



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1004404

X ALL MEMBERS Valle Prado Unit 3

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

Carol DuMont

NEXT HEARING DATE: December 10, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

1. Revised Preliminary Plat addressing comments received to date.

2. Revised Infrastructure List addressing comments received to date.

CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com

Current DRC
Project No. _____

Date Submitted: December 3, 2014
Date Site Plan for Bldg Permit Approv _____
Date Site Plan for Sub. Approved: _____

Figure 12

INFRASTRUCTURE LIST

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

VALLE PRADO UNIT 3
(REPLAT OF TRACT F VALLE PRADO UNIT 1 AND TRACT A VALLE PRADO UNIT 2)

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. _____

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 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 DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		28' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 64 WIDE SIDEWALK ON BOTH SIDES*	TREE LINE AVENUE	LONGWALK STREET	WEST STUB TERMINUS SANTA FE AT THE TRAILS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TREE LINE AVENUE	TWO ROCK ROAD	LONGWALK STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	LONGWALK STREET	TWO ROCK ROAD	TREE LINE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LOT 19 REAR LOT LINE	LONGWALK STREET	/	/	/
		52' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING W/PCC CURB & GUTTER, PCC 6' WIDE SIDEWALK ON BOTH SIDES*	SOUTH SKY STREET	WOODMONT AVENUE	REDBLOOM ROAD	/	/	/
		30' F-F	RESIDENTIAL (NORMAL LOCAL) PAVING CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	REDBLOOM ROAD	SANDMARK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON WEST SIDE AND PCC 6' WIDE SIDEWALK ON EAST SIDE*	SOUTH SKY STREET	SANDMARK ROAD	RAINSPOOT STREET	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	RAINSPOOT STREET	SOUTH SKY STREET	TWO ROCK ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER, PCC 4' WIDE SIDEWALK ON BOTH SIDES*	TWO ROCK ROAD	LONGWALK STREET	RAINSPOOT STREET	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		24" DIA	RCP W/ MH & INLETS	TREE LINE AVENUE	LONGWALK STREET	WEST STUB TERMINUS EX 30" RCP SD SANTA FE AT THE TRAILS	/	/	/
		24" DIA	RCP W/ MH	LONGWALK STREET	TWO ROCK ROAD	TREE LINE AVENUE	/	/	/
		24" DIA	RCP W/ MH & INLETS	TWO ROCK ROAD	LOT 25/26	LONGWALK STREET	/	/	/
			MODIFY POND F AND G INLET AND OUTLET PER APRIL 2014 AMENDED TRAILS, UNITS 1-3 DMP				/	/	/
			NOTE: CERTIFICATION OF THE GRADING AND DRAINAGE PLAN IS REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES						

<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TREE LINE AVENUE	TWO ROCK ROAD	LONGWALK STREET	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJS & RJS	TWO ROCK ROAD	LOT 19 REAR LOT LINE	LOT 23	/	/	/

<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TREE LINE AVENUE	LOT 18	LONGWALK STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TWO ROCK ROAD	LOT 19	LOT 23	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LONGWALK STREET	TREE LINE AVENUE	TWO ROCK ROAD	/	/	/



AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT STEFFEN
PREPARED BY: PRINT NAME DATE

DRB CHAIR DATE

PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON, INC.
FIRM:

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

SIGNATURE

ABCWUA DATE

CITY ENGINEER DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

[Empty box for maximum time allowed to construct improvements without a DRB extension]



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PRELIMINARY PLAT FOR
 VALLE PRADO UNIT 3
 at the TRAILS UNIT 3A
 BEING A REPLAT OF
 TRACT F, VALLE PRADO
 UNIT 1 AND TRACT A,
 VALLE PRADO UNIT 2
 NOVEMBER, 2014

LEGAL DESCRIPTION

Tract F, Valle Prado Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE PRADO UNIT 1 (LOTS 1-32 & TRACTS A-F & OS-3A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____ Page _____ as Document No. _____ and Tract A, Valle Prado Unit 2 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF VALLE PRADO UNIT 2 (LOTS 1-29 & TRACT A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____ Page _____ as Document No. _____.

