

CITY OF ALBUQUERQUE



October 24, 2012

Mike Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**Re: Desert Hills Healthcare
Grading and Drainage Plan,
Engineer's Stamp dated 10-4-12 (G11/D048)**

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 10-8-12, the above referenced plan can not be approved for Grading Permit or Building Permit until the following comment is addressed.

- The address given is 5310 Sequoia Rd. NW, but the site shown is 5200 Sequoia Rd NW. The address is incorrect, please clarify.
- Provide spot elevations around pond.

PO Box 1293

Albuquerque

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (www.cabq.gov/Planning/landcoord/Hydrology.html).

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

NM 87103

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RR/SB
email



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

G-11/D048

PROJECT TITLE: Desert Hills Healthcare ZONE MAP/DRG. FILE # G-11/D-51
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Desert Hills Healthcare Residential Treatment Facility
CITY ADDRESS: 5310 Sequoia Rd. NW, Albuquerque, NM 87120

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Mike Balaskovits
ADDRESS: 7500 Jefferson St. NE Courtyard 1 PHONE: 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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

ARCHITECT: Nelson Architect, LTD CONTACT: Jeff Nelson
ADDRESS: 330 S Fairbank St. PHONE: (708) 275-1901
CITY, STATE: Addison, Illinois ZIP CODE: 60101

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

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 CERT (TCL)
- ☐ ENGINEER CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

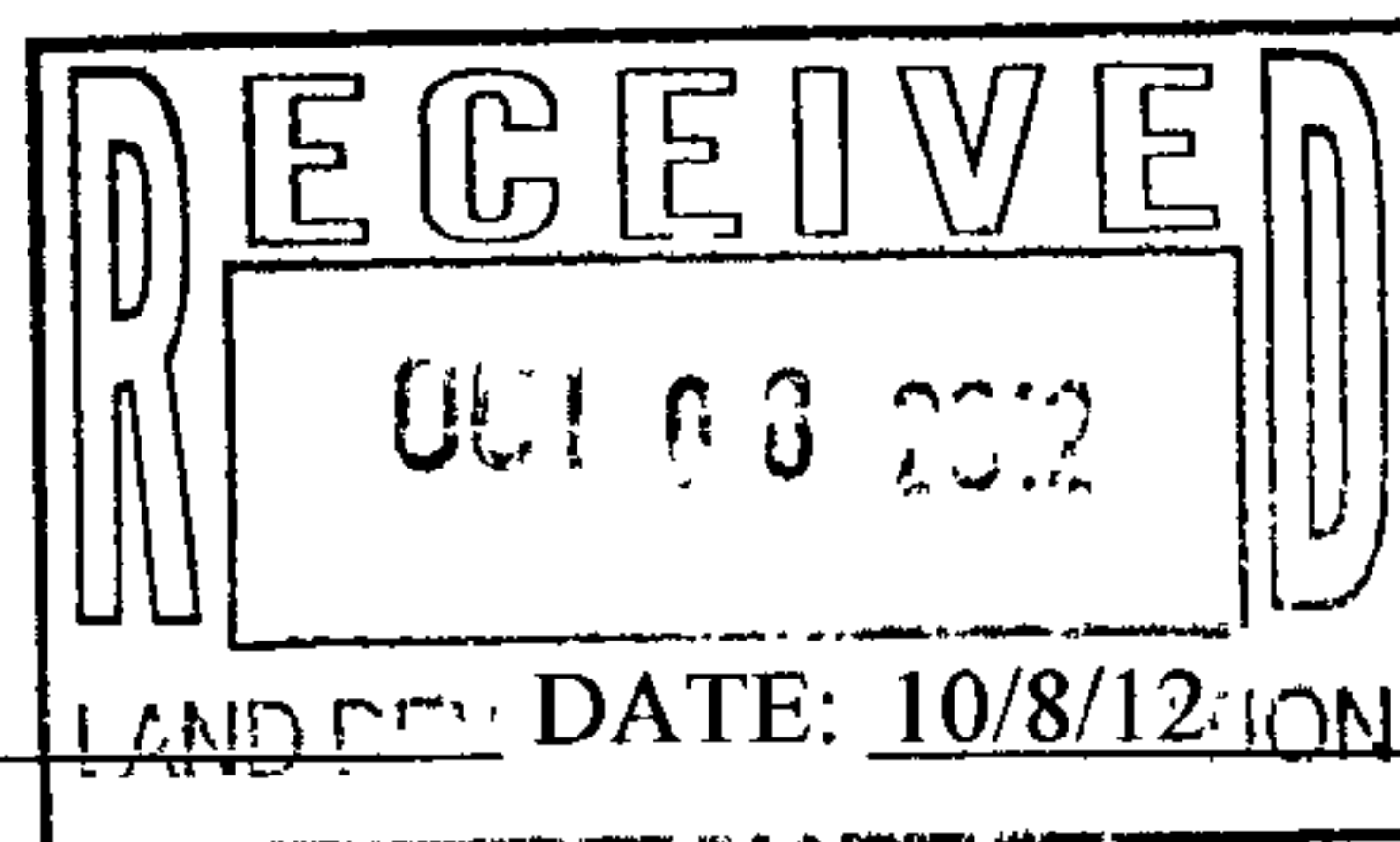
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

SUBMITTED BY: Mike Balaskovits



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 define 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.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: COA Hydrology
Plaza del Sol
2nd Street NW

Requested by: Mike Balaskovits

Date: October 8th, 2012

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

Phone:

