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-2019-003021	03/02/2022	#5
Zone Atlas Page: H-19	Legal Description: Lot(s) 5-A-1, BLOCK C, LOUISIANA SUBDIVISION Location: 2440 LOUISIANA BLVD NE between MENAUL BLVD NE and INDIAN SCHOOL RD NE	
Request For: SI-2022-00308 – SITE PLAN AMENDMENT		

ABCWUA Comment:

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

1. The utility plan depicts connects to "public mains" to the east. This is not in agreement with the Availability Statement which calls for connection in Louisiana Boulevard. Either revise to match the availability statement, or provide documentation of sufficient private easement to cross a single parcel to a public main and provide separate services to the main. This would need to be incorporated into a statement revision.
    a. Connections for domestic water, fireline water, irrigation water, and/or sanitary sewer shall not be shared among multiple platted parcels.
    b. The request for availability did not indicate any sufficient easements for separate services to public mains to the east.
2. Availability Statement #220201 has been issued and provides the conditions for service. Routine connections are available in Louisiana Boulevard.
3. This project is within the adopted service area.

4. Pro rata is not owed for this property.
5. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
    b. Show existing public water and public sewer mains and any associated easements on the utility plan.
    c. Dimension the public water and public sewer easements on the utility plan.
    d. 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.
6. Easements:
    a. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.