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	04/14/21	#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 E-1-A 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-PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, WINROCK CENTER ADDITION Location: 2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40, 7500 INDIAN SCHOOL RD, INDIAN SCHOOL RD between WINROCK LOOP AND PENNSYLVANIA AVE.	
Request For: SD-2021-00035 – PRELIMINARY/FINAL PLAT SI-2020-01477 – SITE PLAN AMENDMENT VA-2020-00469 – WAIVER TO IDO SD-2021-00073 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. **SD-2021-00035 – PRELIMINARY/FINAL PLAT (28.86 acres)**
    a. No submittal was provided.
2. **SI-2020-01477 – SITE PLAN AMENDMENT**
    a. Availability statement #201105 has been issued and provides the conditions for service.
    b. There were two infrastructure lists submitted that were quite similar, both signed by the engineer on 3/30/21. Please confirm which is the current version.
        i. Infrastructure list needs to include reconnection of existing private sanitary sewer service from Lot K (existing townhomes).
        ii. Infrastructure list needs to include realignment of public waterline around proposed trash enclosure.
    c. The offsite public sanitary sewer easement that is associated with the connection within proposed Parcel Z-1 shall be in place to ensure this line can be installed, thereby serving the proposed development (apartments). Site plan approval is contingent upon obtaining this offsite public sanitary sewer easement.
    d. 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 either the trash compactor or the waterline.
    e. Conceptual Enlarged Utility Plan (stamped/signed 4/9/21)
        i. Please indicate public sanitary sewer for Keyed Note #3.
        ii. Please add another keyed note #6 onsite to show the extents of the proposed public sanitary sewer.
        iii. Keyed Note #10 indicates connecting existing private sanitary sewer to new private sanitary sewer when in fact it is known to be a proposed public sanitary sewer.
        iv. Backflow prevention shall be on all water meters and fire suppression systems.
        v. Keyed note #11 indicates a new joint use private sanitary sewer line to new public sanitary sewer line. Shared service is not allowed as each property shall connect separately to the public sanitary sewer line(s).
            1. This keyed note #11 appears to point to the existing public waterline.
            2. Keyed note #6 is a public sanitary sewer yard line but is pointing to the private sanitary sewer service from the trash compactor.
        vi. 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.
        vii. Please label the onsite existing and proposed public water and sanitary sewer easements with leaders.

b. Conceptual Utility Plan (stamped/signed 4/9/21)
    i. Please review keyed notes and ensure they are appropriate as the Enlarged Utility Plan has some incorrect references and keyed notes.

3. **VA-2020-00469 – WAIVER TO IDO**
    i. No objection.

4. **SD-2021-00073 – PRELIMINARY/FINAL PLAT (3.38 acres)**
    a. Availability statement #201105 has been issued and provides the conditions for service.
    b. Please reference recording information for existing onsite public waterline easement.
        i. Please detail (dimension arrows) the limits near the southwest corner where the easement bends.
    c. The proposed public sanitary sewer easement shall read as follows: "Public sanitary sewer easement granted to the Water Authority".
        i. Given that it varies, be sure to dimension the continuous width and detail varied portion with bearings/distances.
        ii. A minimum width of 20' is needed for a single utility and 25' when including both waterline and sanitary sewer. Please ensure adequate easement width is provided given this proposed public sanitary sewer easement will be adjacent to the existing onsite public waterline easement.
    d. Plat needs to vacate onsite existing private sanitary sewer easement that is currently serving the existing townhomes within existing Lot K. How will the timing of its abandonment and construction of new public sanitary sewer affect this action given that this private sanitary sewer service needs to remain in place and the existing easement preserves this private sanitary sewer service?
    e. Please provide bearings/distances to detail proposed waterline easements.
    f. It is understood that the existing public waterline will be relocated due to the location of the proposed trash enclosure/compactor. Please vacate the portion of waterline easement and grant new public waterline easement, accordingly.
    g. Purpose of plat references granting of public waterline easements but does not reference public sanitary sewer easements. To be consistent, it should include both.
    h. Please provide documentation with the plat that the ABCWUA will have ability to access the gates for maintenance. Please include a note on the plat that provides for continuous access to the public waterline and sanitary sewer easements.