



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input checked="" type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
CREATE A 45 LOT ± 7 TRACT SUBDIVISION			

APPLICATION INFORMATION			
Applicant: PV VALLE PRADO LLC / PV TRAILS ALBUQUERQUE LLC		Phone:	
Address: 4340 E. INDIAN SCHOOL RD STE 21-292 / 4350 LAJOLLA VILLAGE DR		Email:	
City: PHOENIX / SAN DIEGO	State: AZ / CA	Zip: 85018 / 92122	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505-980-8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 6 ± C		Block:	Unit: 3A ± 3
Subdivision/Addition: BULK LAND PLAT OF THE TRAILS / CORRECTION PLAT OF VALLE PRADO		MRGCD Map No.:	UPC Code: 1-009-064-052-359.223 03
Zone Atlas Page(s): C-9	Existing Zoning: R-1B	Proposed Zoning: 1-009-064-095-350.226 90	
# of Existing Lots: 2	# of Proposed Lots: 52	Total Area of Site (Acres): 15.52 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: WOODMONT AV.		Between: RAINBOW BL.	and: PASEO DEL NORTE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2018-001991			

Signature:	Date: 6.19.2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

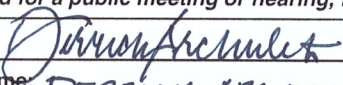
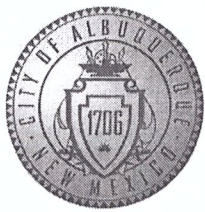
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

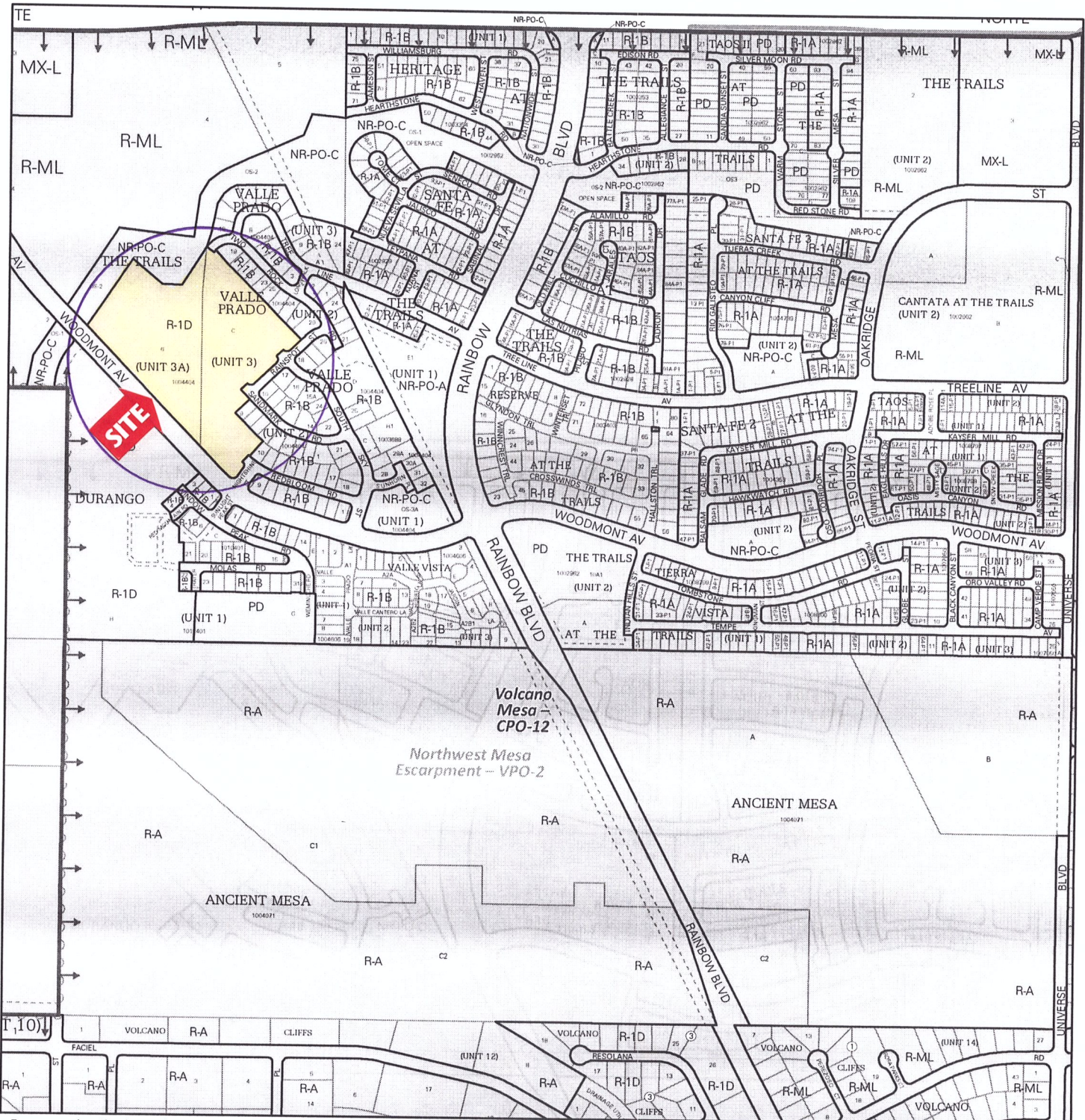
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.


<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 6-19-2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



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

IDO Zone Atlas

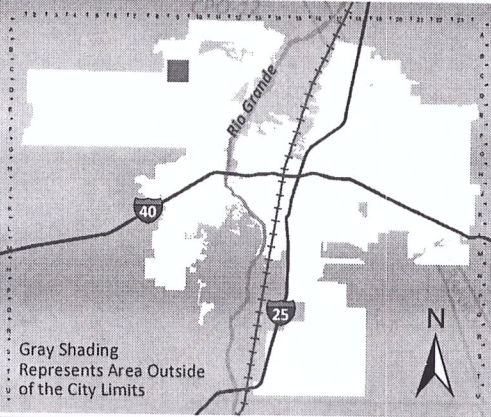
May 2018



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-09-Z



Gray Shading Represents Area Outside of the City Limits

- 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

0 250 500 1,000 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

June 19, 2020

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: TRACT 6, BULK LAND PLAT OF THE TRAILS, UNIT 3A & TRACT C, CORRECTION PLAT OF
VALLE PRADO UNIT 3
PR 2018-001991 / SD 2019-00026 / VA 2019-00033 / SD 2019-00027**

Ms. Wolfley and members of the Board:

I would like to request Final Plat review for a major subdivision for the above mentioned property.

Preliminary Plat was presented to the DRB on August 28, 2019 which also included a temporary deferral of sidewalk and the vacation of a temporary public drainage easement for consideration.

The property owner would like to create a forty-five (45) lot and seven (7) tract subdivision of Tract 6, Bulk Land Plat of The Trails, Unit 3A and Tract C, Correction Plat of Valle Prado Unit 3 to be known as Valle Prado Unit 4. Proposed Lots 1 thru 45 and Tract A thru G are on a total of 15.5181± net acres on property zoned R-1B (Single-Family Residential – Medium Lot)

The Final Plat packet includes: recorded copy of IIA, proposed final plat, the Valle Prado site plan (wall details) and Preliminary Plat Notice of Decision.

