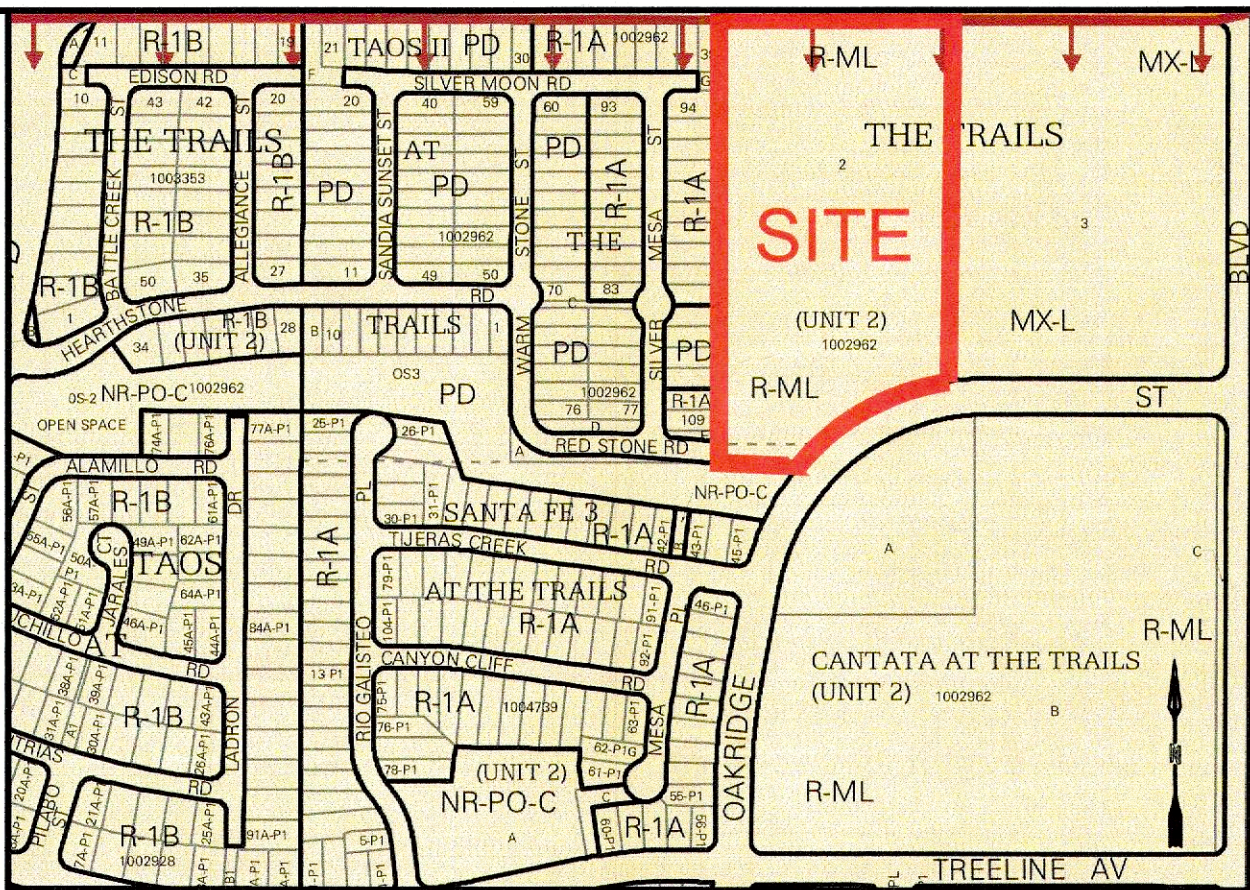


PRELIMINARY PLAT FOR
VOLCANO MESA AT THE TRAILS
LOTS 1-72 AND TRACTS A-G

SEPTEMBER 2021



LOCATION MAP
ZONE ATLAS MAP C-09-Z

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 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 1
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 PC'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 ERECTED 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. Rescoe, P.S.
CITY SURVEYOR

9/20/2021
DATE

TONYA BUXTON
ALBUQUERQUE DIVISION PRESIDENT, DR HORTON

11:30:21
DATE



COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

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"

