Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Andre Houle, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2022-007619	09/21/2022	#22
Zone Atlas Page: F-6	Legal Description: Lot(s) TRACT D-1-A-1, AEROSPACE TECHNOLOGY PARK Location: 7401 ATRISCO VISTA BLVD between AIRPORT RD and SHOOTING RANGE ACCESS RD	
Request For: PS-2022-00204 – SKETCH PLAT		

ABCWUA Comment:

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

1. This project is outside of the adopted service area:
    a. A Serviceability Letter is required to set the criteria for service. Please see link to request a Serviceability Letter above.
    b. Upon issuance of a Serviceability Letter, either a Development Agreement or Service Connection Agreement will be required. Development Agreements are for projects that require public infrastructure extensions or improvements.
    c. 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.

   d. 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.

2. 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.
3. Infrastructure List:
   a. Improvements are anticipated to be required for this project. Upon issuance of the Serviceability Statement, include the public infrastructure items in the infrastructure list.

4. 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. 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.