



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-2020-004024

Application No. SI-2021-01388

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: 9/22/2021 HEARING DATE OF DEFERRAL: 9/29/2021

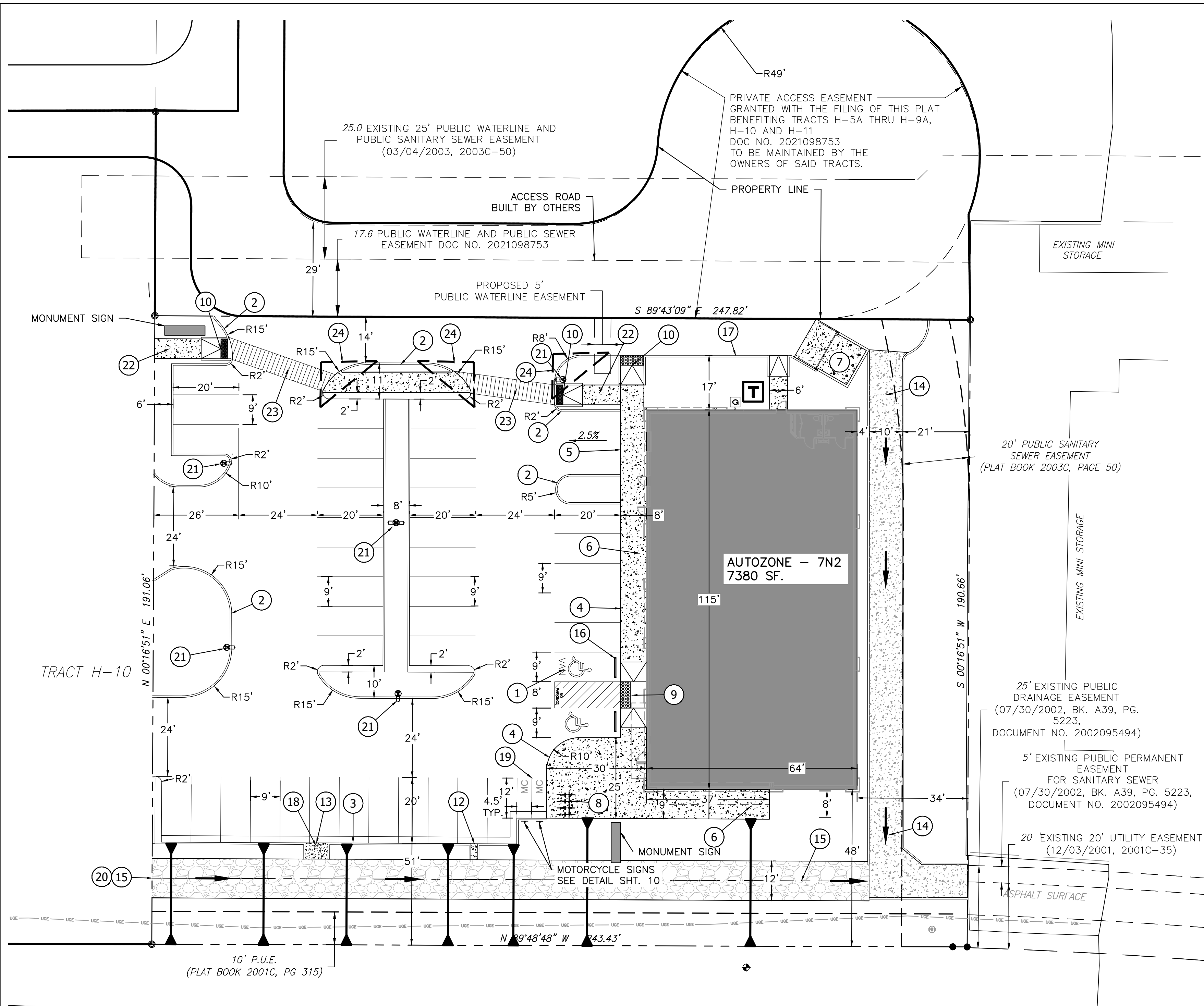
SUBMITTAL

DESCRIPTION: Revised Site Plan for Sidewalk on north side of site, and revised Infrastructure List per

Transportation Comments.

