Doc# 2025036339
04/30/2025 11:34 AM Page: 1 of 5
AGRE R:$25.00 Michelle S. Kavanaugh, Bernalillo County

2nd AMENDMENT AND EXTENSION AGREEMENT TO
Procedure "B"

Project Name: The Preserve at Woodmont
Project Number: 740589

This Amendment and Extension Agreement is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and PV Trails Apartments, LLC ("Developer"), a New Mexico limited liability company, whose email address is kwechter@pacventures.com, whose address is 4350 La Jolla Village Dr, #110, San Diego, CA 92122 and whose telephone number is 858-625-6700, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7th day of April, 2022, which was recorded on 4/8/2022 pages 1 through 17, as Document No. 2022035288 in the records of Bernalillo County Clerk, State of New Mexico, by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 15th day of April, 2024; and

WHEREAS, the Earlier Agreement was amended by a 1-year Extension Agreement dated March 1, 2024, recorded on March 8, 2024, pages 1 through 5, as Document No. 2024015721 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to April 15, 2025; and

THEREFORE, the Developer and the City agree to amend the Original Agreement as follows:

1. Amending paragraph 4. Work Order Requirements: Paragraph 4 in the original Agreement is deleted and replaced by the following amended paragraph 4:

The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

2. Extension of Agreement:

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Integrated Development Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

3. The required completion date for construction of the improvements, is extended (Complete either A or B:)

A. For all improvements, the 15th day of April, 2026.

B. On portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

4. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Surety Bond
Amount: $ 1,563,027.75
Name of Financial Institution or Surety providing Guaranty: Markel Insurance Company

Date City first able to call Guaranty (Construction Completion Deadline): April 15, 2026
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____
_____

5. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

DEVELOPER: PV Trails Apartments, LLC

By [signature]: _____
Name [print]: Kevin Wechter
Title: Manager of Manager
Dated: 4/22/2025

DEVELOPER'S NOTARY

STATE OF _____)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on this _____day of _____, 20___ by [name of person] _____, [title or capacity, for instance, "President" or "Owner"] _____ of ("Developer") _____.

See Attached
Notarial Certificate

(SEAL)

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On APR 2 2 2025 before me, Chiwei Hung, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Kevin Wechter
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHIWEI HUNG
COMM. #2499536
Notary Public - California
San Diego County
My Comm. Expires Oct. 9, 2028
NRO1 NRO1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: 2nd Amendment AND Extension Agreement to Procedure B
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

©2019 National Notary Association

Docusign Envelope ID: 9058B673-5F81-4AEB-BFE2-E9D9EDDED728

DS KV Initial

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 4/30/25

CITY'S NOTARY

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 30th day of April, 2025, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Rachael Miranda
Notary Public

My Commission Expires: 11-9-2025

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1604303

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	5
	Document #	2025036339
	# Of Entries	0
Total		$25.00

Tender (Check)		$25.00
Check#	2037	
Paid By	PRICE LAND AND DEVELOPMENT GROUP INC	
Phone #	5052433949	

Thank You!

4/30/25, 11:34 AM MST rzelada

Docusign Envelope ID: 9058B673-5F81-4AEB-BFE2-E9D9EDDED728

CONTRACT CONTROL FORM

PROJECT: 740589 **CONTACT PERSON:** **David Jones**

CCN: 202201127

(New/Existing) *Existing*

IIA-2025-00018

Type of Paperwork 2nd Extension IIA B

Project Name/Description (From CTS): The Preserve at Woodmont

Developer/Owner/Vendor PV Trails Apartments, LLC

Contract Amount $1,563,027.75 Contract Period: 4-7-22 - 4-15-26

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	KV Initial	4/30/2025 | 9:32 AM MDT
Legal Department	[signature]	4/30/2025 | 9:46 AM MDT
City Engineer	[signature]	4/30/25
Hydrology Engineer		
Transportation Engineer		
Construction Engineer		
OTHER: CAO		

DISTRUBUTION:

	Date:	By:
Received by City clerk		

PRICE
LAND DEVELOPMENT GROUP

April 1, 2026

DFT Chair
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: PR-2018-001198, SI-2021-00383 The Preserve at Woodmont
CPN 740589 IIA Extension Request

Price Land and Development Group, acting as agents for the Owner of the above referenced Site Plan located on the west side of Woodmont Avenue NW, between Paseo del Norte and Girona Avenue, is submitting an application a 1-year extension of the Infrastructure Improvement Agreement (IIA).

The Site Plan was approved by DRB on May 19, 2021 with final sign off by the DRB Chair on May 2, 2022. The original IIA was recorded on April 8, 2022 with a construction completion deadline of April 15, 2024. The first extension of the IIA was recorded on March 9, 2024 with a construction completion deadline of April 15, 2025. A second extension was recorded on April 30, 2025 with a construction completion deadline of April 15, 2026. The following are justifications for the extension per the referenced sections of the IDO and DPM:

- There is no impact to adjacent properties or developments caused deferral of public improvements.

  DPM 2-3(C)(2)(ii)(c)1c: No other development is adversely affected by the continued deferral of public improvements.

- Adjacent property owner has begun infrastructure construction.

  IDO 6-4(W)(2)(d): The applicant, property owner, or an agent of the applicant or property owner has begun construction, use or occupancy of the property within the time shown in Table 6-4-3 for the relevant type of permit or approval. For the purposes of this Subsection 14-16-6-4(W)(2), construction does not include site grading, but does include the installation of required infrastructure. For additional provisions specific to the Site Plans and Master Development Plans, see Subsection 14-16-6-4(W)(3)(a).

If you have questions regarding this submittal, please email be at ssteffen@priceldg.com.

Sincerely,

Scott J. Steffen, P.E.
Vice President of Entitlement and Planning
Price Land and Development Group

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

PV Trails Albuquerque, LLC
C/O Price Land Development Group
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

Project# PR-2018-001198
Application#
SI-2021-00383 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW beetween PASEO DEL NORTE and GIRONA AVE NW,** containing approximately 13.9 acre(s). (C-8)

On May 19, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a 333-unit multi-family residential facility, featuring thirteen 3-story buildings with multi-family residential dwelling units, three 2-story buildings with multi-family residential dwelling units, a 5,980 square foot clubhouse, four detached garages, and a dog park. The site plan is required to be reviewed by the Development Review Board (DRB) because the proposed development features more than 50 multi-family residential dwelling units.
    1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

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

The parking meets the IDO requirements: 531 parking spaces are proposed where 500 parking spaces are required. The landscaping meets the IDO requirements: 133,165 square feet of landscaping is proposed where 71,916 square feet is required. The height of the buildings meets the IDO requirements: the 38-foot maximum height of the buildings complies with the 38-foot maximum building height in the R-ML zone district, as well as the 30-foot maximum height for areas of the site within 100 feet of the property lines for low-density residential development, meeting the Neighborhood Edge requirements.

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

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study was prepared for the project, and all recommended roadway improvements per the approved traffic impact study have been included on the approved Infrastructure List.

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

The subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.

3. The proposed development is permitted within the R-ML zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (5/19/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation to use correct clear sight triangles and to modify landscaping as necessary, to show all vehicular and pedestrian accessway widths, to call out correct pedestrian ramp configurations, and to reference detail on handicapped spaces with a keyed note on the plan and to specify types of curb ramps with keyed notes on the plan.

3. Final sign off is delegated to Planning for the Solid Waste signature, the recorded IIA, and to add notes on the site plan outlining the methods that will be used for final stabilization of Ponds "A" and "C" with native grasses/wildflowers.
4. The applicant will obtain final sign off from Transportation and Planning by August 19, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 3, 2021.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using https://wetransfer.com. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, Albuquerque, NM 87102

PV Trails Apartments, LLC
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

April 2, 2025

City of Albuquerque
Planning Departments
P.O. Box 1293
Albuquerque, NM 87102

Re: Letter of Authorization for The Preserve at Woodmont

To Whom It May Concern:

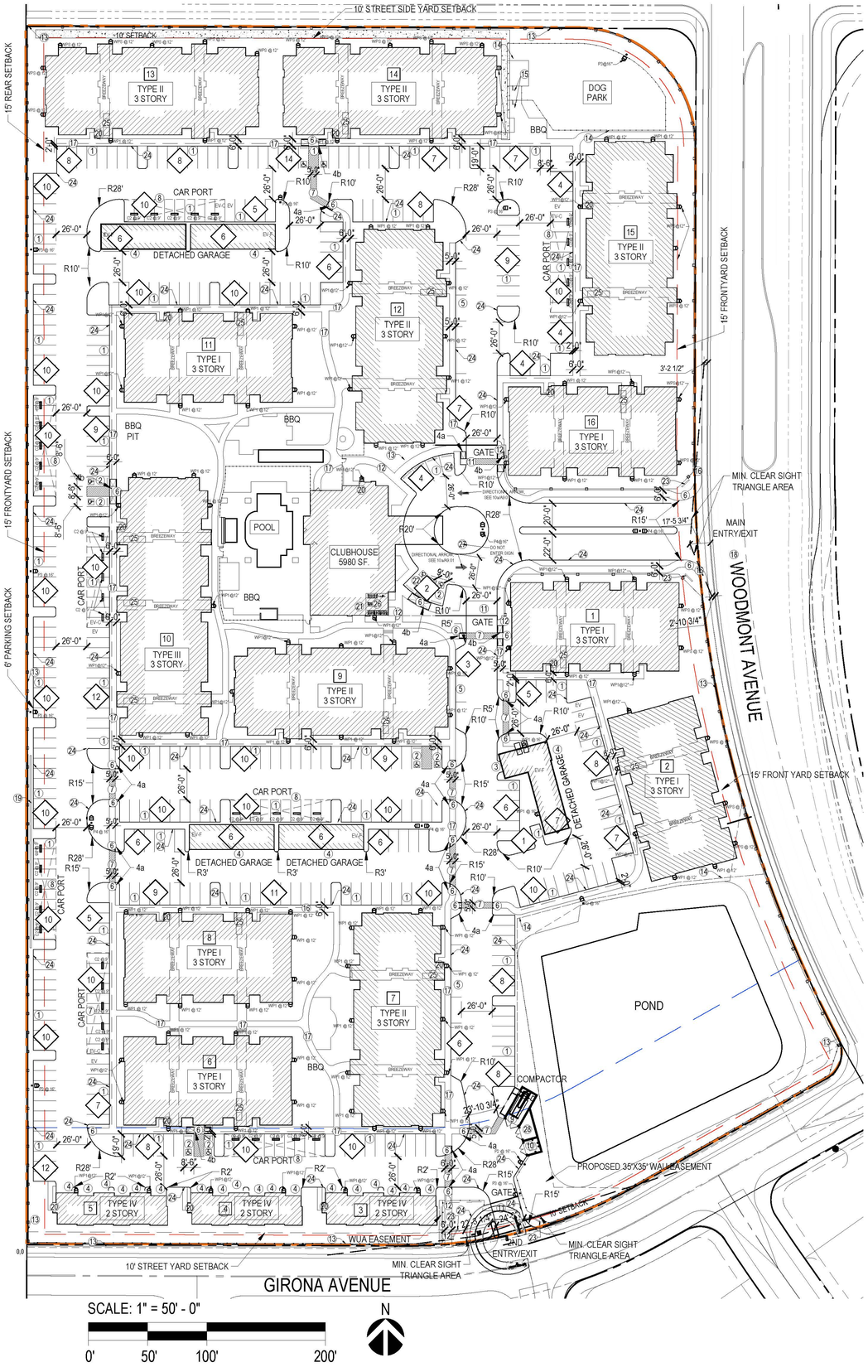
PV Trails Apartments, LLC ("PV Trails"), hereby authorizes Price Land & Development Group ("PLDG") to act as its agent for an Infrastructure Improvement Agreement Extension for the property known as Tract 11 Catalonia Subdivision (aka The Preserve at Woodmont) located within the City of Albuquerque (the "Property").

Sincerely,

PV Trails Apartments, LLC
a New Mexico limited liability company

By: PV GP, LLC
a Delaware limited liability company
(its Manager)

By: _____
Kevin Wechter, Manager



SYMBOL LEGEND - SITE PLANS

SETBACK	SETBACK LINE		ACCESSIBLE PARKING SPACE
	PROPERTY LINE	VN	VAN ACCESSIBLE SPACE
EASEMENT	EASEMENT	FH	FIRE HYDRANT
G	GAS LINE	2	PARKING SPACES PER BAY
W	WATER LINE	ANSI	TYPE 'A' ANSI UNIT
II	BUILDING TYPE	EV	ELECTRIC VEHICLE CHARGING
1	BUILDING NUMBER	EV-C	ELECTRIC VEHICLE CHARGING (COVERED)
T	TRANSFORMER	EV-F	"FUTURE" ELECTRIC VEHICLE - WALL MOUNT CHARGER

LIGHTING LEGEND

Symbol	Label	Description
	WP1	WST LED, Performance package3, 5000 K, visual comfort forward throw, MVOLT
	P2	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 3 SHIELDS.
	P3	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 4 OPTICS.
	P4	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 4 OPTICS.
	C2	DMW2 L24 2000LM MD AFL MVOLT GZ1 50K 80CRI (GLEDS)
	WPS	WST LED, Performance package 1, 5000 K, visual comfort forward throw, MVOLT

KEYNOTES

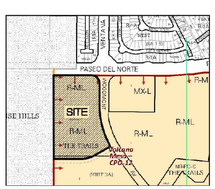
1. 8'-6" x 19'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 3/A9.01.
2. 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 2/A9.01.
3. ACCESSIBLE TANDEM PARKING SPACE
4. TANDEM PARKING SPACE
5. 9'-0" x 22'-0" PARALLEL PARKING SPACE
6. ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01
7. ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
8. CARPORT PARKING STRUCTURE, SEE DETAIL 6-9/A9.01.
9. COMPACTOR ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS.
10. RECYCLE
11. RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOXBOX
12. PEDESTRIAN ENTRY GATE.
13. PERIMETER FENCE.
14. POOL, POND, AND DOG PARK FENCE.
15. POOL AND DOG GATE.
16. 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
17. 5'-0" SIDEWALK, TYPICAL ON SITE, 6'-0" WIDE SIDEWALKS ALONG PARKING.
18. EXISTING STREET.
19. 3'-6" RETAINING WALL.
20. FIRE RISER LOCATION. SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
21. POOL EQUIPMENT ROOM
22. VAN ACCESSIBLE PARKING SPACE
23. MONUMENT SIGN
24. 6" CURB
25. BIKE STORAGE UNDER BUILDING STAIR CASE, 2 BIKES PER LOCATIONS
26. SECURED BIKE STORAGE
27. DO NOT ENTER SIGN, SEE 10/A9.01
28. BULK WASTE SEPARATE FROM RECYCLE AND COMPACTOR

SITE NOTES

1. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
3. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. ALL SIDEWALKS, CURB AND GUTTERS, AND ADA RAMPS SHALL BE PER COA STANDARD DRAWINGS.
7. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
8. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
9. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
10. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
11. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
12. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
13. VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
14. THE WATER AUTHORITY APPROVES THIS SITE PLAN ON THE CONDITION THAT CONNECTION TO THE WATER LINE WILL NOT BE PERMITTED FOR THIS PROJECT UNTIL THE DEVELOPER (PACVENTURES) HAS FULLY AND SATISFACTORILY COMPLETED CONSTRUCTION OF THE 5W INFRASTRUCTURE AS SET FORTH IN THE INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED AS DOC. # 2021011321 IN THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
15. ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.

OPEN SPACE REQUIRED AND PROVIDED

UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ.SQ.FT.	BALCONY SQ.FT.	PROVIDED BALCONY SQ.FT.
A1	1br/1ba	90	225	20,250	76	6,840
A1-CH	1br/1ba	3	225	675	0	0
A1-CH ALT	1br/1ba	6	225	1,350	22	132
B1	2br/2ba	84	285	23,940	65	5,460
B2	2br/2ba	72	285	20,520	96	6,912
C1	3br/2ba	78	350	27,300	80	6,240
TOTAL				**94,035**	**339**	**25,584**
PROVIDED BALCONY PRIVATE OPEN SPACE						**25,584**
PROVIDED SITE OPEN SPACE						**198,627**
TOTAL PROVIDED						***224,211***



VICINITY MAP N.T.C

PROVIDED SITE OPEN USEABLE SPACE

DEVELOPMENT DATA

ZONING VPO-2: VOLCANO MESA - CPO 13

SETBACKS PROVIDED:	REQUIRED:	PROVIDED:
FRONT SETBACK:	15 FEET	15 FEET
SIDE SETBACK:	5', 10' CORNER	>10 FEET
REAR SETBACK:	15 FEET	>15 FEET

BUILDING HEIGHT:

ALLOWED:	38 FEET	30 FEET WITHIN 100' TO THE SOUTH
PROVIDED:	38 FEET	28 FEET

THE PRESERVE AT WOODMONT — ***PAC VENTURES INC*** — 2018666

UNIT TABULATION - 3 STORY BREEZEWAY AND 2 STORY CARRIAGE HOMES (TRACT 1) — 5/14/21

UNIT NAME	UNIT TYPE	NET AREA	UNIT COUNT	PERCENTAGE	TOTAL NET AREA	% BREAKDOWN
A1	1br/1ba	700	90	27%	63,000	30%
A1-CH	1br/1ba	836	3	1%	2,508	
A1-CH ALT	1br/1ba	853	6	2%	5,118	
B1	2br/2ba	1,050	84	25%	88,200	47%
B2	2br/2ba	1,106	72	22%	79,632	
C1	3br/2ba	1,319	78	23%	102,882	23%
TOTALS			**333**	**100%**	**341,340**	**100%**

UNIT AVERAGE HUD GROSS SF: **1,025**
UNIT AVERAGE HUD NET SF : **1,025**

* HUD GROSS AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

*HUD NET AREA: THE SUM OF ALL LIVING UNIT AREAS MEASURED FROM THE INSIDE FACES OF CORRIDOR AND EXTERIOR WALLS AND FROM THE INSIDE FACES OF PARTITIONS SEPARATING THE LIVING UNITS FROM OTHER AREA.

