



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-2021-005628

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: MARCH 30, 2022 HEARING DATE OF DEFERRAL: MAY 4, 2022

SUBMITTAL DESCRIPTION: Updated infrastructure list  
Updated Utility Exhibit  
Updated Traffic Exhibit  
Comment response letter

CONTACT NAME: Michael Balaskovits

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

April 28, 2022

Jolene Wolfley  
D.R.B. Chair  
City of Albuquerque  
Delivered by email: [jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)

Re: PR2021-005628 – Request for Preliminary Plat: Mesa Del Sol Innovation Park City Center

Dear Chairwoman Wolfley,

This letter is to accompany the supplemental submittal for the DRB hearing on May 4<sup>th</sup>, 2022. Below are the comments we are responding to as a part of this supplemental submittal.

### **ABCWUA**

*1 – No new files received.*

Response: See attached for updated infrastructure list and Conceptual Utility exhibit.

*2 – Serviceability Letter #211028 is in processing and will set the criteria for service. An executed serviceability letter is required prior to approval to identify the required infrastructure for the platting action.*

Response: We received Serviceability Letter and updated the infrastructure list and Conceptual utility plan accordingly.

*3 – This project is outside of the adopted service area:*

- a. Development Agreement R-07-32 is applicable to this area and provides the Board approval for development. No further Board actions is required at this time.*

Response: Acknowledged

*4 – This project is outside of the adopted service area:*

- a. Development Agreement R-07-32 is applicable to this area and provides the Board approval for development. No further Board actions is required at this time.*

Response:

*5 – Infrastructure List:*

- a. Improvements are anticipated to be required for this project. Upon issuance of the Serviceability Letter, include the public infrastructure items in the infrastructure list.*

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

*b. The current utility plan and infrastructure list match the draft serviceability letter.*

Response: See attached for the latest Infrastructure list and Conceptual Utility plan.

**TRANSPORTATION:**

*1 – List sidewalk widths on the infrastructure list.*

Response: Sidewalk widths have been provided to the infrastructure list for information purposes only.

*2 – A Traffic Impact Study shall be reviewed and approved prior to approval of any future development.*

Response: Acknowledged.

**DRB PLANNING DEPT:**

*1 – Utility signatures will be required for final plat.*

Response: Acknowledged.

*2 - Final Plat is required within one year of preliminary plat approval.*

Response: Acknowledged

*3- A recorded IIA will be required with the final plat.*

Response: Acknowledged.

*4 – Future site plans must be in compliance with the uses (and in accordance with converted IDO zoning categories) established for the Community Center in the Level B Master Plan which offers a mix of commercial and residential uses. Maximum FAR is 2.0. See MdS Level B Master Plan, 2.3.3 and Table 2-1 Site Development Standards.*

Response: Acknowledged.

*5 – Tract E is called out as a Primary Transit node and a Park in the Level B Plan.*

Response: Acknowledged.

**PARKS & REC DEPARTMENT**

*1 – 12-08-2021: No objection to Bulk Land Plat. Parks requirement in earlier comments is being discussed with the requests for Montage subdivision (PR-2020-003442).*

J. Wolfley  
City of Albuquerque, DRB  
April 28, 2022  
Page 3

*Mesa del Sol has a multi-use trail per the Master Plan update, which may be required on the included Infrastructure List.*

Response: The multiuse trail has been added to the infrastructure list. See updated Exhibit A for section used.

*2 – 01-05-2022, 01-12-2022: Need further explanations on extent of multi-purpose trail along Mesa del Sol Blvd. Multi-use trail is “East of Eastern Couplet”?*

Response: The multiuse trail has been added to the infrastructure list. See updated Exhibit A for section used.

*3 – 02-09-2022: Given recent discussions, one side of Mesa del Sol Blvd west of western couplet could implement a multi-purpose trail in lieu of a 5-ft sidewalk to connect to the multi-purpose trail east of the eastern couplet along Netflix, and to connect westward toward I-25. Can Section D be revised to allow for a multi-purpose trail on one side of the road?*

Response: The multiuse trail has been added to the infrastructure list. See updated Exhibit A for section used.

*Meeting Notes:*

*P 20 of MDS – building orientation and setbacks – mixed use centers Tract E park and plaza.*

*4 – 03-02-2022: Regarding street section D / Mesa del Sol Blvd west of western couplet, please consider switching dimensions outside of curb to 15-ft for side with multi-use trail and 13-ft for side with sidewalk.*

Response: The dimension was switched to allow for a 15' for the multi-use trail and 13-ft for the side with sidewalk.

