response: Agreed.

4. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

Applicant Response: Agreed.

PRINCIPALS

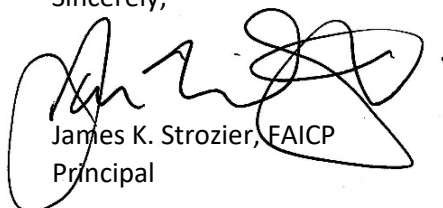
James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

Please contact us if you have any questions.

Sincerely,



James K. Strozier, FAICP
Principal

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)
FROM: William Steele, Senior Planner
DATE: 09/08/25
RE: SP-2025-00053– Major Amendment to a Site Plan – EPC

The Agent, Consensus Planning, Inc, for Pulte Group, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval 1-4, for a Major Amendment to a Site Plan – EPC, for the recently approved Site Plan-EPC (PR-2025-011387/SI-2025-00040), to add one (1) lot to the southeast corner of a subject site approved for 212 lots for all or a portion of Tract N-1-A and N-1-B, Bulk Land Plat of Tracts N-1-A & N-1-B, Watershed Subdivision (A replat of Tract N-1) containing approximately 110 acres, located on Arroyo Vista Blvd NW, west of Tierra Pintada Blvd. NW. See EPC Notice of Decision (NOD) dated August 21, 2025.

The applicant provided updated Site Plan drawings incorporating the Conditions of Approval including updating the revision date of the drawings to 8-21-25.

NOD CONDITIONS OF APPROVAL, SP-2025-00053 – Site Plan – EPC

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

Condition 1 has been met or is agreed to by the applicant: The applicant has agreed to meeting the Conditions of Approval within a year.

2. The Applicant shall coordinate with the Staff Planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the Staff Planner for filing with the Planning Department.

Condition 2 has been met or is agreed to by the applicant: The applicant has provided a vetted final version of the site plan, required documents with the Conditions of Approval being met.

3. After coordinating with the Staff Planner, the applicant shall submit the final version of the Site Plan to the Development Facilitation Team (DFT) for final sign-off. Pursuant to IDO §14-16-6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit. The reviewer

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



shall ensure that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.

Condition 3 has been met or is agreed to by the applicant: The applicant has agreed to submitting the final version of the Site Plan to the DFT for review and signal final sign off.

4. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

Condition 4 has been met or is agreed to by the applicant: The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

The Agent (Consensus Planning, Inc.) for Pulte Group has satisfied Conditions 1-4 for the Notice of Decision dated August 21, 2025. The DFT can move forward with reviewing the Site Plan approved by the EPC.

William Steele

William Steele, Senior Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department

July 3, 2025

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Property Owner Letter of Authorization

To Whom It May Concern,

The purpose of this letter is to authorize Consensus Planning, Inc. and Bohannon Huston, Inc. to act as agents for Pulte Group for all meetings, applications, public hearings, and other formal representation associated with the review and approval of the Amendment to the Westland Framework Plan and residential subdivision applications related to the development and entitlements for the subject property legally described as follows: *Tract N1B, Watershed Subdivision*, containing 60.08 acres.

Sincerely,

Name Kevin Patton

Signature 

Position Director of Land Planning & Entitlements

Date 7/7/25

Mailing Address 7601 Jefferson St, NE Suite 320 Albuquerque, NM 87109

Old Republic Title Company 2409678-10

WHEN RECORDED, RETURN TO:

Berens Blonstein PLC
Attn: Matthew R. Berens, Esq.
7033 E. Greenway Parkway, Suite 210
Scottsdale, AZ 85254

QUIT CLAIM DEED

Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, (hereinafter referred to as "**Grantor**"), whose address is 6400 Uptown Blvd. NE, Suite 600 East, Albuquerque, NM 87110, for good and valuable consideration paid to Grantor by Pulte Homes of New Mexico, Inc.* (hereinafter referred to as "**Grantee**"), whose address is 7601 Jefferson St. NE, Suite 320, Albuquerque, NM 87109 the receipt and sufficiency of which is hereby acknowledged, hereby quit claims, and GRANTS unto Grantee the real property in Bernalillo County, New Mexico more particularly described in **Schedule 1** attached hereto and incorporated herein by reference, with all rights and privileges appurtenant thereto.

** a Michigan corporation.*

***Remainder of Page Intentionally Left Blank
Signature Page to follow***

Witness Dr. Gabriella Duran Blakey's hand and seal this 3rd day of June, 2025.

GRANTOR:

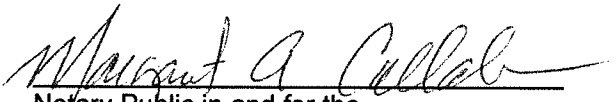
By: 
Name: Dr. Gabriella Duran Blakey
Title: Superintendent

STATE OF NEW MEXICO ()
 ()
COUNTY OF BERNALILLO ()

This record was acknowledged before me on June 3, 2025, by Dr. Gabriella Duran Blakey as Superintendent of Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval.

[stamp]

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


Notary Public in and for the
State of New Mexico
Commission No. 1135920
My Commission Expires: Nov. 8, 2025

Schedule 1
to
Deed

Legal Description

Tract N-1-B as the same is shown on that certain 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, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, September 2024, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2025, in plat book 2025C, page 0022, as document number 2025040694.

Tract N-1-B contains 60.0839 acres, more or less.

(Revised 10/26/23)

Request Description: Site Plan-EPC for 212 single-family lots. DFT Final Sign-off.

• Sensitive Lands Analysis (5-2(C))	<u>X</u>	Approved	<u> </u>	NA
• Grading and Drainage Plan	<u>X</u>	Approved	<u> </u>	NA
• AMAFCA	<u>X</u>	Approved	<u> </u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA
• MRGCD	<u> </u>	Approved	<u>X</u>	NA

4/22/2025
Date

• Traffic Circulations Layout (TCL)	_____	Approved	X	NA	Not needed as is a subdivision
• Traffic Impact Study (TIS)	_____	Approved	X	NA	
• Neighborhood Impact Analysis (NIA)	_____	Approved	X	NA	
• Bernalillo County	_____	Approved	X	NA	
• MRCOG	_____	Approved	X	NA	
• NMDOT	_____	Approved	X	NA	
• MRGCD	_____	Approved	X	NA	

4/22/2025

Date

- Request for Availability submitted? ☐ Yes ☐ No ☐ NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

4/24/2025

Date

- | | | |
|---|----------------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ Approved | _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan | _____ Approved | _____ NA |

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)