

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 20, 2023

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Sage Plaza
1125 Snow Vista Blvd SW
Grading & Drainage Plans
Engineer's Stamp Date: 07/07/23
Hydrology File: M09D012**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 07/10/2023, the Grading & Drainage Plans are approved for Grading Permit and Paving Permit. Once the grading and paving of the project is complete, please provide an as-built for Hydrology's records.

Albuquerque

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

NM 87103

www.cabq.gov

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

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: 1125 Snow Vista Blvd **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: TRACT A PLAT FOR TRACT A **City Address OR Parcel** 100905510538420307
SNOW VISTA INVESTORS CONT 10.7614AC

Applicant/Agent: TIERRA WEST LLC **Contact:** LUIS NORIEGA

Address: 5571 Midway Park Place NE **Phone:** 505 858 3100

Email: LNORIEGA@TIERRAWESTLLC.COM

Applicant/Owner: _____ **Contact:** _____

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: _____ PLAT (#of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE: ☒

RE-SUBMITTAL: ☒ YES _____ NO

DEPARTMENT: _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 07.07.2023



TIERRA WEST, LLC

July 7, 2023

Ms. Renee C. Brissette
City of Albuquerque – Planning Department
600 Second NW Suite 300
Albuquerque, NM. 87102

**RE: 1125 SNOW VISTA BLVD. SW
GRADING PLAN - RESPONSE TO COMMENT**

Dear Ms. Brissette:

Per the correspondence dated June 29, 2023, please find the following responses addressing the comments listed below:

1. Please revise the storm pipe layout. For lots A, C, D, & E, each lot drains to the SE corner of their respective lot along Snow Vista. It will be impossible for drainage to go up hill and connect to the current proposed storm pipe. But the proposed pipe that is shown along the east side of Lot B can be place but it will only handle the drainage for that lot. This is the reason that the engineer of Lot A was proposing a ditch along Snow Vista.

Response: Lots A, C and D will surface flow to the SE corner of their respective lots where storm water can be routed into a storm water quality pond using alley gutters and grade breaks for example and as water rises past the storm water quality volume the water can be diverted to the proposed storm drain pipe using drainage basin inlets in the storm water quality ponds installed within landscaping beds on their respective lots. Storm water from lots B and E can be routed to the southern most tip of their lots where the water can also be diverted into storm water quality ponds and tie to the proposed storm drain pipe using basin inlets as shown on the attached future grading and drainage master plan.

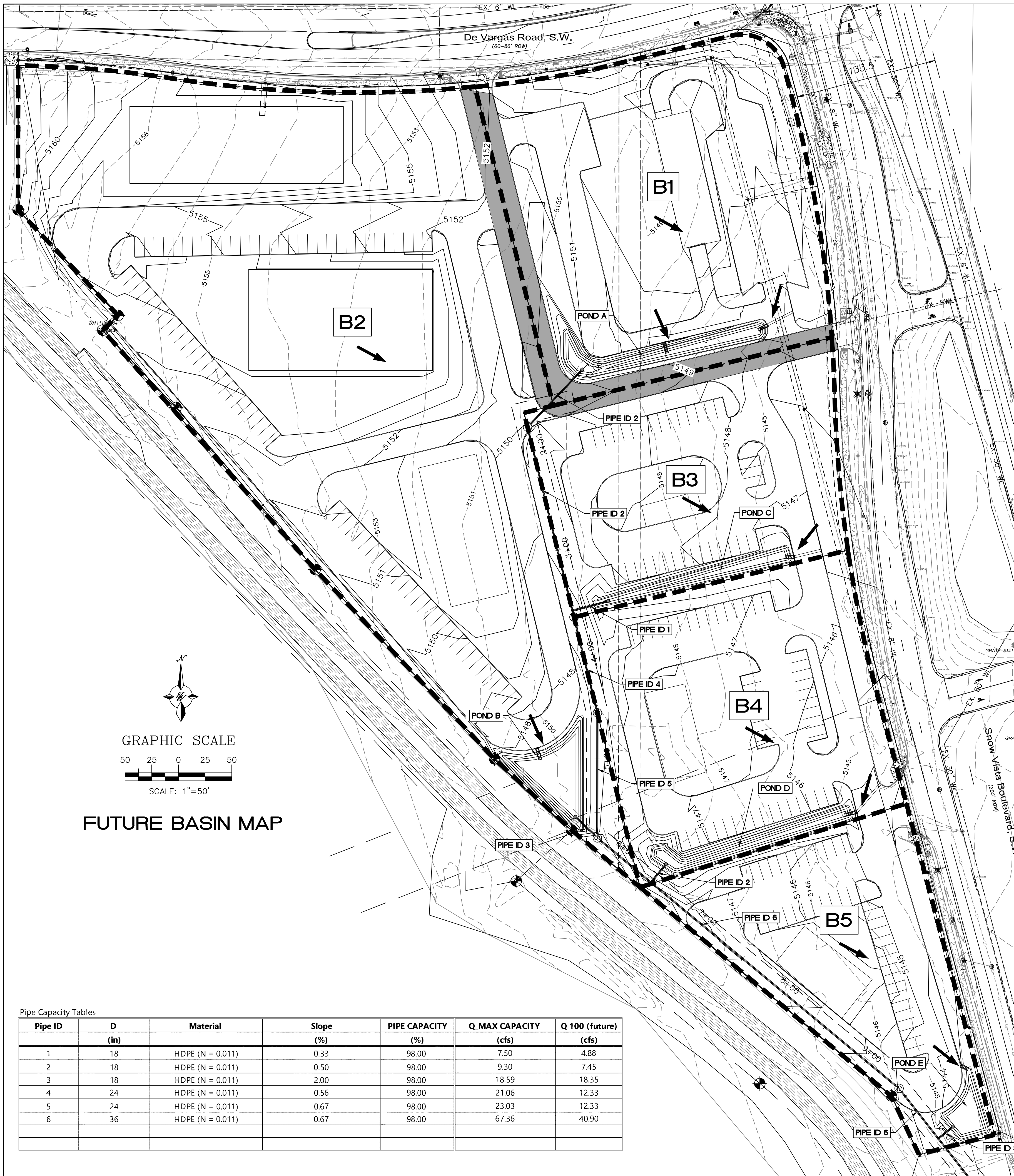
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E

JN: 2023050
RRB/ln/ca

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



Pipe Capacity Tables						
Pipe ID	D (in)	Material	Slope (%)	PIPE CAPACITY (%)	Q MAX CAPACITY (cfs)	Q 100 (future) (cfs)
1	18	HDPE (N = 0.011)	0.33	98.00	7.50	4.88
2	18	HDPE (N = 0.011)	0.50	98.00	9.30	7.45
3	18	HDPE (N = 0.011)	2.00	98.00	18.59	18.35
4	24	HDPE (N = 0.011)	0.56	98.00	21.06	12.33
5	24	HDPE (N = 0.011)	0.67	98.00	23.03	12.33
6	36	HDPE (N = 0.011)	0.67	98.00	67.36	40.90

DPM Weighted E Method CH 6

Precipitation Zone 1
SAGE PLAZA (Commercial)

TWLLC

Date

7/3/2023

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed

Volume = Weighted E * Total Area

Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

Existing Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
B1	1A	83,898	1.93	0.00301	100%	1.926	0%	0.000	0%	0.000	0%	0.000	0.550	0.088	2.97
B2	1B	206,569	4.74	0.00741	100%	4.742	0%	0.000	0%	0.000	0%	0.000	0.550	0.217	7.30
B3	1C	54,969	1.26	0.00197	100%	1.262	0%	0.000	0%	0.000	0%	0.000	0.550	0.058	1.94
B4	1D	65,577	1.51	0.00235	100%	1.505	0%	0.000	0%	0.000	0%	0.000	0.550	0.069	2.32
B5	1E	49,365	1.13	0.00177	100%	1.133	0%	0.000	0%	0.000	0%	0.000	0.550	0.052	1.75
Total		460,378	10.57	0.01651		10.569		0.000		0.000		0.000		0.484	16.276

Future Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
B1	1A	83,898	1.93	0.00301	0%	0.000	0%	0.000	20%	0.385	80%	1.541	1.982	0.318	7.45
B2	1B	206,569	4.74	0.00741	0%	0.000	0%	0.000	20%	0.948	80%	3.794	1.982	0.783	18.35
B3	1C	54,969	1.26	0.00197	0%	0.000	0%	0.000	20%	0.252	80%	1.010	1.982	0.208	4.88
B4	1D	65,577	1.51	0.00235	0%	0.000	0%	0.000	20%	0.301	80%	1.204	1.982	0.249	5.83
B5	1E	49,365	1.13	0.00177	0%	0.000	0%	0.000	20%	0.227	80%	0.907	1.982	0.187	4.39
Total		460,378	10.57	0.01651		0.000		0.000		2.114		8.455		1.746	40.901

POND A STORAGE FUNCTION				
ACTUAL ELEV. (FT)	H (CF)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
5145.25	0.00	0	0.00	0.0000
5146.25	0.00	771	0.00	0.0177
5147.25	0.00	2349	0.00	0.0539
5148.25	1.00	4799	8.51	0.1102

POND B STORAGE FUNCTION				
ACTUAL ELEV. (FT)	H (CF)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
5143.5	0.00	0	0.00	0.0000
5144.5	0.00	1965	0.00	0.0451
5145.5	0.00	4411	0.00	0.1013
5146	0.00	5811	0.00	0.1334
5146.5	0.50	7357	10.70	0.1689
5147.5	1.50	10950	18.53	0.2514

POND C STORAGE FUNCTION				
ACTUAL ELEV. (FT)	H (CF)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
5143.5	0.00	0	0.00	0.0000
5144.5	0.00	518	0.00	0.0119
5145.5	0.00	1688	0.00	0.0387
5146.5	0.97	3628	8.38	0.0833

POND D STORAGE FUNCTION				
ACTUAL ELEV. (FT)	H (CF)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
5141.5	0.00	0	0.00	0.0000
5142.5	0.00	670	0.00	0.0154
5143.5	0.00	2128	0.00	0.0488
5144.5	1.00	4405	8.51	0.1011

POND E STORAGE FUNCTION				
ACTUAL ELEV. (FT)	H (CF)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
5140.5	0.00	0	0.00	0.0000
5141.5	0.00	1965	0.00	0.0451
5142.5	1.00	4411	15.13	0.1013
5143.5	2.00	7212	21.39	0.1656

Pond A,C,D Orifice Equation	
Q =	CA(2gh) ^{1/2}
C =	0.6
DIA (Ft)	1.5
A (SF) =	1.7671
H (Ft) =	Head
Q (CFS) =	Flow

Pond B, E Orifice Equation	
Q =	CA(2gh) ^{1/2}
C =	0.6
DIA (Ft)	2
A (SF) =	3.1416
H (Ft) =	Head
Q (CFS) =	Flow

Stormwater Quality Volume

Total Impervious Area =

Retention depth = 0.42" Per DPM Pg. 272

Retention Volume =

ΣArea in "Treatment D"

0.035 foot

=0.035 x area CF

SWQV Pond Volume Calculation			
BASIN ID	AREA D (AC)	AREA D (SF)	SWQV (CF)
B1	1.541	67118.4	2349
B2	3.794	165255.2	5784
B3	1.010	43975.2	1539
B4	1.204	52461.6	1836
B5	0.907	39492	1382
TOTAL REQUIRED			12,891
TOTAL PROVIDED			13,941

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 07/20/23

BY: *Ronnie C. Bohannon*

HydroTrans # M09D012

THE APPROVAL OF THESE PLANS REPORT SHALL NOT BE
CONSIDERED TO BE A GUARANTEE OF ANY KIND.
THE CITY OF ALBUQUERQUE SHALL NOT BE
RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR
PROPERTY, OR FOR ANY LOSS OF PROFITS OR BUSINESS,
SHALL NOT BE CHARGED, INCURRED OR ALTERED WITHOUT
NOTIFICATION.

