



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005717
Application No. SD-2021-00162, VA-2021-00310

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

*(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: 10/20/2021 HEARING DATE OF DEFERRAL: 12/01/2021

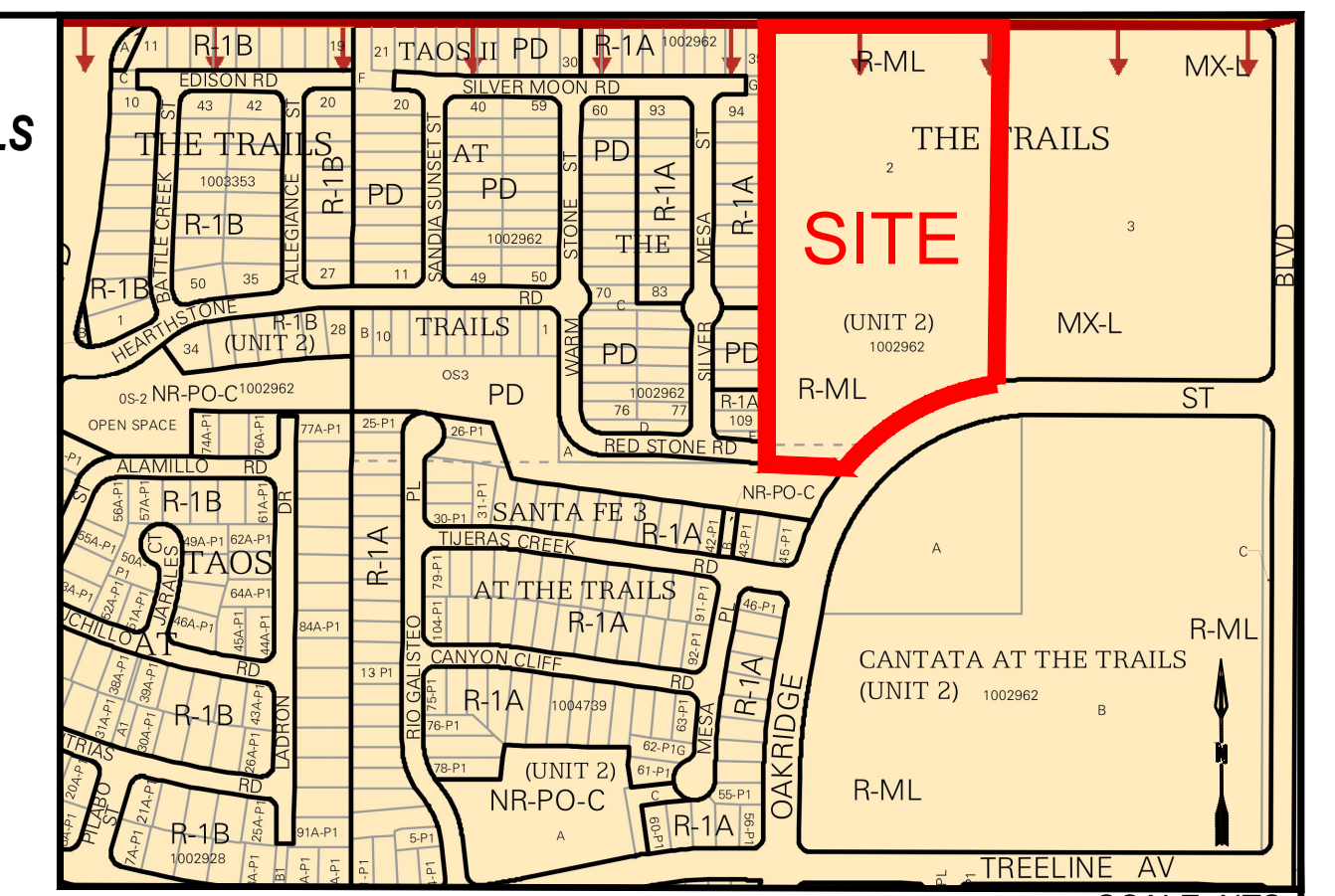
SUBMITTAL DESCRIPTION: Re-submittal to address comments

CONTACT NAME: Jeremy Shell

TELEPHONE: 505.918.1053 EMAIL: jeremy.shell@respec.com

**PRELIMINARY PLAT FOR
VOLCANO MESA AT THE TRAILS
LOTS 1-72 AND TRACTS A-G**

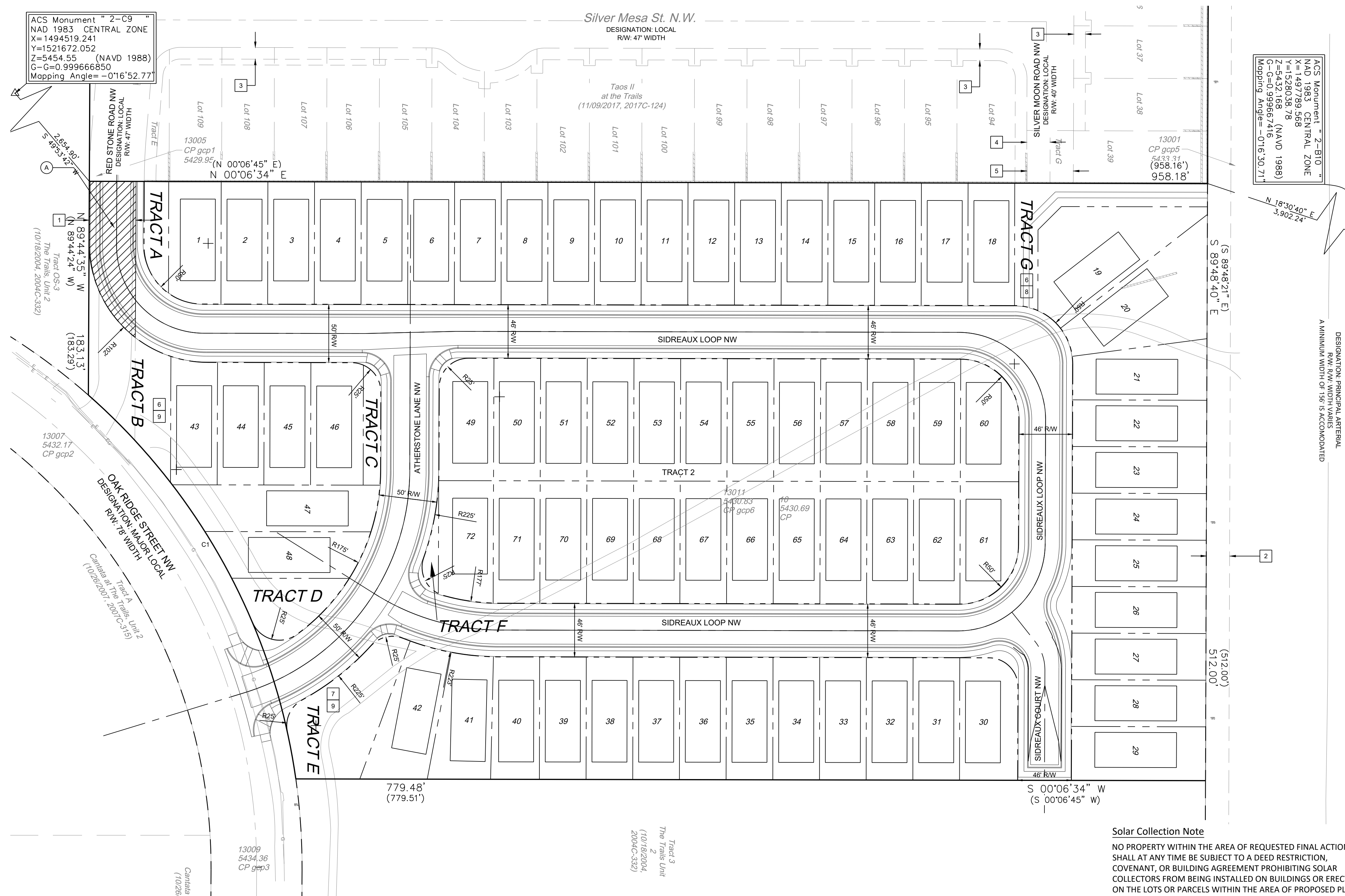
SEPTEMBER 2021



LOCATION MAP
SCALE: NTS
ZONE ATLAS MAP C-09-Z

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"

KCS Monument "2-E10"
NAD 1983 CENTRAL ZONE
X=1497739.568
Y=1528038.78
Z=5432.168 (NAVD 1988)
G-G=0.999667416
Mapping Angle = -0°16'30.71"



RECORD AND MEASURED 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.

GENERAL NOTES

- EXISTING ZONING: R-ML - MULTI-FAMILY - LOW DENSITY
- A PROPOSED ZONING: MULTI-FAMILY - LOW DENSITY
- PROPOSED AREA: 10.4 AC
NUMBER OF LOTS: 72
NUMBER OF TRACTS: 7
PROPOSED DENSITY: 6.9 DU/AC
- MIN. LOT DIMENSIONS: 40' X 105'
MIN. LOT AREA: 4,200 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO THE INTEGRATED DEVELOPMENT ORDINANCE.
- NO LOTS SHALL HAVE DIRECT ACCESS TO PASEO DEL NORTE BLVD.
- TRACTS A-G TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

SIDE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	R-ML
MILES OF FULL WIDTH STREET CREATED	0.39 MILE
NO. OF EXISTING TRACTS	7
NO. OF LOTS CREATED	72
NO. OF HOA TRACTS CREATED	7

EASEMENT NOTES

- EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT (10/18/2004, 2004C-332)
- EXISTING 20' PNM EASEMENT (3/23/2004, BK. A74, PG. 7747, DOC. NO. 2004037858) AS SHOWN ON THE PLAT (10/18/2004, 2004C-332)
- EXISTING 10' P.U.E. (11/09/2017, 2017C-124)
- EXISTING 20' WATER EASEMENT GRANTED TO ABCWUA (11/09/2017, 2017C-124)
- EXISTING BLANKET PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT, ACROSS TRACT G (11/09/2017, 2017C-124)
- NEW BLANKET WATER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- NEW BLANKET SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT.
- NEW BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT.
- NEW BLANKET DRAINAGE AND STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- PORTION OF EXISTING 40' PRIVATE ACCESS AND PUBLIC DRAINAGE AND UTILITY EASEMENT TO THE VACATED BY THIS PLAT.

