



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR-2021-005717

Application No. _____

TO:

Planning Department

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 08/23/2023 HEARING DATE OF DEFERRAL: _____

SUBMITTAL

DESCRIPTION: Submittal to address Sketch Plat comments to supplement the preliminary plat application.

CONTACT NAME: Sheldon Greer

TELEPHONE: 505-264-0472 EMAIL: sheldon.greer@respec.com



DEVELOPMENT FACILITATION TEAM (DFT)

AGENDA

August 2, 2023

Join Zoom Meeting

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

1. [PR-2021-006208](#)

SI-2023-01171 SITE PLAN DFT

REQUEST: SITE PLAN APPROVAL FOR GAS STATION USE. THE PROPOSED GAS STATION WILL BE 5,630 SF. THERE IS MAJOR PUBLIC INFRASTRUCTURE NEEDED FOR THIS DEVELOPMENT. THE SITE IS CURRENTLY VACANT AND CURRENTLY SUBDIVIDED.

LOCATION: 9501 GIBSON BLVD SW between GIBSON BLVD SW and 98TH ST SW

2. [PR-2023-008926](#)

PS-2023-00124 – SKETCH PLAT

REQUEST: PROPOSED 7-LOT COMMERCIAL DEVELOPMENT OF EXISTING PARCEL 1 & 2 LOCATED AT SE QUADRANT OF THE INTERSECTION OF PASEO DEL NORTE AND UNIVERSE BLVD NW

LOCATION: UNIVERSE BLVD between OAK RIDGE ST NW and PASEO DEL NORTE NW

3. [PR-2023-008947](#)

PS-2023-00126 – SKETCH PLAT

REQUEST: LOT LINE ADJUSTMENT

LOCATION: 1903 WILLIAMS SE between ABILENE and ANDERSON

4. [PR-2023-008971](#)

PS-2023-00129 – SKETCH PLAT

REQUEST: LOT LINE REMOVAL

LOCATION: BETWEEN LOMAS and CAMPUS

5. [PR-2023-008993](#)

PS-2023-00131 – SKETCH PLAT

REQUEST: CLARIFICATION FOR ZONING REQUIREMENT OF ROLL CURB AND SIDEWALK. HOMES IN THE AREA DO NOT HAVE SIDEWALK

LOCATION: 8400 FLORENCE between BARSTOW and VENTURA

6. [PR-2021-005717](#)

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

7. [PR-2021-006307](#)

SD-2023-00137 – AMENDMENT TO INFRASTRUCTURE LIST

REQUEST: MOVE STREETLIGHTING FROM ONE APPROVED INFRASTRUCTURE LIST TO ANOTHER

LOCATION: GLENDALE AVE NE between 9500 SAN PEDRO DR and 9119 LANSDOWNE PL NE

8. [PR-2022-007063](#)

SI-2023-01044 - SITE PLAN DFT – SECOND SUBMITTAL

REQUEST: SITE PLAN - ADMINISTRATIVE DFT FOR A 344 UNIT MULTI-FAMILY COMMUNITY CONSISTING OF MULTI-FAMILY, TOWN HOME, AND SINGLE FAMILY DETACHED RENTAL HOMES, WITH TWO AMENITY CENTERS WITH POOLS.

LOCATION: between WOODMONT AVE and PASEO DEL NORTE BLVD

9. [PR-2019-002284](#)

PS-2023-00168 – EPC SITE PLAN SIGN-OFF – SECOND SUBMITTAL

REQUEST: FINAL SIGN OFF

LOCATION: 1500 DESERT SURF CIRCLE between DESERT SURF CIR NE and ALEXANDER BLVD NE



August 10, 2023

Development Hearing Officer
City of Albuquerque, Planning

RE: Volcano Mesa at The Trails / Tract 2, Unit 2, The Trails
Sketch Plat Comments / Responses – DFT Hearing 08/02/2023
PR-2021-005717
PS-2023-00132 – Sketch Plat
Agenda Item No.: 6

This letter is intended to address comments received related to the Sketch Plat application submitted on August 2, 2023. See below:

Development Facilitative Team (DFT) / Code Enforcement Comments

1. Code Enforcement has no comments or objections.

Development Facilitative Team (DFT) / Hydrology Section

ENGINEERING COMMENTS:

- Hydrology has an approval of a Grading and Drainage Plan (C09D001H) with engineer's stamp date of 10/06/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Vacations.
- Hydrology has no objection to the Infrastructure List.

Development Facilitative Team (DFT) / ABCWUA

Application For: PS-2023-00132-SKETCH PLAT (DHO)

1. Please verify that the southwest corner of the lot where Sidreux Loop NW abuts to Red Stone Road NW will be dedicated right-of-way.

Response: Yes. All interior streets will be right-of-way dedicated to the City of Albuquerque.

2. Pro Rata:

- Pro rata is owed for this property in the following amounts:
 - Water = \$4,215.48
 - Sewer = \$47,021.44
 - Total = \$51,236.92
- Payment of pro rata is a requirement prior to approval of the plat.

Response: Acknowledged

Development Facilitative Team (DFT) / Parks and Recreation Department

Comments:
08-02-2023

- Nearby trail will be developed on the southside of Paseo del Norte east of the site. Additional trail along the northern edge of the property along Paseo would help to create an off-street connection to other trails within the area. I defer to transportation regarding ROW widths and preference.

RESPEC Response: The northern edge of the Volcano Mesa property's right-of-way / fence line

7770 JEFFERSON ST., NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661

matches both the neighbors to the east and to the west. There is sufficient right-of-way width along the southside of Paseo del Norte to construct a trail per a Paseo del Norte masterplan. It is not our intent to provide additional trail at the northern edge at this time.

Development Facilitative Team (DFT) / Transportation Development

ENGINEERING COMMENTS:

1. A minimum 75-foot radius is required at roadway curves. Label all centerline radii.

RESPEC Response: All roadway curve radii meet the 75-foot radius requirement. We have labeled all centerline radii.

2. Please provide road cross-section for all interior roads. A 5' sidewalk with a 4-6' landscape buffer is required as these are local roads.

RESPEC Response: We provided roadway cross-sections, including landscape buffers, to DRC and which had been approved on April 6, 2023. These streets have been built per these construction plans.

3. A Traffic Scoping Form needs to be submitted to determine if a Traffic Study is required.

RESPEC Response: We are submitting the Traffic Scoping Form previously included with the 2021 DRB approved preliminary plat.

4. A Traffic Circulation Layout is required prior to site plan or building permit.

RESPEC Response: This was approved from DRB, and we are not making any changes to the previous DRB approval.

Development Facilitative Team (DFT) / Planning Development

ENGINEERING COMMENTS:

- A Preliminary Plat was previously approved on this site by the DRB on December 15, 2021 per PR-2021-005717 / SD-2021-00162 for 72 lots and 7 tracts. Additionally, four separate Waivers were approved by the DRB on that date with the Preliminary Plat. As a Final Plat was not submitted within 1-year of the DRB approval of the Preliminary Plat, the Preliminary Plat and four Waivers have all expired per Table 6-4-3 of the IDO.

RESPEC Response: Acknowledged

- This Sketch Plat features the previously approved Preliminary Plat (also proposing a subdivision to 72 lots and 7 tracts) and four Waivers, while additionally featuring the proposed Vacation of a public drainage easement and a private access easement.

