



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2020-004645

Application No. PR-2020-004645

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 11/29/2022 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL DESCRIPTION: Updated preliminary plat, DXF approval, updated drainage management plan.

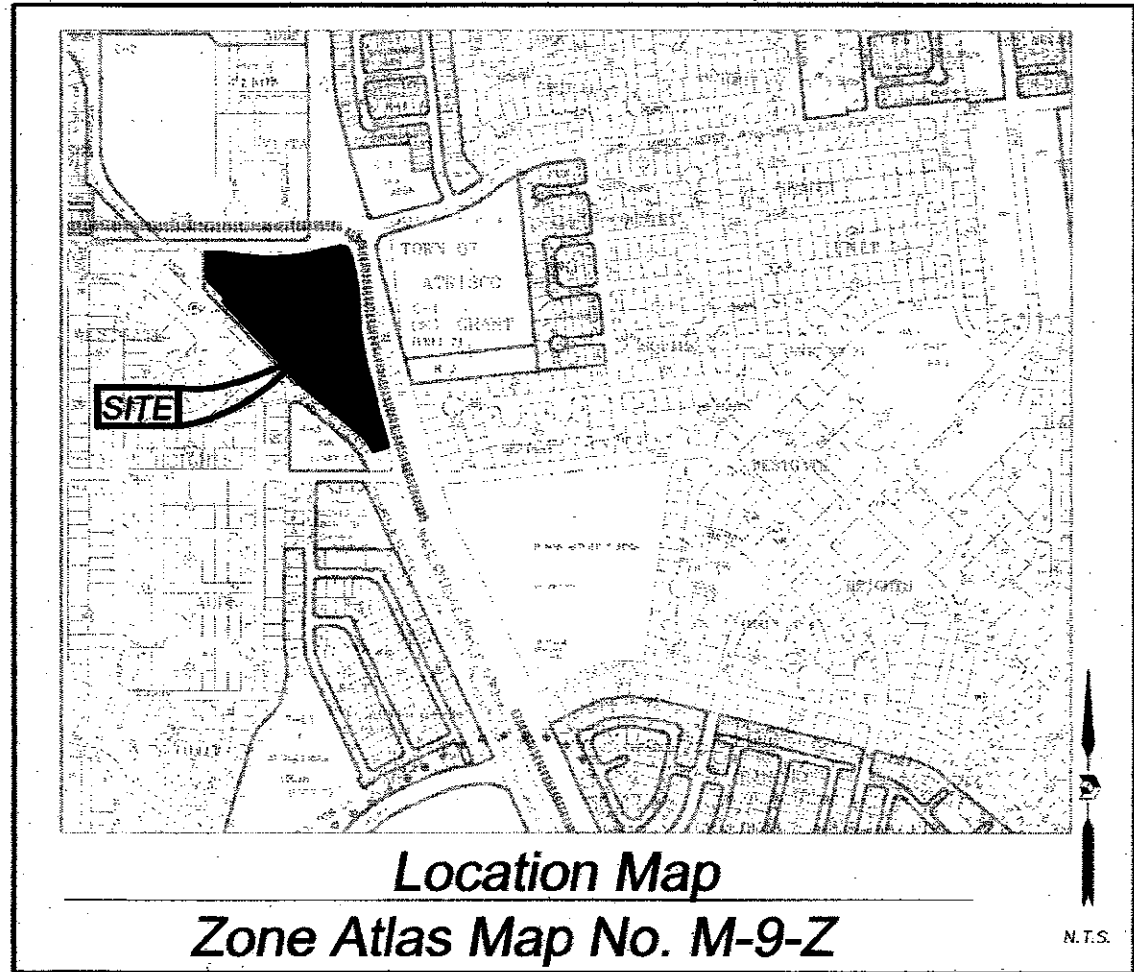
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CONTACT NAME: Luis Noriega

