Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

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-2018-001579	03/31/21	#4 & 5 & 6

Zone Atlas Page: J-19	**Legal Description:** Lot(s) PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H, 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 **Location:** 2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40, 7500 INDIAN SCHOOL RD

Request For:
SI-2021-00304 - SITE PLAN
SI-2021-00305 - SITE PLAN AMENDMENT
PS-2021-00040 – SKETCH PLAT
SD-2021-00035 – PRELIMINARY/FINAL PLAT
SI-2020-01477 – SITE PLAN AMENDMENT
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-2021-00304 – SITE PLAN**

a. Availability statement #210309 has been requested and is currently holding pending a Fire One Plan submittal. Issuance of this Availability Statement is a requirement for approval.

b. Site Plan

i. Please add a master utility plan to provide context for the utility plan for this site.

ii. The "existing" water and sewer lines running east/west to the south of the site are not currently mapped in the ABCWUA system. What is the status of this projects construction? See Availability Statement #181010.

iii. Show the water and sewer easements on the utility plan.

iv. Please dimension the distance between each type of utility on the utility plan.

v. Please correct the callout for "4" on the northeast side which appears to depict an existing line to be removed.

vi. Where will the new storm drain to be "relocated to the lake" be placed?

vii. Please coordinate with the ABCWUA Utility Development and Project Manager for the WWTP to ensure the proposed use demands and methods of filling the ponds are feasible.

viii. Please demonstrate sufficient easements for the proposed reuse lines, and any other public water and public sewer lines not currently within easements. The easement map provided with the plat does not appear to show easements for all the public lines, in particular the reuse running through the park and the initial sewer connection to existing manhole.

ix. Please be advised that encroachments shall not be constructed over the reuse water line. Please review the alignment of the reuse line. Can this line run due north similar to the water and sewer mains?

x. The utility plan that is part of the approved Site Plan shall be the basis for work orders or mini work orders.

xi. The fire one plan may require revisions to the utility plan. Please submit for review as soon as possible.

xii. Provide private easements for the yard lines as necessary and depict on the utility plan. Private water / sewer easement shall not coincide with the public easement for the reuse line.

c. Infrastructure List

i. Please label the Roads listed in the water/sewer callouts on the utility plan.

ii. It appears the infrastructure list includes the public water, public sewer, and public reuse lines adjacent to this project.

2. **SI-2021-00305 – SITE PLAN AMENDMENT**

a. Comments are repeated from SI-2021-0304

b. Availability statement #210309 has been requested and is currently holding pending a Fire One Plan submittal. Issuance of this Availability Statement is a requirement for approval.
c. Site Plan
    i. Please add a master utility plan to provide context for the utility plan for this site.
    ii. The "existing" water and sewer lines running east/west to the south of the site are not currently mapped in the ABCWUA system. What is the status of this projects construction? See Availability Statement #181010.
    iii. Show the water and sewer easements on the utility plan.
    iv. Please dimension the distance between each type of utility on the utility plan.
    v. Please correct the callout for "4" on the northeast side which appears to depict an existing line to be removed.
    vi. Where will the new storm drain to be "relocated to the lake" be placed?
    vii. Please coordinate with the ABCWUA Utility Development and Project Manager for the WWTP to ensure the proposed use demands and methods of filling the ponds are feasible.
    viii. Please demonstrate sufficient easements for the proposed reuse lines, and any other public water and public sewer lines not currently within easements. The easement map provided with the plat does not appear to show easements for all the public lines, in particular the reuse running through the park and the initial sewer connection to existing manhole.
    ix. Please be advised that encroachments shall not be constructed over the reuse water line. Please review the alignment of the reuse line. Can this line run due north similar to the water and sewer mains?
    x. The utility plan that is part of the approved Site Plan shall be the basis for work orders or mini work orders.
    xi. The fire one plan may require revisions to the utility plan. Please submit for review as soon as possible.
    xii. Provide private easements for the yard lines as necessary and depict on the utility plan. Private water / sewer easement shall not coincide with the public easement for the reuse line.
d. Infrastructure List
    i. Please label the Roads listed in the water/sewer callouts on the utility plan.
    ii. It appears the infrastructure list includes the public water, public sewer, and public reuse lines adjacent to this project.

