Albuquerque Bernalillo County
Water Utility Authority

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January 14, 2026

Ron Hensley
THE Group
300 Branding Iron SE
Rio Rancho, NM 87124

RE: Water and Sanitary Sewer Availability Statement #251114
Project Name: Yale 96,000 Sq. Ft. multi-story self-storage facility
Project Address: 4100 Yale Blvd. NE
Legal Description: TRACT A-1 KLINE'S INDUSTRIAL PARK (BEING A REPLAT OF TRS A & B KLINE'SINDUSTRIAL PARK AND AN UNPLATTED TR OF LAND)
UPC: 101606002436120301
Zone Atlas Map: G-16

Dear Mr. Hensley:

Project Description: The subject site is located just north of the intersection of Yale Blvd. NE and Interstate 25, within the City of Albuquerque. The proposed development consists of approximately 2.8 acres and the property is currently zoned NR-GM for Non-Residential -General Manufacturing Zone District. The property lies within the Pressure Zone 1E in the Montgomery Trunk.

The Request for Availability indicates plans to add a new commercial building to the existing self-storage.. This availability statement is specific to the infrastructure required to support the proposed development and provide a commitment of service.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Ten-inch PVC distribution line (project #26-2170-85) along Yale Blvd. NE.

Sanitary sewer infrastructure in the area consists of the following:

- Ten-inch Concrete Pipe sanitary sewer collector line (project #07-027-59) located on-site.
- 15-inch PVC sanitary sewer interceptor line (project #26-3960-03) along Yale Blvd. NE.

Water Service: This site currently has an existing 3/4-inch water meter service on Yale Blvd. NE. If a new metered water service is needed for the property, it can be provided via routine connection to the existing ten-inch distribution main along Yale Blvd. NE. 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: This site currently has an existing sanitary sewer service on the existing ten-inch collector within the site. If a new sanitary sewer service can be provided via routine connection to the existing ten-inch collector line located on-site. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

The existing ten-inch public sanitary sewer located onsite shall not be encroached. Any proposed development shall not impede operation and maintenance activities for this public sanitary sewer line. All manholes shall be accessible for Water Authority Vac-Trucks.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1625 gallons per minute. Two fire hydrants are required. There is one existing private hydrant available and one new private hydrant is 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 a potential fire line connection point on Yale Blvd. NE.

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.

The developer is required to notify the Water Authority if a private fire pump is proposed for the development. It is the Water Authority's preference not to have private fire pumps taking suction directly from the public water system as there should 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. Please coordinate with the Water Authority if a private tank is not proposed to determine the necessary information needed and additional steps that may be required for the surge analysis.

Cross Connection Prevention: Approved dual check valves shall be inserted on all water services within pressure zones 0W, 1W and 1E.

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.

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 connection permit process 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.

