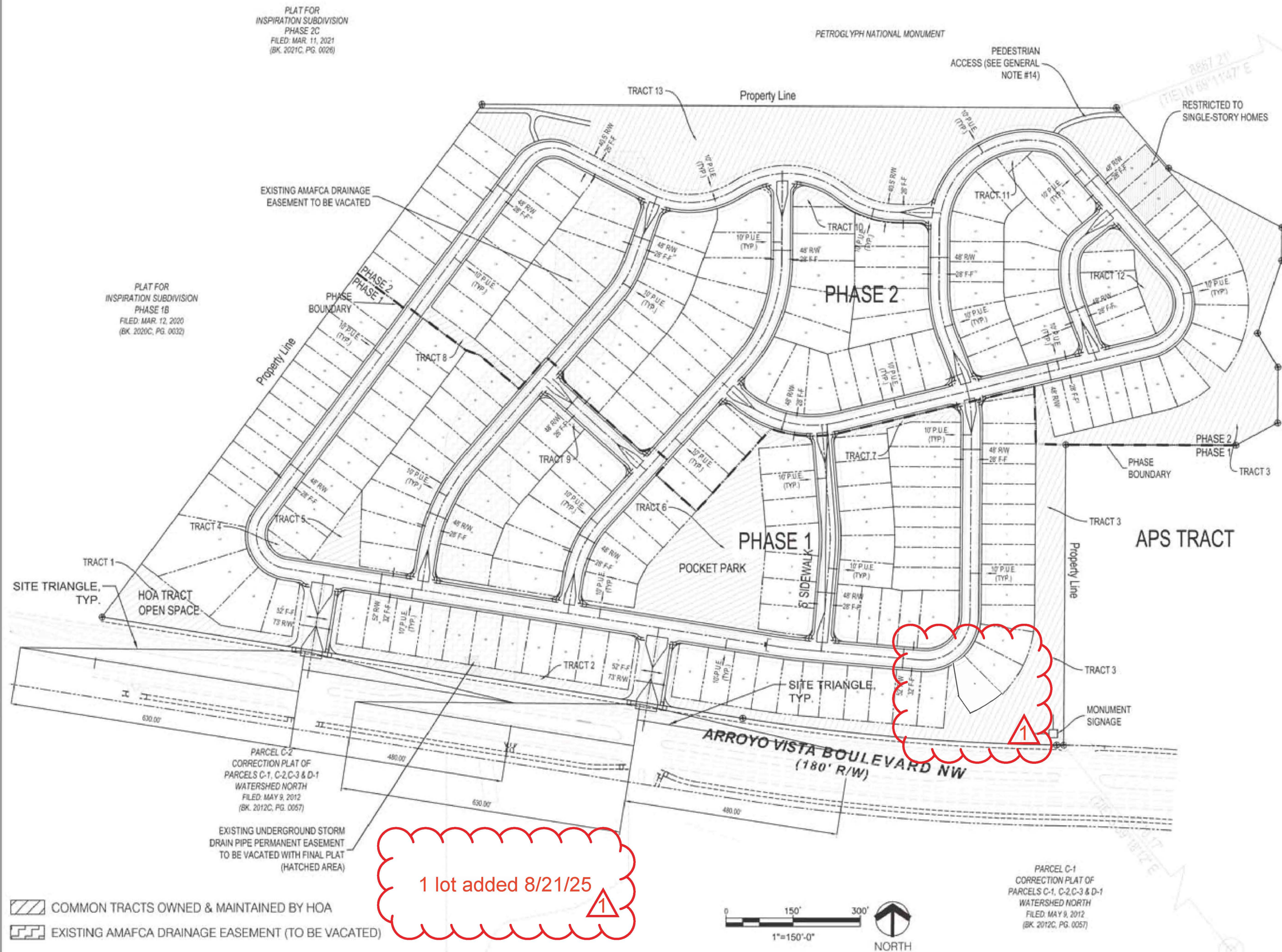


# SAVIO RIDGE



## 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

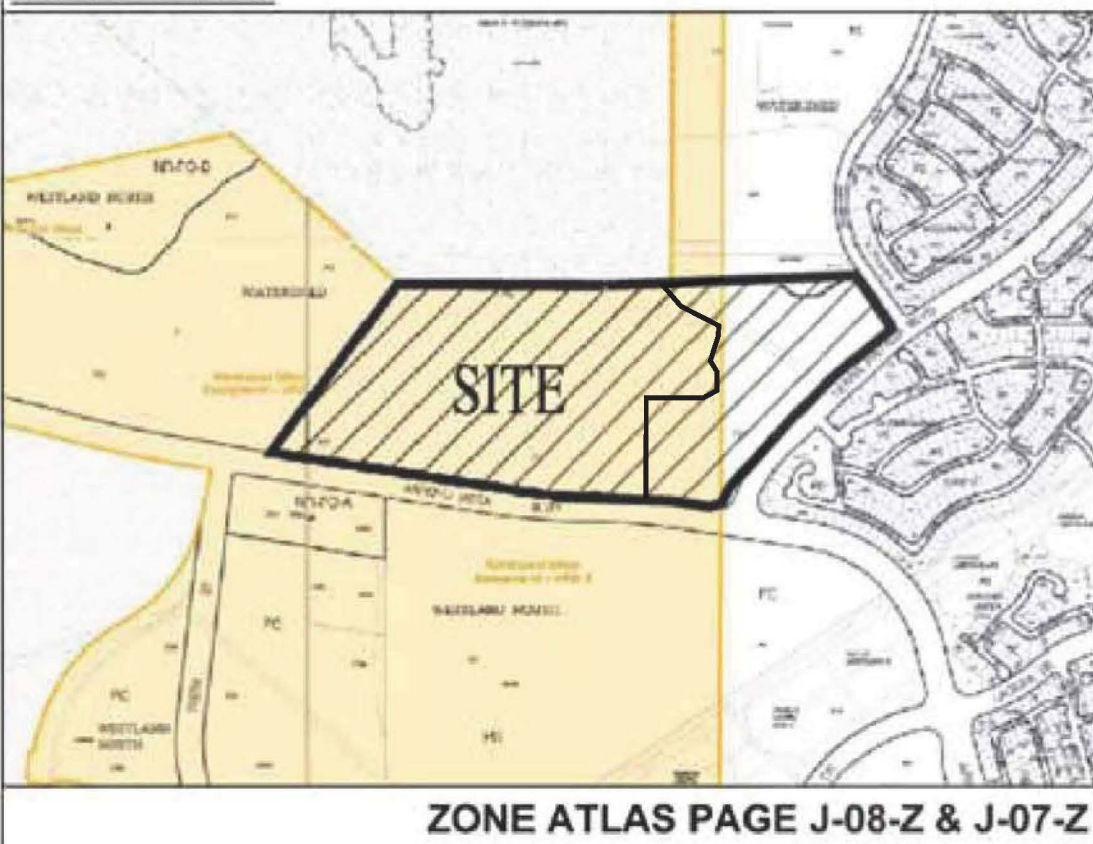
NOTE:

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.

## SITE VICINITY



PROJECT NUMBER: PR-2025-011387 and PR-2024-010189

Application Number: S1-2025-00040 and SP-2025-00053

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) Date

Solid Waste Management	Date
Jay Rodenbeck	05/16/25
Planning Department	Date

## DFT SITE DEVELOPMENT PLAN APPROVAL: AMENDMENT

Ernest Armijo	11/03/2025
Traffic Engineering, Transportation Division	Date
ABCWUA	11/03/2025
Hydrology	Date
Code Enforcement	11/03/2025

\*Environmental Health Department (conditional) Date

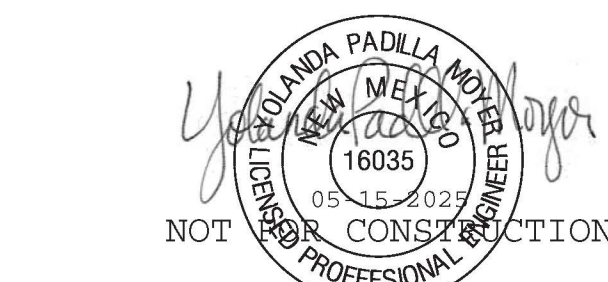
Solid Waste Management	Date
Jay Rodenbeck	11/03/2025
Planning Department	Date

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.  
Bohannon Huston, Inc.

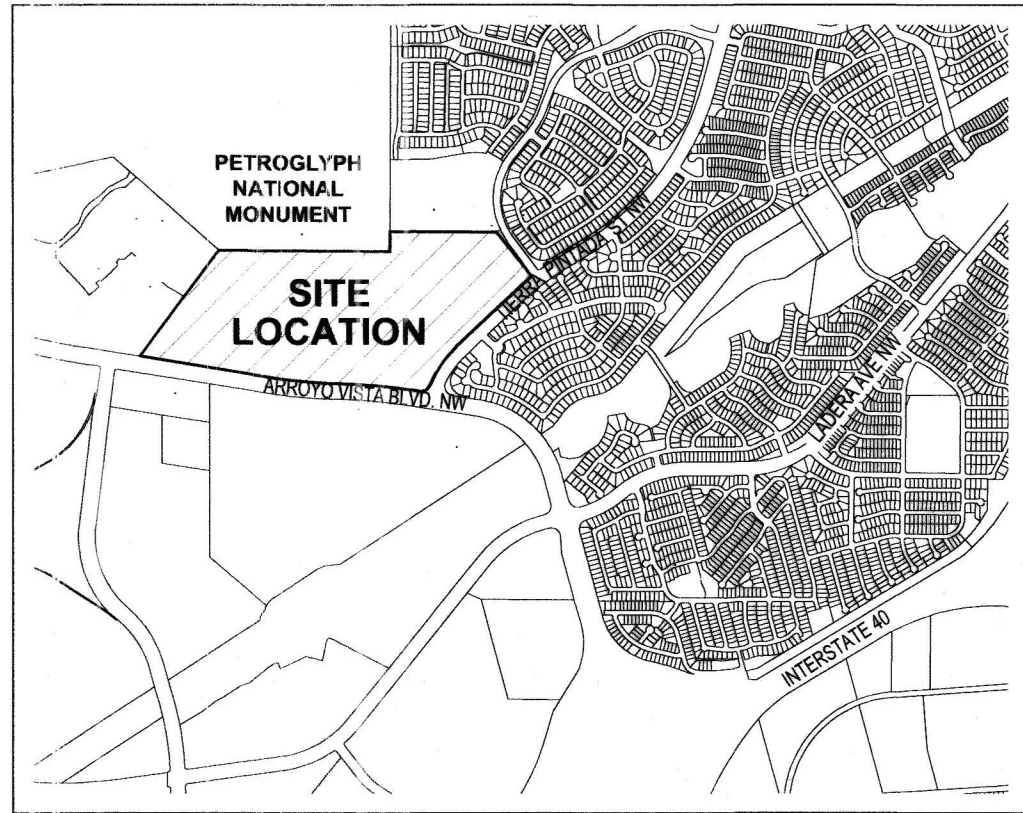


Bohannon Huston  
www.bhinc.com 800.877.5332

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

Scale: 1" = 150'  
NORTH  
75 0 150 300  
May, 2025





**SUBDIVISION DATA:**

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

**PURPOSE OF PLAT:**

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

**BULK LAND NOTE:**

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

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

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

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

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

**DESCRIPTION:**

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

This Tract contains 109.9839 acres, more or less.

**FREE CONSENT AND DEDICATION:**

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

By: Karen Alarid  
APS Executive Director of Capital Construction

State of New Mexico )  
SS  
County of Bernalillo )

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

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

**NOTES:**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9". Bearing = N33°06'21"E
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.
5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.
6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
7. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. **New AMAFCA Access Easement** - Grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, its successors and assigns ("APS" or "Grantor"), hereby grants to AMAFCA the non-exclusive easement designated herein "**New AMAFCA Access Easement**" as depicted on this plat is with the full and free consent of Grantor. Grantor covenants and warrants it has a good and lawful right to dedicate the right-of-way or easement interests described herein. AMAFCA shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the **New AMAFCA Access Easement** arising from AMAFCA's use of the **New AMAFCA Access Easement**. AMAFCA shall not be responsible for liability, claims, and damages arising from personal injury, death, or damage to persons or property caused by the willful misconduct or gross negligence of employees, agents, contractors, and subcontractors of Grantor or other parties within the **New AMAFCA Access Easement**. Any portion of any land, right-of-way or easements granted herein shall revert to the Grantor, its successors or assigns, at such time when said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. AMAFCA and Grantor shall coordinate regarding secured access (locks, gates, etc.) to said **New AMAFCA Access Easement**.
9. **ABCWUA Utility Easement** - Grant to the Albuquerque Bernalillo County Water Authority ("ABCWUA" or "Grantee"), Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, New Mexico, a political subdivision of the State of New Mexico, its successors and assigns ("APS" or "Grantor"), hereby grants to ABCWUA an easement for the exclusive right ("**ABCWUA Utility Easement**") to construct, install, inspect, operate, maintain, repair, modify, and replace a public water line ("Use") underneath the **New AMAFCA Access Easement** as shown on this plat (see note 8). ABCWUA shall have the right to remove trees, bushes, undergrowth, and any other obstacle within the **New AMAFCA Access Easement** if ABCWUA reasonably determines that such growth or obstacle interferes with its Use. While ABCWUA shall have the exclusive right to conduct the Use within the **ABCWUA Utility Easement**, ABCWUA shall not obstruct, impeded, or damage the **New AMAFCA Access Easement** so as to impair or impede any other parties' ability to use and access the **New AMAFCA Access Easement**. ABCWUA shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the **ABCWUA Utility Easement** or arising from ABCWUA's Use of the **ABCWUA Utility Easement** or the **New AMAFCA Access Easement**. ABCWUA shall not be responsible for liability, claims, and damages arising from personal injury, death, or damage to persons or property caused by the willful misconduct or gross negligence of employees, agents, contractors, and subcontractors of Grantor or other parties within the **ABCWUA Utility Easement**. Any portion of any land, right of way or easements granted herein shall revert to Grantor, its successors or assigns, at such time when said portion is no longer used or needed by ABCWUA. Any reversion shall be conveyed by platting vacation. ABCWUA and Grantor shall coordinate regarding secured access (locks, gates, etc.) to said **ABCWUA Utility Easement**.
10. Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

