

December 29, 2025

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Website
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Andre Sutiono
JM Civil Engineering
1101 Central Expressway South Suite 215
Allen, Texas

RE: Water and Sanitary Sewer Availability Statement #251106

Project Name: CIRCLE K

Project Address: 9800 De Vargas Road, SW

**Legal Description: LOT 1A, PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW
VISTA INVESTORS**

UPC: 100905515141520314

Zone Atlas Map: M-9-Z

Dear Mr. Sutiono:

Project Description: The subject site is located at the southwest corner of Snow Vista Blvd SW and De Vargas Rd SW, within the City of Albuquerque. The proposed development consists of approximately 1.95 acres and the property is currently zoned NR-C for Non-Residential Commercial. The property lies within the Pressure Zone 2W in the Atrisco Trunk.

The Request for Availability indicates plans to develop a Circle K 5200 square foot Convenience Store with seven pumps (14 fuel dispenser).

Existing Conditions:

Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-4188.91-03) along Snowvista Blvd SW.
- 30-inch Ductile Iron transmission line (project #26-5432.91-06) along Snowvista Blvd SW.
- 16-inch Concrete Cylinder distribution line (project #26-2567-86) along De Vargas Rd SW.
- Six-inch PVC distribution line (project #26-4188.91-03) along De Vargas Rd SW.
- Eight-inch PVC distribution line (project # C20240020) along De Vargas Rd SW.

Sanitary sewer infrastructure in the area consists of the following:

- Ten-inch Vitrified Clay Pipe sanitary sewer collector (project #07-002-61) along De Vargas Rd SW.
- 12-inch Vitrified Clay Pipe sanitary sewer collector (project #07-002-61) perpendicular to De Vargas Rd SW, running through the proposed property southward.

Water Service: New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along the west side of Snow Vista Blvd SW near the property's eastern frontage. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

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. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service to the property can be provided contingent upon a developer-funded project to realign the existing public 12-inch vitrified clay pipe that runs north/south within the property in an alignment acceptable to the Water Authority, given the proposed site layout. Service can be provided via routine connections to the realigned 12-inch sanitary sewer line. No property shall share a private sewer service with any other property. All proposed manholes shall be located in a way not to hinder operations/maintenance. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

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 Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,000 gallons per minute. Two fire hydrants are required. There are two existing hydrants available and no new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at the existing public Fire Hydrants 45 and 47.

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.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps should not take suction directly from the public water system as there shall be an intermediate private storage tank. If a private storage tank is not proposed between the public water system and the private fire pump, a surge analysis shall be required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer and confirm that

surge mitigation equipment is not warranted. If surge mitigation equipment is warranted, it shall be installed at the developer's expense.

Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the 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 private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Fats, Oils, and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease, and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpster pads, outdoor pools, and outdoor washdown areas that have the potential to discharge grease, sand, solids, and flammable liquids to the sanitary sewer. The pad shall be installed at an elevation higher than the surrounding grade. It is not required for dumpster pads to have a sewer connection.
 - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.
2. All FOGS sources within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long-term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

Easements and Property: 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. For larger meters that require a meter vault, a 35-foot by 35-foot 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. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated

through the Water Authority work order process. The developer is responsible for verifying with the City of Albuquerque to confirm that the project does not need to go through the city work order process. Designs must be performed by a licensed, professional engineer registered in the state of New Mexico. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, a UEC charge will be paid to the Water Authority at the time of meter sale or application for service for all properties connecting to the water and/or wastewater system. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

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 Reduction 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

f/ **Availability Statement #251106**

251106 - Water



Legend


 Hydrant

 Project Location


Water Pipe


Fire Flow Analysis Points

Subtype

 Analysis Point - Existing Hydrant (2)

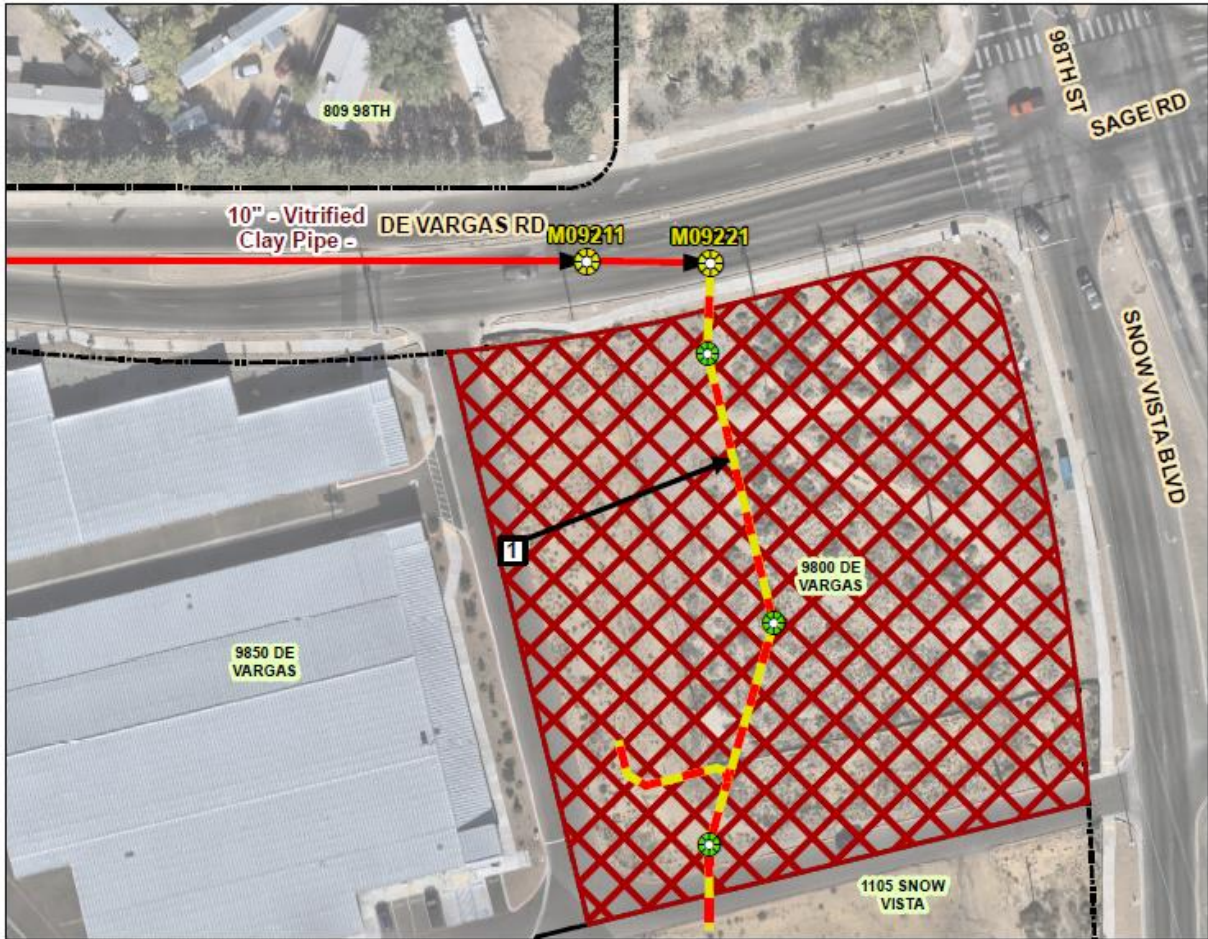
 Distribution Line

 Hydrant Leg

 In Zone Transmission





251106 - Sanitary Sewer



0 150 300 Feet



Legend


-  Sewer Manhole
-  Proposed Sewer Manhole

 Project Location

 --- General Map Keyed Notes

Sewer Pipe

Subtype

 COLLECTOR

1 - Proposed 12-inch sewer reconfiguration 