PROJECT DATA

UNIT AVERAGE HUD NET SF :	**1,025**	**S.F.**
ACREAGE:	**13.75**	**GROSS ACRES**
DENSITY:	**24**	**UNITS/ACRE**
SINGLE FAMILY:		
LOT (45'X110')	**53**	**UNITS**
LOT (40'X110')	**55**	**UNITS**
TOTAL UNITS	**108**	**UNITS**
PARKING:		
REQUIRED	**500**	**SPACES (10 HC ACCESSIBLE, 10 EV)**
PROVIDED	**531**	**SPACES**
GARAGE PARKING	**18**	**GARAGE SPACES**
DETACHED HC	**1**	**GARAGE SPACES**
DETACHED GARAGE	**30**	**GARAGE SPACES (5 FUTURE EV)**
CARPORTS	**70**	**CARPORT SPACES (5 EV)**
SURFACE HC	**10**	**SPACES**
SURFACE PARKING	**402**	**SURFACE SPACES (5 EV)**
	1.59	**SPACES/UNIT**

BIKE STORAGE		
REQUIRED	**50**	**SPACE PER IDO 5-5-5**
SECURED STORAGE	**24**	**INSIDE CLUBHOUSE**
EXTERIOR STORAGE	**26**	**AT BUILDING BREEZE. UNDER STAIRCASES**
PROVIDED	**50**	**SPACES**

BUILDING TABULATION

TYPE			TOT. AREA
TY I			121,824
TY II			161,208
TY III			31,110
TY IV			2,376
CLUBHOUSE			7,873
TOTAL			324,391

PROJECT NUMBER: PR-2018-001198

Application Number: SI-2021-00383

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Joanne Wolfenbarger (May 2, 2022 09:03 MDT)	May 2, 2022
Traffic Engineering, Transportation Division	Date
Blaine Carter (Apr 29, 2022 10:08 MDT)	Apr 29, 2022
ABCWUA	Date
Charles Rosenfelt (May 2, 2022 12:17 MDT)	May 2, 2022
Parks and Recreation Department	Date
Ernest Armijo	Apr 28, 2022
City Engineer/Hydrology	Date
Jeff Peterson (Apr 28, 2022 12:34 MDT)	Apr 28, 2022
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Herman Gallegos Herman Gallegos	10-19-21
Solid Waste Management	Date
Jay Rodenbeck	May 6, 2022
DRB Chairperson , Planning Department	Date

Keynote 28 has not been approved as trash enclsoure or where a dumpster can be located.

Designed by: XXX
Drawn by: SR, FF
Architect of Record: XXX
Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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PACVENTURES INCORPORATED

TRAILS MASTER PLAN
ALBUQUERQUE,NM
PAC VENTURES INC.

STATE OF NEW MEXICO — JAMES RYAN MULEAN — NO. 9351 — REGISTERED ARCHITECT — 05.12.2021

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS:
SITE PLAN TRACT 1

DRB SET: 02-15-2021

SHEET NO.
A1.01
18666

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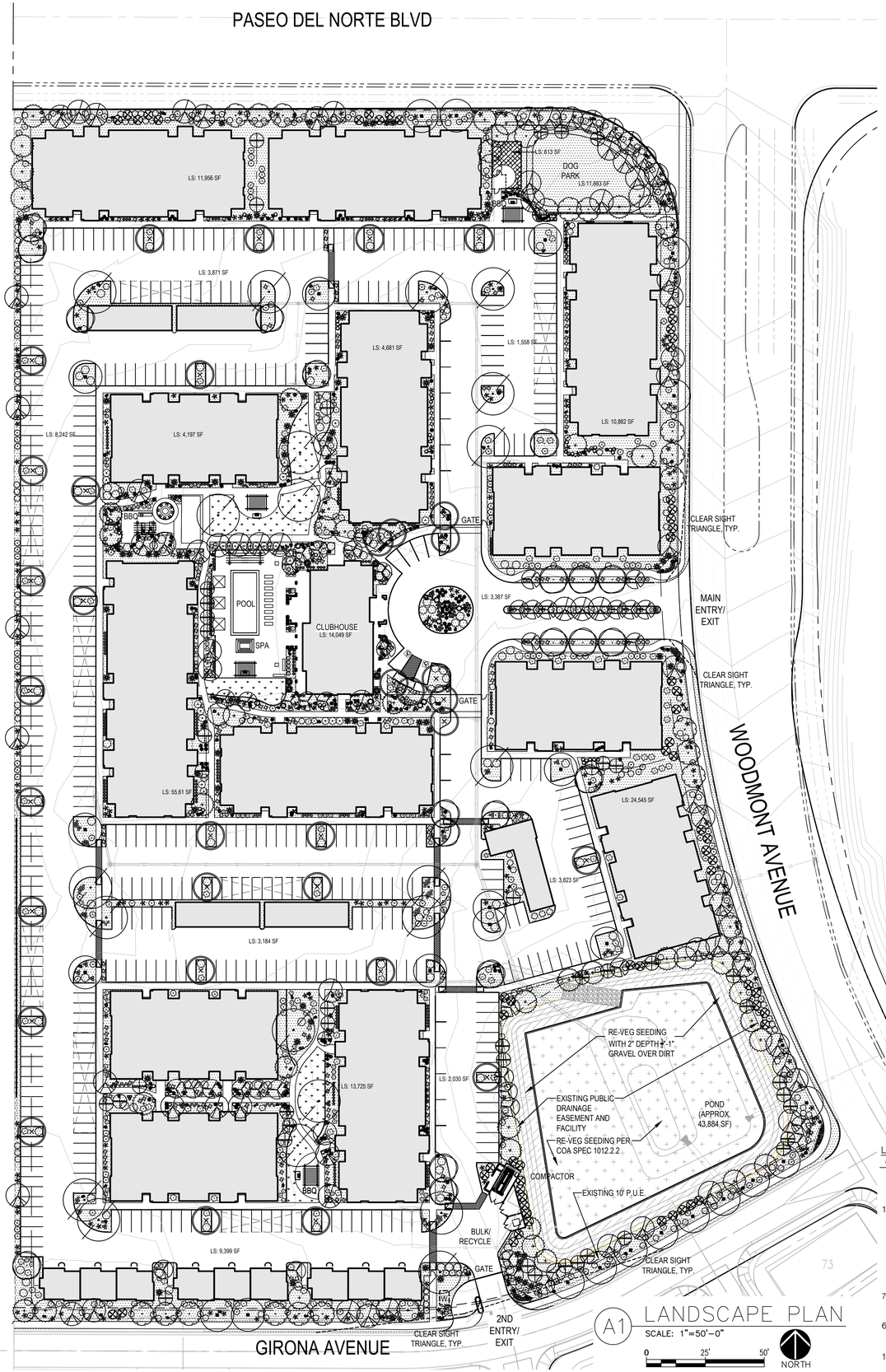

A1 LANDSCAPE PLAN
SCALE: 1"=50'-0"
0 25' 50'
NORTH

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GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (13.75 AC.):	599,285 SF
BUILDING AREA:	- 119,843 SF
NET AREA	479,442 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	71,916 SF
PROVIDED LANDSCAPE AREA	
PROPOSED LANDSCAPE (EXCLUDING EXISTING PONDING AREA AND TURF GRASS AREA)	133,165 SF (28%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE (75%)	99,873 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE (168%)	224,091 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE (25%)	24,968 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE (32%)	31,699 SF

TURF GRASS AREAS
NO MORE THAN 10 PERCENT OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION.

ALLOWABLE TURF GRASS AREA (10%)	7,192 SF
PROVIDED TURF GRASS AREA (9.99%)	7,182 SF

PARKING LOT AREA
AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

PROVIDING 533 PARKING SPACES.

TOTAL PARKING LOT AREA:	161,040 SF
REQUIRED LANDSCAPE AREA:	24,156 SF (15%)
PROVIDED LANDSCAPE AREA:	54,055 SF (55%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

533 PARKING SPACES / 10 SPACES = 53 TREES REQUIRED
- PROVIDED: 76 TREES

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG PASEO DEL NORTE BLVD, WOODMONT AVENUE, AND GIRONA AVENUE.

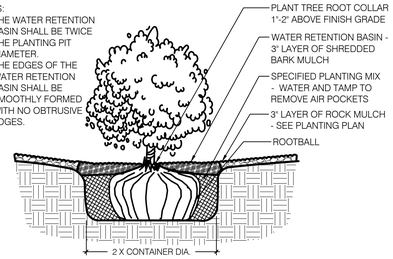
PASEO DEL NORTE BLVD: 565 LF / 30 FEET PER TREE =
- REQUIRED TREES: 19
- PROVIDED: 19 TREES

WOODMONT AVENUE 908 LF / 30 FEET PER TREE =
- REQUIRED TREES: 30
- PROVIDED: 30 TREES

GIRONA AVENUE: 733 LF / 30 FEET PER TREE =
- REQUIRED TREES: 24
- PROVIDED: 25 TREES

USABLE LANDSCAPE OPEN SPACE
- PROVIDED: 141,583 SF (EXCLUDES PONDING AREA)

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.



A SHRUB PLANTING DETAIL
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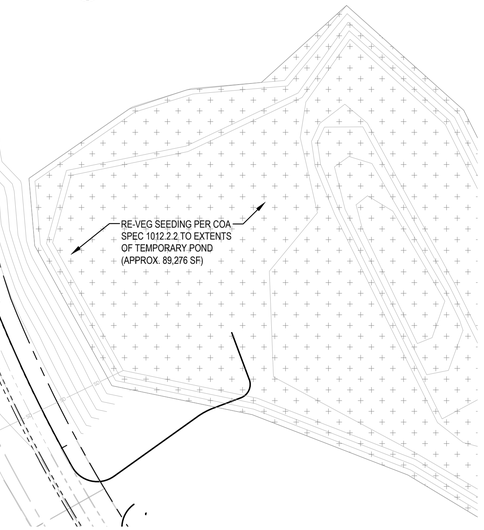


LANDSCAPE MATERIALS

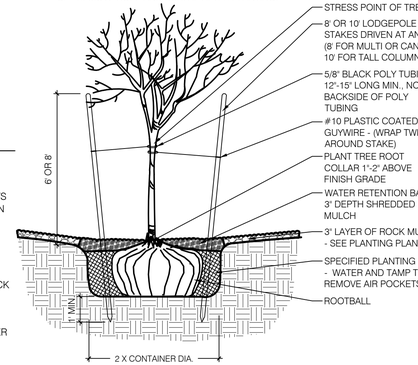
QTY	SYMBOL	DESCRIPTION
133,165 SF		LANDSCAPE AREAS TO BE COVERED WITH 3" DEPTH AMARETTO BROWN CRUSHER FINES, OR 3" DEPTH 1" CANYON GOLD GRAVEL, OR 4" DEPTH 2"-4" CANYON GOLD COBBLE, OR 4" DEPTH 2"-4" SANGRIA, OR EQUAL, OVER FILTER FABRIC. SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS.
7,182 SF		TURF GRASS AREA SOD
613 SF		ENGINEERED WOOD FIBER PLAYGROUND MULCH
191		PUEBLO ROSE LANDSCAPE BOULDERS (3' MIN. DIMENSION)
118,411 SF		REVEGETATIVE SEEDING AREAS SHALL BE RE-VEGETATED BY HYDROMULCH APPLICATION PER COA SPECIFICATION SECTION 1012.2.2. LIMITS OF RE-VEGETATED SEEDING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL APPLY RE-VEGETATED SEED TO LIMIT OF DISTURBANCE. SANDY SOILS MIX (20 LBS. PLS PER ACRE TOTAL)
14,289 SF		RE-VEGETATIVE SEEDING WITH ¾"-1" ROCK OVER DIRT

MAINTENANCE OF REVEGETATED AREAS SHALL BE PER COA SPECIFICATION SECTIONS 1012.3.9.1 AND 1012.3.9.2.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INSTALLED SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
TREES							
	Gleditsia triacanthos var. inermis 'Imperial'	IMPERIAL HONEY LOCUST	21	2" CALIPER , 10'-12' HT.	50'	45'	MEDIUM/ HIGH
	Acer x freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	20	2" CALIPER , 10'-12' HT.	40'	30'	MEDIUM
	Ulmus 'Frontier	FRONTIER ELM	25	2" CALIPER , 10'-12' HT.	35'	35'	MEDIUM
	Robinia ambigua 'Purple Robe'	PURPLE ROBE LOCUST	34	2" CALIPER, 8' MIN. HT.	30'	30'	MEDIUM
	Forestiera neomexicana	NEW MEXICO OLIVE	45	1-1/2" CALIPER, 6' MIN. HT.	15'	15'	MEDIUM
	Chilopsis linearis 'Bubba'	DESERT WILLOW	77	2" CALIPER, 8' MIN. HT.	20'	25'	LOW
	Celtis reticulata	NETLEAF HACKBERRY	21	2" CALIPER, 8' MIN. HT.	25'	25'	LOW/ MEDIUM
	Vitex agnus-castus	CHASTE TREE	41	1-1/2" CALIPER, 6' MIN. HT.	20'	20'	MEDIUM
	Pinus nigra	AUSTRIAN PINE	47	B&B, 8' MIN. HEIGHT	40'	25'	MEDIUM
	Juniperus virginiana 'Skyrocket'	SKYROCKET JUNIPER (FEMALE ONLY)	60	2" CALIPER, 8' MIN. HT.	20'	10'	LOW/ MEDIUM
SHRUBS							
	Lagerstroemia indica sp.	CRAPE MYRTLE SHRUB	7	5 GALLON	72"	72"	MEDIUM
	Chrysothamnus nauseosus	CHAMISA	193	5 GALLON	60"	60"	LOW
	Caryopteris x clandonensis	BLUE MIST SPIREA	75	5 GALLON	36"	36"	LOW
	Pinus mugo	MUGO PINE	78	5 GALLON	48"	72"	LOW
	Fallugia paradoxa	APACHE PLUME	207	5 GALLON	48"	60"	MEDIUM
	Buddleja davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	32	5 GALLON	72"	72"	MEDIUM
	Hesperaloe parviflora	RED/YELLOW YUCCA	265	5 GALLON	48"	48"	LOW
	Dasylirion wheeleri	DESERT SPOON	9	5 GALLON	60"	60"	LOW
	Rhus trilobata 'Autumn Amber'	AUTUMN AMBER SUMAC	187	5 GALLON	24"	72"	LOW
	Cytisus scoparius 'Lena'	SCOTCH BROOM	99	5 GALLON	48"	48"	MEDIUM
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	117	1 GALLON	12"	84"	LOW
	Ericameria laricifolia 'Aquirre'	TURPENTINE BUSH	166	1 GALLON	24"	24"	LOW
	Lavandula angustifolia 'Hidcote'	HIDCOTE LAVENDER	189	1 GALLON	36"	36"	MEDIUM
	Salvia greggii	CHERRY SAGE	105	1 GALLON	36"	36"	LOW
	Achillea 'Moonshine'	MOONSHINE YARROW	153	1 GALLON	24"	24"	MEDIUM
	Sphaeralcea coccinea	SCARLET GLOBEMALLOW	68	1 GALLON	20"	20"	LOW
	Mulhenburgia capillaris	PINK MUHLY	200	1 GALLON	36"	36"	MEDIUM
	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	251	1 GALLON	60"	24"	MEDIUM

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



B TREE PLANTING DETAIL
SCALE: N.T.S.

DRB SET: 05-14-2021

Designed by: XXX
Drawn by:
Architect of Record: XXX
Date Plotted:

Revisions:		
#	DATE	COMMENTS

Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

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

PACVENTURES INCORPORATED

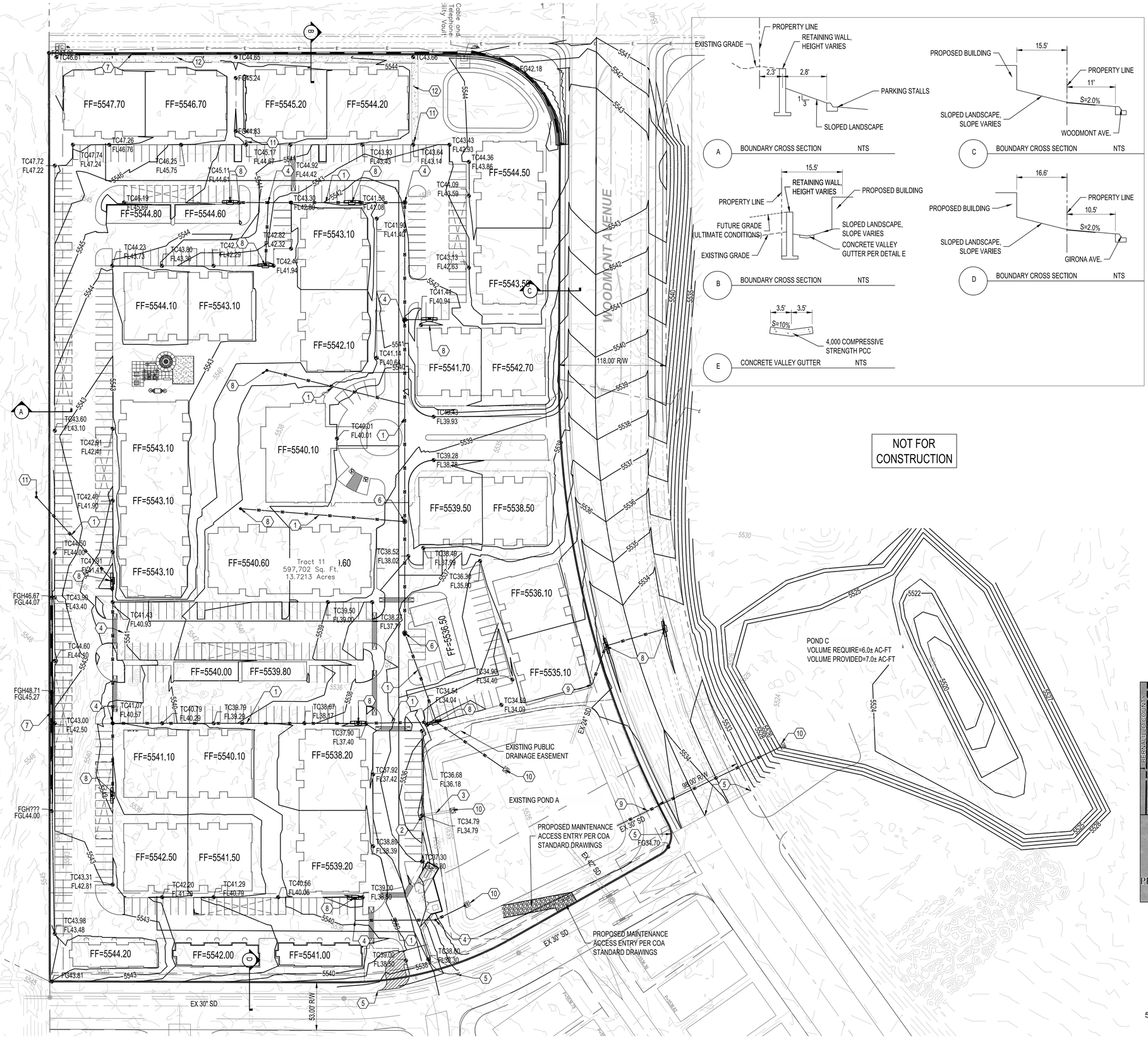
The Preserve at Woodmont
ALBUQUERQUE,NM
PAC VENTURES INC.