RESPEC Response: Acknowledged

- The four Waivers must be individually justified per all the applicable criteria of 6-6(P)(3)(a) of the IDO. If criterion don't apply to the Waiver, please note that as well.

RESPEC Response: Individual waivers are to be submitted no later than Tuesday, August 15, 2023.

They will be individually justified.

- All development must meet standards and provisions of the IDO (R-ML) and the DPM. **Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards. *Please clarify development type.**

RESPEC Response: The development type: Single Family Detached

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**

RESPEC Response: Acknowledged

- For Preliminary Platting actions, the surveyor, property owner(s), and City Surveyor signatures are required on the Plat prior to acceptance of the platting application and placement on a DHO agenda; the Preliminary Plat featured in this Sketch Plat application doesn't feature a stamp and signature from a surveyor licensed in the State of New Mexico.

RESPEC Response: The correct Preliminary Plat is included in this supplemental submission.

- Upon DHO approval of a Preliminary Plat, a Final Plat application must be submitted within 1-year of DHO approval of the Preliminary Plat.

RESPEC Response: Acknowledged. We will be submitting the Final Plat application by Tuesday, August 15 2023 for simultaneous hearing and approval of the Preliminary Plat, the Final Plat, and waivers at the August 23, 2023 DHO hearing meeting and per the coordination of Jay Rodenbeck and Planning staff.

- The Infrastructure List included with the Preliminary Plat submittal must be a DHO Infrastructure List, which can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_infrastructure-list.pdf

RESPEC Response: Acknowledged. DHO Infrastructure Lists are included with this supplemental submission. These Infrastructure Lists were previously approved and are attached for reference.

- For Final Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required on the Plat prior to acceptance of the platting application and placement on a DHO agenda. The signature blocks to add to the Final Plat can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Plat_Signature_Block.pdf

RESPEC Response: Acknowledged

- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

RESPEC Response: Acknowledged. Cartesian to supply Final Plat with DXF approval. Project and application numbers will be added to the plat.

- The construction of some of the sidewalks is depicted as being deferred per the Deferred Sidewalk Exhibit included in the application. A Deferral of Sidewalk Construction application must be

submitted and approved administratively separately from the Preliminary Plat, Waiver, and Vacation applications.

RESPEC Response: Acknowledged. The Deferral of Sidewalk Construction application will be submitted by Tuesday, August 15, 2023.

- Drainage ponds must meet the requirements of the Standard Specifications at this link: [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list: "Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the 'notes' section of the Infrastructure list, include "Pond stabilization to follow Section 1013."** In lieu of following these guidelines, the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these interim guidelines."

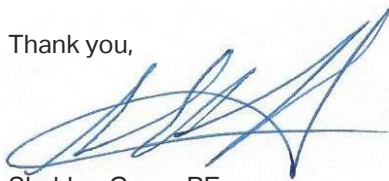
RESPEC Response: The site drainage pond meets the requirements of the standard specifications. The note will be added to the infrastructure list.

- Recent planning work has identified the value of continuing the east-west linear park and trail system that is well established through the Trails subdivisions to the west. With modifications to only three lots, this subdivision can continue this amenity that enhances the subdivision you are creating and provides east-west connectivity for the community in this area. (The red line below points out the open space that can be part of this system.) The connected open space maintains the natural desert ecosystem through this area. Could lots 43 through 46 be moved north to allow for an open space band along the north side of Oakridge? Could lots 47 and 48 be reduced from their unusually long dimensions to provide the connection to Tract D? (The blue lines indicate recommended lot changes.)

RESPEC Response: The issue that DR Horton would face both in shifting Lots 43 – 46 into Tract C and reducing the length of Lots 47 and 48 is two of the lots (43 and 48) would be left with shorter pad depths. Their home buyers, from one community to the next, display a strong preference for single-story homes. They need every inch of the 70' pads constructed on Lots 43 and 48 to accommodate a single-story plan lineup. We feel that a trail system is already in evidence by following the path along Oak Ridge St. to Redstone and its continuation along the drainage ponds/open space to the west that runs to and past Rainbow Blvd. Their development of Tracts B, D, and E are intended to add volume to the landscaped area and walkway without compromising the single-story opportunity.

If you should have any further comments, questions, or concerns, please feel free to reach out to me at your convenience.

Thank you,



Sheldon Greer, PE

RESPEC

Community Design Solutions

505.918.1053 cell

sheldon.greer@respec.com

DEVELOPMENT FACILITATIVE TEAM (DFT)
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 8/2/2023

AGENDA ITEM NO: 6

PROJECT NUMBER:

PR-2021-005717

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

COMMENTS:

1. Code Enforcement has no comments or objections.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-005717 Hearing Date: 08-02-2023

Project: Volcano Mesa at the Trails Agenda Item No: 6

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has an approval of a Grading and Drainage Plan (C09D001H) with engineer's stamp date of 10/06/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Vacations.
- Hydrology has no objection to the Infrastructure List.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005717 Date: 08/02/2023 Agenda Item: #6 Zone Atlas Page: E-24

Legal Description: ADJUSTMENT OF BUILDING ENVELOPE EASEMENT (2) OUTSIDE OF THE EXISTING BUILDING ON THE SUBJECT PROPERTY

Location: 13724 APACHE PLUME PL NE between ELENA GALLEGOS PL NE and SANDIA FOOTHILLS

Application For: PS-2023-00132-SKETCH PLAT (DHO)

1. No comments for revised building envelope



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2021-005717

PS-2023-00132 – SKETCH PLAT

REQUEST: REQUEST FOR SUBDIVISION OF AN EXISTING TRACT TO CREATE 72 LOTS AND 7 TRACTS, GRANTS SIX EASEMENTS, DEDICATION OF RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND VACATES A PUBLIC AND PRIVATE EASEMENT

LOCATION: OAKRIDGE STREET NW between UNIVERSE BLVD and SILVER MESA STREET NW

Comments:

08-02-2023

Nearby trail will be developed on the southside of Paseo del Norte east of the site. Additional trail along the northern edge of the property along Paseo would help to create an off-street connection to other trails within the area. I defer to transportation regarding ROW widths and preference.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005717
Oakridge

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A minimum 75-foot radius is required at roadway curves. Label all centerline radii.
2. Please provide road cross-section for all interior roads. A 5' sidewalk with a 4-6' landscape buffer is required as these are local roads.
3. A Traffic Scoping Form needs to be submitted to determine if a Traffic Study is required.
4. A Traffic Circulation Layout is required prior to site plan or building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: August 2, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 8/2/23 -- **AGENDA ITEM:** DFT #6

Project Number: PR-2021-005717

Application Number: PS-2023-00132

Project Name: Volcano Mesa at the Trails

Request:

Sketch Plat..

