

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

September 23, 2020

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  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 09/09/20  
Hydrology File: J11D012**

Dear Mr. Pathak:

PO Box 1293  
Based upon the information provided in your submittal received 09/09/2020, the Conceptual Grading & Drainage Plan is approved for action by the DRB on 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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

[www.cabq.gov](http://www.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 6/2018)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

Applicant: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

\_\_\_\_\_ HYDROLOGY/ DRAINAGE  
\_\_\_\_\_ TRAFFIC/ TRANSPORTATION

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_\_ CERTIFICATE OF OCCUPANCY

### TYPE OF SUBMITTAL:

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

\_\_\_\_\_ 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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes \_\_\_\_\_ No

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

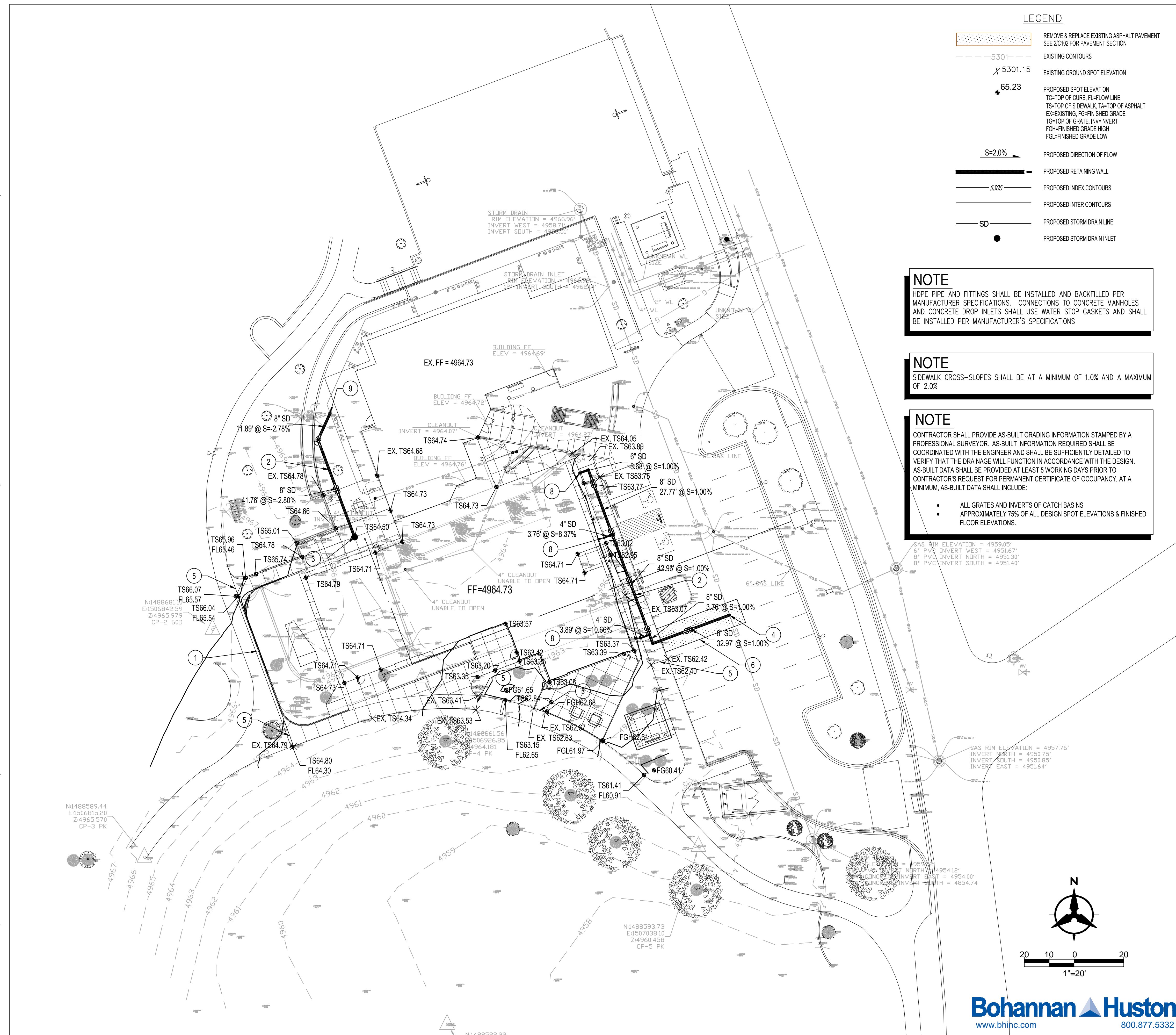
FEE PAID: \_\_\_\_\_



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 SUMP, 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.
7. CONNECT ROOF DRAIN LEADER TO UNDERGROUND STORM DRAIN PER DETAIL 1/C102.
8. EXTEND STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
9. CONNECT TO EXISTING STORM DRAIN INLET.

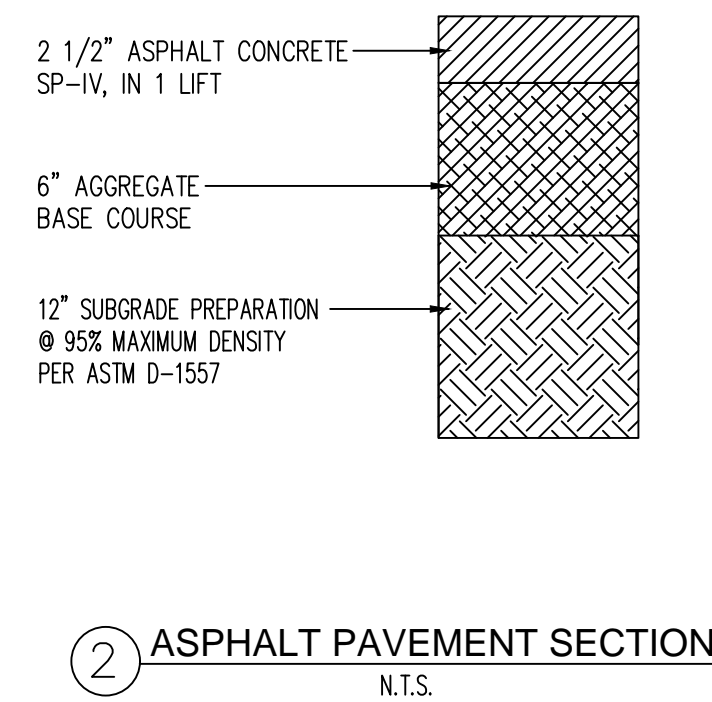
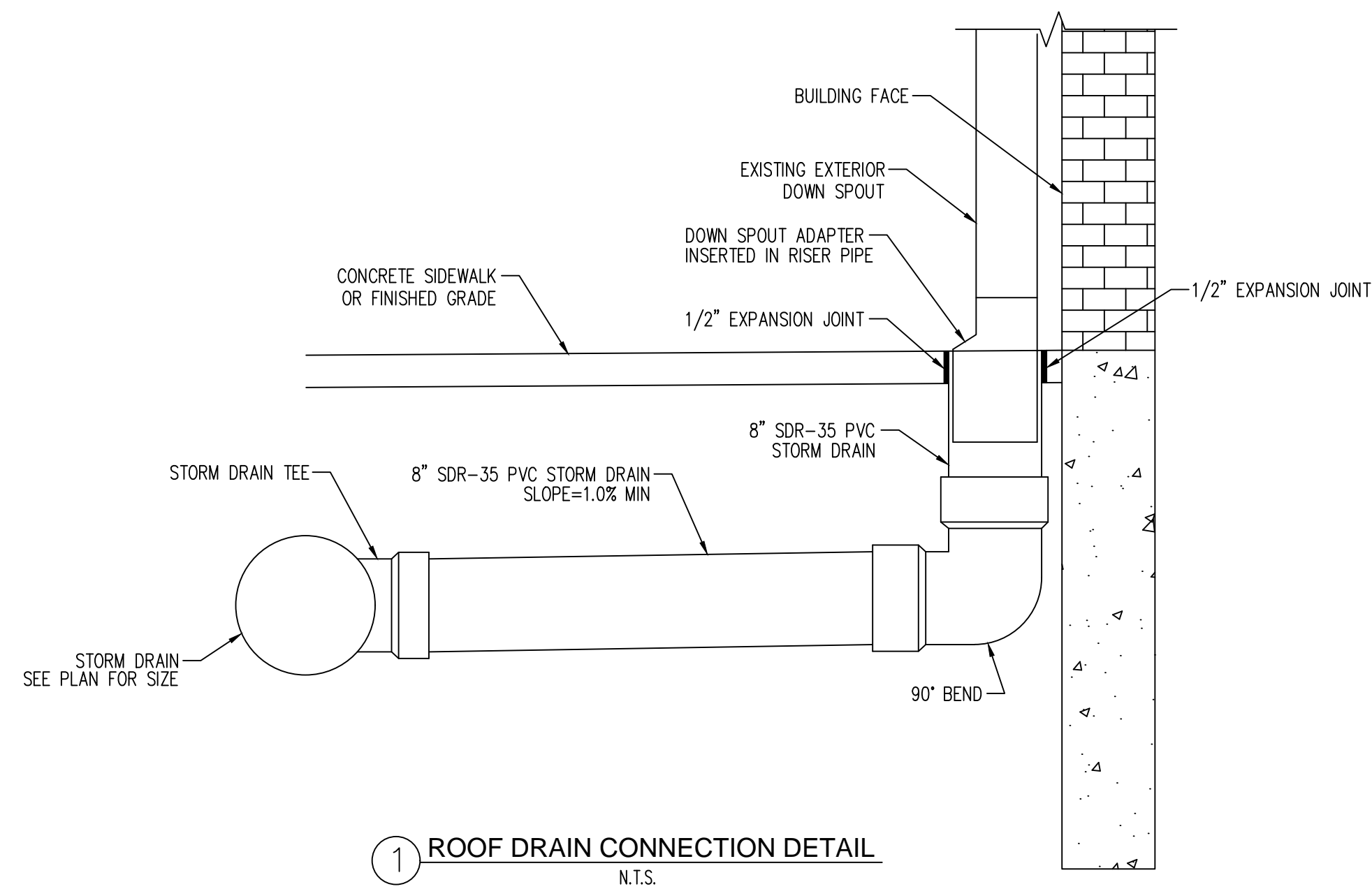
C-101

