



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-004414

Application No. SI-2020-00917

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 11/18/20 HEARING DATE OF DEFERRAL: 10/21/20

SUBMITTAL

DESCRIPTION: Revised Site Plan and Infrastructure List addressing DRB Comments:

Hammerhead turnaround/street extension for Rincon with sidewalk on attached Infrastructure List; dimensions for ADA pathways from parking to building entrance and right-of-way added to site plan sheets; sidewalk cross-slope indicated in detail B4/A500; turf field acreages added to overall Site Plan; site lighting added to Site Plan Sheet AS100; and note added to Landscape Plan Sheet L102 describing compliance with CPTED comments.

CONTACT NAME: Michael J. Vos, AICP

TELEPHONE: (505) 764-9801 EMAIL: vos@consensusplanning.com

Current DRC
Project Number: _____

Date Submitted: 11/6/2020
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2020-004414
DRB Application No.: _____

INFRASTRUCTURE LIST
(Rev. 2-16-18)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Pat Hurley Park / Joan Jones Community Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCPT LOTS 27-A & 28-A OF THE PALISADES CONT 19.391 AC M/L
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
DRC #	DRC #								
<input type="text"/>	<input type="text"/>	32'	Asphalt roadway w/ C&G	Rincon Rd NW	West edge of asphalt paving	2nd unimproved lot on west end Rincon	/	/	/
<input type="text"/>	<input type="text"/>	5'	Public sidewalk	Rincon Rd NW	West parking lot curb cut	Around new road above to sidewalk on south side	/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

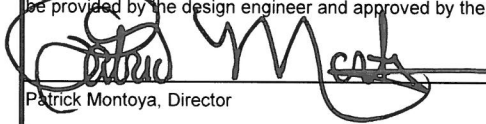
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

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By signing below I, Patrick Montoya - Director of Department of Municipal Development, understand that the improvements shown above will be funded by the 2021 GOB. The estimated costs of the improvements will be provided by the design engineer and approved by the City Engineer at the time of construction.


 Patrick Montoya, Director
 Department of Municipal Development

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

_____ NAME (print)	_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
_____ FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

October 20, 2020

Amit Pathak
Bohannon Huston, Inc.
7500 Jefferson St. NE
Albuquerque, New Mexico 87109

RE: Water and Sanitary Sewer Availability Statement #200936
Project Name: Joan Jones Community Center PH2
Project Address: 3828 Rincon Road NW
Legal Description: PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES CONT 19.391 AC M/L
UPC: 101105832408340143
Zone Atlas Map: J-11

Dear Mr. Pathak:

Project Description: The subject site is located on the northwest corner of the intersection of Regina Dr. and Rincon Rd. within the City of Albuquerque. The proposed development consists of approximately 19.39 acres and the property is currently zoned NR-PO-A for city owned or managed public park. The property lies within the Pressure Zone 1W in the Atrisco trunk. The request for availability indicates plans to develop the site to accommodate a "Phase 2" addition to the site consisting of a new 6,955 square foot community center with a finished floor elevation ranging from 4964.73 to 4963.39 feet.

It is to be noted that this statement is serving as a means to formally address the fire flow requirements for the site. The site intends to utilize existing services already in use and there are no new services to the site being requested at this time.

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

- 12 inch cast iron distribution main (Pressure Zone 1W, project #20-056-77) along Regina Dr.
- Six inch cast iron distribution main (Pressure Zone 1W, project #03-27-55) along Rincon Rd.
- 12 inch cast iron distribution main (Pressure Zone 1W, project #20-056-77) transecting the northeast corner of the site.
- Six inch AC distribution main (Pressure Zone 2WR, project #20-056-77) along La Bajada.
- Eight inch cast iron distribution main (Pressure Zone 2WR, project #10-001-76) along Yucca Dr.
- One inch steel distribution main (Pressure Zone 2WR, Installed 1966) interior to the site.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-3558-92) along Regina Dr.
- Eight inch VCP collector line (project #01-043-69) along Rincon Rd.
- Eight inch VCP collector line (project #20-056-77) along La Bajada

Chair
Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis
City of Albuquerque
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County of Bernalillo
Commissioner, District 5

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Water Service: It is understood that the site is currently utilizing public water service. Should new metered water service to the property be desired it can be provided via routine connection to the existing 1W infrastructure.

The utilization of 1W infrastructure as opposed to 2WR infrastructure is being required in order to ensure that the pressures exceeding 110 pounds-per-square-inch (psi) (as indicated in the Water Authority Legislation and Ordinance "Section 7 – Water and Waste Water System Expansion") are not experienced by the development. From information provided by the requestor it is understood that the finished floor elevation for "Phase 2" range from 4964.73 to 4963.39 feet. The 1W infrastructure adjacent to the site is served by West Mesa Reservoir. West Mesa Reservoir, with an overflow elevation of 5178.5 feet, ensures that the site will not experience pressures exceeding 110 psi. The 2WR infrastructure west of the site is served from a pressure reducing valve (PRV) downstream from Don Reservoir. The PRV serving the area establishes a pressure equivalent to an overflow elevation of 5255 feet. Utilization of this infrastructure would result in pressures exceeding 110 psi and therefore is precluded from facilitating new service to 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: It is understood that the site is currently utilizing public sanitary sewer service. Should new sanitary sewer service to the site be desired it can be provided via routine connection to the existing outlined with the "Existing Conditions" section of this document. 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 existing hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired fire flow from Hydrant 354 adjacent to the site. 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 289-3454 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. Should improvements be desired they must be coordinated through the Water Authority tapping permit 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.

