**Development Review Board (DRB)**

**Review Comments**

**Utility Development Section**

**Reviewer: Kristopher Cadena, P.E.**

**Phone: 505.289.3307**

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| **DRB Project No:**  **PR-2020-004024** | **Date:**  **3/10/21** | **Item No:**  **#5** |
| **Zone Atlas Page:**  **B-10** | **Legal Description: Lot(s) TRACTS H-5, VENTURA RANCH**  **Location: UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW** | |
| **Request For:**  **SD-2021-00029 – PRELIMINARY PLAT (sketch plat 10-14-20)** | | |
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**ABCWUA Comment:**

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

1. Serviceability Letter #201204 has been approved and is dated 1/19/21. Please note this is a Serviceability Letter, not an Availability Statement as listed in the comments response. Service cannot be committed until a development agreement is approved by the ABCWUA Board.
2. A development agreement is required as this project is located outside of the Adopted Water Service Area. The project is within the Northwest Service Area. Please submit a request for a development agreement to the Utility Development Section. A development is required prior to approval.
3. Please provide a utility plan to help with the review of the plat and infrastructure list. The utility plan provided in the request for availability statement did not include sanitary sewer.
   1. Will all proposed and existing easements be accessible without any obstruction?
      1. Will a Vac-Truck be able to access all manholes?
4. Plat
   1. Has coordination with NM One Call taken place to confirm the locations of existing onsite public waterline and sanitary sewer?
      1. There appears to be more easement than existing infrastructure shown from records. Please research if the existing easements have infrastructure installed.
   2. The proposed plat shows hatching for additional waterline and sanitary sewer easement #24 which abuts the existing easement #15 (20’ public waterline easement). It is difficult to understand the width of the additional easement. The preference would be to vacate the existing public waterline and sanitary sewer easement and grant the necessary easements along the existing waterline and proposed sanitary sewer such that they are centered on the new easement.
      1. Plat shows proposed easement #24 (public waterline and sanitary sewer) as the same hatching as easement #15. Please use a different hatching and call it out in the easement notes. The use of proposed easement #24 and modification to existing easement #15 is confusing and needs to be addressed.
      2. A minimum width of 25’ easement is required for both water and sanitary sewer.
   3. What is the purpose of existing easement #10 (public sanitary sewer easement)? Will this impact future development of proposed Tract H-6B? Records do not indicate public sanitary sewer along this portion of this easement.
   4. What is the purpose of existing easement #4 (existing 20’ public sanitary sewer easement? Will this impact future development on proposed Tract H-7A, Tract H-6B and Tract H-9A? Records do not indicate public sanitary sewer along this portion of this easement. The public sanitary sewer terminates neat the southeast corner of existing Tract H-11.
   5. The existing 15’ water line easement on the east side of the side is substandard for easement width. The current standard is 20’ minimum for a water line only. Dedicate addition public waterline easement to 20’ total.
5. Infrastructure list
   1. Create more space between water and sanitary sewer items as it is difficult to differentiate the “from” and “to” information.
   2. Confirm location, starting and ending point of proposed sanitary sewer within proposed Tract H-9A. The ending point doesn’t seem to be correct.
6. Proposed Tract H-5A
   1. Access to public waterline along north property line.
   2. Access to public sanitary sewer along north property line.
7. Proposed Tract H-6A
   1. Access to public waterline along north property line and west property line.
   2. Access to public sanitary sewer along north property line.
8. Proposed Tract H-6B
   1. No access to public waterline. Clarification for proposed easement #24 needs to be provided to fully detail that the easement abuts the western property line of proposed Tract H-6B.
   2. No access to public sanitary sewer.
      1. The public sanitary sewer extension in the infrastructure list provides access.
9. Proposed Tract H-7A
   1. Access to public waterline along east property line.
   2. No access to public sanitary sewer.
      1. The public sanitary sewer extension in the infrastructure list provides access.
10. Proposed Tract H-8A
    1. Access to public waterline along east property line.
    2. No access to public sanitary sewer.
       1. The public sanitary sewer extension in the infrastructure list provides access.
11. Proposed Tract H-9A
    1. Access to public waterline along east property line, proposed extension along southern property line and within proposed Tract H-8A. The latter is provided if the proposed easement #24 closes the gap and provides for public waterline and sanitary sewer easement to the west property line of proposed Tract H-9A.
    2. No access to public sanitary sewer.
       1. The public sanitary sewer extension in the infrastructure list provides access.