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-2019-002651	3/9/22	#22
Zone Atlas Page: M-15	**Legal Description: Lot(s)** PARCEL 2A BLK 4 PARK PLAT OF LTS 1A, 1B, 2B IN BLK 3, PARCEL S 1A1, 1A2, 1B1 IN BLK 4, PARCELS 2A, 2B, 2C & 2D OF SUNPORT PARK **Location:** 1501 AIRCRAFT AV SE between I-25 and UNIVERSITY BLVD	
Request For: PS-2022-00036 – SKETCH PLAT		

ABCWUA Comment:

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

1. Availability Statement #211207 has been issued and sets the criteria for service.
2. Proposed Parcel 2A1 and Proposed Parcel 2A2 shall have separate water services, sanitary sewer services and fire line services (if applicable). Sharing of services between lots is not allowed.
3. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
    b. Show existing public water and public sewer mains and any associated easements on the utility plan.
    c. Dimension the public water and public sewer easements on the utility plan.

   d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
   e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
4. Easements:
   a. Locate the public sewer main at the northwest property corner and dedicate public sewerline easement per the requirements below.
   b. Dedicate private sewerline easement as required for each proposed lot to gain service in accordance with the Availability Statement.
   c. 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.
   d. 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.
   e. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
5. Information Only:
   a. This project is within the adopted service area.
   b. Pro rata is not owed for this property.
   c. Infrastructure List: No public improvements are required in the Availability Statement.