

*Sal B. B.*  
DAVID B. THOMPSON, NMPE 9677  
*8-6-15*  
DATE

DAVID B. THOMPSON  
NEW MEXICO  
9677  
LICENSED PROFESSIONAL ENGINEER

$$\begin{aligned} \text{WEIGHTED E (in)} &= (E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D) \\ V_{6+HR} \text{ (acre-ft)} &= (\text{WEIGHTED E})(\text{AREA})/12 \\ V_{10DAY} \text{ (acre-ft)} &= V_{6+HR} + (A_D)(P_{10DAY} - P_{6+HR})/12 \\ Q \text{ (cfs)} &= (Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D) \end{aligned}$$



LEGAL DESCRIPTION: TRACT 9, LAS LOMITAS

SITE AREA: 4.04 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35043C0136 G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.

EXISTING DRAINAGE CONDITIONS:

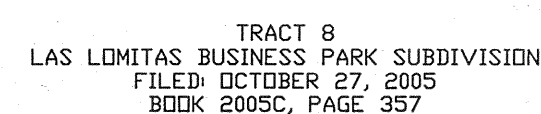
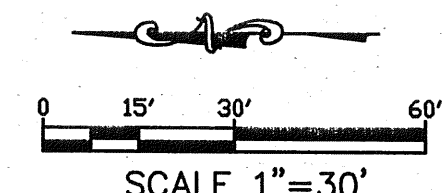
CURRENTLY THE TRACT IS VACANT WITH AN EARTH BERM LOCATED ALONG THE WEST PROPERTY LINE. THE TRACT CURRENTLY DRAINS TO THE CUL-DE-SAC BULB CUESTA ABAJO COURT. THIS TRACT IS LOCATED WITHIN THE LAS LOMITAS INDUSTRIAL PARK DRAINAGE MANAGEMENT PLAN (DMP). ACCORDING TO THE DMP A TOTAL OF 12.43 CFS IS ALLOWED TO DRAIN TO CUESTA ABAJO COURT FROM THE TRACT.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.35 INCHES. UNDER EXISTING CONDITIONS THE LOTS INCLUDE LAND TREATMENTS A.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE FIRST PHASE OF DEVELOPMENT OF TRACT 9 WITHIN THE LAS LOMITAS SUBDIVISION. THE TRACT WILL BE DEVELOPED INTO AN ASSISTED LIVING CENTER WITH SEVERAL BUILDINGS. THIS PHASE INCLUDES THE CONSTRUCTION OF THE FIRST BUILDING AND ASSOCIATED ACCESS AND PARKING.

THE ACCESS AND PARKING AREA IS GRADED TO DRAIN THROUGH THE ACCESS ROAD TO CUESTA ABAJO COURT. RUNOFF FROM THE BUILDING WILL BE DIRECTED TO A SWALE AT THE BACK OF THE BUILDING THAT DRAINS TO THE ACCESS DRIVE THROUGH A SIDEWALK CULVERT. RUNOFF FROM THE PARKING AREA AND ACCESS ROAD WILL DRAIN TO THE STREET VIA THE ACCESS DRIVEWAY. THE 100-YEAR, 6-HOUR RUNOFF FROM THE FIRST PHASE IS 8.91 CFS, WHICH IS LESS THAN THE ALLOWABLE RUNOFF OF 12.43 CFS.



SHEET No.

1 of 1



































# 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 Lomas  
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.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

C: RR/CC  
email