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-2022-006844	4/20/2022	#11
Zone Atlas Page: J-13	Legal Description: Lot(s) TRACT 106-A, 107B AND 107C, REMBE PROPERTIES Location: 1701/1623 CENTRAL AVE NW between LAGUNA BLVD and RANCHO SECO RD	
Request For: PS-2022-00066 – 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 and sewer account.
2. 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.
3. Commercial and residential customers are billed at separate rates and require separate meters. You may master meter the residential and master meter the commercial but it must be separate for those broad categories.
4. 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.
   e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.
5. Infrastructure List:
   a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
6. 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.
7. Information Only:
   a. This project is within the adopted service area.
   b. Pro rata is not owed for this property.