Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Andre Houle, P.E.
Phone: 505.304.5993

DRB Project No:	Date:	Item No:
PR-2022-007471	8/17/2022	#5
Zone Atlas Page: K-14	Legal Description: Lot(s) 1 THRU 5, BLCOK 37, NM TOWN COMPANY'S ORIGINAL TOWNSITE Location: 401 2ND ST SW between LEAD AVE SE and COAL AVE SW	
Request For: PS-2022-00161 – SKETCH PLAT		

ABCWUA Comment:

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

1. The subject parcel(s) has one existing ABCWUA water and sewer account. Prior to plat approval separate water services, sewer services and separate accounts shall be provided for proposed lot 1-A and 2-A. Each legally platted property shall have individual, independent private sanitary sewer services and water services. No property shall share a private sewer or water service with any other property.
2. 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
3. Any existing fire hydrant that does not meet ADA shall be relocated accordingly and included on an infrastructure list. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.

4. For plats associated with developments that are not for single family use (i.e. commercial, multi-family, industrial, etc.), an infrastructure list may not be required for the inclusion of required fire hydrants. If an infrastructure list is going to be required for non-Water Authority items, it is appropriate to include the necessary fire hydrants. If an infrastructure list is not required, the required fire hydrants will not necessitate the need for an infrastructure list, as the City FMO has a process to confirm that the required fire hydrants are in place for these types of uses. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.
5. 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.
    a. Per the provided site sketch the existing meter is located east of proposed lot 2-A. The property owner shall determine which lot will utilize the existing meter/account. If proposed lot 1-A is intending to use this water meter, a private water service easement will be required across lot 2-A.
    b. The private sanitary sewer service shall also be located to identify which lot will utilize it and if a private sewer service easement will be required.
6. For Information Only
    a. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
    b. Coordinate/confirm with fire marshal that existing single fire hydrant is adequate for the property.
    c. This project is within the adopted service area.
    d. Pro rata is not owed for this property.
    e. Proposed Lot 1-A can get routine sewer service from Lead Ave and water from 2nd. Lots 2-A can acquire sewer service from alley and water from 2nd Street