

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 4, 2026

Graeme Means, PE  
High Mesa, a Bowman Company  
6200 Jefferson St. NE, Suite 110  
Albuquerque, NM 87109

**RE: Sedona West – Phase 1  
9330 Eagle Ranch Rd NW  
PERMANENT C.O. - Accepted  
Engineer's Certification Date: 1/28/2026  
Engineer's Stamp Date: 10/19/2022  
Hydrology File: C13D001  
Case # HYDR-2026-00033**

PO Box 1293

Dear Mr. Means:

Albuquerque

Based on the Engineer's Grading and Drainage Certification received 1/28/2026 and site visit on 2/4/2026, this letter serves as an approval from the Hydrology Section for a Permanent Certificate of Occupancy for Phase 1 of the Sedona West development located at 9330 Eagle Ranch Rd NW to be issued by the Building and Safety Division.

NM 87103

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

**PHASE I DRAINAGE AND GRADING CERTIFICATION**



**ENGINEER'S CERTIFICATION**

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA, A BOWMAN COMPANY, HEREBY CERTIFY THAT THE PHASE 1 PROJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED, GRADED, AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 10-19-2022 WITH A FEW NOTED EXCEPTIONS THAT NEED TO BE CORRECTED PRIOR TO ISSUANCE OF PERMANENT CERTIFICATE OF OCCUPANCY. THESE EXCEPTIONS DO NOT IMPACT THE SITE TO THE EXTENT THAT A TEMPORARY CERTIFICATE OF OCCUPANCY SHOULD BE WITHHELD.

THE RECORD INFORMATION EDITED ONTO THIS ORIGINAL DESIGN DOCUMENT WAS OBTAINED FROM THE AS-BUILT SURVEY DATA CERTIFIED 12-17-2025 UNDER THE DIRECTION OF JAYSON NATERA, NMPS, 27749 OF THE FIRM SOUDER MILLER, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO SUPPORT A TEMPORARY CERTIFICATE OF OCCUPANCY FOR PHASE 1 OF THE SEDONA WEST DEVELOPMENT PROJECT AND DOES NOT REPRESENT A CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE FOLLOWING ITEMS REQUIRE CORRECTION OR ADDITIONAL VERIFICATION PRIOR TO ENGINEER'S FINAL CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY:

- 1) BUILDING 1: INLET ELEVATION OF SIDEWALK CULVERT AT NORTHEAST CORNER OF BUILDING APPEARS TO BE SLIGHTLY LOWER THAN THE OUTLET ELEVATION THAT DISCHARGE TO PARKING LOT. BOTH INVERTS ARE BELOW FINISHED FLOOR OF BUILDING, BUT ADJUSTMENT OF INLET SIDE ELEVATION WILL NEED TO BE ADJUSTED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
- 2) BUILDING 2: INLET GRATE IN UPPER COURTYARD OF BUILDING IS TWO-TENTHS HIGHER THAN ADJACENT PAVED GRADES. INLET ADJUSTMENT NECESSARY TO FACILITATE POSITIVE DRAINAGE OF COURTYARD.
- 3) BUILDING 2: DEPRESSED AREA BETWEEN NORTHEAST CORNER OF BUILDING AND ADJACENT RETAINING WALL HAS A FINISHED GRADE ELEVATION THAT IS SEVERAL INCHES LOWER THAN AN AREA DRAIN INLET. FINISHED GRADE IN THAT AREA MUST BE RAISED FOR POSITIVE DRAINAGE TO THE INLET.

THIS RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*J. Graeme Means*  
J. GRAEME MEANS



12/17/2025  
DATE



**ENGINEER'S FINAL CERTIFICATION**

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA, A BOWMAN COMPANY, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED, GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 10-19-2022. THE PREVIOUSLY IDENTIFIED DEFICIENCIES FROM THE TEMPORARY CERTIFICATION DATED 12/17/2025 HAVE BEEN ADDRESSED AS FOLLOWS:

1. THE FINISHED GRADE AT THE INLET ELEVATION OF THE SIDEWALK CULVERT AT THE NE CORNER OF BUILDING 1 WAS ADJUSTED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
2. THE INLET GRAE AND THE SURROUNDING FINISHED GRADE WAS ADJUSTED TO FACILITATE POSITIVE DRAINAGE OF THE BUILDING 2 COURTYARD.
3. THE FINISHED GRADE IN THE DEPRESSED AREA BETWEEN THE NORTHEAST CORNER OF BUILDING 2 AND THE ADJACENT RETAINING HAS BEEN RAISED TO FACILITATE POSITIVE DRAINAGE FROM THIS SPACE TO THE AREA DRAIN.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*J. Graeme Means*  
J. GRAEME MEANS



01/28/2026  
DATE

**DEKKER  
PERICH  
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**ARCHITECTURE  
DESIGN  
INSPIRATION**

**SEDONA WEST**  
EAGLE RANCH ROAD  
ALBUQUERQUE, NM 87114

NO.	DATE	BY	REVISIONS
1	01/26	JDS	PHASE I FINAL CERTIFICATION
2	12/25	JDS	PHASE I CERTIFICATION

DESIGNED BY	DATE
J.D.S.	Date

DRAWN BY	DATE
M.R.	Date

CHECKED BY	DATE
G.M.	Date

PROJECT NO.  
**2021.012.4**

DATE  
**12-2025**

SHEET OF  
**CG100**

**HIGH MESA** a Bowman company

6010-B Midway Park Blvd. NE, Albuquerque, NM 87109  
P:505.345.4250 [highmesacg.com](http://highmesacg.com) | [bowman.com](http://bowman.com)

REFER TO ASI 008

RFI 103

RFI 119

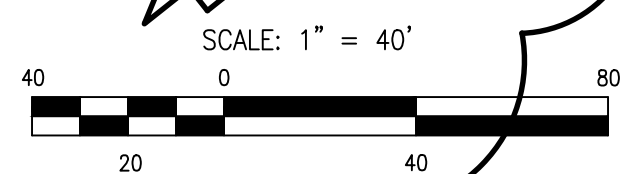
DOMESTIC W/L RESTRAINT LENGTHS AND FIRELINE INSPECTIONS

