



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. PR2020-004747
Application No. SD-2021-00074 (Preliminary Plat)

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: 5/19/21 HEARING DATE OF DEFERRAL: 5/5/21

SUBMITTAL

DESCRIPTION: Revised Preliminary Plat with comments addressed, revised infrastructure list.

CONTACT NAME: Vincent Carrica

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

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A

DRB Project No.: PR-2020-004747

DRB Application No.: SD-2021-00074

SOUTHERN TIRE MART

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 2A & 2B AVALON SUBDIVISION UNIT 5

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		City Cnst Engineer
							Inspector	P.E.	
		36' F-F	Major Local Paving, Curb & Gutter 6' Sidewalk (north side)	Daytona Road	112' West of Lot 2B East Property Line	81' West of Lot 2B West Property Line	/	/	/
		8"	SAS Gravity Line	Daytona Road	133' West of Lot 2B East Property Line	133' West of Lot 2B West Property Line	/	/	/
		12"	Water PVC Line	Daytona Road	133' West of Lot 2B East Property Line	133' West of Lot 2B West Property Line	/	/	/
		26' E-E	Temporary Turnaround	Daytona Road	40' West of West Property Line Lot 2B		/	/	/
		--	Pond & Storm Drain with an Agreement & Covenant & Public Drainage Easement	Tract 2B	Along East Property Line Lot 2B		/	/	/
		--	Pond & Storm Drain with an Agreement & Covenant & Public Drainage Easement	Tract 2B	Northwest Corner Lot 2B	Southeast Corner Lot 2B	/	/	/
		36' F-F	Major Local Paving, Curb & Gutter 6' Sidewalk (north side)	Daytona Road	Lot 2A West Property Line	81' West of Lot 2A East Property Line	/	/	/
		8"	SAS Gravity Line	Daytona Road	Lot 2A West Property Line	133' West of Lot 2A East Property Line	/	/	/
		12"	Water PVC Line	Daytona Road	Lot 2A West Property Line	133' West of Lot 2A East Property Line	/	/	/

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 Storm drain to include manholes and inlets

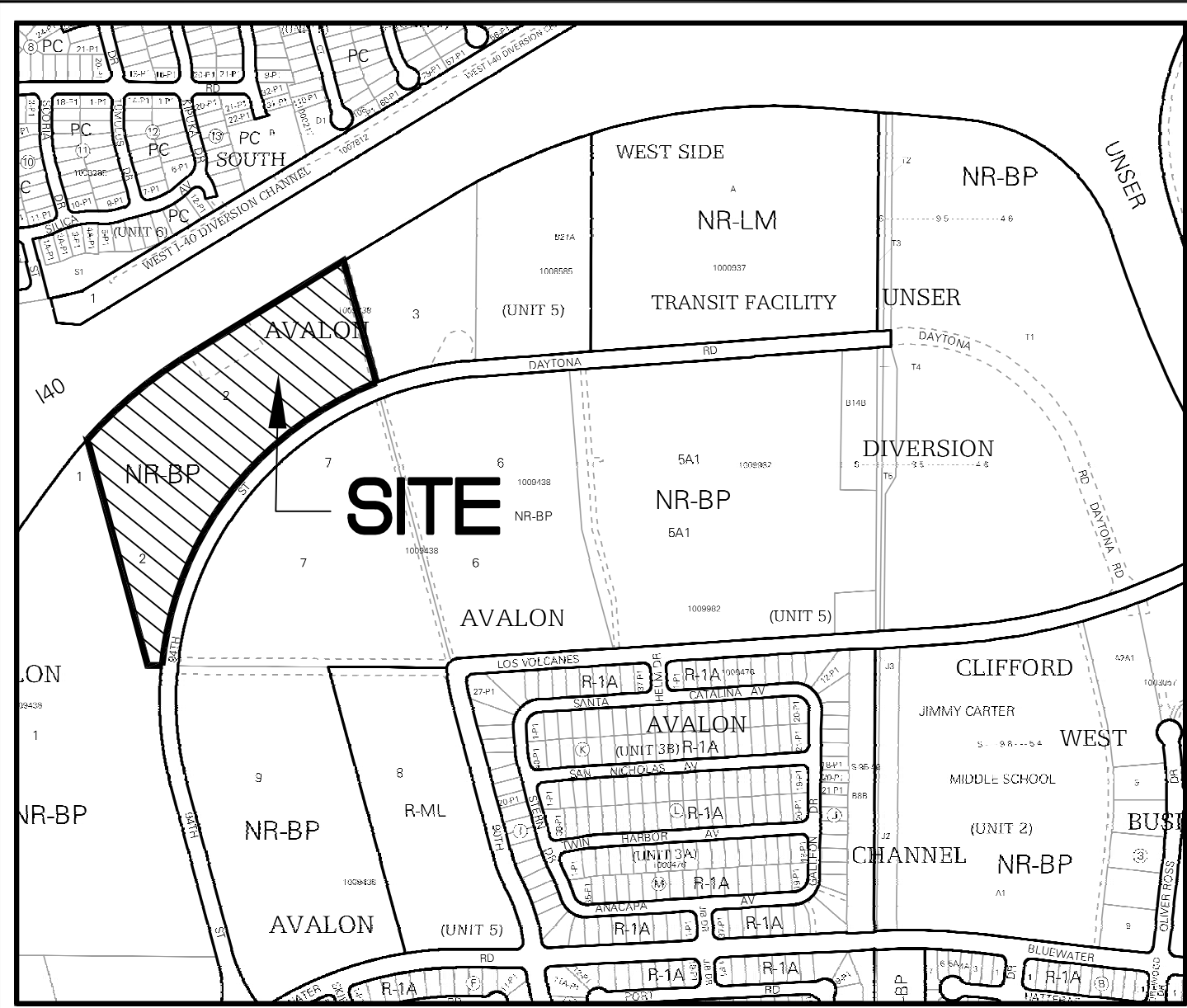
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

