



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002063
Application No. _____

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 5/26/2021 HEARING DATE OF DEFERRAL: 6/9/2021

SUBMITTAL DESCRIPTION: Resubmitting Preliminary Plat, Infrastructure List,

CONTACT NAME: Hiram Crook

TELEPHONE:

505.828.2200 EMAIL: hiram@goodwinengineers.com

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2019-002063
DRB Application No.: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Sage Ranch Subdivision (Preliminary Plat)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

SAGE RANCH WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 33 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2017
SAGE RANCH WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 33 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2017

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 DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
		28' FF	PAVING Res Pvrnt C&G (Both sides)	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		5'	Sidewalk (North & South) (1)	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		25' FF	Res Pvrnt C&G	Sage Ranch Hammerhead	Lot 14	Lot 19	/	/	/
		5'	Sidewalk (East side)	Sage Ranch Hammerhead	Lot 14	Lot 19	/	/	/
		8"	WATER Waterline	Sage Ranch Court SW	Exist W SV	End of Hammerhead	/	/	/
		8"	Waterline	Sage Ranch Hammerhead	Lot 14	Lot 19	/	/	/
		8"	Waterline	20' Easement	Sage Ranch Ct	Exist. 8" WL Town of Atrisco Grant Lot 7	/	/	/
		8"	SANITARY SEWER SAS	Sage Ranch Court SW	Lot 1 & 33	End of Hammerhead	/	/	/
		8"	SAS	Hammerhead	Lot 19	Lot 14	/	/	/
		8"	SAS	17' Easement	Hammerhead	Exist. Sewer in 20' Easmt	/	/	/
			STORM DRAIN Relocate Existing Type Double "A" Inlet /Storm Pipe	Snow Vista Blvd			/	/	/
			10' Concrete Rundown	Sage Ranch Court SW	Hammerhead	Pond	/	/	/
			10' Concrete Rundown	Sage Ranch Court SW	Pond East	Exist. Rundown	/	/	/
			First Flush Pond (6) (7)	Tract A	End of Hammerhead North		/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
							/	/
							/	/

Approval of Creditable Items:	Date
Impact Fee Administrator Signature	Date
City User Dept. Signature	Date

