

# DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO	
Application No	
SD-2019-00112 To: SD-2019-00116	
Planning Department/Chair	
<ul> <li>Hydrology</li> <li>Transportation Development</li> <li>Albuquerque/ Bernalillo Co. WUA</li> <li>Code Enforcement</li> <li>*(Please attach this sheet with each collated)</li> </ul>	l set for each board member)
NOTE: ELECTRONIC VERSION (ie disk, thumb	odrive) is Required. Submittal will not be accepted without.
DRB SCHEDULED HEARING DATE:	HEARING DATE OF DEFERRAL:
SUBMITTAL DESCRIPTION:	
CONTACT NAME:	
TELEPHONE: FMAIL:	



Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

### www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

July 26, 2019

Ms. Kym Dicome, DRB Chair City of Albuquerque Planning Department 600 2<sup>ND</sup> St. NW Albuquerque, NM 87103

Re: Tract 11-A & 11-B Avalon Subdivision, Unit 5 (Project # 2019-002402)

Dear Ms. Dicome,

Enclosed are the responses to the comments provided during our April 24<sup>th</sup> hearing. Comments and responses are listed below by department.

### **Code Enforcement**

1. Code Enforcement has no objection to these requests.

## **Transportation Department**

- 1. Sheet 2 of the plat mislabels Bluewater Road and Daytona Road. Please correct this. Response: The plat now correct labels Bluewater Road
- 2. For final plat, any access easements need to be shown with all beneficiaries and maintenance responsibilities listed.

Response: Noted

- 3. Infrastructure is required to bring the transportation facilities in this area up to current standards. Provide an infrastructure list for approval.

  Response: Infrastructure List has been provided and contains all required transportation infrastructure.
- 4. The Traffic Impact Study (TIS) needs to be approved prior to approval of the infrastructure list.

Response: The TIS is in the process of being reviewed. The infrastructure list reflects all required transportation infrastructure per the draft version of the TIS.

## **Planning Department**

1. Planning Department has no additional objections to these requests.

Engineering A

Spatial Data

Advanced Technologies A

## **Hydrology Section Comments**

- Hydrology has no objection to the vacation of the public PNM Easement. *Response: Noted*
- 2. Hydrology needs an approved Grading & Drainage Plan and Drainage Report.

  Response: G&D Plan and Drainage Report has been submitted to the Hydrology

  Section. The project team is working with COA Hydrology to address any comments and

  concerns
- 3. The Infrastructure List will need to be attached to the Plat. This will be based upon the approved G&D.

Response: Noted

## **ABCWUA - Utility Development Section**

- SD-2019-00111 PRELIMINARY PLAT
  - a. Availability statement #190521 is currently being researched. It will confirm the required infrastructure improvements on the infrastructure list. Approval will be provided once the availability statement has been executed. Response: Noted

b. Infrastructure list

- i. Waterline
  - 1. What is the purpose of the proposed waterline along Daytona Rd. from El Shaddai St. to Bluewater/Daytona intersection? Is this part of the platting action? Is Daytona the same as 94<sup>th</sup> St.? There is public waterline in this area. Please confirm. Response: This waterline already exists and was listed on the infrastructure list incorrectly. The proposed waterline is located at the intersection of Bluewater and Daytona. The purpose is to provide a stub for future Daytona Road buildout. This has been corrected on the infrastructure list. Daytona Road is the same as 94<sup>th</sup> Street.
- ii. Sanitary sewer
  - 8" sanitary sewer along Bluewater Rd. needs to cover entire frontage of proposed Tract 11-B for potential service to property south along the roadway. Response: The 8" sanitary sewer will be constructed to a distance approximately 200 LF east of 98<sup>th</sup> Street rather than the entirety of the frontage. This will allow for the property south of Bluewater to connect if needed.
  - 2. What is the purpose of the proposed sanitary sewer along Daytona Rd. from El Shaddai St. to Bluewater/Daytona intersection? Is this part of the platting action? Is Daytona the same as 94<sup>th</sup> St.? There is public sanitary sewer in this area. Please confirm.

Response: This sanitary sewer line already exists and was listed on the infrastructure list incorrectly. The proposed sanitary sewer is located at the intersection of Bluewater and Daytona. The purpose is to provide a stub for future Daytona Road buildout. This has been corrected on the infrastructure list. Daytona Road is the same as 94th Street.

