Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

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

DRB Project No:	Date:	Item No:
PR-2018-001402	02/10/21	#15
Zone Atlas Page: F-11 & F-12	**Legal Description: Lot(s)** 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND **Location:** 5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE	
Request For: **SI-2020-01164 –** EPC FINAL SITE PLAN SIGN-OFF		

ABCWUA Comment:

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

1. No information was submitted in dropbox or City website.
2. Availability Statement #201015 has been issued and provides the conditions for service.
3. Utility Plan
    a. Please provide more detail as to which existing sanitary sewer lines are to be removed. Currently, there is only one leader indicating "SAS lines to be removed".

b. The proposed public lift station needs to be within its own property or an easement, either to be sufficient in size and acceptable to the Water Authority. Please show what is proposed. Currently it is shown within the cul-de-sac which is not acceptable due to vehicular traffic.
c. Label all proposed public waterline and sanitary sewer easements, both offsite and onsite.
    i. Side yard easements will not be allowed.
d. There is a note that indicates "further studies to confirm the need for a lift station or the potential use of private grinder pumps for each lot is still being considered". The availability statement will provide the official requirements. This needs to be addressed for inclusion in an infrastructure list.
e. Will the relocated sanitary sewer provide the same or greater capacity than that of the existing sanitary sewer that will be removed?

4. Will an infrastructure list be tied to this Site Plan or the platting action?
5. Please provide a cross section along the roadway fronting Lots 12-18 and Lots 32-36 to understand the horizontal separation between the various underground utilities.
6. For information only.
    a. The offsite public sanitary sewer easement will be required for connection to the existing 12" sanitary sewer within Lot H north of Bienvenida Pl. The proposed connection is existing manhole #F11593. This easement will be required prior approval of design plans.