



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. 2020-004475
Application No. SI-2021-00254

TO:

- ☒ Planning Department/Chair
☒ Hydrology
☒ Transportation Development
☒ ABCWUA
☐ Code Enforcement
☐ Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: May 12, 2021 HEARING DATE OF DEFERRAL: May 5, 2021

SUBMITTAL
DESCRIPTION: Dental office for Pino Periodontics. This submittal includes the responses to the staff comments from the DRB hearing 5-5-21.

CONTACT NAME: Joe Slagle Architect

TELEPHONE: 246-0870 EMAIL: Joe@slaglearchitect.com

May 12, 2021

Development Review Board
Planning Dept.
600 2nd st. NW
Albuquerque, NM 87102



joe slagle architect

413 2nd st sw
abq nm 87102
505 246 0870

RE: Pino Periodontics dental office development at 7413 Holly Ave NE.

RESPONSE TO STAFF COMMENTS:

TRANSPORTATION DEPARTMENT COMMENTS:

1. **Reference ramp detail to north ramp:** Site plan has been updated with correct key to north ramp.
2. **Provide hcp access from south ramps:** Detail 9/A001 has been revised to indicate there is no curb at south ramp locations.

HYDROLOGY COMMENTS:

1. **Approved Grading and Drainage Plan is required.** The Grading Plan is still in progress. Engineer is working with Hydrology staff to meet requirements.

UTILITY DEVELOPMENT COMMENTS:

1. **Availability Statement:** Water and Sewer Availability has been received and is attached here.

