

November 3, 2022

Shahab Biazar, P.E.
City of Albuquerque
600 2nd St NW
Albuquerque, Nm 87102

**RE: MDS – Montage Subdivision Unit 7 on Bobby Foster
Grading and Drainage Submittal for Preliminary Plat and Grading Permit
Engineer's Stamp Date: 6/30/22
Hydrology File: R16D100A**

Dear Biazar,

We are requesting approval of the construction plans for Montage Subdivision Unit 7. The construction plans have been revised according to comments received from City of Rio Rancho.

Below is a list of comments received on October 5, which are included in *italics* and our responses in **bold** text.


City of Albuquerque Comments:

1. *The drainage report that provided onsite hydrology analysis splitting the site into two large basins requires more data. More detailed sub-basin analysis will be required prior to approval of the infrastructure list (IL) and preliminary plat (PP).*
The basin map has been updated and split into 5 different basins. This will allow for adequate data for proper analysis. All basins will surface drain to Newhall Dr. Basins 100, 200, 300, and 400 will enter the storm drain as it leaves the subdivision. Basin 500 will surface drain and continue down Newhall Dr. until it enters Pond 1.
2. *As proposed, the entire site will drain to Newhall Drive. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances. Detailed hydraulic analysis of surface and subsurface conveyance systems of the existing downstream street is required prior to approval for PP.*
Surface flow capacity has been completed and analyzes for each unique street section. The subsurface conveyance system has been updated with the proposed runoff from basins 100, 200, 300, and 400 and will have the capacity to endure the additional flow.
3. *The analysis of Bobby Foster project, hydrology #R16D100 must be updated to reflect the as-built condition where most of Basin "BF" drains down Diebenkorn Dr. and Newhall Dr. to "Pond 1" instead of draining down Sagan Lp. To "Pond 2A" as planned in the original drainage report for Bobby Foster, hydrology file #R16D100. The drainage design and infrastructure for Montage Subdivision Unit 7 is highly dependent on the Bobby Foster Subdivision, so the stormwater quality volume (SWQV) calculations for the areas draining to "Pond 1" must be tabulated and the "Pond 1" volume and outfall hydraulic calculations must be added. The AHYMO file shows 2 acre-feet retention below elevation 5300 and says the outfall structure is an 18" pipe but doesn't provide volume and hydraulic calculations. They must be provided along with a detail of the outfall structure. The outfall structure was omitted from the WO plans but that condition isn't modeled in AHYMO. This analysis must be updated and approved prior to review of this Grading and Drainage Plan.*
The runoff from Bobby Foster has been added to Newhall Dr. street capacity and analyzed together with the proposed subdivision Montage 7. Pond 1 remains the outfall for the new subdivision with planned capacity to accommodate the proposed flow.

4. *The existing and proposed storm pipes and inlets with sizes and hydraulic analysis were missing from the basin map in the drainage report. The analysis is required prior to approval for this PP.*
Existing and proposed storm pipes have been attached to the drainage report. The storm pipe layout is depicted together with the new basin layout and the StormCAD hydraulic data can be found in Appendix E.
5. *Hydraulic grade line calculations and pipe profiles will be required prior to drainage report approval for (WO)*
Hydraulic grade line data and pipe profiles have been added to the drainage report.
6. *Provide surface drainage analysis demonstrating that the 100-year HGL remains at/below top of curb, and the EGL remains within the ROW for the onsite streets and alleys and the adjacent streets that receive drainage from this site. The report has only one surface analysis (for 32' street 0.5% slope within 6" curbs, gutter depression is missing and location is missing). Identify the location of each analysis point and account for the effects of local gutter depression.*
Surface drainage analysis has been completed for all unique street sections associated with the proposed subdivision. Each onsite section falls within the allowable surface flow and Newhall Dr. will utilize the subsurface network to convey the runoff from specified locations of the subdivision.
7. *An Engineer's Certification of the compacted pad and grading (Pad Certification), per the DPM Chapter 22.7: Engineer's Certification Checklist for Non-Subdivision, is required prior to issuing Building Permit (BP).*
Concur
8. *As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, CPESC, ihughes@cabq.gov, 924-3402) 14 days prior to any earth disturbance.*
Concur

We greatly appreciate your time and consideration. Please contact me if you have any questions.

Sincerely,



Scott Eddings, PE
Project Manager