Albuquerque Bernalillo County
Water Utility Authority

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-2022-007193	6/22/2022	#3
Zone Atlas Page:	Legal Description: Lot(s) TRACT A, OWBOW SUBDIVISION	
H-14	Location: 4000 ST. JOSEPH'S PL NW between COORS BLVD NW and SILVERY MINNOW NW	
Request For: PS-2022-007193 – SKETCH PLAT		

ABCWUA Comment:

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

1. Prior to plat approval, coordinate with NM One Call to identify the alignments of the existing public waterline and/or public sanitary sewer lines. If the lines are determined to be outside of the existing easements, additional easement may be required.
2. Records indicate an existing 12" sanitary sewer line onsite that does not have an easement.
3. Provide an exhibit indicating how the proposed lots with existing buildings are getting service. Private water and or sanitary sewer service easements will be required to preserve existing services.
4. Provide a surveyed exhibit that shows any encroachments into the existing Water Authority easements.
5. Proposed lots
    a. Tract A-1 will have direct access to public waterline onsite as well as along the north and east property lines. The property will not have direct access to public sanitary sewer.
    b. Tract A-2 will have direct access to public waterline along Saint Josephs Dr/Oxbow Dr. as well as the existing waterline near the western property line. The property may have access to the existing

onsite public sanitary sewer line, however the location needs to be verified as the easement is not shown on the plat.

c. Tract A-3 has access to multiple public waterlines onsite, along St Josephs Dr./Oxbow Dr. along the south and east, as well as St. Josephs Pl. along the north property line. The property may have access to the existing onsite public sanitary sewer line, however the location needs to be verified as the easement is not shown on the plat.
d. Tract A-4 has access to public waterline along Coors Blvd. as well as St. Josephs Dr. The property will not have access to public sanitary sewer.
e. Public sanitary sewer extensions may be required to provide Tract A-1 and Tract A-4 with access to public sanitary sewer.

6. Request an availability statement online. This will provide the official requirements and is required prior to plat approval. Any infrastructure requirements shall be included on an infrastructure list.