

# SAVIO RIDGE

## 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.

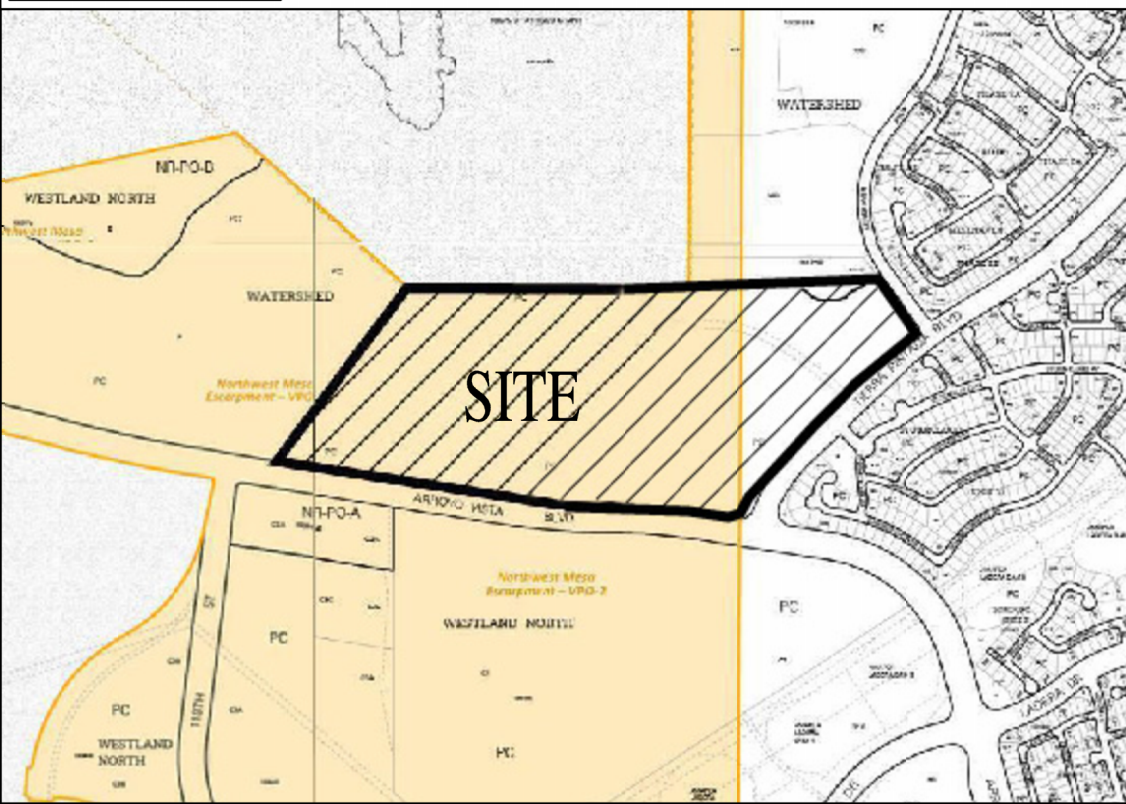
### FOR INFORMATIONAL PURPOSES ONLY

- 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 are anticipated to be requested based on approval of this Site Plan by the environmental planning commission:
  - DPM section 7-4(e) - pedestrian facilities - waiver to allow a sidewalk on one side of the street at the private entryways to the subdivision.
  - DPM section 7-2(c) - temporary sidewalk deferral - waiver to defer the installation of sidewalks until each home construction is completed.
  - DPM section 7-4(a)(3) connectivity - waiver to allow two blocks within the Pulte APS subdivision to exceed 600 feet, the maximum block length for a local street. The westernmost local street (sheet 2) within the subdivision is approximately 1,000 feet in length.
  - DPM section 7-4(i)(2) standard centerline radius for a local access street of 75 feet with approval of the traffic engineer. Waiver to the centerline radius at four corners of the low-speed, private thoroughfare, where the road is 90 degrees or near 90 degrees.
  - IDO section 5-4(f)(2)(b) - residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Waiver to allow for the lots on the south side of the subdivision with rear yard lot lines adjacent to Arroyo Vista Boulevard NW, an urban collector with a landscape buffer provided.
  - DPM SECTION 7-4(j)(2) location street design. waiver to allow roadway width to 26' for local access roads with no lots fronting and 26'/40.5'ROW with not lots fronting adjacent to HOA open space adjacent to national monument.

### NOTE:

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

### SITE VICINITY



ZONE ATLAS PAGE J-08-Z & J-07-Z

PROJECT NUMBER: PR-2025-011387

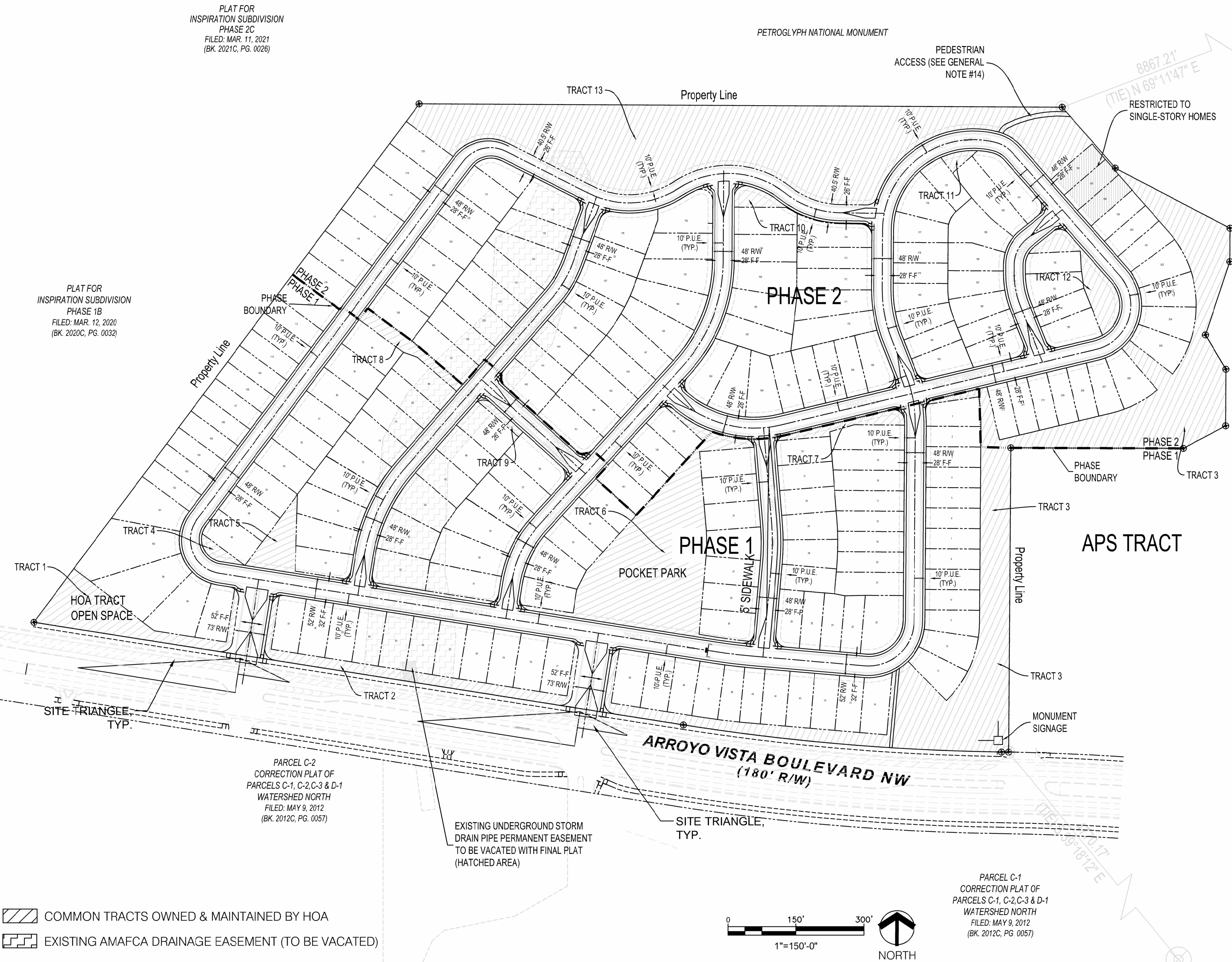
Application Number: S1-2025-00040

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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date



### 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.
- 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 walls adjacent to the open space and APS to be constructed with a lower CMU portion and view fencing on top. The applicant shall work with the National Parks Service on finalizing fence design details along the Monument boundary.
- 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.

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.  
Bohannon Huston, Inc.



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.

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	8 & B	2"Cal	12-16 H X 8 Spd	M		
GLM	16	Gleditsia triacanthos Impicola TM / Impicola Honeylocust	Container Grown	3"Cal	12-16 H X 8 Spd			
LST	3	Liquidambar styraciflua / American Sweet Gum	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		
PRN PIN	46	Pinus edulis / Pinyon Pine	46 gal.					
PICH	26	Platanus chinensis / Chinese Platanus	8 & B	2"Cal	12-16 H X 8 Spd	M		
PLME	6	Platanus mexicana / Mexican Sycamore	Container Grown	3"Cal	12-16 H X 8 Spd			
PRGL	3	Prosopis glandulosa Thornless AZT / Thornless Honey Mesquite	Container Grown	3"Cal	8-9H X 3-4W			
PRU CAN	19	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	46 gal.					
QUH	6	Quercus phellos / Willow Oak	Container Grown	3"Cal	12-16 H X 8 Spd			
ULAM	28	Ulmus americana / American Elm	8 & B	2"Cal	12-16 H X 8 Spd	M	Must be from a Single Root Stock	
ORNAMENTAL TREE								
CBME	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		
CHU	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 Sacahuileta	3 gal. cont. grwn					
STTE	70	Stipa tenuissima / Mexican Feathergrass	1 gal. cont. grwn					
PERENNIALS								
AGA NEW	60	Agastache neomexicana / New Mexico Hummingbird Mint	5 gal. cont. grwn					
SUCCULENTS								
DATE	47	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	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	Cassia alpinia gillessii / Yellow Bird of Paradise	5 gal. cont. grwn					
PEAT	11	Perovskia atriplicifolia / Russian Sage	1 gal. cont. grwn					
PSO SCO	21	Psoralethamnus scoparius / Broom Dalea	3 gal. cont. grwn					
SALE	29	Salvia leucantha / Mexican Bush Sage	1 gal. cont. grwn					
EVERGREEN SHRUBS (3-6 HT)								
CABM	28	Caryopteris x olandonensis Blue Mist / Blue Mist Shrub	3 gal. cont. grwn					
ERNA	17	Ericameria nauseosa / Rubber Rabbitbrush	1 gal. cont. grwn					
FAAP	18	Fakugia paradoxa / Apache Plume	5 gal. cont. grwn					
FOR SPR	62	Forsythia x Intermedia Spring Glory / Spring Glory Forsythia	15 gal. cont. grwn					
PIDM	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

 6,400 SF POLLINATOR GARDEN

 10,724 SF TURF SOD

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.

