

# CITY OF ALBUQUERQUE

May 16, 2013

Ronald R. Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park PL NE  
Albuquerque, NM 87109



**Re: Broadstone Cottonwood  
Grading and Drainage Report  
Engineer's Stamp dated 4/24/13 (A13/D022)**

Dear Mr. Bohannon,

Based upon the information provided in your report received 4/26/2013, the above referenced report cannot be approved for Building Permit, Grading Permit or Work Order until the following comments are addressed:

- How are the flows entering and exiting the Southeast pond? What are the inverts, the Volume required, the volume provided, the WSE? Is the existing pipe being removed and extended into the pond? Why is the maintenance access labeled future? What are the three blocks in the pond?
- The northeast pond needs rip-rap or some type of energy dissipater to prevent under cutting. A section should also be provided. Is this a retention pond or a detention pond? What are the inverts, the Volume required, the volume provided, the WSE and the pond bottom?
- In the profile section system B3 DI-4 and T-2 are written over each other and are not legible.
- The grading plan provided for the site does not adequately display how the flows are being diverted or retained in the landscaped areas around the buildings. Grades are needed for the areas around the buildings. Which direction are the roof flows? Sections of the walls surrounding this site should be provided. The plan should also be stamped, dated and signed.
- An agreement and covenant is needed for the old city pond with DMD.
- An agreement with AMAFCA is needed.
- Show existing Topography.
- Provide details for both emergency overflows. Flows should not over top public sidewalks.
- A greater detailed G&D plan will be needed for Building Permit approval.

The engineer preferred the work be tied to Certificate of Occupancy rather than financially guaranteed. In lieu of a financial guarantee, the City will accept a letter of intent from the developer stating that no buildings will receive a Certificate of Occupancy prior to acceptance of the Work Order, if the developer prefers this method.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazarr, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

Copy: e-mail