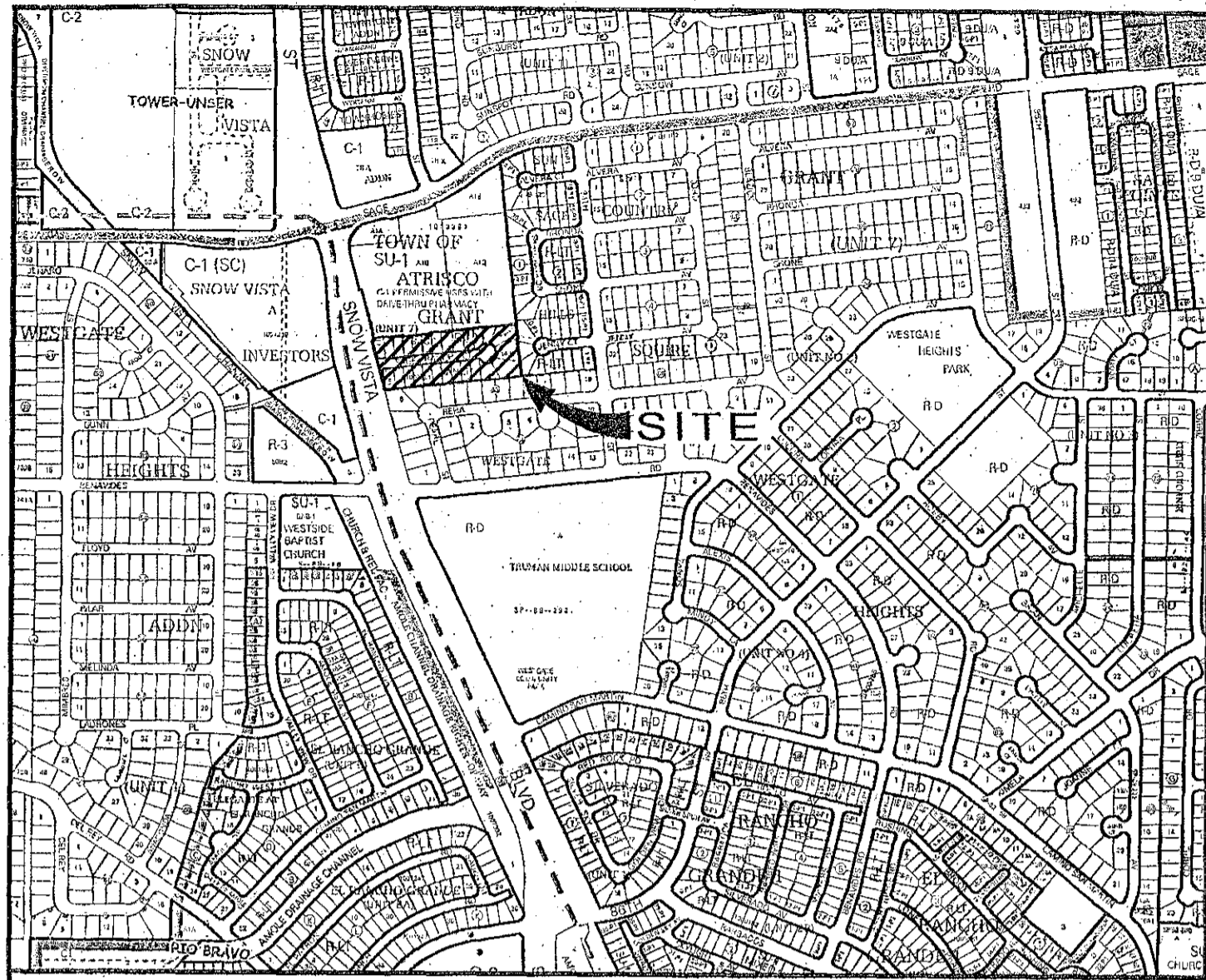
- Sidewalks to be deferred
- Water infrastructure to include valves, fittings, service connections, and fire hydrants
- SAS infrastructure to include manholes and service connections
- Storm Drain infrastructure includes manholes, inlets, channels, bends, and sidewalk culverts.
- Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan)
- Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)
- The property owner/developer must continue self-inspections and BMP maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the city Storm Water Quality section [Code § 14-5-2-11 (C) (1)].

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Hiram L. Crook
 NAME (print)
 MARK GOODWIN & ASSOCIATES
 FIRM 6/9/21
 SIGNATURE - date
 DRB CHAIR - date
 PARKS & GENERAL SERVICES - date
 TRANSPORTATION DEVELOPMENT - date
 AMAFCA - date
 UTILITY DEVELOPMENT - date
 CODE ENFORCEMENT - date
 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER



LOCATION MAP SCALE: NTS M-9-Z

SUBDIVISION DATA

GROSS ACREAGE	3.7442 AC
ZONE ATLAS NO.	M-9-Z
NO. OF EXISTING TRACTS/LOTS	1 TRACT/26 LOTS
NO. OF TRACTS/LOTS CREATED	2 TRACTS/32 LOTS
DATE OF SURVEY	OCTOBER, 2017
MILES OF FULL WIDTH STREETS CREATED	0.16 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.7154 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

OWNER: Vuelo, LLC

 Mrs. Janie Rowe, Manager DATE

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ON THIS _____ DAY OF _____, 2017, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Mrs. Janie Rowe, Manager, Vuelo, LLC.

