

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

- 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
- ___ 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

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

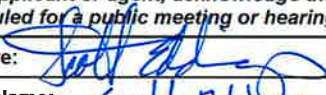
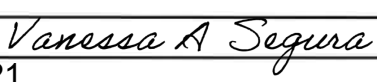

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- ___ 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)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

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

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, 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.	
Signature: 	Date: 3/1/21
Printed Name: Scott Eddings	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2020-004138	Case Numbers: SD-2021-00037
Staff Signature: 	
Date: 3/2/21	



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

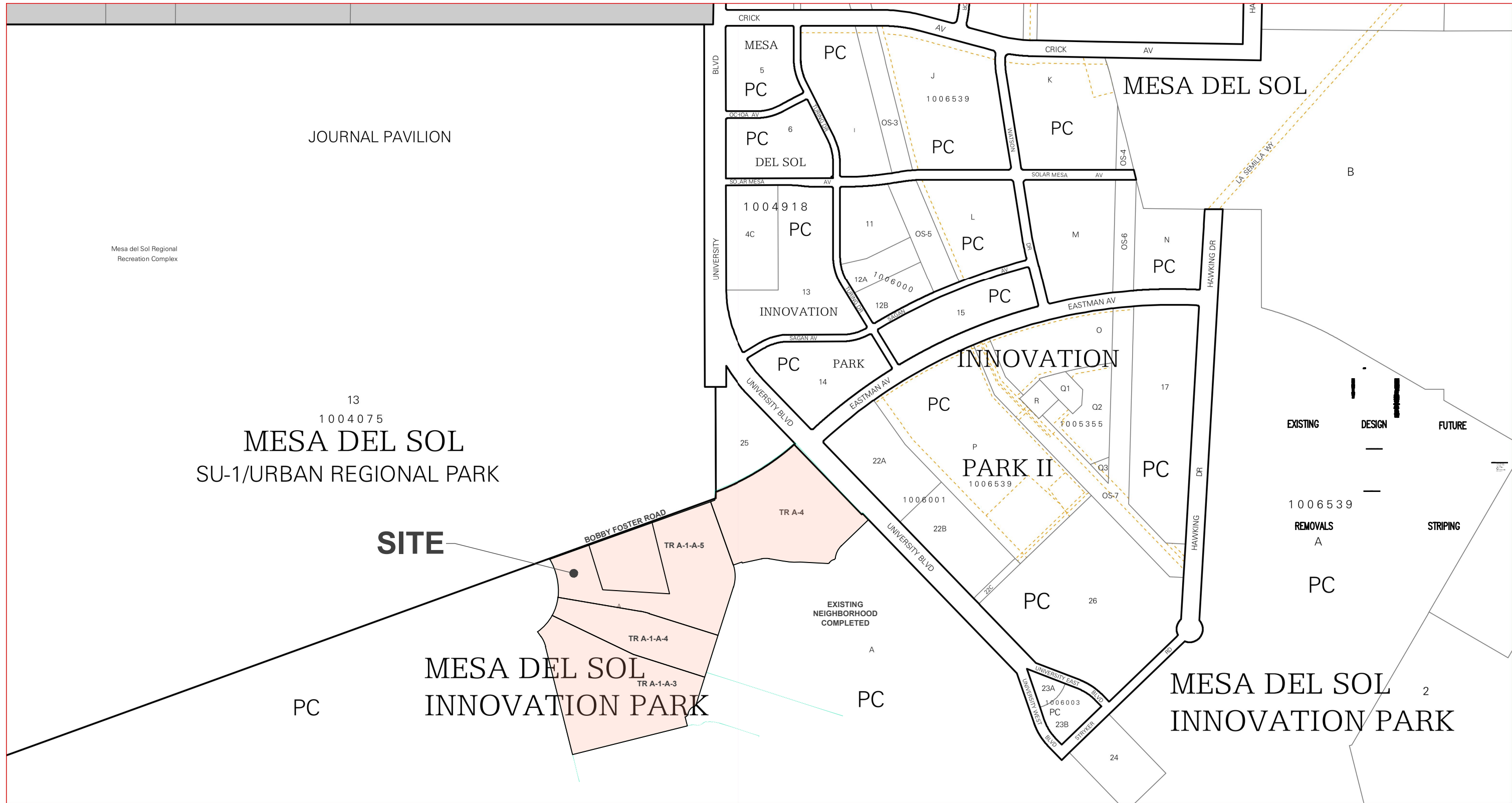
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input checked="" type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input checked="" 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 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		

APPLICATION INFORMATION		
Applicant: MDS Investors, LLC		Phone: 505-681-9932
Address: 4020 Vassar Drive NE, Suite H		Email: kyle@sc3intl.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Huitt-Zollars, Inc.		Phone: 505-883-8114
Address: 6501 Americas Parkway NE, Suite 830		Email: seddings@huitt-zollars.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site:	List all owners: MDS Investments, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A-1-A-5 & A-4	Block:	Unit:
Subdivision/Addition: Mesa Del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505148312540101
Zone Atlas Page(s): R-15	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 2	# of Proposed Lots: 4	Total Area of Site (Acres): 33.3 aC
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Along Bobb Foster	Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

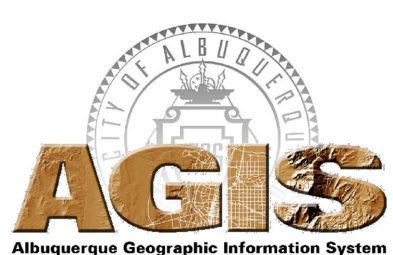
Signature: <i>Scott Eddings</i>	Date: 3/2/21
Printed Name: Scott Eddings PE, Vice President	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2021-00037	APP	\$50.00			
Meeting Date: March 10, 2021				Fee Total: \$50.00	
Staff Signature: <i>Vanessa A Segura</i>			Date: 3/2/21		Project # PR-2020-004138



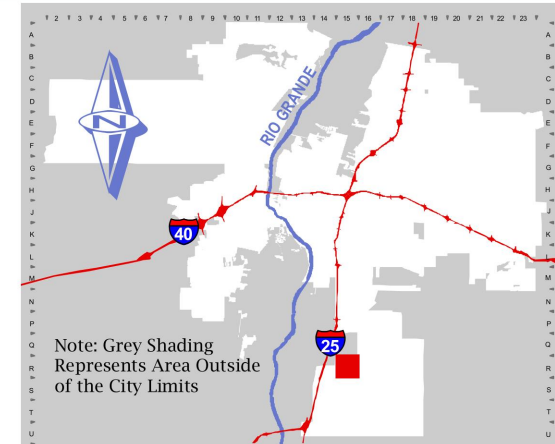
For more current information and more details visit: <http://www.cabq.gov/gis>

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AGIS
Albuquerque Geographic Information System


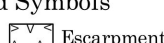
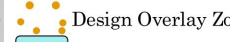
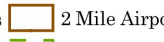
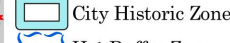
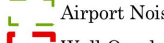
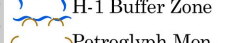

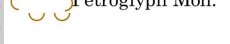
Map amended through: 2/4/2010




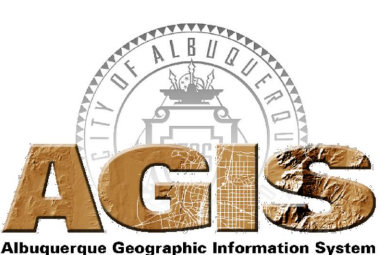
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-15-Z

