



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Major - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	<input type="checkbox"/> Extension of Vacation (Form V)
<input type="checkbox"/> Decision of DHO (Form A)	

BRIEF DESCRIPTION OF REQUEST

FINAL PLAT APPROVAL ON PREVIOUSLY APPROVED PRELIMINARY PLAT

APPLICATION INFORMATION

Applicant/Owner: QUIVERA LAND, LLC		Phone: 505.322.6027
Address: 1301 CUESTA ARRIBA CT NE		Email: tmcaney@twilighthomesnm.com
City: ALBUQUERQUE	State: NM	Zip: 87113
Professional/Agent (if any): DAVID SOULE		Phone: 505.321.9099
Address: PO BOX 93924		Email: david@riograndeengineering.com
City: ALBUQUERQUE	State: NM	Zip: 87199
Proprietary Interest in Site: OWNER IN FEE SIMPLE		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.: 22	Block:	Unit: 6
Subdivision/Addition: VOLCANO CLIFFS	MRGCD Map No.:	UPC Code: 100906317105030106
Zone Atlas Page(s): D-9	Existing Zoning: RA	Proposed Zoning RA
# of Existing Lots: 1	# of Proposed Lots: 23	Total Area of Site (Acres): 7.8190

LOCATION OF PROPERTY BY STREETS

Site Address/Street: QUIVIRA Between: VISTA VIEJA and: RETABLO

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004457, PR202101506, PR2021005047

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:	Date: 5/15/23
Printed Name: DAVID SOULE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

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

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) 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) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

TRACT 22 VOLCANO CLIFFS UNIT 6

Legal Description & Location: _____

Job Description: _____ FINA PLAT _____

Hydrology:

- Grading and Drainage Plan Approved _____ NA
- AMAFCA _____ Approved NA
- Bernalillo County _____ Approved NA
- NMDOT _____ Approved NA
- MRGCD _____ Approved NA

Reggie Cho 5/16/2023
 Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved NA
- Traffic Impact Study (TIS) _____ Approved NA
- Neighborhood Impact Analysis (NIA) _____ Approved NA
- Bernalillo County _____ Approved NA
- NMDOT _____ Approved NA

Ernest Armijo 5/16/2023
 Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter _____ Approved _____ NA
- ABCWUA Development Agreement _____ Approved _____ NA
- ABCWUA Service Connection Agreement _____ Approved _____ NA

 ABCWUA _____
 Date

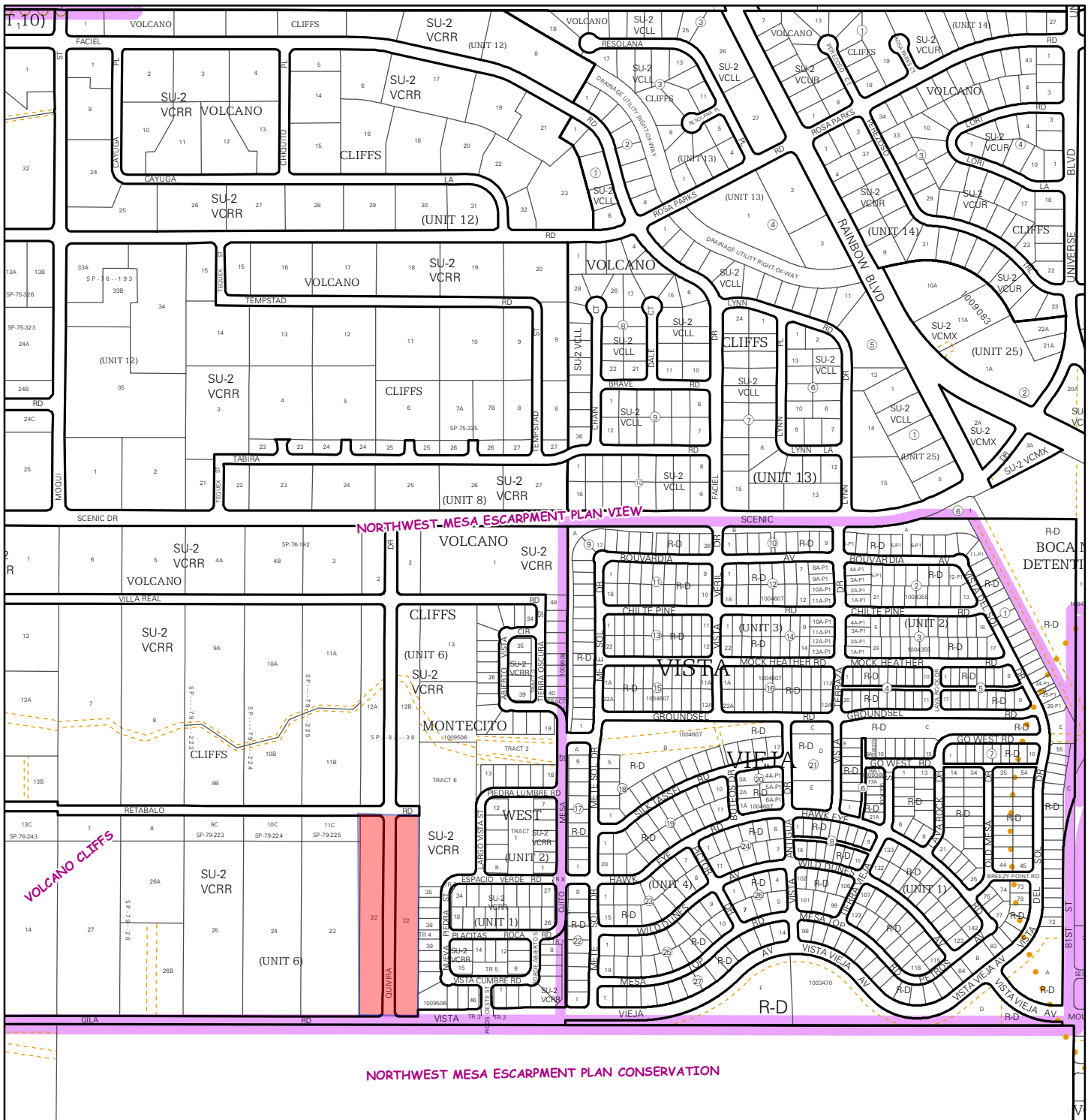
- Infrastructure Improvements Agreement (IIA*) _____ Approved
- AGIS (DXF File) _____ Approved
- Fire Marshall Signature on the plan _____ Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** _____ Yes _____ NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** _____ Yes NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



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

Map amended through: 1/28/2016

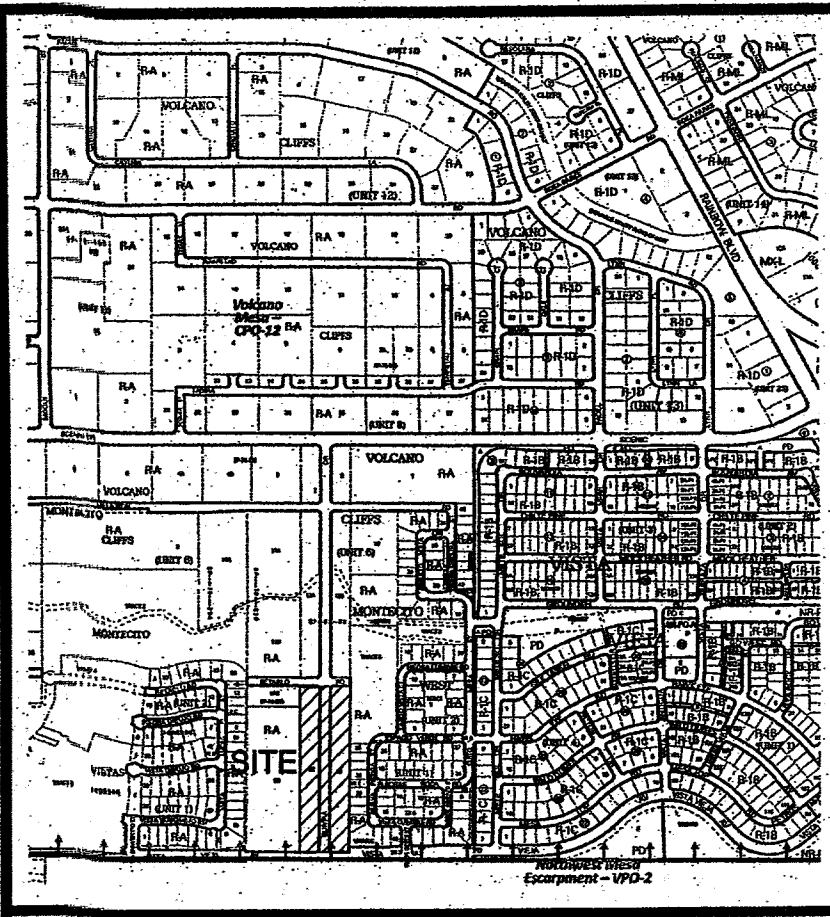
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-09-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.

0 750 1,500 Feet



LEGAL DESCRIPTION

Tract 22, and Quivira Drive NW, of the plat of Volcano Cliffs Unit 6, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk Bernalillo County, New Mexico on June 18, 1970 in Plat Book D4, Page 81.

Contains 7.8190 acres, more or less.

PURPOSE

The purpose of this plat is to divide Tract 22 into twenty-three (23) new lots and 1 new tract, to grant open space, to grant public utility easements, to dedicate new public right-of-way, and to vacate existing public right-of-way and utility easements.

FREE CONSENT and DEDICATION:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and do hereby grant public utility easements, dedicate new public right-of-way in fee simple with warranty covenants, vacate existing public right-of-way, and vacate existing public utility easements and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by JAN 5/13/23
 QUIVERA LAND LLC, TIM McNANEY (MANAGING MEMBER) Date

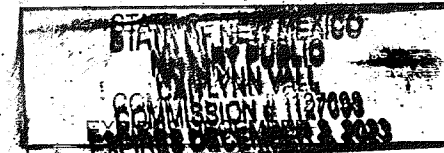
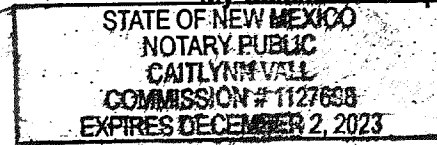
ACKNOWLEDGEMENT

State of New Mexico) SS
 County of Bernalillo)

Acknowledged before me this 15 day of May, 2023 by

QUIVERA LAND LLC, TIM McNANEY (MANAGING MEMBER)

Caitlyn Vall
 My Commission Expires: 12/02/23



PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico (PNM), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Comcast for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, transformers/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.

INFO FOR COUNTY CLERK:

OWNER: QUIVERA LAND LLC
 PROPERTY: TRACT 22 VOLCANO CLIFFS UNIT 6 SUBDIVISION
 UPC # 100906317105030106

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1

Tract 22, VOLCANO CLIFF UNIT 6
 UPC # 100906317105030106
 Bernalillo County Treasurer's Office: by: _____ Date: _____

FINAL PLAT
QUIVIRA ESTATES
 BEING A REPLAT OF TRACT 22, VOLCANO CLIFFS UNIT 6
 AND QUIVIRA DRIVE NW
 SITUATE WITHIN
 SECTION 21, T. 11 N., R. 2 E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2023

SITE DATA:

FEMA Map Number	35001C0111G
Zoning	RA
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	0
No. of Existing Tracts	1
No. of Lots Created	23
No. of Tracts Created	1
Total Area	7.8190 Acres
Acreeage of Dedicated Right-of-Way	0.1626 Acres

Project Number: _____
 Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

<u>RJA</u>	04/18/2023
PNM Electric Services	date
<u>JH</u>	4/13/23
New Mexico Gas Company	date
<u>Abdul A. Shuijan</u>	04/13/2023
Qwest Corporation dba Century Link QC	date
<u>Mike Mortis</u>	04/13/2023
Comcast	date
<u>[Signature]</u>	5/22/2023
AMATECA	date

ABCWUA _____ date

CITY APPROVALS

<u>Loren N. Rianhoover P.S.</u>	5/12/2023
City Surveyor	date
Parks & Recreation Department	date
City Engineer	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
Code Enforcement	date
Planning Department	date
City Engineer	date

VICINITY MAP **ZONE ATLAS MAP**
 NOT TO SCALE **D-9-Z**

NOTES:

- RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER THE PLAT OF VOLCANO CLIFFS UNIT 6, FILED ON JUNE 18, 1970, IN BOOK D4 PAGE 81.
- BASIS OF BEARINGS IS THE LINE BETWEEN AGRS STATIONS "S21_S22_S28_S27_11N_2E" AND "2_D9" AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.
- 15' SIDE YARD SETBACKS MAY BE REDUCED OR ELIMINATED BY VARIANCE APPLICATION TO VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, INC. PER ARCHITECTURAL CONTROL COMMITTEE RULES, REGULATIONS AND BY-LAWS, ARTICLE II, SECTION 2.0.1.
- THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA SATED SEPTEMBER 26, 2008, MAP NO. 35001C0111 G).
- ALL PORTIONS OF EXISTING QUIVIRA DRIVE RIGHT-OF-WAY (D4-81) LYING OUTSIDE OF NEW AND REMAINING QUIVIRA DRIVE ARE HEREBY VACATED BY THIS PLAT.
- ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

DOCUMENTS USED:

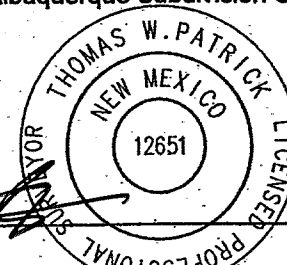
- PLAT OF VOLCANO CLIFFS UNIT 6, FILED ON JUNE 18, 1970, IN BOOK D4 PAGE 81.
- CORRECTION PLAT OF MONTECITO WEST UNIT 1, FILED ON DECEMBER 12, 2014, IN BOOK 2014C, PAGE 134.
- E'LY PORTION AND WLY PORTION FOR PERMANENT EASEMENT FOR PUBLIC ROADWAY, PUBLIC WATER & SEWER, FILED OCTOBER 6, 2016, DOC NO. 2016095007

SOLAR NOTE:

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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the Minimum Standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.