PHASING PLAN: 263

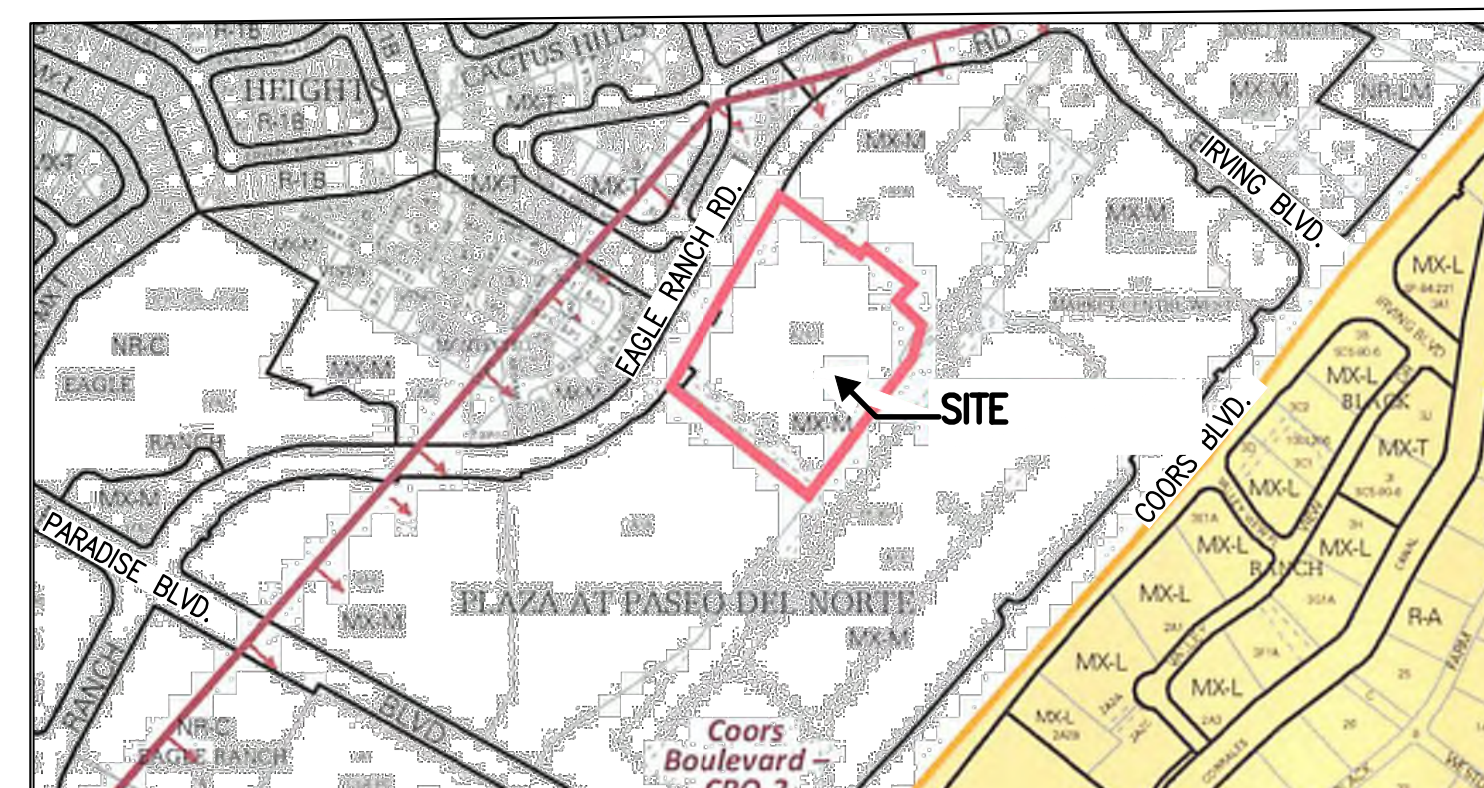
THE PROPOSED SITE DEVELOPMENT WILL BE CONSTRUCTED IN THREE FOUR PHASES AS SHOWN ON THE REVISED PHASING MAP BELOW. THESE PHASES WILL INCLUDE THE FOLLOWING IMPROVEMENTS:

- 1. PHASE 1 DEVELOPMENT WILL INCLUDE THE CLUBHOUSE AND POOL AREA AND ASSOCIATED PARKING, BUILDING #1 & 2 AND ASSOCIATED PARKING...
2. PHASE 2 DEVELOPMENT WILL INCLUDE BUILDINGS #2, #3, #4 & #9, ALONG WITH ASSOCIATED ACCESS DRIVE AND PARKING IMPROVEMENTS...
3. PHASE 3 DEVELOPMENT WILL COMPLETE THE FULL BUILD-OUT DEVELOPMENT OF THE SITE INCLUDE BUILDINGS #5 AND #7, ALONG WITH ASSOCIATED ACCESS DRIVE AND PARKING IMPROVEMENTS...
4. PHASE 4 DEVELOPMENT WILL COMPLETE THE FULL BUILD-OUT DEVELOPMENT OF THE SITE, AND WILL INCLUDE BUILDINGS #6, #8, AND #10...

PHASING LIMITS: 263



CROSS TABLE VERIFICATION



VICINITY MAP

C-13

DRAINAGE PLAN:

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS CURRENTLY INTERCEPTED BY AN EXISTING PAVED CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM INLETS...

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHWEST TO SOUTHEAST. STORMWATER RUNOFF FROM THE ROOF DRAINAGE AND ENCLOSED COURTYARD AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS...

DUE TO THE GENERAL, CONSISTENT SLOPE OF THE SITE FROM NORTHWEST TO SOUTHEAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS, THIS SITE AS FULLY DEVELOPED DOES NOT HAVE THE OPPORTUNITY TO INCLUDE STORMWATER HARVESTING DETENTION PONDING IMPROVEMENTS...

CALCULATIONS:

Table with columns for Land Treatments (A, B, C, D) and Developed Land Treatment, showing area, percentage, and volume.

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM
1. PROJECT SITE
a. VOLUME 100-YR. 6-HR
WtE = (Ea + Aa + Ea + Aa + Ea + Aa + Ea + Aa) / (0.95 + 0.00) + (0.73 + 6.04) + (0.95 + 0.00) + (2.24 + 1.08) / 12 = 0.96 IN
V100.6 HR = (Ea/12) + Aa = (0.96/12) + 7.12 = 0.5668 AC-FT = 24,820 CF
b. PEAK DISCHARGE 100-YR
Q100 = Qa + Aa + Qa + Aa + Qa + Aa + Qa + Aa + (2.87 + 0.00) + (4.12 + 1.08) = 17.8 CFS

B. DEVELOPED CONDITION 100 YEAR STORM
1. PROJECT SITE
a. VOLUME 100-YR. 6-HR
WtE = (Ea + Aa + Ea + Aa + Ea + Aa + Ea + Aa) / (0.95 + 0.00) + (0.73 + 0.77) + (0.95 + 0.77) + (2.24 + 5.58) / 12 = 1.94 IN
V100.6 HR = (Ea/12) + Aa = (1.94/12) + 7.12 = 1.1514 AC-FT = 50,160 CF
b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED
Vwq100 = ((Pwq100/12) + Aa) = ((0.42/12) + 5.58) = 0.1952 AC-FT = 8,510 CF
c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST
= \$0.00 PER CF FIRST FLUSH GENERATE x 8,510 CF = \$0.00
d. PEAK DISCHARGE 100-YR
Q100 = Qa + Aa + Qa + Aa + Qa + Aa + Qa + Aa + (2.87 + 0.77) + (4.12 + 5.58) = 26.9 CFS

C. COMPARISON 100 YEAR STORM
1. PROJECT SITE
a. VOLUME 100-YR. 6-HR
VPROJECT SITE = 50160 - 24820 = 25,340 CF (INCREASE)
b. PEAK DISCHARGE 100-YR
Q100 = 26.9 - 17.5 = 9.4 CFS (INCREASE)
\*DEVELOPED 26.9 CFS GENERATED < 29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN

NOTE: THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021...