TELEPHONE: 505-858-3100 EMAIL: lnoriega@tierrawestllc.com



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 10.7788 ACRES±  
ZONE ATLAS INDEX NO: M-9-Z  
NO. OF TRACTS CREATED: 5  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
- NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR  
INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,  
TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE  
ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,  
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS  
SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE  
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO  
PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER  
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE  
EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR  
PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS,  
WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR  
FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND  
EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA  
SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES,  
SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN,  
POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER  
STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED  
OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY  
VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY  
STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN  
FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION  
D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF  
THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC  
AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN  
GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY  
DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION  
33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT  
LETTERED "A" SNOW VISTA INVESTORS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS  
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY  
CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 3, 2001, IN PLAT BOOK 2001C FOLIO 225,  
CONTAINING 10.7788 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 1A, 1B, 1C, 1D AND 1E, SNOW  
VISTA INVESTORS.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO FIVE NEW TRACTS, TO  
GRANT AN EASEMENT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A  
DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING  
INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF  
THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND  
JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD  
DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED,  
AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE  
RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS  
SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM  
COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND  
STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE  
CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

GARY GOODMAN  
TRUSTEE  
LAWRENCE GOODMAN REVOCABLE TRUST

8/29/22  
DATE

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Yvonne Escajeda  
Commission No. 1130485  
September 03, 2024

Acknowledgment

STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF August, 2021 BY:  
GARY GOODMAN, TRUSTEE, LAWRENCE GOODMAN REVOCABLE TRUST.

BY Yvonne Escajeda, Notary Public, My Commission Expires: September 03, 2024

M.R.G.C.D. Note:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN  
EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT  
IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR  
THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH  
IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

Plat of  
Lots 1A, 1B, 1C, 1D and 1E  
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,  
Township 10 North, Range 2 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico  
December 2021

Project No. PR-2020-004645

Application No. SD-2022-00133

Utility Approvals

08/16/2022  
DATE  
9/13/2022  
DATE  
NEW MEXICO GAS COMPANY  
Abdul A. Bhuyan  
09/07/2022  
DATE  
QWEST CORPORATION D/B/A CENTURYLINK QC  
Mike Montez  
08/10/2022  
DATE  
COMCAST  
DATE

City Approvals

11/16/2022  
DATE  
CITY SURVEYOR  
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
DATE  
A.B.C.W.U.A.  
DATE  
PARKS AND RECREATION DEPARTMENT  
DATE  
AMAFCA  
DATE  
CITY ENGINEER  
DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE  
CODE ENFORCEMENT  
DATE  
M.R.G.C.D.  
DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE  
LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS  
PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS  
FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE  
AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED  
ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO  
RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

9/13/2022  
DATE  
LARRY W. MEDRANO  
N.M.P.S. No. 11993



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO				PROPERTY OWNER LAWRENCE GOODMAN REVOCABLE TRUST				CREW/TECH: MT		DATE OF SURVEY 10/30/2020	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 33	TOWNSHIP 10 NORTH	RANGE 02 EAST	MERIDIAN NMPM	SUBDIVISION NAME SNOW VISTA INVESTORS				DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				UPC 100905510538420307	ADDRESS 1125 SNOW VISTA BOULEVARD, S.W.			PSI JOB NO. 216212		SHEET NUMBER 1 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233 GROUND TO GRID: 0.999678870				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: NO			



Plat of  
Lots 1A, 1B, 1C, 1D and 1E  
**Snow Vista Investors**  
Town of Atrisco Grant, Projected Section 33,  
Township 10 North, Range 2 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
November 2022

**Easement Notes**

- (A) EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)
- (B) EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)
- (C) EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- (E) EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)
- (F) EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119)-NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.
- (G) 14'x10.53' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225) REFERENCES (02/05/1964, D3-90)
- (H) 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D, AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT. GRANTED BY THIS PLAT

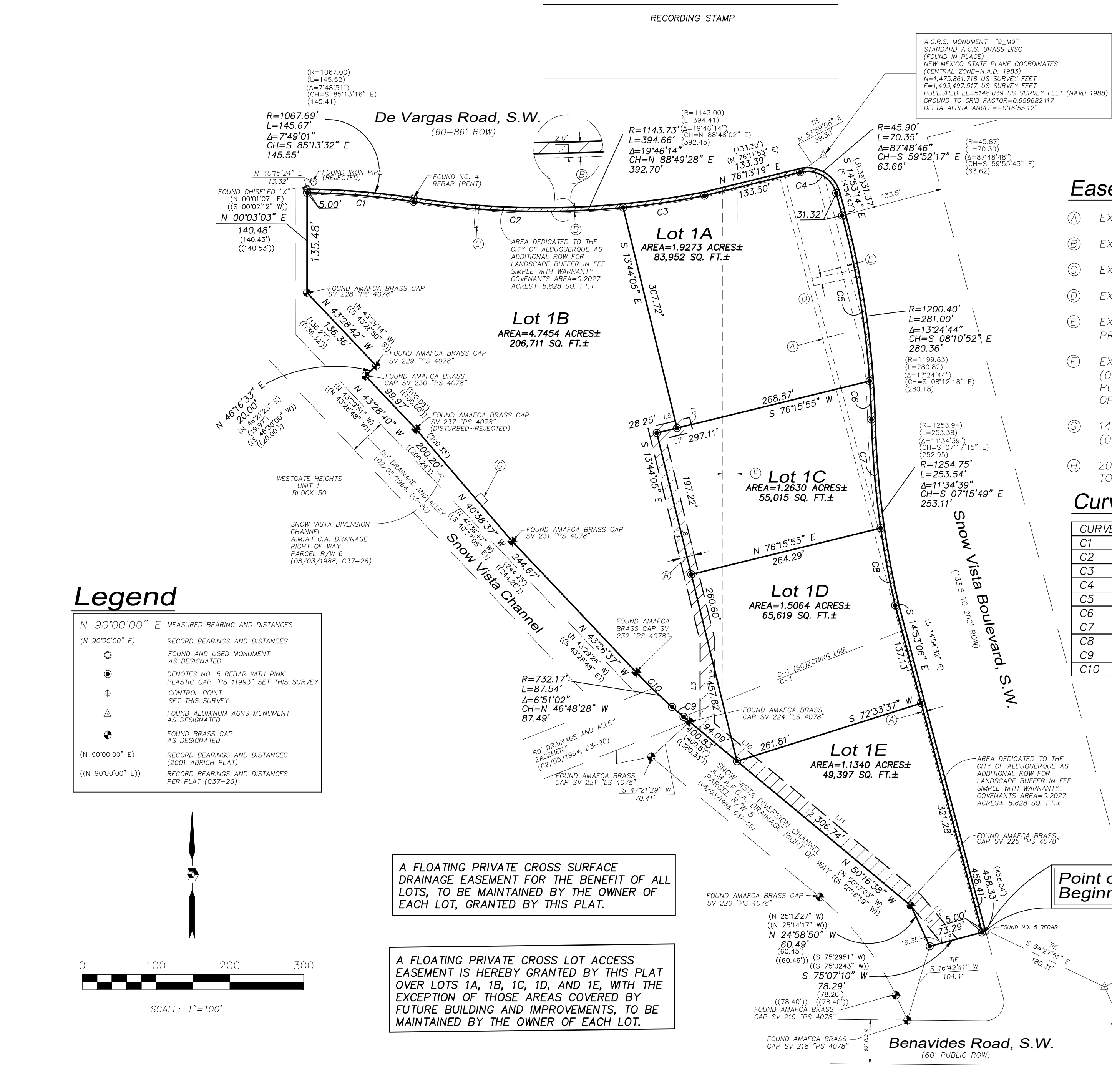
**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1062.68'	144.91'	144.80'	S 85°13'26" E	7°48'47"
C2	1148.73'	285.06'	284.33'	S 88°23'58" E	14°13'05"
C3	1148.73'	111.44'	111.40'	N 81°42'44" E	5°33'30"
C4	40.90'	62.64'	56.69'	S 59°54'12" E	87°44'55"
C5	1205.40'	227.65'	227.31'	S 09°25'54" E	10°49'14"
C6	1205.40'	52.18'	52.17'	S 02°43'32" E	2°28'49"
C7	1259.75'	147.87'	147.79'	S 04°50'15" E	6°43'32"
C8	1259.75'	106.76'	106.73'	S 10°37'41" E	4°51'21"
C9	732.17'	20.46'	20.46'	S 49°25'58" E	1°36'03"
C10	732.17'	67.34'	67.31'	S 45°57'48" E	5°16'10"

**Easement Line Table**

LINE	BEARING	DISTANCE
L1	N 39°14'41" W	65.78'
L2	N 50°17'26" W	371.32'
L3	N 00°01'26" E	120.69'
L4	N 13°44'05" W	298.39'
L5	N 76°16'09" E	58.26'
L6	S 13°43'51" E	20.01'
L7	S 76°16'09" W	38.25'
L8	S 13°44'05" E	280.80'
L9	S 00°01'26" W	113.71'
L10	S 50°17'26" E	62.20'
L11	S 50°17'26" E	301.66'
L12	S 39°14'41" E	76.77'
L13	S 75°07'10" W	21.96'

Point of Beginning



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: <b>NM-C</b>	GRID /GROUND COORDINATES: <b>GRID</b>	TYPE: <b>STANDARD</b>		LAND GRANT TOWN OF ATRISCO				PROPERTY OWNER LAWRENCE GOODMAN REVOCABLE TRUST				CREW/TECH: MT	DATE OF SURVEY 10/30/2020
HORIZONTAL DATUM: <b>NAD83</b>	VERTICAL DATUM: <b>NAVD88</b>	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS <b>YES</b>	SECTION <b>33</b>	TOWNSHIP <b>10 NORTH</b>	RANGE <b>02 EAST</b>	MERIDIAN <b>NMPM</b>	SUBDIVISION NAME SNOW VISTA INVESTORS				DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				CITY <b>ALBUQUERQUE</b>	COUNTY <b>BERNALILLO</b>	STATE <b>NM</b>	UPC <b>100905510538420307</b>	ADDRESS <b>1125 SNOW VISTA BOULEVARD, S.W.</b>		PSI JOB NO. <b>216212P</b>		SHEET NUMBER <b>2 OF 2</b>	
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.000321233</b> <b>GROUND TO GRID: 0.99967887</b>				DISTANCE ANNOTATION: <b>GROUND</b> BEARING ANNOTATION: <b>GRID</b>				ELEVATION TRANSLATION: <b>±0.00'</b>		ELEVATIONS VALID: <b>NO</b>			

**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

## Luis Noriega

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**From:** Muzzey, Devin P. <dmuzzey@cabq.gov>  
**Sent:** Monday, September 19, 2022 11:08 AM  
**To:** Joyce Paywa; Planning Plat Approval  
**Cc:** Rodenbeck, Jay B.  
**Subject:** RE: DXF request for Tracts 1A, 1B, 1C, 1D & 1E, Snow Vista Investors, COA Project No. PR 2020-004645 (PSI JN 216212)

Hi Joyce,

Thank you for the resubmittal. The DXF for PR-2020-004645 – Snow Vista Investors, Lots 1A, 1B, 1C, 1D, and 1E – has been approved. This email will notify the DRB office.

