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	1/26/22	#9
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. Include the updated utility plan in the set for approval.
   b. Add the sewer easement note as described in the availability statement.
2. Infrastructure List:
   a. No objections to the item in the infrastructure list. WUA defers to the City Engineer and DRB chair on if this should be included on prior list or on a new list for the site plan.
3. Easements below are required on the plat:
   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.