# NOTICE OF RIGHTS

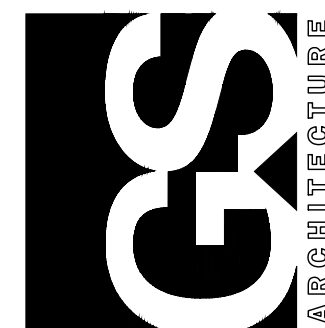




# NOTIFICATION



**GREER STAFFORD/S&G ARCHITECTURE, INC.**



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

[illegible]

PROJECT NO:	5384.00
DRAWN BY:	
CHECKED BY:	
GREER STAFFORD/SJCF ARCHITECTURE, INC.	
SHEET TITLE	
CIVIL DETAILS	

DRAWING SHEET

C-102

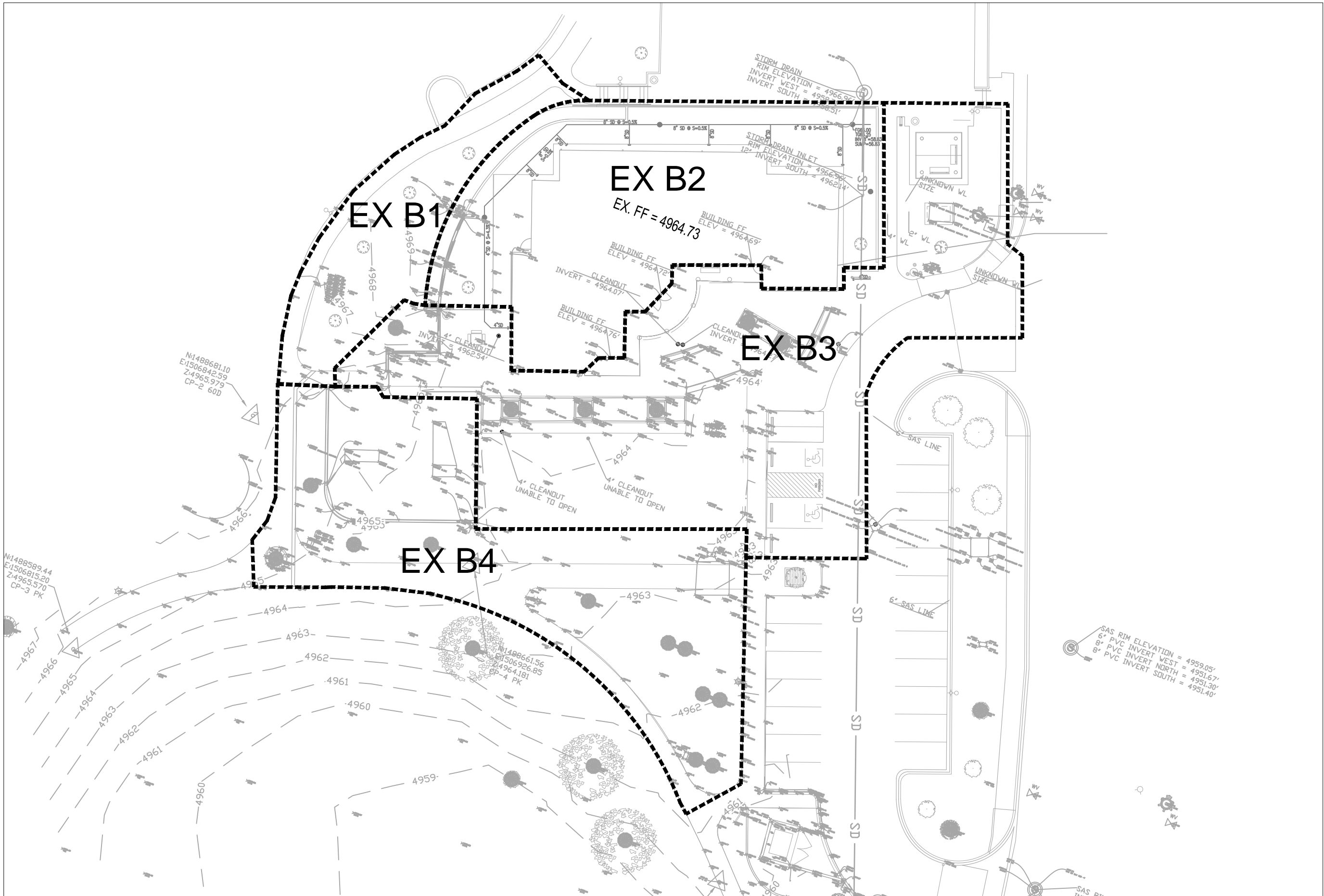


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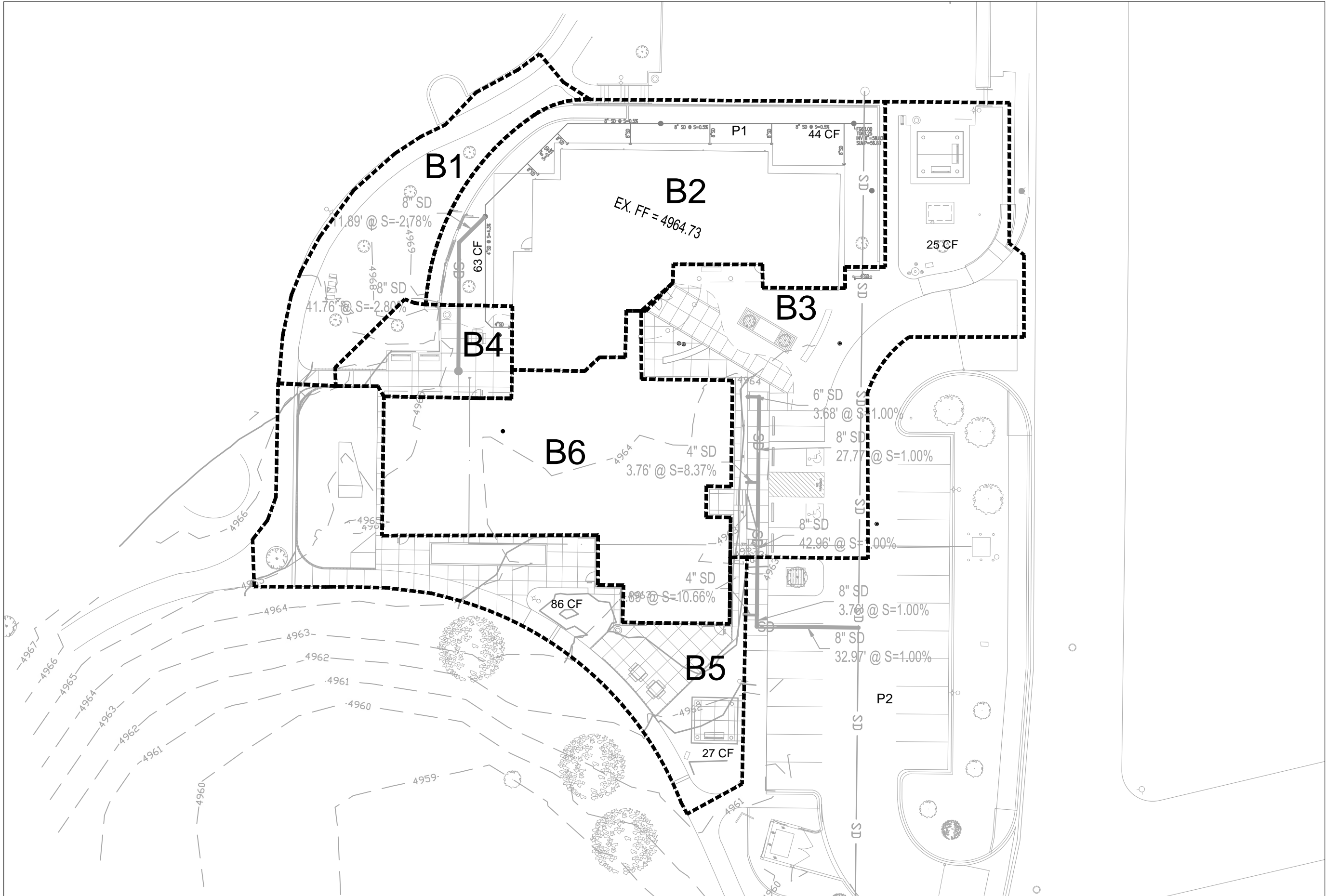
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B

A



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 INLET AND DISCHARGES TO THE EXISTING 8" 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.

