



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2020-003484

Application No. SD-2023-00048

TO:

Planning Department

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

City Engineer

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

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: April 12, 2023 HEARING DATE OF DEFERRAL: May 10, 2023

SUBMITTAL DESCRIPTION: Revised Infrastructure List and Grading Exhibit

CONTACT NAME: THE Group / Ron E. Hensley *Ron E. Hensley*

TELEPHONE: 505-470-1622 EMAIL: ron@thegroup.cc

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**

MOJAVE RIDGE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 2 and 3, Block 12, Unit 3 Volcano Cliffs Subdivision

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
			Paving						
		26' FF	Residential Pvmnt. w/ Mountabe Curb	KELSO DUNES Lp.	West MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		5'	Sidewalk Both Sides	North KELSO DUNES Lp.	West Kelso Loop	East Kelso Loop	/	/	/
		5'	Sidewalk Both Sides	East KELSO DUNES Lp.	MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		5'	Sidewalk Both Sides	West KELSO DUNES Lp.	MOJAVE Rd.	East MOJAVE Rd.	/	/	/
		6'	Sidewalk North Side	MOJAVE Rd	West PL	East PL	/	/	/
		2	Curb Retun Entrances w/ Valley Gutter, ADA Ramps	MOJAVE Rd	KELSO DUNES Lp.	KELSO DUNES Lp.	/	/	/
			Storm						
		24"	Storm Drain w/ Type Dbl. C Inlet	KELSO DUNES Lp.	KELSO DUNES Lp.	Tract A Pond	/	/	/
			Scour Wall	South of North PL	West PL	East PL	/	/	/
			Pond w/ outfall	Tract A	Tract A	BOCA NEGRA Arroyo	/	/	/
			Water						
		8"	Water Line W/ Servics and Appurtances	West KELSO DUNES Lp.	West MOJAVE Rd. Existing Line	North KELSO DUNES Lp.	/	/	/
		8"	Water Line W/ Servics and Appurtances	East KELSO DUNES Lp.	East MOJAVE Rd. Existing Line	North KELSO DUNES Lp.	/	/	/
		8"	Water Line W/ Servics and Appurtances	North KELSO DUNES Lp.	West MOJAVE Rd.	East KELSO DUNES Lp.	/	/	/

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	
		8"	Sanitary Sewer Sewer Line W/ Services and Appurtances	West KELSO DUNES Lp.	West MOJAVE Rd. Existing Line	North KELSO DUNES	/	/	/	
		8"	Sewer Line W/ Services and Appurtances	East KELSO DUNES Lp.	East MOJAVE Rd. Existing Line	North KELSO DUNES	/	/	/	
		8"	Sewer Line W/ Services and Appurtances	North KELSO DUNES Lp.	West MOJAVE Rd.	Boca Negra Arroyo	/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

