Albuquerque Bernalillo County
Water Utility Authority

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-2021-005573	3/2/22	#7 & 8
Zone Atlas Page: R-16	**Legal Description: Lot(s)** TRACTS 22-A, 22-B, 22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II **Location:** 5650 UNIVERSITY BLVD SE	

Request For:
SD-2021-00171 – PRELIMINARY PLAT
SD-2021-00172 – VACATION OF PRIVATE EASEMENT
SD-2021-00174 – VACATION OF PRIVATE EASEMENT
SD-2021-00175 – VACATION OF PRIVATE EASEMENT
SD-2021-00176 - VACATION OF PUBLIC EASEMENT
SD-2021-00177 - VACATION OF PUBLIC EASEMENT
SD-2021-00178 - VACATION OF PUBLIC EASEMENT
SD-2021-00179 - VACATION OF PUBLIC EASEMENT
SD-2021-00180 - VACATION OF PUBLIC EASEMENT
SD-2021-00181 - VACATION OF PUBLIC EASEMENT
SI-2021-01482 – SITE PLAN

ABCWUA Comment:

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

1. **SD-2021-00171 – PRELIMINARY PLAT**
    a. Infrastructure List:
        i. No objections.
    b. Plat. The following items may be listed as a finding to be corrected with the final plat:
        i. Provide a paper easement for the temporary reservoir drain line as needed.
        ii. Minor Text Changes:
            1. Add the callout information for the WUA State Land Office Easement.
            2. Strike the word "Future" from ABCWUA easements granted with this plat.
            3. Fill in the legend for the vacated areas. Revise the hatch so that it matches the viewport, the rotation is different and difficult to match the legend to the plan view.
            4. For Easement E: Add the words "(SHADED PORTION…" to the vacation callout that is located just to the left of Hawking Drive.
    c. Information Only:
        i. Availability Statement #210843 has been issued and provides the conditions for service.
        ii. This project is outside of the adopted service area: Development Agreement R-07-32 is applicable to this area and provides the Board approval for development. No further Board actions is required at this time.

2. **SD-2021-00172 & 147-181– VACATION OF PUBLIC & PRIVATE EASEMENTS**
    a. The Water Authority is in agreement with the vacations presented on the preliminary plat.
    b. Some of the vacations on the agenda are no longer applicable. These appear to be SD-2021-00181, SD-2021-00180. The limits of the waterline vacations are likely altered from the initial applications (SD-2021-00175 & SD2021-00179). The limits shall be as depicted on the preliminary plat.

3. **SI-2021-01482 – SITE PLAN**
    a. Site Plan:
        i. UPDATE: Please submit the revised site plan detail at the northern entrance that depicts the ABCWUA & PNM access point. PRIOR COMMENT: The access to the existing Mesa del Sol Reservoir has not be maintained. A driveway bump out including curb is shown over the transmission main and conflicting with the access easement to the reservoir site and the waterline easement. The access to the reservoir site is not clear on the site plan. Please call the WUA to schedule a meeting with the affected WUA parties regarding access to this site.
    b. Utility Plan (PRIOR COMMENTS):
        i. The utility plan lines have not been updated aside from the inclusion of Backlot 6 in the project area.
        ii. The water/sewer lines described in the infrastructure list and availability statement are not shown.
        iii. A sewer easement is needed on Parcel 2 to allow for the southern lift station.
        iv. The currently proposed fire line connection is not shown, the shortening of the public watermain south of the reservoir is not shown.
        v. The reservoir drain line is not shown, either temporary or final.

vi. This site plan will be required to address the sharing of services with Netflix North. Resolution of this was delayed with the Netflix North approval. Please advise as to the current proposed resolution.

vii. Please describe the permitting entity for the proposed onsite lift stations.

c. Information Only:

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ii. This project is outside of the adopted service area: Development Agreement R-07-32 is applicable to this area and provides the Board approval for development. No further Board actions is required at this time.