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-2022-007396	8/3/2022	#7
Zone Atlas Page: G-13	Legal Description: Lot(s) TRACT B PLAT OF TRACTS A & B, LANDS OF HOLLINGSWORTH Location: 1604 ARCADIAN TR NW between CANDELARIA and GRIEGOS	
Request For: PS-2022-00146- SKETCH PLAT IDO-2021		

ABCWUA Comment:

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

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Utility Plan:
    a. 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.
    b. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

6. 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."
7. 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 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.
    d. 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007396 AGENDA ITEM NO: 7
1604 Arcadian Tr. NW

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Please provide a cross section of the street dimensioning ROW and Walls or fences.
2. 5' sidewalk is required. You may also request a sidewalk waiver if you are unable to fit sidewalks in.

. 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: 2022-007396 Hearing Date: **08-03-2022**

Project: Tract B Plat of Tracts A & B, Lands of Hollingsworth Agenda Item No: **7**

☒ 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 lot consolidation.
- However, please note that Hydrology will need to approved Grading & Drainage Plan 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). Also, these two lots are relatively flat and need to follow the DPM Chapter 6 Article 6-5 (Valley Drainage Criteria)

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**: #7*

***Project Number**: PR-2022-007396*

***Application Number**: PS-2022-00146*

***Project Name**: 1603, 1604 Arcadian*

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 owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. AGIS must approve the DXF file. Project and application numbers must be added to Plat sheets.

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

- 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.

- 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.

- Clarify the lots that are being considered for consolidation.

**(See additional comments on next page)*

- For a Residential Use please reference the following IDO sections that pertain to this project:
    - 4-3-B-1 Single Family Use Specific Standards. Provide clarification on existing structures and any potential demo or new development.
    - 5-1 Dimension Standards for R-A and 5-1-G Exceptions and Encroachments. Provide clarification on Front, Side, Rear of lot and the specific address locations included in the proposed re-plat.
      5-1-C-2-B Contextual Standards for lot size. Property is within an area of consistency and is required to meet contextual standards. Planning defers to Code Enforcement for lot size calculations for compliance.
    - 5-2 Site Design and Sensitive Lands, property is within the mapped Drainage Area.
    - 5-3 Access & Connectivity, specifically 5-3-C-3 for Driveways, Drive Aisles, and Access. Provide clarification on the street location and where it ends.
    - 5-5 Parking & Loading requirements are outlined in Table 5-5-1.
    - 5-7 Walls/Fences, table 5-7-1. Requires separate permitting approval.
    - 7-1 Dwelling and Development definitions.

<u>Disclaimer</u>: 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 DATE: 08/2/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007396
PS-2022-00146 – SKETCH PLAT
IDO - 2021
THOMAS B. ELDER requests the aforementioned action(s) for all or a portion of: TRACT B PLAT OF TRACTS A & B, LANDS OF HOLLINGSWORTH zoned R-A, located at 1604 ARCADIAN TR. NW between CANDELARIA and GRIEGOS containing approximately 1.0642 acre(s). (G-13)
PROPERTY OWNERS: ANGELO & SANDRA DAVIS
REQUEST: TRACT CONSOLIDATION

08-03-2022
No comments for this case.