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-2022-007466	08/17/2022	#10
Zone Atlas Page: K-17	Legal Description: Lot(s) 11 THRU 22, BLOCK 30, VALLEY VIEW ADDITION Location: JEFFERSON SE between CENTRAL AVE SE and SILVER AVE SE	
Request For: PS-2022-00160 – 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. This project is within the adopted service area.
3. Pro rata is not owed for this property.

4. 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."

b. For plats associated with developments that are not for single family use (i.e. commercial, multi-family, industrial, etc.), an infrastructure list may not be required for the inclusion of required fire hydrants. If an infrastructure list is going to be required for non-Water Authority items, it is appropriate to include the necessary fire hydrants. If an infrastructure list is not required, the required fire hydrants will not necessitate the need for an infrastructure list, as the City FMO has a process to confirm that the required fire hydrants are in place for these types of uses. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.

5. Easements:
    a. 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.
    b. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.