Selected Symbols

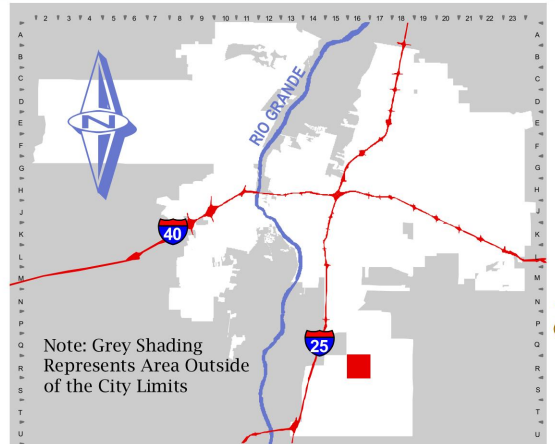
 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	





AGIS
Albuquerque Geographic Information System


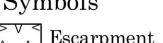


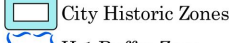
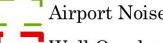
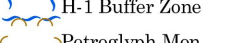
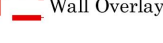
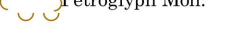
Map amended through: 2/4/2010

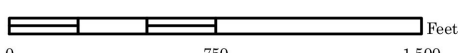


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



March 2, 2021

DRB Chairman and Board Member
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**RE: Mesa Del Sol Innovation Park – PR-2020-004138
Amended Preliminary Plat Tract A-1-A-5 & A-4
(Zone Atlas R15 & R16)**

Dear Chairman and DRB Board Members:

Huitt-Zollars, Inc, on behalf of MDS Investments LLC, requests to amend the approved infrastructure list signed by the DRB Chair on February 23, 2021. This amendment is required to include additional required storm drain infrastructure to the project. A revised grading and drainage plan illustrating the additional drainage infrastructure was submitted to City Hydrology on February 26, 2021.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7211.

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Project Manager

CC: Kyle Bodhaine

INFRASTRUCTURE LIST

EXHIBIT "B"

**Bobby Foster & University Boulevard Improvements
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

Tract A-1-A-5

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		81' Half R/W Section	*****ROADWAY***** Asphalt Pavement: (7' Parking Lane, 6' Bike Lane, (2) 11' Drive Lane); Median Curb and Gutter; Standard Curb and Gutter; 6' Landscape and 6' Sidewalk	SB University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
		54' Half R/W Section	**Asphalt Pavement: 12' Left Turn Lane (100' Length); 12' Future Left Turn Lane (100' Length) and Transitions	SB University Blvd	SB University Blvd	EB Eastman Crossing	/	/	/
		52' Full R/W Section	Asphalt Pavement (7' Park Lane, 6' Bike Lane; (2) 11' Drive Lanes); Standard Curb and Gutter; Median Curb and Gutter, Landscape Buffer Sidewalk	(1) (1) 6' Southern Half Section Bobby Foster	West Tract A-1-A-5 Boundary (Caldera Park)	University Blvd.	/	/	/
		52' R/W	**Asphalt Pavement (Auxillary Lanes): (1) Left Turn Lane - 100' (1) Future Left Turn - 100' and Transition (1) Right Turn Lane - 70' and transition	Southern Half Section Bobby Foster	250' West of University Blvd	University Blvd.	/	/	/
		66' R/W	Asphalt Pavement: (2) 14' Shared Lane (2) 7' Parking Lane (1) 14' Shared Lane (2) Standard Curb and Gutter (2) Landscape Buffer (2) 6' Sidewalk Auxillary Lane: (1) 14' Left Turn Lane - (100' Length) and Transition 96' Asphalt Temp. Pavement	Diebenkorn Drive	Stieglitz Avenue	Stieglitz Avenue	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		66' R/W	Pavement Section: (2) 14' Shared Lane (2) 7' Parking Lane (2) Standard Curb and Gutter (2) 3.3' Landscape Buffer (2) 6' Sidewalk Auxiliary Lane: (1) 12' Right Turn Lane - (150' Length) and Transition	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		36' R/W	Pavement Section: (1) 12' Drive Lane (1) 7' Parking Lane (1) 7' Landscape Buffer (1) 6' Sidewalk (1) 5' Landscape Buffer	Stieglitz Avenue	Diebenkorn Drive	Sagan Loop	/	/	/
			Roadway Lighting, CIP	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
			Pavement transitions - Interim Condition	Bobby Foster West End	New Bobby Foster	Existing Bobby Foster	/	/	/
			*****WATER*****						
		10"	Waterline w/Appertunances	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		10"	Waterline w/Appertunances	Diebenkorn Drive	Bobby Foster	Temp Turnaround	/	/	/
		8"	Waterline w/Appertunances	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	Waterline w/Appertunances	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		10"	Waterline w/Appertunances	Stieglitz Avenue	Diebenkorn Drive	Sagan Loop	/	/	/
			*****SANITARY*****						
		24"	Sanitary Sewer Line and Manholes	Bobby Foster	West Boundary Tract A-1-A-5 (Caldera Park)	University Blvd	/	/	/
		10"	Sanitary Sewer Line and Manholes	Diebenkorn Drive	Bobby Foster	Temp Turnaround	/	/	/
		8"	Sanitary Sewer Line and Manholes	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	Sanitary Sewer Line and Manholes	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	Sanitary Sewer Line and Manholes	Stieglitz Avenue	Diebenkorn Drive	Sagan Loop	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			*****REUSE WATER*****						
		*16"	Reuse Waterline w/Appertunances	University Blvd	Ex. 16" Non-Potable Line	Bobby Foster	/	/	/
		*16"	Reuse Waterline w/Appertunances	Bobby Foster	Sagan Loop	University Blvd	/	/	/
		*12"	Reuse Waterline w/Appertunances	Bobby Foster	West Boundary Tract A-1-A-5 (Caldera Park)	Sagan Loop	/	/	/
		*16"	Reuse Waterline w/Appertunances	Sagan Loop	Bobby Foster	Stieglitz Ave (connect to existing)	/	/	/
		8"	Reuse Waterline w/Appertunances	Diekenborn Drive	Bobby Foster	Temp Turnaround	/	/	/
			*****STORM*****						
		30"	Storm Drain, Inlets and Manhole	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
			*****TRAFFIC SIGNAL & INTERSECTION LIGHTING*****						
			**Install Underground Traffic Signal Conduit as part of University Blvd Improvements for Future Traffic Signal (installed when warranted by separate project)	Bobby Foster	Bobby Foster	University Blvd			
			Intersection Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Bobby Foster	Bobby Foster	Diekenborn Drive	/	/	/
			Intersection Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Bobby Foster	Bobby Foster	Newhall Drive	/	/	/
			Intersection Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Bobby Foster	Bobby Foster	Sagan Loop	/	/	/
			Intersection Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Diekenborn Drive	Diekenborn Drive	Stieglitz Avenue	/	/	/
			Intersection Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Newhall Drive	Newhall Drive	Stieglitz Avenue	/	/	/
			Intersection Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Stieglitz Avenue	Stieglitz Ave	Sagan Loop	/	/	/
			Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Newhall Drive - Mid Block	Bobby Foster	Stieglitz Avenue	/	/	/
			Arterial Cooridor Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc) - match existing	SB University Avenue	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/

SIA	COA BLDG	Size	Type of Improvement	Location	From	To	Private	City	City Cnst	
Sequence #	PERMIT #						Inspector	Inspector	Engineer	
			*****STORM DRAINAGE*****							
		Pond 1		Tract A-1-A-4			/	/	/	
		48"	Pond Inlet	Pond 1	Pond 1	Steiglitz Loop	/	/	/	
		30"	Storm Drain, Inlets and Manhole	Stieglitz Loop	Newhall Drive	Approximately 300' East	/	/	/	
		30"	Storm Drain, Inlets and Manhole	Newhall Drive	Sagan Loop	Approx 400' North	/	/	/	
		30"	Storm Drain, Inlets and Manhole	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/	
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- 1 *To be confirmed with future Non-Potable Master Plan by Developer.

- 2 **Roadway infrastructure such as auxiliary lane configuration to be confirmed with Traffic Study Recommendations.
**This infrastructure list subject to amendment to satisfy potential additional improvement associated with the approved Traffic Impact Study.

