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--004370	3/2/2022	#21
Zone Atlas Page: K-13	Legal Description: Lot(s) 16-A-P2 & 17-A-P2 BLOCK 29 UNIT 2, COAL SUBDIVISION Location: 619 & 623 14TH ST SW	
Request For: PS-2022-00021 – SKETCH PLAT		

ABCWUA Comment:

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

1. Please provide a north arrow on the site plan. There are two alley's depicted, and it is difficult to match this up with the existing platted parcels.
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.
6. Infrastructure List:
    a. The improvements required in the Availability Statement, IF ANY, shall be incorporated into the infrastructure list.
7. Plat:
    a. No objections.
8. Easements:
    a. 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.