CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 23, 2023

Augustine Grace, P.E.
ACG Engineering and Construction Management
1625 Gold Ave SE
Albuquerque, 87106

RE: Loud House @ Journal Center
7777 Jefferson St NE
Grading and Drainage Plan
Engineer's Stamp Date: 3/10/2023
Hydrology File: D17D002B

Dear Mr. Grace:

Based upon the information provided in your submittal received 9/29/2023, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide legend and bench mark on the plan.
2. Add topographic survey contour lines on the plan.
3. Calculate stormwater quality volume (SWQV) per the City of Albuquerque DPM article 6-12. Manage the SWQV by management on-site, or payment-in-lieu, or private off-site mitigation.
4. Add street names on sheet G-102.

If you have any questions, please contact me at 924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Loud House @ Journal Center Hydrology File # _____
Legal Description: Tract 5C-1B
City Address, UPC, OR Parcel: 7777 Jefferson St NE, Albuquerque, 87109

Applicant/Agent: ACG Engineering and Construction Management Contact: Alex Nunez-Thompson
Address: 1625 Gold Ave SE, Albuquerque, 87106 Phone: 602-295-2854
Email: alex.acgengineering@gmail.com

Applicant/Owner: NTM, LLC Contact: _____
Address: 7777 Jefferson St NE Phone: 505-823-3400
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

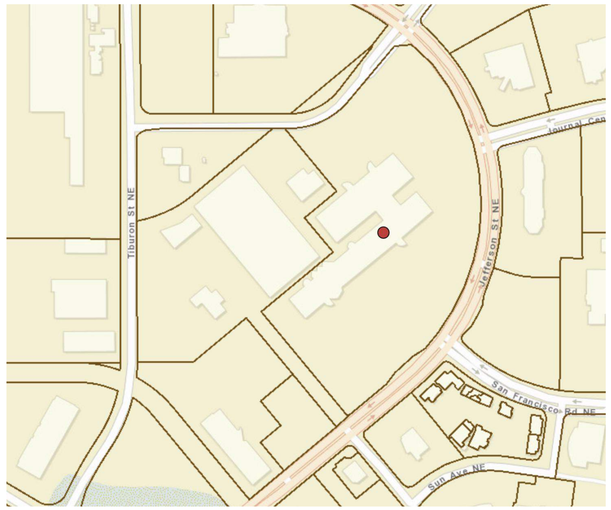
TYPE OF APPROVAL SOUGHT:

- ☑ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) Administrative Amendment

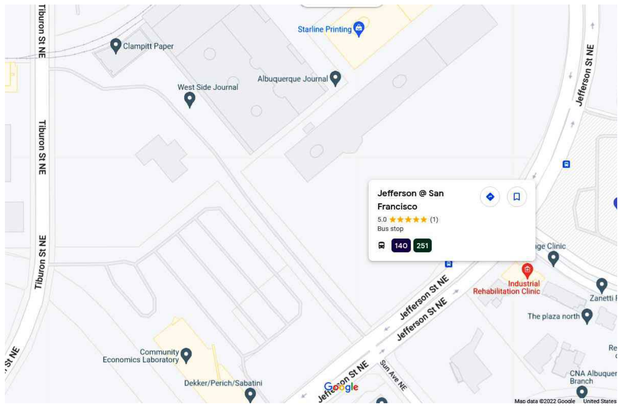
DATE SUBMITTED: 9/26/23

REV. 09/13/23

LOUD HOUSE BACKLOT SET AT THE JOURNAL CENTER



VICINITY MAP



TRANSIT ROUTE VICINITY MAP

SHEET INDEX

CODE ANALYSIS

1. CODE USED FOR DESIGN/ANALYSIS

A. INTERNATIONAL BUILDING CODE, 2021*

2. OCCUPANCY CLASSIFICATION (IBC SECTION 302)

GROUP U - UTILITY
INCIDENTAL USES (RARE/UNIQUE INSTANCES):
S-2 AND B (EXPLAINED IN "GENERAL NOTES FOR USAGE")

3. TOTAL AREA (IBC 503.1)

BUILDING AREA (ENCLOSED)

MAIN STRUCTURE - BLDG A - MAIN FLOOR	1,799 SQ FT
MAIN STRUCTURE - BLDG A - MEZZANINE	827 SQ FT
BUILDING B - ONE STORY	308 SQ FT
BUILDING C - ONE STORY	1,146 SQ FT
BUILDING 1 - ONE STORY	1,020 SQ FT
BUILDING 2 - ONE STORY	684 SQ FT
BUILDING 3 - ONE STORY	1,505 SQ FT
TOTAL BUILDING AREAD	7,289 SQ FT

NEW AA REQUEST

OUTDOOR (NON CONDITIONED)

FAKE LANDSCAPE AREA	9,622 SQ FT
MAIN STRUCTURE - PORCH	323 SQ FT
ADDITIONAL FAKE LANDSCAPE AREA	8,764 SQ FT
TOTAL OUTDOOR AREA	18,709 SQ FT
TOTAL CONSTRUCTED AREA OF SET	25,995 SQ FT

NEW AA REQUEST

4. ALLOWABLE HEIGHT AND STORIES (IBC TABLE 504.3)

ALLOWABLE HEIGHT AND STORIES:
GROUP U OCCUPANCY 40' / 1 STORY

5. ALLOWABLE FLOOR AREA (IBC 506)

A. BASIC ALLOWABLE FLOOR AREA (IBC TABLE 503)

6. ALLOWABLE AREA MODIFICATION (IBC 506.1)

NONE TAKEN

7. TYPE OF CONSTRUCTION (IBC CHAPTER 6)

TYPE V-B

8. LOCATION ON PROPERTY (IBC 704.3)

TABLE 705.5 - FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
FOR WITHIN PROJECT:
FOOTNOTE H - "FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET."

