

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 29, 2023

Amit Pathak, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Joan Jones Community Center Phase 2
3828 Rincon Road NW
Grading and Drainage Plans
Engineer's Stamp Date: 11/21/22
Hydrology File: J11D012**

Dear Mr. Pathak:

PO Box 1293

Based upon the information provided in your submittal received 03/15/2023, the Grading & Drainage Plans are approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.
3. Please pay the Payment-in-Lieu of **\$ 2,656.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then produce and email back. Follow the instructions on the bottom of the form and pay it at the Treasury next to Building Permits. Once paid, please email me proof of payment.

www.cabq.gov

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.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DATE SUBMITTED: 03-14-2023

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: Amit Pathak - Bohannon Huston Inc. DATE: 03/28/2023
DEVELOPMENT: Joan Jones Community Center Addition
LOCATION: Intersection of Regina Dr NW and Bluewater Rd NW

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 577 cubic feet

The provided volume is 245 cubic feet

The deficient volume is 332 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperators existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This projects justification: The peak discharge from the site in proposed conditions is similar to the existing conditions and the lot is too small to accommodate management on site while also accommodating the full plan of development. For this reason we are requesting payment-in-lieu for the volume indicated above.

Amit Pathak

Digitally signed by Amit Pathak
DN: C=US,
E=apathak@bhinc.com,
O="Bohannon Huston, Inc",
CN=Amit Pathak
Reason: I am the author of this document
Date: 2023.03.28 21:14:27-06'00'

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 2,656.00

THIS SECTION IS FOR CITY USE ONLY

☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

Renée C. Brissette

City of Albuquerque
Hydrology Section

03/29/23



-
- | | |
|------------------------|--|
| | REMOVE & REPLACE EXISTING ASPHALT PAVEMENT
SEE C2IC1Q2 FOR PAVEMENT SECTION |
| - - - - -5301- - - - - | EXISTING CONTOURS |
| X 5301.15 | EXISTING GROUND SPOT ELEVATION |
| ● 65.23 | PROPOSED SPOT ELEVATION |
| - - - - - | TO-TOP OF CURB, FL-FLOW LINE |
| - - - - - | TS-TOP OF SIDEWALK, TH-TOP OF ASPHALT |
| - - - - - | EX-EXISTING, FG-FINISHED GRADE |
| - - - - - | TG-TOP OF GRATE, INV-INVERT |
| - - - - - | FGH-FINISHED GRADE HIGH |
| - - - - - | FGL-FINISHED GRADE LOW |
| S=2.0% | PROPOSED DIRECTION OF FLOW |
| | PROPOSED RETAINING WALL |
| - - - - -5305- | PROPOSED INDEX CONTOURS |
| - - - - - | PROPOSED INTER CONTOURS |
| - - - - -SD | PROPOSED STORM DRAIN LINE |
| ● | PROPOSED STORM DRAIN INLET |

NOTE

HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

NOTE

SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

NOTE

CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE ARCHITECT/ENGINEER AND/OR THE CITY PROJECT MANAGER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADEING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO TECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, "FIRST PRIORITY" SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATION.
9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

○ KEYED NOTES

1. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
2. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
3. INSTALL 12" NYLOPLAST DRAIN BASIN WITH 2' DEEP SUMM, FLAT PEDESTRIAN RATED GRATE & "FLEXSTORM" INLET FILTER.
4. CONNECT TO EXISTING 12" STORM DRAIN PIPE.
5. MATCH EXISTING SIDEWALK HORIZONTALLY & VERTICALLY.
6. MATCH EXISTING ASPHALT PAVEMENT. SEE SECTION 1 PER DETAIL ON THIS SHEET.
7. SECOND PLAYGROUND AREA AND RETAINING WALL. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
8. EXTEND STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. CONTRACTOR TO REMOVE AND REPLACE 12" NYLOPLAST DRAIN BASIN WITH 2' DEEP SUMM, DOME GRADE, & "FLEXSTORM" INLET FILTER TO CONNECT NEW 8" STORM DRAIN LINE.
10. CONTRACTOR TO INSTALL BAR GRADE ON SIDE OF SIDEWALK CULVERT AND WRAP FILTER FABRIC IN FRONT. SEE LANDSCAPE PLANS FOR MORE INFORMATION.
11. INSTALL PRE-FABRICATED STORM DRAIN FITTING (SIZE PER PLAN).

