

May 10, 1995

Mr. Fred Aguirre
City Engineer
Hydrology Department
PO Box 1293
Albuquerque, New Mexico 87103

VIA: CERTIFIED MAIL

Re: Future development of lot #5, Tramway Ridge Subdivision,
(between Tramway Ridge Drive NE and Tramway Boulevard NE).

Dear Mr. Aguirre:

As you know, Mechenbier Construction Inc. was the developer of lots #8 through #11 and #13 of Tramway Ridge, replatted into 36 residential lots, aka "Skyline View Subdivision".

The civil engineer that we retained, Jackie McDowell, has designed the retention pond for Skyline View Subdivision to accommodate some off site ponding for the future development of lot #5, Tramway Ridge Subdivision.

I want to protect our oversized capacity in this retention pond and reserve its use for the future development of lot #5 of Tramway Ridge Subdivision.

I have recently received a public hearing notice for site development plan approval for lot 4A, Tramway Ridge Subdivision. I do hope that Bohannon Huston, the engineer/agent for this site development plan, realizes that the over capacity design in the retention pond in Skyline View Subdivision is reserved for lot #5, Tramway Ridge Subdivision.

Please call me with any comments or questions.

Sincerely,



John E. Mechenbier
MECHENBIER CONSTRUCTION INC.

JEM/pm

CH-112
6/20/95

MAY 16 1995





P.O. Box 90938
Albuquerque, NM 87199-0938

Fold at line over top of envelope to the
right of the return address

CERTIFIED

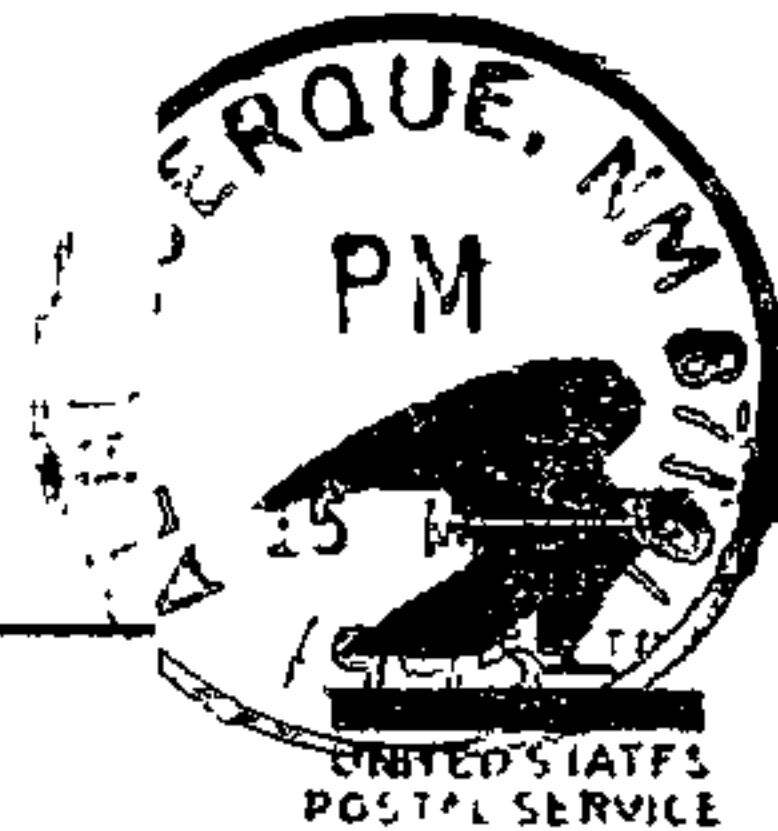
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MAIL

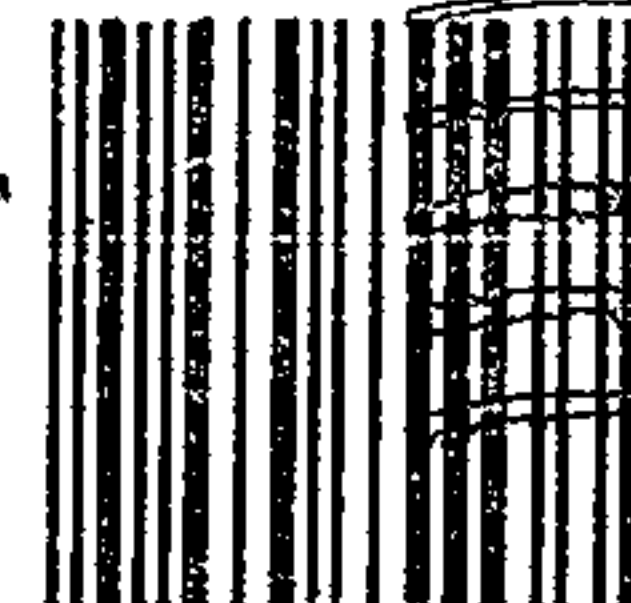
VIA: CERTIFIED MAIL

**MR FRED AGUIRRE
CITY ENGINEER
HYDROLOGY DEPARTMENT
PO BOX 1293**

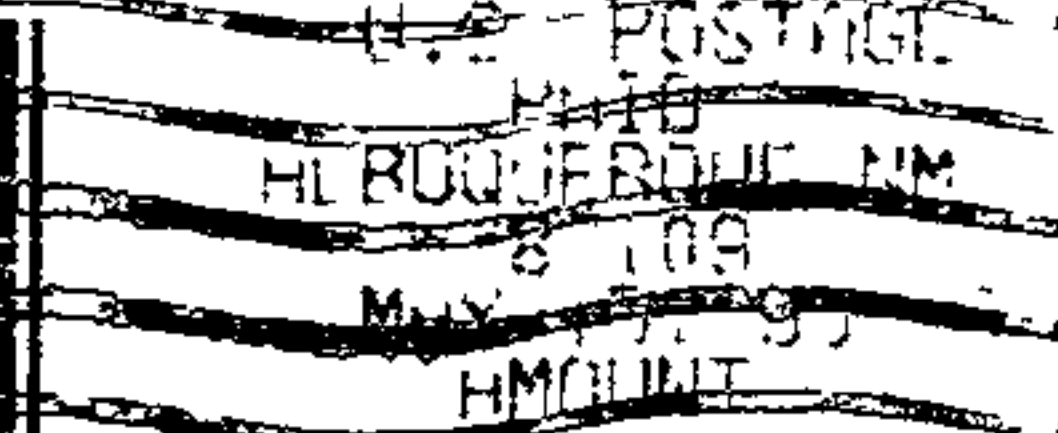
ALBUQUERQUE NM 87103



0000



87103



\$2.52

00033069-01

**RETURN RECEIPT
REQUESTED**

F22
11A3
4

MAY 16 1995



A Place Designed With You In Mind ...

June 17, 1996

Rev. Chuck Kofahl

Mr. Brad Kendall
Karrington Communities
919 Old Henderson Road
Columbus, Ohio 43220

Subject: Karrington of Albuquerque
St. Francis Place

Dear Mr. Kendall,

Thanks for the opportunity to work with your civil engineering consultant, Tammy Morgan of Bohannon Huston, Inc., and you as a neighbor to eliminate the need for any type of retaining wall between our properties.

As discussed with Ms. Morgan on site, shifting some earth onto our site, modifying the back slope from Tramway Boulevard and lowering the area at our mutual boundary is acceptable to us.

Should you or the City of Albuquerque need any further information or cooperation from us, please feel free to contact our office.

Sincerely,

Pastor Chuck Kofahl
Enclosure

copy: Ms. Tammy Morgan, PE, BHI

25

P.O. Box 14467, Albuquerque, NM 87191-4467
Ph: (505) 291-0766 Fax: (505) 291-0759

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Karrington Place / St Francis Yard ZONE ATLAS/DRNG. FILE # FZZ-D11A4
 DRB #: _____ EPC #: E95-52 WORK ORDER #: _____
 LEGAL DESCRIPTION: ~~Plat 24 and 4A~~ Lots 24 and 4A Tramway Ridge SUBDIVISION
 CITY ADDRESS: Tramway Ridge

ENGINEERING FIRM: <u>BOHANNAN HUSTON, INC.</u>	CONTACT: <u>TAMARA K. MORGAN</u>
ADDRESS: <u>7500 JEFFERSON NE, ALB. NM 87109</u>	PHONE: <u>823-1000</u>
OWNER: <u>Karrington Communities</u>	CONTACT: <u>BRAD KENDALL</u>
ADDRESS: <u>990 Old Henderson Rd, Columbus OHIO 43220</u>	PHONE: <u>(614) 451-5151</u>
ARCHITECT: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____
SURVEYOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____
CONTRACTOR: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 (FOR REVISED GRADING)
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 6/24/95
 BY: Tamara K. Morgan


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

PRINCIPALS

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

June 24, 1996

Ms. Lisa Ann Manwill
 City of Albuquerque
 Hydrology/Public Works Division
 P.O. Box 1293
 Albuquerque, NM 87103

Re: Grading approval for Karrington Communities St. Francis Gardens

Dear Ms. Manwill:

The purpose of this letter is to request grading approval and signature for Karrington Communities St. Francis Gardens.

The original grading plan was revised in order to eliminate a retaining wall. Another wall was also moved in for aesthetic reasons. The adjoining property owner has concurred with our changes to the grading plan, as shown in the attached letter.

A copy of the mass grading plan and the original mylar accompany this request. Please review at your earliest convenience. If you have any questions or comments, please contact me.

Sincerely,

Tamara K. Morgan, P.E.
 Senior Project Manager
 Community Development and Planning Group

TKM/rac

Enclosures

cc: Brad Kendall, Karrington Communities

5" 2 5



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 12, 1996

Tamara K. Morgan
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, Nm 87109

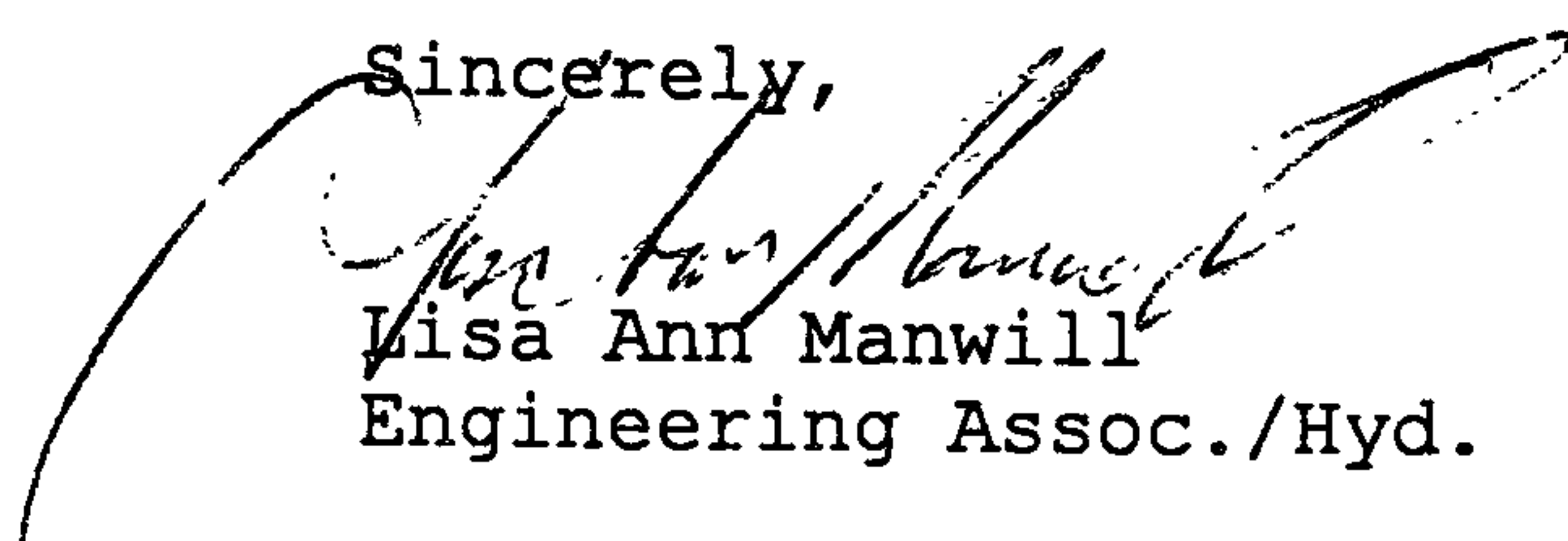
**RE: ST. FRANCIS GARDEN (F22-D11A4) GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED AUGUST 17,
1995.**

Dear Ms. Morgan:

This letter is to inform you that I signed the construction drawings for Building Permit approval on January 12, 1996 and added a note to sheet C1. The note explains that prior to Certificate of Occupancy approval for Phase I, the grading and drainage for Phase I and Phase II must complete.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 25, 1995

Tamara K. Morgan
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, Nm 87109

**RE: ST. FRANCIS GARDEN (F22-D11A4) GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED AUGUST 17,
1995.**

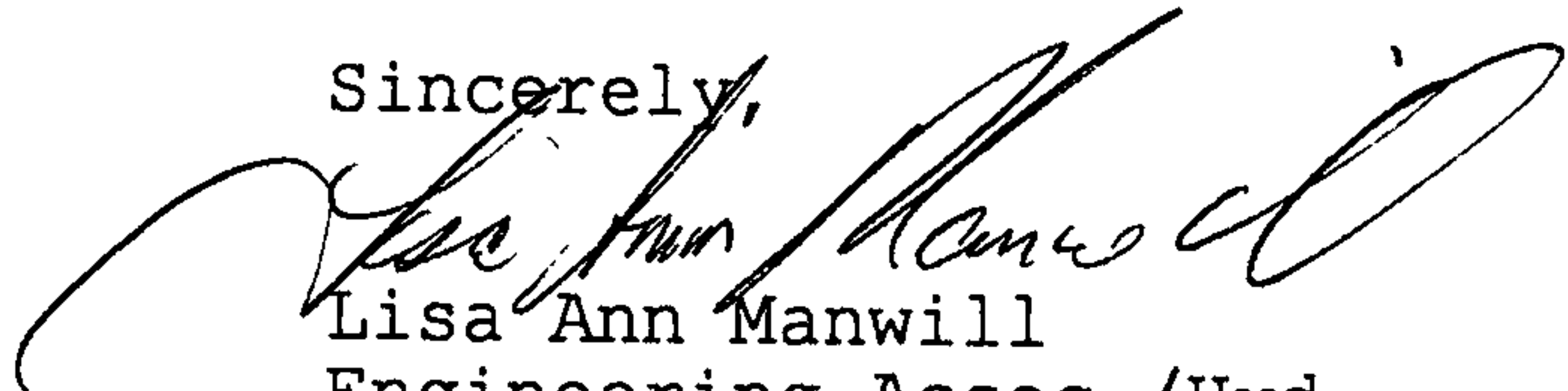
Dear Ms. Morgan:

Based on the information provided on your submittal dated
September 15, 1995, the above referenced project is approved for
Building Permit.

Prior to Certificate of Occupancy approval, an Engineer's
Certification for the approved plans is required. Refer to the
Engineer's Certification checklist in the DPM.

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: ST. FRANCIS GARDEN ZONE ATLAS/DRNG. FILE # FZZ-D11A4
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: LOT 4-A & LOT 14
 CITY ADDRESS: TRAMWAY RIDGE

ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: TAMARA K. MORGAN
 ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109 PHONE: 823-1000
 OWNER: * KARRINGTON COMMUNITIES CONTACT: STEVE LEWIS
 ADDRESS: 2105 W FIFTH AVE Columbus, OH PHONE: (614) 486-3213
 ARCHITECT: NBBJ CONTACT: STEVE TURLEY
 ADDRESS: 55 NATIONWIDE BLVD. Columbus OH PHONE: (614) 224-7145
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: JAYNES Corp CONTACT: DAVE ZOLADE
 ADDRESS: 2808 BROADWAY NE PHONE: 345-8591

* KARRINGTON COMMUNITIES REPRESENTING THE SISTERS OF CHARITY HEALTH CARE SYSTEMS INC., AND ST FRANCIS GARDEN, INC.

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- | | |
|---|---|
| ☐ DRAINAGE REPORT | ☐ SKETCH PLAT APPROVAL |
| ☒ DRAINAGE PLAN | ☐ PRELIMINARY PLAT APPROVAL |
| ☐ CONCEPTUAL GRADING & DRAINAGE PLAN | ☐ S. DEV. PLAN FOR SUB'D. APPROVAL |
| ☒ GRADING PLAN | ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL |
| ☐ EROSION CONTROL PLAN | ☐ SECTOR PLAN APPROVAL |
| ☐ ENGINEER'S CERTIFICATION | ☐ FINAL PLAT APPROVAL |
| ☐ OTHER | ☐ FOUNDATION PERMIT APPROVAL |
| | ☒ 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: 8/18/95 (resubmitted 9/14/95)
 BY: Tamara K. Morgan

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.

August 18, 1995

Mr. Bernie J. Montoya
Hydrology Division
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

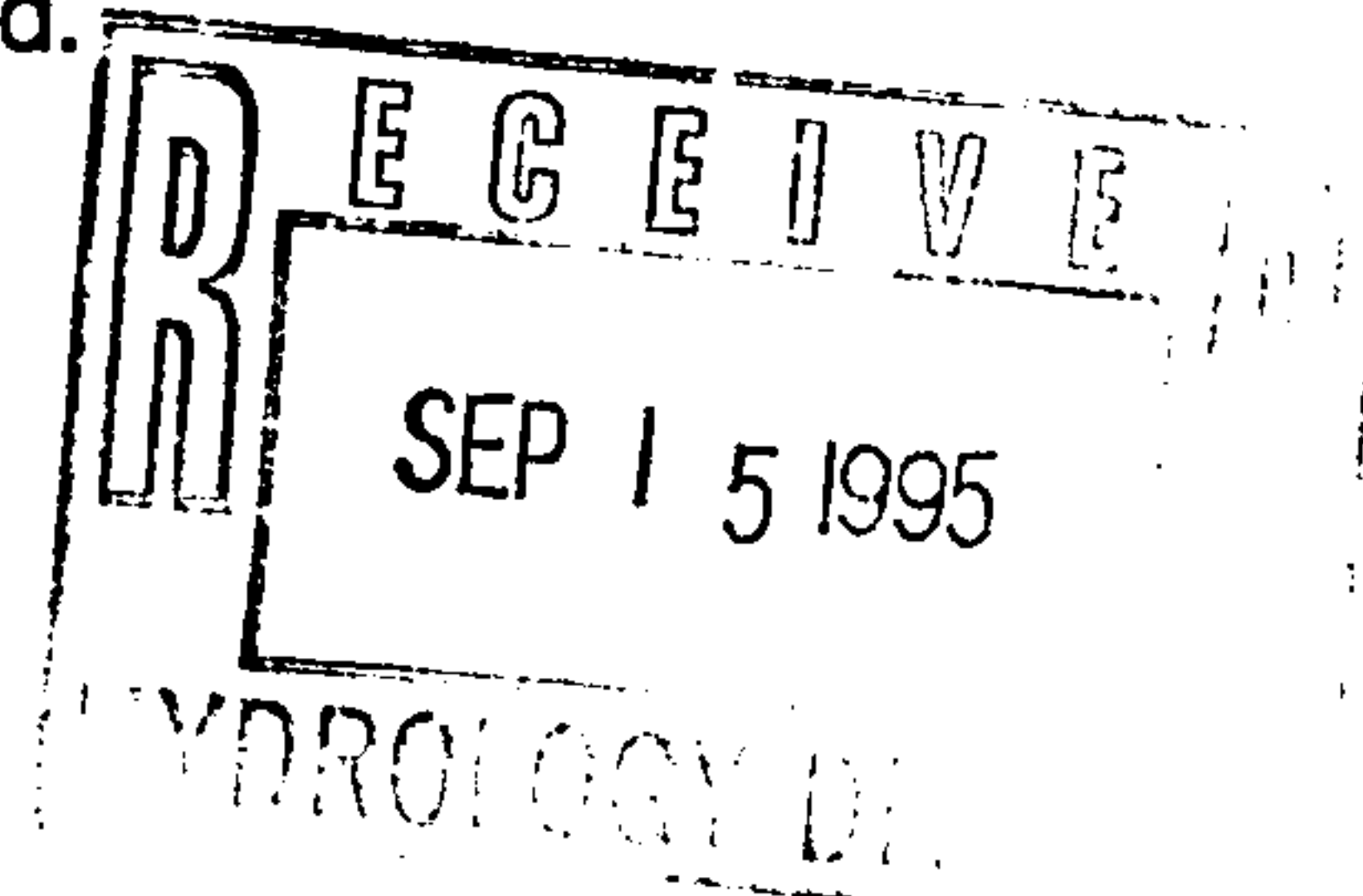
Re: Grading and Drainage Plan for St. Francis Gardens Assisted Living/Alzheimer Facility,
submitted for Building Permit approvals.

Dear Bernie:

The purpose of this letter is to address your concerns outlined in your letter dated June 12, 1995. A copy of your letter is attached and the response to your comments follow in the order they were presented.

1. The project will be submitted for building permit approval in two packages, based on the parcels, but are proposed to be constructed at the same time by the same contractor. A blanket drainage easement has been granted to allow the drainage system to be connected.
2. The survey information has been noted on the grading plan.
3. The location of the ponding of water is at a minimum 15' from the property line or street pavement.
4. The locations of the roof drains have been noted on the grading plan. The roof drains connect to the foundation drains, which are routed thru the ponds on site.
5. The existing City top-of-curb and flowline elevations have been added on the adjacent streets.
6. The 100-year water surface elevation on the ponds have been indicated.
7. A detail of the pipe penetration thru the curb has been added.
8. The six notes and sign-off block for S.O. 19 Format has been added.
9. The over flow location on the ponds have been indicated.

A:\MONTTOYA1.LTR-8/18/95



BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

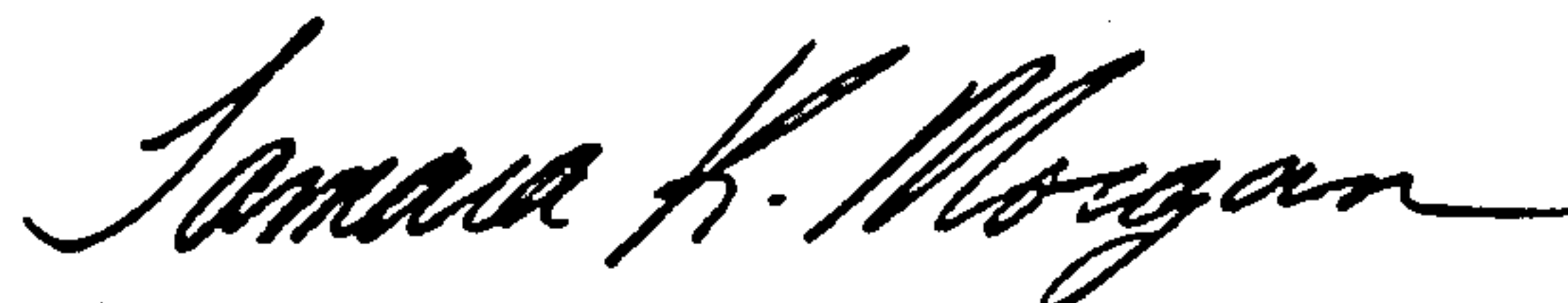
Mr. Bernie J. Montoya
August 18, 1995
Page 2

10. The Pond outlets and side walk culvert have been detailed. The remaining drainage surface features are graded and landscaped as shown on grading plan and landscape plans. They are private drainage improvements which will be maintained by the owner.
11. A copy of the Blanket Drainage Easement is attached.

Attached to this submittal are two copies of the grading plan. The copies reflect the two packages being submitted for building permit. One title block refers to St. Francis Place and the other title block refers to Karrington of Albuquerque. Also, for clarification, the landscape plan is attached for your information.

The plans are being submitted for building permit this week. I appreciate your effort in helping facilitate the approval process. If you have any questions or need any additional information, please contact me.

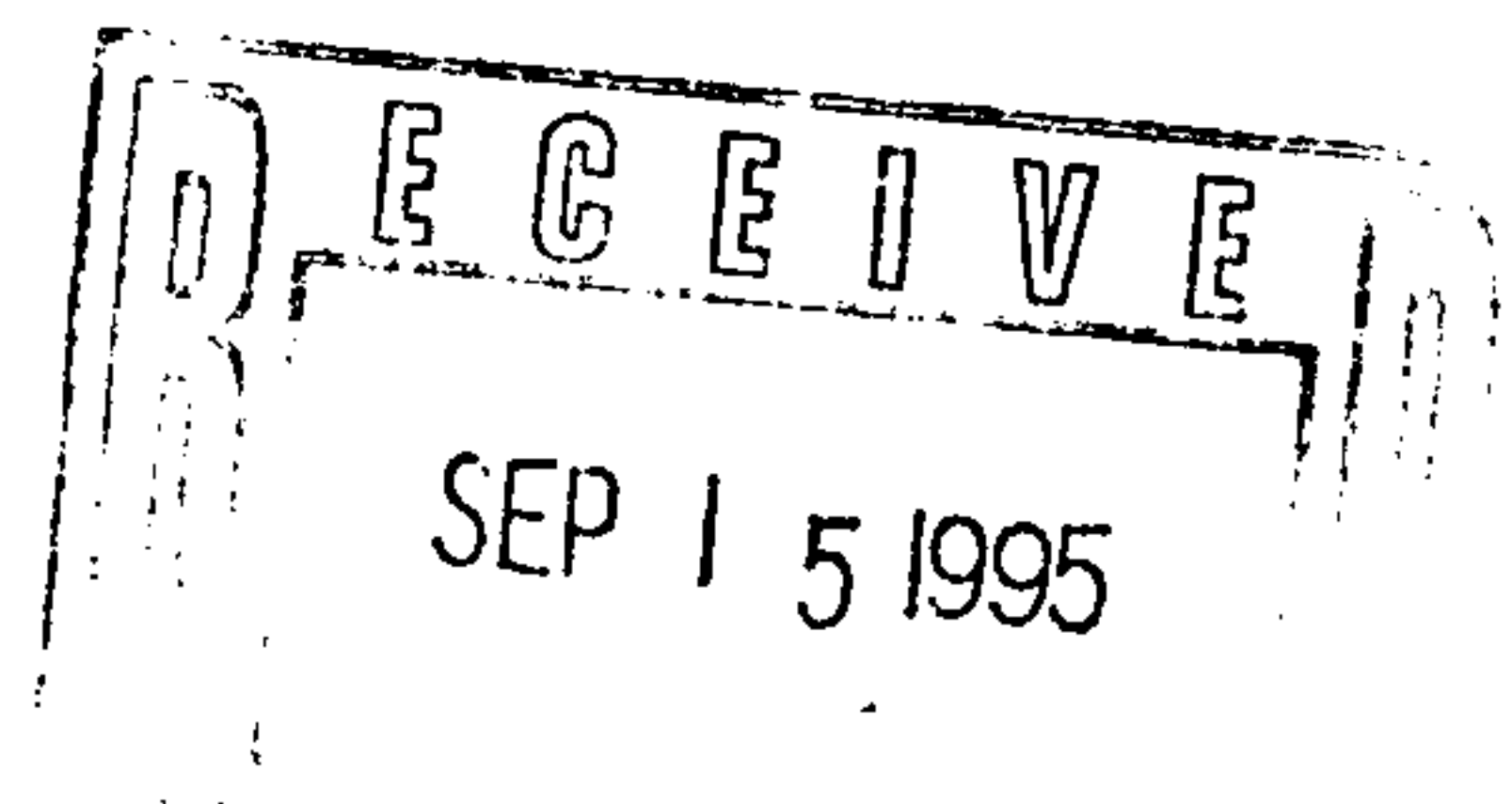
Sincerely,



Tamara K. Morgan, P.E.
Project Manager
Community Development and Planning Group

TKM/sh
Enclosure

cc: Val Mirtione, NBBJ
Kerry Davis, BHI



Drainage Easement

EASEMENT, granted this 7th day of August, 1995 by Sisters of Charity Health Care Systems Inc., an Ohio non-profit corporation ("Sisters of Charity") to St. Francis Gardens, Inc., a New Mexico corporation ("St. Francis").

WHEREAS, Sisters of Charity owns the land and other improvements located on the property specifically described on Exhibit A attached hereto and incorporated by reference herein ("Lot 14");

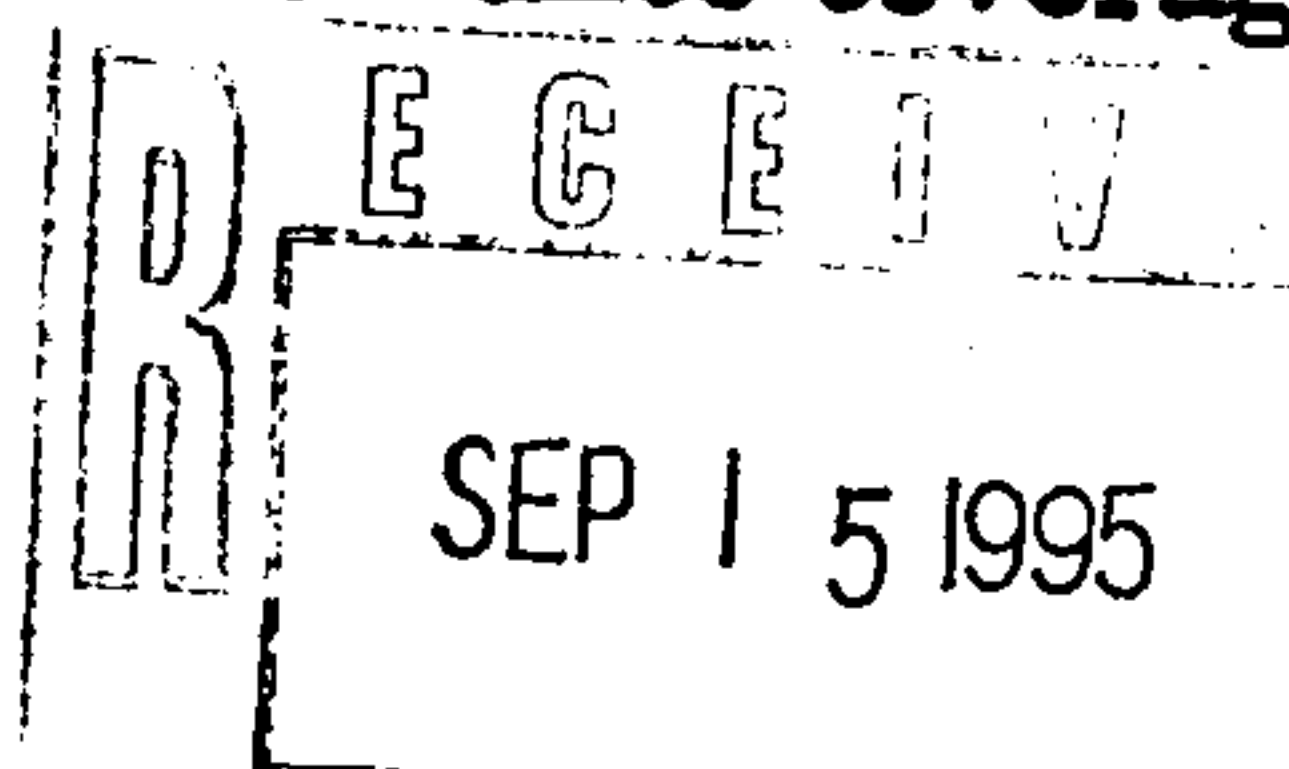
WHEREAS, St. Francis owns the land and other improvements located on the property specifically described on Exhibit B attached hereto and incorporated by reference herein ("Lot 4-A") and

WHEREAS, Sisters of Charity desires to grant an easement to St. Francis to drain run-off water from Lot 4-A to Lot 14, in the area more specifically described in Exhibit C attached hereto and incorporated by reference herein.

NOW, THEREFORE, Sisters of Charity, for good and valuable consideration, grants and establishes a permanent easement to drain run-off water from Lot 4-A to that portion of Lot 14 more specifically described in Exhibit "C" attached hereto and incorporated by reference herein.

Sisters of Charity further grants St. Francis a temporary easement to enter upon Lot 14 for the purposes of building any channels, ponding areas or other structures necessary to control the run-off water from Lot 4-A and to contain it within the easement set forth herein.

At all times while this easement is in effect, each party bound hereunder will be responsible for maintaining, at its expense, such insurance coverage as each



party deems necessary or appropriate with respect to the property owned by the party. No party will be obligated to maintain any insurance coverage for the benefit of any other party to this easement.

This easement may be terminated by the owner of Lot 4-A by a written termination agreement signed by its owner.

The rights and licenses granted hereunder will be binding upon and will run with the land which they affect and this easement will be binding upon and will run with the title to both Lot 4-A and Lot 14, and will be binding upon and will benefit all subsequent owners of each lot.

IN WITNESS WHEREOF, SISTERS OF CHARITY HEALTH CARE SYSTEMS INC. HAS EXECUTED THIS DRAINAGE EASEMENT.

Sisters of Charity Health Care Systems Inc.

BY: *Celestia Koebel*
President

ACKNOWLEDGEMENT

STATE OF OHIO }
 }
COUNTY OF HAMILTON } ss:

The foregoing instrument was acknowledged before me this 7th day of August, 1995 by Sister Celestia Koebel, S.C., President of Sisters of Charity Health Care Systems Inc., an Ohio corporation, on behalf of the corporation.

Janet W. Wasser
Notary Public

JANET W. WASSER
Notary Public, State of Ohio

My commission expires: Sept. 12, 1995



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 12, 1995

768 2667

Tamara K. Morgan
Bohannon-Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: CONCEPTUAL DRAINAGE PLAN FOR ST. FRANCIS GARDENS ASSISTED
LIVING/ALZHEIMER FACILITY (F22-D11A4) ENGINEER'S STAMP
DATED 5/10/95.

Dear Ms. Morgan:

Based on the information provided on your May 15, 1995 submittal,
the above referenced site is approved for Site Development.

Please be advised that prior to Building Permit release, the
following concerns must be addressed:

1. Will the project be developed in phases? If so, please
identify the phases on a phasing plan and each phase must
stand alone drainage wise.
2. Bench Marks-location, description and elevation of the:
a. Albuquerque Control Survey vertical datum used. ✓
b. T.B.M. on site permanently marked.
3. No ponding is allowed within 15 feet from the property line
minus the required set back on adjacent property. For ponds
deeper than 18", water shall not pond closer than 15' to the
street pavement of curb and gutter.
4. Location and direction of roof drains. ✓
5. Existing City top of curb and flowline elevations with mean
sea level designation on all adjacent streets.
6. 100-year W.S. elevation on each pond, identify on plan
drawing. ✓
7. City spec. drawing 2235 does not allow pipes larger than 4"
p.v.c. through the curb face. Please include the spec. No.
on the plan drawing.
8. The six notes and sign-off block for the S.O. 19 format must
be included on the plan drawing.
9. Pond emergency spillway indicate at what point the pond will
over flow. It can not spill over the public sidewalk. ✓

Tamara K. Morgan
Page 2

10. Details of ponds, swales, emergency spill ways, pond outlets and all other significant drainage situations.
11. Replat or easement for cross-lot-line drainage.

If I can be of further assistance, please feel free to contact me at 758-2667.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 12, 1995

Tamara K. Morgan
Bohannon-Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: CONCEPTUAL DRAINAGE PLAN FOR ST. FRANCIS GARDENS ASSISTED
LIVING/ALZHEIMER FACILITY (F22-D11A4) ENGINEER'S STAMP
DATED 5/10/95.

Dear Ms. Morgan:

Based on the information provided on your May 15, 1995 submittal,
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Please be advised that prior to Building Permit release, the
following concerns must be addressed:

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2. Bench Marks-location, description and elevation of the:
 - a. Albuquerque Control Survey vertical datum used.
 - b. T.B.M. on site permanently marked.
3. No ponding is allowed within 15 feet from the property line minus the required set back on adjacent property. For ponds deeper than 18", water shall not pond closer than 15' to the street pavement of curb and gutter.
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6. 100-year W.S. elevation on each pond, identify on plan drawing.
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Tamara K. Morgan
Page 2

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11. Replat or easement for cross-lot-line drainage.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,



Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ST FRANCIS GARDENS ASSISTED LIVING / ALZHEIMER'S RESIDENCE ZONE ATLAS/DRNG. FILE # F-22 / 10 44
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: LOT 14, LOT 4-A TRAMWAY RIDGE SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO
 CITY ADDRESS: WEST OF TRAMWAY BLVD, SOUTH OF MANITOBA NE, EAST OF TRAMWAY RIDGE ST. AND NORTH OF TRAMWAY KNOLL ST.

ENGINEERING FIRM: BOHANNAN HUSTON, INC.ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109OWNER: KARRINGTON COMMUNITIESADDRESS: 2015 WEST FIFTH AVE, COLUMBUS OHIO 43212ARCHITECT: NBBJADDRESS: 55 NATIONWIDE BLVD., COLUMBUS OHIO 43215

SURVEYOR: _____

ADDRESS: _____

CONTRACTOR: _____

ADDRESS: _____

CONTACT: _____

PHONE: 823-1000CONTACT: STEPHEN LEWISPHONE: (614) 486-3213CONTACT: VAL MITRIONEPHONE: (614) 224-7145

CONTACT: _____

PHONE: _____

CONTACT: _____

PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

- ☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 5/11/95BY: Tamara B. Morgan

MAY 15 1995



BOHANNAN-HUSTON INC.

ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

COURTYARD I, 7500 JEFFERSON NE, ALBUQUERQUE, NM 87109 TEL: (505) 823-1000 FAX: (505) 821-0892

CLIENT/COURIER TRANSMITTAL

To: Fred Aguirre
City of Albuquerque
Hydrology Division
3rd Floor
P.O. Box 1293
Albuquerque, NM 87103

Requested By: T. K. Morgan

Date: May 11, 1995

Time Due:

☐ This A.M. ☒ This P.M.

☐ Rush ☐ By Tomorrow

Job No.: C9517141

Job Name: St Francis Garden

DELIVERY VIA

☒ Courier ☐ Federal Express

☐ Mail ☐ UPS

☐ Other _____

PICK UP

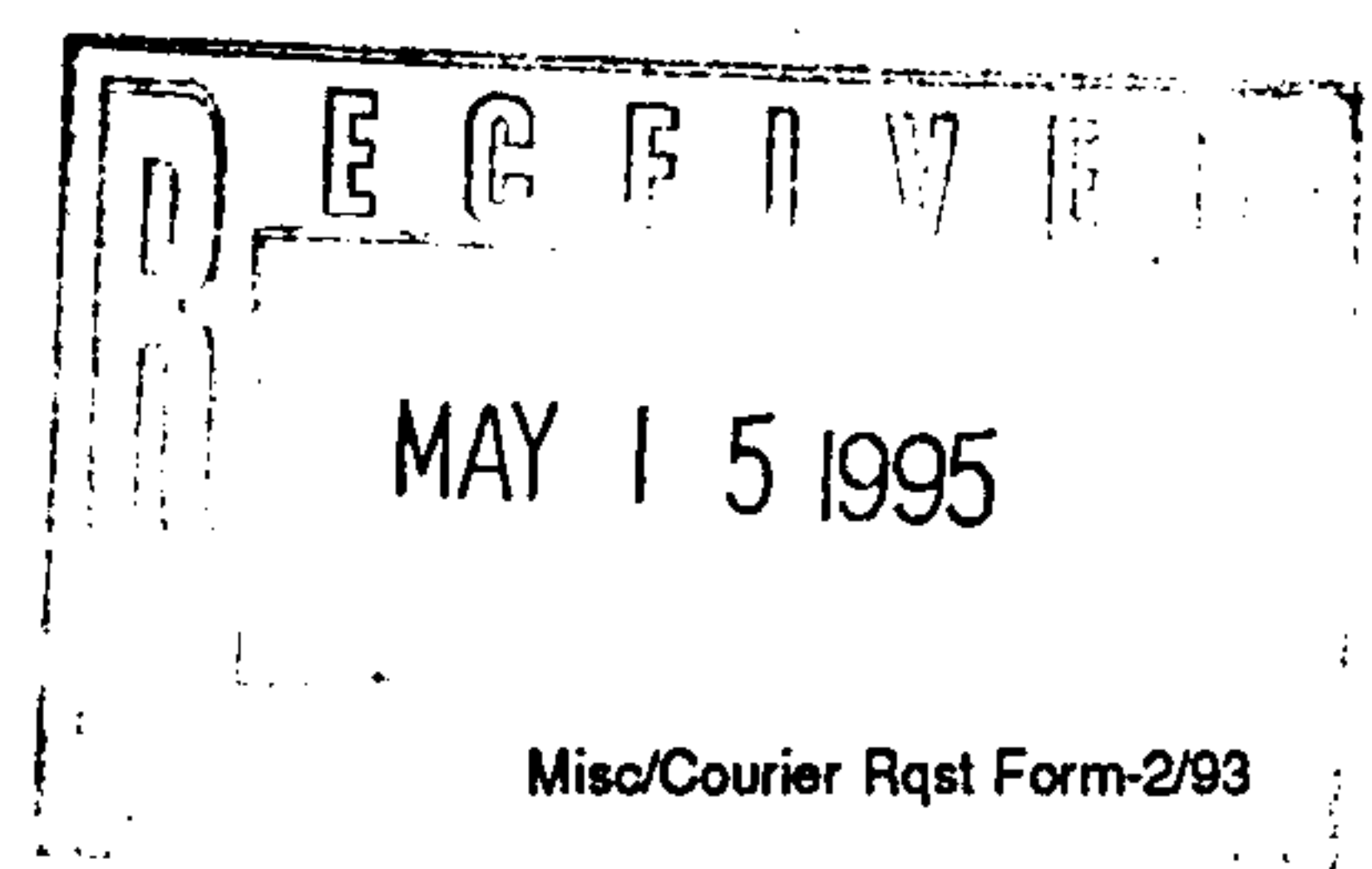
Item:

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
-----------------	-----------------	--------------------

1	1	Drainage Information Sheet
2	1	Conceptual Drainage and Grading Plan
3	1	Transmittal letter with attachments

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____



May 11, 1995

Mr. Fred Aguirre
Hydrology Division
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

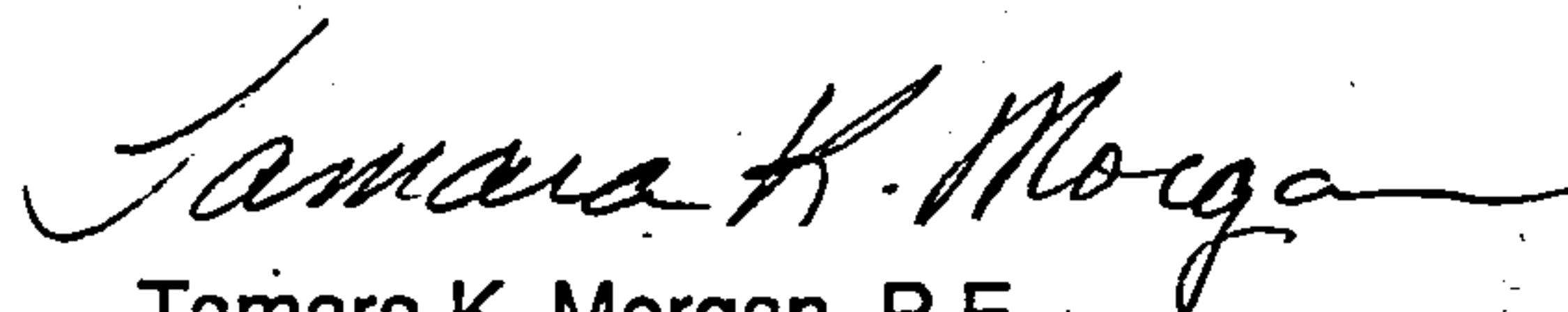
Re: Conceptual Grading and Drainage Plan for St. Francis Gardens Assisted Living/Alzheimer Facility, submitted for Site Plan and Building Permit approvals.

Dear Fred:

The proposed project consist of two parts. The first part is the Alzheimer Care Building which is located on Lot 4. Lot 4 is zoned SU-1 for Office/Institutional/Restaurants and requires a Site Development Plan approval. The second part of the project is the Assisted Living Building located on Lot 14, which does not require Site Development Plan approval. We are requesting at this time that the total project be reviewed for the necessary approval required for each lot.

Also included with this submittal, is some information on the downstream constraints used to determine the allowable discharge rate from the site. If you have any questions or need any additional information, please contact me.

Sincerely,



Tamara K. Morgan, P.E.
Project Manager
Community Development and Planning Group

TKM/sh
Enclosure

cc: Val Mirtione, NBBJ
Kerry Davis, BHI

MAY 15 1995

I:\CDP\9517140\AGUIRRE1.LTR-5/11/95

PRINCIPALS

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.
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.

BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

ANALYSIS OF ALLOWABLE FLOW FROM LOT 4-A
 TRAMWAY RIDGE SUBDIVISION THRU SKYLINE VIEW SUBD.
 BASED ON CAPACITY CALCULATIONS OF SPILLWAY OF
 SKYLINE VIEW POND FOUND ON SHEET 6 OF 6 DATE 6-4-94
 FOR DRAINAGE CALCS. POND FROM REPORT DATED 9-12-94
 STAMPED BY JACKIE McDOWELL OF McDOWELL ENGINEERING

LOT 4-A IS CONTAINED IN THE 10.59 ACRES
 NOTED IN REPORT AS REMAINING BASIN II.
 ALLOWABLE DISCHARGE THROUGH POND IS GIVEN
 AS 3.36 CFS/AC.

FROM THE REMAINING BASIN II LOT 5 (1.92 AC)
 EXCESS RUNOFF WAS INCLUDED IN THE CALCULATION OF
 THE SKYLINE VIEW SUBD. POND.

REMAINING BASIN II INCLUDES:

	AREA*	
LOT 14	1.7504 AC	
LOT 4	1.1927 AC	
LOT 3	1.0484 AC	
LOT 2	1.0243 AC	
LOT 5	1.2809 AC	
LOT 7	0.8591 AC	
60' ROAD ROW	1.3486 AC	(L= 979.40')
50' ROAD ROW	0.7858 AC	(L= 684.58')

9.29 AC. VS 10.59 AC. ?



MAY 15 1995
 BOHANNAN-HUSTON INC.

PROJECT NAME ST. FRANCIS GARDEN SHEET 1 OF 5
 PROJECT NO. C9517142 BY TKM DATE 4/20/95
 SUBJECT DRAINAGE - ALLOWABLE DISCHARGE CH'D _____ DATE _____

ORIGINAL BASIN II PER LEGAL DESCRIPTION
PLAT C32-189 FILE FEB 12, 1987

LOT 14	1.7504	
LOT 13	1.5427	
LOT 11	0.9718	
LOT 10	1.0878	
LOT 7	0.8591	
LOT 5	1.2809	
LOT 4	1.1927	
LOT 3	1.0484	
LOT 2	1.0243	
60' ROAD ROW	1.3486	(L: 979.40)
50' ROAD ROW	1.0922	(L: 951.54)
CUL DE SAC	0.2596	
	13.4585	

APPROVED REPORT SHOWS 2 AREAS
MAP SHOWS 13.2 AC (CALCULATIONS SHEET)
SHOWS 14.81 (SHEET 10E1)

ORIGINAL BASIN II LESS AREA DEVELOPED
WITH SKYLINE VIEW SUBD.

SKYLINE VIEW SUBD

LOT 13	1.5427	
LOT 11	0.9718	
LOT 10	1.0878	
LOT 5	1.2809	
50' ROW	0.3064	(266.96)
CUL DE SAC	0.2596	
	5.449	

13.46 AC - 5.449 = 8.01 AC REMAINING BASIN II
W/EXIST STREETS

MAY 15 1990



BOHANNAN-HUSTON INC.

PROJECT NAME ST FRANCIS GARDEN SHEET 2 OF 5
PROJECT NO. 09517142 BY TKM DATE 4/20/95
SUBJECT DRAINAGE - ALLOWABLE DISCHARGE DATE

ORIGINAL BASIN I

LOT 12	5.5910 AC	
LOT 9	0.870 AC	
LOT 8	0.8446 AC	
LOT 6	1.0684 AC	
LOT 1	1.0580 AC	
60' ROW	0.8112	(L= 5.88.93)
	<u>10.2632</u>	

BASIN I 10.26

BASIN II 13.46

TOTAL 23.72 AC

MCDOWELL REPORT INDICATES

25.84 AC FOR BASIN I & II

EPSEY HUSTON REPORT INDICATES

23.7 AC

MAY 15 1995



BOHANNAN-HUSTON INC.

PROJECT NAME ST FRANCIS GARDEN

SHEET 3 OF 5

PROJECT NO. 09517142

BY YRM DATE 4/20/95

SUBJECT DRAINAGE

CH'D _____ DATE _____

DUE TO ACREAGE DIFFERENCES REVIEW DOWNSTREAM
CAPACITY FROM ESPEY HUSTON'S REPORT RECEIVED BY CITY
HYDROLOGY DATE FEB 04, 1986.

EH'S REPORT BASIN A INCLUDES

23.7 AC - AREA PLAT AS LOTS 1-14
OF TRAMWAY RIDGE. REFERRED TO IN THE
MCODWELL REPORT AS EXISTING BASIN I & BASIN II

AND

28.59 ACRES OF EXISTING RESIDENTIAL
SUBDIVISION

EH SHEET 1 OF 5 SUPPLEMENTAL CALCULATION
SHOW AN ALLOWABLE DISCHARGE OF 43.3 CFS FROM
BASIN II.

BACK TO THE MCDOWELL REPORT

DISCHARGE FROM BASIN II:

POND - 15.75 CFS
SPILLWAY - 48.88 CFS
BASIN - 2.60 CFS

67.23 CFS

ESPEY HUSTON Quantity = 43.3 CFS

EXCEEDS EH REPORT BY 23.93 CFS

GIVES TOTAL DISCHARGE FROM REMAINING BASIN II
24.95 CFS $\leftarrow (43.3 - (15.75 + 2.60))$



BOHANNAN-HUSTON INC.

PROJECT NAME ST FRANCIS GARDEN SHEET 4 OF 5
PROJECT NO. C917242 BY TKM DATE 4/20/95
SUBJECT DRAINAGE CH'D _____ DATE _____

DETERMINATION OF ALLOWABLE DISCHARGE
FOR LOT 4

$$\text{TOTAL } Q = 24.95 \text{ CFS}$$

ALLOWING FOR FREE DISCHARGE ON ALL
EXISTING STREETS

$$\begin{aligned} Q_{100} \text{ ROW} &= (2.03)(0.2) + 4.37(0.80) \\ &= 3.90 \text{ CFS/AC} \end{aligned}$$

$$\text{AREA OF ROW} = 2.13 \text{ AC}$$

$$Q_{100 \text{ ROW}} = (2.13)(3.90) = 8.32$$

REMAINING DISCHARGE FOR LOTS 2-4, 7 & 14

$$24.95 - 8.32 = 16.62$$

$$\text{TOTAL ACREAGE FOR LOT 2-4, 7 & 14} = 5.87 \text{ AC}$$

ALLOWABLE DISCHARGE PER ACRE FOR REMAINING
LOTS.

$$16.62 / 5.87 = 2.83 \text{ CFS/ACRE}$$

FOR LOT 4

$$Q_{100 \text{ ALL}} = (1.35)(2.83) = 3.82 \text{ CFS}$$

FOR LOT 14

$$Q_{100 \text{ ALL}} = 1.75(2.83) = 4.95 \text{ CFS}$$

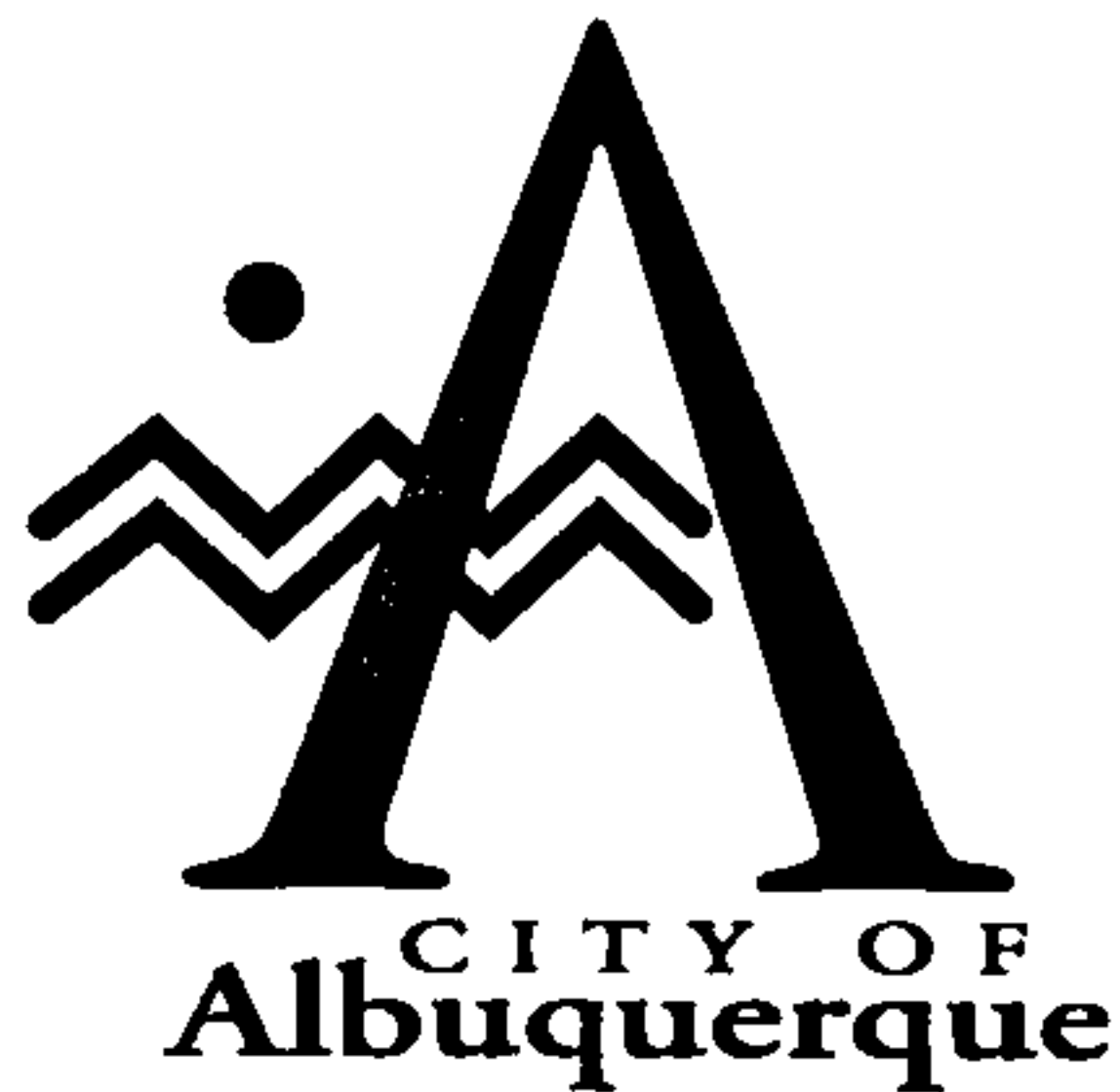
MAY 15 1995

$$Q_{100 \text{ LOT 4 \& 14}} = 8.77 \text{ CFS}$$



BOHANNAN-HUSTON INC.

PROJECT NAME ST FRANCIS GARDEN SHEET 5 OF 5
PROJECT NO. C95 17142 BY TKM DATE 4/20/95
SUBJECT DRAINAGE CH'D _____ DATE _____



November 26, 1996

Martin J. Chávez, Mayor

Tamara K. Morgan
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

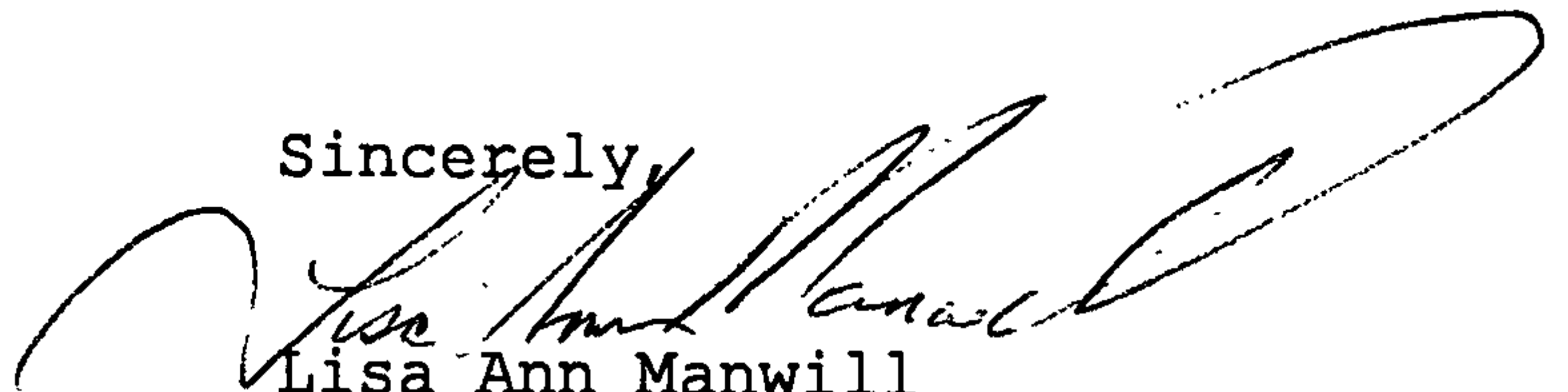
**RE: ST. FRANCIS GARDEN (F22-D11A4). ENGINEER'S CERTIFICATION FOR
CERTIFICATE OF OCCUPANCY. ENGINEER'S CERTIFICATION DATED
11-12-96.**

Dear Ms. Morgan:

Based on the information provided on your submittal dated
November 20, 1996, the above referenced project 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: Arlene Portillo
Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

Copy

PROJECT TITLE: Karrington Place/St.Francis Gardens ZONE ATLAS/DRNG. FILE # F22/ D11A4

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

LEGAL DESCRIPTION: Lots 14 and 4A Tramway Ridge Subdivision(Both Sites)CITY ADDRESS: 4910 and 4900 Tramway Ridge NE, Albuquerque NM 87111ENGINEERING FIRM: BOHANNAN-HUSTON INC.ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109OWNER: KARRINGTON COMMUNITIESADDRESS: 919 Old Henderson Rd Columbus Ohio 43220

ARCHITECT: _____

ADDRESS: _____

SURVEYOR: _____

ADDRESS: _____

CONTRACTOR: _____

ADDRESS: _____

CONTACT: Tamara K. MorganPHONE: (505) 823-1000CONTACT: Brad KendallPHONE: (614) 451-5151

CONTACT: _____

PHONE: _____

CONTACT: _____

PHONE: _____

CONTACT: _____

PHONE: _____

TYPE OF SUBMITTAL:

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

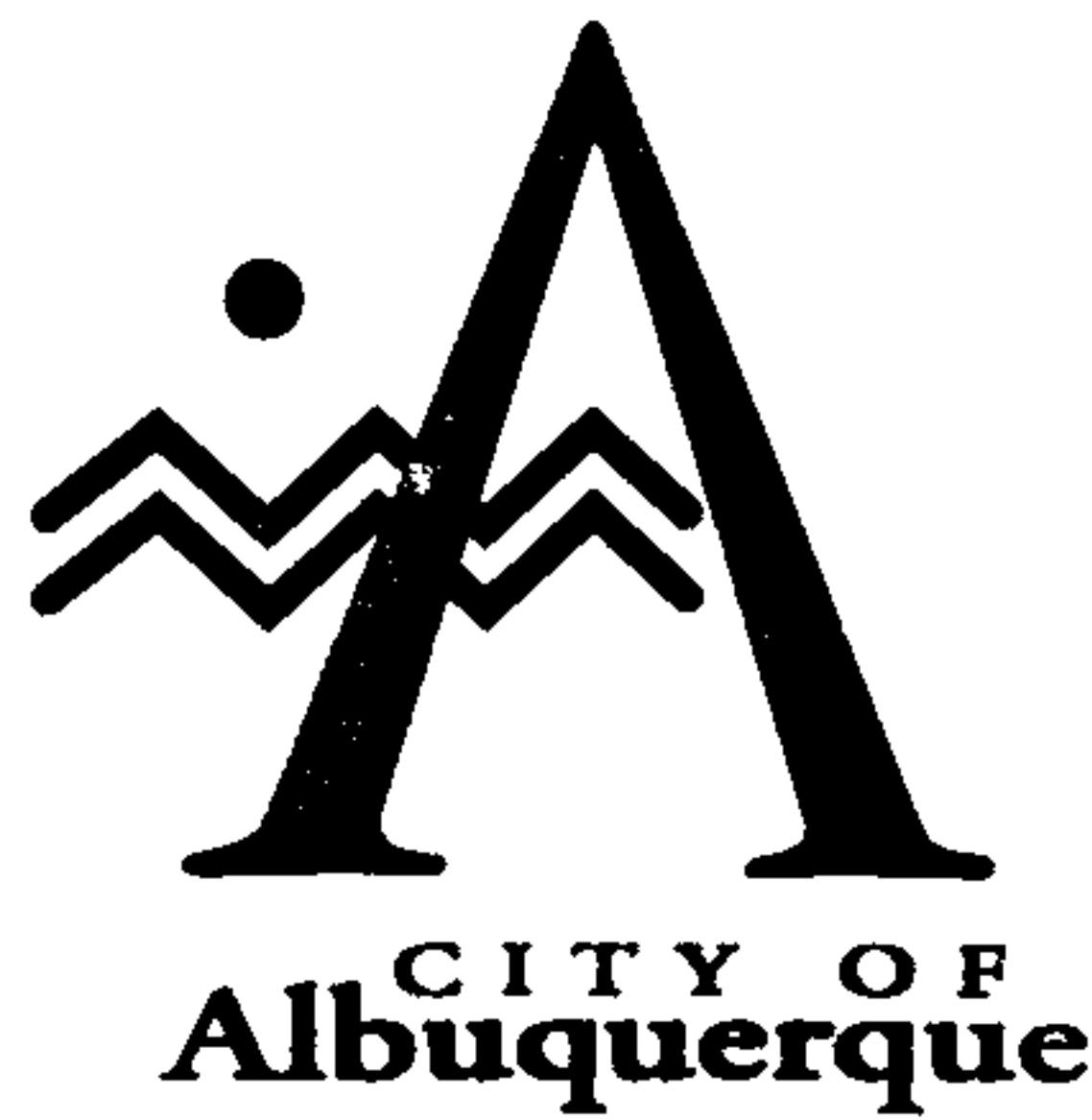
PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: Nov 15, 1996BY: Tamara K. Morgan



November 4, 1996

Martin J. Chávez, Mayor

Tamara K. Morgan
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**RE: ST. FRANCIS GARDEN (F22-L11A4). ENGINEER'S CERTIFICATION FOR
CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED
OCTOBER 29, 1996.**

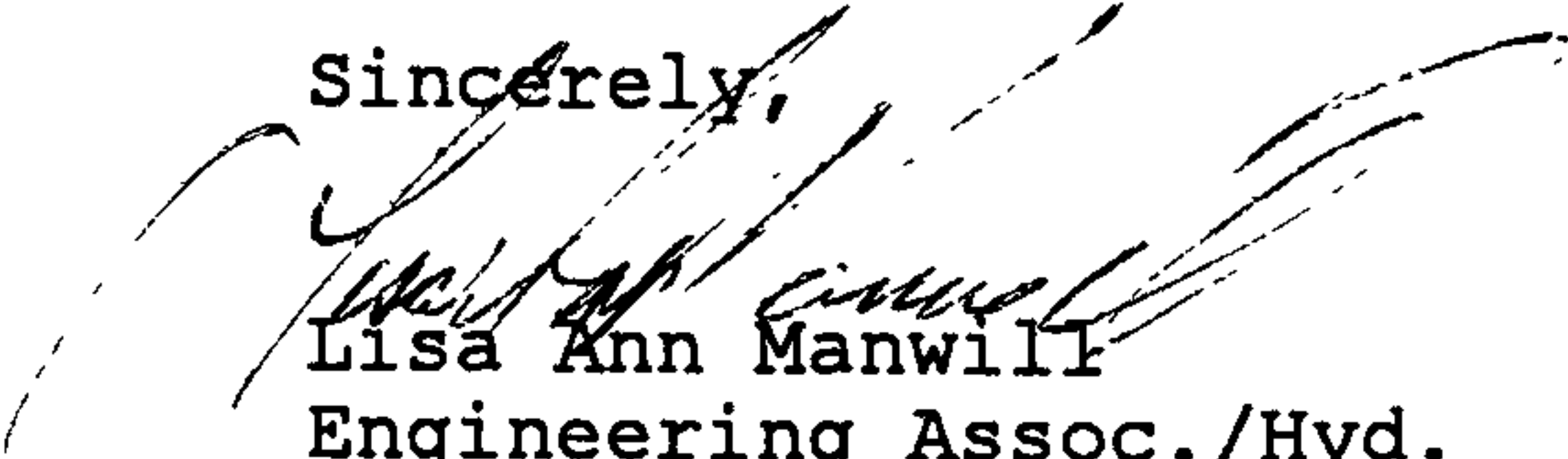
Dear Ms. Morgan:

Based on the information provided on your submittal dated October 30, 1996, the above referenced project is approved for a 30-day Temporary Certificate of Occupancy. Prior to final approval, please address the following comments:

1. Per my letter dated June 27, 1996, the most recent plan that I approved for Building Permit was stamped May 16, 1996. The plan you have submitted with the Engineer's Certification has an original stamp date of August 17, 1996.
2. I need a copy of the signed "green tag" for the sidewalk penetration. Another way to show field approval is to have the inspector sign the sign off block provided on your plan sheet.
3. Has the grading and drainage for Phase I and Phase II been complete? I can't seem to locate a Phase line on the plan sheet. Per my letter dated January 12, 1996, "prior to Certificate of Occupancy approval for Phase I, the grading and drainage for Phase I and Phase II must complete."

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

Good for You, Albuquerque!





Martin J. Chávez, Mayor
Tamara K. Morgan
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, Nm 87109

**RE: ST. FRANCIS GARDEN (F22-D11A4) GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED AUGUST 17,
1995.**

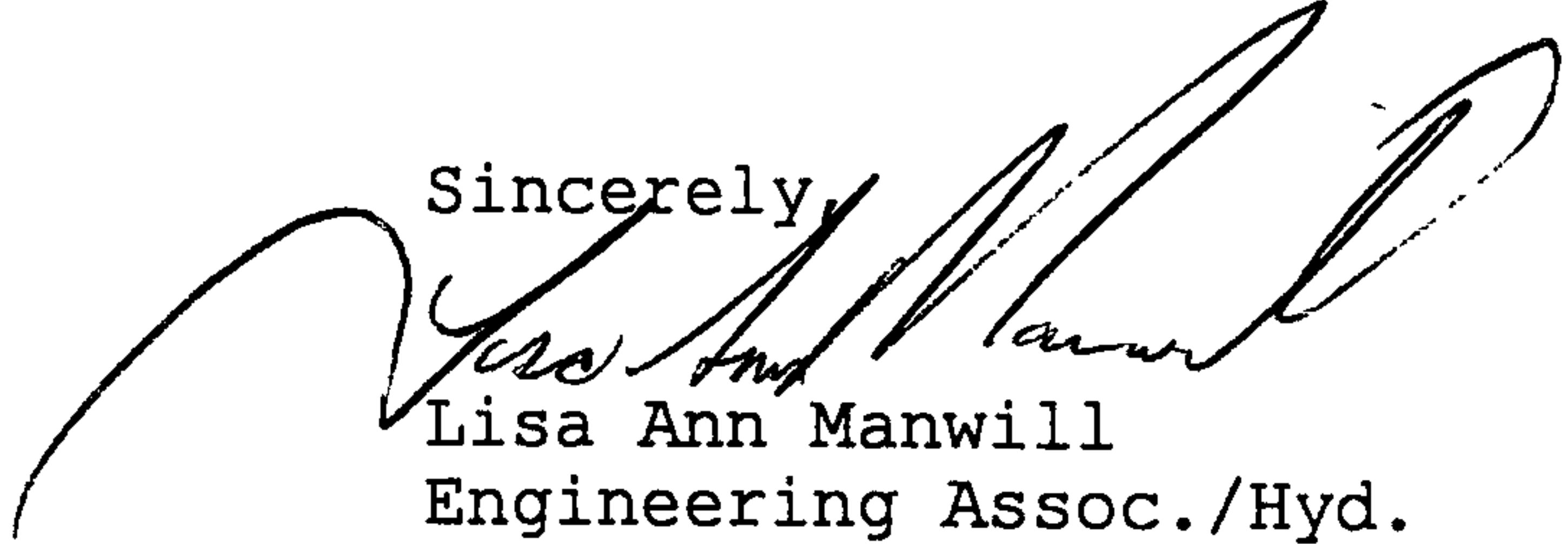
Dear Ms. Morgan:

Based on the information provided on your submittal dated
September 15, 1995, the above referenced project is approved for
Building and SO #19 Permits.

