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-2020-004024	9/28/22	#9
Zone Atlas Page: B-10	Legal Description: Lot(s) TRACTS H-6B AND H-9A, VENTANA SQUARE AT VENTANA RANCH Location: UNIVERSE BLVD NW between PASEO DEL NORTE NW AND PARADISE BLVD NW	
Request For: PS-2022-00217 – SKETCH PLAT		

ABCWUA Comment:

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

PS-2022-00217 – SITE PLAN

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. An executed statement must be obtained prior to approval to determine adequacy or extension of lines.
2. An Availability Statement will be required with this project.
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, either a Development Agreement or Service Connection 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 and Service Connection 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. Pro Rata:
    a. 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."

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6. Easements:
    a. Include all public water and/or sanitary sewer easements on the plat, 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.
    c. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
    d. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
    e. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
    f. 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.
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