



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-2021-005597
Application No. SD-2022-00026

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: 9/14/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: This submittal address all commetns received from the DRB to include:

An updated Plat, Infrastructure List, Utility Plan, NMDOT Approval Letter, and an approved G&D letter.

CONTACT NAME: Regina Okoye

TELEPHONE: 505.338.1499 (Ext. 1003) EMAIL: rokoye@modulusarchitects.com



Development Review Board
Jolene Wolfley, DRB Chair, Planning Department

Email: jwolfley@cabq.gov
Development Review Board
City of Albuquerque
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

September 9, 2022

RE: PR-2021-005597/ SD-2022-00026 – PRELIMINARY PLAT

Members of the DRB Board,

Modulus Architects, Inc., hereafter referred to as the "Agent" for the purpose of this request, represents Red Shamrock 4, LLC, hereafter referred to as the "Applicant". We, "Agent" is requesting approval of a Major Subdivision of Land. Please see below on how each departmental comments have been addressed.

WUA –

1. We need the updated Infrastructure List based on all comments associated with the list (Hydrology, Transportation, WUA)
2. The easement at the southwest corner needs to match the proposed waterline layout. If the waterline is proposed to make several turns, show that on the utility plan. Otherwise update the easement to match the straight waterline as shown on the utility plan.

Applicant Response – An updated infrastructure list has been added in this resubmittal to address all comments. The easement has been updated.

Transportation –

1. Need to ensure all comments have been addressed within plans.
2. Need NMDOT approval.

Applicant Response – All comments have been addressed within the plans. NMDOT approval have been achieved. See approval letter that has been attached to this resubmittal package.

NMDOT – Please coordinate with NMDOT District 3 Assistant Engineer Margaret Haynes to discuss this development's potential impacts to NM 45 (Coors Blvd) and any improvement requirements.

Applicant Response – NMDOT approval have been achieved. See approval letter that has been attached to this resubmittal package.

Hydrology –

1. G&D approval has been provided.
2. The wording for the existing surge pond at the northwest corner seems wrong for a plat (“Revocable and Temporary stormwater Drainage License”. Based on drainage calculations, a permanent drainage easement needs to be shown on the plat. (Has this comments been addressed).
3. There are several private drainage easements shown on the plat. However, Lot 9 does not currently have an easement going to it. Is this an oversight? Would it be better to just have a Blanket Cross Lot Drainage Easement and sheet drain the lots till you need a specific private detention pond for the lots and private storm pipe outfall connection to the existing 36-in storm drain. (Has this comments been addressed).
4. Infrastructure List - Remove all private storm drain with inlets line items. Or if you wish to keep, then please note that all items will have to meet City standards with inlets, and either RCP or HDPPP only for the storm pipe.

Applicant Response – G&D approval has been obtained. See approval letter in this resubmittal package. All comments have been address and infrastructure list has been amended.

PNM –

1. All easements need to be shown on the Plat.

Applicant Response – All easements are shown on the Plat.

APS – No comments to address

Department of Municipal Development – No comments to address

Zoning – No comments to address.

Mid-Region Council of Governments – No comments to address

Planning – No comments to address for this Prelim Plat.

The responses and updated plan submittals should adequately address the comments provided. We are respectfully requesting approval of the Subdivision of Land.

Sincerely,

Regina Okoye

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

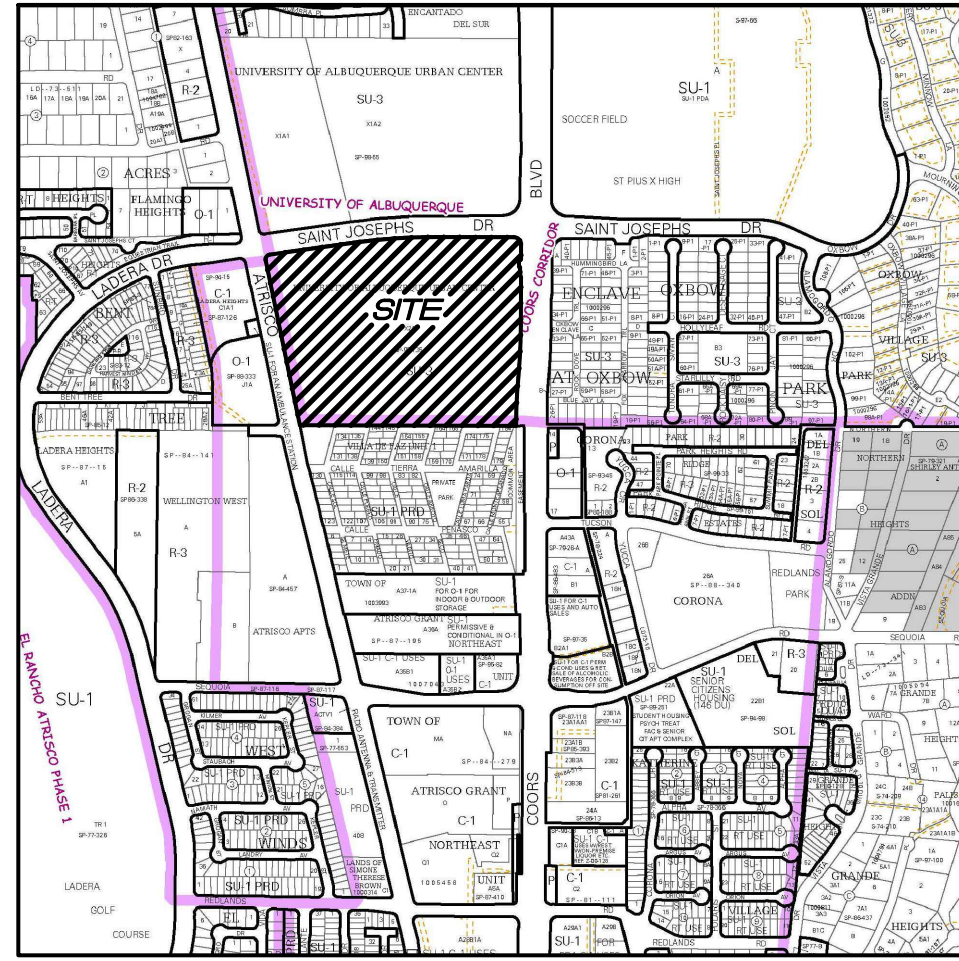
Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
THE TOWN OF ATRISCO GRANT
 IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2021



