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-2021-006258	2/02/22	#1 & 2
Zone Atlas Page: D-16 & D-17	Legal Description: Lot(s) TRACTS A-1-A, A-2-A, PHASE 2, UNIT 2, JOURNAL CENTER Location: RUTLEDGE between RUTLEDGE RD NE and BARLETT ST NE	
Request For: SI-2022-00057 – SITE PLAN SD-2022-00005 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

SI-2022-00057 – SITE PLAN

1. Fire One Plan:
    a. Provide an updated fire one plan as required in the availability statement. The required revision is to denote the onsite/public hydrants as the ones potentially providing service. The offsite private hydrants should not be referred to as available for this development.
2. Utility Plan:
    a. Relocate the light poles outside of the public water/sewer easement.
    b. Remove the central curbs island from the parking on the east side. The landscape plan shows this how we want to see it. It appears like the island was added to protect the light pole which needs to be moved.

c. Add a note that: During maintenance of the public water and/or public sewer mains the eastern row of parking spaces may need to be cleared of all vehicles.
d. Information Only (Note to WUA/Engineer): The landscape plan depicts no trees within the public water/sewer easement and there are two locations where curbs cross perpendicular to the water/sewer mains. These conditions are acceptable.

3. For information only:
    a. Availability Statement #211029 has been issued and sets the criteria for service. An updated approved Fire One Plan is required.
    b. This project is within the adopted service area.

SD-2022-00005 – PRELIMINARY/FINAL PLAT

1. No objections.
2. For information only:
    a. Availability Statement #211029 has been issued and sets the criteria for service. An updated approved Fire One Plan is required.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.