The property is currently vacant.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan, Northwest Mesa Escarpment View Protection Overlay Zone, Volcano Mesa Character Protection Overlay Zone within the Northwest Mesa Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,


Derrick Archuleta, MCRP
Principal

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

THIS AGREEMENT is made this (Date) February 20, 2020, 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 Valle Prado, LLC ("Developer"), a Nevada limited liability corporation, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.] whose address is 4350 La Jolla Village Dr, Ste 110 (City) San Diego, (State) CA (Zip Code) 92122 and whose telephone number is 858-625-0100, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 6 The Trails Unit 3A, recorded 12/21/2007, Book 2007C, Page 0352 as Document No. 2007171107
Tract C Valle Prado Unit 3, recorded 12/4/2015, Book 2015C, Page 0158 as Document No. 2015104072 recorded on _____, attached, pages _____ through _____, as Document No. _____ in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] PV Valle Prado, LLC ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as Valle Prado Unit 4 describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the August 28, 2020 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 740586.

Doc# 2020017732



Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Developer's Property, the Improvements, or the Developer's construction activities within, or related to the Developer's Property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 7)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by CSI Cartesian Surveys, Inc., and construction surveying of the private Improvements shall be performed by CSI Cartesian Surveys, Inc.. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Spinello-DCS, LLC and inspection of the private Improvements shall be performed by Spinello-DCS, LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Western Technologies, Inc., and field testing of the private Improvements shall be performed by Western Technologies, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents,

representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

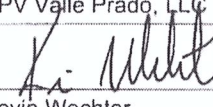
19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.



20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: PV Valle Prado, LLC
By [Signature]: 
Name [Print]: Kevin Wechter
Title: Manager of Manager
Dated: 2/2/20

CITY OF ALBUQUERQUE
By:  
Shahab Biazar, P.E., City Engineer
Dated: 2/20/20

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:] _____.

(SEAL)

Notary Public
My Commission Expires: _____

SEE ATTACHED

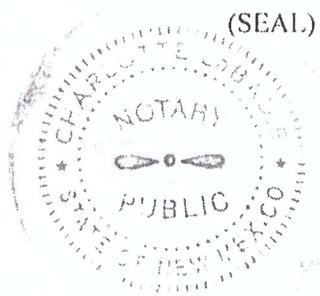
CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 20th day of February, 2020.
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

(SEAL)

Charlotte RaBadi
Notary Public
My Commission Expires: March 15, 2021



[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

ACKNOWLEDGMENT

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

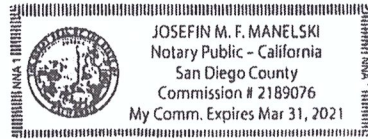
On February 3, 2020 before me, JOSEFIN M.F. MANELSKI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Kevin Wechter
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.

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 *Manelski* (Seal)



ORIGINAL

EXHIBIT A
INFRASTRUCTURE

EXHIBIT A
TO SUBDIVISION IMPROVEMENTS AGREEMENT
OF DEVELOPMENT BOARD (DRC) REQUIRED INFRASTRUCTURE

VALLE PRADO LOTS 1 & 3
(REPLAT OF TRACT 4, UNIT 1A AT THE TRAILS AND TRACT 5, VALLE PRADO UNIT 3)

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or potentially provided for the above development. This does not necessarily a complete listing. During the DRC process, and prior to the release of the construction drawings, if the DRC Chair determines that additional items are not included in the infrastructure listing, the DRC Chair may request those items in the listing and related financial guarantees. If approved by the DRC Chair, determinations that additional items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such deletions require approval by the DRC Chair. The DRC Chair's approval, if such approvals are obtained, shall constitute a complete and final listing of all items to be constructed or provided. In addition, the infrastructure items which are being constructed which are necessary to complete the project and which are the developer's responsibility, will be required as a condition of permit issuance and construction by the City.

Date Submitted: August 10, 2019
Date Preliminary Plat Approved: 8-28-19
Date Preliminary Plat Expires: 8-28-20
DRC Project No: 77-2019-001001
SD-2019-00026

SIA Sequence #	DRC DMC Project #	Item	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer	
		VALLE PRADO UNIT 1 PAVING - UNIT 1								
		30' EASE	ARTERIAL PAVING W/ PCC CURB & GUTTER, AC & WIDE SIDEWALK ON NORTH SIDE	WINDMILL AVENUE	LOT 11 EAST WEST BOUNDARY	LOT 501 EAST WEST OF SAND ROCK STREET				
		20' X 4'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC & WIDE SIDEWALK ON BOTH SIDES	SOUTHSKY STREET	WEST BOUNDARY LOT 1211	EAST BOUNDARY LOT 1401 SANDROCK STREET				
		20' X 4'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC & WIDE SIDEWALK ON BOTH SIDES	SANDROCK ROAD	WEST BOUNDARY LOT 1201	EAST BOUNDARY LOT 1401 SANDROCK STREET				
		30' X 4'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC & WIDE SIDEWALK ON BOTH SIDES	REDWOOD ROAD	WEST BOUNDARY LOT 1101	EAST BOUNDARY LOT 1102 SANDROCK STREET				
		30' X 4'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC & WIDE SIDEWALK ON BOTH SIDES	SANDROCK STREET	WINDMILL AVENUE	SANDROCK ROAD				
		30' RADIUS	STRAIGHT COURSE TRANSVERSE CURB/BOUNDARY	SOUTHSKY STREET	WEST END OF SOUTH SKY STREET					
*SIDEWALKS TO BE MULTIDIRECTIONAL IN ACCORDANCE WITH APPROVED SIDEWALK EXHIBIT										
**WINDMILL AVENUE FROM TRACT 4 EAST BOUNDARY TO SANDROCK STREET CONSTRUCTED SINGLE PAVED UNIT 1 DRIVEWAY										

SIA Sequence #	DRC DMC Project #	Item	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer	
		PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 4								
		NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE CHANGING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES							

SIA Sequence #	COA/DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 4									
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	WEST BOUNDARY	EX. TRACT 6 EAST BOUNDARY			
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	PAPER OIL NORTH	WEST BOUNDARY			
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	WOODMONT AVENUE	EASTERN TERMINUS OF 12" SW WATERLINE	EX. 12" SW WATERLINE			
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SOUTH SKY STREET	TWO ROCK ROAD	LOT 3415			
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SANDMARK ROAD	TWO ROCK ROAD	SAND ROCK STREET			
		12" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SANDMARK ROAD	SAND ROCK STREET	LOT 1533			
		8" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	TWO POLK ROAD	SANDMARK ROAD	SOUTH SKY STREET			
		8" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	REDBLOOM ROAD	WEST BOUNDARY LOT 1124	SAND ROCK STREET			
		8" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	REDBLOOM ROAD	SAND ROCK STREET	LOT 4115			
		4" DIA (HW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	REDBLOOM ROAD	LOT 4214	LAST BOUNDARY LOT 1112 NIGHTSHINE STREET			
		8" DIA (SW)	WATERLINE W/ NEC. VALVES FHS, M/S & R/S	SAND ROCK STREET	WOODMONT AVENUE	SANDMARK STREET			

