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-2022-006555	06/29/2022	#7
Zone Atlas Page: C-13	**Legal Description: Lot(s) A2, ADOBE WELLS** **Location: 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD**	
Request For: PS-2022-00126 – SKETCH PLAN		

ABCWUA Comment:

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

1. Serviceability Letter #211201 has been issued and provides the conditions for service. Routine connections are available.
2. Pro rata is not owed for this property.
3. This project is outside of the adopted service area:
    a. A Service Connection Agreement is required. Development
    b. Service Connection Agreements are approved by the ABCWUA Executive Director. This typically takes one to two weeks after the document drafted is signed by the applicant.
    c. Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement.
4. 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.

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. 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. 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.