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-2019-002607	01/13/21	#10
Zone Atlas Page: G-13	**Legal Description: Lot(s)** LOT 8-B PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT 0.8967 AC **Location:** RIO GRANDE BLVD between ARTESANOS CT and CAMPBELL RD	
Request For: **SD-2020-00026** - PRELIMINARY/FINAL PLAT **SD-2020-00107 –** VACATION OF PRIVATE EASEMENT		

ABCWUA Comment:

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

1. **SD-2020-00026** - PRELIMINARY/FINAL PLAT
    a. The paper easement for the offsite public waterline and sanitary sewer easement was provided in the submittal.
        i. With regard to the exhibit associated with the paper easement document for the offsite public waterline and sanitary sewer easement within Lot 8-A, "Permanent easement" needs to be changed to "public waterline and sanitary sewer easement".
        ii. The exhibit to for the paper easement for the offsite public waterline and sanitary sewer easement within Lot 8-A includes a space to populate the recording

information for the offsite easement which isn't appropriate as there's no need to reference itself.

iii. The paper easement document for the offsite public waterline and sanitary sewer easement within Lot 8-A must be signed and recorded prior to approval of the plat. This is to ensure that the subject property is not landlocked from public waterline and sanitary sewer.

b. Plat

i. The offsite public waterline and sanitary sewer easement within Lot 8-A needs to be referenced as a "public waterline and sanitary sewer easement" instead of a "permanent easement".

ii. The proposed 25' public waterline and sanitary sewer easement shall be labeled as such, and not as a "permanent easement".

c. Infrastructure list

i. PREVIOUS COMMENT: Proposed public fire hydrant shall be within a public waterline easement. This was emailed to engineer and applicant on 7/27/20.

2. **SD-2020-00107 –** VACATION OF PRIVATE EASEMENT

a. The plat doesn't seem to reflect the subject vacation of private easement. Is the intent to show vacation of the existing private sewer, private water and public utility easement in order to satisfy the requirement of the Water Authority to allow for an exclusive public water and sanitary sewer easement for extensions to serve the proposed subdivision? Please confirm.

i. The vacation of the private sewer, private water and public utility easement is shown along the easement within Lot 8-A but not on the subject property.

3. For information only.

a. Availability statement #190702 has been issued and provides the conditions for service.

i. The requirements are to extend a public waterline and sanitary sewer to service proposed Lot 8-B-1 and Lot 8-B-2. Based on the current IDO zoning, proposed Lot 8-B-1 can be further subdivided, further justifying the public waterline and sanitary sewer extensions.