**\*This is a revised dxf of PR-2020-004645 from the last submittal in 2021\***

Have a great day,  
Devin Muzzey



**Devin Muzzey**  
gis specialist  
[e dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Joyce Paywa <Joyce@presurv.com>  
**Sent:** Monday, September 19, 2022 9:43 AM  
**To:** Muzzey, Devin P. <dmuzzey@cabq.gov>  
**Cc:** Planning Plat Approval <platgisreview@cabq.gov>  
**Subject:** Re: DXF request for Tracts 1A, 1B, 1C, 1D & 1E, Snow Vista Investors, COA Project No. PR 2020-004645 (PSI JN 216212)

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning Devin,

Please see attached.

Thank you,  
Joyce

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**From:** Muzzey, Devin P. <[dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)>  
**Sent:** Monday, September 19, 2022 9:33 AM  
**To:** Joyce Paywa <[Joyce@presurv.com](mailto:Joyce@presurv.com)>

**Cc:** Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>

**Subject:** RE: DXF request for Tracts 1A, 1B, 1C, 1D & 1E, Snow Vista Investors, COA Project No. PR 2020-004645 (PSI JN 216212)

Good Morning Joyce,

We are currently in the process of reviewing the DXF for PR-2020-004645.

Unfortunately, the .dxf file shows up in three separate locations on the map.



In order to continue with the approval process, we would need a resubmittal of the .dxf file that only contains one location of the plat.

Please let me know if you have any questions or concerns, thank you.

- Devin Muzzey



**Devin Muzzey**

gis specialist

e [dmuzzey@cabq.gov](mailto:dmuzzey@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Joyce Paywa <[Joyce@presurv.com](mailto:Joyce@presurv.com)>

**Sent:** Friday, September 16, 2022 2:49 PM

**To:** Planning Plat Approval <[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)>

**Cc:** Larry Medrano <[larry@presurv.com](mailto:larry@presurv.com)>; Jim Kirkpatrick <[jim@presurv.com](mailto:jim@presurv.com)>

**Subject:** DXF request for Tracts 1A, 1B, 1C, 1D & 1E, Snow Vista Investors, COA Project No. PR 2020-004645 (PSI JN 216212)

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hello,

Attached is a DXF file and pdf of the plat for Tracts 1A, 1B, 1C, 1D & 1E, Snow Vista Investors, COA Project No. PR 2020-004645. The coordinate system used is NAD 1983, Central Zone. The file provided is based on grid coordinates for the referenced system.

Please let us know if you have any questions.

Thank you,

**Joyce M. Paywa**



9200 San Mateo Boulevard, NE

Albuquerque, NM 87113

505-856-5700 Office

505-207-7723 Direct

719-291-2170 Cell

[www.precisionsurveysinc.com](http://www.precisionsurveysinc.com)