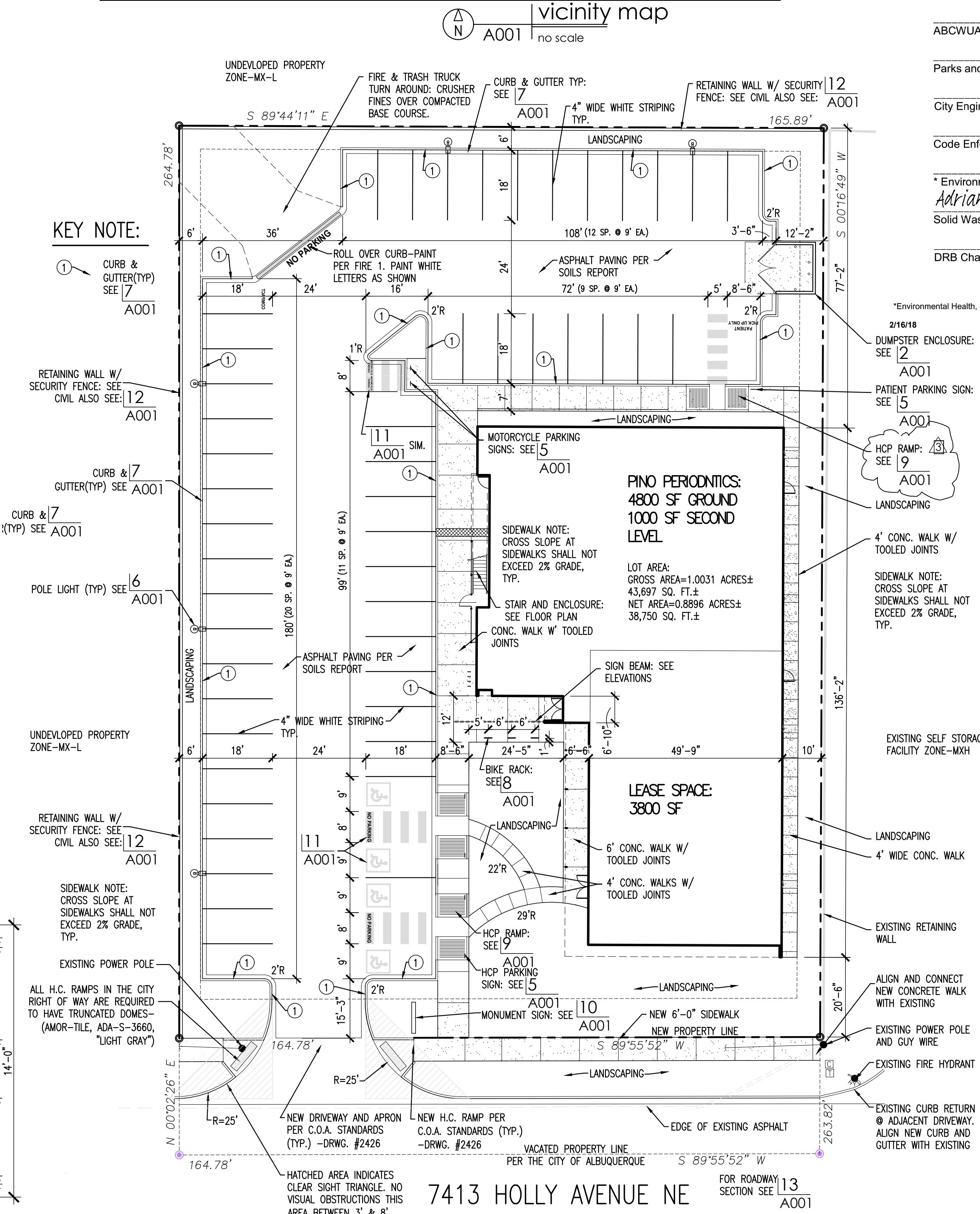
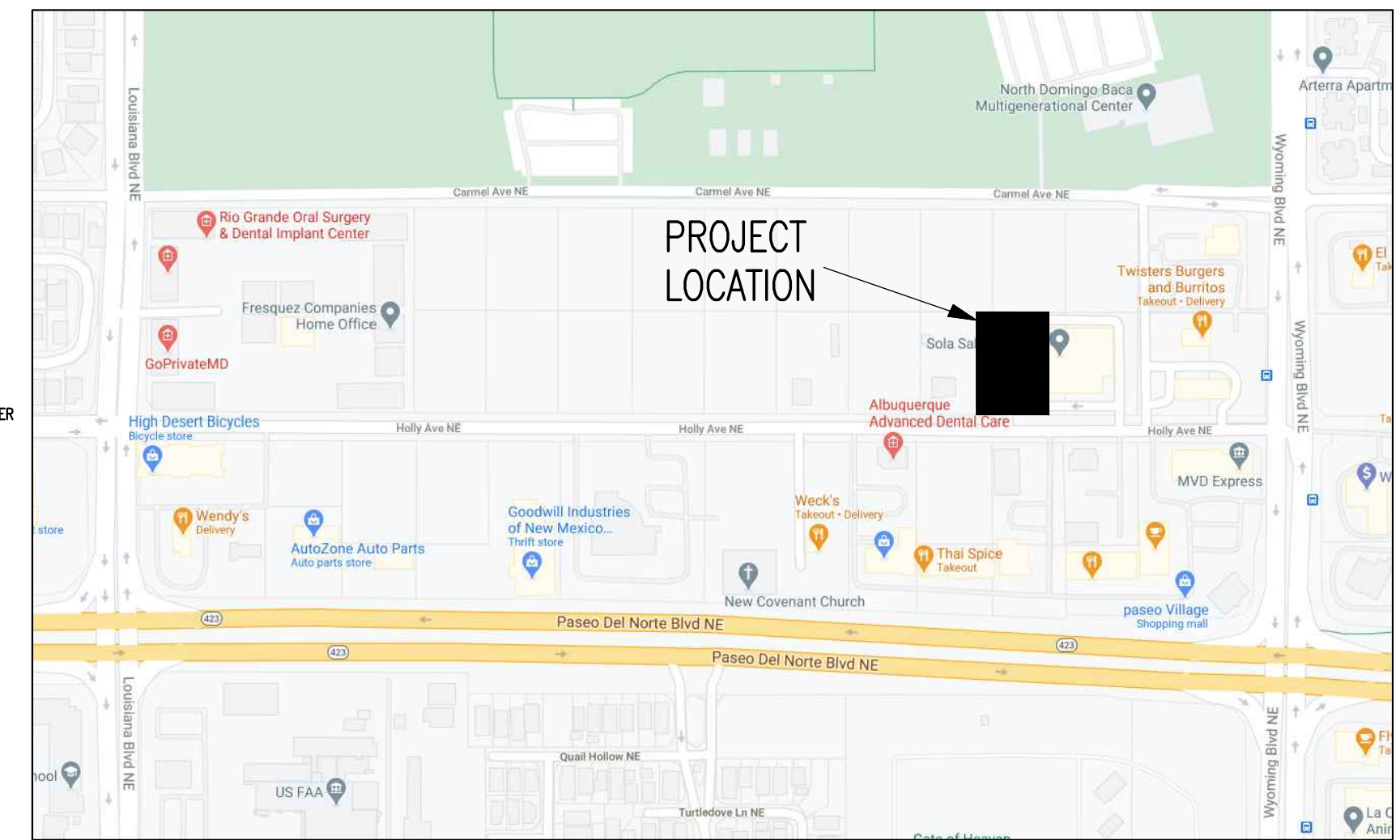
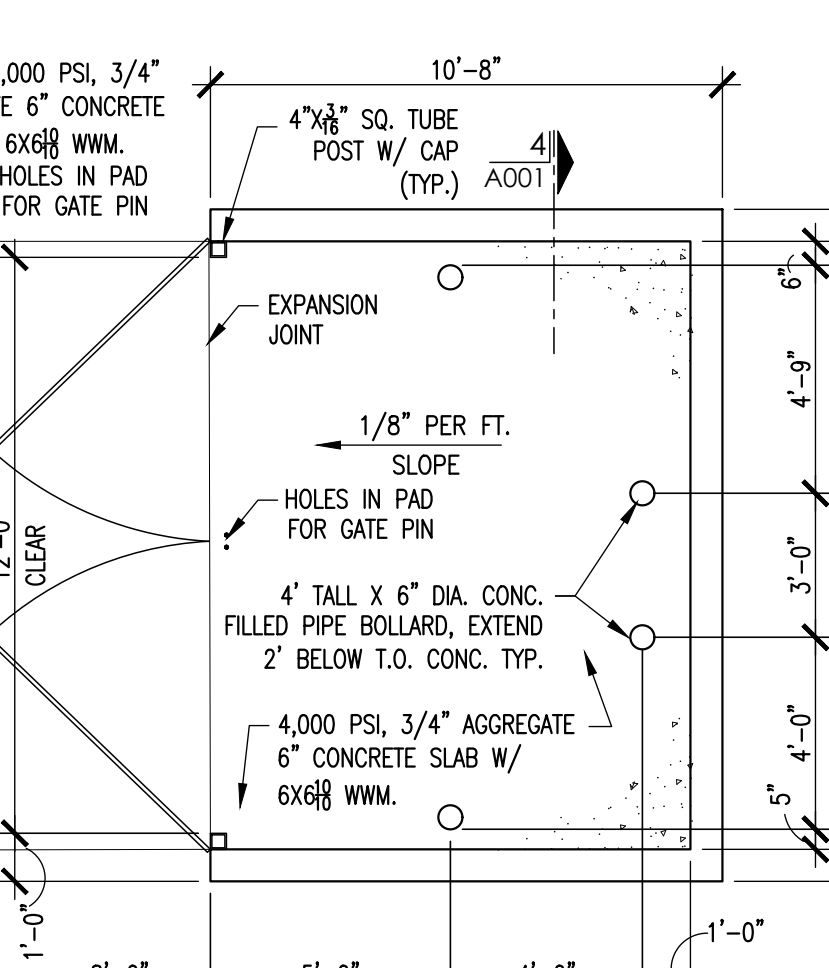
