



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002411

Application No. _____

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: October 28, 2020 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Response to comments including a utility plan with a cross section of trench prisms.

Per our conversation on 10/21/20, I will add the stub removals to Unit 1 on the infrastructure list (to be provided with the next submittal).

CONTACT NAME: Åsa Nilsson-Weber 10/23/20

TELEPHONE: 505-206-3774 EMAIL: asaw@iacivil.com



**RESPONSE TO COMMENTS IN RED BY ÅSA NILSSON-WEBER,
 ISAACSON & ARFMAN, INC. 7/13/20**

**Development Review Board (DRB)
 Review Comments
 Utility Development Section
 Reviewer: David G. Gutierrez, P.E.
 Phone: 505.289.3307**

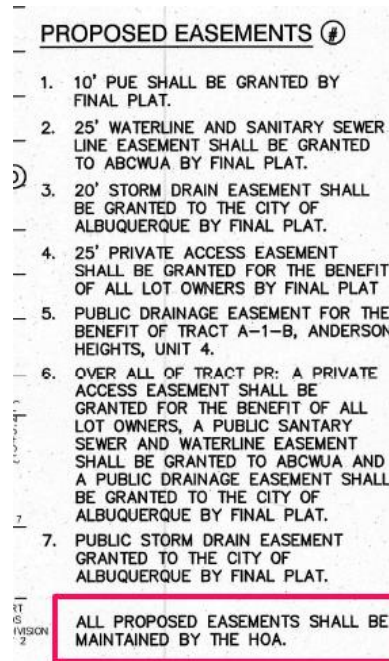
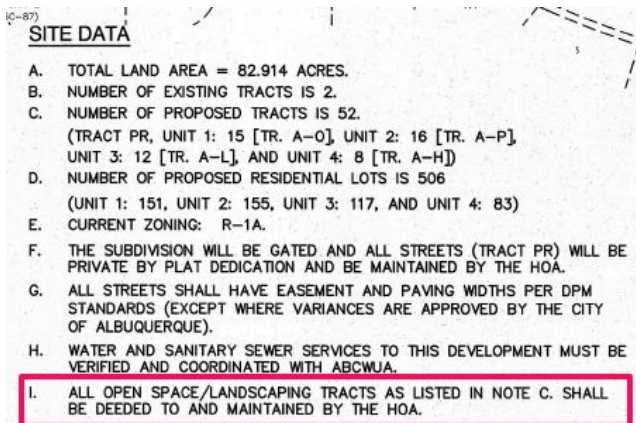
DRB Project No: <p align="center">PR-2019-002411</p>	Date: <p align="center">07/08/20</p>	Item No: <p align="center">#2</p>
Zone Atlas Page: <p align="center">N-08</p>	Legal Description: Lot(s) TRACTS A1A & B1 UNIT 4, ANDERSON HEIGHTS Location: 118TH ST NW between AMOLE MESA AVE SW and COLOBEL ABEL SW	
Request For: SD-2020-00102 – PRELIMINARY PLAT SD-2020-00103 – VACATION OF PUBLIC EASEMENT VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION VA-2020-00155 - WAIVER VA-2020-00157- WAIVER VA-2020-00174 - WAIVER VA-2020-00179 - WAIVER VA-2020-00160 - WAIVER VA-2020-00182 - WAIVER VA-2020-00183 - WAIVER VA-2020-00163 - WAIVER VA-2020-00164 - WAIVER VA-2020-00165 - WAIVER VA-2020-00166 - WAIVER VA-2020-00185 - WAIVER VA-2020-00168 - WAIVER VA-2020-00169 - WAIVER VA-2020-00170 - WAIVER VA-2020-00171 - WAIVER VA-2020-00172 - WAIVER		

ABCWUA Comment:

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

1. SD-2020-00102 – PRELIMINARY PLAT

- a. What is the intent of Site Data Note H? It states all water and sanitary sewer services must be verified and coordinated with the Water Authority. The services shall be installed by a project which installs the public waterline and sanitary sewer lines. **That’s a standard note we have always included on the preliminary plats—simply means that we need to coordinate the water and sewer service availability to the project.**
- b. The preliminary plat did not indicate the maintenance and responsibility of proposed Tract O. **Note L. under site data addresses maintenance responsibility for open space tracts. There is also a general note under the easement notes stating that all easements shall be maintained by the HOA. See below.**