2021.012.4

HIGH MESA Consulting Group
6010-B Midway Park Blvd. NE - Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesa.com

AGATE HILLS RD.

EAGLE RANCH RD.

PHASE 1 CERTIFICATION (12-17-25)

SURVEYOR CERTIFICATION
I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749 HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.



12/17/2025 DATE

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

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ISSUED FOR CONSTRUCTION

REVISIONS: ASI 001 - ISSUED FOR CONSTRUCTION, ASI 048 R2 - REVISED PHASING PLAN, RFI 234 - REVISED (REMOVED) ACCESSIBLE PARKING

OVERALL GRADING PLAN, DRAINAGE PLAN AND CALCULATIONS

CG100

OF

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

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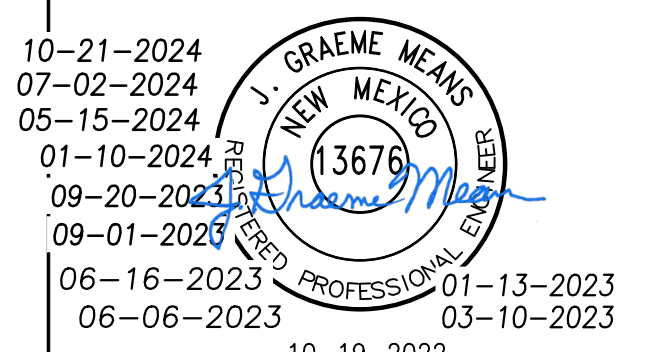


**DEKKER PERICH SABATINI**

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



PROJECT

**SEDONA WEST**  
EAGLE RANCH ROAD  
ALBUQUERQUE, NM 87114

**ISSUED FOR CONSTRUCTION**

- REVISIONS
- AS1 001 - ISSUED FOR CONSTRUCTION
  - RFI 047 - WALL DRAIN ADD.
  - AS1 008 - BLDGS. 2 & 4 NORTH SIDE: STORM DRAINS REROUTE
  - AS1 016 - PNM X-FRMR PADS
  - AS1 023 - BLDG'S 1 & 2 ENTRY
  - AS1 28 - BLDG 2 N. STAIRS
  - AS1 34 - STAIRWELL LANDINGS/N. WALL
  - AS1 44 R1-Pool & BLDG 2 NORTH GRADE & X-FRMR PAD UPDATE
  - AS1 49 SIDEWALK & RAMPS

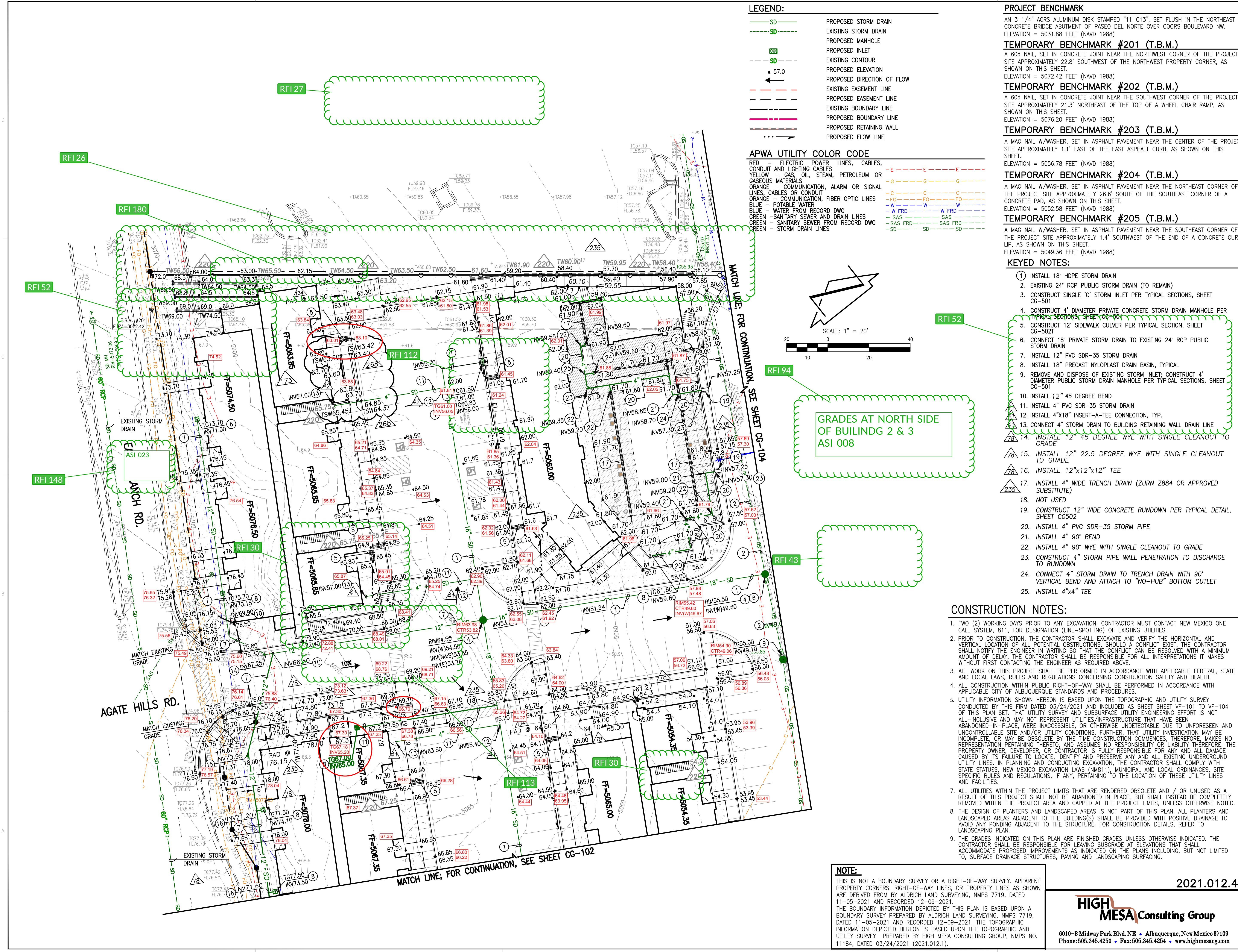
DRAWN BY J.Y.R./J.D.S.  
REVIEWED BY G.M.  
DATE 01/13/2023  
PROJECT NO. 19-0058  
DRAWING NAME GRADING PLAN

