

January 6, 2017

**Chair**

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

**Vice Chair**

Art De La Cruz  
County of Bernalillo  
Commissioner, District 2

Richard J. Berry  
City of Albuquerque  
Mayor

Pat Davis  
City of Albuquerque  
Councilor, District 6

Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3

Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Scott Steffen  
Bohannon Huston  
7500 Jefferson St. NE, Courtyard I  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement #161201  
Sawmill Village Phase 2  
Northwest corner of Bellamah Ave. and 18<sup>th</sup> St.  
Zone Atlas Map: J-13**

Dear Mr. Steffen:

**Project Description:** The subject site is located on the northwest corner of Bellamah Ave. and 18<sup>th</sup> St. within the City of Albuquerque. The proposed development consists of approximately 2.5 acres and the property is currently zoned SU-2 for commercial use. The property lies within the Pressure Zone 1E in the Freeway trunk. The request for availability indicates plans to construct a 44,000 square foot structure and a 19,000 square foot structure to be utilized as a multi-use facility that will include a charter school, apartments, and retail stores.

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

- Six inch cast iron distribution main (project #03-021-69) along Bellamah Ave.
- Six inch PVC distribution main (project #26-6175.85-11) just east of the project location.

Sanitary sewer infrastructure in the area consists of the following:

- 60 inch reinforced concrete interceptor line (project #07-044-66) along Bellamah Ave. and to the east of the project location.
- Eight inch PVC collector line (project #26-6175.85-11) just east of the project location.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing six inch distribution main along Bellamah Ave. Since this is a multi-use facility, the residential portion shall take metered service separated from rest of the development. 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 via routine connection to the existing eight inch collector line to the east of the project location. 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. Any multi-family dwelling including a clubhouse and/or office is required to have a reduced pressure backflow prevention device for containment. If metered separately, the building that includes a clubhouse and/or office shall have a reduced pressure backflow prevention device. 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 2250 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. The flow was simulated utilizing the worst case scenario. The flow was split between two hydrants (393 and 103) resulting in residual pressures sufficient for the site. It is recommended that hydrants from Bellamah Ave. are utilized for fire protection in combination with either hydrant 393 or 103 to provide a better scenario in the case of an actual worst case fire. 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** 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 Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

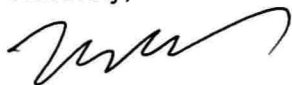
**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. This development is a multi-use development where the residential portion shall be separated from the commercial portion.

