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-2021-006381 | 01/12/2022 | #19 |
| Zone Atlas Page: l-14 | Legal Description: Lot(s) 9 & 10, BLOCK 1, HOSHER ADDITION<br>Location: 101 HOSHOR AVE, between WILLIAM ST and AT&SF RAILROAD TRACK | |
| Request For:<br>PS-2019-00166 – SKETCH PLAT | | |
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**ABCWUA Comment:**

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

1. Prior to approval of this subdivision, each lot shall be provided with separate water and sewer services and separate accounts. This appears to require a new domestic water and sanitary sewer service to the northeastern structure. It is unclear if private easements exist to allow for connection. If not, new easement will be required.
2. The subject parcel(s) have one existing ABCWUA water and sewer account.
3. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. Utility Plan:

   a. Provide a utility plan that indicates the location of proposed services.
   b. Show existing public water and public sewer mains and any associated easements on the utility plan.
   c. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
7. Infrastructure List:
   a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.
8. Plat:
   a. Separate accounts shall be established for those proposed lots containing the existing dwellings prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing dwellings prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.
9. Easements:
   a. The surveyor shall 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.
   b. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.