- 3 Exact Number of Street Lights shall be developed through DRC and City project development reviews. Street Lights shall be in accordance with City DPM.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Scott Eddings

 NAME (print)

Huitt-Zollars, Inc.

 FIRM

Scott Eddings 3/2/2021

 SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: 1-YEAR

_____ **DRB CHAIR - date**

_____ **TRANSPORTATION DEVELOPMENT - date**

_____ **UTILITY DEVELOPMENT - date**

_____ **CITY ENGINEER - date**

_____ **PARKS & GENERAL RECREATION - date**

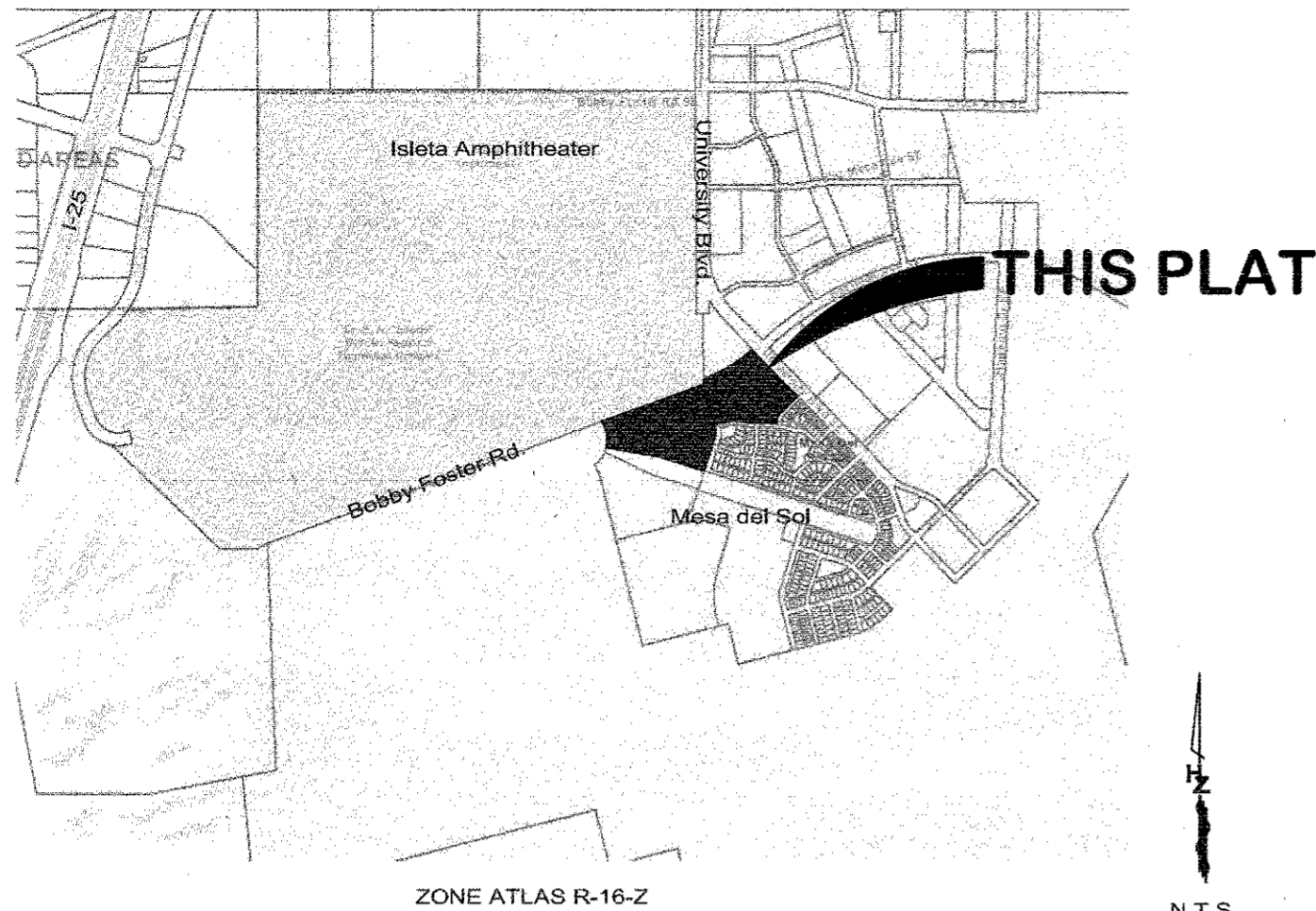
_____ **AMAFCA - date**

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



FINAL PLAT TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A OF MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
SHEET 1 OF 6

SUBDIVISION DATA

DRB NO.		PLAT ACRES (Gross)	33.3010
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	0	PARCEL ACRES	0
NO. OF TRACTS	5	TRACT ACRES	27.2156
STREET MILES (FULL)	0.3108	STREET ACRES	6.0852

DESCRIPTION

TRACT A-1-A-5 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 31, 2019, AS DOCUMENT NUMBER 2019111900, IN BOOK 2019C, PAGE 0146 AND TRACT A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 6, 2010, AS DOCUMENT 2010123421, BOOK 2010C, PAGE 0131. LYING WITHIN SECTIONS 21 AND 22 T.9N., R.3E., N.M.P.M. BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 33.3010 ACRES MORE OR LESS.

PURPOSE OF THIS PLAT

The purpose of this Plat is to Subdivide two (2) existing Tracts (Tract A-1-A-5-A and Tract A-4) into four (4) new Tracts (A-1-A-5-A, A-1-A-5-B, A-1-A-5-C and A-4-A). To expand and extend the Right of Way of Bobby Foster Road SE, and to create three (3) new streets.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 385.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "LH19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
 - ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE WATER SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST d/b/a CENTURYLINK QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

TRACT A-1-A-5-A, UPC # 101505148312540101

PARCEL A-4, UPC # 101605104917630110

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer
Kim C. Stelzer, N.M. S. NO. 7482
DATE: **October 15, 2020**

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Steven B. Chavez 10/15/20
MDS INVESTMENTS, LLC. DATE
STEVEN B. CHAVEZ, MANAGING MEMBER

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15th of October 2020 BY STEVEN B. CHAVEZ, MANAGING MEMBER OF MDS INVESTMENTS, LLC. ON BEHALF OF SAID COMPANY.

BY: *Linda R. Tello*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/9/22



PROJECT NO. PR-2020-004138

APPLICATION NO. SD-2020-00225

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CenturyLink QC	DATE
COMCAST	DATE

