

December 15, 2021

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David Aube  
The H+M Design Group  
120 Vassar Drive SE  
Albuquerque, NM 87106

**RE: Water and Sanitary Sewer Availability Statement #211203**

**Project Name: Care Center**

**Project Address: 3300 Vassar Drive**

**Legal Description: The South 100 Feet of the North 330 Feet of the West ½ of Tract J, Cole's Industrial Subdivision #2**

**UPC: 101606020903430404**

**Zone Atlas Map: G-16**

Dear Mr. Aube:

**Project Description:** The subject site is located along Vassar Drive, north of Candelaria Road, with the City of Albuquerque. The proposed development consists of approximately 0.39 acres and the property is currently zoned NR-LM for non-residential, the property lies within the Pressure Zone 2E in the Freeway Trunk. The request for availability indicates plans to convert the existing warehouse into a crematorium / mortuary. No new services are expected to be added at this time.

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

- Six-inch cast iron distribution line (project #03-53-59) along Vassar Drive.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch vitrified clay sanitary sewer collector (project #013-166-64) along Vassar Drive.

**Water and Sanitary Sewer Service:** The site has existing water and sanitary sewer service lines. There is no intention for adding new services at this time.

If new metered water and sanitary sewer services were wanted in the future, new service connections are available via routine connection to the existing six-inch distribution main and the eight-inch collector along Vassar Drive. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development. The engineer is also responsible for sizing the service line(s) upstream of the public sanitary sewer 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 and sewer 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 collar removed.

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

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,250 gallons-per-minute. Two fire hydrants are required. There are two existing hydrants available. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at hydrants #8 and #278.

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.

**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 installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle 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 principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or 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 principle 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 or 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 requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 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:** Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority tapping permit process. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** 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. 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 account fees.

**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](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,

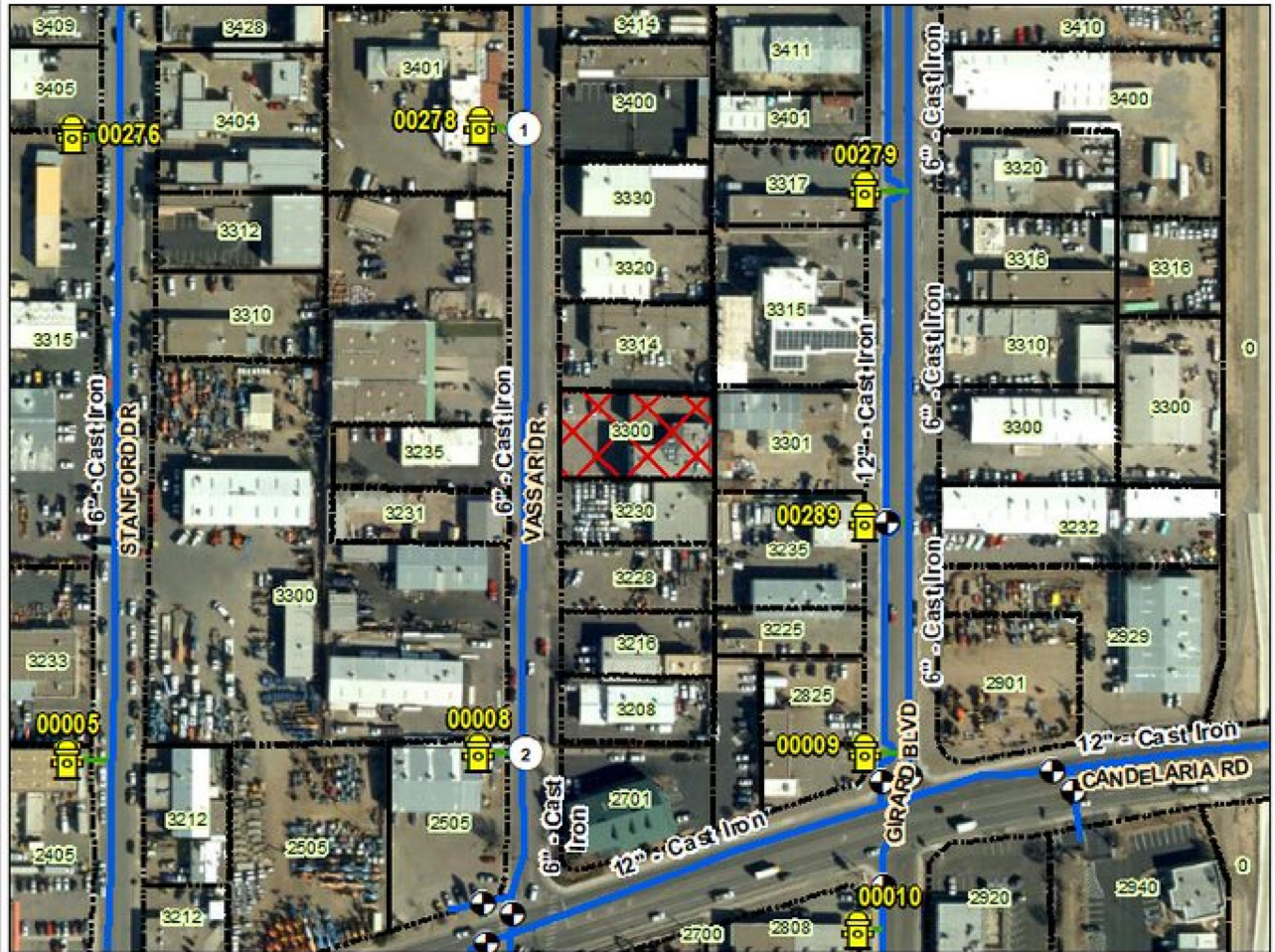


Mark S. Sanchez  
Executive Director



Enclosures: Infrastructure Maps  
f/ Availability Statement #211203





# 211203 - Water



## Legend


-  Project Location
-  Valve
-  Hydrant

## Pipe SUBTYPE

-  Distribution Line
-  Hydrant Leg

0 370 740 Feet



 Fire Flow Analysis Points

1. --- Analysis Point

2. --- Analysis Point





Water Utility  
Authority



# 211203 - Sanitary Sewer



## Legend

-  Project Location
-  Sewer Manhole

## Sewer Pipe

### SUBTYPE

-  COLLECTOR

0 370 740 Feet



Water Utility  
Authority