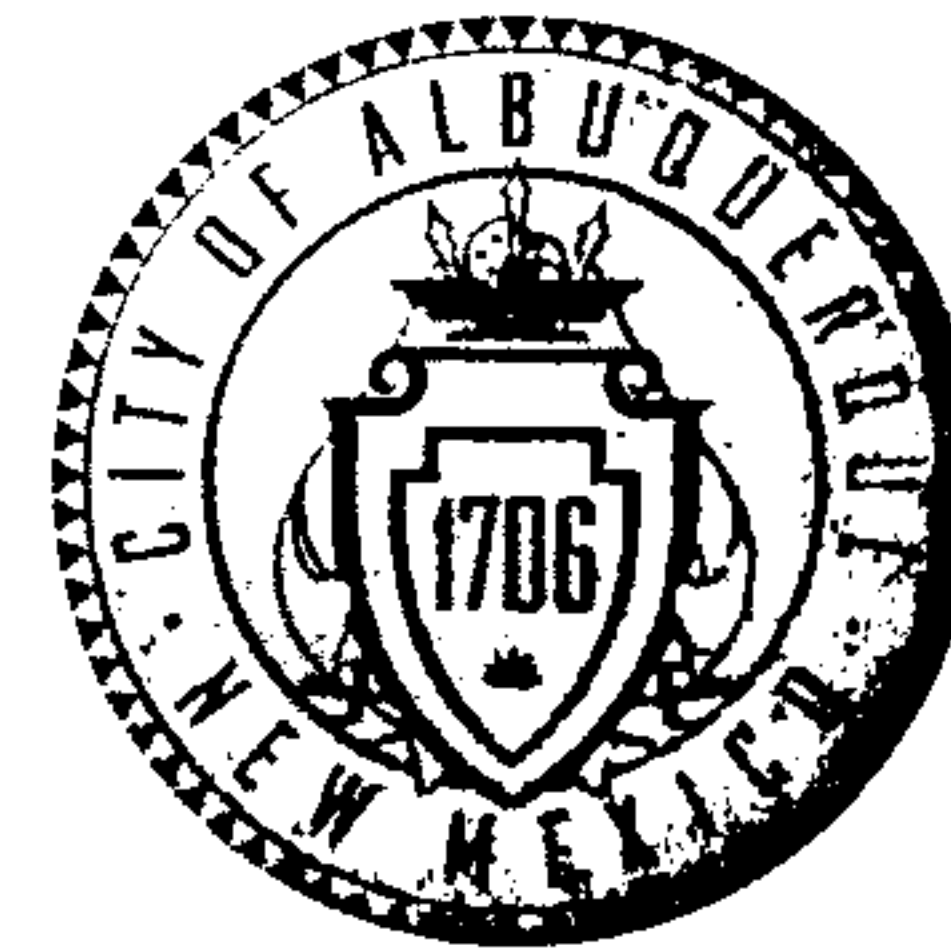


CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

December 23, 2010

Isaac Benton, Registered Architect
Integrated Design & Architecture
906 ½ Park Ave. SW
Albuquerque, NM 87102

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for **Sawmill Senior Housing**, [H-13 / D025B]
990 18th St. NW
Architect's Stamp Dated 12/22/10

Dear Mr. Benton:

Based upon the information provided in your submittal received 12-23-10, Transportation Development has down graded your request from a Permanent to a 120-day Temporary Certificate of Occupancy (C.O).

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy: Missing bumpers and Van accessible plate for the van accessible stalls.

Once these issues have been addressed you'll need to re-submit the total package for Permanent C.O.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

[Signature]
Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAWMILL SENIOR HOUSING ZONE MAP: H13/D25B
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 2-C, Arbolera de Vida Subdivision, Unit 2
 CITY ADDRESS: 990 18th Street Albuquerque, NM 89146

ENGINEERING FIRM: Bohannon Huston CONTACT: Mike Balaskovits
 ADDRESS: 7500 Jefferson st. NE PHONE: (505) 798-7891
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Senior Limited Partnership CONTACT: Chad Rennaker
 ADDRESS: 412 NW 5th Ave, Suite 200 PHONE: 503-288-6210
 CITY, STATE: Portland, Oregon ZIP CODE: 97209

ARCHITECT: Integrated Design & Architecture CONTACT: Isaac Benton
 ADDRESS: 624 Tijeras Ave NW PHONE: 505-243-3499
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: JP Survey CONTACT: Jacobo Pacheco
 ADDRESS: 2335 Arroyo Falls PHONE: (505) 321-5826
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

CONTRACTOR: PacifiCap Construction, LLC CONTACT: Jason Rennaker
 ADDRESS: 4528 Carlisle Blvd, NE PHONE: 503-752-1394
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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
- ☐ 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) _____

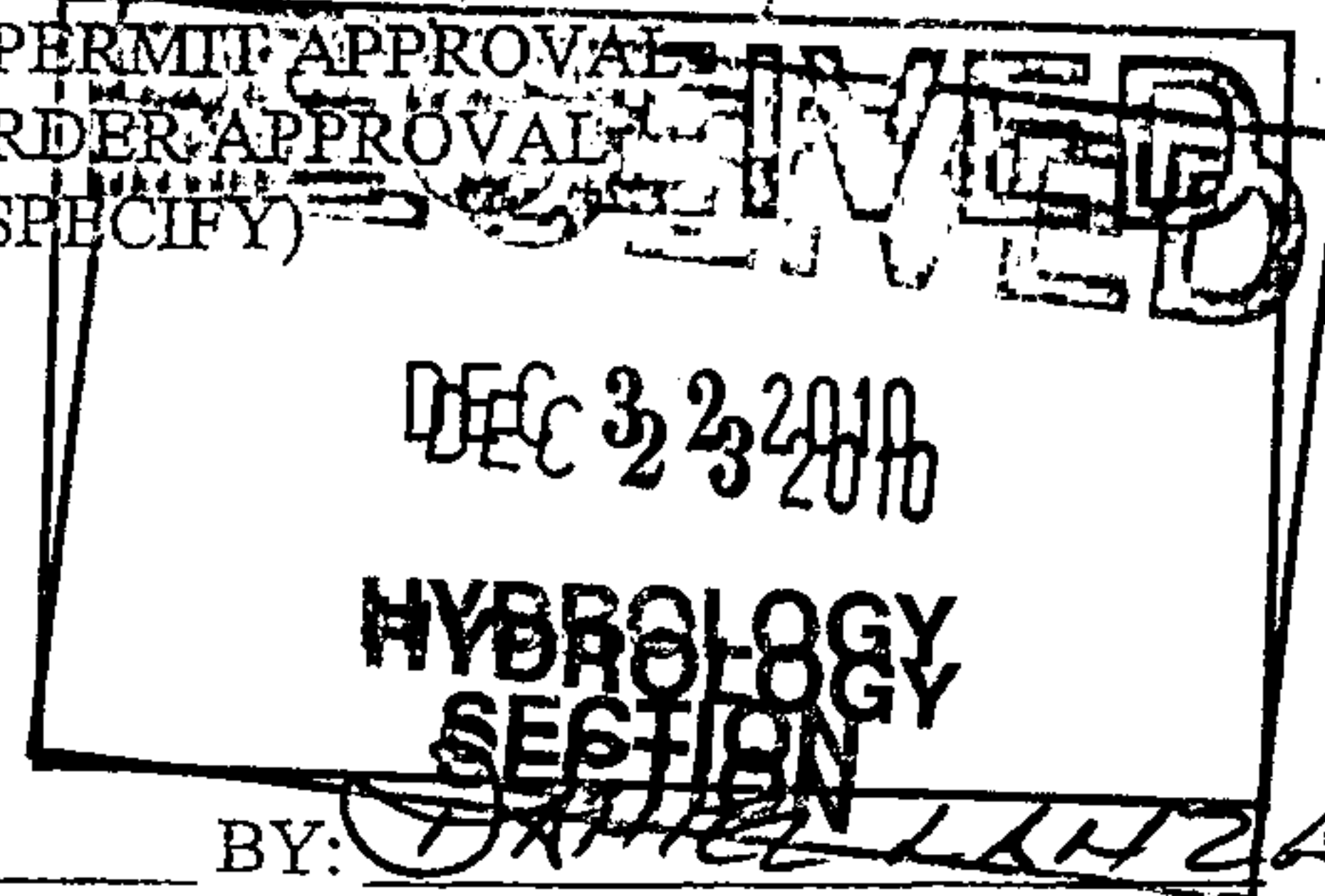
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: _____

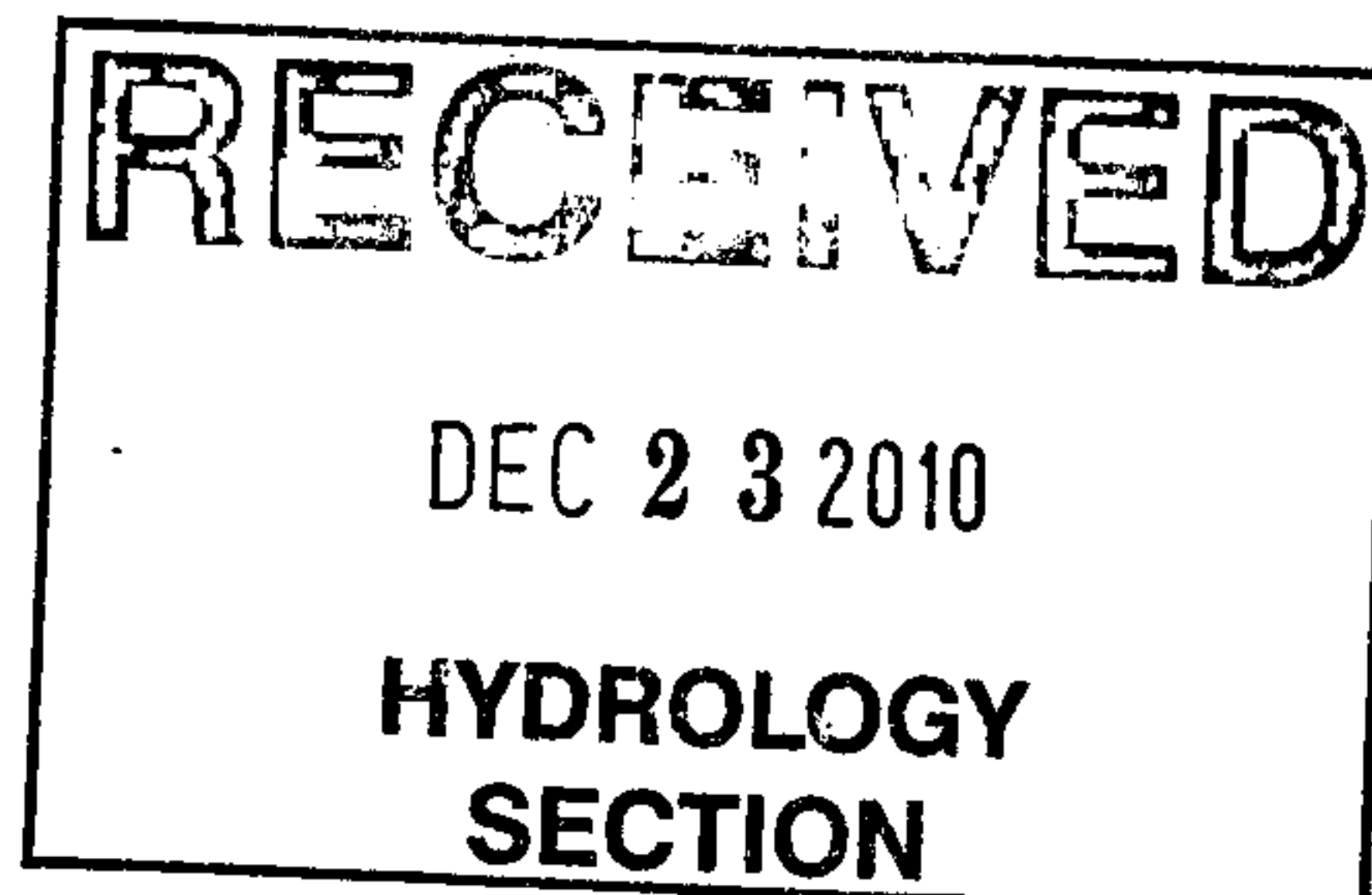
12/23/10

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:

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.



Mr. Nilo Salgado-Fernandez, P.E.
City of Albuquerque
Transportation Development
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

December 22, 2010

Re: Traffic 'TCL' Certification

Dear Mr. Salgado-Fernandez:

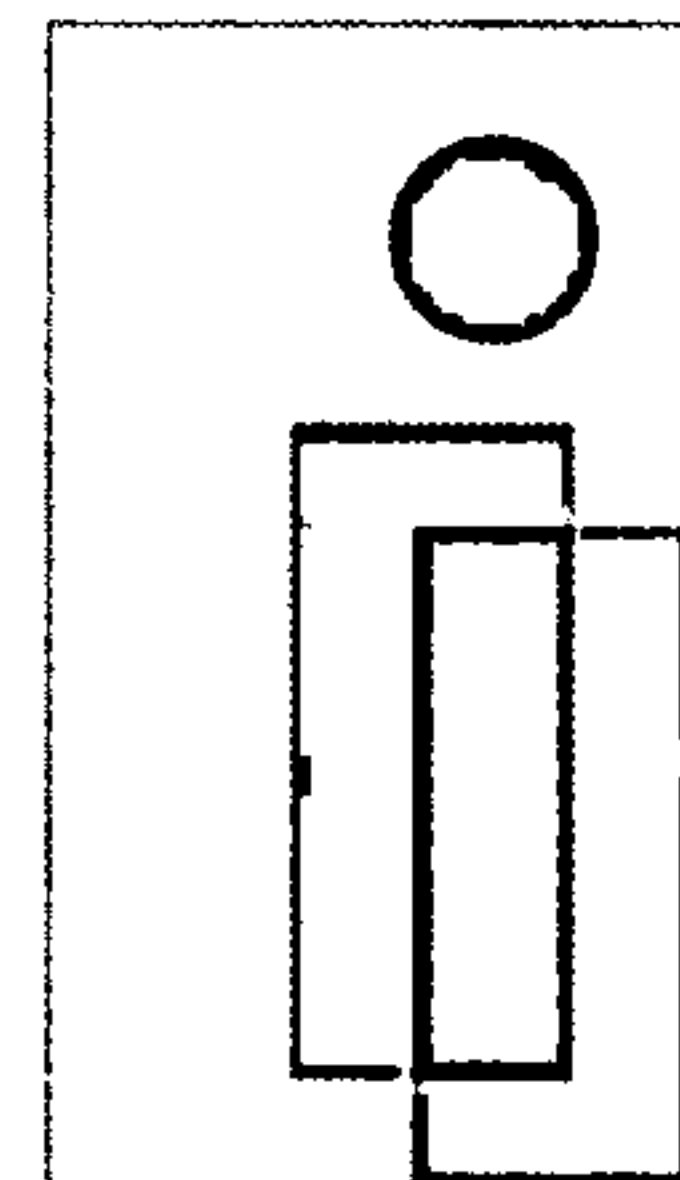
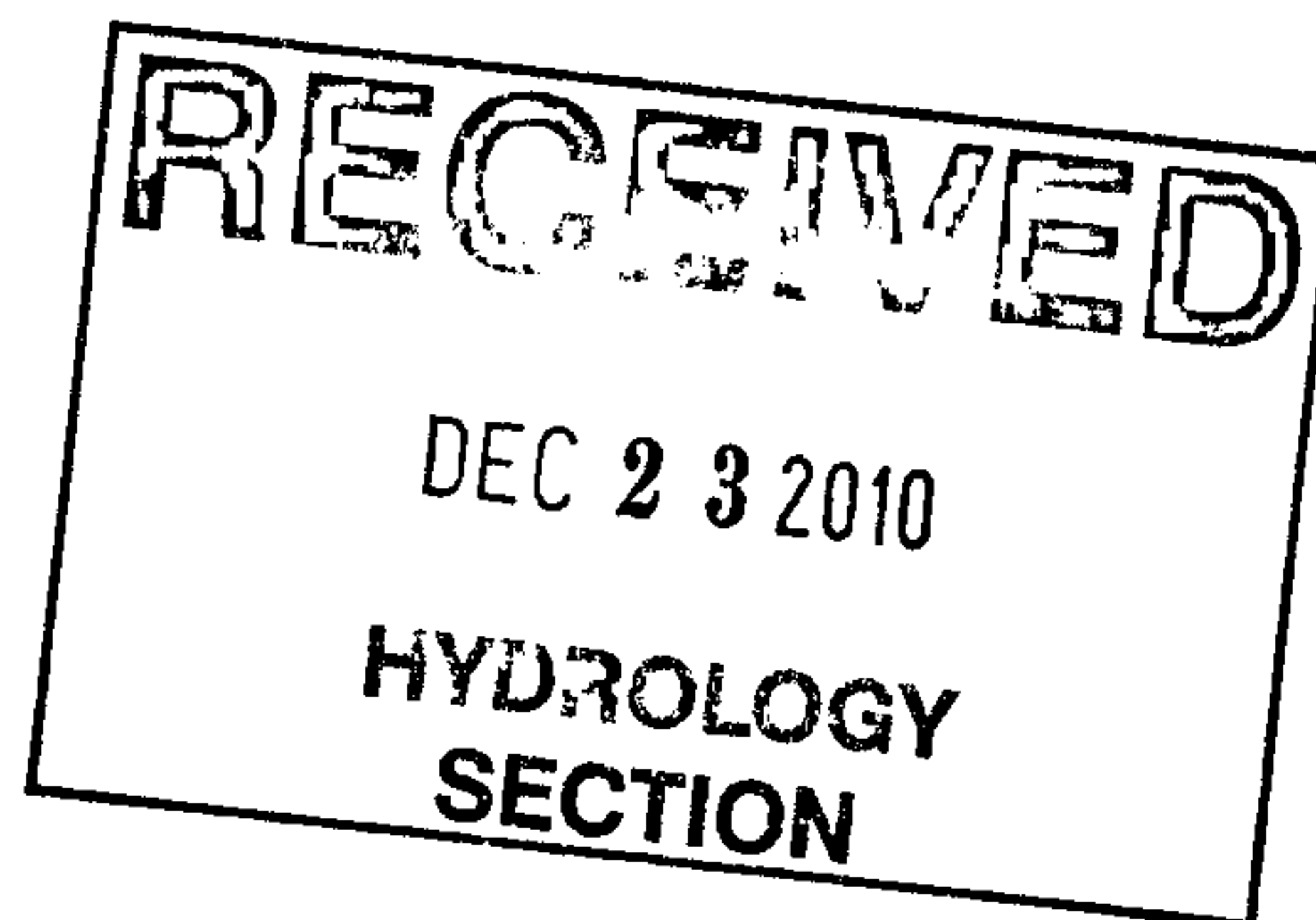
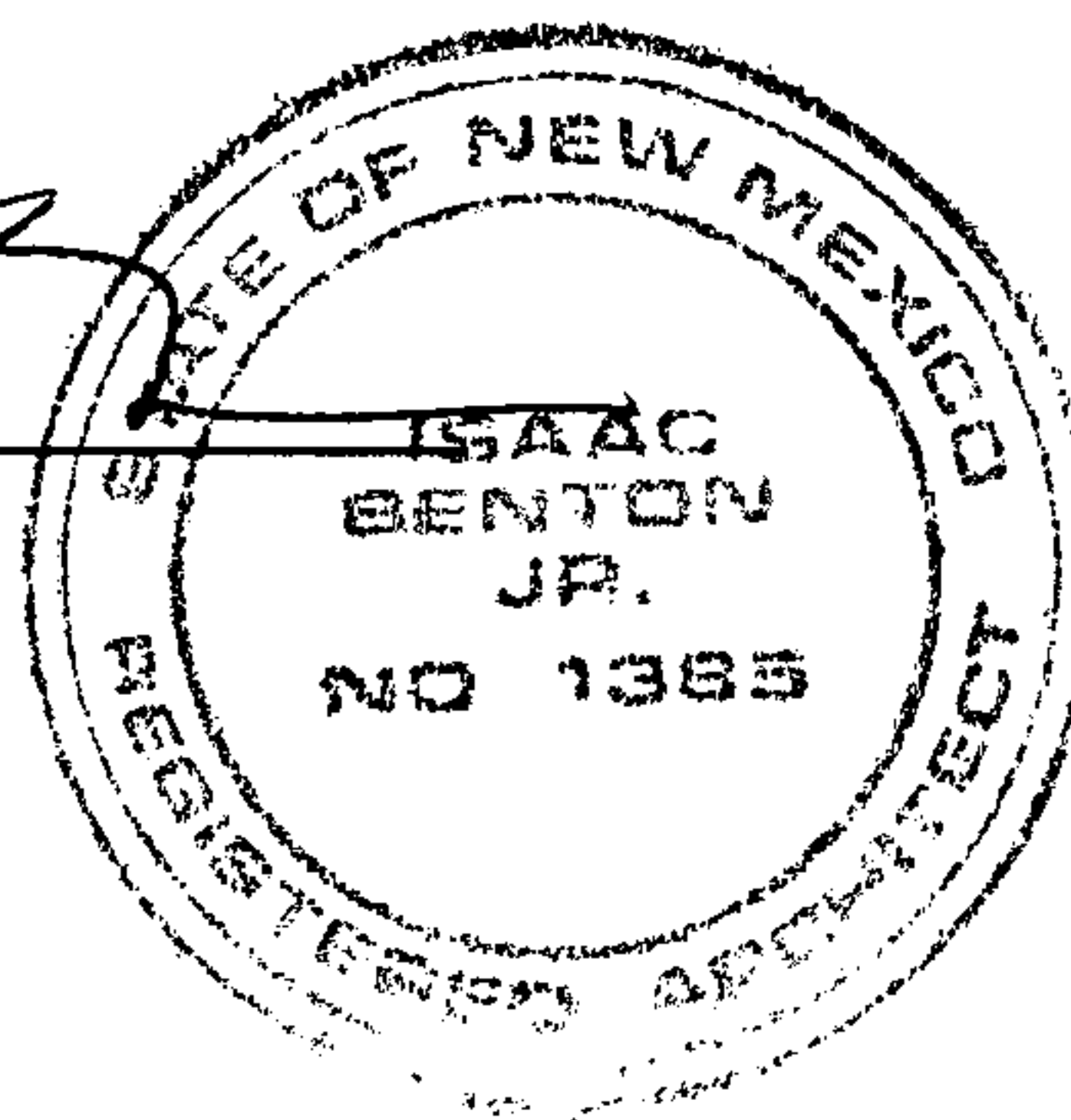
I, Isaac Benton, AIA, of the firm Integrated Design & Architecture, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 7-20-09 (H-13/D025B). The record information edited onto the original design document has been obtained by Isaac Benton of the firm Integrated Design & Architecture. I further certify that I have personally visited the project site on December 22, 2010 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.

The permeable paving/crushed gravel parking spaces have been replaced with asphalt paving, as required by the City of Albuquerque subsequent to their original approval of the TCL. In my opinion, our original design for pervious, well-compacted $\frac{3}{4}$ " to 1" crushed gravel should in the future be reconsidered by the City Engineer as "equivalent" to 2" asphalt in this type of project and use. Other pervious systems are not affordable for this type of client.

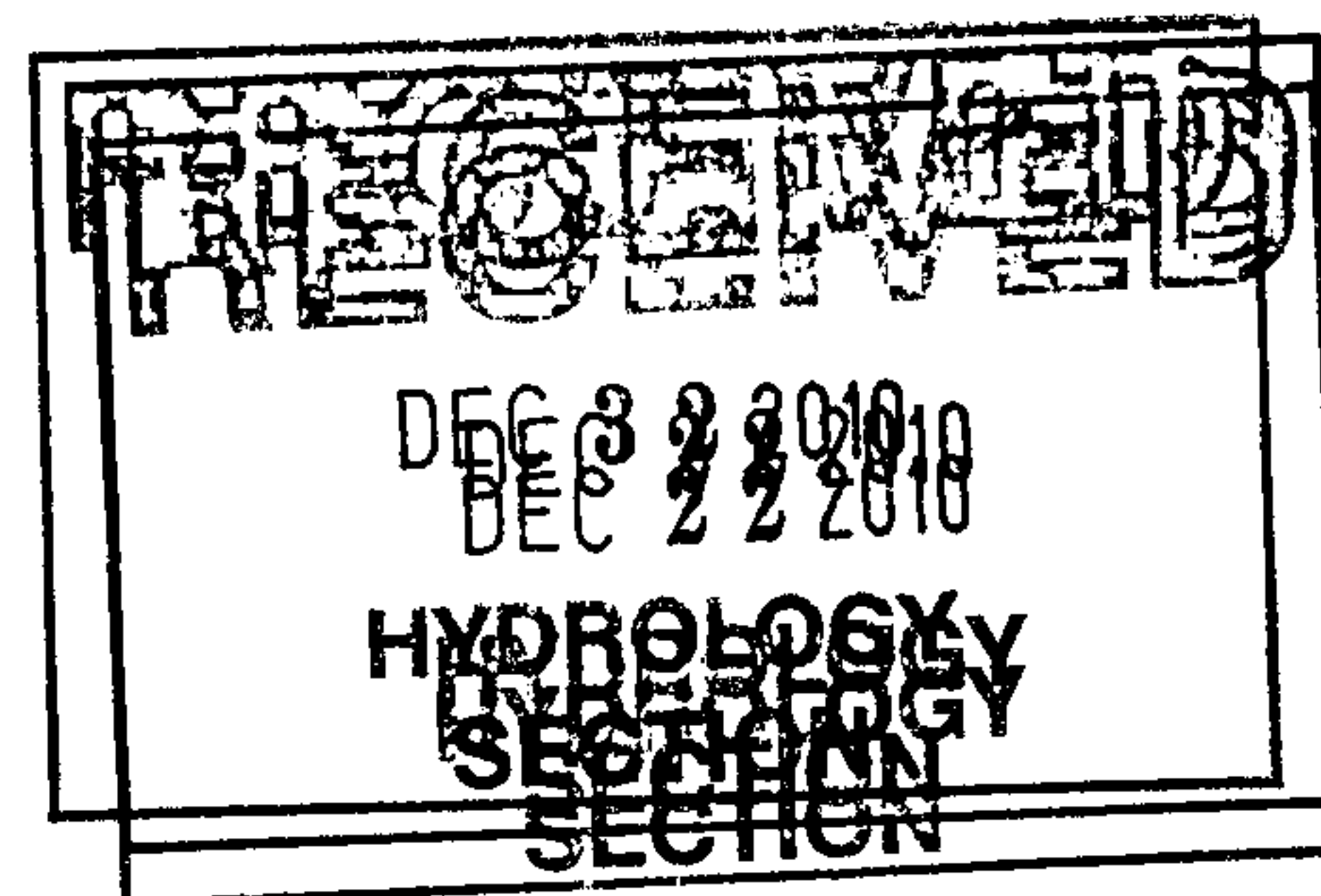
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Isaac Benton, AIA

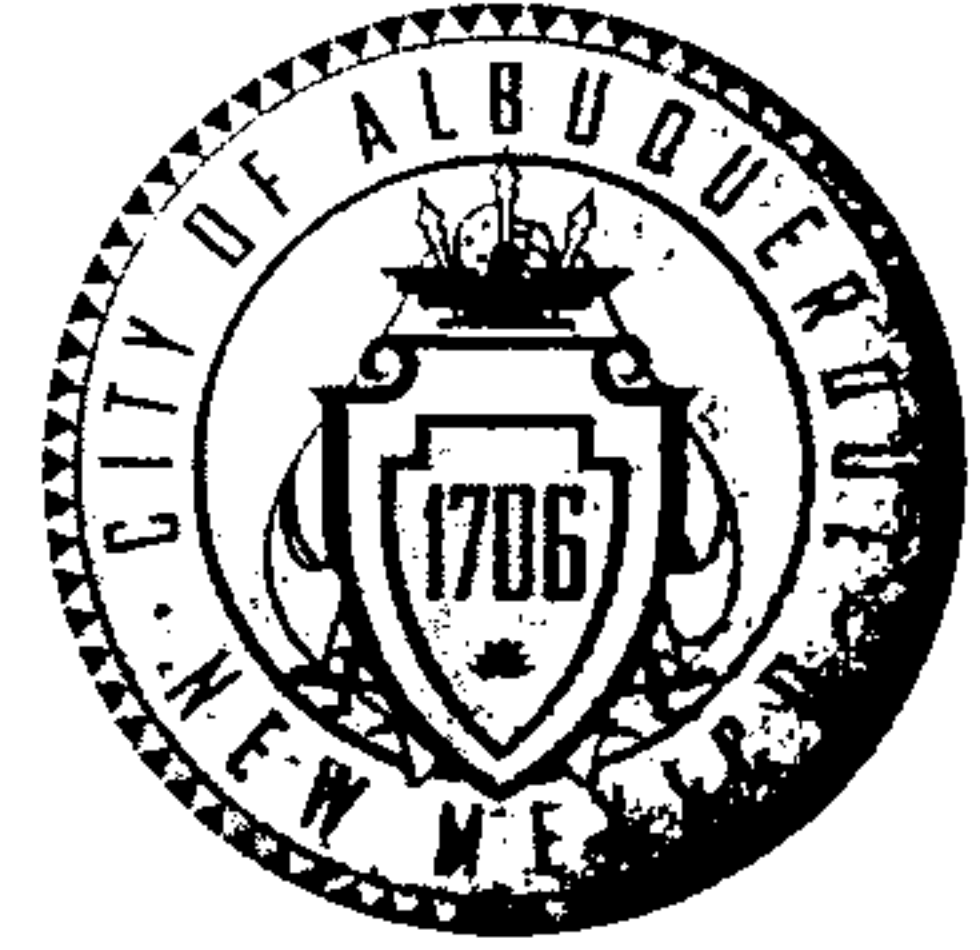
Date 12/22/10



integrated
design architecture



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 6, 2011

Isaac Benton, Registered Architect
Integrated Design & Architecture
906 ½ Park Ave. SW
Albuquerque, NM 87102

