

May 30, 2018

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Website
www.abcwua.org

Joel Hernandez
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, New Mexico 87109

RE: Water and Sanitary Sewer Availability Statement #180326
Project Name: Overture Senior - Project Address: 6451 Palomas Ave. NE
Legal Description: * Lot 28, 29, 30, 5A Blk II North Albuquerque Acres
UPC: 101806332348810504 - Zone Atlas Map: D-18

Dear Mr. Hernandez:

Project Description: The subject site is located east of the intersection of Palomas Ave. and San Pedro Dr. within the City of Albuquerque. The proposed development consists of approximately 4.0 acres and the property is currently zoned SU-2 for commercial use. The property lies within the Pressure Zone 3E in the Alameda trunk. The request for availability indicates plans to construct a four story age restricted senior housing facility.

Existing Conditions:

Water infrastructure in the area consists of the following:

- 20 inch DIP transmission main (project #26-5998.91-01) along Paseo Del Norte.
- 36 inch RCP transmission main (project #26-2947-88) along Paseo Del Norte.
- 16 inch CCYL transmission main (project #09-003-77) along San Pedro Dr.
- 20 inch CCYL well collector line (project #26-3617.91-94) along San Pedro Dr.
- 30 inch CCYL well collector line (project #26-3619.91-94) along Palomas Ave.
- 30 inch CCYL San Juan Chama transmission main (project #26-6808.02-07)

along Palomas Ave.

- Six inch AC distribution main (project #09-003-77) along Palomas Ave and transitioning/terminating east of the intersection of Palomas Ave. and San Pedro Dr.

- Eight inch AC distribution main (project #26-1172-82) along Palomas Ave. extending from the transition/termination point of the six inch distribution main mentioned previously.

Non-potable infrastructure in the area consists of the following:

- 24 inch DIP transmission line (project #26-5998.91-01) along Paseo Del Norte.
- Six inch PVC distribution main (project #26-5762.05) along Palomas Ave.

Sanitary sewer infrastructure in the area consists of the following:

- 12 inch PVC interceptor line (project #013-511-70) along Paseo Del Norte
- Eight inch VCP collector line (project #01-020-72) along San Pedro Dr.
- Eight inch PVC collector line (project #26-1172-82) along Palomas Ave.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to replace the existing six inch distribution main extending from the 16 inch transmission main along San Pedro Dr. east along Palomas

Ave., with an eight inch distribution main. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. 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.

Non-Potable Water Service: New metered non-potable water service to the property can be provided contingent upon a developer funded project to extend the six inch distribution main east of the existing site the length necessary to cover the property frontage.

Sanitary Sewer Service Sanitary sewer service can be provided via routine connection to the existing eight inch collector line along Palomas Ave. 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.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 2,125 gallons-per-minute and two hydrants. As modeled using InfoWater™ computer software, the fire flow can be met provided the infrastructure improvements previously mentioned are met. Analysis was performed by simulating the flow from the proposed fire line connection indicated on the City Fire Marshal approved Fire 1 Plan. 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. Please note that the engineer responsible for designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

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 principle 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.

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: As described in this 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 Water Authority 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 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.

UECs associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UECs take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or leasing office that will be metered separately, UECs for these amenities will not be charged as they are included in the multi-family UEC calculation. UECs associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly. Mixed use development which consists of either commercial, institutional, industrial in combination with multi-family shall provide separate meters for each use. There is a section in the Rate Ordinance for low income housing developments that may provide a discount on UECs which will require documentation as required by the Water Authority, stating that the development does indeed qualify as a low income development. Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to.

