

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2025

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

**RE: Sedona West  
9330 Eagle Ranch Rd NW  
30-Day Temporary C.O. - Accepted  
Engineer's Certification Date: 12/17/2025  
Engineer's Stamp Date: 10/19/2022  
Hydrology File: C13D001  
Case # HYDR-2025-00448**

PO Box 1293

Dear Mr. Means:

Albuquerque

Based on the Engineer's Grading and Drainage Certification received 12/17/2025 and site visit on 12/18/2025, this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for Sedona West located at 9330 Eagle Ranch Rd NW to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

NM 87103

1. Bldg.1: Correct the invert elevation of the sidewalk culvert at NE corner of the building.
2. Bldg. 2: Adjust the inlet grate in the upper courtyard of the Building.
3. Bldg. 2: Adjust the grades in the depressed area between the NE corner of the building and the wall.

www.cabq.gov

Please resubmit for a request for permanent release of Certificate of Occupancy once the above items are complete.

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

Sincerely,

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

**DEKKER  
 PERICH  
 SABATINI**

**ARCHITECTURE  
 DESIGN  
 INSPIRATION**

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

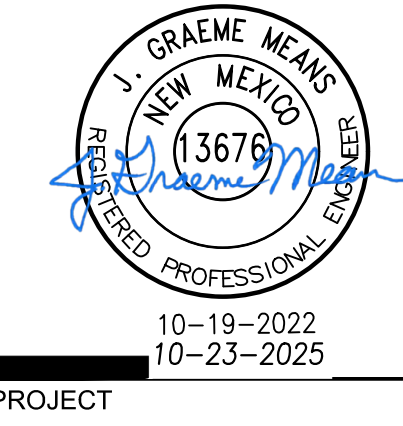
NO.	DATE	REVISIONS	DESIGN
		PHASE I CERTIFICATION	
		REMARKS	
		DESIGN	
		DESIGNED BY	J.D.S. Date
		DRAWN BY	M.R. Date
		CHECKED BY	G.W. Date

PROJECT NO.  
**2024.012.4**

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)



