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-2021-005076	02/24/2021	#21
Zone Atlas Page: M-9	Legal Description: Lot(s) LOT 1P1 THRU 26-P1 & TRACT A, SAGE RANCH SUBDIVISION Location: STREETS -SNOW VISTA between SAGE ROAD SW and 86TH ST SW	
Request For: PS-2021-00025 – 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. The availability statement will provide the official requirements.
2. Please provide a utility plan for review.
    a. The provided infrastructure list is confusing to follow. The utility plan will help with the review.
    b. A looped waterline may be required which could include the connection to the existing 8" waterline located west of Snot Vista Blvd.

    c. Where is the outfall for the sanitary sewer? This was not included on the submitted infrastructure list? The lot notation on the infrastructure list is confusing but it appears the outfall is near the proposed hammerhead.
3. Side yard easements are not allowed.
    a. Proposed Lot 14-P1 is resulting in this which is not acceptable.
    b. Proposed Lot 10-P1 seems to have a dashed line which may be the extension of the public waterline easement? Please confirm as this is not allowed. The dashed line is not labeled.
4. Please confirm if the referenced "existing 20' private sanitary sewer easement" north of proposed Tract A is public or private. The public sanitary sewer runs along this alignment.
5. Proposed easement #1 for the new public sanitary sewer easement shall be 20' minimum and shall be free of any encroachments. Will there be any drainage along this easement? The sanitary sewer shall not be in an area of saturated soils.
6. Who has the ownership and maintenance responsibilities of proposed Tract A?