November 11, 2015

Christian Sholtis, PE
Bohannan Huston, Inc.

7500 Jefferson NE, Courtyard I

Albuquerque, NM 87109

**Re: DMP for Pulte @ Mirehaven Phase 2**

**N-2-D of the Watershed Subdivision**

**Engineer’s Stamp Date 7/18/2015 (H09/D017E)**

Dear Mr. Sholtis,

Based upon the information provided in your submittal received 10-12-15, the DMP can be approved based on the following comments:

1. Check grades approaching intersections. Grades may be exceeding 4% on the lower side of the streets.
2. Proposed ponds intercepting offsite flows from basins O-1 to O-5 do not fully capture the runoffs. Good portion of basin O-2 drains to Mirehaven Parkway. How is the sediment/erosion being handled for the large slope/graded area to the west of Mirehaven Parkway. Please move the diversion channel closer to Mirehaven Parkway? Label proposed contours. Make sure that proposed contours tie to existing grades.
3. Diversion channel will drain offsite basins O-1 and O-2 to an existing pond. What is the total volume being captured and what is the capacity of this pond?
4. Who will be maintaining the temporary drainage improvements? A Drainage Maintenance and Covenant may be required.
5. How is the offsite runoff south of Basin O-5 being handled?
6. Based on the Drainage Master Plan there are proposed storm drain pipes within Mirehaven Parkway. Please provide street capacity calculations. Are inlets required? Provide storm drain pipe calculations. All improvements within Mirehaven Parkway must be included on the infrastructure list.
7. How does Basin C4 (under the Drainage Master Plan) drain to the storm drain system?
8. Total proposed runoff from this subdivision is slightly higher than what is shown on the Drainage Master Plan. Would this cause any capacity issues for the constructed storm sewer infrastructure downstream?
9. Provide an exhibit which clearly shows runoff, depth of water, and street slopes upstream and downstream of all the inlets. Double check on the flows being intercepted and bypassing the inlets.
10. Check grades west of lot 56. Retaining wall may be required.

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1. Provide bottom and top wall elevations for all the proposed retaining walls. Please make sure all grades are clearly shown. Double check the height of the walls to make sure that does not exceed 8’ in height.
2. Provide the height of the garden wall on the sections shown on the plans. What is the spacing between the walls? Retaining walls are being proposed in the middle of the 10’ PUE.
3. Some lots are graded to drain to the back of the lots. Only the rear landscaping areas can drain to the back. The side yards and the house must drain to the front of the lots. Roof drains may be needed to assure that the runoff would drain to the front of the lots. There must be drainage easements on top of the tracts where rear lots drain to.
4. What is the size of the pond located at the northwest corner of Tierra Pintada and Mirehaven Parkway? How much runoff enters this pond.
5. First flush pond details and calculations must be provided. Area between back of curb & gutter and sidewalk must be depressed. Ponding also must be provided behind the sidewalk within the front yard (low side) of lots. The pond must be at least 12” deep. Please include driveways areas as part of the first flush required volume calculations.
6. Can the street grades be modified so a maximum slope of 5% is maintained throughout the subdivision?
7. There are some overlapping texts throughout the grading plan. Please make sure all texts are legible.
8. Check grades west of Lot 6.
9. Since the site will be disturbing more than one acre An Erosion and Sediment Control plan will have to be approved prior to grading approval.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.

City Engineer, Planning Department

Development Review Services

C: e-mail