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



Vicinity Map - Zone Atlas J-9-Z and K-9-Z

Subdivision Data

GROSS ACRES... 13.8085 ACRES
 ZONE ATLAS PAGE NO... J-9 AND K-9
 NUMBER OF EXISTING TRACTS... 1
 NUMBER OF TRACTS CREATED... 2
 MILES OF FULL-WIDTH STREETS... 0
 MILES OF HALF-WIDTH STREETS... 0
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE... 0.000 ACRES
 DATE OF SURVEY... NOVEMBER 2020

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (O) SHALL BE MARKED BY A 1/2" REBAR STAMPED "CARTESIAN LS #14271".
- THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD AND REFERENCED IN A TITLE COMMITMENT DATED OCTOBER 29, 2020.
- EXISTING ZONING: "NR-BP" BUSINESS PARK ZONE DISTRICT
 PROPOSED ZONING: "NR-BP" BUSINESS PARK ZONE DISTRICT
- TOTAL ACREAGE: 13.8085 ACRES
- SETBACKS REQUIRED
 FRONT: 20 FT. MINIMUM
 SIDE: 10 FT. MINIMUM
 REAR: 10 FT. MINIMUM

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2009604 AND AN EFFECTIVE DATE OF OCTOBER 29, 2020.
- PLAT OF RECORD FOR AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014, IN BOOK 2014C, PAGE 46.
- DEED FOR SUBJECT PROPERTY TO 98TH AND I-40 LAND, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2016, AS DOCUMENT 2016116751.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 350010032BJ DATED NOVEMBER 04, 2016, REVISED TO REFLECT LOMR 17-06-0267P, EFFECTIVE NOVEMBER 28, 2016.

Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING* AND MAINTAINING OF DRAINAGE GRANITOR SHALL CONSTRUCT DRAINAGE [DETENTION] FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED SOUTHERN TIRE MART, ALBUQUERQUE, NM, SUBMITTED BY TIERRA WEST, LLC, ON _____ AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON _____ NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Indexing Information