SURVEY NOTES

- ALL BOUNDARY CORNERS SHOWN (● / ○) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, PTS. ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲), AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE" CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE

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

APPROVED

Loren N. Rosenkoover P.S.
CITY SURVEYOR

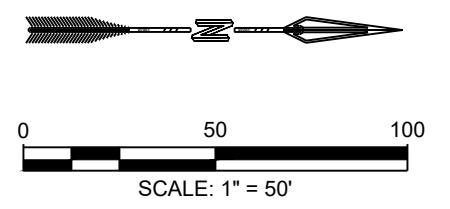
9/20/2021
DATE

BRENT LESLEY
MANAGER, DR HORTON

DATE

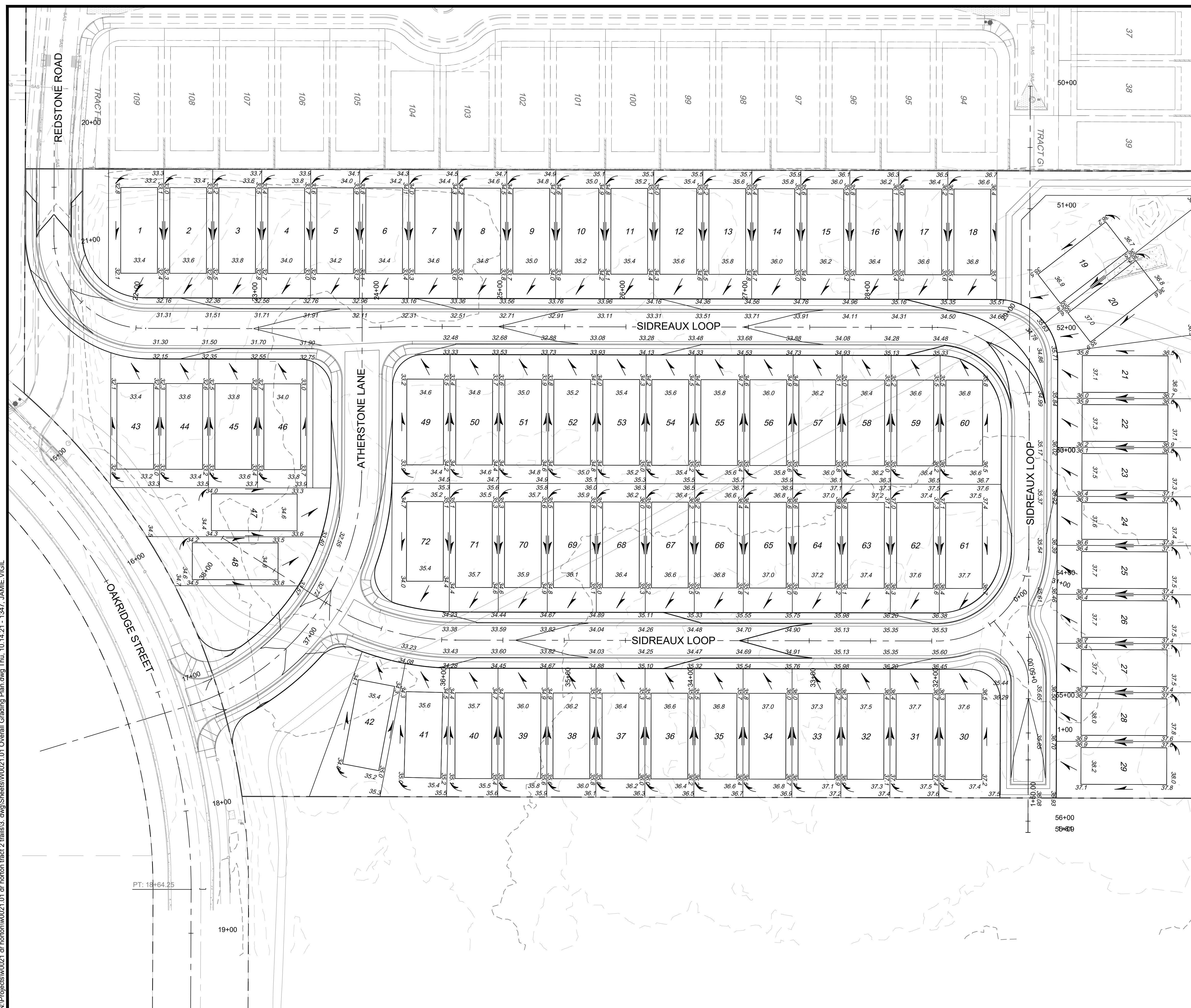
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	381.96' (381.94')	539.00' (539.00')	40°36'08"	S 61°36'52" W

Benchmark -NAVD 88
ACS MONUMENT "2-C9" HAVING AN ELEVATION OF 5454.55.



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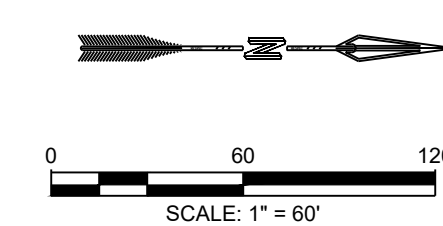
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N:\Projects\w0021 df horton\w0021.01 Overall Grading Plan.dwg Thu, 10/14/21 - 1347 - JAMIE VIGIL

NOTES:

1. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
2. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
3. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
OVERALL GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	
		Mo./Day/Yr.	Mo./Day/Yr.
Project No. XXXXXX	Zone Map No. C-9-Z	Sheet 5	of 20

90% REVIEW

PRELIMINARY
 NOT FOR CONSTRUCTION
 10.2021

NO.	DATE	REVISIONS	BY
	10.14.2021	RESPEC DESIGN	IS
	10.14.2021		RESPEC
	10.14.2021		SEG

ENGINEER'S SEAL

90% REVIEW

BENCH MARKS

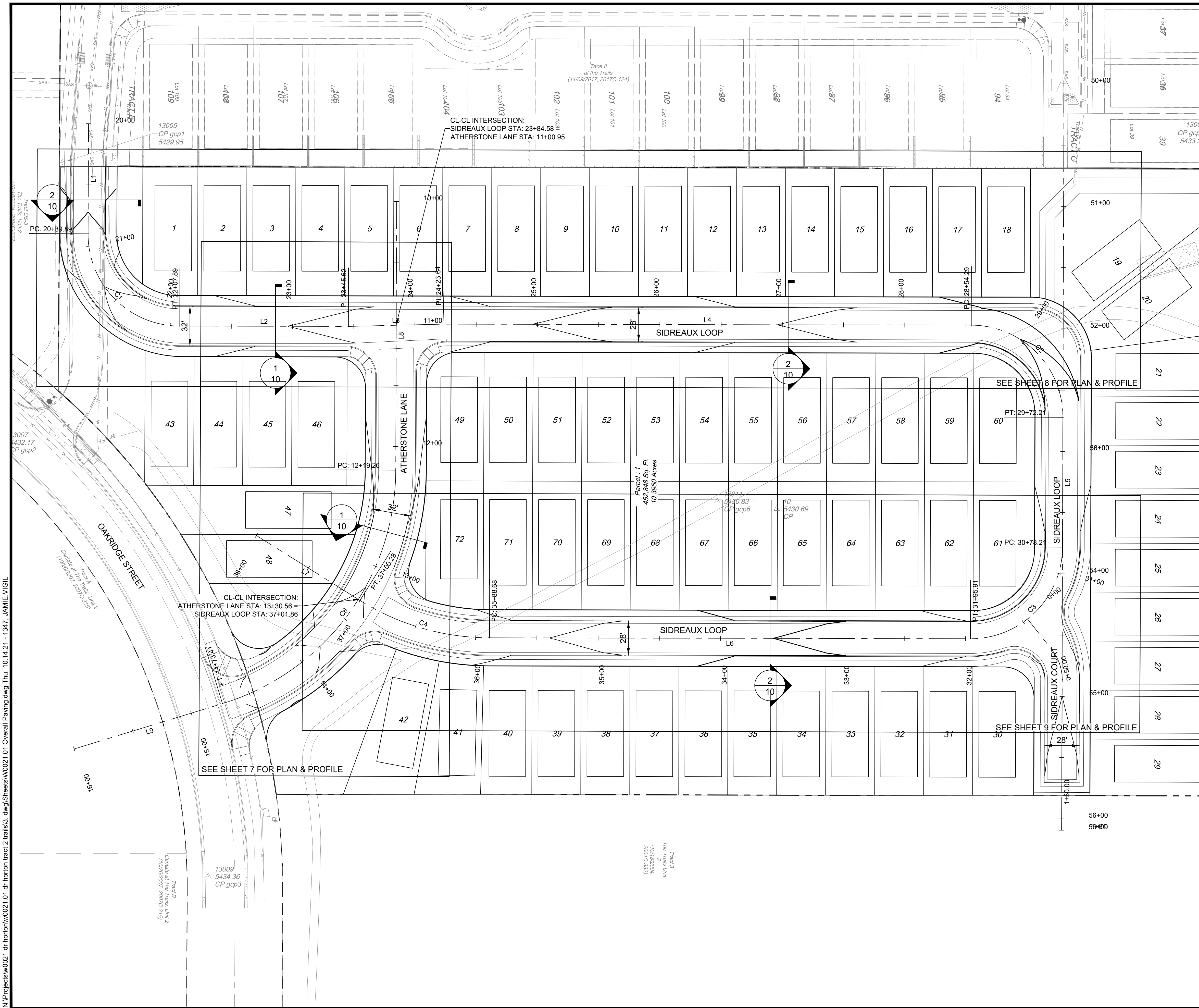
ALBUQUERQUE CONTROL SURVEY	DATE
MONUMENT "UNION" NEW MEXICO	DATE
STATE PLANE COORDINATES (CENTRAL	DATE
ZONE - NAD 83)	DATE
NORTH = 1,523,503.475 FEET	DATE
EAST = 1,493,655.03 FEET	DATE
MAPPING ANGLE = 00°16'58.96"	DATE
GROUND TO GRID FACTOR = 0.99866436	DATE
ELEVATION = 5524.95 FEET	DATE