12" RICH WATERLINE IN WOODMONT AVENUE FROM TRACT 6 EAST BOUNDARY TO NIGHTSHINE STREET CONSTRUCTED IN VALLE (PRD UNIT 1) (PRD UNIT 4)
 *** PRV TO BE LOCATED OUTSIDE OF ROADWAY ***

SIA Sequence #	COA/DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 4									
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	SOUTH SKY STREET	WEST BOUNDARY LOT 3940	EAST BOUNDARY LOT 3415 SANDPOT STREET			
		4" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	SANDMARK ROAD	WEST BOUNDARY LOT 2728	EAST BOUNDARY LOT 1903 SANDPOT STREET			
		12" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	REDBLOOM ROAD	WEST BOUNDARY LOT 1124	EAST BOUNDARY LOT 1112 NIGHTSHINE STREET			
		8" DIA	SANITARY SEWER W/ NEC. M/S & SERVICES	SAND ROCK STREET	REDBLOOM ROAD	LOT 2827			

SIA
Sequence #

CGA ORC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Crst
Engineer

VALLE PRADO UNIT 5 WORK ORDER WILL NOT BE ISSUED UNTIL VALLE PRADO UNIT 4 IS OPERATIONAL AND FINAL INSPECTION WITH THE CITY OF ALBUQUERQUE HAS OCCURRED

**VALLE PRADO UNIT 5
PAVING - UNIT 5**

SIA Sequence #	CGA ORC Project #	Size	Type of Improvement	Location	From	To
		30' F-FOA	ARTERIAL PAVING W/ PCC CURB & GUTTER, 40" WIDE TRAIL ON NORTH SIDE*	WOODMONT AVENUE	UNIT 5 WEST BOUNDARY	UNIT 5 EAST BOUNDARY LOT 1
		20' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	TWO ROCK ROAD	EAST BOUNDARY LOT 3340
		20' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	SANDMARK ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 2728
		20' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	REDBLOOM ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 1724
		20' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	BLACK SAND STREET	REDBLOOM ROAD	SANDMARK ROAD
		20' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	REDBLOOM ROAD	SANDMARK ROAD
		20' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4" WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	SANDMARK ROAD	NORTH BOUNDARY

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/ APPROVED SIDEWALK EXHIBIT WOODMONT AVENUE FROM TRAIL 6 EAST BOUNDARY TO NIGHTSHINE STREET (CONSTRUCTED W/ VALLE PRADO UNIT 1) (1/19/24) (5/1)

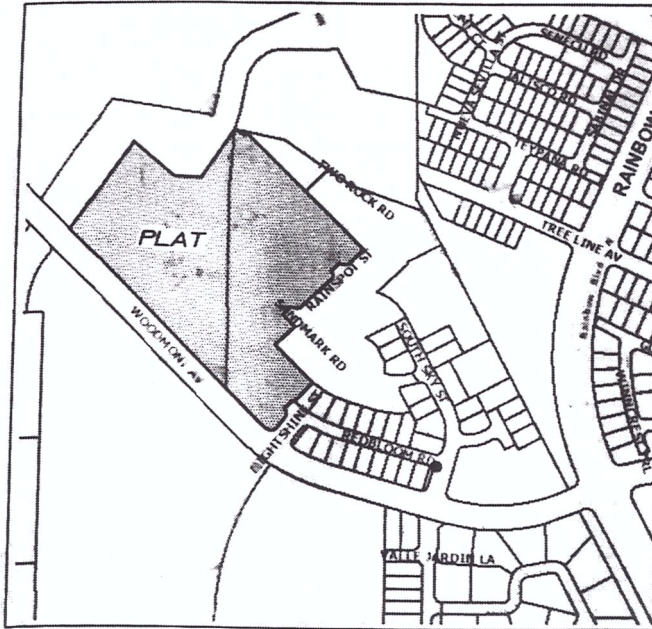
PUBLIC STORM DRAIN IMPROVEMENTS - UNIT 5

5			COBBLE PAVEMENT W/ PUBLIC DRAINAGE EASEMENT AND COVENANT	TRACT 05-2 WEST SIDE TWO ROCK ROAD	SOUTH SKY STREET	BOUNDARY
			INTERIM POND AS (0.51 ADF) FUTURE VOLUME 4.51 ADF (TRAIL'S IMP 2015) W/ PUBLIC DRAINAGE EASEMENT AND COVENANT	TRACT 05-2		
NOTE			A GRADING AND DRAINAGE CERTIFICATION OF THE GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEE			
			* COBBLE PAVEMENT ARE PRIVATE TO BE OWNED AND MAINTAINED BY TRAILS COMMUNITY ASSOCIATION			

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
PUBLIC WATERLINE IMPROVEMENTS - UNIT 3									
<input type="text"/>	<input type="text"/>	8" DIA (SW)	WATERLINE W/ NEC VALVES FHS, MFS & RJS	SOUTH SKY STREET	TWO ROCK ROAD	EAST BOUNDARY LOT 3840	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA (SW)	WATERLINE W/ NEC VALVES FHS, MFS & RJS	SANDMARK ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 2728	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA (SW)	WATERLINE W/ NEC VALVES FHS, MFS & RJS	REDBLOOM ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 124	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA (SW)	WATERLINE W/ NEC VALVES FHS, MFS & RJS	BLACK SAND STREET	REDBLOOM ROAD	SANDMARK ROAD	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA (SW)	WATERLINE W/ NEC VALVES FHS, MFS & RJS	TWO ROCK ROAD	REDBLOOM ROAD	SOUTH SKY STREET	<input type="text"/>	<input type="text"/>	<input type="text"/>
PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	SOUTH SKY STREET	LOT 3848	EAST BOUNDARY LOT 3840	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	SANDMARK ROAD	LOT 32	EAST BOUNDARY LOT 2728	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	REDBLOOM ROAD	TWO ROCK ROAD	EAST BOUNDARY LOT 124	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	BLACK SAND STREET	REDBLOOM ROAD	LOT 2627	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	TWO ROCK ROAD	REDBLOOM ROAD	LOT 1679	<input type="text"/>	<input type="text"/>	<input type="text"/>

PROJECT OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
SCOTT STIFFEN	EMBRIDE	<i>W. C. C. C.</i>	8-28-19		
PREPARED BY (PRINT NAME)	DATE	APPROVAL	DATE	REMARKS & REVISIONS	DATE
PRICE LAND AND DEVELOPMENT GROUP		<i>Scott Stiffen</i>	8-28-19		
SIGNATURE		MANIPULATION DEVELOPMENT	DATE		
		<i>Scott Stiffen</i>	8-28-19		
		APPROVAL	DATE		
		<i>W. C. C. C.</i>	8/28/19		
		CITY ENGINEER	DATE		

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	BY CHAIR	BY PARTICIPANT	BY DEVELOPER