Water Use: 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. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It 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

Mr. Joel Hernandez
Tierra West, LLC
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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 Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

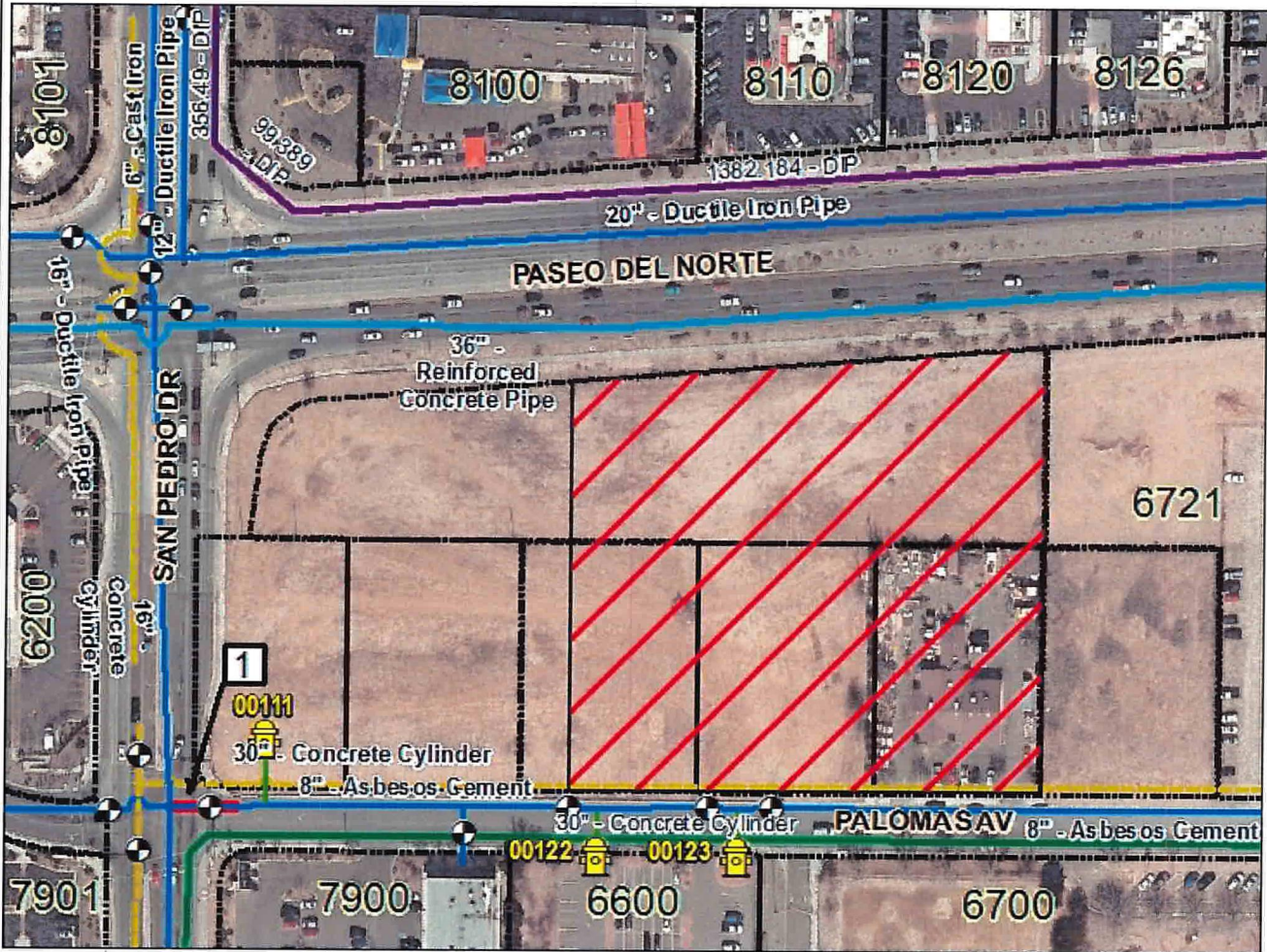


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability Statement 180326

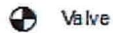
180326



Legend

Valve

SUBTYPE



Valve



Hydrant

Pipe

SUBTYPE

- Distribution Line
- Hydrant Leg
- In Zone Transmission
- Well Collector Line
- Reuse Water Pipes
- San Juan Chama Line**
- San Juan Chama Line

