

From: Sandoval, Christina M.
Sent: Tuesday, May 07, 2019 3:45 PM
To: Dicome, Kym
Subject: DRB

Kym, PRD has no comments for tomorrows meeting.



CHRISTINA SANDOVAL

Principal Planner

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**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Project No: PR-2018-001759	Date: 05/08/19	Item No: #7
Zone Atlas Page: H-7, J-7 & 8	Legal Description: Lot(s) TRACT P WATERSHED SUBDIVISION Location: ARROYO VISTA BLVD NW near 118th/HIGH MESA	
Request For: SD-2018-00129 –PRELIMINARY PLAT VA-2018-00234 - VARIANCE VA-2019-00025 - SIDEWALK WAIVER VA-2019-00026 - SIDEWALK DEFERRAL VA-2019-00027 - DESIGN VARIANCE		

ABCWUA Comment:

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

1. SD-2018-00129 –PRELIMINARY PLAT

a. Infrastructure list items:

i. All phasing shall be performed such that each phase provides a complete looped waterline system.

1. Phase 1A shall include both pressure reducing valves (PRVs) to be constructed and shall include a looped connection from both. With both PRVs and offsite infrastructure complete along with completion of Phase 1A with the mentioned looped system, the following phasing should be satisfactory.

- ii. The location of the PRV shall be placed such that it agrees with the best location that will serve the pressure zone. Discuss with Utility Development staff to determine the best location as it does not agree with the previously discussed location within Phase 2A. Separation of the PRVs should be provided so a hydraulic conflict between both PRVs is avoided and the proposed system operates hydraulically without any issues.
 - iii. Sanitary sewer listed for phase 1A now includes the backbone infrastructure for the development and ultimate discharge for the proposed development to Arroyo Vista.
 - iv. Phase 1B and 2B include a looped waterline system together and are not looped without both phases. Please provide a solution such that both have a looped standalone system that works with the phasing plan.
 - b. Please include a stub along High Mesa Dr. for the 5WR pressure zone south of Arroyo Vista. Please also size this to serve the remaining 5WR pressure zone south of the proposed PRV at this location.
2. **VA-2018-00234 – VARIANCE**
 - a. Defer to Transportation.
 3. **VA-2019-00025 - SIDEWALK WAIVER**
 - a. Defer to Transportation.
 4. **VA-2019-00026 - SIDEWALK DEFERRAL**
 - a. Defer to Transportation
 5. **VA-2019-00027 - DESIGN VARIANCE**
 - a. Defer to Transportation.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Dana Peterson, PE, Senior Engineer | 505-924-3695 dpeterson@cabq.gov

DRB Project Number: 2018-001759 Hearing Date: **5-8-2019**
 Project: Inspiration Subdivision Agenda Item No: **7**

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input checked="" type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- An approved grading plan and drainage report is required.
- Additional modifications to the Infrastructure List and Plat can be expected, pending final approval of the grading plan and drainage report.
- Provide cross lot drainage easements on the HOA tracts naming maintenance responsibilities (HOA) and Beneficiaries (Parcel B, Westland North **and Parcel A, Petroglyph**).
- “See Sheet 3 of 3 for ‘drainage facilities maintenance note’ for ownership and maintenance responsibility.” This sentence needs to be added to the end of Easement Note 9 and 10. For Easement Note 10, delete everything after “H.O.A.” and replace with the above sentence.
- All internal storm drain will be private and needs to be named as such on the infrastructure list.
- All downstream drainage infrastructure required to serve the upstream phases needs to be constructed with Phase 1A, or the first phase to develop.
 - As presented, Phase 1A will need to be accepted first, so just delete the 2nd sentence from the Phase 1A heading.
 - Phase 1B will need to be built concurrent to, or *after* Phase 1A (all of the necessary downstream infrastructure is under 1A). Phase 1B work order acceptance will be after or concurrent to Phase 1A. Remove references to Phase 1C; it’s irrelevant to Phase 1B.
 - Phase 1C will need to be built concurrent to, or *after* Phase 1A (all of the necessary downstream infrastructure is under 1A). Phase 1C work order acceptance will be after or concurrent to Phase 1A. Remove references to Phase 1B; it’s irrelevant to Phase 1C.
- Provide a letter of concurrence from the AMAFCA Executive Engineer that the design and construction of the 48” storm drain from Ladera Dam 5 to Unser Channel in the West I-40 Diversion System, per the 2011 West I-40 Drainage Management Plan Update (BHI, 2011) is not required as part of the Inspiration development. The letter of concurrence should also stipulate when this storm drain will need to be constructed.
- No objection to the variance or the sidewalk waiver/variance

RESOLUTION/COMMENTS:

Code:
 Water:
 Transportation:
 Planning:

APPROVED DELEGATED TO: TRANS HYD WUA PRKS PLNG
 DENIED Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 7

DRB Project Number: PR-2018-001759

Application Number: _____

Project Name: _____

Request: Preliminary Plat, Sidewalk Deferral, Sidewalk Waiver, Design Variance

COMMENTS:

Code Enforcement has no objection to these requests.

(Comments may continue onto the next page)

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: Benjamin McIntosh, Code Enforcement Supervisor DATE: 5/8/2019
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO.—~~1~~ 7

Project Number: PR-2018-001759

Application Number: SD-2018-00129, VA-2018-00234, VA-2019-00025 + 26 + 27

Project Name: Inspiration Subdivision

Request: Preliminary/ Final Plat, Preliminary Plat, Final Plat, EPC Approved Site Plan for Building Permit, DRB Site Plan, Sidewalk Deferral, Sidewalk Waiver, Design Variance, Vacation Of Public Easements, Vacation Of Public Right of Way, Bulk Land Variance, IIA Extension – Sidewalk, IIA Extension – 2 Year, Preliminary Plat Amendment

COMMENTS:

THESE WERE THE COMMENTS FROM THE INITIAL SUBMITTAL ON January 23, 2019. Have all of the comments been addressed?

- Site Plan was processed through EPC because it located within the threshold distance from Major OS. That site plan is not required to be processed back through DRB for final sign off so all IL will be tied to the platting action.
- The layout of the PP must match the site plan, which was approved by EPC in November. A copy should be submitted for reference. Planning will then make, possibly, more comments.
- The Variances to the IDO must be justified as outlined in Section 14-16-6-6(L) of the IDO. A justification letter must be submitted justifying the request based on that criteria mentioned above.
- Remove the words “for Subdivision” in the notes concerning the site plan. It is an EPC site plan (there is no longer a difference in site plan types ie subdiivision or building permit). Add the EPC application number.
- Note 4 the wording ”granted” must be changed to “to be granted” by plat.
- Remove reference of the Sub Ordinance in note 6. Cite the actual wording.

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: Kym Dicome
Planning Department

DATE: ~~1-22-19~~ 5-6-19

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001759
Watershed – Inspiration

AGENDA ITEM NO: 07

SUBJECT: Preliminary Plat, Design Variance, Sidewalk Waiver, Sidewalk Deferral

ENGINEERING COMMENTS:

1. No objection to the request.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: May 8, 2019

ACTION:

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

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