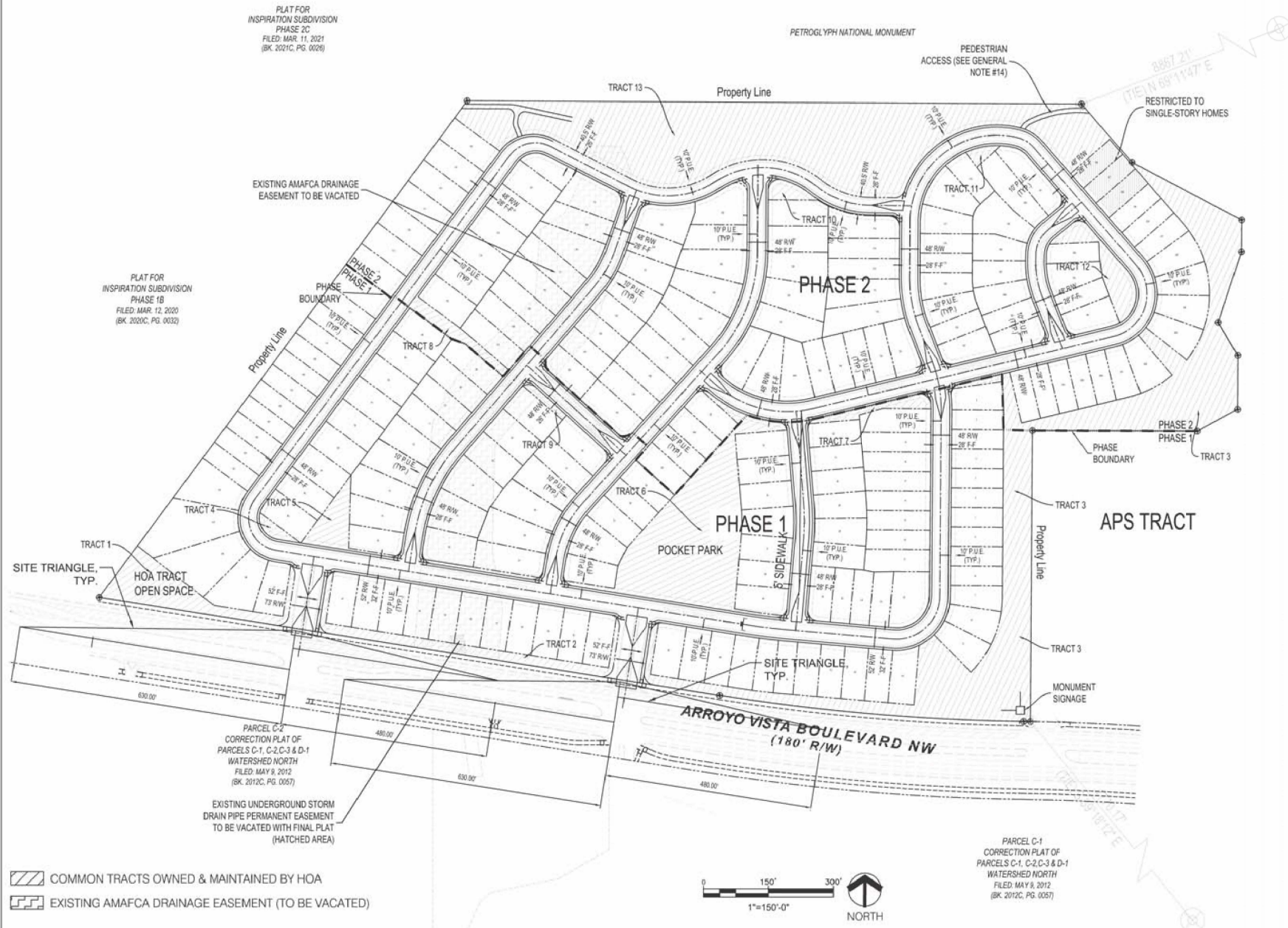


# SAVIO RIDGE



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

## GENERAL NOTES

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

## DEVELOPMENT DATA

Address: 9601 Tierra Pintada Boulevard NW

Legal Description: Proposed TRACT N-1-B, being a portion of a replat of Tract N-1, Watershed Subdivision containing 60.0839 Acres.

Zoning: PC - Planned Community

Area of Change

View Protection Overlay Zone: Northwest Mesa Escarpment VPD-2

Land Use: 212 Single-Family Detached Residential Lots

Pedestrian and Vehicular Access:

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

Density: 3.54 du/acre.

Lot Sizes: The minimum lot size is 5,175 square feet with a minimum lot width of 45 feet.

Setbacks: Development shall comply with the minimum setbacks of the R-1C Zone District

Front, minimum: 15 feet

Side, minimum: 5 feet

Street side, minimum: 10 feet from a street or 5 ft from HOA tract next to a street

Rear, minimum: 15 feet

Maximum Building Height allowed: 26 feet

Building Design: Single-family shall comply with the building design requirements of IDO Section 14-16-5-11(C) Low-Density Residential Development.

Parking Requirements: Each dwelling unit will contain 4 parking spaces: 2 garage spaces and 2 driveway spaces. On-street parking is permitted where appropriate.

Site Plan shall follow the design guidelines stipulated in the "Westland Framework Plan".

The three homes at the northeast corner are restricted to single story only.

Where silent, the Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations.

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

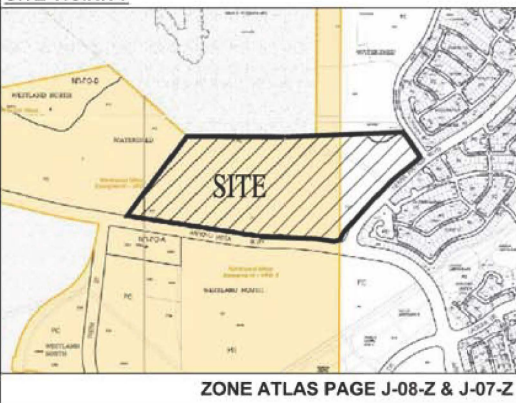
- The proposed waivers on the Site Plan to the DPM requirements have been approved by the DHO.
- The IDO waiver to the rear lot adjacent to the Arroyo Vista Boulevard was determined to not be required based on the HOA tract.
- The project shall comply with the applicable provisions of IDO-14-16-5-2 site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

NOTE:

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

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

## SITE VICINITY



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



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













# PR-2025-011387\_PR-2024-010189\_Site\_Plan\_ Approved\_5-14-25\_Sheet\_1

Final Audit Report

2025-05-27

Created:	2025-05-16
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPWZRg37gtFQk5ZbeEHfb9zcKASIP3NI


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-  Document emailed to Ernest Armijo (eamijo@cabq.gov) for signature  
2025-05-16 - 5:00:22 PM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature  
2025-05-16 - 5:00:22 PM GMT
-  Document emailed to David G. Gutierrez (dggutierrez@abcwua.org) for signature  
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2025-05-16 - 5:04:03 PM GMT



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 Document e-signed by Hannah Aulick (haulick@cabq.gov)

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2025-05-22 - 5:24:56 AM GMT

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2025-05-23 - 7:07:56 PM GMT

 Email viewed by David G. Gutierrez (dggutierrez@abcwua.org)


2025-05-24 - 11:05:42 PM GMT

 Email viewed by David G. Gutierrez (dggutierrez@abcwua.org)

2025-05-25 - 11:30:35 PM GMT

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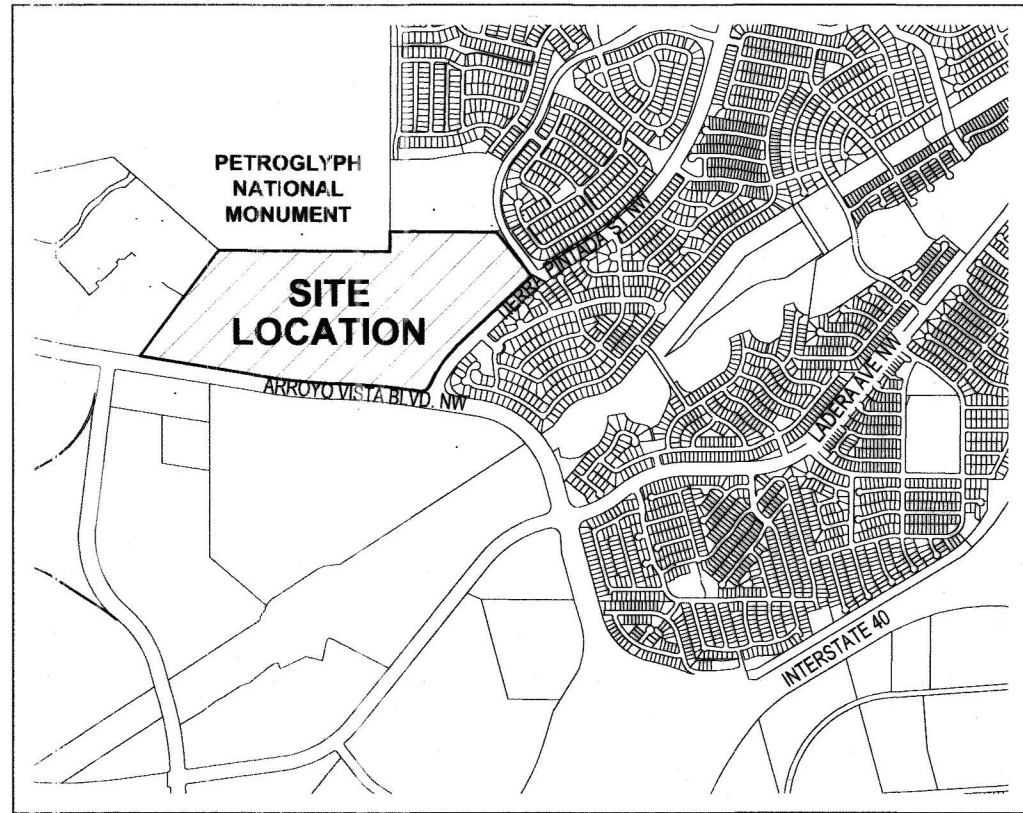
 Document e-signed by David G. Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2025-05-27 - 5:04:34 PM GMT - Time Source: server

 Agreement completed.

2025-05-27 - 5:04:34 PM GMT





#### 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 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: \_\_\_\_\_

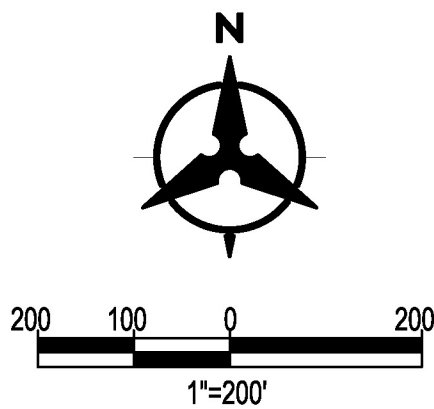
Bernalillo County Treasurer's Office Date

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



# LEGEND

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



## NOTES:

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



NOTE: THIS BRASS CAP HAS BEEN RECOVERED FIVE TIMES BY THE SURVEYOR: NOV 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  
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)

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

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

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

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

PETROGLYPH NATIONAL MONUMENT

**TRACT N-1-B**  
60.0839 Acres

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

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

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

NEW 20' ABCWUA WATERLINE EASEMENT

GRANTED WITH THE FILING OF THIS PLAT

SEE NOTE 8 & 9 ON SHEET 1 OF 2

SEE DETAIL A THIS SHEET

NEW 20' ABCWUA WATERLINE EASEMENT

GRANTED WITH THE FILING OF THIS PLAT

SEE NOTE 8 & 9 ON SHEET 1 OF 2

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SEE NOTE 8 & 9 ON SHEET 1 OF 2

SEE DETAIL A THIS SHEET

NEW 20' ABCWUA WATERLINE EASEMENT

GRANTED WITH THE FILING OF THIS PLAT

SEE NOTE 8 & 9 ON SHEET 1 OF 2

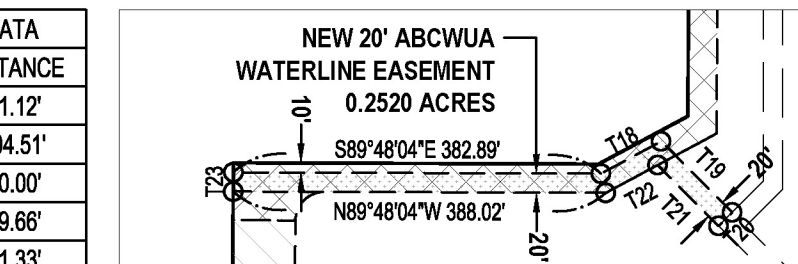
SEE DETAIL A THIS SHEET

NEW 20' ABCWUA WATERLINE EASEMENT

GRANTED WITH THE FILING OF THIS PLAT

SEE NOTE 8 & 9 ON SHEET 1 OF 2

SEE DETAIL A THIS SHEET



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

FOUND U.S.D.O.I. BLM  
3" BRASS CAP  
STAMPED "AP17 PNM AP18 1990"

(TIE) N80°17'29"E 7433.24'

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

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

PULTE AT MIREHAVEN PHASE 2B  
FILED: FEB. 8, 2017  
(BK. 2017C, PG. 0011)

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

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

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

**TRACT N-1-A**  
49.9000 Acres

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

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

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

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

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

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

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=1,487,364.063 USRT E=1,491,190.819 USRT  
GROUND TO GRID FACTOR = 0.999675005  
Δa = -00°17'12.26"  
NAVD 1988 ELEVATION = 5319.688 USRT

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





# SAVIO RIDGE

## CONCEPTUAL GRADING & DRAINAGE PLAN

### NARRATIVE:

#### EXISTING CONDITIONS:

THE EXISTING TOPOGRAPHY SLOPES PRIMARILY FROM NORTH WEST TO SOUTH EAST ACROSS THE SITE WITH MAJORITY OF SLOPES LESS THAN 9%. THERE IS AN EXISTING DIVERSION CHANNEL WITHIN THE PROPERTY BOUNDARY THAT CONVEYS THE FLOW FROM OFFSITE BASIN 1, OFFSITE BASIN 3 AND EXISTING FLOW FROM WEST OF THE CHANNEL TO AMAFCA DAM 5S DIVERSION CHANNEL THROUGH EXISTING CULVERT LOCATED AT ARROYO VISTA.

REMAINING FLOW FROM THE SITE DRAINS SOUTHEAST TO EXISTING ONSITE DETENTION PONDS. THE OUTLET OF THESE PONDS ARE CONNECTED TO STORM DRAIN NETWORK THAT WAS BUILT WITH THE DEVELOPMENT EAST OF THE PROPOSED SITE. THE EXISTING STORM DRAIN OUTFALLS THROUGH THE STORMCLOUD SUBDIVISION TO THE LADERA DAM SYSTEM.

#### DEVELOPED CONDITIONS:

IN THE DEVELOPED CONDITIONS, THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERN. IT WILL ALSO ACCEPT THE OFFSITE FLOWS WITH THE LARGER ONE BEING COLLECTED IN POND 3, AND CONVEYED AS INDICATED BELOW. TOTAL EXISTING OFFSITE AND DEVELOPED ONSITE FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE WHERE THEY WILL DISCHARGE TO PROPOSED DETENTION PONDS (POND 1 AND POND 2), THESE PONDS WILL REDUCE THE DISCHARGE FROM THE SITE TO BE WITHIN THE ALLOWABLE DISCHARGE.

THE OUTLET OF POND #1 WILL CONNECT TO NEW STORM DRAIN AT ARROYO VISTA WHICH WILL ULTIMATELY TIE TO EXISTING 60" STORM DRAIN AT TIERRA PINTADA BLVD AND STORMCLOUD AVE INTERSECTION. REMOVAL AND UPSIZING OF EXISTING STORM DRAIN WILL BE NECESSARY PRIOR MAKING THIS CONNECTION. THIS STORM DRAIN WILL CARRY THE FLOW TO THE EXISTING LADERA DAM SYSTEM IN THE SAME MANNER AS LISTED ABOVE IN THE EXISTING CONDITIONS.

#### GENERAL NOTES:

- EXISTING TOPO CONTOURS ARE SHOWN AT 5FT INTERVAL.
- DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MASTERPLAN.
- STORM DRAIN LOCATIONS ARE APPROXIMATE.

THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CITY STANDARD SPECIFICATIONS) SECTION 1014 'SENSITIVE LANDS PRESERVATION AND CONSTRUCTION MITIGATION' OUTLINES THE ACTIONS THAT ARE REQUIRED PRIOR TO GRUBBING OR GRADING A SITE AND THE ADDITIONAL ACTIONS REQUIRED DURING THE ENTIRE SPAN OF CONSTRUCTION TO PRESERVE LANDS IDENTIFIED FOR PERMANENT PRESERVATION. THESE REQUIREMENTS SHALL BE CONSISTENTLY APPLIED FOR THE PURPOSE OF PRESERVING SENSITIVE LAND FEATURES THAT ARE IRREPLACEABLE AND ARE ESSENTIAL TO THE CULTURAL AND NATURAL RESOURCE HERITAGE OF ALBUQUERQUE. SENSITIVE LANDS PRESERVATION LOCATION WILL BE DETERMINED BY THE APPROVED EPC SITE PLAN PER IDO SECTION 5-2(C)(4).

### PROPOSED CONDITIONS

BASIN I.D.	AREA (AC)	DISCHARGE (CFS)	
		10 YR	100YR
BASIN - 1	4.5	8.0	14.7
BASIN - 2	7.5	13.2	24.1
BASIN - 3	2.9	5.2	9.4
BASIN - 4	1.6	2.6	4.9
BASIN - 5	2.6	4.6	8.5
BASIN - 6	2.8	4.9	8.9
BASIN - 7	3.6	6.4	11.7
BASIN - 8	3.8	6.8	12.5
BASIN - 9	0.2	0.5	0.8
BASIN - 10	0.2	0.5	0.8
BASIN - 11	0.8	1.2	2.3
BASIN - 12	0.1	0.2	0.3
BASIN - 13	0.4	0.6	1.1
BASIN - 14	0.1	0.2	0.3
BASIN - 15	4.0	7.1	12.9
BASIN - 16	0.6	1.6	2.6
BASIN - 17	4.4	7.9	14.4
BASIN - 18	0.6	1.4	2.2
BASIN - 19	2.2	3.9	7.1
BASIN - 20	2.7	4.9	8.9
BASIN - 21	2.3	4.1	7.5
BASIN - 22	4.6	8.1	14.9
BASIN - 23	1.4	2.2	4.2
BASIN - 24	2.0	0.9	3.5
BASIN - 25	0.7	0.3	1.2
BASIN - 26	0.6	0.3	1.0
BASIN - 27	0.9	1.4	2.7
BASIN - 28	0.3	0.1	0.5
BASIN - 29	1.5	2.3	4.4
BASIN - 30	0.4	0.6	1.2
OFFSITE BASIN -1	12.7	5.8	22.0
OFFSITE BASIN -2	1.9	0.9	3.3
OFFSITE BASIN -3A	0.6	0.3	1.0
OFFSITE BASIN -3B	0.6	0.3	1.0
**BASIN L.9.2A - 3	0.9	1.3	2.7
**BASIN L.9.2A - 4	1.3	1.8	3.6
TOTAL	76.0	109.1	216.8

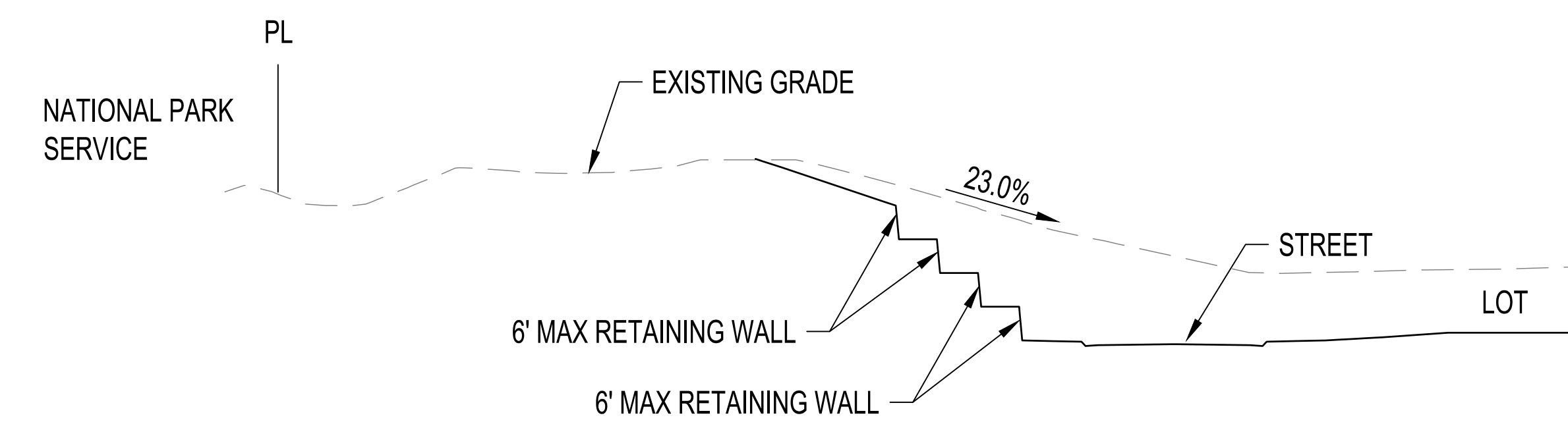
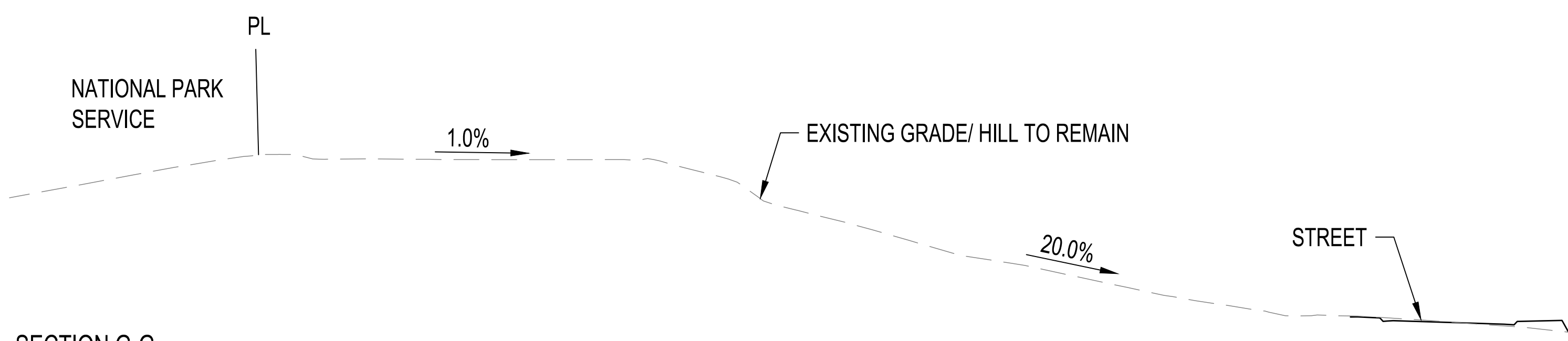
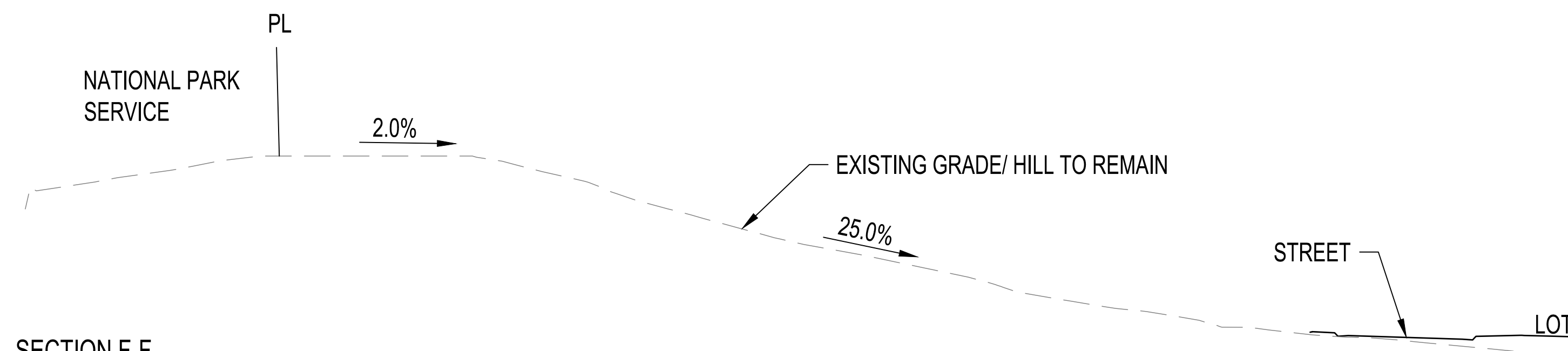
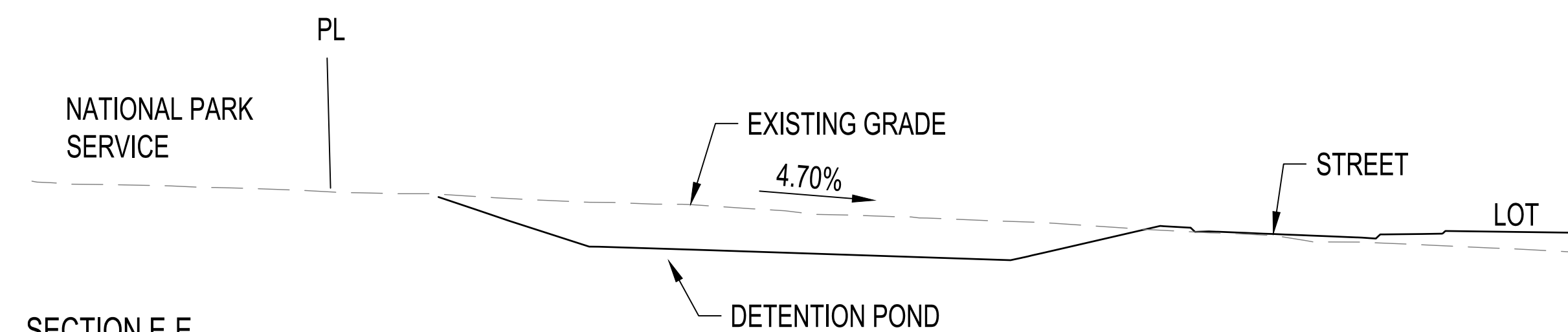
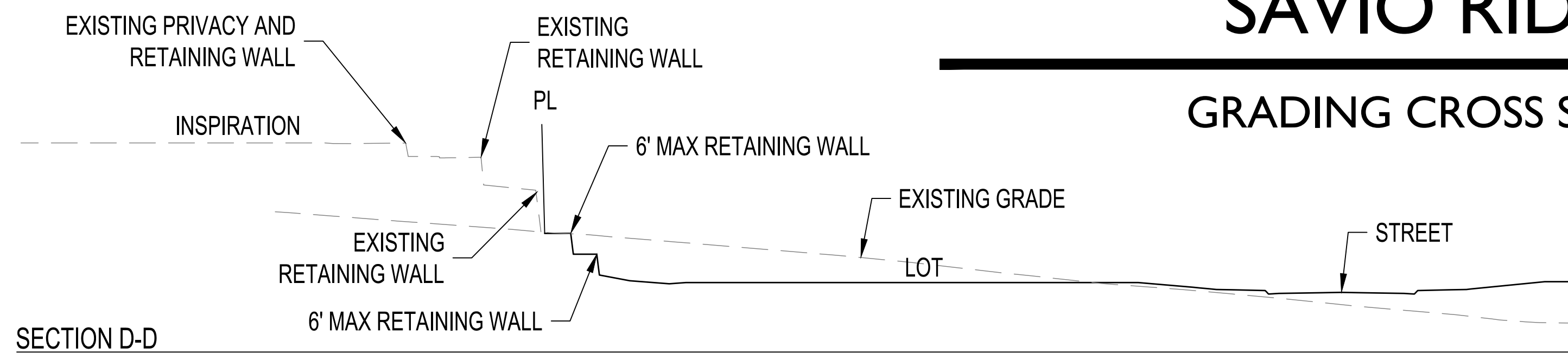
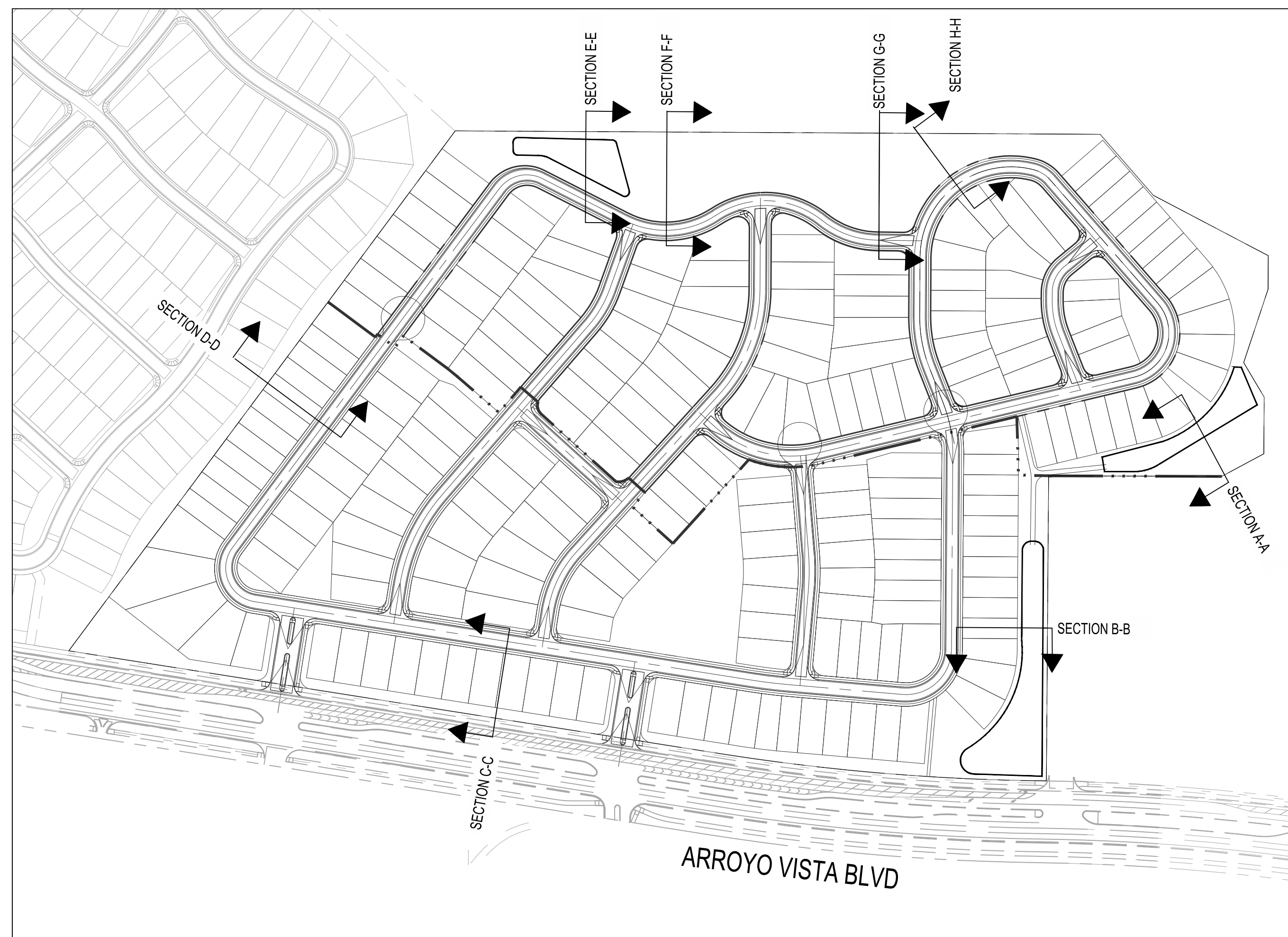
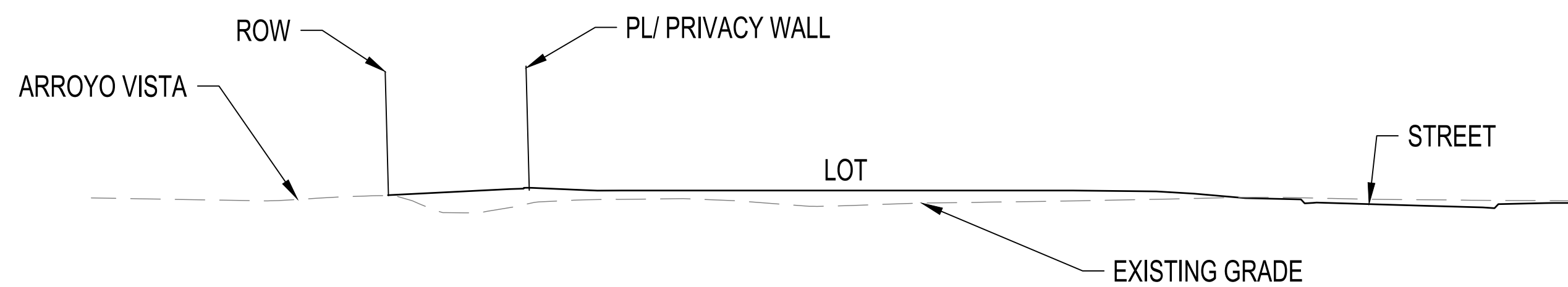
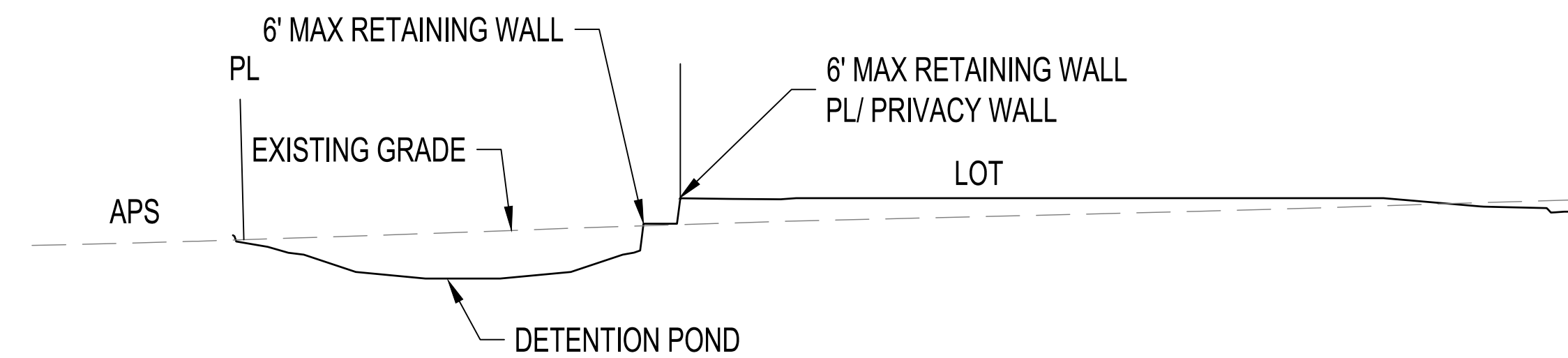
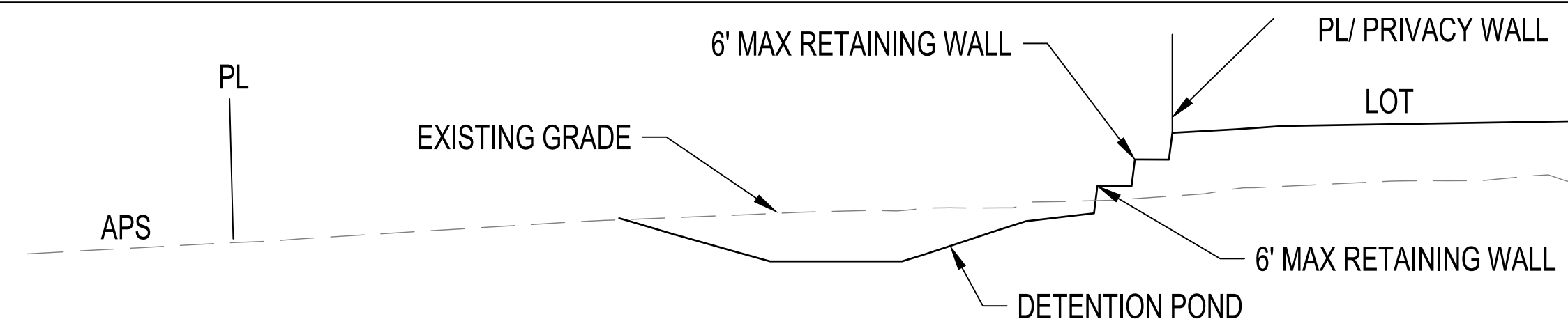
#### NOTES:

- (A) EXISTING UNDERGROUND STORM DRAIN PIPE PERMANENT EASEMENT  
(B) EXISTING AMAFCA DRAINAGE EASEMENT

### LEGEND

- PROPOSED STORMDRAIN  
EXISTING STORMDRAIN  
REMOVE AND REPLACE STORMDRAIN  
PROPOSED BASIN BOUNDARY  
FLOW ARROW  
EXISTING EASEMENT





# SAVIO RIDGE

## GRADING CROSS SECTIONS

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.  
Bohannon Huston, Inc.

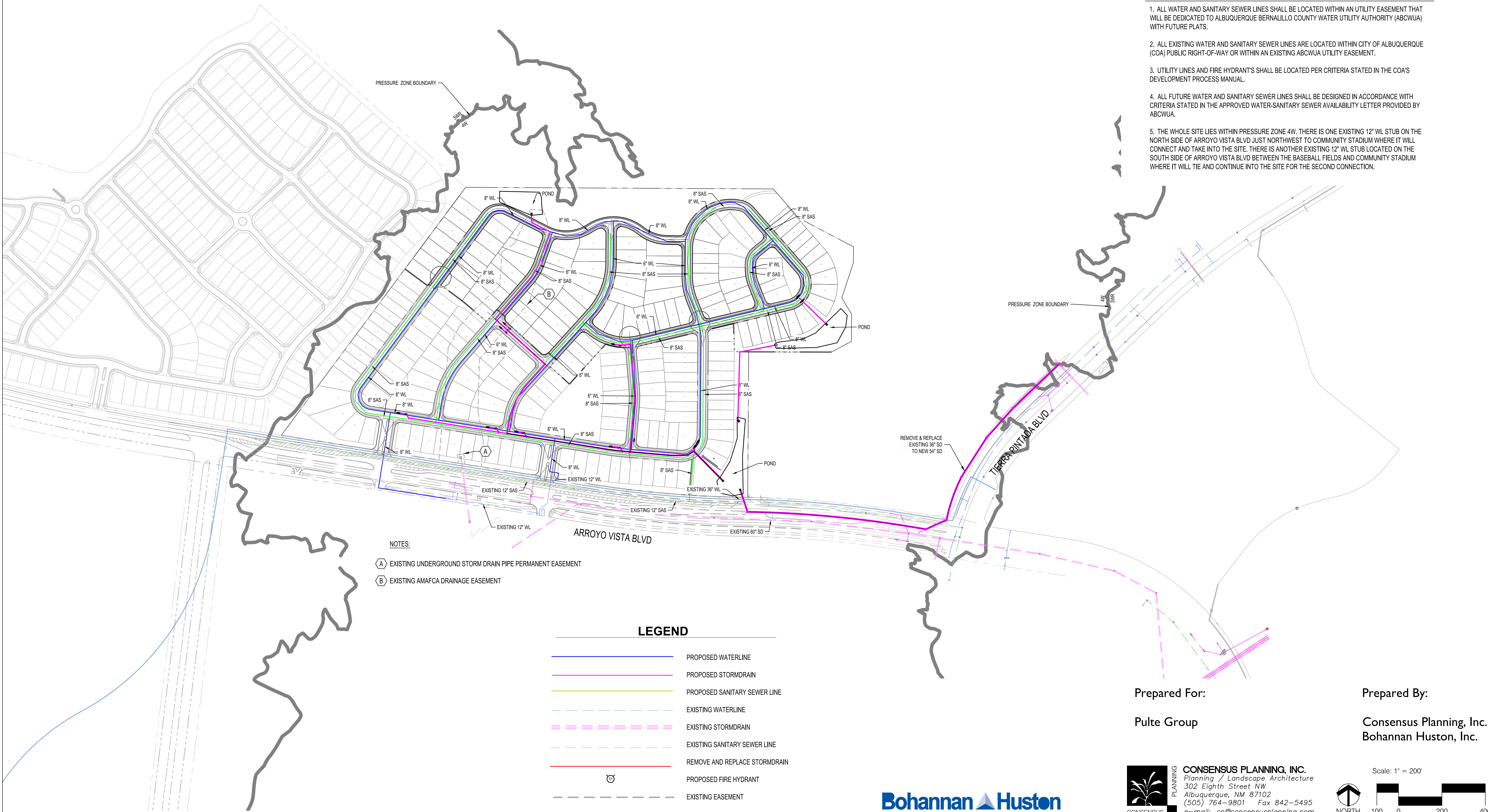


# SAVIO RIDGE

## CONCEPTUAL UTILITY PLAN

### NOTES:

1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN AN 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.

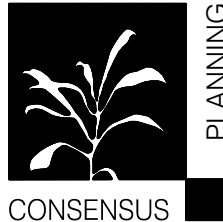


Prepared For:

Pulte Group

Prepared By:

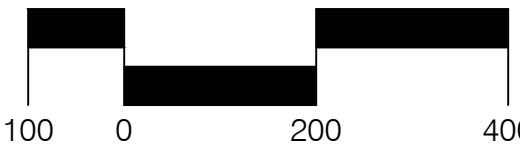
Consensus Planning, Inc.  
Bohannon Huston, Inc.



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



Scale: 1" = 200'



December, 2024

Sheet 6 of 21



PLANTING NOTES

GENERAL LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

5-6(C)(14) IRRIGATION SYSTEMS

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

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

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

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

5-6(C)(15) INSTALLATION

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

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

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

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

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

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

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

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

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

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

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




WALL NOTES:

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

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

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

PLANT SCHEDULE								
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES	REMARKS
TREES								
ACGR	35	Acer grandidentatum - 3 / Bigtooth Maple	B & B	2"Cal	12-15 H X 8 Spd	M		
GUM	15	Gleditsia triacanthos Impicola TM / Impicola Honeylocust	Container Grown	3"Cal	12-15 H X 8 Spd			
LST	3	Liquidambar styraciflua / American Sweet Gum	Container Grown	3"Cal	12-15 H X 8 Spd			
MARA	8	Malus x Radiant / Radiant Crab Apple	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
PIN PIN	46	Pinus edulis / Pinyon Pine	45 gal.					
PICH	26	Pistacia chinensis / Chinese Pistache	B & B	2"Cal	12-15 H X 8 Spd	M		
PLME	5	Platanus mexicana / Mexican Sycamore	Container Grown	3"Cal	12-15 H X 8 Spd			
PROL	3	Prosopis glandulosa 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.					
QUHP	6	Quercus phellos / Willow Oak	Container Grown	3"Cal	12-15 H X 8 Spd			
ULAM	28	Ulmus americana / American Elm	B & B	2"Cal	12-15 H X 8 Spd	M	Must be from a Single Root Stock	
ORNAMENTAL TREE								
CEME	10	Cercis mexicana / Mexican Redbud Multi-trunk	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	Must be from a Single Root		
CHL	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 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	Psoralemmus 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					
FDIM	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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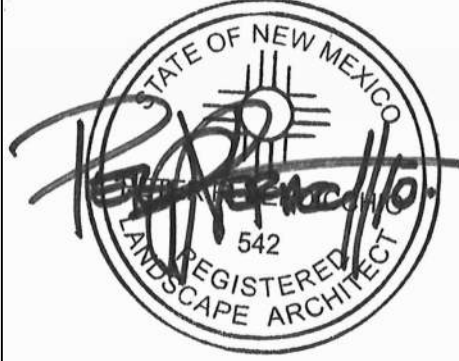
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5.	LANDSCAPE COMPLIANCE	05/12/2025