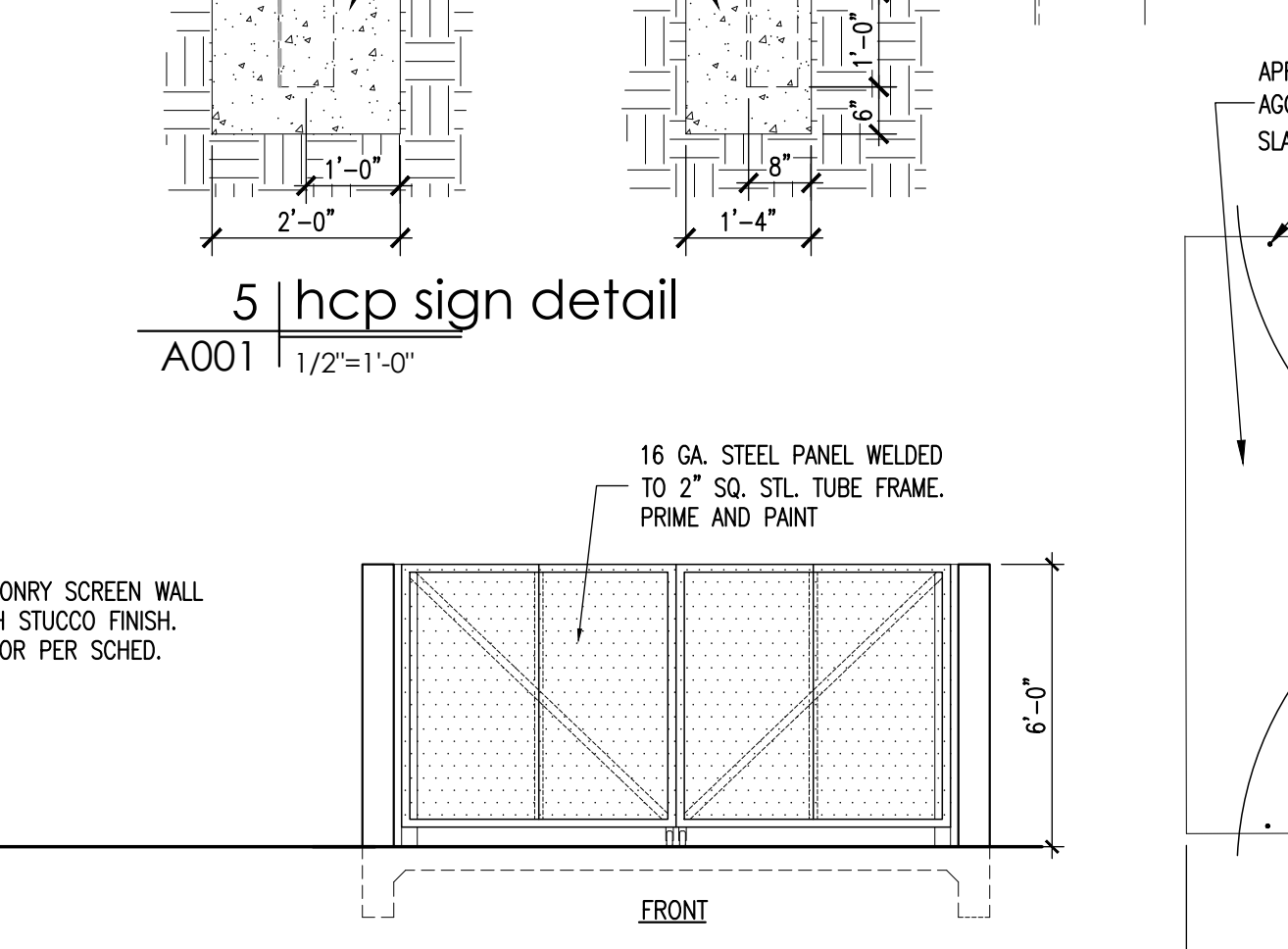
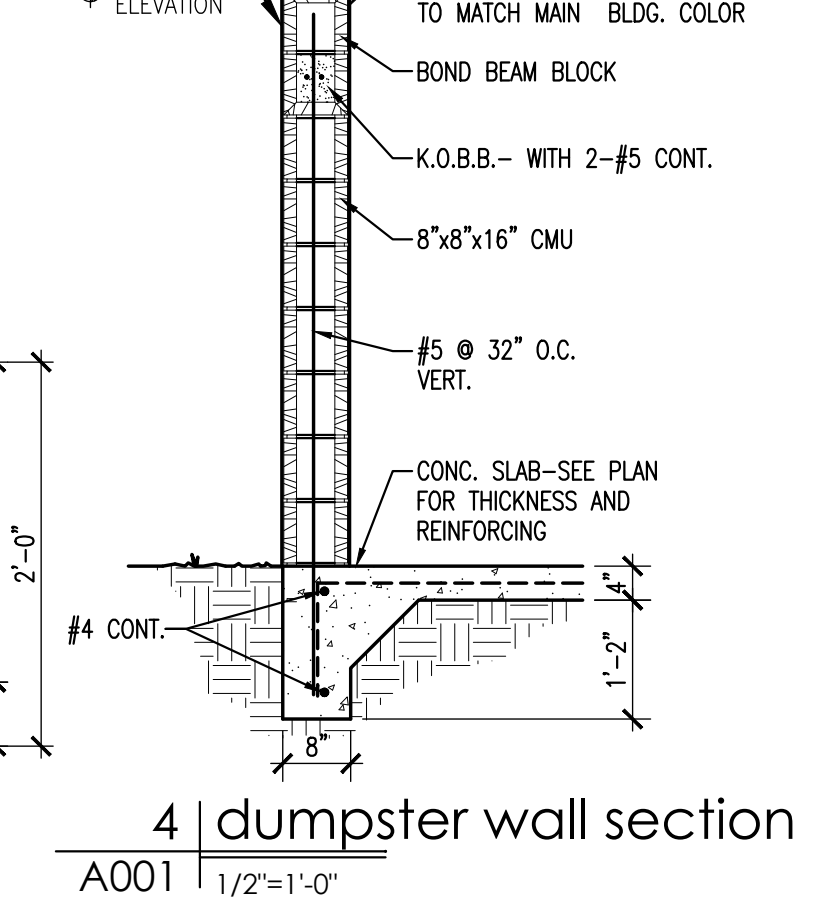
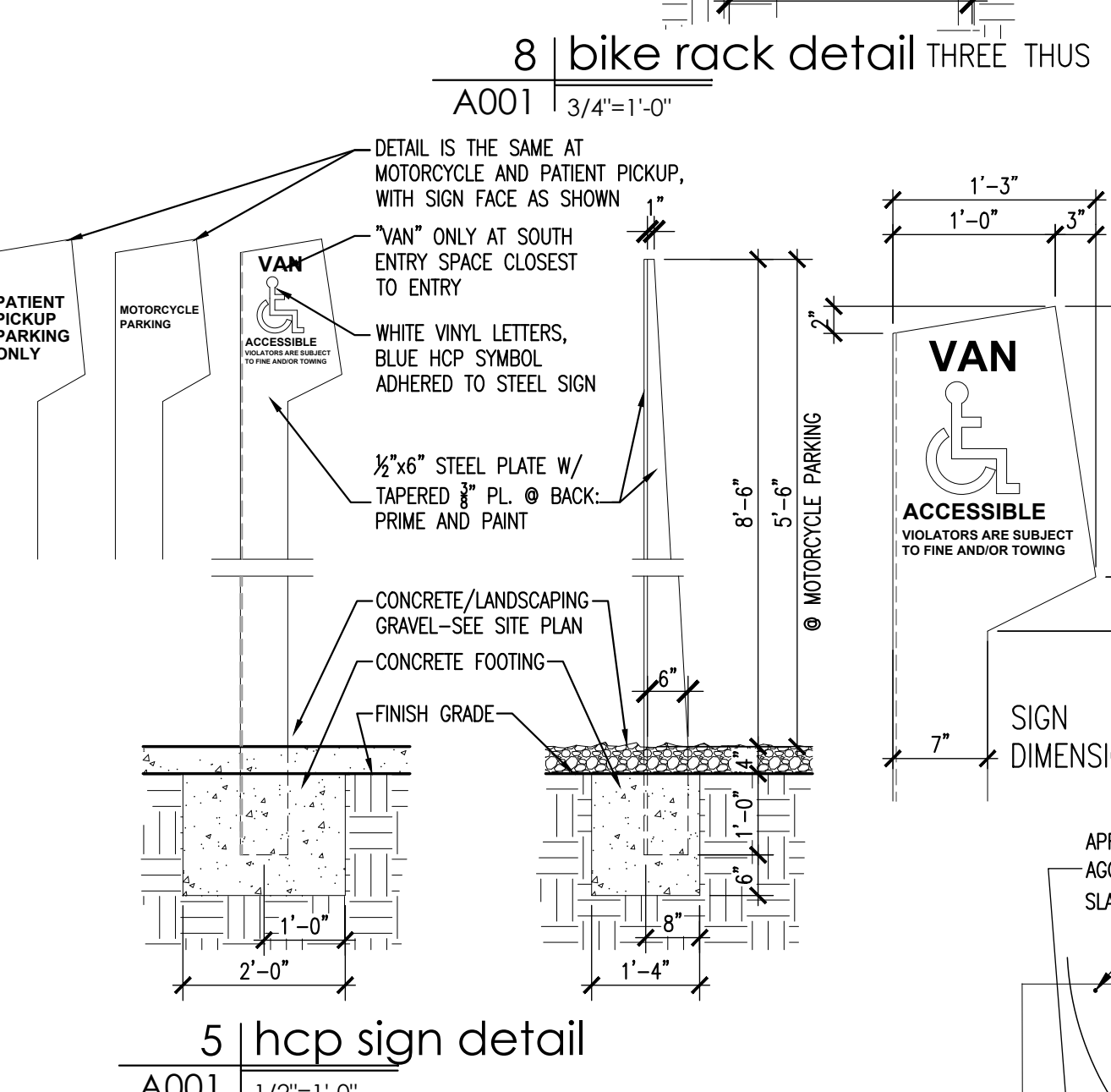
