



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2018-1560 Date: 08/23/2023 Agenda Item: #9 Zone Atlas Page: E-20

Legal Description: Tract A-2 PLAT OF TRACTS A-1 & A-2 Hoffmantown Baptist Church Site

Location: Harper Rd NE between Ventura St and Wyoming Blvd

Application For: SD-2023-00156- Final Plat (DHO)

Previous Comments:

1. The plat states that Tract 13 has a subsurface easement and that the tract will be maintained by the Water Authority. Please clearly state that the easement is simply for public water and public sanitary sewer. The added note covers the uses. Please note the maintenance will be on the HOA and not the Authority.
2. Easement 12 needs to have a clear boundary. Also, there appears to be a missing portion at the NW corner of the site for the proposed sanitary sewer to access the existing manhole within the public right-of-way.
3. For note 15, when overlapping the sanitary sewer and water easements, please clearly note the specific use. We do not want drainage features such as rip-rap, storm drains, ponds etc... within an easement that is intended also for water and sanitary sewer.
4. Please note that the existing infrastructure must have an easement in place until construction is complete. If one will not be maintained with this plat, as discussed, a paper easement must be granted for the interim until construction is completed. That easement can then be vacated once the lines have been properly relocated and approved.
5. Easement 1 is shown to remain within public right-of-way at the NW corner of the platted area. Please clean this up and clarify the purpose of that portion.
6. Easement 5 needs to be cleaned up to provide a 20' corridor exclusive to the public waterline. Additionally, for lot 19, this may require an additional 5 ft of the corner to be included in tract 10. Maybe another potential option?
7. For the record, a note was discussed to be added to the plat stating which lots cannot be constructed on until the water and sanitary sewer line were to be relocated as well. Building permits shall not be issued on those lots until the work order is closed and the relocated lines accepted.

Comment: (Provide a written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001560
Hoffmantown Baptist Church

AGENDA ITEM NO: 9

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. Transportation has no objections.

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.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: August 23, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2018-001560 Hearing Date: 08-23-2023
Project: Tract A-2, Hoffmantown Baptist Church Agenda Item No: 9

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has approved the Grading Plans and Drainage Report (E20D020B) with Engineer's Stamp Date: 10/14/22.
- FEMA has accepted the CLOMR effective July 28, 2023.
- Hydrology has no objection to the platting action.

APPROVED
 DENIED

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

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 8/23/2023

AGENDA ITEM NO: 9

DHO PROJECT NUMBER:

PR-2018-001560

SD-2023-00156 – FINAL PLAT

IDO – 2022

SKETCH PLAT (DFT): 3-29-23

PROJECT NAME:

BOHANNAN HUSTON, INC. | YOLANDA MOYER, PE agent for PULTE GROUP requests the aforementioned action(s) for all or a portion of: **TRACT A-2 PLAT OF TRACTS A-1 & A-2 HOFFMANTOWN BAPTIST CHURCHSITE** zoned **R1-C**, located on **HARPER RD** between **VENTURN ST** and **WYOMIND BLVD** containing approximately **14.0** acre(s). **(E-20)**

PROPERTY OWNERS: PULTE HOMES

REQUEST: FINAL PLAT APPROVAL FOR ESTATES AT ACADEMY

COMMENTS:

1. Prior comments for re-plat have been addressed. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2018-001560

SD-2023-00156 – FINAL PLAT

IDO – 2022

SKETCH PLAT (DFT): 3-29-23

BOHANNAN HUSTON, INC. | YOLANDA MOYER, PE agent for PULTE GROUP requests the aforementioned action(s) for all or a portion of: TRACT A-2 PLAT OF TRACTS A-1 & A-2 HOFFMANTOWN BAPTIST CHURCHSITE zoned R1-C, located on HARPER RD between VENTURN ST and WYOMIND BLVD containing approximately 14.0 acre(s). (E-20)

PROPERTY OWNERS: PULTE HOMES

REQUEST: FINAL PLAT APPROVAL FOR ESTATES AT ACADEMY

Comments:

08-23-23

Required multi-use trail is noted correctly on the Infrastructure Agreement. Parks and Recreation staff reviewed plans that were presented at DRC. No additional comments or objections to the Final Plat.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.