

July 6, 2017

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Jeremy Shell
RESPEC
5971 Jefferson St. NE, Ste. 101
Albuquerque, New Mexico 87109

**RE: Water and Sanitary Sewer Availability Statement #170602
Northwest corner of Venice Av. and Pan American Frwy.
Zone Atlas Map: B-18**

Dear Mr. Shell:

Project Description: The subject site is located on the northwest corner of the intersection of Venice Ave. and Pan American Frwy. within the City of Albuquerque. The proposed development consists of approximately 1.8 acres and the property is currently zoned SU-2 for industrial/wholesale/manufacturing use. The property lies within the Pressure Zone 2E in the Alameda trunk. The request for availability indicates plans to construct a commercial development.

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

- Eight inch PVC distribution main (project #26-6371.81-01) along Venice Ave.
- 14 inch PVC distribution main (project #26-7592.81-07) along Pan American Frwy. This distribution main transitions to a 16 inch distribution main near the southeast corner of the property.
- 16 inch PVC distribution main (project #26-7592.81-07) along Pan American Frwy.
- Ten inch PVC distribution main (project #26-7410.82-08) along Pasadena Av.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector stub (project #26-7410.82-08) along Pasadena Av.
- Eight inch PVC collector stub (project #26-6271.81-00) along Venice Av.

Water Service: New metered water service to the property can be provided via routine connection to the existing eight inch distribution main along Venice Ave. or the ten inch distribution main along Pasadena Ave. 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.

Sanitary Sewer Service can be provided via routine connection to the existing infrastructure in Pasadena Ave. or by developer funded project to extend public sanitary sewer along Venice Ave. the length required for adequate service to the property. The extension of public infrastructure shall require termination of the extension with a manhole. 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 1500 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating fire flow from hydrant 98. 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. All required fire lines can be taken from the infrastructure mentioned in the existing conditions.

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.

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: Pro Rata has been assessed for this property in the amount of \$60,454.73 for water infrastructure under project #759281 and \$3,799.26 for water infrastructure under project #637181 for a total amount of \$64,253.99. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.

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.

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. 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 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.

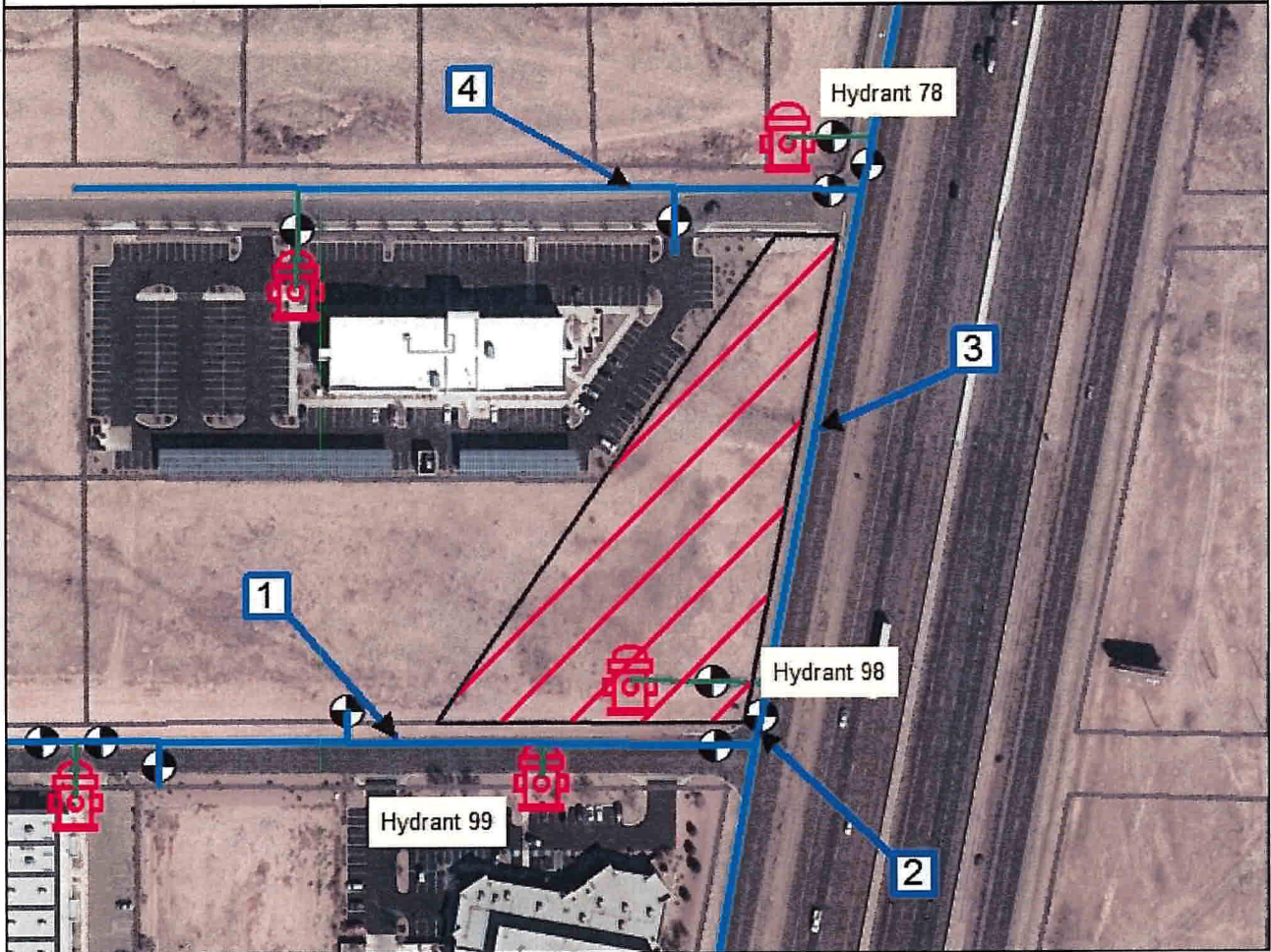
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 170602

