

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

A single PDF file of the complete application including all plans and 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.

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

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- 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)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- 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)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

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.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>7-11-18</u></p>
<p>Printed Name: <u>Manny Barrera</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



July 11, 2018

City Planning – DRB

Attn: Kym Dicome

RE: Sketch Plat – Mesa del Sol Montage Unit 3B 775782 – DRB Project # 1006008

Ms. Dicome,

Please find this letter as a narrative description of the requested Sketch Plat submittal for Mes del Sol Montage Unit 3B.

The property is located on O'Keefe Ave. between Stryker Rd. and Strand Loop] zone map [S-16 & R-16]

The current Legal description is Plat of Mesa del Sol Montage Unit 3B (A Replat of Tract A-6-B Mesa del Sol Innovation Park and Track B Mesa Del Sol Montage Unit 3A)

The proposed action is to request reapproval of the previously approved DRB Action 1006008. This is the subdivision of Montage Unit 3B in Mesa del Sol. As of this date this project was partially completed however the Preliminary Plat has expired and no final plat has been submitted. This sketch plat submittal includes the following:

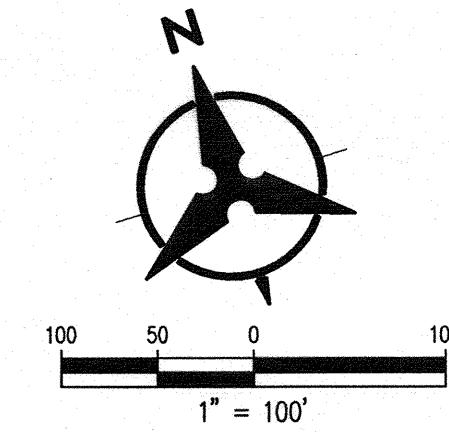
- A resubmittal of the previously approved preliminary plat.
- As asbuilt of Utility Infrastructure that has been completed to date
- Asbuilt of the Curb and Gutter installed to date

Feel free to contact me if you have any questions or concerns, I can be reached via email : mannybarrera@ravenswingconsulting.com or via phone – 505-314-3346.

Respectfully,

Manny Barrera, PE
Ravens Wing Consulting, LLC

PRELIMINARY PLAT OF
MESA DEL SOL MONTAGE UNIT 3B
 (A REPLAT OF TRACTS A-6-A AND A-6-B MESA DEL SOL INNOVATION PARK)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2014



LEGAL DESCRIPTION

TRACT A-6-B OF TRACTS A-6-A AND A-6-B MESA DEL SOL INNOVATION PARK
 FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: PC
 PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 29.06 Acres
 TOTAL NUMBER OF LOTS/TRACTS: 130 LOTS; INCLUDING 5 ALLEY TRACTS
 PROPOSED GROSS DENSITY: 6.3 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
- 2.03 MILES OF FULL WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-16 & S-16
- TRACTS A, B, D AND E ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- ALL LOT SIDEYARDS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN NAD83 CENTRAL ZONE.
- BASE OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

