

June 16, 2014

Christian Sholtis, PE  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Mesa Del Sol Neighborhood - Montage Units 3 & 4  
Drainage Report for Preliminary Plat Approval and Grading Permit  
Engineer's Stamp Date 6-6-2014 (File: R16D006)**


Dear Mr. Sholtis:

Based upon the information provided in your submittal received 6-6-14, the above referenced Drainage Report is approved for Preliminary Plat action by the DRB, but cannot be approved for Grading Permit until the following comments are addressed:

1. Is the development intended to be phased? If Montage 3A and 3B are built first, how are offsite flows managed in the interim?
2. Regarding phasing, the SD line that extends into Rothko Avenue should be capped when constructing Montage 3A and 3B, and subsequently constructed when Montage 4 is developed. Does Strand Loop have the capacity to convey offsite flows during the interim?
3. How will offsite basins draining away from the development be graded so that they drain as intended? Temporary Berms?
4. How will offsite basins draining into the development be graded so that they do not deposit sediment into the development? Temporary sediment ponds?
5. Show grading for all ponds used or modified in this project.
6. If Inlets 5, 6, 11 & 12 work in combination in a sump condition, then show what inlets will be built to support the interim condition, and show calculations for interim condition. Will a curb be needed for the interim condition?
7. How is runoff from Basin C conveyed to Pond 2A in the interim?
8. Show Street slope on Dasburg Drive, between Stryker and Raushenberg/
9. Slope of lateral pipes SDP51 and SDP52 are rather high and should be addressed at DRC.
10. Spot elevations on Lots 10 and 11 (south side) on SW corner of Strand and Stryker need to be verified.
11. Inlet #18 should be changed to IN18 (rather than IN15) on Storm Drain plan.
12. Verify spot elev. on east side of Lot 3 on SE corner of Stryker and Oldenburg.
13. How is open area north of Witkin Street to be graded?

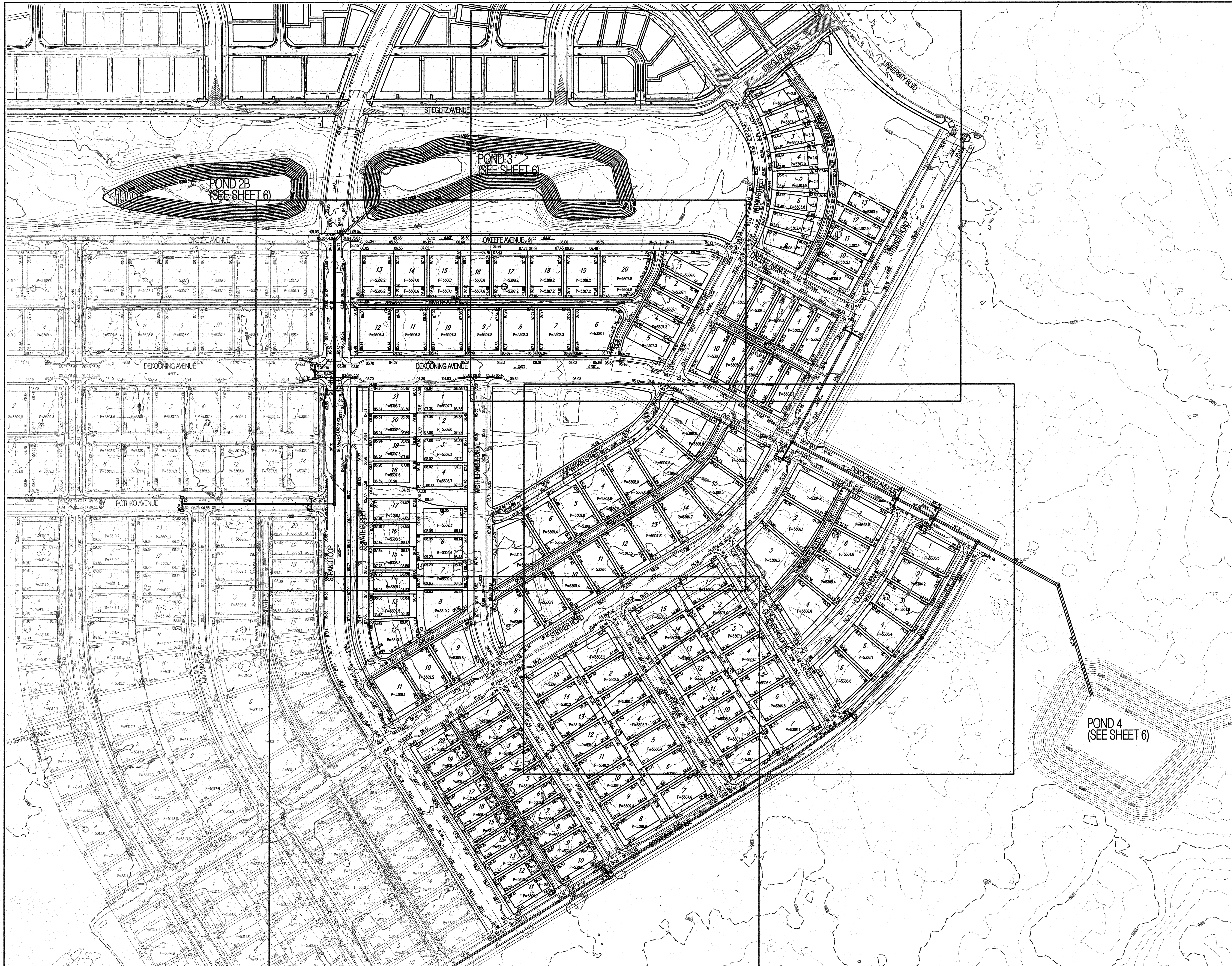
14. Pond detail sheet shows an outlet pipe for overflow. Are these outlet pipes already in place for ponds 2A, 2B, and 3? If so, please locate them on the Grading plan and show where the overflow discharges to. If not, take outlet pipe out of Pond detail sheet, or indicate for which ponds the outlet pipe detail applies.

If you have any questions, you can contact me at 924-3695.

Sincerely,  
  
Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

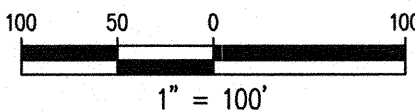
Orig: Drainage file  
c.pdf Addressee via Email





**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 BY GEO-TEST, INC. DATED 9-29-10
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.
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5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
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**LEGEND**

- (91.62) FUTURE SPOT ELEVATION
- 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
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- ===== PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
- ===== PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
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- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN
- GRADING PHASE BOUNDARY

ROUGH GRADING	(±0.5')
APPROVED FOR ROUGH GRADING	DATE

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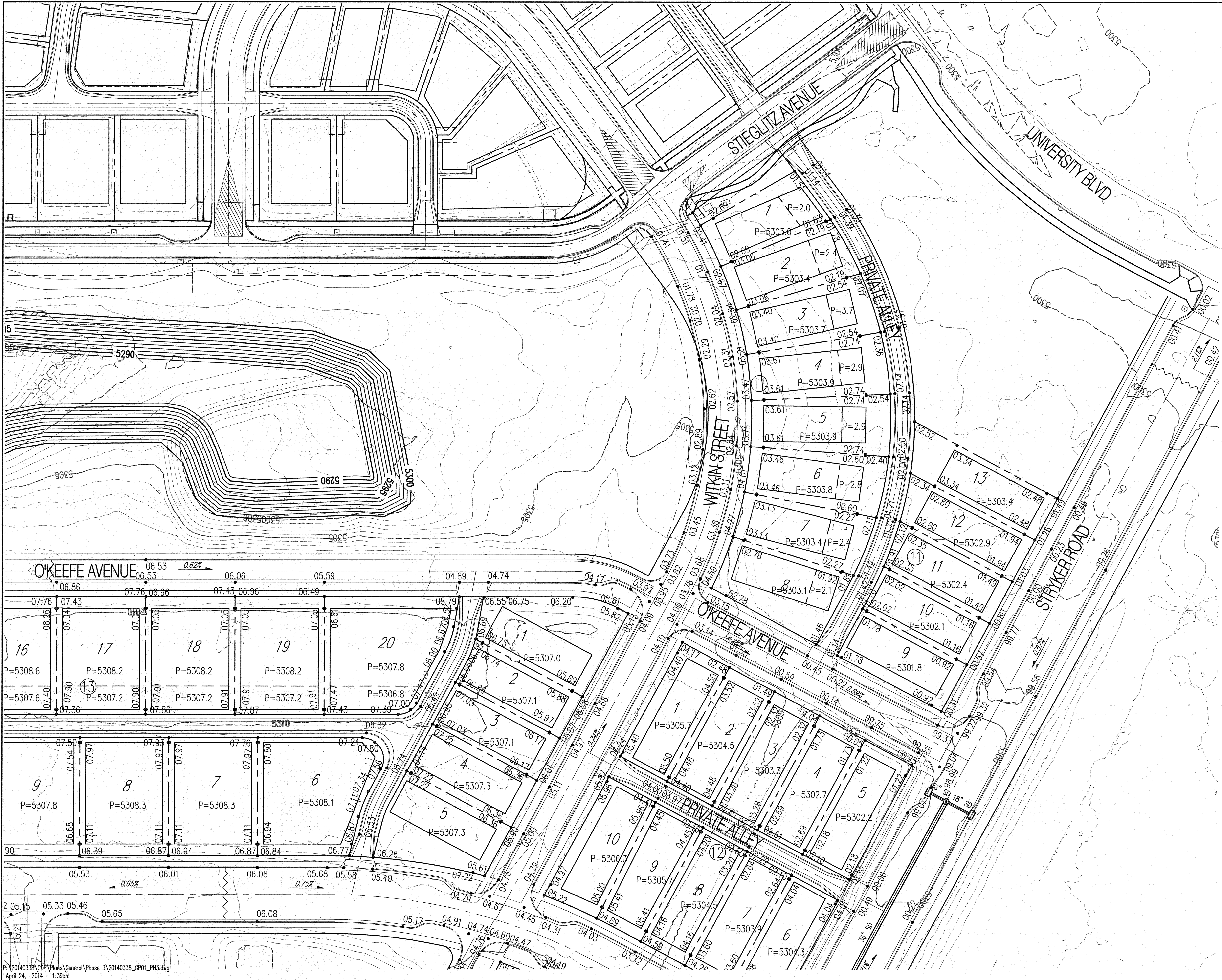
**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

**MESA DEL SOL MONTAGE UNIT 3  
GRADING AND DRAINAGE PLAN  
OVERALL**

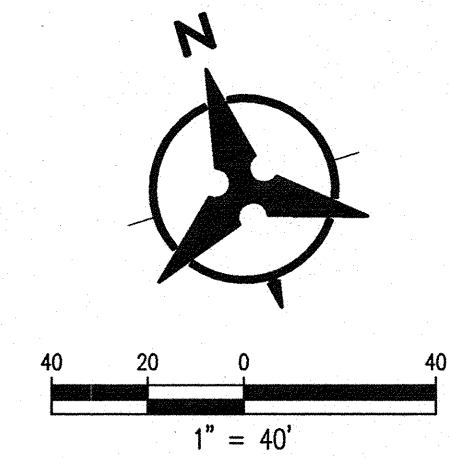
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
XXXXXX	R-15,16 S-15,16	1	6	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REMARKS	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY	NO.	BY
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE	16244	DATE:04/25/2014	16244	DATE:04/25/2014
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	PROFESSIONAL SEAL	DATE:04/25/2014	PROFESSIONAL SEAL	DATE:04/25/2014
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	X = 1,493,615.357 Y = 1,515,761.743	DATE	X = 1,493,615.357 Y = 1,515,761.743	DATE	4-24-14	DATE:04/25/2014	4-24-14	DATE:04/25/2014
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	GROUND-TO-GRID FACTOR = 0.999667790	DATE	GROUND-TO-GRID FACTOR = 0.999667790	DATE		DATE:04/25/2014		DATE:04/25/2014
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	Δx = -001'58.43"	DATE	Δx = -001'58.43"	DATE		DATE:04/25/2014		DATE:04/25/2014
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE	NAVD 1988 ELEVATION = 5441.396	DATE	NAVD 1988 ELEVATION = 5441.396	DATE		DATE:04/25/2014		DATE:04/25/2014





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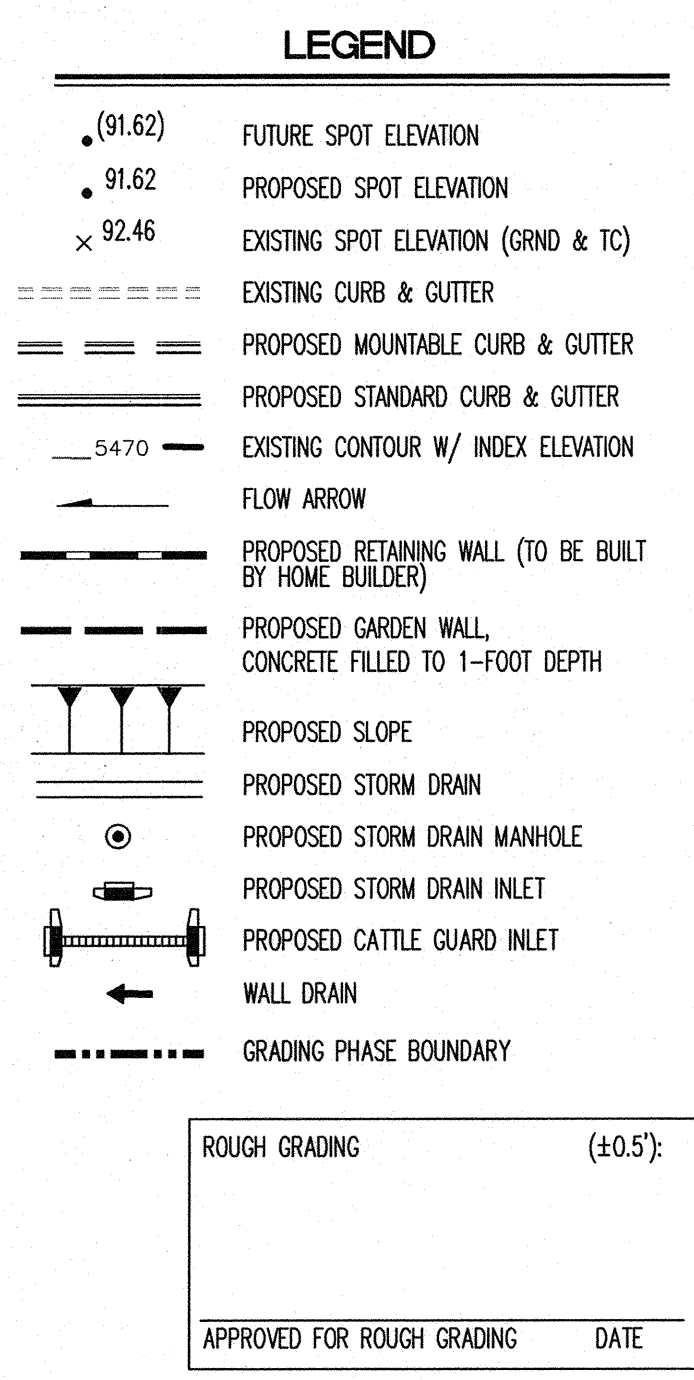
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STATED BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE								
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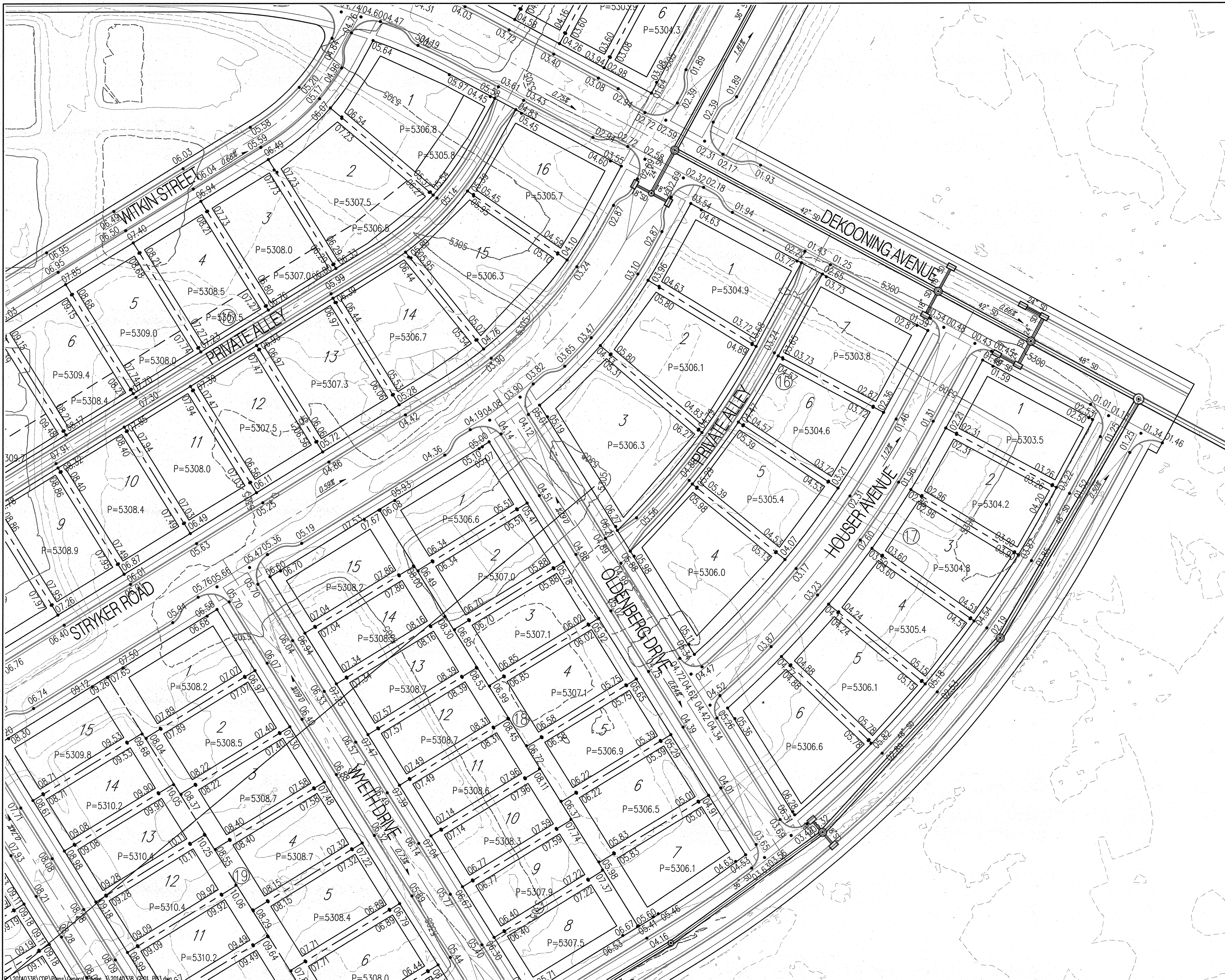


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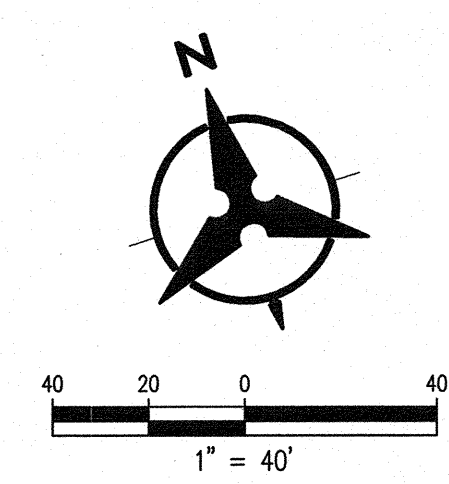









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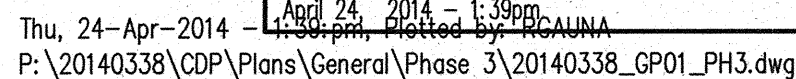


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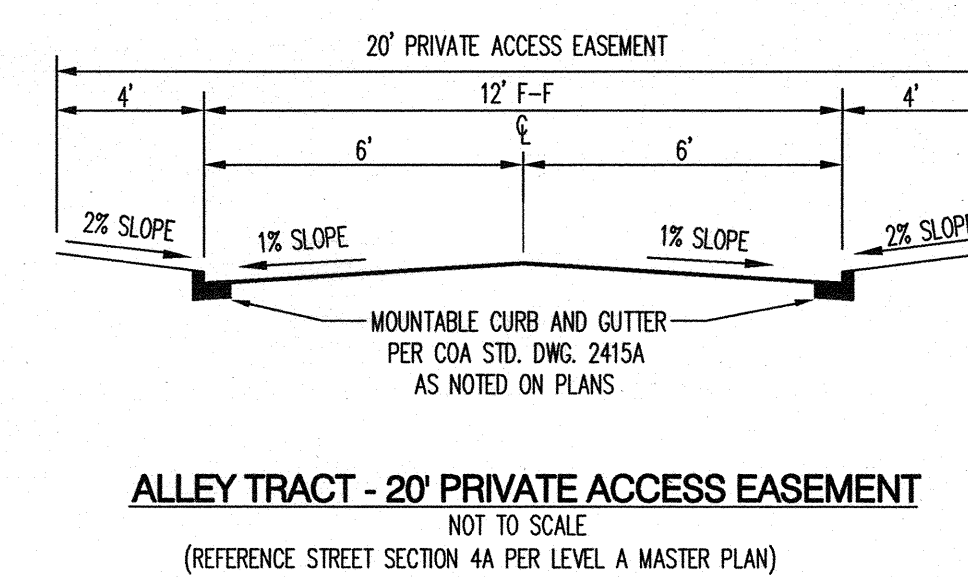
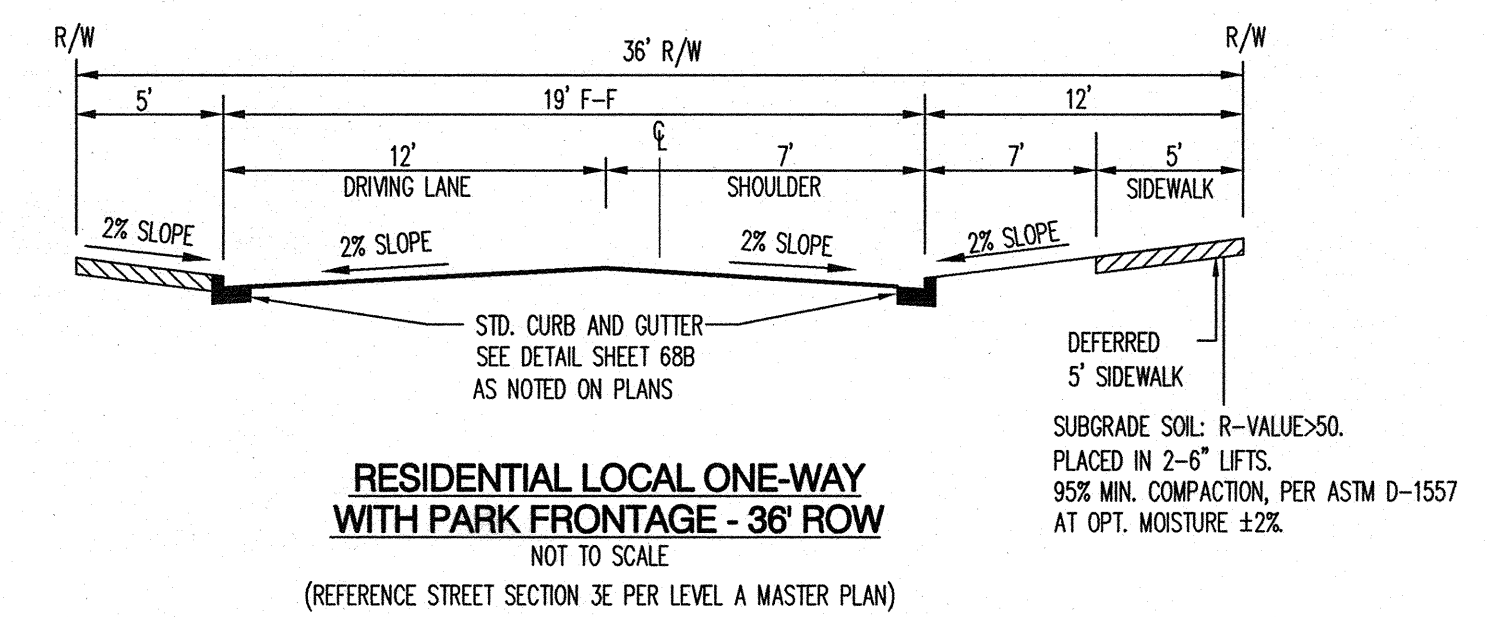
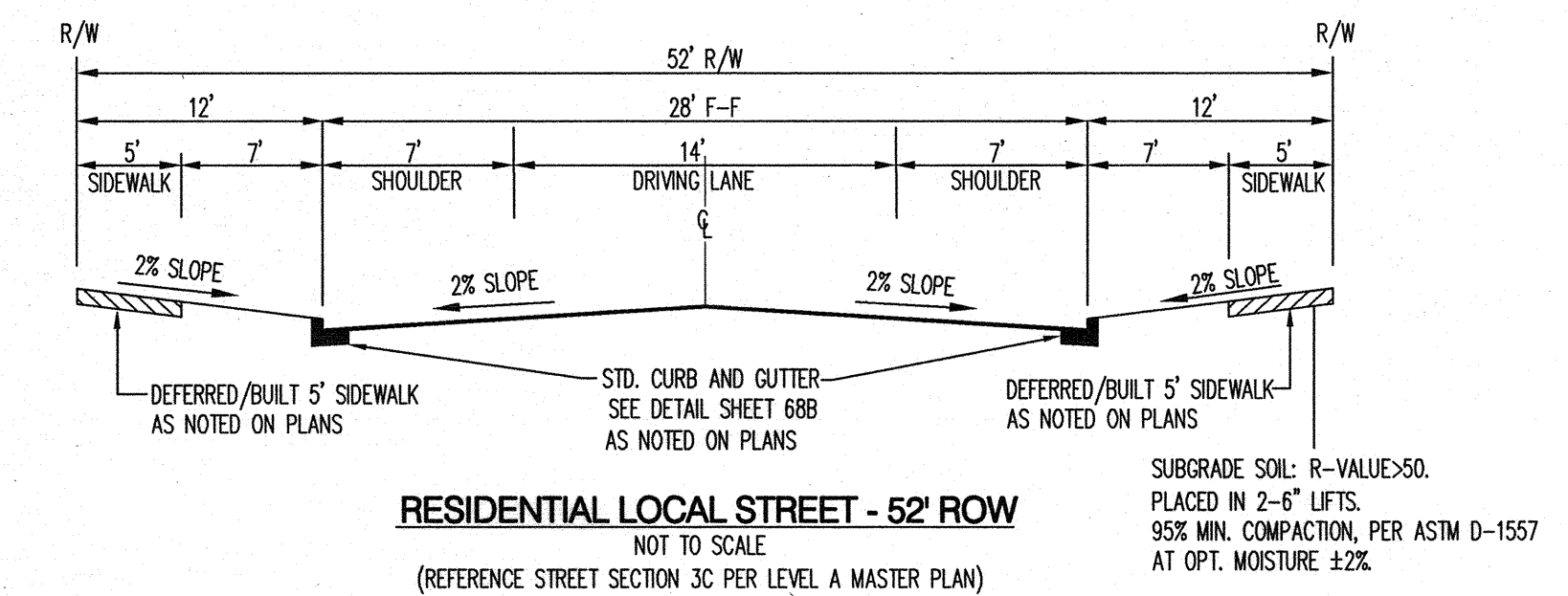
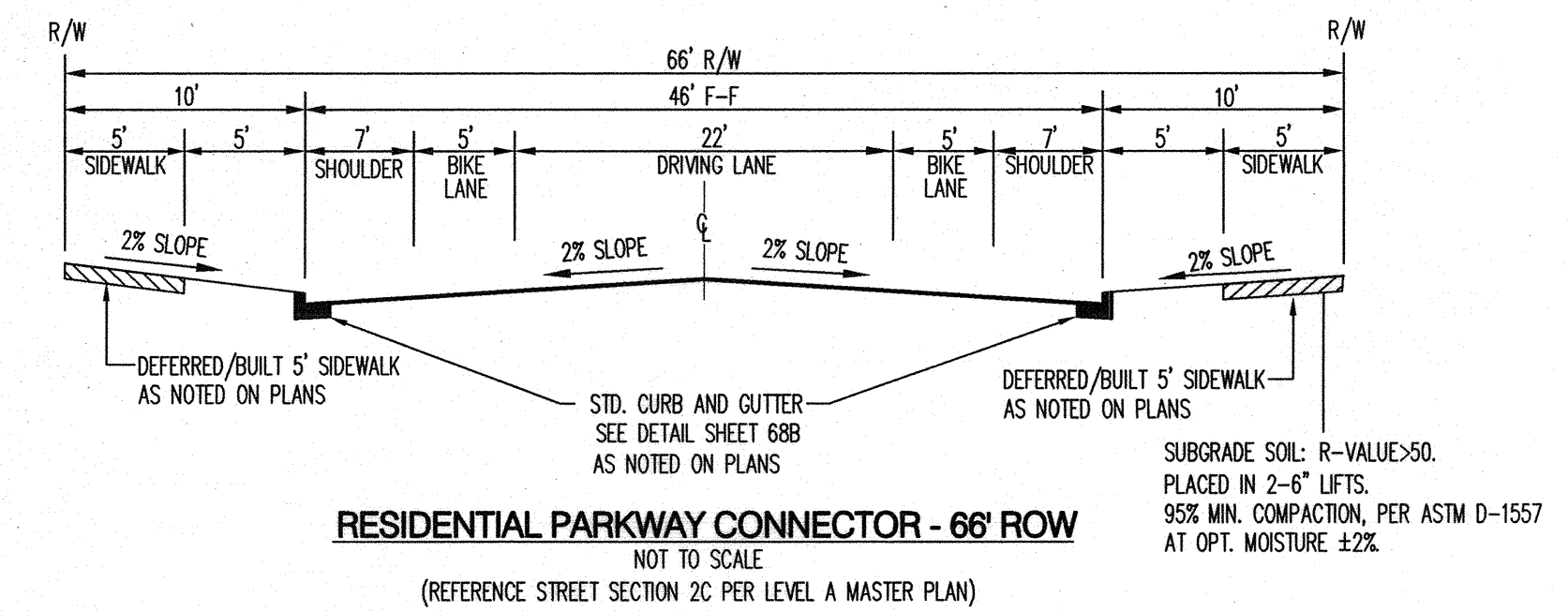




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