AS BUILT INFORMATION

CONTRACTOR	DATE
STAKEHOLDER	DATE
INSPECTOR'S FIELD CHECK	DATE
DESIGNER'S FIELD CHECK	DATE
CORRECTED BY	DATE
RECORDED BY	DATE

SURVEY INFORMATION

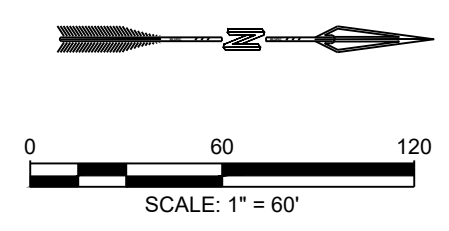
FIELD NOTES	NO.	BY	DATE



ATHERSTONE LANE			
NUMBER	LENGTH	RADIUS	LINE/CHORD DIRECTION
L8	219.258		S89° 48' 31.05"E
C6	254.148	200.000	S53° 24' 16.61"E
L9	126.594		S17° 00' 02.16"E

SIDREAUX LOOP			
NUMBER	LENGTH	RADIUS	LINE/CHORD DIRECTION
L1	89.888		S89° 11' 00.00"E
C1	118.003	75.000	N45° 11' 00.00"E
L2	137.726		N00° 06' 34.37"E
L3	78.026		N01° 21' 33.30"W
L4	430.650		N00° 06' 34.37"E
C2	117.919	75.000	N45° 09' 04.05"E
L5	106.000		S89° 48' 26.27"E
C3	117.701	75.000	S44° 50' 55.95"E
L6	392.770		S00° 06' 34.37"W
C4	111.595	200.000	S16° 05' 39.56"W
L7	99.724		S32° 04' 44.75"W

- NOTES:**
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
 - THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

VOLCANO MESA AT THE TRAILS
 OVERALL ROADWAY PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. XXXXXX Zone Map No. C-9-Z Sheet 6 of 20

AS BUILT INFORMATION

CONTRACTOR	DATE
ALBUQUERQUE CONTROL SURVEY <td></td>	
INSPECTORS	DATE
MONUMENT/JUNION/NEW MEXICO <td></td>	
FIELD CHANGES BY	DATE
STATE PLANE COORDINATES (CENTRAL) <td></td>	
VERIFICATION BY	DATE
ZONE - NAD 83 <td></td>	
CORRECTED BY	DATE
NORTH = 1,523,503.475 FEET <td></td>	
MICRO-FILM INFORMATION	DATE
EAST = 1,493,655.03 FEET <td></td>	
MAPPING ANGLE = -00°16'58.96" <td></td>	
GROUND TO GRID FACTOR = 0.99666436 <td></td>	
ELEVATION = 5524.95 FEET <td></td>	

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY	DATE
MONUMENT/JUNION/NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL)	DATE
ZONE - NAD 83	
NORTH = 1,523,503.475 FEET	DATE
EAST = 1,493,655.03 FEET	
MAPPING ANGLE = -00°16'58.96"	DATE
GROUND TO GRID FACTOR = 0.99666436	
ELEVATION = 5524.95 FEET	

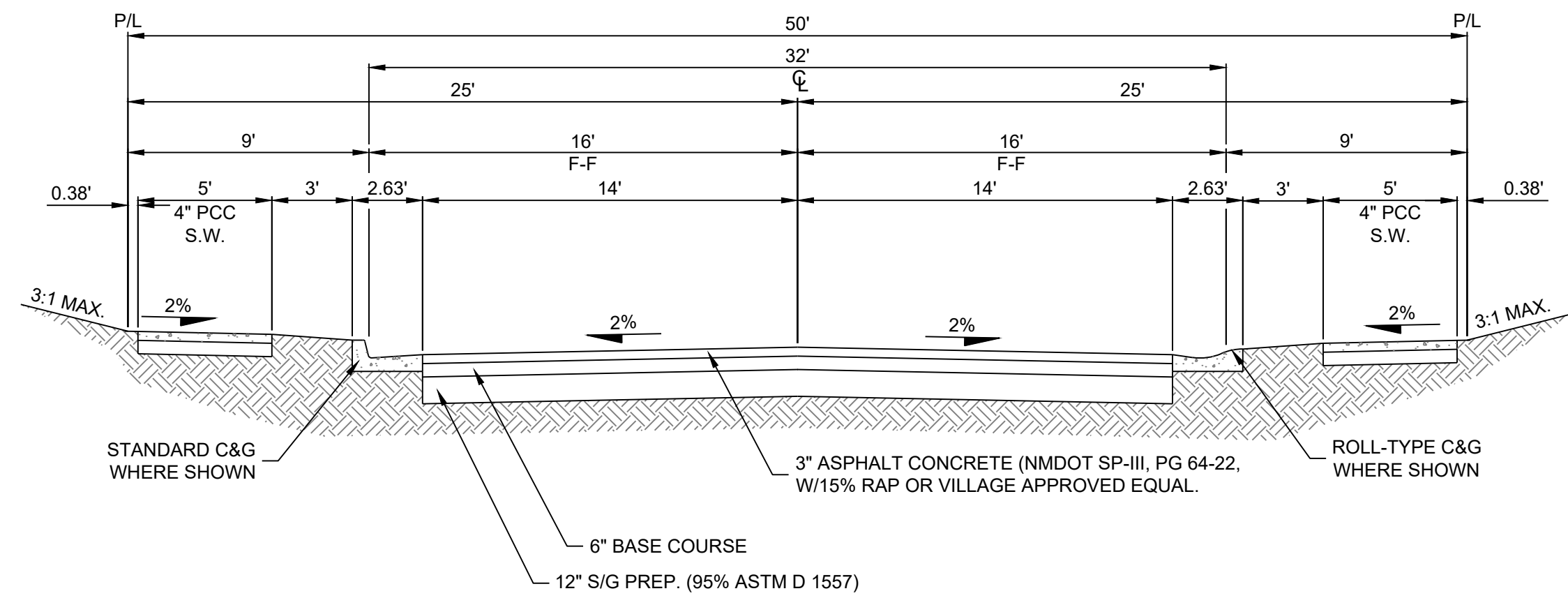
ENGINEER'S SEAL

90% REVIEW

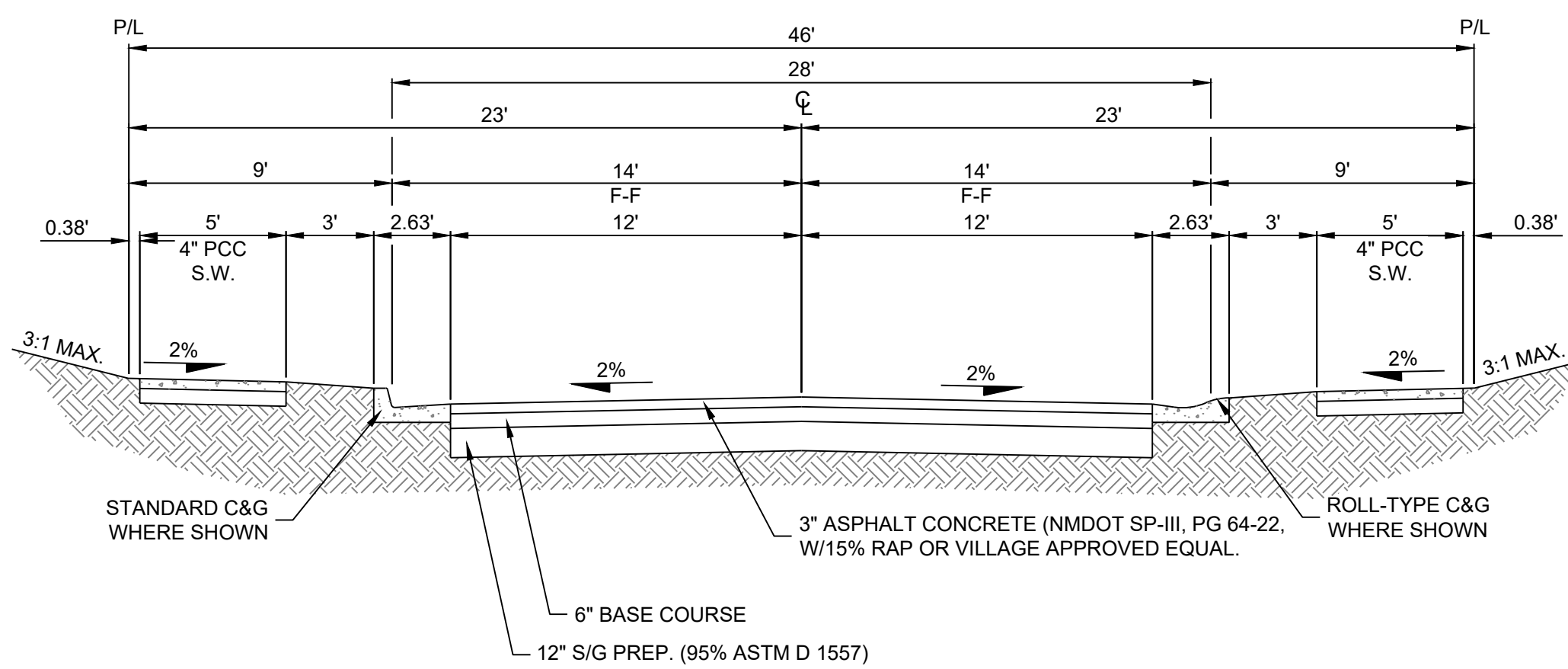
PRELIMINARY
 NOT FOR CONSTRUCTION
 10.2021

