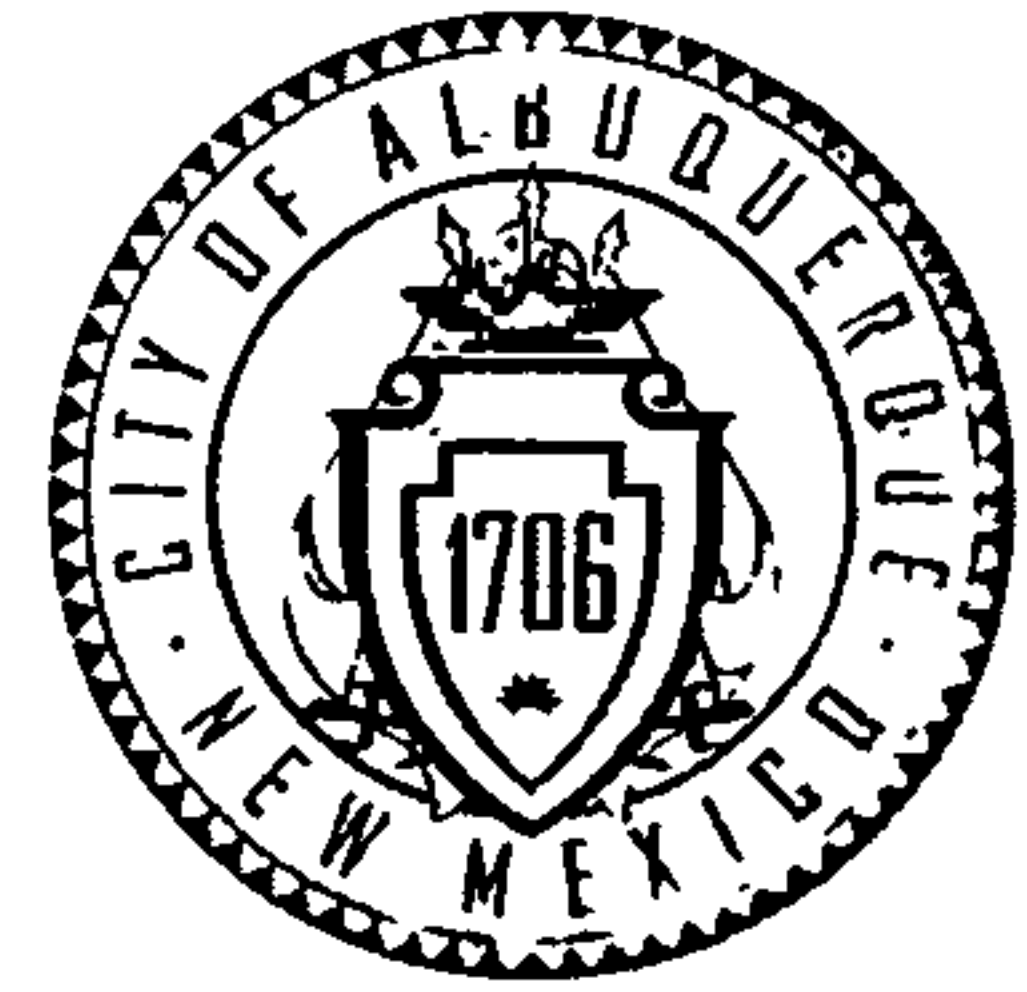


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 31, 2013

Robert Carl George, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: **Certification for Permanent Certificate of Occupancy (C.O.)**
PT – OT Addition & Remodel of Good Samaritan Society
5201 Roma Ave NE
Architect's Stamp dated 12-30-13

Dear Mr. George,

Based upon the information provided in your submittal received 12-30-13, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3924.

Albuquerque

Sincerely,

New Mexico 87103

Cynthia K. Beck
Associate Engineer
Development Review Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

December 30, 2013



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, NM 87102

Re: Good Samaritan Society – Manzano Del Sol
5201 Roma Ave NW – Albuquerque NM 87108
Permanent Certification of Occupancy

To Whom It May Concern:

I Bobby George, NMRA No. 3969, of the firm Dekker/Perich/Sabatini, hereby certify that the reference portion of this project is in substantial compliance with and in accordance with the design intent of the approved Site Plan for Building Permit dated May 2, 2013. I further certify that I have personally visited the project site on December 23, 2013 and have determined by visual inspection that the site 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 Certification of Occupancy.

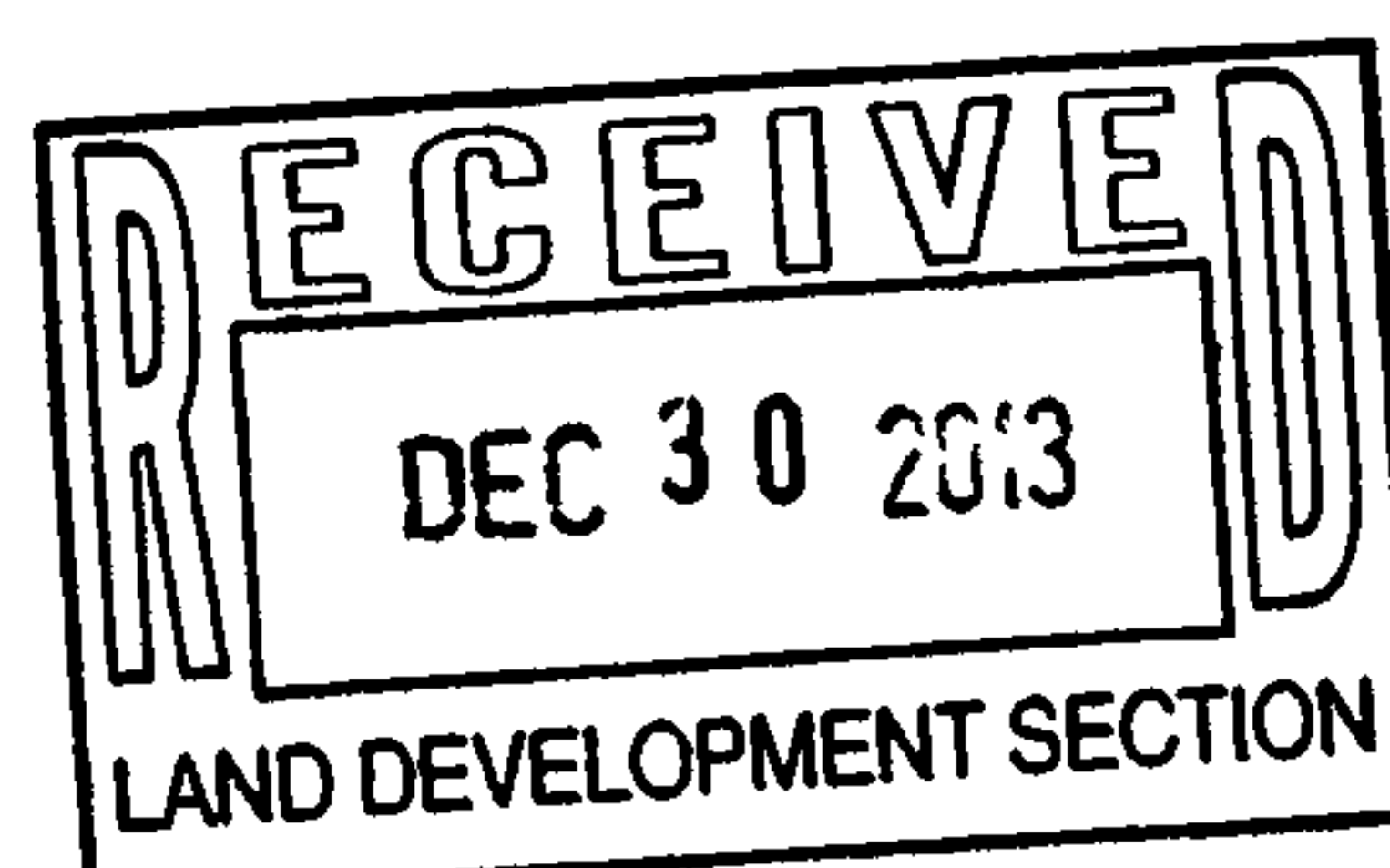
The record information presented here on is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Robert Carl George, AIA
Principal



■■■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

MANZANO DelSol ^{Good Samaritan} (REV 02/2013)

Project Title: 5201 Roma Ave NE Village Building Permit #: 20139115 City Drainage #: B17/0003
AA-PRH#: 1003780 EPC#: _____ Work Order#: _____

Legal Description: Lot 28 Block 28 Heights Reservoir Addition

City Address: 5201 Roma Ave NE Albuquerque N.M.

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Dokter Perich Sabatini Contact: Eric Shreve

Address: 7601 Jefferson Ave N.E. Suite 100

Phone#: 761-9700 Fax#: _____ E-mail: Eric@APS-design.org

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

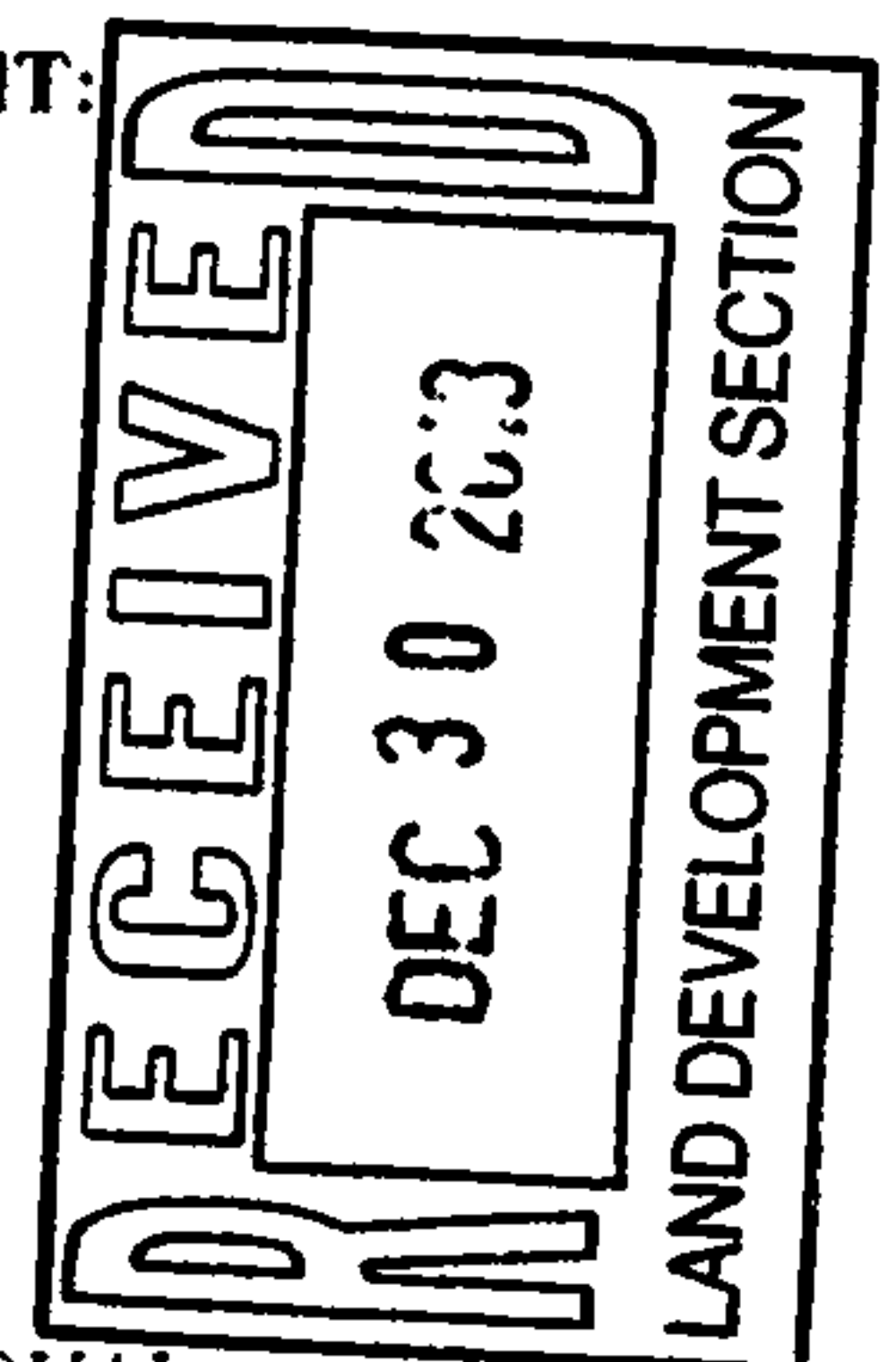
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



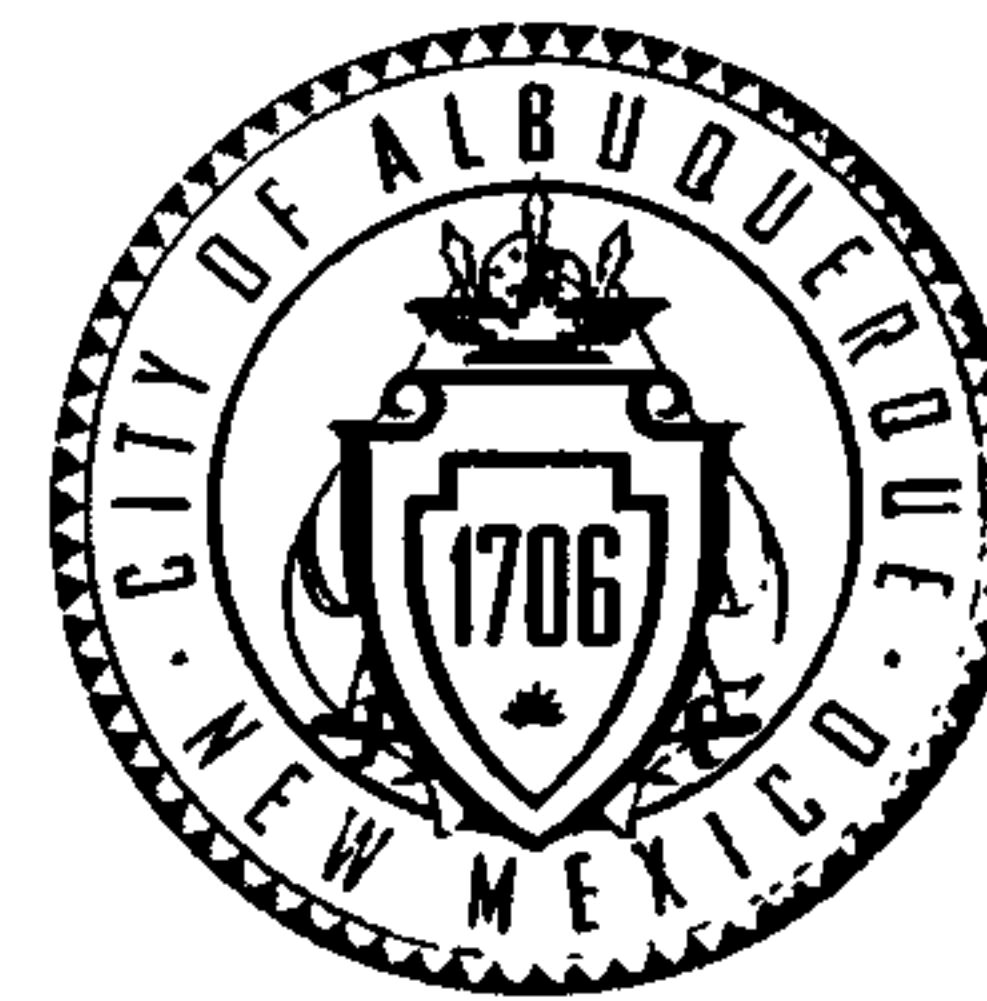
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 12-30-13 By: Eric Shreve

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

CITY OF ALBUQUERQUE



June 28, 2013

Scott M. McGee, P.E.
9700 Tanoan Dr NE
Albuquerque, NM 87111

**Re: PT-OT Addition and Remodel Good Samaritan Society, Grading and
Drainage Plan
Engineer's Stamp date 6-21-2013 (K17/D003)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 6-24-13, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: File
scottmmcgee@gmail.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

K172003

2013 9/11/15

Signed BP

6-24-13

Approved

Went
Cert
cc

Project Title: PT OT Addition & Remodel Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 28 Block 28 Heights Reservoir Addn tract 28

City Address: 5201 Roma Ave N.E. 87108

Engineering Firm: Scott M Mc Gee P.E. Contact: Scott Mc Gee

Address: 9700 Tanager Dr N.E. 87111

Phone#: 263-2905 Fax#: _____ E-mail: Scott.mcgee@gmail.com

Owner: Good Samaritan Society - Manzano del Sol Contact: Lisa Merinar

Address: 5201 Roma Ave N.E.

Phone#: 262-2311 Fax#: 262-2426 E-mail: lmerinar@goodSam.com

Architect: Dettker Perich Sabatini Contact: Eric Shreve

Address: 7601 Jefferson N.E. Suite 100

Phone#: 761-9700 Fax#: 761-4222 E-mail: Eric.s@DPSdesign.org

Surveyor: Bonham Huston Contact: Tim Sabatini

Address: 7506 Jefferson St N.E. Albuquerque NM

Phone#: 823-1000 Fax#: _____ E-mail: _____

Contractor: Platinum Builders Contact: Wayne Mitchell

Address: PO Box 27249 Albuquerque N.M.

Phone#: 352-8897 Fax#: 839-1557 E-mail: wayne@pbcnm.com

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

\$ 50.00

Rec 6/24/13.

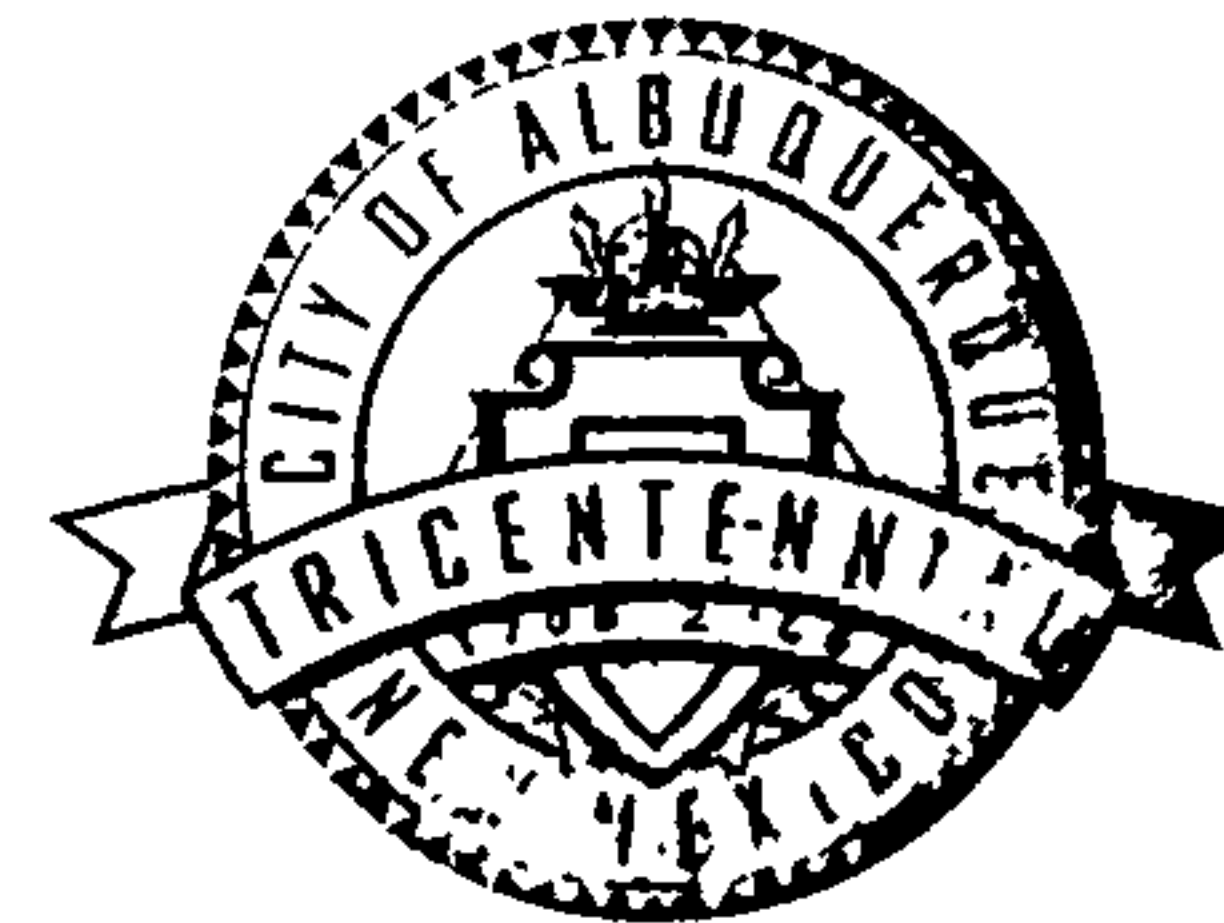
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 6-24-13 By: Eric Shreve

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
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- 3 **Drainage Report** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 **Erosion and Sediment Control Plan** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



April 24, 2006

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe Street NE
Albuquerque, NM 87108

Re: MANZANO DEL SOL GOOD SAMARITAN VILLAGE
5201 Roma Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/14/2004 (K-17/D3)
Certification dated 04/24/2006

Dear Scott,

Based upon the information provided in your submittal received 04/24/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology

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

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Manzano del Sol Good Samaritan Village

ZONE MAP / DRG. FILE #: K-17/D3

DRB #: _____ EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 28, Block 28, Height's Reservoir Addition. Tract 28

CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.

ADDRESS: 128 Monroe St. NE

CITY, STATE: Albuquerque, NM

CONTACT: Bryan Bobrick

PHONE: 268-8828

ZIP CODE: 87108

OWNER: The Evangelical Lutheran Good Samaritan Society

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: Alley Associates

ADDRESS: 1691 Hickory Loop, Ste. A

CITY, STATE: Las Cruces, New Mexico

CONTACT: Mr. Rem Alley

PHONE: _____

ZIP CODE: 88005

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: Albuquerque, New Mexico

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

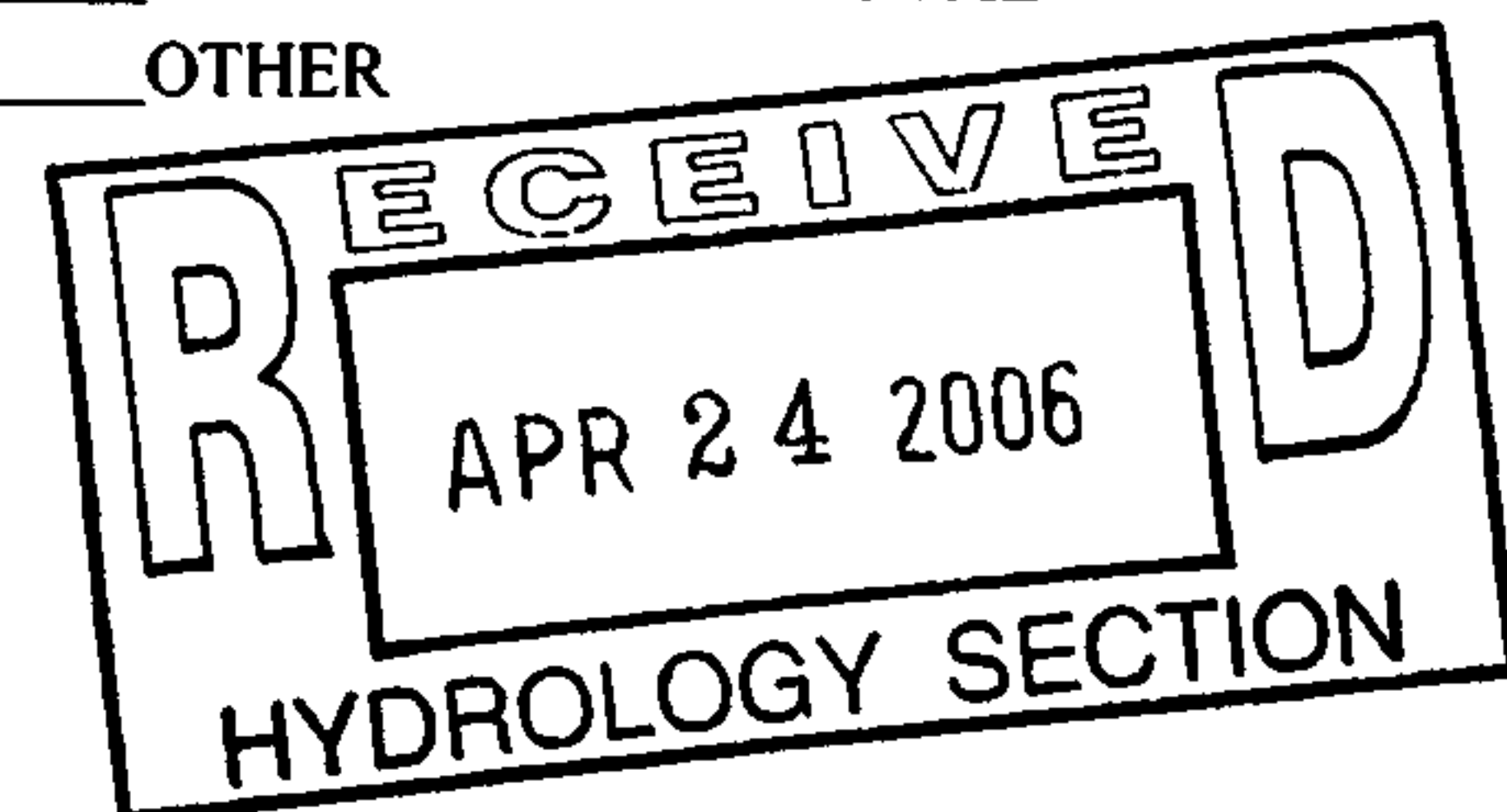
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPR.
☐ 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



DATE SUBMITTED: Friday, April 21, 2006

BY: _____

Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



**Planning Department
Transportation Development Services Section**

June 1, 2006

Scott M. McGee, P.E.,
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Manzano de Sol Good Samaritan Village, [K-17 / D3]
5201 Roma Avenue NE
Engineer's Stamp Dated 05/25/06

Dear Mr. McGee:

P.O. Box 1293

The TCL / Letter of Certification submitted on May 25, 2006 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). You need to provide an approved site plan for certification.

Albuquerque

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the **exact** copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialled and dated by the designer-of-record.

New Mexico 87103

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

www.cabq.gov

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 23, 2006

Scott M. McGee, P.E.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Manzano del Sol Good Samaritan Village, [K-17 / D3]
5201 Roma Ave. NE
Engineer's Stamp Dated 06/21/06

Dear Mr. McGee:

The TCL / Letter of Certification submitted on June 22, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Manzano del Sol Good Samaritan Village

ZONE MAP / DRG. FILE #: K-17 / D3

DRB #: _____ EPC #: _____

WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 28, Block 28, Height's Reservoir Addition, Tract 28

CITY ADDRESS: 5201 BOKA AVE NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.

ADDRESS: 128 Monroe St. NE

CITY, STATE: Albuquerque, NM

CONTACT: Bryan Bobrick

PHONE: 268-8828

ZIP CODE: 87108

OWNER: The Evangelical Lutheran Good Samaritan Society

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: Alley Associates

ADDRESS: 1691 Hickory Loop, Ste. A

CITY, STATE: Las Cruces, New Mexico

CONTACT: Mr. Rem Alley

PHONE: _____

ZIP CODE: 88005

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: Albuquerque, New Mexico

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST *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)
☒ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
☐ OTHER

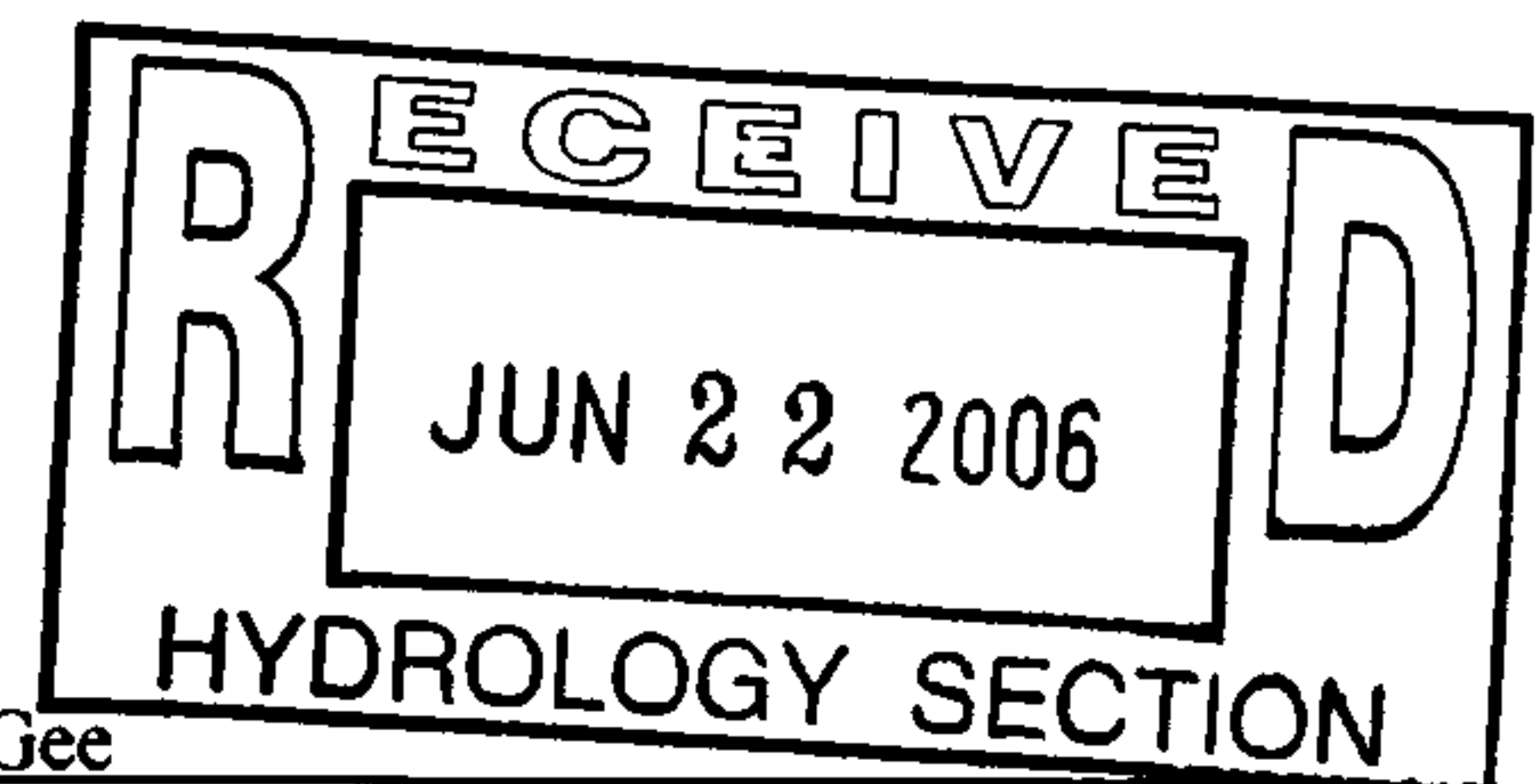
Resub

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPR.
☐ 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



DATE SUBMITTED: Wednesday, June 21, 2006

BY: Scott McGee

Isaacson & Arfman, P.A.

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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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

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

K-17/D3

PROJECT TITLE: Manzano del Sol Good Samaritan Village
DRB #: _____ EPC #: _____

ZONE MAP / DRG. FILE #: K-17/D3
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 28, Block 28, Height's Reservoir Addition, Tract 28
CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe St. NE
CITY, STATE: Albuquerque, NM

CONTACT: Bryan Bobrick
PHONE: 268-8828
ZIP CODE: 87108

OWNER: The Evangelical Lutheran Good Samaritan Society
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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CITY, STATE: Las Cruces, New Mexico

CONTACT: Mr. Rem Alley
PHONE: _____
ZIP CODE: 88005

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: Albuquerque, New Mexico

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
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☐ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
☐ OTHER

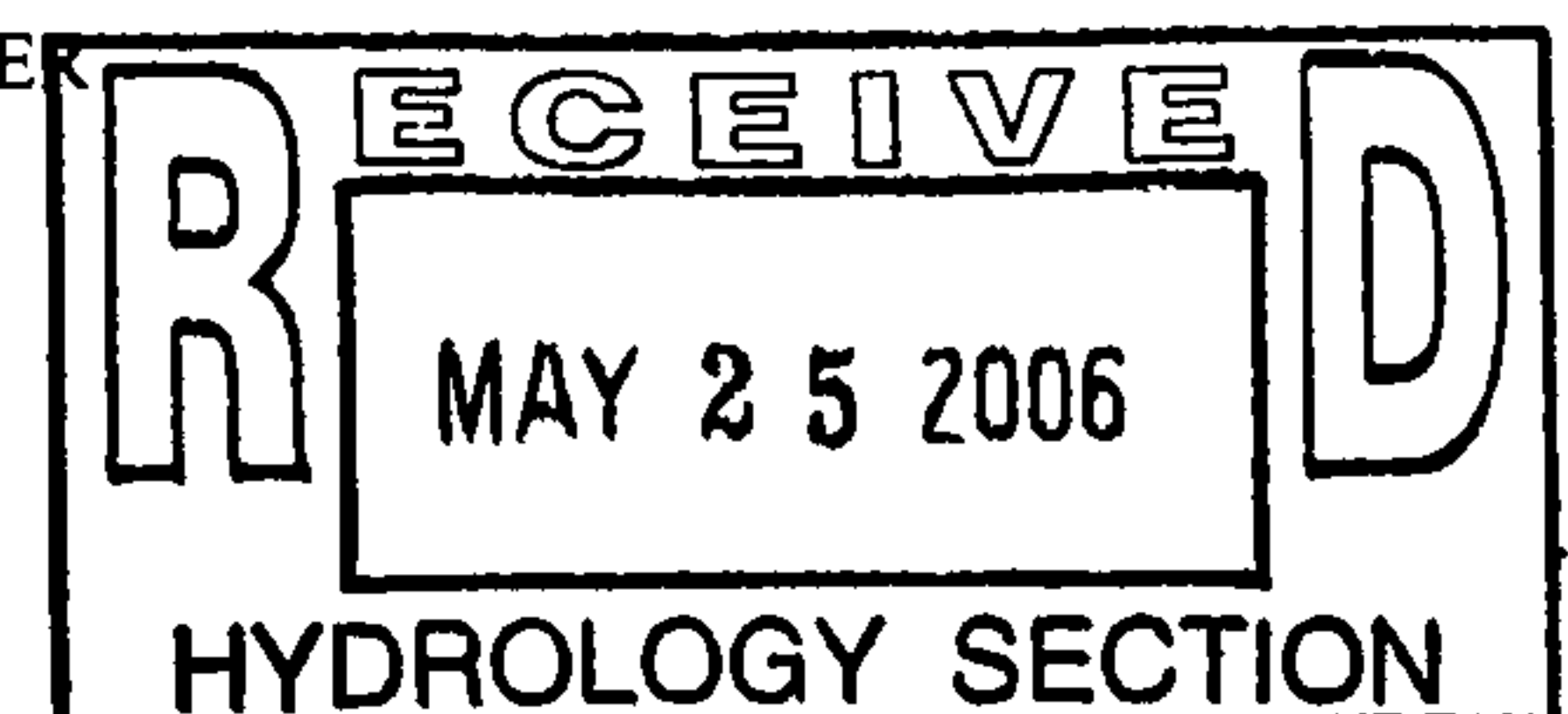
TCL - CO - Perm

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
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☐ FINAL PLAT APPROVAL
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
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☐ OTHER

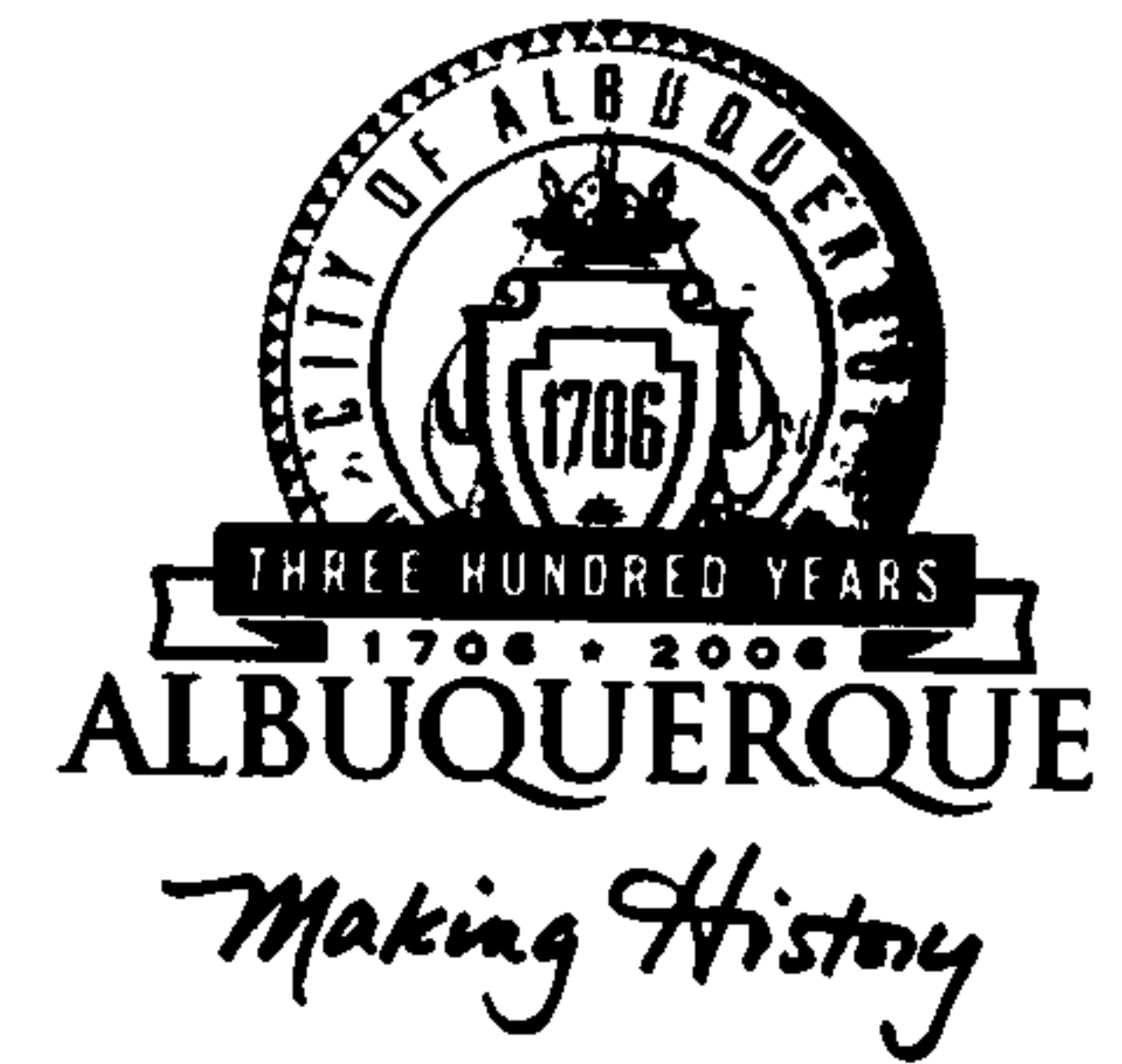


DATE SUBMITTED: Thursday, May 25, 2006 BY: Bryan Bobrick
Isaacson & Arfman, P.A.

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



December 2, 2004

Scott McGee, PE
Isaacson & Arfman
128 Monroe St NE
Albuquerque, NM 87108

**Re: Manzano Del Sol Good Samaritan Village Grading and Drainage Plan
Engineer's Stamp dated 10-14-04 (K17/D3)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 6-10-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

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

C: Chuck Caruso, DMD
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

K-17/0003

PROJECT TITLE: Manzano del Sol Good Samaritan Village ZONE MAP / DRG. FILE #: K-17
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 28, Block 28, Height's Reservoir Addition, Tract 28
CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Bryan Bobrick
ADDRESS: 128 Monroe St. NE PHONE: 268-8828
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: The Evangelical Lutheran Good Samaritan Society CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Alley Associates CONTACT: Mr. Rem Alley
ADDRESS: 1691 Hickory Loop, Ste. A PHONE: _____
CITY, STATE: Las Cruces, New Mexico ZIP CODE: 88005

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: Albuquerque, New Mexico ZIP CODE: _____

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

CHECK TYPE OF SUBMITTAL:

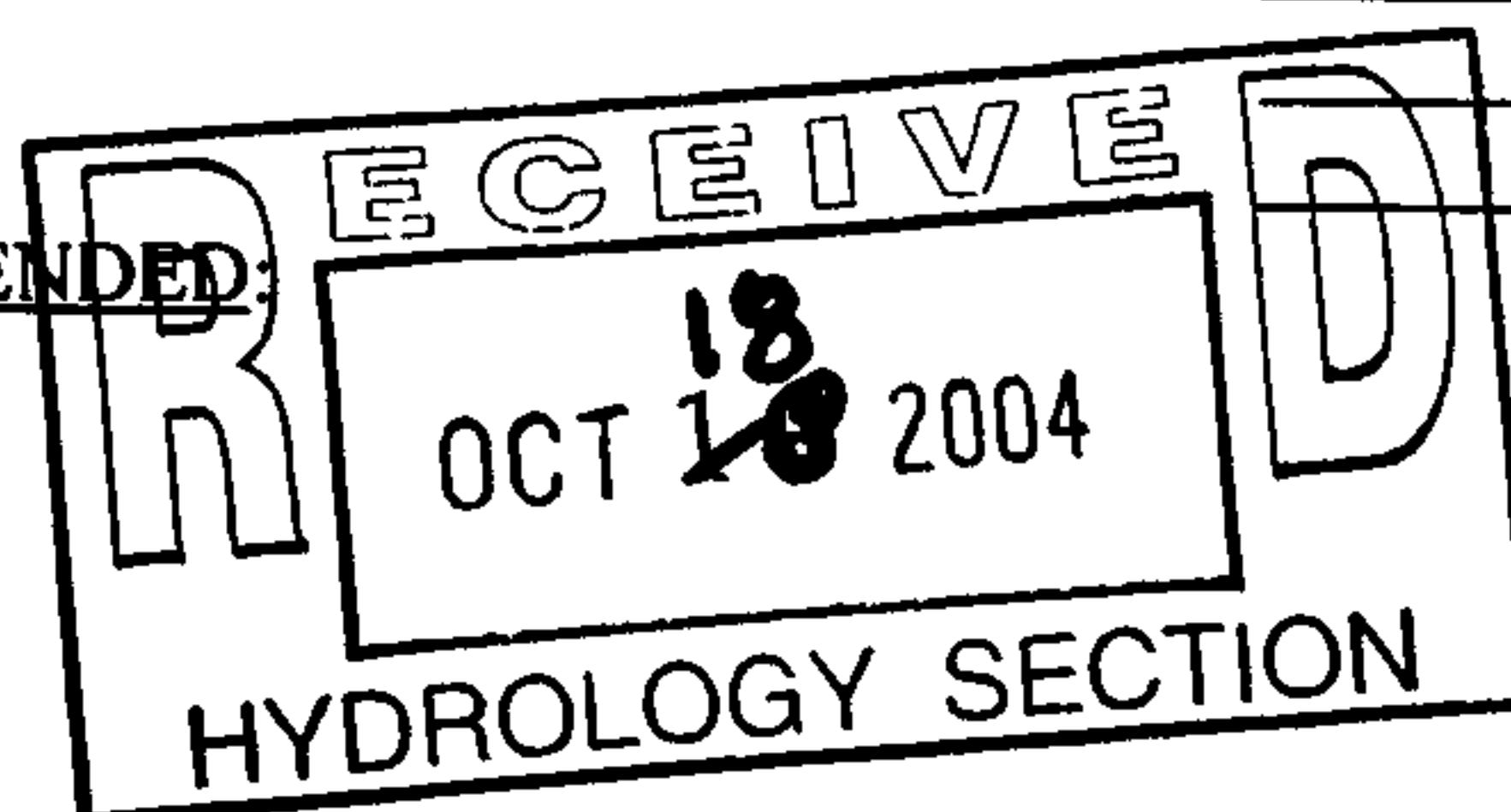
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPR.
☐ 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

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: Friday, October 15, 2004 BY: Bryan Bobrick
Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

DPM Calculations - 100 yr 6 hr.xls

Job Name:	Manzano del Sol
Client:	Good Samaritan Society
Date Prepared:	15-Oct-04
Date Modified:	October 15, 2004
Precipitation Zone:	2

CALCULATIONS: Manzano del Sol : October 15, 2004

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 190796 SF = 4.38 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	10000	SF
Area b	=	25000	SF
Area c	=	5796	SF
Area d	=	150000	SF
Total Area	=	190796	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	10000	SF
Area b	=	21300	SF
Area c	=	5796	SF
Area d	=	153700	SF
Total Area	=	190796	SF

EXCESS PRECIPITATION:

Precip. Zone	2
Ea	= 0.53
Eb	= 0.78
Ec	= 1.13
Ed	= 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E	=	1.83 in.	Developed E	=	1.86 in.
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On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$

Historic V_{360}	=	29112 CF	Developed V_{360}	=	29526 CF
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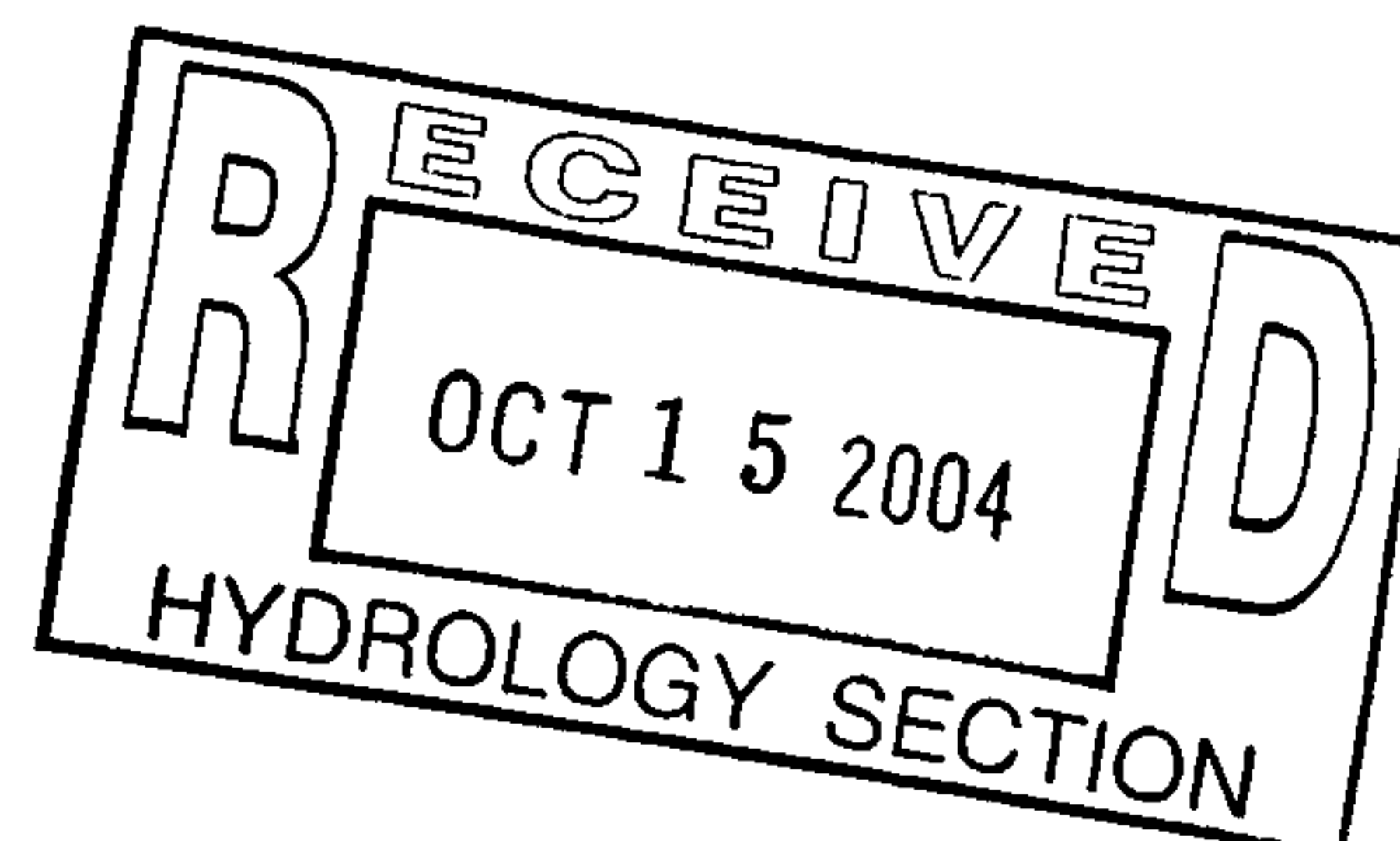
On-Site Peak Discharge Rate: $Q_p = Q_{pa}Aa + Q_{pb}Ab + Q_{pc}Ac + Q_{pd}Ad / 43,560$

For Precipitation Zone 2

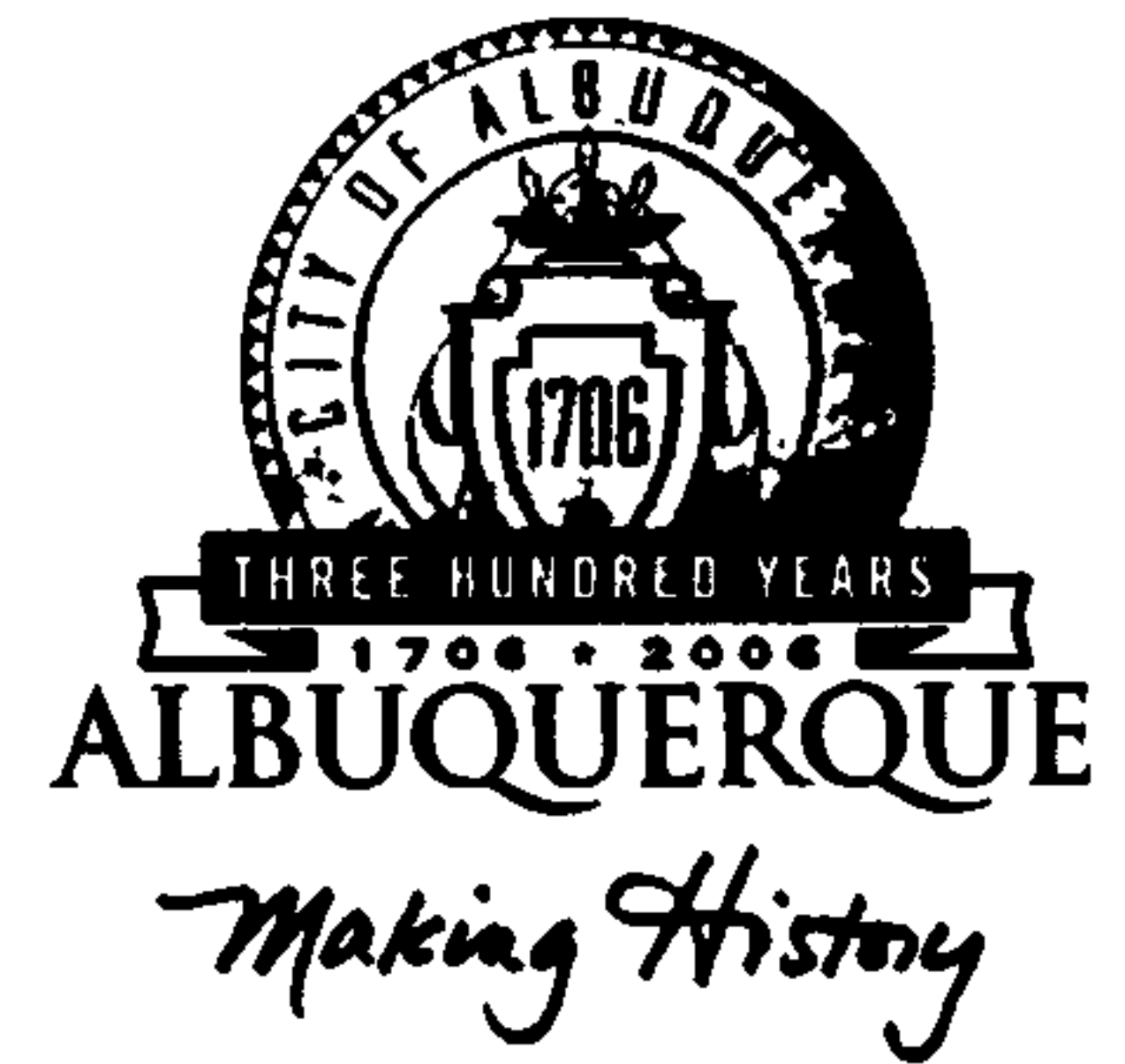
Q_{pa}	=	1.56	Q_{pc}	=	3.14
Q_{pb}	=	2.28	Q_{pd}	=	4.70

Historic Q_p	=	18.3 CFS	Developed Q_p	=	18.5 CFS
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The above referenced areas for Historic Land Conditions are approximated based on site inspection and general site analysis. Referencing the above calculations, the approx. 3,700 SF addition will increase the overall discharge generated by the site by 0.2 cfs. These flow (from the proposed development) will surface flow west within the existing asphalt paved parking area to an existing trench drain (approx. 120' to the west) to enter the on-site storm drain system which discharges into the existing public storm drain inlet located at the northwest corner of the property.



CITY OF ALBUQUERQUE



December 30, 2004

Rembert Alley, R.A.
Allen Associates Architects
1691 Hickory Loop Suite A
Las Cruces, NM 88005

Re: Manzano del Sol Good Samaritan Village, 5201 Roma Ave NE, Traffic Circulation Layout (K17-D3)

Dear Mr. Alley,

Based upon the information provided in your submittal received 12-29-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Please refer to the attached Traffic Circulation Layout Checklist and incorporate these items into a one page Traffic Circulation Layout. A few of the key points are as follows:

Albuquerque

New Mexico 87103

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- List radii for all curves shown.
- Please refer to all applicable city standards.
- Clarify the extents of the existing conditions, as well as clearly defining proposed conditions.
- Please show a vicinity map.
- List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- Please list the width and length for all parking spaces.
- The architect's stamp should be dated, as well as stamped and signed, to help us track approved design sheets.

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

1/3/05: Originals given to
Bobbie L. for "AA" submittal,
along with a copy of this letter.

C: file

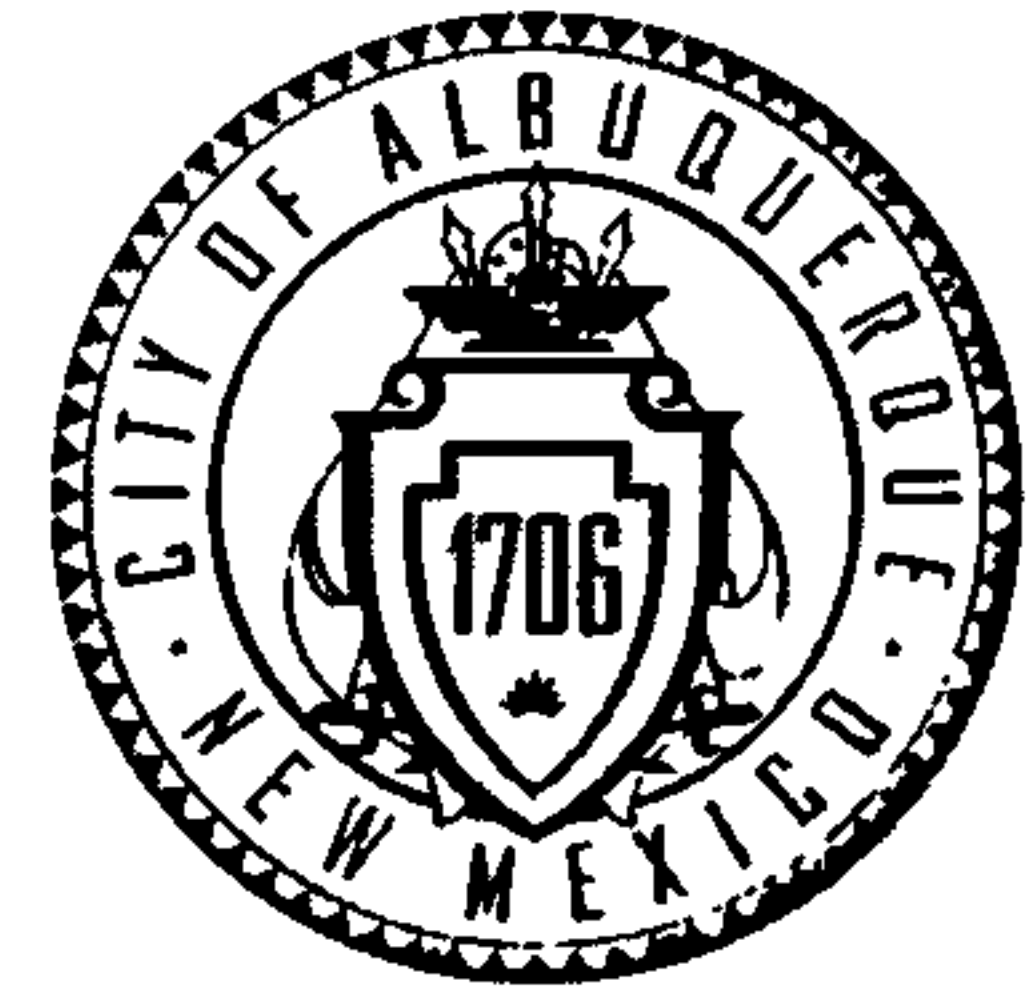
Arlene

Does not require TCL.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

CITY OF ALBUQUERQUE



January 15, 2014

Scott McGee, P.E.
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

**Re: Good Samaritan Society, 5201 Roma Dr. NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 06-21-13 (K17D003)
Certification dated: 1-13-14**

Dear Mr. McGee,

Based on the Certification received 1/14/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

Albuquerque

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

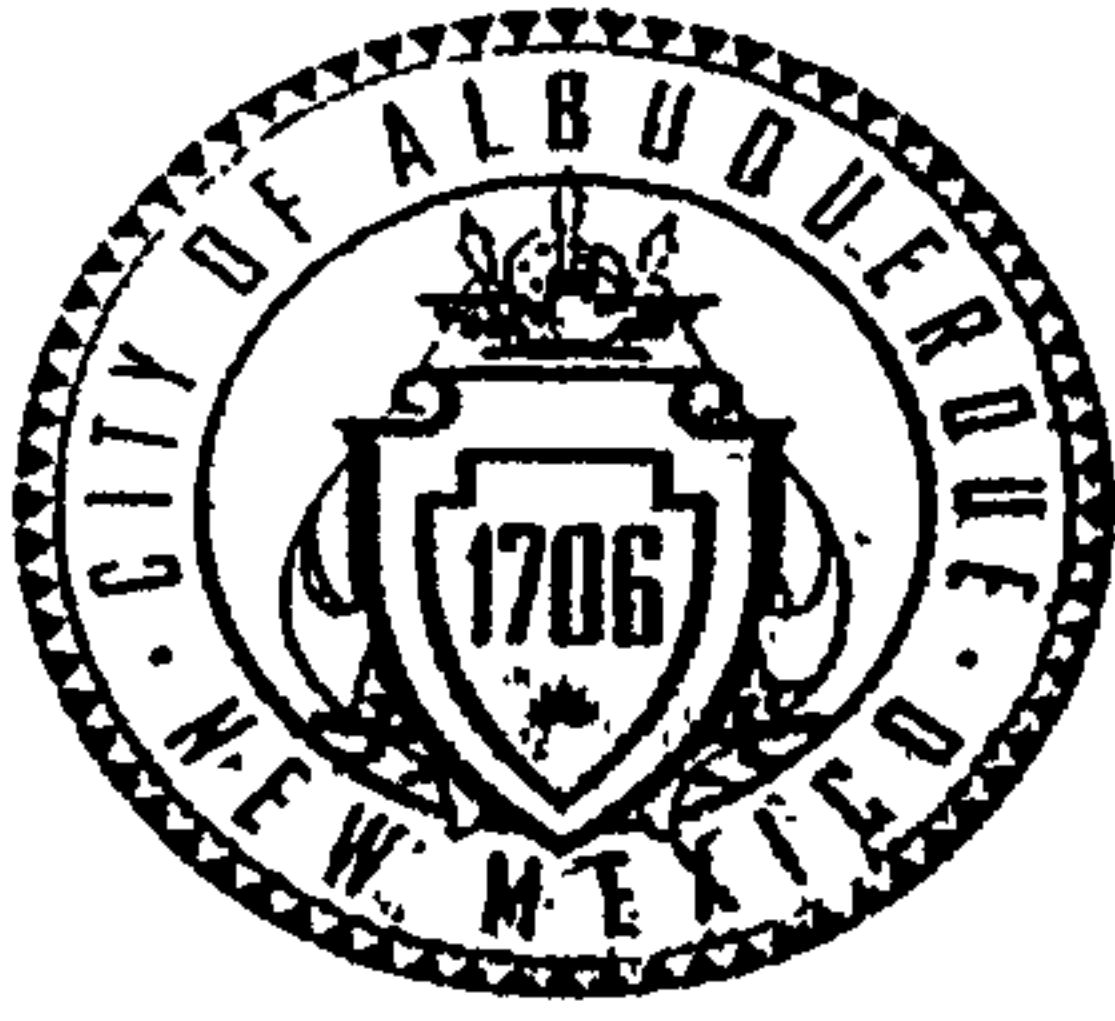
New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

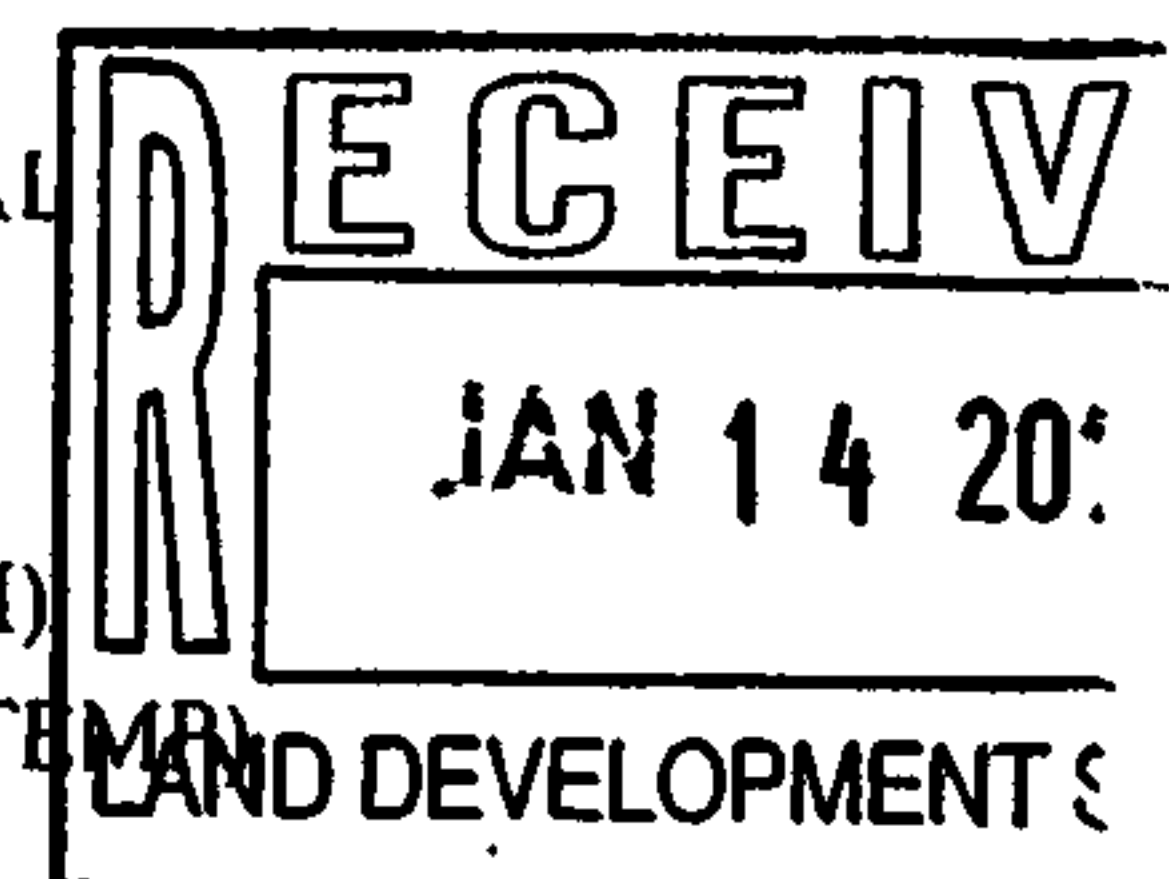
Project Title: PT-OT Addition/Remodel Good Samaritan Society City Drainage #: K17/0003
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: A PORTION OF THE MANZANO DEL SOL
City Address: 5201 ROMA AVENUE NE ABQ, NM 87108
Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANDAN DR NE ABQ, NM 87111
Phone#: 263-2905 Fax#: _____ E-mail: scottmcmgee@gmail.com
Owner: GOOD SAMARITAN SOCIETY Contact: _____
Address: 5201 ROMA AVE NE 87108
Phone#: _____ Fax#: _____ E-mail: _____
Architect: DPS Contact: ERIC SHREVE
Address: 7601 JEFFERSON NE, STE. 100 ABQ, NM 87109
Phone#: 761-9700 Fax#: _____ E-mail: _____
Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

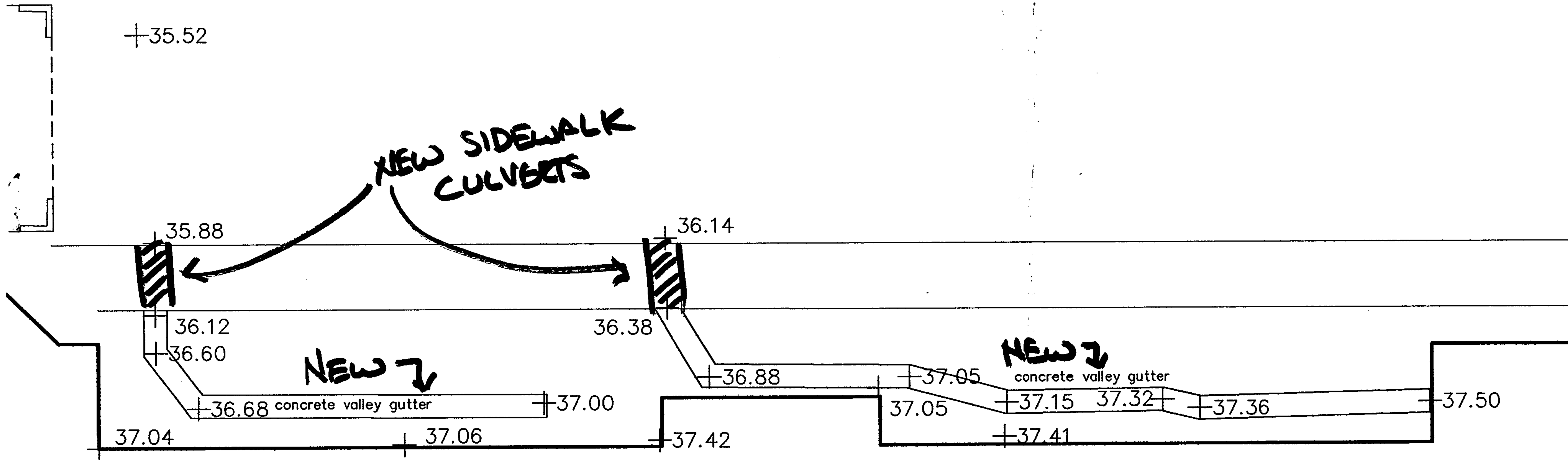


WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: 1/14/14 By: SCOTT MCGEE

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development



AS-BUILT EXHIBIT A
4/24/06