Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Andre Houle, P.E.
Phone: 505.304.5993

DRB Project No:	Date:	Item No:
PR-2020-004171	08/31/22	#10
Zone Atlas Page: E-22	Legal Description: Lot(s) M-7-A-1, UNIT II, TUSCANY VILLAGE Location: 12300 SAN ANTONIO DR. between LOWELL DR NE and TENNYSON ST NE	
Request For: PS-2022-00178 – SKETCH PLAT		

ABCWUA Comment:

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

1. Availability statement #200608 has expired and was only for 3 lots. A new Availability Statement will be required.
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. Infrastructure List:
    a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.

4. 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. 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.