

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 19, 2020

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

**RE: Legacy 2 Multifamily
7800 Headline Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 09/17/20
Hydrology File: D17D107**

Dear Mr. Satches:

PO Box 1293

Based upon the information provided in your submittal received 09/24/2020, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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.

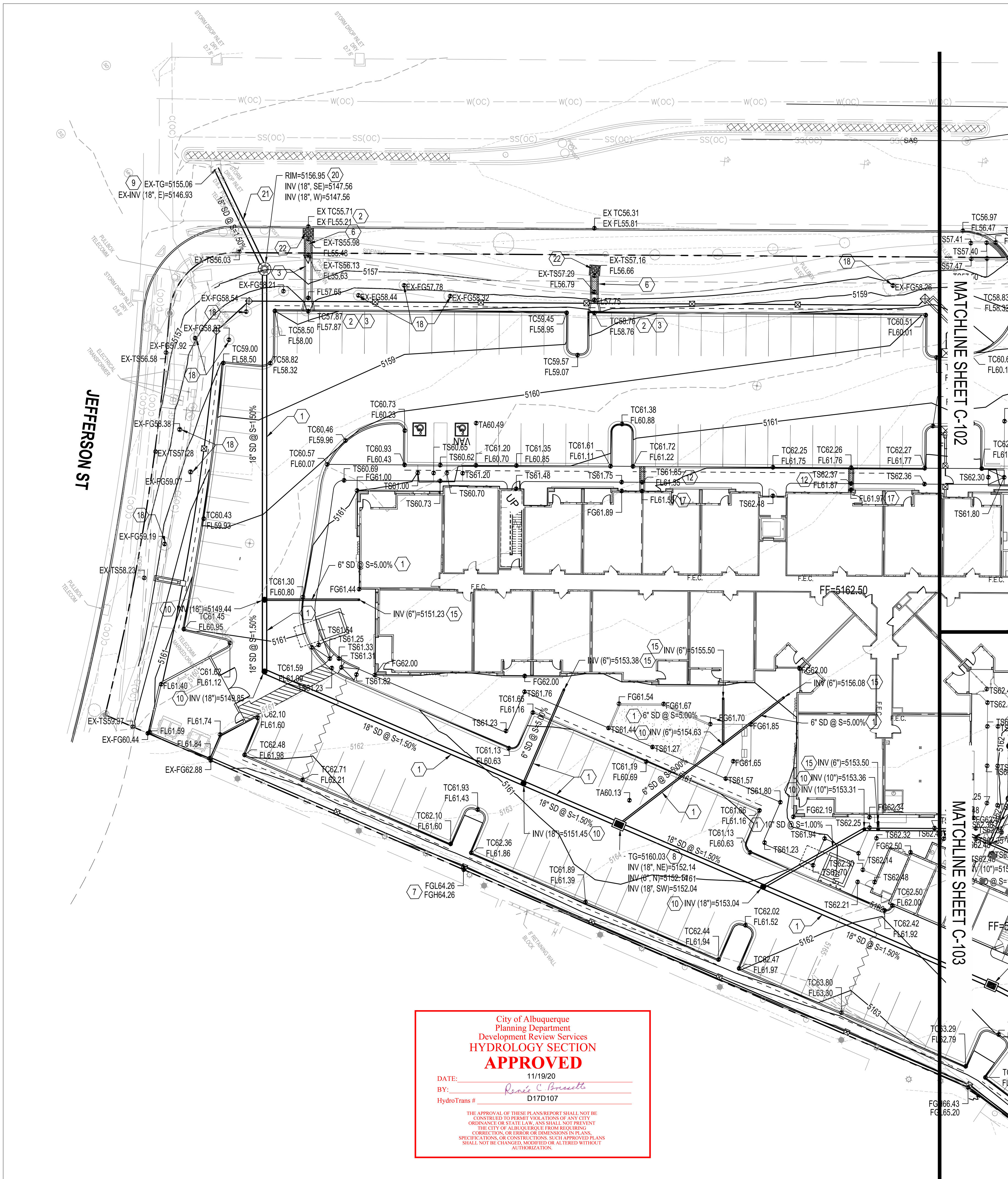
www.cabq.gov

The Payment in Lieu payment of **\$36,464.00** must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form. Once the Owner paid the fee, please provide Hydrology with a copy of the receipt.

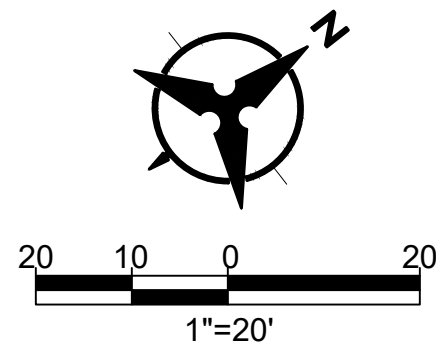
If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/19/20
BY: *Renee C. Benavente*
HydroTrans # D17D107
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GRADING KEYNOTES

1. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE.
2. INSTALL CONCRETE CURB OPENING PER DETAIL B, SHEET C-102.
3. INSTALL CONCRETE RIBBON CHANNEL PER DETAIL A, SHEET C-102.
4. WATER HARVESTING. LANDSCAPE DEPRESSION. ENSURE 6" MINIMUM DEPRESSION BELOW FLOWLINE.
5. MATCH EXISTING ELEVATION.
6. INSTALL 1 - 24" SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND STEEL PLATE 12" OFFSET FROM BOTH SIDES OF SIDEWALK.
7. INSTALL RETAINING WALL. SEE STRUCTURAL PLAN FOR DETAILS.
8. INSTALL TYPE "D" INLET PER COA STD DWG 2206 (OR APPROVED EQUAL).
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LEGEND

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PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "SO-19")