- 2. SD-2019-00112 VACATION OF PUBLIC EASEMENT
  - a. No objection.

Response: Noted

b. This easement is for dry utilities.

Response: Noted

- 3. SD-2019-00116 FINAL PLAT
  - a. Approval is contingent upon financial guarantee or construction of required improvements.

Response: Noted

### **COA DMD**

1. Per the 2040 Long-range Roadway System Map, 98th St. is designated a Community Principal Arterial and Bluewater Rd. is a Major Collector. 94th St. and Daytona are not recognized roadways at this location. MRCOG should be contacted if there are changes proposed to the LRRS Map.

Response: Noted

- 2. Per the 2040 Long-range Bikeways System Map, Bike lanes are required on 98th St. and Bluewater Rd. Bike lanes should measure 6 feet wide from lip of curb and be explicitly identified on the Sidewalk Exhibit and the Infrastructure List for both of these roadways.
  - Response: Proposed Bluewater Road will include 6' wide bike lanes. Existing Bluewater Road does not have bike lanes currently. The only improvements to 98th Street are intersection modifications, northbound right turn lane, and southbound left turn lane. 98th Street does not currently have designated bikes lanes. Bike lanes are now more explicitly shown on the sidewalk exhibit. The infrastructure list now denotes the required 6' bike lane along Bluewater Road.
- 3. Street names shown on the Plat do not match the prior 2013 plat and the infrastructure list does not appear to be consistently referenced to roadways as shown the Plat. The Infrastructure List, Sidewalk Exhibit and Plat should to be updated to accurately reflect the location of the proposed improvements.

Response: Infrastructure List, Sidewalk Exhibit, and Plat have all been updated to correctly reflect street names

4. The required traffic impact study was not provided in the application materials so it was not possible for DMD to conduct a complete review of this application, therefore comments provided are limited to the information contained in the application.

Response: Noted

## **Albuquerque Public Schools**

1. No adverse impacts. Response: Noted

## **New Mexico Department of Transportation**

1. NMDOT Traffic is requiring the owner, developer, and design consultant continue

coordination with Margaret Haynes at 505-288-2086 or Margaret.haynes@state.nm.us as further discuss this development's potential impacts to I-40 interchange with 98th Street.

Response: The design team is continuing to coordinate with the NMDOT

#### **AMAFCA**

1. No Objections Response: Noted

## Mid-Region Metropolitan Planning Organization

1. The Long Range Roadway System projects Bluewater Rd to be a major collector, and does not currently include connection to Daytona Rd. This extension of Daytona Rd may be added to the LRRS update if planned.

Response: Noted

With this request, we are requesting Preliminary/Final Plat approval and Easement Vacation Approval. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Matt Satches, PE

Max gra

Engineer

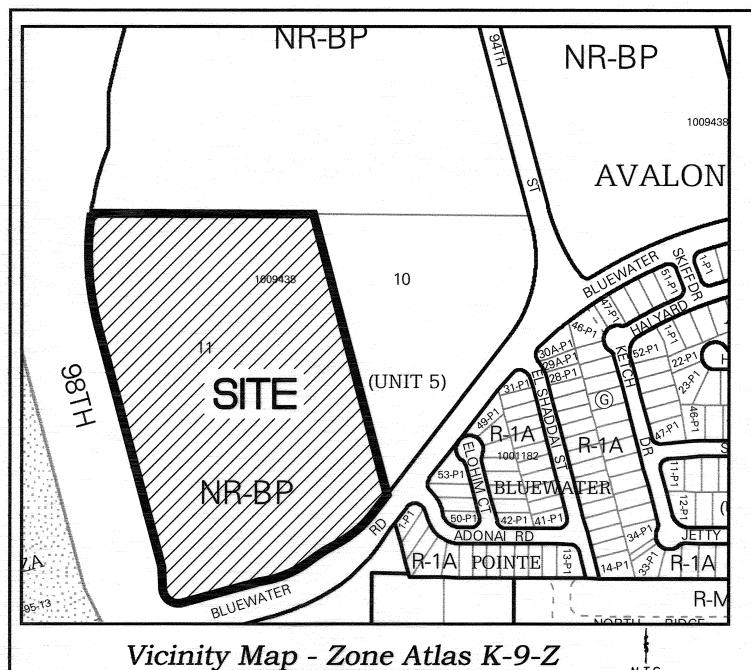
Community Development and Planning

MHS/cc

**Enclosures** 

cc: Yolanda Padilla Moyer, BHI w/enclosures

Brian Patterson, Titan Development w/enclosures



## **Documents**

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1901731 AND AN EFFECTIVE DATE OF MARCH 15, 2019.
- 2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.
- 3. SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2016, AS DOCUMENT NO. 2016116753.

