

CITY OF ALBUQUERQUE



August 14, 2013

Vincent P. Carrica, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Boulders Phase III (B10/D001D)
Drainage Report, Engineer's Stamp Date: 7/17/2013
Grading and Drainage Plan, Engineer's Stamp Date: 7/18/2013

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7/19/2013, the above referenced Grading and Drainage Plan can not be approved until the following comments have been addressed:

- Modify the vicinity map so it would show the limits of Phase III only.
- Include the street names and label Tract A and B. Clearly show the limits of Phase III.
- Show the existing contours as dashed and possibly at a lighter color for better clarification between existing and proposed contours.
- Include top and bottom elevations for the proposed retaining walls. If adjacent grade to the right-of-way is lower, the retaining wall should be included on the infrastructure list.
- Will there be a future connection to the south on Stony Draw Rd. There appears to be a 2' elevation difference between existing and proposed grade at the west end of the road.
- Increase the text sizes for the proposed spot elevations. Clearly show the existing and proposed spot elevations.
- Will there be barricades at the north end of Big Rock Dr.?
- Some lots drain to the back. Area there proposed retention ponds? Roof drain for these lots should drain to the front.
- Will there be any easement required for the construction of the 24" pipe across the APS site? Show existing and proposed drainage easements. Clearly show all the pipes that connect or will connect to the existing storm drain manhole within APS site.
- Please check the flow depth within Tract B in case the APS pond does overflow. Erosion protection On Tract B and floodwalls along lots 23 and 24 will be required. Include these improvements on the infrastructure list. Provide detail analysis for the emergency overflow as the flow enters Tract B. A driveway will be required for accessing the storm drain pipes.

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- Provide inlet and storm drain pipe capacity calculations.
- Perform street capacity calculations for Big Rock Dr. by lots 23, 24, and 25. Double check the EGL at these locations to assure runoff does not enter these lots as it turns to the west. We recommend placement of inlet(s) north of lot 24. Also provide street capacity calculation other locations as necessary for the purposes of the inlet capacity calculations.
- Are the storm drain pipes west of APS all in place per Chamisa Storm Drain Master Plan? Who will construct the remaining portion of the storm drain pipes?
- Detention pond within Tract 6-A is shown to be 8.3 ac-ft on the infrastructure list. The existing volume for this pond is over 11 ac-ft. An approved grading plan is required for the changes to the pond.
- Add the proposed storm drain pipe on Flint Rock to the infrastructure list.
- Are there any mountable curbs being proposed? Clearly show the usage of different curbing for this project.

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

Sincerely,



Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: e-mail