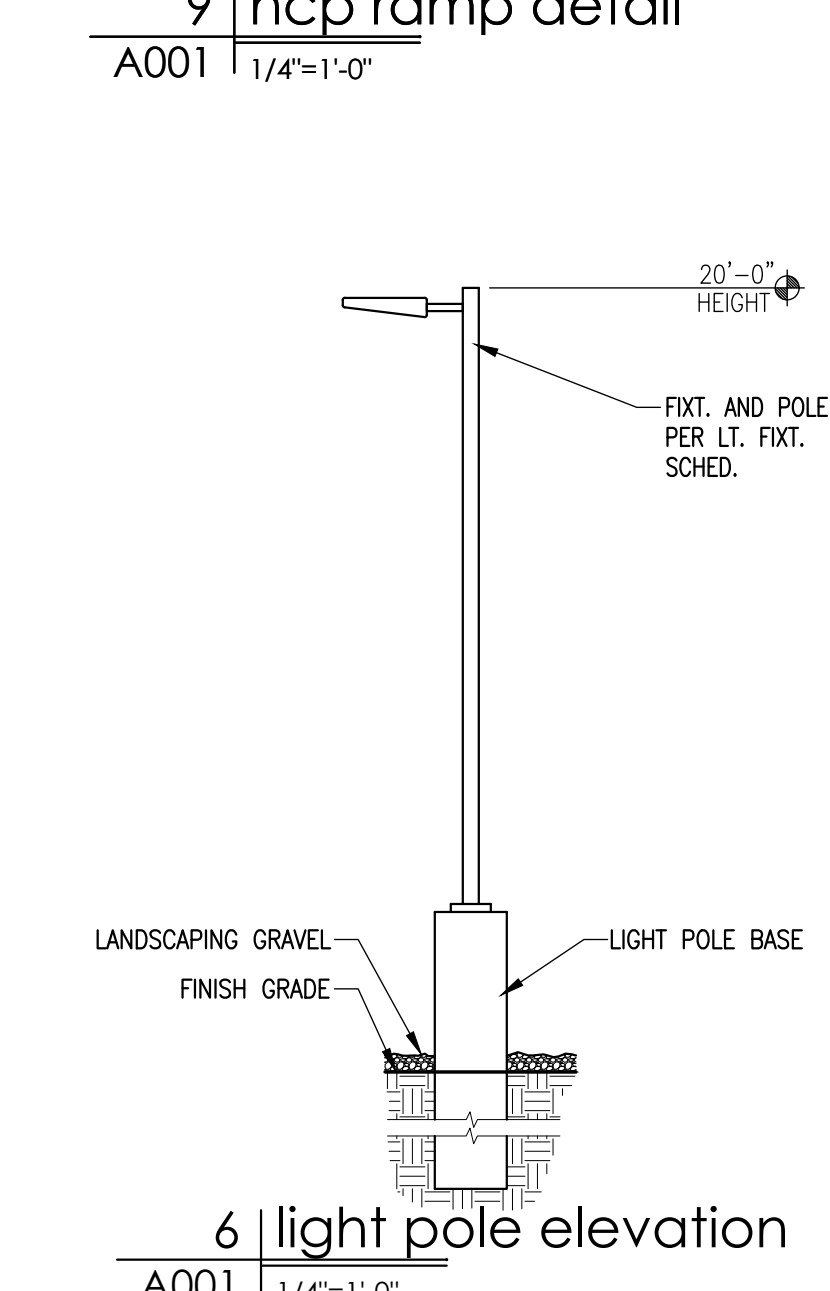
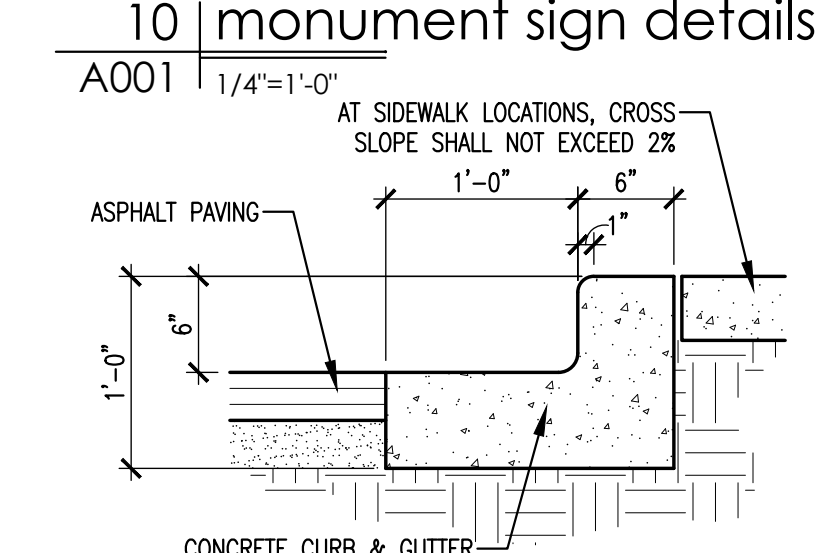
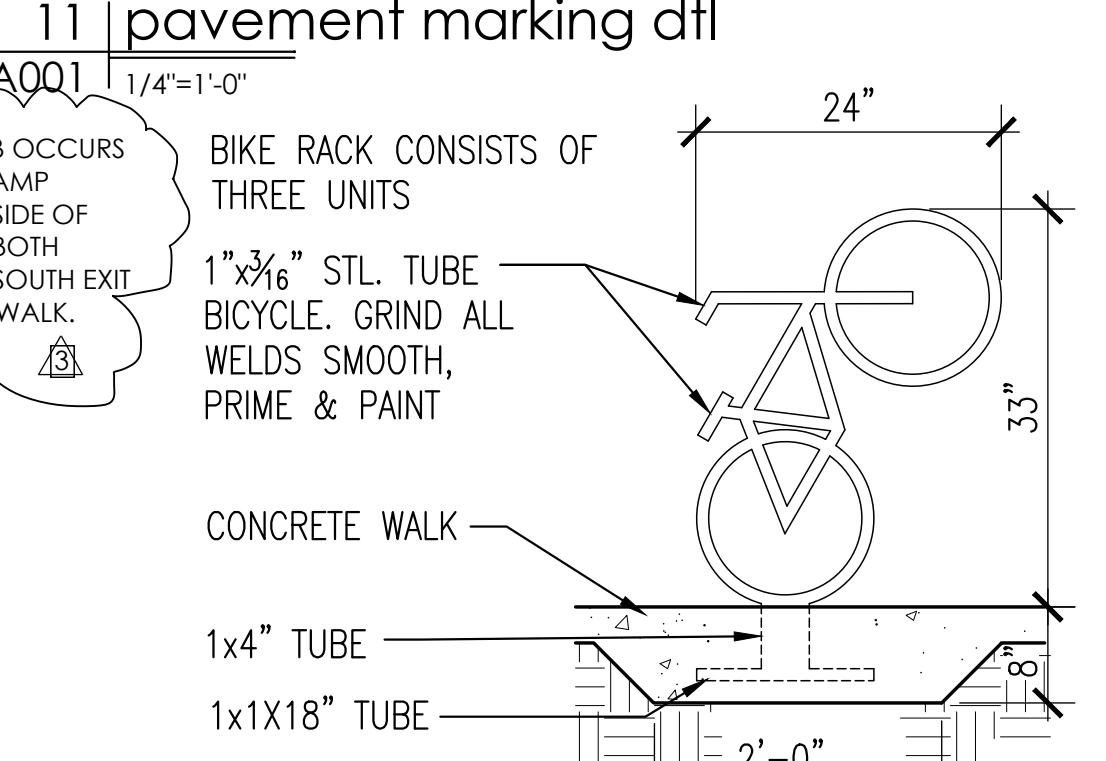
