



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-004138

SD-2023-00227 – FINAL PLAT

(MONTAGE 7)

IDO - 2021

SCOTT EDDINGS agent for DR HORTON, INC. requests the aforementioned action(s) for all or a portion of: A-1-A-5-C MESA DEL SOL INNOVATION PARK zoned PC, located on BOBBY FOSTER between NEWHALL DR and SAGAN LOOP containing approximately 7.5 acre(s). (R-15)

PROPERTY OWNERS: DR HORTON, INC.

REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

Comments:

12-20-2023

No 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.



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2020-004138 Date: 12/20/2023 Agenda Item: #6 Zone Atlas Page: R-15

Legal Description: A-1-A-5-C MESA DEL SOL INNOVATION PARK

Location: BOBBY FOSTER between NEWHALL DR and SAGAN LOOP

Application For: SD-2023-00160-PRELIMINARY PLAT (DHO)

Previous Comments: Please elaborate how these were addressed from the preliminary plat.

1. Availability Statement #230514 has been executed and provides conditions for service.
 - a. Per the statement, curb is to be excluded from the 25 ft corridor within the easement/ROW for operation and maintenance needs.
2. Easements (Standard Comments):
 - a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
 - b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
 - c. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
3. Please include a utility plan that matches the proposed infrastructure list.
4. Infrastructure List:
 - a. The sanitary sewer in Diebenkorn is missing. Refer to Availability Statement and Level B Plan (segment A.5).
 - b. The entry for sanitary sewer located in O'Keeffe between Calder and Sagan is duplicated.
 - c. There appears to be some reuse waterline items missing (e.g. 16" in Sagan between De Kooning and Stieglitz, 12" in Calder between Chicago and O'Keeffe, 8" in Chicago between Calder and Dekooring). Reference Availability Statement and Exhibits A and B.
5. Some of the proposed water and sanitary sewer corridors appear to be insufficient width. A wider right-of-way will be required, of at least 25 feet, but generally more such that the proposed curbs and sidewalks are outside of the WUA corridor.
6. Utility Plan:
 - a. Provide a utility plan that indicates the location of proposed services.

- b. Show existing public water and public sewer mains and any associated easements on the utility plan.
- c. Dimension the public water and public sewer easements on the utility plan.
- d. 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.
- e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

Application For: SD-2023-00227 – FINAL PLAT (MONTAGE 7) IDO – 2021 (DHO)

- 7. The proposed plat needs to identify specifically public water and public sanitary sewer easements along the tracts appropriate within the subdivision.
 - a. Please confirm that Tract M is the tract that will house this infrastructure.
 - b. For small bump out easements, an exhibit along with Tract M will need to be provided to ensure this is shown in a single exhibit to house the public water and public sewer infrastructure proposed.
- 8. Please add the following note to the cover sheet of the plat.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004138
Mesa del Sol – Montage 7

AGENDA ITEM NO: 6

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Traffic Impact Study dated 4/14/22. No objection.
2. Prior to site plan an approved TCL will be required.

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: December 20, 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: 2020-004138 Hearing Date: 12-20-2023
Project: Montage 7, Mesa Del Sol
Innovation Park Agenda Item No: 6

<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 an approved Conceptual Grading & Drainage Plan (R16D100A) with engineer's stamp 03/05/2023.
- Hydrology has no objection to the platting action.

☐ APPROVED
☐ DENIED

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 12/20/23 -- **AGENDA ITEM:** #6

Project Number: PR-2021-004138

Application Number: SD-2023-00227

Project Name: Montage 7

Request:

Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

1. Items Needing to be Completed or Corrected

- Confirm if the lot sizes, numbers and/or configurations for the Final Plat has/have been revised from the Preliminary Plat approved at the April 26, 2023 DHO meeting per PR-2022-004138 / SD-2023-00081.
- In the Final Plat application submittal, the Applicant checked off the box confirming that design elevations and cross sections of perimeter walls were submitted with the application. However, staff could not find the submittals. If exterior perimeter walls are proposed, the design elevations and cross-sections of them should be provided.
- In the Notice of Decision for the April 26, 2023 DHO Preliminary Plat approval, there was a finding (Finding #6) which requires the following:

The status of compliance shall be checked with the Master Park Agreement at the Final Plat.

- The application number on the Plat must be corrected to SD-2023-00227.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the Development Hearing Officer.

**(See additional comments on next page)*

- Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.
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2. Items in Compliance

- Before being scheduled for a hearing, this Final Plat application was determined to be submitted in a timely manner and was determined to be a complete application.
- An Infrastructure List was approved with the Preliminary Plat by the DHO. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.



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

FROM: Jay Rodenbeck
Planning Department

DATE: 12/18/23
