Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2018-001398	1/05/22	#17
Zone Atlas Page: F-14	**Legal Description: Lot(s)** TRACT B, LANDS OF ELLA G. ROSSITER **Location:** 704 GRIEGOS RD NW between 7TH ST NW and 9TH ST NW	
Request For: **SD-2021-00242 – PRELIMINARY PLAT** **VA-2021-00447 – SIDEWALK WAIVER** **SD-2021-01966- EPC FINAL SITE PLAN SIGN OFF**		

ABCWUA Comment:

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

SD-2021-00242 – PRELIMINARY PLAT

1. No new files received.
2. Availability Statement #210212 was executed on 7/16/2021. The statement sets the criteria for service. Public main extensions are required.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.

b. The Availability Statement described the southern lots connection to a manhole similar to a cul-de-sac.
c. Show existing public water and public sewer mains and any associated easements on the utility plan.
d. Dimension the public water and public sewer easements on the utility plan.
e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

6. Infrastructure List:
   a. The 50' segment on the southern road alignment needs to be explained or revised.
   b. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
7. Easements:
   a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
   b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
   c. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.

VA-2021-00447 – SIDEWALK WAIVER

1. No objections.