September 19, 2014

Diane Hoelzer, P.E.

Mark Goodwin & Associates, PA

P.O. Box 90606

Albuquerque, NM 87199

**Re: Volterra Village**

**Grading and Drainage Plan Certification for Building Permit Approval**

**Engineer Stamp Date 9-30-09**

**Engineer Certification dated 8-18-14**

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 8-19-14, the above referenced plan is approved for residential building permits in the area west of Domino Dr., south of Cicada Rd and north of Silver Charm Rd.

1. The townhomes that have drains in the backyard with a private storm drain in the backyard will have to have building permits submitted from downhill to uphill. An engineer’s certification of the backyard and grate grades and the private storm drain is required for release of Certificate of Occupancy.
2. The drainage report required a 15” x 15” area drain in the courtyards and used the WATTS FD-450-F as an example. The private storm drain it to be 12” diameter. These details are required in the building permits.

Residential building permits will not be approved in the remaining area of the site until the following comment is addressed:

1. The driveways as shown on the construction plans were not built on the downstream sections of Gulfstream Dr., Borrego Dr, and Volponi Dr. The driveways were designed to keep the storm water on a hardened surface. Without the driveways, stormwater will erode the dirt areas adjacent to the valley gutter.

A separate grading and drainage plan should be submitted for the office/retail sites for Building Permit approval.

Please inform your client that there is erosion (2 to 4’ deep cuts) occurring on Tract 1-C-2 that was graded as part of this development and Juan tabo Hills Unit 3A and he/she should take steps to prevent further erosion.

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

 Sincerely,

 Curtis Cherne, P.E.

 Principal Engineer, Hydrology

 Planning Dept.