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-2022-007063	06/08/2022	#10
Zone Atlas Page: C-09	Legal Description: Lot(s) TRACTS 4 & 5, UNIT 3A, THE TRAILS Location: WOODMONT AVE NW between PASEO DEL NORTE and SAND ROCK ST NW	
Request For: PS-2022-00106 – SKETCH PLAT		

ABCWUA Comment:

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

1. 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.
2. Pro rata is not owed for this property.
3. This project is outside of the adopted service area:
    a. This project is within Development Agreement R-19-16. This project can proceed to an Availability Statement without further Board approval if the requirements of the Development Agreement are being met.
4. 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.

5. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
    b. Any outstanding master plan infrastructure shall be constructed in accordance with the development agreement.
6. 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:*** *6/08/2022*

AGENDA ITEM NO: 10

DRB PROJECT NUMBER:
PR-2022-007063
PS-2022-00106 – SKETCH PLAT

PROJECT NAME
CONSENSUS PLANNING, INC. agent for **PV TRAILS ALBUQUERQUE, LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS 4 & 5, UNIT 3A, THE TRAILS** zoned **R-ML**, located on **WOODMONT AVE NW between PASEO DEL NORTE and SAND ROCK ST NW** containing approximately **37.0** acre(s). **(C-09)**

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC

REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

COMMENTS:

1. Replat of property must meet all requirements of IDO section 5-3 Access and Connectivity and 5-4, Subdivision of Land.
2. Replat of property cannot increase an existing nonconformity or create a new nonconformity to the IDO.
3. Property is zoned R-ML, and must meet all Dimensional Standards as per IDO section 5-1(C), Table 5-1-1, as well as allowable use standards for type of housing, as per IDO section 4-2-1 Allowable Uses and section 4-3(B)(7) Multi-Family.
4. Property is zoned R-ML, Residential Multi-family Low Density Zone, and must meet all Dimensional Standards of IDO section 5-1(C), Table 5-1-1.
5. Property is located in the Volcano Mesa Character Protection Overlay, CPO-13, IDO section 3-4(N). The standards for CPO-13 only apply for low density residential development.
6. Property is located in the Northwest Mesa Escarpment View Protection Overlay, VPO-2, IDO section 3-6(E), and must follow development standards, including colors, reflectivity, and shielding of equipment. It does not appear to fall within the Height Restriction Sub-Area, but that should be double-checked, as if it is within that area, it may be subject to substantial height restrictions.
7. Future Development must meet all standards of the IDO, DPM, and other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 007063 AGENDA ITEM NO: 10
Woodmont and Paseo del Norte

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Verification with DMD will need to happen to develop necessary roadway cross-section for Paseo del Norte along the frontage of the site. Paseo del Norte is a principal arterial and should be designed per its road classification. It should be required to be widened between property lines and then transitioned as necessary outside of the property lines. Also coordinate with current Paseo del Norte project to the east. Provide required cross-section and necessary right-of-way dedication.

2. Woodmont Avenue is a minor arterial. It should be built from the southern property line to its intersection with Paseo del Norte. Provide a roadway cross-section and necessary right-of-way dedication. At minimum, match roadway section to the south which includes 4 vehicular thru lanes and a proposed trail. Analyze turn lane warrants at the intersection with Paseo del Norte and at proposed accessway to determine additional turning lane requirements.

3. All infrastructure shall be placed onto and infrastructure list and go through the work order process.

4. Obtain Fire Marshall Approval for the proposed layout. If the east access is meant to be for emergency purposes only, define it as such.

5. A TIS form is required to determine any Traffic Impact Study requirements.

. 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 8, 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

