CITY OF ALBUQUERQUE

November 13, 2013

Brian Patterson, P.E.
Bohannan Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87107

Re: Drainage Master Plan for the Mirehaven Master Planned Community and Pulte@ Mirehaven Phase 1 Drainage Report and Grading and Drainage Plan Engineer's Stamp Date 10-11-13 (H09D017B)

Dear Mr. Patterson,

Based upon the information provided in your submittal received 10-11-13, the above referenced report and plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

1. Comments pertaining to the Drainage Master Plan and Mirehaven Arroyo have been provided previously. This letter will address Pulte@Mirehaven Phase 1. As mentioned in the previous letter a drainage report specific to this phase should be resubmitted to address the following comments.
2. Provide flow-line or top of curb elevations in Tierra Pintada at regular intervals and at the intersection with Mirehaven Parkway.
3. As one proceeds up Mirehaven Parkway from Tierra Pintada, the cut/fill changes from fill near Tierra Pintada then changes to cut at approximately Lot 8 then maximizes the cut at the terminus of the street where the cut is 28 feet slopngn down to the street.
    a. Provide the street slopes of Mirehaven Parkway where it changes slope.
    b. Street slopes should be maximized to minimize the amount of cut required.
    c. Long cut slopes tend to deposit sediment in the street, which is undesirable for numerous reasons.
    d. It appears this cut slope would continue as Mirehaven Parkway continues south.
4. Please explain why the plan proposes 19 feet of fill at the existing low point (AP C) and 10 feet of cut at the intersection of Abo Canyon and Redondo Peak?
5. The plan proposes a storm drain through a residential side yard in a shared easement. This may be convenient to develop the site, but will be a hardship for the City and to the property owner of Lot 37
6. Hydrology proposes the storm drain from Phase 1 run west from the existing 66" into the subdivision through a landscape tract. This is the existing low point, would provide a more efficient storm drain layout, minimize grading required for the subdivision and reduce the amount of retaining walls along Tierra Pintada.

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7. What is the contributing basin to inlets IN11 and IN 12. It appears to be a portion of basins B8, B4 and B11. Shouldn't these basin boundaries be redrawn so there is one basin contributing to these inlets?
8. Provide a cross section of Mirehaven Parkway at proposed grade of approximately 35. The street capacity points table shows a height of 1.1 feet at the top of curb.
9. It is not clear that a clogging factor was applied to IN 11 and IN 12. A clogging factor of 50% is usually applied. The clogging factor comment applies to all inlets.
10. For Inlet 17, why is the top of curb or ROW point ELEV 0.9 (rather than .67)? In addition the street width scales to be 28 feet wide rather than 33 feet wide.
11. The grading plan shows Mirehaven Parkway near Tierra Pintada is super elevated to drain to the median yet the inlet is on the outside of the street.
12. Why are you proposing bypass onto Tierra Pintada?
13. Similar comment for IN 18, except for the super elevated comment.
14. The flows provided in the "Storm Network B output file" printout do not correspond to the flows on the Storm Drain Network plan or to the basins provided. Provide the slope, Q actual or proposed and Q capacity in the "Summary of Pipe Flow" table.
15. Provide the approximate invert of Outfall B and D in the Mirehaven Arroyo.
16. Sedimentation ponds should be proposed at the downstream end of Red River Lane and Del Webb Blvd, where grading will occur.
17. Berms will probably still be required with the revised submittal. They should be compacted to a minimum of 90%.
18. In the Typical Side Lot Line Section on Sheet 1, is the object of the section to not have a wall higher than 4 feet? Most residents like a 6 foot tall wall.
19. Street hydraulics, storm drain and lot grading inside the subdivision was not reviewed as overall grading changes will mostly impact these items.
20. The Hydrology review fee is to be paid with the resubmittal.

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If you have any questions or would like to meet, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail - Brain Patterson, P.E.