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- A Preliminary Plat was previously approved on this site by the DRB on December 15, 2021 per PR-2021-005717 / SD-2021-00162 for 72 lots and 7 tracts. Additionally, four separate Waivers were approved by the DRB on that date with the Preliminary Plat. As a Final Plat was not submitted within 1-year of the DRB approval of the Preliminary Plat, the Preliminary Plat and four Waivers have all expired per Table 6-4-3 of the IDO.
- This Sketch Plat features the previously approved Preliminary Plat (also proposing a subdivision to 72 lots and 7 tracts) and four Waivers, while additionally featuring the proposed Vacation of a public drainage easement and a private access easement.
- The four Waivers must be individually justified per all the applicable criteria of 6-6(P)(3)(a) of the IDO. If criterion don't apply to the Waiver, please note that as well.
- All development must meet standards and provisions of the IDO (**R-ML**) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
****Please clarify development type.***
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**

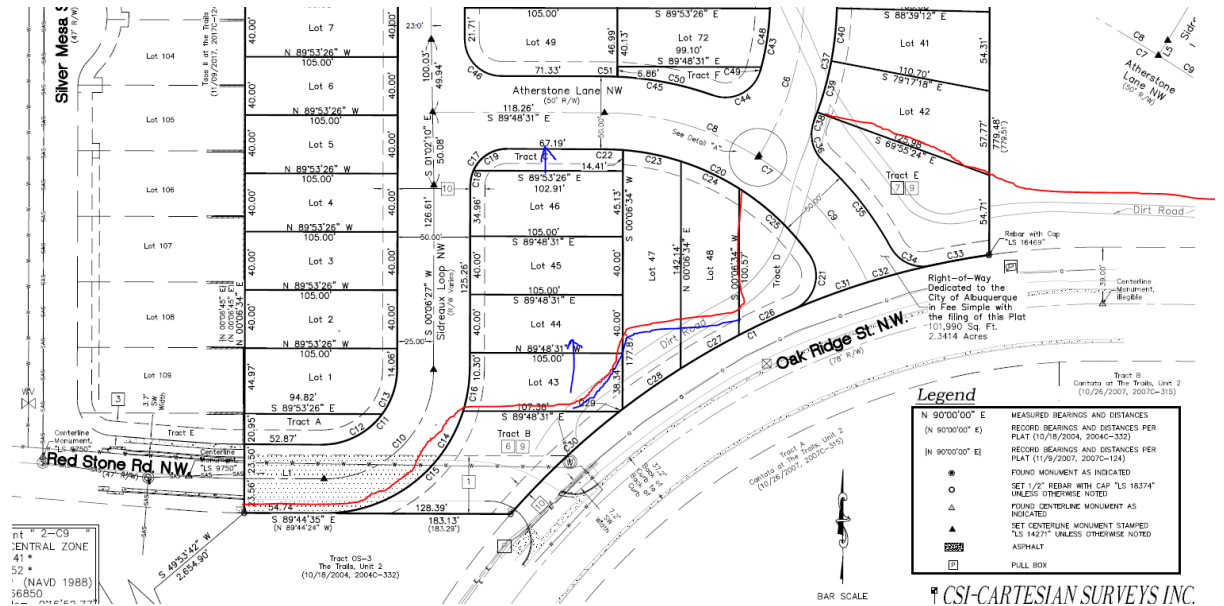
**(See additional comments on next page)*

- For Preliminary Platting actions, the surveyor, property owner(s), and City Surveyor signatures are required on the Plat prior to acceptance of the platting application and placement on a DHO agenda; the Preliminary Plat featured in this Sketch Plat application doesn't feature a stamp and signature from a surveyor licensed in the State of New Mexico.
- Upon DHO approval of a Preliminary Plat, a Final Plat application must be submitted within 1-year of DHO approval of the Preliminary Plat.
- The Infrastructure List included with the Preliminary Plat submittal must be a DHO Infrastructure List, which can be obtained at the following link:
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- For Final Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required on the Plat prior to acceptance of the platting application and placement on a DHO agenda. The signature blocks to add to the Final Plat can be obtained at the following link:
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- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The construction of some of the sidewalks is depicted as being deferred per the Deferred Sidewalk Exhibit included in the application. A Deferral of Sidewalk Construction application must be submitted and approved administratively separately from the Preliminary Plat, Waiver, and Vacation applications.
- Drainage ponds must meet the requirements of the Standard Specifications at this link:
[Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these interim guidelines.”

- Recent planning work has identified the value of continuing the east-west linear park and trail system that is well established through the Trails subdivisions to the west. With modifications to only three lots, this subdivision can continue this amenity that enhances the subdivision you are creating and provides east-west connectivity for the community in this area. (The red line below points out the open space that can be part of this system.) The connected open space maintains the natural desert ecosystem through this area. Could lots 43 through 46 be moved north to allow for an open space band along the north side of Oakridge? Could lots 47 and 48 be reduced from their unusually long dimension to provide the connection to Tract D? (The blue lines indicate recommended lot changes.)



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 8/1/23



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Volcano Mesa at The Trails **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: C-09 **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 2, Unit 2, The Trails
City Address: _____

Applicant: DR Horton **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Development Information

Build out/Implementation Year: 2021 **Current/Proposed Zoning:** R-ML

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:
Residential subdivision containing 72 Lots and 7 HOA Tracts

Days and Hours of Operation (if known): 7 days, 24 hours

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: 72

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name Oak Ridge Street

Adjacent Roadway(s) Posted Speed: Street Name Oak Ridge Street Posted Speed N/A

Street Name _____ Posted Speed _____

ITE land Use #210
Single Family
Housing, 72 DUs;
AM peak 56 trips
PM peak 74 trips

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Oak Ridge Street - Major Local
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: N/A
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk along Oak Ridge frontage

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No Borderline []

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M. P. E.

7/27/2021

TRAFFIC ENGINEER

DATE



Submittal

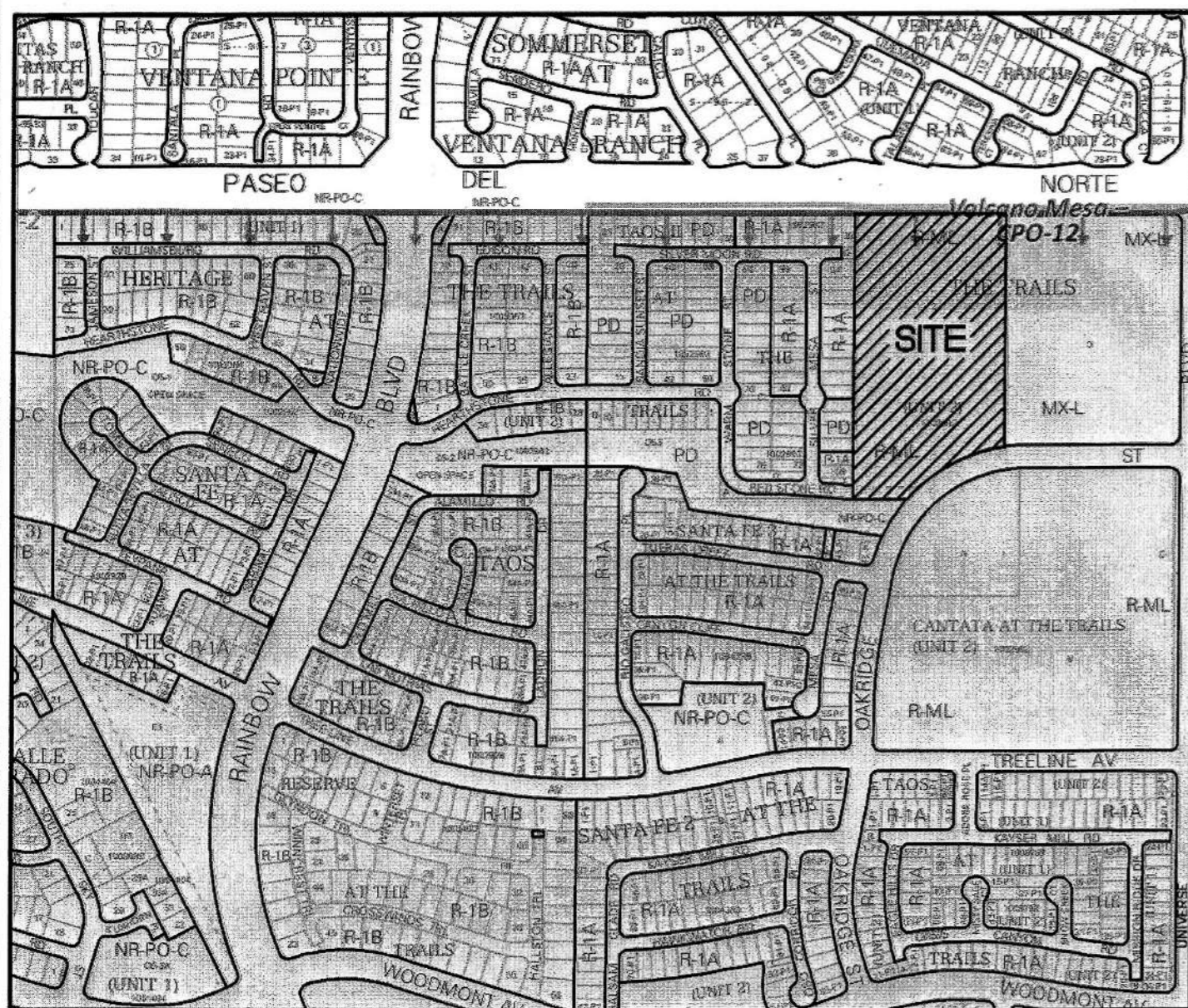
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



