



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-2020-005628
Application No. SD-2021-00224, 00214

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: November 17, 2021 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Revised infrastructure list, street section exhibit, and utility exhibit.

Sensitive Land Analysis

CONTACT NAME: Racquel Michel or Michael Balaskovits

TELEPHONE: 823-1000 EMAIL: RMichel@bhinc.com or MBalaskovits@bhinc.com

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DRB Project No. PR-2021-005628

Figure 12
INFRASTRUCTURE LIST

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

MESA DEL SOL CITY CENTER PLAT


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 IIA 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.

IIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		32' F-F (151' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK, & MULTI USE TRAIL	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	NORTH MESA DEL SOL BLVD	WEST UNIVERSITY BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		39' F-F AND 41' F-F (154' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	MESA DEL SOL BLVD	EASTERN COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		48' F-F (80' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	FELLINI BLVD	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	EAST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	WEST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		36' F-F and 39' F-F (152' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	UNIVERSITY BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	STRAND LOOP	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		28' F-F (52' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	WYETH DR	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
		24"-30" DIA. (EXACT SIZE TO BE CONFIRMED AT DESIGN)	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/

		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	EAST UNIVERSITY BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	NORTH MESA DEL SOL BLVD	EAST UNIVERSITY BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	SOUTH MESA DEL SOL BLVD	FELLINI BLVD	TRACT C	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	CATHER XING	FELLINI BLVD	EAST UNIVERSITY BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	CATHER XING	EAST UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	FELLINI BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	EAST UNIVERSITY BLVD	STRYKER RD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	WEST UNIVERSITY BLVD	STRYKER RD	NORTH MESA DEL SOL BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	WEST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJS & RJS	DEKOONING AVE	SCORSESE AVE	CATEHR XING	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		21" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	EAST UNIVERSITY BLVD	/	/	/
		8"-12" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	SOUTH MESA DEL SOL BLVD	EAST UNIVERSITY BLVD	TRACT C	/	/	/
		8" -12" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	TRACT 28	/	/	/
		8"-12" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	NORTH MESA DEL SOL BLVD	TRACT 28	TRACT A	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	NORTH MESA DEL SOL BLVD	DEKOONING AVE	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		8"-12" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		8" -12" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	FELLINI BLVD	NORTH MESA DEL SOL BLVD	SOUTH MESA DEL SOL BLVD	/	/	/
		8" -12" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	EAST UNIVERSITY BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/