VICINITY MAP Zone Atlas Page C-9-Z
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances do not differ from those established by the plat of record.
- All corners found in place and held were tagged with a brass disk stamped "L.S. 8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "L.S. 8911" or a concrete nail with brass disk stamped "L.S. 8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page C-9-Z.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 8911 and will be set flush with the final asphalt lift.
- Mannholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

SUBDIVISION DATA

- Total number of existing Tracts: 2
- Total number of Lots created: 45
- Total number of Tracts created: 7
- Total mileage of full width streets created: .22 miles
- Gross Subdivision acreage: 15.5181 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

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

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create 45 new Lots and 7 Tracts as shown hereon.
- Declare the Public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat.
- Grant the new Public easements as shown hereon.
- Show vacation of Temporary Public Drainage easement by SD-2019-000027 as shown hereon.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this

FLAT OF
VALLE PRADO UNIT 4

(BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 3 AND A PORTION OF TRACT 8, THE TRAILS UNIT 3A)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2020

PROJECT NUMBER: PR-2019-001801

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC. _____ Date _____

Comcast _____ Date _____

CITY APPROVALS

David R. Vigil, P.S. _____ 5/28/2020
City Surveyor
Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWLA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David R. Vigil
NMPS No. 8911



LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising a portion of Tract C, Valle Prado Unit 3 as the same is shown and designated on the plat entitled 'PLAT OF VALLE PRADO UNIT 3 (BEING A REPLAT OF TRACT F VALLE PRADO UNIT 1 AND TRACT A, VALLE PRADO UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO', filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 04, 2015, in Plat Book 2015C, Page 158 and a portion of Tract 6, The Trails Unit 3A as the same is shown and designated on the 'TRAIL LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 6, 05-1 AND 05-2, THE TRAILS UNIT 3 AND TRACT 12 THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO', filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352.

FLAT OF VALLE PRADO UNIT 4 (BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT 3 AND A PORTION OF TRACT 6, THE TRAILS UNIT 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY, 2020

Curve Table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Rows C1 through C43.

Curve Table with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Rows C44 through C85.

Being more particularly described as follows:

BEGINNING at a point on said Tract C, Valle Prado Unit 3, said point also being the Northwest corner of Lot 10, VALLE PRADO UNIT 1, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 18, 2014, in Plat Book 2014C, Page 138, whence the Albuquerque Control Survey Monument "7-C10" bears S86°53'58"E, a distance of 5771.44 feet; Thence,

Along the West Line of said Valle Prado Unit 1 the following six courses: S40°32'09"W, a distance of 105.00 feet to a point of curvature; thence, 8.58 feet along the arc of a curve to the right, said curve having a radius of 499.00 feet a chord which bears N48°28'18"W, a distance of 8.58 feet and a delta of 00°59'06" to a point; thence, S41°31'15"W, a distance of 47.00 feet to a point of curvature; thence, 36.29 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet a chord which bears S08°33'56"E, a distance of 33.18 feet and a delta of 83°09'38" to a point of tangency; Thence, S34°40'53"W, a distance of 49.76 feet to a point of curvature; thence, 50.66 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet a chord which bears S83°03'24"W, a distance of 44.85 feet and a delta of 86°45'03" to a point on the north right of way line of Woodmont Avenue N.W. and a point of compound curvature; thence,

Along said north right of way line the following two courses: 48.83 feet along the arc of a curve to the right, said curve having a radius of 651.00 feet a chord which bears N48°22'29"W, a distance of 48.82 and a delta of 04°23'10" to a point of tangency; thence, N44°10'54"W, a distance of 1044.22 feet to a point on right of way line, said point common to the southeast corner of Tract 05-2, The Trails Unit 3A, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2007, in Plat Book 2007C, Page 352; thence, Along the west line of said Tract 05-2 the following six courses: N33°57'57"E, a distance of 432.69 feet to a point; thence, S48°48'12"E, a distance of 207.83 feet to a point; thence, S89°33'10"E, a distance of 102.11 feet to a point; thence, N32°12'03"E, a distance of 237.43 feet to a point on the north right of way line of Two Rock Road N.W.; thence, S48°48'12"E, a distance of 354.56 feet; Leaving said north right of way line S37°08'22"E, a distance of 47.01 feet to a point on the south right of way line of said Two Rock Road West also being a point of curvature; thence, S74°10'54"W, a distance of 13.31 feet along said south right of way line and the arc of a curve to the right, said curve having a radius of 86.50 feet and a chord which bears N38°48'46"E, a distance of 13.30 feet and a delta of 07°24'15" to a point on said right of way line, said point also being on the south line of Valle Prado Unit 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 4, 2015, in Plat Book 2015C, Page 158; thence,

Along the south line of said Valle Prado Unit 3 and along Valle Prado Unit 2, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 11, 2015, in Plat Book 2015C, Page 82, S44°10'54"E, a distance of 651.69 feet to a point on the west right of way line of Rainpout Street N.W.; Thence, Along said west right of way line the following eight courses: S45°49'06"W, a distance of 100.00 feet to a point of curvature; thence, 38.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet a chord which bears N89°10'54"W, a distance of 36.36 feet and a delta of 90°00'00" to a point; thence, S45°49'06"W, a distance of 47.00 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet a chord which bears S00°49'06"W, a distance of 36.36 feet and a delta of 90°00'00" to a point; thence, S45°49'06"W, a distance of 160.00 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet a chord which bears N89°10'54"W, a distance of 36.36 feet and a delta of 90°00'00" to a point; thence, S45°49'06"W, a distance of 47.00 feet to a point; thence, S44°10'54"E, a distance of 67.71 feet to a point on the west line of said VALLE PRADO UNIT 2; thence,

Along said VALLE PRADO UNIT 2 the following three courses: S45°49'06"W, a distance of 105.00 feet to a point; thence, S44°10'54"E, a distance of 172.00 feet to a point of curvature; thence, 36.33 feet along the arc of a curve to the right, said curve having a radius of 394.00 feet and a chord which bears S48°49'23"E, a distance of 36.31 feet and a delta 04°17'50" to the point of beginning.

Contains 15.811 Acres more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising PLAT OF VALLE PRADO UNIT 4 (Being a Replat of a Portion of Tract C, Valle Prado Unit 3 and a Portion of Tract 6, The Trails Unit 3A) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER: PV VALLE PRADO, LLC. By: Kevin Wechter, Manager of Manager. Date: 6/17/20

ACKNOWLEDGMENT

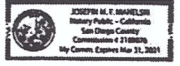
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of San Diego. Joseph M. F. Manelski, Notary Public.

On June 17, 2020 before me, Kevin Wechter, as manager of manager, personally appeared Kevin Wechter, as manager of manager, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) executed the instrument.

