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-2022-006708	03/16/2022	#14
Zone Atlas Page: M-23	Legal Description: Lot(s) 6, FOUR HILLS VILLAGE 21ST INSTALLMENT Location: 1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40	
Request For: PS-2022-00039 – SKETCH PLAT		

ABCWUA Comment:

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

1. There is an existing public sewer main and a public water main in the location of the vacation. These public mains will require public water and public sewer easement per the requirements below.
2. 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.
3. It appears that the public sewer main is no longer necessary. It does not actually connect to a downstream sewer, so it is a dry line not available for use. The applicant may remove the public sewer main if alternative connection locations are approved. To do so, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx.
4. Infrastructure List:

    a. If the sewer main is proposed to be removed, so that the easement may be removed, such work shall be included on an infrastructure list.
5. 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. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
6. Information Only:
    a. This project is within the adopted service area.
    b. Pro rata is not owed for this property.