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-2019-002807 | 05/04/22 | #10 |
| **Zone Atlas Page:** H-15 | **Legal Description: Lot(s)** TRACT 1 PLAT SUNSET MEMORIAL PARK<br>**Location:** 924 MENAUL BLVD NE between EDITH BLVD and I-25 | |
| **Request For:**<br>**PS-2022-00086 SKETCH PLAT** | | |
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**ABCWUA Comment:**

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

1. Big picture: Get an Availability Statement, confirm existing easements cover public mains, provide easements as needed to maintain or establish separate services, ensure each lot with water/sewer uses has separate accounts and service lines prior to approval.
2. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
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. 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. Please revise accordingly.

6. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
7. Plat:
    a. Separate accounts shall be established for those proposed lots containing the existing structures prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing structures prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.
8. 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. 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.