STATE OF NEW MEXICO
CHRISTOPHER J. GREEN
#234
REGISTERED LANDSCAPE ARCHITECT
03/19/21

SHEET CONTENTS:
LANDSCAPE PLAN

SHEET NO.
L101

18666



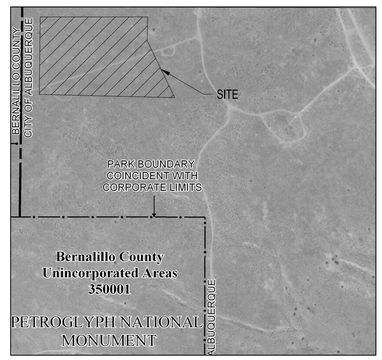
GRADING KEYED NOTES

1. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE.
2. INSTALL CONCRETE CURB OPENING
3. INSTALL CONCRETE RIBBON CHANNEL
4. INSTALL PRE-MANUFACTURED STORM DRAIN FITTING
5. MATCH EXISTING ELEVATION
6. INSTALL STORM DRAIN MANHOLE
7. INSTALL RETAINING WALL
8. INSTALL STORM DRAIN INLET
9. CONNECT TO EXISTING STORM DRAIN INLET
10. INSTALL 6'X6' RIP RAP PAD
11. INSTALL DROP INLET WITH 24" NYLOPLAST DOME GRATE OR APPROVED EQUAL
12. INSTALL 24" WIDE SIDEWALK CULVERT PER C.O.A. STD. DWG 2236
13. INSTALL VALLEY GUTTER PER SECTION B THIS SHEET

SEE DMP01 FOR DRAINAGE NARRATIVE

LEGEND

- PROPERTY LINE
- 95.40 — PROPOSED SPOT ELEVATION
  - TA=TOP OF ASPHALT
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 4960 — PROPOSED INDEX CONTOUR
- 4959 — PROPOSED INTERMEDIATE CONTOUR
- 4960 — EXISTING INDEX CONTOUR
- 4959 — EXISTING INTERMEDIATE CONTOUR
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN INLETS
- 6" RIP RAP, 12" THICK, PLACED OVER NON-WOOVEN FILTER FABRIC
- RETAINING WALL



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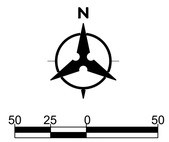

Designed by:	JJL
Drawn by:	
Architect of Record:	
Date Plotted:	

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

PACVENTURES INCORPORATED

THE PRESERVE AT WOODMONT
ALBUQUERQUE, NM

PAC VENTURES INC.

JOSHUA C. LUTZ
NEW MEXICO
25526
5-17-2021
PROFESSIONAL ENGINEER

Bohannan Huston
www.bhinc.com
800.877.5332

DRB SET: 03-19-2021

SHEET CONTENTS:

SHEET NO.
CONCEPTUAL GRADING AND DRAINAGE PLAN
18666

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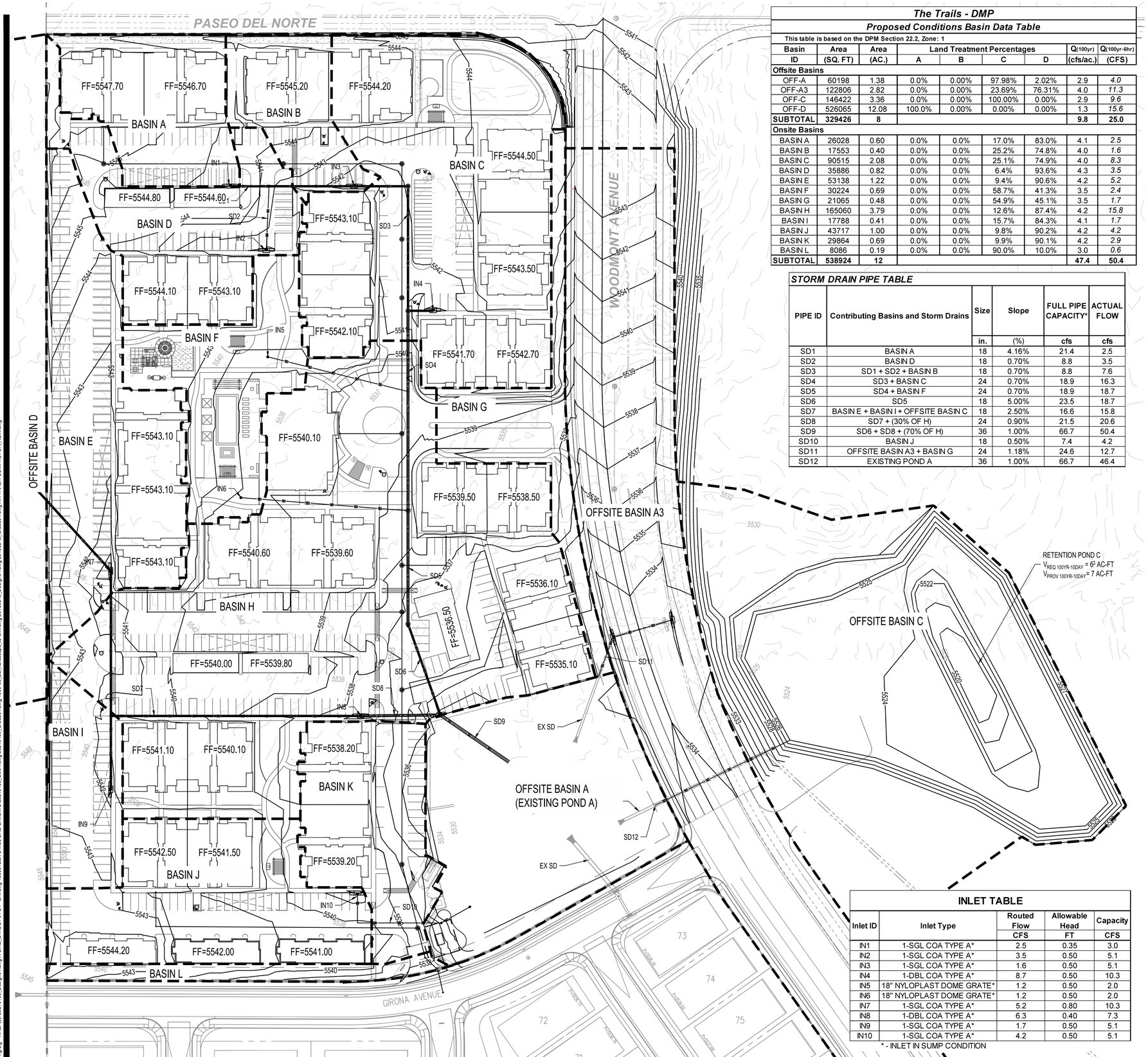


The Trails - DMP

Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 1

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	$Q_{(100yr)}$ (cfs/ac.)	$Q_{(100yr-6hr)}$ (CFS)
Offsite Basins								
OFF-A	60198	1.38	0.0%	0.00%	97.98%	2.02%	2.9	*4.0*
OFF-A3	122806	2.82	0.0%	0.00%	23.69%	76.31%	4.0	*11.3*
OFF-C	146422	3.36	0.0%	0.00%	100.00%	0.00%	2.9	*9.6*
OFF-D	526065	12.08	100.0%	0.00%	0.00%	0.00%	1.3	*15.6*
SUBTOTAL	**329426**	**8**					**9.8**	**25.0**
Onsite Basins								
BASIN A	26028	0.60	0.0%	0.0%	17.0%	83.0%	4.1	*2.5*
BASIN B	17553	0.40	0.0%	0.0%	25.2%	74.8%	4.0	*1.6*
BASIN C	90515	2.08	0.0%	0.0%	25.1%	74.9%	4.0	*8.3*
BASIN D	35886	0.82	0.0%	0.0%	6.4%	93.6%	4.3	*3.5*
BASIN E	53138	1.22	0.0%	0.0%	9.4%	90.6%	4.2	*5.2*
BASIN F	30224	0.69	0.0%	0.0%	58.7%	41.3%	3.5	*2.4*
BASIN G	21065	0.48	0.0%	0.0%	54.9%	45.1%	3.5	*1.7*
BASIN H	165060	3.79	0.0%	0.0%	12.6%	87.4%	4.2	*15.8*
BASIN I	17788	0.41	0.0%	0.0%	15.7%	84.3%	4.1	*1.7*
BASIN J	43717	1.00	0.0%	0.0%	9.8%	90.2%	4.2	*4.2*
BASIN K	29864	0.69	0.0%	0.0%	9.9%	90.1%	4.2	*2.9*
BASIN L	8086	0.19	0.0%	0.0%	90.0%	10.0%	3.0	*0.6*
SUBTOTAL	**538924**	**12**					**47.4**	**50.4**

STORM DRAIN PIPE TABLE

PIPE ID	Contributing Basins and Storm Drains	Size	Slope	FULL PIPE CAPACITY*	ACTUAL FLOW
		in.	(%)	cfs	cfs
SD1	BASIN A	18	4.16%	21.4	2.5
SD2	BASIN D	18	0.70%	8.8	3.5
SD3	SD1 + SD2 + BASIN B	18	0.70%	8.8	7.6
SD4	SD3 + BASIN C	24	0.70%	18.9	16.3
SD5	SD4 + BASIN F	24	0.70%	18.9	18.7
SD6	SD5	18	5.00%	23.5	18.7
SD7	BASIN E + BASIN I + OFFSITE BASIN C	18	2.50%	16.6	15.8
SD8	SD7 + (30% OF H)	24	0.90%	21.5	20.6
SD9	SD6 + SD8 + (70% OF H)	36	1.00%	66.7	50.4
SD10	BASIN J	18	0.50%	7.4	4.2
SD11	OFFSITE BASIN A3 + BASIN G	24	1.18%	24.6	12.7
SD12	EXISTING POND A	36	1.00%	66.7	46.4

INLET TABLE

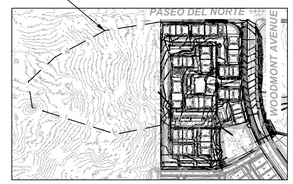
Inlet ID	Inlet Type	Routed Flow	Allowable Head	Capacity
		CFS	FT	CFS
IN1	1-SGL COA TYPE A*	2.5	0.35	3.0
IN2	1-SGL COA TYPE A*	3.5	0.50	5.1
IN3	1-SGL COA TYPE A*	1.6	0.50	5.1
IN4	1-DBL COA TYPE A*	8.7	0.50	10.3
IN5	18" NYLOPLAST DOME GRATE*	1.2	0.50	2.0
IN6	18" NYLOPLAST DOME GRATE*	1.2	0.50	2.0
IN7	1-SGL COA TYPE A*	5.2	0.80	10.3
IN8	1-DBL COA TYPE A*	6.3	0.40	7.3
IN9	1-SGL COA TYPE A*	1.7	0.50	5.1
IN10	1-SGL COA TYPE A*	4.2	0.50	5.1

* - INLET IN SUMP CONDITION

LEGEND

- BASIN BOUNDARY
- DIRECTION OF FLOW
- SD — PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

OFFSITE BASIN D



DRAINAGE NARRATIVE

INTRODUCTION:

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF PASEO DEL NORTE AND WOODMONT AVE. THE SITE WILL CONSIST OF MULTI-FAMILY BUILDINGS, ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. PER FEMA COMMUNITY MAP PANEL #35001C0111G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 1 AS DEFINED BY THE DPM.

EXISTING CONDITIONS:

TRACT 1 OF THE TRAILS UNIT 3A IS CURRENTLY UNDEVELOPED. THE SITE SLOPES TO THE SOUTH AND EAST. RUNOFF SHEET FLOWS TO POND A AS DEFINED BY "THE CATALONIA AT THE TRAILS DRAINAGE REPORT" (APPROVED FILE NO. C09D013). POND A IS CURRENTLY UNDER CONSTRUCTION WITH THE CATALONIA SUBDIVISION PROJECT.

METHODOLOGY:

THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6.2 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

PROPOSED:

THE PROPOSED SITE IS ALLOWED TO DISCHARGE INTO POND A AS A FLOW NOT GRATER THAN 51.7 CFS WHICH HAS BEEN DEFINED BY THE CATALONIA AT THE TRAILS DRAINAGE REPORT AND "THE AMENDMENT TO THE DMP FOR THE TRAILS UNITS 1, 2, AND 3" DONE BY THOMPSON ENGINEERING. ALL BUT BASINS G AND L WILL EITHER SURFACE DRAIN OR BE CONVEYED BY A STORM DRAIN SYSTEM TO POND A (Q=2.3) CFS. BASINS G WILL SURFACE DRAIN TO WOODMONT AVENUE, ALSO KNOWN AS OFFSITE BASIN A3. OFFSITE BASIN A3 WILL SURFACE DRAIN TO PROPOSED INLETS IN WOODMONT AND OUTFALL TO POND A. OFFSITE BASIN D WILL BE CONNECTED TO THE ONSITE STORM DRAIN NETWORK VIA A DROP INLET WHICH WILL ACCEPT 9.0 CFS INTO OUR SITE. UPON CONSTRUCTION OF THE OFFSITE BASIN D, THE DROP INLET SHALL BE REMOVED AND THE CONNECTING 18" SD PIPE SHALL BE PLUGGED. OFFSITE DRAINAGE, IN THE ULTIMATE CONDITION, SHALL BE DISTRIBUTED TO POND A VIA THE EXISTING STORM DRAIN PIPE IN GIRONA AVENUE.

POND A HAS AN EXISTING 36 STUB WHICH WILL BE EXTENDED TO A RETENTION POND, POND C LOCATED ON THE EAST SIDE OF WOODMONT. POND C WILL BE DESIGNED FOR THE 100YR-10DAY STORM EVENT.

CONCLUSION:

THE CALCULATED PEAK DISCHARGE FROM THE SITE IS IN COMPLIANCE WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT. DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE REPORT AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. PLEASE ACCEPT THIS SUBMITTAL AS A FORMAL REQUEST FOR SITE PLAN APPROVAL.

N

50 25 0 50
1"=50'

Designed by: JJL
Drawn by:
Architect of Record:
Date Plotted:

Revisions:		
#	DATE	COMMENTS

Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

PACVENTURES INCORPORATED

TRAILS MASTER PLAN
ALBUQUERQUE,NM
PAC VENTURES INC.