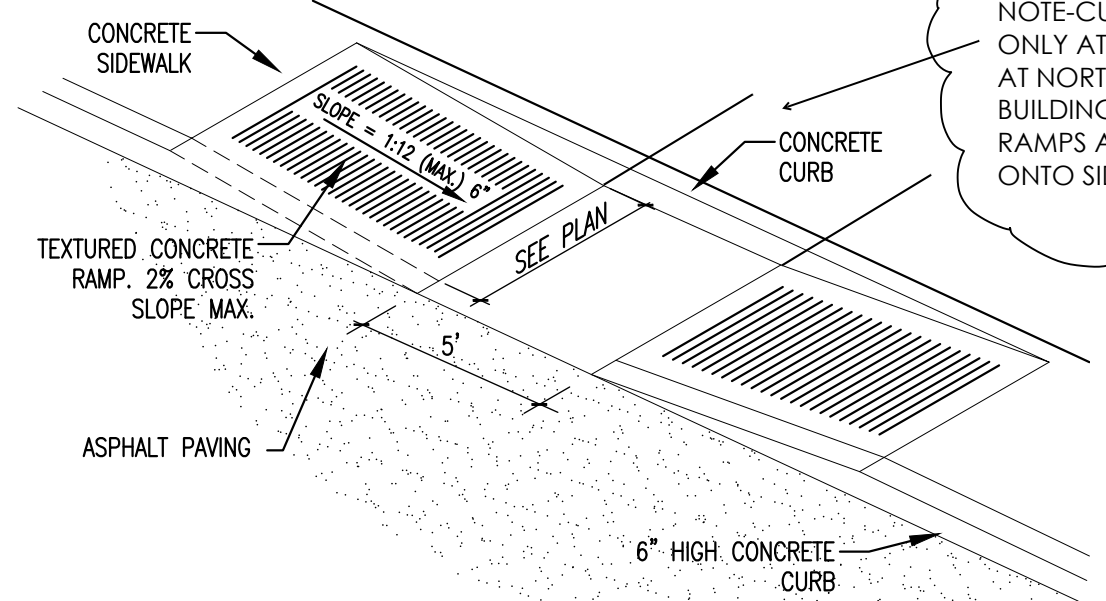
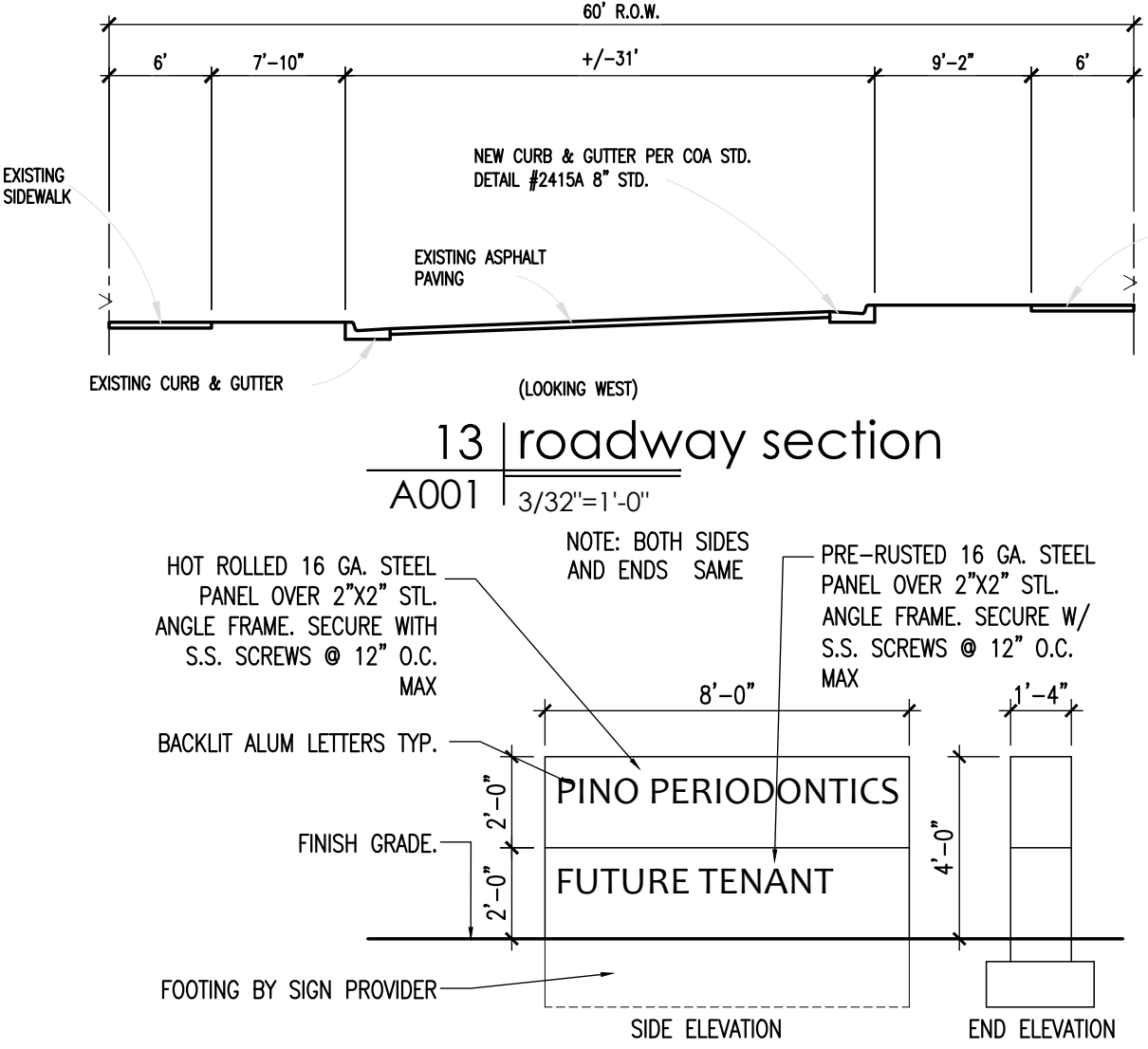
