

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 5, 2024

Joshua J. Lutz, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Bohannon Huston Courtyard Renovation
Grading & Drainage Plans
Engineer's Stamp Date: 03/22/24
Hydrology File: D17D105**

Dear Mr. Lutz:

Based upon the information provided in your submittal received 03/29/2024, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. 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 CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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.

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 & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Courtyard Renovation Hydrology File # _____

Legal Description: Tract 4AA1A/4AA2A Replat of TRS 4AA1, 4AA2 & 4AA3A Journal Center Cont 80,865 SQ FT M/L

City Address, UPC, OR Parcel: 7500 Jefferson Street, Albuquerque, NM 87109

Applicant/Agent: Bohannan Huston Contact: Josh Lutz

Address: 7500 Jefferson Street, Albuquerque, NM 87109 Phone: 505-923-3306

Email: jlutz@bhinc.com

Applicant/Owner: Bohannan Huston Contact: Kerry Davis

Address: 7500 Jefferson Street, Albuquerque, NM 87109 Phone: 505-823-1000

Email: kdavis@bhinc.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 03/27/2024

March 27, 2024

City of Albuquerque
Hydrology Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Bohannon Huston – Courtyard Renovations, Tract 4AA1A/4AA2A Replat of TRS 4AA1, 4AA2 & 4AA3A Journal Center Cont 80,865 SQ FT M/L

This project is to renovate Bohannon Huston's existing courtyard. This will include removal and reinstallation of concrete sidewalk and landscaping, and installation of a new patio area with a shade structure. The project consists of approximately 0.4 acres.

Enclosed for City of Albuquerque Hydrology/AMAFCA review and comment are copies of the following information to obtain Grading/Drainage approval for our Building Permit application.

- Drainage and Transportation Information Sheet (DTIS)
- Drainage Management Plan
- Site Plan and Hardscape Plan
- Demolition Plan
- Grading Plan
- Details

Sincerely,



Josh Lutz, P.E.
Senior Project Manager
Community Development & Planning

Enclosure

Kerry Davis, P.E.

Brissette, Renee C.

From: Joshua Lutz <jlutz@bhinc.com>
Sent: Thursday, April 4, 2024 3:33 PM
To: Brissette, Renee C.; Chen, Tiequan
Cc: Kerry Davis; Jeff Mulbery
Subject: FW: Courtyard Renovation - Hydrology Submittal - AMAFCA Response
Attachments: Pages from TO3-AppendixA_ExConditionsMaps_NorthPinoArroyo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello Renee/Tiequan,

I'm not sure who is reviewing the Bohannon Huston courtyard project, but I wanted to pass along Jared's approval of our grading design. Please let us know if you need anything else.

Also, do either one of you happen to have a timeline on when we may expect comments and/or approval?

Thank you,

Josh Lutz, P.E.

505-923-3306

Community Development & Planning

From: Jared Romero <jromero@amafca.org>
Sent: Tuesday, April 2, 2024 3:45 PM
To: Joshua Lutz <jlutz@bhinc.com>
Cc: Kerry Davis <KDavis@bhinc.com>; Alandren Etlanus <aetlanus@bhinc.com>
Subject: RE: Courtyard Renovation - Hydrology Submittal - AMAFCA Response

Good Afternoon Josh,

AMAFCA has no comments on the G&D with ESD 3/27/2024.

Please be aware that the hydraulic analysis conducted by AMAFCA for the North Pino Arroyo conducted in 2022 showed that a portion of the proposed improvements and parking area to the west may be inundated in a 100-year storm event (see attached). AMAFCA recommends evaluating alternatives to mitigate the potential flood risk on the property.

Best,
Jared

Jared Romero, P.E., CFM

AMAFCA Development Review Engineer

Phone: (505) 884-2215

From: Joshua Lutz <jlutz@bhinc.com>

Sent: Wednesday, March 27, 2024 5:08 PM

To: Planning Development Review Services <PLNDRS@cabq.gov>

Cc: Kerry Davis <KDavis@bhinc.com>; Alandren Etlantus <aetlantus@bhinc.com>; Jared Romero <jromero@amafca.org>

Subject: Courtyard Renovation - Hydrology Submittal

Hello,

Please see the attached application for Grading and Drainage for Building Permit approval associated with the Bohannan Huston Courtyard Renovation project. Please let us know if you have any questions or need anything else.

Thank you,

Josh Lutz

Senior Project Manager [Community Development and Planning](#)

Bohannan Huston

p. 505.823.1000 | d. 505.923.3306

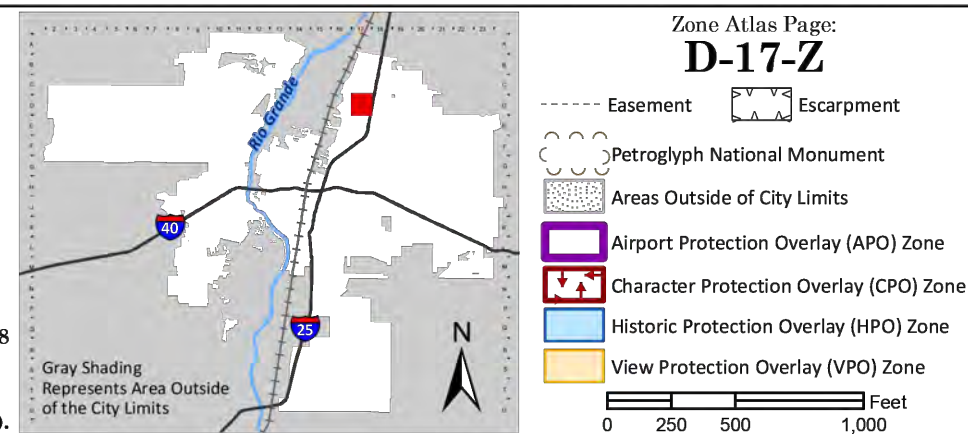
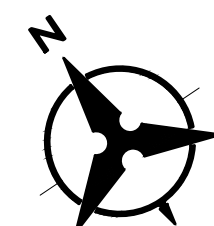
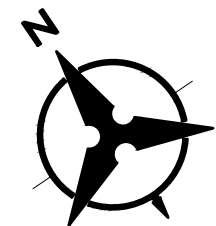
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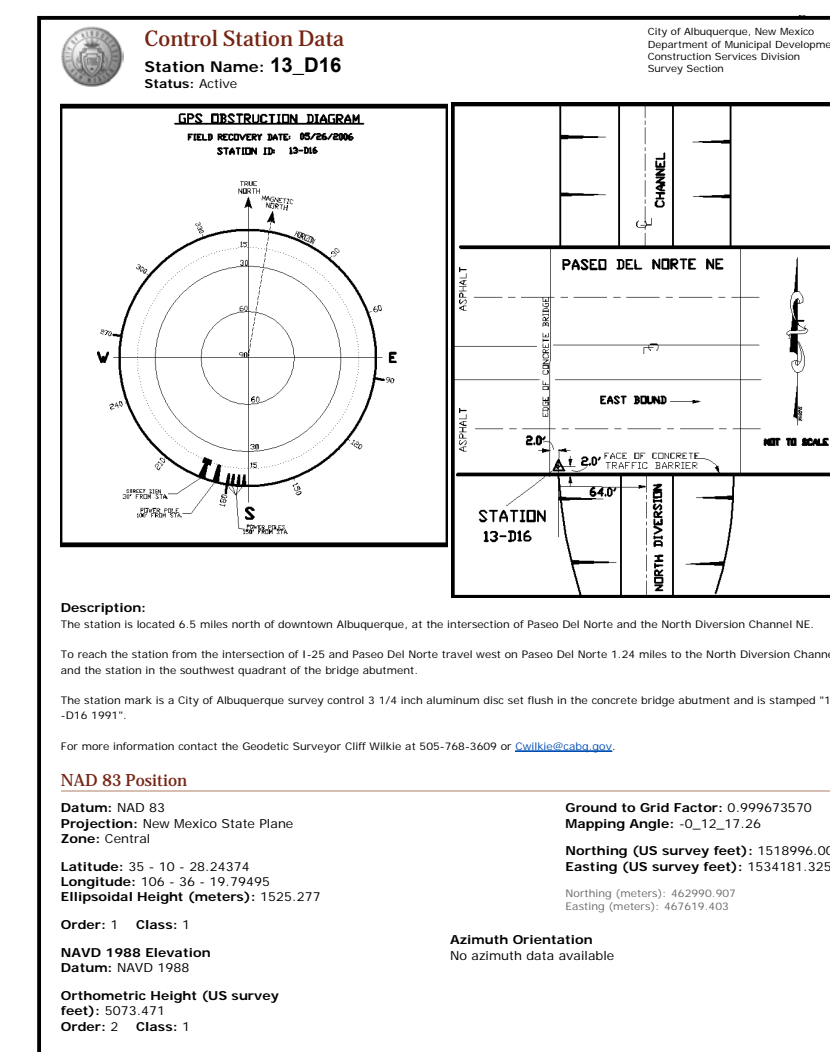
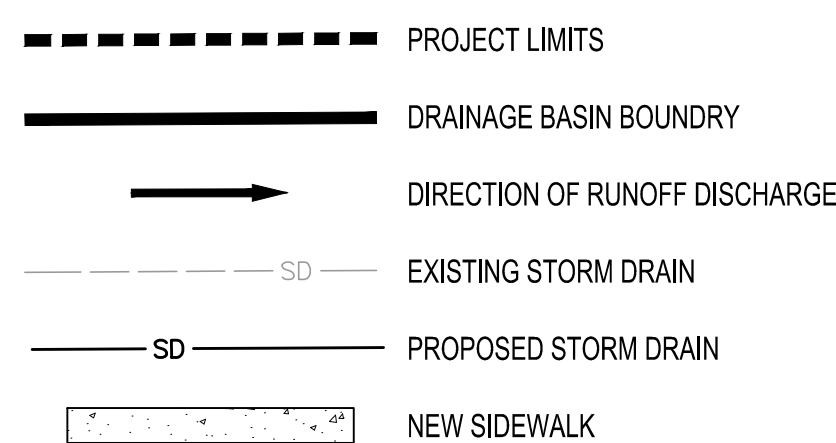
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In the proposed conditions, the sidewalks and hardscape will be replaced. The impervious areas will be increased very slightly. Existing flow patterns and discharge points will not be altered. Several low-impact development features will be incorporated into the new landscape, including bio-swales, water harvesting/water quality ponds, and a new patio area utilizing pervious pavestones. The increases in peak flow rates and discharge volumes are negligible, especially considering that bio-swales and new water harvesting ponding areas will serve to attenuate and mitigate those slight increases.



<div> <div>The Courtyard at Journal Center</div> <div>Basin Data Table</div> <div>This table is based on page 6-10 of the DPM, Zone: 2</div> </div>											
Basin ID	Area (SQ. FT)	Area (AC.)	A	B	C	D	Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	E(100yr) (inches)	V _(100yr-6hr) (CF)	V _(100yr-24hr) (CF)
EXISTING CONDITIONS											
Basin 1 - North Basin	9050	0.2	0.0%	20.0%	50.0%	30.0%	3.3	0.7	1.4	1036	1104
Basin 2 - South Basin	9500	0.2	0.0%	0.0%	40.0%	60.0%	3.8	0.8	1.8	1433	1575
SITE SUBTOTAL	18,550	0.43	-	-	-	-	-	1.52		2469	2,680
PROPOSED CONDITIONS											
Basin 1 - North Basin	9050	0.2	0.0%	20.0%	35.0%	45.0%	3.5	0.7	1.6	1183	1285
Basin 2 - South Basin	9500	0.2	0.0%	0.0%	45.0%	55.0%	3.8	0.8	1.7	1381	1512
SITE SUBTOTAL	18,550	0.43	-	-	-	-	-	1.55		2565	2,797



Bohannon  **Huston**
www.bhinc.com 800.877.5332

**COURTYARD
RENOVATION DESIGN
DRAINAGE MANAGEMENT PLAN**

BHI PROJECT NO.	20240165	DWG NO.	DMP01	SHEET	1	OF	5
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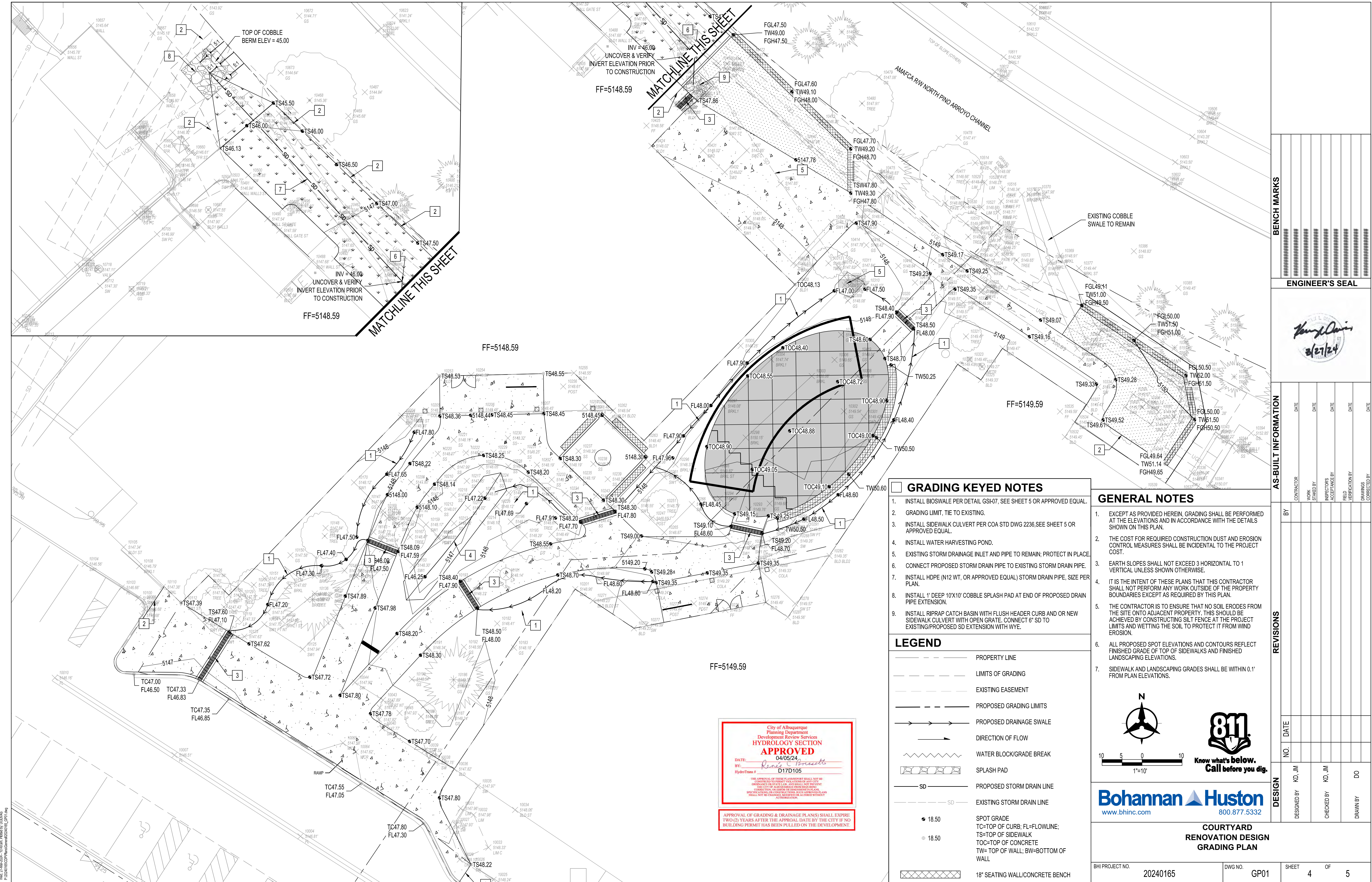
ENGINEER'S SEAL



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS BY	DATE

DESIGN		REVISIONS		BY
DESIGNED BY	KD_JMI	NO.	DATE	
CHECKED BY	KD_JMI			
