

# CITY OF ALBUQUERQUE



April 1, 2011

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

**Re: The Boulders Phase 1 Subdivision Drainage Report and Grading and Drainage Plan**

**Engineer's Stamp date 3-11-11 (B11/D001B)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 3-11-11, the above referenced report and plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- The report and plan are stamped by different engineers. Who is the engineer of record?
- Basin maps for existing and proposed conditions were not included in the map pocket as stated in the report. There is a proposed basin map in the report, just no existing conditions basin map.
- Please provide a Grading and Drainage Plan on a larger scale 1"=40' or similar where the houses are and the adjacent area.
- Please state when you expect (Phase) to drain the Chamisa Storm Drain to the Unser Pond.
- The 48" RCP in Unser Blvd is shown as existing. Please provide the City Project Number that it was built with.
- Provide flow line elevations or a profile for Unser Blvd fronting this development.
- Provide the Volume Required, Volume Provided and Water Surface Elevation for the Unser Pond for Phase I on the grading plan and for all three phases in the drainage report.
- It appears some grading will be necessary offsite west of the furthest northwest lots of Phase 1.
- In the basin calculation tables "Upland East" and "Upland West" are listed, but they do not appear elsewhere in the report.
- Include the portion of Unser Blvd in the basin calculation table.
- The Volume Calculation table in the report shows the WSE at 5343 for 22.5 ac-ft. Finished Floor elevations east of the pond are around 5334 to 5346. It is not desirable to perch water 9 feet above adjoining houses.

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- full back out*
- Basins 15, 16, 17, 18 and the corresponding street calculations are for developed streets that do not appear to be part of Phase 1 per the Grading Plan. *at least part of ph 2 -*
  - Flows through the above listed basins appear to be routed to AP-10, where the flows are not accounted for in the street calculations. *never full*
  - I did not see in the report the flows that are in the storm drain vs. the flows that are in the street. This makes it difficult to determine street depths (e.g AP-9, 10). *now for*
  - Your retaining wall line work should match the legend.
  - It appears from reviewing the church grading plan that retaining walls will be required on the south side of the church lot. *church changing of water run wall*
  - What is programmed for the open space tract that receives the 48 cfs from Paradise View Subdivision? That seems like a good place for a LID feature. *OK*

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

Sincerely,

*Curtis A. Cherne*

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: The Boulders  
DRB : 1002632 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE # 3-11/0001B  
WORK ORDER #: 8-10-8-11

LEGAL DESCRIPTION Tracts 2, 3 & 7, Sundance Estates  
CITY ADDRESS: n/a

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 5571 Midway Park Place NE  
CITY, STATE: Albuquerque, NM

CONTACT: Vince Carrica, P.E.  
PHONE: (505) 858-3100  
ZIP CODE: 87109

OWNER: AmGo Properties LLC  
ADDRESS: 4461 Irving Blvd. NW  
CITY, STATE: Albuquerque, NM

CONTACT: Pierre Amestoy  
PHONE: 505-822-0044  
ZIP CODE: 87114

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE  
☒ PRELIMINARY PLAT APPROVAL  
☒ S. DEV. PLAN FOR SUB'D. APPROVAL  
☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 3/11/2011 BY: Vincent Carrica, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.