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-2018-001579 | 03/17/21 | #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-Z WINROCK CENTER ADDITION<br><br>Location: 7500 INDIAN SCHOOL RD | |
| Request For:<br>SI-2020-01477 – SITE PLAN AMENDMENT<br>VA-2020-00469 – WAIVER TO IDO | | |

**ABCWUA Comment:**

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

1. **SI-2020-01477 – SITE PLAN AMENDMENT**
    a. Availability statement #201105 has been issued and provides the conditions for service.
    b. Site Plan
        i. Please provide documentation that the ABCWUA will have ability to access the gates (key note 28 and 30) for maintenance.
        ii. The proposed trash compactor (keyed note #31) cannot encroach into the public waterline. Please confirm.
    c. Utility Plan
        i. Response to comments indicated a new fire one plan was submitted to fire marshal's office to take into fire suppression system and possible reduction of the required 6,000 gpm, which was analyzed in the availability statement. Approval will be contingent upon the analysis of the new fire one plan, with updated fire flow and fire hydrant connection points.
        ii. PREVIOUS COMMENT: The availability statement requires that the proposed fire hydrant between existing FH1 and proposed FH8 be relocated to connect to the existing waterline along Pennsylvania St.
            1. Label this FH. Response to comments indicated FH#6 but this is not labeled. Latest response to comments indicated "annotation added" but this is not the case.
        iii. Is an easement needed for the proposed private fire hydrant #3 given that the waterline may be located offsite?
        iv. PREVIOUS COMMENT: All proposed fire hydrants onsite shall be labeled as private. Fire hydrants in public right-of-way shall be labeled as public. The response to comments concurred, however FH#3 and FH#2 are labeled as public fire hydrants. Please label as private. FH#8 is not labeled.
        v. PREVIOUS COMMENT: There may the need for a private easement for the private FH3 as it crosses another property to access the existing public waterline to the south. The response to comments concurred, however, the utility plan shows a connection which may not need a private waterline easement for FH#3. Please confirm.
        vi. Please label the onsite existing and proposed public water and sanitary sewer easements.
            1. PREVIOUS COMMENT: The response to comments indicated the existing public waterline easement is shown but that is not the case. Please show and indicate if the private sanitary sewer encroaches the existing public waterline easement which is not allowed. Response to comments indicated that the easement is labeled, and cross-section added to Sheet C400, however, this is not the case.
        vii. PREVOUS COMMENT: What is the horizontal clearance between the proposed private sanitary sewer along the south property line and the existing public waterline? Is the appropriate clearance provided? Is the proposed sanitary sewer encroaching into the public waterline easement?
            1. Response to comments referred to Sheet C400, however the cross section showing the horizontal clearance between utilities was not provided.

viii. Keyed note #6 and #7 point to the same private sanitary sewer, however one is existing and the other is proposed. Please confirm the termination of the existing private sanitary sewer. Please label the sanitary sewer as being private.

d. There is a proposed plat included with the submittal now includes the proposed and existing public waterline easements, however it doesn't show the existing public waterline easement for the existing onsite 8" waterline. Please show this existing easement and confirm that the proposed private sanitary sewer does not encroach.

**2. VA-2020-00469 – WAIVER TO IDO**

i. No objection.