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-2022-007299	09/28/22	#8
Zone Atlas Page: K-10	Legal Description: Lot(s) REMAINING PORTION OF TRACT 54, UNIT 6, TOWN OF ATRISCO GRANT, REMAINING PORTION OF TRACT 55, UNIT 6 TOWN OF ATRISCO GRANT, REMAINING PORTION OF TRACT 1, COORS PLAZA Location: CENTRAL AVE SW between AMANDA ST SW and 75th ST SW	
Request For:PS-2022-00213 – SKETCH PLAT		

ABCWUA Comment:

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

1. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
2. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. An executed statement must be obtained prior to approval to determine adequacy or extension of lines.
3. An Availability Statement will be required with this project.
4. This project is within the adopted service area.
5. Pro Rata:
    a. Pro rata is owed for this property in the following amounts:

        i. Water = $1,287.22
        ii. Sewer = $0.00
        iii. Total = $1,287.22
    b. Payment of pro rata is a requirement prior to approval.
6. Plat:
    a. When existing infrastructure is located along the property frontage(s), but plans are uncertain the following language shall be included on the plat for approval:
        i. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
7. 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.