**SURVEYOR'S CERTIFICATION:**

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

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

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

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

Project Number: PR-2024-010189

Application Number: Bulk\_Plt-2025-00001 Date of DHO Approval: April 9, 2025

**PLAT APPROVALS**

**Utility Approvals:**

<u>Daniel Aragon</u>	09 / 23 / 2024
PNM Electric Services	Date
<u>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  
David Hall Date  
May 9, 2025

ABCWUA  
William Baker Date  
May 8, 2025

Parks and Recreation Department  
Alan R. Benham Date  
09 / 24 / 2024

AMAFCA  
Heather Cho Date  
May 8, 2025

Hydrology  
Jeff P. ... Date  
May 8, 2025

Code Enforcement  
Jeff P. ... Date

Planning Department  
Jeff P. ... May 8, 2025

City Engineer  
Jeff P. ... Date  
May 9, 2025

\*\*\*MRGCD (conditional) Date

**TAX CERTIFICATION:**

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

Property Owner of Record: \_\_\_\_\_

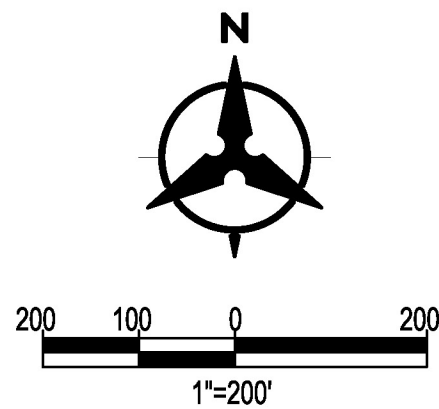
Bernalillo County Treasurer's Office Date

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



**LEGEND**

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



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

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

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

**NOTES:**

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



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR: NOV 2006, FEB 2008, MAR 2011, NOV 2015 AND MAY 2023. IN THE FIRST RECOVERY IN NOV 2006, THE MONUMENT WAS STABLE AND IN UPRIGHT POSITION. SUBSEQUENT RECOVERIES REVEALED THAT THE MONUMENT HAD BEEN COMPLETELY REMOVED AND WAS LYING ON THE SURFACE OF THE GROUND. THE MONUMENT HAD BEEN PLACED BACK INTO THE GROUND BY 2015, HOWEVER, IN UNSTABLE SAND, THE MONUMENT IS CURRENTLY LEANING OVER, AND FIFTY PERCENT OUT OF THE GROUND. THE ORIGINAL COORDINATES AS OBSERVED IN NOV 2006 WERE USED FOR THIS PLAT AND HELD FOR THE BOUNDARY.

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

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

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

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

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

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

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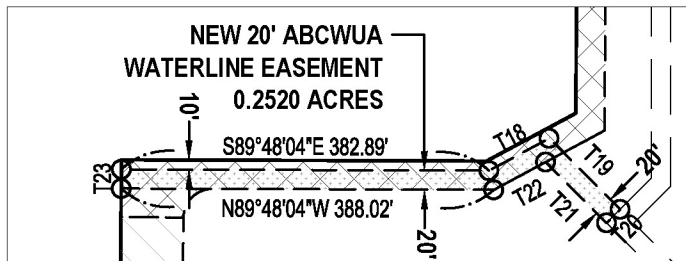
PLAT FOR  
INSPIRATION SUBDIVISION  
PHASE 1B  
FILED: MAR. 12, 2020  
(BK. 2020C, PG. 0032)

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T9	S89°42'05"E	39.98'
T10	S41°04'53"E	146.05'
T11	S00°18'23"W	96.57'
T12	S18°20'56"W	147.59'
T13	S30°46'04"E	69.08'

ACCESS EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T14	S00°18'23"W	150.89'
T15	S61°49'01"W	130.87'
T16	N89°35'32"W	65.00'
T17	N00°24'28"E	59.65'

ACCESS EASEMENT CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°06'59" LT	13.71'	25.72'	30.00'	S06°12'34"E	24.94'
C10	89°47'28" LT	29.89'	47.01'	30.00'	S45°18'12"W	42.35'
C11	00°43'54" LT	32.50'	65.01'	5090.00'	N88°41'27"W	65.01'

ABCWUA EASEMENT TANGENT DATA		
ID	BEARING	DISTANCE
T18	N61°49'01"E	71.12'
T19	S44°59'56"E	104.51'
T20	S45°00'04"W	20.00'
T21	N44°59'56"W	89.66'
T22	S61°49'01"W	61.33'
T23	N00°24'28"E	20.00'

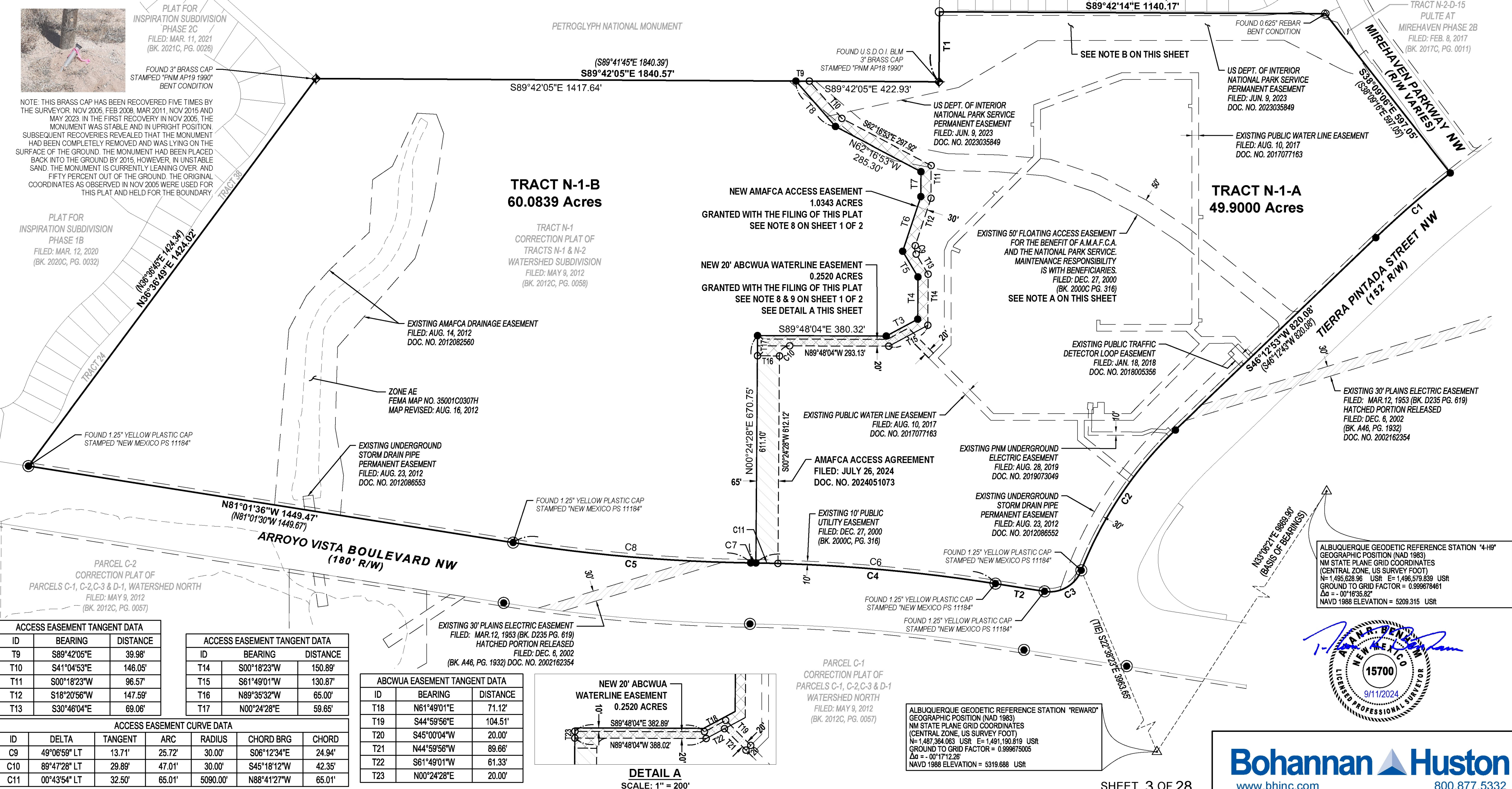


**DETAIL A**  
SCALE: 1" = 200"

PARCEL C-1  
CORRECTION PLAT OF  
PARCELS C-1, C-2, C-3 & D-1  
WATERSHED NORTH  
FILED: MAY 9, 2012  
(BK. 2012C, PG. 0057)

ALBUQUERQUE GEODETIC REFERENCE STATION "REWARD"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1,481,364.063 USRT E=1,491,190.819 USRT  
GROUND TO GRID FACTOR = 0.999675005  
Δa = -00°17'12.26"  
NAVD 1988 ELEVATION = 5319.688 USRT

**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**





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

DATE: 5/2/2025  
BY: *Justin M. [Signature]*  
HydroTeam # J08D003B

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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

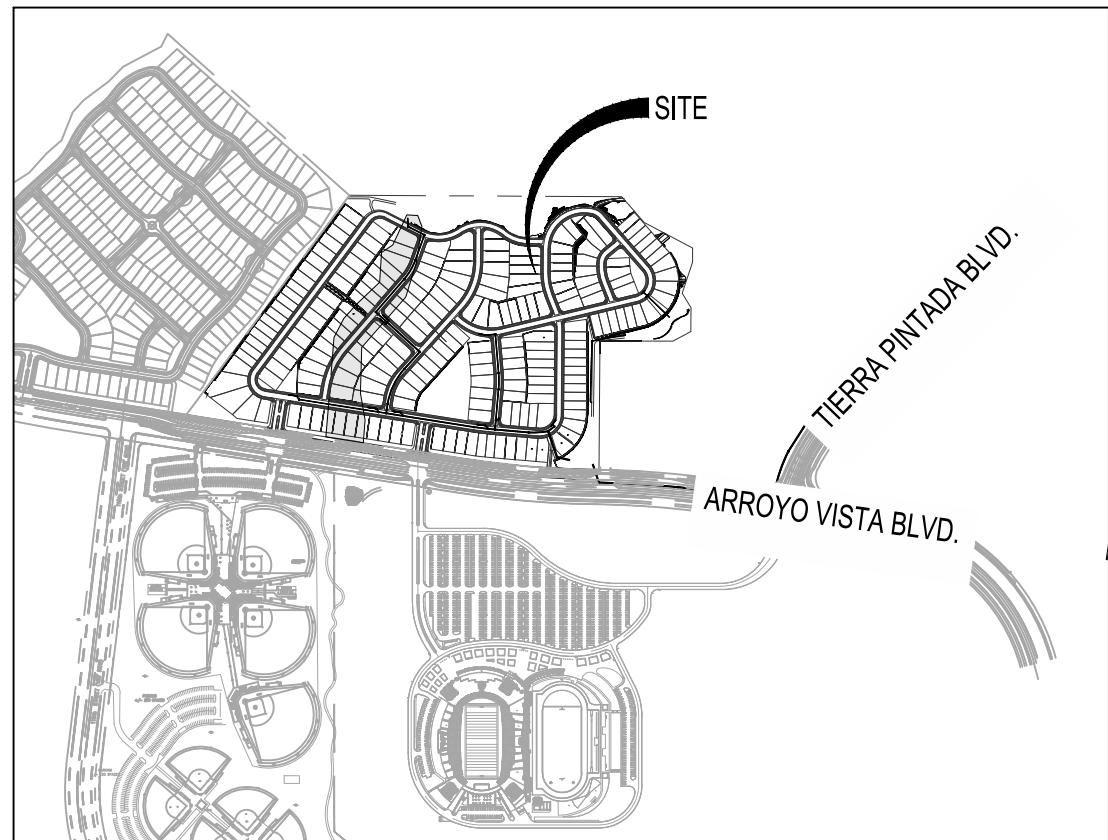
SHEET 5

SHEET 6

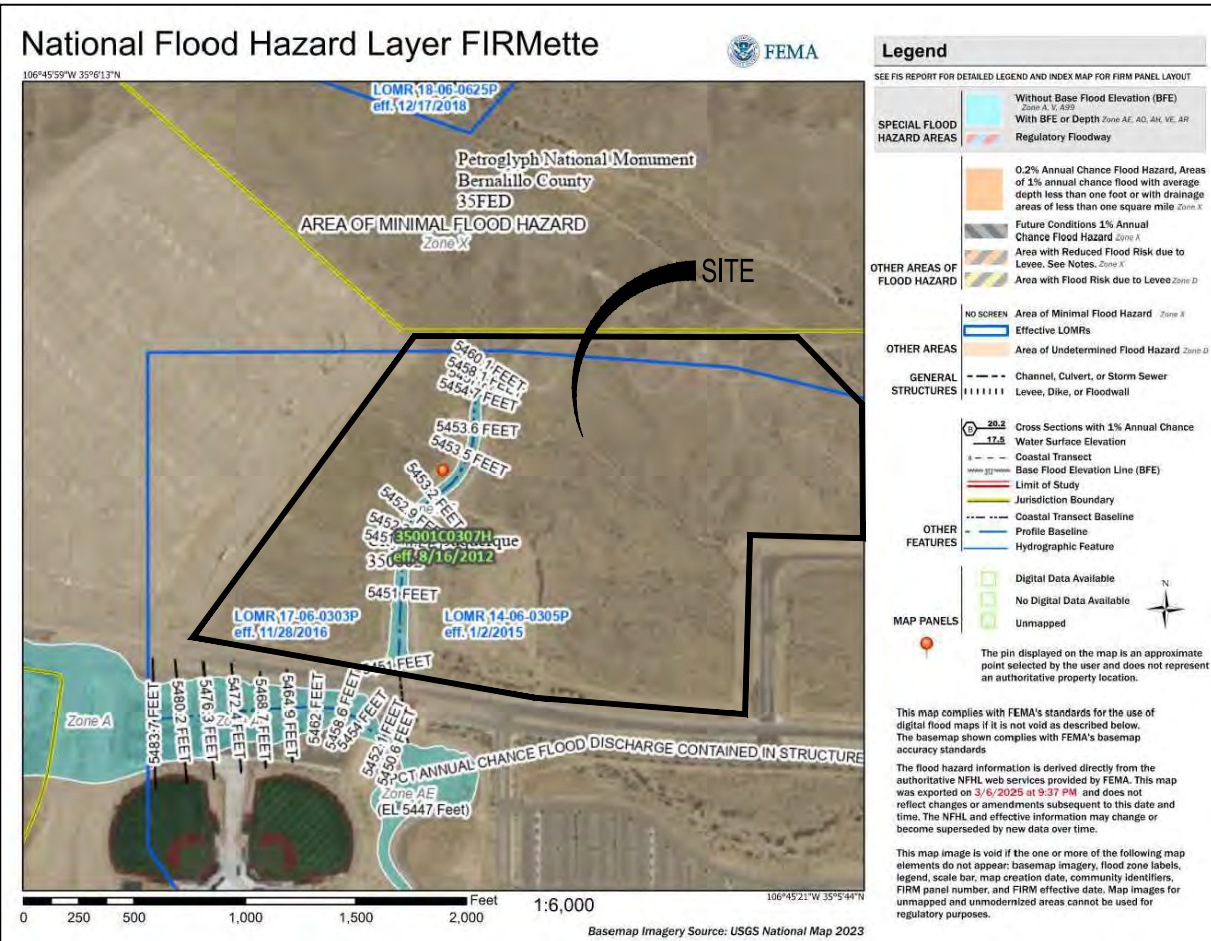
SHEET 7

INSPIRATION  
SUBDIVISION

ALBUQUERQUE  
PUBLIC  
SCHOOLS



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



GENERAL NOTES

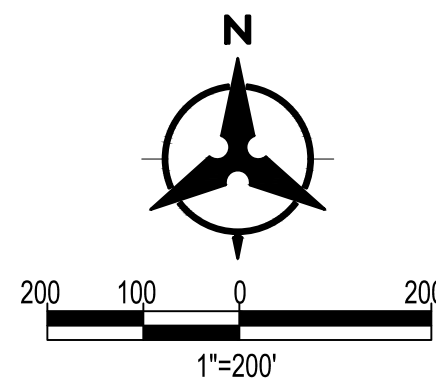
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND 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 BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A 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

**Bohannon  
Huston**  
www.bhnc.com  
800.877.5332

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

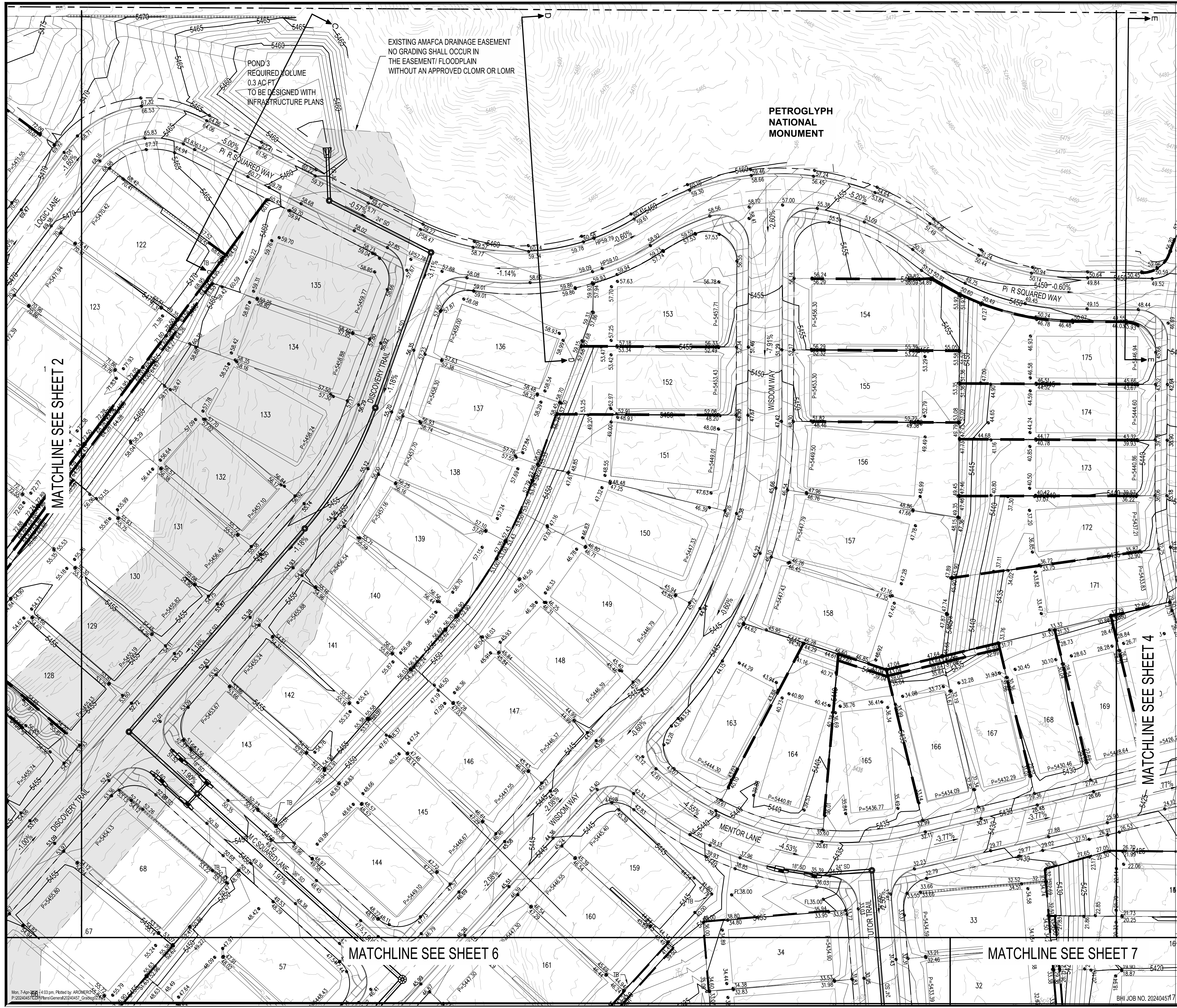
NO.	DATE	DESCRIPTION	BY
		CONTRACTOR	
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

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







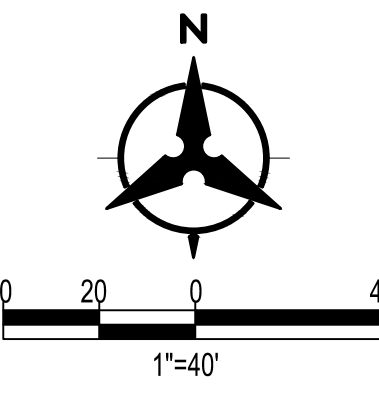


- LEGEND**
- PROPOSED SPOT ELEVATION: 5235.25
  - EXISTING SPOT ELEVATION: EX 5235.25
  - PROPOSED CONTOUR: 5225
  - EXISTING STORM DRAIN LINE: - - - - -
  - PROPOSED STORM DRAIN INLET: [Symbol]
  - PROPOSED STORM DRAIN LINE: [Symbol]
  - PROPOSED STORM DRAIN MANHOLE: [Symbol]
  - PERIMETER WALL: [Symbol]
  - RETAINING WALL: [Symbol]
  - GARDEN WALL: [Symbol]
  - PAD: 10, P=5300.00
  - TURNED BLOCK: TB
  - STREET SLOPE: XX
  - DIRECTION OF FLOW: [Symbol]

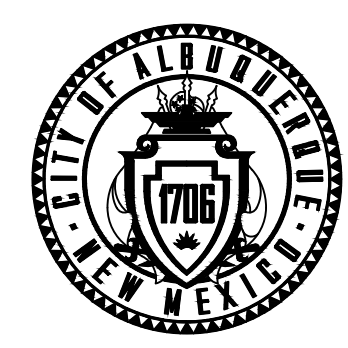
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

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

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



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

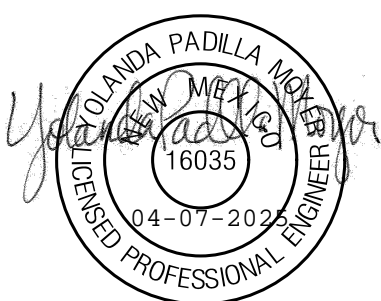
**SAVIO RIDGE SUBDIVISION  
GRADING PLAN**

DESIGNED BY: YPM	ZONE MAP NO. J-07-Z, J-08-Z
DRAWN BY: DO	CITY PROJECT NO.
CHECKED BY: YPM	
DATE: DECEMBER 2024	
AS-BUILT INFORMATION	
WORK STAKED BY:	
INSPECTOR'S ACCEPTANCE BY:	
FIELD VERIFICATION BY:	
DRAWINGS CORRECTED BY:	

CONSULTANTS

BENCH MARKS

USCGS BRASS DISK STAMPED "REWARD 1969"  
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DAVID ALPHA = -00°17'12.26"  
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SEAL

NO.	DATE	DESCRIPTION	CONTRACTOR
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

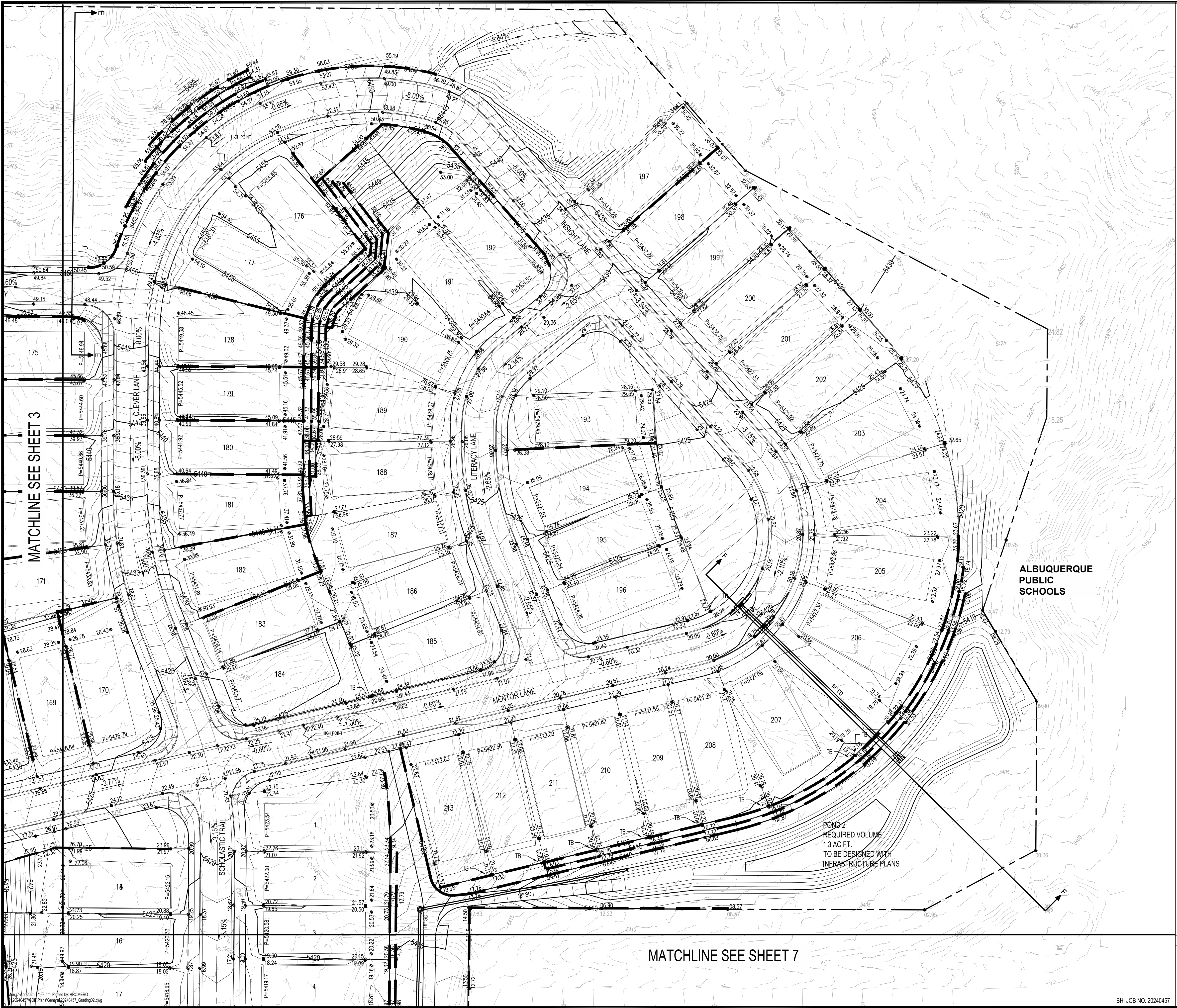
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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4



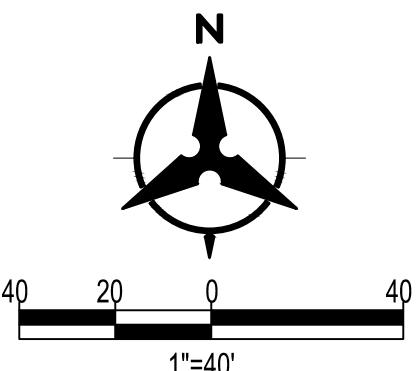


- LEGEND**
- PROPOSED SPOT ELEVATION      ● 5235.25
  - EXISTING SPOT ELEVATION      ● EX 5235.25
  - PROPOSED CONTOUR      — 5225 —
  - EXISTING STORM DRAIN LINE      - - - - -
  - PROPOSED STORM DRAIN INLET      [Symbol]
  - PROPOSED STORM DRAIN LINE      [Symbol]
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  - PAD      [Symbol] 10 P=5300.00
  - TURNED BLOCK      TB
  - STREET SLOPE      XX
  - DIRECTION OF FLOW      [Symbol]

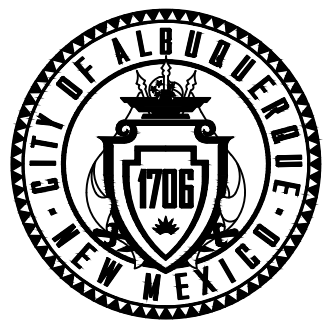
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

