

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 25, 2014

Scott Steffen, PE  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Valle Prado Unit 3  
Drainage Report for Valle Prado at the Trails Units 3  
Engineer's Stamp Date 10-24-2014 (File: C09D011A)**

Dear Mr. Steffen:

Based upon the information provided in your submittal received 10-24-14, the above referenced plan cannot be approved for Preliminary Plat Approval, or Grading Permit by the DRB until the following comments are addressed. (comments 1 – 5 reiterate DRB comments)

1. Approval from the Gas Company is required, as there is some grading and drainage into the easement. Gas Company approval to reference the Engineer's Stamp date. Indicate how far into gas easement, and how deep, you will excavate in order to tie into the existing Storm Drain in Tree Line Avenue. The As -builts show that the last sticks of pipe would need to be removed.
2. Tract OS-2 seems to have historically drained thru Lot 24. Wall on North side of lot needs to allow historic flows to pass. The G&D Plan shows that runoff is directed towards the east side of the lot, which may impact adjacent Lots 39 and 47. What are the pad elevations of these lots? Show grades beyond property line. Is there a wall? It would be preferable for offsite flows to drain to gas easement side.
3. Most of Lots 9, 10, and 11 drain to gas easement as opposed to Tract A or Tree Line Avenue.
4. Parks and Rec. would like a train alongside Pond A6. How does this impact the required pond volume, and subsequently this development?
5. Can a retaining wall be avoided on lots 3 & 4?
6. Why is the grade raised to 5510' South of Lots 19, 20, and 21? How does this fit in with the future plans for the extension of Two Rock Road to the future Sandmark Road and the Future Basin 3 (from Unit 1&2 Drainage Report)?
7. Drainage Report (IV) states Unit 3 is 14.5 Acres, but Basin Map shows 9.1 Acres.
8. What is the datum difference in order to compare to earlier and adjacent work orders?
9. Show existing flowline elevations and slopes where Treeline ties into the existing at Santa Fe at the Trails.

PO Box 1293

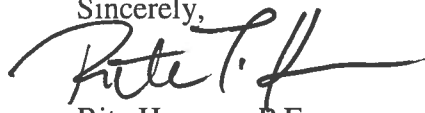
Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rita T. Harmon", with a stylized flourish at the end.

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

Orig: Drainage file  
c.pdf Addressee via Email