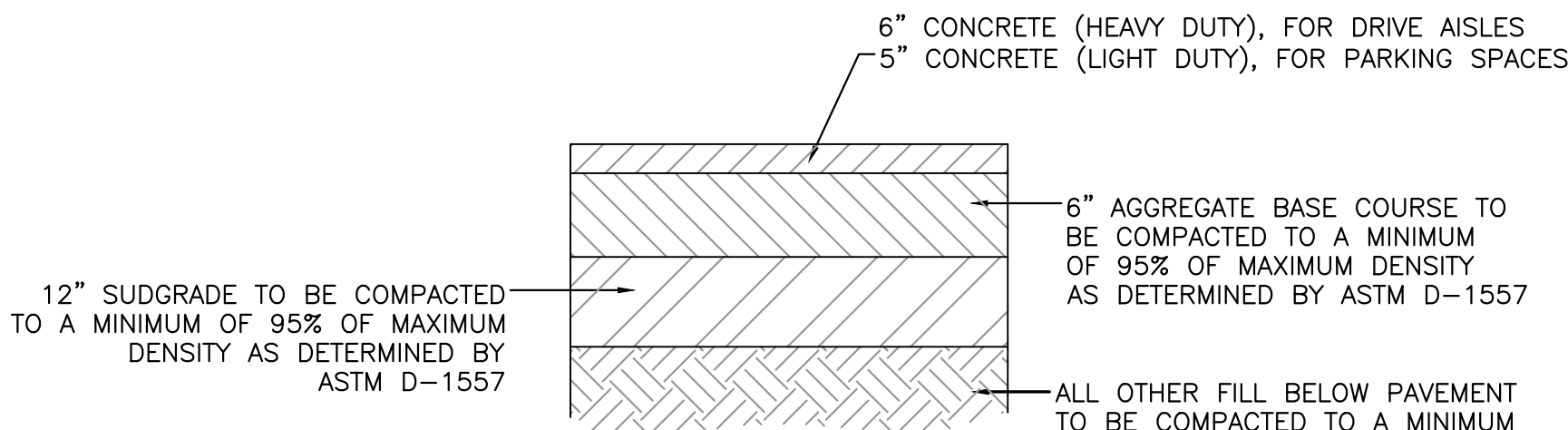
CONTACT NAME: Ron Bohannon

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



VPO-2 NOTE

THIS PROPERTY FALLS WITHIN THE NORTHWEST ESCARPMENT OVERLAY (VPO-2) BUT IS NOT SUBJECT TO THE HEIGHT RESTRICTIONS SUB-AREA. THIS PROJECT IS IN COMPLIANCE WITH THE OVERLAY REQUIREMENTS BY PROVIDING SCREENING FOR ANY ROOF MOUNTED EQUIPMENT, PROVIDING BUILDING COLORS CONSISTING OF BROWNS AND DULL RED, AND WILL NOT HAVE ANY REFLECTIVE OR MIRRORED GLASS.