*5 – 03-30-2022: Please confirm the proposed Multi-Use Trail on Mesa del Sol Blvd, West of Western Couplet, is positioned on the north side of the street.*

Response: The multi-use trail is now positioned on the north side of the street.

J. Wolfley  
City of Albuquerque, DRB  
April 28, 2022  
Page 4

Please review this request and schedule it to be heard during the next available  
Development Review Board hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Balaskovits', written in a cursive style.

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

MJB/jcm  
Enclosures

Current DRC  
Project No. \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_

Figure 12

**INFRASTRUCTURE LIST**

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

DRB Project No. **PR-2021-005628**

**MESA DEL SOL CITY CENTER PLAT  
A REPLAT OF TRACT 17 ARTISTE BULK LAND 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
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		32' F-F (151' RIGHT OF WAY - HALF STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 8' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS. (INCLUDING TEMPORARY TURNAROUND)	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST CORNER OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTHEAST OF TRACT G)	/	/	/
		28' F-EOP (78' RIGHT OF WAY HALF STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	WEST UNIVERSITY BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED AND FINANCIALLY GURANTEED WITH FUTURE SITE PLANS	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. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	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 39' F-F (154' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 10' MULTI-USE TRAIL. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	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. 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	FELLINI BLVD	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	EAST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		28' F-F (78' RIGHT OF WAY HALF STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	WEST UNIVERSITY BLVD	STRYKER ROAD	NORTH MESA DEL SOL BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER. 16' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	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, 6' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS (INCLUDING TEMPORARY TURNAROUND)	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, 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	STRAND LOOP	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		28' F-F (52' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, 5' SIDEWALK TO BE REQUIRED AND FINANCIALLY GUARANTEED WITH FUTURE SITE PLANS	WYETH DR	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		STREET LIGHTS	NEW STREET LIGHTS AND REQUIRED APPURTANCES PER LEVEL B AND DPM REQUIREMENTS (APPROX. 18 STREET LIGHTS)	AT ALL STREET INTERSECTION WITHOUT AN EXISTING LIGHT	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
		30" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		30" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	NORTH MESA DEL SOL BLVD	FELLINI BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	FELLINI BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	CATHER XING	FELLINI BLVD	EAST UNIVERSITY BLVD	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	CATHER XING	EAST UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	SOUTH MESA DEL SOL BLVD	FELLINI BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/

		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	EAST UNIVERSITY BLVD	STRYKER RD	CATHER XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	EAST UNIVERSITY BLVD	CATHER XING	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF TRACT J)	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	WEST UNIVERSITY BLVD	STRYKER RD	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF TRACT J)	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATEHR XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	STRAND LOOP	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	STRAND LOOP	MESA DEL SOL BLVD	SCORSESE AVE	/	/	/
<b>PUBLIC WATERLINE IMPROVEMENTS (DEFERRED INFRASTRUCTURE - NOT TO BE FINANCIALLY GURANTEED)</b>									
		FUTURE RESERVOIR TO RESERVOIR - 36" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT G)	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	/	/	/
		FUTURE RESERVOIR TO RESERVOIR - 36" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT G)	/	/	/
		FUTURE RESERVOIR TO RESERVOIR - 36" DIA	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	STRAND LOOP	/	/	/
<b>PUBLIC NON-POTABLE WATERLINE IMPROVEMENTS</b>									
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT G)	/	/	/
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLER (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		16" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	CATHER XING	FELLINI BLVD	DEKOONING AVE	/	/	/
		12" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		6" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	WEST UNIVERSITY BLVD	TRACT E	CATHER XING	/	/	/
		12" DIA.	REUSE WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	WEST UNIVERSITY BLVD	CATHER XING	SOUTHERN UNIVERSITY COUPLER (SOUTH EAST OF TRACT J)	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	SOUTH MESA DEL SOL BLVD	DEKOONING AVE	WESTERN MESA DEL SOL COUPLER (WEST OF TRACT C)	/	/	/



