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-2022-007589	09/14/2022	#14
Zone Atlas Page: K-18	Legal Description: Lot(s) PORTIONS OF VACATED ORTIZ DRIVE NE Location: 300 SAN MATEO between CENTRAL and COPPER	
Request For: PS-2022-00194 – SKETCH PLAN		

ABCWUA Comment:

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

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration

or rehabilitation. Contact Cross Connection at (505) 289-3454, for James Baca, or (505) 289-5465, for Gilbert Paris, for more information.

4. Need to identify if existing meter set is adequate or will require update. Also, if new private fire lines are required.
5. This project is within the adopted service area.
6. Pro rata is not owed for this property.
7. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed water and sewer services.
    b. Show existing public water and public sewer mains and any associated easements on the utility plan.
    c. Dimension the public water and public sewer easements on the utility plan.
    d. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
8. Infrastructure List:
    a. Please include the removal of existing services that are to be unused with this project in the infrastructure list.
    b. Show any new fire line services or new water services
9. Easements:
    a. Include all public water and/or sanitary sewer easements on the plan, 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.