

December 22, 2016

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Jason Skarsgard  
Skarsgard Construction  
8220 San Pedro Dr. NE Ste #500  
Albuquerque, New Mexico 87113

**RE: Water and Sanitary Sewer Availability Statement #160914  
Coors Pavilion  
Northwest corner of Saint Josephs Dr. and Coors Blvd.  
Zone Atlas Map: G-11**

Dear Mr. Skarsgard:

**Project Description:** The subject site is located on the northwest corner of Saint Josephs Dr. and Coors Blvd. within the City of Albuquerque. The proposed development consists of approximately 21.2 acres and the property is currently zoned SU-3 for office use. The property lies within the Pressure Zone 2WR in the College trunk. The request for availability indicates plans to subdivide the existing lot into several smaller lots.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- 16 inch concrete cylinder distribution main (project #09-012-76) along Saint Josephs Dr.
- Six inch cast iron distribution main stubs (project #09-012-76) at the intersection of Coors Blvd. and Saint Josephs Dr.
- Ten inch PVC distribution main (project #26-6223.81-01) along a private drive bordering a portion of the west side of the property.
- Ten inch cast iron distribution main (project #03-009-66) along Coors Blvd.
- Eight inch PVC distribution main (project #26-7042.81-03) along Quaker Heights Pl. which currently dead ends in at the north border of the property.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-6223.81-01) along Saint Josephs Dr. ending at the southwest corner of the property.

**Water Service:** New metered water service to the property can be provided contingent upon a developer funded project to extend public waterline along St. Josephs Dr. from the existing ten inch distribution main along the west property line of the subject site, to the existing six inch stub located along St. Josephs Dr., just west of Coors Blvd. The connection to the existing ten inch public waterline shall take place within the St. Josephs Dr. public right-of-way. An additional onsite public waterline shall be extended from the new distribution main along Saint Josephs Dr. and connect to the existing eight inch distribution main along Quaker Heights Pl. The diameters of the proposed waterlines will be further described in the fire flow section below. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow

requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided contingent upon a developer funded project to extend the existing eight inch collector along Saint Josephs Dr. to cover property frontage. The onsite sanitary sewer shall be private and can discharge to this sanitary sewer extension. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 3,000 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. The required flow was taken along each section of the proposed water lines. Adequate flow is available from any of the proposed lines and shall be eight inch distribution mains for all new infrastructure required for this project. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Easements:** 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 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

**Closure:** This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability 160914

160914



**Legend**

Project Location

**Water Pipe**

— <all other values>

**SUBTYPE**

— Distribution Main

— Drain Line

— Hydrant Leg

— In Zone Transmission

— Out Zone Transmission

— SJC Transmission

— Sleeve

— Well Collector Line

— Well Wash Line

0 500 1,000 Feet

--- Water Infrastructure Map Keyed Notes:

1. --- 16" Distribution Main

2. --- 6" Distribution Main

3. --- 10" Distribution Main

4. --- 8" Distribution Main

--- General Keyed Notes:


A. --- Proposed Distribution Main



160914



**Legend**

 Project Location

**Sewer Pipe**

— <all other values>

**SUBTYPE**

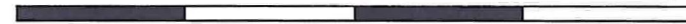
— COLLECTOR


----- FORCE MAIN

— INTERCEPTOR


— VACUUM LINE

0 500 1,000 Feet



 --- Sanitary Sewer Infrastructure Map Keyed Notes:

1. --- 8" Collector Line

 --- General Keyed Notes:

A. --- Proposed Collector Line



Water Utility  
Authority