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-2021-005984	02/16/22	#9
Zone Atlas Page: J-17	Legal Description: Lot(s) B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION Location: 2109–2111 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE	
Request For: SI-2022-00269 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. It appears like the entire vacated area will need to be public waterline easement. You will need to locate the public water line servicing the lots (6-inch), the public water meters, and the abandoned 6-inch main . All of these features need to be under a public waterline easement of 10 feet each side of the mains and 5'x5' on the meters.
2. PREVIOUS COMMENT: Sufficient easements shall be granted for the existing 6-inch water distribution main and 6-inch abandoned public water main. See easement requirements below.
3. PREVIOUS COMMENT: How are these lots serviced for sewer? Please provide cleanout locations and approximate sewer later locations. Each parcel shall have separate sewer service lines.
4. PREVOIUS COMMENT 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. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
d. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.