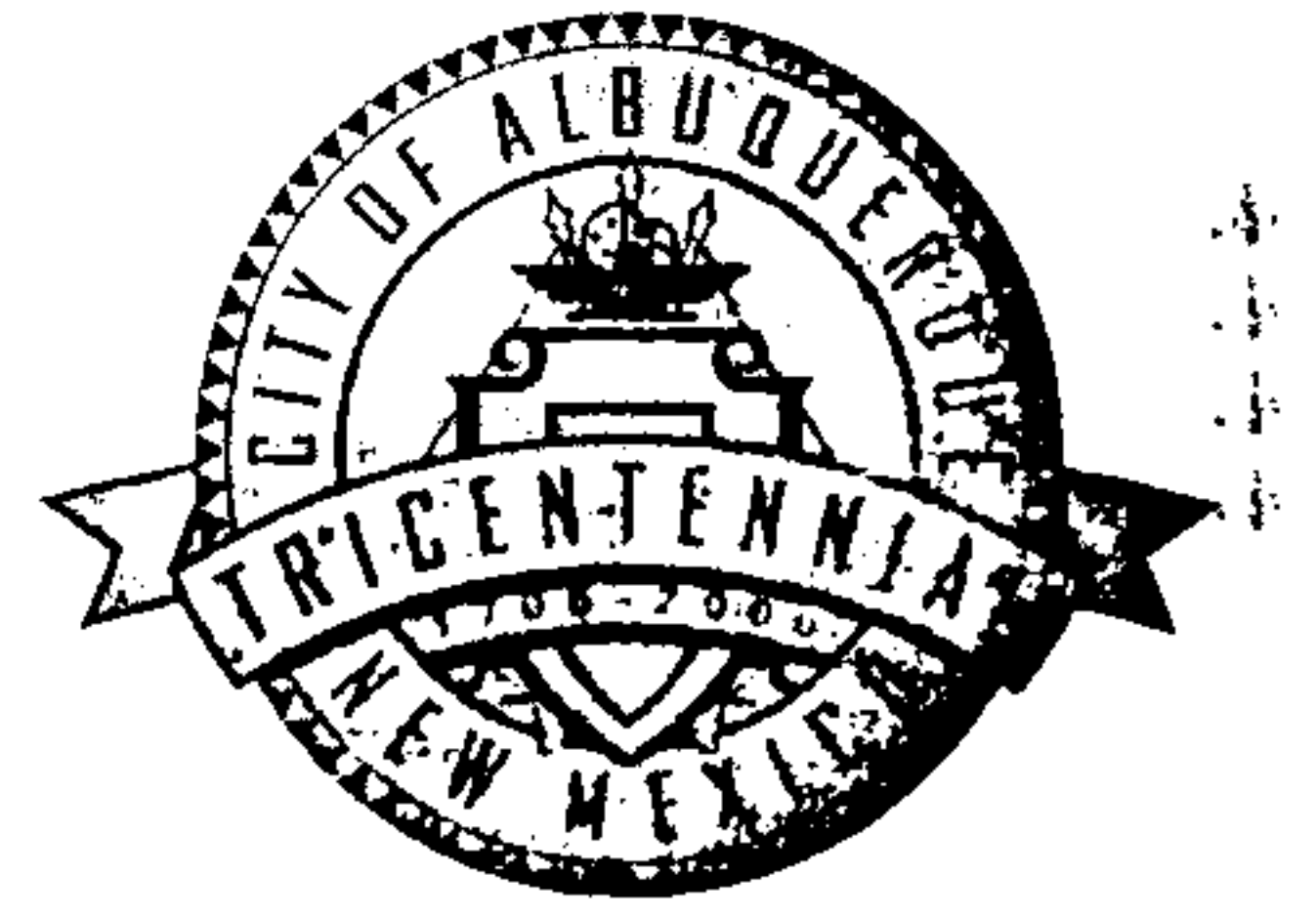


# CITY OF ALBUQUERQUE



June 13, 2008

Joe Slagle, R.A.  
Slagle Herr Architects  
1600 Rio Grande NW  
Albuquerque, NM 87104

**Re: 3051 Twin Oaks Rd NW, Twin Oaks Assisted Living, Permanent  
Certificate of Occupancy – Transportation Development (G10-D035)  
Certification dated 6-13-08**

Dear Mr. Slagle,

Based upon the information provided in your submittal received 6-13-08, the  
above referenced certification is approved for release of permanent Certificate of  
Occupancy by Transportation Development.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

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

C: CO Clerk  
File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

G-10/D035

PROJECT TITLE: TWIN OAKS ASSISTED LIVING ZONE MAP: G-10  
DRB#: 1001932 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 3091 TWIN OAKS DR NW

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

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

ARCHITECT: SLAGLE HERR ARCHITECTS CONTACT: JARROD CLINE  
ADDRESS: 1600 RIO GRANDE NW PHONE: 246-0870  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87104

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

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
- ☐ OTHER (SPECIFY) \_\_\_\_\_

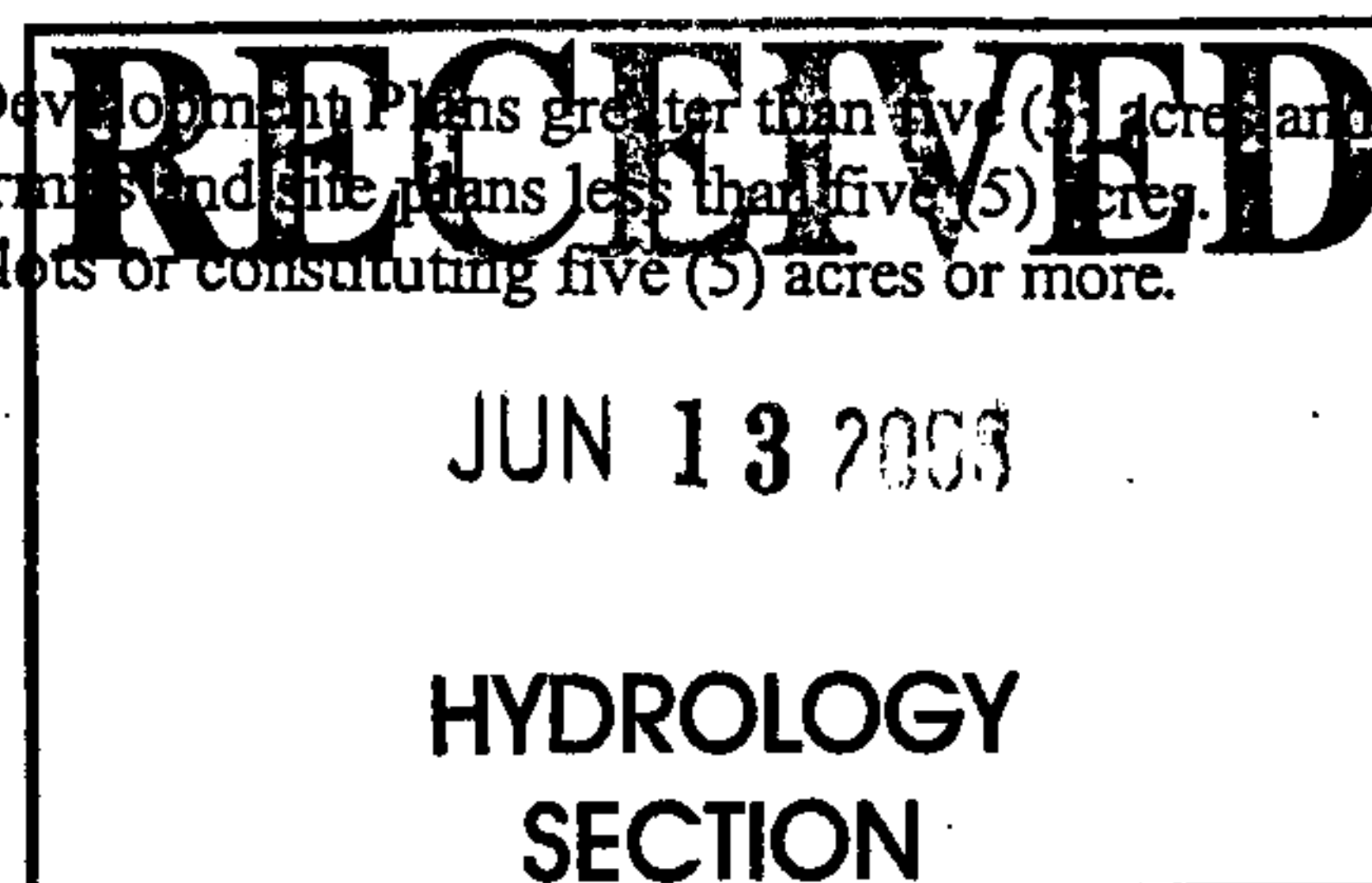
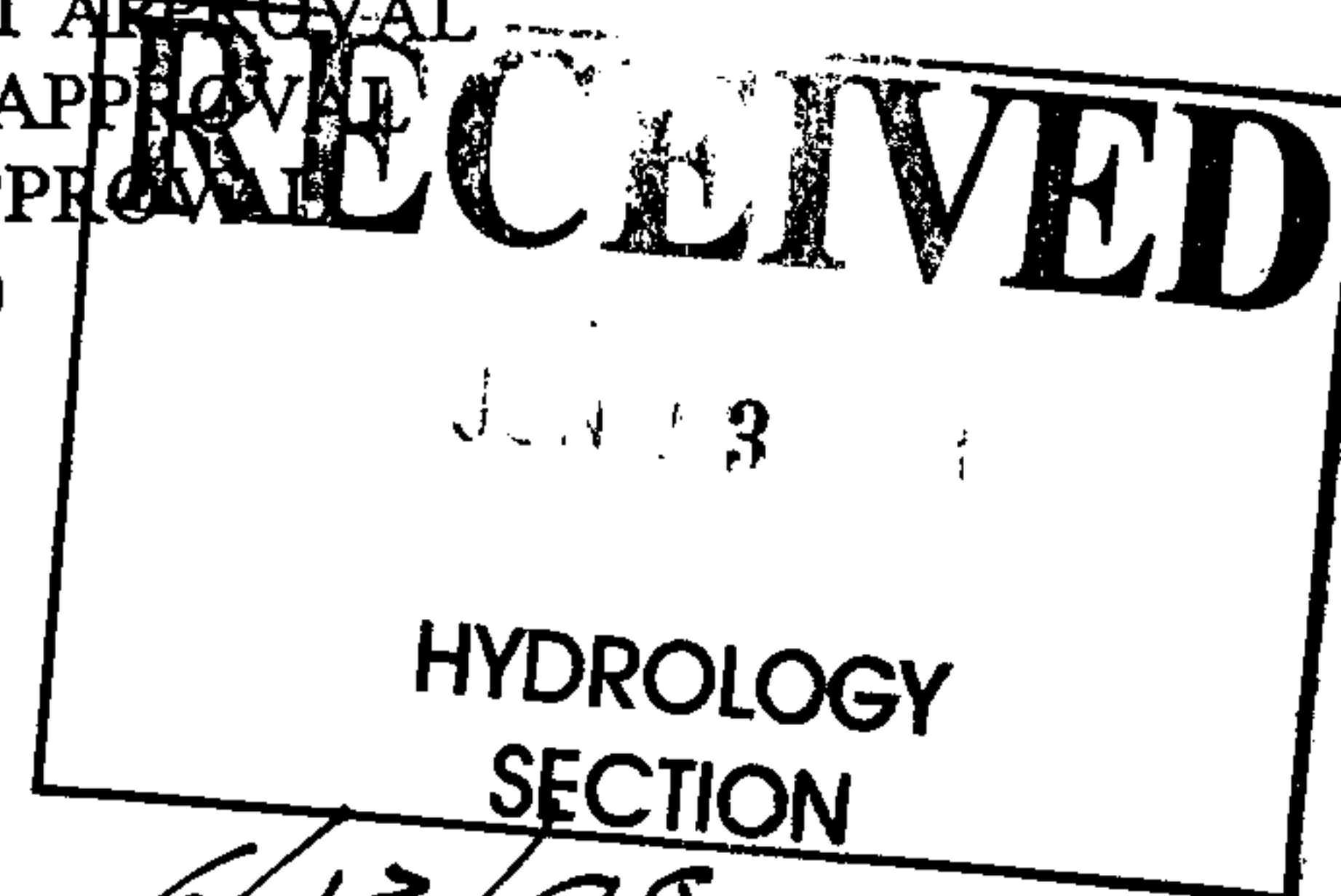
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: R. J. A. C. L. BY: 6/13/08

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.

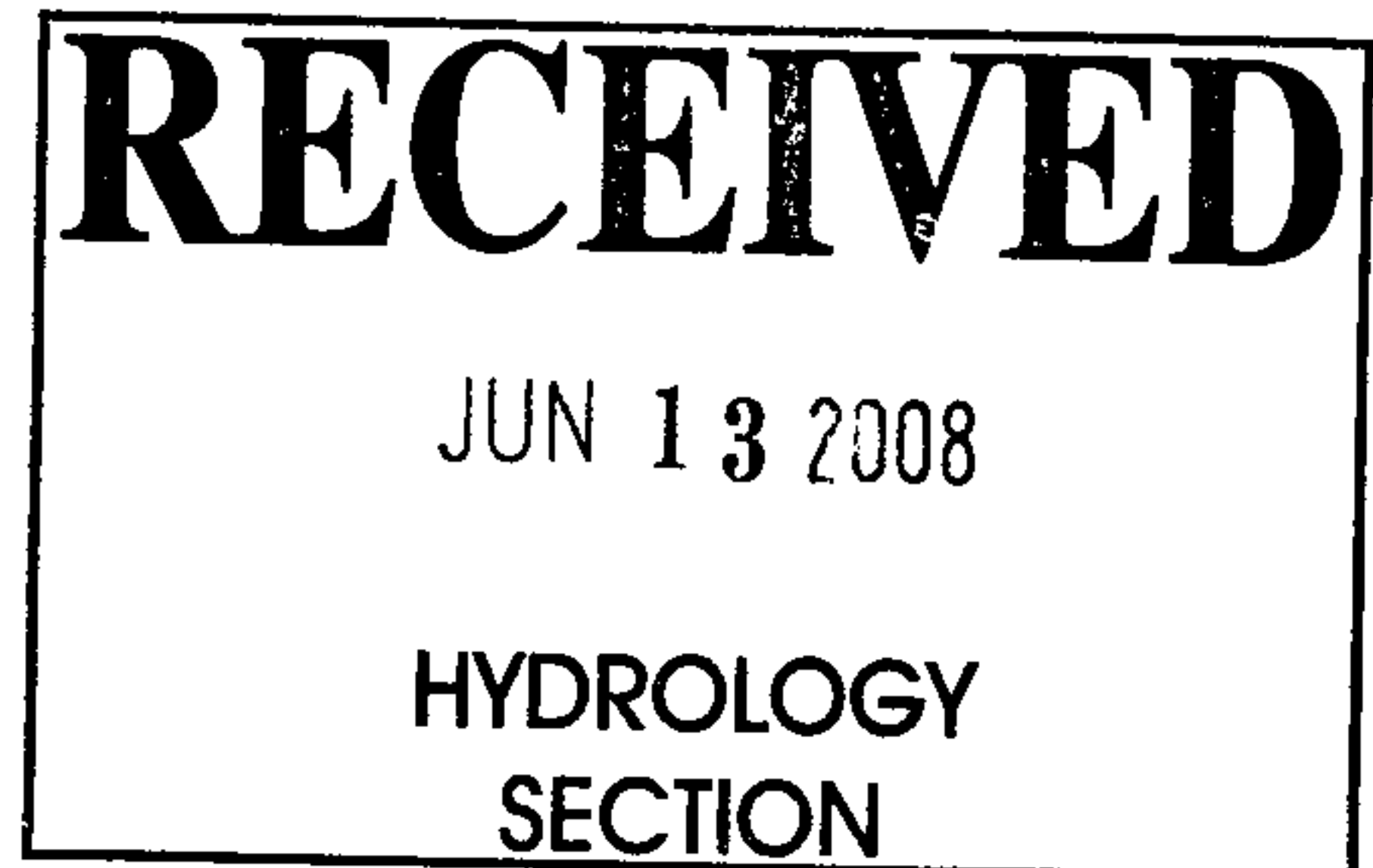


slagleherr.com

June 13, 2008

Ms. Kristal Metro  
City of Albuquerque  
Transportation Development Department  
600 2<sup>nd</sup> Street SW  
Albuquerque, NM 87102

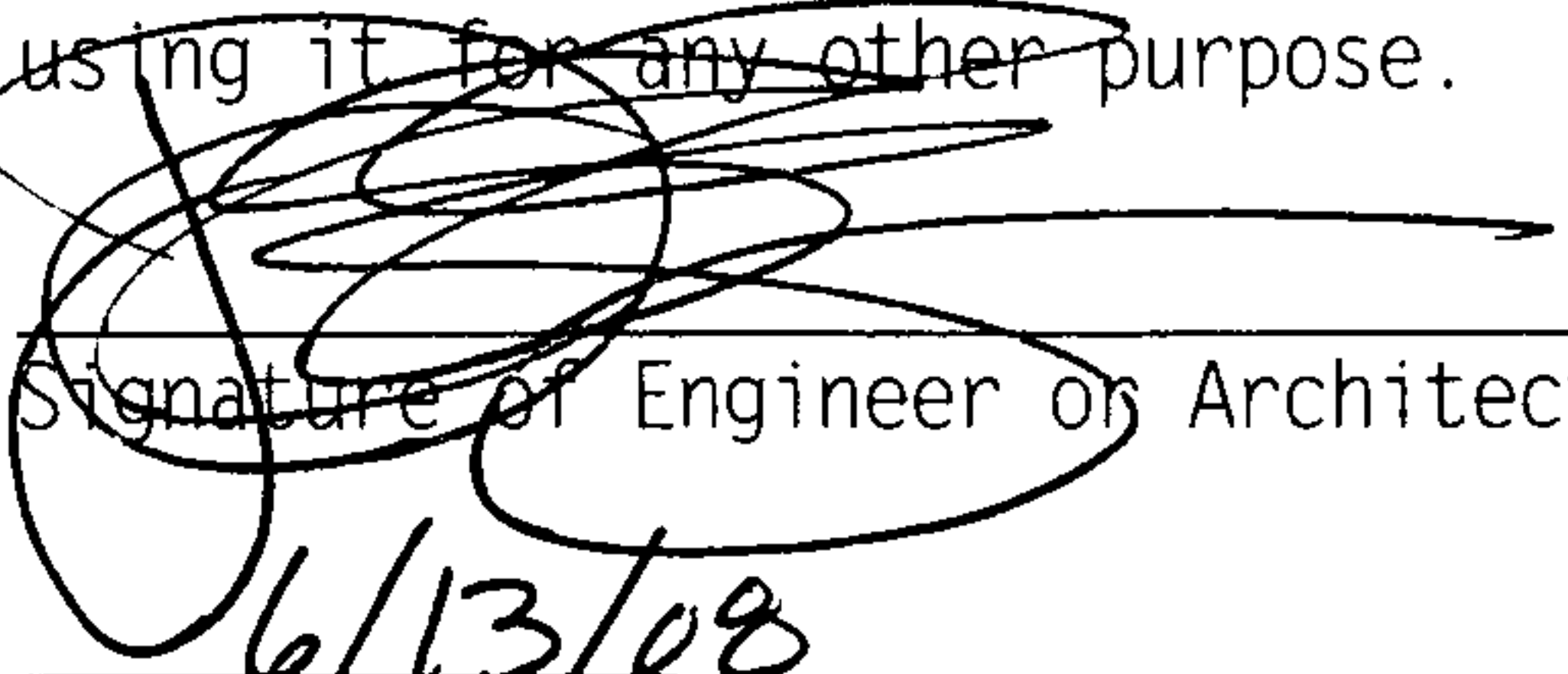
RE: TWIN OAKS ASSISTED LIVING  
3051 TWIN OAKS RD NW



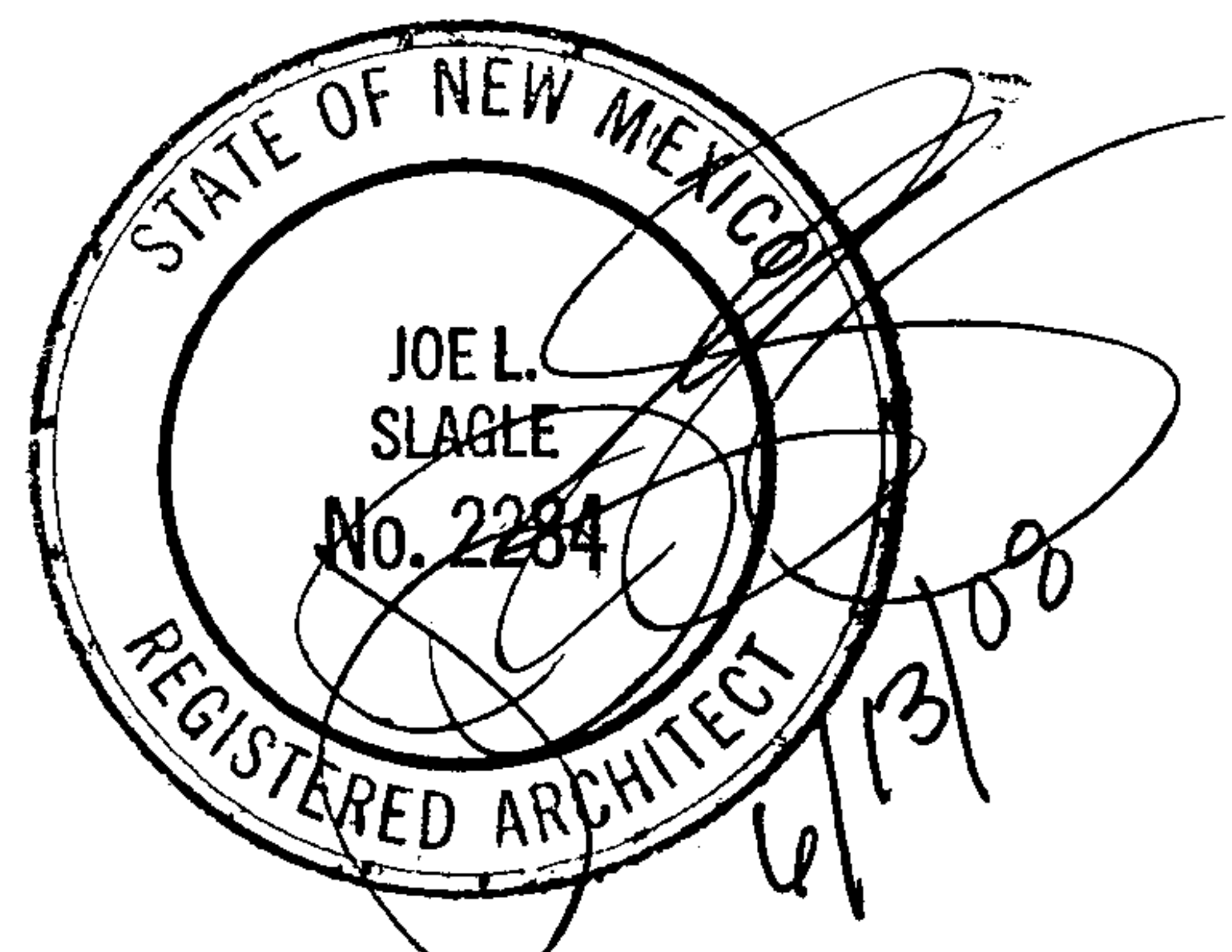
TRAFFIC CERTIFICATION

I, Joe Slagle, NMRA 2284, of the firm SlagleHerr Architects (formerly JLS Architects Inc.) hereby certify that the Twin Oaks Assisted Living facility, located at 3051 Twin Oaks Blvd NW, is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 2.7.06. The record information edited onto the original design document has been obtained by Joe L. Slagle of the firm JLS Architects. I further certify that I have personally visited the project site on 6.3.08 and have determined by visual inspection that the survey data provided 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 certificate of occupancy.

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

  
\_\_\_\_\_  
Signature of Engineer or Architect  
Date 6/13/08

Engineer's or Architect's Stamp



slagle

HERR

Architects

# CITY OF ALBUQUERQUE



June 10, 2008

Martin J. Garcia, P.E.  
**ABQ Engineering, Inc.**  
6739 Academy Rd NE Ste. 130  
Albuquerque, NM 87109

**Re: Twin Oaks Assisted Living Facility, 3051 Twin Oaks Dr,  
Request for Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 2/32/06 (G-10/D035)  
Certification dated 6/06/08**

Mr. Garcia,

P.O. Box 1293

Based upon the information provided in your submittal received 6/06/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Timothy E. Sims  
Plan Checker, Hydrology  
Development and Building Services

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

C: CO Clerk—Katrina Sigala  
File-G10D035/1001932



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Twin Oaks Assisted Living Facility  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: G-10 / D035  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: 3051 Twin Oaks Dr.  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: ABQ Engineering  
ADDRESS: 6739 Academy NE Suite 130  
CITY, STATE: Albuquerque, NM

CONTACT: Martin J. Garcia  
PHONE: 255-7802  
ZIP CODE: 87109

OWNER: JLS Architects  
ADDRESS: 6739 Academy NE Suite 130  
CITY, STATE: Albuquerque, NM

CONTACT: Joe Slagle  
PHONE: 246-0870  
ZIP CODE: 87109

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

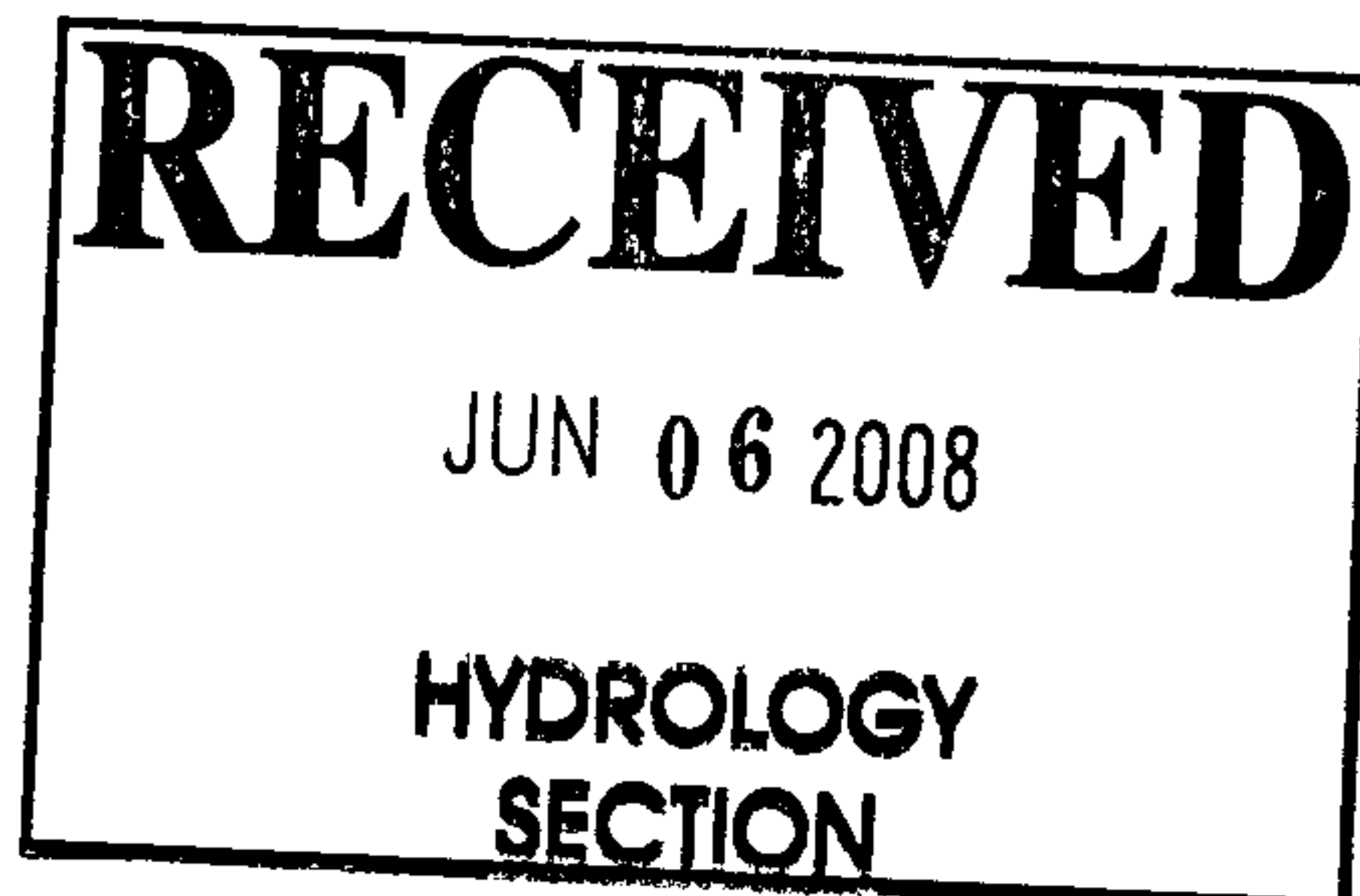
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_



## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: June 6, 2008

BY: Martin J. Garcia

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

June 6, 2008

Mr. Timothy E. Sims  
Plan Checker, Hydrology  
Development and Building Services  
City of Albuquerque  
600 Second Street NW

RE: Twin Oaks Assisted Living Facility, 3051 Twin Oaks Dr. (G-10/D035)

Dear Mr. Simms:

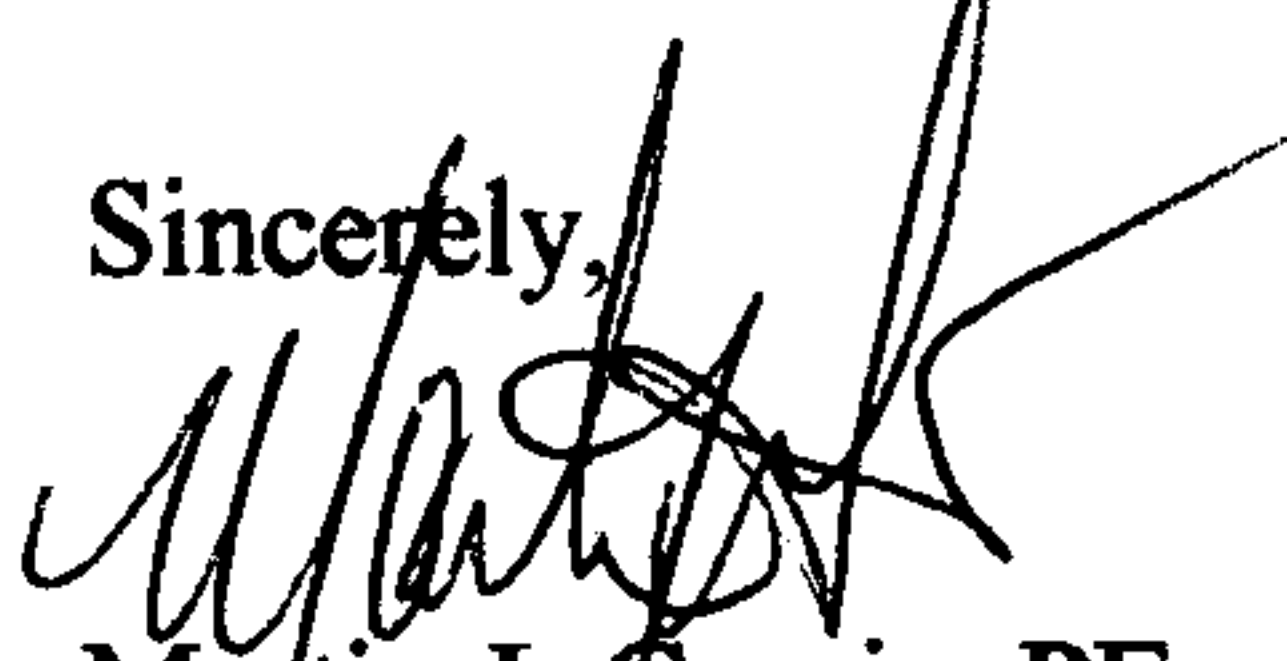
We are in receipt of your comments for this case dated May 7, 2008 and have the following responses to offer:

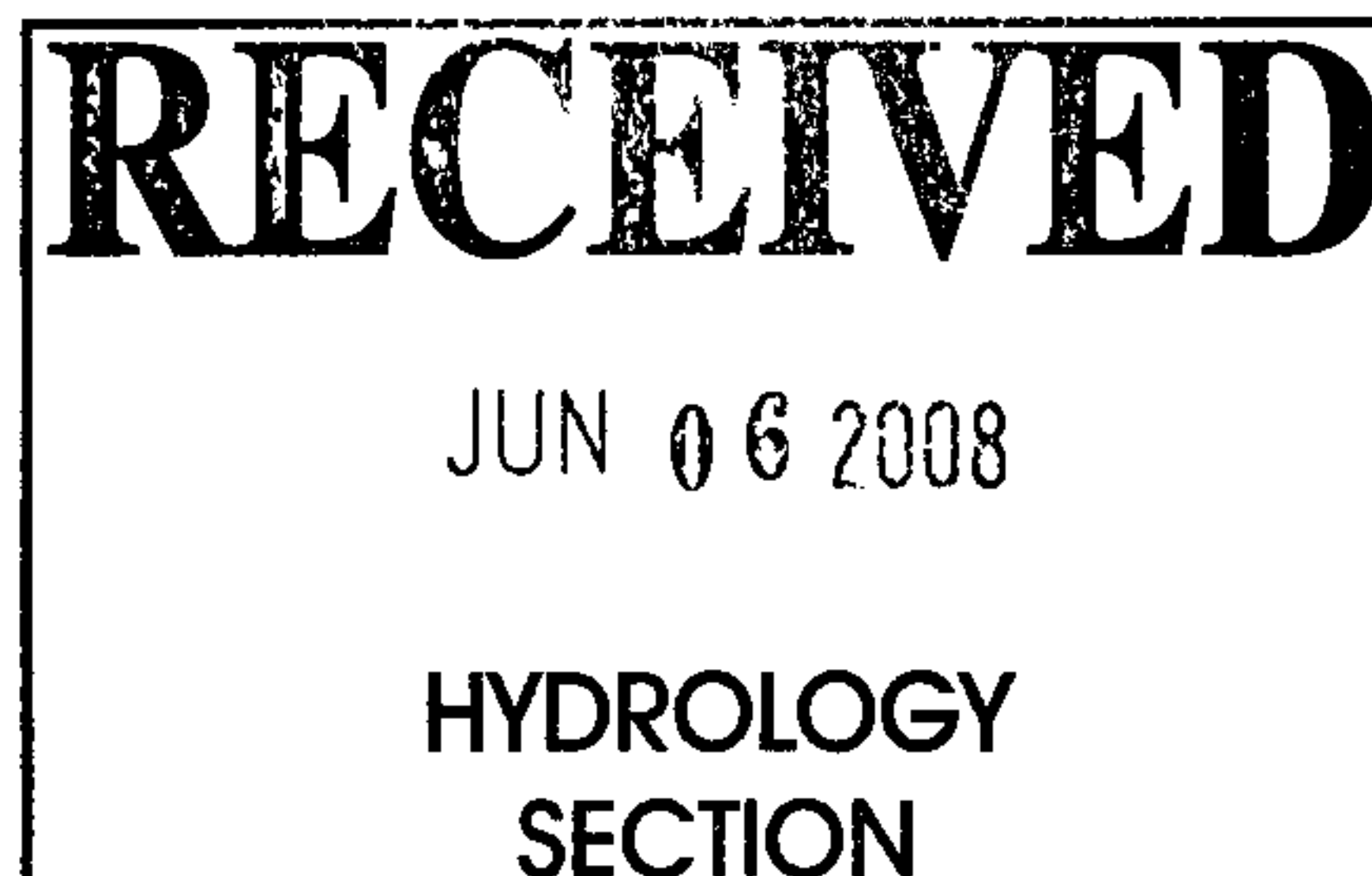
1. An SO 19 inspection was conducted by City staff and received an approval
2. The plan as submitted herein reflects the as built conditions, additional spots were added in the vicinity of the dumpster.
3.
  - a. Dumpster elevations have been added to the plan
  - b. A detail and the calculations for the swale are included with this plan being submitted
  - c. The roof drainage has been shown with this plan.
4. All the required infrastructure improvements have been completed.

