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City of Albuquerque
Development Facilitation Team

RE: Sketch plat resubmittal PR-2020-004171
Tuscany Village, Unit II Subdivision

On behalf of William E. Galbreth Land Development Co. LLC, Fierro & Company as their agent is requesting a secondary sketch plat review of the Tuscany Village, Unit II Subdivision Plat, being a replat of Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties. The initial sketch plat was submitted on August 31, 2022 at which time comments were provided and are addressed with this current sketch submittal. However, since the initial submittal there have been updates to the IDO and minor revisions to the initial proposed plat.

The newly revised proposed subdivision plat will create 9 new lots and leave the remainder of Tract N-7-A-1 for drainage purposes as currently encumbered by several existing spillway easements. In addition, public and private easements are proposed to be vacated and new easements and right of way granted. The property is currently zoned R-1D and the proposed site development will allow for the construction of single-family homes in accordance to the R-1D zone.

Agency Comments Addressed:

ABWCUA:

1. Availability statement #200608 has expired and was only for 3 lots. A new Availability Statement will be required.
   A new availability statement has been obtained, #221013, dated December 6, 2022, but is nearing expiration and a new one will be requested.
2. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
3. Infrastructure List:
   a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.

Infrastructure improvements as outlined in availability statement #221013, dated December 6, 2022 are included in attached infrastructure list.

4. Easements:
   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.

Code Enforcement:

1. Property shows in AGIS and being currently zoned PD, and, if not yet changed, may require re-zoning process be followed, as per IDO section 2-6(A).
   Property is zoned R 1-D as approved on May 21, 2021 (RZ-2021-00011)
2. Must meet requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
   - Noted
3. Property is located within an Area of Consistency, and seeks to follow R-1C Zoning. Must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1.
   Property is zoned R1-D and meets the dimensional standards.
4. Property is located within an Area of Consistency, and would be subject to Contextual lot size standards, as per IDO section 5-1(C)(2). However, it would appear it will not be subject to these standards, as there are currently no other properties with homes on them to compare which would "front the same street as the new low-density residential development is to be constructed."
   - Noted

Hydrology:

1. Hydrology will need an approved Conceptual Grading and Drainage Plan is required prior to approval of Preliminary Plat.
2. AMAFCA's approval of the Conceptual Grading and Drainage Plan will be required prior to Hydrology's approval.

3. Comment - An approved Grading and Drainage Plan will be required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving) for all the lots
   - Noted

Parks & Recreation:

08-31-2022

PRD has no comments for this request.

Transportation:

1. Minimum right-of-way width requirements need to be met for San Antonio which is defined as a local street.

An additional 5' of San Antonio right of way will be dedicated, making the total ROW width 45' which meets the ROW requirements of a local street.

2. 5-foot sidewalk and curb and gutter is requested for San Antonio Drive.

Curb and gutter are included in the infrastructure list. Applicant will be requesting a sidewalk waiver in accordance with Part 14-16-6 of the IDO.

"...Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property."

In lieu of sidewalk, a 5' crusher fine trail is proposed. See attached cross section and infrastructure list.

3. Provide a complete roadway section to define right-of-way dedication on San Antonio. The road alignment will have to match up with what is shown to the west. The transition needs to be smoothed out.

Roadway section is attached.

4.Any public right-of-way improvements will have to be placed onto an infrastructure list.

Infrastructure list is attached.

5. Ensure any powerpoles are within right-of-way limits.

Power poles are located entirely in right of way.

6. Access will need to be provided for each separate lot.

Each lot will have its own access driveway.

Planning:

- Please clarify proposed development details.
  The subject site was approved for a zone change from PD to R-1D on May 21, 2021 (RZ-2021-00011) which will allow for the construction of single-family dwellings on the proposed lots 1 through 9. There are currently no development plans proposed on tract 7-A-1-A as this tract is heavily encumbered by spillway easements.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. Planning defers to Code Enforcement on contextual standards.
  - Noted

- For Platting actions, all signatures from the surveyor, property owner(s), City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
  - Noted

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
  - Noted

- All future development must meet standards and provisions of IDO (R-1D) and the DPM.
  - Noted

- Please reference the following development standards from the IDO. Subject to change depending on development type and use.

  - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards for Restaurant (4-3-D-8) and Drive-Through (4-3-F-4). Clarify how all standards are being met.
  - 5-1 Dimension Standards for R-1D. 5-1-G Exceptions and Encroachments.
  - 5-2 Site Design and Sensitive Lands requirements. 5-2-H Irrigation Facility Standards and/or 5-2-J Major Arroyo Standards.
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - Section 6-1, table 6-1-1 for notice requirements.
  - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
  - Vacations per 6-6-M.
  - 7-1 Development, dwelling and use definitions.

Thank you for you review and consideration,

FIERRO & COMPANY

Robert Fierro, P.E., P.S.
President