Albuquerque Bernalillo County
Water Utility Authority

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Website
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June 29, 2018

Devin Cannady
Cannady Architect Studio
300 Adams St. SE
Albuquerque, New Mexico 87108

RE: Water and Sanitary Sewer Availability Statement #170828
Project Name: Ladera Self Storage - Project Address: Ladera Dr. NW
Legal Description: TR B-1 PLAT OF TRS A1 & B1 MARIPOSA SQUARE CONT 1.9113 AC M/L OR 83,257 SQ FT M/L
UPC: 101005923029020207 - Zone Atlas Map: H-10

Dear Mr. Cannady:

Project Description: The subject site is located south of the intersection of 72nd St. and Ladera Dr. within the City of Albuquerque. The proposed development consists of approximately 1.9 acres and the property is currently zoned C-1 for commercial use. The property lies within the Pressure Zone 2WR in the College trunk. The request for availability indicates plans to construct a self-storage facility onsite.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Ten inch PVC distribution main (project #26-3017-87) along 72nd St.
- Six inch PVC distribution main stub (project #26-3017-87) located at the southeast corner of the lot.

Sanitary sewer infrastructure in the area consists of the following:

- Ten inch PVC collector line (project #26-3017-87) along 72nd St.

Water Service: New metered water service to the property can be provided via routine connection to the existing ten inch distribution main indicated under "Existing Conditions". 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 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 1,500 gallons-per-minute and one hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired flow from the point of fire line connection indicated on the City Fire Marshal approved Fire 1 Plan. From the aforementioned Fire 1 Plan it is understood

that the fire protection for the site is being obtained thru utilization of an existing six inch distribution main stub located at the south east corner of the site. Utilization of this stub for fire protection is permitted with the understanding that the proposed onsite hydrant is to be considered private and painted safety orange. 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 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: 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 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. 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.

