DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007327 Hearing Date: **07-20-2022**

Project: **4100 Cutler Ave NE** Agenda Item No: **6**

☒ 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 has no objection to the proposed plat.
- 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-2022-007327	07/20/2022	#4
Zone Atlas Page: H-16 & H-17	Legal Description: Lot(s) TRACTS A-1-A, A-1-B-2, & A-1-B-3-A, ACME ACRES Location: 4100 CUTLER AVE NE between CARLISLE BLVD NE and MORNINGSIDE DR NE	
Request For: PS-2022-00141 – SKETCH PLAT		

ABCWUA Comment:

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

1. Provide an exhibit with just the public water and public sewer mains, along with their associated easements. The WUA will require verification of existing easements prior to approval of any plat.
2. There appears to be a structure within the public water public sewer easement (5) on the Green Jeans parcel. Please verify. If a structure is within this easement it would typically require removing the structure.
3. An Availability Statement will NOT be required with this plat as shown.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. Infrastructure List:
    a. There appears to be an encroachment on a public sewer main. If necessary, resolution to the encroachment may require an infrastructure list item.
7. Plat:

a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:
    i. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

8. 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. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

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:*** *7/20/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2022-007327
PS-2022-00141 – SKETCH PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. for **CONSENSUS PLANNING, INC.** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1-A, A-1-B-2, & A-1-B-3-A, ACME ACRES** zoned **MX-H, NR-C**, **located at 4100 CUTLER AVE NE between CARLISLE BLVD NE and MONRNINGSIDE DR NE** containing approximately 6.4764 acre(s). (H-16, & H-17)

PROPERTY OWNERS: REULE LLC

REQUEST: RIGHT OF WAY DEDICATION FOR FOUR EXISTING PARCELS

COMMENTS:

1. Property must meet requirements of IDO 5-3, Access & Connectivity, and IDO 5-4, Subdivision of Land.
2. Properties involved are zoned MX-H, Mixed Use High Intensity and NR-C, Non-Residential Commercial, and must meet Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 for MX-H properties and 5-1(E), Table 5-1-3 for NR-C property.
3. Re-plat of properties cannot increase an existing non-conformity or create a new non-conformity to the IDO. It is unclear from the documentation provided as to how this re-plat action may affect any existing structures or uses on the lots involved. Please clarify any potential impact to properties involved.
4. Future Development must meet all requirements of any previously approved Site Plan and, where silent, the IDO, DPM, and other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007327 AGENDA ITEM NO: 6
4100 Cutler

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please provide a cross section of Cutler showing sidewalk, curb and gutter and proposed ROW.
2. Please provide details of the existing access points to the hotel and surrounding businesses.
3. This proposed section of roadway including driveways, sidewalk and ADA ramps must meet City standards.

. 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: July 20, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 7/20/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2022-007327*

***Application Number**: PS-2022-00141*

***Project Name**: 4100 Cutler ROW Dedication*

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, all signatures from the property owners, City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File to include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

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

- 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.

- 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)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

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
Planning Department

DATE: 06/27/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007327
PS-2022-00141 – SKETCH PLAT
CSI – CARTESIAN SURVEYS, INC. for CONSENSUS PLANNING, INC. requests the aforementioned action(s) for all or a portion of: TRACTS A-1-A, A-1-B-2,& A-1-B-3-A, ACME ACRES zoned MX-H, NR-C, located at 4100 CUTLER AVE NE between CARLISLE BLVD NE and MONRNINGSIDE DR NE containing approximately 6.4764 acre(s). (H-16, & H-17)
PROPERTY OWNERS: X
REQUEST: RIGHT OF WAY DEDICATION FOR FOUR EXISTING PARCELS

<u>07-20-2022</u>
The existing multi-purpose trail on the south side of the Embudo Channel, managed and maintained by PRD, may require a maintenance easement dedicated to the City.