CITY APPROVALS

Loren M. Randall P.S. 10/14/2020
CITY SURVEYOR DATE

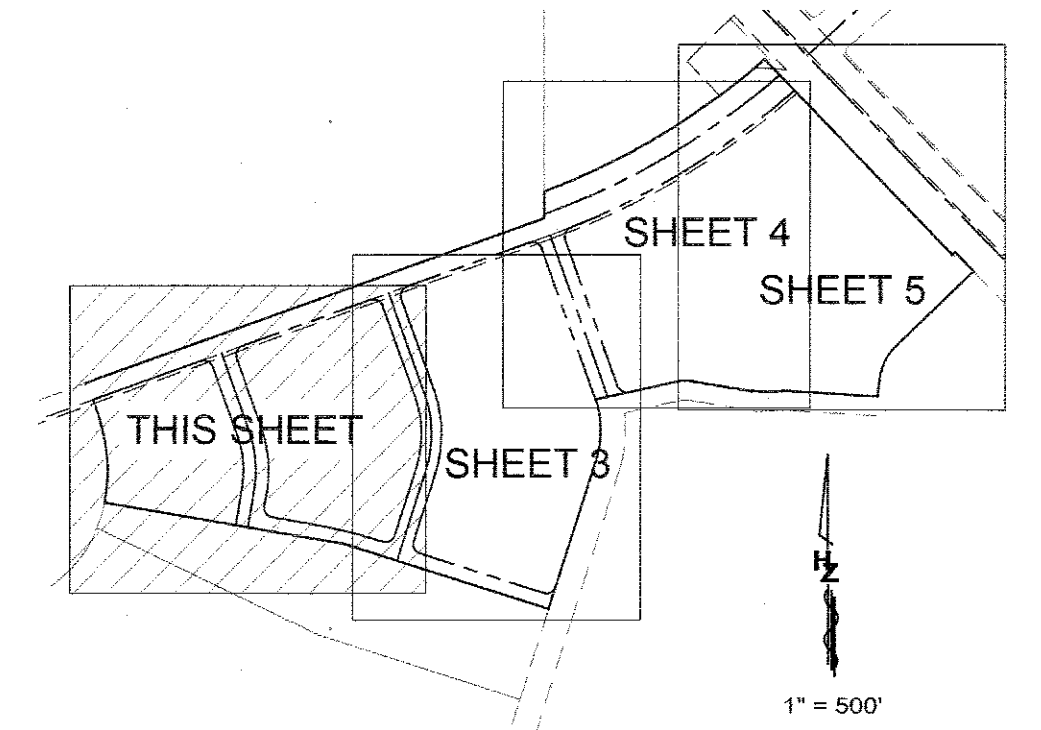
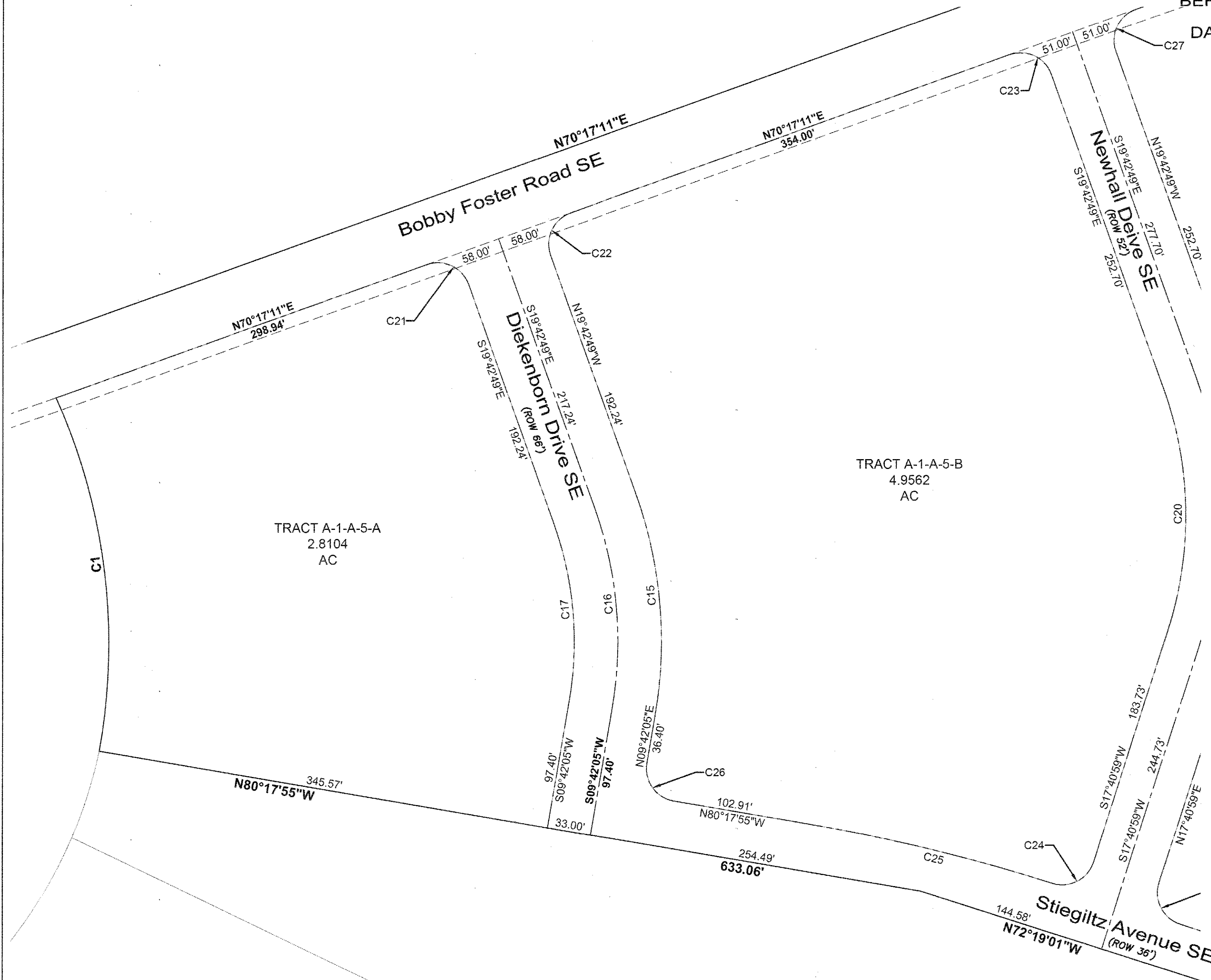
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

HUITT-ZOLIARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, NM 87124
(505)892-5141

FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

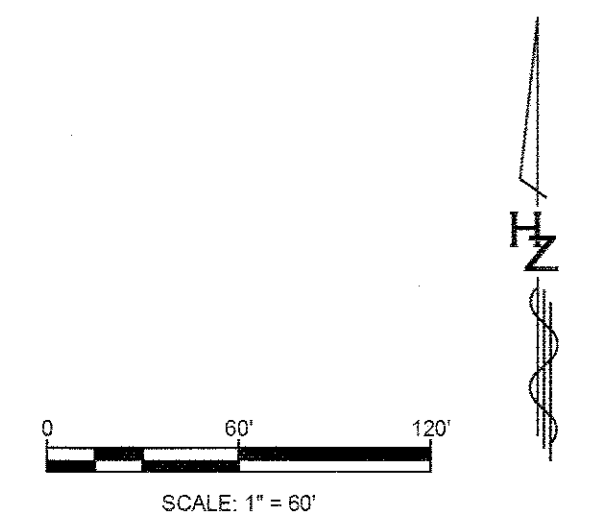
DATE OF SURVEY: AUGUST 2020
 SHEET 2 OF 6



LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊙ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with Washer: HZI LS 7482



