

February 24, 2026

Development Process Manual Review Chair

Re: Development Process Manual (DPM) Changes – Chapter 7

During both the City of Albuquerque DRC (Design Review & Construction) work order review process and Water Authority work order review process, the Water Authority has noticed conflicts with the placement of proposed underground utilities within Normal Local roadways within Single-family areas. These conflicts happen when there are three utilities (storm sewer, sanitary sewer, and water lines) proposed, and the roadways are 48 feet Right-of-Way with 28 feet (from face of curb to face of curb) roads.

Under Chapter 7 (Transportation), Part 7-4(J) Local Streets, Normal Local is defined as a Street that directs traffic to major local streets or may connect directly to collectors or arterials. These types of roadways are typically used in single-family developments. Table 7.4.73 Local Street Design Standards provides the Right-of-Way width with a sliding scale of 48-52 feet and a roadway width (from face of curb to face of curb) with a sliding scale of 28-32 feet.

TABLE 7.4.73 Local Street Design Standards

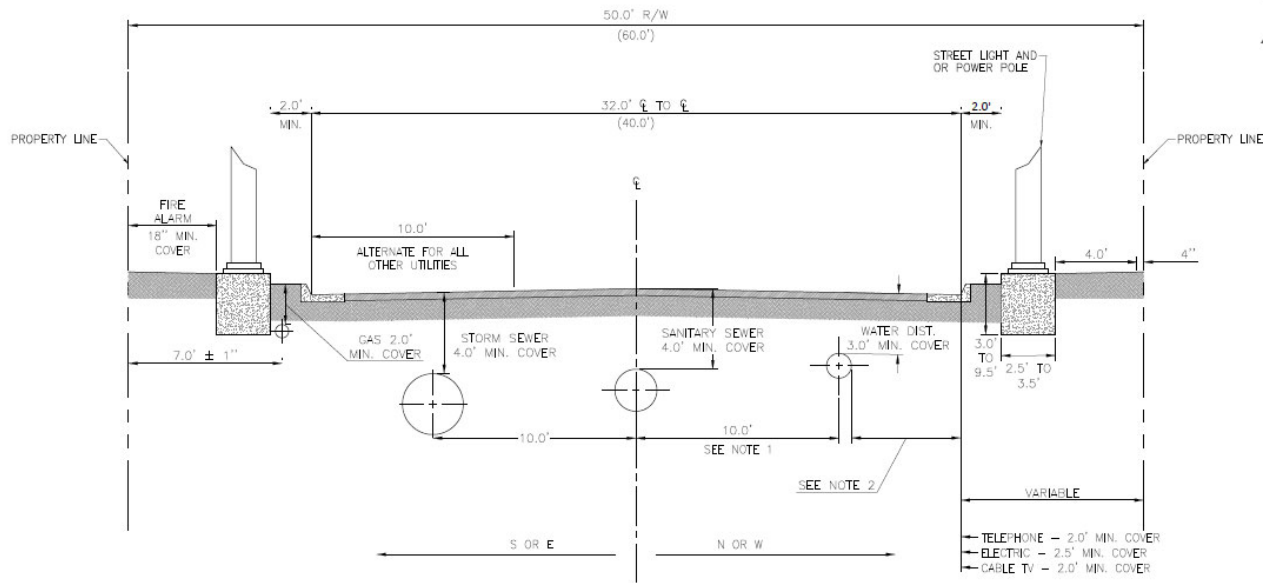
Corridor Type	Location	Design Speed (MPH)	Required Elements					Optional Elements	
			ROW Width (ft.)	Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape/ Buffer Zone (ft.)	Roadway Width (ft.) <small>(From curb face to curb face)</small>	Min. On-street Parking (ft.)	Min. Median (ft.)
Access Local	Citywide	15-25	44 - 46	0	5	4	26 - 28	N/A	N/A
Normal Local	Single-family Residential Areas	18-25	48 - 52	0	5	5	28 - 32	N/A	N/A
	All Other Areas	18-25	48 - 61	1-2.5	5	5	26 - 36	N/A	N/A
Major Local	Single-family Residential Areas	18-25	48 - 58	0	5	5	28 - 38	8	4 - 14
	All Other Areas	18-30	50 - 73	1-2.5	5	5-6	28 - 46	8	4 - 14

When there are three utilities (storm sewer, sanitary sewer, and water lines) proposed, the developer always uses the minimum of 48 feet Right-of-Way with 28 feet (from face of curb to face of curb) roads.

Please see attached Chapter 7, Article 7-4 Design Standards, Part 7-4(J) Local Streets redlined with the recommended changes as outlined below:

I would like to propose one small change in Part 7-4(J) Local Streets. Add a provision that states that when three utilities (storm sewer, sanitary sewer, and water lines) are proposed, the development has a minimum of 50 feet Right-of-Way with 32 feet (from face of curb to face

of curb) roadway in these streets. This change will align with the Figure 8.5.126 Primary Utility Locations: Residential Streets in Chapter 8 Sanitary Sewer Design Criteria.



Sincerely,

Renee C. Brissette

Renee C. Brissette, P.E.
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cc: file