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-2021-006130	3/2/2022	#15
Zone Atlas Page: K-18	Legal Description: LOT 4-B & 4-D TIJERAS PLACE IMPROVEMENT CO. Location: 201 SAN PEDRO SE between ZUNI RD SE and CENTRAL AVE SE	
Request For: SD-2022-00029 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. Include the following note:
    a. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
2. Locate existing adjacent public water mains (at the west and south of the platted area) and dedicate additional easements as needed:
    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.

3. Information Only:
    a. An Availability Statement will NOT be required with this replat.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.