ENGINEER'S
SEAL



07/07/2023

RONALD R. BOHANNAN
P.E. #7868

SAGE PLAZA
1125 SAGE PLAZE BLVD
FUTURE GRADING AND
DRAINAGE BASIN MAP.

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

DRAWN BY
RMG

DATE

07/03/2023

DRAWING

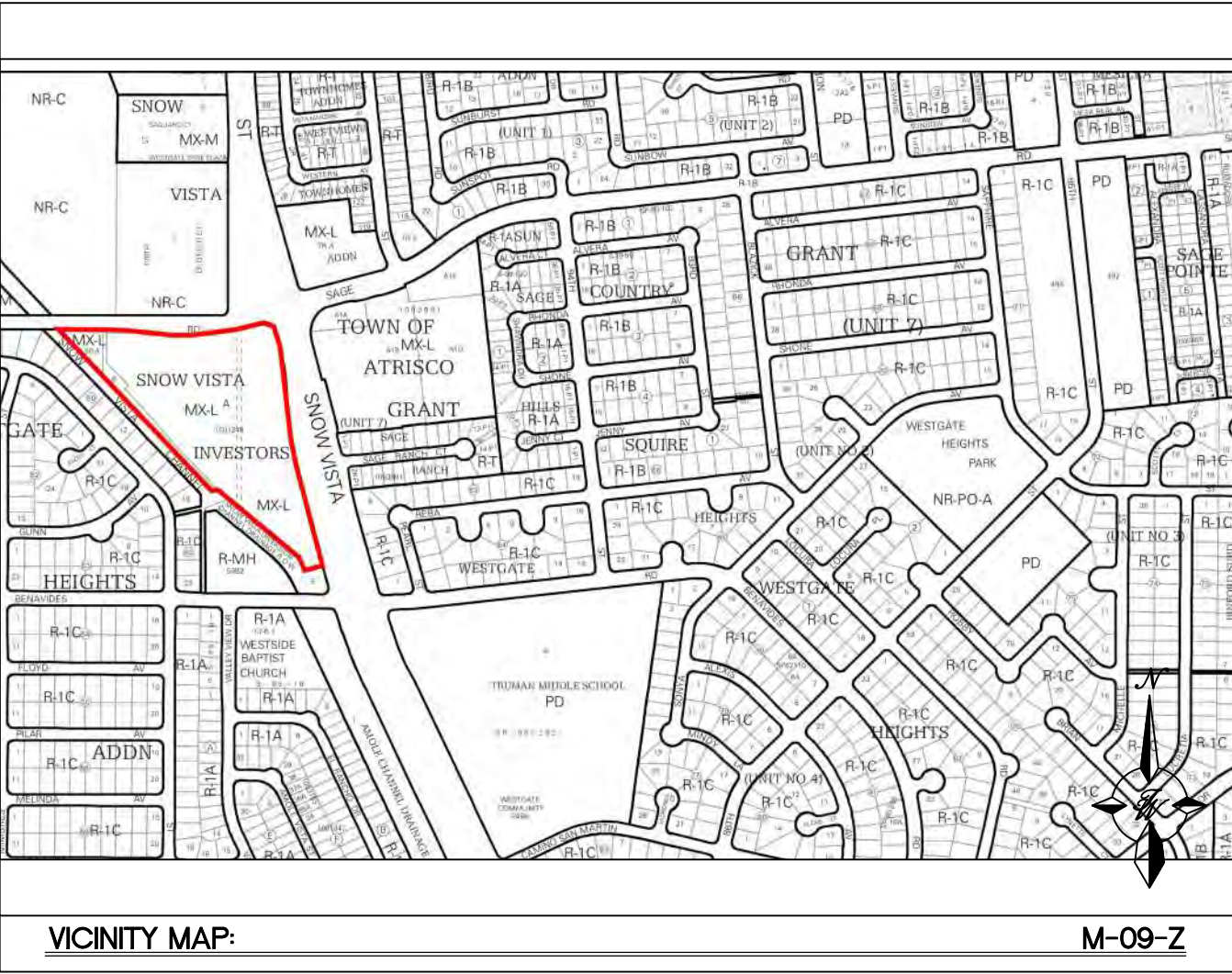
2020073.0000

SHEET #

C1

JOB #

2020073



LEGEND			
	CURB & GUTTER	x 5048.25	SPOT ELEVATION
	BOUNDARY LINE		FLOW ARROW
	EASEMENT		EXISTING CURB & GUTTER
	CENTERLINE		EXISTING BOUNDARY LINE
	BUILDING		EXISTING CONTOUR MAJOR
	SIDEWALK		EXISTING CONTOUR MINOR
	SCREEN WALL	x 5048.25	EXISTING SPOT ELEVATION
	CONTOUR MAJOR		STORM DRAIN (18"-24")
	CONTOUR MINOR		GRADE BREAK

- NOTICE TO CONTRACTORS**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
 - BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

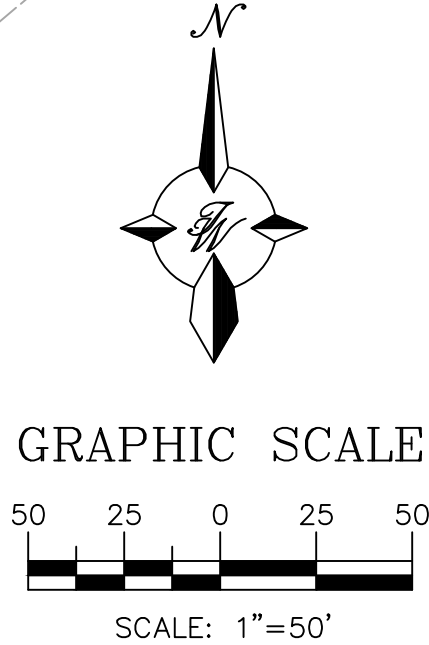
SPOT ELEVATION NOTE:
ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.

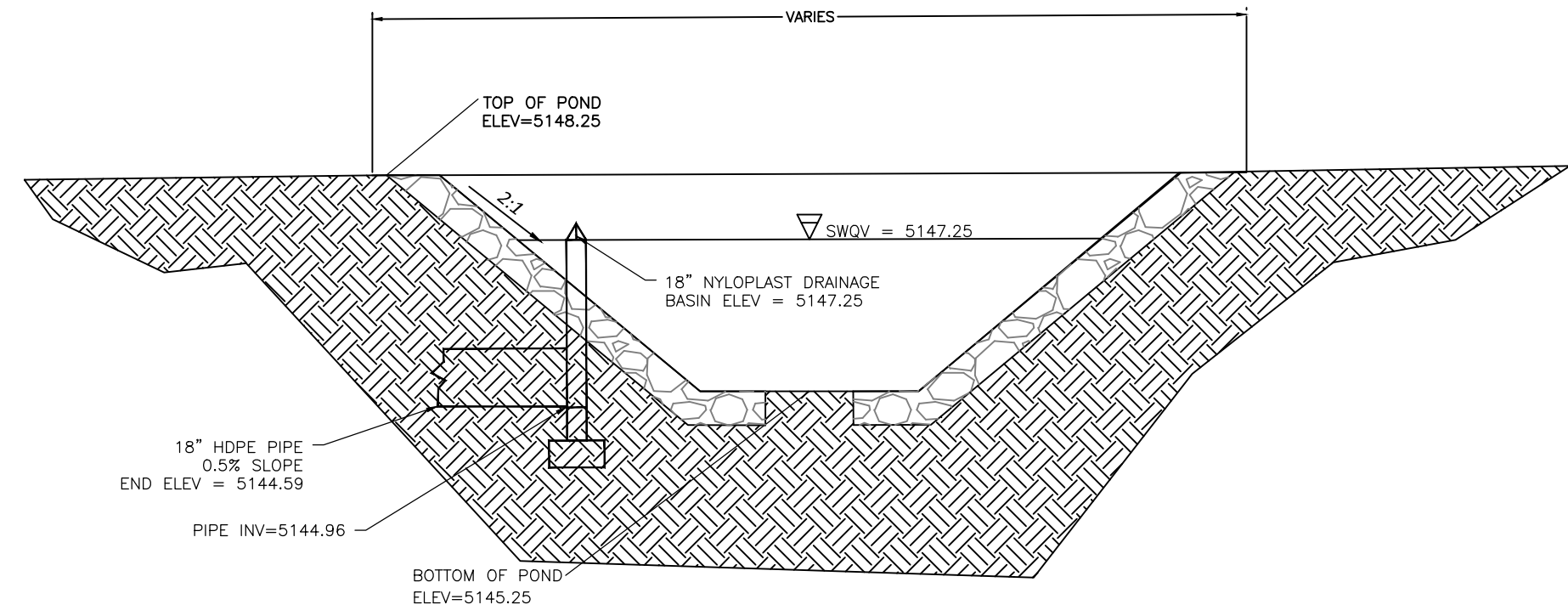
CAUTION
ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/20/23
BY: *Ronald R. Bohannan*
HydroTeam 6 M09D012

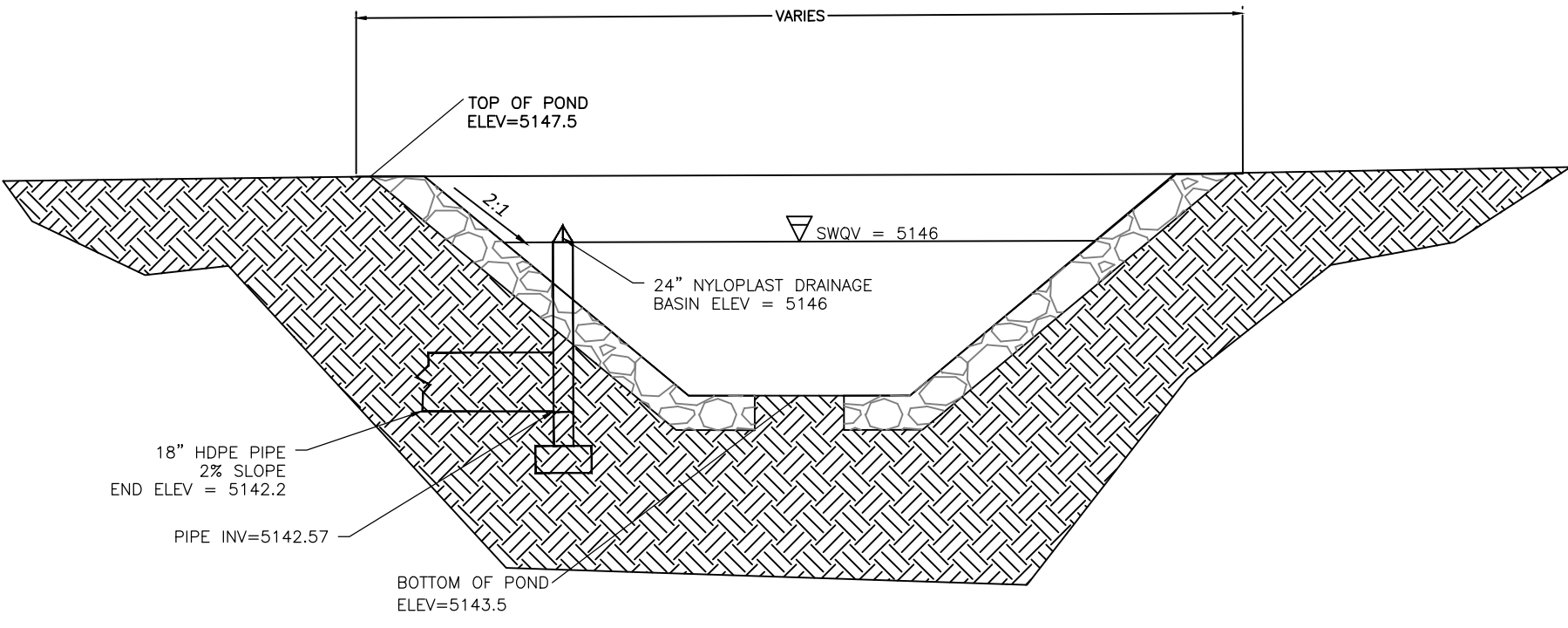
THE APPROVAL OF THESE PLANS BY THE CITY OF ALBUQUERQUE DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT REPRESENT THE CITY OF ALBUQUERQUE OR ITS EMPLOYEES FOR ANY DAMAGE, LOSS, INJURY, OR OTHER CONSEQUENCES THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE DOES NOT REPRESENT THE CITY OF ALBUQUERQUE OR ITS EMPLOYEES FOR ANY DAMAGE, LOSS, INJURY, OR OTHER CONSEQUENCES THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THESE PLANS.

ENGINEER'S SEAL   RONALD R. BOHANNAN P.E. #7868	SAGE PLAZA		DRAWN BY RMG	
	1125 SAGE PLAZE BLVD		DATE 07/03/2023	
	FUTURE STORM DRAIN PLAN		DRAWING 2020073 CRB	
	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # C3	
JOB # 2020073				

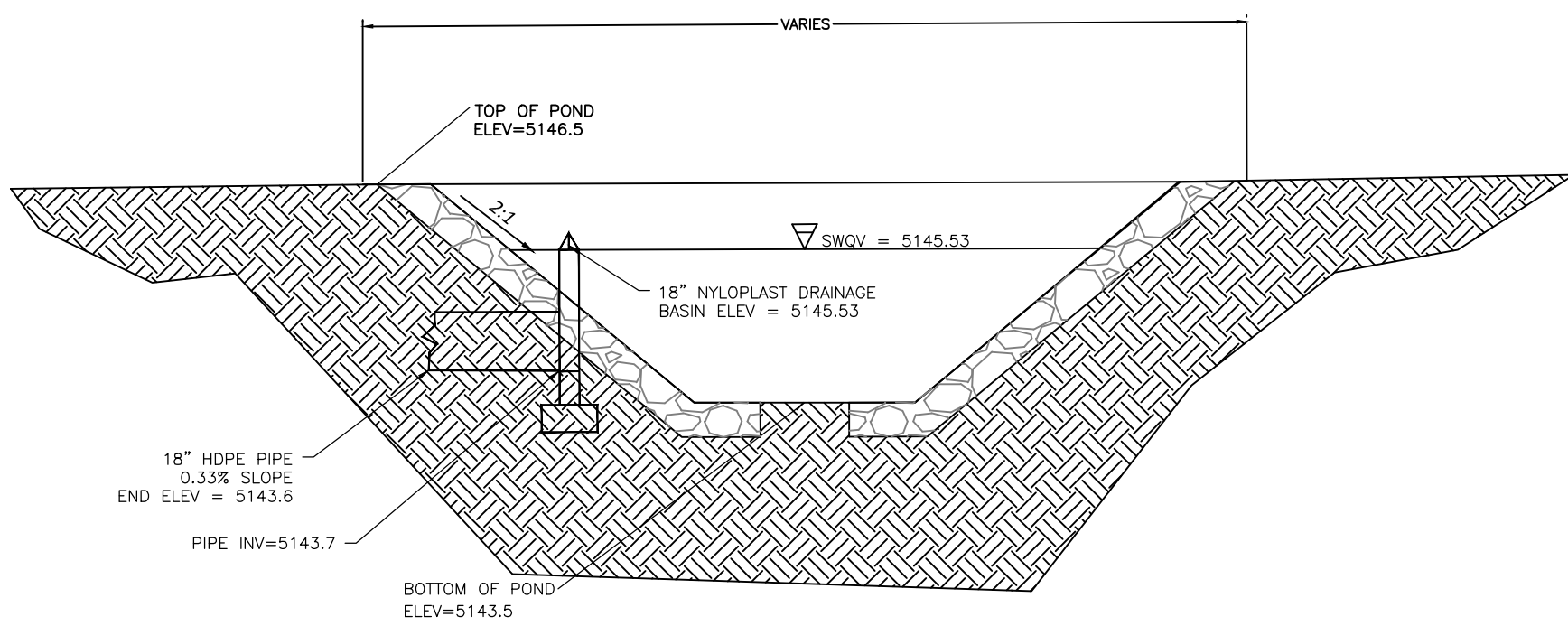




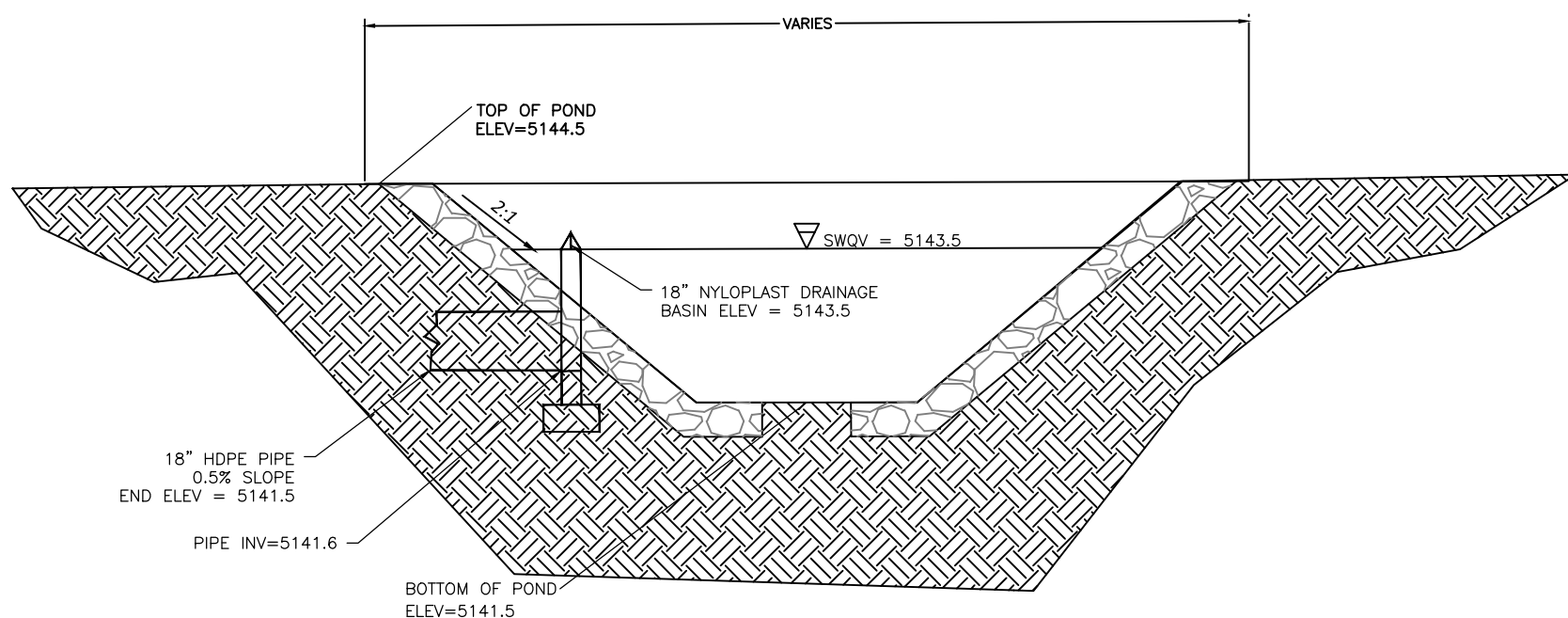