Zone Atlas G-11-Z

VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground U.S. Survey Feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page G-11-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 10
3. Total mileage of full width streets created: 0 miles
4. Gross Subdivision acreage: 26.4992 acres.
5. Total number of Tracts created: 0
5. Total Right-of-Way Dedicated: 0.4603

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Create 10 new Lots from One existing Tract as shown hereon.
2. Dedicate Additional Right-of-Way as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____ Bernalillo County Treasurer _____ Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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, 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 erected or constructed on said easements, nor shall any 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 this 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

_____ 02/08/2022

Public Service Company of New Mexico _____ Date

Jeff Estvanko Digitally signed by Jeff Estvanko
Date: 2022.02.03 11:17:23 -07'00'

New Mexico Gas Company _____ Date

Abdul A Bhuayan _____ 2/11/2022

Qwest Corporation d/b/a CenturyLink QC. _____ Date

Comcast _____ 2-10-22

CITY APPROVALS:

Loren N. Risenhoover P.S. _____ 6/14/2021

City Surveyor _____ Date

Department of Municipal Development

Code Enforcement _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

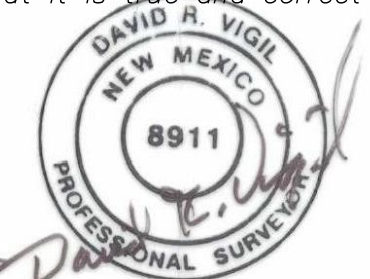
City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMPS No. 8911



Consulting Surveyors
Albuquerque, New Mexico

PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2021

LEGAL DESCRIPTION

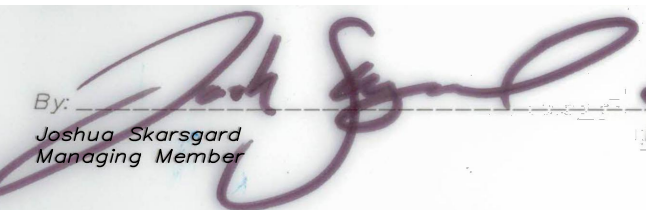
Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER


Red Shamrock 12, LLC, a New Mexico limited liability company

By:  2-14-22
 Joshua Skarsgard Date
 Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14th
 day of February, 2022, by Joshua Skarsgard.

 My commission expires 04/01/24
 Notary Public



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO, MAY, 1987", filed November 17, 1987 in Volume C35, Folio 29, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

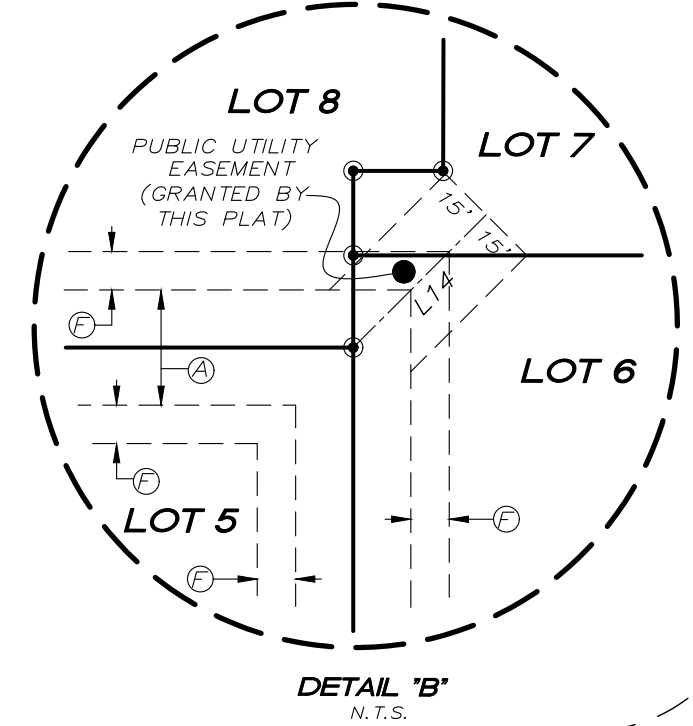
The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.

PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
 WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
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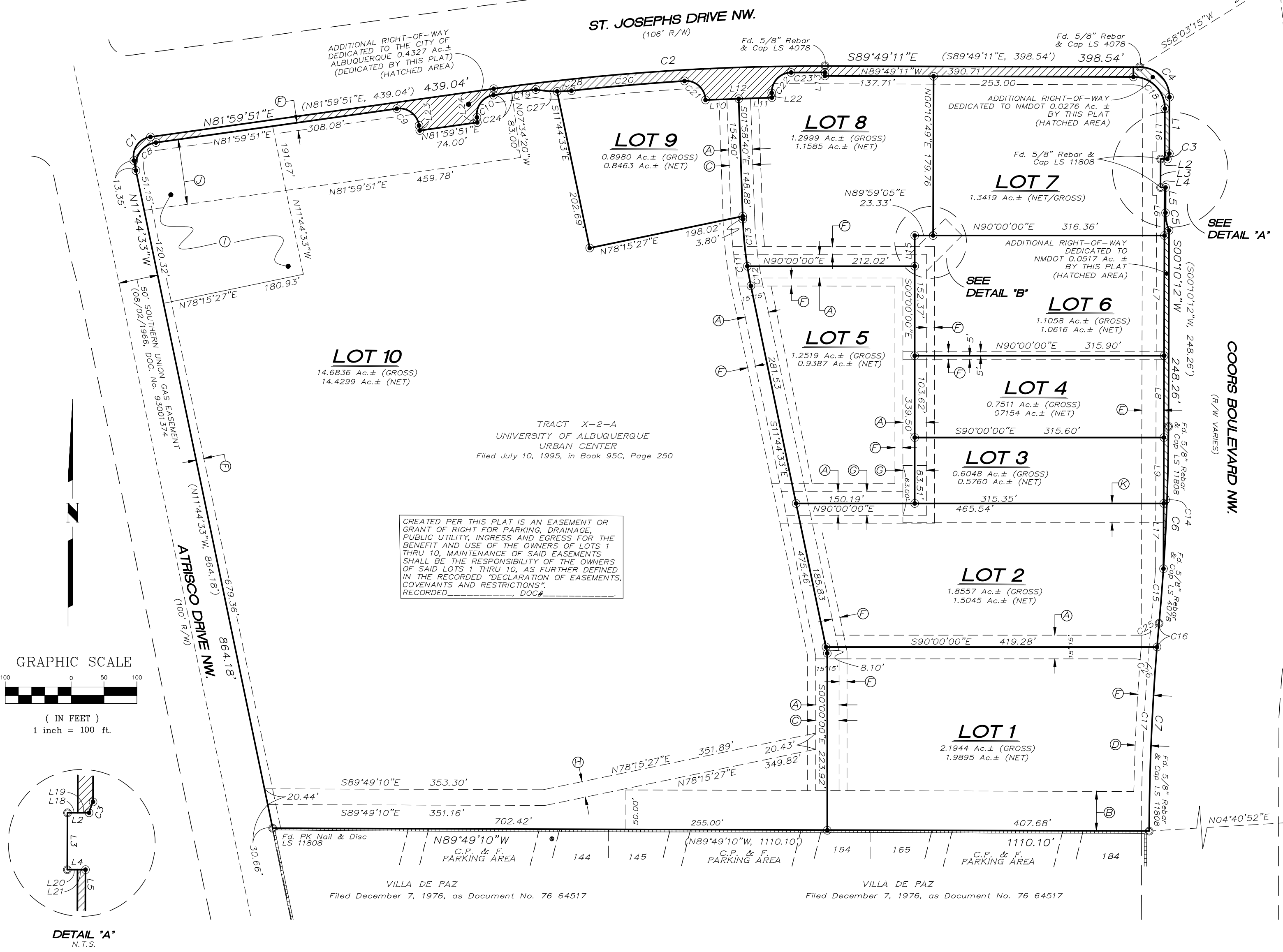
LINE	LENGTH	BEARING
L1	71.53' (71.53')	S00°10'11"W (S00°10'11"W)
L2	8.53' (8.53')	N89°49'48"W (N89°49'48"W)
L3	36.00' (36.00')	S00°10'12"W (S00°10'12"W)
L4	6.38' (6.38')	S89°49'48"E (S89°49'48"E)
L5	32.00' (32.00')	S00°10'12"W (S00°10'12"W)
L6	60.87	S00°10'12"W
L7	152.37	S00°10'12"W
L8	103.62	S00°10'12"W
L9	83.51	S00°10'12"W
L10	42.00	S88°01'20"W
L11	42.00	S88°01'20"W
L12	84.00	S88°01'20"W
L13	4.50	S0°10'47"W
L14	69.99	N45°00'00"E
L15	38.88	N00°00'00"E

LINE	LENGTH	BEARING
L16	63.97	N00°10'06"E
L17	82.68	S00°10'12"W
L18	5.16	N89°49'47"W
L19	3.37	N89°49'49"W
L20	5.16	S89°47'24"E
L21	1.22	S90°00'00"E
L22	5.98	S1°58'40"E
L23	6.47	N8°00'09"W
L24	6.47	N8°00'09"W
L25	16.24	S22°30'00"E

- KEYED EASEMENTS:**
- (A) 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (B) PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (C) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (D) 20' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (E) 28' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (F) PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOTS 1 THRU 10 FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (G) 10' P.U.E. (GRANTED BY THIS PLAT)
 - (H) 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
 - (I) 20' PUBLIC WATER & SANITARY SEWER EASEMENT BENEFIT OF LOT 10 TO BE MAINTAINED BY OWNERS OF SAID LOT. (GRANTED BY THIS PLAT)
 - (J) PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED BY OWNERS OF LOT 10. (GRANTED BY THIS PLAT)
 - (K) REVOCABLE AND TEMPORARY STORMWATER DRAINAGE LICENSE (VACATED BY THIS PLAT)
 - (L) 24' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)

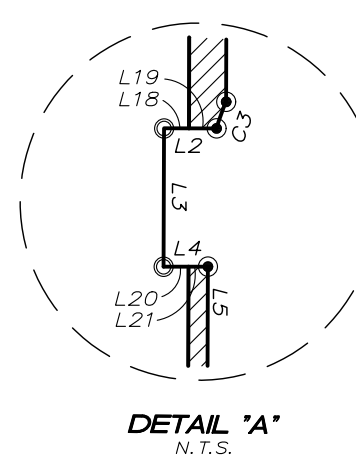
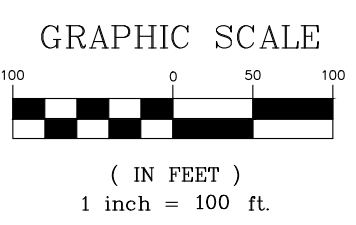


Albuquerque Control Survey Monument "8_G11"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1502236.625 U.S. SURVEY FEET
 E=1505431.887 U.S. SURVEY FEET
 Ground to grid factor= 0.999680082
 Delta Alpha= -00°15'35.17"
 Elevation= 5116.009 U.S. SURVEY FEET (NAVD88)

