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-2021-005816 | 2/02/22 | #8 |
| Zone Atlas Page: B-14 | Legal Description: Lot(s) 2-C, COTTONWOOD CROSSING PHASE II<br>Location: 10084 COORS BLVD NW between COORS BYPASS and SEVEN BAR LOOP | |
| Request For: SD-2021-02066 – EPC FINAL SITE PLAN SIGN-OFF | | |
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**ABCWUA Comment:**

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

1. REPEAT COMMENT: The encroachments on the public sewer main and easement described at sketch plat have not been addressed.
2. REPEAT COMMENT: Call out the 24-inch interceptor main on the north side of the site as well as labeling the easement for this main. The below described encroachments shall be removed from the plan sheets within the easement. This is main is critical infrastructure and the requirements must be met.
3. REPEAT COMMENT: This project is outside of the adopted service area:
    a. A Service Connection Agreement is required.
    b. The ABCWUA Board must approve all Service Connection Agreements. Generally, a completed package, including executed Serviceability Letter, must be provided to the Utility Development Section by the 7th of the month to be on the agenda for that month. Upon approval by the Board,

the ABCWUA Executive Director must sign the approved agreement. This typically takes one to two weeks after the Board meeting.

c. Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement.

4. Utility Plan:
    a. REPEAT COMMENT: Show existing public water and public sewer mains and any associated easements on the utility plan. UPDATE: These easements are shown on document number 2004092818. There are public water and public sewer easements to NMUI which has been incorporated into ABCWUA. There is an abandoned waterline onsite. The easement adjacent to this waterline cannot be removed unless the waterline is removed, it is currently abandoned in place. This waterline is in close proximity to the building.
    b. REPEAT COMMENT: Dimension the public water and public sewer easements on the utility plan.
    c. REPEAT COMMENT: Provide the recorded easement document so ABCWUA mapping made add it to our GIS system.
    d. REPEAT COMMENT: Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
    e. REPEAT COMMENT: There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.
    f. Note to applicant: Backflow devices are required for commercial services. These are to be located downstream of the meters.
5. Easements:
    a. REPEAT COMMENT: 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.
6. Information Only:
    a. Availability Statement #210518 has been issued and provides the conditions for service.
    b. Pro rata is not owed for this property.