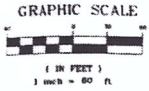
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature: manelski (Seal)



SURV TEK Consulting Surveyors 8084 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone 505-887-3588 Fax 505-887-3577

FLAT OF
VALLE PRADO UNIT 4
 (BEING A REPLAT OF A PORTION OF TRACT C, VALLE PRADO UNIT
 AND A PORTION OF TRACT 5, THE TRAILS UNIT 3A)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2020



Albuquerque Central Survey
 Monument Station
 New Mexico State Plane Coordinates
 Center Zone (NAD 83) as published
 N = 52,501.45, U.S. SURVEY FEET
 E = 491,650.110, U.S. SURVEY FEET
 Ground to grid factor = 0.999884465
 Date Alpha = 10781806
 Elevation = 5224.950 U.S. SURVEY
 FEET (NAVD 88)

30' Public Pedestrian Access Easement
 granted by Plat filed December 21,
 2007 in Plat Book 2007C, Page 352
 said easement to be maintained by the
 tract community association.

TRACT 05-2
 THE TRAILS UNIT 3A
 Filed December 21, 2007 in Plat Book 2007C, Page 352

TRACT C
 8.4135 Ac

Temporary Public Drainage Easement
 Filed December 21, 2007 in Plat Book
 2007C, Page 352
 Easement vacated by 50-2019-00027

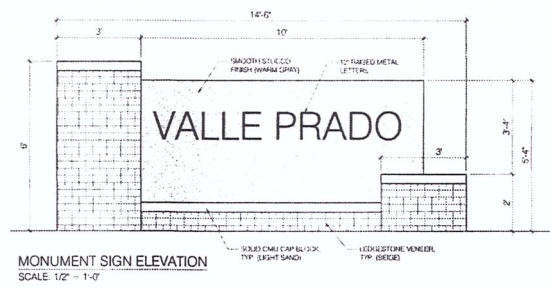
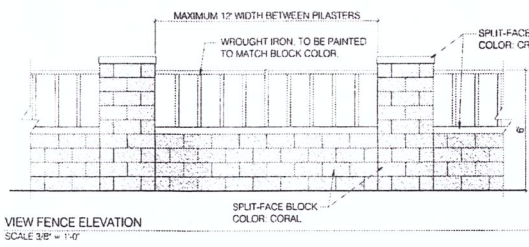
Albuquerque Central Survey Monument "2-C1"
 New Mexico State Plane Coordinates, Center
 Zone (NAD 83) as published
 N = 1,521,776.00 U.S. SURVEY FEET
 E = 236,804.34 U.S. SURVEY FEET
 Ground to grid factor = 0.9998634
 Date Alpha = 10078181
 Elevation = 5422.508 U.S. SURVEY
 FEET (NAVD 88)

10' Public Utility Easement
 Filed December 4, 2015 in
 Plat Book 2015C, Page 158
 (HATCHED AREA)

WOODMONT AVENUE N.W.
 80 R/W

SURV TEK
 Consulting Surveyors

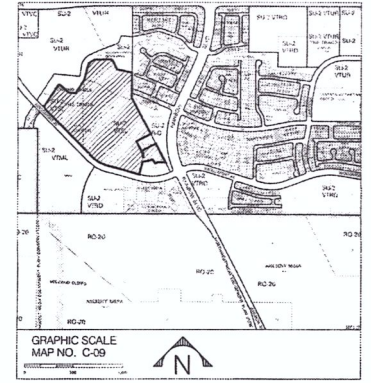
6064 Valley View Drive, N.W., Albuquerque, New Mexico 87114
 Phone: 505-897-2000 Fax: 505-897-2011



GENERAL NOTES:

- EXISTING ZONING: IDO R1-4S.
 - LOT SIZE, SETBACKS AND WIDTHS FOR INDIVIDUAL SUBDIVISION PARCELS SHALL CONFORM TO THE VLSL REGULATIONS IN THE VOLCANO TRAILS SUBDIVISION PLAN. PEDESTRIAN ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC SIDEWALKS TO WOODMONT AVENUE, TREE LINE AVENUE, AND VIA TRACT 0, UNIT 1 TO THE ADJACENT PARK.
 - VEHICULAR ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC STREETS TO WOODMONT AVENUE AND TREE LINE AVENUE.
 - ALL INTERNAL SUBDIVISION RESIDENTIAL ROADS ARE PROPOSED TO BE 47' RIGHT-OF-WAY WITH 28' F.F. PAVEMENT SECTION, EXCEPT NIGHTSHINE STREET AND STREET A, WHICH WILL BE 78' RIGHT-OF-WAY AND 32' F.F. AND SOUTH SKY STREET WILL TRANSITION FROM 86' RIGHT-OF-WAY AND 32' F.F. TO 52' RIGHT-OF-WAY AND 28' F.F.
 - SUBDIVISION LOT LAYOUTS DEPICTED ARE FOR GENERAL INFORMATION ONLY. EXACT LOT SIZE, CONFIGURATION, QUANTITY AND INTERNAL ROADWAY CONFIGURATION MAY VARY, AND SHALL BE DETERMINED WITH PRELIMINARY AND FINAL PLATS.
 - STREET TREES ARE PROVIDED ALONG WOODMONT AVENUE.
 - WATER AND SEWER PROVIDED BY ABCWMA PURSUANT TO THE WATER AND SEWER AVAILABILITY LETTER.
 - PERIMETER WALLS: THE SUBDIVISION PERIMETER GARDEN WALL SHALL BE COMPATIBLE WITH THE EXISTING TRAILS PERIMETER WALLS AND COMPLY WITH IDO 14-16-5-7.
 - MAXIMUM BUILDING HEIGHT WILL BE 28 FEET IN COMPLIANCE WITH THE IDO. ALL BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-4(M)(5) VOLCANO MESA ESCARPMENT CPO-12 DEVELOPMENT STANDARDS REGARDING FACADE DESIGN, BUILDING DESIGN STANDARDS, RESIDENTIAL GARAGE ACCESS, AND RESIDENTIAL GARAGE DESIGN. BUILDINGS SHALL ALSO COMPLY WITH IDO SECTION 14-16-3-6(E) NORTHWEST ESCARPMENT PLAN - VPO-12 REGARDING COLORS, REFLECTIVITY, AND ROOF MOUNTED EQUIPMENT.
 - TRANSIT OPERATIONS IN THE VICINITY ARE CURRENTLY LIMITED TO RAINBOW BOULEVARD TO THE EAST. ADDITIONAL TRANSIT MAY OCCUR AT A LATER DATE.
 - BIICYCLE LANES ARE PLANNED FOR WOODMONT AVENUE.
 - ON-LOTS TREES: WHERE BUILDINGS ARE PLACED MORE THAN 10 FEET FROM A STREET-SIDE PROPERTY LINE, AT LEAST ONE TREE SHALL BE PLANTED PER PROPERTY WITHIN THE STREET-SIDE SETBACK. PROPERTIES WITH A STREET FRONTAGE OVER 100 FEET SHALL HAVE A MINIMUM OF ONE TREE FOR EVERY 40 FEET. STREET TREES ON LOCAL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - UNIT 1, LOTS 27 AND 28 SHALL FRONT ONTO SOUTH SKY STREET.
 - UNIT 2, LOTS 1 AND 2 SHALL ONLY FRONT ON TWO ROCK ROAD, AND LOTS 3 THRU 8 SHALL ONLY FRONT ON TREE LINE AVENUE.
- SEE GENERAL NOTE 15.
- PEDESTRIAN CONNECTION
- STREET TREES PER STREET TREE ORDINANCE
- ENTRY SIGNAGE
- DRIVEWAY LOCATION FOR SPECIFIC LOTS AS SHOWN

SITE VICINITY



SITE DATA:

TOTAL DEVELOPED AREA: 39.43 AC.