FOR EXISTING BUILDINGS CLOSE TO PROJECT:

ALL OTHER BUILDINGS GREATER THAN 30 FEET FROM PROJECT (FOR REQ'T FOR EX TERIOR WALL FIRE RESISTANCE)

9. OCCUPANCY LOADS (IBC TABLE 1004.1.2)

MOST COMMON OCCUPANCY		
ACCESSORY STORAGE AREA		
MAIN STRUCTURE - BLDG A -		2,251 SQ FT
	X/300	= 9 OCCUPANTS
	X/20 (375 SQ FT)	= 19 OCCUPANTS
	TOTAL	= 28 OCCUPANTS
BUILDING B - "GARAGE"		308 SQ FT
	X/300	= 1 OCCUPANT
BUILDING C - "HOUSE"		1,145 SQ FT
	X/300	= 4 OCCUPANTS
BUILDING 1		1,020 SQ FT
	X/300	= 3 OCCUPANTS
BUILDING 2		684 SQ FT
	X/300	= 2 OCCUPANTS
BUILDING 3		1,505 SQ FT
	X/300	= 5 OCCUPANTS

PARKING CALCULATIONS

EXISTING BUILDING:			
OFFICE OCCUPANCY - FIRST/GROUND FLOOR	100,184 SQ FT	1 SPACE / 200 SQ FT	501 SPACES
OFFICE OCCUPANCY - SECOND FLOOR	27,875 SQ FT	1 SPACE / 300 SQ FT	93 SPACES
CAFETERIA (EMPLOYEE ONLY, DOESN'T ADD OCCUPANCY)	7,627 SQ FT		
WAREHOUSE OCCUPANCY - FIRST/GROUND FLOOR	107,674 SQ FT	1 SPACE / 2000 SQ FT	54 SPACES
WAREHOUSE OCCUPANCY - SECOND FLOOR	33,665 SQ FT	1 SPACE / 2000 SQ FT	17 SPACES
WAREHOUSE OCCUPANCY - AREA CHANGED FROM COVERED PARKING	9,414 SQ FT	1 SPACE / 2000 SQ FT	5 SPACES
WAREHOUSE OCCUPANCY - SEPARATE WAREHOUSE (PAPER DISTRIBUTOR)	9,155 SQ FT	1 SPACE / 2000 SQ FT	5 SPACES
MOTORPOOL - OFFICE OCCUPANCY - FIRST/GROUND FLOOR	7,387 SQ FT	1 SPACE / 200 SQ FT	37 SPACES
CENTRAL PLANT- WAREHOUSE OCCUPANCY	10,267 SQ FT	1 SPACE / 2000 SQ FT	6 SPACES
	296,244 SQ FT		686 SPACES
NEW STRUCTURES:			
TV/FILM SET : UTILITY OCCUPANCY - FIRST/GROUND FLOOR AND MEZZANINE	4,080 SQ FT	1 SPACE / 1000 SQ FT	5 SPACES
TV/FILM SET : FAKE LANDSCAPE AREA AROUND STRUCTURES	10,848 SQ FT		
PARKING MODIFICATIONS			
300'-0" OF REGULAR TRANSIT ROUTE (-10% REQ'T)			-69 SPACES
TRANSIT PULL-OFF AT BUS STOP (-5% REQ'T)			-34 SPACES
		TOTAL NET SPACES REQUIRED	588 SPACES
		TOTAL NET SPACES PROVIDED (DISPLACED PARKING SPACES NOT IN THIS COUNT)	768 SPACES

drawn by IATSE Local 480

AUGUSTINE C. GRACE NEW MEXICO 10861 PROFESSIONAL ENGINEER 3/10/22

RELEASE DATE : 12/06/2022

UNIT PRODUCTION MGR :	BRENT MORRIS
LINE PRODUCER :	MELISSA WEST
PRODUCTION DESIGNER :	DEBORAH RAYMOND
ART DIRECTOR :	MARK SYLBERT
CONST COORDINATOR :	BILL HOLMQUIST
SET DESIGNER / DRAWN BY :	JAH

