

**Emailed June 13, 2023**  
DFT Comments Due June 20, 2023

**To:** Angela Gomez, Development Review Services Hearing Monitor  
City of Albuquerque

**From:** Jared Romero, P.E., CFM, Development Review Engineer  
AMAFCA

**RE: DFT SITE PLAN COMMENTS for PR-2022-007063 dated 5/23/2023**

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**ZAP: C-09**

SITE PLAN DFT  
- Tract 4 Bulk Land  
Plat of the Trails  
Unit 3A (Being a  
Replat of Tracts 1  
thru 8, OS-2 & OS-2  
The Trails Unit 3  
and Tract 12 the  
Trails Unit 2)

Site Plan -  
Administrative DFT  
for a 344-unit multi-  
family community  
consisting of multi-  
family, town home,  
and single family  
detached rental  
homes, with two  
amenity centers with  
pools.

No adverse comments to the DFT Site Plan application.

AMAFCA recommends that the vegetation in the proposed ponds be minimal woody vegetation which can be a maintenance issue.

Prior to grading or building plan approval, the following is required:

- Please submit the Final Grading Plans, Public Work Order Plans, and Drainage Master Plan/Report to AMAFCA for review when prepared.
- This site falls within the Trails Master Planned area where the drainage system is a series of surge ponds and has limited discharge. Please submit an updated SWMM model for the master planned area for review.
- Ponds D1, A6-1, and A6-2 should be in a Public Drainage Easement to the City of Albuquerque, have a drainage covenant and designed to City of Albuquerque standards.



**PNM Comments  
Development Facilitation Team  
Due: 20 June 2023**

**PR-2022-007063 / Site Plan (Woodmont & Paseo del Norte NW)**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan.
3. There are existing PNM facilities and/or easements along the Paseo del Norte frontage and at the northeastern corner of the site.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. A five-foot clear area around ground-mounted transformers, with ten feet clearance for any side with doors, is required for safe access by PNM maintenance and service crews. Please ensure that both the site plan and landscape plan reflect these requirements.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense.
9. For new service, please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> to create a request.