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-2021-005222	1/12/22	#10
Zone Atlas Page: A-14	Legal Description: Lot(s) TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, & C4A, SEVEN BAR RANCH Location: 3615 HWY 528 between CALLE CUERVO NW and HWY 528	
Request For: SI-2021-01237 – EPC SITE PLAN SIGN OFF		

ABCWUA Comment:

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

1. No new files received.
2. Availability Statement #200927 exists for this property. It is dated 10/21/2020 and is valid for one year from issuance. This statement can be utilized as long as the current project is on-going and active.
    a. The request for availability statement indicated the required fire flow was 1,500 gpm and it is assumed this is for the coffee shop. Development on proposed Tract 2 will require its own availability statement.
3. Infrastructure List:
    a. Unused water services and/or fire lines shall be removed. An infrastructure list will be required to include the removal of these unused water services and/or fire lines.
    b. The public sewer main and manhole should be on an infrastructure list. This main cannot be private as that would indicated a shared private service, which is not allowed under the ordinance.

4. Include the following language on the plat and/or site plan:
    a. "Existing public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
5. Is the hydrant to be removed a public hydrant? Are there any potential users that will be impacted by its removal?
6. The waterline easement revisions should be shown on a plat if created by plat or a paper easement if generated by paper easement. Please advise of the status of the vacation/dedication of the relocated easement.