KS
 10/13/20

HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

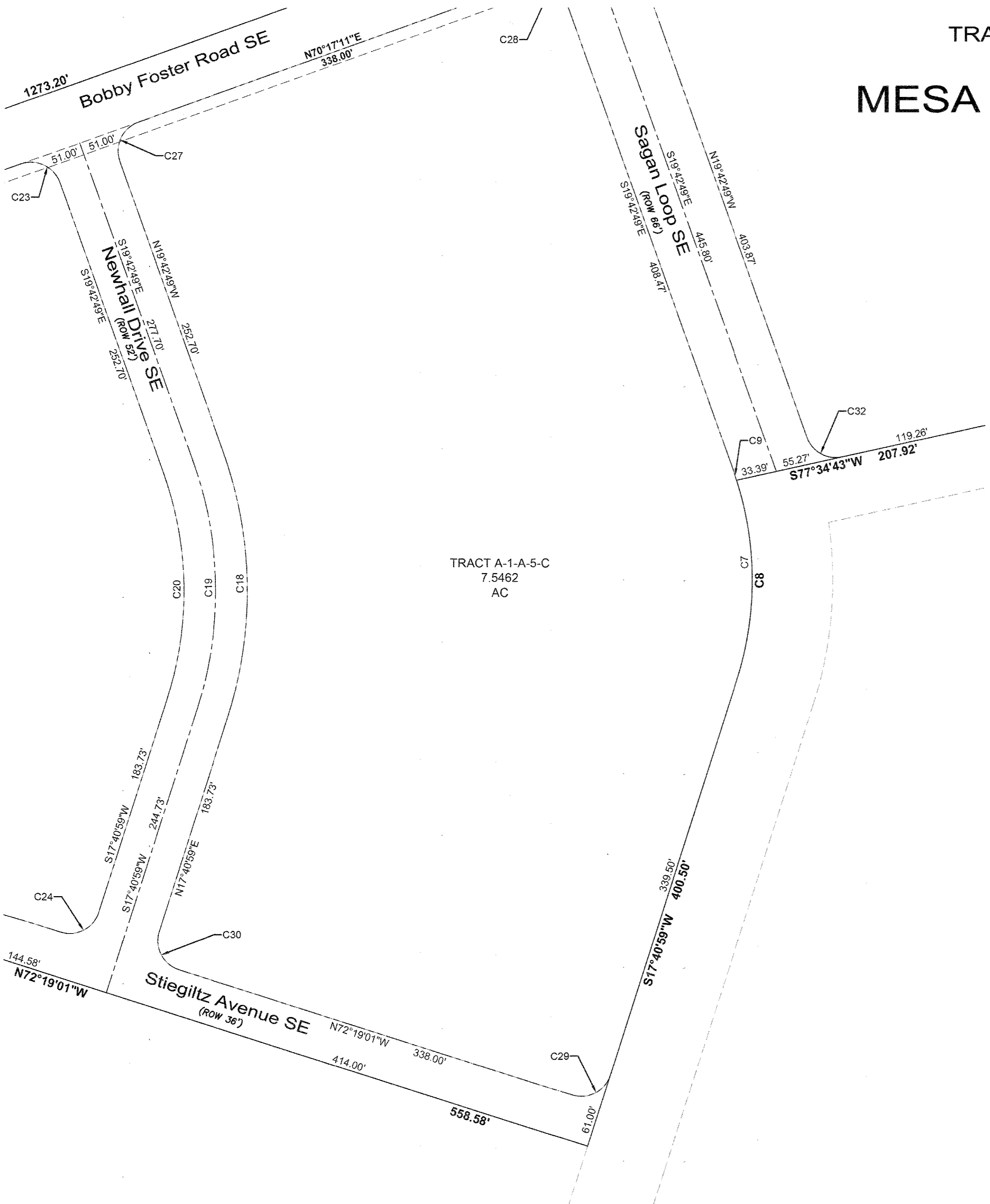
FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

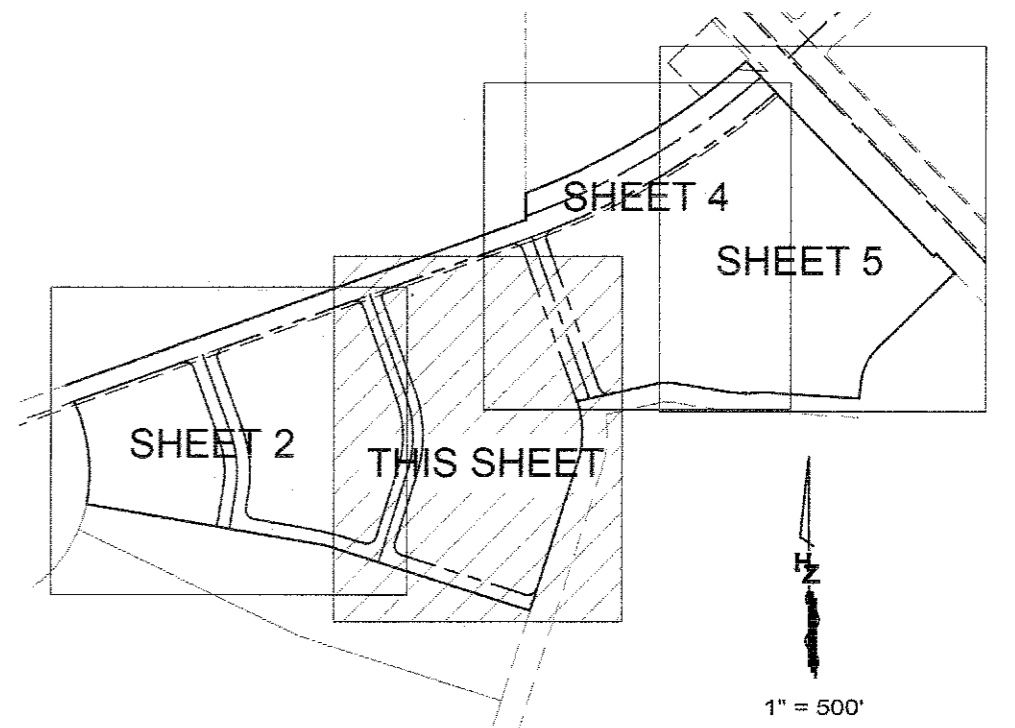
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 3 OF 6



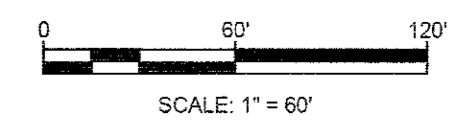
TRACT A-1-A-5-C
 7.5462
 AC



LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊕ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with Washer: HZI LS 7482



Handwritten signature and date: 10/15/20

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

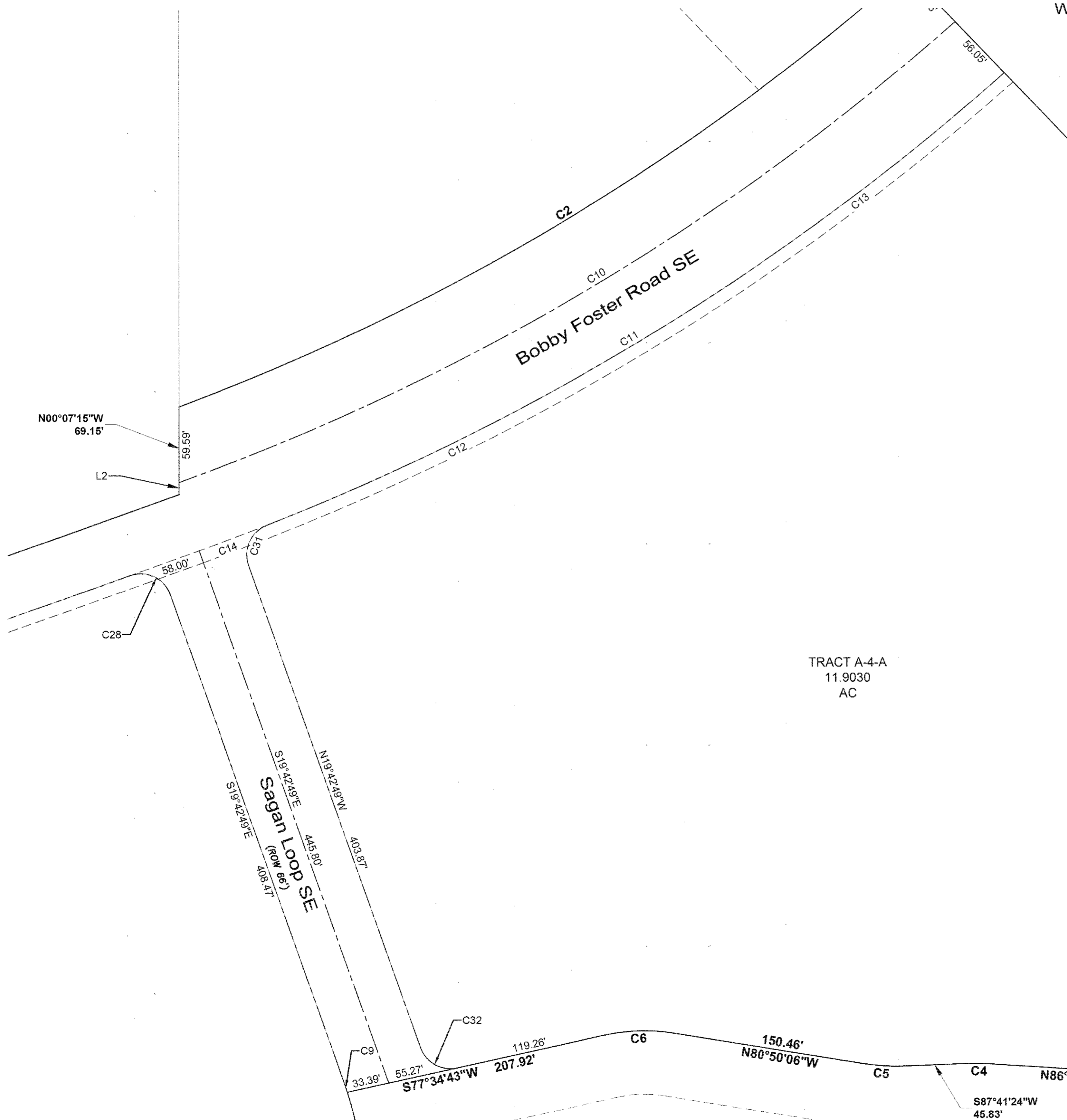
FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