NOTARY PUBLIC, MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1, TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 2 TRACTS AND 32 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
 PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)
 PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)
 PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)
 PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7 (10-24-05, 2005C-352)
 PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"
8. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

PRELIMINARY PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2021

PROJECT NUMBER: 1003991
 APPLICATION NUMBER: _____

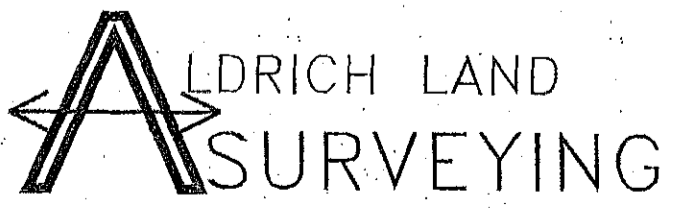
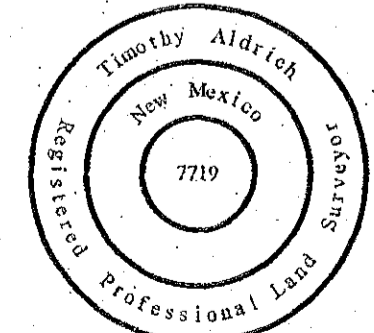
PLAT APPROVAL
 UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	_____	Date
NEW MEXICO GAS COMPANY	_____	Date
QWEST CORPORATION D/B/A CENTURYLINK QC	_____	Date
COMCAST D/B/A XFINITY	_____	Date
CITY APPROVALS:		
CITY SURVEYOR	_____	Date
REAL PROPERTY DIVISION	_____	Date
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____	Date
ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY	_____	Date
PARKS AND RECREATION DEPARTMENT	_____	Date
AMAFCA	_____	Date
CITY ENGINEER	_____	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____	Date
CODE ENFORCEMENT	_____	Date

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

TIMOTHY ALDRICH, P.S. NO. 7719 DATE



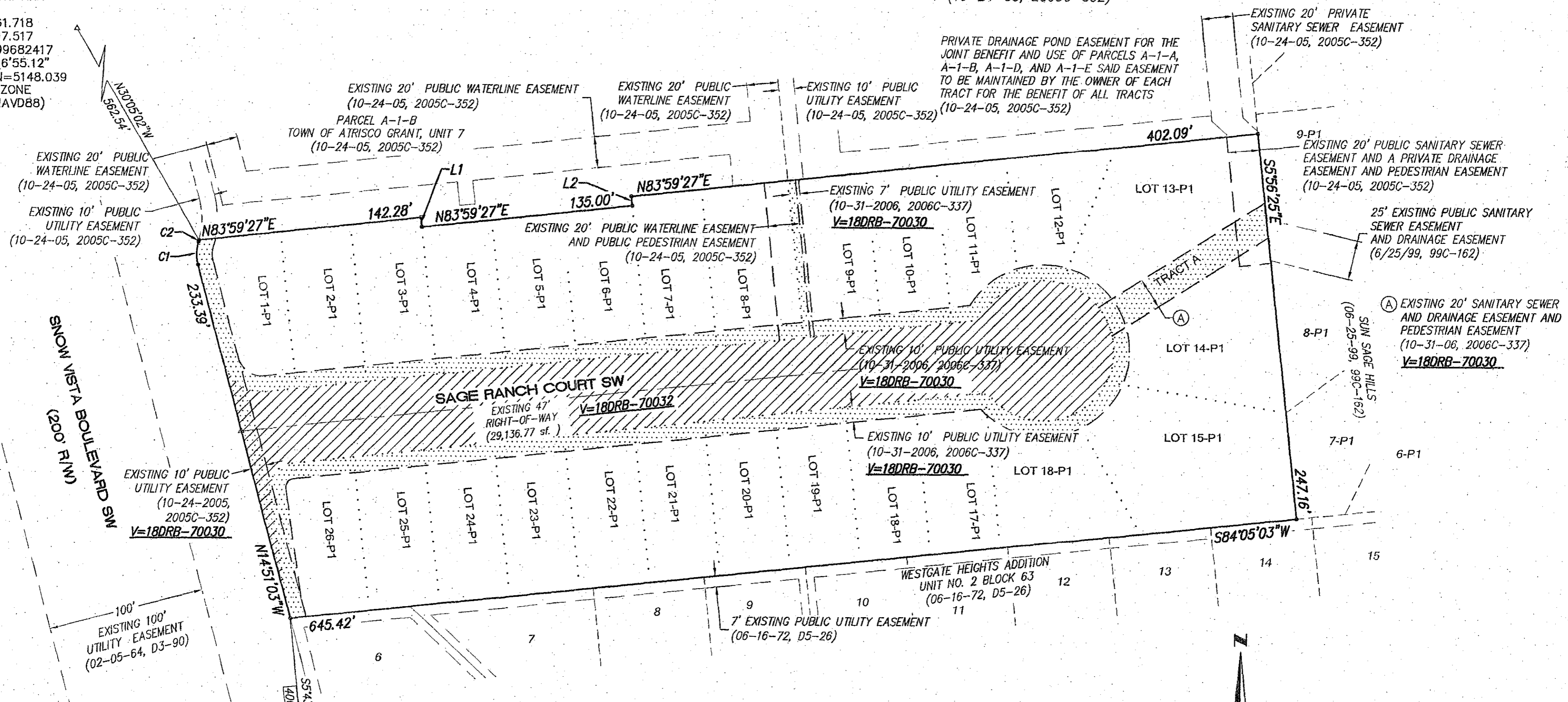
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

A17031 PRELIM PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 4/28/2021	Job: A17031	

PRELIMINARY PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2021

PARCEL A-1-D
 TOWN OF ATRISCO GRANT, UNIT
 7 (10-24-05, 2005C-352)

ACS MONUMENT
 AND BENCHMARK
 "9-M9"
 N=1475861.718
 E=1493497.517
 G-G=0.999682417
 Δα=-00°16'55.12"
 ELEVATION=5148.039
 CENTRAL ZONE
 (NAD83/NAVD88)



Curve Table

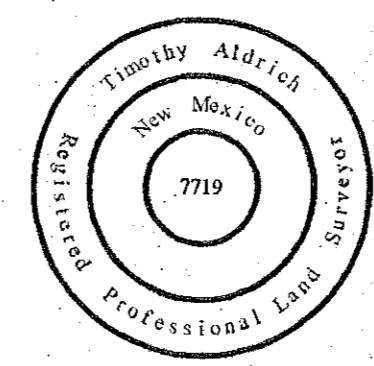
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Parcel Line Table

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

ACS MONUMENT
 AND BENCHMARK
 "11-M9"
 N=1474735.261
 E=1493878.618
 G-G=0.999682709
 Δα=-00°16'52.37"
 ELEVATION=5139.276
 CENTRAL ZONE
 (NAD83/NAVD88)

- LEGEND**
- LIMITS OF EXISTING EASEMENT VACATED BY THIS PLAT. V=18DRB-70030
 - PROPERTY LINE ELIMINATED BY THIS PLAT.
 - LIMITS OF EXISTING RIGHT-OF-WAY VACATED BY THIS PLAT. V=18DRB-70032