ZONING: SU-2, VLSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT

PROPOSED DWELLING UNITS	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	TOTAL
	32	29	24	45	45	175

LEGAL DESCRIPTION:

TRACTS 6, 8, AND 10, THE TRAILS UNIT 3A SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED 'BULK LAND PLAT OF THE TRAILS UNIT 3A WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16 AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,' FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352, AS DOCUMENT NO. 2007171107.

PROJECT NUMBER: PH-2018-001981
APPLICATION NUMBER: SI-2019-00254

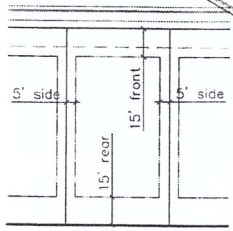
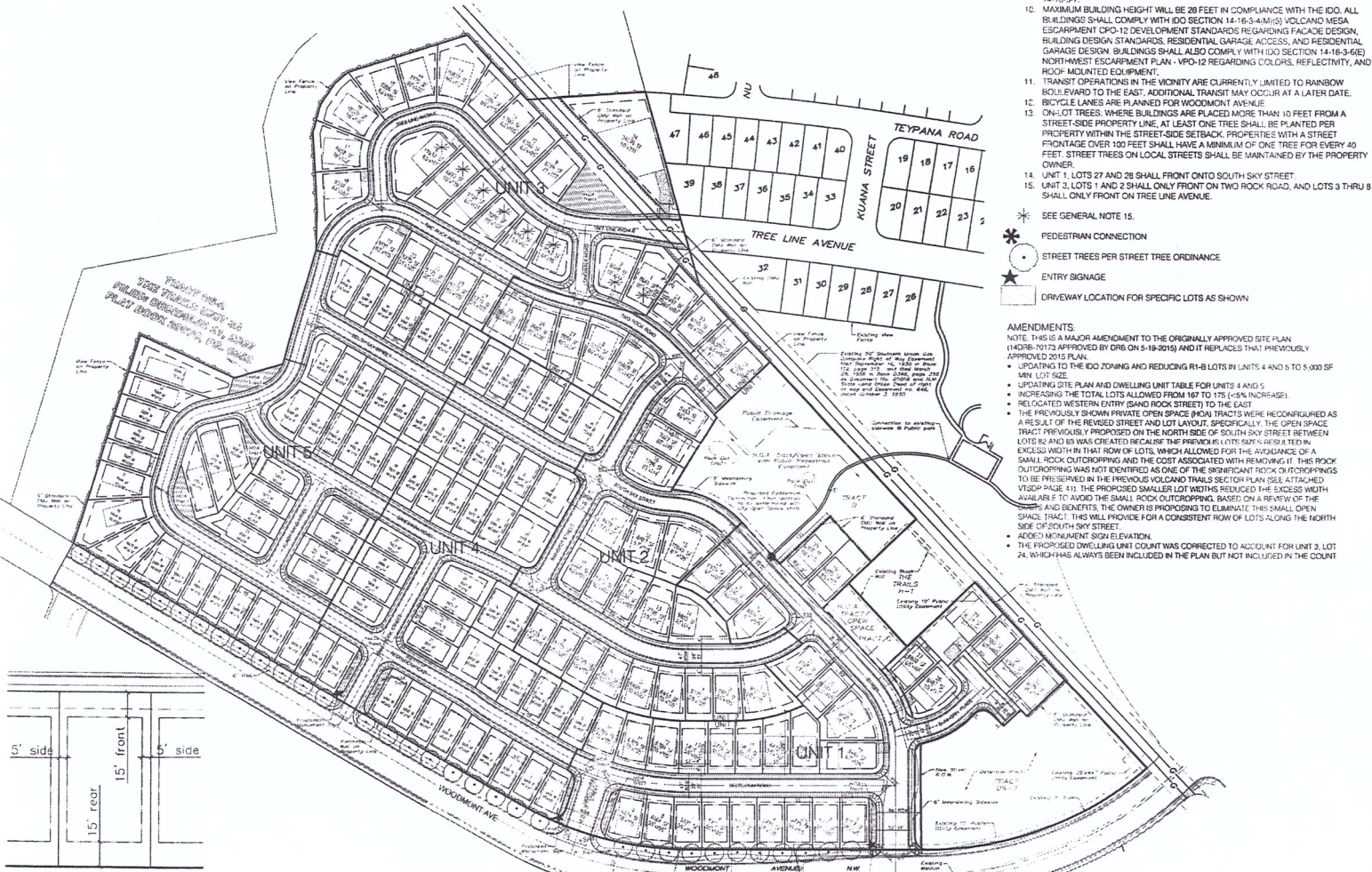
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering/Transportation Division	<i>[Signature]</i>	08-28-19
AbWMA	<i>[Signature]</i>	08-28-19
City Engineer/Hydrology	<i>[Signature]</i>	9-12-19
Parks and Recreation	<i>[Signature]</i>	9-11-19
Code Enforcement	<i>[Signature]</i>	8-28-19
Solid Waste Management	<i>[Signature]</i>	9-11-19
DRB Chairperson, Planning Department	<i>[Signature]</i>	9-11-19

AMENDMENTS

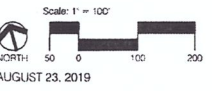
- NOTE: THIS IS A MAJOR AMENDMENT TO THE ORIGINALLY APPROVED SITE PLAN (40DRB-2013 APPROVED BY DRB ON 5-19-2015) AND IT REPLACES THAT PREVIOUSLY APPROVED SITE PLAN.
- UPDATING TO THE IDO ZONING AND REDUCING R1-8 LOTS IN UNITS 4 AND 5 TO 5,000 SF MIN LOT SIZE.
 - INCREASING THE TOTAL LOTS ALLOWED FROM 187 TO 175 (-6% INCREASE).
 - RELOCATED WESTERN ENTRY (SAND ROCK STREET) TO THE EAST.
 - THE PREVIOUSLY SHOWN PRIVATE OPEN SPACE (NOW TRACTS WERE RECONFIGURED AS A RESULT OF THE REVISED STREET AND LOT LAYOUT, SPECIFICALLY, THE OPEN SPACE TRACT PREVIOUSLY PROPOSED ON THE NORTH SIDE OF SOUTH SKY STREET BETWEEN LOTS 4 AND 8 IS NOW CREATED INSIDE THE PREVIOUS LOTS 809-118 809-119. THE EXCESS WIDTH IN THAT ROW OF LOTS, WHICH ALLOWED FOR THE AVOIDANCE OF A SMALL ROCK OUTCROPPING AND THE COST ASSOCIATED WITH REMOVING IT. THIS ROCK OUTCROPPING WAS NOT IDENTIFIED AS ONE OF THE SIGNIFICANT ROCK OUTCROPPINGS TO BE PRESERVED IN THE PREVIOUS VOLCANO TRAILS SECTION PLAN (SEE ATTACHED VISOP PAGE 41). THE PROPOSED SMALLER LOT WIDTHS REDUCED THE EXCESS WIDTH AVAILABLE TO ADD THE SMALL ROCK OUTCROPPING, BASED ON A REVIEW OF THE RISKS AND BENEFITS, THE OWNER IS PROPOSING TO ELIMINATE THIS SMALL OPEN SPACE TRACT. THIS WILL PROVIDE FOR A CONSISTENT ROW OF LOTS ALONG THE NORTH SIDE OF SOUTH SKY STREET.
 - ADDED MONUMENT SIGN ELEVATION.
 - THE PROPOSED DWELLING UNIT COUNT WAS CORRECTED TO ACCOUNT FOR UNIT 3, LOT 24, WHICH HAS ALWAYS BEEN INCLUDED IN THE PLAN BUT NOT INCLUDED IN THE COUNT

