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-2018-001405	7/13/22	#1 & 2
Zone Atlas Page: K-10	**Legal Description: Lot(s)** TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, TRACT B, NUEVO ATRISCO **Location:** 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW.	
Request For: **SD-2022-01115 – AMENDMENT TO SITE PLAN** **VA-2022-00165 – SIDEWALK WAIVER** **SD-2022-00100 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

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

SD-2022-01115 – AMENDMENT TO SITE PLAN

1. UPDATE: A new submittal for an availability revision was received on 6/24/22. This will be processed as a revision to the original statement #211219. This statement is in the queue for revision. This was required to address a higher fire flow of 2,000 GPM and to account for the additional of a public water main extension to service Lot 3.
2. Utility Plan
    a. The new public waterline at the southwest corner sizing will be determined in the availability statement. It appears an eight-inch will be required. It appears a public fire hydrant at this location is necessary to serve both Lot 1 and Lot 3.

b. There is a public loop that this connection will be to This extension will connect at a public loop that is north of Central Avenue. This is further south than shown. As show the connection is to a fire service and such connections are prohibited.
c. As shown, Lot 1 is served by private hydrants for the property to the north. This is not permitted under current ordinance. An additional hydrant at the southwest corner of the project can resolve this issue, in conjunction with the existing public hydrant at the intersection of Central and Unser.
d. Lot 3 appears to still share a fire hydrant for the FDC with Lot 2. This is not permitted under current ordinance. To resolve, the above public hydrant can be installed and the FDC can be relocated to the southwest corner of Lot 3.

VA-2022-00165 – SIDEWALK WAIVER

1. No objections.

SD-2022-00100 – PRELIMINARY/FINAL PLAT

1. A private sewer easement across Lot 2 benefitting Lot 3 is required.
2. The lot to the north requires a private water easement for the fire line serving that lot.
3. Please confirm that the Lot 2 FDC and hydrant is not located on Lot 3. If so, a private water easement on Lot 3, benefitting Lot 2, in this area is required.
4. A public waterline extension is required based upon the current utility plan. This shall be incorporated into an infrastructure list. Please advise as to the permit that will be providing infrastructure.