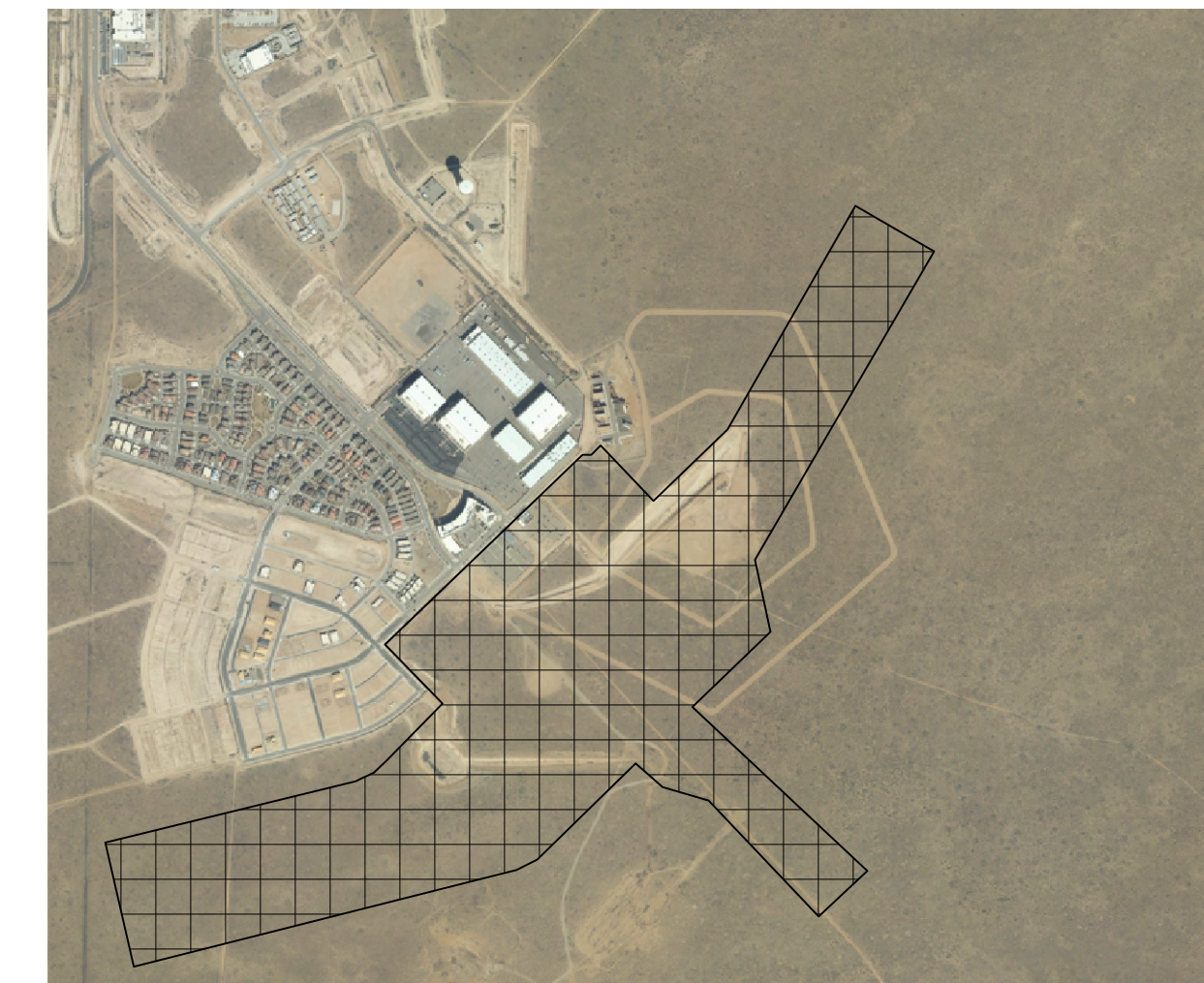
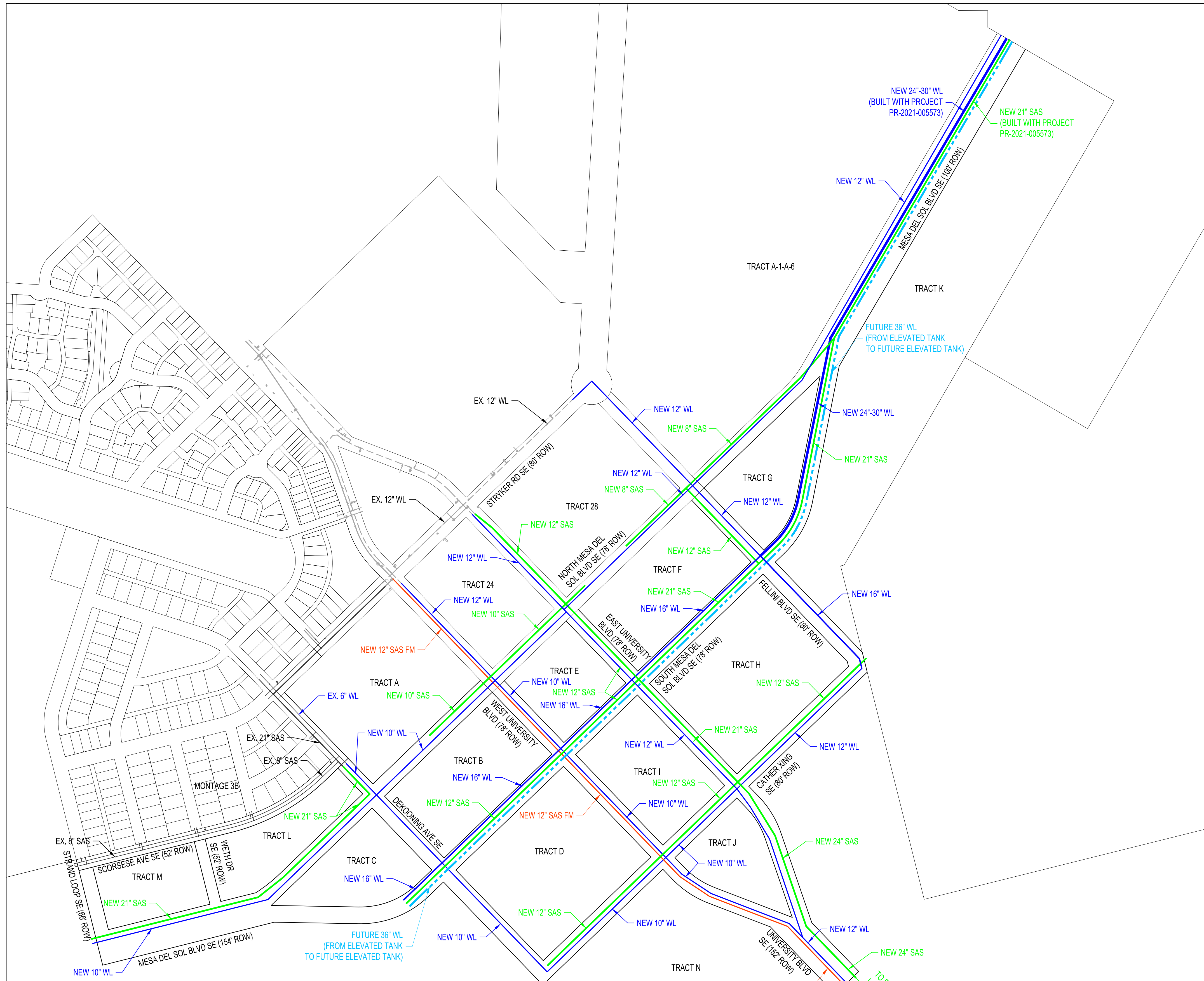
	21" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	EAST UNIVERSITY BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
	24" DIA.	SANITARY SEWER W/ NEC. MHS & SERVICES	EAST UNIVERSITY BLVD	CATHER XING	TRACT N	/	/	/
	12" DIA.	SANITARY SEWER FORCE MAIN W/ NEC. MHS & SERVICES	WEST UNIVERSITY BLVD	STRYKER ROAD	TRACT N	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS								
	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
	24"-48" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT F	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
	24"-48" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT 28	FELLINI BLVD	/	/	/
	60"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
	24"-48" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT A	TRACT 24	/	/	/
	24"-48" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT B	TRACT E	/	/	/
	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	WEST UNIVERSITY BLVD	TRACT A	CATHER XING	/	/	/
	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	EAST UNIVERSITY BLVD	CATHER XING	TRACT N	/	/	/
	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	WEST UNIVERSITY BLVD	CATHER XING	TRACT N	/	/	/
	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	DEKOONING AVE	NORTH MESA DEL SOL	CATHER XING	/	/	/
	24"-48" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	MESA DEL SOL BLVD	STRAND LOOP	DEKOONING AVE	/	/	/
MISCELLANEOUS IMPROVEMENTS								
	REGIONAL POND	REGIONAL RETENTION POND	TRACT K	EAST OF EASTERN MESA DEL SOL COUPLET		/	/	/
	REGIONAL POND	REGIONAL RETENTION POND	TRACT N	EAST OF UNIVERSITY BLVD		/	/	/

