1.0 INTRODUCTION

1.1 BACKGROUND

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

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

FIGURE 1: PROJECT LOCATION

2.0 DESIGN CRITERIA/ ASSUMPTIONS

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

Design criteria and assumptions from the Ladera Drive Improvements Drainage Analysis Memo:

- The existing pond to the east of Atrisco has approximately 2 acre-feet of volume. Any proposed basins will only be able to contribute volume that will match the existing pond capacity or include an increase in volume of this pond to accommodate additional runoff.
- This detention pond captures runoff from the eastbound lanes of St. Joseph's drive in the vicinity of the St. Joseph's drive and Atrisco Drive intersection in addition to the 1,050-foot segment of Atrisco Drive north of St. Joseph's Drive, the 950-foot segment of Atrisco Drive south of St. Joseph's Drive, as well as the remainder of the right of way. This pond also captures about 40% of the vacant property located in the southeast quadrant of the St. Joseph's Drive and Atrisco Drive intersection. These existing drainage basins are shown in Exhibit A, and the results from the report are detailed in Table 1.

TABLE 1: EXISTING LADERA DRIVE IMPROVEMENT BASINS

BASIN ID	AREA (ACRES)	100-YR PEAK DISCHARGE (CFS)	VOL 100- YR 24-HR (ACRE-FT)
1.1	0.76	3.32	0.15
1.2	1.61	6.71	0.30
1.3	1.49	6.29	0.28
8.1	0.49	1.61	0.06
8.2	1.47	4.65	0.16

- The main purpose of the detention pond is to temporarily retain flows reaching the existing St. Joseph's storm drain network, which conveys flow to the Coors Boulevard storm drain trunk line.
- This detention pond outfalls to the St. Josephs storm drain via a 18- inch reinforced concrete pipe. This pipe has a flap gate to prevent flows from the storm drain reentering the pond when the peak flow is occurring.

Design criteria and assumptions from the Master Drainage Plan for the Oxbow Center:

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

Design constraint from the Ladera Storm Drainage Diversion and Detention Facility Right of Way Map As-built Drawings and the Ladera Drive Improvements Phase 1 As-builts:

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

Additional assumptions and design considerations include:

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

3.0 HYDROLOGIC CONDITIONS

3.1 EXISTING CONDITIONS

The vacant property has a high point running from the northeast corner to the southwest corner. Flows northwest of this high point flow to the existing retention/detention pond along St. Joseph's Drive. Flows southeast of this line flow toward Coors Boulevard where they are picked up by a storm drain under Coors Boulevard. This storm drain was constructed with the Enclave at Oxbow Subdivision east of Coors Boulevard. The drainage report and as-built drawings for this storm drain are included in Appendix A. This site includes predominately undisturbed soils with slopes ranging from 0-2%. Therefore, land treatment Type A was used for modeling. Onsite and offsite subbasins were delineated for the southern portion of the Oxbow Town Center, all other offsite flows, as described east of Atrisco Drive were pulled from the Ladera Drive Improvements Drainage Analysis Memo. Table 1, pulled from this report, details the contributing drainage basins and areas. These areas are then added to the existing conditions model to account for the offsite volume in the existing pond – see Table 2. Exhibit A details model input and outputs for existing drainage basins.

TABLE 2: EXISTING SUBBASIN SUMMARY

SUBBASIN	AREA (AC)	Q100 (CFS)	V100 (AC-FT)	YIELD (CFS/AC)
EX1	10.0	11.4	0.32	1.1
EX2	16.7	19.9	0.56	1.2
OFF1	0.9	3.7	0.17	3.9
OFF2	0.8	3.2	0.15	4.0
EXISTING POND	11.5	6.8	0.64	0.6
EXISTING POND WITH LADERA DRIVE IMPROVEMTNS DRAINAGE ANALYSIS MEMO BASINS	17.3	29.4	1.6	N/A

3.2 PROPOSED CONDITIONS

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

Southeast

The proposed hydrology calculations were performed by separating the lot and roads into individual subbasins. All southeastern subbasins discharge to the 36-inch existing storm drain under Coors Boulevard, which has a maximum allowable discharge rate of 45.1 cfs. To meet this downstream restraint each subbasin will be required to pond onsite having an allowable release rate of 1.84 cfs/acre, the specific allowable release per subbasin can be found in Table 3.

Northeast

Subbasin P12, along with offsite subbasins 1 and 2 and the offsite basins detailed out in Table 1 from the Ladera Drive Improvements Drainage Analysis Memo, will discharge to the proposed North Pond. The proposed conditions mirror the existing conditions in that the northwest portion of the site goes to the North Pond which replaces the existing pond. Table 3 summarizes the proposed basin hydrology parameters. All proposed subbasins were modeled assuming 90% impervious surfaces, land treatment D and 10% Type C. See Exhibit B: Proposed Drainage Basins. Allowable release rates per subbasin are calculated based off of the acres per site, if the site design is to change, allowable release rates will need to be recalculated based off of the 1.84 cfs/acre.

TABLE 3: PROPOSED SUBBASIN SUMMARY

SUBBASIN	AREA (AC)	Q100 (CFS)	V100 (AC-FT)	YIELD (CFS/AC)	ALLOWABLE (CFS)
P1	2.0	7.6	0.3	3.8	3.7
P2	1.6	6.1	0.3	3.9	2.9
P3	0.6	2.2	0.1	3.8	1.1
P4	0.7	2.7	0.1	3.8	1.3
P5	0.9	3.5	0.2	3.8	1.7
P6	1.0	3.9	0.2	3.8	1.9
P7	1.3	4.9	0.2	3.8	2.4
P8	1.1	4.4	0.2	3.9	2.1
P9	0.8	3.2	0.1	3.9	1.5
P10	0.7	2.7	0.1	3.7	N/A
P11	0.6	2.2	0.1	4.0	1.0
P12	7.9	30.2	1.4	3.8	14.5
P13	6.0	22.8	1.0	3.8	11.0
P14	0.4	1.5	0.07	4.0	0.7
P15	0.3	1.2	0.06	4.3	N/A
OFF1	1.4	5.4	0.2	3.8	2.6
OFF2	0.8	3.2	0.1	4.0	1.5
NORTH POND	9.7	10.7	1.3	1.1	17.9
NORTH POND WITH LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO BASINS	15.5	33.3	2.3	N/A	N/A

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

- Subbasin P1 will require detention ponding onsite to attenuate flows which include retention for water quality. This pond will connect to a proposed 24-inch storm drain along Coors Boulevard. Subbasin P1 will receive allowable discharge flows from Subbasin P13 and P14 making the allowable release rate for Subbasin P1 a combined 15.3 cfs.
- Subbasins P2, P3, P4, P6 and P7 will drain to the east towards Coors Boulevard. These subbasins will require detention ponding onsite to attenuate flows which include retention for water quality. The future P2 and P3 ponds will outfall to the proposed 30-inch storm drain whereas subbasins P4, P6 and P7 ponds will outfall to the proposed 18-inch storm drain along Coors Boulevard.

- Subbasins P5, P8 and P9 will be required to pond onsite and retain water quality volumes. These ponds will outfall to the southeast where they will discharge to the proposed road (Subbasin P10). This flow will then get picked up by inlets and discharge to a proposed 30-inch storm drain along Coors Boulevard.
- Subbasin P10 will not require ponding, this runoff will flow to the east and then south where it will get picked up by inlets and discharge to a proposed 30-inch storm drain along Coors Boulevard. The required water quality ponding for this subbasin is intended to be covered by "fee in lieu".
- Subbasin P11 will discharge to the northeast. This subbasin will require ponding onsite as well as retaining any water quality. This pond will then discharge into Subbasin P10.
- Subbasin P12 will require ponding. This subbasin will drain to the north where the runoff will enter the North Pond, which is located inside the subbasin. The North Pond is privately owned but will be covered by a public drainage easement due to the flows coming into the pond from Atrisco Drive and St. Josephs Drive. The North Pond is sized to temporarily retain all flows from P12 and the Offsite Subbasins 1 and 2 as well as the offsite subbasins detailed out from the Ladera Drive Improvements Drainage Analysis Memo and discharge through a check valve to the storm drain in St. Josephs which empties to the storm trunk line in Coors Boulevard.
- Subbasin P13 will discharge into the pond. This pond will be required to retain water quality volumes as well as provide attenuation of the peak flow rate. This pond will then discharge through the drainage easement on the southern side of the property entering subbasin P1 proposed pond.
- Subbasin P14 will discharge into Subbasin P13 proposed pond, making the combined allowable discharge from P13 11.7 cfs.
- Subbasin P15 will drain to the east towards Coors Boulevard. As this subbasin is along the road, it will not be required to retain any water quality volumes. The developer will pay "fee in lieu" for water quality. This subbasin runoff will get picked up by inlets along the road then discharge to a proposed 24-inch storm drain along Coors Boulevard.

See section 4, Table 6 for an in-depth look at water quality volume requirements.

3.3 DOT RIGHT OF WAY

The proposed project will have three driveway entrances into the property, two along St. Josephs Drive and one along Coors Boulevard. The drainage basin, as shown in Table 4, shows the offsite drainage basin along Coors Boulevard. This basin will continue to drain south along Coors Boulevard by passing the proposed property and entering an inlet to the south west of Coors Boulevard. Therefore, this offsite drainage basin will not enter the site and has not been incorporated into the onsite allowable release rates. The flow from these areas were calculated using a 20% type C and 80% type D.

TABLE 4: DOT RIGHT OF WAY FLOW ANALYSIS

NMDOT Right of Way Offsite Flow Area (Acres)	Q100 (CFS)	V100 (AC-FT)
1.95	7.12	0.32

According to the allowable discharge, the onsite subbasins are using 35.1 cfs of the allowable 45.1 cfs capacity of the existing 36-inch storm drain that is coming from the Enclave at Oxbow subdivision. From the AHYMO results, there is enough capacity in the storm drain to capture the flows coming from the NMDOT right of way if there is to be a change in the offsite flow directions. See Exhibit C- NMDOT Right of Way and Appendix A for the AHYMO NMDOT Right of Way Results.

3.4 NORTH POND REQUIREMENTS

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

TABLE 5: PROPOSED NORTH POND AHYMO RESULTS

Volume Stored (acre-feet)	Peak (Hours)	Time to Drain (Hours)
2.2	1.8	8

Although the rating curve allows for more volume, only 2 acre-feet of the pond is being used during a 100-Year 24-Hour storm. The Ladera Drive Improvement Gavin Road to Coors Boulevard Drainage Analysis Memo (2015) states that the replacement pond volume required is 2.11-acre feet. In both instances, the pond receives flow from the public roadway area coming to the pond as well as the onsite subbasin. From the Parsons Brinkerhoff record drawings from 2017, there is a note that states "Install inline storm drain check valve in 18" RCP". From this note, it is clear that the pond was not intended to act as a surge pond. The check valve prevents any water from the 60-inch storm drain from surging into the pond. Once the pressure drops in the storm drain the check valve will allow the water within the pond to enter the 60-inch storm drain. From Table 5 above, it can be seen that the AHYMO model indicates that the pond can and will drain in 8 hours or less. Even if the check valve doesn't open until after 88 hours due to the discharge from Ladera Dam #15, the pond will still drain within 96 hours. Thus, meeting the requirements of the NMOSE as spelled out in the COA DPM in Section 6-11.

Following the COA DPM procedure for 40- acre and smaller basins (DPM Section 6-2), a simplified approach can be utilized to size the pond. Utilizing a 100-year 4- day storm, which was deemed most appropriate due to the long hold times of the North Pond from the Ladera Dam outfall, a rainfall amount of 3.12 inches was used. Applying the excess runoff and 6-hour volume to Equation 6.4, a result of 3.04 acre- feet is needed for the proposed North Pond. See Appendix A.7 for more detailed calculations. Therefore, the North Pond will need to have a required volume of 3.04 acre-feet.

4.0 WATER QUALITY

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

4.1 ANALYSIS

The calculations performed in this drainage management plan were to determine the volume (cu. ft) of detention storage needed to meet water quality requirements. The required volume calculations were based on impervious areas in that subbasin. See Table 6 for a summary of calculated retention volume for the site. Water quality calculations were proposed assuming a 90% impervious area for each lot and based off of 0.41 inches of runoff based on Albuquerque Drainage Process Manual. Detailed water quality calculations can be found in Appendix A.

TABLE 6: WATER QUALITY SUMMARY

Basin ID	Site Area	% Imp	Total Water Quality Volume Required:	Total Water Quality Volume Required:
	ac.		cu. Ft	ac. Ft.
P1	2.0	90%	2725.5	0.06
P2	1.6	90%	2173.8	0.05
P3	0.6	90%	792.4	0.02
P4	0.7	90%	981.7	0.02
P5	0.9	90%	1235.9	0.03
P6	1.0	90%	1427.0	0.03
P7	1.3	90%	1764.3	0.04
P8	1.1	90%	1566.3	0.04
P9	0.8	90%	1129.9	0.03
P10	fee in lieu			
P11	0.6	90%	765.6	0.02
P12	7.9	90%	10839.9	0.25
P13	6.0	90%	8178.0	0.19
P14	0.4	90%	511.1	0.01
P15	fee in lieu			

5.0 HYDRAULICS

The proposed storm drain network running along Coors Boulevard was analyzed using Hydraflow Storm Sewers. A summary of the results can be found in Appendix B. The storm drain construction plans are also included for reference in Appendix B. The plans display a profile of the hydraulic grade line along with the peak runoff and volume of each pipe.

6.0 CONCLUSION

The full analysis performed for this drainage report demonstrates that the capacity of the proposed drainage system will follow the allowable discharge requirements set for the 100-year storm event for the development of Oxbow Center as stated in the background reports, the Ladera Drive Improvements Drainage Analysis Memo, Master Drainage Plan for the Oxbow Center, Atrisco and St. Josephs As Built, Drainage Report for the Enclave and Oxbow as well as the as-built drawings. This report provides specific guidance to each proposed tract regarding the required water quality ponding volume and the allowable discharge from each tract, except for P12 which contains the North Pond, which also receives public water. From the analysis that is provided, a North Pond volume of 3.04 acre- feet is proposed. This pond provides the volume deemed necessary by guidance provided in the City of Albuquerque Drainage Process Manual.

ADDITIONAL OFFSITE SUBBASINS FROM LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO SHOWN EAST OF ATRISCO DRIVE (1.1, 1.2, 1.3, 8.1 AND 8.2 FROM THE REPORT) SHOW AN ADDITIONAL 22.58 CFS (0.95 ACRE FEET) ENTERING THE EXISTING POND

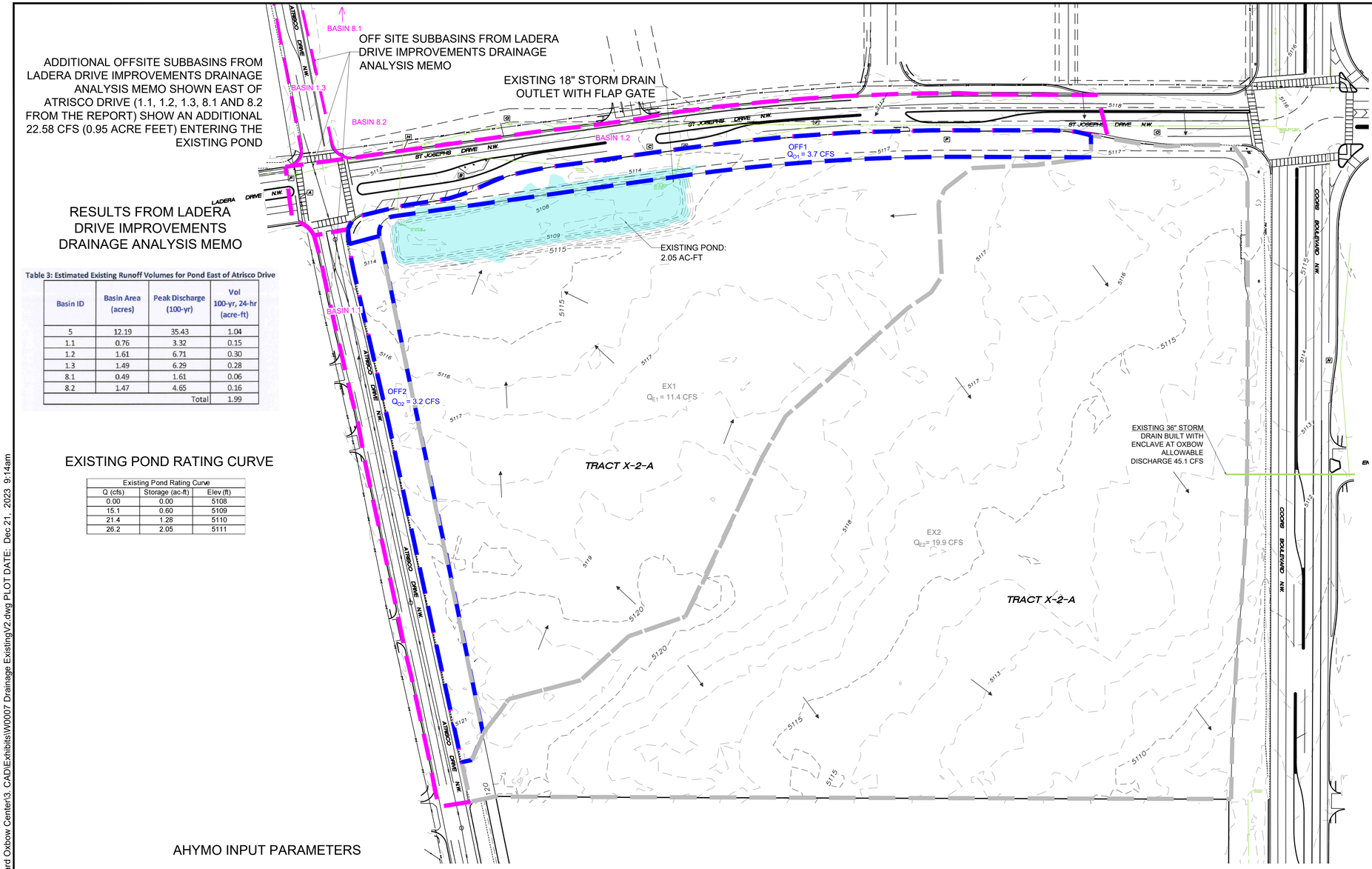
RESULTS FROM LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO

Table 3: Estimated Existing Runoff Volumes for Pond East of Atrisco Drive

Basin ID	Basin Area (acres)	Peak Discharge (100-yr)	Vol 100-yr, 24-hr (acre-ft)
5	12.19	35.43	1.04
1.1	0.76	3.32	0.15
1.2	1.61	6.71	0.30
1.3	1.49	6.29	0.28
8.1	0.49	1.61	0.06
8.2	1.47	4.65	0.16
		Total	1.99

EXISTING POND RATING CURVE

Existing Pond Rating Curve		
Q (cfs)	Storage (ac-ft)	Elev (ft)
0.00	0.00	5108
15.1	0.60	5109
21.4	1.28	5110
26.2	2.05	5111



LEGEND

- EXISTING BASIN
- OFFSITE BASINS FROM THE LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO
- OFFSITE BASIN- REMAINING RIGHT OF WAY DRAINING TO NORTHERN POND
- EXISTING FLOW ARROW
- EXISTING POND
- EXISTING STORM DRAIN

0 80 160
SCALE: 1" = 80'

AHYMO INPUT PARAMETERS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX1	10.0	10.0	0.0	0.0	0.0	100%	0%	0%	0%
EX2	16.7	16.1	0.0	0.7	0.0	96%	0%	4%	0%
OFF1	0.9	0.0	0.0	0.1	0.8	0%	0%	10%	90%
OFF2	0.8	0.0	0.0	0.1	0.7	0%	0%	10%	90%

RESULTS

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
EX1	10.0	11.4	0.32	1.1
EX2	16.7	19.9	0.56	1.2
OFF1	0.9	3.7	0.17	3.9
OFF2	0.8	3.2	0.15	4.0
EXISTING POND	11.5	6.8	0.64	0.6
EXISTING POND WITH LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO BASINS	17.3	29.4	1.6	N/A

EXHIBIT A: EXISTING DRAINAGE BASINS OXBOW TOWN CENTER

JANUARY 2024

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ADDITIONAL OFFSITE SUBBASINS FROM LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO SHOWN EAST OF ATRISCO DRIVE (1.1, 1.2, 1.3, 8.1 AND 8.2 FROM THE REPORT) SHOW AN ADDITIONAL 22.58 CFS (0.95 ACRE FEET) ENTERING THE EXISTING POND

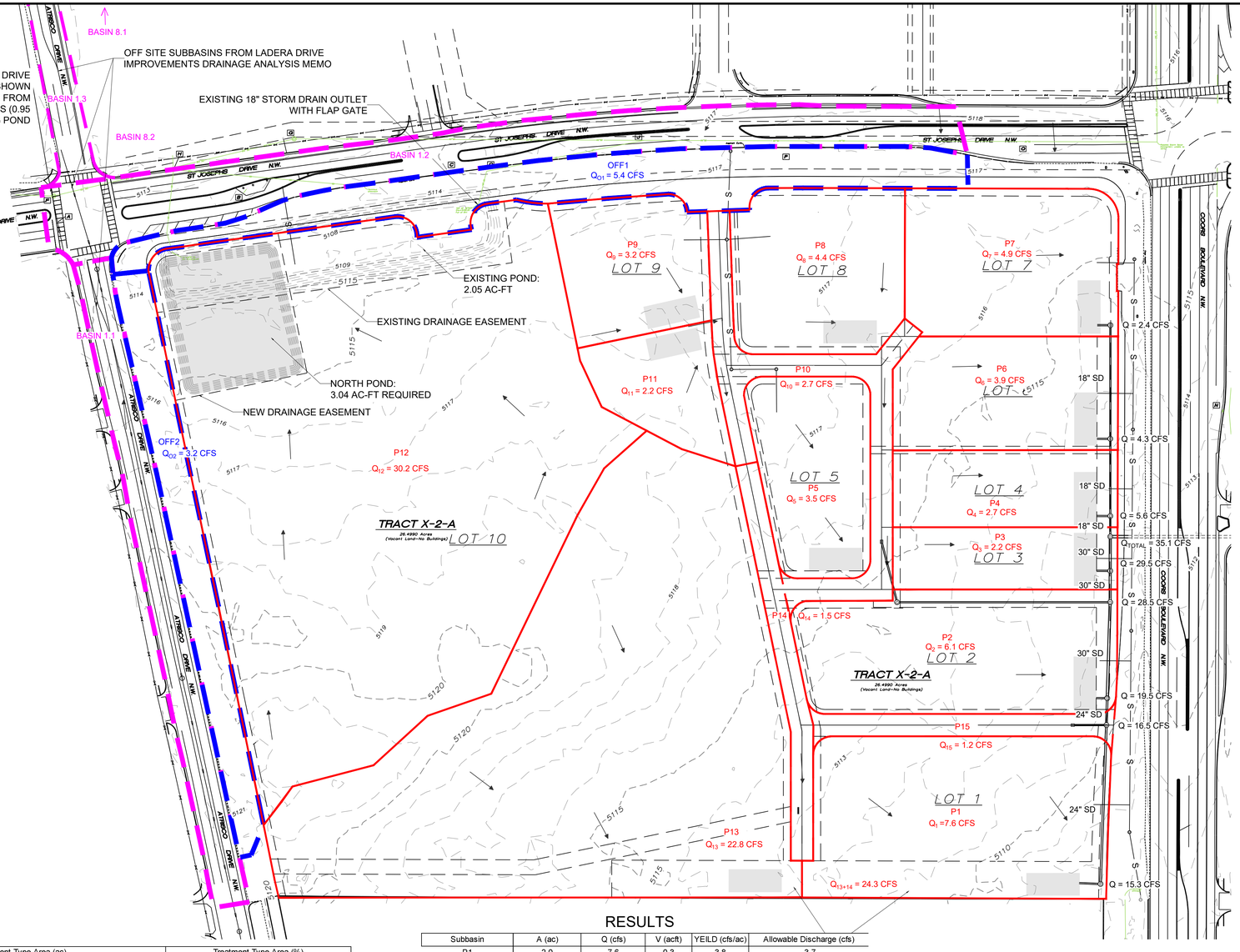
RESULTS FROM LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO

Table 3: Estimated Existing Runoff Volumes for Pond East of Atrisco Drive

Basin ID	Basin Area (acres)	Peak Discharge (100-yr)	Vol 100-yr, 24-hr (acre-ft)
5	12.19	35.43	1.04
1.1	0.76	3.32	0.15
1.2	1.61	6.71	0.30
1.3	1.49	6.29	0.28
8.1	0.49	1.61	0.06
8.2	1.47	4.65	0.16
		Total	1.99

NORTHERN POND RATING CURVE

North Pond Rating Curve		
Q (cfs)	Storage (ac-ft)	Elev (ft)
0.00	0.00	5107.0
0.01	0.51	5108.0
15.1	1.05	5109.0
21.4	1.61	5110.0
26.2	2.21	5111.0
30.3	2.83	5112.0
33.8	3.48	5113.0



LEGEND

- PROPOSED STORM DRAIN @ 0.5%
- PROPOSED BASIN
- OFFSITE BASINS FROM THE LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO
- OFFSITE BASIN- REMAINING RIGHT OF WAY DRAINING TO NORTHERN POND
- PROPOSED FLOW ARROW
- PROPOSED PONDING LOCATIONS
- PROPOSED POND GRADING
- PROPERTY BOUNDARY
- EXISTING STORM DRAIN

REQUIRED WATER QUALITY VOLUMES FOR EACH BASIN

Basin ID	Site Area	% Imp	Total Water Quality Volume Required:	Total Water Quality Volume Required:
	ac.		cu. Ft	ac. Ft.
P1	2.0	90%	2725.5	0.06
P2	1.6	90%	2173.8	0.05
P3	0.6	90%	792.4	0.02
P4	0.7	90%	981.7	0.02
P5	0.9	90%	1235.9	0.03
P6	1.0	90%	1427.0	0.03
P7	1.3	90%	1764.3	0.04
P8	1.1	90%	1566.3	0.04
P9	0.8	90%	1129.9	0.03
P10			fee in lieu	
P11	0.6	90%	765.6	0.02
P12	7.9	90%	10839.9	0.25
P13	6.0	90%	8178.0	0.19
P14	0.4	90%	511.1	0.01
P15			fee in lieu	

AHYMO INPUT PARAMETERS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
P1	2.0	0.0	0.0	0.2	1.8	0%	0%	10%	90%
P2	1.6	0.0	0.0	0.2	1.4	0%	0%	10%	90%
P3	0.6	0.0	0.0	0.1	0.5	0%	0%	10%	90%
P4	0.7	0.0	0.0	0.1	0.6	0%	0%	10%	90%
P5	0.9	0.0	0.0	0.1	0.8	0%	0%	10%	90%
P6	1.0	0.0	0.0	0.1	0.9	0%	0%	10%	90%
P7	1.3	0.0	0.0	0.1	1.2	0%	0%	10%	90%
P8	1.1	0.0	0.0	0.1	1.0	0%	0%	10%	90%
P9	0.8	0.0	0.0	0.1	0.7	0%	0%	10%	90%
P10	0.7	0.0	0.0	0.1	0.7	0%	0%	10%	90%
P11	0.6	0.0	0.0	0.1	0.5	0%	0%	10%	90%
P12	7.9	0.0	0.0	0.8	7.1	0%	0%	10%	90%
P13	6.0	0.0	0.0	0.6	5.4	0%	0%	10%	90%
P14	0.4	0.0	0.0	0.0	0.3	0%	0%	10%	90%
P15	0.3	0.0	0.0	0.0	0.3	0%	0%	10%	90%
OFF1	1.4	0.0	0.0	0.1	1.3	0%	0%	10%	90%
OFF2	0.8	0.0	0.0	0.1	0.7	0%	0%	10%	90%

RESULTS

Subbasin	A (ac)	Q (cfs)	V (acft)	YEILD (cfs/ac)	Allowable Discharge (cfs)
P1	2.0	7.6	0.3	3.8	3.7
P2	1.6	6.1	0.3	3.9	2.9
P3	0.6	2.2	0.1	3.8	1.1
P4	0.7	2.7	0.1	3.8	1.3
P5	0.9	3.5	0.2	3.8	1.7
P6	1.0	3.9	0.2	3.8	1.9
P7	1.3	4.9	0.2	3.8	2.4
P8	1.1	4.4	0.2	3.9	2.1
P9	0.8	3.2	0.1	3.9	1.5
P10	0.7	2.7	0.1	3.7	N/A
P11	0.6	2.2	0.1	4.0	1.0
P12	7.9	30.2	1.4	3.8	14.5
P13	6.0	22.8	1.0	3.8	11.0
P14	0.4	1.5	0.07	4.0	0.7
P15	0.3	1.2	0.06	4.3	N/A
OFF1	1.4	5.4	0.2	3.8	2.6
OFF2	0.8	3.2	0.1	4.0	1.5
NORTH POND	9.7	10.7	1.3	1.1	17.9
NORTH POND WITH LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO BASINS	15.5	33.3	2.3	N/A	N/A

0 80 160
SCALE: 1" = 80'

EXHIBIT B: PROPOSED DRAINAGE BASINS OXBOW TOWN CENTER

JANUARY 2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON ST N.E. SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Exhibits\W0007 Drainage Proposedv2.dwg PLOT DATE: Jan 09, 2024 1:43pm

LEGEND

NMDOT OFFSITE COORS DRAINAGE BASIN

PROPOSED FLOW ARROW

AHYMO INPUT PARAMETERS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
NMDOT 1	1.95	0.0	0.0	0.4	1.6	0%	0%	20%	80%

RESULTS

Subbasin	A (ac)	Q (cfs)	V (acft)
NMDOT 1	1.95	7.12	0.32

0 60 120
SCALE: 1" = 60'

EXHIBIT C: NMDOT RIGHT OF WAY
OXBOW TOWN CENTER

JANUARY 2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Exhibits\W0007.4 NMDOT ROW.dwg PLOT DATE: Feb 16, 2023 11:55am

A. APPENDIX A – HYDROLOGY

Project Name: Oxbow Center
Project No: W0007.0004
Sheet Title: Hydrology Calculations
Creation Date: 01/09/2024

HYDROLOGY CALCULATIONS

AHYMO INPUT: EXISTING CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX1	10.0	10.0	0.0	0.0	0.0	100%	0%	0%	0%
EX2	16.7	16.1	0.0	0.7	0.0	96%	0%	4%	0%
OFF1	0.9	0.0	0.0	0.1	0.8	0%	0%	10%	90%
OFF2	0.8	0.0	0.0	0.1	0.7	0%	0%	10%	90%

AHYMO INPUT: PROPOSED CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
P1	2.0	0.0	0.0	0.2	1.8	0%	0%	10%	90%
P2	1.6	0.0	0.0	0.2	1.4	0%	0%	10%	90%
P3	0.6	0.0	0.0	0.1	0.5	0%	0%	10%	90%
P4	0.7	0.0	0.0	0.1	0.6	0%	0%	10%	90%
P5	0.9	0.0	0.0	0.1	0.8	0%	0%	10%	90%
P6	1.0	0.0	0.0	0.1	0.9	0%	0%	10%	90%
P7	1.3	0.0	0.0	0.1	1.2	0%	0%	10%	90%
P8	1.1	0.0	0.0	0.1	1.0	0%	0%	10%	90%
P9	0.8	0.0	0.0	0.1	0.7	0%	0%	10%	90%
P10	0.7	0.0	0.0	0.1	0.7	0%	0%	10%	90%
P11	0.6	0.0	0.0	0.1	0.5	0%	0%	10%	90%
P12	7.9	0.0	0.0	0.8	7.1	0%	0%	10%	90%
P13	6.0	0.0	0.0	0.6	5.4	0%	0%	10%	90%
P14	0.4	0.0	0.0	0.0	0.3	0%	0%	10%	90%
P15	0.3	0.0	0.0	0.0	0.3	0%	0%	10%	90%
OFF1	1.4	0.0	0.0	0.1	1.3	0%	0%	10%	90%
OFF2	0.8	0.0	0.0	0.1	0.7	0%	0%	10%	90%

Precipitation From Table 6.2.8 from City of Albuquerque DPM 100-year

15-minute	1- Hour	6-Hour	24-Hour
1.02	1.69	2.17	2.49

AHYMO OUTPUT: EXISTING CONDITIONS

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
EX1	10.0	11.4	0.32	1.1
EX2	16.7	19.9	0.56	1.2
OFF1	0.9	3.7	0.17	3.9
OFF2	0.8	3.2	0.15	4.0
EXISTING POND	11.5	6.8	0.64	0.6
EXISTING POND WITH LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO BASINS	17.3	29.4	1.6	N/A

AHYMO OUTPUT: PROPOSED CONDITIONS

Subbasin	A (ac)	Q (cfs)	V (acft)	YEILD (cfs/ac)	Allowable Discharge (cfs)
P1	2.0	7.6	0.3	3.8	3.7
P2	1.6	6.1	0.3	3.9	2.9
P3	0.6	2.2	0.1	3.8	1.1
P4	0.7	2.7	0.1	3.8	1.3
P5	0.9	3.5	0.2	3.8	1.7
P6	1.0	3.9	0.2	3.8	1.9
P7	1.3	4.9	0.2	3.8	2.4
P8	1.1	4.4	0.2	3.9	2.1
P9	0.8	3.2	0.1	3.9	1.5
P10	0.7	2.7	0.1	3.7	N/A
P11	0.6	2.2	0.1	4.0	1.0
P12	7.9	30.2	1.4	3.8	14.5
P13	6.0	22.8	1.0	3.8	11.0
P14	0.4	1.5	0.07	4.0	0.7
P15	0.3	1.2	0.06	4.3	N/A
OFF1	1.4	5.4	0.2	3.8	2.6
OFF2	0.8	3.2	0.1	4.0	1.5
NORTH POND	9.7	10.7	1.3	1.1	17.9
NORTH POND WITH LADERA DRIVE IMPROVEMENTS DRAINAGE ANALYSIS MEMO BASINS	15.5	33.3	2.3	N/A	N/A

AHYMO INPUT: NMDOT ROW

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
NMDOT 1	1.95	0.0	0.0	0.4	1.6	0%	0%	20%	80%

AHYMO OUTPUT: NMDOT ROW

Subbasin	A (ac)	Q (cfs)	V (acft)
NMDOT 1	1.95	7.12	0.32

Project Name: Oxbow Town Center
Project No: W0007.0004
Sheet Title: Pond Routing Calculations
Creation Date: 02/13/2023
Comments: Updated Site Plan

North Pond Pond Size							AHYMO Input Parameters			
Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)	Incremental. (Ac. Ft.)	Cum. (Ac. Ft.)	Q (cfs) - 24" Pipe	Storage (ac-ft)	Elev (ft)	Depth (ft)	Comment
5107.0	21603.8	0	0	0.000	0	0.00	0.00	5107.0	0.0	Pond Bottom
5108.0	22793.0	22198	22198	0.510	0.510	0.01	0.51	5108.0	1.0	
5109.0	24007.3	23400	45599	0.537	1.047	15.1	1.05	5109.0	2.0	Invert of Pond
5110.0	25246.8	24627	70226	0.565	1.612	21.4	1.61	5110.0	3.0	
5111.0	26511.4	25879	96105	0.594	2.206	26.2	2.21	5111.0	4.0	
5112.0	27801.2	27156	123261	0.623	2.830	30.3	2.83	5112.0	5.0	
5113.0	29116.1	28459	151720	0.653	3.483	33.8	3.48	5113.0	6.0	Top of Pond

Existing Pond Size							AHYMO Input Parameters			
Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)	Incremental. (Ac. Ft.)	Cum. (Ac. Ft.)	Q (cfs) - 24"	Pipe Storage (ac-ft)	Elev (ft)	Depth (ft)	Comment
5108.0	24048.8	0	0	0.000	0	0.00	0.00	5108.0	0.0	Pond Bottom
5109.0	27936.2	25992	25992.49	0.597	0.597	15.1	0.60	5109.0	1.0	
5110.0	31736.2	29836	55828.69	0.685	1.282	21.4	1.28	5110.0	2.0	
5111.0	35492.3	33614	89442.93	0.772	2.053	26.2	2.05	5111.0	3.0	Top of Pond

Project Name: Oxbow Center
Project No: W0007.0004
Sheet Title: Water Quality Calculations
Creation Date: 01/09/2024

Table Interpolation:

Basin ID	Site Area	% Imp	Total Water Quality Volume Required:	Total Water Quality Volume Required:
	ac.		cu. Ft	ac. Ft.
P1	2.0	90%	2725.5	0.06
P2	1.6	90%	2173.8	0.05
P3	0.6	90%	792.4	0.02
P4	0.7	90%	981.7	0.02
P5	0.9	90%	1235.9	0.03
P6	1.0	90%	1427.0	0.03
P7	1.3	90%	1764.3	0.04
P8	1.1	90%	1566.3	0.04
P9	0.8	90%	1129.9	0.03
P10	fee in lieu			
P11	0.6	90%	765.6	0.02
P12	7.9	90%	10839.9	0.25
P13	6.0	90%	8178.0	0.19
P14	0.4	90%	511.1	0.01
P15	fee in lieu			

Project Name: Oxbow Town Center
Project No: W0007.0004
Sheet Title: Excess Precipitation and Volumetric Runoff
Creation Date: 02/13/2023
Comments: Updated Site Layout

Table/Recurrace Interval	Zone
Excess100Year	1

Areas of Each Treatment		Excess Precipitation	
Areas	Acres	Land Treatment	E (inch)
Aa	0	A	0.55
Ab	0	B	0.73
Ac	0.9408	C	0.95
Ad	11.1472	D	2.24

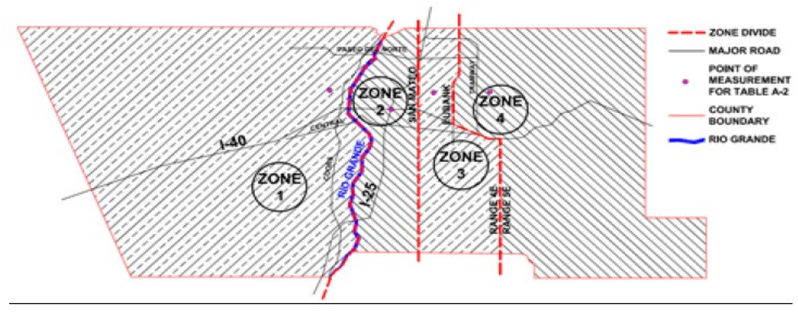
Weighted E (inches)	
Equation 6.1	2.14

EQUATION 6.1 **Weighted E** $= \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Volume (acre- feet)	
Equation 6.2	2.16

EQUATION 6.2 $\mathbf{V_{360}}$ **(as volume)** = weighted E* $(A_A + A_B + A_C + A_D)$

FIGURE 6.2.3 **Precipitation Zones**



Zone	Recurrance Interval (min)	Recurrance Interval (min)	Recurrance Interval (min)	Recurrance Interval (min)
PrecipZone1	360	1440	5760	14400

For 24 Hour Storms				
Precipitation (inches)	500- Year	100- Year	10-Year	2- Year
P (24 hours)	3.09	2.49	1.68	1.16
P (6 hours)	2.78	2.17	1.4	0.92
For 4 day Storms				
Precipitation (inches)	500- Year	100- Year	10-Year	2- Year
P (4 days)	3.78	3.12	2.19	1.56
P (6 hours)	2.78	2.17	1.4	0.92
For 10 Day Storms				
Precipitation (inches)	500- Year	100- Year	10-Year	2- Year
P (10 days)	4.68	3.9	2.76	1.97
P (6 hours)	2.78	2.17	1.4	0.92

Required Pond Volume (ac-ft)				
COA DPM	**500 Year storm**	**100 Year storm**	**10 Year storm**	**2 Year storm**
Equation 6.3	2.44	2.45	2.42	2.38
Equation 6.4	3.08	3.04	2.89	2.75
Equation 6.5	3.92	3.76	3.42	3.13

For 24-hour storms:
EQUATION 6.3 $\mathbf{V_{1440}} = V_{360} + A_D * (P_{1440} - P_{360}) / 12$ in/ft

For 4-day storms:
EQUATION 6.4 $\mathbf{V_{4DAYS}} = V_{360} + A_D * (P_{4DAYS} - P_{360}) / 12$ in/ft

For 10-day storms:
EQUATION 6.5 $\mathbf{V_{10DAYS}} = V_{360} + A_D * (P_{10DAYS} - P_{360}) / 12$ in/ft

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.02a, Rel: 02a RUN DATE (MON/DAY/YR) =02/16/2023
INPUT FILE = N:\CDS Library\Engineering Tools\AHYMO-S4\NMDOT RIGHT OF WAY.txt USER NO.= AHYMO-S4TempUser05901704

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
RAINFALL TYPE=13										RAIN24= 2.490
*S COMPUTE HYD BASIN P1										
COMPUTE NM HYD	101.00	-	1	0.00300	7.12	0.315	1.96892	1.500	3.706	PER IMP= 80.00
FINISH										

J9D024

Ladera Drive Improvements
Gavin Road to Coors Boulevard
City of Albuquerque Project No. 6588.92

Drainage Analysis Memo

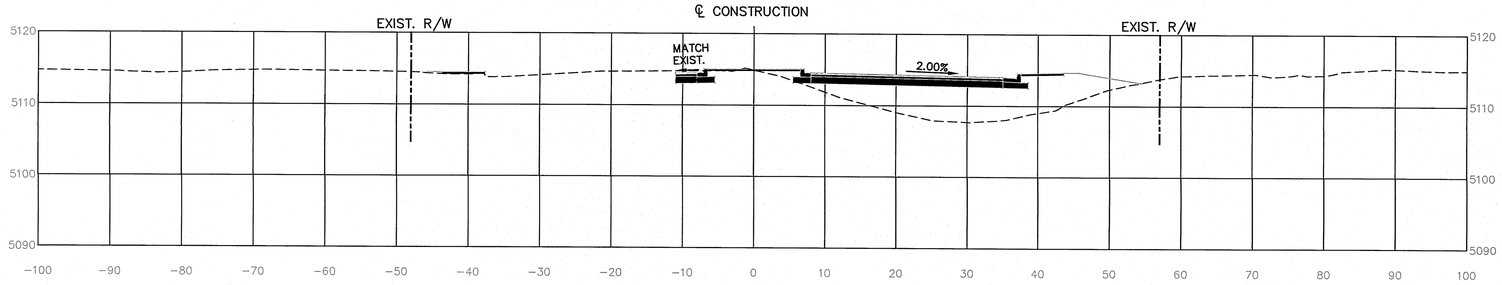
August 10, 2015

Prepared for:

Prepared by:

PARSONS BRINCKERHOFF

Table of Contents



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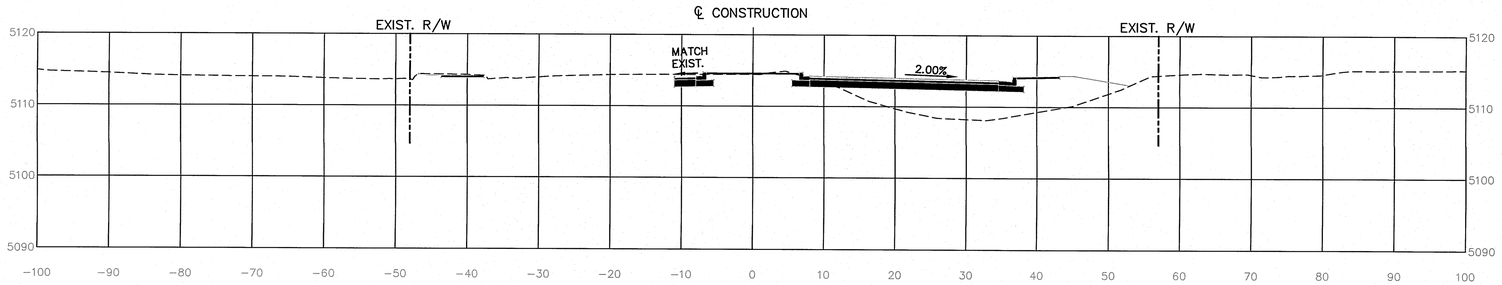

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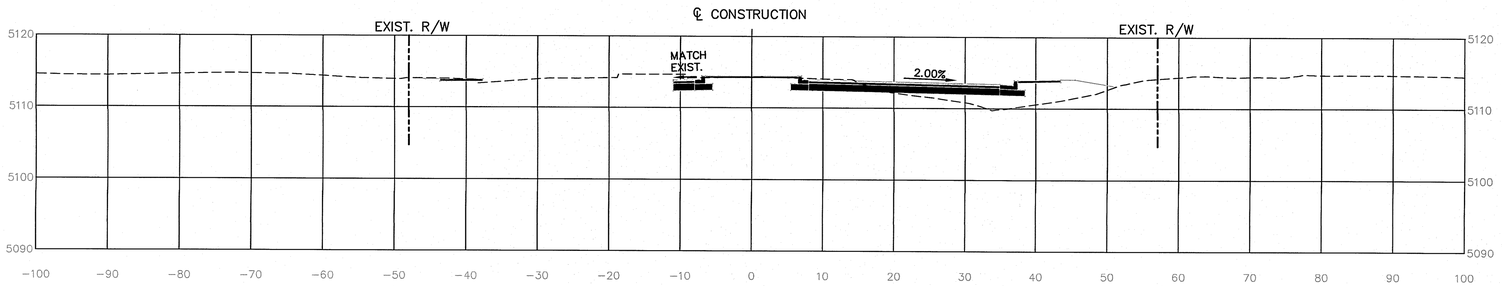

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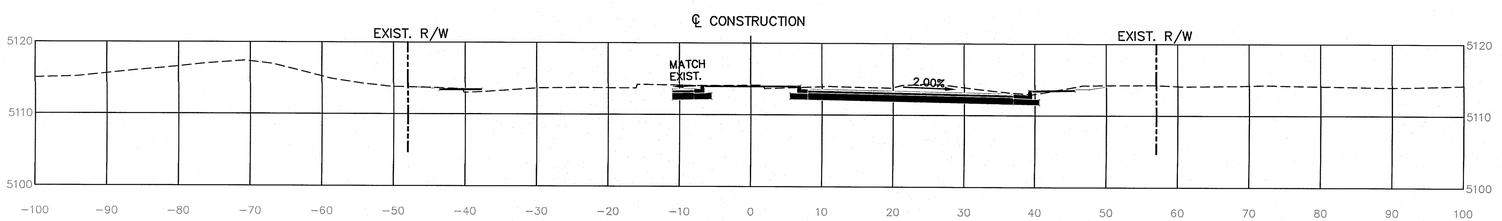

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GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWING CORRECTED BY — DATE

RECORDED BY — DATE

NO.

BENCH MARKS

COA GEODETIC CONTROL STATION "3-H10".
BRASS DISC SET FLUSH IN CONCRETE AT THE INTERSECTION OF ON THE NORTHEAST OF THE UNSER BLVD. AND LADERA DR. INTERSECTION.
NM. STATE PLANE COORDS. (NAD 83)
N=1493985.681
E=1497135.488
NAVD 88 ELEV. = 5196.151

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

PAUL F. STEFFIN
NEW MEXICO
15352
4/7/2016
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY:	DGS, KVC	03/28/16
DRAWN BY:	DGS, KVC	03/28/16
CHECKED BY:	PFS	03/28/16

PARSONS BRINCKERHOFF

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

LADERA DRIVE IMPROVEMENTS
LADERA DRIVE PHASE I
CROSS SECTIONS – ATRISCO DR. TO COORS BLVD.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 21 2016 DESIGN REVIEW COMMITTEE	APPROVED APR 21 2016 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet
6588.92	G10,G11,H9–H11,J9	115 of 119

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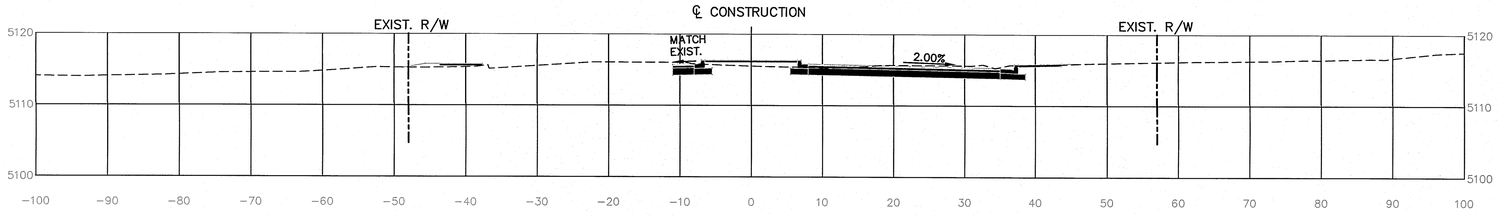

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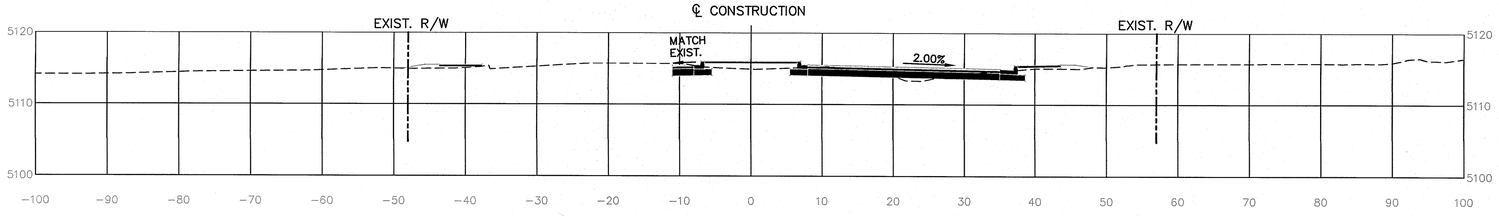

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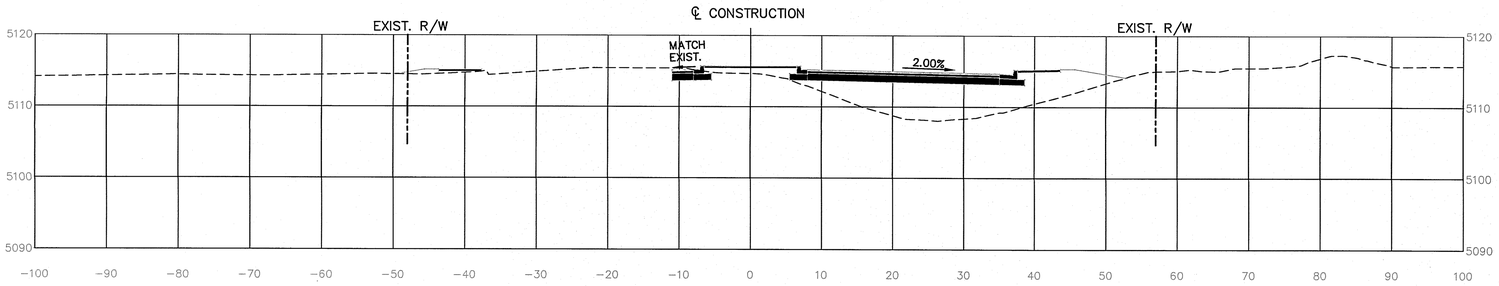

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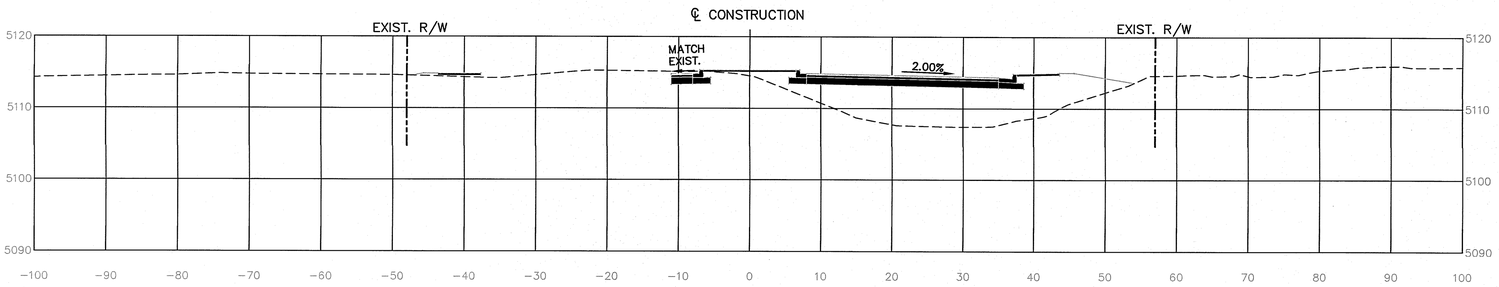

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GRAPHIC SCALE

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(IN FEET)
1 inch = 10 ft.

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FIELD VERIFICATION BY — DATE

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MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

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BRASS DISC SET FLUSH IN CONCRETE AT THE INTERSECTION OF ON THE NORTHEAST OF THE UNSER BLVD. AND LADERA DR. INTERSECTION.
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E=1497135.488
NAVD 88 ELEV. = 5196.151

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

PAUL F. STEFFEN
NEW MEXICO
15827
REGISTERED PROFESSIONAL ENGINEER
4/7/2016

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY:	DGS, KVC	03/28/16
DRAWN BY:	DGS, KVC	03/28/16
CHECKED BY:	PFS	03/28/16

PARSONS BRINCKERHOFF

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
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LADERA DRIVE IMPROVEMENTS
LADERA DRIVE PHASE I
CROSS SECTIONS – ATRISCO DR. TO COORS BLVD.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 21 2016 DESIGN REVIEW COMMITTEE	APPROVED APR 21 2016 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet
6588.92	G10,G11,H9–H11,J9	116 of 119

RECORD DRAWING

RECORD DRAWING

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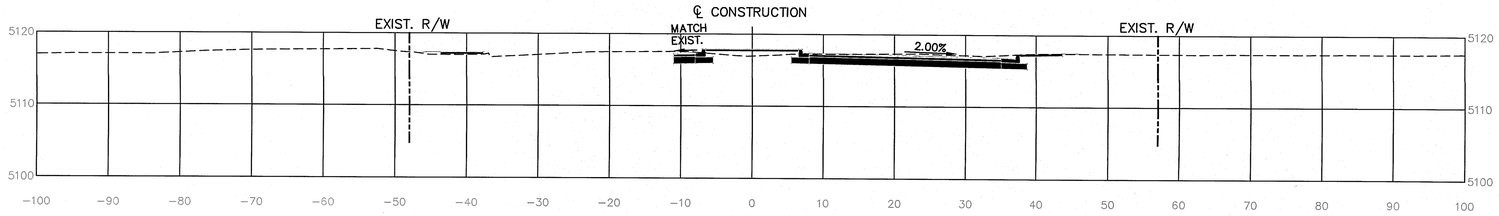

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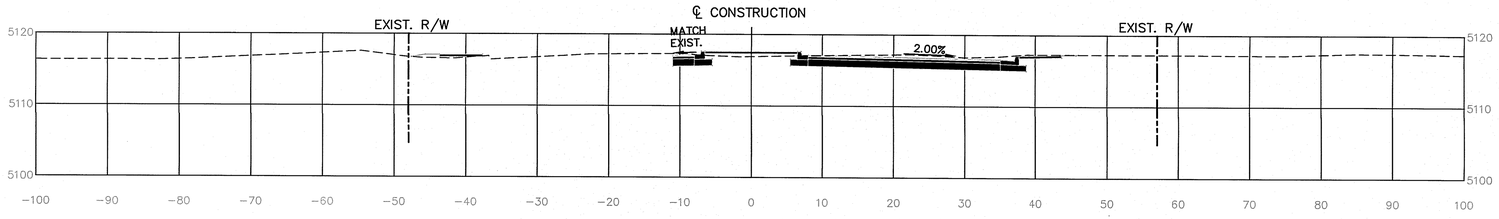

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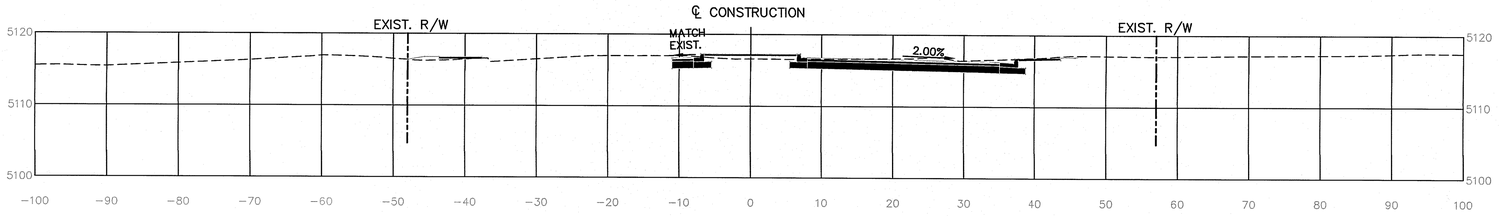

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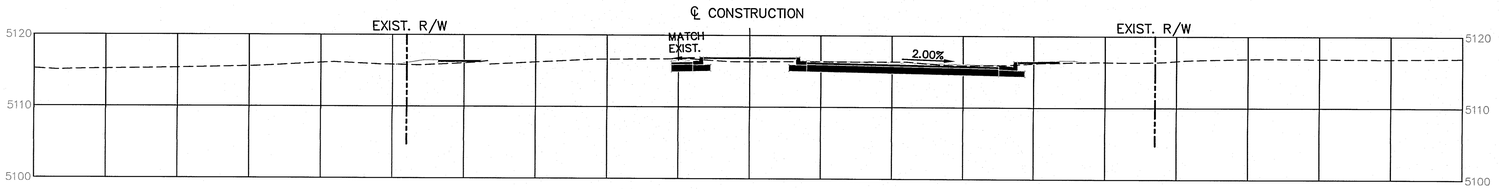

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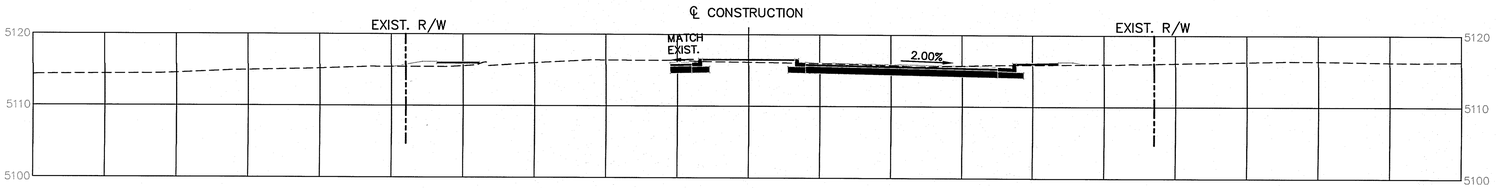

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NO.

BENCH MARKS

COA GEODETIC CONTROL STATION "3-H10".
BRASS DISC SET FLUSH IN CONCRETE AT THE INTERSECTION OF ON THE NORTHEAST OF THE UNSER BLVD. AND LADERA DR. INTERSECTION.
NM. STATE PLANE COORDS. (NAD 83)
N=1493985.681
E=1497135.488
NAVD 88 ELEV. = 5196.151

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

PAUL F. STEFFEN
NEW MEXICO
10362
4/7/2016
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY: DGS, KVC	DATE 03/28/16
		DRAWN BY: DGS, KVC	DATE 03/28/16
		CHECKED BY: PFS	DATE 03/28/16

GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

PARSONS BRINCKERHOFF

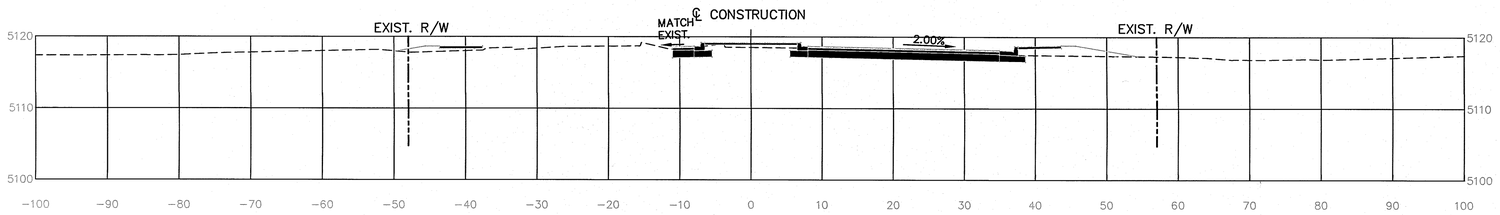
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION
LADERA DRIVE IMPROVEMENTS
LADERA DRIVE PHASE I
CROSS SECTIONS – ATRISCO DR. TO COORS BLVD.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 21 2016 DESIGN REVIEW COMMITTEE	APPROVED APR 21 2016 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet
6588.92	G10,G11,H9–H11,J9	117 of 119

RECORD DRAWING

RECORD DRAWING



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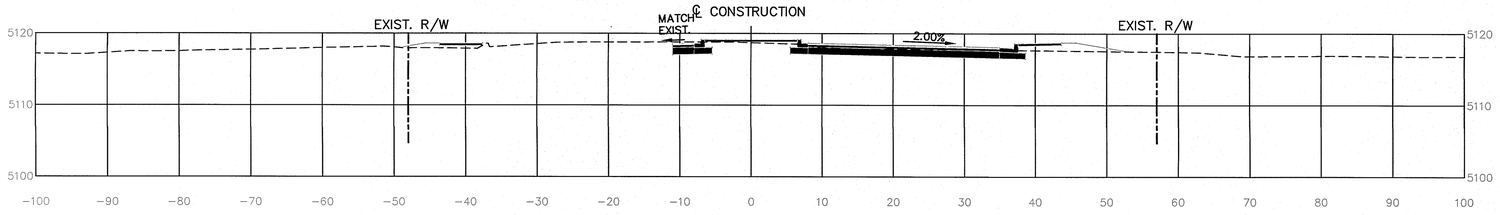

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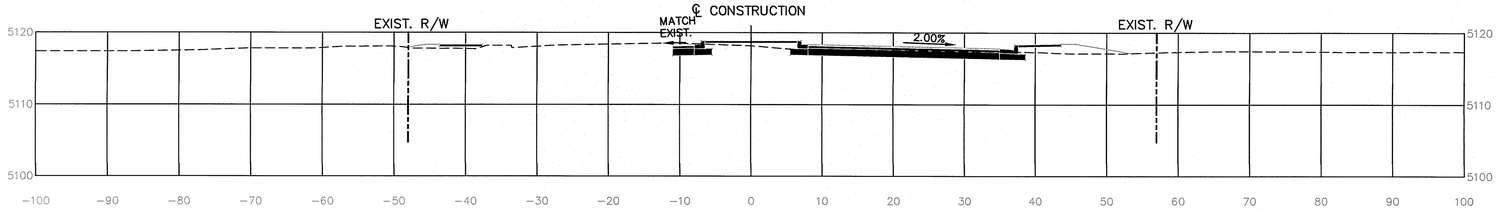

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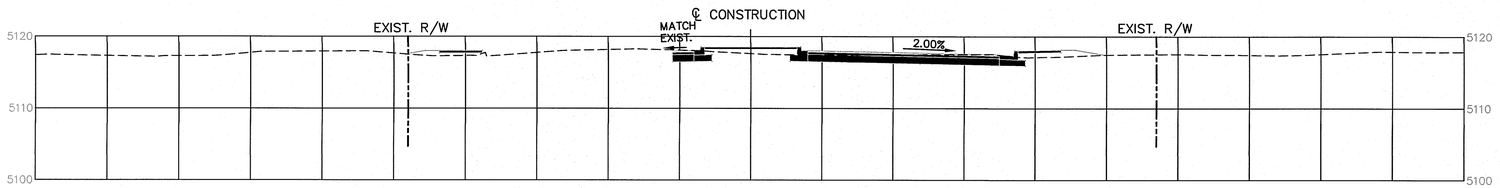

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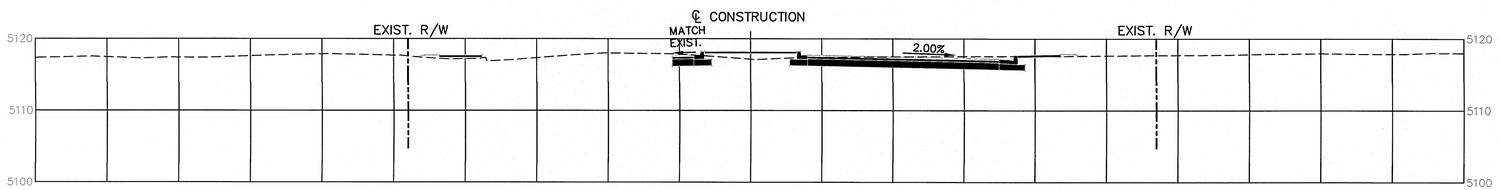

193+00.00

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

COA GEODETIC CONTROL STATION "3-H10".
BRASS DISC SET FLUSH IN CONCRETE AT THE INTERSECTION OF ON THE NORTHEAST OF THE UNSER BLVD. AND LADERA DR. INTERSECTION.
NM STATE PLANE COORDS. (NAD 83)
N=1493985.681
E=1497135.488
NAVD 88 ELEV. = 5196.151

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

PAUL F. STEFFIN — NEW MEXICO — 15321 — REGISTERED PROFESSIONAL ENGINEER — 4/7/2016

NO.	DATE	REMARKS	DESIGN	BY	DATE
			DESIGNED BY:	DGS, KVC	03/28/16
			DRAWN BY:	DGS, KVC	03/28/16
			CHECKED BY:	PFS	03/28/16

PARSONS BRINCKERHOFF

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

LADERA DRIVE IMPROVEMENTS
LADERA DRIVE PHASE I
CROSS SECTIONS – ATRISCO DR. TO COORS BLVD.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 21 2016 DESIGN REVIEW COMMITTEE	APPROVED APR 21 2016 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet
6588.92	G10,G11,H9–H11,J9	118 of 119

RECORD DRAWING

RECORD DRAWING

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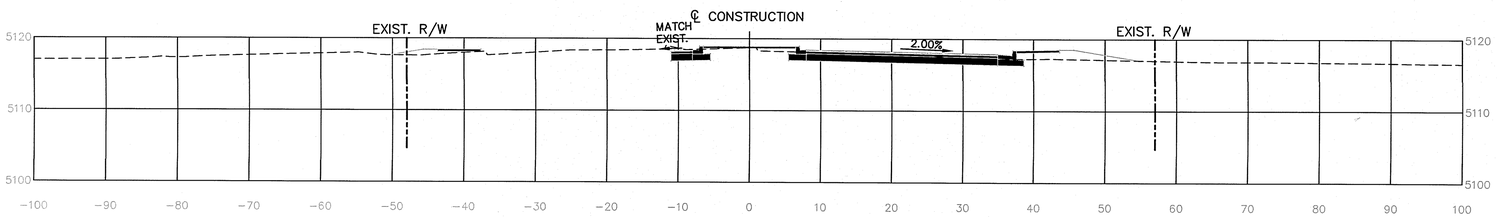
196+00.00



195+50.00

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

SURVEY INFORMATION			BENCH MARKS	AS BUILT INFORMATION
FIELD NOTES				CONTRACTOR
NO.	BY	DATE	COA GEODETIC CONTROL STATION "3-H10".	WORK STAKED BY DATE
			BRASS DISC SET FLUSH IN CONCRETE AT THE	INSPECTOR'S ACCEPTANCE BY DATE
			INTERSECTION OF ON THE NORTHEAST OF THE	FIELD VERIFICATION BY DATE
			UNSER BLVD. AND LADERA DR. INTERSECTION.	DRAWING CORRECTED BY DATE
			NM STATE PLANE COORDS. (NAD 83)	MICRO-FILM INFORMATION
			N=1493985.681	RECORDED BY DATE
			E=1497135.488	NO.
			NAVD 88 ELEV. = 5196.151	

ENGINEER'S SEAL

PAUL F. STEFFIN
NEW MEXICO
16352
4/7/2016
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY: DGS, KVC	DATE 03/28/16
		DRAWN BY: DGS, KVC	DATE 03/28/16
		CHECKED BY: PFS	DATE 03/28/16

PARSONS BRINCKERHOFF

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

LADERA DRIVE IMPROVEMENTS
LADERA DRIVE PHASE I
CROSS SECTIONS – ATRISCO DR. TO COORS BLVD.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 21 2016 DESIGN REVIEW COMMITTEE	APPROVED APR 21 2016 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet
6588.92	G10,G11,H9–H11,J9	119 of 119

RECORD DRAWING

RECORD DRAWING

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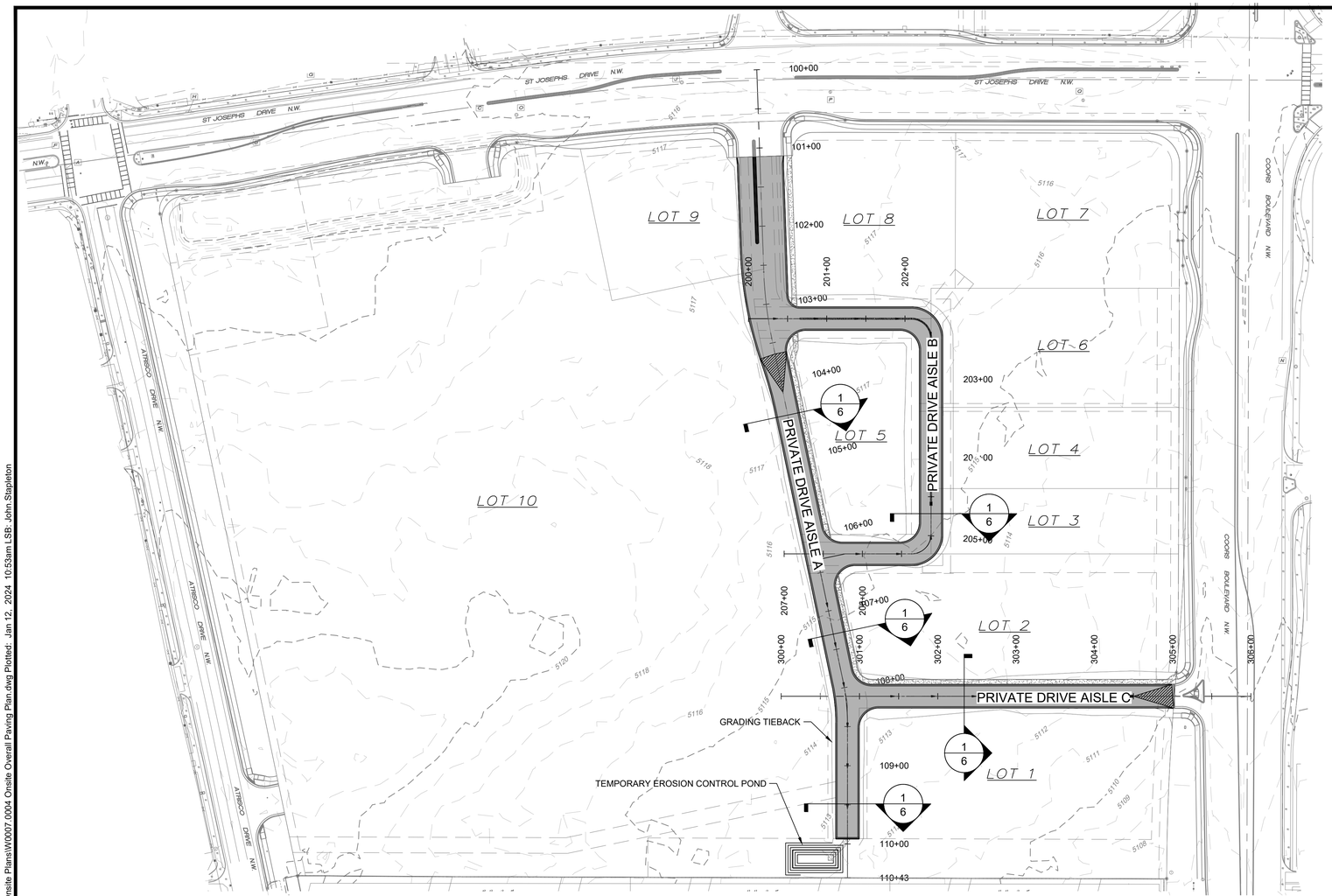
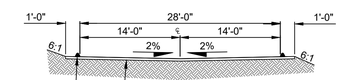
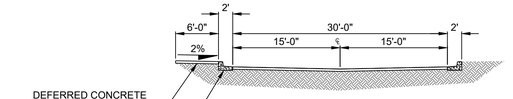




1 TYPICAL 30' STREET SECTION
NOT TO SCALE



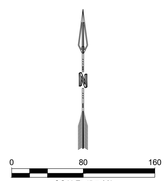
2 ULTIMATE BUILD TYPICAL 30' STREET SECTION
NOT TO SCALE

LEGEND

EXTENTS OF NEW PAVEMENT

CROWN HATCH TRANSITION

NOTE: OFFSITE IMPROVEMENTS ON ST JOSEPHS DRIVE AND COORS BLVD, WHERE SHOWN, ARE SHOWN CONCEPTUALLY. THE OFFSITE IMPROVEMENTS ARE TO BE DESIGNED AND CONSTRUCTED UNDER SEPARATE PLANS AND PERMIT.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Randy C. Brissette
HydroTrans # G11D067
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. IS/CH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

AS BUILT INFORMATION

CONTRACTOR	
WORK DONE BY	DATE
INSPECTORS	
ACCEPTANCE BY	DATE
AS-BUILT VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
No.	

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY

MONUMENT "2A-G11" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)

NORTH= 1,502,236.625

EAST= 1,505,431.887

MAPPING ANGLE= -00°15'35.17"

GROUND TO GRID FACTOR= 0.999680082

ELEVATION= 5116.009' (NAVD88)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SHELDON E. GREER
NEW MEXICO
17154
01/12/2024
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		RESPEC DESIGN	
		DESIGNED BY: XX	DATE: Jan 2024
		DRAWN BY: XXX	DATE: Jan 2024
		CHECKED BY: XX	DATE: Jan 2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