GRADING PLAN

**CG101**

OF

FILE NAME: Q:\NM-ALBQ-HM\Drawings\2021\0121\ENGR\0121\_ASI\_49\_Plot Date: 10/22/24 Plot Time: 13:34



**LEGEND:**

- SD - PROPOSED STORM DRAIN
- SD - EXISTING STORM DRAIN
- MANHOLE - PROPOSED MANHOLE
- INLET - PROPOSED INLET
- CONTOUR - EXISTING CONTOUR
- ELEVATION - PROPOSED ELEVATION
- FLOW - EXISTING DIRECTION OF FLOW
- EASEMENT - EXISTING EASEMENT LINE
- BOUNDARY - EXISTING BOUNDARY LINE
- BOUNDARY - PROPOSED BOUNDARY LINE
- RETAINING - PROPOSED RETAINING WALL
- FLOW - PROPOSED FLOW LINE

**APWA UTILITY COLOR CODE**

- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
- YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
- ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
- GREEN - COMMUNICATION, FIBER OPTIC LINES
- BLUE - POTABLE WATER
- WHITE - WATER FROM RECORD DWG
- PINK - SANITARY SEWER FROM RECORD DWG
- BROWN - STORM DRAIN LINES

**PROJECT BENCHMARK**

**TEMPORARY BENCHMARK #201 (T.B.M.)**  
A 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

**TEMPORARY BENCHMARK #202 (T.B.M.)**  
A 604 NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

**TEMPORARY BENCHMARK #203 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)

**TEMPORARY BENCHMARK #204 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.5' SOUTH OF THE SOUTHWEST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

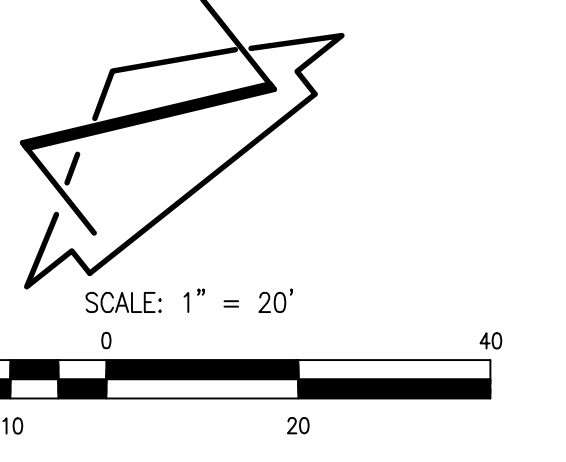
**TEMPORARY BENCHMARK #205 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

**KEYED NOTES:**

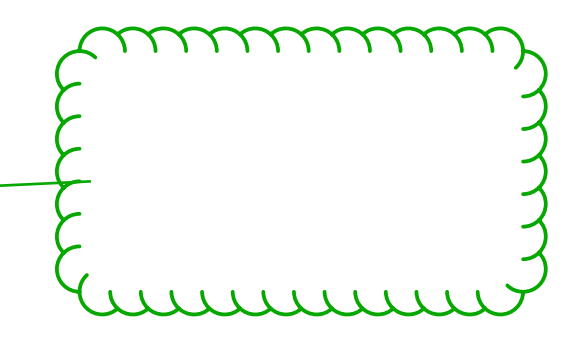
1. INSTALL 18" HDPE STORM DRAIN
2. EXISTING 24" RCP PUBLIC STORM DRAIN (TO REMAIN)
3. CONSTRUCT SINGLE 'C' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
4. CONSTRUCT 4" DIAMETER PRIVATE CONCRETE STORM DRAIN MANHOLE PER TYPICAL SECTIONS, SHEET CG-501
5. CONSTRUCT 12" SIDEWALK CULVER PER TYPICAL SECTION, SHEET CG-501
6. CONNECT 18" PRIVATE STORM DRAIN TO EXISTING 24" RCP PUBLIC STORM DRAIN
7. INSTALL 12" PVC SDR-35 STORM DRAIN
8. INSTALL 18" PRECAST NYLOPLAST DRAIN BASIN, TYPICAL
9. REMOVE AND DISPOSE OF EXISTING STORM INLET, CONSTRUCT 4" DIAMETER PUBLIC STORM DRAIN MANHOLE PER TYPICAL SECTIONS, SHEET CG-501
10. INSTALL 12" 45 DEGREE BEND
11. INSTALL 4" PVC SDR-35 STORM DRAIN
12. INSTALL 4"x18" INSERT-A-TEE CONNECTION, TYP.
13. CONNECT 4" STORM DRAIN TO BUILDING RETAINING WALL DRAIN LINE
14. INSTALL 12" 45 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
15. INSTALL 12" 22.5 DEGREE WYE WITH SINGLE CLEANOUT TO GRADE
16. INSTALL 12"x12"x12" TEE
17. INSTALL 4" WIDE TRENCH DRAIN (ZURN Z884 OR APPROVED SUBSTITUTE)
18. NOT USED
19. CONSTRUCT 12" WIDE CONCRETE RUNDOWN PER TYPICAL DETAIL, SHEET CG502
20. INSTALL 4" PVC SDR-35 STORM PIPE
21. INSTALL 4" 90° BEND
22. INSTALL 4" 90° WYE WITH SINGLE CLEANOUT TO GRADE
23. CONSTRUCT 4" STORM PIPE WALL PENETRATION TO DISCHARGE TO RUNDOWN
24. CONNECT 4" STORM DRAIN TO TRENCH DRAIN WITH 90° VERTICAL BEND AND ATTACH TO "NO-HUB" BOTTOM OUTLET
25. INSTALL 4"x4" TEE

**CONSTRUCTION NOTES:**

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 03/24/2021 AND INCLUDED AS SHEET V1-101 TO V1-104 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.