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

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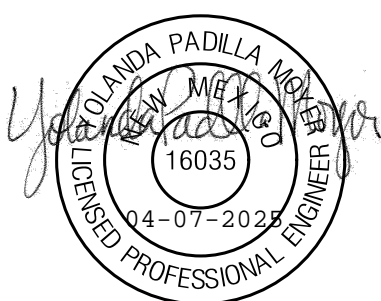
CITY OF ALBUQUERQUE  
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ENGINEERING DIVISION

**SAVIO RIDGE SUBDIVISION  
GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. J-07-Z, J-08-Z
		CITY PROJECT NO.
		SHEET NO. 7 OF 28

**Bohannon  
Huston**  
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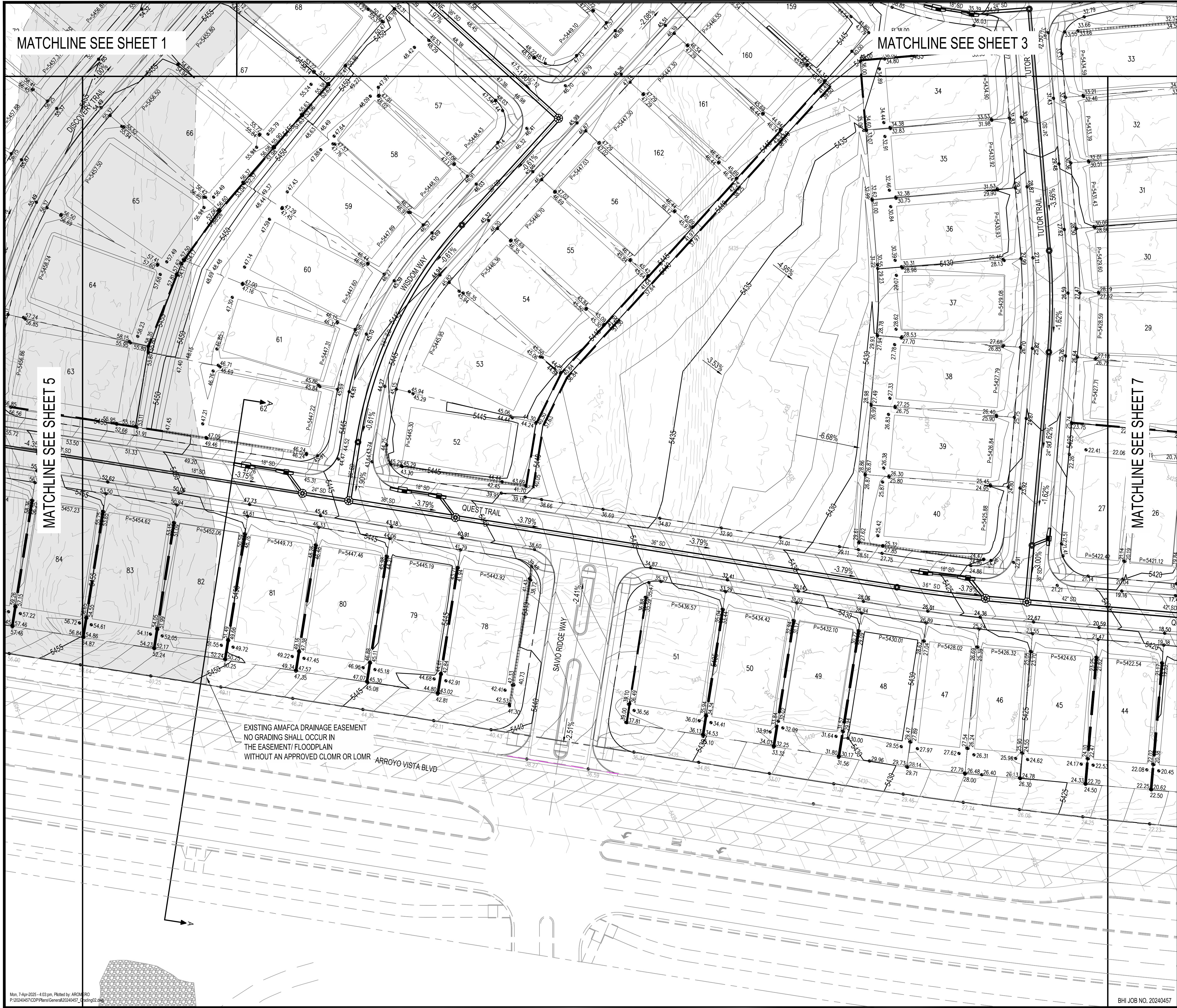
SEAL					

DESIGNED BY: YPM  
DRAWN BY: DO  
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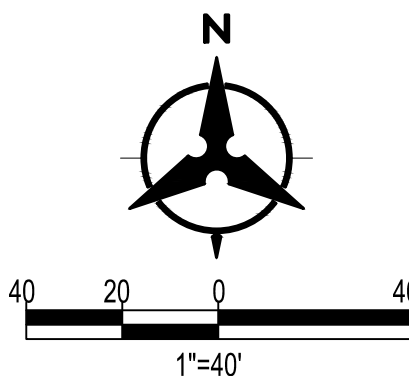


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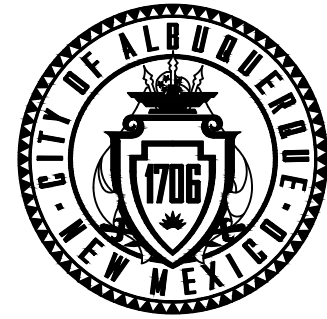
City of Albuquerque  
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APPROVED**

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CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

SAVIO RIDGE SUBDIVISION  
GRADING PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

CONSULTANTS

BENCH MARKS

SEAL



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NAVD 88 ELEVATION = 5319.688 (U.S. SURVEY FT)



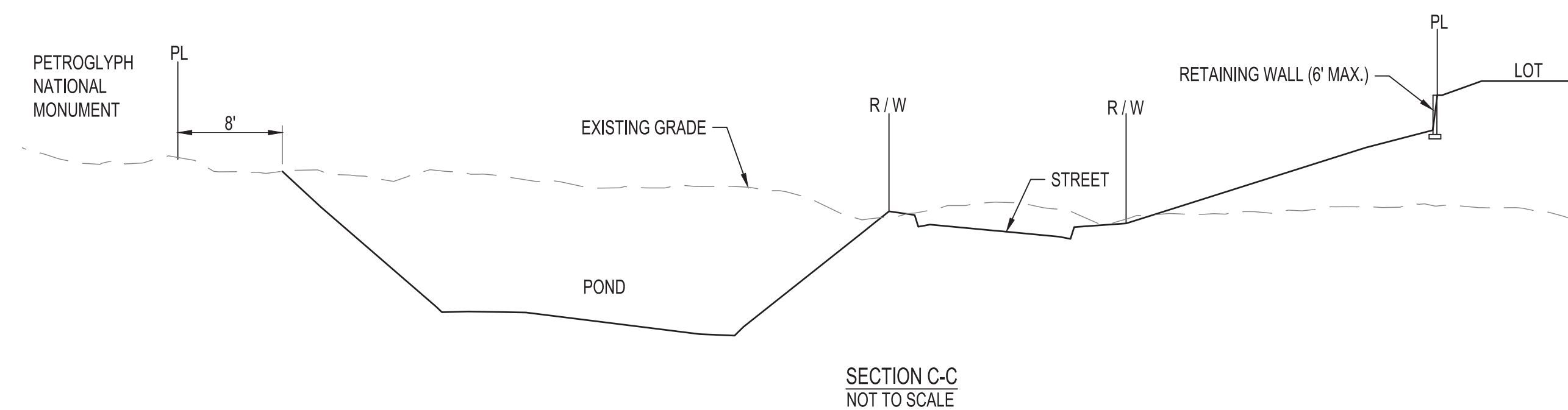
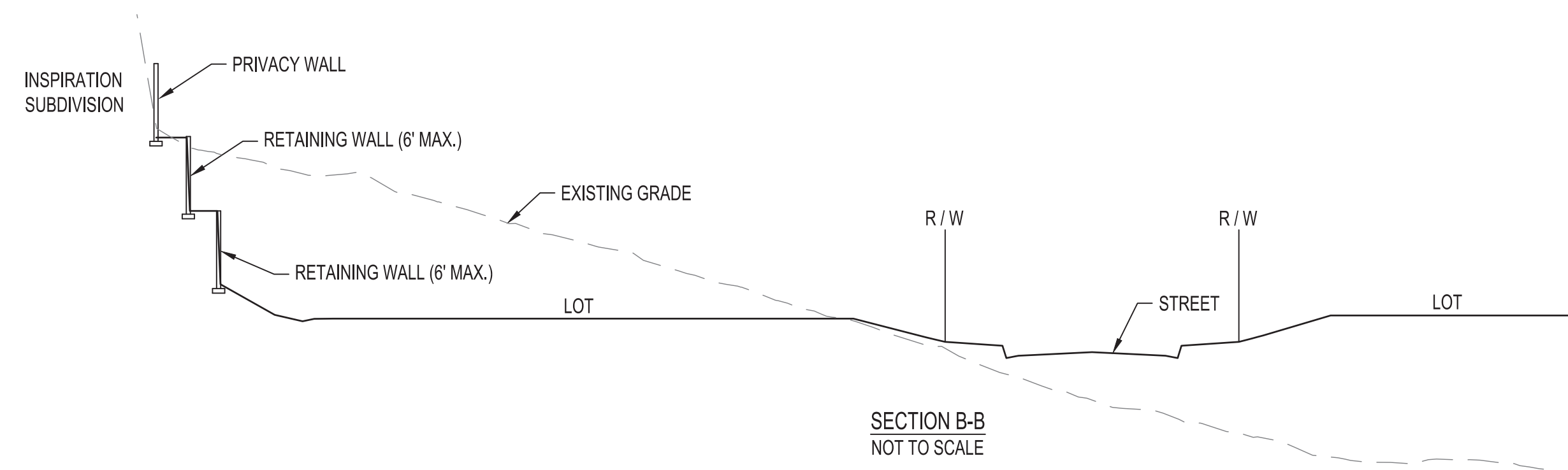
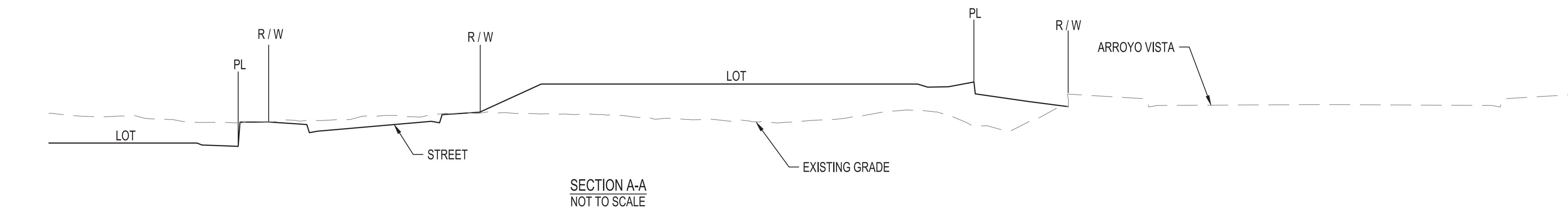
NO.	DATE	DESCRIPTION	CONTRACTOR
AS-BUILT INFORMATION			
WORK STAKED BY:			
INSPECTOR'S ACCEPTANCE BY:	DATE:		
FIELD VERIFICATION BY:	DATE:		
DRAWINGS CORRECTED BY:	DATE:		

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









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

DATE: 5/2/2025  
BY: *Justin Murt*  
HydroTrans # JO8D0003B

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

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

CONSULTANTS

BENCH MARKS



SEAL

[illegible]

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



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

**SAVIO RIDGE SUBDIVISION  
GRADING SECTIONS**

	DESIGN REVIEW COMMITTEE
--	-------------------------

CITY ENGINEER APPROVAL
------------------------

ZONE MAP NO.

J-07-Z, J-08-Z

CITY PROJECT NO.

SHEET NO. 11 OF 28



PL  
PETROGLYPH NATIONAL MONUMENT

EXISTING GRADE

R/W

STREET

RETAINING WALL (6' MAX.)

LOT

SECTION E-E  
NOT TO SCALE

SECTION F-F  
NOT TO SCALE

SECTION G-G  
NOT TO SCALE



SHEET NO. 12 OF 28

SEAL

[illegible]

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

Wed, 12-Mar-2025 - 4:50 pm, Plotted by: SSUSMITA  
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BHI JOB NO. 20240457



## 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.

DURING CONSTRUCTION - ANY CLOSURE OF THE TRAIL WILL REQUIRE BARRICADING. ANY DAMAGE TO THE TRAIL WILL NEED TO BE REPAIRED BY THE DEVELOPER. PLEASE COORDINATE SEEDING AND PLANTING WITHIN THE AREA ADJACENT TO MPOS WITH THE OPEN SPACE SUPERINTENDENT AS WELL AS THE PROPOSED TRAIL CONNECTION.