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
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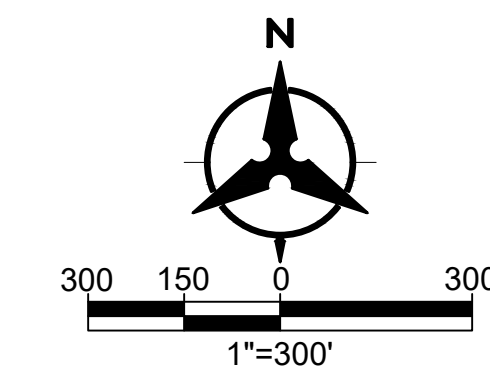
MICHAEL BALASKOVITS, PE PREPARED BY: PRINT NAME	DRB CHAIR	DATE	CODE ENFORCEMENT	DATE
BOHANNAN HUSTON INC. FIRM: 	TRANSPORTATION DEVELOPMENT	DATE	PARKS & RECREATION	DATE
SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE		DATE

*Retention Ponds with side slopes stabilized with NativeSeeding with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP2.2.14.b)

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

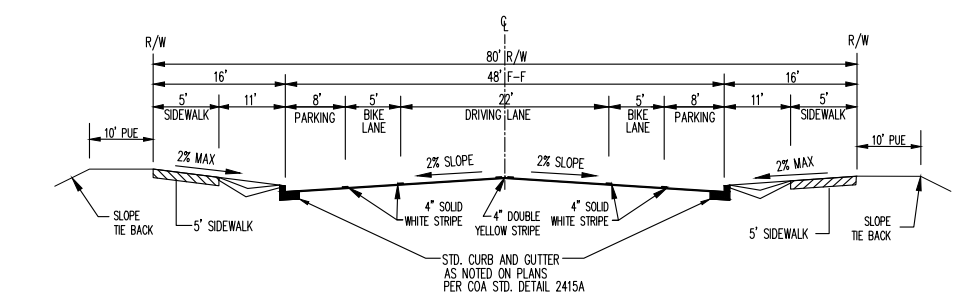
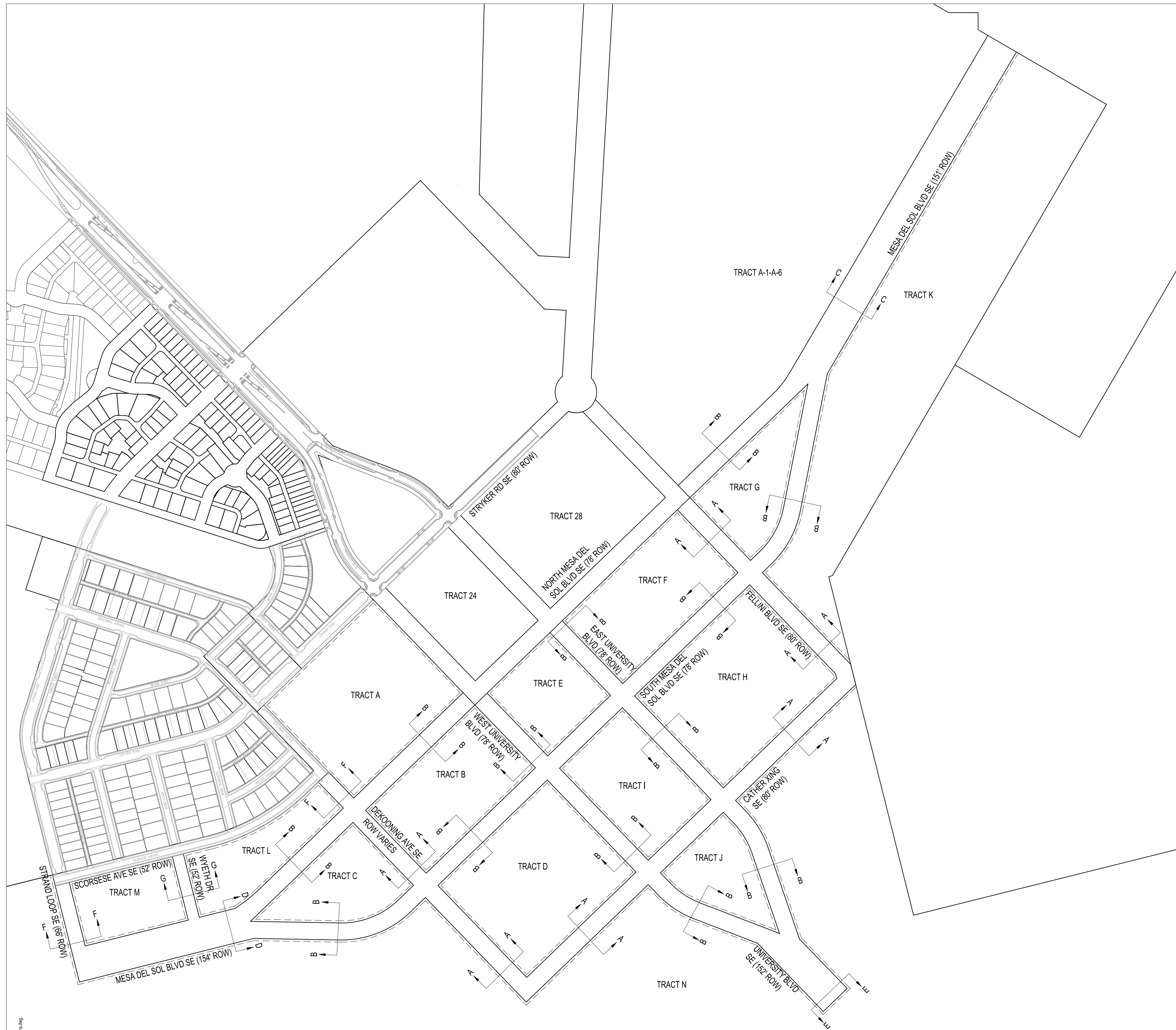