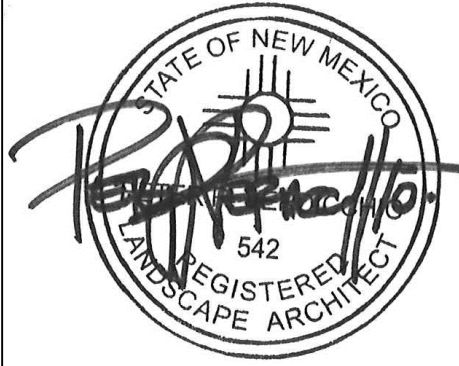
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PULTE HOMES  
OF NEW MEXICO

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SUITE 320  
ALBUQUERQUE, NEW MEXICO 87109



04/22/2025

LANDSCAPE IMPROVEMENT PLAN

SAVIO RIDGE  
ALBUQUERQUE, NEW MEXICO

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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

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

Issue Date: 04/22/2025

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

Project No.  
240031-PUNNM

PLANTING NOTES &  
PLANT LIST

Sheet No.  
LPN-1 1 of 12

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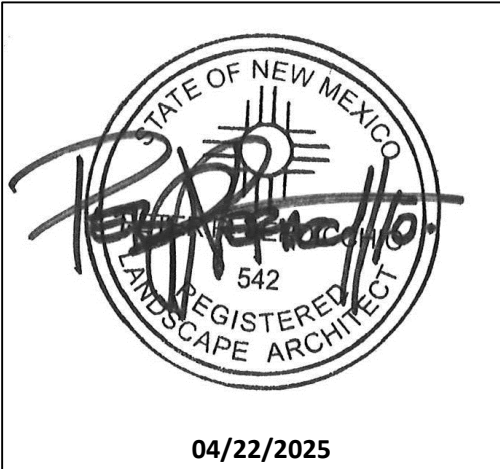
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LANDSCAPE IMPROVEMENT PLAN

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

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 04/22/2025

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

Project No.  
240031-PUNNM

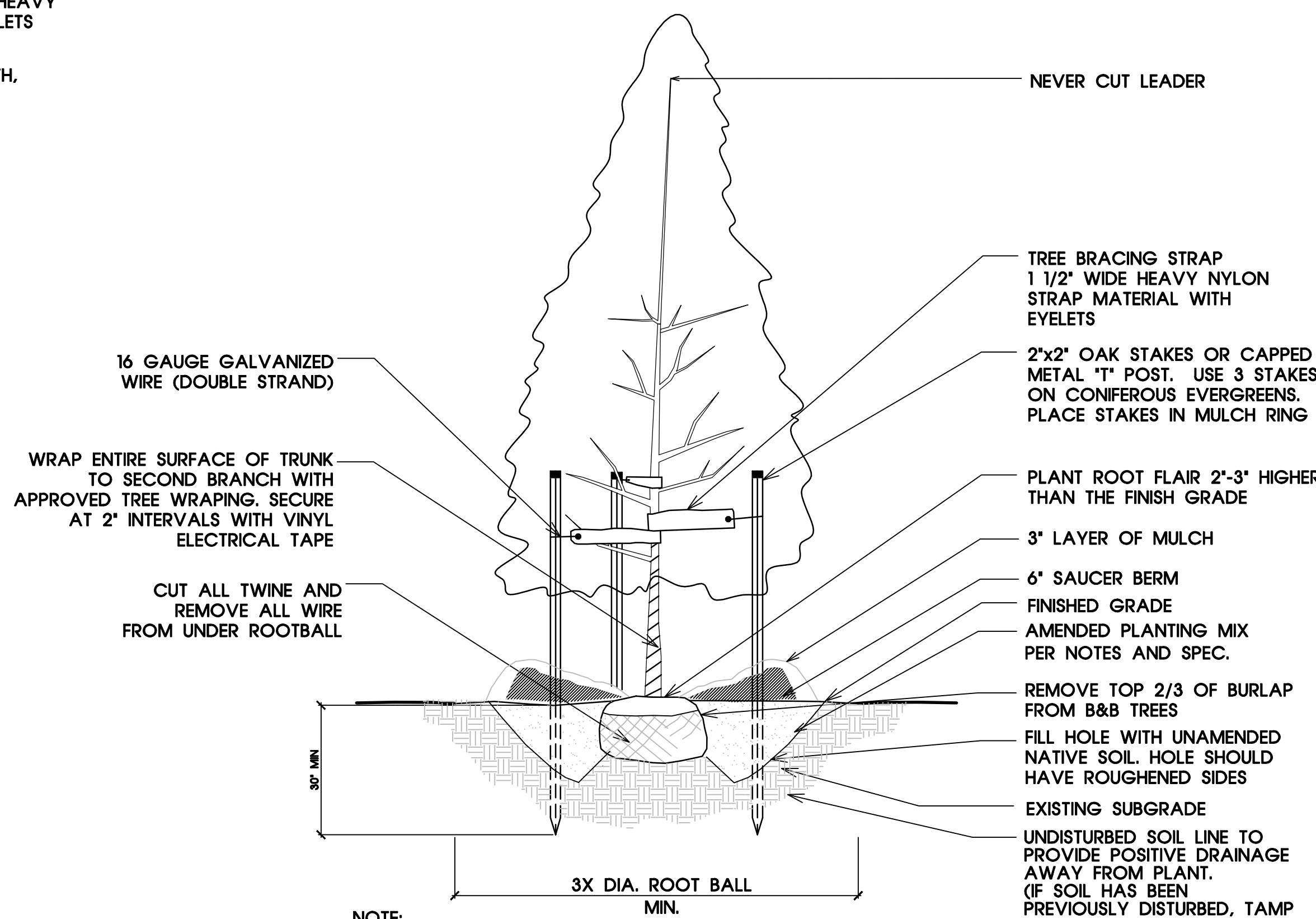
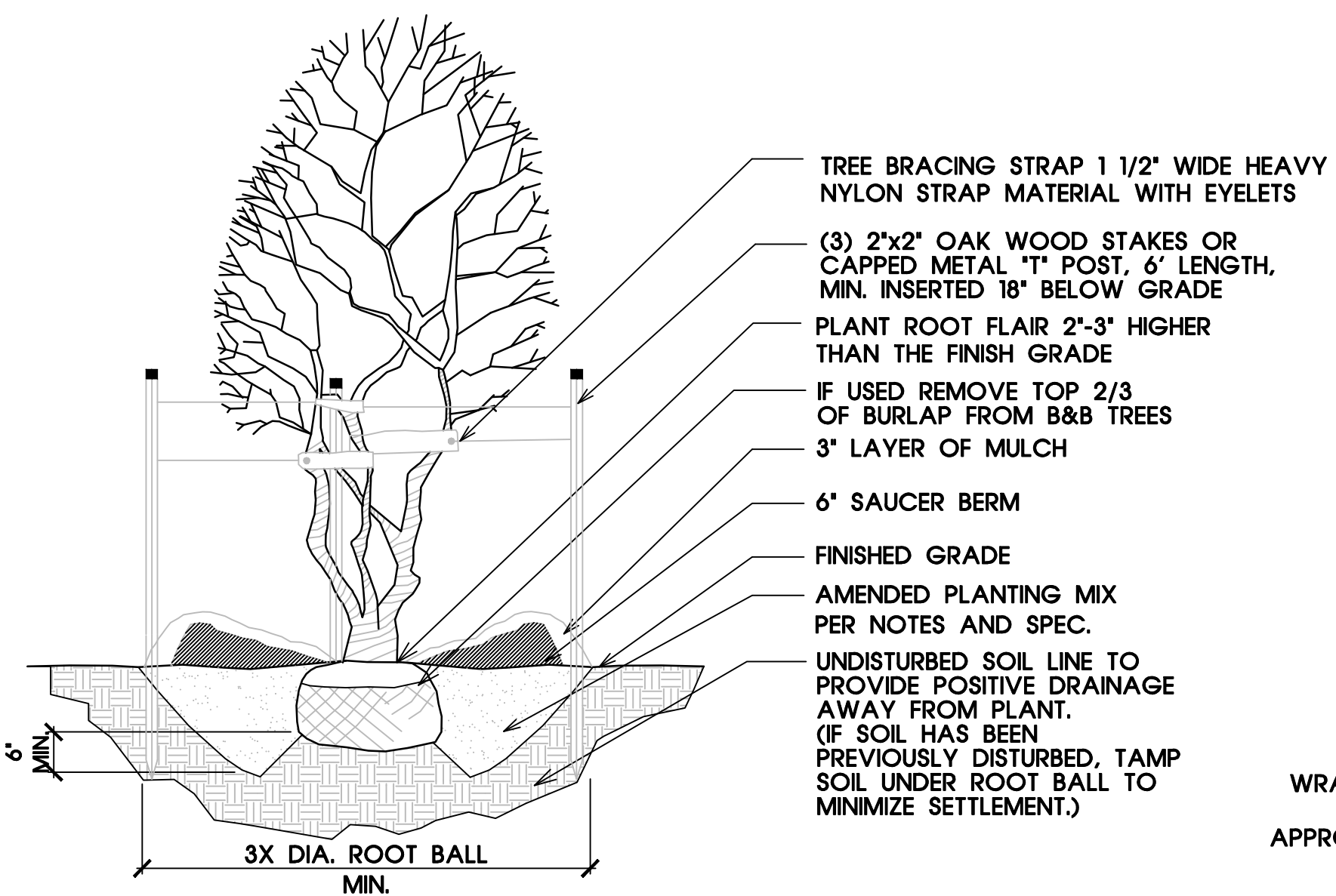
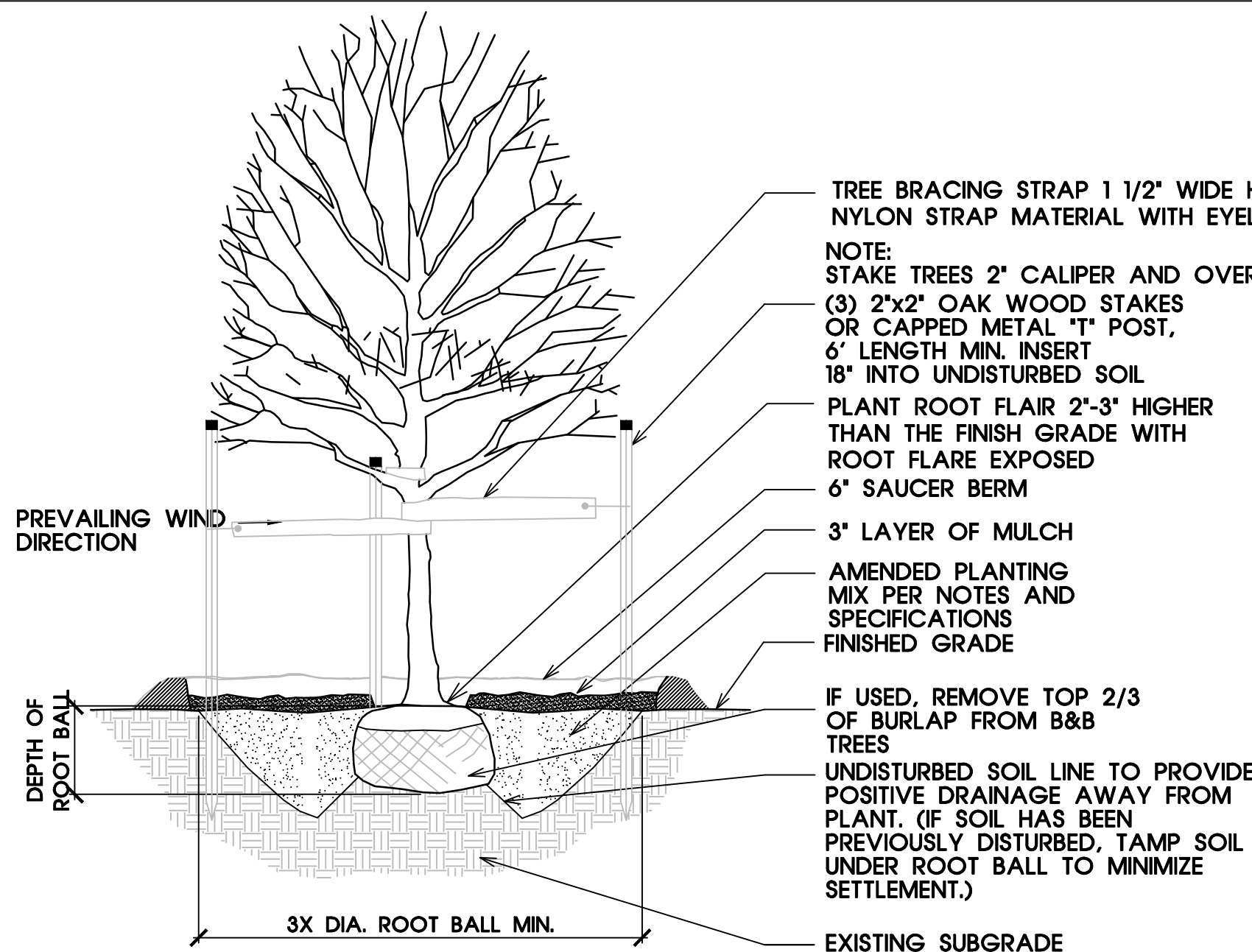
PLANTING PLAN

