

TIERRA WEST, LLC

January 10, 2012

Mr. Curtis Cherne
Principal Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: SPECTRUM ASSISTED LIVING,
GRADING AND DRAINAGE PLAN (A12/D025)
COMMENT RESPONSE**

Dear Mr. Cherne:

Per your correspondence dated December 13, 2011 regarding the above referenced property, please find the following responses addressing the comments listed below.

1. Provide existing spot elevations around the perimeter at regular intervals as well as inside to support existing contour data. ✓
We revised Sheets C3A and C3B to include existing spot elevations, as requested.
2. Provide existing contour data (legend?). ✓
We revised Sheets C3A and C3B to depict existing contour data per the legend and included additional contour labels.
3. Provide numerous (similar to the top of sheet C3B) proposed spot elevations in the parking/drive areas as well as near the buildings.
We revised Sheets C3B to depict additional spot elevations, as requested.
4. Provide grades in west courtyard area of large building. ✓
We revised Sheets C3A to depict additional spot elevations, as requested.
5. Provide direction of roof flows, except the building with roof drains. ✓
We revised Sheets C3A to include direction of roof flows, as requested.
6. It is not evident that the area behind/along buildings will drain. ✓
We revised Sheets C3A to include earthen swale location, flow direction, and flow-line elevations.
7. Show high points/basin divides with spot elevations. *maybe OK*
We revised Sheets C3A and C3B to depict intermediate high points and flow directions at basin divides corresponding to the drainage report basin map.
8. To accomplish stormwater quality and to prevent inlets from being buried, the inlets in the water harvesting ponds along the arroyo should be elevated above pond bottom. How high should they be elevated to accomplish these goals? ✓

The inlets in the water harvesting ponds should be elevated by a minimum of 1-foot to accomplish water quality goals. We revised Sheets C3A and C3B to include a detail.

9. Do the areas west of Golf Course Rd. drain to the sedimentation ponds? It is very difficult to tell in Basin 4. *Not working*

The areas west of Golf Course Road drain to the sedimentation ponds. We revised Sheet C3B to depict flow direction and additional elevation information.

10. Hydrology could not find the benchmark information.

We revised Sheets C3A and C3B to depict temporary benchmark information with a text box for clarity. *No designation NO*

11. The flow line elevation at the north entrance is covered with text.

We revised Sheet C3B clearly show the flow line elevation at the north entrance, as requested.

12. The slope near building FF 5 176 1.7 and FF=5 163.5 appear to be steeper than 3:1.

All proposed grading was designed to be no steeper than 3:1. We revised Sheets C3A and C3B to depict additional spot elevations to clarify this issue. ✓

13. Steep slopes near the property line could affect neighboring properties. Provide proposed spot elevations at the top and toe. Will these areas be revegetated?

All proposed and existing slope areas will be re-vegetated per the landscape plan. We revised Sheets C3A and C3B to include existing spot elevations, as requested.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN. 2011026
RRB/PE/jng