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Meeting Date: May 18, 2016

Staff Contact: Kristopher Cadena, Principal Engineer, Utility Development

**TITLE: R-16-6 – Authorizing an Agreement with Woodmont Paseo, LLC for the Durango Units 4 & 5 Subdivision for Water and Sewer Service**

**ACTION: Introduction – May 18, 2016 – Final Action June 22, 2016**

**SUMMARY:**

The development is located along the south side of Woodmont Ave., west of Rainbow Blvd. within the City Limits. The project consists of 39 individual building lots.

The property lies within Pressure Zone 4W in the Corrales Trunk.

Water and wastewater service is contingent on the Developer constructing internal distribution and collector lines that tie to the existing infrastructure proximate to the property.

All services provided within the development will be subject to current Utility Expansion and Water Supply Charges.

**Fiscal Impact:**

None.

# ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

BILL NO. R-16-6

1 **RESOLUTION**

2 **AUTHORIZING AN AGREEMENT WITH WOODMONT PASEO, LLC FOR THE**  
3 **DURANGO UNITS 4 AND 5 SUBDIVISION FOR WATER AND SEWER SERVICE.**

4 WHEREAS, Woodmont Paseo, LLC is the developer and owner of approximately  
5 39 residential lots located west of Rainbow Blvd; and

6 WHEREAS, the property which is located outside the service area of the Water  
7 Authority will require a development agreement for the extension and/or connection of  
8 water and sewer lines to the Water Authority's water and sewer system; and

9 WHEREAS, the Water Authority's Water and Wastewater System Expansion  
10 Ordinance requires that new service developed outside the Water Authority's service  
11 area will incur no net expense to the Water Authority and be subject to provisions of  
12 relevant updated planning documents as approved by the City and/or County; and  
13 BE IT RESOLVED BY THE WATER AUTHORITY:

14 Section 1. Woodmont Paseo, LLC will obtain all permits, assurances, and  
15 approvals from the Water Authority and the City of Albuquerque development/design  
16 review process. Construction of water and/or sewer lines shall be in conformance with  
17 the plans approved by the Water Authority and all applicable plans, specifications,  
18 requirements, and standards of the Water Authority.

19 Section 2. The expansion of the System shall incur no net expense to the Water  
20 Authority.

21 Section 3. Woodmont Paseo, LLC will be responsible for close coordination of  
22 the project with the Water Authority during the design and construction phases,  
23 including the review of the design details during the design process, and the approval of  
24 specifications and contract documents.

25 Section 4. The Executive Director is authorized to enter into the agreement with  
26 Woodmont Paseo, LLC for the provision of water and sewer service.

DEVELOPMENT AGREEMENT  
Durango Units 4 and 5 Subdivision

Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision, ("Water Authority") and Woodmont Paseo, LLC, a Nevada limited liability corporation, ("Developer") (together, "Parties"), agree as follows:

**1. Recitals**

- A. Woodmont Paseo, LLC is the "Developer" and owner of certain real property located in Unit 3a of The Trails subdivision (collectively, the "Property"). The Property is more particularly described and as shown on **Exhibit A** attached hereto and incorporated herein by reference. The Property at full development will consist of five phases, with all phases served by pressure zone 4W and with Units 4 and 5 subject to this development agreement "Agreement". The phases consist of the following lots: Unit 4 (20 lots) and Unit 5 (19 lots) for a total of 39 residential lots. The Property is located in the former New Mexico Utilities, Inc. ("NMUI") service area, outside the Water Authority's currently adopted Water Service Area.
- B. The Legal Description of the property is as follows: **Unit 4**, Lots 1 thru 20, as shown on Exhibit **A-1**, being a portion of Tract 7, of the plat entitled "Bulk Land Plat of The Trails, Unit 3A (being a Re-plat of Tracts 1 thru 8, OS-1 and OS-2, The Trails Unit 3 and Tract 12, The Trails Unit 2) within the Town of Alameda Land Grant in the projected Section 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico", which was recorded in the office of the Bernalillo County Clerk on December 21, 2007, Document #2007171107, pages 1 thru 6, plat book 2007C, page 352. **Unit 5**, Lots 1 thru 19, as shown on Exhibit A-1, being a portion of Tract 7, of the plat entitled "Bulk Land Plat of The Trails, Unit 3A (being a Re-plat of Tracts 1 thru 8, OS-1 and OS-2, The Trails Unit 3 and Tract 12, The Trails Unit 2) within the Town of Alameda Land Grant in the projected Section 16 and 17, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico", which was recorded in the office of the Bernalillo County Clerk on December 21, 2007, Document #2007171107, pages 1 thru 6, plat book 2007C, page 352.
- C. The Property is to be served by Pressure Zone 4W of the Corrales Trunk with conditions. Conditions for each lot will vary and will be identified on the respective plats and site plans for both Units 4 and 5.
- D. The Parties desire to agree upon terms and conditions pursuant to which the Water Authority will provide water and sanitary sewer service to the Property. The Developer desires to construct, or cause to be constructed, extensions of existing public water and sanitary sewer lines and appurtenant infrastructure (collectively, "Line Extensions") under all applicable plans, specifications, requirements, and standards of the Water Authority. The Serviceability Statement for the Property

reflecting the line extensions and other matters referred to in this Agreement is attached hereto as **Exhibit B** and incorporated herein by reference and made a term of this agreement.

- E. The expansion of the existing water distribution system to The Property will require additional arsenic treatment and water storage capacity within the Pressure Zone 4W distribution system. As such, The Property will be assessed a Facility Fee that reflects their proportional costs of the required additional system capacities.
- F. The waterline and sewer line extensions referenced in this Agreement are not considered Master Plan lines by the Water Authority. As such, reimbursement of construction costs associated with these extensions will not be available through water and sewer UEC (defined below in Section 3.B) reimbursements.

## **2. Design and Construction of the Waterlines and Sanitary Sewer Line**

- A. The Developer will cause definitive designs and plans of the Line Extensions to be produced which will include estimates of all costs and expenses. The Developer will not connect the extension lines to the existing water and sanitary sewer lines within the City of Albuquerque ("City") public right-of-way until the Water Authority has approved the line extensions. The Developer will convey, at no expense to the Water Authority, all Line Extensions that have been approved and accepted by the Water Authority and all necessary easements for the Line Extensions at locations reasonably acceptable to the Developer, free and clear of all liens, claims, and encumbrances for the construction, operation, and maintenance of the line extension. The Developer will obtain all necessary permits, assurances, and approvals from the Water Authority and City, and the Developer will deliver a copy of such permits, assurances, and approvals to the Water Authority prior to the start of construction. Construction will be handled through the City work order process.
- B. The Developer will complete, or cause to be completed, construction of the Line Extensions as approved by the City of Albuquerque Design Review Committee and the Water Authority, and in conformance with all applicable plans, specifications, and standards of the City and the Water Authority.
- C. The Developer will be responsible for close coordination of the project with the Water Authority during the design and construction phases, including review of design details, during the design process, and the approval of specifications and contract documents. The Water Authority will review and approve in a timely manner the design plans for construction and estimated cost, to ensure the designs meet Water Authority standards and follow the guidance provided in the City's Development Process Manual ("DPM") and/or applicable Water Authority Design Manuals.



- D. To the extent relevant and applicable and to the extent there is no conflict with the terms of this Agreement, the usual procedures and documentation, including the Procedure "B", as defined in the Subdivision Ordinance and the DPM of the City, will be followed and used for the Line Extensions.

### **3. Service**

- A. The Developer shall comply with the Water Authority's Water and Sewer System Expansion Ordinance, as amended from time to time. Connection for water service shall require the concurrent connection of sanitary sewer service to the Water Authority's wastewater system.
  - B. The Developer or its successor shall pay Utility Expansion Charges (UEC) and the Water Supply Charges (WSCs) at the rates that are imposed at the time of a service connection, as provided in the Water Authority's Water and Sewer Rate Ordinance, as amended from time to time.
  - C. The Developer shall pay a Facility Fee to the Water Authority in the amount of \$40,529. This fee reflects the proportional costs associated with the design and construction of supplemental arsenic treatment and distribution water storage in the Northwest Service Area which provides potable water service to the Property. No utility services will be sold to The Property until the Facility Fee is paid in whole. As the expansion of system capacity is classified as Master Plan Facility Improvements, this Facility Fee is reimbursable by the Water UEC's collected as services are established for the 39 residential lots within The Property. The UEC reimbursements will total no more than the Facility Fee amount. Reimbursement will be on a Fiscal Year basis. The Reimbursement request must be initiated by the Developer or its successor.
  - D. Pursuant to Water Authority Resolution No. R-05-13, the Developer agrees that it will incorporate water conservation guidelines that will seek to achieve water usage of no more than seventy-five (75) gallons per capita per day. All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.
- 4. Termination.** If construction of the waterline extensions and sanitary sewer extensions by the Developer has not been completed and accepted by the Water Authority within seven years of the effective date of this Agreement, this Agreement shall automatically terminate, and the Water Authority and the Developer shall have no further rights, obligations, or liabilities with respect to this Agreement, unless otherwise agreed in writing.
- 5. Water for Construction.** During the construction of the waterline extensions and sanitary sewer line extensions, water for construction may be obtained from a hydrant designated by the Water Authority as set forth on **Exhibit C** attached hereto and incorporated herein by reference. If economically feasible, the

Contractor is encouraged to utilize alternative methods for dust abatement and control including compost from the Water Authority.

- 6. Indemnification.** The Developer will defend, indemnify and hold harmless the Water Authority and its officials, agents, and employees on demand from any claims, actions, suits, or other proceedings arising from the acts or omissions of the Developer, its agents, representatives, contractors, or subcontractors, or arising from the failure of the Developer, its agents, representatives, contractors, or subcontractors to perform any act or duty required of the Developer in this Agreement. The indemnification by the developer will not extend to the negligent acts of the Water Authority.
- 7. Representations and Warranties of Developer.** The Developer represents and warrants that:

  - A. Developer is a validly existing limited liability company under the laws of the State of Nevada.
  - B. Developer has all the requisite power and authority to enter into this Agreement and bind the Developer under the terms of the Agreement; and
  - C. The undersigned officer of the Developer is fully authorized to execute this Agreement on behalf of the Developer.
- 8. Notices.** Any notice to be given under this Agreement will be in writing and will be deemed to have been given when deposited with the United States Postal Service, postage prepaid and addressed as follows:

If to the Water Authority:

Mark S. Sanchez Executive  
Director  
Albuquerque Bernalillo County Water  
Utility Authority  
One Civic Plaza, Room 5012  
Albuquerque, New Mexico 87102

If to Developer:

Woodmont Paseo, LLC, a Nevada limited liability corporation Attn:  
Kelly Calhoun, Manager  
3077 East Warm Springs Road, Suite 100  
Las Vegas, Nevada 89120
- 9. Assignment.** This Agreement will not be assigned without the prior written consent of the Water Authority and the Developer.
- 10. Miscellaneous.** This Agreement will be governed by and interpreted in accordance with the laws of the State of New Mexico. The headings used in this Agreement are for convenience only and shall be disregarded in interpreting the substantive provisions of the Agreement. This Agreement binds and benefits the

Water Authority and their successors, assigns, and transferees and the Developer and their successors, assigns and transferees. Time is of the essence of each term of this Agreement. If any provision of this Agreement is determined by a court of competent jurisdiction to be void, invalid, illegal, or unenforceable, that portion will be severed from this Agreement and the remaining parts will remain in full force as though the invalid, illegal, or unenforceable portion had never been a part of this Agreement.

- 11. Integration; Interpretation.** This Agreement contains or expressly incorporates by reference the entire agreement of the parties with respect to the matters contemplated by this Agreement and supersedes all prior negotiations. This Agreement may only be modified in writing executed by both parties.
- 12. Approval.** This Agreement is subject to the approval of the Board of Directors of the Water Authority and will not become effective until approved by the Water Authority.
- 13. Effective Date.** The effective date of this Agreement is the date last entered below.

In Witness Whereof, the parties hereto have executed this Agreement on the dates entered below.

**Albuquerque Bernalillo County  
Water Utility Authority**

By: \_\_\_\_\_  
Mark S. Sanchez  
Executive Director

Date: \_\_\_\_\_

**Developer  
Woodmont Paseo, LLC,  
a Nevada limited liability corporation**

By: \_\_\_\_\_  
Kelly Calhoun  
Manager

Date: \_\_\_\_\_

## ACKNOWLEDGEMENTS

[illegible]

This instrument was acknowledged before me on, \_\_\_\_\_, 2016 by Kelly Calhoun, Manager of Woodmont Paseo, LLC a Nevada limited liability corporation, on behalf of said Company.

Notary Public

My Commission Expires:

[illegible]

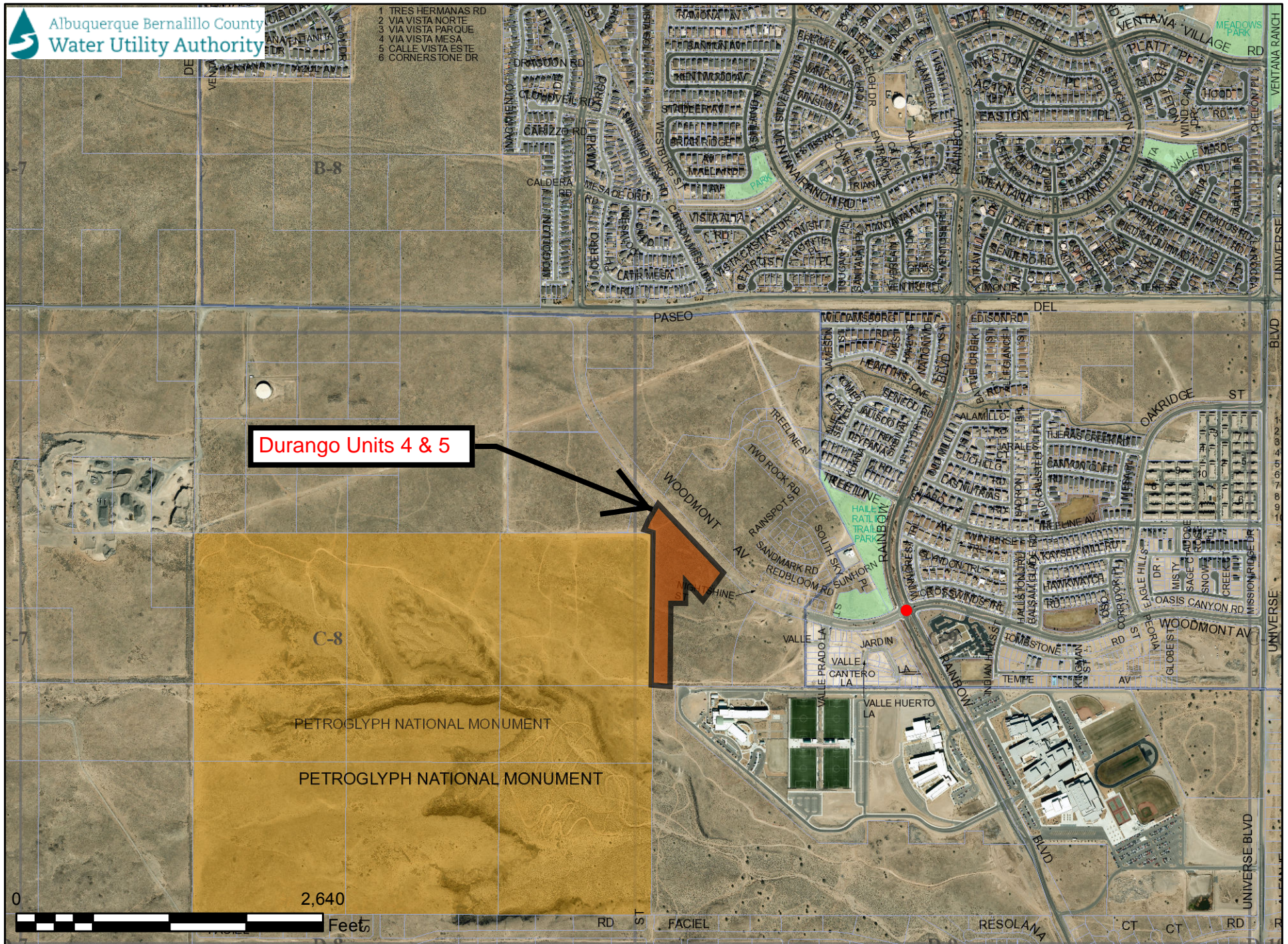
This instrument was acknowledged before me on \_\_\_\_\_, 2016 by Mark S. Sanchez, Executive Director of the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision.

Notary Public

My Commission Expires:

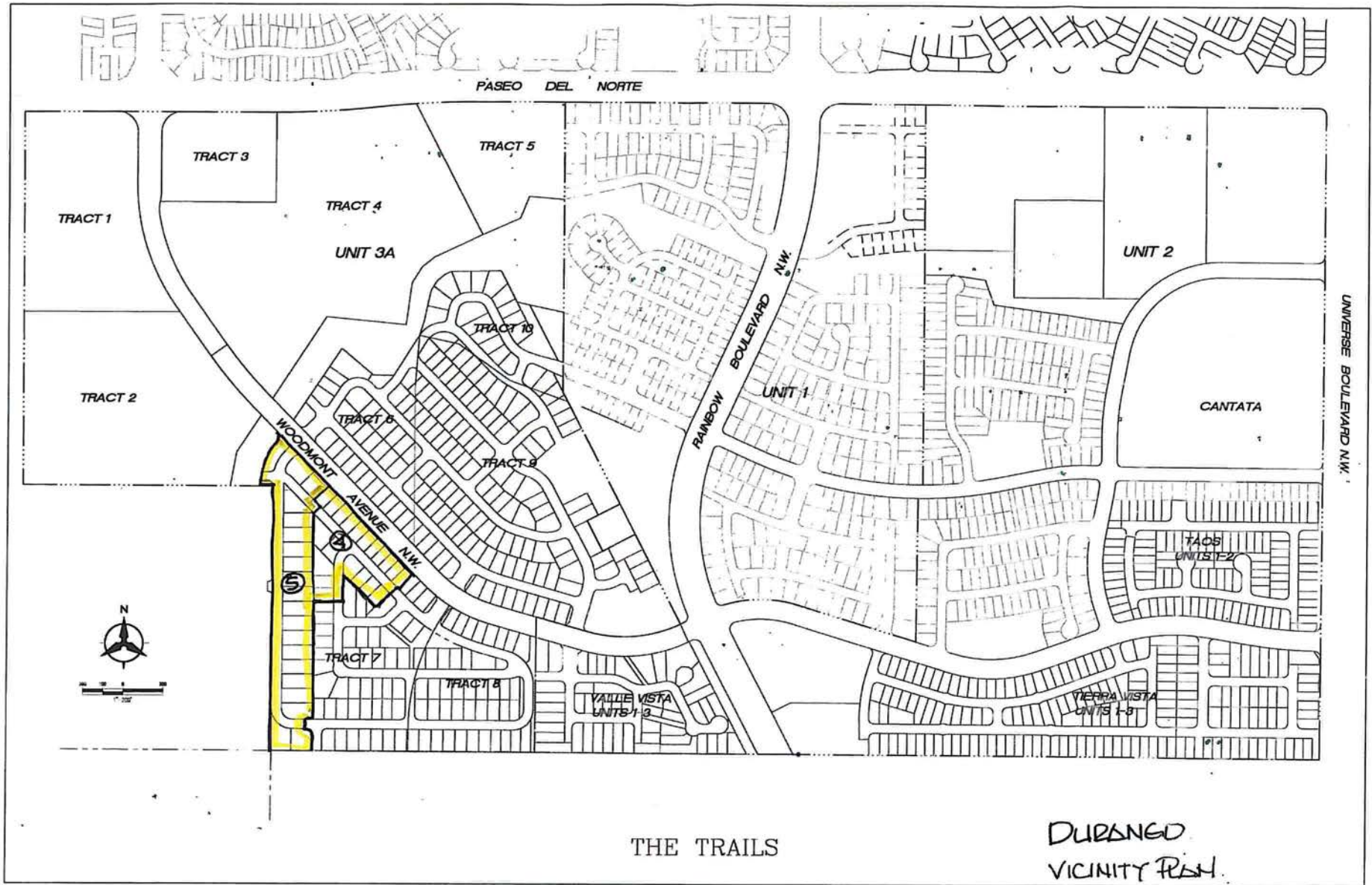


# Exhibit A

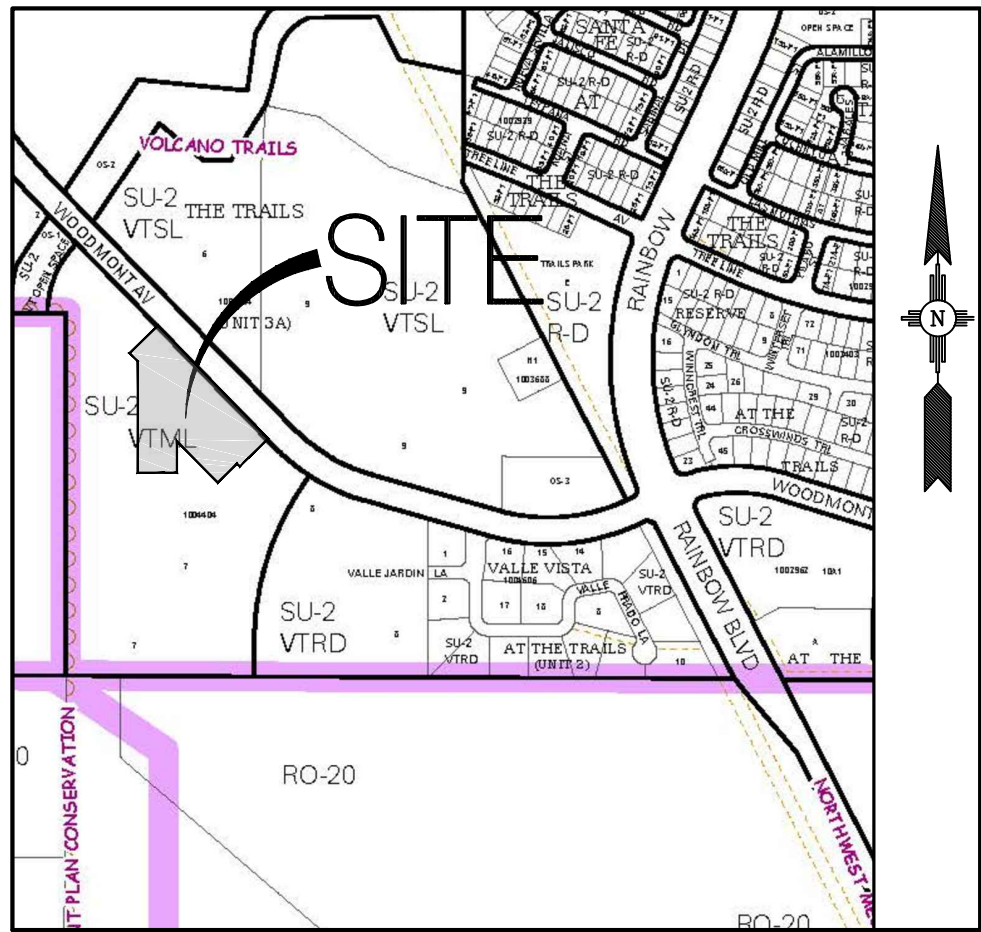




# Exhibit A







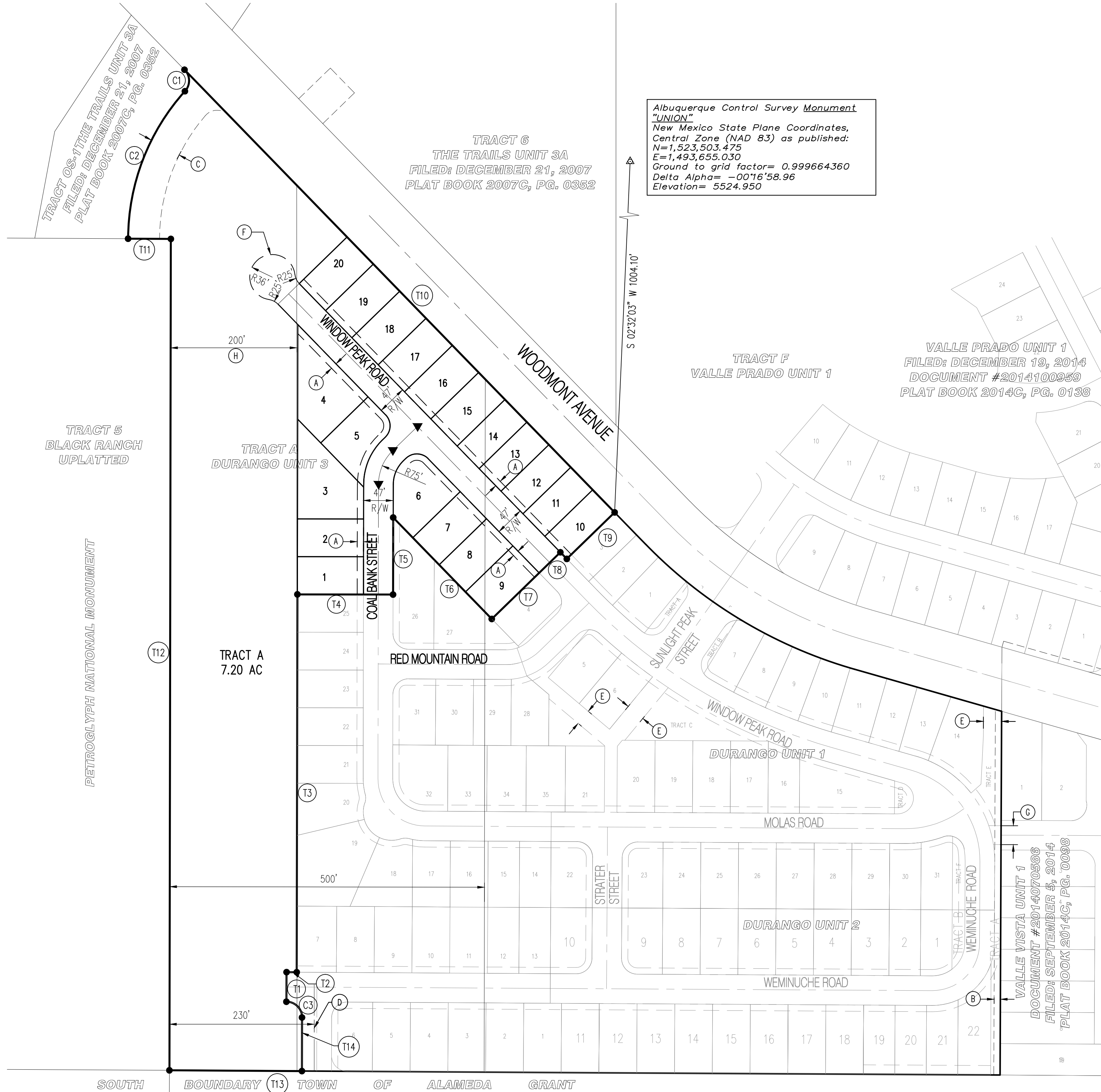
VICINITY MAP  
NOT TO SCALE ZONE ATLAS C-09-Z

KEYED NOTES

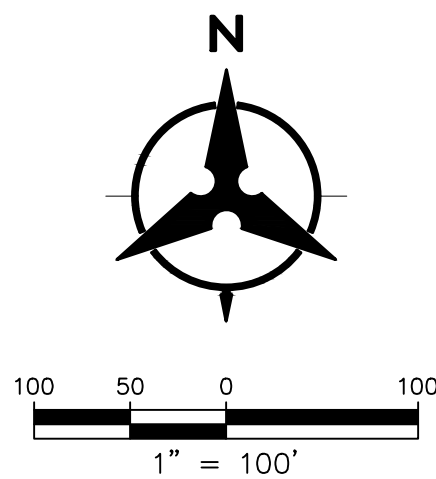
- (A) 10' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- (B) EXISTING 10' PUBLIC UTILITY EASEMENT, FILED JUNE 8, 2009 AS DOCUMENT NO. 2009063589
- (C) EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND 68' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO NMUI BY PLAT FILED DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352
- (D) EXISTING ROADWAY EASEMENT: CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT, RESERVED BY THE BULK LAND PLAT OF THE TRAILS UNIT 3A, RECORDED ON DECEMBER 21, 2007 AS DOCUMENT #2007171107, IN PLAT BOOK 2007C, PAGE 352.
- EXCEPT FOR THE LOCATION OF THIS EASEMENT AS IT RELATES TO THE SOUTH BOUNDARY OF TRACT 7, THE FINAL ALIGNMENT OF THIS EASEMENT WITHIN TRACT 7 AND CONNECTION OF THIS EASEMENT TO WOODMONT AVENUE NW WILL BE DETERMINED AT THE TIME OF PLATTING TRACT 7, AS NOTED ON BULK LAND PLAT OF THE TRAILS UNIT 3A.
- (E) EXISTING PUBLIC DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH DURANGO UNIT 1 PLAT.
- (F) 36' RADIUS TEMPORARY ROADWAY TURNAROUND EASEMENT
- (G) EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ABCWUA.
- (H) LOTS WITHIN 200 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET.
- (J) LOTS BETWEEN 200 FEET AND 500 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.

BOUNDARY TANGENT TABLE		
ID	BEARING	LENGTH
T1	N00°19'33"E	47.00'
T2	S89°40'27"E	16.18'
T3	N00°05'57"E	600.24'
T4	S89°54'03"E	152.00'
T5	N00°05'57"E	122.40'
T6	S44°10'54"E	224.75'
T7	N45°49'06"E	152.00'
T8	S44°10'54"E	14.62'
T9	N45°49'06"E	106.00'
T10	N44°10'54"W	980.65'
T11	S89°41'41"E	68.00'
T12	S00°05'57"W	1320.83'
T13	S89°40'27"E	210.50'
T14	N00°05'57"E	85.10'

BOUNDARY CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	37.61'	25.00'	86°11'28"	23.39'
C2	256.74'	351.33'	41°52'12"	134.41'
C3	39.17'	25.00'	89°46'24"	24.90'



Albuquerque Control Survey Monument  
"UNION"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83) as published:  
N=1,523,503.475  
E=1,493,655.030  
Ground to grid factor= 0.999664360  
Delta Alpha= -00°16'58.96  
Elevation= 5524.950



PRELIMINARY PLAT FOR  
DURANGO UNIT 4  
LOTS 1-20 AND TRACT A  
AUGUST 2015

LEGAL DESCRIPTION

Tract A, Durango Unit 3 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF DURANGO UNIT 3 (LOTS 1-35 & TRACT A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

GENERAL NOTES

1. EXISTING ZONING: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
- PROPOSED ZONING: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
2. TOTAL ACREAGE: 11.32 AC  
UNIT 4 ACREAGE: 4.12 AC  
NUMBER OF LOTS: 20  
PROPOSED DENSITY: 4.85 DU/AC
3. MIN. LOT DIMENSIONS: 50' X 105'  
MINIMUM LOT AREA: 5,250 SQFT
4. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
6. TRACT A TO BE SUBDIVIDED AS PART OF DURANGO UNIT 5.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTML
MILES OF FULL WIDTH STREETS CREATED	0.17 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	20
NO. OF HOA TRACTS CREATED	0
NO. OF REMAINDER TRACTS CREATED	1

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

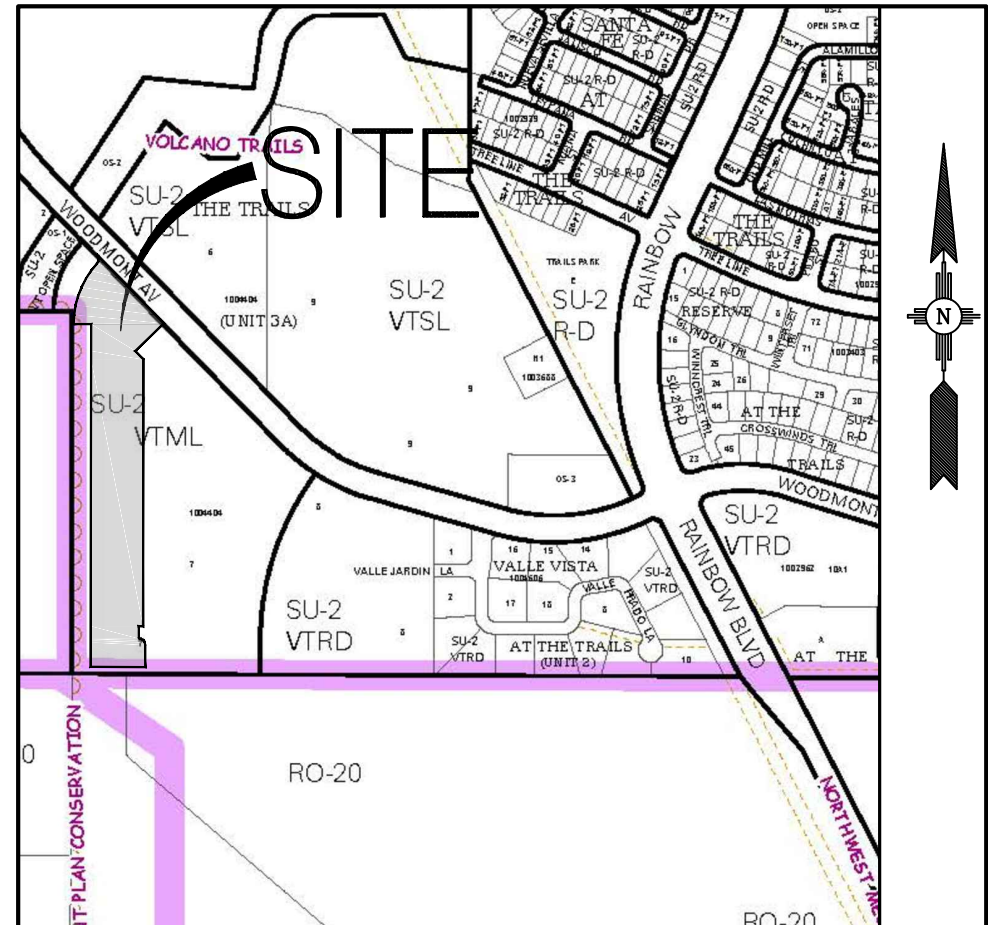
CITY SURVEYOR DATE

KELLY CALHOUN  
MANAGER, WOODMONT-PASEO, LLC DATE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

Bohannon & Huston



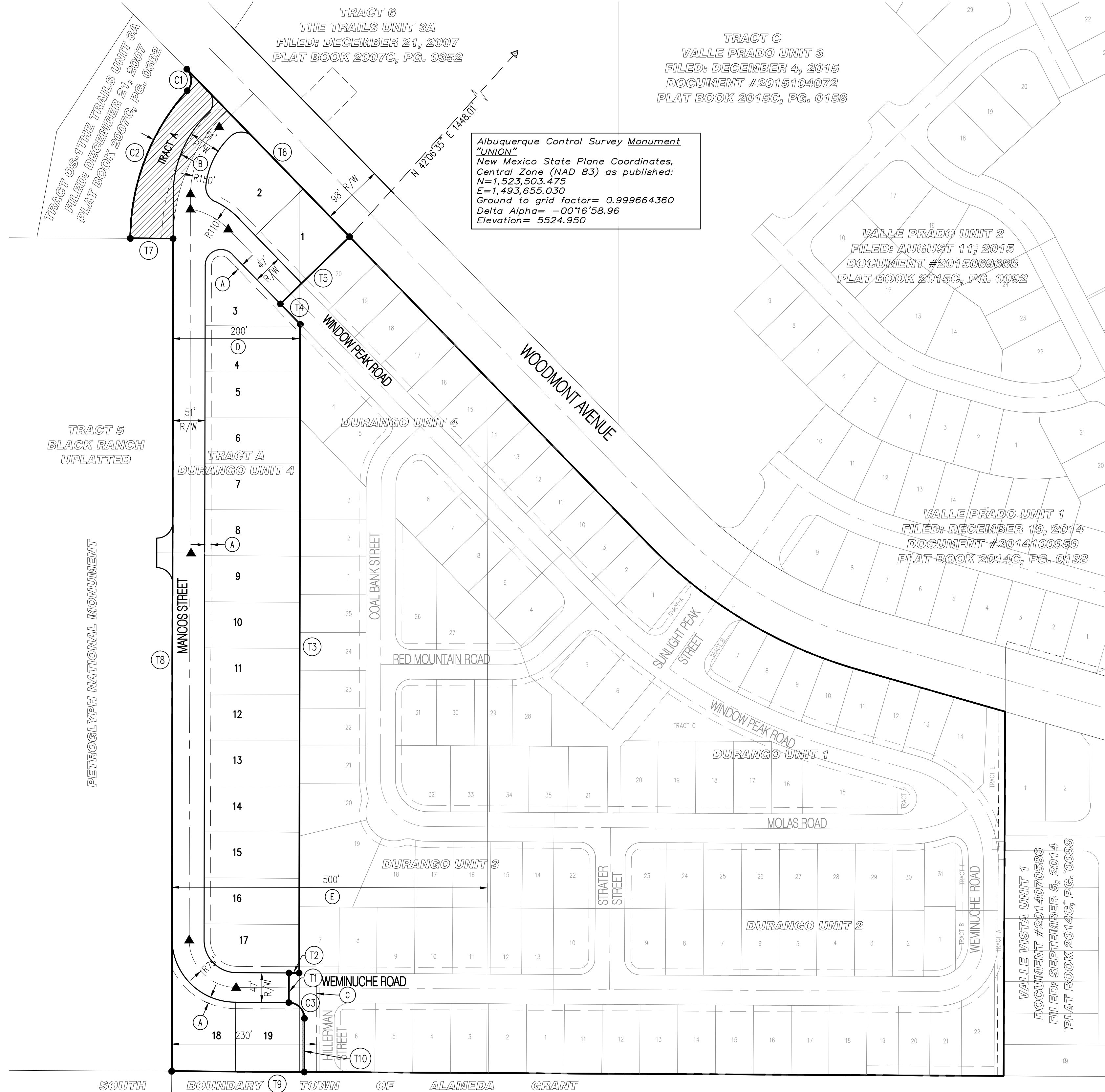


NOT TO SCALE

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT. GRANTED BY THIS PLAT.
- (B) EXISTING 50' PUBLIC ROADWAY AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND 68' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO NMU BY PLAT FILED DECEMBER 21, 2007, IN PLAT BOOK 2007C, PAGE 352 TO BE VACATED WITH THIS PLAT.
- (C) EXISTING ROADWAY EASEMENT: CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT, RESERVED BY THE BULK LAND PLAT OF THE TRAILS UNIT 3A, RECORDED ON DECEMBER 21, 2007 AS DOCUMENT #2007171107, IN PLAT BOOK 2007C, PAGE 352. A PORTION TO BE VACATED WITH THIS PLAT.
- EXCEPT FOR THE LOCATION OF THIS EASEMENT AS IT RELATES TO THE SOUTH BOUNDARY OF TRACT 7, THE FINAL ALIGNMENT OF THIS EASEMENT WITHIN TRACT 7 AND CONNECTION OF THIS EASEMENT TO WOODMONT AVENUE NW WILL BE DETERMINED AT THE TIME OF PLATTING TRACT 7, AS NOTED ON BULK LAND PLAT OF THE TRAILS UNIT 3A.
- (D) LOTS WITHIN 200 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 11,000 SQUARE FEET.
- (E) LOTS BETWEEN 200 FEET AND 500 FEET OF THE PETROGLYPH NATIONAL MONUMENT SHALL BE A MINIMUM OF 6,000 SQUARE FEET.

BOUNDARY TANGENT TABLE			BOUNDARY CURVE TABLE				
ID	BEARING	LENGTH	ID	ARC	RADIUS	DELTA	TANGENT
T1	N00°19'33"E	47.00'	C1	37.61'	25.00'	86°11'28"	23.39'
T2	S89°40'27"E	16.18'	C2	256.74'	351.33'	41°52'12"	134.41'
T3	N00°05'57"E	1028.89'	C3	39.17'	25.00'	89°46'24"	24.90'
T4	N44°10'54"W	45.25'					
T5	N45°49'06"E	153.00'					
T6	N44°10'54"W	370.65'					
T7	S89°41'41"E	68.00'					
T8	S00°05'57"W	1320.83'					
T9	S89°40'27"E	210.50'					
T10	N00°05'57"E	85.10'					



TRACT A, B, AND C  
ANCIENT MESA  
FILED: FEBRUARY 2, 2006  
PLAT BOOK 2006C, PG. 40

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

PRELIMINARY PLAT FOR  
DURANGO UNIT 5  
LOTS 1-19 AND TRACT A  
FEBRUARY 2016

LEGAL DESCRIPTION

Tract A, Durango Unit 4 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF DURANGO UNIT 4 (LOTS 1-20 & TRACT A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on \_\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

GENERAL NOTES

1. EXISTING ZONING: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
- PROPOSED ZONING: SU-2, VTML, VOLCANO TRAILS MEDIUM LOT RESIDENTIAL
2. TOTAL ACREAGE: 7.20 AC  
NUMBER OF LOTS: 19  
PROPOSED DENSITY: 2.64 DU/AC
3. MIN. LOT DIMENSIONS: 73' X 151'  
MINIMUM LOT AREA: 11,023 SQFT
4. SEWER AND WATER ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. STREET AND STORM DRAIN IMPROVEMENTS ARE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ALBUQUERQUE.
5. LOT SETBACKS SHALL CONFORM TO THE VOLCANO TRAILS SECTOR DEVELOPMENT PLAN.
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
7. TRACT A TO BE OWNED AND MAINTAINED BY THE TRAILS COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONE ATLAS NO.	C-09-Z
ZONING	SU-2, VTML
MILES OF FULL WIDTH STREETS CREATED	0.33 MILES
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	19
NO. OF HOA TRACTS CREATED	1

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 9750".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

KELLY CALHOUN  
MANAGER, WOODMONT-PASEO, LLC

DATE \_\_\_\_\_

Bohannon & Huston



February 17, 2016

**Chair**

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

**Vice Chair**

Art De La Cruz  
County of Bernalillo  
Commissioner, District 2

Richard J. Berry  
City of Albuquerque  
Mayor

Pat Davis  
City of Albuquerque  
Councilor, District 6

Maggie Hart Stebbins  
County of Bernalillo  
Commissioner, District 3

Debbie O'Malley  
County of Bernalillo  
Commissioner, District 1

Ken Sanchez  
City of Albuquerque  
Councilor, District 1

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

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Rick Beltramo  
Woodmont Paseo, LLC  
6330 Riverside Plaza, Lane #160  
Albuquerque, New Mexico 87120

**RE: Water and Sanitary Sewer Serviceability Statement #160109  
Durango Units 4 & 5 - Woodmont Ave & Sunlight Peak Str. NW  
Zone Atlas Map: C – 9**

Dear Mr. Beltramo:

**Project Information:** The subject site is located on Woodmont Ave. just west of Rainbow Blvd. NW. The proposed development consists of approximately 12 acres and the property is currently zoned SU-2 for residential use. The property lies traditionally within the Pressure Zone 5W in the Corrales trunk. As described below, the development will be served from Pressure Zone 4W of the Corrales trunk. The request for availability indicates plans to build 39 single family homes.

**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 the Utility Development Office for draft Development Agreements.

**Water Supply Charge:** All developments located outside of the Water Authority's service area will be assessed a Water Supply Charge (WSC) 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 WSC 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 (4W) along Woodmont Ave. (Project #26-7405.81-15)
- 16 inch PVC distribution main (4W) along the southern property line, on the APS school site (Project #26-7669.82-12)

Sanitary sewer infrastructure in the area consists of the following:

- 12 inch PVC collector along Valle Jardin La. (Project #26-7300.86-08)

**Water and Sewer Service:** New metered water service to the property can be provided via a developer funded project which includes the following:

1. Extension of the 12 inch distribution main (4W) along Woodmont Ave. to cover the property frontage.
2. Installation of a 12 inch distribution line (4W) which serves as a top of Pressure Zone 4W line, which connects to the extended 12 inch distribution main along Woodmont Ave. and the existing 16 inch distribution main on the APS property.

Durango Unit 3 is intended to make the 12 inch waterline connection along Hillerman to the existing 16 inch waterline on the APS property

3. Internally public looped waterlines (4W) which connect to the above mentioned facilities. These internally looped public waterlines shall also connect to the waterlines (4W) included in Durango Units 1, 2 and 3.

4. Since both Durango Units 4 and 5 are traditionally located outside of the 4W pressure zone (elevations 5370' to 5485' NAV27/29, 5372.7 to 5487.7 NAV83/88) based on finished floor elevations, the consultant has provided hydraulic analysis to prove that the residual pressure resulting at the shower head of a two story house with a finished floor elevation equal to the Pressure Zone 4W/5W boundary (5485' NAV27/29, 5487.7 NAV83/88), would be experienced for single story and two story houses with finished floors above the Pressure Zone 4W/5W boundary by means of upsizing piping downstream of the water meter (private service lines and in-house piping). These modifications were agreed to in order to provide water service from Pressure Zone 4W to Units 4 & 5.

5. The following conditions are required for service to Durango Units 4 & 5:

a. **Condition #1:** Standard water service (3/4 inch service from main to meter, 3/4 inch water meter, 1 inch private service from water meter to house, and 3/4 inch plumbing in-house), with **restriction to single story building**. Maximum finished floor elevation is 5497.7' NAV83/88 (5495' NAV27/29).

b. **Condition #2:** Standard water service (3/4 inch service from main to meter, 3/4 inch water meter). Private service line from meter to house and in-house plumbing both at 1 1/2 inch, minimum. Maximum finished floor elevation is 5510.7' NAV83/88 (5508' NAV27/29).

c. **Condition #3:** : Standard water service (3/4 inch service from main to meter, 3/4 inch water meter). Private service line from meter to house and in-house plumbing both at 1 1/2 inch, minimum. Maximum finished floor elevation is 5520.7' NAV83/88 (5518' NAV27/29). **Restrict to single story building.**

d. Unit 4: All lots (Lots 1-20) shall be restricted to Condition #2.

e. Unit 5:

i. Lots 1-9 shall be restricted to Condition #3.

ii. Lots 10-19 shall be restricted to Condition #1.

f. These conditions shall be identified on the Preliminary Plat, Grading Plan, Site Development Plan and Work Order Plans to assure that the conditions are satisfied.

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 can be provided via a developer funded project which includes the following:

1. Extension of the 12 inch collector included in Durango Units 1, 2 and 3 internal to the site and ultimately terminating in Woodmont Ave. near the northwest corner of the site, covering the property frontage. This 12 inch collector will be extended west along Woodmont Ave. upon future western development.

2. Internal public sanitary sewer collectors that connect to the sanitary sewer included in Durango Units 1, 2 and 3.

**Fire Protection:** The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. All new required hydrants as well as their exact locations must be determined through City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**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 water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard easements are not acceptable for either water or sanitary sewer. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** As described in this Availability Statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance.

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 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 development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This statement of service availability 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 the Water Utility Development Office at (505) 289-3307, or by fax at (505) 289-3303 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez  
Executive Director

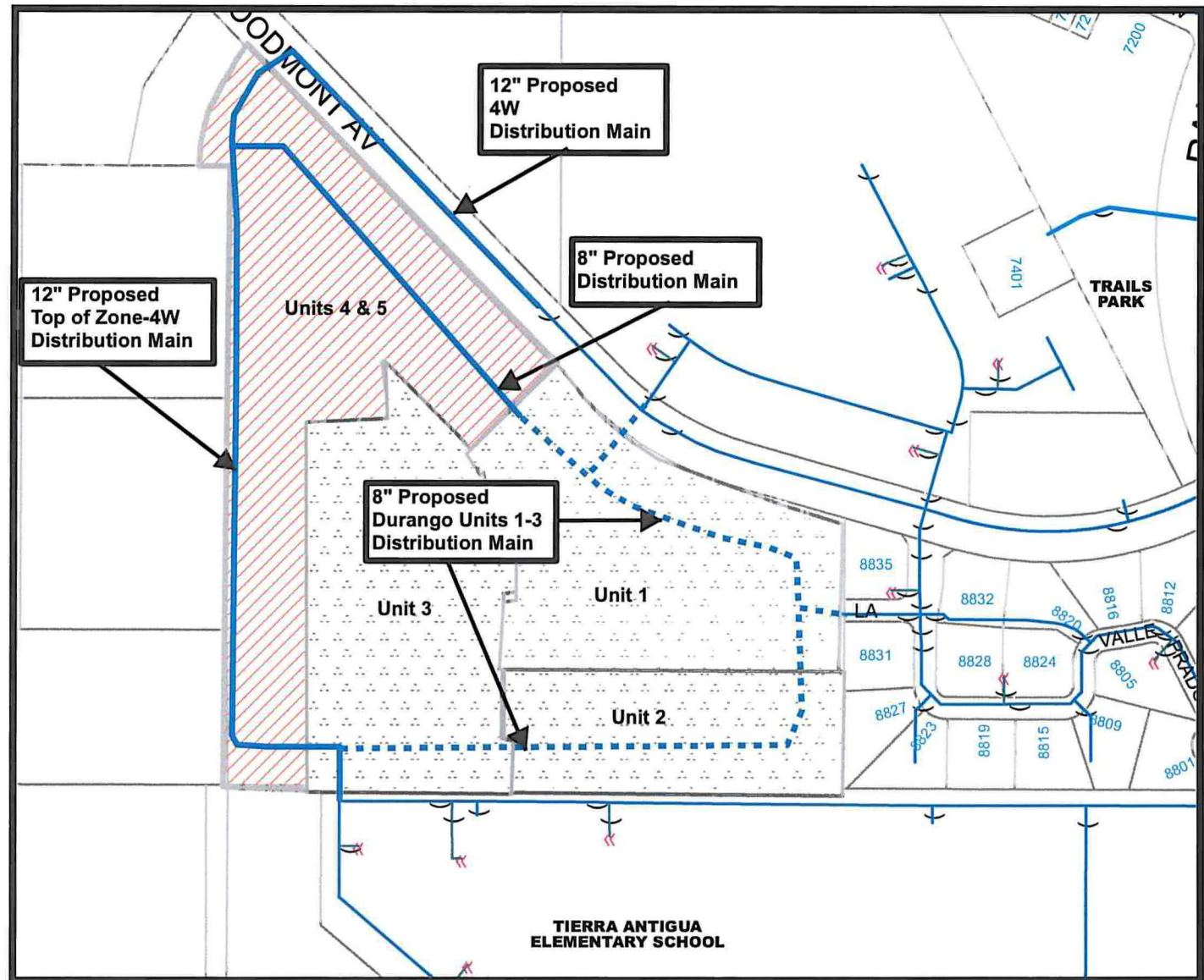
Enclosures: Infrastructure Maps (2)

f/ Availability 160109



# M

Legend	
<b>WATER.WATER_PIPE</b>	
<all other values>	
<b>SUBTYPE</b>	
	Distribution Main
	Drain Line
	Hydrant Leg
	In Zone Transmission
	Out Zone Transmission
	SJC Transmission
	Sleeve
	Well Collector Line
	Well Wash Line
<all other values>	
<b>Type</b>	
	Hydrant
<all other values>	
<b>Valve</b>	
	Valve
	Hydrant
<b>Water Pipe</b>	
<b>SUBTYPE</b>	
	In Zone Transmission
	Out Zone Transmission
COUNTY Assessor Parcels 2014	

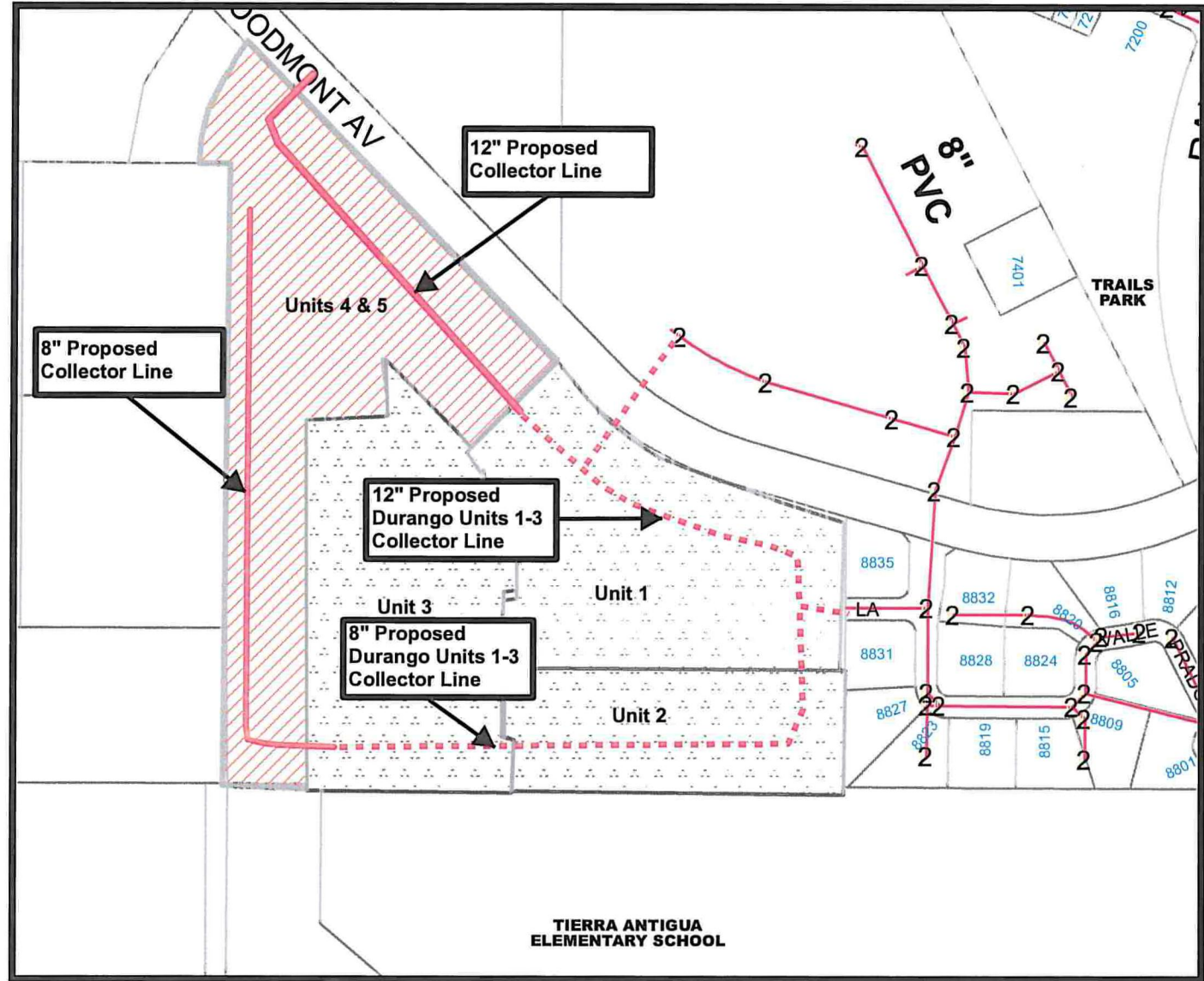
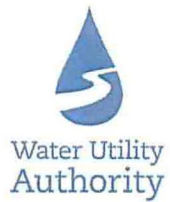


**Statement # 160109**  
**Water Infrastructure**



# M

Legend	
	<all other values>
Type	
	Hydrant
	<all other values>
2	Sewer Manhole
Sewer Pipe	
	<all other values>
SUBTYPE	
	COLLECTOR
	FORCE MAIN
	INTERCEPTOR
	VACUUM LINE
	COUNTY Assessor Parcels 2014



Statement # 160109  
Sanitary Sewer Infrastructure

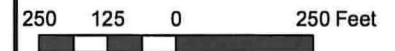
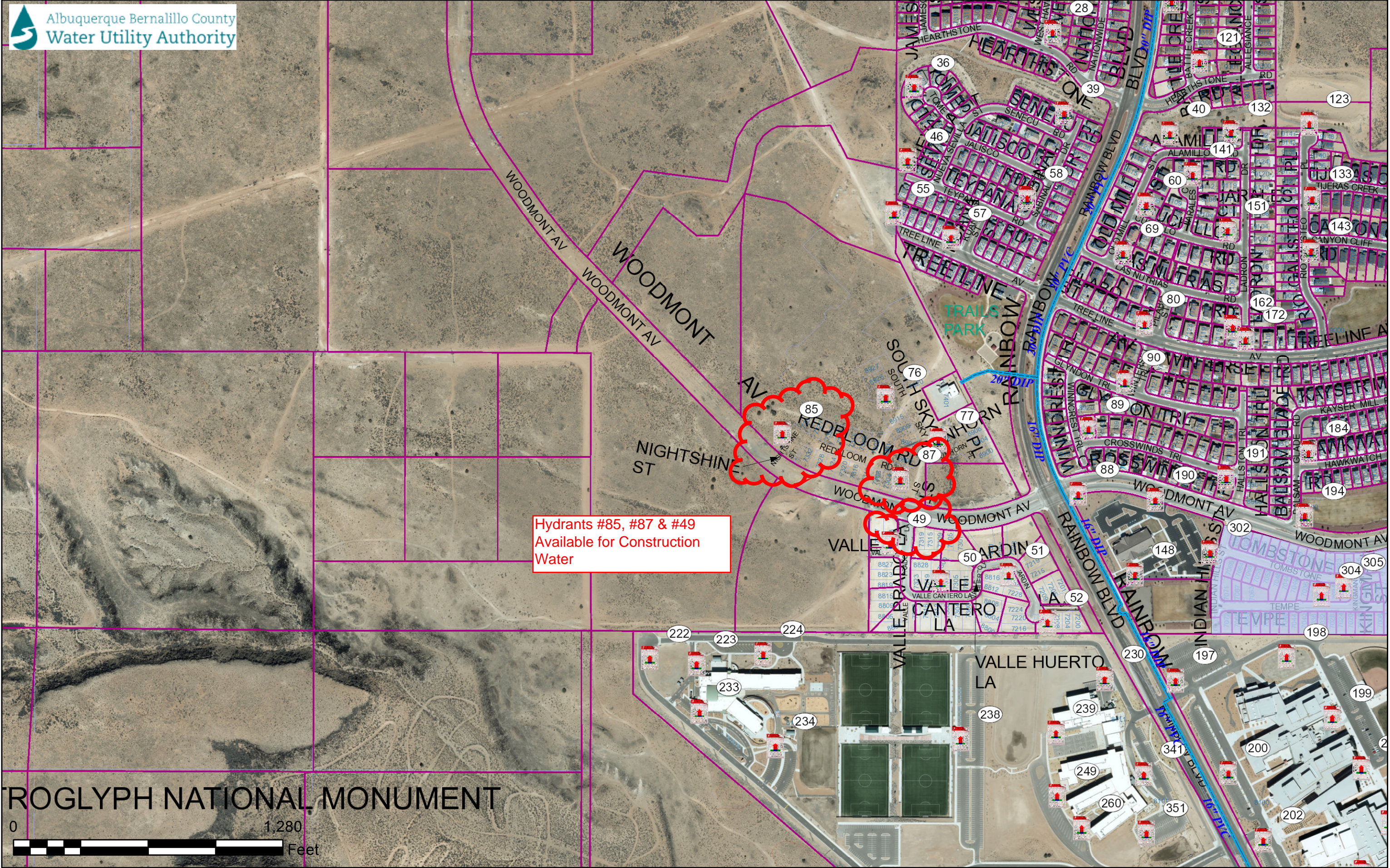




EXHIBIT C - HYDRANTS AVAILABLE FOR CONSTRUCTION WATER






# Legend



## Water Hydrants

-  <all other values>
-  Air Release Hydrant, <Null>
-  Air Release Hydrant, NO
-  Air Release Hydrant, Y
-  Standard Hydrant, <Null>
-  Standard Hydrant, NO
-  Standard Hydrant, Y



## Water Pump Stations

-  Water Pump Station


## Water Reservoirs

-  Round Reservoir
-  Square Reservoir










## Transmission Mains

-  In Zone Transmission
-  Out Zone Transmission





## Availability Statements

-  Availability Statements


## San Juan-Chama Pipes

-  <all other values>
-  Treated, Y
-  Treated, NO
-  Treated, <Null>
-  Raw Transmission Lines, Y
-  Raw Transmission Lines, <Null>
-  Drain Line, Y
-  Drain Line, NO
-  <Null>, Y


## Non-Potable Pipe

-  <all other values>
-  Distribution Main
-  Hydrant Leg
-  Over Flow Drain Line
-  Sleeve
-  Well Wash Line

## County Assessor Parcels 2014

-  County Assessor Parcels 2014

## Base Map

-  Base Map

## Rivers

-  Rivers