

April 23, 2018

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Scott McGee
Scott M McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, New Mexico 87111

**RE: Water and Sanitary Sewer Availability Statement #180109
L & C Transport Office
108 94th St. NW**

Dear Mr. McGee

Project Description: The subject site is located on the southeast corner of the intersection of Volcano Rd. and 94th St. within the City of Albuquerque. The proposed development consists of approximately 1.67 acres and the property is currently zoned SU-2 for industrial/wholesale/manufacturing use. The property lies within the Pressure Zone 2W in the Atrisco trunk. The request for availability indicates plans to construct a 3190 square foot office building and a 4000 square foot shop.

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

- Eight inch PVC distribution main (project #26-5930.81-99) along Volcano Rd.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-5930.81-99) along Volcano Rd.
- Eight inch VCP collector line (project #01-113-72) along 94th St.

Water Service: New metered water service to the property can be provided via routine connection to the existing infrastructure mentioned. A waterline extension along 94th St. is not required at this time as properties to the south of the subject property are already served and an extension would result in a dead end line. A waterline extension along 94th St. may take place based on future development of the property directly west of the subject property. 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 mentioned. 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 1750 gallons-per-minute and one required fire hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. As indicated in the City Fire Marshal approved Fire One Plan the fire flow analysis was taken from the single proposed hydrant located at the northwest corner of the property. From the information provided there are no fire lines to the proposed structures. 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.

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: Pro Rata has been assessed for this property in the amount of \$2,776.10 for water infrastructure and \$3,192.40 for Sewer infrastructure under project #5930.81 for a total amount of \$5,968.50. 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: 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 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 180109

180109



Legend

Pipe

SUBTYPE

-  Distribution Main
-  In Zone Transmission
-  Well Collector Line



Hydrant



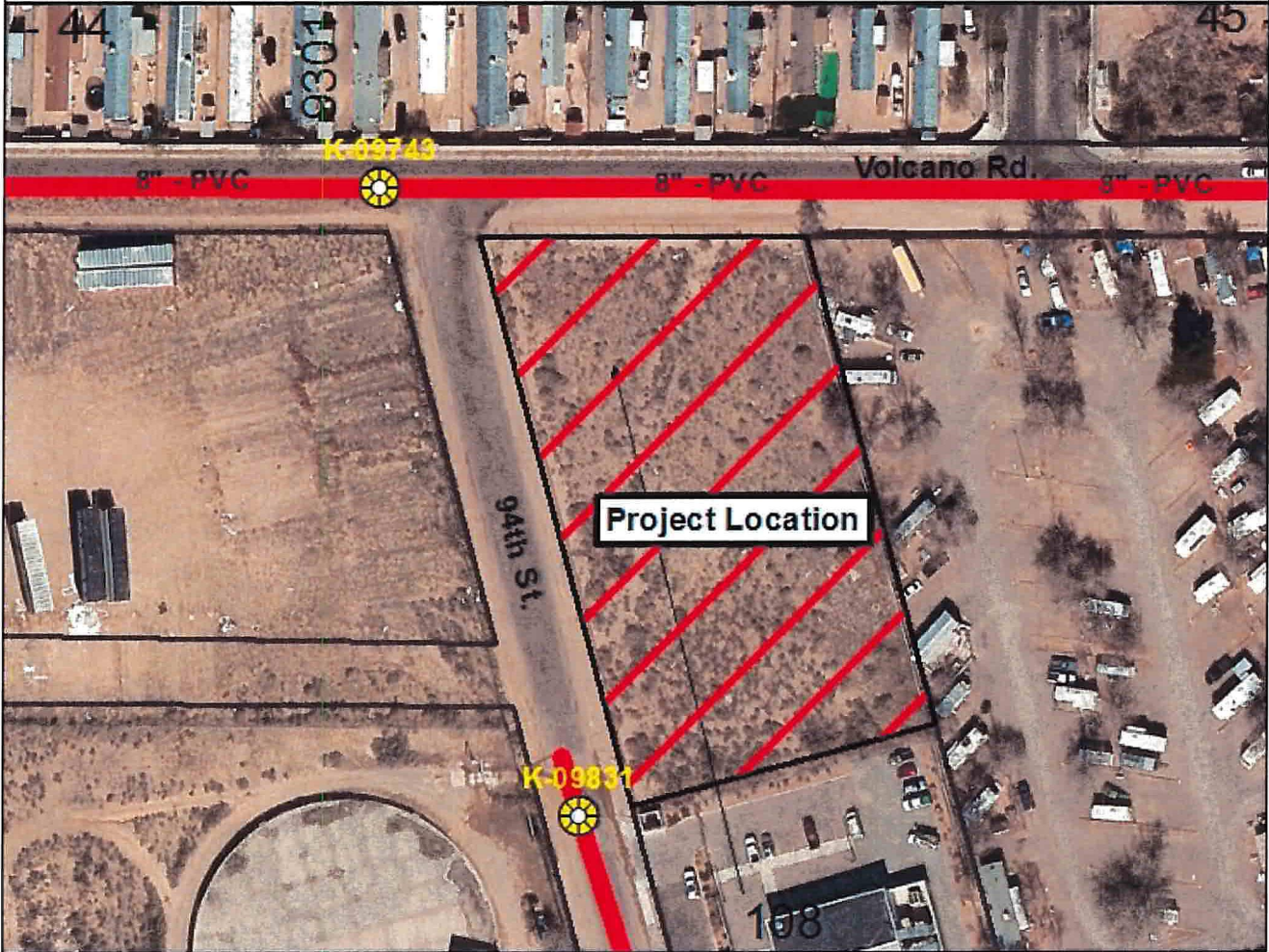
Valve



○ --- Fire Flow Analysis Points

1. --- Analysis Point

180109



Legend

Sewer Pipe

█ <all other values>

SUBTYPE

- █ COLLECTOR
- █ FORCE MAIN
- █ INTERCEPTOR
- █ VACUUM LINE

⊙ Sewer Manhole