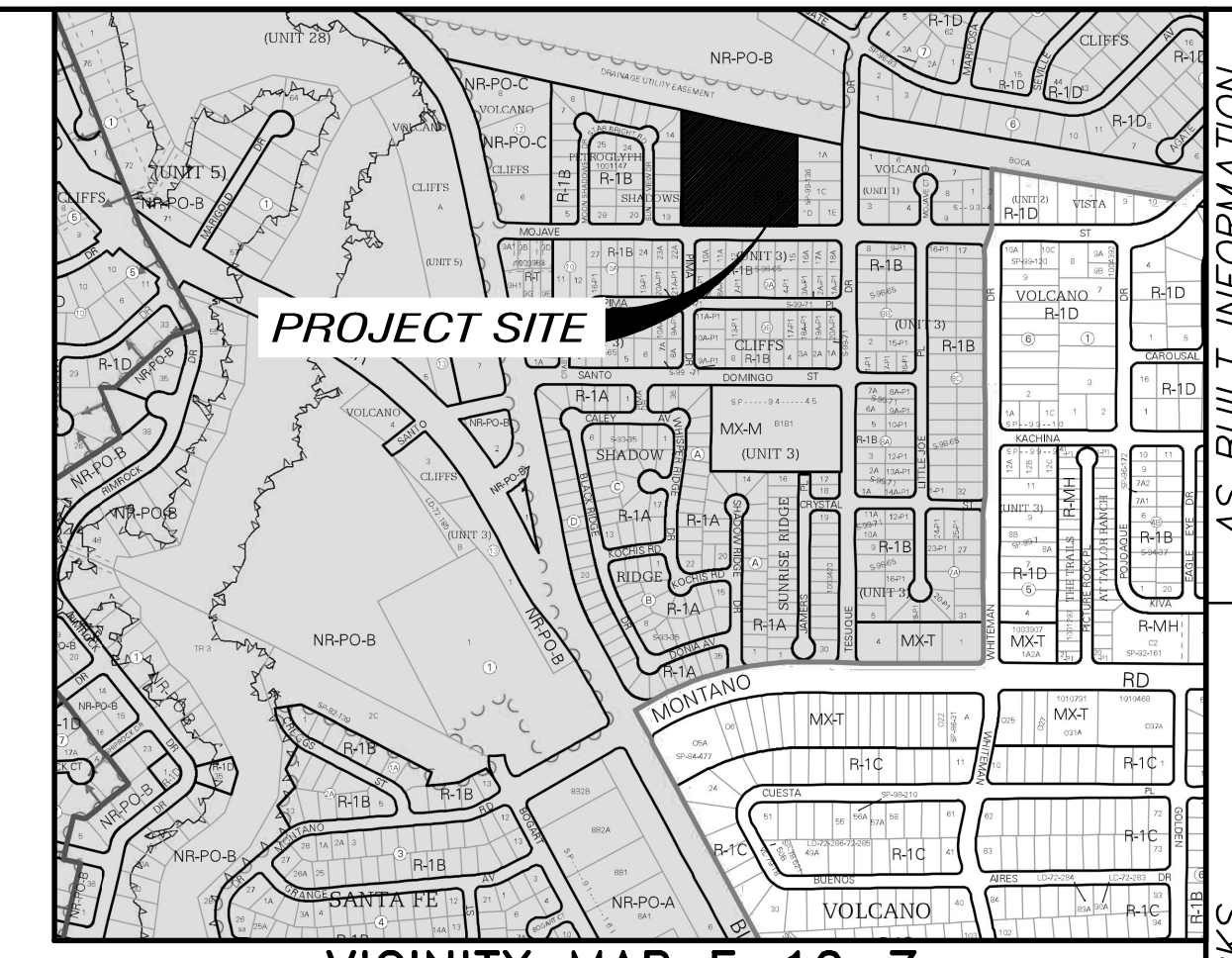
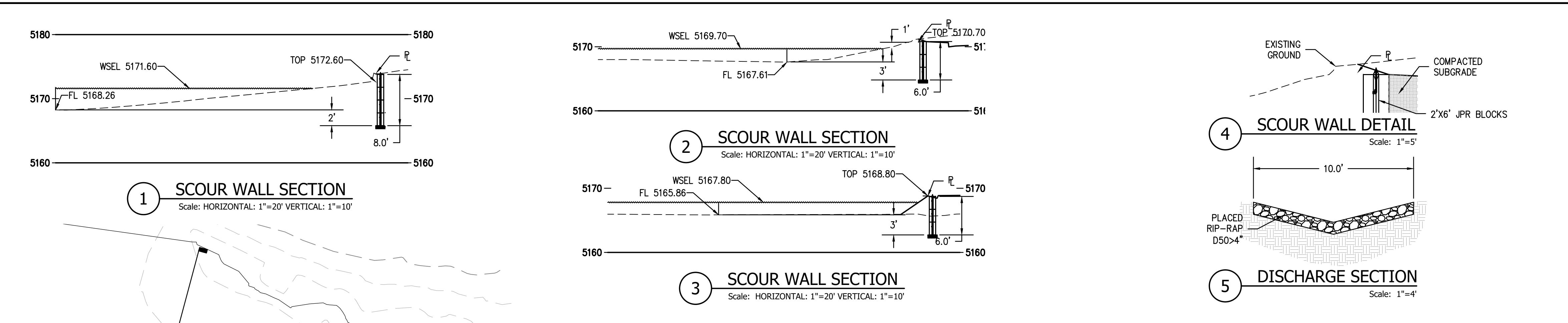
NOTES

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 **Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy**
- 2 **Pond stabilization to follow Section 1013**
- 3

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
Ron E. Hensley P.E. <small>NAME (print)</small>	<small>PLANNING - date</small>	<small>PARKS & RECREATION - date</small>
THE Group <small>FIRM</small>	<small>TRANSPORTATION DEVELOPMENT - date</small>	<small>AMAFCA - date</small>
<small>SIGNATURE - date</small>	<small>UTILITY DEVELOPMENT - date</small>	<small>CODE ENFORCEMENT - date</small>
	<small>CITY ENGINEER - date</small>	<small>HYDROLOGY - date</small>
DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