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								
ACOR	35	Acer grandidentatum - 3 / Bigtooth Maple	B & B	2"Cal	12-16 H X 8 Spd	M		
GLIM	16	Gleditsia triacanthos Impcole TM / Impcole Honeylocust	Container Grown	3"Cal	12-16 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	46 gal.					
PICH	26	Platanus chinensis / Chinese Platanus	B & B	2"Cal	12-16 H X 8 Spd	M		
PRGL	3	Proscopia glandulosa thornless AZT / Thornless Honey Mesquite	Container Grown	3"Cal	8-9H X 3-4W			
PRJ CAN	19	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	46 gal.					
QUIMA	14	Quercus macrocarpa / Burr Oak	Container Grown	3"Cal	12-16 H X 8 Spd			
ULAM	26	Ulmus americana / American Elm	B & B	2"Cal	12-16 H X 8 Spd	M	Must be from a Single Root Stock	
ORNAMENTAL TREE								
CIME	10	Cercia 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	3	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 gerardi / Big BlueStem	5 gal. cont. grwn					
MUCA	71	Muhlenbergia capillaris / Gulf Muhly	3 gal. cont. grwn					
NOTE	98	Nolina texana / Texas Sacculista	3 gal. cont. grwn					
STIE	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	147	Dasyliion texanum / Texas Sotol	5 gal. cont. grwn	unbroken blades				
DAWH	11	Dasyliion wheeleri / Wheeler Sotol	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	83	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	Petrovskia atriplicifolia / Russian Sage	1 gal. cont. grwn					
PBO SCO	21	Picrothamnus scoparius / Broom Dalea	3 gal. cont. grwn					
SALE	29	Salvia leucantha / Mexican Bush Sage	1 gal. cont. grwn					
EVERGREEN SHRUBS (3-6 HT)								
CABM	26	Caryopteris x clandonensis Blue Mist / Blue Mist Shrub	3 gal. cont. grwn					
ERNA	17	Eriocameria nauseosa / Rubber Rabbitbrush	1 gal. cont. grwn					
FAAP	18	Falkiug paradoxa / Apache Plume	5 gal. cont. grwn					
FOR SPR	52	Forsythia x Intermedia Spring Glory / Spring Glory Forsythia	16 gal. cont. grwn					
PIOM	9	Pinus mugo pumila / Dwarf Mugo Pine	5 gal. cont. grwn					
EVERGREEN SHRUBS (6-12 HT)								
VACA	27	Vauquellinia californica / Arizona Rosewood	7 gal. cont. grwn					

 333,687 SF NATIVE NEW MEXICO SEED MIX

 6,400 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

STREET TREES IDO 5-6(D)(C)  
STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C.

(ARROYO VISTA BLVD): STREET FRONTAGE - 2,170'  
REQUIRED/PROVIDED STREET TREES = 87/88 COMPLIANT

SEC Planning, LLC  
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PULTE HOMES  
OF NEW MEXICO

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SUITE 320  
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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  
6. LANDSCAPE COMPLIANCE 05/15/2025

Revisions:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Issue Date: 05/15/2025


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

Project No.  
240031-PUNNM

PLANTING NOTES &  
PLANT LIST

Sheet No.  
LPN-1 14 of 28

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LANDSCAPE IMPROVEMENT PLAN

**SAVIO RIDGE**  
ALBUQUERQUE, NEW MEXICO

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4. LANDSCAPE COMPLIANCE	04/22/2025
5. LANDSCAPE COMPLIANCE	05/12/2025
6. LANDSCAPE COMPLIANCE	05/15/2025
Revisions:	
1. LANDSCAPE COMPLIANCE	07/10/2025
2.	
3.	
4.	
Issue Date:	07/10/2025

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

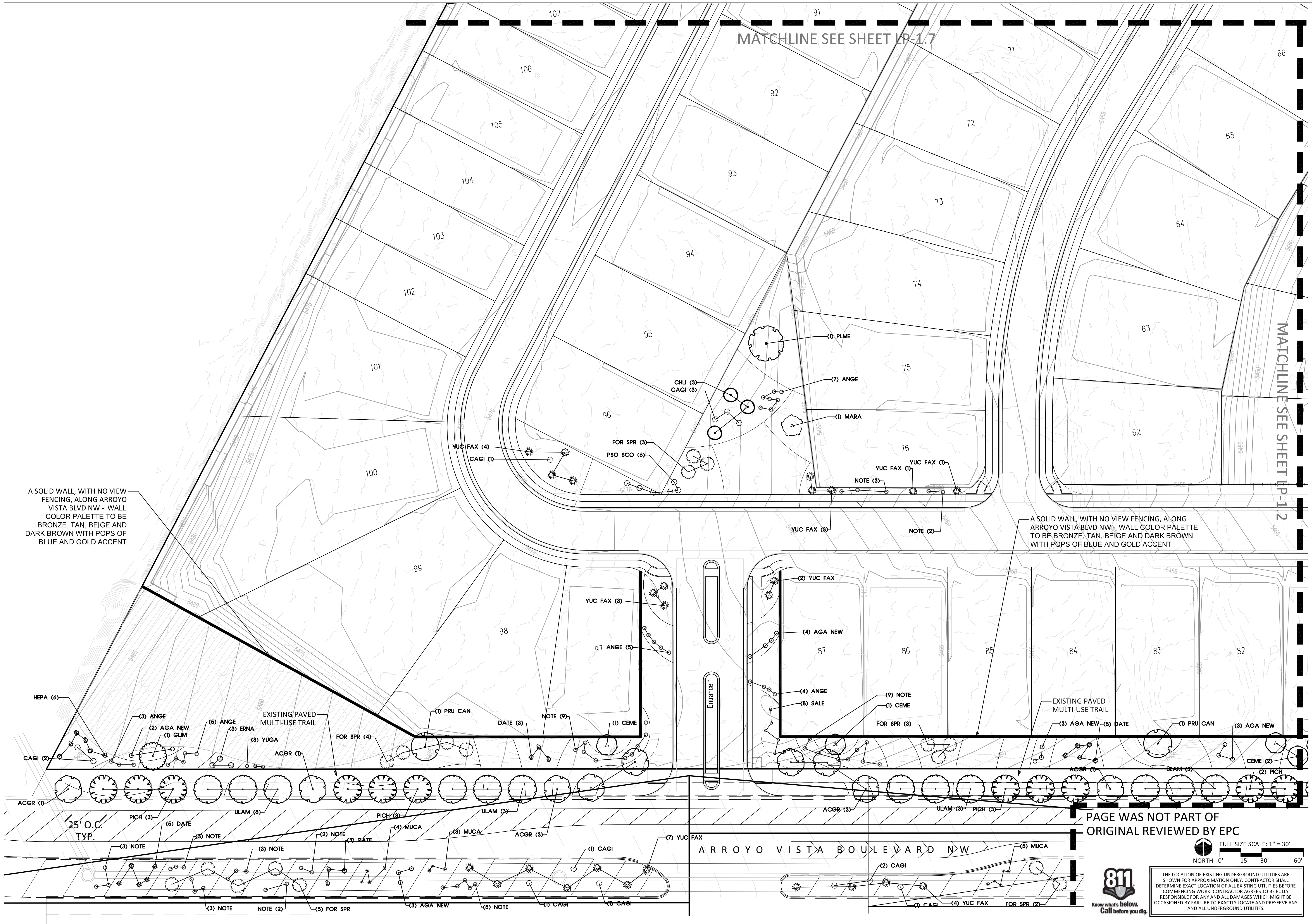
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STATE OF NEW MEXICO  
542  
REGISTERED  
LANDSCAPE ARCHITECT

05/12/2025

LANDSCAPE IMPROVEMENT PLAN

SAVIO RIDGE  
ALBUQUERQUE, NEW MEXICO

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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

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7/10/2025

# LANDSCAPE IMPROVEMENT PLAN

**SAVIO RIDGE**  
**ALBUQUERQUE, NEW MEXICO**

Drawing File Name

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**Issued:**

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| LANDSCAPE COMPLIANCE | 12/11/2024 |
| LANDSCAPE COMPLIANCE | 01/23/2025 |
| LANDSCAPE COMPLIANCE | 02/27/2025 |
| LANDSCAPE COMPLIANCE | 04/22/2025 |
| LANDSCAPE COMPLIANCE | 05/12/2025 |
| LANDSCAPE COMPLIANCE | 05/15/2025 |

**Revisions:**

- |                      |            |
|----------------------|------------|
| LANDSCAPE COMPLIANCE | 07/10/2025 |
|                      |            |
|                      |            |
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Issue Date: 07/10/2025

Drawn By: LGV, JJ

Reviewed By: AO, PV

Project No.

240031-PUNM

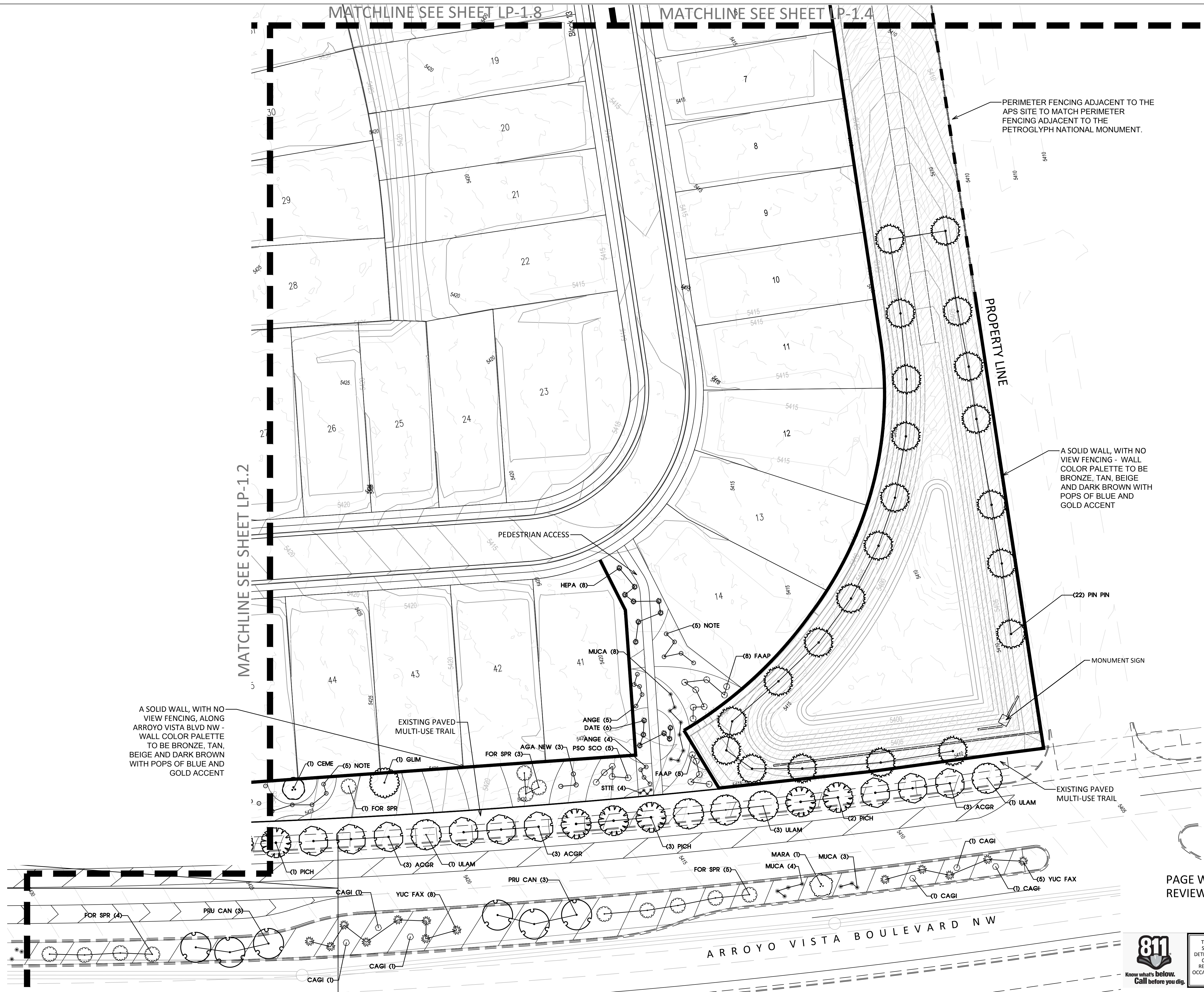
## PLANTING PLAN

Sheet No.

LP-1.3 18 of 28

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FULL SIZE SCALE: 1" = 30'



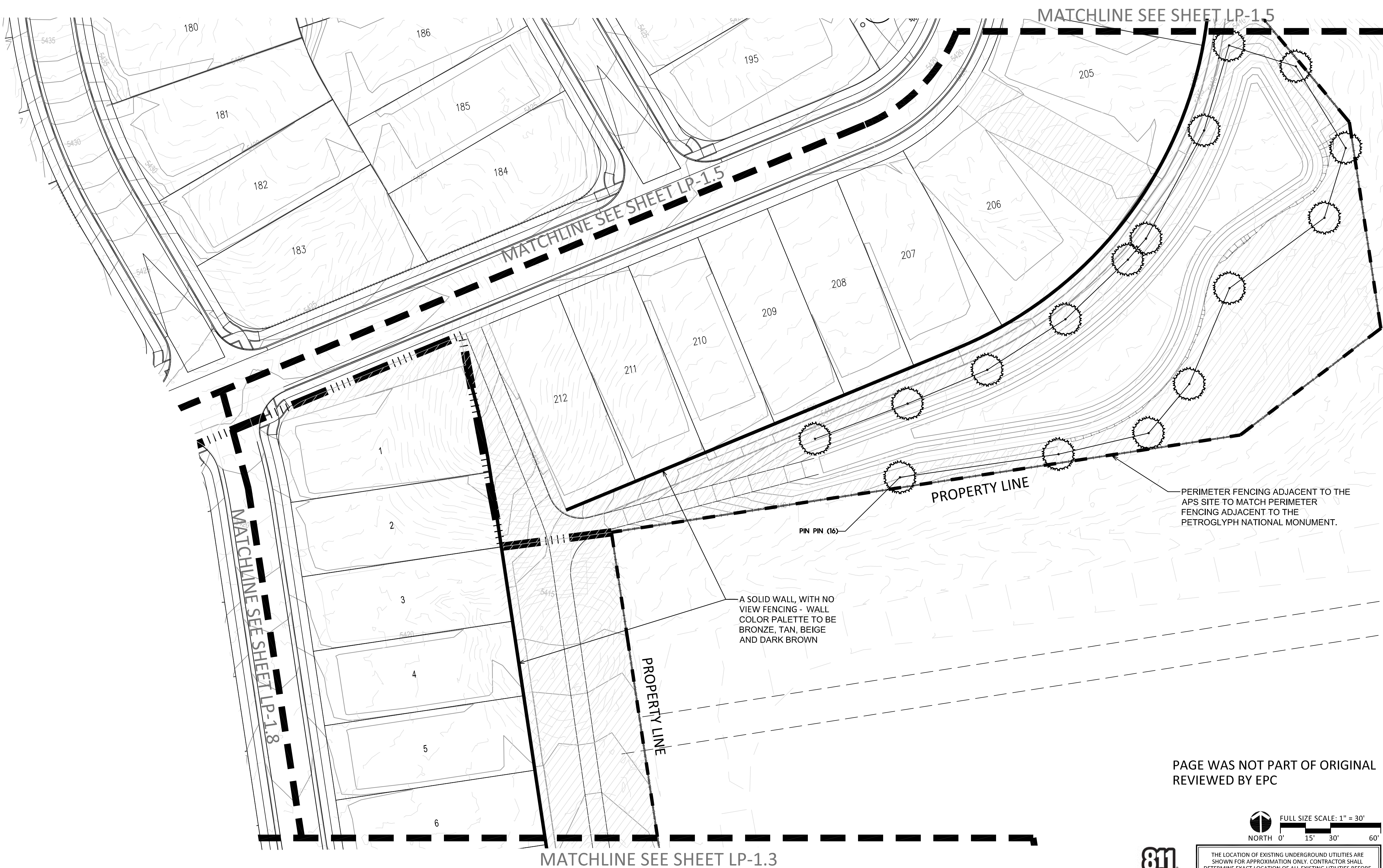
A horizontal scale bar with four segments. The first segment is labeled 0', the second 15', the third 30', and the fourth 60'.



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**PLANTING PLAN**

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**PULTE HOMES  
OF NEW MEXICO**  
7601 JEFFERSON STREET NE  
SUITE 320  
ALBUQUERQUE, NEW MEXICO 87109

STATE OF NEW MEXICO  
REGISTERED  
LANDSCAPE ARCHITECT  
542  
05/12/2025

**LANDSCAPE IMPROVEMENT PLAN**

**SAVIO RIDGE**  
ALBUQUERQUE, NEW MEXICO

Drawing File Name  
L:\240031-PUNNM\Cadfiles\LA\LPK-Base-overall.dwg

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

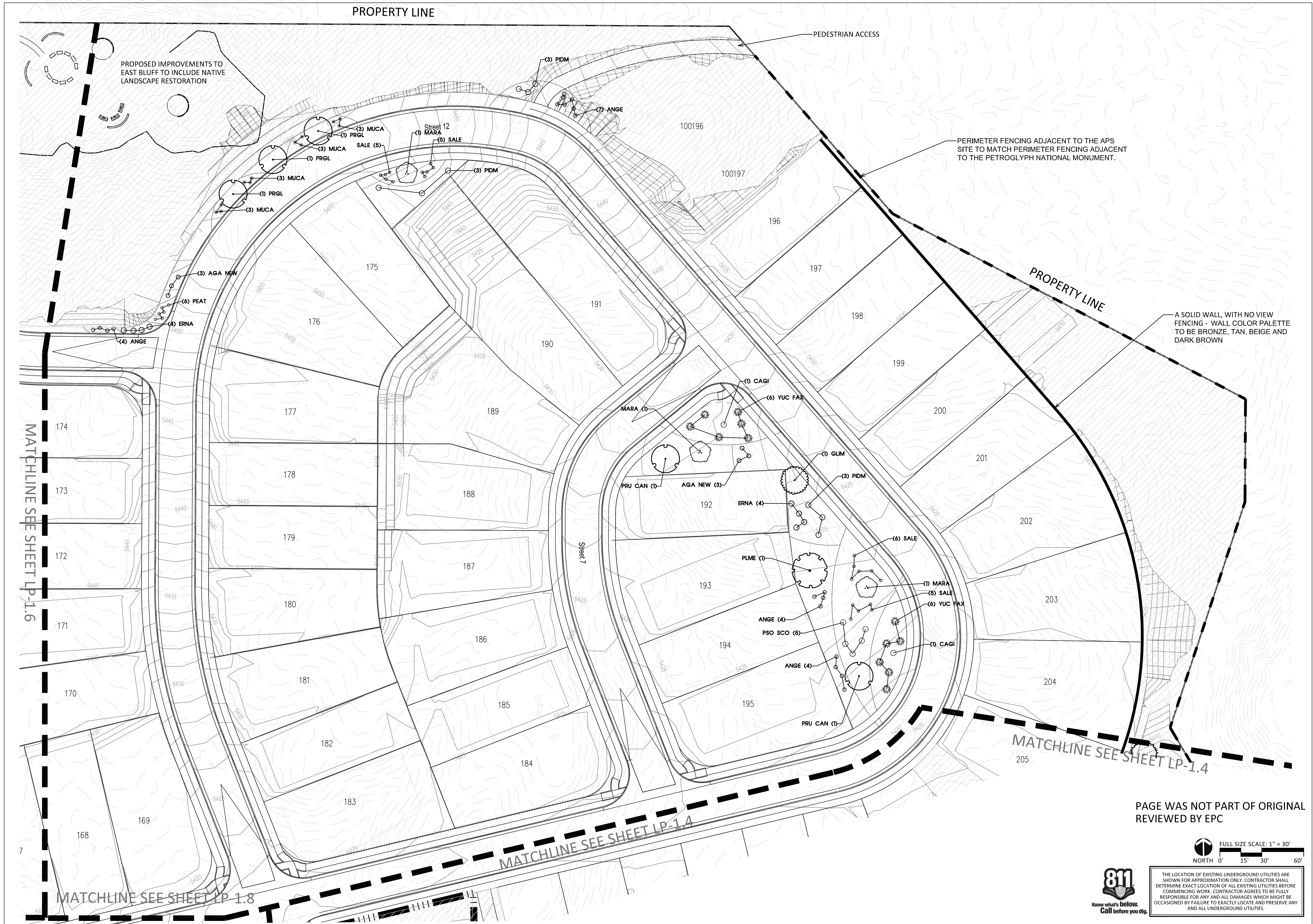
Drawn By: LGV, JJ  
Reviewed By: AO, PV

Project No.  
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Sheet No.  
LP-1.4 19 of 28

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05/12/2025

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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

PLANTING PLAN

Sheet No.  
LP-1.5 20 of 28

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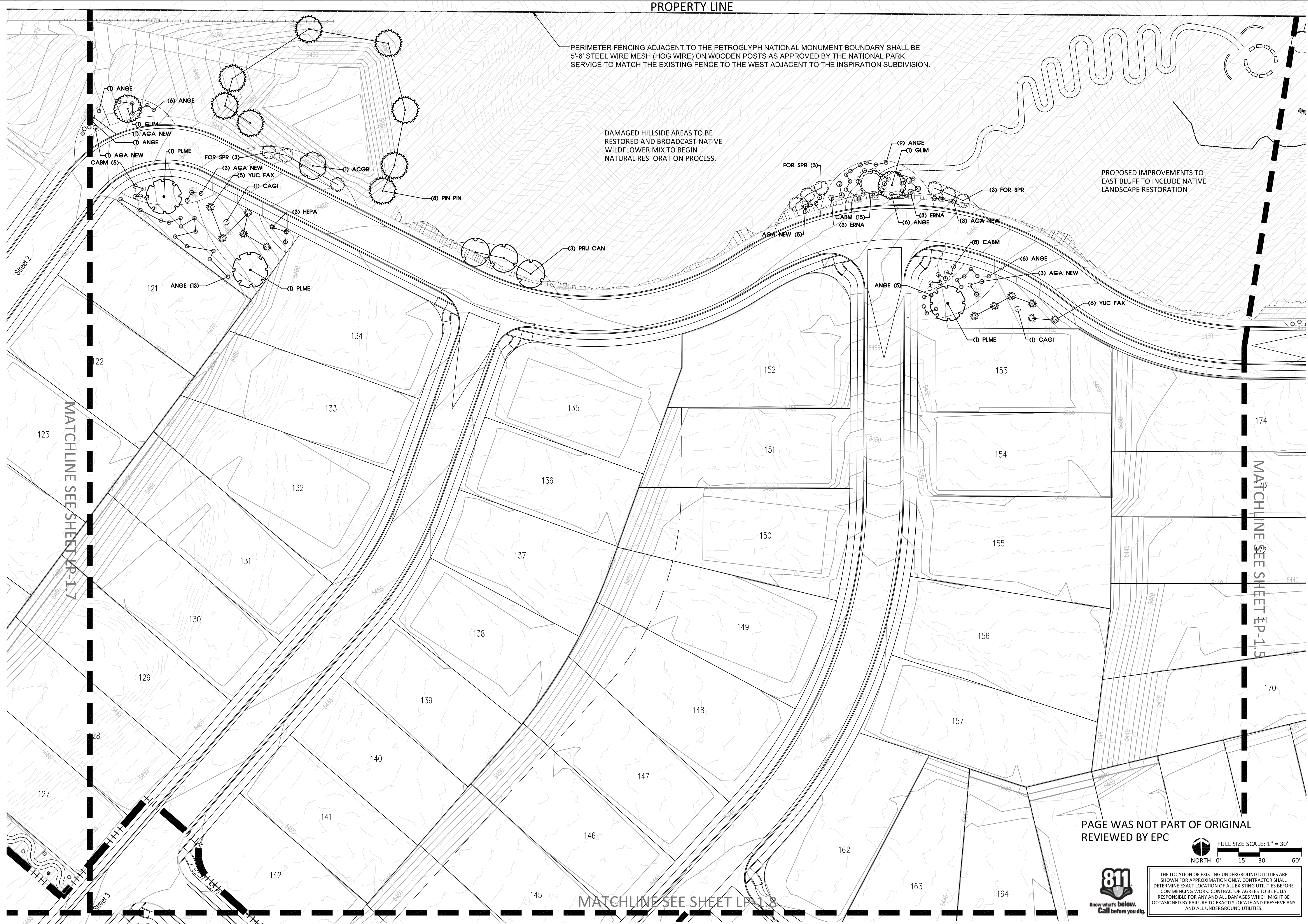
811  
Know what's below.  
Call before you dig.

NORTH 0' 15' 30' 60'

FULL SIZE SCALE: 1" = 30'

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.





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LANDSCAPE IMPROVEMENT PLAN

SAVIO RIDGE  
ALBUQUERQUE, NEW MEXICO

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5. LANDSCAPE COMPLIANCE	05/12/2025
6.	
Revisions:	
1.	
2.	
3.	
4.	
Issue Date:	05/12/2025

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

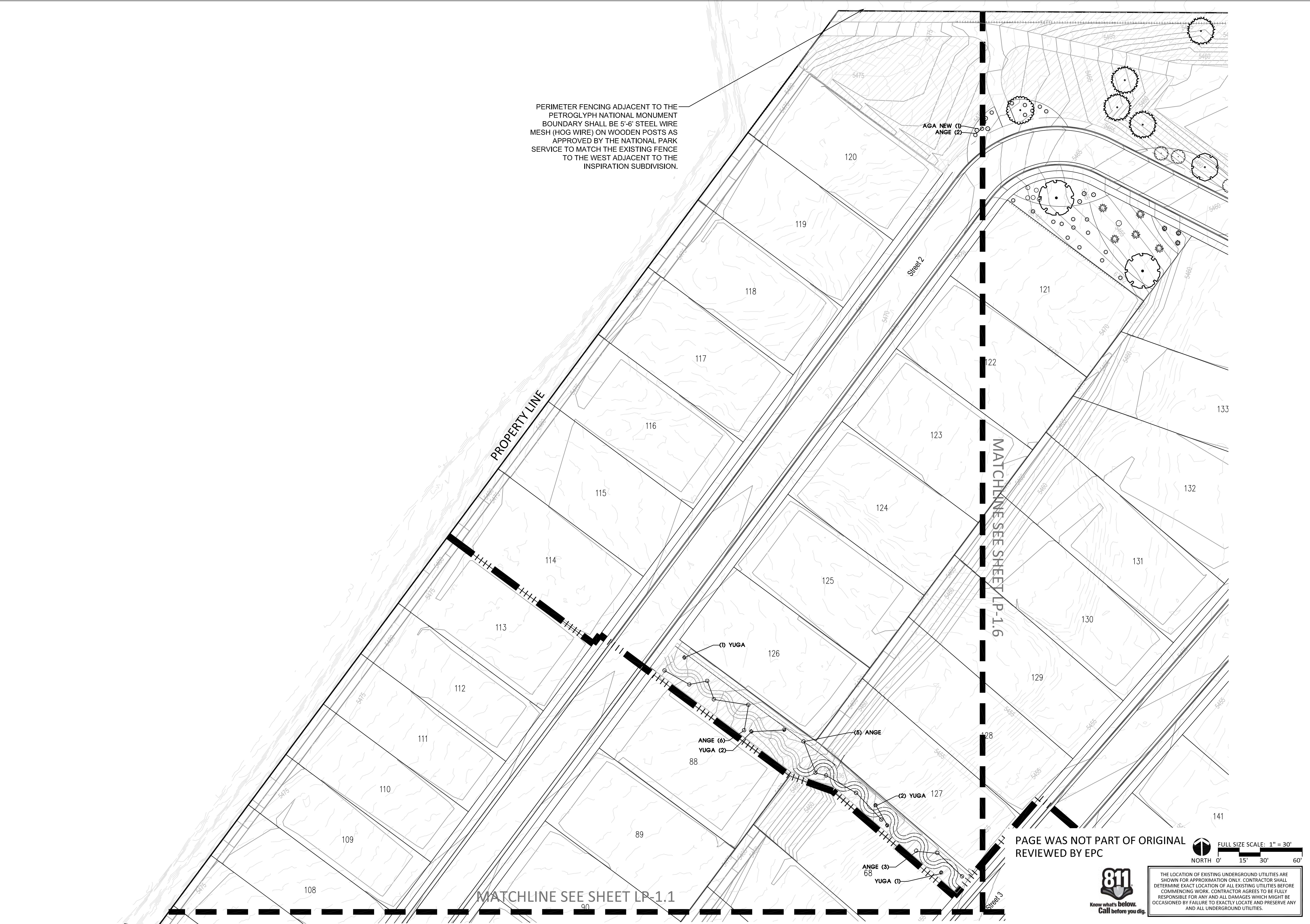
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LP-1.6 21 of 28

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05/12/2025

LANDSCAPE IMPROVEMENT PLAN

SAVIO RIDGE  
ALBUQUERQUE, NEW MEXICO

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4. LANDSCAPE COMPLIANCE 04/22/2025

5. LANDSCAPE COMPLIANCE 05/12/2025

Revisions:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

Issue Date:

05/12/2025

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

Project No.  
240031-PUNNM

PLANTING PLAN

Sheet No.  
LP-1.7 22 of 28

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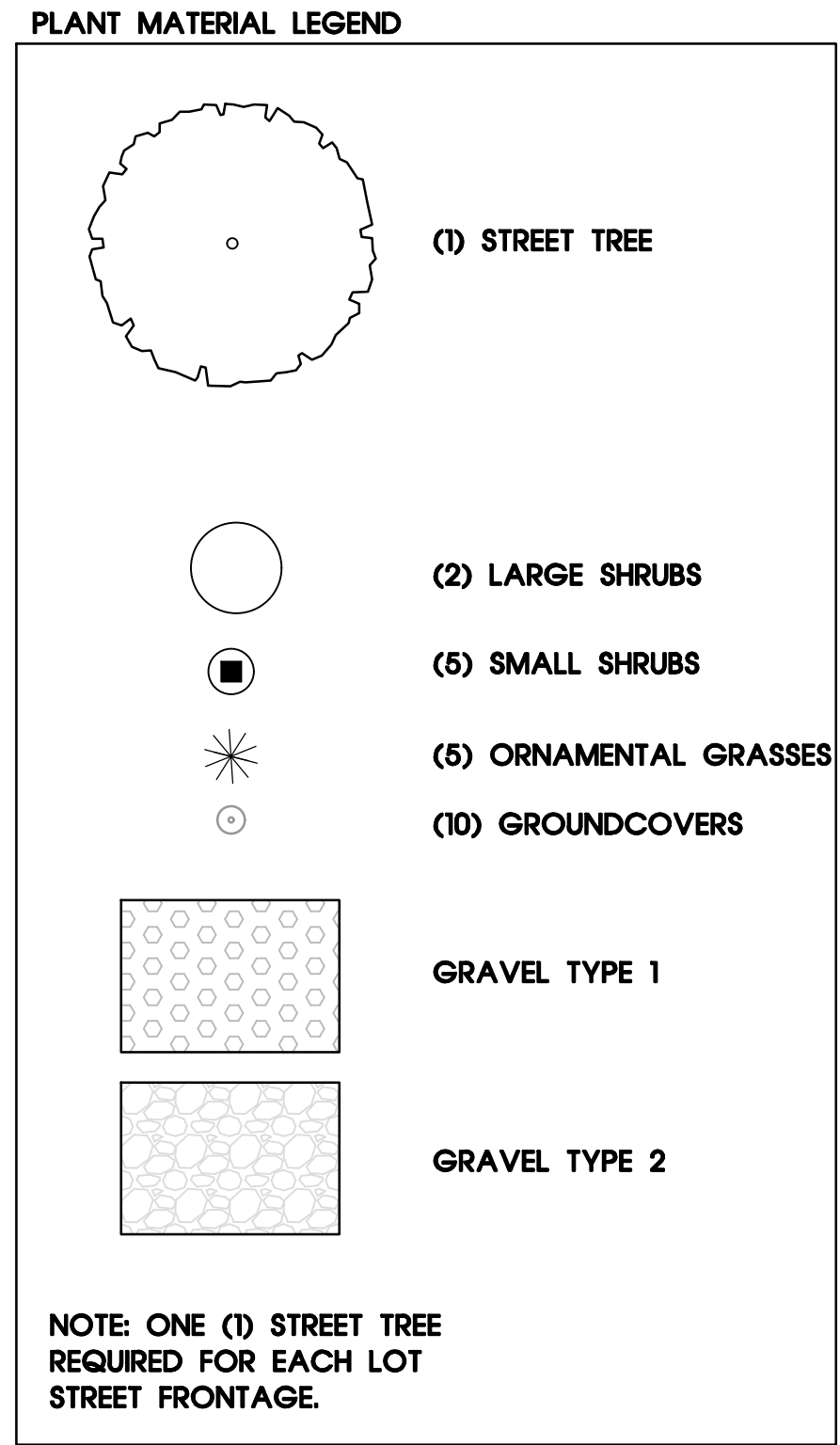
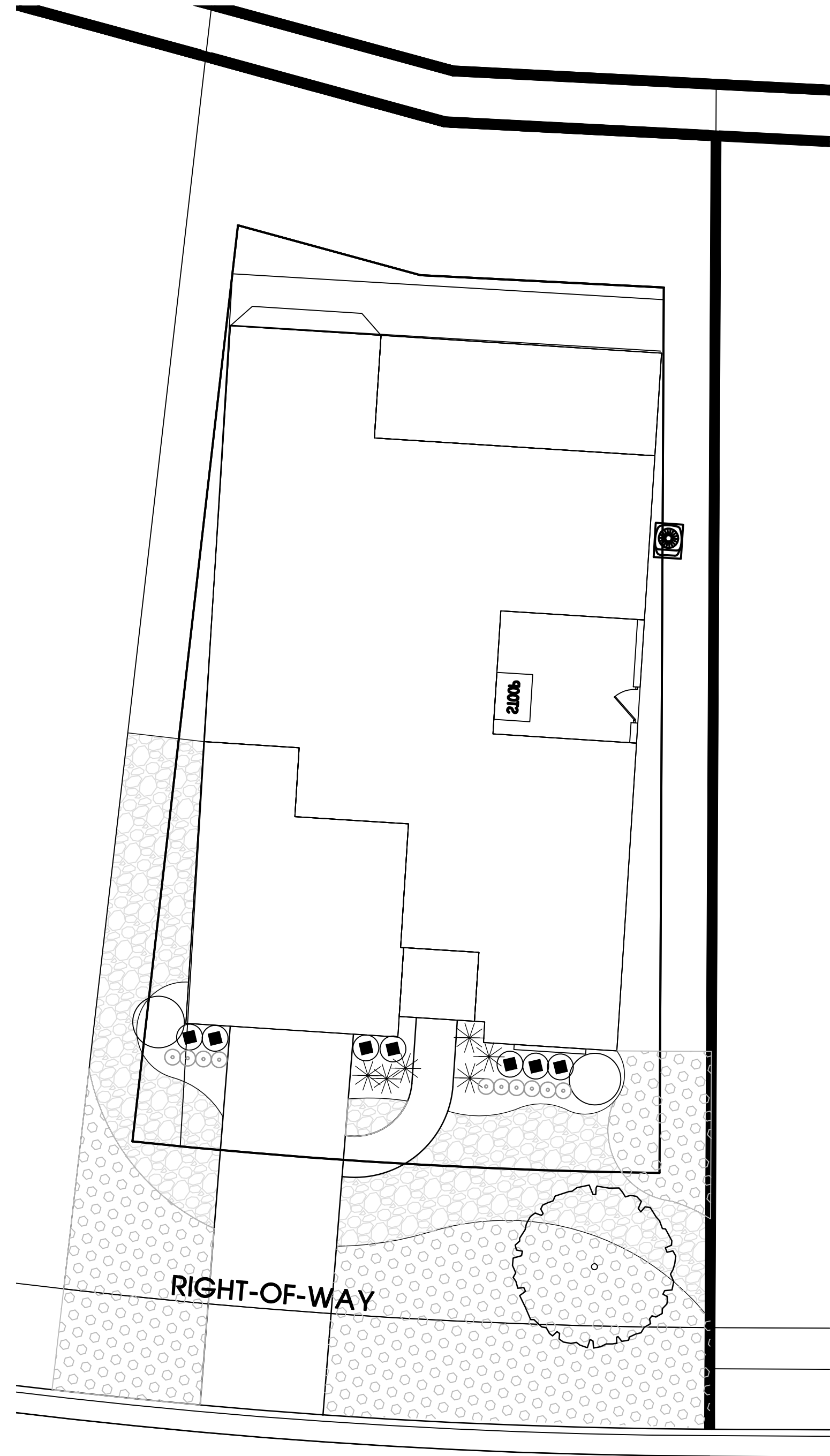
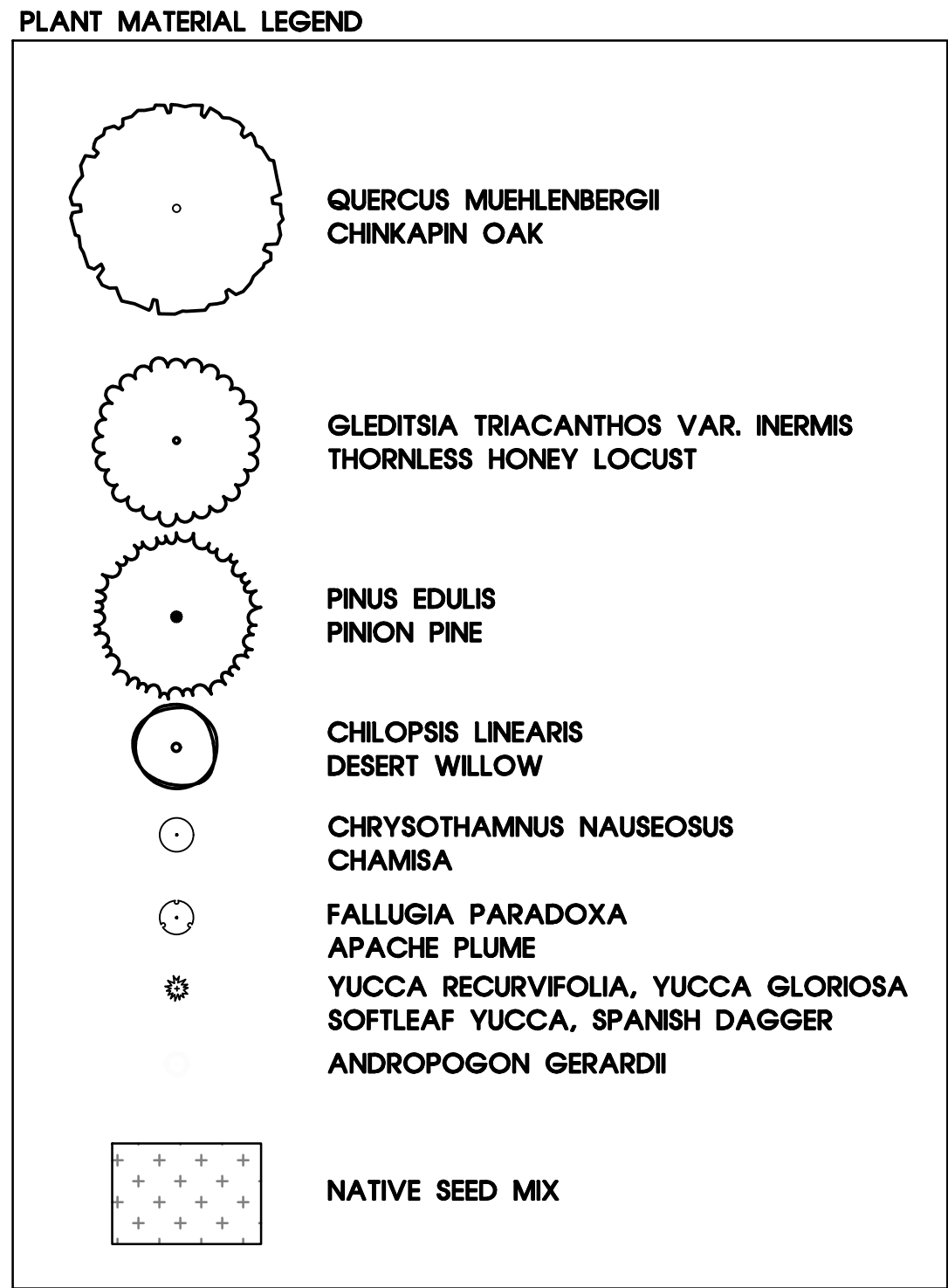
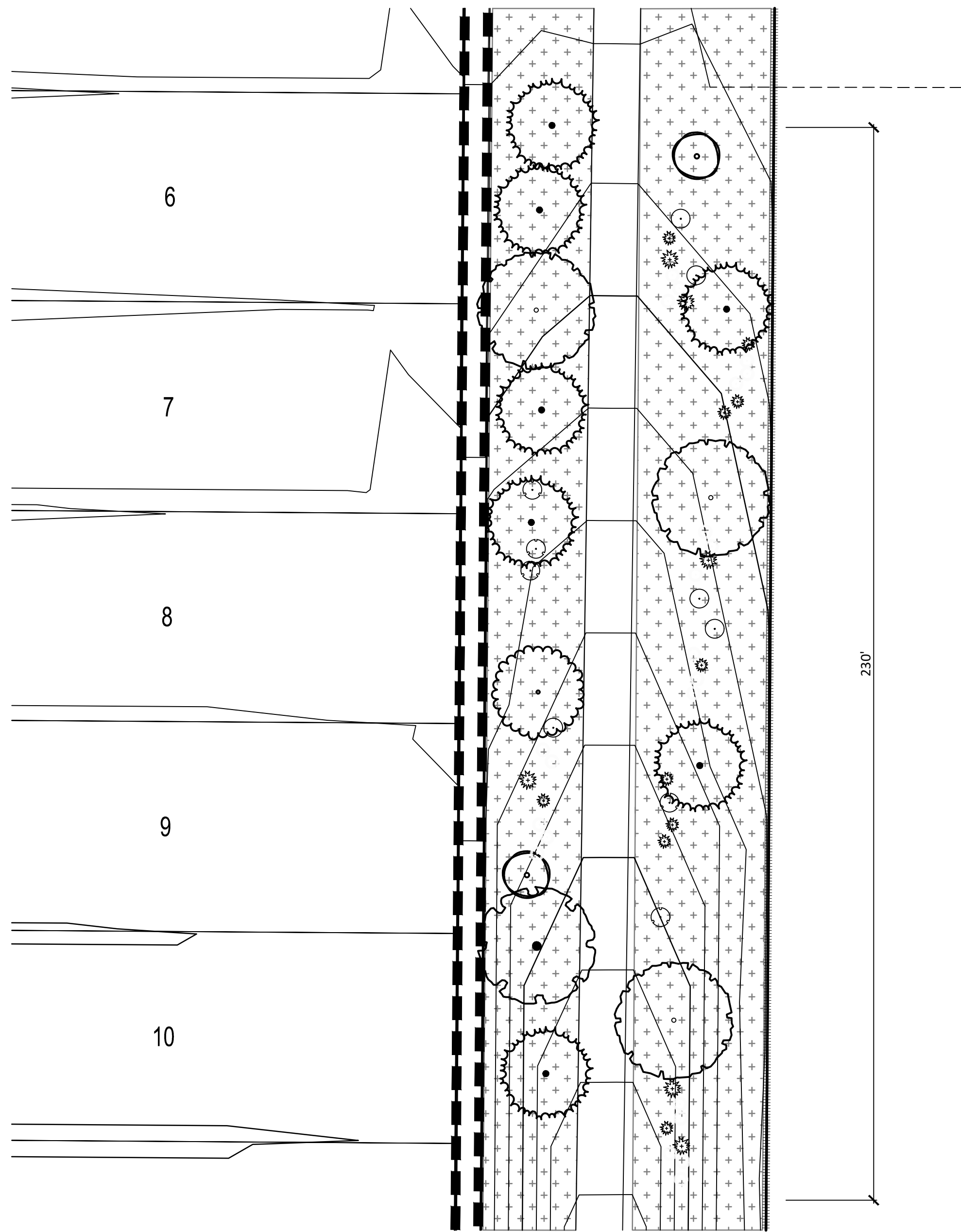












1 PROTOTYPICAL OPEN SPACE PLANTING  
SCALE: 1" = 20'-0"

DETAIL WAS NOT REVIEWED BY EPC

2 PROTOTYPICAL LOT PLANTING  
SCALE: 1" = 10'-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 ABOVE. 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'-16' O.C.

