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-2021-006297	4/27/22	#12
Zone Atlas Page: D-16	Legal Description: Lot(s) LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION Location: 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE	
Request For: SD-2022-00039 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. No new files received. Previous comments below.
2. Provide a letter from the HOA that the HOA will provide service to the included lots from the existing master metered HOA system. A note on the plat should be included which states this.
3. Field locate the ABCWUA waterline that is directly west of this parcel and dedicate public waterline easement as may be appropriate for the field located line. It appears to run west of the proposed lots with the drainage easement.
4. Information Only:
    a. Availability Statement #220204 has been issued and provides the conditions for service. Water and sewer service is to be provided from the existing HOA system.
    b. No infrastructure list items are required.
    c. This project is within the adopted service area.

d. Pro rata is not owed for this property.

5. 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.
    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.