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	1/26/22	#3 & 4
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 between EASTMAN CROSSING and MESA DEL SOL	
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.

UTILITY DEVELOPMENT

1. **SD-2021-00171 – PRELIMINARY PLAT**
    a. No new files received for this application. Prior comments are provided below for reference with updates as possible.
    b. Availability Statement #210843 has been issued and provides the conditions for service.
    c. 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.
    d. Plat:
        i. UPDATE: The received documents did not include a new plat. Please advise.
        ii. Please clarify the name of Eastman Crossing versus Eastman Avenue.
        iii. Please revise the extent of the vacation on Easement E. See comments below in the vacations section.
        iv. Unless approved otherwise, please adjust the other easements as needed per the vacation comments below.
        v. What is the method of generation for the public waterline on the old Eastman Crossing corridor and the Mesa del Sol Boulevard corridor? It is likely that more than the 30 feet shown is required. There is a need for public sewer within Mesa del Sol Boulevard as well. Please provide a cross section of the proposed easements to confirm the widths.
        vi. For clarity, please revise the dedicated easement as stated above to remove the word "future".
    e. Infrastructure List:
        i. UPDATE: Should there be a line item for water main in Fellini?
        ii. Ensure the infrastructure list matches the required items in the Availability Statement.
    f. Easements:
        i. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
        ii. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

2. **SD-2021-00172 & 147-181– VACATION OF PUBLIC & PRIVATE EASEMENTS**
    a. 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.
    b. PREVIOUS COMMENT: No objection to easement vacations #1 and #2.

c. 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.
d. 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.
e. 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.
f. 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.
g. PREVIOUS COMMENT: The WUA does not object to the vacation of easement #8.
h. 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. This item was requested for deferral. No new files were received. Prior comments are provided below for reference with updates as possible.
b. Availability Statement #210843 has been issued and provides the conditions for service.
c. 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.
d. Utility Plan:
    i. UPDATE: Please provide a revised utility plan that addresses the comments below.
    ii. This site will not be permitted to share water or sewer services with other parcels. Please revise the utility plan accordingly or clarify if the parcels will be combined via replat. Currently, offsite private sewer is received from the "future development" area that is greyed out from this project's utility plans. It is then co-mingled with sewer from this parcel, and sent to another parcel's private sewer connection. This is not permitted by ABCWUA ordinance.
    iii. Note that this area will be combined with the existing studio development. Please consider routing the sewer from this parcel to the existing sewer connection point for the existing studio.
    iv. The 18-inch DIP water distribution main south of the reservoir site appears to be unnecessary based upon the proposed re-routing of the future main. This may be an alternative connection point for the Tract 1 water service.

v. There are two lift stations proposed but only one detail is provided. The southern lift station is within the potential future development area, on yet another separate parcel. Please clarify if this necessary station is within the approved site plan area.

vi. Please depict the locations for the public waterlines along the old Eastman Crossing corridor. If this section is to be paved, it would be standard to install the watermains prior to paving.

e. Infrastructure List:

i. See comments under plat case.