DRAWN BY	DO			

Med, 27-Mar-2024 • 10:48:am, Plotted by: DOLIVAS
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BENCH MARKS									
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ENGINEER'S SEAL

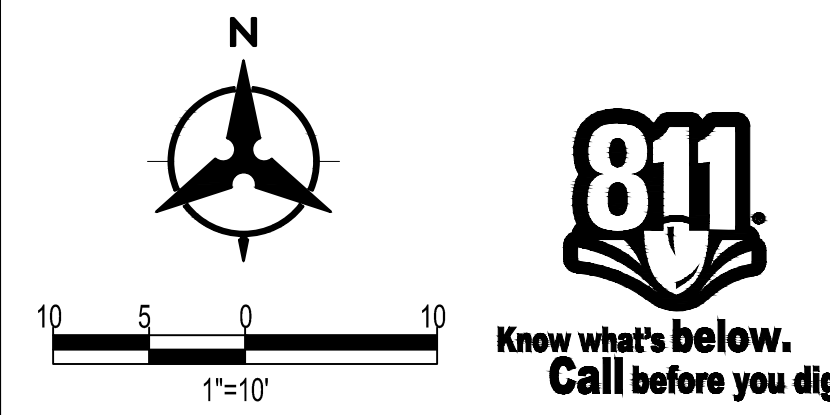
Kenneth Davis
3/27/24

AS-BUILT INFORMATION									
CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE

REVISIONS									
BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE

DESIGN									
DESIGNED BY	KD, JIM	CHECKED BY	KD, JIM	DRAWN BY	DO	DATE	NO.	DATE	NO.

- ### GENERAL NOTES
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - 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.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING SILT FENCE AT THE PROJECT LIMITS AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 - ALL PROPOSED SPOT ELEVATIONS AND CONTOURS REFLECT FINISHED GRADE OF TOP OF SIDEWALKS AND FINISHED LANDSCAPING ELEVATIONS.
 - SIDEWALK AND LANDSCAPING GRADES SHALL BE WITHIN 0.1' FROM PLAN ELEVATIONS.



Bohannon & Huston
www.bhinc.com 800.877.5332

COURTYARD RENOVATION DESIGN GRADING PLAN

BHI PROJECT NO.	20240165	DWG NO.	GP01	SHEET	4	OF	5
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