

# CDRA

## Case Comments

1. Include the **CDRA** Case Number "SRP or SC (Case Number)" on the plat.
2. Provide a "Purpose of Plat" heading with statement on the plat.
3. Include a vicinity map with the corresponding Zone Atlas page referenced.
4. **BCPWD** requires documentation showing acceptable legal access to this subdivision or property. All roads necessary for access shall be listed and appropriate documentation provided, beginning with the nearest acceptable public road and continuing to the road nearest this subdivision or property. Provide **BCPWD** with this documentation and include the reference data on the plat.
5. Verification of ROW and/or access easement width and the road location will be provided to **BCPWD**. This will require offsite verification of property boundary monumentation of property adjoining or abutting subject ROW and/or access easement. ROW and/or access easement width shall be shown on the plat. All placement of corner monumentation of subject property shall be completed prior to **BCPWD** signature on plat and verification provided to **BCPWD**.
6. Show any easement or right-of-way that is within or abuts this property on the plat; include its dimensions and the document number that created it.
7. Provide a site plan showing the existing edge and width of roads adjacent to, or within the proposed subdivision.
8. The proposed access includes a private access easement which requires a minimum of 40 feet of width per **Bernalillo County Street Standards**. A variance request for the submitted substandard width, with supporting justification, must be submitted to **BCPWD** for review and approval; however, approval is not guaranteed.
9. If the road adjacent to the property is shown on the proposed **Long Range Bikeway System Map**, additional right-of-way will be required.
10. If driveway or access road exceeds 150' in length, a turnaround is required to be platted and constructed to **Bernalillo County Street Standards** and to the **Fire Code**. **Fire Code** requires the roads to be able to handle 70,000 lbs of live load.

11. Driveway access is not permitted off a road classified as or acting as a **Principal Arterial, Minor Arterial** or **Collector**, where access to a minor street, (lower classification or less use), is available.
12. If road access is from a state road, contact the **NMDOT** regarding access. Provide a copy of the approved **NMDOT** driveway permit or a document from **NMDOT** stating that they will provide a driveway permit to the appropriate proposed lot or lots, prior to **BCPWD** approval of the platting action.
13. All proposed roads are required to be named with platting action. All roads, both public and private, shall be named by an approved plat filed in the office of the county clerk.
14. Provide an easement for a cluster of mailboxes at the intersection of the existing public right-of-way and the proposed road. Refer to the **NMDOT** Standard detail for mailbox installation and coordinate with the **U.S. Postal Service**.
15. Access to this development includes a private road that utilizes a private access easement that is not maintained by **Bernalillo County**. No mail shall be delivered on a private road that is not maintained by **Bernalillo County** nor shall the private road be used as a school bus route. Provide a note in the **Disclosure Statement** that states how mail delivery shall occur to the parcels created by this subdivision. Provide a note in the **Disclosure Statement** and on the plat that this private road shall not be utilized as a mail delivery route or school bus route.
16. Place a private access road maintenance note in the Disclosure Statement and on the Plat. This note shall describe what measures will be taken to ensure private access road maintenance for all private roads utilized in accessing the site.
17. The subdivider is responsible for improvements to all included roadways and appropriate utilities and shall bear the cost of such improvements. In addition, if the impact of the development requires improvements to offsite roadways or utilities accessing the development and these improvements are determined to be necessary for Public Safety or for traffic operations, the developer shall bear the cost of such improvements. Such improvements may include but not be limited to improvements such as water lines, sewer lines, storm drains, major drainage crossing structures, traffic lighting, street lighting, proper signage and resurfacing or reconstruction of the roadway. The included and adjoining roadways need to meet or be improved to meet minimum **Bernalillo County Access Standards** found in **Ordinance 88-42**. All required improvements must be constructed and accepted by **BCPWD** or financially guaranteed and an **SIA** entered into with **Bernalillo County** prior to final plat sign-off by **BCPWD**.
18. (For replats only) Prior to development of (add appropriate parcel numbers), the developer is responsible for improvements to all included roadways and appropriate utilities and shall bear the cost of such improvements. In addition, if the impact of the development requires improvements to

offsite roadways or utilities accessing the development and these improvements are determined to be necessary for Public Safety or for traffic operations, the developer shall bear the cost of such improvements. Such improvements may include but not be limited to improvements such as waterlines, sewer lines, storm drains, major drainage crossing structures, traffic lighting, street lighting, proper signage and resurfacing or reconstruction of the roadway. The included and adjoining roadways need to meet or be improved to meet minimum **Bernalillo County Access Standards** found in **Ordinance 88-42**. All required improvements must be constructed and accepted by **BCPWD** or financially guaranteed and an **SIA** entered into with **Bernalillo County** prior to granting of an applicable permit.

- 19.** The **Air Quality Control Board Fugitive Dust Control Ordinance 20.11.20.19** requires the stabilization and maintenance of all roads which are to be constructed and which exceed 1320 feet in length. The new road exceeds 1320 feet in length and road surfacing shall be asphalt concrete as required in the **Standard Details** or as meets the criteria of **Air Quality Control Board**.
- 20.** The proposed road to be constructed within the proposed private access easement or public right-of-way shall be constructed at a grade of 10% or less. **BCPWD** will require documentation confirming this.
- 21.** Construction plans, and a cost estimate for all facilities and/or improvements under **Bernalillo County** jurisdiction or within **Bernalillo County** right-of-way must be submitted to **BCPWD** for approval prior to final plat approval.
- 22.** A **TIA** is required with this platting action with 25 lots or more, and must be submitted for review by **BCPWD** prior to preliminary plat approval. Public right-of-way granted by this platting action must be adequate to accommodate any improvements required by the **TIA**.
- 23.** The minimum design review fee for this platting action is \$250.00 and is required to be paid prior to final plat sign-off by **BCPWD**. The design review fee is based on a percentage of the cost of improvements and may be greater than this amount.
- 24.** If the plat is a replat, or court-ordered plat, the minimum design review fee for this platting action is still \$250.00 and is required to be paid prior to final plat sign-off by **BCPWD**. However, at the time of development an additional design review fee will be required and will be based on a percentage of the cost of improvements and the initial \$250.00 will not be credited to this amount.
- 25.** Within two weeks of the official recording of this plat, provide two (2) copies of this officially recorded plat and one (1) copy of the recorded **Disclosure Statement** to **BCPWD**. The copies may be mailed or hand delivered to 2400 Broadway, SE, Albuquerque, NM 87102. If there are any questions, please call Christi Tanner at 848-1523.