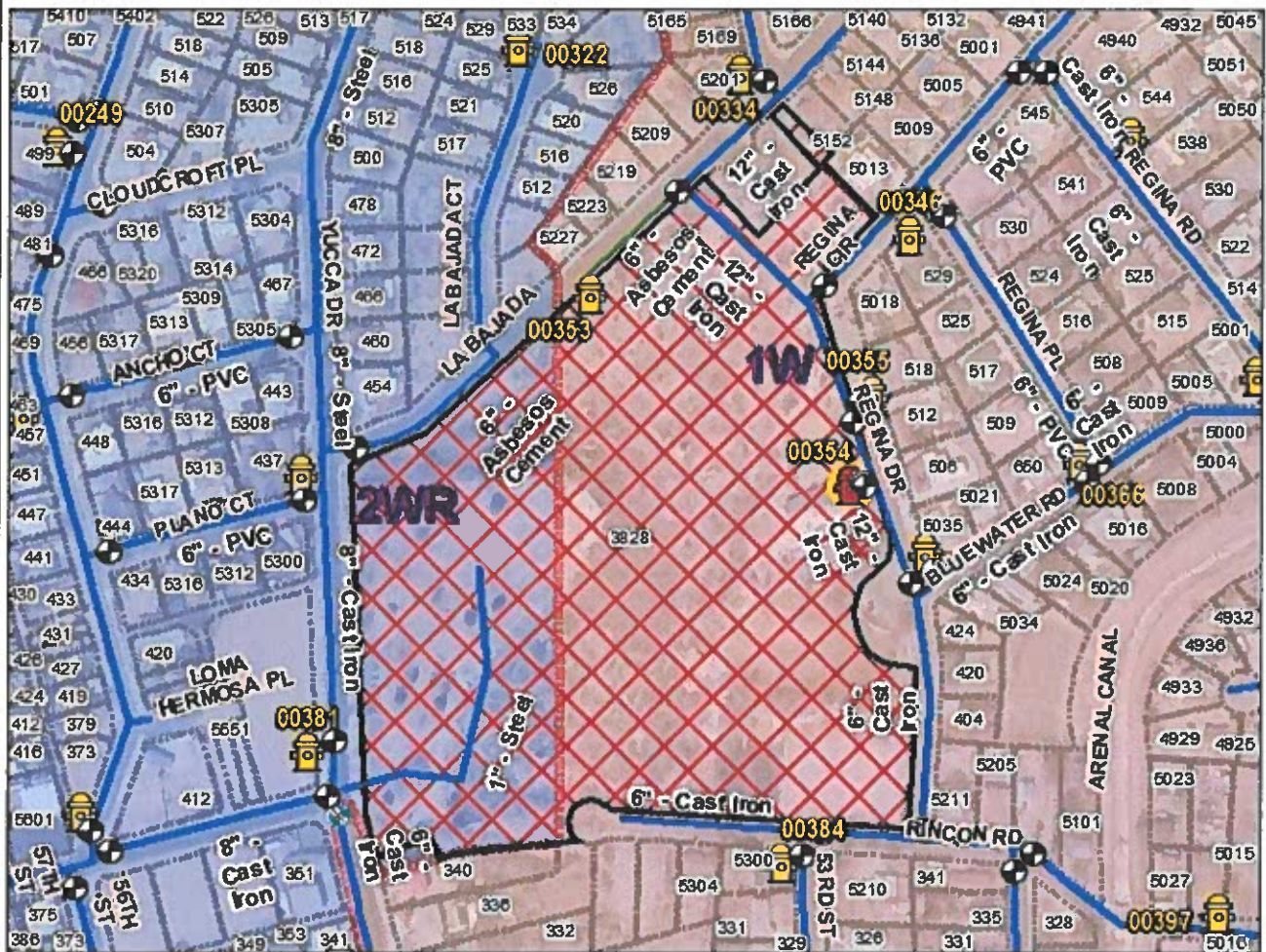
Sincerely,













Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 200936

200936 - Water

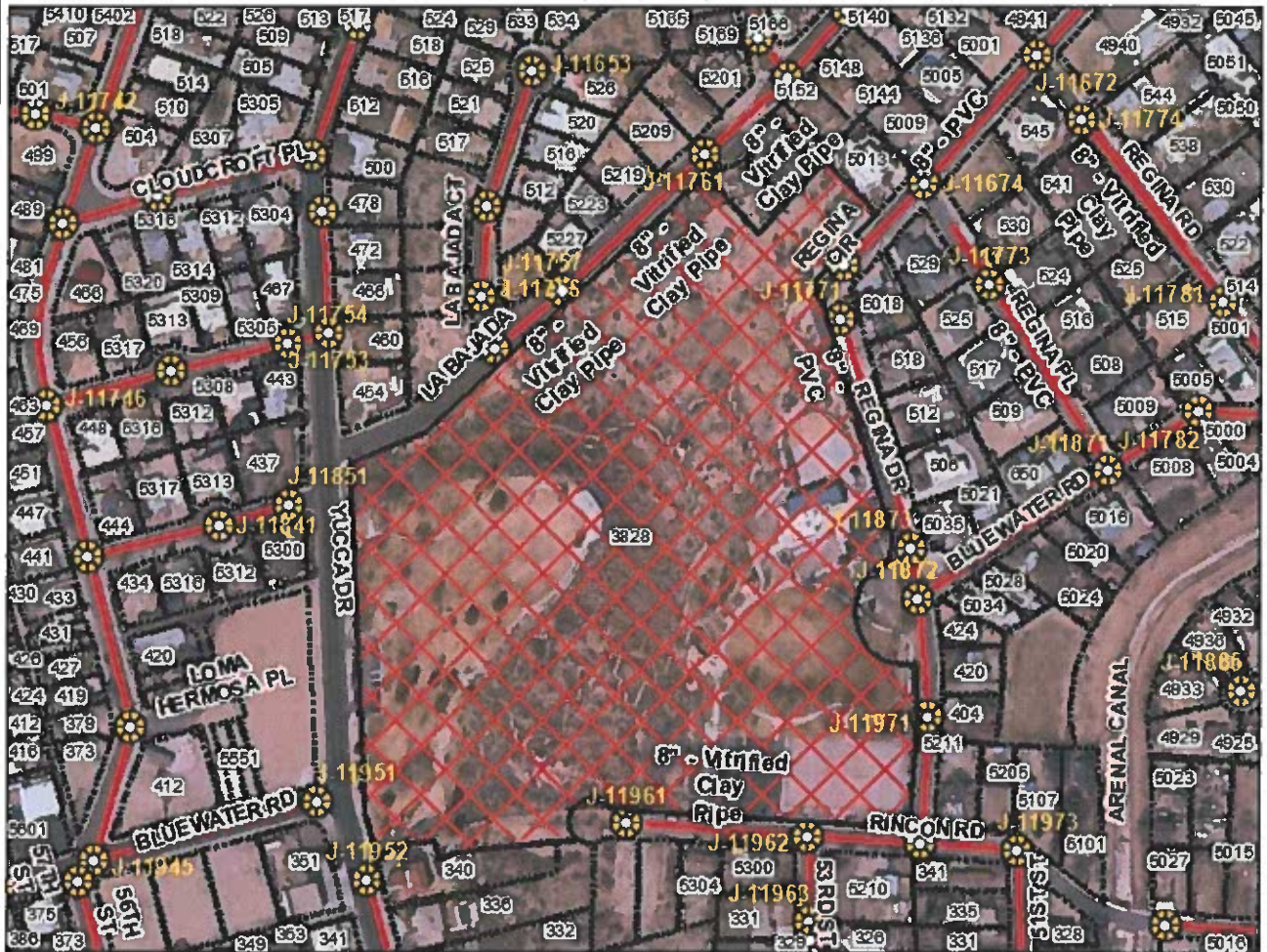


Legend

-  Project Location
 -  Valve
 -  Intentionally Closed
 -  Analysis Point
 -  Hydrant
- Pipe**
- SUBTYPE**
-  Distribution Line
 -  Hydrant Leg
 -  Pressure Zone Boundary
 -  1W
 -  2WR



200936 - Sanitary Sewer



Legend

Project Location

Sewer Manhole

Sewer Pipe

SUBTYPE

COLLECTOR

0 550 1,100 Feet



Water Utility Authority