10-19-2022  
10-23-2025  
PROJECT

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

ISSUED FOR CONSTRUCTION

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

DRAWN BY J.Y.R./J.D.S.  
 REVIEWED BY G.M.  
 DATE 01/13/2023  
 PROJECT NO. 20-0288  
 DRAWING NAME

OVERALL GRADING PLAN, DRAINAGE PLAN AND CALCULATIONS

**DEKKER PERICH SABATINI**

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



10-19-2022  
10-23-2025  
PROJECT

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

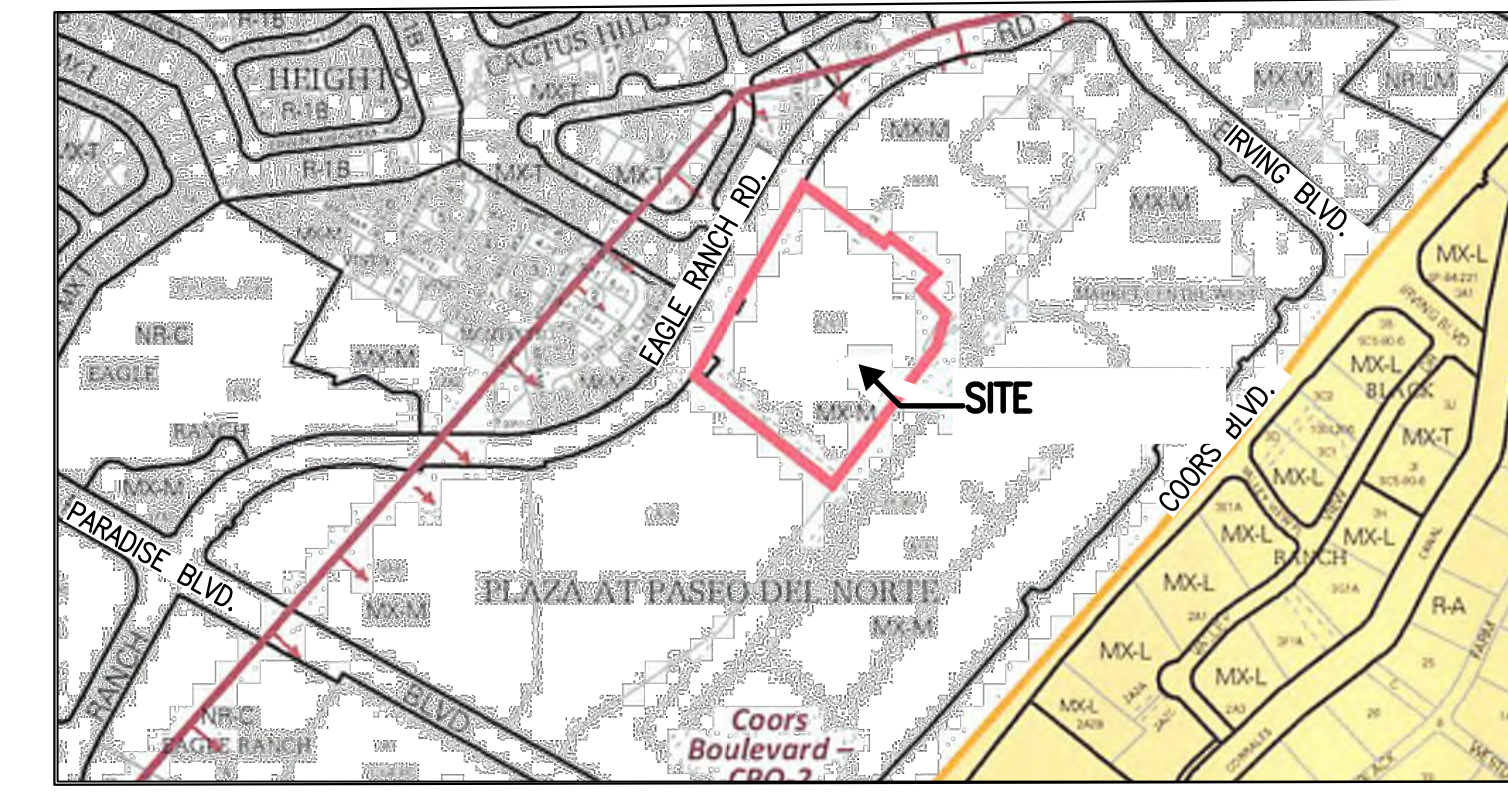
REVISIONS  
 ▲ ASI 001 - ISSUED FOR CONSTRUCTION  
 ▲ ASI 048 R2 - REVISED PHASING PLAN  
 ▲ RFI 234 - REVISED (REMOVED) ACCESSIBLE PARKING

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

**CG100**

OF

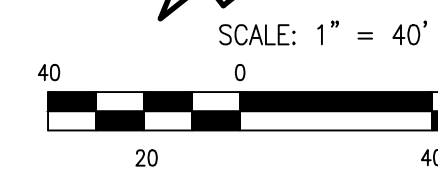


VICINITY MAP

C-13

CROSS TABLE VERIFICATION

PHASING LIMITS: 263  
 PHASE 1 LIMITS  
 PHASE 2 LIMITS  
 PHASE 3 LIMITS  
 PHASE 4 LIMITS



**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.

DOMESTIC W/L RESTRAINT LENGTHS AND FIRELINE INSPECTIONS

**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 SOUTHEAST 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 (11 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  
 C<sub>100</sub> = 0.55  
 C TOTAL PROJECT AREA (A<sub>T</sub>) = 310,241 SF  
 7.12 AC

**D. LAND TREATMENTS**

EXISTING LAND TREATMENT		DEVELOPED LAND TREATMENT	
PROJECT SITE	310,241 SF	PROJECT SITE	310,241 SF
LAND TREATMENT	AREA (SF/AC)	LAND TREATMENT	AREA (SF/AC)
A	283,079 SF	A	33,621 SF
B	6,64 AC	B	6,77 AC
C		C	33,620 SF
D	47,162 SF	D	6,77 AC
	1,08 AC		243,000 SF
			8,56 AC

