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-2022-006657	03/02/2022	#23
Zone Atlas Page: L-17	Legal Description: Lot(s) 1-9 BLOCK 4 ESPERANZA ADDITION Location: 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHERYN AVE SE	
Request For: PS-2022-00030 – SKETCH PLAT		

ABCWUA Comment:

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

1. The Water Authority's preference is to master meter multifamily projects. This typically requires a larger meter, 3" or greater, which must be place into a meter vault. The meter vault requires a 35'x35' easement and needs to be considered in the site plan.
2. The commercial uses must be metered separately from the residential uses.
3. Public water distribution mains front the property on both sides. Public sewer collection mains are available in San Mateo, but not Southern.
4. 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.
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.
c. Dimension the public water and public sewer easements on the utility plan.
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.

8. Infrastructure List:
    a. The improvements required in the Availability Statement, IF ANY, shall be incorporated into the infrastructure list.
9. Plat:
    a. No objections to the lot line removal.
10. 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.