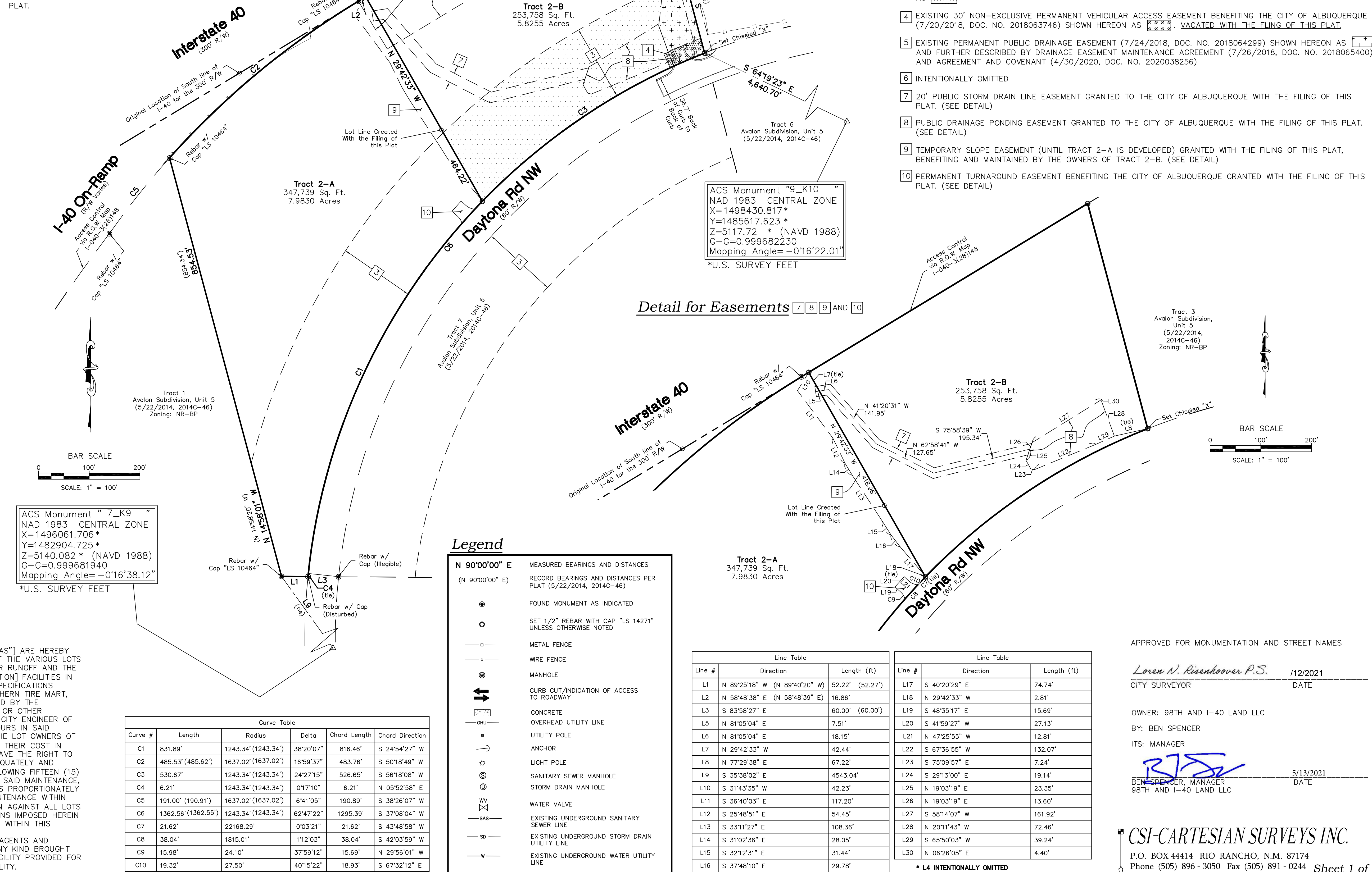
Projected Sections 16 and 21, Township 10 North, Range 2 East, N.M.P.M. Town of Atrisco Grant
 Subdivision: Avalon Subdivision, Unit 5
 Owner: 98th and I-40 Land LLC
 UPC #: 100905806702530101

Legal Description

TRACT NUMBERED TWO (2) OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 22, 2014 IN PLAT BOOK 2014C, PAGE 46 AS DOCUMENT NO. 2014040949.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



