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-2020-003847	05/04/2022	#12
Zone Atlas Page: G-14	**Legal Description:** TRACT B, CALLE CUARTA **Location:** 3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW	
Request For: PS-2022-00087 – SKETCH PLAT		

ABCWUA Comment:

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

1. Availability Statement #210845 has been issued and provides the conditions for service. A new Availability Statement is not required for this subdivision.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
    a. Provide the previously approved DRB utility plan with any plat submittals.
5. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
    b. Those improvements are on the existing infrastructure list for this project.

c. It is the WUA's understanding that all water and sewer items are to be constructed with this first phase.

6. Easements (Standard Comments):
    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.