GENERAL NOTES

- EXISTING ZONING: SU-2, VITSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT
 PROPOSED ZONING: SU-2, VITSL, VOLCANO TRAILS/SUBURBAN RESIDENTIAL SMALL LOT
- PROPOSED ACREAGE: 14.50 AC
 NUMBER OF LOTS: 24
 PROPOSED DENSITY: 1.66 DU/AC
- MIN. LOT DIMENSIONS: 55' X 105'
 MINIMUM LOT AREA: 5,775 SQFT
- SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
- WOODMONT AVENUE IMPROVEMENTS ACROSS TRACT C FRONTAGE FINANCIALLY GUARANTEED WITH VALLE PRADO UNIT 1.
- ACCESS FOR LOTS 3 THROUGH 8 SHALL BE FROM TREE LINE AVENUE. NO ACCESS IS ALLOWED FROM TWO ROCK ROAD.

SITE DATA

ZONE ATLAS NO.	C-09-2
ZONING	SU-2, VITSL
MILES OF FULL WIDTH STREETS CREATED	0.26 MILES
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	24
NO. OF HOA TRACTS CREATED	2
NO. OF REMAINDER TRACTS CREATED	1

SURVEY NOTES:

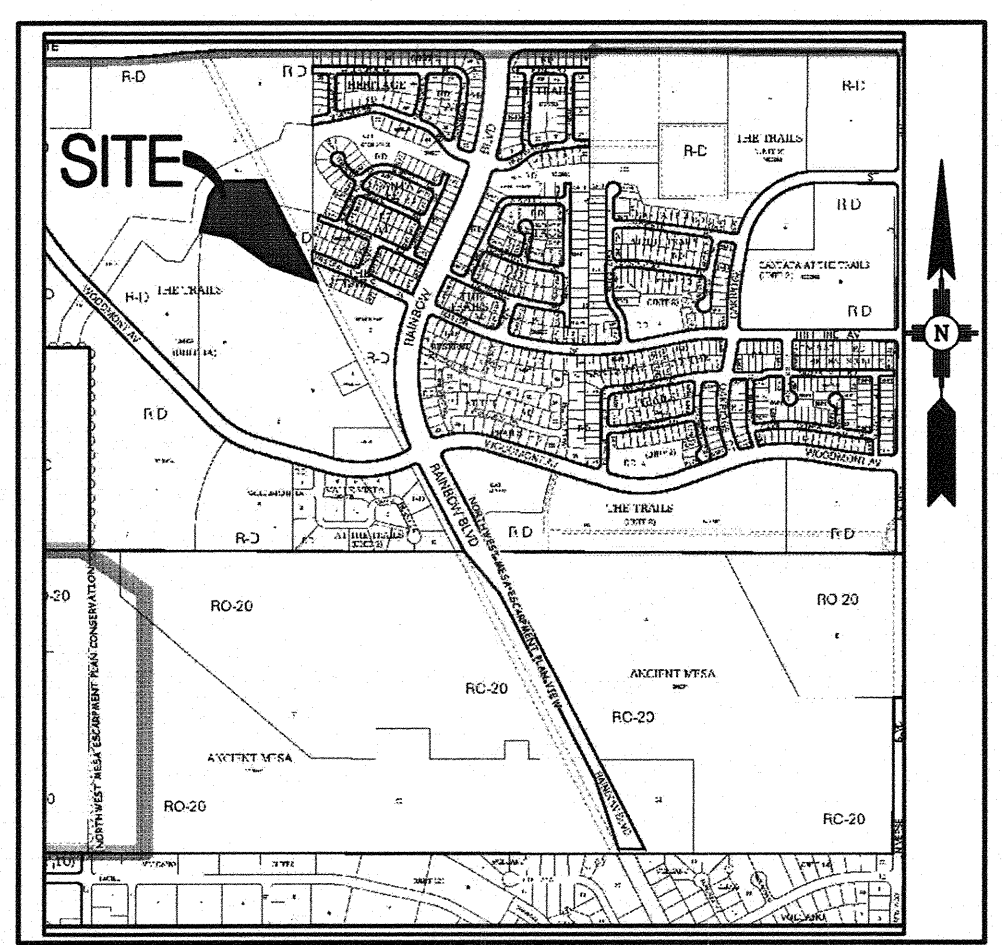
- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 97502".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

