



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

___ Hydrology

___ Transportation Development

___ Albuquerque/ Bernalillo Co. WUA

___ Code Enforcement

*(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: _____ HEARING DATE OF DEFERRAL: _____

SUBMITTAL
DESCRIPTION: _____

CONTACT NAME: _____

TELEPHONE: _____ EMAIL: _____

July 26, 2019

Ms. Kym Dicome, DRB Chair
City of Albuquerque
Planning Department
600 2ND 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 24th 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.

Hydrology Section Comments

1. 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

1. 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 94th 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 94th Street.
 - ii. Sanitary sewer
 1. 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 98th 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 94th 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
Engineer
Community Development and Planning

MHS/cc
Enclosures

cc: Yolanda Padilla Moyer, BHI w/enclosures
Brian Patterson, Titan Development w/enclosures

**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**

Easement Notes

- 1 EXISTING 10' P.U.E. (08/03/1995, BK. 95-18, PG. 5438, DOC NO. 95077007)
- 2 EXISTING 10' P.U.E. (05/22/2014, BK. 2014C, PG. 0046)
- 3 EXISTING 10' P.U.E. (05/31/2001, BK. 2001C, PG. 151)
- 4 EXISTING 7' P.U.E. (10/30/1984, BK. MISC. 169A, PG. 527)
- 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) VACATED WITH THE FILING OF THIS PLAT

ACS Monument " 9-K10 "
NAD 1983 CENTRAL ZONE
X=1498430.817*
Y=1485617.623*
Z=5117.72 * (NAVD 1988)
G-G=0.99968223
Mapping Angle=" -0°16'22.01"
*U.S. SURVEY FEET

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:

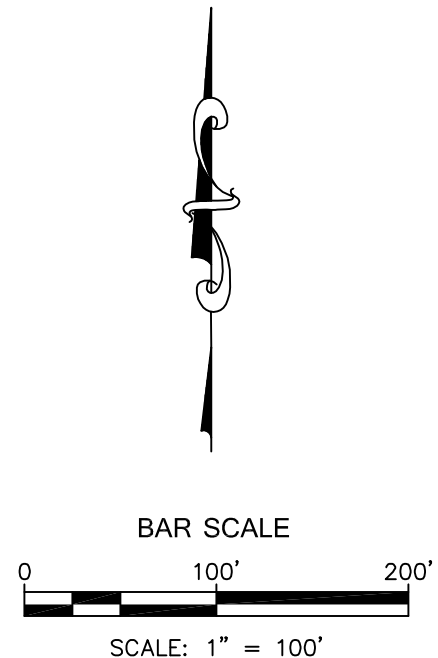
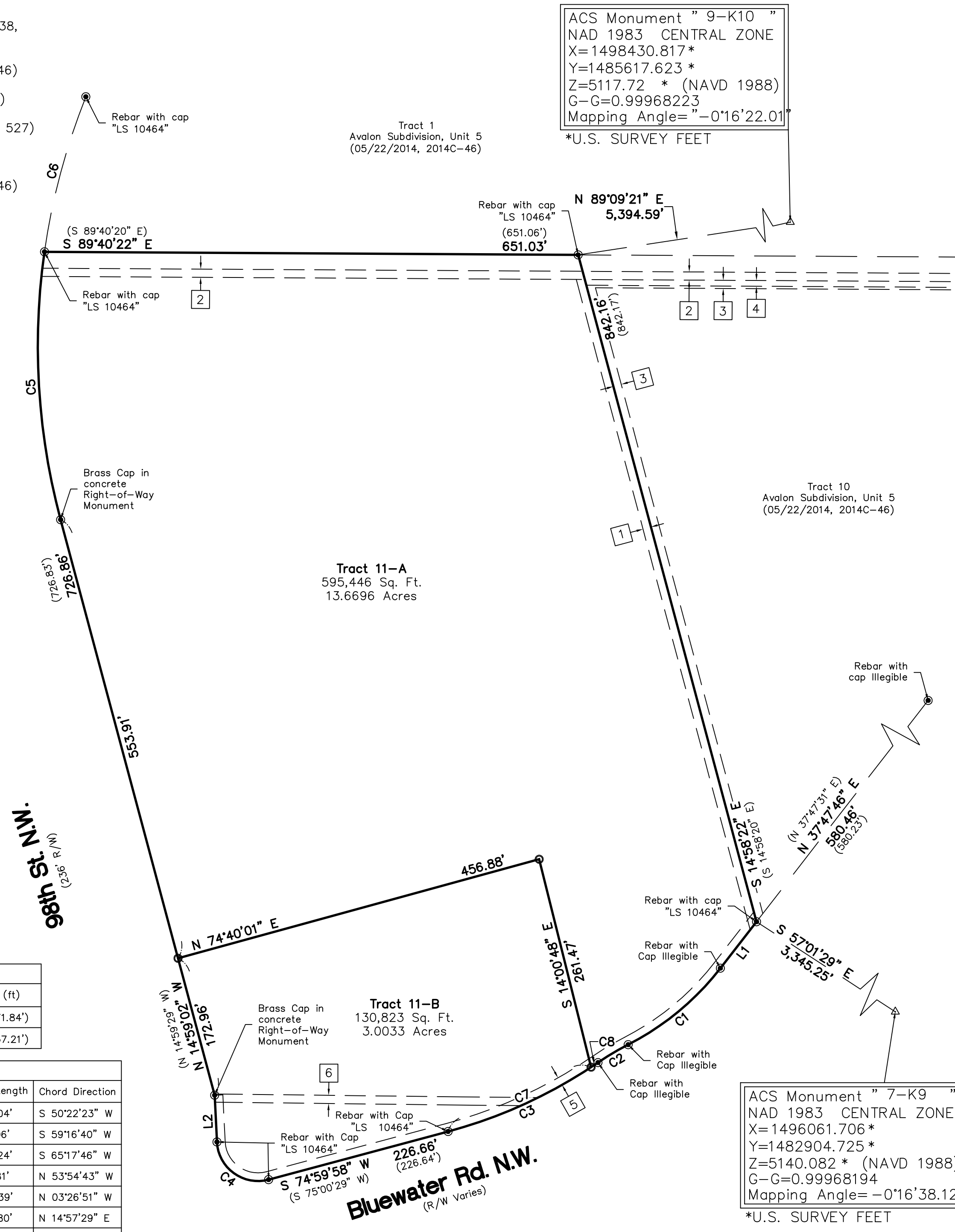
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company 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 d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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.

