Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2020-004448	8/10/22	#10
Zone Atlas Page: Q-16	**Legal Description: Lot(s) D1 & D3 PLATS, MESA DEL SOL INNOVATION PARK II** **Location: 5201 HAWKING DR SE near END OF CRICK AVE SE**	
Request For: PS-2022-00155 – SKETCH PLAT **SI-2020-00964 –** MAJOR SITE PLAN AMENDMENT		

ABCWUA Comment:

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

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. Separate platted parcels are required to have separate service connections and accounts per ABCWUA Ordinances. The proposed structures are on a separate parcel from the existing Kairos Power development. Additionally, it appears that the existing Kairos Power development is sharing service with the business directly south at 5301 Hawking Drive.
3. Availability Statement #200907 had been issued and provides the conditions for service to the existing Kairos Power lot on Tract D-3. Public extensions were required. Those extensions appear to have

been financially guaranteed but never constructed. Please update as to the status of this infrastructure construction.

4. The current project should have separate service accounts and connections, and the existing structure should be separate from the parcel to the south with any construction.
5. This project is outside of the adopted service area. This project is within the Development Agreement titled "First Amendment to Agreement with Forest City Covington NM, LLC for Water and Sanitary Sewer Service to Serve the Mesa and FCC Properties at Mesa del Sol". This project must comply with the conditions of the Development Agreement. If those conditions can be maintained, no further Board approvals are required at this time.

6. Pro Rata:
    a. Pro rata is not owed for this property.
7. 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. Please revise accordingly.
8. Infrastructure List:
    a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.

9. Plat:
    a. For cases when infrastructure does not exist along the property frontage(s) or is not in the area, and the rare occasion that extensions will not be required with the platting action, the following language shall be included on the plat for approval:
        i. "The installation of public waterline and/or public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection and sanitary sewer service requirements of any future development is known."
    b. Separate accounts shall be established for those proposed lots containing the existing dwellings prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing dwellings prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.
10. 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. 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.
d. 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.