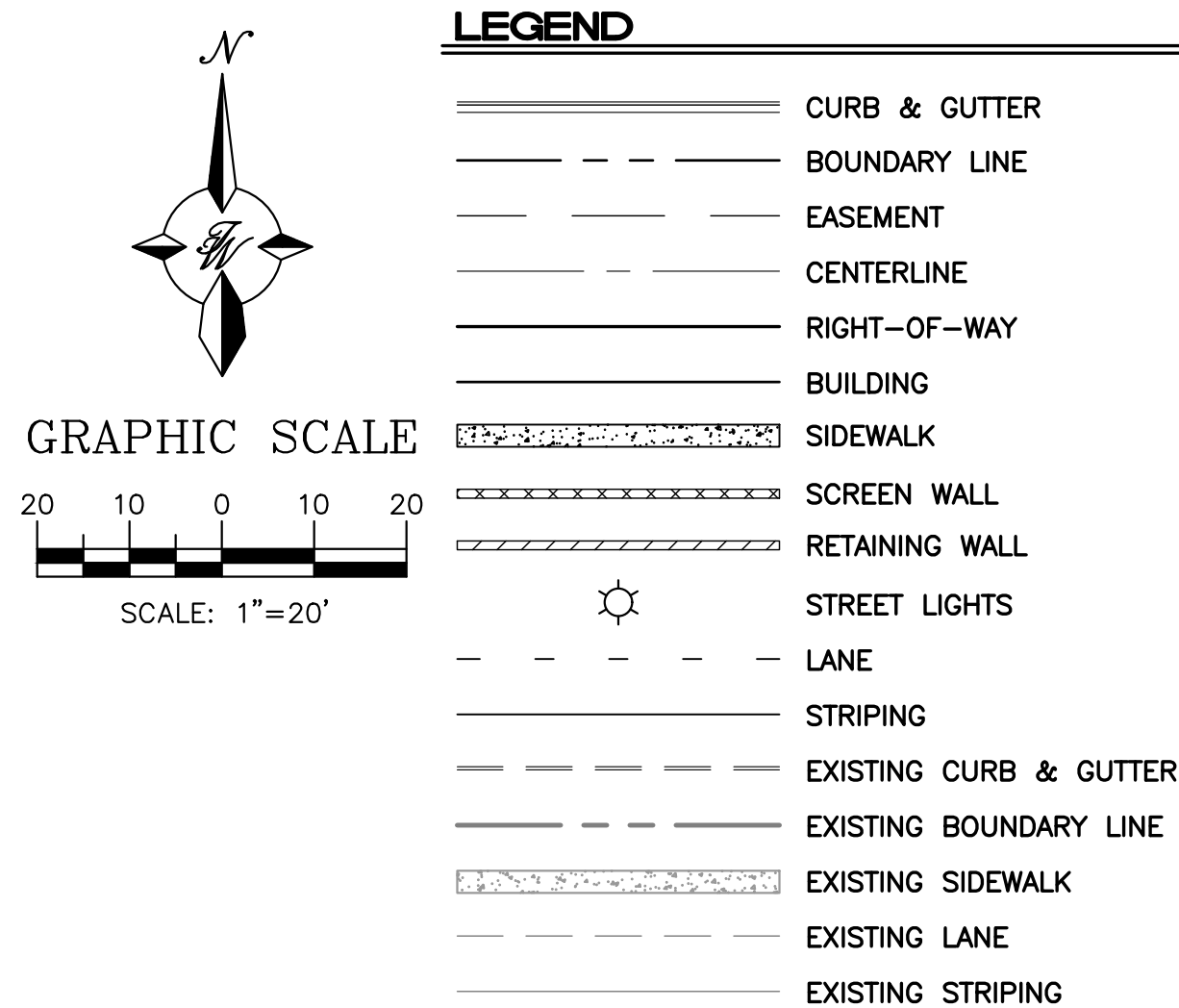
TYPICAL PAVING SECTION MATERIAL DESIGNATION FOR CONCRETE AND AGGREGAT BASE NTS

GENERAL NOTES

- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
- ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
- ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
- ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
10. MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
11. ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

