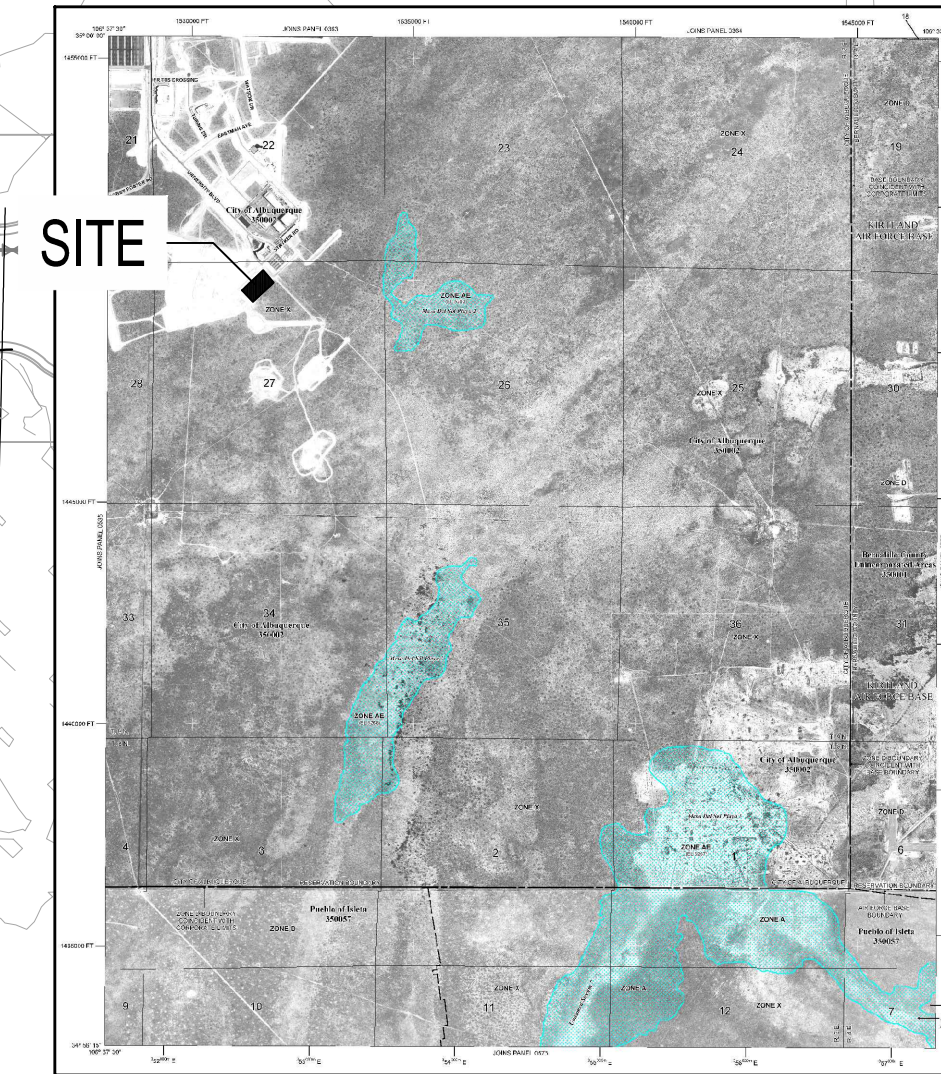


# STRYKER ROAD



FEMA FIRM MAP # 35001C055H

### LEGEND

- 62.22 PROPOSED SPOT ELEVATION
- TA=TOP OF ASPHALT
- TC=TOP OF CURB
- FL=FLOW LINE
- TOC=TOP OF CONCRETE
- TG=TOP OF SIDEWALK
- TS=TOP OF GRATE
- FG=FINISHED GRADE
- 4960 EXISTING INDEX CONTOUR
- 4959 EXISTING INTERMEDIATE CONTOUR
- 4960 PROPOSED INDEX CONTOUR
- 4959 PROPOSED INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK / GRADE BREAK



Pond Top = 5296  
 Pond Bottom = 5290  
 Q = 12.0 cfs  
 Required Volume = 0.81 ac-ft  
 Volume Provided = 0.84 ac-ft

### 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. 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.
4. 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 CONSTRUCTION OBSERVER.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
8. 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.
9. 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.
10. 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.
11. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
12. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
13. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
14. CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
15. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
16. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
17. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1991) FOR THE LOCATION OF EXISTING UTILITIES.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
19. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/ STREET USE.
20. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
21. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
22. CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

### GRADING KEYED NOTES

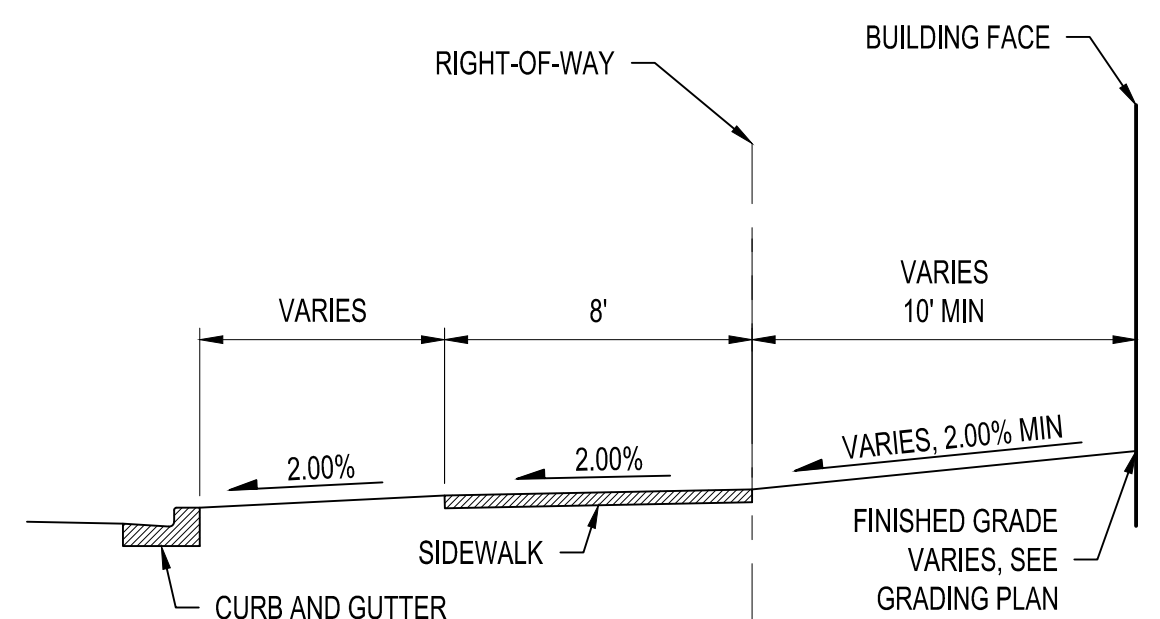
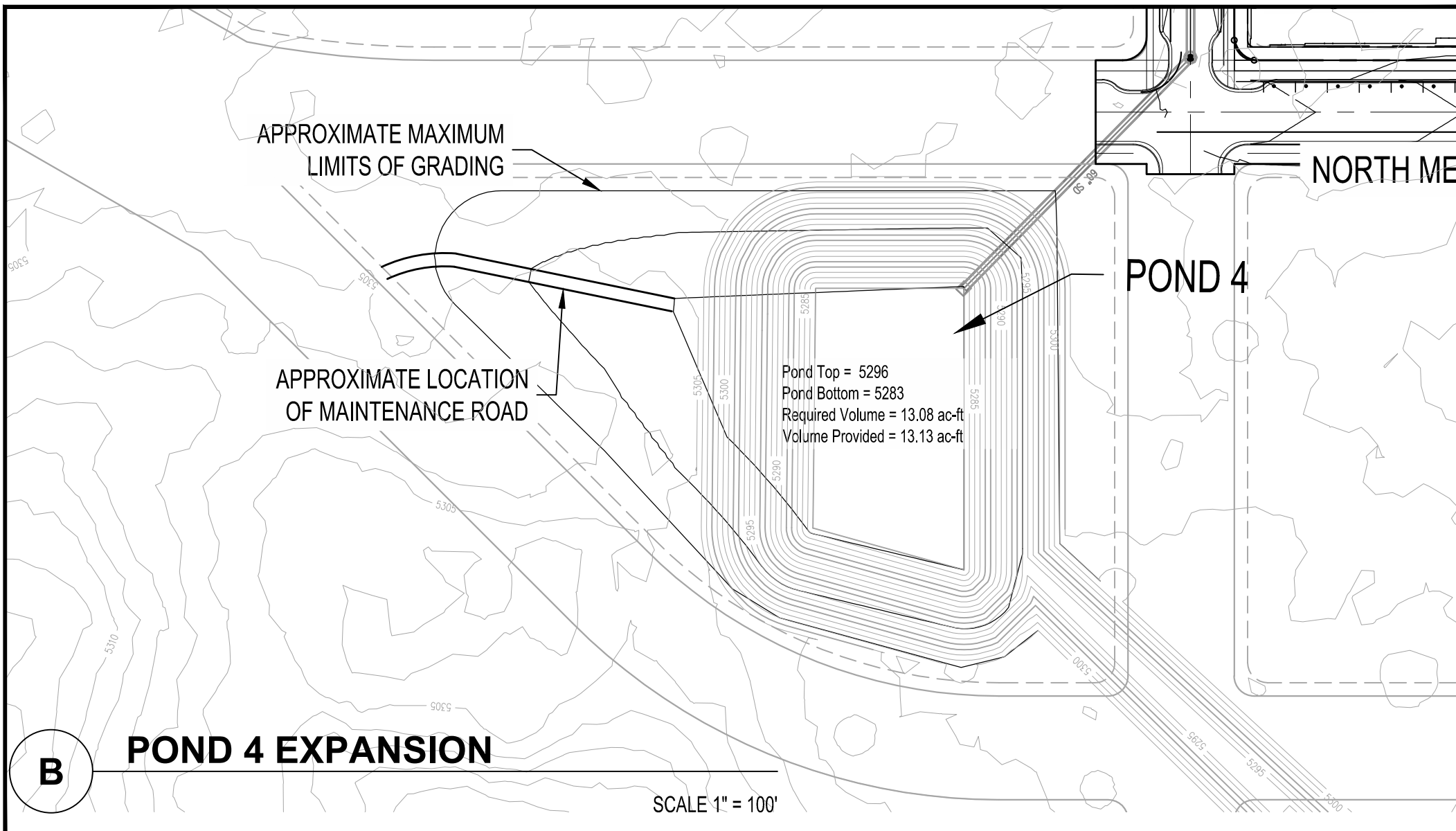
1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
2. CONNECT TO EXISTING STORM DRAIN.
3. CONSTRUCT TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
4. CONSTRUCT NYLOPLAST STORM DRAIN INLET.

DEKOONING AVE

WEST UNIVERSITY BLVD

NORTH MESA DEL SOL BLVD

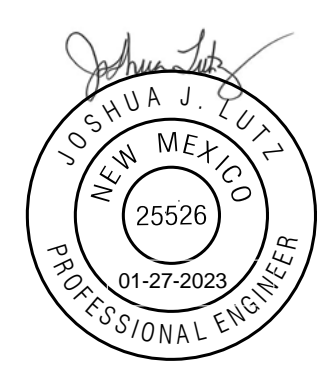
POND 4



**BENCH MARKS**  
 ALBUQUERQUE CONTROL SURVEY MONUMENT "BH 23-331-01"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 N = 1,450,690.175, E = 1,532,134.113  
 COMBINED FACTOR = 0.999656215  
 ELEVATION = 5,298.791 (NAVD 88)

**DEKKER PERICH SABATINI**

**Architecture in Progress**



MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD,  
 SE ALBUQUERQUE, NM 87106

ARC

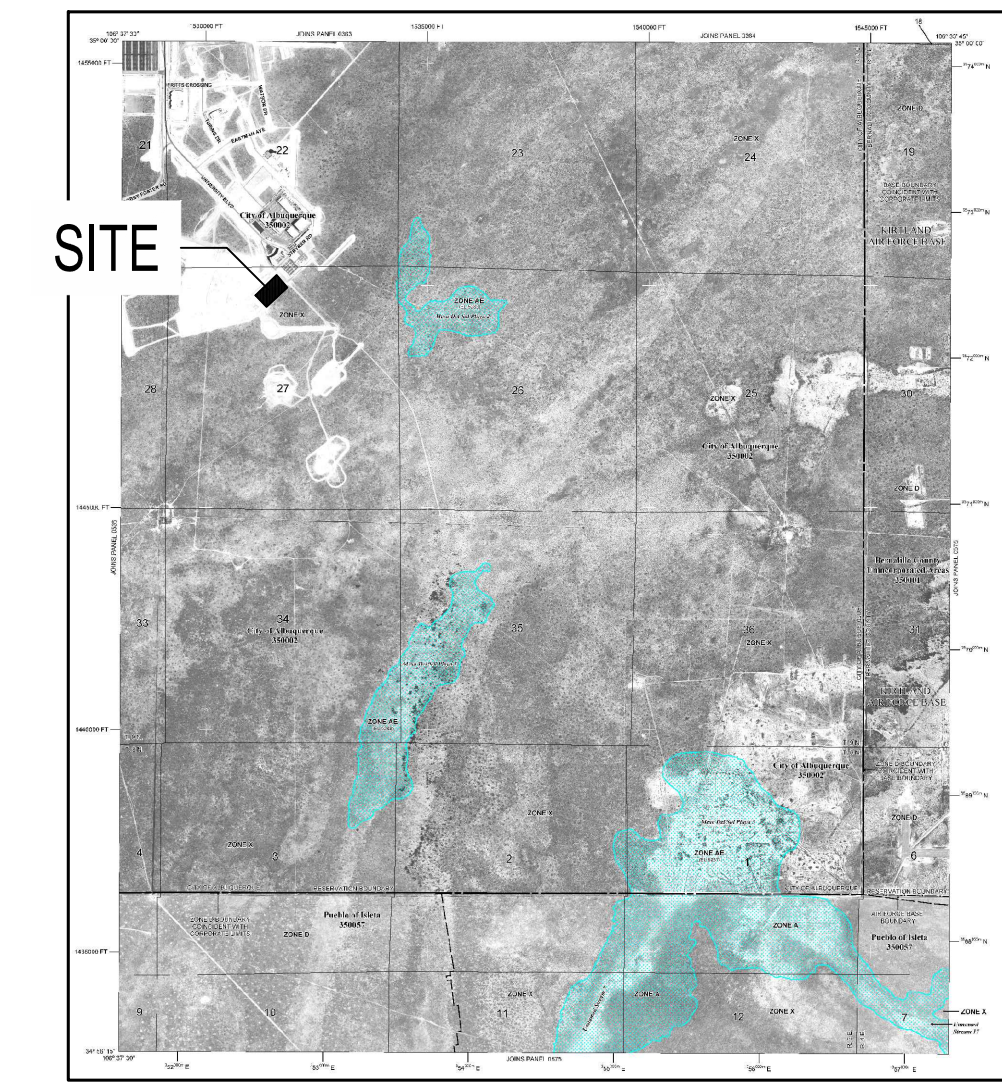
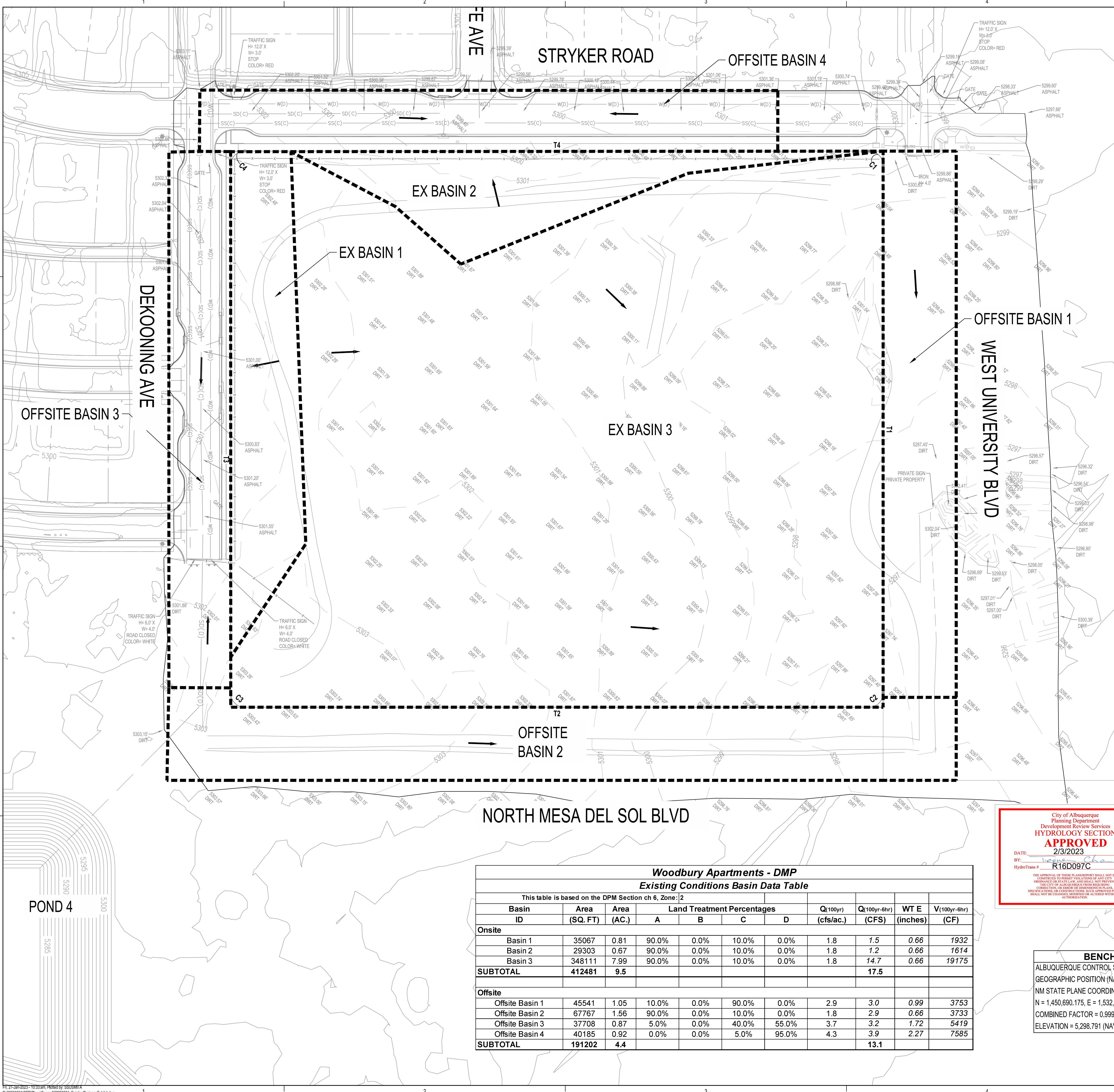
REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY  
 REVIEWED BY  
 DATE 01/20/2023  
 PROJECT NO. 22-0148

DRAWING NAME  
**CONCEPTUAL GRADING EXHIBIT**

SHEET NO.  
**C200**



FEMA FIRM MAP # 35001C0555H

**DRAINAGE NARRATIVE:**

**INTRODUCTION:**  
THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF STRYKER ROAD AND DEKOONING AVE INTERSECTION. THE SITE WILL CONSIST OF 9 TOTAL MULTI FAMILY AND RETAIL BUILDINGS WITH ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY THE DPM.

**METHODOLOGY:**  
THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6.2 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED CONDITIONS BASIN DATA TABLE" ON THIS SHEET. THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

**EXISTING CONDITIONS:**  
IN THE EXISTING CONDITIONS, THERE IS NO DEVELOPMENT IN THE PROPOSED SITE. BASED ON THE EXISTING TOPO, THE SITE IS DIVIDED INTO THREE ONSITE BASINS AND FOUR OFFSITE BASINS. ONSITE EXISTING BASIN 1 DRAINS SOUTHWEST TOWARD DEKOONING AVE AND COMBINES WITH FLOW FROM OFFSITE BASINS 3. ONSITE EXISTING BASIN 2 DRAINS NORTHWEST TOWARDS STRYKER ROAD AND COMBINES WITH OFFSITE BASIN 4. THERE IS EXISTING STORM DRAIN INFRASTRUCTURE WITHIN STRYKER ROAD AND DEKOONING AVE WHICH CONVEYS THESE FLOWS TO POND 4 LOCATED AT THE SOUTHWEST CORNER OF DEKOONING AVE AND NORTH MESA DEL SOL BLVD. ONSITE EXISTING BASIN 3 CONSISTS OF THE MAJORITY OF THE PROPOSED SITE AND DRAINS SOUTHEAST. OFFSITE BASIN 1 AND 2 SURFACE DRAINS SOUTH AND EAST RESPECTIVELY AND FOLLOWS THE EXISTING TERRAIN DOWNSTREAM. THE TOTAL FLOW FROM ONSITE AND OFFSITE BASINS IN EXISTING CONDITIONS IS SUMMARIZED IN THE TABLE SHOWN ON THIS SHEET.

**LEGEND**

- BASIN BOUNDARY
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 2/3/2023  
 BY: *Joshua J. Lutz*  
 HydroTrans # R16D097C

**BENCH MARKS**  
 ALBUQUERQUE CONTROL SURVEY MONUMENT "BH 23-331-01"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 N = 1,450,690.175, E = 1,532,134.113  
 COMBINED FACTOR = 0.999856215  
 ELEVATION = 5,298.791 (NAVD 88)

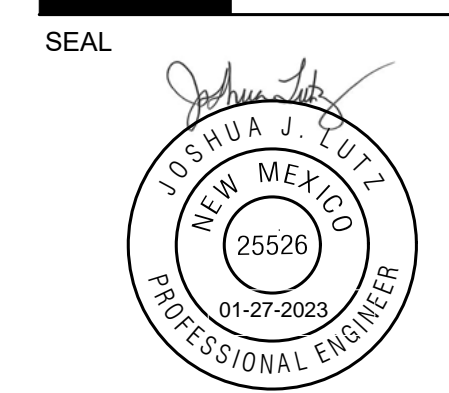
**Woodbury Apartments - DMP**  
Existing Conditions Basin Data Table

This table is based on the DPM Section ch 6, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WT E (inches)	V(100yr-6hr) (CF)
			A	B	C	D				
<b>Onsite</b>										
Basin 1	35067	0.81	90.0%	0.0%	10.0%	0.0%	1.8	1.5	0.66	1932
Basin 2	29303	0.67	90.0%	0.0%	10.0%	0.0%	1.8	1.2	0.66	1614
Basin 3	348111	7.99	90.0%	0.0%	10.0%	0.0%	1.8	14.7	0.66	19175
<b>SUBTOTAL</b>	<b>412481</b>	<b>9.5</b>						<b>17.5</b>		
<b>Offsite</b>										
Offsite Basin 1	45541	1.05	10.0%	0.0%	90.0%	0.0%	2.9	3.0	0.99	3753
Offsite Basin 2	67767	1.56	90.0%	0.0%	10.0%	0.0%	1.8	2.9	0.66	3733
Offsite Basin 3	37708	0.87	5.0%	0.0%	40.0%	55.0%	3.7	3.2	1.72	5419
Offsite Basin 4	40185	0.92	0.0%	0.0%	5.0%	95.0%	4.3	3.9	2.27	7585
<b>SUBTOTAL</b>	<b>191202</b>	<b>4.4</b>						<b>13.1</b>		

**DEKKER PERICH SABATINI**

Architecture in Progress



MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

ARC

REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY

REVIEWED BY

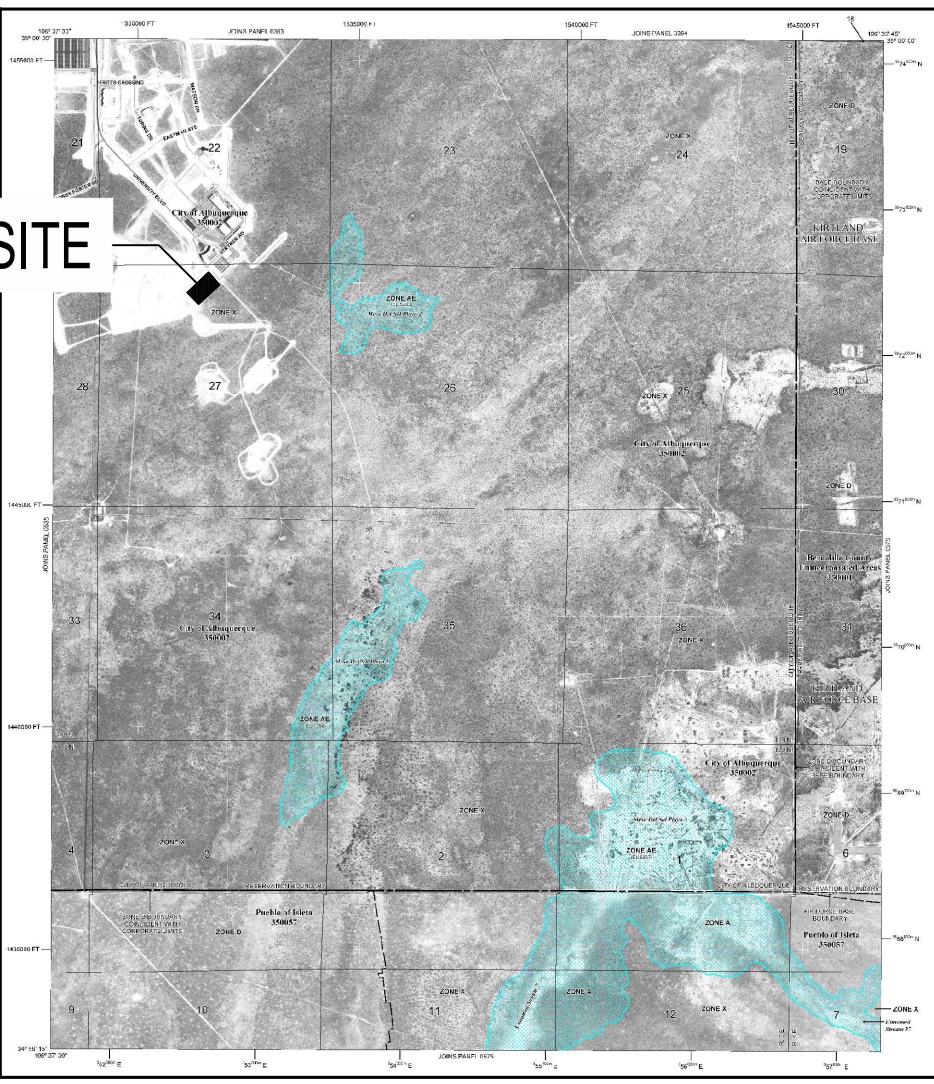
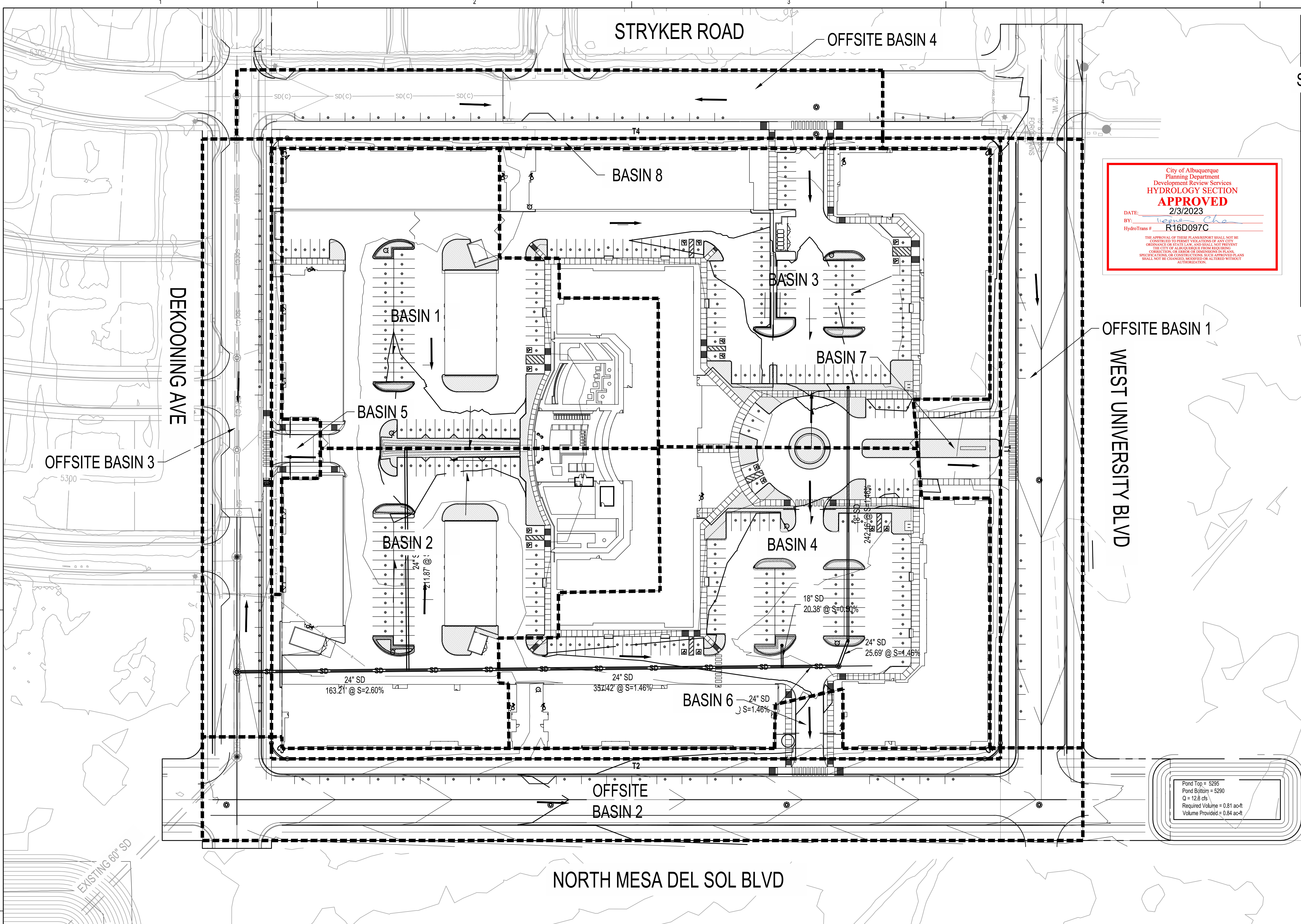
DATE 01/20/2023

PROJECT NO. 22-0148

DRAWING NAME

CONCEPTUAL EXISTING DRAINAGE EXHIBIT

SHEET NO.



FEMA FIRM MAP # 35001C0555H

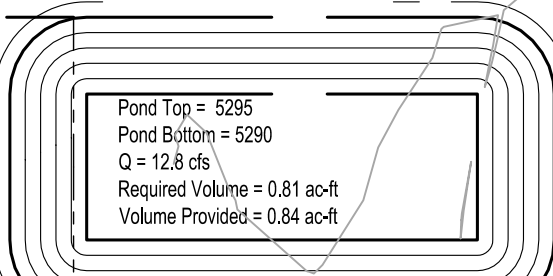
City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 2/3/2023  
 BY: [Signature]  
 HydroTrans # R16D097C

**DRAINAGE NARRATIVE:**

**INTRODUCTION:**  
 THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF STRYKER ROAD AND DEKOONING AVE INTERSECTION. THE SITE WILL CONSIST OF 9 TOTAL MULTI FAMILY AND RETAIL BUILDINGS WITH ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. THE SITE IS IN RAINFALL ZONE 2 AS DEFINED BY THE DPM.

**METHODOLOGY:**  
 THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6.2 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED CONDITIONS BASIN DATA TABLE" ON THIS SHEET. THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

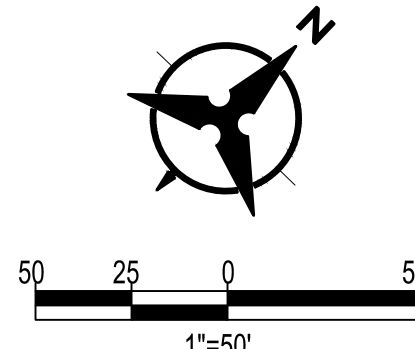
**PROPOSED:**  
 IN THE PROPOSED CONDITIONS, THE SITE HAS BEEN DIVIDED INTO EIGHT ONSITE BASINS AND FOUR OFFSITE BASINS. ONSITE BASIN 1 AND 2 MAKE UP THE WEST HALF OF THE SITE AND DRAINS TOWARD THE MIDDLE OF THE SITE TO BE CAPTURED IN A SERIES OF FIRST FLUSH PONDS. ONSITE BASINS 3 AND 4 MAKE UP THE EAST HALF OF THE SITE AND DRAINS TOWARD THE MIDDLE OF EACH BASIN TO BE CAPTURED IN A SERIES OF FIRST FLUSH PONDS. ULTIMATELY ONSITE BASINS 1-4 WILL BE COLLECTED BY STORM DRAIN AND CONVEYED TO THE EXISTING 60" STORM DRAIN PIPE WITHIN DEKOONING AVE. THE 60" STORM DRAIN PIPE OUTFALLS TO POND 4. POND 4 WILL BE UP-SIZED TO ACCOMMODATE THE ADDITIONAL FLOWS FROM THIS TRACT. DEVELOPED FLOW FROM OFFSITE BASINS 1 AND 2 WILL BE CONVEYED TO A TEMPORARY POND LOCATED NORTHEAST OF NORTH MESA DEL SOL BLVD. ONCE NORTH MESA DEL SOL BLVD IS EXTENDED, THIS POND SHALL BE RELOCATED UNTIL IT ULTIMATELY DISCHARGES TO ITS ULTIMATE LOCATION.



**LEGEND**

- BASIN BOUNDARY
- 5320 PROPOSED INDEX CONTOUR
- 5319 PROPOSED INTERMEDIATE CONTOUR
- 5320 EXISTING INDEX CONTOUR
- 5319 EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- SD PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- AREA DESIGNATED TO PROVIDE STORM WATER QUALITY VOLUME

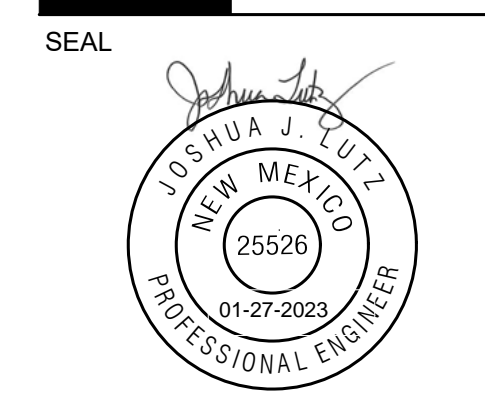
**BENCH MARKS**  
 ALBUQUERQUE CONTROL SURVEY MONUMENT "BH 23-331-01"  
 GEOGRAPHIC POSITION (NAD 83)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 N = 1,450,690.175, E = 1,532,134.113  
 COMBINED FACTOR = 0.999856215  
 ELEVATION = 5,298.791 (NAVD 88)



**POND 4**  
 SEE GRADING PLAN FOR POND EXPANSION INFORMATION  
 13.13 ac-ft

Woodbury Apartments - DMP																	
Proposed Conditions Basin Data Table																	
This table is based on the DPM Section ch 6, Zone: 2																	
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)	V(100yr-10day)	Imperv. Area (SF)	First Flush (IN)	Required Volume (CF)	Req'd Volume (AC-FT)	Volume Provided (AC-FT)
			A	B	C	D											
<b>Onsite</b>																	
BASIN 1	82452	1.89	0.0%	0.0%	8.0%	92.0%	4.2	8.0	2.23	15295	23,702	0.54	75,855	0.420	2,655	0.061	0.064
BASIN 2	83557	1.92	0.0%	0.0%	8.0%	92.0%	4.2	8.7	2.23	15500	24,020	0.55	76,873	0.420	2,697	0.062	0.067
BASIN 3	106881	2.45	0.0%	0.0%	16.0%	84.0%	4.1	10.1	2.12	18900	28,851	0.66	89,780	0.420	3,142	0.072	0.249
BASIN 4	103907	2.39	0.0%	0.0%	17.0%	83.0%	4.1	9.8	2.11	18262	27,820	0.64	86,242	0.420	3,018	0.069	0.092
BASIN 5	6262	0.14	0.0%	0.0%	79.0%	21.0%	3.3	0.5	1.30	680	826	0.02	1,315	0.420	46	0.001	0.000
BASIN 6	10309	0.24	0.0%	0.0%	85.0%	15.0%	3.2	0.8	1.23	1052	1,224	0.03	1,546	0.420	54	0.001	0.007
BASIN 7	13413	0.31	0.0%	0.0%	75.0%	25.0%	3.4	1.0	1.36	1515	1,886	0.04	3,353	0.420	117	0.003	0.022
BASIN 8	5854	0.13	0.0%	0.0%	95.0%	5.0%	3.1	0.4	1.10	534	567	0.01	293	0.420	10	0.000	0.000
<b>SUBTOTAL</b>	<b>412635</b>	<b>9.5</b>						<b>38.8</b>			<b>2.50</b>				<b>0.269</b>	<b>0.502</b>	
<b>Offsite</b>																	
Offsite Basin 1	45541	1.05	0.0%	0.0%	10.0%	90.0%	4.2	4.4	2.20	8349	12,892	0.30	40,987	0.420	1,435	0.033	0.840
Offsite Basin 2	67767	1.56	0.0%	0.0%	10.0%	90.0%	4.2	6.6	2.20	12424	19,184	0.44	60,990	0.420	2,135	0.049	0.840
Offsite Basin 3	37708	0.87	0.0%	0.0%	10.0%	90.0%	4.2	3.6	2.20	6913	10,675	0.25					
Offsite Basin 4	40185	0.92	0.0%	0.0%	10.0%	90.0%	4.2	3.9	2.20	7367	11,376	0.26					
<b>SUBTOTAL</b>	<b>191202</b>	<b>4.4</b>						<b>18.5</b>			<b>1.24</b>						

**DEKKER PERICH SABATINI**  
 Architecture in Progress



MESA DEL SOL-TRACT A  
 (Tract A) UNIVERSITY BLVD.  
 SE ALBUQUERQUE, NM 87106

ARC  
 REVISIONS  
 DRAWN BY  
 REVIEWED BY  
 DATE 01/20/2023  
 PROJECT NO. 22-0148  
 DRAWING NAME  
 CONCEPTUAL PROPOSED DRAINAGE EXHIBIT  
 SHEET NO. C801