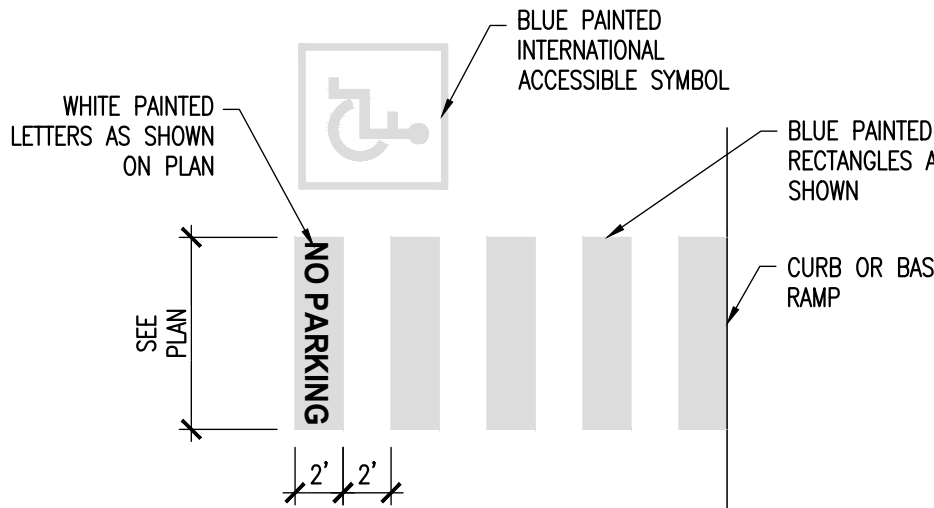
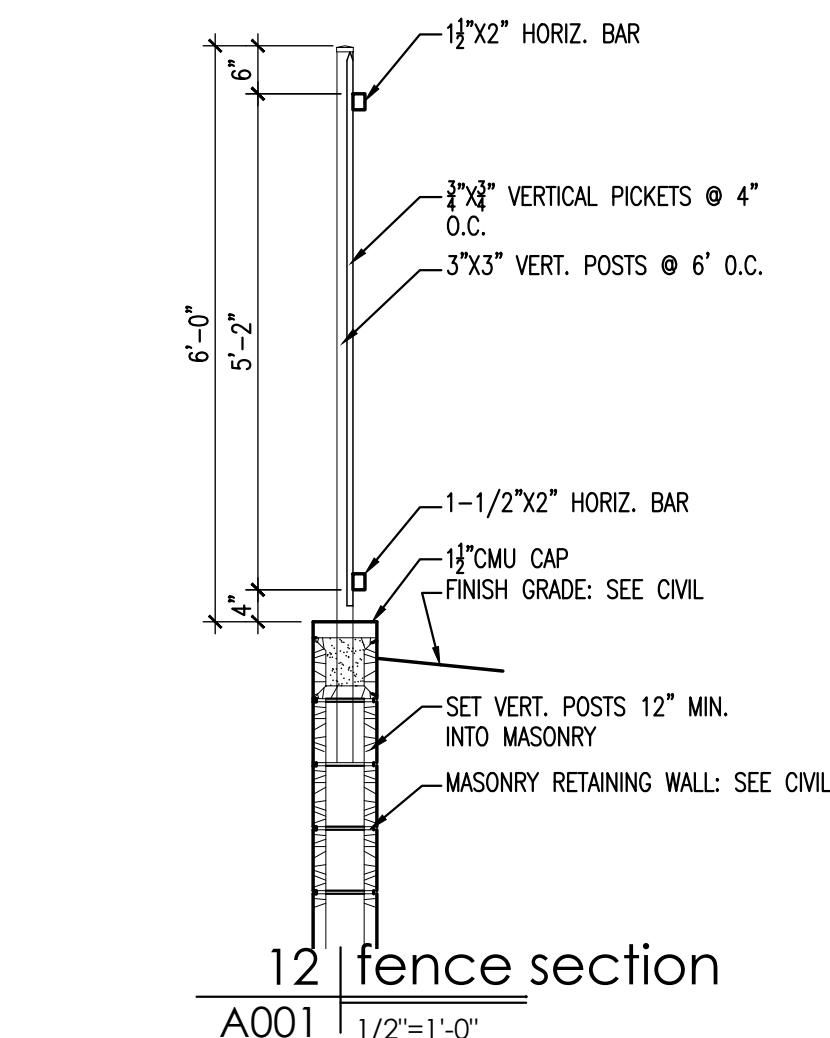
All departments not listed here have approved.