NO.	DATE	REVISIONS	BY
		RESPEC DESIGN <td></td>	

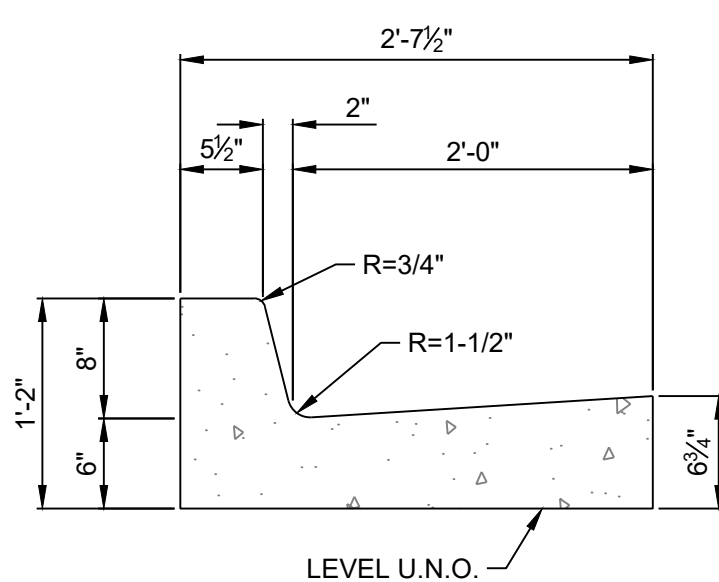
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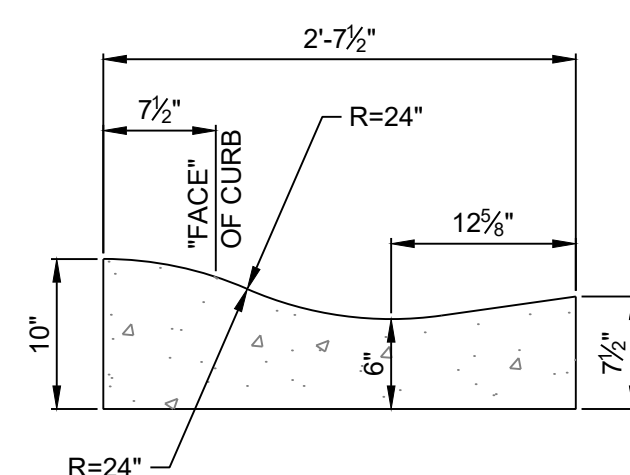
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10 TYPICAL 32' STREET SECTION
NOT TO SCALE



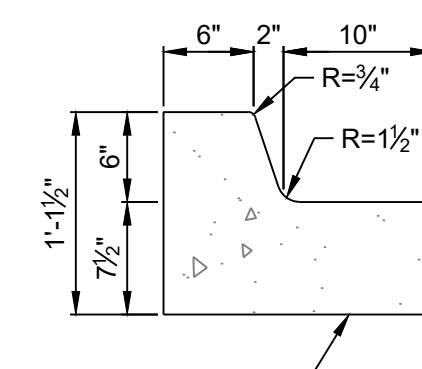
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10 TYPICAL 28' STREET SECTION
NOT TO SCALE



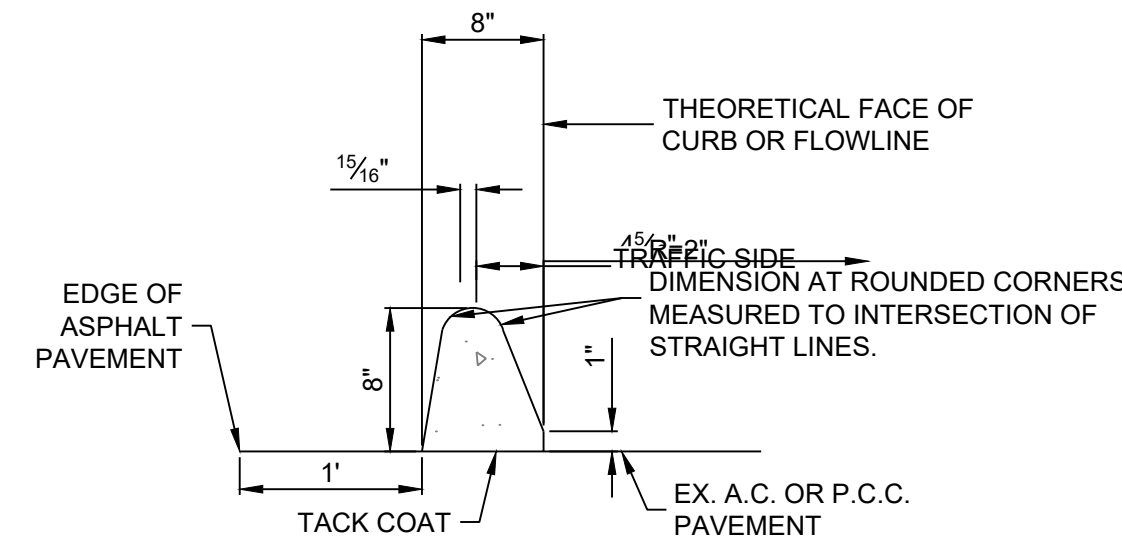
STANDARD CURB & GUTTER
NO SCALE



ROLL-TYPE CURB & GUTTER
NO SCALE



MEDIAN CURB & GUTTER
NO SCALE



ASPHALT CURB
NO SCALE

N:\Projects\w0021 dr horizon\w0021.01 dr horizon\trac2 trails\31.dwg\Sheets\W0021.01 Typical Roadway Sections.dwg Thu, 10/14/21 - 13:48 JAMIE VIGIL

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AS BUILT INFORMATION	
CONTRACTOR	ALBUQUERQUE CONTROL SURVEY
STAKED BY	MONUMENT UNION NEW MEXICO
INSPECTORS	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= 0.99666436
DATE	ELEVATION= 5624.95 FEET

SURVEY INFORMATION	
FIELD NO.	DATE
BY	

ENGINEER'S SEAL	
90% REVIEW	
PRELIMINARY NOT FOR CONSTRUCTION 10.2021	

NO.	DATE	BY	REMARKS
			REVISIONS
			RESPEC DESIGN

DESIGNED BY: JWS	DATE: 10.14.2021
DRAWN BY: JMT	DATE: 10.14.2021
CHECKED BY: SEG	DATE: 10.14.2021



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ENGINEERING DIVISION

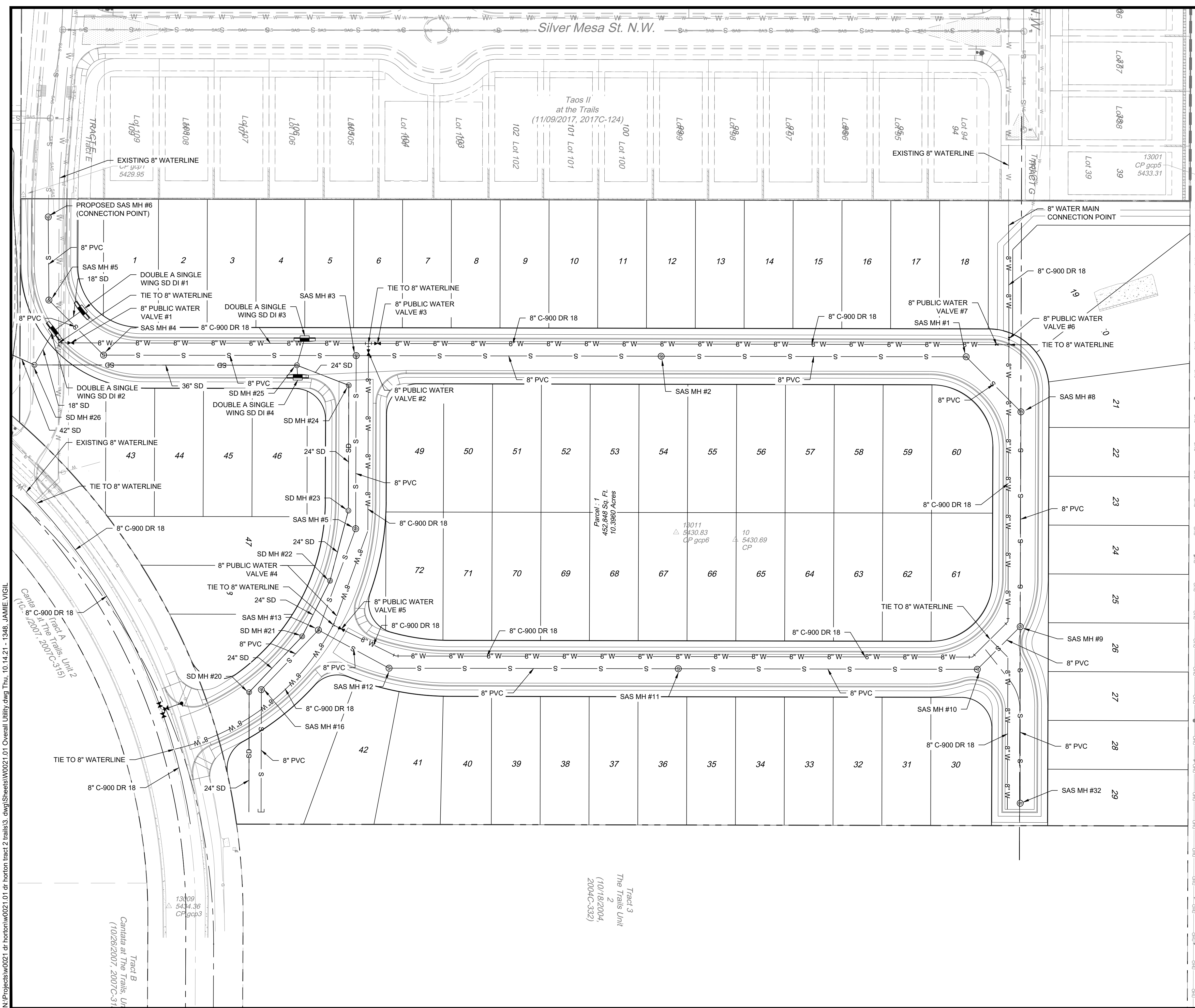
VOLCANO MESA AT THE TRAILS
TYPICAL ROADWAY SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. XXXXXX

