Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: David G. Gutierrez, P.E.
Phone: 505.289.3307

DRB Project No:	Date:	Item No:
PR-2018-001695	04/14/21	#10
Zone Atlas Page: C-12	**Legal Description: Lot(s)** TRACT B OF FOUNTAIN HILLS PLAZA SUBDIVISION **Location:** NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW.	
Request For: SD-2021-00070 - PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. The property is outside of the Water Authority's Adopted Service Area and requires Water Authority Board approval.
    a. Prior to plat approval, a Board approved service connection agreement will be required.
    b. Request an availability statement in order to start the process which will produce a serviceability letter that will supplement the service connection agreement.
2. Proposed Tract B-4 will be landlocked from public waterline and sanitary sewer.
    a. The proposed plat grants a private access, utility and drainage easement but does not indicate the specific benefitting property.

b. Proposed easement D is for a proposed access, utility and drainage easement for proposed Tract B-4 which may allow private water and sanitary sewer services to access the public waterline and sanitary sewer along Vista Fuente Rd.
    i. The topography slopes in a southeasterly direction towards Nunzio Ave. providing better slopes for sanitary sewer discharge. However, this configuration would cause private water and sanitary sewer services to have lengths greater than 175'.
    ii. The proposed easement should specify or include private water and sanitary sewer services.
    iii. Does the drainage easement component mean there will be a continuous saturated area for ponding, etc.? If so, this may not be appropriate to share with other private utilities.

3. For information only
    a. Proposed Tract B-1 will have access to public waterline and sanitary sewer along Vista Fuente Rd.
    b. Proposed Tract B-2 will have access to public waterline and sanitary sewer along Vista Fuente Rd. and Nunzio Ave.
    c. Proposed Tract B-3 will have access to public waterline and sanitary sewer along Nunzio Ave.