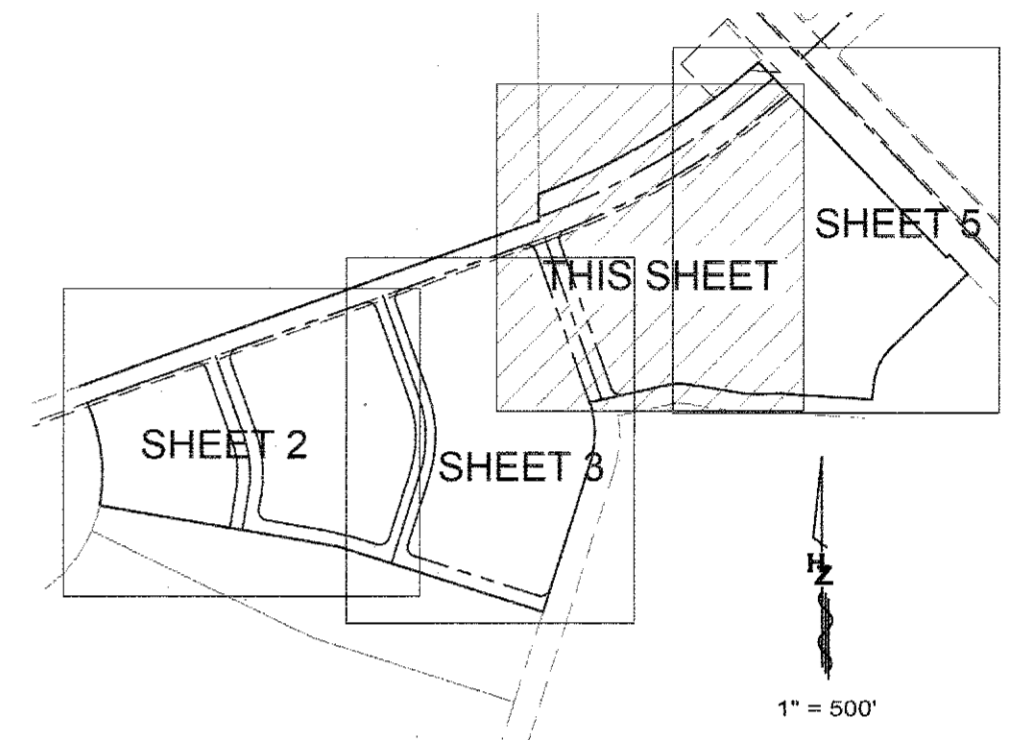
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 4 OF 6



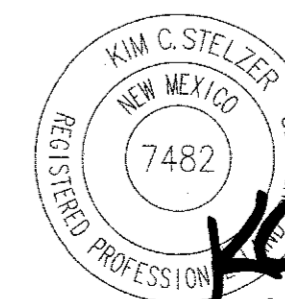
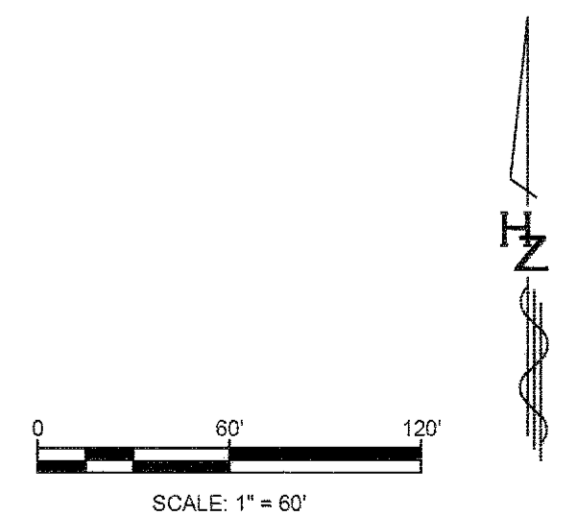
TRACT A-4-A
 11.9030
 AC



LEGEND

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊙ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482