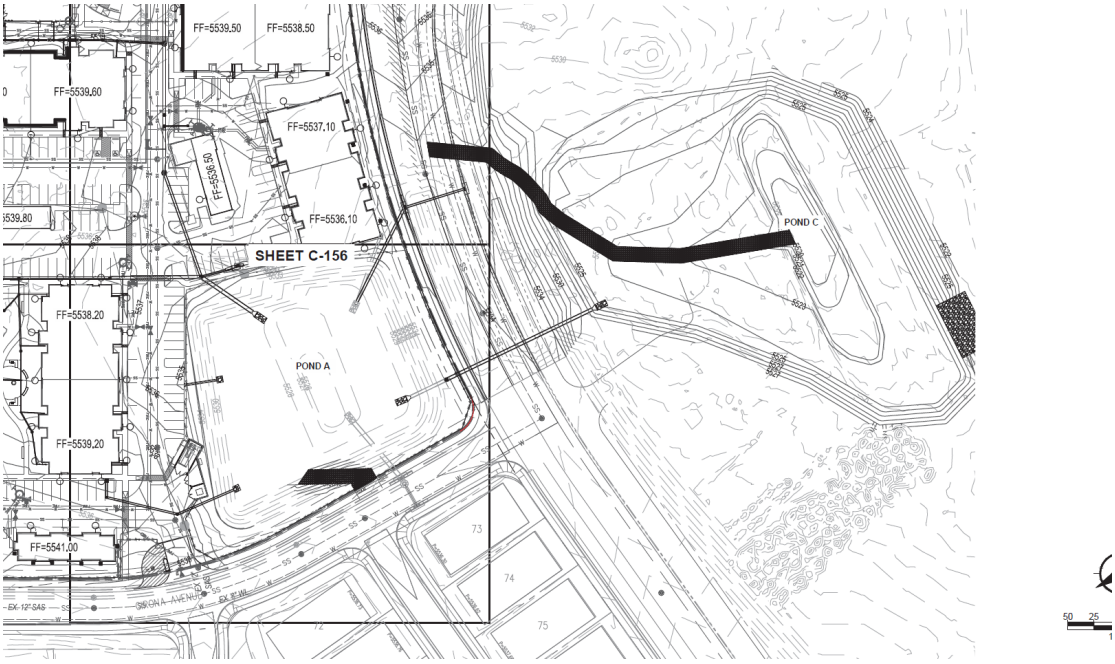
DRB Project Number: 2022-007063 Hearing Date: **06-08-2022**

Project: Tracts 4 & 5, Unit 3A, The Trails Agenda Item No: **10**

☒ 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 the Grading and Drainage Plan prior to approval of Preliminary Plat or Site Plan for Subdivision.
- The Infrastructure List may be required. (based on the G&D)
- The Grading and Drainage Plan will need to a hear to the Trails Master Drainage Plan.
- There is a proposed temporary retention pond on the site that is to be developed. (see below). This pond may be built already.



- Hydrology will need the Trails Master Drainage Plan model updated with this development. This will need to include all the current as-builts that were done after the last time this was updated in 2017.

RESOLUTION/COMMENTS:

Code Enforcement:

☐ APPROVED DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

☐ DENIED Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____

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**: 6/8/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2022-007063*

***Application Number**: PS-2022-00106*

***Project Name**:*

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 future platting action and/or Site Plan – DRB submittals:

- The project and application numbers must be added to submitted Plan sheets. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

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

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S and/or P as a part of the application process and obtain the required signatures.

- All standards within IDO Section 5-3 (Access and Connectivity) should be followed. See 5-3(E)(2)(a) "Where land adjacent to the new subdivision has been platted with stub streets, or with a street ending at a street between the new subdivision and the adjacent land, the new subdivision streets shall be designed to align with those streets to allow through circulation, unless deemed impracticable by the DRB due to physical constraints, natural

**(See additional comments on next page)*

features, or traffic safety concerns."
Are connections to Hearthstone and Williamsburg Roads available in a different configuration to meet this IDO standard.

- Do the dwelling units have rear access garages? Please describe streets versus alleys on the site layout. See IDO 5-3(C)(3)(b) "For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long."

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

- Site Design to Avoid Sensitive Lands (IDO 5-2 (C)2) is required for this parcel. Please follow this link for the appropriate analysis Sensitive lands analysis form (cabq.gov). Photographs should be part of the submittal to document existing conditions and which sensitive features are present or not present. One major rock outcrop has been identified in the far northwest corner of the site and field work to identify any others should be completed. Preservation of the complete 'toe' of the rock outcrop should be incorporated into the site plan.

- Clarification needed: is proposed use Multifamily or Townhome. Different IDO standards apply.

- Future development must meet standards and provisions of IDO and the DPM.
Including but not limited to: R-ML standards, CPO-13, VPO-2, 5-1 Dimensional Standards, 5-5 Parking, 5-6 Landscaping, Buffering, Screening, 5-9 neighborhood edges, and 5-11 Building/Façade Design.

- This parcel will need to complete the linear park that borders the southern property line and is zoned NR-PO-C.

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/Jolene Wolfley
Planning Department

DATE: 06/07/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007063
PS-2022-00106 – SKETCH PLAT
CONSENSUS PLANNING, INC. agent for PV TRAILS ALBUQUERQUE, LLC requests the aforementioned action(s) for all or a portion of: TRACTS 4 & 5, UNIT 3A, THE TRAILS zoned R-ML, located on WOODMONT AVE NW between PASEO DEL NORTE and SAND ROCK ST NW containing approximately 37.0 acre(s). (C-09)
PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC
REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

<u>06-08-2022</u>
The MRCOG Long Range Bikeways System (LRBS) Map shows a proposed trail in the private open space to the south and along Woodmont Ave to the west. Multi-family development meets applicability in IDO section 5-6(B), requiring all landscape improvements such as street trees on Woodmont Av and Paseo del Norte.