GREER STAFFORD/S&G ARCHITECTURE, INC.

11717 LOUISIANA NE, SUITE 205
ALBUQUERQUE, NM 87110-7027
FAX: (505) 821-0225

38003 NORTHBRIDGE DR, SUITE F
FARMINGTON, NM 87401-2083
FAX: (505) 821-7473



THIS DRAWING IS INCOMPLETE AND NOT TO BE
USED FOR CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED, AND DATED BELOW



JOAN JONES COMMUNITY CENTER - PHASE 2
CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
2020 BINGHAM ROAD, ALBUQUERQUE, NM 87102-4000

3828 RINCON ROAD NW
ALBUQUERQUE, NM 87102

[illegible]

PROJECT NO: 5384.00

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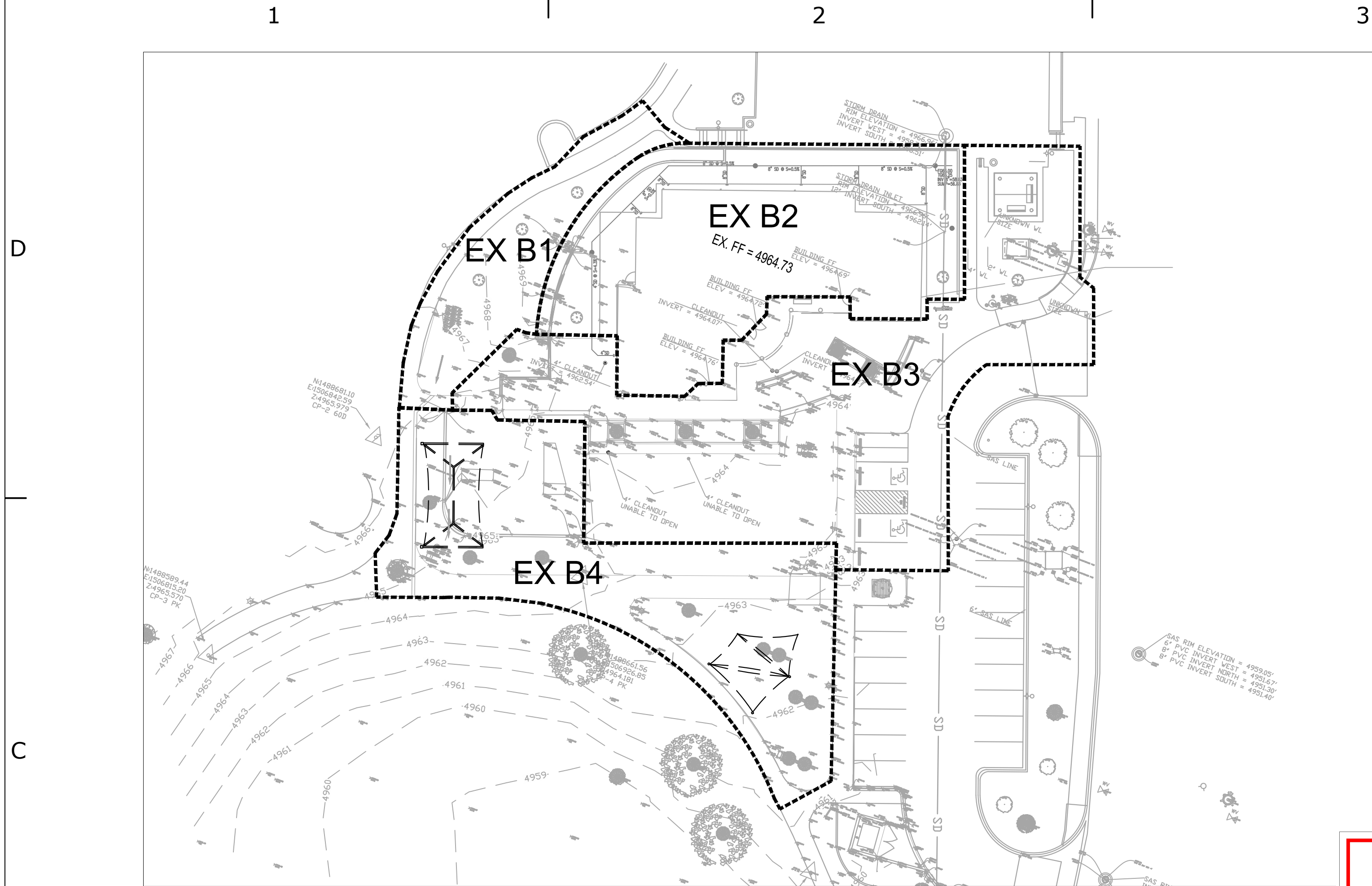
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GREER STAFFORD/SJCF ARCHITECTURE, INC.

