DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007081 Hearing Date: **06-08-2022**

Project: **1818 Coal Pl SE, TRACT IN T10N R3E SEC 21 & POR OF VAC STS UNIVERSITY BL & HAZELDINE AVE CO** zoned **R-ML** 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:

- Please provide a private cross lot drainage easement and explain maintenance responsibilities and ownership for the easement.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

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-2022-007081	06/08/2022	#9
Zone Atlas Page:	**Legal Description: Lot(s)**	
K-15	**Location:** 1818 COAL PL SE between COAL AVE SE and UNIVERSITY BLVD SE	
Request For: PS-2022-00111 – SKETCH PLAT		

ABCWUA Comment:

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

1. Request as-builts from our mapping department.
2. Sewer does not appear to be available to the southern lot.
3. If development plans are known, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. 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.
7. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
8. Plat:
    a. Separate accounts shall be established for those proposed lots containing the existing structures prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing structures prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.
9. 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. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

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: 9

DRB PROJECT NUMBER:
PR-2022-007081
PS-2022-00111 – SKETCH PLAT

PROJECT NAME
BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS agent for **ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/ST CHARLES BORREMEO** requests the aforementioned action(s) for all or a portion of: **TRACT IN T10N R3E SEC 21 & POR OF VAC STS UNIVERSITY BL & HAZELDINE AVE CO** zoned **R-ML**, located at **1818 COAL PL SE between COAL AVE SE and UNIVERSITY BLVD SE** containing approximately **6.2** acre(s). **(K-15)**

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/ ST CHARLES BORREMEO

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Replat must meet all requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
2. Replat may not increase any existing nonconformity, and cannot create a new nonconformity.
3. Property is zoned R-ML, Residential Multi-family Low Density Zone. It is located in the University Neighborhoods Area and in an Area of Change.
4. Property may be governed by a prior approved Site Plan. If so, any changes would require an Amendment to that existing Site Plan. If not, then all Dimensional Standards of the R-ML area would apply, as per IDO section 5-1(C), Table 5-1-1.
5. Future Development must follow approved Site Plan, or, if not applicable, all standards of the IDO, DPM, and other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 007081 AGENDA ITEM NO: 9
Archdiosese of Santa Fe, University and Coal

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. This site is located within a Center. As such, 10-foot sidewalk is required on both University Blvd. and Coal Avenue.

2. A buffered bike lane is proposed on Coal Avenue and a bike lane is proposed on University Blvd. Show how these facilities can fit into the current road cross-section and right-of-way.

3. Provide an exhibit showing proposed sidewalk and future bicycle facilities. Additional right-of-way dedication may be required based on this.

4. A TCL (Traffic Circulation Layout) will be required before building permit. (For any site plan that is required to be submitted to DRB for approval, a conceptual TCL is required for approval prior to submittal to DRB.

5. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

. 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

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2022-007081*

***Application Number**: PS-2022-00111*

***Project Name**: 1818 Coal Pl SE*

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 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 or P as a part of the application process and obtain the required signatures.

- 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.

**(See additional comments on next page)*

- Is there an existing site plan covering this parcel? Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan. Where silent, development must meet standards and provisions of IDO and the DPM. Including but not limited to: R-ML standards, University Neighborhood area standards, 4-2 Allowable Uses and 6-8 Nonconformities.

- Clarification needed of City parcel address. Are existing structures to remain or be demolished?

- Each use or lot resulting from the subdivision must have adequate parking. What is the intended use of the southern lot and how will it meet parking requirements?

- Any redevelopment of the northern portion of the lot should note that it is within ¼-mile of Main Street and Premium Transit designations and is in the University mapped area where special standards would apply.

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: 06/07/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007081
PS-2022-00111 – SKETCH PLAT
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06-08-2022
No comments for this request.