Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2021-006297	6/22/22	#8
Zone Atlas Page: D-16	Legal Description: Lot(s) LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION Location: 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE	
Request For: SD-2022-00039 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No new files received. Previous comments below.
2. Provide a letter from the HOA that the HOA will provide service to the included lots from the existing master metered HOA system. A note on the plat should be included which states this.
3. Field locate the ABCWUA waterline that is directly west of this parcel and dedicate public waterline easement as may be appropriate for the field located line. It appears to run west of the proposed lots with the drainage easement.
4. Information Only:
    a. Availability Statement #220204 has been issued and provides the conditions for service. Water and sewer service is to be provided from the existing HOA system.
    b. No infrastructure list items are required.
    c. This project is within the adopted service area.

d. Pro rata is not owed for this property.

5. 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.
    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.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/22/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:

(AKA: PR-2021-006287)
PR-2021-006297
SD-2022-00039 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
COMMUNITY SCIENCES CORPORATION agent for **RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately X acre(s). (D16)
[Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22,5/4/22, 5/11/22,5/18/22, 6/8/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION

REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

COMMENTS:

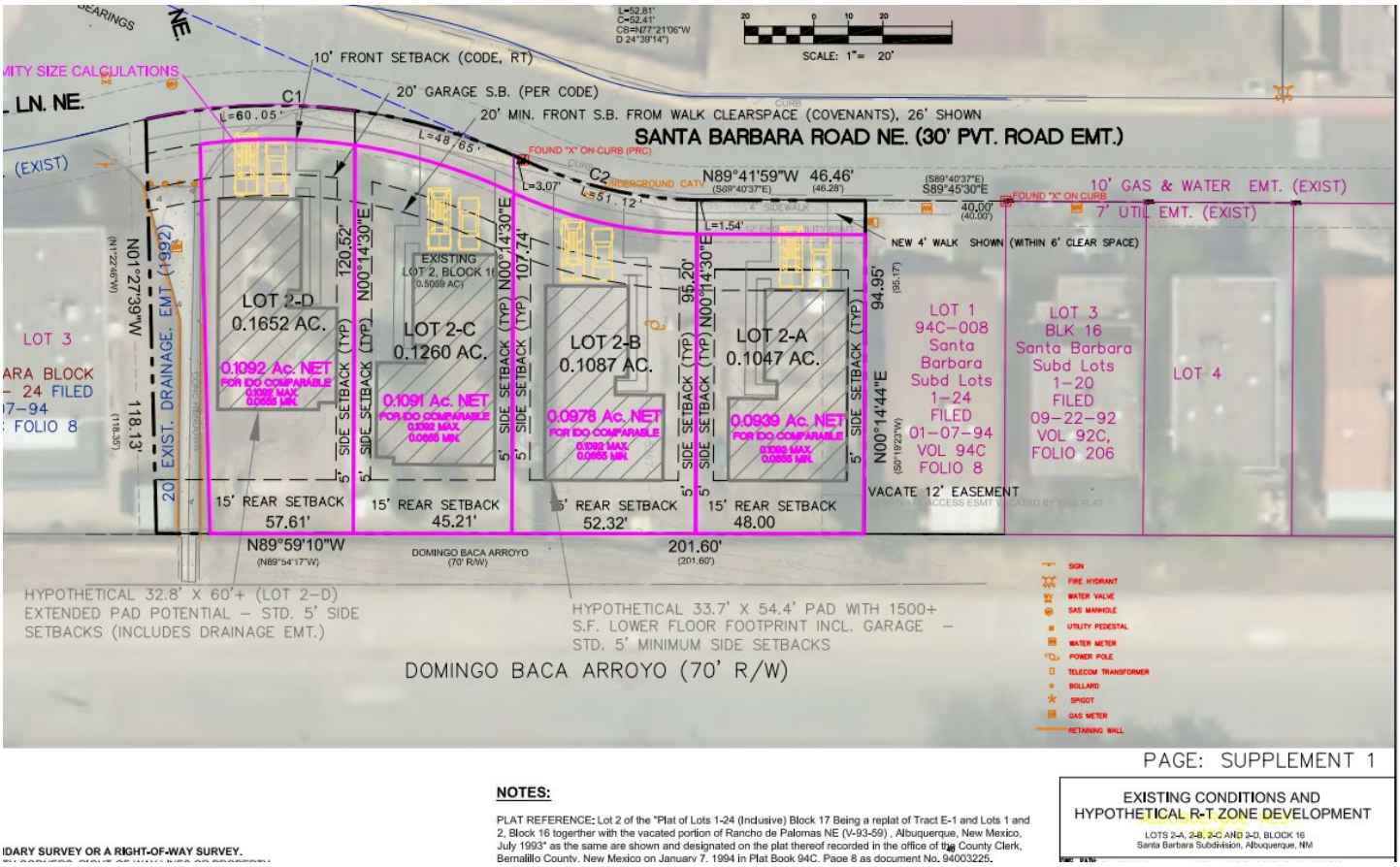
1. All prior comments have been noted and addressed. No further comments, and no objections.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/22/2022*