Sheet No.  
LP-1.0 2 of 12

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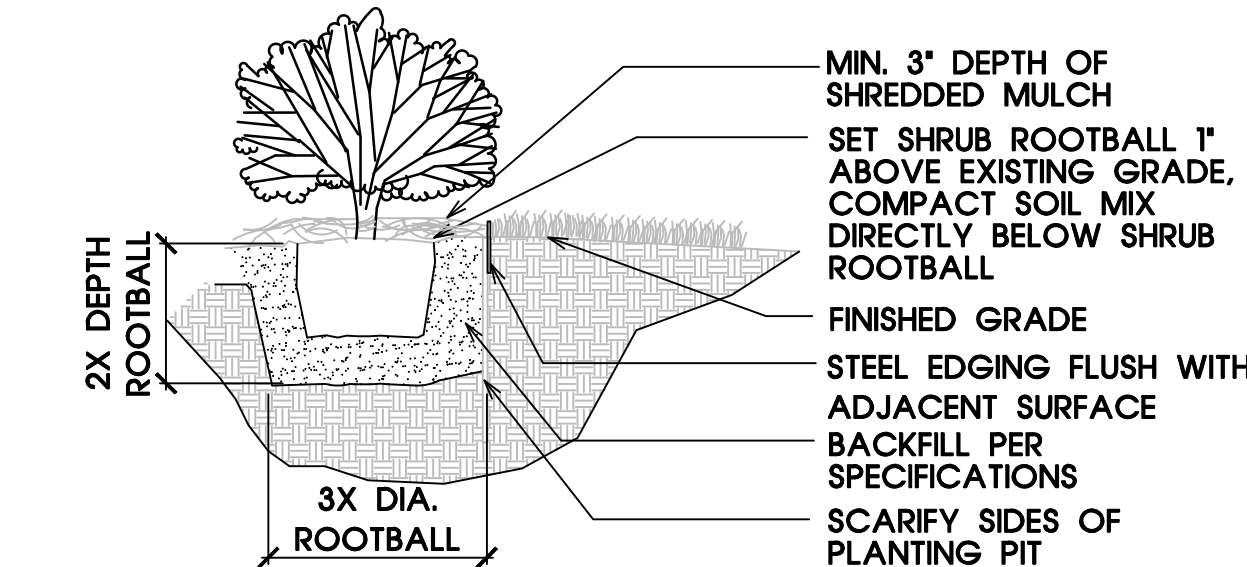




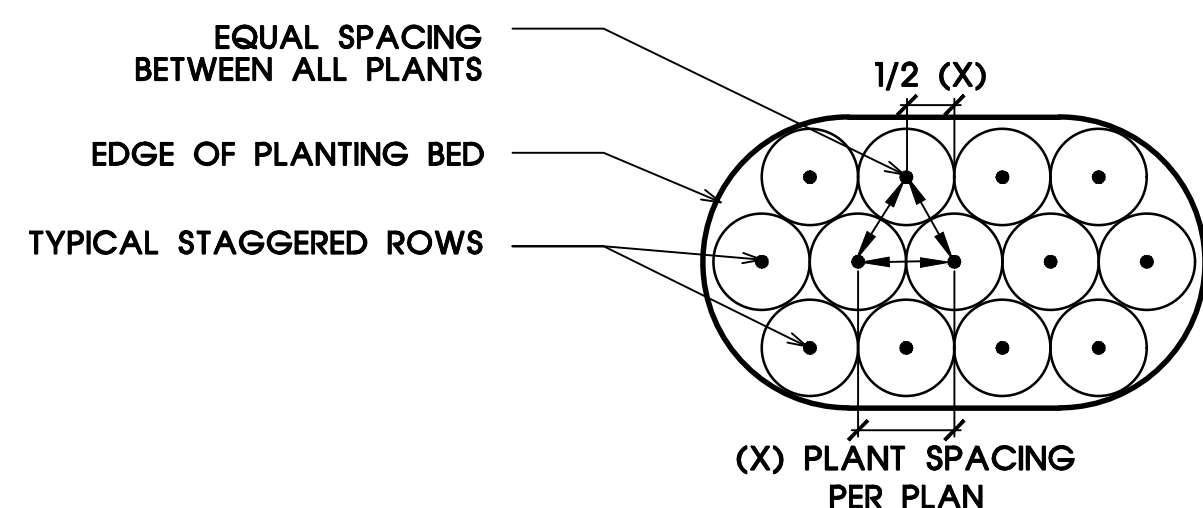
1 TREE PLANTING  
SCALE: N.T.S.

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

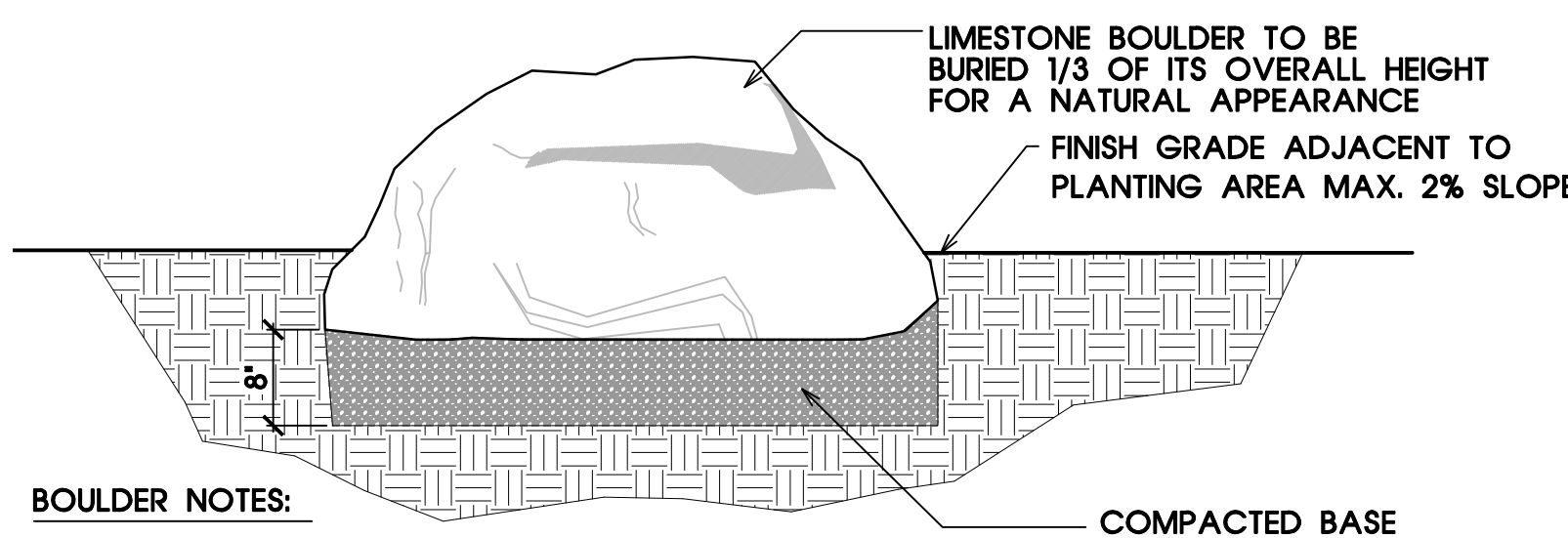
3 TREE PLANTING - PYRAMIDAL  
SCALE: N.T.S.



