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-2020-003443	03/10/21	#1
Zone Atlas Page: A-11	**Legal Description: Lot(s)** 20A-1, PARADISE NORTH **Location:** UNSER BLVD NW between BANDELIER DR. NW and McMAHON BLVD NW	
Request For: **SD-2021-00027– PRELIMINARY PLAT(sketch plat 3-4-20)**		

ABCWUA Comment:

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

1. Serviceability Letter #200525 was executed for this project and is dated 7/28/2020.
2. This property does not have access to public sanitary sewer.
    a. Extension of public sanitary sewer will be required prior to plat approval.
    b. An infrastructure list will be required, which shall reflect the requirements identified in the serviceability letter.
    c. Can the proposed development convey flow to the existing sanitary sewer along Pinon Verde Dr. while avoiding conflicts with other utilities along McMahon Blvd.? This needs to be verified before finalizing the infrastructure list.
3. The Development Agreement for this project was executed on 1/5/21 which is R-20-24. Copy is included in the submittal.
4. Utility Plan

a. The utility plan included in the submittal seems to create more infrastructure than what is required. Please label public and private for water and sanitary sewer, including fire hydrants.
b. Each lot shall have separate water and sanitary sewer service.
c. Water
    i. Is the intent to have individual water meters for each building? If so, this would warrant a public waterline as a waterline is considered public up to the water meter. A master meter for the various multi-family buildings would eliminate much of the proposed onsite infrastructure. The master meter could connect to the existing public waterline along Bandelier Dr. or the proposed onsite public waterline along the western property lines of proposed Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6.
        1. If separate meters are desired, they could be provided by a combination of connections to the aforementioned onsite public waterline and the existing waterline along Bandelier Dr.
        2. The onsite fire hydrants shall all be deemed private.
d. Sanitary sewer
    i. What appears to be the proposed public sanitary sewer line along the western property line of proposed Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6 seems to lend itself for private service connections for the proposed buildings on the east side of proposed Lot 1, which are shown to be multi-family residential apartment buildings. This could eliminate the need for excessive onsite private sanitary sewer. Given that the proposed public waterline and sanitary sewer easement is along the shared property line with Lot 1, there would be no need for additional private easement to access the proposed public sanitary sewer along eastern property line for proposed Lot 1.
    ii. The public sanitary sewer along proposed Lot 8 and Lot 9 would be able to serve the proposed multi-family residential buildings along the north and west property lines of proposed Lot 1. This could be accomplished by either one or several private sewer services, given that these buildings will be on a single property.
    iii. Is the corridor along proposed Lot 8 and Lot 9 accessible for a Vac-Truck? All manholes shall be accessible by a Vac-Truck.

5. Infrastructure list
    a. Water
        i. The waterline is shown as a 12” on the infrastructure list, a 6” on the utility plan. The availability statement indicates an 8” waterline. Please confirm and revise accordingly.
        ii. Specify the waterline is along drive aisles and reference lots (e.g. west side of Lots 2, 3, etc.).
        iii. Update per comments above.
    b. Sanitary sewer
        i. Specify the location of the sanitary sewer by using references to proposed lots.
        ii. Include the proposed public sanitary sewer along proposed Lot 8 and Lot 9.
        iii. Update per comments above.