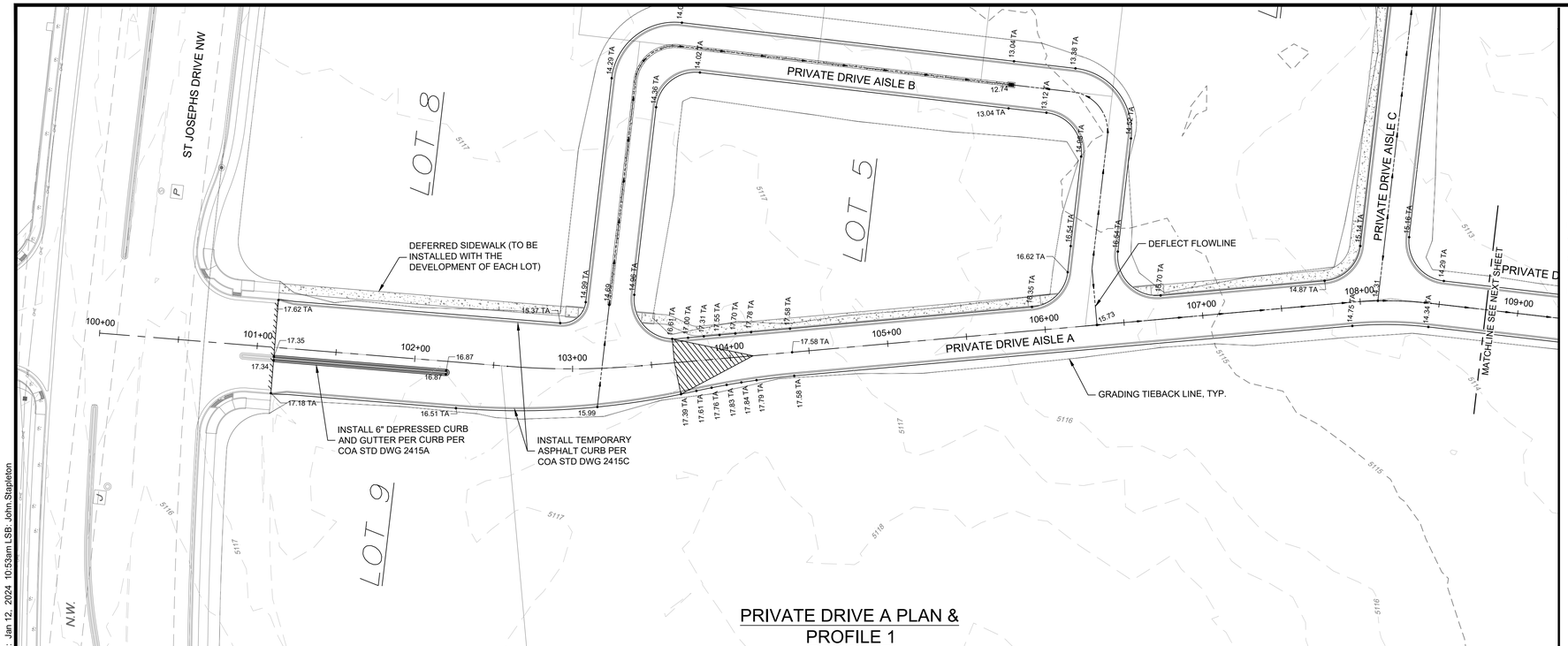
TITLE

OVERALL PAVING AND GRADING PLAN

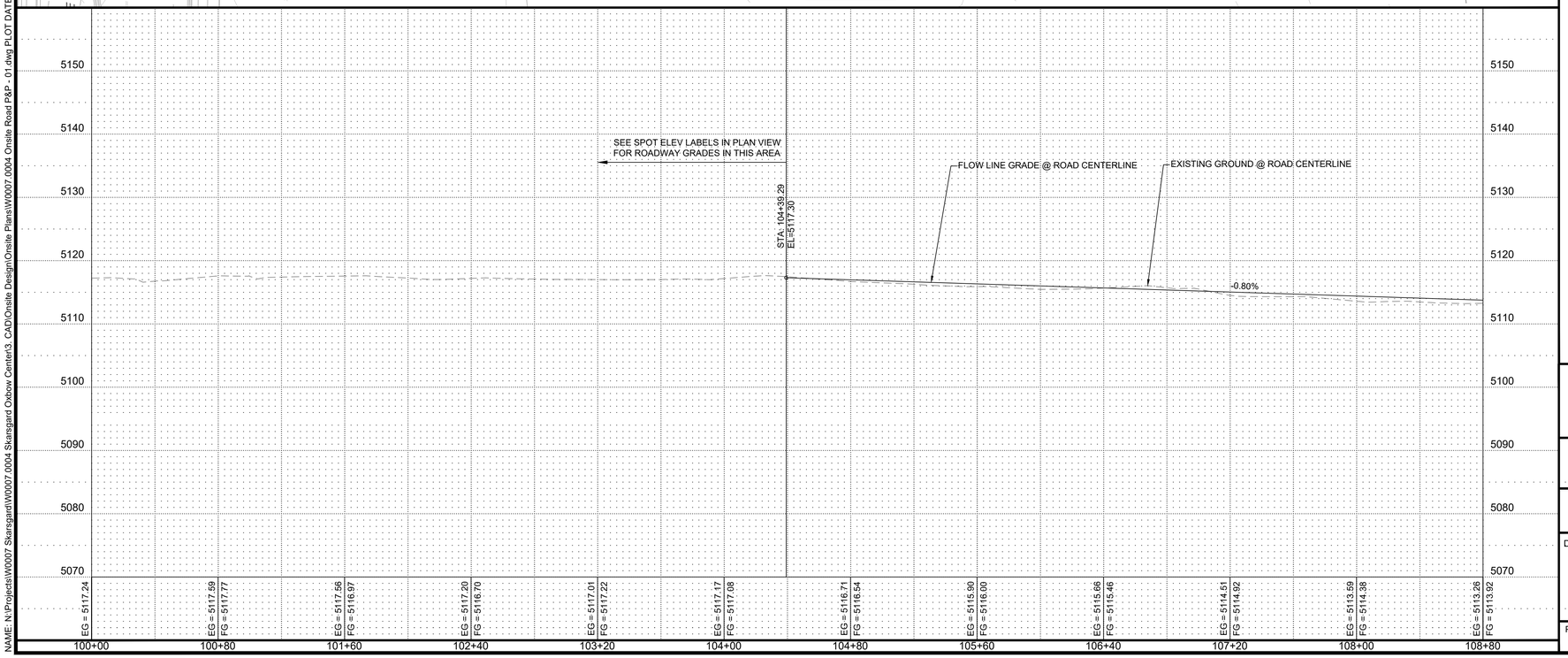
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet
CPN: 622386	G-11-Z	6 of 23

NAME: N:\Projects\W0007 Skarsgard\W0007 0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007 0004 Onsite Overall Paving Plan.dwg Plotted: Jan 12, 2024 10:53am LSB: John.Stapleton



PRIVATE DRIVE A PLAN & PROFILE 1



GENERAL NOTES

1. FOR CENTERLINE ALIGNMENT AND CENTERLINE TABLES, SEE SHEET 7.

LEGEND

TOP OF ASPHALT ELEVATION — 39.85 TA

FLOWLINE ELEVATION — 39.85

MATCH NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT

CROWN TRANSITION

FLOWLINE OF INVERTED CROWN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Renee C. Brissette
HydroTrans # G11D067

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY CODE OR ORDINANCE. NOR SHALL IT PREVENT THE CITY OF ALBUQUERQUE IS FROM REQUIRING CORRECTION, OR ERROR OR OMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE

PRIVATE DRIVE A PLAN & PROFILE 1

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet
CPN: 622386	G-11-Z	8 of 23

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "SNM+16" NEW MEXICO
STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,549,824.466
EAST= 1,523,348.161
MAPPING ANGLE= -00°10'28.98"
GROUND TO GRID FACTOR= 0.999652348
ELEVATION= 5454.721'

AS BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STARTED BY	
INSPECTOR'S ACCEPTANCE BY	
AS-BUILT VERIFICATION BY	
DRAWINGS CORRECTED BY	

MICRO-FILM INFORMATION

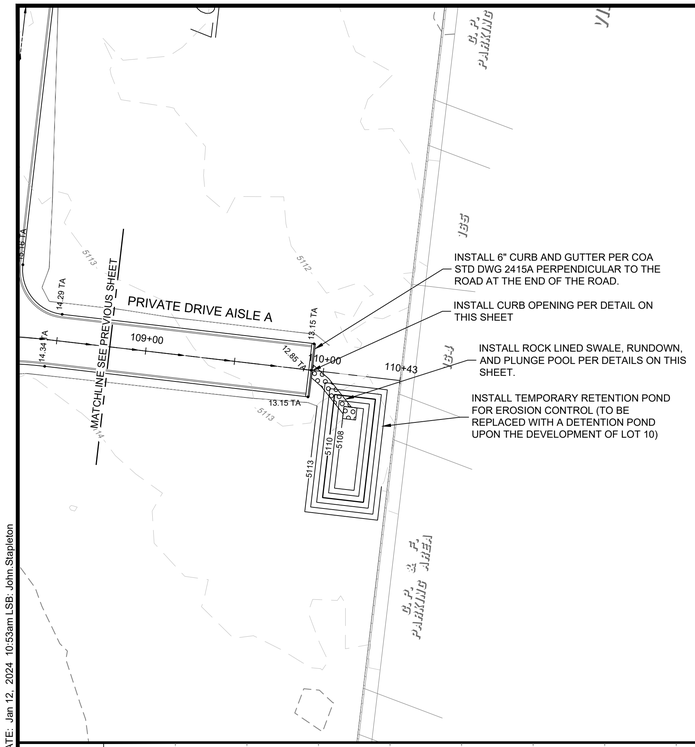
	DATE
RECORDED BY	
No.	

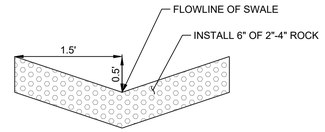
ENGINEER'S SEAL

SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
01/12/2024

NO.	DATE	REMARKS	BY
		REVISIONS	
		RESPEC DESIGN	
		DESIGNED BY: XXX	DATE: Jan 2024
		DRAWN BY: XXX	DATE: Jan 2024
		CHECKED BY: XXX	DATE: Jan 2024

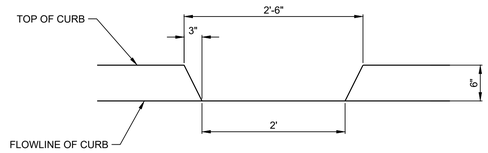
NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Road P&P - 01.dwg PLOT DATE: Jan 12, 2024 10:53am LSB: John Stapleton





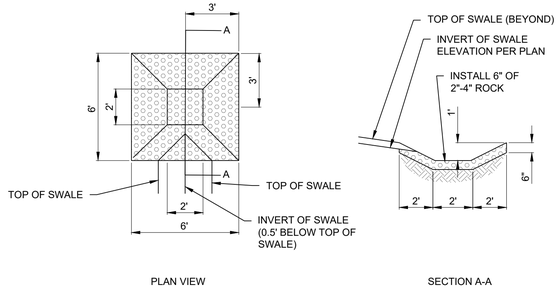
ROCK-LINED SWALE AND RUNDOWN DETAIL

Scale: NTS



CURB OPENING DETAIL

NOT TO SCALE



PLUNGE POOL DETAIL

Scale: NTS

GENERAL NOTES

1. FOR CENTERLINE ALIGNMENT AND CENTERLINE TABLES, SEE SHEET 7.

LEGEND

TOP OF ASPHALT ELEVATION — 39.85 TA

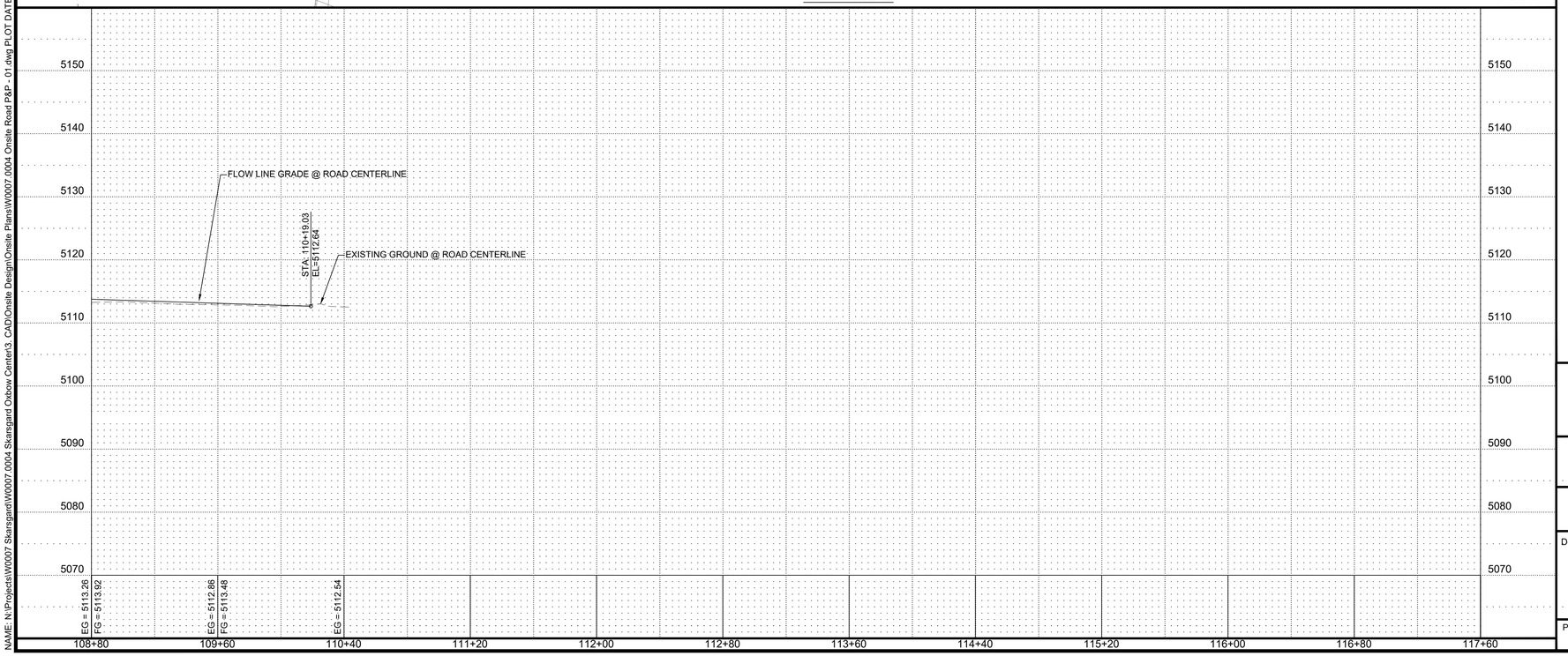
FLOWLINE ELEVATION — 39.85

MATCH NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT

CROWN TRANSITION

FLOWLINE OF INVERTED CROWN

PRIVATE DRIVE A PLAN & PROFILE 2



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Renee C. Brissette
HydroTrans # G11D067

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT. THESE PLANS, SPECIFICATIONS, OR CONSTRUCTIONS SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE

PRIVATE DRIVE A PLAN & PROFILE 2

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	of
CPN: 622386	G-11-Z	9	23

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTORS
ACCEPTANCE BY DATE
AS-BUILTS
VERIFICATION BY DATE
DRAWINGS
DOCUMENTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
No.

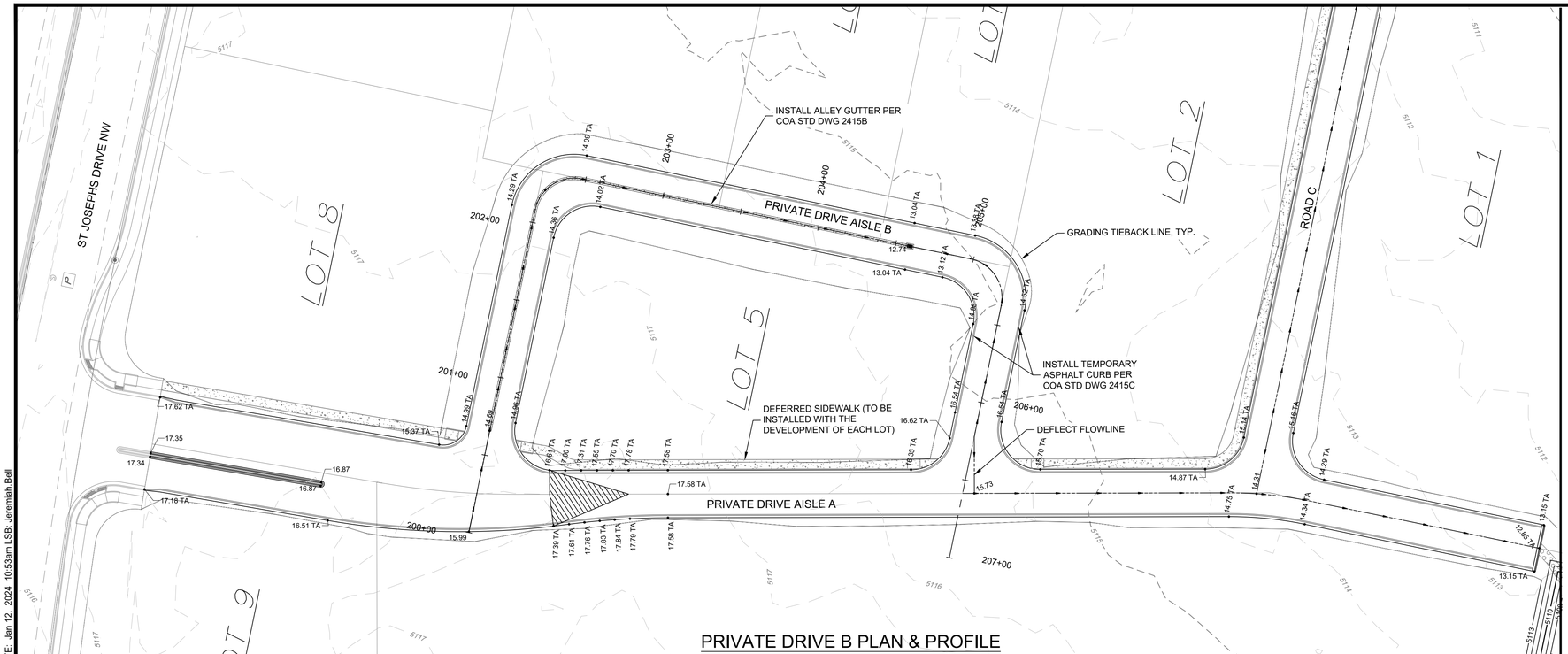
BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "SMW-16" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,549,824.466
EAST= 1,523,348.161
MAPPING ANGLE= -00°10'28.98"
GROUND TO GRID FACTOR= 0.999652348
ELEVATION= 5454.721'