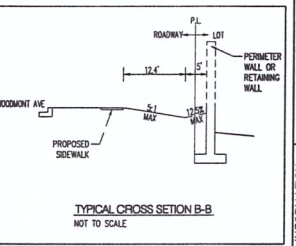
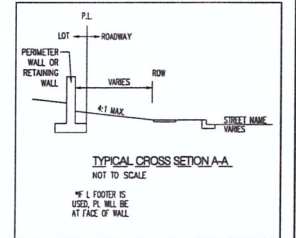
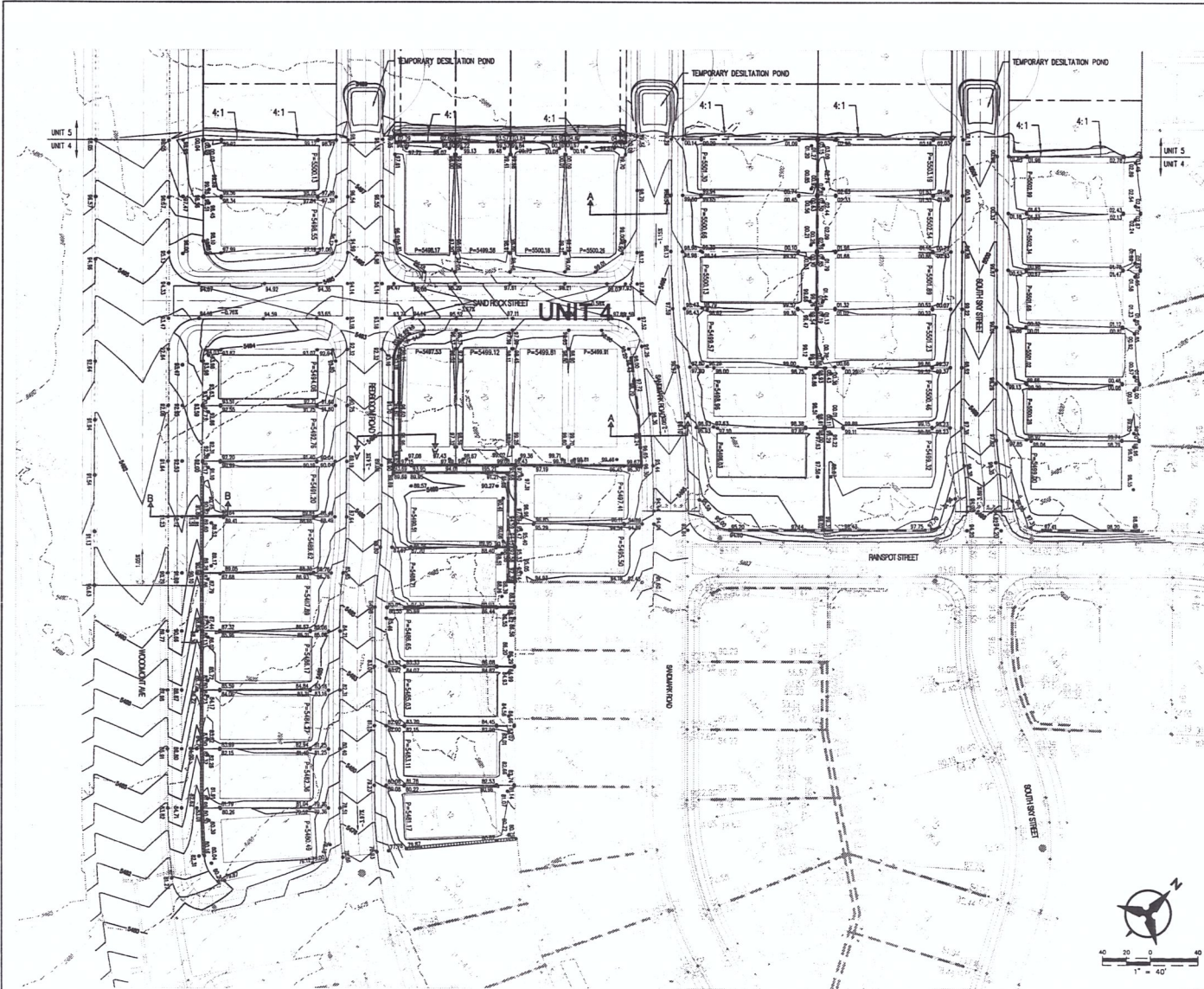


VALLE PRADO
Site Plan for Subdivision

Prepared for:
Woodmont Paseo, LLC
3077 E. Warm Springs Road
Las Vegas, NV 89120

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102





LEGEND

- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR - - - - -
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ————
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ~~~~~
- RETAINING WALL [[[[]]]]
- PAD 10
- TURNED BLOCK 18
- STREET SLOPE 22
- PHASE BOUNDARY ————

Bohannon & Huston
www.bhinc.com 800.677.5332

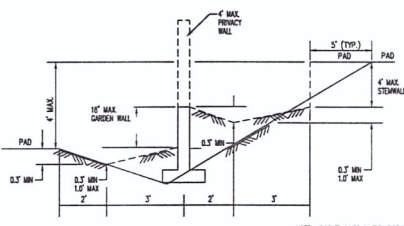
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
VALLE PRADO	
UNIT 4 GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
Zone Map No. C-09-7 Sheet 1 of 2	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	BY	DATE	CONTRACTOR	DATE	DATE
REVISIONS	BY	DATE	DATE	NAD 83	DATE	DATE	DATE
DESIGN		FIELD NOTES		ACCS MONUMENT STAMPED "NON"		MICROFILM INFORMATION	
DESIGNED BY: JR		N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		NAD 83		DATE	
DRAWN BY: JR		NAD 83 E = 1493.655.030		NAD 83 COR = 0.918884350		DATE	
CHECKED BY: JPM		NAD 83 COR = -007.626.946*		NAD 1983 ELEVATION = 5324.850		DATE	

P:\2018\041\22P\Plan\Ground\Unit4\20180414_GradngPlan_Unit4.dwg
August 23, 2019 - 2:30pm

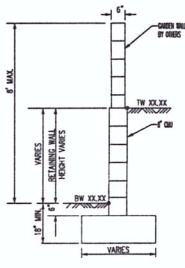
NOTE

ALL SLOPES ON HOME TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 101.2 WITH GRAVEL MULCH OR BETTER.