SET #: 995-A01

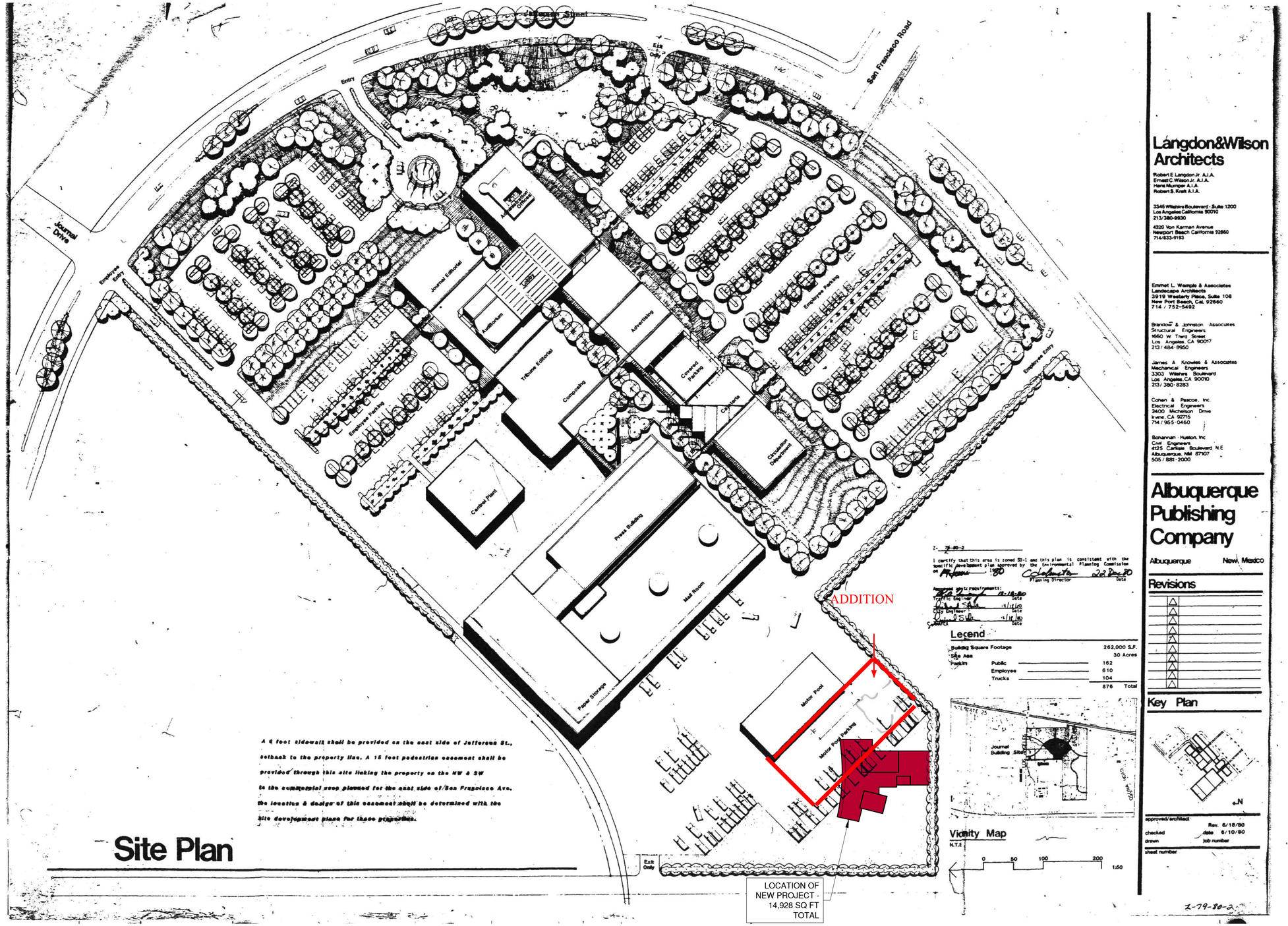
LOCATION: ABQ JOURNAL BACKLOT 7777 JEFFERSON ST NE ALBUQUERQUE, NM 87109

SET: EXT LOUD HOUSE - BACKLOT SET

THE LOUD HOUSE LIVE ACTION SERIES

TITLE PAGE

SHEET # G-001



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Albuquerque Publishing Company

Albuquerque New Mexico

Revisions

drawn by IATSE Local 480

RELEASE DATE : 12/06/2022

UNIT PRODUCTION MGR. :	BRENT MORRIS
UNIT PRODUCER :	MARK SYLBERT
PRODUCTION DESIGNER :	DEBORAH RAYMOND
ART DIRECTOR :	MARK SYLBERT
CONST COORDINATOR :	BILL HOLMQUIST
SET DESIGNER / DRAWN BY :	JAH

SET #: 995-A01

LOCATION: ABQ JOURNAL BACKLOT 7777 JEFFERSON ST NE ALBUQUERQUE, NM 87109

SET: EXT LOUD HOUSE - BACKLOT SET

THE LOUD HOUSE LIVE ACTION SERIES

REFERENCE SITE PLAN

SHEET # SITE 02

A1 REFERENCE SITE PLAN - ORIGINAL SUBMITTAL
SCALE: 1" = 60'-0"

HOUSE LEGEND

REVISIONS FROM PREVIOUSLY APPROVED SITE

304'-10 1/2"

20'-0"

58'-0"

34'-0"

32'-6"

80'-0" FENCE LINE

115°

40'-0"

72'-0"

R: 39'-0"

EXISTING LOUD HOUSE

EXISTING GROUSE HOUSE

EXISTING SIDEWALK SPANS FROM LEFT EDGE OF GROUSE HOUSE DRIVEWAY TO DASHED BREAK LINE

50'-0"

CURB SHALL TERMINATE INTO EXISTING

*VERIFY DIMENSION ON-SITE

ADTL. TURF TO MATCH EXISTING TYP.

CONTINUE SLURRY COAT FINISH AROUND BEND AS DIRECTED PER AD/PD

11'-6"

60'-0"

EXISTING LIGHT POST TO BE COVERED *DISCUSS W/AD

DASHED LINE INDICATES TRANSITION FROM EXISTING SIDEWALK

R: 35'-7"

TERMINATE CURB AS DIRECTED PER AD/PD

11'-0"

EXISTING MOTOR POOL BLDG. INIDCATED IN RED OUTLINE

6'-0"

34'-0"

67'-0"

22'-0"

30'-0" ROAD WIDTH TYP.

5'-0" SIDEWALK TYP.

25'-0"

17'-0"

22'-0"

42'-0"

12'-6"

125'

120'-11 1/2" EXISTING BLDG. LENGTH

1 REPOSITIONED SPOTTING PLACEMENT OF HOUSE #3

REVISED:
12.09.22 -- 8:45 AM MST

SCAN ME FOR GOOGLE EARTH

AUGUSTINE C. GRACE
NEW MEXICO
10861
5-25-2022
PROFESSIONAL ENGINEER

RELEASE DATE :

UNIT PRODUCTION MGR.:	BRENT MORRIS
LINE PRODUCER :	MELANIE KIRK
PRODUCTION DESIGNER :	DEBORAH RAYMOND
ART DIRECTOR :	MARK SYLBERT
CONST COORDINATOR :	BILL HOLMQUIST
SET DESIGNER / DRAWN BY :	N. MCCORMICK

SET #: 995-A01

LOCATION
ABQ JOURNAL BACKLOT
7777 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