Vicinity Map - Zone Atlas C-9-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1194275 AND AN EFFECTIVE DATE OF APRIL 9, 2021.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.
3. SPECIAL WARRANTY DEED FOR THE O SQUARED TRUST, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 25, 2017, AS DOCUMENT NO. 2017102257.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR SIDREAUX LOOP NW, SIDREAUX COURT NW, AND ATHERSTONE LANE NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Tonya Buxton 7.10.23
 TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT DATE
 D.R. HORTON, INC.

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 10, 2023
 BY: TONYA BUXTON, ALBUQUERQUE DIVISION PRESIDENT, D.R. HORTON, INC.

By: *[Signature]*
 NOTARY PUBLIC

CAROLINA RODRIGUEZ
 Notary Public - State of New Mexico
 Commission # 1072305
 My Comm. Expires Nov 17, 2025

MY COMMISSION EXPIRES Nov 17, 2025

Indexing Information

Section 16, Township 11 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Alameda Grant
 Subdivision: The Trails, Unit 2
 Owner: D.R. Horton, Inc.
 UPC #: 100906444647910105

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
4. VACATE EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 10.3941 ACRES
 ZONE ATLAS PAGE NO. C-9-Z
 NUMBER OF EXISTING TRACTS 1
 NUMBER OF LOTS CREATED 72
 NUMBER OF TRACTS CREATED 7
 MILES OF FULL-WIDTH STREETS 0.4102 MILES
 MILES OF HALF-WIDTH STREETS 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 2.3413 ACRES
 DATE OF SURVEY JUNE 2023

Notes

1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2021 AND REVISITED IN MAY AND JUNE 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

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. 35001C0103H, DATED AUGUST 16, 2012, AND RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

TRACT NUMBERED TWO (2), OF THE TRAILS UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2004", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 18, 2004, IN PLAT BOOK 2004C, PAGE 332.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 100906444647910105

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Volcano Mesa
 Being Comprised of
 Tract 2
 The Trails, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023**

Project Number: PR-2021-005717

Application Number:

Plat Approvals:

- [Signature]* Jul 7, 2023
- PNM Electric Services
- Abdul A. Shaiqan* Jul 7, 2023
- Qwest Corp. d/b/a CenturyLink QC
- Jeff Estevan* Jul 7, 2023
- New Mexico Gas Company
- Mike Morris* Jul 7, 2023

Comcast

City Approvals:

Loren N. Risenhoover P.S. 7-6-2023
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

[Signature] 7/5/2023
 AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 7/7/23
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/18/2004, 2004C-332)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/2007, 2007C-124)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument " 2-B10 "

NAD 1983 CENTRAL ZONE

X=1497789.568*

Y=1528038.78 *

Z=5432.168 * (NAVD 1988)

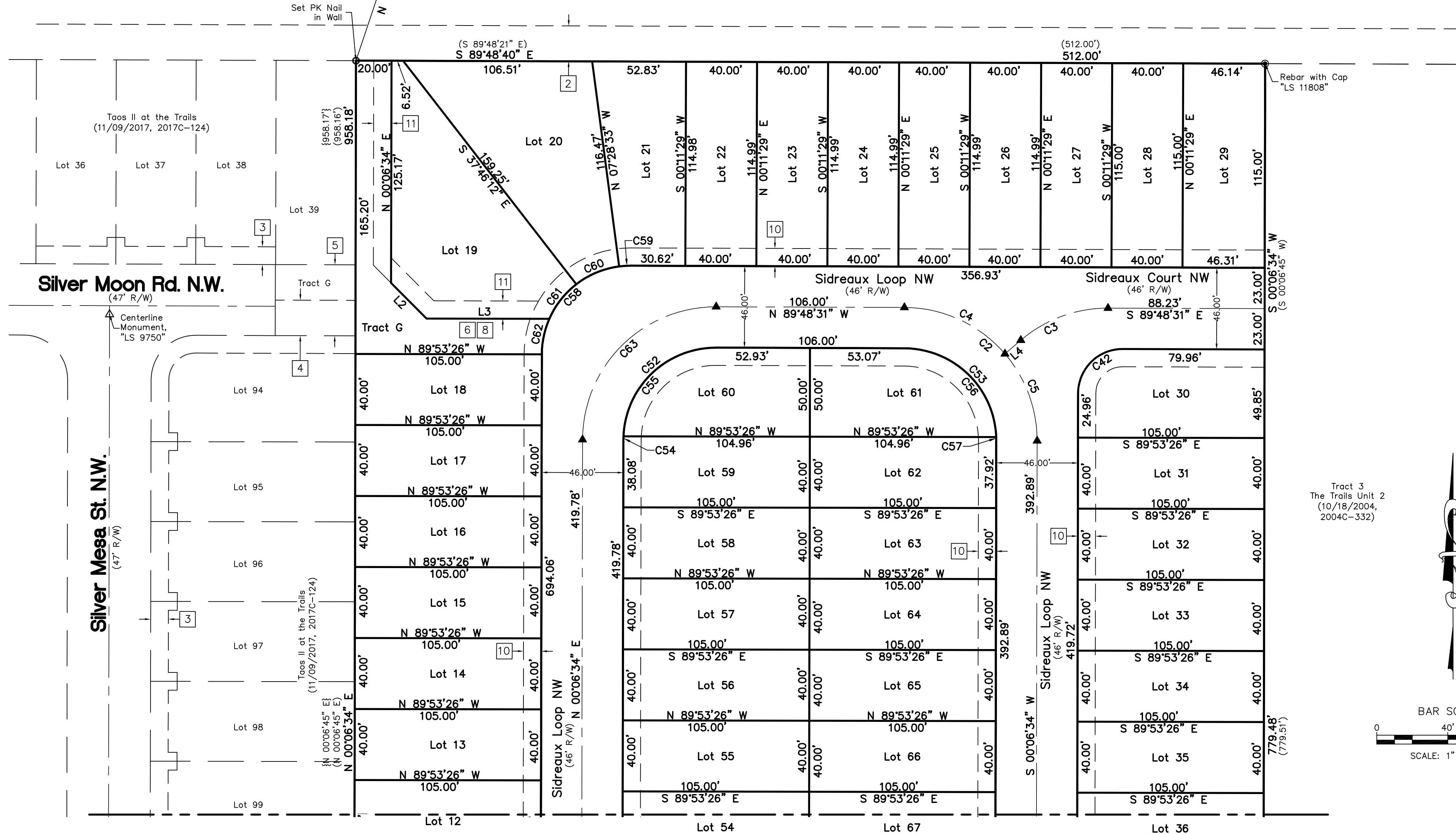
G-G=0.999667416

Mapping Angle=-0°16'30.71"