JOSHUA J. LUNA
NEW MEXICO
25526
PROFESSIONAL ENGINEER
8-19-2021

Bohannan ▲Huston
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SHEET CONTENTS:

SHEET NO.
CONCEPTUAL DMP01

18666

DRB SET: 03-19-2021

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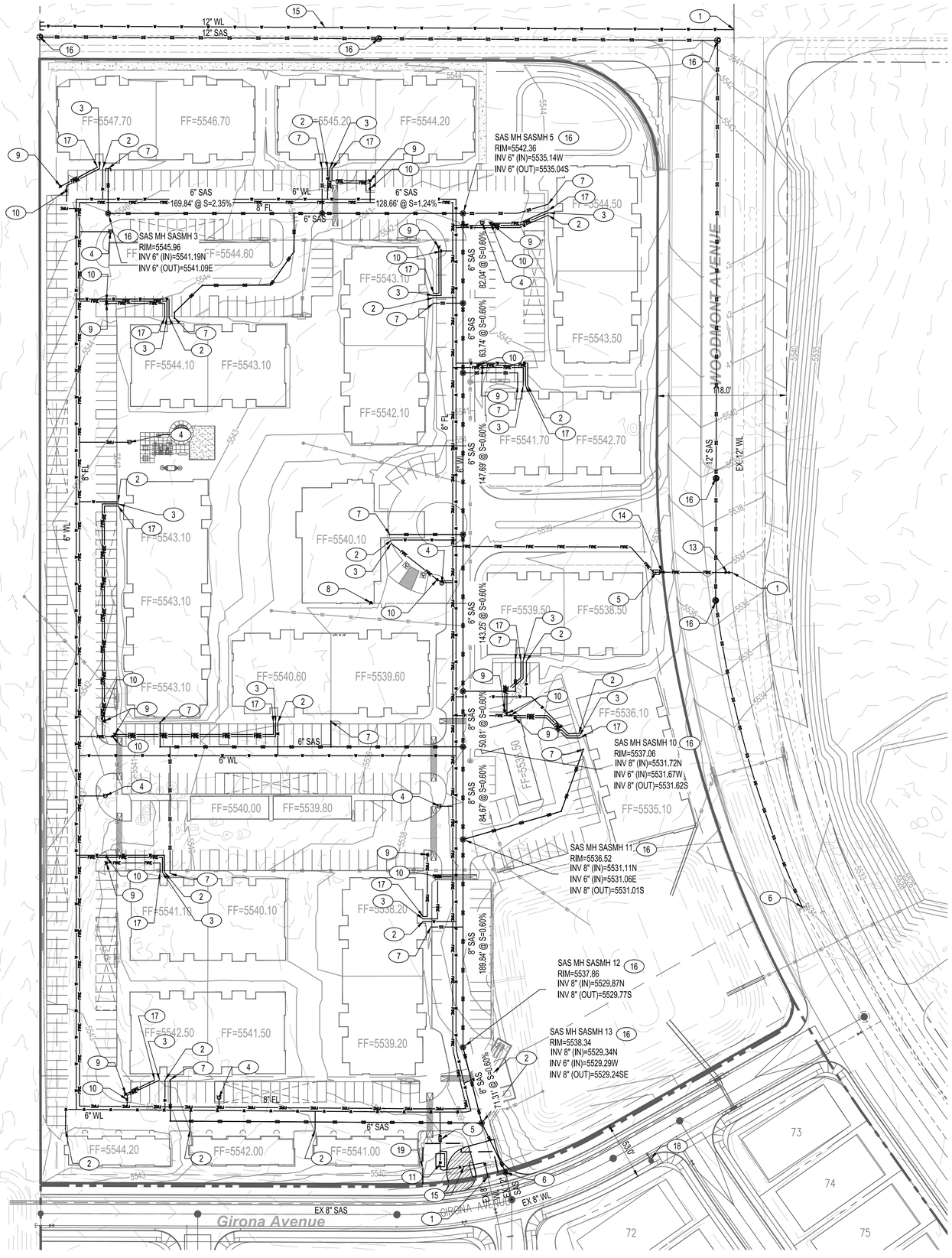

KEYED NOTES

1. CONNECT TO EXISTING WATERLINE.
2. INSTALL PRIVATE DOMESTIC SERVICE, INSTALL STUB WITHIN 5' OF BUILDING
3. INSTALL PRIVATE 6" FIRE PROTECTION LINE, INSTALL STUB WITHIN 5' OF BUILDING
4. INSTALL PRIVATE FIRE HYDRANT
5. BACK FLOW PREVENTION DEVICE AND HOTBOX
6. CONNECT TO EXISTING SANITARY SEWER
7. INSTALL SANITARY SEWER SERVICE (SIZE PER PLAN), INSTALL STUB WITHIN 5' OF BUILDING
8. INSTALL WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC)
9. INSTALL REMOTE FIRE DEPARTMENT CONNECTION (FDC)
10. INSTALL POST INDICATOR VALVE
11. INSTALL 3" WATER METER AND VAULT WITH 35'x35' ABCWUA WATER METER EASEMENT
12. STUB OF EXISTING 12" WATERLINE
13. PUBLIC VALVE
14. PRIVATE VALVE
15. INSTALL PUBLIC WATERLINE
16. INSTALL SANITARY SEWER MANHOLE
17. INSTALL PRIVATE 4" FIRE DEPARTMENT CONNECTION
18. EXISTING FIRE HYDRANT
19. PROPOSED WUA EASEMENT

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED CAP
- PROPOSED SANITARY SEWER
- PROPOSED WATER METER EASEMENT

THE WATER AUTHORITY APPROVES THIS SITE PLAN ON THE CONDITION THAT CONNECTION TO THE WATER LINE WILL NOT BE PERMITTED FOR THIS PROJECT UNTIL THE DEVELOPER (PACVENTURES) HAS FULLY AND SATISFACTORILY COMPLETED CONSTRUCTION OF THE 5W INFRASTRUCTURE AS SET FORTH IN THE INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED AS DOC. # 2021011321 IN THE RECORDS OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.

N

50 25 0 50

1"=50'

Designed by: JJL
Drawn by:
Architect of Record:
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

PACVENTURES INCORPORATED

THE PRESERVE AT WOODMONT

ALBUQUERQUE,NM

PAC VENTURES INC.

JOSHUA J. LUTZ
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25526
5-19-21
PROFESSIONAL ENGINEER

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DRB SET: 03-19-2021

SHEET CONTENTS:

SHEET NO.
C200

18666

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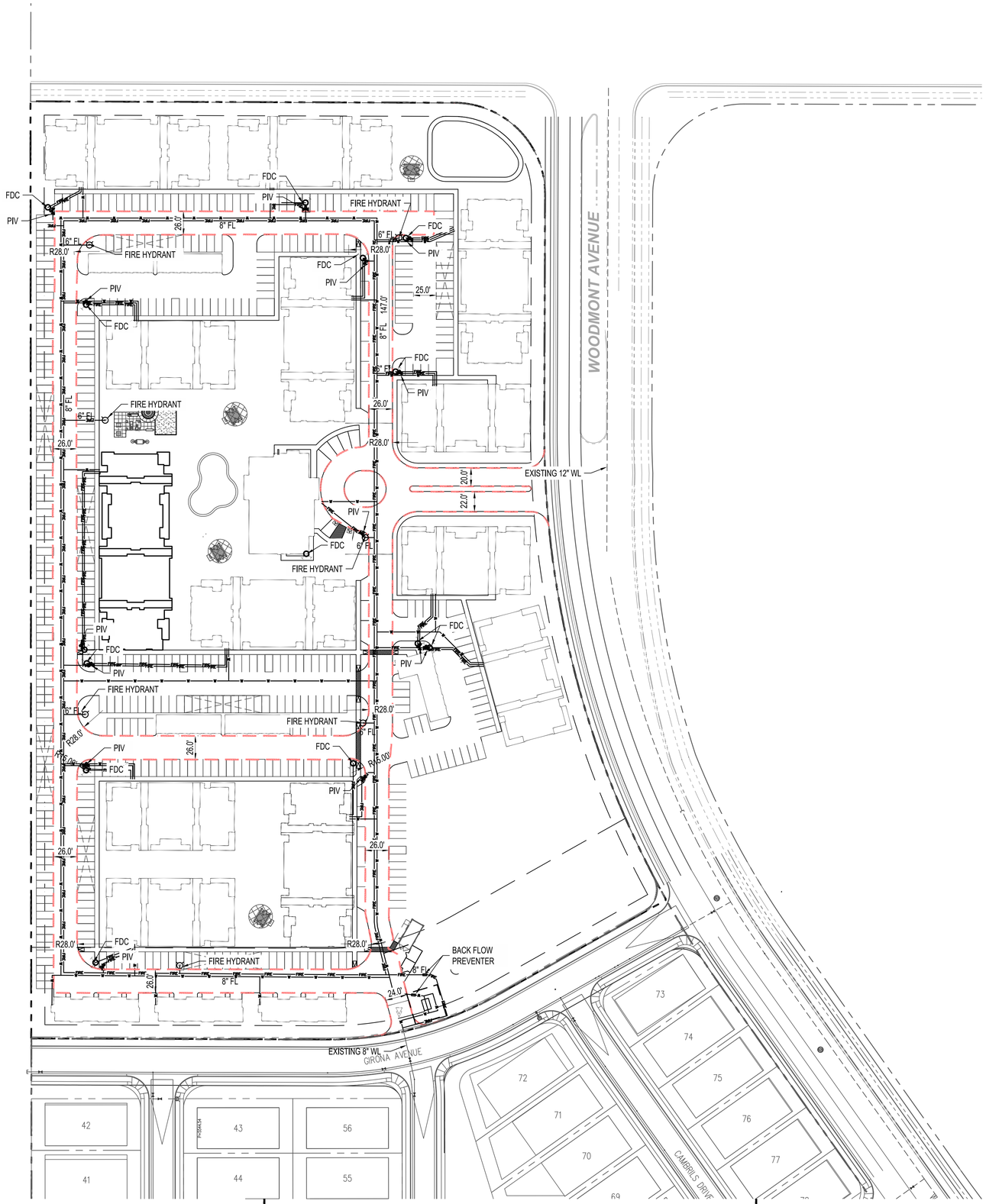


LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED CAP

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP 2021-10035

APPROVED DATE: 03/11/2021

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT EXPIRES AFTER 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM 1 HYDRANT

BUILDING INFORMATION

EXISTING LEGAL DESCRIPTION: TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 2 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 2 & TRACT 12 THE TRAILS UNIT 2) CONT 13.9033 AC

ADDRESS: SOUTH WEST CORNER OF PASEO DEL NORTE AND WOODMONT

ZONE ATLAS: C-08-Z

TOTAL BUILDING AREA:

- MAXIMUM BUILDING AREA = 15,000 SF

CONSTRUCTION TYPE: V-A

SPRINKLERED: YES.

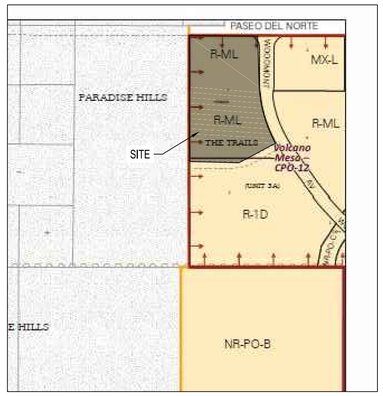
FIRE FLOW: (BASED ON LARGEST BUILDING FOOTPRINT) = 1,125 GPM

BUILDING HEIGHT: 38' (3 STORIES)

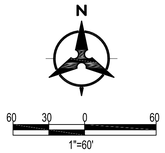
HYDRANTS REQUIRED: 1

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
2. MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS OR ON BUILDING.
3. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
4. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN.
5. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
6. ALL FIRE ACCESS ROUTES SHALL BE PAVED.
7. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
8. LINE SIZES, FIRE SERVICE LOCATIONS, CONSTRUCTION TYPES, SQUARE FOOTAGE PROVIDED BY OTHERS. REFER TO FIRE 2 PLAN FOR FURTHER INFORMATION.
9. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
10. STANDPIPES TO BE LOCATED IN STAIR WELLS AS INDICATED ON PLANS.



VICINITY MAP



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

PAC VENTURES INC.

March 10, 2021

TRAILS MASTER PLAN
ALBUQUERQUE,NM
HPA# 18666

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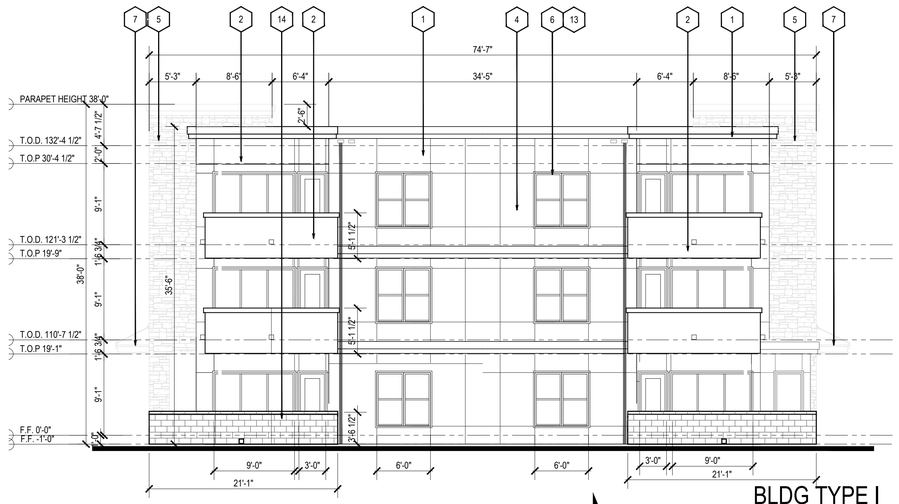
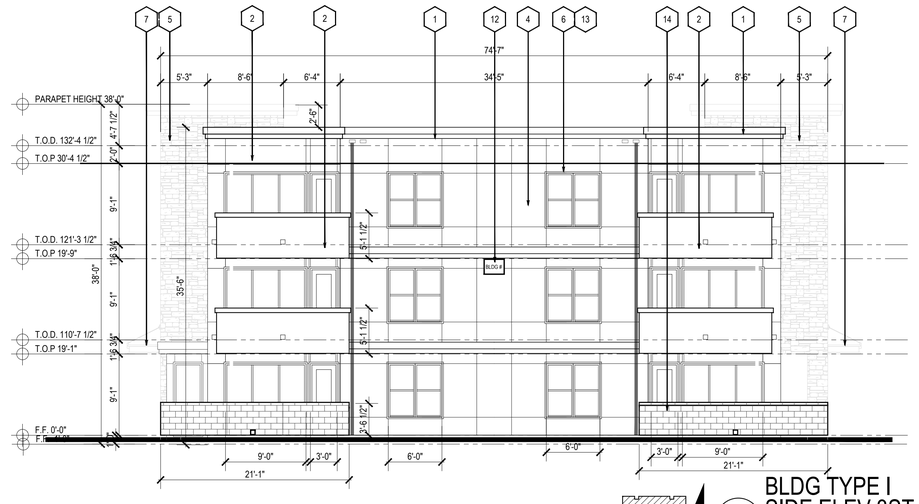


BLDG TYPE I
SIDE ELEV 3ST
4 SCALE: 1/8" = 1'-0"



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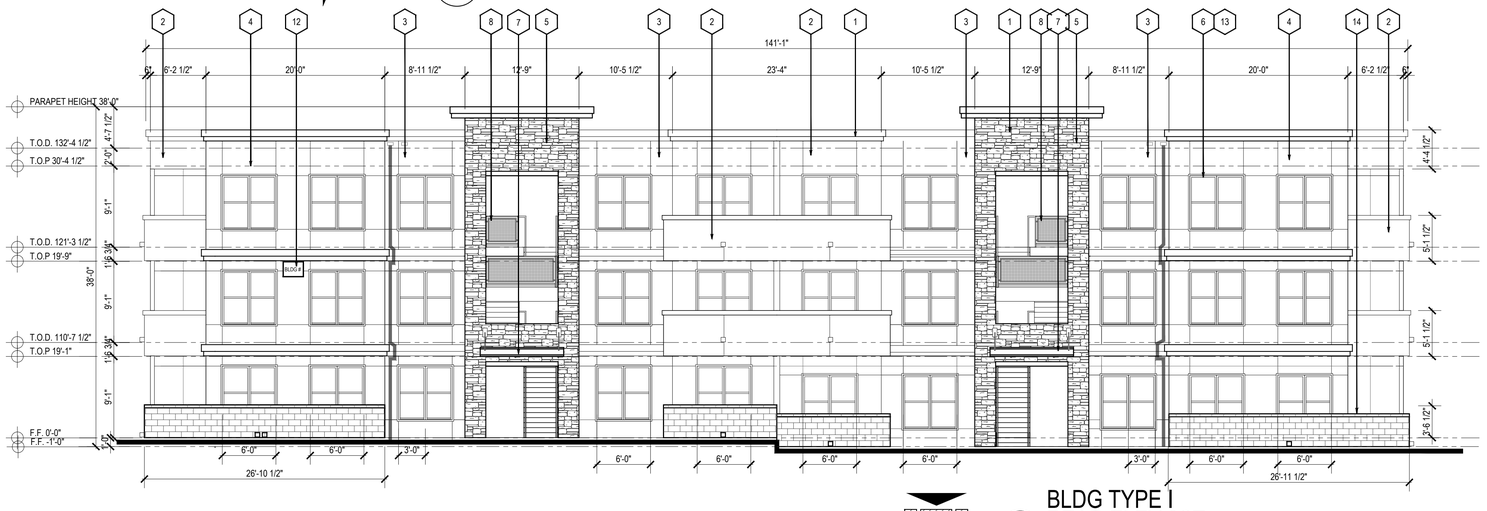
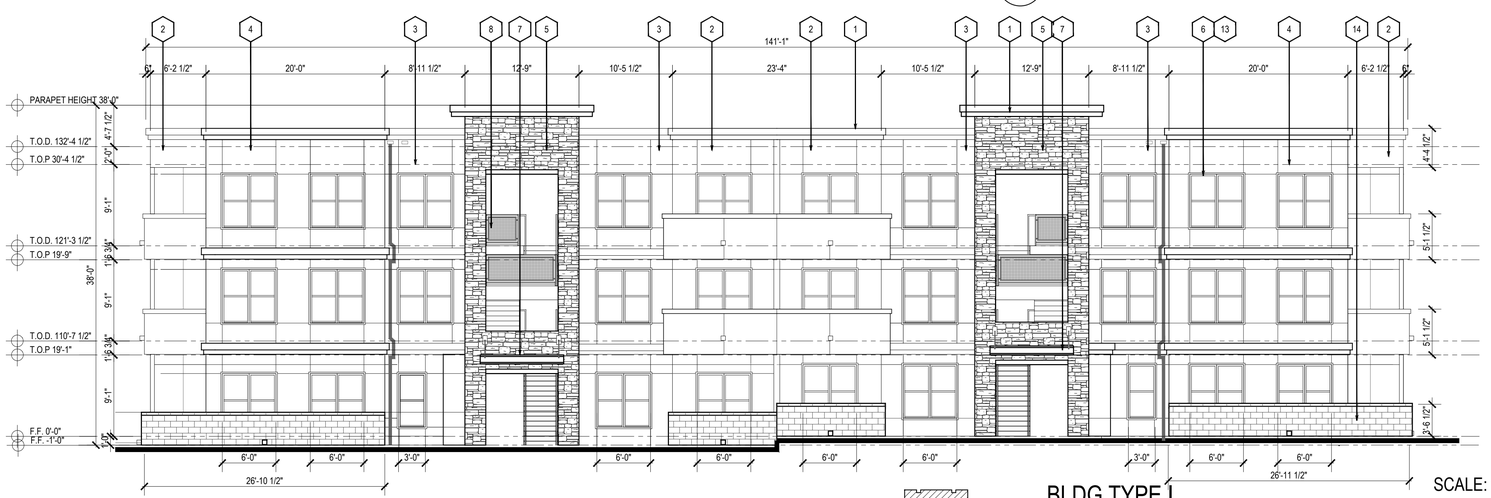
SIDE ELEV 3ST
3 SCALE: 1/8" = 1'-0"



BLDG TYPE I
REAR ELEV 3ST
2 SCALE: 1/8" = 1'-0"



BLDG TYPE I
FRONT ELEV 3ST
1 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

MATERIAL KEY NOTE

1	TRIM (SW-7005 PURE WHITE) *
2	STUCCO (SW-7632 MODERN GRAY) *
3	STUCCO (SW-7071 GRAY SCREEN) *
4	STUCCO (SW-7073 NETWORK GRAY) *
5	STONE
6	VINYL WINDOW
7	METAL AWNING
8	METAL RAILING
9	METAL ROOF
10	WOOD TRELLIS
11	COMPOSITION SHINGLES
12	WALL SIGNAGE, LIMITED 1 PER BUILDING PER STREET FRONTAGE, 24 SF MAX, PER TABLE 5-12-1 IDO.
13	WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
14	CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

Designed by: XXX
Drawn by: SR, FF
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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PACVENTURES INCORPORATED

TRAILS MASTER PLAN

ALBUQUERQUE,NM

PAC VENTURES INC.