Purpose of Plat

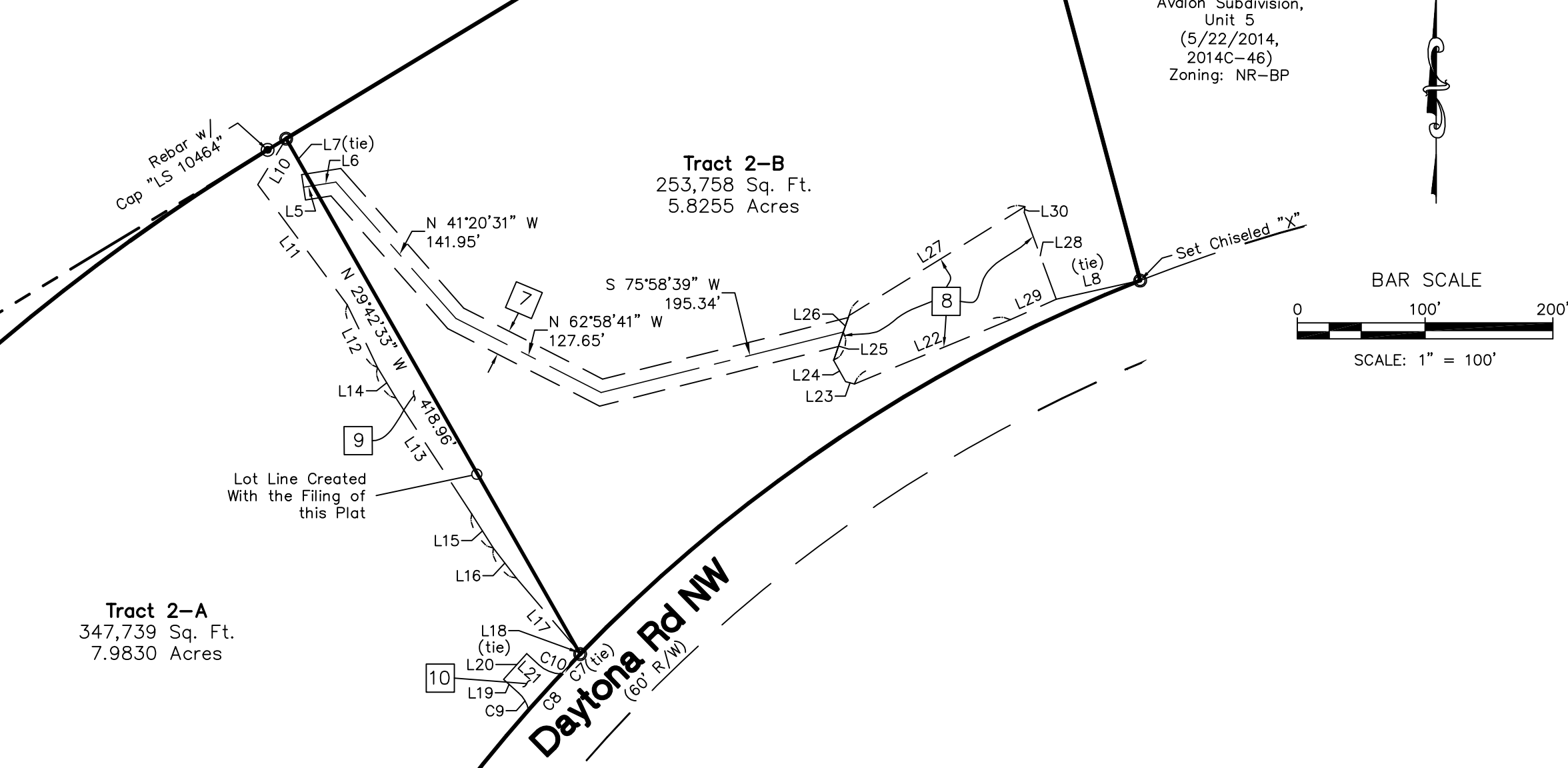
- SUBDIVIDE EXISTING TRACT INTO TWO NEW TRACTS.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

Preliminary Plat
 for
Tracts 2-A and 2-B
 Avalon Subdivision Unit 5
 Being Comprised of
 Tract 2
 Avalon Subdivision Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2021

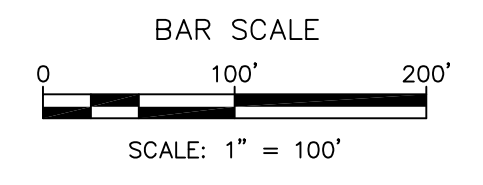
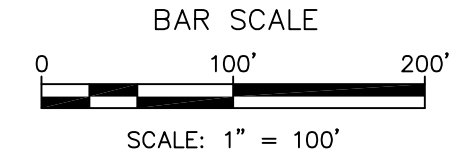
Easement Notes

- EXISTING 249' X 110' OUTLET DITCH DRAINAGE EASEMENT (3/23/1972, BK. MISC. 261, PG. 166-171, DOC. NO. 87980), VACATED WITH THE FILING OF THIS PLAT.
- EXISTING 30' WATERLINE EASEMENT GRANTED TO ABCWUA (5/22/2014, 2014C-46)
- EXISTING TEMPORARY 150' SLOPE EASEMENT (05/22/2014, 2014C-46) PORTION TO BE VACATED SHOWN HEREON AS [Symbol]
- EXISTING 30' NON-EXCLUSIVE PERMANENT VEHICULAR ACCESS EASEMENT BENEFITING THE CITY OF ALBUQUERQUE (7/20/2018, DOC. NO. 2018063746) SHOWN HEREON AS [Symbol], VACATED WITH THE FILING OF THIS PLAT.
- EXISTING PERMANENT PUBLIC DRAINAGE EASEMENT (7/24/2018, DOC. NO. 2018064299) SHOWN HEREON AS [Symbol] AND FURTHER DESCRIBED BY DRAINAGE EASEMENT MAINTENANCE AGREEMENT (7/26/2018, DOC. NO. 2018065400) AND AGREEMENT AND COVENANT (4/30/2020, DOC. NO. 2020038256)
- INTENTIONALLY OMITTED
- 20' PUBLIC STORM DRAIN LINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. (SEE DETAIL)
- PUBLIC DRAINAGE PONDING EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. (SEE DETAIL)
- TEMPORARY SLOPE EASEMENT (UNTIL TRACT 2-A IS DEVELOPED) GRANTED WITH THE FILING OF THIS PLAT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 2-B. (SEE DETAIL)
- PERMANENT TURNAROUND EASEMENT BENEFITING THE CITY OF ALBUQUERQUE GRANTED WITH THE FILING OF THIS PLAT. (SEE DETAIL)

