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-2022-007620	09/21/2022	#21
Zone Atlas Page: G-14	Legal Description: Lot(s) 1 & 2, TRUSWELL ADDITION Location: 1119 CANDELARIA NW between 12TH ST NW and 11th ST NW	
Request For: PS-2022-00206 – SKETCH PLAT		

ABCWUA Comment:

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

1. The subject parcel(s) have two existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. Pro rata is not owed for this property.
    a.
4. 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."

b. 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. Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.