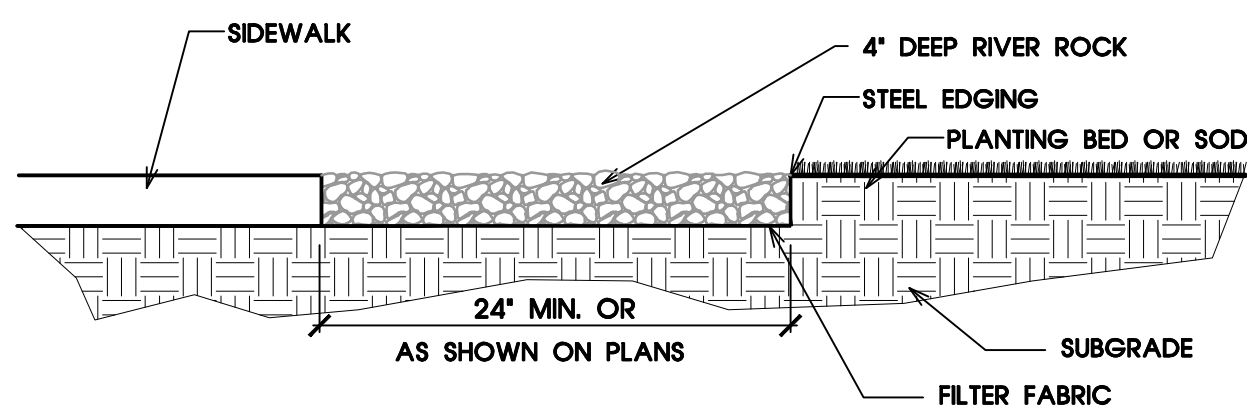
4 SHRUB BED PLANTING  
SCALE: N.T.S.



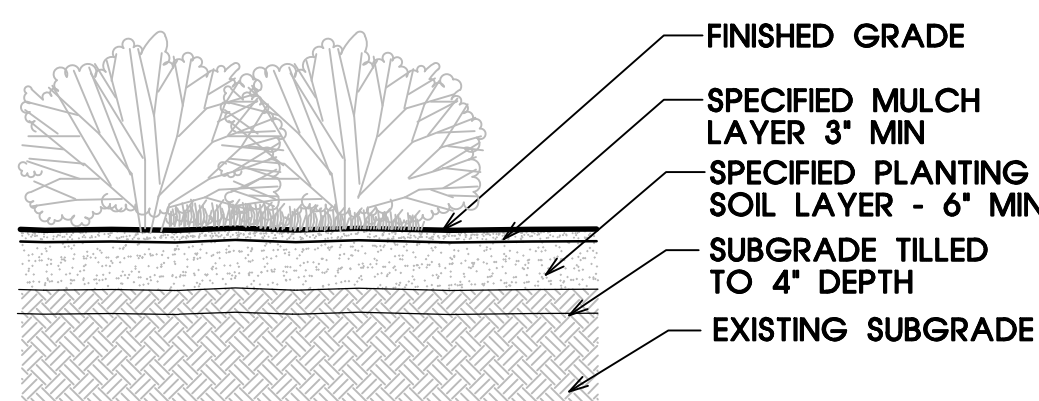
7 PLANTING BED PLAN  
SCALE: N.T.S.



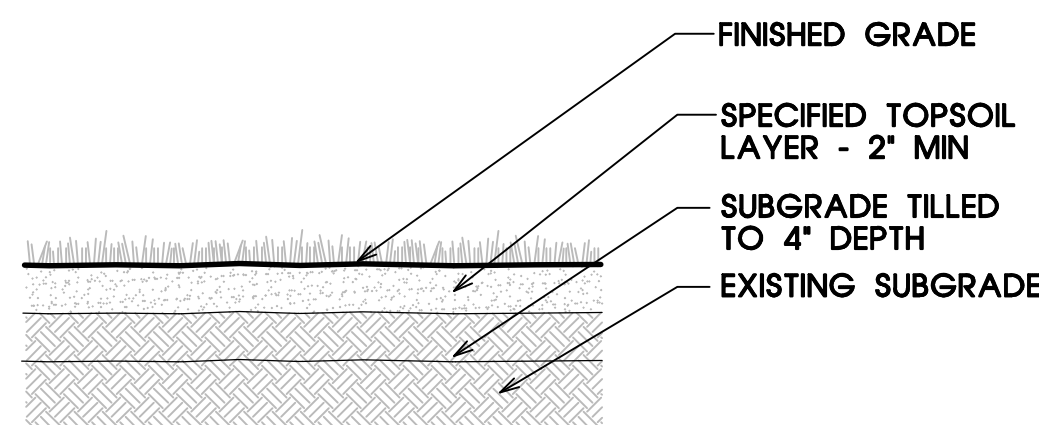
9 LANDSCAPE BOULDER PLACEMENT  
SCALE: N.T.S.



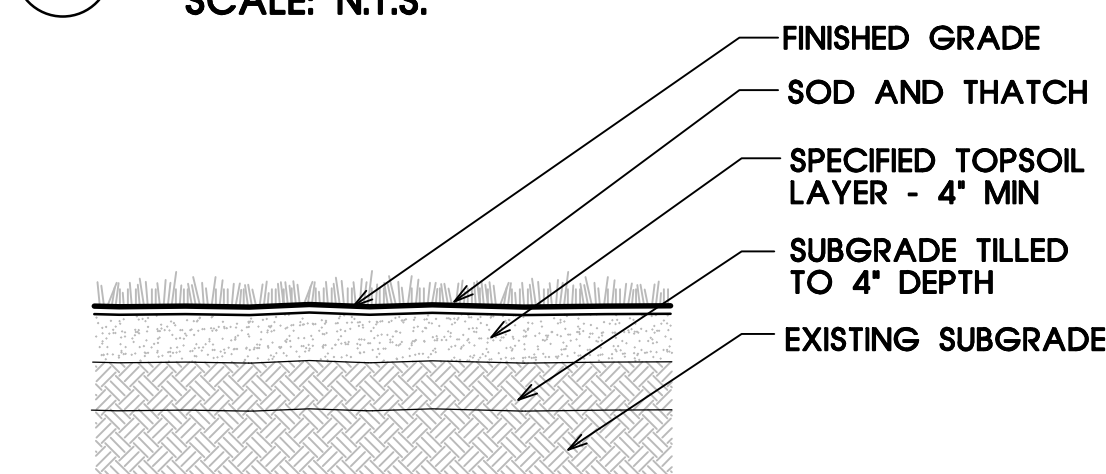
5 RIVER ROCK BED  
SCALE: N.T.S.



8 ORNAMENTAL GRASSES/ PERENNIAL/ ANNUAL BED AREAS

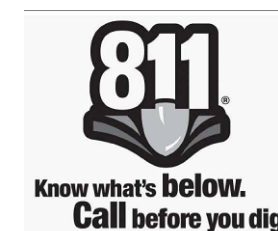


10 NATIVE SEED AREAS



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

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



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



04/22/2025

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

Revisions:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
Issue Date: 04/22/2025

