

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1000032  
University of Abq Urban Center

AGENDA ITEM NO: 07

Lot 10

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide an exhibit showing the location and width of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
2. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
3. For final plat, any access easements need to be shown with all beneficiaries and maintenance responsibilities listed.
4. The Traffic Impact Study (TIS) needs to be approved prior to approval of the infrastructure list.
5. If the project will be phased, please provide a phasing plan at building permit.
6. Infrastructure is required to bring the transportation facilities in this area up to current standards.

- Need Availability Statement Request.
- Fire Plans - extend water and sewer.
- on site sewer private
- EPC app

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.

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.  
Transportation Development  
505-924-3991 or [rmichel@cabq.gov](mailto:rmichel@cabq.gov)

DATE: June 1, 2016

## Sketch Plat Informational Comments – Hydrology

- If development is anticipated, please be aware of the City's First Flush Ordinance (On site retention of 0.44" of runoff).
- If development is planned, be aware of the City's Erosion and Sediment Control permitting required, for any site that is larger than 1-acre, and/or that involves a Work Order (Construction of Infrastructure in the Right of Way).
- For major and minor subdivisions, a Grading and Drainage Plan will be required for Platting Action.
- For minor lot lines adjustments, or minor lot splits, be mindful of stormwater runoff paths that might require a cross-lot drainage easement or a blanket drainage easement where flow will travel across lot/tract lines. Beneficiaries and Maintenance responsibilities must be noted on the Plat.

For any question on any of the above, please contact the Hydrology Department for assistance.



**Development Review Board (DRB)  
 Review Comments  
 Utility Development Section  
 Reviewer: Kristopher Cadena, P.E.  
 Phone: 505.289.3301**

<b>DRB Case No:</b>  1000032	<b>Date:</b>  06/01/16	<b>Item No:</b>  #7
<b>Zone Atlas Page:</b>  G-11	<b>LOCATION: Lot X-1-A1 University of Albuquerque Urban Center</b>  <b>Coors and St. Josephs Dr. NW</b>	
<b>Request For: 16DRB-70187 Sketch Plat</b>		

**ABCWUA Comment:**

**Please provide written description of how the following comments were addressed with the next submittal.**

1. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to plat approval.
2. Is the type of development known at this point?
3. There may be a need to provide for exclusive public waterline easements onsite to provide for a looped connection from the existing 8" waterline located north of the site along Quaker Heights Pl., to the existing 10" waterline stub located at the southwest corner of the subject property. The availability statement will provide the official requirements for service.
4. Onsite private sanitary sewer shall be private and owned and maintained via a shared maintenance agreement.
5. Include the following language on the plat:

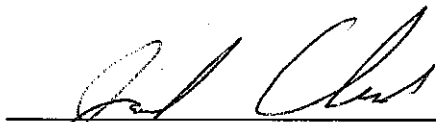
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 1, 2016  
DRB Comments**

**ITEM # 7**

**PROJECT # 1000032 APPLICATION # 16-70187**

**RE: Lot X-1-A1, University of Albuquerque**

Per the Subdivision Ordinance, platting must conform to an approved Site Development Plan (EPC). It appears the area around the access easement in the eastern portion of proposed Lot 10 would be better served by being incorporated into proposed adjacent tracts. Additionally, screening for the residential use on the north boundary may be better served with an alternate access layout.



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Jack Cloud, DRB Chairman  
505-24-3880/ jcloud@cabq.gov