- c. Utility Plan
 - i. Please show connections of proposed waterlines to the existing 10” waterline along Colobel Ave. The 8” waterlines along both Tract O and Cantara Ln do not extend into the public right-of-way. **Will update.**
 - ii. Label connections to existing public sanitary sewer stubs along Colobel Ave. **Will update.**
 - iii. Label all existing public waterline and sanitary sewer stubs along Colobel Ave. that will not be used as being removed. **Will update.**
 - iv. The utility plan does not label 6” waterline that is included on the infrastructure list. **All water lines not labeled are 6” as shown in general notes and legend. I will add labels for the 6” lines on the updated utility plan.**

- d. Infrastructure list **I will update with the next DRB submittal (we will be deferred on 7/18 because the TIS has not yet been submitted/approved.)**
 - i. Include all existing sanitary sewer stubs along Colobel Ave. that will not be used as being removed. **Will add.**
 - ii. Include all existing waterline stubs along Colobel Ave. that will not be used as being removed. Unit 1 identifies only five to be removed. **Will add.**
 - iii. References existing 10” sanitary sewer when in fact it is an 8” sanitary sewer. **Will correct.**
- e. Please request an availability statement. An executed availability statement is required prior to preliminary plat approval. **The availability request was submitted on 5/29/20.**

2. SD-2020-00103 – VACATION OF PUBLIC EASEMENT

- a. Submittal indicated this is for a public drainage easement. Defer to Hydrology.

3. VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- a. Defer to Transportation.

4. VA-2020-00155 – WAIVER

- a. It is difficult to understand the difference between the various waivers.

- 5. VA-2020-00157- WAIVER**
- 6. VA-2020-00174 - WAIVER**
- 7. VA-2020-00179 - WAIVER**
- 8. VA-2020-00160 - WAIVER**
- 9. VA-2020-00182 - WAIVER**
- 10. VA-2020-00183 - WAIVER**
- 11. VA-2020-00163 - WAIVER**
- 12. VA-2020-00164 - WAIVER**
- 13. VA-2020-00165 - WAIVER**
- 14. VA-2020-00166 - WAIVER**
- 15. VA-2020-00185 - WAIVER**
- 16. VA-2020-00168 - WAIVER**
- 17. VA-2020-00169 - WAIVER**
- 18. VA-2020-00170 - WAIVER**
- 19. VA-2020-00171 - WAIVER**
- 20. VA-2020-00172 - WAIVER**



**RESPONSE TO COMMENTS IN RED BY ÅSA NILSSON-WEBER,
 ISAACSON & ARFMAN, INC. ON 10/23/20**

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

DRB Project No: <p align="center">PR-2019-002411</p>	Date: <p align="center">09/16/20</p>	Item No: <p align="center">#5</p>
Zone Atlas Page: <p align="center">N-08</p>	Legal Description: Lot(s) TRACTS A1A & B1 UNIT 4, ANDERSON HEIGHTS Location: 118TH ST NW between AMOLE MESA AVE SW and COLOBEL ABEL SW	
Request For: SD-2020-00102 – PRELIMINARY PLAT SD-2020-00103 – VACATION OF PUBLIC EASEMENT VA-2020-00154 –TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION VA-2020-00155 - SIDEWALK WAIVER(A1) VA-2020-00157- SIDEWALK WAIVER (A2) VA-2020-00174 - SIDEWALK WAIVER (A3) VA-2020-00179 - SIDEWALK WAIVER (A4) VA-2020-00160 - RDWAY WIDTH WAIVER (B1) VA-2020-00182 - RDWAY WIDTH WAIVER(B2) VA-2020-00183 - RDWAY WIDTH WAIVER(B3) VA-2020-00163 - RDWAY WIDTH WAIVER(B4) VA-2020-00164 - RDWAY WIDTH WAIVER(C) VA-2020-00165 - BLOCK WAIVER (D1) VA-2020-00166 - BLOCK WAIVER (D2) VA-2020-00185 – BLOCK WAIVER(D3) VA-2020-00168 – BLOCK WAIVER (D4) VA-2020-00169 – BLOCK WAIVER (D5) VA-2020-00170 – BLOCK WAIVER (D6) VA-2020-00171 – BLOCK WAIVER (D7) VA-2020-00172 – CUL DE SAC WAIVER (E)		

ABCWUA Comment:

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

All comments labeled “Previous comment” were addressed per response comments and utility plan provided on 7/13/20 as a Supplemental DRB Submittal.

