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-2018-001405	6/29/22	#1 & 2
Zone Atlas Page: K-10	**Legal Description: Lot(s)** TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, TRACT B, NUEVO ATRISCO **Location:** 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW.	
Request For: **SD-2022-01115 – AMENDMENT TO SITE PLAN** **VA-2022-00165 – SIDEWALK WAIVER** **SD-2022-00100 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

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

1. Availability Statement #211219 has been issued and provides the conditions for service. The availability statement indicated a fire flow of 1,725 gpm whereas the provided fire one plan in the DRB submittal indicated a fire flow of 2,000 gpm. Please confirm. A new request for availability may be required to account for the increase in fire flow.
    a. Update: The current utility plan calls for a fire service connection to the west. The portion within Central will connect to existing public mains and then continue east as a public main. This shall be permitted as a Work Order. Additionally, we need to analyze the fire flow at this location to determine if the 1,725 at this location can be met.

b. Update: The 2,000 GPM fire flow analysis needs to be completed. The prior analysis included segments which have been abandoned. This may affect the available flow.
c. Update: Please submit a formal request to revise your availability statement based upon the updated fire one plan and updated utility plan. That formal request may be emailed to ebergeron@abcwua.org, rcarroll@abcwua.org, and bcarter@abcwua.org.

2. Utility Plan
   a. Is the proposed 6" waterline near the southwest corner of proposed Lot 3 public or private? It seems as though it is proposed as public given a proposed meter is connecting to it. The proposed alignment may be better suited it if is a straight line within public right-of-way without bends. The proposed private fire line and domestic water service can take perpendicular service from this proposed line.
      i. What is being served by the existing 6" waterline stub that is being connected to? Please confirm it is not a private fire line. The as-builts for City Project No. 4383.91 seem to indicate a non-pressure connection at the northern terminus of this line (station 13+56.90, 127.60' LT).
   b. Why is there a proposed 5' private water easement on proposed Lot 2 for the private fire line that serves proposed Lot 2?
      i. Update: This appears to serve the FDC for Lot 2 and Lot 3. Sharing a private hydrant is not allowed by ordinance. A public hydrant off the extension south of Lot 3, and relocating this FDC to the south side of Lot 3, may be the most appropriate solution.
   c. Please confirm proposed Lot 2 and Lot 3 have separate sanitary sewer services? It appears that Lot 2 will be utilizing an existing 6" private sanitary sewer stub from Unser Blvd. which is separate from Lot 3. Please confirm.
3. Will a platting action take place?