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-2020-004138	4/27/2022	#16
Zone Atlas Page: R-15	Legal Description: TRACT A-1-A-5-C, INNOVATION PARK Location: BOBBY FOSTER between SAGAN LOOP and NEWHALL	
Request For: PS-2022-00078 – SKETCH PLAT		

ABCWUA Comment:

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

PS-2022-00078 – SKETCH PLAT

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Please explain the "Parcels" on the plat. Are these available for utility corridors?
3. The proposed alleyways are insufficient width to provide water and sewer service to each of the lots without connections to the offsite roadways. Such service connections are not prohibited by ABCWUA but may be objected to by City DRC. If internal mains are required for service connections, a wider right-of-way will be required, of at least 25 feet, but generally more such that the proposed curbs and sidewalks are outside of the WUA corridor.
4. There are on-going discussions regarding the existing Development Agreement. Those may affect this subdivision and will be spoken to in the Availability Statement.

5. The non-potable master plan is an outstanding item that needs to be concluded. It is unclear if there will be any impact to these uses.
6. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
    b. Show existing public water and public sewer mains and any associated easements on the utility plan.
    c. Dimension the public water and public sewer easements on the utility plan.
    d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
    e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
7. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
8. Easements (Standard Comments):
    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.
9. Information Only:
    a. This project is outside of the adopted service area:
        i. This project is within the Development Agreement area for Mesa del Sol. No further Board approvals are anticipated for this proposed subdivision.
    b. Pro rata is not owed for this property.