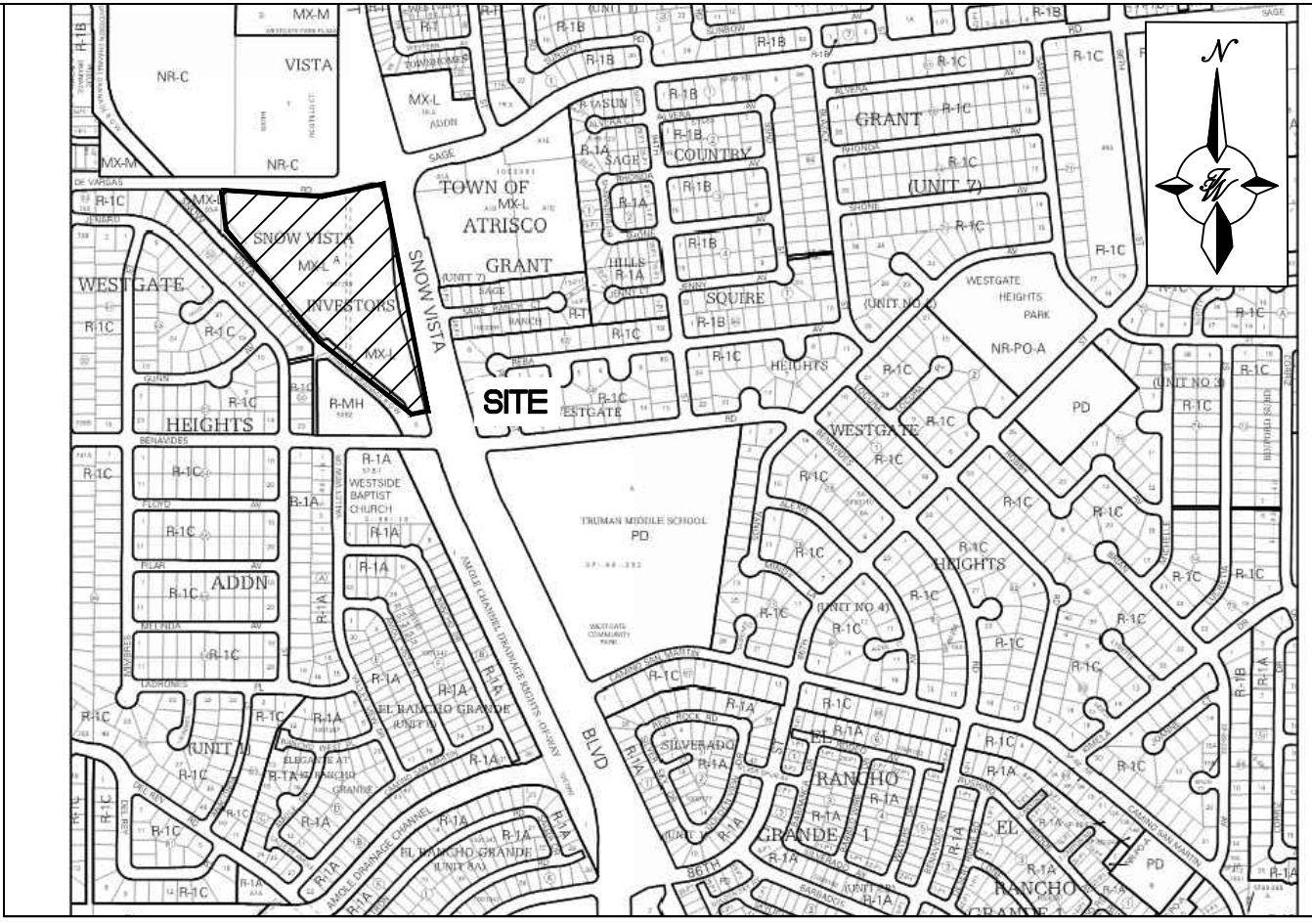
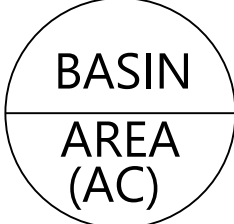




# DEVELOPED DRAINAGE MANAGMENT PLAN

1125 Snow Vista Blvd SW Albuquerque NM 87121

## LEGEND



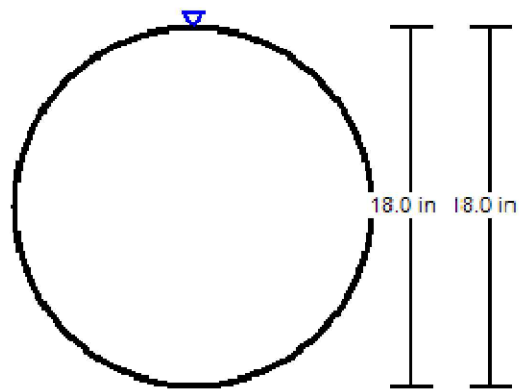
VICINITY MAP:

Proposed Conditions (DPM WEIGHTED E METHOD CH 6)

