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-2019-002765	01/06/21	#14
Zone Atlas Page:	Legal Description: Lot(s) 8A, 8B, 9A, 9B, 9C	
G-11	Location: ST JOSEPHS DR NW between COORS BLVD NW and ATRISCO DR. NW	
Request For: SD-2020-00218 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. PREVIOUS COMMENT: Currently, there is an effort to vacate an existing private sanitary sewer easement along existing Lots 1, 2, 3, 4, 5, 6 and 9. The intent is to replace this with a public sanitary sewer easement as the sanitary sewer will be public. The applicant is working on a paper document for the vacation of the private sanitary sewer easement and a paper document for the public sanitary sewer easement. Those two documents affect existing Lot 9, and therefore proposed Lot 9-A and Lot 9-B. Both the vacation document and paper easement document need to be recorded and referenced on this plat prior to approval.
2. What is the intent of proposed Easement #13 "Existing 20' public waterline easement"? Given that both proposed Lot 8-A and Lot 8-B have access to public waterline as stated below, there doesn't seem to be a need. Please explain.
    a. Response to comments stated that the easement has been removed and the easement number has been re-used for a separate purpose. The easement has in fact not been removed.

b. This easement seems to have been realigned which seems to indicate a proposed waterline easement. This is confirmed with the proposed waterline on the infrastructure list. Why is this being proposed given that all lots will have access to public waterline?
    i. If proposed Lot 9-A and/or Lot 8-A subdivided in the future, having a public waterline easement would be helpful as those future subdivisions would require public waterline extensions. If this is the intent, having this easement on the plat is appropriate to facilitate future waterline extension.
    ii. The description of the proposed waterline on the infrastructure list indicates an alignment along the north side of proposed Lot 8-A and the southeast corner of proposed Lot 9-A, whereas the proposed easement #13 continues south along the shared property line of proposed Lot 8-A and Lot 8-B to the St. Josephs Dr. right-of-way.

3. Proposed Lot 9-A
    a. Has access to existing public waterline that is onsite and located near the northeast corner of the property.
    b. Access to public sanitary sewer will be provided with the conversion of the existing sanitary sewer to public as a portion of this sanitary sewer is on this proposed property.
4. Proposed Lot 9-B
    a. Has access to existing public waterline onsite.
    b. Access to public sanitary sewer will be provided with the conversion of the existing sanitary sewer to public as a portion of this sanitary sewer is on this proposed property.
5. Proposed Lot 9-C
    a. Has access to existing public waterline onsite.
    b. Given that the public sanitary sewer easement that will be granted via paper document will be offset from the subject property, a private sanitary sewer easement will be required to access this public sanitary sewer easement. This is required prior to plat approval.
        i. Response to comments referencing the same comment for proposed Lot 8-B indicated the new sanitary sewer easement #13 addresses this. Easement #13 is shown as a public waterline and sanitary sewer easement. The easement alone does not provide access to a public sanitary sewer, unless the infrastructure list will include a public sanitary sewer extension. All that is needed is the aforementioned offsite private sanitary sewer easement to access the soon-to-be converted public sanitary sewer.
6. Proposed Lot 8-A
    a. Has access to public waterline along St. Josephs Dr.
    b. Has access to public sanitary sewer along St. Josephs Dr.
7. Proposed Lot 8-B
    a. Has access to existing public waterline onsite.
    b. Given that the public sanitary sewer easement that will be granted via paper document will be offset from the subject property, a private sanitary sewer easement will be required to access this public sanitary sewer easement. This is required prior to plat approval.
        i. Response to comments indicated the new sanitary sewer easement #13 addresses this. Easement #13 is shown as a public waterline and sanitary sewer easement. The easement alone does not provide access to a public sanitary sewer, unless the

infrastructure list will include a public sanitary sewer extension. All that is needed is the aforementioned offsite private sanitary sewer easement to access the soon-to-be converted public sanitary sewer.

8. If Easement #13 is to be for a public waterline and sanitary sewer, there will need to be additional offsite public sanitary sewer for this easement to connect to the public sanitary sewer that will be granted for the converted public sanitary sewer. There is a gap between the east property line of proposed Lot 9-C and the public sanitary sewer easement associated with the converted public sanitary sewer.
9. Please label all proposed lots for Detail for Easement #13 on Sheet 2.