

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 2, 2020

Matt Satches
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Legacy 2 Multifamily
7800 Headline Blvd NE
Revised Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 05/21/20
Hydrology File: D17D107**

Dear Mr. Satches:

Based upon the information provided in your submittal received 05/21/2020, the Revised Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

PO Box 1293

Please note that prior to Building Permit Approval, please address the following:

Albuquerque

NM 87103

www.cabq.gov

- In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use. If the proposed retaining wall will create such an encroachment, written agreement from both landowners must be provided for such work. Written permission must include: signature of the property owner or owners representative, statement that undersigned is the owner or authorized representative, permission to construct the encroachment with a brief description of the encroachment.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 31, 2020

Matt Satches
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Legacy 2 Multifamily
7800 Headline Blvd NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 03/27/20
Hydrology File: D17D107**

PREVIOUS APPROVAL
LETTER INCLUDED FOR
INFORMATION ONLY.
RESUBMITTAL OF THIS PLAN
IS DUE TO A MINOR
SITework CHANGE AT THE
ENTRANCE ALONG HEADLINE
BLVD.

Dear Mr. Satches:

Based upon the information provided in your submittal received 03/27/2020, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

PO Box 1293

Please note that prior to Building Permit Approval, please address the following:

Albuquerque

NM 87103

- In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use. If the proposed retaining wall will create such an encroachment, written agreement from both landowners must be provided for such work. Written permission must include: signature of the property owner or owners representative, statement that undersigned is the owner or authorized representative, permission to construct the encroachment with a brief description of the encroachment.

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Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



TITAN JOURNAL CENTER												
Proposed Developed Conditions Basin Data Table												
This table is based on the DPM Section 22.2, Zone: 2												
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V(100yr-6hr)	V(100yr-24hr)	FIRST FLUSH
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
ONSITE BASINS												
BASIN A	27034	0.62	0.0%	0.0%	16.0%	84.0%	4.45	2.76	1.96	4419	5176	643
BASIN B	34955	0.80	0.0%	0.0%	18.0%	82.0%	4.42	3.55	1.94	5656	6612	812
BASIN C	16649	0.38	0.0%	0.0%	21.0%	79.0%	4.37	1.67	1.91	2653	3091	373
BASIN D	37723	0.87	0.0%	0.0%	27.0%	73.0%	4.28	3.93	1.85	5824	6742	780
BASIN E	11762	0.27	0.0%	0.0%	11.0%	89.0%	4.53	1.22	2.01	1971	2320	297
BASIN F	21491	0.49	0.0%	0.0%	25.0%	75.0%	4.31	2.13	1.87	3353	3891	457
BASIN G	7438	0.17	0.0%	0.0%	5.0%	95.0%	4.62	0.79	2.07	1283	1519	200
TOTAL	157052	3.61	-	-	-	-	-	16.05	-	25161	29351	3562
OFFSITE BASINS												
BASIN A	2931	0.07	0.0%	0.0%	90.0%	10.0%	3.30	0.22	1.23	300	310	N/A
BASIN B	5665	0.13	0.0%	0.0%	90.0%	10.0%	3.30	0.43	1.23	580	599	N/A
BASIN C	3975	0.09	0.0%	0.0%	90.0%	10.0%	3.30	0.30	1.23	407	420	N/A
BASIN D	112367	2.58	0.0%	0.0%	100.0%	0.0%	3.14	8.10	1.13	10581	10581	N/A
TOTAL	124938	2.87	-	-	-	-	-	9.05	-	11869	11911	N/A



DRAINAGE NARRATIVE

INTRODUCTION:

THE PROJECT IS LOCATED ON JEFFERSON ST NE AND BETWEEN JOURNAL CENTER BLVD NE AND HEADLINE BLVD NE. THIS SUBMITTAL PROVIDES A DRAINAGE AND GRADING PLAN FOR THE PROPOSED JOURNAL CENTER LEGACY 2 MULTI-FAMILY APARTMENT COMPLEX. THE SITE WILL CONSIST OF A 2-STORY BUILDING INCLUDING 80 RESIDENTIAL UNITS, ALONG WITH THE ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. PER FEMA COMMUNITY MAP PANEL #35001C0332G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY FIGURE A-1 OF THE DPM SECTION 22. THE EXISTING TRACT WILL BE SUBDIVIDED INTO TWO SEPARATE TRACKS, ONE TO THE NORTH AND ONE TO THE SOUTH. THE SOUTHERN TRACT WILL BE THE SITE OF THE MULTIFAMILY PROJECT. THE NORTHERN TRACT WILL REMAIN UNDEVELOPED.

EXISTING CONDITIONS:

TRACT TR-2A-2A-2B-1-A OF PLAT RE 2A-2A-2A-2B-1-A JOURNAL CENTER IS CURRENTLY UNDEVELOPED, WITHOUT BUILDINGS OR PAVED AREAS. THE SITE SLOPES TO THE SOUTH AND WEST. RUNOFF SHEET FLOWS TO HEADLINE BLVD. PRIOR TO ENTERING THE EXISTING JOURNAL CENTER STORM DRAIN SYSTEM. THIS SITE IS PART OF A PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION (HYDROLOGY FILE D170107, APPROVED 03/27/2017). THIS PLAN EXPLAINS THAT A SITE DRAINAGE ANALYSIS WAS CONDUCTED WITH THE CONSTRUCTION OF THE N1-25/PASEO DEL NORTE INTERCHANGE. THE NMDOT PDN/I-25 DRAINAGE REPORT DELINEATES BASINS THROUGHOUT THE INTERCHANGE AREA, INCLUDING JOURNAL CENTER. THE SITE IS LOCATED WHOLLY WITHIN "SUBBASIN 1 - E JEFFERSON 1". THIS BASIN HAS A TOTAL DISCHARGE OF APPROXIMATELY 128.5 CFS. CURRENTLY OUR SITE IS THE ONLY UNDEVELOPED PORTION OF THIS BASIN. ACCORDING TO THE DRAINAGE REPORT, THE LAND TREATMENT PERCENTAGES WERE 1.0% C AND 99.0% D. THE DOWNSTREAM INFRASTRUCTURE WAS DESIGNED TO ESSENTIALLY CONVEY THE ENTIRE BASIN AS IF IT WERE COMPLETELY IMPERVIOUS.

THE SITE WILL BE ALLOWED TO DISCHARGE 100% OF THE FLOW INTO HEADLINE AVE AND JEFFERSON ST JUST AS THE DRAINAGE REPORT SHOWS. THE FLOW WILL THEN BE CAPTURED BY OFFSITE DRAINAGE INFRASTRUCTURE. FOR MORE INFORMATION REGARDING THE OFFSITE INFRASTRUCTURE AND THE BASIN CONTAINING THIS SITE, PLEASE SEE THE NMDOT PDN/I-25 DRAINAGE REPORT.

METHODOLOGY:

THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE SECTION 22 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

PROPOSED:

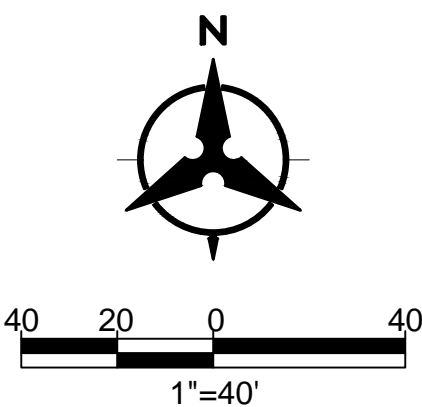
THE PROPOSED SITE IS ALLOWED TO FREE DISCHARGE INTO HEADLINE BLVD. BASINS A, G, AND F SHEET FLOW DIRECTLY INTO HEADLINE BLVD PRIOR TO ENTERING THE EXISTING STORM DRAIN INFRASTRUCTURE. BASINS B, C, D, AND E DISCHARGE INTO AN ONSITE STORM DRAIN THAT WILL CONNECT TO AN EXISTING STORM DRAIN INLET AT THE INTERSECTION OF HEADLINE AND JEFFERSON. THIS INLET CONNECTS TO AN EXISTING 18" STORM DRAIN PIPE RUNNING AT 1.00% DOWNSTREAM. OFFSITE BASINS B AND C WILL CONTINUE TO SHEET FLOW TO HEADLINE BLVD. OFFSITE BASIN A WILL CONTINUE TO SHEET FLOW TO JEFFERSON ST. THE NORTHERN TRACT (OFFSITE BASIN D) WILL REMAIN UNDEVELOPED. MINOR MODIFICATIONS TO THE SITE WILL BE IMPLEMENTED TO PREVENT RUNOFF FROM IMPACTING THE MULTIFAMILY SITE. DUE TO SITE CONSTRAINTS, STORM WATER QUALITY VOLUME WILL BE PAID CASH IN LIEU. PARKING ISLANDS WILL BE DEPRESSED WHERE APPLICABLE.

