



October 26, 2011

Ronald Ray Bohannon, P.E.
Tierra West, LLC
5571 Midway Park PL NE
Albuquerque, NM 87109

**Re: Spectrum Assisted Living Drainage Report and Grading and Drainage Plan
Engineer's Stamp dated 10-12-11 (A12/D025)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10-13-11, the above referenced plan cannot be approved for Site Plan for Building Permit until the following comments are addressed:

Comments on the Drainage Report:

- In general, it is too difficult to tell if the amount of runoff from the basin map is properly linked to the hydraulic sheets in the report.
- On the "Scenario: Base" sheets, please indicate which system (e.g. System 1) is shown on the page.
- On the "SYSTEM..." spreadsheet pages and on the "Profile" pages, please list the diameter of the pipe.
- For System 1, please put the pipe labels in order from upstream to downstream or vice versa. Rather than 4, 3, 6, 5, 1.
- In the SYSTEM 1 table, numerous downstream inverts are higher than the upstream invert.
- On the second Profile -1-Base sheet, the pipe labels do not correspond with anything in the table or "Scenario" sheet.
- What does the Table "Headwater Required" pertain to?
- On the same page, is the table for Silt Volume Requirement that the pond is sized to accommodate the stormwater runoff plus 1" of silt on the bottom of the pond?
- On the "Worksheet of Area Drain Lateral..." which pipe label/segment does this pertain to?
- Hydrology cannot determine if the storm drain under Golf Course road has the capacity for the runoff from this site.
- The report states "No offsite flows discharge onto the site. It appears that Lot 24 of Palomas del Sol, the portion of the Smith's site south of the curb, and a small portion (1 cfs) of roof drainage from Sub-Basin 6 of the Puerto del Sol apartments drains into this site and should be accommodated."

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



- Lot 1 and Lot 2 are mentioned on Page 7 but not shown on the Conceptual Grading and Drainage Plan.
- Golf Course Road contributes flows to the storm drain system. It should be shown as a basin.

Comments on the Conceptual Grading and Drainage Plan:

- Hydrology would like to see the basin divides and all the inlets on this plan.
- The LEGEND has dashed line types for existing contours, but existing contours are shown as solid lines, making it difficult to determine the difference between existing and proposed.
- Is the dashed line around the project the limits of construction?
- The plan should be labeled as "Conceptual Grading and Drainage Plan" rather than the Grading and Drainage Plan, since it is too conceptual to be certified.
- The grades shown on the Smith's site indicate a large offsite basin, when there is only a small portion of the Smith's site that drains onto this site.

PO Box 1293

Comments on the Grading Plan:

- The Grading and Drainage Plan for the west lot was not reviewed due to above comments and that Building Permit was not applied for.
- A separate sheet should be submitted for grading/flat work on the east lot.

Albuquerque

NM 87103

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

www.cabq.gov

Sincerely,

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

C: file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Spectrum Assisted Living Facility
DRB #: 1008528 EPC #: 11EPC-40040/40041

0025
ZONE MAP/DRG. FILE # A-12-7
WORK ORDER #:

LEGAL DESCRIPTION Lot 1B-1, Paradise North

CITY ADDRESS: Golf Course Road NW

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 MIDWAY PARK PLACE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOEL HERNANDEZ
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Monterey Land Group, III LLC
ADDRESS: 111 Lomas Blvd NW, Suite 200
CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: PRECISION SURVEYS
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
PHONE: (505) 856-5700
ZIP CODE: 87109

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

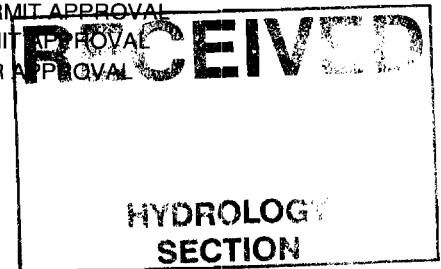
☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS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

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: 10/13/2011

BY: JOEL HERNANDEZ, PE

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.