Where possible Found Monuments are tagged with Washer: HZI LS 7482



KS
 10/15/2020

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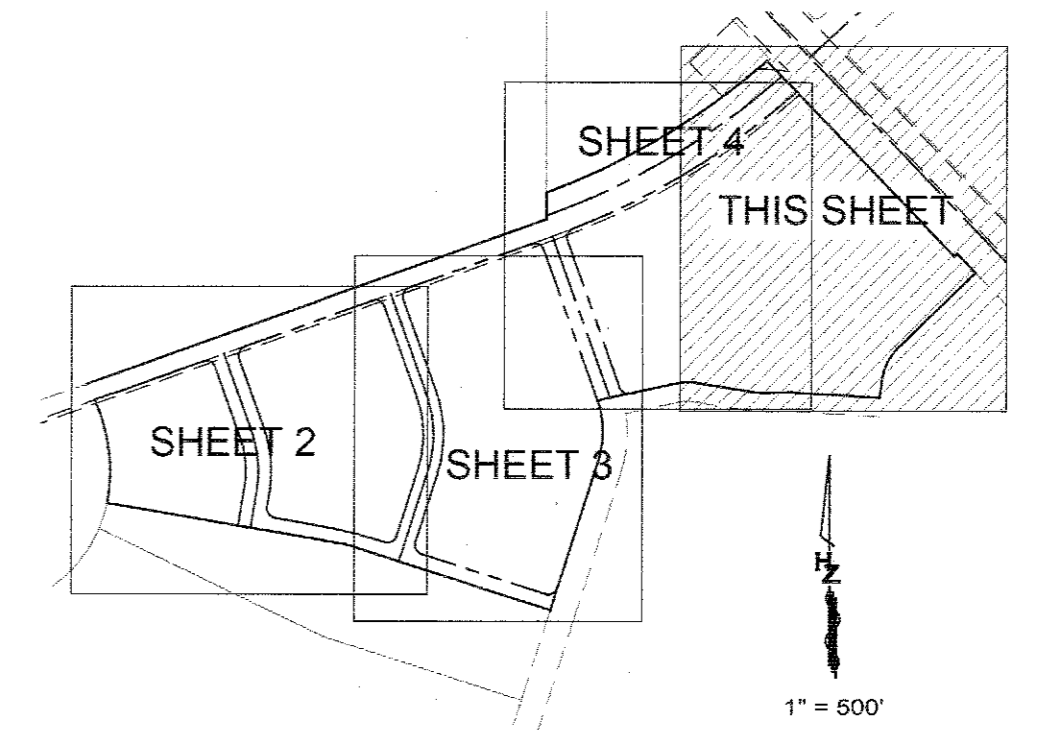
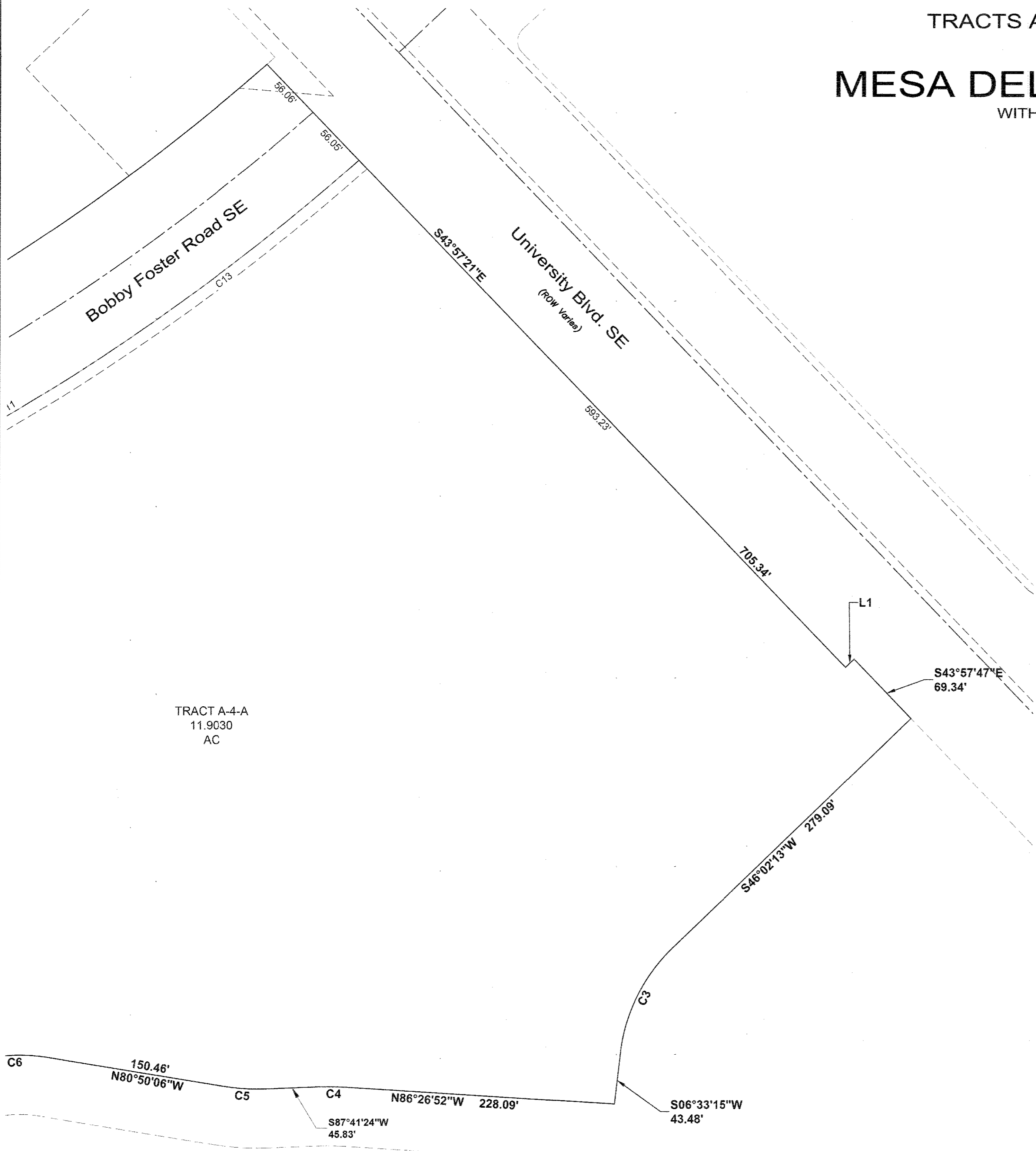
FINAL PLAT
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
 OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

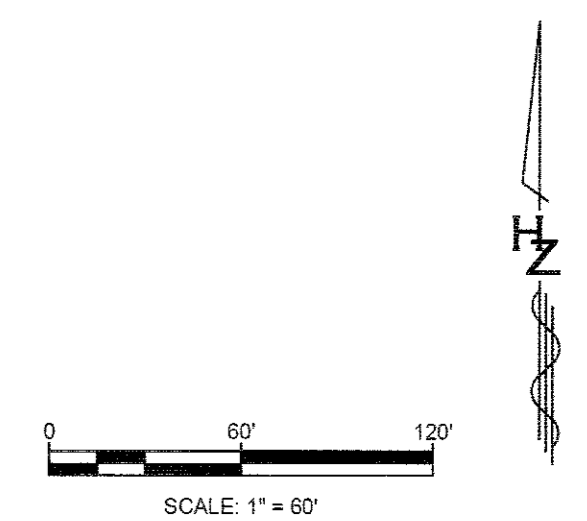
DATE OF SURVEY: AUGUST 2020

SHEET 5 OF 6



LEGEND

- Found Monument (as indicated on this sheet)
 - Calculated Corner Unable to set
 - ⊙ Set Monument: Rebar w/Cap HZI LS 7482
OR
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



KCS
10/15/2020

HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Dr. NE, Suite 101
 Rio Rancho, NM 87124
 (505)892-5141

FINAL PLAT
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A
OF
MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 6 OF 6

CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.25'
C2	20°54'51"	1841.64'	N59°06'29"E	668.51'	672.23'
C3	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C4	5°51'44"	206.00'	N89°22'44"W	21.07'	21.08'
C5	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'
C6	21°35'12"	145.76'	S88°22'18"W	54.59'	54.92'
C7	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C9	1°44'16"	266.76'	S18°50'41"E	8.09'	8.09'
C10	21°36'57"	1897.64'	N59°22'55"E	711.68'	715.91'
C11	20°06'19"	1953.64'	N58°33'15"E	682.03'	685.54'
C12	9°37'33"	1953.64'	N63°47'38"E	327.84'	328.22'
C13	10°28'46"	1953.64'	N53°44'28"E	356.82'	357.32'
C14	1°40'47"	1953.64'	N69°26'48"E	57.27'	57.28'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'
C16	29°24'54"	300.00'	S5°00'22"E	152.33'	154.02'
C17	29°24'54"	267.00'	S5°00'22"E	135.57'	137.07'
C18	37°23'47"	339.00'	N1°00'55"W	217.36'	221.26'
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'
C20	37°23'47"	287.00'	S1°00'55"E	184.01'	187.32'
C21	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C23	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C24	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C25	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'
C26	90°00'00"	25.00'	N35°17'55"W	35.36'	39.27'
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C28	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C29	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'
C31	88°19'13"	25.00'	S24°26'48"W	34.83'	38.54'
C32	82°42'29"	25.00'	N61°04'03"W	33.04'	36.09'