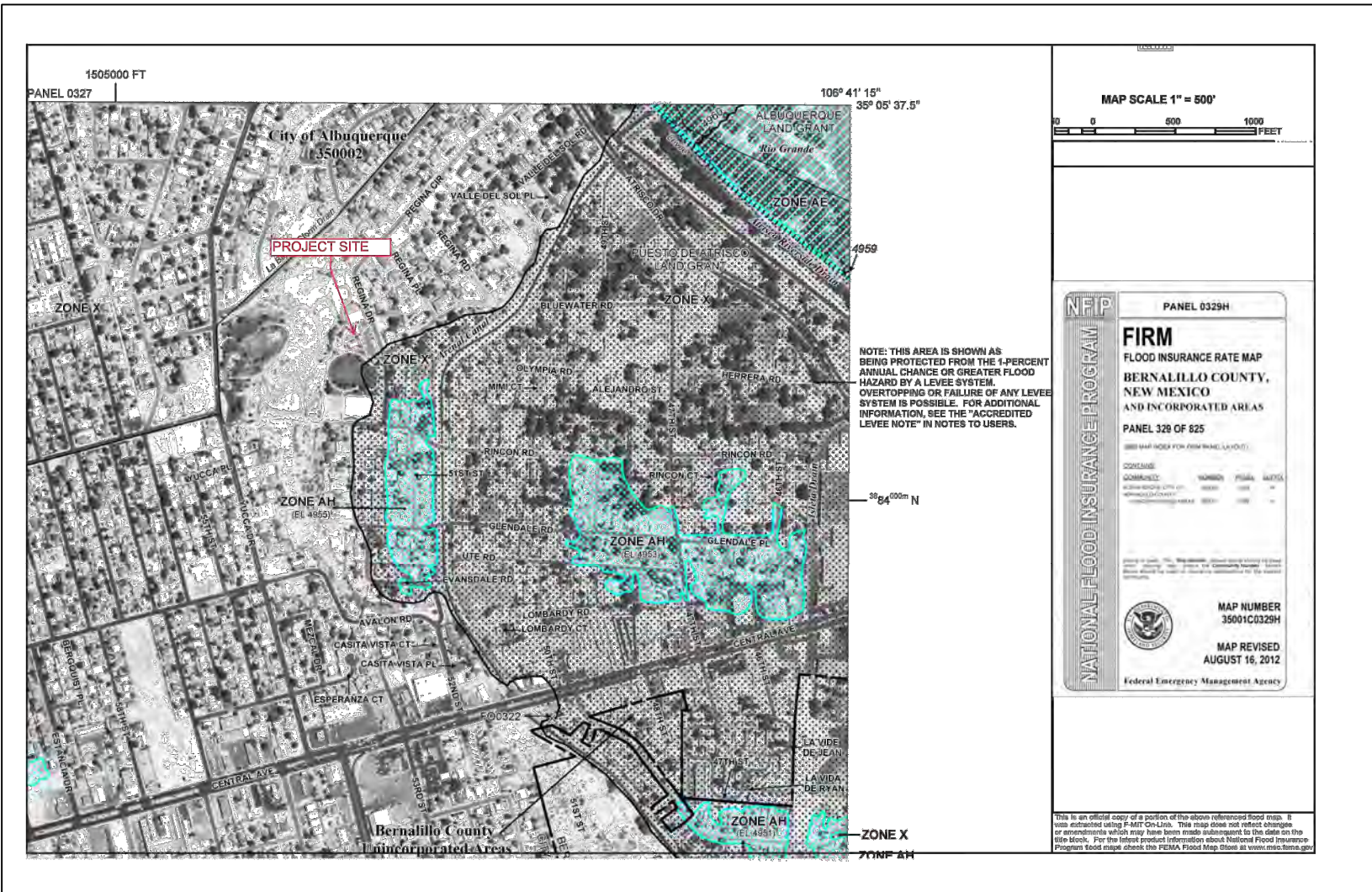
CONCLUSION:

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.

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	8483	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 abstratation. Volume calculation is based on impervious area only.										

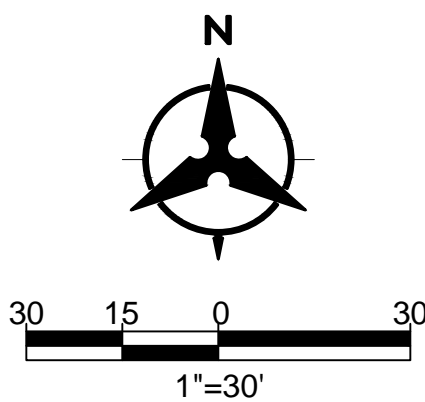
JOAN JONES COMMUNITY CENTER							
STORM DRAIN PIPE TABLE							
PIPE #	Contributing Basins & Pipes	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs	PIPE LENGTH ft	INVERT OUT
STORM DRAIN PIPE							
P1	B2, B4	8	0.50%	0.9	0.9	148.0	58.80
P2	B2, B6	12	3.39%	6.6	1.5	236.5	54.12
*CAPACITY IS BASED ON GRAVIT FLOW, USING MANNING'S EQUATION WITH n=0.013							



LEGEND

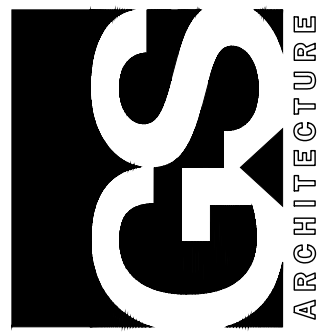
----- DRAINAGE BASIN BOUNDARY

Bohannon & Huston  
www.bhinc.com 800.877.5332



NOT FOR CONSTRUCTION

GREER STAFFORD/SJAF ARCHITECTURE, INC.  
1717 LOUISIANA NE, SUITE 205  
ALBUQUERQUE, NM 87110-7087  
(505) 881-0838 • FAX: (505) 881-0848



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

Mark	Date	Description
	09/09/2020	ISSUE

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

DRAWING SHEET

C-103