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-2022-006842	04/13/2022	#17
Zone Atlas Page: E-19	**Legal Description: Lot(s)** TRACT B UNIT 1, CHERRY HILLS **Location:** located on BARSTOW between CHERRY HILLS DR and PARROT RUN RD.	
Request For: **PS-2022-00055 – SKETCH PLAT**		

ABCWUA Comment:

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

1. The subject parcel(s) have an existing ABCWUA water account. This appears to be for a City Parks irrigation service. The meter and backflow depicted on the survey are likely for this service.
2. There are no WUA lines within the 15' easement. WUA review did not locate any dedicated water or sewer easement in this corridor. It is labeled as a drainage R/W on the original plat.
3. The availability statement will be the determinate if additional easements are required. At this time, it does not appear that additional easements are needed.
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. 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. Related to the existing City Parks Meter: 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.