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

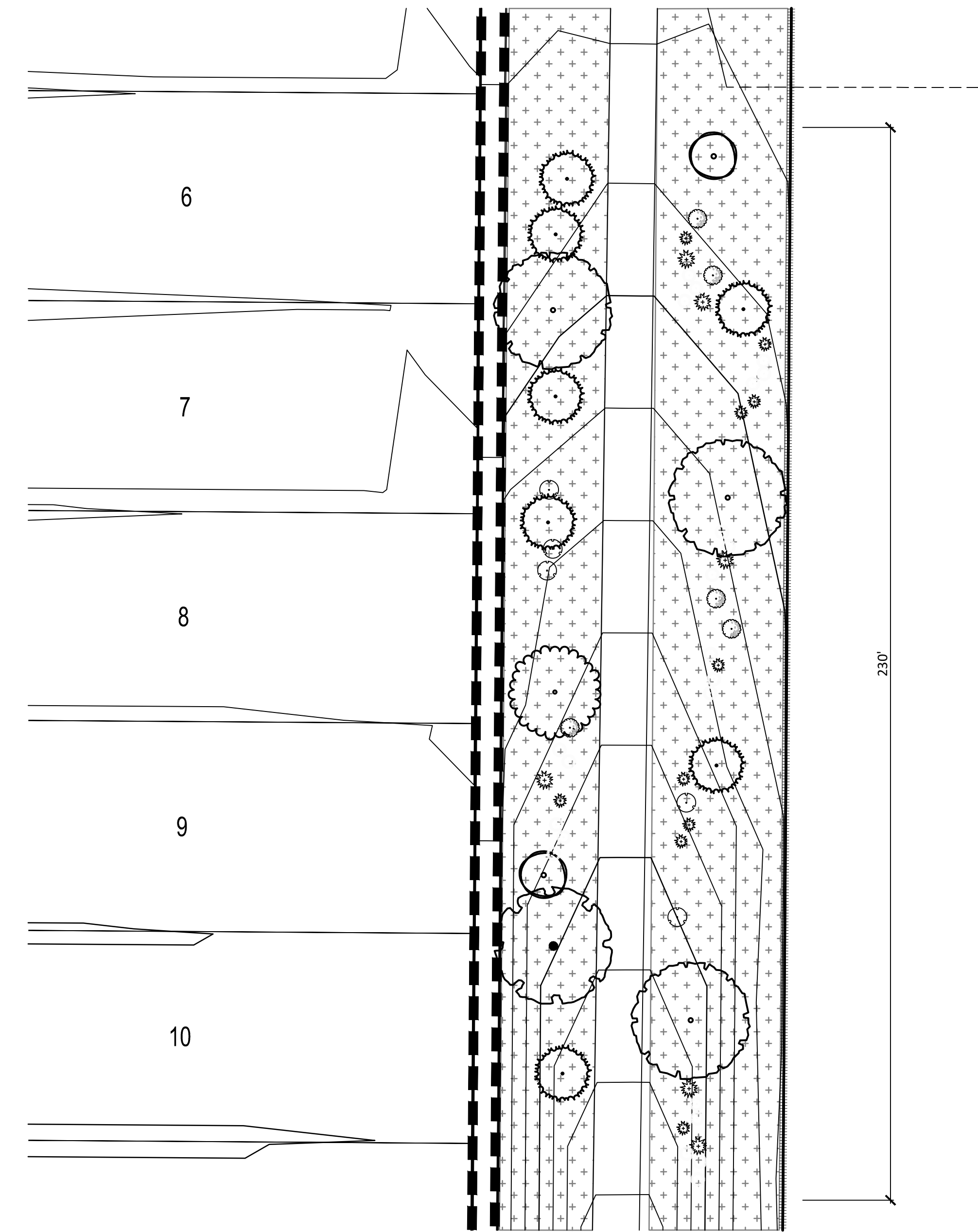
Project No.  
240031-PUNNM

PLANTING DETAILS

Sheet No.  
LPD-1 11 of 12

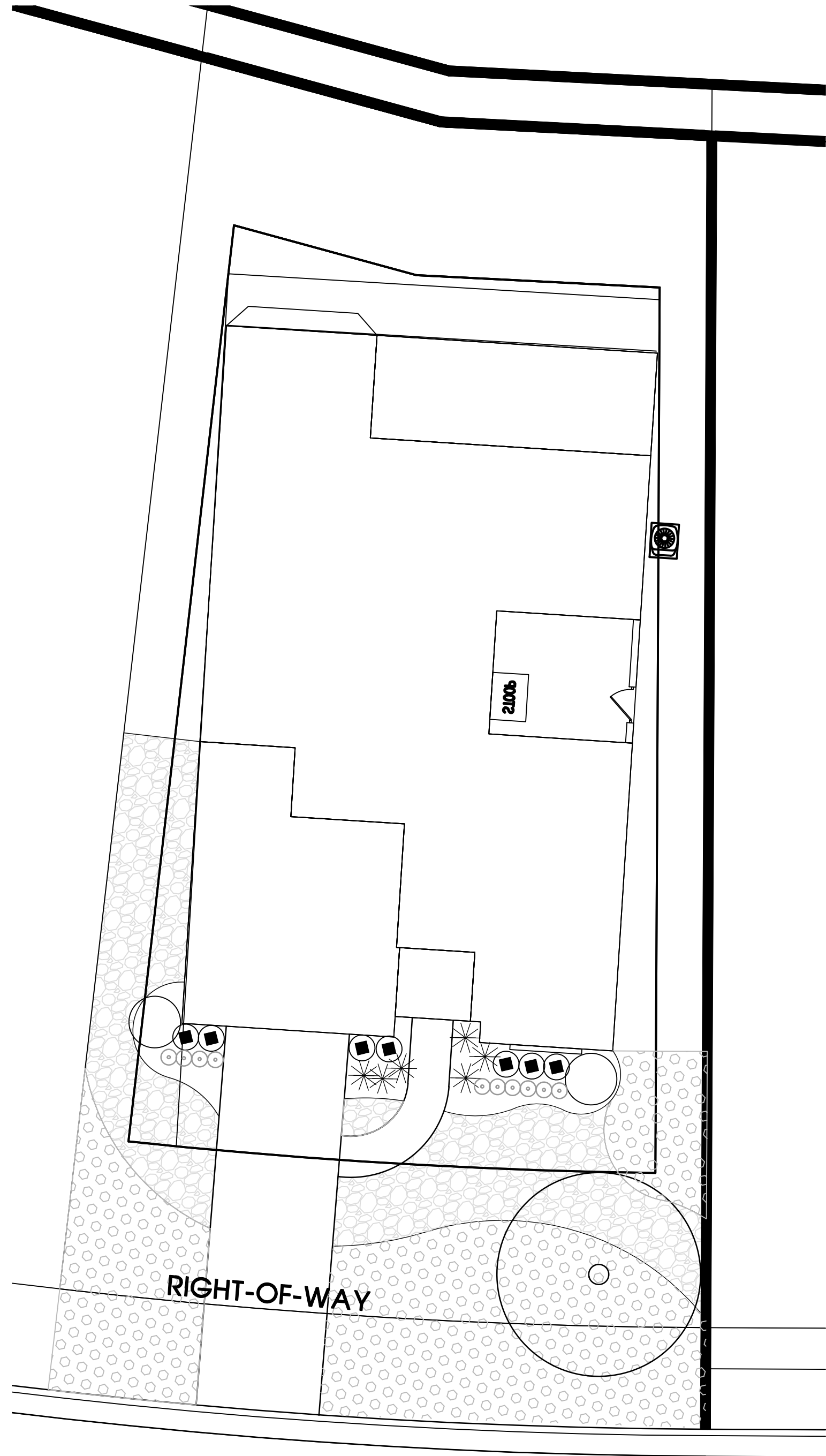
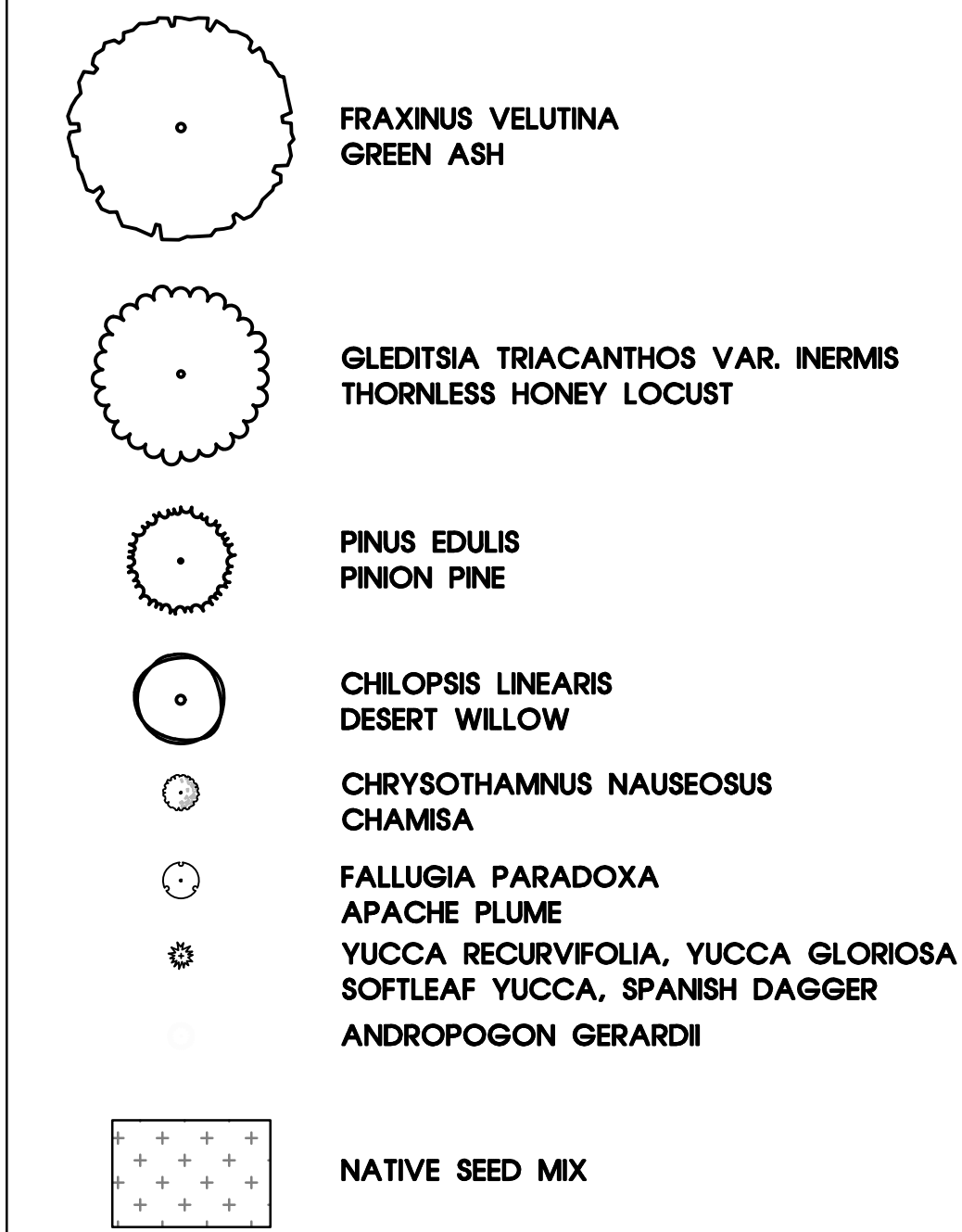
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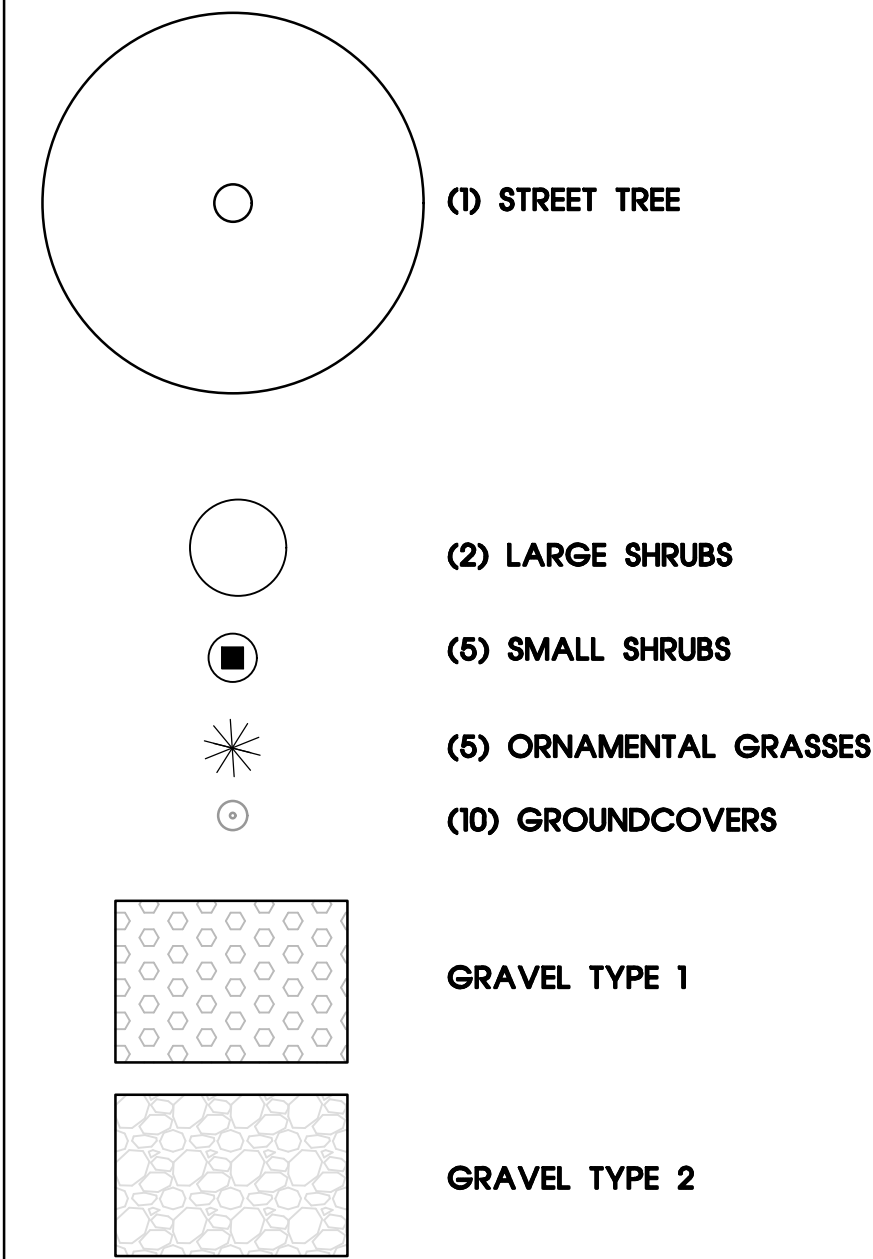
1 PROTOTYPICAL OPEN SPACE PLANTING  
SCALE: 1" = 20'-0"