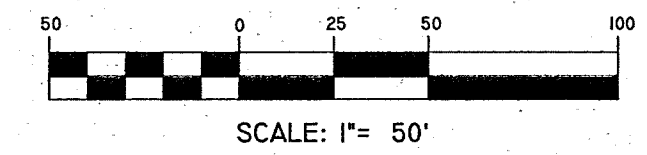
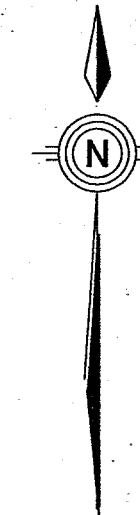


Thomas W. Patrick
 New Mexico Professional Surveyor No. 12651

5-12-2023
 Date

FINAL PLAT QUIVIRA ESTATES	
DWG PATH: \\VERTICAL\SUBD\Volcano \Volcano Cliffs Unit 6 - LOT 22 BNDY-TOPO-REPLAT\QUIVIRA FINAL DRAFT.dwg QFS: JR/TIO DATE: 03/22/23 SCALE: 1"=50' CREW: LRC/CFS DRAWN: SLN JOB NO.: N942-03-930	1 of 3

FINAL PLAT
QUIVIRA ESTATES
 BEING A REPLAT OF TRACT 22, VOLCANO CLIFFS UNIT 6
 AND QUIVIRA DRIVE NW
 SITUATE WITHIN
 SECTION 21, T. 11 N., R. 2 E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2023

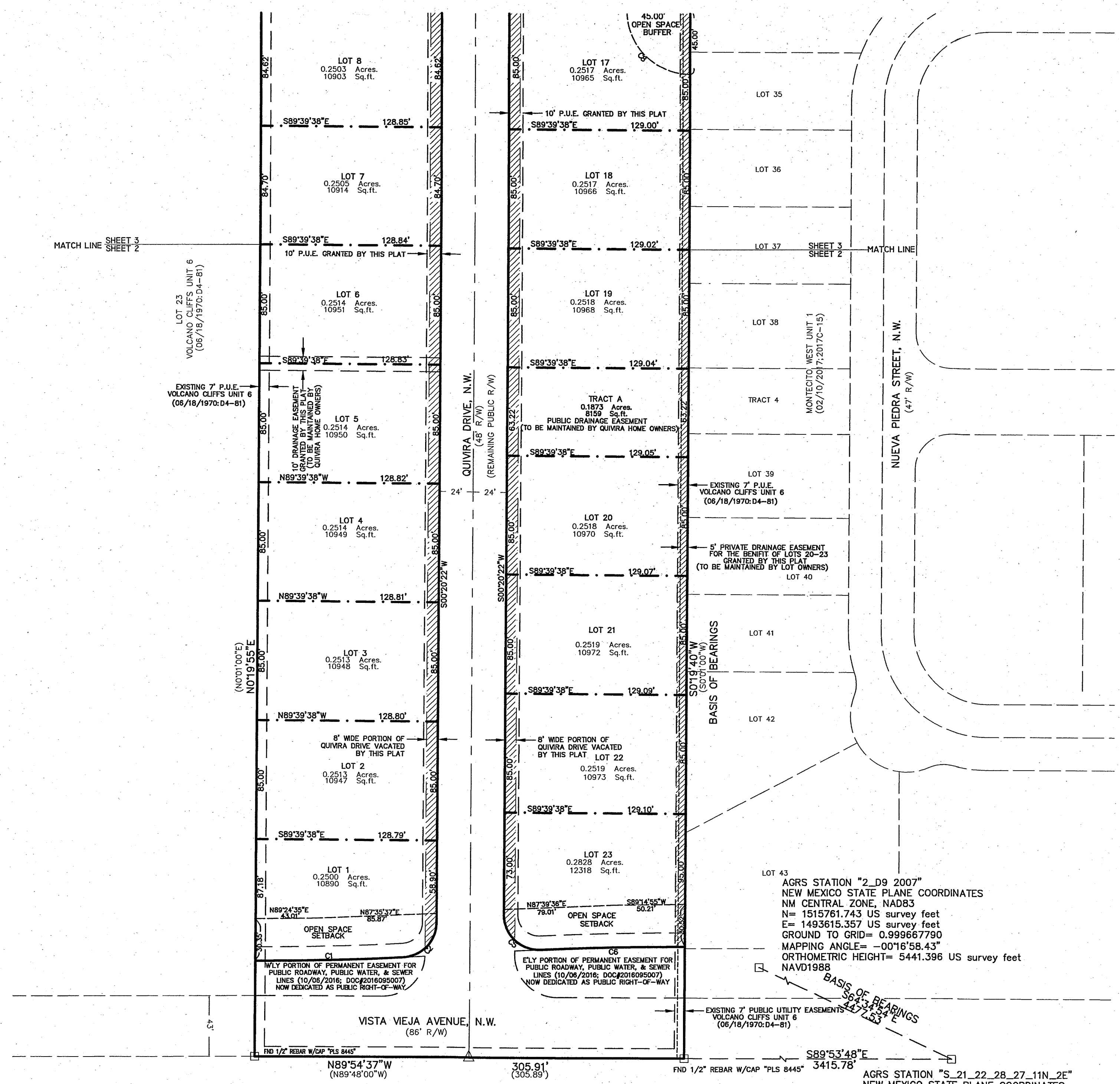


NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°04'07"	105.30'	1966.00'	N88°31'48"E	105.29'
C2	86°39'22"	37.81'	25.00'	N43°40'03"E	34.31'
C3	90°15'44"	39.38'	25.00'	N44°47'30"W	35.44'
C4	89°44'16"	39.16'	25.00'	S45°12'30"W	35.27'
C5	93°05'54"	40.62'	25.00'	S46°12'35"E	36.30'
C6	2°53'47"	102.83'	2034.00'	S88°41'22"W	102.82'
C7	90°00'00"	70.69'	45.00'	N44°40'20"W	63.64'
C8	90°00'00"	70.69'	45.00'	S44°40'20"E	63.64'
C9	90°15'17"	70.89'	45.00'	N45°12'17"E	63.78'

MONUMENT LEGEND	
	FOUND MONUMENT AS NOTED
	CENTER LINE MONUMENTS
	SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

FINAL PLAT
QUIVIRA ESTATES

DWG PATH: F:\CERTS\SUBD\Volcano\Volcano Cliffs Unit 6-LOT 22 BNDY-TOPO-REPLAT QUIVIRA FINAL DRAFT.dwg	 Community Sciences Corporation Land Surveying (505) 897.0000	2 of 3
GPS: JR/TIO		
DATE: 03/22/23		
SCALE: 1"=50'		
CREW: LRC/CFS		
DRAWN: SLN JOB NO.: N942-03-930		

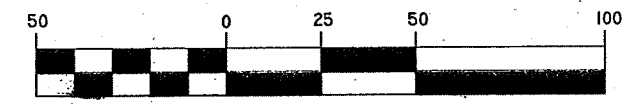
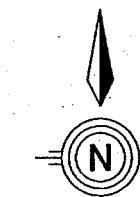
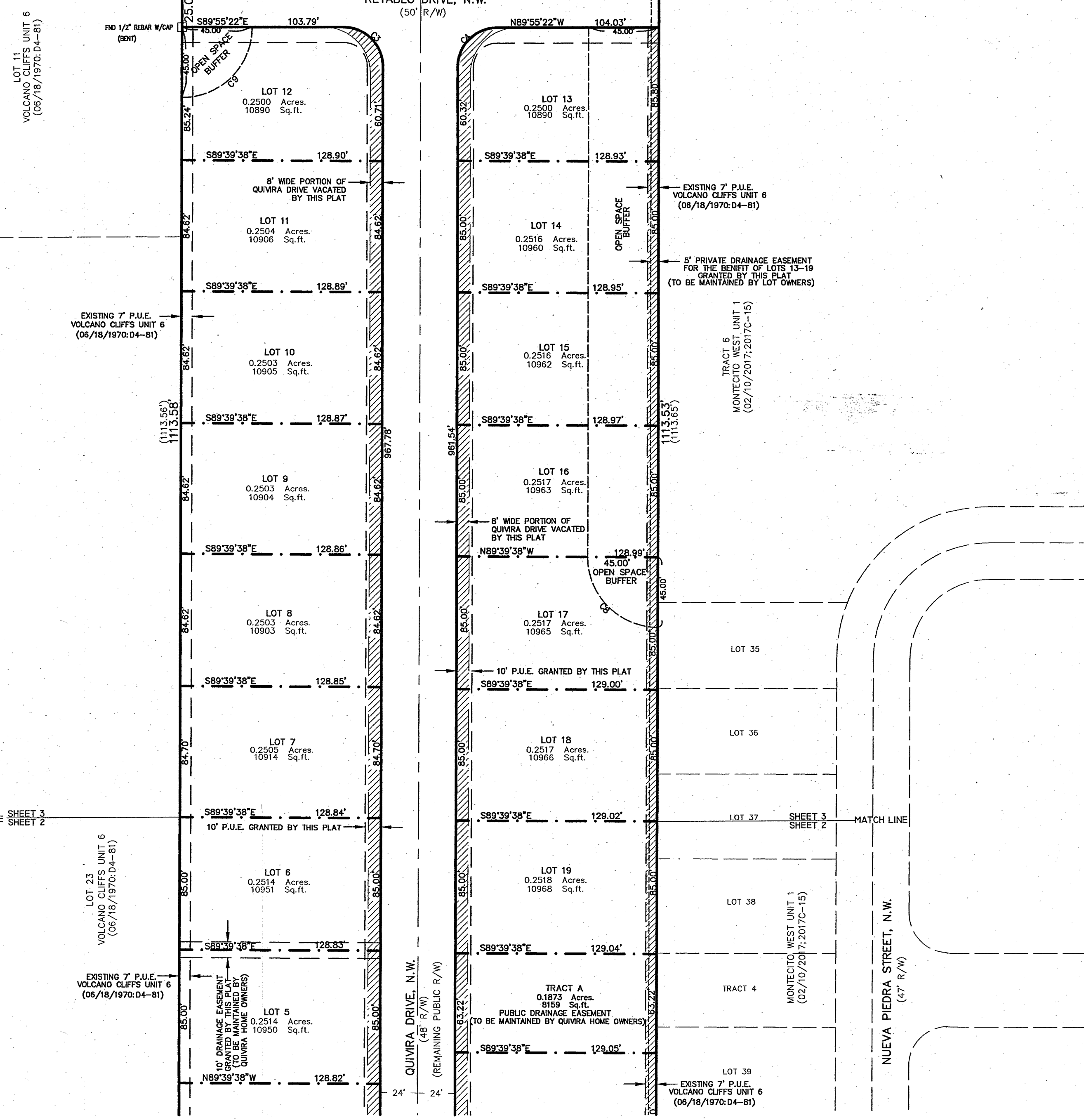


ALL SEC. 28, T. 11 N., R. 2 E.
 CITY OF ALBUQUERQUE
 UPC #100906226426410164

AGRS STATION "S_21_22_28_27_11N_2E"
 NEW MEXICO STATE PLANE COORDINATES
 NM CENTRAL ZONE 3002, NAD83
 N= 1513840.436 US survey feet
 E= 1497658.102 US survey feet
 GROUND TO GRID= 0.999671770
 MAPPING ANGLE= -00°16'30.19"
 CENTRAL ZONE NAD 1983
 ORTHOMETRIC HEIGHT= 5330.151 US survey feet
 NAVD88

FINAL PLAT
QUIVIRA ESTATES
 BEING A REPLAT OF TRACT 22, VOLCANO CLIFFS UNIT 6
 AND QUIVIRA DRIVE NW
 SITUATE WITHIN
 SECTION 21, T. 11 N., R. 2 E., N.M.P.M.,
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2023

AGRS STATION "2_D9 2007"
 NEW MEXICO STATE PLANE COORDINATES
 NM CENTRAL ZONE, NAD83
 N= 1515761.743 US survey feet
 E= 1493615.357 US survey feet
 GROUND TO GRID= 0.999667790
 MAPPING ANGLE= -00°16'58.43"
 ORTHOMETRIC HEIGHT= 5441.396 US survey feet
 NAVD1988



SCALE: 1"= 50'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°04'07"	105.30'	1966.00'	N88°31'48"E	105.29'
C2	86°39'22"	37.81'	25.00'	N43°40'03"E	34.31'
C3	90°15'44"	39.38'	25.00'	N44°47'30"W	35.44'
C4	89°44'16"	39.16'	25.00'	S45°12'30"W	35.27'
C5	93°05'54"	40.62'	25.00'	S46°12'35"E	36.30'
C6	2°53'47"	102.83'	2034.00'	S88°41'22"W	102.82'
C7	90°00'00"	70.69'	45.00'	N44°40'20"W	63.64'
C8	90°00'00"	70.69'	45.00'	S44°40'20"E	63.64'
C9	90°15'17"	70.89'	45.00'	N45°12'17"E	63.78'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ CENTER LINE MONUMENTS
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