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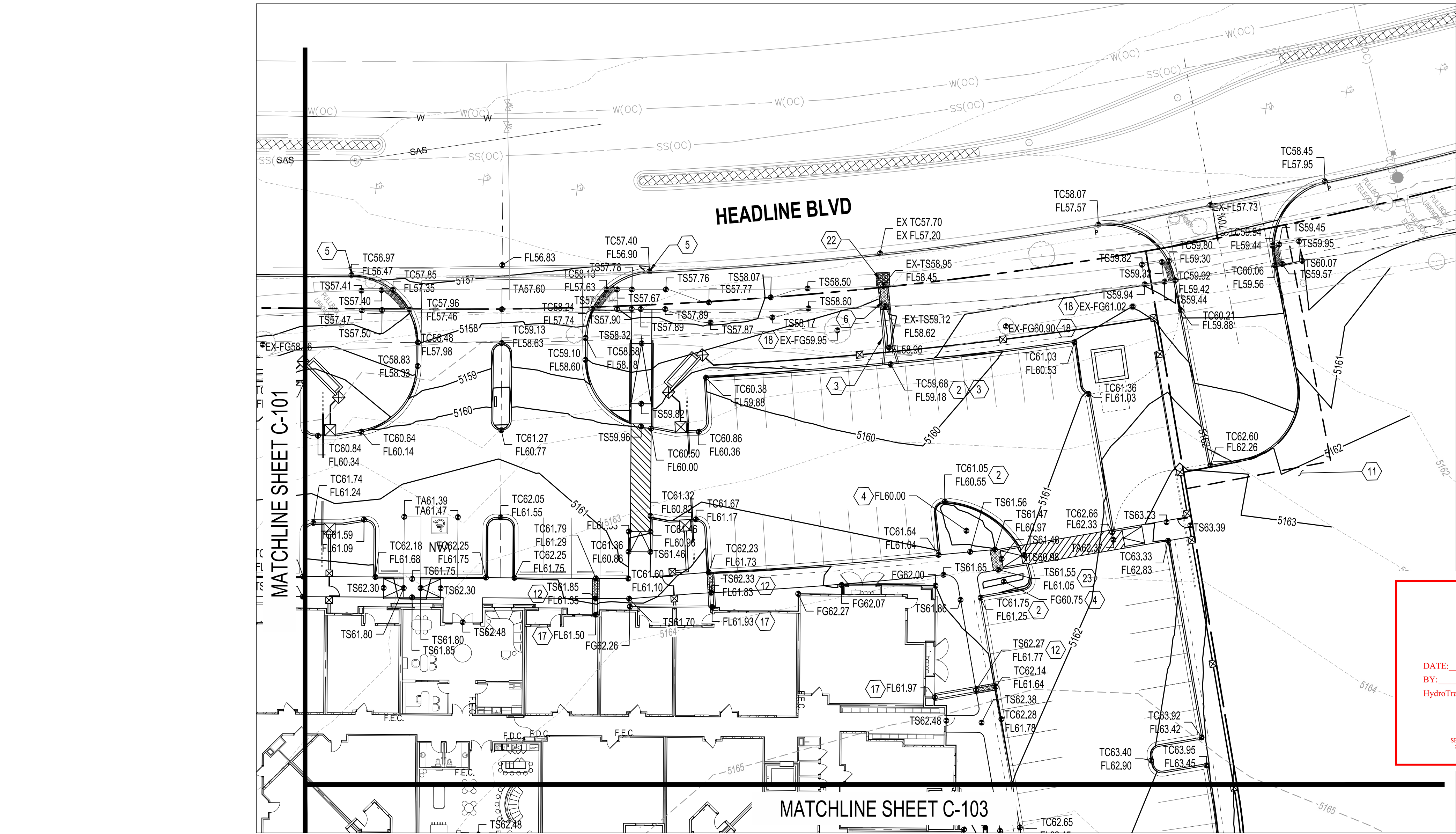