Zone Map No. C-9-Z

Sheet 10 of 20



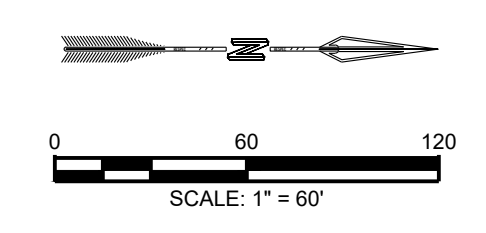
AS BUILT INFORMATION	
CONTRACTOR	ALBUQUERQUE CONTROL SURVEY
STAKED BY	MONUMENT UNION NEW MEXICO
DATE	STATE PLANE COORDINATES (CENTRAL
DATE	ZONE - NAD 83)
DATE	NORTH = 1,523,503.475 FEET
DATE	EAST = 1,493,655.03 FEET
DATE	MAPPING ANGLE = 00°16'58.96"
DATE	GROUND TO GRID FACTOR = 0.99666436
DATE	ELEVATION = 5524.95 FEET

BENCHMARKS	
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 = 0.99666436	
ELEVATION = 5524.95 FEET	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

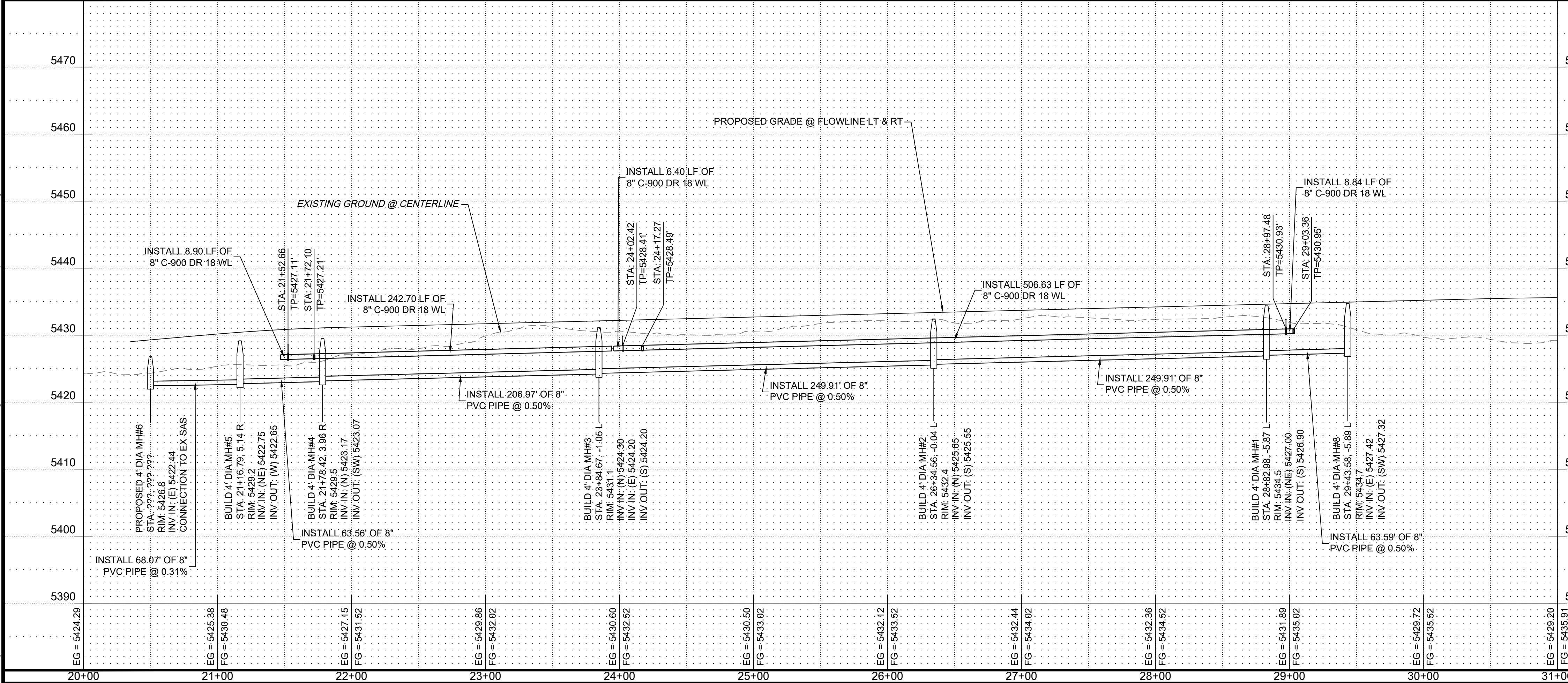
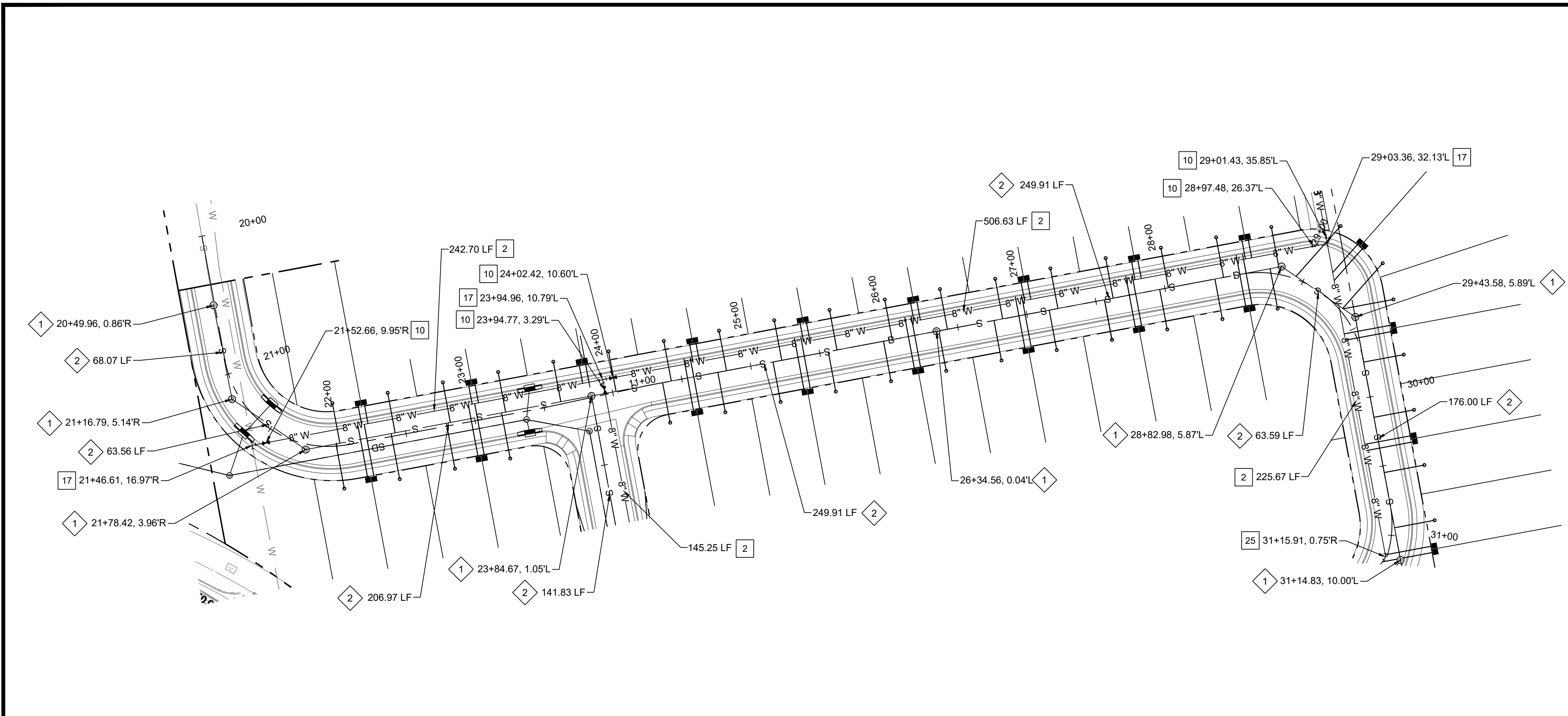
ENGINEER'S SEAL	
90% REVIEW	
PRELIMINARY NOT FOR CONSTRUCTION 10.2021	
REMARKS	BY
REVISIONS	DATE
RESPEC DESIGN	DATE
DESIGNED BY: JWS	DATE: 10.14.2021
DRAWN BY: JMT	DATE: 10.14.2021
CHECKED BY: SEG	DATE: 10.14.2021

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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
VOLCANO MESA AT THE TRAILS OVERALL UTILITY PLAN	
Design Review Committee	City Engineer Approval
Last Design Update	
Project No. XXXXXX	Zone Map No. C-9-Z
Sheet 11 of 20	



N:\Projects\w0021.dwg\horton\trac2\trails3.dwg\Sheets\W0021.01 Overall Utility.dwg Thu, 10/14/21 - 1348 - JAMIE VIGIL
 (10/26/2007, 2007-C-315)
 Tract A The Trails Unit 2
 (10/26/2007, 2007-C-31)
 Tract B
 Carriata at The Trails, UT
 (10/26/2007, 2007-C-31)
 Tract 3
 The Trails Unit
 2
 (10/18/2004,
 2004-C-332)

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ID.#	DESCRIPTION
1	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 10" WATERLINE PER STD. SPEC. SEC. 801
4	INSTALL 6" CAP
5	INSTALL 8" x 6" TEE
6	INSTALL 8" 11.25" BEND
7	INSTALL 10" 90° BEND
8	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
9	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
10	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
11	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
12	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
13	INSTALL 8" CAP
14	INSTALL 10" CROSS
15	INSTALL 6" CAP
16	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
17	INSTALL 8" x 8" TEE
18	INSTALL 10" CAP
19	INSTALL 10" X 6" TEE
20	INSTALL 10" TEE
21	INSTALL 12" x 8" TEE
22	INSTALL 10" x 8" TEE
23	INSTALL 10" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
24	INSTALL 10" x 4" TEE
25	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
26	INSTALL LARGE DIAMETER METER VAULT 3" SERVICE PER COA STD. DTL. 2370.
27	INSTALL 10" 45° BEND
28	INSTALL 8" 45° BEND

ID.#	DESCRIPTION
1	INSTALL SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
2	INSTALL 8" SEWER PER STD. SPEC. SEC. 901
3	INSTALL 8" CAP

NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
- SEE SHEET 29 OF ## FOR JOINT TABLE RESTRAINT REQUIREMENTS.

