

Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Monday, November 07, 2011 1:58 PM
To: Joel Hernandez; Cherne, Curtis
Subject: Spectrum Assisted Living Development

Re: Spectrum Assisted Living, ZAP A-12, dated 10/28/11

I approve the Conceptual Grading and Drainage Plan. Since there are no new storm drain outfalls to the Calabacillas Arroyo, AMAFCA will not require any water quality manholes or a storm drain license. Therefore, there are no AMAFCA items required for the Infrastructure List.

Joel,

1. Curtis referenced a drainage report. I would like a copy for my file.
2. Please clarify that the sediment ponds in Basins 4 and 6 are temporary until those tracts develop. Are the ponds next to the Calabacillas Arroyo permanent?
3. Please correct the rim elevation on the existing manhole at Junction 3. It is 5100, and the invert is 5144.

Albuquerque Metropolitan Arroyo**Flood Control Authority**

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

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From: Joel Hernandez [mailto:JDHernandez@tierrawestllc.com]
Sent: Thursday, November 03, 2011 10:41 AM
To: Mazur, Lynn; Cherne, Curtis
Subject: RE: Comments on Spectrum

Lynn,

Attached is our most current grading & drainage plan for your file. We are no longer proposing a storm drain outfall to the arroyo since the existing system which runs parallel to and across Golf Course Road (from Smith's) has capacity, according our analysis. A portion of the existing storm drain from the apartments (System B) will be reconstructed to allow for the grading design, however, no work is proposed within the Arroyo.

As for the Infrastructure List, we can include a water quality manhole at "Node 7" (see proposed basins exhibit), unless you feel an additional water quality manhole is warranted for System B (we are only connecting a small private area drain from the plaza and roof drains- no parking lot areas). I think the Private SD License will not be necessary.

11/7/2011

Please let me know if you have any questions or if you require additional information.

Thank you,

Joel Hernandez, P.E.
Tierra West, LLC
(505) 858-3100 ext 216

From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Monday, October 31, 2011 2:45 PM
To: Cherne, Curtis
Cc: Joel Hernandez
Subject: RE: Comments on Spectrum

I have not seen the current grading plan. We already have the signed Funding Agreement for the Calabacillas Arroyo improvements, so I don't think that needs to be on the IL. As you may recall, AMAFCA will construct the improvements, and Spectrum will provide funds for their section. On an earlier plan, they showed a storm drain outfall to the arroyo. We will need a water quality manhole or structure and a Private Storm Drain License for the storm drain. Those 2 items should be on the IL.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Monday, October 31, 2011 10:54 AM
To: Mazur, Lynn
Subject: Comments on Spectrum

Lynn,
Do you have any comments on the Grading Plan or Infrastructure List for Spectrum? There are currently no IL items for AMAFCA.

Curtis

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11/7/2011