GRADES AT NORTH SIDE OF BUILDING 2 & 3 ASI 008



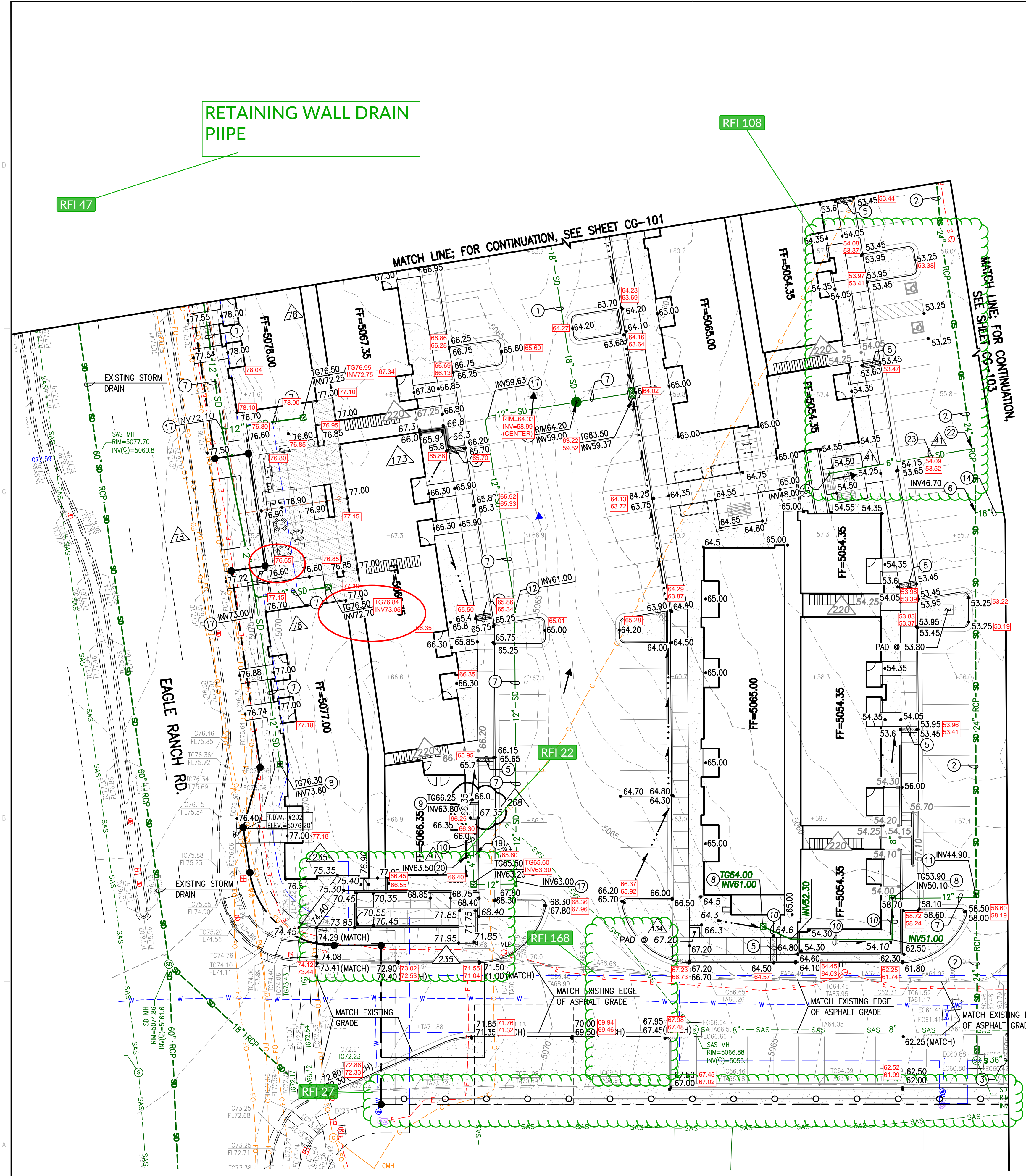
**NOTE:**  
THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE TOPOGRAPHIC INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

**HIGH MESA Consulting Group**  
6010-B Midway Park Blvd. NE - Albuquerque, New Mexico 87109  
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

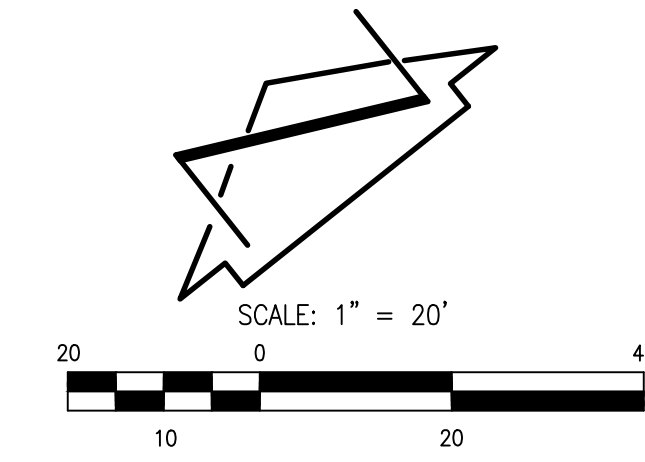
2021.012.4

**CG101**

OF



- KEYED NOTES:**
- INSTALL 18" HDPE STORM DRAIN
  - EXISTING 24" RCP PUBLIC STORM DRAIN (TO REMAIN)
  - EXISTING 36" RCP PUBLIC STORM DRAIN (TO REMAIN)
  - CONSTRUCT SINGLE "C" STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
  - CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET CG-502
  - REMOVE EXISTING 18" PRIVATE STORM DRAIN LINE CONNECTION TO EXISTING 24" RCP PUBLIC STORM DRAIN, INSTALL NEW 18" HDPE STORM DRAIN PIPE CONNECTION
  - INSTALL 12" PVC SDR-35 STORM DRAIN
  - INSTALL 18" PREFABRICATED NYLOPLAST STORM DRAIN BASIN, TYPICAL
  - INSTALL 4" PATIO DRAIN
  - INSTALL 4" PVC SDR-35 STORM DRAIN
  - CONNECT 12" STORM DRAIN TO EXISTING 24" STORM DRAIN WITH INSERT-A-TEE
  - INSTALL DOUBLE CLEANOUT TO GRADE
  - CONSTRUCT 4" DIAMETER STORM DRAIN MANHOLE PER TYPICAL SECTIONS, SHEET CG-501
  - REMOVE AND REPLACE EXISTING 18" STORM DRAIN WITH 18" HDPE STORM DRAIN PIPE
  - INSTALL DOUBLE CLEANOUT TO GRADE; CONNECT 12" STORM DRAIN LINE TO BUILDING PIPING, FOR CONTINUATION UNDER BUILDING FOOTPRINT, SEE PLUMBING
  - INSTALL 12"x12"x12" DOUBLE 90° WYE
  - INSTALL 12" 90° WYE WITH SINGLE CLEANOUT TO GRADE
  - INSTALL 12" 90° WYE
  - INSTALL 4"x4" TEE
  - CONNECT 4" STORM DRAIN TO BUILDING RETAINING WALL FOUNDATION DRAIN
  - CONNECT 6" STORM DRAIN TO BUILDING RETAINING WALL FOUNDATION DRAIN
  - INSTALL 6"x24" INSERT-A-TEE, TYP.
  - INSTALL 6" PVC SDR-35 STORM DRAIN