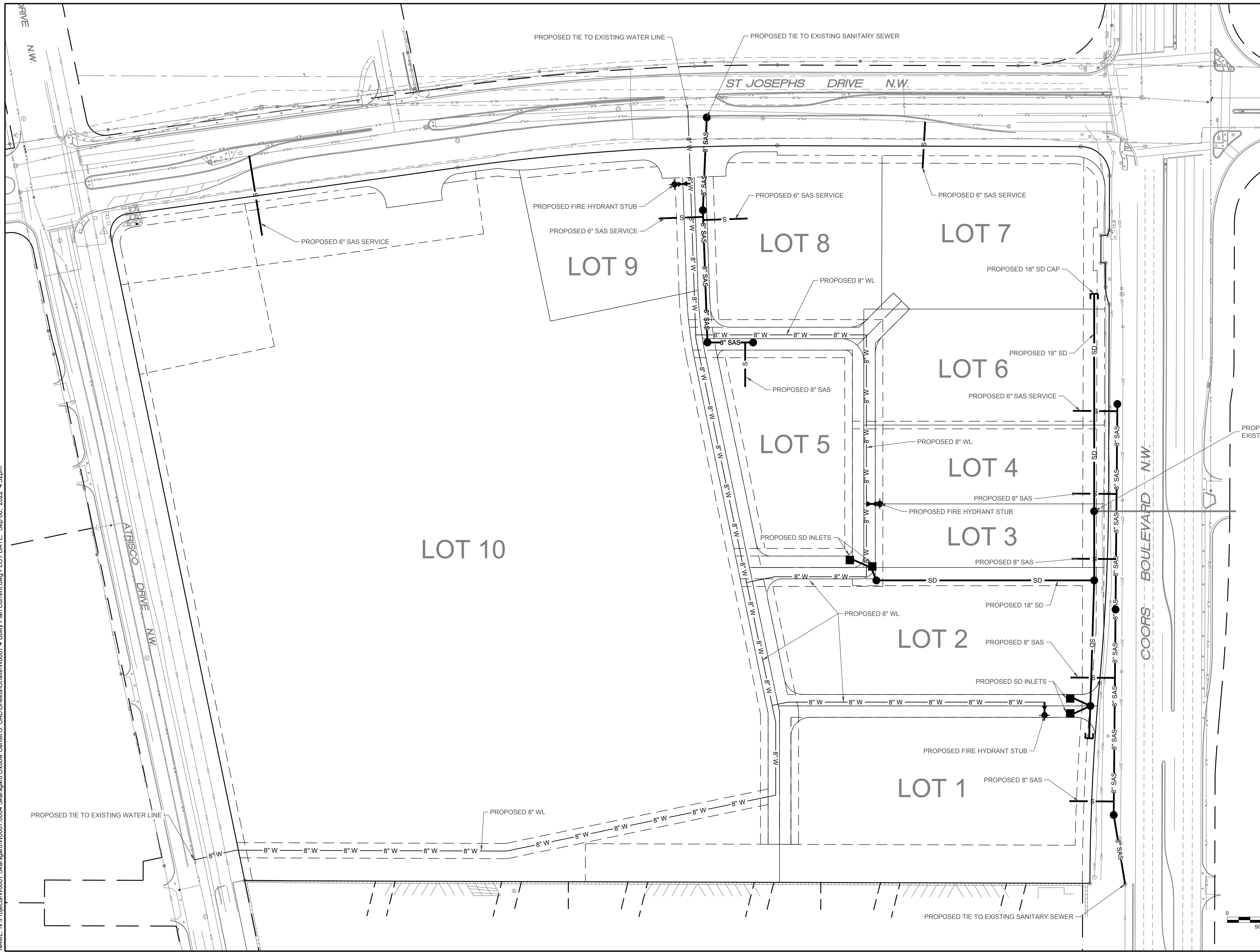


Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.91' (40.91')	25.00' (25.00')	26.70'	36.50' (36.50')	S35°07'10"W (S35°07'10"W)	93°45'42" (93°45'42")
C2	420.88' (420.88')	2947.00' (2947.00')	210.80'	420.52' (420.52')	S86°05'20"W (S86°05'20"W)	8°10'58" (8°10'58")
C3	7.37' (7.37')	56.63' (56.63')	3.69'	7.36' (7.36')	S19°45'40"W (S19°45'40"W)	7°27'06" (7°27'06")
C4	59.69' (59.69')	38.00' (38.00')	38.00'	53.74' (53.74')	N44°49'30"W (N44°49'30"W)	89°59'59" (89°59'59")
C5	23.05' (23.05')	56.62' (56.62')	11.69'	22.89' (22.89')	S11°29'21"E (S11°29'21"E)	23°19'26" (23°19'26")
C6	249.78' (249.78')	2786.79' (2786.79')	124.98'	249.70' (249.70')	N02°44'16"E (N02°44'16"E)	5°08'08" (5°08'08")
C7	263.71' (263.71')	2942.79' (2942.79')	131.95'	263.63' (263.62')	S02°44'22"W (S02°44'17"W)	5°08'04" (5°08'04")
C8	49.08	30.00	32.03	43.79	S35°07'39"W	93°44'24"
C9	39.27	25.00	25.00	35.36	N53°00'09"W	90°00'00"
C10	39.26	25.00	24.99	35.35	S36°59'12"W	89°58'42"
C11	85.21	500.00	42.71	85.11	S6°51'36"E	9°45'53"
C12	25.38	500.00	12.69	25.38	S10°17'18"E	2°54'30"
C13	59.83	500.00	29.95	59.80	S5°24'21"E	6°51'23"
C14	180.50	2786.79	90.28	180.47	N2°01'32"E	3°42'40"
C15	69.29	2786.79	34.64	69.28	N4°35'36"E	1°25'28"
C16	30.31	2942.79	15.16	30.31	S5°00'42"W	0°35'25"
C17	233.40	2942.79	116.76	233.34	S2°26'40"W	4°32'40"
C18	62.82	40.00	39.99	56.56	N44°49'33"W	89°59'17"
C19	53.76	2939.00	26.88	53.76	S82°29'59"W	1°02'53"
C20	143.77	3604.22	71.89	143.76	S85°04'18"W	2°17'08"
C21	40.06	25.00	25.80	35.91	N47°52'54"W	91°48'28"
C22	39.85	25.00	25.59	35.76	S43°41'06"W	91°19'31"
C23	42.71	2939.00	21.36	42.71	S89°45'50"W	0°49'58"
C24	23.43	2939.00	11.71	23.43	S82°11'58"W	0°27'24"
C25	37.02	25.00	22.85	33.73	N47°34'29"E	84°51'02"
C26	40.97	25.00	26.76	36.54	N43°02'56"W	93°54'08"
C27	27.17	164.67	13.61	27.14	S85°01'07"E	9°27'09"
C28	18.18	164.67	9.10	18.17	N87°05'31"E	6°19'34"

Albuquerque Control Survey Monument "12_H11"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N=1497519.02 U.S. SURVEY FEET
 E=1505414.361 U.S. SURVEY FEET
 Ground to grid factor= 0.999680622
 Delta Alpha= -00°15'34.84"
 Elevation= 5104.854 U.S. SURVEY FEET (NAVD88)



NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3_CAD\Sheets\OnSite\W0007.4 Utility Plan Current.dwg PLOT DATE: Sep 08, 2022 4:32pm



DESIGNED HKW DRAWN HKW CHECKED SEG DATE 9.08.2022	REVISION
 RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 DENVER, CO 80231 WWW.RESPEC.COM PHONE (303) 253-9718	
STAMP	
PRELIMINARY NOT FOR CONSTRUCTION 9/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
 Know what's below. Call before you dig. PROJ. #: W0007.0004	
PROJECT NAME: OXBOW CENTER	
SHEET TITLE: CONCEPTUAL OVERALL UTILITY PLAN	
SUBMITTED FOR: DRB	
SHEET NUMBER: 1 OF 1	