# Free Consent

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN: AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BEN SPENCER, MANAGER 98TH AND I-40 LAND, LLC

DATE Official Seal CATHERINE E. VIGIL Notary Public State of New Mexico My Commission Expires 9 11 22

5-30-19

STATE OF NEW M-EXICO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: BEN SPENCER, MANAGER, 98TH AND I-40 LAND, LLC

# **Indexing Information**

Projected Section 21, Township 10 North, Range 2 East, N.M.P.M. Town of Atrisco Grant Subdivision: Avalon Subdivision Unit 5 Owner: 98th and I-40 Land, LLC UPC #:100905705529520103

# Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS 3. VACATE EASEMENTS

HIS IS TO CERTI	FY THAT THE	TAXES	ARE C	URR
AID ON UPC #:_	:			
••• •• •• •• •• •• •• •• •• •• •• •• ••				
<del>-</del>		· · · · · · · · · · · · · · · · · · ·		
- N				
ROPERTY OWNER	OF RECORD		1	
		· · · · · · · · · · · · · · · · · · ·		
ERNALILLO COUN	NTY TREASURE	R'S OF	FICE	

## Subdivision Data

GROSS ACREAGE	<b>RES</b>
ZONE ATLAS PAGE NO	9-Z
NUMBER OF EXISTING LOTS	1
NUMBER OF LOTS CREATED	
MILES OF FULL-WIDTH STREETS	LES
MILES OF HALF-WIDTH STREETS	
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE O AC	RES
DATE OF SURVEY	

## Notes

- 1. FIELD SURVEY PERFORMED IN MAY 2019.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

## Solar Collection Note

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

# Legal Description

TRACT NUMBERED ELEVEN (11), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

# Treasurer's Certificate

IIS IS TO CERTIF	Y THAT THE	TAXES	ARE	CURREN	IT A
AID ON UPC #:_					
			· · · · · · · · · · · · · · · · · · ·		
- ROPERTY OWNER	OF RECORD			-	-
	or record				

PROPERTY OWNER	OF	RECORD		
----------------	----	--------	--	--

BERN	ALILLO	COUNTY	TREASURER'S	S OF	TICE

Plat for
Tracts 11-A & 11-B
Avalon Subdivision, Unit 5
Being Comprised of
Tract 11
Avalon Subdivision, Unit 5
City of Albuquerque

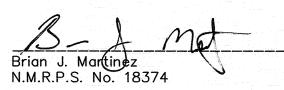
Bernalillo County, New Mexico

June 2019

Project Number:	
Application Number:	
Plat Approvals:	
PNM Electric Services	
Qwest Corp. d/b/a CenturyLink QC	
New Mexico Gas Company	
Comcast	
City Approvals:	
foren M. Promosus P.	e Elzal
City Surveyor	, , , , , , , , , , , , , , , , , , , ,
Traffic Engineer	
ABCWUA	
Code Enforcement	
AMAFCA	
City Engineer	
DRB Chairperson, Planning Department	

## Surveyor's Certificate

I, BRIAN J. MARTINEZ, A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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.