FINAL PLAT
QUIVIRA ESTATES

DWG PATH: F:\CERTS\SUBD\Volcano\Volcano Cliffs\Unit_6-\LOT 22 BNDY-TOPG-REPLAT\QUIVIRA FINAL DRAFT.dwg
 GPS: JR/TIO
 DATE: 03/22/23
 SCALE: 1"=50'
 CREW: LRC/CFS
 DRAWN: SLN
 JOB NO.: N942-03-930

Community Sciences Corporation
 Land Surveying
 (505) 897.0000

3 of 3

SITE DATA

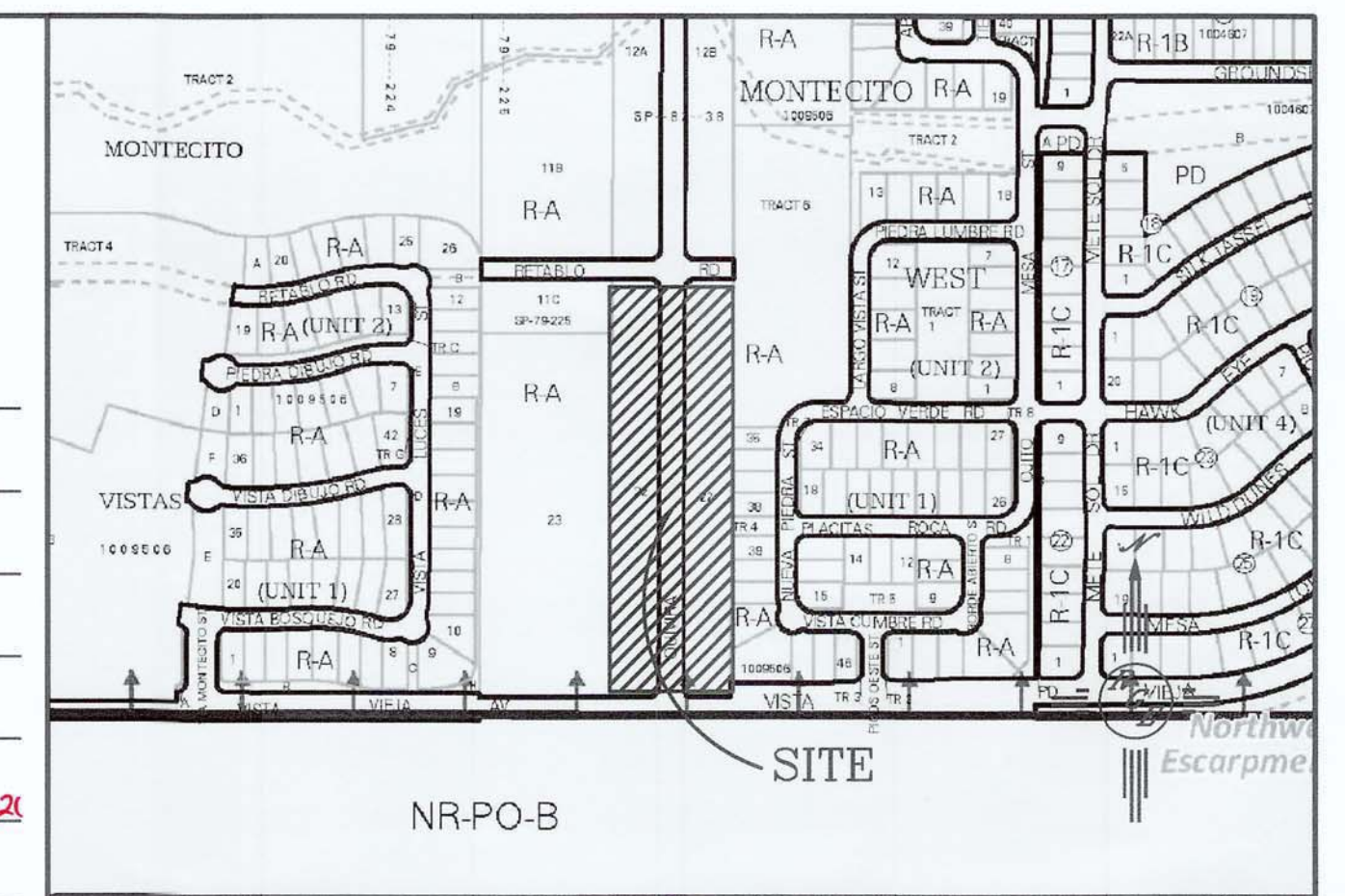
TOTAL ACREAGE: 7.1256 AC±
 DENSITY UNITS: 3.23 DU'S (AT MAXIMUM BUILD OUT)
 EXISTING ZONING: RA
 PROPOSED ZONING: RA
 PROPOSED USE: INDIVIDUAL RESIDENTIAL
 PARKING CALCULATIONS: DWELLING, SINGLE-FAMILY DETACHED
 REQUIRED-2 SPACES /DU
 PROVIDED-2 SPACES EXTERIOR, 2 SPACES IN GARAGE 4 TOTAL

PROJECT NUMBER: PR-2020-004457
 APPLICATION NUMBER: PR-2021-01506

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG 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 Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	09-13-2021
DRB Chairperson, Planning Department	Date
CODE ENFORCEMENT	Date



VICINITY MAP: D-09-Z

LEGAL DESCRIPTION:
 LOTS 1-23, AND TRACT A, QUIVIRA ESTATES

SHEET INDEX

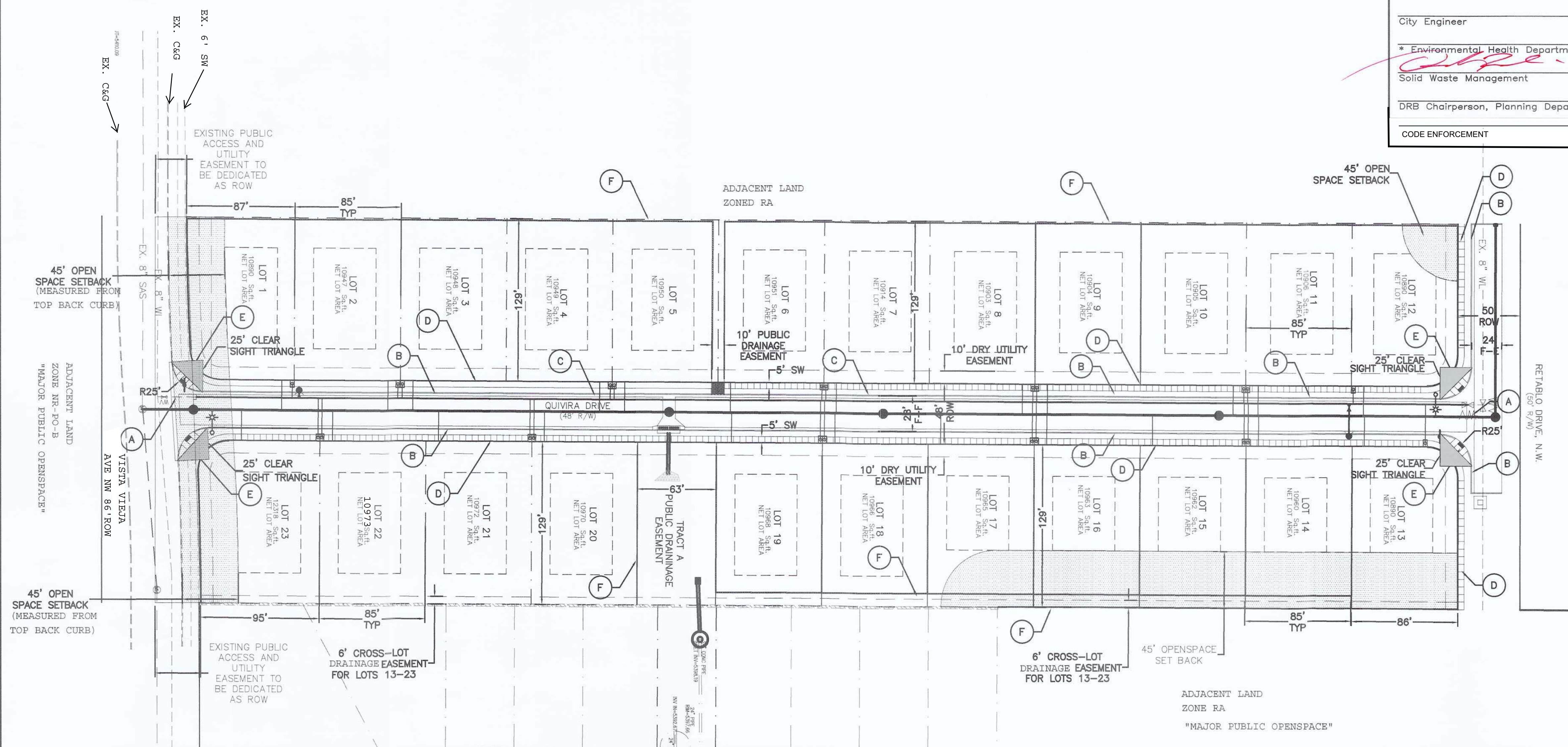
1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE PLAN
- 3A. GRADING AND DRAINAGE DETAILS
4. MASTER UTILITY PLAN

GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. INDIVIDUAL LOT SET BACKS 25' FRONT, 15' SIDE YARD, 15' REAR
4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM STREET
5. ALL FUTURE DEVELOPMENT GOVERNED BY 2019 IDO REGULATIONS
6. NO SIGNAGE ALLOWED
7. NO LUMINARIES EXCEEDING 16' ANY BUILDING LIGHTING SHALL COMPLY WITH IDO 14-16-5-2(J)(2)(B)
8. ALL WALLS ADJACENT TO MAJOR PUBLIC OPEN SPACE SHALL COMPLY WITH IDO 14-16-5-7(E)(4)
9. MAXIMUM BUILDING HEIGHT SHALL BE 18' EXCEPT 50% OF FOOT PRINT MAY BE 26'
10. ALL FUTURE DEVELOPMENT SHALL ADHERE TO CPO-13 VOLCANO MESA CHARACTER PROTECTION OVERLAY PURSUANT TO IDO SUBSECTION 14-16-3-4 (M)
11. ALL FUTURE DEVELOPMENT SHALL ADHERE TO VPO-2 NORTHWEST MESA ESCARPMENT PURSUANT TO IDO SUBSECTION 14-16-3-6 (E)
12. ALL FUTURE DEVELOPMENT SHALL ADHERE TO IDO SUBSECTION 5-2 (J) MAJOR PUBLIC OPEN SPACE EDGES.
13. ALL DRIVEWAY ACCESSED FROM FRONT OR SIDE STREET SHALL BE 20 FOOT LAND AND CONFORM TO IDO 5-3 (C) (3) (B)
14. EACH LOT SHALL HAVE MINIMUM OF 50' OF CURB SPACE FOR SOLID WASTE BIN PLACEMENT FOR PICKUP

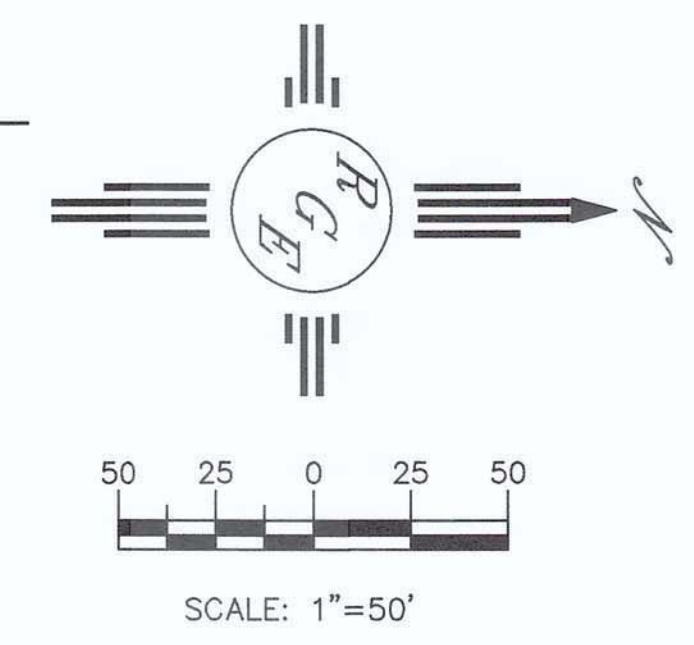
LEGEND

=====	EXISTING CURB & GUTTER
-----	PROPOSED CURB
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
=====	PROPOSED 5' SIDEWALK
=====	EXISTING SIDEWALK
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED LOT LINE
-----	EXISTING BUILDING
-----	EXISTING RETAINING WALL
-----	PROPOSED RETAINING WALL
-----	45' OPEN SPACE SETBACK
-----	PROPOSED STREET LIGHT

