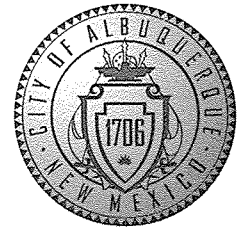


# CITY OF ALBUQUERQUE



December 28, 2011

Scott M. McGee, P.E.  
9700 Tanoan Dr NE  
Albuquerque, NM 87111

**Re: Albuquerque Memory Care Facility, 8101 Palomas Ave NE, (D19/D028),  
Request for Permanent Certificate of Occupancy - Approved  
Approved Engineer's Stamp date: 1/20/11,  
Certification dated: 12-22-11**

Dear Mr. McGee,

Based upon the information provided in the submittal received 12-23-11, the above referenced Certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

The water blocks at the drive entrances were not constructed as designed. Hydrology recommends building a "hump" north of the ADA access paths to function as a water block.

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

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer—Hydrology  
Development and Building Services

Copy: e-mail  
CO Clerk—Katrina Sigala

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 04/2009)

PROJECT TITLE: Albuquerque Memory Care Facility ZONE MAP: D-19/D28  
DRB#: 1008527 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 23A Block 21, North Abq Acres, Tract A Unit A  
CITY ADDRESS: 8101 Palomas Avenue NE, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee  
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905  
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: JEA Senior Living CONTACT: \_\_\_\_\_  
ADDRESS: 12115 NE 99<sup>th</sup>, Ste. 1800 PHONE: 360.254-9442  
CITY, STATE: Vancouver, WA ZIP CODE: 98682

ARCHITECT: Lenity Group CONTACT: Dan Roach  
ADDRESS: 471 High Street SE, Ste. 10 PHONE: 503.399-1090  
CITY, STATE: Salem, OR ZIP CODE: 97301

SURVEYOR: Cartesian Surveys CONTACT: Will Plotner  
ADDRESS: 2104 Southern Blvd SE PHONE: 896-3050  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

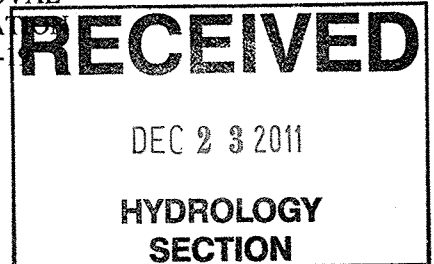
TYPE OF SUBMITTAL:  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER'S CERT (TCL)  
\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

CHECK TYPE OF APPROVAL 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  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ GRADING CERTIFICATE  
\_\_\_\_ OTHER (SPECIFY) SO- \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

\_\_\_\_ YES  
\_\_\_\_ NO  
\_\_\_\_ COPY PROVIDED

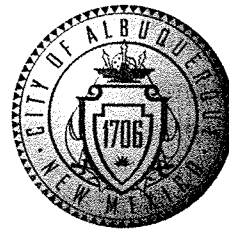
DATE SUBMITTED: 12/22/2011 BY: SMM



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 following:

1. **Conceptual Grading and Drainage Plan:** 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



January 13, 2011

Scott M. McGee, P.E.  
9700 Tanoan Dr NE  
Albuquerque, NM 87111

**Re: JEA Senior Living Memory Care Facility Grading and Drainage Plan  
Engineer's Stamp dated 12-23-10 (D19/D028)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 1-4-11, the above referenced plan cannot be approved for Building Permit and Work Order until the following comments are addressed:

- ✓ • The water surface elevations for the Proposed Pond Volumes don't match the grades on the plan.
- ✓ • Provide quarter points and corresponding elevations in the gutter flow line in Palomas Ave. to allow verification of a water block.
- ✓ • It appears the TOW near the east end of the north wall is below the sidewalk grade. The sidewalk and associated landscape should not drain into the site.
- ✓ • Please provide grades in landscape areas that show them as depressed, as practicable.
- ✓ • The sidewalk culvert is to be built by Work Order.

If you have any questions, you can contact me at 924-3695.

Sincerely,

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

C: file

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: Albuquerque Memory Care Facility ZONE MAP: D-19/D28  
DRB#: 1008527 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 23 & 24 and Parcels D & E, Block 21, North Abq Acres, Tract A, Unit A  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Scott M McGee PE, LLC CONTACT: Scott McGee  
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905  
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: JEA Senior Living CONTACT: \_\_\_\_\_  
ADDRESS: 12115 NE 99<sup>th</sup>, Ste. 1800 PHONE: (360)254-9442  
CITY, STATE: Vancouver WA ZIP CODE: 98682

ARCHITECT: Lenity Group CONTACT: Dan Roach  
ADDRESS: 471 High Street SE, Ste. 10 PHONE: (505)399-1090  
CITY, STATE: Salem, OR ZIP CODE: 97301

SURVEYOR: Cartesian Surveys CONTACT: Will Plotner  
ADDRESS: 2104 Southern Blvd SE PHONE: 896-3050  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER'S CERT (TCL)  
\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

CHECK TYPE OF APPROVAL 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  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
☒ WORK ORDER APPROVAL  
\_\_\_\_ GRADING CERTIFICATION  
\_\_\_\_ OTHER (SPECIFY) SO-19

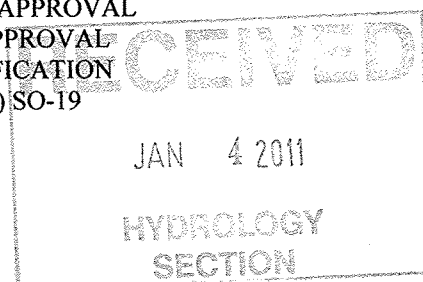
WAS A PRE-DESIGN CONFERENCE ATTENDED:

\_\_\_\_ YES  
\_\_\_\_ NO  
\_\_\_\_ COPY PROVIDED

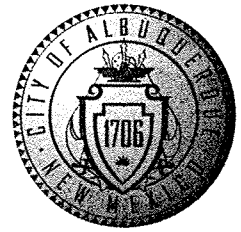
DATE SUBMITTED: 12/30/2010 BY: Scott McGee

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 following:

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



# CITY OF ALBUQUERQUE



January 24, 2011

Scott M. McGee, P.E.  
9700 Tanoan Dr NE  
Albuquerque, NM 87111

**Re: Albuquerque Memory Care Facility Grading and Drainage Plan  
Engineer's Stamp dated 1-20-11 (D19/D028)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 1-20-11, the above referenced plan is approved for Building Permit and Work Order. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing  $\frac{3}{4}$  of an acre or more.

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

If you have any questions, you can contact me at 924-3695.

Sincerely,

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

C: file  
Kathy Verhage, DMD

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 04/2009)

PROJECT TITLE: Albuquerque Memory Care Facility ZONE MAP: D-19/D28  
DRB#: 1008527 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 23 & 24 and Parcels D & E, Block 21, North Abq Acres, Tract A, Unit A  
CITY ADDRESS: 8101 Palomas Avenue NE

ENGINEERING FIRM: Scott M McGee PE, LLC CONTACT: Scott McGee  
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905  
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: JEA Senior Living CONTACT: \_\_\_\_\_  
ADDRESS: 12115 NE 99<sup>th</sup>, Ste. 1800 PHONE: (360)254-9442  
CITY, STATE: Vancouver WA ZIP CODE: 98682

ARCHITECT: Lenity Group CONTACT: Dan Roach  
ADDRESS: 471 High Street SE, Ste. 10 PHONE: (505)399-1090  
CITY, STATE: Salem, OR ZIP CODE: 97301

SURVEYOR: Cartesian Surveys CONTACT: Will Plotner  
ADDRESS: 2104 Southern Blvd SE PHONE: 896-3050  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
\_\_\_\_ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER'S CERT (TCL)  
\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL 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  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
☒ WORK ORDER APPROVAL  
\_\_\_\_ GRADING CERTIFICATION  
\_\_\_\_ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

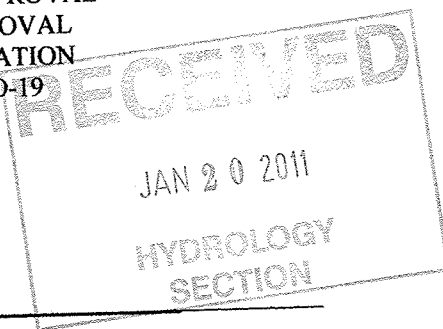
☒ YES  
\_\_\_\_ NO  
\_\_\_\_ COPY PROVIDED

**RESUBMITTAL**

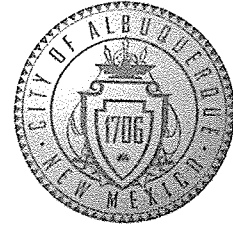
DATE SUBMITTED: 1/20/2011 BY: Scott McGee

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# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

December 29, 2011

Daniel Roach, Registered Architect  
Lenity Group  
471 High Street SE, Ste.10  
Salem, Oregon 97301

Re: Certification for Permanent Certificate of Occupancy (C.O.)  
Albuquerque Memory Care Facility [D-19/D028]  
8101 Palomas Ave. NE  
Architect's Stamp Dated 12/23/11

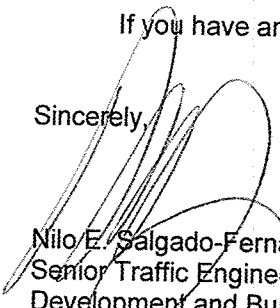
Dear Mr. Roach:

Based upon the information provided in your submittal received 12-27-11, 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 me at (505)924-3630.

Sincerely,

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 04/2009)

PROJECT TITLE: Albuquerque Memory Care Facility ZONE MAP: D-19 / D028  
DRB#: 1008527 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 23A Block 21, North Abq Acres, Tract A Unit A  
CITY ADDRESS: 8101 Palomas Avenue NE, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee  
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905  
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: JEA Senior Living CONTACT: \_\_\_\_\_  
ADDRESS: 12115 NE 99<sup>th</sup>, Ste. 1800 PHONE: 360.254-9442  
CITY, STATE: Vancouver, WA ZIP CODE: 98682

ARCHITECT: Lenity Group CONTACT: Dan Roach  
ADDRESS: 471 High Street SE, Ste. 10 PHONE: 503.399-1090  
CITY, STATE: Salem, OR ZIP CODE: 97301

SURVEYOR: Cartesian Surveys CONTACT: Will Plotner  
ADDRESS: 2104 Southern Blvd SE PHONE: 896-3050  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

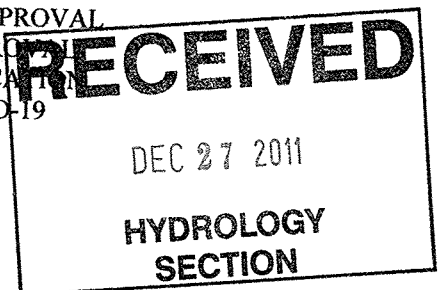
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATE
- ☐ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/22/2011 BY: Lenity Group



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 following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.



December 23, 2011

Kristal Metro, PE  
Development & Building Services Division  
City of Albuquerque Planning Department  
600 2nd Street NW  
Albuquerque, NM 87103

Subject: North Ridge Alzheimer's Special Care Center

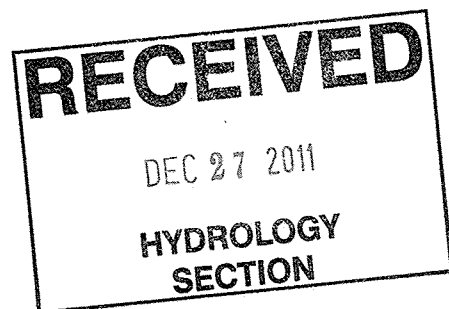
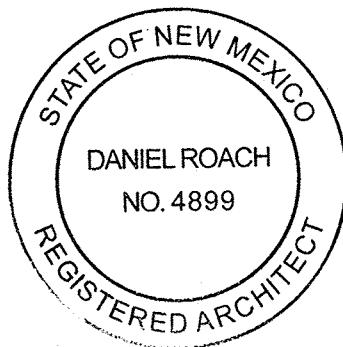
Dear Kristal,

I, Daniel Roach, New Mexico Registered Architect hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 11/18/10. I further certify that my representative visited the site on 12/8/11 and has determined by visual inspection that the DRB approved plan 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 Licensing Approval.

I have no exceptions or note any deficiencies.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

  
Daniel Roach  
Architect  
December 23, 2011



INFRASTRUCTURE LIST  
(Rev. 9-20-05)

Date Site Plan Approved: 12-15-10

Date Preliminary Plat Approved: 12-15-11

Date Preliminary Plat Expires: 12-15-11

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

ALBUQUERQUE MEMORY CARE FACILITY

PROPOSED NAME OF (LAT) AND/OR OWNER: ALBUQUERQUE MEMORY CARE FACILITY

LOTS 23, 24, PARCELS 'D' & 'E' OF TRACT A, BLOCK 21, UNIT A, N.A.A.  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		24' F-EDGE (40' F-F ULTIMATE) & 15:1 TRANSITION TO WEST	PAVING (N. SIDE)	PALOMAS AVENUE SW CORNER	SE CORNER		/	/	/
		STD	CURB & GUTTER (NORTH)	" "	" "		/	/	/
		6'	SIDEWALK	" "	" "		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
		6'	SIDEWALK	PASEO DEL NORTE NW CORNER	NE CORNER		/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #

Constructed Under DRC #

Type of Improvement

Location

From

To

Construction Certification

Inspector P.E.

City Cnst Engineer

Approval of Creditable Items:

Impact Fee Administrator Signature Date

City User Dept. Signature Date

#### NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT M MCGEE

NAME (print)

SCOTT M MCGEE PE, LLC

FIRM

Signature 12/17/10

SIGNATURE - date

DRB CHAIR - date

12-15-10

TRANSPORTATION DEVELOPMENT - date

12-15-10

UTILITY DEVELOPMENT - date

12/15/10

Signature 12/15/10

CITY ENGINEER - date

PARKS & RECREATION - date

12/15/10

AMAFCA - date

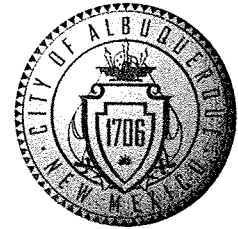
- date

- date

#### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

# CITY OF ALBUQUERQUE



October 13, 2010

Scott M. McGee, P.E.  
9700 Tanoan Dr NE  
Albuquerque, NM 87111

**Re: JEA Senior Living Memory Care Facility Conceptual Grading Plan  
Engineer's Stamp dated 9-29-10 (D19/D028)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 9-30-10, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

When submitting for Building Permit, please add an engineered means of erosion control at the sidewalk culvert outlet.

If you have any questions, you can contact me at 924-3695.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

C: file  
Brad Bingham

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 04/2009)

PROJECT TITLE: Albuquerque Memory Care Facility ZONE MAP: D-19/028  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 23 & 24 and Parcels D & E, Block 21, North Abq Acres, Tract A, Unit A  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Scott M McGee PE, LLC CONTACT: Scott McGee  
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905  
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: JEA Senior Living CONTACT: \_\_\_\_\_  
ADDRESS: 12115 NE 99<sup>th</sup>, Ste. 1800 PHONE: (360)254-9442  
CITY, STATE: Vancouver WA ZIP CODE: 98682

ARCHITECT: Lenity Group CONTACT: Dan Roach  
ADDRESS: 471 High Street SE, Ste. 10 PHONE: (505)399-1090  
CITY, STATE: Salem, OR ZIP CODE: 97301

SURVEYOR: Cartesian Surveys CONTACT: Will Plotner  
ADDRESS: 2104 Southern Blvd SE PHONE: 896-3050  
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☒ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ OTHER (SPECIFY) \_\_\_\_\_

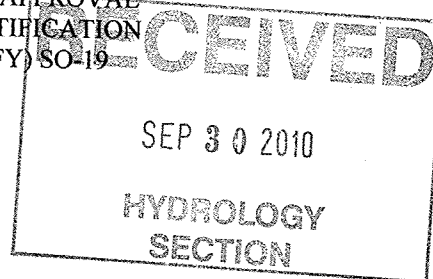
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 9/30/2010 BY: Scott McGee



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 following:

1. **Conceptual Grading and Drainage Plan:** 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

**Cherne, Curtis**

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**From:** Biathrow Jr, Ellery, NMDOT [Ellery.BiathrowJr@state.nm.us]  
**Sent:** Tuesday, October 12, 2010 5:48 AM  
**To:** Cherne, Curtis  
**Subject:** RE: Jea Senior Living on Paseo del Norte

Curtis: Thanks for the heads up. Ellery.

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**From:** Cherne, Curtis [mailto:CCherne@cabq.gov]  
**Sent:** Monday, October 11, 2010 11:23 AM  
**To:** Biathrow Jr, Ellery, NMDOT  
**Subject:** Jea Senior Living on Paseo del Norte

Ellery,  
I wanted to let you know that another development is coming in along Paseo del Norte. The project is called JEA Senior Living. It is on the south side between Wyoming and Barstow. The site is approx. 2 acres.

They are proposing to discharge the historic flow rate to the Paseo del Norte ROW through a sidewalk culvert after a detention pond.

Looks good to me.  
Please let me know if you have any questions/comments.

Curtis Cherne, P.E.  
Senior Engineer  
Development and Building Services  
Planning Department, COA  
924-3695

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