SET: EXT LOUD HOUSE - BACKLOT EXPANSION SET V3

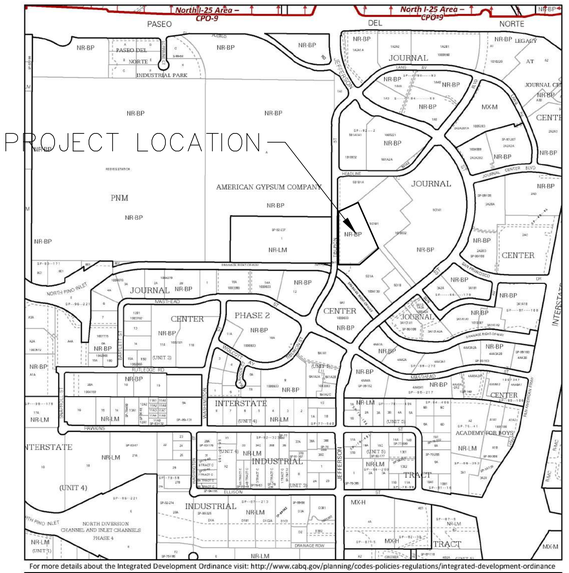
SHEET # 003

C

SITE PLAN OF BACKLOT EXPANSION - V003

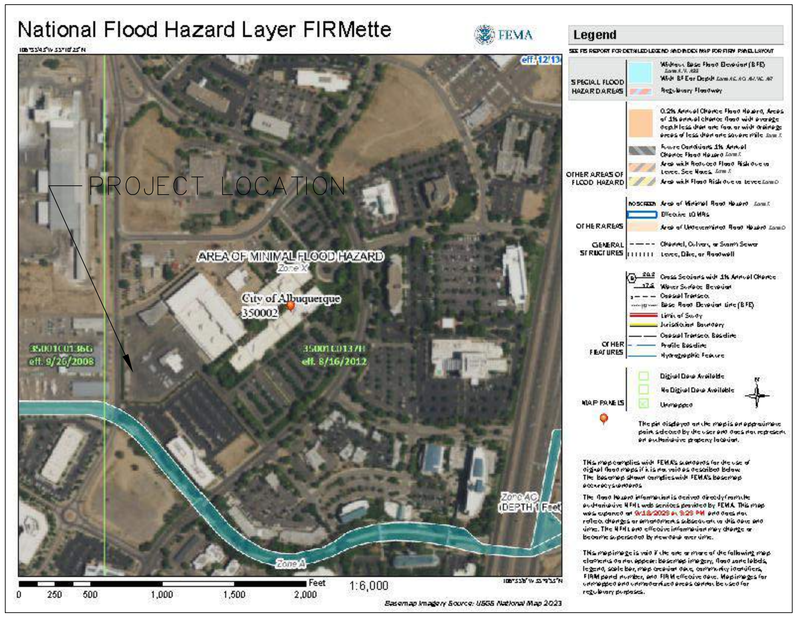
SCALE: 1/16" = 1'-0"

10' 25' 50'



VICINITY MAP

SCALE: NOT TO SCALE



FLOOD ZONE MAP

SCALE: NOT TO SCALE

SITE LOCATION

The proposed site is located at the Journal Center, 7777 Jefferson St NE, Albuquerque, NM 87109. The portion of impacted property is in the back lot of the Journal Center, located near their "motor pool" building. The impacted area abuts Tiburon St NE but the full site is bordered by Jefferson St NE to the east, Headline Blvd NE to the north and Tiburon St NE to the west.

EXISTING CONDITIONS

The impacted area is approximately 25,995 sq ft and is fully developed as a parking lot and accessory building referred to as the "motor pool" building. The site does not lie within a 100-year FEMA floodplain and is not impacted by offsite flows.

Existing grading and drainage sheet flows onto Tiburon St. through a curb cut to the southwest and through a drivepad to the northwest. At both exits to Tiburon are manholes with access to the storm sewers.

PROPOSED CONDITIONS

The proposed project would consist of building four new freestanding set pieces for use by film studios and two new facades attached to the motor pool. All new structures are finished on the exterior to resemble homes but will remain unfinished on the interior with no permanent occupancy. They are constructed on "floating" foundations atop the existing parking lot. The total square footage of the buildings and facades is 7,612 sq ft (0.175 ac).

On the exterior of the structures is new astroturf layer atop 4" of compacted dirt providing limited retention. The total landscaping area is 18,386 sq ft (0.422 ac).

The existing flows are maintained through drainage pipes placed between and along the new structures. No additional impervious surfaces are added.

Hydrology

Precipitation Zone 2 - 100-year storm P(360) = 2.29 in P(1440) = 2.59 in

Basin	Basin Area (Ac)	Land Treatment Factors (Ac)				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
Existing Conditions									
A	0.597	0	0	0	0.597	2.33	0.12	0.13	2.59
Total	**0.597**								
Proposed Conditions									
A	0.597	0	0	0.422	0.175	1.41	0.02	0.02	2.05
Total	**0.597**								

ENGINEERING CONSTRUCTION
DESIGN-BUILD FIRM
1625 GOLD AVE SE
ALBUQUERQUE, NEW MEXICO 87106
505-379-3671
ACGENGINEERING@GMAIL.COM