CONCLUSION:

THE CALCULATED PEAK DISCHARGE FROM THE SITE IS IN SUBSTANTIAL COMPLIANCE WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT. DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE REPORT AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. PLEASE ACCEPT THIS SUBMITTAL AS A FORMAL REQUEST FOR SITE PLAN FOR BUILDING PERMIT APPROVAL.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED CURB & GUTTER
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP



TITAN JOURNAL CENTER

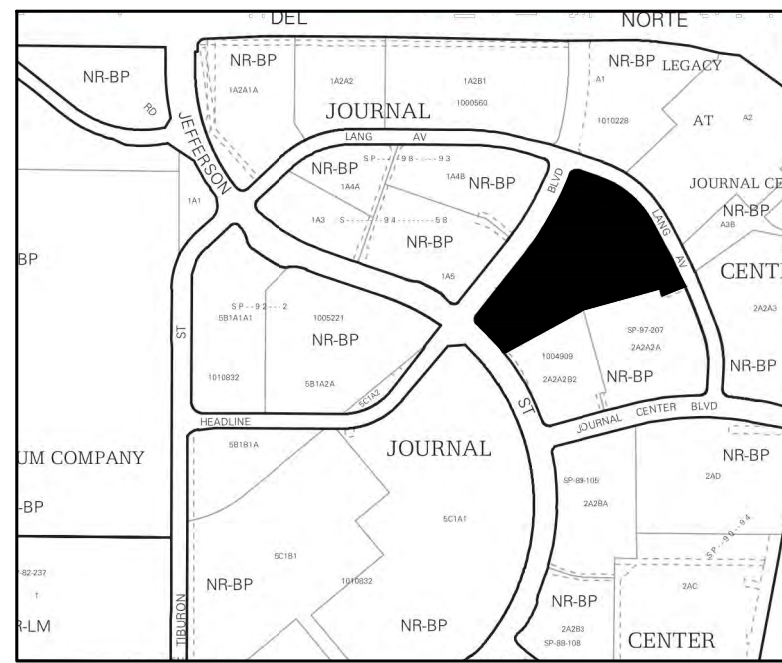
NEC JEFFERSON ST NE AND HEADLINE BLVD NE
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB
Architecture, Inc.

WorldHQ@ORBArch.com



**PRELIMINARY
NOT FOR CONSTRUCTION**



VICINITY MAP
NOT TO SCALE

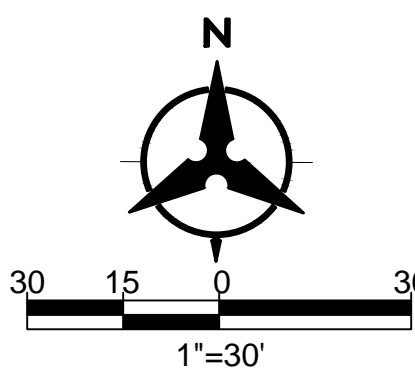


GRADING KEYNOTES

1. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN POPE. SEE PLAN FOR SIZE.
2. INSTALL CONCRETE CURB OPENING.
3. INSTALL CONCRETE RIBBON CHANNEL.
4. WATER HARVESTING, LANDSCAPE DEPRESSION. ENSURE 6" MINIMUM DEPRESSION BELOW FLOWLINE.
5. MATCH EXISTING ELEVATION.
6. INSTALL 2 - 24" SIDEWALK CULVERTS PER COA STD DWG 2236.
7. INSTALL RETAINING WALL.
8. INSTALL STORM DRAIN INLET.
9. CONNECT TO EXISTING STORM DRAIN INLET.
10. PREMANUFACTURED STORM DRAIN FITTING.
11. REGRADE, INSTALL EARTHEN SWALE

LEGEND

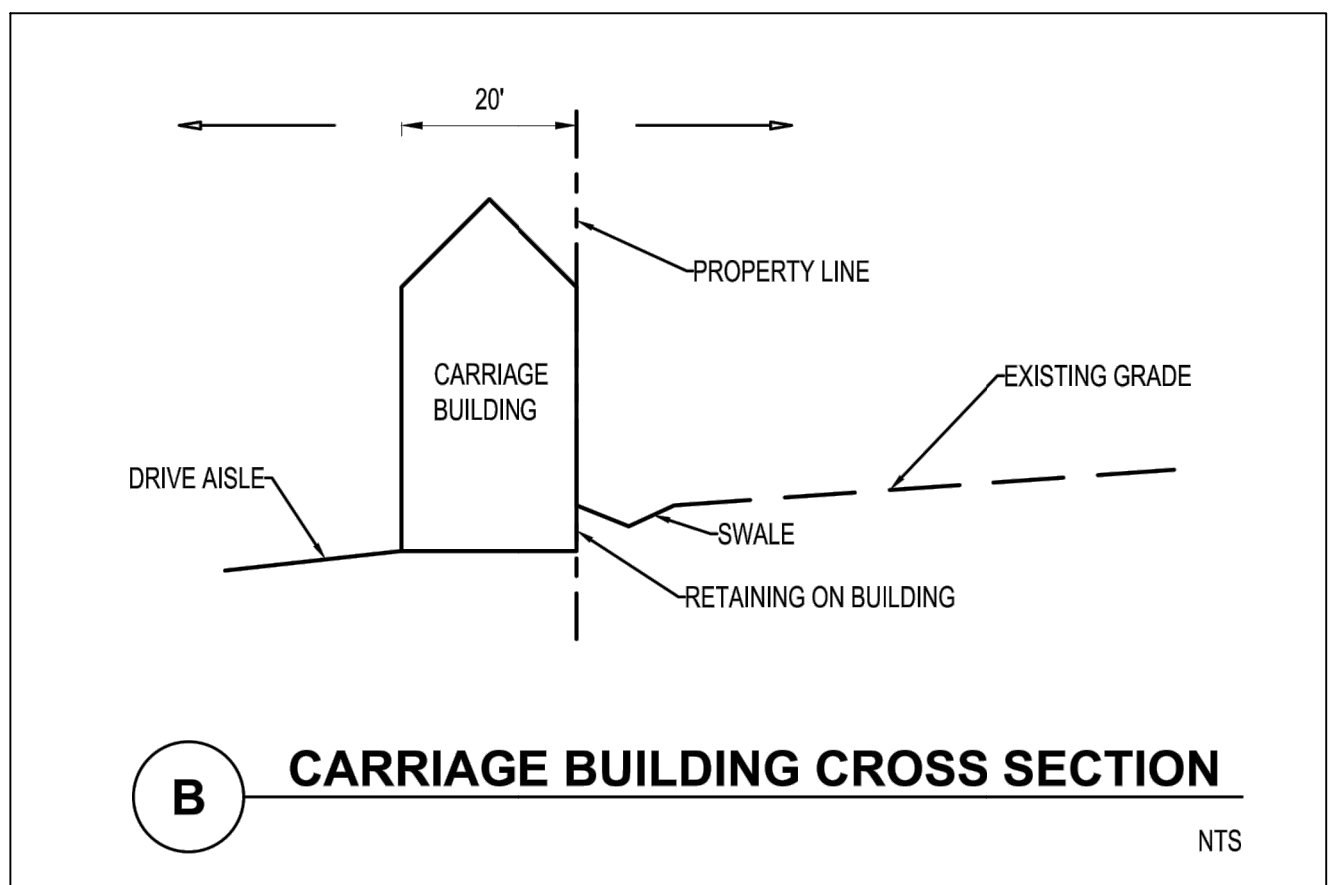
- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- - - 4925 - - - EXISTING INDEX CONTOUR
- - - 4924 - - - EXISTING INTERMEDIATE CONTOUR
- 4925.25 EXISTING GROUND SPOT ELEVATION
- 4925 PROPOSED INDEX CONTOUR
- 4924 PROPOSED INTERMEDIATE CONTOUR
- 26.75 PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- S=2.0% DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK



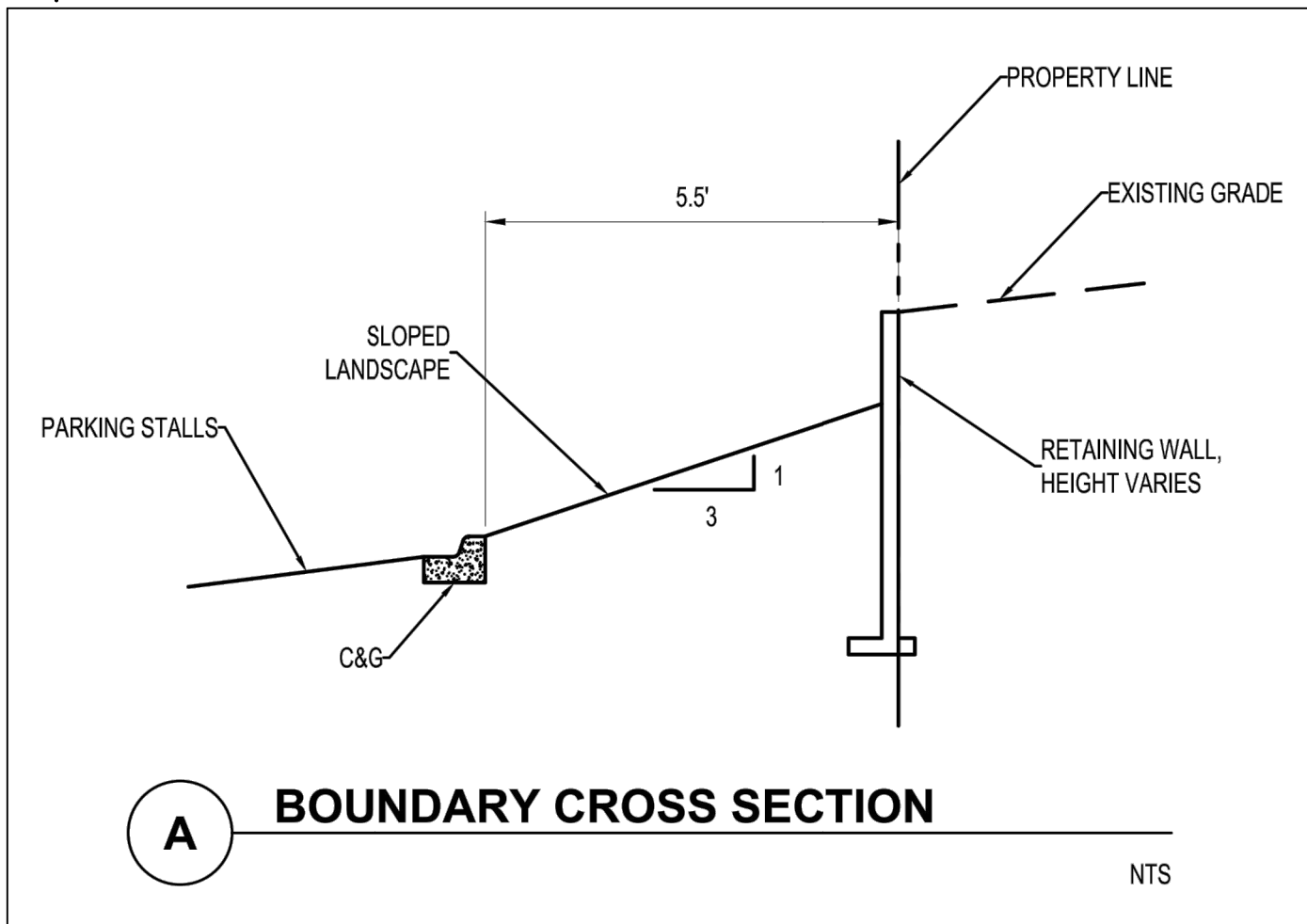
Bohannon & Huston
www.bhinc.com 800.877.5332

DATE: MAY 21, 2020 ORB # 18-236

GP01
GRADING PLAN



B CARRIAGE BUILDING CROSS SECTION
NTS



A BOUNDARY CROSS SECTION
NTS