STORM WATER QUALITY POND A
NTS



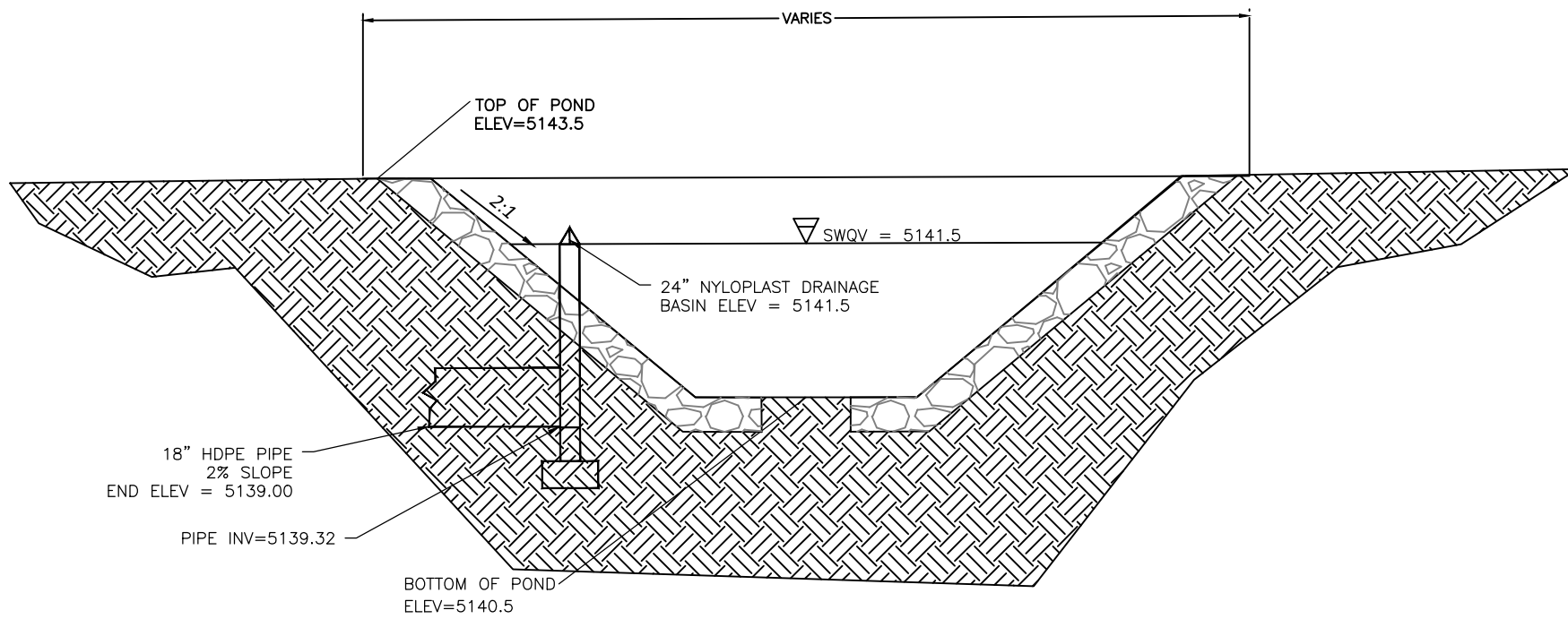
STORM WATER QUALITY POND B
NTS



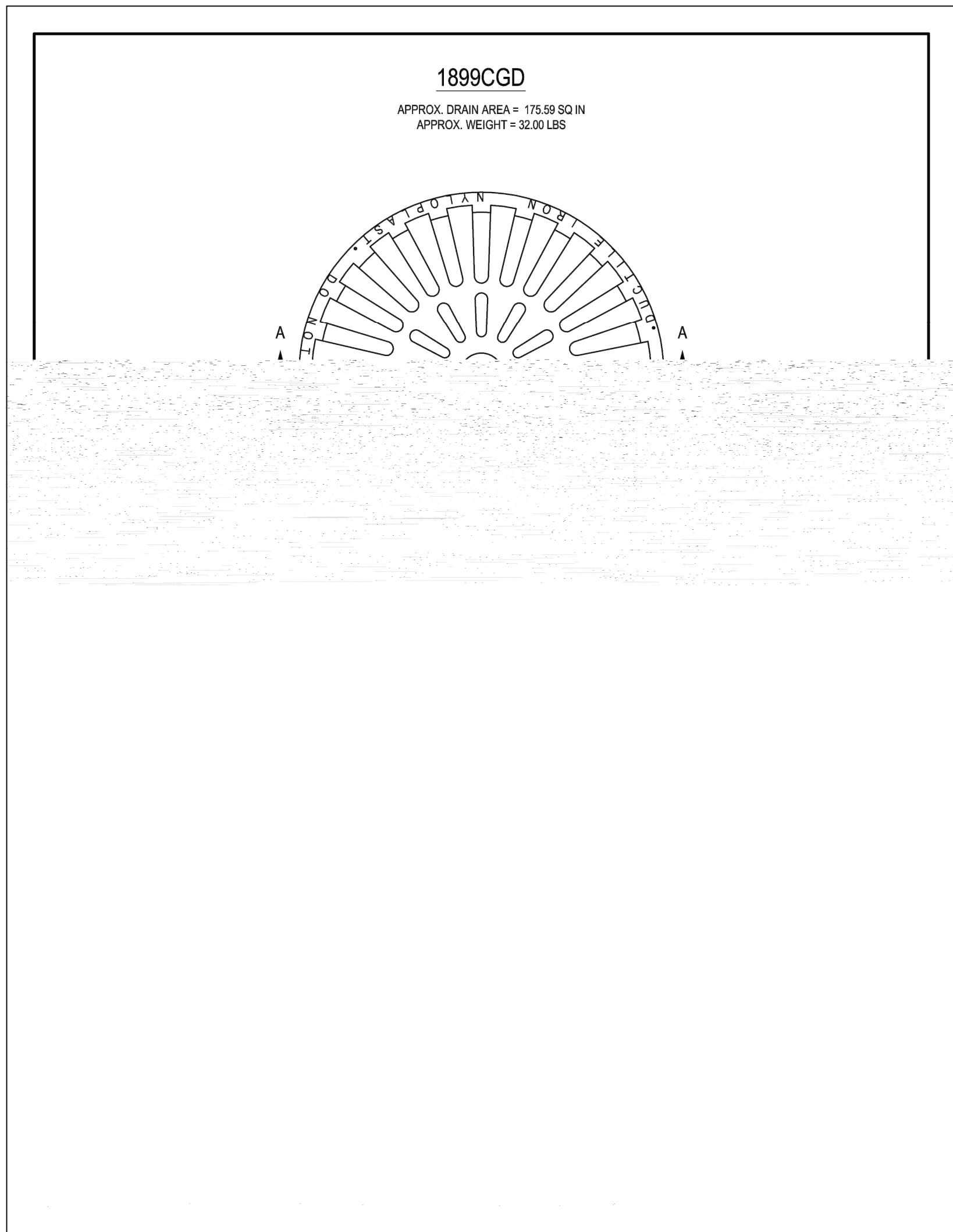
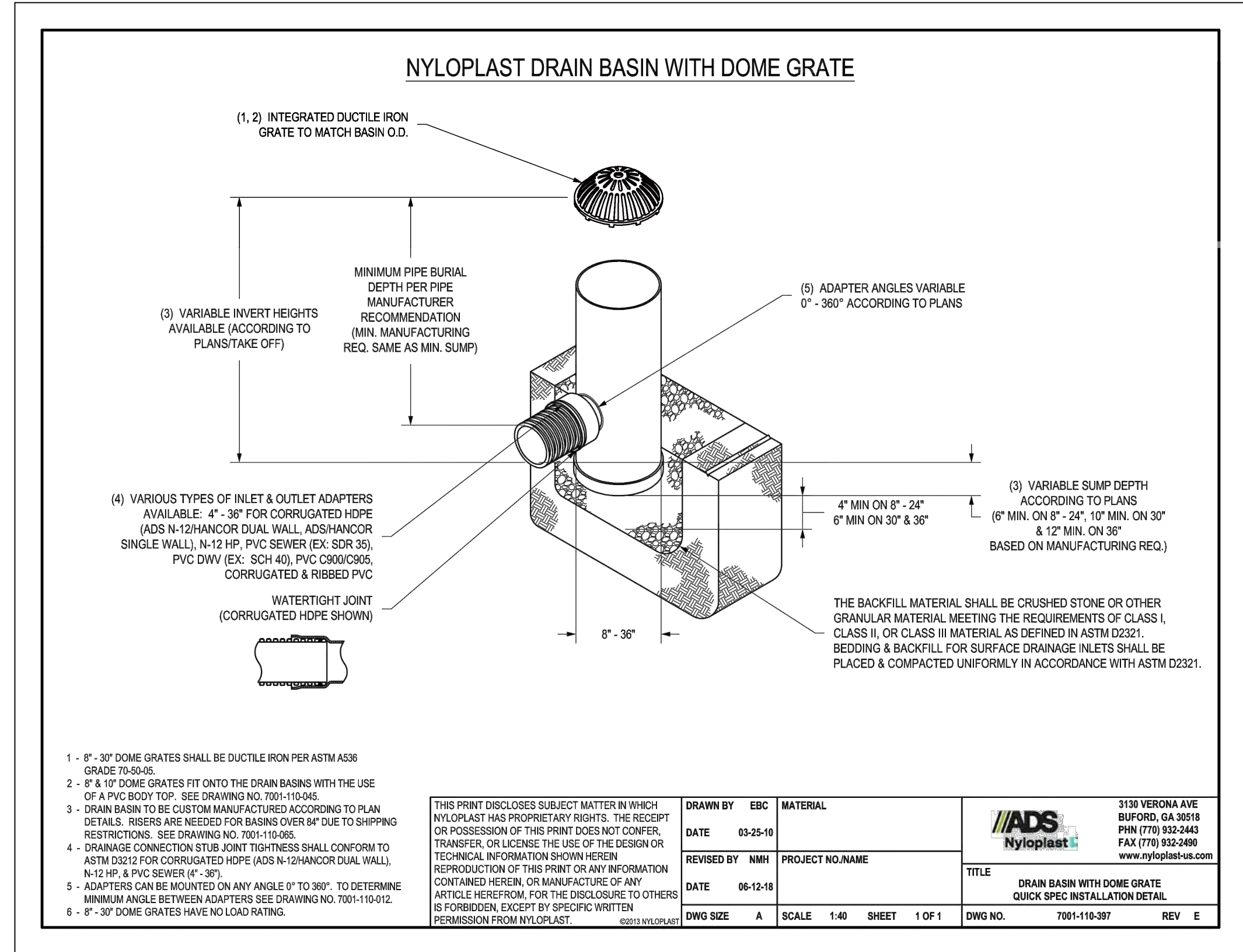
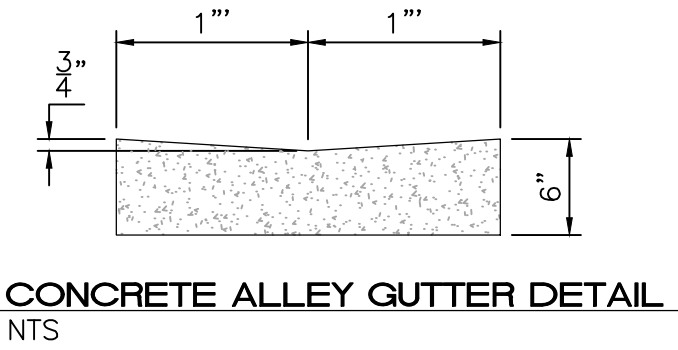
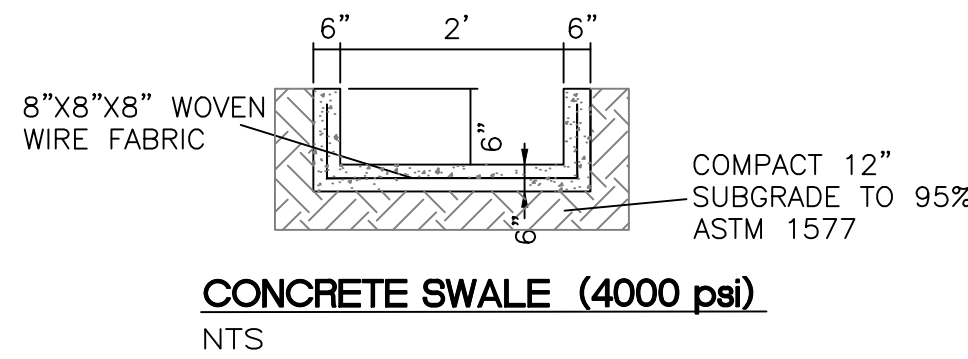
STORM WATER QUALITY POND C
NTS

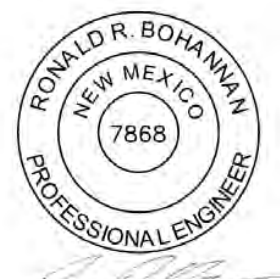


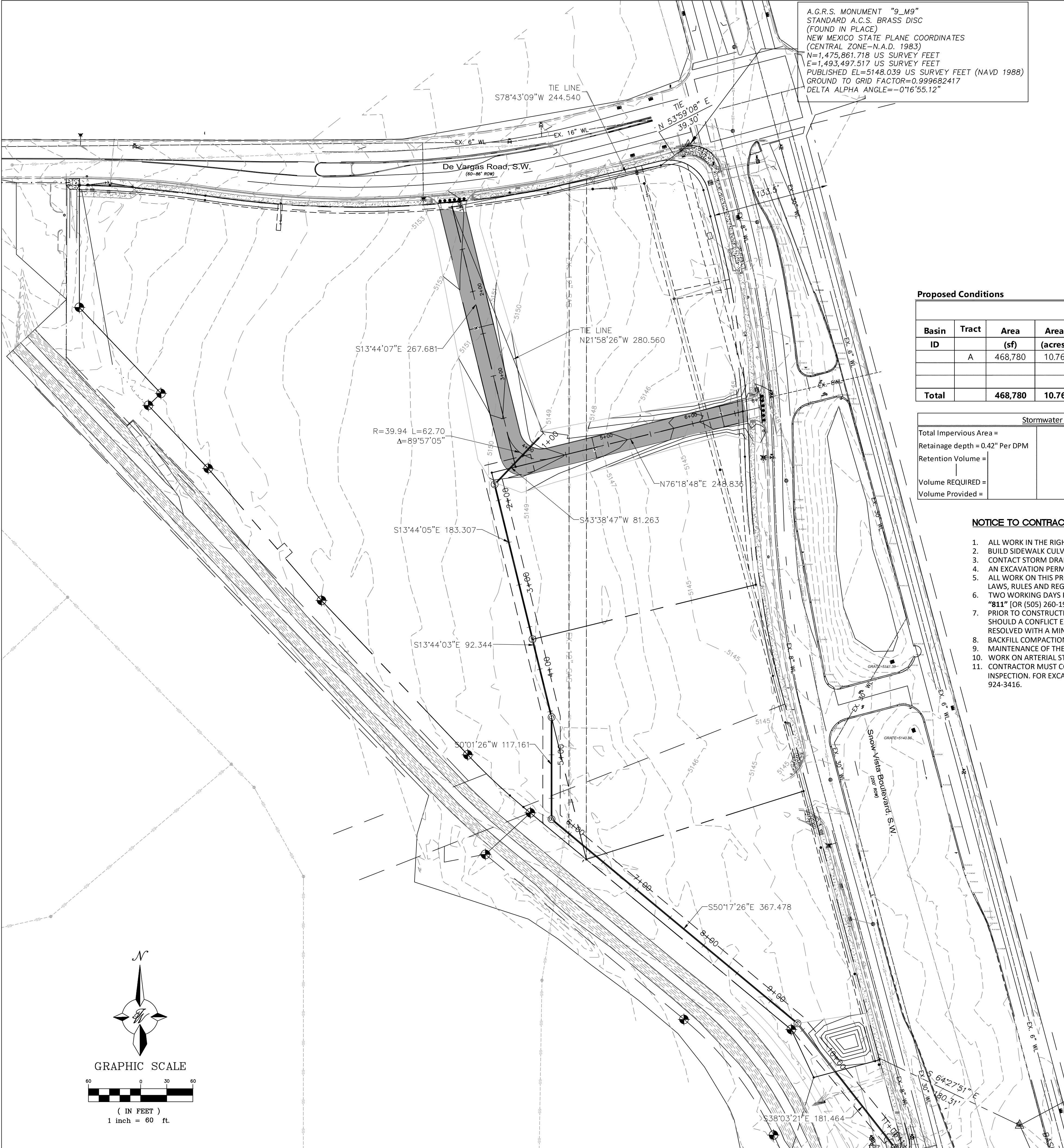
STORM WATER QUALITY POND D
NTS



STORM WATER QUALITY POND E
NTS



ENGINEER'S SEAL  07/07/2023 RONALD R. BOHANNAN P.E. #7868	SAGE PLAZA 1125 SAGE PLAZE BLVD DETAILS	DRAWN BY RMG DATE 07/03/2023 DRAWING 2020073_008
 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C4	JOB # 2020073



A.G.R.S. MONUMENT "9_M9"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,475,861.718 US SURVEY FEET
E=1,493,497.517 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999682417
DELTA ALPHA ANGLE=-0°16'55.12"

Proposed Conditions

Basin Descriptions												100-Year, 10-Day		
Basin	Tract	Area	Area	Area	Treatment A	Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow
ID		(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(in)	(ac-ft)	cfs
	A	468,780	10.76	0.01682	70%	7.533	0%	0.000	27%	2.873	3%	0.366	0.715	21.36
Total		468,780	10.76	0.01682		7.533		0.000		2.873		0.366	0.641	21.355

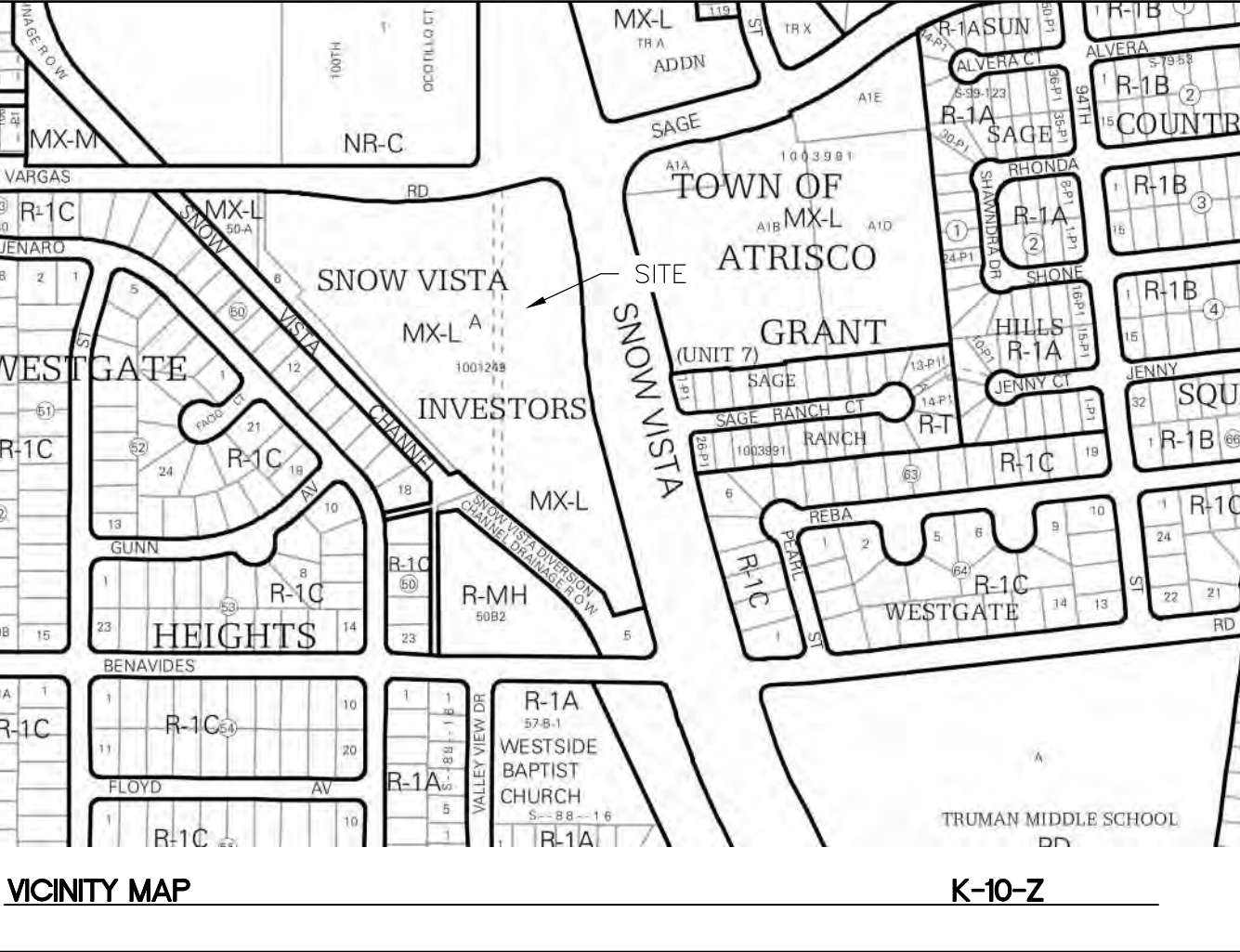
Stormwater Quality Volume		
Total Impervious Area =	16,000	SF
Retainage depth = 0.42" Per DPM		
Retention Volume =	0.42 x area D /12	CF
Volume REQUIRED =	560	CF
Volume Provided =	2997	CF

NOTICE TO CONTRACTORS

- ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



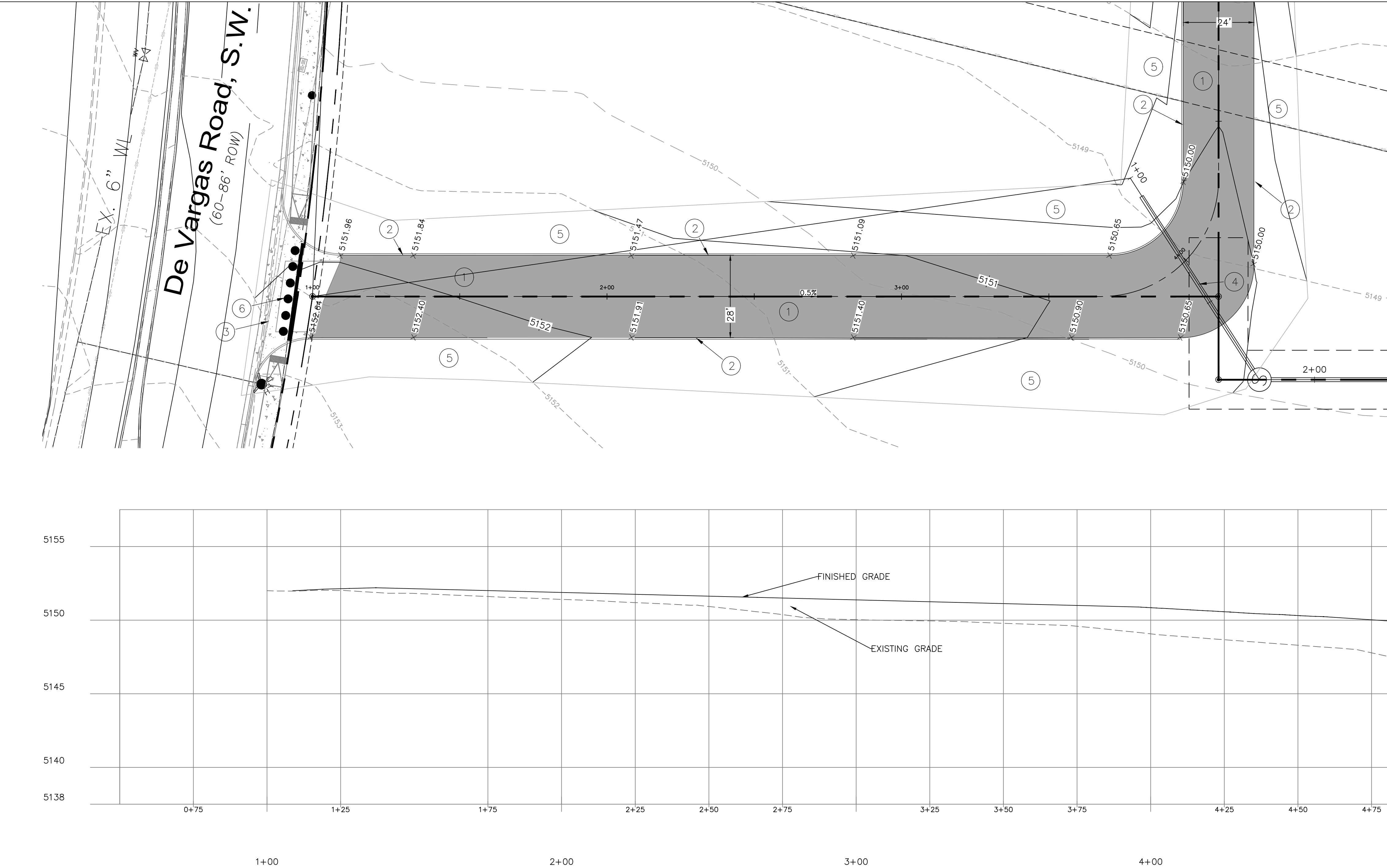
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING OVERHEAD LINE
- EXISTING SANITARY SEWER
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MH
- CONTOUR MAJOR
- CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/20/23
BY: *Ronald R. Bohannan*
HydroTrans # M09D012

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SAGE PLAZA 1125 SNOW VISTA BLVD. SW	DRAWN BY BF DATE 05/05/2023
	GRADING PLAN - HORIZONTAL CONTROL	SHEET # C5
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		JOB # 2020073