Basin Descriptions												100-Year, 6-Hr, Zone 1			
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
1A	1A	83,898	1.93	0.00301	0%	0.000	0%	0.000	15%	0.289	85%	1.637	2.047	0.328	7.57
1B	1B	206,569	4.74	0.00741	0%	0.000	0%	0.000	15%	0.711	85%	4.031	2.047	0.809	18.65
1C	1C	54,969	1.26	0.00197	0%	0.000	0%	0.000	15%	0.189	85%	1.073	2.047	0.215	4.96
1D	1D	65,577	1.51	0.00235	0%	0.000	0%	0.000	15%	0.226	85%	1.280	2.047	0.257	5.92
1E	1E	49,365	1.13	0.00177	0%	0.000	0%	0.000	15%	0.170	85%	0.963	2.047	0.193	4.46
Total		460,378	10.57	0.01651		0.000		0.000		1.585		8.984		1.802	41.562

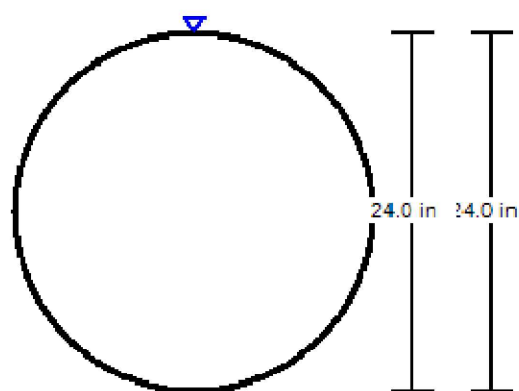
Peak Discharge (cfs)	
ANALYSIS POINT	FLOW RATE 100 YR
P1	7.57
P2	12.53
P3	41.56

PIPE ID 1	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.006 ft/ft
Normal Depth	18.0 in
Diameter	18.0 in
Discharge	8.14 cfs



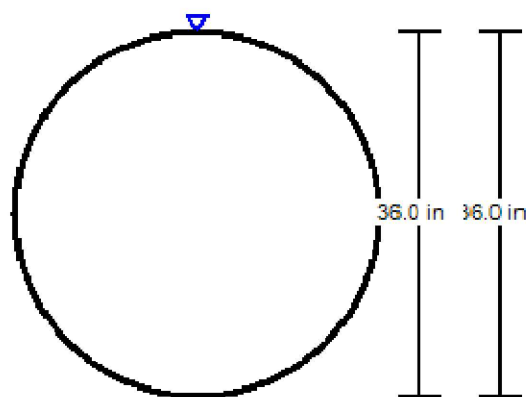
V: 1  
H: 1

PIPE ID 2	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.006 ft/ft
Normal Depth	24.0 in
Diameter	24.0 in
Discharge	17.52 cfs



V: 1  
H: 1

PIPE ID 3	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.006 ft/ft
Normal Depth	36.0 in
Diameter	36.0 in
Discharge	51.66 cfs

