

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

December 22, 2020

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

**RE: Sage Plaza  
1125 Snow Vista Blvd SW  
Conceptual Drainage Report and Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 12/08/20  
Hydrology File: M09D012**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 12/08/2020, the Conceptual Drainage Report and Conceptual Grading & Drainage Plan are preliminary approved for action by the DRB on Site Plan for Building Permit.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

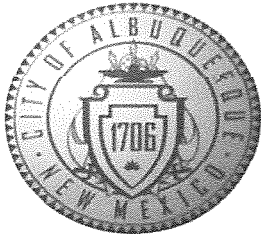
NM 87103

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto: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 (REV 6/2018)

Project Title: Sage Plaza Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract A Plat for Tract A Snow Vista Investors  
City Address: 1125 Snow Vista Blvd SW Albuquerque NM 87121  
Applicant: Tierra West, LLC Contact: Richard Stevenson  
Address: 5571 Midway Park Place NE Albuquerque NM 87109  
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rstevenson@tierrawestllc.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

IS THIS A RESUBMITTAL? \_\_\_\_\_ 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 12.8.2020 By: Richard Stevenson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**CONCEPTUAL DRAINAGE REPORT FOR**

**1125 SNOW VISTA BLVD SW  
ALBUQUERQUE NM 87121  
M09D012**

Prepared by:



Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

December 2020

I certify that this report was prepared under my supervision, and I am a registered Professional Engineer in the State of New Mexico in good standing.



A handwritten signature in black ink, appearing to read "Ron R. Bohannon".

Ronald R. Bohannon  
PE # 7868

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**

DATE: 12/22/20  
BY: Renee C. Brissette  
HydroTrans # M09D012

THESE PLANS AND/OR REPORT ARE  
CONCEPTUAL ONLY. MORE INFORMATION MAY  
BE NEEDED IN THEM AND SUBMITTED TO  
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

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Proposed Subdivision Plat (draft) .....	APPENDIX D

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## **Purpose**

The purpose of this report is to outline the conceptual drainage plan for the Development Review Board platting action request to subdivide the property at 1125 Snow Vista Blvd SW Albuquerque NM 87121. The existing single parcel is proposed to be subdivided into five lots: 1A, 1B, 1C, 1D and 1E, all of varying size.

This report outlines the proposed flows associated in developing the  $\pm 10.7$  acre parcel and describes conceptually the improvements needed to safely handle the developed 100-year, 6-hour event. At the time of development for each individual parcel a developed grading and drainage plan reflecting the planned improvements shall be submitted for review and approval by City of Albuquerque Hydrology.

## **Location and Prior Approvals**

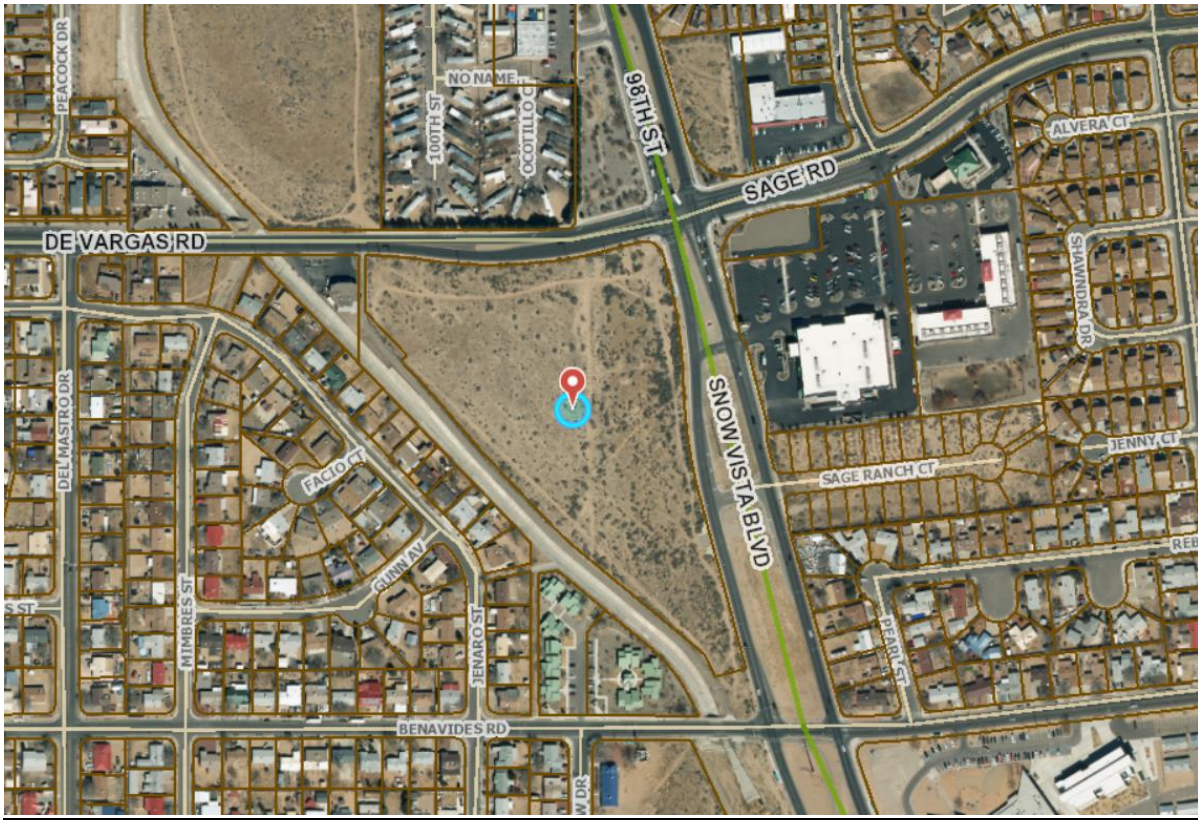
The site is located on the southwest corner of De Vargas Rd. SW and Snow Vista Blvd SW with the parcel address [1125 Snow Vista Blvd SW Albuquerque NM 87121](#). The site Vicinity Map is shown on Exhibit A and the site falls within the Zone Atlas Page M-09-Z.

The City Hydrology File for this site is [M09D012](#), which was prepared and approved in 2007.

In 2007 a grading and drainage plan was submitted by Tierra West LLC with engineers stamp date 12/26/07 and approved by the City for a proposed shopping center development. The development did not occur and the site remains undeveloped.

The previously approved drainage plan detailed the intent to collect the developed flows in a new private storm drain and convey runoff to the existing Snow Vista Channel by a new connection to the existing 42-inch RCP storm drain at the corner of Benavides Rd. and 98<sup>th</sup> St. Drop inlets were proposed within each basin to convey the flows to the new storm drain system. A small portion of the site was proposed to drain into 98<sup>th</sup> St. contributing 1.19 cfs. The approved developed free discharge was  $\pm 41.85$  cfs.





## **Exhibit B – Site Aerial Image**

### **Flood Plain**

The floodplain information is published for the site by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas. The subject site is detailed on Community Panel Number 35001C0336H dated August 6, 2012 and is shown in Exhibit C.

The subject site is located within Flood Zone X, which is defined as, “Areas determined to be outside the 0.2% annual chance floodplain”. The site does not lie within a Flood Hazard Area as shown on the FEMA map requiring no further flood-proofing or other flood mitigation.

According to the Soil Conservation Service Soil Survey of Bernalillo County the site contains mostly Pajarito loamy fine sand. This soil has slow runoff and the hazard of soil blowing is severe.

# National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	<ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AG, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Futurs Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes, Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>
<b>OTHER AREAS</b>	<ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> </ul>
<b>GENERAL STRUCTURES</b>	<ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>
<b>MAP PANELS</b>	<ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2020 at 12:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## Exhibit C – FIRM Map

## Calculations

The drainage calculations are based on the City of Albuquerque Development Process Manual Volume I – Design Criteria, 2020 Revision (DPM) standards. In a developed condition the site is under free discharge with a stormdrain connection to the existing 42-inch RCP at the south east corner of the site near Benavides Rd. and 98<sup>th</sup> St. The site is divided into five basins for each respective lot and analyzed for a developed condition.

Per the COA DPM the site is located within Precipitation Zone 1, west of the Rio Grande, as specified in Chapter 6, Section 6-2(A)(1) of the DPM. The principal design storm is the 100-year, 6 hour event.

The appropriate land treatments A through D, as defined in the DPM Section 6-2(A)(2), were applied to the various pervious and impervious areas for the proposed site.

Excess precipitation is the depth of runoff remaining after the initial volume of rainfall retained on the surface and infiltration has been subtracted from the design storm hydrograph. The DPM defines the excess precipitation for the 100-year, 6 hour event in Section 6-2(A)(4) Table 6.2.13 for Zone 1 with the corresponding land treatments.

A weighted excess precipitation rate is used to calculate the volume runoff as defined in the DPM equation 6.1. The calculation requires the sum of excess precipitation multiplied by the corresponding treatment areas divided by the total area, multiplied by the weighted excess precipitation of the watershed area.

To determine the peak discharge for the development the corresponding treatment areas are multiplied by the peak rate for each treatment and summed to compute the total flow. The peak rates for the treatment areas are defined in the DPM Table 6.2.14 for the 100-year event.

On site storage volume to retain the “stormwater quality volume” from the 90<sup>th</sup> percentile storm for the impervious areas discussed in Section 6-12 is required and shall be detailed at time of detailed site plan submittal to Hydrology. The impervious area is multiplied by 0.42-inches (for new development) and based on the 85% impervious assumption for the developed condition, this results in a total of ±14,000 cf volume required to be retained on site to meet the stormwater quality volume requirements set out in the DPM.

## Subdivision Existing Conditions

The site is currently undeveloped and has an existing flow rate of  $\pm 16.6$  cfs. The site has an average slope of 1.8 percent from northwest to southeast. The existing drainage sheet flows towards the southeast corner of the site and drains into an existing 42" concrete pipe at the corner of Benavides Rd. and 98th St.

No offsite flows enter the site. The site is bordered by Sage Road, 98th Street and the Snow Vista Channel which cuts off offsite flows from the site.



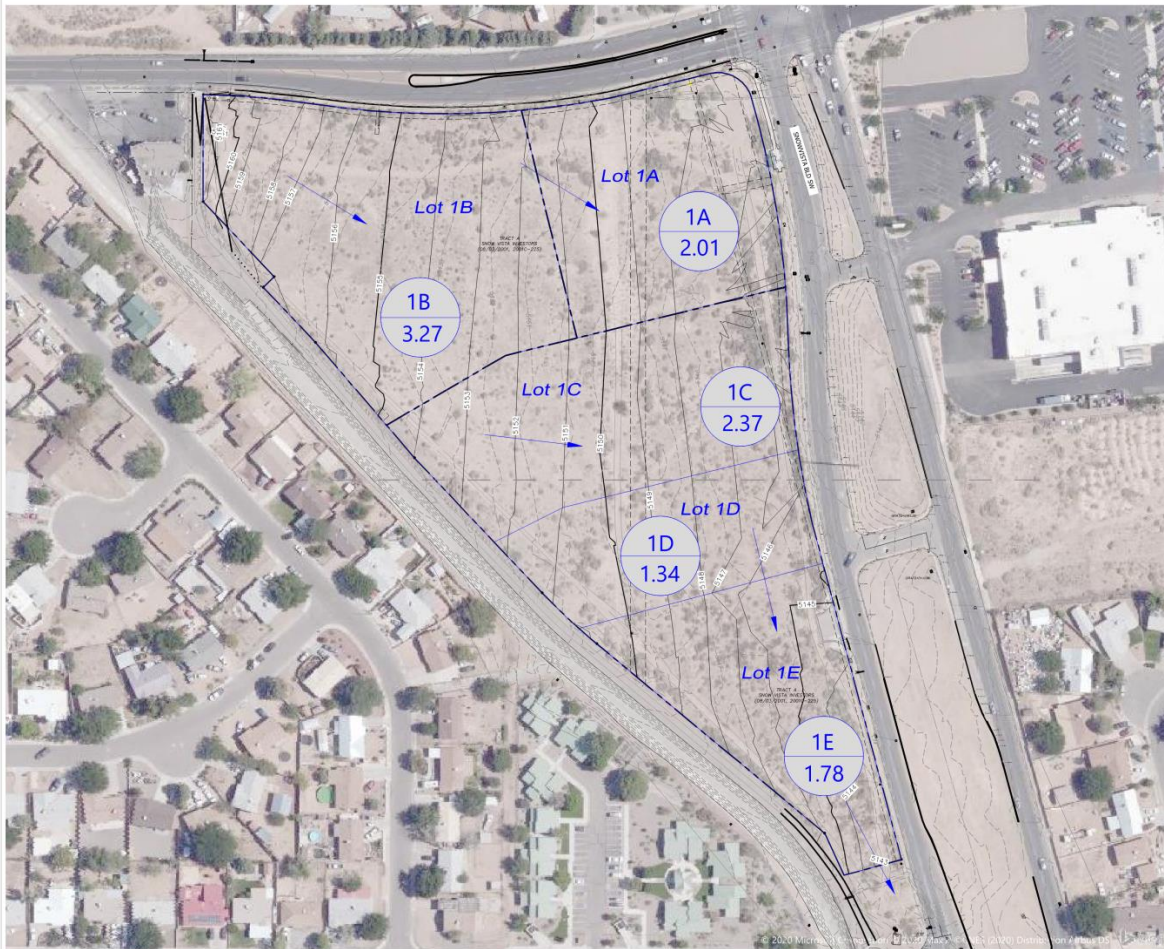
**Exhibit D – Existing Drainage Basin Map**

## Proposed Conditions

The site is too low to drain to the Snow Vista Channel located directly west of the site. Also in 2007 it was confirmed during investigations with AMAFCA and the City of Albuquerque that the Snow Vista Channel adjacent to the site does not have adequate freeboard. The existing 42-

inch RCP pipe is located at the northwest corner of Benavides Rd. and 98<sup>th</sup> St. and has capacity to handle the developed flows generated for the developed condition. The RCP pipe crosses Benavides Rd. and connects to the Snow Vista Channel south of Benavides Rd., where the channel has adequate freeboard and capacity (per 2007 Drainage Report). There are no storm drains connecting to the existing pipe, which was installed for the purpose of managing the developed runoff of this subdivision.

Under a developed condition at 85% impervious, 15% landscaped, the site will discharge  $\pm 42.4$  cfs through the storm drain to the Snow Vista Channel. The developed totals are in line with the previously approved drainage report dated 12/26/2007. The total volume discharged from the site will be slightly reduced when compared to the 2007 total due to the water quality ponding required onsite for the first flush retention.



**Exhibit E – Drainage Basin Map**

At the time of development for each lot a detailed grading and drainage plan shall be prepared and submitted for approval by the City. Any specific drainage easements identified at that time can be documented via a paper easement/s, if required. The proposed plat details a blanket cross lot drainage easement across all lots to allow the runoff to enter to the existing stormdrain in the south east corner of the site.

## **Summary**

This conceptual drainage report presents the drainage calculations for the subdivision of the property. The existing drainage sheet flows towards the southeast corner of the site and drains into an existing 42-inch concrete pipe at the corner of Benavides Rd. and 98th St. At the time of development for each lot a detailed grading and drainage plan, including the design of a first flush water quality retention pond/s, shall be prepared and submitted for approval by the City with the overall developed flows connecting to the existing 42-inch concrete pipe.

## **APPENDIX A**

### **- Drainage Basin Maps & Hydrology Tables/Calculations**



DPM Weighted E Method  
Precipitation Zone 1  
1125 Snow Vista Blvd SW Albuquerque NM 87121  
Rev 0  
Date 12/3/2020

Based on current COA DPM Standards

Existing Conditions

Basin Descriptions														100-Year			
Basin ID	Description	Condition	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Flow cfs	Volume (ac-ft)	
						%	(acres)	%	(acres)	%	(acres)	%	(acres)			6 HR	24 HR
H1	Undeveloped	Historic	469,220.97	10.77	0.01683	100%	10.772	0%	0.000	0%	0.000	0%	0.000	0.550	16.59	0.494	0.494
Total			469,221	10.77	0.01683		10.772		0.000		0.000		0.000		16.59	0.494	0.494

Proposed Conditions

Basin Descriptions														100-Year			
Basin ID	Description	Condition	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Flow cfs	Volume (ac-ft)	
						%	(acres)	%	(acres)	%	(acres)	%	(acres)			6 HR	24 HR
1A	Vacant Tract	Undeveloped	87,561.51	2.01	0.00314	0%	0.000	0%	0.000	15%	0.302	85%	1.709	2.047	7.90	0.343	0.388
1B	Vacant Tract	Undeveloped	142,641.57	3.27	0.00512	0%	0.000	0%	0.000	15%	0.491	85%	2.783	2.047	12.88	0.558	0.633
1C	Vacant Tract	Undeveloped	103,237.20	2.37	0.00370	0%	0.000	0%	0.000	15%	0.356	85%	2.015	2.047	9.32	0.404	0.458
1D	Vacant Tract	Undeveloped	58,370.40	1.34	0.00209	0%	0.000	0%	0.000	15%	0.201	85%	1.139	2.047	5.27	0.229	0.259
1E	Vacant Tract	Undeveloped	77,410.29	1.78	0.00278	0%	0.000	0%	0.000	15%	0.267	85%	1.511	2.047	6.99	0.303	0.343
Total			469,221	10.77	0.01683		0.000		0.000		1.616		9.156		42.36	1.84	2.081

**Equations:**  
Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)  
Volume<sub>360</sub> = Weighted D \* Total Area  
Volume<sub>1440</sub> = V<sub>360</sub> + A<sub>D</sub> \* (P<sub>1440</sub> - P<sub>360</sub>) / 12 in/ft  
Flow = Qa\*Aa + Qb\*Ab + Qc\*Ac + Qd\*Ad

[COA DPM](#)

Excess Precipitation, E	
Zone 1	100-Year
Ea	0.55
Eb	0.73
Ec	0.95
Ed	2.24

Peak Discharge (cfs/acre)	
Zone 1	100-Year
Qa	1.54
Qb	2.16
Qc	2.87
Qd	4.12

## Existing 42" Pipe Capacity

(RCP at the Corner of Benavides Rd. and 98th St)

Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
Existing 42"	42	0.88	9.62	0.875	94.63	42.36	4.40

### Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

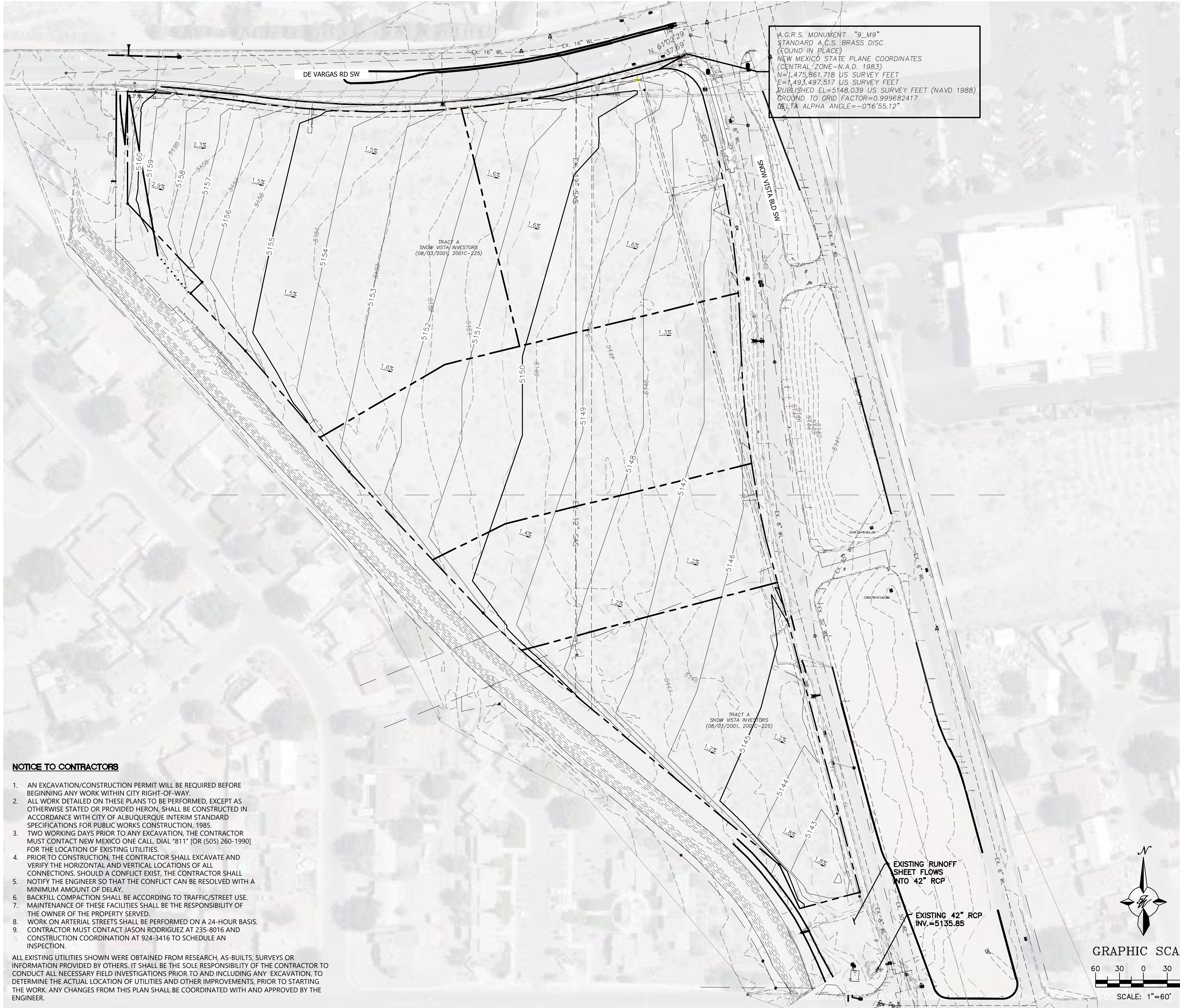
A = Area

R = D/4

S = Slope

n = 0.013

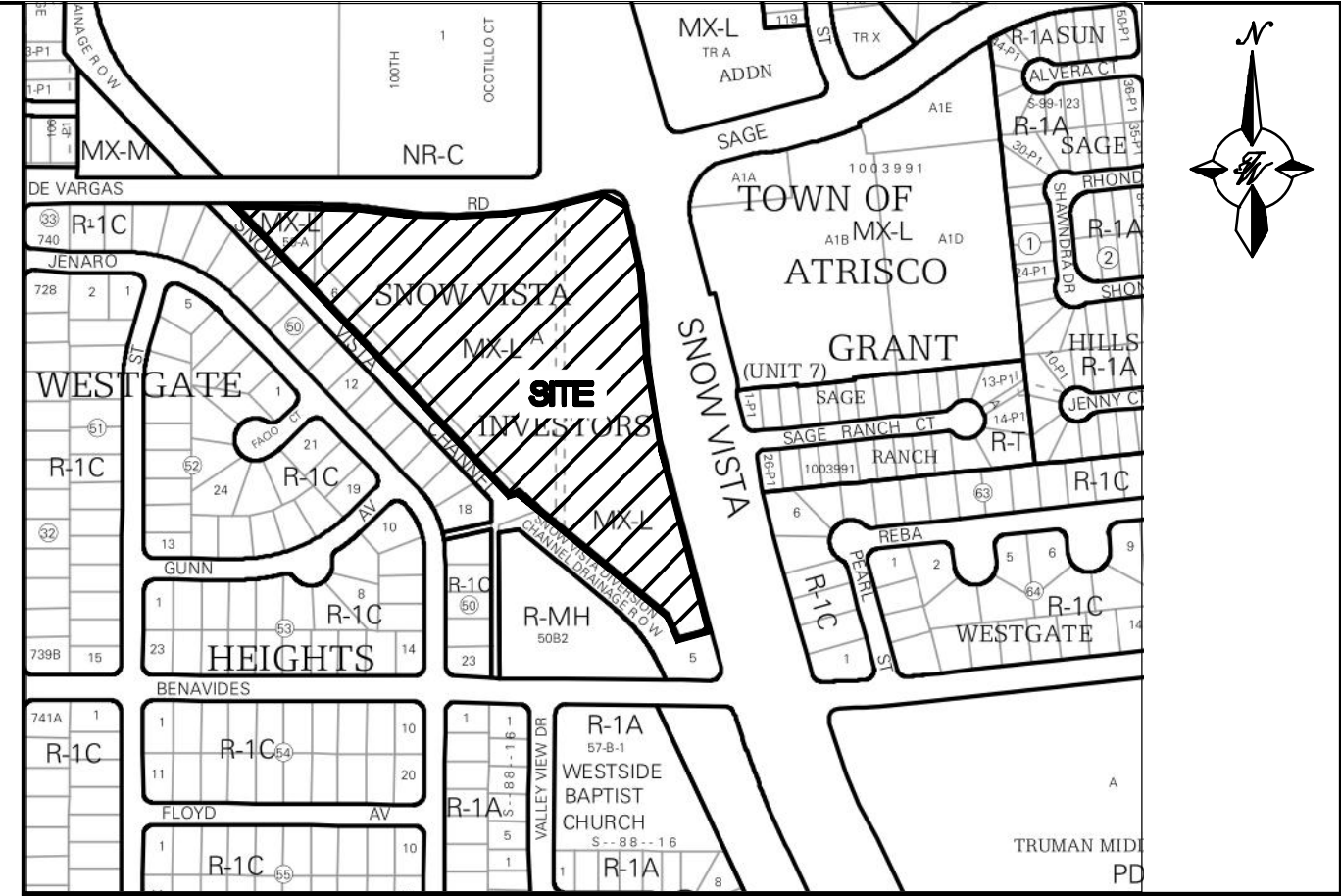
\\TWS\SVZ\_Drive\2020\2020073\_Sage Plaza\dwg\EPIC\2020073\_GRE.dwg Dec. 08, 2020 -- 9:18am



**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. 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.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILT, 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.

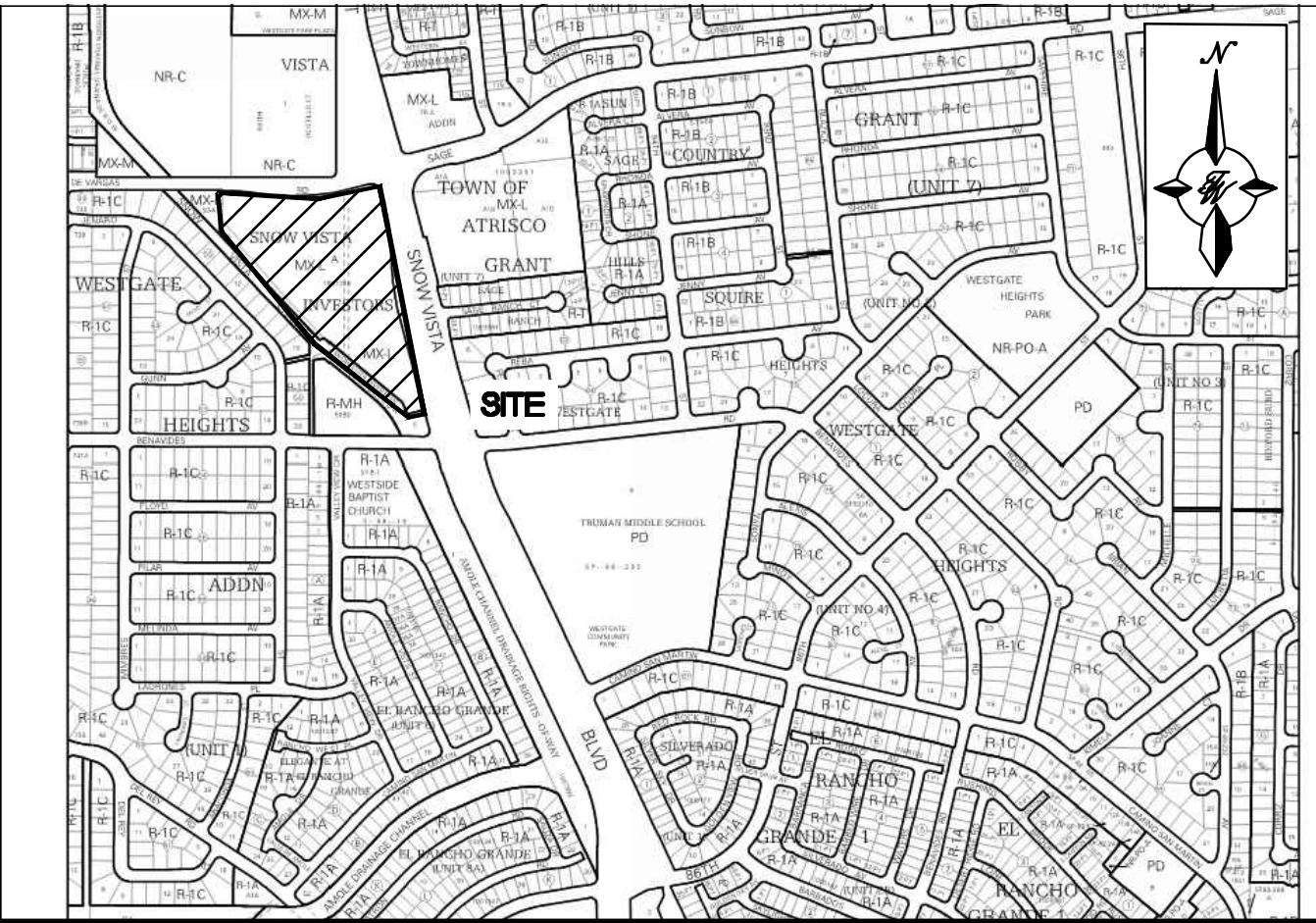


**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - BUILDING
- - - SIDEWALK
- - - SCREEN WALL
- - - RETAINING WALL
- - - CONTOUR MAJOR
- - - CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- - - FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING LOT LINE
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION

**ISSUED FOR DRB ONLY - NOT FOR CONSTRUCTION**

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<div>SAGE PLAZA</div> <div>1125 SNOW VISTA BLVD. SW</div> <div>CONCEPTUAL GRADING PLAN</div> <div></div>	DRAWN BY BF
		DATE 12/7/20
		2020073_GRE
		SHEET # C1
		JOB # 2020073

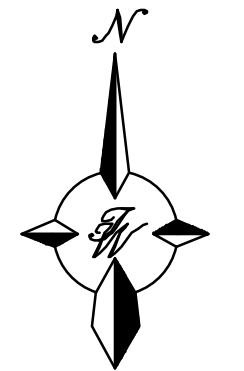
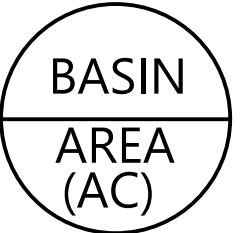


VICINITY MAP

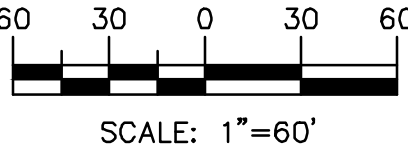
# HISTORIC DRAINAGE BASIN MAP

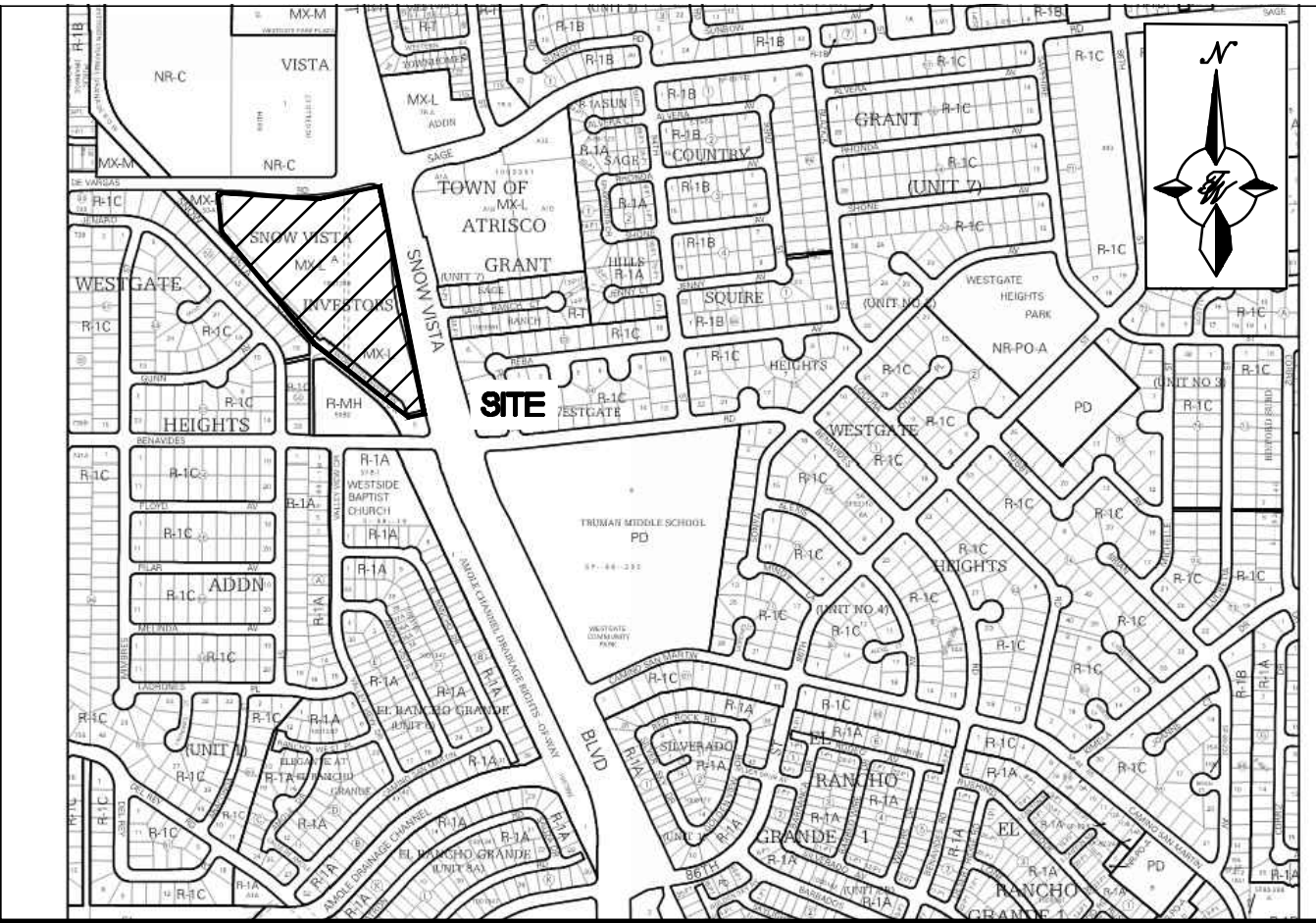
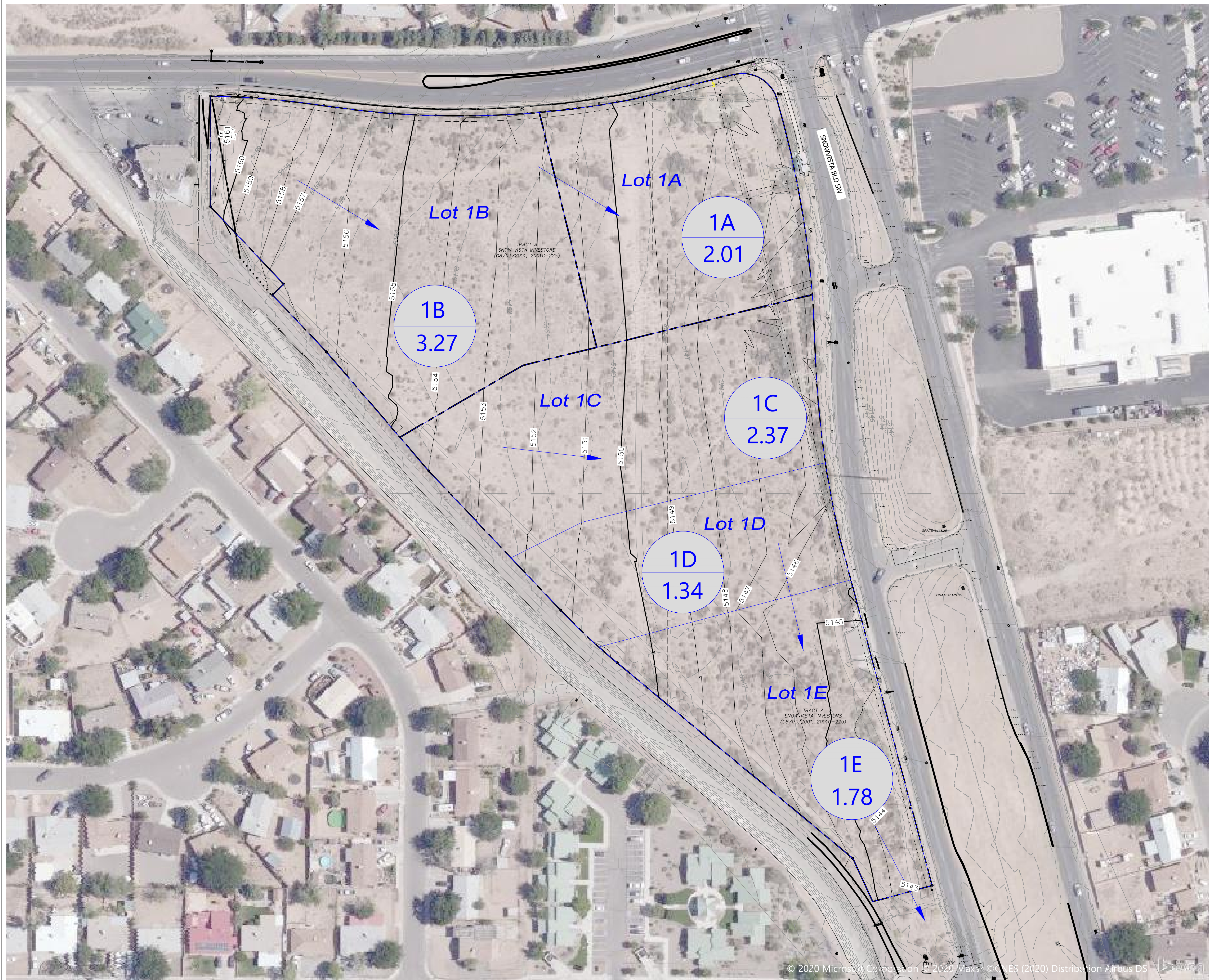
1125 Snow Vista Blvd SW Albuquerque NM 87121

## LEGEND



## GRAPHIC SCALE

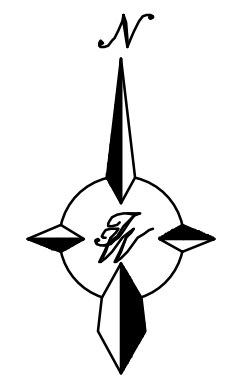
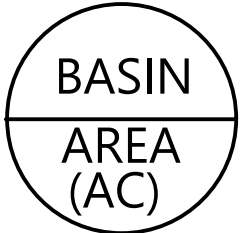




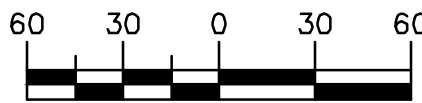
# DEVELOPED DRAINAGE BASIN MAP

1125 Snow Vista Blvd SW Albuquerque NM 87121

## LEGEND



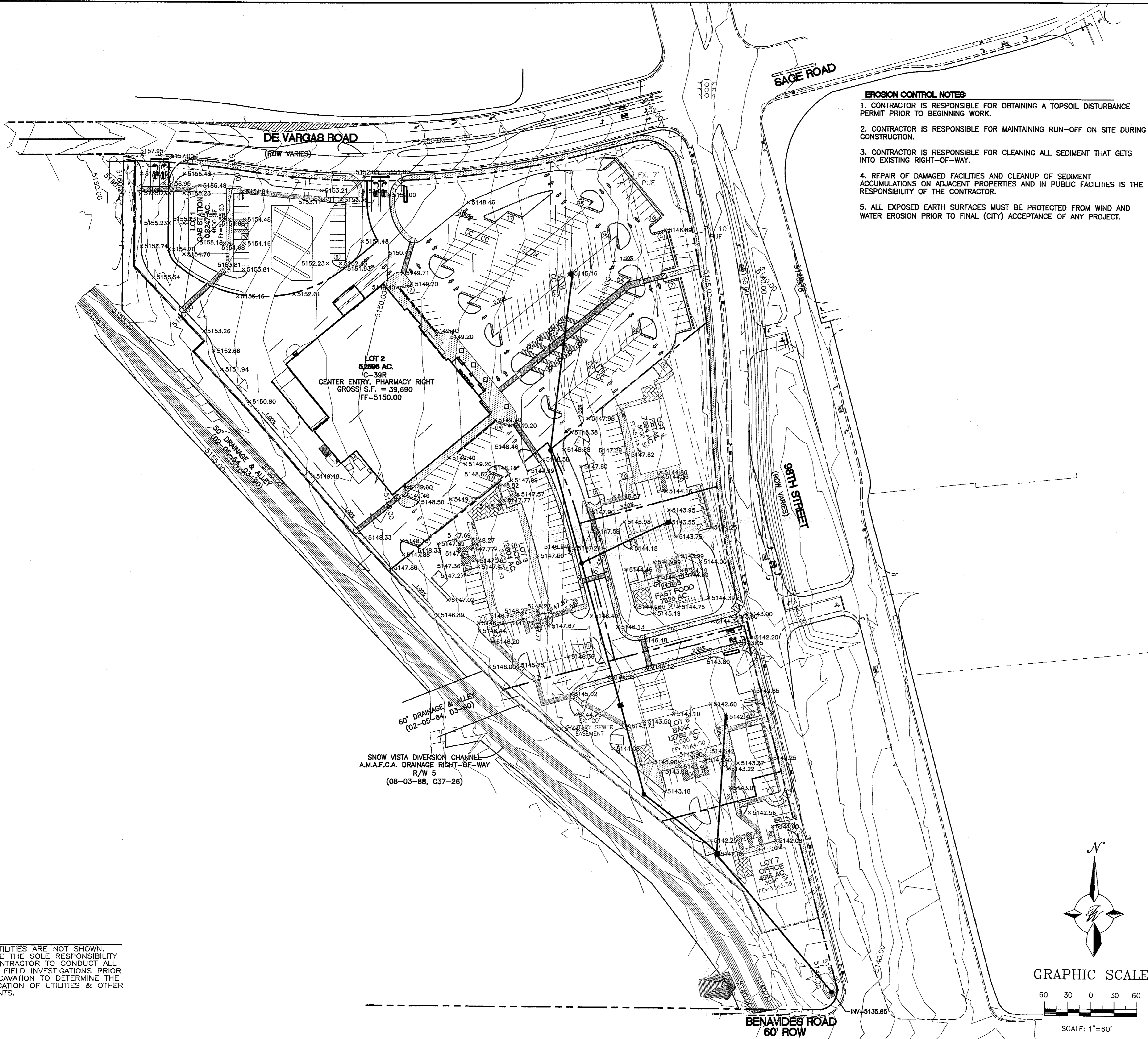
## GRAPHIC SCALE



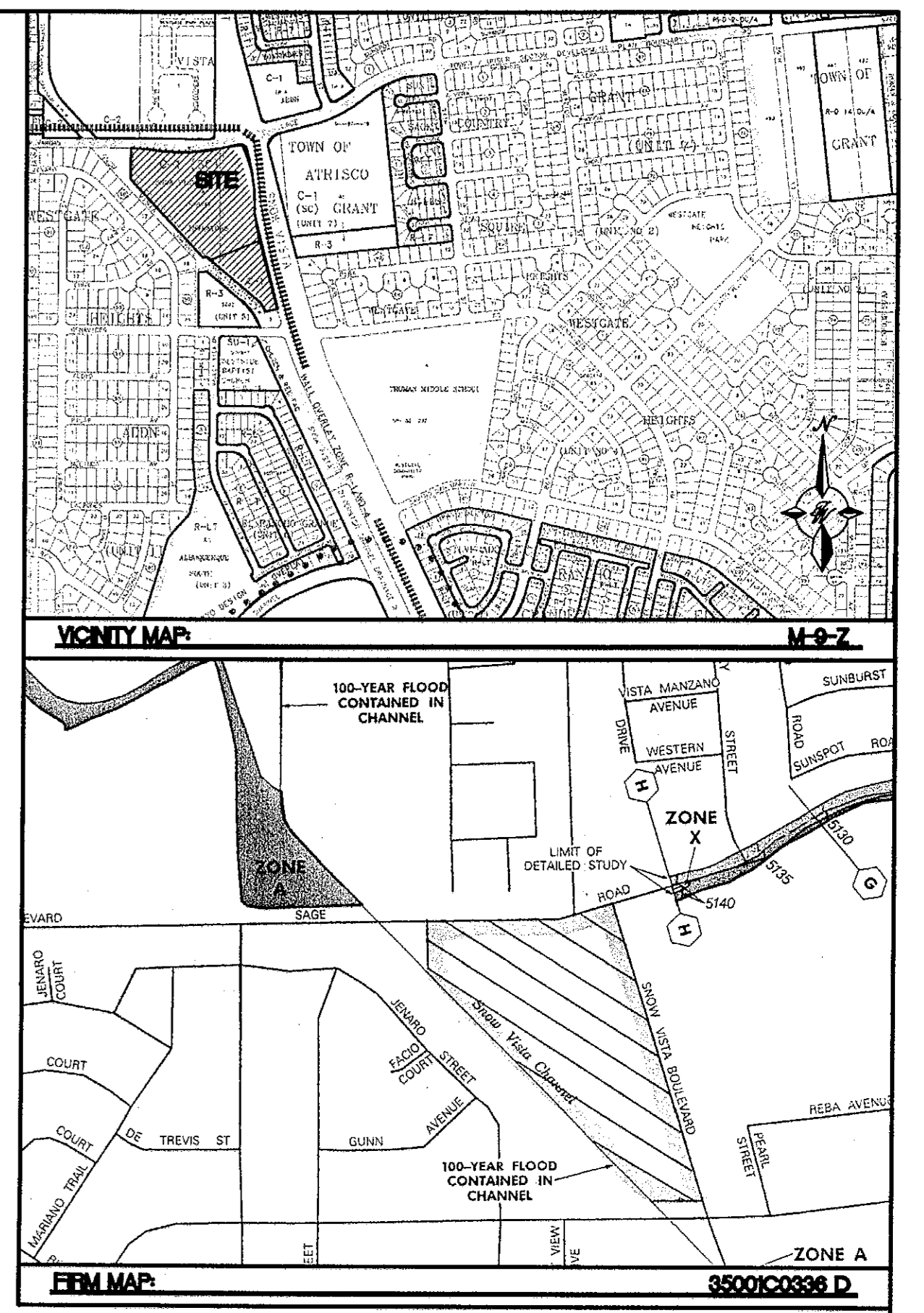
SCALE: 1"=60'

## **APPENDIX B**

**- 2007 Approved Grading and Drainage Plan Eng. Stamp Date 12/26/07**



- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



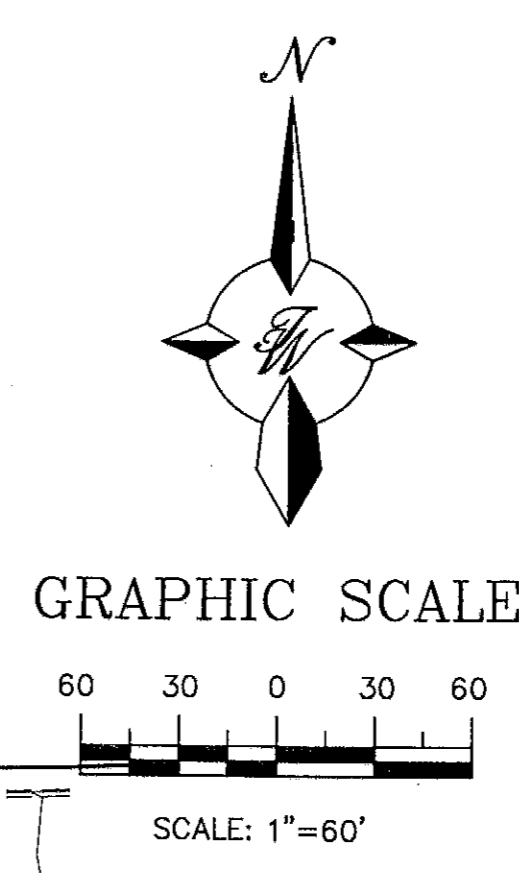
**LEGAL DESCRIPTION:**  
TRACT A, SNOW VISTA INVESTORS

**NOTES:**  
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

- LEGEND**
- EXISTING STORM SEWER MANHOLE
  - EXISTING STORM SEWER INLET
  - EXISTING STORM SEWER LINE
  - PROPOSED STORM SEWER MANHOLE
  - PROPOSED SNGL. "A" INLET
  - PROPOSED SNGL. "D" INLET
  - PROPOSED DBL. "D" INLET
  - PROPOSED STORM SEWER LINE
  - EXISTING FENCE
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER
  - BOUNDARY LINE
  - PROPOSED PERIMETER WALL
  - PROPOSED RETAINING WALL
  - EXISTING CONTOUR
  - EXISTING INDEX CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED INDEX CONTOUR
  - FLOW ARROW
  - SLOPE TIE
  - EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - CENTERLINE
  - RIGHT-OF-WAY

**ROUGH GRADING APPROVAL** \_\_\_\_\_ **DATE** \_\_\_\_\_

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	<b>SAGE PLAZA</b>		DRAWN BY WCWJ
	<b>GRADING AND DRAINAGE PLAN</b>		DATE 12-14-07
	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		SHEET # <b>3 OF 6</b>
	RONALD R. BOHANNAN P.E. #7868		JOB # 27110

## **APPENDIX C**

### **- Photos of existing Drainage Structures**

## Photos of Existing Drainage Structures



Existing 42" RCP at South End of Site



Existing 42" RCP at South End of Site



Looking North at Snow Vista Channel



Looking North at Benavides crossing and 42" RCP Connection

## **APPENDIX D**

### **- Proposed Subdivision Plat (draft)**

Preliminary

12/08/2020 8:34:09 AM

Plat of  
Lots 1A, 1B, 1C, 1D and 1E  
Snow Vista Investors

Town of Atrisco Grant, Projected Section 33,  
Township 10 North, Range 2 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico  
November 2020

Easement Notes

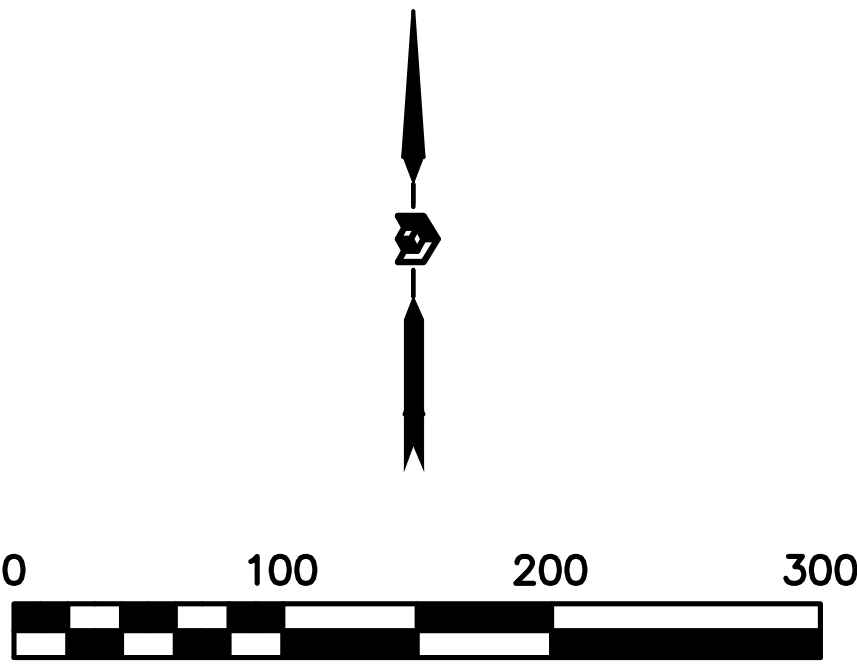
- A EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)
- B EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)
- C EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- D EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- E EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)
- F EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997,97C-119)
- G NOTE 14'x10.53' EASEMENT ON 2001 PLAT

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1067.34'	145.62'	7°49'01"	72.92'	N 85°13'32" W	145.51'
C2	1143.37'	394.53'	19°46'14"	199.25'	N 88°49'28" E	392.58'
C3	45.88'	70.32'	87°48'46"	44.17'	N 59°52'17" W	63.64'
C4	1200.02'	280.91'	13°24'44"	141.10'	N 08°10'52" W	280.27'
C5	1254.34'	253.46'	11°34'39"	127.16'	S 07°15'49" E	253.03'
C6	731.94'	87.52'	6°51'02"	43.81'	S 46°48'28" E	87.46'
C7	1143.73'	275.01'	13°46'36"	138.17'	S 88°10'43" E	274.35'
C8	1143.73'	119.65'	5°59'38"	59.88'	N 81°56'10" E	119.59'
C9	1200.40'	221.66'	10°34'48"	111.15'	N 09°35'50" W	221.34'
C10	1200.40'	59.34'	2°49'57"	29.68'	N 02°53'28" W	59.34'
C11	1254.75'	155.84'	7°06'58"	78.02'	S 05°01'59" E	155.74'
C12	1109.84'	99.86'	5°09'19"	49.96'	S 11°08'32" E	99.83'
C13	732.17'	20.46'	1°36'03"	10.23'	S 49°25'58" E	20.46'
C14	732.17'	67.09'	5°15'00"	33.57'	S 46°00'27" E	67.06'

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DEVOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
◆	CONTROL POINT SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
⬢	FOUND BRASS CAP AS DESIGNATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (2001 ADRICH PLAT)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (???)



COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE:	GRID/GROUND COORDINATES:	TYPE:	
NM-C	GRID	STANDARD	
HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS
NAD83	NAVD88	0° 00' 00.00"	YES
CONTROL USED:		BASE POINT FOR SCALING AND/OR ROTATION:	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM		N = 0	
COMBINED SCALE FACTOR:		E = 0	
GRID TO GROUND: 1.000321233		DISTANCE ANNOTATION:	
GROUND TO GRID: 0.99967887		GROUND	
		BEARING ANNOTATION:	
		GRID	
		ELEVATION TRANSLATION:	
		±0.00'	
		ELEVATIONS VALID:	
		NO	

PLSS INFORMATION			
LAND GRANT			
TOWN OF ATRISCO			
SECTION	TOWNSHIP	RANGE	MERIDIAN
33	10 NORTH	02 EAST	NMPM
CITY	COUNTY	STATE	
ALBUQUERQUE	BERNALILLO	NM	

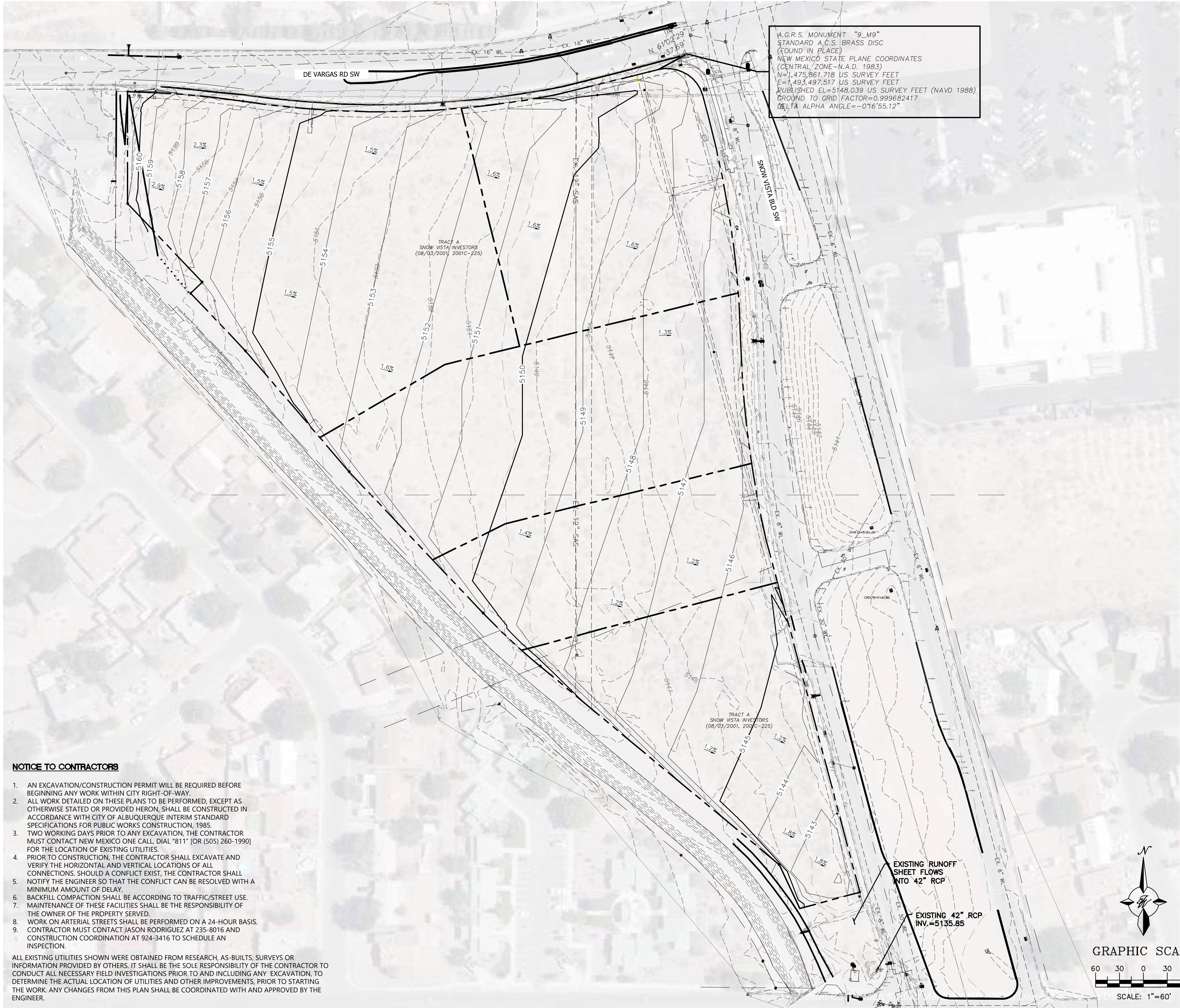
INDEXING INFORMATION FOR COUNTY CLERK	
PROPERTY OWNER	
LAWRENCE GOODMAN REVOCABLE TRUST	
SUBDIVISION NAME	
SNOW VISTA INVESTORS	
UPC	ADDRESS
100905510538420307	1125 SNOW VISTA BOULEVARD, S.W.



OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH:	DATE OF SURVEY
MT	10/30/2020
DRAWN BY:	CHECKED BY:
JK	LM
PSI JOB NO.	SHEET NUMBER
204136	2 OF 2

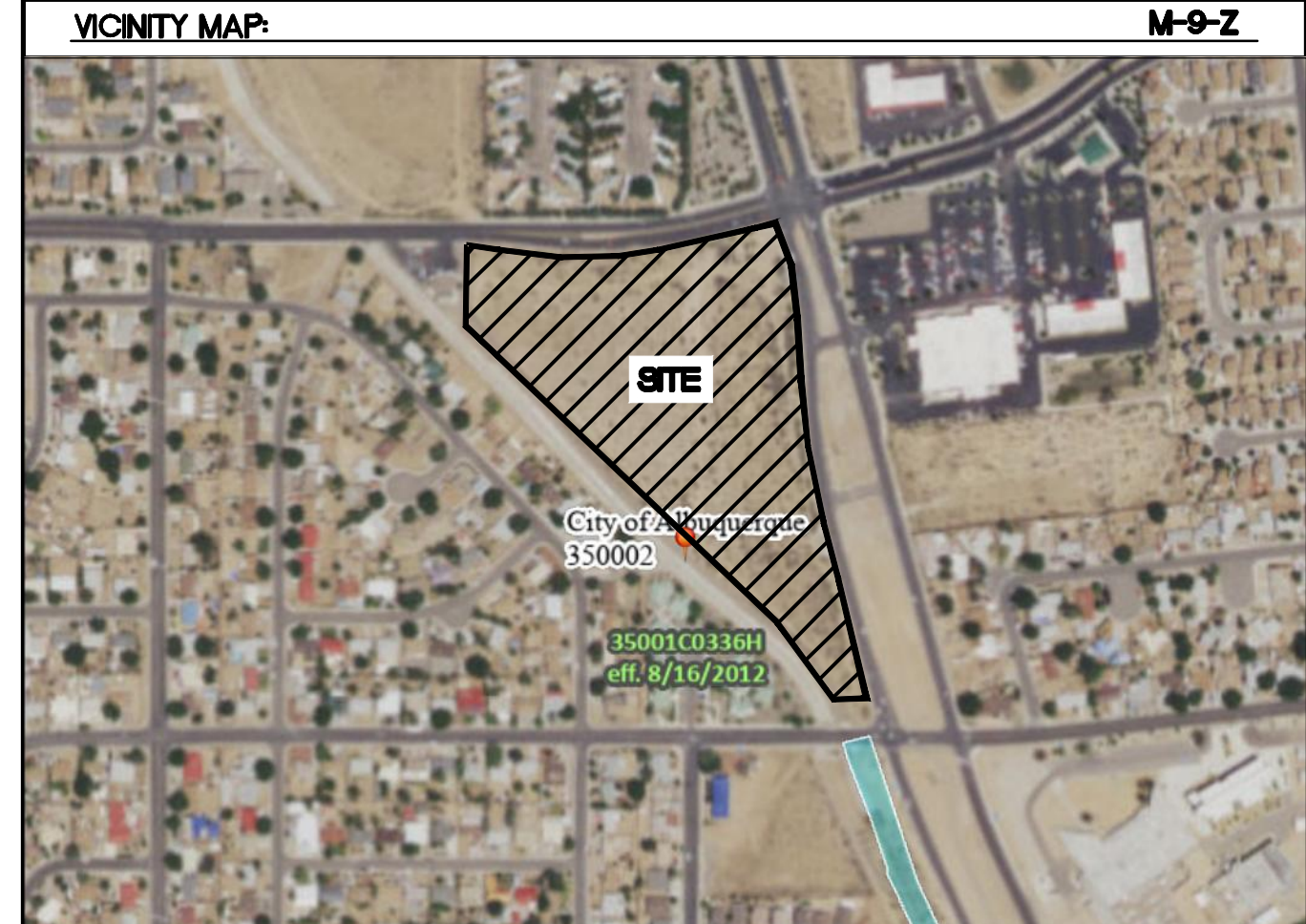
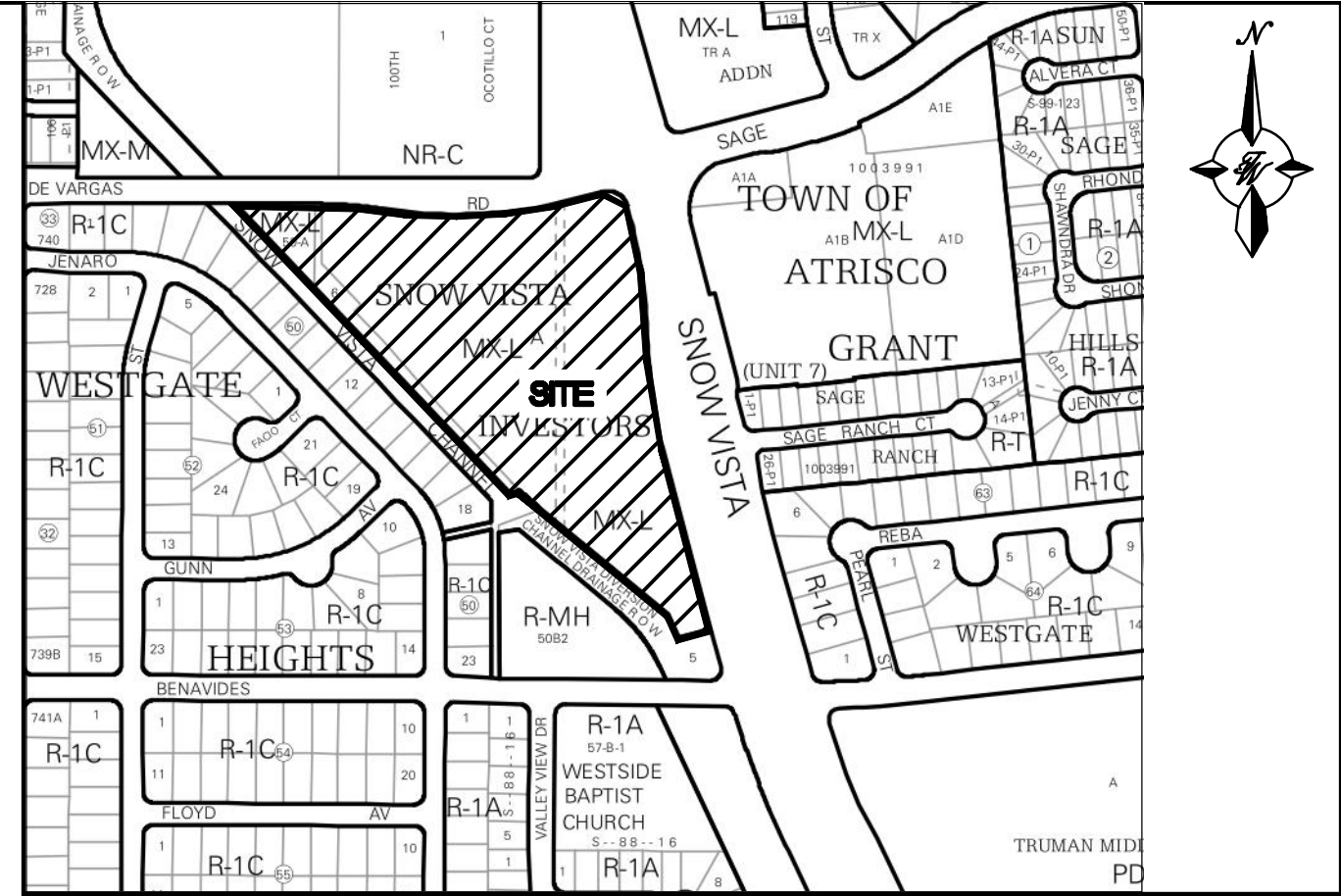
\\TWA\S\Z\_Drive\2020\2020073\_Sage Plaza\dwg\FPC\2020073\_GRE.dwg, Dec. 08, 2020 - 9:18am



**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. 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.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

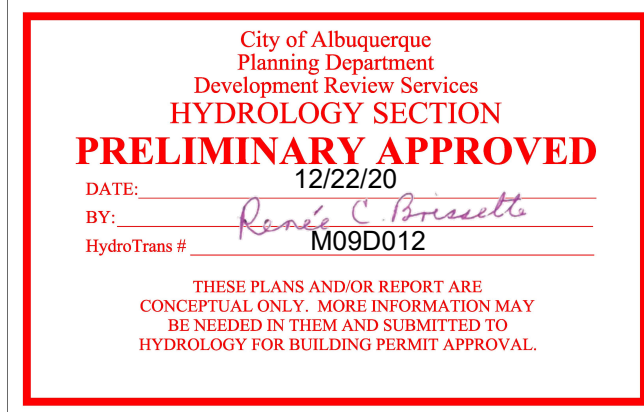
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILT SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER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




FIRM MAP: 35001C0336H dated August 6, 2012

**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - BUILDING
- - - SIDEWALK
- - - SCREEN WALL
- - - RETAINING WALL
- - - CONTOUR MAJOR
- - - CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- - - FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING LOT LINE
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION



**ISSUED FOR DRB ONLY - NOT FOR CONSTRUCTION**

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SAGE PLAZA 1125 SNOW VISTA BLVD. SW <b>CONCEPTUAL GRADING PLAN</b>	DRAWN BY BF
		DATE 12/7/20
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C1</b>	2020073_GRE
		JOB # 2020073