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	5/25/22	#7
Zone Atlas Page: R-16	**Legal Description: Lot(s)** TRACTS N, O. Q-2, 17, 26, OS-7, AND , A-1-A-6, MESA DEL SOL INNOVATION PARK I & II **Location:** 5650 UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD	
Request For: **SD-2022-00080 – FINAL PLAT**		

ABCWUA Comment:

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

SD-2022-00080 – FINAL PLAT

1. The final plat needs to remove the new PNM easement from the Water Authority Parcel.
2. The infrastructure list describes a necessary paper easement for the interim reservoir drain line. Please provide a copy of that easement for Water Authority signature, so it may be recorded following this plat. Final Plat approval is contingent upon an approved paper easement for this blanket easement that is ready for recording immediately after the plat.
3. There appears to be Water Authority infrastructure (18" waterline) within the shaded area (to be vacated) of easement "E". The vacation limits shall be reduced to outside of the existing infrastructure limits. This may be an issue with the shading and shading legend, please confirm and revise the legend if appropriate.
4. Please specify the beneficiaries of existing Easement "K".

5. This plat vacates an existing drainage easement within Tract OS-7 that adversely impacts the existing Water Authority elevated reservoir site (Tract Q-1) as well as the future Water Authority reservoir site (proposed Tract 3). This proposed vacation is not acceptable until storm runoff from both of these properties has been addressed as follows.
    a. Future Water Authority reservoir site (Tract 3)
        i. The onsite ponding on this property is rejected by the Water Authority as the property owner.
        ii. Conveyance to Drainage Area 2 (DA2) is required to be updated in the Drainage Area 2 Drainage Management Plan. Please coordinate with Utility Development Section on provision of the required storm sewer. Note: The reservoir drain line is listed at 36" in the existing infrastructure list and runs from the Water Authority parcel to DA2.
    b. Existing Water Authority elevated reservoir site (Tract Q-1)
        i. The current approved drainage plan for this property shows surface drainage to east ultimately flowing to the pond that has since been filled and is the subject of the vacation. Improvements and updates to applicable drainage plans need to take place to replace the drainage features for this property. This may require amending the previously approved infrastructure list and financial guarantee to provide for additional storm drain and/or ponds.
        ii. Conveyance to Drainage Area 2 (DA2) is required to be updated in the Drainage Area 2 Drainage Management Plan. Please coordinate with Utility Development Section on provision of the required storm sewer.
    c. Please present a proposal for the necessary revision to the two associated drainage plans affected by these comments.
6. Information Only:
    a. Availability Statement #210843 has been issued and provides the conditions for service.
    b. 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.