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-2022-006604	02/16/2022	#18
Zone Atlas Page: F-13	Legal Description: Lot(s) TRACT 104 MAP 31 EXC EASTERLY PORT OUT TO R/W CONT 0.1129 AC Location: 3905 RIO GRANDE NW between GRIEGOS NW and PEDRONCELLI	
Request For: PS-2022-00019 – SKETCH PLAT		

ABCWUA Comment:

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

1. The subject parcel has an existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. An Availability Statement will NOT be required with this project.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. 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.
7. If any lines or meters are outside of the public right of way: 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.