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PLANT LIST

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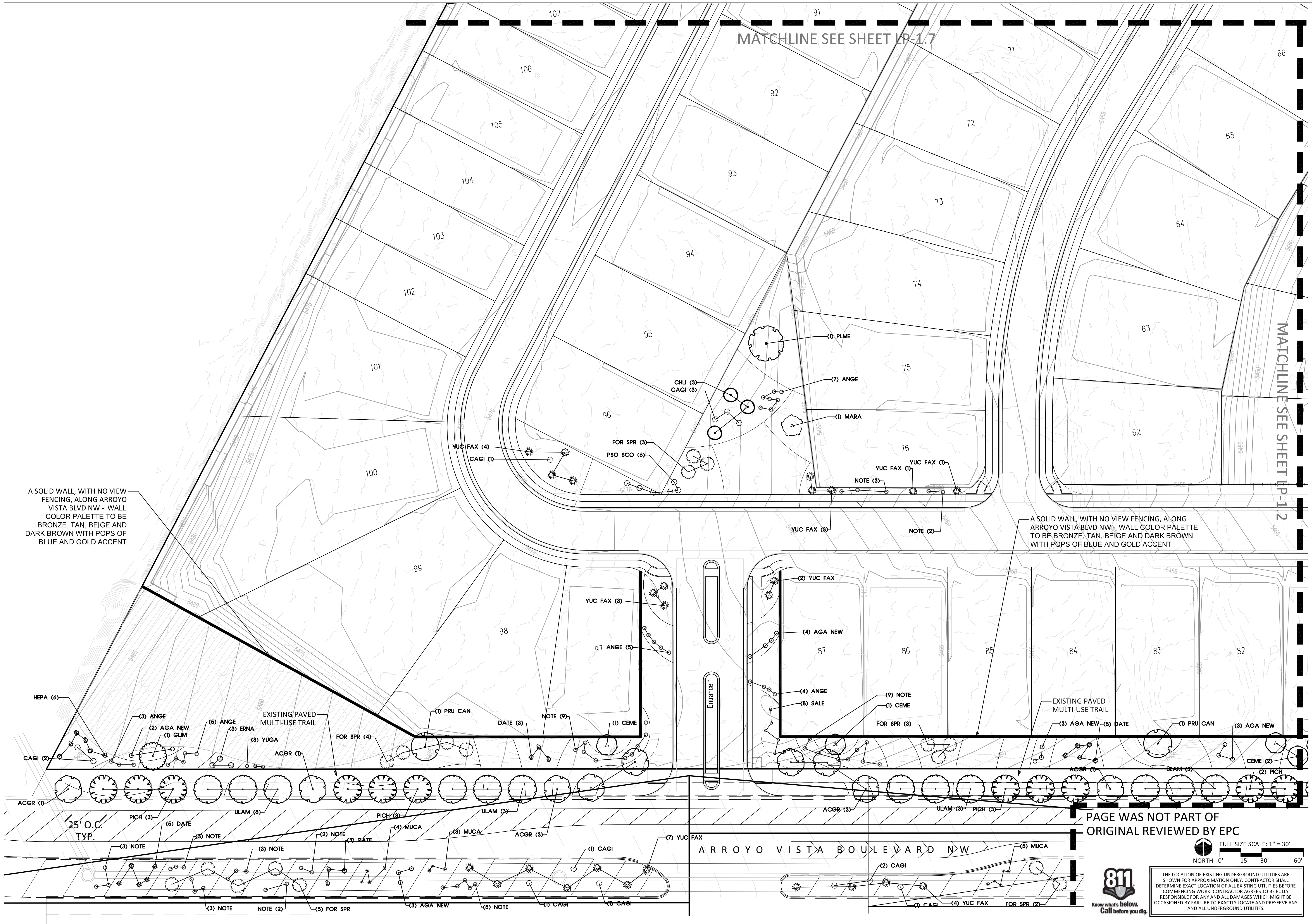
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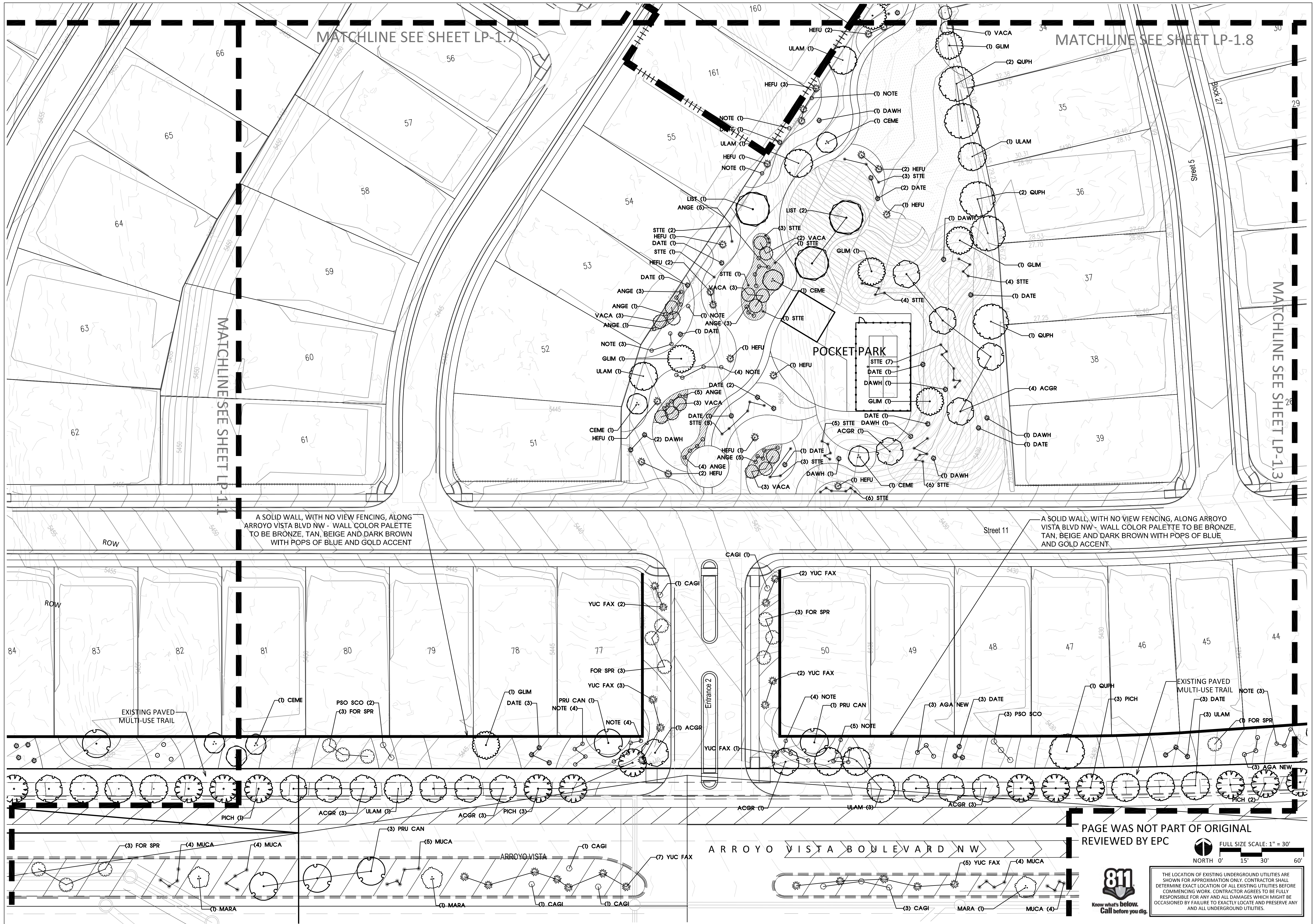
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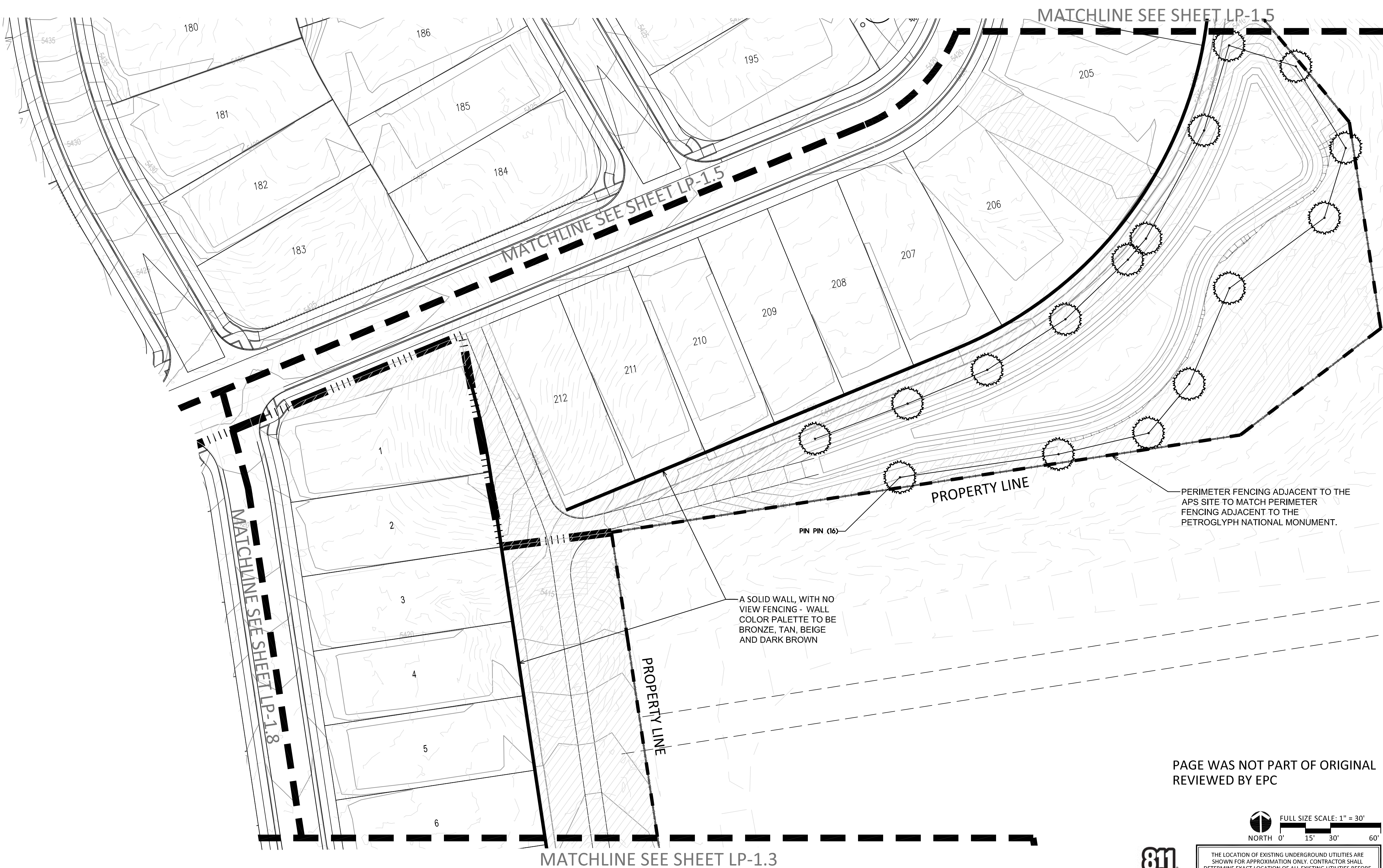
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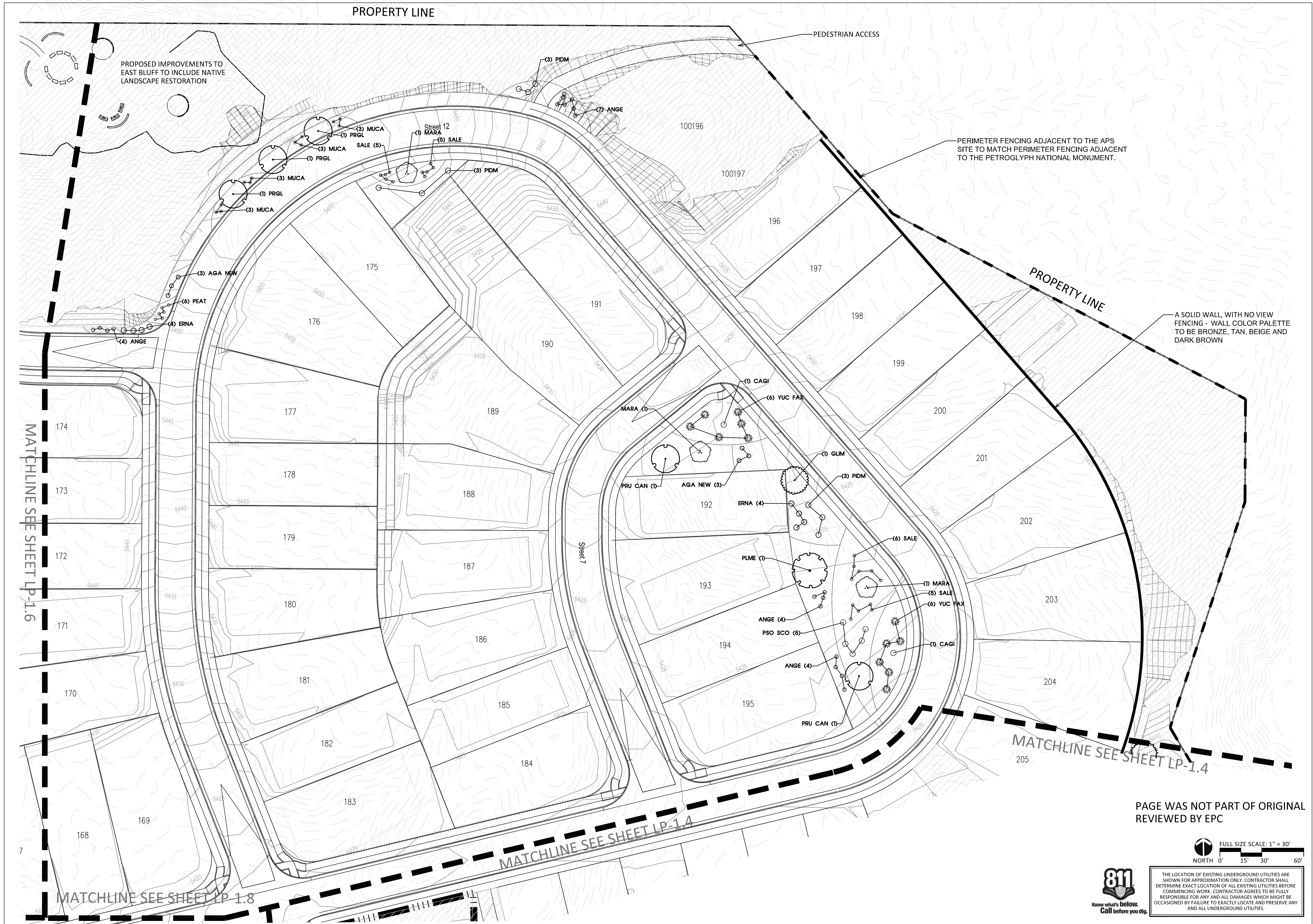
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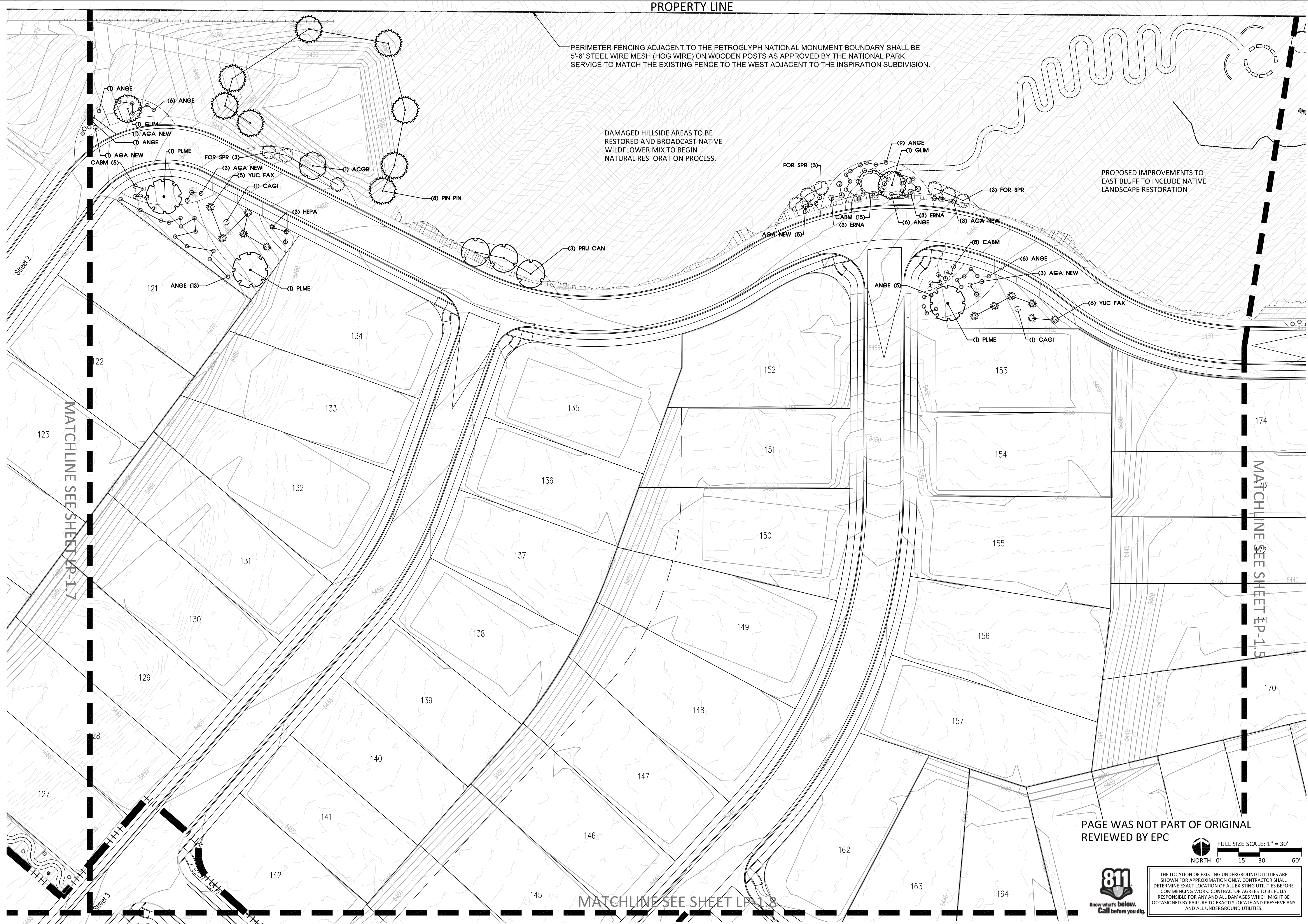
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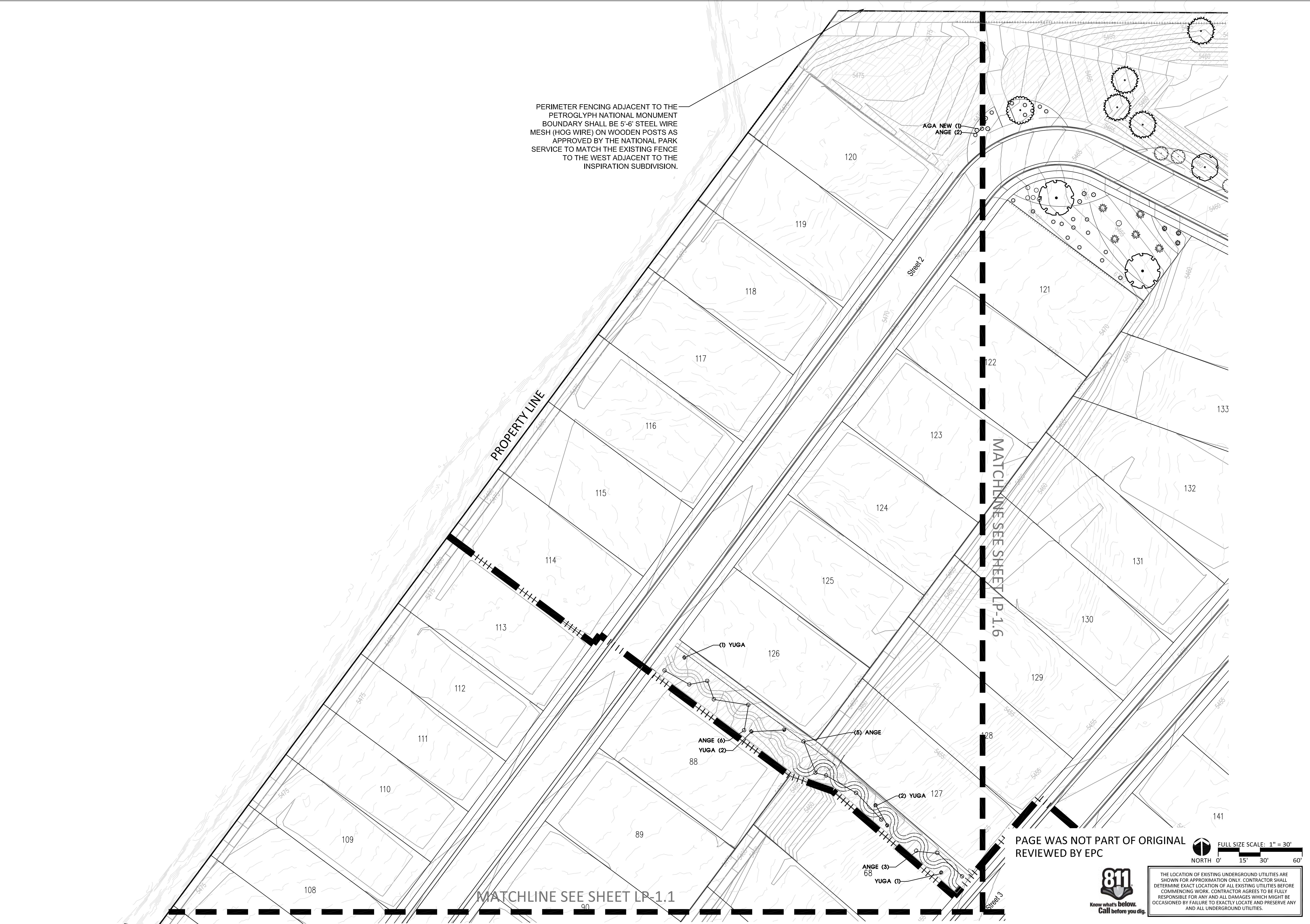
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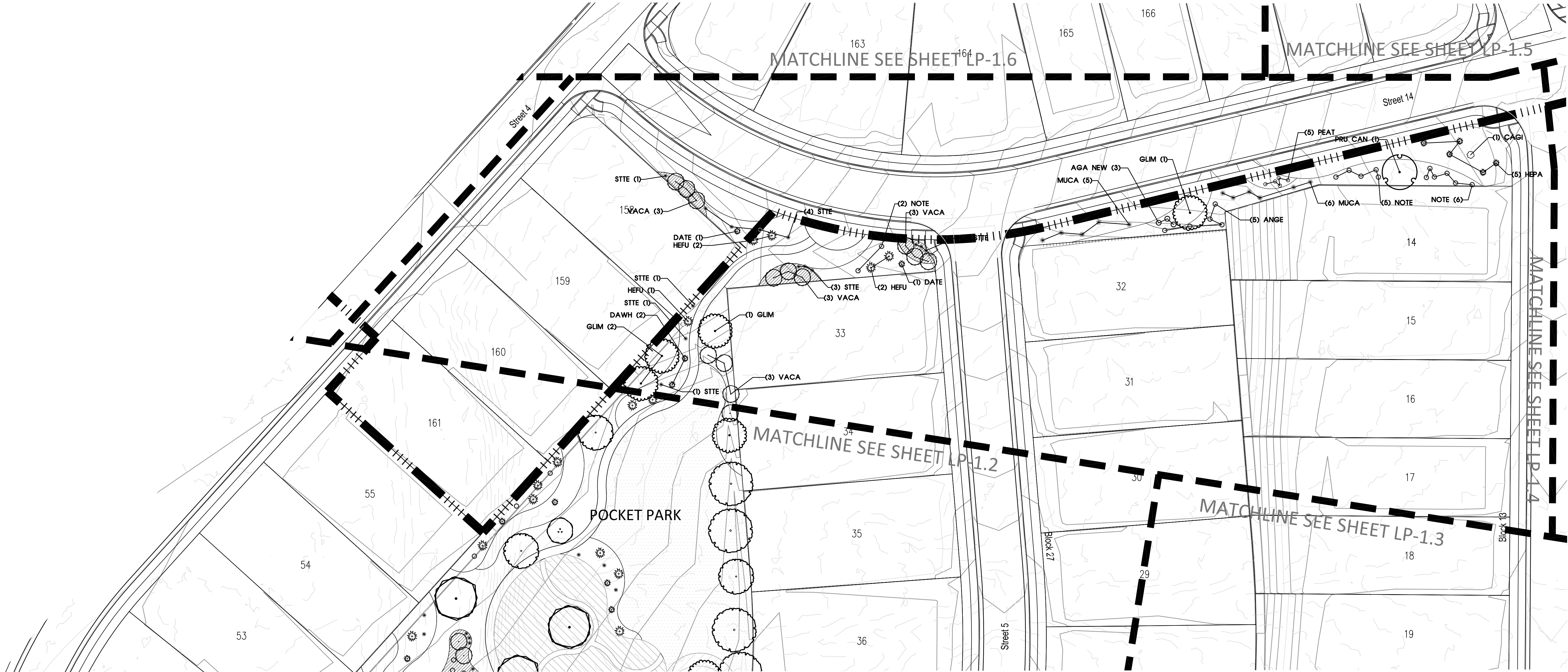
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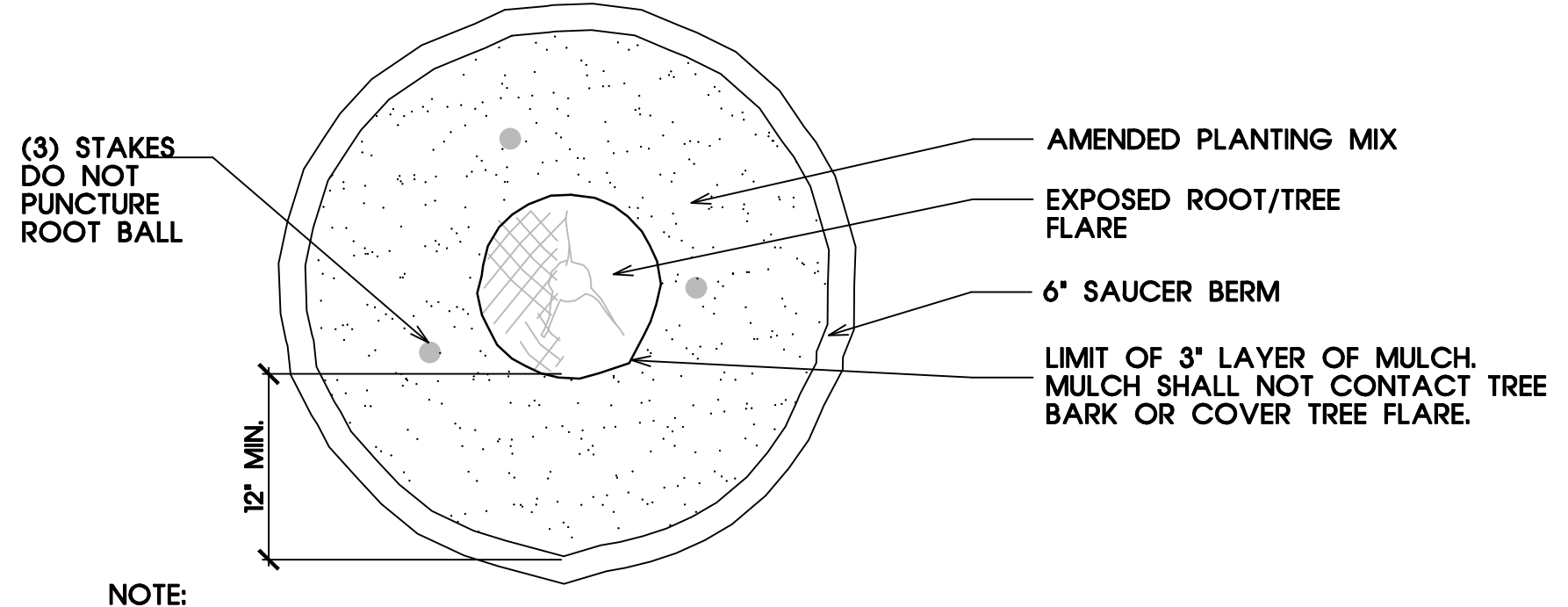
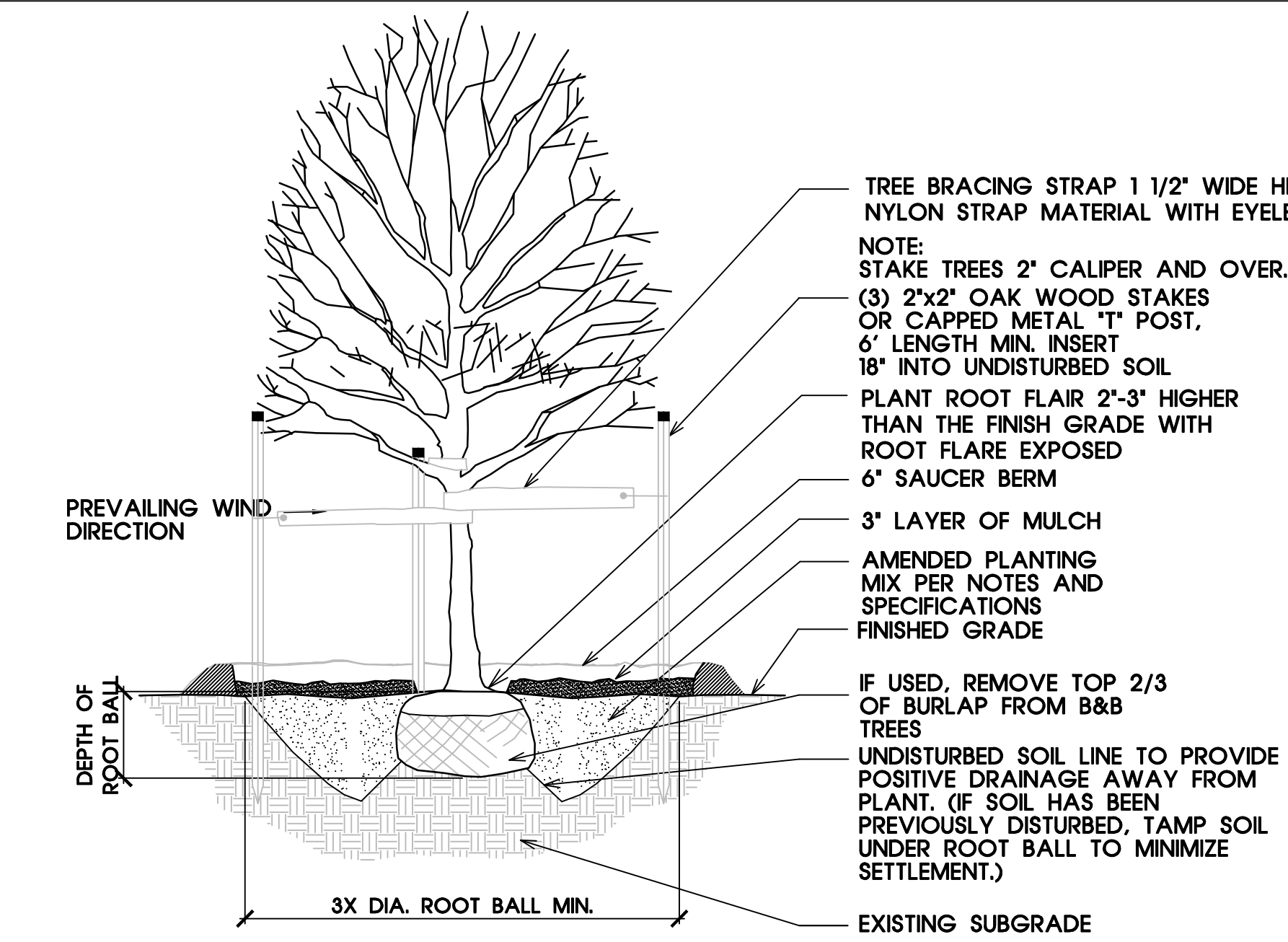
Project No.  
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PLANTING PLAN

