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-2021-006379	04/06/22	#3
Zone Atlas Page: K-14	Legal Description: Lot(s) 7 THRU 12, BLOCK 44, HUNING HIGHLAND Location: 701 CENTRAL AVE NE between CENTRAL AVE NE and COPPER AVE NE	
Request For: SD-2022-00042 – VACATION OF RIGHT-OF-WAY SD-2022-00041 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. There is an abandoned 22" steel water main on the north side of this parcel. Please locate the main to determine if easement is required for the vacation. Alternatively, the line could be removed from the ground to eliminate the need for any easement.
2. Information Only:
    a. Availability Statement #210801 has been issued and provides the conditions for service. There are routine connections available for service.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.

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.
e. Easements:
    i. 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.
    ii. 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.