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-2021-005222	03/17/21	#12
Zone Atlas Page: A-14	Legal Description: Lot(s) TRACT C-4-A or TRS C3A, C3B, C3, & C4, SEVEN BAR RANCH Location: 3615 HWY 528 between ALAMEDA BLVD NW and HWY 528	
Request For: PS-2021-00039 -SKETCH PLAT		

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.
    a. The availability statement indicated a coffee shop as well as a future building. The DRB submittal indicated a coffee shop, as well as a cell tower and future commercial development. The submitted plat shows the coffee shop on proposed Tract 1 and the proposed cell tower and future commercial development proposed Tract 2.
    b. 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. Please provide a utility plat that shows how each proposed lot will be serviced.
    a. The availability statement suggests utilizing the existing sanitary sewer service. The adjacent sewer main is an 18" Abestos Concrete and is generally unsuitable for routine direct connection. Each proposed lot shall have separate private sanitary sewer services.
    b. Indicate if the existing water services are to be used. Per the availability statement, any 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.
    c. It appears private easements may be needed to service the Dutch Brothers parcel from the existing water and sewer main. Please field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
3. Include the following language on the plat:
    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."