

September 22, 2020

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

RE: Water and Sanitary Sewer Availability Statement #200807

Project Name: View House Apartments

Project Address: 540 Paisano St NE

**Legal Description: TR B-3-A PLAT OF TR B-3-A KOA SUBD UNIT 2 CONT
5.0465 AC M/LOR 219,824 SF M/L**

UPC: 102205706008530514

Zone Atlas Map: K-22

Dear Mr. McGee:

Project Description: The subject site is located on Paisano St. north of the intersection of Paisano St. and Hopi Rd. within the City of Albuquerque. The proposed development consists of approximately 5.04 acres and the property is currently zoned PD for planned development use. The property lies within the Pressure Zone 5E in the Ridgecrest/Freeway trunk. The request for availability indicates plans to develop the site to accommodate a 163 unit apartment complex in four apartment buildings along with a community center building

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

- 12 inch cast iron distribution main (project #26-2097-85) along the east property line.
- Eight inch cast iron distribution main (project #26-2097-85) along the south property line.
- Six inch cast iron distribution main (project #09-001-62) along Paisano St.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-3824.90-96) along Paisano St.

Water Service: New metered water service to the site can be provided via routine connection to the infrastructure mentioned within the "Existing Conditions" Section of this document. It is important to note that access to the 12 inch distribution main east of the site was confirmed with the document titled "Replat of Tract B-1 of Tract B, K.O.A. Subdivision Unit 2 To Sandia Ridge Within Section 22, T 10 N, R 4 E, N.M.P.M. Albuquerque, New Mexico March, 1984". The existing easement abuts the subject property's east property line.

From the Fire Marshal approved "Fire One Plan" it is understood that a new three (3) inch water service and a smaller, one (1) inch, service are proposed for the site.

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 collector line along Paisano St. 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 2,500 gallons-per-minute (GPM) and three (3) hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating 1000 GPM at hydrant 262, 272, and the proposed fire line connection location.

It is to be noted that although the fire flow could be met based on the conditions above, fire protection taken solely from the six inch along Paisano St. is prohibited. From the "Fire One Plan" it is also understood that several onsite hydrants are required for fire protection. These onsite hydrants shall be painted safety orange and considered private.

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 289-3454 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.

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 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.

Scott McGee
SMM PE LLC
September 22, 2020
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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 200807

200807 - Water



Legend

-  Project Location
-  Analysis Point
-  Analysis Hydrants
-  Hydrant
-  Valve
-  Distribution Line
-  Hydrant Leg



200807 - Sewer



0 360 720 Feet



Legend

-  Project Location
-  Sewer Manhole
-  Collector

