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-2022-007524	09/14/2022	#12
Zone Atlas Page: H-14	**Legal Description:** Lot(s) THE S'LY 61 FT OF LTS 1 THRU 4 BLK 3 CITY REALTY CO'S ADDNNO. 1 AND THE N'LY 1/2 OF LTS 1 THRU 3 & THE N'LY 1/2 OF THE W'LY 15FT OF LT 4 BLK 3 CITY REALTY CO'S ADDN NO. 1 **Location:** 2900 & 2908 3rd ST between 3rd ST and PHOENIX AVE	
Request For: PS-2022-00185 – SKETCH PLAT		

ABCWUA Comment:

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

1. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
2. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. Development must meet fire flow requirements to obtain service.
3. An Availability Statement will be required with this project.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.

6. Utility Plan not provided. Each lot shall have individual water and sewer service. Sharing of services is not allowed.
7. Infrastructure List not provided:
    a. If Improvements are required for this project as determined by the Availability Statement, include the public infrastructure items in the infrastructure list.
    b. 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.
8. 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:
        i. "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."