Screen shot excerpt of 3/9/22 submittal showing allowed "Net Lot Sizes" for Area of Consistency:



Comments from 3/9/22:

1. Property is zoned R-T and is located in an Area of Consistency. All standards and requirements of the IDO, DPM, and other relevant City regulations must be met.
2. As per prior communications with Planning Staff and calculations of Area of Consistency, these lot sizes must fall within .0655 acre minimum (75%) and .1092 acre maximum (125%) for consistency. The modified net size of proposed lots falls within what is allowed by the Area of Consistency calculations.
3. No additional comments or objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006297 AGENDA ITEM NO: 8
Santa Barbara

SUBJECT: Plat, Infrastructure List

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the requested action.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 22, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Ernest Armijo, PE Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-006297 Hearing Date: **6-22-2022**

Project: Tracts 469 & 470 Lands of Atrisco Land Grant-7300 Santa Barbara Agenda Item No: **8**

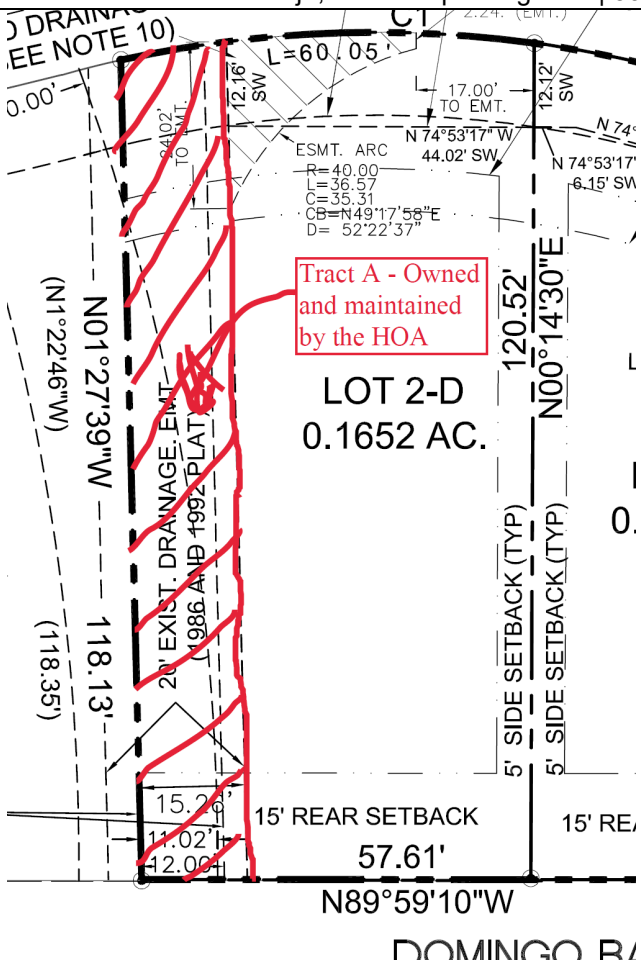
☐ Sketch Plat	☒ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Private Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

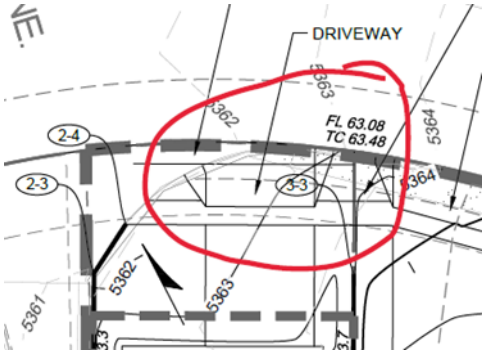
- Hydrology sent a comment letter (D19D001F) on May 09, 2022.
- Hydrology did get a resubmittal on June 13, 2022. **Hydrology recommends a four week deferral.**
- The existing drainage easement shown as part of Lot 2-D should be on its own tract to be owned and maintained by the HOA.

☐ APPROVED
☐ DENIED

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



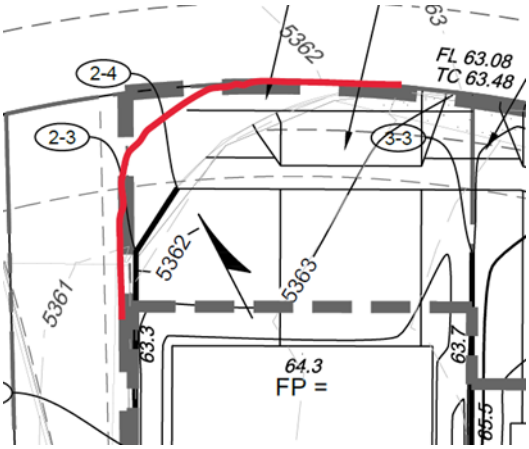
- Typically, the drive pad cannot be built on a radius. Please consult Transportation Section.