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)
for **Sawmill Senior Housing**, [H-13 / D025B]
990 18th St. NW
Architect's Stamp Dated 01/05/11

Dear Mr. Benton:

Based upon the information provided in your submittal received 01-06-11,
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 12/2005)

PROJECT TITLE: SAWMILL SENIOR HOUSING ZONE MAP: 11-13/D025B
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tracts 2-C, Arbolera de Vida Subdivision, Unit 2
 CITY ADDRESS: 990 18th Street Albuquerque, NM 89146

ENGINEERING FIRM: Bohannon Huston CONTACT: Mike Balaskovits
 ADDRESS: 7500 Jefferson st. NE PHONE: (505) 798-7891
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Sawmill Senior Limited Partnership CONTACT: Chad Rennaker
 ADDRESS: 412 NW 5th Ave, Suite 200 PHONE: 503-288-6210
 CITY, STATE: Portland, Oregon ZIP CODE: 97209

ARCHITECT: Integrated Design & Architecture CONTACT: Isaac Benton
 ADDRESS: 624 Tijeras Ave NW PHONE: 505-243-3499
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: JP Survey CONTACT: Jacobo Pacheco
 ADDRESS: 2335 Arroyo Falls PHONE: (505) 321-5826
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

CONTRACTOR: PacifiCap Construction, LLC CONTACT: Jason Rennaker
 ADDRESS: 4528 Carlisle Blvd, NE PHONE: 503-752-1394
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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:

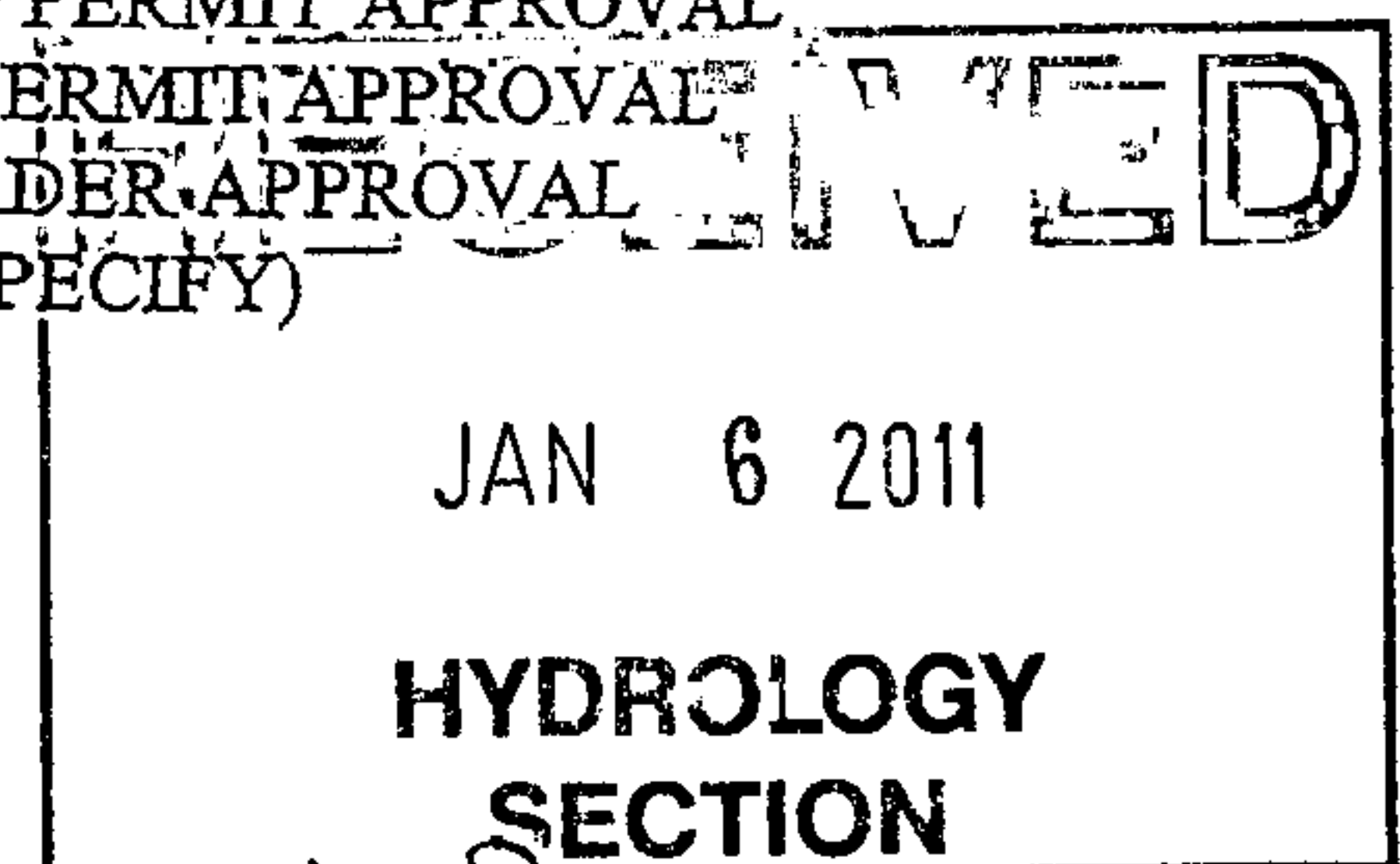
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE 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: 01/06/11

BY: DANIEL KANZA



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.

Mr. Nilo Salgado-Fernandez, P.E.
City of Albuquerque
Transportation Development
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

December 22, 2010

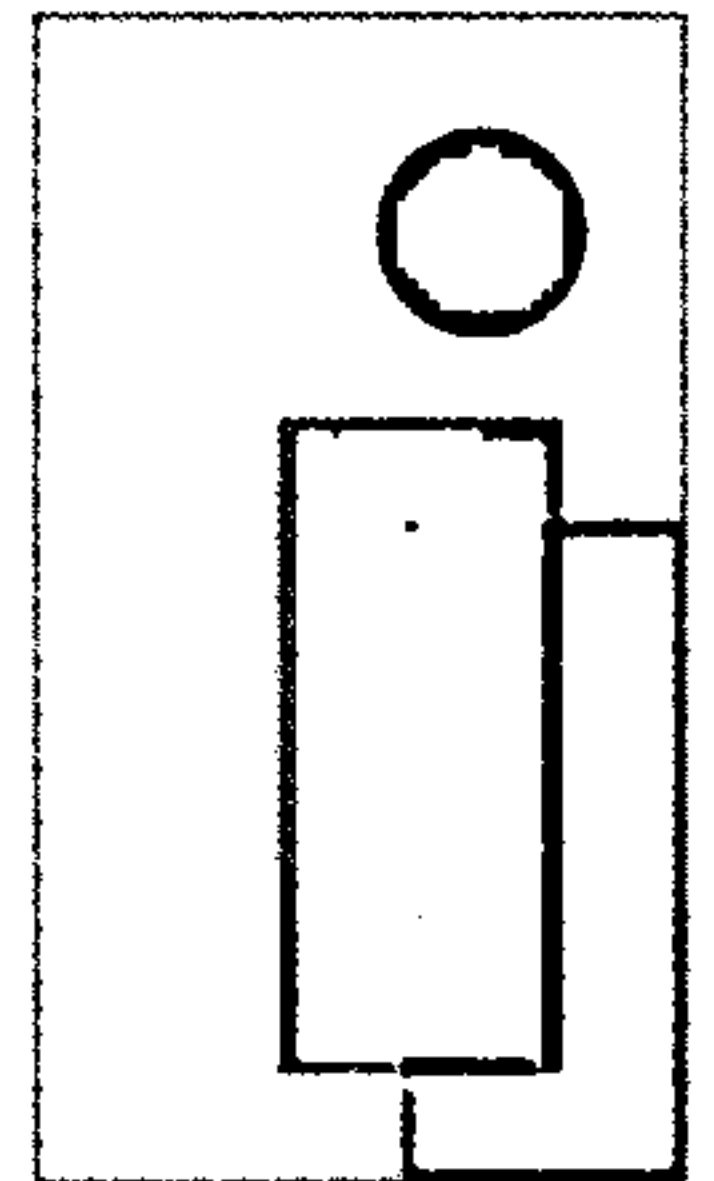
Re: Certification Submittal for Permanent Building Certificate of Occupancy(C.O.) for
Sawmill Senior Housing, (H-13/D025B)
990 18th St. NW

Dear Mr. Salgado-Fernandez:


I, Isaac Benton, AIA, of the firm Integrated Design & Architecture, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 7-20-09 (H-13/D025B). The record information edited onto the original design document has been obtained by Isaac Benton of the firm Integrated Design & Architecture. I further certify that I have personally visited the project site on January 5, 2011 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.

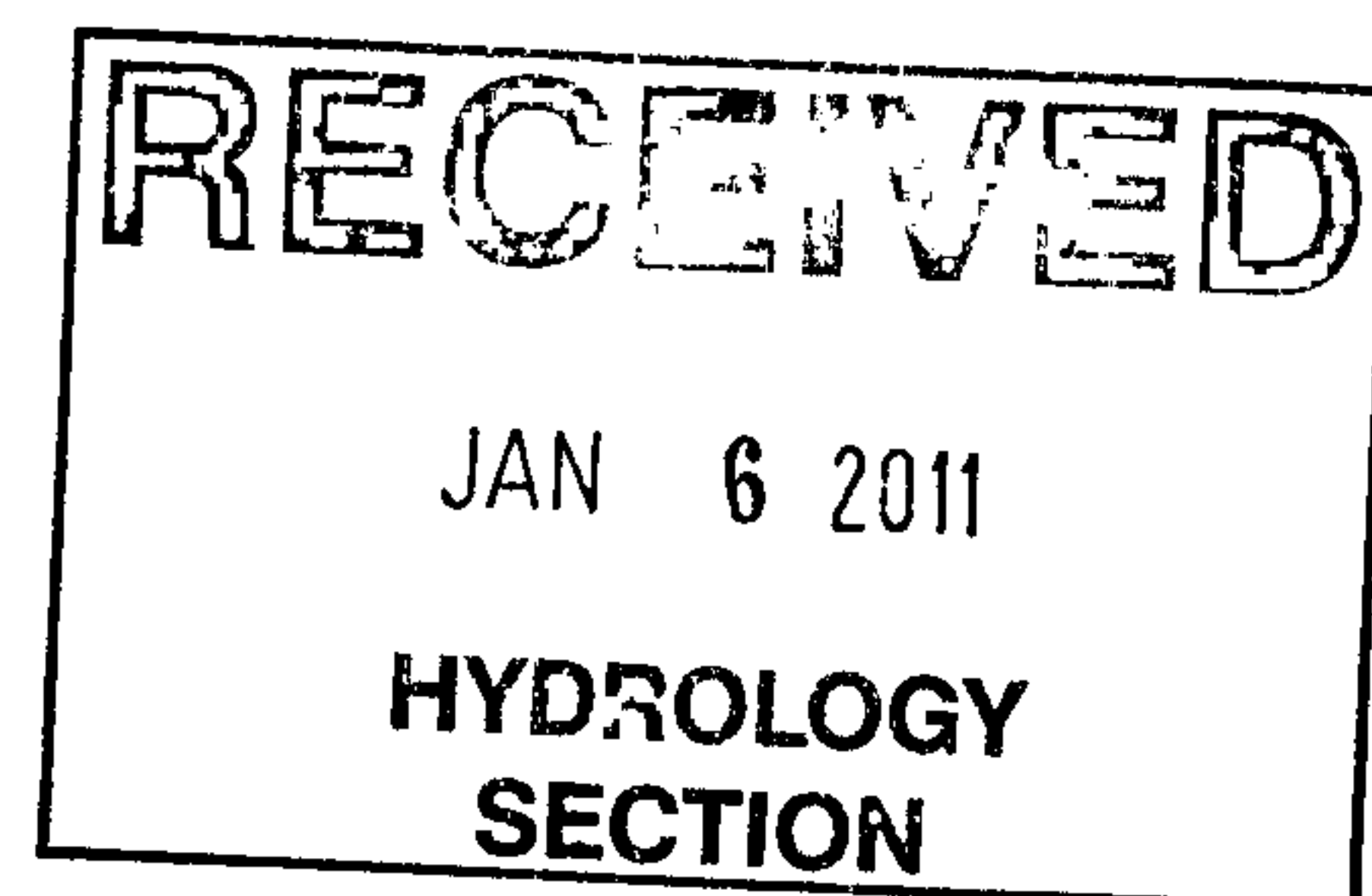
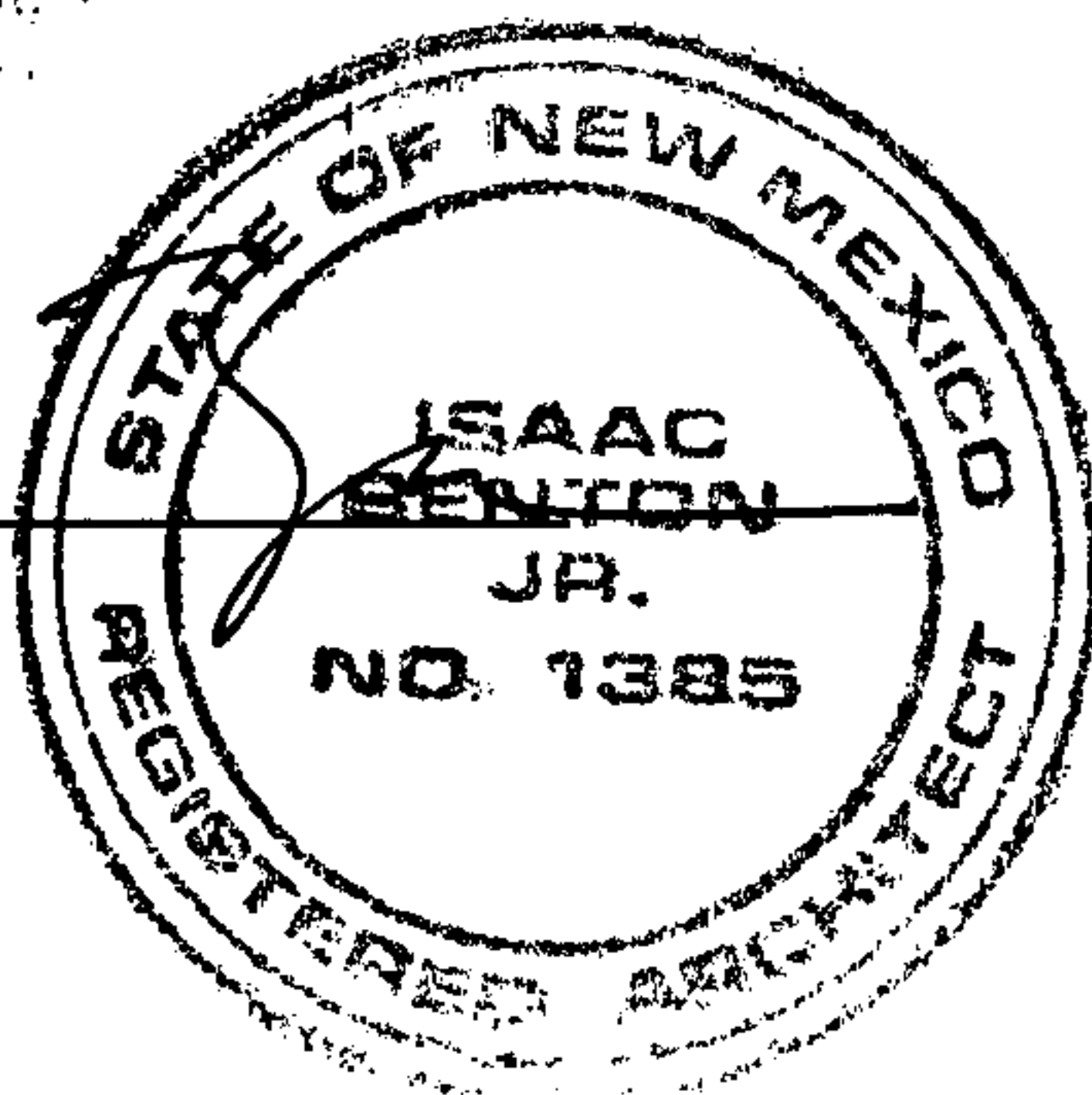
The van accessible plates have been installed for all van accessible spaces and the missing parking bumpers have been installed per City of Albuquerque letter dated December 23, 2010.

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.



integrated
design architecture


Isaac Benton, AIA
Date 1/5/11



CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

October 26, 2010

Isaac Benton, Registered Architect
Integrated Design & Architecture
906 ½ Park Ave. SW
Albuquerque, NM 87102

Re: Certification Submittal for a Permanent/Temporary Building Certificate of
Occupancy (C.O.) for **Sawmill Senior Housing**, [H-13 / D025B]
990 18th St. NW
Architect's Stamp Dated 10/22/10

Dear Mr. Benton:

Based upon the information provided in your submittal received 10-25-10,
Transportation Development has **REJECTED** your request for a Permanent and/or
Temporary Certificate of Occupancy.

The following items will need to be addressed prior to issuance of a Permanent
and/or Temporary Certificate of Occupancy: The drive aisle must be asphalt as shown on
the approved Site Plan dated 07/24/09; the parking stall must be a hard surface (asphalt,
minimum 2 inches) per the City of Albuquerque Comprehensive Zoning Code.

Once these issues have been addressed you'll need to re-submit the total
package for Permanent and/or Temporary C.O.

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: SAWMILL SENIOR HOUSING ZONE MAP: H-13/DO25B
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: ARBOLERA DE VIDA UNIT 2C
 CITY ADDRESS: 990 18TH ST NW ALBUQUERQUE, NM

ENGINEERING FIRM: BOHANNAN & HUSTON CONTACT: MICHEL BALASKOVITS
 ADDRESS: COURTARD 17500 JEFFERSON ST NE PHONE: 1-800-877-5332
 CITY, STATE: ALBUQUERQUE, NM 87109 ZIP CODE: 87109

OWNER: SAWMILL COMMUNITY LAND TRUST CONTACT: JASON RENHAKER
 ADDRESS: 904 19TH ST NW PHONE: 1(505) 288-6210
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87104

ARCHITECT: INTEGRATED DESIGN ARCHITECTURE CONTACT: ISAAC BENTON
 ADDRESS: 906 1/2 PARK AV. SW PHONE: 243 3499
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

SURVEYOR: J P SURVEY CONTACT: JACOBO J PACHECO
 ADDRESS: 2335 ARROYO FALLS S NW PHONE: 321-5826
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120

CONTRACTOR: PACIFICAP CONSTRUCTION, LLC CONTACT: DANIEL LANZA
 ADDRESS: 4528 CARLISLE BLVD NE PHONE: 620-9065
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87109

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
- ☐ 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: 10/25/10

OCT 25 2010

HYDROLOGY
SECTION

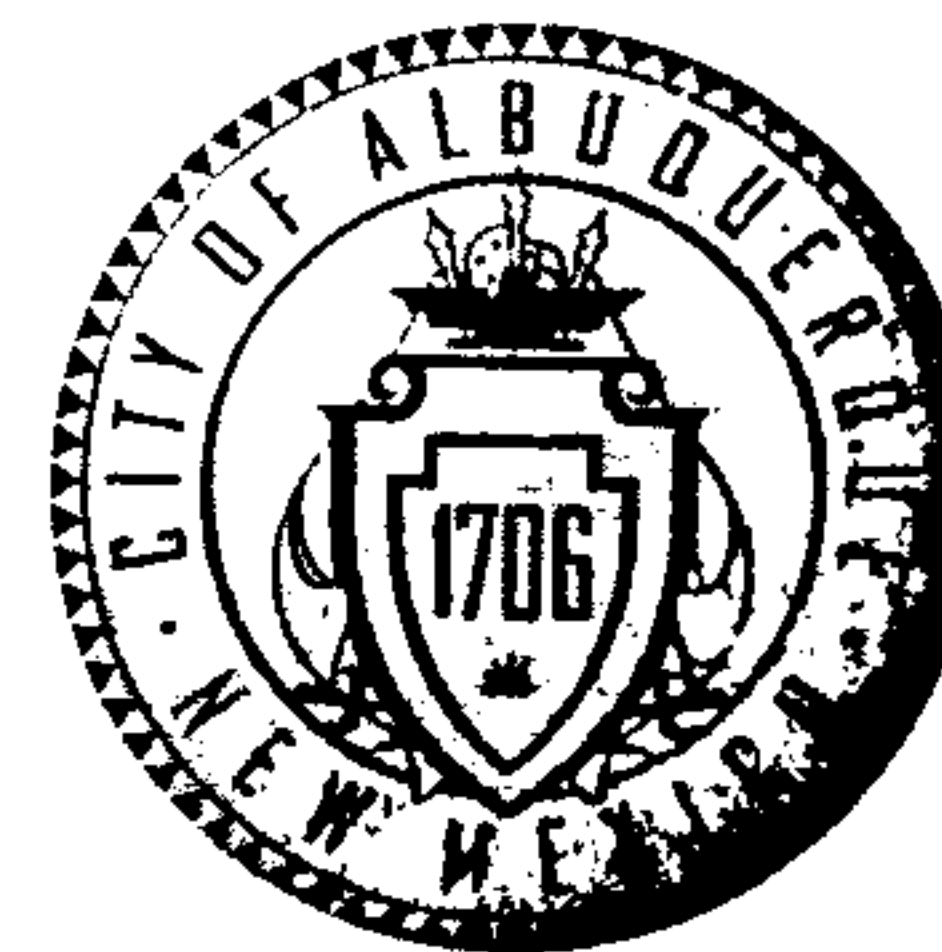
BY: DANIEL LANZA

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.

<http://gis.cabq.gov/website/general/viewer.htm?ActiveLayer=49&Layers=00000000000000...> 12/10/2010

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 26, 2010

Isaac Benton, Registered Architect
Integrated Design & Architecture
906 ½ Park Ave. SW
Albuquerque, NM 87102

Re: Certification Submittal for a Permanent/Temporary Building Certificate of
Occupancy (C.O.) for **Sawmill Senior Housing**, [H-13 / D025B]
990 18th St. NW
Architect's Stamp Dated 10/22/10

Dear Mr. Benton:

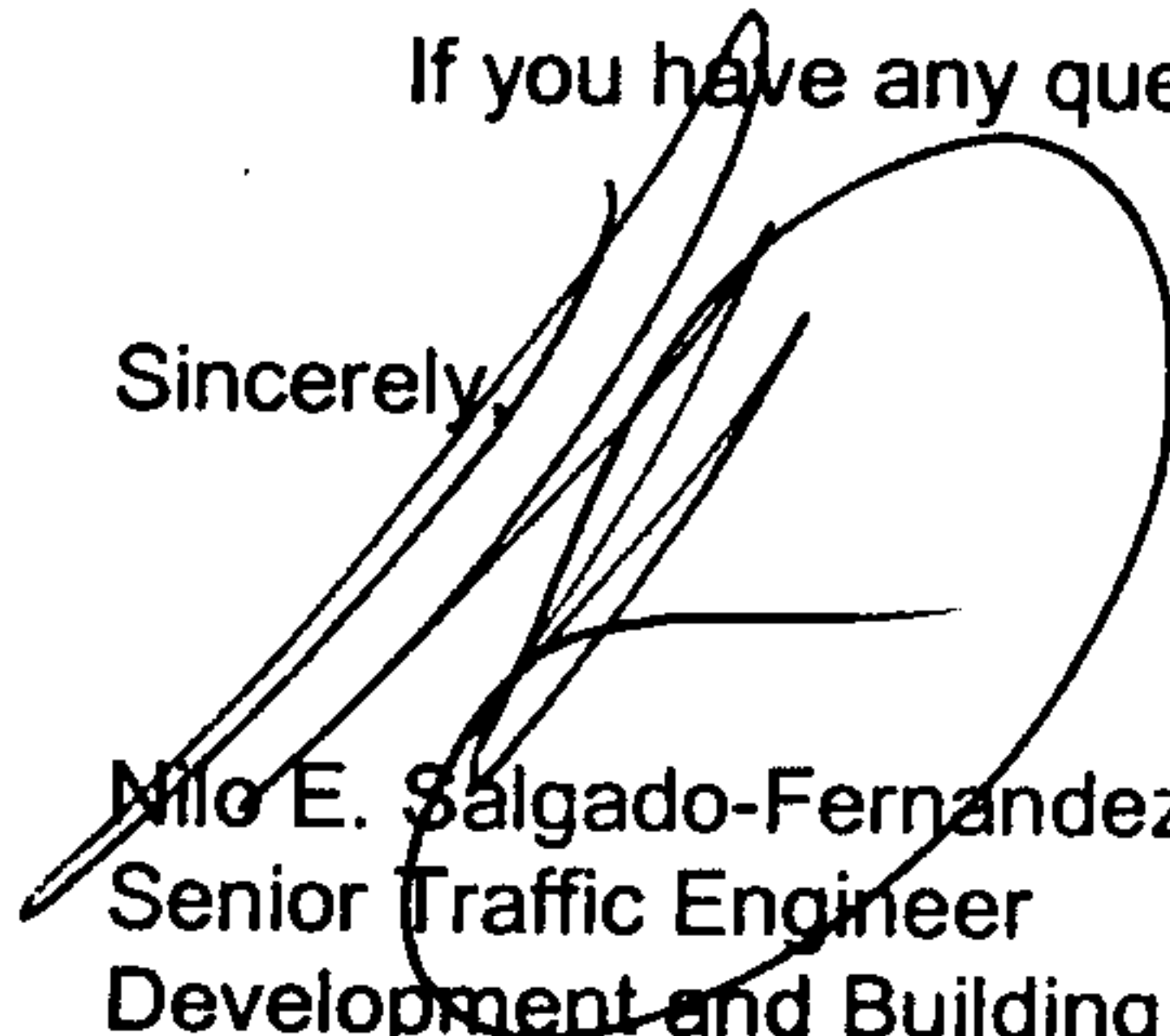
Based upon the information provided in your submittal received 10-25-10,
Transportation Development has **REJECTED** your request for a Permanent and/or
Temporary Certificate of Occupancy.

The following items will need to be addressed prior to issuance of a Permanent
and/or Temporary Certificate of Occupancy: The drive aisle must be asphalt as shown on
the approved Site Plan dated 07/24/09; the parking stall must be a hard surface (asphalt,
minimum 2 inches) per the City of Albuquerque Comprehensive Zoning Code.

Once these issues have been addressed you'll need to re-submit the total
package for Permanent and/or Temporary C.O.

If you have any questions, please contact me at (505)924-3630.

Sincerely,


Milo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

11/12/10
NSF - verbal 120 day
temp approval
- Richard Dourte
spoke w/ contractor,
agreed to ~~XXXX~~
pave all parking lot

EIGHTEENTH STREET NW

EXISTING ANDREOLA DE VIDA
RESIDENTIAL

CORRIDOR

COMMUNITY
BUILDING
M.B. & E.C.

STIR ON
STUCCO WALL.
SEE 10/C-2.0

GARDEN
(DRAINAGE INSITU)

"SUCKING
AREA"

COMPACTED
BRICK
ASPHALT

LIGHTING TYP.
SEE ELECTRICAL

TREE WELL TYP.
WITH CURB

ASPHALT

OPEN

Senior
apartments

18th St NW

HYDROLOGY

EXISTING RAILROAD SPIR

PROPERTY
LINE

Side walk

Pavios

Build

413-D0258

AR

Samuel Senior Housing
990 18th St NW

RECEIVED
OCT 26 2010
HYDROLOGY
SECTION

CONCRETE BASE
COURSE

~



CONCRETE
more coarse
→



Ms. Kristal Metro
City of Albuquerque
Transportation Development
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

October 22, 2010

Re: Traffic Certification

Dear Ms. Metro:

I, Isaac Benton, AIA, of the firm Integrated Design & Architecture, Hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 7-20-09 (H-13/D025B). The record information edited onto the original design document has been obtained by Isaac Benton, AIA of the firm Integrated Design & Architecture. I further certify that I have personally visited the project site on October 22, 2010 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 Temporary Certificate of Occupancy for the Community Building only.

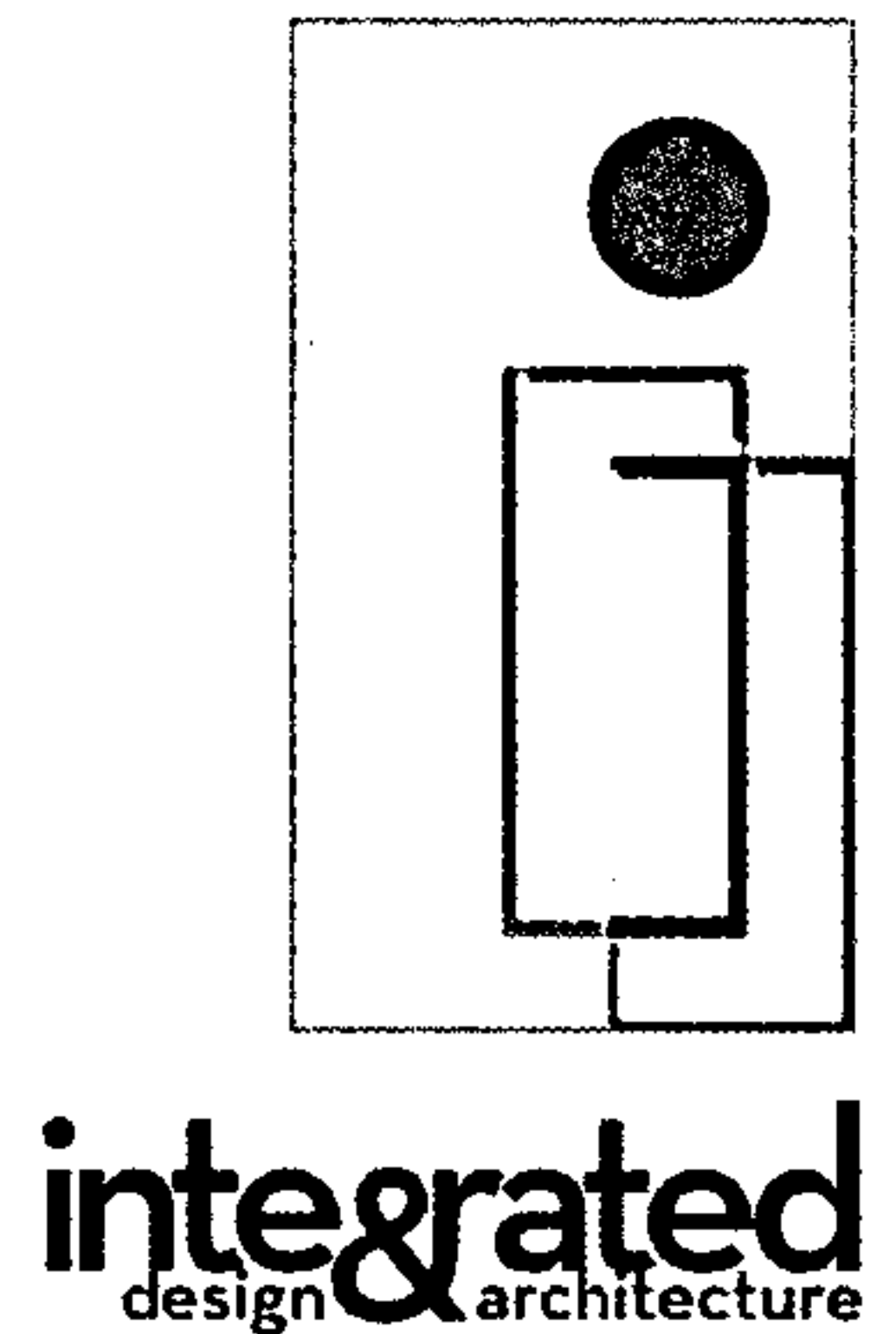
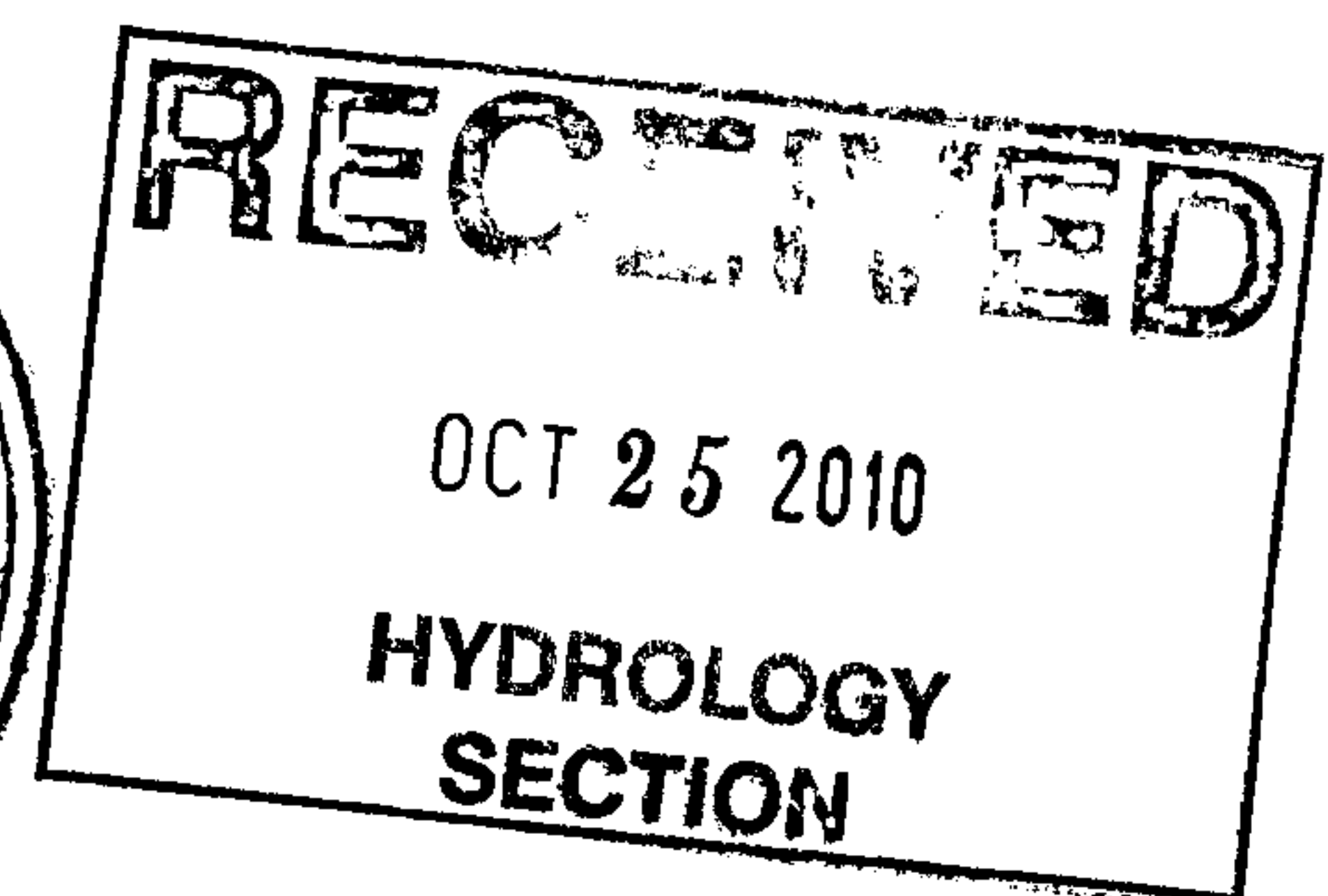
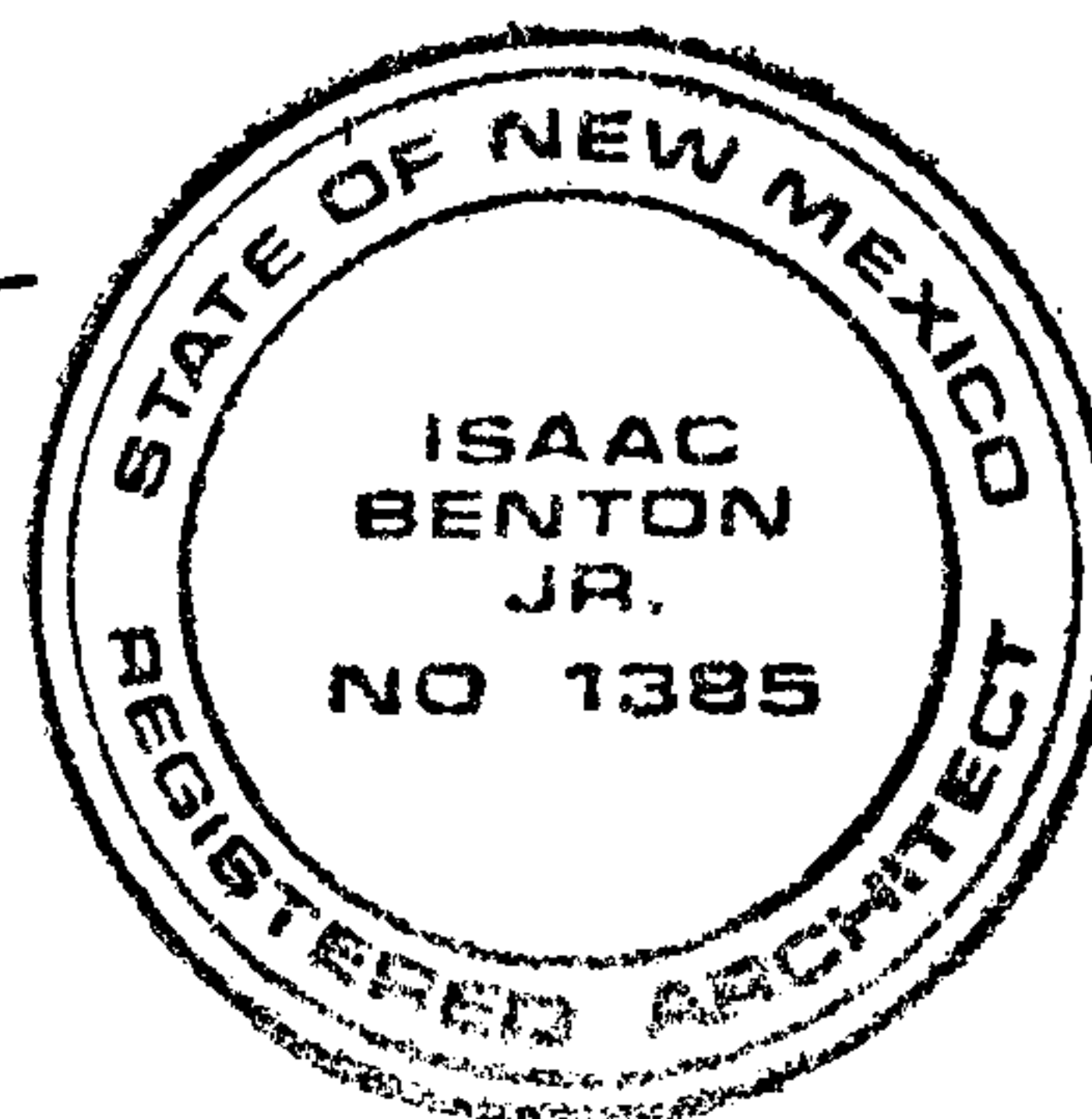
This certification is for the community building and surrounding site work. This does not cover any of the residential buildings and their associated parking or site work.

← No
Parking?

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.

Isaac Benton, AIA

Date 10/22/10



Sims, Timothy E.

From: Michael Balaskovits [mbalaskovits@bhinc.com]
Sent: Friday, December 10, 2010 3:55 PM
To: Sims, Timothy E.
Cc: Bingham, Brad L.
Subject: RE: Sawmill Senior Housing Temp CO

12-13-10
 VERBAL- 90 DAY TEMP
 [ENTIRE SITE APARTMENTS PH-II]
 [A-13/DO 25B]

He said Monday or Tuesday, and I'll need a day or two to get the information on the drainage cert so I plan to submit something by the end of next week.

Mike Balaskovits, PE, LEED AP
 Community Development and Planning
 BHI

From: Sims, Timothy E. [mailto:tsims@cabq.gov]
Sent: Friday, December 10, 2010 15:53
To: Michael Balaskovits
Cc: Bingham, Brad L.
Subject: RE: Sawmill Senior Housing Temp CO

Thanks for the e-mail. This will work for the time being; however, when does it look like the surveyor will get the information back to you?

Timothy E. Sims
 Plan Checker--Hydrology
 505-924-3982

From: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]
Sent: Friday, December 10, 2010 3:52 PM
To: Sims, Timothy E.
Cc: 'Dall Alvarado'
Subject: RE: Sawmill Senior Housing Temp CO

Tim, I visited the site today (12-10-2010) and everything appears to be built in substantial compliance of the approved grading plan for a temporary CO for the entire site. The Community Center is currently under a temporary CO and this email address the remaining portion of the site. I am awaiting as-built elevations from the surveyor and once I receive those, I will submit a formal Drainage Certification requesting permanent CO. If you have any questions or comments or need additional information, don't hesitate to let me know. Thanks.

Mike Balaskovits, PE, LEED AP
 Community Development and Planning
 BHI

From: Michael Balaskovits
Sent: Friday, December 10, 2010 11:06
To: 'Sims, Timothy E.'
Cc: 'Dall Alvarado'
Subject: Sawmill Senior Housing Temp CO

12/10/2010

Tim, I will visit the site this afternoon and shoot you an email requesting a 90 TEMP CO assuming everything is in order once I get there and in the mean time, I'm working with the surveyor of the project to obtain as-built information around the site to submit a formal Drainage Certification requesting Permanent CO. If you have any questions or comments please, don't hesitate to let me know. Thanks.

Mike Balaskovits, PE, LEED AP
Project Manager
Community Development and Planning
ne: 505.798.7891

Bohannon << OLE Object: Picture (Device Independent Bitmap) >> Huston

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

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CITY OF ALBUQUERQUE



October 26, 2010

Jeffery L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

**Re: Sawmill Senior Housing, Tract 2-C, Arbolera de Vida Unit 2,
Request for Temporary Certificate of Occupancy - Not Approved
Engineer's Stamp dated 08/11/09 (H-13/D25B)
Certification dated 10-25-10**

Dear Mr. Mulbery,

Based upon the information provided in the Certification received 10-25-10 the above referenced Certification is **not** approved for Temporary Certificate of Occupancy.

The following issue will need to be addressed prior to any Certificate of Occupancy.

- a) Please indicate on the plan what or where is the area Phase I, along with the areas that require paving. These items need to be clouded or delineated on the plan for clarification.
- b) With additional paving requiring completion is all the curbing complete? Is all the onsite storm drain installed?
- c) The plan reveals only one of four SO-19 culverts constructed. What are the interim conditions to prevent water passing over the sidewalk and curb? Please clarify.
- d) Include the address and/ or unit number if this is only for one building.

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
 Bradley L. Bingham, P.E.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Jeffrey L. Mulbery, P.E.
Senior Project Manager

jmulbery@bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332
www.bhinc.com

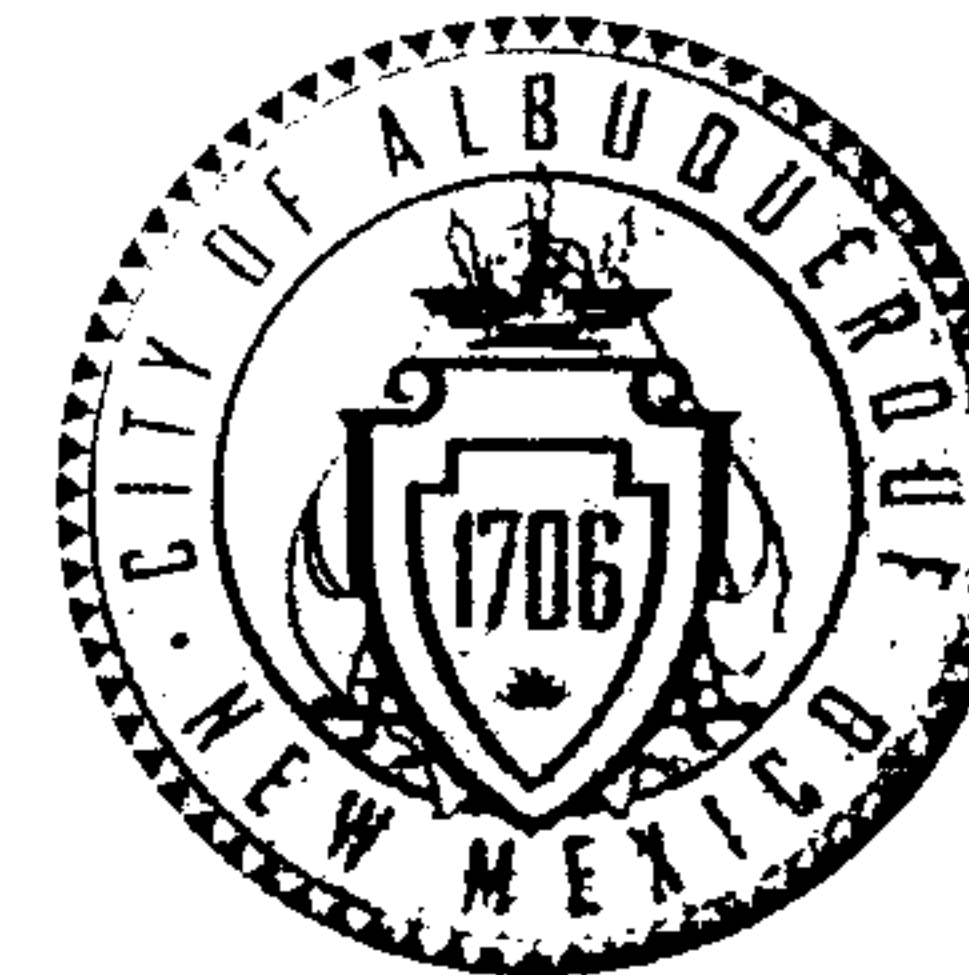
977 2544 cell

Bohannon & Huston

▲ ENGINEERING
▲ SPATIAL DATA
▲ ADVANCED TECHNOLOGIES

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

CITY OF ALBUQUERQUE



July 24, 2009

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

**Re: Sawmill Senior Housing, Grading and Drainage Management Plan
Engineer's Stamp date 7-10-09 (R16/DA2003)**

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 7-13-09, the above referenced plan is approved for Foundation Permit.

PO Box 1293

However, the above referenced plan cannot be approved for Grading Permit, Building Permit, or SO 19 Permit until the following comments are addressed:

Albuquerque

- Whenever an A or C inlet is replaced with a D inlet, an additional A or C inlet is required. The existing A inlet could be relocated as long as the new location is hydraulically equivalent or better. In this case, since the project location is at the end of a street and the work in the City ROW is minimal, the inlet work could be done by SO 19 Permit. This assumes minimal disturbance to the pavement on Zearing Ave. This has been approved by Transportation and the Storm Drain Maintenance Inspector.
- This submittal proposes to drain a large area over the sidewalk. Draining over the sidewalk is to be minimized or avoided on commercial projects. As discussed, sidewalk culverts would be acceptable.
- Show direction of roof flows.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

I wrote this to try and keep the inlet in the sump. BIHI most likely would have made the case to build the inlet on private property to avoid the work order. It would be better to keep the inlet in the sump.

C: file

CITY OF ALBUQUERQUE



To: TIMSIMS

From: JEFF MULBERRY

October 26, 2010

Jeffery L. Mulberry, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Senior Housing, Tract 2-C, Arbolera de Vida Unit 2,
Request for Temporary Certificate of Occupancy - Not Approved
Engineer's Stamp dated 08/11/09 (H-13/D25B)
Certification dated 10-25-10

Dear Mr. Mulberry,

Based upon the information provided in the Certification received 10-25-10 the above referenced Certification is **not** approved for Temporary Certificate of Occupancy.

The following issue will need to be addressed prior to any Certificate of Occupancy.

PO Box 1293

Albuquerque

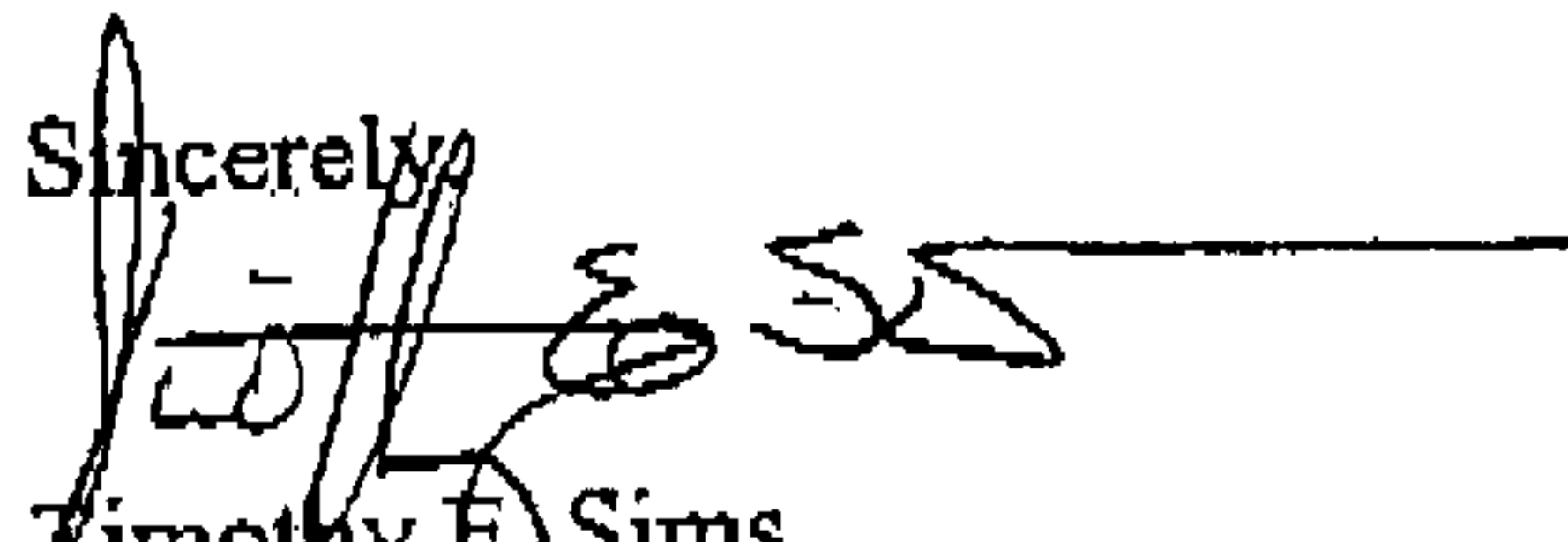
NM 87103

www.cabq.gov

- Indicated* → a) Please indicate on the plan what or where is the area Phase I, along with the areas that require paving. These items need to be clouded or delineated on the plan for clarification.
- Notes & Callouts added* → b) With additional paving requiring completion is all the curbing complete? Is all the onsite storm drain installed?
- Just reviewed those in the phase I area.* → c) The plan reveals only one of four SO-19 culverts constructed. What are the interim conditions to prevent water passing over the sidewalk and curb? Please clarify.
- d) Include the address and/ or unit number if this is only for one building. → *added a callout*

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
BAB Bradley L. Bingham, P.E.



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: *Tim Sims*
~~Curtis Chene, P.E.~~
Hydrology Department
Plaza Del Sol
Albuquerque, NM 87103

Requested by: Jeff Mulbery/co

Date: October 27, 2010

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

Phone: (505) 923-3315

Job No.: 20100054

Job Name: Sawmill Senior Housing

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

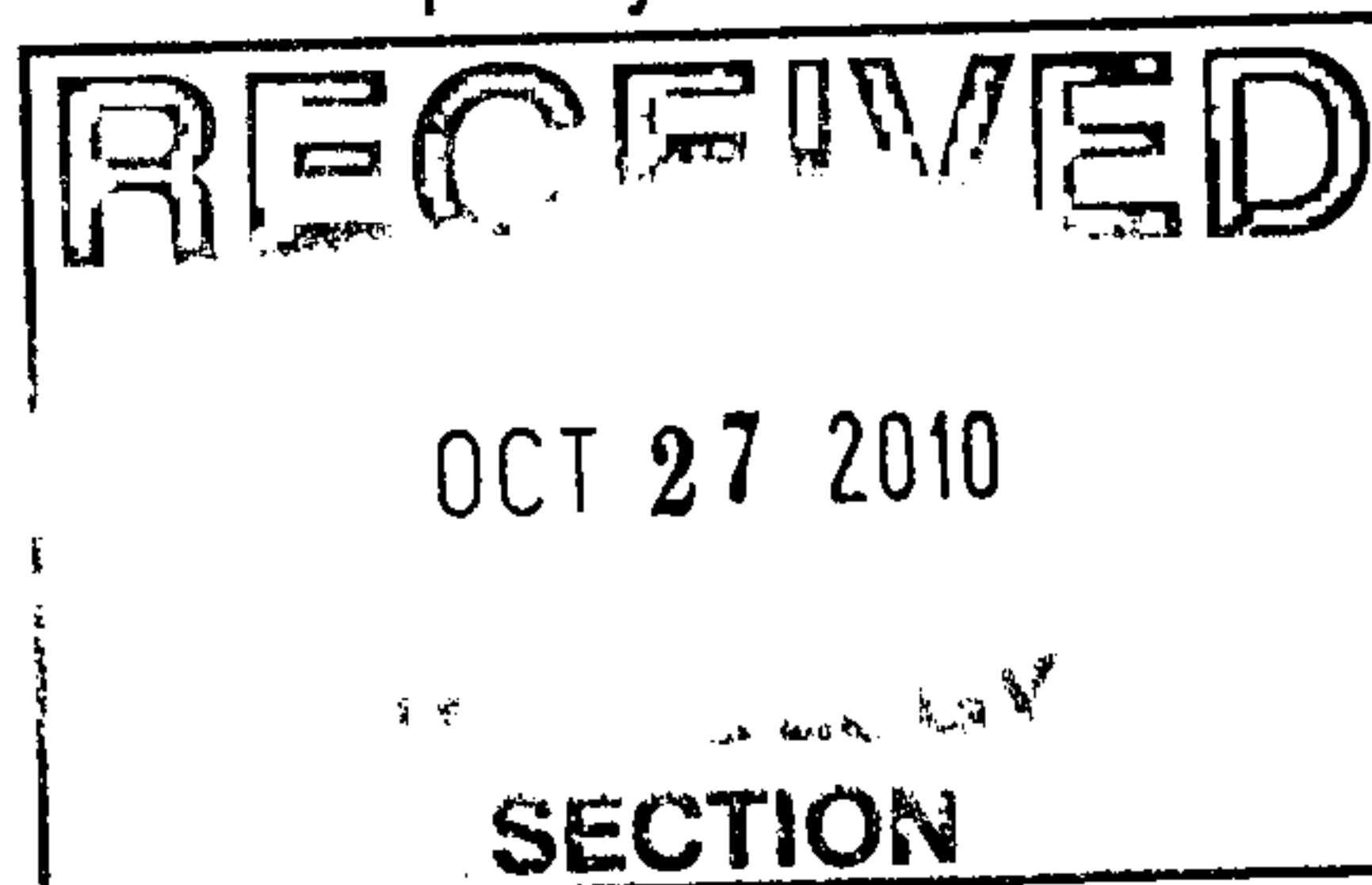
| <u>ITEM NO.</u> | <u>QUANTITY</u> | <u>DESCRIPTION</u> |
|-----------------|-----------------|--------------------|
|-----------------|-----------------|--------------------|

| | | |
|---|---|---|
| 1 | 1 | Engineer's Cert (Hydrology) , Engineer Stamp dated October 27, 2010 |
| 1 | 1 | Drainage Info Sheet |
| 1 | 1 | Approval Letter w/ comments |

COMMENTS / INSTRUCTIONS

Curtis,
Please find attached the Engineer's Drainage Certification in support for Temporary CO.

Thanks,
Rudy



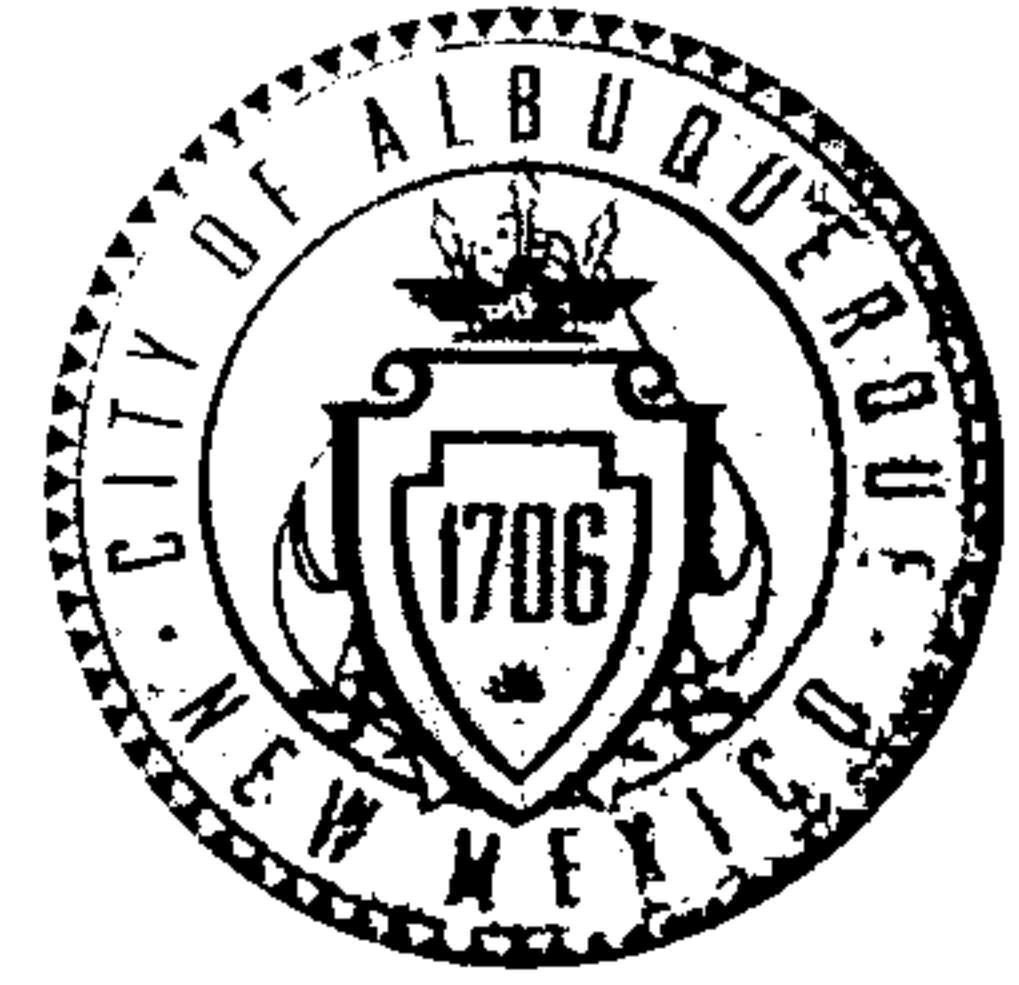
REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

CITY OF ALBUQUERQUE



August 12, 2009

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

Re: Sawmill Senior Housing, 18th St. and Zearing Ave., Grading and Drainage Management Plan

Engineer's Stamp date 8-11-09 (H13/D025B)

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 8-11-09, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Sawmill Senior Housing ZONE MAP/DRG. FILE # ~~1117~~ 14-13/DOZ5B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 2-C Arbolera de Vida Unit 2

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Mike Balaskovits
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Integrated Design Architecture
ADDRESS: 624 Tijeras Ave. NW
CITY, STATE: Albuquerque, NM

CONTACT: Isaac Benton
PHONE: (505) 243-3499
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN (RESUBMITTAL)
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (REVISED G&D PLAN)

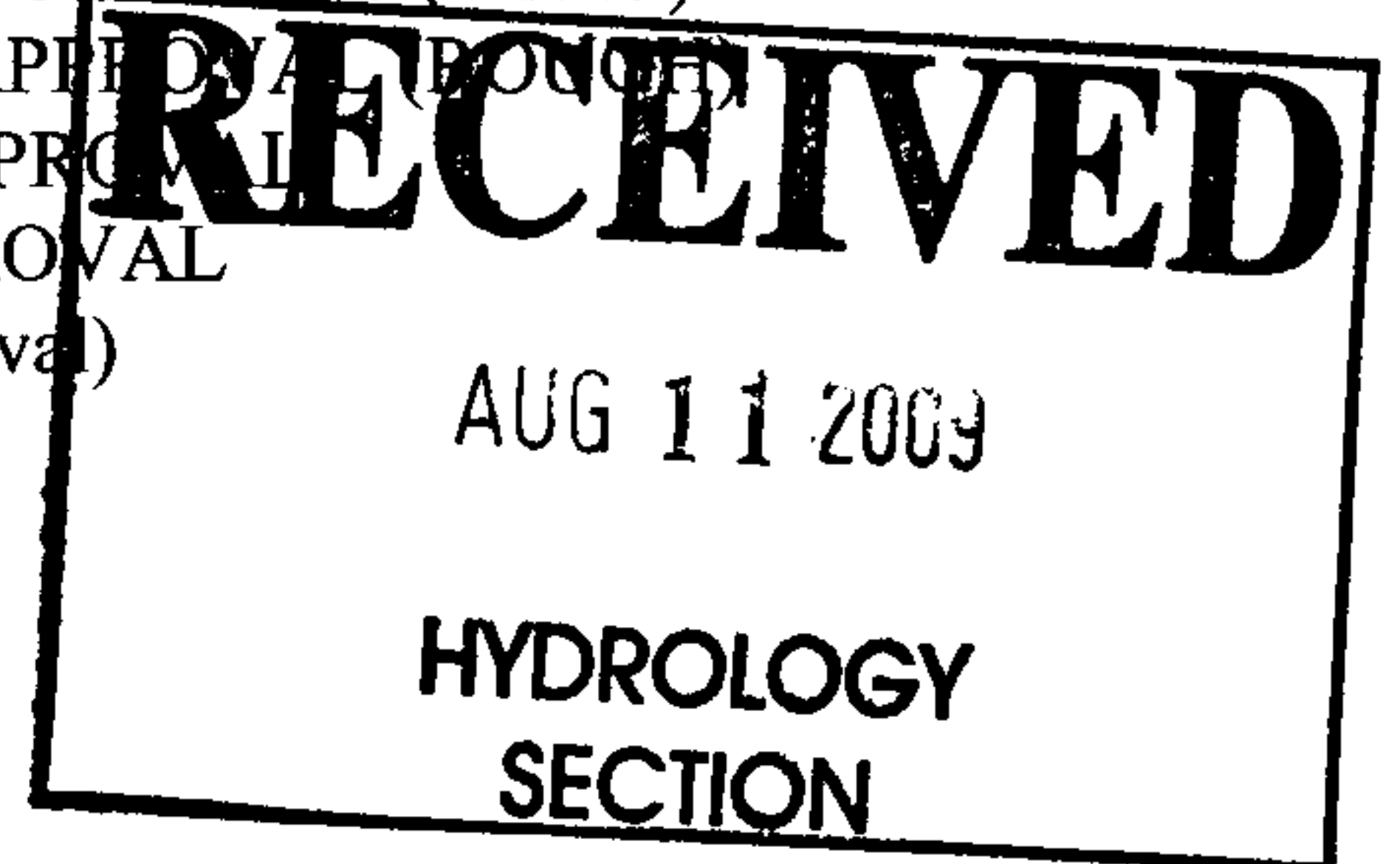
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL (BONCH)
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SO-19 Approval)

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

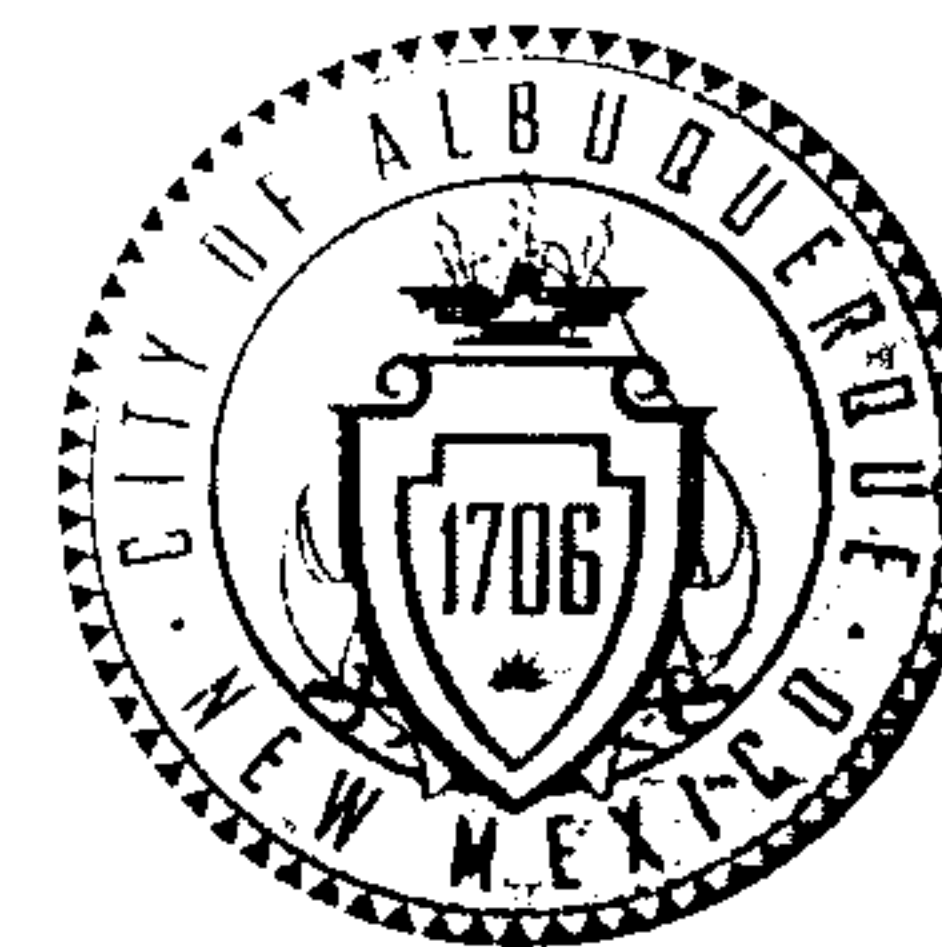
SUBMITTED BY: Mike Balaskovits DATE: 08/11/09

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.



CITY OF ALBUQUERQUE



October 28, 2010

Jeffery L. Mulbery, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

**Re: Sawmill Senior Housing, Tract 2-C, Arbolera de Vida Unit 2,
Request for Temporary Certificate of Occupancy - Not Approved
Engineer's Stamp dated 08/11/09 (H-13/D25B)
Certification dated 10-27-10**

Dear Mr. Mulbery,

Based upon the information provided in the Certification received 10-27-10 the above referenced Certification is **not** approved for Temporary Certificate of Occupancy.

The following issue will need to be addressed prior to any Certificate of Occupancy.

- Include the address and/ or unit number if this is only for one building.
- The site will not drain in compliance with the grading plan, because the inlets are plugged.
- This plan is different than the approved plan. It shows hatched areas in the parking lot, which may be gravel. If so, this needs to be specified on the plan and the inlet on the west side of the parking area is required to be perched so that gravel does not fall/flow into the inlet.
- Protection of the inlet on Zearing Ave was substandard. The access road should be paved and the site in a condition whereas inlet protection is not required on Zearing Ave.

If you have any questions, you can contact me at 924-3695.

Sincerely,

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

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Sawmill Senior Housing Community ZONE MAP/DRG. FILE # H-13-7 D025B
DRB#: _____ EPC#: BLDG P111 WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 2-C Arbolera de Vida Unit 2

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Integrated Design Architecture
ADDRESS: 624 Tijeras Ave. NW
CITY, STATE: Albuquerque, NM

CONTACT: Isaac Benton
PHONE: (505) 243-3499
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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 (REVISED G&D PLAN)

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 (ROUGH)
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SO-19 Approval)

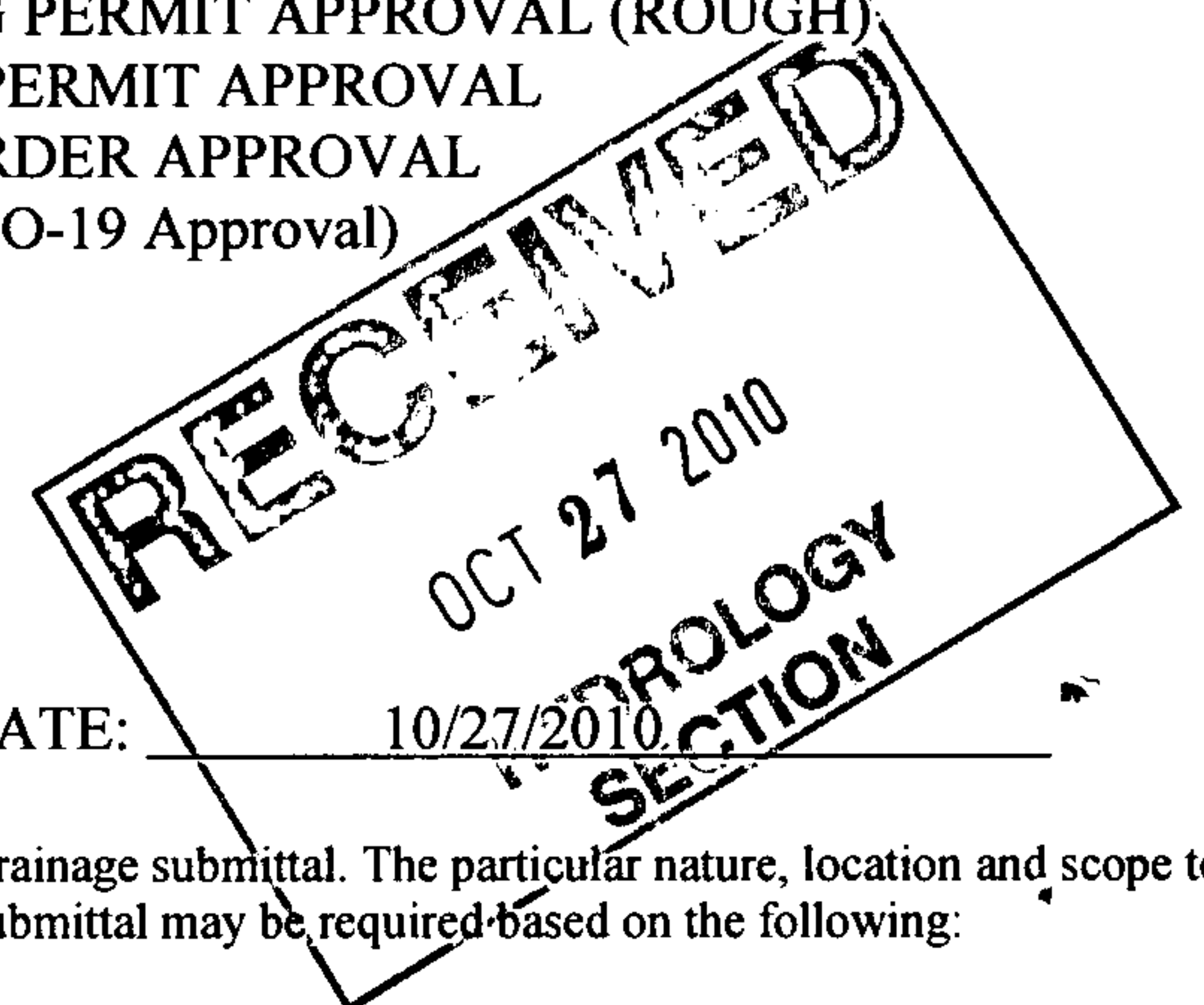
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Jeff Mulbery DATE: 10/27/2010

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.