PLANT MATERIAL LEGEND



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

PLANT MATERIAL LEGEND



NOTE: ONE (1) STREET TREE  
REQUIRED FOR EACH LOT  
STREET FRONTAGE.



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04/22/2025

LANDSCAPE IMPROVEMENT PLAN

SAVIO RIDGE  
ALBUQUERQUE, NEW MEXICO

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Issued:  
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2. LANDSCAPE COMPLIANCE 01/23/2025  
3. LANDSCAPE COMPLIANCE 02/21/2025  
4. LANDSCAPE COMPLIANCE 04/22/2025

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

Issue Date: 04/22/2025

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

Project No.  
240031-PUNNM

PROTOTYPICAL DETAILS

Sheet No.  
LPD-2 12 of 12

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# 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

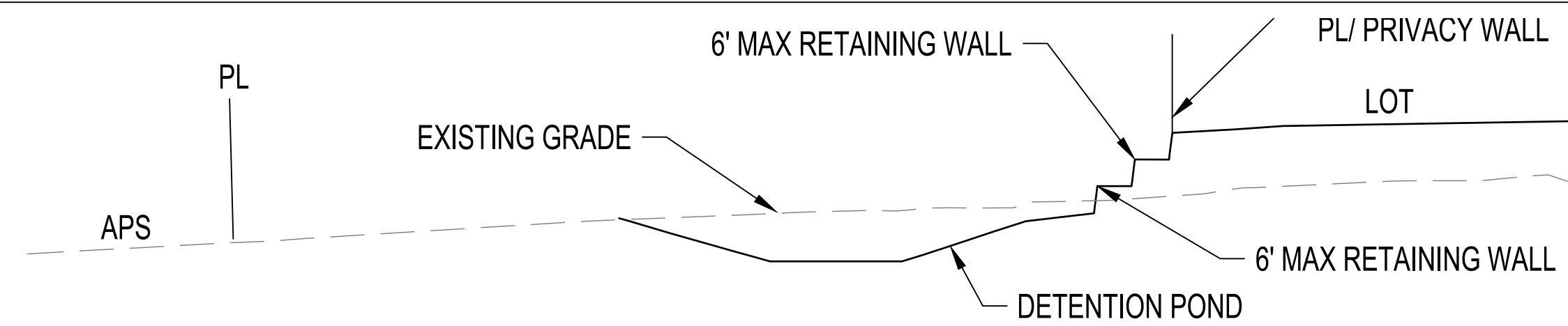
### NOTES:

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

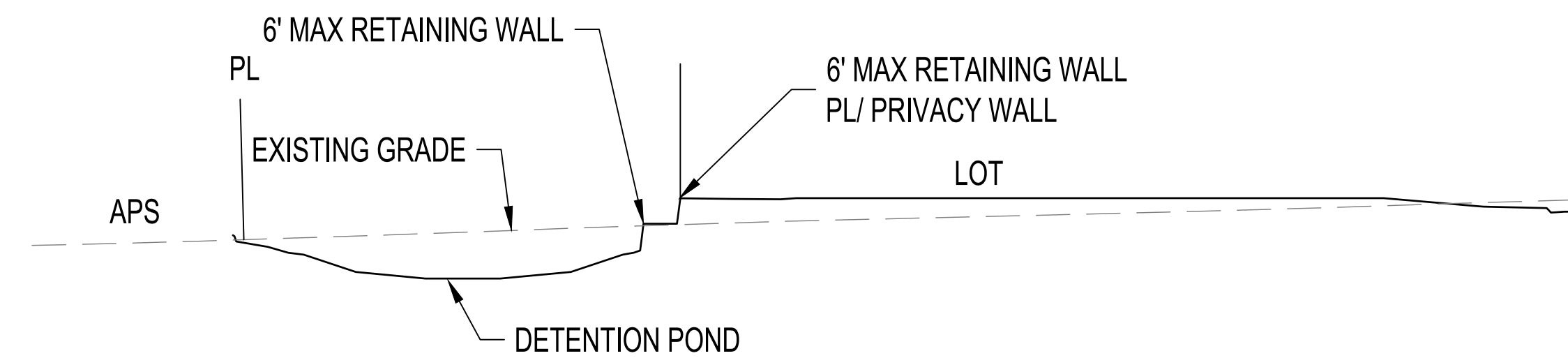
### LEGEND

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

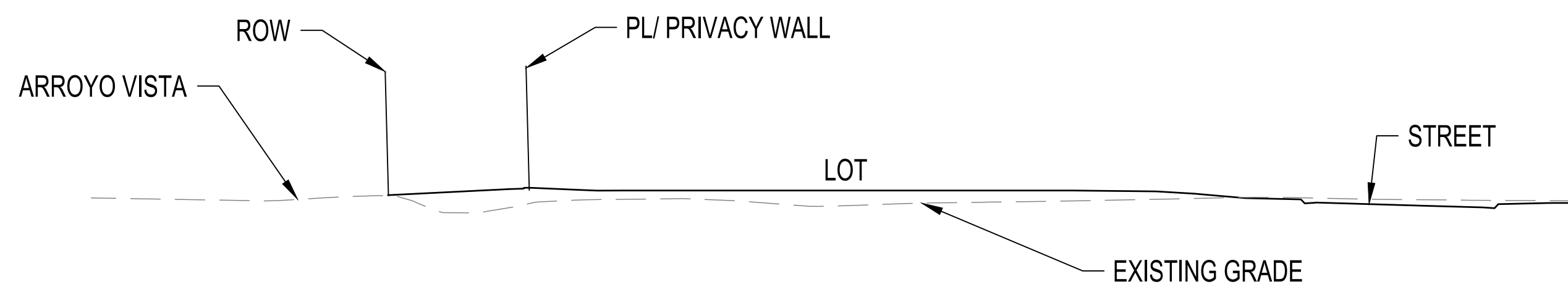




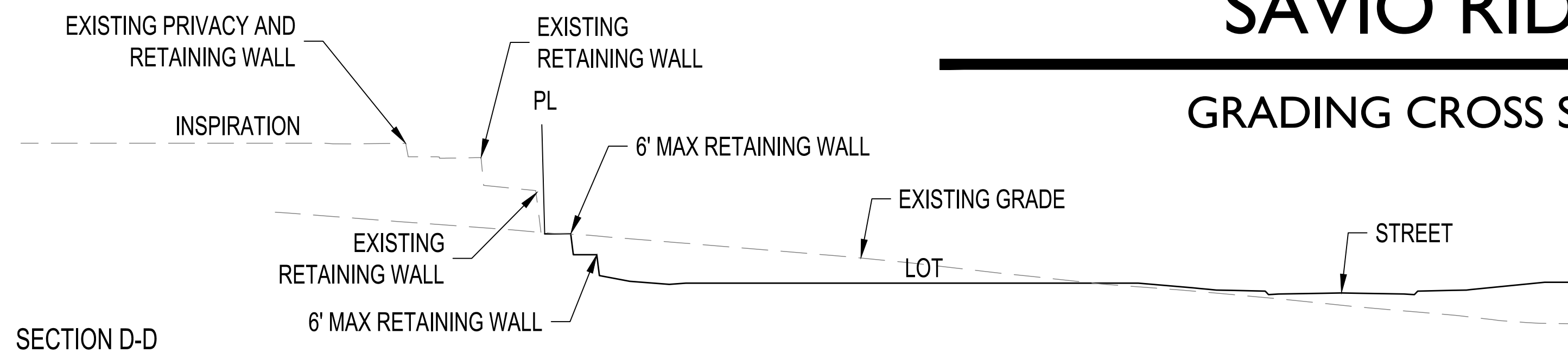
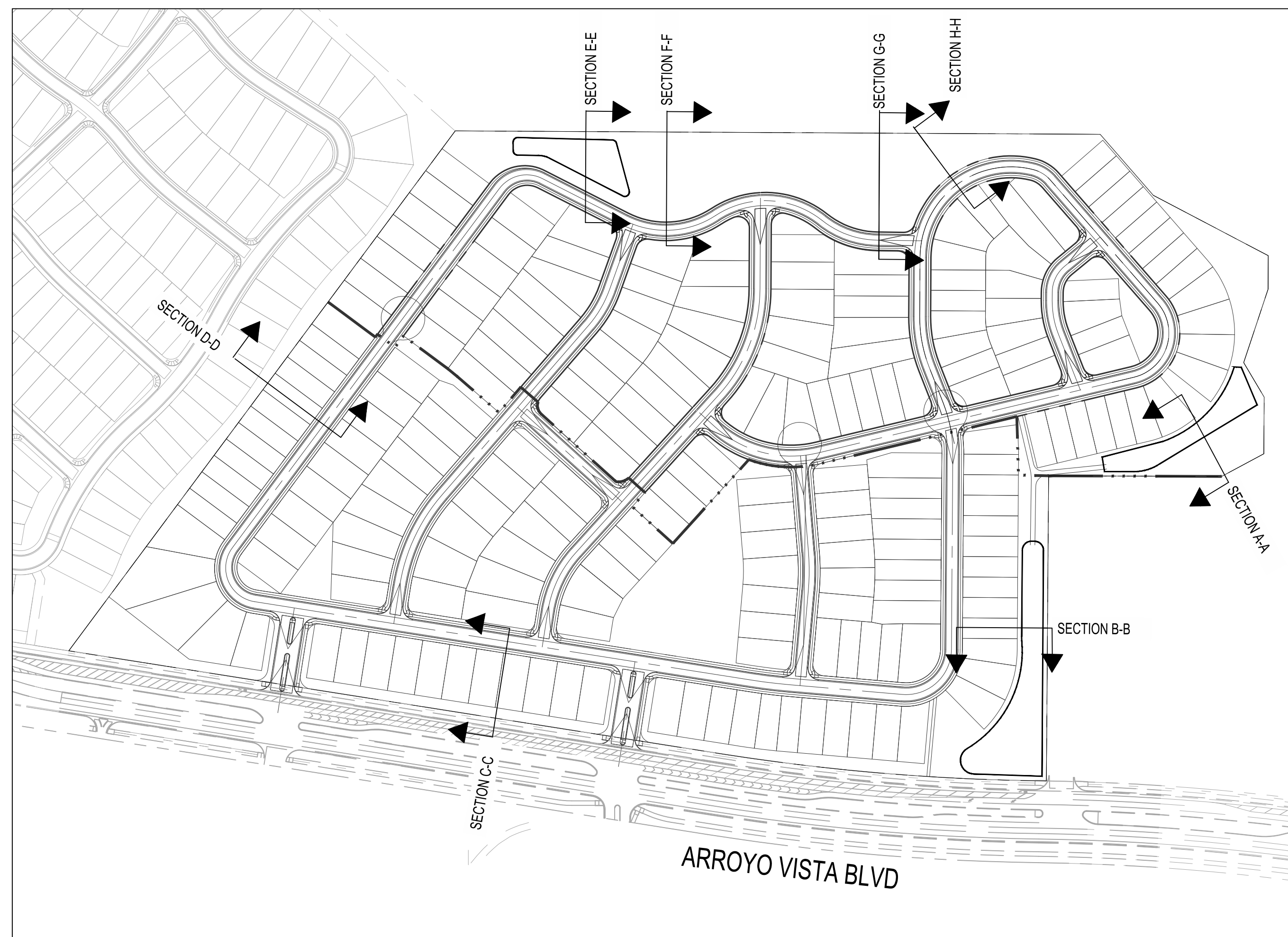
SECTION A-A