PS-2021-00040 – SKETCH PLAT

a. Comments are repeated from SI-2021-0304
b. Availability statement #210309 has been requested and is currently holding pending a Fire One Plan submittal. Issuance of this Availability Statement is a requirement for approval.
c. Site Plan
    i. Please add a master utility plan to provide context for the utility plan for this site.
    ii. The "existing" water and sewer lines running east/west to the south of the site are not currently mapped in the ABCWUA system. What is the status of this projects construction? See Availability Statement #181010.
    iii. Show the water and sewer easements on the utility plan.
    iv. Please dimension the distance between each type of utility on the utility plan.

v. Please correct the callout for “4” on the northeast side which appears to depict an existing line to be removed.
vi. Where will the new storm drain to be “relocated to the lake” be placed?
vii. Please coordinate with the ABCWUA Utility Development and Project Manager for the WWTP to ensure the proposed use demands and methods of filling the ponds are feasible.
viii. Please demonstrate sufficient easements for the proposed reuse lines, and any other public water and public sewer lines not currently within easements. The easement map provided with the plat does not appear to show easements for all the public lines, in particular the reuse running through the park and the initial sewer connection to existing manhole.
ix. Please be advised that encroachments shall not be constructed over the reuse water line. Please review the alignment of the reuse line. Can this line run due north similar to the water and sewer mains?
x. The utility plan that is part of the approved Site Plan shall be the basis for work orders or mini work orders.
xi. The fire one plan may require revisions to the utility plan. Please submit for review as soon as possible.
xii. Provide private easements for the yard lines as necessary and depict on the utility plan. Private water / sewer easement shall not coincide with the public easement for the reuse line.

d. Infrastructure List
i. Please label the Roads listed in the water/sewer callouts on the utility plan.
ii. It appears the infrastructure list includes the public water, public sewer, and public reuse lines adjacent to this project.

SD-2021-00035 – PRELIMINARY/FINAL PLAT

1. The exhibit last provided specific to Parcel E-1-A does not have a label for the 20' public waterline easement (key note 37 on existing easements for overall plat). This follows the southern property line. Label this easement with the book and page number and dimension.
2. Please label what the private sanitary sewer running northwest is within. Is this a private sanitary sewer easement?
3. Correct the "Sheet 1 of 2" title on page 2.
4. Availability statement #201105 has been issued and provides the conditions for service.
5. The utility plan identifies key note #11, as new public sanitary sewer. Please indicate the timing of this construction. This should be included on the infrastructure list.
6. There is not an easement dedicated for the public sanitary sewer for Keyed Note #11. Provide an easement for this public sewer that complies with the ABCWUA dimension requirements.
7. Each separate parcel shall have a separate sewer service. Please confirm if Tract K to the south is connected to the existing private sanitary sewer line running northwest. If so, easement appears necessary for Tract K do connect to this main.
8. Please provide documentation with the plat that the ABCWUA will have ability to access the gates (key note 28 and 30) for maintenance.

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 #41) cannot encroach into the public waterline. Please relocate.
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. Please indicate if the Keyed Note #6 sanitary yard line has any connections from Parcel K. If so, the public sanitary sewer (Keyed Note 11) shall be extended so that Parcel K can connect to the public sanitary sewer.
    iii. 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#6 is not labeled and shall be private. FH#8 is not labeled and shall be public.
    iv. PREVIOUS COMMENT: Demonstrate a private easement for the private fire hydrant #3, given that the waterline being connected to is on another parcel. Alternatively you may show this waterline connecting to the public main on Tract E-1-A.
    v. Please label the onsite existing and proposed public water and sanitary sewer easements.

1. This needs to occur on the plat, the site plan, and the utility plan.
2. See above comment regarding the enclosure and trash compactor being within the public waterline easement.
3. There is a gate shown at the east end of this public waterline easement (keyed note #30). The post for this gate is conflicting with the water main location. Relocate the gate so the 20.00' gate spans the easement.

vi. 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.

VA-2020-00469 – WAIVER TO IDO

ii. No objection.