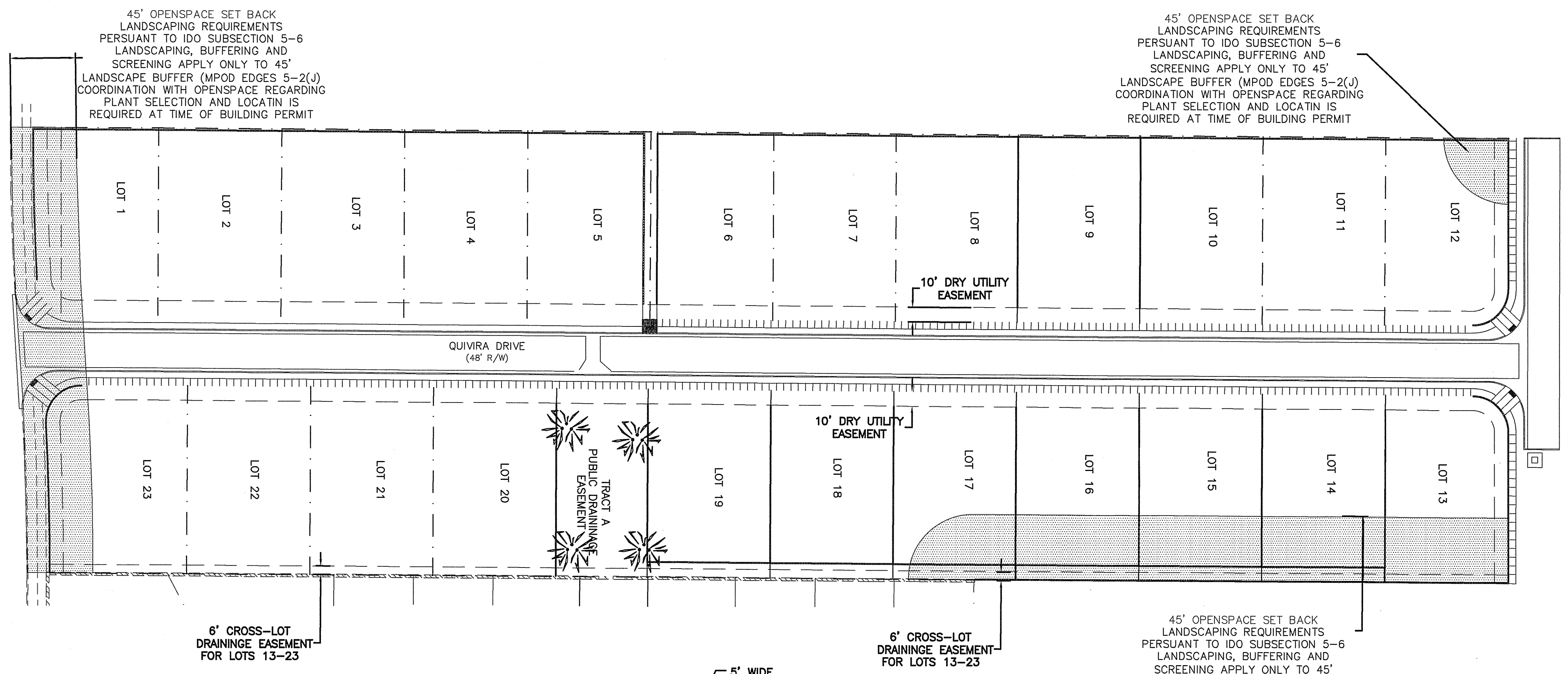


OPEN SPACE SET BACK NOTE:
 NO STRUCTURES OTHER THAN VIEW FENCING AND RETAINING WALLS REQUIRED BY GRADING PLAN ARE ALLOWED WITHIN THE SET BACK AREA SHOWN

- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER C.O.A. STD DWG #2420 MODIFY CROSS SLOPE @ SEC A-A TO PROVIDE 2.00% CROSS SLOPE MAX
 - (B) STANDARD C&G PER COA STD DWG #2415A
 - (C) STANDARD DEPRESSED C&G PER COA STD DWG #2415A
 - (D) 5' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
 - (E) HANDICAP RAMP SEE DETAIL
 - (F) PROPOSED WALL



ENGINEER'S SEAL DAVID SOULE P.E. #14522	QUIVIRA ESTATES SITE PLAN FOR BUILDING PERMIT	DRAWN BY WCWJ DATE 8-21-21 2102059-LAYOUT-8-06-20
	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 1 JOB # 2102059



LANDSCAPE NOTES

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION OF FROM WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

ALL ROCK MULCH SHALL HAVE A MIN. DEPTH OF 3".

PURSUANT TO IDO SUBSECTION 14-16-5-2(J)(2)(A), A LANDSCAPE BUFFER WITH A MINIMUM WIDTH OF 45 FEET WILL BE PROVIDED ALONG ALL EDGES OF THE SUBJECT SITE THAT ARE ADJACENT TO OPEN SPACE BOUNDARIES

ALL LANDSCAPING IN THE 45-FOOT OPEN SPACE BUFFER SHALL BE APPROVED BY THE OPEN SPACE SUPERINTENDENT, PURSUANT TO IDO SUBSECTION 14-16-5-2(J)(2)(A)

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE 2 (1.0) GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

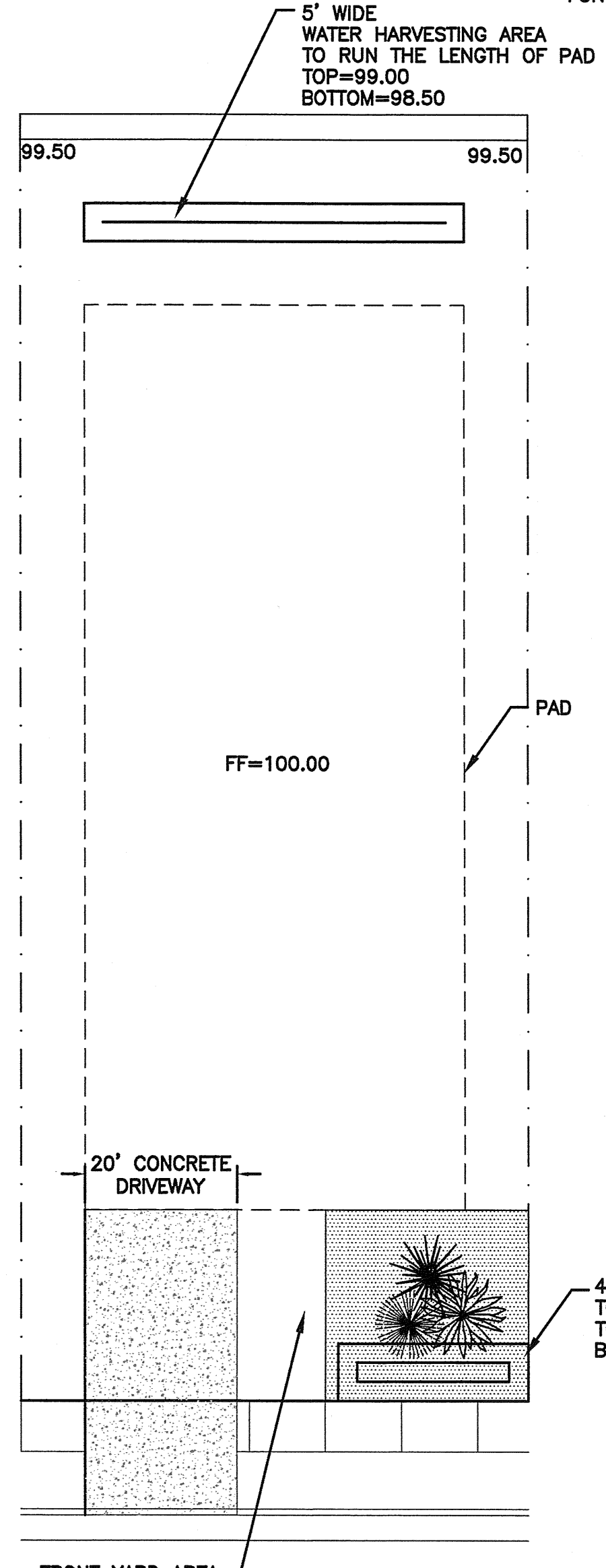
POINT OF CONNECTION FOR IRRIGATION SYSTEM IS IN THE NORTHWEST CORNER OF THE SIGHT AS INDICATED ON THE IRRIGATION PLAN.

IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE IN THE MECHANICAL ROOM OF OF THE NORTH BUILDING AS INDICATED ON THE IRRIGATION PLAN.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

DRIP IRRIGATION MUST COMPLY WITH CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE.

STREET TREES SHALL BE CONNECTED TO SITE IRRIGATION SYSTEM AND MAINTAINED BY THE PROPERTY OWNER.



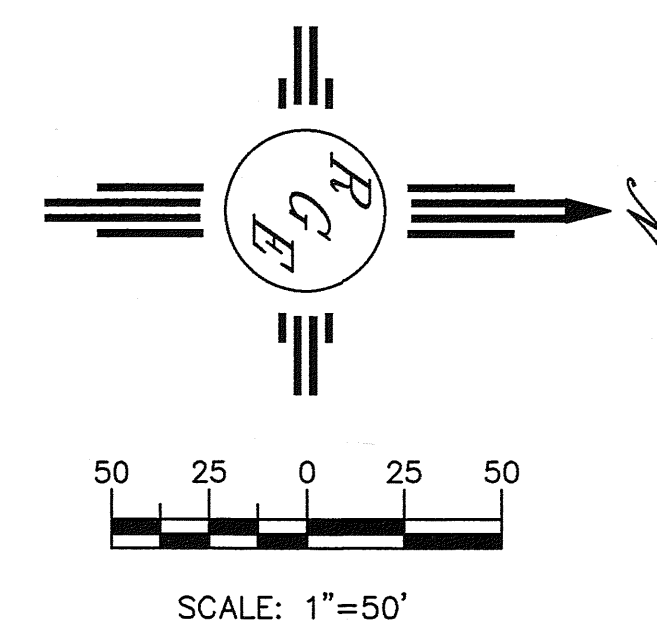
TYPICAL LOT LANDSCAPING PLAN
NTS

LANDSCAPE CALCULATIONS

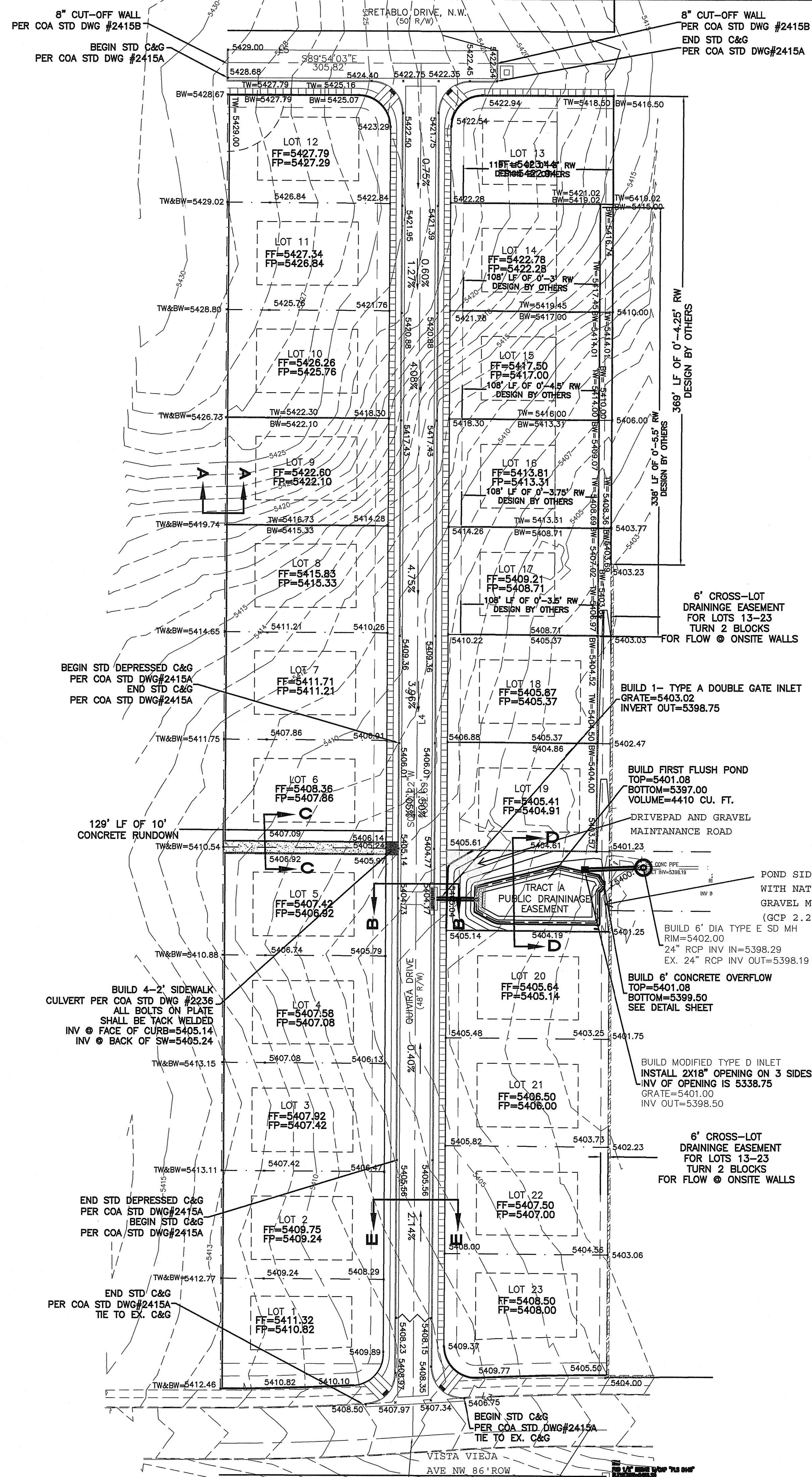
TOTAL ACREAGE:	7.1256 AC±
# OF LOTS	23 LOTS
IMPERMEABLE SURFACE AREA	3.4321 AC±
PERMEABLE SURFACE AREA	3.6935 AC±
PONDING AREA	6595 SF

