

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

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 99th, 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 1st 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)
XX 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
XX CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATE
____ OTHER (SPECIFY) SO-19

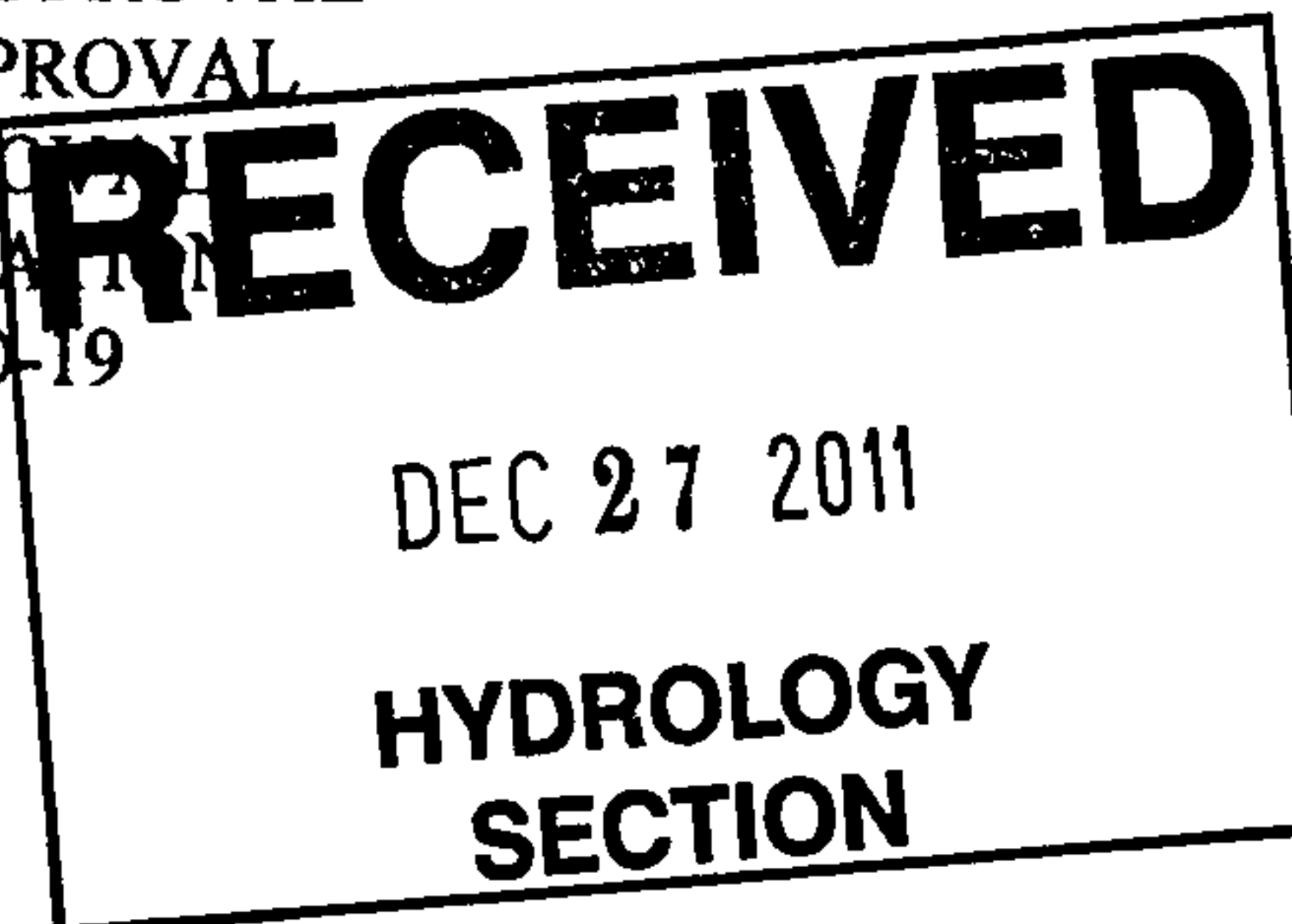
WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ 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

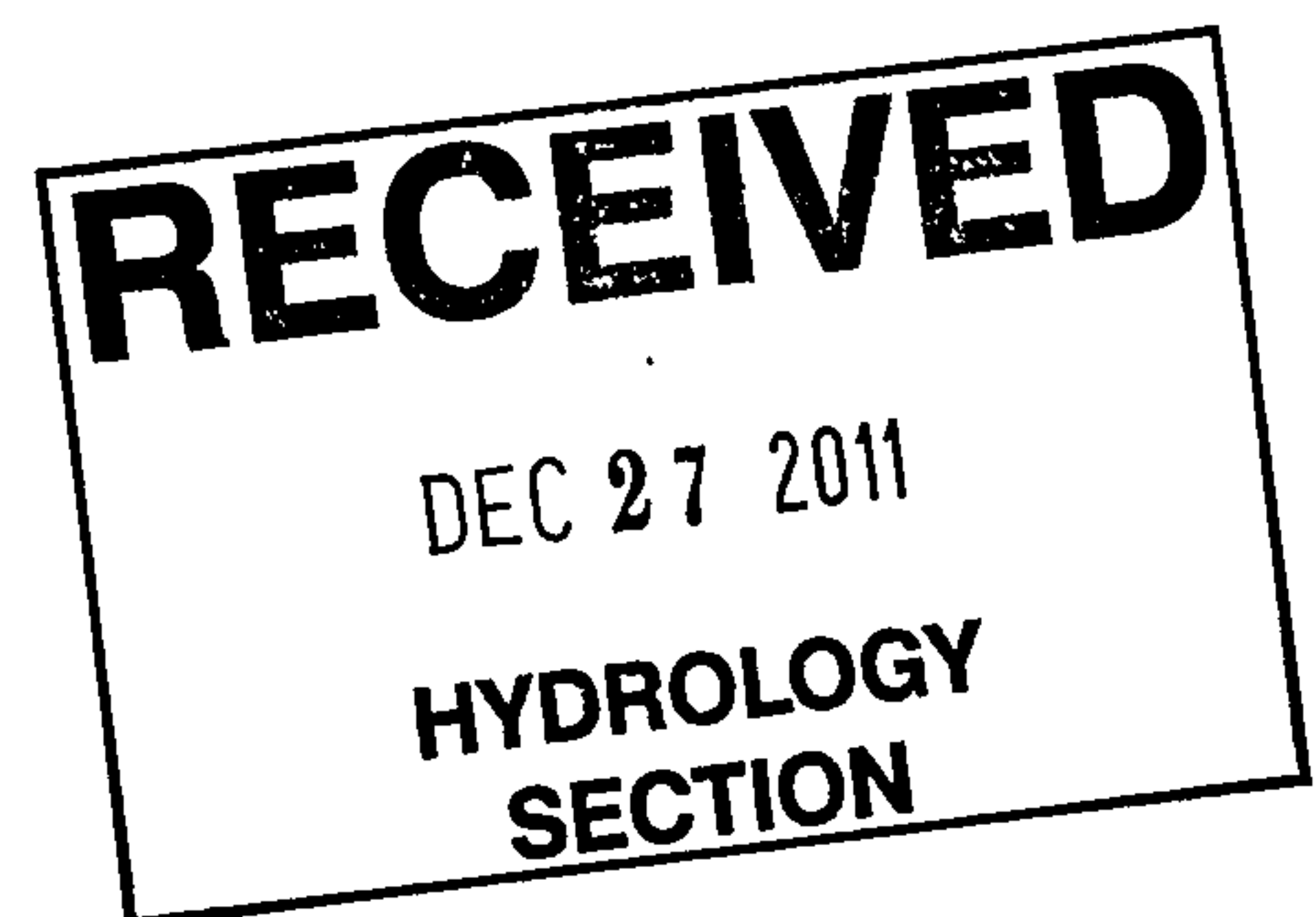
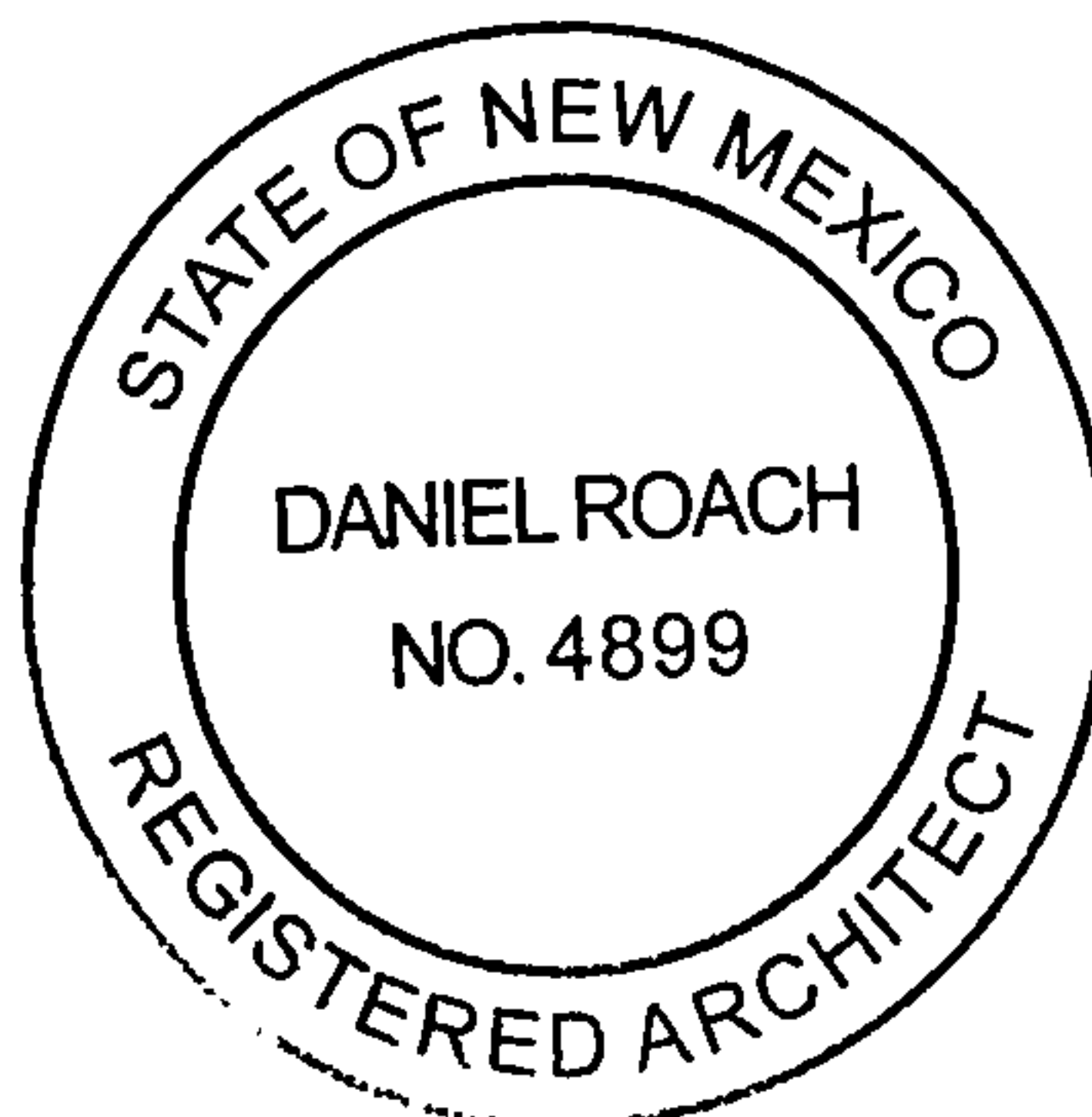
Dear Kristal,

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



Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ALBUQUERQUE MEMORY CARE FACILITY

PROPOSED NAME OF (PLAT) AND/OR SUB-DEVELOPMENT PLAN

LOTS 23, 24, PARCELS 'D' & 'E' OF TRACT A, BLOCK 21, UNIT A, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 12-7-10

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 12-15-10

Date Preliminary Plat Expires: 12-15-11

DRB Project No.: 1008527

DRB Application No.: 10-70348

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		
							Private Inspector	P.E.	City Cnst Engineer
		24' F-EDGE							
		(40' F-F	PAVING (N. SIDE)	PALOMAS AVENUE	SW CORNER	SE CORNER	/	/	/
		ULTIMATE)	& 15:1 TRANSITION TO WEST						
		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 #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<div></div>	<div></div>						/	/	/
<div></div>	<div></div>						/	/	/
Approval of Creditable Items:							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	
<div>SCOTT M MCGEE</div> <div>NAME (print)</div>	<div><div></div>12-15-10</div> <div>DRB CHAIR - date</div>	<div><div></div>12/15/10</div> <div>PARKS & RECREATION - date</div>
<div>SCOTT M MCGEE PE, LLC</div> <div>FIRM</div>	<div><div></div>12-15-10</div> <div>TRANSPORTATION DEVELOPMENT - date</div>	<div></div> <div>AMAFCA - date</div>
<div><div>Scott M McGee</div>12/7/10</div> <div>SIGNATURE - date</div>	<div><div></div>12/15/10</div> <div>UTILITY DEVELOPMENT - date</div>	<div></div> <div>- date</div>
	<div><div></div>12/15/10</div> <div>CITY ENGINEER - date</div>	<div></div> <div>- date</div>

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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.

PO Box 1293

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.

Albuquerque

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

Sincerely,

NM 87103

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

www.cabq.gov

Copy: e-mail
CO Clerk—Katrina Sigala

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 99th, 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

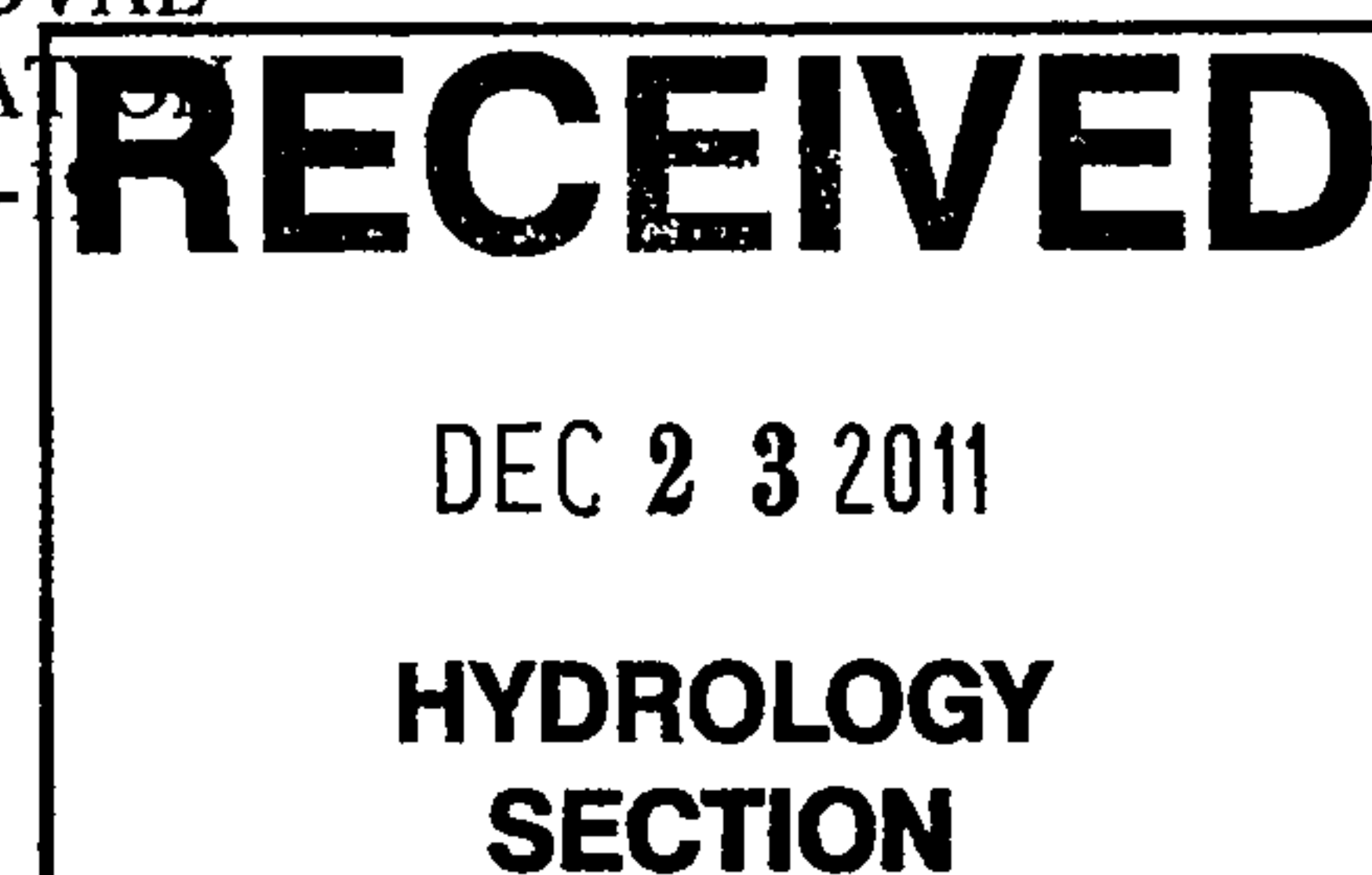
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st 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
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____ 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

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 99th, 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 1st 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) _____

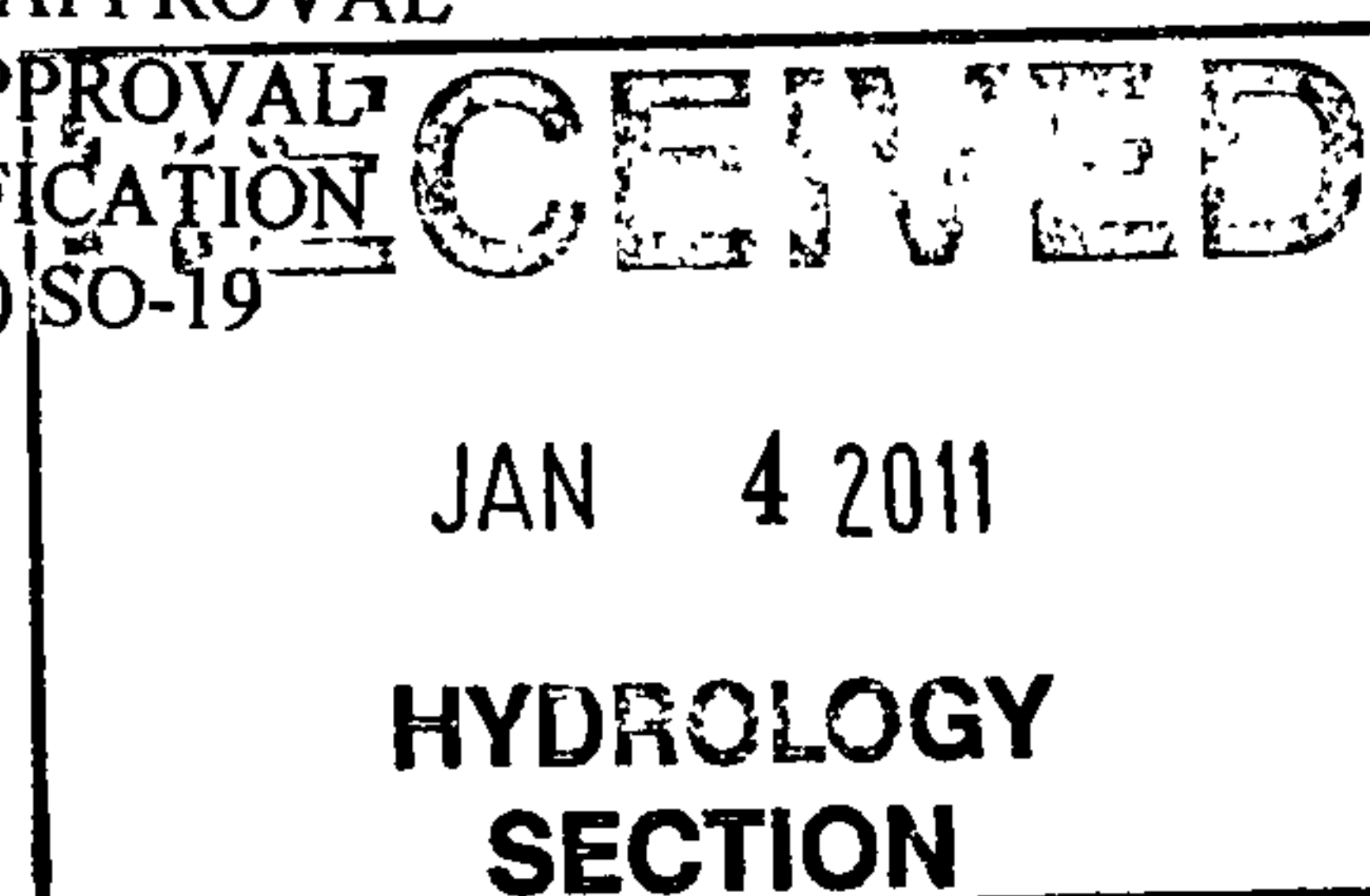
CHECK TYPE OF APPROVAL SOUGHT:

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☐ 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

Owes \$50.00



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:

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 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
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ENGINEERING FIRM: Scott M McGee PE, LLC CONTACT: Scott McGee
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CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: JEA Senior Living CONTACT: _____
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ARCHITECT: Lenity Group CONTACT: Dan Roach
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CONTRACTOR: _____ CONTACT: _____
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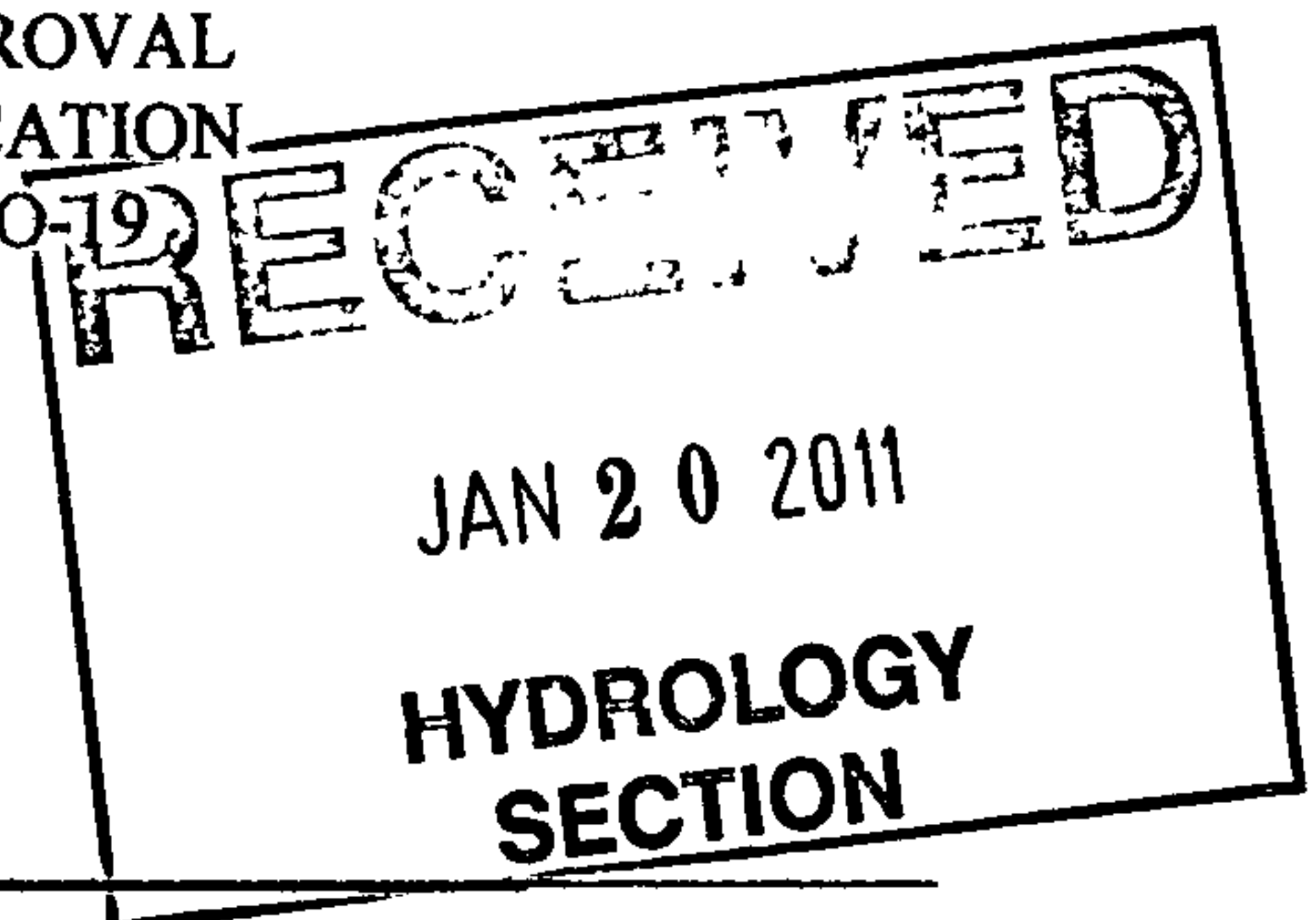
TYPE OF SUBMITTAL:
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____ OTHER (SPECIFY) SO-19

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

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

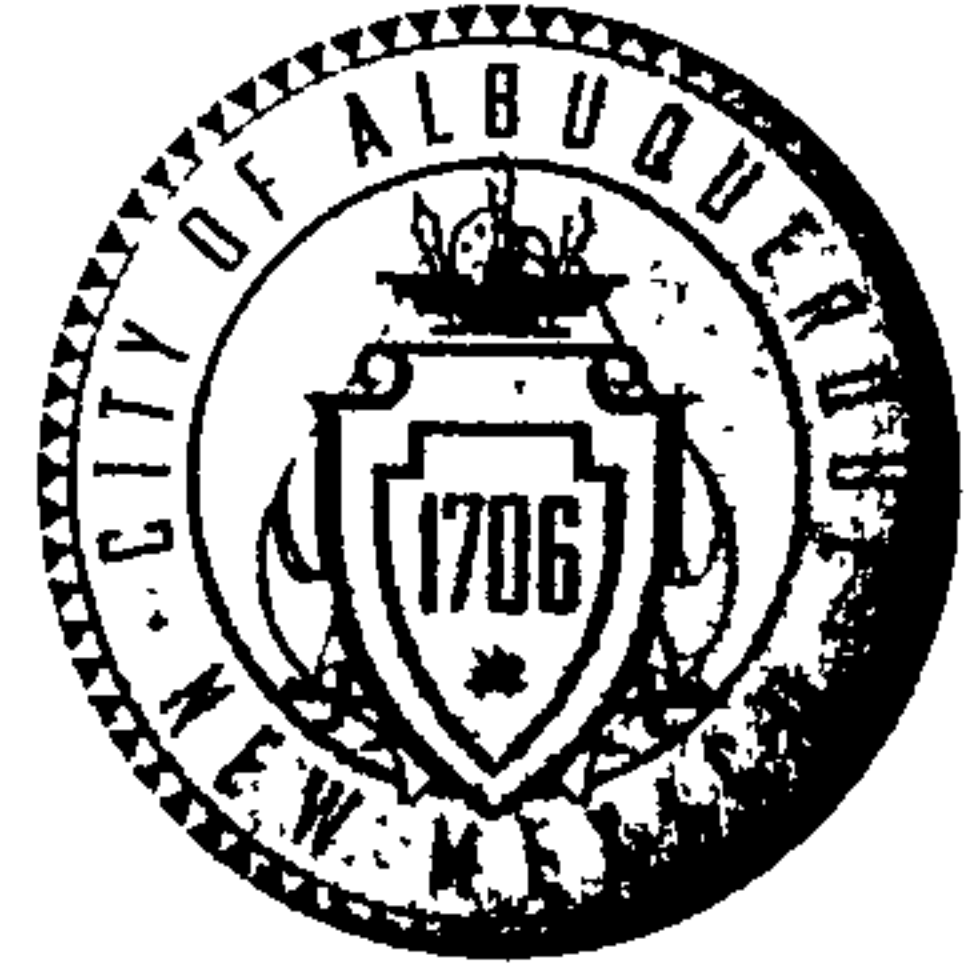
RESUBMITTAL



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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.

P.O. Box 1293

Albuquerque

NM 87103

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)

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DRB#: _____ EPC#: _____ WORK ORDER#: _____

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____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
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____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
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____ PAVING PERMIT APPROVAL
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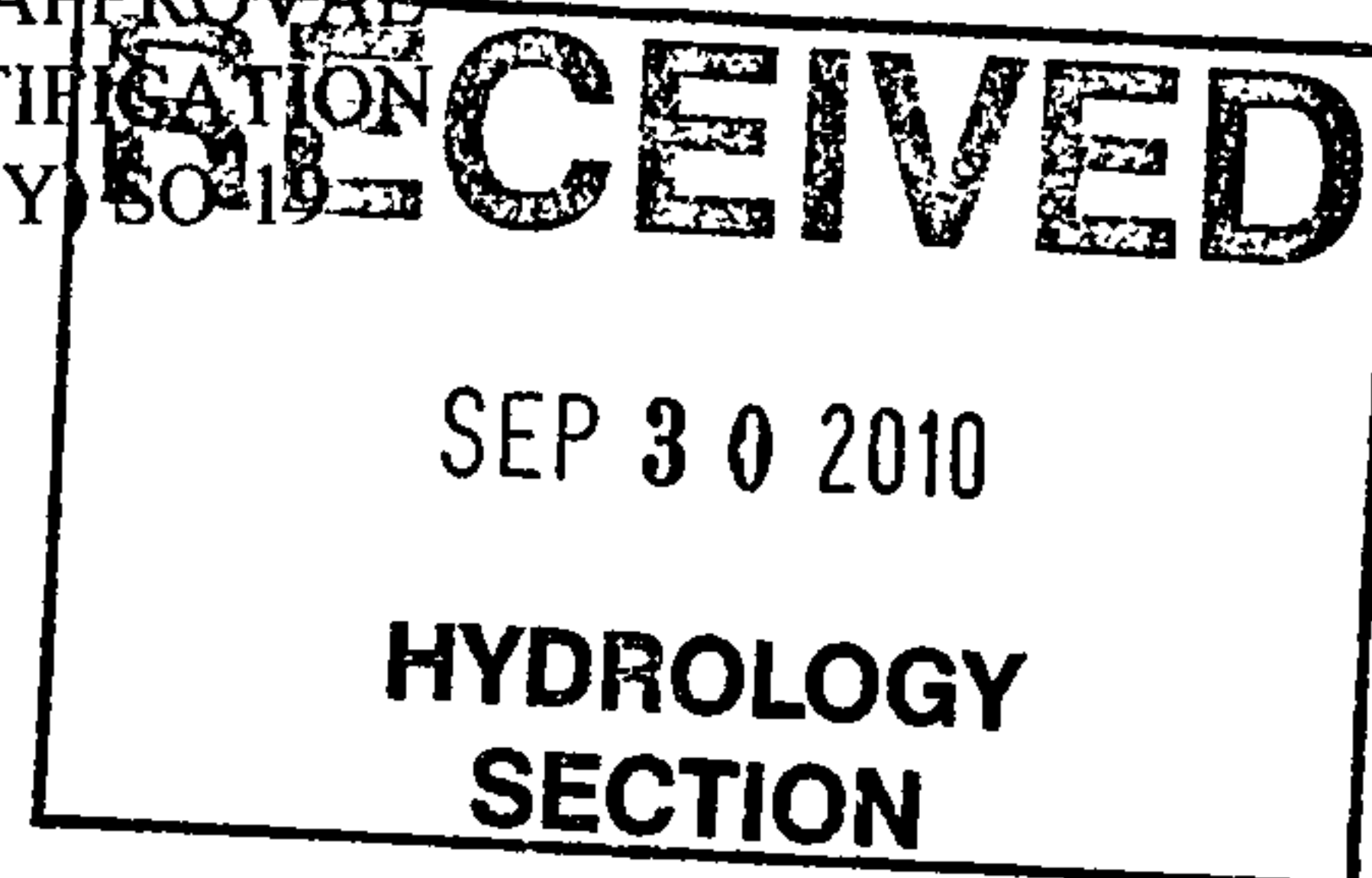
WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ 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

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.

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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10/12/2010