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	2/16/22	#4 & 5
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. Availability Statement #210843 has been issued and provides the conditions for service.
    b. This project is outside of the adopted service area:
        i. 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.
    c. Plat:
        i. The Eastman Corridor public waterline easement appears to terminate at the east end of Former Tract N. Please show or provide an exhibit of the proposed State Land Office easement. It should be continuous with the onsite easement.
        ii. This easement was determined to be 37 feet for the State Land Office. It is shown as 30' and 35' on the plat. Please revise to 37 feet.
        iii. Provide a paper easement for the temporary reservoir drain line as needed.
        iv. Both the remainder and vacation portions of Easement E are hatched. Please add a hatch type to the legend for the portion that is being vacated.
        v. The Water Authority objects to the vacation of the access easement to Tract Q-1 (aka Mesa del Sol Reservoir). The physically constructed access to the Mesa del Sol Reservoir must be maintained. Waterline easements are not valid legal access to Water Authority parcels.
        vi. Confirmation of the existing electric service to the Mesa del Sol Reservoir is required. The Water Authority objects to vacation of any Public Utility Easement serving Tract Q-1 (aka the Mesa del Sol Reservoir).
    d. Infrastructure List:
        i. Phase 1:
            1. The reuse for Phase 1 should start at University Boulevard, not Watson.
            2. The length of 18-inch waterline removal will be dependent on the updated utility plan.
            3. The 30-inch should start as described in the availability statement, generally referred to as the existing elevated water tank
            4. Please list the interim condition reservoir drain line and provide a drawing showing the location of DA2.
        ii. Phase 2:
            1. The 10-inch waterline has the location and from columns switched. (Location is Future MDS Blvd, from is the Couplet).
            2. The 12-inch waterline to location should be Future MDS BLVD, without referencing the Couplet.

2. **SD-2021-00172 & 147-181– VACATION OF PUBLIC & PRIVATE EASEMENTS**
    a. The below comments are incorporated into the plat case as still applicable. Prior comments copied below, with breakdown of the easement numbers from the applicant, for information only:
    b. PREVIOUS COMMENT: It is unclear from the application which specific case item correlates to the easement numbers on the supporting documentation. The comments below reference the applicant provided document numbers.
    c. PREVIOUS COMMENT: No objection to easement vacations #1 and #2.

d. PREVIOUS COMMENT: No objection to vacating easements #3 and #5 provided alternative transmission waterline route is granted sufficient easement and the re-routing process is formally shown on the revised Level B master plan.
e. PREVIOUS COMMENT: Please provided documentation of the services to the existing WUA reservoir. It appears electric service is coming directly from the PNM substation. If it can be confirmed that no existing public utility services to the reservoir site are impacted, no objection to vacating easement #4.
f. UPDATE: A replacement drain line need to be on the infrastructure list. PREVIOUS COMMENT: At this time, the WUA cannot support vacation of easement number #6, private drainage easement benefiting Tract Q-1 Mesa Del Sol Innovation Park II. This easement is used to drain the reservoir and is critical to the operation of that active facility. There is an alternative drain location that has been proposed by the applicant, but until such time as that alternative is approved by WUA staff operating the facility, and put into service, the existing private drainage easement needs to remain as-is.
g. PREVIOUS COMMENT: The WUA objects to the vacation of easement #7, as there is an existing 18-inch DIP water distribution main in this location. Please reduce the vacation extent, or provide a plan to remove the existing public waterline.
h. PREVIOUS COMMENT: The WUA does not object to the vacation of easement #8.
i. PREVIOUS COMMENT: The WUA opposes vacating easement #9 as this is the existing access point to the reservoir. While an additional parcel is proposed for the WUA adjacent to Eastman Crossing, there will not be a constructed access at the time of approval. Access to the existing reservoir shall be maintained.

3. SI-2021-01482 – SITE PLAN

a. Availability Statement #210843 has been issued and provides the conditions for service.
b. This project is outside of the adopted service area:
    i. 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.
c. Site Plan:
    i. 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.
d. Utility Plan:
    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.

e. Infrastructure List:

i. See comments under plat case.