CITY OF ALBUQUERQUE



January 7, 2011

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Senior Housing, 990 18th St NW.,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 8-11-09 (H-13/D025B)
Certification dated: 01-06-11

Dear Mr. Balaskovits,

Based upon the information provided in the Certification received 01-07-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Sawmill Senior Housing ZONE MAP/DRG. FILE # H-13-Z (DRG. FILE H13/D025B)
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 2-C Arbolera de Vida Unit 2

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Integrated Design Architecture
ADDRESS: 624 Tijeras Ave. NW
CITY, STATE: Albuquerque, NM

CONTACT: Isaac Benton
PHONE: (505) 243-3499
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

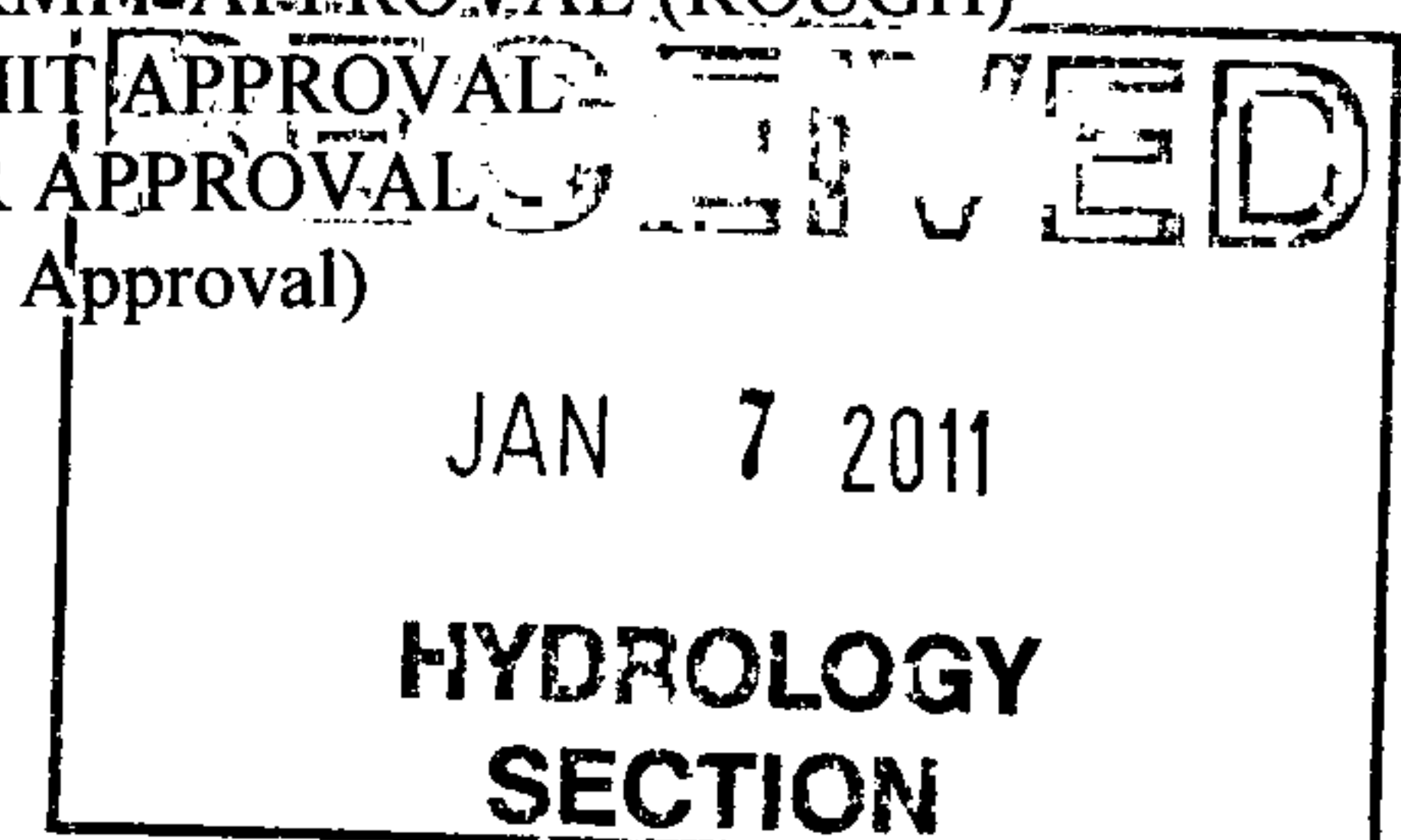
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (REVISED G&D PLAN)

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 (ROUGH)
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SO-19 Approval)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED



SUBMITTED BY: Mike Balaskovits DATE: 1/7/2011

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.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Sawmill Senior Housing ZONE MAP/DRG. FILE # H-13-Z H-13/D025B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 2-C Arbolera de Vida Unit 2

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Mike Balaskovits
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Integrated Design Architecture
ADDRESS: 624 Tijeras Ave. NW
CITY, STATE: Albuquerque, NM

CONTACT: Isaac Benton
PHONE: (505) 243-3499
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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 (REVISED G&D PLAN)

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 (ROUGH)
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SO-19 Approval)

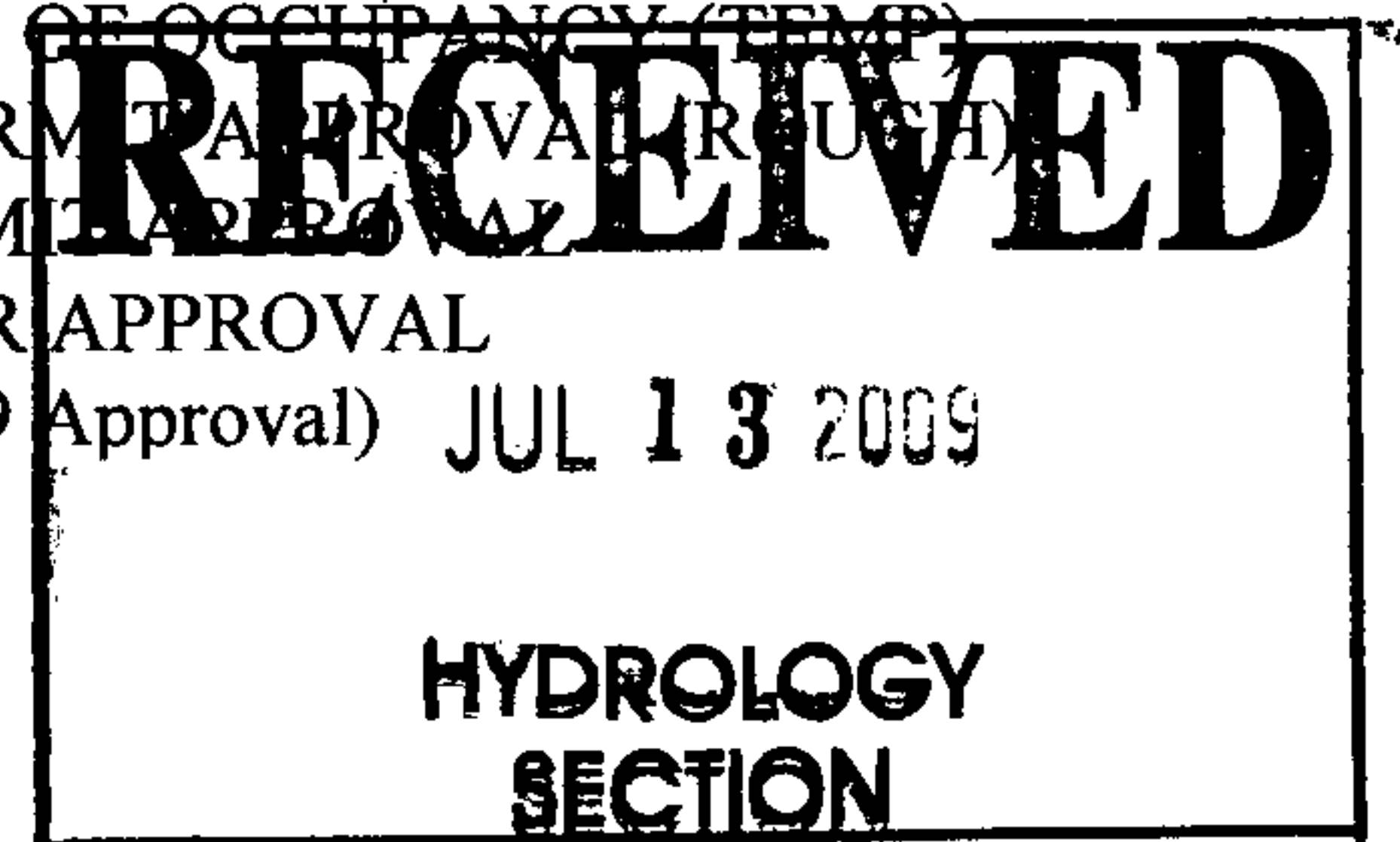
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Mike Balaskovits DATE: 07/13/09

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.



CITY OF ALBUQUERQUE



July 24, 2009

Michael Balaskovits, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Sawmill Senior Housing, Tract 2-C, Traffic Circulation Layout
Architect's Stamp dated 7-20-09 (H-13/D025B)

Dear Mr. Benton,

The TCL submittal received 7-23-09 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

NM 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Sawmill Senior Housing ZONE MAP/DRG. FILE # ~~H-132~~ H-131025B
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 2-C Arbolera de Vida Unit 2

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Mike Balaskovits
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Integrated Design Architecture
ADDRESS: 624 Tijeras Ave. NW
CITY, STATE: Albuquerque, NM

CONTACT: Isaac Benton
PHONE: (505) 243-3499
ZIP CODE: 87102

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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 (REVISED G&D PLAN)

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 (SO-19 Approval)

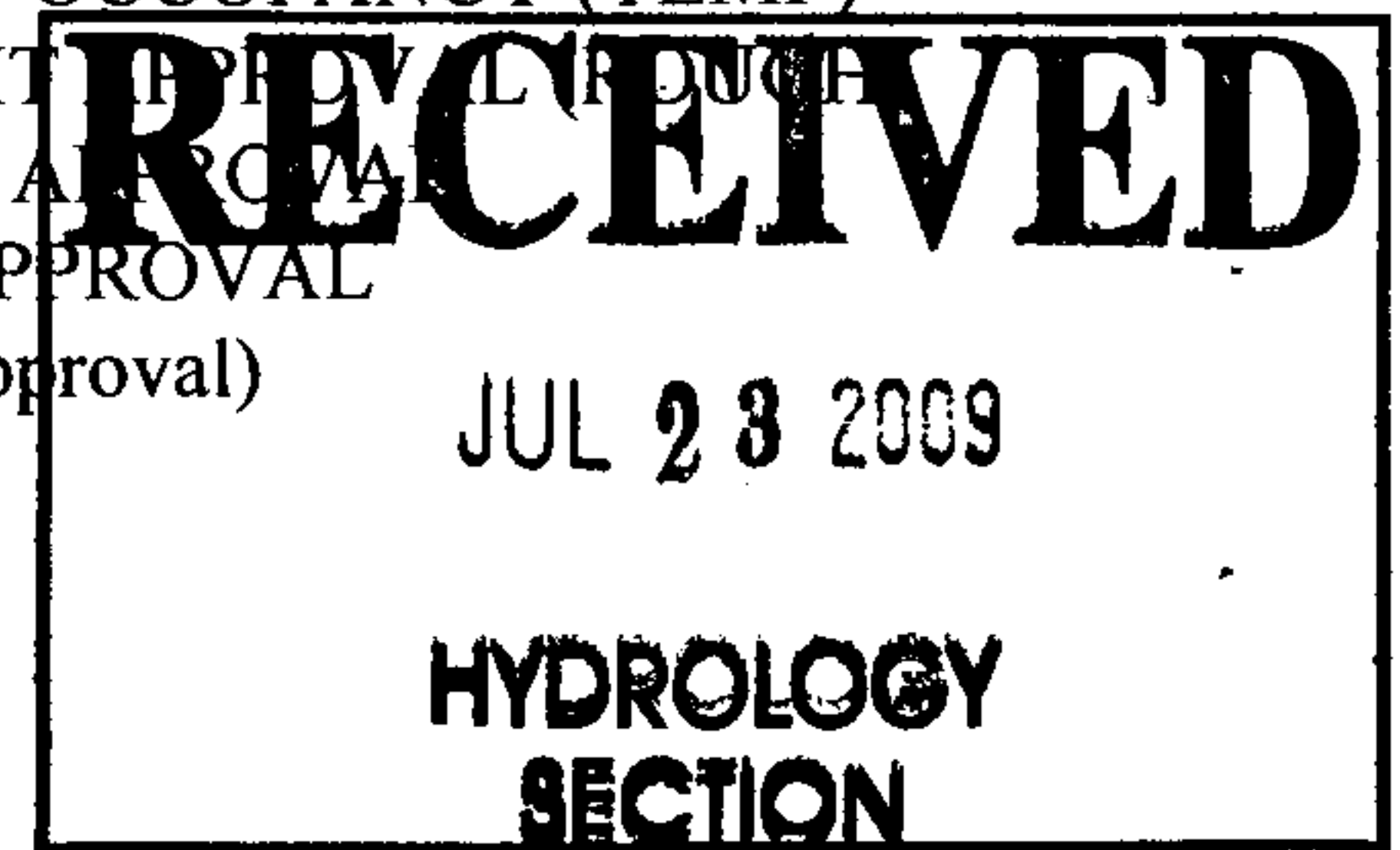
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Mike Balaskovits DATE: 07/23/09

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.



CLIENT/COURIER TRANSMITTAL

To: Kristal Metro, P.E.
Planning Department
One Civic Plaza
P.O. Box 1293 Rm 301
Albuquerque, NM 87103

Requested by: Mike Balaskovits/co

Date: July 23, 2009

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

Phone: (505) 924-3695

Job No.: 20100054

Job Name: Sawmill Senior Housing

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

ITEM NO. QUANTITY DESCRIPTION

| | | |
|---|---|---|
| 1 | 2 | Traffic Circulation Layout - Architectual Site plan and detail sheet. |
| 2 | 1 | Meeting minutes from Discussion with Kristal |
| 3 | 1 | Drainage and Transportation Information Sheet |

COMMENTS / INSTRUCTIONS

Kristal,

Please find attached the the Traffic Circulation Layout for Building Permit building permit approval. I've included the mark up you and I went through as requested. Please let me know if you have any comments or questions.

Thanks,
Mike

REC'D BY: S. Handley

DATE: 07/23/09 TIME: 3:07

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