

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 17, 2008

Sara Lavy, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Advanced Health Care, [H-16 / D141]
2701 Richmond Drive NE
Engineer's Stamp Dated 12/16/08

Dear Mr. Lavy:

PO Box 1293

The TCL / Letter of Certification submitted on December 16, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility

ZONE MAP/DRG. FILE #: H-16 / D141

DRB #: _____ EPC #: 1

WORK ORDER #: _____

LEGAL DESCRIPTION Block W Duke City Industrial Area

CITY ADDRESS: 2701 Richmond Drive NE

ENGINEERING FIRM: Tierra West, LLC

ADDRESS: 5571 Midway Park Place NE

CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy

PHONE: (505) 858-3100

ZIP CODE: 87109

OWNER: Monica Salusky

ADDRESS: 1990 N. California Boulevard, Suite 650

CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky

PHONE: (925) 943-6066

ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect

ADDRESS: P.O. Box 816

CITY, STATE: Auburn, WA

CONTACT: Don Kirkman

PHONE: (253) 833-7910

ZIP CODE: 98092

SURVEYOR: Global Structures

ADDRESS: 510 Candelaria, NE

CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams

PHONE: 343-0990

ZIP CODE: 87107

CONTRACTOR: Global Structures

ADDRESS: 510 Candelaria, NE

CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams

PHONE: 343-0990

ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

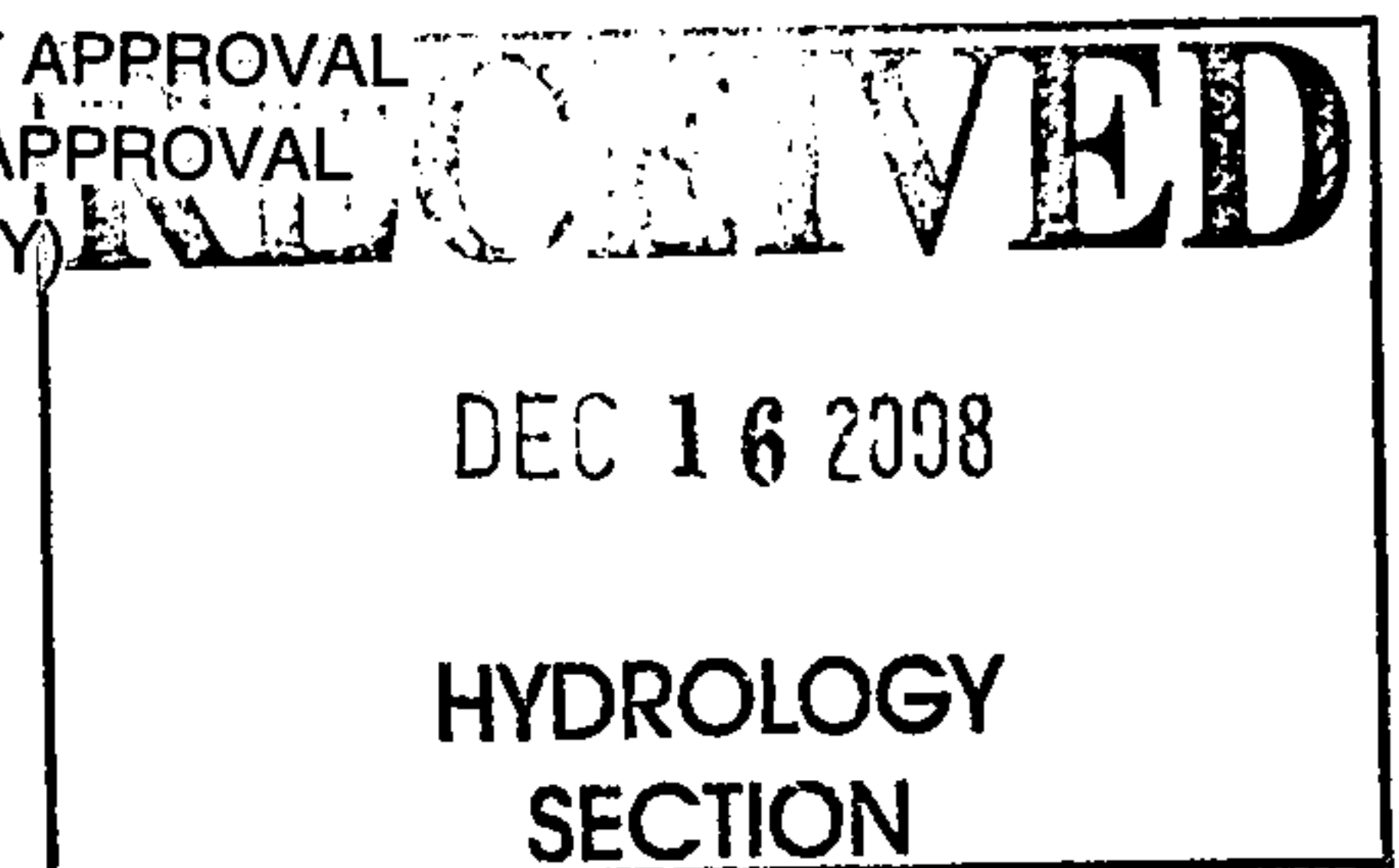
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ X TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
☒ X 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
☒ X NO
☐ COPY PROVIDED



DATE SUBMITTED: 12/16/2008

BY: Sara Lavy, PE

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 Plans:** 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.

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

December 16, 2008

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Traffic Certification
Advanced Healthcare
2701 Richmond Drive NE**

Dear Mr. Salgado-Fernandez:

I, Sara Lavy, NMPE # 15092, of the firm Tierra West LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated February 11, 2008. The record information edited onto the original design document has been obtained by Sara Lavy, PE of the firm Tierra West LLC. I further certify that I have personally visited the site on December 4, 2008 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 Permanent 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.

Included for your consideration is the drainage information sheet and the as-built approved Traffic Circulation Layout.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me

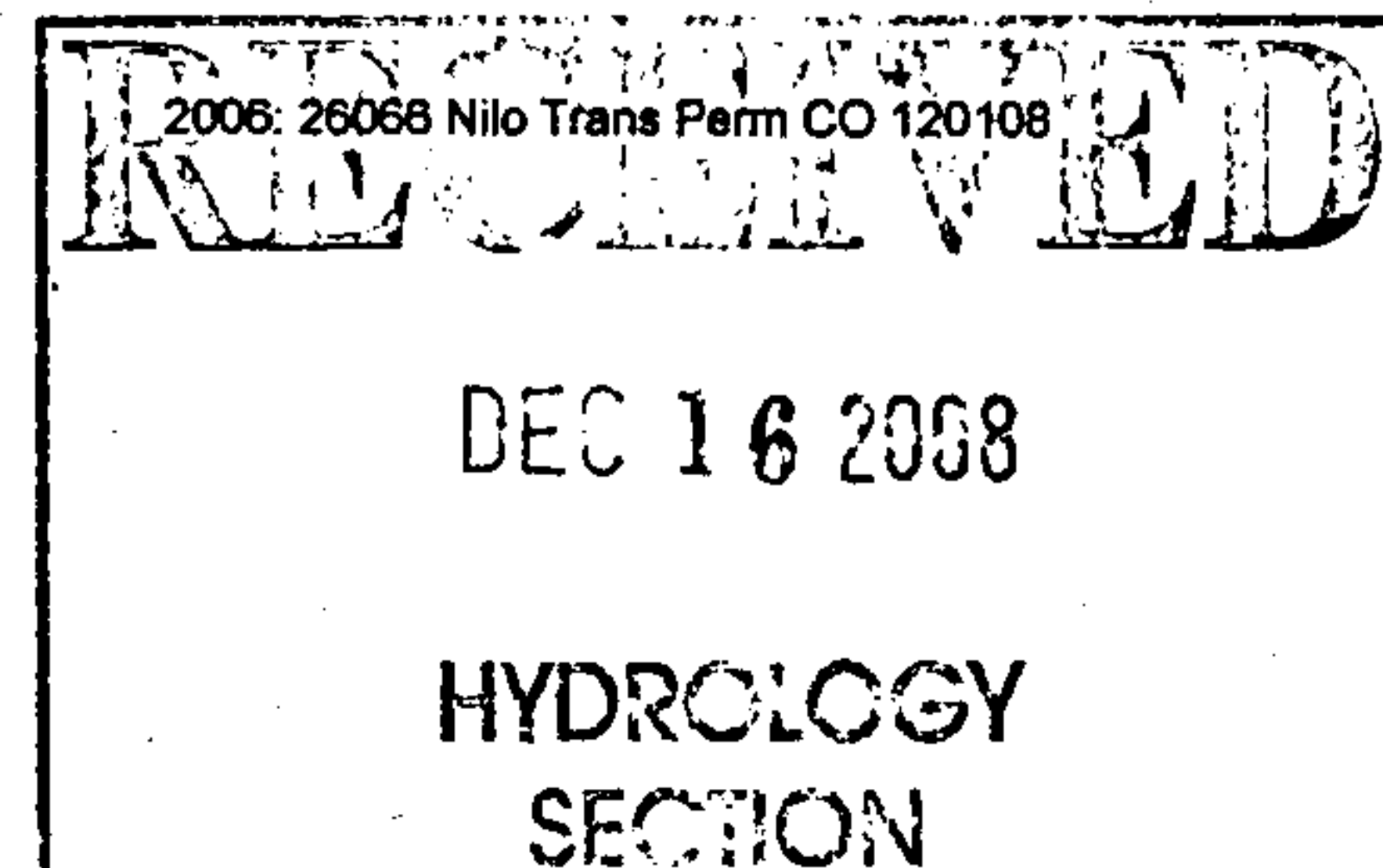
Sincerely,


Sara Lavy, P.E.

Enclosure/s

cc: Monica Salusky

JN: 26066
RRB/kdk



CITY OF ALBUQUERQUE



December 17, 2008

Sara Lavy, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

**Re: Advanced Health Care Facility, 2701 Richmond Drive. NE,
(H-16/D141)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Dated: 10-19-07
Certification dated 12-16-2008**

Ms. Lavy,

PO Box 1293

Based upon the information provided in your submittal received 12/16/08, the above referenced certification is approved for Permanent Certificate of Occupancy release by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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

C: CO Clerk--Katrina Sigala
file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility

ZONE MAP/DRG. FILE #: H-16 / D141

DRB #: _____ EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION Block W Duke City Industrial Area

CITY ADDRESS: 2701 Richmond Drive NE

ENGINEERING FIRM: Tierra West, LLC

ADDRESS: 5571 Midway Park Place NE

CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy

PHONE: (505) 858-3100

ZIP CODE: 87109

OWNER: Monica Salusky

ADDRESS: 1990 N. California Boulevard, Suite 650

CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky

PHONE: (925) 943-6066

ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect

ADDRESS: P.O. Box 816

CITY, STATE: Auburn, WA

CONTACT: Don Kirkman

PHONE: (253) 833-7910

ZIP CODE: 98092

SURVEYOR: Precision Surveying

ADDRESS: 8500 Jefferson St. NE

CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano

PHONE: 505-856-5700

ZIP CODE: 87113

CONTRACTOR: Global Structures

ADDRESS: 510 Candelaria, NE

CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams

PHONE: 343-0990

ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

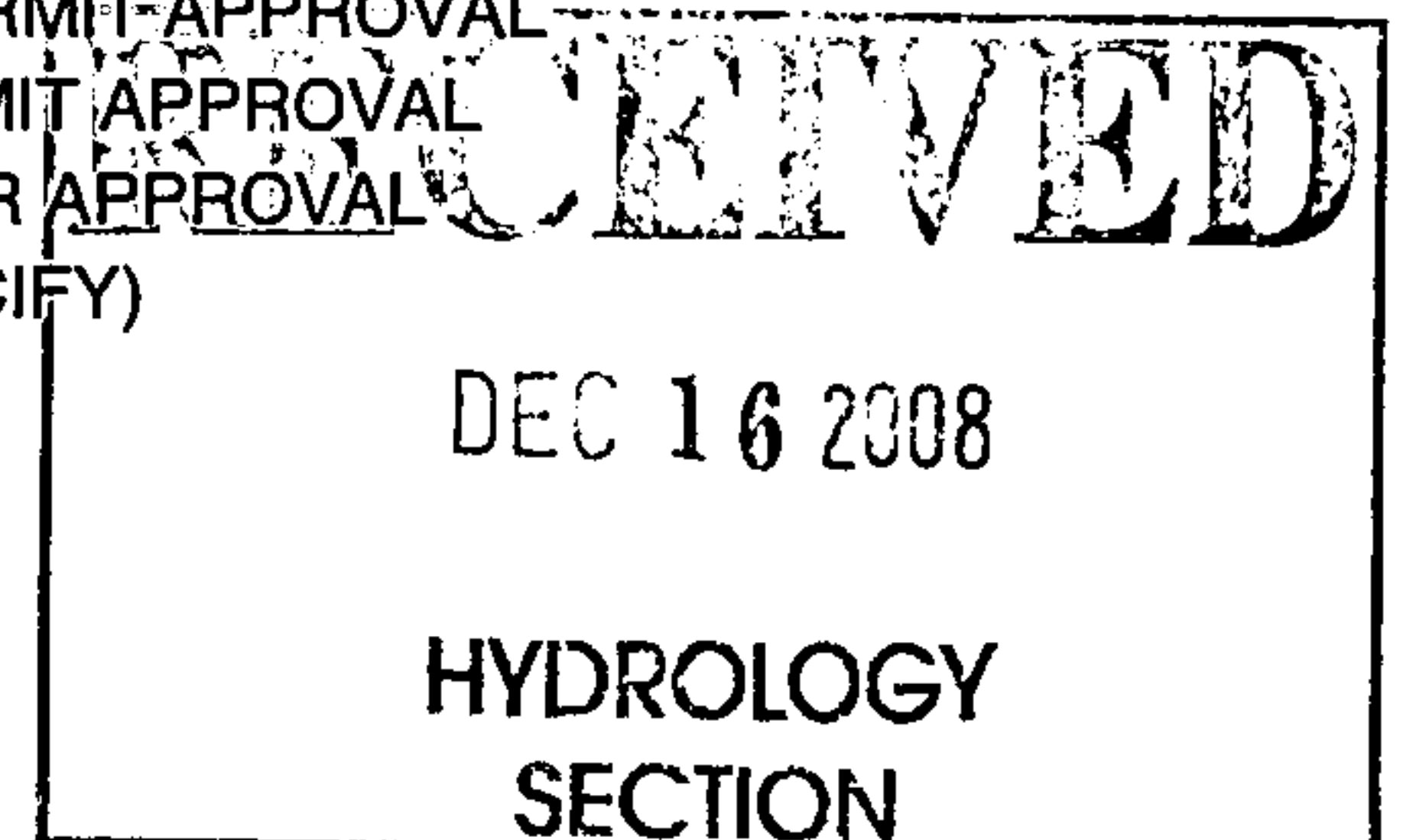
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
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CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 12/16/2008

BY: Sara Lavy, PE

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 Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 8, 2008

Sara Lavy, P.E.,
TIERRA WEST, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Advanced Healthcare, [H-16 / D141]
2701 Richmond Drive NE
Engineer's Stamp Dated 12/04/08

Dear Ms. Lavy:

Based on the information provided on your submittal dated December 5, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the equipment (equipment and containers laid out around parking area are blocking parking stalls and need to be removed) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 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 SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility ZONE MAP/DRG. FILE #: H-16 / D141
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION Block W Duke City Industrial Area **(2701 RICHMOND DRIVE NE)**
CITY ADDRESS: North of Menaul between the North Diversion Channel and Richmond Drive

ENGINEERING FIRM: Tierra West, LLC CONTACT: Sara Lavy
ADDRESS: 5571 Midway Park Place NE PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Monica Salusky CONTACT: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650 PHONE: (925) 943-6066
CITY, STATE: Walnut Creek, CA ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect CONTACT: Don Kirkman
ADDRESS: P.O. Box 816 PHONE: (253) 833-7910
CITY, STATE: Auburn, WA ZIP CODE: 98092

SURVEYOR: Wayjohn Surveying Inc. CONTACT: Thomas Johnston
ADDRESS: 330 Louisiana Blvd, NE PHONE: 255-2052
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

CONTRACTOR: Global Structures CONTACT: Steve Adams
ADDRESS: 510 Candelaria, NE PHONE: 343-0990
CITY, STATE: Albuquerque, NM ZIP CODE: 87107

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 (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
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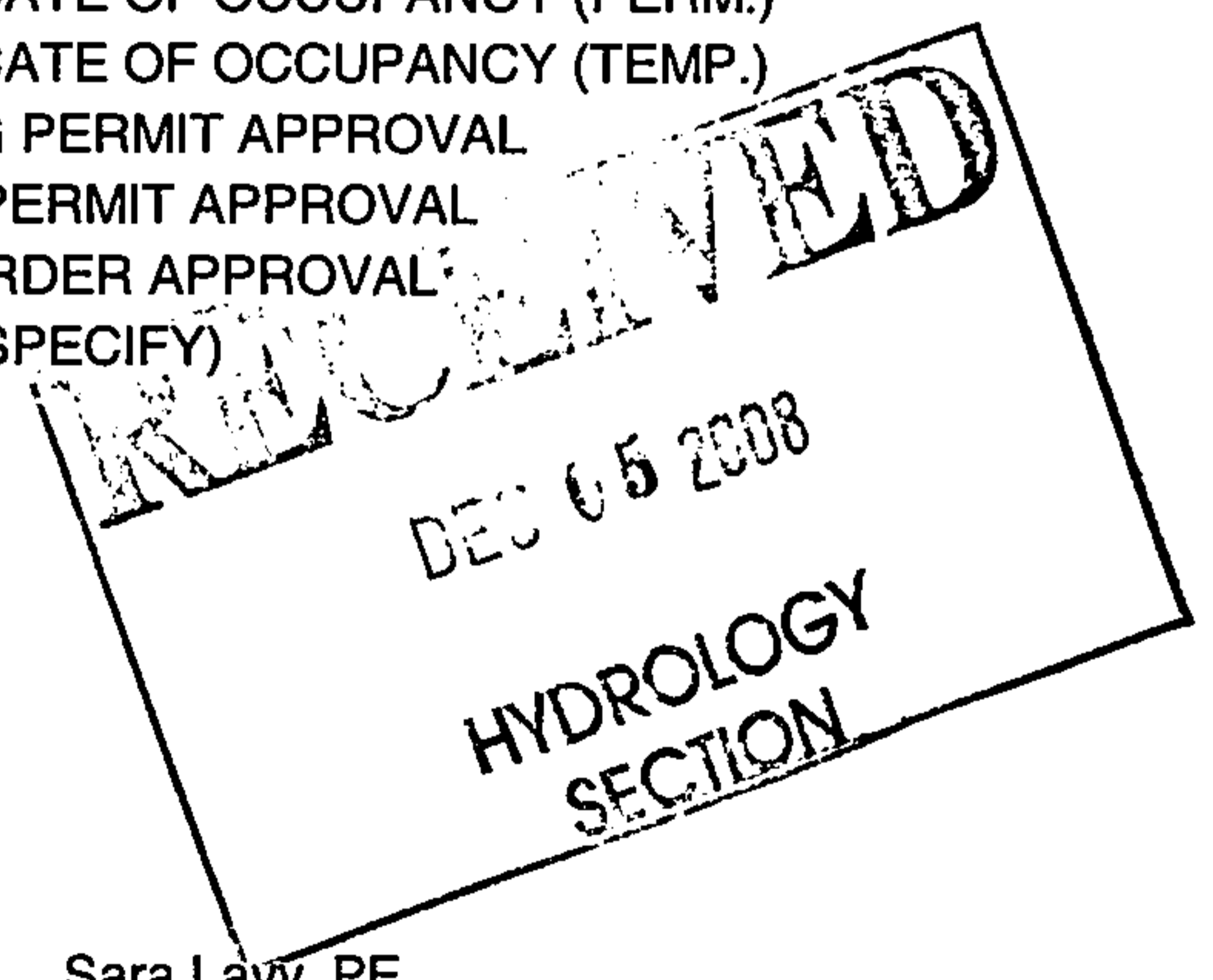
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/5/2008 BY: Sara Lavy, PE

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:

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5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

December 4, 2008

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Traffic Certification
Advanced Healthcare
2701 Richmond Drive NE**

Dear Mr. Salgado-Fernandez:

I, Sara Lavy, NMPE # 15092, of the firm Tierra West LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated February 11, 2008. The record information edited onto the original design document has been obtained by Sara Lavy, PE of the firm Tierra West LLC. I further certify that I have personally visited the site on December 4, 2008 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 Permanent 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.

Included for your consideration is the drainage information sheet and the as-built approved Traffic Circulation Layout.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

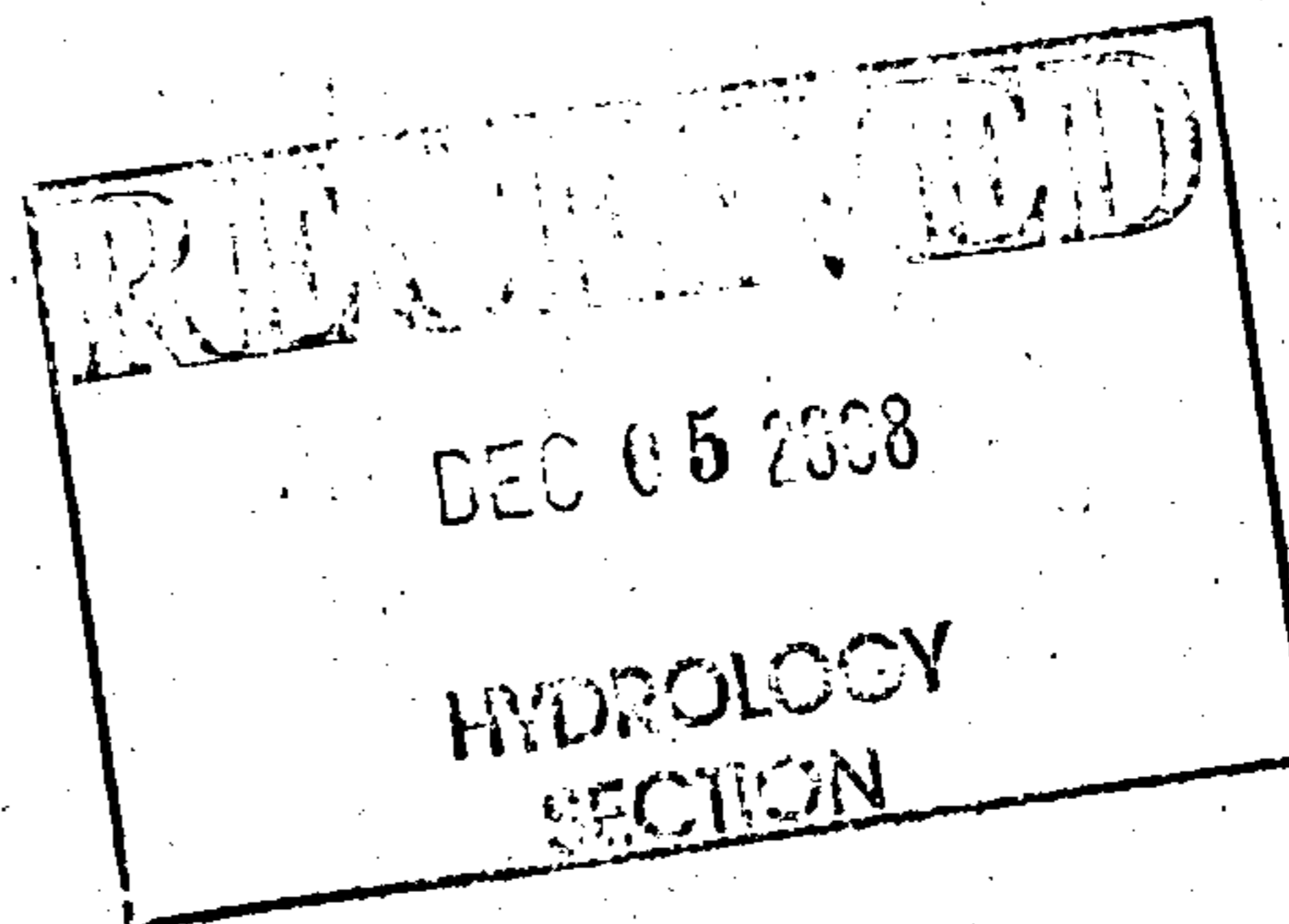
Sincerely,


Sara Lavy, P.E.

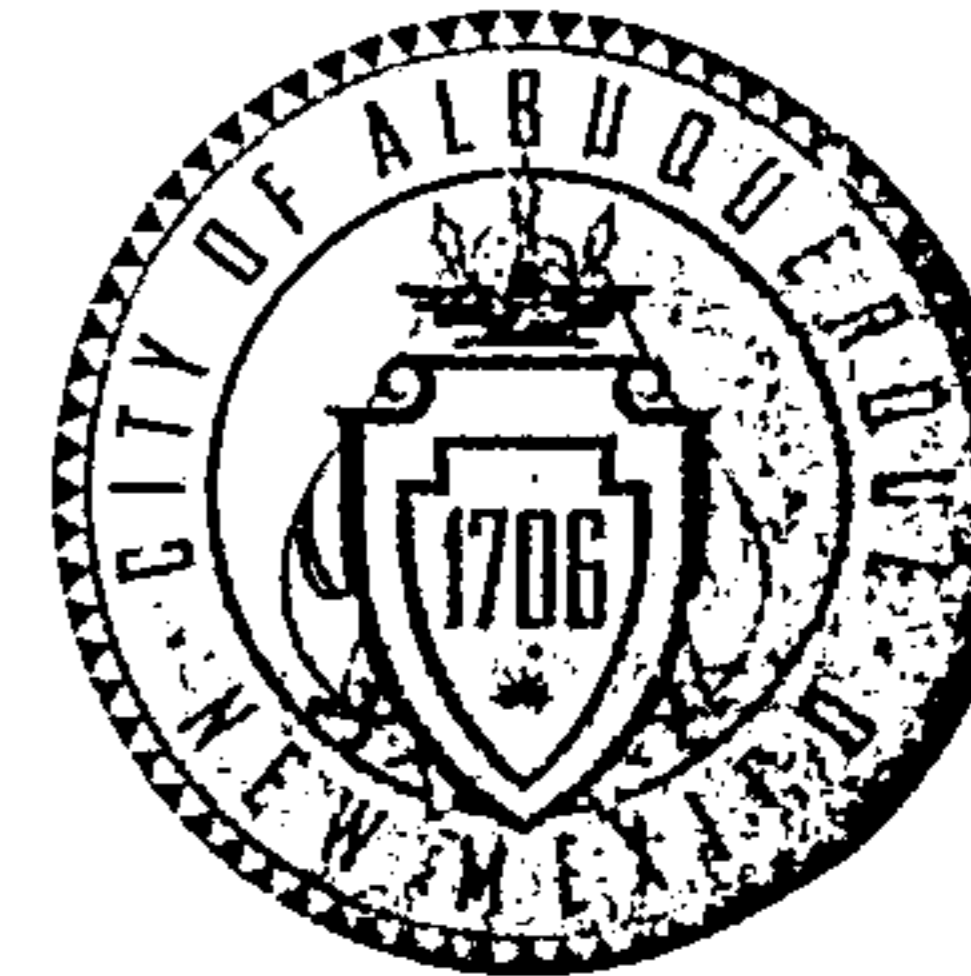
Enclosure/s

cc: Monica Salusky

JN: 26066
RRB/kdk



CITY OF ALBUQUERQUE



December 10, 2008

Sara Lavy, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

**Re: Advanced Healthcare Facility, Richmond Ave. NE,
(H-16/D141)
Approval of 90 Day Temporary Certificate of Occupancy,
Engineer's Stamp Dated: 10-19-07
Certification dated: 12-04-2008**

Ms. Lavy,

PO Box 1293

Based upon the information provided in your submittal received 12/05/08, the above referenced certification is approved for 90 Day Temporary Certificate of Occupancy release by Hydrology.

Albuquerque

All future requests for Certificate of Occupancy will require the address and building number prior to approval.

NM 87103

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

www.cabq.gov

Sincerely,

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

C: CO Clerk--Katrina Sigala
file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-16 / D141
WORK ORDER #: _____

LEGAL DESCRIPTION Block W Duke City Industrial Area
CITY ADDRESS: North of Menaul between the North Diversion Channel and Richmond Drive

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650
CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky
PHONE: (925) 943-6066
ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect
ADDRESS: P.O. Box 816
CITY, STATE: Auburn, WA

CONTACT: Don Kirkman
PHONE: (253) 833-7910
ZIP CODE: 98092

SURVEYOR: Wayjohn Surveying Inc.
ADDRESS: 330 Louisiana Blvd, NE
CITY, STATE: Albuquerque, NM

CONTACT: Thomas Johnston
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: Global Structures
ADDRESS: 510 Candelaria, NE
CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams
PHONE: 343-0990
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
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☐ ENGINEERS CERTIFICATION (TCL)
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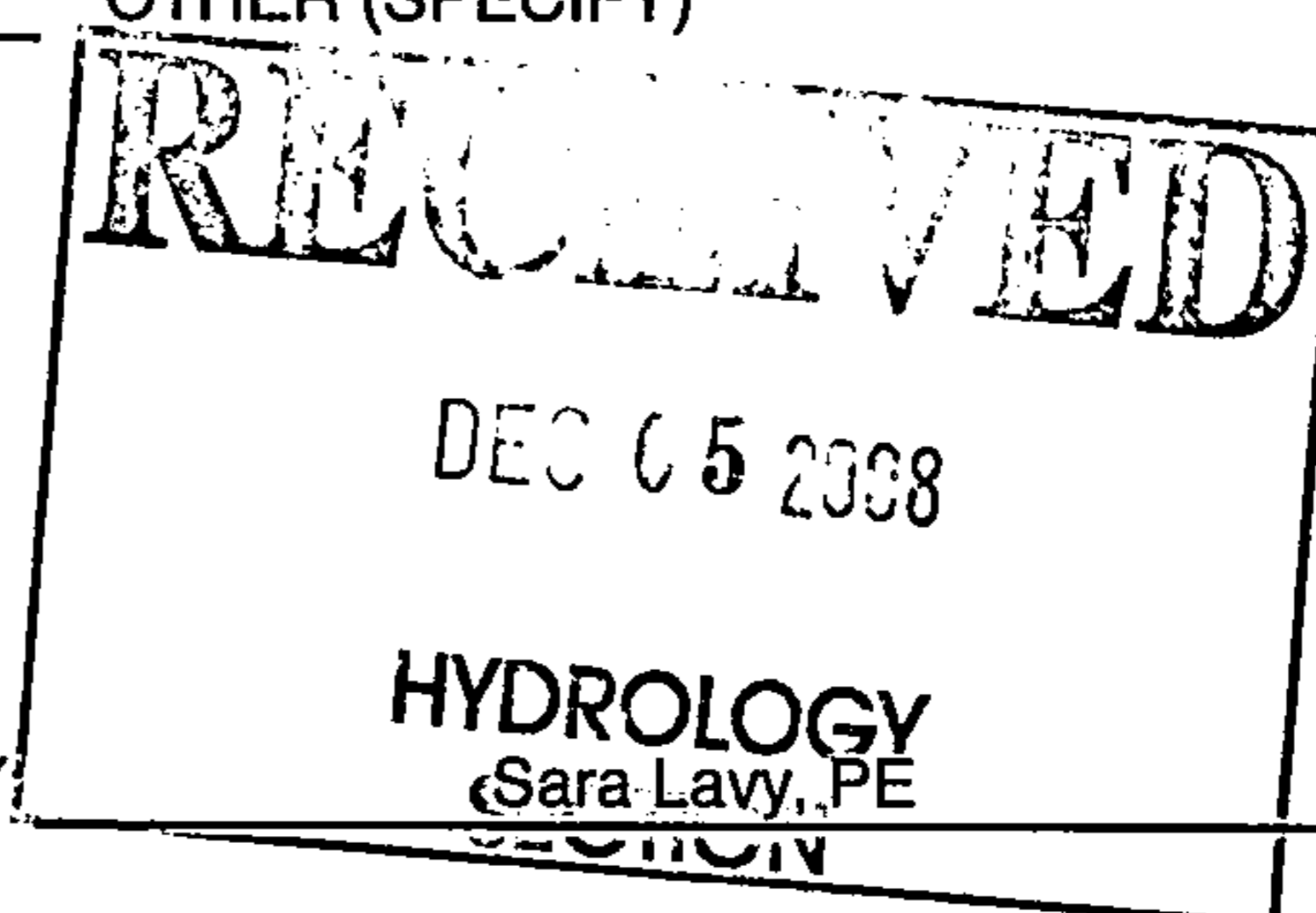
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 12/5/2008

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 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:

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CITY OF ALBUQUERQUE



February 11, 2008

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Advanced Health Care Facility, 2701 Richmond Drive NE, Traffic Circulation Layout
Engineer's Stamp dated 2-11-08 (H16-D141)

Mr. Bohannon,

The TCL submittal received 2-11-08 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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.

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.

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,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Advanced Healthcare Facility
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-16 / D141
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ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E. *CYNTHIA*
PHONE: (505) 858-3100 *ABEYTA 213*
ZIP CODE: 87109

OWNER: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650
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CONTACT: Monica Salusky
PHONE: (925) 943-6066
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CONTACT: Don Kirkman
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SURVEYOR: Wayjohn Surveying Inc.
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ADDRESS: 510 Candelaria, NE
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CONTACT: Steve Admas
PHONE: 505) 343-0990
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☐ DRAINAGE PLAN RESUBMITTAL
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☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

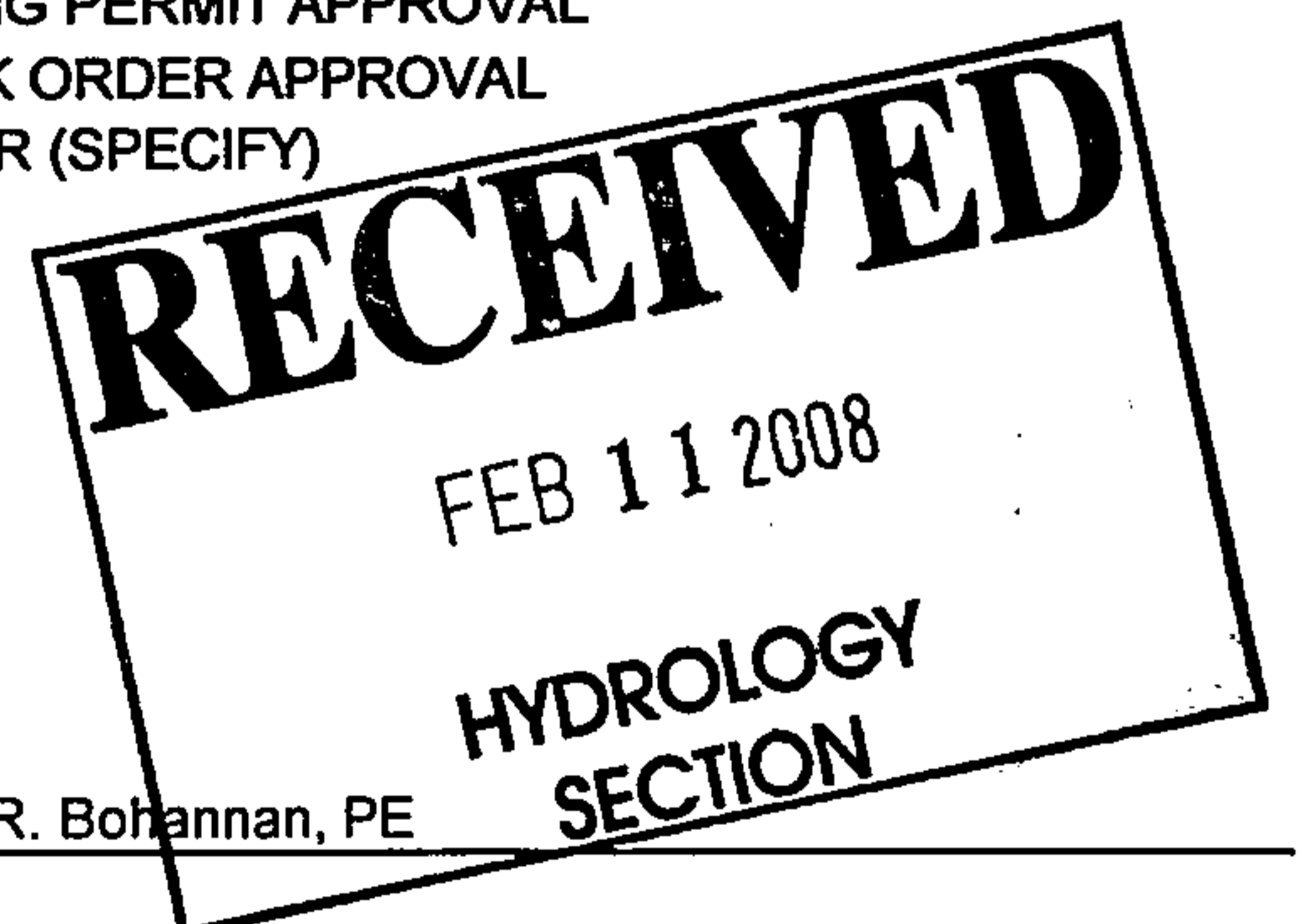
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- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE 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: 2/11/2008 BY: Ronald R. Bohannon, PE



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 Plans:** 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.



Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

TO City of Albuquerque

Public Works Hydrology Department

Plaza Del Sol

600 N. Second Street NW

Albuquerque, NM 87102

LETTER OF TRANSMITTAL

DATE: 2/11/2008

JOB NO:

26066

ATTENTION: Tim Simms

RE: Advanced Healthcare Facility

PHONE: (505) 924-3982

WE ARE SENDING YOU

☐

Attached

☐

Under Separate cover via the following items:

☐

Shop drawings

☐

Prints

☒

Plans

☐

Samples

☐

Specifications

☐

Copy of letter

☐

Change order

☐

COPIES	DATED	NO.	DESCRIPTION
1			Drainage and Transportation Information Sheet
1			Traffic Circulation Layout Plan (dated 2-11-08)

THESE ARE TRANSMITTED as checked below:

☐

For approval

☐

Approved as submitted

☐

FOR SIGNATURE(S)

☐

For your use

☐

Approved as noted

☐☒

As requested

☐

Returned for corrections

☐

For review and comments

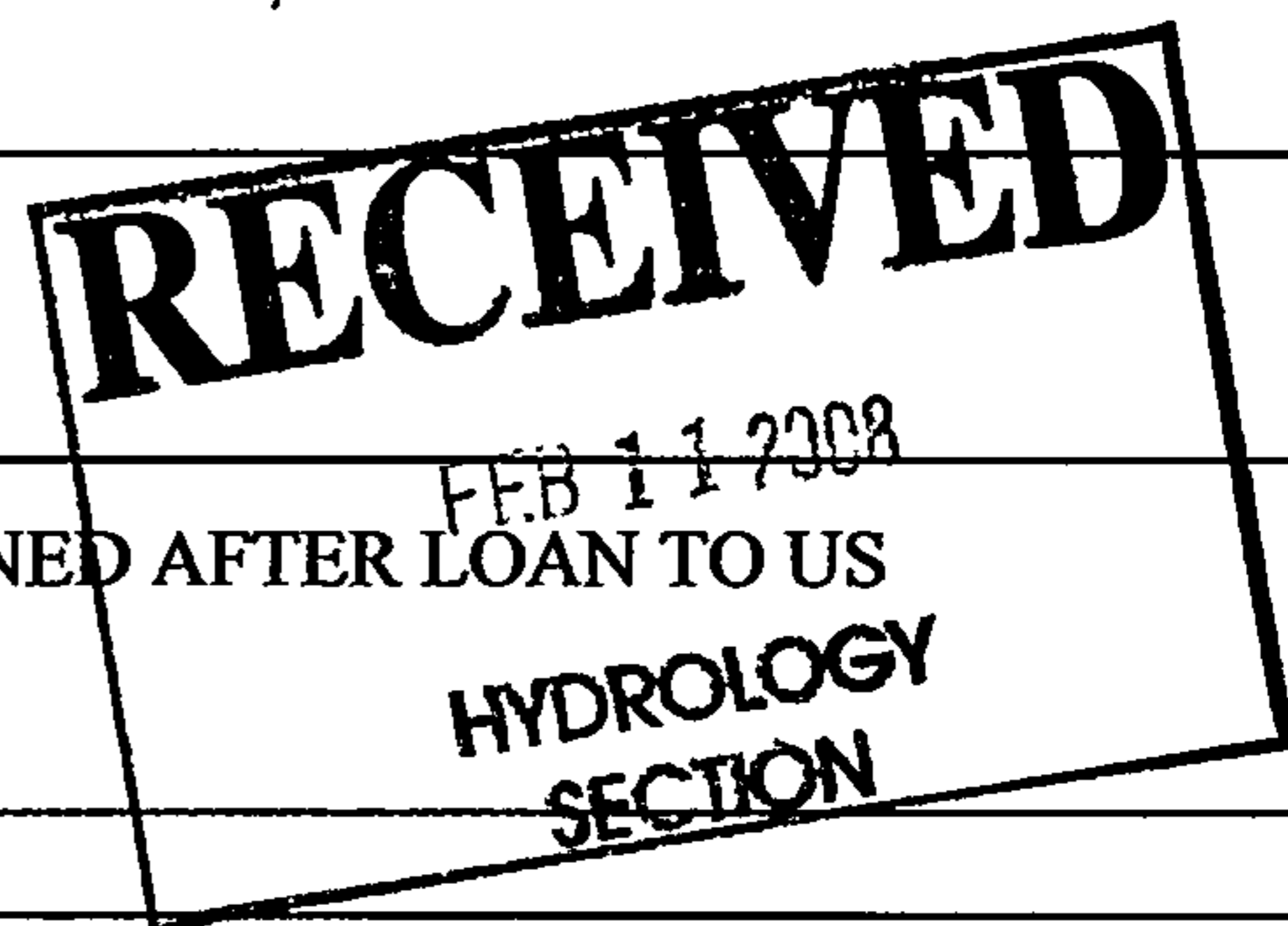
☐☐

FOR BIDS DUE 20

☐

PRINTS RETURNED AFTER LOAN TO US

REMARKS



COPY TO

RECEIVED BY

Date

SIGNED

Cynthia Abeyta for

Ronald R. Bohannon, PE

CITY OF ALBUQUERQUE



October 24, 2007

Sara Lavy, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Advanced Health Care Facility, North of Menaul Between the North Diversion
Channel and Richmond Drive, Grading and Drainage Plan
Engineer's Stamp dated 10-19-07 (H16-D141)**

Dear Ms. Lavy,

Based upon the information provided in your submittal received 10-19-07, 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.

The above referenced plan is approved for an SO-19 permit. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection / sidewalk culvert by the Storm Drain Maintenance department. Contact Duane Schmitz at 235-8016 to schedule an inspection

P.O. Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to the following address:

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Kathy Verhage).

www.cabq.gov

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

Sincerely,

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

C: Duane Schmitz, DMD Street / Storm Maintenance (Pino Yards)
Antoinette Baldonado, Construction Services
Kathy Verhage, DMD Storm Drainage Design

File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-16/D141
WORK ORDER #: _____

LEGAL DESCRIPTION: Block W Duke City Industrial Area
CITY ADDRESS: North of Menaul between the North Diversion Channel and Richmond Drive

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: Albuquerque, NM

CONTACT: SARA LAVY
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650
CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky
PHONE: (925) 943-6066
ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect
ADDRESS: P.O. Box 816
CITY, STATE: Auburn, WA

CONTACT: Don Kirkman
PHONE: (253) 833-7910
ZIP CODE: 98092

SURVEYOR: Wayjohn Surveying Inc.
ADDRESS: 330 Louisiana Blvd, NE
CITY, STATE: Albuquerque, NM

CONTACT: Thomas Johnston
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: Global Structures
ADDRESS: 510 Candelaria, NE
CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams
PHONE: 343-0990
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

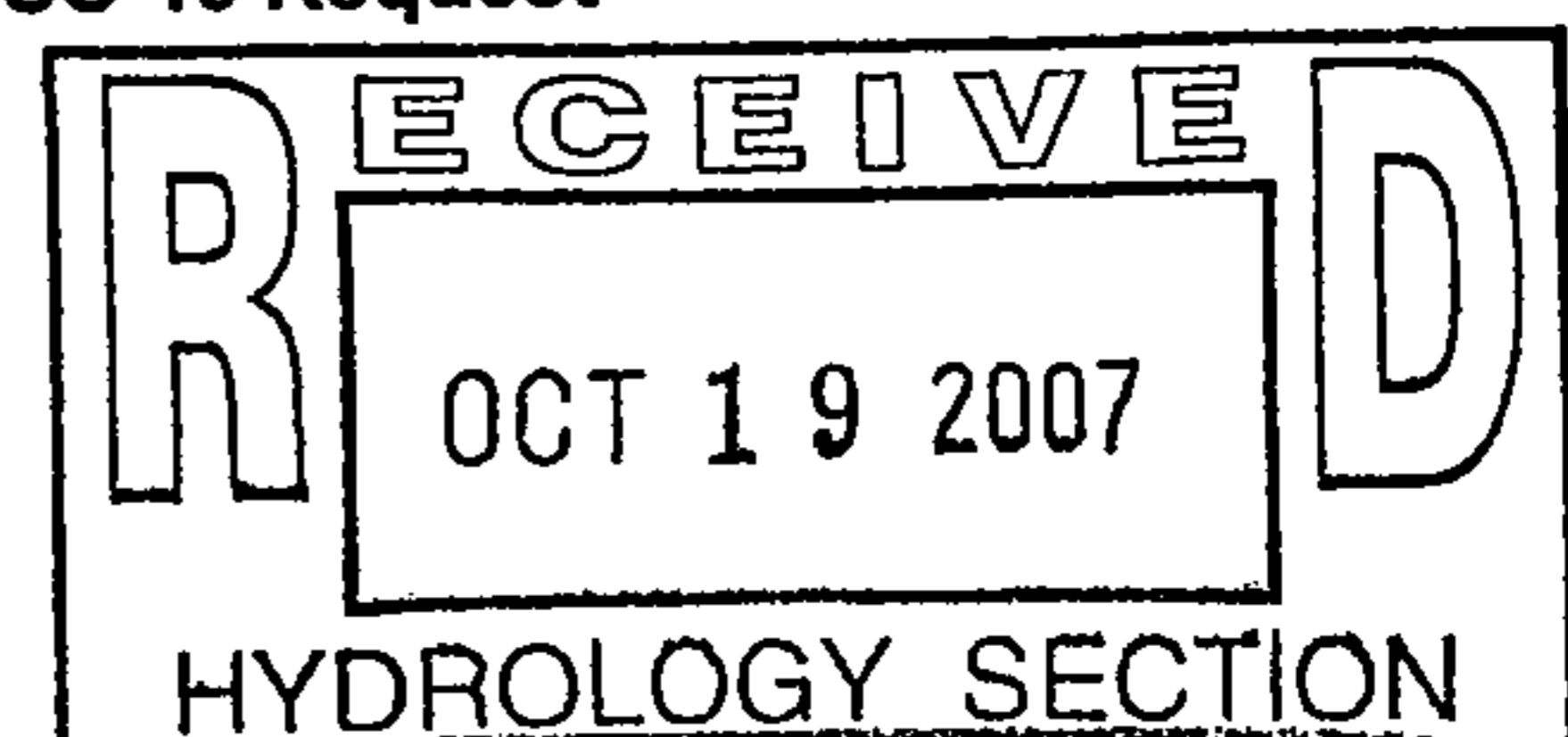
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER - **SO-19 Request**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10/19/2007 BY: Sara Lavy

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 Plans:** 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.

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 19, 2007

Ms. Kristal Metro, PE
Senior Engineer, Planning Dept.
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

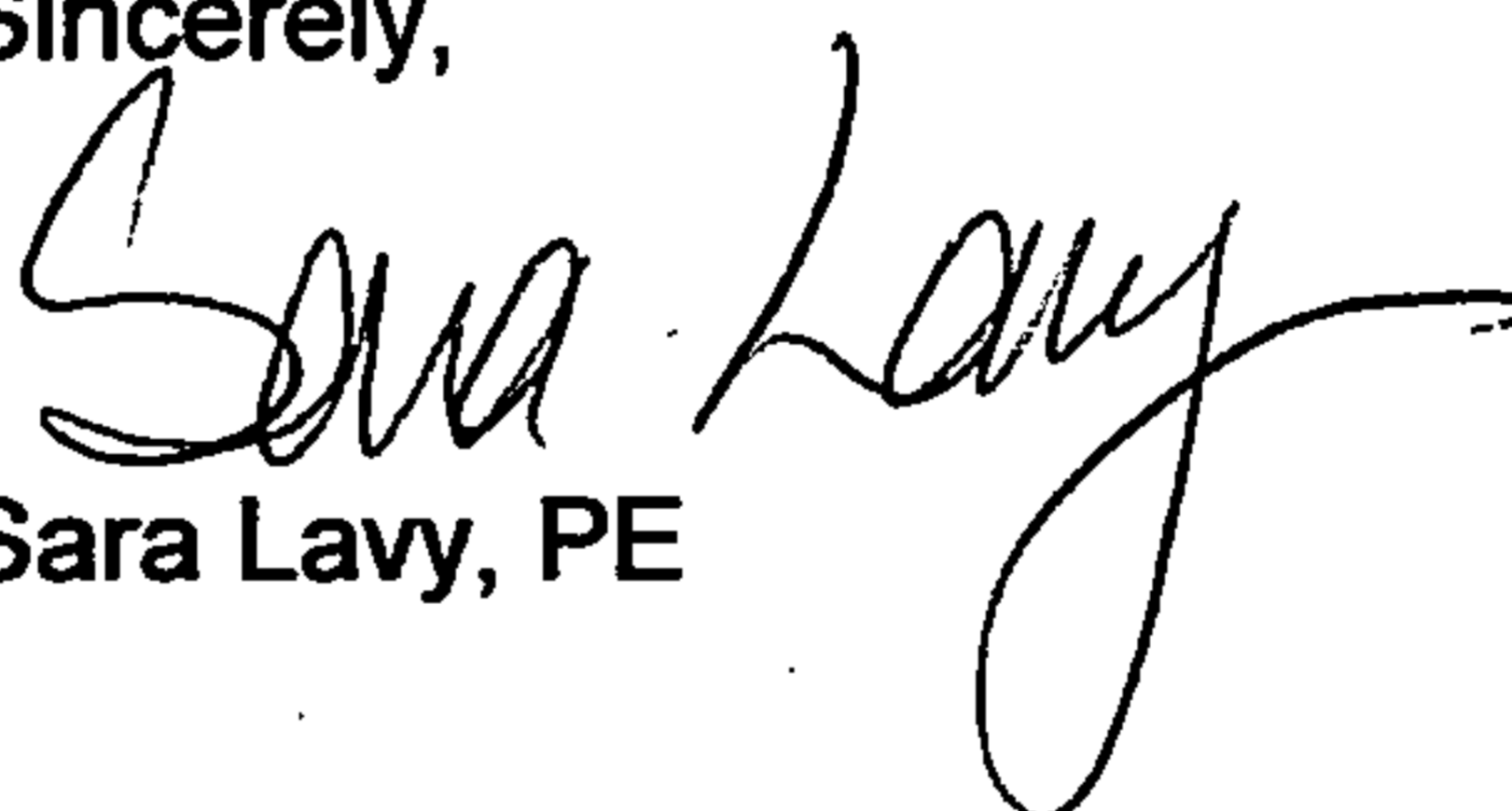
RE: Advanced Health Care (H16-D141)

Dear Ms. Metro:

Tierra West LLC, on behalf of the owner, is resubmitting the Grading and Drainage Plan, due to comments received during Building Permit review. The driveway in the back of the building was widened to 18-feet at the request of the Fire Marshall and the dumpster moved to the northwest corner of the site. A ramp was added on the north side of the building to allow ADA access to that door. Also, a few spot elevations with typos were corrected along the front of the building.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

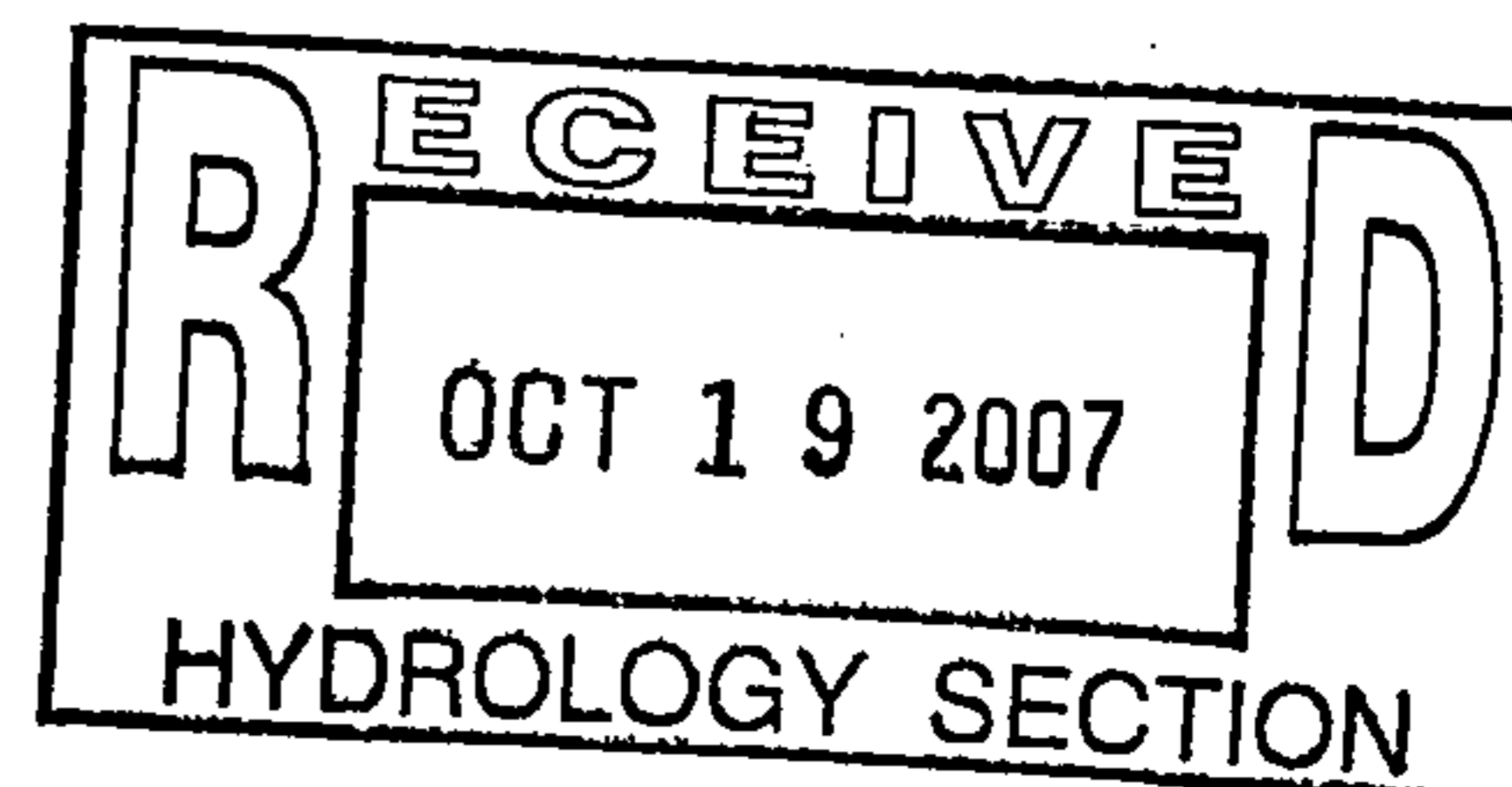

Sara Lavy, PE

Enclosure/s

cc: Monica Salusky

JN: 26066
SL/bd

26066: City Drainage resubmittal 10-19-07.doc



CITY OF ALBUQUERQUE



August 30, 2007

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Advanced Health Care Facility, North of Menaul Between the North
Diversion Channel and Richmond Drive, Grading and Drainage Plan
Engineer's Stamp dated 8-30-07 (H16-D141)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 8-21-07, 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, please follow Lynn Mazur's recommendation and construct the northern berm outside the 10-foot public utility easement.~~

*Removed as
condition of CO
per Lynn Mazur*

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to the following address:

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Kathy Verhage).

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

Sincerely,

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

C: Duane Schmitz, DMD Street / Storm Maintenance (Pino Yards)
Antoinette Baldonado, Construction Services
Kathy Verhage, DMD Storm Drainage Design
File

Danny I. Hernandez - Chair
 Janet Salera - Vice Chair
 Tim Fichtenberg - Secretary - Treasurer
 Ronald D. Brown - Assistant Secretary - Treasurer
 Daniel Lyon - Director

John P. Kelly, P.E.
 Executive Engineer



**Albuquerque
 Metropolitan
 Arroyo
 Flood
 Control
 Authority**

2600 Prospect N.E., Albuquerque, NM 87107
 Phone: (505) 884-2215 Fax: (505) 884-0214

Post-It® Fax Note 7671		Date 8-28	# of pages 1
To Kristal Metro		From Lynn Mazur	
Co/Dept. Hydrology		Co. AMAFCA	
Phone #		Phone #	
Fax #		Fax #	

August 28, 2007

Mr. Ronald R. Bohannon, P.E.
 Tierra West, LLC
 5571 Midway Park Place NE
 Albuquerque, NM 87109

Re: Drainage Report for Advanced Health Care next to North Diversion Channel,
 Engineer's Stamp Dated August 20, 2007, ZAP H-16

Dear Mr. Bohannon:

AMAFCA staff approves the revised Drainage Report and site plan. I recommend that the berm along the north property line, as shown on Section E-E, be constructed outside the 10-foot Public Utility Easement to allow access.

If you have any questions, please call me at 884-2215.

Sincerely,
 AMAFCA

Lynn M. Mazur

Lynn M. Mazur, P.E., C.F.M.
 Development Review Engineer

Cc: Kristal Metro, City Hydrology
 Sara Lavy, Tierra West

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-16 / D141
WORK ORDER #: _____

LEGAL DESCRIPTION: Block W Duke City Industrial Area

CITY ADDRESS: North of Menaul between the North Diversion Channel and Richmond Drive

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: Albuquerque, NM

CONTACT: Sara Lavy
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650
CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky
PHONE: (925) 943-6066
ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect
ADDRESS: P.O. Box 816
CITY, STATE: Auburn, WA

CONTACT: Don Kirkman
PHONE: (253) 833-7910
ZIP CODE: 98092

SURVEYOR: Wayjohn Surveying Inc.
ADDRESS: 330 Louisiana Blvd, NE
CITY, STATE: Albuquerque, NM

CONTACT: Thomas Johnston
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: Global Structures
ADDRESS: 510 Candelaria, NE
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CONTACT: Steve Adams
PHONE: 343-0990
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

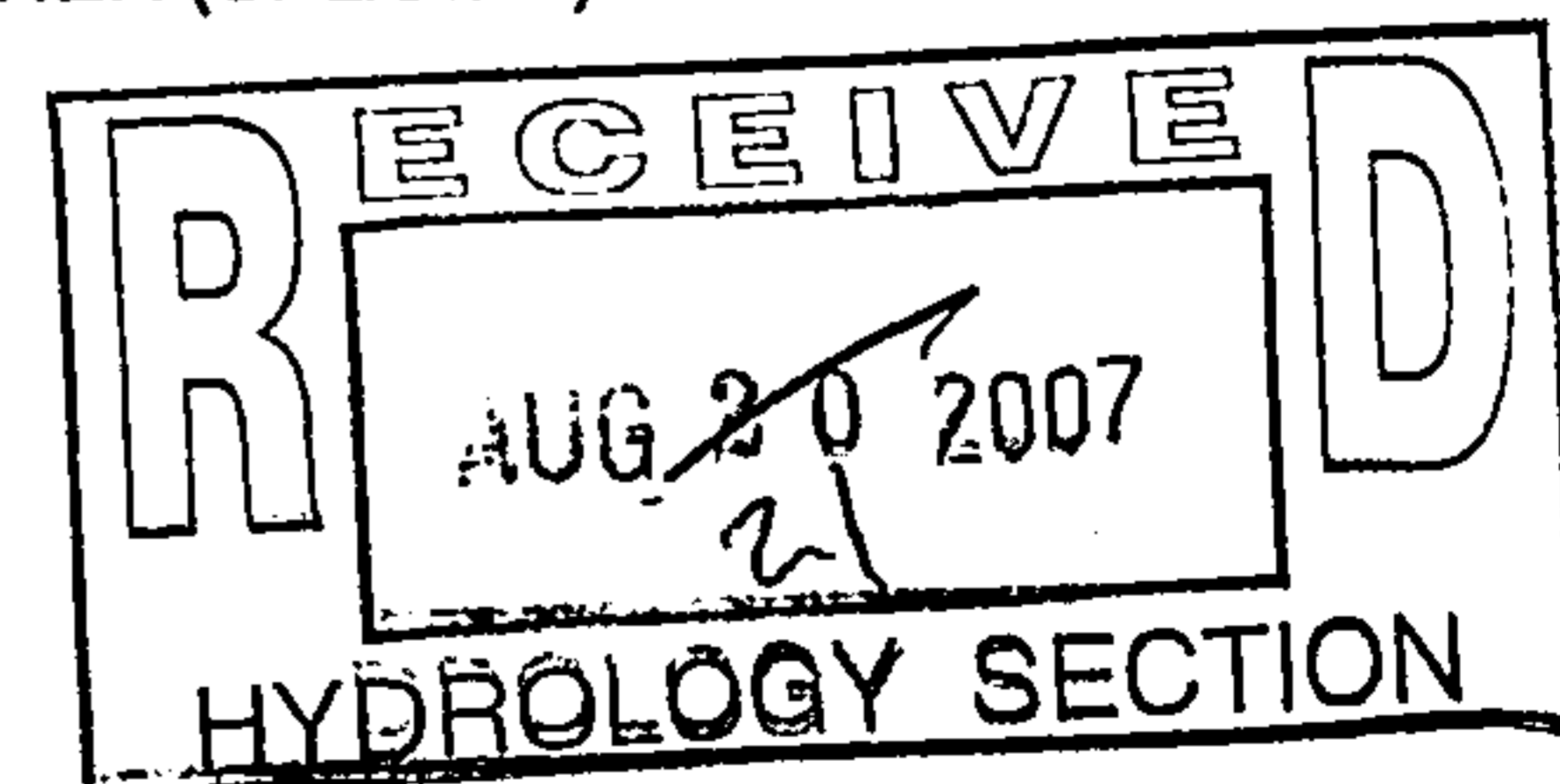
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
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☐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

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☐ 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: 8/20/2007 BY: Sara Lavy

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 Plans:** 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.

DRAINAGE REPORT

for

Advanced Health Care East of North Diversion Channel, North of Menaul Albuquerque, New Mexico

Prepared by

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Prepared for

Monica Salusky
1990 N. California Boulevard, Suite 650
Walnut Creek, CA 94596

August 2007

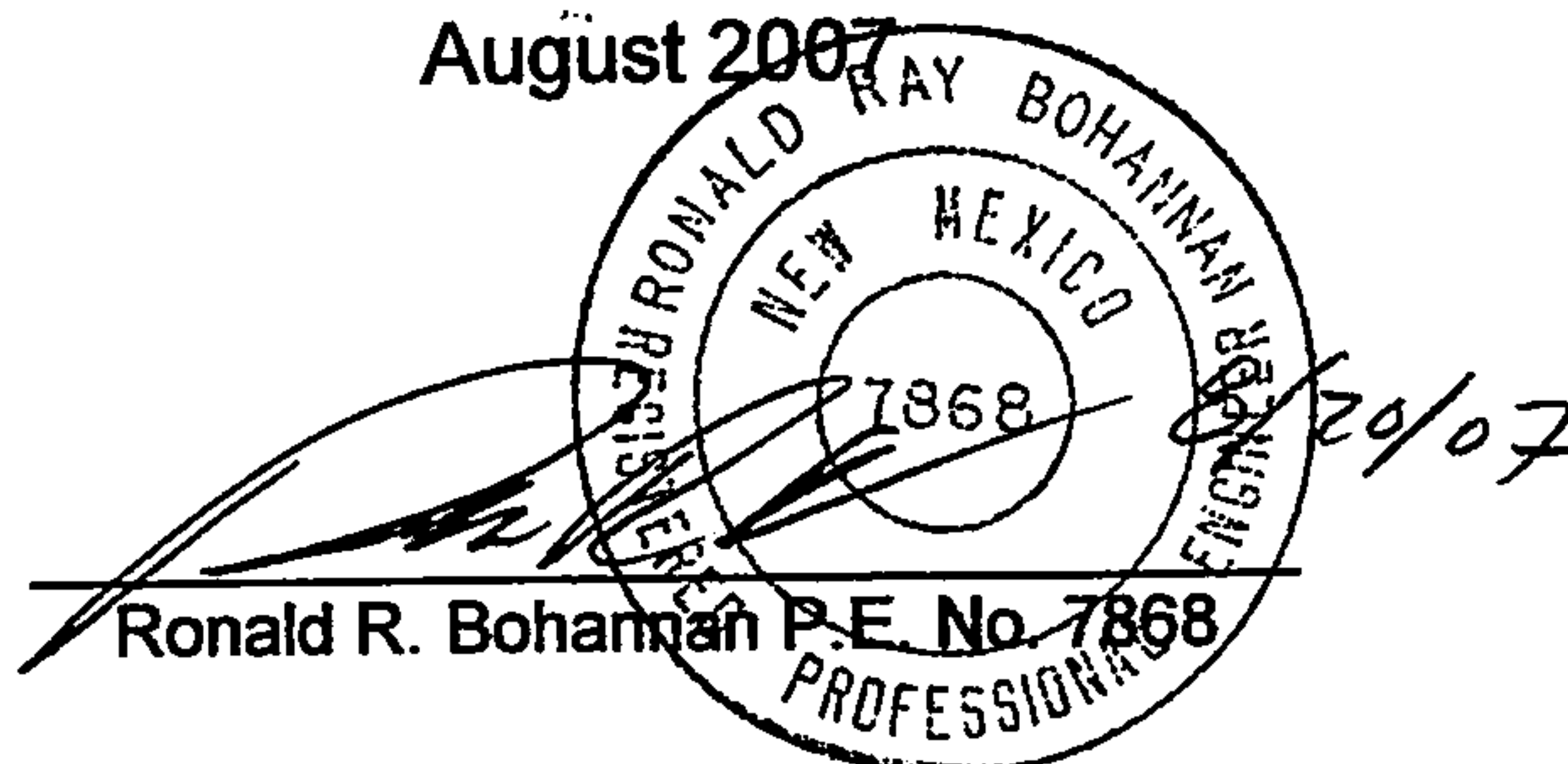


TABLE OF CONTENTS

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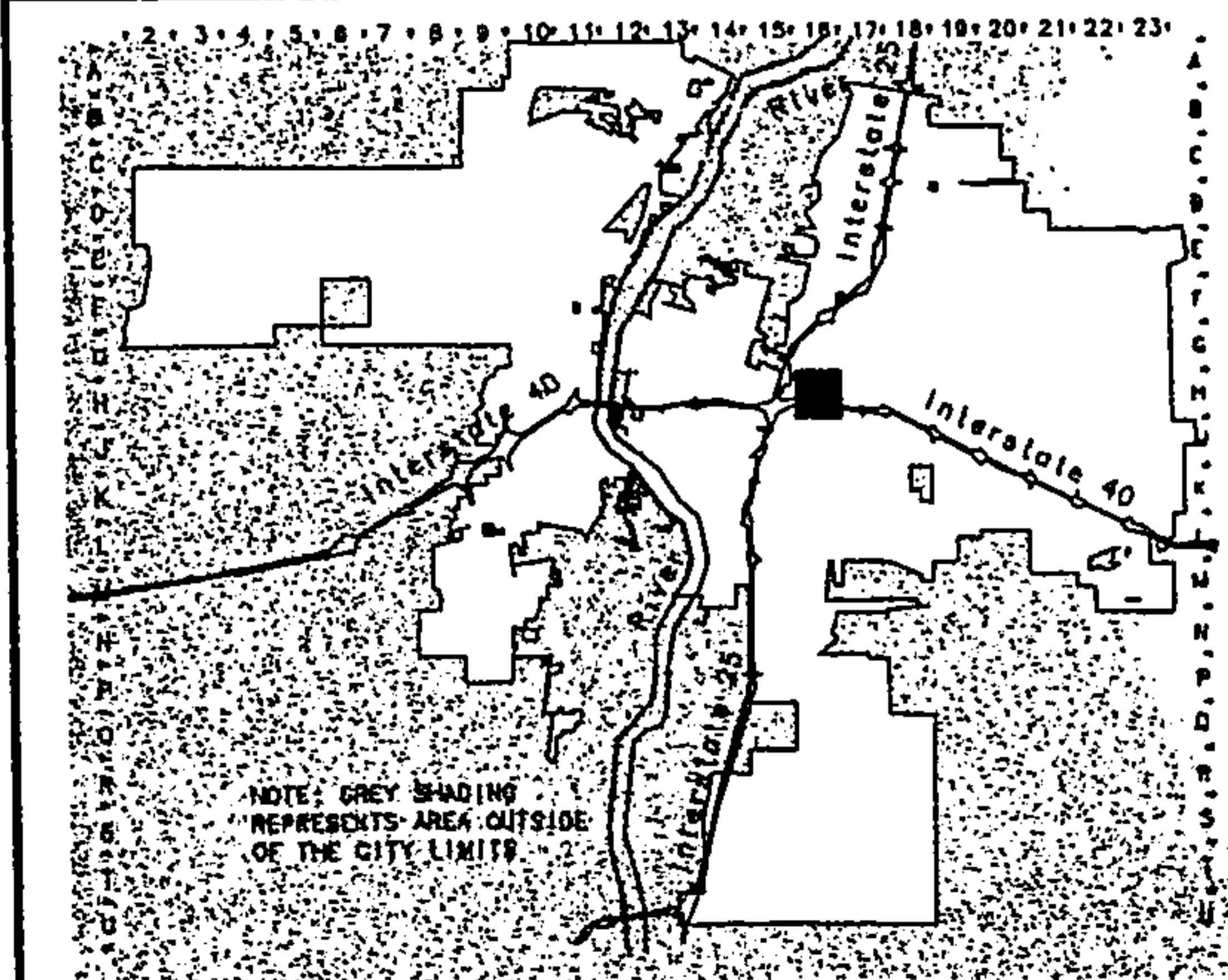
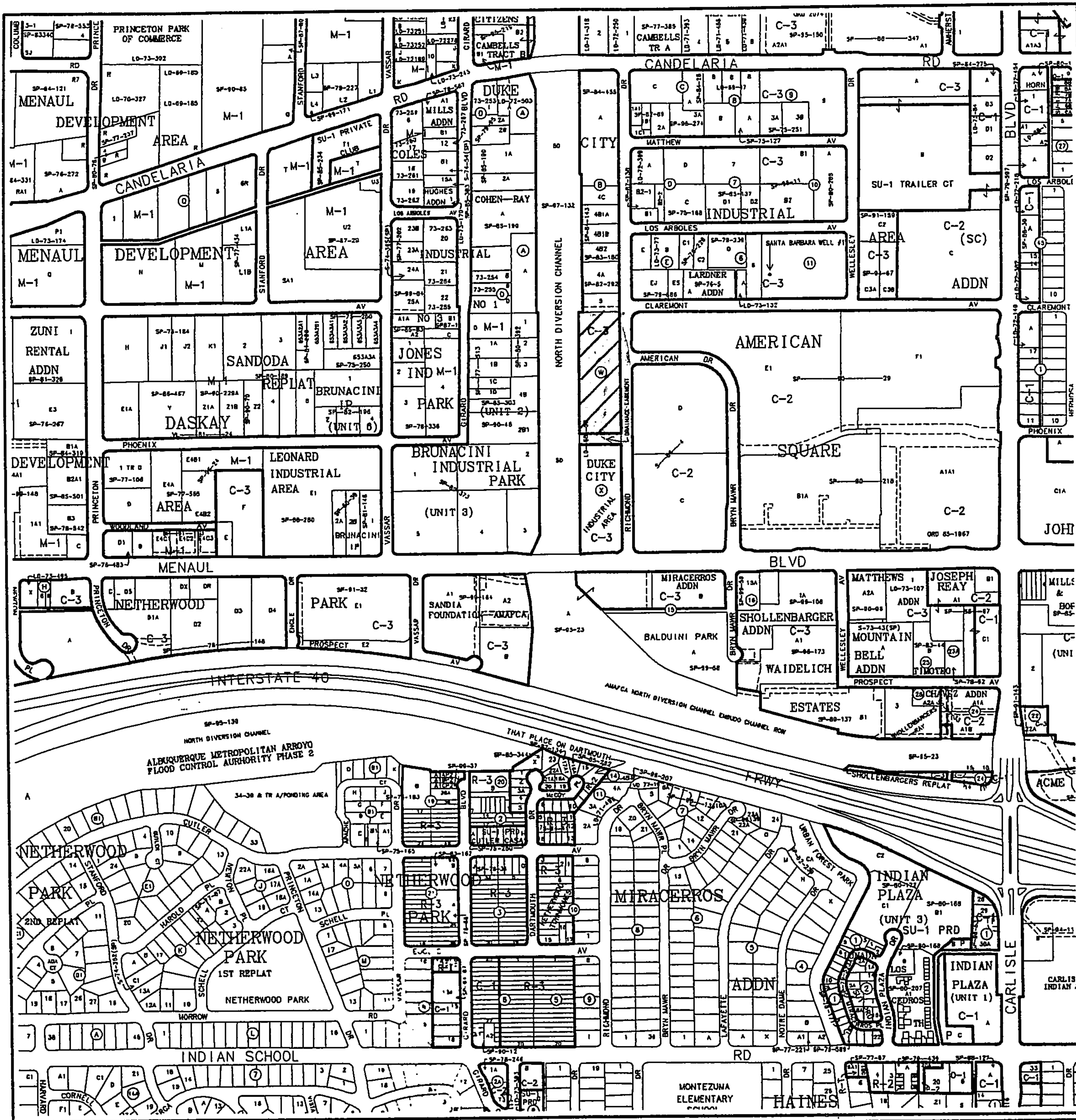
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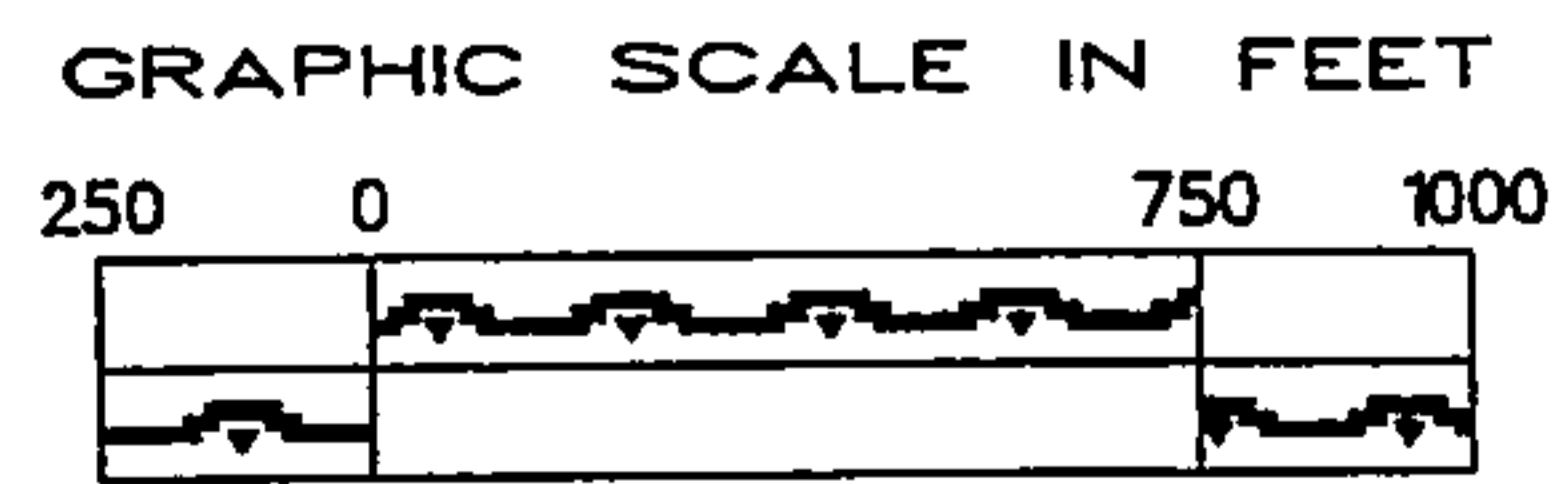
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CITY OF Albuquerque
AGIS
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page
H-16-Z
 Map Amended through July 28, 2000

Location

The site is located at the north of Menaul between the North Diversion Channel and Richmond Drive. The site contains approximately 3.49 acres and is currently undeveloped (see attached Zone Atlas Map H-16). The property is the proposed location of a 33,952 SF Advanced Health Care Facility. The purpose of this report is to provide the drainage analysis and management plan for the project.

Existing Drainage Conditions

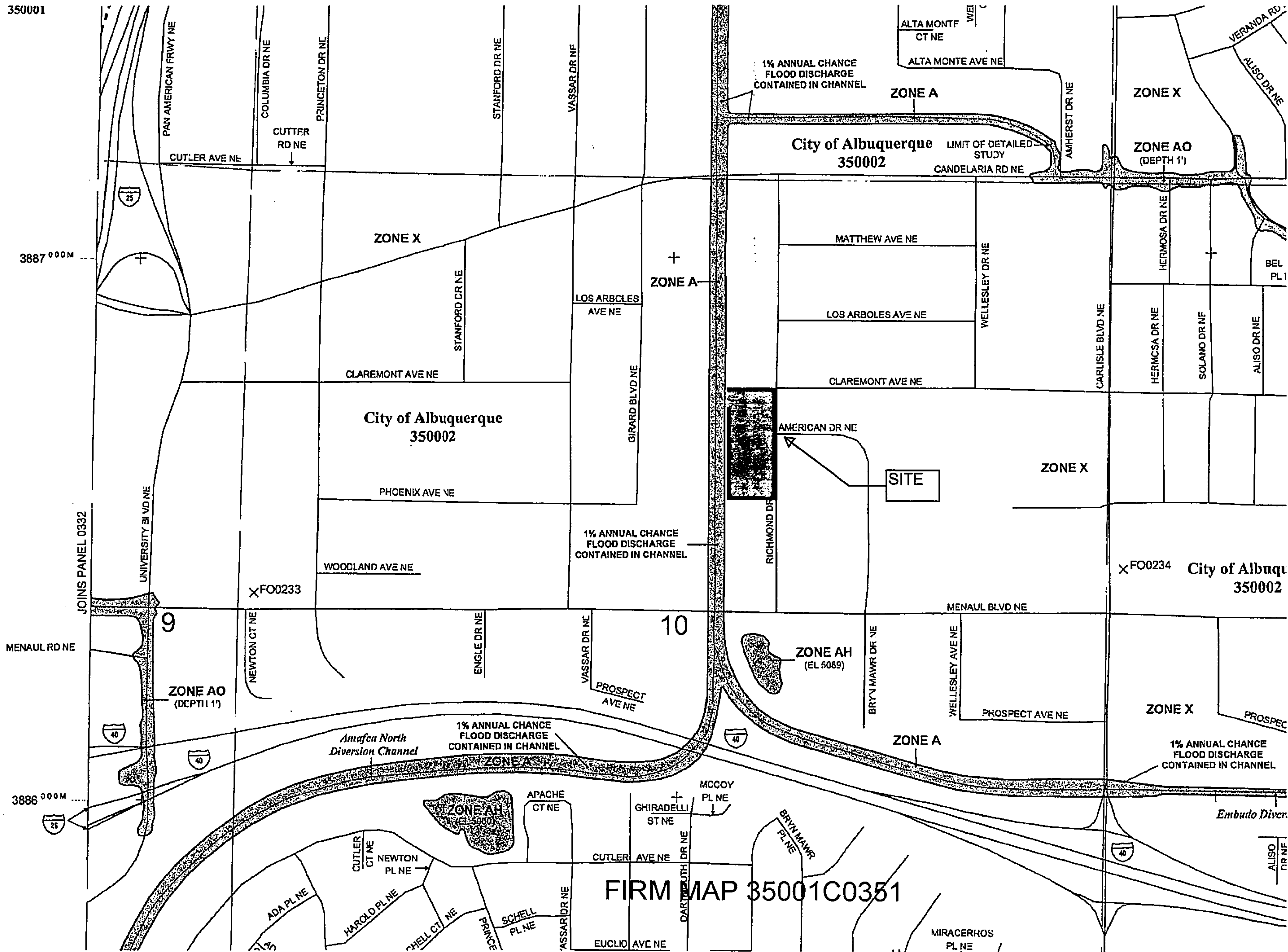
The site is currently undeveloped. No offsite runoff enters the site. The North Diversion Channel is located immediately west of the site and cuts off flows from that direction. Richmond Drive is located east of the site and is developed with curb and gutter to direct flows south and away from the site. An existing concrete drainage channel is located south of the site which accepts flows from the American Square development and the area north of the site is developed and flows do not drain onto the site. This channel conveys all of the flow in Richmond to the North Diversion Channel.

The site has two existing basins with flow rates of 4.71 cfs and 0.74 cfs, respectively. Basin 1 flows south to the existing concrete drainage channel and Basin 2 flows west to the North Diversion Channel. The flows from Basin 1 are then routed in the channel to the North Diversion Channel.

FIRM Map

The site is located on FIRM Map 35001C0351E as shown on the attached excerpt. The map shows that the site does not lie within any 100-year flood plains. The North Diversion Channel is located immediately west of the site and is the location of a mapped 100-year flood plain.

350001



On-Site Drainage Management Plan

The proposed drainage management plan is to route the developed flows to the existing concrete drainage channel located on the south side of the site. The site will have to flow overland as no existing storm drain is available in the vicinity and the grades of the existing channel are too shallow to allow a new storm drain connection. There are seven developed basins on the site (see attached Developed Basin Layout). Basin 1, with 3.50 cfs, drains south to a new 2' drainage swale that will connect to the existing channel on the south side of the site. Basin 2 has 2.93 cfs of developed flows and will drain south in the parking lot and then east out the southern entrance. The flows will then almost immediately enter the inlet structure on Richmond Drive for the existing concrete channel. Basin 3, with 3.33 cfs, will drain south in the parking lot to a sidewalk culvert that will allow the flows to enter Richmond Drive. The flows will continue south in Richmond Drive to the existing concrete channel. Basin 4 is not being developed at this time and will be left undisturbed. It has an undeveloped flow of 0.86 cfs and will continue the current drainage pattern of draining west towards the North Diversion Channel. Any minor grading that needs to take place will be revegetated. In the future, the developed flow of 2.38 cfs from Basin 4 will drain south to Basin 6. Basin 5, with a flow of 0.47 cfs, consists of the existing concrete channel on the south side of the site. Basin 6 has a developed flow of 1.10 cfs and will drain east into Richmond Drive and then south to the existing concrete channel. Basin 7, with 0.72 cfs, consists of the landscaped area on the northwest side of the building. The driveway behind the building is higher than the building, therefore, several area drains and an 8" pipe have been used to convey the flows away from the building. The 8" pipe will daylight at the existing concrete channel on the south side of the site.

There are several drainage reports for this area that analyze the existing concrete channel. According to the "Drainage Report Update for American Square Blocks A-1A, B-1, E-1, and F-1" by Espey, Huston & Associates, Inc., The total flow from the upstream basins

draining to the inlet (including this site) is 139.1 cfs. The drainage report for Wal-Mart Store #850-03 states that the inlet of the existing concrete channel at Richmond has capacity for 143.63 cfs. This site is part of Basin 6 from the Espy report (See Appendix) and is programmed to drain to the Richmond inlet and channel.

In the case of an emergency or storm greater than the 100-year event, the site will overflow the drainage channel and drain over the curbs to the existing concrete channel and from there to the North Diversion Channel.

Calculations

The Weighted E method from the "City of Albuquerque Development Process Manual Volume 11 – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

Summary

The site generates a total developed flow of 14.43 cfs. All basins except basin 4 drain south to the existing concrete drainage structure. The existing structure will route the flows east to the North Diversion Channel. A new 2' concrete channel will convey the flows from Basin 1 to the existing structure. Basins 2, 3, and 6 will drain to Richmond Drive and then be conveyed to the existing drainage channel. Basin 7 will drain will drain to the existing drainage channel through a 8" pipe. The existing drainage structure has capacity for the flows from this site as demonstrated in previous drainage reports (see appendix). Basin 4 is not being developed at this time and will continue the historic drainage pattern of draining west to the North Diversion Channel. In the future Basin 4 will drain to Basin 6 and be conveyed to the existing concrete channel via Richmond Drive.

PARCEL 5-D, A.M.A.F.C.A. NORTH DIVERSION CHANNEL
(230' R.O.W.)

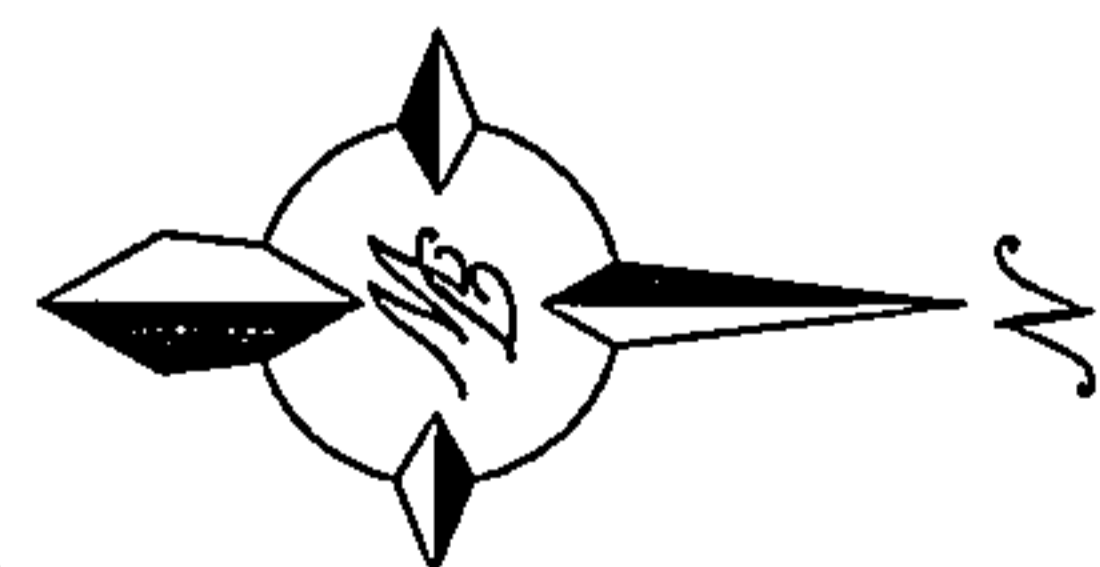
EXISTING CHANNEL

BASIN 1
Q=4.71 CFS

BASIN 2
Q=0.74 CFS

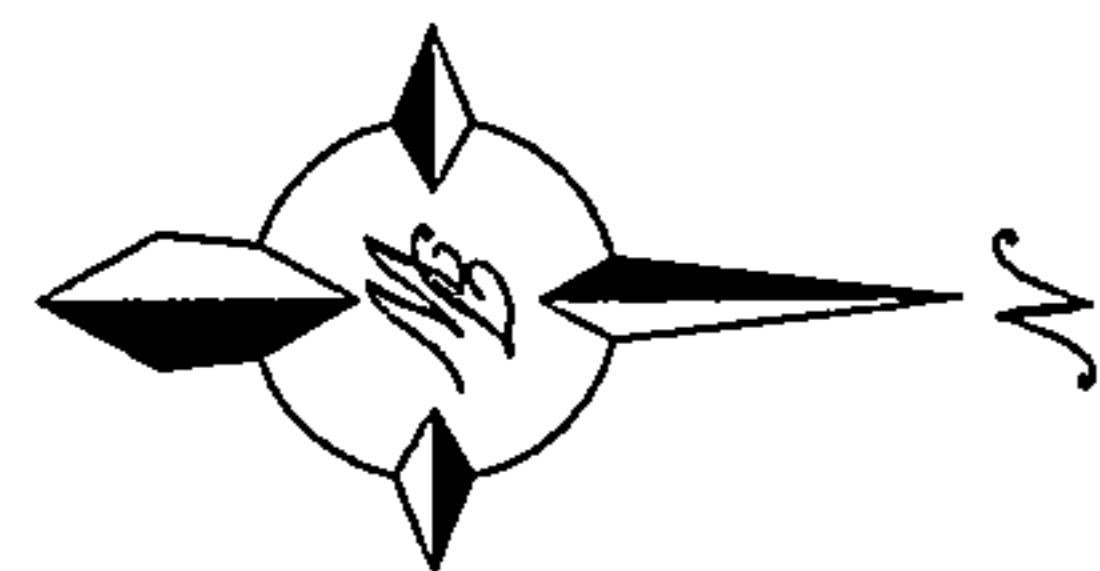
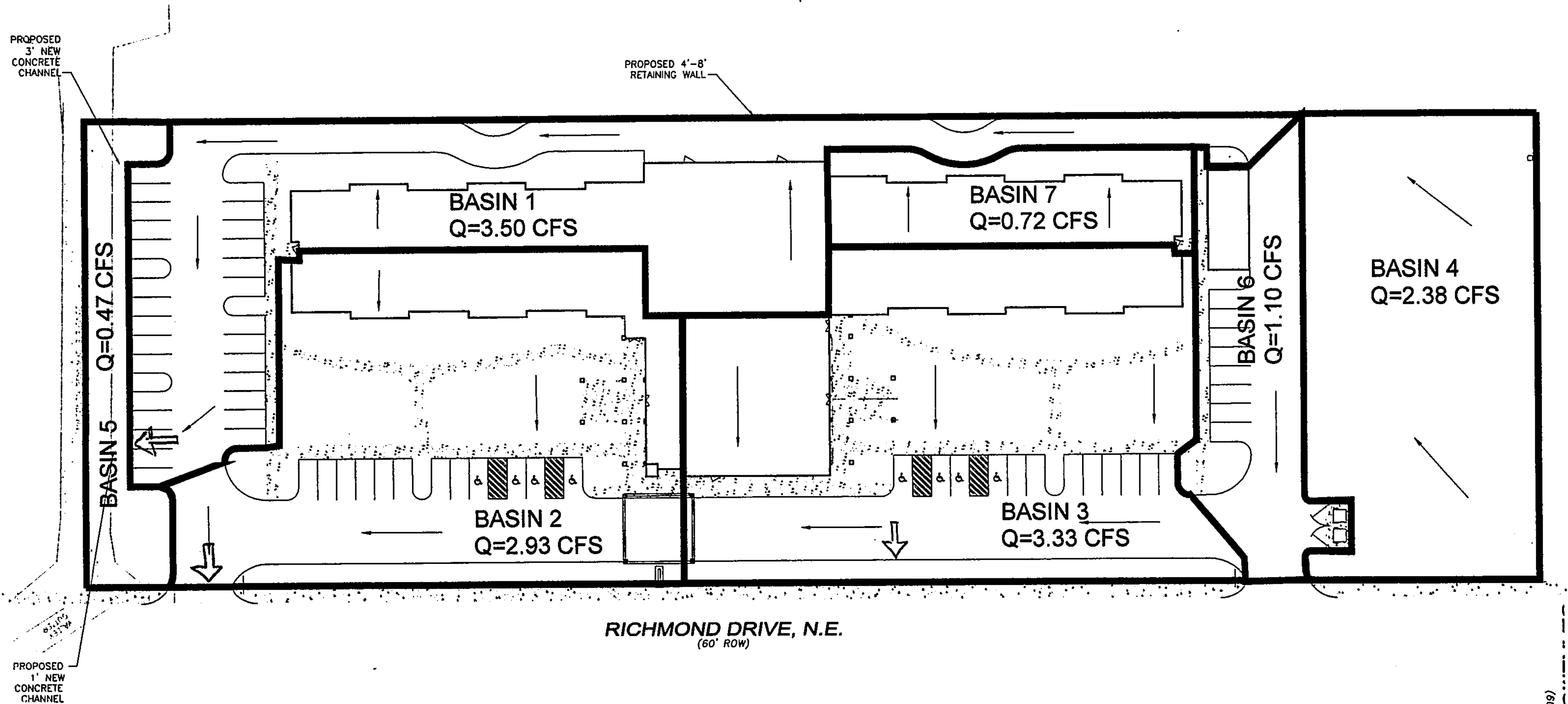
RICHMOND DRIVE, N.E.
(60' ROW)

CLAREMONT AVENUE,
(60' ROW)



Existing Basin Layout

PARCEL 5-D, A.M.A.F.C.A. NORTH DIVERSION CHANNEL
(230' R.O.W.)



Developed Basin Layout

Weighted E Method

Existing On-Site Basins

Basin	Area (sf)	Area (acres)									100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
1	131,432	3.02	100%	3.02	0%	0.00	0%	0.00	0%	0.00	0.530	0.133	4.71	0.130	0.033	1.15
2	20,614	0.47	100%	0.47	0%	0.00	0%	0.00	0%	0.00	0.530	0.021	0.74	0.130	0.005	0.18
Total	152,047	3.49	0%	3.49	0%	0.00	0%	0.00	100%	0.00		0.154	5.45		0.038	1.33

Developed On-Site Basins

Basin	Area (sf)	Area (acres)									100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
1	33,823	0.78	0%	0.00	8%	0.06	0%	0.00	92%	0.71	2.013	0.130	3.50	1.255	0.081	2.30
2	32,879	0.75	0%	0.00	34%	0.26	0%	0.00	66%	0.50	1.664	0.105	2.93	0.980	0.062	1.81
3	36,722	0.84	0%	0.00	31%	0.26	0%	0.00	69%	0.58	1.705	0.120	3.33	1.011	0.071	2.07
4 (Dev)	23,911	0.55	0%	0.00	15%	0.08	0%	0.00	85%	0.47	1.919	0.088	2.38	1.181	0.054	1.54
4 (Undev)	23,911	0.55	0%	0.00	100%	0.55	0%	0.00	0%	0.00	0.780	0.036	1.25	0.280	0.013	0.52
5	5,940	0.14	0%	0.00	52%	0.07	0%	0.00	48%	0.07	1.423	0.016	0.47	0.789	0.009	0.27
6	10,551	0.24	0%	0.00	6%	0.01	0%	0.00	94%	0.23	2.040	0.041	1.10	1.276	0.026	0.73
7	7,840	0.18	0%	0.00	29%	0.05	0%	0.00	71%	0.13	1.731	0.026	0.72	1.033	0.015	0.45
Total	175,576	4.03	0%	0.00	0%	1.35	0%	0.00	100%	2.68		0.561	15.68		0.331	9.70

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation, E (Inches)		
Zone 2	100-Year	10 - Year
E_a	0.53	0.13
E_b	0.78	0.28
E_c	1.13	0.52
E_d	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q_a	1.56	0.38
Q_b	2.28	0.95
Q_c	3.14	1.71
Q_d	4.7	3.14

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
Basin 1	2	2	0.5	1.00	3.00	0.3333	1.0	5.51	3.50	3.50

Basin 1 = 4.05 + 2.38 = 6.43 cfs

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = A/WP

S = Slope

n = 0.013

Pipe Capacity

Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
1	8	1	0.35	0.167	1.43	0.72	2.06

Manning's Equation:

$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$

- A = Area
- R = D/4
- S = Slope
- n = 0.011

SIDEWALK CULVERT

Orifice Equation:

$$Q = CA\sqrt{2gH}$$

Where:

$$C = 0.6$$

$$A = 0.5833 \times 2 = 1.167 \text{ ft}^2$$

$$g = 32.2$$

H = Height of water measured from center of orifice

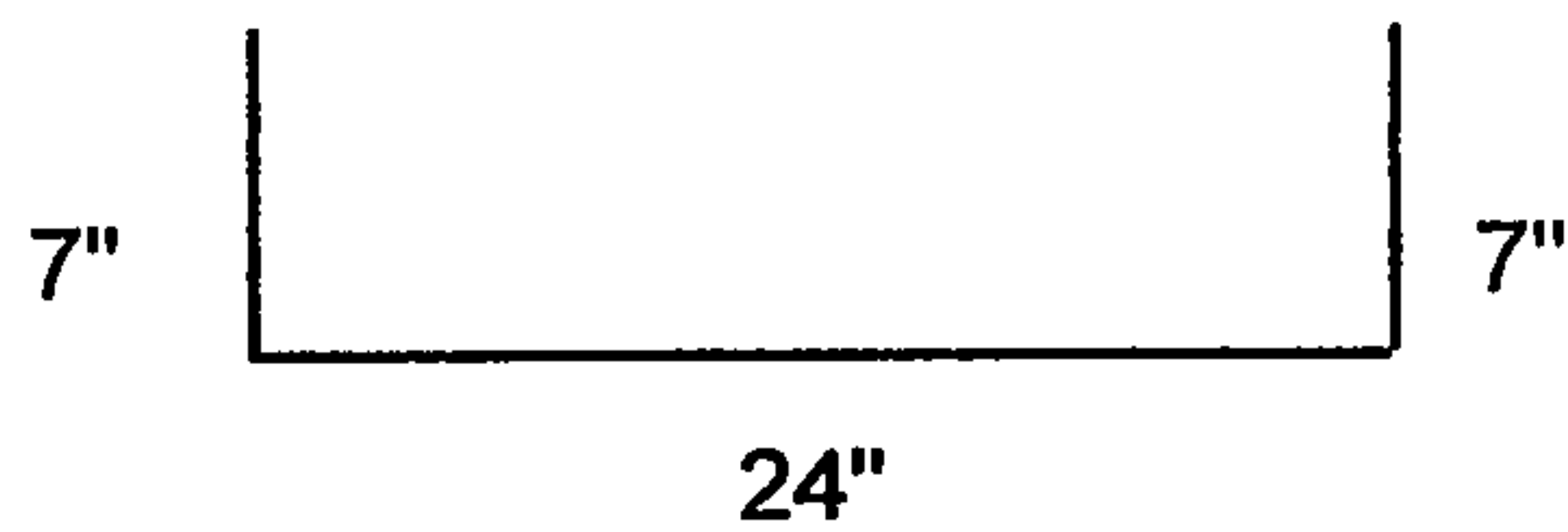
$$Q = 0.6 * 1.1678 \sqrt{2 * 32.2 * 0.2917}$$

$$Q = 3.035 \text{ cfs}$$

Basin 3

$$6.07 \text{ cfs} > 3.33 \text{ cfs}$$

Use two 24" sidewalk culverts



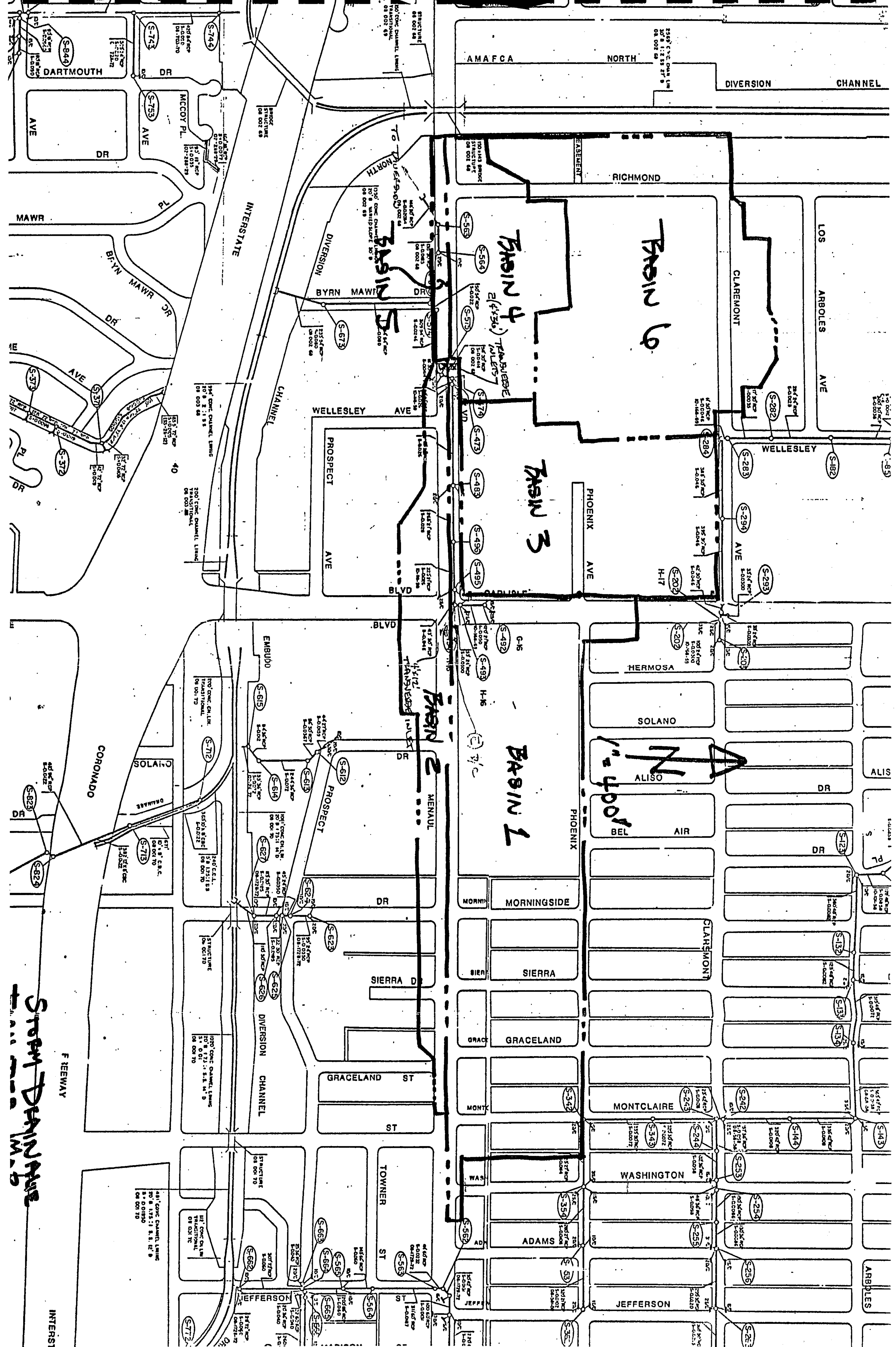
Appendix A

Excerpt from

**“Drainage Report Update for American Square
Blocks A-1A, B-1, E-1 & F-1”**

by Espey, Huston & Associates, Inc.

Dated April 1989



en

ESPEY, HUSTON & ASSOCIATES INC.
Engineering & Environmental Consultants

SUBJECT DOWNSTREAM
ATV ALY515

AMERICAN SQUARE

SHEET 10 OF 17 BY 12L
DATE 1-16-86 CK BY JTB

TABLE I - HYDROLOGIC CALCULATIONS

BASIN	AREA	L	H	t_c	t_{100}	t_{10}	% IMP.	SOILS	COEFF	Q_{100}	Q_{10}
1	44.3	5150	79	28	2.75	1.81	60	15% WEBS 85% CU	0.51	62.1	40.8
2	9.7	3600	72	19	3.35	2.20	95	30% WEBS 70% CU	0.94	30.5	20.0
3	23.5	1550	37	10	4.65	3.06	90	40% WEBS 60% CU	0.80	87.5	57.6
4	14.0	800	15	10	4.65	3.06	90	CU	0.70	49.5	32.6
5	1.4	600	15	10	4.65	3.06	100	WEBS	1.00	6.5	4.3
6	37.4	1600	30	10	4.65	3.06	90	40% WEBS 60% CU	0.80	139.1	91.5
1+3	67.8	5150	79	28	2.75	1.81	64	27% WEBS 73% CU	0.56	104.4	68.7

DESIGN CRITERIA

RAINFALL: $P_{100} = 2.2"$ $P_{10} = 1.45"$

SOILS: CU - GROUP "A"
WEBS - GROUP "B"

$$t_c = 0.0078 L^{0.77} / S^{0.385}$$

$$t = P^{0.84} L^{-0.51}$$
$$Q = C/A$$
$$V = C(R/1.48)$$

ALL AS OUTLINED IN THE DPM, CHP 22, VOL II.

Appendix B

Excerpt from

**“Drainage Report for Wal-Mart Store #850-03
(Carlisle/Claremont)”
by Tierra West, LLC
Dated Jan. 2003**

Channel Inlet Capacity

Weir Equation:

$$Q = CLH^{3/2}$$

Q = Flow

C = 2.95

L = Length of weir

H = Height of Weir

Bryn Mawr Inlet

$$Q = 2.95 * 28 * 1.0^{3/2}$$

Q = 82.6 cfs

82.6 cfs > 79.83 cfs

Inlet has capacity

Richmond Inlet

$$Q = 2.95 * 60 * 0.87^{3/2}$$

Q = 143.63 cfs

143.63 cfs > 110.86 cfs

Inlet has capacity

CITY OF ALBUQUERQUE



October 24, 2007

Sara Lavy, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Advanced Health Care Facility, 2701 Richmond Drive NE, Traffic Circulation Layout
Engineer's Stamp dated 10-19-07 (H16-D141)

Dear Ms. Lavy,

The TCL submittal received 10-19-07 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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.

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.

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,

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

C: File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-16/D141
WORK ORDER #: _____

LEGAL DESCRIPTION: Block W Duke City Industrial Area
CITY ADDRESS: North of Menaul between the North Diversion Channel and Richmond Drive

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: Albuquerque, NM

CONTACT: SARA LAVY
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650
CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky
PHONE: (925) 943-6066
ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect
ADDRESS: P.O. Box 816
CITY, STATE: Auburn, WA

CONTACT: Don Kirkman
PHONE: (253) 833-7910
ZIP CODE: 98092

SURVEYOR: Wayjohn Surveying Inc.
ADDRESS: 330 Louisiana Blvd, NE
CITY, STATE: Albuquerque, NM

CONTACT: Thomas Johnston
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: Global Structures
ADDRESS: 510 Candelaria, NE
CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams
PHONE: 343-0990
ZIP CODE: 87107

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 (DRB APPR. SITE PLAN)
- ☐ OTHER

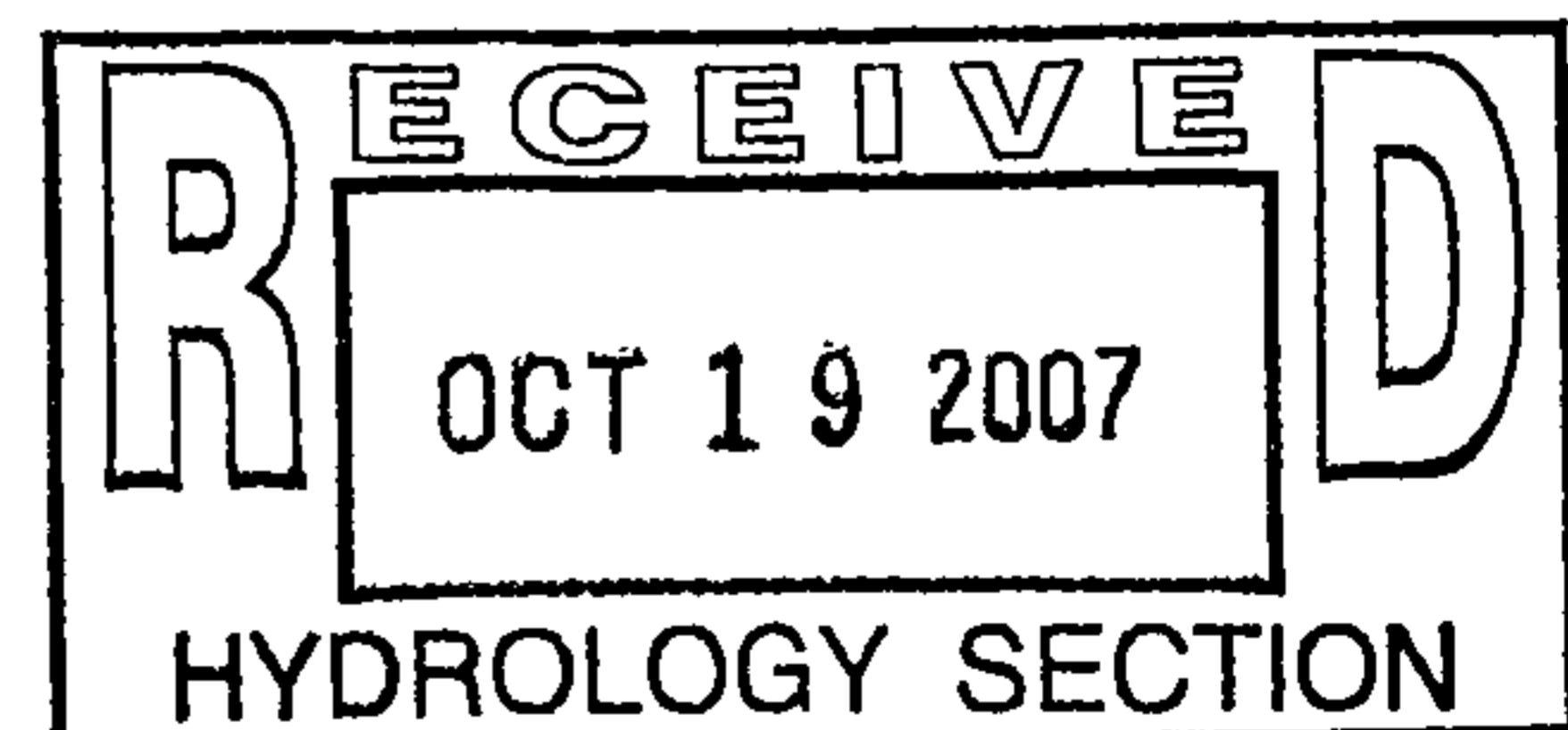
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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 - **SO-19 Request**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

NO COMMENTS
LS
10/22/07



DATE SUBMITTED: 10/19/2007 BY: Sara Lavy

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 Plans:** 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

CITY OF ALBUQUERQUE



September 19, 2007

Sara Lavy, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Advanced Health Care Facility, 2701 Richmond Drive NE, Traffic Circulation Layout
Engineer's Stamp dated 9-18-07 (H16-D141)

Dear Ms. Lavy,

The TCL submittal received 9-14-07 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.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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.

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.

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,

A handwritten signature in black ink, appearing to read "K. D. Metro".

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

C: File

CITY OF ALBUQUERQUE



August 16, 2007

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Advanced Health Care Facility, Block W Duke City Industrial Center,
Traffic Circulation Layout
Engineer's Stamp dated 8-07-07 (H16-D141)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 8-10-07, the above referenced plan cannot be approved for Building Permit until the following comment is addressed:

- As the 15-foot path along the western property line does not meet the criteria for two way traffic, this lane must be striped and signed for one way traffic. Include a "Do Not Enter" sign.

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

Sincerely,

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

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



July 20, 2007

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Advanced Health Care Facility, North of Menaul Between the North
Diversion Channel and Richmond Drive, Grading and Drainage Plan
Engineer's Stamp dated 6-29-07 (H16-D141)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 7-02-07, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

1. A condition of AMAFCA's approval is the inclusion of onsite water quality measures. An example was attached to AMAFCA's letter. Please implement these measures.
2. Provide additional information about the 15-foot drainage easement shown on the plan. Our GIS data shows a larger, separate tract of land that encompasses the channel that ties to the North Diversion Channel.

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

Sincerely,

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

C: File

NORTH DIVERSION CHANNEL

DRAINAGE EASEMENT

AMERICAN DR

CLAREMONT

LOS ARBOLES

CHMOND

DYN MAWD

DR

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Advanced Health Care Facility
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-16 / D141
WORK ORDER #: _____

LEGAL DESCRIPTION: Block W Duke City Industrial Area

CITY ADDRESS: North of Menaul between the North Diversion Channel and Richmond Drive

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place NE
CITY, STATE: Albuquerque, NM

CONTACT: SARA LAVY
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Monica Salusky
ADDRESS: 1990 N. California Boulevard, Suite 650
CITY, STATE: Walnut Creek, CA

CONTACT: Monica Salusky
PHONE: (925) 943-6066
ZIP CODE: 94596

ARCHITECT: Don R. Kirkman, Architect
ADDRESS: P.O. Box 816
CITY, STATE: Auburn, WA

CONTACT: Don Kirkman
PHONE: (253) 833-7910
ZIP CODE: 98092

SURVEYOR: Wayjohn Surveying Inc.
ADDRESS: 330 Louisiana Blvd, NE
CITY, STATE: Albuquerque, NM

CONTACT: Thomas Johnston
PHONE: 255-2052
ZIP CODE: 87108

CONTRACTOR: Global Structures
ADDRESS: 510 Candelaria, NE
CITY, STATE: Albuquerque, NM

CONTACT: Steve Adams
PHONE: 343-0990
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

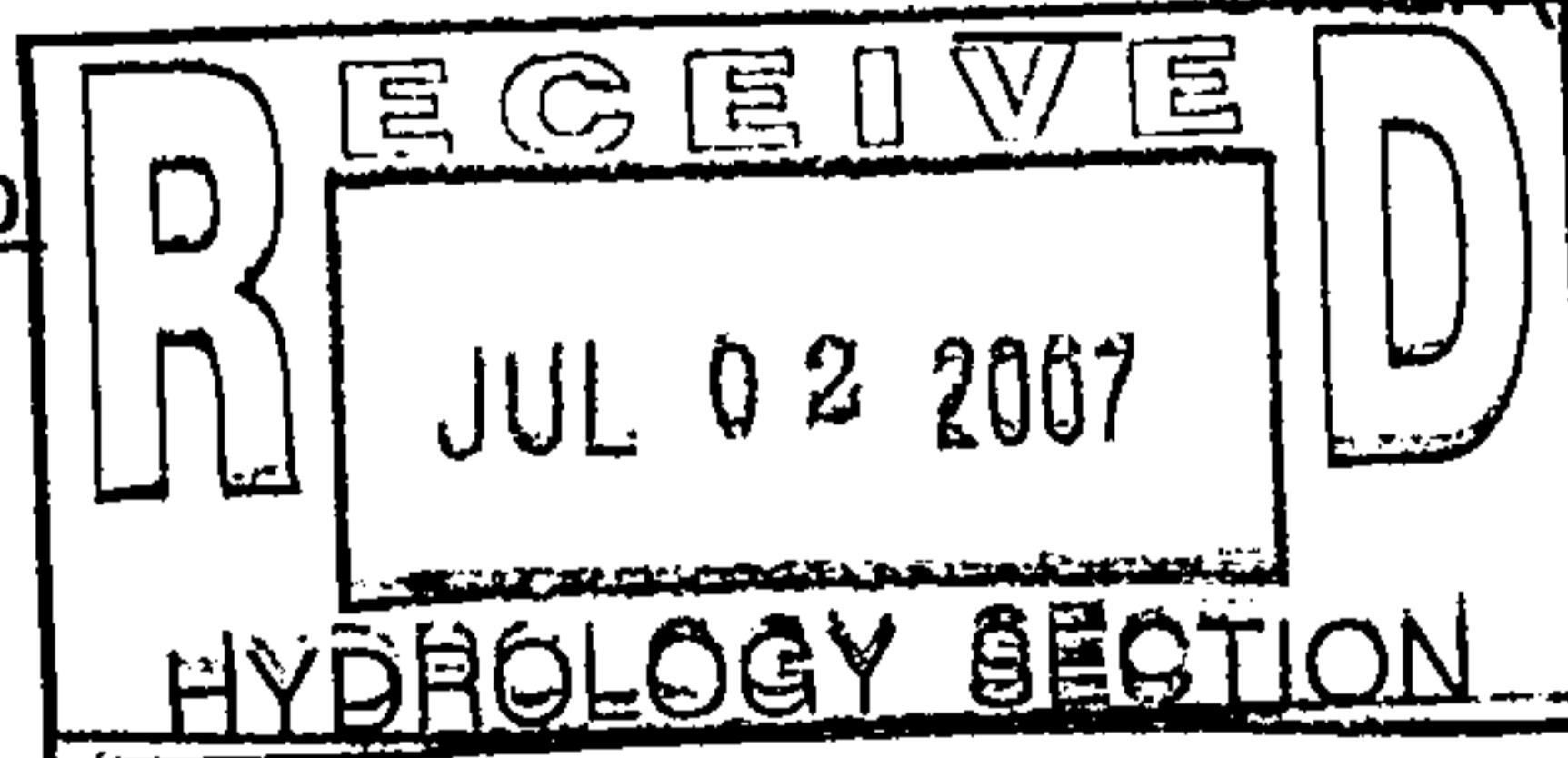
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
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☒ 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: 7/2/2007 BY: Sara Lavy

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 Plans:** 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.

$$\begin{array}{r} 2.38 \\ 4.05 \\ \hline 6.43 \end{array}$$

x

Danny Hernandez - Chair
Janet Salas - Vice Chair
Tim Eichenberg - Secretary - Treasurer
Ronald D. Brown - Assistant Secretary - Treasurer
Daniel Lyon - Director

John P. Kelly, P.E.
Executive Engineer



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214

Post-It® Fax Note

7671

Date	7-18	# of pages	2
To	Brad Bingham		
From	Lynn Mazur		
Co./Dept.	Hydrology		
Co.	AMAFCA		
Phone #			
Fax #			

July 18, 2007

Mr. Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Drainage Report for Advanced Health Care next to North Diversion Channel,
Engineer's Stamp Dated June 29, 2007, ZAP H-16

Dear Mr. Bohannon:

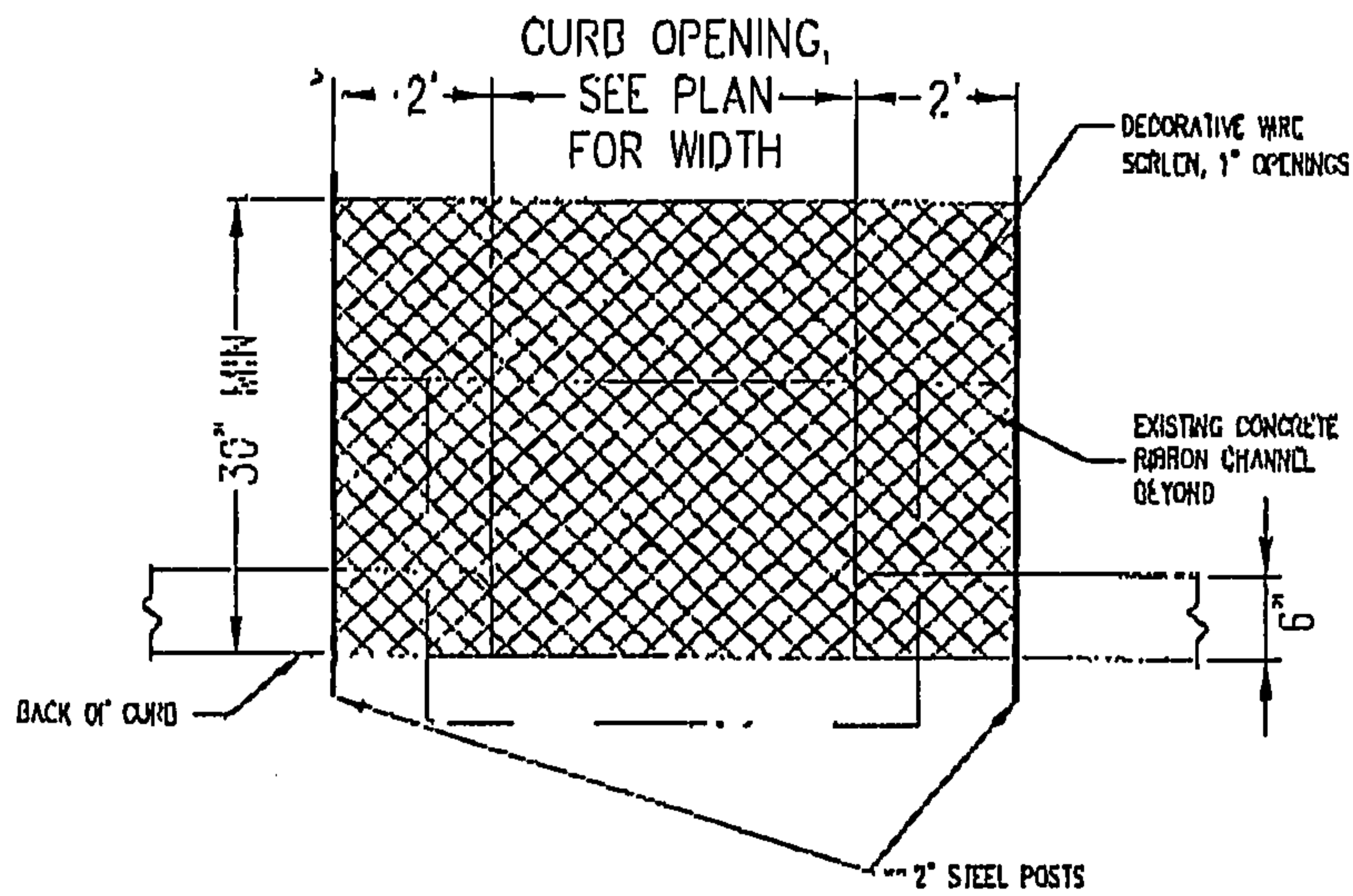
AMAFCA has reviewed the referenced report and site plan and approves the drainage concept. To comply with our EPA Stormwater Permit, we require some onsite water quality measures to keep floatable debris out of the North Diversion Channel (NDC). These can be wire mesh screens across the one-foot and three-foot channel connections to the rundown on the south side of the property. I have attached an example that has been used in other developments.

The AMAFCA Field Engineer said that AMAFCA does not maintain the rundown to the NDC. Do you know if the fifteen-foot Drainage Easement on the property was granted to a specific entity? If you have any questions, please call me at 884-2215.

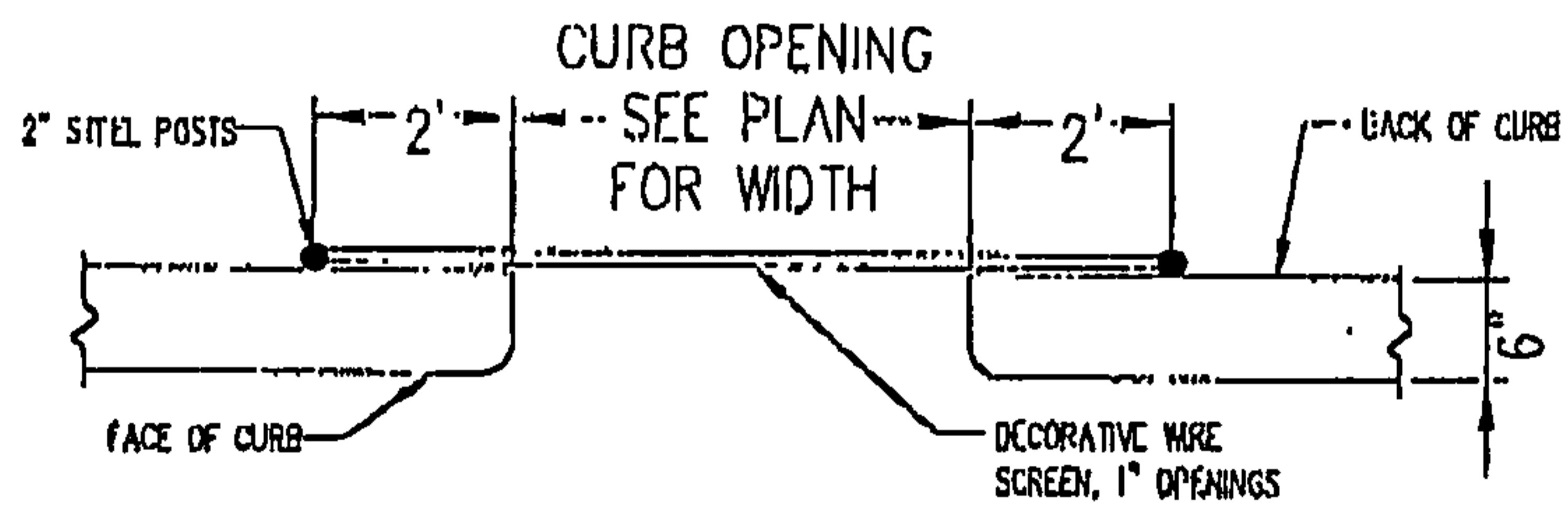
Sincerely,
AMAFCA

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer

Cc: Brad Bingham, City Hydrology



STORM WATER TRASH SCREEN
SECTION



STORM WATER TRASH SCREEN
PLAN

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Advanced Healthcare
AGENT Tierra West LLC
ADDRESS 5571 Midway Park Pl. NE.
PROJECT & APP # _____
PROJECT NAME Advanced Healthcare.

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ 50.⁰⁰ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (☒) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 PH (505) 858-3100		2674 95-677/1070	
DATE <u>7.2.07</u>		City Of Albuquerque Treasury Div. <u>\$ 50.00</u>	
PAY TO THE ORDER OF <u>City of Albuquerque</u>		7/2/2007 4:40 PM	
<u>ifty</u>		DOLLARS 0027	
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		Account 441006 Fund 0110 Activity 4983000 TRACES Trans Amt \$50.00 J2 Misc \$50.00 Donna Bohannon \$0.00	
FOR <u>26066 Drainage Submittal</u>		20181311	
002674 107006677		Thank You	

DRAINAGE REPORT

for

Advanced Health Care East of North Diversion Channel, North of Menaul Albuquerque, New Mexico

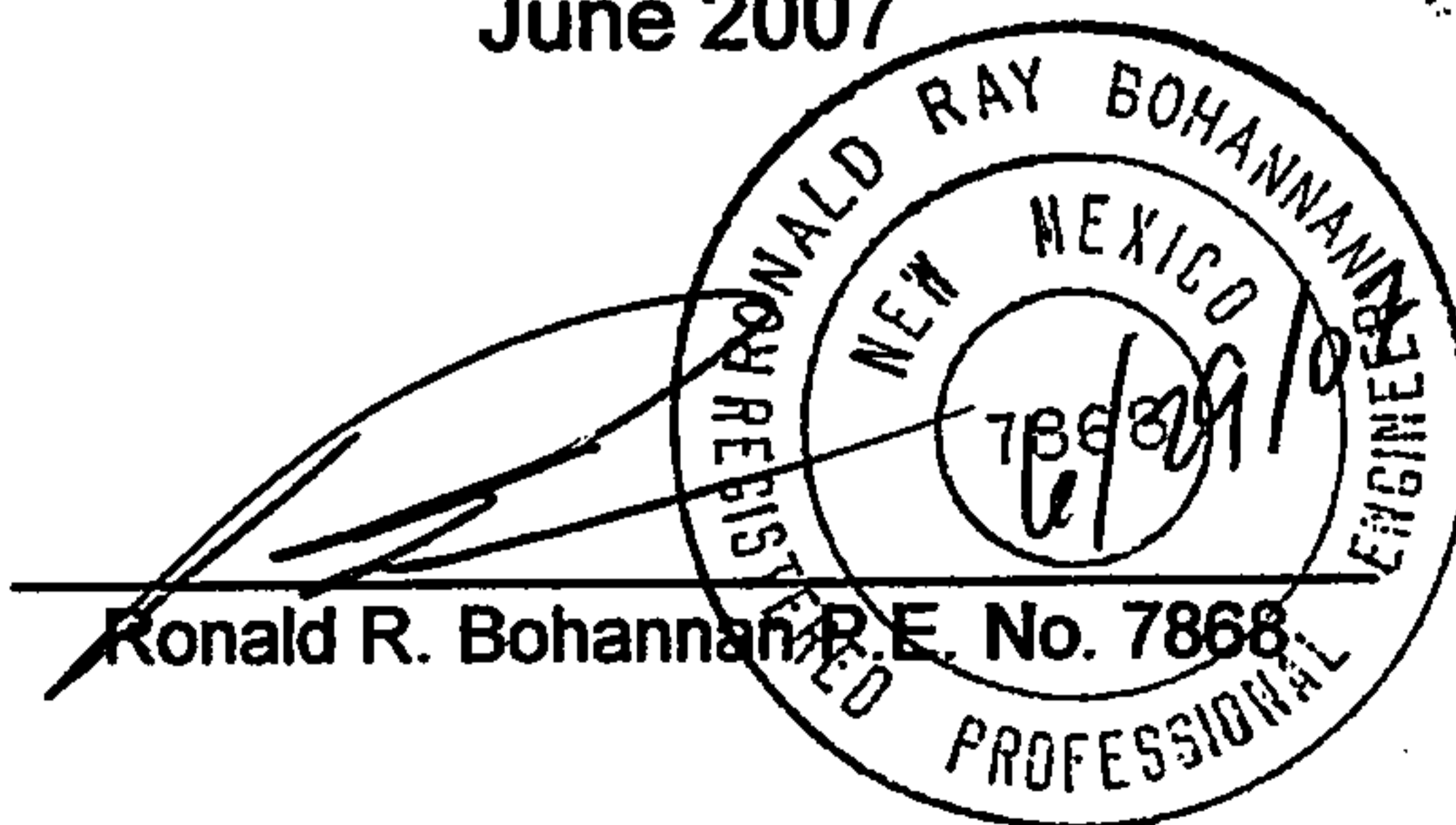
Prepared by

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Prepared for

Monica Salusky
1990 N. California Boulevard, Suite 650
Walnut Creek, CA 94596

June 2007



CITY OF ALBUQUERQUE



July 17, 2007

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Advanced Health Care Facility, Block W Duke City Industrial Center,
Traffic Circulation Layout
Engineer's Stamp dated 6-29-07 (H16-D141)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 7-02-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk. Also, all standard parking spaces have a minimum length of 18 feet. Therefore, the sidewalk can be 8 feet wide with a 2-foot overhang, or the parking spaces must be 20 feet in length with bumpers.
- ✓ 2. For passenger vehicles, the minimum end island radius is 15 feet.
- ✓ 3. Are both drives proposed?
- ✓ 4. Please include two copies of the traffic circulation layout at the next submittal.
- ✓ 5. What is the purpose of the 15-foot path along the western property line?
- ✓ 6. Place the proposed sidewalk at the property line, not the back of curb.
- ✓ 7. Refer to all applicable city standards for the driveways.

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

Sincerely,

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

C: File