VICINITY MAP

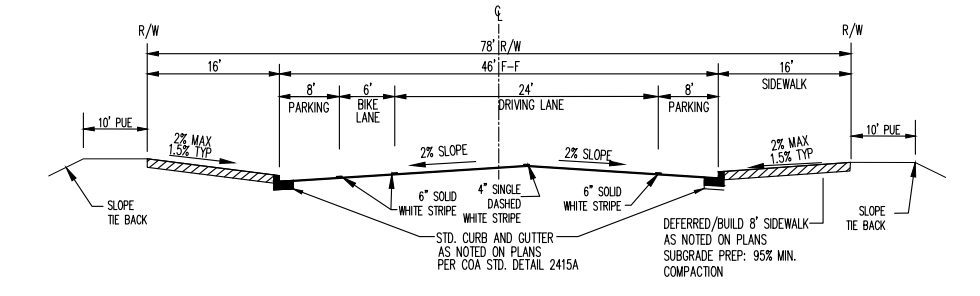


CONCEPTUAL UTILITY PLAN			
MDS CITY CENTER			
DRAWN BY:	AO	DATE:	11/11/2021
CHECKED BY:	MJB	BHI PROJECT NO.	20220088
		SHEET NO.	1 OF 1

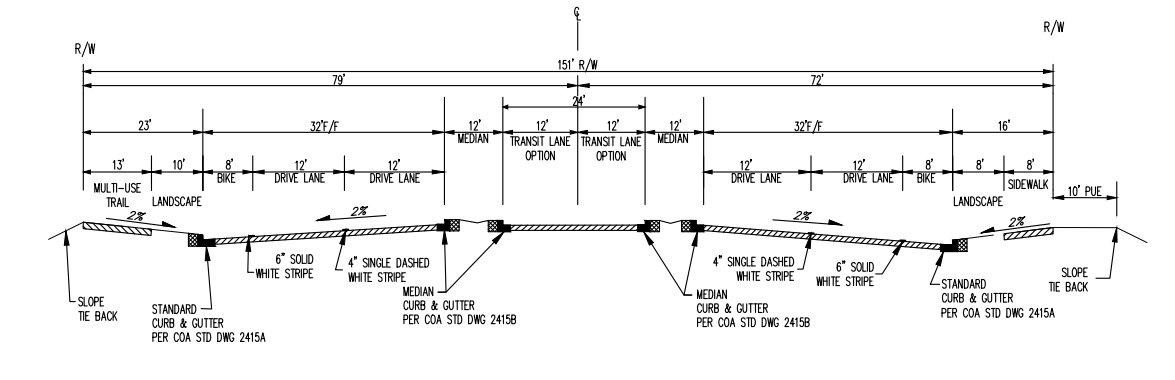
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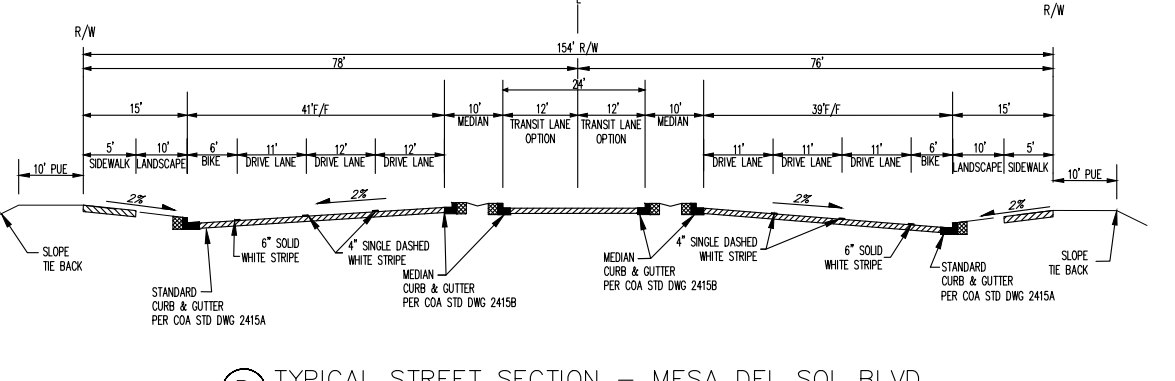
A TYPICAL STREET SECTION - STRYKER RD / FELLINI DR / DEKOONING AVE
N.T.S.