P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

Sheet 1 of 2

## Easement Notes ACS Monument "9-K10 1 EXISTING 10' P.U.E. (08/03/1995, BK. 95-18, PG. 5438, NAD 1983 CENTRAL ZONE DOC NO. 95077007) X=1498430.817\* Y=1485617.623 \* 2 EXISTING 10' P.U.E. (05/22/2014, BK. 2014C, PG. 0046) |Z=5117.72 \* (NAVD 1988) 3 EXISTING 10' P.U.E. (05/31/2001, BK. 2001C, PG. 151) G-G=0.99968223 |Mapping Angle="-0°16'22.01 4 EXISTING 7' P.U.E. (10/30/1984, BK. MISC. 169A, PG. 527) Avalon Subdivision, Unit 5 \*U.S. SURVEY FEET (05/22/2014, 2014C-46) 5 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT 6 EXISTING 10' P.U.E. (05/22/2014, BK. 2014C, PG. 0046) <u>VACATED</u> WITH THE FILING OF THIS PLAT N 89°09'21" E Rebar with cap 5,394.59 "LS 10464" (S 89°40'20" E) (651.06') S 89'40'22" E 651.03 "LS 10464" Brass Cap in concrete Tract 10 Avalon Subdivision, Unit 5 Right-of-Way Monument (05/22/2014, 2014C-46)Tract 11-A 595,446 Sq. Ft. 13.6696 Acres Rebar with cap Illegible BAR SCALE Rebar with cap Cap Illegible Line Table Line # Direction Length (ft) Tract 11-B Brass Cap in S 37°47'46" W (S 37°47'31" W) 71.83' (71.84') 130,823 Sq. Ft. 3.0033 Acres Right-of-Way N 02°49'24" W (N 02°45'59" W) 57.25' (57.21') Monument Curve Table Rebar with Chord Length | Chord Direction Curve # Length Radius ACS Monument "7-K9 NAD 1983 CENTRAL ZONE 147.22' (147.22') 335.00' (335.00') S 50°22'23" W Rebar with Cap "LS 10464" X=1496061.706\* S 59°16'40" W 43.09' (43.09') 335.00' (335.00') 7°22'11" 43.06' Rebar with Cap Y=1482904.725 \* "LS 10464<u>"</u> -202.21' (202.21') | 597.00' (597.00') 19°24'24" S 65°17'46" W 201.24 Z=5140.082 \* (NAVD 1988) 89.17' (89.21') 50.00' (50.00') 102°10'38" N 53°54'43" W 77.81 G-G=0.99968194|Mapping Angle= -0°16'38.12' C5 329.61' (329.60') | 818.51' (818.51') 23°04'22" N 03°26'51" W 327.39 \*U.S. SURVEY FEET 196.26' (196.19') 818.51' (818.51') 13'44'19" N 14°57'29" E 195.80' C7 192.27 S 65°46'24" W 597.00' 18'27'08" 191.44

9.94

597.00'

0.57'16"

9.94'

S 56°04'12" W

Plat for Tracts 11-A & 11-B

Avalon Subdivision, Unit 5
Being Comprised of
Tract 11

Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
June 2019

# Legend

N 90°00'00" E

MEASURED BEARINGS AND DISTANCES

(N 90°00'00" E)

RECORD BEARINGS AND DISTANCES
(05/22/2014, BK. 2014C, PG. 46)

FOUND MONUMENT AS INDICATED

SET BATHEY MARKER "LS 14271"
UNLESS OTHERWISE NOTED

## Public Utility Easements

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

- A. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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.

## <u>Disclaimer</u>

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.

# † CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

Sheet 2 of 2

Current DRC	
Project No.	655786

COA DRC

Size

Type of Improvement

Date Preliminary Plat Approved:
Date Preliminary Plat Expires:

То

DRB Project No. 2019-002402

Citv

7/26/2019

City Cnst

Date Submitted:

Private

Date Site Plan Approved:

#### Figure 12

#### INFRASTRUCTURE LIST

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

#### TRACTS 11-A & 11-B AVALON SUBDIVISION, UNIT 5

From

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.