1. SD-2020-00102 – PRELIMINARY PLAT

- a. Availability statement #200528 provides the conditions for service.
- b. PREVIOUS COMMENT: What is the intent of Site Data Note H? It states all water and sanitary sewer services must be verified and coordinated with the Water Authority. The services shall be installed by a project which installs the public waterline and sanitary sewer lines.
- c. PREVIOUS COMMENT: The preliminary plat did not indicate the maintenance and responsibility of proposed Tract O.
- d. Utility Plan – an updated utility plan was not provided. **See attached plan including cross section A-A for trench prism.**
 - i. PREVIOUS COMMENT: Please show connections of proposed waterlines to the existing 10” waterline along Colobel Ave. The 8” waterlines along both Tract O and Cantara Ln do not extend into the public right-of-way.
 - ii. PREVIOUS COMMENT: Label connections to existing public sanitary sewer stubs along Colobel Ave.
 - iii. PREVIOUS COMMENT: Label all existing public waterline and sanitary sewer stubs along Colobel Ave. that will not be used as being removed.
 - iv. PREVIOUS COMMENT: The utility plan does not label 6” waterline that is included on the infrastructure list.
- e. A utility cross section was provided which is presumably for one of the roadway width waivers. This was for Caresson Loop which included an 8” waterline, 8” sanitary sewer and a 42” storm drain. Given the diameters of both the sanitary sewer and storm drain, the actual clearance between the sanitary sewer and the storm drain is less than 6’ outside to outside. Does the cross section consider depths? These aren’t dimensioned. **A new cross section is provided on the attached utility plan. The overlap of the trench prisms at the top by the street are unavoidable in a residential street for deep sewer and storm drain lines.**

2. SD-2020-00103 – VACATION OF PUBLIC EASEMENT

- a. Submittal indicated this is for a public drainage easement. Defer to Hydrology.

3. VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- a. Defer to Transportation.

4. VA-2020-00155 - SIDEWALK WAIVER(A1)

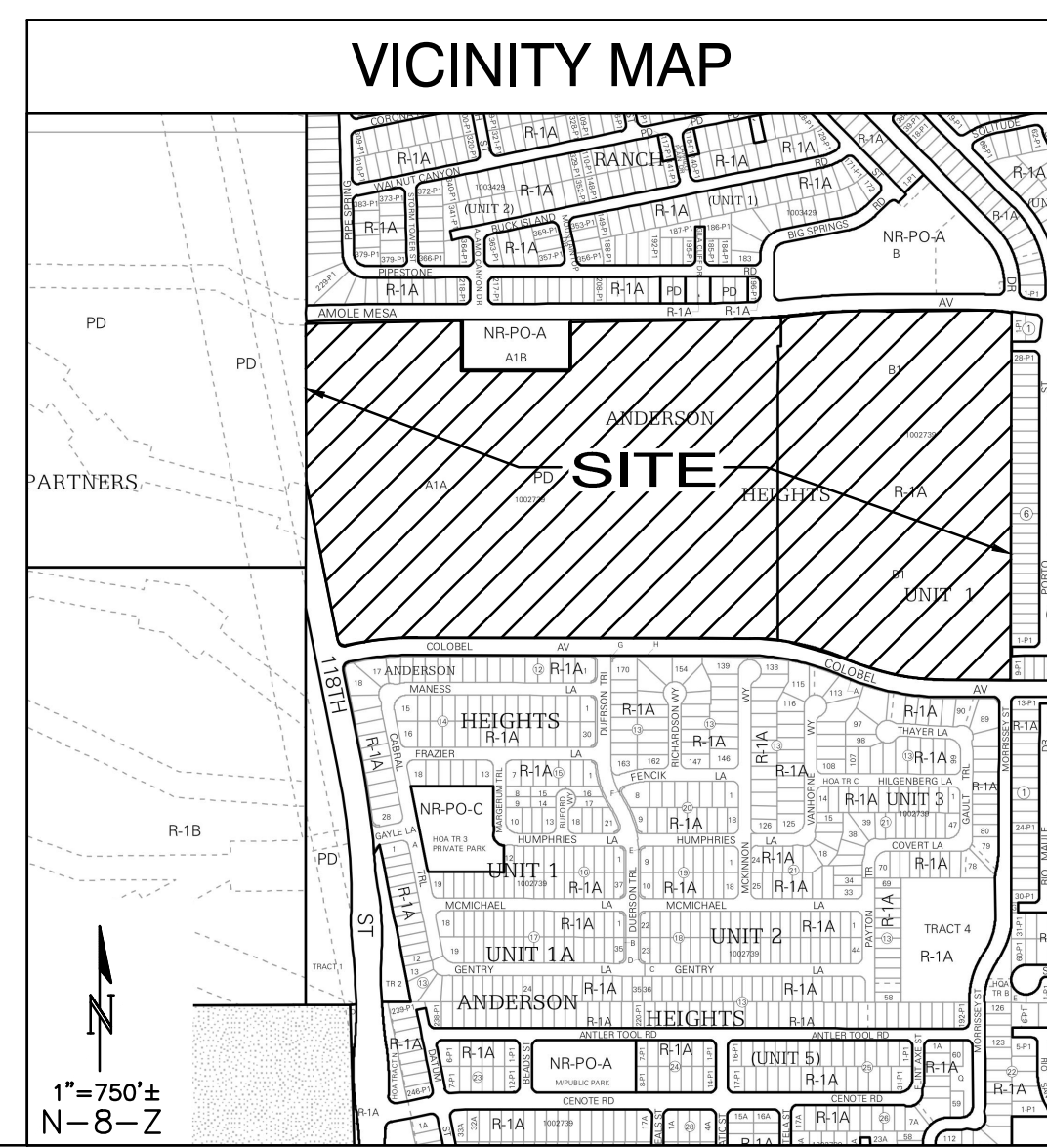