*U.S. SURVEY FEET

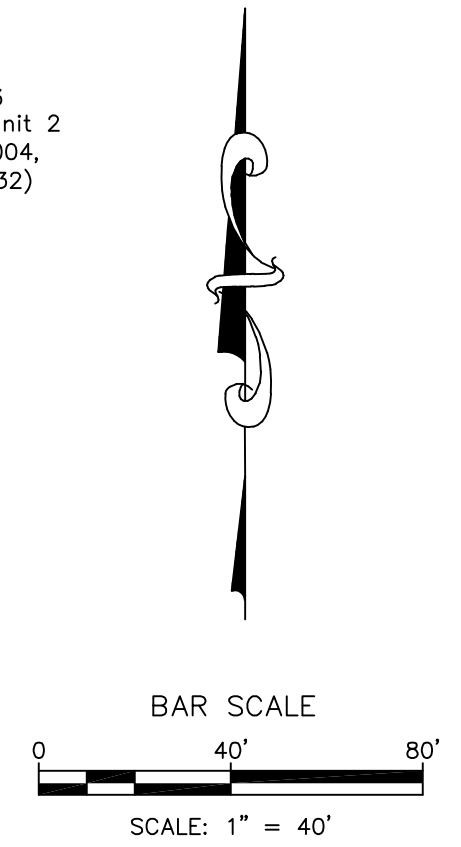
Plat for
Volcano Mesa
 Being Comprised of
Tract 2
The Trails, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023

Paseo Del Norte NW
 (R/W Varies)



Matchline - See Sheet 3 of 4

Tract 3
 The Trails Unit 2
 (10/18/2004,
 2004C-332)



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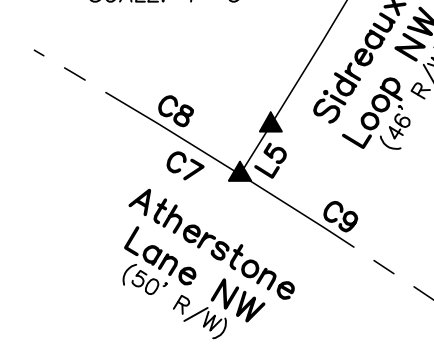
Matchline - See Sheet 2 of 4

Plat for
Volcano Mesa
 Being Comprised of
Tract 2
The Trails, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023

Tract 3
 The Trails Unit 2
 (10/18/2004,
 2004C-332)

Detail "A"

SCALE: 1"=5'



Silver Mesa St. N.W.
 (47' R/W)

Oak Ridge St. N.W.
 (78' R/W)

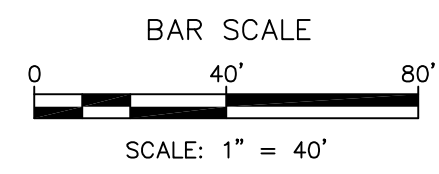
Red Stone Rd. N.W.
 (47' R/W)

Right-of-Way
 Dedicated to the
 City of Albuquerque
 in Fee Simple with
 the filing of this Plat
 101,990 Sq. Ft.
 2.3414 Acres

Tract B
 Cantata at The Trails, Unit 2
 (10/26/2007, 2007C-315)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/18/2004, 2004C-332)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/2007, 2007C-124)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED



ACS Monument "2-C9"
 NAD 1983 CENTRAL ZONE
 X=1494519.241 *
 Y=1521672.052 *
 Z=5454.55 * (NAVD 1988)
 G-G=0.999666850
 Mapping Angle=-0°16'52.77"
 *U.S. SURVEY FEET

Tract OS-3
 The Trails, Unit 2
 (10/18/2004, 2004C-332)

CSI-CARTESIAN SURVEYS INC.

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 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT (10/18/2004, 2004C-332) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 2 EXISTING 20' PNM EASEMENT (3/23/2004, BK. A74, PG. 7747, DOC. NO. 2004037858) AS SHOWN ON THE PLAT (10/18/2004, 2004C-332)
- 3 EXISTING 10' P.U.E. (11/09/2017, 2017C-124)
- 4 EXISTING 20' WATER EASEMENT GRANTED TO ABCWUA (11/09/2017, 2017C-124)
- 5 EXISTING BLANKET PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT, ACROSS TRACT G, TAOS II AT THE TRAILS, BENEFITING LOT 39, TAOS II AT THE TRAILS (11/09/2017, 2017C-124)
- 6 BLANKET PUBLIC WATER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT
- 7 BLANKET PUBLIC SANITARY SEWER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT
- 8 BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 BLANKET PUBLIC DRAINAGE AND STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE GRANTED WITH THE FILING OF THIS PLAT
- 10 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 11 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

IDO and DPM Waiver Notes

1. A WAIVER FROM IDO STANDARDS PERMITTING THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION AS DEPICTED ON THE TRACT 2 TRAILS DEFERRED SIDEWALK EXHIBIT DATED JULY 7, 2021 UNTIL CONSTRUCTION IS COMPLETED. WAS APPROVED UNDER VA-2021-00310 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THIS REQUEST WILL NOT BE MATERIALLY CONTRARY TO THE PUBLIC SAFETY, HEALTH, OR WELFARE AND WILL NOT CAUSE SIGNIFICANT MATERIAL ADVERSE IMPACTS ON SURROUNDING PROPERTIES.
2. A WAIVER FROM IDO STANDARDS PERMITTING THE BLOCK LENGTH OF THE WESTERN BLOCK OF THE PROPOSED DEVELOPMENT TO BE 796 FEET AND EXCEED THE MAXIMUM ALLOWABLE BLOCK LENGTH OF 600 FEET WAS APPROVED UNDER VA-2021-00396 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THE APPROVAL OF THE WAIVER WILL ENABLE TRACT A AS DEPICTED ON THE PLAT TO PROVIDE A COMMON AREA CONSISTENT WITH A NEIGHBORING SUBDIVISION.
3. A WAIVER FROM IDO STANDARDS PERMITTING A STUB STREET DUE TO THE UNFEASIBILITY OF PROVIDING A CONNECTION TO AN EXISTING STREET OR FUTURE ROAD EXTENSION PER 5-3(E)(1)(D) OF THE IDO, WAS APPROVED UNDER VA-2021-00397 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. ABCWUA HAS REQUESTED THAT A WATERLINE STUB BE PROVIDED TO THE ADJACENT TRACT TO THE EAST OF THE SUBJECT PROPERTY FOR A FUTURE CONNECTION, AND THE STUB STREET WAS ADDED TO PROVIDE ROW FOR THE WATERLINE STUB.
4. A WAIVER FROM IDO STANDARDS PERMITTING REAR YARDS FOR THE LOTS ALONG PASEO DEL NORTE, AN ARTERIAL STREET. 5-4(F)(2)(B) DISCOURAGES LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. WAS APPROVED UNDER VA-2021-00398 ON DECEMBER 15, 2021.

