

# Community Design Solutions

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May 21, 2025

Development Facilitation Team  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

## RE: Comment Responses to DFT Comments Issued on 4/16/2025 for PR-2020-004098

The following are comment responses in response to the DFT comments issued for the post-EPC site plan signoff by DFT staff for PR-2020-004098. The comments were issued on the DFT hearing on April 16, 2025. The comments have been copied below, and CDS's comment responses are provided in [blue](#).

### ABCWUA:

1. Availability Statement was provided to the applicant on December 5, 2024, which stated the following conditions for obtaining service. [Acknowledged](#).
  - a. Water Service: Infrastructure improvements including construction of a developer-funded project to extend a public 8-inch water main from the 8-inch PVC pipe on Bridge Blvd through an accessway connecting to the existing 12-inch cast iron water main on 86th St was mentioned.
  - b. Sanitary Sewer Service: Infrastructure improvements including construction of a developer-funded project to extend a public 8-inch collector sewer line from the south end of the proposed road north through the cul-de-sac to Bridge Blvd, then east to 82nd St, then south on 82nd St to the nearest existing manhole.
2. There is an existing ABCWUA water meter and service line that runs through an easement on the north area of the property. This will remain as an active service. [Acknowledged](#).
3. The drawing is lacking a legend that defines the symbols and line types. Also, the storm drains and SAS lines are coded the same color. For ease in review, please use separate colors for each one. [The updated site plan no longer has color. In lieu of a legend, all pertinent items have been labeled on the site plan. Additional labels have been added as appropriate.](#)
4. Conceptual Utility Plan:
  - a. Prior to sign-off on the Final Site Plan, the following items need to be included on and/or considered for the utility plan:
    - i. [Not used](#).
    - ii. Dimension the public water and public sewer easements on the utility plan. [The updated utility plan contains the utility plans from the construction plans currently in review at DRC. Public water and public sewer easements are shown, labeled, and dimensioned.](#)
    - iii. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations. [Done](#).
    - iv. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly. [Landscape plan has been revised to remove trees from the public water and public sewer easement. The proposed easements are generally within the roadway along lip of gutter except at the site entrance where the edge of the water easement aligns with the face of the median curb.](#)
    - v. Add the following notes to the Master Utility Plan:

- a. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454. [Done.](#)
    - b. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre- Treatment Engineer at 505-289-3439. [Done.](#)
  - vi. Show existing public water and public sanitary sewer mains and associated easements on the utility plan. The existing public 8-inch collector sewer line in Bridge Blvd is missing on the plan. Also, show the alignment of the developer-funded sanitary sewer line extension from the property to the existing public 8-inch sanitary collector line in 82nd St. [Done.](#)
  - b. Prior to sign-off on the Final Site Plan, the applicant must provide proof of financial guarantee for the required public infrastructure extensions. [Acknowledged.](#)
  - c. The proposed sanitary sewer line shows what to appear to be manholes at the flowline of the street (c&g). Manholes must not be placed within the flowline. [Plan has been revised to move manhole out of the street flowline.](#) Additionally the south end of the subdivision shows a proposed manhole potentially that appears to be abutting the perimeter of the site. Please ensure there is additional easement south of the manhole and that the Water Authority has access to the manhole and no cars can be placed on top of the manhole. A large Vector Truck must be able to access all proposed manholes. [Plan has been revised to move the manhole further into the alley and away from the perimeter of the site.](#)
5. Infrastructure List:
- a. An infrastructure list is required for this project. [Infrastructure list has been created and approved by DFT.](#)
  - b. Please add the public water line and sanitary sewer lines on this list, along with the necessary appurtenances. [Done.](#)
  - c. Any existing fire hydrant that does not meet ADA shall be relocated accordingly and included on an infrastructure list. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order. [Acknowledged.](#)
  - d. [Not used.](#)
  - e. The infrastructure list associated with the various phases or units shall reflect the necessary infrastructure needed for each phase or unit such that it is standalone. In other words, some phases or units may have redundant line items on the infrastructure list. [Acknowledged.](#)
  - f. If a certain phase is dependent on the infrastructure of a different phase, language shall be included on the infrastructure list, indicating the independent phases shall be constructed and approved before the dependent phases. [Acknowledged.](#)

## Parks and Recreation

Per City Forestry: The Urbanite Ash proposed is conditionally recommended in the Official Albuquerque Plant Palette; “existing population of eastern/American ash have been dying due to heat and drought”. Please replace this species with other types of street trees. [Landscape plan has been revised accordingly.](#)

## Transportation

Infrastructure items need to be on an infrastructure list and financially guaranteed. [Acknowledged. An infrastructure list has been created and approved by the DFT staff. The list will be financially guaranteed prior to DFT sign-off of the site plan.](#)

## Planning

1. A subdivision of land – major must be completed prior to final sign off of the plat. [Acknowledged. We have submitted for preliminary plat.](#)
2. An infrastructure list must be submitted and approved due to the planned street improvements for the bike lane and sidewalks along 86th St and Bridge. [Done.](#)
3. This proposed development is proposing more than 30 lots, with one roadway providing ingress/egress to the proposed development. According to Fire Prevention and Projection requirements, this proposal could require an additional roadway into the proposed development, therefore the applicant should contact the Fire Marshal's office and provide proof of their correspondence about this question with the future Major Preliminary Plat submittal. [Included in this updated submittal is an approved fire one plan. A secondary access has been added to the plans per the fire code requirements.](#)

If you have any questions or require additional information, please feel free to contact us.

Sincerely,  
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

John Stapleton P.E. (civil)  
[CDS](#) | Project Manager  
505-545-9607