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	1/19/22	#6
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. 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.
2. Infrastructure List:
    a. The revised fireline would appear to need to remain public so that it can service the adjacent parcel. Relocating this line should be listed on the infrastructure list.
3. Utility Plan:
    a. Keyed note 15 is missing. Please explain what this is for. Appears to be new public waterline easement.

4. Prior comment: 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.