



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. PR2020-004538

Application No. _____

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: 01/06/2021 HEARING DATE OF DEFERRAL: 01/06/2021

SUBMITTAL DESCRIPTION: Updated Infrastructure list and addressed comments for deferred final plat for

Tracts D-1 and D-2 of Meridian Business Park II

CONTACT NAME: CSI-Cartesian Surveys, Inc. (Ryan Mulhall)

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: December 31, 2020
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 2020-004538
DRB Application No.: _____

INFRASTRUCTURE LIST

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Tracts D-1 and D-2, Meridian Business Park II
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 1A, Atrisco Business Park No II
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	Constructed	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
Guaranteed	Under						Inspector	P.E.	Engineer
DRC #	DRC #								
		4' wide	Sidewalk	South side of Tract D-2 along Los Volcanes Rd NW	SW CORNER OF TRACT D-2	SE CORNER OF TRACT D-2	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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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
<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 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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NAME (print)

FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

- date

DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

December 31, 2020

Development Review Board
City of Albuquerque

Re: Final Plat Approval: Proposed Tract D-1 and D-2, Meridian Business Park II

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a final plat approval to eliminate the interior lot line of two existing tracts and create the two proposed new lots. The property is located at 7301 Los Volcanes Road N.W. A Sketch plat review meeting was held on October 14, 2020, and then a Final Plat review hearing on December 16, 2020, Project No. 2020-004538 and this submission addresses the comments that the board members had.

Comments from final plat meeting addressed are as follows:

Transportation:

Transportation has no objection to the plat. On the infrastructure list, name the roadway for the improvements.

The updated infrastructure plan is attached with the supplemental info here.

A 4-foot sidewalk is approved per a previously approved Master Plan.

Noted.

If not submitting a site plan to DRB, a Traffic Circulation Layout is required.

There is planned development so we intend to submit a site plan with the building permit when the time comes. Would this be acceptable? There are no current plans in place.

Depending on vehicular trip generation, a Traffic Impact Study may be required.

There is planned development so we intend to submit a site plan with the building permit when the time comes. Would this be acceptable? There are no current plans in place.

Code Enforcement

Comply with Atrisco Business Park

Noted

CE reviewed this project and has no objections at this time.

No objection to platting request.

ABCWUA

No objection for the replat

Noted

For information only. A) Both proposed Tract D-1 and Tract D-2 will have access to public waterline and sanitary sewer. B) Once development is known, submit an availability statement

Noted

Hydrology

Hydrology has no objection to the platting action.

No objection to the platting request.

Please note, our vacation for easement 1 has been submitted on 12/30/2020.

Comment - Approved Grading and Drainage Plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

Planning

Property owner signature is missing on the plat

Noted

All utility signatures must be on the plat before the DRB can sign off.

Noted

Thank you for including the Atrisco Business Park Master Plan, is there an approved site plan for the site?

There is not an approved site plan for the site yet.

See project number 1000845 and 1006833

This project is erroneously tied to our lots, likely due to the similarity in lot name and location. However, this plat does not involve Lot 1A of Unser Towne Crossing as the documents the project numbers appear to be tied to.

Parks and Recreation

Los Volcanes RD NW is a Major Collector, requiring street trees if applicable per IDO Section 5-6, and a proposed bicycle route per the MTP 2040.

The existing master plan for Atrisco Business Park shows landscape standards on sheet 3 of 10, under landscape standards, paragraph 8. The same master plan addresses bike lanes on the same sheet, in the bottom right corner (see red clouding outline)

Thank you for your time and consideration
Ryan Mulhall