Project Location

0 305 610 Feet

--- General Map Keyed Notes

1. --- 6" Distribution Main to be replaced







Water Utility Authority

180326



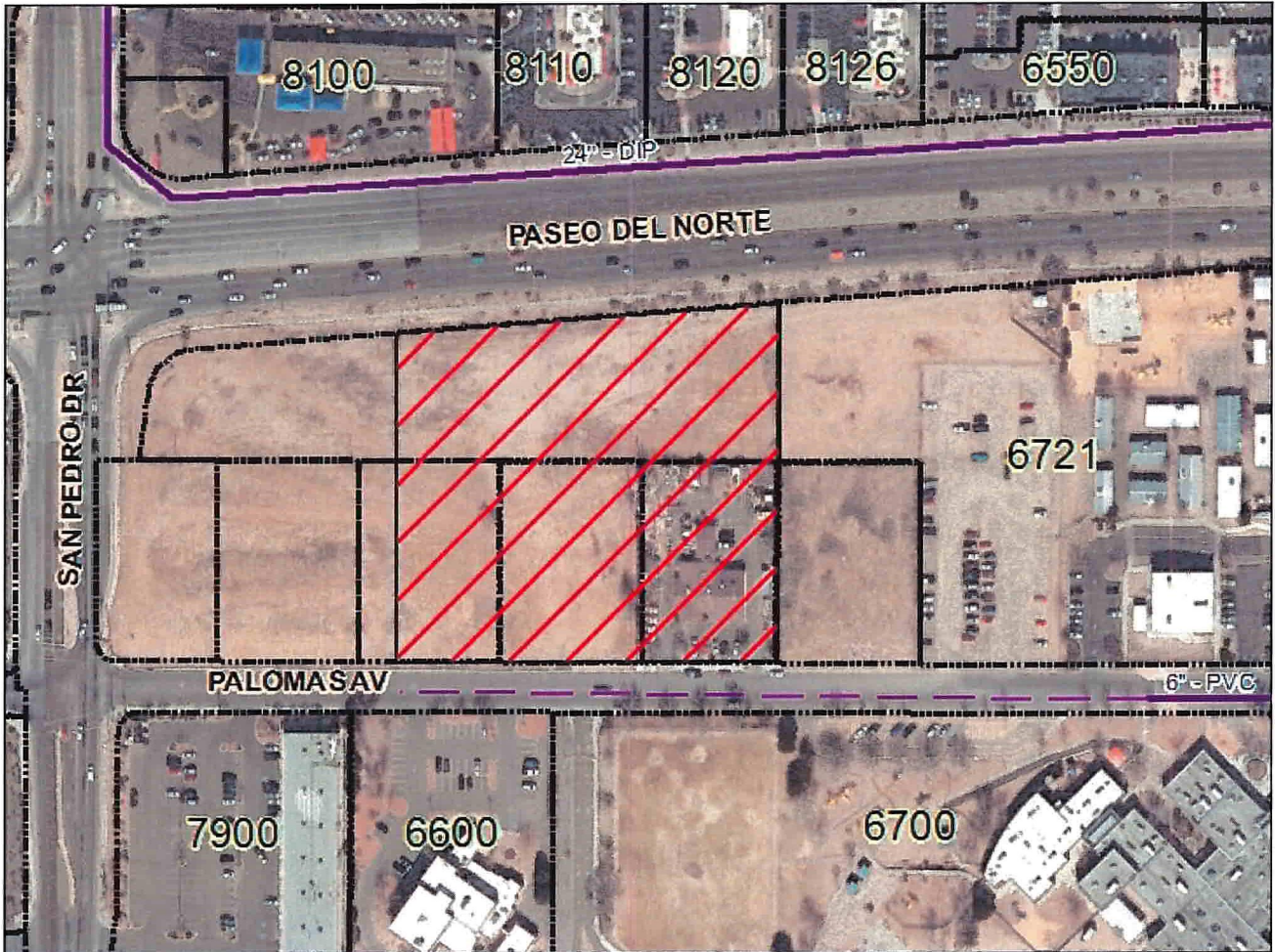
Legend

-  Sewer Manhole
- Sewer Pipe**
- SUBTYPE**
-  COLLECTOR
-  INTERCEPTOR
-  Project Location




0 305 610 Feet



180326



Legend

-  Reuse Water Pipes
-  Proposed Pipe
-  Project Location

0 385 770 Feet

