

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 10, 2026

J. Graeme Means, PE
High Mesa Consulting Group
6010B Midway Park Blvd NE
Albuquerque, NM 87109

**RE: Sedona West – Phase 3
Buildings 5 and 7
9330 Eagle Ranch Rd NW
PERMANENT C.O. - Accepted
Engineer's Certification Date: 03/02/2026
Engineer's Stamp Date: 10/23/2025
Hydrology File: C13D001
Case # HYDR-2026-00084**

PO Box 1293

Dear Mr. Means:

Albuquerque

Based on the Engineer's Grading and Drainage Certification received 03/06/2026 and site visit on 03/06/2026, this letter serves as an approval from the Hydrology Section for a Permanent Certificate of Occupancy for Phase 3 of the Sedona West development located at 9330 Eagle Ranch Rd NW to be issued by the Building and Safety Division.

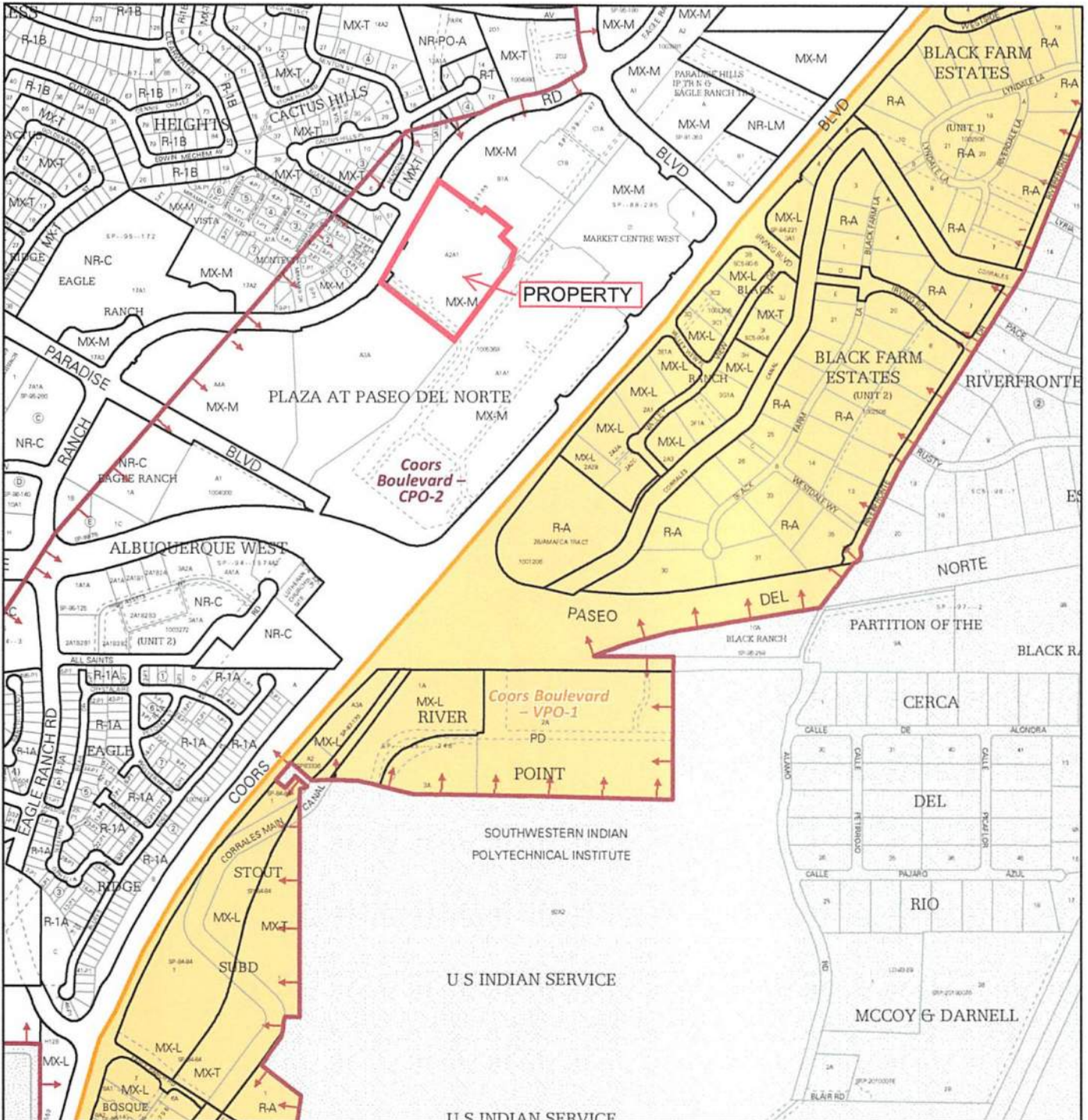
NM 87103

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

www.cabq.gov


Sincerely,

Bailey Thompson, E.I.
Engineering Associate, Hydrology
Planning Department, Development Review Services

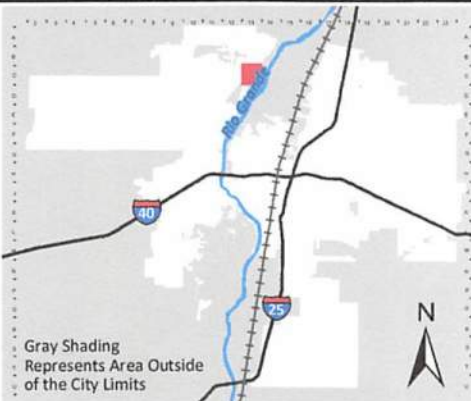


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018











IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-13-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

PHASE 1 DRAINAGE AND GRADING CERTIFICATION

ENGINEER'S CERTIFICATION FOR TEMPORARY CO - PHASE 1


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:

- 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
- 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.
- 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


PHASE 2 DRAINAGE AND GRADING CERTIFICATION

ENGINEER'S FINAL CERTIFICATION FOR PERMANENT CO - PHASE 2

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 RECORD INFORMATION EDITED ONTO THIS ORIGINAL DESIGN DOCUMENT WAS OBTAINED FROM THE AS-BUILT SURVEY DATA CERTIFIED 02-09-2026 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR PHASE 2 OF THE SEDONA WEST DEVELOPMENT PROJECT.

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

 02/09/2026
 DATE


PHASE 3 DRAINAGE AND GRADING CERTIFICATION

ENGINEER'S FINAL CERTIFICATION FOR PERMANENT CO - PHASE 3

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 RECORD INFORMATION EDITED ONTO THIS ORIGINAL DESIGN DOCUMENT WAS OBTAINED FROM THE AS-BUILT SURVEY DATA CERTIFIED 03-02-2026 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 PERMANENT CERTIFICATE OF OCCUPANCY FOR PHASE 3 OF THE SEDONA WEST DEVELOPMENT PROJECT.

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

 03/03/2026
 DATE

ENGINEER'S FINAL CERTIFICATION FOR PERMANENT CO - PHASE 1

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:

- 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.
- THE INLET GRAE AND THE SURROUNDING FINISHED GRADE WAS ADJUSTED TO FACILITATE POSITIVE DRAINAGE OF THE BUILDING 2 COURTYARD.
- 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
 SABATINI**

**ARCHITECTURE
 DESIGN
 INSPIRATION**

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

NO.	DATE	BY	REVISIONS
03/26		JDS	PHASE 3 CERTIFICATION
02/26		JDS	PHASE 2 CERTIFICATION
01/26		JDS	PHASE 1 FINAL CERTIFICATION
12/25		JDS	PHASE 1 CERTIFICATION
			REMARKS
			DESIGN
DESIGNED BY		J.D.S.	Date
DRAWN BY		M.R.	Date
CHECKED BY		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 | bowman.com

File Name: Q:\NM-ALBQ-HMIDat\2021\012.4\ENG\210124_Dbase-REC1.dwg - CG-001 Plot Date: 3/3/26 Plot Time: 08:47

REFER TO ASI 008

RFI 103

RFI 119

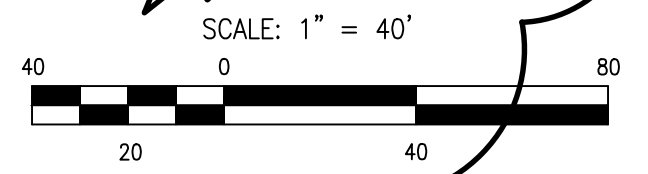
DOMESTIC W/L RESTRAINT LENGTHS AND FIRELINE INSPECTIONS

