**Development Facilitation Team (DFT) – Review Comments**

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

**Project No: PR-2024-010189 Date: 5/21/2025 Agenda Item: #10 Zone Atlas Page: (H-8, J-7, J-8) Legal Description: Lot/Tract N1, Watershed Subdivision**

**Request: 213 Lot Subdivision**

**Location: Arroyo Vista Blvd NW between Gateway Lane and Tierra Pintada**

☐ **No Conditions** ☒ **Approved W/Conditions** ☐ **Not Approved**

**Application For:** MAJOR PLT – 2025-00003 – PRELIMINARY/FINAL PLAT (Sketch Date 4-17-2024

1. Plat:

a. Please provide a signature sheet with appropriate signatures lines.

THIS A PRELIMINARY PLAT. SIGNATURES FROM AGENCIES ARE NOT REQUIRED

b. Please move the associated easement note for the Water Authority to the cover sheet.

THIS HAS BEEN ON THE COVER SHEET

2. Availability Statement 240801 provides conditions for service for the entire subdivision without a phasing plan as currently proposed on the Infrastructure List.

a. For the phased development, some water modeling may need to be completed to ensure fire

protection can be met. The Availability Statement as written includes an eight-inch loop water distribution system and as proposed that is not the case.

IN FULL BUILD OUT THERE IS AN 8” LOOP. UNDERSTOOD ON THE PHASING AND WE CAN COORDINATE.

3. Conditions:

a. Include a cover sheet for signature with the Water Authority Easement note.

 A COVER SHEET ISN’T NECESSARY AS THIS IS A PRELIMINARY PLAT NOT A FINAL PLAT

b. An approved Infrastructure List must be agreed upon prior to final sign off which may necessitate some additional research to ensure fire protection requirements are met because the Availability

Statement addressed the subdivision in its entirety not in a phased process. UNDERSTOOD.

**UTILITY DEVELOPMENT**