From:	Scott Steffen
To:	Carrillo, Abiel X.
Cc:	Kevin Patton (Kevin.Patton@PulteGroup.com)
Subject:	RE: Montecito Vistas - D09D005
Date:	Thursday, August 18, 2016 3:54:43 PM
Attachments:	20160398_Preplat_U2-PREPLAT.pdf 20160398_Preplat_U1-PREPLAT.pdf

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Abiel,

Attached are the Unit 1 and Unit 2 preliminary plats showing at 15' private drainage easement in the backyards of the lots along the eastern boundary. Does this work? If yes, are there any other outstanding issues that need to be addressed in order for you to approve the grading and drainage plan for preliminary plat and grading permit?

Thanks,

Scott J. Steffen
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From: Carrillo, Abiel X. [mailto:acarrillo@cabq.gov]
Sent: Thursday, August 18, 2016 12:20 PM
To: Scott Steffen <ssteffen@bhinc.com>
Subject: Montecito Vistas - D09D005

Scott,

I am looking over the resubmittal for Montecito Vistas, and it looks like all of the comments were addressed, appreciate the response letter.

The only item that is outstanding, is the rear-lot flush ponding for the eastern lots. I realize that you have no other option for them, but I do think that a typical homeowner can easily move dirt around and straight grade to the invert of the turned blocks. Especially considering that the contractor won't hit the 4" exactly in most cases. We also need to prevent regrading for construction of sheds, etc.

You are on the schedule for next week's DRB, so for preliminary plat we will need a private drainage easement (it can be continuous along the rear lots across the adjoining properties), for the benefit of each lot, to be maintained by each lot.

Alternatively, you could propose some retainage along the swale between the retaining walls for each lot, but it seems more of a maintenance problem. I mention it because I think I saw that solution on another BHI project.

Thanks,

Abiel Carrillo, PE, CFM

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