

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

**PROJECT NAME:** Stormcloud Subdivision Units 4A & 4B

**AGIS MAP #** H-09

**LEGAL DESCRIPTIONS:** Tracts B & J, The Crossing and

Tract R, Stormcloud Subdivision, Unit 3

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of  
Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on  
8/12/16 (date).

Isaac Wilson-Weber

Applicant/Agent Isaacson & Arfman, PA

8-12-16

Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of  
Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on  
7/22/16 (date).

Isaac Wilson-Weber

Applicant/Agent Isaacson & Arfman, PA

8-12-16

Date

\_\_\_\_\_  
Utilities Division Representative

\_\_\_\_\_  
Date

**PROJECT #** 1005029



Asa Weber &lt;asaw@iacivil.com&gt;

**Fwd: Availability Statement Request Form**

1 message

**Doug Crewe** <doug@iacivil.com>  
To: Asa Weber <asaw@iacivil.com>

Fri, Jul 22, 2016 at 2:21 PM

**Doug Crewe**  
**Civil Designer**

**Isaacson & Arfman, P.A.**  
Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828

doug@iacivil.com

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Recipient acknowledges that any attached electronic files may not contain all of the information on the approved construction documents and are not intended to be relied upon as a replacement for the approved construction documents(s). This information is provided to the user as a courtesy by I&A for this project only and shall not be used for any other purpose without the express written consent of Isaacson & Arfman, PA.

----- Forwarded message -----

From: <donotreply@abcwua.org>  
Date: Fri, Jul 22, 2016 at 2:21 PM  
Subject: Availability Statement Request Form  
To: DOUGC@iacivil.com

Thank you. Your Availability Statement Form submission has been sent.

Project Name:  
STORMCLOUD SUBDIVISION UNITS 4 & 5

Project Description:  
SUBDIVISION

Project Address:

Development Type:  
Residential

Fire Flow Requirement (if Residential enter N/A):  
N/A

Legal Description:  
STORMCLOUD SUBDIVISION UNITS 4 & 5  
A REPLAT OF TRACTS B & J, THE CROSSING  
TRACT R, STORMCLOUD SUBDIVISION UNIT 3

Zone Atlas Page:  
H-09

DRB Project Number (if applicable)  
1005029

CDRA Project Number (if applicable)

Jurisdiction:  
City

Requestor Name:  
DOUG CREWE

Requestor Company:  
ISAACSON & ARFMAN

Requestor Address:  
128 MONROE ST NE  
ALBUQUERQUE NM 87108

Requestor Phone Number:  
268-8828

Requestor Email:  
DOUGC@IACIVIL.COM

Prior Availability Statement Number:  
110514

Attachment:  
2174 WTR-SAS AVAILABILITY.pdf

August 4, 2011

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County of Bernalillo  
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*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Asa Nilsson-Weber  
Isaacson and Arfman  
128 Monroe St NE  
Albuquerque, NM 87108

**RE: Water and Sanitary Sewer Availability Statement #110514  
The Crossing-Lot B, Storm Cloud Unit 5 - Zone Atlas Map: H-09**

Dear Mr. Nilsson-Weber:

Service requirements were last addressed in availability statement #60701, dated July 10, 2006. Since the time of that statement, there have been many additions to the existing infrastructure, therefore this statement will serve as both a renewal and a supplement to the previous availability.

**Project Information:** The subject property is approximately 49.9 acres of land located approximately 0.5 miles northwest of the Ladera and Unser intersection, along Tierra Pintada Blvd. within the city limits. The property lies within the 3WR pressure zone of the College Trunk. Current zoning of the site is SU-2. The request for availability indicates that the proposed development consists of 224 single-family residential homes.

**Existing Conditions:** Water infrastructure in the area consists of four points of connection on the perimeter of the project site as well as a 36 and a 10-inch line in Tierra Pintada. Due to size, type and designation service taps and on-site extensions will **not** be allowed to the 36 inch transmission line. Connections to the 10-inch line will be allowed.

Wastewater infrastructure in the area consists of 4 points of connection on the perimeter of the site.

**Service:** Service to the site will require the construction of on-site infrastructure for both water and sewer service. Such infrastructure would include but is not limited to master plan water lines, internal distribution lines and collection lines.

**Easements:** Water Authority public water and sanitary sewer easements are also required for all lines. The minimum easement width for public water and sanitary sewer lines shall be 25 feet in width and 20 feet for a single line. Acceptable easements must be documented on the final site plan and/or plat prior to approval.

**Design and Construction** of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico registered Professional Engineer. Construction must be by a licensed, 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 development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

**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 Water Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

Encl:     Site and Infrastructure Maps (3)  
         f/     Availability                     H-09