THE REQUEST IS JUSTIFIED PER 14-16-6-6(P)(3) OF THE IDO. THE EXISTING SUBDIVISIONS LOCATED WEST OF THE SUBJECT PROPERTY HAVE BACKYARDS ALONG PASEO DEL NORTE, AND PROVIDING A SIMILAR LAYOUT WITH THE PROPOSED DEVELOPMENT WOULD BE CONSISTENT WITH THE SUBDIVISIONS TO THE WEST. FURTHERMORE, AN ADDITIONAL 10- FEET IS BEING PROVIDED FOR THE REAR-YARD SETBACK TO HELP BUFFER FUTURE HOMES FROM PASEO DEL NORTE, AND A MULTI-USE TRAIL IS BEING DEVELOPED ALONG PASEO DEL NORTE WHICH WILL ADD VARIETY TO THE STREETScape.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	382.12' (381.94')	539.00'(539.00')	40°37'10"	374.17'	S 61°37'23" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	117.70'	75.00'	89°55'05"	105.99'	N 44°50'58" W
C3	53.47'	75.00'	40°50'55"	52.35'	S 69°46'01" W
C4	64.34'	75.00'	49°09'05"	62.38'	N 65°13'58" W
C5	53.36'	75.00'	40°46'00"	52.25'	N 20°16'26" W
C6	111.59'	200.00'	31°58'10"	110.15'	N 16°05'40" E
C7	227.10'	200.00'	65°03'33"	215.09'	N 57°16'44" W
C8	111.31'	200.00'	31°53'16"	109.88'	N 73°51'53" W
C9	115.79'	200.00'	33°10'17"	114.18'	N 41°20'07" W
C10	118.10'	75.00'	90°13'12"	106.27'	N 45°08'51" E
C11	81.82'	52.00'	90°08'51"	73.63'	N 45°11'00" E
C12	48.71'	52.00'	53°40'28"	46.95'	N 63°25'12" E
C13	33.10'	52.00'	36°28'24"	32.55'	N 18°20'46" E
C14	157.34'	100.00'	90°08'51"	141.60'	N 45°11'00" E
C15	127.18'	100.00'	72°52'14"	118.78'	N 53°49'18" E
C16	30.15'	100.00'	17°16'37"	30.04'	N 08°44'53" E
C17	39.31'	25.00'	90°04'55"	35.38'	S 45°09'02" W
C18	10.30'	25.00'	23°36'36"	10.23'	S 11°54'52" W
C19	29.00'	25.00'	66°28'18"	27.40'	S 56°57'20" W
C20	164.18'	175.00'	53°45'17"	158.23'	N 62°55'53" W
C21	45.00'	25.00'	103°08'23"	39.17'	N 15°30'57" E
C22	12.79'	175.00'	4°11'14"	12.79'	N 87°42'54" W
C23	40.83'	175.00'	13°22'10"	40.74'	N 78°56'12" W
C24	44.21'	175.00'	14°28'26"	44.09'	N 65°00'53" W
C25	66.35'	175.00'	21°43'26"	65.95'	N 46°54'57" W
C26	41.86'	539.00'	4°26'59"	41.85'	S 64°51'40" W
C27	46.17'	539.00'	4°54'28"	46.15'	S 60°10'56" W
C28	48.83'	539.00'	5°11'28"	48.82'	S 55°07'59" W
C29	2.71'	539.00'	0°17'18"	2.71'	S 52°23'35" W
C30	102.87'	539.00'	10°56'08"	102.72'	S 46°46'52" W
C31	53.91'	539.00'	5°43'52"	53.89'	S 69°57'05" W
C32	44.79'	539.00'	4°45'41"	44.78'	S 75°11'51" W
C33	40.97'	539.00'	4°21'17"	40.96'	S 79°45'20" W
C34	32.22'	25.00'	73°50'41"	30.04'	S 65°29'58" E
C35	75.46'	225.00'	19°13'01"	75.11'	N 38°11'08" W
C36	30.33'	25.00'	69°30'50"	28.50'	S 13°02'13" E
C37	84.11'	223.00'	21°36'37"	83.61'	N 10°54'53" E
C38	6.40'	223.00'	1°38'35"	6.39'	N 20°53'54" E
C39	36.45'	223.00'	9°21'54"	36.41'	N 15°23'39" E
C40	36.45'	223.00'	9°21'54"	36.41'	N 06°01'45" E
C41	4.82'	223.00'	1°14'14"	4.82'	N 00°43'41" E
C42	39.31'	25.00'	90°04'55"	35.38'	S 45°09'02" W
C43	48.52'	177.00'	15°42'20"	48.37'	N 07°57'44" E
C44	40.92'	25.00'	93°46'14"	36.50'	N 62°42'01" E
C45	76.16'	225.00'	19°23'39"	75.80'	N 80°06'42" W
C46	39.23'	25.00'	89°55'05"	35.33'	S 44°50'58" E
C47	5.03'	177.00'	1°37'42"	5.03'	N 00°55'25" E
C48	40.78'	177.00'	13°12'04"	40.69'	N 08°20'18" E
C49	2.71'	177.00'	0°52'34"	2.71'	N 15°22'37" E
C50	67.45'	225.00'	17°10'35"	67.20'	N 79°00'10" W
C51	8.71'	225.00'	2°13'03"	8.71'	N 88°41'59" W
C52	81.76'	52.00'	90°04'55"	73.59'	S 45°09'02" W
C53	81.61'	52.00'	89°55'05"	73.49'	N 44°50'58" W
C54	1.92'	52.00'	2°07'10"	1.92'	S 01°10'09" W
C55	79.83'	52.00'	87°57'40"	72.22'	S 46°12'39" W
C56	79.53'	52.00'	87°37'56"	72.00'	N 45°59'33" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C57	2.07'	52.00'	2°17'09"	2.07'	N 01°02'00" W
C58	78.61'	50.00'	90°04'55"	70.76'	S 45°09'02" W
C59	6.69'	50.00'	7°40'01"	6.69'	S 86°21'28" W
C60	26.44'	50.00'	30°17'39"	26.13'	S 67°22'38" W
C61	24.91'	50.00'	28°32'33"	24.65'	S 37°57'32" W
C62	20.58'	50.00'	23°34'41"	20.43'	S 11°53'55" W
C63	117.92'	75.00'	90°04'55"	106.14'	S 45°09'02" W

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1061	4,622
Lot 2	0.0964	4,200
Lot 3	0.0964	4,200
Lot 4	0.0964	4,200
Lot 5	0.0964	4,200
Lot 6	0.0964	4,200
Lot 7	0.0964	4,200
Lot 8	0.0964	4,200
Lot 9	0.0964	4,200
Lot 10	0.0964	4,200
Lot 11	0.0964	4,200
Lot 12	0.0964	4,200
Lot 13	0.0964	4,200
Lot 14	0.0964	4,200
Lot 15	0.0964	4,200
Lot 16	0.0964	4,200
Lot 17	0.0964	4,200
Lot 18	0.0964	4,200
Lot 19	0.1979	8,622
Lot 20	0.1865	8,125
Lot 21	0.1191	5,186
Lot 22	0.1056	4,599
Lot 23	0.1056	4,600
Lot 24	0.1056	4,600
Lot 25	0.1056	4,600
Lot 26	0.1056	4,600
Lot 27	0.1056	4,600
Lot 28	0.1056	4,600
Lot 29	0.1220	5,316
Lot 30	0.1173	5,108
Lot 31	0.0964	4,200
Lot 32	0.0964	4,200
Lot 33	0.0964	4,200
Lot 34	0.0964	4,200
Lot 35	0.0964	4,200
Lot 36	0.0964	4,200
Lot 37	0.0964	4,200
Lot 38	0.0964	4,200
Lot 39	0.0964	4,200
Lot 40	0.0981	4,274
Lot 41	0.1112	4,843
Lot 42	0.1242	5,411

