

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 29, 2022

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

RE: Allaso at JC6
7501 Jefferson St. NE
Revised Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 09/06/22
Hydrology File: D17D112

Dear Mr. Satches:

PO Box 1293
Based upon the information provided in your submittal received 09/12/2022, the Revised Conceptual Grading & Drainage Plan is approved for action by the DRB for Site Plan for Building Permit.

Albuquerque
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.

NM 87103

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

Sincerely,

Renée C. Brissette

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: _____



DRAINAGE NARRATIVE

INTRODUCTION:
THE JC 6 ALLASO MULTIFAMILY PROJECT IS LOCATED ON THE NORTHWEST CORNER OF JEFFERSON AND MASTHEAD. THE SITE IS CURRENTLY UNDEVELOPED BUT WAS PREVIOUSLY DISTURBED. PER FEMA FIRM MAP PANELS #560102137H AND #560102138G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN, THOUGH IT IS IMMEDIATELY ADJACENT TO THE EXISTING NORTH PINO ARROYO NORTH OF THE SITE. THE SITE IS IN RAINFALL ZONE 2 (CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6, FIGURE 6.2.3).

METHODOLOGY:
THE HYDROLOGIC AND HYDRAULIC ANALYSES PROVIDED WITH THIS DRAINAGE SUBMITTAL HAVE BEEN PREPARED IN ACCORDANCE WITH CHAPTER 6 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL). THE SITE WAS DIVIDED INTO FOUR DRAINAGE BASINS IN ORDER TO CALCULATE THE SITE'S EXISTING RAINWATER RUNOFF TO THE EXISTING STORM DRAIN INFRASTRUCTURE IN THE SURROUNDING ROADS AND CHANNEL. TWO ANALYSIS POINTS WERE ANALYZED AS PRIMARY DISCHARGE LOCATIONS FOR THE SITE. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE OBSERVED CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "EXISTING DEVELOPED CONDITIONS BASIN DATA TABLE" (THIS SHEET). THE SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

EXISTING CONDITIONS:
THE EXISTING SITE IS CURRENTLY UNDEVELOPED, WITHOUT BUILDINGS OR PAVED AREAS, YET HAS BEEN DISTURBED, LEADING TO MINIMAL EXISTING VEGETATIVE COVER. THE SITE SLOPES GENERALLY TO THE NORTH AND WEST. AN ENGINEERED BERM IS LOCATED ALONG THE WEST SIDE OF THE SITE. THIS BERM INTERCEPTS AND DIRECTS FLOWS FROM THE CENTER OF THE SITE NORTHWARD TOWARD THE EXISTING NORTH PINO ARROYO (ANALYSIS PT #1). THE REMAINING RUNOFF THAT DOES NOT DISCHARGE NORTH DISCHARGES TO THE ADJACENT ROADWAYS (ANALYSIS PT #2).

THIS SITE IS PART OF THE LARGER JOURNAL CENTER MASTER DRAINAGE MANAGEMENT PLAN (HYDRO FILE D17D000 DATED NOVEMBER 1990), REMAINING CONSISTENT WITH THE JOURNAL CENTER MASTER DMP. ALL RUNOFF VALUES AT ANALYSIS POINTS HAVE BEEN REPORTED TO THE NEAREST WHOLE NUMBER. THE SITE IS ANALYZED AS BASIN "J". BASED ON THE DRAINAGE MANAGEMENT PLAN, BASIN "J" IS ALLOWED TO DISCHARGE 17 CFS INTO THE NORTH PINO ARROYO. MASTHEAD IS LOCATED IMMEDIATELY SOUTH OF THE SITE AND IS ANALYZED AS BASIN "J ST". BASED ON THE DRAINAGE MANAGEMENT PLAN, BASIN "J ST" DISCHARGES 3 CFS NEAR THE SOUTHWEST CORNER OF THE SITE.

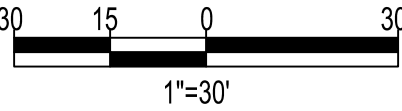
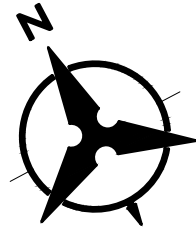
ANALYSIS POINT #1 IS LOCATED IN THE NORTHWEST CORNER OF THE SITE, SAME AS "BASIN J" AS REFERENCED IN THE APPROVED MASTER DMP. ANALYSIS POINT #1 CONTAINS BASIN "A". BASED ON OUR EXISTING ANALYSIS, THIS BASIN CONTRIBUTES APPROXIMATELY 12 CFS INTO THE EXISTING NORTH PINO ARROYO, LESS THAN THE 17 CFS THAT IS ALLOWED.

ANALYSIS POINT #2 IS LOCATED NEAR THE NORTHEAST CORNER OF THE ROUNDABOUT INTERSECTION OF TIBURON AND MASTHEAD. 3 ADDITIONAL BASINS (B, C, AND D) CONTRIBUTE TO THIS ANALYSIS POINT. THIS ANALYSIS POINT CONTRIBUTES APPROXIMATELY 4 CFS TO THE INTERSECTION UNDER EXISTING CONDITIONS, MORE THAN THE 3 CFS THAT IS ALLOWABLE PER THE JOURNAL CENTER MASTER PLAN.



LEGEND

- PROPERTY LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING DRAINAGE BASIN
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLETS



ARCHITECT

ENGINEER



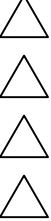
NOT FOR CONSTRUCTION

PROJECT

APARTMENTS @ JC6
7501 JEFFERSON ST NE
ALBUQUERQUE, NM, 87109

DESIGN REVIEW
BOARD (DRB) -
APPLICATION

REVISIONS



DRAWN BY

REVIEWED BY

DATE 00.00.0000

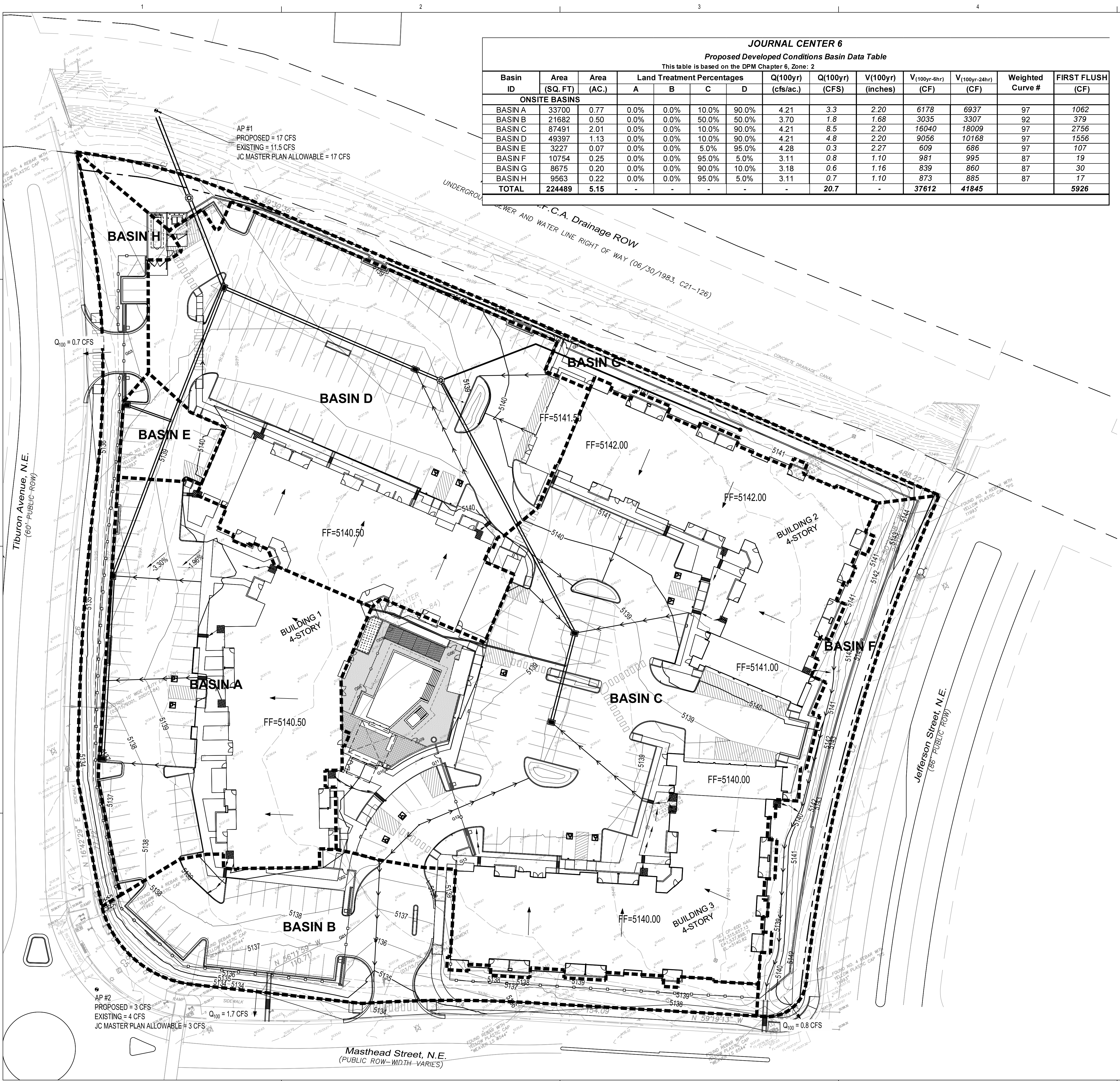
PROJECT NO. 20-0029

DRAWING NAME

EXISTING
CONDITIONS
DRAINAGE
MANAGEMENT
PLAN

SHEET NO.

C-001



DRAINAGE NARRATIVE

PROPOSED CONDITIONS:
SEE SHEET C-001 FOR INTRODUCTION, EXISTING CONDITIONS AND METHODOLOGY.
THE SITE IS DIVIDED INTO 8 ONSITE BASINS (A - H). FOR CONTINUITY PURPOSES, THE TWO ANALYSIS POINTS FROM EXISTING CONDITIONS ARE AGAIN REPRESENTED FOR DEVELOPED CONDITIONS. BASINS A, C, D, E, AND G ALL DISCHARGE TO THE NORTHWEST CORNER OF THE SITE (ANALYSIS PT 1). BASINS B, F, AND H ALL DISCHARGE TO THE PUBLIC RIGHT OF WAY (ANALYSIS PT #2).
BASED ON PROPOSED SITE DEVELOPMENT CONDITIONS, APPROXIMATELY 17 CFS IS CONTRIBUTED TO ANALYSIS PT 1. THIS RUNOFF WILL BE DISCHARGED DIRECTLY TO THE NORTH PINO ARROYO VIA A NEW PIPE PENETRATION TO BE COORDINATED WITH AND APPROVED BY AMAFCA.
BASED ON PROPOSED DITE DEVELOPMENT CONDITIONS, APPROXIMATELY 3 CFS IS CONTRIBUTED TO THIS INTERSECTION. THIS IS LESS THAN EXISTING CONDITIONS OF 4 CFS, DUE TO A REDUCTION OF CONTRIBUTING AREA.
LANDSCAPED ISLANDS WILL BE DEPRESSED WHERE POSSIBLE FOR STORMWATER QUALITY PURPOSES. ALL INLETS WILL BE INSTALLED AS STORMWATER QUALITY INLETS AS WELL. ANY REMAINING STORMWATER QUALITY VOLUME WILL BE PAID CASH-IN-LIEU.
THE MAXIMUM WATER SURFACE ELEVATION WITHIN THE CHANNEL WAS ANALYZED USING A FLOW OF 2,700 CFS PER THE USAGE MODIFICATION TO EXISTING PROJECTS - ALBUQUERQUE ARROYOS - FEASIBILITY STUDY. THIS FLOW WAS ANALYZED IN THIS CHANNEL UNDER SUPERCITICAL CONDITION BASED ON DISCUSSIONS WITH OUR TEAM AND AMAFCA. THE RESULTANT ANALYSIS SHOWED THAT DUE TO THE MAXIMUM WATER SURFACE ELEVATION, A SMALL FLOODWALL WAS NEEDED TO PROVIDE ADEQUATE FREEBOARD ABOVE THE CHANNEL AND TO PROTECT THE JC6 SITE STRUCTURES. THE FLOODWALLS PROVIDED WILL ALLOW FOR 2.5' OF FREEBOARD ABOVE THE MAXIMUM WATER SURFACE ELEVATION.
CONCLUSION:
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS IN COMPLIANCE WITH THE PREVIOUSLY APPROVED JOURNAL CENTER MASTER PLAN. RUNOFF TO THE RIGHT OF WAY IS LESS THAN EXISTING CONDITIONS AND ALSO CONSISTENT WITH THE MASTER-PLANNED ALLOWABLE DISCHARGE RATE. AS SUCH, DETENTION PONDS ARE NOT REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY AND AMAFCA REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING COA AND AMAFCA DRB SITE PLAN FOR BUILDING PERMIT APPROVAL.



ARCHITECT

ENGINEER



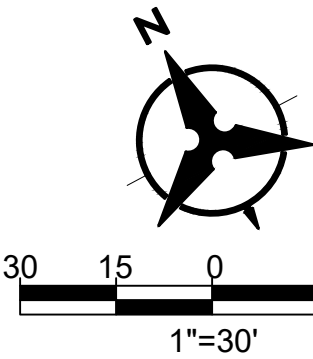
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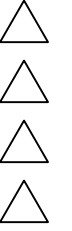
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