PLANT LEGEND

- MODESTO ASH
- BLUE SAGE
- DESERT WILLOW
- NATURAL GRASS
- TEXAS RED YUCCA
- CONCRETE
-

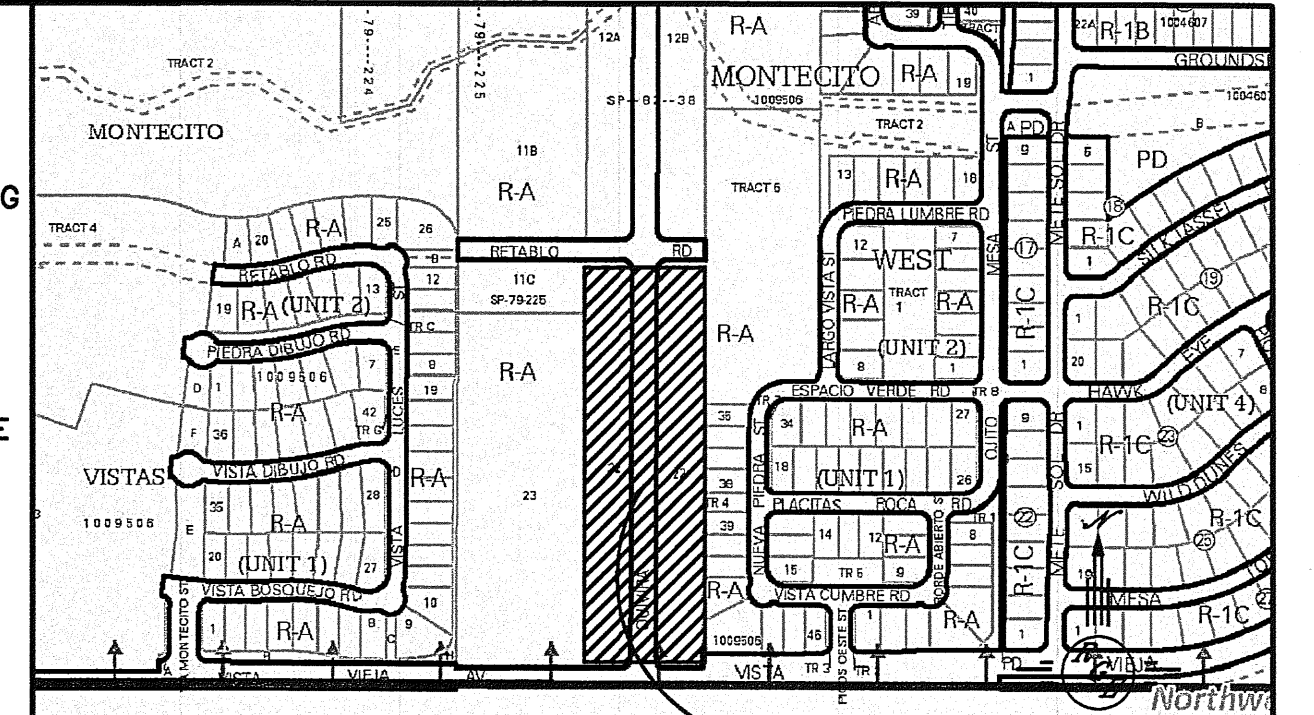


	QUIVIRA ESTATES	DRAWN BY WCWJ
	LANDSCAPE PLAN	DATE 8-21-21
		2102059-LAYOUT-8-08-20
		SHEET # 2
DAVID SOULE P.E. #14522		JOB # 2102059

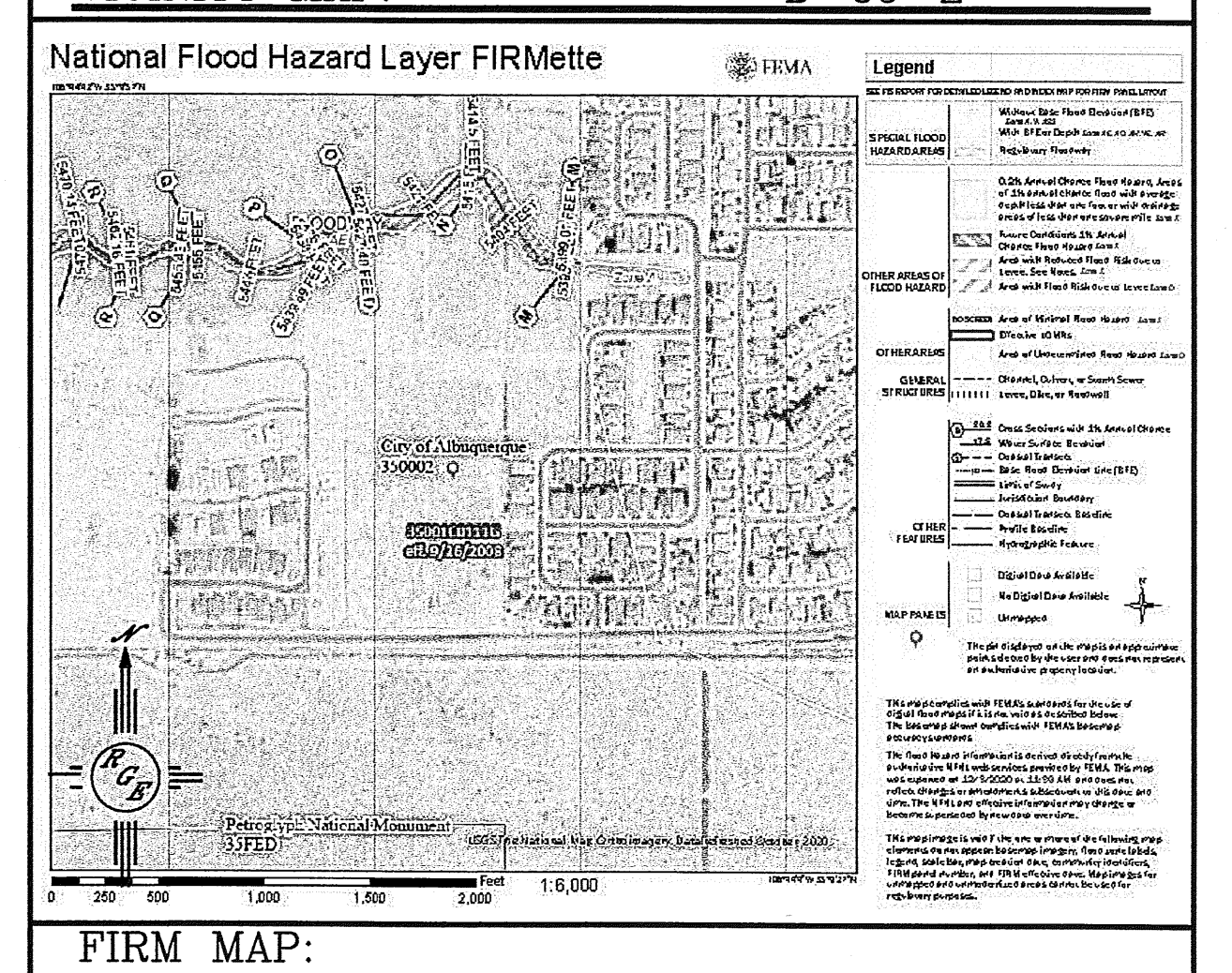


EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. NO DISTURBANCE IS PERMITTED TO THE ADJACENT MPOS AND THE CONTRACTOR MUST PREVENT SEDIMENT, EROSION, DEBRIS, AND ANY OTHER DAMAGE FROM OCCURRING.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: D-09-Z



FIRM MAP: LEGAL DESCRIPTION: LOTS 1-23, AND TRACT A, QUIVIRA ESTATES

DRANAGE NARRATIVE

AS SHOWN ON FIRM MAP 95013C0111G, THE ENTIRE SITE IS LOCATED WITHIN FLOOD ZONE X. THE SITE IS DIRECTLY WEST AND ADJACENT TO MONTECITO SUBDIVISION UNIT 2 AND EAST OF MONTECITO WEST SUBDIVISION (D009-D005). THE REGIONAL STORM DRAIN SYSTEM HAS BEEN DESIGNED TO ACCEPT 28.6 CFS FROM THIS LOT. THE PROPOSED DEVELOPMENT WILL DISCHARGE 28.01 CFS WHICH IS LESS THAN ALLOWED. THE DEVELOPMENT WILL MANAGE THE REQUIRED FIRST FLUSH AND DRAIN TO THE REQUIRED OUTFALL. THIS DRAINAGE PLAN AND REPORT CONFORMS TO THE GOVERNING DRAINAGE REGULATIONS OF THE CITY AS WELL AS THE OVERALL DRAINAGE CONCEPT APPROVED WITH THE MONTECITO AND MONTECITO WEST SUBDIVISIONS

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

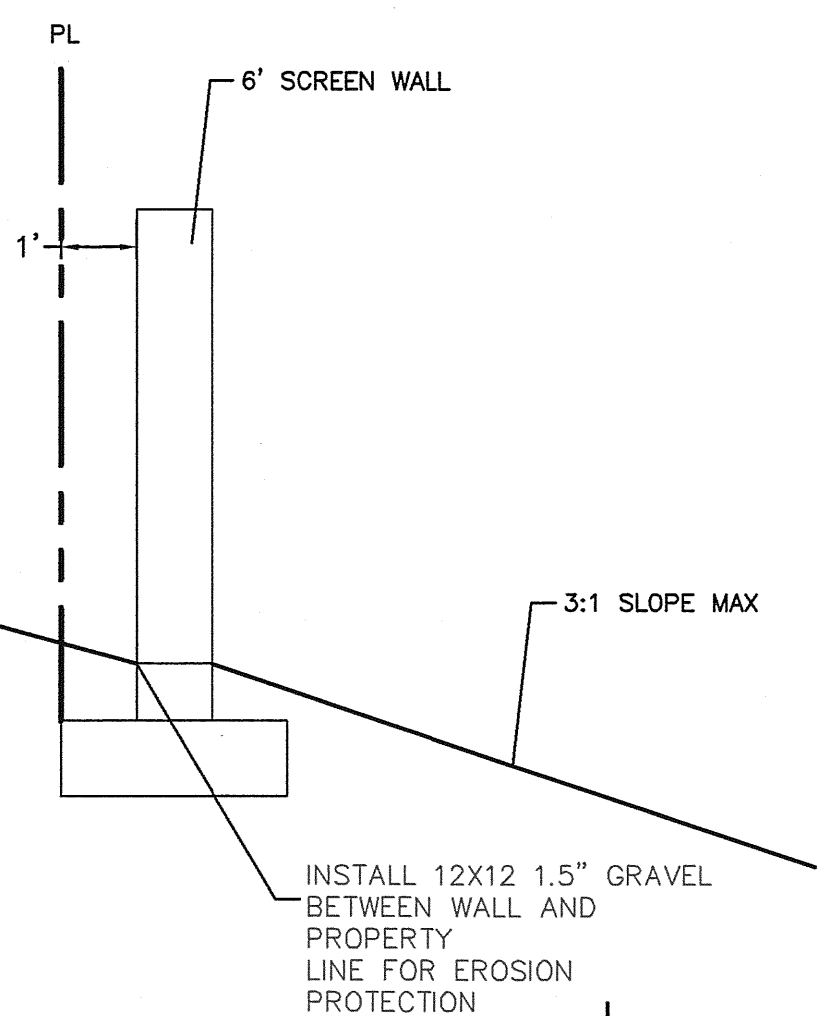
LEGEND

- 5414 --- EXISTING CONTOUR
- 5415 --- EXISTING INDEX CONTOUR
- 5414 --- PROPOSED CONTOUR
- 5415 --- PROPOSED INDEX CONTOUR
- ▲ SLOPE TIE
- × 4048.25 EXISTING SPOT ELEVATION
- × 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- 3' ADA PATH-2% MAX SLOPE