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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

Design Review Committee	City Engineer Approval

Project No. **XXXXXX** Zone Map No. **C-9-Z**

CONTRACTOR	DATE	INSPECTORS	DATE	CHECKED BY	DATE

NO.	DATE	BY

FIELD NOTES	NO.	DATE	BY

90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
10/2021

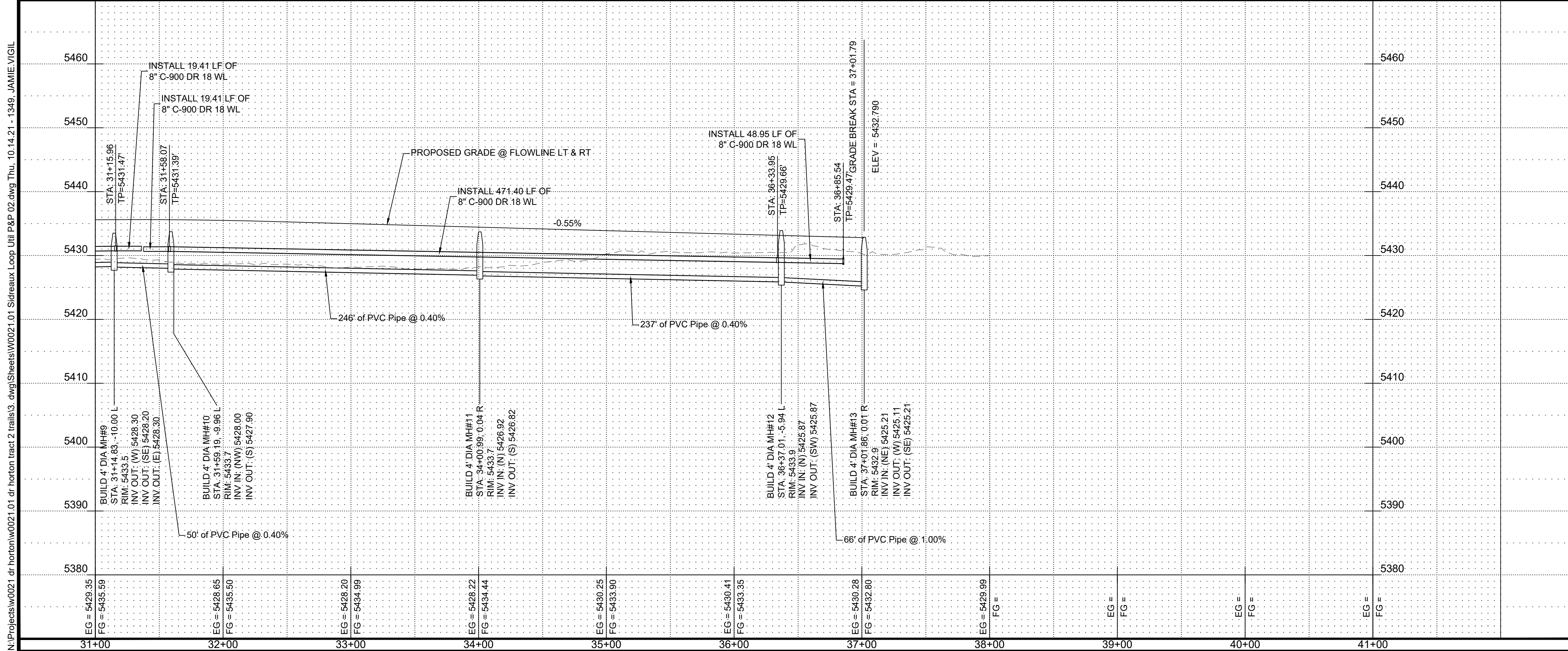
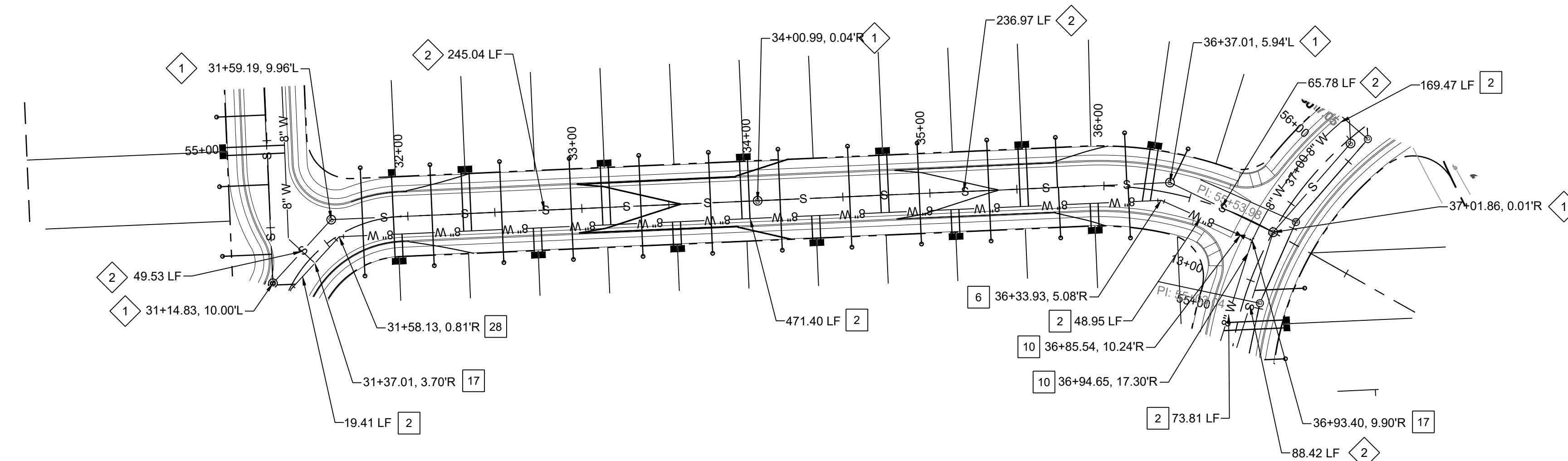
NO.	DATE	REVISIONS	BY

DESIGNED BY: JWS DATE: Oct 2021
 DRAWN BY: RESPEC DATE: Oct 2021
 CHECKED BY: SEG DATE: Oct 2021

Last Design Update	Mo./Day/Yr.

Sheet **13** of **20**

N:\Projects\W0021.dwg\horizon\trac2\trails3.dwg\Sheets\W0021.01 Sidreaux Loop Util P&P 02.dwg Thu, 10/14/21 - 13:49 - JAMIE.VIGIL



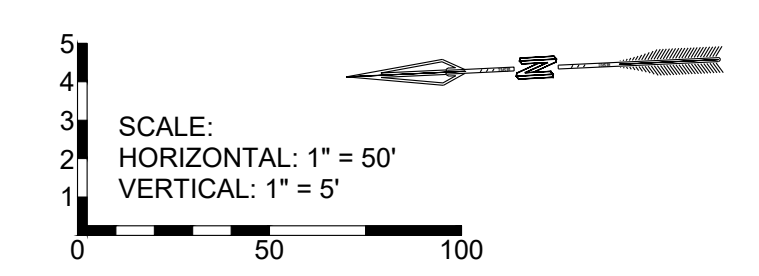
WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 10" WATERLINE PER STD. SPEC. SEC. 801
4	INSTALL 6" CAP
5	INSTALL 8" x 6" TEE
6	INSTALL 8" 11.25" BEND
7	INSTALL 10" 90" BEND
8	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
9	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
10	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
11	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
12	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
13	INSTALL 8" CAP
14	INSTALL 10" CROSS
15	INSTALL 6" CAP
16	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
17	INSTALL 8"x8" TEE
18	INSTALL 10" CAP
19	INSTALL 10" X 6" TEE
20	INSTALL 10" TEE
21	INSTALL 12"x8" TEE
22	INSTALL 10"x8" TEE
23	INSTALL 10" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
24	INSTALL 10"x4" TEE
25	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
26	INSTALL LARGE DIAMETER METER VAULT 3" SERVICE PER COA STD. DTL. 2370.
27	INSTALL 10" 45" BEND
28	INSTALL 8" 45" BEND

SANITARY SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
2	INSTALL 8" SEWER PER STD. SPEC. SEC. 901
3	INSTALL 8" CAP

- NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
 - SEE SHEET 29 OF ## FOR JOINT TABLE RESTRAINT REQUIREMENTS.