DATE: SEPTEMBER,17, 2020 ORB #: 18-236

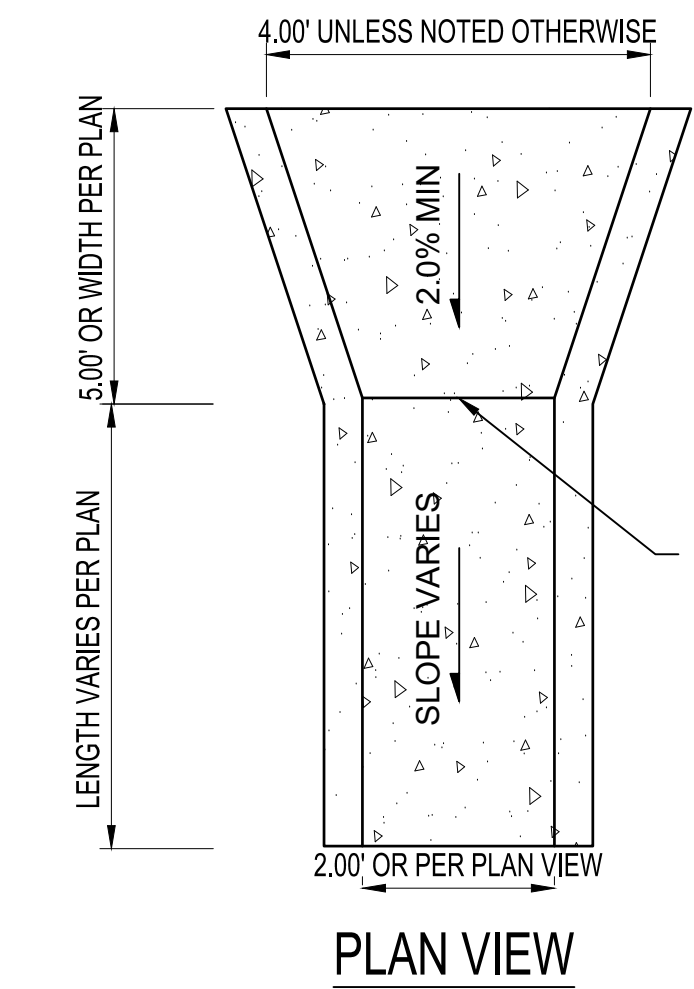
C-101

GRADING PLAN

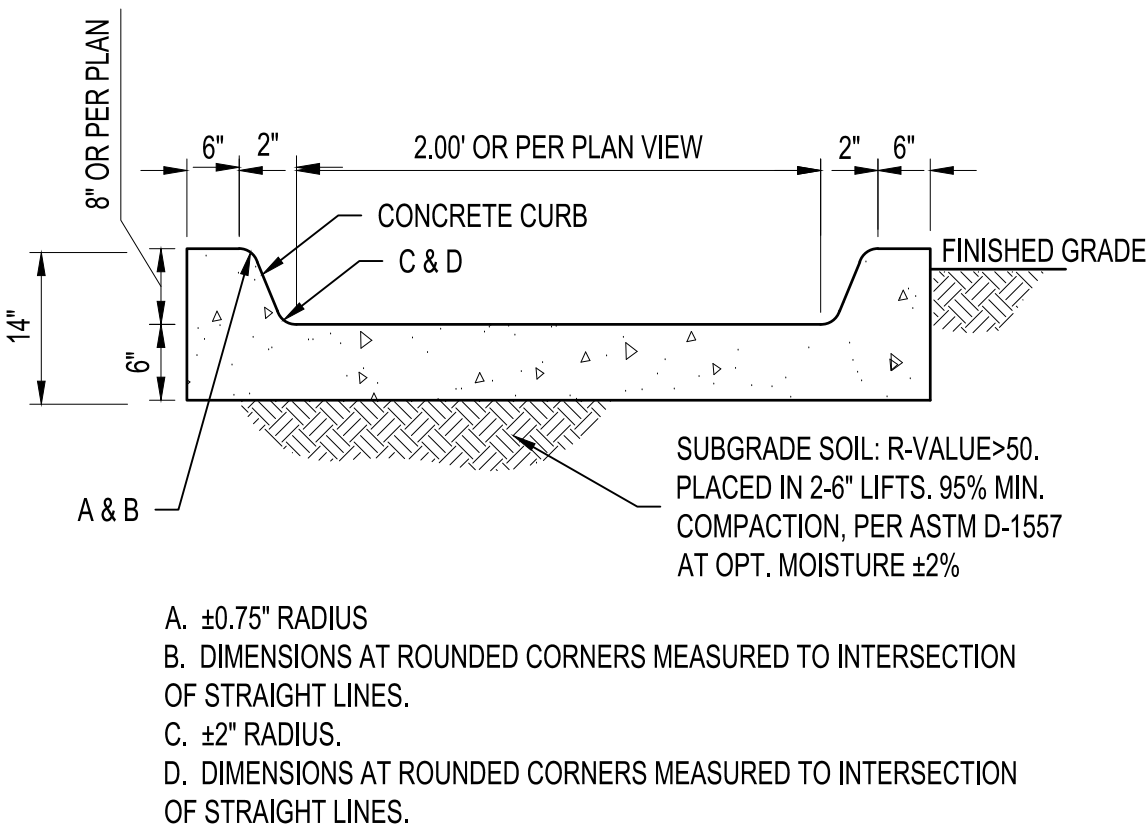
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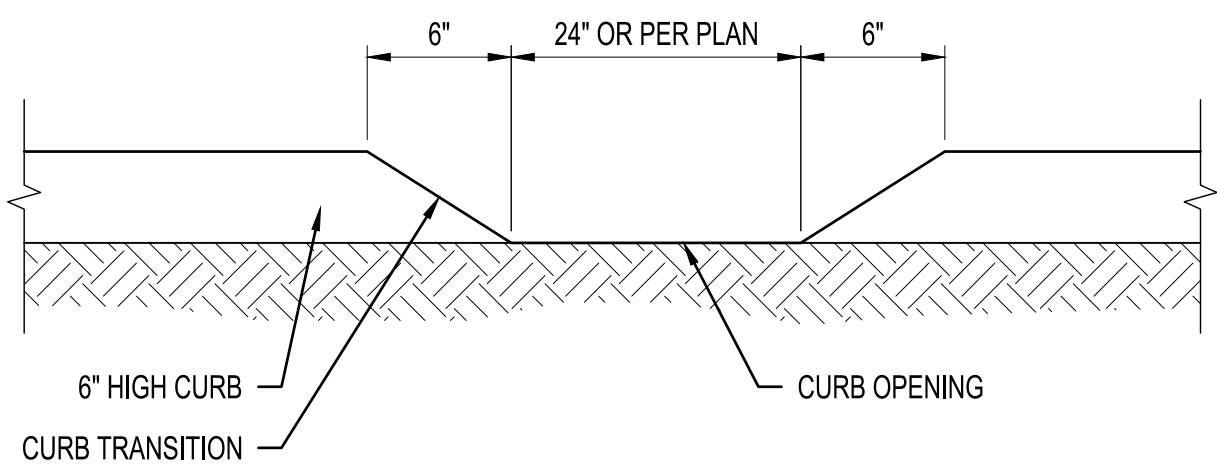
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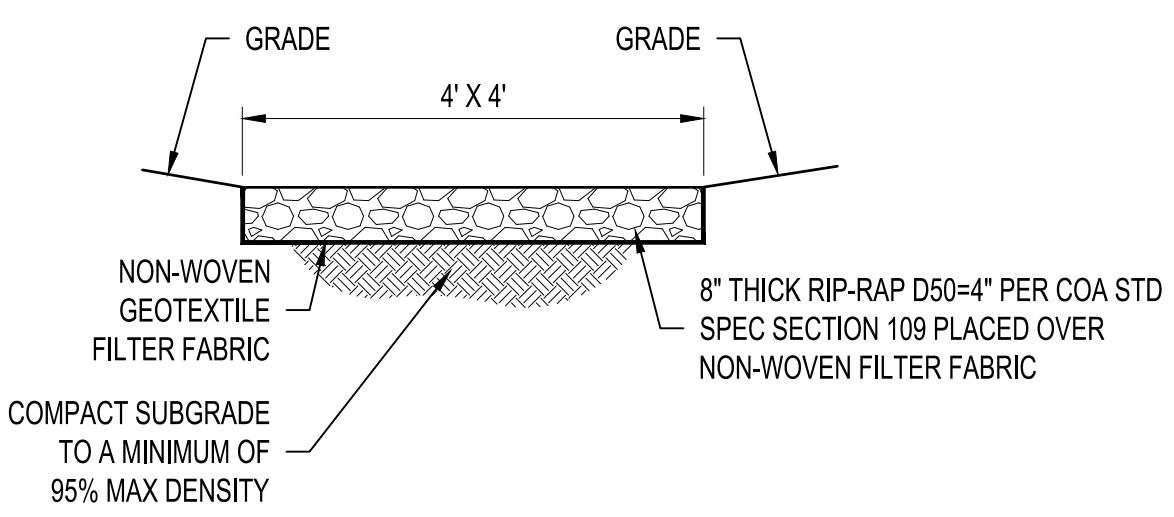
A CONCRETE RUNDOWN



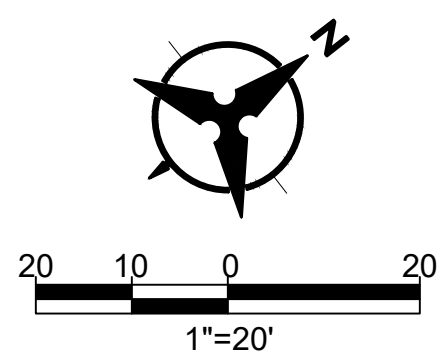
CROSS SECTION



B CURB CUT



C RIP-RAP PAD



GRADING KEYNOTES

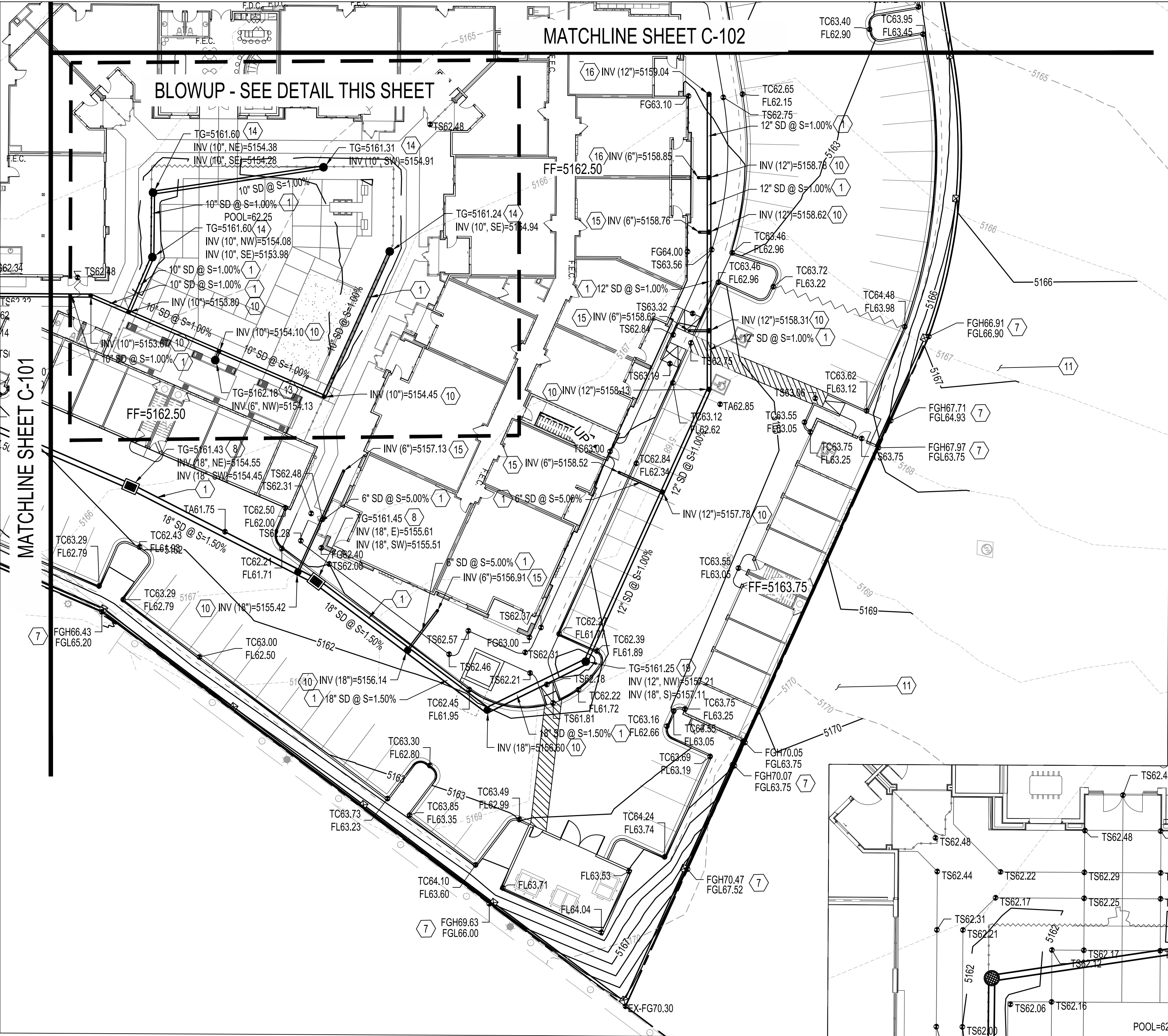
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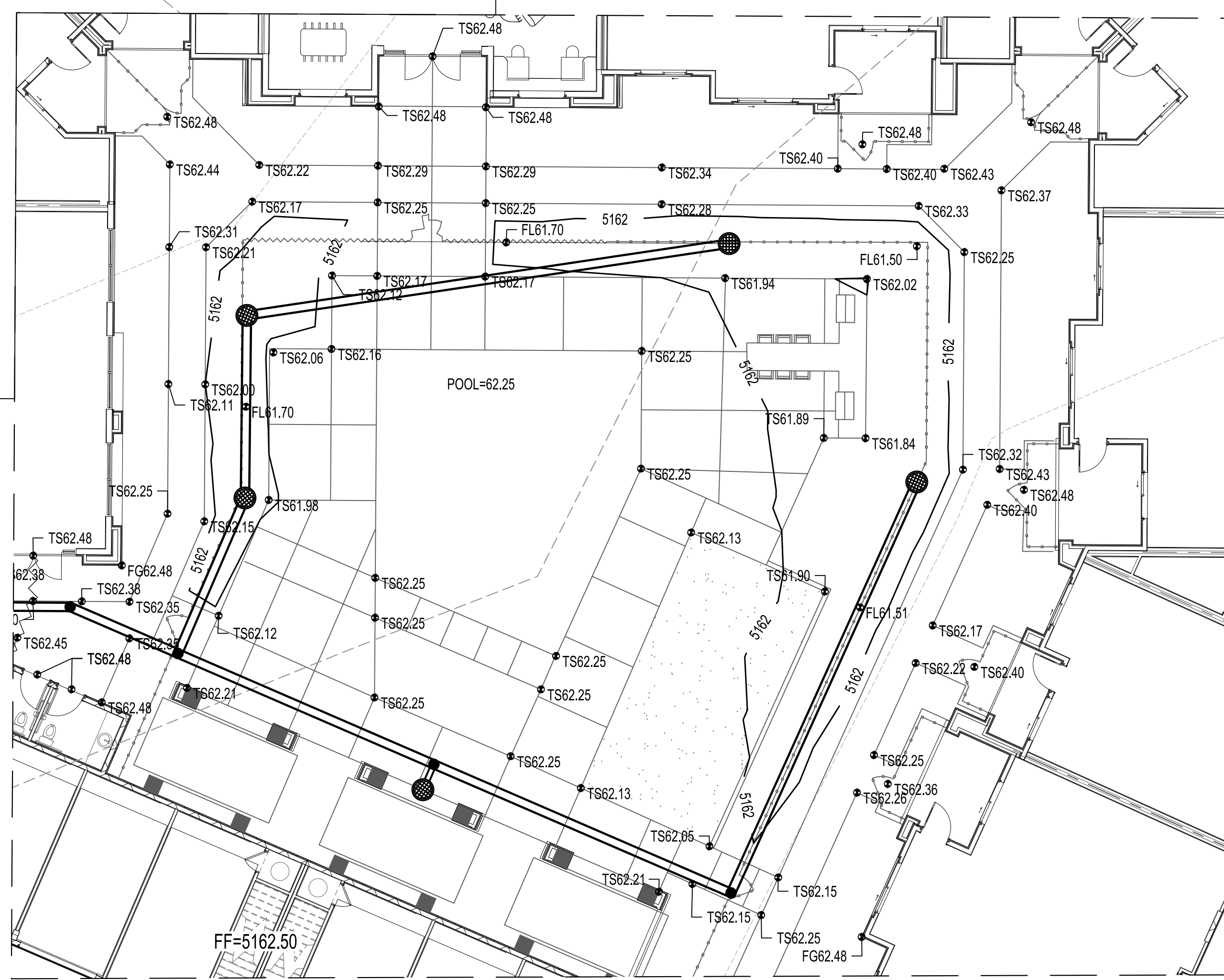
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MATCHLINE SHEET C-101



SCALE: 1"=10'

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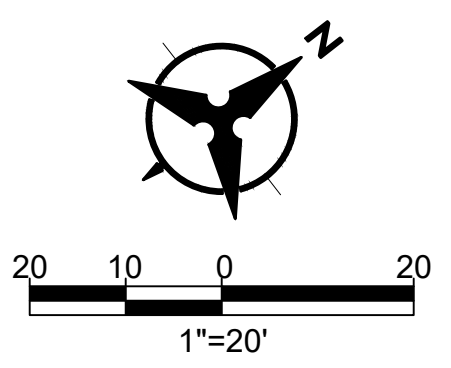
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Office of Rich Barber
ORB
Architecture, Inc.
WorldHQ@ORBArch.com



DATE: SEPTEMBER, 17, 2020 ORB #: 18-236

C-103
GRADING PLAN

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 MULTI-FAMILY APARTMENT COMPLEX (ALLASO), PER FEMA APARTMENT MAP PANEL #350010232G. THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 2. THE EXISTING TRACT HAS RECENTLY BEEN SUBDIVIDED INTO TWO SEPARATE TRACTS, TRACT A AND TRACT B, LEGACY II AT JOURNAL CENTER. THE SOUTHERN PORTION OF THE TRACT, TRACT A, IS BEING DEVELOPED BY THE ALLASO APARTMENTS. THE NORTHERN PORTION OF THE TRACT, TRACT B, WILL REMAIN UNDEVELOPED.

EXISTING CONDITIONS:

TRACTS A AND B LEGACY II AT JOURNAL CENTER ARE 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 D17D107, 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 PONI-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 PONI-25 DRAINAGE REPORT.

METHODOLOGY:

THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE RECENT ADOPTION OF THE NEW DEVELOPMENT PROCESS MANUAL, SPECIFICALLY CHAPTER 6 (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL). LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (SHEET C-002). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

PROPOSED:

THE PROPOSED SITE IS ALLOWED TO FREE DISCHARGE INTO HEADLINE BLVD. THE SITE IS DIVIDED INTO 2 LARGER ONSITE BASINS (A AND B). BASIN A SHEET FLOWS TOWARDS HEADLINE BLVD WHERE IT IS ULTIMATELY COLLECTED BY STORM DRAIN INFRASTRUCTURE ALONG HEADLINE AND JEFFERSON. BASIN B IS PIPED UNDERGROUND AND CONNECTS TO AN EXISTING STORM DRAIN INLET NEAR THE INTERSECTION OF HEADLINE BLVD AND JEFFERSON ST. THIS INLET CONNECTS TO AN EXISTING 18" STORM DRAIN WITH AN EXISTING SLOPE OF 1.00%.

SUB-BASINS A1, A2, AND A4 DISCHARGE TO HEADLINE BLVD VIA CONCRETE RUNDOWNS, SIDEWALK CULVERTS WILL BE INSTALLED WHERE THESE RUNDOWNS CROSS THE EXISTING SIDEWALK. SUB-BASIN A3 SHEET FLOWS DIRECTLY INTO HEADLINE BLVD. SUB-BASINS A5-A8 CONTAIN RUNOFF DIRECTLY FROM THE ROOF. ROOF DRAINS DAYLIGHT AT GRADE INTO SIDEWALK CULVERTS BEFORE DISCHARGING TO SUB-BASINS A1-A4. BASIN A DISCHARGES A TOTAL OF 7.06 CFS TO HEADLINE BLVD.

SUB-BASINS B1, B2, AND B3 DISCHARGE TO NEW INLETS WITHIN THE ACCESS ROAD OR LANDSCAPED AREAS. THESE INLETS CONNECT TO A LARGER 18" TRUNK STORM DRAIN LINE WITHIN THE ACCESS ROAD. SUB-BASINS B5-B9 ARE THE SMALL POOL AREA IN THE COURTYARD OF THE APARTMENT COMPLEX. VARIOUS SMALL INLETS ARE PLACED WITHIN THIS COURTYARD TO PICK UP THE MINIMAL RUNOFF. THESE INLETS CONNECT TO THE TRUNK STORM DRAIN LINE WITHIN THE ACCESS ROAD. SUB-BASINS B4 AND B10 CONTAIN RUNOFF DIRECTLY FROM THE ROOF. ROOF DRAINS ARE PIPED UNDERGROUND AND ULTIMATELY CONNECT TO THE 18" STORM DRAIN IN THE ACCESS ROAD. THIS 18" PIPE CONNECTS TO THE EXISTING INLET AT THE INTERSECTION OF JEFFERSON AND HEADLINE. BASIN B DISCHARGES A TOTAL OF 7.63 CFS TO THE EXISTING STORM DRAIN IN HEADLINE BLVD.

OFFSITE BASIN A IS APPROXIMATELY 0.27 CFS AND SHEET FLOWS TOWARDS JEFFERSON ST. OFFSITE BASINS B (0.54 CFS) AND C (0.32 CFS) WILL CONTINUE TO SHEET FLOW TO HEADLINE BLVD. TRACT B (OFFSITE BASIN D) WILL REMAIN UNDEVELOPED. A SMALL EARTHEN SWALE WILL REDIRECT RUNOFF FROM IMPACTING THE MULTIFAMILY SITE, BUT OFFSITE BASIN D DRAINS FROM EAST TO WEST, SO ONLY A SMALL AMOUNT OF RUNOFF WILL NEED TO BE REDIRECTED.

DUE TO SITE CONSTRAINTS, STORM WATER QUALITY VOLUME WILL BE PAID CASH IN LIEU. PARKING ISLANDS ARE DEPRESSED WHERE APPLICABLE, PROVIDING APPROXIMATELY 50 CF OF STORAGE. THE TOTAL VOLUME REMAINING IS 4558 CF.

A TOTAL OF 7.92 CFS DISCHARGES INTO HEADLINE BLVD. A TOTAL OF 7.63 CFS DISCHARGES DIRECTLY INTO THE HEADLINE STORM DRAIN.

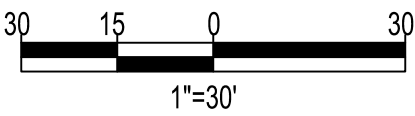
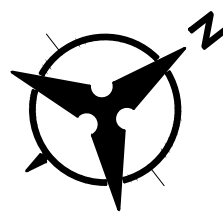
CONCLUSION:

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. WITH THIS SUBMITTAL WE ARE REQUESTING COA HYDROLOGY BUILDING PERMIT AND SO-19 APPROVAL.

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**ALLASO
JOURNAL CENTER**

7800 HEADLINE BOULEVARD N.E.
ALBUQUERQUE, NEW MEXICO, 87109

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ORB
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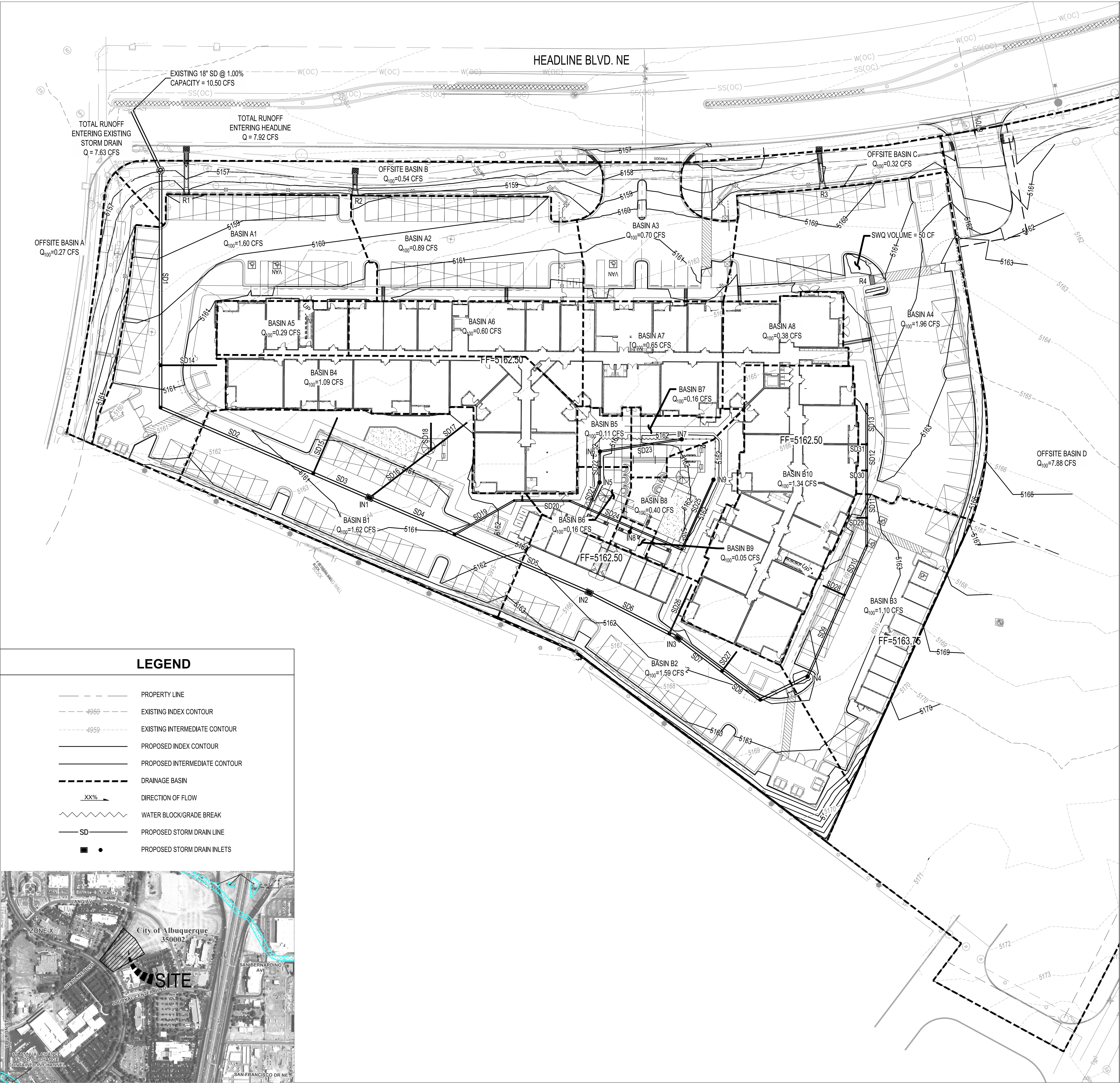
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DATE: SEPTEMBER,17, 2020 ORB #: 18-236

C-001

DRAINAGE MANAGEMENT PLAN



JOURNAL CENTER LOFTS													
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) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V _(100yr-6hr) (CF)	V _(100yr-24hr) (CF)	Weighted Curve #	FIRST FLUSH (CF)
ONSITE BASINS													
BASIN A1	16759	0.38	0.0%	0.0%	15.0%	85.0%	4.15	1.60	2.14	2982	3338	96	499
BASIN A2	9105	0.21	0.0%	0.0%	5.0%	95.0%	4.28	0.89	2.27	1719	1935	97	303
BASIN A3	7095	0.16	0.0%	0.0%	5.0%	95.0%	4.28	0.70	2.27	1339	1508	97	236
BASIN A4	21250	0.49	0.0%	0.0%	25.0%	75.0%	4.02	1.96	2.01	3551	3949	95	558
BASIN A5	2952	0.07	0.0%	0.0%	0.0%	100.0%	4.34	0.29	2.33	573	647	98	103
BASIN A6	5981	0.14	0.0%	0.0%	0.0%	100.0%	4.34	0.60	2.33	1161	1311	98	209
BASIN A7	6489	0.15	0.0%	0.0%	0.0%	100.0%	4.34	0.65	2.33	1260	1422	98	227
BASIN A8	3828	0.09	0.0%	0.0%	0.0%	100.0%	4.34	0.38	2.33	743	839	98	134
BASIN B1	18201	0.42	0.0%	0.0%	35.0%	65.0%	3.89	1.62	1.88	2844	3140	94	414
BASIN B2	16998	0.39	0.0%	0.0%	20.0%	80.0%	4.08	1.59	2.07	2932	3272	96	476
BASIN B3	11447	0.26	0.0%	0.0%	12.0%	88.0%	4.19	1.10	2.17	2074	2326	97	353
BASIN B4	10990	0.25	0.0%	0.0%	0.0%	100.0%	4.34	1.09	2.33	2134	2409	98	385
BASIN B5	1259	0.03	0.0%	0.0%	40.0%	60.0%	3.82	0.11	1.81	190	209	93	26
BASIN B6	1864	0.04	0.0%	0.0%	40.0%	60.0%	3.82	0.16	1.81	281	309	93	39
BASIN B7	1727	0.04	0.0%	0.0%	25.0%	75.0%	4.02	0.16	2.01	289	321	95	45
BASIN B8	4332	0.10	0.0%	0.0%	25.0%	75.0%	4.02	0.40	2.01	724	805	95	114
BASIN B9	467	0.01	0.0%	0.0%	0.0%	100.0%	4.34	0.05	2.33	91	102	98	16
BASIN B10	13468	0.31	0.0%	0.0%	0.0%	100.0%	4.34	1.34	2.33	2615	2952	98	471
TOTAL	154212	3.54	-	-	-	-	-	14.70	-	27501	30792		4608
OFFSITE BASINS													
BASIN A	3638	0.08	0.0%	0.0%	90.0%	10.0%	3.18	0.27	1.16	352	361	87	N/A
BASIN B	7351	0.17	0.0%	0.0%	90.0%	10.0%	3.18	0.54	1.16	711	729	87	N/A
BASIN C	4426	0.10	0.0%	0.0%	90.0%	10.0%	3.18	0.32	1.16	428	439	87	N/A
BASIN D	112593	2.58	0.0%	0.0%	100.0%	0.0%	3.05	7.88	1.03	9664	9664	86	N/A
TOTAL	128008	2.94	-	-	-	-	-	9.01	-	11154	11193		N/A