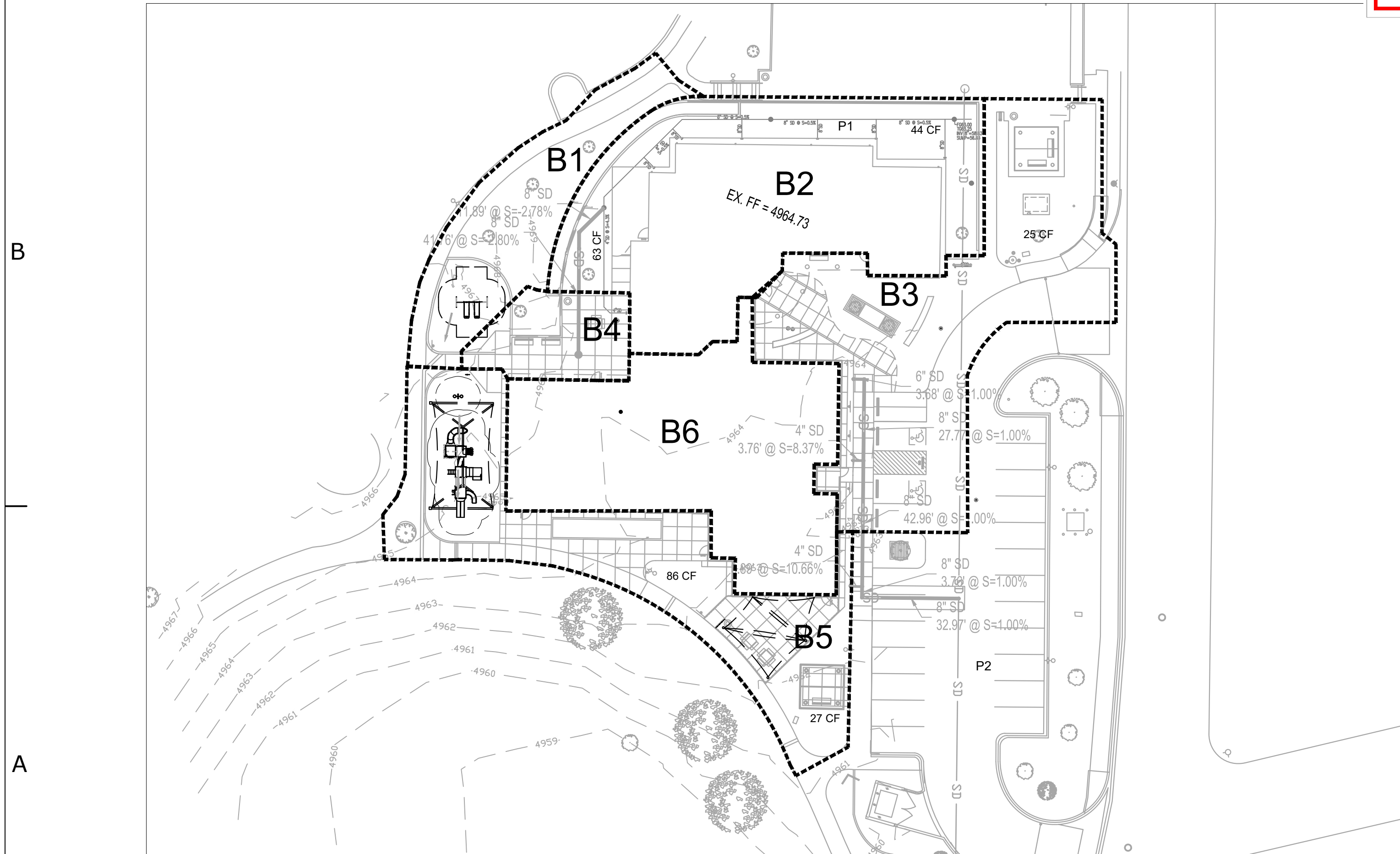
SHEET TITLE	GRADING PLAN
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DRAWING SHEET