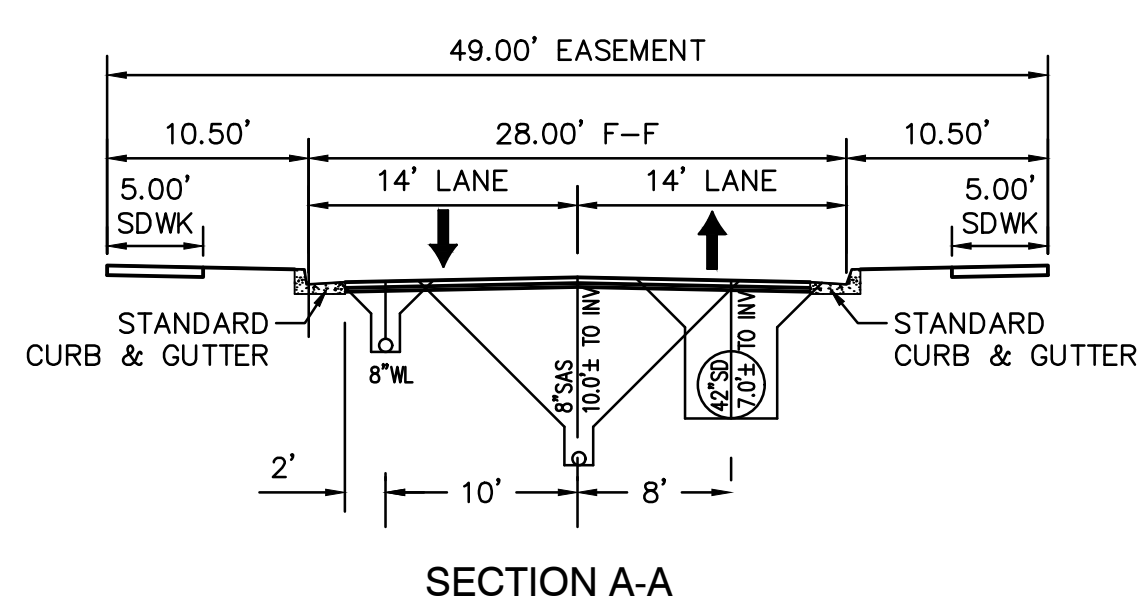
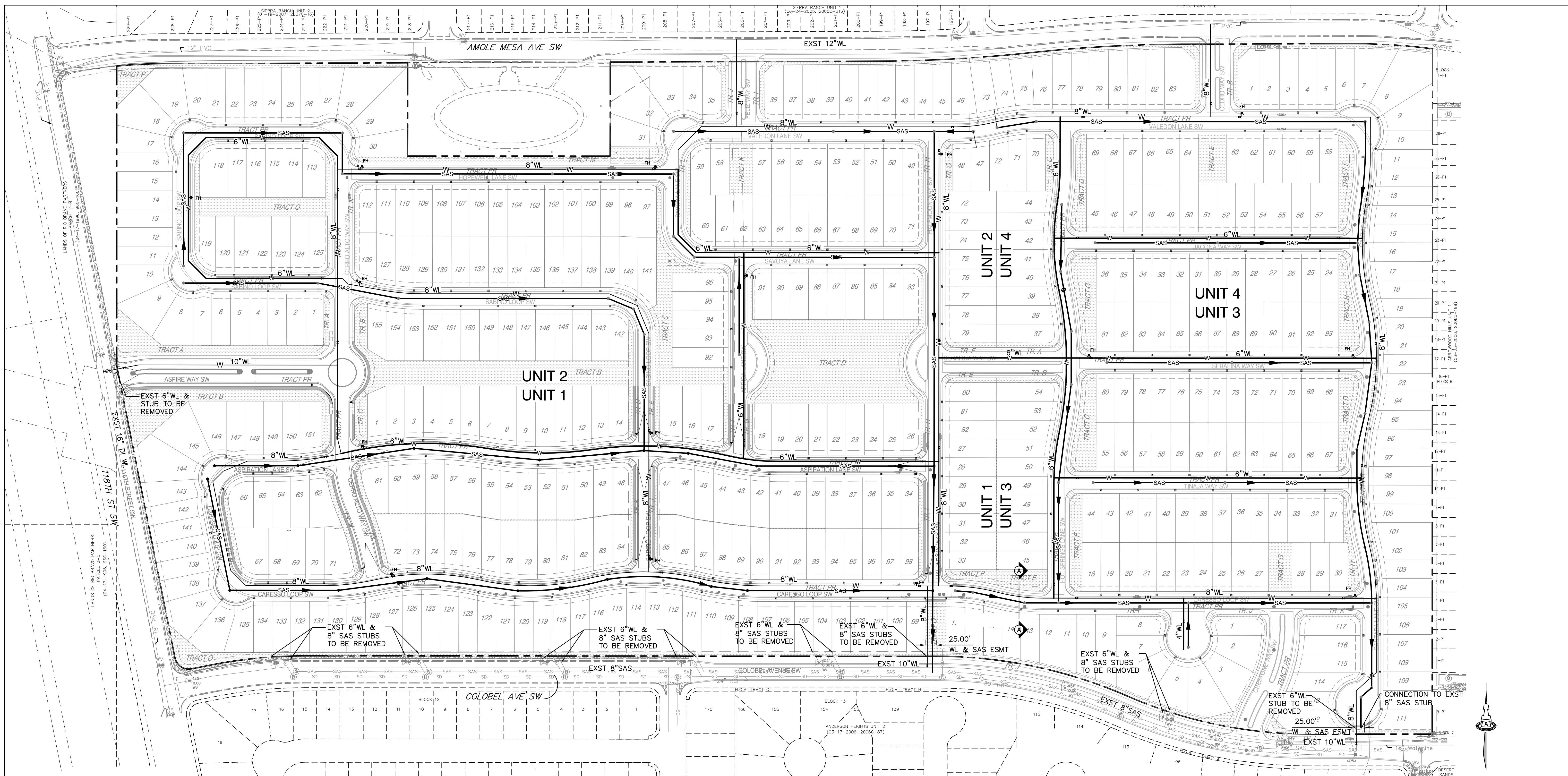
- a. Waived sidewalk. Defer to Transportation.