**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.

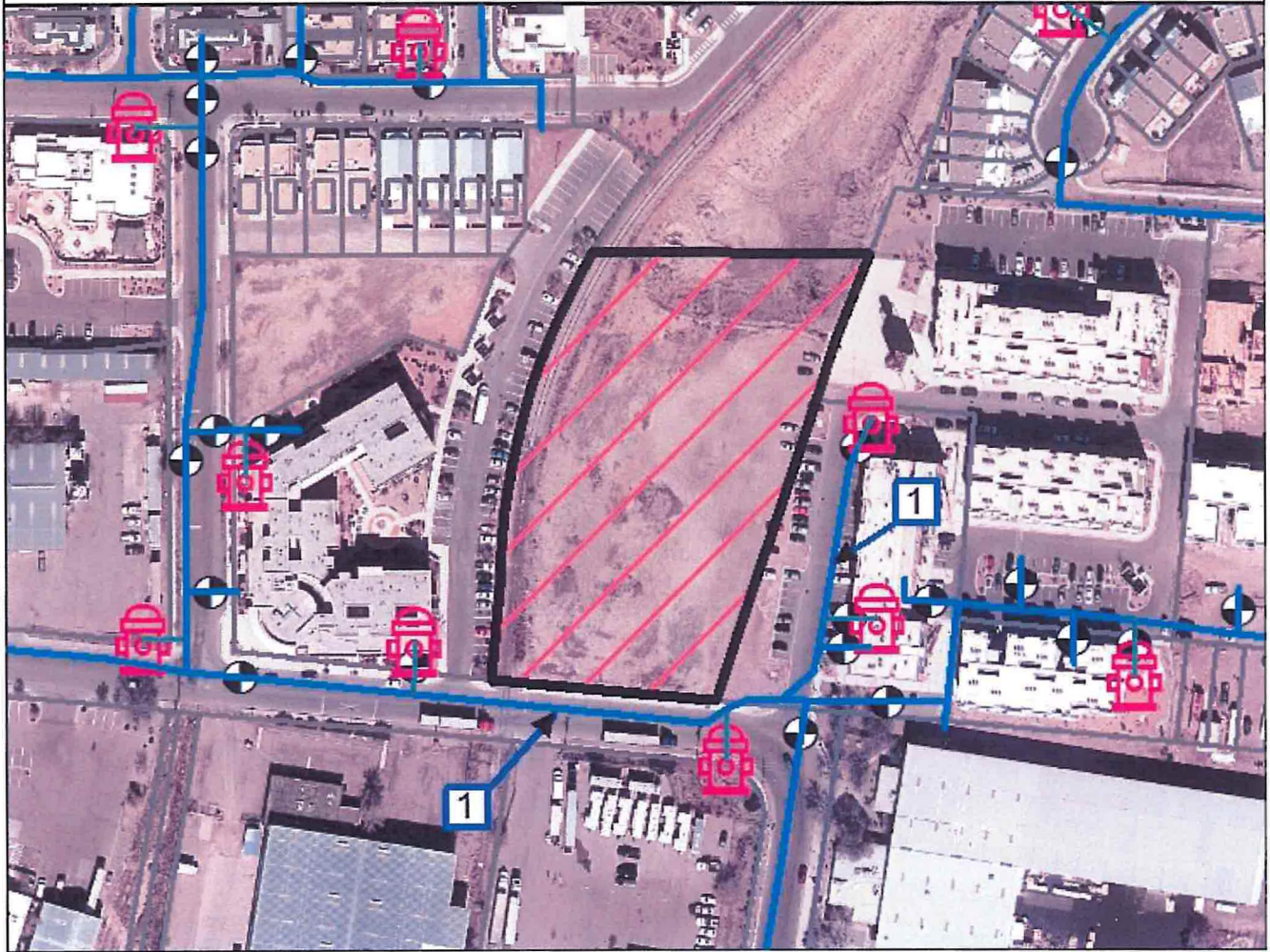
Sincerely,




Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement #161201

161201




**Legend**


 Project Location


**Water Pipe**


— <all other values>


**SUBTYPE**

 Distribution Main


 Drain Line


 Hydrant Leg


 In Zone Transmission

 Out Zone Transmission

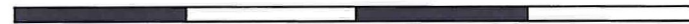
 SJC Transmission


 Sleeve

 Well Collector Line

 Well Wash Line

0 310 620 Feet

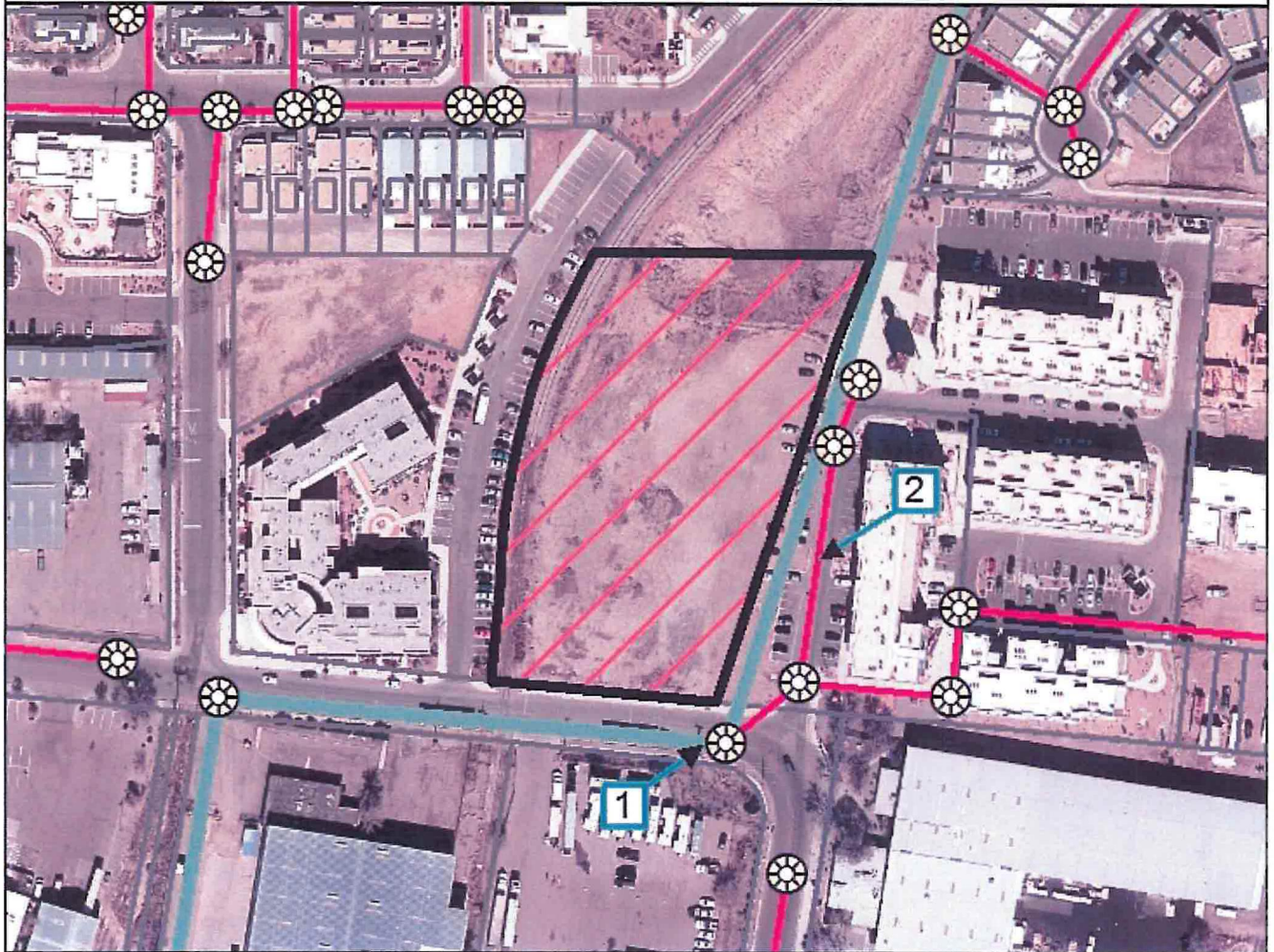


 --- Water Infrastructure Map Keyed Notes:


1. --- 6" Distribution Main



161201



**Legend**

 Project Location

**Sewer Pipe**

— <all other values>

**SUBTYPE**

— COLLECTOR


--- FORCE MAIN

— INTERCEPTOR

— VACUUM LINE

0 310 620 Feet



 --- Sanitary Sewer Infrastructure Map Keyed Notes:

1. --- 60" Interceptor Line

2. --- 8" Collector Line