Job No.: 20120352

Job Name: Desert Hills

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

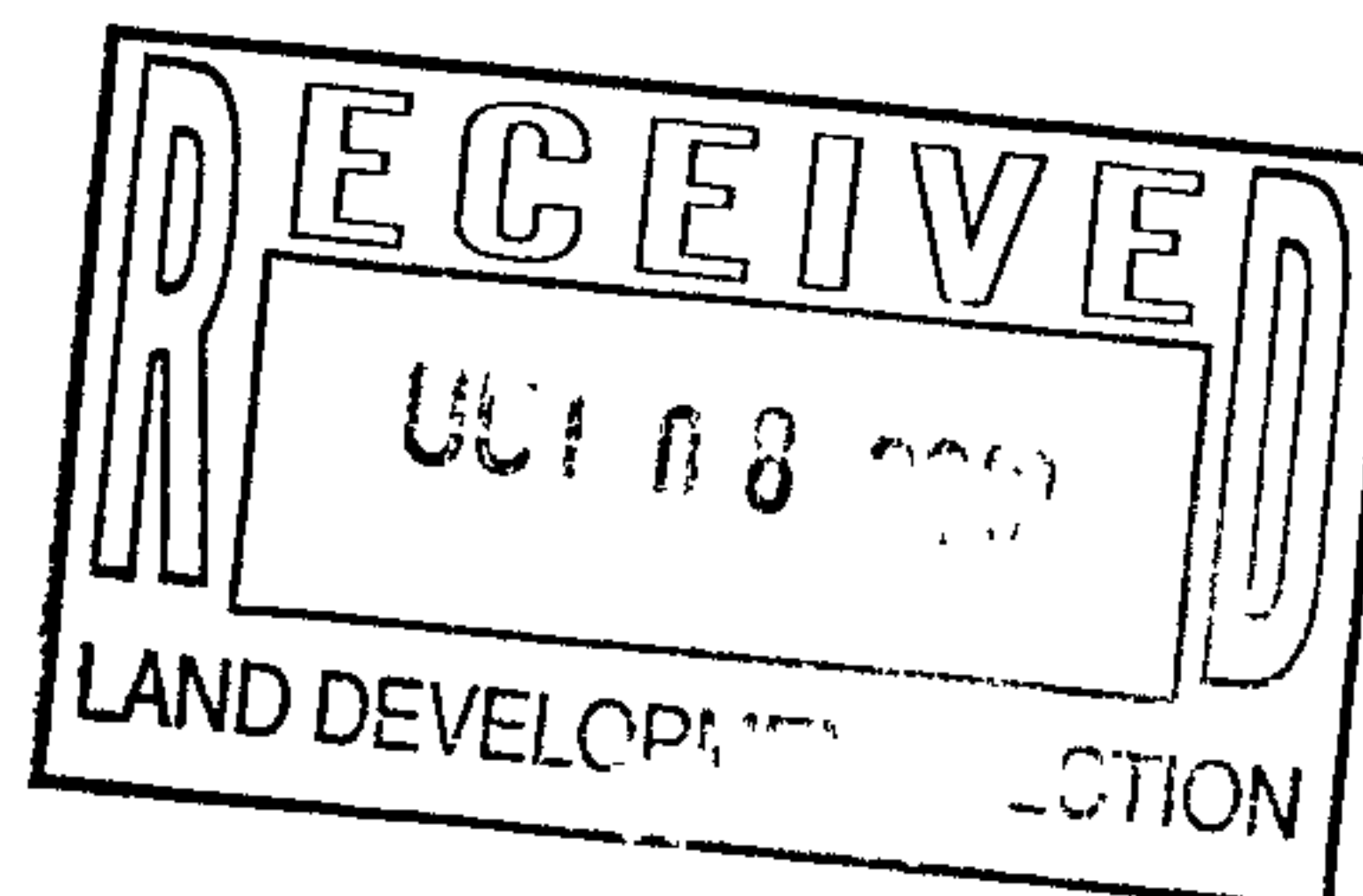
Item: _____

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

| | | |
|---|---|---|
| 1 | 1 | Drainage and Transportation Information Sheet |
| 2 | 1 | Grading and Drainage Plan |
| 3 | 1 | Drainage Management Plan |

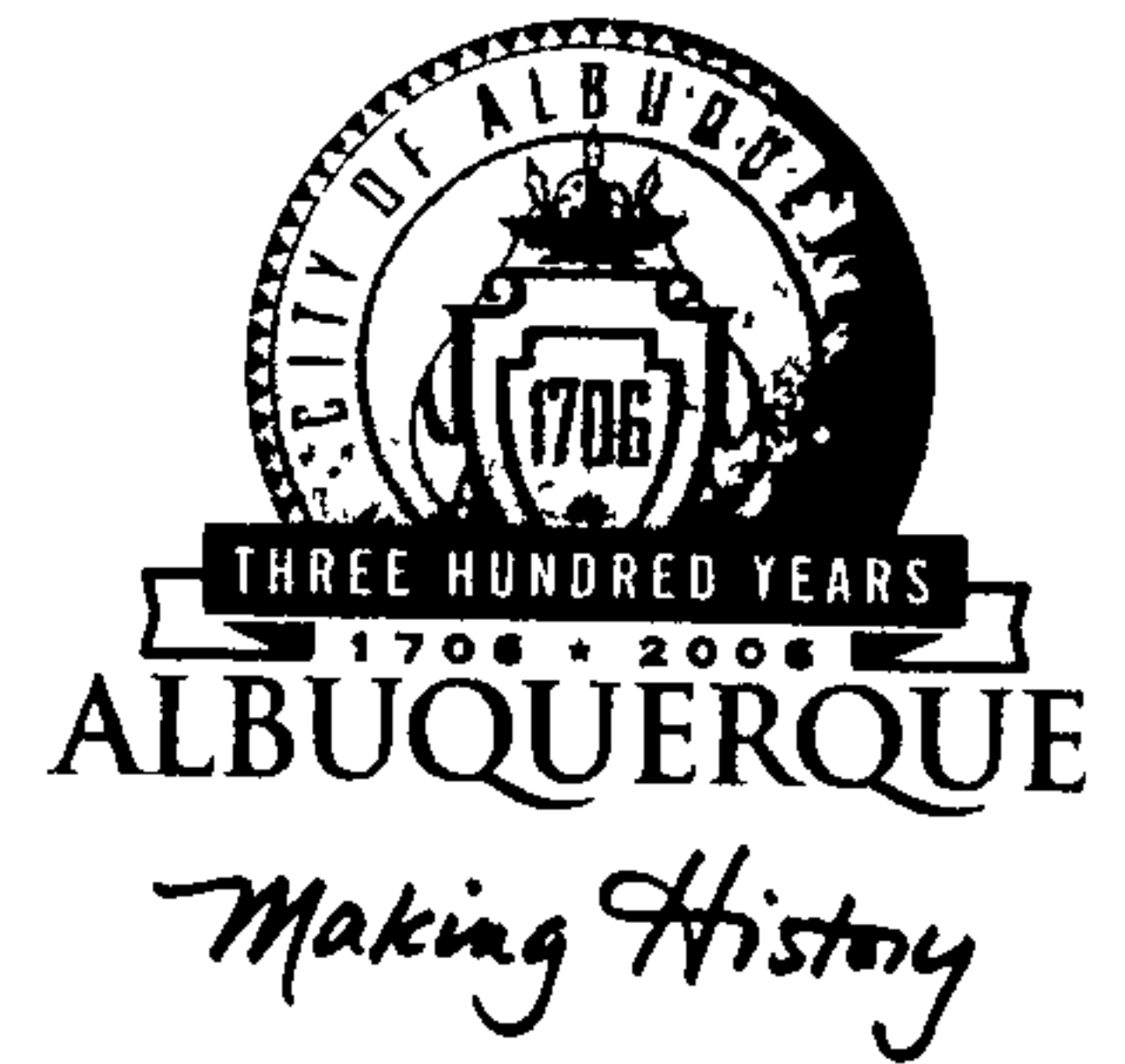
COMMENTS / INSTRUCTIONS

Submitting for building permit approval.



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

CITY OF ALBUQUERQUE



July 23, 2004

Howard Cottrell, P.E.
BPL & Associates
708 San Mateo Blvd. SE
Albuquerque, NM 87108

**Re: Desert Hills Youth and Family Center Expansion, 5310 Sequoia Rd SW,
Grading and Drainage Plan**

Engineer's Stamp dated 7-03-04 (G11-D48)

Dear Mr. Cottrell,

Based upon the information provided in your submittal received 7-06-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

www.cabq.gov

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: DESERT HILLS Ctr. Youth & Families ZONE MAP/DRG. FILE #: G-11/D48
ORB #: 1003220 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 22-A CORONA DEL SOL
CITY ADDRESS: 5310 SEQUOIA RD NW

ENGINEERING FIRM: BPL & Assoc.
ADDRESS: 708 SAN MATEO SE
CITY, STATE: ALBUQUERQUE NM 87108

CONTACT: HOWARD COTTRELL OR
BERNIE LOEFFLER
PHONE: 254-7565
ZIP CODE: 87108

OWNER: DESERT HILLS
ADDRESS: 5310 SEQUOIA RD NW
CITY, STATE: ALBUQUERQUE NM

CONTACT: ~~HOWARD COTTRELL~~ BERNIE LOEFFLER
PHONE: 254-7565
ZIP CODE: 87120

ARCHITECT: BPL & Assoc.
ADDRESS: 708 SAN MATEO SE
CITY, STATE: ALBUQUERQUE NM

CONTACT: HOWARD COTTRELL
PHONE: 254-7565
ZIP CODE: 87108

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: INJEE CITY DEV CORP
ADDRESS: 708 SAN MATEO SE
CITY, STATE: ALBUQUERQUE NM

CONTACT: JAKE MCGUFFIN
PHONE: 254-1599
ZIP CODE: 87108

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st 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 (ORB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

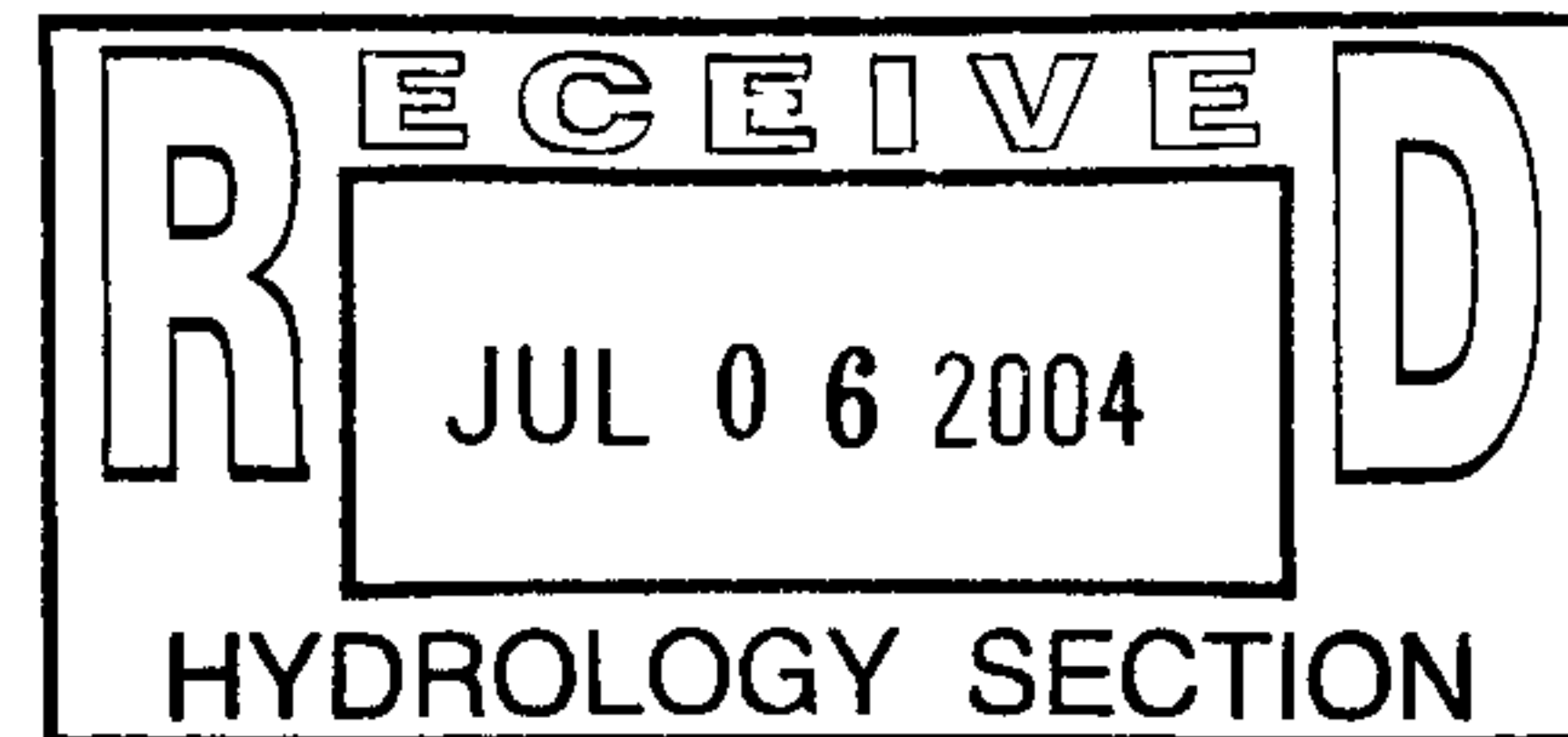
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE 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: 7/6/04

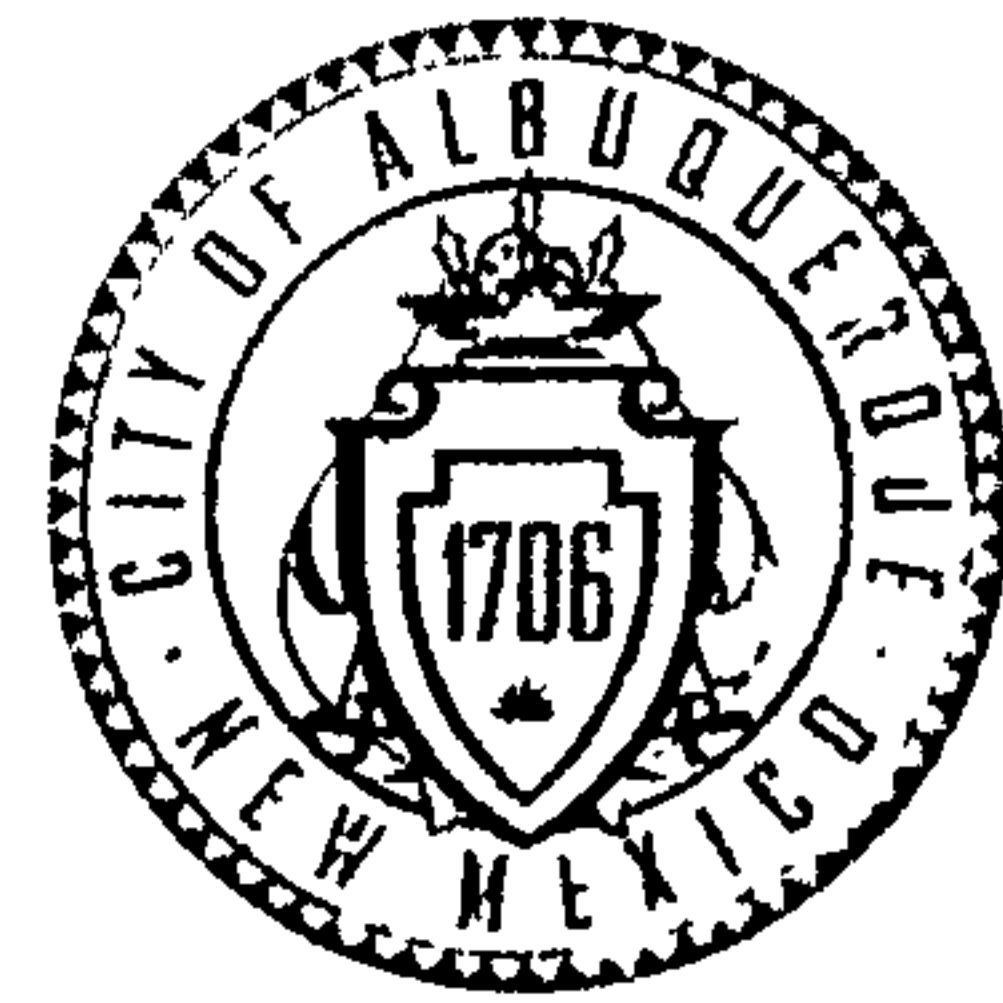
BY: [Signature]



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.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 21, 2013

Jeffrey P. Nelson, RA
Nelson Architect, LTD
333 S. Fairbanks Street
Addison, IL 60101

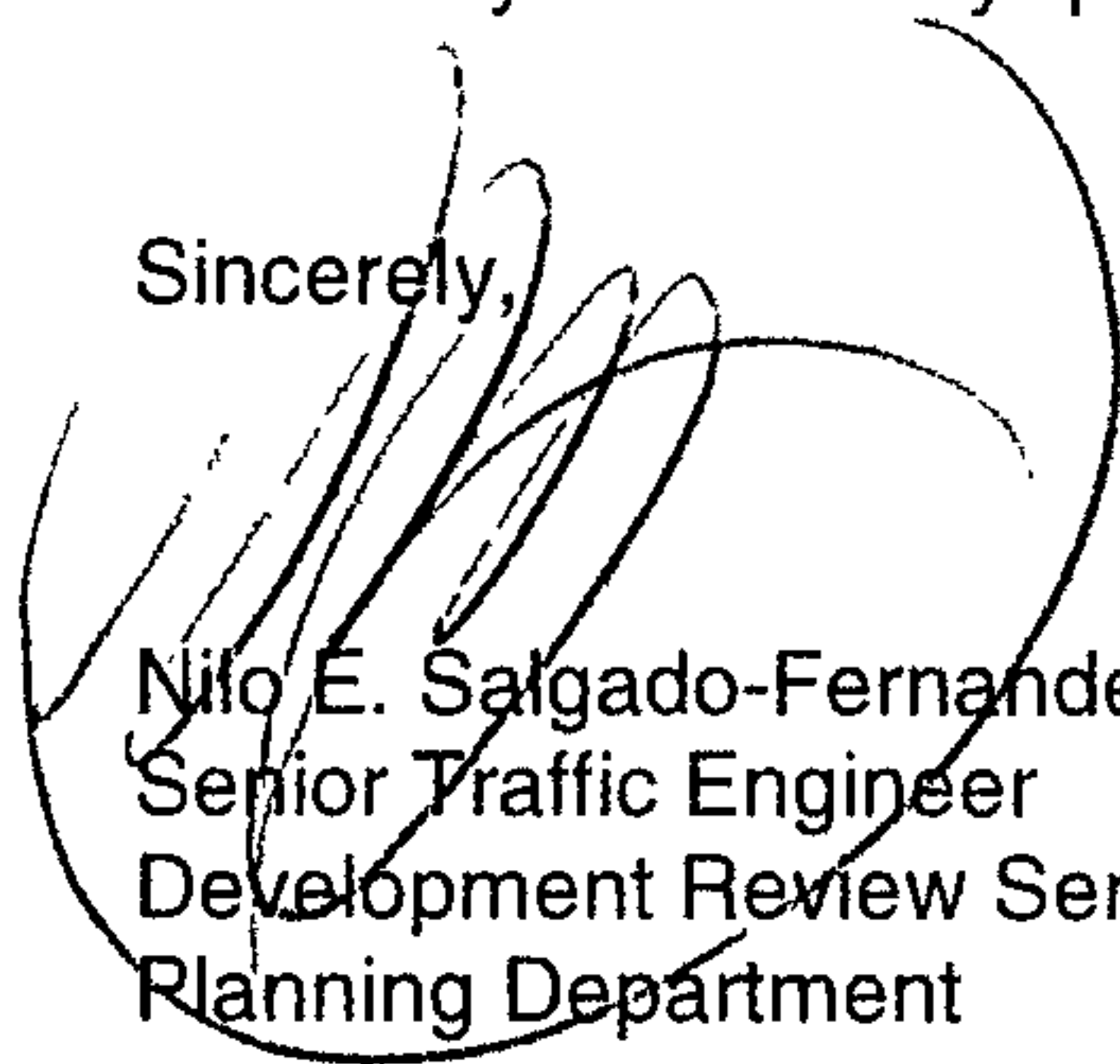
Re: **Certification for Permanent Certificate of Occupancy (C.O.)**
Desert Hills Healthcare – Residential Treatment Facility (G11-D048)
5200-54 5210 Sequoia Road NW
Architect Stamp Dated 06/14/13

Dear Mr. Nelson,

Based upon the information provided in your submittal received 06-20-13, 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 Review Services
Planning Department

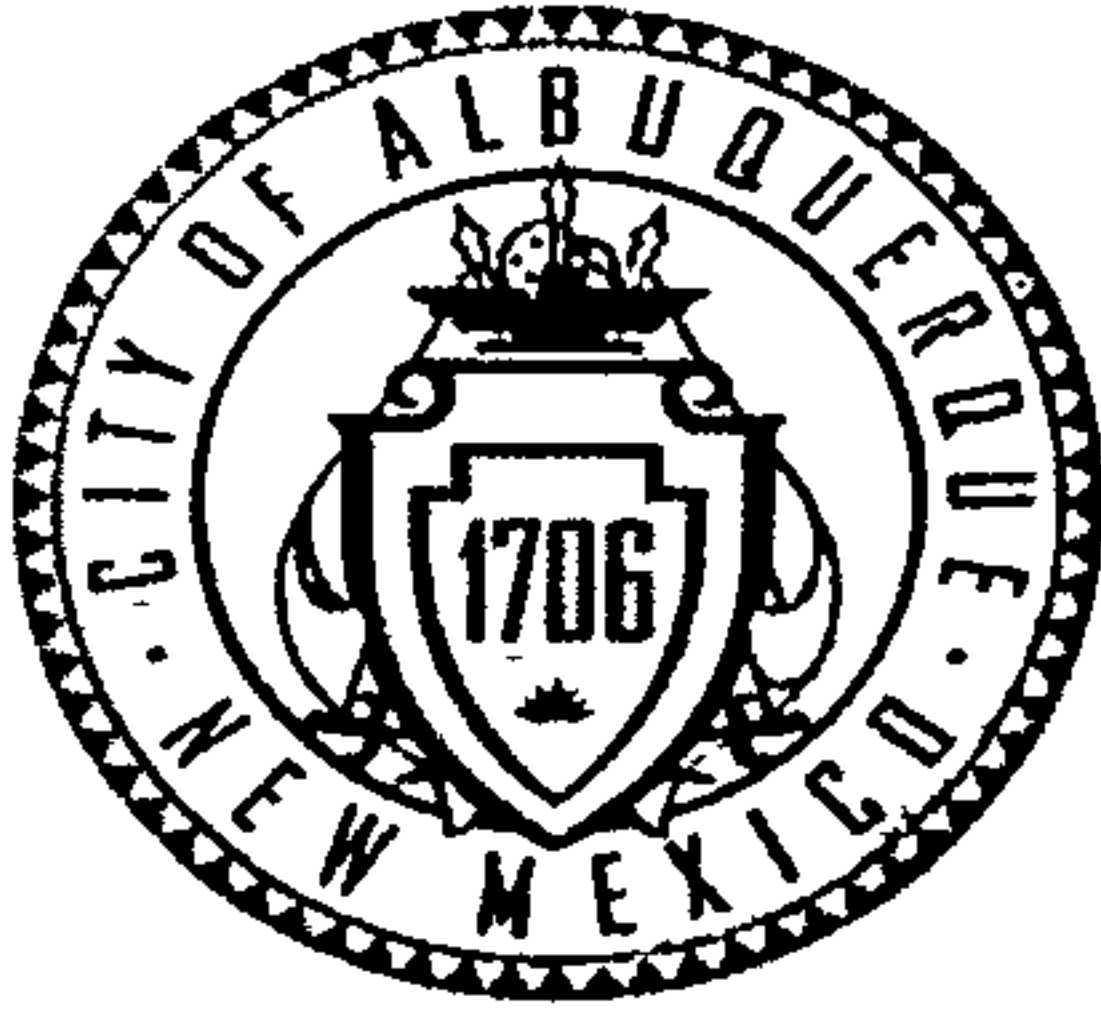
c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

AA File # 12-10081

(REV 02/2013)

201292537

Project Title: Desert Hills - Residential Treatment Facility

Building Permit #: ~~200~~ 201390757 City Drainage #: 611 D048

DRB#: 1001384

EPC#: 2-94-15

Work Order#:

Legal Description: (2) Two new freestanding Residential Treatment Facility buildings

City Address: 5200 Sequoia Road, N.W., Albuquerque, NM 87120

Engineering Firm: ArSed Engineering

Contact: Ken Visconti

Address: 4700 Lincoln Road, NE

Phone#: 505.761.3100

Fax#:

E-mail: KVisconti@arsedengr.com

Owner: Acadia Healthcare

Contact: Carol Bickelman

Address: 5310 Sequoia Rd NW, Albuquerque, NM 87120

Phone#: (505) 836-7330

Fax#: (505) 836-7424

E-mail: carol.bickelman@yfccs.com

Architect: Nelson Architect, Ltd

Contact: Jeffrey Nelson

Address: 333 S Fairbank Street, Addison, IL 60101

Phone#: 630.628.7930

Fax#: 630.628.7931

E-mail: jeff@alpaconstruction.com

Surveyor: Associated Surveys

Contact: Michael V. Trujillo

Address: 1120 Camino Consuelo, Santa Fe, NM 87507

Phone#: (505) 424-1395

Fax#: (505) 424-1397

E-mail: JAMMMER101@aol.com

Contractor: ALPA Construction

Contact: Tom Nelson

Address: 333 S Fairbank Street, Addison, IL 60101

Phone#: 630.628.7930 842.4722

Fax#: 630.628.7931

E-mail: Tom.Nelson@alpaconstruction.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

DATE SUBMITTED: 2013-06-19

X Yes

By:

JEFFREY NELSON
NO 005124

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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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Mr. Nilo Salgado
City of Albuquerque
600 Second Street NW, 2nd Floor West
Albuquerque, NM 87102

June 14, 2013

Re: Desert Hills Residential Treatment Center - Traffic Circulation Layout Certification
Carol Bickelman, Executive Director
5310 Sequoia NW
Albuquerque, NM 87120

Dear Nilo:

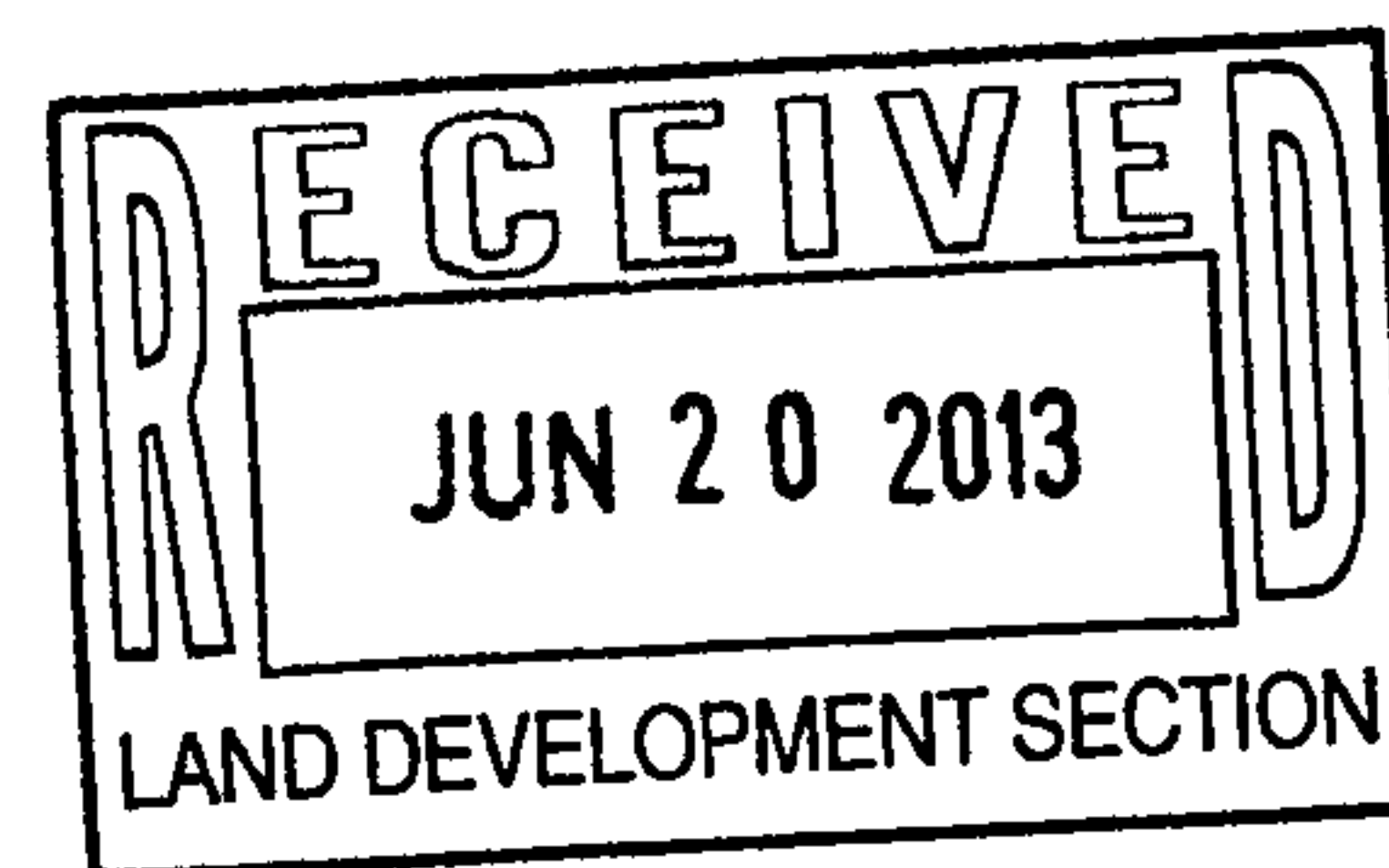
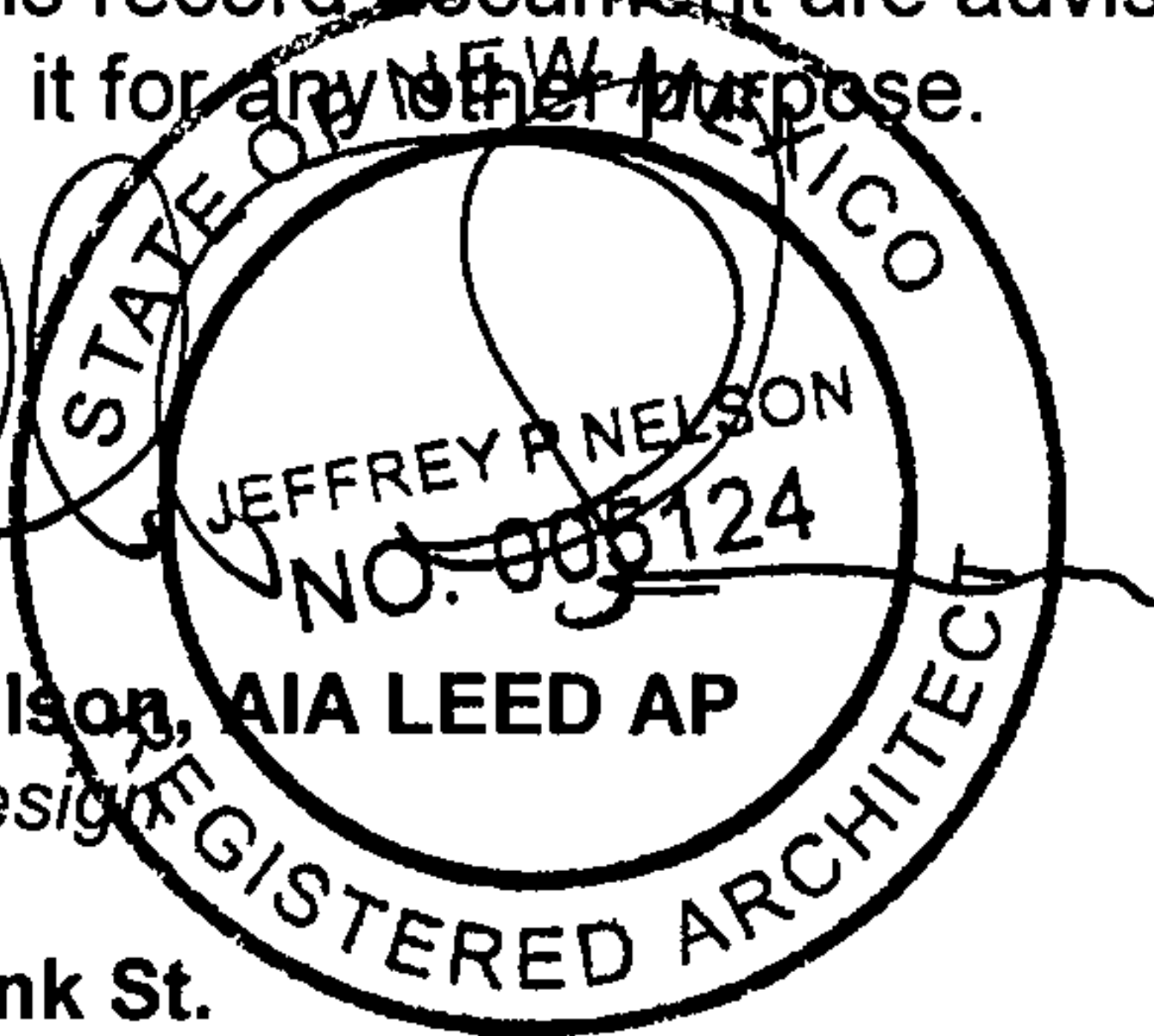
I, Jeffrey P Nelson, 005124, of the firm Nelson Architect, Ltd., hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved site plan dated 2012-09-04. I further certify that I have personally visited the project site on 2013-06-14 and have determined by visual inspection that the 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 permanent certificate of occupancy.

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

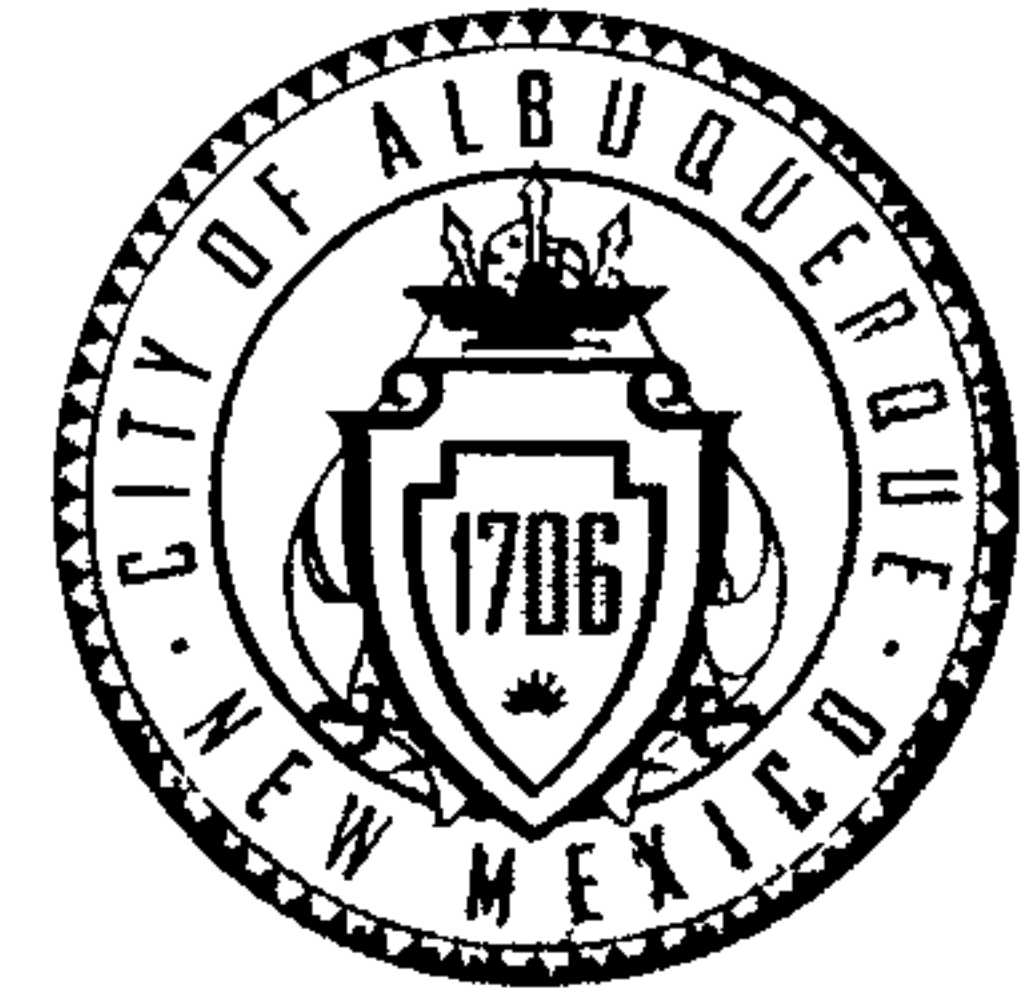
Sincerely,

Jeffrey P. Nelson, AIA LEED AP
Director of Design

330 S Fairbank St.
Addison, IL 60101
630 628 7930 tel
630 628 7931 fax
708 275 1901 cell
Jeff@alpaconstruction.com



CITY OF ALBUQUERQUE



66
66
66
66

June 17, 2016

Michael Balaskovits
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Desert Hills Modernization
5310 & 5200 Sequoia NW
Request for Certificate of Occupancy- Transportation Development
DRB Approval dated 3-28-14 (G11-D051)
Certification dated 6-14-16**

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 6-14-16, 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.

PO Box 1293

This letter substitutes the previous CO approval for incorrect address submitted as 5310 Sequoia NW(G11D048).

