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-2022-007271	07/13/2022	#10
Zone Atlas Page: K-09	Legal Description: Lot(s) LOTS 6 THROU 11, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND Location: CENTRAL between 98TH ST NW and 94th ST SW	
Request For: PS-2022-00138 – SKETCH PLAT		

ABCWUA Comment:

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

1. Availability Statement #210736 has been issued and provides the conditions for service. Public extensions are required.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
    b. This includes an eight-inch water main from west of the site, covering the site's frontage, and then continuing further east to 94th Street.
5. Easements:
    a. Call NM 811 to have the lines spotted, particularly the one in the alley behind the property. This will require minimum easements as stated below.

b. 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.
c. 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.
d. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.