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

Project No: PR-2023-008085	**Date: 11/08/2023**	**Agenda Item: #7 Zone Atlas Page: E-14**
Legal Description: TRACT A-1, SPANISH WALK		
Location: Between 4th St and Camino Espanol		

Application For: SD-2023-00187-PRELIMINARY PLAT (DHO)

1. Add the following note to the cover sheet. If the need to provide non-exclusive is necessary, please discuss with Utility Development on how to manage the language below.

   ABCWUA Public Water & Sanitary Sewer Easements

   Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary 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.

2. Please change note 10 to include "Public" water and "Public" sanitary sewer easement.
3. Infrastructure list needs to be corrected to reflect accurate boundaries for the water and sanitary sewer infrastructure.
   a. E.g. 6" waterline is duplicated 3 times… that essentially should all be different boundaries.

Application For: SD-2023-00189-FINAL PLAT (DHO)

4. Add the following note to the cover sheet. If the need to provide non-exclusive is necessary, please discuss with Utility Development on how to manage the language below.

   ABCWUA Public Water & Sanitary Sewer Easements

   Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary 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.

5. Please change note 10 to include "Public" water and "Public" sanitary sewer easement.

6. Infrastructure list needs to be corrected to reflect accurate boundaries for the water and sanitary sewer infrastructure.
    a. E.g. 6" waterline is duplicated 3 times… that essentially should all be different boundaries.
7. A financial guarantee and IIA must be in place or construction complete prior to final sign off.

Application For: SD-2023-00189-VACATION OF PUBLIC EASEMENT (DHO)

1. No objection

Application For: SD-2023-00310-WAIVER TO DPM (DHO)

1. No objection