C101



EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN

INTRODUCTION:

THE PROJECT IS LOCATED ON THE EASTERN SIDE OF PAT HURLEY PARK, NEAR THE INTERSECTION OF REGINA DR. NW AND BLUEWATER RD. NW. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 35001C0329H (THIS SHEET). THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE BUILDING ADDITION TO THE PAT HURELY COMMUNITY CENTER AND REQUEST BUILDING PERMIT APPROVAL.

EXISTING CONDITIONS:

THE APPROXIMATELY 0.82 ACRE SITE IS CURRENTLY DEVELOPED WITH THE EXISTING COMMUNITY CENTER BUILDING, PLAYGROUND AND GREEN SPACE AREA. THE EXISTING COMMUNITY CENTER BUILDING WILL STAY BUT THE PLAYGROUND WILL BE MODIFIED TO MAKE ROOM FOR THE BUILDING ADDITION TO THE SOUTH. THE SITE SLOPES TO THE SOUTH / SOUTHEAST WHERE THE RUNOFF FREE DISCHARGES INTO THE PARK DRAINAGE SYSTEM AND ULTIMATELY TO REGINA DR.

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WEST OF THE RIO GRANDE WITHIN PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE EXISTING AND PROPOSED CONDITIONS IN EACH ONSITE BASIN. THIS IS SUMMARIZED IN THE EXISTING AND PROPOSED BASIN DATA TABLES ON THIS SHEET.

PROPOSED CONDITIONS:

THIS DRAINAGE MANAGEMENT PLAN WAS BASED ON A FULLY DEVELOPED SITE. IT WAS DETERMINED THAT THE MAXIMUM PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 2.67 CFS.

THE PROPOSED DEVELOPMENT IS DIVIDED INTO FIVE SMALL DRAINAGE BASINS. BASIN 1 FLOWS SOUTH INTO A TURF AREA OF THE PARK VIA A SIDEWALK CULVERT. BASIN 2 IS INTERCEPTED BY THE EXISTING 8" STORM DRAIN WHICH CONNECTS TO A 12" STORM DRAIN THAT FLOWS SOUTH AND DISCHARGES INTO A TURF AREA IN THE PARK. BASIN 4 IS COLLECTED BY AN EXISTING 8" STORM DRAIN WHICH DISCHARGES TO THE EXISTING 12" STORM DRAIN UPSTREAM OF BASIN 2. BASIN 3 SURFACE DRAINS INTO THE EXISTING PARKING LOT AND ULTIMATELY TO REGINA DR. BASIN 5 DRAINS TO THE SOUTH WHERE SOME IS COLLECTED IN SHALLOW DEPRESSED AREAS IN THE LANDSCAPE AND THEN EVENTUALLY OVERFLOWS TO THE TURF AREA VIA SIDEWALK CULVERTS. BASIN 6 COMPRISES OF THE PROPOSED ROOF AREA AND DRAINS TO THE EAST VIA ROOF DRAINS AND INTO THE EXISTING 12" STORM DRAIN. THE TURF AREA MENTIONED ABOVE ALSO DISCHARGES TO REGINA DR.