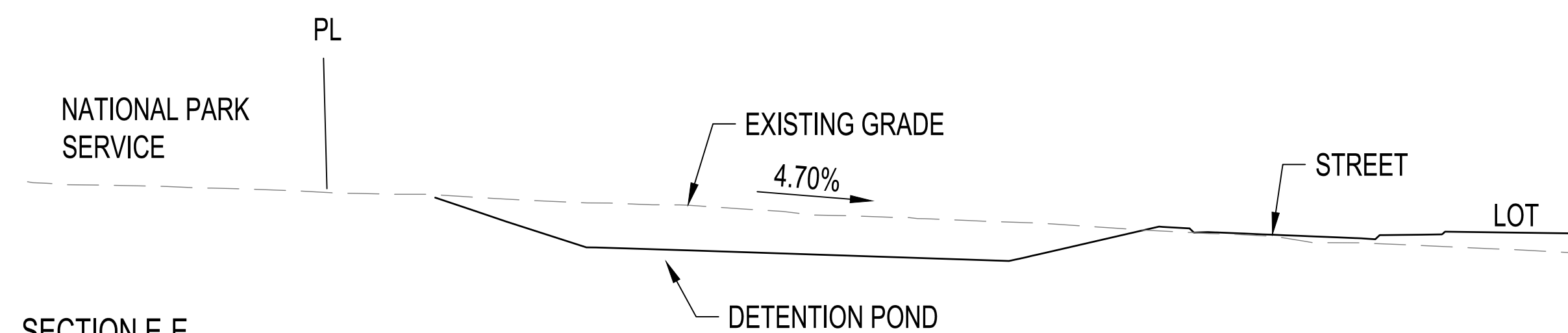
SECTION B-B



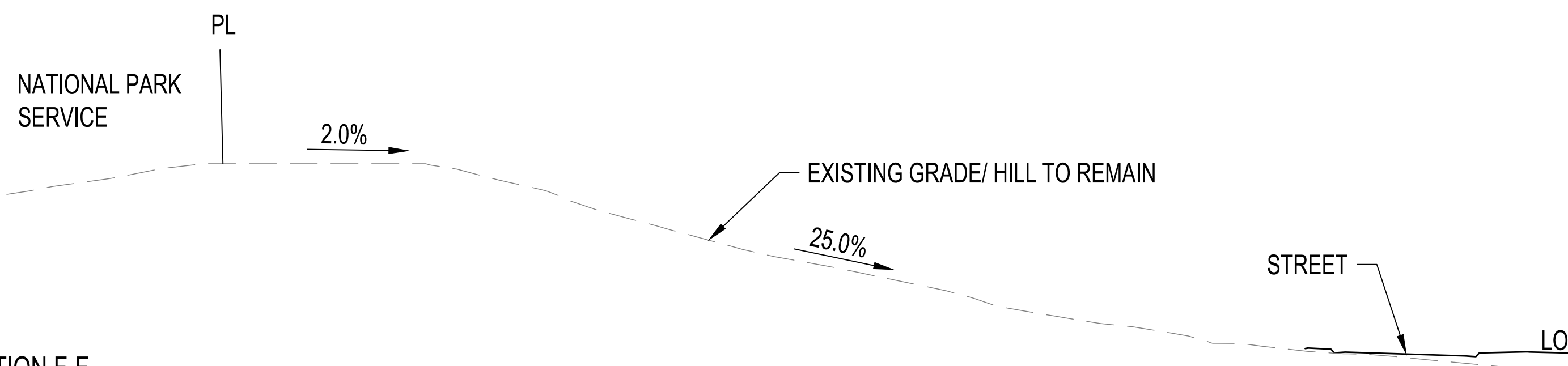
SECTION C-C



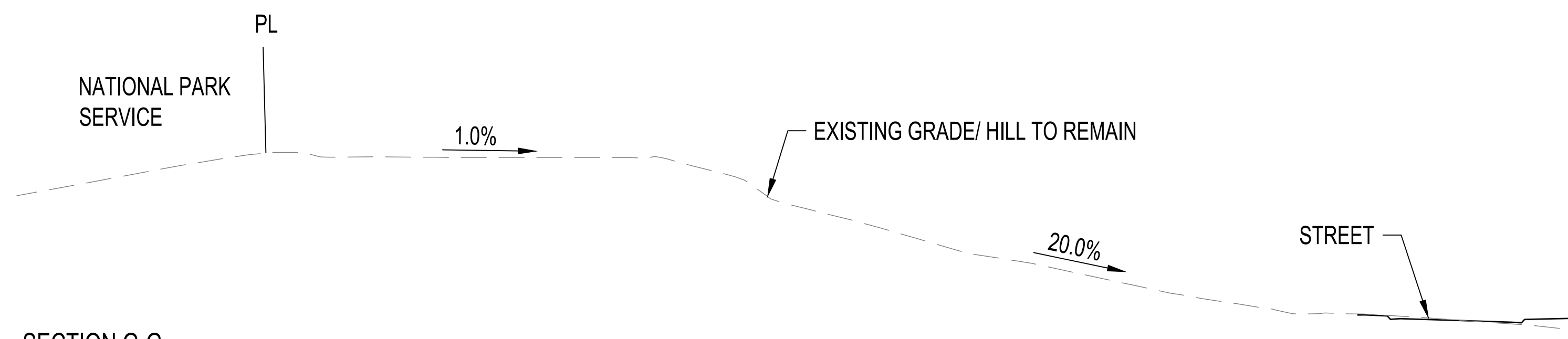
SECTION D-D



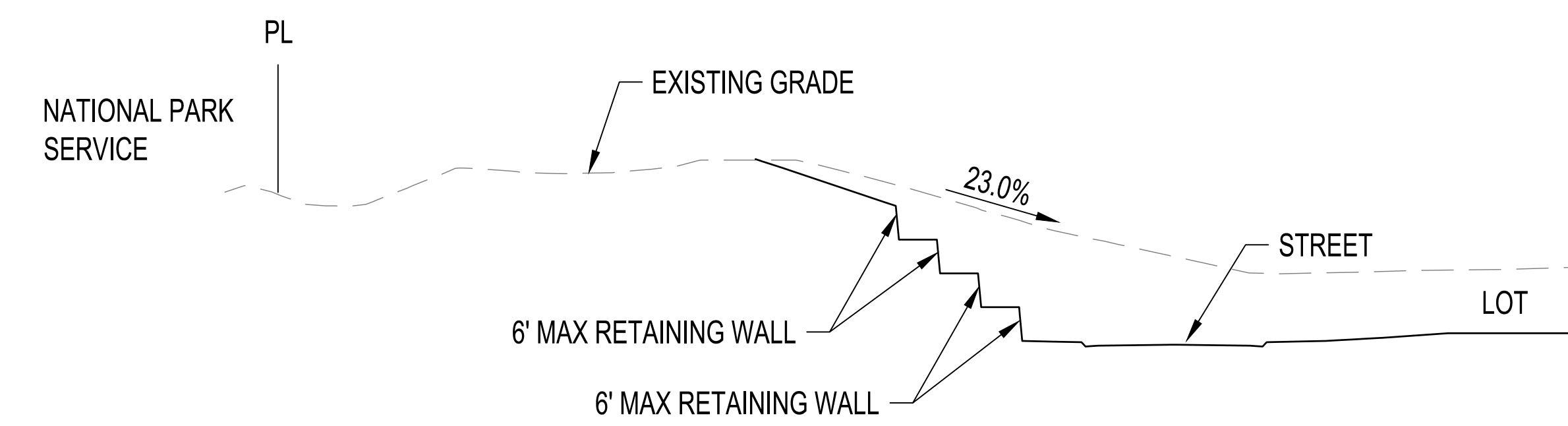
SECTION E-E



SECTION F-F



SECTION G-G



SECTION H-H

# SAVIO RIDGE

## GRADING CROSS SECTIONS

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.  
Bohannon Huston, Inc.



## 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.





# SAVIO RIDGE

## 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.

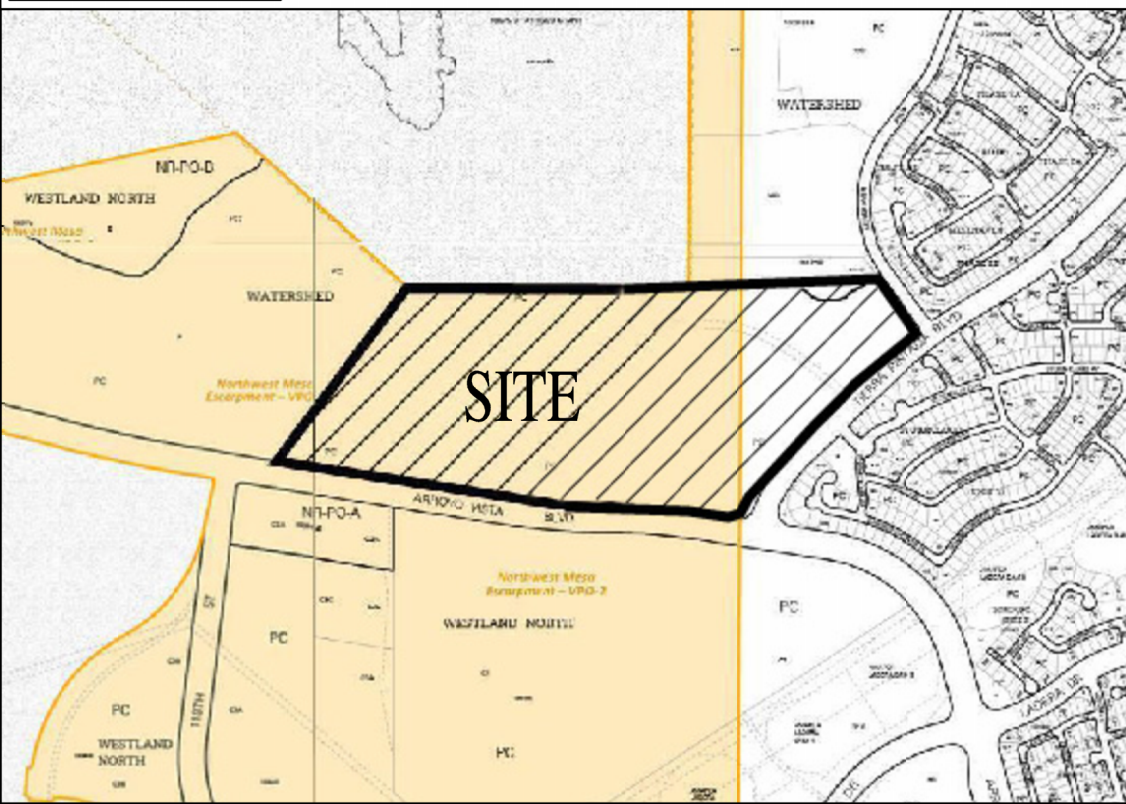
### FOR INFORMATIONAL PURPOSES ONLY

- 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 are anticipated to be requested based on approval of this Site Plan by the environmental planning commission:
  - DPM section 7-4(e) - pedestrian facilities - waiver to allow a sidewalk on one side of the street at the private entryways to the subdivision.
  - DPM section 7-2(c) - temporary sidewalk deferral - waiver to defer the installation of sidewalks until each home construction is completed.
  - DPM section 7-4(a)(3) connectivity - waiver to allow two blocks within the Pulte APS subdivision to exceed 600 feet, the maximum block length for a local street. The westernmost local street (sheet 2) within the subdivision is approximately 1,000 feet in length.
  - DPM section 7-4(i)(2) standard centerline radius for a local access street of 75 feet with approval of the traffic engineer. Waiver to the centerline radius at four corners of the low-speed, private thoroughfare, where the road is 90 degrees or near 90 degrees.
  - IDO section 5-4(f)(2)(b) - residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Waiver to allow for the lots on the south side of the subdivision with rear yard lot lines adjacent to Arroyo Vista Boulevard NW, an urban collector with a landscape buffer provided.
  - DPM SECTION 7-4(j)(2) location street design. waiver to allow roadway width to 26' for local access roads with no lots fronting and 26'/40.5'ROW with not lots fronting adjacent to HOA open space adjacent to national monument.

### NOTE:

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

### SITE VICINITY



PROJECT NUMBER: PR-2025-011387

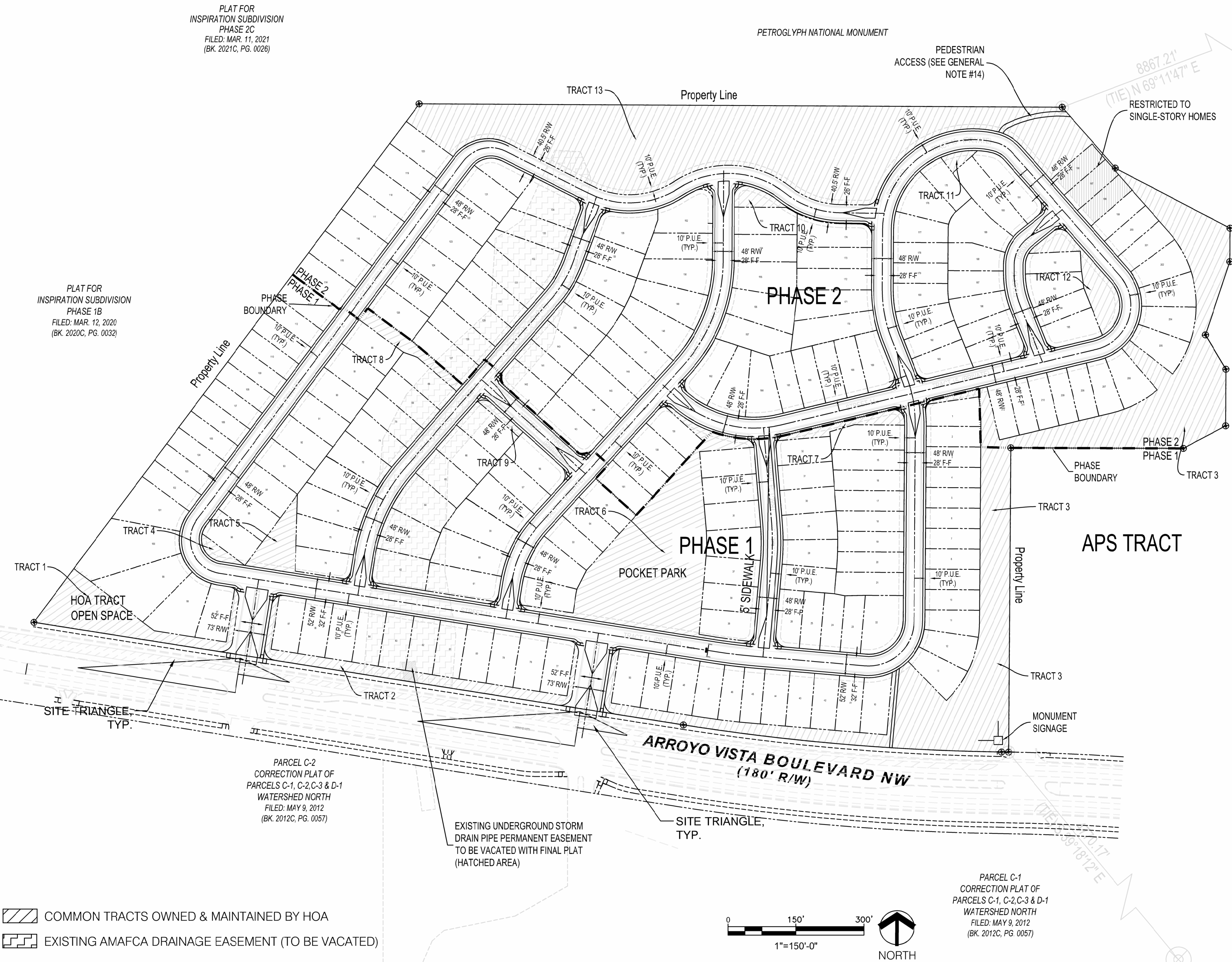
Application Number: S1-2025-00040

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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
ADRIAN MAREZ Solid Waste Management	Date
Planning Department	Date



### 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.
- 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 walls adjacent to the open space and APS to be constructed with a lower CMU portion and view fencing on top. The applicant shall work with the National Parks Service on finalizing fence design details along the Monument boundary.
- 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.