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LP-1.8 16 of 21

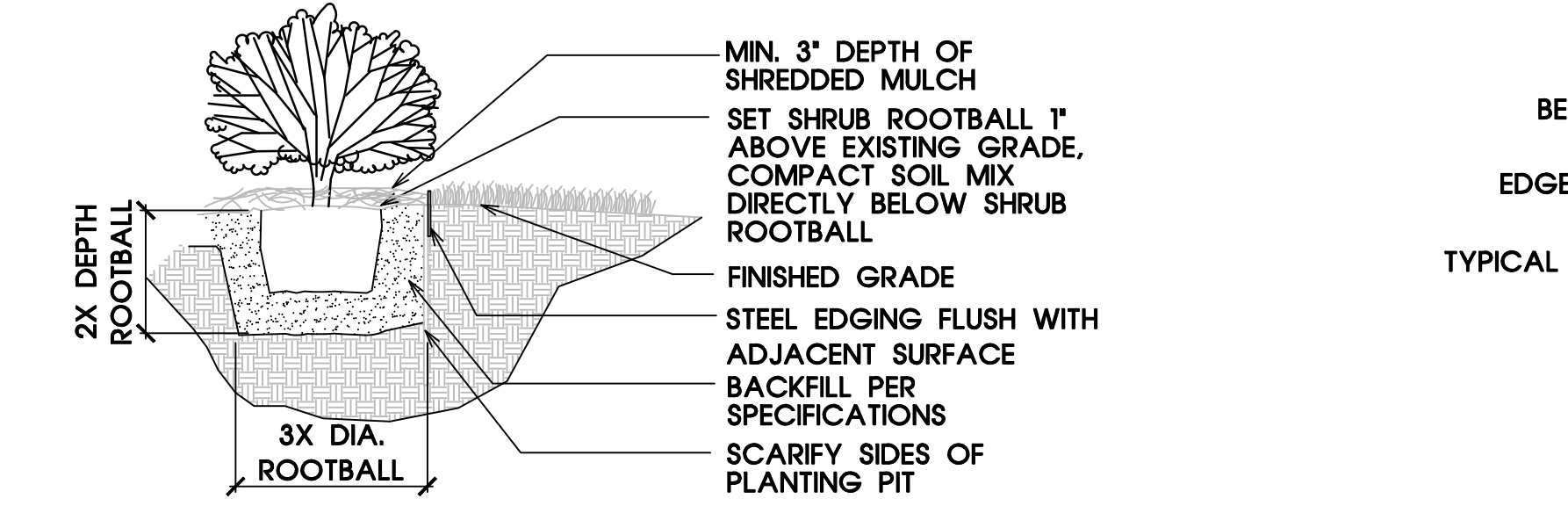
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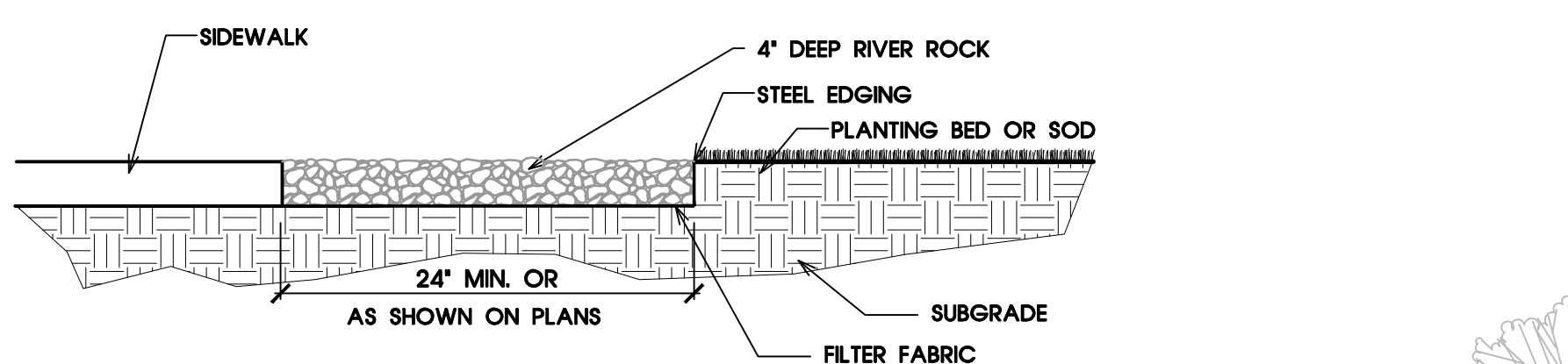


NOTE: REMOVE ALL TREATED OR PLASTIC COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOT BALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET AND REMOVE IF ANY. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGE ROOTBALLS.

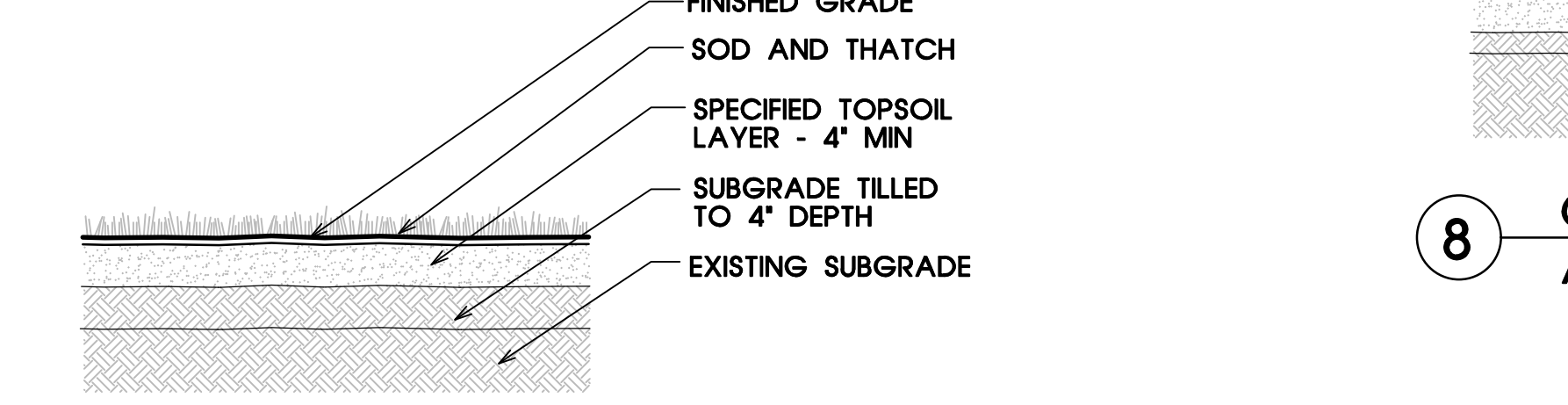
1 TREE PLANTING  
SCALE: N.T.S.