LOUD HOUSE BACKLOT SET
ABQ JOURNAL BACKLOT
7777 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

STAMP

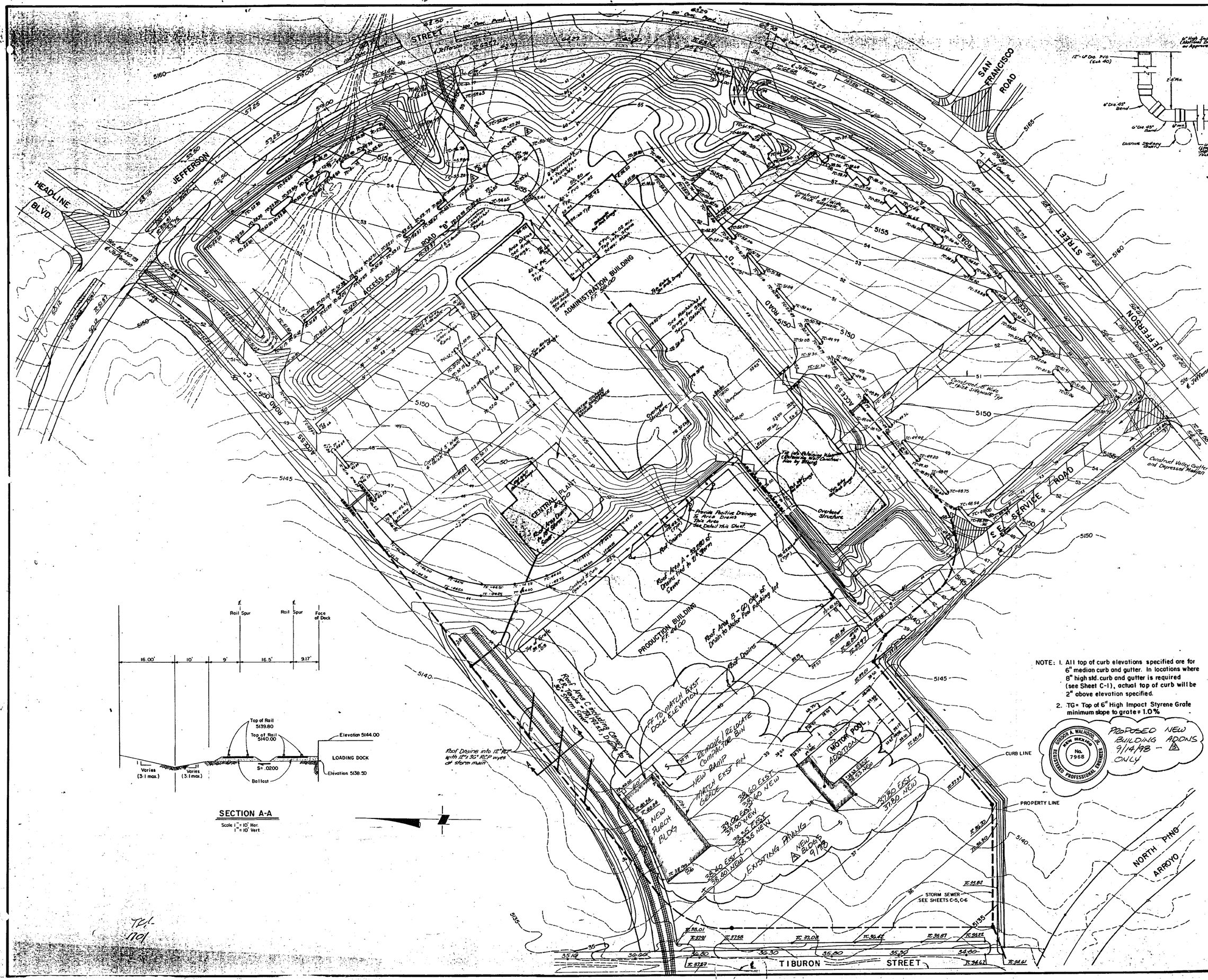
PROJECT NO.
LOUDHOUSE-01-23

DRAWN BY	DATE
ANT	9/18/23

NO.	REVISION / SUBMISSION	DATE

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.
G-102-R



SECTION A-A

Scale 1"= 10' Hor.
1"= 10' Vert.

NOTE: 1. All top of curb elevations specified are for 6" median curb and gutter. In locations where 8" high std. curb and gutter is required (see Sheet C-1), actual top of curb will be 2" above elevation specified.

2. TG= Top of 6" High Impact Styrene Grate minimum slope to grate = 1.0%

TC/-
1101

Langdon&Wilson Architects

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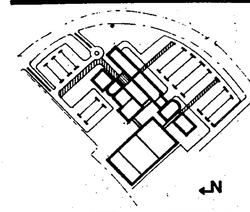
Albuquerque New Mexico

Revisions

9/98	Δ	PROPOSED BLDG ADDNS.
12/83	Δ	Delete Sidewalk Bell. #5+
6/82	Δ	Revised Storm Sewer Alignm

Key Plan



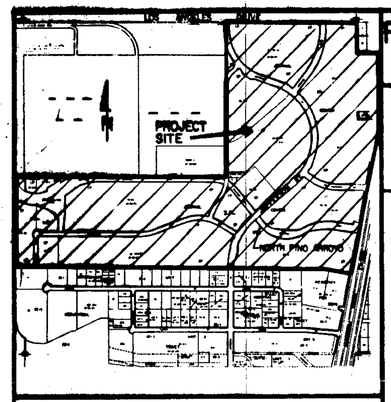
Sheet Title

RECEIVED
SEP 16 1998
HYDROLOGY SECTION

SHEET C-

REVISED DRAINAGE MANAGEMENT PLAN FOR: JOURNAL CENTER

REVISED: NOVEMBER, 1990
PREPARED BY: BOHANNAN-HUSTON, INC.



LOCATION MAP
ZONE ATLAS D-17-Z

The purpose of this revised drainage management plan is to update the plan to reflect the development of Journal Center since the plan was first approved in 1984. Since that time, Journal Center has been replatted, new streets constructed and new businesses have moved in. All new development has conformed to the 1984 plan and individual development plans have been approved by the City. The drainage concepts and basins remain substantially identical to the 1984 drainage management plan.

The purpose of this plan is to outline drainage patterns, flow rates and facility capacities for the Journal Center Industrial/Commercial Park. The plan also serves to update recommendations made in an October 1980 report entitled *Journal Center Interim Drainage Report* based on current thinking outlines in the Drainage Ordinance and Development Process Manual (DPM).

It is proposed that runoff from sites be allowed to discharge to street rights-of-way or facilities in a free discharge manner. This runoff will be directed to three primary outfalls: the North Pino Arroyo Channel, Jefferson Street storm drain and Los Angeles Blvd. The North Pino Arroyo is concrete lined with grass free board and discharges runoff into the North Diversion Channel. The Jefferson Street storm drain discharges into the Domingo Baca Arroyo, north of Los Angeles Blvd. Runoff collected in Los Angeles Blvd. discharges into the North Diversion Channel. The accompanying plan identifies flow directions and the location of the primary outfalls.

Runoff rates and facility capacities are contained in the tables below. Based on this information, three points should be highlighted:

1. Current runoff criteria yields flow rates less than those used in the 1980 report.
2. Approximately 112 cfs will be directed to Los Angeles Blvd. during the 100-year storm. 226 cfs is collected in the storm drain system and conveyed to the Domingo Baca Arroyo. The 112 cfs represents a figure less than the undeveloped flow rate from the site prior to its development.

Additional functions of the updated plan will be to guide engineers in preparing future drainage plans and aiding City review of these future plans. Drainage basins which have been altered slightly have been re-analyzed and are shown in the table below to have no significant nor adverse impact on drainage facilities.

The criteria used for the minor re-analysis performed in this updated plan remained identical to that previously used and approved in the original 1984 plan.

1984 TEXT

3. Section 8C of the Drainage Ordinance stipulates that the curb flow line depth shall not exceed 0.5 feet during the 10-year storm in arterial street sections. As the values indicate, this criteria is exceeded at several locations along Jefferson Street.

As provided in Section 8H of the Ordinance, a variance to the requirement outlined in No. 3 is requested for the following reasons:

1. Considerable expense has already been applied to the construction of drainage facilities in the area. The Pino Arroyo Channel and Jefferson Street storm sewer represent an investment of approximately 2 million dollars. Design was guided and approved based upon criteria in effect at the time assuming free discharge from all parcels.
2. The total length of street over which the criteria is exceeded is approximately 3000 feet. This represents a relatively short distance compared to the total length of Jefferson Street running through and south from the project.

BASED ON THE INFORMATION PRESENTED IN THIS PLAN, IT IS PROPOSED THAT A FREE DISCHARGE MANAGEMENT APPROACH BE APPROVED FOR ALL PARCELS WITHIN THE PARK, AND THAT A VARIANCE TO SECTION 8C BE GRANTED FOR THE 10-YEAR FLOW CRITERIA IN JEFFERSON STREET.