PHASING PLAN: 263

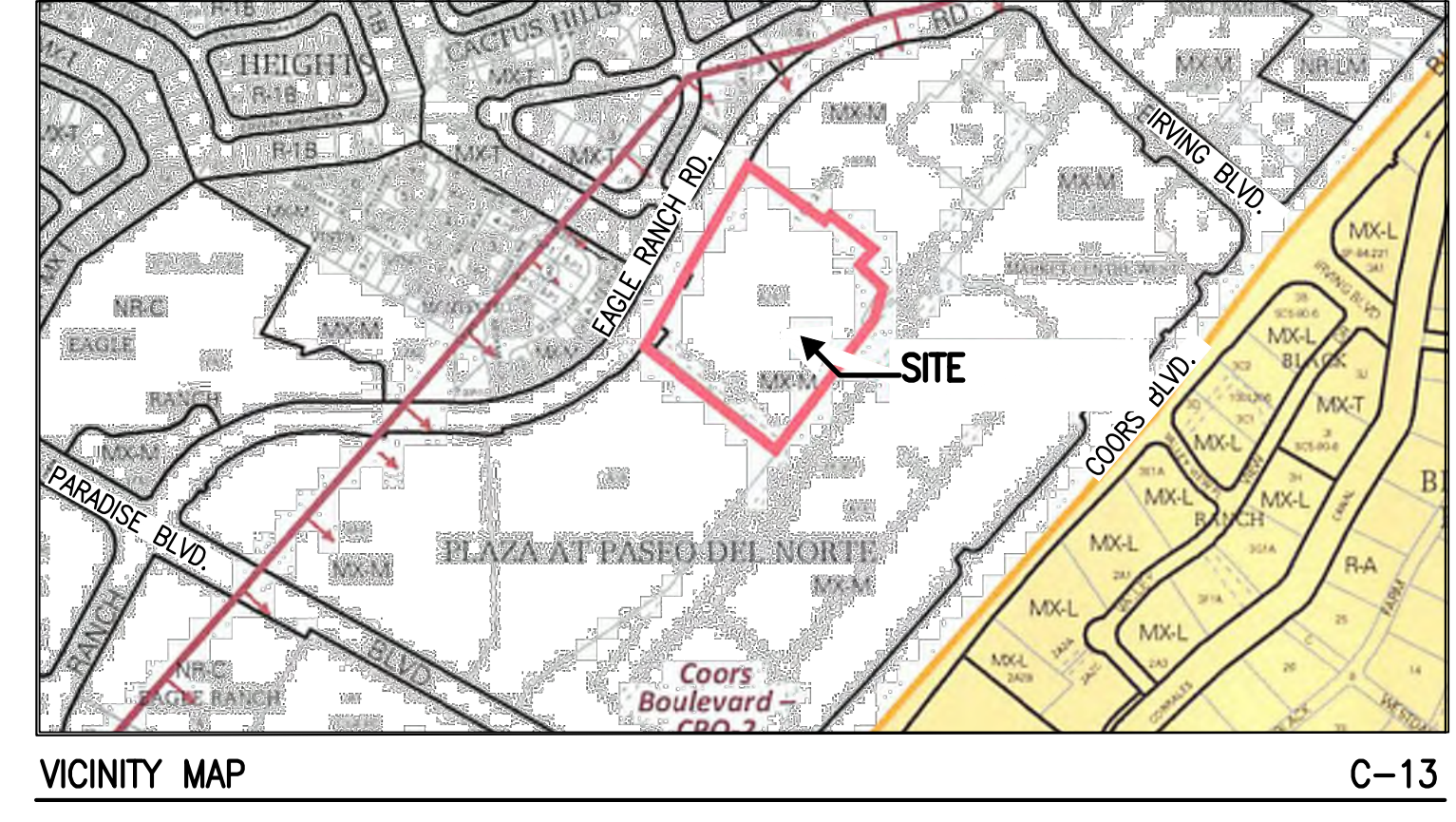
THE PROPOSED SITE DEVELOPMENT WILL BE CONSTRUCTED IN THREE FOUR PHASES AS SHOWN ON THE REVISED PHASING MAP BELOW. THESE PHASES WILL INCLUDE THE FOLLOWING IMPROVEMENTS:

