



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-2020-003443

Application No. SD-2021-00112

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: 6/16/2021 HEARING DATE OF DEFERRAL: N/A

SUBMITTAL DESCRIPTION: Revised Infrastructure List Amendment for including all Sanitary Sewer Improvements

in Phase 1.

CONTACT NAME: Vinny Perea

TELEPHONE: 505-858-3100 EMAIL: vperea@tierrawestllc.com

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACTS 20A-1A THRU 20A-1I INCLUSIVE PARADISE NORTH WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 20A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/LOR 831,473 SQ FT M/L 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
PHASE 1 - TRANSPORTATION IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	3-12' Lanes (50' F-F, 70' ROW)	Bandelier Roadway & 6' sidewalks Extension, Plus 14' Striped Median	Bandelier Dr.	McMahon	160' S. of McMahon	/	/	/
<input type="text"/>	<input type="text"/>	2-12' Lanes (40' F-F, 60' ROW)	Bandelier Roadway & 6' Sidewalks Extension, Plus 16' Striped Median	Bandelier Dr.	160' s. of McMahon	Aquarius Ave.	/	/	/
<input type="text"/>	<input type="text"/>	8" Curb Paving Varies	Replace Ex. Asphalt Curb w/ COA Std. Curb & Gutter & Widen Road to 32' F-F	E. Side of Bandelier Dr.	Aquarius Ave.	440' S. of Aquarius	/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Bandelier Sidewalk Extension (Along Property Frontage)	E. Side Bandelier Dr.	Unser Blvd.	Aquarius Ave.	/	/	/
<input type="text"/>	<input type="text"/>	30' Wide	** Access Driveway Plus ADA Ramps Right-In/Right-Out/Left-In Only	SB Unser Blvd	547' S. of McMahon	626' S. of McMahon	/	/	/
<input type="text"/>	<input type="text"/>	40' Wide	Access Driveway Plus ADA Ramps Right-In/Right-Out	EB McMahon Blvd	304' W. of Unser	394' W. of Unser	/	/	/
<input type="text"/>	<input type="text"/>	30' Wide	Access Driveway Plus ADA Ramps Full Access	Bandelier Dr.	181' S. of McMahon	261' S. of McMahon	/	/	/
<input type="text"/>	<input type="text"/>	30' Wide	Access Driveway Plus ADA Ramps Full Access	Bandelier/Aquarius Intersection	735' S. of McMahon	816' S. of McMahon	/	/	/
<input type="text"/>	<input type="text"/>	40' Wide	Access Driveway Plus ADA Ramps Full Access	Bandelier/Sagittarius Intersection	240' NW of Unser	335' NW of Unser	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #

Size	Type of Improvement	Location	From	To
PHASE 1 - WATER & SANITARY SEWER IMPROVEMENTS				
8"	Sanitary Sewer Line incl. Associated MH's and Service Stubs	Internal Drive Aisle - W. Side of Lots 2,3,4,5,6,7	Lot 2	Lot 7
8"	Sanitary Sewer Line incl. Associated MH's and Service Stubs	Internal Drive Aisle - S. Side of Lots 7,8,9	Lot 7	Lot 9
8"	Sanitary Sewer Line incl. Associated MH's and Service Stubs	Internal Drive Aisle - E. Side of Lot 8	SE Corner Lot 8	McMahon Blvd
8"	Water Line incl. Associated Fittings, Hydrants, Valves, and Service Stubs	Internal Drive Aisle - W. Side of Lots 2,3,4,5,6,7	Bandelier Dr	Lot 7
8"	Water Line incl. Associated Fittings, Hydrants, Valves, and Service Stubs	Internal Drive Aisle - S. Side of Lots 7,8,9	Lot 7	Bandelier Dr
8"	Sanitary Sewer Line incl. Associated Connection and MH's	EB McMahon Blvd	400' W. of CL of Unser Blvd	520' E. of CL of Unser Blvd
PHASE 1 - STORM DRAIN IMPROVEMENTS				
18"	RCP Storm Drain Including Associated Manholes	Unser & McMahon Site	1137' SW of McMahon Blvd	562' SW of McMahon Blvd
Type A	2X Storm Drain Inlet Tied to 18" Storm Drain	Unser & McMahon Site	1137' SW of McMahon Blvd	562' SW of McMahon Blvd
Type C	2X Storm Drain Inlet Tied to 18" Storm Drain	Unser & McMahon Site	1137' SW of McMahon Blvd	562' SW of McMahon Blvd
24"	RCP Storm Drain Including Associated Manholes	Unser & McMahon Site	562' SW of McMahon Blvd	247' SW of McMahon Blvd
Type A	2X Storm Drain Inlet Tied to 24" Storm Drain	Unser & McMahon Site	562' SW of McMahon Blvd	247' SW of McMahon Blvd
Type C	Storm Drain Inlet Tied to 24" Storm Drain	Unser & McMahon Site	562' SW of McMahon Blvd	247' SW of McMahon Blvd

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
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Financially Guaranteed DRC #	Constructed Under DRC #
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Size	Type of Improvement	Location	From	To
36"	RCP Storm Drain Including Associated Manholes	Unser & McMahon Site	247' SW of McMahon Blvd	McMahon Blvd
Type C	Storm Drain Inlet Tied to 36" Storm Drain	Unser & McMahon Site	247' SW of McMahon Blvd	McMahon Blvd
PHASE 2 - TRANSPORTATION INTERSECTION IMPROVEMENTS				
10.5' Lanes (65' F-F)	* WB Wellspring Right Turn Lane & Associated Lane/Median Shifts R&R 425 LF of Ex. Median Curb	Unser/Wellspring Intersection	Intersection	430' E. of Unser
10' Lanes/5' Bike Lane (55' F-F)	*** EB McMahon Dual Left Turn Lane & Associated Lane Restriping	Unser/McMahon Intersection	Intersection	370' W. of Unser
4" Striping	EB Bandelier Thru/Right Turn Lane Conversion Restriping	Unser/Bandelier Intersection	Intersection	125' W. of Unser
10' Lanes (40' F-F)	*** SB Unser Right Turn Lane **** Paving & Striping Addition R&R 370 LF of Ex. Median Curb	Unser/Irving Intersection	Intersection	370' N. of Irving
	Street Luminaire & Associated Conduit/Electrical Wiring	McMahon/Bandelier Intersection - SE Corner		
12' Lane	** NB Unser Median Access Opening Left-In Only	Unser Blvd	630' S. of McMahon	900' S. of McMahon
Transportation Notes:				
* Contingent Upon CORR Acceptance of Unser/Wellspring Improvements				
** RAC Committee approval required on Unser Blvd access. Amendment to I.L. and TIS shall be necessary in the event that the access is denied.				
*** Any Traffic Signal Head Modification to be determined during the DRC and Design Process				
**** Improvements to consist of restriping SB Unser approach lanes 250' N. of Irving to intersection, and modifying the median curb for 370' , existing westernmost curb on Unser to remain				

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
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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 this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
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<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Vincent Perea

NAME (print)

Tierra West, LLC

FIRM

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER