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-2022-007327	07/20/2022	#4
Zone Atlas Page: H-16 & H-17	Legal Description: Lot(s) TRACTS A-1-A, A-1-B-2, & A-1-B-3-A, ACME ACRES Location: 4100 CUTLER AVE NE between CARLISLE BLVD NE and MORNINGSIDE DR NE	
Request For: PS-2022-00141 – SKETCH PLAT		

ABCWUA Comment:

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

1. Provide an exhibit with just the public water and public sewer mains, along with their associated easements. The WUA will require verification of existing easements prior to approval of any plat.
2. There appears to be a structure within the public water public sewer easement (5) on the Green Jeans parcel. Please verify. If a structure is within this easement it would typically require removing the structure.
3. An Availability Statement will NOT be required with this plat as shown.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. Infrastructure List:
    a. There appears to be an encroachment on a public sewer main. If necessary, resolution to the encroachment may require an infrastructure list item.
7. Plat:

a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, 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."

8. 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.
    c. 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.