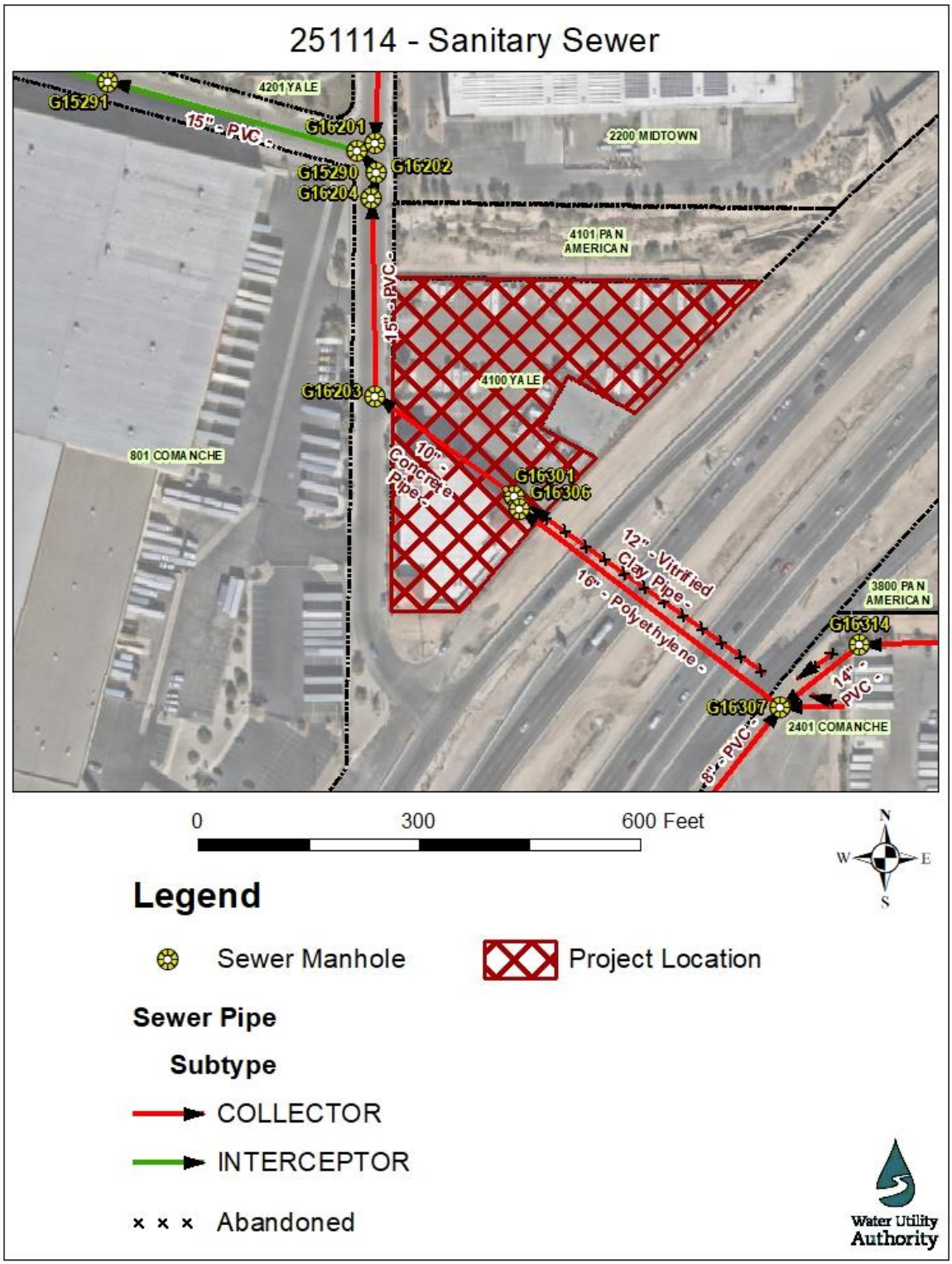
Sincerely,

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #251114**


251114 - Water
4201 YALE
8" - PVC
14" - Ductile Iron Pipe
2200 MIDTOWN
00150
4101 PAN AMERICAN
10" - PVC
4100 YALE
801 COMANCHE
10" - PVC
10" - PVC
00073
3800 PAN AMERICAN
10" - Cast Iron
2401 COMANCHE
0
300
600 Feet
N
W
E
S
Legend
Water Valves
Valve
Hydrant
Water Pipe
Subtype
Distribution Line
Hydrant Leg
Project Location
Fire Flow Analysis Points
Analysis Point (1)
Water Utility Authority


251114 - Sanitary Sewer
G15291
4201 YALE
15" - PVC -
G16201
G15290
G16204
G16202
2200 MIDTOWN
4101 PAN AMERICAN
15" - PVC -
4100 YALE
G16203
801 COMANCHE
10" - Concrete Pipe -
G16301
G16306
12" - Vitrified Clay Pipe -
16" - Polyethylene -
3800 PAN AMERICAN
G16314
14" - PVC -
G16307
2401 COMANCHE
8" - PVC -
0
300
600 Feet
N
W
E
S
Legend
Sewer Manhole
Project Location
Sewer Pipe
Subtype
COLLECTOR
INTERCEPTOR
Abandoned
Water Utility Authority