Sandra M. Richardson 10/23/14
 (Acting) CITY SURVEYOR DATE

Kelly Calhoun 10-21-14
 KELLY CALHOUN
 MANAGER, WOODMONT-PASEO, LLC DATE

Bohannan & Huston
 www.bhinc.com 800.877.5332



NOT TO SCALE ZONE ATLAS C-09-2

KEYED NOTES

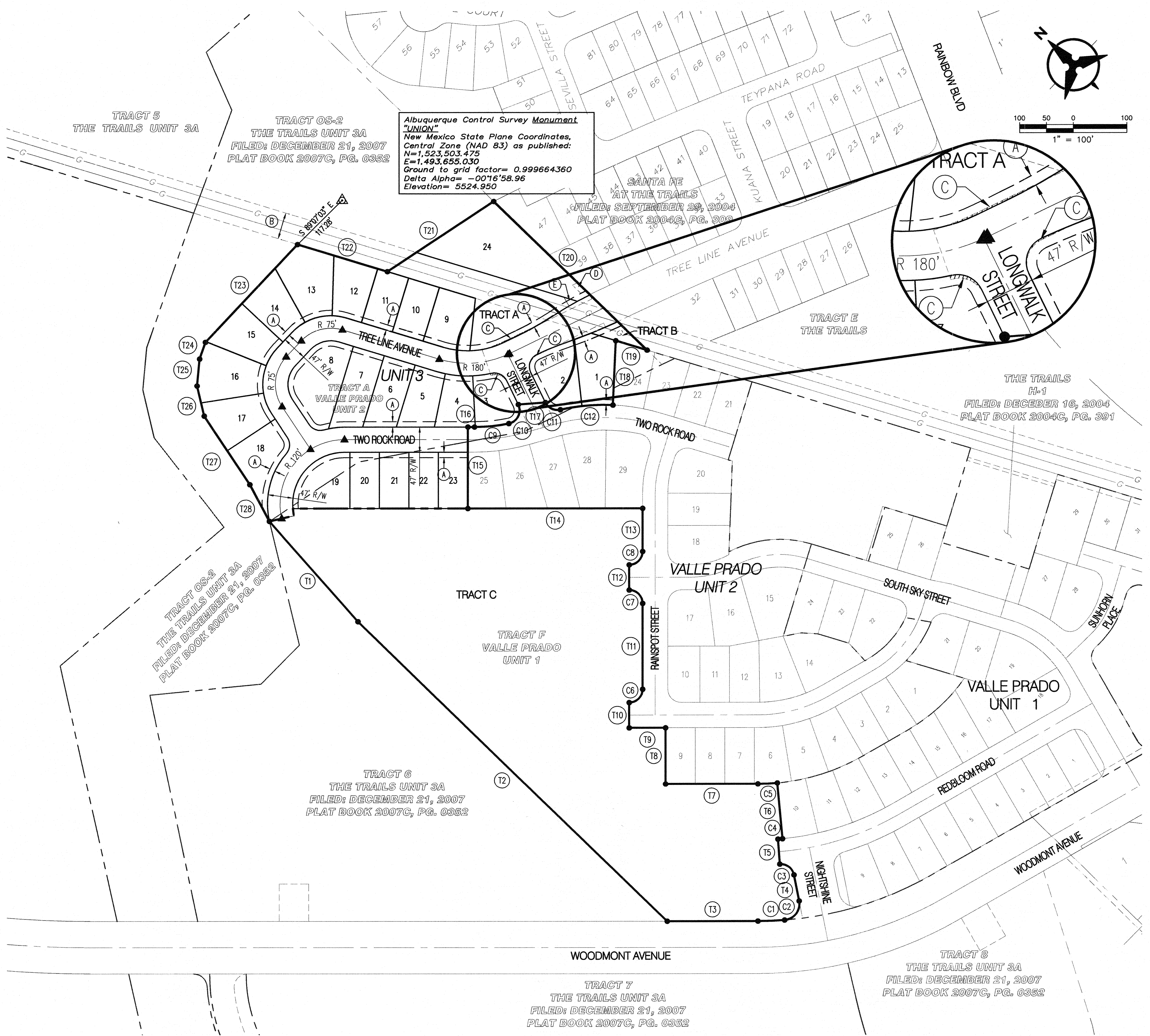
- (A) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- (B) EXISTING 50' SOUTHERN UNION GAS COMPANY RIGHT OF WAY EASEMENT FILED SEPTEMBER 16, 1930 IN BOOK 112, PAGE 515 AND FILED MARCH 29, 1956 IN BOOK 0346, PAGE 356 AS DOCUMENT NO. 90568 AND N.M. STATE LAND OFFICE DEED OF RIGHT OF WAY AND EASEMENT NO. 646, DATED OCTOBER 3, 1930.
- (C) EXISTING PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED DECEMBER 21, 2007 IN PLAT BOOK 2007C, PAGE 352. A PORTION TO BE VACATED WITH THIS PLAT.
- (D) EXISTING 10' X 20' QWEST UNDERGROUND UTILITY EASEMENT GRANTED BY PLAT FILED MARCH 16, 2006 IN BOOK 2006C, PAGE 85.
- (E) PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 24 GRANTED WITH THIS PLAT.