5. VA-2020-00157- SIDEWALK WAIVER (A2)

- a. Waived sidewalk. Defer to Transportation.

6. VA-2020-00174 - SIDEWALK WAIVER (A3)

- a. Waived sidewalk. Defer to Transportation.
- 7. **VA-2020-00179 - SIDEWALK WAIVER (A4)**
 - a. Waived sidewalk. Defer to Transportation.
- 8. **VA-2020-00160 - RDWAY WIDTH WAIVER (B1)**
 - a. Will the narrower width allow for required clearances between all underground utilities?
Storm drain was not shown on the previously provided utility plan. **Yes. There is no SD in this section.**
- 9. **VA-2020-00182 - RDWAY WIDTH WAIVER(B2)**
 - a. Will the narrower width allow for required clearances between all underground utilities?
Storm drain was not shown on the previously provided utility plan. **Yes. There is no SD in this section.**
- 10. **VA-2020-00183 - RDWAY WIDTH WAIVER(B3)**
 - a. Will the narrower width allow for required clearances between all underground utilities?
Storm drain was not shown on the previously provided utility plan. **Yes. There is no SD in this section.**
- 11. **VA-2020-00163 - RDWAY WIDTH WAIVER(B4)**
 - a. Will the narrower width allow for required clearances between all underground utilities?
Storm drain was not shown on the previously provided utility plan. **Yes. There is no SD in this section.**
- 12. **VA-2020-00164 - RDWAY WITDTH WAIVER(C)**
 - a. Will the narrower width allow for required clearances between all underground utilities?
Storm drain was not shown on the previously provided utility plan. **Yes. See Cross Section Exhibit on the attached utility plan.**
- 13. **VA-2020-00165 - BLOCK WAIVER (D1)**
 - a. Defer to Transportation.
- 14. **VA-2020-00166 - BLOCK WAIVER (D2)**
 - a. Defer to Transportation.
- 15. **VA-2020-00185 – BLOCK WAIVER(D3)**
 - a. Defer to Transportation.
- 16. **VA-2020-00168 – BLOCK WAIVER (D4)**
 - a. Defer to Transportation.
- 17. **VA-2020-00169 – BLOCK WAIVER (D5)**
 - a. Defer to Transportation.
- 18. **VA-2020-00170 – BLOCK WAIVER (D6)**
 - a. Defer to Transportation.
- 19. **VA-2020-00171 – BLOCK WAIVER (D7)**
 - a. Defer to Transportation.
- 20. **VA-2020-00172 – CUL DE SAC WAIVER (E)**
 - a. Defer to Transportation.



- ### GENERAL NOTES
1. WATER PRESSURE ZONE 2W ELEV. UPPER ELEV=5257.7 (5255+2.7 FOR DATUM ADJUSTMENT)
 2. ALL SANITARY SEWER LINES ARE 8" PVC.
 3. ALL WATER LINE MATERIAL IS PVC, EXCEPT AS NOTED ON THE EXISTING 118TH ST. WATERLINE (D).
 4. ALL WATER AND SEWER STUBS SHOWN TO BE REMOVED SHALL BE REMOVED TO MAIN AND CAPPED.

LEGEND

	SAS	PROPOSED 8" SANITARY SEWER LINE
	WL	PROPOSED WATERLINE
	FH	PROPOSED FIRE HYDRANT
	GV	PROPOSED GATE VALVE
	SD	PROPOSED STORM DRAIN
	SAS	EXISTING SANITARY SEWER LINE
	WL	EXISTING WATERLINE
	SD	EXISTING STORM DRAIN

SCALE 1"=100'

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**ASPIRE SUBDIVISION
UNITS 1-4**
SUCCESS LAND HOLDINGS, LLC

CONCEPTUAL MASTER UTILITY PLAN

Date:	No. Revision:	Date:	Job No.
10/2020			2290
Drawn By:			CU-100
thor			
Ckd By:			SH OF
ANW			

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