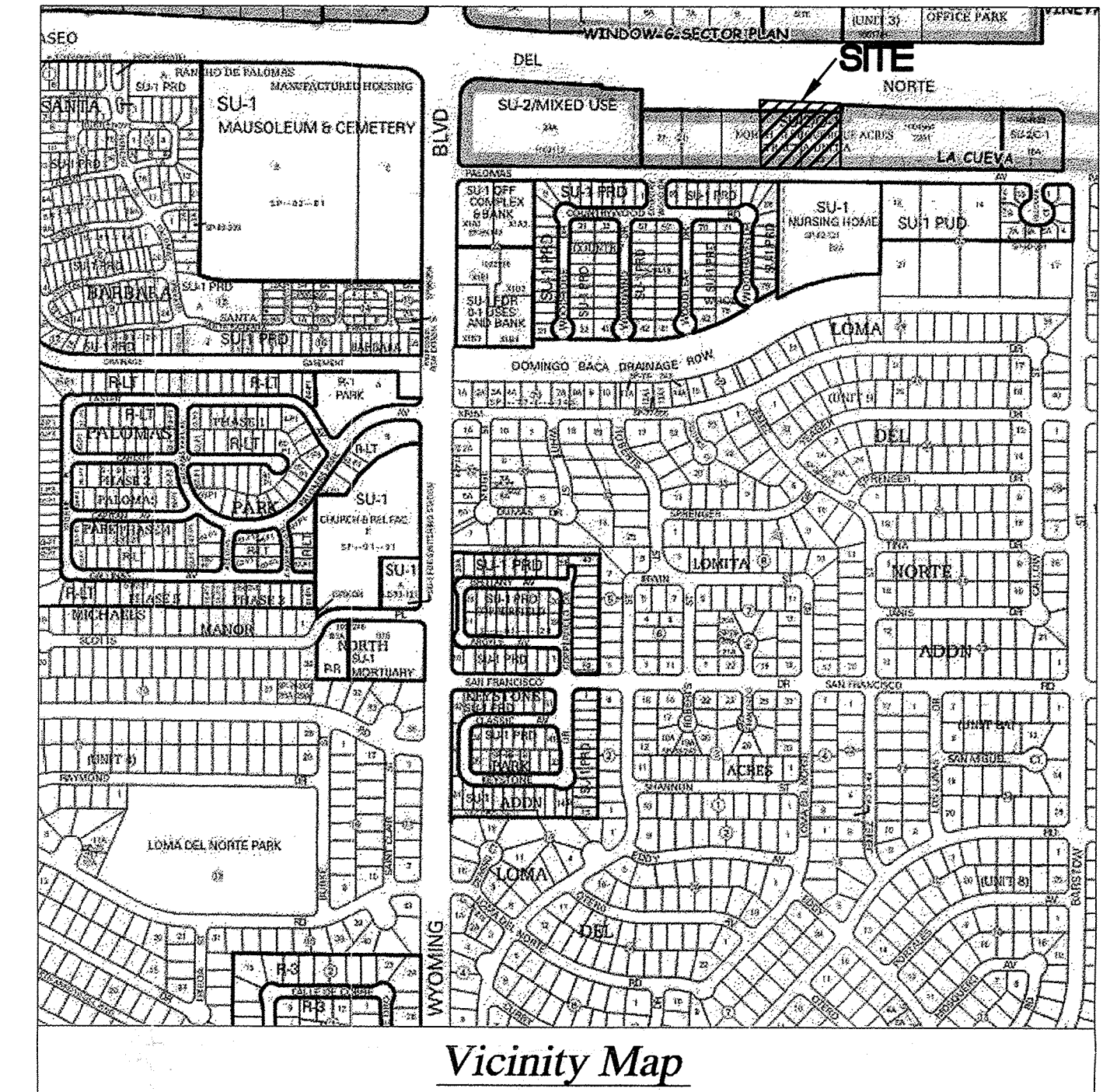


Paseo Del Norte, NE
(State Road 423)
(R/W Varies)

Legend

	EXISTING CONTOUR -- MAJOR
	EXISTING CONTOUR -- MINOR
	NEW CONTOUR -- MAJOR
	NEW CONTOUR -- MINOR
	DRAINAGE BASIN BOUNDARY
	SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	AS-BUILT ELEVATION



Vicinity Map
ZONE ATLAS PAGE D-19

LEGAL: Lots 23 & 24 and Parcels D & E, Block 21, North Albuquerque Acres, Tract A, Unit A

AREA: 88,754 sf (2.0375 acres) PRECIPITATION ZONE: 3

BENCHMARK: City of Albuquerque Station 'Heaven' being a brass cap
ELEV= 5378.235 (NAVD 1988)

SURVEYOR: Cartesian Surveying, Inc. dated August, 2010

FLOOD HAZARD: From FEMA Panel 35001C0141G (dated 9/26/08), this site is identified as being within Zone 'X' which is outside the 100-year floodplain.

EXISTING CONDITIONS: The existing site is undeveloped and slopes down from the southeast to the northwest corner at approximately 2.9%. Runoff presently discharges to the Paseo del Norte R/W, which is maintained by the NMDOT. An existing v-shaped earth swale is located south of the PDN south curb. This swale carries runoff west where it spills over the curb at the right in/ right out access to the Paseo Crossing Center. Runoff is then carried west on the east-bound right-turn lane of PDN.

PROPOSED IMPROVEMENTS: The proposed improvements include a 32,000 sf one-story building along with paved access and parking and landscaping. The developed runoff rate will be limited to the historic rate per NMDOT requirements. A drainage study by Tierra West (D-19/26) proved that Palomas Ave. has the capacity to handle developed runoff from this site based on a land use= 10%B, 20% C, and 70% D, which is $Q = (2.03)(4.46) = 9.0$ cfs.

DRAINAGE APPROACH: The drainage plan follows the historic drainage conditions by discharging a large portion of the site to the northwest corner of the property. The increase in impervious area requires onsite detention storage. A southerly portion of the site (A=0.66 acre), is proposed to discharge to Palomas Avenue NE at an unrestricted rate of 2.9 cfs. This runoff will then be carried west within the existing public street.

Based on Zone 3 and existing land treatment type: 'A'
Existing $Q = [(1.87 \text{ cfs/acre})(2.04)] = 3.81$ cfs
NMDOT Rational $Q = (0.35)(5.38/\text{hr})(2.04 \text{ acres}) = 3.84$ cfs

Proposed land treatment is 10% B, 10% C, and 80% D
South: $Q = (0.06)(2.60) + (0.06)(3.45) + (.54)(5.02) = 3.1$ cfs (<9.0 cfs - OK)
North: $Q = (0.14)(2.60) + (0.14)(3.45) + (1.10)(5.02) = 6.4$ cfs (to NW corner)
NMDOT Rational $Q = (0.87)(5.38/\text{hr})(1.38 \text{ acre}) = 6.46$ cfs

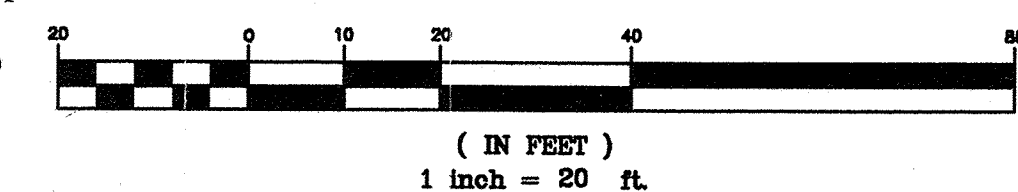
Based on the maximum pond inflow at 6.46 cfs and allowable outflow at 3.8 cfs, the hydrograph gives the required storage volume of $V = 3,475$ CF

Elevation	Area (SF)	Volume (CF)
5533.5	1200	300
5534.5	1620	1620
5535.5	1620	1620
5536	1400	810
TOTAL VOLUME	4,350 CF	(> 3,475 OK)

The Orifice Equation: $Q = CA(2gh)^{1/2}$ gives a maximum opening size of 0.48 sf for $Q = 3.8$ cfs. A wall opening measuring 8" high by 8.5" wide is $A = 0.47$ s. f., which gives a maximum discharge: $Q = (0.6)(0.47) [(64.4)(2.67)]^{1/2} = 3.7$ cfs.

The proposed improvements will increase site runoff, but by constructing the onsite detention pond, the impact to downstream drainage facilities will be minimized as runoff is limited to the historic rate.
Proposed $Q = 3.7$ cfs (<3.84 cfs - OK) to the NW corner of the site

GRAPHIC SCALE



DRAINAGE CERTIFICATION

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/20/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER JR., NMPS 14271, OF THE FIRM CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 12/13/11 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 12/22/11
SCOTT M McGEE, NMPE 10519

lentygroup

471 High Street SE, Suite 10 Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lentygroup.com
ARCHITECTURE PROVIDED BY JAMES BOCK, ARCHITECT

JEA SENIOR LIVING
Management • Development

ALBUQUERQUE
MEMORY CARE FACILITY
ALBUQUERQUE, NEW MEXICO

Grading and
Drainage Plan

DATE
12/23/10

REVISED DATE

SHEET

C1.0

471 High Street SE, Suite 10 Salem, Oregon 97301
503 399 1090 # 503 399 0585 w@lentygroup.com
ARCHITECTURE PROVIDED BY DANIEL KASAR, ARCHITECT

lenty group

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Grading and

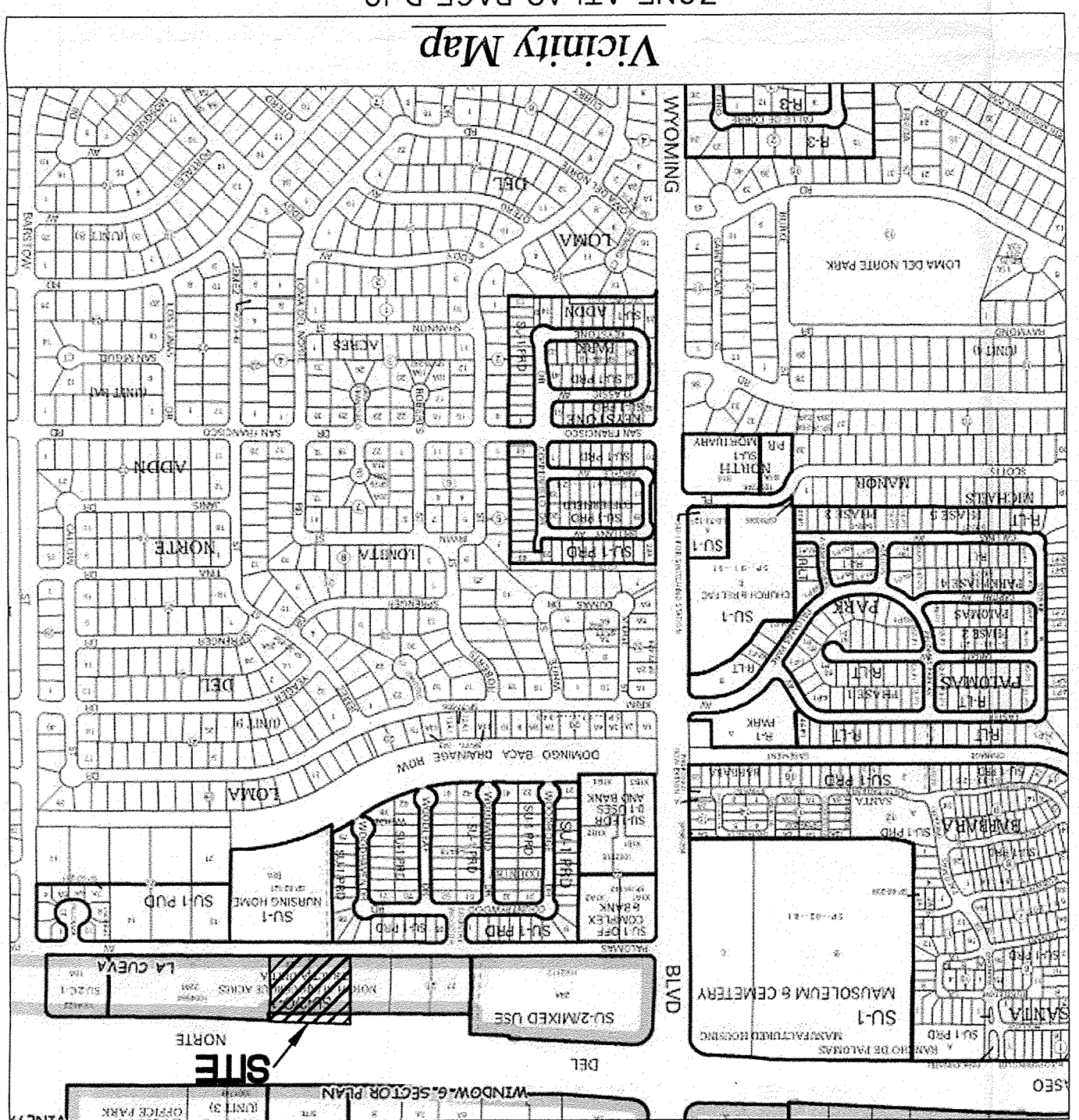
Drainage Plan

DATE 12/23/10

REMOVED DATE

SHEET

C1.0



LEGAL: Lots 23 & 24 and Parcels D & E, Block 21, North Albuquerque Acres, Tract A, Unit A

AREA: 88,754 sf (2.0375 acres) PRECIPITATION ZONE: 3

BENCHMARK: City of Albuquerque Station "Heaven" being a brass cap

ELEV = 5378.235 (NAVD 1988)

SURVEYOR: Cartesian Surveying, Inc. dated August, 2010

FLOOD HAZARD: From FEMA Panel 35001C0141G (dated 9/26/03), this site is identified as being within Zone X, which is outside the 100-year floodplain.

EXISTING CONDITIONS: The existing site is undeveloped and slopes down from the southeast to the northwest corner at approximately 2.9%. Runoff presently discharges to the Paseo del Norte R/W, which is maintained by the NM/DOT. An existing V-shaped earth swale is located south of the PDI south curb. This swale carries runoff west where it splits over the curb at the right in/ right out access to the Paseo Crossing Center. Runoff is then carried west on the east-bound right-turn lane of PDI.

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Based on Zone 3 and existing land treatment type: A' Existing Q = [(1.87 cfs/acre)(2.04)] = 3.81 cfs NM/DOT Rational Q = (0.35)(5.38)/ln(2.04 acres) = 3.84 cfs

Proposed land treatment is 10% B, 10% C, and 80% D South: Q = (0.06)(2.60) + (0.06)(3.45) + (0.54)(5.02) = 3.1 cfs (<9.0 cfs - OK)

North: Q = (0.14)(2.60) + (0.14)(3.45) + (1.10)(5.02) = 6.4 cfs (no NW corner)

NM/DOT Rational Q = (0.87)(5.38)/ln(1.38 acre) = 6.46 cfs

Based on the maximum pond inflow at 6.46 cfs and allowable outflow at 3.8 cfs, the hydrograph gives the required storage volume of V = 3,475 CF

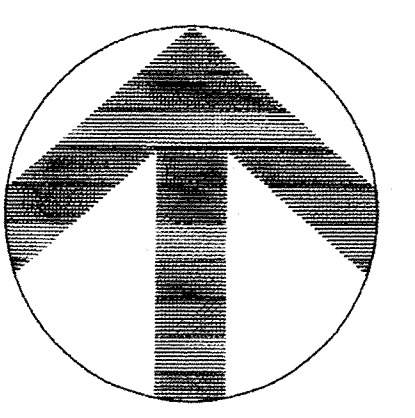
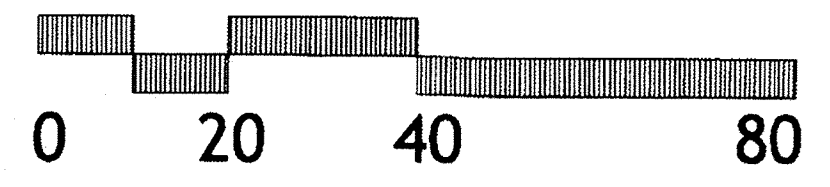
Proposed Pond Volume

Elevation	Area (SF)	Volume (CF)
5430	950	0
5431	1175	0
5432	1400	0
5433	1400	0
5434	1400	0
5435	1400	0
5436	1400	0
5437	1400	0
5438	1400	0
5439	1400	0
5440	1400	0
5441	1400	0
5442	1400	0
5443	1400	0
5444	1400	0
5445	1400	0
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5819	1400	0
5820	1400	0
5821	1400	0
5822	1400	0

Paseo Del Norte (State Road 423)

Site Plan

SCALE: 1" = 20'-0"
DATE: 12/17/10



Project Area: 2.0375 Acres

Project Statistics:

Total Site Area:	88,754 sq ft	
Building Coverage:	31,647 sq ft	35.7%
Parking / Drives:	22,366 sq ft	25.2%
Walks / patios:	6,000 sq ft	6.7%
Landscape Area:	28,741 sq ft	32.4%

Parking Provided:

Accessible Spaces:	4
Regular Spaces:	30
Total Spaces:	34

Parking Required:

1 Space per 2 beds
66 beds / 2 = 33 spaces
Motorcycle Spaces: 2
Bicycle Spaces: 2

SITE LEGEND

DESIGNATION	DESCRIPTION
	SOFTSCAPE - SEE LANDSCAPE PLAN
	SIDEWALK
	FENCE
	EMERGENCY VEHICLE PATH

ELECTRICAL LEGEND

DESIGNATION	DESCRIPTION
	14' POLE TOP ACORN LIGHT MOUNTING
	HID SIGN LIGHT
	NARROW PARABOLIC FLOODLIGHT
(ALL LIGHTING TO BE SHIELDED PER THE LA CIEVA SECTION PLAN)	
	PP
	SS
	FF
ALL SITE ELEMENTS INCLUDING ENTRANCES AND WALKWAYS WILL BE ILLUMINATED	

PROJECT NUMBER: 1008527

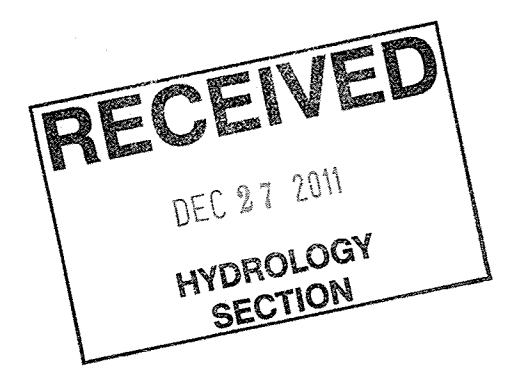
Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/18/10, and the Findings and Conditions in the Official notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	12-22-10	Date
Water Utility Department	12/22/10	Date
Parks and Recreation Department	12-22-11	Date
City Engineer	12/22/10	Date
Environmental Health Department (conditional)		Date
Solid Waste Management		Date
DRB Chairperson, Planning Department	12-22-10	Date

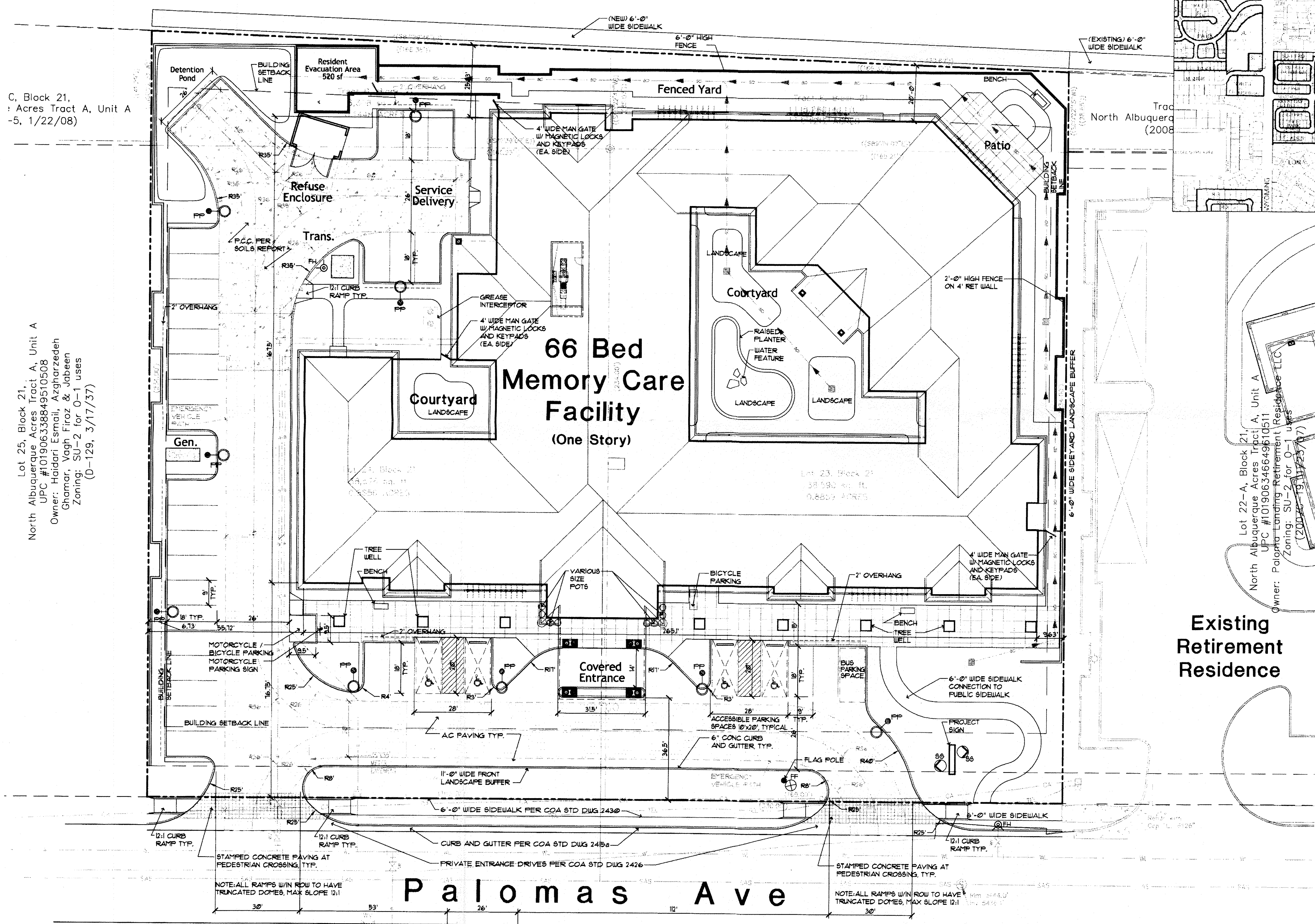
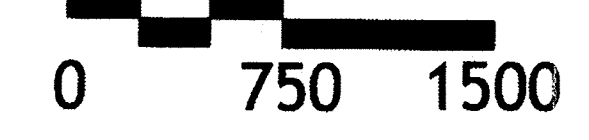


C, Block 21, Acres Tract A, Unit A -5, 1/22/08)

Lot 25, Block 21, North Albuquerque Acres Tract A, Unit A UPC #101906338849510508 Owner: Haidari Esfahani, Azgharzedeh Chahar, Vaghi Firoz & Jabeen Zoning: SU-2 for 0-1 uses (D-129, 3/17/57)

Lot 22-A, Block 21, North Albuquerque Acres Tract A, Unit A UPC #101906346649610511 Owner: Paloma Land Retirement Residence LLC Zoning: SU-2 for 0-1 uses (200-4-19, 1/22/07)

Vicinity Map



lenitygroup

471 High Street SE, Suite 10 Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 w lenitygroup.com

ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

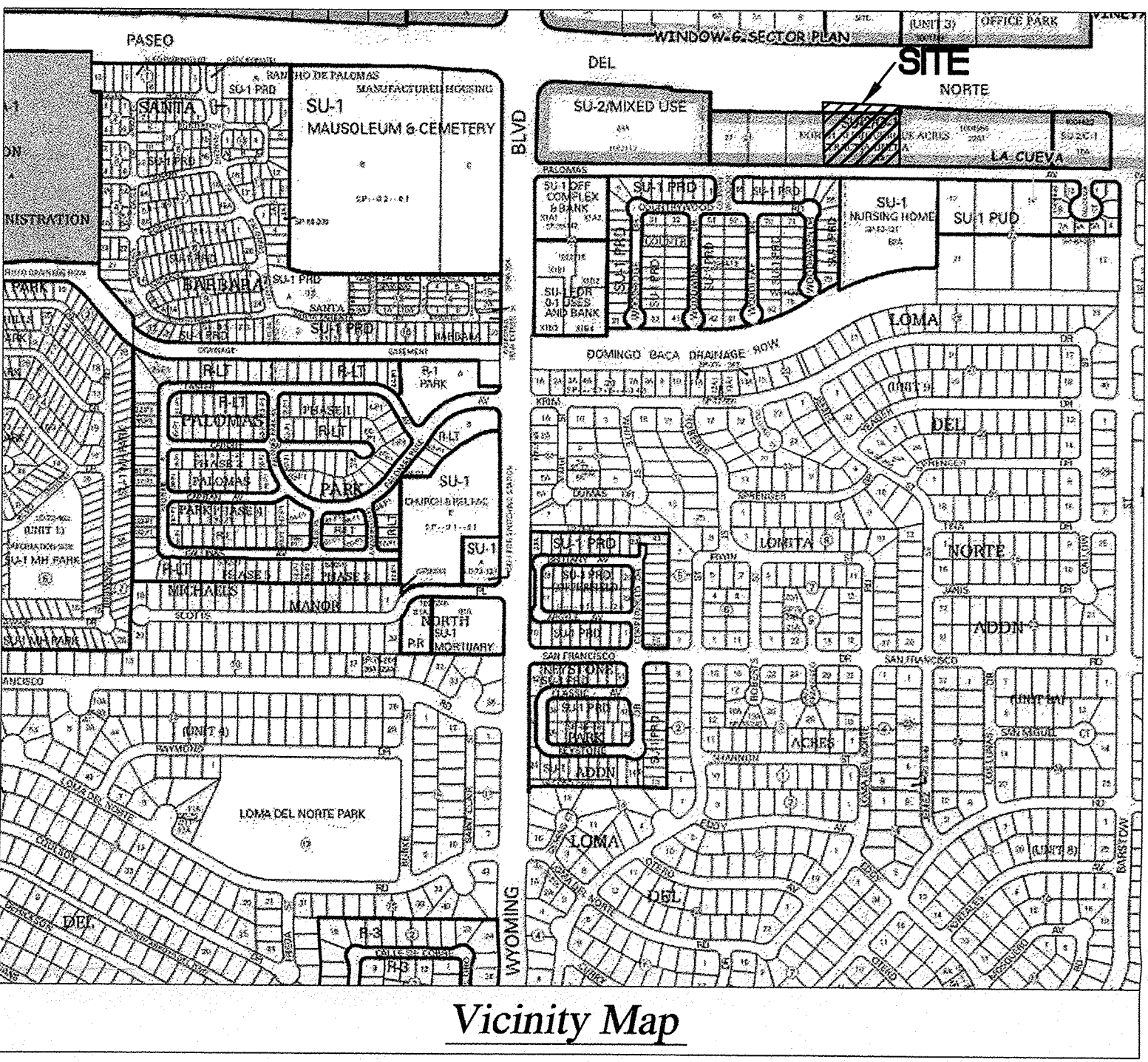
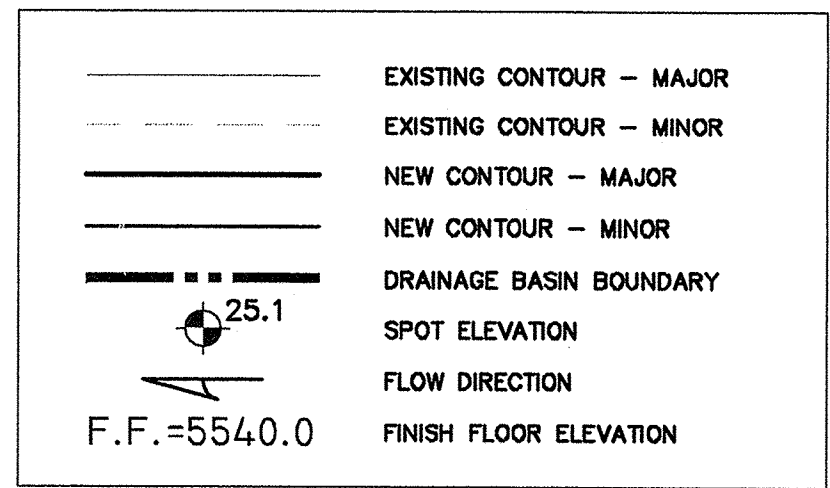
Albuquerque Memory Care Facility

Albuquerque, NM

JEA SENIOR LIVING
Management ♦ Development
12115 NE 99th ST, SUITE 1800 VANCOUVER, WA 98662
(360) 254-9442

Paseo Del Norte, NE
(State Road 423)
(R/W Varies)

Legend



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BENCHMARK: City of Albuquerque Station 'Heaven' being a brass cap
ELEV = 5378.235 (NAVD 1988)

SURVEYOR: Cartesian Surveying, Inc. dated August, 2010

FLOOD HAZARD: From FEMA Panel 35001C0141G (dated 9/26/08), this site is identified as being within Zone 'X' which is outside the 100-year floodplain.

EXISTING CONDITIONS: The existing site is undeveloped and slopes down from the southeast to the northwest corner at approximately 2.9%. Runoff presently discharges to the Paseo del Norte R/W, which is maintained by the NMDOT. An existing V-shaped earth swale is located south of the PDN south curb. This swale carries runoff west where it spills over the curb at the right in/ right out access to the Paseo Crossing Center. Runoff is then carried west on the east-bound right-turn lane of PDN.

PROPOSED IMPROVEMENTS: The proposed improvements include a 32,000 sf one-story building along with paved access and parking and landscaping. The developed runoff rate will be limited to the historic rate per NMDOT requirements. A drainage study by Tierra West (D-19/26) proved that Palomas Ave. has the capacity to handle developed runoff from this site based on a land use = 10%B, 20% C, and 70% D, which is $Q = (2.03)(4.46) = 9.0$ cfs.

DRAINAGE APPROACH: The drainage plan follows the historic drainage conditions by discharging a large portion of the site to the northwest corner of the property. The increase in impervious area requires onsite detention storage. A southern portion of the site (A=0.66 acre), is proposed to discharge to Palomas Avenue NE at an unrestricted rate of 2.9 cfs. This runoff will then be carried west within the existing public street.

Based on Zone 3 and existing land treatment type: 'A'
Existing $Q = [(1.87 \text{ cfs/acre})(2.04)] = 3.81$ cfs
NMDOT Rational $Q = (0.35)(5.38 \text{"/hr})(2.04 \text{ acres}) = 3.84$ cfs

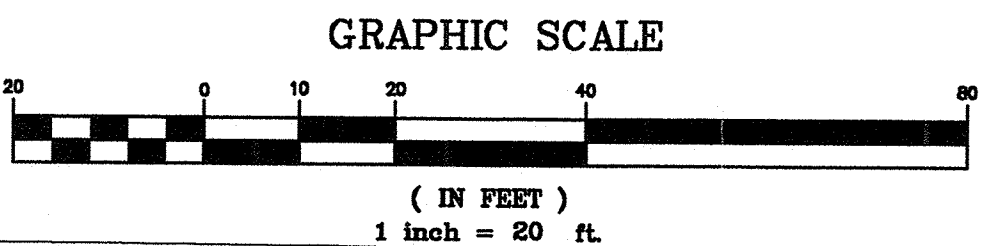
Proposed land treatment is 10% B, 10% C, and 80% D
South: $Q = (0.06)(2.60) + (0.07)(3.45) + (.53)(5.02) = 2.9$ cfs (< 9.0 cfs - OK)
North: $Q = (0.14)(2.60) + (0.14)(3.45) + (1.10)(5.02) = 6.4$ cfs (to NW corner)
NMDOT Rational $Q = (0.87)(5.38 \text{"/hr})(1.38 \text{ acre}) = 6.46$ cfs

Based on the maximum pond inflow at 6.46 cfs and allowable outflow at 3.8 cfs, the hydrograph gives the required storage volume of $V = 3,475$ CF

Proposed Pond Volume		
Elevation	Area (SF)	Volume (CF)
5530	950	0
5531	1400	1175
5532	1400	1400
5533	1400	1400
TOTAL VOLUME	3,975 CF	($> 3,475$ OK)

The Orifice Equation: $Q = CA(2gh)^{1/2}$ gives a maximum opening size of 0.48 sf for $Q = 3.8$ cfs. A wall opening measuring 8" high by 8.5" wide is $A = 0.47$ s. f., which gives a maximum discharge: $Q = (0.6)(0.47)[(64 \cdot 4)(2.67)]^{1/2} = 3.7$ cfs.

The proposed improvements will increase site runoff, but by constructing the onsite detention pond, the impact to downstream drainage facilities will be minimized as runoff is limited to the historic rate.
Proposed $Q = 3.7$ cfs (< 3.84 cfs - OK) to the NW corner of the site



JEA SENIOR LIVING
Management ♦ Development
12115 NE 99th ST. SUITE 1800 VANCOUVER, WA 98682
(360) 254-9442

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lenitygroup

471 High Street SE, Suite 10 Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenitygroup.com

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Albuquerque Memory Care Facility

Albuquerque, NM

CONCEPTUAL GRADING PLAN