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-2021-006350	01/05/22	#25
Zone Atlas Page: H-22	**Legal Description:** Lot(s) TRACT 3-A-2 & PORTION OF TRACT 3-5-2, BLOCK 2, INDIAN RIDGE SUBDIVISION **Location:** 11930 MENAUL BLVD NE ON MENAUL BLVD NE WEST OF CHELWOOD PARK BLVD NE	
Request For: PS-2021-00159 – SKETCH PLAT		

ABCWUA Comment:

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

1. 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.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
    b. In particular, if a 3-inch or larger meter is required, a vault is needed and that will require room for the required easement.

c. Confirm that no water/sewer lines are on the portion of the adjacent site that is to be incorporated into the apartment project.
d. Show existing public water and public sewer mains and any associated easements on the utility plan.
e. Dimension the public water and public sewer easements on the utility plan.
f. 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.

5. Infrastructure List:
    a. The improvements required in the Availability Statement, if any, shall be incorporated into the infrastructure list.
    b. A six-inch water main and an eight-inch sewer main are adjacent to the property in Menaul Boulevard.
6. 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.
    b. 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.