1. PHASE 1 DEVELOPMENT WILL INCLUDE THE CLUBHOUSE AND POOL AREA AND ASSOCIATED PARKING, BUILDING #1 & 2 AND ASSOCIATED PARKING, THE NORTHWEST ENTRANCE TO EAGLE RANCH ROAD, AND THE CENTRAL ACCESS DRIVE AND ASSOCIATED PARKING EXTENDING THROUGH THE SITE FROM THE SOUTH ACCESS DRIVE NORTH TO THE NEW REUSE-ENGINEERED SOUTHEAST CORNER OF THE CLUBHOUSE. THE EXISTING SOUTH ACCESS DRIVE TO EAGLE RANCH ROAD WILL REMAIN, WITH REPAVING OF THE SOUTH ACCESS DRIVE TO SOUTHWEST CORNER OF BUILDING 5. NEW PAVED PARKING WILL BE CONSTRUCTED ALONG THE SOUTH EDGE OF THE ACCESS ROAD AS NOTED ON THE PHASING PLAN MAP. THE NORTHERN PORTION OF PARKING BETWEEN BUILDINGS 2 AND 3 IS REMOVED FROM PHASE 2 AND ADDED TO PHASE 1 DEVELOPMENT.
ALL STORM SEWER, SANITARY SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES NECESSARY TO SERVE THE PROPOSED PHASE 1 DEVELOPMENT WILL BE INCLUDED.
2. PHASE 2 DEVELOPMENT WILL INCLUDE BUILDINGS #2, #3, #4 & #9, ALONG WITH ASSOCIATED ACCESS DRIVE AND PARKING IMPROVEMENTS. THIS PHASE WILL ALSO INCLUDE THE CONSTRUCTION OF THE NEW BUS SHELTER IMPROVEMENTS ALONG EAGLE RANCH ROAD & #9.
ALL STORM SEWER, SANITARY SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES NECESSARY TO SERVE THE PROPOSED PHASE 2 DEVELOPMENT WILL BE INCLUDED.
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. THIS PHASE WILL ALSO INCLUDE EXTENDING THE SOUTH ACCESS ROAD AND ASSOCIATED PARKING SOUTH OF THE ROAD AS INDICATED ON THE PHASING PLAN MAP.
ALL STORM SEWER, SANITARY SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES NECESSARY TO SERVE THE PROPOSED PHASE 3 DEVELOPMENT WILL BE INCLUDED.
- PHASE 4 DEVELOPMENT WILL COMPLETE THE FULL BUILD-OUT DEVELOPMENT OF THE SITE, AND WILL INCLUDE BUILDINGS #6, #8, AND #10, WITH ASSOCIATED ACCESS DRIVE AND PARKING IMPROVEMENTS. THE SOUTH ACCESS DRIVE RE-PAVEMENT AND ASSOCIATED ADJACENT PARKING WILL ALSO BE COMPLETED TO THE SOUTHEAST CORNER OF THE SITE. THIS PHASE WILL ALSO INCLUDE THE RE-PAVING OF THE EXISTING PUBLIC BIKE / PEDESTRIAN TRAIL EXTENDING ALONG THE ENTIRE EAST EDGE OF THE PROPERTY.
ALL STORM SEWER, SANITARY SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES NECESSARY TO SERVE THE PHASE 4 DEVELOPMENT WILL BE INCLUDED.

PHASING LIMITS: 263



CROSS TABLE VERIFICATION



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. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST OF THE PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE PLAZA AT PASEO DEL NORTE UPPER DETENTION POND, LOCATED NEAR THE SOUTHWEST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIZED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2, AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (TOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC, 65% OF THE BASIN A-1 AC SITE. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE RATE, EQUAL TO 29.7 CFS.

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 THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE REMAINDER OF THE ROOF DRAINAGE WILL DISCHARGE VIA SIDEWALK CULVERT ONTO THE NEW PARKING AND DRIVEWAY PAVEMENT; THE CURBED PARKING AND DRIVEWAYS WILL SURFACE DRAIN TO NEW PRIVATE STORM INLETS WITHIN THE SITE AND OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE FULLY DEVELOPED PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS BUILDING AND PAVED AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS, WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

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 NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE, DPM AND CURRENT STORMWATER QUALITY ORDINANCE REQUIREMENTS TO CAPTURE AND TREAT THE FIRST FLUSH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, THIS PROJECT ANTICIPATES UTILIZING THE ALTERNATIVE "PAYMENT-IN-LIEU" OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED BETWEEN THE DEVELOPMENT OWNER AND THE CITY HYDROLOGY ENGINEER.

CALCULATIONS:

I. SITE CHARACTERISTICS

P PRECIPITATION ZONE = 1 2.17 IN
 C₁₀₀ = 0.55
 C TOTAL PROJECT AREA (A_T) = 310,241 SF / 7.12 AC

D. LAND TREATMENTS

EXISTING LAND TREATMENT		DEVELOPED LAND TREATMENT	
PROJECT SITE	310,241 SF / 7.12 AC	PROJECT SITE	310,241 SF / 7.12 AC
LAND TREATMENT	AREA (SF/AC)	LAND TREATMENT	AREA (SF/AC)
A	285,079 SF / 6.54 AC	A	33,621 SF / 0.77 AC
B	285,079 SF / 6.54 AC	B	33,620 SF / 0.77 AC
C	47,162 SF / 1.08 AC	C	24,300 SF / 0.56 AC
D	47,162 SF / 1.08 AC	D	24,300 SF / 0.56 AC

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE
 a. VOLUME 100-YR. 6-HR
 $WV_6 = (E_A + A_A + E_B + A_B + E_C + A_C + E_D + A_D)VA$
 $= (0.55 + 0.00) + (0.73 + 6.04) + (0.95 + 0.00) + (2.24 + 1.08)7.12 = 0.96 \text{ IN}$
 $V_{100,6 \text{ HR}} = (E_{w/12}) + A_T = (0.96/12) + 7.12 = 0.5668 \text{ AC-FT} = 24,820 \text{ CF}$

b. PEAK DISCHARGE 100-YR
 $Q_{100} = Q_A + A_A + Q_B + A_B + Q_C + A_C + Q_D + A_D + (2.87 + 0.00) + (4.12 + 1.08) = 17.8 \text{ CFS}$

B. DEVELOPED CONDITION 100 YEAR STORM

1. PROJECT SITE
 a. VOLUME 100-YR. 6-HR
 $WV_6 = (E_A + A_A + E_B + A_B + E_C + A_C + E_D + A_D)VA$
 $= (0.55 + 0.00) + (0.73 + 0.77) + (0.95 + 0.77) + (2.24 + 5.58)7.12 = 1.94 \text{ IN}$
 $V_{100,6 \text{ HR}} = (E_{w/12}) + A_T = (1.94/12) + 7.12 = 1.1514 \text{ AC-FT} = 50,760 \text{ CF}$

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED
 $V_{wqov} = (P_{wqov}/12) + A_D = ((0.42/12) + (5.58)) = 0.1952 \text{ AC-FT} = 8,510 \text{ CF}$

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST
 $= \$9.00 \text{ PER CF FIRST FLUSH GENERATE} \times 8,510 \text{ CF} = 866,000.00$

C. COMPARISON 100 YEAR STORM

1. PROJECT SITE
 a. VOLUME 100-YR. 6-HR
 $V_{100,6 \text{ HR}} = 25,340 \text{ CF}$ (INCREASE)
 b. PEAK DISCHARGE 100-YR
 $Q_{100} = 26.9 \text{ CFS}$ (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. 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.highmesa.com

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

ARCHITECT

ENGINEER

ARCHITECT

PROJECT

ARCHITECT

PROJECT

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ARCHITECT

PROJECT

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PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

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PROJECT

ARCHITECT

PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

ISSUED FOR CONSTRUCTION

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

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

OVERALL GRADING PLAN, DRAINAGE PLAN AND CALCULATIONS

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

OVERALL GRADING PLAN, DRAINAGE PLAN AND CALCULATIONS

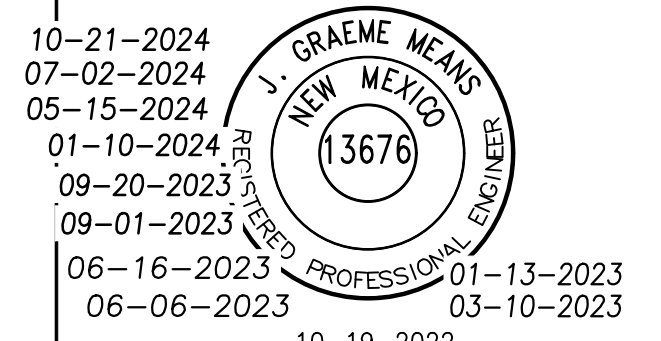
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 24\ENGR\210124_Dibase-RecDwg1.dwg - CG-100-R291 Plot Date: 10/23/25 Plot Time: 16:39

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.
 JAYSON NATERA
 03/02/2026
 DATE



CG100 OF



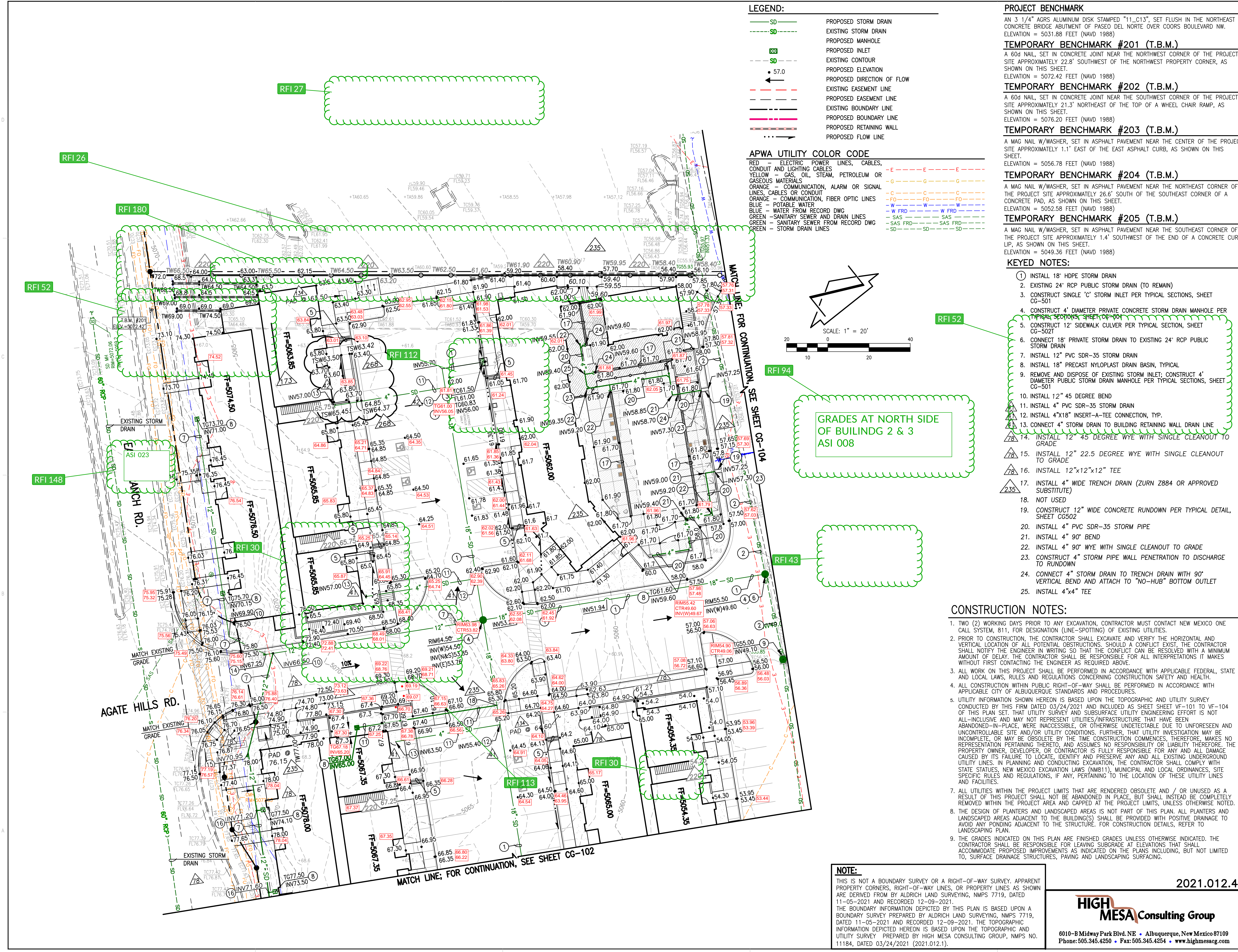
- REVISIONS
- AS1 001 - ISSUED FOR CONSTRUCTION
 - RFI 047 - WALL DRAIN ADD.
 - AS1 008 - BLDGS. 2 & 4 NORTH SIDE: STORM DRAINS REROUTE
 - AS1 016 - PNM X-FRMR PADS
 - AS1 023 - BLDG'S 1 & 2 ENTRY
 - AS1 28 - BLDG 2 N. STAIRS
 - AS1 34 - STAIRWELL LANDINGS/N. WALL
 - AS1 44 R1-Pool & BLDG 2
 - AS1 49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

- 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
 - AS1 49 - NORTH GRADE & X-FRMR PAD UPDATE
 - AS1 49 SIDEWALK & RAMPS

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

GRADING PLAN

SHEET NO. **CG101**
OF



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).

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

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 22.8' 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	-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	-O-O-O-O-O-O-
GREEN	COMMUNICATION, FIBER OPTIC LINES	-FO-FO-FO-FO-FO-
BLUE	POTABLE WATER	-W-FRD-W-FRD-W-FRD-
BLUE	WATER FROM RECORD DWG	-SAS-SAS-SAS-SAS-
GREEN	SANITARY SEWER AND DRAIN LINES	-SD-SD-SD-SD-SD-
GREEN	SANITARY SEWER FROM RECORD DWG	-SD-SD-SD-SD-SD-
GREEN	STORM DRAIN LINES	-SD-SD-SD-SD-SD-

LEGEND:

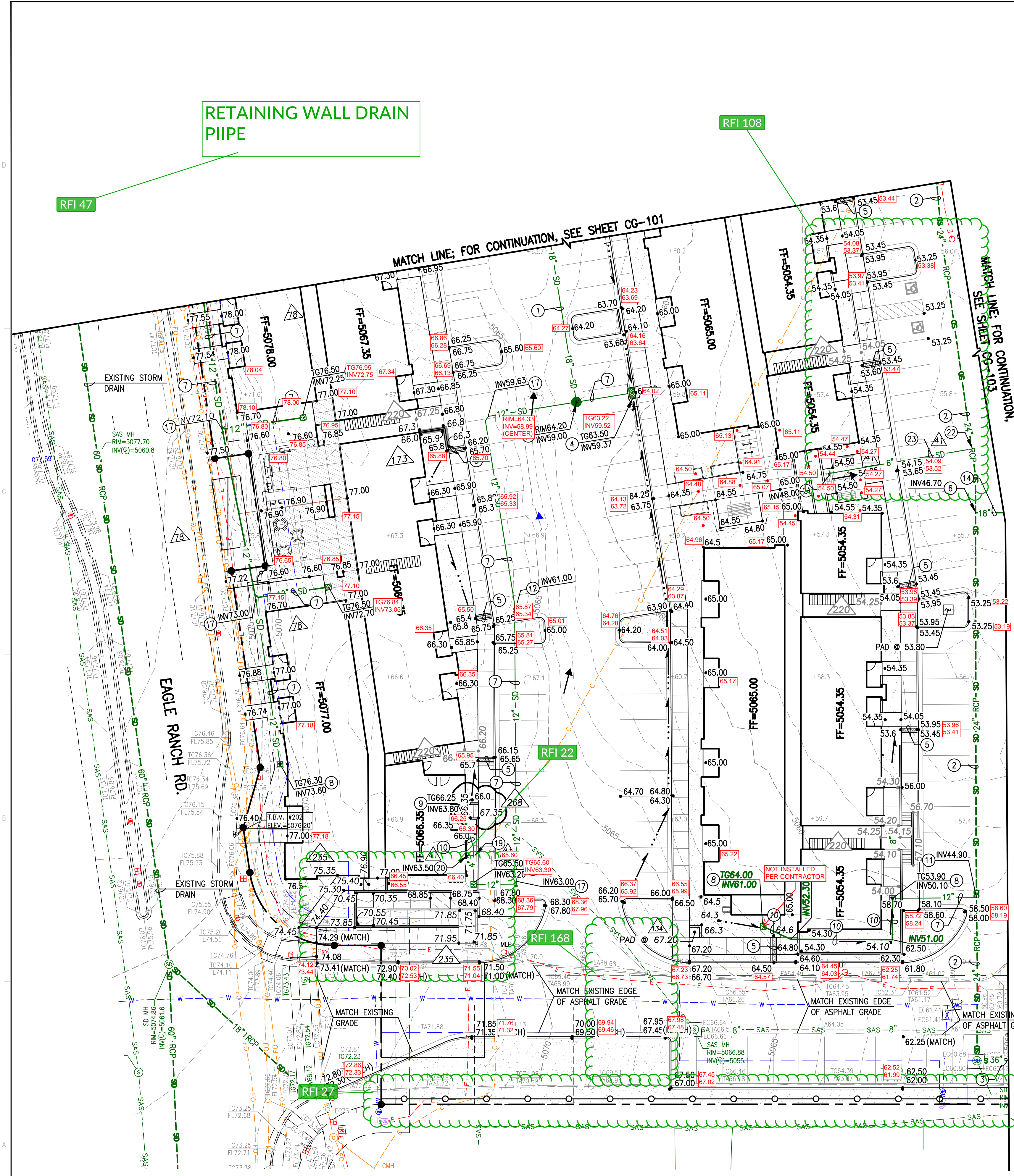
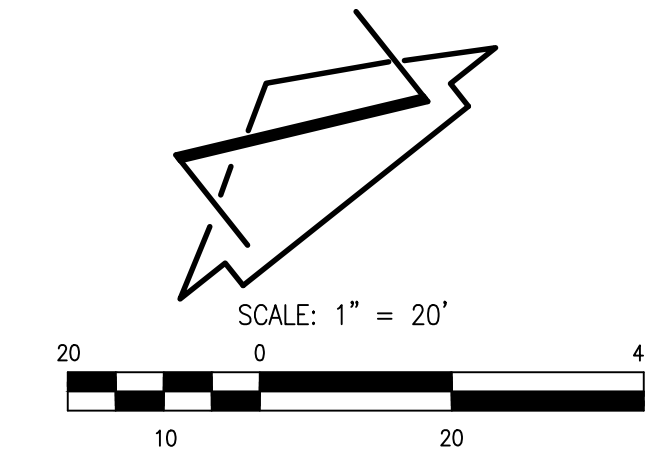
SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
MANHOLE	PROPOSED MANHOLE
SD	PROPOSED INLET
57.0	EXISTING ELEVATION
57.0	PROPOSED ELEVATION
→	PROPOSED DIRECTION OF FLOW
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING BOUNDARY LINE
---	PROPOSED BOUNDARY LINE
---	PROPOSED RETAINING WALL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