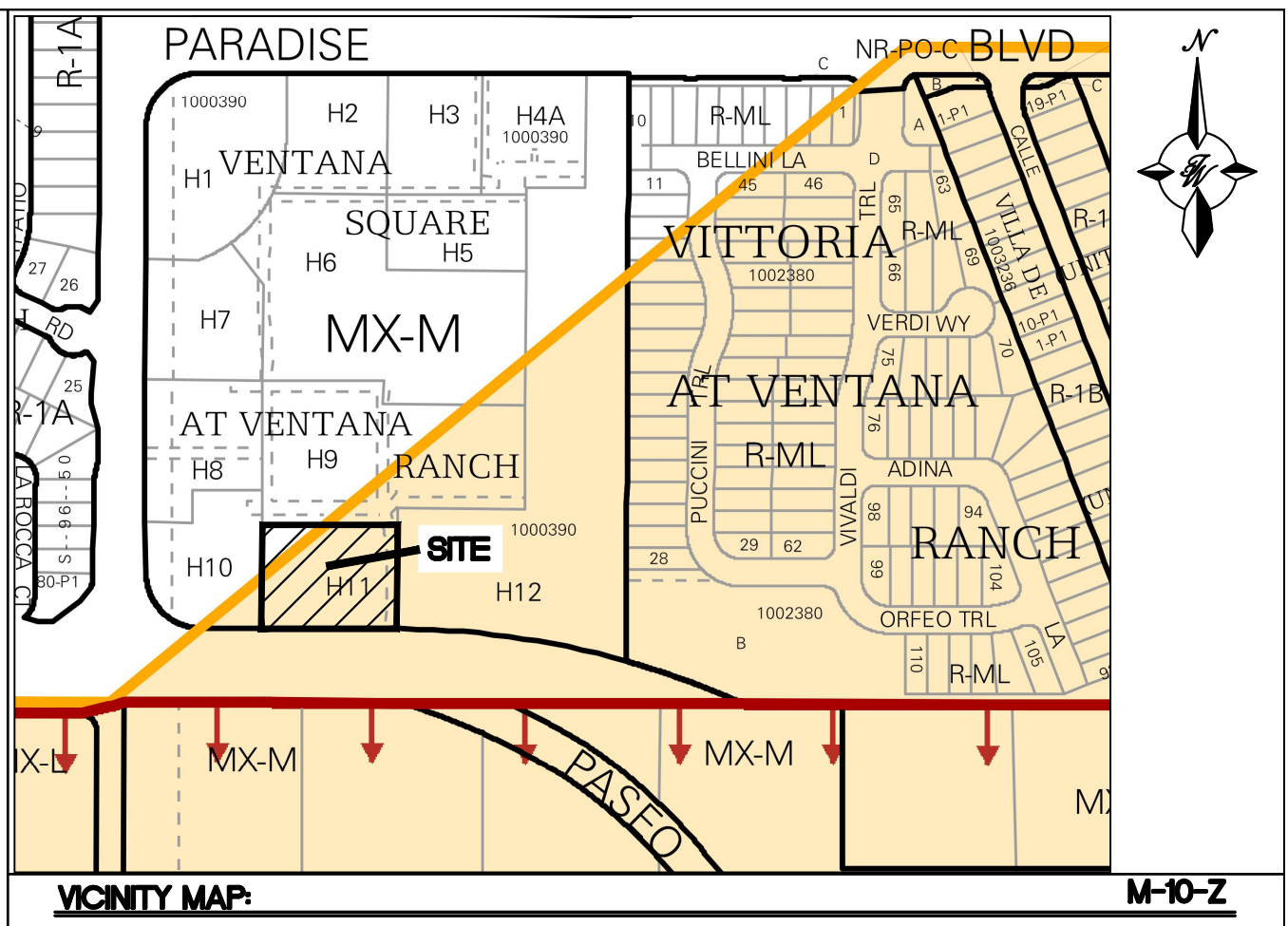


KEYED NOTES

- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C10)
- 6" HEADER CURB (SEE DETAIL SHT. C9)
- 8" CURB & GUTTER (SEE DETAIL SHT. C9)
- 6" TURNDOWN CURB (SEE DETAIL SHT. C9)
- ZERO CURB (SEE DETAIL SHT. C9)
- CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
- DUMPSTER (SEE DETAIL SHT. C10)
- BICYCLE RACKS (SEE DETAIL SHT. C10)
- CURB HC RAMP (SEE DETAIL SHT C10)
- UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT C10)
- TRANSFORMER
- CONCRETE RUNDOWN 2' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- CONCRETE RUNDOWN 7' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- CONCRETE CHANNEL 10' WIDE X 8" DEEP (SEE DETAIL SHT C10)
- COBBLE SWALE 12' WIDE X (PER PLAN) DEEP
- WHEEL STOP (SEE DETAIL SHT C10)
- 8" HEADER CURB (SEE DETAIL SHT. C9)
- REMOVABLE BOLLARD (SEE DETAIL SHT. C10)
- MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C10)
- SWALE SIDES TO BE STABILIZED WITH GRASS SEED WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE FINAL STABILIZATION CRITERIA CGP 2.2.14.B)
- PARKING LOT LIGHTS (SEE DETAIL SHT. C10)
- 6' SIDEWALK
- 6' CROSSWALK
- CLEAR SIGHT TRIANGLE NOTE:**
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SITE DATA

PROPOSED USAGE:	AUTOZONE
LOT AREA:	47297 SF (1.09) ACRE)
ZONNING:	MX-M
BUILDING AREA:	7380 SF
PARKING REQUIRED:	30 SPACES (7380 SF/1 SPACE PER 250 SF)
PARKING PROVIDED:	41 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	6015 SF
LANDSCAPE AREA PROVIDED:	12083 SF



LEGAL DESCRIPTION:

TRACT H-11, VENTANA SQUARE AT VENTANA RANCH

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

PROJECT NUMBER: PR-2020-004024

APPLICATION NUMBER: SI-2021-01388

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. LANDSCAPING PLAN
- C3. LANDSCAPING PLAN - DETAILS
- C4. GRADING AND DRAINAGE PLAN
- C5. DEVELOPED DRAINAGE PLAN
- C6. MASTER UTILITY PLAN
- C7. BUILDING ELEVATIONS
- C8. BUILDING & SIGN INFORMATION
- C9. DETAIL SHEET
- C10. DETAIL SHEET

ENGINEER'S SEAL	AUTOZONE	DRAWN BY
RONALD R. BOHANNAN	PASEO DEL NORTE & UNIVERSE BLVD	BF
7868	SITE PLAN FOR BUILDING PERMIT	DATE
4/1/2021		04/01/21
