

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 19, 2014

Russ Welch, Chairman
High Desert Residential Owners Association (HDROA)
New Construction Committee (NCC)
PO Box 67590
Albuquerque, NM 87193-7590

Richard J. Berry, Mayor

RE: NCC's Review of Grading and Drainage Plans (F23D010)

Dear Mr. Welch:

It has come to the City's attention that the agreement between HDROA and the City needs to be restated. The Drainage Report for Tract 13 at High Desert (October, 2002 by Bohannon Houston) states that the Grading and Drainage Plans (G&D Plans) on the estate lots were to be submitted to and approved by the HDROA NCC. Conversations with both Kym Dicome (Developer at the time) and Kevin Patton (Engineer) indicate that HDROA NCC agreed to contract a qualified engineer to review all G&D plans. It was with this understanding that the City agreed to sign off on building permits without going through the hydrology section for a review. To honor the agreement, we would like to be sure that this practice is currently in place.

PO Box 1293

The qualified engineer who reviews the G&D plans must ensure the Plan meets the City's Drainage Ordinance. Information on significant ordinance changes is attached. Primarily, stormwater control measures shall be designed to manage the "first flush" and control runoff generated by contributing impervious surfaces.

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

Orig: Drainage file
c.pdf: via Email: Recipient

Drainage Report for Tract 13 @ High Desert Oct 25, 2002 by BHI.

The site, Tract 13 Unit 1, contains 27 lots on approximately 38.02 acres. Each lot contains a maximum building envelope of 12,000 square feet. As with past "Estate Type" Subdivisions, the site will be encompassed by a private cross-lot drainage easements located outside of the building envelopes, public roadways and the existing AMAFCA easements. This private cross-lot easement allows storm water to generally take its natural course across the existing topography. Each lot owner is required to provide a separate, individual grading and drainage plan, stamped and certified by a New Mexico Professional Engineer requiring each lot to safely manage upland storm water flows. The individual lot grading and drainage plan is submitted to and approved by the High Desert Residential Owners Association New Construction Committee (HDROA NCC). Building or non-native landscaping will not be permitted outside building envelopes. Before the HDROA NCC accepts each home, the lot owner is required to submit a copy of the approved grading and drainage plan certified by their engineer. This certified plan is reviewed by NCC for compliance with the Design Guidelines and approved drainage report for the site-specific subdivision.

The above referenced report (HDDMMP) has projected storm water runoff values for fully developed conditions within the High Desert Development in order to properly size downstream storm drainage structures. This report compares the projected land treatment percentages assumed in the above report with a more accurate estimate from our enclosed preliminary plat layout. The following results indicate approximately the same values with only negligible differences:

	Land Treatment Types (%)				Peak Discharge
	A	B	C	D	(cfs/acre)
HDDMMP 1993	74.56	0.00	8.28	17.15	2.64
Tract 13 (Unit 1) *	76.90	4.63	0.00	18.47	2.80

In determining the land treatment percentages shown above, HDDMMP assumed 1 du/acre (Tract 13 has 0.71 du/acre) while this report calculated an

File: F23D10

Bohannon & Huston INC.