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 43	0.0974	4,242
Lot 44	0.0964	4,200
Lot 45	0.0964	4,200
Lot 46	0.1084	4,724
Lot 47	0.1473	6,415
Lot 48	0.1120	4,880
Lot 49	0.1096	4,775
Lot 50	0.0964	4,200
Lot 51	0.0964	4,200
Lot 52	0.0964	4,200
Lot 53	0.0964	4,200
Lot 54	0.0964	4,200
Lot 55	0.0964	4,200
Lot 56	0.0964	4,200
Lot 57	0.0964	4,200
Lot 58	0.0964	4,200
Lot 59	0.0964	4,200
Lot 60	0.1073	4,676
Lot 61	0.1071	4,664
Lot 62	0.0964	4,200
Lot 63	0.0964	4,200
Lot 64	0.0964	4,200
Lot 65	0.0964	4,200
Lot 66	0.0964	4,200
Lot 67	0.0964	4,200
Lot 68	0.0964	4,200
Lot 69	0.0964	4,200
Lot 70	0.0964	4,200
Lot 71	0.0964	4,200
Lot 72	0.0949	4,133
Right-of-Way Dedicated to the City of Albuquerque in Fee Simple with the filing of this Plat	2.3414	101,990
Tract A	0.0397	1,731
Tract B	0.1508	6,569
Tract C	0.0331	1,440
Tract D	0.0788	3,433
Tract E	0.1682	7,328
Tract F	0.0302	1,314
Tract G	0.1201	5,231

Line Table		
Line #	Direction	Length (ft)
L1	S 89°44'34" E	54.81'
L2	N 44°53'26" W	28.28'
L3	N 89°53'26" W	69.17'
L4	S 49°20'34" W	11.74'
L5	S 32°04'45" W	1.51'

**Plat for
Volcano Mesa
Being Comprised of
Tract 2
The Trails, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
June 2023**

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

Date Submitted: August 10, 2023
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: _____
DHO Application No.: _____

Volcano Mesa at The Trails

PROPOSED NAME OF PLAT

Tract 2, Unit 2, The Trails

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 Inspector	P.E.	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	32' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ATHERSTONE LANE	OAKRIDGE STREET	SIDREAU LOOP (N)	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SIDREAU LOOP	ATHERSTONE LANE (S)	ATHERSTONE LANE (N)	/	/	/
<input type="text"/>	<input type="text"/>	28/32' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SIDREAU LOOP	ATHERSTONE LANE (N)	CONNECTION W/RED STONE ROAD	/	/	/
<input type="text"/>	<input type="text"/>	5'	PCC SIDEWALK PEDESTRIAN CONNECTION	TRACT G	SIDREAU LOOP	PASEO DEL NORTE	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	30" DIA.	RCP W/MH & INLETS	TRACT E	EAST SUBDIVISION BOUNDARY	ATHERSTONE LANE	/	/	/
<input type="text"/>	<input type="text"/>	30" DIA.	RCP W/MH & INLETS	ATHERSTONE LANE	TRACT E	SIDREAU LOOP (N)	/	/	/
<input type="text"/>	<input type="text"/>	36" DIA.	RCP W/MH & INLETS	SIDREAU LOOP	ATHERSTONE LANE	TRACT B	/	/	/
<input type="text"/>	<input type="text"/>	42" DIA.	RCP W/MH & INLETS	TRACT B	SIDREAU LOOP	POND F5	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	OAK RIDGE STREET	RED STONE ROAD	EAST SUBDIVISION BOUNDARY	/	/	/

* SIDEWALKS TO BE BUILT/DEFERRED IN ACCORDANCE W/APPROVED SIDEWALK EXHIBIT

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"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	ATHERSTONE LANE	OAK RIDGE STREET	SIDREAUX LOOP (N)	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	SIDREAUX LOOP	ATHERSTONE LANE (S)	RED STONE ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/VALVES AND HYDRANTS	TRACT G	SIDREAUX LOOP	WEST SUBDIVISION BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE STUB	STUB STREET AT NE CORNER OF SUBDIVISION			/	/	/
<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	ATHERSTONE LANE	SIDREAUX LOOP (S)	SIDREAUX LOOP (N)	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	SIDREAUX LOOP	ATHERSTONE LANE (S)	CONNECTION W/RED STONE ROAD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER STUB		CANTATA APARTMENTS	CL OF OA RIDGE	/	/	/
<u>PUBLIC STREETLIGHT IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>		LED STREETLIGHTS, PULL BOXES, PNM CONNECTION, TRANSFORMER, AND WIRING	AS SHOWN ON STREETLIGHT EXHIBIT			/	/	/
<u>REMOVALS</u>									
<input type="text"/>	<input type="text"/>		EXISTING DRIVEWAY REMOVAL	TEMPORARY ACCESS	OAK RIDGE STREET	RED STONE ROAD	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

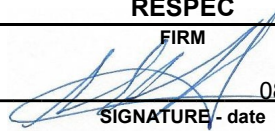
The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DHO approval of this listing. The Items listed below are subject to the standard SIA requirements.

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 Pond stabilization to follow Section 1013.
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
Sheldon Greer NAME (print)	_____ PLANNING - date	_____ PARKS & RECREATION - date
RESPEC FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
 08/10/2023 SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

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Volcano Mesa at The Trails

PROPOSED NAME OF PLAT

Tract 2, Unit 2, The Trails

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	31' F-EOA*	ARTERIAL PAVING FOR ADDITIONAL 23' EASTBOUND LANES, PCC CURB & GUTTER, 8' BIKE LANE W/4' BUFFER, 10' ASPHALT TRAIL ON SOUTH SIDE	PASEO DEL NORTE	WEST SUBDIVISION BOUNDARY	EAST SUBDIVISION BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

* PROCEDURE C AGREEMENT


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 DHO 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.

