

CITY OF ALBUQUERQUE



February 19, 2014

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

**Re: Drainage Master Plan and Grading Plan for Del Webb Phase 1 and 2
Engineer's Stamp Date 2-7-14 (H09D017C)**

Dear Mr. Patterson,

Based upon the information provided in your submittal received 2-7-14, the above referenced report and plan are approved for Preliminary Plat action by the DRB, but are not approved for Grading Permit until the following comments are addressed:

1. The design (structural details) of the 5' concrete channel should be included on this plan as there is no other permitting process for its construction.
2. Hydrology has interfaced with the National Park Service in the past. Extreme care should be taken along the PNM boundary. Construction activities usually take more space than the built improvement.
 - a. Will grading be required to construct the view fence? Details for this fence were not provided in the Site Plan for Subdivision. Should the view fence be 6 or more feet from the PNM boundary?
 - b. Construction of the footer for the retaining wall will require earth removal on the PNM side of the retaining wall. The wall should be 10 feet from the PNM boundary where the wall is 2 feet high, 12.5 feet from the boundary where the wall/channel is 3 feet high and 15 feet from the boundary where the wall is 4 feet high.
3. Provide rip-rap in the outfall area of Temporary Pond #2 to prevent sediment from entering the street.
4. On Sheet 6, 7 and 8, should a clear area be provided between the wall and the trail?
5. Why does the retaining wall have a break in it on Sheet 8? Grades in this area appear to be steeper than 3:1.
6. On Lot 112, what does the symbol represent between the 00.40 and 98.42 grade?
7. The flow line grades at the south end of Goose Lake Trail should be increased to provide a water block per the basin map.
8. Should lots 108 through 111 be lowered to prevent steep grades on the side yard of Lots 108, reduce the wall on Lot 111 and shorten the retaining wall along the back of the lots?
9. There is no symbol in the legend for the line-type shown behind lots 205 through 202.
10. It appears a retaining wall should be proposed on Lot 201 (72.9 to 68)

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11. Is the 5 foot channel 3 feet deep north of the 65 invert? Should the channel height taper down at the north end?
12. Should the area under the canopy on Sheet 6 be flat?
13. The side slopes on the Temporary Pond in Coyote Creek Trail should be 3:1 or flatter.
14. Provide the line-type in the legend for the lines on Sheet 3 that appear to be walls. Similar comment for Lot 148 and on other sheets.
15. Call out the inlet or similar on the storm drain on Sheet 3.
16. The trail is proposed in the water harvesting area on Sheet 3.
17. Label the invert for Outfall A at the channel.
18. It is not evident that a water block is proposed at the south end of Coyote Creek Trl?
19. The inlet and the storm drain (Basin 2) in the open space tract west of Willow Canyon Trl is private. Hydrology feels it is a good idea to build it per Work Order with the channel. Provide a grate elevation and pipe size.
20. Show the Mirehaven Arroyo Easement.
21. Provide inverts where storm drains enter the Mirehaven Arroyo.
22. There appears to be objects in Del Webb Blvd east of Willow Canyon Trl. Define the travel lanes with median curb or similar.
23. The grading plan does not appear to reflect the latest alignment to the Mirehaven Arroyo. Provide the applicable sheets from the construction plans.
24. It would be a good idea to build an area inlet south of Lot 135 in the Open Space tract before the runoff turns back onto the trail.
25. Provide flow line elevations in Mirehaven Parkway on the west side of the road.
26. The berm on the north side of Offsite basin C should continue to the desiltation pond and some rip-rap should be proposed for erosion control.
27. Gravel mulch should be proposed on the slope west of Mirehaven Parkway up to Lot 18. Gravel mulch to tie into mulch proposed on the Pulte Phase 1 grading plan.
28. Provide rip-rap or similar in the area between Temporary Pond 1 and the end of Willow Canyon Trail.

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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, Hydrology
Planning Dept.

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