

July 30, 2020

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Richard Stevenson
Tierra West LLC
5571 Midway Park Pl.
Albuquerque, New Mexico 87109

RE: Water and Sanitary Sewer Serviceability Letter #200506
Project Name: Wintergreen Apartments
Project Address: 10820 Golf Course Rd. NW
Legal Description: TR E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK
ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 8.7795 AC
UPC: 101206651442411302
Zone Atlas Map: A-12

Dear Mr. Stevenson:

Project Description: The subject site is located on Golf Course Rd. north of the intersection of Benton Ave. and Golf Course Rd. within the City of Albuquerque. The property consists of approximately 8.78 acres and is currently zoned MX-H for moderate intensity use. The property lies within the Pressure Zone 2WR in the Corrales trunk. The request for information indicates plans to develop the site to accommodate four 52 unit apartment buildings for a total of 208 units.

Development Agreement: Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority service area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Contact Utility Development in regards to Development Agreements.

Water Resource Charge: All developments located outside of the Water Authority's Adopted Service Area will be assessed a Water Resource Charge (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WRC shall not be used for reimbursement of master planned facilities.

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

- 12 inch PVC distribution main (project #NMUI-001-80) along Golf Course Rd.

Sanitary sewer infrastructure in the area consists of the following:

- PVC collector line (field verified) along the south property border. The size of this collector line shall be investigated further if development of the site deems it necessary.
- Eight inch PVC collector line (project #26-7718.83-08) within tract A-1-A-1 and along tracts B-1-A-1 and B-1-A-2 of the BLACKARROYO DAM.

Water Service: New metered water service to the property can be provided via routine connection to the existing infrastructure along Golf Course Rd.

From the Utility Plan, provided as supplemental information to the request, it is understood that four private hydrants off of a private fire line that is looped to the public distribution main along Golf Course Rd., is proposed. While the private hydrants to be utilized by the site are condoned, the looped fire line is prohibited unless Water Authority approved backflow prevention devices are installed just downstream of the proposed connections to the public waterline and prior to any looping or branching. A preferred option would be to have a single connection point for the proposed fire line.

In addition to the utility improvements being proposed for the site it is to be noted that 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 is contingent upon a developer funded collector line extension from the existing collector line along the site's south property border. The extension shall be along an alignment conducive to operation and maintenance post site development (preferably within a drive isle) and shall be the length required to facilitate service to lot D-1, to the north. From supplemental information, related to the site, it is understood that the existing easement onsite may not currently coincide with a proposed drive isle for the site. For a case such as this the easement may need to be vacated and a new easement granted to better adhere to the proposed development. Extension along the existing easement is not desired as operation and maintenance may prove more difficult given that this area will be for landscaping.

Please note that if a food establishment is being considered for the site that any such establishment 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 2250 gallons-per-minute and four (4) hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired fire flow from a single connection in the approximate location of the south most fire line connection as represented in the Utility Plan provided with the request. 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 City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be by a licensed, 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 serviceability letter does not provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development. For service to be provided, a Board approved service connection agreement must be supplemented by this serviceability letter. The serviceability letter will remain in effect for a period of one (1) 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.

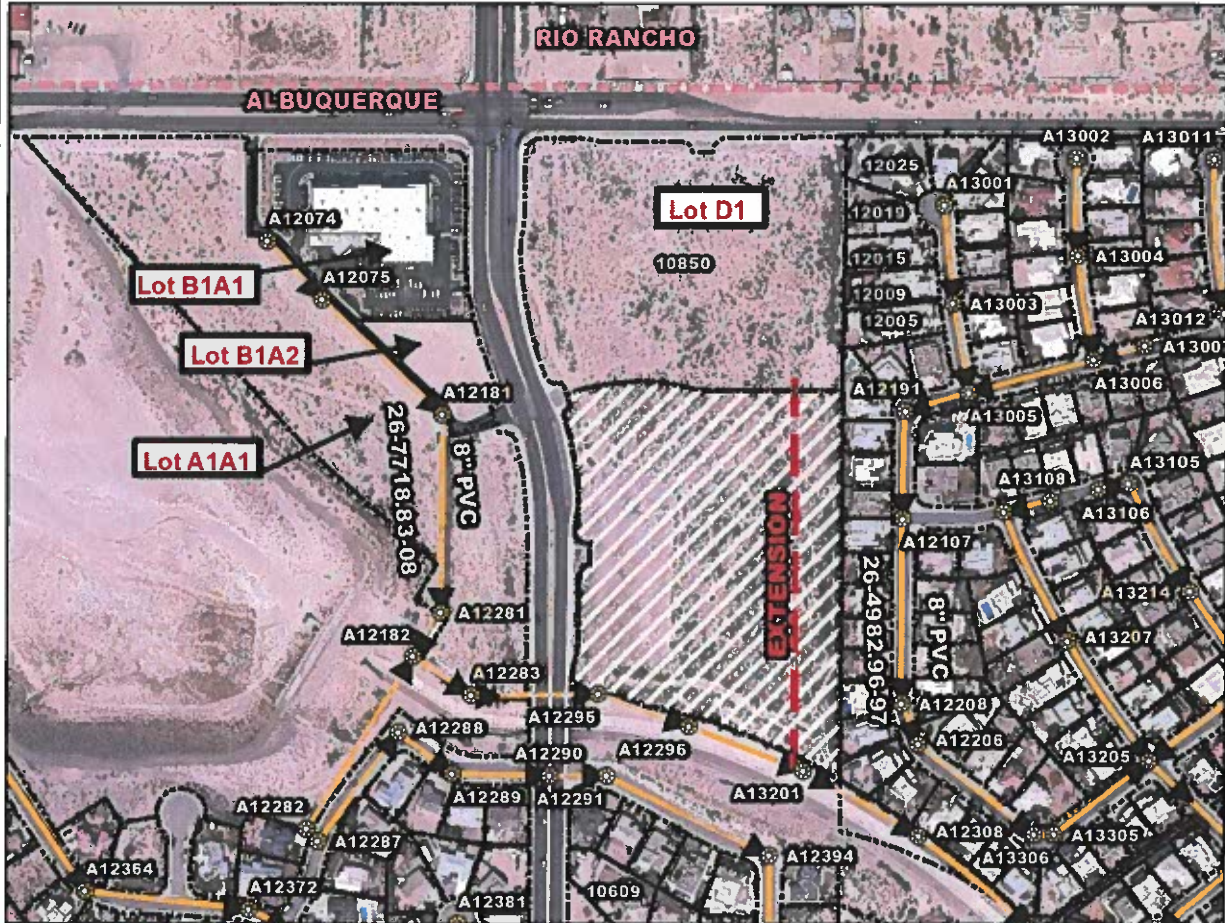
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Serviceability Letter 200506

200506 - Sanitary Sewer



Legend

- - - Proposed Extension
- ▶ WUA Collectors
- WUA Manholes
- Proposed Site
- Jurisdiction