Detail for Easements 7, 8, 9 AND 10



ACS Monument "7_K9"
 NAD 1983 CENTRAL ZONE
 X=1496061.706 *
 Y=1482904.725 *
 Z=5140.082 * (NAVD 1988)
 G-G=0.999681940
 Mapping Angle=-0°16'38.12"
 *U.S. SURVEY FEET



Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (5/22/2014, 2014C-46)
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
- METAL FENCE
- x- WIRE FENCE
- ⊙ MANHOLE
- ↑ CURB CUT/INDICATION OF ACCESS TO ROADWAY
- CONCRETE OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR
- ☆ LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- WV WATER VALVE
- SAS- EXISTING UNDERGROUND SANITARY SEWER LINE
- SD- EXISTING UNDERGROUND STORM DRAIN UTILITY LINE
- W- EXISTING UNDERGROUND WATER UTILITY LINE

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	831.89'	1243.34' (1243.34')	38°20'07"	816.46'	S 24°54'27" W
C2	485.53' (485.62')	1637.02' (1637.02')	16°59'37"	483.76'	S 50°18'49" W
C3	530.67'	1243.34' (1243.34')	24°27'15"	526.65'	S 56°18'08" W
C4	6.21'	1243.34' (1243.34')	0°17'10"	6.21'	N 05°52'58" E
C5	191.00' (190.91')	1637.02' (1637.02')	6°41'05"	190.89'	S 38°26'07" W
C6	1362.56' (1362.55')	1243.34' (1243.34')	62°47'22"	1295.39'	S 37°08'04" W
C7	21.62'	22168.29'	0°03'21"	21.62'	S 43°48'58" W
C8	38.04'	1815.01'	11°20'3"	38.04'	S 42°03'59" W
C9	15.98'	24.10'	37°59'12"	15.99'	N 29°56'01" W
C10	19.32'	27.50'	40°15'22"	18.93'	S 67°32'12" E

Line #	Direction	Length (ft)
L1	N 89°25'18" W (N 89°40'20" W)	52.22' (52.27')
L2	N 58°48'38" E (N 58°48'39" E)	16.86'
L3	S 83°58'27" E	60.00' (60.00')
L5	N 81°05'04" E	7.51'
L6	N 81°05'04" E	18.15'
L7	N 29°42'33" W	42.44'
L8	N 77°29'38" E	67.22'
L9	S 35°38'02" E	454.04'
L10	S 31°43'35" W	42.23'
L11	S 36°40'03" E	117.20'
L12	S 25°48'51" E	54.45'
L13	S 33°11'27" E	108.36'
L14	S 31°02'36" E	28.05'
L15	S 32°12'31" E	31.44'
L16	S 37°48'10" E	29.78'

Line #	Direction	Length (ft)
L17	S 40°20'29" E	74.74'
L18	N 29°42'33" W	2.81'
L19	S 48°35'17" E	15.69'
L20	S 41°59'22" W	27.13'
L21	N 47°25'55" W	12.81'
L22	S 67°36'55" W	132.07'
L23	S 75°09'57" E	7.24'
L24	S 29°13'00" E	19.14'
L25	N 19°03'19" E	23.35'
L26	N 19°03'19" E	13.60'
L27	S 58°14'07" W	161.92'
L28	N 20°11'43" W	72.46'
L29	S 65°50'03" W	39.24'
L30	N 06°26'05" E	4.40'

* L4 INTENTIONALLY OMITTED

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 1/2/2021
 CITY SURVEYOR DATE

OWNER: 98TH AND I-40 LAND LLC
 BY: BEN SPENCER
 ITS: MANAGER
 BEN SPENCER, MANAGER 5/13/2021
 98TH AND I-40 LAND LLC DATE

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244 Sheet 1 of 1
 wplotnerjr@gmail.com 202026