

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 9, 2014

Brian Patterson, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Richard J. Berry, Mayor

RE: **Valle Vista at the Trails**
Drainage Report for Valle Vista at the Trails Subdivision
Engineer's Stamp Date 5-16-2014 (File: C09D009)

Dear Mr. Patterson:

Based upon the information provided in your submittal received 5-16-14, the above referenced plan cannot be approved for Preliminary Plat Approval, or Grading Permit until the following comments are addressed. The **Drainage Report for Valle Vista at the Trails Subdivision** is herein referred to as "the Report," and the **Amendment to The Drainage Master Plan for the Trails Units 1,2, and 3(April 2014)** is herein referred to as "the DMP."

Pertaining to the drainage concept presented in the Report and its congruency with the DMP:

1. Since the proposed development is to be built in phases, the Report should indicate what infrastructure will be included on the infrastructure list for each phase.
2. The DMP, Table 4 (page 6) lists **Tract 8, Unit 2** as the tract responsible for improvements of Pond H. However, it is anticipated that **Tract 8, Unit 2** will not be able to develop for at least another year, after major water infrastructure is in place, and it is also possible that development of this tract is aborted altogether. Since this drainage plan utilized Pond H as part of its drainage scheme, it is incumbent upon the developers of this tract to either make the improvements or to show that Pond H in its present condition can accommodate the flows both from this tract and upstream.
3. There is a 48" Storm Drain Pipe that supposed to connect Pond K to the nearest manhole south, but was not built. Without this piece of pipe, the drainage concept in the DMP, and thus in this report, will not operate (or surge) as intended. It is therefore incumbent upon the developers of this tract to install the missing storm drain or show that the system in its present condition can accommodate the flows both from this tract and upstream.
4. Indicate that flows from Basin E6 of the DMP (Woodmont Ave) are accounted for in the Drainage Report for Valle Prado.
5. Indicate that offsite flows from the lot to the west drain into existing an Storm Drain that passes through this subdivision, and reference the Drainage Report that has the calculations for those pipes.
6. Indicate that offsite flows from the property to the north and northwest are accounted for in the Drainage Report for Valle Prado.

7. Indicate that the "first flush" requirements per the new drainage ordinance will be waived for this subdivision, but will be required for the Valle Prado subdivision in lieu of this subdivision.
8. Inlets need to be sized using the 6 hour storm.

Pertaining to Grading Plan:

9. Show existing contours on the south side of the subdivision.
10. Show sizes of all existing storm drain and manholes, and any new manholes. Show pipe flows.
11. Show inlet locations, sizes, and T.O. Grate elevations.
12. Are there new Manholes where new/relocated inlets tie into existing stormdrains?

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Rita Harmon', with a long horizontal flourish extending to the right.

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

Orig: Drainage file
c.pdf Addressee via Email