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: September 8, 2022

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

**LOTS 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT X-2-A OF THE AMENDED PLAT OF TRACTS X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	PAVING 11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL SB LT LANE W/ TRANSITIONS	COORS BLVD	500' NORTH OF ST. JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING W/ C&G FOR SB RT LANE	COORS BLVD	NORTH PROPERTY BOUNDARY OF LOT 1	385' NORTH W/TRANS	/	/	/
<input type="text"/>	<input type="text"/>	11' WIDTH	ARTERIAL PAVING FOR ADDITIONAL NB LT LANE W/ TRANSITIONS	COORS BLVD	500' SOUTH OF ST JOSEPHS BLVD	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	6' WIDTH	PCC SIDEWALK (WEST SIDE ONLY)	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	8' WIDTH	ARTERIAL PAVING FOR BIKE LANE	COORS BLVD	ST JOSEPHS	SOUTH PL LOT 1	/	/	/
<input type="text"/>	<input type="text"/>		ARTERIAL PAVING W/ C&G FOR BUS BAY	COORS BLVD	SOUTH OF ST JOSEPHS		/	/	/
<input type="text"/>	<input type="text"/>		RELOCATE STREET LIGHTS AS REQUIRED BY ROAD IMPROVEMENTS	COORS BLVD	SOUTH PROPERTY BOUNDARY	ST JOSEPHS BLVD	/	/	/
<input type="text"/>	<input type="text"/>		SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	COORS BLVD & ST. JOSEPHS BLVD	INTERSECTION W/ ST JOSEPHS BLVD		/	/	/
<input type="text"/>	<input type="text"/>		MEDIAN MODIFICATIONS	COORS BLVD	500' NORTH OF ST JOSHEPHS W/ TRANS	500' SOUTH OF ST JOSEPHS BLVD W/ TRANS	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>
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Size	Type of Improvement	Location	From	To
11' WIDTH	ARTERIAL PAVING FOR 1-EB THRU LANES	ST JOSEPHS BLVD	ATRISCO DR	EAST ENTRANCE
11' WIDTH	ARTERIAL PAVING FOR 1-EB THRU LANE	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD
11' WIDTH	ARTERIAL PAVING FOR 2 ADDITIONAL EB LT LANES W/ TRANS	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD
11' WIDTH	ARTERIAL PAVING FOR EB RT & WB LT LANES	ST JOSEPHS BLVD	WEST ENTRANCE	
11' WIDTH	ARTERIAL PAVING FOR EB RT & WB LT LANES	ST JOSEPHS BLVD	EAST ENTRANCE	
11' WIDTH	ARTERIAL PAVING FOR EB RT LANE	ST JOSEPHS BLVD	EAST ENTRANCE	COORS BLVD
6' WIDTH	EB BIKE LANE	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD
6' WIDTH	PCC SIDEWALK (SOUTH SIDE ONLY)	ST JOSEPHS BLVD	ATRISCO DR	COORS BLVD
	SIGNALIZATION IMPROVEMENTS AS REQD BY TIS	ST JOSEPHS BLVD @ EAST ENTRANCE		
11' WIDTH	COLLECTOR PAVING FOR NB RT LANE	ATRISCO DR	SOUTH ENTRANCE	150' SOUTH
6' WIDTH	PCC C&G AND SIDEWALK	ATRISCO DR	ST JOSEPHS BLVD	SOUTH PROPERTY BOUNDARY

Construction Certification		
Private		City Cnst
Inspector	P.E.	Engineer
/	/	/
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Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
DRC #	DRC #								
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY	ST JOSEPHS BLVD	180' SOUTH OF LOT 1 NORTH PL	/	/	/
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY	NW CORNER LOT 1	COORS BLVD	/	/	/
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY/S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER OF LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	30' WIDTH	INTERNAL PRIVATE ACCESS	INTERNAL TO PROPERTY/S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER OF LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	DRAINAGE TYPE "C"	INLET W/ NEC. RCP SD, MH's, & LATERALS	ST JOSEPHS BLVD	EAST OF INTERSECTION W/ ATRISCO DR		/	/	/
<input type="text"/>	<input type="text"/>		PUBLIC DETENTION POND	NORTHWEST CORNER OF LOT 10			/	/	/
<input type="text"/>	<input type="text"/>	SEWER 8" DIA.	SANITARY SEWER W/ NEC. MH's & LATERALS	COORS BLVD	SE CORNER LOT 1	SE CORNER LOT 6	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/ NEC. MH's & LATERALS	ST JOSEPHS BLVD	ST JOSEPHS BLVD	NW CORNER LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	SANITARY SEWER W/ NEC. MH's & LATERALS	N LOT 5	N LOT 5	APPROX. 60' E OF NW CORNER OF LOT 5	/	/	/
<input type="text"/>	<input type="text"/>	WATER 8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	W OF LOT 8, 5, 2 & 1	ST. JOSEPHS	APPROX. 115' SOUTH OF NW CORNER OF LOT 1	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	LOT 10	APPROX. 115' SOUTH OF NW CORNER OF LOT 1	ATRISCO DR.	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	N BOUNDARY OF LOT 1	NW CORNER OF LOT 1	425' WEST OF NW CORNER OF LOT 1	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA.	WATERLINE W/ NEC. FH's, MJ's, RJ's, & LATERALS	S, E, N OF LOT 5	SW CORNER OF LOT 5	NW CORNER LOT 5	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature							City User Dept. Signature	
Date							Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SHELDON GREER

NAME (print)

RESPEC

FIRM

 9/8/22

SIGNATURE - date

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



August 26, 2022

Joshua J. Skarsgard
Retail Southwest Development
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113

Re: Oxbow and Coors Pavilion Developments Appeal at NM 45 and St. Joseph's Drive

Dear Mr. Skarsguard:

I received your request for appeal to NMDOT District Three's non-concurrence on the Oxbow and Coors Pavilion Development Traffic Impact Study (TIS) as submitted. According to the letter dated August 15, 2022, NMDOT has concerns with the safety operations at NM 45 (Coors Blvd) and St. Joseph's Drive. NMDOT strives to maintain a multimodal facility at its highest level of safety, therefore meeting the minimum levels of services as outlined in the State Access Management Manual.