With this submittal I trust that we have addressed all your comments are ready for issuance of a permanent certificate of occupancy.

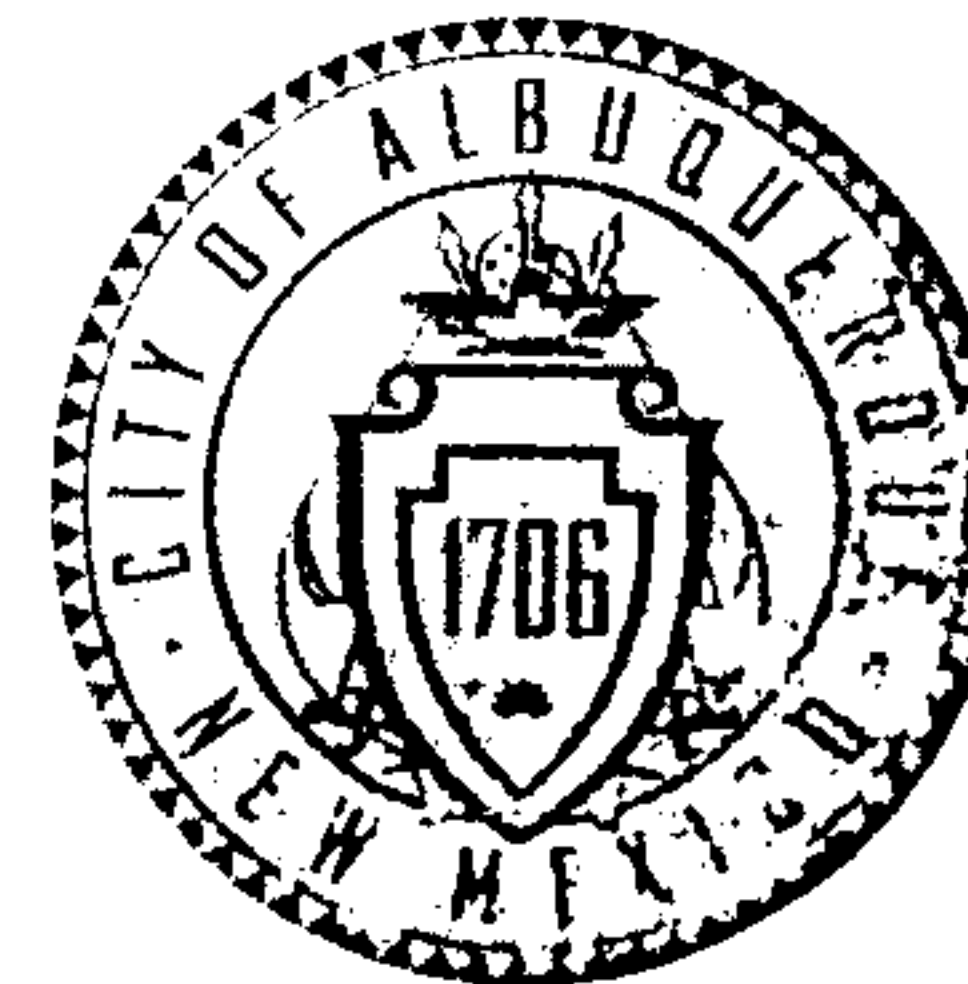
Please call me if you have any question or require additional information.

Sincerely,

  
Martin J. Garcia, PE  
ABQ Engineering Inc.  
25210



# CITY OF ALBUQUERQUE



June 4, 2008

Joe Slagle, R.A.  
Slagle Herr Architects  
1600 Rio Grande NW  
Albuquerque, NM 87104

**Re: 3051 Twin Oaks Rd NW Twin Oaks Assisted Living, Temporary  
Certificate of Occupancy – Transportation Development (G10-D035)  
Certification dated 6-04-08**

Dear Mr. Slagle,

Based upon the information provided in your submittal received 6-04-08, the above referenced certification is approved for release of 90-day temporary Certificate of Occupancy by Transportation Development.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

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

C: CO Clerk  
File

# CITY OF ALBUQUERQUE



May 7, 2008

Martin J. Garcia, P.E.  
**ABQ Engineering, Inc.**  
6739 Academy Rd NE Ste. 130  
Albuquerque, NM 87109

**Re: Twin Oaks Assisted Living Facility, 3051 Twin Oaks Dr,  
Request for Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 2/32/06 (G-10/D035)  
Certification dated 5/01/08**

Based upon the information provided in your submittal received 5/29/08, the above referenced certification is approved for release of a 90-day Temporary Certificate of Occupancy by hydrology.

PO Box 1293

Prior to Permanent Certificate of Occupancy, an Engineer's Certification per the DPM is required.

Albuquerque

If you have any questions, you can contact me at 924-3982.

NM 87103

Sincerely,

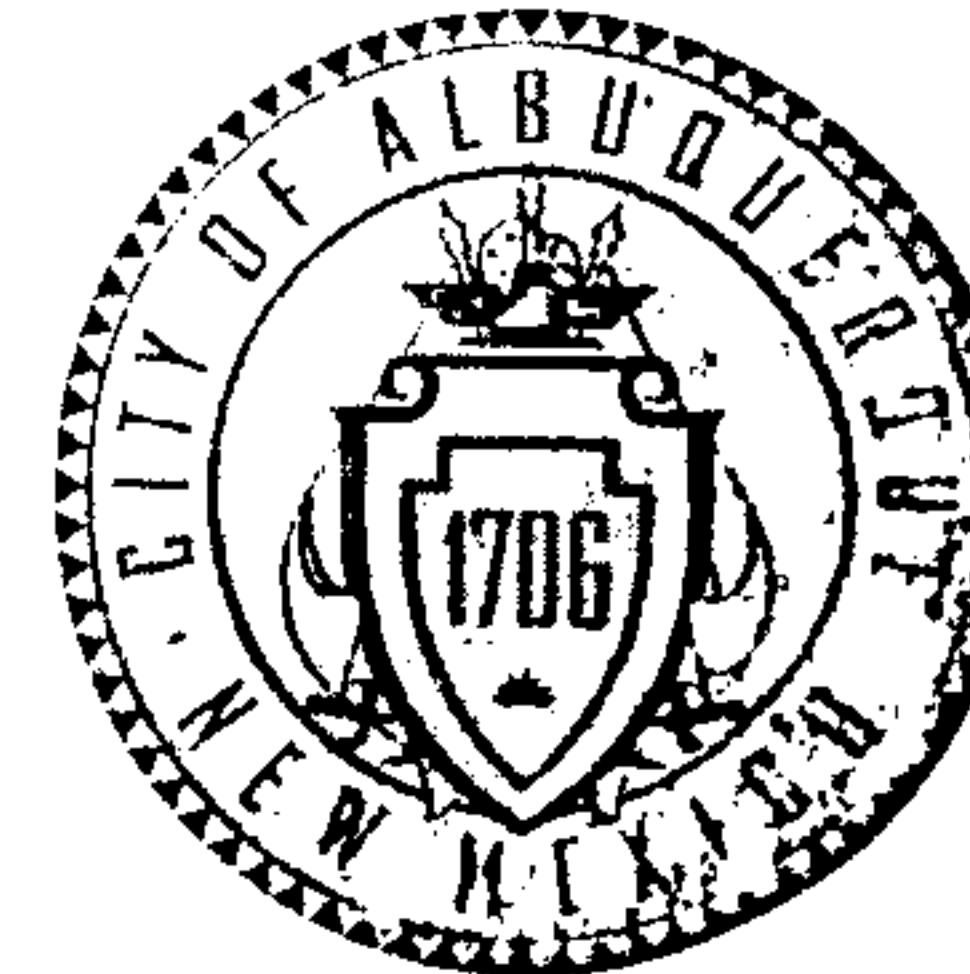
Timothy E. Sims  
Plan Checker, Hydrology  
Development and Building Services

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

C: CO—Clerk, Katrina Sigala  
File



# CITY OF ALBUQUERQUE



May 7, 2008

Martin J. Garcia, P.E.  
**ABQ Engineering, Inc.**  
6739 Academy Rd NE Ste. 130  
Albuquerque, NM 87109

**Re: Twin Oaks Assisted Living Facility, 3051 Twin Oaks Dr,  
Reject of Request for Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 2/32/06 (G-10/D035)  
Certification dated 5/01/08**

Based upon the information provided in your submittal received 5/05/08, the above referenced certification cannot be approved until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

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

1. A SO#19 inspection must be completed and approved prior to any approval. Please contact Duane Schmitz for approval of SO#19 at 235-8016.
2. The plan needs to reflect the exact conditions of the site. Please provide additional spot elevations to reflect drainage.
3. All conditions identified at building permit approval will need to be fulfilled prior to Certificate of Occupancy.
  - a. Provide dumpster pad elevations reflecting drainage.
  - b. Provide detail, with calculations, for the swale along Ouray.
  - c. Clarify the roof drainage or slope.
4. After a site visit there is some unfinished curb and gutter along Twin Oaks Drive; as well as, some unfinished work in the parking lot.
- 5.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims  
Plan Checker, Hydrology  
Development and Building Services

C: File

# CITY OF ALBUQUERQUE



July 20, 2007

Martin J. Garcia, P.E.  
ABQ Engineering, Inc.  
6739 Academy Rd. NE. Suite 130  
Albuquerque, NM 87109

**Re: Twin Oaks Assisted Living Facility Grading and Drainage Plan**  
**Engineer's Stamp dated 2-3-06 (L15-D54)**

Dear Mr. Garcia,

Based upon the information provided in your submittal received 7-2-07, the above referenced plan is approved for Building Permit and SO#19 Permit with the following condition.

- The patio area has a floor drain that must be shown on your certification of this plan in order to obtain the C.O. Please coordinate with the architect with size, location and direction.
- The sidewalk culvert must have steel plate along the entire channel per the COA std 2236.
- The dumpster must be plumbed to the sanitary sewer line. - ? <sup>installed</sup> <sub>new</sub>
- Provide detail, with calculation, for the swale along Ouray. - ?
- Show location(s) of the roof drains. - *slope Roof*

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

These items must be provided prior to any Certificate of Occupancy approval. If you have any questions, you can contact me at 924-3986.

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

PROJECT TITLE: TWIN DALES ASSISTED LIVING FACILITY

ZONE MAP: G-10/D035

DRB#:

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION:

CITY ADDRESS:

ENGINEERING FIRM:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

SURVEYING FIRM:

ADDRESS:

CITY, STATE:

LICENSED SURVEYOR:

PHONE:

ZIP CODE:

PROFESSIONAL LICENSED SURVEYOR SIGNATURE

LICENSE NO.

DATE

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

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  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☒ NO

☐ COPY PROVIDED

DATE SUBMITTED:

BY:

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.

