

April 22, 2025

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JUSTIN SIMENSON
ISAACSON & ARFMAN
128 Monroe St NE
Albuquerque, NM 87108

RE: Water and Sanitary Sewer Availability Statement #250208
Project Name: RIO GRANDE SUBDIVISION
Project Address: 2827 RIO GRANDE BLVD NW
Legal Description: 043 ALVARADO GDNS ADD #2 N1/2
UPC: 101206049723040314
Zone Atlas Map: G-12

Dear Mr. Simenson:

Project Description: The subject site is located on the west side of Rio Grande Boulevard NW and north of Kestrel Court NW, within the City of Albuquerque. The proposed development consists of approximately 1.03 acres and the property is currently zoned R-A for rural and agricultural use. The property lies within the Pressure Zone 1E in the Freeway Trunk.

The Request for Availability indicates plans to subdivide into six residential lots. The existing structures are to be demolished.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Six-inch cast iron distribution line (project #03-012-56) along Rio Grande Boulevard.
- 24-inch cast iron distribution line (project #09-048-55) along Rio Grande Boulevard.
- 2-1/4-inch cast iron distribution line (project #03-012-56) along Rio Grande Boulevard.
- Six-inch PVC distribution line (project #26-5955.81-99) perpendicular to Rio Grande Boulevard eastward along a utility easement/access way.

Sanitary sewer infrastructure in the area consists of the following:

- 18-inch reinforced concrete sanitary sewer interceptor (project #26-4494.90-95) along Rio Grande Boulevard refurbished with a 15.385-inch PVC liner.
- Eight-inch PVC sanitary sewer collector (project #26-5955.81-99) perpendicular to Rio Grande Boulevard coming from the east into manhole # G13-508.

Water Service: New metered water service to the property can be provided contingent upon a developer-funded project to extend an eight-inch public water line along a dedicated easement (see the Easements and Property section below) from the existing six-inch distribution line in Rio Grande Boulevard west such that proposed Lot 6 may obtain a perpendicular service connection. Please note that a six-inch line was

proposed based on the Fire-1 Plan but that line needs to be an eight-inch line for the required fire flow.

Upon completion of the infrastructure construction, the development may receive service via routine connection to the proposed eight-inch distribution line extension. 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. Fire hydrants shall be on mains when water lines are extended, in conjunction with coordination with the Fire Marshal and according to spacing criteria that varies according to proposed land use adjacent to the water line. 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 extend an eight-inch public sanitary sewer collector along a dedicated easement (see the Easements and Property section below) from the existing sanitary sewer interceptor in Rio Grande Boulevard west such that proposed Lot 6 may obtain a perpendicular service connection.

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.

Fire protection: A standard fire hydrant flow of 1750 gallons-per-minute has been applied to the proposed infrastructure. As modeled using InfoWater™ computer software, the fire flow **CANNOT** be met. The analysis was performed by simulating the required fire flow at end of the proposed line.

In order to provide the required fire flow, infrastructure improvements are required. As modeled using InfoWater™ computer software, the fire flow can be met by implementing the infrastructure improvements described in the preceding Water Service section of this document.

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

Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows:

1. Customers shall permanently abandon the use of private wells by cutting and capping the well line as accepted by the Water Authority prior to connecting to the public water system; or
2. Customers who choose to maintain their private wells for irrigation purposes, shall completely sever the private well from the premises' potable plumbing system with no valves or means of connecting back into the premises' potable plumbing system unless a reduced pressure principal backflow prevention assembly approved by the Water Authority is installed at the terminal end of the water service from the public water system (e.g., service connection).

Contact Cross Connection at (505) 289-3465 for Moses Mondragon, or (505) 289-3454, for James Baca 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.

No side yard easements are allowed for public Water Authority infrastructure. Rather a separate tract shall be created (owned by a Homeowner's Association) with an easement granted to the Water Authority for the public waterline and/or public sanitary sewer line.

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.

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. 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,

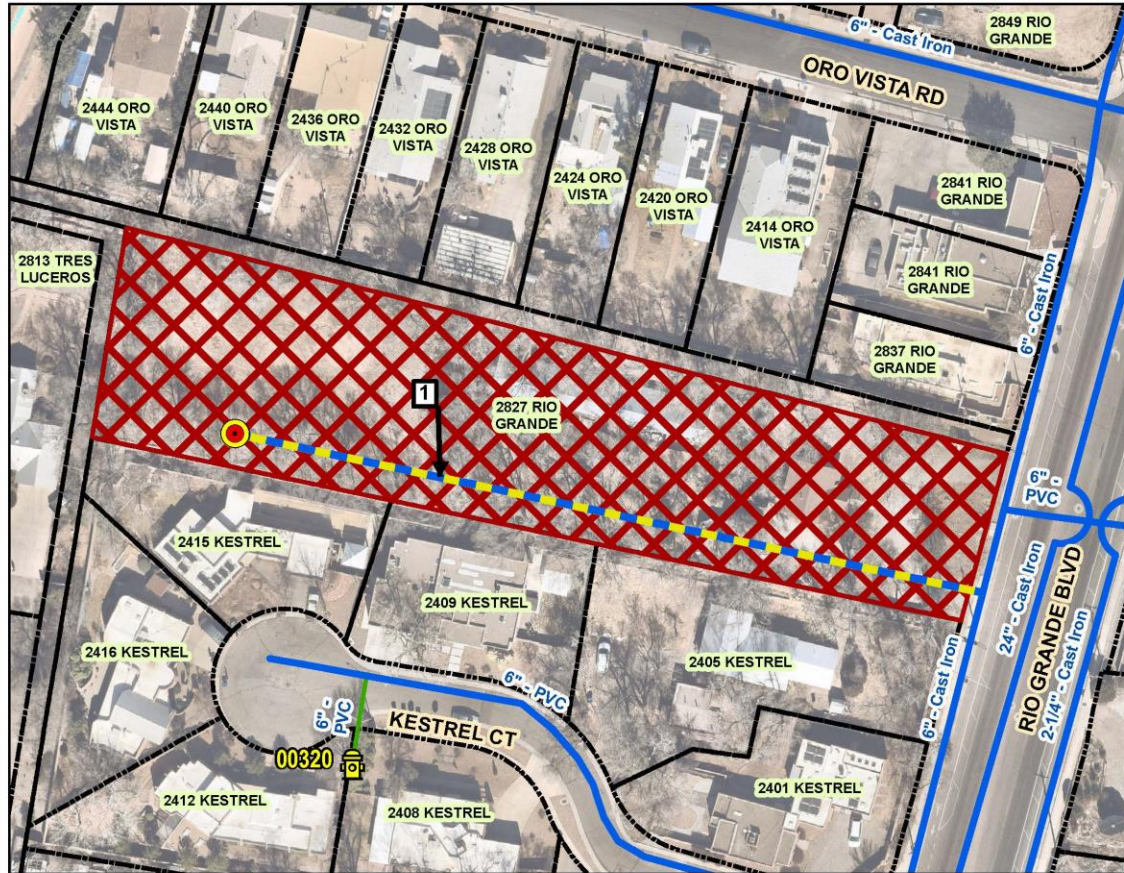


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #250208**

250120 - Water



0 160 320 Feet




Legend

 Hydrant

Water Pipe

Subtype

 Distribution Line

 Hydrant Leg

 Project Location

Fire Flow Analysis Points

 Analysis Point (1)

 --- General Map Keyed Notes

1 - New water line 



250120 - Sanitary Sewer



0 160 320 Feet



Legend

- | | |
|-------------------|----------------------------------|
| Sewer Manhole | Project Location |
| Sewer Pipe | --- General Map Keyed Notes |
| Subtype | 1 - New sanitary sewer collector |
| COLLECTOR | |
| INTERCEPTOR | |