Understanding the impacts of this development, I am proposing the following resolution to the mitigations for NM 45:

- The property owner shall obtain an access permit for its additional partial access to NM 45.
- The development shall install all mitigations as proposed in this TIS to maximize deceleration lanes and optimize signal timing.
- The development shall propose a design on NM 45 that meets NMDOT's design standards for lane widths, median widths and design turning templates.
- The development shall obtain professional engineering services who are qualified to provide oversight of the signal operations and management on NM 45 at the signalized intersections of Western Trail, St Joseph's Drive and Sequoia Rd. This work shall include daily/weekly monitoring and management of the signal operations for the duration of construction of this development through the full build of this development plus one year. This work may be performed utilizing the existing Automated Traffic Signal Performance Measures (ATSPM) System owned by the City of Albuquerque.

The NMDOT is accepting this TIS with conditions listed above and a signed access permit for St Joseph's Drive from the City of Albuquerque.

Michelle Lujan Grisham
Governor

Ricky Serna
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

Hilma E. Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Your concurrence with the conditions above, you are authorized to proceed to plan development noting NMDOT's acceptance of the appeal request. I ask that you continue to work and communicate with District 3 traffic engineering team.

Respectfully,

Justin Gibson  Digitally signed by Justin Gibson
Date: 2022.08.31 12:12:18 -06'00'

Justin Gibson, PE
District Engineer
NMDOT District Three

Cc:
File
Nancy Perea, NMDOT
Terry Brown
Ernest Armijo, COA
Shahab Biazar, COA

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 28, 2022

Cassy McClintock
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Oxbow Development
Master Drainage Report
Engineer's Stamp Date: 04/28/22
Hydrology File: G11D067**

Dear Ms. McClintock:

Based upon the information provided in your submittal received 04/19/2022, the Master Drainage Report is approved for action by the DRB on Preliminary Plat.

PO Box 1293

Prior to Grading Permit, Paving Permit, and Work Order approval, please ensure that the Grading Plan reflects all drainage items need for the Work Order and all private development work within the site. The Grading Plan for this submittal will be added to the Work Order set of construction drawings.

Albuquerque

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

SOUTHERN OXBOW CENTER

MASTER DRAINAGE PLAN

PREPARED FOR

Josh Skarsgard

PREPARED BY

RESPEC, Inc.
7770 Jefferson St. NE,
Suite 200
Albuquerque, NM 87109


Project Number
W0007.0004

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED	
DATE:	04/28/22
BY:	<i>Renee C. Brissette</i>
HydroTrans #	G11D067
<small>THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.</small>	





I, Hugh Floyd, do hereby certify that this report was duly prepared by me or under my direction and that I am a duly registered Professional Engineer under the laws of the State of New Mexico.



Hugh Floyd, P.E.
NMPE No. 16633



4/28/22

Date

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A.1.6. Enclave at Oxbow Subdivision As Built	
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1.0 INTRODUCTION

1.1 BACKGROUND

The purpose of this submittal is to provide a drainage report for the vacant property located in the southeast quadrant of the St Joseph's Drive/ Atrisco Drive intersection. This vacant property is part of the Oxbow Center, in Albuquerque. The Oxbow Center is a planned 48-acre development. The northern portion is already partially developed and the southern portion, which is covered in this report, will be comprised of proposed commercial properties. There is no existing FEMA designated floodplain in the area according to FEMA FIRM 35001C0114H. See Appendix A for the FRIM.

Six documents provide background and help inform the drainage requirements for this site. For the Northwest portion of the site the relevant documents are the Ladera Drive Improvements Drainage Analysis Memo and the Atrisco and St. Josephs As-Built Documents. These are included in Appendix A. For the southwestern portion of the site, the Master Drainage Plan for the Oxbow Center, Drainage Report for the Enclave and Oxbow and the Enclave at Oxbow Subdivision As Built provide relevant information. Additionally, the Ladera Storm Drainage Diversion and Detention Facility Right of Way Map As-Built drawing provides information as to how long the 60" storm drain in St. Joseph's Drive will flow at full capacity from the Ladera Dam system. The relevant as-built drainage information sheet from this as-built plan set is shown in Appendix A.



FIGURE 1: PROJECT LOCATION

2.0 DESIGN CRITERIA/ ASSUMPTIONS

The Ladera Drive Improvements Drainage Analysis Memo, by Parsons Brinckerhoff in 2015 was used as reference for our analysis and proposed improvements.

Design Criteria and Assumptions from the Ladera Drive Improvements Drainage Analysis Memo:

- The existing pond to the east of Atrisco has approximate 2 acre-feet of volume. Any proposed basins will only be able to contribute flow volume that will match the existing pond capacity or include an increase in volume of this pond to accommodate additional runoff.
- This detention pond captures runoff from the eastbound lanes of St Joseph's drive in the vicinity of the St Joseph's drive/ Atrisco drive intersection in addition to the 1,050-foot segment of Atrisco drive north of St Joseph's drive and the 950-foot segment of Atrisco drive south of St Joseph's drive, as well as the remainder of the right of way. This pond also captures about 40% of the vacant property located in the southeast quadrant of the St. Joseph's Drive/ Atrisco Drive intersection. See Exhibit A – Existing Conditions.
- This detention pond outfalls to the St. Josephs storm drain via a 24- inch reinforced concrete pipe which has a flap gate to prevent flows from the pond reentering the storm drain when the peak flow is occurring in that storm drain.
- The main purpose of the detention pond is to temporarily retain flows reaching the existing St Joseph's storm drain network, which conveys flow to the Coors Boulevard storm drain trunk line.

Design Criteria and Assumptions from the Master Drainage Plan for the Oxbow Center:

- Per the approved Master Drainage Plan for Oxbow Town Center by GND LLC in 2007, all runoff from the developed site will be attenuated in onsite detention ponds and conveyed to the existing 36-inch storm outfall which runs under Coors Boulevard and discharges to the Enclave at Oxbow Subdivision system to the east of Coors Boulevard. Allowable discharge from the site will not exceed 45.1 cfs.

Design Constraint from the Ladera Storm Drainage Diversion and Detention Facility Right of Way Map as-built drawings and the Ladera Drive Improvements Phase 1 As-builts

- Per the as-built drainage information sheet Ladera Dam #15 takes 88 hours to drain. This means that the capacity of the 60-inch storm drain in St. Joseph's Drive is primarily utilized by the dam system for that window of time and is not available for the local street drainage and Basin 12 of the Oxbow site until after the dam has drained.
- This is consistent with the Ladera Drive Improvements Phase 1 As-builts which show a check valve in the 18" storm drain discharge line from the current temporary pond on the site. This check valve prevents water from the pressurized 60" storm drain from surging into the temporary pond and forces the temporary pond water to be retained until the pressure drops and the check valve opens.

