Albuquerque Bernalillo County
Water Utility Authority

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

DRB Project No:	Date:	Item No:
PR-2022-007501	8/24/22	#8
Zone Atlas Page: K-16	Legal Description: Lot(s) 1 THRU 6, BLOCK 47, UNIVERSITY HEIGHTS Location: 208 WELLESLEY DR SE between SILVER AVE SE and LEAD AVE SE	
Request For: PS-2022-00170 – 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 an existing ABCWUA water and sewer account. Separate accounts shall be established for those proposed tracts 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.
2. Public water distribution mains and public sewer collection mains are in alley and are available for direct tapping for a routine service connection.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Plat:
    a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:

"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."