

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 24, 2024

David Thompson, PE
Thompson Engineering Consultants, Inc.
PO Box 65769
Albuquerque, NM 87193

**RE: Sombra del Oeste
8801 Gibson Blvd. SW
Revised Grading and Drainage Plans
Engineer's Stamp Date: 12/20/24
Hydrology File: M09D032**

Dear Mr. Thompson:

PO Box 1293

Based upon the information provided in your submittal received 12/23/2024, the Revised Grading & Drainage Plans are approved for Grading Permit and Work Order.

Albuquerque

As a reminder, 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 (Dough Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

NM 87103

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

www.cabq.gov

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR PROPOSED SOMBRA DEL OESTE SUBDIVISION, LOCATED IN THE 9001 BLOCK OF GIBSON BOULEVARD SW, IN ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS M-09-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF GIBSON BOULEVARD SE, BETWEEN UNSER BOULEVARD SW, AND SNOW VISTA BOULEVARD SW.

THE SITE IS CURRENTLY VACANT WITH DEVELOPED PROPERTIES SURROUNDING.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 1 (WEST OF RIO GRANDE).

V. EXISTING DRAINAGE CONDITIONS

CURRENTLY THE SITE IS VACANT AND GENERALLY DRAINS FROM NORTH-WEST TO SOUTH-EAST. A PRIVATE STORM DRAINAGE SYSTEM WAS INSTALLED ALONG GIBSON TO CONVEY EXCESS RUNOFF FROM THE SITE. THE PRIVATE STORM DRAINAGE SYSTEM WILL BE ABANDONED AND WILL NOT BE UTILIZED FOR THIS DEVELOPMENT. THE PRIVATE STORM DRAINAGE SYSTEM ALLOWED FOR UP TO 25.59 CFS AND THEREFORE THIS SITE CAN HAVE FREE DISCHARGE UP TO THAT LIMIT.

TO THE WEST OF THE SITE IS THE AMOLE ARROYO THAT CONVEYS OFFSITE FLOWS PAST THE SITE. THE IS ALSO AN OVERHEAD POWER TRANSMISSION LINE FOR PNM ALONG THE WESTERN BOUNDARY OF THE SITE. NO OFFSITE FLOWS WILL ENTER THE SITE FROM THE WEST. THE NORTH SIDE OF THE SITE, CONTAINS A FULLY DEVELOPED SUBDIVISION THAT DIRECTS RUNOFF FROM ADJACENT PROPERTIES NORTH INTO THE ROADWAYS SYSTEM. NO OFFSITE FLOWS WILL ENTER THE SITE FROM THE NORTH. THE EAST SIDE IF THE SITE IS LOWER AND THEREFORE WILL NOT CREATE ANY OFFSITE FLOWS FRO THIS PROJECT. TO THE SOUTH IS GIBSON BOULEVARD SW. GIBSON DRAINS FROM WEST TO EAST.

THE PRE-DEVELOPED PEAK RUNOFF RATE FROM THE SITE IS 14.66 CFS (WELL BELOW THE ALLOWABLE DISCHARGE OF 25.59 CFS).

VI. PROPOSED DRAINAGE CONDITIONS

THE PROPOSED SUBDIVISION HAS BEEN DESIGNED TO ROUTE EXCESS RUNOFF THROUGH SHALLOW PONDING AREAS AND ON-SITE COLLECTION AND CONVEYANCE SYSTEMS TO REDUCE THE PEAK RUNOFF RATE BACK TO HISTORIC RATES, AND TO CONTAIN THE NECESSARY WATER QUALITY VOLUME AS REQUIRED BY THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6.

FOR ANALYSIS OF EXCESS RUNOFF FLOW RATES AND WATER QUALITY VOLUME REQUIREMENTS THE SITE HAD BEEN DIVIDED INTO 5 PROPOSED BASINS.

BASIN PRO 1, IS ALONG THE WESTERN SIDE OF THE PROJECT, CONTAINS THE ROOF AREAS OF THE HOMES (THESE HOME WILL DRAIN TOWARD THE BACK OF THE HOUSE) AND THE BACKYARDS OF THE WESTERN LOTS ALONG SMOKETREE DRIVE SW. THIS BASIN PRO 1 CONTAINS 18,624 SF AND GENERATES A PEAK RUNOFF OF 1.27 CFS. RUNOFF FROM THIS BASIN IS DRAINED THROUGH THE WESTERN SIDE OF THE LOTS INTO THE OPEN AREA BELOW THE POWER LINES THAT HAS A DEPRESSION CREATED FROM BORROW, AND HAS AVAILABLE VOLUME OF 5,126 CUBIC FEET. THIS BASIN WILL CONTAIN ALL 273 CF OF WATER QUALITY THAT IS GENERATED WITHIN THE BASIN.

BASIN PRO 2 IS LOCATED ALONG THE NORTH SIDE OF THE SITE. IT WILL DRAIN FROM THE WEST TO EAST AND INTO POND B, THAT WILL HAVE AN AVAILABLE VOLUME OF 1,962 CUBIC FEET. THE PEAK RUNOFF FROM THIS BASIN WILL BE 6.95 CFS AND AFTER ROUTING THROUGH POND B, WILL BE REDUCED TO 6.25 CFS THAT WILL BE CONVEYED VIA UNDERGROUND STORM PIPING TO POND C FOR FURTHER REDUCTION IN RUNOFF RATES. POND B WILL CONTAIN A WATER QUALITY VOLUME OF 1,424 CF. A 24" STANDPIPE WILL BE USED TO LIMIT DISCHARGE TO THE 6.25 CFS.

BASIN PRO 3 WAS CREATED TO BE ABLE TO SIZE THE CROSS LOT DRAINAGE AND TO DETERMINE RUNOFF RATES WITHIN VALLEY COTTONWOOD DRIVE SW. THE PEAK RUNOFF RATE FOR THE ENTIRE BASIN IS 1.25 CFS INCLUDING THE 0.42 CFS THAT IS CONVEYED VIA THE TWO BACKYARD CROSS LOT DRAINAGE SWALES. EACH SIDE OF THE RETAINING WALL WILL NEED TO CONVEY 0.21 CFS.

BASIN PRO 4 IS LOCATED ALONG THE SOUTHERN SIDE OF THE SITE AND GENERATES A PEAK RUNOFF RATE OF 6.09 CFS. BACKYARD CROSS LOT DRAINAGE WILL DRAIN 6 LOTS AND GENERATE A PEAK RUNOFF RATE OF 0.17 CFS. EXCESS RUNOFF FROM THIS BASIN WILL DRAIN TO A SERIES OF CATCH BASINS NEAR THE INTERSECTION OF MOUNTAIN ASH AVE SW AND VALLEY COTTONWOOD DR SW. EACH SIDE OF THE ROAD WILL NEED TO COLLECT A PEAK RUNOFF RATE OF 3.05 CFS. THIS CAN EASILY BE ACCOMPLISH VIA A TYPE "A" INLET PER DPM FIGURE 6.9.9. RUNOFF WILL THEN BE CONVEY UNDERGROUND TO POND C.

BASIN PRO 5 IS LOCATED ALONG THE EASTERN SIDE OF THE SITE. EXCESS RUNOFF FROM THIS BASIN IS 1.41 CFS. A SMALL PORTION WILL BE DRAINED VIA A CROSS LOT DRAINAGE SWALE INTO POND C. THE REMAINDER OF THE BASIN WILL DRAIN INTO VALLEY COTTONWOOD DR SW AND INTO POND C BY A TYPE "A" CATCH BASIN ON EACH SIDE OF THE ROAD IN A SUMP CONDITION.

POND C HAS BEEN SIZED TO CONTAIN THE WATER QUALITY VOLUME OF 3,358 CUBIC FEET. AS MENTIONED IN THE EXISTING CONDITIONS, THE PRIOR GRADING AND DRAINAGE PLANS INDICATED THIS SITE WAS DESIGNED TO RELEASE 25.59 CFS AND THEREFORE THE FULLY DEVELOPED PEAK FLOWRATE OF 15.93 CAN BE RELEASED WITHOUT ANY RESTRICTIONS.

A 24" STANDPIPE WITH A BEEHIVE GRATE ACTING AS AN OVERFLOW WEIR WILL BE USED TO LIMIT DISCHARGE OF 15.93 CFS INTO GIBSON BOULEVARD SW AND CONNECTING TO THE EXISTING STORM DRAINAGE SYSTEM AT STAMPEDE DRIVE SW. BECAUSE THE PRIVATE STORM DRAINAGE FORMERLY CONVEYED THE 25.59 CFS INTO THE SAME SYSTEM, DOWNSTREAM CAPACITY WILL NOT BE AFFECTED BY CONNECTING INTO THE SYSTEM.

THE SITE DOES CONTAIN A TWO OFFSITE BASINS (LABELED OFF BASIN EX 1 AND EX 2) THAT ARE LOCATED UNDER THE POWERLINES AND THEREFORE NOT REALLY PART OF THE DEVELOPED PROPERTY. THE OFFSITE BASINS ARE PART OF A PRIOR APPROVED G&D PLAN.

VII. CONCLUSIONS

THE PROPOSED SUBDIVISION HAS BEEN DESIGNED TO DIVERT STREET AND ROOF RUNOFF INTO A SERIES OF WATER QUALITY PONDS PRIOR TO BEING CONVEYED VIA A NEW UNDERGROUND STORM PIPING SYSTEM CONNECTING TO THE EXISTING PUBLIC STORM DRAINAGE SYSTEM AT GIBSON BOULEVARD SW, AND STAMPEDE DRIVE SW. THE PROPOSED PEAK RATE (DEVELOPED FLOW 15.93 CFS) IS WELL BELOW THE ALLOWABLE OF 25.59 CFS, THERE SHOULD BE NOT AFFECT TO DOWNSTREAM FACILITIES.

Drainage Summary						
Project:	SOMBRE DEL OESTE					
Project Number:						
Date:	02/05/22					
By:	Dave					
Site Location						
Precipitation Zone	1 Per COA DPM Chapter 6					
Existing summary						
Basin Name	Ex Basin 1	OFF EX 1	OFF EX 2			
Area (sf)	209537	41152	49084			
Area (acres)	4.81	0.94	1.13			
%A Land treatment	0	0	0			
%B Land treatment	100	100	100			
%C Land treatment	0	0	0			
%D Land treatment	0	0	0			
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00			
Area "B"	4.81	0.94	1.13			
Area "C"	0.00	0.00	0.00			
Area "D"	0.00	0.00	0.00			
Excess Runoff (acre-feet)						
100yr. 6hr.	0.2926	0.0575	0.0685	acre-ft.		
10yr. 6hr.	0.1042	0.0205	0.0244	acre-ft.		
2yr. 6hr.	0.0040	0.0008	0.0009	acre-ft.		
100yr. 24hr.	0.2926	0.0575	0.0685	acre-ft.		
Peak Discharge (cfs)						
100 yr.	10.39	2.04	2.43	cfs		
10yr.	3.90	0.77	0.91	cfs		
2yr.	0.10	0.02	0.02	cfs		
Proposed summary						
Basin Name	Pro Basin 1	Pro Basin 2	Pro Basin 3	Pro Basin 4	Pro Basin 5	
Area (sf)	18624	84178	17679	71198	19633	
Area (acres)	0.428	1.932	0.406	1.634	0.451	
%A Land treatment						
%B Land treatment	58.2	26.8	53.5	20.0	50.9	
%C Land treatment						
%D Land treatment	41.8	73.2	46.5	80.0	49.1	
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	
Area "B"	0.25	0.52	0.22	0.33	0.23	
Area "C"	0.00	0.00	0.00	0.00	0.00	
Area "D"	0.18	1.42	0.19	1.31	0.22	
Excess Runoff (acre-feet)						
100yr. 6hr.	0.0485	0.2957	0.0484	0.2640	0.0553	acre-ft.
10yr. 6hr.	0.0267	0.1799	0.0272	0.1629	0.0313	acre-ft.
2yr. 6hr.	0.0139	0.1089	0.0146	0.1005	0.0172	acre-ft.
100yr. 24hr.	0.0533	0.3334	0.0535	0.2988	0.0612	acre-ft.
Peak Discharge (cfs)						
100 yr.	1.27	6.95	1.25	6.09	1.41	cfs
10yr.	0.66	4.06	0.66	3.63	0.75	cfs
2yr.	0.28	2.22	0.30	2.05	0.35	cfs
Water Quality Ponding Volume (cf)	272.5	2157.8	287.7	1993.5	337.4	cf
Water Quality Acre Feet	0.0063	0.0495	0.0066	0.0458	0.0077	acre-ft.

Pond Routing and Volumes									
Incoming Flow Rate	Qin	Pond A Basin 1	Pond B Basin 2	Pond C Basin 3	Pond D Basin 4	Pond E Basin 5	Off EX 1		
Allowable Discharge Rate	Qout	0.00	6.25	1.00	5.54	1.10	0.00	13.89 Total	discharge
Hydrology Zone		1	1	1	1	1	1		
Area Total	At	0.428	1.932	0.406	1.634	0.451	0.000		
Area Type A	Aa	0	0	0	0	0	0		
Area Type B	Ab	36	28.0	53.5	18.9	50.9	100		
Area Type C	Ac	0	0	0	0	0	0		
Area Type D Impervious	Ad	55	73.2	46.5	91.1	49.1	0		
Excess runoff rates									
A	0.44	0.44	0.44	0.44	0.44	0.44			
B	0.67	0.67	0.67	0.67	0.67	0.67			
C	0.98	0.98	0.98	0.98	0.98	0.98			
D	1.97	1.97	1.97	1.97	1.97	1.97			
Weighted E (Excess Runoff)		1.32	1.62	1.27	1.92	1.31	0.67		
Time of Concentration		0.2	1.2	2.2	3.2	4.2	5.2		
Time to Peak		0.226	0.910	1.634	2.291	3.002	3.770		
=0.77C + ((1.6-Ad)/A)^1/2									
Time of Base		0.795	0.787	0.758	0.858	0.780	0.000		
=2.10P+0.80Pp (25'Ad/At)									
Duration of Peak		0.138	0.183	0.116	0.228	0.123	0.000		
Time for end of peak		0.369	1.086	1.751	2.526	3.103	3.770		
Time when storage begins		0.000	0.821	1.311	2.089	2.370	0.000		
Time incoming is less than discharge		0.795	1.002	1.554	2.374	2.632	0.000		
Volume Required during storm	acre-inch	0.594	0.148	0.044	0.142	0.059	0.000		
Volume Required during storm	cf	2155	538	161	515	215	0		
Volume Stored in Basin during storm	cf	5126	1962			1904	1250		
Top Area		1412	1996			1184	2160		
Bottom Area		888	1241			425	1285		
Top Elev		5012.23	5099.25			5098.73	5113.50		
Bot Elev		5010.73	5097.75			5095.23	5112.75		
Volume Available by ponds	cf	5126	1962			4240	1250		
Volume Available total by basin	cf	5126	1962			4240	1250		



D5 ZONE ATLAS PAGE M-09
NOT TO SCALE

FLOOD ZONE DETERMINATION

The surveyed area, as shown hereon, appears to lie within "ZONE X" (areas determined to be outside the 0.2% annual chance floodplain), shown on National Flood Insurance Program Flood Insurance Rate Map 35001C0336H REVISED 08/16/2012.

OFF BASIN EX 1

Q100 = 2.04 CU-FT/SEC

Area= 41,152 sf

Drains to full retention

shallow pond at south end.

Q out=0.0 CU-FT/SEC

OFF BASIN EX 2

Q100 = 2.43 CU-FT/SEC

Area= 49,084 sf

Drains to full retention

shallow pond at south end.

Q out=0.0 CU-FT/SEC

POND A

V Req'd=1,534 CU-FT

V Avail=5,126 CU-FT

BASIN PRO 1

Q100 = 1.27 CU-FT/SEC

Area= 18,624 sf

BASIN PRO 3

Q100 = 1.25 CU-FT/SEC

Area= 17,769 sf

BASIN PRO 2

Q100 = 6.95 CU-FT/SEC

Area= 84,178 sf

POND B

V req'd=1,962 CU-FT

V Avail=1,962 CU-FT

Q out = 6.25 CFS

WQ Retained=1,424 CU-FT

BASIN PRO 5

Q100=1.41 CU-FT/SEC

Area= 17,946 sf

POND C

V req'd= 4,248 CU-FT

V avail=4,248 CU-FT

Q out = 14.41 CFS

WQ Retained = 3,358 CU-FT

BASIN PRO 4

Q100 = 6.09 CU-FT/SEC

Area= 71,198 sf

PROPOSED EXTENSION OF

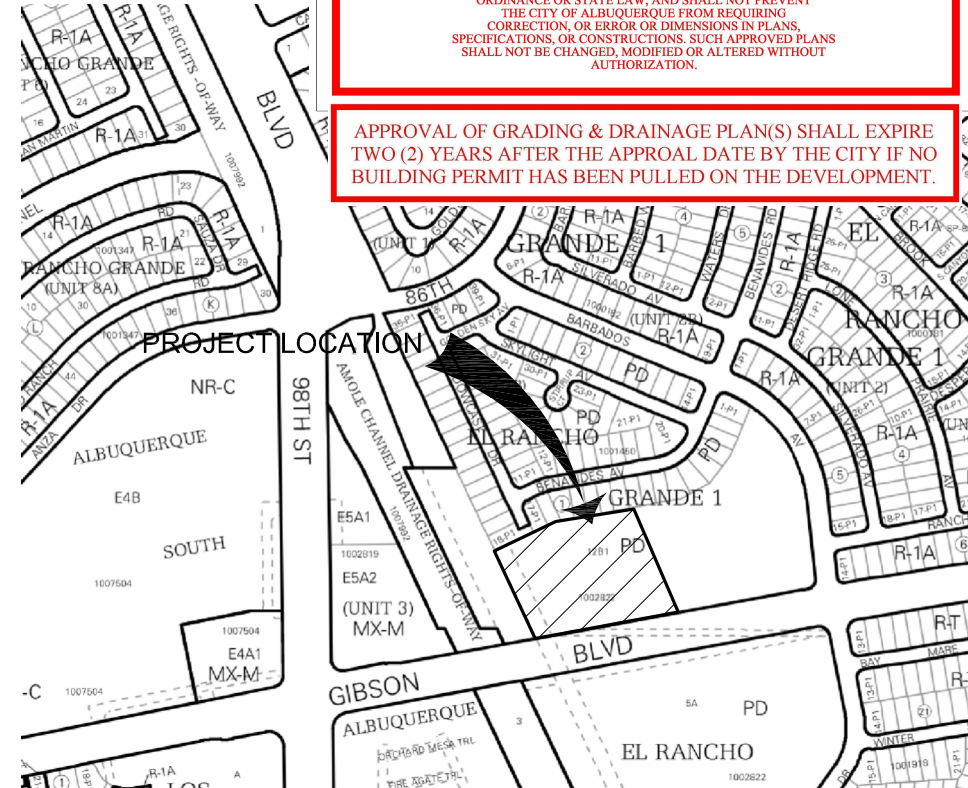
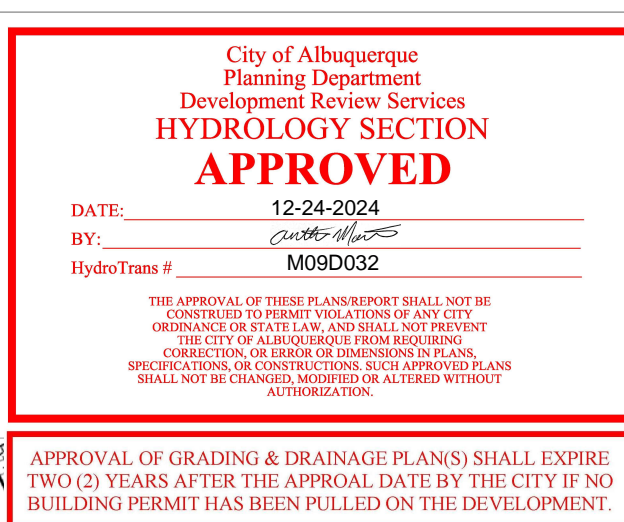
UNDERGROUND PUBLIC

24" STORM DRAINAGE

A3 DRAINAGE PLAN
PROPOSED CONDITIONS

1" = 80'-0"

SCALE: 1" = 80'

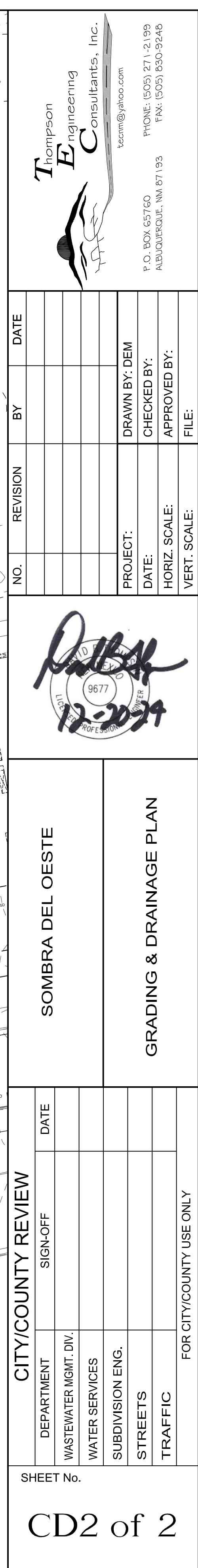


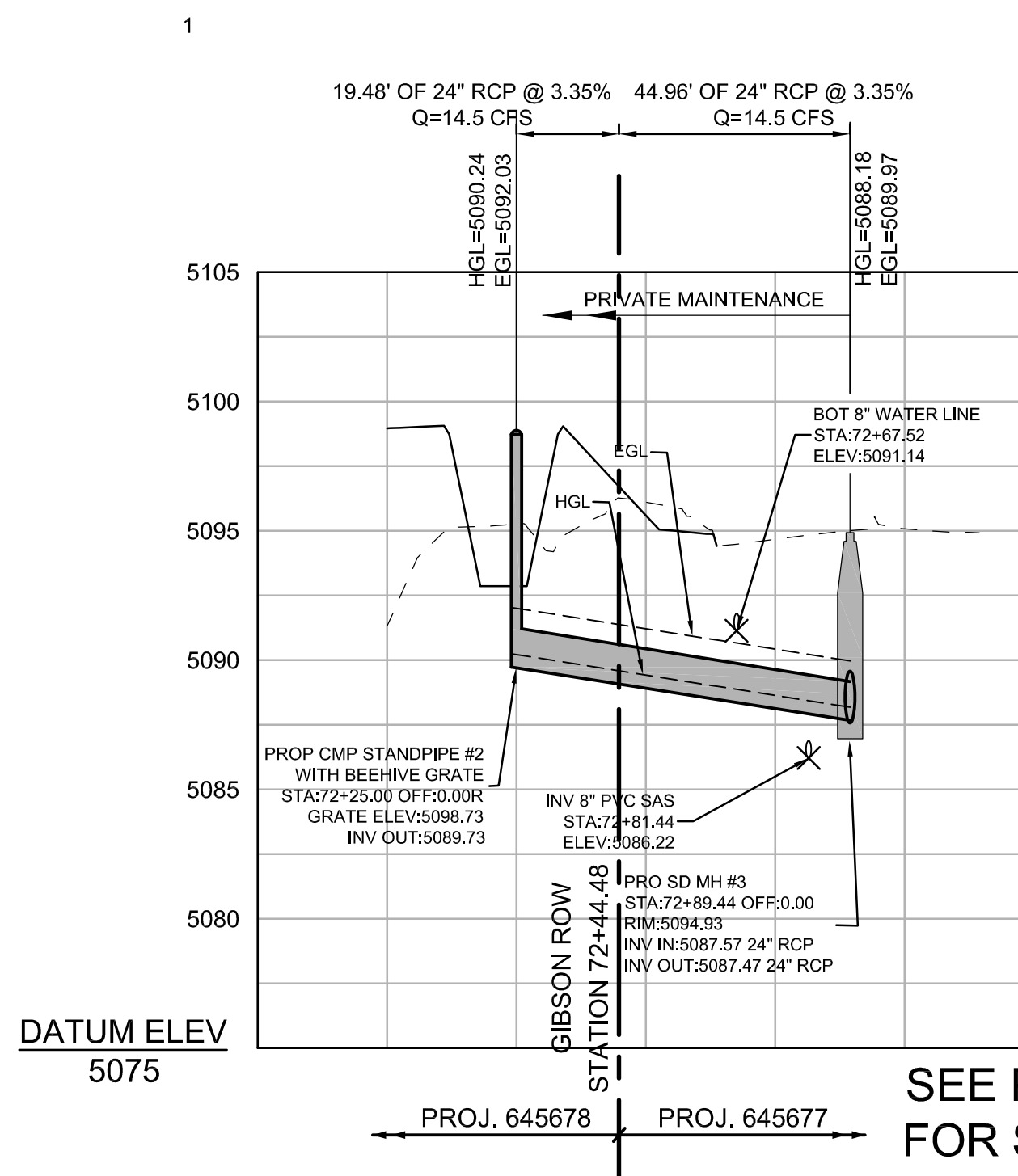
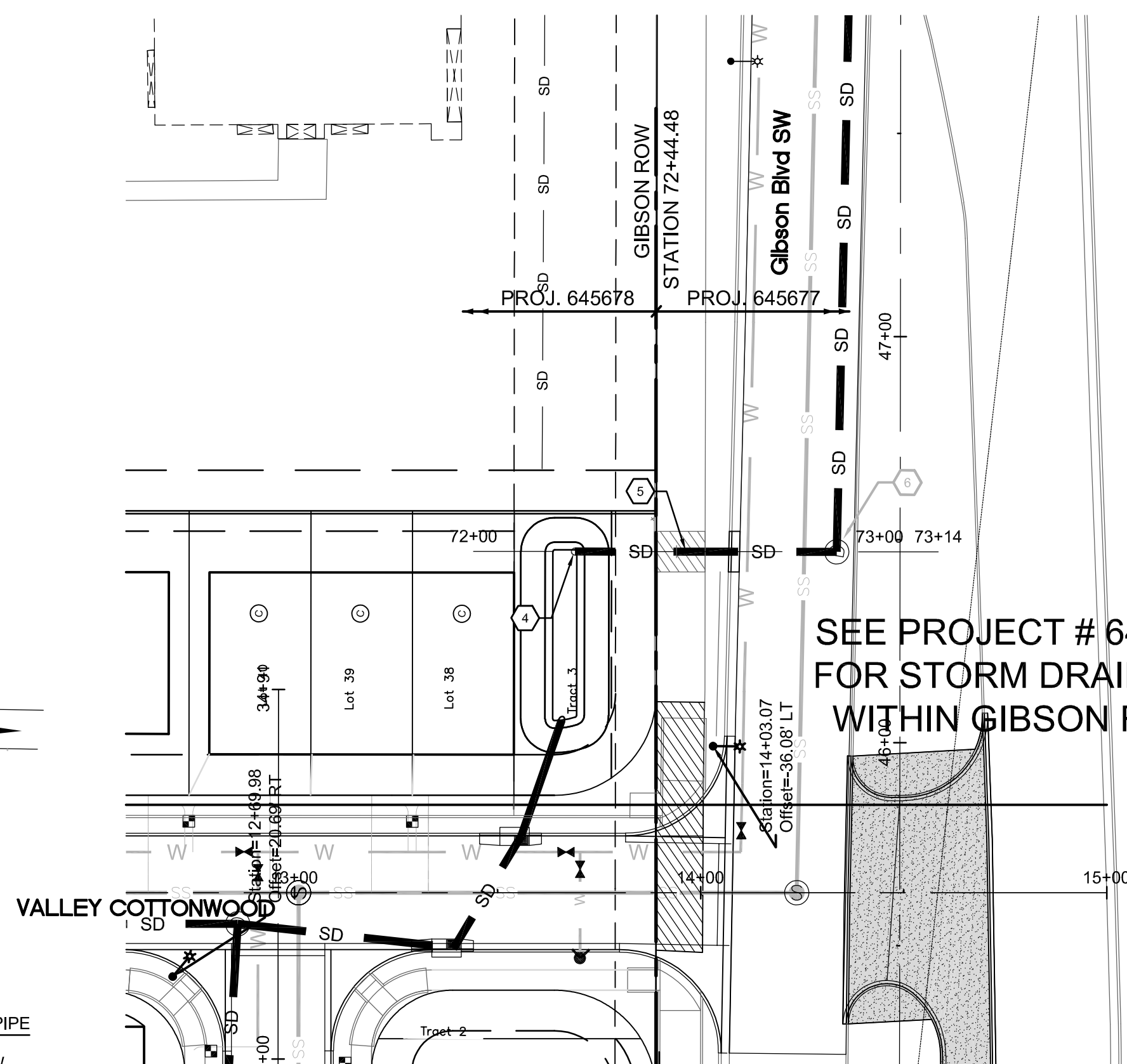
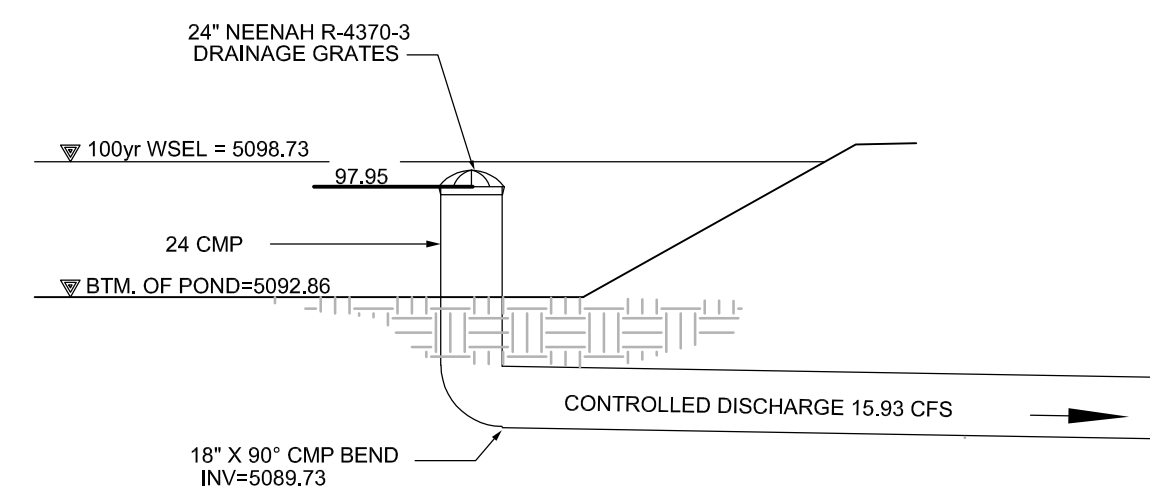
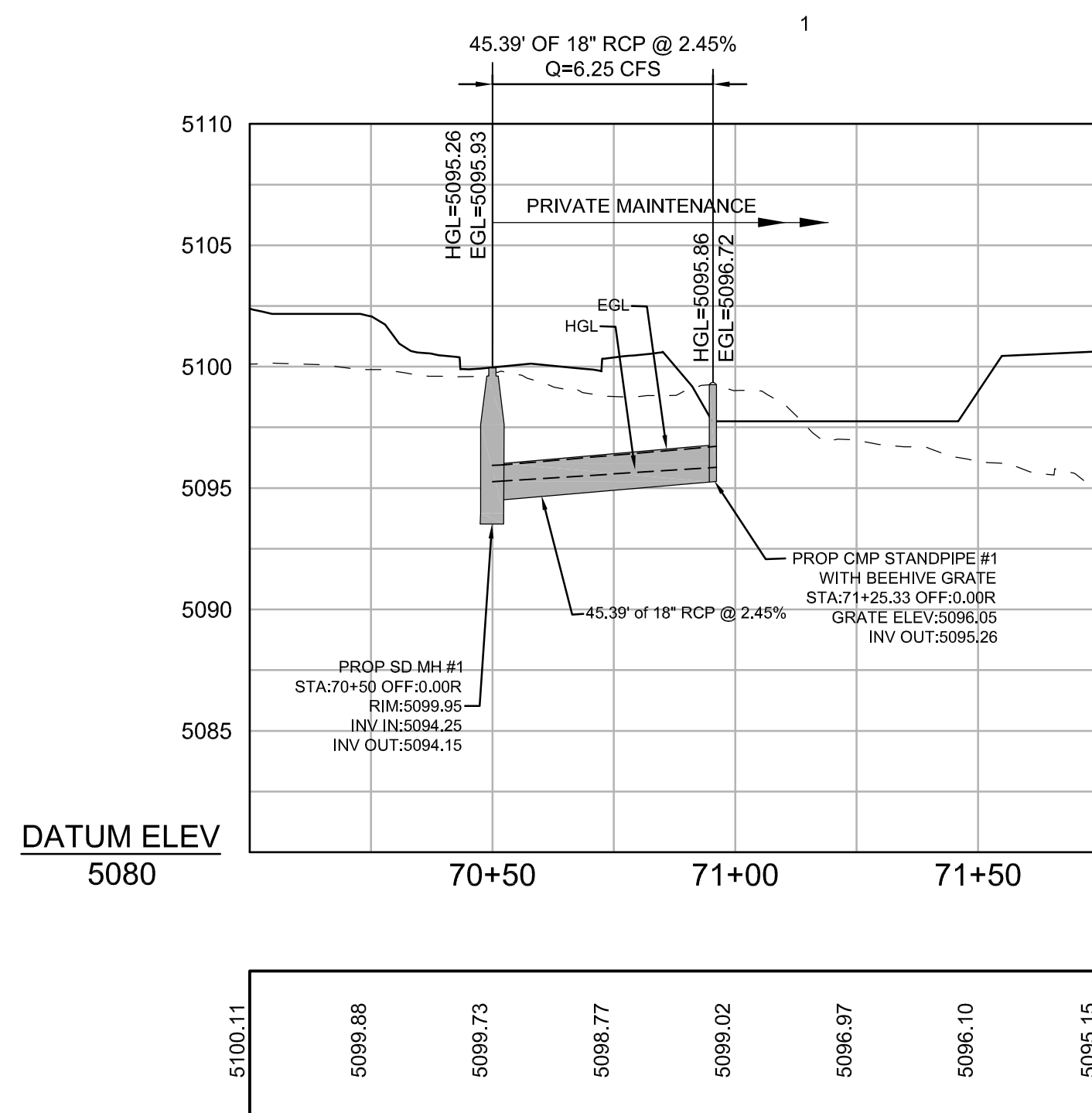
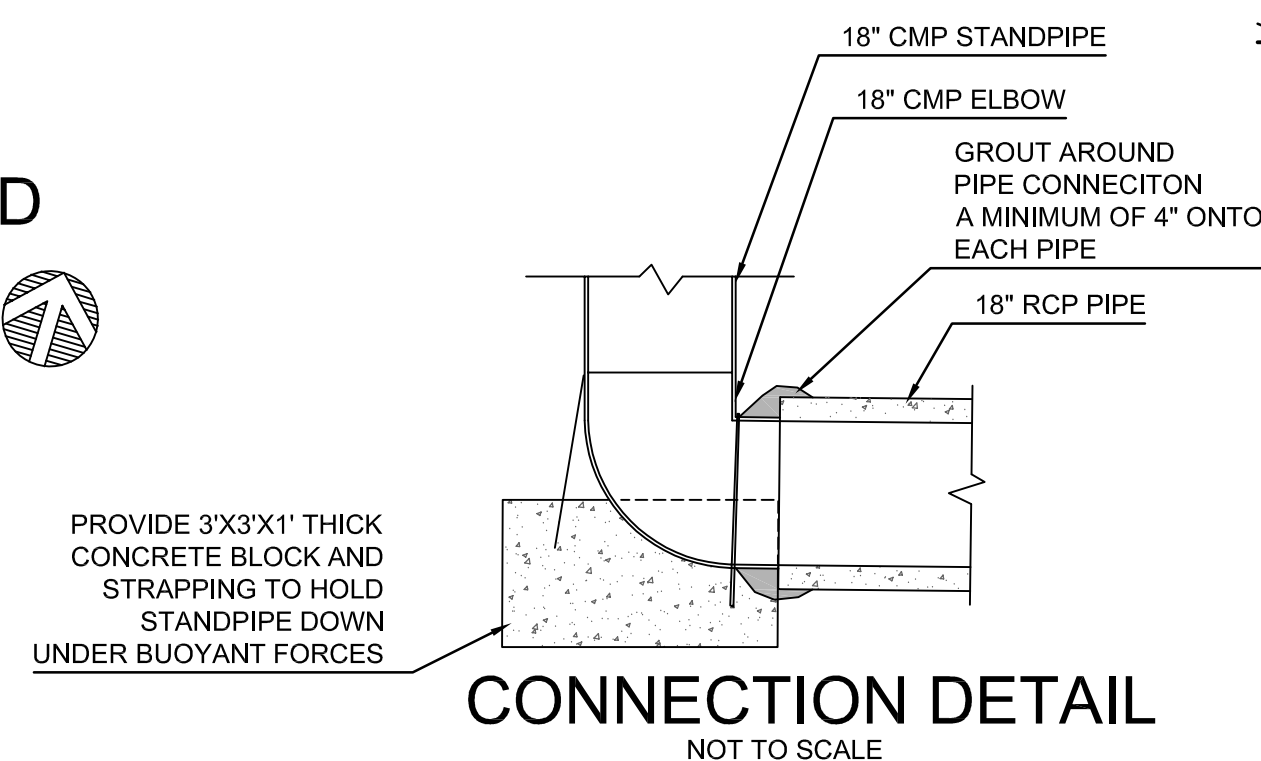
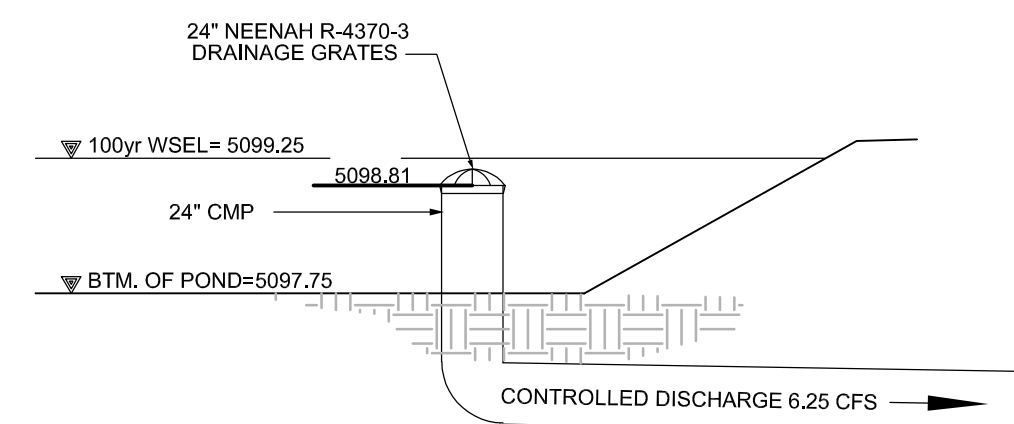
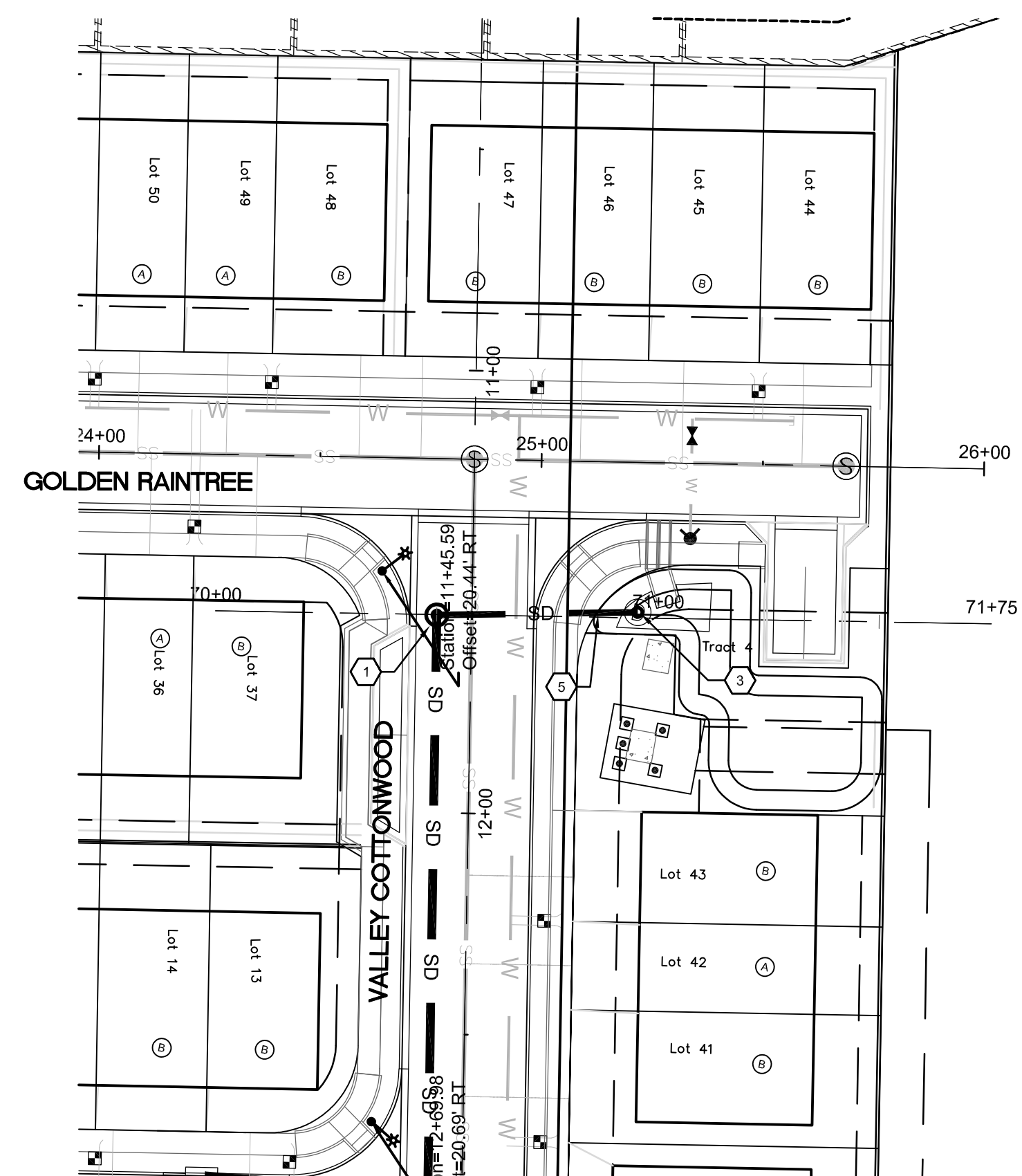
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NOT TO SCALE

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Thompson Engineering Consultants, Inc.		P.O. BOX 657400 ALBUQUERQUE, NM 87193	
tccnm@yahoo.com		PHONE: (505) 271-2199 FAX: (505) 550-5540	





SEE PROJECT # 645677
FOR STORM DRAINAGE
WITHIN GIBSON ROW

STORM DRAIN GENERAL NOTES


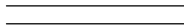











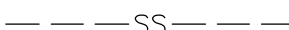




- I. SEE SHEET 1-1 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. BASIS OF BEARING FOR ALIGNMENTS IS SHOWN ON SURVEY CONTROL PLAN SHEET 1-5.


FADED KEYED NOTES APPLY TO
STORM DRAINAGE WITHIN GIBSON
ROW, SEE PROJECT # 645677

STORM DRAIN KEYED NOTES


1. STA:70+50.00, OFF:0.00/RT, 4" DIA. SD MH TYPE "E" PER COA STD DWG 2209, RIM ELEV= 5099.95, INV IN (E)=5094.25, INV OUT (S)= 5094.15.
2. 18" RCP CLASS III, STORM DRAIN LINE.
3. STA:70+95.39, OFF:1.24/IT, 24" DIA. CMP STAND PIPE WITH BEEHIVE GRATE, GRATE ELEV= 5098.81, INV OUT (S)= 5095.26.
4. STA: 72+25.00, OFF:0.00/ RT, 24" DIA STANDPIPE, INV OUT (S)= 5089.70, BEEHIVE GRATE ELEV=5097.95
5. 64.44 LF OF 18" RCP CLASS III, STORM DRAIN LINE AT 1% SLOPE
6. STA:72.89.44, OFF:0.00/RT, 4" DIA. SD MH TYPE "E" PER COA STD DWG 2209, RIM ELEV= 5094.93, INV IN (N)=5089.07, INV OUT (E)= 5088.97

LEGEND

- | | |
|---|--------------------------------|
|  | NEW CURB AND GUTTER & SIDEWALK |
|  | EX CURB AND GUTTER & SIDEWALK |
|  | PROP FIRE HYDRANT |
|  | PROP WATER VALVE |
|  | PROPERTY LINE |
|  | EX SAS MANHOLE |
|  | PROP SAS MANHOLE |
|  | PROP SD MANHOLE |
|  | PROP WATER METER |
|  | PROP CURB INLET |
|  | CONCRETE RUNDOWN |
|  | SIDEWALK CULVERT |
| (S 83°39'25" W) | RECORD BEARING AND DISTANCES |
|  | PROPOSED SANITARY SEWER LINE |
|  | EX SANITARY SEWER LINE |
|  | PROPOSED STORM SEWER LINE |
|  | EX STORM SEWER LINE |
|  | PROPOSED WATER LINE |
|  | EX WATER LINE |
| N 00°07'27" W | MEASURED BEARING AND DISTANCES |

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED	
DATE:	12-24-2024
BY:	 MGB0302
HydroTrans #	
<p>THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED PREVENTING THE CITY OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCING SPECIFIC ACTIONS OR CONSTRUCTION REQUIREMENTS. PLANS SHALL NOT BE CONSIDERED MODIFIED OR ALTERED WITHOUT AUTHORIZATION.</p>	
APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR THE DEVELOPMENT OF THE TRAVEL COMPASS.	

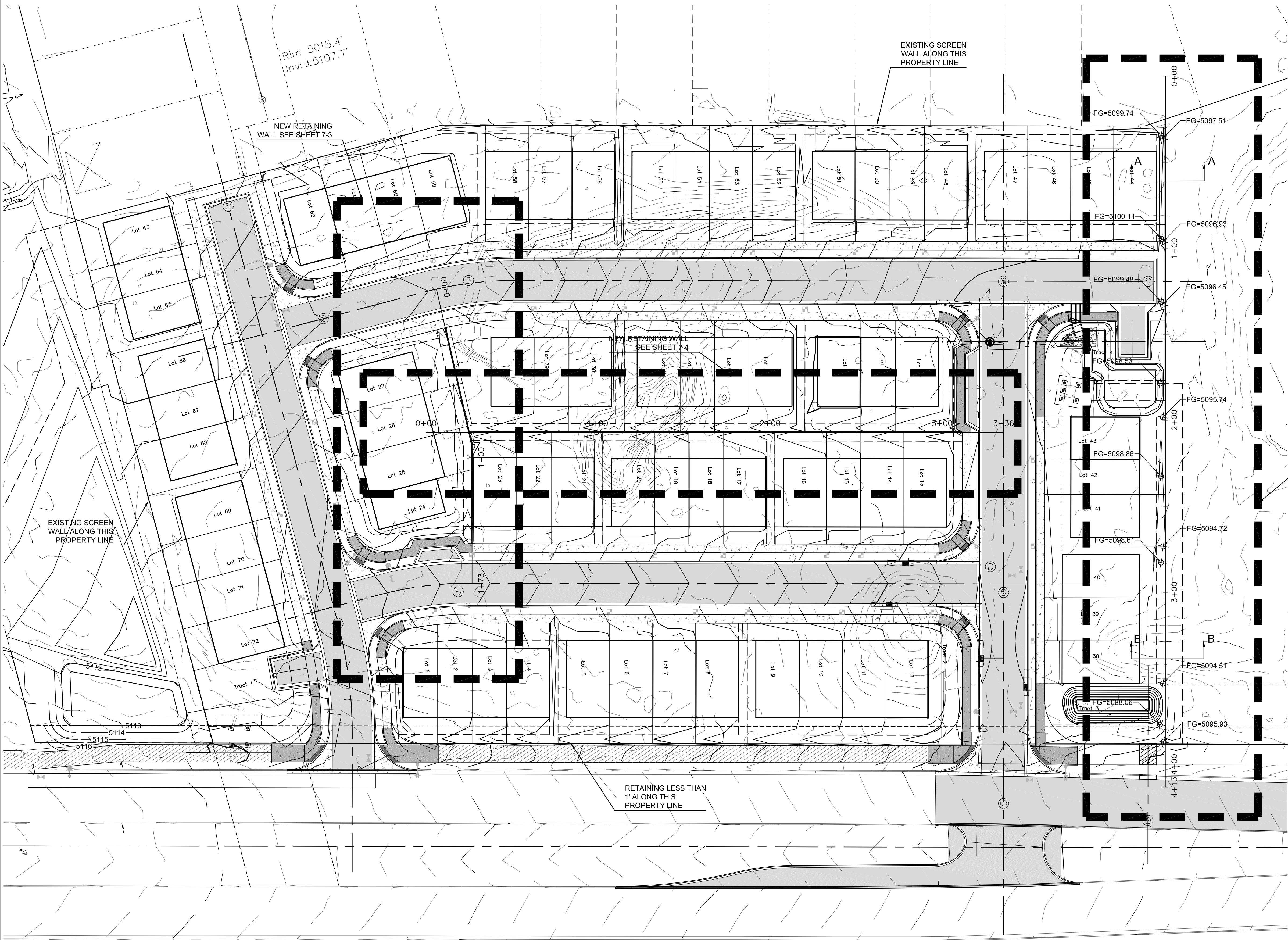
DFT PROJ. #PR-2019-002042


Thompson
Engineering
Consultants, Inc.
tecnm@yahoo.com

P.O. BOX 65760
ALBUQUERQUE, NM 87193

PHONE: (505) 271-2199
FAX: (505) 830-9248

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
<u>SOMBRA DEL OESTE</u> POND TO VALLEY COTTONWOOD DR SW AND GIBSON BLVD. STORM DRAIN PLAN AND PROFILES			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo. /DAY /YR.
			Mo. /DAY /YR.
CITY PROJECT No.		ZONE MAP NO.	SHEET OF
645678		M-09	5-1 48

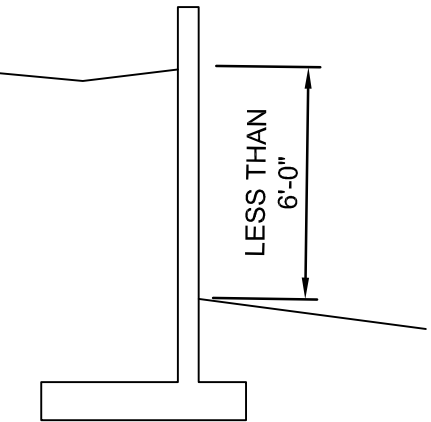


City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 12-24-2024
BY: [Signature]
HydroTeam # M090032

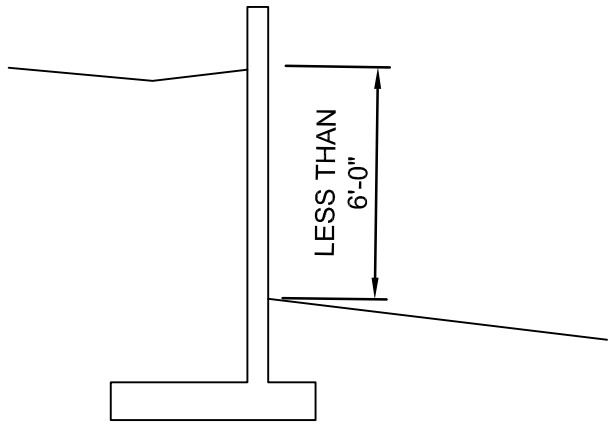
THE APPROVAL OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

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



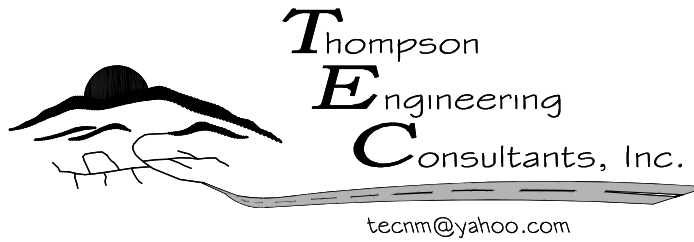
SECTION A-A
NOT TO SCALE
SEE SHEET 7-1 FOR
WALL PLAN AND PROFILE

NEW RETAINING WALL
SEE SHEET 7-2



SECTION B-B
NOT TO SCALE
SEE SHEET 7-1 FOR
WALL PLAN AND PROFILE

DFT PROJ. #PR-2019-002042



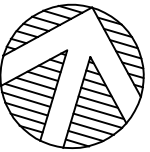
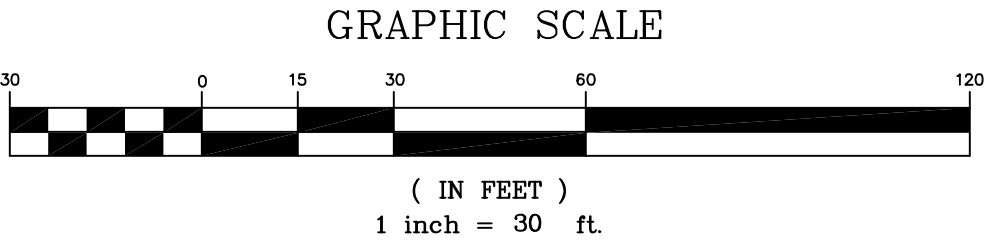
P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 630-9246

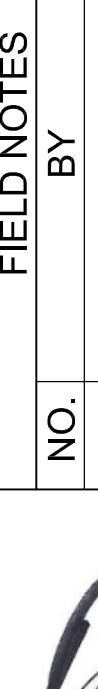
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

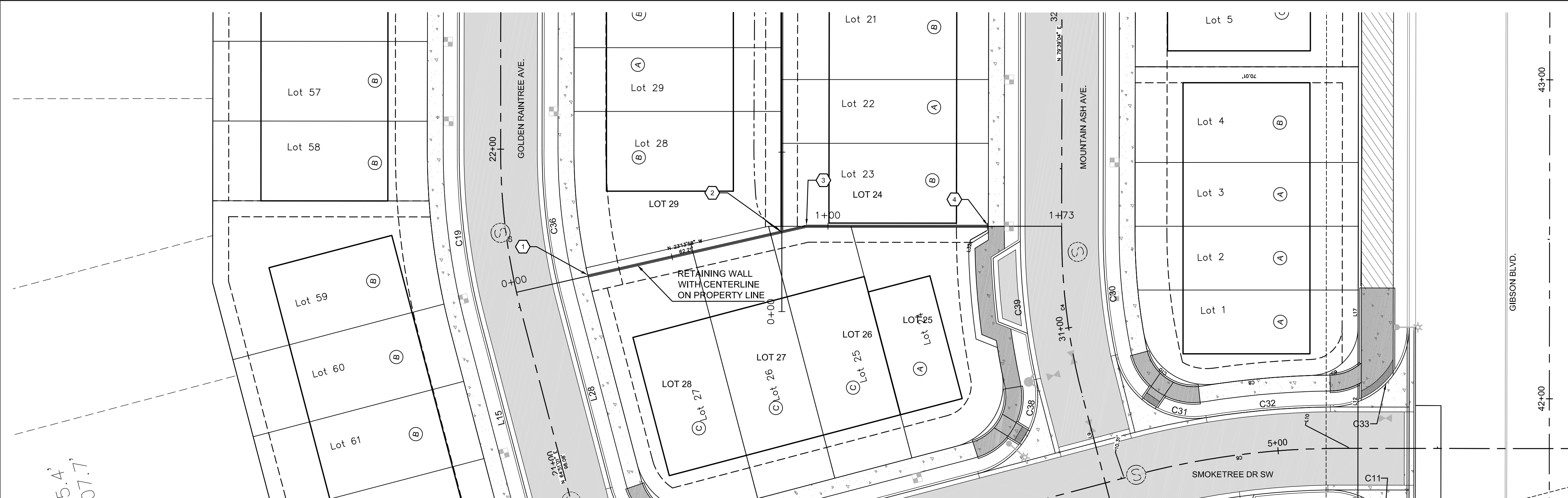
SOMBRA DEL OESTE
OVERALL SITE RETAINING WALL PLAN (PRIVATE)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY./YR.	Mo./DAY./YR.

OVERALL SITE RETAINING WALL PLAN
SCALE: 1" = 30'-0"

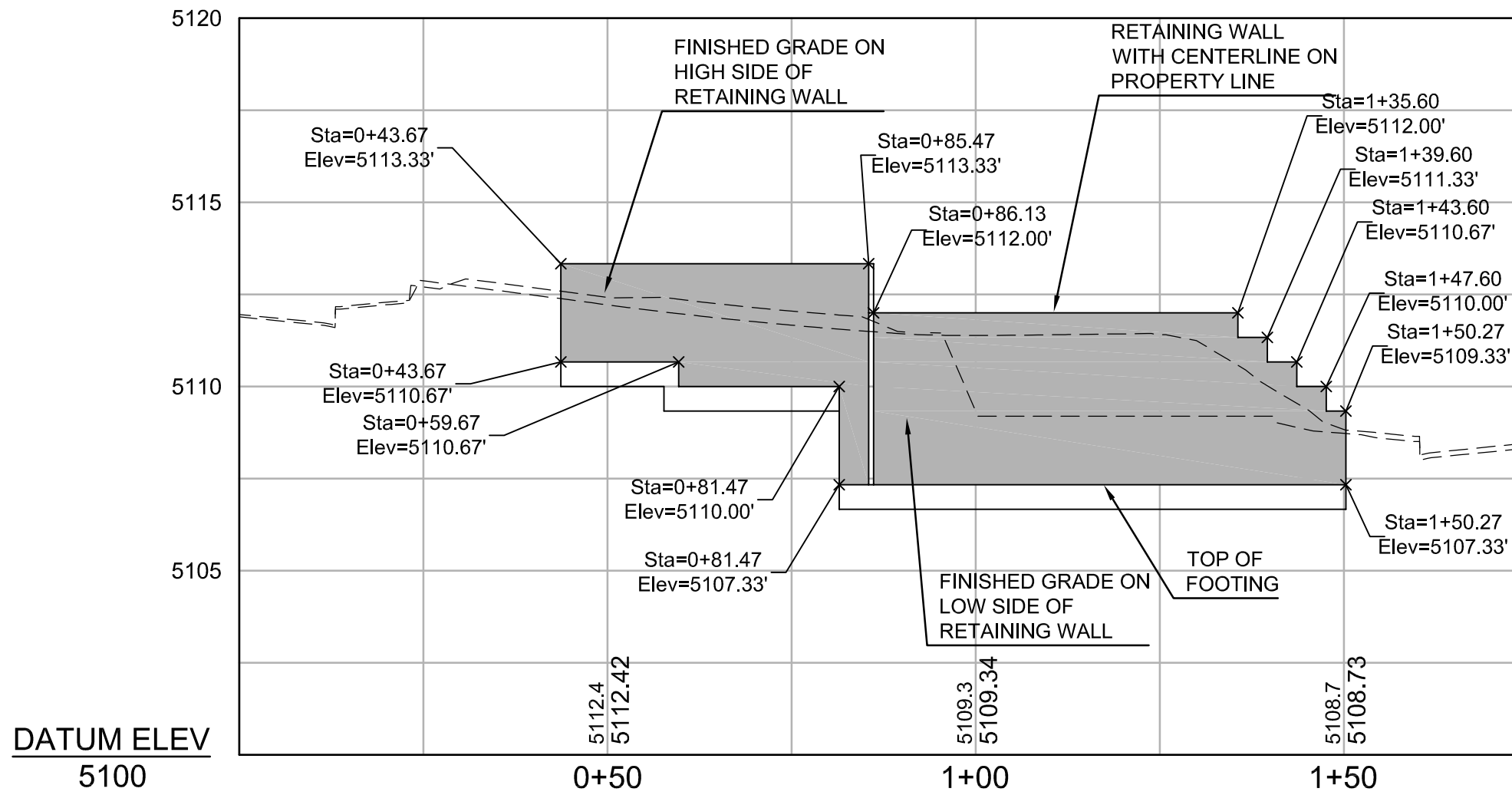
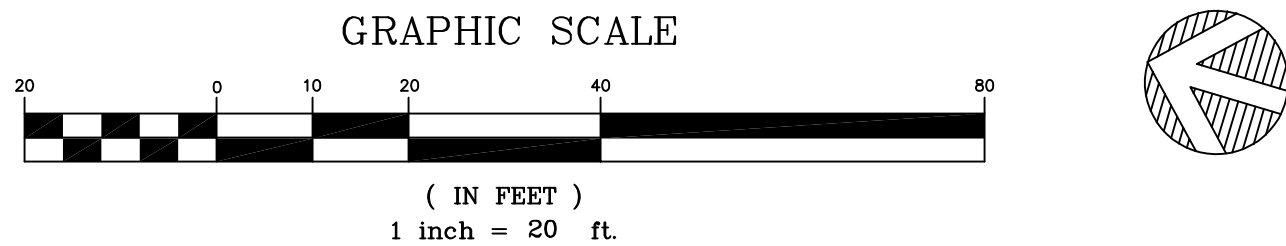


ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION		
		FIELD NOTES						
		NO.	BY	DATE				
				</				



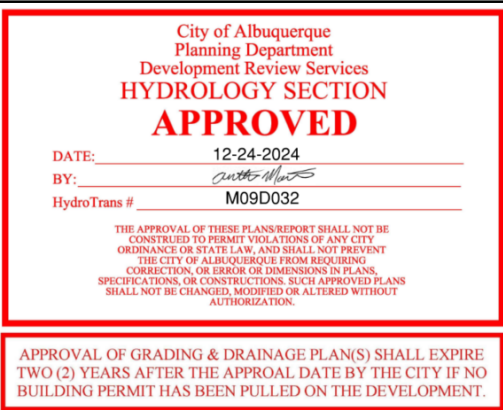
RETAINING WALL PLAN LOTS 25 TO 28 (PRIVATE)

SCALE: 1" = 20'-0"



RETAINING WALL PROFILE LOTS 25 TO 28 (PRIVATE)

SCALE: 1" = 20'-0" HORIZONTAL
1" = 4'-0" VERTICAL



RETAINING WALL PLAN KEYED NOTES

1. STA: 0+25.00, 0.33' LT, BEGIN CONCRETE MASONRY UNIT RETAINING WALL PER DETAIL ON SHEET 7-4.
2. STA: 0+85.80, 0.33' LT, INTERSECTION WITH EAST WEST RETAINING WALL ON SHEET 7-4.
3. STA: 0+93.24, 0.33' LT, ANGLE POINT IN RETAINING WALL.
4. STA: 1+50.27, 0.00' RT, END CONCRETE MASONRY UNIT RETAINING WALL.

AS BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR'S	DATE
STAKED BY	DATE	ACCEPTANCE BY	DATE
DRAWINGS	DATE	VERIFICATION BY	DATE
CORRECTED BY	DATE	RECORDED BY	DATE
MICRO-FILM INFORMATION			
NO.			

BENCH MARKS	
A.C.S. Monument "6-M9"	
New Mexico State Plane Coord., Central Zone (NAD83) as published:	
Y= 1,471,730.928	
X= 1,496,215.383	
Ground to grid factor= 0.999884639	
Delta Alpha= -00'16'35.92"	
Elevation= 5082.551 (NAVD88)	

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE
BY	

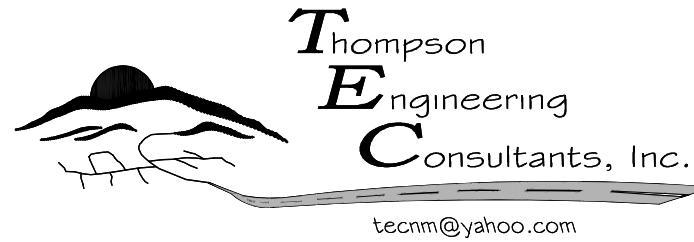


ENGINEER'S SEAL	
NO.	DATE
BY	
REMARKS	
DESIGN	
DESIGNED BY	DATE 10-28-24
DRAWN BY	DATE 10-28-24
CHECKED BY	DATE 10-28-24

RETAINING WLL PLAN GENERAL NOTES

- SEE SHEET 1-1 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- BASIS OF BEARING FOR ALIGNMENTS IS SHOWN ON SURVEY CONTROL PLAN SHEET 1-2.
- ALL STATIONING IS TO FACE OF RETAINING WALL.

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SOMBRA DEL OESTE
RETAINING WALL PLAN AND PROFILE (PRIVATE)
WEST SIDE OF LOTS 25 TO 28

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE
		Mo./DAY/YR.
		Mo./DAY/YR.
		Mo./DAY/YR.
		Mo./DAY/YR.

PROJECT CLIENT CONTRACT GROUP SITE PROFILE (PRIVATE) ALL	LAST DESIGN UPDATE Mo./DAY/YR. Mo./DAY/YR.	ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
				FIELD NOTES		A.C.S.Monument "6-Mg"		CONTRACTOR		
				NO.	BY	DATE	New Mexico State Plane Coord., Central		WORK	DATE
							Zone (NAD83) as published:		STAKED BY	DATE
							Y= 1,471,730.928		ACCEPTANCE BY	DATE
							X= 1,496,215.383		FIELD	DATE
							Ground to grid factor= 0.999684639		REVISION BY	DATE
							Delta Alpha= -00°16'35.92"		DRAWINGS	DATE
							Elevation= 5082.551 (NAVD88)		CORRECTED BY	DATE
									MICRO-FILM INFORMATION	
							RECORDED BY		DATE	
							NO.			