CSI-CARTESIAN SURVEYS INC.

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



Line #	Direction	Length (ft)
L1	S 37°47'46" W (S 37°47'31" W)	71.83' (71.84')
L2	N 02°49'24" W (N 02°45'59" W)	57.25' (57.21')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	147.22' (147.22')	335.00' (335.00')	25°10'46"	146.04'	S 50°22'23" W
C2	43.09' (43.09')	335.00' (335.00')	7°22'11"	43.06'	S 59°16'40" W
C3	202.21' (202.21')	597.00' (597.00')	19°24'24"	201.24'	S 65°17'46" W
C4	89.17' (89.21')	50.00' (50.00')	102°10'38"	77.81'	N 53°54'43" W
C5	329.61' (329.60')	818.51' (818.51')	23°04'22"	327.39'	N 03°26'51" W
C6	196.26' (196.19')	818.51' (818.51')	13°44'19"	195.80'	N 14°57'29" E
C7	192.27'	597.00'	18°27'08"	191.44'	S 65°46'24" W
C8	9.94'	597.00'	0°57'16"	9.94'	S 56°04'12" W

Current DRC
Project No. 655786

Date Submitted: 7/26/2019
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. 2019-002402

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

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
<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	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	/	/	/
<input type="text"/>	<input type="text"/>	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	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	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	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES & CAP	DAYTONA ROAD	EXISTING SAS IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<u>PUBLIC STORM DRAIN IMPROVMENTS</u>									
<input type="text"/>	<input type="text"/>	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	/	/	/
<input type="text"/>	<input type="text"/>	42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DAYTONA ROAD	EXISTING SD IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA	/	/	/
<input type="text"/>	<input type="text"/>	18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BLUEWATER ROAD	EXISTING SD IN PREVIOUS BLUEWATER RD ALIGNMENT	INTERSECTION OF BLUEWATER & DAYTONA	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		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	/	/	/
		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	/	/	/
		36' F-F 48' F-F	INTERSECTION RECONFIGURATION ARTERIAL ASPHALT PAVING W/ DEMOLITION & PCC CURB & GUTTER & 6' SIDEWALK	INTERSECTION OF	BLUEWATER ROAD	DAYTONA ROAD	/	/	/
		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						
* UPDATED TIA REQUIRED WHICH MAY RESULT IN ADDITIONAL OFFSITE IMPROVEMENTS									
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC									

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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MATT SATCHES, PE PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
 7/26/19 SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <div style="border: 1px solid black; height: 15px; width: 100%;"></div>		DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

SIDEWALK EXHIBIT

TRACTS 11-A & 11-B

AVALON SUBDIVISION UNIT 5

July, 2019

