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-2022-007151	08/10/2022	#7
Zone Atlas Page: A-11	Legal Description: Lot(s) TRACT 4 PLAT OF TRACTS 1 THRU 4, PARADISE PLAZA Location: UNSER BLVD near MCMAHON BLVD NW	
Request For: PS-2022-00150 – SKETCH PLAT		

ABCWUA Comment:

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

1. No objections.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection. Refer to DPM for service connection standards. Manhole service connections are required to the main not the manhole.
3. Service Ability Letter #220620 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.
4. This project is outside of the adopted service area:
    a. Upon issuance of the Serviceability Letter, a Development Agreement or Service Connection Agreement will be required. Development Agreements are for projects that require public infrastructure extensions or improvements.

b. The ABCWUA Board must approve all Development Agreements and Service Connection Agreements. Generally, a completed package, including executed Serviceability Letter, must be provided to the Utility Development Section by the 7th of the month to be on the agenda for that month. Note that Development Agreements require two Board meetings, the first for introduction and another for adoption. Upon approval by the Board, the ABCWUA Executive Director must sign the approved agreement. This typically takes one to two weeks after the Board meeting.
c. Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement. This may be prepared in advance of the issuance of an executed Serviceability Letter. However, the Agreement cannot go to the board or be routed for inclusion on the agenda until a fully executed Serviceability Letter is acquired.

5. Pro Rata:
    a. Pro rata is not owed on this project

6. Infrastructure List:
    a. Improvements are anticipated to be required for this project. Upon issuance of the Serviceability Letter, include the public infrastructure items in the infrastructure list.
7. 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.