STATE OF NEW MEXICO
JAMES RYAN McLEAN
NO. 9351
REGISTERED ARCHITECT
05.12.2021

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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SHEET CONTENTS:
BLDG TYPE I ELEVATIONS

SHEET NO.
A4.10

18666

DRB SET: 02-15-2021

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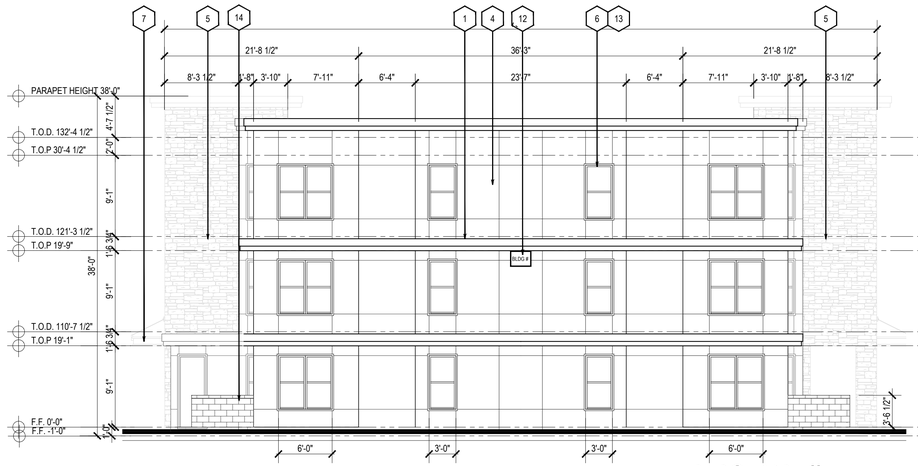
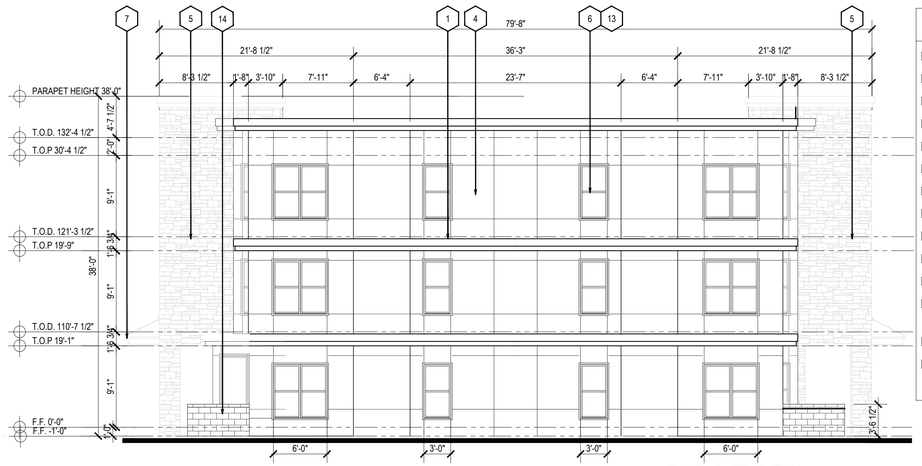


4 BLDG TYPE II SIDE ELEV 3ST
SCALE: 1/8" = 1'-0"



3 BLDG TYPE II SIDE ELEV 3ST
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTE

1. TRIM (SW-7005 PURE WHITE) *
2. STUCCO (SW-7632 MODERN GRAY) *
3. STUCCO (SW-7071 GRAY SCREEN) *
4. STUCCO (SW-7073 NETWORK GRAY) *
5. STONE
6. VINYL WINDOW
7. METAL AWNING
8. METAL RAILING
9. METAL ROOF
10. WOOD TRELLIS
11. COMPOSITION SHINGLES
12. WALL SIGNAGE, LIMITED 1 PER BUILDING PER STREET FRONTAGE, 24 SF MAX, PER TABLE 5-12-1 IDO.
13. WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
14. CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

2 BLDG TYPE II REAR ELEV 3ST
SCALE: 1/8" = 1'-0"

1 BLDG TYPE II FRONT ELEV 3ST
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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Designed by:	XXX
Drawn by:	SR, FF
Architect of Record:	XXX
Date Plotted:	
Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

PACVENTURES INCORPORATED

TRAILS MASTER PLAN

ALBUQUERQUE,NM

PAC VENTURES INC.

STATE OF NEW MEXICO
JAMES RYAN McLEAN
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SHEET CONTENTS:
BLDG TYPE II ELEVATIONS

SHEET NO.
A4.20

18666

DRB SET: 02-15-2021

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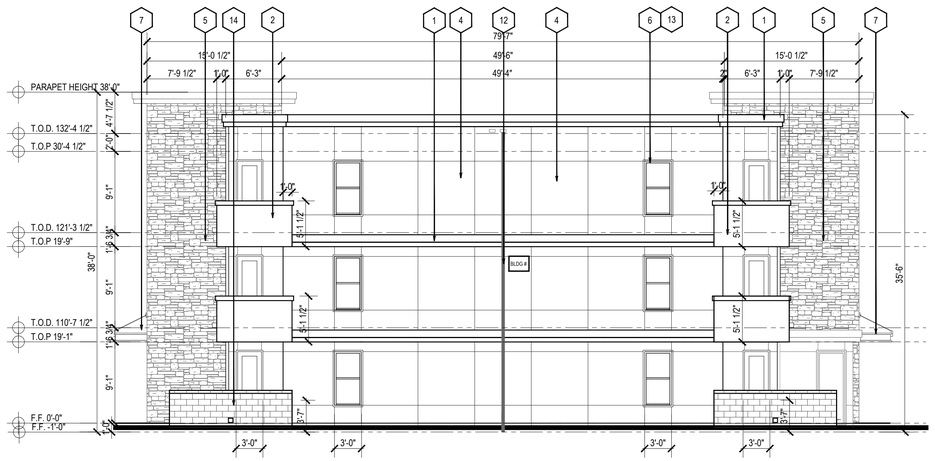
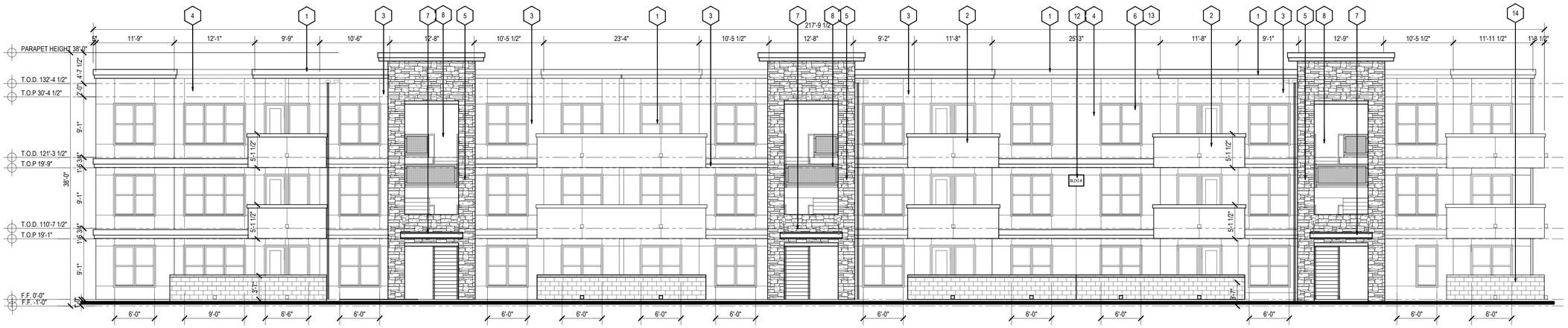


4 BLDG TYPE III SIDE ELEV 3ST
SCALE: 1/8" = 1'-0"

3 BLDG II SIDE ELEV 3ST
SCALE: 1/8" = 1'-0"



2 BLDG TYPE III REAR ELEV 3ST
SCALE: 1/8" = 1'-0"

1 BLDG TYPE III FRONT ELEV 3ST
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

MATERIAL KEY NOTE

1. TRIM (SW-7005 PURE WHITE) *
2. STUCCO (SW-7632 MODERN GRAY) *
3. STUCCO (SW-7071 GRAY SCREEN) *
4. STUCCO (SW-7073 NETWORK GRAY) *
5. STONE
6. VINYL WINDOW
7. METAL AWNING
8. METAL RAILING
9. METAL ROOF
10. WOOD TRELLIS
11. COMPOSITION SHINGLES
12. WALL SIGNAGE, LIMITED 1 PER BUILDING PER STREET FRONTAGE, 24 SF MAX, PER TABLE 5-12-1 IDO.
13. WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
14. CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

Designed by: XXX
Drawn by: FF
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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PACVENTURES INCORPORATED

TRAILS MASTER PLAN

ALBUQUERQUE,NM

PAC VENTURES INC.

STATE OF NEW MEXICO
JAMES RYAN McLEAN
NO. 9351
REGISTERED ARCHITECT
05.12.2021

HUMPHREYS & PARTNERS
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SHEET CONTENTS:
BLDG TYPE III ELEVATIONS

DRB SET: 02-15-2021

SHEET NO.
A4.30
18666

FILE: M:\2018\18666-Trails Master plan\04_CD\04 01 DRAWINGS\18666A430 - ELEV BLDG 3 DRB.dwg LAYOUT: A4.30
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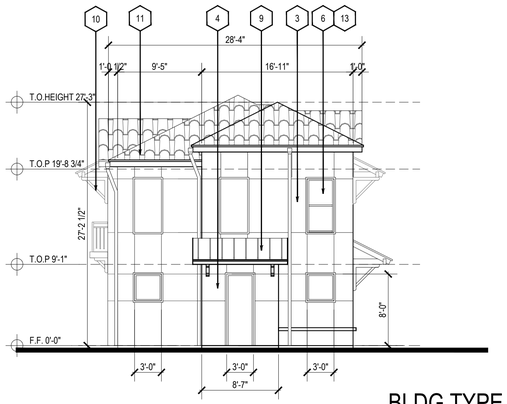
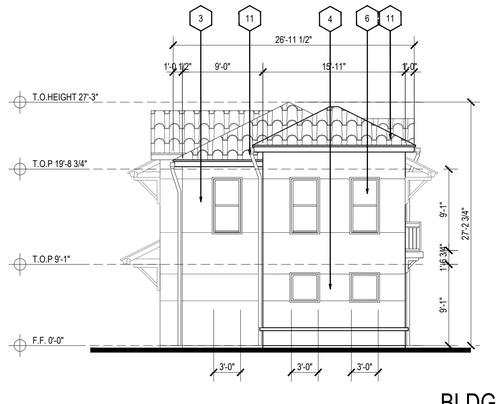
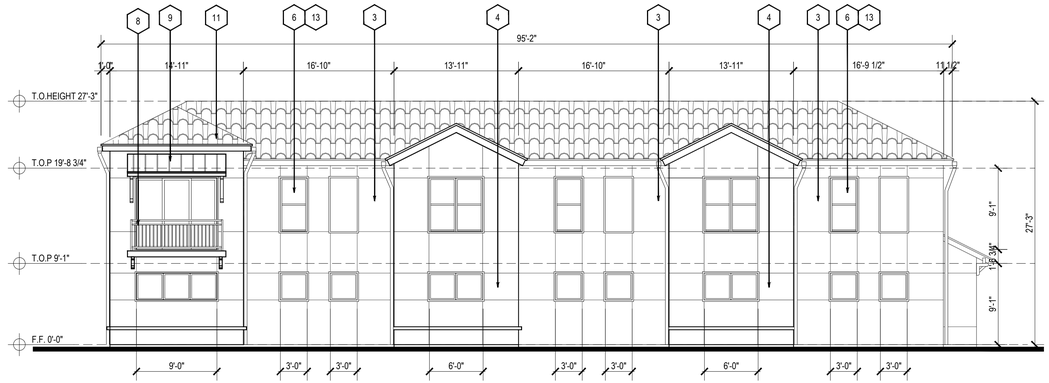


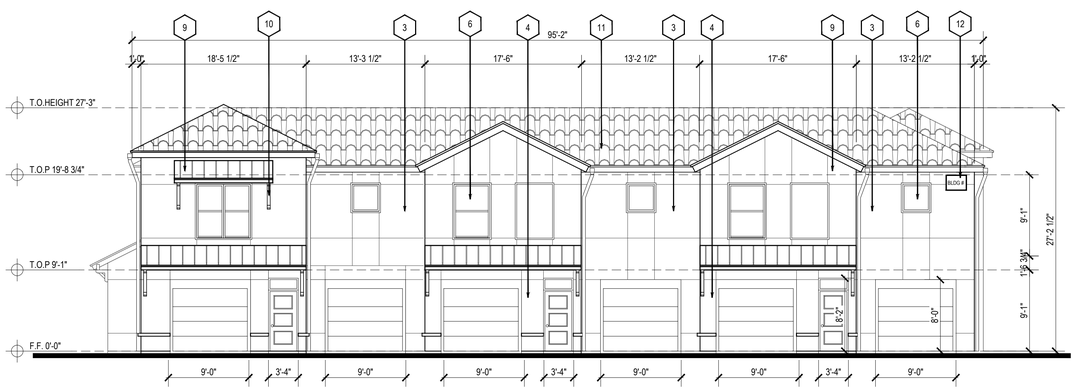
4 BLDG TYPE IV SIDE ELEV 2ST
SCALE: 1/8" = 1'-0"



3 BLDG TYPE IV SIDE ELEV 2ST
SCALE: 1/8" = 1'-0"



2 BLDG TYPE IV REAR ELEV 2ST
SCALE: 1/8" = 1'-0"



1 BLDG TYPE IV FRONT ELEV 2ST
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

MATERIAL KEY NOTE

1	TRIM (SW-7005 PURE WHITE) *
2	STUCCO (SW-7632 MODERN GRAY) *
3	STUCCO (SW-7071 GRAY SCREEN) *
4	STUCCO (SW-7073 NETWORK GRAY) *
5	STONE
6	VINYL WINDOW
7	METAL AWNING
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9	METAL ROOF
10	WOOD TRELLIS
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13	WINDOW CASING NOT LESS THAN 2" PER IDO SECTION 5-11(D)(3)
14	CMU

* LRV TO COMPLY WITH VPO-2 REQUIREMENTS

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Issue for Construction	XX/XX/XX

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SHEET CONTENTS:
BLDG TYPE IV ELEVATIONS

SHEET NO.
A4.40
18666

DRB SET: 02-15-2021

FILE: M:\2018\18666-Trails Master plan\04_CD\04.01 DRAWINGS\18666A440 - ELEV BLDG 4 DRB.dwg LAYOUT: A4.40
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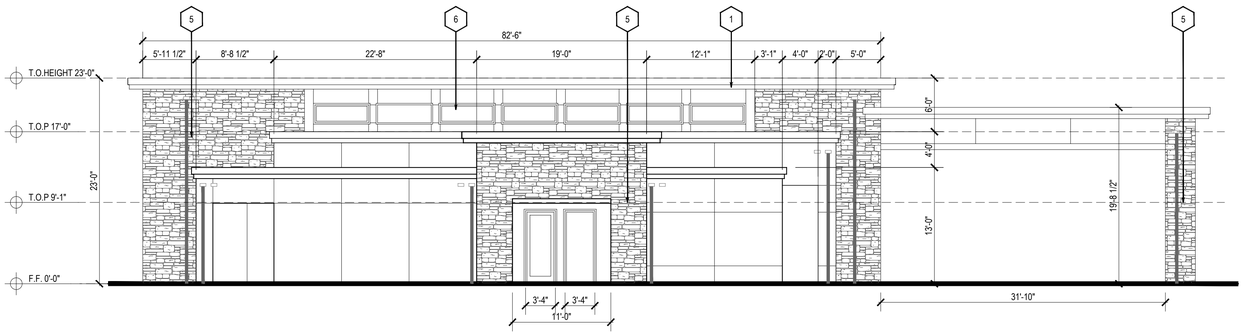
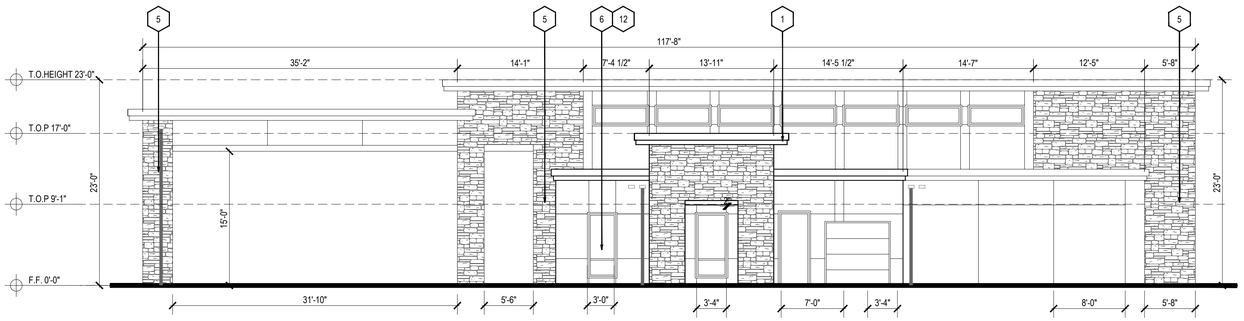
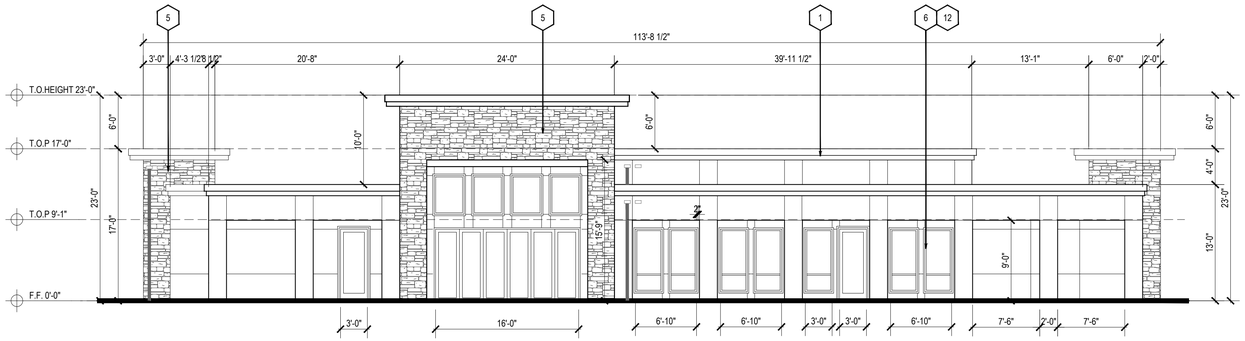