- PROJECT BENCHMARK**
- AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11-C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #201 (T.B.M.)**  
A 604 NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.3' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #202 (T.B.M.)**  
A 604 NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #203 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #204 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #205 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)
- APWA UTILITY COLOR CODE**
- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
  - YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
  - ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
  - GREEN - SANITARY SEWER AND DRAIN LINES
  - BLUE - WATER FROM RECORD DWG
  - WHITE - WATER FROM RECORD DWG
  - PURPLE - SANITARY SEWER AND DRAIN LINES
  - BROWN - SANITARY SEWER FROM RECORD DWG
  - GREEN - STORM DRAIN LINES
- LEGEND:**
- SD - PROPOSED STORM DRAIN
  - SD - EXISTING STORM DRAIN
  - MANHOLE - PROPOSED MANHOLE
  - SD - PROPOSED INLET
  - SD - EXISTING CONTOUR
  - 57.0 - PROPOSED ELEVATION
  - ARROW - PROPOSED DIRECTION OF FLOW
  - DASHED - EXISTING EASEMENT LINE
  - SOLID - PROPOSED EASEMENT LINE
  - DASHED - EXISTING BOUNDARY LINE
  - SOLID - PROPOSED BOUNDARY LINE
  - DASHED - PROPOSED RETAINING WALL
  - SOLID - PROPOSED FLOW LINE

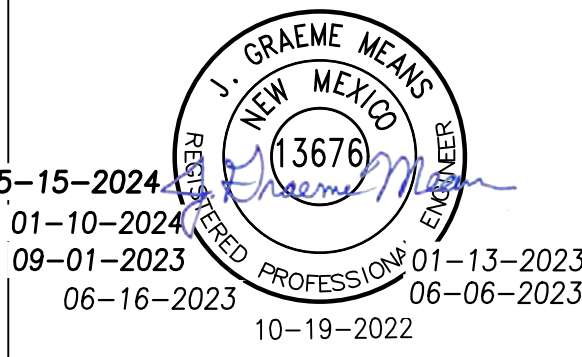
- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
  - UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 03/24/2021 AND INCLUDED AS SHEET V1-101 TO V1-104 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
  - ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
  - THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
  - THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

**NOTE:**  
THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.4

**HIGH MESA Consulting Group**

6010-B Midway Park Blvd. NE - Albuquerque, New Mexico 87109  
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com



SEDONA WEST  
EAGLE RANCH ROAD  
ALBUQUERQUE, NM 87114

ISSUED FOR CONSTRUCTION

- REVISIONS
- AS1 001 - ISSUED FOR CONSTRUCTION
  - RFI 047 - WALL DRAIN ADD.
  - AS1 008 - STORM DRAIN CONNECTION RELOCATE
  - AS1 016 - PNM X-FRMR PADS
  - AS1 023 - BLDG'S 5, 7 & 9 GARAGE GRADES
  - AS1 34 - STAIRWELL LANDINGS
  - AS1 44 - BUILDING 5 SOUTH SIDEWALK & CULVERT

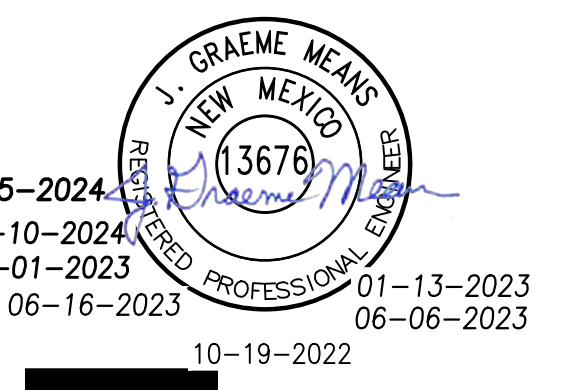
DRAWN BY J.Y.R./J.D.S.  
REVIEWED BY G.M.  
DATE 01/13/2023  
PROJECT NO. 20-0286  
DRAWING NAME GRADING PLAN

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



PROJECT

SEDONA WEST  
EAGLE RANCH ROAD  
ALBUQUERQUE, NM 87114

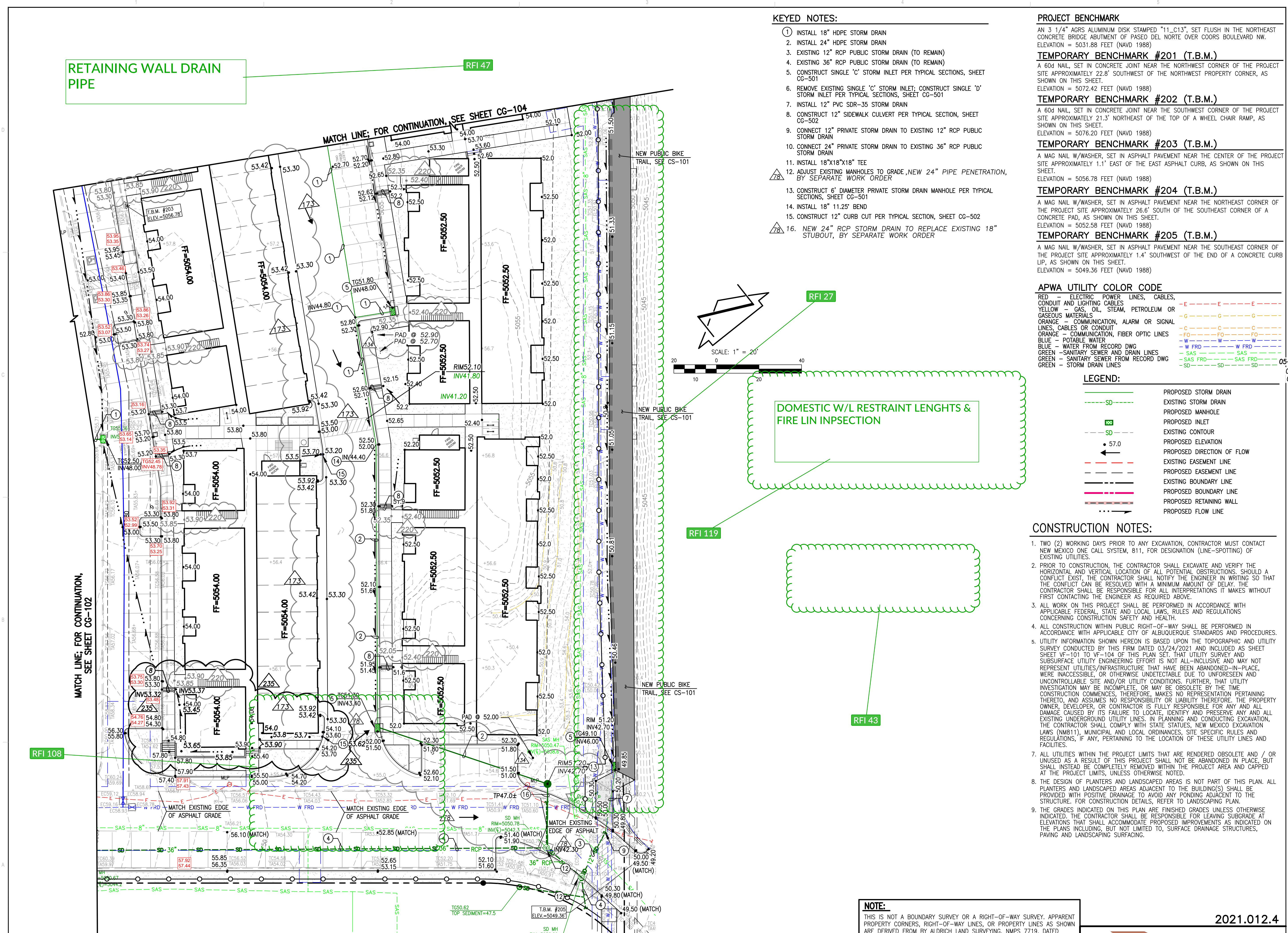
- REVISIONS
- AS1 001 - ISSUED FOR CONSTRUCTION
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  - AS1 023 - BLDG'S 5, 7 & 9 GARAGE GRADES
  - AS1 34 - STAIRWELL LANDINGS
  - AS1 44 - BUILDING 5 SOUTH SIDEWALK & CULVERT