VICINITY MAP E-10-Z NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

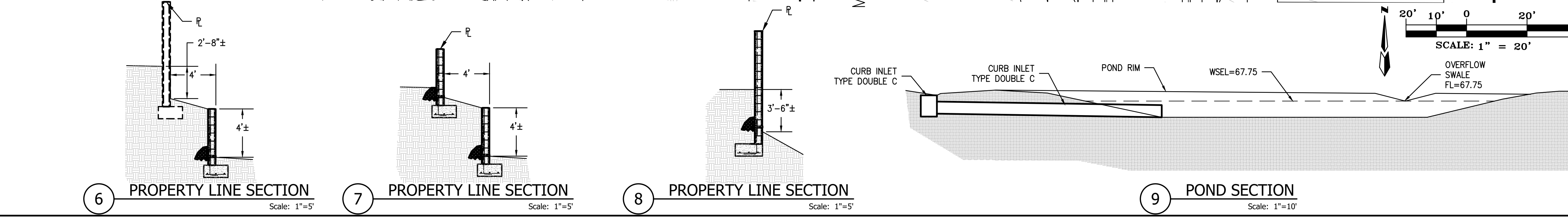
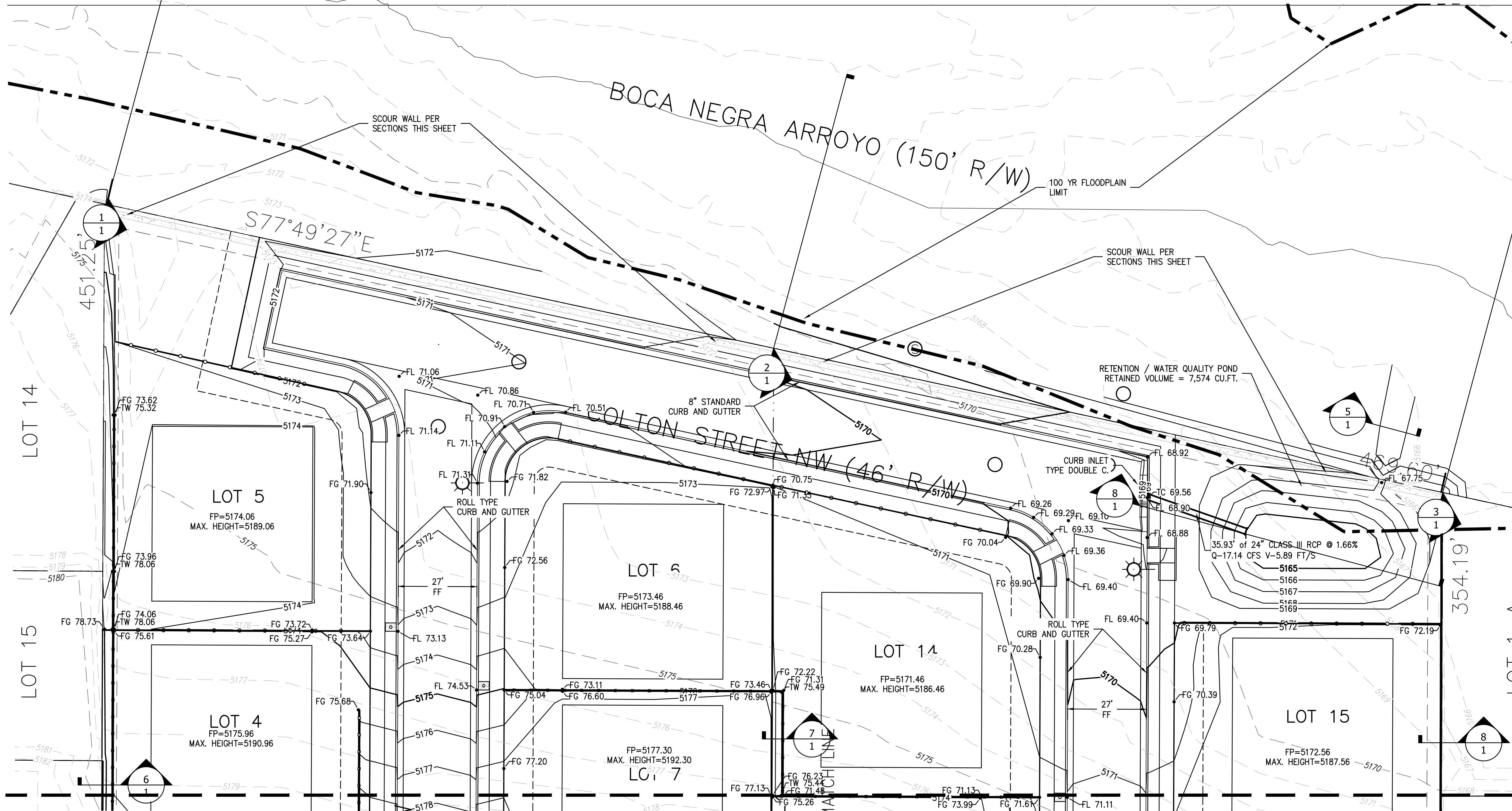
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- FLOW ARROW
- EL 11.28 PROPOSED ELEVATION
- x EL 11.28 EXISTING ELEVATION
- ~~~~ GRADE BREAK/WATER BLOCK
- 9999 EXISTING CONTOUR
- 9999 EXISTING CONTOUR
- - - - PROPOSED EASEMENT
- 4.00% PROPOSED GRADE
- - - - EXISTING WALL
- ▬▬▬▬ RETAINING WALL
- ○ ○ ○ PRIVACY WALL



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	FIELD NOTES	CONTRACTOR	DATE	INSPECTOR'S	DATE
				ACS BM 27-E10	LOCATED ON THE NORTH SIDE OF MOJAVE STREET NW, 12' FEET WEST OF THE CENTERLINE OF MOON SHADOWS DRIVE NW. THE STATION IS SET IN THE TOP OF THE CONCRETE CURB. ELEVATION (NAVD 1988) = 5201.604		

REVISIONS		REMARKS		DESIGN	
NO.	DATE	BY	REVISIONS	DESIGNED BY	DATE
				REH	4-12-16
				REH	4-12-16
				REH	4-12-16