**HYDROLOGY**

**A. EXISTING CONDITION 100 YEAR STORM**

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

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

**B. DEVELOPED CONDITION 100 YEAR STORM**

1. PROJECT SITE  
 a. VOLUME 100-YR. 6-HR  
 $WV_E = (E_A + A_A + E_B + A_B + E_C + A_C + E_D + A_D)VA$   
 $= (0.55 + 0.00) + (0.73 + 0.77) + (0.95 + 0.77) + (2.24 + 5.58)7.12 = 1.94$  IN  
 $V_{100,6HR} = (E_{w/12}) + A_T = (1.94/12) + 7.12 = 1.1514$  AC-FT = 50,160 CF

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED  
 $V_{wqov} = (P_{60min}/12) + A_D = ((0.42)/12) + (5.58) = 0.1952$  AC-FT = 8,510 CF

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST  
 $= \$9.00$  PER CF FIRST FLUSH GENERATE x 8,510 CF = \$66,000.00

**C. COMPARISON 100 YEAR STORM**

1. PROJECT SITE  
 a. VOLUME 100-YR. 6-HR  
 $V_{PROJECT SITE} = 50160 - 24820 = 25,340$  CF (INCREASE)  
 b. PEAK DISCHARGE 100-YR  
 $Q_{PROJECT SITE} = 26.9 - 17.5 = 9.4$  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. 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.highmesa.com