		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJ'S	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
<b>PUBLIC SANITARY SEWER IMPROVEMENTS</b>									
		18" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	MESA DEL SOL BLVD	LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT	EAST UNIVERSITY BLVD	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT	TRACT 28	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	FELLINI BLVD	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	CATHER XING	EAST UNIVERSITY BLVD	DEKOONING AVE	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL	TRACT 28	TRACT A	/	/	/
		8" 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	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF	/	/	/
		24" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		24"-30" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	FUTURE UNIVERSITY BLVD	SOUTHERN EDGE OF TRACT J	END OF NEW UNIVERSITY BLVD RIGHT OF WAY (PS#1)	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	SOUTH MESA DEL SOL	EAST UNIVERSITY BLVD	TRACT C	/	/	/
		X2 MAX 12" DIA. (FINAL SIZE SET AT DESIGN)	SANITARY SEWER FORCE MAIN W/ NEC. MH'S AND CLEANOUTS	WEST UNIVERSITY BLVD	STRYKER ROAD	SOUTHERN EDGE OF TRACT J	/	/	/
		X2 MAX 12" DIA. (FINAL SIZE SET AT DESIGN)	SANITARY SEWER FORCE MAIN W/ NEC. MH'S AND CLEANOUTS	FUTURE UNIVERSITY BLVD	SOUTHERN EDGE OF TRACT J	END OF NEW UNIVERSITY BLVD RIGHT OF WAY (PS#1)	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		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	/	/	/
		NEW LIFT STATION	SANITARY REGIONAL LIFT STATION (PS#1 NOTED IN THE LEVEL B)	FUTURE ABCWUA EASEMENT	NEAR END OF NEW UNIVERSITY BLVD RIGHT OF WAY		/	/	/
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		24"-72" DIA.	RCP W/ NEC. MH'S, 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. MH'S, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT F	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT 28	FELLINI BLVD	/	/	/
		60"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT A	TRACT 24	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT B	TRACT E	/	/	/
		24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	WEST UNIVERSITY BLVD	TRACT A	CATHER XING	/	/	/

<input type="checkbox"/>	<input type="checkbox"/>	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	CATHER XING	DEKOONING AVE	FELLINI BLVD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	EAST UNIVERSITY BLVD	CATHER XING	SOUTHERN END OF TRACT J	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	WEST UNIVERSITY BLVD	CATHER XING	SOUTHERN END OF TRACT J	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	24"-72" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	DEKOONING AVE	NORTH MESA DEL SOL	CATHER XING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	24"-48" DIA.	RCP W/ NEC. MHS, LATERALS & INLETS	MESA DEL SOL BLVD	STRAND LOOP	DEKOONING AVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MISCELLANEOUS IMPROVEMENTS</b>									
<input type="checkbox"/>	<input type="checkbox"/>	REGIONAL RETENTION POND	REGIONAL RETENTION POND PER COA HYDRO FILE #R16DA3006AA - CONCEPTUAL GRADING AND DRAINAGE	TRACT K	EAST OF EASTERN MESA DEL SOL COUPLET		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	REGIONAL RETENTION POND	REGIONAL RETENTION POND PER COA HYDRO FILE #R16DA3006AA - CONCEPTUAL GRADING AND DRAINAGE	TRACT N	EAST OF UNIVERSITY BLVD		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**AGENT/OWNER**


**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

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 Native Seeding with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP2.2.14.b)  
**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# Exhibit A

Mesa del Sol Blvd Half Street improvements included under East Netflix Plating effort. Multi-use trail was included in that effort.

Temporary turn around to be built within the ROW

Fellini Blvd Half Street improvements included under East Netflix Plating effort.

EXISTING PARCEL NOT INCLUDED IN THIS EFFORT.

TRACT 28

FRYKER RD SE (80' ROW)

TRACT 24 EXISTING PARCEL NOT INCLUDED IN THIS EFFORT.

NORTH MESA DEL SOL BLVD SE (78' ROW)

TRACT F

EAST UNIVERSITY BLVD (78' ROW)

TRACT H

SOUTH MESA DEL SOL BLVD SE (78' ROW)

TRACT G

UNIV BLVD SE (80' ROW)

TRACT I

TYNER KING SE (80' ROW)

TRACT J

UNIVERSITY BLVD SE (102' ROW)