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 ALBUQUERQUE, NEW MEXICO 87109
 WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

THE TRAILS TRACT 2
SIDREAUX ROAD UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Project No. XXXXXX	Zone Map No. C-9-Z	Sheet 14 of 20	

AS BUILT INFORMATION

CONTRACTOR	DATE	INSPECTORS	DATE	FIELD ENGINEER	DATE	CHECKED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE

BENCHMARKS

NO.	BY	DATE

SURVEY INFORMATION

NO.	BY	DATE

90% REVIEW

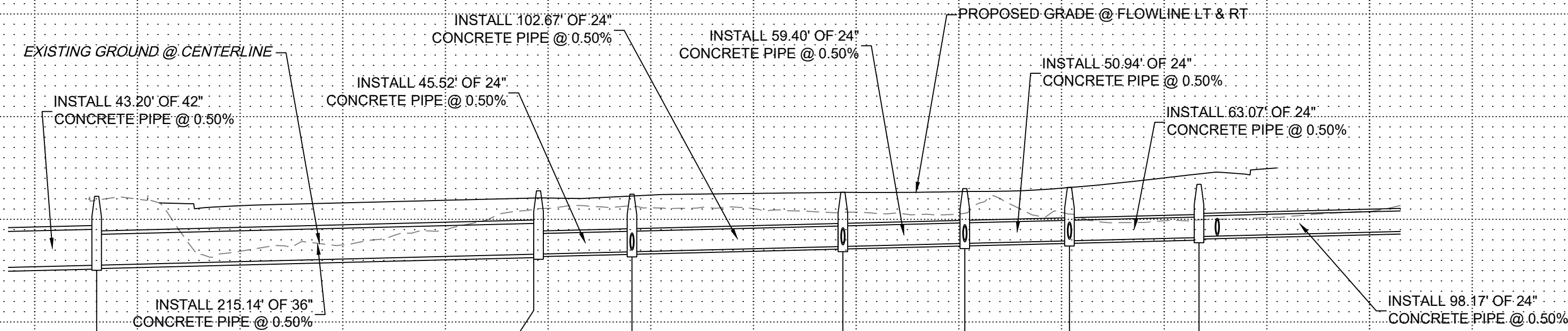
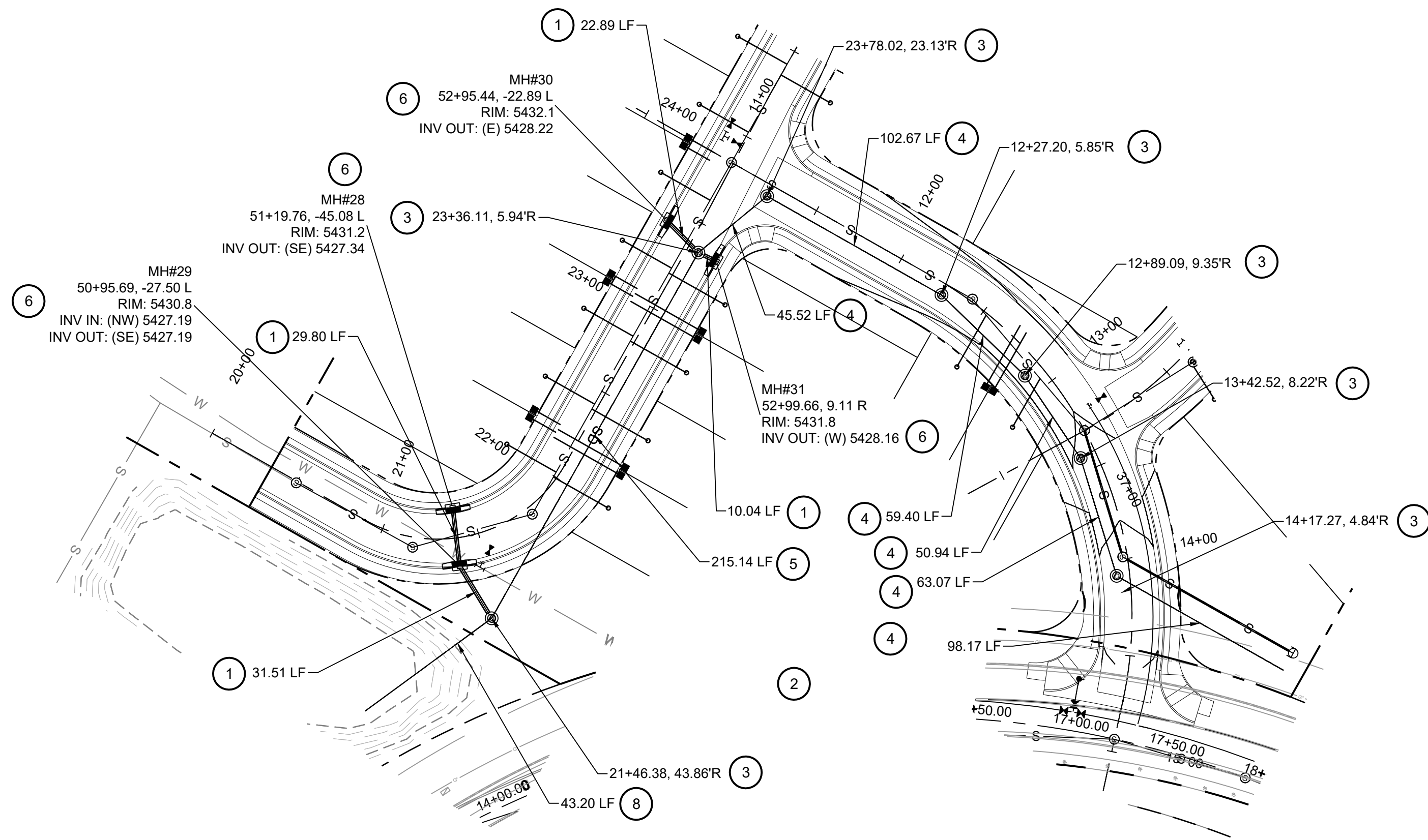
PRELIMINARY
 NOT FOR CONSTRUCTION
 10/2021

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY

DESIGNED BY: JWS DATE: Oct 2021
 DRAWN BY: RESPEC DATE: Oct 2021
 CHECKED BY: SEG DATE: Oct 2021

N:\Projects\W0021.dwg\horton\w0021.01.dwg\Sheets\W0021.01 Tract 2 SD Util P&P.dwg Thu, 10/14/21 - 13:49, JAMIE VIGIL



BUILD 4" DIA MH#28
 STA: 50+95.44, 0.00
 RIM: 5430.8
 INV IN: (NW) 5427.19
 INV OUT: (SE) 5427.19

BUILD 4" DIA MH#25
 STA: 52+95.44, 0.00
 RIM: 5432.1
 INV IN: (NW) 5428.11
 INV OUT: (SE) 5428.11

BUILD 4" DIA MH#24
 STA: 53+40.97, 0.00
 RIM: 5432.4
 INV IN: (E) 5428.84
 INV OUT: (S) 5428.84

BUILD 4" DIA MH#23
 STA: 54+43.64, 0.00
 RIM: 5432.6
 INV IN: (E) 5427.35
 INV OUT: (W) 5427.35

BUILD 4" DIA MH#22
 STA: 55+03.04, 0.00
 RIM: 5433.0
 INV IN: (SE) 5427.65
 INV OUT: (W) 5427.65

BUILD 4" DIA MH#21
 STA: 55+53.96, 0.00
 RIM: 5433.4
 INV IN: (SE) 5427.90
 INV OUT: (NW) 5427.90

BUILD 4" DIA MH#20
 STA: 56+17.05, 0.00
 RIM: 5433.4
 INV IN: (E) 5428.32
 INV OUT: (NW) 5428.22

STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL 18" RCP STORM DRAIN
2	INSTALL TYPE "C" CATCH BASIN DOUBLE GRATE, PER COA STD. DTL. 2205
3	INSTALL 4" DIA. MANHOLE PER NM COA STD. DTL. 2101
4	INSTALL 24" RCP STORM DRAIN
5	INSTALL 36" RCP STORM DRAIN
6	INSTALL TYPE "A" CATCH BASIN DOUBLE GRATE AND SINGLE WING, PER COA STD. DTL. 2205
7	INSTALL CULVERT PIPE END SECTION PER NMDOT STD DWG 570-02-2/2.
8	INSTALL 42" RCP STORM DRAIN
9	INSTALL 30" RCP STORM DRAIN

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
VERIFYING BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
No.	DATE

BENCH MARKS	
NO.	DATE

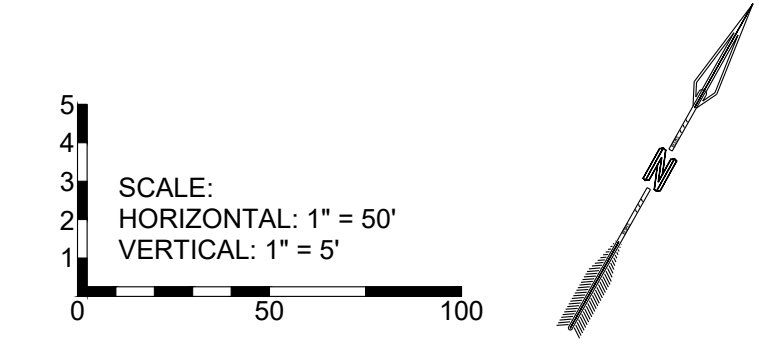
SURVEY INFORMATION	
FIELD NOTES	DATE

90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
10.2021

NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
- SEE SHEET 29 OF ## FOR JOINT TABLE RESTRAINT REQUIREMENTS.