Respectfully,

Joe Slagle
Slagle Architect, Inc.

| | |
|--|--|
| SITE DATA | |
| SITE LOCATION | 7413 HOLLY AVENUE NE ALBUQUERQUE, NM |
| LEGAL DESCRIPTION: | LOT 21 BLOCK 9 UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES |
| UPC NUMBER: | 101906418906730212 |
| ZONING: | MX-L |
| ZONE ATLAS PAGE: | C-19 |
| PREVIOUS DRB APPROVAL: | 2020-004475(ZONE CHANGE) |
| TOTAL LOT AREA: | 43,697 SF, (1.00 AC) |
| GROSS BUILDING AREA: | 9600 SF |
| BUILDING FOOTPRINT AREA: | 8600 SF |
| NET LOT AREA (LOT AREA-BLD. FOOTPRINT): | 35,097 SF |
| FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA): | 21.9 % |

| | | |
|---|--------------------------|----------------------------------|
| PARKING CALCULATIONS: | | TOTAL SPACES PROVIDED: 56 |
| | | 9600 SF/200 = 48 SPACES REQUIRED |
| ACCESSIBLE PARKING REQUIRED: 4 INCL. 1 VAN | TOTAL SPACES PROVIDED: 4 | |
| MOTORCYCLE PARKING REQUIRED: 3 SPACES | TOTAL SPACES PROVIDED: 3 | |
| BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=6 | TOTAL SPACES PROVIDED: 6 | |



A NEW DENTAL OFFICE FOR:
PINO PERIODONTICS
CURTIS PINO, DDS, MSD
7413 HOLLY AVENUE, NE
ALBUQUERQUE, NM

SITE PLAN
SITE DETAILS
revisions

- △ DRB COMMENTS ADDRESSED 4-7-21
- △ DRB COMMENTS ADDRESSED 4-14-21
- △ DRB COMMENTS 5-5-21

PROJECT NUMBER: 2020-004475
Application Number: SI-2021-00254

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|---------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| * Environmental Health Department (conditional) | Date |
| Adrian Marez | 4-16-21 |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |

date:
2-12-21
sheet: 1

Chair

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Vice Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Walt Berson
County of Bernalillo
Commissioner, District 4