Albuquerque

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

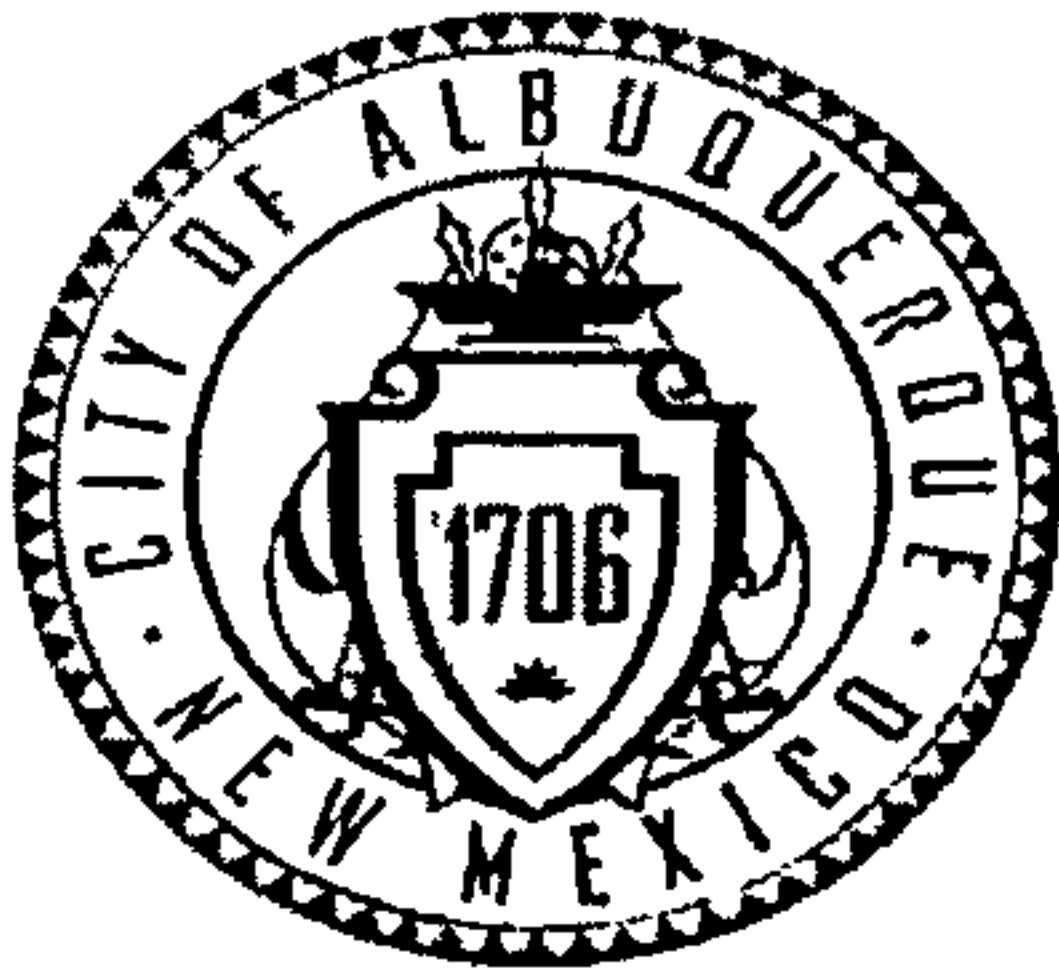
New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Desert Hills Modernization Building Permit #: _____ City Drainage #: G11D048
DRB#: 1001386 EPC#: _____ Work Order#: _____
Legal Description: Lots 22-A & 22-B-1 Corona Del Sol Subdivision
City Address: 5310 Sequoia Rd. NW, Albuquerque, NM 87120

Engineering Firm: Bohannon Huston, Inc Contact: Michael Balaskovits
Address: 7500 Jefferson St. NE Albuquerque, NM 87109
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: mbalaskovits@bhinc.com

Owner: Desert Hills Contact: Carol Bickleman
Address: 5310 Sequoia Rd. NW, Albuquerque, NM 87120
Phone#: (505) 836-7330 Fax#: (505) 836-7425 E-mail: carol.bickelman@yfce.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

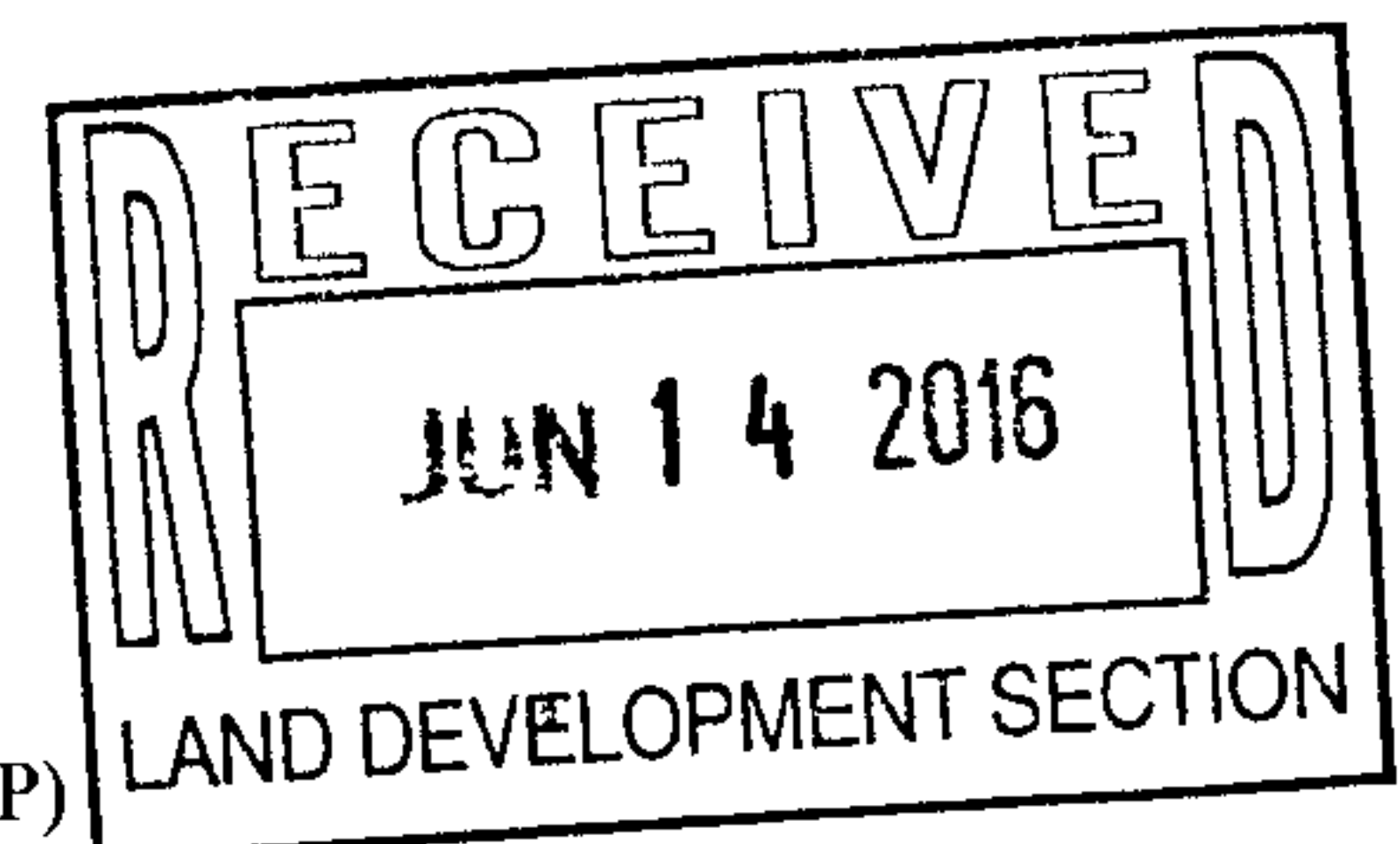
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
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- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided
DATE SUBMITTED: 6-14-2016 By: Mike Balaskovits, P.E.

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Villa de San Felipe
701 CoA1

June 14, 2016

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification – **Submittal** for the Remaining Campus at Desert Hills (East and West Buildings)

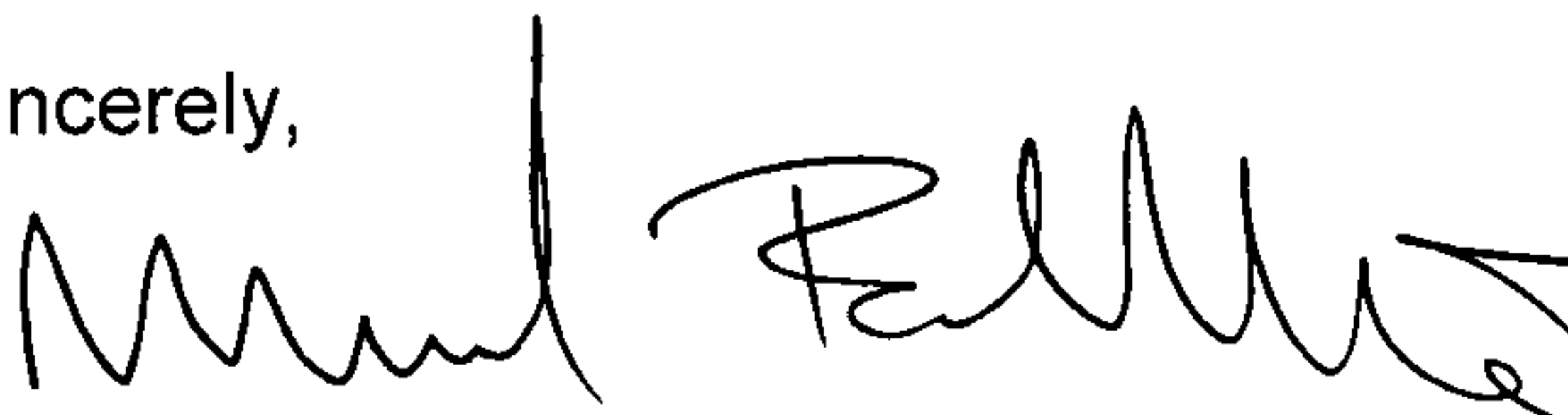
Dear Racquel:

Enclosed for your review is the DRB approved Site Plan dated March 28th, 2014 and the building permit site plan, engineering stamp date 6-20-2014 which included some minor adjustments and additional detail to the approved DRB plan. These changes can be found based on the red clouds on the plan set.

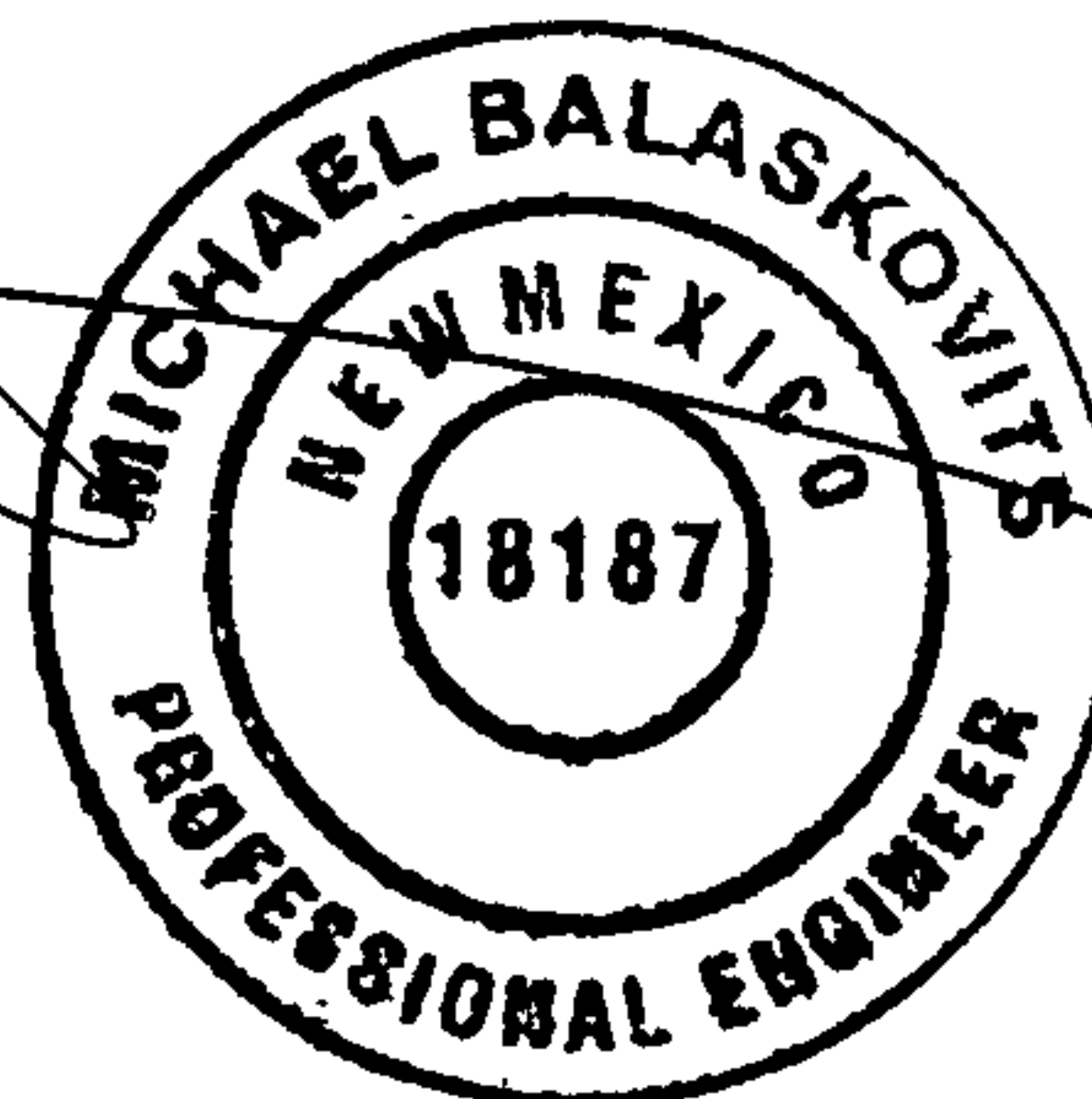
I visited the site on June 14, 2016 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan specific to the Campus as a whole. The remainder of the improvements previously highlighted in a separate TCL certification dated May 13, 2015 have been completed which include the park area and basketball courts. Furthermore, the existing 10' chain link fence along the south and east ends of the building has been replaced with a 10' high wooden fence in accordance with the approved AA dated 3-27-2015.

Your review and approval is requested for a **Permanent Certificate of Occupancy** for the buildings noted above. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Michael J. Balaskovits, P.E.
Project Manager
Community Development & Planning



MJB
Enclosure



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