Additional assumptions and design considerations include:

- The onsite drainage systems are designed using the 100-year 24-hour design storm.
- All proposed subbasins assume a 90% impervious surface.
- New construction shall incorporate on-site 'first flush' retention requirements per COA Development Process Manual, Chapter 6-2.
- Proposed conditions will continue to capture all offsite flow in inlets along both Atrisco Drive and St Joseph's Drive and Coors drive and discharge to a reconfigured "North Pond" which replaces the existing pond at the intersection of Atrisco Drive and St Josephs.

- Hydrology and Hydraulic calculations performed in accordance with the ABQ Drainage Process Manual Chapter 6.

3.0 HYDROLOGIC CONDITIONS

3.1 EXISTING CONDITIONS

Existing conditions for the vacant property include a high point running from the Northeast corner to the Southwest corner. Flows northwest of this high point flow to the existing retention/detention pond along St Joseph’s Drive. Flows Southeast of this line flow toward Coors Boulevard where they are picked up by a storm drain under Coors Boulevard. This storm drain was constructed with the Enclave at Oxbow Subdivision east of Coors Boulevard. The drainage report and as built for this storm drain are included in appendix A. This site includes predominately undisturbed soils with slopes ranging from 0-2%. Therefore, Land Treatment Type A is used in our modeling. See Exhibit A: Existing Drainage Basins detail model input and outputs and background reports can be found in Appendix A.

TABLE 1:EXISTING SUBBASIN SUMMARY

SUBBASIN	AREA (AC)	Q100 (CFS)	V100 (AC-FT)	YIELD (CFS/AC)
EX 1	11.7	13.4	0.380	1.1
EX 2	16.7	19.9	0.562	1.2
OFF 1	1.8	6.9	0.322	3.9
OFF 2	1.0	3.8	0.179	3.9
OFF 3	0.9	3.1	0.114	3.3
OFF 4	0.8	2.5	0.092	3.1

3.2 PROPOSED CONDITIONS

The proposed Southern portion of the Oxbow Center will include the addition of office buildings and commercial properties.

Southeast

The proposed hydrology calculations were performed by separating the lot into individual subbasins, with roads as separate subbasins. All Southeastern subbasins discharge to the 36-inch existing storm drain under Coors Boulevard, which has a maximum allowable discharge rate of 45.1 cfs. To meet this downstream restraint each subbasin will be required to pond onsite having an allowable release rate of 2.39 cfs/acre, the specific allowable release per subbasin can be found in Table 2 below.

Northeast

Subbasin P12, along will all offsite subbasins 1-4 discharge to the northwest pond. The Northern Pond has a capacity of 3.9 acre- ft of runoff per the Parsons Brinckerhoff record drawings at the 100-year water surface elevation. The proposed conditions mirrors that of existing conditions in that the northwest portion of the site goes to the North Pond which replaces the existing pond. Table 3 summarizes each proposed basin hydrology parameters. All proposed subbasins were modeled assuming 90% impervious surfaces, land treatment D and 10% Type C. See Exhibit B: Proposed Drainage Basins.

TABLE 2: PROPOSED SUBBASIN SUMMARY

SUBBASIN	A (AC)	Q100 (CFS)	V100 (AC-FT)	YEILD (CFS/AC)	ALLOWABLE (CFS)
P1	2.0	7.4	0.3	3.7	4.8
P2	1.5	5.7	0.3	3.8	3.5
P3	0.7	2.5	0.1	3.7	1.6
P4	1.1	4.2	0.2	3.9	2.6
P5	1.3	4.9	0.2	3.9	3.0
P6	0.9	3.5	0.2	3.9	2.1
P7	1.2	4.7	0.2	3.9	2.9
P8	1.0	3.9	0.2	3.8	2.5
P9	0.9	3.5	0.2	4.0	2.1
P10	0.9	3.2	0.1	3.7	2.1
P11	0.5	2.0	0.1	4.1	1.1
P12	7.7	29.4	1.3	3.8	18.3
P13	6.4	24.3	1.1	3.8	15.2
P14	0.4	1.5	0.1	3.7	1.0
P15	0.3	1.0	0.05	3.7	0.6
OFF1	1.8	6.9	0.3	3.9	4.2
OFF2	1.0	3.8	0.2	3.9	2.3
OFF3	1.0	3.7	0.2	3.8	2.3
OFF4	0.8	3.0	0.1	3.7	1.9

Each subbasin, excluding subbasins P10, P14 and P15, will be required to pond on site for both detention and water quality. See below for a description of each subbasin, discharge patterns and water quality requirements:

- Subbasin P1 will discharge directly to South Pond 1, in the Southeast corner west of Coors Boulevard. South Pond 1 will connect to a proposed north south adjacent storm drain along Coors Boulevard which will outflow to the existing 36-inch storm drain crossing under Coors Boulevard.
- Subbasins P2, P3, P4, P6 and P7 will drain to the east towards Coors Boulevard. It will require detention ponding onsite to attenuate flows which include retention for water quality. These future ponds will outlet to the proposed 18-inch storm drain along Coors Boulevard. These subbasins will have an allowable discharge rate of 2.39 cfs/acre.
- Subbasins P5, P8 and P9 will be required to pond onsite and retain water quality volumes. These ponds will outfall to the Southeast where it will discharge to the proposed road (Subbasin P10). This flow will then get picked up by inlets and discharge to a proposed storm drain along Coors Boulevard. These subbasins will have an allowable discharge rate of 2.39 cfs/acre.
- Subbasin P10 will not require ponding, this runoff will flow to the East and then South where it will then get picked up by inlets and discharge to a proposed storm drain along Coors

Boulevard. The required water quality ponding for this subbasins is intended to be covered by “fee in lieu”. This subbasin will have an allowable discharge rate of 2.39 cfs/acre.