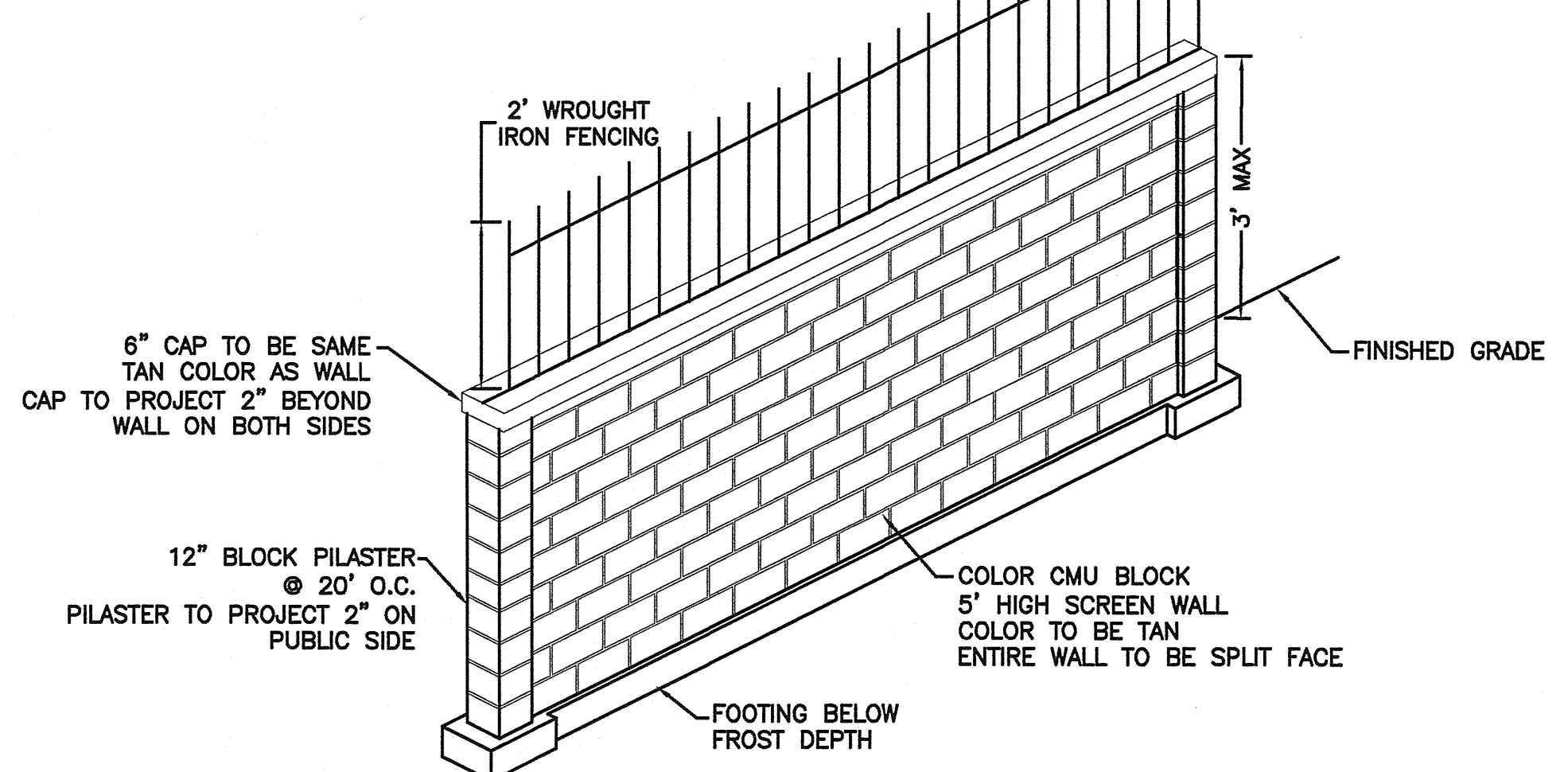


CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

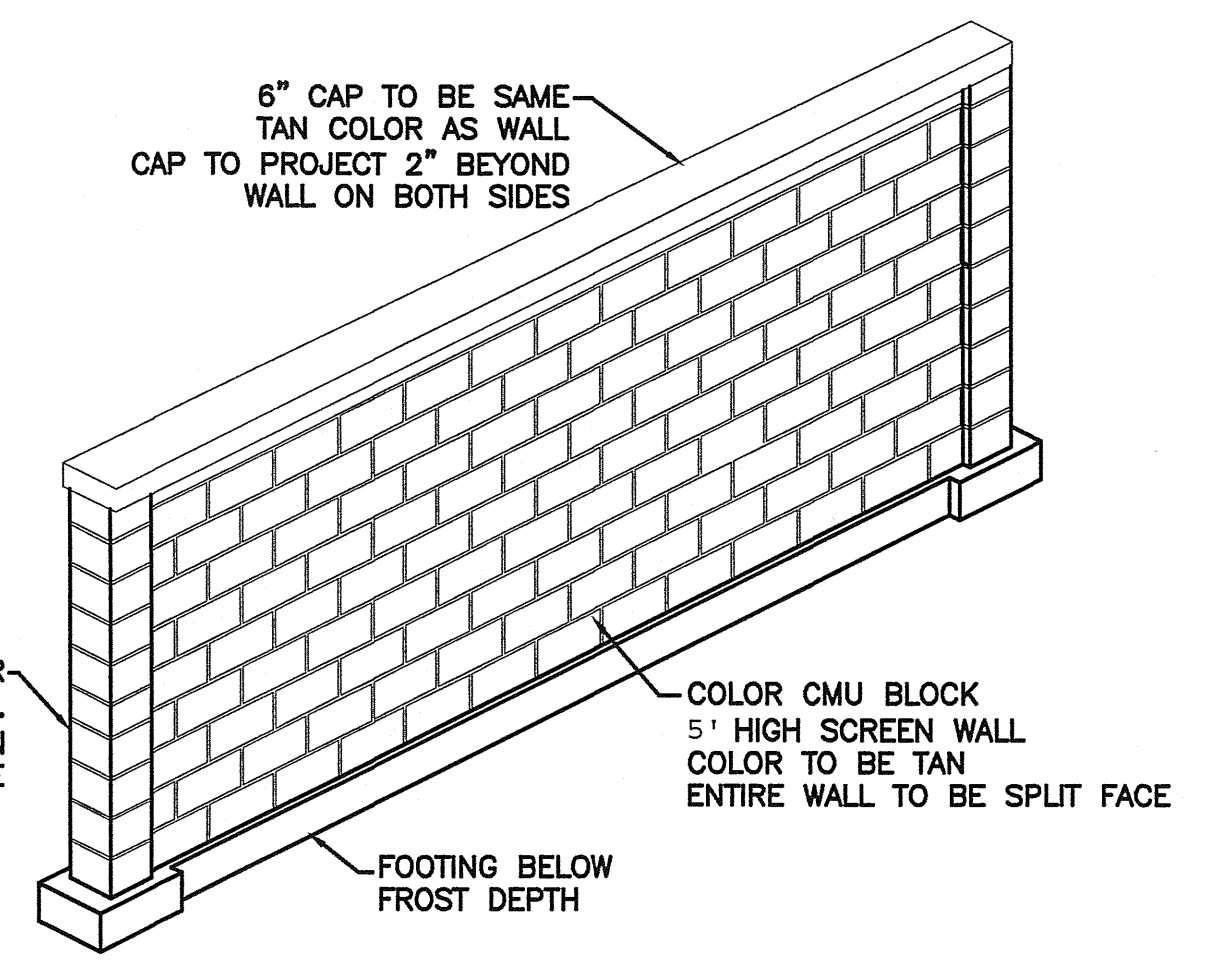
	QUIVIRA ESTATES GRADING AND DRAINAGE PLAN	DRAWN BY WCIW DATE 12-02-20 210209-LAYOUT-8-08-20
		SHEET # 3 JOB # 210209



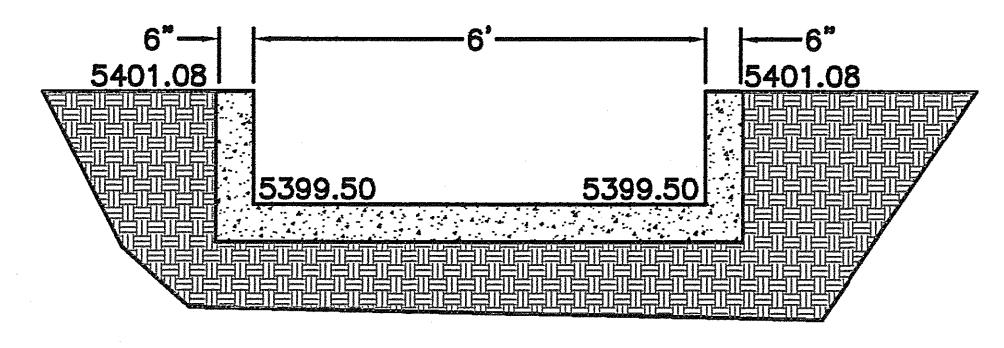
SECTION A-A
NTS



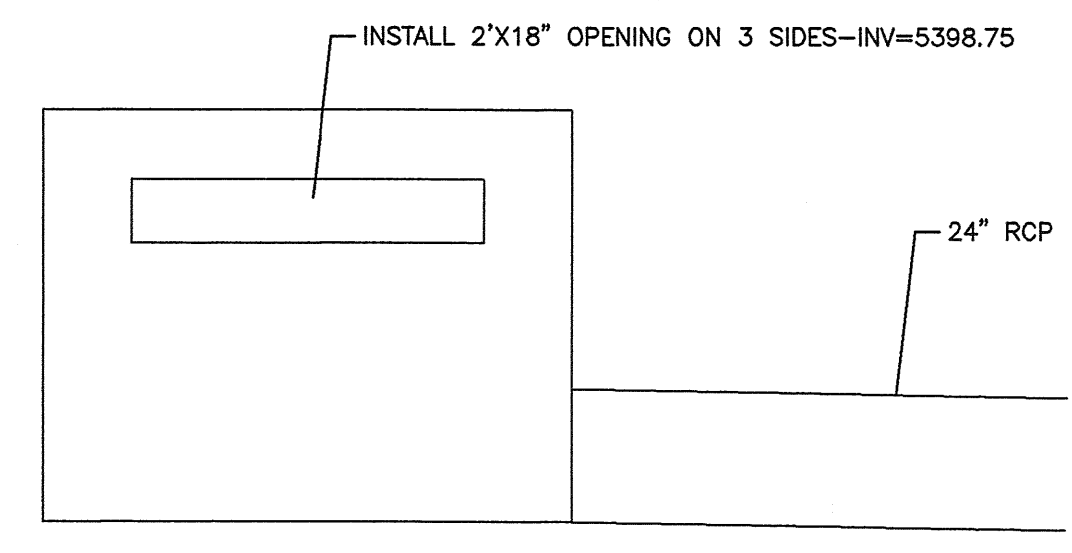
PERIMETER SCREEN WALL DETAIL WHICH ABUTS MAJOR PUBLIC OPEN SPACE
NTS—Walls shall comply with 3-4(N)(5)(b) Building Design and Standards



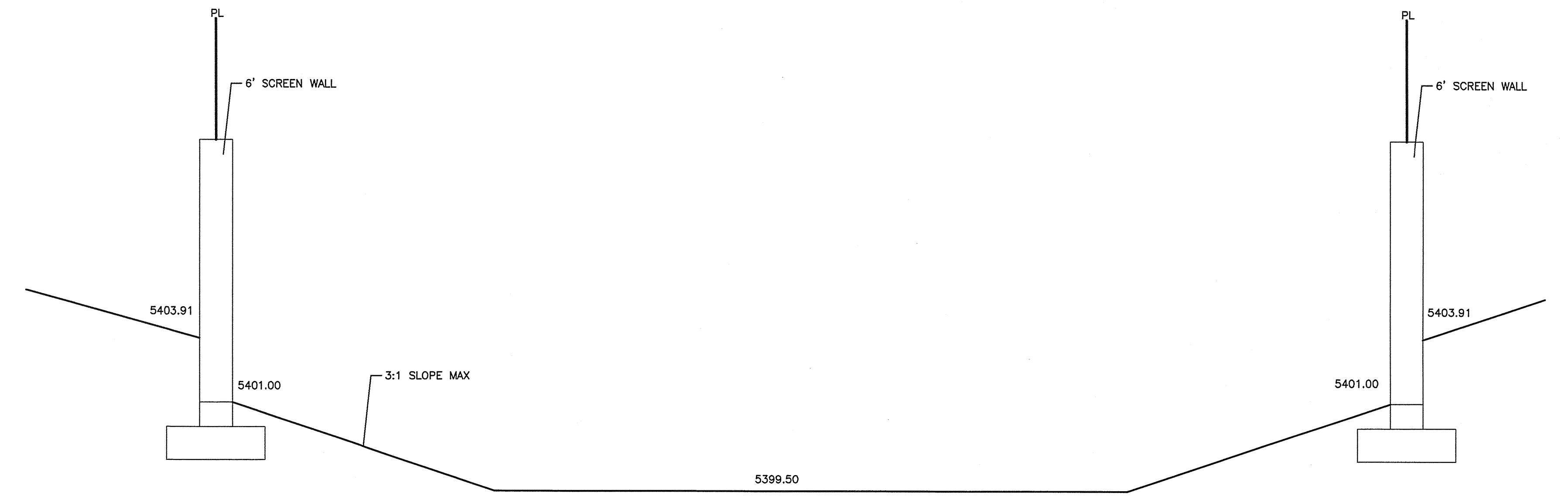
5' PERIMETER SCREEN WALL DETAIL
NTS—Walls shall comply with 3-4(N)(5)(b) Building Design and Standards