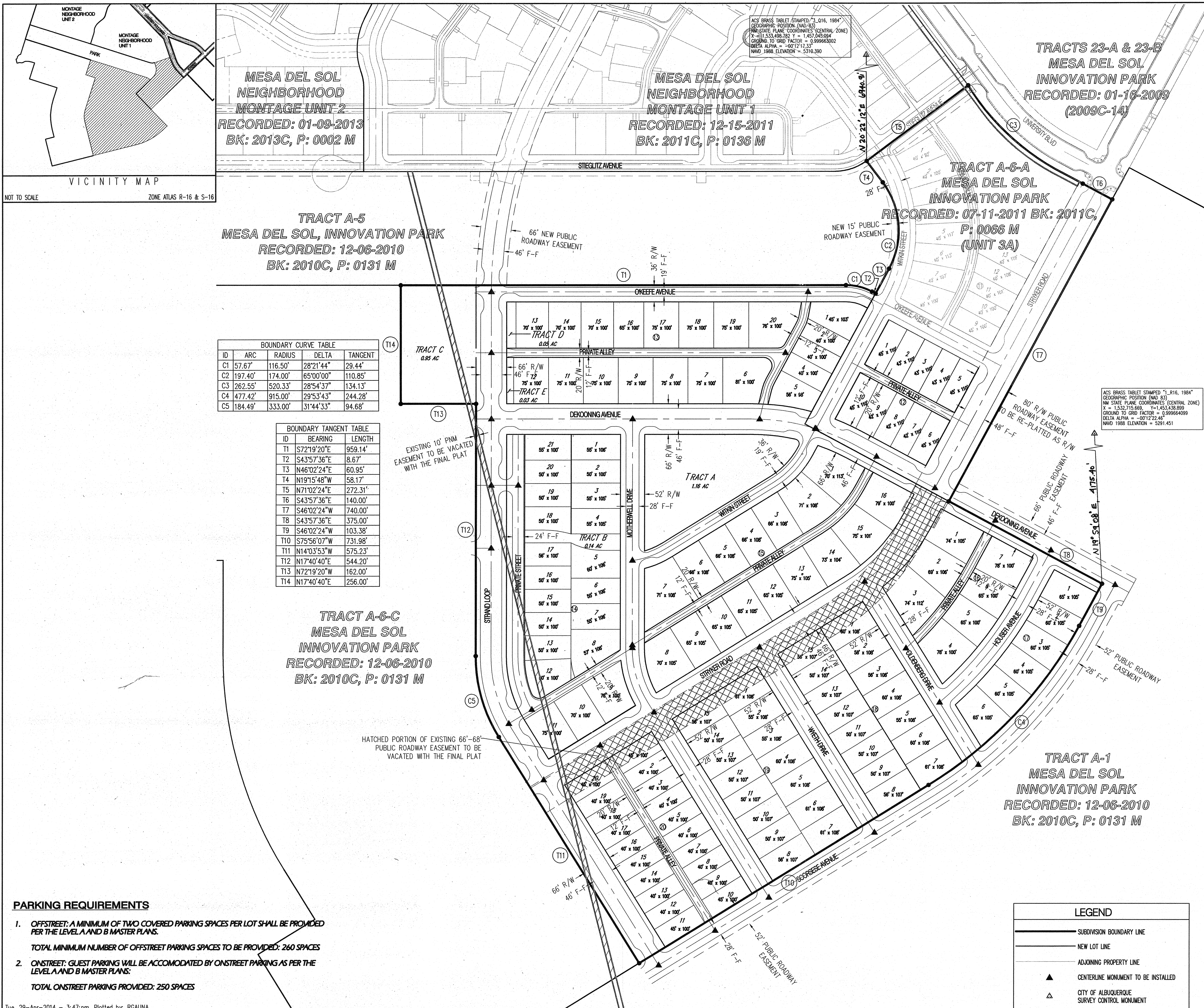
APPROVED

D. P. Asker 5-2-14
 CITY SURVEYOR DATE

B. Fennelly 5-1-14
 Brian Fennelly, Authorized Signatory, DATE
 MESA DEL SOL, LLC
 A Limited Liability Company

SOLID WASTE DEPT DATE

Bohannon & Huston
 www.bhinc.com 800.877.5332



MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2
 RECORDED: 01-09-2013
 BK: 2013C, P: 0002 M

MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1
 RECORDED: 12-15-2011
 BK: 2011C, P: 0136 M

TRACTS 23-A & 23-B
 MESA DEL SOL INNOVATION PARK
 RECORDED: 01-16-2009
 (2009C-14)

TRACT A-6-A
 MESA DEL SOL INNOVATION PARK
 RECORDED: 07-11-2011 BK: 2011C,
 P: 0066 M
 (UNIT 3A)

TRACT A-5
 MESA DEL SOL, INNOVATION PARK
 RECORDED: 12-06-2010
 BK: 2010C, P: 0131 M

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	57.67'	116.50'	28°21'44"	29.44'
C2	197.40'	174.00'	65°00'00"	110.85'
C3	262.55'	520.33'	28°54'37"	134.13'
C4	477.42'	915.00'	29°53'43"	244.28'
C5	184.49'	333.00'	31°44'33"	94.68'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
T1	S72°19'20"E	959.14'
T2	S43°57'36"E	8.67'
T3	N46°02'24"E	60.95'
T4	N19°15'48"W	58.17'
T5	N71°02'24"E	272.31'
T6	S43°57'36"E	140.00'
T7	S46°02'24"W	740.00'
T8	S43°57'36"E	375.00'
T9	S46°02'24"W	103.38'
T10	S75°56'07"W	731.98'
T11	N14°03'53"W	575.23'
T12	N17°40'40"E	544.20'
T13	N72°19'20"W	162.00'
T14	N17°40'40"E	256.00'

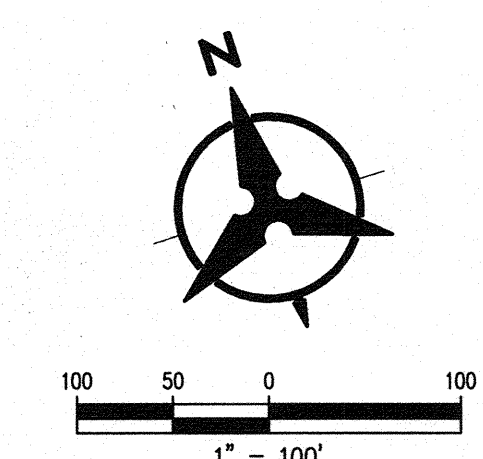
TRACT A-6-C
 MESA DEL SOL INNOVATION PARK
 RECORDED: 12-06-2010
 BK: 2010C, P: 0131 M

