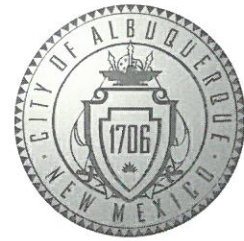


# CITY OF ALBUQUERQUE



January 12, 2018

Martin Garcia, PE  
Anchor Engineering, LLC.  
1035 South Bosque Loop  
Bosque Farms, NM 87068

RE: **Amerstone Assisted Living**  
**7503 Central Ave NE**  
**Grading Plan**  
**Engineer's Stamp Date: 1/3/18**  
**Hydrology File: K19D150**

Dear Mr. Garcia:

Based on the information provided in the submittal received on 1/8/18 the above-referenced Grading Plan is approved for Grading and Building Permit.

Prior to requesting Certificate of Occupancy, the Drainage Covenant must be recorded and a copy of the recorded document provided to Hydrology. If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

PO Box 1293

Albuquerque

NM 87103

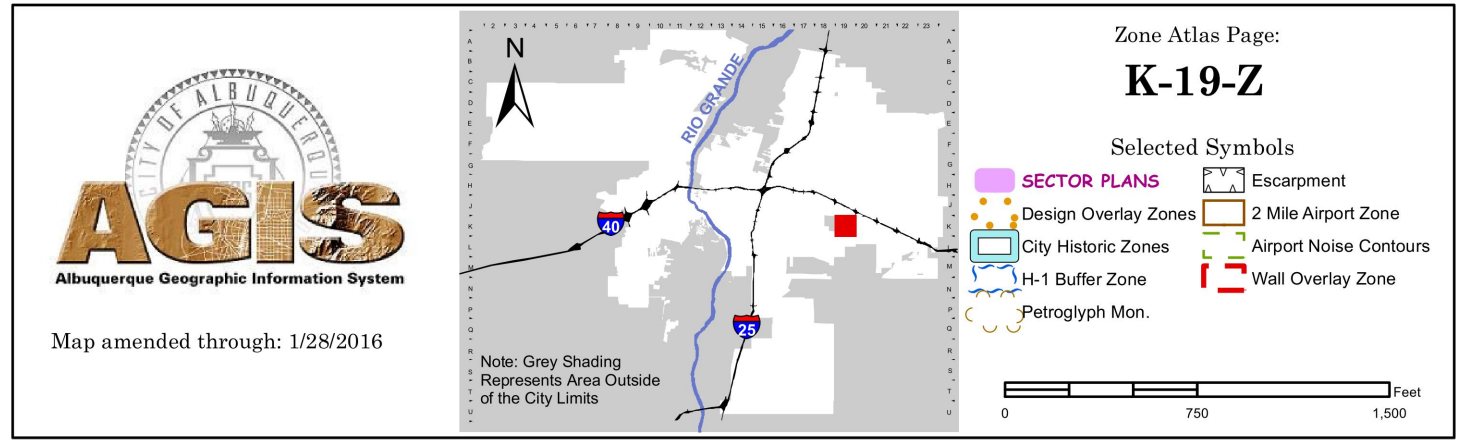
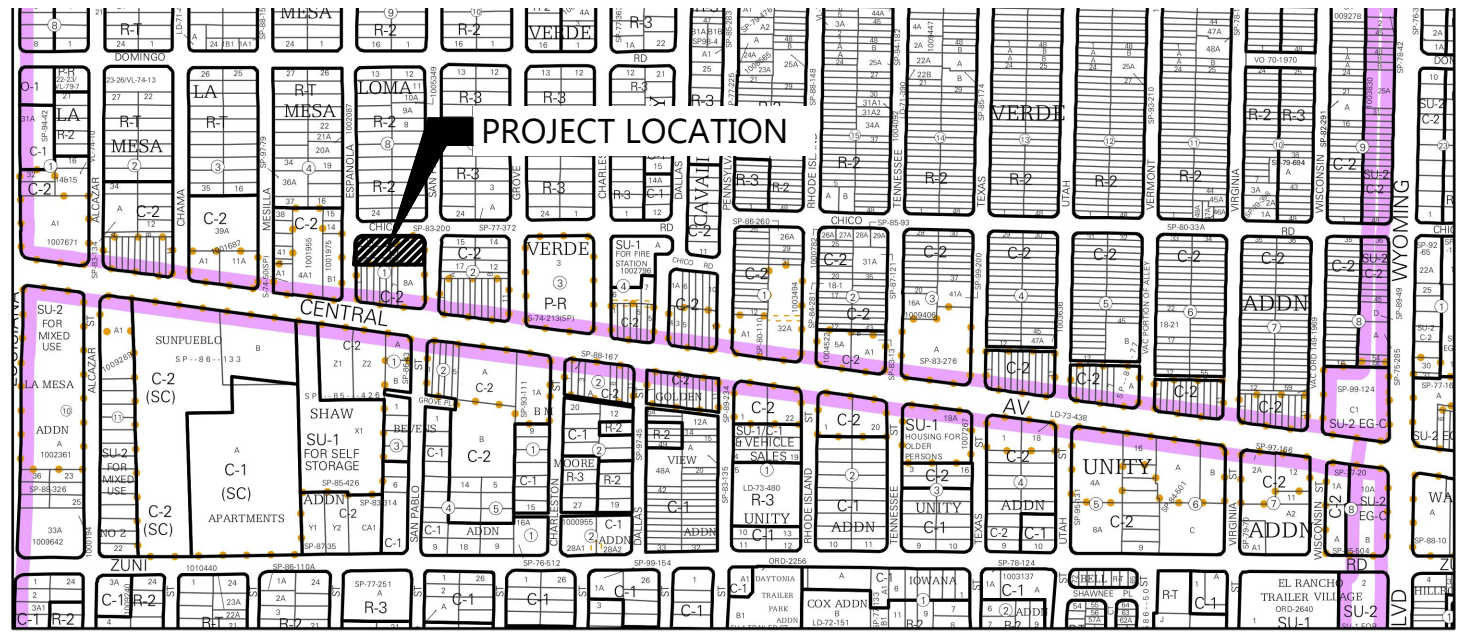
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

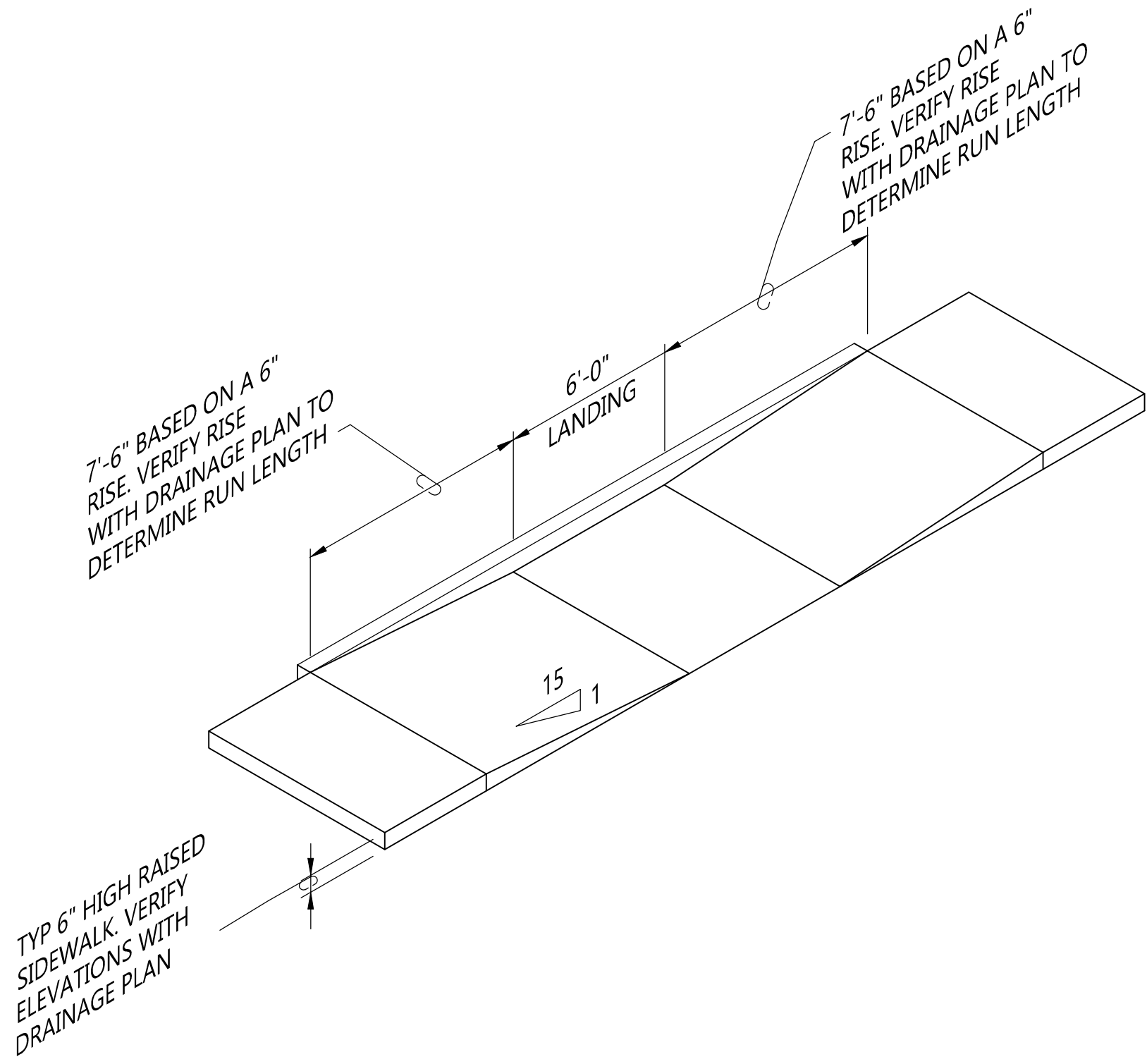
Dana M. Peterson  
Senior Engineer, Planning Dept.  
Development Review Services



Zone Atlas

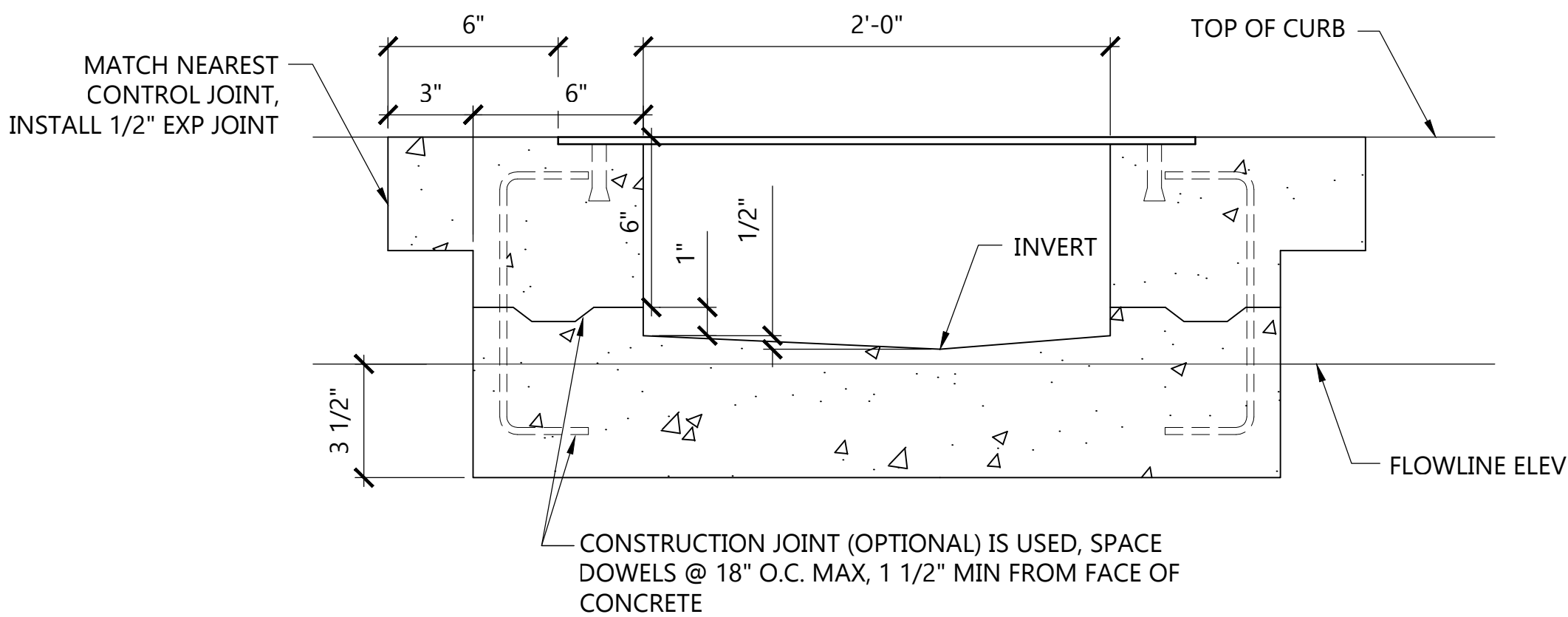


**Project Benchmark**  
THE PROJECT BENCHMARK FOR THIS SITE IS AN ACS BRASS CAP STAMPED "15-K19" AT THE NORTHWEST CORNER OF CENTRAL AVE N.E. AND ESPANOLA STREET N.E.  
N: 1546398.447  
E: 1482925.942  
ELEV: 5340.47



RAMP DETAIL

SCALE: NTS



SIDEWALK CULVERT

SCALE: NTS

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

Drainage Calculations				
AMERISTONE ASSISTED LIVING				
<b>Hydrology Calculations</b>				
DPM - Section 22.2				
Volume 2, January 1993				
Precipitation Zone	3			
100 Year Storm Depth, P (360)	2.6			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.66	0.92	1.29	2.36
Peak Discharge Factors	1.87	2.60	3.45	5.02
Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "D" (Roof)		0.32	0.08	0.31
Type "C" (Unpaved Roadway)		0	0.09	0.00
Type "B" (Irrigated Lawns)		0.12	0.09	0.14
Type "A" (Undeveloped)		0	0.19	0.00
Total (Acres)		0.45	0.45	0.45
Excess Precipitation(in)		1.97	1.13	1.91
Volume (100), cf		3179.73	1818.24	3123.25
Volume (10),cf		2130.42	1218.22	2092.58
Q (100), cfs		1.94	1.25	1.92
Q (10), cfs		1.30	0.84	1.29
First Flush = D* (.26/12)		293 CF		
FREE DISCHARGE (BYPASS) AREA:			358 SF	
VOLUME (100) CF			70.41 CF	

Drainage Narrative

THIS GRADING AND DRAINAGE PLAN PROVIDES FOR THE DEVELOPMENT OF A NEW ASSISTED LIVING CENTER AT THE CORNER OF ESPANOLA STREET AND CHICO ROAD N.E. THE SITE IS CURRENTLY IMPROVED WITH A CAR DETAIL FACILITY, THAT WILL BE DEMOLISHED FOR THE NEW ASSISTED LIVING CENTER. THE PROPOSED IMPROVEMENTS WILL INCLUDE A NEW ASSISTED LIVING FACILITY, PARKING STRUCTURE AND FIRST FLUSH POND. THE SITE DOES NOT ACCEPT OFF-SITE RUNOFF AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER MAP 35001C0354H, DATED AUGUST 15, 2012. THE EXISTING RUNOFF FROM THE SITE IS 1.94 CFS, AND WILL DECREASE TO 1.93 AFTER DEVELOPMENT. THE RUNOFF WILL BE DIRECTED TO A FIRST FLUSH POND ON THE WEST PORTION OF THE PROPERTY AND WILL DRAIN TO ESPANOLA STREET THROUGH AN OVERFLOW AS SHOWN . A WATER BLOCK HAS BEEN PLACED AT THE DRIVEPAD ALONG CHICO ROAD, AND ONE WITHIN THE PROPERTY TO REDUCE RUNOFF AT THE ESPANOLA STREET DRIVEPAD .

Pond Volume

IMPERVIOUS AREA 0.32 x 43560 = 13939.20 SF

PONDING REQUIRED 13503.6 x .26 / 12 = 292.57 CF

POND 1:

43.5 = 879.12 SF

42.5 = 769.52 SF

VOL 43.5 & 42.5: 520.39 + 670.02 = 1190.41 / 2 x .5 = 297.60 CF

POND VOLUME PROVIDED: 412.16 CF

DEPTH OF WATER 292.57 / 297.60 = .98x .5 = .491

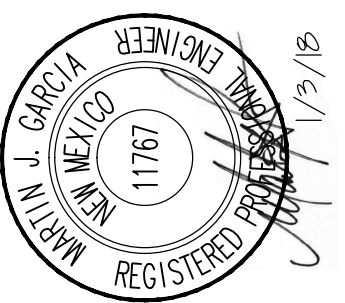
WATER SURFACE ELEV = 5342.50 + .49 = 5342.99



10 0 10 20 30  
SCALE: 1" = 10'

Legend

5263	EXISTING CONTOUR
	EXISTING CONCRETE PAD
TC63.28 FL62.78	EXISTING SPOT ELEVATION
64	NEW CONTOUR
TC	TOP OF CURB
FL	FLOWLINE
TS	TOP OF SIDEWALK
FF	FINISH FLOOR
	BYPASS AREA (FREE DISCHARGE)
	WATER BLOCK



**Anchor Engineering, LLC**  
1035 S. Bosque Ln.  
Bosque Farms, NM 87068  
505.362.1530  
martin@anchoreng.net

REVISIONS		COMMENTS
NO.	DATE	

PROJECT NO.	17-035
DATE:	1.3.2018
DRAWN BY:	F PHILLIPS
CHECKED BY:	M GARCIA
SCALE:	1" = 10'-0"

PROJECT TITLE	AMERISTONE ASSISTED LIVING ALBUQUERQUE, NEW MEXICO
SHEET TITLE	GRADING AND DRAINAGE PLAN
SHEET	C1





December 1, 2017

Dana M. Peterson  
Sr. Engineer, Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Amerstone Assisted Living  
Grading and Drainage Plan  
**Hydrology File: K19D150**

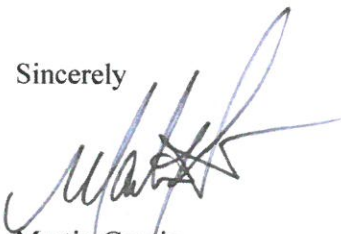
Dear Mr. Peterson:

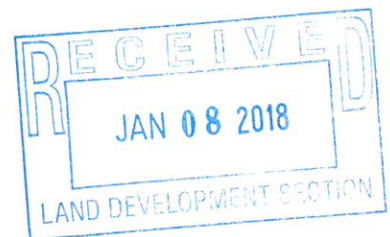
Anchor Engineering is in receipt of your comments for Hydrology File: K19D150. In response we offer the following.

- 1) The first flush pond must be sited where it will receive all runoff from the impervious areas. If runoff from impervious areas cannot be captured on-site, this bypass volume must be calculated and stated on the plan.  
**The Grading Plan has been revised to show the bypass volume of 70 CF.**
- 1) Payment of Fee-in-Lieu will be required for the first flush bypass volume at the rate of \$8/CF.  
**A Fee-in-Lieu of \$8/CF x 70CF = \$560 will be paid.**
- 2) The site qualifies as redeveloped and is only required to retain runoff from the 80<sup>th</sup> percentile storm (Vol. = 0.26<sup>th</sup>\*Imp.Area).  
**The Drainage Calculations have been revised to show 293 CF of required runoff to be retained.**
- 2) A Private Facility Drainage Covenant is required for the first flush pond. The original notarized forms, exhibits, and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4<sup>th</sup>, Plaza del Sol) for routing. Please contact Charlotte LaBadie ([clabadie@cabq.gov](mailto:clabadie@cabq.gov), 924-3996) or Madeline Carruthers ([mtafoya@cabq.gov](mailto:mtafoya@cabq.gov), 924-3997) regarding the routing and recording process for covenants.  
**The notarized Private Facility Drainage Covenant and recording fee has been turned in as part of the resubmittal.**
- 3) This site discharges to a floodplain in Espanola and Chico; no increase in runoff from the existing condition can be authorized. The plan currently demonstrates this, and future resubmittals must continue to do so as well.  
**Acknowledged.**

I trust that this letter satisfies your comments and is adequate to receive your approval for permit. We are available to discuss any further questions you may have.

Sincerely

  
Martin Garcia  
Anchor Engineering  
17-035





# TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
**PROJECTS Only**

City of Albuquerque Treasury  
J-24 Deposit

Date: 1/8/2018 Office: ANNEX  
Station ID Cashier: E39083  
Batch: 8836 Trans: 59  
Fund: 305 Activity ID7547210  
Account: 461615 Project ID24\_MS4  
Dept ID: Bus.Unit: PCDMD  
Alloc Amt: \$560.00  
Trans Amt: \$560.00  
Check Tendered : \$560.00

## Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 560.00	461615	305	PCDMD	24_MS4	7547210	\$ 560.00
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$560.00</b>

Hydrology#: K19D150 Name: Amerstone Assisted Living  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 7503 Central Ave NE / Lots 12,13, 14, & 15, Block 1 Lomaverde Addition

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Renee Brissette PHONE 924-3995

BUSINESS DATE 1/8/18

DUAL VERIFICATION OF DEPOSIT Renee Brissette  
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

REMITTER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).