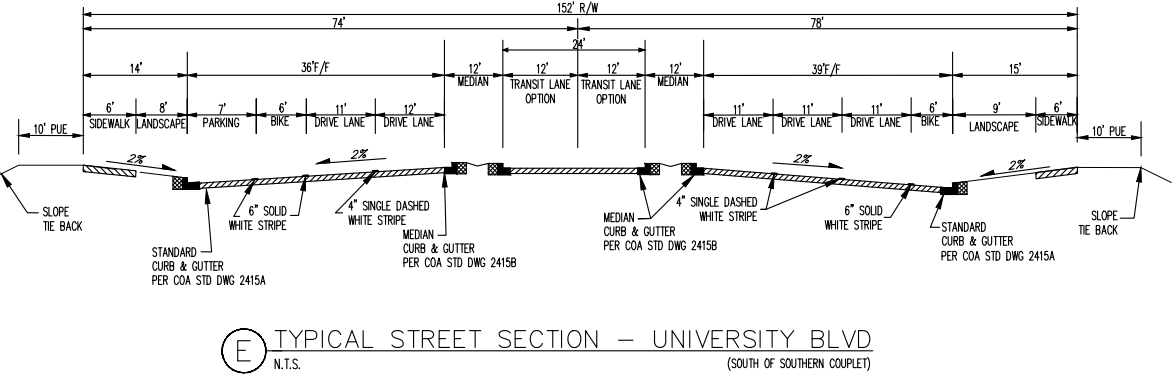
B TYPICAL STREET SECTION - N/S MDS BLVD / E/W UNIVERSITY BLVD
N.T.S.



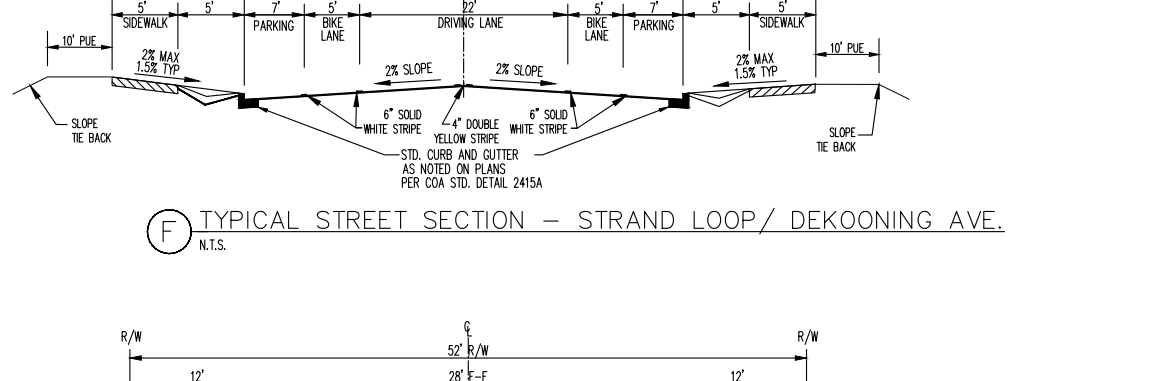
C TYPICAL STREET SECTION - MESA DEL SOL BLVD
(EAST OF EASTERN CORRIDOR)



