

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: Santa Monica Estates, Unit 2

AGIS MAP # D-18

LEGAL DESCRIPTIONS: Tract 4-A-1, Santa Monica Place

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on February 26, 2016 (date).

Asa Nilsson-Weber
Applicant/Agent Asa Nilsson-Weber

February 26, 2016
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 (2nd floor, Plaza del Sol) on May 18, 2015 (date).

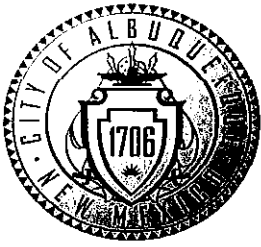
Asa Nilsson-Weber
Applicant/Agent Asa Nilsson-Weber

February 26, 2016
Date

Utilities Division Representative

Date

PROJECT # 1010144



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Santa Monica Estates, Unit 2 Building Permit #: _____ City Drainage #: D18/
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 4-A-1, Santa Monica Place
City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: Santa Monica Place Development, LLC Contact: Kurt Browning
Address: c/o Titan Development -- 6300 Riverside Plaza Lane NW, Suite 200 - Albuquerque, NM 87120
Phone#: (505) 998-0163 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:
 HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION
 MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:
 ENGINEER ARCHITECT CERTIFICATION
 CONCEPTUAL G & D PLAN
 GRADING PLAN
 DRAINAGE MASTER PLAN
 DRAINAGE REPORT
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT (TCL)
 TRAFFIC IMPACT STUDY (TIS)
 EROSION & SEDIMENT CONTROL PLAN (ESC)
 OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
 BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY
 PRELIMINARY PLAT APPROVAL
 SITE PLAN FOR SUB'D APPROVAL
 SITE PLAN FOR BLDG. PERMIT APPROVAL
 FINAL PLAT APPROVAL
 SIA/ RELEASE OF FINANCIAL GUARANTEE
 FOUNDATION PERMIT APPROVAL
 GRADING PERMIT APPROVAL
 SO-19 APPROVAL
 PAVING PERMIT APPROVAL
 GRADING/ PAD CERTIFICATION
 WORK ORDER APPROVAL
 CLOMR/LOMR
 PRE-DESIGN MEETING
 OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: February 26, 2016 By: Asa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

May 18, 2015

Chair

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Vice Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Richard J. Berry
City of Albuquerque
Mayor

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councilor, District 6

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

Doug Crewe
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

RE: Water and Sanitary Sewer Availability Statement #150303
Project Name: Tracts 3-A & 4-A Santa Monica Place Subdivision
Project Location: Southwest corner of Louisiana Blvd and Derickson Ave. Zone Atlas Map: D-18

Dear Mr. Crewe

Project Information: The subject site is located on the southwest corner of Louisiana Blvd and Derickson Ave within the City. The proposed development consists of approximately 19.6 acres and the property is currently zoned R-T for residential use. The property lies within the Pressure Zone 3E in the Alameda trunk. The request for availability indicates plans to develop a 106 lot single family subdivision.

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

- Four inch PVC Distribution Main stub outs (Project #26-6899.83-13) just west of the project location.
- Six inch CI Distribution Main (Project #03-35-72) in Santa Monica Ave.
- 12 inch DIP Distribution Main (Project #09-006-66) in Louisiana Blvd.
- Six inch CI Distribution Main (Project #03-011-71) in Derickson Ave.
- 20 inch DIP Non-Potable Distribution Main (Project #26-5762.04-04) in Louisiana Blvd.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC Collector Line (Project #26-6899.83-13) just west of the project location.
- Eight inch PVC Collector Line (Project #26-5009.90-95) in Santa Monica Ave.
- Eight inch VCP Collector Line (Project #01-032-72) in Louisiana Blvd.
- Eight inch VCP Collector Line (Project #01-112-70) in Derickson Ave.

Water and Sewer Service: New metered water service to the property can be provided contingent upon a developer funded project to extend an internally looped system which connects the six inch Distribution Main in Santa Monica and the Six inch Distribution Main in Derickson. If the project includes irrigation, then it will be required to install a four inch Non-Potable Distribution Main to cover the frontage of the property along Derickson. Project 689985 will construct approximately 100 feet of four inch Non-Potable Distribution Main along San Vicente Ave. which can also be extended with the proposed project. 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 contingent upon a developer funded project to extend sanitary sewer into the project location adequate to provide service to all proposed homes. Sanitary sewer can discharge to either of the eight inch collector lines located west of the project, along Santa Monica Ave. or along Derickson Ave.

Fire Protection: The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. 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 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: As described in this Availability Statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the ABCWUA Water and Wastewater System Expansion Ordinance.

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 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.

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,



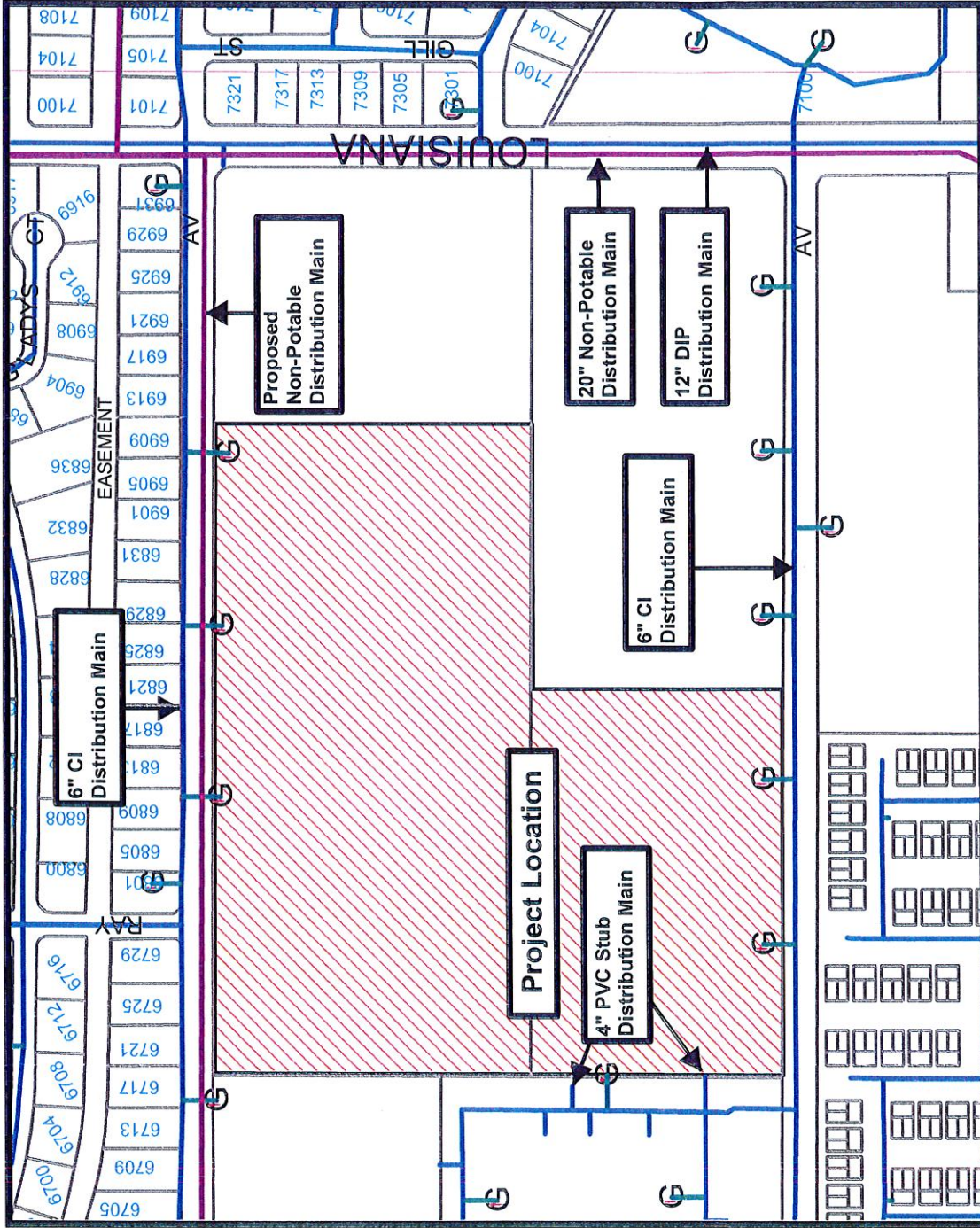
Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability D-18



Legend
WATER, RECLAIMED_PIPE
SUBTYPE
Distribution Main
Hydrant Leg
Over Flow Drain Line
Shelve
Well Wash Line
WATER, WATER_PIPE
SUBTYPE
Distribution Main
Drain Line
Hydrant Leg
In Zone Transmission
Out Zone Transmission
SJC Transmission
Shelve
Well Collector Line
Well Wash Line
Other
Type
Hydrant
Hydrant
Water Pipe
SUBTYPE
In Zone Transmission
Out Zone Transmission
COUNTY Assessor Parcels 2014