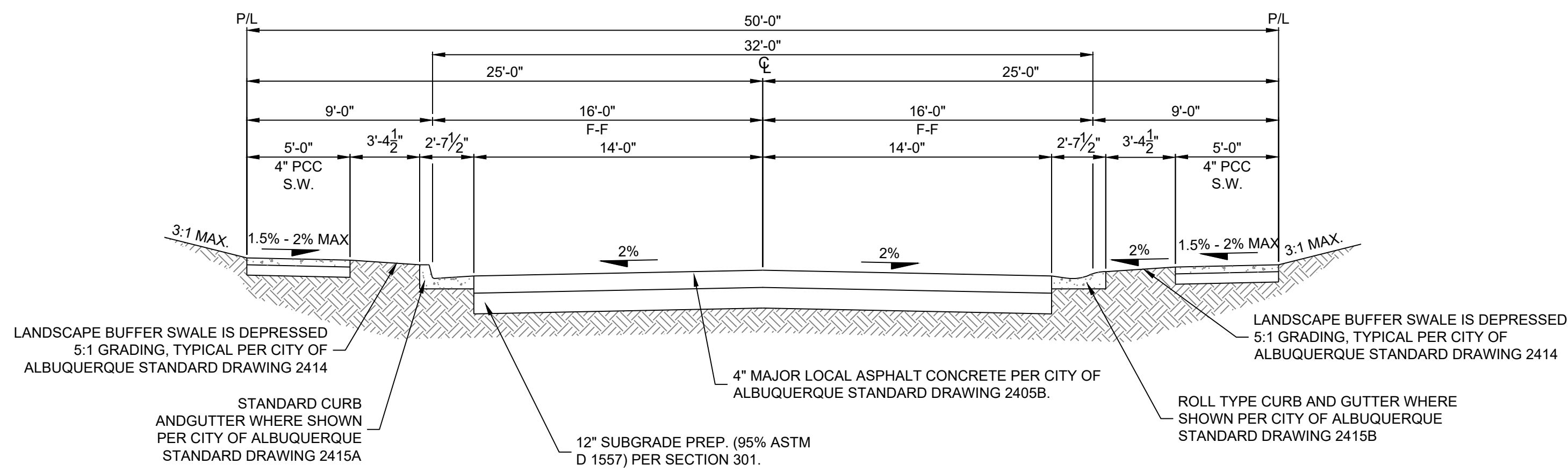
- 1 Pond stabilization to follow Section 1013.
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS	
Sheldon Greer NAME (print)	_____ PLANNING - date	_____ PARKS & RECREATION - date
RESPEC FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
 08/10/2023 SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ HYDROLOGY - date

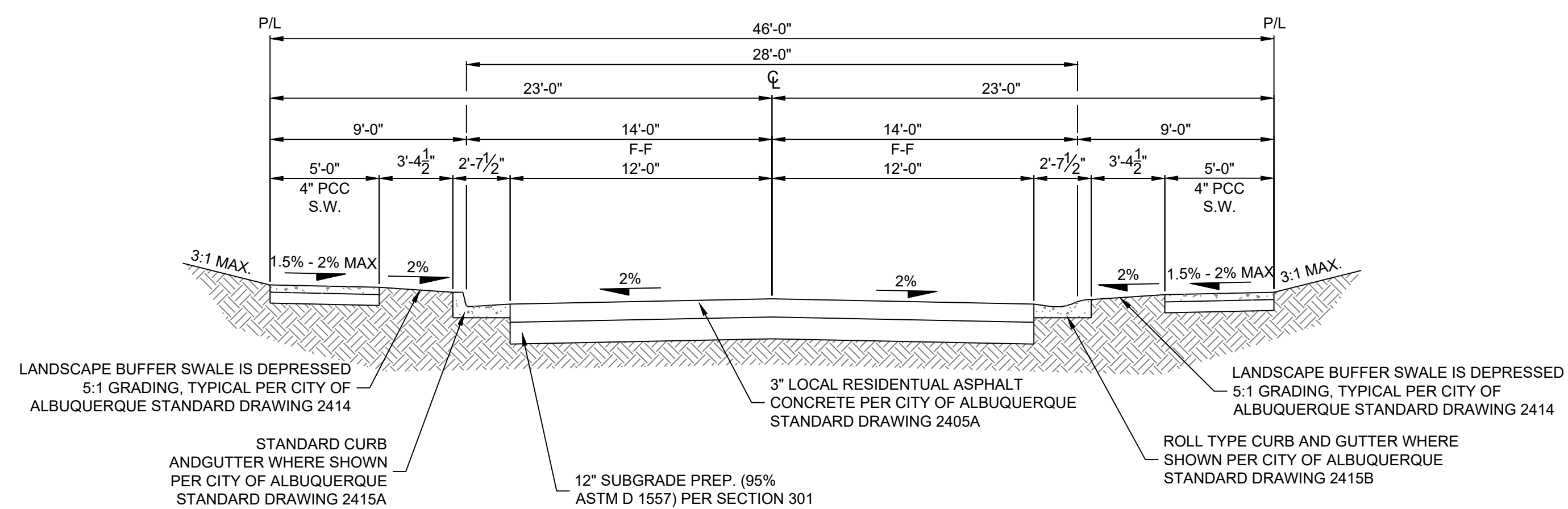
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

N:\Projects\W0021 dr horton\w0021.01 dr horton\trac2 trails\3. dwg\Sheets\W0021.01 Typical Roadway Sections.dwg Tue, 12/06/22 - 10:55:LSB: Sid Ganiss



1 TYPICAL 32' STREET SECTION STA 20+35.08 TO 23+43.61 SIDREAU LOOP AND ATHERSTONE LANE
NOT TO SCALE

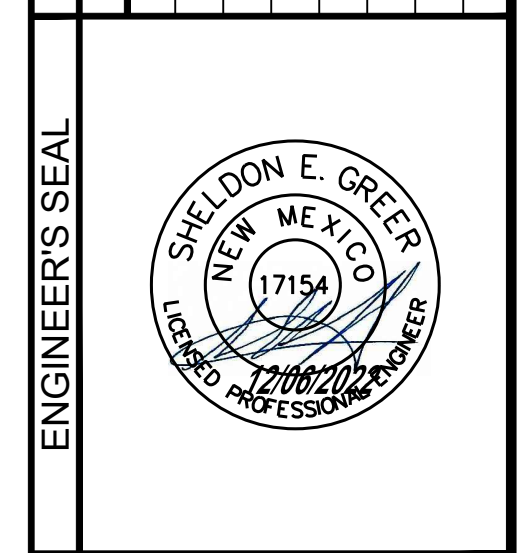


2 TYPICAL 28' STREET SECTION STA 24+25.64 TO STA 36+55.65 SIDREAU LOOP AND SIDREAU COURT
NOT TO SCALE

AS BUILT INFORMATION	
CONTRACTOR	ALBUQUERQUE CONTROL SURVEY
STAKED BY	MONUMENT UNION NEW MEXICO
INSPECTED BY	STATE PLANE COORDINATES (CENTRAL
FIELD CHANGE BY	ZONE - NAD 83
DATE	NORTH = 1,523,503.475 FEET
DATE	EAST = 1,493,655.03 FEET
DATE	MAPPING ANGLE = 00°16'58.96"
DATE	GROUND TO GRID FACTOR = 0.99866436
DATE	ELEVATION = 5624.95 FEET

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT UNION NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83	
NORTH = 1,523,503.475 FEET	
EAST = 1,493,655.03 FEET	
MAPPING ANGLE = 00°16'58.96"	
GROUND TO GRID FACTOR = 0.99866436	
ELEVATION = 5624.95 FEET	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



ENGINEER'S SEAL	REVISIONS
	NO. DATE
	BY
	REMARKS
	RESPEC DESIGN
	DESIGNED BY: JWS DATE: 12/06/2022
	DRAWN BY: JMT DATE: 12/06/2022
	CHECKED BY: SEG DATE: 12/06/2022

RESPEC
 COMMUNITY DESIGN SOLUTIONS
 7770 JEFFERSON STREET NE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87109
 WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
 TYPICAL ROADWAY SECTIONS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Approved by Albuquerque City Engineer and Design Review Committee, April 6, 2023		Last Design Update	