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-2019-002761	04/14/2021	#1, 2 & 3
Zone Atlas Page: C-18	Legal Description: Lot(s) LOTS 8-A, & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES /B-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B Location: 6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE, 6700 & /6716 MODESTO AVE NE between OBSIDIAN ST NE and SAN PEDRO DR NE	
Request For: SI-2021-00255 – SITE PLAN AMENDMENT SI-2021-00256 – SITE PLAN SD-2021-00053 – PRELIMINARY/FINAL PLAT SD-2019-00056-VACATION OF PUBLIC EASEMENT SD-2019-00055 - VACATION OF PUBLIC EASEMENT SD-2021-00054 – VACATION OF PUBLIC EASEMENT		

ABCWUA Comment:

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

SI-2021-00255 – SITE PLAN AMENDMENT

1. Prior to removal of Lot 8A, the service stub outs shall be removed and capped, or such removal be provided for on an infrastructure list for a site plan (SI-2021-00256).
2. The project to the north is reliant upon a sewer main depicted on the remainder portions of this site plan. Please advise as to the existence of that sewer main, when it will be constructed, and how public easement will be provided at the sewer main location as needed for the apartments to connect.
3. Additional public waterline easement appears to be necessary on the remainder tracts for the utility plan for the apartment project to work. Please advise as to the generation of additional public waterline easements on the remainder tracts.

SI-2021-00256 – SITE PLAN

1. Availability statement #210206 has been issued and provides the conditions for service.
2. The alignment of the relocated public water main requires approval.
    a. It is the preference of ABCWUA for a more direct route on the water main through the site. This can be accomplished by traversing due north then due east. This also reducing the extent of water main to be removed and replaced on the northern parcel line. Please review the alignment and submit a workable alternative for ABCWUA review and approval.
3. There was no infrastructure list provided with this submittal. Please confirm it complies with the availability statement.
4. Please show public waterline easements on the lot to the south so that we have confirmation that the proposed routing is within an ABCWUA public waterline easement. If one does not exist, acquire one or adjust the alignment.
5. Please show private sewer easement on the lot to the south so that we can confirm there is a viable path for the sewer shown on the utility plan. If one does not exist, acquire one or adjust the alignment.
    a. You may not share private sewer services. Connection to the existing private sewer on the lot to the south is not permissible, and a new private sewer service would have to be constructed to direct flows to the south.
    b. Alternatively, you may connect to sewer at the northeast of the site on Modesto.
6. There is a proposed enclosure (dumpster?) directly east of the proposed 3" water meter vault. How will access to provided for operation and maintenance purposes? This concern was raised in the availability statement.

SD-2021-00053 – PRELIMINARY/FINAL PLAT

1. Plat shall reference the offsite public waterline easement and private sanitary sewer easement needed for service the development on proposed Lot 8-1-A. The offsite easements shall be recorded and referenced on this plat prior to approval.
2. The plat cannot vacate the existing onsite public waterline until that waterline is relocated. How will the existing waterline be preserved until it is relocated?

SD-2019-00056-VACATION OF PUBLIC EASEMENT

1. It is uncertain as to which specific easement this case is for.
2. If for vacation of public waterline easement, vacation can't take place until the waterline has been relocated.

SD-2019-00055 - VACATION OF PUBLIC EASEMENT

1. It is uncertain as to which specific easement this case is for.
2. If for vacation of public waterline easement, vacation can't take place until the waterline has been relocated.

SD-2021-00054 – VACATION OF PUBLIC EASEMENT

1. It is uncertain as to which specific easement this case is for.
2. If for vacation of public waterline easement, vacation can't take place until the waterline has been relocated.