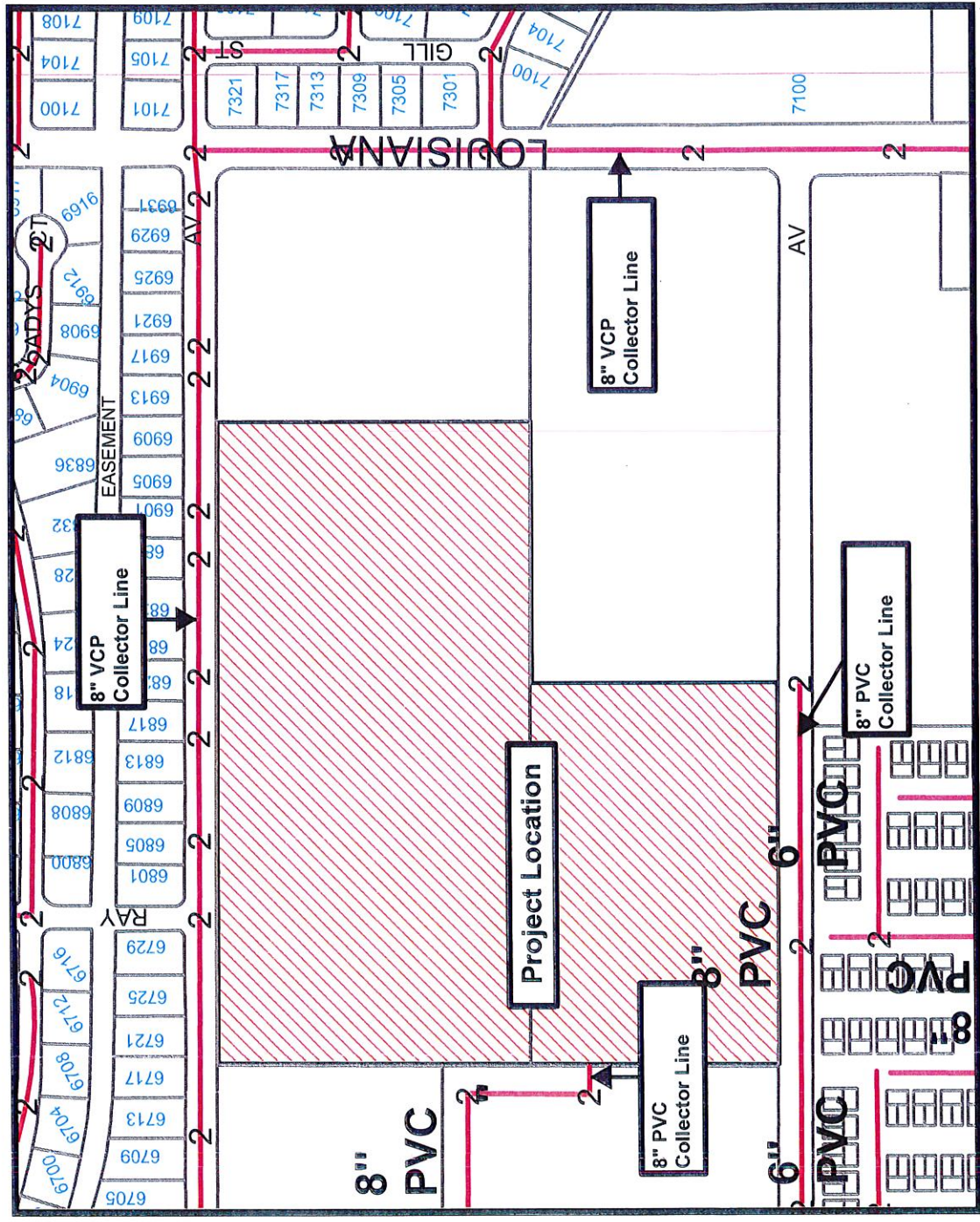


Availability Statement # 150303
Water Infrastructure





Legend	<all other values>
Type	Hydrant
2	Sewer Manhole
Sewer Pipe	<all other values>
SUBTYPE	<all other values>
COLLECTOR	COLLECTOR
FORCE MAIN	FORCE MAIN
INTERCEPTOR	INTERCEPTOR
VACUUM LINE	VACUUM LINE
COUNTY/Asst. Parole	Parole 2014



Availability Statement # 150303
Sewer Infrastructure

210 Feet