Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2019-002761	02/24/2021	#20
Zone Atlas Page: B-18 & C-18	Legal Description: Lot(s) LOTS 8-A, 11 & 12, BLOCK 26, NORTH ALBUQUERQUE ACRES, TRACT A Location: MODESTO AVE NE between EAGLE ROCK AVE NE and OBSIDIAN ST NE	
Request For: PS-2021-00027 – SKETCH PLAT		

ABCWUA Comment:

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

1. An availability statement is required prior to approval. It will provide the official requirements.
2. Infrastructure extensions will be required as existing Lot 11 and Lot 12 have frontage along Modesto Ave. that does not have public waterline and sanitary sewer. These extensions are required to complete a looped waterline and extend the existing sanitary sewer that terminates east of the subject property. This public sanitary sewer will convey flow west along Modesto Ave. to the existing sanitary sewer located near the northwest corner of existing Lot 11. The extensions shall be included on an infrastructure list.
3. The plat is proposing an onsite public waterline easement (#15). What is the intent of this? This will not remove the requirements of infrastructure along Modesto Ave.

a. It appears the intent is to relocate the existing onsite public waterline? If so, the existing easement shall be in place until the relocation has been completed and approved. The relocation shall be included on an infrastructure.
    i. The request for availability statement shall describe the intent of this relocation. There may be an alignment for suitable for the Water Authority. The proposed alignment seems to transect through the middle of the proposed consolidated lot.
b. What is the purpose of proposed easement #17 which is a 35'x31.5' public waterline easement?

4. What is the difference between Sheet 3 and Sheet 4? Are they for the same area? Given the smaller existing lots along the north property line, it is difficult to understand where existing Lot 11 and Lot 12 are included in this platted area.