- Subbasin P11 will discharge to the Northeast. This subbasin will require ponding onsite as well as retaining any water quality. This pond will then discharge into Subbasin P10. This subbasin will have an allowable discharge rate of 2.39 cfs/acre.
- Subbasin P12 will require ponding. This subbasin will drain to the North where the runoff will enter the North Pond which is located inside this subbasin. The North Pond is privately owned but will be covered by a public drainage easement due to the flows coming into the pond from Atrisco Drive and St. Josephs. The North Pond is sized to temporarily retain all flows from P12 and the Offsite Subbasins 1-4 and discharge through a check valve to the storm drain in St. Josephs which empties to the storm trunk line in Coors Boulevard.
- Subbasin P13 will discharge to the Southeast where the runoff will enter South Pond 2. South Pond 2 will be required to retain water quality volumes as well as provide attenuation of the peak flow rate. This pond will then discharge to a proposed storm drain along Coors Boulevard.
- Subbasin P14 will discharge into South Pond 2.
- Subbasin P15 will drain to the east towards Coors Boulevard. As this subbasin is along the road, it will not be required to retain any water quality volumes. The developer will pay “fee in lieu” for water quality. This subbasin runoff will get picked up by inlets along the road then discharge to a proposed storm drain along Coors Boulevard.

See section 4, Table 5 for an in depth look at water quality volume requirements.

3.3 DOT RIGHT OF WAY

The proposed project will have three driveway entrances into the property, two along St. Josephs Drive and one along Coors Boulevard. The areas in the table below are areas within the right of way that are not included in the Basin areas, in the previous section. The flow from these areas were calculated using a 20% type C and 80% type D.

TABLE 3: DOT RIGHT OF WAY FLOW ANALYSIS

NMDOT Right of Way Offsite Flow Area (Acres)	Q100 (CFS)	V100 (AC-FT)
1.83	6.88	0.305

According to the allowable discharge, the onsite subbasins are only using 36.5 of the 45.1 cfs capacity of the existing 36-inch storm drain that is coming from the Enclave at Oxbow subdivision. From the AHYMO results, there is enough capacity in the storm drain to capture the flows coming from the NMDOT right of way. See appendix A for the AHYMO NMDOT Right of Way Results.

3.4 NORTHERN POND REQUIREMENTS

RESPEC has provided a detailed analysis showing the existing and proposed site conditions above. RESPEC provided a general configuration for the North Pond but recognizes that the pond may undergo minor adjustments with the final design of the site by the northwest (Basin P12) design team. The intent of this report is to clearly spell out the required volume that is to be provided by this pond. The AHYMO model provides the following information:

TABLE 4: PROPOSED NORTHERN POND AHYMO RESULTS

Volume Stored (acre-feet)	Peak (Hours)	Time to Drain (Hours)
2.0	1.8	8

Although the rating curve allows for more volume, only 2 acre-feet of the pond is being used during a 100-Year 24-Hour storm. The Ladera Drive Improvement Gavin Road to Coors Boulevard Drainage Analysis Memo (2015) states that the replacement pond volume required is 2.11-acre feet. In both instances, the pond receives flow from the public roadway area coming to the pond as well as the onsite subbasin. From the Parsons Brinkerhoff record drawings from 2017, there is a note that states “Install inline storm drain check valve in 18” rcp”. From this note, it is clear that the pond was not intended to act as a surge pond. The check valve prevents any water from the 60-inch storm drain from surging into the pond. Once the pressure drops in the storm drain the check valve will allow the water within the pond to enter the 60-inch storm drain. From Table 4 above, it can be seen that the AHYMO model indicates that the pond can and will drain in 8 hours or less. Even if the check valve doesn’t open until after the 88 hours due to the discharge from Ladera Dam #15, the pond will still drain within 96 hours. Thus, meeting the requirements of the NMOSE as spelled out in the COA DPM in Section 6-11.

Following the COA DPM procedure for 40- acre and smaller basins (DPM Section 6-2), a simplified approach can be utilized to size the pond. Utilizing a 100-year 4- day storm, which was deemed most appropriate due to the long hold times of the North pond from the Ladera Dam outfall, a rainfall amount of 3.12 inches was used. Applying the excess runoff and 6-hour volume to Equation 6.4, a result of 3.1 acre- feet is needed for the proposed Northern Pond. See Appendix A.7 for more detailed calculations. Therefore, the Northern Pond will need to have a required volume of 3.1 acre-feet.

4.0 WATER QUALITY

Water quality calculations were performed for the entire project site per requirements set out in the City of Albuquerque DPM.

4.1 ANALYSIS

The calculations performed in this drainage management plan were to determine volume (cu. ft) of detention storage needed to meet water quality requirements. The required volume calculations were based on impervious areas in that subbasin. See table 5 below for a summary of calculated retention volume for the site. Water quality calculations were proposed assuming a 90% impervious area for each lot and based off of 0.41 inches of runoff based on Albuquerque Drainage Process Manual. Detail of water quality calculations can be found in Appendix A – Hydrology.

TABLE 5: WATER QUALITY SUMMARY

SUB-BASIN	Percent Impervious (%)	Volume Required (cu. ft)
P1	90%	2,736
P2	90%	2,033
P3	90%	917
P4	90%	1,472
P5	90%	1,717
P6	90%	1,215
P7	90%	1,650
P8	90%	1,417
P9	90%	1,194
P11	90%	665
P12	90%	10,512
P13	90%	8,724
P14	90%	546

5.0 HYDRAULICS

The proposed storm drain running along Coors Boulevard was analyzed using the Manning’s equation. Flow was added manually from each subbasin entering the storm drain from both the North Side as well as the South. 17.9 cfs is the maximum flow rate in the storm drain. Mannings solver shows that an 18-inch pipe will have sufficient capacity for the future property on the Northern side, but a small portion of the Southern side, after subbasin P3 is added, will need to be increased to 24-inch pipe to have enough capacity. Calculations can be found in Appendix B.

6.0 CONCLUSION

The full analysis performed for this drainage report demonstrates that the capacity of the proposed drainage system will follow the allowable discharge requirements set for the 100-year storm event for the development of Oxbow Center as stated in the background reports, the Ladera Drive Improvements Drainage Analysis Memo, Master Drainage Plan for the Oxbow Center, Atrisco and St. Josephs As Built, Drainage Report for the Enclave and Oxbow as well as the as built. This report provides specific guidance to each proposed tract regarding the required water quality ponding volume and the allowable discharge from each tract, except for P12 which contains the Northern Pond, which also receives public water. From the analysis that is provided, a Northern Pond volume of 3.1 acre- feet is proposed. This pond provides more volume than is specified by the Ladera Drive Improvements Drainage Analysis Memo and is arrived at by following the appropriate guidance provided in the City of Albuquerque Drainage Process Manual.