**Development Review Board (DRB)**

**Review Comments**

**Utility Development Section**

**Reviewer: Blaine Carter, P.E.**

**Phone: 505.415.9188**

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| **DRB Project No:**  **PR-2021-005210** | **Date:**  **03/31/21** | **Item No:**  **#4** |
| **Zone Atlas Page:**  **J-7&8** | **Legal Description: Lot(s) C3A. WESTLAND NORTH**  **Location: 1801 ARROYO VISTA BLVD NW between 118T ST and 1801 ARROYO VISTA BLVD NW** | |
| **Request For:**  **SI-2021-00303 – SITE PLAN** | | |
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**ABCWUA Comment:**

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

**SI-2021-00303 – SITE PLAN**

1. The applicant has stated that water and sewer service changes are not applicable to this phase of the park. The review of this project is based upon that statement.
2. The Phase I Utility Plans do not depict water or sewer use or facilities at this location. A note is included that future connections within the park complex would require a lift station. These facilities are anticipated to be on private property and under private maintenance.
3. Please explain if there are any other water or sewer services in the build-out of this facility, and if so, how they will be connected to the public water and sewer mains.
4. Availability Statement #150610R was issued in 2015 and has since expired. This statement required an extension of the 12” Distribution Main along the properties south frontage. This does not appear to have been completed with the initial park construction. The ABCWUA file for this Statement is not readily available. Please coordinate with ABCWUA to determine when this line should be installed.
5. Should the plans change to need additional water or sewer service, please request an availability/serviceability statement online at the following link: <http://www.abcwua.org/Availability_Statements.aspx>. Requests shall include fire marshal requirements. If additional services are requested for this project, an executed statement must be obtained prior to approval.