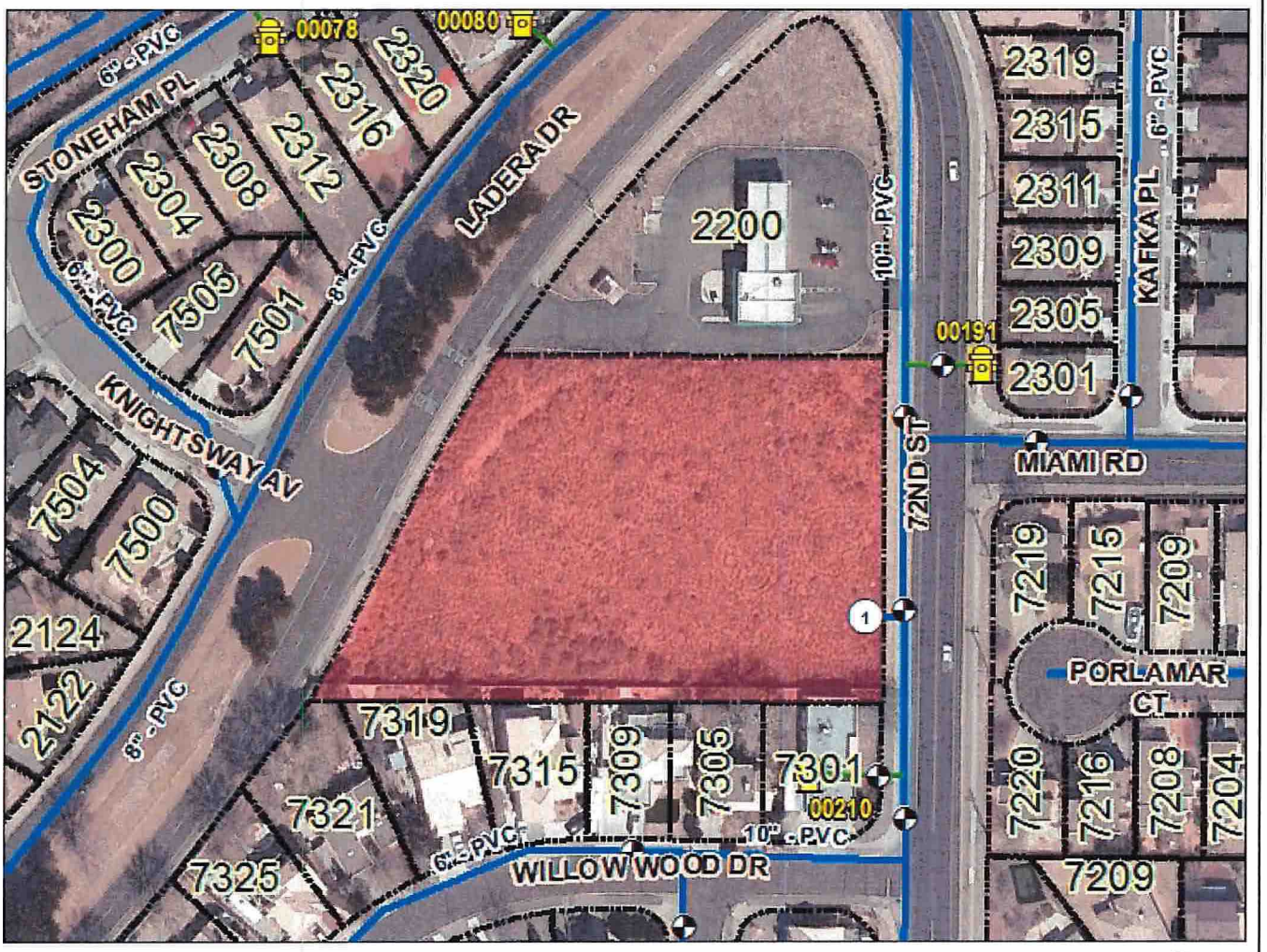
Sincerely,

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability Statement 170828

170828 - Water



0 230 460 Feet

N W E S

Legend

Project Location

Valve

Hydrant

Pipe

SUBTYPE

Distribution Line

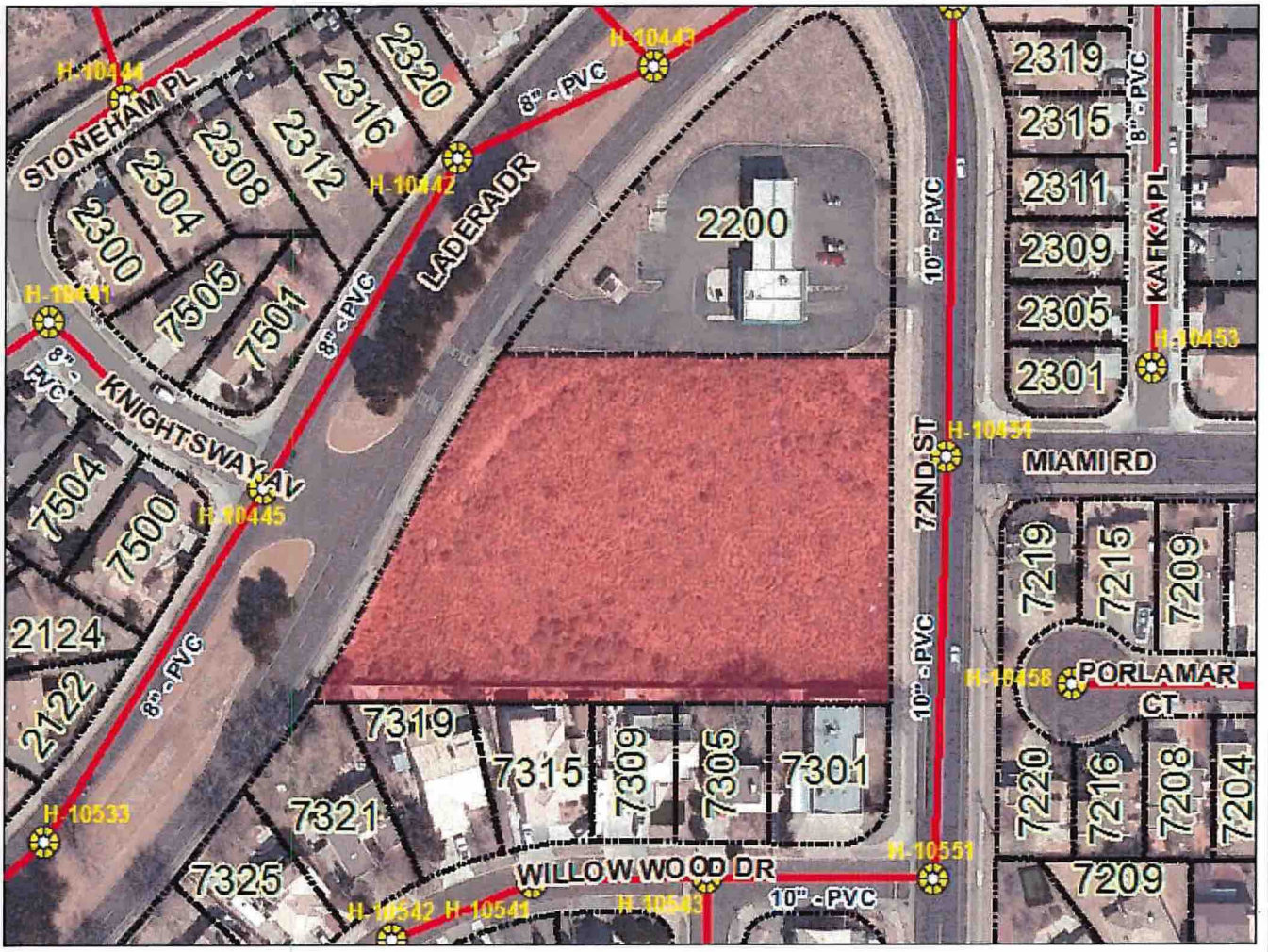
Hydrant Leg

--- Fire Flow Analysis Points

1. --- Analysis Point

Water Utility Authority

170828 - Sanitary Sewer



0 230 460 Feet

N W E S

Legend

Project Location

Sewer Manhole

Sewer Pipe

SUBTYPE

COLLECTOR

Water Utility Authority