

May 4, 2011

Ronald Bohannon, 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 4-29-11 (B11/D001B)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4-29-11, the above referenced report and plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed.

- It is not clear how runoff is getting to AP3. Show the curb cut or similar.
- Show what is to be built to accept runoff from upland east in Tract C.
- Detention pond bottoms are to be sloped a minimum of 0.5 %. This will affect the proposed required volume. The low-flow channel can be shown on the Work Order.
- It appears the side slopes in the Unser Pond are too steep to support a maintenance road. The max slope is 10:1 gravel or 6:1 hard surface. This may affect the pond volume.
- Side slopes for the Unser Pond appear to be 2:1 along Unser and 1:1 along the west side. Provide slopes on the Grading Plan. Aggregate or riprap may be used for erosion control on slopes steeper than 3:1.
- Provide the proposed flow line in Unser Blvd along the Temporary Retention pond. What slope are the tie slopes to Unser Blvd?
- Label proposed contours every 5 feet.
- It appears a retaining wall is required between the northern lots between Slickrock Ct and Basalt Peak Dr.
- Label retaining walls per legend. TW/BW or FGH/FGL are required. Put on a different sheet if necessary.
- At AP 9 there is about 50 cfs in the street and four inlets for it to drain into. There cannot be any bypass, therefore it appears more inlets should be added to the storm drain. This can be addressed at Work Order.
- Provide a detail of the Temporary Diversion Berm. The proposed grades in this area are not representative of a berm.
- The flood wall is to be built per Work Order, so details are not required on the Grading Plan.

- An Agreement and Covenant is required for the Temporary Retention Pond west of Unser Blvd. This can be a condition for Work Order approval.

Comments on the Infrastructure List:

- Add the 9.8 ac-ft Temporary Retention Pond.
- Add the flood wall for the Permanent Detention Pond.
- Add a Note "Certification of the Grading Plan is required for release of Financial Guarantees."

If you have any questions, you can contact me at 924-3986.

Sincerely,

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

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