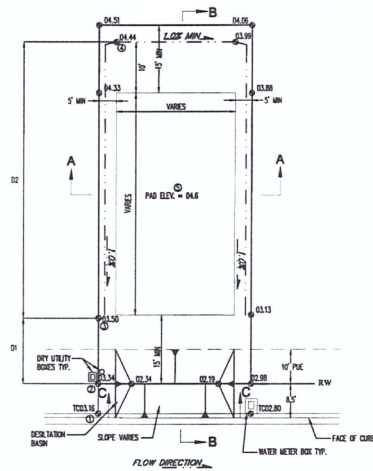
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TOP, SIDE LOT LINE SECTION REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEEL, AND FINISH WALLS HAVE BEEN CONSTRUCTED. THE INTERNAL CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CONTROLLED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

NOTE: RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISH GRADES ON LEFT AND RIGHT SIDE OF WALL. HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-10, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.



TYPICAL LOT GRADE DETAIL
WITH SEDIMENTATION BASIN FOR SEDIMENTATION CONTROL

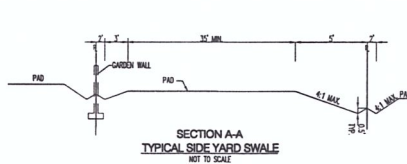
NOT TO SCALE
TO SET SPOT# - ADD 0.15 TO SPOT#
TO SET SPOT# - MAINTAIN BY 0.15 AND ADD TO SPOT#
TO SET SPOT# - MAINTAIN BY 0.15 AND ADD TO SPOT#
TO SET SPOT# - ADD 0.15 TO SPOT#
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENTATION BASIN AT EACH LOT.

GENERAL NOTES

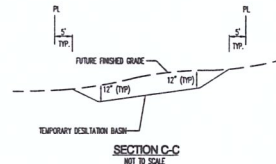
- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOLOGICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SPECIFY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT OCCUR, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMAL AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES DISCOVERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RELOCATE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERSIGHT PERSONNEL OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC Lanes. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARBERISONE, TOPSOIL, DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARBERISONE AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARBERISONE AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARBERISONE AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH PHASE 2 REQUIREMENTS.

GRADING NOTES

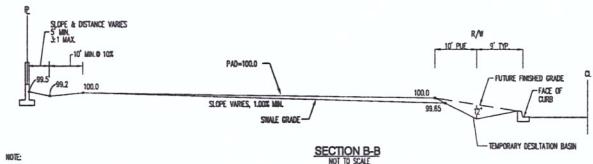
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCORPORATED TO THE PROJECT COST. THE CONTRACTOR SHALL COMPLY TO ALL CITY, COUNTY, STATE, AND FEDERAL BEST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (760-1264) FOR LOCATION OF EXISTING UTILITIES.
- ALL WORK RELATIVE TO VEGETATION REMOVAL, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND SOILS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTINGS AND NON-STRUCTURAL FILLS.
- EARTH SLOPES SHALL NOT EXCEED A HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES SETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND SHALL THEREAFTER BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE REASSIGNMENT OR PAYMENT SHALL BE MADE.
- FINISH AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY CUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
- RETAINING WALLS ARE REQUIRED BETWEEN LOTS THAT HAVE PAD ELEVATIONS THAT ARE GREATER THAN 2' DIFFERENCE.



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE

- NOTE:**
- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
 - FRONT TRENCH ARE TO BE CHISEL AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
 - HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

VALLE PRADO

GRADING AND DRAINAGE DETAILS

Design Review Committee	City Engineer Approval	Ms./Rory/In	Ms./Dora/In
City Project No.	Zone Map No.	Sheet	Of
	C-09-Z	2	2

DATE: 01/2019
DESIGNED BY: JPM
DRAWN BY: MS
CHECKED BY: JPM

AS-BUILT INFORMATION	
CONTRACTOR	DATE
ACS MONUMENT STAMPED "UNION"	
BENCH MARKS	
NO.	FIELD NOTES
SURVEY INFORMATION	
NO.	DATE
ENGINEER'S SEAL	
MATERIAL INFORMATION	
NO.	DATE

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

AMENDED OFFICIAL NOTIFICATION OF DECISION

August 30, 2019

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

Project# #PR-2018-001991
SD-2019-00026 – PRELIMINARY PLAT
VA-2019-00033- TEMPORARY DEF OF SIDEWALK
SD-2019-00027- VACATION OF TEMP PUBLIC
DRAINAGE EASEMENT

LEGAL DESCRIPTION:

For all or a portion of portion of TRACT 6 BULK LAND PLAT OF THE TRAILS UNIT 3A & TRACT C CORRECTION PLAT OF VALLE PRADO UNIT 3 (AKA VALLE PRADO UNITS 4 & 5), zoned R-1B, located on WOODMONT AVE between RAINBOW AVE and PASEO DEL NORTE BLVD, containing approximately 15.52 acre(s). (C-9)

On August 28, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Hydrology, based on the following Findings

SD-2019-00026 – PRELIMINARY PLAT

1. This Preliminary Plat creates 93 residential lots in the two remaining phases of Valle Prado (units 4 + 5). This site is subject to an approved site plan (SI-2019-00254) and the Infrastructure List (IL) is tied to this preliminary plat.
2. The lots are allowed under the R1-B zone and meet the minimum lot size requirements.
3. The plat contains the required easements.
4. The Parks Department had no comments for the request.

VA-2019-00033- TEMPORARY DEFERRAL OF SIDEWALK

1. The deferral allows the applicant to construct the sidewalks on a lot by lot basis as each home is completed. This prevents damage to sidewalks during construction. The required sidewalks will still be built as shown on Exhibit B in the file.

2. The deferral is acceptable to Transportation.
3. The Parks Department had no comments for the request.

SD-2019-00027- VACATION OF TEMP PUBLIC DRAINAGE EASEMENT

1. This is a request to vacate temporary public drainage easement, shown in Exhibit C, that was granted in to allow for future storm drain runoff on Woodmont Avenue.
2. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* Storm drain inlets were constructed west of the Nightshine Street and Woodmont Avenue intersection on Valle Prado Unit 1 and Durango Unit 1. Woodmont Avenue has the capacity to convey storm drain runoff. Due to these improvements, the drainage is no longer needed.
3. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.*
The request allows the site to develop and has sufficient drainage infrastructure. The applicant controls the site that contains the vacated easement. Because there is sufficient drainage infrastructure, no property owners will be impacted.
4. Hydrology had no objection to the vacation.

Conditions:

1. A plat is required to complete the vacations. The plat must be recorded within one year of this action.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 12, 2019**. 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. Note: Preliminary Plats cannot be appealed according to the IDO section 14-16-6-4(T)(1).

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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

Official Notice of Decision

Project# PR-2018-001991 Application# SD-2019-00026, VA-2019-00033, SD-2019-00027-

August 30, 2019

Page 3 of 3

of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Maggie Gould
Acting DRB Chair

KD/mg

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