

January 29, 2016

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David Soule  
Rio Grande Engineering, LLC  
PO Box 93924  
Albuquerque, New Mexico 87199

**RE: Water and Sanitary Sewer Availability Statement #151114**  
**Pan American Hotel - 4875 Pan American Freeway**  
**Zone Atlas Map: F – 17**

Dear Mr. Soule:

**Project Information:** The subject site is located on the southbound I-25 frontage road just east of the North Diversion Channel. The proposed development consists of approximately 1.4 acres and the property is currently zoned SU-1 or C-3 for commercial use. The property lies within the Pressure Zone 2E in the Montgomery trunk. The request for availability indicates plans to construct a new hotel right behind the Cheddars Restaurant.

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

- Eight inch PVC distribution Main in easement along the southern project boundary (Project # 26-5857.83-14)

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line in easement at southern project boundary (Project # 26-5875.83-14)

**Water and Sewer Service:** New metered water service to the property can be provided via the eight inch distribution main as described above. There is an eight inch stub out at valve #214. 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 can be provided via the eight inch collector line as described above. There is an eight inch stub out at manhole #F17311. 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 installed at each domestic service connection to the customer's water system or at a location approved by the Water Authority. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way.

The developer may request a location variance in writing from the cross connection manager. 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.

**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 3,051 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. All new required hydrants as well as their exact locations must be determined through 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 water meters need to be five feet by five feet and include the length of the water service if located on private property. 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 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 Water Utility Development Office at (505) 289-3307, or by fax at (505) 289-3303 if you have questions regarding the information presented herein or need additional information.

Sincerely,

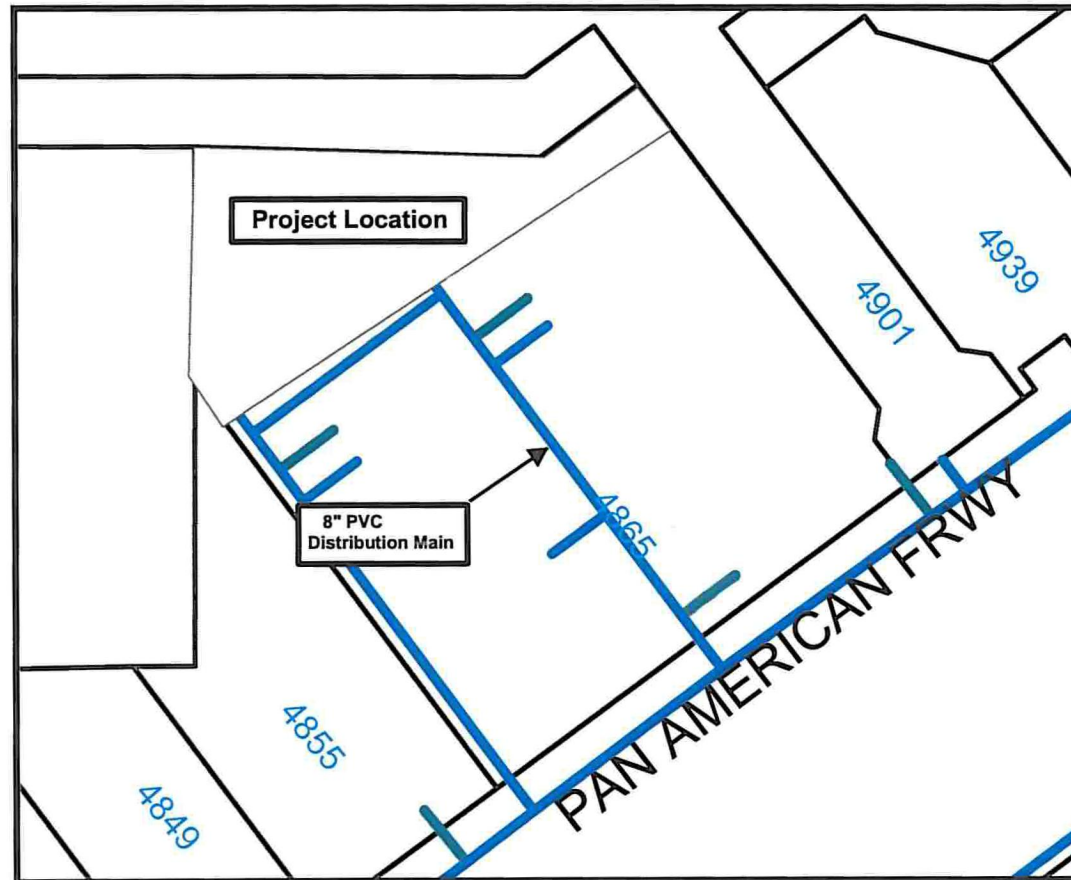
A handwritten signature in black ink, appearing to read 'Mark S. Sanchez', with a stylized, cursive script.

Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability 151114

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Legend	
WATER.WATER_PIPE	
not other values	
SUBTYPE	
—	Distribution Main
—	Drain Line
—	Hydrant Line
—	In Zone Transmission
—	Out Zone Transmission
—	SUC Transmission
—	Storm
—	Well Collector Line
—	Well Wash Line
○	not other values
Type	
+	Hydrant
+	not other values
Water Pipe	
SUBTYPE	
—	In Zone Transmission
—	Out Zone Transmission
—	PROPERTY LINE



Project Location

8" PVC  
Distribution Main

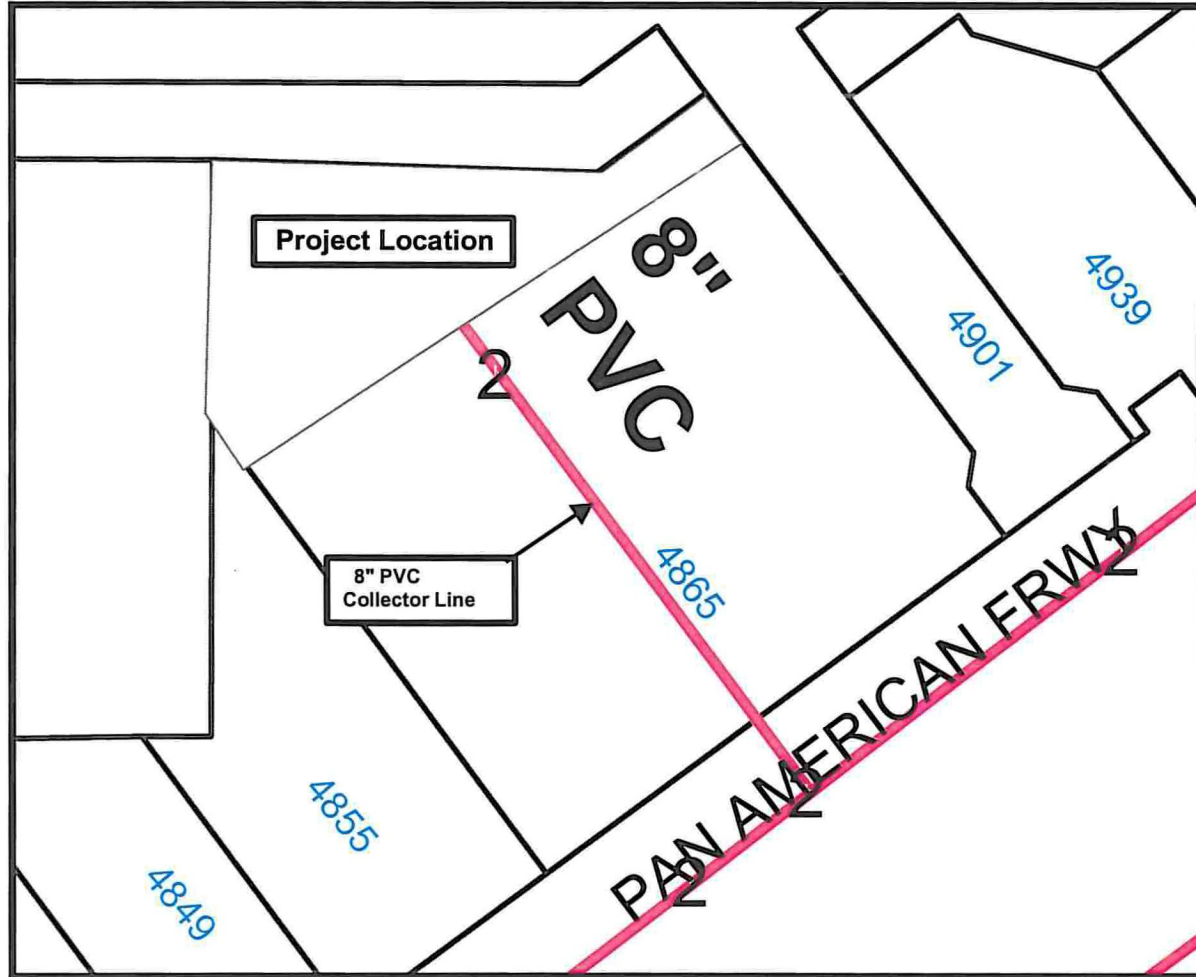
Statement # 151114  
Water Infrastructure

100 50 0 100 Feet



μ

Legend	
○	<all other values>
Type	
•	Hydrant
—	<all other values>
Water Pipe	
SUBTYPE	
=====	In Zone Transmission
=====	Out Zone Transmission
2	Sewer Manhole
Sewer Pipe	
<all other values>	
SUBTYPE	
COLLECTOR	
FORCE MAIN	
INTERCEPTOR	
VACUUM LINE	
COUNTYASSI, Parcel, 2014	



Statement # 151114  
Sanitary Sewer Infrastructure

