

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 10, 2023

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Golf Course & Westside Commercial Subdivision
10850 Golf Course R. NW
Grading Plan and Drainage Report
Engineer's Stamp Date: 11/16/22
Hydrology File: A12D008B2**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received on 11/17/2022, the Grading & Drainage Plan and Drainage Report cannot be approved for Preliminary Plat, Grading Permit, or Work Order until the following comments are addressed.

Albuquerque

Grading Approval

NM 87103

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1. The owner information is required on the DTIS form.
2. Remove the word "Conceptual" from the title of the G&D Plan. Conceptual G&D Plans are "Not for Construction," but this plan must show the actual grading and drainage construction that will occur now for this subdivision.
3. Please provide the Benchmark information on the grading plan (location, description, and elevation) for the survey contour information provided. AGRS monument is mentioned on the topo survey in the report, but the location and description are missing. This information is required on all Grading Plans.
4. The legal description and Vicinity map must be included on the Grading Plan.
5. The existing "Blanket Cross Access and Drainage Easement between Tracts D-1 and E-1", granted on the plat recorded on 6/2/2009 in Book 2009C Page 0083, should be replaced with Drainage Easements in the specific locations of all cross-lot drainage both surface and subsurface. Show the easements on the Grading Plan.
6. Since this subdivision grading will fill in the existing ponds that currently protect the downstream property, provide a Grading Plan and Drainage Report for the infrastructure and grading to be constructed with this subdivision that ensures no increase in surface flows to the downstream property. As indicated by the grading plan, significantly larger portions of lots D-1-A, D-1-B, and D-1-C drain past the ponds on those lots than is indicated on the Basin Map. The subdivision grading now should accomplish the basin boundaries intended as the Masterplan Basin Boundaries and prevent excess cross-lot drainage.



7. Typical sections are required on the G&D Plan.
 - a. Show the proximity of walls and slopes to the lot lines and the maximum heights and slopes of each. The grades indicate that a retaining wall is needed between Tracts D-1-A and D-1-D.
 - b. The private road section shown on the Grading Plan must include the specification of the curb type as 8" Std C&G per DWG 2415A and the Landscape Buffer Swale per DWG 2414. The 6" dimension on the section should be changed to 7.5" per the detail. The gutter depression needs to be corrected in the street hydraulic calculations from 0.96" to 1.5" (0.08' to 0.125') in the report.
 - c. Add typical sections of Westside Blvd. specifying cross-slopes, dimensions, C&G Types, and Landscape Buffers. Add a 0.87' water block at the driveway on Westside Blvd per DWG 2426. Verify water block height after considering vertical curves for traffic safety.
8. The locations of retaining walls and the stabilization of slopes must be shown on the Grading Plan.
9. Label the tracts on the G&D Plan.
10. Label the slopes of the roads on the grading plan, especially near inlets.
11. The report doesn't include calculations to show how this subdivision will drain. The calculations are for a hypothetical future development. The Grading Plan shows hypothetical future ponds that don't tie into the grades around them and significant portions of the lots don't drain to the ponds. Revise the plans and report for this subdivision to show what it's the developer will build and provide a narrative description of the Master Drainage Management Plan for Tracts D-1-A, D-1-B, D-1-C, and D-1-D, stating that there will be a pond on each lot sized for retention of the SWQ Volume plus detention of the volume to limit the 100-year peak discharge to 2.67 cfs/acre flow rate. Drainage from this site will go through the ponds and into the storm drain. Oversized ponds may be constructed with this subdivision in anticipation of hypothetical future development.

Preliminary Plat Approval by Hydrology

12. The Infrastructure List must include descriptions of the pipes, inlets, manholes, and each pond with volumes, stabilization, outlet structures, and drainage covenants for all private drainage infrastructure. A footnote should be added stating that "final design calculations must verify the sizes of the drainage structures in a revised Drainage Report and the Infrastructure List must be corrected if any sizes change prior to Work Order."

Work Order Approval

13. Provide construction details of the outlet structures along with hydraulic calculations for each pond. Revise the pond routing input parameters in AHYMO accordingly. Include the construction details of each outlet structure in the Work Order Plans.
14. Provide grading and stabilization specifications for each pond in the Work Order Plans.
15. Provide rundowns or other drainage structures to get the drainage from each lot into the ponds non-erosive and provide details and specifications on the Work Order Plans.
16. Provide detailed hydraulic calculations for all of the storm drain pipes, including inlet, exit, and other minor losses. Show the HGL, flow rate, velocity, size, and slope of each storm drain pipe in the profile view of the Work Order Plans.

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17. As a reminder, if the project's 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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

PRIOR TO RELEASE OF THE FINANCIAL GUARANTEES ASSOCIATED WITH THE IIA

18. Engineer's Certification, per the DPM Part 6-14 (G): *Engineer's Certification Checklist For Subdivision is required.*
19. Please provide the Drainage Covenant with Exhibit A for each SWQ pond per Article 6-15(C) of the DPM prior to the release of the IIA and Financial Guarantees. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

If you have any questions, please contact me at 924-3420 or jhughes@cabq.gov.

PO Box 1293

Sincerely,

James D. Hughes

Albuquerque

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

NM 87103

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C: file