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

April 29, 2021

Joe Slagle
Slagle Architect
413 2nd St SW
Albuquerque, NM 87102

RE: Water and Sanitary Sewer Availability Statement #210229
Project Name: Pino Periodontics dental clinic
Project Address: 7413 Holly Ave NE
Legal Description: 021 009NORTH ALBUQ ACRES UN 3 TR2
UPC: 101906418906730212
Zone Atlas Map: C-19

Dear Mr. Slagle:

Project Description: The subject site is located on Holly Ave, west of Wyoming Blvd, within the municipal limits of the City of Albuquerque. The proposed development consists of approximately 0.8864 acres and the property is currently zoned R-ML for Residential - Multi-Family Low Density. The property lies within the Pressure Zone 4ER in the Alameda trunk. The request for availability indicates plans to develop a new dental office, 4,800 square feet at ground level with a 1,000 square foot meeting room at the second floor, as well as 3,800 square feet of vacant lease space will also be included.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution main (project #26-6644.85-17) along Holly Ave
- Ten-inch PVC distribution main (project #26-4083.90-00) along Holly Ave

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC collector line (project #26-4083.90-00) along Holly Ave

Water Service: New metered water service to the property can be provided via routine connection to the existing eight-inch PVC line. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing eight-inch line. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 2,000 gallons-per-minute. As modeled using

InfoWater™ computer software, the fire flow can be met. The flow was taken from nodes representative of hydrants 276 and 277. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

Easements: 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 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata has been assessed for this property in the amount of \$2,477.72 for water infrastructure and \$1,191.30 for Sewer infrastructure under project #664485 and #4083.90, respectively, for a total amount of \$3,669.02. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority tapping permit process. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

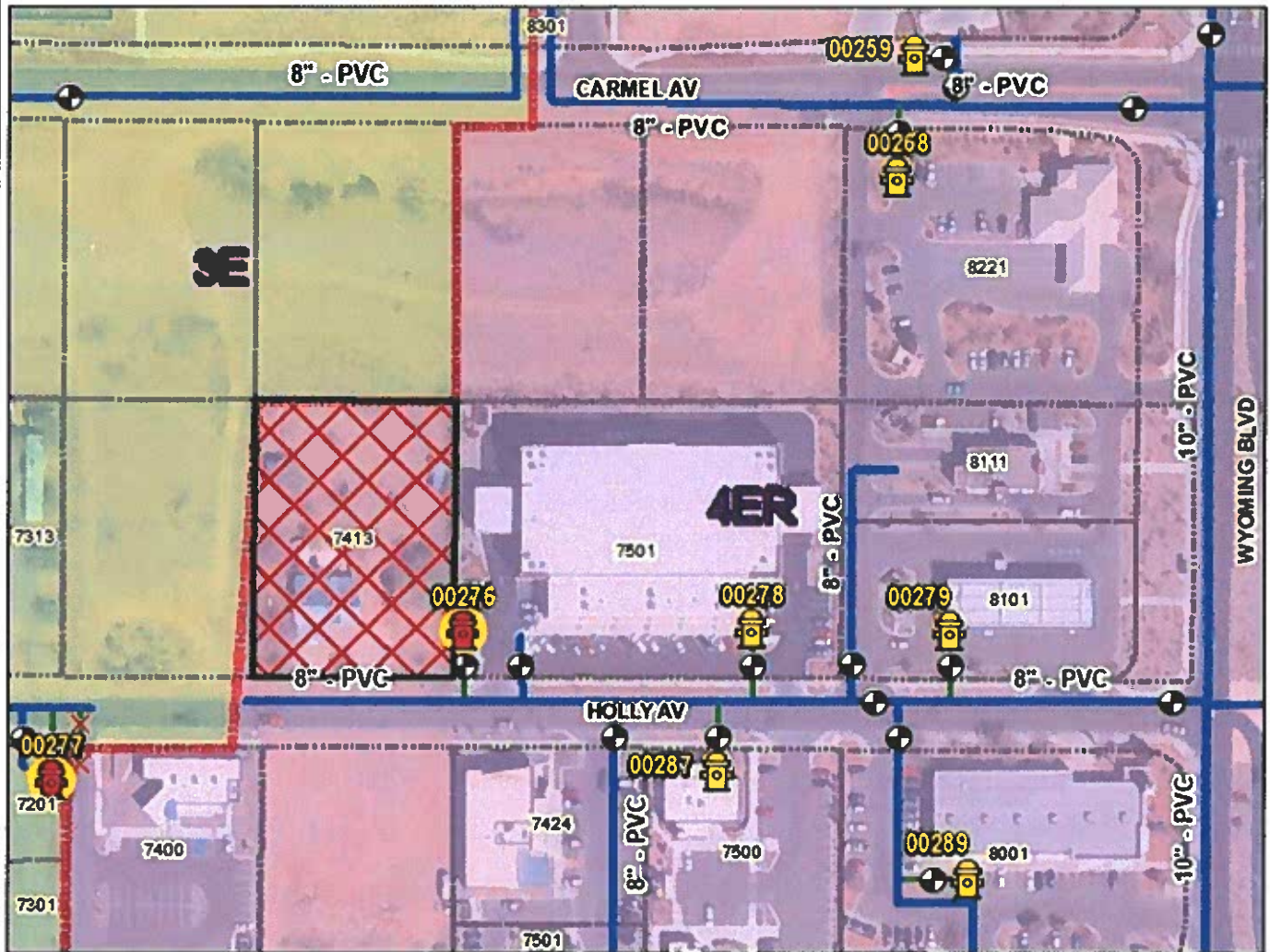
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 210229

210229 - Water



Legend

Project Location

Valve

Analysis Point

Hydrant

Pipe

SUBTYPE

Distribution Line

Hydrant Leg

Abandoned

Pressure Zone Boundary

3E

4ER

0

275

550 Feet



Water Utility
Authority

210229 - Sanitary Sewer



Legend

- Project Location
- Sewer Manhole

Sewer Pipe SUBTYPE

- COLLECTOR
- INTERCEPTOR

0 275 550 Feet

