



July 9, 2020

Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque, Planning

**RE: Sonata Unit 4 Trails Apartments  
Tracts 1, 2, and 3, The Trails Unit 4  
Third DRB Submittal**

RESPEC, agent for Sonata Trails, LLC, owner of the above referenced property, is requesting approval from the Development Review Board (DRB) on this Site Development Plan submitted for your consideration. This is the second submittal to the DRB for this project. The first hearing was held on June 3, 2020. Below is a response to comments received at the first DRB meeting.

**ABCWUA**

1. The development is outside of the Adopted Service Area. Water Authority Board approval is required prior to Site Plan approval. This will be in the form of a development agreement. The development agreement shall be supplemented by a serviceability letter.
2. A request for availability was received. Serviceability Letter #200426 is currently being researched.
  - a. The official requirements will be stated in the serviceability letter.
3. Utility Plan
  - a. Sanitary sewer
    - i. Construct dry sanitary sewer lines along portion of Treeline Ave. (just enough to provide Tract 3 to the south service) and the entire length of Chatsworth Dr. Label these on the utility plan accordingly.
      1. This shall be reflected on the infrastructure list.
      2. This shall be designed to facilitate future discharge to the future 15" sanitary sewer interceptor.

/ Dry sanitary sewer added along a portion of Tree Line Ave to serve Tract 3. This is shown on the plan and on the infrastructure list. General Note 13 states that "all utility improvements located within the right-of-way are public." General Note 14 states that "all utilities shown located within the private property shall be private unless otherwise noted." Labels have also been added as well to differentiate between private and public infrastructure. See revised utility sheets and infrastructure list.

- ii. The dry sanitary sewer along Oakridge St. can be a deferred item since the roadway will not be constructed at this time. Label this on the utility plan accordingly.
  1. This shall be reflected on the infrastructure list.
  2. This shall be designed to facilitate future discharge to the future 15" sanitary sewer interceptor.

/ As you are aware, we are working with transportation and their request to construct our entire roadway frontage surrounding the development. No change has been made

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at this time as we wait for confirmation from transportation on how we should proceed.

- iii. Construct the public sanitary sewer along Treeline Ave. just enough for a perpendicular service connection.
  - 1. This shall be reflected on the infrastructure list.
  - 2. Please confirm if the proposed manhole south of existing manhole C10302 can be eliminated by extending east directly from the existing manhole along Treeline Ave.
- / Public sanitary sewer along Tree Line Ave for a service connection has been provided and shown on the plan and infrastructure list. The proposed manhole has been eliminated and a tee/wye connection is being proposed. See revised utility sheets and infrastructure list.
- iv. A proposed lift station is shown at the northeast corner of the subject development which ultimately discharges to proposed public gravity sanitary sewer along Treeline Ave. at the southwest corner of the development.
  - 1. Considering the potential interim condition with the private lift station, the Utility Plan should show the phases.
    - a. The interim use of a private lift station and the trigger to eliminate the private lift station and discharge to public sanitary sewer that flows to the proposed interceptor along Paseo Del Norte/Avenida De Jaimito when it is available may need to be detailed in the development agreement.
  - v. Label proposed lift station and onsite sanitary sewer as private (both force main and gravity sewer).
- / Proposed lift station and onsite sanitary sewer has been labeled as private. See revised utility sheets.
  - b. Water
    - i. Differentiate public waterline and private waterline onsite.
- / Labels have been added to differentiate between private and public waterlines. See revised utility sheets.
  - ii. Public waterline needs to be shown along Treeline Ave., Chatsworth Dr. and Oakridge St. frontages. Also, an onsite public waterline shall be provided to provide a looped waterline connection. This shall be in an alignment that provides access for maintenance and operation.
- / Public waterline is provided and shown in Tree Line, Chatsworth, and onsite. Water will be shown at the northeast corner and Oak Ridge once further direction is received from Transportation. See revised utility sheets.
  - iii. The public waterline along Oakridge St. can be a deferred item since the roadway will not be constructed at this time. Label this on the utility plan accordingly.
- / No change has been made at this time pending determination on how to proceed with this area from Transportation.

## CODE ENFORCEMENT

- 1) VPO-2 AND CPO-12 Apply
  - / I still disagree that CPO-12 applies. This project is classified as multi-family dwellings, which is not a low-density residential development. My understanding is that CPO-12 applies to low-



density residential development within the CPO-12 boundary. Please provide a justification as to why CPO-12 applies.