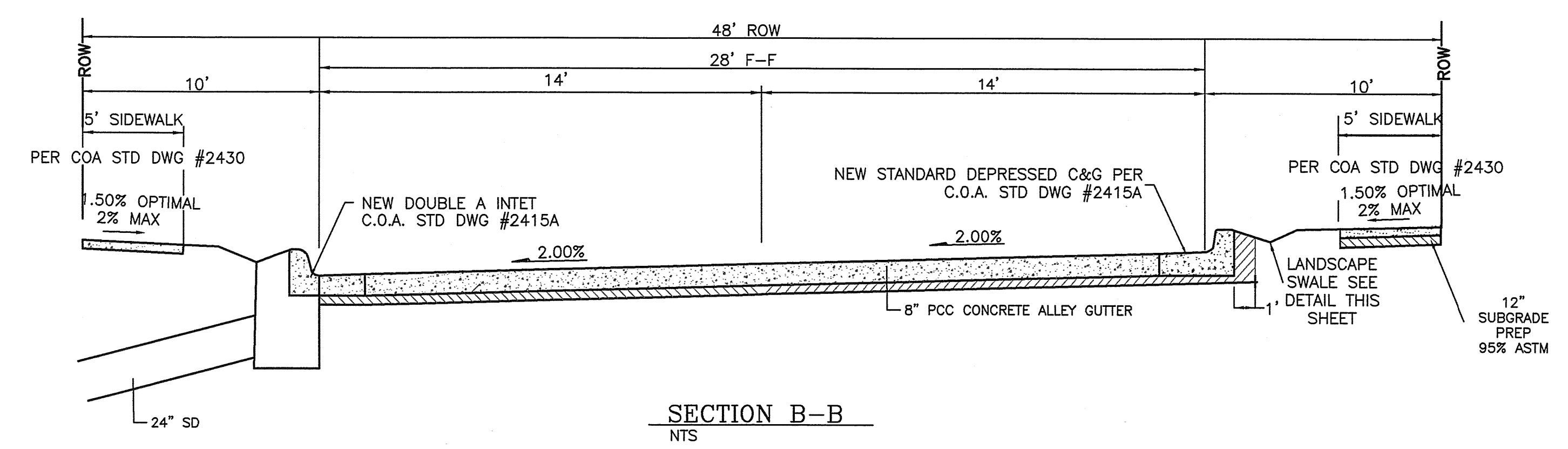
CONCRETE OVERFLOW DETAIL
NTS



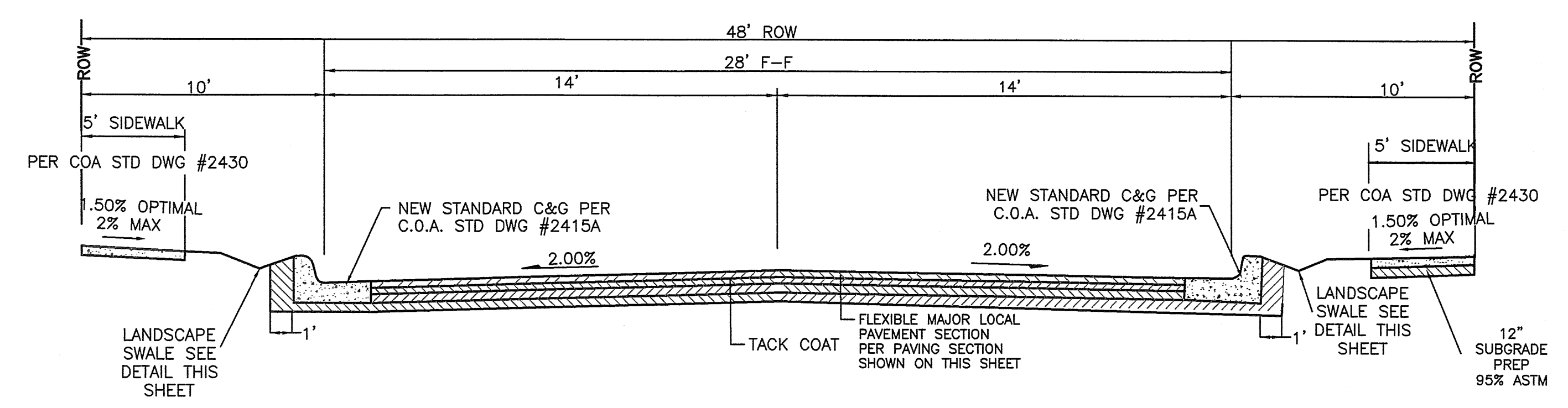
MODIFIED D INLET DETAIL
NTS



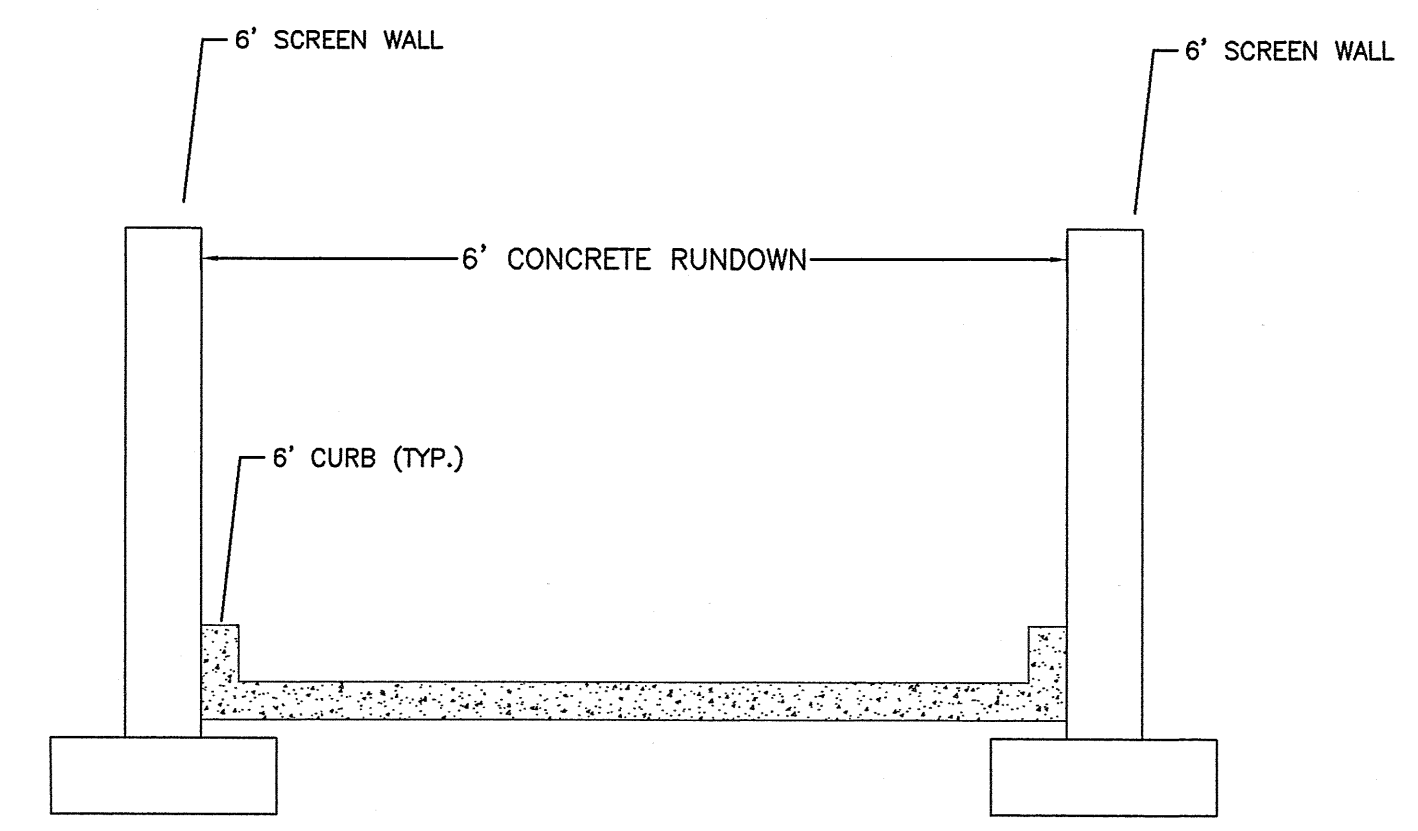
SECTION D-D
NTS



SECTION B-B
NTS



SECTION E-E
NTS



SECTION C-C
NTS

ENGINEER'S SEAL DAVID SOULE P.E. #14522	QUVIRA ESTATES	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 12-02-20
8/24/21	 Rio Grande Engineering 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2102059-LAYOUT-8-08-20 SHEET # 3A JOB # 2102059

WATER & SEWER

13. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
14. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
15. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
16. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (8" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (8" - 48").
17. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
18. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
18. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
20. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1998 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 6" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
21. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
22. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
23. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 6 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
24. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx) [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

NOTE
 AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW CUT EDGES SHALL BE STRAIGHT AND CLEAN AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OFF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS. IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

FOR INFORMATION ONLY:
 FIRE LINE BACK FLOW PREVENTOR SHALL BE LOCATED INTERIOR TO BUILDING AT FIRE RISER

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:
 DEPTH OF BURY: 3.0' MINIMUM
 SAFETY FACTOR: 1.5 TO 1
 PIPE MATERIAL: PVC
 SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

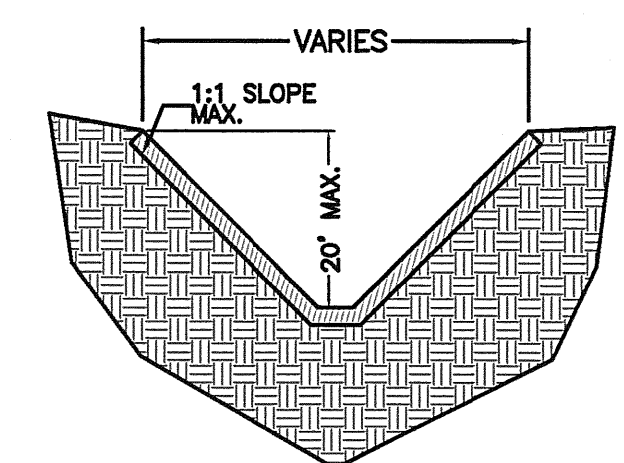
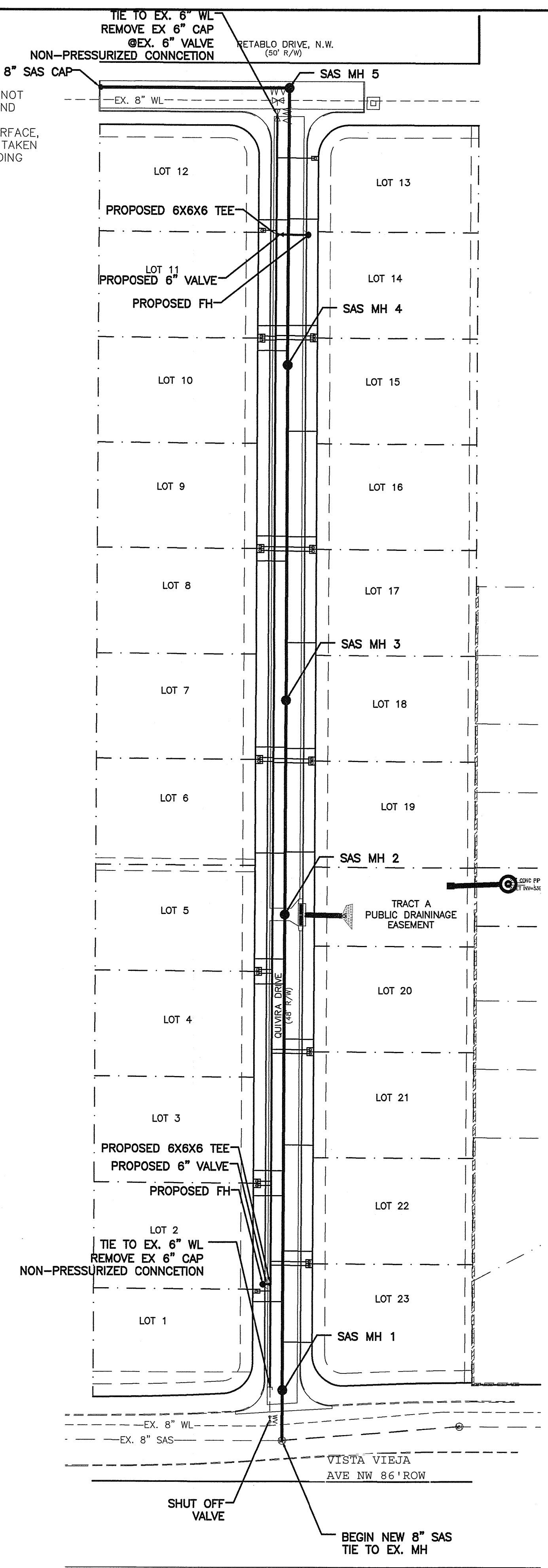
THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

SIZE	LENGTH ALONG RUN**					
	5'	4'	3'	2'	1'	0'
12x12x12	75	80	86	91	97	102
12x12x10	54	61	67	74	80	87
12x12x8	32	40	48	56	64	72
12x12x6	2	12	23	34	45	55
12x12x4	1	1	1	8	24	39
10x10x10	60	65	74	76	81	87
10x10x8	39	45	52	59	66	72
10x10x6	11	20	29	38	46	55
10x10x4	1	1	1	14	26	39
8x8x8	46	51	57	62	67	72
8x8x6	21	28	34	41	48	55
8x8x4	1	1	9	19	29	39
6x6x6	29	34	40	45	50	55
6x6x4	1	9	16	24	32	39

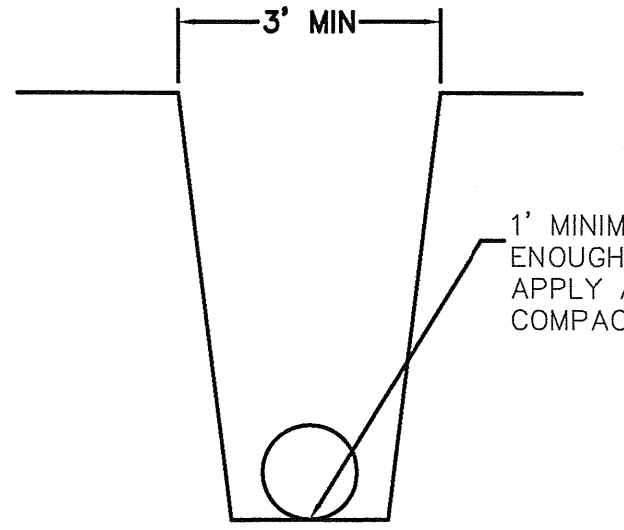
*RESTRAINTS ONLY PLACED ON THE BRANCH
 **LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

SIZE	HORIZONTAL BENDS				VALVES DEAD END
	90°	45°	22-1/2°	11-1/4°	
12	37	15	8	4	102
10	31	13	7	4	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

