

Kelly Klein

From: Regina Villalobos
Sent: Thursday, March 5, 2020 3:55 PM
To: Kelly Klein
Subject: FW: Availability Statement Request Form

Hi Kelly,

This is what I got from the City about the water/sewer availability submittal.

Thank you,

Regina Villalobos
Engineer Intern, Community Development and Planning Bohannon Huston p. 505.823.1000 | d. 505.923.3354 | c. 505.204.4898

-----Original Message-----

From: donotreply@abcwua.org <donotreply@abcwua.org>
Sent: Thursday, March 5, 2020 3:52 PM
To: Regina Villalobos <rvillalobos@bhinc.com>
Subject: Availability Statement Request Form

Thank you. Your Availability Statement Form submission has been sent.

Project Name:
Mesa del Sol Montage Unit 4

Project Description:
This project proposes approximately 198 single-family residential lots within water zone RI-3E. The site is located south of existing Unit 1 and west of existing Unit 3B.

Project Address:
PO BOX 95078 ALBUQUERQUE NM 87199-5078

Development Type:
Residential

Fire Flow Requirement (if Residential enter N/A):
N/A

Legal Description:
TR A-6-C PLAT OF TRS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK (A REPL OF TR A-6 MESA DEL SOL INNOVATIONPARK)

Zone Atlas Page:
R-16-Z & S-6-Z

DRB Project Number (if applicable)

CDRA Project Number (if applicable)

Jurisdiction:

City

Requestor Name:

Regina Villalobos

Requestor Company:

Bohannon Huston Inc

Requestor Address:

7500 Jefferson St NE, Albuquerque, NM 87109

Requestor Phone Number:

505-923-3354

Requestor Email:

rvillalobos@bhinc.com

Prior Availability Statement Number:

Attachment:

20200458_Water_Sewer_Availability_CombinedFINAL.pdf

March 04, 2020

David Gutierrez
ABCWUA
Planning Dept./Utility Development Section
Development and Building Services
600 Second Street NW
Albuquerque, NM 87102

Re: Water and Sanitary Sewer Availability Request for Mesa del Sol Montage Unit 4

Dear Mr. Gutierrez:

This letter is a request for water and sanitary sewer availability for the subject project. This project proposes approximately 198 single-family residential lots within water zone RI-3E. The site is located south of existing Unit 1 and west of existing Unit 3B.

Attached is an exhibit demonstrating proposed utility connections based on existing infrastructure located on the previous units of this development.

In accordance with the level A/B Master Plans, as approved by the Planning Commission, we are using a street/alley access and utility system within the neighborhood. The enclosures listed below are included for your use in preparing the water and sewer availability statement for this project:

- Zone Map #R-16, #S-16
- Exhibit 1 – Conceptual Utility Plan for Mesa del Sol Montage Unit 4
- Level B Water/Sewer Master Plans for reference

The subdivision will be serviced by internal 6" water lines that connect to the exiting stubs built in Montage Unit 3B. With this project the water lines will be connected to form a looped system from Sagan Loop to Strand Loop. In addition, a 12" water line will be continued from Unit 3B and constructed in Stryker Road.

The subdivision will be serviced by internal 8" sanitary sewer lines. The sewer system will connect to the systems built previously in Unit 3B. With the exception of the SAS line in O'Keefe that will out fall to the existing SAS line in Stieglitz Avenue, the subdivision will outfall to the existing 21" SAS line in Stryker Road. Since the average grade of the site is 0.5%, sanitary sewer slopes have been a primary driver of grading and utility design in order to avoid premature construction of large lift stations.

Please feel free to call me with any questions.

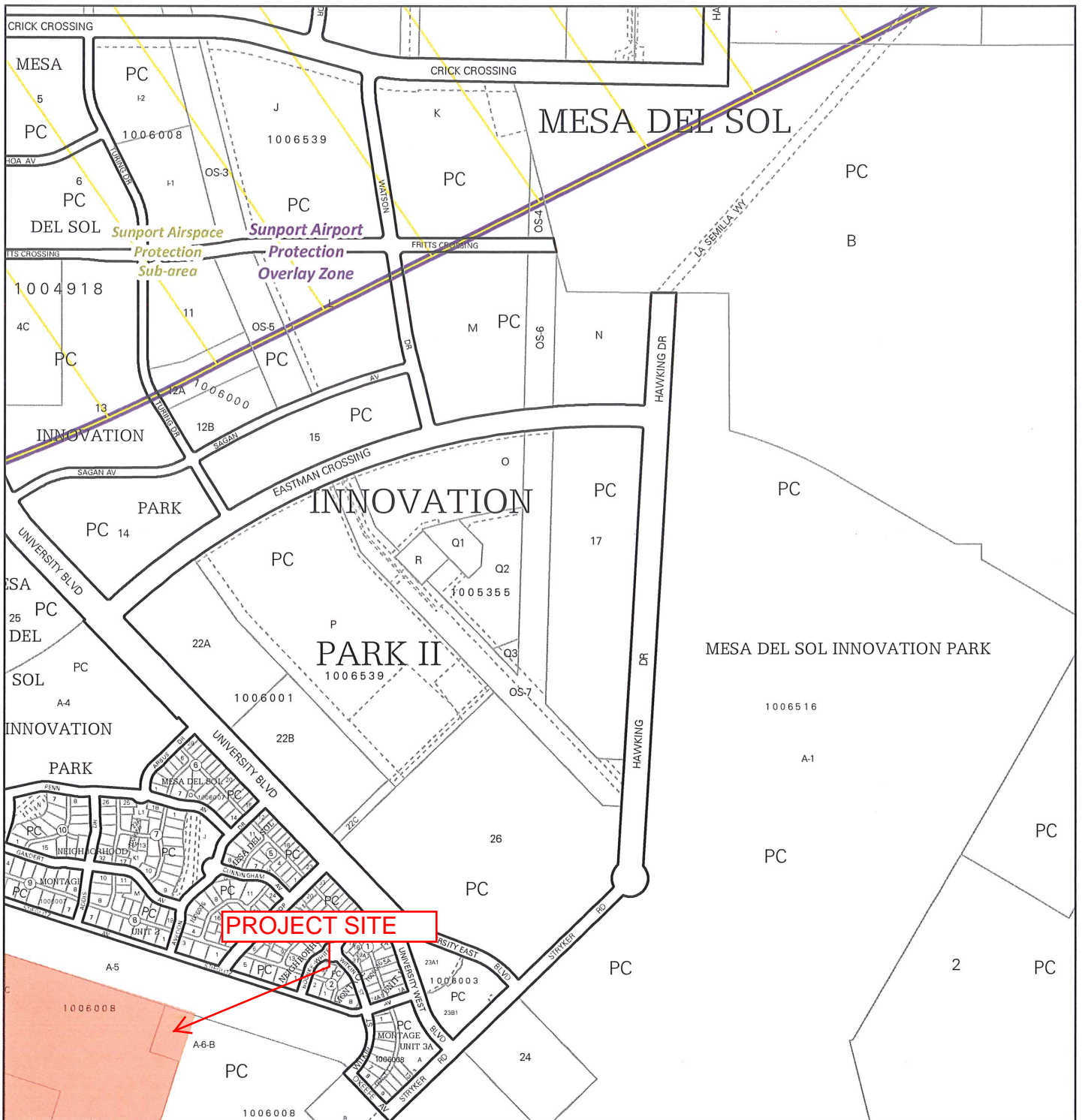
Sincerely,



Kelly Klein, P.E.
Project Manager
Community Development & Planning

RV/ kmk
Enclosures

cc: Manny Barrera
Mike Fietz
Michael Balaskovits, BHI



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

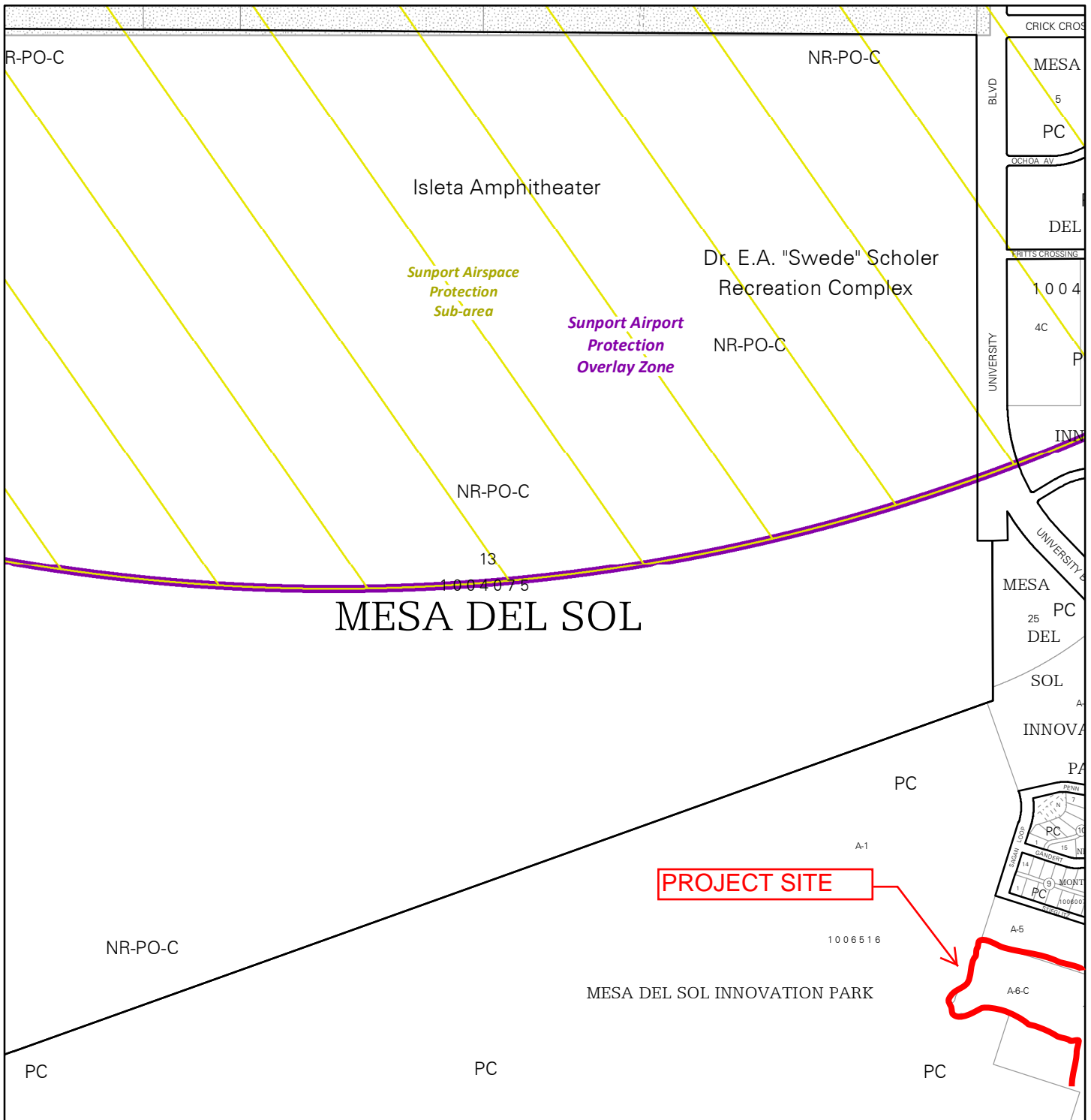
Zone Atlas Page:
R-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits


N

0 250 500 1,000 Feet

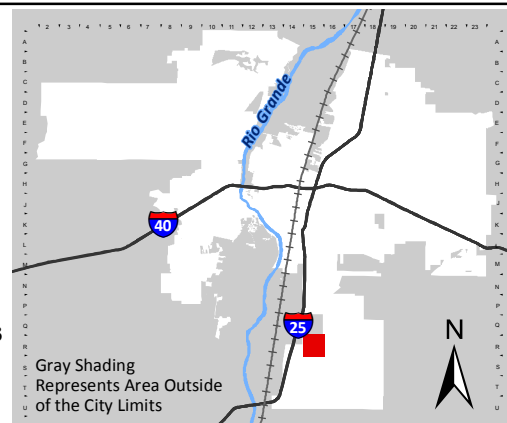


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018











IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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Integrated Development Ordinance (IDO).

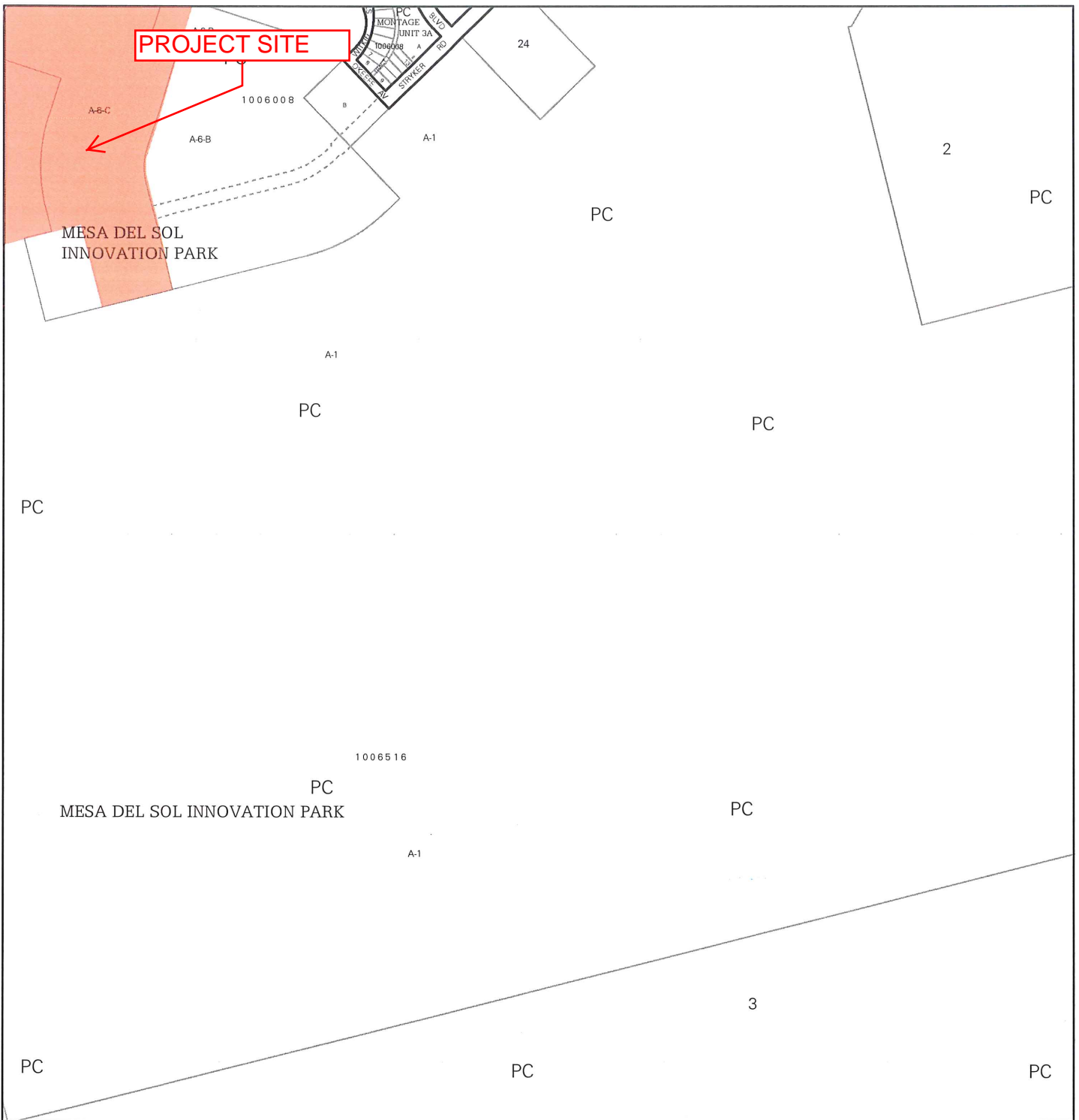


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-15-Z

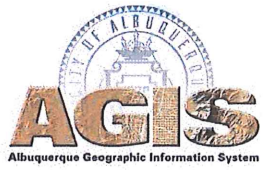
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

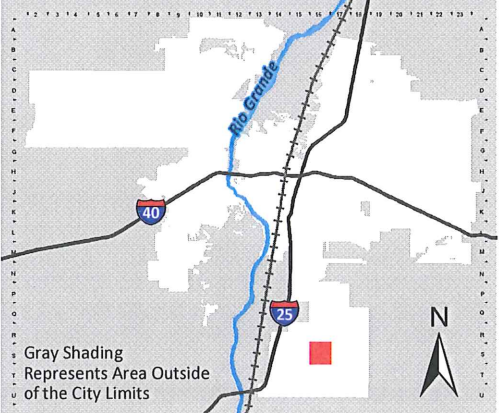


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IDO Zone Atlas May 2018

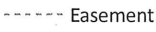









IDO Zoning information as of May 17, 2018
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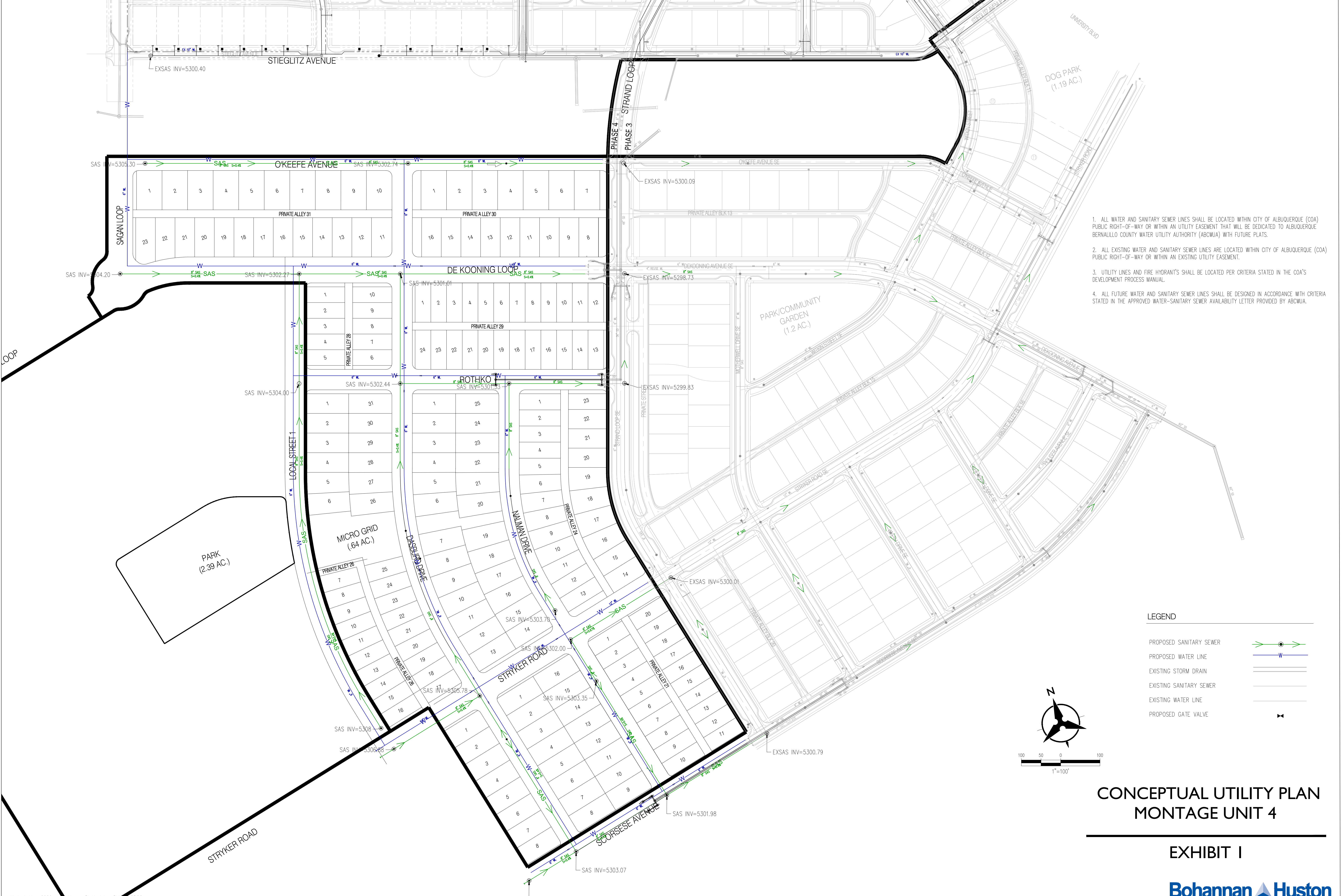


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
S-16-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

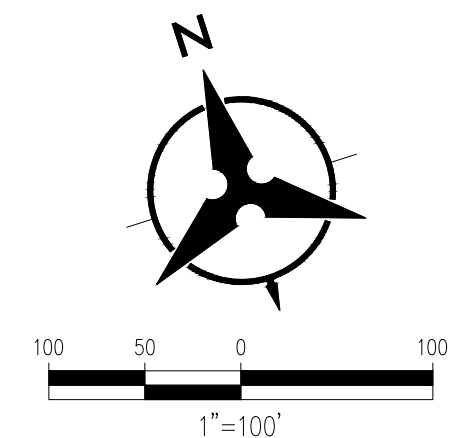
Feet
0 250 500 1,000



1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.

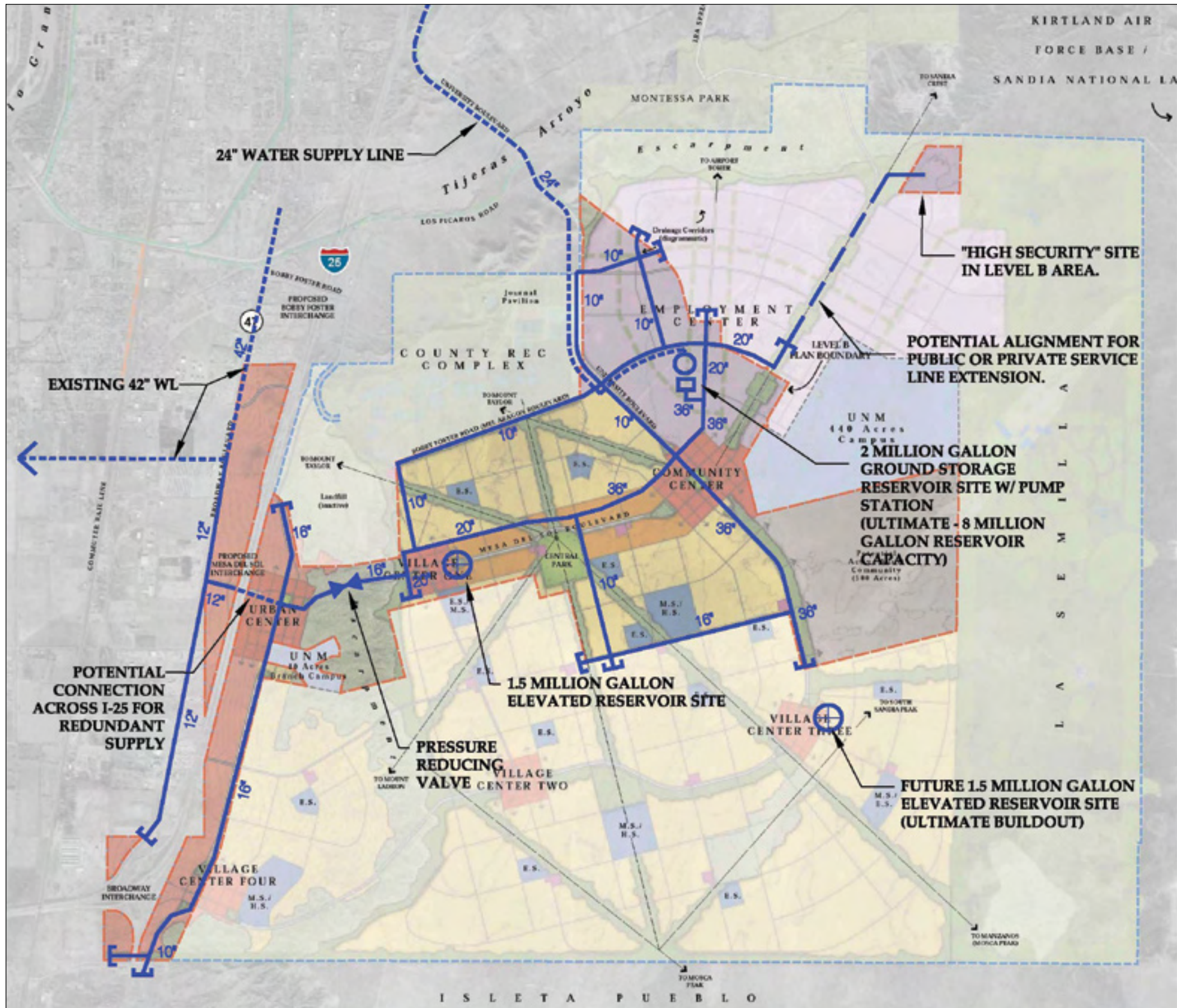
LEGEND

PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING STORM DRAIN	
EXISTING SANITARY SEWER	
EXISTING WATER LINE	
PROPOSED GATE VALVE	



**CONCEPTUAL UTILITY PLAN
MONTAGE UNIT 4**

EXHIBIT I



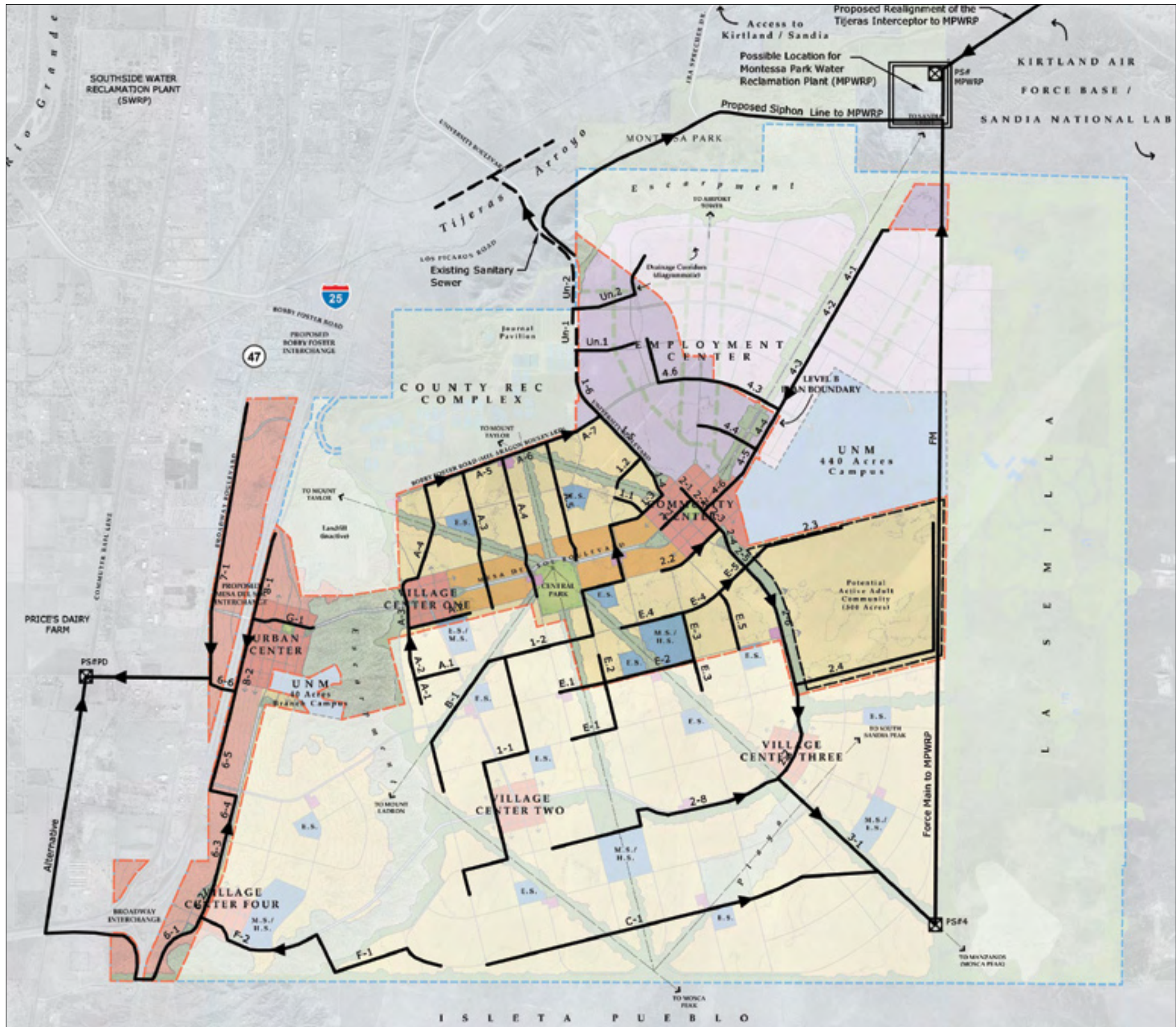
PREFERRED WATER SYSTEM: TRUNK INFRASTRUCTURE PLAN

Figure 5-1

Notes

1. The water infrastructure and line sizing shown on this plan is illustrative and subject to change with further planning with the water utility authority.
2. Water wells and associated well collector system are anticipated prior to full development of Level B area.





**SANITARY SEWER
MASTER PLAN
INCLUDING
LEVEL A AREA**

Figure 5-2

Legend

- Sewer Line (Trunk Line) and Identifier
- Sewer Line (Level B Collector) and Identifier
- Force Main
- Pump Station and Identifier