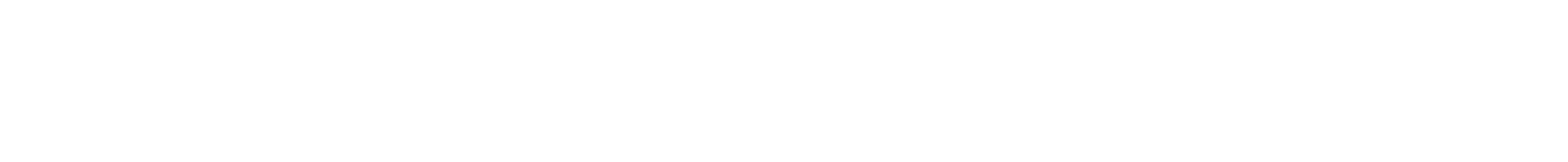
3 TREE PLANTING - PYRAMIDAL  
SCALE: N.T.S.



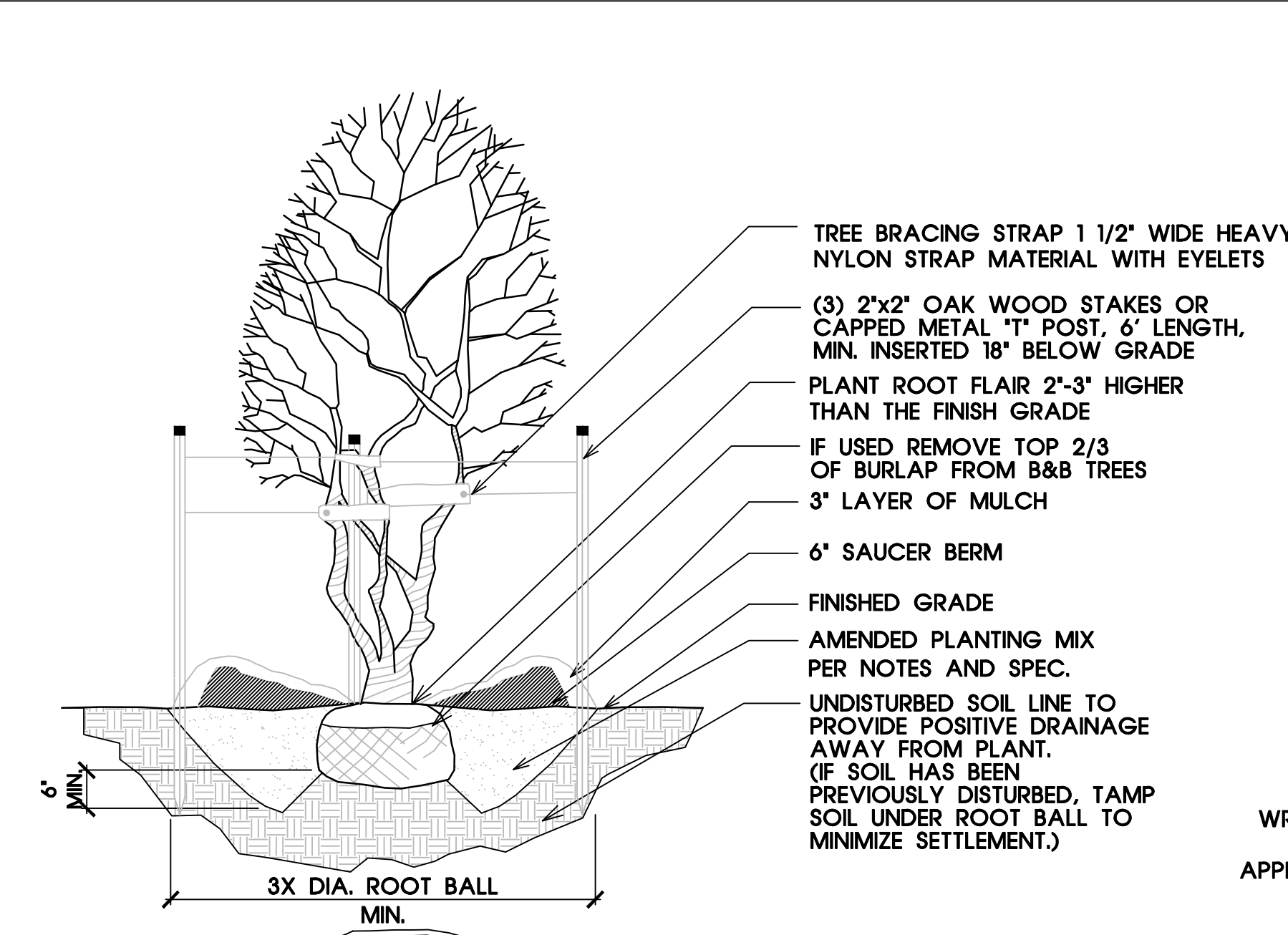
4 SHRUB BED PLANTING  
SCALE: N.T.S.



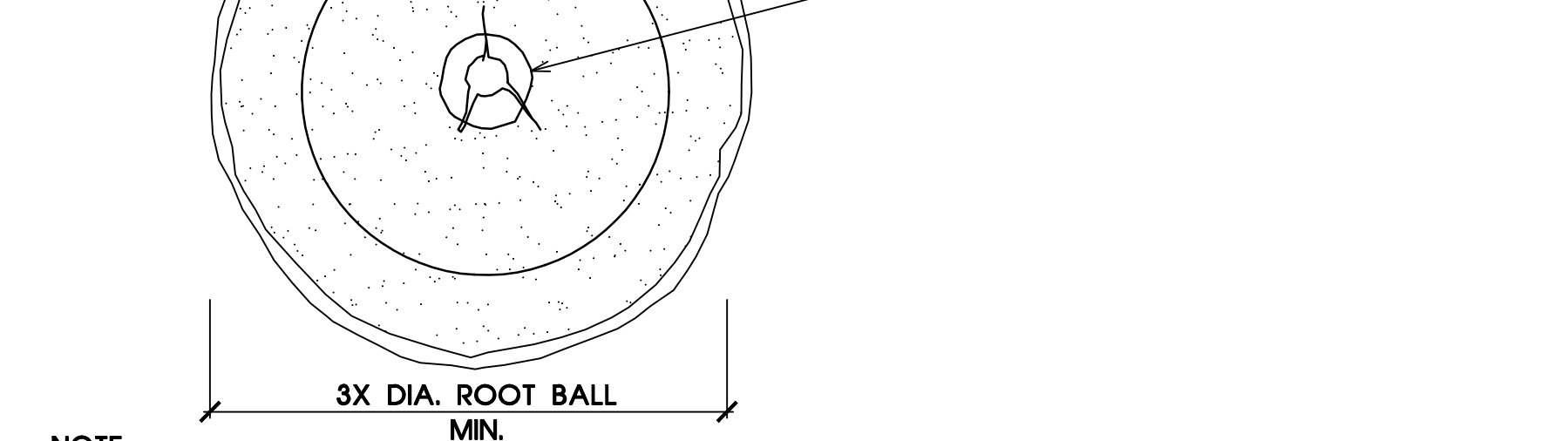
5 RIVER ROCK BED  
SCALE: N.T.S.



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

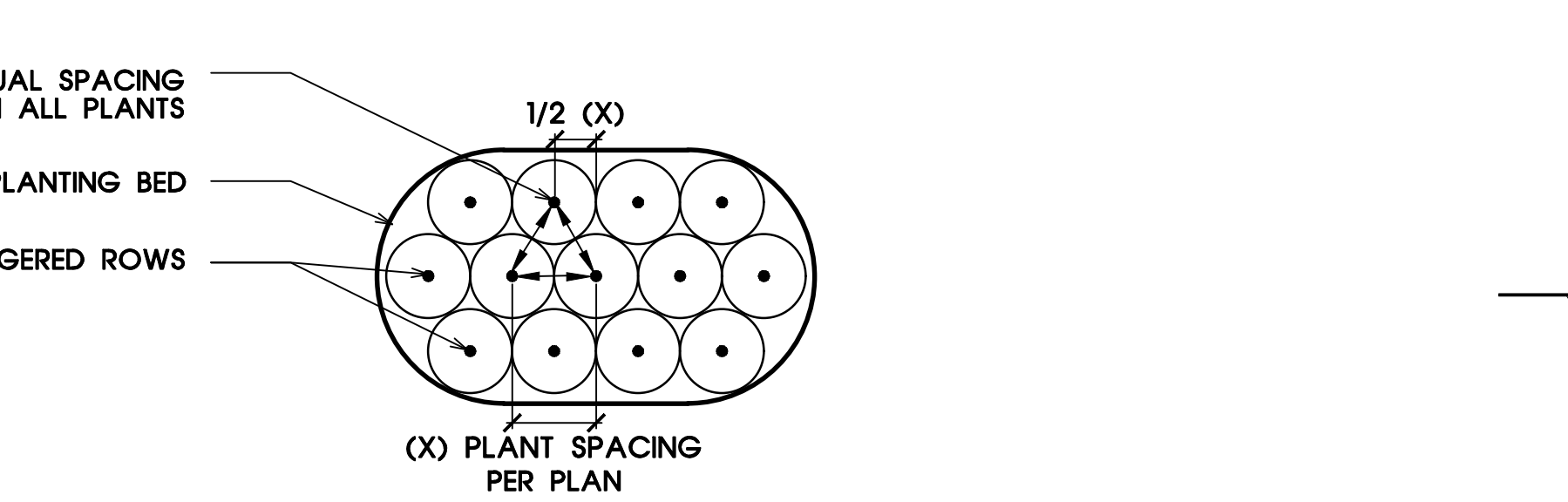


7 PLANTING BED PLAN  
SCALE: N.T.S.

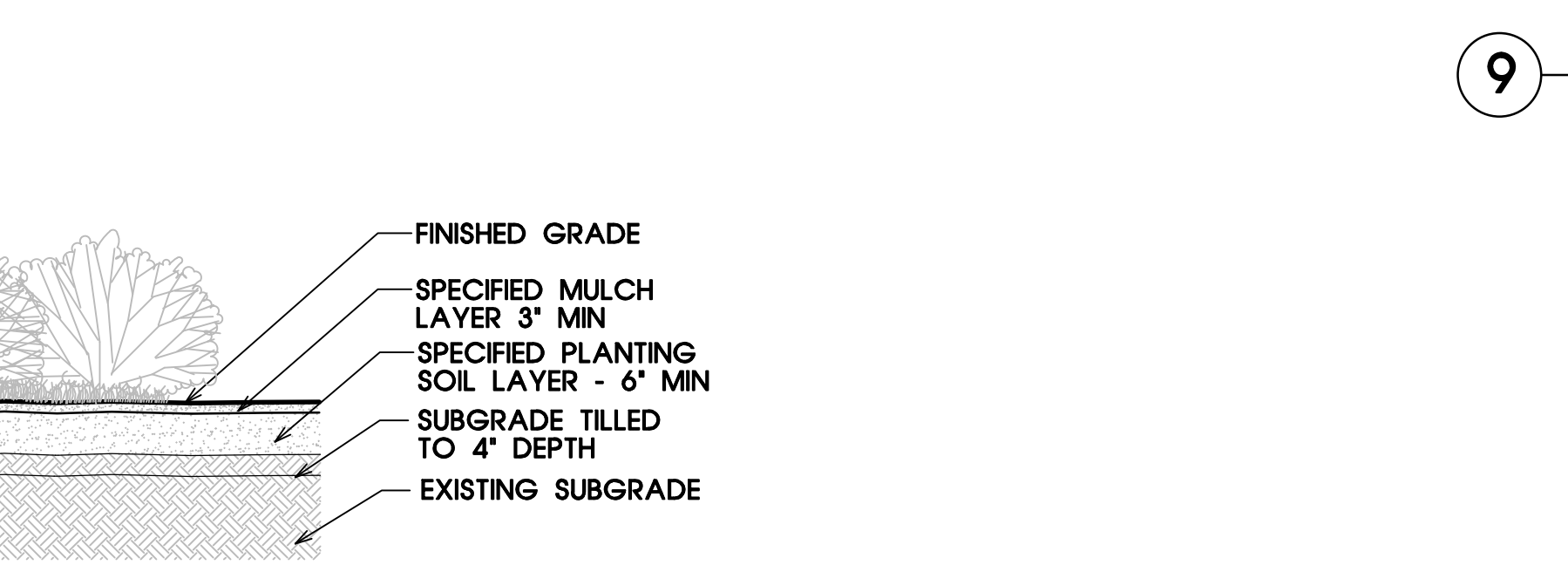


8 ORNAMENTAL GRASSES/ PERENNIAL/ ANNUAL BED AREAS  
SCALE: N.T.S.

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



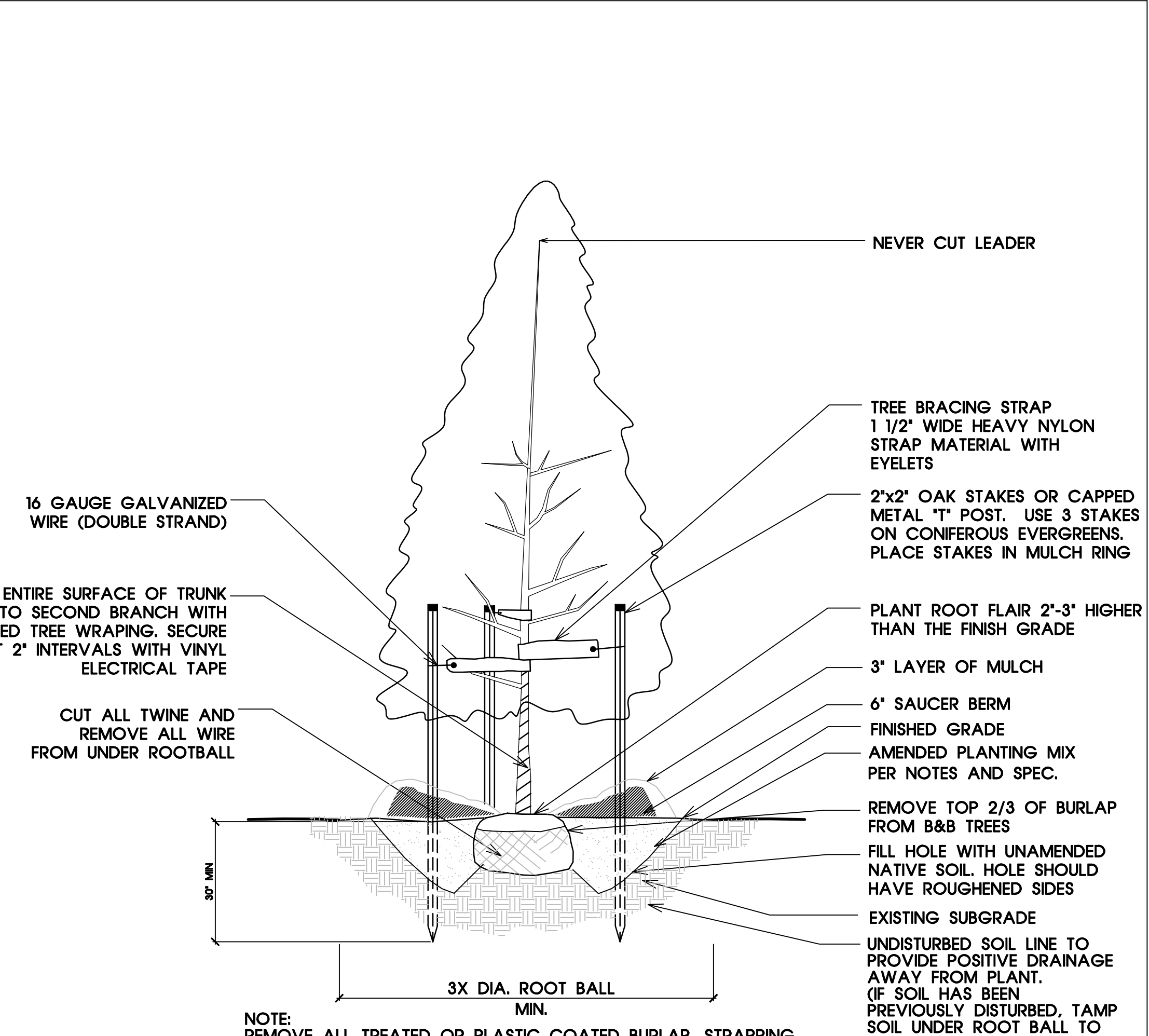
9 LANDSCAPE BOULDER PLACEMENT  
SCALE: N.T.S.