- 2) Neighborhood edges apply
- 3) Edge buffer apply

## HYDROLOGY

- Hydrology needs an approved Conceptual Grading & Drainage Plan  
/ A conceptual grading plan and drainage report were submitted on July 9. All comments provided by the City have been addressed.
- Hydrology needs AMAFCA approval  
/ A conceptual grading plan and drainage report were submitted on July 9. We are waiting to see if they have any additional comments.

## TRANSPORTATION

1. Traffic Impact Study approval is required prior to site plan approval for the second phase of this development for any off-site improvements. Submit draft of study prior to approval that defines proposed roadway improvements; this will be need to be reviewed prior to finalizing the infrastructure list.  
/ Terry Brown is hoping to submit the TIS 7/10, so you should have a copy to review prior to DRB.
2. Provide a plat. A plat is required prior to site plan approval.  
/ The plat is in process. A sketch plat was heard at the July 8 DRB meeting and we hope to have the plat heard along with our site plan on July 15.
3. Show Oak Ridge limits on infrastructure list. Because roadway improvements are required along the entire length of the site, Chatsworth construction limits should end at Oak Ridge.  
/ Oak Ridge and Chatsworth added to infrastructure list. See revised infrastructure list.
4. Add keyed notes for all ADA ramps on the site plan.  
/ Keyed notes added for all ADA ramps. See revised site plan sheets.
5. Provide motorcycle parking sign detail.  
/ Motorcycle parking sign detail provided. See revised detail sheets.
6. A 6-foot minimum sidewalk width shall be provided from main building to right-of-way and from handicapped spaces at main building to building entrance. (The width shown is 5 feet.)  
/ The 6' ADA path provided is at the western-most sidewalk connection to Tree Line Ave, then heads north across the drive aisle and turns east until reaching the clubhouse building.
7. Add a keyed note for crosswalks on the site plan.  
/ Crosswalk keyed note provided. See revised site plan sheets.



8. Add a keyed note for clear sight triangles on both landscaping and site plan.  
/ Keyed note for clear sight triangles provided. Also added at public intersections. See revised landscape and site plan sheets.
9. Dimension all parking spaces. All curb radii need to be labeled.  
/ All parking spaces and curb radii have been dimensioned and labeled. See revised site plan sheets.
10. Provide roadway cross-section for Woodmont prior to second phase of development.  
/ Acknowledged. A roadway cross-section for Woodmont will be provided when Tracts 3 and 4 to the south develop.

#### Additional Comments from Shahab

- In addition to seeing the plat and right-of-way dedication, he wants to know what the ultimate design will look like both at the Treeline intersection and at the Oak Ridge intersection even though you are expected to just build your half. He wants a clear picture of right-of-way dedication and making sure that it is workable. He wants to know what you are dedicating and what is proposed for dedication for other future developers.  
/ Future roadway linework added for clarity on right-of-way dedication. See revised site plan sheets.
- I believe on Treeline, he was unclear about the design. It might help to just show that temporary transition length when you go from a full road section to a half road section.  
/ Temporary transition length from full to half section labeled. See revised site plan sheets.
- On Oak Ridge, we talked about your question regarding deferral. In theory, it seems like deferral could work since you are building such a short piece without driveway access. However, we do need at minimum a half section around the entire development, we need adequate access to the pond, and we need a way for vehicles to turn around at Oak Ridge/Chatworth. Once you consider all of those factors, it seems to make sense to just go ahead and include this piece of roadway.  
/ Please refer to the email and attachment I sent on 7/7 regarding a possible solution to this issue. Please review and let me know if the City is agreeable with this and I will make revisions accordingly.
- In the draft TIS, it makes sense to address the neighborhood's comments regarding the Paseo connection in terms of when it's planned to be built, the fact that it would require dedication from those developers (as you mentioned in the meeting), and capacity to handle traffic on Universe for the current development. (We would be more prepared for the next meeting.)  
/ I will inform Terry Brown to incorporate this into his report.

#### **PLANNING**

- Solid Waste and AMAFCA's signatures will be required for this Site Plan, and their signatures are encouraged prior to the DRB Meeting. Prior to DRB members signing the Site Plan, the required signature from Solid Waste and AMAFCA must be obtained.



/ AMAFCA is currently reviewing our drainage report. We will provide AMAFCA signature once approval is received. See also response to Hydrology comment.

Your consideration in this matter is appreciated. Please feel free to reach out to me if there are any questions or concerns with this request.

Sincerely,

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