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-2021-006255	02/16/2022	#13
Zone Atlas Page: L-14	Legal Description: Lot(s) LOT 1 BLOCK1, APODACA & SEDILLO ADDITION Location: 1400 8TH ST between LEWIS AVE SW and BELL AVE SW	
Request For: SD-2022-00016 – PRELIMINARY/FINAL PLAT VA-2022-00038 – SIDEWALK WAIVER		

ABCWUA Comment:

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

SD-2022-00016 – PRELIMINARY/FINAL PLAT

1. The previously issued comments have not been addressed.
2. The subject parcel(s) have a single existing ABCWUA water and sewer account. Separate accounts for the separate parcels will be required with this subdivision.
3. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
4. An Availability Statement will NOT be required with this project.
5. This project is within the adopted service area.
6. Pro rata is not owed for this property.
7. 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.
8. Infrastructure List:
   a. Separate services are required. The is most easily completed outside of the infrastructure list process, however, ABCWUA is open to inclusion on an infrastructure list needed for other items.
9. 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. 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.

VA-2022-00038 – SIDEWALK WAIVER

1. No objections.