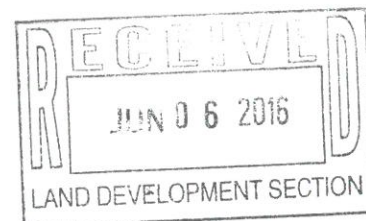




The HENSLEY ENGINEERING GROUP

June 6, 2016

Abiel Carrillo
Planning - Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103



Re: Holly Subdivision – Grading and Drainage Plan for Grading Permit

We are requesting a review of the attached information in support of the Grading Permit of Holly Subdivision and the construction of Holly Ave. The comments of 5/4/2016 have been addressed with the following:

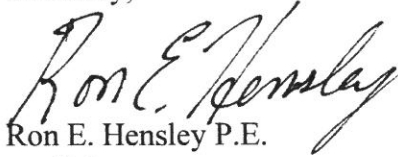
- We understand that Parks and Rec and Transportation Development have removed the requirement for a North-South pedestrian path along the west edge of the site; the final plan is expected to have that facility removed.*
The pedestrian access has been removed.
- We understand that there is an arrangement regarding the necessary grading into the adjacent site to the north to construct Holly Ave. Please forward the communication with AMAFCA which is anticipated to show that there is permission to grade within their property and the maintenance responsibilities.*
The communications are attached.
- An Erosion and Sediment Control Plan needs to be approved by the City's Stormwater Quality Engineer.*
The ESC has been submitted.
- Please provide excerpts (or a copy if it is available) of the Drainage Masterplan that is referenced regarding the available capacity in the outlet storm drain. The City does not have a copy in our file.*
The available plans are attached.
- Provide a hydraulic capacity calculation for the mountable curbed streets.*
The curb has been modified to standard curb where necessary to increase capacity.
- Provide erosion control (or clean the area if some erosion control exists under sediment) at the entrance to the 24" end section. Since the elevation of the CMU wall opening is set exactly at the same elevation as the opening in the curb, minor field discrepancies in the wall opening elevation can permanently route much of the flow through the first flush pond.*
Erosion control has been addressed on the plan with restoration or placement of rip-rap.

7. *It is assumed that there will be a solid wall between the Church property to the East and this subdivision that will prevent offsite flows, since cross lot drainage easements are not included in the plat. Provide scour protection or grading that prevents erosion at the bottom of the wall.*

Existing grading and drainage improvements along with the vegetation of the adjacent site currently prevent flows from entering the lots and provide adequate erosion control.

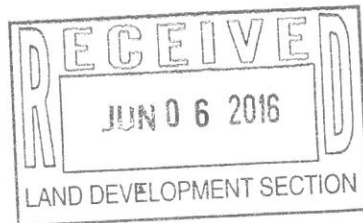
Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,



Ron E. Hensley P.E.

ron@thegroup.cc



Emailed May 3, 2016

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

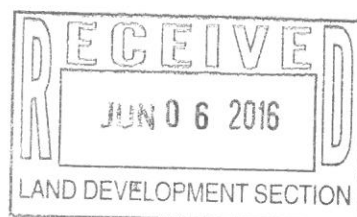
From: Lynn M. Mazur, P.E., Development Review Engineer
AMAFCA

RE: DRB COMMENTS FOR May 4, 2016

P# 1010332 Los Diamantes Subdivision, (N-9)
16DRB-70128 No comment.

P# 1010576 Holly Estates Subdivision, (C-21)
16DRB-70134 No objection to Preliminary Plat. The AMAFCA right-of-way on the north side of Holly Avenue is licensed to Bernalillo County Parks and Recreation Division. The County has indicated that it will maintain the slope adjacent to the road. AMAFCA is concerned about the strip of land between the northern edge of pavement and the northern right-of-way on Holly. Will the County maintain the slope within the City right-of-way?

16DRB-70135 No comment.



Ron Hensley

From: John C. Barney <jcbarney@bernco.gov>
Sent: Thursday, April 21, 2016 12:14 PM
To: Adil R; Mazur, Lynn; Shakeel Rizvi; Ron Hensley
Cc: Edward J. Martinez; Pete Apodaca; Debbie Jo Almager
Subject: RE: Holly Estates by Altamont

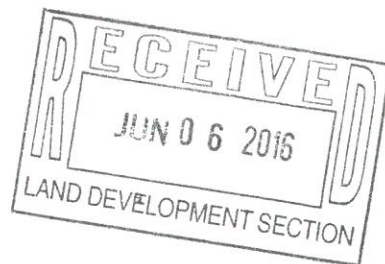
Thank you, Adil. Also Ed reminded me that we would need a Controller that works with the rest of our system. The specs for that will come in the next e-mail.

Thank you,

John



John C. Barney
Parks & Open Space Planning Manager
Parks & Recreation Department
111 Union Square SE, 2nd Floor, Albuquerque, NM 87102
Email: jcbarney@bernco.gov
O: (505) 314-0404 C: (505) 933-1113
www.bernco.gov



From: Adil R [mailto:adil1424@yahoo.com]
Sent: Wednesday, April 20, 2016 6:18 PM
To: John C. Barney; Mazur, Lynn; Shakeel Rizvi; Adil Rizvi; Ron Hensley
Cc: Edward J. Martinez; Pete Apodaca; Debbie Jo Almager
Subject: Re: Holly Estates by Altamont

Good Afternoon Lynn , We are working to include John's comments into our final design . Please let us know if you have any other questions or comments .

Thanks

Adil Rizvi

From: John C. Barney <jcbarney@bernco.gov>
To: "Mazur, Lynn" <lmazur@amafca.org>
Cc: Edward J. Martinez <ejmartinez@bernco.gov>; Pete Apodaca <papodaca@bernco.gov>; Adil R <adil1424@yahoo.com>; Debbie Jo Almager <djalmanager@bernco.gov>
Sent: Wednesday, April 20, 2016 1:50 PM
Subject: RE: Holly Estates by Altamont

Lynn --

Yes, I spoke with Mr. Rizvi on Friday 4/15. We will maintain those slopes and allow the impacts to the edge of our facility on AMAFCA property, conditioned upon the inclusion of a parking and landscape buffer as outlined and described in the following comments/changes to the grading and site plans proposed by Mr. Rizvi:

1. Provision for parallel parking along Holley on the north side of the street out of the traffic lanes for the length of the project area with a roll curb/gutter between the traffic lanes and the parking area.
2. A chain-link fence with three gates (approximately) along the ROW line with sufficient space for an 8' service road on the north side of the fence.
3. Trees and shrubs planted along the south side of the chain-link fence per the sketch provided to Mr. Rizvi (see photos).
4. Point of Connection and 1" meter from the service water-line under or along Holley road to be provided on the north side of the road with one valve and 1" bubbler line to provide water to the plants
5. 2" to 4" angular gravel to 6" depth for the length of the project area from edge of pavement to the fence-line, except where the gates in the chain link fence are, where a crusher fines path (minimum 6" depth compacted) will be provided from the gate down to parallel parking area along Holley.
6. Construction of the landscaping will be coordinated with the Land Management section of the Bernalillo County Parks and Recreation Department.

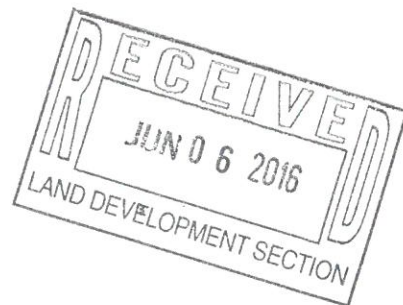
Attached are photos of sketches provided to Mr. Rizvi. Comments 5 & 6 were added to address additional maintenance concerns raised by your e-mail.

Thank you, John



John C. Barney

Parks & Open Space Planning Manager
Parks & Recreation Department
111 Union Square SE, 2nd Floor, Albuquerque, NM 87102
Email: jcbarney@bernco.gov
O: (505) 314-0404 C: (505) 933-1113
www.bernco.gov



From: Mazur, Lynn [<mailto:lmazur@amafca.org>]
Sent: Wednesday, April 20, 2016 12:55 PM
To: John C. Barney
Subject: Holly Estates by Altamont

Good afternoon, John,

Adil Rizvi said he spoke to you, at my request, about lowering Holly Avenue on the south side of the Altamont Little League fields. It will be almost 5 feet lower in one short section. Will County Parks &

Rec maintain the slope as part of the license with AMAFCA for the ballfields? This could be an issue since it is a City road, and if soil washes onto the road from the slope, they will be calling AMAFCA to fix it.

There are some things the engineer can do to prevent that from happening, but I think it will require a partial retaining wall in City R/W. Let me know about the maintenance, preferably before May 4. They are scheduled for a City DRB hearing that day. I will send you any plans I receive and comments I make.

**Albuquerque Metropolitan Arroyo
Flood Control Authority**

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
2600 Prospect Ave NE
Albuquerque, NM 87107
Office: (505) 884-2215
Mobile: (505) 362-1273

The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

