

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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DRB Project Number: 1010999 Hearing Date: 12-14-16

Project: 3615 Hwy 528 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 type="checkbox"/> Site Plan for Bldg. Permit<br><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:**

The SPS Conceptual Grading & Drainage Plan needs to estimate if new site layout will discharge more or less runoff than the existing site. If it is more, then capacity of the downstream needs to be at least conceptually assessed. This area has capacity issues.

The plat will need to include drainage easements since the proposed property line will run across the water quality pond, and flows will be conveyed across the new lot line.

The private storm drain line cannot be directly connected to the City's 60" SD, a manhole is needed, or a special connection method that protects the reinforcement of the larger pipe. Alternatively, explore the option of connecting to the existing manhole; or, there appears to be an existing inlet near the proposed larger water quality ponds.

The WQ ponds will need to have planned outfalls if they are intended to be seized only for first flush. They should not discharge onto adjacent lots without an easement.

The Building Permit set will need to clarify how the self-contained basins in the Northern lot will manage the design storm (if overflow points are not planned for per previous comment).

Is it feasible to have a water quality pond graded over the cluster of gas and water utility lines/boxes?

**RESOLUTION/COMMENTS:**

Parks & Rec:

Water:

Transportation:

Planning:

- |                                   |  |                               |                               |                                     |                               |
|-----------------------------------|--|-------------------------------|-------------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> APPROVED | DELEGATED TO: <input type="checkbox"/> TRANS | <input type="checkbox"/> HYD  | <input type="checkbox"/> WUA  | <input type="checkbox"/> PRKS       | <input type="checkbox"/> PLNG |
| <input type="checkbox"/> DENIED   | Delegated For: _____                         |                               |                               |                                     |                               |
|                                   | SIGNED: <input type="checkbox"/> I.L.        | <input type="checkbox"/> SPSD | <input type="checkbox"/> SPBP | <input type="checkbox"/> FINAL PLAT |                               |
|                                   | DEFERRED TO _____                            |                               |                               |                                     |                               |



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

<b>DRB Case No:</b>  1010999	<b>Date:</b>  12/14/16	<b>Item No:</b>  #2
<b>Zone Atlas Page:</b>  A-14	<b>LOCATION: Tracts C-4-A, Seven Bar Ranch</b>  <b>NM HWY 528 between Ellison Dr. NW and Calle Cuervo NW</b>	
<b>Request For: 16DRB-70430 EPC Approved SDP for Subdivision</b>		

**ABCWUA Comment:**

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

1. Property has several existing accounts. Unused services will need to be removed and shutoff at the corporation stops near the water main. This would require an infrastructure list.
2. Request an availability statement. Request shall include fire marshal requirements. This is to ensure that the existing water system can provide the adequate fire protection.
  - a. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - b. Requests shall include a proposed utility plan.
3. Development is outside of the Adopted Service Area so a service connection agreement is required.
4. Proposed Lot C4A and the lot with the proposed restaurant both have access to the existing 8" waterline along the eastern property line which is located within easement #3. Coordinate with 811 to determine if in fact the waterline is along the centerline of this easement or if additional easement is required.
5. There is an existing 8" waterline stub with fire hydrant located along the drive aisle north of the proposed restaurant. The site plan does not indicate an easement for this waterline, therefore a new exclusive 20' public waterline easement granted to the Water Authority is required. Coordinate with 811 to determine location of this waterline.



DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1010999  
Seven Bar Ranch

AGENDA ITEM NO: 02

SUBJECT: EPC Approved Site Plan for Subdivision

ENGINEERING COMMENTS:

1. Additional pedestrian access and sidewalk along the property's frontage will be required at development.

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: December 14, 2016