Prior to Certificate of Occupancy approval, an Engineer's
Certification for the approved plans is required. Refer to the
Engineer's Certification checklist in the DPM.

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

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Karrington Place/St.Francis Gardens ZONE ATLAS/DRNG. FILE # F22/ D11A4

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

LEGAL DESCRIPTION: Lots 14 and 4A Tramway Ridge Subdivision

CITY ADDRESS: 4910 and 4900 Tramway Ridge NE, Albuquerque NM 87111

ENGINEERING FIRM: BOHANNAN-HUSTON INC.

CONTACT: Tamara K. Morgan

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

PHONE: (505) 823-1000

OWNER: KARRINGTON COMMUNITIES

CONTACT: Brad Kendall

ADDRESS: 919 Old Henderson Rd Columbus Ohio 43220

PHONE: (614) 451-5151

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

TYPE OF SUBMITTAL:

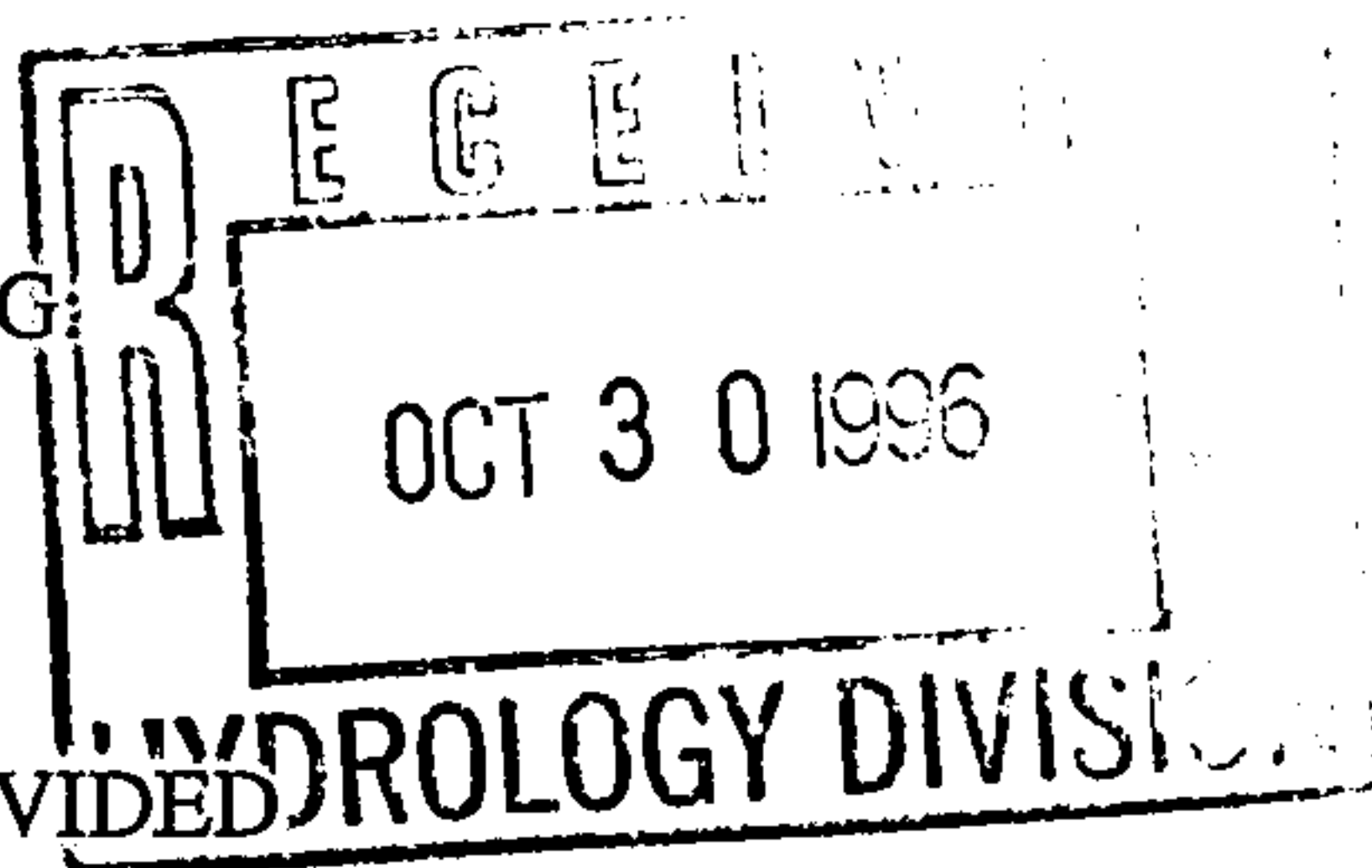
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ FINAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

☐ YES

☐ NO

☐ COPY PROVIDED



DATE SUBMITTED: Oct 29, 1996

BY: Tamara K. Morgan

CHECK TYPE OF APPROVAL SOUGHT:

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

30 day temp. issued on
10/31/96 by ok Lisa



BOHANNAN-HUSTON INC.

ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS

COURTYARD I, 7500 JEFFERSON NE, ALBUQUERQUE, NM 87109 TEL (505) 823-1000 FAX (505) 821-0892

CLIENT/COURIER TRANSMITTAL

To: Ms. Lisa Ann Manwill
City of Albuquerque
Hydrology/Public Works Division
P.O. Box 1293
Albuquerque, NM 87103

Requested By: Tamara Morgan

Date: October 29, 1996

Time Due: ☐ This A.M. ☒ This P.M.
☐ Rush ☐ By Tomorrow

Job No.: 95171 C2492 2400

Job Name: Karrington of Albuquerque

DELIVERY VIA

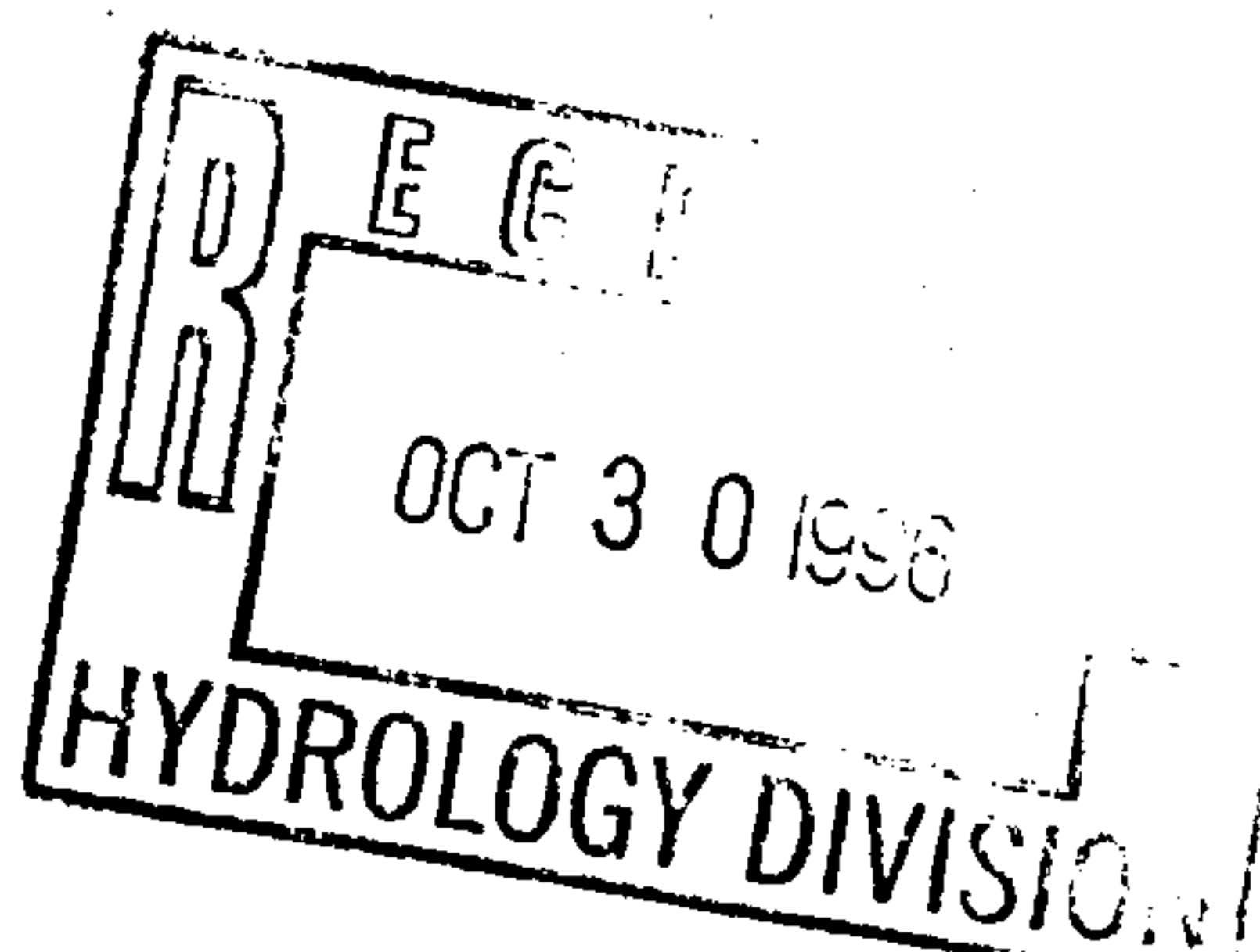
⇒ **Courier** **Federal Express**
Mail **UPS**
Other _____

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Engineer's Certification

COMMENTS / INSTRUCTIONS



REC'D BY: _____ **DATE:** _____ **TIME:** _____