TRACT N

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT K

TRACT L

TRACT M

TRACT O

TRACT P

TRACT Q

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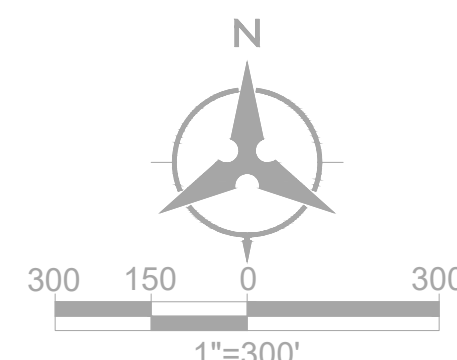
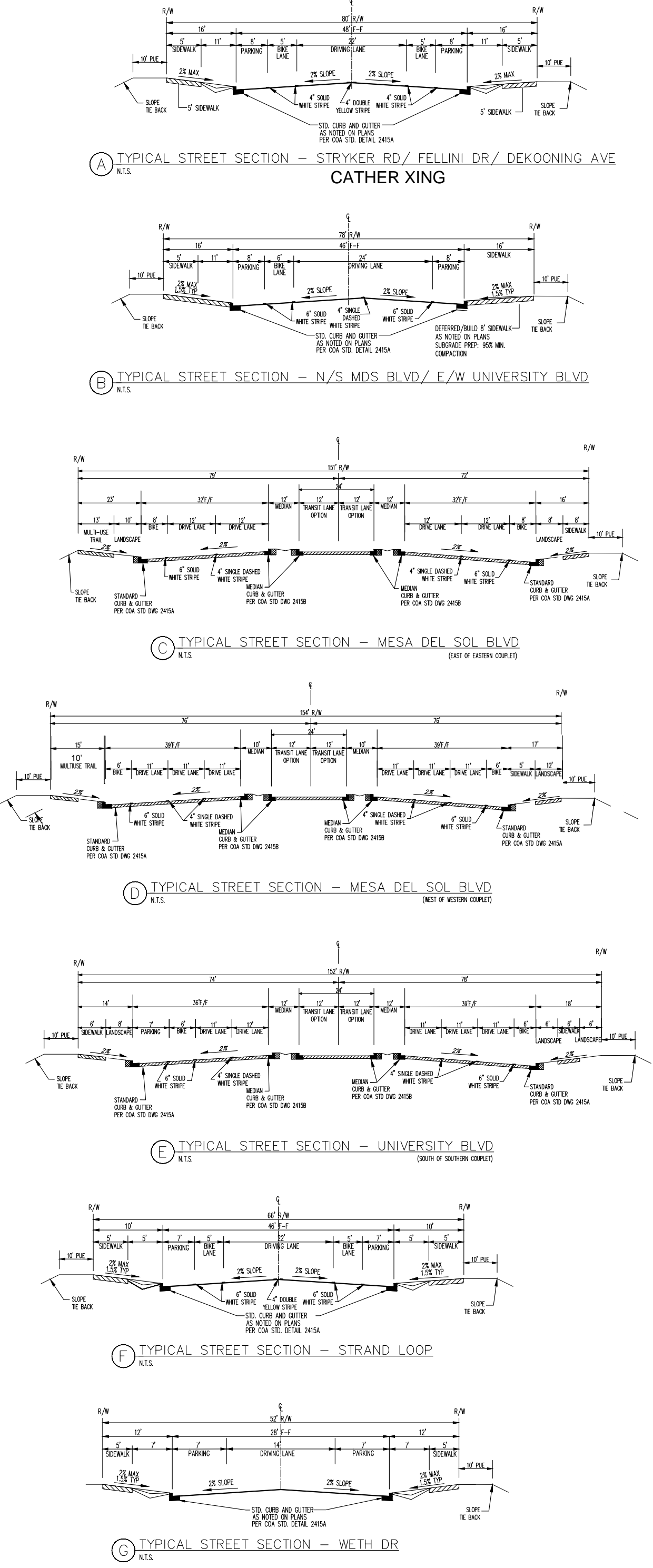
TRACT ZY

