**Development Review Board (DRB)**

**Review Comments**

**Utility Development Section**

**Reviewer: Kristopher Cadena, P.E.**

**Phone: 505.289.3301**

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| **DRB Project No:** **PR-2020-004030** | **Date:** **07/22/20** | **Item No:****#2** |
| **Zone Atlas Page:****A-12 & A-13** | **Legal Description: A-12 & A-13****Location: GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** |
| **Request For:** **SI-2020-00540 -** SITE PLAN |
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**ABCWUA Comment:**

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

1. Serviceability Letter #200506 is currently being researched. It will provide the conditions for service. Public water and/or sanitary sewer extensions may be required.
2. The property is outside of the Adopted Service Area. A Water Authority Board approved development agreement will be required prior to Site Plan approval. The serviceability letter will serve as an exhibit to the development agreement.
3. Utility Plan
	1. Please show and label existing public waterline along the west and south frontages.
	2. There seems to be parallel private fire lines along the west and north drive aisles. Please confirm and label accordingly.
	3. Please show and label all proposed water meters (domestic and/or irrigation).
	4. Label all proposed onsite public and private sanitary sewer accordingly.
	5. Label all proposed onsite private waterline accordingly.
	6. The public sanitary sewer extensions are currently being researched as part of the serviceability letter.
		1. The intent is to provide the existing Lot D-1 to the north the ability to connect to public sanitary sewer.
			1. There is an existing 30’ public sanitary sewer easement along the entire eastern frontage of the subject property. The proposed pond within this easement is not acceptable.
			2. Based on the serviceability letter, a possible alignment of the public sanitary sewer may be the easternmost north/south drive aisle. The serviceability letter will provide the official requirements.
				1. This would require vacation of the existing 30’ sanitary sewer easement, as well as granting new public sanitary sewer easement in a manner that provides access to existing Lot D-1.
				2. The proposed dumpster enclosure may need to be relocated.
				3. Given that landscaping is proposed along the existing 30’ public sanitary sewer easement, this may not be the best alignment.
				4. Continuous access for maintenance and operation shall be provided for all onsite public sanitary sewer.

**Response:**

**Plans updated to address comments and detail a compound meter to service the development. Development agreement will be submitted to ABCWUA for processing.**