SIZE	HORIZONTAL BENDS			
	90°	45°	22-1/2°	11-1/4°
12 UPPER	DON'T USE	42	21	11
12 LOWER	DON'T USE	10	5	3
10 UPPER	DON'T USE	36	14	9
10 LOWER	DON'T USE	9	8	2
8 UPPER	DON'T USE	30	15	8
8 LOWER	DON'T USE	7	4	2
6 UPPER	DON'T USE	23	11	6
6 LOWER	DON'T USE	6	3	2
4 UPPER	DON'T USE	17	8	4
4 LOWER	DON'T USE	4	2	1



SUPPLEMENTAL TRENCH DETAIL
 NTS-PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
 NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

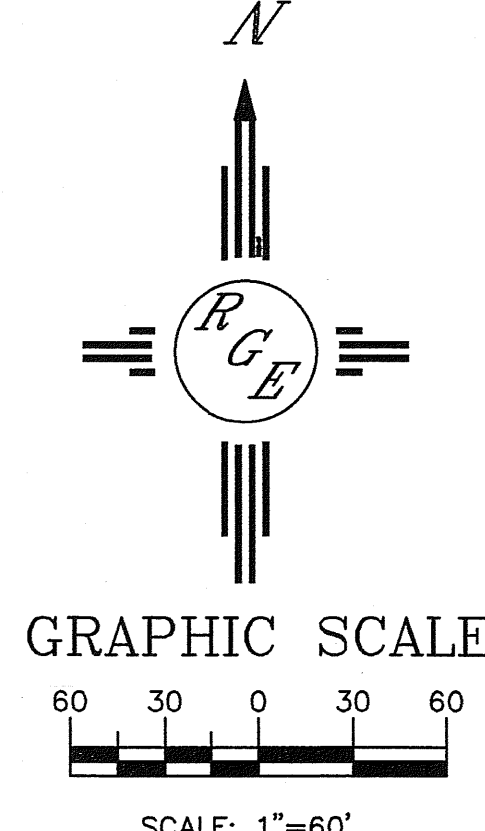


WATER AND SEWER TRENCH DETAIL
 NTS

LEGEND

- - - EX. 12" SD - - - EXISTING STORM SEWER LINE
- ⊙ EXISTING SAS MANHOLE
- - - EX. 8" SAS - - - EXISTING SAS
- ⊗ EXISTING VALVE W/BOX
- - - EX. 8" WL - - - EXISTING WATER LINE
- ⊕ EXISTING FIRE HYDRANT
- 8" SAS — PROPOSED SAS
- 8" WL — PROPOSED WATER LINE
- — — PROPOSED STORM SEWER LINE
- ⊠ PROPOSED METER
- ⊕ PROPOSED FIRE HYDRANT
- ⊔ EXISTING CURB AND GUTTER
- — — PROPOSED CURB & GUTTER
- - - BOUNDARY LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - LOT LINES
- - - EASEMENT
- ☼ STREET LIGHTS

CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG 2465 (LOCAL). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD SWG 2430. REMOVE TO THE NEAREST JOINT



WATER SHUTOFF NOTES—SHUT OFF VALVE

WATER SHUTOFF NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUT OFF REQUEST MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
2. VALVES SHALL BE OPERATED BY ABCWUA EMPLOYEES ONLY.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STAKED BY	DATE	FIELD NO.	DATE		8/24/21
INSPECTOR'S FIELD	DATE	INSPECTOR'S FIELD	DATE	NO.	DATE		
DESIGNED BY	DATE	REVISIONS	BY	DATE	DATE		8/24/21
DRAWN BY	DATE	DESIGN	BY	DATE	DATE		
CHECKED BY	DATE	NO.	DATE	NO.	DATE		
CITY PROJECT NO.		ZONE MAP NO.		SHEET 7 OF 10			



AMENDMENT AGREEMENT TO
Procedure "B"

Project Name: Quivira Estates
Project Number: 763985

This Amendment and Extension Agreement by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and Quivira Land, LLC ("Developer"), whose email address is TMcNaney@twilighthomesnm.com, whose address is 1301 Cuesta Arriba Ct Suite A, Albuquerque, NM 87113, whose telephone number is (505) 975-1154 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7th day of September, 2022, which was recorded on September 12, 2022, pages 1 through 11, as Document No. 2022083118 in the records of Bernalillo County Clerk, State of New Mexico, by which the Developer agreed to complete the construction of certain infrastructure improvements; and

WHEREAS: The Developer has requested to Amend or Replace Financial Guaranty for construction of the public and/or private infrastructure; and

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

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

1. Amending Section 6. Financial Guaranty, second paragraph, to read as follows:

To meet the Integrated Development Ordinance requirements, The Developer has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond

Amount: \$966,911.64

Name of Financial Institution or Surety providing Guaranty:

Harco National Insurance Company

Date City first able to call Guaranty (Construction Completion Deadline):

8/24/2023

If Guaranty is a Letter of Credit of Loan Reserve, then last day City able to call Guaranty is: N/A

Additional Information: N/A

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

DEVELOPER: Quivera Land LLC

By [signature]: [Signature]

Name [print]: Tim McNaney

Title: Managing Member

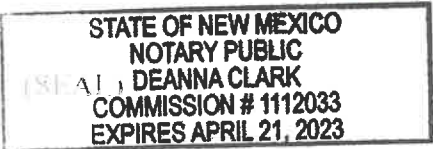
Dated: 3/7/23

DEVELOPER'S NOTARY

STATE OF New Mexico)

COUNTY OF Bernalillo)^{SS}

This instrument was acknowledged before me on this 7 day of March, 2023 by
[name of person] Tim McNaney, [title or
capacity, for instance, "President" or "Owner"] Managing Member - Co-owner of
("Developer") Quivera Land LLC



Deanna Clark
Notary Public

My Commission Expires: 4-21-23

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-16)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

QUIVIRA SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**TRACT 22 VOLCANO CLIFFS UNIT 6
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 SJA 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
		28' F-F	Residential Road w/ Curb and Gutter including 5' wide Sidewalk both sides*	QUIVIRA ROAD	VISTA VIEJA	RETABLO DRIVE	/	/
		24' F-E	1/2 Residential Road w/ Curb and Gutter including 5' wide Sidewalk south side	RETABLO DRIVE	WEST PROPERTY LINE	50' EAST OF QUIVIRA ROAD	/	/
		8"	Waterline	QUIVIRA ROAD	VISTA VIEJA	RETABLO DRIVE	/	/
		8"	Sewerline	QUIVIRA ROAD	VISTA VIEJA	RETABLO DRIVE	/	/
		8"	Sewerline	RETABLO DRIVE	QUIVIRA ROAD	WEST PROPERTY LINE	/	/
		10'	Concrete Drainage Channel	DRAINAGE EASEMENT LOTS 5,6	WEST PROPERTY LINE	QUIVIRA ROAD	/	/
		VARIES	WATER QUALITY POND	DRAINAGE EASEMENT TRACT A			/	/
		24"	RCP STORM DRAIN WITH INLET	DRAINAGE EASEMENT TRACT A	POND	EXISTING STORM DRAIN	/	/
		1	DOUBLE A INLET WITH 24" OUTLET PIPE	RETABLO DRIVE	ROADWAY	DRAINAGE POND	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
			STREET LIGHT	INTERSECTION OF RETABLO AND QUIVIRA			/	/
			STREET LIGHT	INTERSECTION OF VISTA VIEJA AND QUIVIRA			/	/
							/	/

Approval of Creditable Items: _____ Date _____

Impact Fee Administrator Signature _____ Date _____ City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
- 2 *SIDEWALKS TEMPORARILY DEFERRED PER APPROVED EXHIBIT
- 3

AGENT / OWNER

DAVID SOULE
NAME (print)

RIO GRANDE ENGINEERING
FIRM

MSL 9/29/21
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Cheryl Ames
Cheryl Ames (City) Sep 29, 2021
PARKS & RECREATION - date

Maggie Gould
DRB CHAIR - date
Sep 29, 2021

Jeanne Wolfenbarger
TRANSPORTATION DEVELOPMENT - date
Sep 29, 2021

Blaine Carter
UTILITY DEVELOPMENT - date
Sep 29, 2021

Ernest Amigo
CITY ENGINEER - date
Sep 29, 2021

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

November 8, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 763985 Quivira Estates

Requested By: David Soule

Approved Estimate Amount: \$ 661,042.94

Contingency Amount: 0.00% \$ -

Subtotal: \$ 661,042.94

PO Box 1293

NMGRT: 7.750% \$ 51,230.83

Subtotal: \$ 712,273.77

Albuquerque

Engineering Fee: 6.60% \$ 47,010.07

NM 87103

Testing Fee: 2.00% \$ 14,245.48

Subtotal: \$ 773,529.31

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 966,911.64

APPROVAL:

DATE:

Nov 8, 2022

Notes: Plans approved; work order issued.

FIGURE 16
INFRASTRUCTURE BOND
(Procedure B)

Bond No. [Surety's No:] DVHNSU0827988

INFRASTRUCTURE IMPROVEMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of Developer:] Quivera Land, LLC ("Developer") a [state type of business entity, e.g. "New Mexico corporation," "general partnership," "individual," etc.] New Mexico LLC as "Principal", and [name of surety:] Harco National Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of IL and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [written amount:] Nine Hundred Sixty Six Thousand Nine Hundred Eleven Dollars and 64/100 Dollars, ([amount in figures:] \$ 966,911.64), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of Developer's Property:] QUIVIRA ESTATES; TRACT 22, VOLCANO CLIFFS UNIT 16 ("Developer's Property"), City Project No. 763985; and

WHEREAS, said Developer's Property is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Integrated Development Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Integrated Development Ordinance also requires the Principal to install and construct the following improvements at the Developer's Property: [list the improvements, e.g., water, sewer, pavement, sidewalks:]
Roads, water, sewer and storm sewer

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between [name of Developer:] Quivera Land, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on _____, 20 ____ as Document Number _____, as amended by change order or amendments to the agreement.

Bond No. [surety's No:] DVHNSU0827988

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] August 24, 20 23 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 3rd day of April, 2023.

DEVELOPER

Quivera Land, LLC

By [signature:] [Signature]
Name: Tim McNamee
Title: MANAGING MEMBER
Dated: 4/5/2023

SURETY

Harco National Insurance Company

By [signature:] [Signature]
Name: Kathryn E. Kade
Title: Attorney-In-Fact
Dated: 4/3/23



*NOTE: Power of Attorney for Surety must be attached.

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # DVHNSU0827988

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

KATHRYN E. KADE, CHARLES M. MCDANIEL, ANGELA M. TINDOL, MONA D. WEAVER, SHEILA J. MONTOYA, ANUJ JAIN

Greenwood Village, CO

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2022



STATE OF NEW JERSEY
County of Essex

Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2022, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



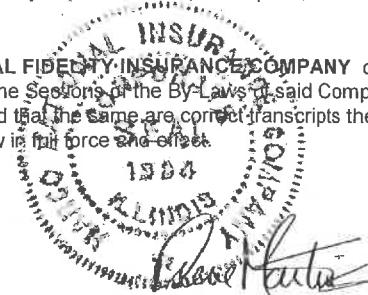
IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, April 03, 2023



Irene Martins, Assistant Secretary

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

Receipt: 1429240

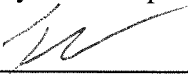
Product	Name	Extended
AMND	Amendment	\$25.00
	# Pages	9
	Document #	2023022932
	# Of Entries	0
Total		\$25.00

Tender (Check)
Check# 2296
Paid By rio grande engineering
Phone # 5053219099

Thank You!
4/17/23 1:51 PM msouchet

Letter of Authorization

I, Tim McNaney, Member Quivira Land, LLC , owner of Tract 22, Unit 6 Volcano Cliffs, hereby authorize David Soule and Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the preliminary plat and subdivision approval for the referenced lot within the city of Albuquerque,

Property Owner: 

Date 8/15/22

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

June 7, 2023

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Final Plat- Quivira
PR-2020-004457
Tract 22 and Quivira Drive Volcano Cliffs Unit 6**

Dear City:

The purpose of this letter is to accompany the submittal as required to explain what the request is. The request is for Final plat approval. The IIA is recorded, the Site plan signed off and the construction is 95% complete

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

David Soule, PE
Rio Grande Engineering
505.321.9099

David Soule

From: Tom Patrick [TomPatrick@communitysciences.com]
Sent: Tuesday, May 16, 2023 12:38 PM
To: David Soule
Subject: FW: PR2022-005047 dxf for AGIS

From: Muzzey, Devin P. <dmuzzey@cabq.gov>
Sent: Tuesday, May 16, 2023 11:45 AM
To: Tom Patrick <TomPatrick@communitysciences.com>; Planning Plat Approval <platgisreview@cabq.gov>
Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Shadabi, Leila <lshadabi@cabq.gov>
Subject: RE: PR2022-005047 dxf for AGIS

Hi Tom,

The DXF for PR-2022-005047 – Quivira Estates – has been approved. This email will notify the DHO office.

Thanks and have a great day!
Devin Muzzey



Devin Muzzey
gis specialist
e dmuzzey@cabq.gov
cabq.gov/planning

From: Tom Patrick <TomPatrick@communitysciences.com>
Sent: Tuesday, May 16, 2023 10:54 AM
To: Planning Plat Approval <platgisreview@cabq.gov>
Cc: David Soule <david@riograndeengineering.com>
Subject: PR2022-005047 dxf for AGIS

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Please review for AGIS approval.

Tom Patrick
Professional Surveyor
Community Sciences Corporation
505 897-0000 X118 office
505 259-0883 mobile
tompatrik@communitysciences.com

5/16/2023