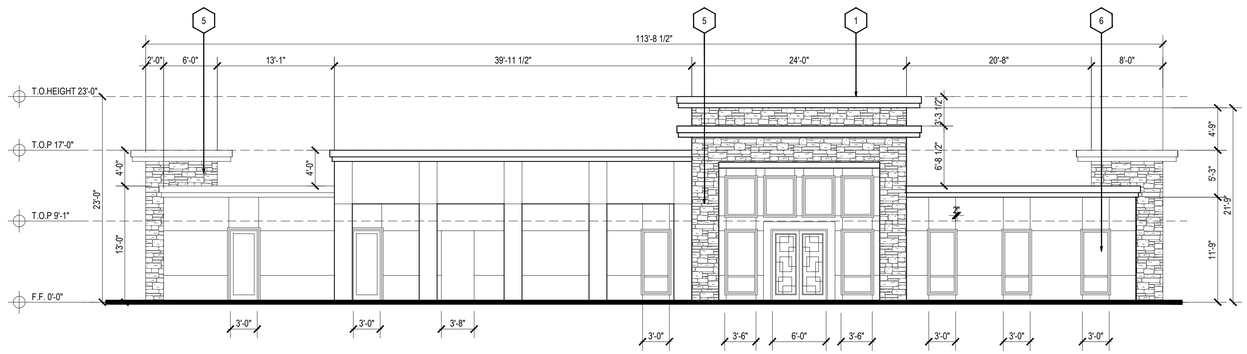
4 CLUBHOUSE SIDE ELEV
SCALE: 1/8" = 1'-0"



3 CLUBHOUSE SIDE ELEV
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE REAR ELEV
SCALE: 1/8" = 1'-0"



1 CLUBHOUSE FRONT ELEV
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

MATERIAL KEY NOTE

1	TRIM (SW-7005 PURE WHITE) *
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Designed by: XXX
Drawn by: FF
Architect of Record: XXX
Date Plotted:

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Issue for Construction	XX/XX/XX

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SHEET CONTENTS:
CLUBHOUSE ELEV

SHEET NO.
A4.51

18666

DRB SET: 02-15-2021

FILE: M:\2018\18666-Trails Master plan\04 CD\04.01 DRAWINGS\18666A450 - ELEV CLUBHOUSE DRB.dwg LAYOUT: A4.50
SCALE: 96 DATE/TIME: May 14, 2021 - 11:45am
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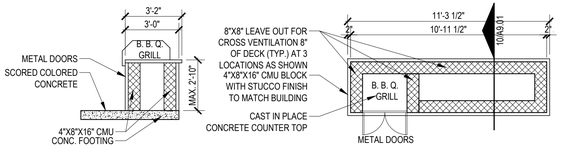
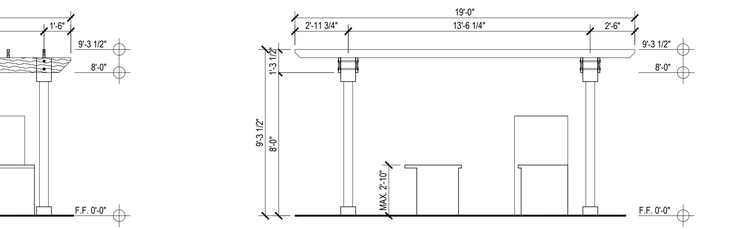
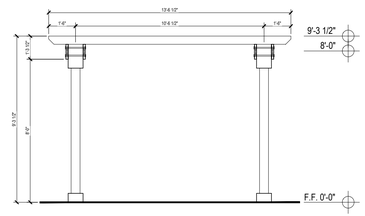


10 BARBEQUE SECTION
SCALE: 1/4" = 1'-0"

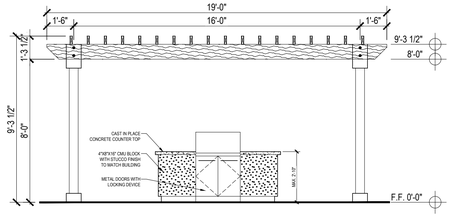


7 BBQ PIT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

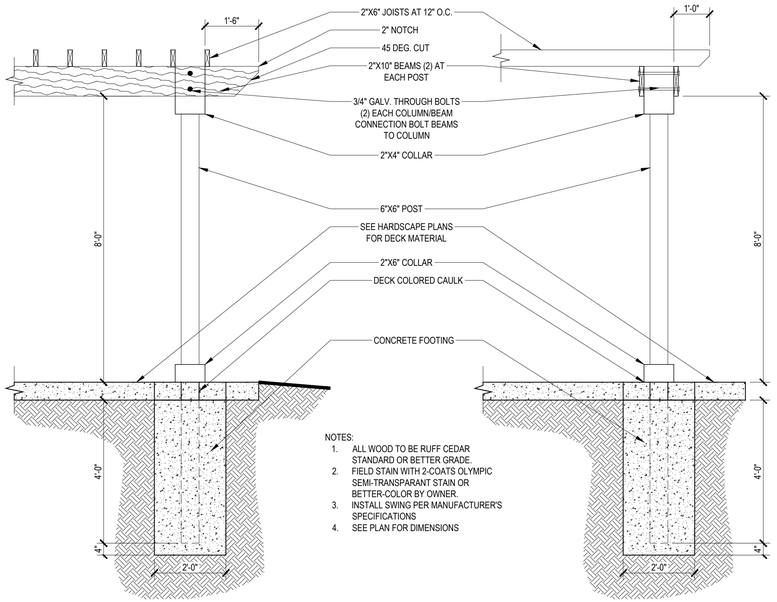
6 BBQ PIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 BBQ SIDE ELEVATION
SCALE: 1/4" = 1'-0"

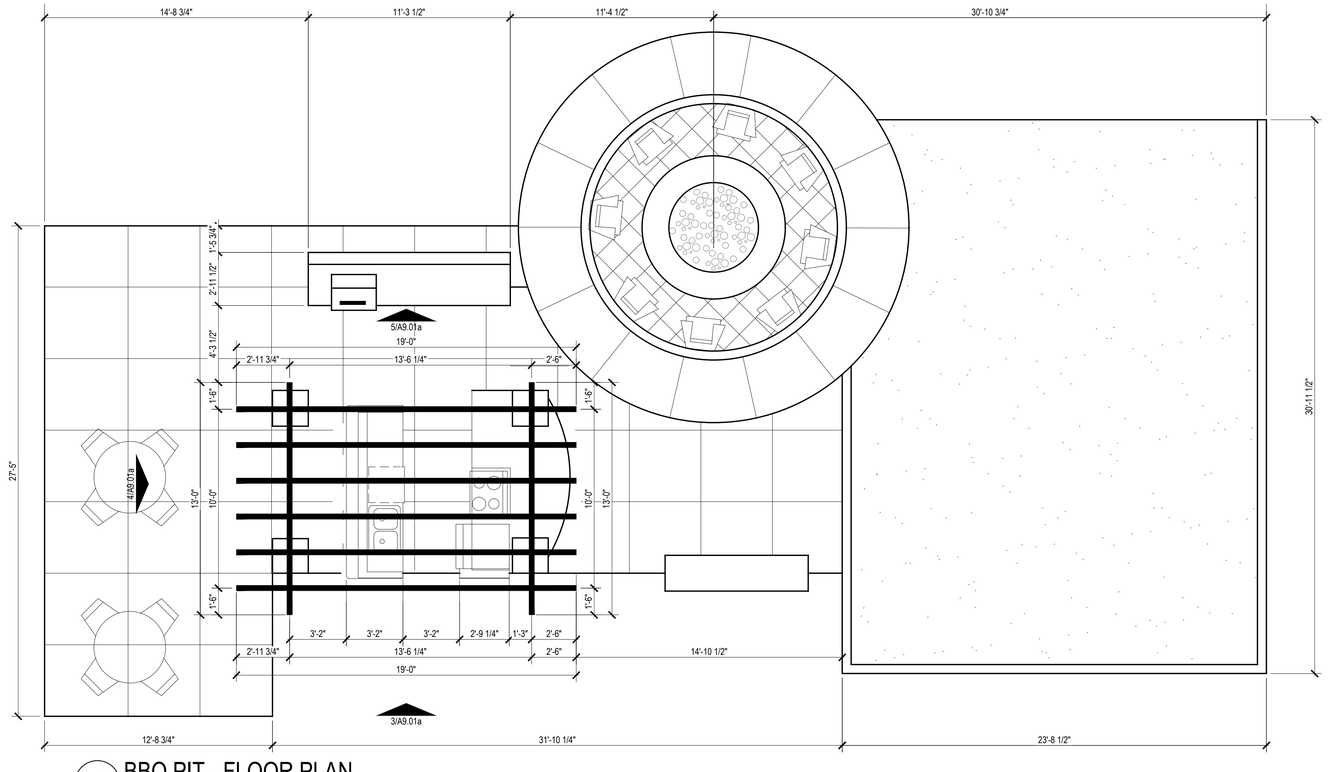


4 BBQ FRONT ELEVATION
SCALE: 1/4" = 1'-0"

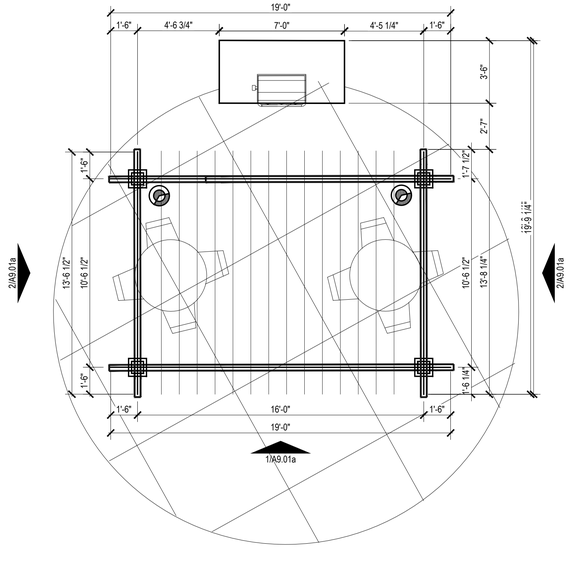


NOTES:
1. ALL WOOD TO BE RUFF CEDAR STANDARD OR BETTER GRADE.
2. FIELD STAIN WITH 2-COATS OLYMPIC SEMI-TRANSPARANT STAIN OR BETTER-COLOR BY OWNER.
3. INSTALL SWING PER MANUFACTURER'S SPECIFICATIONS
4. SEE PLAN FOR DIMENSIONS

3 DETAIL
SCALE: 1/2" = 1'-0"



2 BBQ PIT - FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 BBQ - FLOOR PLAN
SCALE: 1/4" = 1'-0"

FILE: M:\2018\18666-Trails Master plan\04_CD\04.01 DRAWINGS\18666A902 - BBQ DRB.dwg LAYOUT: A9.01 BBQ
SCALE: 48 DATE/TIME: May 14, 2021 - 11:46am
USER: vmalaku XREF(s): 18666TBLK-24X36.dwg

Designed by: XXX
Drawn by: FF
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
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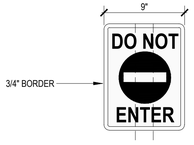
SHEET CONTENTS:
SITE DETAILS
BBQ

DRB SET: 02-15-2021

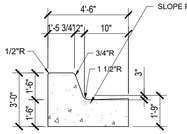
SHEET NO.
A9.01

18666



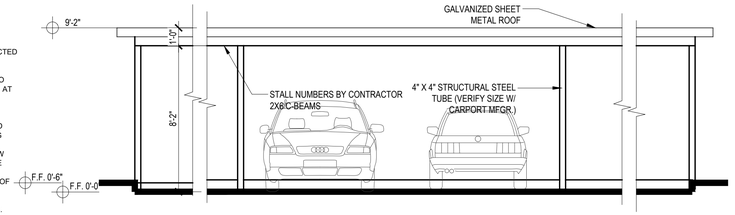
1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND
3. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. MIN. AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. HIGH, BUT NO HIGHER THAN 2 IN.
4. PER CITY REQUIREMENTS PROVIDE ONE SIGN FOR EACH PARKING SPACE SHALL BE LOCATED 60" MINIMUM ABOVE GROUND.

10 DO NOT ENTER SIGN
SCALE: NOT TO SCALE

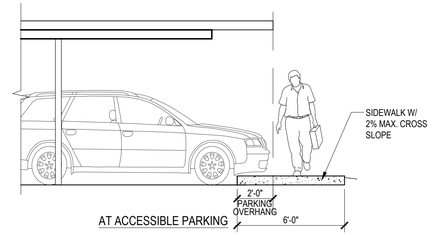


GENERAL NOTES:

1. CURBS & GUTTERS TO BE CONSTRUCTED OF 3000 PSI STRENGTH MIN P.C.C.
2. FOR STANDARD C. & G. PROVIDE CONTRACTION JTS. 6' O.C. MAX., ALSO PROVIDE 1/2" EXP. JTS. 48" O.C. MAX. AT CURB RETURNS & AT EACH SIDE OF DRIVEWAY & ADJACENT TO WALLS & BUILDINGS
3. EDGES NOT SPECIFIED DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. STD. C. & G. SHALL BE USED FOR NEW CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING
6. STD. C. & G. ADJACENT TO EXIST. A.C. PAVEMENT. STD. C. & G. REQUIRE FULL FORM ON ALL FACES EXCEPT WITH PRIOR APPROVAL OF ENGINEER.

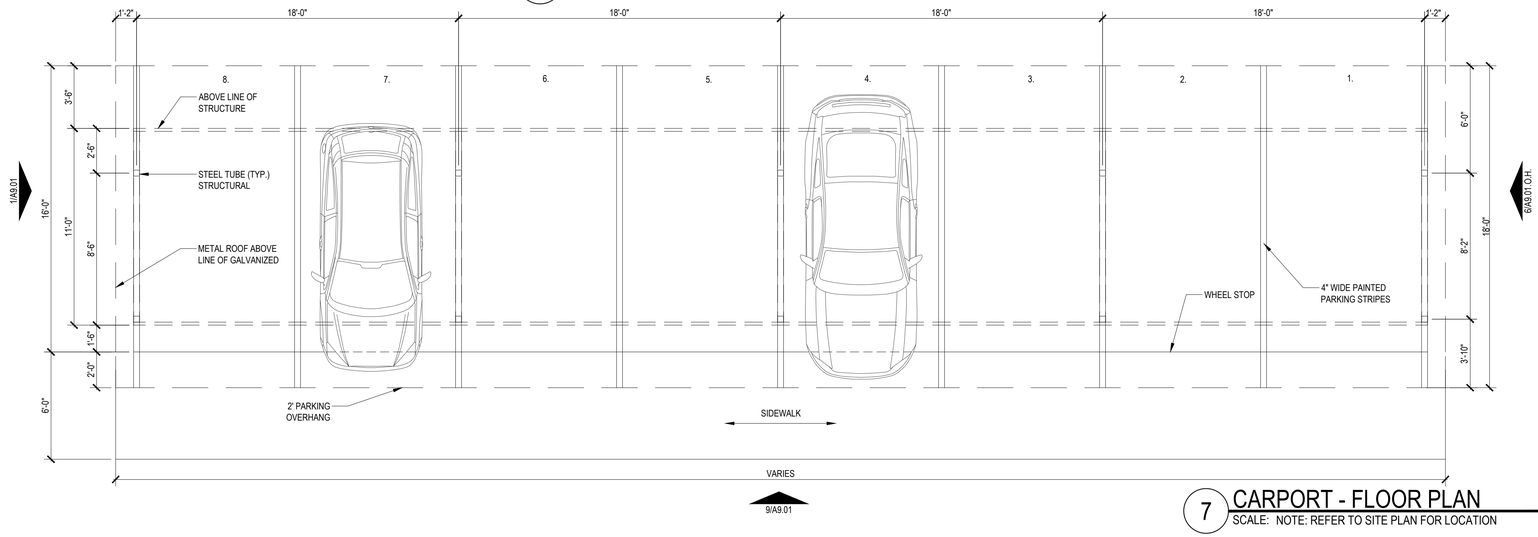


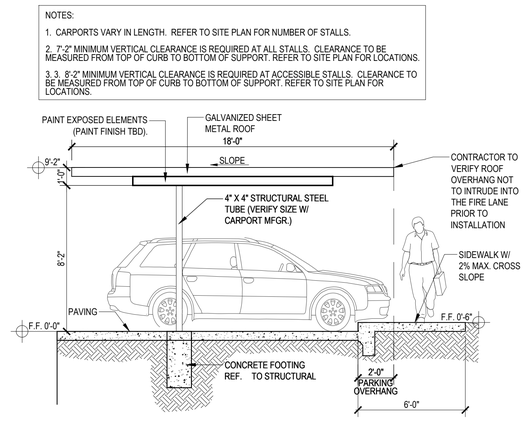
9 CARPORT - FRONT & REAR ELEVATION
SCALE: 1/4" = 1'-0"



