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-2022-007645	09/28/22	#7
Zone Atlas Page: J-10	Legal Description: Lot(s) LOT 2 TRACT S-1 UNIT 2, ATRISCO BUSINESS PARK Location: LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW	
Request For: PS-2022-00215 – 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 water and sewer account.
2. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. with this project to determine line extension requirements for service. An executed statement must be obtained prior to approval.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Plat:
    a. When existing infrastructure is located along the property frontage(s), but plans are uncertain 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."

6. Easements:

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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.