\\TWNAS\Z_Drive\2020\2020073 SAGE Plaza\dwg\Construction\2020073-WO - paving.dwg Jul 05, 2023 - 4:29pm

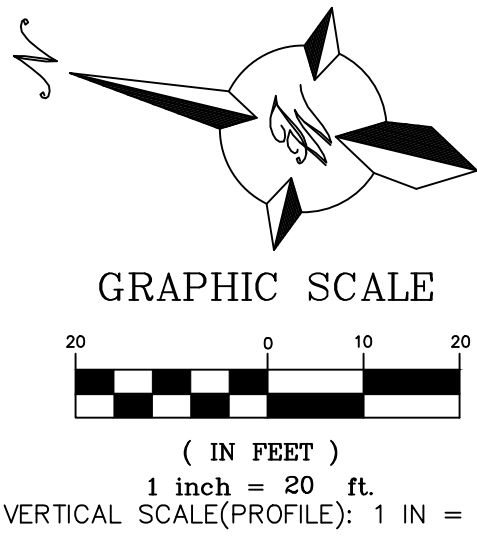


- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING OVERHEAD LINE
 - EXISTING SANITARY SEWER
 - EXISTING ELECTRICAL
 - EXISTING TELEPHONE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING POWER POLE
 - EXISTING GAS VALVE
 - EXISTING SANITARY SEWER MH
 - 5010 CONTOUR MAJOR
 - 5011 CONTOUR MINOR
 - 5010 EXISTING CONTOUR MAJOR
 - 5011 EXISTING CONTOUR MINOR

- NOTICE TO CONTRACTORS**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
 - BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

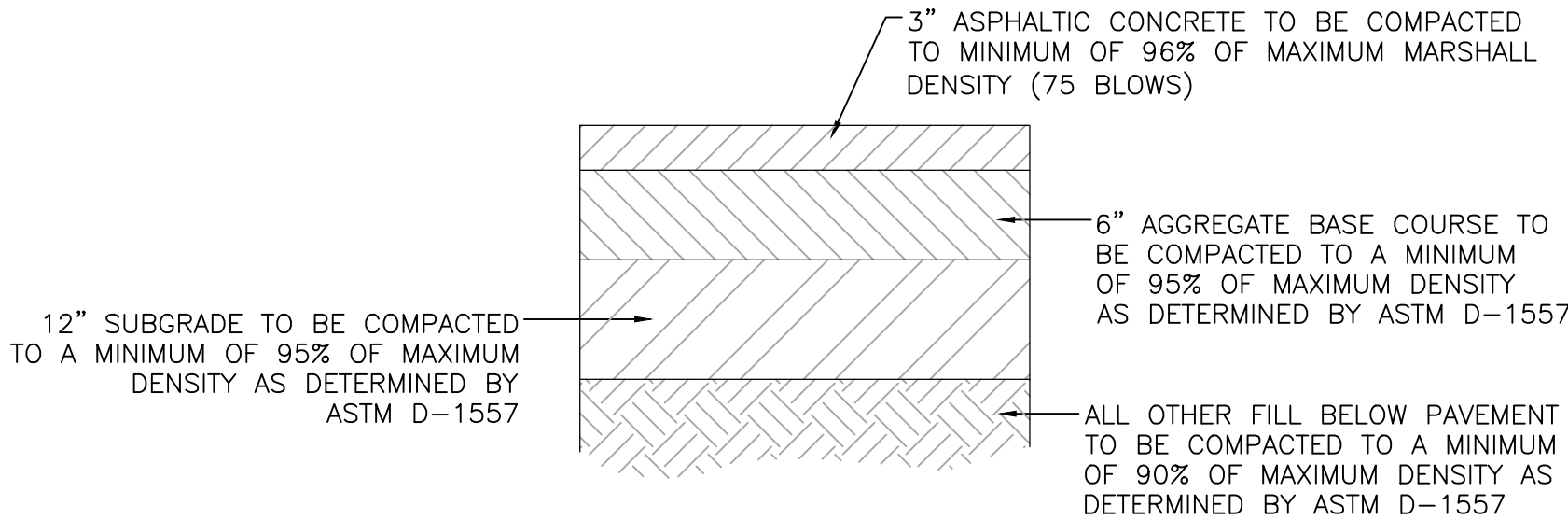
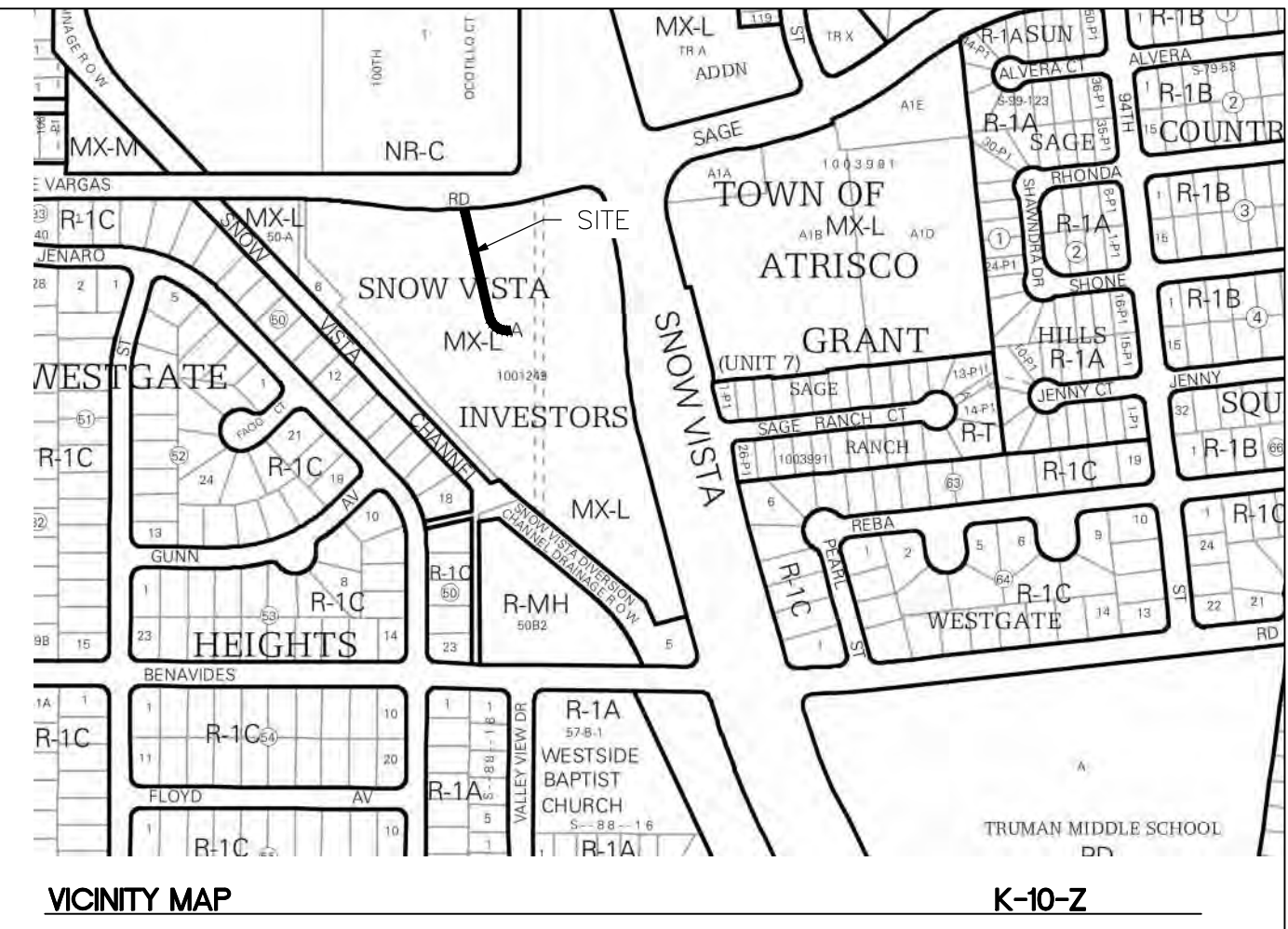
CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



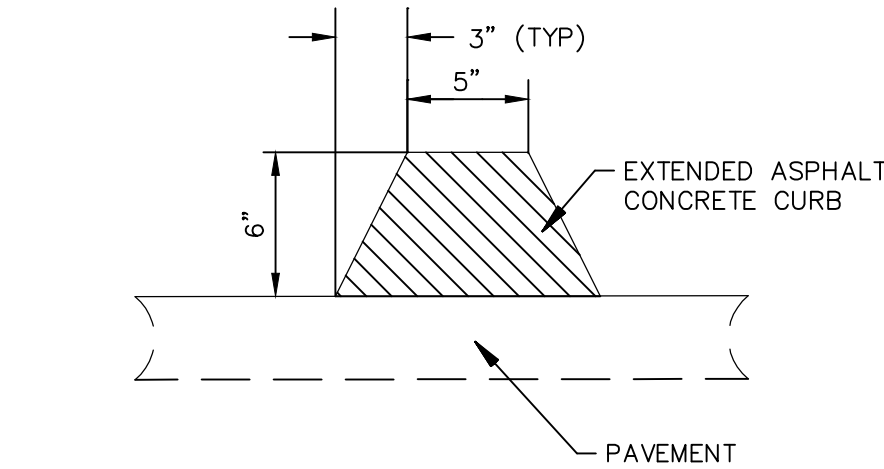
KEYED NOTES

- NEW ASPHALT PAVEMENT (SEE DETAIL, THIS SHEET)
- ASPHALT CURB (SEE DETAIL, THIS SHEET)
- EXISTING DRIVEWAY
- HDPE STORM PIPE SEE SHEET C8
- STABILIZE SIDE SLOPES AND DISTURBED AREAS WITH NATIVE SEED
- INSTALL TEMPORARY TYPE III BARRICADES WITH ROAD CLOSED SIGN



AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION

NTS

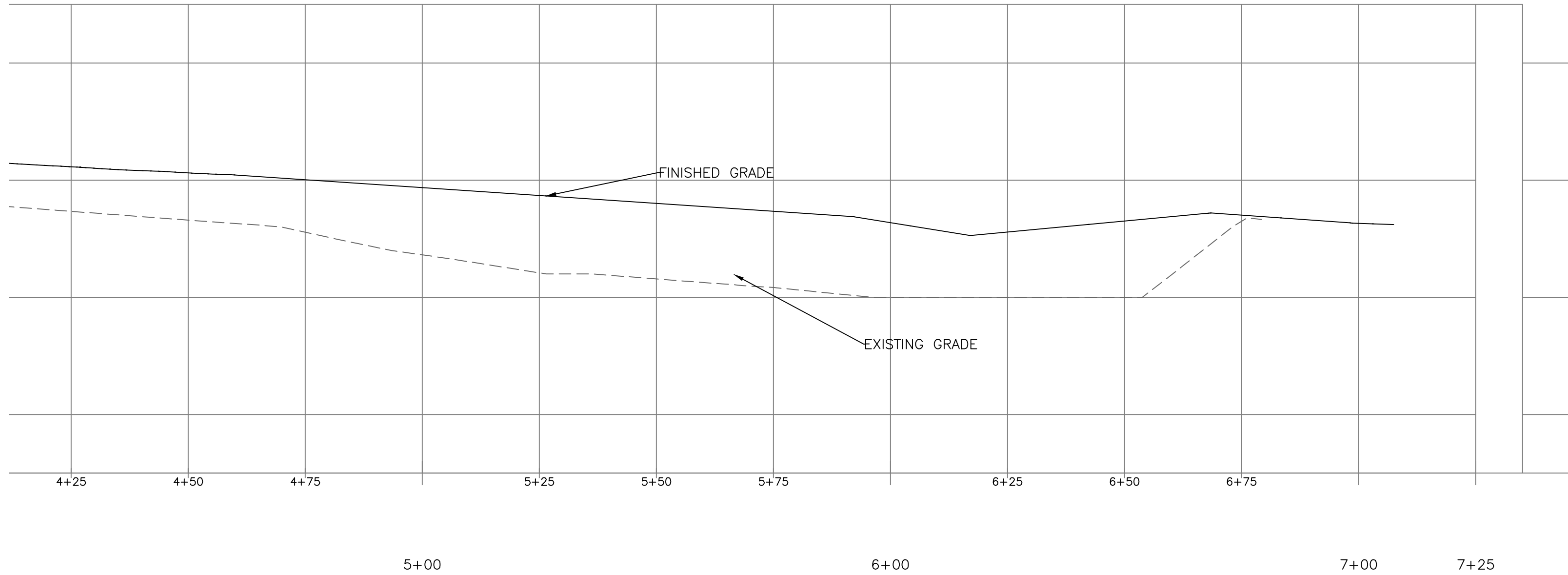
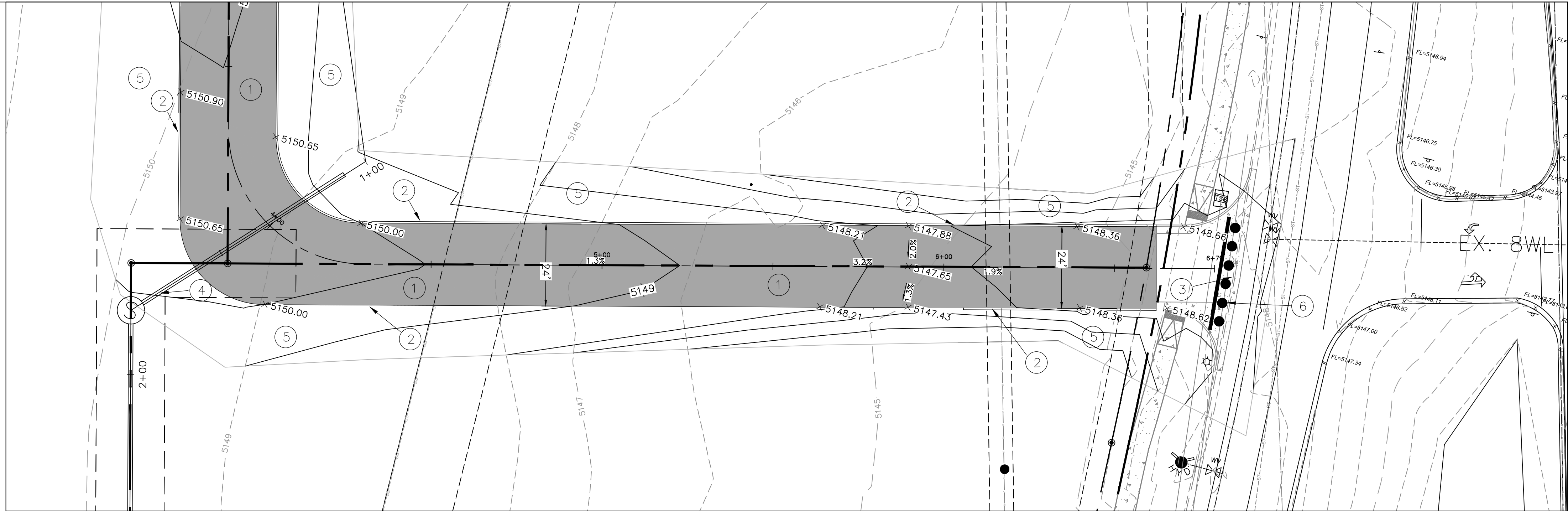


TEMPORARY ASPHALT CURB

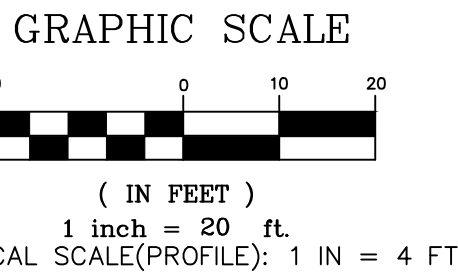
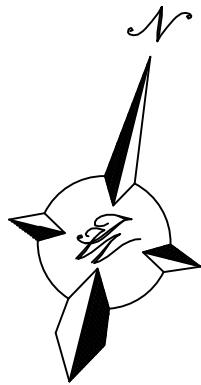
N.T.S.



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SAGE PLAZA 1125 SNOW VISTA BLVD. SW	DRAWN BY BF
	GRADING PLAN - PRIVATE ROAD (DE VARGAS)	DATE 05/05/2023
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C6 JOB # 2020073



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING OVERHEAD LINE
 - EXISTING SANITARY SEWER
 - EXISTING ELECTRICAL
 - EXISTING TELEPHONE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING POWER POLE
 - EXISTING GAS VALVE
 - EXISTING SANITARY SEWER MH
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR



NOTICE TO CONTRACTORS

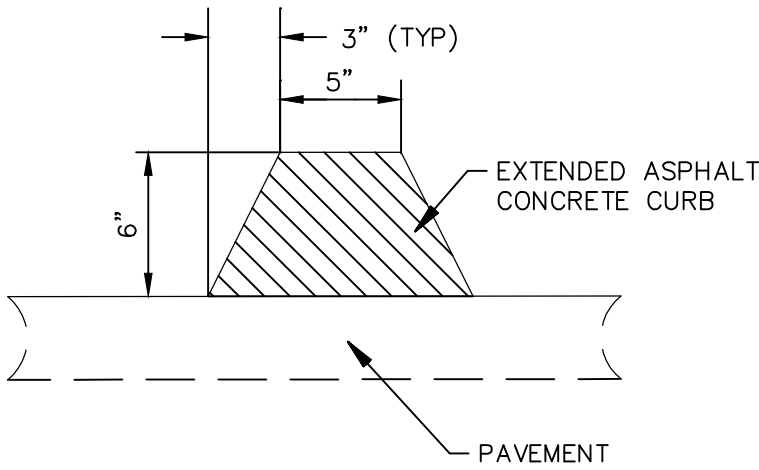
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

KEYED NOTES

- NEW ASPHALT PAVEMENT (SEE DETAIL, THIS SHEET)
- ASPHALT CURB (SEE DETAIL, THIS SHEET)
- EXISTING DRIVEWAY
- HDPE STORM PIPE SEE SHEET C8
- STABILIZE SIDE SLOPES AND DISTURBED AREAS WITH NATIVE SEED
- INSTALL TEMPORARY TYPE III BARRICADES WITH ROAD CLOSED SIGN

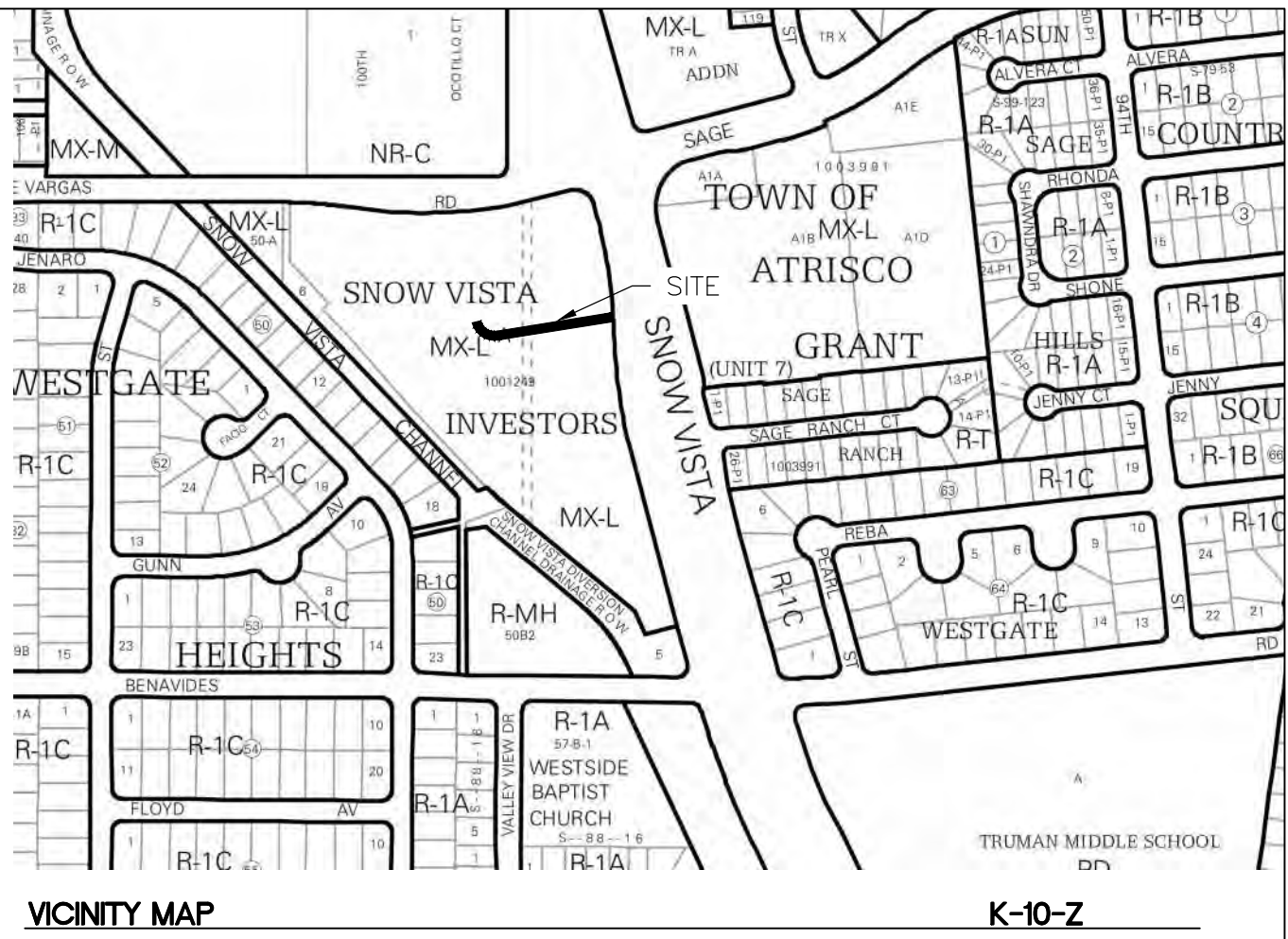
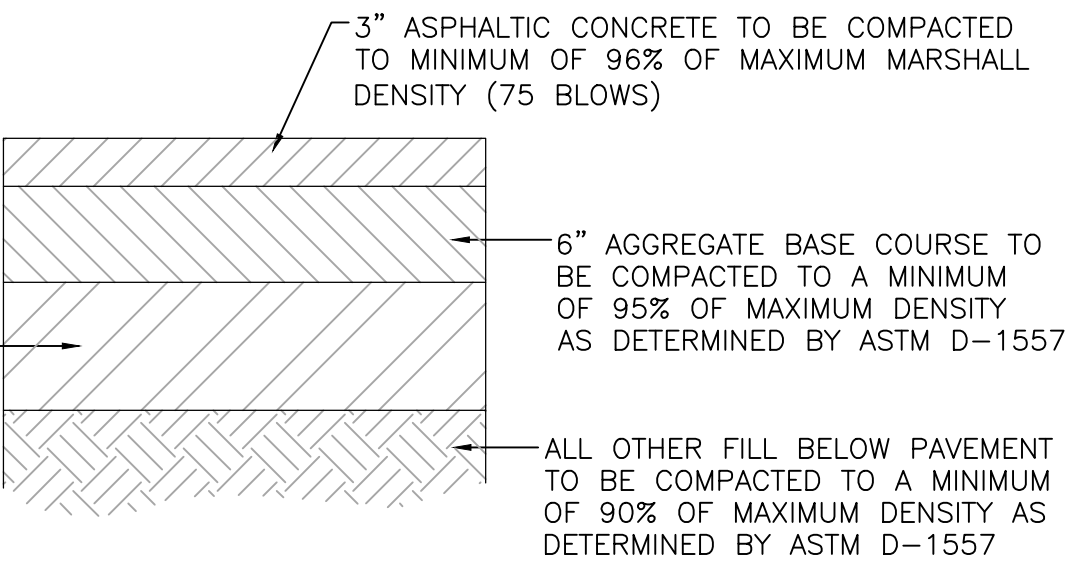


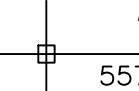
TEMPORARY ASPHALT CURB

N.T.S.

