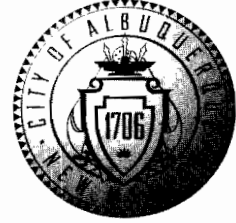


CITY OF ALBUQUERQUE



December 13, 2011

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

Re: Spectrum Assisted Living, Grading and Drainage Plan
Engineer's Stamp dated 11-21-11 (A12/D025)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11-22-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide existing spot elevations around the perimeter at regular intervals as well as inside to support existing contour data.
- Provide existing contour data (legend?).
- Provide numerous (similar to the top of sheet C3B) proposed spot elevations in the parking/drive areas as well as near the buildings.
- Provide grades in west courtyard area of large building.
- Provide direction of roof flows, except the building with roof drains.
- It is not evident that the area behind/along buildings will drain.
- Show high points/basin divides with spot elevations.
- 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?
- Do the areas west of Golf Course Rd. drain to the sedimentation ponds? It is very difficult to tell in Basin 4.
- Hydrology could not find the benchmark information.
- The flow line elevation at the north entrance is covered with text.
- The slope near building FF 51761.7 and FF=5163.5 appear to be steeper than 3:1. *building in outer space?*
- Steep slopes near the property line could affect neighboring properties. Provide proposed spot elevations at the top and toe. Will these areas be revegetated?

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Spectrum Assisted Living Facility ZONE MAP/DRG. FILE # A-12-Z/D025
DRB: 1008528 EPC #: 11EPC-40040/40041 WORK ORDER #:

LEGAL DESCRIPTION Lot 1B-1, Paradise North
CITY ADDRESS: Golf Course Road NW

ENGINEERING FIRM: TIERRA WEST, LLC CONTACT: JOEL HERNANDEZ
ADDRESS: 5571 MIDWAY PARK PLACE NE PHONE: (505) 858-3100
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

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

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: PRECISION SURVEYS CONTACT: LARRY MEDRANO
ADDRESS: 5571 Midway Park Place NE PHONE: (505) 856-5700
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: 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

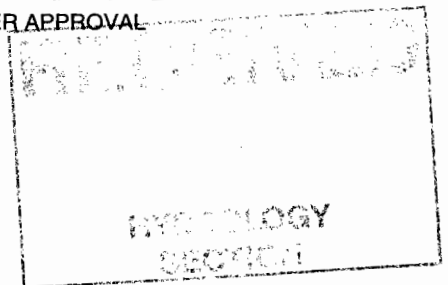
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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

\$5000



DATE SUBMITTED: 11/21/2011 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.