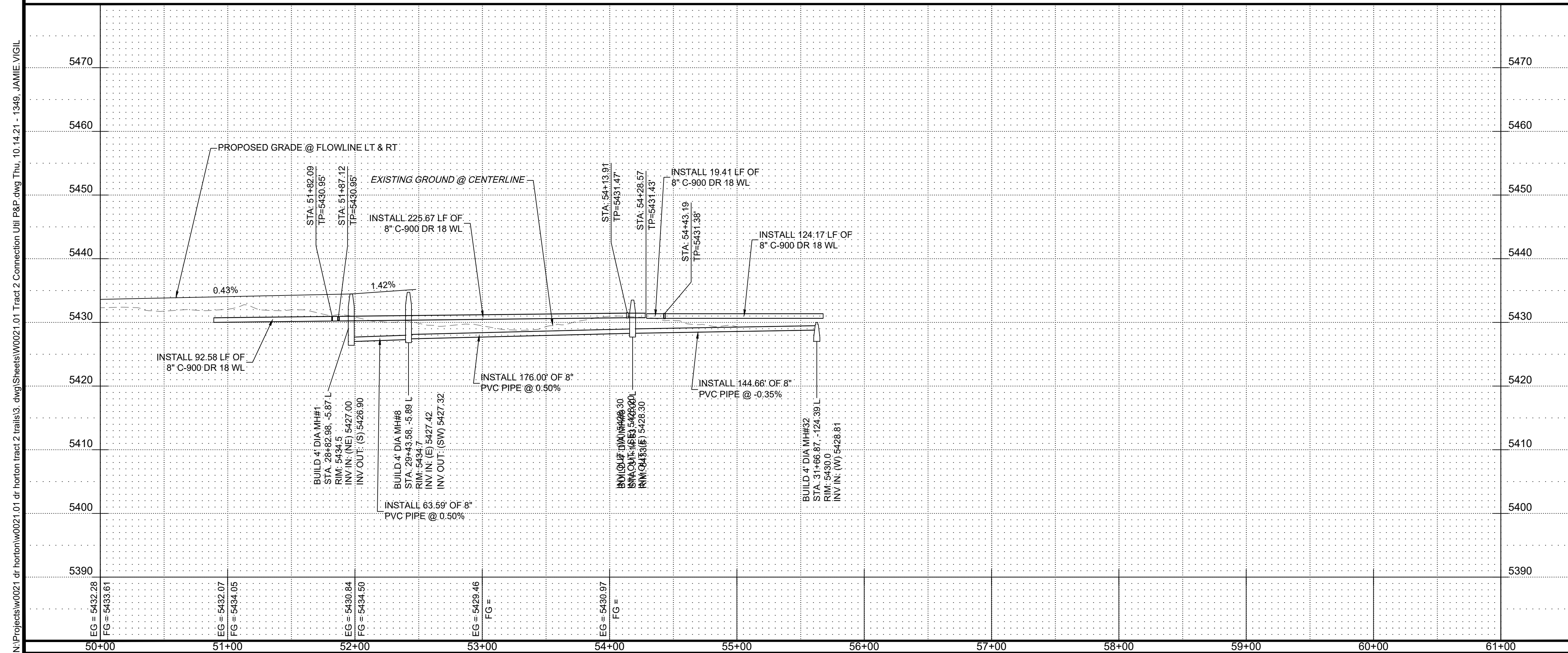
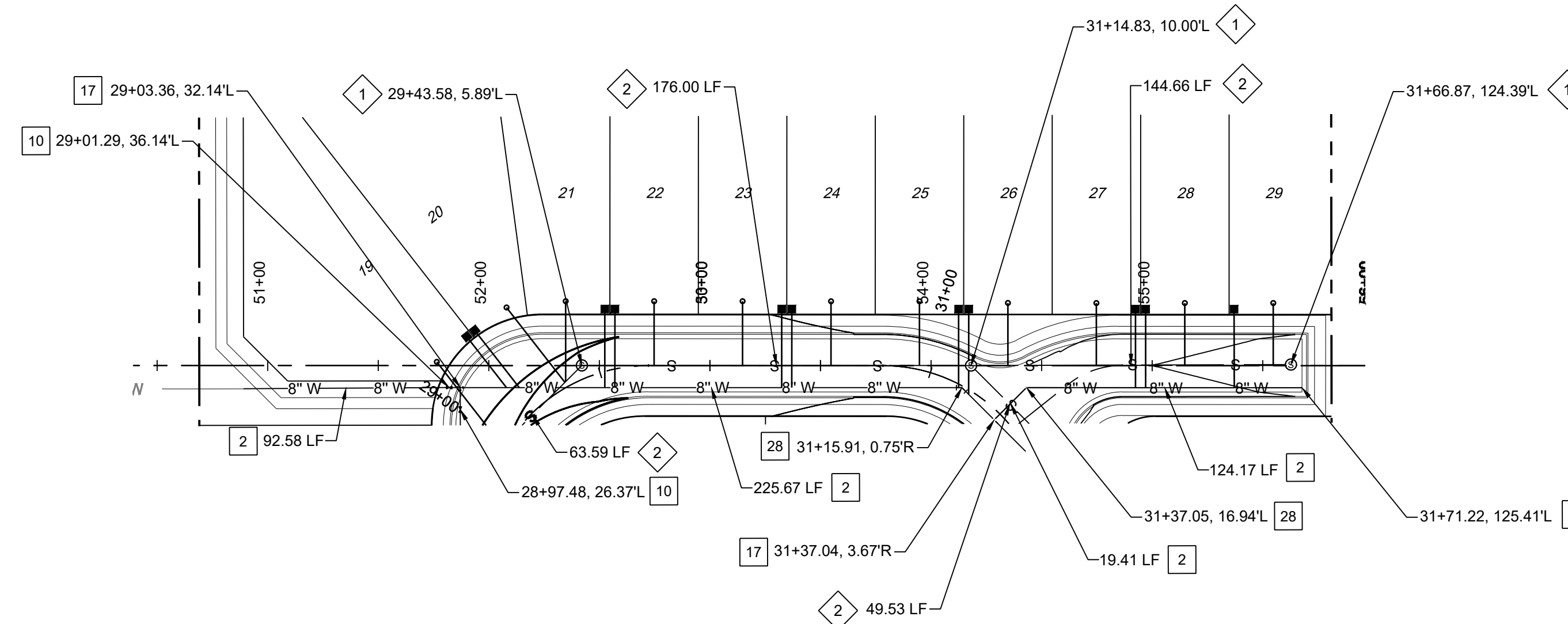
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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

**THE TRAILS TRACT 2
STORM DRAIN UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

N:\Projects\W0021.dwg\h0rton\trac2\trails\3.dwg\Sheets\W0021.01 Tract 2 Connection Utility Plan and Profile.dwg Thu, 10/14/21 - 13:49 JAMIE VIGIL



WATER CONSTRUCTION NOTES

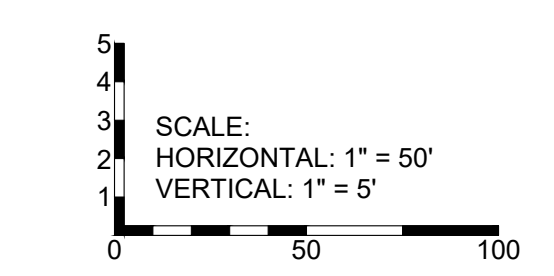
I.D.#	DESCRIPTION
1	INSTALL 6" WATERLINE PER STD. SPEC. SEC. 801
2	INSTALL 8" WATERLINE PER STD. SPEC. SEC. 801
3	INSTALL 10" WATERLINE PER STD. SPEC. SEC. 801
4	INSTALL 6" CAP
5	INSTALL 8" x 6" TEE
6	INSTALL 8" 11.25° BEND
7	INSTALL 10" 90° BEND
8	*"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
9	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
10	INSTALL 8" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
11	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
12	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
13	INSTALL 8" CAP
14	INSTALL 10" CROSS
15	INSTALL 6" CAP
16	INSTALL 4" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
17	INSTALL 8"x8" TEE
18	INSTALL 10" CAP
19	INSTALL 10" x 6" TEE
20	INSTALL 10" TEE
21	INSTALL 12"x8" TEE
22	INSTALL 10"x8" TEE
23	INSTALL 10" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328
24	INSTALL 10"x4" TEE
25	INSTALL 4" WATERLINE PER STD. SPEC. SEC. 801
26	INSTALL LARGE DIAMETER METER VAULT 3" SERVICE PER COA STD. DTL. 2370.
27	INSTALL 10" 45° BEND
28	INSTALL 8" 45° BEND

SANITARY SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL SEWER MANHOLE TYPE "E", PER COA STD. DTL. 2102
2	INSTALL 8" SEWER PER STD. SPEC. SEC. 901
3	INSTALL 8" CAP

NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION.
- SEE SHEET 29 OF ## FOR JOINT TABLE RESTRAINT REQUIREMENTS.



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

THE TRAILS TRACT 2
CONNECTION UTILITY PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. **XXXXXX** Zone Map No. **C-9-Z** Sheet **16** of **20**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO. DATE
						DESIGNED BY: JWS DRAWN BY: RESPEC CHECKED BY: SEG
						DATE: Oct 2021 DATE: Oct 2021 DATE: Oct 2021

90% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
10/2021

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: October 15, 2021

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

**Volcano Mesa at The Trails
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
DRC # []	DRC # []	PUBLIC ROADWAY IMPROVEMENTS							
[]	[]	32' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ATHERSTONE LANE	OAKRIDGE STREET	SIDREAUX LOOP (N)	/	/	/
[]	[]	28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SIDREAUX LOOP	ATHERSTONE LANE (S)	ATHERSTONE LANE (N)	/	/	/
[]	[]	28'/32' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SIDREAUX LOOP	ATHERSTONE LANE (N)	CONNECTION W/RED STONE ROAD	/	/	/
[]	[]	8'	ASPHALT SIDEWALK PEDESTRIAN CONNECTION	TRACT G	SIDREAUX LOOP	PASEO DEL NORTE	/	/	/
		PUBLIC STORM DRAIN IMPROVEMENTS							
[]	[]	30" DIA.	RCP W/MH & INLETS	TRACT E	EAST SUBDIVISION BOUNDARY	ATHERSTONE LANE	/	/	/
[]	[]	30" DIA.	RCP W/MH & INLETS	ATHERSTONE LANE	TRACT E	SIDREAUX LOOP (N)	/	/	/
[]	[]	36" DIA.	RCP W/MH & INLETS	SIDREAUX LOOP	ATHERSTONE LANE	TRACT B	/	/	/
[]	[]	42" DIA.	RCP W/MH & INLETS	TRACT B	SIDREAUX LOOP	POND F5	/	/	/
		PUBLIC WATERLINE IMPROVEMENTS							
[]	[]	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 W/VALVES AND HYDRANTS	SIDREAUX COURT	SIDREAUX LOOP	EAST SUBDIVISION BOUNDARY	/	/	/
<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 W/MH'S AND SERVICES	SIDREAUX COURT	SIDREAUX LOOP	EAST SUBDIVISION BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	TRACT E	ATHERSTONE LANE	EAST PARCEL BOUNDARY	/	/	/
<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"/>						/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____


- 2 _____

- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Jeremy Shell
NAME (print)

RESPEC
FIRM



SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: September 23, 2021

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Volcano Mesa at The Trails

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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		City Cnst Engineer
							Inspector	P.E.	
		35' F-F*	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	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* 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 DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

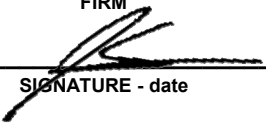
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jeremy Shell

NAME (print)

RESPEC

FIRM



SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER