

1/6/2025

David Gutierrez, PE
Albuquerque Bernillo County
Water Utility Authority

Re: ***2nd Review - PR-2024-009956 Taco Bell
Comment Responses to Utility Development Review***

Dear David:

Wallace Design Collective has reviewed the comments provided on 10/23/24. Our comment responses to the memorandum comments are as follows. For additional comment responses, please reference the associated greenline pdf files.

Utility Comments from 10/23/2024:

1. The easement for the existing sanitary sewer line is insufficient as it is on the border. Additional easement will need to be granted for this prior to any approvals.

- **Response: A new 20' easement will be dedicated that will center the existing sanitary sewer line within the limits of the property.**

Previous comments still apply:

1. Request an availability/serviceability statement online at the following link:

http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

a. This will provide conditions for service.

- **Response: An availability/serviceability statement was requested on 8/16/2024. The current status is Processing.**

2. Please provide the easement information (recording info/date)

- **Response: The easement will be recorded at the time of approval. Easement information will be provided following the recording.**

3. Utility Plan:

a. There is currently a sanitary sewer line that runs through the site that is shown that must maintain a clear corridor free from any trees, or major landscaping that would inhibit operation and maintenance of the line.

- **Response: A proposed 10' wide corridor has been provided for maintenance of the existing sanitary sewer line. Major landscaping or trees will not be proposed within the limits of the corridor.**

b. There is an existing manhole on the site that needs to be shown and access must be provided for a vactor truck to be able to back up directly to for maintenance purposes. Please provide this access and show it on the plans.

- **Response: A proposed 10' wide corridor has been provided for maintenance of the existing sanitary sewer line and manhole.**

c. Provide a utility plan that indicates the location of proposed services.

- **Response: The proposed services are located on the plans.**

d. Show existing public water and public sewer mains and any associated easements on the utility plan.

- **Response: The existing 20' sanitary sewer easement and the existing sanitary line is shown and labeled on the plans.**

- e. Dimension the public water and public sewer easements on the utility plan.
 - **Response: The public sewer easement is shown and dimensioned on the utility plan. The public water line is located within the right-of-way.**
- f. 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.
 - **Response: Acknowledged.**
- g. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.
 - **Response: The landscape plans have been revised so that trees, fences, sidewalks, curbs or structures do not encroach the public sewer easement.**
- h. Please add the following notes to the Master Utility Plan
 - i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - **Response: Note has been added to the utility plan.**
 - ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.
 - **Response: Note has been added to the utility plan.**

This concludes our written responses. If there are any questions, please reach out to the design team.

Sincerely,

Wallace Design Collective
Civil Engineering Services



Aaron Barnhart, PE