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend

services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

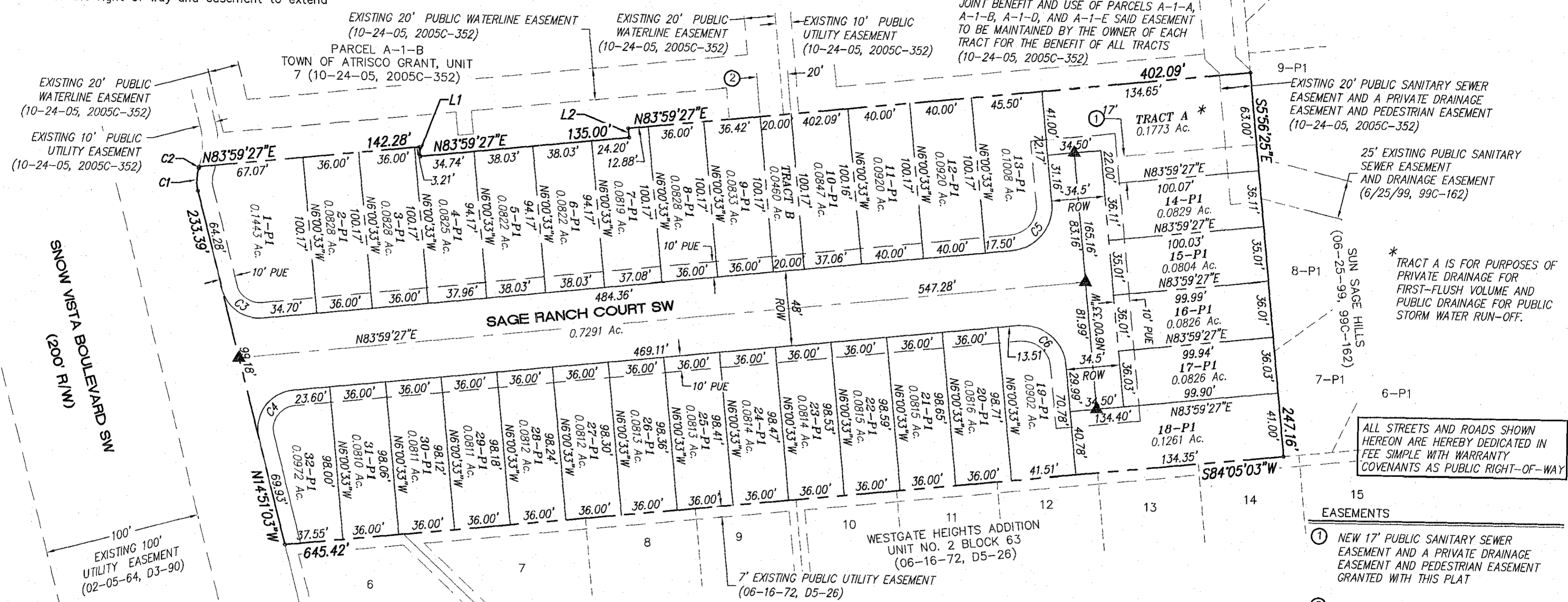
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

PRELIMINARY PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2021

PARCEL A-1-D
 TOWN OF ATRISCO GRANT, UNIT 7
 (10-24-05, 2005C-352)

PRIVATE DRAINAGE POND EASEMENT FOR THE JOINT BENEFIT AND USE OF PARCELS A-1-A, A-1-B, A-1-D, AND A-1-E SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS (10-24-05, 2005C-352)

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT (10-24-05, 2005C-352)



* TRACT A IS FOR PURPOSES OF PRIVATE DRAINAGE FOR FIRST-FLUSH VOLUME AND PUBLIC DRAINAGE FOR PUBLIC STORM WATER RUN-OFF.

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

- EASEMENTS**
- ① NEW 17' PUBLIC SANITARY SEWER EASEMENT AND A PRIVATE DRAINAGE EASEMENT AND PEDESTRIAN EASEMENT GRANTED WITH THIS PLAT
 - ② EXISTING 20' PUBLIC WATERLINE EASEMENT AND PUBLIC PEDESTRIAN EASEMENT (10-24-05, 2005C-352)

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date 4/28/21 and the Grading and Drainage Plan with engineer's stamp date 4/28/21 which report and plans are on file in the office of the City Engineer File # MO9D02SA. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

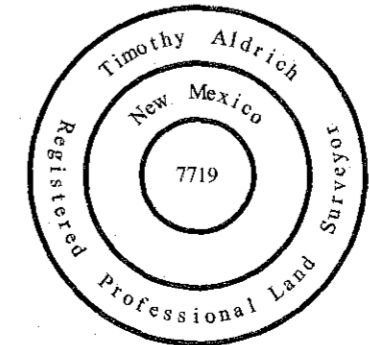
The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

- LEGEND**
- 21-P1 LOT NUMBER
 - LOT 10 EXISTING LOT NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (SEE PUE NOTE SHEET 1)
 - ROW = PUBLIC RIGHT-OF-WAY

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'30"	S55°25'48"E	32.52'
C4	25.00'	43.13'	98°50'30"	S34°34'12"W	37.98'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



P.O. BOX 30701, ALBUQU., N.M. 87190
 505-884-1990