

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Acting Director



Timothy M. Keller, Mayor

November 15, 2017

Bruce Stidworthy, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: 4101 Paseo Del Norte NE - Sports Complex
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 6/11/2015 (C17D008)
Certification dated: 12-13-2017

Dear Mr. Stidworthy,

Based on the Certification received 12/13/2017, the above referenced is approved for a 60-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

1. Provide a Drainage Covenant for the maintenance of the private ponds and storm drain pipes.
2. Provide ground cover stabilization of the entire disturbed area especially including the ponds, drainage swales, and slopes both onsite and immediately adjacent to the site.
3. Remove debris piles on east side of site.
4. Provide written approval of the construction from AMAFCA.

If you have any questions feel free to call me at 924-3986 or e-mail jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: email Serna, Yvette; Fox, Debi; Tena, Victoria; Sandoval, Darlene M., Bob
Feeney, Nicole Friedt



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



June 15, 2015

Bruce Stidworthy
Bohannon-Huston, Inc.
7500 Jefferson St. NE Courtyard 1
Albuquerque, NM 87109

**RE: Paseo del Norte Sports Complex, Tract A, Loop Industrial Park
Grading and Drainage Plan
Engineer's Stamp Date 6-11-2015 (File: C17-D008)**

Dear Mr. Stidworthy:

Based upon the information provided in your submittal received 6-11-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Also, please have an Erosion and Sediment Control Plan approved prior to Building Permit approval.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required. Additionally, it will be required to submit any construction work within COA right-of-way through the DRC Process.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Matthew Satches

From: Hughes, James D. <jhughes@cabq.gov>
Sent: Tuesday, September 19, 2017 9:35 AM
To: Matthew Satches; Wolfenbarger, Jeanne; Michel, Racquel M.
Cc: Bruce Stidworthy; 'rvsg7@rayleehomes.com'
Subject: RE: PDN Sportsplex (Hydro #C17-D008)

Matt,

This is a good summary. We will check the actual field conditions after we receive an engineer's certification for CO.

Sincerely

Doug Hughes PE CFM

Principal Engineer Planning Dept.

jhughes@cabq.gov 924-3986

From: Matthew Satches [mailto:msatches@bhinc.com]
Sent: Tuesday, September 19, 2017 8:54 AM
To: Hughes, James D.; Wolfenbarger, Jeanne; Michel, Racquel M.
Cc: Bruce Stidworthy; 'rvsg7@rayleehomes.com'
Subject: RE: PDN Sportsplex (Hydro #C17-D008)

Hi Everyone,

Have you all had a chance to read and review the below information? Let me know if you have any questions.

Thanks!

Matt Satches

Community Development & Planning

Direct Line: 505.923.3315

From: Matthew Satches
Sent: Thursday, September 07, 2017 6:21 PM
To: Hughes, James D. <jhughes@cabq.gov>; Wolfenbarger, Jeanne (<jwolfenbarger@cabq.gov>); Michel, Racquel M. (<rmichel@cabq.gov> <rmichel@cabq.gov>)
Cc: Bruce Stidworthy <bstidworthy@bhinc.com>; rvsg7@rayleehomes.com
Subject: PDN Sportsplex (Hydro #C17-D008)

Doug and Jeanne,

Thank you for meeting with us last Thursday. I wanted to follow up that meeting to confirm a few items we discussed. The following grading plan changes don't affect the approved drainage scheme and can be addressed with the as-builts and drainage certification:

- Northwest corner handicap space grading (the changes will adhere to ADA requirements)
- Lowering of the finished floor by about 4"
- Removal of the storm drain north of the building. Runoff to surface drain instead.
- Removal of the retaining wall bordering the Domingo Baca Levee to the north. This will need to be approved by AMAFCA as well. A section will be included in the as-builts.

- Removal of a majority of the retaining wall along the south frontage road. The swale will be adjusted to allow room for the slope. A section will be included in the as-builts.

The field won't be installed prior to CO, a silt fence or other approved temporary erosion protection will need to be installed at the downstream section of the field.

Racquel,

The handicap spaces can be addressed on the Site Plan Certification during the CO process.

If you could all please respond in confirmation of the above, or let me know if I missed anything or misstated anything it would be greatly appreciated.

Thanks again!

Matt Satches, EI

Engineer Intern

Community Development & Planning

Bohannon Huston

7500 Jefferson St. NE

Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 **fax:** 505.798.7988 **toll free:** 800.877.5332

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Matthew Satches

From: Mazur, Lynn <lmazur@amafca.org>
Sent: Tuesday, September 12, 2017 12:06 PM
To: Matthew Satches
Cc: Bruce Stidworthy; rvsg7@rayleehomes.com
Subject: RE: PDN Sportsplex AMAFCA Drainage Easement

I don't have record that I responded to this email, so I am sending my response again.

AMAFCA approves the revised plan concept. I have a few comments.

1. Show the size and type of rock to be used in the swale. It should be small enough to allow a person to walk on it. Use filter fabric under the rock.
2. Show where the swale outfall is.
3. The side slope should be reseeded. No woody shrubbery will be allowed. I can provide a mix.

Albuquerque Metropolitan Arroyo Flood Control Authority

Lynn M. Mazur, P.E.
Development Review Engineer
2600 Prospect Ave NE
Albuquerque, NM 87107
Office: (505) 884-2215
Mobile: (505) 362-1273

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From: Matthew Satches [mailto:msatches@bhinc.com]
Sent: Thursday, September 7, 2017 6:22 PM
To: Mazur, Lynn <lmazur@amafca.org>
Cc: Bruce Stidworthy <bstidworthy@bhinc.com>; rvsg7@rayleehomes.com
Subject: PDN Sportsplex AMAFCA Drainage Easement

Hi Lynn,

Our client has requested a slight change to the grading within the 15 Foot Easement that abuts the Domingo Baca Levee to the north of our site. Rather than installing a retaining wall, we would like to slope down to the finished grade of the field. At the bottom of the slope we will be installing a rip rap swale for nuisance flows from the south face of the levee. I've attached two exhibits, one showing the original design and one showing the new design. Can you please confirm that this change is acceptable?

It's been awhile since you've seen this project, so if you need help reacclimating, please give me a call.

Let us know if you have any questions or comments.

Thanks,

Matt Satches, EI
Engineer Intern

Community Development & Planning

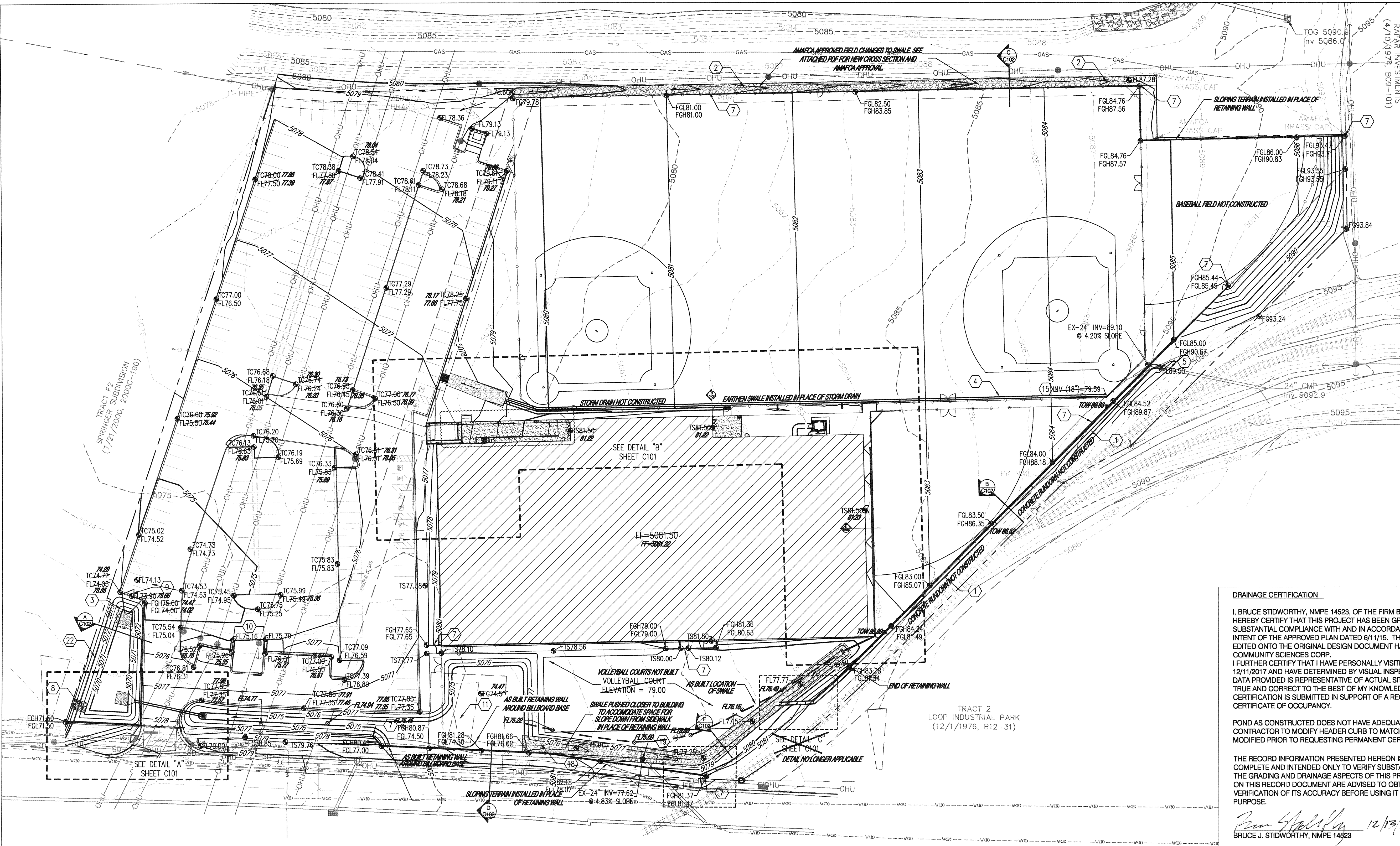
Bohannon Huston

7500 Jefferson St. NE
Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 **fax:** 505.798.7988 **toll free:** 800.877.5332

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GRADING KEYED NOTES

1. INSTALL NEW CONCRETE RIBBON CHANNEL PER DETAIL "N" SHEET C102.
2. INSTALL NEW RIP RAP SWALE PER DETAIL "J" SHEET C102.
3. INSTALL NEW RIP RAP BLANKET PER DETAIL "L" SHEET C102.
4. INSTALL NEW STORM DRAIN. SEE PLAN FOR SIZE. TIE FIELD SUBDRAINS TO STORM DRAIN PER SUBDRAIN MANUFACTURER'S RECOMMENDATIONS
5. DAYLIGHT EXISTING CULVERT INTO NEW CONCRETE RIBBON CHANNEL. SEE DETAIL "M" SHEET C102.
6. INSTALL CMP STORM DRAIN END SECTION SEE PLAN FOR SIZE.
7. INSTALL RETAINING WALL, SEE STRUCTURAL SHEETS FOR DETAILS.
8. INSTALL NEW POND WEIR PER DETAIL "H" SHEET C102.
9. INSTALL NEW 16" WIDE CONCRETE RUNDOWN PER DETAIL "N" SHEET C102.
10. INSTALL CURB OPENING PER DETAIL "K" SHEET C102.
11. EXISTING BILLBOARD TO REMAIN. MATCH EXISTING GRADE WITHIN 5' OF BILLBOARD FOUNDATION. SEE DETAIL "D" SHEET C102.
12. INSTALL NEW 10" NYLOPLAST DOME INLET OR APPROVED EQUAL.
13. INSTALL NEW 10" NYLOPLAST DROP-IN INLET OR APPROVED EQUAL.
14. INSTALL NEW 30" NYLOPLAST DOME INLET OR APPROVED EQUAL.
15. INSTALL STORM DRAIN CAP.
16. INSTALL PRE-FABRICATED STORM DRAIN FITTING WITH WATER-TIGHT GASKET, SEE PLAN FOR SIZE.
17. CONSTRUCT NEW 24" SIDEWALK CULVERT PER COA STD DWG. 2236.
18. INSTALL NEW RIP RAP SWALE PER DETAIL "F" SHEET C102.
19. DAYLIGHT EXISTING STORM DRAIN INTO SWALE.
20. INSTALL PRE-FABRICATED STORM DRAIN BEND. SEE PLAN FOR SIZE.
21. CONSTRUCT NEW DOUBLE 24" SIDEWALK CULVERT PER COA STD DWG. 2236.
22. INSTALL CONCRETE HEADER CURB PER COA STD DWG. 2415.

* NOT ALL KEYED NOTES USED ON THIS SHEET
** FOR TYPICAL CROSS-SECTIONS SEE SHEET C102

DRAINAGE CERTIFICATION

I, BRUCE STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/11/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY COMMUNITY SCIENCES CORP. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/11/2017 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

POND AS CONSTRUCTED DOES NOT HAVE ADEQUATE FREEBOARD. CONTRACTOR TO MODIFY HEADER CURB TO MATCH DESIGN AND WILL BE MODIFIED PRIOR TO REQUESTING PERMANENT CERTIFICATE OF OCCUPANCY.

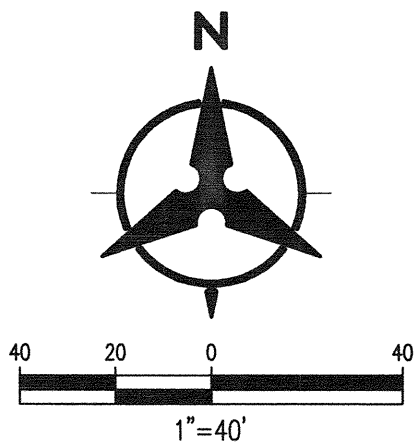
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Bruce J. Stidworthy 12/13/17
BRUCE J. STIDWORTHY, NMPE 14523

12/13/2017

LEGEND

- TS97.26 DESIGN GRADE
- 97.32 97.23 AS-BUILT GRADE
- TCW97.32 TOP OF WALL AS-BUILT GRADE



Bohannon & Huston
www.bhinc.com 800.877.5332

PROJECT BENCHMARK

Intersection of PDN &
North Diversion Channel @
Southwest Quadrant of
Bridge Abutment
3-1/4" Alum Disc
ACS Monument "13_D16"
NAD 1983 CENTRAL ZONE
X=1534181.325
Y=1518996.001
Z=5073.471 (NAVD 1988)
G-C=0.999673570
Mapping Angle=-00°12'17.26"

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

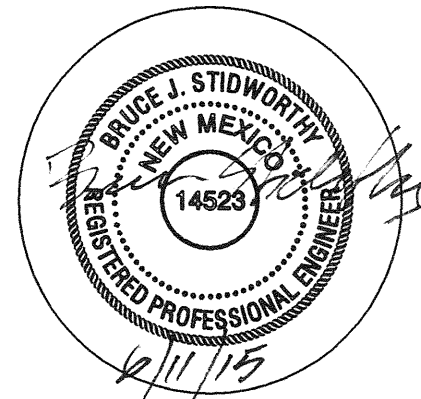
LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
TC=TOP OF CURB, FL=FLOW LINE
FGH=FINISHED GRADE HIGH
FGL=FINISHED GRADE LOW
EX=EXISTING, TG=TOP OF GRATE
FG=FINISHED GRADE
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK
- PROPOSED RETAINING WALL
- 5305 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- SD PROPOSED STORM DRAIN LINE

SPORTSPLEX
fract A,
loop industrial park
Albuquerque, New Mexico

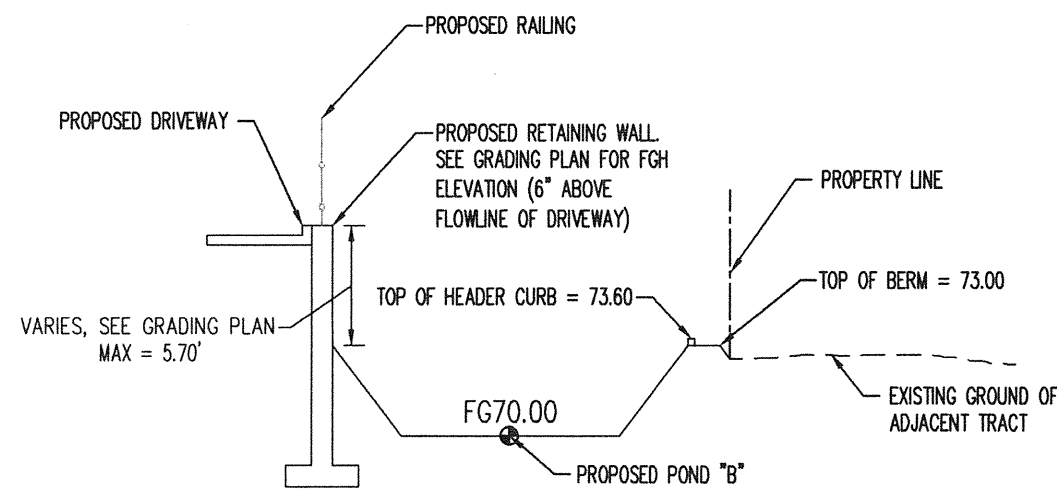
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grading and
drainage plan

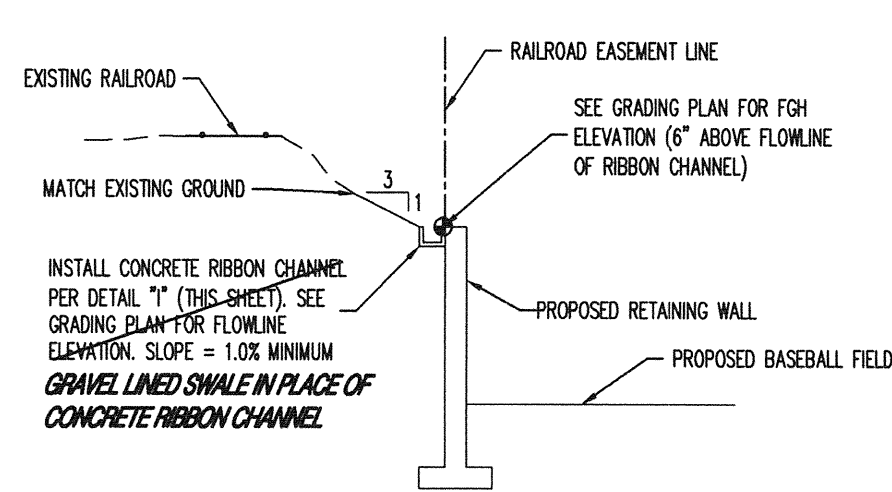


revisions

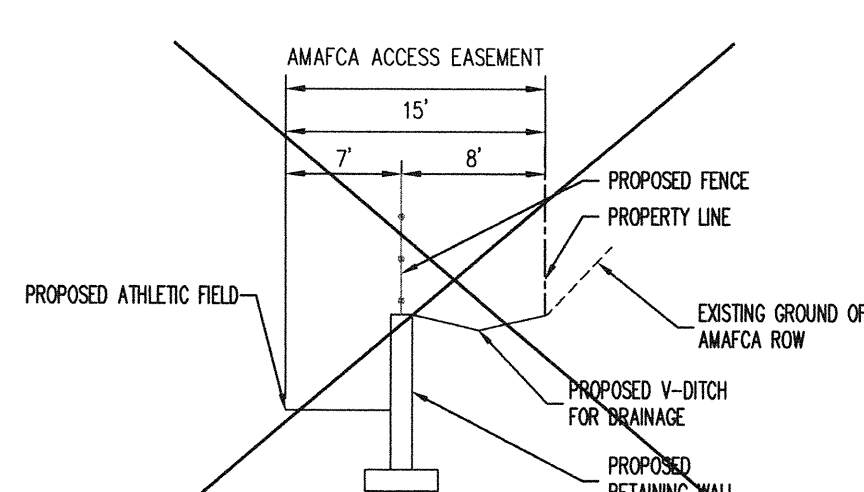
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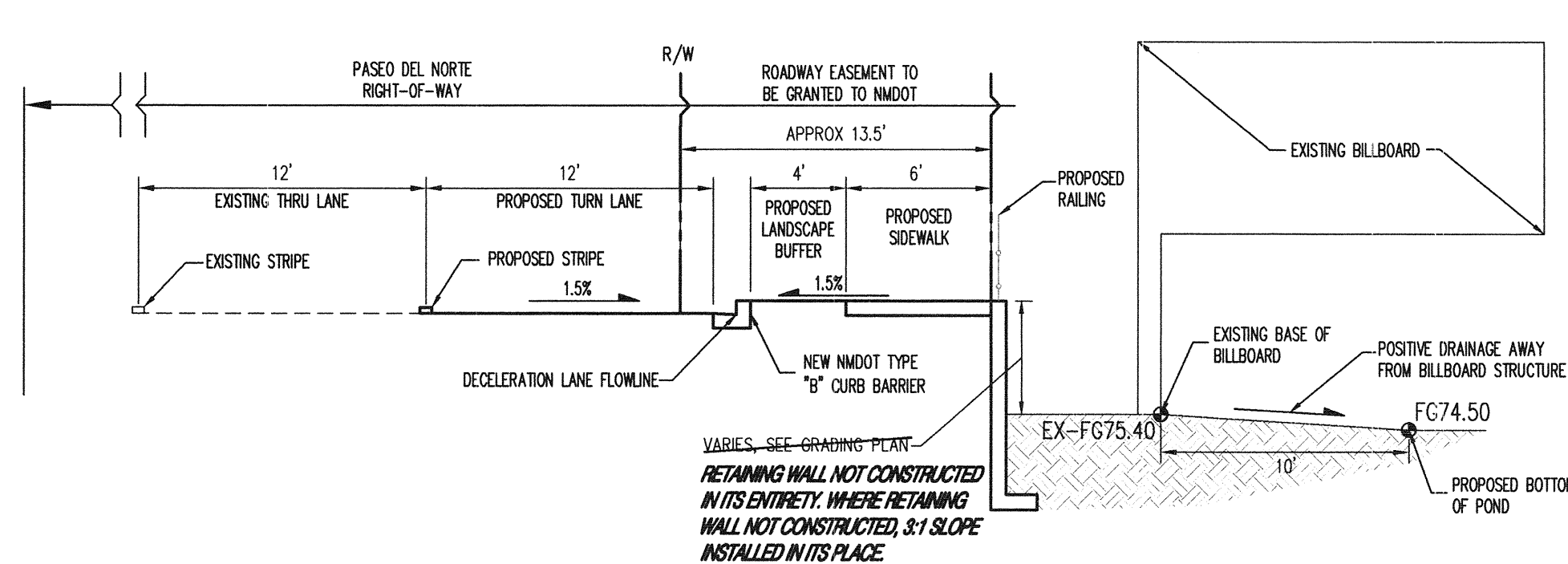
A CROSS-SECTION "A"
N.T.S.



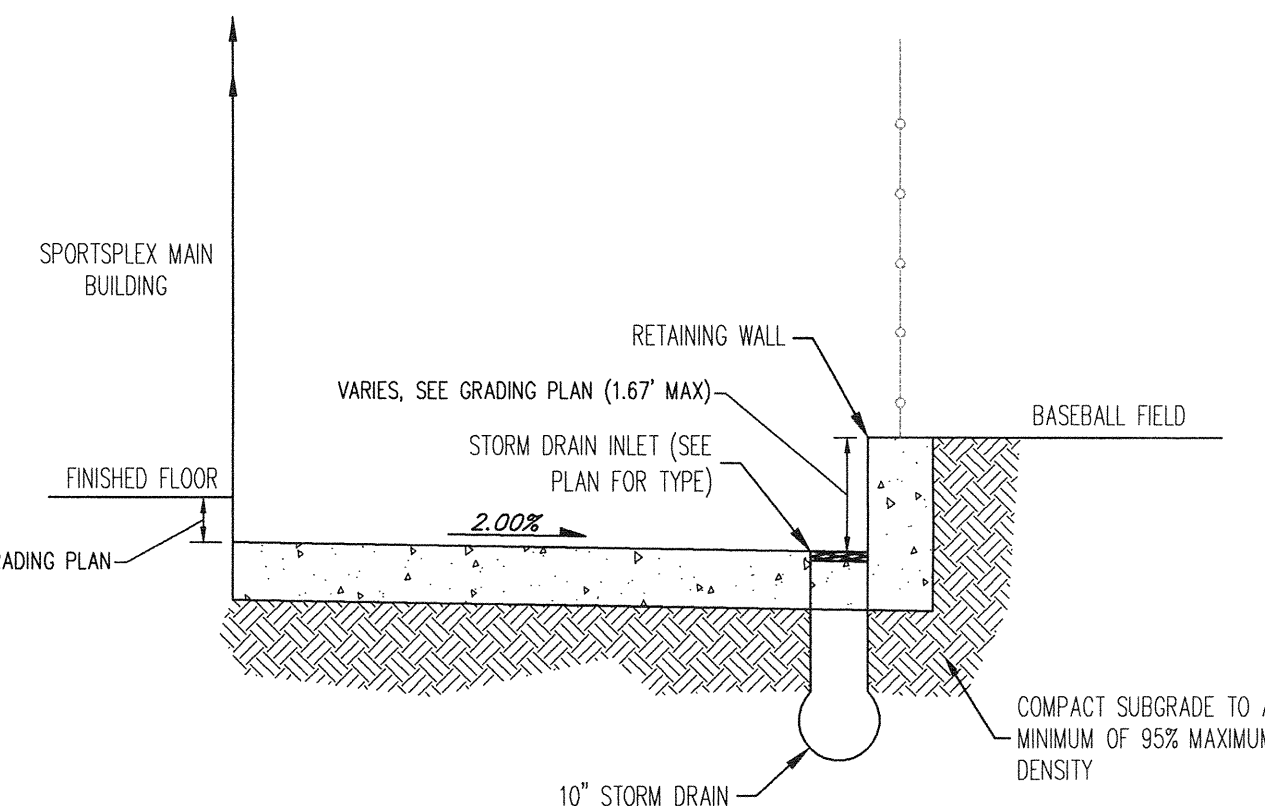
B CROSS-SECTION "B"
N.T.S.



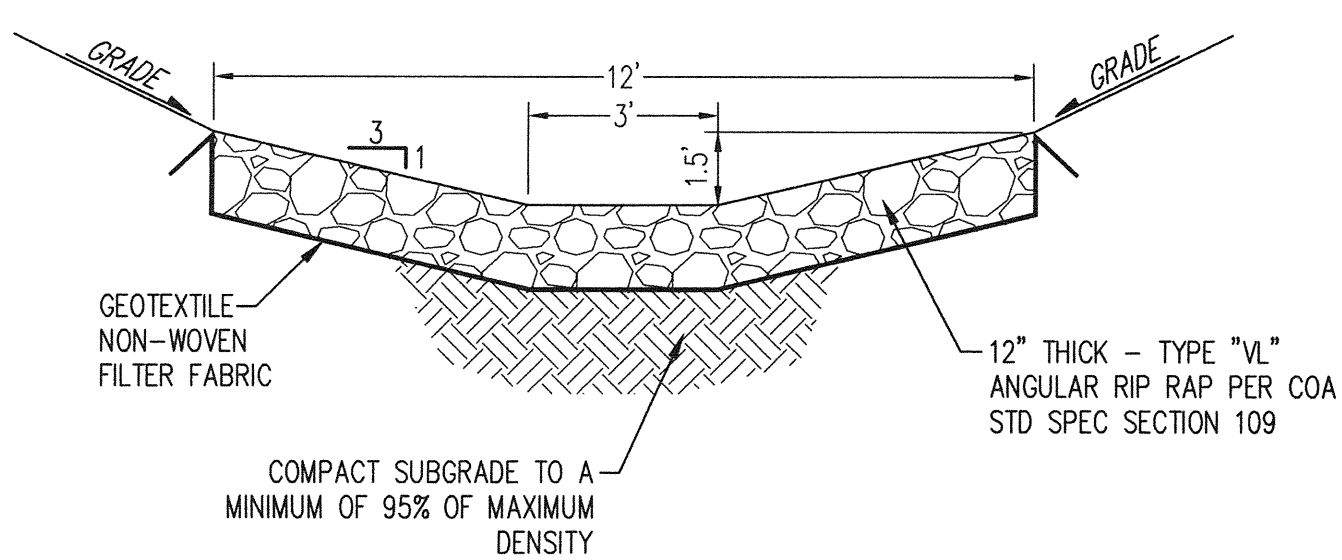
C CROSS-SECTION "C"
N.T.S.



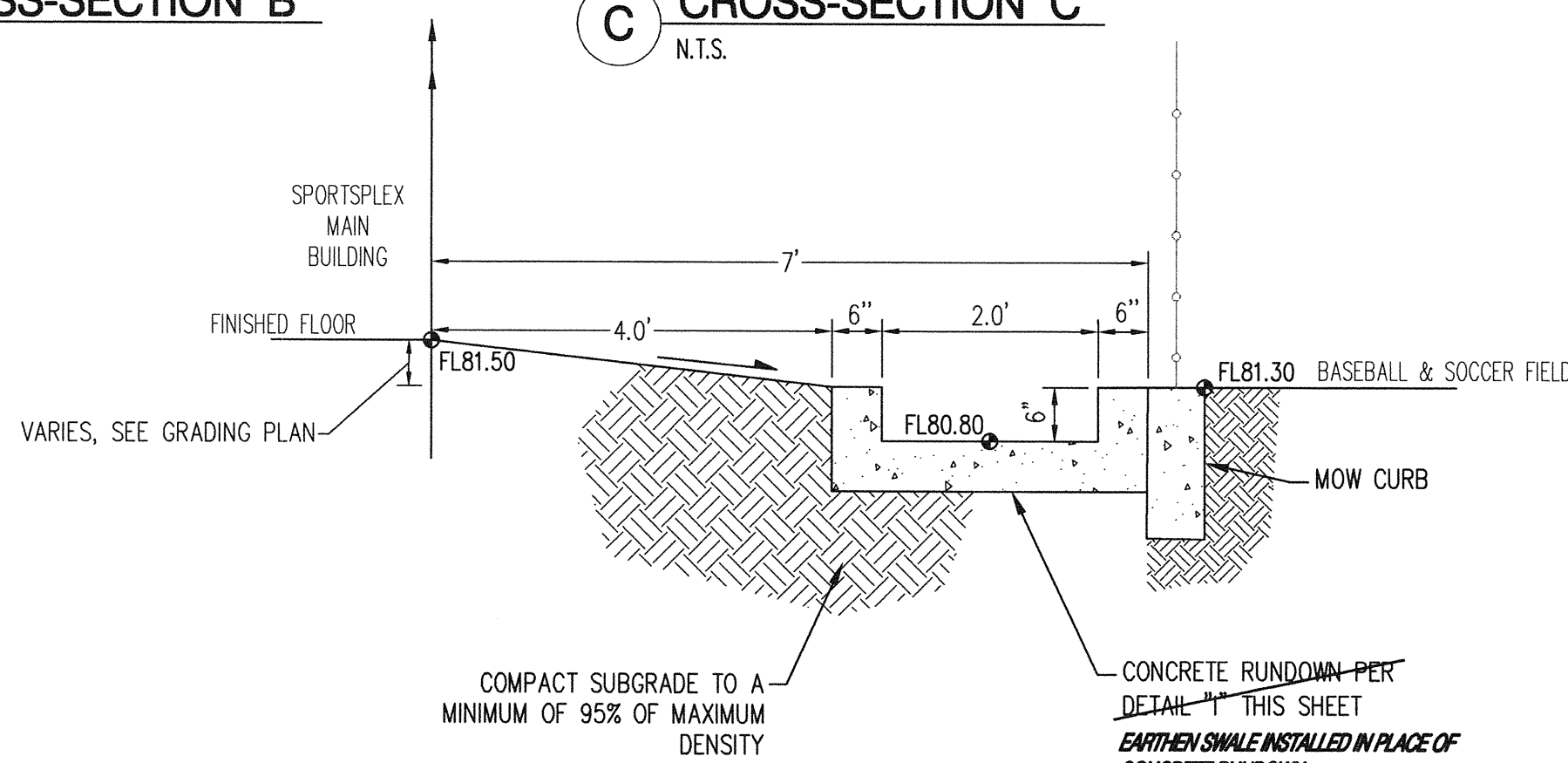
D CROSS-SECTION "D"
N.T.S.



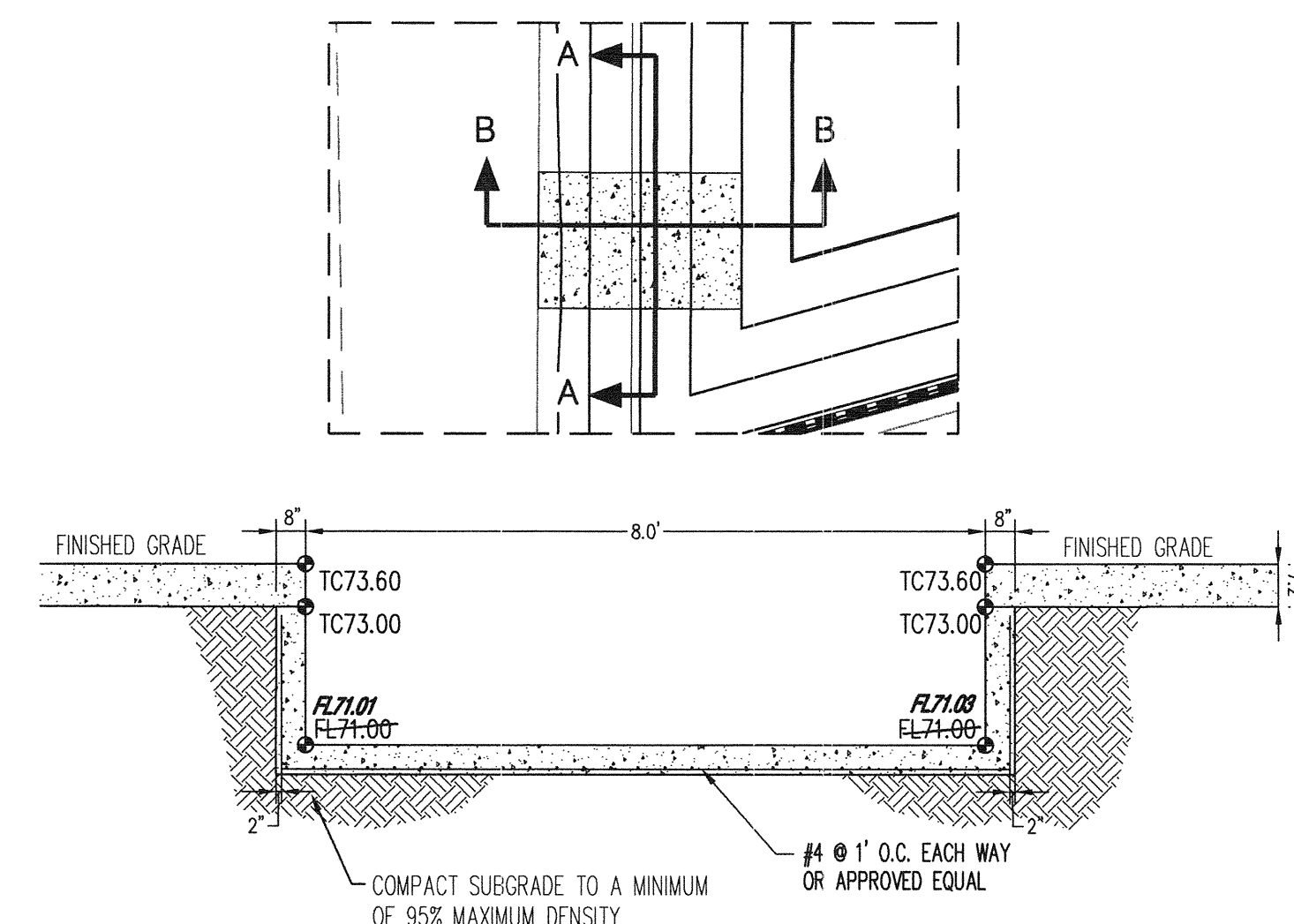
E CROSS-SECTION "E"
N.T.S.



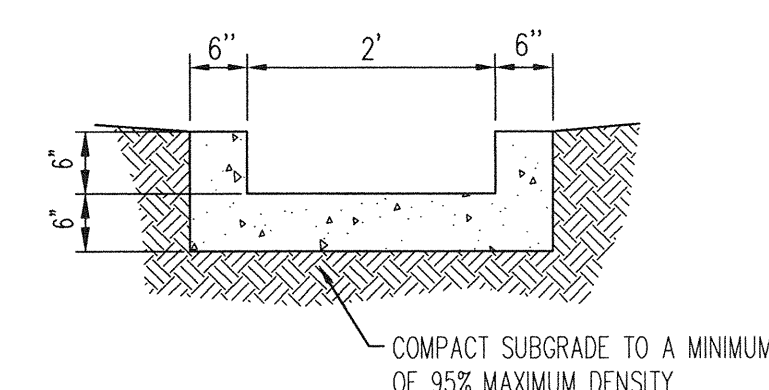
F CROSS-SECTION "F"
N.T.S.



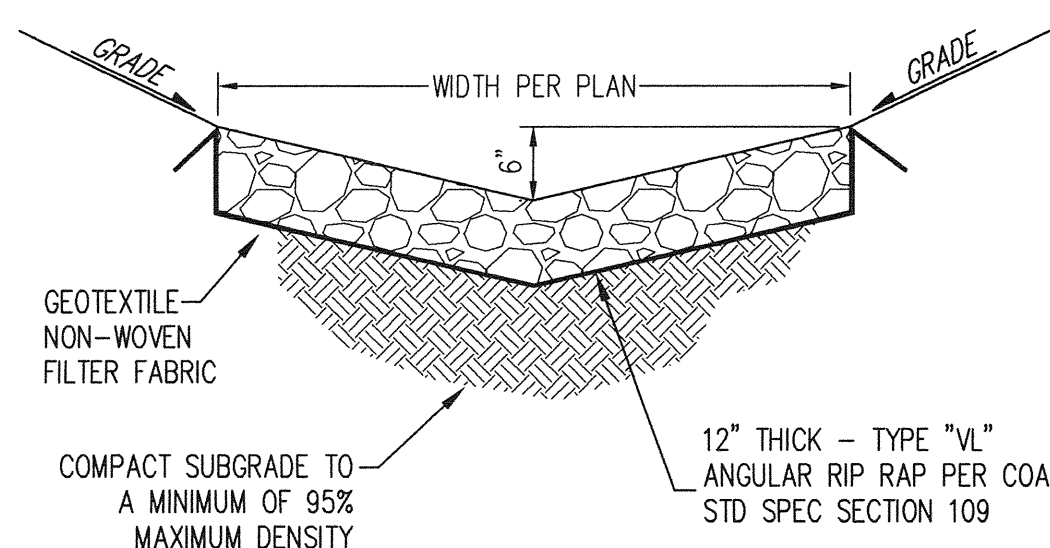
G CROSS-SECTION "G"
N.T.S.



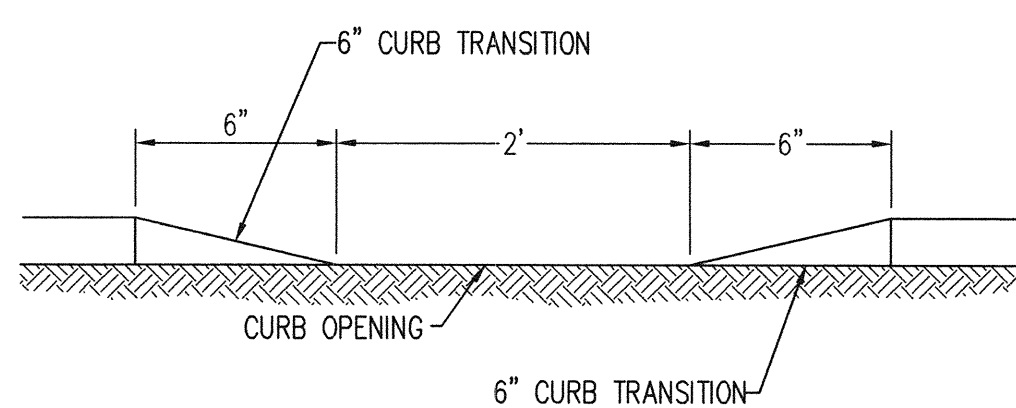
H WEIR DETAIL
N.T.S.



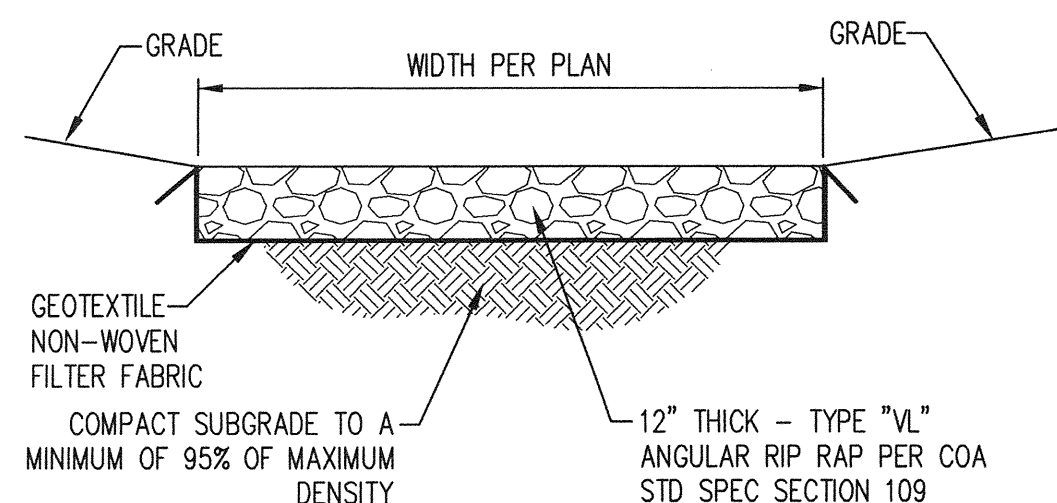
I CONCRETE RIBBON CHANNEL
N.T.S.



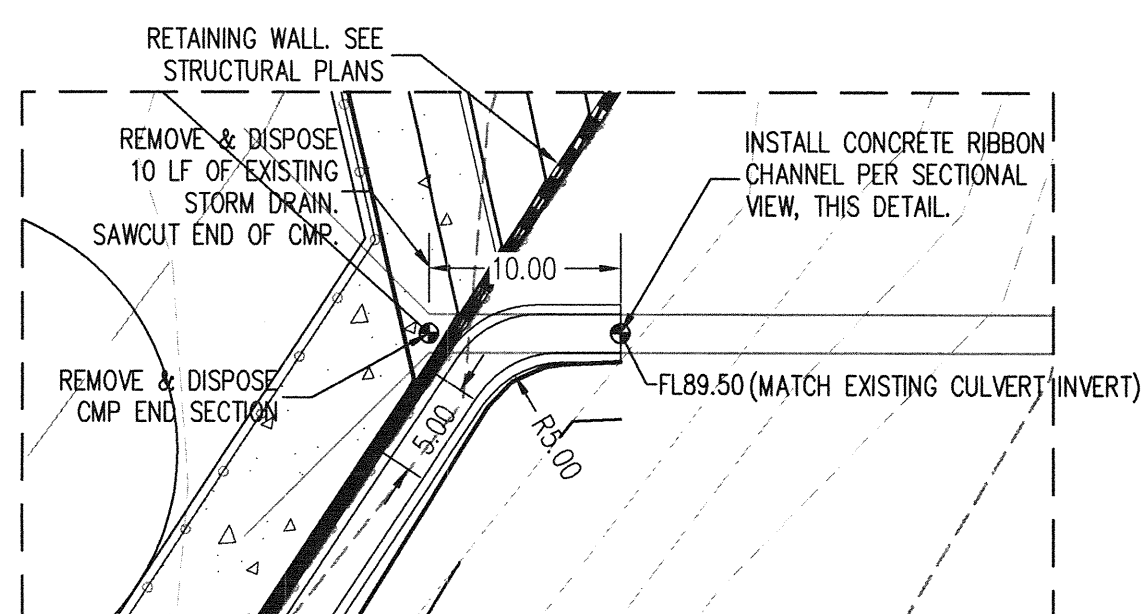
J RIP-RAP SWALE DETAIL
N.T.S.



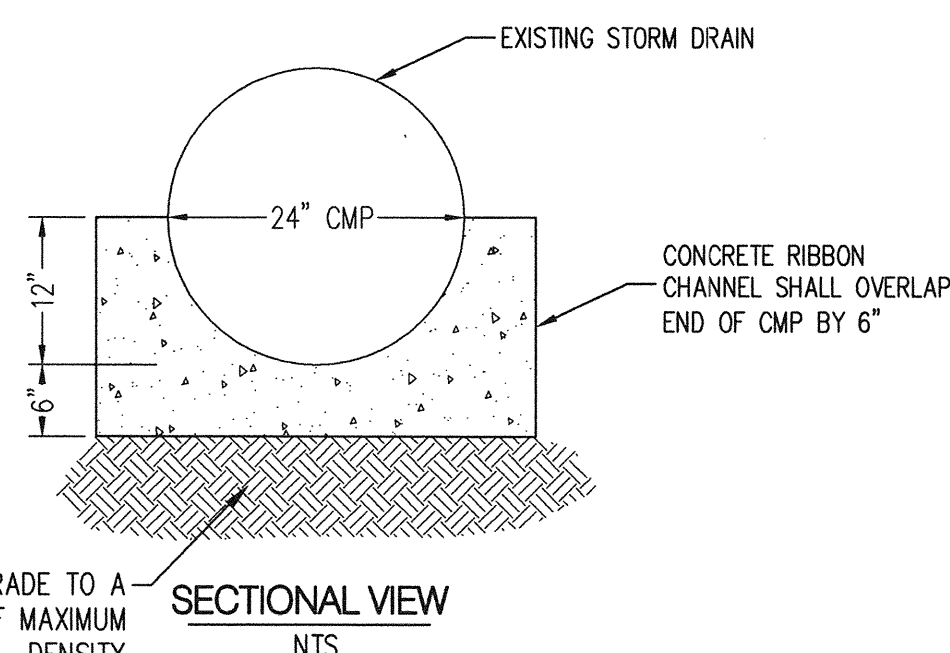
K TYPICAL CURB OPENING
N.T.S.



L RIP-RAP BLANKET DETAIL
N.T.S.



PLAN VIEW
1"=10'



SECTIONAL VIEW
N.T.S.

M STORM DRAIN & RUNDOWN CONNECTION
N.T.S.

DRAINAGE CERTIFICATION

I, BRUCE STIDWORTHY, NMPE 14523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/11/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY COMMUNITY SCIENCES CORP.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/11/2017 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY.

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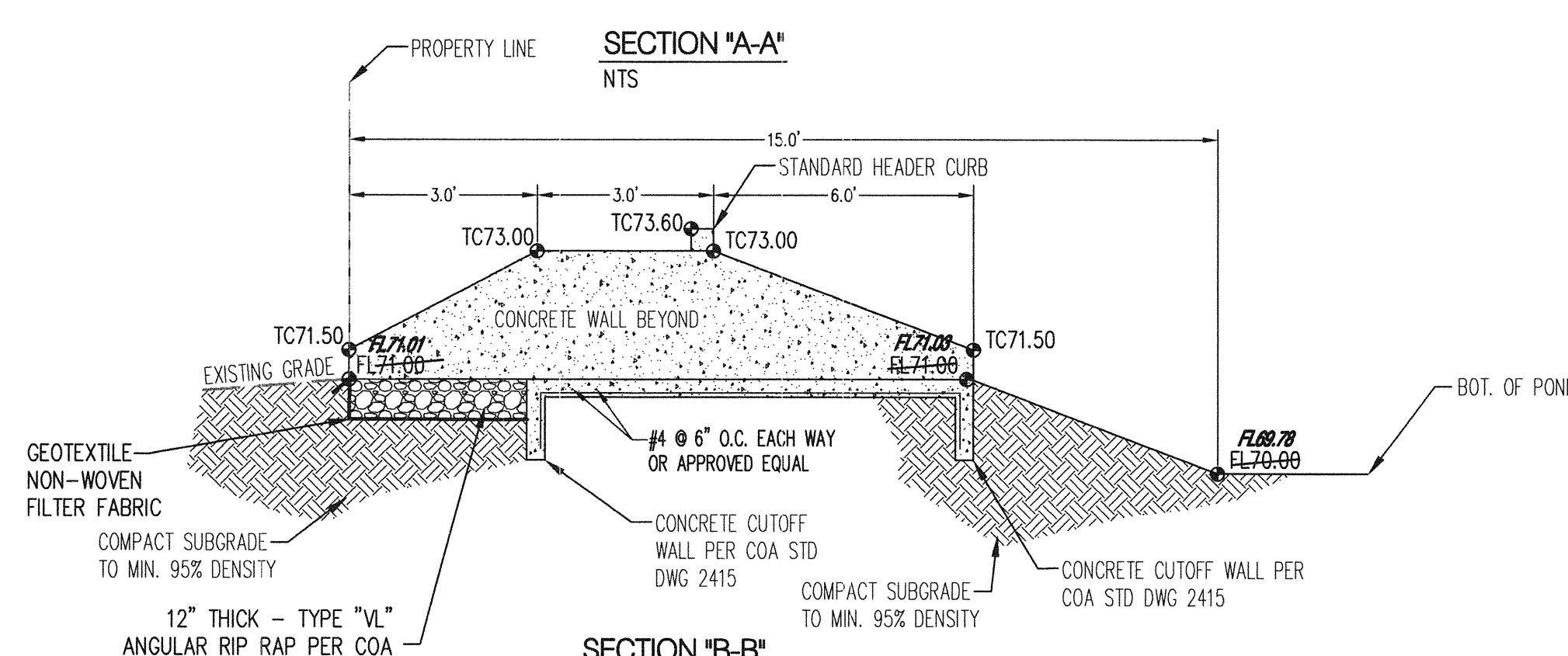
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Bruce Stidworthy 12/13/17
BRUCE J. STIDWORTHY, NMPE 14523

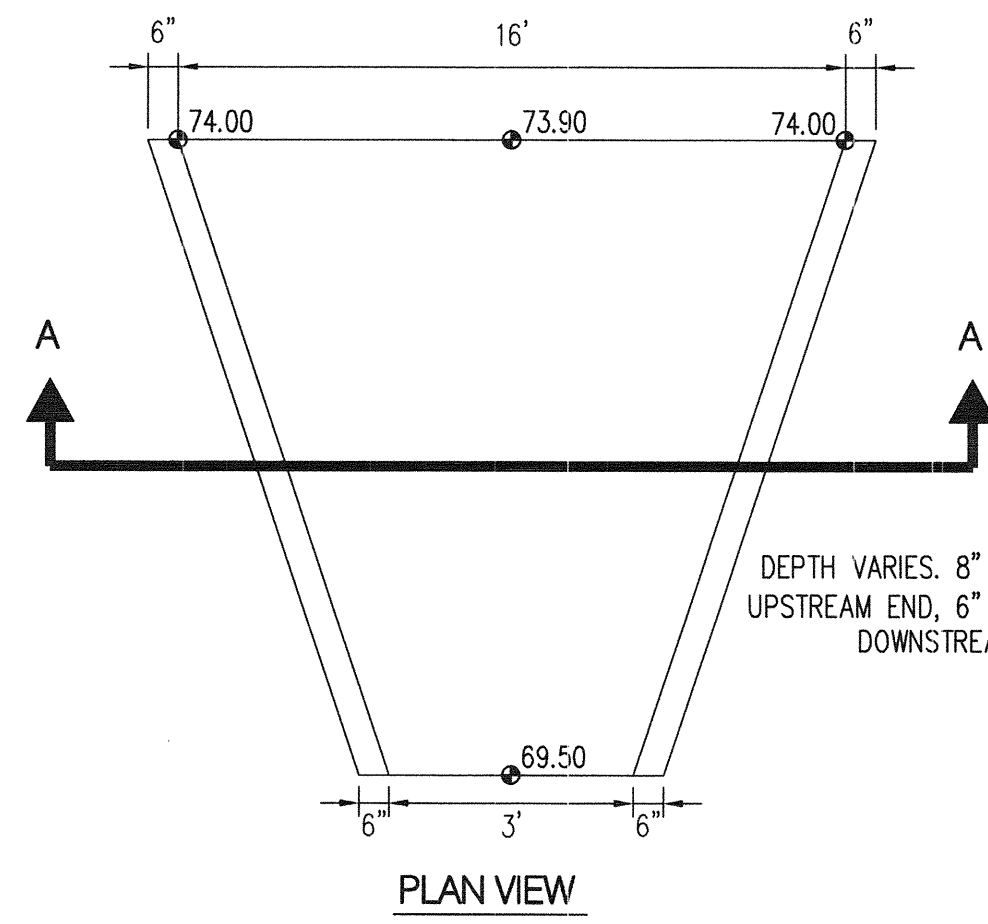
12/13/2017

LEGEND

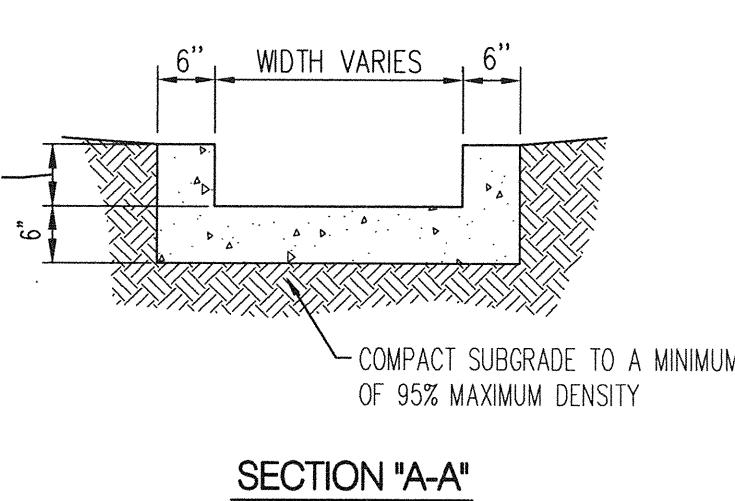
TS97.26 DESIGN GRADE
AS-BUILT GRADE
TOW 97.32 TOP OF WALL AS-BUILT GRADE



A-A
N.T.S.



B-B
N.T.S.



SECTION "A-A"
N.T.S.

N 16' RUNDOWN DETAIL
N.T.S.

SPORTSPLEX
tract A,
loop industrial park
Albuquerque, New Mexico

slag
4 1 3 s e c o n d s t s w
a l b u q u e r q u e n m
8 7 1 0 2
5 0 5 2 4 6 0 8 7 0
s l a g l e h e r r . c o m

grading and
drainage plan

Bohannon & Huston
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
14523
6/11/15

revisions

date
8-31-15
sheet
c102