DRAWN BY J.Y.R.  
REVIEWED BY G.M.  
DATE 01/13/2023  
PROJECT NO. 19-0058  
DRAWING NAME GRADING PLAN

GRADING PLAN

CG103

OF



- KEYED NOTES:**
- INSTALL 18" HDPE STORM DRAIN
  - INSTALL 24" HDPE STORM DRAIN
  - EXISTING 12" RCP PUBLIC STORM DRAIN (TO REMAIN)
  - EXISTING 36" RCP PUBLIC STORM DRAIN (TO REMAIN)
  - CONSTRUCT SINGLE 'C' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
  - REMOVE EXISTING SINGLE 'C' STORM INLET; CONSTRUCT SINGLE 'D' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
  - INSTALL 12" PVC SDR-35 STORM DRAIN
  - CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET CG-502
  - CONNECT 12" PRIVATE STORM DRAIN TO EXISTING 12" RCP PUBLIC STORM DRAIN
  - CONNECT 24" PRIVATE STORM DRAIN TO EXISTING 36" RCP PUBLIC STORM DRAIN
  - INSTALL 18"x18"x18" TEE
  - ADJUST EXISTING MANHOLES TO GRADE, NEW 24" PIPE PENETRATION, BY SEPARATE WORK ORDER
  - CONSTRUCT 6" DIAMETER PRIVATE STORM DRAIN MANHOLE PER TYPICAL SECTIONS, SHEET CG-501
  - INSTALL 18" 11.25' BEND
  - CONSTRUCT 12" CURB CUT PER TYPICAL SECTION, SHEET CG-502
  - NEW 24" RCP STORM DRAIN TO REPLACE EXISTING 18" STUBOUT, BY SEPARATE WORK ORDER

- PROJECT BENCHMARK**  
AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #201 (T.B.M.)**  
A 60# NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)
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- TEMPORARY BENCHMARK #203 (T.B.M.)**  
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)
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A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB ELEVATION = 5049.36 FEET (NAVD 1988)

**APWA UTILITY COLOR CODE**

RED	ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
GREEN	COMMUNICATION, FIBER OPTIC LINES
BLUE	POTABLE WATER
WHITE	WATER FROM RECORD DWG
RED	WATER FROM RECORD DWG
GREEN	SANITARY SEWER AND DRAIN LINES
YELLOW	SANITARY SEWER FROM RECORD DWG
GREEN	STORM DRAIN LINES

**LEGEND:**

SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
MI	PROPOSED MANHOLE
MI	EXISTING MANHOLE
SD	PROPOSED ELEVATION
SD	EXISTING ELEVATION
SD	PROPOSED DIRECTION OF FLOW
SD	EXISTING DIRECTION OF FLOW
SD	PROPOSED EASEMENT LINE
SD	EXISTING EASEMENT LINE
SD	PROPOSED BOUNDARY LINE
SD	EXISTING BOUNDARY LINE
SD	PROPOSED RETAINING WALL
SD	PROPOSED FLOW LINE

- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
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  - ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
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2021.012.4  
**HIGH MESA Consulting Group**  
6010-B Midway Park Blvd. NE - Albuquerque, New Mexico 87109  
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

RETAINING WALL DRAIN PIPE

DOMESTIC W/L RESTRAINT LENGTHS & FIRE LIN INSPECTION

MATCH LINE; FOR CONTINUATION, SEE SHEET CG-102

MATCH LINE; FOR CONTINUATION, SEE SHEET CG-104

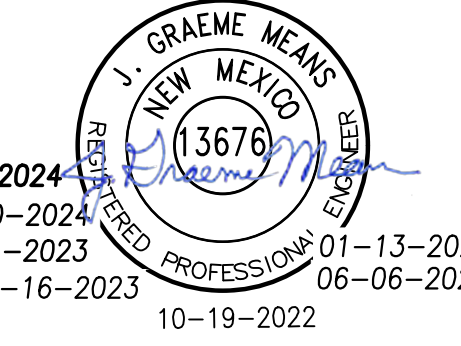
RFI 108

RFI 47

RFI 27

RFI 119

RFI 43



09-16-2024  
01-10-2024  
09-01-2023  
06-16-2023  
01-13-2023  
06-06-2023  
10-19-2022

**SEDONA WEST**  
EAGLE RANCH ROAD  
ALBUQUERQUE, NM 87114

ISSUED FOR  
CONSTRUCTION

REVISIONS  
 001 - ISSUED FOR CONSTRUCTION  
 047 - WALL DRAIN ADD.  
 008 - BLDG 10 N. SIDEWALK/ROOF DRAIN  
 016 - PNM X-FRMFR PADS  
 023 - BLDG'S 5,7 & 9 GARAGE GRADES  
 034 - STAIRWELL LANDINGS  
 031 - BUILDING 10 PARKING

DRAWN BY J.Y.R.  
 REVIEWED BY G.M.  
 DATE 01/13/2023  
 PROJECT NO. 19-0058  
 DRAWING NAME GRADING PLAN

DRAWN BY J.Y.R./J.D.S.  
 REVIEWED BY G.M.  
 DATE 01/13/2023  
 PROJECT NO. 20-0286  
 DRAWING NAME GRADING PLAN

SHEET NO. CG104 OF

**KEYED NOTES:**

1. INSTALL 18" HDPE STORM DRAIN
2. CONSTRUCT SINGLE 'D' STORM INLET PER TYPICAL SECTIONS, SHEET CG-501
3. CONSTRUCT 12" SIDEWALK CULVERT PER TYPICAL SECTION, SHEET CG-502
4. CONSTRUCT 12" CURB CUT PER TYPICAL SECTION, SHEET CG-502
5. INSTALL 18" PREFABRICATED NYLOPLAST STORM DRAIN BASIN, TYPICAL
6. INSTALL 12" HDPE STORM DRAIN
7. INSTALL 18"x18"x12" HDPE TEE

**PROJECT BENCHMARK**

- AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)
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A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.  
ELEVATION = 5072.42 FEET (NAVD 1988)
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A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET.  
ELEVATION = 5076.20 FEET (NAVD 1988)
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A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET.  
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A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHWEST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET.  
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A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB UP, AS SHOWN ON THIS SHEET.  
ELEVATION = 5049.36 FEET (NAVD 1988)

**APWA UTILITY COLOR CODE**

- |  |                                   |
|--|-----------------------------------|
| RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES  | E - E - E - E - E - E             |
| YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS         | G - G - G - G - G - G             |
| ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT | C - C - C - C - C - C             |
| BLUE - POTABLE WATER   | W - W - W - W - W - W             |
| GREEN - SANITARY SEWER AND DRAIN LINES                           | S - S - S - S - S - S             |
| GREEN - SANITARY SEWER FROM RECORD DWG                           | SAS - SAS - SAS - SAS - SAS - SAS |
| GREEN - STORM DRAIN LINES  | SD - SD - SD - SD - SD - SD       |

**LEGEND:**

- |         |                            |
|---------|----------------------------|
| SD      | PROPOSED STORM DRAIN       |
| SD      | EXISTING STORM DRAIN       |
| MANHOLE | PROPOSED MANHOLE           |
| SD      | EXISTING CONTOUR           |
| 57.0    | PROPOSED ELEVATION         |
| →       | PROPOSED DIRECTION OF FLOW |
| ---     | EXISTING EASEMENT LINE     |
| ---     | PROPOSED EASEMENT LINE     |
| ---     | EXISTING BOUNDARY LINE     |
| ---     | PROPOSED BOUNDARY LINE     |
| ---     | PROPOSED RETAINING WALL    |
| ---     | PROPOSED FLOW LINE         |

**CONSTRUCTION NOTES:**

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 03/24/2021 AND INCLUDED AS SHEET SHEET VF-101 TO VF-104 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

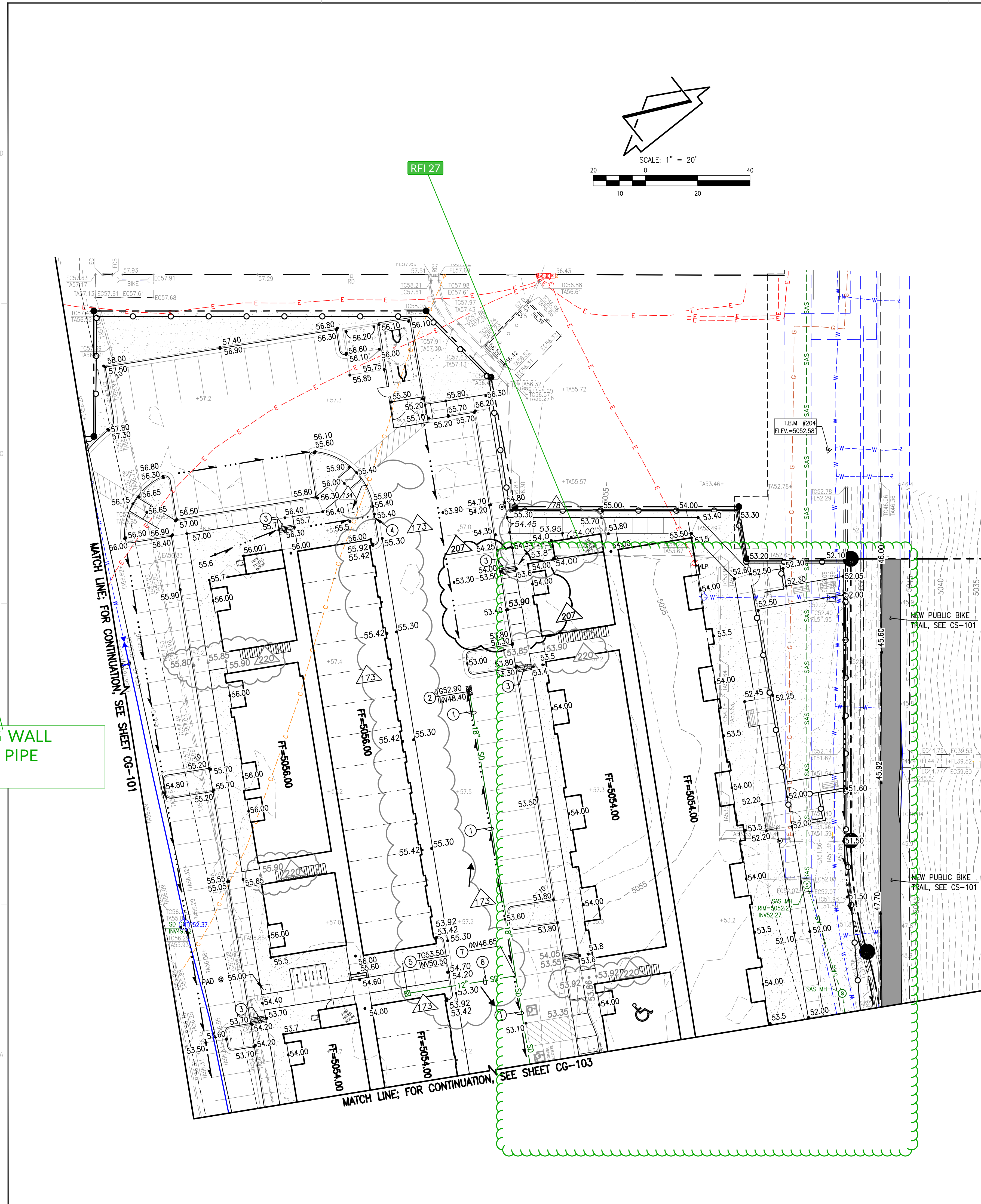
**NOTE:**

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY ALDRICH LAND SURVEYING, NMPS 7719, DATED 11-05-2021 AND RECORDED 12-09-2021. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.4

**HIGH  
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GRADE CLAIFICATIONS

RFI 47

RETAINING WALL  
DRAINAGE PIPE