**Development Review Board (DRB)**

**Review Comments**

**Utility Development Section**

**Reviewer: Kristopher Cadena, P.E.**

**Phone: 505.289.3301**

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| **DRB Project No:** **PR-2019-001579** | **Date:** **06/26/19** | **Item No:****#1** |
| **Zone Atlas Page:****J-19** | **Legal Description: Lot(s)** PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A- 1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION**Location:** 2100 LOUISIANA BLVD NE |
| **Request For:** **SI-2019-00164** – SITE PLAN**SI-2019-00183** -- SITE PLAN**SI-2019-00114** – PRELIMINARY/FINAL PLAT |
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**ABCWUA Comment:**

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

1. Site Plan
	1. Will landscaping be located along proposed public water, sanitary sewer or reuse alignments? Trees shall not be located within 10’ from center line of any Water Authority infrastructure. The median is one example in which landscaping is above public waterline.
		1. Utility Plan
			1. There is an existing sanitary sewer along the same alignment as the proposed sanitary sewer. It is understood that the existing sanitary sewer is private. Please confirm. The removal of the private sanitary sewer is required for the installation of the proposed public sanitary sewer. This removal shall be on the infrastructure list.
			2. Is there a need to extend the public reuse line to the eastern terminus of proposed Roadway B? Is there any need irrigation in this area near the existing theater?
			3. Is there the required horizontal separation between proposed and existing utilities? Please provide typical cross sections along Roadway B to illustrate utility locations.
			4. There is a proposed storm drain directly along the same alignment as the proposed resuse line.
2. Preliminary/Final Plat
	1. Have you confirmed all public onsite public waterline and sanitary sewer easements have been captured? If not, are new easements required?
	2. Are new Water Authority easements needed to accommodate the latest utility plan for proposed public water, sanitary sewer and reuse?
	3. Include matchlines along with sheet numbers. One example is sheet 9 of 12 where the roadway continues east and is cut-off. Please incorporate matchlines throughout the plat.
	4. All proposed public access easements shall also include easements for public waterline, public reuse and public sanitary sewer for corridors which there is proposed public extensions. Effort shall be made to make these easements exclusive but is understood there are areas where storm drain may also be included. For these instances, it will be a shared easement. Dry utilities shall not be allowed within the Water Authority easements.
		1. The electronic copy did not have ABCWUA easements but the hard copy did. The easements shall include “public waterline, sanitary sewer and reuse granted to the Water Authority”.
3. Infrastructure list
	1. Is the infrastructure list tied to the plat or the site plan?
	2. The submitted infrastructure list does include extensions of public waterline, sanitary sewer and reuse. These extensions will be confirmed with the availability statement. The engineer was asked to provide calculations supporting the sizing of the reuse line to ensure capacity is not limited for future use.
	3. Prior to approval of the infrastructure list, an availability statement is required. The request shall have the required fire flow for the development so that the waterline is sized appropriately.
	4. Proposed infrastructure list may need to be updated to reflect subject project number.
	5. The original infrastructure list was included in the submittal which is dated 11-18-19. Is this being superseded? Is this intended for the Master Plan as-built?
	6. Include removal of existing private sanitary sewer. Under Transportation, the first line item “Varies” includes “Utilities” as part of the demolition. What does this include? “Utilities” shall be separated and specified.
	7. Waterline
		1. There are two “Sanitary Sewer” sections. It appears the first should be “Waterline”.
			1. The remove and replacement of pavement is not necessary on the infrastructure as it would be included in the specific item for each utility removal. As stated before, these removals shall be separated and specified.
		2. What is the third item referring to “West of Regal Cinema” from Road D to Approx. 350’ south?
	8. Reuse
		1. The sizing of the reuse lines still needs to be confirmed by engineer.