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2020074_SP
		SHEET #
		C1
		JOB #
		2020074

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tract H-11, Ventana Square at Ventana Ranch
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract H-11, Ventana Square at Ventana Ranch
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.

Project Description and Classifications							Construction Certification		
Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Private		City Cnst Engineer
DRC #	DRC #						Inspector	P.E.	
		TRANSPORTATION DMD IMPROVEMENTS (MODIFIED "C")					/	/	/
		12' Lane	Asphalt Pavement and associated striping	Paseo Del Norte	West Property Line	East Property Line	/	/	/
		12' Bike Lane & Buffer	Asphalt Pavement, Curb & Gutter and associated striping	Paseo Del Norte	West Property Line	East Property Line	/	/	/
		10' Wide	Asphalt Multi-Purpose Trail	Paseo Del Norte	West Property Line	East Property Line	/	/	/
UTILITY IMPROVEMENTS (INFRASTRUCTURE IMPROVEMENTS AGREEMENT)									
		8"	Waterline w/ valves, FH, MJ's and RJ's	Tract H-8A East Property Line	Existing 8" waterline East Property Line	Tract H-9A	/	/	/
		8"	Waterline w/ valves, FH, MJ's and RJ's	Tract H-9A South Property Line	Tract H-8A East Property Line	Existing 8" wateline East Property Line	/	/	/
		8"	Sanitary Sewer Line w/ manholes	Tract H-11 East Property Line	Existing 8" SAS SE corner Tract H-11	NE Corner of Tract H-11	/	/	/
		8"	Sanitary Sewer Line w/ manholes	Tract H-9A South Property Line	SE Corner of Tract H-9A / H-11	West Property Line at Tract H-8A	/	/	/
							/	/	/

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		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<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 Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)
- 2 The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section (Code 14-5-2-1(C)(1))
- 3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Vinny Perea
NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

Tierra West, LLC
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 9/29/21
SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER