

CITY OF ALBUQUERQUE



November 7, 2011

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

**Re: Spectrum Assisted Living Drainage Report and Conceptual Grading and
Drainage Plan
Engineer's Stamp dated 10-28-11 (A12/D025)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-1-11, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

PO Box 1293

When submitting for Building Permit:

- Provide a Grading Plan for Lot 1 and 2.
- Provide TW/BW for proposed retaining walls.
- It would be beneficial to have an as-built profile for the storm drain from the apartment complex. Provide a sheet in the Grading Plan to accomplish this.

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

ZONE MAP/DRG. FILE # A-12-7 DOZ5
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:

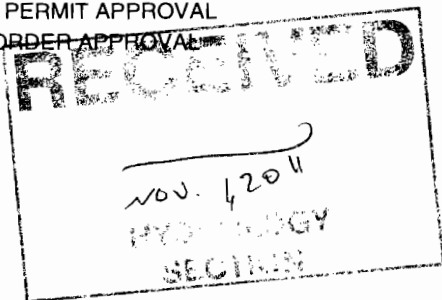
☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS 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: 10/28/2011

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.