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-2022-007520	08/31/2022	#8
Zone Atlas Page: C-17	Legal Description: Lot(s) Lot A, RAFAR INVESTMENTS Location: 8235 WASHINGTON ST NE between PASEO DEL NORTE NE and ANAHEIM NE	
Request For: PS-2022-00184 – SKETCH PLAT		

ABCWUA Comment:

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

1. Site Plan signature block shall include a line for "Albuquerque Bernalillo County Water Utility Authority".
2. Availability Statement #220526 has been issued and provides the conditions for service. Public extensions are required. Site Plan does not match service requirements identified in Availability Letter. Service connections to the existing transmission lines is prohibited. Public water line extension will be require and listed on the infrastructure list.
3. Easements:
    a. Proper private water, fire line and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor. Specifically, Lot B-1 shall provide private water, fire line & sewer service easements for the Lot A services.

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.