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-2020-004595	02/10/21	#18
Zone Atlas Page: E-22	Legal Description: Lot(s) PARCELS A & B and PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES AND LANDS OF ALBUQUERQUE ACADEMY Location: WALKERWAY ST NE between SPAIN RD NE and ACADEMY RD NE	
Request For: PS-2021-00019 -SKETCH PLAT		

ABCWUA Comment:

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

1. Availability Statement #201007 has previously issued. However, the site layout submitted for DRB is different than what was provided for the request for availability statement. A new request will be required to revise the previously issued availability statement. The proposed looped roadway does impact what was previously included in the availability statement as the request proposed a hammer head. A revision to the availability statement is required prior to approval of the preliminary plat.
2. The availability statement will provide the required public water and sanitary sewer extensions that are to be included on an infrastructure list.
3. Please provide a utility plan for review.

4. Public water and public sanitary sewer require a minimum 25’ exclusive public easement.
5. Easements must not be bisected by a property line and no side yard easements will be allowed.
6. Please show the entirety of existing lots that are affected by this plat.
7. Records indicate a 6” public waterline and an 8” public sanitary sewer along McKay Way. Please reference the existing easement along this alignment. If none exists, this plat may be required to grant the necessary portion of the easement on the subject property.