Silver Mesa St. N.W.
DESIGNATION: LOCAL
R/W: 47' WIDTH

Taos II
at the Trails
(11/09/2017, 2017C-124)

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"

Paseo Del Norte NW
DESIGNATION: MAJOR TRUNK
R/W: 150' WIDTH VARIES
A MINIMUM WIDTH OF 150' IS ACCOMMODATED

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	381.96' (381.94')	539.00' (539.00')	40°36'08"	374.02'	S 61°36'52" W

Benchmark -NAVD 88

ACS MONUMENT "2_C9" HAVING AN ELEVATION OF 5454.55.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: October 15, 2021

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 2-16-18)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

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		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #	<u>PUBLIC ROADWAY IMPROVEMENTS</u>							
<div></div>	<div></div>	32' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ATHERSTONE LANE	OAKRIDGE STREET	SIDREAUX LOOP (N)	/	/	/
<div></div>	<div></div>	28' F-F	RESIDENTIAL PAVING W/PCC CURB & GUTTER, PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SIDREAUX LOOP	ATHERSTONE LANE (S)	ATHERSTONE LANE (N)	/	/	/
<div></div>	<div></div>	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	/	/	/
<div></div>	<div></div>	8'	ASPHALT SIDEWALK PEDESTRIAN CONNECTION	TRACT G	SIDREAUX LOOP	PASEO DEL NORTE	/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
<div></div>	<div></div>	30" DIA.	RCP W/MH & INLETS	TRACT E	EAST SUBDIVISION BOUNDARY	ATHERSTONE LANE	/	/	/
<div></div>	<div></div>	30" DIA.	RCP W/MH & INLETS	ATHERSTONE LANE	TRACT E	SIDREAUX LOOP (N)	/	/	/
<div></div>	<div></div>	36" DIA.	RCP W/MH & INLETS	SIDREAUX LOOP	ATHERSTONE LANE	TRACT B	/	/	/
<div></div>	<div></div>	42" DIA.	RCP W/MH & INLETS	TRACT B	SIDREAUX LOOP	POND F5	/	/	/
<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
<div></div>	<div></div>	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.	
		8" DIA.	WATERLINE W/VALVES AND HYDRANTS	ATHERSTONE LANE	OAK RIDGE STREET	SIDREAU LOOP (N)	/	/	/
		8" DIA.	WATERLINE W/VALVES AND HYDRANTS	SIDREAU LOOP	ATHERSTONE LANE (S)	RED STONE ROAD	/	/	/
		8" DIA.	WATERLINE W/VALVES AND HYDRANTS	TRACT G	SIDREAU LOOP	WEST SUBDIVISION BOUNDARY	/	/	/
		8" DIA.	WATERLINE W/VALVES AND HYDRANTS	SIDREAU COURT	SIDREAU LOOP	EAST SUBDIVISION BOUNDARY	/	/	/
<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>									
		8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	ATHERSTONE LANE	SIDREAU LOOP (S)	SIDREAU LOOP (N)	/	/	/
		8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	SIDREAU LOOP	ATHERSTONE LANE (S)	CONNECTION W/RED STONE ROAD	/	/	/
		8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	SIDREAU COURT	SIDREAU LOOP	EAST SUBDIVISION BOUNDARY	/	/	/
		8" DIA.	SANITARY SEWER W/MH'S AND SERVICES	TRACT E	ATHERSTONE LANE	EAST PARCEL BOUNDARY			
<u>PUBLIC STREETLIGHT IMPROVEMENTS</u>									
			LED STREETLIGHTS, PULL BOXES, PNM CONNECTION, TRANSFORMER, AND WIRING	AS SHOWN ON STREETLIGHT EXHIBIT			/	/	/
<u>REMOVALS</u>									
			EXISTING DRIVEWAY REMOVAL	TEMPORARY ACCESS	OAK RIDGE STREET	RED STONE ROAD	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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)

DRB CHAIR - date

PARKS & RECREATION - date

RESPEC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - 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

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
		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

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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 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jeremy Shell

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

RESPEC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER