

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



April 17, 2014

Scott J. Steffen, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street NE, Courtyard I
Albuquerque, New Mexico 87109

Richard J. Berry, Mayor

RE: **Tierra Vista Unit 3** (Replat of Tract 8, The Trails, Unit 2) File: **C09-D001E**
Grading & Drainage Plan for Preliminary Plat, Site Plan, and Grading Permit
PE Stamp: **3-20-2014**

Dear Mr. Steffen:

Based upon the information provided in your submittal received 3/21/14, the subject Grading and Drainage Plan cannot be approved for DRB action on the Preliminary Plat nor Grading Permit. Please address the following items and resubmit for approval:

1. The plan shows offsite, slope grading along the south side of the site. Platting and grading approvals will require documentation of approval and/or grant of easement from the adjacent landowner.
2. Some of the existing infrastructure in The Trails drainage system will require modification to function in accordance with the amended DMP prepared by Thompson Engineering Consultants – April 2014. Tract **8** of Trails Unit II (Tierra Vista Unit 3) is responsible for modifications to Pond H, which must be included in this plan as follows:
 - a. Provide outlet control (orifice) to limit the pond bypass flow plus routed discharge through the pond to a maximum of 26.8 cfs, when the pond water surface is at Vol₁₀₀ pond elevation.
 - b. Provide outlet bypass capacity around the orifice at the Max. WSE to accommodate the 26.80 cfs if the orifice gets clogged.
 - c. Provide pond inflow capacity to match the DMP inflow (Bypass plus Surge) of 111 cfs.
3. Show grade break lines on the legend, and on the Grading Plan where basin the boundaries cross the roads. Confirm that they match the basin map. (Check the location of the K-2.B to K-2.D line crossing Tempe).
4. Label the Pedestrian Access way at the east end of Tempe, which serves as an emergency overflow to Universe.

April 17, 2014
File: **C09-D001E**
Grading and Drainage Plan
Tierra Vista Unit 3 (Replat of Tract 8 of The Trails, Unit 2)

Page 2

5. The grades along Tempe ~~shown~~ show the K-2.D basin boundary at Camp Verde to be the north edge of the valley gutter, which could overflow to Basin K-2.C, which has not emergency outfall. Provide a more defined water block on Camp Verde.
6. On the grading plan, clarify the existing and proposed segments of 54" Storm Drain. Label the existing (skewed) 54" RCP to be removed from the MH at Tempe and Camp Verde to the back of curb on the west side of Universe. The portion under Universe pavement to the manhole in Universe may be left in place, if plugged and grouted full with lean fill.
7. At the NE corner of the site, this plan shows a retaining wall in an area where there is an existing 4' to 6' CMU wall and "The Trails" decorative wall panel. Will these walls need to be removed and rebuilt to retain the required heights?
8. Modify the Infrastructure List, Storm Drainage Improvements section to include
 - a. Remove/Abandon existing 54" RCP from Tempe & Camp Verde to manhole on Universe, south of Tempe
 - b. Construct 54" Storm Drain in Tempe, from west side of Universe to Camp Verde, including Double Type-A Inlet at the east end of Tempe
 - c. Construct modifications to the Pond H Inlet and Outlet (west end of Tempe), per the April 2014 Amended DMP for The Trails, Units 1-3.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Grading Permit or Work Order.

If you have questions, please email me or telephone 505-924-3994.

Sincerely,

 4/17/14

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file: **C09/D001E**
c.pdf Addressee via Email SSteffen@BHInc.com