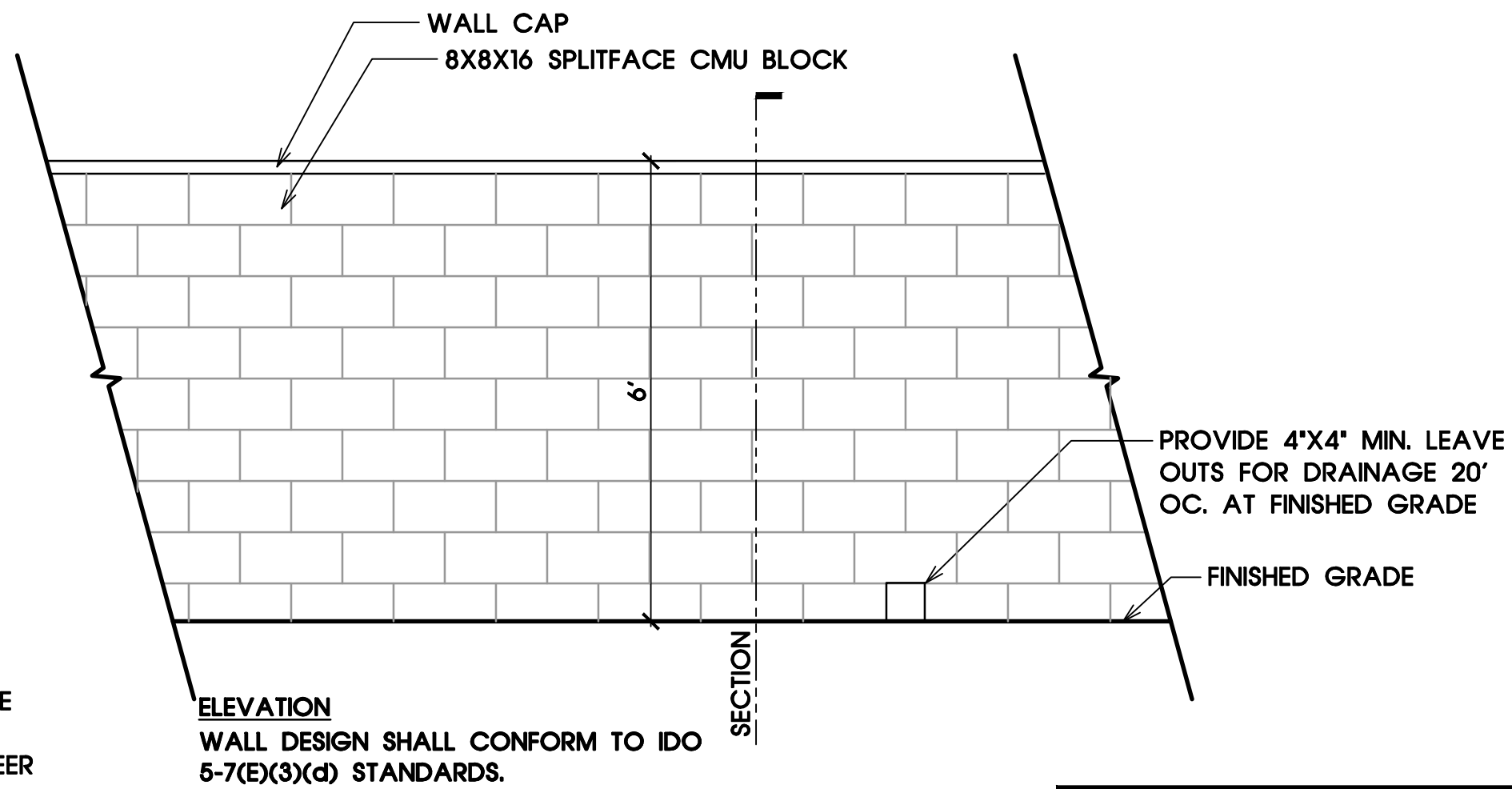
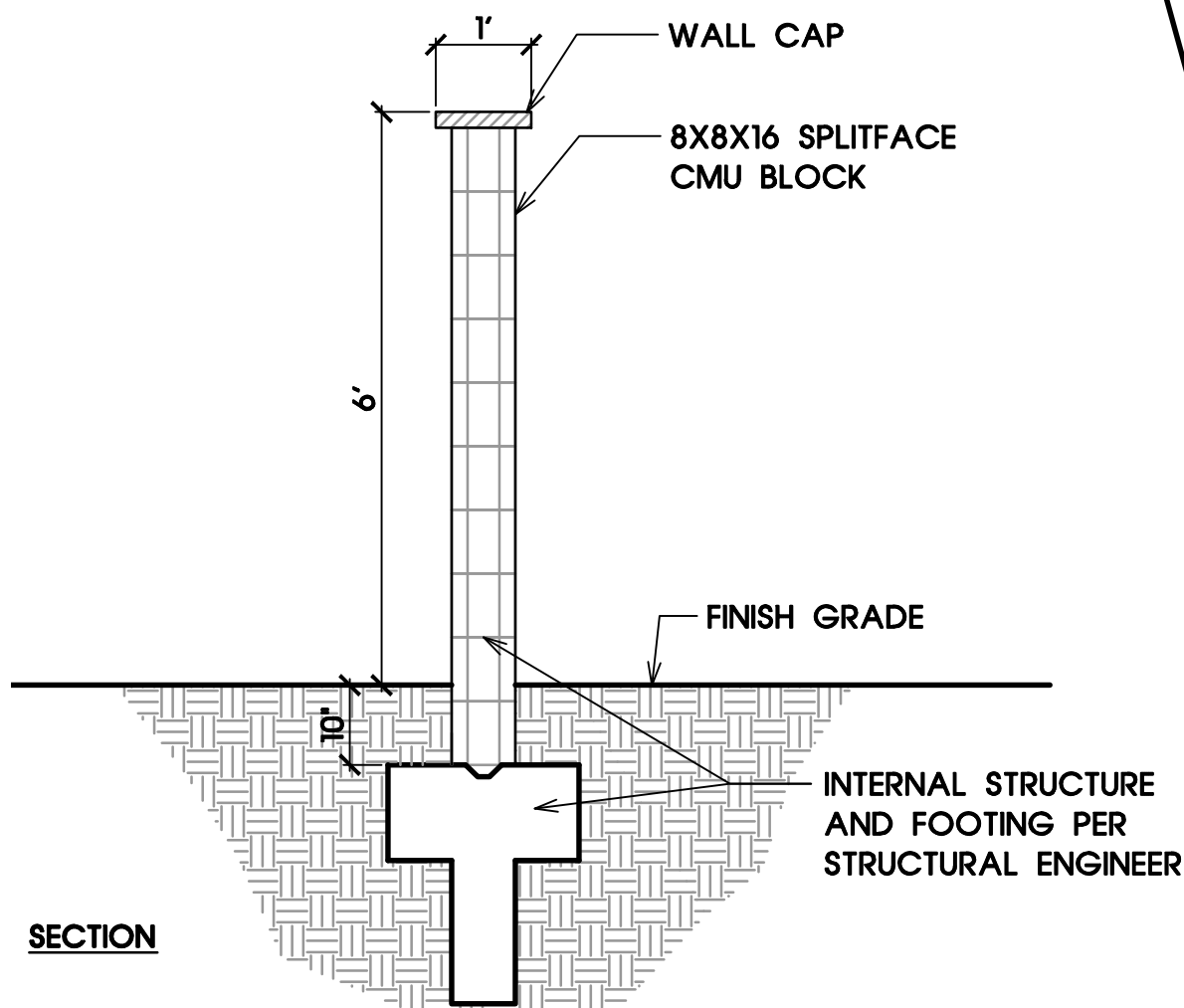
3 PROTOTYPICAL OPEN SPACE / APS FENCE  
DETAIL WAS NOT REVIEWED BY EPC



EXISTING SOLID WALL ALONG ARROYO VISTA BLVD NW. SAVIO RIDGE WALLS TO BE SIMILAR WITH A SOLID WALL WITH NO VIEW FENCING, ALONG ARROYO VISTA BLVD NW - WALL COLOR PALETTE TO BE BRONZE, TAN, BEIGE AND DARK BROWN WITH POPS OF BLUE AND GOLD ACCENT. SEE IMAGE ABOVE.

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

DETAIL WAS NOT REVIEWED BY EPC



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5. LANDSCAPE COMPLIANCE 05/12/2025  
6. LANDSCAPE COMPLIANCE 05/15/2025

Revisions:  
1.  
2.  
3.  
4.  
Issue Date: 05/15/2025

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

Project No.  
240031-PUNNM

PROTOTYPICAL DETAILS

Sheet No.  
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OVERALL LANDSCAPE PLAN  
RENDERING

PULTE NEW MEXICO  
ALBUQUERQUE, NEW MEXICO



North

0 80 160 240

Scale: 1" = 80'

Date: February 25, 2025

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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POCKET PARK CONCEPT  
PULTE NEW MEXICO  
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North

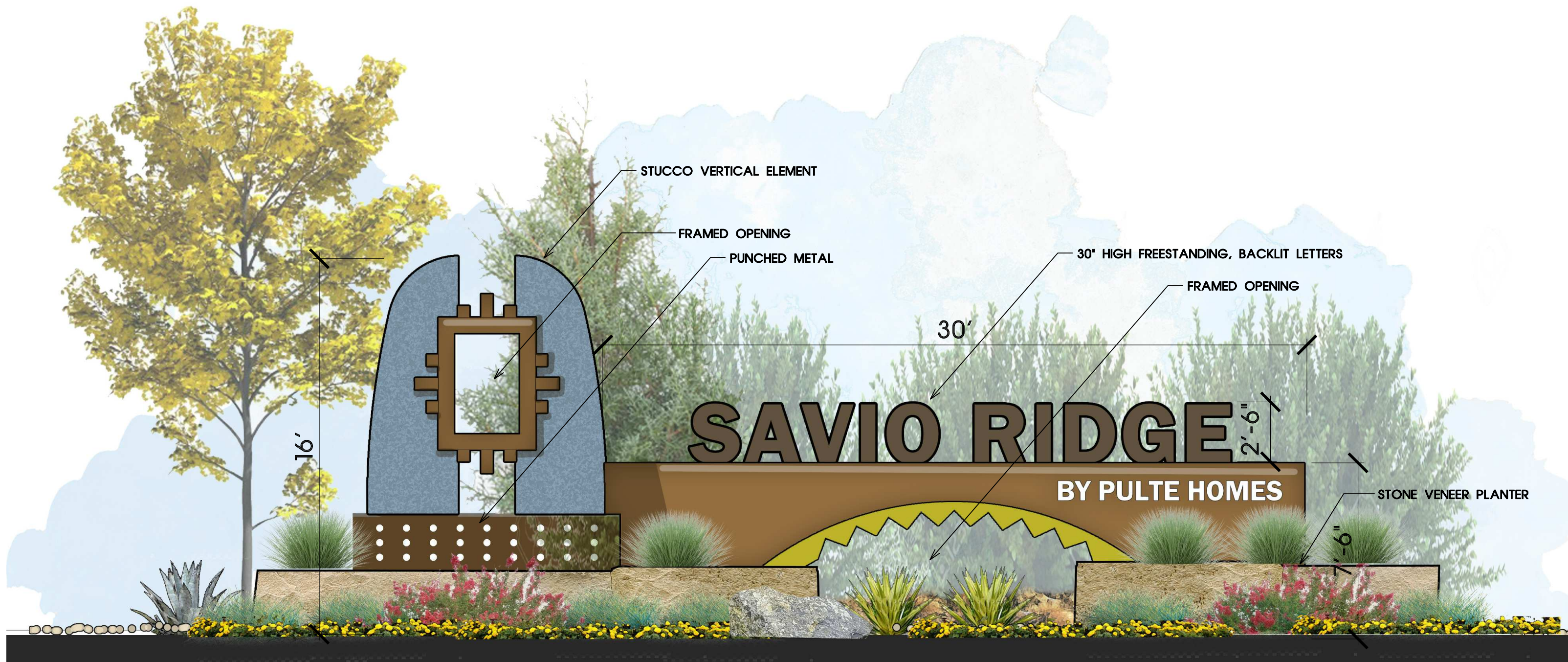


Scale: 1" = 30'

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













# PR-2025-011387\_PR-2024-010189\_Site\_Plan Amendment 10.21.2025 Signature Sheet

Final Audit Report

2025-11-03

Created:	2025-11-03
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJXIJBMLMWtETR1oo-nJng81u99wplzIS

## "PR-2025-011387\_PR-2024-010189\_Site\_Plan Amendment 10.21.2025 Signature Sheet" History

-  Document created by Jacob Boylan (jboylan@cabq.gov)  
2025-11-03 - 9:36:11 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature  
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-  Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature  
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