Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2020-004447	04/28/2021	#1
Zone Atlas Page: M-16	Legal Description: Lot(s) TRACT A-1 AND TRACT A-1-B, SUPPORT MUNICIPAL ADDITION AND AIRPORT PARK Location: 2700 GIRARD BLVD SE between GIBSON BLVD and SUNPORT BLVD	
Request For: SD-2021-00066 – VACATION OF PUBLIC EASEMENT – 10' utility SD-2021-00062 – VACATION OF RIGHT-OF WAY SD-2021-00063 – VACATION OF PUBLIC EASEMENT-7' utility SD-2021-00064 – VACATION OF PUBLIC EASEMENT-10' utility SD-2021-00065 – VACATION OF PUBLIC EASEMENT- access SD-2021-00067 – VACATION OF PUBLIC EASEMENT-10' PNM/MST&TC west SD-2021-00068 – VACATION OF PUBLIC EASMENT-10' PNM/MST&TC east SD-2021-00069 – VACATION OF PUBLIC EASEMENT-20' utility		

ABCWUA Comment:

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

1. **SD-2021-00062 – VACATION OF RIGHT-OF WAY**

a. There is an existing public 8" waterline along the proposed area of vacation along Columbia Dr. A 20' public waterline easement shall be provided, which shall be centered on the existing waterline. Please coordinate with NM One Call to understand its physical location.

2. **SD-2021-00063 – VACATION OF PUBLIC EASEMENT-7' utility**
   a. No objection.
   b. Applicant indicated there are no existing lines within this easement.

3. **SD-2021-00064 – VACATION OF PUBLIC EASEMENT-10' utility**
   a. No objection.
   b. Applicant indicated there are no existing lines within this easement.

4. **SD-2021-00065 – VACATION OF PUBLIC EASEMENT- access**
   a. No objections.

5. **SD-2021-00067 – VACATION OF PUBLIC EASEMENT-10' PNM/MST&TC west**
   a. No objections.
   b. Applicant indicated there are no existing lines within this easement.
6. **SD-2021-00068 – VACATION OF PUBLIC EASMENT-10' PNM/MST&TC east**
   a. No objections.
   b. Applicant indicated there electric lines are being relocated.
7. **SD-2021-00069 – VACATION OF PUBLIC EASEMENT-20' utility**
   a. No objection.
   b. Applicant indicated the existing telecom lines are being relocated.

General Project Comments related to plat:

1. A note will be required on the plat cover sheet that states: Separately and independently of this plat, City Aviation Department and ABCWUA will work together to reach a mutually satisfactory MOU regarding easements for water and sewer lines on City Aviation owned lands which predate this plat.
2. Availability statement #201024 is currently being researched. Currently, the Water Authority is working with Molzen Corbin regarding confirmation of fire flows and understanding impacts with domestic demand.
3. For future platting action, please confirm if public waterline and/or public sanitary sewer lines located outside of public right-of-way and within the platted area are within existing easements. If they are not, then new easements will be required. Please coordinate with NM One Call as there are many public waterlines and public sanitary sewer lines within the platted area.
   a. For example, records indicate an existing 8" waterline (north/south alignment) near the southwest corner of Tract A-1-E on Sheet 10 of 12.
   b. Another example is an existing 8" waterline along Columbia Dr., extending south of the existing cul-de-sac. The plat does not show a waterline easement along this alignment. Please research the records to confirm if the existing "utility" easements are specific the public waterline. This is a typical comment and should be applied for all other existing infrastructure within the platted area.
4. There is a proposed 20' public sanitary sewer easement which is shown along the west, south east and along the middle of proposed Tract A-1-B.

a. Based on previous discussions, this seems to align with the proposed public waterline easement. Is this meant to be the public waterline easement?
b. The public sanitary sewer was said to begin on the east side at the interface with the KAFB sanitary sewer connection. The sanitary sewer was said to be public beginning near the southwest corner of proposed Tract A-1-B.
c. Please provide an exhibit with proposed waterline and sanitary sewer (public and private) along with proposed easements to aid in the review.
d. The public waterline and sanitary sewer easements need to be exclusive and cannot be encroached by any structure or any other utility. Can you confirm if this is the case?
    i. Will these easements provide continued, unobstructed access to the public waterline and sanitary sewer? Vac-Trucks are required to drive up to the manholes.

5. There is existing onsite public waterline and sanitary sewer located within proposed Tract A-1-B that was built but never closed out and accepted as part of the previous ACE development.
    a. There needs to be a mechanism to remove this infrastructure so that easements aren't needed, given the proposed development overtop these lines.
        i. Perhaps this can be included on an infrastructure list.