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

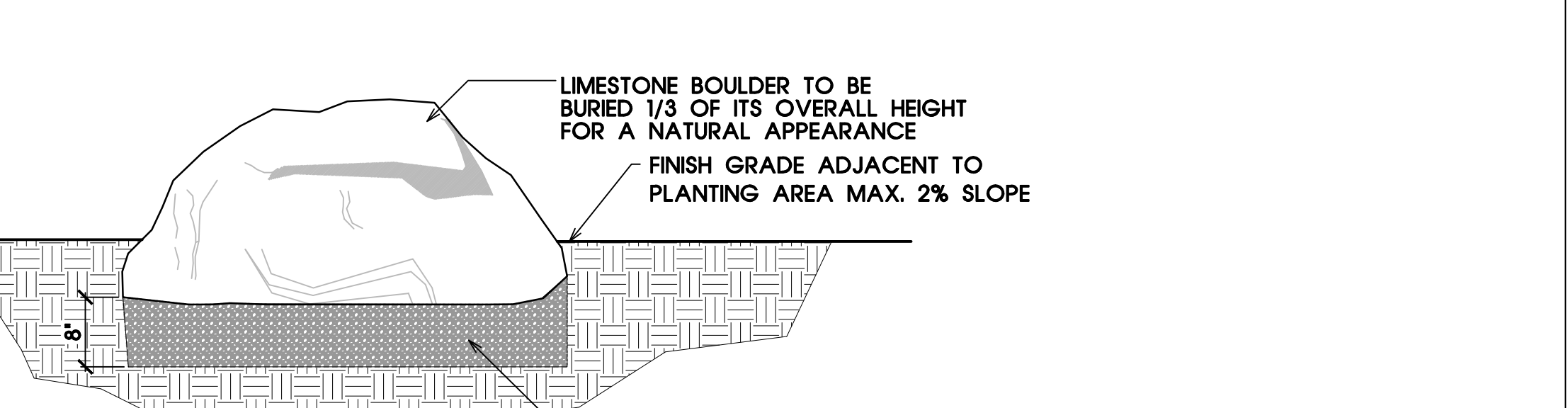


6 TURF SOD AREAS  
SCALE: N.T.S.

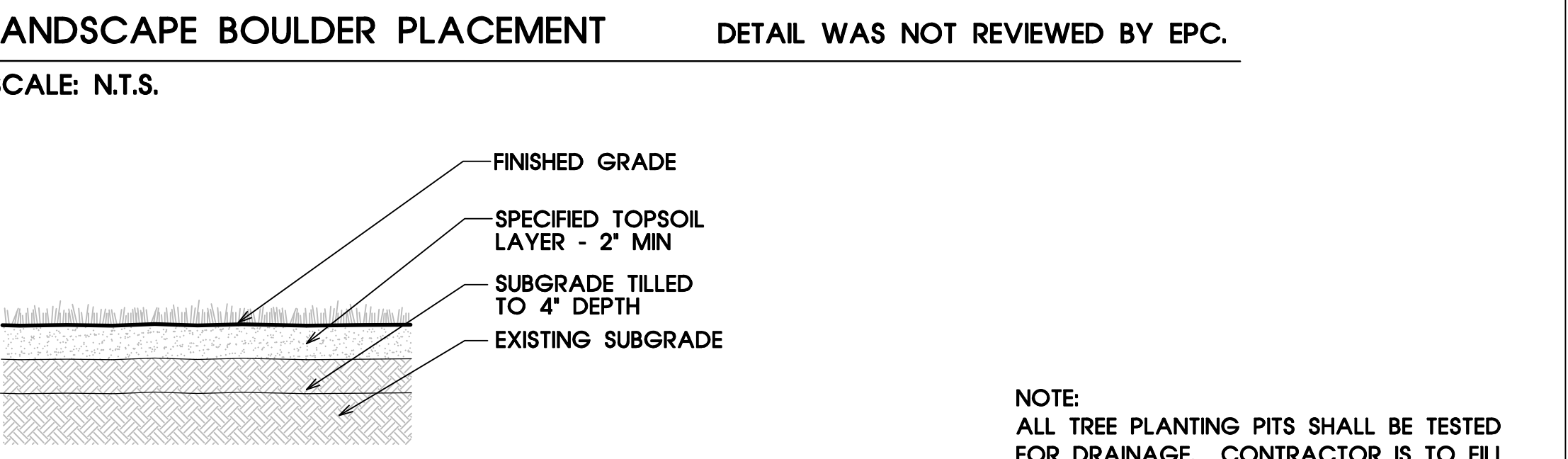


12 TREE PLANTING  
SCALE: N.T.S.

3 TREE PLANTING - PYRAMIDAL  
SCALE: N.T.S.



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

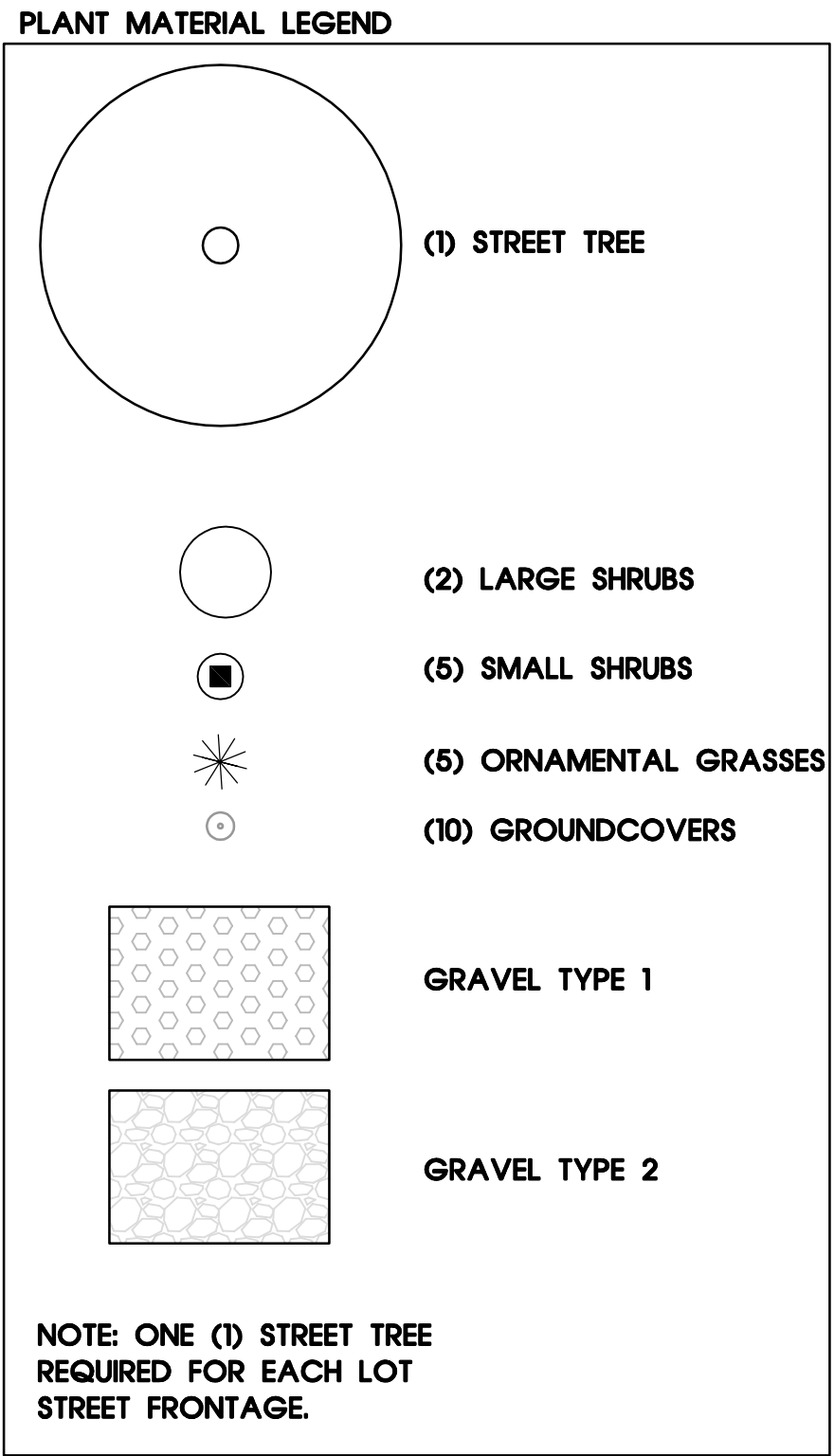
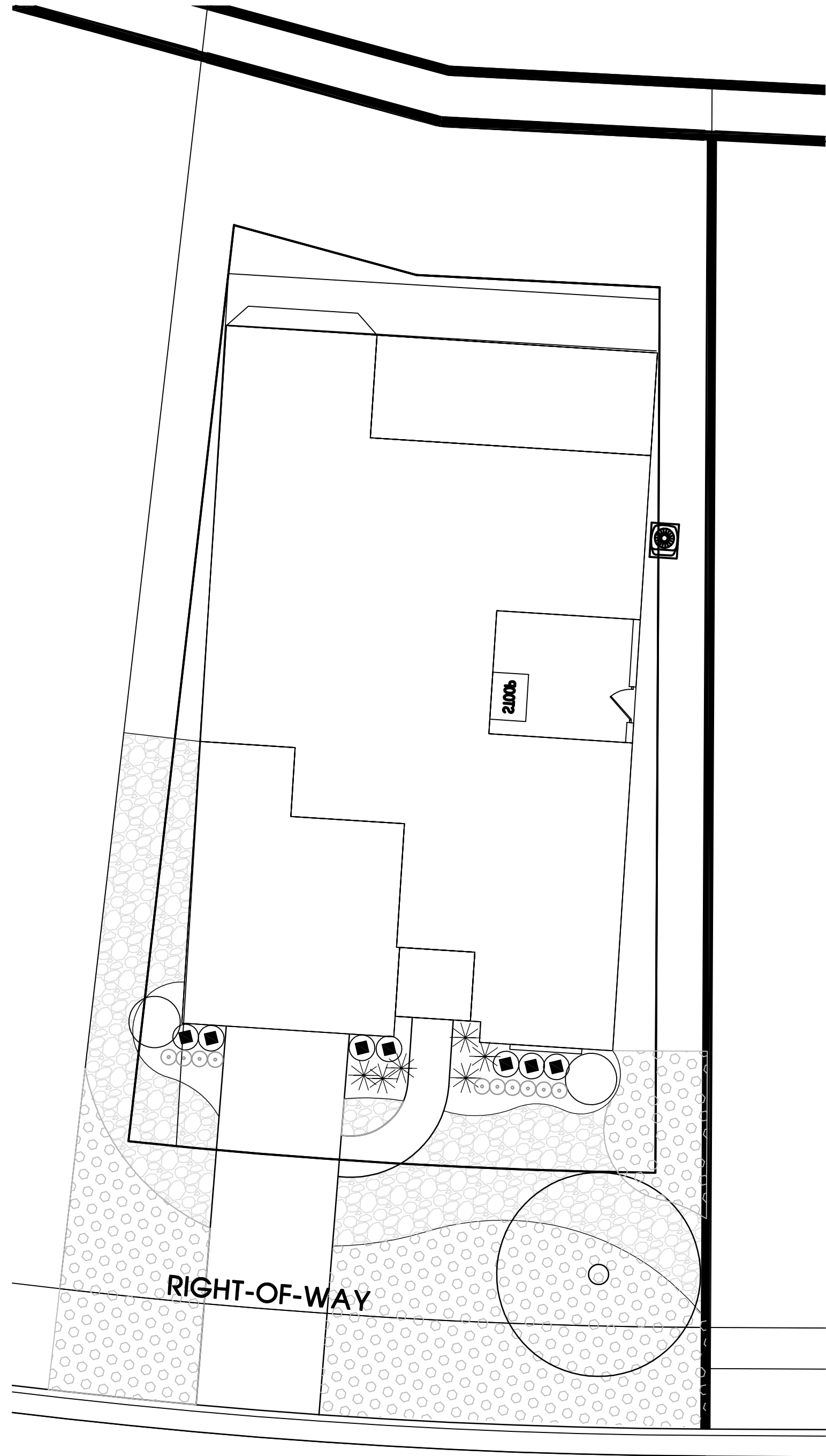
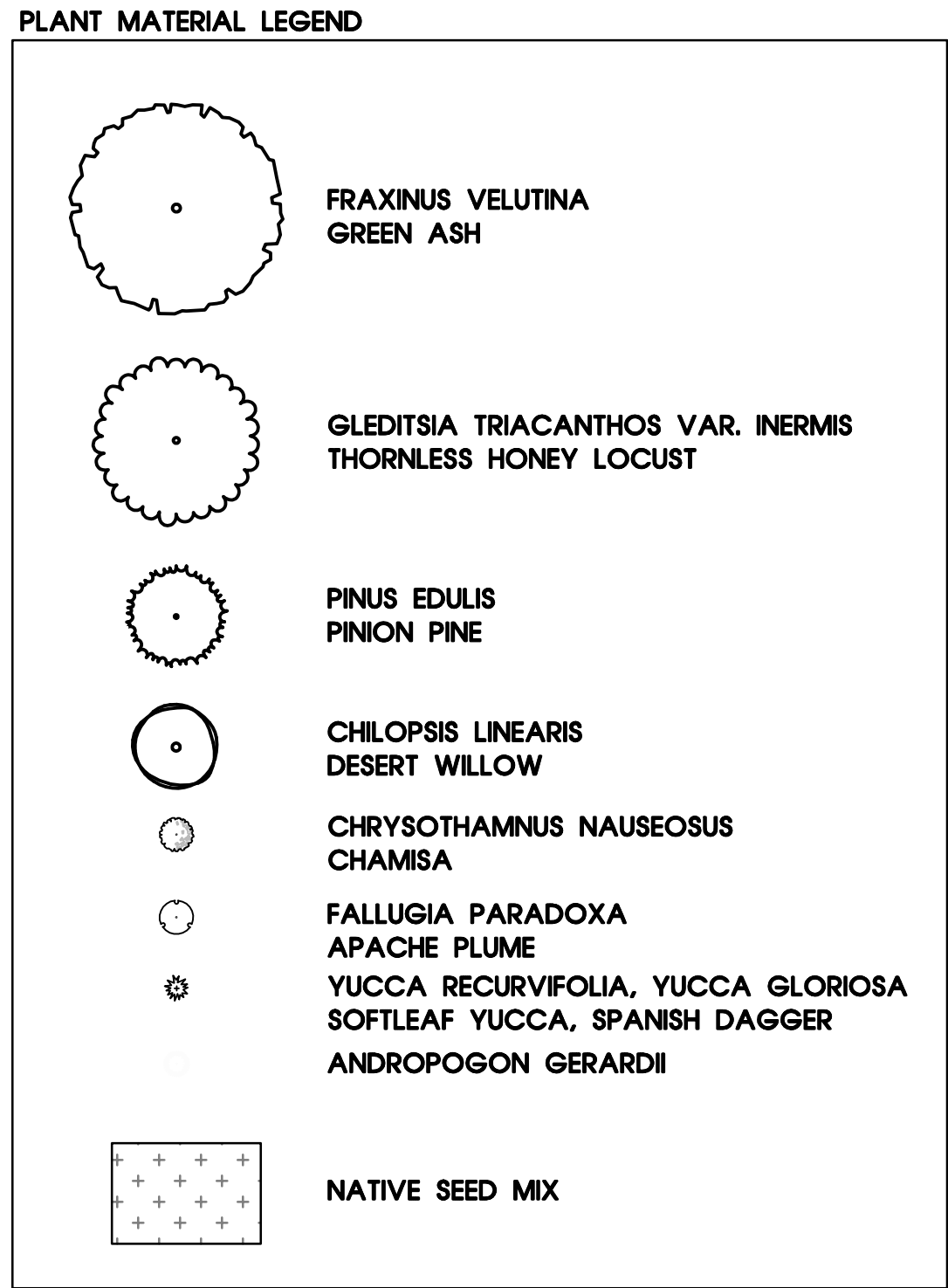
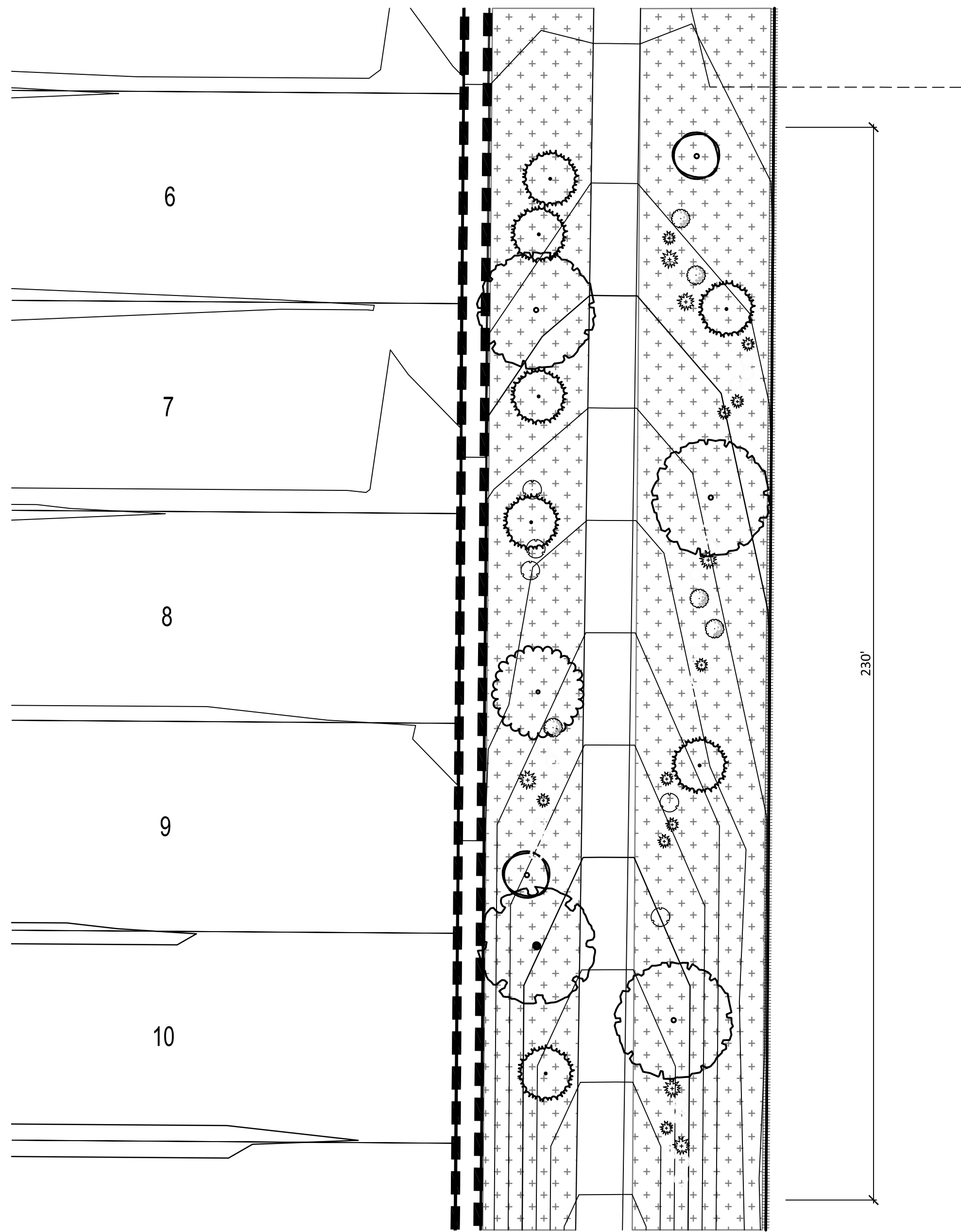


