Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2022-007100 Date: 03/08/2023 Agenda Item: #1 Zone Atlas Page: B-14

Legal Description: [TRACT MM-1B TRACTS MM-1-A & MM-1-B, SEVEN BAR RANCH]

Location: [SEVEN BAR LOOPE NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW]

Application For: SD-2023-00038- PRELIMINARY PLAT (DHO)

1. Serviceability letter #220805 has been executed and provides conditions for service.
2. This site is outside of the Established Service area and requires the approved Development Agreement to be signed by the developer and assigned correctly. Coordination will need to take place to get the proper developer assigned to the responsibility for the infrastructure requirements.
3. Infrastructure List
    a. Please note property boundaries for the location of infrastructure.
    b. Location – Western portion of proposed Tract MM-1-B-2 from the north property boundary at the existing public sanitary sewer line to the south property boundary of MM-1-B-2.
    c. Location Western Portion of proposed Tract MM-1-B-1 from the north property boundary to the south property boundary of MM-1-B-1.
4. Easement.
    a. The minimum width easement requires is 20'. Please include a 20' easement for the public sanitary sewer line. (Exclusive)
    b. Please add the following note
        i. ABCWUA Public Water & Sanitary Sewer Easements
        Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Comment: (Provide written response explaining how comments were addressed)