

# 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.
- 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

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