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

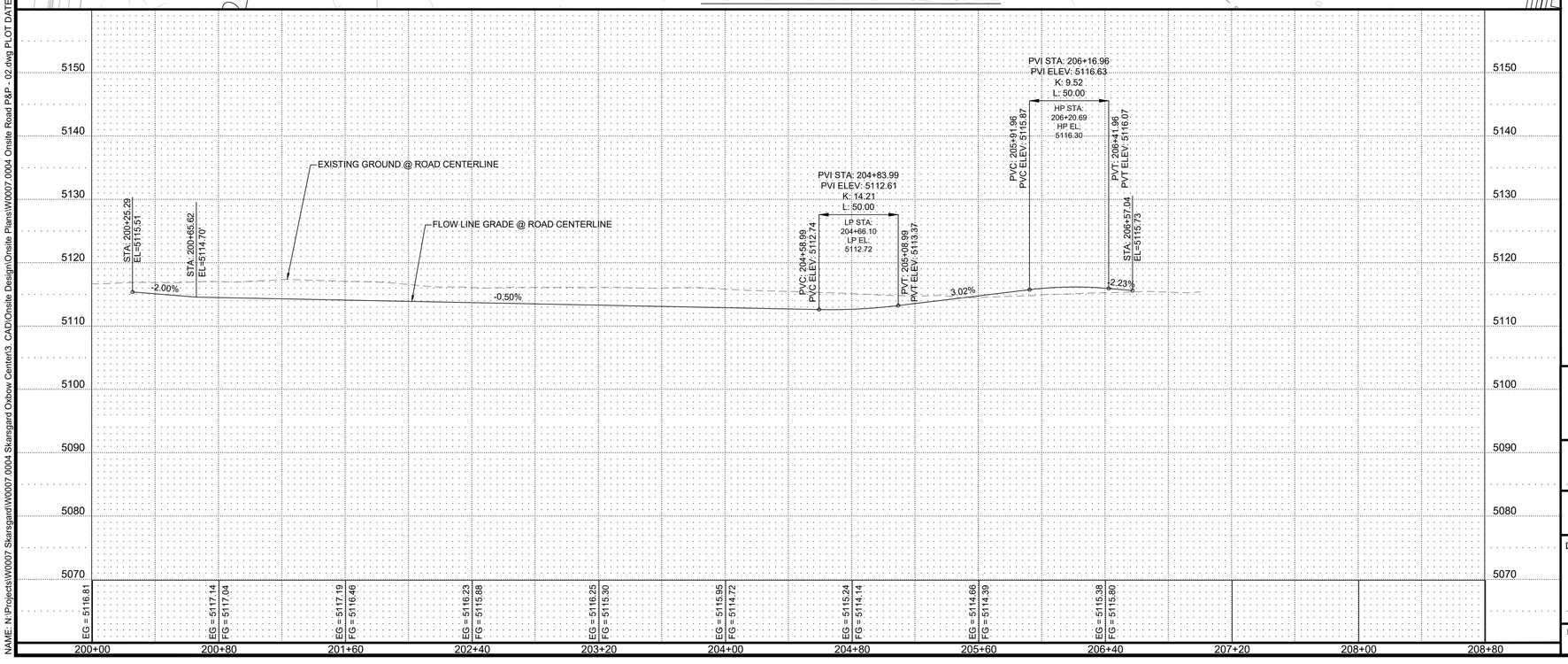
ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
01/12/2024

NO. DATE BY REMARKS
REVISIONS
RESPEC DESIGN
DESIGNED BY: XXX DATE: Jan 2024
DRAWN BY: XXX DATE: Jan 2024
CHECKED BY: XXX DATE: Jan 2024

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Road P&P - 01.dwg PLOT DATE: Jan 12, 2024 10:53am LSB: John Stapleton



PRIVATE DRIVE B PLAN & PROFILE



GENERAL NOTES

1. FOR CENTERLINE ALIGNMENT AND CENTERLINE TABLES, SEE SHEET 7.

LEGEND

- TOP OF ASPHALT ELEVATION — 39.85 TA
- FLOWLINE ELEVATION — 39.85
- MATCH NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT
- CROWN TRANSITION
- FLOWLINE OF INVERTED CROWN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Rena's C Tsosie
HydroTrans # G11D067

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF THIS OR ANY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN THE SPECIFICATIONS OR CONSTRUCTION PROCESS. PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET, SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
PRIVATE DRIVE B PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. CPN: 622386 | Zone Map No. G-11-Z | Sheet 10 of 23

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTORS
ACCEPTANCE BY DATE
AS-BUILTS
VERIFICATION BY DATE
DRAWINGS
CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
No.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "SMW-16" NEW MEXICO
STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,549,824.466
EAST= 1,523,348.161
MAPPING ANGLE= -00°10'28.98"
GROUND TO GRID FACTOR= 0.999652348
ELEVATION= 5454.721'

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

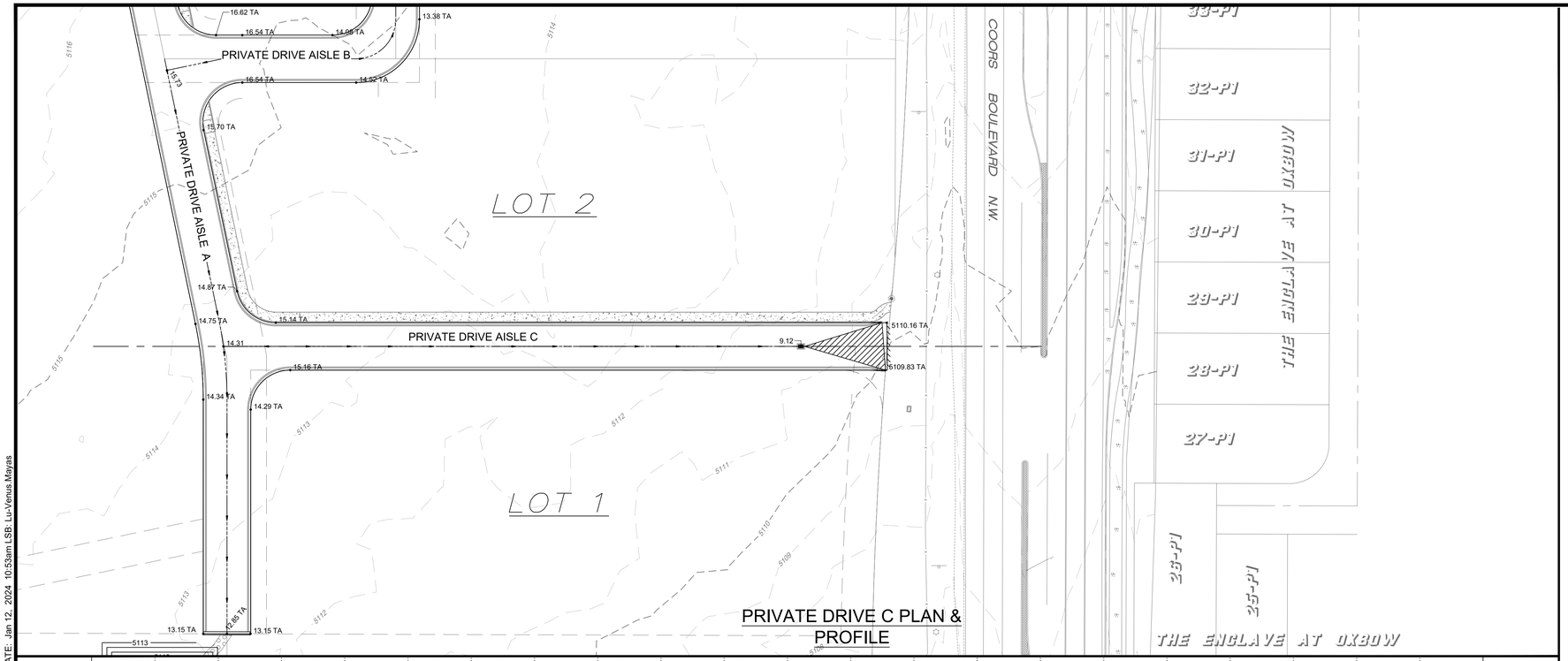
ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
01/12/2024
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

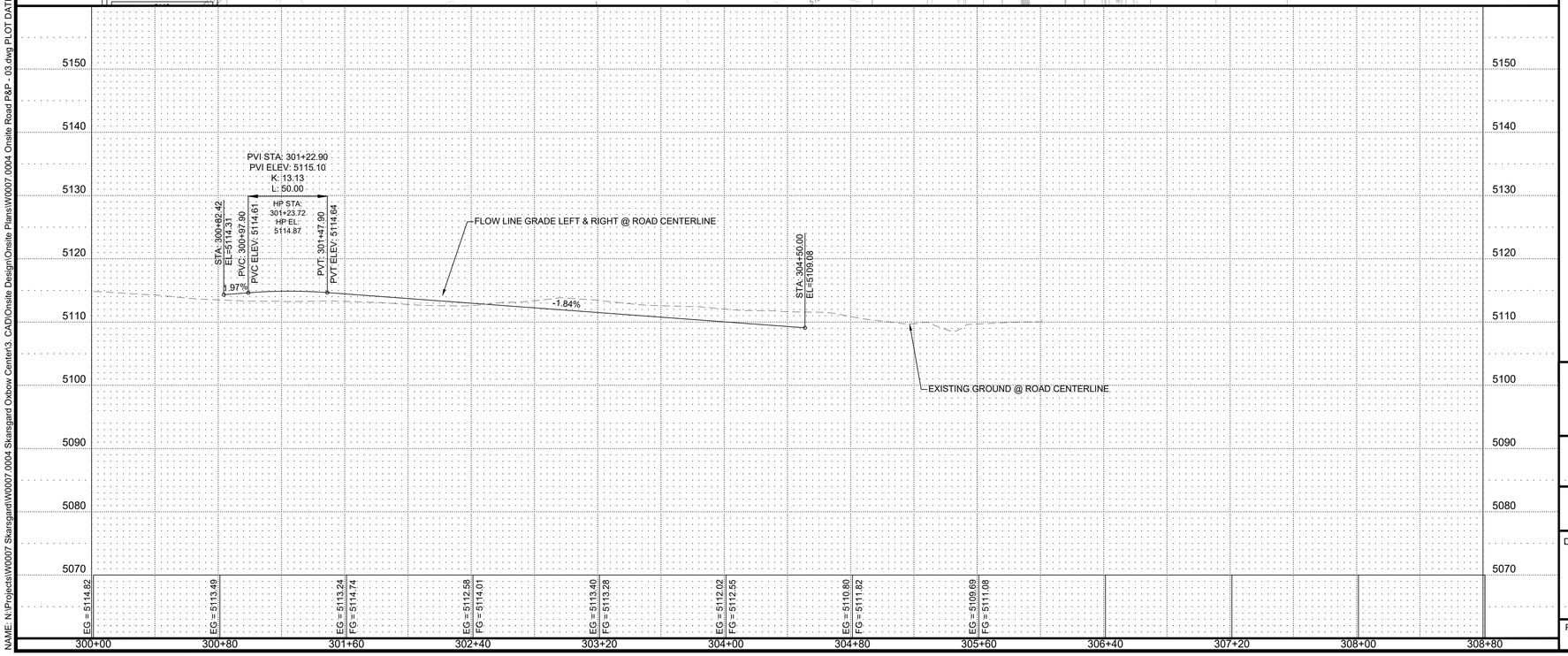
REVISIONS

RESPEC DESIGN
DESIGNED BY: XXX DATE: Jan 2024
DRAWN BY: XXX DATE: Jan 2024
CHECKED BY: XXX DATE: Jan 2024

NAME: N:\Projects\W0007 Skarsgard\W0007.000d Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.000d Onsite Road P&P - 02.dwg PLOT DATE: Jan 12, 2024 10:53am LSB: Jeremiah Bell



PRIVATE DRIVE C PLAN & PROFILE



GENERAL NOTES

1. FOR CENTERLINE ALIGNMENT AND CENTERLINE TABLES, SEE SHEET 7.

LEGEND

TOP OF ASPHALT ELEVATION — 39.85 TA

FLOWLINE ELEVATION — 39.85

MATCH NEW ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT

CROWN TRANSITION

FLOWLINE OF INVERTED CROWN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Reed Brissette
HydroTrans # G11D067

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APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

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WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE

PRIVATE DRIVE C PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet	of
CPN: 622386	G-11-Z	11	23

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "SMW-16" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,549,824.466
EAST= 1,523,348.161
MAPPING ANGLE= -00°10'28.98"
GROUND TO GRID FACTOR= 0.999652348
ELEVATION= 5454.721'

AS BUILT INFORMATION

CONTRACTOR WORK STARTED BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
VERIFICATION BY DRAWINGS	DATE
DOCUMENTED BY	DATE

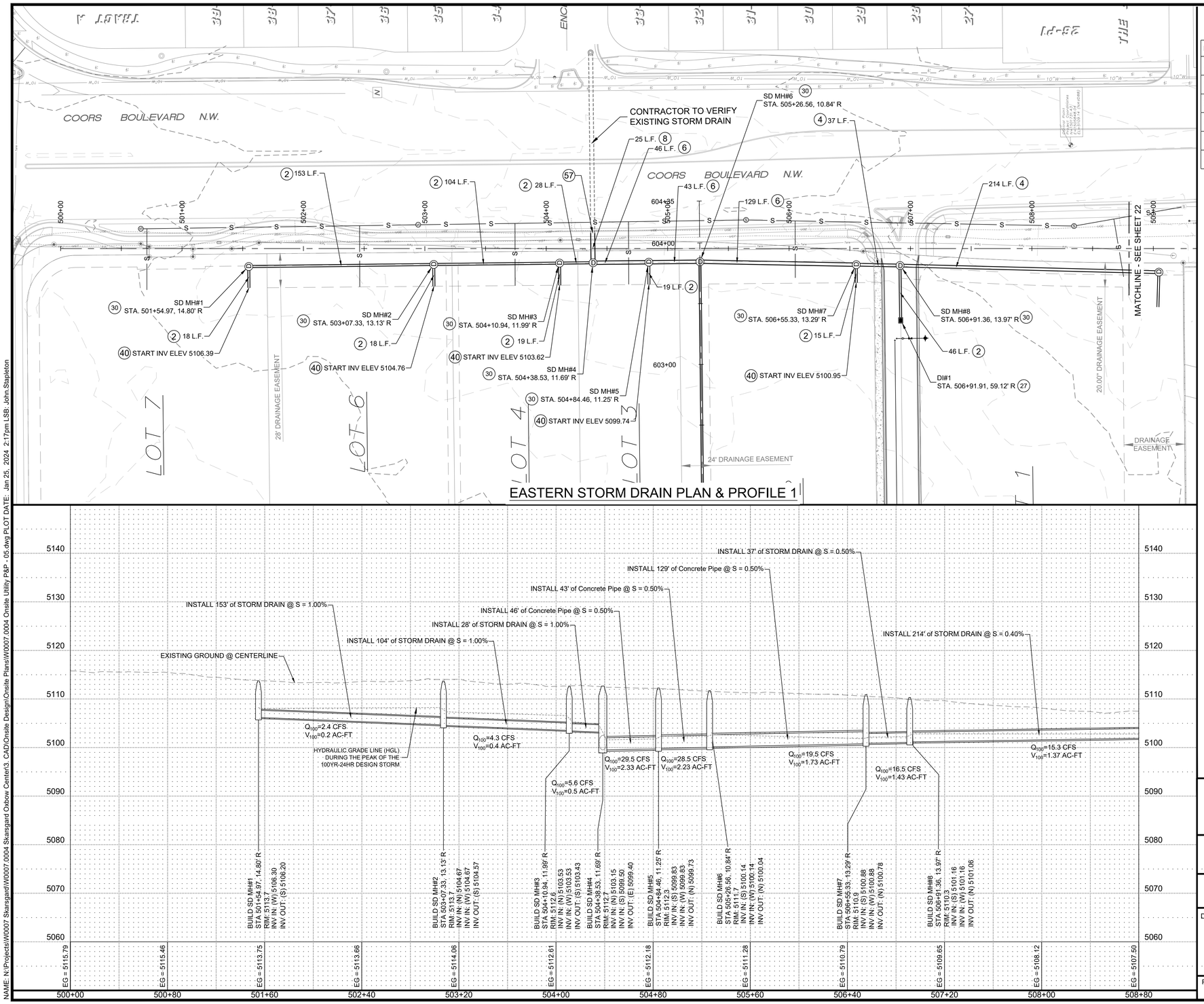
MICRO-FILM INFORMATION
RECORDED BY — DATE
No.

ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
01/12/2024

NO.	DATE	REVISIONS	BY
		REMARKS	

RESPEC DESIGN
DESIGNED BY: XXX — DATE: Jan 2024
DRAWN BY: XXX — DATE: Jan 2024
CHECKED BY: XXX — DATE: Jan 2024

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Road P&P - 03.dwg PLOT DATE: Jan 12, 2024 10:53am LSB: Lu-Venus.Mayas



EASTERN STORM DRAIN PLAN & PROFILE 1

STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 18" HDPE STORM DRAIN PIPE
4	INSTALL 24" HDPE STORM DRAIN PIPE
8	INSTALL 36" RCP STORM DRAIN PIPE
27	INSTALL TYPE D CATCH BASIN - SINGLE GRATE PER NM APWA STD. DTL. 2206
30	INSTALL 4' DIA. MANHOLE PER NM APWA STD. DTL. 2101
40	INSTALL 18" STORM DRAIN PLUG

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Reed E. Brissette
HydroTrans # G11D067

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LEGEND

- WATERLINE — W —
- SANITARY SEWER LINE — S —
- STORM DRAIN LINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- SAS MANHOLE (S)
- SD MANHOLE (D)

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'
10 8 6 4 2
0 40 80

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
EASTERN STORM DRAIN PLAN & PROFILE 1

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. CPN: 622386
Zone Map No. G-11-Z
Sheet 21 of 23

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY
INSPECTORS
ACCEPTANCE BY
AGE
VERIFICATION BY
DRAWINGS
DOCUMENTED BY
DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "SNW+16" NEW MEXICO
STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,549,824.466
EAST= 1,523,348.161
MAPPING ANGLE= -00°10'28.98"
GROUND TO GRID FACTOR= 0.999652348
ELEVATION= 5454.721'

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

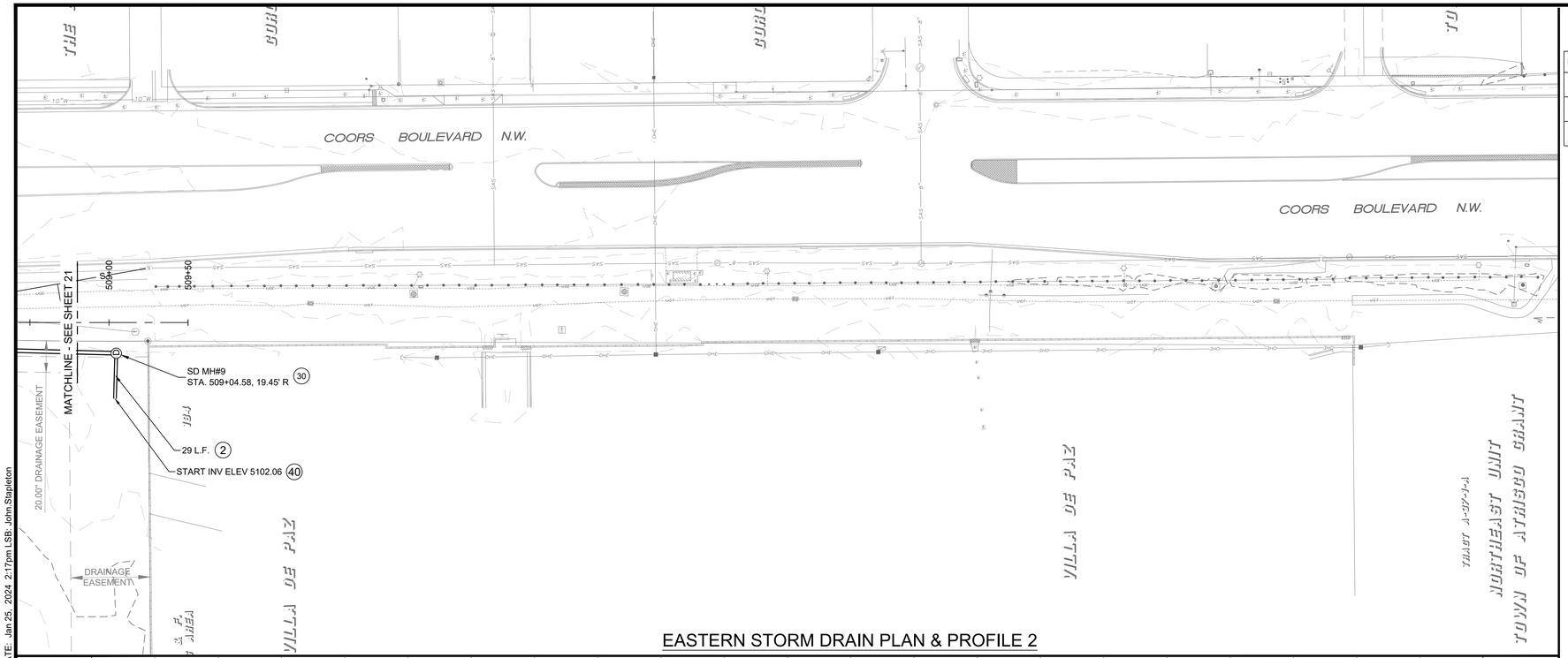
MICRO-FILM INFORMATION
RECORDED BY
DATE
No.

ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
REGISTERED PROFESSIONAL ENGINEER
01/12/2024

NO.	DATE	REVISIONS	BY
		REMARKS	

RESPEC DESIGN
DESIGNED BY: XXX DATE: Jan 2024
DRAWN BY: XXX DATE: Jan 2024
CHECKED BY: XXX DATE: Jan 2024

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Utility P&P - 05.dwg PLOT DATE: Jan 25, 2024 2:17pm LSB, John.Stapleton



EASTERN STORM DRAIN PLAN & PROFILE 2

STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
2	INSTALL 18" HDPE STORM DRAIN PIPE
30	INSTALL 4' DIA. MANHOLE PER NM APWA STD. DTL. 2101
40	INSTALL 18" STORM DRAIN PLUG

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Rene C. Brissette
HydroTrans # G11D067

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LEGEND

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- STORM DRAIN LINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- SAS MANHOLE (S)
- SD MANHOLE (D)

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'
0 40 80
10 8 6 4 2

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
EASTERN STORM DRAIN PLAN & PROFILE 2

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

Project No. CPN: 622386 | Zone Map No. G-11-Z | Sheet 22 of 23

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY DATE
AS-BUILT VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
No.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY
MONUMENT "SNM_-16" NEW MEXICO
STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)
NORTH= 1,549,824.466
EAST= 1,523,348.161
MAPPING ANGLE= -00°10'28.98"
GROUND TO GRID FACTOR= 0.999652348
ELEVATION= 5454.721'

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

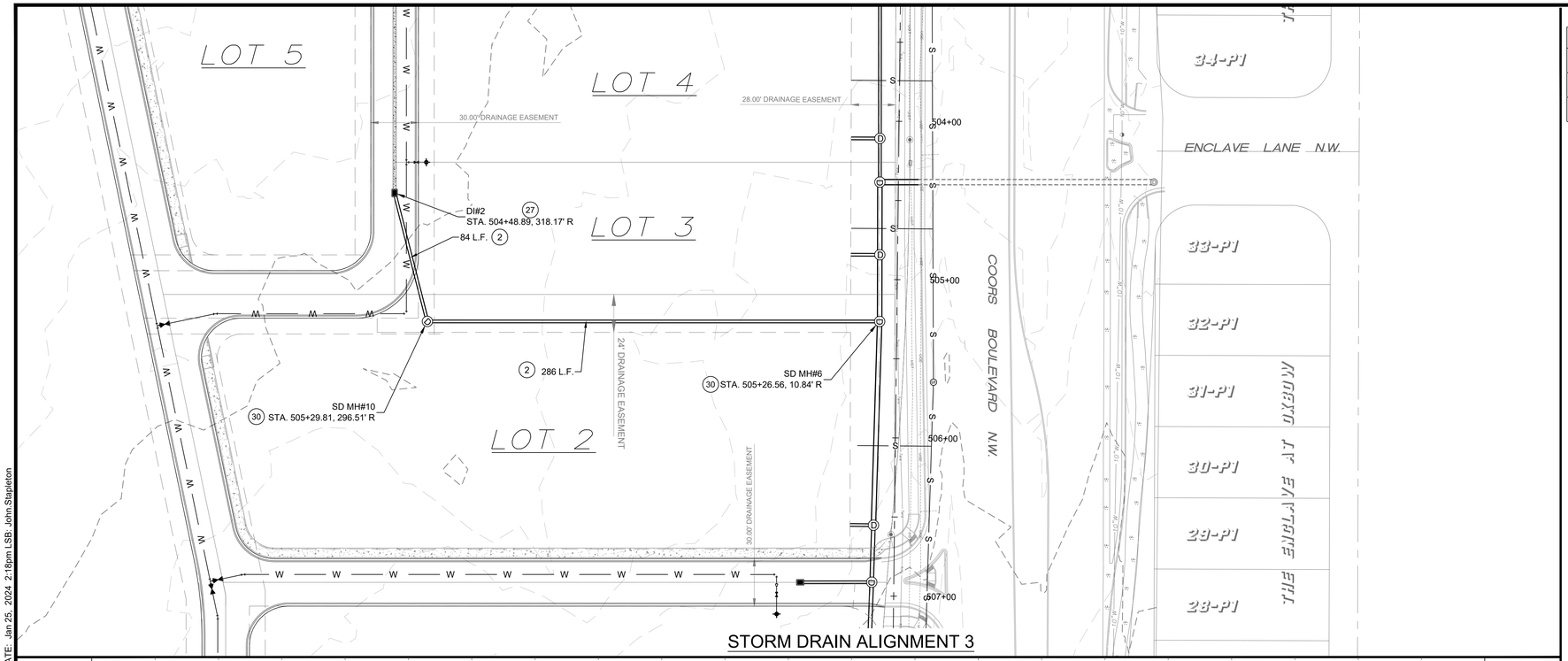
ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
01/12/2024
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

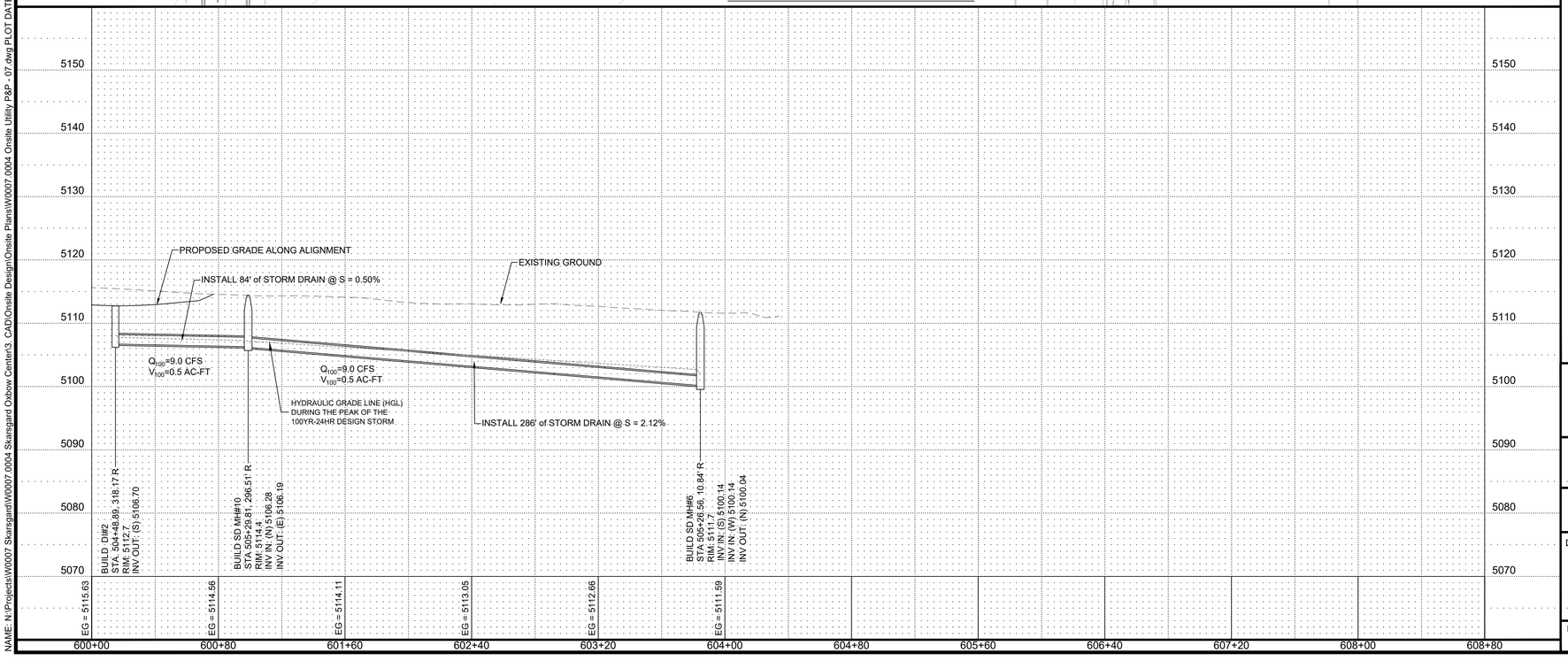
REVISIONS

RESPEC DESIGN
DESIGNED BY: XXX DATE: Jan 2024
DRAWN BY: XXX DATE: Jan 2024
CHECKED BY: XXX DATE: Jan 2024

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Utility P&P - 05.dwg PLOT DATE: Jan 25, 2024 2:17pm LSB, John.Stapleton



STORM DRAIN ALIGNMENT 3



STORM DRAIN CONSTRUCTION NOTES

I.D.#	DESCRIPTION
(2)	INSTALL 18" HDPE STORM DRAIN PIPE
(27)	INSTALL TYPE D CATCH BASIN - SINGLE GRATE PER NM APWA STD. DTL. 2206
(30)	INSTALL 4' DIA. MANHOLE PER NM APWA STD. DTL. 2101

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/26/24
BY: Renée C. Brissette
HydroTrans # G11D067

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
STORM DRAIN ALIGNMENT 3

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	Zone Map No.	Sheet
CPN: 622386	G-11-Z	23 of 23

ENGINEER'S SEAL
SHELDON E. GREER
NEW MEXICO
17154
01/12/2024
CERTIFIED PROFESSIONAL ENGINEER

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK INSPECTOR'S — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
No.

BENCH MARKS
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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

NO.	DATE	REMARKS	BY

REVISIONS

RESPEC DESIGN
DESIGNED BY: XXX — DATE: Jan 2024
DRAWN BY: XXX — DATE: Jan 2024
CHECKED BY: XXX — DATE: Jan 2024

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3. CAD\Onsite Design\Onsite Plans\W0007.0004 Onsite Utility P&P - 07.dwg PLOT DATE: Jan 25, 2024 2:18pm LSB: John.Stapleton