

May 2, 1996

Martin J. Chávez, Mayor

Mr. James Topmiller
Bohannon-Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

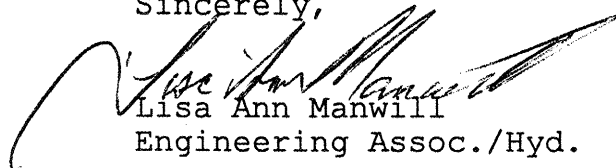
**RE: MONTEBELLO RETIREMENT CENTER ADDITION (E21-D28A) ENGINEER'S
CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. ENGINEER'S
CERTIFICATION DATED 4-17-96.**

Dear Mr. James:

Based on the information provided on your April 17, 1996
submittal, the above referenced site is approved for Certificate
of Occupancy.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Montbello Retirement Center ZONE ATLAS/DRNG. FILE # E21/D28A
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Tract A2 - Meadows
 CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN HUSTON, INC.
 ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

CONTACT: James Topmiller
 PHONE: 823-1000

OWNER: Truch and Becker Inc
 ADDRESS: 10172 Lerw Station Rd

CONTACT: _____
 PHONE: 502/426-7452

ARCHITECT: Suite 300 Louisville, KY
 ADDRESS: 40223

CONTACT: Dore Reynolds
 PHONE: _____

SURVEYOR: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

CONTRACTOR: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

- ☐ SKETCH PLAT APPROVAL
☐ 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
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL Temp
☐ GRADING PERMIT APPROVAL Issued on
☐ PAVING PERMIT APPROVAL 4/17/96
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 4/17/96
 BY: JAMES P. TOPMILLER

APR 17 1996



LARRY W. HUSTON, C.P.
 MICHAEL M. EMERY, P.E.
 BRIAN G. BURNETT, P.E.
 KERRY L. DAVIS, P.E.
 LARRY A. LARRAÑAGA, P.E.
 HOWARD C. STONE, P.E.

PRINCIPALS

WILLIAM L. VREEKE, P.E.
 GORDON A. WALHOOD, JR., P.E.
 MARY E. CARTER
 GEORGE RADNOVICH, R.L.A.
 SILAS V. SUAZO
 JAMES R. TOPMILLER, P.E.

April 17, 1996

Lisa Manwill, P.E.
 Hydrology Division
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, New Mexico 87103

Re: Drainage Certification Plan, Montebello Retirement Center (E21/D28A)

Dear Lisa:

The purpose of this letter is to provide a letter of drainage certification for the above referenced project. The project has been completed and the required post-construction field survey and field inspection performed. The enclosed plan identifies as-built grades at selected strategic locations around the property.

My field inspection of the site, along with these as-built survey grades, allow me to certify that the site has been constructed in substantial conformance with the approved drainage plan. Accordingly, we request Certificate of Occupancy for this project at your earliest opportunity.

If I can answer any questions, please feel free to contact me at any time.

Sincerely,

James R. Topmiller, P.E.
 Vice President and Group Manager
 Community Development and Planning Group

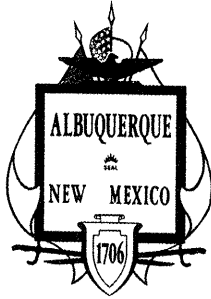
JRT/mls

Enclosures

cc: Mr. David Reynolds, II, Tucker and Booker Inc.
 Mr. Rick Murphy, Klinger Construction

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APR 17 1996



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 1995

Mr. Dane Fredenburg
Bohannon-Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

**RE: MONTEBELLO RETIREMENT CENTER ADDITION (E21-D28A) DRAINAGE
AND GRADING PLAN SUBMITTAL FOR BUILDING PERMIT APPROVAL.
ENGINEER'S STAMP DATED 9-7-95.**

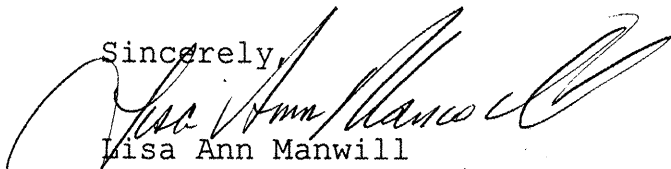
Dear Mr. Fredenburg:

Based on the information provided on your September 8, 1995
submittal, the above referenced site is approved for Building
Permit.

Prior to Certificate of Occupancy approval, an Engineer's
Certification for the entire approved site is required.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

PROJECT TITLE: MONTEBELLO Addition ZONE ATLAS/DRNG. FILE # E21/D28A
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: TRACT A2 MEADOWS
 CITY ADDRESS: 10500 ACADEMY NE

ENGINEERING FIRM: BOHANNAN HUSTON, INC.
 ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

CONTACT: DANE FREDENBURG
 PHONE: 823-1000

OWNER: FORUM GROUP
 ADDRESS: FAIRFAX, VA

CONTACT: GABRIEL MARKISMAN
 PHONE: (703) 277-7000

ARCHITECT: TUCKER & BUCKER
 ADDRESS: INDIANAPOLIS IN

CONTACT: DAVID REYNOLDS
 PHONE: (317) 251-8766

SURVEYOR: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

CONTRACTOR: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: _____

BY: _____

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Forum @ Montebello ZONE ATLAS/DRNG. FILE # EZ1/D28A
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: TRACT A2, MEADOWS
 CITY ADDRESS: 10500 ACADEMY HE

ENGINEERING FIRM: BOHANNAN HUSTON, INC.
 ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

CONTACT: DANE FREDERICKSON
 PHONE: 823-1000

OWNER: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

ARCHITECT: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

SURVEYOR: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

CONTRACTOR: _____
 ADDRESS: _____

CONTACT: _____
 PHONE: _____

TYPE OF SUBMITTAL:

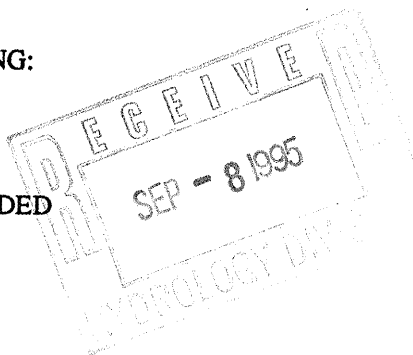
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☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER - INFO

- ☐ SKETCH PLAT APPROVAL
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 9/12/95

BY: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 10, 1995

Mr. Dane Fredenburg
Bohannon-Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

**RE: MONTEBELLO RETIREMENT CENTER ADDITION (E21-D28A) DRAINAGE
AND GRADING PLAN SUBMITTAL FOR BUILDING AND GRADING PERMIT
APPROVAL. ENGINEER'S STAMP DATED 7-31-95.**

Dear Mr. Fredenburg:

Based on the information provided on your August 1, 1995
submittal, the above referenced site is approved for Grading
Permit. Prior to Building Permit approval, please address the
following comments:

1. Show Legal Description.
2. What is finished floor elevation for addition?
3. The grades shown in your new raised island/walk or
landscaped area are difficult to read. You may want to
consider using a lighter or less dense hatch pattern.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,

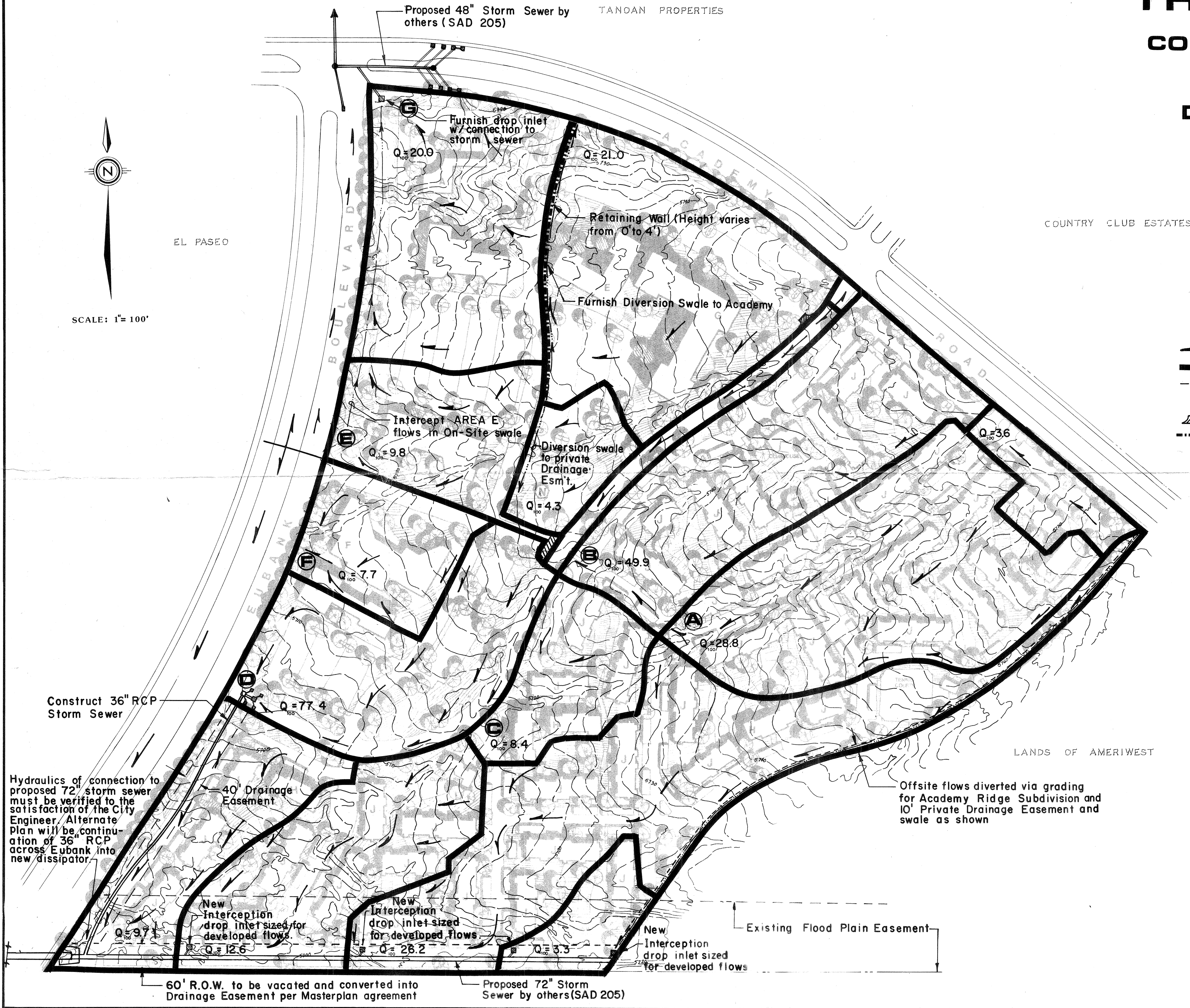


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

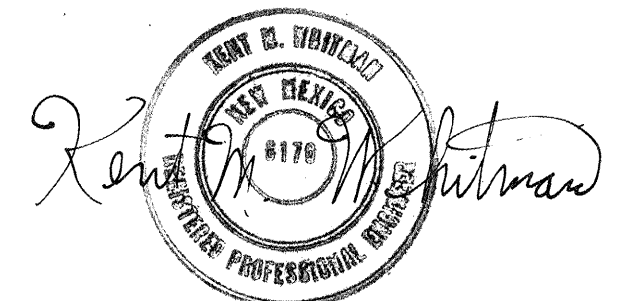
THE MEADOWS

CONCEPTUAL GRADING AND DRAINAGE PLAN



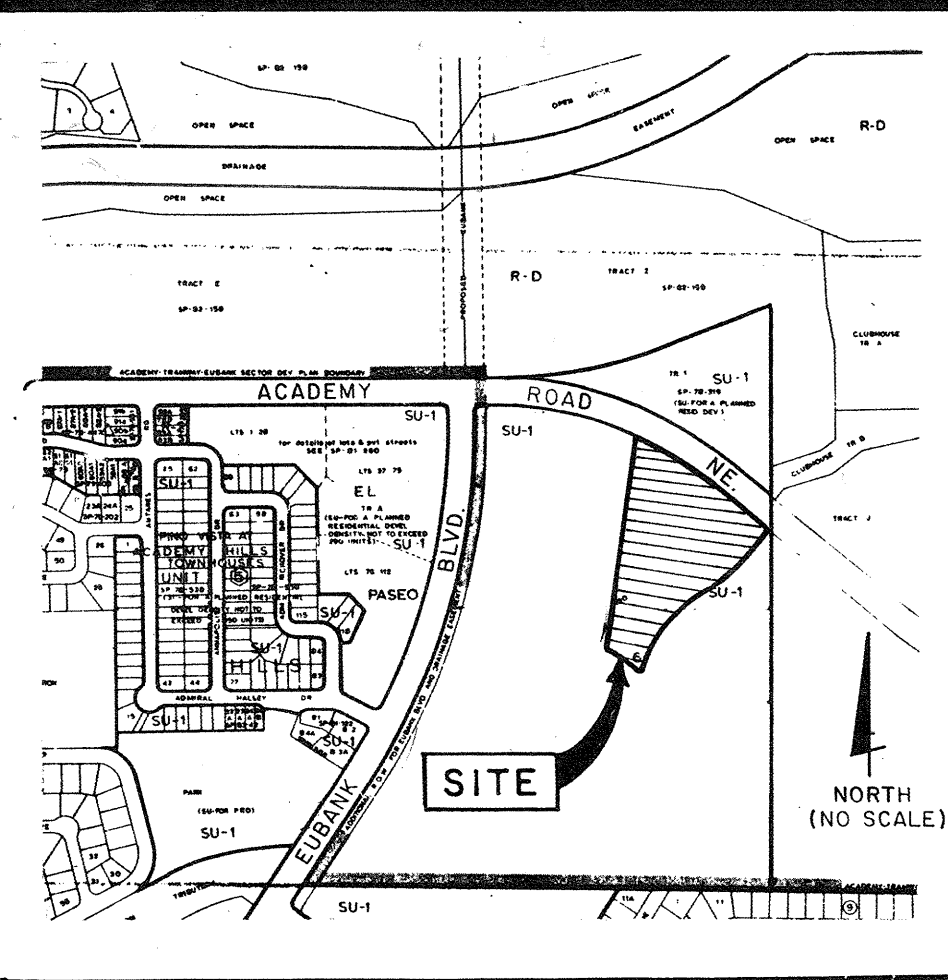
LEGEND

- FLOW LEADER
- SUBCATCHMENT BOUNDARY
- DRAINAGE DIVERSION SWALE (SIZE TO BE ESTABLISHED AT TIME OF TRACT PLATTING AND/OR DEVELOPMENT)
- ▨ WATER BLOCK
- RETAINING WALL



7/2/84

DATE: JUNE, 1984	community sciences corporation	
SCALE: 1" = 100'		
DESIGNED: K. M. W.		
DRAWN: W. J. W.		
JOB NO. 78-34-066		
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1320	Corrales, New Mexico 87048	



LOCATION MAP
ZONE ATLAS PG. E-21

LEGEND (CONTINUED)

- NEW ASPHALT PARKING/PAVEMENT
(FINAL PAVEMENT SECTION TO BE DETERMINED)
- NEW BUILDING ADDITION
- NEW RAISED ISLAND/WALK
OR LANDSCAPE AREA
- 39 PROPOSED CONTOUR
- 39.25 PROPOSED SPOT ELEVATION
- NEW RETAINING WALL

NOTES

- All grading shall be performed accordance with the specifications contained in the Western Technologies Inc. Geotechnical Investigation for Retirement Center / Nursing Home (Project No. 32241001) and Addendum No. 1.
- No frozen material shall be placed in fill.
- See architectural drawings for paving dimensions.
- Stippings may be used for the top 6" of fill in landscaped areas.
- Compaction in landscaped areas shall be at least 90% of maximum density $\pm$ 2% optimum moisture content. Subgrade in paved areas shall be at least 95% of maximum density for at least the first 6" below pavement.
- Grading contractor shall be responsible for import of any required material and disposal of any excess material.
- All curbs shall be 6" median curb unless otherwise specified.
- All rundowns shall have a toolled or sawcut contraction joint at least at 10' intervals.

LEGAL DESCRIPTION

TRACT A2, MEADOWS

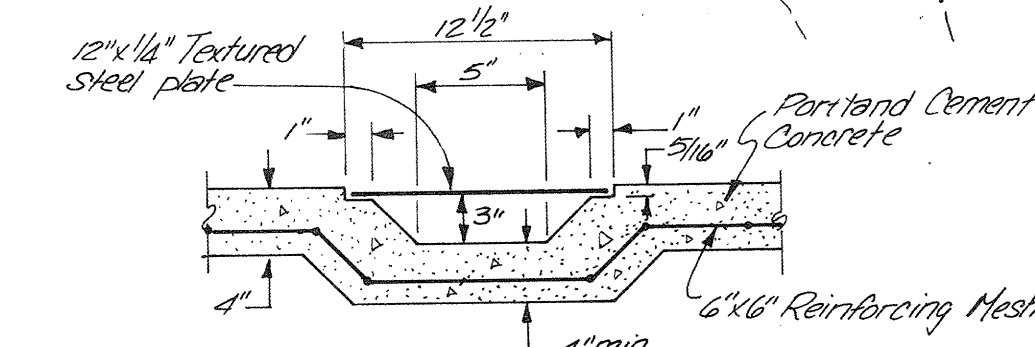
BENCHMARK

ACS Brass Cap "3-E21A 1977" located west of the Tanoan Country Clubhouse and approximately 1000' North of the intersection of Rolling Hills Dr. N.E. and Academy Rd. N.E.
Elevation = 5765.23

RUNDOWN DETAIL

SCALE: 1" = 10'

CURVE DATA	T	L	R
41°25'49.2"	17.24'	32.97'	45.60'
38°26'16.4"	12.32'	23.71'	36.35'
86°35'38.5"	4.71'	7.56'	5'
74°40'23.8"	3.81'	6.52'	5'
47°45'32.2"	21.69'	40.84'	49.00'
21°43'31.0"	9.40'	18.58'	49.00'
20°30'57.0"	8.87'	12.55'	49.00'
90°0'0.0"	26.0'	39.27'	25.0'
03°44'18"	45.02'	90.00'	1379.40'



SIDEWALK CULVERT DETAIL
NO SCALE

SECTION A-A
NO SCALE

LEGEND

- 28.90 FL FINISH GROUND ELEVATION (EXIST.)
- 28.90 BW BOTTOM OF WALL ELEVATION (EXIST.)
- EXISTING CONTOUR
- ORIGINAL CONTOUR
- EXISTING RETAINING WALL
- DIRECTION OF FLOW
- 28.90 EXISTING TOP OF CURB ELEVATION
- 28.90 FL FLOW LINE ELEVATION (EXIST.)

INSTALL 20'x20'x1' pit run gravel and cut off wall. This may be removed with the installation of other erosion protection by others.

APPROVED FOR ROUGH GRADING = 1'-0"

CITY HYDROLOGY DATE

MONTEBELLO RETIREMENT COMMUNITY

GRADING PLAN

Job No. _____ Sheet _____
Drawn By S V Date 7-95
Checked By DWV Scale 1" = 30'

DESIGNED: _____
DRAWN: _____
SCALE: 1" = 30'
DATE: 6-7-85
JOB NO. 9187

C2

SHEET

OF

FORUM GROUP, INC. / park west development company

Sverdrup
Sverdrup & Parcel
Sverdrup Associates, Inc.
Engineers-Architects
1650 West Alameda Dr., Suite 1100 • Tempe, Arizona 85282 • Ph. 407-968-9048