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-2020-004645	03/03/2021	#16
Zone Atlas Page: M-9	Legal Description: Lot(s) TRACT A, SNOW VISTA INVESTORS Location: 1125 SNOW VISTA BLVD SW	
Request For: PS-2021-00035 – SKETCH PLAT		

ABCWUA Comment:

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

1. Prior to approval, an availability statement is required.
2. There is an existing 8" sanitary sewer onsite which is within an existing easement (easement "F") shown on the plat. This easement is providing the only public sanitary sewer access for proposed Lot 1A, 1C, 1D and 1E.
    a. Is this existing sanitary sewer line intended to be realigned for future development? Sheet 3 of 3 does not show this existing sanitary sewer easement, but proposes a 24' wide private access easement. A public waterline and/or sanitary sewer easement shall be located along the proposed access easement if the availability statement requires the relocation due to development.

    i. If not, a note needs to be placed on the plat indicating no encroachment shall take place within the existing public sanitary sewer easement and continued access shall be provided for operation and maintenance by the Water Authority.
3. Proposed Lot 1A, 1C, 1D and 1E have access to an existing waterline suitable for connection along Snow Vista Blvd.
4. Proposed Lot 1B has access to public waterline and sanitary sewer along De Vargas Rd.