THE EXISTING AND PROPOSED LAND TREATMENTS ARE SIMILAR AND THE PROPOSED DISCHARGE FLOW RATE IS CLOSE TO THE CURRENT CONDITION.

FIRST FLUSH CALCULATIONS:

STORM RUNOFF FROM PART OF THE SITE IS CONVEYED TO SHALLOW DEPRESSED AREAS IN THE LANDSCAPE. THESE WATER HARVESTING AREAS RETAIN RUNOFF FROM THE "FIRST FLUSH" STORM. BASIN B1 IS PRIMARILY LANDSCAPE WITH CONCRETE SIDEWALKS. THIS BASIN AREA IS SLIGHTLY REDUCED, BUT ESSENTIALLY UNCHANGED WITH THE REDEVELOPMENT OF THIS SITE. BASIN B2 IS PRIMARILY ROOF RUNOFF FROM THE EXISTING BUILDING AND IS UNCHANGED IN THE PROPOSED CONDITIONS. TWO EXISTING SMALL WATER HARVESTING AREAS INTERCEPT ROOF RUNOFF. DUE TO PROXIMITY TO THE BUILDING AND RETAINING WALL FOUNDATIONS AREA AVAILABLE TO RETAIN STORM WATER RUNOFF WAS LIMITED. THE TOTAL VOLUME PROVIDED IS ESTIMATED TO BE 107 CUBIC FEET AND THE REQUIRED VOLUME IS 144 CUBIC FEET. A WATER QUALITY INLET WAS PREVIOUSLY INSTALLED TO ADD ADDITIONAL TREATMENT OF STORM WATER RUNOFF FROM THIS BASIN. BASIN B3 IS COMPRISED OF SIDEWALKS AND LANDSCAPING. AN EXISTING SMALL WATER HARVESTING AREA WAS PREVIOUSLY PROVIDED WHICH INTERCEPTS RUNOFF FROM THIS BASIN. THE TOTAL RETENTION VOLUME PROVIDED IS 25 CUBIC FEET AND THE REQUIRED VOLUME IS 160 CUBIC FEET. BASIN B5 IS COMPRISED OF SIDEWALKS AND LANDSCAPING. TWO SMALL WATER HARVESTING AREAS ARE PROVIDED WHICH INTERCEPT RUNOFF FROM THIS BASIN. THE TOTAL RETENTION VOLUME PROVIDED IS 113 CUBIC FEET AND THE REQUIRED VOLUME IS 84 CUBIC FEET. OVERALL ONSITE RETENTION VOLUME PROVIDED OF 245 CUBIC FEET IS LESS THAN THE REQUIRED VOLUME OF 577 CUBIC FEET, BUT DUE TO SITE CONSTRAINTS THE VOLUME PROVIDED WAS MAXIMIZED TO THE EXTENT TECHNICALLY FEASIBLE. THEREFORE, WE ARE REQUESTING TO SUBMIT A PAYMENT IN LIEU FOR THE REMAINING VOLUME OF 332 CUBIC FEET.

CONCLUSION:

THE PEAK DISCHARGE FROM THE SITE IS SIMILAR TO THE EXISTING CONDITIONS AND THE STORM WATER FROM THE FIRST FLUSH IS PASSIVELY TREATED WITHIN THE EXISTING LANDSCAPE AREAS. THE DESIGN INTENT IS IN CONFORMANCE WITH CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND WE REQUEST BUILDING PERMIT APPROVAL.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/29/23
BY: *[Signature]*
HydroTrans # J11D012

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
CONSIDERED TO BE A GUARANTEE OF ANY CITY
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT
THE USER FROM BEING RESPONSIBLE FOR ANY
CONSEQUENCES OF ANY DESIGN OR CONSTRUCTION
SPECIFICATIONS OR CONSTRUCTION. SUCH APPROVED PLANS
SHALL NOT BE CHANGED WITHOUT THE WRITTEN
AUTHORIZATION.