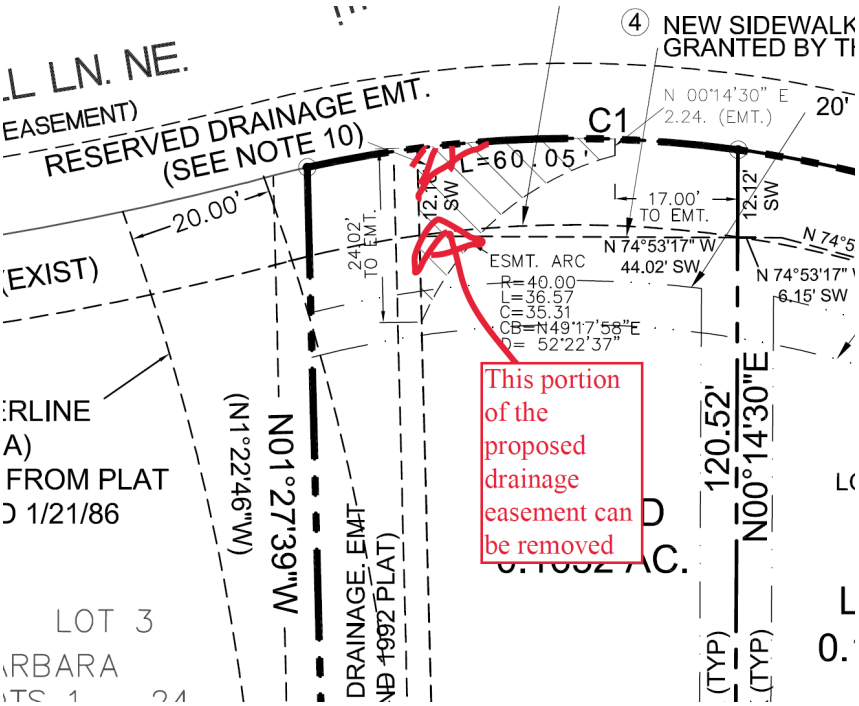
This problem can be solved with extending the curb & gutter along the property line and then have a smaller radius after the drive pad as shown below.

☐ APPROVED
☐ DENIED

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



Then the Drainage Easement on the Plat can be reduced.



RESOLUTION/COMMENTS:

Water:

Code:

☐ APPROVED
☐ DENIED

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

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

AGENDA ITEM NO. 8

Project Number: PR-2021-006297 AKA PR-2021-006287

Application Number: SD-2022-00039 – PRELIMINARY/FINAL PLAT

Project Name: Lots 2-A, 2-B, 2-C and 2-D, Block 16 Santa Barbara Subdivision

Request: Preliminary/Final Plat

COMMENTS:

- The AGIS DXF file must be received prior to final sign off from Planning.
- ~~Utility and AMAFCA signatures are need on the Plat prior to final sign off from Planning and distribution of the Plat for DRB signatures.~~
- ~~The application number for the Plat must be corrected to SD-2022-00039.~~

5/17/22 Update:

- **There is an Infrastructure List included with the application submittal. Therefore, a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off from Planning.**
- **The Infrastructure List must be updated with the project and application numbers for the Plat.**

6/21/22 Update:
A revised Plat was forwarded to staff by the City Surveyor depicting revised lot sizes for several of the proposed lots. Staff is reviewing the revised lot.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised

DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 6/21/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-006297
SD-2022-00039 – PRELIMINARY/FINAL PLAT
COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE containing approximately X acre(s). (D-16)
PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION
REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

<u>03-09-2022</u>
The application is looking at the following references:

IDO Section 5-2(C)(2) New subdivisions of land and site design shall **avoid** locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands: 5-2(C)(2)(d) **Large stands of mature trees**.

Definition of **Large Stand of Mature Trees:** A collection of 5 or more trees 30 years or older or having trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 16 inches in diameter, as determined by the City Forester.

Since the IDO asks for 5 or more large trees, it is difficult to analyze through photos. The City can confirm within a deferral window. A representative of the City Forester will schedule a site visit, analyze the trees, and report to the DRB.

<u>04-06-2022, 04-27-2022, 06-08-2022, 06-22-2022</u>
A site visit was conducted and the two existing large pine trees are in good condition, and it is possible they are 30 years old. However, since there are only two pines, they do not appear to meet the definition of Large Stand of Mature Trees, which is 5 or more. It would not be possible for these trees to be retained with the project as proposed.