TRACT A-1
 MESA DEL SOL INNOVATION PARK
 RECORDED: 12-06-2010
 BK: 2010C, P: 0131 M

- PARKING REQUIREMENTS**
- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.
 TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 260 SPACES
 - ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
 TOTAL ONSTREET PARKING PROVIDED: 250 SPACES

LEGEND

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



MATERIALS:
 SAS LINE: SDR-35 PVC (FOR 8" DIAMETER)
 SAS LINE: SDR-26 PVC (FOR 21" DIAMETER)
 WATER LINE: CS900-PVC (DR-18)
 SD LINE: CLASS III RCP (UNLESS OTHERWISE NOTED ON PLANS)
 ALL WATER METERS 3/4" (UNLESS OTHERWISE NOTED ON PLANS)
 WATER REUSE: CS900-PVC (DR-18) (PURPLE)

WATER SHUT-OFF PLAN:
 FOR CONNECTION VALVES CLOSED
 STRAND LOOP VALVE #1
 WIKEN STREET VALVE #2
 STRYKER ROAD VALVE #3

CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWA.

WATER SHUT-OFF REQUIREMENTS:
 CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF CONNECTIONS AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ABCWA TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.
 CONTRACTOR SHALL NOT OPERATE VALVES ON THE PROJECT.

STANDARD DRAWINGS:
 MH, STD DWG 2101
 MH, STD DWG 2102
 VALVE BOXES, STD DWG 2326 (SEE SHT 31)
 SAS SERVICES, STD DWG 2125
 WATER SERVICE, STD DWG 2362
 FIRE HYDRANTS, STD DWG 2340

NOTE: ALL OF THE ABOVE ITEMS SHALL BE CONSTRUCTED PER THE STD DWG'S SHOWN UNLESS OTHERWISE NOTED.

ALL SANITARY SEWER MANHOLES SHALL BE CONCENTRIC TYPE PER ABCWA STD.

- GENERAL NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)
 3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
 5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 9. MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARI, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
 10. SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
 11. FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
 12. FOR STORM DRAIN CONSTRUCTION: ALL RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION SHALL DETERMINE WHICH JOINTS ARE TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

LEGEND

—	PROPERTY LINE
—	NEW EASEMENT
— SAS	EXISTING SANITARY SEWER
— W	EXISTING WATER LINE
—	EXISTING STORM DRAIN
⊠	EXISTING WATER METER
⊠	EXISTING CAP
⊠	EXISTING VALVE
⊠	EXISTING FIRE HYDRANT
⊠	EXISTING SANITARY SEWER MANHOLE
⊠	EXISTING STORM DRAIN
— SAS	PROPOSED SANITARY SEWER
— W	PROPOSED WATER LINE
⊠	PROPOSED VALVE
⊠	PROPOSED HYDRANT
⊠	PROPOSED CAP
⊠	PROPOSED WATER METER
⊠	PROPOSED SANITARY SEWER MANHOLE
⊠	PROPOSED STORM DRAIN

RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4')	(6')	(8')	(12')
6" x 6" x 6" TEE		1		
6" x 6" x 4" TEE	1			
6" x 8" x 6" TEE		1		
6" x 8" x 8" TEE			4	
12" x 12" x 12" TEE				18
12" x 12" x 8" TEE			1	
12" x 12" x 6" TEE		1		
11.25" BEND	1	2	3	4
22.5" BEND	3	4	5	7
45" BEND	6	8	11	15
90" BEND	15	20	27	37
VALVE/HEAD END	39	55	73	104
6" x 4" REDUCER	29			
8" x 6" REDUCER		31		
12" x 8" REDUCER			75	
12" x 6" REDUCER			55	

- NOTE:
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS, UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE ACCOMPANYING TABLE.
 4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 5. RESTRAINED LENGTH IS FROM LARGE SIDE ON ALL REDUCERS.
 6. RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.
 7. JOINT RESTRAINT LENGTH SHOWN FOR TEES REFERS TO THE BRANCH SECTION CASES.

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 [Signature]
 SIGNATURE & DATE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
 OVERALL UTILITY PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVE OCT 9 2014 DESIGN REVIEW COMMITTEE	PERMIT OCT 9 2014 CITY ENGINEER		
Last Design Update			

City Project No. **775782** Zone-Map No. **R-15, 16, S-16** Sheet **25** Of **44**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	REMARKS	By
INSPECTED BY	DATE	ACG TABLE STAMPED "L1R16, 1984"				DESIGN	
FIELD VERIFICATION BY	DATE	GEOGRAPHIC POSITION (NAD 83)				REVISIONS	
APPROVED BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					
CORRECTED BY	DATE	X = 1,532,715.669 Y = 1,453,436.899					
MICROFILM INFORMATION	DATE	GROUND-TO-GRID FACTOR = 0.999664099					
RECORDED BY	DATE	Δm = -00'12"22.46"					
NO.		NAVD 1988 ELEVATION = 5291.451					

