Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2020-003904	05/18/2022	#12
Zone Atlas Page: C-10	Legal Description: Lot(s) TRACT 3A AND 4, THE TRAILS UNIT 4. Location: UNIVERSE BLVD NW between AVENIDA DE JAMITO NW and TREELINE AVE NW	
Request For: PS-2022-00098 – SKETCH PLAN		

ABCWUA Comment:

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

1. Availability Statement #220427 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.
2. Pro rata is not owed for this property.
3. This project is outside of the adopted service area:
    a. A Serviceability Letter is required to set the criteria for service. Please see link to request a Serviceability Letter above.
    b. Upon issuance of a Serviceability Letter, a Development Agreement will be required. Development Agreements are for projects that require public infrastructure extensions or improvements.
    c. The ABCWUA Board must approve all Development Agreements. Generally, a completed package, including executed Serviceability Letter, must be provided to the Utility Development Section by the 7th of the month to be on the agenda for that month. Note that Development

Agreements require two Board meetings, the first for introduction and another for adoption. Upon approval by the Board, the ABCWUA Executive Director must sign the approved agreement. This typically takes one to two weeks after the Board meeting.

   d. Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement. This may be prepared in advance of the issuance of an executed Serviceability Letter. However, the Agreement cannot go to the board or be routed for inclusion on the agenda until a fully executed Serviceability Letter is acquired.

4. Infrastructure List:
   a. The improvements required in the Serviceability Letter shall be incorporated into the infrastructure list.
   b. The infrastructure list associated with the various phases or units shall reflect the necessary infrastructure needed for each phase or unit such that it is standalone. In other words, some phases or units may have redundant line items on the infrastructure list.
   c. If a certain phase is dependent on the infrastructure of a different phase, language shall be included on the infrastructure list indicating the independent phases shall be constructed and approved prior to dependent phases.
5. 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.