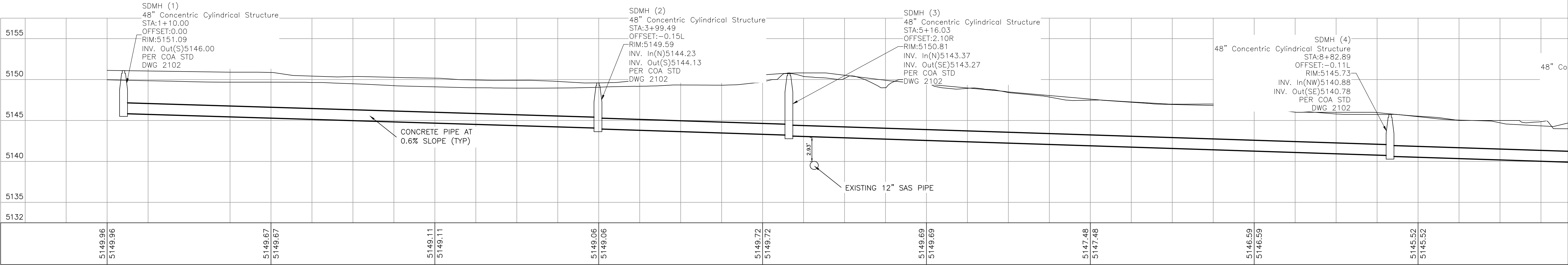


V: 1  
H: 1

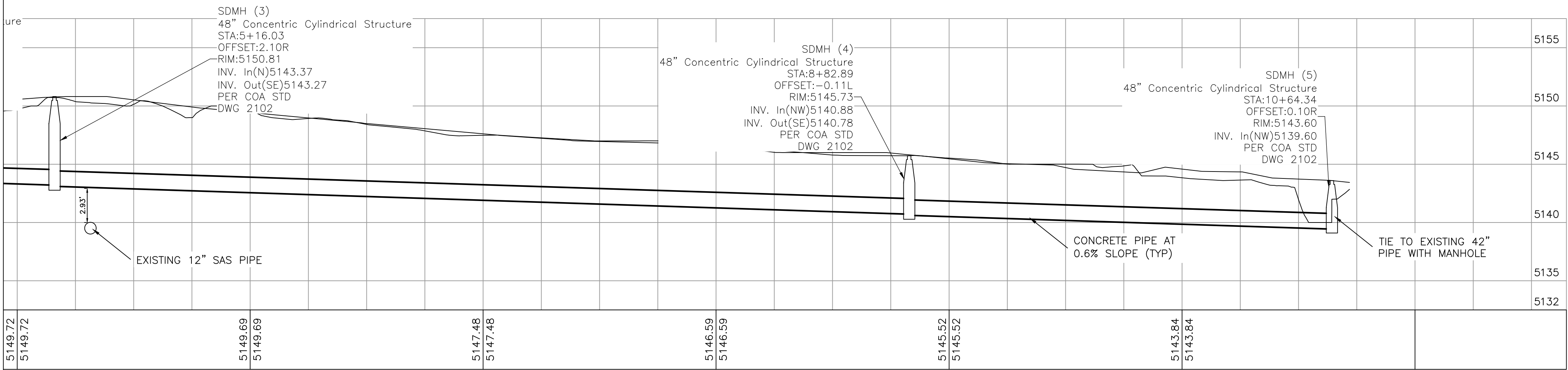
**ABCWUA NOTE**  
NO PRIVATE INFRASTRUCTURE IS ALLOWED WITHIN THE PUBLIC SEWER EASEMENT WITHOUT THE APPROVAL OF THE ALBUQUERQUE, BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA). THE MATERIALS ACCEPTABLE TO THE ABCWUA SHALL BE UTILIZED ACROSS THE SURFACE AND THE CROSSING AND SHALL BE PERPENDICULAR TO THE PUBLIC SANITARY SEWER EASEMENT.  
  
APPROPRIATE DEPTH SHALL ALSO BE MAINTAINED FOR PROPER COVER OF THE PUBLIC SANITARY SEWER INFRASTRUCTURE FOR ANY GRADING THAT TAKES OVER THE SEWER LINE.

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<b>SAGE PLAZA ALBUQUERQUE, NM</b>	DRAWN BY LN
	<b>CONCEPTUAL DRAINAGE MANAGEMENT PLAN</b>	DATE 11/14/2022
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	202073_BASIN_DEVELOPED
		SHEET # <b>C1</b>  JOB # 2020073







NEW-STORM



NEW-STORM

<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	<div>SAGE PLAZA ALBUQUERQUE, NM</div>	<div>DRAWN BY LN</div>
	<div>CONCEPTUAL DRAINAGE MANAGEMENT PROFILE</div>	<div>DATE 11/14/2022</div>
	<div> <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</div>	<div>SHEET # <b>C2</b></div>
		<div>JOB # 2020073</div>