

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 20, 2014

Christian Sholtis, PE  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Mesa Del Sol Neighborhood - Montage Units 3 & 4  
Drainage Report for Preliminary Plat Approval and Grading Permit  
Engineer's Stamp Date 4-25-2014 (File: R16D006)**

Dear Mr. Sholtis:

Based upon the information provided in your submittal received 4-25-14, the above referenced Drainage Report cannot be approved for Preliminary Plat Approval by the DRB or Grading Permit until the following comments are addressed:

1. The predominant drainage strategy in the Level A and Level B Plans is to use a “system of retention ponds, self-contained and not necessarily connected to any other major drainage areas”, or DRIPs. While Proposed Basins A-1 through A-5 drain to DRIPs, Basins B-1 through B-7 do not. Instead they drain to Temporary Pond 4.
2. While Temporary Pond 4 will be reconfigured in the future, there is no long term or comprehensive plan to determine where runoff from Basins B-1 through B-7 will ultimately be retained. Without a long-term or more comprehensive plan, it is not possible to determine if the proposed storm drain system and proposed grading is acceptable for future development.
3. The predominant drainage strategy in the Level A and Level B Plans is to strategically locate retention ponds *due to the flat slopes*. Given these flat slopes and the long distance to the playa, will flows that are now proposed to be retained/detained by Pond 4 be able to be discharged to the playa in the future?
4. Discharging into the playa as a long-term solution would require a long system of pipes, which is in conflict with the intention of minimizing conventional piping systems (see Level B Plan, page 94).
5. Pond 4 shows a discharge *towards* the Community Center. Level B Plan, page 13, states “storm water runoff would be conveyed out of the Centers toward trunk open space corridors.” A long-term or comprehensive plan would be required to address this apparent conflict.
6. The Proposed Basins do not include areas generally to the south and west of the proposed development. While the basin boundaries delineated in the Level B Plan were for illustrative purposes, they were intended to closely resemble the existing drainage situation present in the area (see Level B Plan, page 107). Therefore, basin boundaries should more closely approximate those shown on the Level B plan unless it is shown that those boundaries are in error.

PO Box 1293

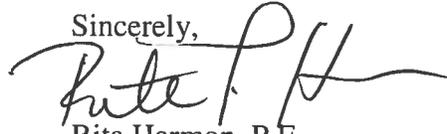
Albuquerque

New Mexico 87103

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7. Basin M in the Existing Conditions Basin Map is not fully accounted for in the Proposed Condition Basin Map.

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

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

Orig: Drainage file  
c.pdf Addressee via Email