Albuquerque Bernalillo County
Water Utility Authority

# Development Review Board (DRB)
# Review Comments
# Utility Development Section
# Reviewer: Andre Houle, P.E.
# Phone: 505.304.5993

| DRB Project No: | Date: | Item No: |
|---|---|---|
| PR-2022-007219 | 08/17/2022 | #4 |
| Zone Atlas Page: F-19 | Legal Description: Lot(s) TRACT A-1-E-1/TRACT A-1-A, LOS PASTORES SHOPPING CENTER<br>Location: 4615 WYOMING BVDL NE BETWEEN and MONTGOMERY BLVD NE | |
| Request For:<br>PR-2022-007219<br>PS-2022-00158 – SKETCH PLAT | | |
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**ABCWUA Comment:**

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

1. 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.
2. Utility Plan:
    a. Provide a water/sewer utility plan that complies with Availability Statement. Label new connections. Current Water & Sewer Rate Ordinance requires each legally platted property shall have individual, independent private sanitary sewer services. No property shall share a private sewer service with any other property.

        i. The utility plan shows an existing private sewer line serving the various undeveloped lots. Was this line constructed to current ABCWUA standards? Additional effort maybe required such that each legally platted property can connect to public sanitary sewer line.
        ii. Fire Flow requirements may result in required public waterline extensions.
    b. Show any existing private water and private sewer mains and any associated easements on the utility plan.
    c. Dimension and label 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.
3. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
4. Information Only:
    a. It appears water and sewer are available at the southwest corner. The portion of alley east of this project is only 20 feet.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.
    d. Easements:
        i. 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.
        ii. 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. Note dedicated 20' public waterline is in a storm sewer corridor on south side of Tract A1E1.