

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 30, 2014

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

Richard J. Berry, Mayor

RE: **Valle Prado Units 1&2 - Tracts 9 and OS-3**
Drainage Report for Valle Prado at the Trails Units 3A
Engineer's Stamp Date 5-2-2014 (File: C09D011)

Dear Mr. Patterson:

Based upon the information provided in your submittal received 5-2-14, the above referenced plan cannot be approved for Preliminary Plat Approval, Site Plan for Subdivision, or Grading Permit by the DRB until the following comments are addressed. The **Drainage Report for Valle Prado at the Trails Units 3A** 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."

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

1. Hydrology is concerned about grading next to the high pressure gas lines. There is a 8' maximum grade difference along the gas line easement as well as 2 roads that cross the easement. Please submit grading plans to PNM for comment and request that they submit a letter to the COA Planning Department indicating acceptance.
2. There is an inconsistency in the AHYMO output file in the DMP verses the Table shown on Plate 2 of the DMP that needs to be resolved. The AHYMO indicates AP-E as 15.5 cfs, whereas the table indicates 22.3 cfs.
3. Hydrology would like the 12" orifice plate at AP-E, south of Woodmont, to be removed. If the orifice plate is not removed and the pond outlet is less than 24" diameter effective area, a sluice gate type restriction plate or similar device should be built with this project per the DMP (bottom of page 6).
4. DMP Basins E5, E3, and part of C in Tracts 9,6, and 10 appear to encompass the basins shown on the Fully Developed Basin Map in the Report. Please overlay the basins so that basin boundaries and flows can be better understood and compared.
5. The Fully Developed Basin Map in the Report should label Ponds A5 and A6, all future roads, and show conditions and contours beyond northeast boundary. Also, A5 should be shown extending to Woodmont Avenue.
6. Provide a table showing basin area (in acre) and flows on the Fully Developed Basin Map.
7. The Fully Developed Basin Map should show Woodmont Avenue extending all the way to the north end of Future Basin 1, along with the storm drain. Flows from Basin E6 of

- the DMP should be accounted for in the Report, as this basin contains half of Woodmont Avenue. Inlets in Woodmont should be sized and located.
8. DMP shows Basin E5 as 42% impervious land treatment and should be the same value used in the corresponding basins in the Report.
 9. Pond E is noted as a future pond. However, the DMP shows the south and southwest portion of Basin E5 draining to Pond E, rather than a storm drain. Therefore Pond E needs to be sized correctly to contain flows delineated in the DMP. Furthermore, Pond E could be used to pick up the “first flush” required by the drainage ordinance. Pond calculations need to be provided.
 10. The Temporary Sedimentation Ponds located in Future Basins 1,2, 3, and 4 need to be sized to pick up the correct volumes. They seem to be temporary ponds that pick up offsite flows rather than sedimentation ponds.
 11. Basin 2 should not have a pond.
 12. How does Basin 6 drain?
 13. How does the well site drain? It appears to need a retaining wall to support 6 feet of fill but an existing wall is already in place.
 14. How does Hooded Sage Street drain to Pond E? Will there be fill in this area? Lot 32 at edge of pond shows a FG elev = 5466.9 along pond while the pond contour is 5457 at the rim in the same area.
 15. Inlets need to be sized using the 6 hour storm.
 16. Hydrology prefers storm drains to be located in the middle of the street. Connecting to the corner of an inlet is not desirable.

Pertaining to Grading Plan:

17. What are the boundaries of Unit 3A?
18. Woodmont Avenue needs to be included in the Grading Plan with the 54” SD extending past the edge of pavement.
19. Some or all of Pond E should be constructed with this project and shown on the grading plan. Pond volume, WSEL, and emergency overflow should be shown as well. Show grade lines along Sunhorn Road adjacent to the pond.
20. Hooded Sage Street should not extend into Pond easement, nor can a street be supported by a retaining wall.
21. The Temporary Sedimentation Ponds located in Future Basins 1,2, 3, and 4 need to be shown on Grading Plan with the pond volume, WSEL, and emergency overflow indicated.
22. The berms near the Temporary Ponds need to be detailed and dimensioned.
23. Show street slopes. Some street slopes seem to be high.
24. Show contours in well site and beyond northeast boundary, inside of gas line easement.
25. Spot elevations where Redbloom Road terminates do not tie into existing grades.
26. A retaining wall is needed between Lot 4 and Lot 13 in Unit 2.
27. Add Flow Line elevations at end of Sandmark where it connects to South Sky Street to show that inlets are in the sump condition.

CITY OF ALBUQUERQUE



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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