Location

Sequence #	Project #		7				Inspector	Inspector	Engineer
•		PUBLIC WATERLIN	NE IMPROVEMENTS				•	-	,
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLUEWATER ROAD	98TH STREET	WEST EDGE OF EX 12" WL WITHIN BLUEWATER RD			
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & CAP	DAYTONA ROAD	EXISTING WL IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA			
		_				•			
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	То	Private Inspector	City Inspector	City Cnst Engineer
554.555		PUBLIC SANITARY	SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BLUEWATER ROAD	200 LF EAST OF 98TH ST	WEST EDGE OF EX 8" SAS WITHIN BLUEWATER RD			
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES & CAP	DAYTONA ROAD	EXISTING SAS IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA			
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	То	Private Inspector	City Inspector	City Cnst Engineer
	•	PUBLIC STORM DE	RAIN IMPROVMENTS				•	•	· ·
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BLUEWATER ROAD	EAST EDGE OF TRACT 11-B	WEST EDGE OF EX 24" SD WITHIN BLUEWATER RD			
		42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DAYTONA ROAD	EXISTING SD IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA			
		18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BLUEWATER ROAD	EXISTING SD IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA			
		J				L			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	То	Private Inspector	City Inspector	City Cnst Engineer
Sequence #	Project #	PUBLIC ROADWAY	IMPROVEMENTS				mspector	шърестог	Engineer
		34' F-F	ARTERIAL ASPHALT PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK & 6' WIDE BIKE LANE	WESTBOUND BLUEWATER ROAD	98TH STREET	WEST EDGE OF EX BLUEWATER ROAD		J	
		22' F-F	ARTERIAL ASPHALT PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK & 6' WIDE BIKE LANE	EASTBOUND BLUEWATER ROAD	98TH STREET	WEST EDGE OF EX BLUEWATER ROAD		I	
		36' F-F 48' F-F	INTERSECTION RECONFIGURATION ARTERIAL ASPHALT PAVING W/ DEMOLITION & PCC CURB & GUTTER & 6' SIDEWALK	INTERSECTION OF	BLUEWATER ROAD	DAYTONA ROAD		1	
		11' WIDE 200' LONG	200' SB LEFT TURN LANE (PLUS TAPER) CONCRETE PAVEMENT W/ PCC CURB & GUTTER & DEMO	SOUTHBOUND 98TH STREET	BLUEWATER ROAD	200' NORTH OF BLUEWATER RD			
		12' WIDE 150' LONG	150' NB RIGHT TURN LANE (PLUS TAPER) ARTERIAL ASPHALT PAVEMENT W/ PCC CURB & GUTTER & DEMO	NORTHBOUND 98TH STREET	BLUEWATER ROAD	150' SOUTH OF BLUEWATER RD			
		ADA RAMPS	ADA RAMPS NEW & RECONFIGURED	INTERSECTION OF	BLUEWATER ROAD	98TH STREET			
		ADA RAMPS	ADA RAMPS NEW	INTERSECTION OF	BLUEWATER ROAD	DAYTONA ROAD			
		TRAFFIC SIGNAL	TRAFFIC SIGNAL RECONFIGURATION INCL NEW MASTARM (WB DIRECTION)	INTERSECTION OF	BLUEWATER ROAD	98TH STREET			
		LANE WIDENING	ARTERIAL ASPHALT PAVING & CONCRETE PAVEMENT W/ PCC CURB & GUTTER & DEMO	NORTHBOUND 98TH STREET	BLUEWATER ROAD	300' NORTH OF BLUEWATER RD			
		NOTE:	STREET LIGHTS AS REQUIRED PER THE COA	DPM					
		-	QUIRED WHICH MAY RESULT IN ADDITIONAL OF ILL THE NECESSARY ROADWAY SIGNAGE ASSO		APPROVED BY THE CITY DRC				

AGENT/OWNER	R	DEVELOPMENT REVIEW BOARD MEMBER A	APPROVALS			
MATT SATCHES, PE PREPARED BY: PRINT NAME		DRB CHAIR		DATE	PARKS & RECREATION	DATE
		51.5 51.7		S/(IL	TAINE & NEONE THON	DATE
BOHANNAN HUSTON	N INC.					
FIRM:		TRANSPORTATION DEVELOPMENT		DATE	AMAFCA	DATE
	-1					
1 / Me gal	7/26/19					
SIGNATURE		ABCWUA		DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRU						
IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE	_	DATE
						5.112
ESIGN REVIEW COMMITTEE REVISIONS	5					
REVISION	DATE	DRC CHAIR	USER	DEPARTMENT		AGENT/OWNER
				-		

# SIDEWALK EXHIBIT TRACTS II-A & II-B **AVALON SUBDIVISION UNIT 5** July, 2019 TRACT 10 TRACT 11A 2% MAX. EX. STANDARD CURB & GUTTER STREET SECTION A-A NOT TO SCALE BIKE LANE (6' MIN) BIKE LANE (6' MIN) └ MEDIAN CURB & GUTTER - 12" SOIL SUBGRADE @ 95% MIN. COMPACTION (TYP) 12" SOIL SUBGRADE @ 95% / MIN. COMPACTION (TYP) 6' SIDEWALK -STREET SECTION B-B NOT TO SCALE TRACT 11B EXIST. 6' SIDEWALK STREET SECTION C-C NOT TO SCALE BLUEWATER ROAD TRACT 12 1"=200' \\a-abq-fs2\ABQ-Projects\20180059\CDP\Design\Workarea\20180059\_SW\_Exhibit.dwg Thu, 25-Jul-2019 - 4:51:pm, Plotted by: MSATCHES