INLET TABLE					
Inlet #	Inlet Type ²	Basin	Actual Flow (cfs)	Avail Head (ft)	Capacity ³ (cfs)
IN1	1-SGL COA TYPE D	B1	1.62	1.25	10.58
IN2	1-SGL COA TYPE D	1/2 -B2	0.80	0.30	1.85
IN3	1-SGL COA TYPE D	1/2 -B2	0.80	0.30	1.85
IN4	1 - 24" NYLOPLAST (DOME GRT)	B3	1.10	0.50	3.10
IN5	1 - 12" NYLOPLAST (DOME GRT)	B6	0.16	0.40	0.75
IN6	1 - 12" NYLOPLAST (DOME GRT)	B5	0.11	0.40	0.75
IN7	1 - 12" NYLOPLAST (DOME GRT)	B7	0.16	0.50	0.80
IN8	1 - 12" NYLOPLAST (PED GRT)	B9	0.05	0.10	0.20
IN9	1 - 12" NYLOPLAST (DOME GRT)	B8	0.40	0.50	0.80
1. NYLOPLAST INLETS BASED ON MANUFACTURER NOMOGRAPHS 2. INLETS PLACED IN SUMP CONDITION AND CAPACITIES BASED ON LESSER OF ORIFICE AND WIER EQUA 3. INLETS INCLUDE 50% CLOGGING FACTOR					

STORM DRAIN PIPE TABLE					
PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
SD1	SD2, SD14	18	1.50%	12.87	7.83
SD2	SD3, SD15	18	1.50%	12.87	7.61
SD3	SD4, SD16, IN1	18	1.50%	12.87	7.39
SD4	SD5, SD19	18	1.50%	12.87	5.32
SD5	SD6, IN2	18	1.50%	12.87	4.23
SD6	SD7, SD26, IN3	18	1.50%	12.87	3.43
SD7	SD8, SD27	18	1.50%	12.87	2.44
SD8	SD9, IN4	18	1.50%	12.87	2.25
SD9	SD10, SD28	12	1.00%	3.56	1.15
SD10	SD11, SD29	12	1.00%	3.56	0.96
SD11	SD12, SD30	12	1.00%	3.56	0.58
SD12	SD13, SD31	12	1.00%	3.56	0.38
SD13	1/7 - B10	12	1.00%	3.56	0.19
SD14	1/5 - B4	6	5.00%	1.25	0.22
SD15	1/5 - B4	6	5.00%	1.25	0.22
SD16	SD17, SD18	6	5.00%	1.25	0.44
SD17	1/5 - B4	6	5.00%	1.25	0.22
SD18	1/5 - B4	6	5.00%	1.25	0.22
SD19	SD20 , 1/5 - B4	10	1.00%	2.19	1.10
SD20	SD21, SD24	10	1.00%	2.19	0.88
SD21	SD22, IN5	10	1.00%	2.19	0.43
SD22	SD23, IN6	10	1.00%	2.19	0.27
SD23	IN7	10	1.00%	2.19	0.16
SD24	SD25, IN8	10	1.00%	2.19	0.45
SD25	IN9	10	1.00%	2.19	0.40
SD26	1/7 - B10	6	5.00%	1.25	0.19
SD27	1/7 - B10	6	5.00%	1.25	0.19
SD28	1/7 - B10	6	5.00%	1.25	0.19
SD29	1/7 - B10	6	5.00%	1.25	0.19
SD30	1/7 - B10	6	5.00%	1.25	0.19
SD31	1/7 - B10	6	5.00%	1.25	0.19
Capacity Based on Manning's Eq w/ N=0.013					

CONCRETE RUNDOWN TABLE									
Rundown #	Basin ID	Rundown Type	Actual Flow	Capacity Weir (CFS)	Weir Width ft	Channel Width ft	Channel Height ft	Minimum Slope	Capacity Mannings (CFS)
R1	A1, A5	Rectang	1.89	3.75	4.00	2.00	0.50	2.00%	7.77
R2	A2, A6	Rectang	1.49	3.75	4.00	2.00	0.50	2.00%	7.77
R3	A4, A8	Rectang	2.34	3.75	4.00	2.00	0.50	2.00%	7.77
R4	1/2 - A4, 1/2 - A8	Rectang	1.17	3.75	4.00	4.00	0.50	2.00%	17.55

Weir Eq: Q=2.65L(h^1.5) - **

Capacity Based on Manning's Eq w/ N=0.013 - *

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION

APPROVED

DATE: 11/19/20
BY: *Renee C. Brissett*
HydroTrans # D17D107

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