8 SIDEWALK AT PARKING
SCALE: 1/4" = 1'-0"

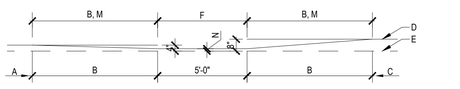
9a ON-SITE CURB AND GUTTER
SCALE: N.T.C



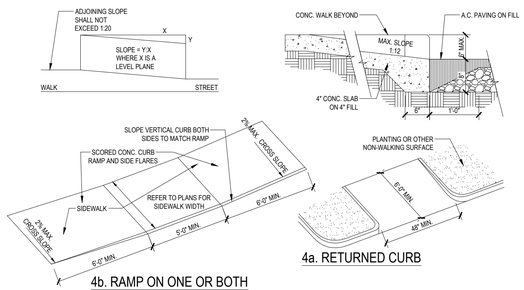


6 CARPORT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

7 CARPORT - FLOOR PLAN
SCALE: NOTE: REFER TO SITE PLAN FOR LOCATION



10 CURB TRANSITION WITH ACCESS RAMP PROFILE AT BACK OF CURB
SCALE: N.T.S.

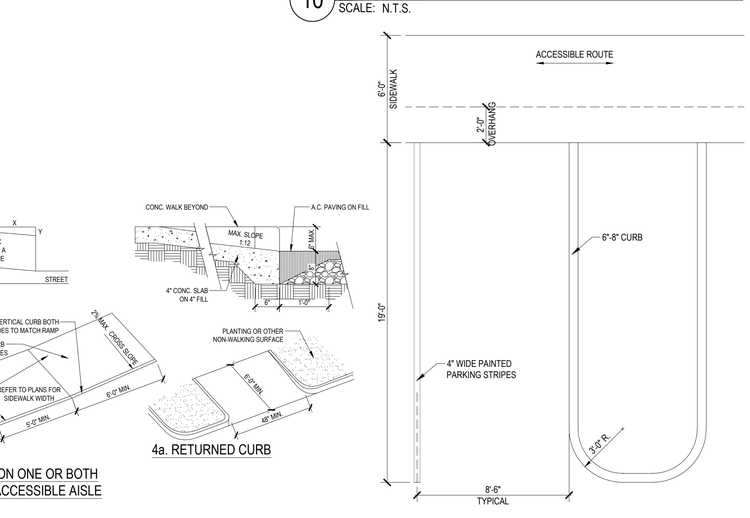


4 TYPICAL ACCESSIBLE RAMP
SCALE: NOT TO SCALE

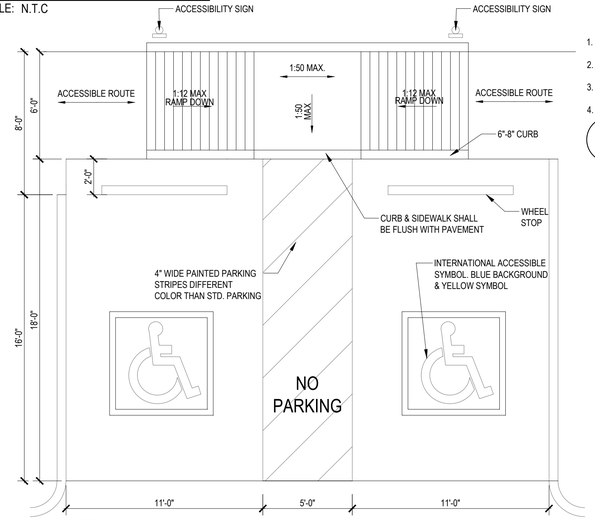
10a TRAFFIC ARROW
SCALE: N.T.C

ARROW SIZE PER AHJ
REQUIREMENTS

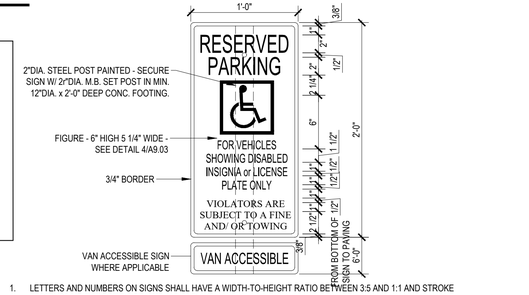
CONSTRUCTION NOTES:
A. MOUNTABLE CURB, ROLL TYPE.
B. CURB TRANSITION. TRANSITION LENGTHS BETWEEN DIFFERENT CURB TYPES SHALL BE 10' MIN.
C. STANDARD CURB & GUTTER
D. TOP OF CURB PROFILE (AT BACK OF CURB).
E. FLOWLINE.
F. (WHEELCHAIR RAMP) - CURB ACCESS.
G. ½" EXPANSION JOINT.
H. HEADER CURB, SEE STD. DWG 2441 & 2415
J. HEADER CURB MAY BE INTEGRAL CURB WITH RAMP. (SEE ALTERNATE SECTION A-A ON STD. DWG, 2441.
K. FOR CURB ACCESS (WHEELCHAIR) RAMPS AT LOCATIONS NOT INVOLVING CURB TRANSITIONS, SEE STD. DWGS. 2440 & 2441
L. 50:1 MAX SLOPE ALL DIRECTIONS.
M. 12:1 MAX SLOPE.
N. ACCESS RAMP FLUSH WITH FILLET.



3 TYP. PARKING STALL WITH ISLAND
SCALE: 1/4" = 1'-0"

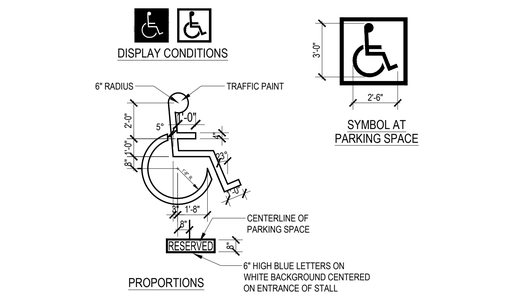


2 ACCESS. PARKING STALL WITH CURB RAMP
SCALE: 1/4" = 1'-0"



1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND
3. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. MIN. AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. HIGH, BUT NO HIGHER THAN 2 IN.
4. PER CITY REQUIREMENTS PROVIDE ONE SIGN FOR EACH PARKING SPACE SHALL BE LOCATED 60" MINIMUM ABOVE GROUND.

5 ACCESS. PARKING SIGN
SCALE: NOT TO SCALE



1 INTL. SYMBOL OF ACCESSIBILITY
SCALE: 3/16" = 1'-0"

DRB SET: 02-15-2021

Designed by: XXX
Drawn by: VS
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX
Revisions:	

#	DATE	COMMENTS

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PACVENTURES INCORPORATED

TRAILS MASTER PLAN

ALBUQUERQUE,NM

PAC VENTURES INC.

STATE OF NEW MEXICO
JAMES RYAN MULRAN
NO. 9351
REGISTERED ARCHITECT
05.12.2021

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD · SUITE 300 · DALLAS, TEXAS 75240
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SHEET CONTENTS:
SITE DETAILS

SHEET NO.
A9.01

18666

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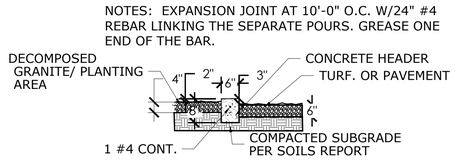
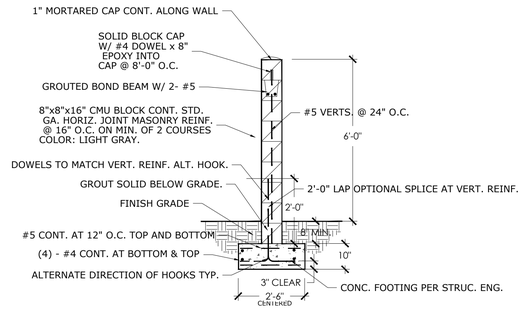


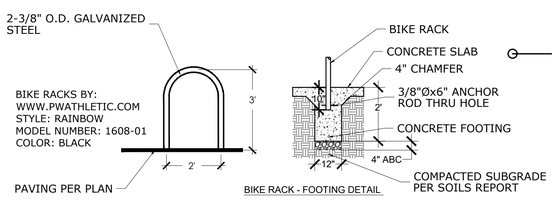
01 CONCRETE HEADER

SCALE: 1/2" = 1'-0"



03 CMU SITE PERIMETER WALL

SCALE: 3/8" = 1'-0"

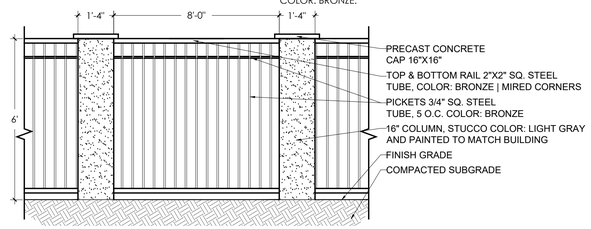


02 BICYCLE RACK

SCALE: 1/2" = 1'-0"

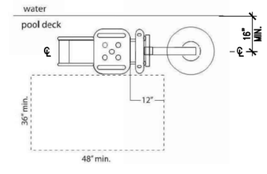
NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL- FIELD VERIFY ALL DIMENSIONS.
2. DESIGN TO MEET 2012 IBC APPROVED BARRIER PER SECTION 3109.3

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH
2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR: BRONZE.

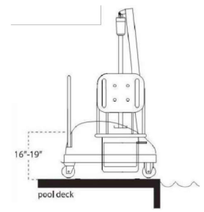


04 TUBE STEEL PERIMETER FENCE W/ PILASTERS

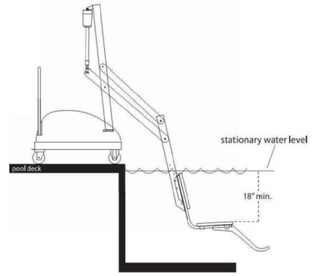
SCALE: 1/2" = 1'-0"



A: FLOOR PLAN



B: SECTION - CLOSED



C: SECTION - OPEN

05 POOL ADA LIFT

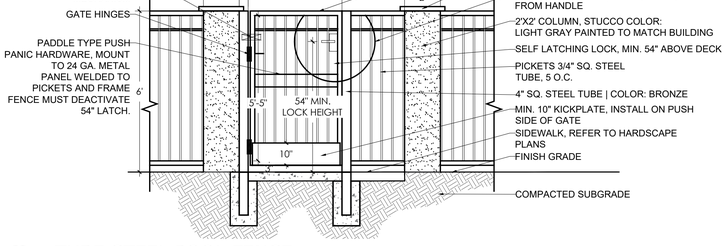
SCALE: 3/8" = 1'-0"

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH
2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR: BRONZE.

NOTE:
1. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN 1/2" IN ANY DIRECTION WITHIN 18" FROM THE LATCH INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST WHICH THE GATE LATCHES.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL- FIELD VERIFY ALL DIMENSIONS.
3. DESIGN TO MEET 2012 IBC APPROVED BARRIER PER SECTION 3109.3

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH
2. PAINT ALL IRON AND STEEL TUBING WITH ONE COAT RED OXIDE PRIMER AND TWO COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR: BRONZE.
3. INSTALL PANIC HARDWARE AS REQUIRE FOR EXITING (COORDINATE WITH OWNER PRIOR TO CONSTRUCTION)
4. POOL FENCING AND GATES SHALL MEET ALL LOCAL JURISDICTION REQUIREMENTS.

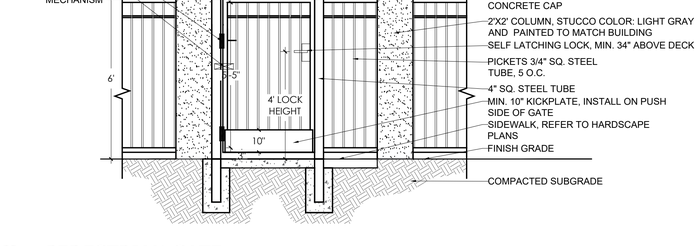
PROVIDE SHOP DRAWINGS OF COMPLETE GATE ASSEMBLY, GATE, POST, AND MOUNTING HARDWARE ** FIELD VERIFY ALL DIMENSIONS**



06 TUBE STEEL POOL FENCE

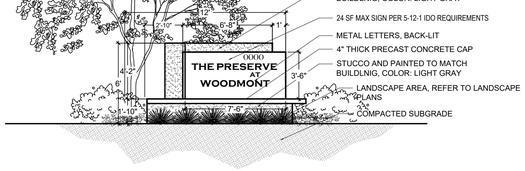
SCALE: 3/8" = 1'-0"

NOTE:
1. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN 1/2" IN ANY DIRECTION WITHIN 18" FROM THE LATCH INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST WHICH THE GATE LATCHES.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL- FIELD VERIFY ALL DIMENSIONS.
3. DESIGN TO MEET 2012 IBC APPROVED BARRIER PER SECTION 3109.3



07 PEDESTRIAN GATE

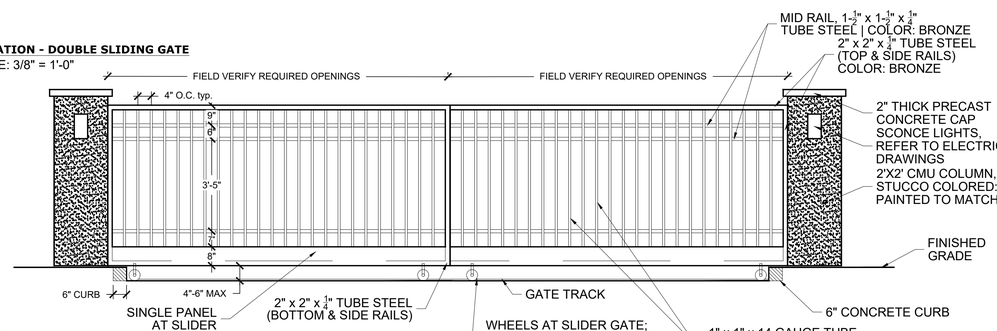
SCALE: 3/8" = 1'-0"



08 MONUMENT SIGN

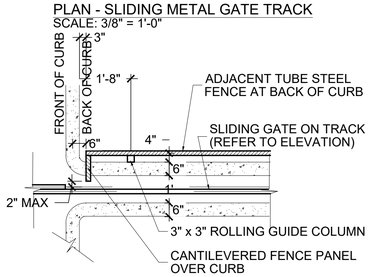
SCALE: 3/16" = 1'-0"

ELEVATION - DOUBLE SLIDING GATE
SCALE: 3/8" = 1'-0"

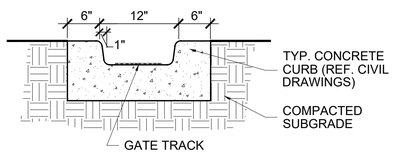


NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF COMPLETE GATE ASSEMBLY, GATE, POST, AND MOUNTING HARDWARE; FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2. WELD AND GRIND SMOOTH ALL JOINTS.
-A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES, FOLLOWED BY A TOUCH-UP COAT ON ALL CONNECTIONS, WELDS, OR ANY DAMAGED/RUSTED AREAS. A SECOND COAT SHALL BE APPLIED, FOLLOWED BY (2) COATS OF BRONZE PAINT.

PLAN - SLIDING METAL GATE TRACK
SCALE: 3/8" = 1'-0"



SECTION - SLIDING METAL GATE TRACK
SCALE: 3/8" = 1'-0"



09 VEHICULAR GATE

Designed by: XXX
Drawn by:
Architect of Record: XXX
Date Plotted:
Issue for Pricing / Bidding: XX/XX/XX
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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TRAILS MASTER PLAN

ALBUQUERQUE,NM

PAC VENTURES INC.

STATE OF NEW MEXICO
JAMES RYAN MULEAN
NO. 9351
REGISTERED ARCHITECT
05.12.2021

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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SHEET CONTENTS:

SITE DETAILS

SHEET NO.