TRACT ZZ

● Proposed street lights

● Existing street lights

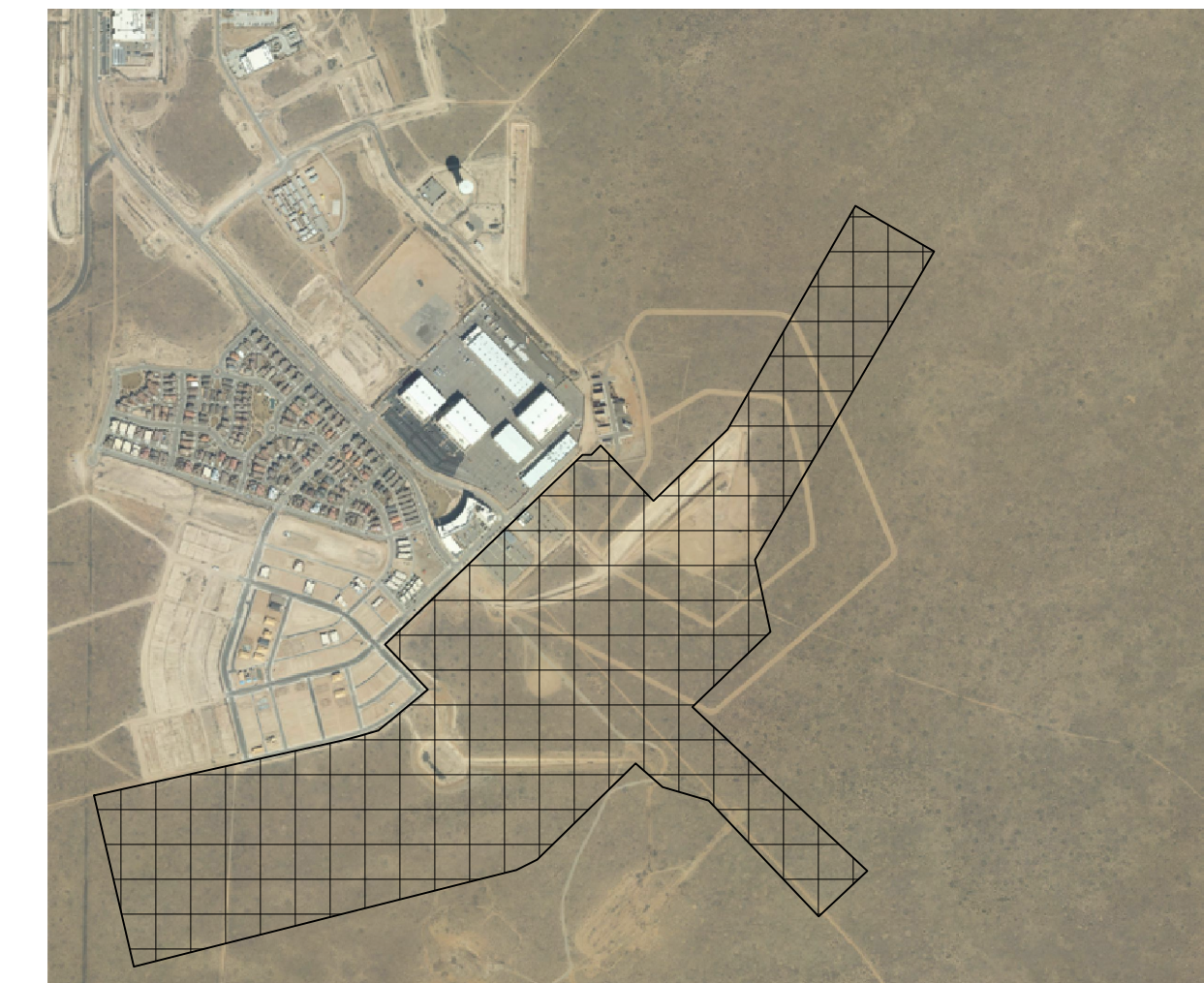
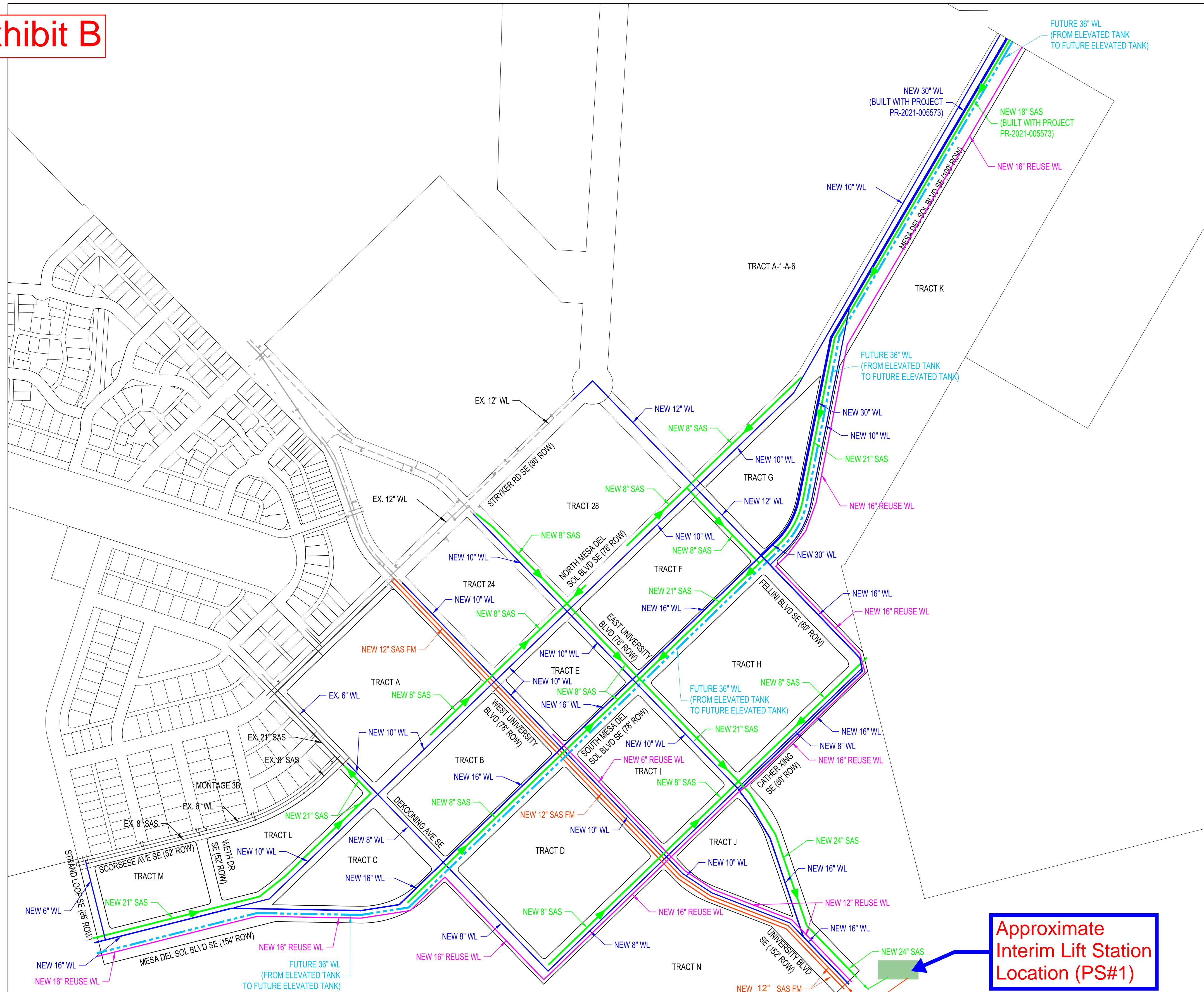
Temporary turn around to be built within the ROW



