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-2022-006968	8/3/22	#8
Zone Atlas Page: M-9	Legal Description: Lot(s) 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT Location: SAGE between UNSER and 98th ST	
Request For: PS-2022-00145 – SKETCH PLAT IDO-2021		

ABCWUA Comment:

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

1. Service Availability Letter #220405 has been issued and provides the conditions for service. While routine connections are available, new availability request is required to commit service.
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. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Easements:
    a. 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.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006968 AGENDA ITEM NO: 8
Sage and 86th

SUBJECT: Sketch Site

ENGINEERING COMMENTS:

1. Please provide a cross sections at both 86th and Sage dimensioning ROW, curb & gutter and Walls or fences.
2. 6' sidewalk is required. Repair or replace any broken sections.
3. A TCL will be required for this site prior to approval.
4. Please prepare a Traffic Scoping form to determine if a Traffic Impact Study will be required.

. 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: August 3, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006968 Hearing Date: **08-03-2022**

Project: Tr 492 Unit 7 Atrisco Grant 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 Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to approval of Site Plan for Building Permit.
- Please note that this site is within the Amole Hubbel DMP and must follow the allowable discharge rate outlined within that Master Drainage Plan. So a detention pond may be required.
- The infrastructure list may be needed depending on the Conceptual G&D.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

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 - Case Comments

***HEARING DATE**: 8/3/22 -- **AGENDA ITEM**: #8*

***Project Number**: PR-2022-006968*

***Application Number**: PS-2022-00145*

***Project Name**: 86th & Sage*

Request:
Sketch Plan.

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

COMMENTS:

- The proposed development will require a Site Plan-DRB application submittal and approval as more than 50,000 square feet of GFA of non-residential development is proposed for construction, triggering a Site Plan – DRB requirement.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form P and obtain the required signatures prior to the acceptance and processing of the Site Plan – DRB application by staff and placement on a DRB agenda. Solid Waste review, approval, and signature will also be required prior to the acceptance and processing of the Site Plan – DRB application by staff and placement on a DRB agenda.

- All Site 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.

- For the Health Club or Gym Use and Other Indoor Entertainment Use please reference the following IDO sections that pertain to this project:
  - 4-3-D-9 and 4-3-D-12, Use Specific Standards for each proposed use will apply.
  - 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.
  - 5-2 Site Design and Sensitive Lands, Archaeological Certification required.

**(See additional comments on next page)*

- 5-3 Access & Connectivity, provide clarification on existing/proposed easements and circulation.
- 5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Parking is not allow within required landscape buffers.
- 5-6 Landscaping, 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-F Parking Lot Landscaping and 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met.
- 5-6-Edge Buffer Landscaping, Buffering, and Screening. 5-6-E-1 and 5-6-E-2 will apply and require a 15ft buffer. Please clarify if you prefer to install a wall or plant trees/shrubs as a part of that requirement.
- 5-7 Walls/Fences, table 5-7-1. Require separate permitting approval.
- 5-9 Neighborhood edge requirements. Abutting R-1 to the East and South. Adjacent R-1 to the West and North. Proposed building appears to meet the height restriction. However 5-9-D-1 and 5-9-D-2 will apply to parking areas and loading areas.
- 5-11-E Building and façade design. Provide elevations and detail. Notes on the Site Plan and/or a comment response letter detailing how the proposed façade design meets 5-11(E) of the IDO will need to be included with the Site Plan – DRB submittal.
- 7-1 Use and Development definitions.

ONE ALBUQUERQUE planning

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/Jay Rodenbeck DATE: 8/2/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006968
PS-2022-00145 – SKETCH PLAT
IDO - 2021
LISA GRAVELLE | KEITH GRIEGO request the aforementioned action(s) for all or a portion of: TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT, zoned MX-L, located on SAGE between UNSER and 98TH ST containing approximately 4.89 acre(s). (M-9)
PROPERTY OWNERS: SHAIKH MOHAMMED & RIZWANA QURAISHI
REQUEST: SITE PLAN FOR 50,000 SQ FT SPORTS COMPLEX OFFERING GYMNASTICS, VOLLEYBALL AND BASKETBALL

<u>08-03-2022</u>
Sage Rd SW will require street trees with proposed development per applicability in IDO 5-6(B).