

July 2, 2020

Ms. Jolene Wolfey, DRB Chair
City of Albuquerque
Planning Department
600 2ND St. NW
Albuquerque, NM 87103

Re: Mesa del Sol Montage Unit 4 (Project # PR-2020-003422, Application # SD-2020-00091,
Hydrology File R16D006A), Comment Response Letter

Dear Ms. Wolfey,

Enclosed are the responses to the comments provided on the June 17, 2020 DRB hearing.
Comments and responses are listed below by department.

Code Enforcement

1. Code Enforcement has no objection to these requests.

Planning Department

1. Street layout must be consistent with the Mesa del Sol level B Masterplan, see section 3.1. A recorded infrastructure improvements agreement will be required prior to final plat sign off Future development must be consistent with the Mesa del Sol level B Master plan.

Response: The plan is consistent with the Level B Master Plan. Please See attached Preliminary Plat, and Revised Infrastructure List

Transportation Development

General Response: Revised Infrastructure List contains updates related to the traffic circle, sidewalks and water lines

1. One-way traffic needs to be demonstrated for certain roadway cross-sections shown if this is what was intended. A 12-foot roadway is too narrow for two-way traffic for the alleyway.

Response: The 12' roadway width is detailed in the MDS Master Plan for alleys. Prior units within this Montage development, including Unit 3B which was approved in 2019, did not designate the alleys as "one way". The typical section calls out roll type curbs without sidewalks and since the traffic is low and the speeds are small for these alleys, we would like to follow the precedence set by the previous units and maintain the continuity of the subdivision for Unit 4.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

2. Explain compliance with Level B Master Plan/traffic study requirements.
Response: Per our conversations, a TIS is not required at this time per the Level B Master Plan. A new TIS will be required for the next future phase.
3. On the infrastructure list, please clarify Scorsese Drive limits. Is block 23 correct? Even though it may be temporary, we need to make sure there aren't dead-end streets.
Response: It is our understanding that we will build the Scorsese to cover our frontage which will take the street limits to the southwest end of Lot 8, Block 23. However, we will adjust the location of the traffic barriers to the beginning of Lot 8 so that traffic has the opportunity to turn onto Dasburg and not be stuck at a dead end on Scorsese. See attached Revised Paving Plan.
4. Provide a road cross-section of the traffic circle.
Response: The traffic circle will be detailed in the construction drawings with point tables and spot elevations. For information on the Overall Paving Plan, radii, F-F dimensions, and signage was added to define the traffic circle. In addition, the turning movements for the design vehicle SU-30, and larger WB-50 vehicle is shown in the attached Turning Movements Exhibit. The WB 50 vehicle will need to use the truck apron to complete the turn. The truck apron will be designed with a mountable curb to facilitate this movement. Please see attached Revised Paving Plan and the attached Turning Movements Exhibit.
5. On the infrastructure list, instead of using "Future" for roadway limits, label name of the road where it temporarily dead-ends:
Response: Completed. Please see attached Revised Infrastructure List.
6. Clarify existing street limits for the paving plan if the proposed roads on the infrastructure list are to tie into them; specifically describe Strand Loop.
Response: Yes, Strand Loop is an existing street to which our proposed streets are connecting to. See attached Revised Paving Plan for clarification.
7. On paving plan, show tie-in to Stieglitz Avenue for Sagan Loop since it is shown to build Sagan Loop on the infrastructure list:
Response: This tie in shown in the plan in the detail "box" below the traffic circle. The existing street infrastructure is shown as dashed lines and the tie in is shown as solid lines. See attached Revised Paving Plan for clarification.

Hydrology Section Comments

1. An approved grading plan and drainage report is required.
Response: A revised grading and drainage is submitted concurrently to this submittal.
2. In the Amended Drainage Report on pages 30,32 and 36 for inlets on Dekooning and Sagan, please size/type of inlet being analyzed. All previous sections listed this information,
Response: Completed. See attached Revised Drainage Report

ABCWUA - Utility Development Section

General Response: Revised Infrastructure List contains updates related to the traffic circle, sidewalks and water lines

1. Availability statement #200309 has been written and is awaiting signature. This will provide the conditions for service for the development.
 - a. The development will be required to extend the existing 16" non-potable waterline along University Blvd. into the development and connect the existing non-potable dry lines. The details are provided in the availability statement and this required infrastructure shall be included on the infrastructure list. Extensions of the non-potable system will include extensions of the existing dry lines across the large park area between Stieglitz Ave. and O'Keefe Ave.
Response: Noted. See Revised Infrastructure List.
2. Does the infrastructure list include the water and sanitary sewer infrastructure that aligns with the Mesa Del Sol Level B Master Plan?
 - a. Is there a need for sanitary sewer interceptor to extend within this project?
Response: Yes, the infrastructure list aligns with the Master Plan.
3. Utility Plan
 - a. Label street names in small detail for matchline
Response: Completed. See attached Revised Overall Utility Plan
 - b. Waterline diameter is not identified at the Sagan Loop and Stieglitz Ave. intersection. The availability statement will require an 8" extension from this point to the development.
Response: Completed. See attached Revised Overall Utility Plan.
 - c. Label all waterlines between intersections. It is difficult to understand if there are changes in diameter as there are many waterlines labels missing.
Response: Completed. See attached Revised Overall utility Plan.

Parks and Recreation Comments

1. An PRD expects required public park acreage to be constructed in the next subdivision phase, and intends to amend the Mesa del Sol Master Parks Agreement to reflect the updated acreages; still working with the Legal Department. No objection to the requested plat.
Response: Noted

With this request, we are requesting Preliminary Plat approval. Please feel free to contact me at 1-505-318-7815 with questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Kelly M. Klein". The signature is written in a cursive, flowing style.

Kelly M. Klein, PE
Project Manager
Community Development and Planning

KMK/cc
Enclosures

cc: Manny Barrera, Ravens Wing w/enclosures