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-2018-001284	1/19/2022	#1 & 2
Zone Atlas Page: J-18	Legal Description: Lot(s) Lot A2A1A and A2A2A, A-2 and 2A, BLOCK F, PARK SQUARE; BEVERLY-WOOD ADDITION Location: 6500 AMERICAS PARKWAY, 6400 Indian School RD between INDIAN SCHOOL RD and LOUISIANA BLVD NE	
Request For: SI-2021-01962 – SITE PLAN VA-2021-00458 – SIDEWALK WIDTH WAIVER SD-2022-00004 – PRELIMINARY/FINAL PLAT SD-2022-00007 – VACATION OF PRIVATE EASEMENT		

ABCWUA Comment:

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

SI-2021-01962 – SITE PLAN

1. Generally, no objections to removing the parking area or adding a new parking area.
2. Utility Plan:
    a. The utility plan in the current submittal is the old one with the parking area noted as removed. The underlying plan has since been updated and should be within the plan set for approval.
    b. Can you run your sewer due east to the existing collector? This eliminates the prior comment about offsite easement for the sewer connection.

c. The proposed water connection locations conflict with the water connections for the hotel directly south. There is an existing 4-inch meter vault service to the hotel in this area. The yardline appears to run underneath the proposed structure. The other service lines also appear to conflict with the site plan. Please explain how these conflicts will be resolved and provide easement as necessary for the hotel water lines.
d. The proposed connection locations to the existing main may be too crowded to allow for the proposed new connections.
e. The proposed meter vault needs to be offset from the existing sewer main to allow for maintenance. See location of existing vault in relation to the sewer main.

3. Infrastructure List:
   a. No public main improvements are anticipated to be required at this time.
4. Information Only:
   a. Availability Statement #200119 has been issued and sets the criteria for service. The statement can continue to be utilized for this project as the project moves forward.
   b. This project is within the adopted service area.
   c. Pro rata is not owed for this property.

VA-2021-00458 – SIDEWALK WIDTH WAIVER

1. No objections.

SD-2022-00004 – PRELIMINARY/FINAL PLAT

1. There appear to be necessary private water easements for the hotel site. See site plan comments.
2. Easements (Standard Comments):
   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.

SD-2022-00007 – VACATION OF PRIVATE EASEMENT

1. No objections to vacating the gas or PNM easements.