DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

David G. Gutierrez, PE, Senior Engineer | 505-924-3695 dggutierrez@cabq.gov

DRB Project Number: 2022-006935 Hearing Date: **07-13-2022**

Project: **10900, 10901, 10915 Juan Tabo** Agenda Item No: **9**

☒ 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 Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Prior to approval, Hydrology will need an approved grading and drainage plan (G&D) completed by a New Mexico registered professional Civil Engineer for the proposed subdivision.
    - Depending on the outcome of the G&D, infrastructure may be required for the site that may include but is not limited to curb and gutter, storm water quality pond, and potentially storm drain infrastructure (inlets, pipe, manholes etc…)

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2022-006935	7/13/2022	#9
Zone Atlas Page: G-21	Legal Description: Lot(s) 4 THRU 6, TARA SUBDIVISION Location: 10900, 10901 and 10915 JUAN TABO between MONTGOMERY and COMANCHE	
Request For: PS-2022-00137 – SKETCH PLAT		

ABCWUA Comment:

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

1. Email your final sketch plat layout to Edwin Bergeron (ebergeron@abcwua.org) so that it may be incorporated into your Availability Statement request #220333. An executed statement must be obtained prior to approval.
2. The current lot layout would appear to require public water and public sewer extensions.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. 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.

6. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
7. 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.

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:*** *7/13/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:
PR-2022-006935
PS-2022-00137 – SKETCH PLAT

PROJECT NAME:
DAN KRUPIAK agent for FAIRWAYS VENTURES LLC requests the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, TARA SUBDIVISION zoned MX-T, located at 10900, 10901 and 10915 JUAN TABO between MONTGOMERY and COMMANCHE containing approximately 2.1 acre(s). (G-21)

PROPERTY OWNERS: 4001 JUAN TABO LLC

REQUEST: LOT SUBDIVISION FOR 15-16 SINGLE FAMILY LOTS WITH SET-BACKS

COMMENTS:

1. Properties are zoned MX-T, Mixed Use Transition zone, and must meet all Dimensional standards as per IDO section 5-1(D), Table 5-1-2. Single-Family Homes are a permissive use.
2. Regardless of size of lot, proposed development for low density residential use must meet requirements for a 20 foot driveway, as per IDO 5-3(C)(3)(b).
3. Must comply with IDO sections 5-3 Access and Connectivity and 5-4 Subdivision of Land.
4. Future Development must meet all standards of the IDO, DPM, or other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006935 AGENDA ITEM NO: 9
10900, 10901, 10915 Juan Tabo

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. Provide 5-foot sidewalk along frontage of existing Juan Tabo. Place onto an infrastructure list. Show cross-section to ensure it will be located within right-of-way, and dedicate any right-of-way as necessary.

2. For the new roadway infrastructure, follow DPM requirements with regard to right-of-way width, roadway width, and sidewalk. All infrastructure shall be placed onto an infrastructure list and be reviewed through the work order process.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 13, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 7/8/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2022-006935*

***Application Number**: PS-2022-00137*

***Project Name**: Juan Tabo Place replat*

Request:
Sketch Plat.

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

COMMENTS:

- For Platting actions, utility signatures, AMAFCA signatures and DXF File approval from AGIS are all required prior to the acceptance of the application file and the placement on a DRB agenda. Project and application numbers are needed on all Plan sheets.

- Due to the number of lots proposed for subdivision (14 lots), the applicant must apply for a Major Preliminary Plat, receive approval by the DRB for the Preliminary Plat, then apply for a Final Plat after Preliminary Plat approval.
  For the Preliminary Plat, the applicant must submit all required items under "Major Subdivision Preliminary Plat approval" on Form S1, and submit all required items on Form S per Hydrology, Transportation, and Water Authority requirements.
  On Form S, the applicant must receive signatures from Hydrology, Transportation, and Water Authority staff confirming they have approved the required submittals for the Preliminary Plat before the Preliminary Plat application submittal can be accepted and processed by Planning staff and placed on a DRB agenda (in addition to submitting all the required items on Form S1). Blank copies of Forms S and S1 were supplied to the applicant with the May 11, 2022 sketch plat.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
  Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

**(See additional comments on next page)*

- 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.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*:
  Applicable use specific standards, IDO section 5-3(C)(3) driveways accessed from the front or street side of the property shall be at least 20 feet long, IDO section 5-1 Dimensional Standards (note Table 5-1-2); IDO section 5-6-E-2 edge buffer landscaping, mixed use next to R-1 (note table 5-6-4) along with 5-6-E-5 Area of Change Next to Area of Consistency (note table 5-6-5); IDO section 5-11-C façade design.

- The MX-T zone allows different residential development types. Each type must comply with Use Specific Standards & requirements. Each can affect the building footprint area. The applicant must ensure the proposed lots can meet each of those standards & requirements.

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: Robert Webb/Jolene Wolfley DATE: 07/12/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006935
PS-2022-00137 – SKETCH PLAT
DAN KRUPIAK agent for FAIRWAYS VENTURES LLC requests the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, TARA SUBDIVISION zoned MX-T, located at 10900, 10901 and 10915 JUAN TABO between MONTGOMERY and COMMANCHE containing approximately 2.1 acre(s). (G-21)
PROPERTY OWNERS: X
REQUEST: LOT SUBDIVISION FOR 15-16 SINGLE FAMILY LOTS WITH SETBACKS

<u>07-13-2022</u>
If new development is applicable per IDO 5-6b, which includes any non-residential and/or multi-family uses, street trees will be required on Juan Tabo Blvd. Are the lots bordering Juan Tabo Blvd to be single family?