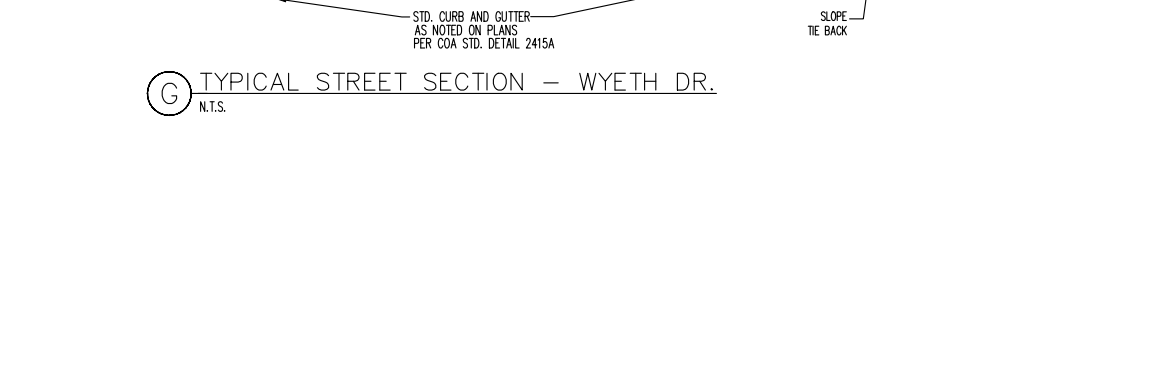
D TYPICAL STREET SECTION - MESA DEL SOL BLVD
(WEST OF WESTERN CORRIDOR)



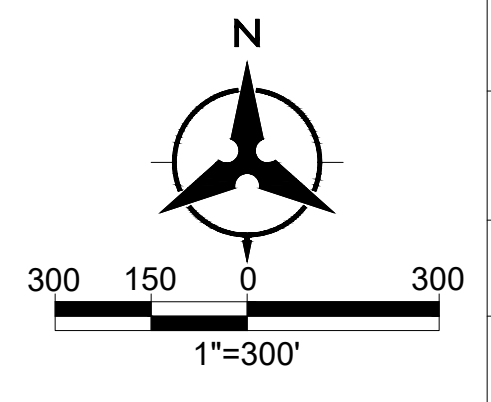
E TYPICAL STREET SECTION - UNIVERSITY BLVD
(SOUTH OF SOUTHERN CORRIDOR)



F TYPICAL STREET SECTION - STRAND LOOP / DEKOONING AVE.
N.T.S.



G TYPICAL STREET SECTION - WYETH DR.
N.T.S.



STREET SECTIONS EXHIBIT MDS CITY CENTER

DRAWN BY:	AO	DATE:	11/11/2021
CHECKED BY:	MJB	BHI PROJECT NO.	20220088
		SHEET NO.	1 OF 1

Thu, 11 Nov 2021 7:25:01pm. Prepared by: RICHIE, P. 20220088.dwg. Project: MDS City Center. Drawing: Street Sections.

November 11, 2021

Maggie Gould
Planning Manager
City of Albuquerque
Delivered by email: mgould@cabq.gov

Re: Sensitive Lands Analysis: Mesa del Sol City Center

Dear Mrs. Gould,

Mesa del Sol is re-platting land to help lead to future development. The plat has two distinct areas, the City Center area near the intersection of University and Mesa del Sol and the remainder of the land that will not be developed in the near future. This letter is to serve as the analysis required by IDO section 14-16-5-2.

The site does not have any of the sensitive lands listed in section 14-16-5-2(C)(1). Please see below and the associated attachments for the analysis of each type of sensitive land listed in the IDO.

- a. Arroyos: The entire site is located on a natural playa (aka mesa top) which does not have naturally occurring arroyos. (See topographic map excerpt from Mesa del Sol Level B Master Plan)
- b. Floodplains and Special Flood Hazard Areas: Per the FEMA flood map 35001C0555H, the site is located in Zone X – area of minimal flood hazard. (See attached FEMA map)
- c. Irrigation Facilities (Acequias): There are no agricultural facilities in the site boundary and therefore no irrigation facilities or acequias.
- d. Large Stands of Mature Trees: There are no naturally occurring stands of mature trees in the site area.
- e. Rock Outcroppings: There are no rock outcroppings in the site area.
- f. Significant Archaeological Sites: No Significant sites were found in the site area. (Please see the original Certificate of No Effect granted in 2008 by the City of Albuquerque for the Mesa del Sol and Innovation Park developments.)
- g. Steep Slopes and Escarpments: As mentioned in item a, the site is on a mesa top which does not have steep slopes or escarpments. (See slope map excerpt from Mesa del Sol Level B Master Plan)
- h. Wetlands: As mentioned in item a, the site is on a mesa top which does not have

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

M. Gould
City of Albuquerque, DRB
November 11, 2021
Page 2

wetlands area.

