

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 28, 2015

Richard J. Berry, Mayor

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

**RE: Durango at the Trails (File: C09D012), Unit 1
Grading and Drainage plans, Stamp Date 5-20-15**

Dear Mr. Steffen:

Based upon the information provided in your submittal received 5-20-15, the above referenced submittals are approved for DRB action on the Preliminary Plat and Site Plan for Subdivision *for Unit 1* with the following conditions:

1. As a condition of Final Plat, the Storm drain easement width should be based on formula in DPM. It should be 25' wide south of Lot 6 and possibly 30' west of Lot 6.
2. As a condition of Work Order acceptance, provide temporary drainage easements over interim ponds.

The Grading and Drainage Plans cannot be approved for Grading Permit until DRB approval and the following comments are addressed:

3. Hatch pattern for the double garden walls need to be reflected on the legend
4. Lot 5, Unit 1 – show a garden wall on NW side of lot.
5. Submit Sheet 5 showing a corrected cross-section of the double garden walls, labeled as "TYPICAL TIERED WALL NOMENCLATURE".
6. Revise contours at intersection of Red Mountain and Window Peak so that the high point in front of Lot 1 is reflected.
7. Provide a valley gutter in front of Lot 2 to direct flows to sump in Red Mountain
8. Adjust MH13 so that it ties into SD in Woodmont at 90 deg or less
9. Show existing contour lines of Woodmont Avenue

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