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-2019-002765	02/03/21	#10/11
Zone Atlas Page: G-11	**Legal Description: Lot(s) 8A, 8B, 9A, 9B, 9C** **Location: ST JOSEPHS DR NW between COORS BLVD NW and ATRISCO DR. NW**	
Request For: **VA-2021-00010 – SIDEWALK WAIVER** **SD-2020-00218 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

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

1. **VA-2021-00010 – SIDEWALK WAIVER**
   a. No objection.
2. **SD-2020-00218 – PRELIMINARY/FINAL PLAT**
   a. An availability statement is required prior to approval.
   b. PREVIOUS COMMENT: Currently, there is an effort to vacate an existing private sanitary sewer easement along existing Lots 1, 2, 3, 4, 5, 6 and 9. The intent is to replace this with a public sanitary sewer easement as the sanitary sewer will be public. The applicant is working on a paper document for the vacation of the private sanitary sewer easement and a paper document for the public sanitary sewer easement. Those two documents affect existing Lot 9, and therefore proposed Lot 9-A and Lot 9-B. Both the vacation document and paper easement document need to be recorded and referenced on this plat prior to approval.

c. Public waterline and sanitary sewer extensions will be required to prevent proposed Lot 8-A from being landlocked. Infrastructure requirements will be identified in the availability statement and shall be included on the infrastructure list.
d. PREVIOUS COMMENT: The description of the proposed waterline on the infrastructure list indicates an alignment along the north side of proposed Lot 8-A and the southeast corner of proposed Lot 9-A, whereas the proposed easement #13 continues south along the shared property line of proposed Lot 8-A and Lot 8-B to the St. Josephs Dr. right-of-way.
e. Proposed Lot 9-A
    i. Has access to existing public waterline that is onsite and located near the northeast corner of the property.
    ii. Access to public sanitary sewer will be provided with the conversion of the existing sanitary sewer to public as a portion of this sanitary sewer is on this proposed property.
f. Proposed Lot 9-B
    i. Has access to existing public waterline onsite.
    ii. Access to public sanitary sewer will be provided with the conversion of the existing sanitary sewer to public as a portion of this sanitary sewer is on this proposed property.
g. Proposed Lot 9-C
    i. Has access to existing public waterline onsite.
    ii. Given that the public sanitary sewer easement that will be granted via paper document will be offset from the subject property, a private sanitary sewer easement will be required to access this public sanitary sewer easement. This is required prior to plat approval.
        1. The applicant indicates that the CCRs include language that allows properties to have private sanitary sewer services installed without a formal easement. This language shall be included on the plat.
    iii. Access to a public sanitary sewer may also be provided with the extension of a public sanitary sewer (east/west) along its southern property line.
h. Proposed Lot 8-A
    i. Will not have access to public waterline. A public waterline extension is required.
    ii. Will not have access to a public sanitary sewer line. A public sanitary sewer extension is required.
i. Proposed Lot 8-B
    i. Has access to existing public waterline onsite.
    ii. Given that the public sanitary sewer easement that will be granted via paper document will be offset from the subject property, a private sanitary sewer easement will be required to access this public sanitary sewer easement. This is required prior to plat approval.
        1. The applicant indicates that the CCRs include language that allows properties to have private sanitary sewer services installed without a formal easement. This language shall be included on the plat.
    iii. Access to a public sanitary sewer may also be provided with the extension of a public sanitary sewer along its southern and western property lines.

j. If Easement #13 is to be for a public waterline and sanitary sewer, there will need to be additional offsite public sanitary sewer for this easement to connect to the public sanitary sewer that will be granted for the converted public sanitary sewer. There is a gap between the east property line of proposed Lot 9-C and the public sanitary sewer easement associated with the converted public sanitary sewer.
    i. Response to comments referred to Detail B on Sheet 2. This detail shows easement #13 as the same width of easement #16. The dimension shows easement #13 having a width of 30', whereas the keyed note for easement #16 indicates a width of 20'. Please confirm.