



**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>  10/26/16	<b>Item No:</b>  #2
<b>Zone Atlas Page:</b>  G-11	<b>LOCATION: Lot X-1-A2 University of Albuquerque Urban Center</b>  <b>Coors NW between St. Josephs Dr. and Milne RD.</b>	
<b>Request For: 16DRB-70353 EPC Approved SDP for Subdivision</b>		

**ABCWUA Comment:**

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

1. No objection.
2. The following comments will be applicable to the future platting action.
  - a. An availability request was made on 9/26/16 and is currently in the queue. Requests shall include fire marshal requirements. An executed statement must be obtained prior to plat approval. This availability statement will provide the requirements for service which may include public infrastructure improvements to be identified on an infrastructure list.
  - b. Indicate if there is an existing easement for the existing 10" waterline along the southeastern corner of Lot X1A1. Email dated 10/10/16 provided grant of easement for waterlines. Confirm if this easement is for the referenced waterline.
  - c. Waterline service and fire protection will be determined in the availability statement.
    - i. There is an existing 16" concrete cylinder water transmission line along St. Joseph's Dr. with two 16" stubs located just west of Coors Blvd. A distribution

main extension may be required along the property frontage of St. Joseph's Dr. This waterline may qualify for prorating the property along the south Side of St. Joseph's Dr. This extension may be required on the infrastructure list and financially guaranteed. The availability statement will provide the official requirements for service.

- ii. 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 (existing Lot X1A1). This may be a requirement based on the required fire flow requirements. The availability statement will provide the official requirements for service.
- iii. Pending fire flow requirements, an onsite public waterline may not be required, so private easements for private water services and fire lines may be needed to provide service from existing public waterlines along Coors Blvd./St. Joseph's Dr./Atrisco Dr. The availability statement will provide the official requirements for service.
- iv. Onsite sanitary sewer shall be private.
- v. Provide a utility plan for review.

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1000032  
Coors Pavilion

AGENDA ITEM NO: 02

SUBJECT: EPC Approved Site Plan for Subdivision

ENGINEERING COMMENTS:

1. The Traffic Impact Study (TIS) needs to be approved prior to approval of the site plan. This includes approval of access on Coors from NMDOT.
2. Perform an overall quality control check. It appears some keyed notes are not pointing at the correct items.

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: October 26, 2016

**DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION**

Abiel Carrillo, PE, CFM, City Eng. Designee/AMAFCA Designee | 505-924-3986 [acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)

DRB Project Number: 1000032 Hearing Date: 10/26/2016

Project: Coors Pavilion Agenda Item No: 2

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

No Objection

Status of Easement arrangements with DMD?

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**RESOLUTION/COMMENTS:**

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
 Delegated For: \_\_\_\_\_  
 SIGNED:  I.L.  SPSD  SPBP  FINAL PLAT  
 DEFERRED TO \_\_\_\_\_