CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

August 27, 2015

Anissa Hogeland
Anissa Construction
1232 Western Meadows Rd., NW
Albuquerque, NM 87114

Re: **Assisted Living Center**
1331 Cuesta Abajo Ct., NE
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 6-21-15 (D16-D101)
Certification dated 8-19-15

Dear Ms. Hogeland,

Based upon the information provided in your submittal received 8-24-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\ via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

ORIGINAL

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: **Assisted Living Center** Building Permit #: 201491592 City Drainage #: D16D101

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1331 Cuesta Abajo Ct,NE, Albuquerque, NM

Engineering Firm: Thompson Engineering Contact: Dave Thompson

Address: P.o.box 65760, Albuquerque, NM 87193

Phone#: 505-271-2199 Fax#: _____ E-mail: _____

Owner: Tanvar Gill Contact: TJ Gill

Address: 1331 Cuesta Abajo ct ne, Albuquerque, NM

Phone#: 505-505-917-9293 Fax#: _____ E-mail: _____

Architect: Anissa Construction Contact: Anissa Hogeland

Address: 1232 Western Meadows rd nw, Albuquerque, NM 87114

Phone#: 505-250-5434 Fax#: _____ E-mail: _____

Surveyor: Sandia Land Surveying Contact: Andrew Medina

Address: 15 Casa Terrenos, Placitas, NM 87043

Phone#: 505-867-1261 Fax#: _____ E-mail: _____

Contractor: Two Horse Construction Contact: Wayne Petner

Address: 115 North Prince st, Covis, NM 88101

Phone#: 575-693-4669 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
__X__ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
__X__ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
AUG 24 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No __X__ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Anissa Construction, inc
1232 Western Meadows Rd NW
Albuquerque, NM 87114
505) 898-1944 office
505) 898-5811 fax
www.anissaconstruction.com

8/20/2015

TRAFFIC CERTIFICATION

Regarding: Assisted Living Facility @ 1330 Cuesta Abajo Ct NE, Albuquerque, NM

I, Anissa Hogeland, NMPE OR NMRA NMRA, OF THE FIRM Anissa Construction, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 6/21/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY as-built survey OF THE FIRM Harris Survey. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/19/2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR certificate of occupancy.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Anissa Hogeland

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

STATE OF NEW MEXICO
ANISSA J. HOGELAND
No. 004686
REGISTERED ARCHITECT

8/20/2015

Date

June 12, 2015

David Thompson, P.E.
Thompson Engineering Consultants
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 5/5/15 (D16-D101)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 5/5/15and the email received on 6/11/15, this certification is approved for Building Permit.

However, for the future phases calculations will need to be adjusted for the first flush requirements and the stand pipe raised for the added retention. Also, if at all possible a curb cut at the landscape Island at the north end would help a great deal.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Planning Department
Transportation Development Services

June 15, 2015

Anissa Hogeland
Anissa Construction
1232 Western Meadows Rd., NW
Albuquerque, NM

Re: Las Lomitas Assisted Living
1331 Cuesta Abajo
Traffic Circulation Layout – Revised and Phasing Plan
Engineer's/Architect's Stamp dated 6-10-15 (D16-D101)

Dear Ms. Hogeland,

Based upon the information provided in your submittal received 6-10-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
2. Please provide more detail on grades and slopes in the parking area and/ or the handicap accessible parking areas and the ADA pedestrian walk way.
3. Please provide a Legend showing line types.
4. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
5. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
6. Show all drive aisle widths and radii. Per Fire Department, the turning radii for emergency vehicles must be a minimal of 28 Ft. It appears that the radius at the north end of the parking lot and the radii at the south drive pad entrance do not meet the Fire Department requirements. Please provide details of drive path turn around and south drive pad entrance, listing all radii.
7. For passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks is 25 feet or larger. Please label all radii.
8. A five-foot keyway is required for dead-end parking aisles. The north end of the parking lot at space labeled No. "1" will require a 5 Ft. turn out, so that vehicles may have adequate room to back out and exit.

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Albuquerque

New Mexico 87103

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9. Please specify the City Standard Drawing Numbers when applicable.

10. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please identify curb barriers.

11. Please include two copies of the traffic circulation layout at the next submittal. Please also include Sheet No. 2 with missing details on bicycle parking, curb barriers, side walk and ADA signage.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293

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New Mexico 87103

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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

June 25, 2015

Anissa Hogeland
Anissa Construction
1232 Western Meadows Rd., NW
Albuquerque, NM

Re: Las Lomitas Assisted Living
1331 Cuesta Abajo
Traffic Circulation Layout – Revised and Phasing Plan
Engineer's/Architect's Stamp dated 6-21-15 (D16-D101)

Dear Ms. Hogeland,

The TCL submittal received 6-24-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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Albuquerque
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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Assisted living

D16-D101

Project Title: 1331 Cuesta Abajo Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1331 Cuesta Abajo ABQ nm

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: TJ Gill. Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Anissa Construction Contact: Anissa Hogeland.

Address: 1232 Western Meadows Rd nw

Phone#: 505.250.5434 Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Two Horse Construction Contact: Wayne Petner

Address: 115. N. Prince Clovis New Mexico 88101

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
X TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
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____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

Received
6-24-2015

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 6/23/2015 By: Anissa Hogeland

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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CITY OF ALBUQUERQUE

June 12, 2015

David Thompson, P.E.
Thompson Engineering Consultants
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 5/5/15 (D16-D101)

Dear Mr. Thompson,

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Planning Department
Transportation Development Services

June 15, 2015

Anissa Hogeland
Anissa Construction
1232 Western Meadows Rd., NW
Albuquerque, NM

Re: Las Lomitas Assisted Living
1331 Cuesta Abajo
Traffic Circulation Layout – Revised and Phasing Plan
Engineer's/Architect's Stamp dated 6-10-15 (D16-D101)

Dear Ms. Hogeland,

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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

June 15, 2015

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Anissa Construction
1232 Western Meadows Rd., NW
Albuquerque, NM

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Engineer's/Architect's Stamp dated 6-10-15 (D16-D101)

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New Mexico 87103

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CITY OF ALBUQUERQUE

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Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Los Lomitas Assisted Living Building Permit #: 201491592 City Drainage #: D16D101

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1331 Cuesta Abajo

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: TJ Gill Contact: _____

Address: _____

Phone#: 505.917.9293 Fax#: _____ E-mail: _____

Architect: Anissa Hogeland (Anissa Construction) Contact: Anissa Hogeland.

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Contractor: Two Horse Construction Contact: Wayne Petner

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____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
JUN 10 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 6.10.2015 By: Anissa Hogeland

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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1232 Western Meadows Rd NW
Albuquerque, NM 87114
505) 898-1944 office
505) 898-5811 fax
www.anissaconstruction.com

6/1/2015

RE: permit number 201491592

To Whom it May Concern,

Due to unforeseen events, a change in the architect of record on the Assisted Living Center on 1331 Cuesta Abajo Ct NE 87113 will occur. I agree to hold the City of Albuquerque, its agents and authorized personnel, harmless and relieve them from any responsibility related to this change. I furthermore assume responsibility for corrections, if required, of work performed under the permit for which I am requesting substitution for the design professional. The new Architect will work closely with the existing Architect to complete the project as smoothly as possible.

Sincerely,

New Architect of Record
Anissa Hogeland, AIA
NM license no: 4686

Past Architect of Record
Robert McElheney
NM license no: 3514

Transmittal

page 1 of 1

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

September 3, 2014

Robert McElheney, R.A.
McElheney Architects
2001 Carlisle Blvd. NE, Suite B
Albuquerque, NM 87110

Re: Assisted Living Center Building One, 1331 Cuesta Abajo Ct NE, Traffic Circulation Layout
Architect's Stamp dated 08-28-14 (D16-D101)

Dear Mr. McElheney,

The TCL submittal received 08-28-14 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC or other appropriate permit is required to construct these items.**

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

C: File

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New Mexico 87103
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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

June 15, 2015

Anissa Hogeland
Anissa Construction
1232 Western Meadows Rd., NW
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2. Please provide more detail on grades and slopes in the parking area and/ or the handicap accessible parking areas and the ADA pedestrian walk way.
3. Please provide a Legend showing line types.
4. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
5. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
6. Show all drive aisle widths and radii. Per Fire Department, the turning radii for emergency vehicles must be a minimal of 28 Ft. It appears that the radius at the north end of the parking lot and the radii at the south drive pad entrance do not meet the Fire Department requirements. Please provide details of drive path turn around and south drive pad entrance, listing all radii.
7. For passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks is 25 feet or larger. Please label all radii.
8. A five-foot keyway is required for dead-end parking aisles. The north end of the parking lot at space labeled No. "1" will require a 5 Ft. turn out, so that vehicles may have adequate room to back out and exit.

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CITY OF ALBUQUERQUE

9. Please specify the City Standard Drawing Numbers when applicable.
10. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please identify curb barriers.
11. Please include two copies of the traffic circulation layout at the next submittal. Please also include Sheet No. 2 with missing details on bicycle parking, curb barriers, side walk and ADA signage.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

August 17, 2015

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

Re: Assisted Living Center Phase I
1331 Cuesta Abajo NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 5-5-15 (D16D101)
Certification dated: 8-16-15

Dear Mr. Thompson,

Based on the Certification received 8/17/2015 and photos received, Phase I is acceptable for permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department.

RR/RH
C: email

PO Box 1293

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New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

August 11, 2015

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

Re: Assisted Living Center Phase I
Tract 9 Las Lomitas
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 5-5-15 (D16D101)
Certification dated: 8-6-15

Dear Mr. Thompson,

Based on the Certification received 8/6/2015, Phase 1 is not acceptable for release of Certificate of Occupancy by Hydrology. The following comments must be addressed before a C.O. can be given.

- This plan does not match the approved G&D plan dated 8/7/14. The 8/7/14 plan is the plan to be certified.
- The flows from the northern most parking area should flow toward the parking lot to the south then into a pond and not leave through the entry/exit lane.
- The swale does not match what was approved in the 8/7/14 plan and is not directed toward the side walk culvert.
- The west side of this property was to have a berm, not a little ditch.
- How do you propose to prevent erosion and flooding from the hill on the north side of the building? It appears as though the flows will enter the building.
- When is the infrastructure being placed?
- Provide how erosion and sediment are being contained in the dirt area and not allowed to flow out of the parking curb cut which was not intended to be built with this phase.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/CC
C: email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

June 12, 2015

David Thompson, P.E.
Thompson Engineering Consultants
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 5/5/15 (D16-D101)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 5/5/15and the email received on 6/11/15, this certification is approved for Building Permit.

However, for the future phases calculations will need to be adjusted for the first flush requirements and the stand pipe raised for the added retention. Also, if at all possible a curb cut at the landscape Island at the north end would help a great deal.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Rael, Rudy E.

From: Rael, Rudy E.
Sent: Wednesday, August 12, 2015 1:57 PM
To: 'Thompson Engineering consultan'
Subject: RE: Assisted Living Center

Dave, looking at this plan and the comments I gave for disapproval have not changed. I do not know what happened but if you look at the letter dated 6/8/15 those comments pertain to this plan. I need an updated plan addressing the comments. I apologize for any inconvenience this has brought you. If you would address these comments bring the plans directly to me and I will process them ASAP.

Rudy E. Rael, CE, CFM
Engineer Assistant, Hydrology
Planning Department
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

From: Thompson Engineering consultan [mailto:tecnm@yahoo.com]
Sent: Tuesday, August 11, 2015 8:10 PM
To: Rael, Rudy E.
Subject: Re: Assisted Living Center

Rudy,

Attached is the latest Phase 1 grading plan dated 5-5-15 and the approval letter dated 6-12-15. There are no ponds or berms in Phase 1. The pond will be constructed in the next phase of the project. The temporary berm located along the the west property line during undeveloped conditions was replaced by a fence and swale. The swale is shown on the approved grading plan. There is no infrastructure to be constructed in Phase 1. So, the 2 comments we need to address from your letter are to protect the site from erosion from the north and contain the erosion from the undeveloped area east of the parking area.

Please let me know if I am missing anything.

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

From: "Rael, Rudy E." <RRael@cabq.gov>
To: "'tecnm@yahoo.com'" <tecnm@yahoo.com>
Sent: Tuesday, August 11, 2015 10:59 AM
Subject: Assisted Living Center

Hello Dave, here is a comment letter concerning the CO for the Assisted Living Center.

Rudy E. Rael, CE, CFM
Engineer Assistant, Hydrology
Planning Department
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf, Multi-Page

multifunction device Location: machine location not set
Device Name: PWDNH07

For more information on Xerox products and solutions, please visit http://www.xerox.com

CITY OF ALBUQUERQUE

June 8, 2015

David Thompson, P.E.
Thompson Engineering Consultants Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 5/5/15 (D16-D101)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 5/5/2015, the above referenced Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed.

- How many phases are in this project? Account for flows in the fully developed condition.
- Are you accepting flows from the property to the east? How is the erosion coming from the east being handled?
- Add a detail for the swale along the west property line.
- Depress all landscape areas 10 feet from the building. How is the first flush being handled? Flows from the paved areas need to pass through a first flush pond before leaving the site.
- An approved Erosion Sediment Control plan is required before a Building Permit can be accepted.
- Tract 9 was separated by DRB action into tracts 9A & 9B. Show lot lines and all easements. A drainage and access easement need to be provided or action by the DRB to return Tract 9 back into a single Tract as it was before.

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If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

CITY OF ALBUQUERQUE

September 2, 2014

David Thompson, P.E.
Thompson Engineering Consultants
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 8/07/14 (D16-D101)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 8/8/14, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File

PO Box 1293

Albuquerque

New Mexico 87103

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DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: ASSISTED LIVING CENTER ZONE MAP/DRG. FILE #: D16-D101
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 9, LAS LOMITAS
CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc. CONTACT: David Thompson
ADDRESS: P.O. Box 65760 PHONE: 271-2199
CITY, STATE: Albuquerque, NM ZIP CODE: 87193

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: McElheney Architects CONTACT: Bob McElheney
ADDRESS: 9232 Hilton NE PHONE: 262-0193
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
ADDRESS: 4135 Montgomery Blvd. NE PHONE: 884-1990
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
- XX DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERTIFICATION(TCL)
- _____ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- _____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- _____ SIA/FINANCIAL 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
- XX BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM.)
- _____ CERTIFICATE OF OCCUPANCY (TEMP.)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- _____ YES
- XX NO
- _____ COPY PROVIDED

RECEIVED
AUG 08 2014
LAND DEVELOPMENT SECTION

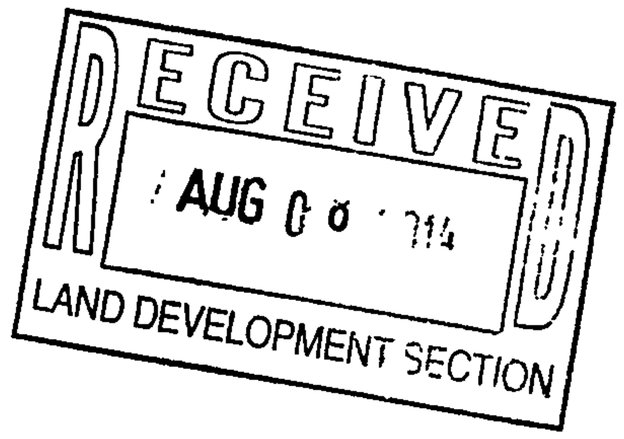
DATE SUBMITTED: August 8, 2014 BY: _____

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 Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

THOMPSON Engineering Consultants, Inc.

August 7, 2014



Mr. Curtis Cherne, P.E.
Principal Engineer, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: RESPONSE TO COMMENTS CONCERNING THE ASSISTED LIVING CENTER GRADING AND DRAINAGE PLAN DATED JANUARY 12, 2014 (D16-D101)

Dear Mr. Cherne:

This letter summarizes our responses to your comments on the Assisted Living Center Grading and Drainage Plan in a letter dated February 3, 2014.

Comment 1: How many phases are in this project? Are the flows for the coming phases accounted for?
Response: We have included a Conceptual Drainage Master Plan for the entire site. At this time it is not known how long it will take to develop the property fully.

Comment 2: The table under the proposed conditions is not clear.
Response: I was not sure what was unclear so I did not revise the table.

Comment 3: In which direction does the roof flow?
Response: All roof drainage flow arrows have been added to the grading plan.

Comment 4: Are you accepting flows from the property to the west?
Response: There is a berm between this property and the property to the west so there are no off-site flows from the west.

Comment 5: Add a detail for the swale along the west property line.
Response: A detail has been added to the grading plan.

Comment 6: Add proposed 37, 38, and 39 contour elevations.
Response: All existing and proposed contour labels have been added to the plan.

Comment 7: Depress all landscape areas 10 feet from the building.
Response: Landscape areas in the parking area have been depressed.

Comment 8: An approved Erosion Sediment Control plan is required before a Building Permit can be accepted.
Response: An Erosion and Sediment Plan has been included in this submittal.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

Comment 9: Please revise the direction of the north arrow.
Response: The direction of the north arrow has been revised.

If you should have any questions about these responses to comments, please call me at 271-2199.

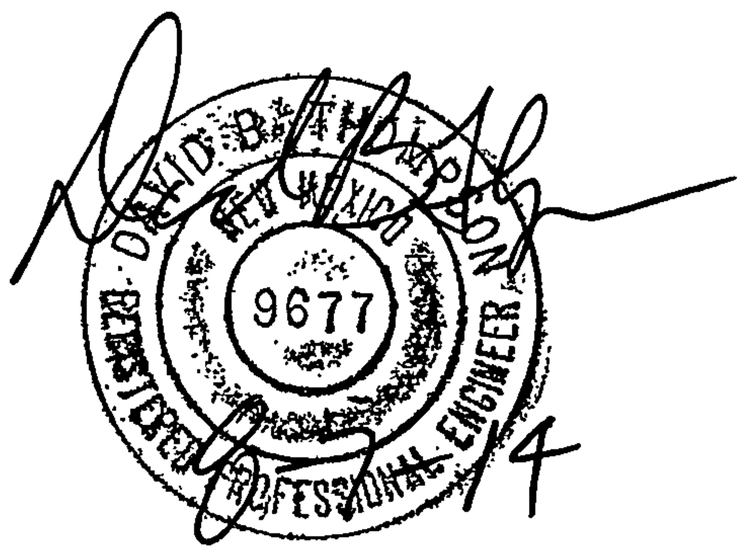
Sincerely,

David B. Thompson, P.E.

DRAINAGE MASTER PLAN
FOR
ASSISTED LIVING SITE
TRACT 9 LAS LOMITAS

August 2014

DRAINAGE MASTER PLAN
FOR
ASSISTED LIVING SITE
TRACT 9 LAS LOMITAS



Prepared by:
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

August 2014

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INTRODUCTION AND SITE LOCATION

The proposed Assisted Living site is located on Tract 9, Las Lomitas Business Park with access to Cuesta Abajo Court NE. In the future the 4.04-acre property will be developed into an assisted living community with 5 separate buildings. Phase 1 of the development will include one building with access and parking. This report specifically addresses the conceptual grading and drainage plan for the full build-out of the site in the future. Also included is the Phase 1 final grading and drainage plan for the first building to be constructed.

METHODOLOGY

The hydrologic and hydraulic criteria in Section 22 of the City of Albuquerque Development Process Manual (DPM), entitled "Drainage, Flood Control, and Erosion Control," was followed to perform the analyses given in this report. The design storm used for both the existing undeveloped and developed conditions of the Assisted Living Site is the 100-year, 24-hour storm event for peak flow computations. The property is located in Zone 2, which has a 100-year 24-hour storm event of 2.75 inches.

EXISTING DRAINAGE CONDITIONS

INTRODUCTION

The site drains from northeast to southwest. There are retaining walls along the east property line and a second retaining wall on the property paralleling the retaining wall along the east property line. There is also a small retaining in the northeast area of the property. Along the north property line is a 75-foot PNM railroad easement and a 40-foot gas easement. There is a 35-foot wide drainage, water and sewer easement along the south property line. This easement has a 36-inch RCP storm drain that drains into a 48-inch RCP storm drain in Custa Abajo that drains to a detention pond located just south of Cuesta Abajo along Las Lomitas Drive. This Tract is included in the Las Lomitas Industrial Park Drainage Management Plan (LLIPDMP). The allowable discharge from this site to the existing storm drains is 12.43 CFS.

The FEMA Flood Insurance Rate Map Number 35043C0136 G, effective date September 8, 2008, shown in Figure 1, indicates the presence of a Zone X flood hazard zone on the site. Zone X is an area in the 500-year flood or areas less than 1 foot deep 100-year flood.

OFF-SITE FLOWS

There are no off-site flows that drain onto the property.

ON-SITE FLOWS

For the existing conditions hydrologic analysis land treatment Types A is used since the existing site is vacant. The peak flow from the site is 6.22 CFS.

Table 1 Existing Drainage Conditions

BASINS	Area (acres)	100yr-24hr Peak Flow (cfs)	100yr-24hr Runoff Volume (acre-feet)	Land Treatment
1	2.16	3.32	0.095	100%A
2	1.00	1.55	0.044	100%A
3	0.88	1.35	0.039	100%A

DEVELOPED DRAINAGE CONDITIONS

DRAINAGE CONCEPT

Plate 1 shows the fully developed site to be completed in the future. The site is divided into three drainage basins. Runoff from Basin 1, which is in the northeast part of the property, drains to a detention pond in the middle of the site between two parking areas. This detention pond discharges 6.20 CFS through a stand-pipe into a 12-inch storm drain. The stand-pipe hydraulic calculations using the orifice equation can be found on Appendix B. The 12-inch storm drain drains into an 18-inch storm drain in the main drive aisle that continues east to a manhole near the entrance to the site. The detention pond has a volume of 0.0487 acre-feet with a depth of 2.29 feet. The detention pond and storm drain system will be constructed during Phase 2 of the site development.

Runoff from Basin 2, in the southeast part of the property, drains to the south to two Type D storm inlets located near the entrance to the site. The storm inlets collect 3.91 CFS of flow from Basin 2. This flow is added to the discharge from the Basin 1 detention pond and conveyed in an 18-inch storm drain to the east. This 18-inch storm drain discharges to the existing 36-inch public storm drain via a 6-foot diameter manhole in the drainage easement along the south property line. A total of 9.50 CFS from the 18-inch storm drain is discharged into the existing 36-inch storm drain. The storm drain system will be constructed during Phase 2 of the site development.

Runoff from Basin 3, in the western part of the property, is collected in a swale along the west property line. The swale drains from north to south through a 12-inch sidewalk culvert at the entrance to the site. The total runoff from Basin 3 is 3.10 CFS. The total peak flow from the property is 12.27 CFS, which is less than the 12.43 CFS allowed.

Table 2 Developed Drainage Conditions

BASINS	Area (acres)	100yr-24hr Peak Flow (cfs)	100yr-24hr Runoff Volume (acre-feet)	Land Treatment
1	2.16	8.10	0.323	22.9% B, 22.9% C, 54.3% D
2	1.00	3.91	0.159	19.5% B, 19.5% C, 61.1% D
3	0.88	3.10	0.118	28.7% B, 28.7% C, 42.6% D

PHASE 1 GRADING AND DRAINAGE PLAN

The Phase 1 Grading and Drainage Plan and Erosion and Sediment Control Plan is shown as Plates 2 and 3, in the back pockets. As shown on the Phase 1 Grading and Drainage Plan, the total runoff discharging from the property will be 8.68 CFS, which is less than the 12.43 CFS allowed. Therefore, the detention pond and storm drain system discussed in the fully developed conceptual grading and drainage plan will not be constructed during Phase 1.

STORM DRAIN HYDRAULIC ANALYSIS

A hydraulic analysis of the on-site private storm drains was completed. All storm drains shown on the conceptual grading and drainage plan (Plate 1) were sized as gravity pipes. The storm drains range in size from 12" diameter to 18" diameter. Table 3 shows the flows and velocities for each pipe reach.

Table 3 Storm Drain Hydraulics

Storm Drain Size	Storm Drain Length (FT)	Storm Drain Slope (%)	Peak Flow (CFS)	Flow Velocity (FPS)	Normal Depth (FT)
12"	31	2.70	6.20	8.42	0.89
18"	203	1.20	6.20	6.64	0.78
18"	38	2.00	9.50	8.92	0.87

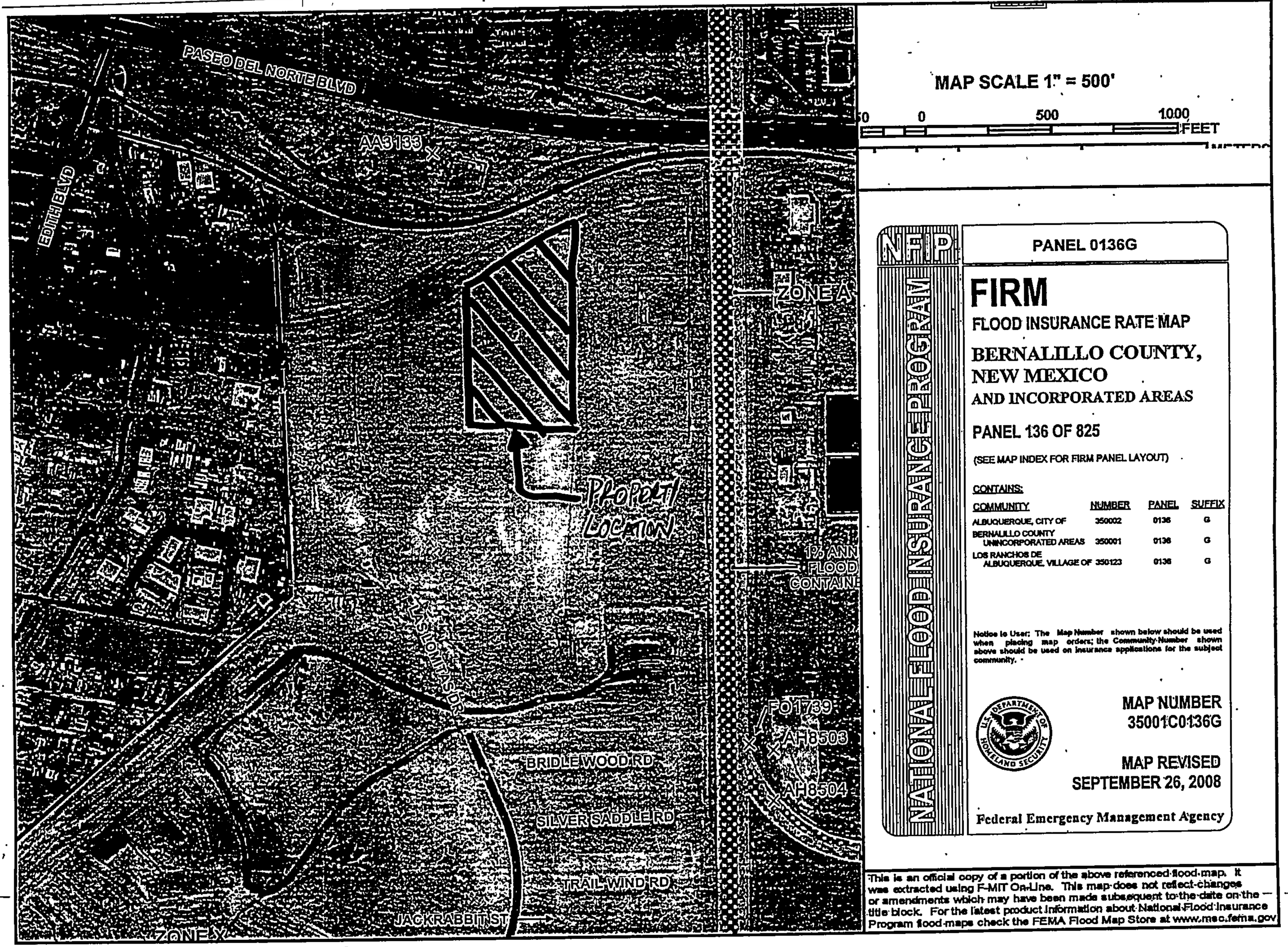

Figure 1 FEMA Flood Insurance Rate Map

APPENDIX A
HYDROLOGIC CALCULATIONS

AHYMO DEVELOPED CONDITIONS INPUT FILE

```
*
*                    CUESTA DEL ABAJO ASSISTED LIVING CENTER
*                  HYDROLOGIC MODEL--FULLY DEVELOPED CONDITIONS
*                               6 AUG 2014
*
*
**********************************************************************
*
*       HYDROLOGIC MODEL FOR OFFSITE AND ONSITE BASINS
*       100-YEAR, 24-HOUR STORM:
*
*
*
*           PRECIPITATION:
*                 P60 =   2.01"
*                 P360 =  2.35"
*                 P1440 = 2.75"
*
*
*
**********************************************************************
*
START                TIME=0.0 HR   PUNCH CODE=0
*
*
*
RAINFALL             TYPE=2    RAIN QUARTER=0.0 IN
                     RAIN ONE=2.01 IN   RAIN SIX=2.35 IN
                     RAIN DAY=2.75 IN   DT=0.05 HRS
SEDIMENT BULK        CODE=1   FACTOR=1.0
*
*
*S*********************************************************************
*S**********
*S**********
*
COMPUTE NM HYD       ID=1   HYD NO=BASIN1   DA=.003375 SQ MI
                     %A=0   %B=22.8   %C=22.9 %D=54.3
                     TP=-.133 HR   RAIN=-1
PRINT HYD            ID=1 CODE=10
*
ROUTE RESERVOIR      ID=11 HYD=POND1   INFLOW ID=1 CODE=5
                     OUTFLOW    STORAGE      DEPTH
                     0          0            39
                     2.13       0.010        40
                     5.13       0.040        41
                     8.82       0.070        42
```

```
*
*
PRINT HYD           ID=11 CODE=10
*
COMPUTE NM HYD      ID=2  HYD NO=BASIN2  DA=.001570 SQ MI
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                    TP=-.133 HR  RAIN=-1
PRINT HYD           ID=2 CODE=10
*
ADD HYD             ID=12 HYD=BASIN1.2 ID I=11 II=2
PRINT HYD           ID=12 CODE=10
*
*
COMPUTE NM HYD      ID=3  HYD NO=BASIN3  DA=.001372 SQ MI
                    %A=0  %B=28.7  %C=28.7 %D=42.6
                    TP=-.133 HR  RAIN=-1
PRINT HYD           ID=3 CODE=10
*
ADD HYD             ID=13 HYD=BASIN12.3 ID I=12 II=3
PRINT HYD           ID=13 CODE=10
*
*
*
FINISH
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AHYMO DEVELOPED CONDITIONS SUMMARY FILE

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START										TIME= .00
RAINFALL TYPE= 2										RAIN24= 2.750
SEDIMENT BULK										PK BF = 1.00
*S**********										
*S**********										
*S**********										
COMPUTE NM HYD	BASIN1	-	1	.00338	8.10	.323	1.79475	1.500	3.748	PER IMP= 54.30
ROUTE RESERVOIR	POND1	1	11	.00338	6.20	.323	1.79466	1.600	2.869	AC-FT= .049
COMPUTE NM HYD	BASIN2	-	2	.00157	3.91	.159	1.90227	1.500	3.887	PER IMP= 61.10
ADD HYD	BASIN1.2	11&	2 12	.00495	9.50	.482	1.82874	1.550	3.001	
COMPUTE NM HYD	BASIN3	-	3	.00137	3.10	.118	1.60959	1.500	3.532	PER IMP= 42.60
ADD HYD	BASIN12.3	12&	3 13	.00632	12.27	.600	1.78109	1.550	3.036	
FINISH										

AHYMO DEVELOPED CONDITIONS OUTPUT FILE

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         START TIME (HR:MIN:SEC) = 14:03:23     USER NO.= AHYMO-I-9702a01000K21-AH
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 *
*                    CUESTA DEL ABAJO ASSISTED LIVING CENTER
*                  HYDROLOGIC MODEL--FULLY DEVELOPED CONDITIONS
*                             6 AUG 2014
*
*
**************************************************************************
*
*       HYDROLOGIC MODEL FOR OFFSITE AND ONSITE BASINS
*       100-YEAR, 24-HOUR STORM:
*
*
*
*                     PRECIPITATION:
*                     P60 =   2.01"
*                     P360 =  2.35"
*                     P1440 = 2.75"
*
*
*
**************************************************************************
*
START                 TIME=0.0 HR  PUNCH CODE=0
*
*
*
RAINFALL              TYPE=2   RAIN QUARTER=0.0 IN
                                   RAIN ONE=2.01 IN  RAIN SIX=2.35 IN
                                   RAIN DAY=2.75 IN  DT=0.05 HRS

                  COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                  DT =     .050000 HOURS        END TIME =    24.000000 HOURS
                     .0000   .0024   .0049   .0075   .0102   .0130   .0158
                     .0188   .0219   .0252   .0286   .0321   .0358   .0397
                     .0439   .0482   .0529   .0578   .0631   .0689   .0751
                     .0836   .0930   .1201   .1842   .2944   .4649   .7103
                    1.0460  1.3107  1.4303  1.5302  1.6176  1.6959  1.7667
                    1.8313  1.8906  1.9452  1.9955  2.0421  2.0851  2.0946
                    2.1034  2.1115  2.1191  2.1262  2.1330  2.1394  2.1455
                    2.1513  2.1569  2.1622  2.1673  2.1723  2.1771  2.1817
                    2.1862  2.1905  2.1948  2.1989  2.2028  2.2067  2.2105
```

2.2142	2.2178	2.2213	2.2248	2.2282	2.2315	2.2347
2.2379	2.2410	2.2440	2.2470	2.2500	2.2529	2.2557
2.2585	2.2613	2.2640	2.2666	2.2693	2.2719	2.2744
2.2769	2.2794	2.2818	2.2842	2.2866	2.2889	2.2913
2.2935	2.2958	2.2980	2.3002	2.3024	2.3046	2.3067
2.3088	2.3109	2.3129	2.3150	2.3170	2.3190	2.3209
2.3229	2.3248	2.3267	2.3286	2.3305	2.3323	2.3342
2.3360	2.3378	2.3396	2.3414	2.3431	2.3449	2.3466
2.3483	2.3500	2.3517	2.3534	2.3551	2.3569	2.3586
2.3602	2.3619	2.3636	2.3653	2.3669	2.3686	2.3703
2.3719	2.3736	2.3752	2.3768	2.3785	2.3801	2.3817
2.3833	2.3849	2.3865	2.3881	2.3897	2.3913	2.3929
2.3944	2.3960	2.3976	2.3991	2.4007	2.4022	2.4038
2.4053	2.4068	2.4084	2.4099	2.4114	2.4129	2.4144
2.4159	2.4174	2.4189	2.4204	2.4219	2.4234	2.4248
2.4263	2.4278	2.4292	2.4307	2.4322	2.4336	2.4350
2.4365	2.4379	2.4394	2.4408	2.4422	2.4436	2.4450
2.4464	2.4478	2.4493	2.4506	2.4520	2.4534	2.4548
2.4562	2.4576	2.4589	2.4603	2.4617	2.4630	2.4644
2.4658	2.4671	2.4685	2.4698	2.4711	2.4725	2.4738
2.4751	2.4765	2.4778	2.4791	2.4804	2.4817	2.4830
2.4843	2.4856	2.4869	2.4882	2.4895	2.4908	2.4921
2.4934	2.4946	2.4959	2.4972	2.4984	2.4997	2.5010
2.5022	2.5035	2.5047	2.5060	2.5072	2.5085	2.5097
2.5109	2.5122	2.5134	2.5146	2.5158	2.5170	2.5183
2.5195	2.5207	2.5219	2.5231	2.5243	2.5255	2.5267
2.5279	2.5291	2.5303	2.5314	2.5326	2.5338	2.5350
2.5361	2.5373	2.5385	2.5396	2.5408	2.5420	2.5431
2.5443	2.5454	2.5466	2.5477	2.5488	2.5500	2.5511
2.5523	2.5534	2.5545	2.5556	2.5568	2.5579	2.5590
2.5601	2.5612	2.5623	2.5635	2.5646	2.5657	2.5668
2.5679	2.5690	2.5701	2.5711	2.5722	2.5733	2.5744
2.5755	2.5766	2.5776	2.5787	2.5798	2.5809	2.5819
2.5830	2.5841	2.5851	2.5862	2.5872	2.5883	2.5893
2.5904	2.5914	2.5925	2.5935	2.5946	2.5956	2.5966
2.5977	2.5987	2.5997	2.6008	2.6018	2.6028	2.6038
2.6049	2.6059	2.6069	2.6079	2.6089	2.6099	2.6109
2.6119	2.6129	2.6139	2.6149	2.6159	2.6169	2.6179
2.6189	2.6199	2.6209	2.6219	2.6229	2.6238	2.6248
2.6258	2.6268	2.6278	2.6287	2.6297	2.6307	2.6316
2.6326	2.6336	2.6345	2.6355	2.6364	2.6374	2.6384
2.6393	2.6403	2.6412	2.6421	2.6431	2.6440	2.6450
2.6459	2.6469	2.6478	2.6487	2.6497	2.6506	2.6515
2.6524	2.6534	2.6543	2.6552	2.6561	2.6571	2.6580
2.6589	2.6598	2.6607	2.6616	2.6625	2.6634	2.6644
2.6653	2.6662	2.6671	2.6680	2.6689	2.6698	2.6707
2.6715	2.6724	2.6733	2.6742	2.6751	2.6760	2.6769

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2.6778  2.6786  2.6795  2.6804  2.6813  2.6821  2.6830
2.6839  2.6848  2.6856  2.6865  2.6874  2.6882  2.6891
2.6900  2.6908  2.6917  2.6925  2.6934  2.6942  2.6951
2.6959  2.6968  2.6976  2.6985  2.6993  2.7002  2.7010
2.7019  2.7027  2.7035  2.7044  2.7052  2.7061  2.7069
2.7077  2.7085  2.7094  2.7102  2.7110  2.7119  2.7127
2.7135  2.7143  2.7151  2.7160  2.7168  2.7176  2.7184
2.7192  2.7200  2.7209  2.7217  2.7225  2.7233  2.7241
2.7249  2.7257  2.7265  2.7273  2.7281  2.7289  2.7297
2.7305  2.7313  2.7321  2.7329  2.7337  2.7344  2.7352
2.7360  2.7368  2.7376  2.7384  2.7392  2.7399  2.7407
2.7415  2.7423  2.7431  2.7438  2.7446  2.7454  2.7462
2.7469  2.7477  2.7485  2.7492  2.7500

SEDIMENT BULK        CODE=1  FACTOR=1.0
*
*
*S**********************************************************************
*S**********
*S**********
*
COMPUTE NM HYD      ID=1  HYD NO=BASIN1  DA=.003375 SQ MI
                          %A=0  %B=22.8  %C=22.9 %D=54.3
                          TP=-.133 HR  RAIN=-1

   K =   .072485HR    TP =   .133000HR    K/TP RATIO =   .545000     SHAPE CONSTANT, N =  7.106420
   UNIT PEAK =   7.2516    CFS   UNIT VOLUME =    .9976        B =   526.28       P60 = 2.0100
   AREA =        .001833 SQ MI     IA =    .10000 INCHES     INF =    .04000 INCHES PER HOUR
   RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .050000

   K =   .119470HR    TP =   .133000HR    K/TP RATIO =   .898273     SHAPE CONSTANT, N =  3.945890
   UNIT PEAK =   4.0768    CFS   UNIT VOLUME =    .9981        B =   351.55       P60 = 2.0100
   AREA =        .001542 SQ MI     IA =    .42484 INCHES     INF =   1.03954 INCHES PER HOUR
   RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .050000

PRINT HYD           ID=1 CODE=10

                                   HYDROGRAPH FROM AREA BASIN1

          TIME      FLOW        TIME      FLOW         TIME      FLOW         TIME      FLOW
TIME      FLOW
           HRS       CFS         HRS       CFS          HRS       CFS          HRS       CFS
HRS       CFS
           .000        .0       5.000        .0       10.000        .0       15.000        .0
20.000      .0
           .500        .0       5.500        .0       10.500        .0       15.500        .0
```

20.500	.0		6.000	.0	11.000	.0	16.000	.0
	1.000	.0						
21.000	.0		6.500	.0	11.500	.0	16.500	.0
	1.500	8.1						
21.500	.0		7.000	.0	12.000	.0	17.000	.0
	2.000	1.6						
22.000	.0		7.500	.0	12.500	.0	17.500	.0
	2.500	.2						
22.500	.0		8.000	.0	13.000	.0	18.000	.0
	3.000	.1						
23.000	.0		8.500	.0	13.500	.0	18.500	.0
	3.500	.0						
23.500	.0		9.000	.0	14.000	.0	19.000	.0
	4.000	.0						
24.000	.0		9.500	.0	14.500	.0	19.500	.0
	4.500	.0						

RUNOFF VOLUME = 1.79475 INCHES = .3231 ACRE-FEET
PEAK DISCHARGE RATE = 8.10 CFS AT 1.500 HOURS BASIN AREA = .0034 SQ. MI.

*

ROUTE RESERVOIR ID=11 HYD=POND1 INFLOW ID=1 CODE=5

OUTFLOW	STORAGE	DEPTH
0	0	39
2.13	0.010	40
5.13	0.040	41
8.82	0.070	42

* * * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	39.00	.000	.00
.25	.00	39.00	.000	.00
.50	.00	39.00	.000	.00
.75	.00	39.00	.000	.00
1.00	.00	39.00	.000	.00
1.25	.58	39.12	.001	.25
1.50	8.10	40.95	.039	4.99
1.75	3.08	40.78	.034	4.48
2.00	1.63	40.07	.012	2.33
2.25	.49	39.32	.003	.69
2.50	.23	39.13	.001	.28
2.75	.12	39.07	.001	.14

3.00	.08	39.04	.000	.08
3.25	.05	39.03	.000	.05
3.50	.04	39.02	.000	.04
3.75	.04	39.02	.000	.04
4.00	.03	39.02	.000	.03
4.25	.03	39.02	.000	.03
4.50	.03	39.01	.000	.03
4.75	.03	39.02	.000	.03
5.00	.03	39.02	.000	.03
5.25	.03	39.02	.000	.03
5.50	.04	39.02	.000	.04
5.75	.04	39.02	.000	.04
6.00	.04	39.02	.000	.04
6.25	.04	39.02	.000	.04
6.50	.04	39.02	.000	.04
6.75	.04	39.02	.000	.04
7.00	.04	39.02	.000	.04
7.25	.04	39.02	.000	.04
7.50	.04	39.02	.000	.04
7.75	.04	39.02	.000	.04
8.00	.04	39.02	.000	.04
8.25	.04	39.02	.000	.04
8.50	.03	39.02	.000	.03
8.75	.03	39.02	.000	.03
9.00	.03	39.02	.000	.03
9.25	.03	39.02	.000	.03
9.50	.03	39.02	.000	.03
9.75	.03	39.02	.000	.03
10.00	.03	39.02	.000	.03
10.25	.03	39.01	.000	.03
10.50	.03	39.01	.000	.03
10.75	.03	39.01	.000	.03
11.00	.03	39.01	.000	.03
11.25	.03	39.01	.000	.03
11.50	.03	39.01	.000	.03
11.75	.03	39.01	.000	.03
12.00	.03	39.01	.000	.03
12.25	.03	39.01	.000	.03
12.50	.03	39.01	.000	.03
12.75	.03	39.01	.000	.03
13.00	.03	39.01	.000	.03
13.25	.03	39.01	.000	.03
13.50	.03	39.01	.000	.03
13.75	.03	39.01	.000	.03

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)

14.00	.03	39.01	.000	.03
14.25	.03	39.01	.000	.03
14.50	.03	39.01	.000	.03
14.75	.03	39.01	.000	.03
15.00	.02	39.01	.000	.02
15.25	.02	39.01	.000	.02
15.50	.02	39.01	.000	.02
15.75	.02	39.01	.000	.02
16.00	.02	39.01	.000	.02
16.25	.02	39.01	.000	.02
16.50	.02	39.01	.000	.02
16.75	.02	39.01	.000	.02
17.00	.02	39.01	.000	.02
17.25	.02	39.01	.000	.02
17.50	.02	39.01	.000	.02
17.75	.02	39.01	.000	.02
18.00	.02	39.01	.000	.02
18.25	.02	39.01	.000	.02
18.50	.02	39.01	.000	.02
18.75	.02	39.01	.000	.02
19.00	.02	39.01	.000	.02
19.25	.02	39.01	.000	.02
19.50	.02	39.01	.000	.02
19.75	.02	39.01	.000	.02
20.00	.02	39.01	.000	.02
20.25	.02	39.01	.000	.02
20.50	.02	39.01	.000	.02
20.75	.02	39.01	.000	.02
21.00	.02	39.01	.000	.02
21.25	.02	39.01	.000	.02
21.50	.02	39.01	.000	.02
21.75	.02	39.01	.000	.02
22.00	.02	39.01	.000	.02
22.25	.02	39.01	.000	.02
22.50	.02	39.01	.000	.02
22.75	.02	39.01	.000	.02
23.00	.02	39.01	.000	.02
23.25	.02	39.01	.000	.02
23.50	.02	39.01	.000	.02
23.75	.02	39.01	.000	.02
24.00	.02	39.01	.000	.02
24.25	.00	39.00	.000	.01

PEAK DISCHARGE = 6.197 CFS - PEAK OCCURS AT HOUR 1.60
MAXIMUM WATER SURFACE ELEVATION = 41.289
MAXIMUM STORAGE = .0487 AC-FT INCREMENTAL TIME= .050000HRS

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*
PRINT HYD            ID=11 CODE=10
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HYDROGRAPH FROM AREA POND1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	5.000	.0	10.000	.0	15.000	.0
.500	.0	5.500	.0	10.500	.0	15.500	.0
1.000	.0	6.000	.0	11.000	.0	16.000	.0
1.500	5.0	6.500	.0	11.500	.0	16.500	.0
2.000	2.3	7.000	.0	12.000	.0	17.000	.0
2.500	.3	7.500	.0	12.500	.0	17.500	.0
3.000	.1	8.000	.0	13.000	.0	18.000	.0
3.500	.0	8.500	.0	13.500	.0	18.500	.0
4.000	.0	9.000	.0	14.000	.0	19.000	.0
4.500	.0	9.500	.0	14.500	.0	19.500	.0

RUNOFF VOLUME = 1.79466 INCHES = .3230 ACRE-FEET
PEAK DISCHARGE RATE = 6.20 CFS AT 1.600 HOURS BASIN AREA = .0034 SQ. MI.

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*
COMPUTE NM HYD       ID=2  HYD NO=BASIN2  DA=.001570 SQ MI
                           %A=0  %B=19.4  %C=19.5 %D=61.1
                           TP=-.133 HR  RAIN=-1
```

K = .072485HR TP = .133000HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 3.7958 CFS UNIT VOLUME = .9966 B = 526.28 P60 = 2.0100
AREA = .000959 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .119466HR TP = .133000HR K/TP RATIO = .898238 SHAPE CONSTANT, N = 3.946058

UNIT PEAK = 1.6143 CFS UNIT VOLUME = .9932 B = 351.56 P60 = 2.0100
AREA = .000611 SQ MI IA = .42481 INCHES INF = 1.03946 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

PRINT HYD ID=2 CODE=10

HYDROGRAPH FROM AREA BASIN2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	5.000	.0	10.000	.0	15.000	.0
.500	.0	5.500	.0	10.500	.0	15.500	.0
1.000	.0	6.000	.0	11.000	.0	16.000	.0
1.500	3.9	6.500	.0	11.500	.0	16.500	.0
2.000	.8	7.000	.0	12.000	.0	17.000	.0
2.500	.1	7.500	.0	12.500	.0	17.500	.0
3.000	.0	8.000	.0	13.000	.0	18.000	.0
3.500	.0	8.500	.0	13.500	.0	18.500	.0
4.000	.0	9.000	.0	14.000	.0	19.000	.0
4.500	.0	9.500	.0	14.500	.0	19.500	.0

RUNOFF VOLUME = 1.90227 INCHES = .1593 ACRE-FEET
PEAK DISCHARGE RATE = 3.91 CFS AT 1.500 HOURS BASIN AREA = .0016 SQ. MI.

*
ADD HYD ID=12 HYD=BASIN1.2 ID I=11 II=2
PRINT HYD ID=12 CODE=10

HYDROGRAPH FROM AREA BASIN1.2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS

	.000	.0	5.000	.1	10.000	.0	15.000	.0
20.000	.0							
	.500	.0	5.500	.1	10.500	.0	15.500	.0
20.500	.0							
	1.000	.0	6.000	.1	11.000	.0	16.000	.0
21.000	.0							
	1.500	8.9	6.500	.1	11.500	.0	16.500	.0
21.500	.0							
	2.000	3.2	7.000	.1	12.000	.0	17.000	.0
22.000	.0							
	2.500	.4	7.500	.1	12.500	.0	17.500	.0
22.500	.0							
	3.000	.1	8.000	.1	13.000	.0	18.000	.0
23.000	.0							
	3.500	.1	8.500	.1	13.500	.0	18.500	.0
23.500	.0							
	4.000	.1	9.000	.1	14.000	.0	19.000	.0
24.000	.0							
	4.500	.0	9.500	.1	14.500	.0	19.500	.0

RUNOFF VOLUME = 1.82874 INCHES = .4823 ACRE-FEET
PEAK DISCHARGE RATE = 9.50 CFS AT 1.550 HOURS BASIN AREA = .0049 SQ. MI.

*
*
COMPUTE NM HYD ID=3 HYD NO=BASIN3 DA=.001372 SQ MI
%A=0 %B=28.7 %C=28.7 %D=42.6
TP=-.133 HR RAIN=-1

K = .072485HR TP = .133000HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 2.3127 CFS UNIT VOLUME = .9941 B = 526.28 P60 = 2.0100
AREA = .000584 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .119497HR TP = .133000HR K/TP RATIO = .898476 SHAPE CONSTANT, N = 3.944947
UNIT PEAK = 2.0812 CFS UNIT VOLUME = .9951 B = 351.48 P60 = 2.0100
AREA = .000788 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

PRINT HYD ID=3 CODE=10

HYDROGRAPH FROM AREA BASIN3

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW

TIME HRS	FLOW CFS							
	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
	.000	.0	5.000	.0	10.000	.0	15.000	.0
20.000	.0							
	.500	.0	5.500	.0	10.500	.0	15.500	.0
20.500	.0							
	1.000	.0	6.000	.0	11.000	.0	16.000	.0
21.000	.0							
	1.500	3.1	6.500	.0	11.500	.0	16.500	.0
21.500	.0							
	2.000	.6	7.000	.0	12.000	.0	17.000	.0
22.000	.0							
	2.500	.1	7.500	.0	12.500	.0	17.500	.0
22.500	.0							
	3.000	.0	8.000	.0	13.000	.0	18.000	.0
23.000	.0							
	3.500	.0	8.500	.0	13.500	.0	18.500	.0
23.500	.0							
	4.000	.0	9.000	.0	14.000	.0	19.000	.0
24.000	.0							
	4.500	.0	9.500	.0	14.500	.0	19.500	.0

RUNOFF VOLUME = 1.60959 INCHES = .1178 ACRE-FEET
PEAK DISCHARGE RATE = 3.10 CFS AT 1.500 HOURS BASIN AREA = .0014 SQ. MI.

```
*
ADD HYD                 ID=13 HYD=BASIN12.3 ID I=12 II=3
PRINT HYD               ID=13 CODE=10
```

HYDROGRAPH FROM AREA BASIN12.3

TIME HRS	TIME FLOW HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
	.000	.0	5.000	.1	10.000	.1	15.000	.0
20.000	.0							
	.500	.0	5.500	.1	10.500	.1	15.500	.0
20.500	.0							
	1.000	.0	6.000	.1	11.000	.1	16.000	.0
21.000	.0							
	1.500	12.0	6.500	.1	11.500	.1	16.500	.0
21.500	.0							
	2.000	3.7	7.000	.1	12.000	.1	17.000	.0

22.000	.0							
	2.500	.5	7.500	.1	12.500	.1	17.500	.0
22.500	.0							
	3.000	.1	8.000	.1	13.000	.1	18.000	.0
23.000	.0							
	3.500	.1	8.500	.1	13.500	.0	18.500	.0
23.500	.0							
	4.000	.1	9.000	.1	14.000	.0	19.000	.0
24.000	.0							
	4.500	.1	9.500	.1	14.500	.0	19.500	.0

RUNOFF VOLUME = 1.78109 INCHES = .6001 ACRE-FEET
PEAK DISCHARGE RATE = 12.27 CFS AT 1.550 HOURS BASIN AREA = .0063 SQ. MI.

*
*
*
FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 14:03:23

AHYMO EXISTING CONDITIONS SUMMARY FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - - VERSION: 1997.02c RUN DATE (MON/DAY/YR) =08/07/2014
INPUT FILE = C:\Projects\CU7E63~1.TXT USER NO.= AHYMO-I-9702a01000K21-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START										TIME= .00
RAINFALL TYPE= 2										RAIN24= 2.750
SEDIMENT BULK										PK BF = 1.00
*S**********										
*S**********										
*S**********										
COMPUTE NM HYD	BASIN1	-	1	.00338	3.32	.095	.52958	1.500	1.536	PER IMP= .00
COMPUTE NM HYD	BASIN2	-	2	.00157	1.55	.044	.52958	1.500	1.539	PER IMP= .00
ADD HYD	BASIN1.2	1& 2	12	.00495	4.86	.140	.52956	1.500	1.537	
COMPUTE NM HYD	BASIN3	-	3	.00137	1.35	.039	.52958	1.500	1.541	PER IMP= .00
ADD HYD	BASIN12.3	12& 3	13	.00632	6.22	.178	.52955	1.500	1.538	
FINISH										

APPENDIX B
HYDRAULIC CALCULATIONS

ASSISTED LIVING MASTER DRAINAGE PLAN
RATING CURVE FOR RISER PIPE

Area for 1 - 3" dia. Hole 0.05

Area for 6 - 3" dia. Holes 0.29

Area for 9 - 3" dia. Holes 0.44

HEAD (feet)	Q level 1	Q level 2	Q level 3	Q level 4	Q level 5	Q level 6	Q level 7	Q level 8	Q level 9	Q level 10	TOTAL Q
0.00											0.00
0.25	1.06			9 -3" holes							1.06
0.50	1.50										1.50
0.75	1.84										1.84
1.00	2.13			9-3" holes							2.13
1.25	2.38	1.06									3.44
1.50	2.60	1.50									4.11
1.75	2.81	1.84									4.65
2.00	3.01	2.13									5.13
2.25	3.19	2.38	1.06								6.63
2.50	3.36	2.60	1.50								7.47
2.75	3.53	2.81	1.84								8.18
3.00	3.68	3.01	2.13								8.82

CITY OF ALBUQUERQUE

February 3, 2014

David Thompson, P.E.
Thompson Engineering Consultants Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: **Assisted Living Center**
Grading and Drainage Plan
Engineers Stamp Date 1/12/14 (D16-D101)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 1/16/2014, the above referenced Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed.

- How many phases are in this project? Are the flows for the coming phases accounted for?
- The table under the proposed conditions is not clear.
- In which direction does the roof flow?
- Are you accepting flows from the property to the west?
- Add a detail for the swale along the west property line.
- Add proposed 37, 38 and 39 contour elevations.
- Depress all landscape areas 10 feet from the building.
- An approved Erosion Sediment Control plan is required before a Building Permit can be accepted.
- Please revise the direction of the north arrow.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis C. Cherne

Curtis Cherne, P.E.
Principal Engineer, Hydrology Section
Planning Department

RR/CC
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: ASSISTED LIVING CENTER ZONE MAP/DRG. FILE #: D-16/D101
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 9, LAS LOMITAS
CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc. CONTACT: David Thompson
ADDRESS: P.O. Box 65760 PHONE: 271-2199
CITY, STATE: Albuquerque, NM ZIP CODE: 87193

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: McElheney Architects CONTACT: Bob McElheney
ADDRESS: 9232 Hilton NE PHONE: 262-0193
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
ADDRESS: 4135 Montgomery Blvd. NE PHONE: 884-1990
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
XX 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)
_____ ENGINEER'S CERTIFICATION(TCL)
_____ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
_____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL 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
XX BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM.)
_____ CERTIFICATE OF OCCUPANCY (TEMP.)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

RECEIVED
JAN 16 2014
LAND DEVELOPMENT SECTION

Paid $50.00

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
XX NO
_____ COPY PROVIDED

DATE SUBMITTED: January 16, 2014 BY: _____

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 Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Rael, Rudy E.

From: Thompson Engineering consultan <tecnm@yahoo.com>
Sent: Thursday, June 11, 2015 5:05 PM
To: Harmon Rita T.
Cc: Rael, Rudy E.; Biazar, Shahab
Subject: Assisted Living G & D Comments (D16-D101)
Attachments: ASSISTED LIVING BUILDOUT-G&D 8-7-14.pdf; ASSISTED LIVING PH-1-G&D 8-7-14.pdf; COA Approval Letter 9-2-14.pdf; ASSISTED LIVING PH-1 ESC 8-7-14.pdf; D16E101 _ESC_Acceptance_LTR.pdf

Rita,

The following are responses to your comments in your letter dated 6-8-15. Some of these attached items were submitted with the previously approved Phase 1 Grading and Drainage Plan and therefore should be in the drainage file.

1. According to the Architect, there will be 5 total Phases. Attached is a Conceptual Drainage Plan for the full build-out of the site dated 8-7-14. This was submitted with the previously approved Phase 1 Grading and Drainage Plan dated 8-7-14. Not so

2. There are no offsite flows from east of the property. There is an existing retaining wall along the east property line that does not allow any flows from the east to reach the property. I am not sure what erosion you are referring to. erosion around ret wall

3. We will add a detail for the swale. It is on the approved Phase 1 Grading and Drainage Plan dated 8-7-14. Don't have

4. The previously approved Phase 1 Grading and Drainage Plan dated 8-7-14 did not include any ponds to hold the first flush because it was not a requirement at the time of submittal. This revised Phase 1 Grading and Drainage Plan is required because the contractor wanted to include some paved area along the north side of the site and remove some paved area in the parking area. This project is already under construction. Since this is a minor revision to the previously approved plan, then we would request that we continue constructing the plan for this Phase without accounting for the first flush volume. We will certainly include forst flush retention volume for all subsequent phases of the project. > ~~to address~~ the pipe invert of Det pond to be raised for first

5. Attached is an Erosion and Sediment Control Plan for Phase 1 that was approved by Shahab Biazar on 9-5-14.

6. We will show both Tracts 9A and 9B on the re-submittal of the Phase 1 Grading Plan.

Once you have a chance to review all attached documents (which should be in the drainage file) I would like the chance to discuss this with you further.

Thanks, . see if possible to put curb cut in parking islands

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199