

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 22, 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 (File: R16D006)
Drainage Report, Engineer's Stamp Date 4-25-2014
Grading and Drainage Plan, Engineer's Stamp Date XXXXX

Dear Mr. Sholtis:

Based upon the information provided in your submittal received 8-29-14, the above referenced Drainage Report and G&D Plan cannot be approved for Grading Permit until the following comments are addressed:

1. Per our conversation, Montage 3 & 4 have been rough graded and the western boundary of Montage 4 is lifted about 3' higher than the natural grade. Based on that 3' grade difference, I am assuming that the rough grading drains to the east. Provide an interim grading plan that shows how the undeveloped stage of Montage 4 is to drain in the interim (after Montage 3 is built, but before Montage 4). The temporary berms (shown in Section A-A) imply that runoff is not to enter Montage 3, but it is not clear since we had talked about the streets having enough capacity to contain the undeveloped flow from Montage 4. If runoff from undeveloped Montage 4 enters developed Montage 3, temporary sedimentation ponds should be indicated on the plan and the work order drawings.
2. Along the same note as above, if Basin C (developed basin in Montage 4) and Future Basin 4 drains to Pond 2A, what measures are in place to prevent erosion of the pond boundaries. At present, the ponds have significant erosion along the edges.
3. The grading plan for Montage 4 should reflect the existing conditions, specifically the present state of the rough grading. Contours along the western boundary of Montage should reflect the 2-ft to 3-ft grade difference
4. While I understand that flows from Future Basins 1, 2, and 4 cannot enter the project site due to the 2-ft to 3-ft grade difference, there needs to be a plan that demonstrates how the runoff is managed in the interim (after Montage 4 is built, but before future development). A blow-up of the Existing Conditions Basin Map with labeled contours should demonstrate how Offsite Basins 1 and 2 drain.
5. Inlet sizes on in Report should match those on the DRC plan set. If there are errors in Appendix B of the Report, please resubmit the calculations.
6. Engineer's stamp date should be current.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rita P. Harmon", followed by a long horizontal flourish.

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

Orig: Drainage file
c.pdf Addressee via Email