CONSTRUCTION NOTES:

- 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 HORIZONTAL AND VERTICAL 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.

KEYED NOTES:

- INSTALL 18" HDPE STORM DRAIN
- EXISTING 24" RCP PUBLIC STORM DRAIN (TO REMAIN)
- EXISTING 36" RCP 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



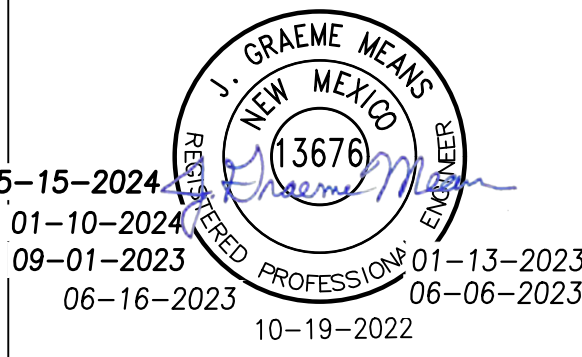
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SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

ISSUED FOR CONSTRUCTION

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

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

SHEET NO.

CG103

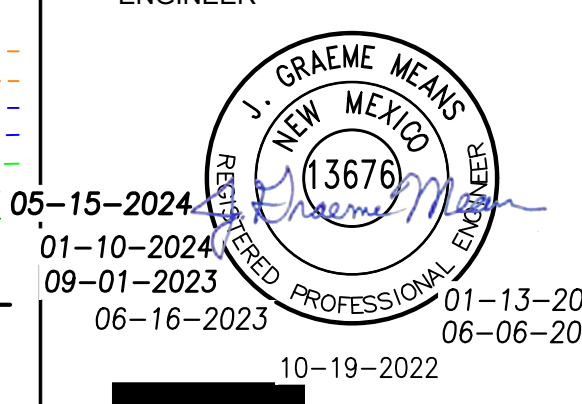
OF

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



PROJECT

SEDONA WEST
EAGLE RANCH ROAD
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SHEET NO.

CG103

OF

SHEET NO.

CG103

OF

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ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	C
GREEN	COMMUNICATION, FIBER OPTIC LINES	F
BLUE	POTABLE WATER	W
PURPLE	WATER FROM RECORD DWG	W FRD
BROWN	SANITARY SEWER AND DRAIN LINES	SAS
BLACK	SANITARY SEWER FROM RECORD DWG	SAS FRD
WHITE	STORM DRAIN LINES	SD

LEGEND:

---	PROPOSED STORM DRAIN
---	EXISTING STORM DRAIN
○	PROPOSED MANHOLE
○	EXISTING MANHOLE
○	PROPOSED ELEVATION
○	EXISTING CONTOUR
→	PROPOSED DIRECTION OF FLOW
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING BOUNDARY LINE
---	PROPOSED BOUNDARY LINE
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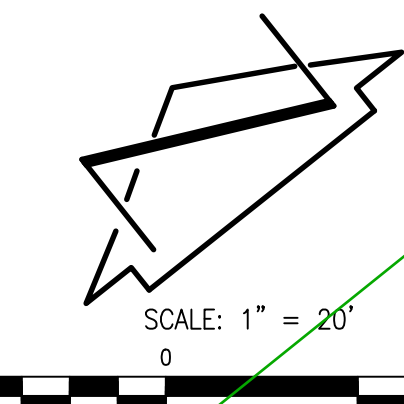
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KEYED NOTES:

- 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" TEE
- 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

RETAINING WALL DRAIN PIPE



DOMESTIC W/L RESTRAINT LENGTHS & FIRE LIN INSPECTION

RFI 43

RFI 119

RFI 108

NOTE:

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