BASIN HYDROLOGY (Developed Conditions)

BASIN ID	AREA	DISCHARGES TO	LONGEST REACH (FT.)	SLOPE (AVERAGE)	TC (MIN.)	INTENSITY (IN/HR.)	Q_{100}	Q_{100} 1980 REPORT
A	19.2	Headline	1200	0.02	10.0	4.7	81	95
A-1	18.0	Jefferson	1650	.4	10.0	4.7	68	N.A.
C	27.6	Diversion Berm	1200		10.0	4.7	102	116
D-1	14.3	Tiburon	1000		10.0	4.7	54	N.A.
E-1	8.1	Jefferson	1100		10.0	4.7	49	NA
F	19.6	P.no Arroyo	1290		10.4	4.6	72	73
G	22.5	Pino Arroyo	1250		10.4	4.6	83	84
GST	2.0	Jefferson	900		10.0	4.7	12	12
H-1	29.1	Tiburon	1600		10.0	4.7	109	N A
I	9.2	Pino Arroyo	460		10.0	4.7	20	21
J	4.9	Pino Arroyo	490		10.0	4.7	17	19
JST	0.6	Masthead	1000		10.0	4.7	3	2
K	13.6	Pino Arroyo	1200		10.0	4.7	59	63
KST	1.9	Masthead	1300		10.0	4.7	5	5
L	15.4	Pino Arroyo	1200		10.0	4.7	56	64
LST	1.4	Masthead	1200		10.0	4.7	5	6
M	29.5	Masthead	1200		10.0	4.7	96	87
N	13.0	Masthead	1200		10.0	4.7	49	51
NCH	3.4	Masthead	650	↑	10.0	4.7	13	14
O	5.3	Snaproll	650	0.02	10.0	4.7	20	22
O-1	8.4	Headline	1100	0.02	10.0	4.7	35	—

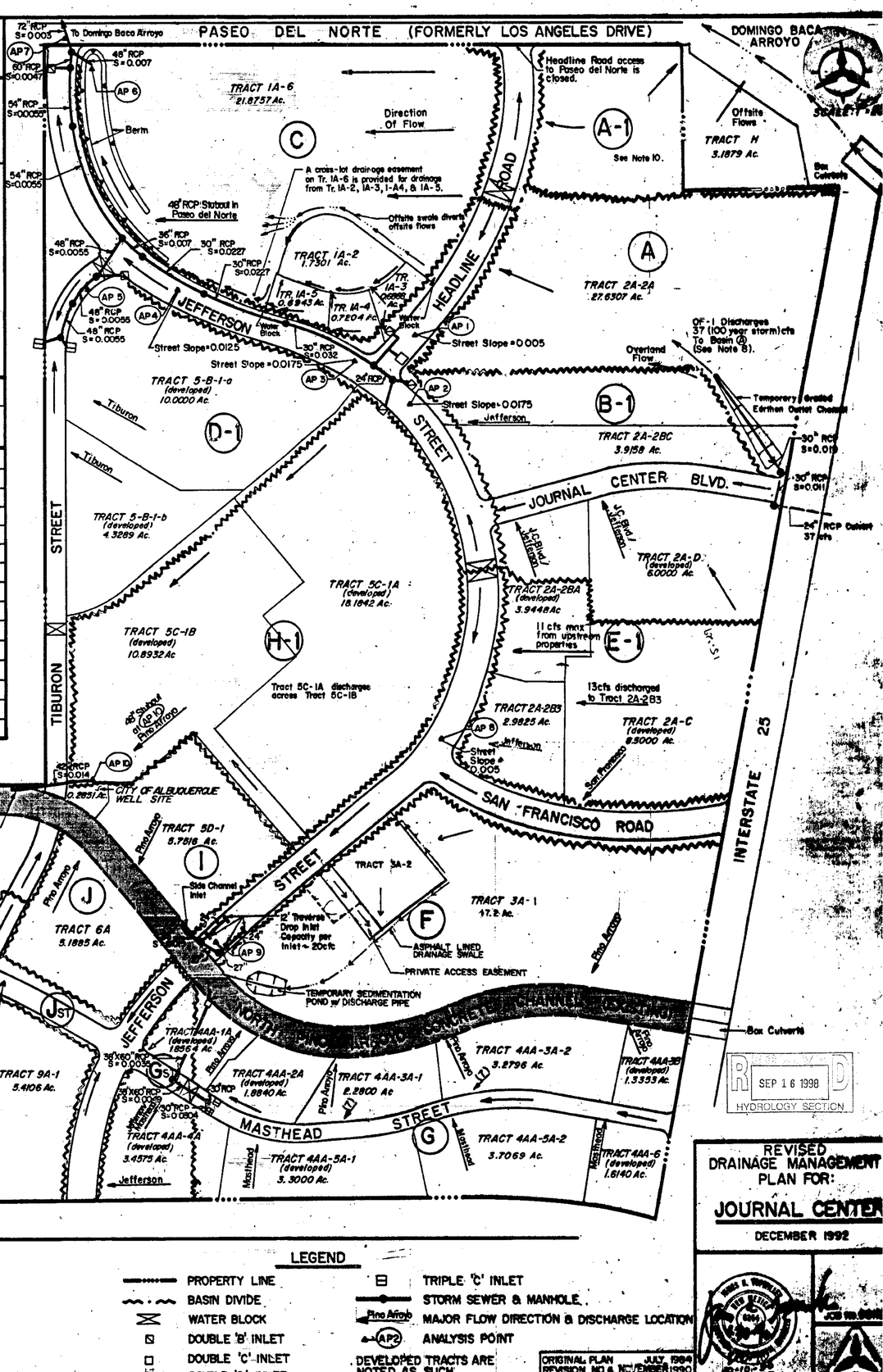
STREET & STORM SEWER HYDRAULICS

AP	CONTRIBUTING BASIN(S)	10-YEAR STORM (all values cfs) Q	STREET CAPACITY	STORM SEWER(SS) CAPACITY	FLOW IN STREET	FLOW IN SS	100-YEAR STORM (all values cfs) Q	STREET CAPACITY	SS CAPACITY	FLOW IN STREET	FLOW IN SS	COMMENTS
1	A, OF-1	64	112	N.A.	64	N.A.	98	112	N.A.	98	N.A.	Street has adequate capacity
2	B-1	45	18-East half of street	N.A.	45	N.A.	68	200	N.A.	45	N.A.	10 year street capacity exceeded.
3†	OF-1, A, B-1	109	36-Full street section	59 (30"RCP)	69	40 *	166	200	59	126	40	" " "
4	OF-1, A,B-1,Street	113	30-Full street section	59	73	40	176	170	59	136	40	" " "
5	D-1	35	100	107 (48"RCP)	0	35	54	100	107	0	54	Basin D-1 runoff collected in Triple "C" inlets
6	C	67	N.A.	120 (48"RCP)	N.A.	67	102	NA	120	N.A.	102	Basin "C" runoff collected in 48" RCP inlet.
7	Street, OF-1 A,B-1,C, D-1	211	36	232 (72"RCP)	64	147	321	180	232	96	226	90 cfs discharged to Paseo del Norte.
8	E-1	32	9-East half of street	N.A.	32	N.A.	49	104	N.A.	49	N.A.	10 year street capacity exceeded
9	E-1, Street	46	25-East half of street	83 (36"RCP)	0	46	69	200	83	0	69	74cfs collected by inlets
10	H-1	72	N.A.	110 (42" RCP)	N.A.	72	109	NA	110	NA	109	Runoff conveyed to Pino Arroyo
11	GST, JST	10	160	N.A.	10	N.A.	15	160	N.A.	15	N.A	" " "
12	APII, KST,M	76	N.A.	N.A.	76	N.A	116	130	NA	116	N A	" " "
13	APIZ, N	108	N.A.	N.A	108	N.A.	165	150	N.A.	165	NA	" " "
14	APIS, NCH	117	N.A.	N.A.	N.A.	N.A.	178	N.A.	N.A.	NA.	N.A	Runoff collected in concrete rundowns

N.A. - Not Applicable
* - See Note #6

NOTES

1. Basin Hydrology based on DPM Criteria, Chapter 22 (DPM Edition, 1984).
   a. T_c= Plate 22.2 13-1 (10 minute minimum)
   b. Intensity - Plate 22.2 D-2
   c. 'C' for 99% impervious = 0.80
   d. Plate 22.2 C-1
   e. 100 year rainfall= 2.2 in. - Plate 22.2 B-1
2. Street capacities determined using DPM Criteria, Chapter 22, Plates 22.3 B-1 thru 22.3 D-4 (DPM Edition, 1984).
3. Storm sewer sized to operate under pressure flow - Plate 22.3 B-5.
4. $Q_{10} = 0.857(Q_{100})$ - Plate 22.2 D-1 (DPM Edition, 1984).
5. Jefferson Street classified as min. arterial- 10 year street capacities based on 0.5' at curb flowline.
6. Double 'B' and 'C' inlets assumed to collect an average of 10cfs during 100-year flow.
7. The south half (max.) of these lots may drain to Masthead Street as necessary.
8. The drainage basin for this 37 cfs (100-year storm) discharge is located east of and within the right-of-way of I-25. Calculations for this discharge can be found under City Drainage file D-17/D30. Handling of this 37 cfs discharge will occur as follows:
   a. Interim (undeveloped Basin A and B-1) Plan - As shown, flow is discharged to the surface and will drain by overland flow to Headline Road.
   b. Ultimate Plan - With the development of Basins A and B-1, the flow will be carried by surface facilities or underground storm drains to the Domingo Baca Arroyo or to Headline Road. This extension of drainage facilities may be performed in phases, i.e., each development will construct only its required portion of the facility, in accordance with the Drainage Ordinance and approved site-specific drainage plans.
9. The 37 cfs (100-year) offsite flow is labeled OF-1. The 10-year storm value is 24 cfs.
10. Drainage from Basin A-1 and Tract H (offsite) should be directed to the Domingo Baca Arroyo as much as possible.



LEGEND

- PROPERTY LINE
- BASIN DIVIDE
- WATER BLOCK
- DOUBLE 'B' INLET
- DOUBLE 'C' INLET
- DOUBLE 'D' INLET
- TRIPLE 'C' INLET
- STORM SEWER & MANHOLE
- Pino Arroyo MAJOR FLOW DIRECTION & DISCHARGE LOCATION
- (AP2) ANALYSIS POINT

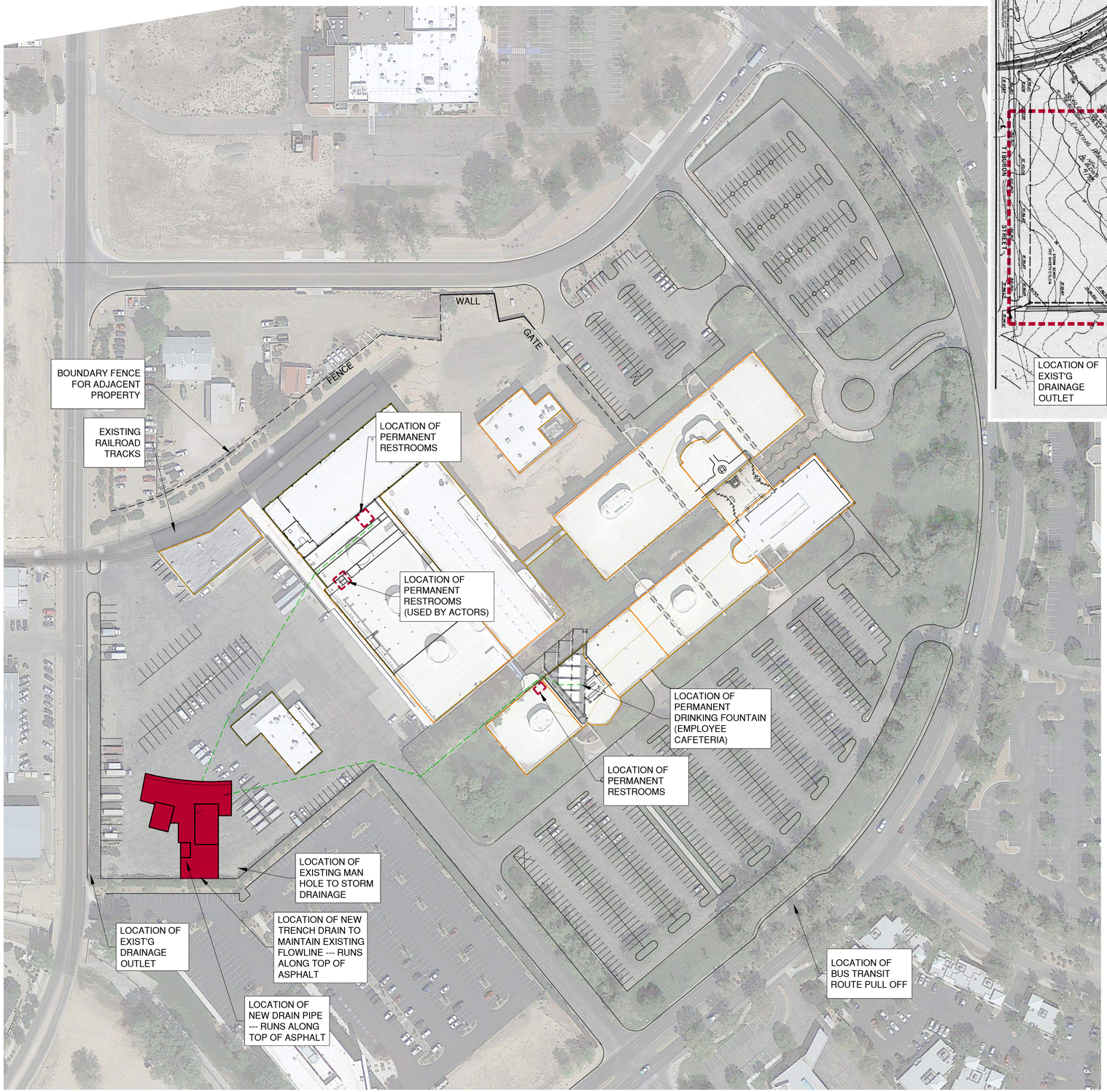
DEVELOPED TRACTS ARE NOTED AS SUCH

ORIGINAL PLAN JULY 1984
REVISION NO. 1 NOVEMBER 1990
REVISION NO. 2 DECEMBER 1992

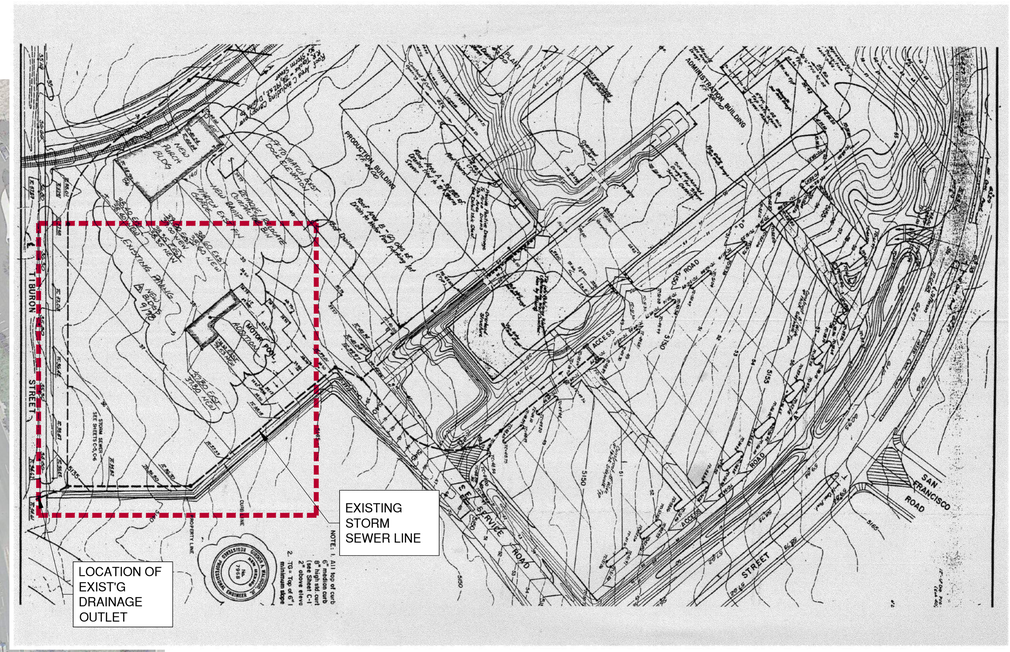
RECEIVED
SEP 16 1998
HYDROLOGY SECTION

REVISED DRAINAGE MANAGEMENT PLAN FOR:
JOURNAL CENTER
DECEMBER 1992

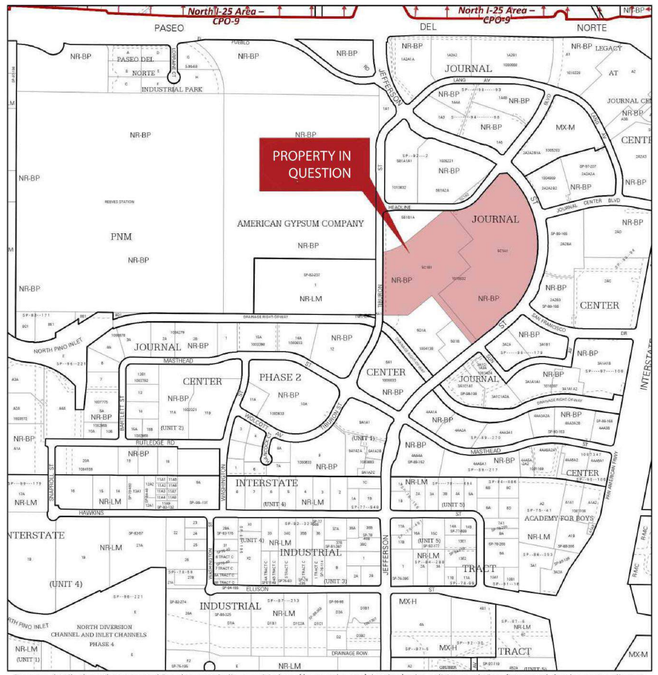
JOB No. 5001



A1 LOCATION OF EXISTING DRAINAGE FEATURES
SCALE: 1" = 60'-0"



SITE DRAINAGE AND GRADING REFERENCE

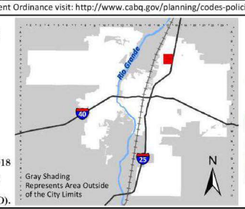


For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

AGIS Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page: **D-17-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

drawn by IATSE Local 480

AUGUSTINE C. GRACE NEW MEXICO 10861 PROFESSIONAL ENGINEER 3/10/22

RELEASE DATE : 12/06/2022

UNIT PRODUCTION MGR :	BRENT MORRIS
LINE PRODUCER :	MELISSA MOORE
PRODUCTION DESIGNER :	DEBORAH RAYMOND
ART DIRECTOR :	MARK SYLBERT
CONST COORDINATOR :	BILL HOLMQUIST
SET DESIGNER / DRAWN BY :	JAH

SET #: 995-A01

LOCATION: ABQ JOURNAL BACKLOT 7777 JEFFERSON ST NE ALBUQUERQUE, NM 87109

SET: EXT LOUD HOUSE - BACKLOT SET

THE LOUD HOUSE LIVE ACTION SERIES

DRAINAGE PLAN

SHEET # G-102