170602



Legend

Site 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. --- 8" PVC Distribution Main

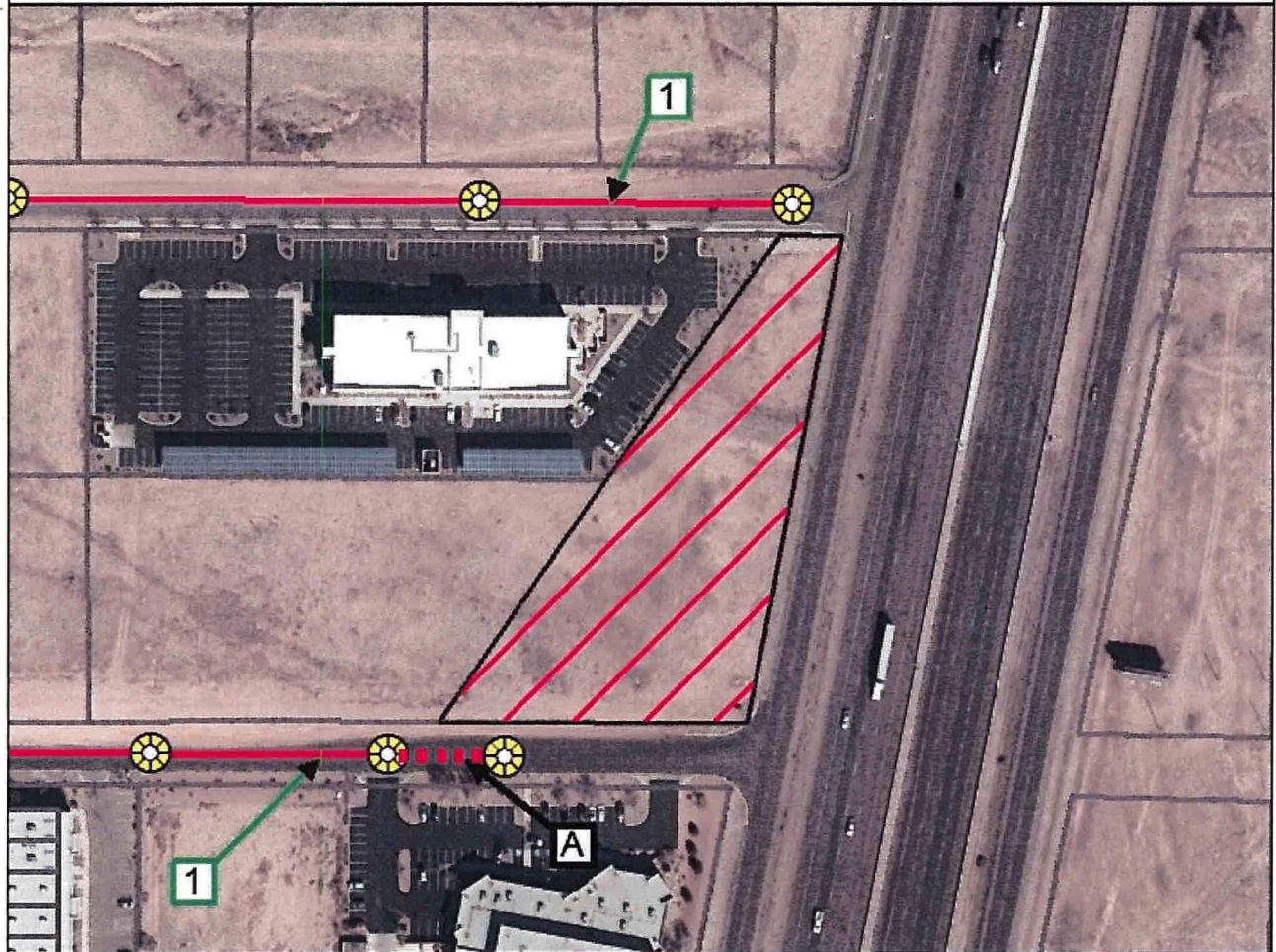
2. --- 14" PVC Distribution Main

3. --- 16" PVC Distribution Main

4. --- 10" PVC Distribution Main



170602



Legend

 Site Location

Sewer Pipe

— <all other values>

SUBTYPE

— COLLECTOR


--- FORCE MAIN

— INTERCEPTOR

— VACUUM LINE

0 310 620 Feet



 -- Sanitary Sewer Infrastructure Map Keyed Notes:

1. --- 8" PVC Collector Main

 -- General Keyed Notes:

1. --- Proposed Extension