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-2022-006673	3/9/2022	#19
Zone Atlas Page: H-22	Legal Description: Lot(s) TRACT 1-A BLOCK 101, BRENTWOOD HILLS SUBDIVISION Location: 2600 JUAN TABO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE	
Request For: PS-2022-00033 – SKETCH PLAT		

ABCWUA Comment:

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

1. 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.
2. The improvements required in the Availability Statement, if any, shall be incorporated into the infrastructure list.
3. Include the following note: "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."
4. On the site sketch, show the existing sewer connection to verify that no private easements are required.
5. There may be a benefit to having a private sewer easement across the southern parcel so that the northern parcel may access an easier sewer connection.
6. 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.

7. Information Only:
    a. This project is within the adopted service area.
    b. A pro rata assessment is mapped to this parcel. The amount is $302.12. However, there is insufficient documentation to assess this charge, and no payment is required prior to platting.