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	1/12/22	#1
Zone Atlas Page: G-14	**Legal Description: Lot(s)** MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, REPLAT of FITZGERALD ,003 001 REPL of FITGERALD ADD **Location:** 3525 4TH ST NW, 420 FITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW	
Request For: SI-2021-01955 – SITE PLAN		

ABCWUA Comment:

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

1. Utility Plan:
    a. Please ensure the southern sewer easement is shown per the availability statement. This included an allowance to reduce the width to 17 feet with certain conditions. Please call out those conditions on the site utility plan for DRB approval.
    b. Please shift the north/south waterline to the east so that the easement does not contain any curbing.
    c. The trash enclosure and compactor needs to be relocated so that it is not within the public sewer easement.
    d. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.

2. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
3. 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.
4. For information only:
    a. Availability Statement #210845 has been issued and set the criteria for service. Public extensions are required.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.