ID	ARC	RADIUS	DELTA	TANGENT
C1	49.83'	651.00'	04°23'10"	24.93'
C2	50.66'	30.00'	96°45'03"	33.76'
C3	36.29'	25.00'	83°09'38"	22.18'
C4	8.58'	499.00'	00°59'06"	4.29'
C5	36.33'	394.00'	05°16'57"	18.18'
C6	39.27'	25.00'	90°00'00"	25.00'
C7	39.27'	25.00'	90°00'00"	25.00'
C8	39.27'	25.00'	90°00'00"	25.00'
C9	64.63'	326.50'	11°20'31"	32.42'
C10	45.61'	25.00'	104°31'52"	32.31'
C11	33.46'	25.00'	76°41'22"	19.78'
C12	98.55'	373.50'	15°07'05"	49.56'

ID	BEARING	LENGTH
T1	S04°25'48"W	249.53'
T2	S00°00'00"E	803.67'
T3	S44°10'54"E	169.01'
T4	N34°40'53"E	49.76'
T5	N41°31'15"E	47.00'
T6	N40°32'09"E	105.00'
T7	N44°10'54"W	172.00'
T8	N45°49'06"E	105.00'
T9	N44°10'54"W	67.71'
T10	N45°49'06"E	47.00'
T11	N45°49'06"E	160.00'
T12	N45°49'06"E	47.00'
T13	N45°49'06"E	80.00'
T14	N44°10'54"W	325.79'

ID	BEARING	LENGTH
T15	N45°49'06"E	152.00'
T16	S44°10'54"E	12.24'
T17	S48°19'15"E	50.60'
T18	N48°22'25"E	120.42'
T19	S27°16'28"E	60.99'
T20	N00°05'44"E	399.19'
T21	N77°45'21"W	237.91'
T22	N27°16'30"W	174.90'
T23	S89°01'47"W	250.90'
T24	S64°57'37"W	33.00'
T25	S51°14'55"W	50.59'
T26	S32°26'33"W	57.66'
T27	S12°11'46"W	153.58'
T28	S17°42'46"W	77.52'

	SUBDIVISION BOUNDARY LINE
	TRACT BOUNDARY
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



Albuquerque Control Survey Monument
 "UNION"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as published:
 N=1,523,503.475
 E=1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00°16'58.96
 Elevation= 5524.950