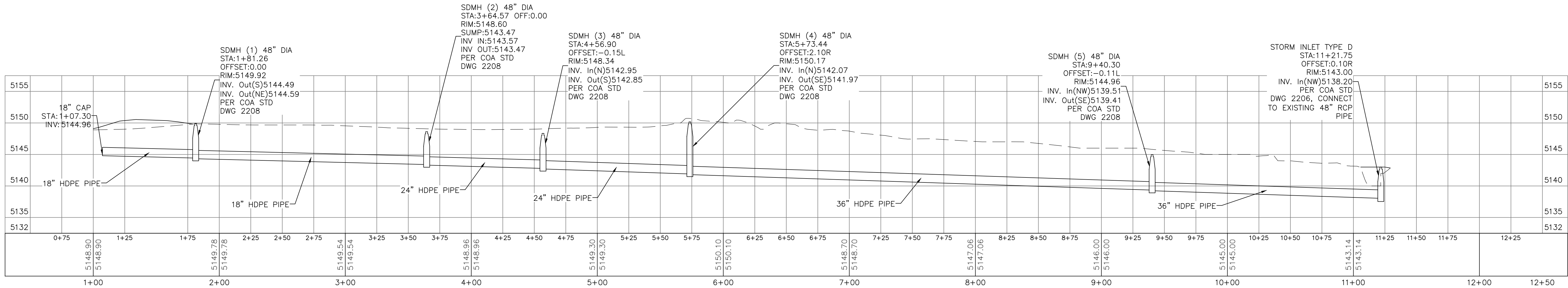
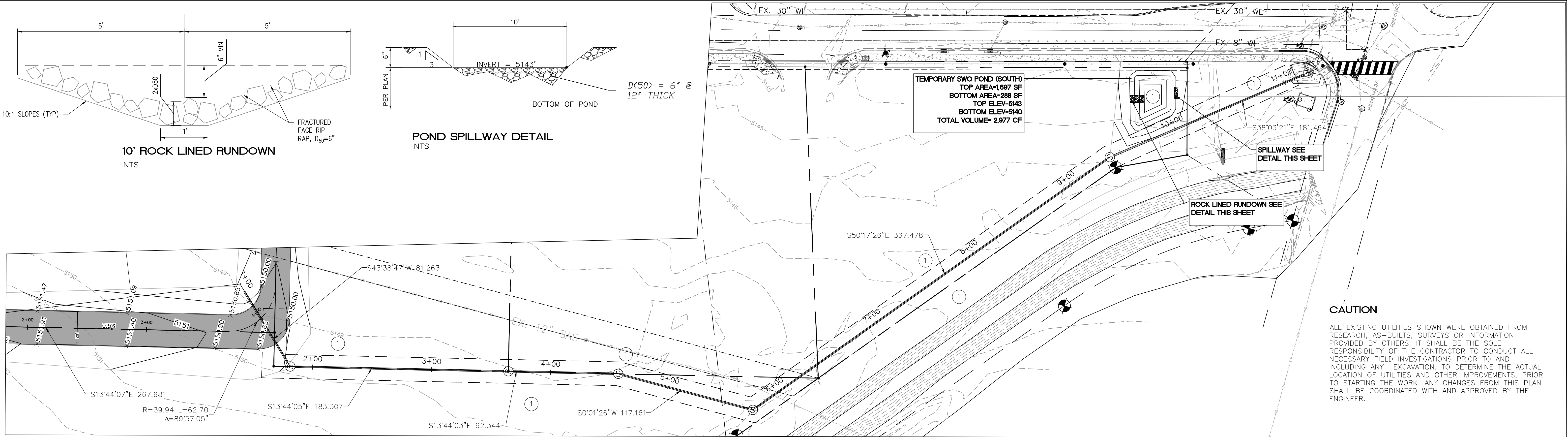
AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION

NTS



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SAGE PLAZA 1125 SNOW VISTA BLVD. SW GRADING PLAN - PRIVATE ROAD (SNOW VISTA)	DRAWN BY BF
		DATE 05/05/2023
 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	SHEET # C7	JOB # 2020073

\\TWNAS\Z_Drive\2020\2020073 SAGE Plaza\dwg\Construction\2020073-WD - paving.dwg Jul 05, 2023 - 4:34pm



KEYED NOTES

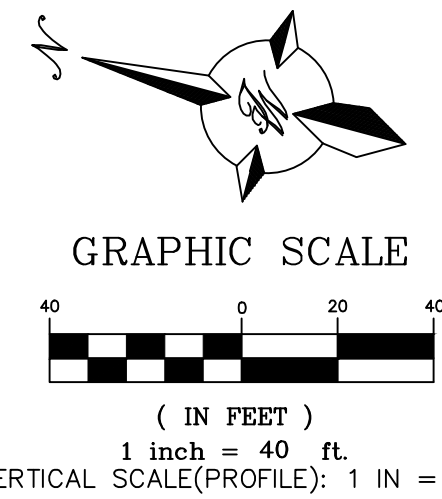
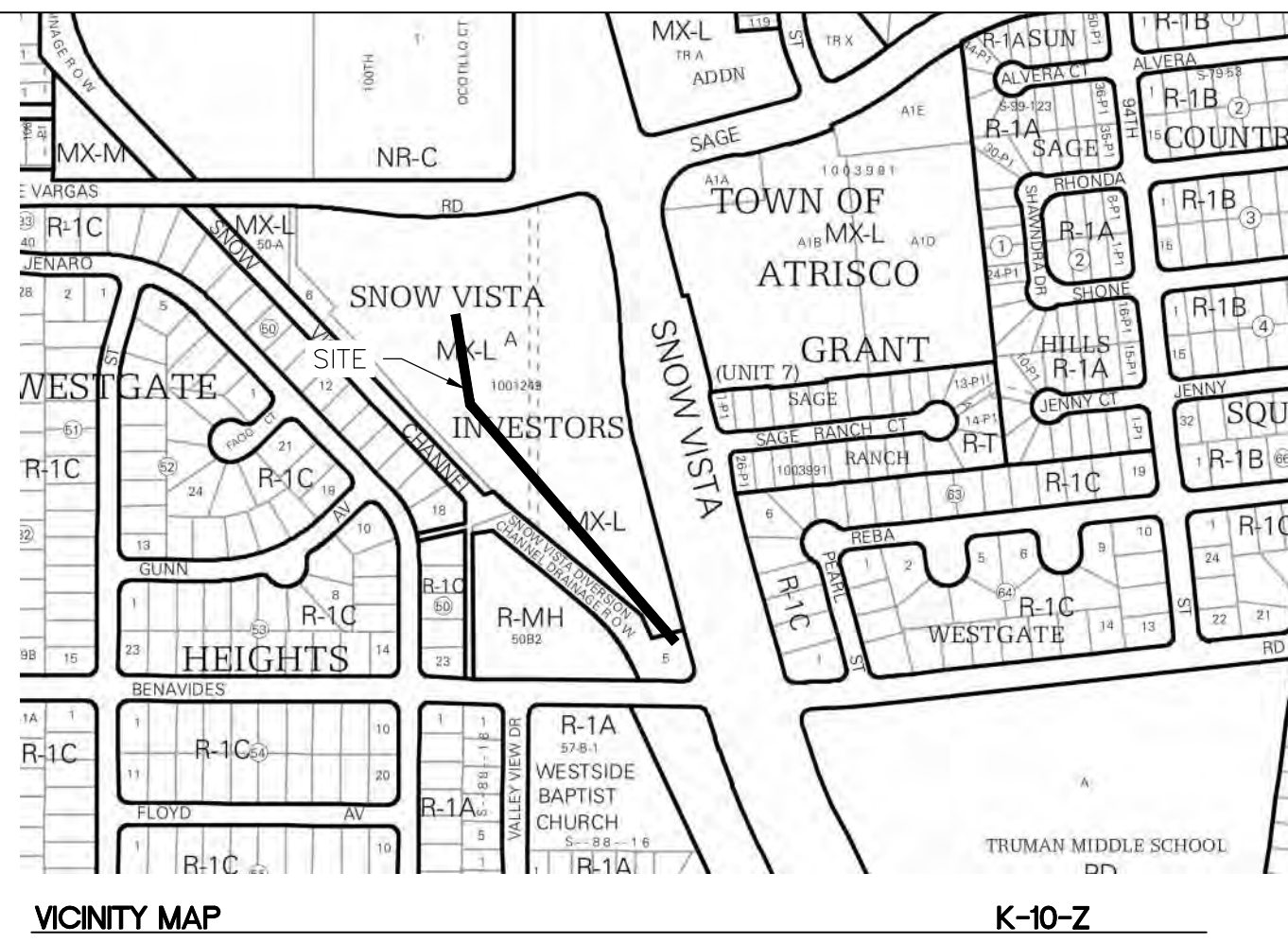
- ① STABILIZE NEW SIDE SLOPES AND ALL DISTURBED AREAS WITH NATIVE SEED

NOTICE TO CONTRACTORS

- ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

LEGEND

	CURB & GUTTER		EXISTING SANITARY SEWER
	BOUNDARY LINE		EXISTING ELECTRICAL
	EASEMENT		EXISTING TELEPHONE
	CENTERLINE		EXISTING FIRE HYDRANT
	RIGHT-OF-WAY		EXISTING WATER VALVE
	BUILDING		EXISTING WATER METER
	PROPOSED SIDEWALK		EXISTING POWER POLE
	EXISTING SIDEWALK		EXISTING GAS VALVE
	EXISTING CURB & GUTTER		EXISTING SANITARY SEWER MH
	EXISTING BOUNDARY LINE		CONTOUR MAJOR
	EXISTING OVERHEAD LINE		CONTOUR MINOR
			EXISTING CONTOUR MAJOR
			EXISTING CONTOUR MINOR



ENGINEER'S SEAL 	SAGE PLAZA 1125 SNOW VISTA BLVD. SW GRADING PLAN - PRIVATE STORM DRAIN	DRAWN BY BF DATE 05/05/2023
		SHEET # C8 JOB # 2020073