**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.

*Jayson Natera*  
 JAYSON NATERA, N.M.P.S. 27749  
 12/17/2025  
 DATE



REFER TO ASI 008

RFI 103

RFI 46

RFI 119

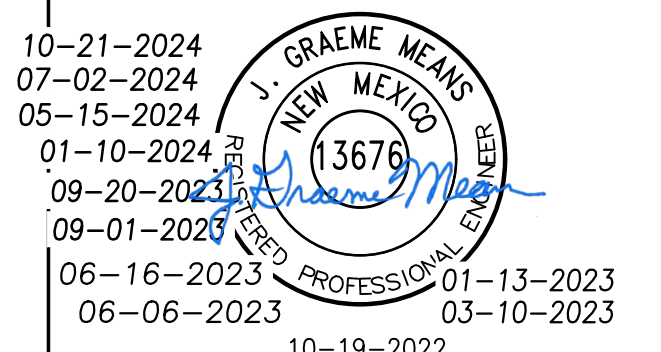


**DEKKER PERICH SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

ENGINEER



PROJECT

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

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

**ISSUED FOR CONSTRUCTION**

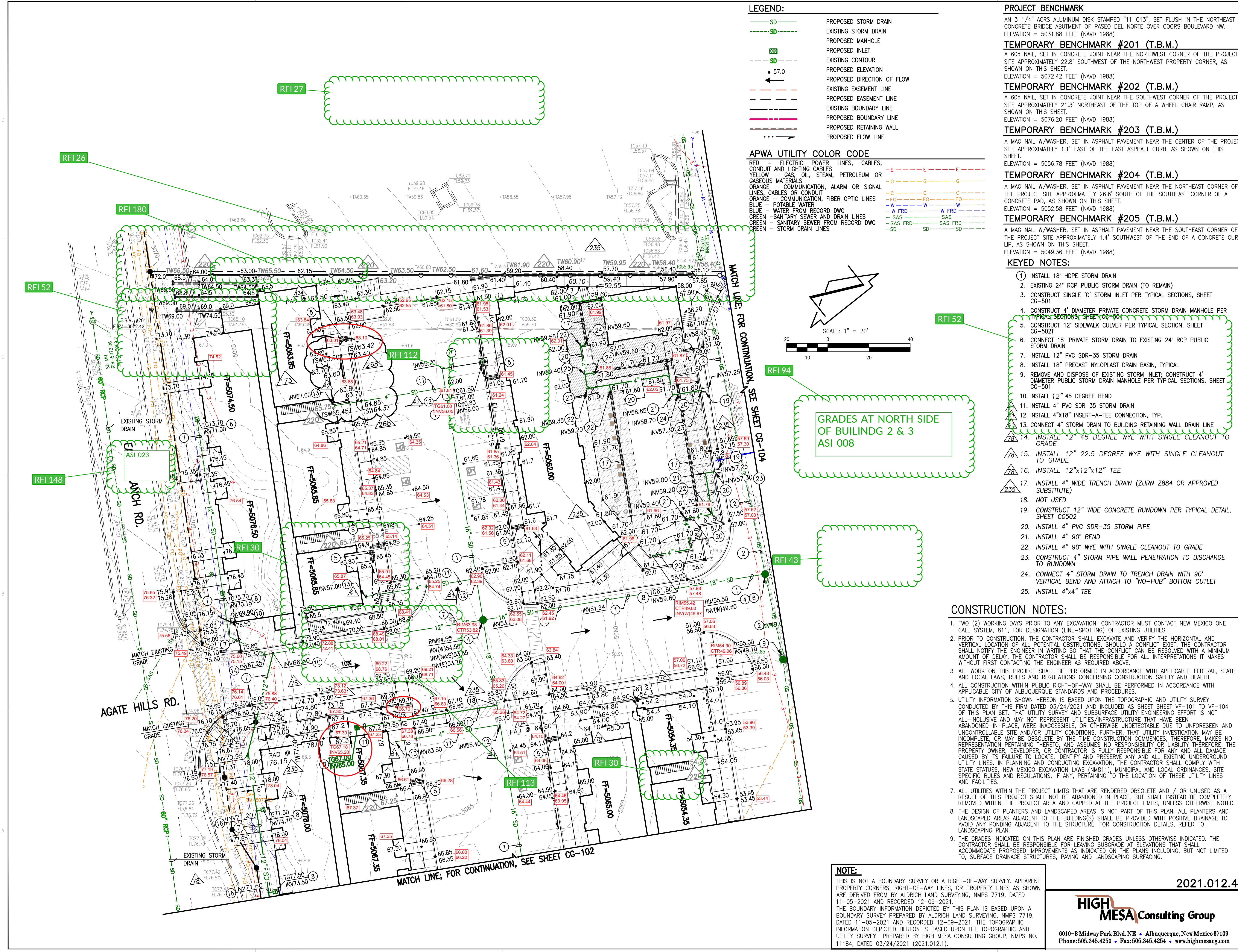
- REVISIONS
- AS1 001 - ISSUED FOR CONSTRUCTION
  - RFI 047 - WALL DRAIN ADD.
  - AS1 008 - BLDGS. 2 & 4 NORTH SIDE: STORM DRAINS REROUTE
  - AS1 016 - PNM X-FRMR PADS
  - AS1 023 - BLDG'S 1 & 2 ENTRY
  - AS1 28 - BLDG 2 N. STAIRS
  - AS1 34 - STAIRWELL LANDINGS/N. WALL
  - AS1 44 R1-Pool & BLDG 2 235.2 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

GRADING PLAN

SHEET NO. **CG101**  
OF  
PROJECT NO. 20-0286  
DRAWING NAME GRADING PLAN

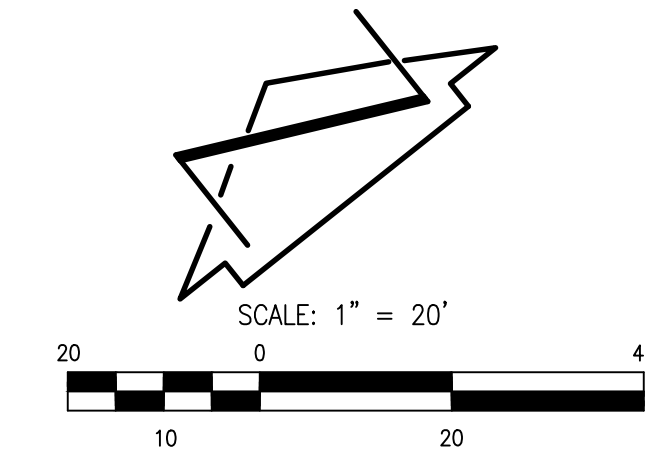
SHEET NO. **CG101**  
OF



File Name: C:\NM\ALBO\HMD\albo\2021\012.1\ENG\010124\_Diases.dwg - CG-101\_ASI\_49 Plot Date: 10/22/24 Plot Time: 13:34

