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-2021-005628	1/12/22	#9
Zone Atlas Page: R-14, S-14-17, T-15-17	Legal Description: Lot(s) TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK Location: UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD	
Request For: SD-2021-00214 – PRELIMINARY PLAT SD-2021-00224 – BULK LAND PLAT		

ABCWUA Comment:

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

1. Please revise the easement callout to say "public water" and "public sewer" and to make distinct from "utilities".
2. The agenda item summary includes dedication of right-of-way for MDS town center. Please confirm this portion of the project is not applicable to the current bulk plat.
3. No other objections to the bulk land plat as presented.
4. Information Only:
    a. Serviceability Letter #211128 is in reviewing and will set the criteria for service. An executed serviceability letter is required prior to approval to identify the required infrastructure for the platting action.
    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. Future Subdivision Infrastructure Lists:

i. Please provide a utility plan to assist in the review of the infrastructure list. This shall include water, sanitary sewer and non-potable.
ii. Improvements are anticipated to be required for this project. Upon issuance of the Serviceability Letter, include the public infrastructure items in the infrastructure list.
iii. Changes are necessary to the infrastructure list to ensure compliance with the Stantec report which covers this area.
iv. Revisions to the required infrastructure sizing shown in the Stantec report may be allowed if supporting justification is provided. This would typically include a more detailed analysis of this area in the context of the entire Level B area.
v. A sewer pump station is also required for this area to gain service. The applicant shall provide the anticipated flow from this development area compared with the total anticipated build-out flows to the pump station. This information is necessary to size the force main coming from the pump station.
    1. The lift station and force main need to be included in the infrastructure list.
vi. The non-potable line is currently required to be a 16-inch diameter main. This is based upon a draft non-potable master plan for Mesa del Sol. A final version of this report is required to confirm the non-potable main sizing.
vii. Justification of the proposed water distribution main sizing will be required including an estimation of the required fire flow demands. This information is required to confirm if the proposed mains are sufficiently sized for anticipated users.
    1. The non-potable infrastructure needs to be included on the infrastructure list.