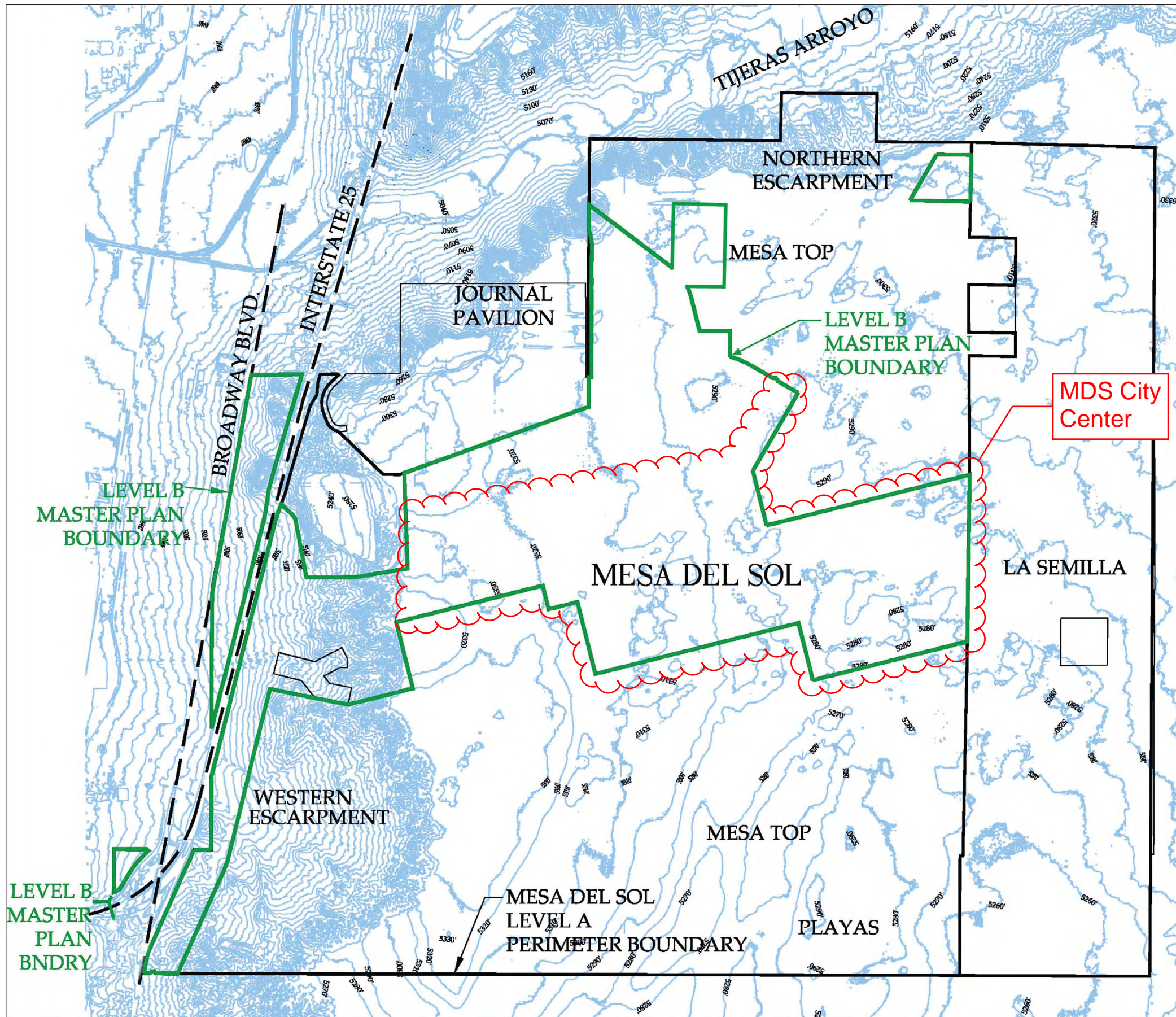
As explained above and in the attached exhibits, the Albuquerque Studios Expansion site does not include sensitive lands per IDO section 5-2. Please feel free to call me if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Balaskovits". The signature is fluid and cursive, with a prominent initial "M" and a long, sweeping tail.

Michael Balaskovits, P.E
Senior Vice President
Community Development & Planning

MJB/rmm
Enclosures



TOPOGRAPHICAL MAP

Figure 4-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Notes

1. 10' contour interval is shown.



SLOPE MAP

Figure 4-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

