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-2022-007221	06/29/2022	#8
Zone Atlas Page: L-18	Legal Description: Lot(s) LOT 15 BLOCK 4, MELENDRES SUBDIVISION Location: 1026 PALOMAS DR SE between KATHRYN and ANDERSON	
Request For: PS-2022-00133 – SKETCH PLAT		

ABCWUA Comment:

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

1. Our system indicates a single account for 1026 Palomas. This is a multifamily account, meaning two residential properties are billed from the same meter.
2. To subdivide, separate connections and accounts are required for water and sewer. A new Connection Permit is required for the second service and a new account must be set up.
3. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
4. An Availability Statement will NOT be required with this project.
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 proposed services.
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. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property.
    b. 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.
    c. 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.