January 28, 2015

Ron E. Hensley, P.E.

The Group

300 Branding Iron Rd SE

Rio Rancho, NM 87124

**Re: Assisted Living Home, 7500 Oakland Ave NE**

 **Grading and Drainage Plan**

**Engineer’s Stamp Date 1-12-15 (C19/D062)**

Dear Mr. Hensley,

 Based upon the information provided in your submittal received 1-13-15, the above referenced plan cannot be approved for Site Plan for Building Permit action by the DRB until the following comments are addressed:

1. The plan is to address and quantify offsite flows. The City recently constructed a sidewalk culvert in Oakland Ave (shown on your plan) to accept flows from the northern basin of the site to the east. These flows are to enter Oakland Ave, without flowing over the sidewalk.
2. There are also offsite flows which appear to enter the southern area of this site which are to be addressed, quantified and accepted.
3. Per the NAADMP this site is allowed 50% impervious area. It proposes more than that. It appears a detention pond will be required. In addition, Quail Springs Estates constructed a 15” storm drain in Oakland Ave. The construction plans show a flow of 12 cfs. The drainage plan is to address how it complies with the NAADMP and the Quail Springs Estates drainage report.
4. Provide existing contours.
5. The plan is to manage the first flush and state how it is doing so. Provide calculations for the first flush volume.

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

 Sincerely,

 Curtis Cherne, P.E.

 Principal Engineer, Hydrology

 Planning Dept.

C: e-mail