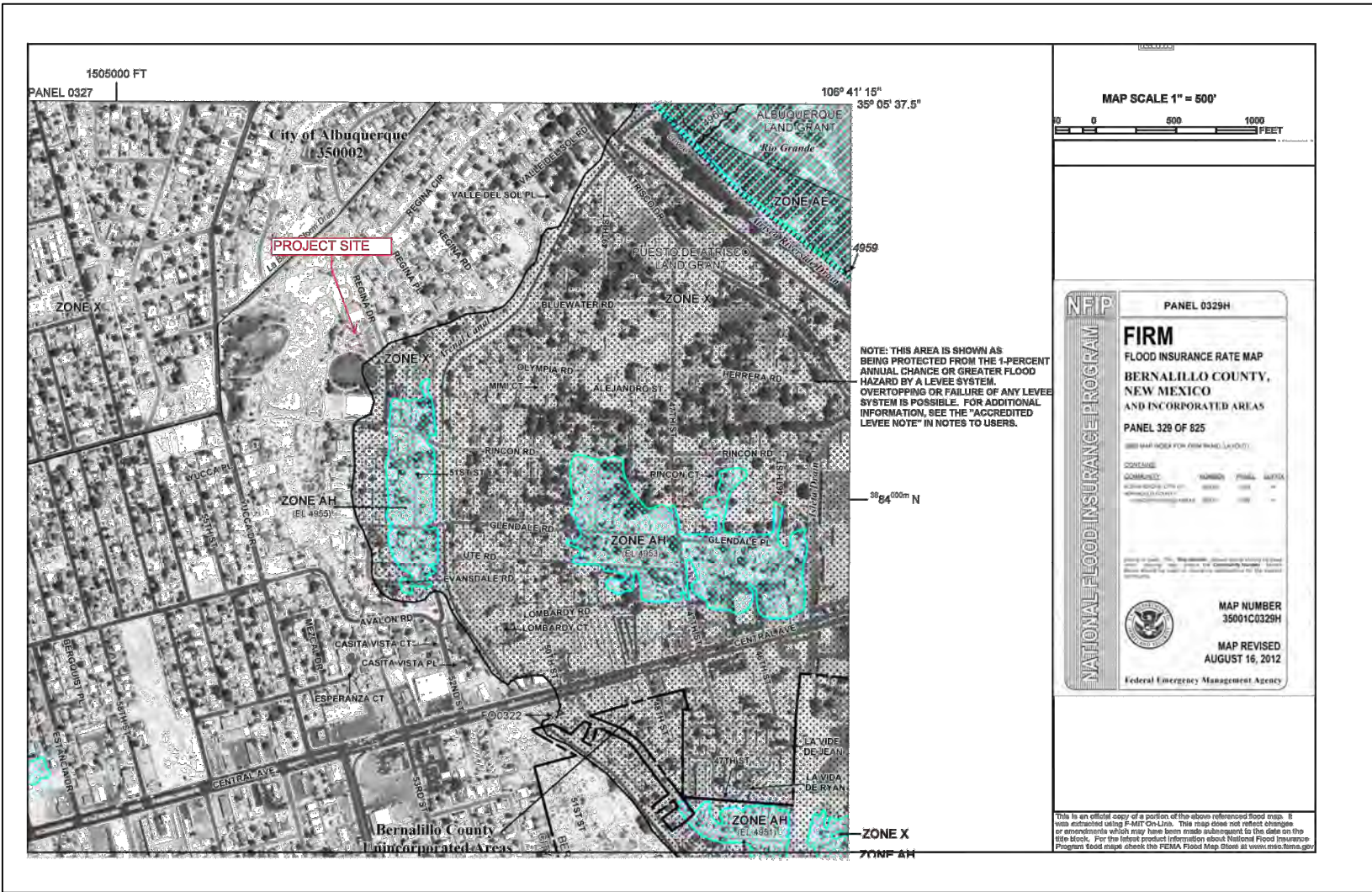
JOAN JONES COMMUNITY CENTER										
Existing Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 1										
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100-24hr) CF
			A	B	C	D				
EXB1	3264	0.07	0.0%	72.2%	0.0%	27.8%	2.68	0.20	1.03	315
EXB2	9043	0.21	0.0%	43.0%	0.0%	57.0%	3.36	0.70	1.41	1261
EXB3	13993	0.32	0.0%	31.7%	1.0%	67.3%	3.61	1.16	1.55	2166
EXB4	9330	0.21	0.0%	50.7%	21.9%	27.4%	2.86	0.61	1.10	98
TOTAL	35630	0.82						2.67		