**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 21.3' NORTHWEST 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
- GREEN - SANITARY SEWER FROM RECORD DWG
- RED - STORM DRAIN LINES

**LEGEND:**

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

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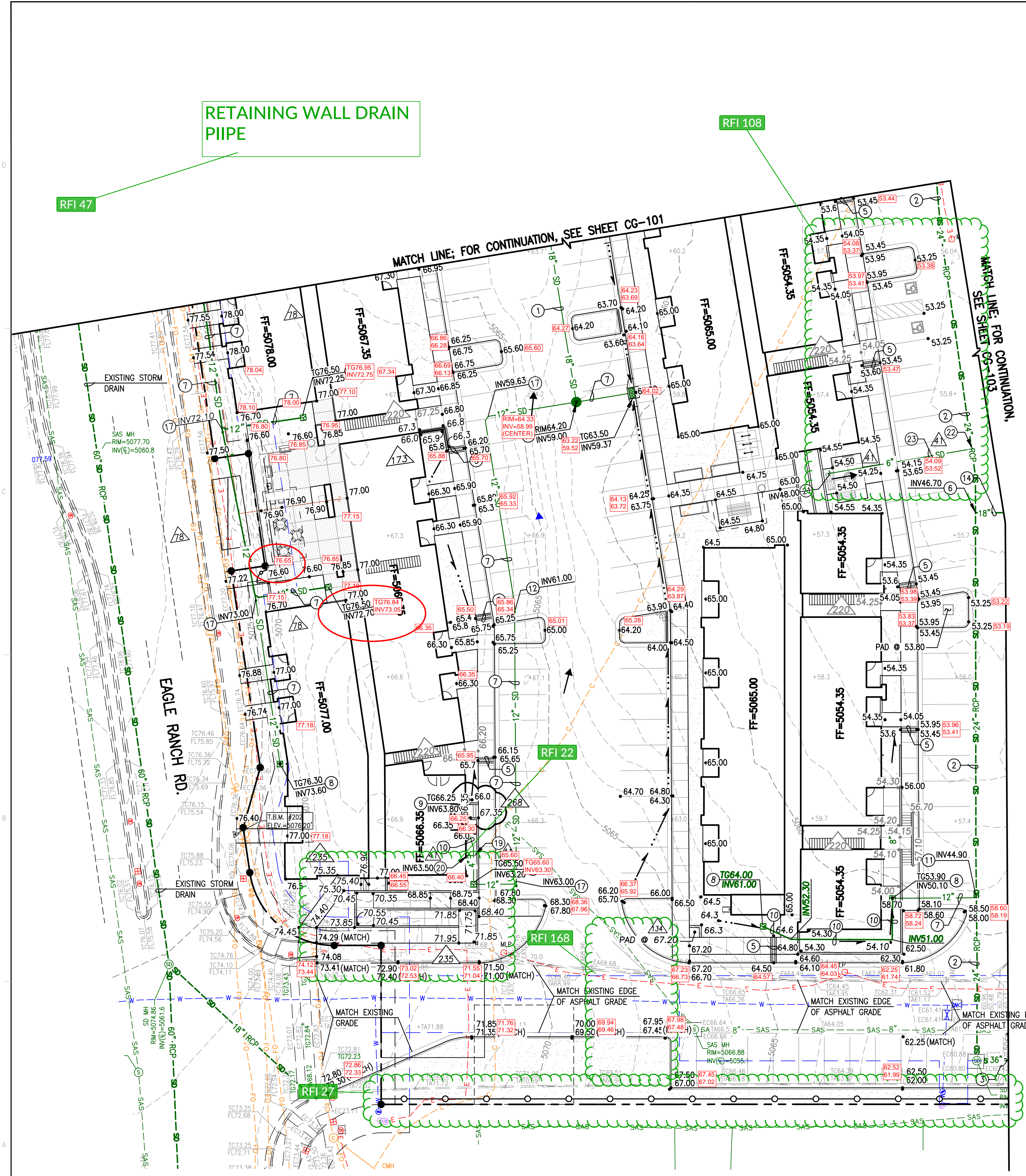
**NOTE:**

