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	02/10/21	#6
Zone Atlas Page: J-18 & 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: 7500 INDIAN SCHOOL RD	
Request For: 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-2020-01477 – SITE PLAN AMENDMENT**

a. Availability statement #201105 has been issued and provides the conditions for service.
b. Utility Plan
    i. Please confirm fire flow. Is it really 6,000 gpm? Is there no fire suppression system?
        1. Response to comments indicated the reduction in fire flow was not realized on the Fire One Plan. Does this mean the fire marshal did not approve this reduction? This needs to be clarified so the availability statement can be accurate as it modeled 6,000 gpm.
    ii. Utility Plan
        1. Please confirm the diameter of the existing sanitary sewer along Indian School Rd.
        2. Please label the northernmost existing waterline in which FH5 is connecting to.
        3. PREVIOUS COMMENT: Please label existing waterlines along Pennsylvania St. FH7 and FH8 are connecting to different waterlines along Pennsylvania St. The 16" well collector along Pennsylvania St. is not suitable for connection.
        4. Please show backflow prevention at domestic services. The Cross Connection Ordinance considers multi-family residential with three stories or greater to be non-residential and requires a backflow preventer.
            a. Updated utility plan shows two backflow preventers on the same line. Also, the domestic service does not show a connection point to any waterline. Please label connection points to public waterlines as there is quite a bit of linework making it difficult to follow.
        5. 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.
            a. Label this FH. Response to comments indicated FH#6 but this is not labeled.
        6. Is an easement needed for the proposed private fire hydrant #3 given that the waterline may be located offsite?
            a. All proposed fire hydrants onsite shall be labeled as private. Fire hydrants in public right-of-way shall be labeled as public.
            b. It appears easements are shown, although they are not labeled. Since the fire hydrants onsite are private, easements are not necessary (e.g. FH6). 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.
        7. 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?
            a. Please label the sanitary sewer as being private.
            b. 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.

c. There is a proposed plat included with the submittal which shows public waterline easements being granted. When the plat comes through DRB, it should only grant easements associated with public infrastructure (i.e. water meters). It should not grant easements for private fire hydrants.

2. VA-2020-00469 – WAIVER TO IDO

a. No objection.