JOAN JONES COMMUNITY CENTER										
Proposed Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 1										
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100-24hr) CF
			A	B	C	D				
B1	3264	0.07	0.0%	72.2%	0.0%	27.8%	2.68	0.20	1.03	315
B2	9043	0.21	0.0%	26.6%	0.0%	73.4%	3.75	0.78	1.62	1478
B3	9483	0.19	0.0%	13.1%	0.0%	86.9%	4.06	0.79	1.80	1555
B4	1460	0.03	0.0%	27.3%	0.0%	72.7%	3.73	0.13	1.61	237
B5	6609	0.15	0.0%	20.2%	21.0%	59%	3.58	0.54	1.50	976
B6	6771	0.16	0.0%	0.0%	0.0%	100.0%	4.37	0.68	1.97	1371
TOTAL	35630	0.82						3.12		577

*"First Flush" volume is based on a precipitation depth of 0.26" for redeveloped sites which allows for a 0.1" initial abatement. Volume calculation is based on impervious area only.

JOAN JONES COMMUNITY CENTER							
STORM DRAIN PIPE TABLE							
PIPE #	Contributing Basins & Pipes	Size In.	Slope	Capacity* cfs	ACTUAL FLOW cfs	PIPE LENGTH ft	INVERT OUT / IN
STORM DRAIN PIPE							
P1	B2, B4	8	0.50%	0.9	0.9	148.0	58.80 / 58.54
P2	B2, B6	12	3.39%	6.6	1.5	236.5	54.12 / 62.14

*CAPACITY IS BASED ON GRAVIT FLOW, USING MANNING'S EQUATION WITH n=0.013

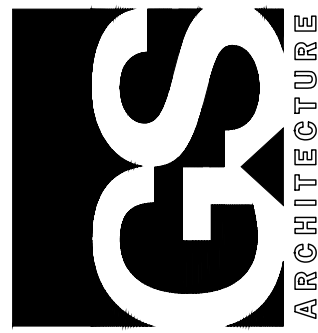


LEGEND

----- DRAINAGE BASIN BOUNDARY

Bohannon & Huston
www.bhinc.com 800.877.5332

GREER STAFFORD/S&F ARCHITECTURE, INC.
1717 LOUISIANA NE, SUITE 205
ALBUQUERQUE, NM 87110-7087
(505) 881-0838 • FAX: (505) 881-0848
3005 NORTHBRIDGE DR, SUITE F
FARMINGTON, NM 87401-6085
(505) 325-7475 • FAX: (505) 325-6464



THIS DRAWING IS INCOMPLETE AND NOT TO BE
USED FOR CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED, AND DATED BELOW



JOAN JONES COMMUNITY CENTER - PHASE 2
CITY OF ALBUQUERQUE
3828 RINCON ROAD NW
ALBUQUERQUE, NM 87102

Mark	Date	Description
	OCTOBER 17, 2022	ISSUE:

PROJECT NO: 5384.00
DRAWN BY:
CHECKED BY:
GREER STAFFORD/S&F ARCHITECTURE, INC.
SHEET TITLE
DRAINAGE
MANAGEMENT PLAN

DRAWING SHEET

C103