STREET SECTIONS EXHIBIT			
MDS CITY CENTER			
DRAWN BY:	AO	DATE:	10/20/2021
CHECKED BY:	MJB	BHI PROJECT NO.:	20220088
		SHEET NO.:	1 OF 1



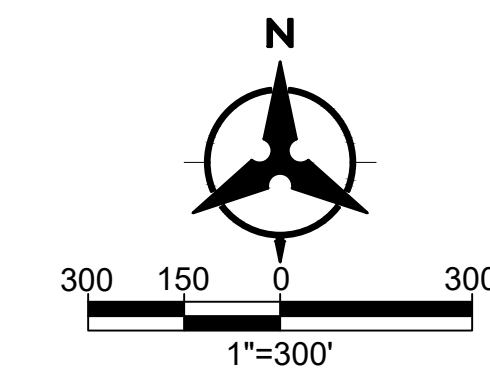
# Exhibit B



VICINITY MAP

Approximate Interim Lift Station Location (PS#1)

Thu, 08/04/2022 4:40pm: Shared by BHA\ASHKOTTS  
 P:\2022\2022\Plan\General\CityCenter\main.dwg



<b>CONCEPTUAL UTILITY PLAN</b>			
<b>MDS CITY CENTER</b>			
DRAWN BY:	AO	DATE:	04/28/2022
CHECKED BY:	MJB	BHI PROJECT NO.:	20220088
		SHEET NO.:	1 OF 1