Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

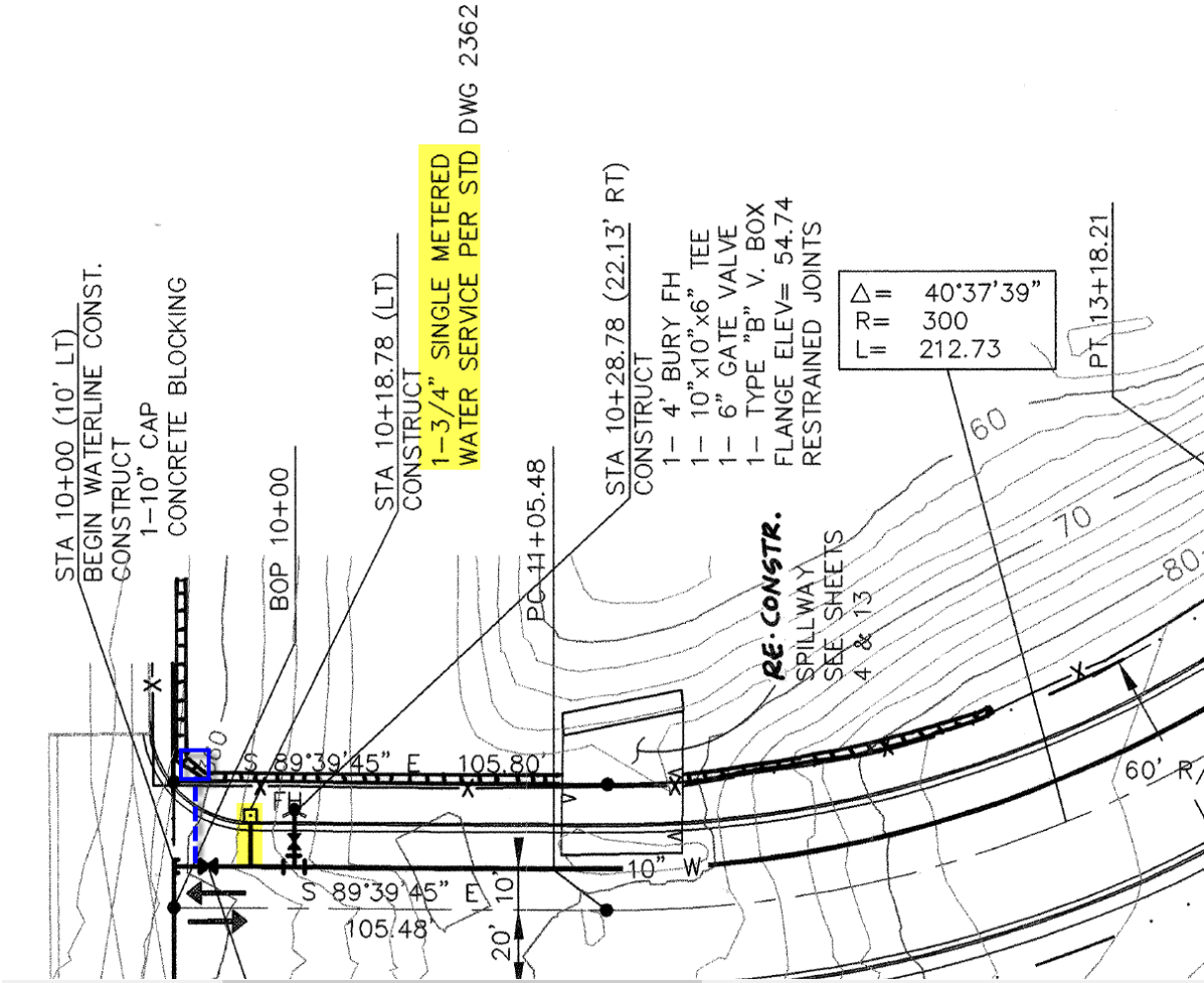
DRB Project No:	Date:	Item No:
PR-2019-002651	6/15/22	#7
Zone Atlas Page: M-15	**Legal Description: Lot(s)** PARCEL 2A, SUNPORT PARK **Location:** 1501 AIRCRAFT AV SE between I-25 and UNIVERSITY BLVD	
Request For: **SD-2022-00094 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

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

1. **Required for Preliminary/Final Plat approval**
    a. Include "granted to the Water Authority" for the proposed 20' public sanitary sewer easement at the northwest corner of the subject property.
    b. Has the existing water service and sanitary sewer service been preserved for the existing building(s) on proposed Parcel 2A1? Please confirm by showing these services on an exhibit. Please determine if easements for these private services are required.
    c. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
    d. The plat proposes a 20' private waterline and gasline easement for the benefit of proposed Parcel 2A2.
        i. Please provide additional dimensioning further south so it is clear near the southeast corner of the platted area.

ii. This seems to attempt to access the existing public waterline along Aircraft Ave. The image below is an excerpt from the as-builts associated with this existing waterline. The proposed water service (shown in blue) for proposed Parcel 2A2 shall be perpendicular to the existing waterline and the meter shall be located within the public right-of-way. With that being said, there may be the need for a small private service easement near the southwest corner of existing Lot K (City owned property) to accommodate this service. This additional easement needs to be secured prior to plat approval to ensure the subject property is not landlocked for water service. Based on the as-builts, the existing waterline terminates at or near the eastern property line of proposed Parcel 2A1, therefore requiring the need for this offsite easement. The end of the waterline appears to be 10' west of the existing valve shown in the image below.



2. **Required for future Site Plan approval (not part of subject case)**
    a. Serviceability Letter #211207 has been issued and sets the criteria for service. However, as stated in the Closure section, service was not committed as fire flow requirements were not provided with the request. A new request shall be made in order to receive an Availability Statement which provides a commitment for service. This request shall include the fire marshal requirements. The request shall also include a utility plan.
    b. Proposed Parcel 2A1 and Proposed Parcel 2A2 shall have separate water services, sanitary sewer services and fire line services (if applicable). Sharing of services between lots is not allowed.
    c. Utility Plan:
        i. Provide a utility plan that indicates the location of proposed water and sanitary sewer services.
        ii. Has the existing sanitary sewer service been preserved? Please confirm show on the proposed utility plan.
        iii. Show existing public water and public sewer mains and any associated easements on the utility plan.
        iv. Dimension the public water and public sewer easements on the utility plan.
        v. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
3. **Information Only:**
    a. This project is within the adopted service area.
    b. Pro rata is not owed for this property.
    c. Infrastructure List: No public improvements are required in the Availability Statement.