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-2022-006469	01/19/22	#13
Zone Atlas Page: M-14	**Legal Description: Lot(s) MRGCD MAP 44** **Location: 3024 BROADWAY BLVD SE between WOODWARD RD SE and WESMECO DR SE**	
Request For: **PS-2022-00002 – SKETCH PLAT**		

ABCWUA Comment:

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

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the western parcel and are available for direct tapping for a routine service connection.
3. The eastern parcel does not have direct access to a tappable sewer main. Please explain how this parcel is proposed to gain sewer service. Provide construction details from the Sunport Boulevard project as applicable to sewer mains.
4. 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.
5. This project is within the adopted service area.
6. Pro rata is not owed for this property.
7. Utility Plan:
    a. Provide a utility plan that indicates the location of existing and proposed services.

   b. Show existing public water and public sewer mains and any associated easements on the utility plan.
   c. Dimension the public water and public sewer easements on the utility plan.
8. Infrastructure List:
   a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
9. Plat:
   a. One of the following notes may be applicable depending on the final result of the availability statement:
      i. "Existing public water and/or 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."
      ii. "The installation of public waterline and/or public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection and sanitary sewer service requirements of any future development is known."
10. Easements:
   a. As needed, 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.