CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director

Mayor Timothy M. Keller

August 23, 2019

Mike Balaskovits, PE
Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: Ascension Subdivision
Revised Drainage Report and Revised Grading Plan
Engineer's Stamp Date: 08/09/19
Hydrology File: B17D006

Dear Mr. Balaskovits:

Based upon the information provided in your submittal received 08/12/2019, the Revised Drainage Report and Revised Grading Plan are approved for Grading Permit and Work Order.

As a reminder, prior to obtaining Work Order approval, please pay the Payment in Lieu of **$25,825.64**. The Owner needs to bring three copies of the previously provided Treasury Form to the Building Permits and pay the fee. Then provide Hydrology with one copy showing the receipt

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, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Acension Subdivision Building Permit #: _____ Hydrology File #: _____

DRB#: 1010693 ; 17DRB-70297 EPC#: 15EPC-40070 Work Order#: _____

Legal Description: Tract 3B-3 pf Tract 3B-1, 3B-2, 3B-3 a subdivision of Tract 3B of Lands of IHS Acquisition #120 Inc.

City Address: Horizon Blvd NW

Applicant: Gamma Development, LLC Contact: CK Scott

Address: 9788 Coors Blvd Bldg C Suite 400, Albuquerque, NM 87114

Phone#: 505-350-7534 Fax#: _____ E-mail: ck@abrazohomes.com

Other Contact: Bohannan Huston Inc. Contact: Mike Balaskovits

Address: 7500 Jefferson St NE, Albuquerque, NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: mbalaskovits@bhinc.com

TYPE OF DEVELOPMENT: ☑ PLAT ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☑ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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?

IS THIS A RESUBMITTAL?: ☑ Yes ☐ No

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: 08-12-2019 By: Mike Balaskovits and Kelly Klein

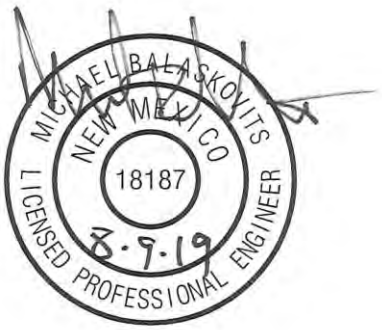
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Bohannan Huston

est. 1959
years of service

7500 Jefferson Street NE
Albuquerque, NM 87109
www.bhinc.com
p. 505.823.1000



MEMORANDUM

DATE: Aug 9, 2019

TO: COA Hydrology

FROM: Kelly Klein, PE and Mike Balaskovits, PE

SUBJECT: **Amendment to "Drainage Report for Ascension Subdivision" dated 1-21-19**

PURPOSE

The purpose of this amendment to the Drainage Report for Ascension Subdivision it to amend the flow direction of Basin 6 in *Exhibit C- Amended Basin Map From DMP* and add the corresponding Offsite Basin 2 in *Exhibit D- Developed Conditions Basin Map.*

DEVELOPED HYDRAULIC AND HYDROLOGIC CONDITIONS

A. OFFSITE FLOWS

In this section, the original Drainage Report states:
"However, the offsite portion of FPCCDMP Basin 6 (Tract 3B-2-A), south of Ascension, currently drains east to Balloon Fiesta Park. A swale along the west edge of the Balloon Fiesta property conveys the flow from this portion of Basin 6 to Basin 10. This drainage pattern for the southern portion of Basin 6 will not change with the Ascension development."

This memorandum amends this statement as such:
The offsite portion of FPCCDMP Basin 6 (Tract 3B-2-A), south of Ascension, currently drains east and discharges into the southeastern corner of Ascension Subdivision. A new swale (sized to accommodate 19.4 cfs) along the east edge of the Ascension Subdivision property conveys the flow from this offsite Basin 6 to Basin 10 as it historically does today.

B. ONSITE FLOWS

In this section, to Original Drainage Report states:
"The site has been divided into two basins in the developed conditions."

This memorandum amends this statement as such:
The site has been divided into three basins in the developed conditions; Basin DEV-1, DEV-2, Basin DEV-2a. Basin DEV-2a will serve as a surface private drainage easement to allow the flows from OFFSITE Basin 2 to pass through the site to Basin 10 per the amended Fiesta Park Care Center Drainage Master Plan (FPCCDMP).

CONCLUSION:

This amendment to the original Drainage Report for Ascension Subdivision does not change the overall hydrologic analysis or conclusions presented in the report but rather addresses the offsite flows from Basin 6. The drainage plan for the subdivision still maintains the overall drainage patterns of the area as presented in the FPCCDMP and discharges the allowable flows (77.7cfs) into the North Diversion Channel.

AMENDED APPENDICES (attached):

APPENDIX B – STREET HYDRAULICS AND STORM DRAIN INLET ANALYSIS
Pages 22-26: Revised HGL Calculations and Profile

ADDED APPENDICES (attached):

APPENDIX C – EAST SWALE CAPACITY

AMENDED EXHIBITS (attached):

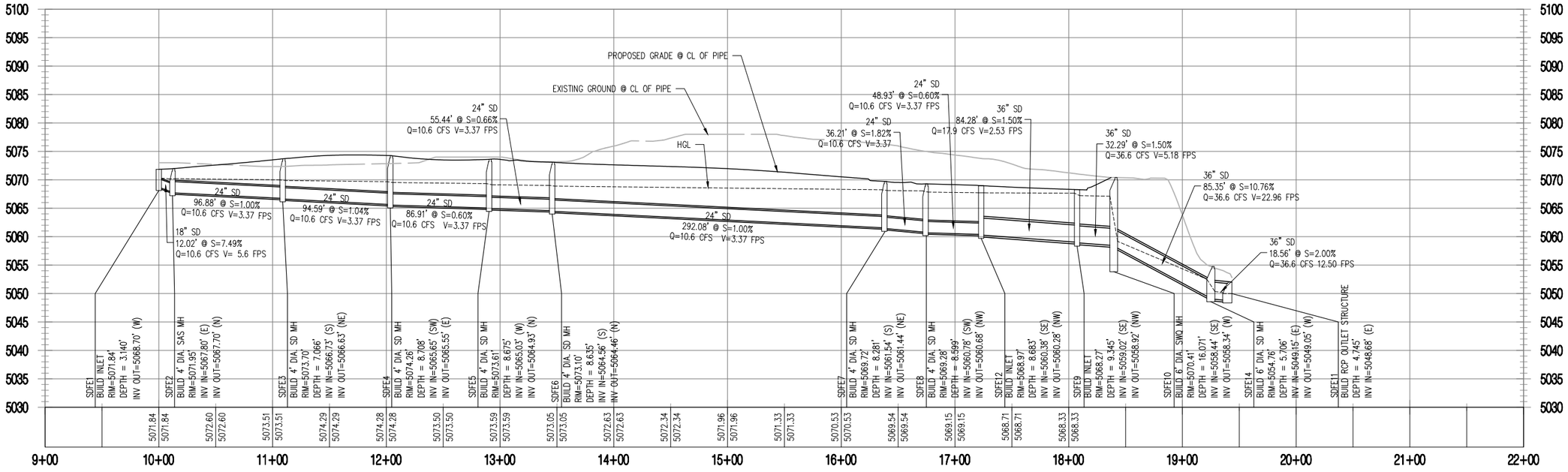
EXHIBIT C – AMENDED BASIN MAP FROM DMP
EXHIBIT D – DEVELOPED CONDITIONS BASIN MAP
EXHIBIT E – GRADING PLAN
EXHIBIT F – GRADING PLAN DETAILS

APPENDIX B -
STREET HYDRAULICS AND STORM DRAIN INLET ANALYSIS

17.92.5	Struct. ID	D (ft)	Q (cu. ft/sec)	L (ft)	V (ft/s)	d (ft)	dc (ft)	v^2/2g (ft)	EGLo (ft)	HGLo (ft)	Sf	Total Pipe Loss (ft)	EGLi (ft)	HGLi (ft)	Ea (ft)	EGLa (ft)	U/S TOC (ft)	Surface Elev. (ft)
1	SDFE14	3	36.6	18.565	12.498	1.297	1.968	2.428	5052.406	5049.977	0	0	5052.777	5050.349	3.726	5052.777	5052.151	5054.758
2	SDFE10	3	36.6	85.842	22.96	0.83	1.968	8.196	5052.944	5052.527	0.003	0	5067.364	5059.167	9.027	5067.364	5061.437	5070.408
3	SDFE9	3	36.6	32.297	5.178	3	0	0.417	5067.53	5067.113	0.003	0.097	5067.627	5067.211	8.79	5067.711	5062.021	5068.266
4	SDFE12	3	17.9	84.29	2.532	3	0	0.1	5067.751	5067.651	0.001	0.061	5067.811	5067.712	7.546	5067.831	5062.385	5068.968
5	SDFE8	2	10.6	48.935	3.374	2	0	0.177	5067.902	5067.725	0.002	0.107	5068.01	5067.833	7.47	5068.15	5062.78	5069.279
6	SDFE7	2	10.6	36.214	3.374	2	0	0.177	5068.221	5068.044	0.002	0.08	5068.301	5068.124	6.913	5068.353	5063.539	5069.721
7	SDFE6	2	10.6	292.097	3.374	2	0	0.177	5068.424	5068.247	0.002	0.641	5069.065	5068.888	4.656	5069.116	5066.562	5073.095
8	SDFE5	2	10.6	55.441	3.374	2	0	0.177	5069.187	5069.01	0.002	0.122	5069.309	5069.132	4.506	5069.436	5067.029	5073.605
9	SDFE4	2	10.6	86.911	3.374	2	0	0.177	5069.507	5069.33	0.002	0.191	5069.697	5069.52	4.225	5069.775	5067.65	5074.258
10	SDFE3	2	10.6	94.591	3.374	2	0	0.177	5069.846	5069.669	0.002	0.208	5070.054	5069.877	3.467	5070.097	5068.731	5073.696
11	SDFE2	2	10.6	96.886	3.374	2	0	0.177	5070.168	5069.991	0.002	0.213	5070.381	5070.204	2.802	5070.502	5069.3	5071.951
12	SDFE1	1.5	10.6	12.05	5.998	1.5	0	0.559	5070.726	5070.166	0.01	0.123	5070.848	5070.289	2.26	5070.96	---	5071.84

#Line	Struct. ID	Exit Ho (ft)	Hf (ft)	Hb (ft)	Hc (ft)	He (ft)	Hj (ft)	Total (ft)	Ei (ft)	y+(P/gamr (ft)	DI	Eai (ft)	CB	C-theta	Cp	Ha (ft)	Ea (ft)
1	SDFE14	0	0	0	0	0	0	0	3.726	1.297	0.527	3.126	-0.911	0	0	0.547	3.726
2	SDFE10	0.167	0	0	0	0	0	0	9.027	0.83	0.527	3.126	-0.911	0.739	0	1.013	9.027
3	SDFE9	0.167	0.097	0	0	0	0	0.097	8.706	8.29	0.527	8.79	-0.05	0.015	0	0	8.79
4	SDFE12	0.04	0.061	0	0	0	0	0.061	7.526	7.427	0.258	7.546	-0.05	0.046	0	0	7.546
5	SDFE8	0.071	0.107	0	0	0	0	0.107	7.33	7.153	0.421	7.365	-0.25	3.224	0	0.105	7.47
6	SDFE7	0.071	0.08	0	0	0	0	0.08	6.861	6.684	0.421	6.896	-0.25	0.726	0	0.017	6.913
7	SDFE6	0.071	0.641	0	0	0	0	0.641	4.605	4.428	0.421	4.64	-0.332	0.78	0	0.016	4.656
8	SDFE5	0.071	0.122	0	0	0	0	0.122	4.379	4.202	0.421	4.414	-0.383	2.974	0	0.092	4.506
9	SDFE4	0.071	0.191	0	0	0	0	0.191	4.147	3.97	0.421	4.183	-0.435	1.63	0	0.042	4.225
10	SDFE3	0.071	0.208	0	0	0	0	0.208	3.424	3.247	0.421	3.459	-0.599	0.837	0	0.008	3.467
11	SDFE2	0.071	0.213	0	0	0	0	0.213	2.681	2.504	0.421	2.716	-0.768	3.182	0	0.085	2.802
12	SDFE1	0.224	0.123	0	0	0	0	0.123	2.148	1.589	0.864	2.26	0	0	0	0	2.26

HGL calculations methodology from Autodesk Civil 3D (ver 2020) HEC-22 Hydraulic Analysis Program using "Analyze Gravity Network"



PROFILE VIEW: PV – (22)
ALG: SD alignment for HGL.view
HORZ. SCALE: 1"=50'
VERT. EXAG.: 5
VERT. SCALE: 1"=10'

APPENDIX C -
EAST SWALE CAPACITY

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Friday, May 31 2019

East Easement Swale

Trapezoidal

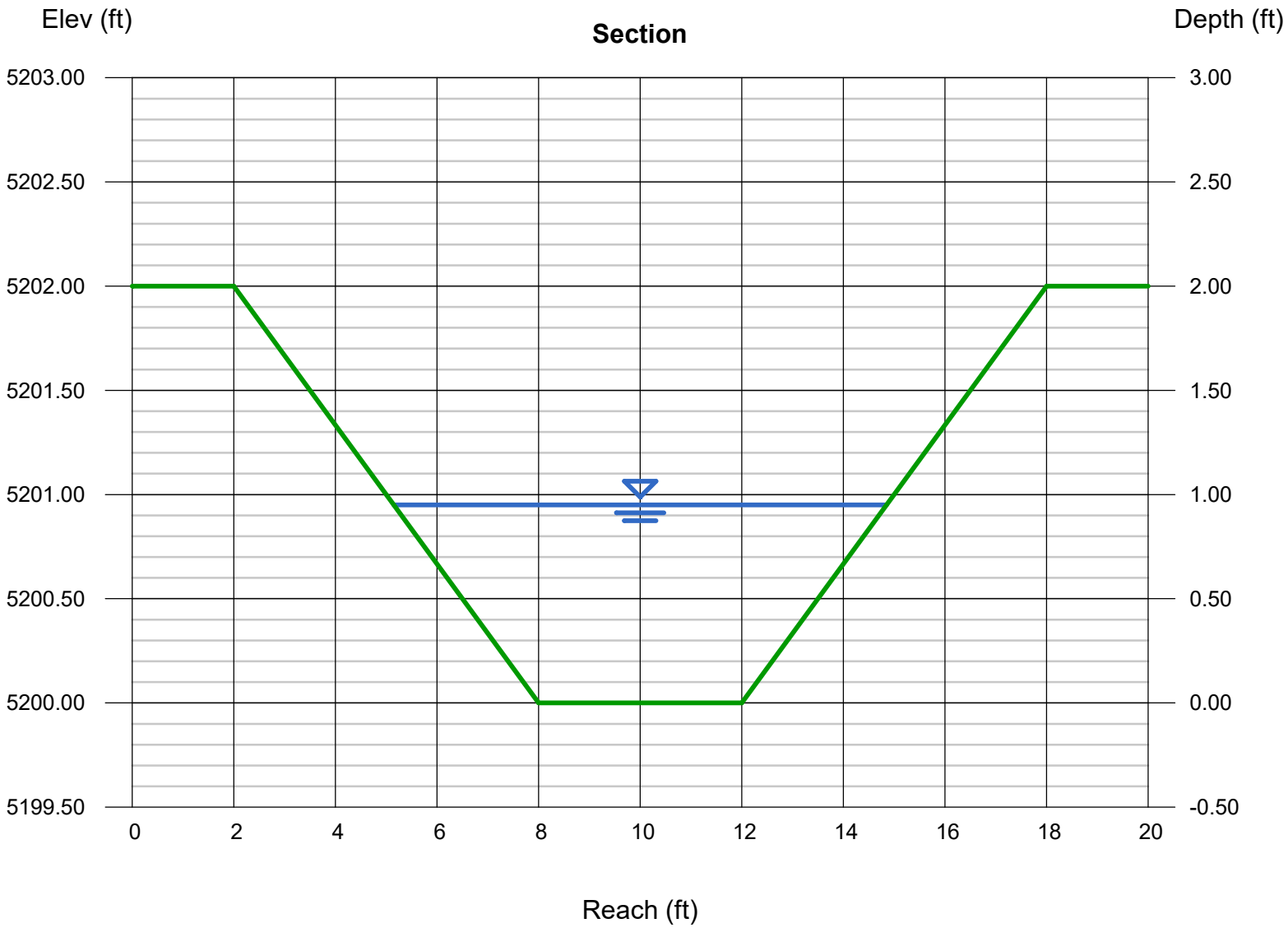
Bottom Width (ft)	= 4.00
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 2.00
Invert Elev (ft)	= 5200.00
Slope (%)	= 0.91
N-Value	= 0.035

Calculations

Compute by:	Known Q
Known Q (cfs)	= 19.40

Highlighted

Depth (ft)	= 0.95
Q (cfs)	= 19.40
Area (sqft)	= 6.51
Velocity (ft/s)	= 2.98
Wetted Perim (ft)	= 10.01
Crit Depth, Yc (ft)	= 0.75
Top Width (ft)	= 9.70
EGL (ft)	= 1.09



Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
Depth	Q	Area	Veloc	Wp	Yc	TopWidth	Energy
(ft)	(cfs)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(ft)
0.20	1.164	0.920	1.27	5.26	0.14	5.20	0.22
0.40	3.928	2.080	1.89	6.53	0.29	6.40	0.46
0.60	8.231	3.480	2.37	7.79	0.46	7.60	0.69
0.80	14.17	5.120	2.77	9.06	0.63	8.80	0.92
1.00	21.88	7.000	3.13	10.32	0.80	10.00	1.15
1.20	31.48	9.120	3.45	11.59	0.98	11.20	1.39
1.40	43.12	11.48	3.76	12.85	1.16	12.40	1.62
1.60	56.92	14.08	4.04	14.12	1.34	13.60	1.85
1.80	73.02	16.92	4.32	15.38	1.52	14.80	2.09
2.00	91.54	20.00	4.58	16.65	1.70	16.00	2.33

EXHIBIT C -

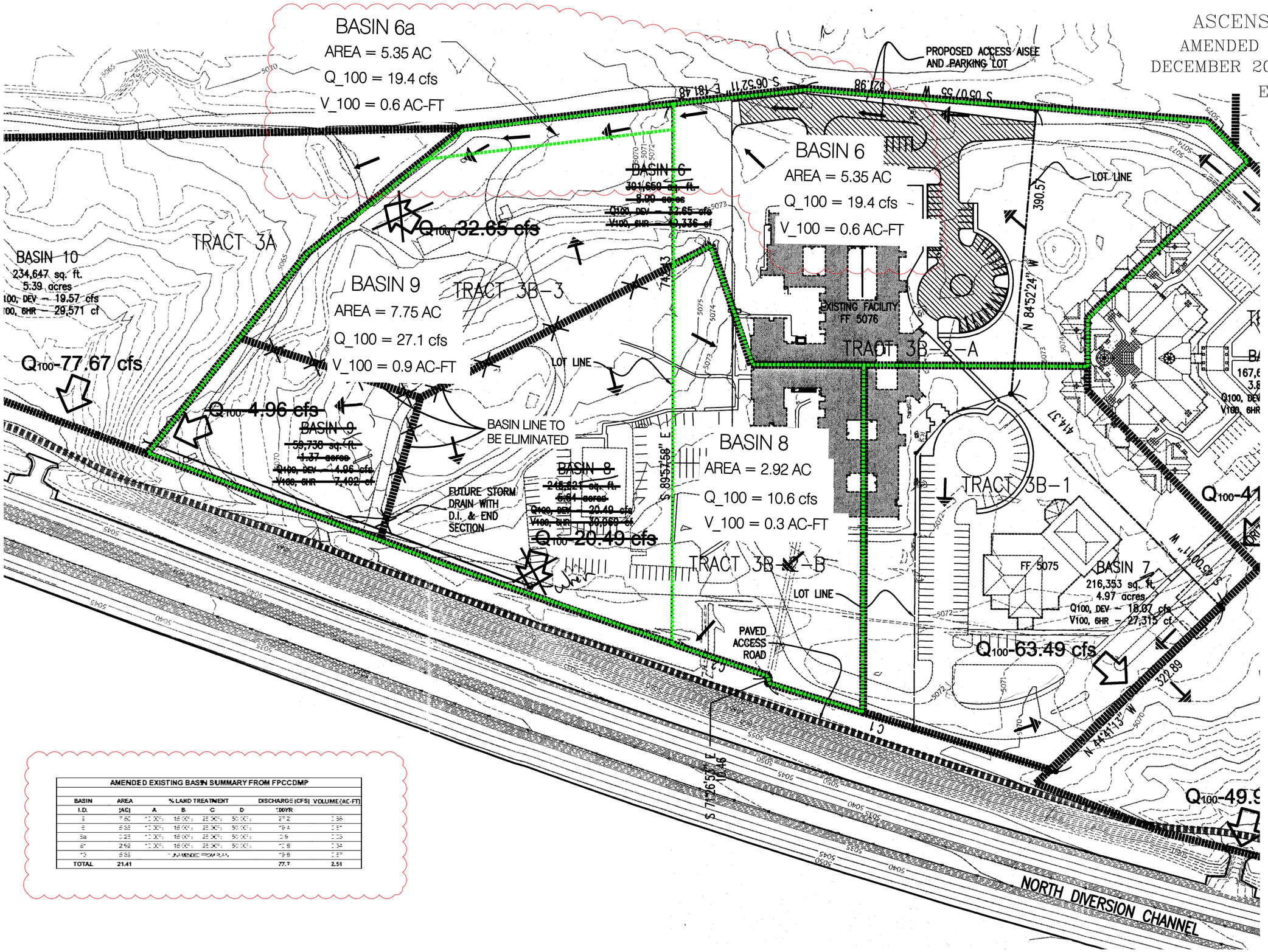
AMENDED BASIN MAP FROM DMP

ASCENSION SUBDIVISION

AMENDED BASIN MAP FROM DMP

DECEMBER 2018 – AMENDED JULY 2109

EXHIBIT C



AMENDED EXISTING BASIN SUMMARY FROM FPCCDMP

BASIN I.D.	AREA (AC)	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 100YR	VOLUME (AC-FT)
6	7.60	10.00%	15.00%	25.00%	50.00%	27.2	0.86
6	5.68	10.00%	15.00%	25.00%	50.00%	19.4	0.57
6a	0.23	10.00%	15.00%	25.00%	50.00%	0.9	0.03
8*	2.92	10.00%	15.00%	25.00%	50.00%	10.6	0.34
9	5.68	* AMENDED FROM MAP *				19.6	0.57
TOTAL	21.41					77.7	2.51

LEGEND

- EXISTING BASIN BOUNDARY
- NEW BASIN BOUNDARY
- FLOW ARROW

N

60 30 0 60

1"=60'

Bohannan Huston

EXHIBIT D -
DEVELOPED CONDITIONS BASIN MAP

ASCENSION SUBDIVISION
DRAINAGE MANAGEMENT PLAN
JANUARY 2019 – AMENDED JULY 2019
EXHIBIT D

DEVELOPED BASIN SUMMARY

BASIN I.D.	AREA (AC)	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 100YR	VOLUME (AC-FT)
DEV-1	3.44	3.00%	27.50%	27.50%	42.00%	12.4	0.42
DEV-2	5.78	3.00%	27.50%	27.50%	42.00%	19.6	0.67
DEV - 2A	0.25	3.00%	27.50%	27.50%	42.00%	1.0	0.03
OFFSITE 1	2.62	10.00%	15.00%	25.00%	50.00%	13.6	0.34
OFFSITE 2	5.35	10.00%	15.00%	25.00%	50.00%	19.4	0.67
BASIN 10	5.39	per PSDSMP				19.6	0.67
TOTAL						76.6	2.5

STORM DRAIN PIPE TABLE

PIPE #	Size in.	Slope	Capacity[1] cfs	ACTUAL FLOW cfs	PIPE LENGTH ft
ONSITE					
SDP1	24	1.00%	22.62	10.6	318.5
SDP2	24	1.04%	23.07	10.6	15.0
SDP3	24	0.60%	17.52	10.6	23.0
SDP4	24	0.66%	18.38	10.6	27.4
SDP5	24	1.00%	22.62	10.6	127.8
SDP6	24	1.82%	30.52	10.6	54.0
SDP7	24	0.60%	17.52	10.6	126.8
SDP8	36	0.60%	51.66	17.9	126.8
SDP9	36	0.60%	51.66	36.6	27.4
SDP10	36	11.98%	230.86	36.6	213.0
SDP11	36	2.00%	94.33	36.6	213.0

1- Capacity Based on Manning's Eq w/ N= 0.013

INLET TABLE

Inlet #	Inlet Type	Actual Flow	Avail Head ft	Capacity CFS
IN1	1-DBL COA TYPE A	10.60	0.66	50.82
IN2	1-SGL COA TYPE A	7.30	0.62	8.90
IN3	1-DBL COA TYPE A	18.68	0.66	50.82

LEGEND

BASIN BOUNDARY

FLOW ARROW

N

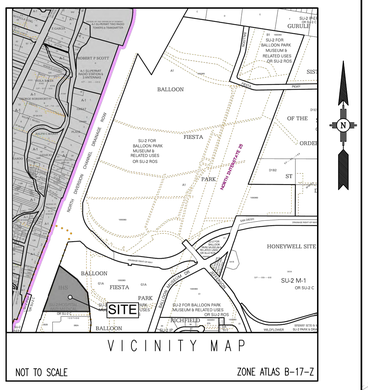
50 25 0 50

1"=50'

Bohannan Huston

Mon, 12-Aug-2019 - 8:57:am, Plotted by: KKLEIN
P:\20180322\CDP\Plans\General\20180322_DMP_Proposed_W_SD _REV2 2019-08-09.dwg

EXHIBIT E -
GRADING PLAN



VICINITY MAP

NOT TO SCALE ZONE ATLAS B-17-Z

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 — PROPOSED SPOT ELEVATION
- x 92.46 — EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- HIGH POINT

STORM QUALITY NOTE

OWNER HAS ELECTED TO FULFILL STORMWATER QUALITY REQUIREMENTS VIA A PAYMENT IN-LIEU OF $25,825.64

50 25 0 50
1"=50'

Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

BENCH MARKS

AGRS Station: "NDC_7_1A"
NM State Plane Coordinates,
Central Zone 3002, NAD 83
N: 1524419.502 USsft
E: 1553418.428 USsft
Ground to Grid Factor:
0.999674466
Mapping Angle: -00°12'12.47"
Orthometric Height: 5055.92 USsft
(CSC GNSS)
Elevation Datum: NAVD88

MICROFILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL

MARSHALL M. KNOWLTON, JR.
NEW MEXICO
18187
REGISTERED PROFESSIONAL ENGINEER
4-9-19

SURVEY INFORMATION
FIELD NOTES

NO. BY DATE

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
1	03/14/19	GRADING REVISION	KMK
2	07/22/19	SD PENETRATION INTO CHANNEL	KMK
		AMENDMENT TO DRAINAGE REPORT	KMK

Designed By: AMO DATE:12/2018
Drawn By: AMO DATE:12/2018
Checked By: MJB DATE:12/2018

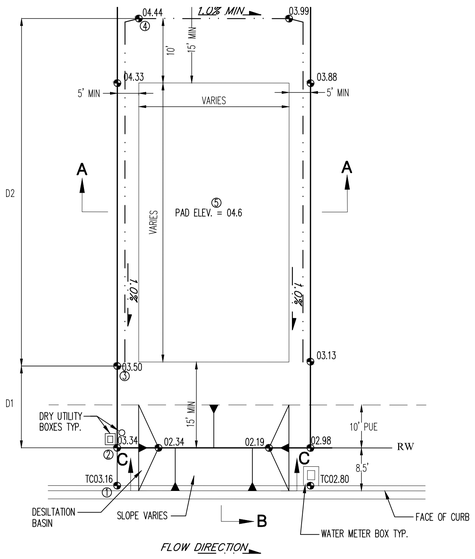
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ASCENSION SUBDIVISION
GRADING PLAN

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

City Project No. | Zone Map No. B-17-Z | Sheet 1 Of 2

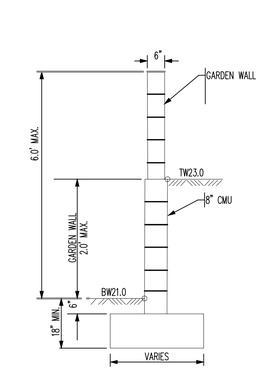
EXHIBIT F -
GRADING PLAN DETAILS



TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT② – ADD 0.17' TO SPOT①
TO SET SPOT③ – MULTIPLY D1 BY 1.0% AND ADD TO SPOT②
TO SET SPOT④ – MULTIPLY D2 BY 1.0% AND ADD TO SPOT③
TO SET SPOT⑤ – ADD 0.2' TO SPOT④

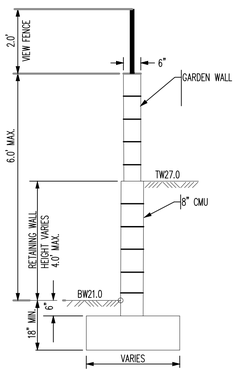
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



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TYPICAL RETAINING WALL NOMENCLATURE
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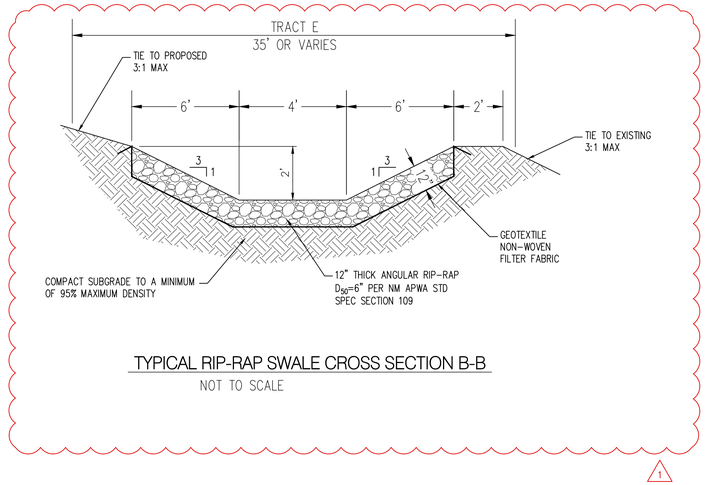


TYPICAL RIP-RAP SWALE CROSS SECTION B-B
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.

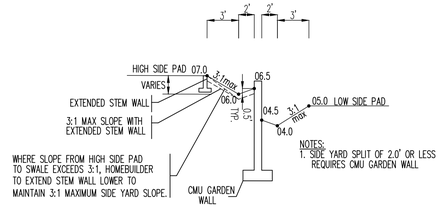
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

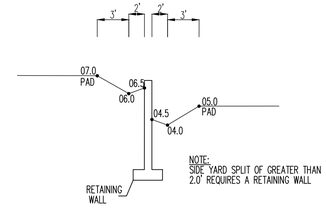
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

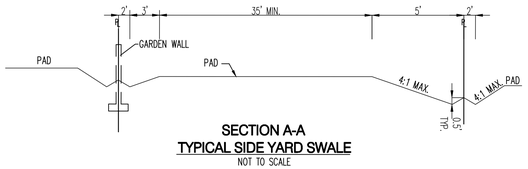
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



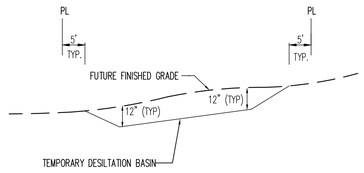
SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



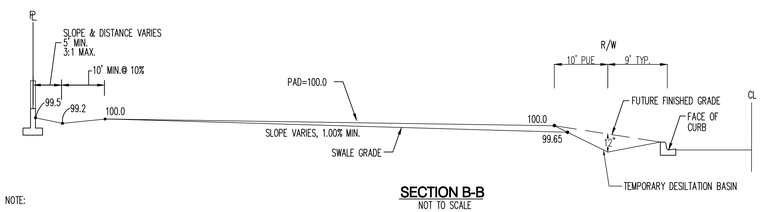
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
NOT TO SCALE



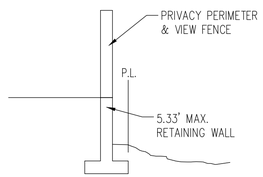
SECTION B-B
NOT TO SCALE

NOTE:

1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.

2. FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.

3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



TYPICAL RETAINING WALL CROSS SETION A-A
NOT TO SCALE

LEGEND

- 91.62 — PROPOSED SPOT ELEVATION
- × 92.46 — EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- HIGH POINT

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	
INSPECTED & ACCEPTANCE BY	
FIELD VERIFICATION BY	
AS-BUILTS DRAWINGS CORRECTED BY	

BENCH MARKS

AGRS Station: "NDC_7_1A"
NM State Plane Coordinates,
Central Zone 3002, NAD 83
N: 1524419.502 USsft
E: 1553048.628 USsft
Ground to Grid Factor:
0.999674466
Mapping Angle: -00°12'12.47"
Orthometric Height: 5055.92 USsft
(CSC GNSS)
Elevation Datum: NAVD88

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

	DATE

MICROFILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL

MICHAEL K. MARTINEZ
NEW MEXICO
18187
LICENSED PROFESSIONAL ENGINEER
8-9-19

No.	Date	REVISIONS	By
1	1/29/2019	AMENDMENT TO DRAINAGE REPORT	KMK
		REMARKS	
		DESIGN	

Designed By: KMK — DATE:03/2019
Drawn By: RV — DATE:03-2019
Checked By: KMK — DATE:03/2019

Bohannan Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ASCENSION SUBDIVISION
GRADING PLAN DETAILS

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

City Project No.

Zone Map No. B-17-Z

Sheet 2 Of 2

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August 12, 2019 – 10:37am