10 NATIVE SEED AREAS  
SCALE: N.T.S.



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





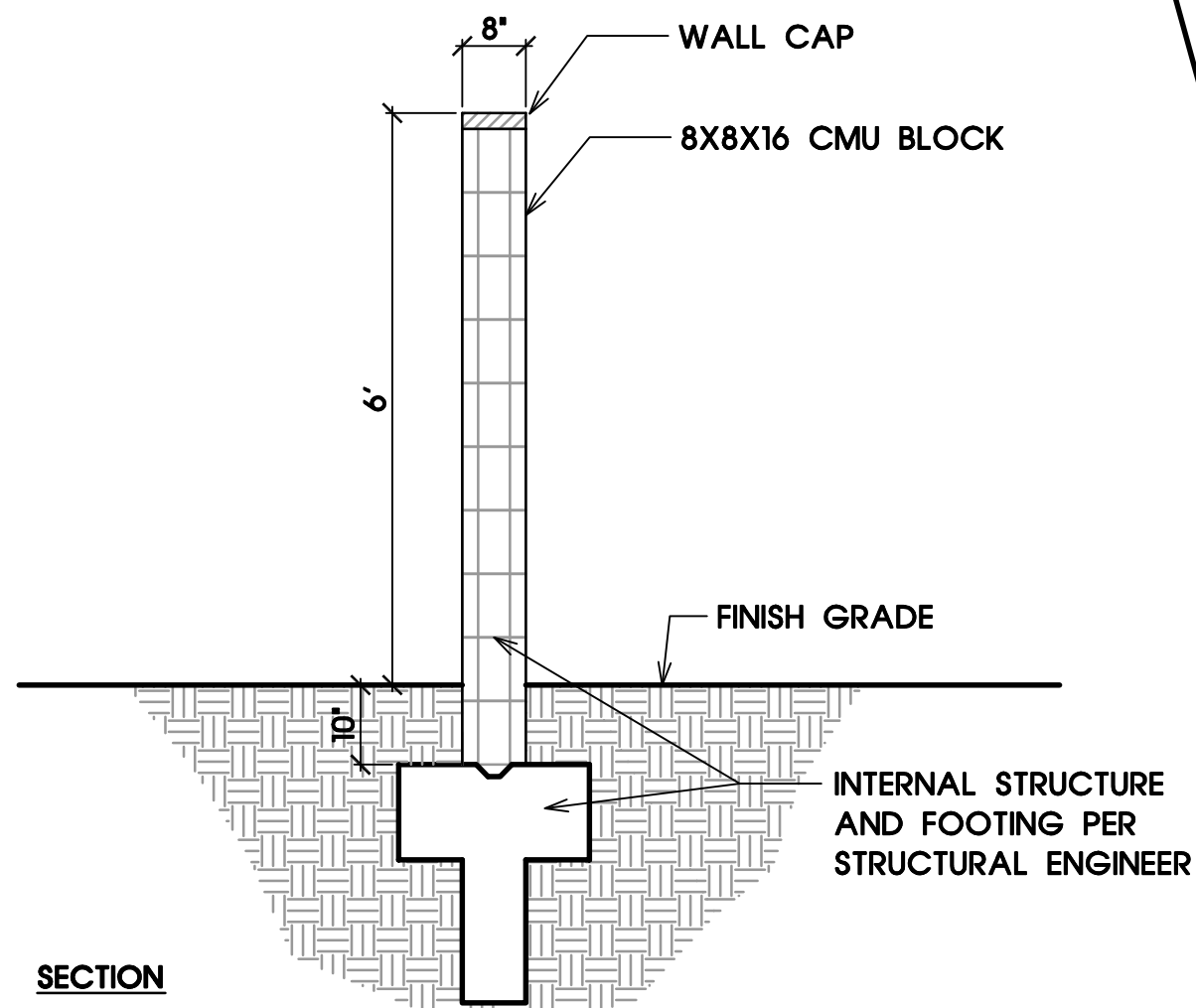
1 PROTOTYPICAL OPEN SPACE PLANTING  
SCALE: 1" = 20'-0"

DETAIL WAS NOT REVIEWED BY EPC



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

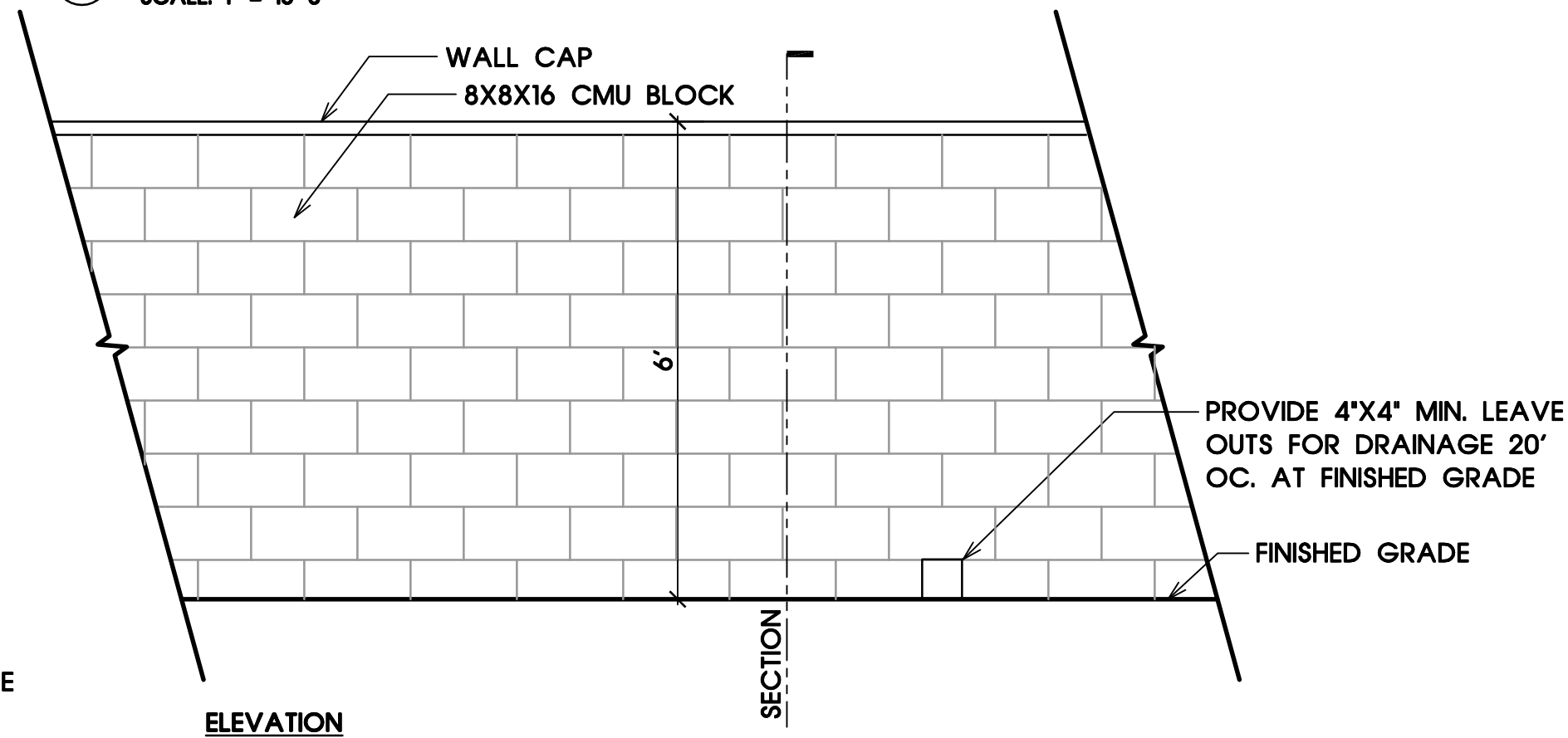
PERIMETER FENCING ADJACENT TO THE PETROGLYPH NATIONAL MONUMENT SHALL BE 5'-6" STEEL WIRE MESH (HOG WIRE) ON WOODEN POSTS AS APPROVED BY THE NATIONAL PARK SERVICE TO MATCH THE EXISTING FENCE TO THE WEST ADJACENT TO THE INSPIRATION SUBDIVISION. POSTS SHALL BE SPACED 12'-15' O.C.



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

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

DETAIL WAS NOT REVIEWED BY EPC



DETAIL WAS NOT REVIEWED BY EPC



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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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 18 of 21

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OVERALL LANDSCAPE PLAN  
RENDERING

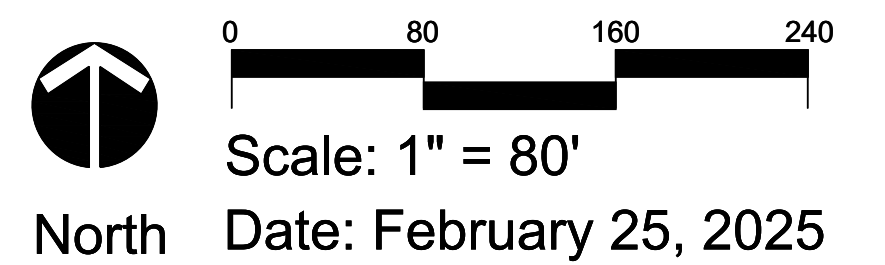
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Base mapping compiled from best available information.  
All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is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





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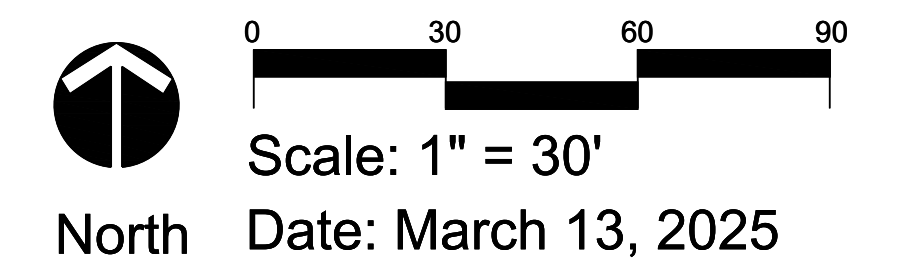
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# POCKET PARK CONCEPT

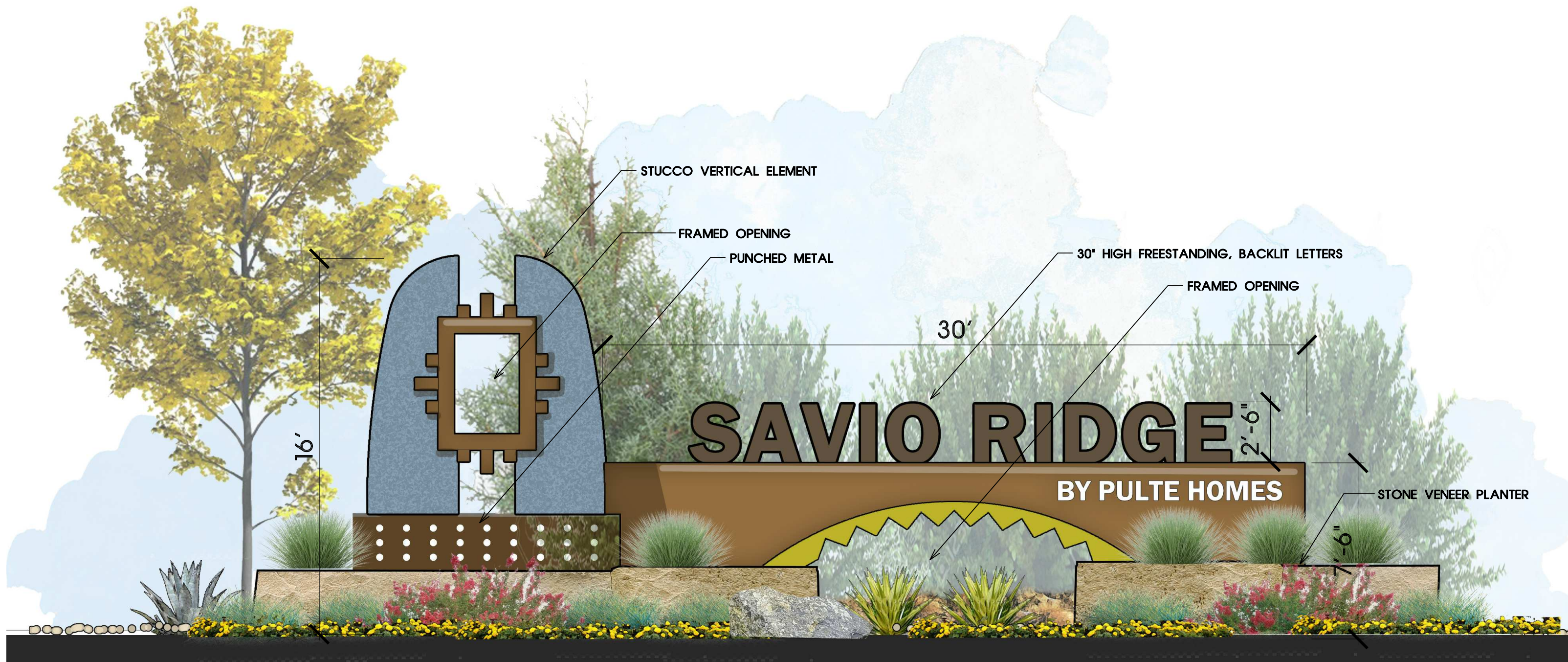
## PULTE NEW MEXICO

ALBUQUERQUE, NEW MEXICO



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





#### 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**  
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