CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director

Timothy M. Keller, Mayor

October 24, 2018

Michael Balaskovits, PE
Bohannan-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Mesa Del Sol Montage Unit 3B
Grading and Drainage Plan Engineer's Stamp dated: 8/29/2018, Drainage Report Engineer's Stamp dated 4/25/2014 (R16D006)

Dear Mr. Balaskovits,

Based on the application received 10/12/2018, the above referenced plan cannot be approved for Preliminary Plat or Grading Permit until the following comments are addressed.

1. An Erosion and Sediment Control Plan must be submitted to Stormwater Quality prior to approval for Grading Permit.
2. The revised hydrology calculations shown on the updated Basin Map must be stamped and signed by a professional engineer licensed in the state of New Mexico.
3. The pond volume summary on the revised Basin Map is not adequate for review. Since this plan is revising the previous design of the ponds, a complete presentation of all related calculations is required. Detailed pond volume calculations are required including hydrology calculations and basin maps of all areas that drain to the ponds and volume calculations that show the area of each contour and the associated volume calculated using the conic equation. Show all pipes connecting to the ponds and provide HGL calculations for the pipes. Label 100-year water surface elevations and associated volumes of the ponds. Additional pond comments may be forthcoming after the design calculations are provided.
4. Provide HGL calculations per DPM and profiles showing HGL. The InRoads calculations in the report do not account for the minor losses using the DPM equations. An overall plan view and profiles should be included with the hydrology submittal and must agree with the G&D Plan. Profiles of all pipes, including the laterals, are required both in the Hydrology submittal and on the DRC plans. Programs proven to use Bernoulli's Equation, the momentum equation for junction losses, manhole losses, contraction losses, expansion losses, and bend losses per the DPM include, WSPGW - Water Surface Pressure Gradient by CivilDesign, HydroCad, and Stormwater Studio. The HEC-22 3rd Edition calculations agree with the DPM but the earlier editions do not use Bernoulli's correctly and that may be the problem here.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

5. Show all retaining walls including those less than 2' and differentiate walls to be constructed by developer from walls to be deferred to builders.
6. Show typical sections at the walls showing both the interim grading that will be certified on the Engineer's Certification after the developer's work is complete and the future grading that will occur after the walls are built by the home builder. The typical sections should show the property lines and horizontal and vertical dimensions (maximum and minimum).
7. Show how the side yard walls will terminate, detailing the transition from 1.9'height to 0.0' height of retaining. Show that the grade is the same on both sides of the wall at the termination point. For example, there is a 1.9' grade difference between lots 8 and 9 in block 12 and lot 9 is 2' higher than the alley to the north. Show how the grade of lot 8 ties into the grade of the alley.
8. Add typical sections at walls, both retaining and garden walls, where they are next to right of ways showing that the footer does not encroach into the right of way.
9. Add the standard private maintenance note to the preliminary plat note regarding the drainage easement on the alleys.
10. More grading detail is needed on the interface between the alleys, the streets, and the lots. For example the side yard swale elevations at the rear of lot 9 block 12 and the right of way elevation of Witkin Street next to lot 9 is about 0.5' higher than the pad, and the pad is about1.3' higher than the adjacent grade in the alley which seems to indicate that some drainage is going to the alley. Show the sidewalks on sheet 3
11. Several spot elevations on sheet 2 appear to be incongruous with the surrounding elevations:
    a. Elevation 07.22 on the south side of Lot 5 Block 13 is 18" higher than the adjacent lot and street grades.
    b. Elevation 04.97 on the west corner of Lot 9 Block 12 is about half of a foot low relative to the adjacent street grades
    c. Elevation 04.01 on the east corner of Lot 6 Block 12 is 3.5' higher than the adjacent street.
    d. Elevation 01.64 on the south corner of Lot 6 Block 12 is 18" lower than the adjacent lot and street grades.
    e. Elevation 05.58 on the east corner of Lot 1 Block 15 is one foot too high relative to the adjacent lot and street grades.

    All of the sheets need to be checked and fixed.
12. Hydrology review fees must be paid prior to the next review.

If you have any questions, please contact 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: file

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MDS Montage Unit 3B Building Permit #: _____ Hydrology File #: R16/D006

DRB#: 2018-0013331 EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Applicant: BHI Contact: Mike Balaskovits

Address: 7500 Jefferson St. NE

Phone#: 505-798-7891 Fax#: _____ E-mail: mbalaskovits@bhinc.com

Other Contact: _____ Contact: _____

Address: _____

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

TYPE OF DEVELOPMENT: X (135) PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ___ ADMIN SITE

IS THIS A RESUBMITTAL? X Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
X DRAINAGE REPORT (Resubmittal)
____ 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

X 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
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/12/18 By: Mike Balaskovits, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

MESA DEL SOL NEIGHBORHOOD MONTAGE UNITS 3 & 4 DEVELOPED CONDITIONS UPDATED BASIN MAP 10/2018

UPDATED BASIN SUMMARY TABLE TO ACCOUNT FOR THE ADDITION OF 5 LOTS TO MONTAGE UNIT 3B

BASIN SUMMARY															
BASIN	AREA	REV	ORIGINAL	% LAND TREATMENT						DISCHARGE (CFS)			STORMWATER VOLUME		
I.D.	(AC)	UNITS	UNITS	A	B	C	REV-D	ORIG-D		10 YR	100YR	ORIG-100YR	100 YR 6HR	100 YR 10-DAY	100Y-10D
Basin A-1	5.8	32	32	0.0%	23.0%	24.0%	53.0%	53.0%		13.29	21.83	21.83	0.76	1.17	1.17
Basin A-2	4.7	21	21	0.0%	27.0%	27.0%	46.0%	46.0%		10.16	17.01	17.01	0.58	0.87	0.87
Basin A-3	4.4	17	17	0.0%	29.5%	29.5%	41.0%	41.0%		9.11	15.49	15.49	0.53	0.77	0.77
Basin A-4	5.2	24	24	0.0%	26.5%	26.5%	47.0%	47.0%		11.33	18.92	18.92	0.65	0.98	0.98
Basin A-5	4.4	16	15	0.0%	30.4%	30.4%	39.2%	38.0%		8.97	15.33	15.22	0.52	0.75	0.74
Basin A-6	3.2	9	9	0.0%	33.5%	33.5%	33.5%	33.5%		6.48	10.75	10.75	0.36	0.50	0.50
Basin B-1	9.3	52	47	0.0%	23.1%	23.1%	53.9%	47.0%		21.43	35.13	33.85	1.23	1.90	1.75
Basin B-2	2.2	7	7	0.0%	27.0%	27.0%	46.0%	46.0%		3.94	7.96	7.96	0.27	0.41	0.41
Basin B-3	4.5	28	27	0.0%	22.4%	22.4%	55.2%	57.0%		10.47	17.11	17.27	0.60	0.93	0.95
Basin B-4	4.6	23	24	0.0%	25.3%	25.3%	49.5%	51.0%		10.23	16.97	17.11	0.59	0.89	0.91
Basin B-5	6.6	28	29	0.0%	28.1%	28.1%	43.8%	45.0%		14.00	23.60	23.76	0.81	1.19	1.21
Basin B-6	3.7	10	9	0.0%	34.1%	34.1%	31.9%	30.0%		7.05	12.35	12.21	0.41	0.57	0.55
Basin B-7	2.9	11	10	0.0%	29.8%	29.8%	40.4%	38.0%		5.97	10.17	10.03	0.34	0.50	0.48
Basin C	0.8	3	3	0.0%	35.0%	40.0%	25.0%	25.0%		1.64	2.80	2.80	0.09	0.14	0.14
Basin M	2.2	4	4	0.0%	35.0%	40.0%	25.0%	25.0%		3.96	7.09	7.09	0.23	0.30	0.30
Future Basin 1	8.8	n/a	n/a	0.0%	24.5%	24.5%	51.0%	51.0%		19.81	32.73	32.73	1.14	1.73	1.73
Future Basin 2	7.7	n/a	n/a	0.0%	24.5%	24.5%	51.0%	51.0%		17.34	28.64	28.64	0.99	1.52	1.52
Future Basin 3	10.3	n/a	n/a	0.0%	24.5%	24.5%	51.0%	51.0%		23.19	38.31	38.31	1.33	2.03	2.03
Future Basin 4	13.1	n/a	n/a	0.0%	24.5%	24.5%	51.0%	51.0%		29.50	48.72	48.72	1.69	2.58	2.58
Future Basin 5	61.1	n/a	n/a	0.0%	24.5%	24.5%	51.0%	51.0%		137.57	227.24	227.24	7.89	12.04	12.04
Future Basin 6	36.6			0.0%	12.5%	12.5%	75.0%	75.0%		98.28	153.64	153.64	5.58	9.24	9.24
TOTAL	202.1	286	281	5 <-Lot difference						464.25	764.77	760.57	26.58	41.00	40.86
										Montage 3B	130.7	129.5		6.72	6.58
										Difference	1.2			0.14	
										Percentage Difference	0.93%			2.12%	

N

200 100 0 200

1" = 200'

LEGEND

- PROPOSED BASIN BOUNDARY
- EXISTING BASIN BOUNDARY
- BASIN FLOW DIRECTION

PREVIOUS BASIN SUMMARY TABLE FROM 2014

BASIN SUMMARY				
BASIN	AREA	DISCHARGE (CFS)	STORMWATER VOLUME	
I.D.	(AC)	100YR	100 YR 6HR	100 YR 10-DAY
Basin A-1	5.8	21.83	0.76	1.17
Basin A-2	4.7	17.01	0.58	0.87
Basin A-3	4.4	15.49	0.53	0.77
Basin A-4	5.2	18.92	0.65	0.98
Basin A-5	4.4	15.22	0.51	0.74
Basin A-6	3.2	10.75	0.36	0.50
Basin B-1	9.3	33.85	1.16	1.75
Basin B-2	2.2	7.96	0.27	0.41
Basin B-3	4.5	17.27	0.61	0.95
Basin B-4	4.6	17.11	0.59	0.91
Basin B-5	6.6	23.76	0.81	1.21
Basin B-6	3.7	12.21	0.40	0.55
Basin B-7	2.9	10.03	0.34	0.48
Basin C	0.8	2.80	0.09	0.14
Basin M	2.2	7.09	0.23	0.30
Future Basin 1	8.8	32.73	1.14	1.73
Future Basin 2	7.7	28.64	0.99	1.52
Future Basin 3	10.3	38.31	1.33	2.03
Future Basin 4	13.1	48.72	1.69	2.58
Future Basin 5	61.1	227.24	7.89	12.04
Future Basin 6	36.6	153.64	5.58	9.24

POND SUMMARY - FULLY DEVELOPED CONDITIONS			
POND	MAX WSE	REQ'D STORAGE VOLUME (AC-FT)	MAX DEPTH (FT)
1 (Future)	*	12.04	*
2A	5300.0	3.98	5.5
2B	5300.0	7.82	11.0
3	5300.0	8.54	11.0
4	5297.0*	19.04	14*

* Denotes pond to be designed in future

POND SUMMARY - REQUIRED VOLUMES FOR UNITS 3 AND 4				
POND	MAX WSE	REQ'D STORAGE VOLUME (AC-FT)	MAX DEPTH (FT)	MAX AVAILABLE VOLUME (AC-FT)
1 (Future)	NOT NEEDED	0.00	N/A	N/A
2A	5300.0	3.98	N/A	4.1
2B	5300.0	7.82	11.0	10.1
3	5300.0	8.54	11.0	10.1
4	5291.0	6.26	8.0	10.2

NOTES:

1. EXISTING POND 2A HAS ALREADY BEEN CONSTRUCTED AND CERTIFIED TO THE ABOVE VOLUME.

2. EXISTING POND 4 HAS BEEN CONSTRUCTED, AND CERTIFIED TO THE ABOVE VOLUME.

3. PONDS 2B AND 3 WILL BE UPSIZED BY THIS PROJECT TO ACCOMMODATE FLOWS FROM UNITS 3 AND 4 AS WELL AS EXISTING UNITS 1 AND 2.

Bohannan Huston
www.bhinc.com 800.877.5332

P:\20190195\CDP\Design\Workarea\Recovered\20140338_DEV BASIN MAP_1_1_6366.dwg
October 12, 2018 - 9:13am

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.

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.

8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.

N

100 50 0 100

1" = 100'

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
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- WALL DRAIN
- GRADING PHASE BOUNDARY

Bohannan Huston
www.bhinc.com 800.877.5332

SURVEY INFORMATION
FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

STATE OF NEW MEXICO 14827 PROFESSIONAL ENGINEER 8/29/18

AS-BUILT INFORMATION

CONTRACTOR DATE

WORK STAKED BY: DATE

ACCEPTANCE BY: DATE

FIELD VERIFICATION BY: DATE

DRAWINGS CORRECTED BY: DATE

BENCH MARKS

ACS TABLET STAMPED "1_R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y=1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

MICROFILM INFORMATION

RECORDED BY DATE

NO.

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			Designed By: CS DATE:04/25/2014
			Drawn By: BJC DATE:04/25/2014
			Checked By: CS DATE:04/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
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. R-15,16 S-15,16 | Sheet 1 Of 6

Wed, 29-Aug-2018 - 4:43:pm, Plotted by: SSTEFFEN
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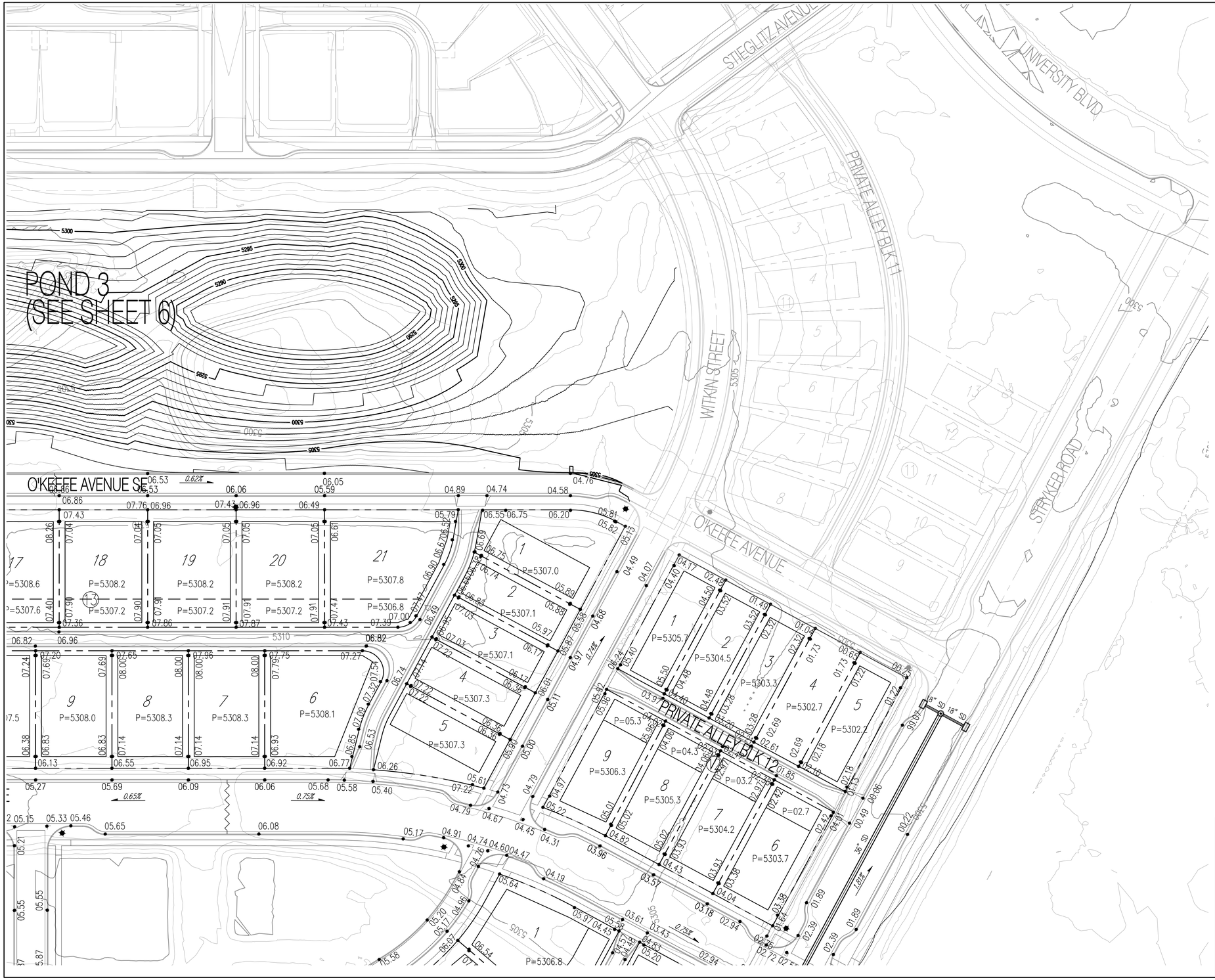

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Bohannan Huston
www.bhinc.com 800.877.5332

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS-BUILT INFORMATION

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

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RECORDED BY	
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ENGINEER'S SEAL
JOHN J. STEFFEN 14831 PROFESSIONAL ENGINEER
8-29-18

No.	Date	REMARKS / REVISIONS / DESIGN	By
		DESIGNED	CS
		DRAWN	BJC
		CHECKED	CS
		DATE	04/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	Of
	R-15,16 S-15,16	2	6

Wed, 29-Aug-2018 - 4:43:pm, Plotted by: SSTEFFEN
P:\20190195\CDP\Plans\General\20190195_GP01_PH3B.dwg

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FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO — JOHN C. STEFFEN — 14662 — REGISTERED PROFESSIONAL ENGINEER — 8/29/18

No.	Date	By
REMARKS		
REVISIONS		
DESIGN	DATE:04/25/2014	
Designed By: CS	DATE:04/25/2014	
Drawn By: BJC	DATE:04/25/2014	
Checked By: CS		

Bohannan Huston
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	Of
	R-15,16 S-15,16	3	6

Wed, 29-Aug-2018 - 4:43:pm, Plotted by: SSTEFFEN
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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.

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.

8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.

N

40 20 0 40

1" = 40'

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
- FLOW ARROW
- PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN
- GRADING PHASE BOUNDARY

AS-BUILT INFORMATION

CONTRACTOR DATE

WORK STAKED BY DATE

ACCEPTANCE BY DATE

FIELD VERIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICROFILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

ACS TABLET STAMPED "1_R16, 1984"

GEOGRAPHIC POSITION (NAD 83)

N.M. STATE PLANE COORDINATES (CENTRAL ZONE)

X = 1,532,715.669 Y=1,453,438.899

GROUND-TO-GRID FACTOR = 0.999664099

$\Delta\alpha$ = -00°12'22.46"

NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

14651 JEFFREY J. STEFFEN 8/29/18 REGISTERED PROFESSIONAL ENGINEER

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

DATE:04/25/2014 Designed By: CS

DATE:04/25/2014 Drawn By: BJG

DATE:04/25/2014 Checked By: CS

Bohannan Huston

www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	Of
	R-15,16 S-15,16	4	6

Wed, 29-Aug-2018 - 4:44:pm, Plotted by: SSTEFFEN
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Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
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MICROFILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO 14651 REGISTERED PROFESSIONAL ENGINEER 2018

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CS DATE:04/25/2014
Drawn By: BJG DATE:04/25/2014
Checked By: CS DATE:04/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
GRADING AND DRAINAGE PLAN

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

City Project No.

Zone Map No. **R-15,16 S-15,16**

Sheet 5 Of 6

Wed, 29-Aug-2018 - 4:44:pm, Plotted by: SSTEFFEN
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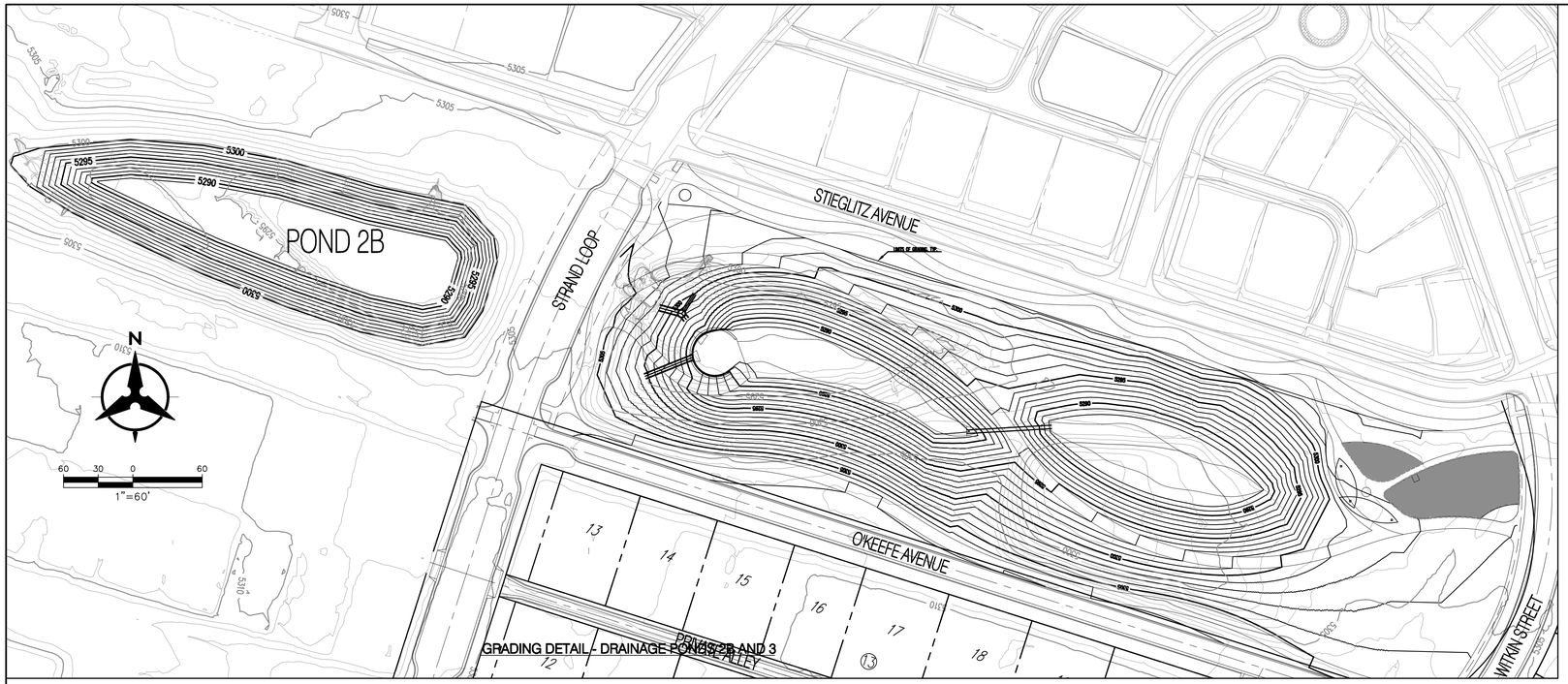
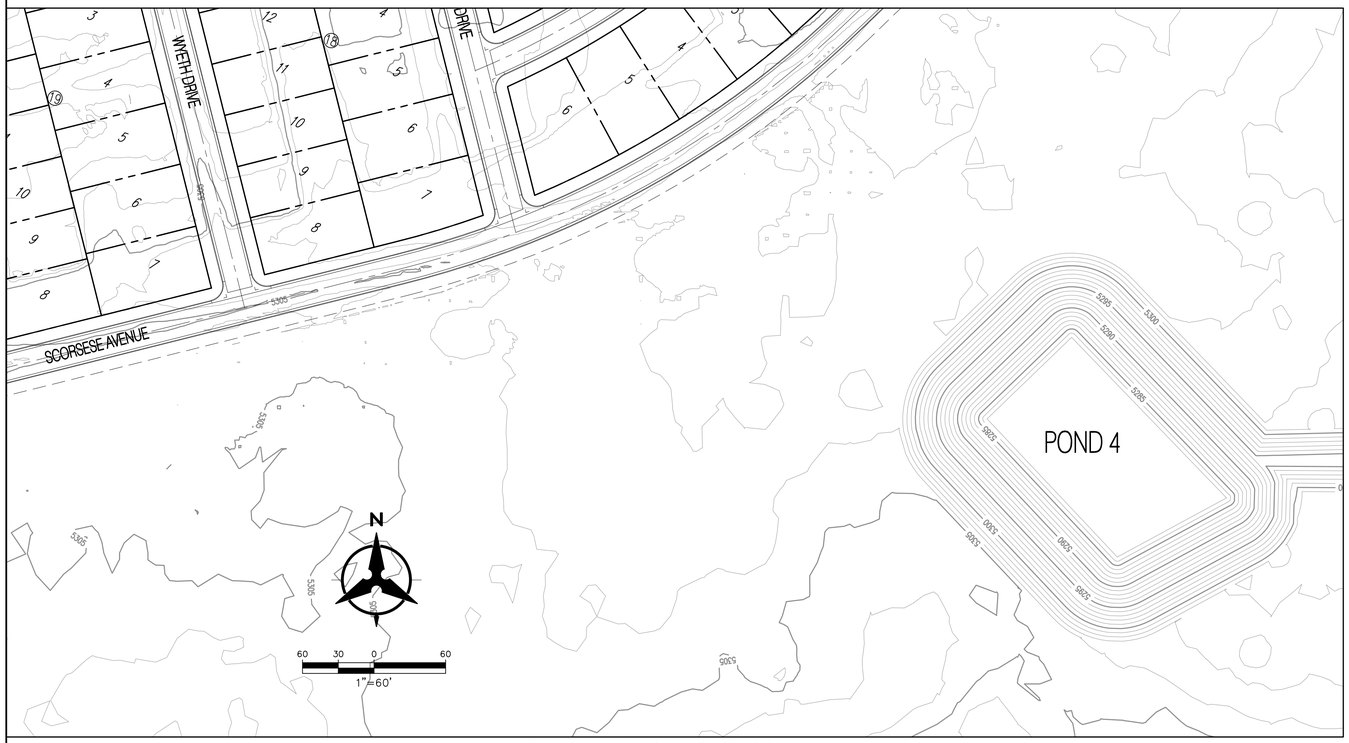
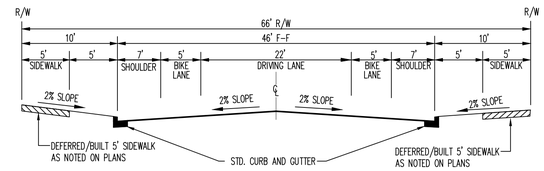


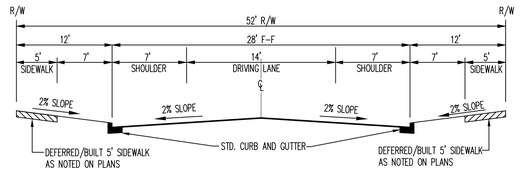
GRADING DETAIL - DRAINAGE POND 2B AND 3



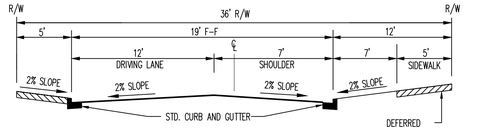
GRADING DETAIL - DRAINAGE POND 4



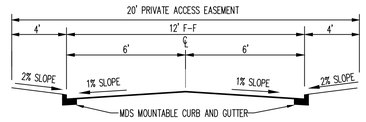
RESIDENTIAL PARKWAY CONNECTOR - 66' ROW
NOT TO SCALE
(REFERENCE STREET SECTION 2C PER LEVEL A MASTER PLAN)



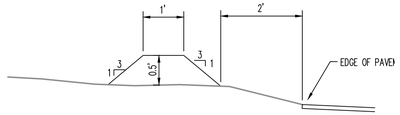
RESIDENTIAL LOCAL STREET - 52' ROW
NOT TO SCALE
(REFERENCE STREET SECTION 3C PER LEVEL A MASTER PLAN)



RESIDENTIAL LOCAL ONE-WAY WITH PARK FRONTAGE - 36' ROW
NOT TO SCALE
(REFERENCE STREET SECTION 3E PER LEVEL A MASTER PLAN)



ALLEY TRACT - 20' PRIVATE ACCESS EASEMENT
NOT TO SCALE
(REFERENCE STREET SECTION 4A PER LEVEL A MASTER PLAN)



SECTION A-A
TYPICAL TEMPORARY BERM
NOT TO SCALE

Bohannan Huston
www.bhinc.com 800.877.5332

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
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BENCH MARKS
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RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JOSEPH J. SCHMITT 14652 REGISTERED PROFESSIONAL ENGINEER 8-29-18

No.	Date	REMARKS
		REVISIONS
		DESIGN
		Designed By: CJS — DATE: 4/25/2014
		Drawn By: BJG — DATE: 4/25/2014
		Checked By: CJS — DATE: 4/25/2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B

GRADING AND EROSION CONTROL PLAN DETAILS

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

City Project No. | Zone Map No. R-15,16 S-15,16 | Sheet 6 Of 6

Wed, 29-Aug-2018 - 4:49:pm, Plotted by: SSTEFFEN
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