Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Andre Houle, P.E.
Phone: 505.340.5993

DRB Project No:	Date:	Item No:
PR-2022-007613	09/21/2022	#17
Zone Atlas Page: M-15	Legal Description: Lot(s) TRACT 1-A-1-A, LANDS OF PARKING CO. OF AMERICA Location: 2801 YALE BLVD SE between RANDOLPH RD and SUNPORT BLVD	
Request For: PS-2022-00200 – SKETCH PLAT		

ABCWUA Comment:

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

1. The subject parcel(s) has an existing ABCWUA fire line account.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Public water distribution mains and public sewer collection mains are west of the property and are available for direct tapping for a routine service connection for Tract 1-A-1-A-1.
5. Plat:
    a. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval. Tract1-A-1-A-2 does not have any current point of connections available. Line extensions will be required to serve this lot.

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.

6. 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. Proper private water 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.