A9.03

18666

DRB SET: 02-15-2021

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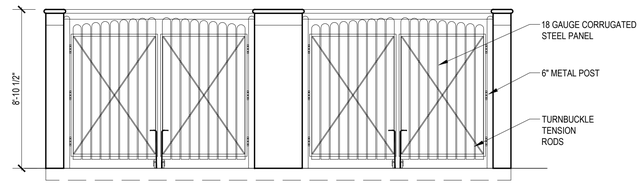
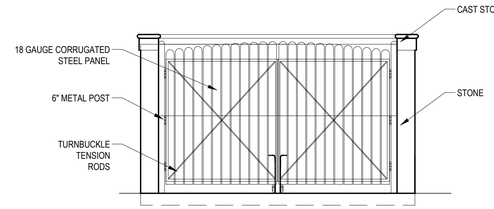
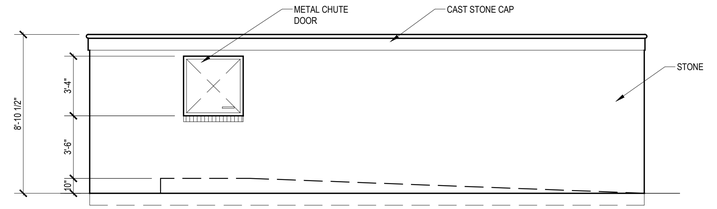


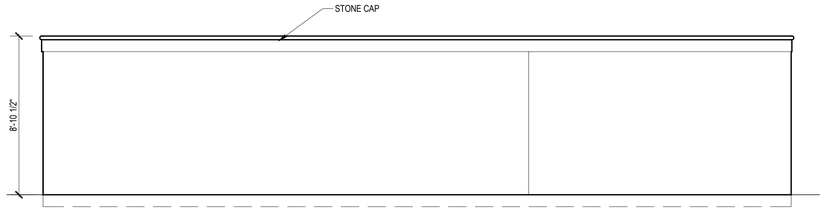
6 TRASH ENLCOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



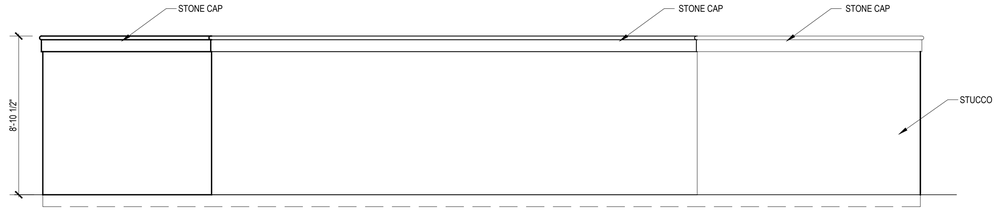
5 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



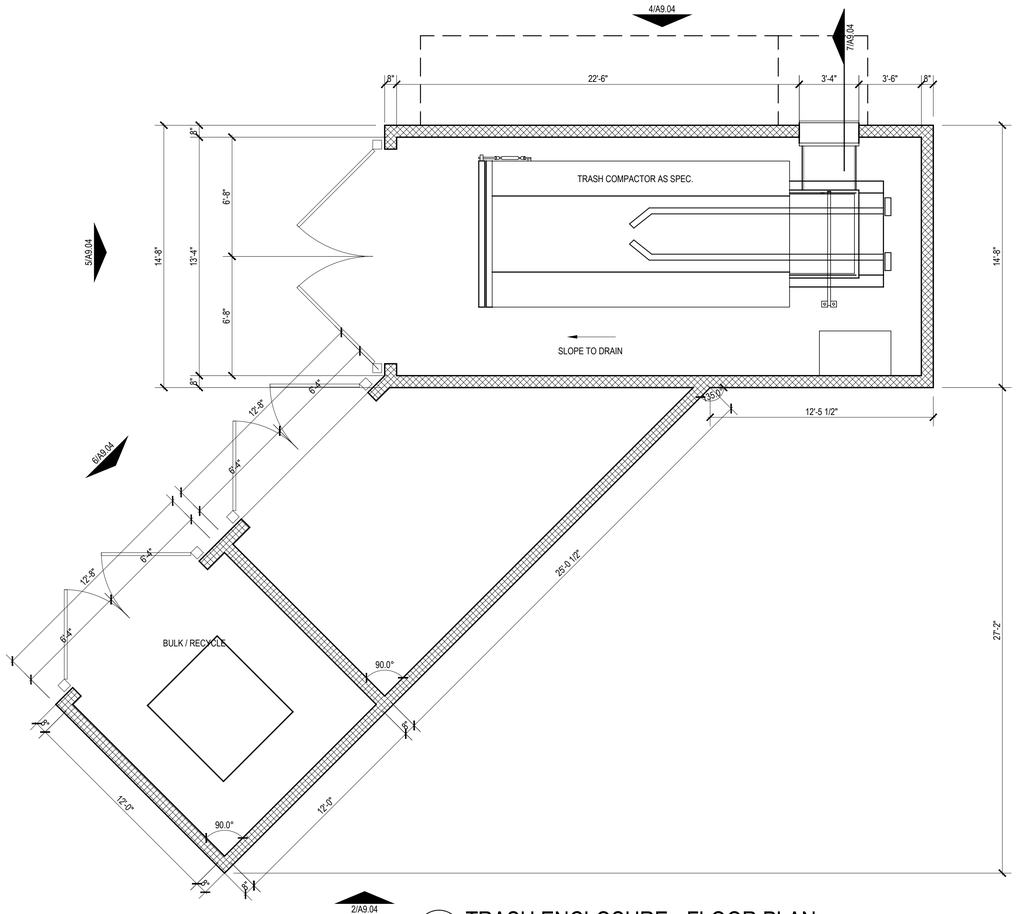
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



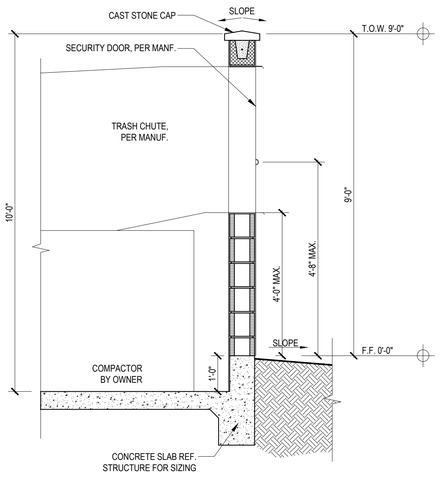
3 TRASH ENCLOSURE BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



7 TRASH COMPACTOR WALL SECTION
SCALE: 1/2" = 1'-0"

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Designed by: XXX
Drawn by: SR, FF
Architect of Record: XXX
Date Plotted:

Issue for Pricing / Bidding:	XX/XX/XX
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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TRAILS MASTER PLAN

ALBUQUERQUE,NM

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STATE OF NEW MEXICO
JAMES RYAN McLEAN
NO. 5351
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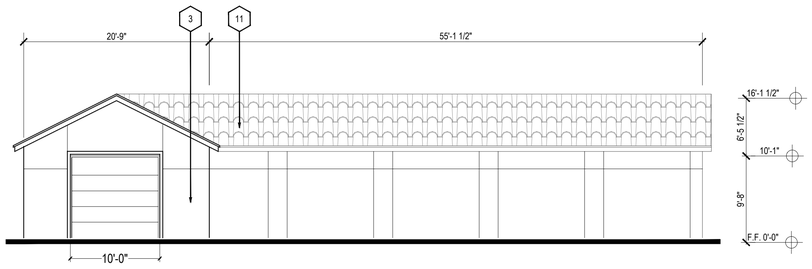
SHEET CONTENTS:
TRASH COMPACTOR

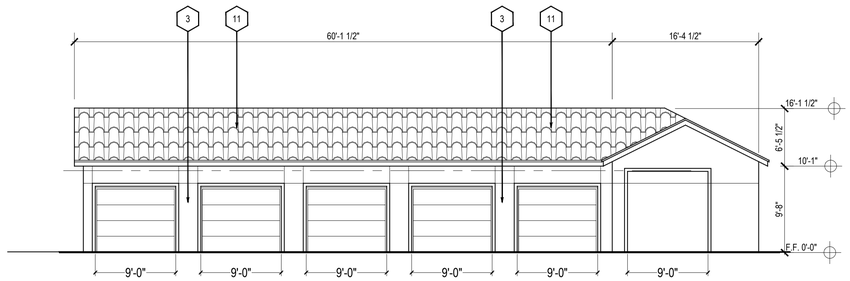
DRB SET: 02-15-2021

SHEET NO.
A9.04

18666



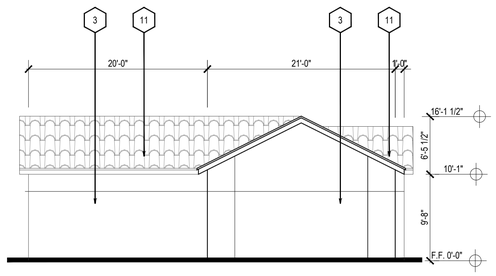
9 DETACHED GARAGE ANSI - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



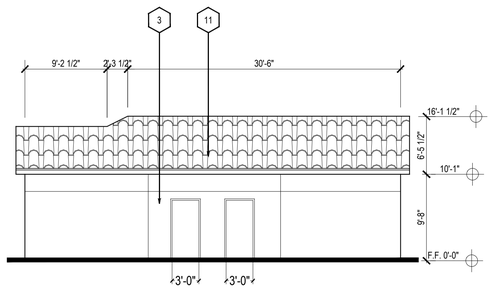
7 DETACHED GARAGE ANSI - FRONTELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTE

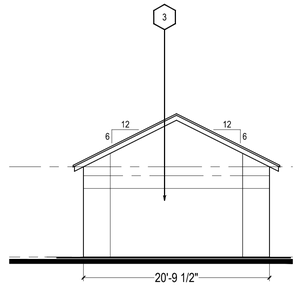
1	TRIM (SW-7005 PURE WHITE)
2	STUCCO (SW-6203 SPARE WHITE)
3	STUCCO (SW-7071 GRAY SCREEN)
4	STUCCO (SW-7072 ONLINE)
5	STONE (CANYON ST SIENA OR EQV)
6	VINYL WINDOW
7	METAL AWNING
8	METAL RAILING
9	METAL ROOF
10	WOOD TRELLIS
11	TILE ROOF
12	WALL SIGNAGE, LIMITED TO 10% FACADE AREA. HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.



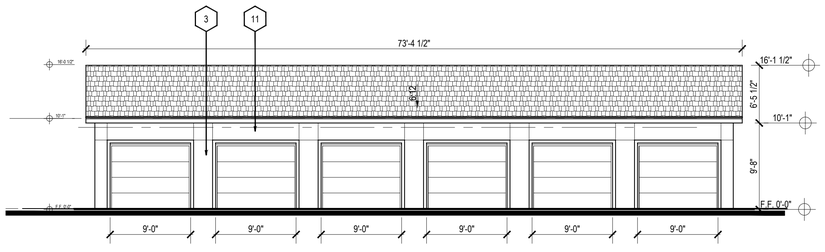
6 DETACHED GARAGE ANSI SIDE ELEVATION
SCALE: 1/8" = 1'-0"



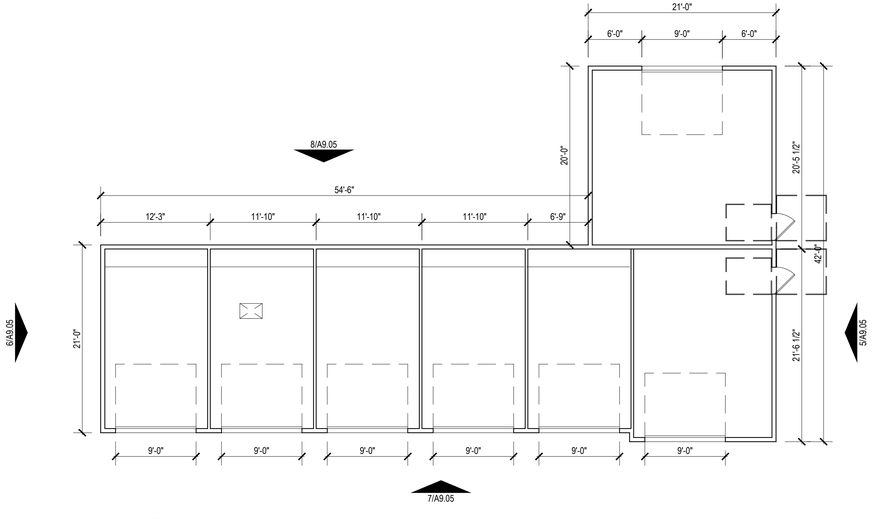
5 DETACHED GARAGE ANSI SIDE ELEVATION
SCALE: 1/8" = 1'-0"



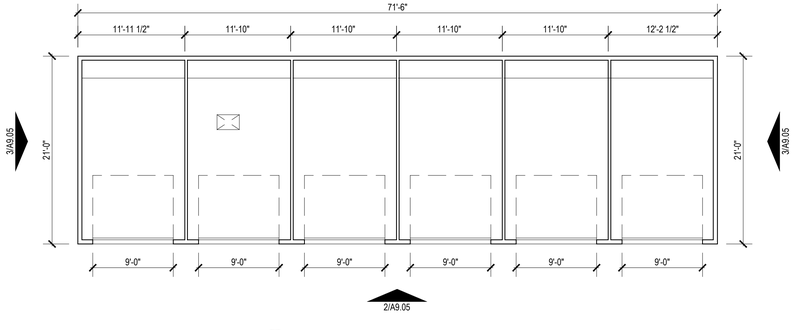
3 DETACHED GARAGE - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 DETACHED GARAGE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 DETACHED GARAGE ANSI - FLOORPLAN
SCALE: 1/8" = 1'-0"



1 DETACHED GARAGE - FLOORPLAN
SCALE: 1/8" = 1'-0"

FILE: I:\true-fs\jobs\2018\18666-Tails Master plan\03. DD\03.01 DRAWINGS\18666A905 - DETACHED GARAGE.dwg LAYOUT: A9.05 Detached Garage
SCALE: 96 DATE/TIME: Mar 18, 2021 - 5:16pm
USER: vsaucedo XREF(s): 18666TBLK-24X26.dwg X-GAR.dwg X-GAR-ANSI.dwg XR-MATERIAL KEY NOTE.dwg

Designed by: GLJ
Drawn by: FF
Architect of Record: RM
Date Plotted:

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction

Revisions:

#	DATE	COMMENTS

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03.19.2021

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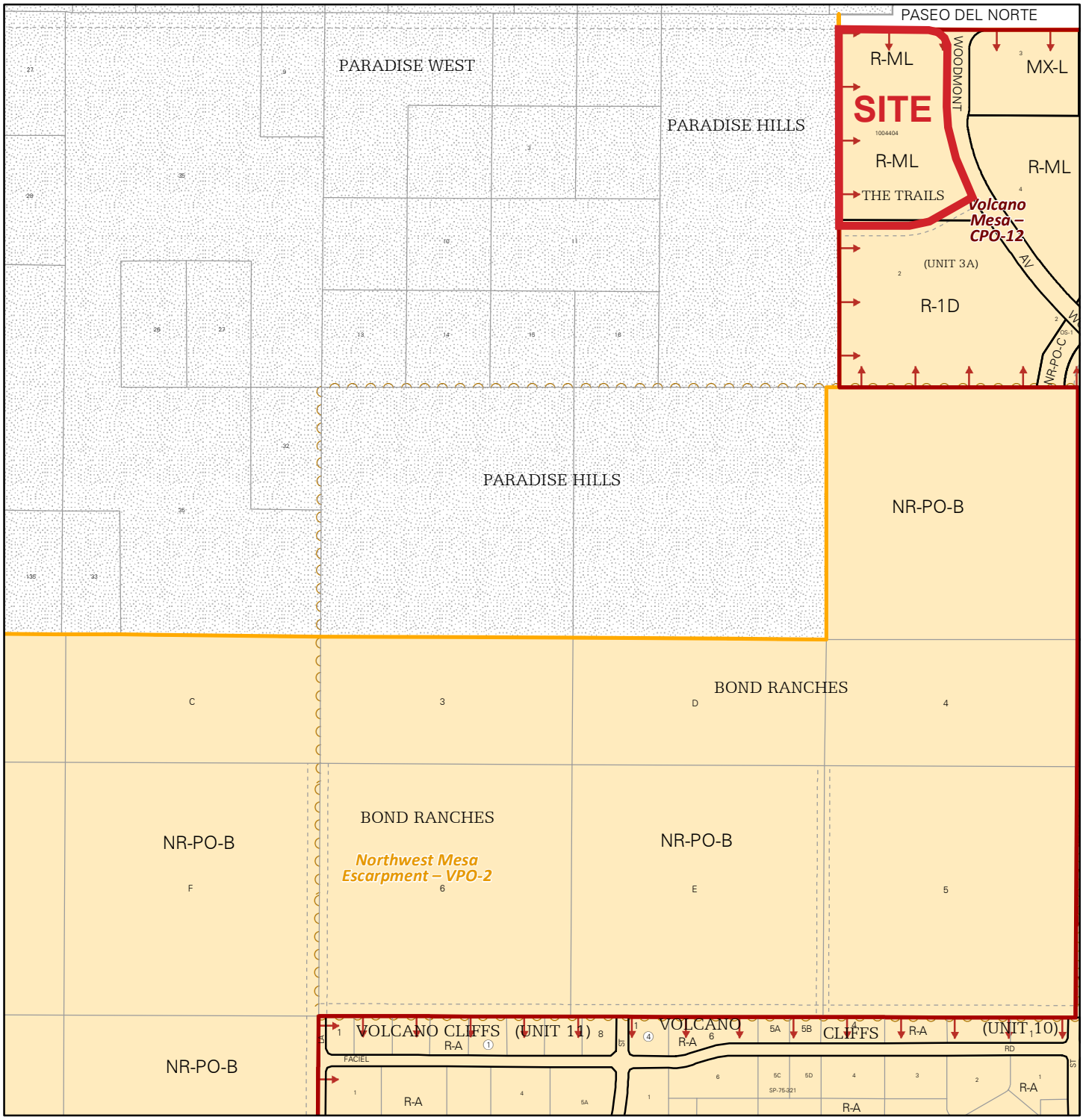
SHEET CONTENTS:
DETACHED GARAGE ANSI

DRB SET: 03-18-2021

SHEET NO.
A9.05

18666



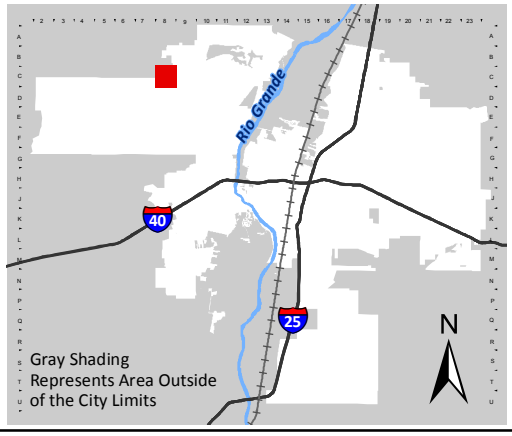
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000