LINE TABLE

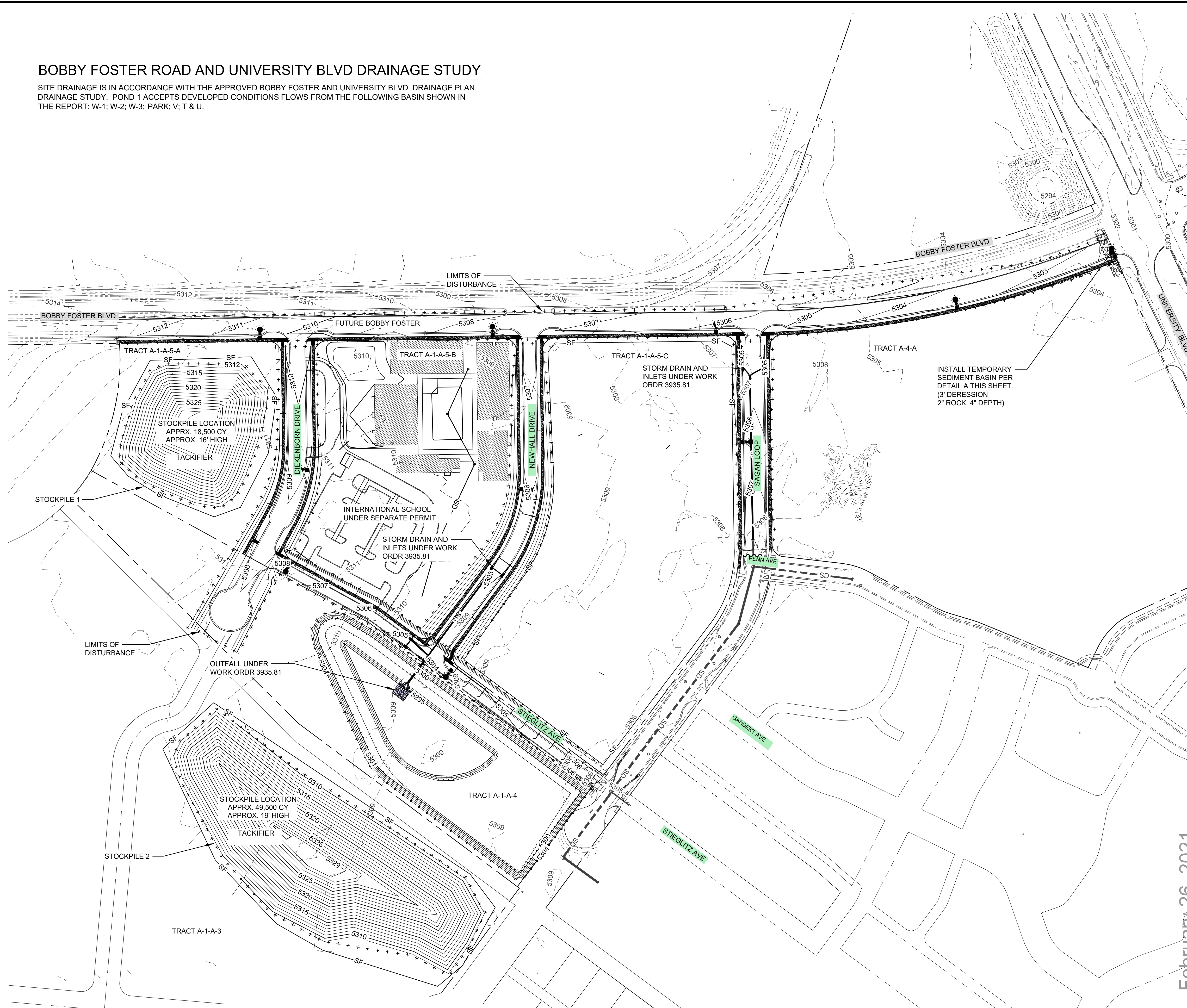
LINE NO.	BEARING	DISTANCE
L1	S46°10'59"W	9.97'
L2	N00°07'15"W	9.56'



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BOBBY FOSTER ROAD AND UNIVERSITY BLVD DRAINAGE STUDY

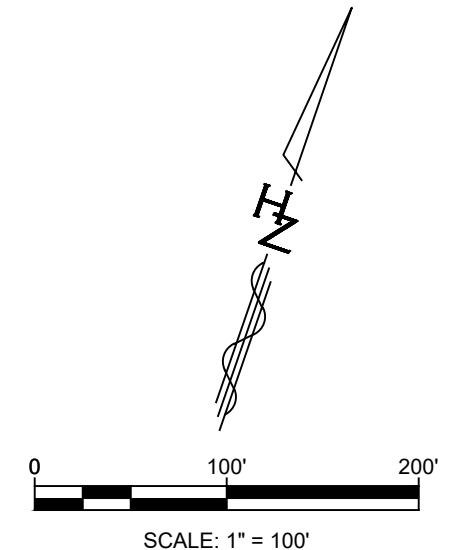
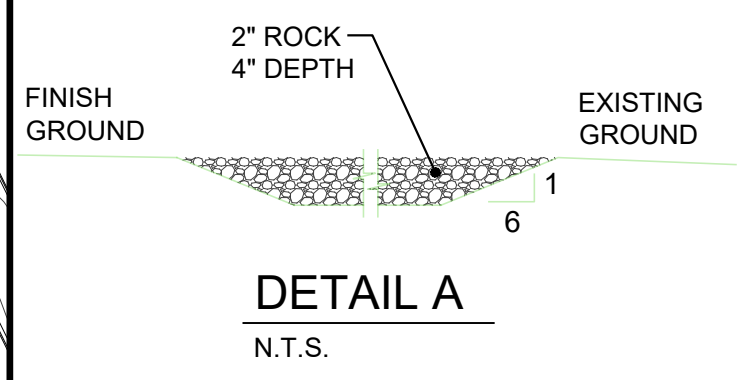
SITE DRAINAGE IS IN ACCORDANCE WITH THE APPROVED BOBBY FOSTER AND UNIVERSITY BLVD DRAINAGE PLAN. DRAINAGE STUDY. POND 1 ACCEPTS DEVELOPED CONDITIONS FLOWS FROM THE FOLLOWING BASIN SHOWN IN THE REPORT: W-1; W-2; W-3; PARK; V; T & U.



LEGEND

- - - - - EXISTING (INDEX) CONTOUR
- - - - - EXISTING (INTERMED.) CONTOUR
- - - - - PROPOSED (INDEX) CONTOUR
- - - - - PROPOSED (INTERMED.) CONTOUR
- + + + + + GRADING LIMITS
- [Symbol] TACKIFIER
- [Symbol] 2" - 4" ROCK
- [Symbol] WATERBLOCK (HIGH POINT)
- [Symbol] SILT FENCE

GENERAL NOTE
 1. TACKIFIER SHALL BE PLACED IN ALL AREAS OTHERWISE NOT STABILIZED WITH ROCK OR HYDROSEED.



Designed By:
HUITT-ZOLIARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

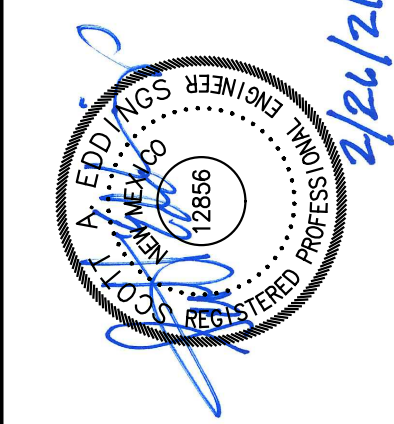
SC³ INTERNATIONAL
 4020 Vasar Drive NE Suite I

TITLE:
ROUGH GRADING PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of

City Project No. 3935.81
 Zone Map No. R-15-Z, R-16-Z
 Sheet 9 of 42

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "15-12-1988"	DATE	FIELD NOTES	NO.	BY	NO.
INSPECTOR'S NAME	DATE	STANDARD 3/16" ALUMINUM DISC	DATE	NO.	NO.	NO.	NO.
INSPECTOR'S FIELD RANGE BY	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	DATE	NO.	NO.	NO.	NO.
VERIFICATION BY	DATE	N=147,524.83	DATE	NO.	NO.	NO.	NO.
CORRECTED BY	DATE	E=151,214.742	DATE	NO.	NO.	NO.	NO.
MICRO-FILM INFORMATION	DATE	ELEV=4866.627 (NAVD. 1988)	DATE	NO.	NO.	NO.	NO.
	DATE	GROUND TO GRID FACTOR=0.99868508	DATE	NO.	NO.	NO.	NO.
	DATE	MAPPING ANGLE=0°14'33.77"	DATE	NO.	NO.	NO.	NO.



February 26, 2021

Plotted: 2/26/2021 8:03:44 PM. By: Edgington, Scott
 H:\proj\3935\393526\2021 AutoCAD\Sheet\Sheets\EROSION CONTROL PLAN.dwg
 User: Scott.Edgington Date: 2/26/2021 8:02:28 PM.