January 11, 2016

Yolanda Padilla-Moyer, PE

Christian Sholtis, PE
Bohannan Huston, Inc.

7500 Jefferson NE, Courtyard I

Albuquerque, NM 87109

**Re: DMP FOR DEL WEBB PHASE 2 @ Mirehaven**

**Tract M Watershed Subdivision**

**Engineer’s Stamp Date: 11/25/2015 (H09/D017F)**

Dear Ms. Yolanda Padilla-Moyer P.E. & Mr. Sholtis, P.E.,

Based upon the information provided in your submittal received 11-25-15, the DMP cannot be approved based on the following comments:

1. Please make sure all pad elevations meet the ABCWUA maximum finished floor elevation for Zone 3WR.
2. Overall discharge flow of 178.50 cfs exceeds the flows shown on the master plan. How will this impact existing drainage structures.
3. Basin G.4 includes the road. Where do basins G.4 and G.6 drain to? The runoff should be routed to the exiting 42” storm drain pipe via an inlet and storm drain pipe.
4. Show how grades tie to surrounding properties. Include proposed contours.
5. Provide typical lot grading for first flush including the ponding between the back of curb and sidewalk. Provide first flush calculations for typical lot and overall volume provided.
6. For future submittals please include copy of the overall approved basin map with your report.
7. Provide the proposed graded for the trail from Granite Mountain Loop to West Creek Place. Are the grades to ADA standards?
8. Existing topography do not reach nor extend beyond the property line on the east side. Elevations must be provided for existing improvements to assure proper proposed grades will not any adverse impacts.
9. Are retaining walls required for lots 28 to 34?
10. Provide top and bottom elevations for all retaining walls. Please double check all walls for height requirements and clear sight distances.
11. Show flow arrows for the lots.
12. Modify basin maps to properly quantify flows and their discharge location. Why is Basin G.5 separated from Basin G.3.

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1. How much runoff is proposed to drain to West Creek Place? Will this impact street capacity or storm drain system capacity?
2. Double check flow and flow depth calculated passed upstream inlets. Is there an emergency overflow for the inlets at swamp condition? Is the system designed for twice the 100-year storm?
3. Basin F.4 drains to the back. How the runoff enters the storm drain system.
4. How does the offsite runoff enter the site? Are there erosion protection measures along the sloped areas?
5. Provide storm drain capacity analysis for the existing 42” stubs. SDP7 appears to be at maximum capacity. Can additional inlets be added east of inlet 12 to route the flows to SDP8 on Willow Canyon Trail?
6. Will there be phasing plan for the grading? And temporary measures for offsite runoff.
7. Erosion and Sediment control plan must be submitted for approval prior to Grading permit. Starting February 1st storm water quality permits must be obtained prior to grading approval. A flood plain permit will be required as well prior to grading permit 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