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



RETAINING WALL DRAIN PIPE

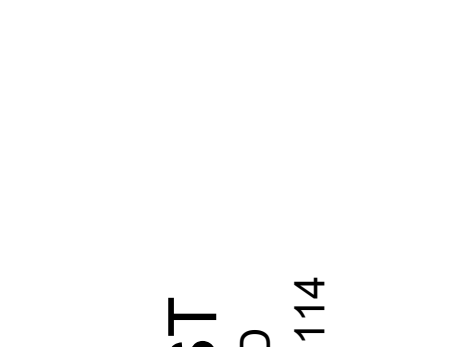
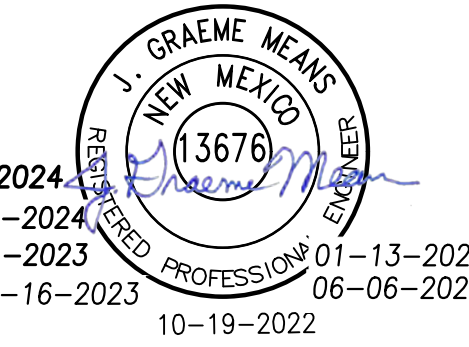
RFI 47

RFI 108

RFI 22

RFI 168

RFI 127



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

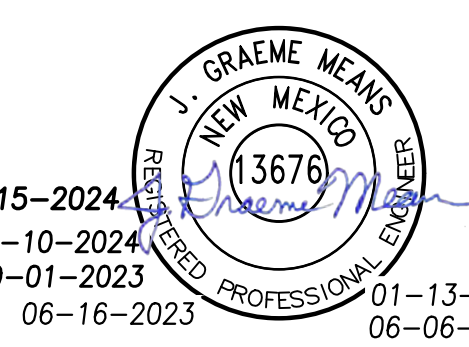
DRAWN BY J.Y.R./J.D.S.  
REVIEWED BY G.M.  
DATE 01/13/2023  
PROJECT NO. 20-0286  
DRAWING NAME GRADING PLAN

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



PROJECT

SEDONA WEST  
EAGLE RANCH ROAD  
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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

PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11-113", 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)

TEMPORARY BENCHMARK #202 (T.B.M.)

A 60# 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 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 ELEVATION = 5049.36 FEET (NAVD 1988)

APWA UTILITY COLOR CODE

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

LEGEND:

SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
MANHOLE	PROPOSED MANHOLE
INLET	PROPOSED INLET
SD	EXISTING CONTOUR
SD	PROPOSED ELEVATION
SD	PROPOSED DIRECTION OF FLOW
SD	EXISTING EASEMENT LINE
SD	PROPOSED EASEMENT LINE
SD	EXISTING BOUNDARY LINE
SD	PROPOSED BOUNDARY LINE
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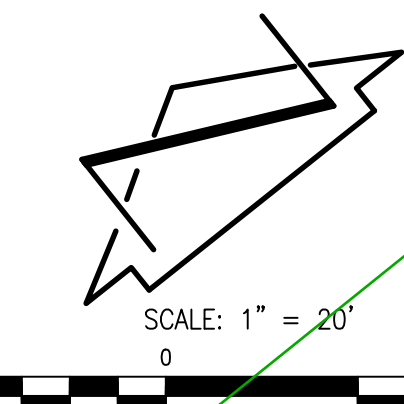
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KEYED NOTES:

- 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"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

RETAINING WALL DRAIN PIPE



DOMESTIC W/L RESTRAINT LENGTHS & FIRE LIN INSPECTION

RFI 43

RFI 119

RFI 108

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