

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 28, 2023

Joshua Lutz, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE Courtyard I
Albuquerque, NM 87109

RE: Woodbury Apartments
Tract 17 Bulk Land Plat Tracts 1 through 18 Artiste, Mesa del Sol
Grading and Drainage Plan
Engineer's Stamp Date: 2/22/2024
Hydrology File: R16D097C

Dear Mr. Lutz:

Based upon the information provided in your submittal received 2/23/2024, the Grading and Drainage Plan is approved for Building Foundation Permit.

PO Box 1293

PRIOR TO BUILDING PERMIT OR WORK ORDER APPROVAL:

Albuquerque

1. Please submit detailed Grading & Drainage Plan to Hydrology for review and approval.
2. Verify the required & provided SWQ volumes for Basin 3 pond. It shows 0.06 ac-ft in the Storm Water Quality Ponds Table, but 0.065 ac-ft in the Proposed Conditions Basin Data Table on the same sheet (sheet C801).

NM 87103

www.cabq.gov

Storm Water Quality Ponds			
Ponds	Basins	Req'd Volume (AC-FT)	Volume Provided (AC-FT)
SWQ Pond 1	Basins 1-2	0.15	0.15
Basin 3 Ponds	Basin 3	0.06	0.06
Basin 4 Ponds	Basin 4	0.06	0.08
SWQ Pond 2	Basin 5	0.002	0.05

0.065
ac-ft?

3. Add SO-19 notes.

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 505-924-3695 or tchen@cabq.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Tiequan Chen'. The signature is fluid and cursive, with the first name 'Tiequan' and the last name 'Chen' clearly distinguishable.

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Woodbury Apartments at Mesa Del Sol Hydrology File # R16D097C

Legal Description: Tract 17 Bulk Land Plat Tracts 1 through 18 Artiste

City Address, UPC, OR Parcel: UPC 101505026528120101

Applicant/Agent: Bohannon Huston, Inc. Contact: Josh Lutz / Dillon Huston

Address: 7500 Jefferson Street NE, Albuquerque NM, 87109 Phone: 505-923-3306 / 505-798-7894

Email: jlutz@bhinc.com / dhuston@bhinc.com

Applicant/Owner: Woodbury Corporation Contact: Joshua Woodbury

Address: 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109 Phone: 801-485-7770

Email: josh_woodbury@woodburycorp.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) _____

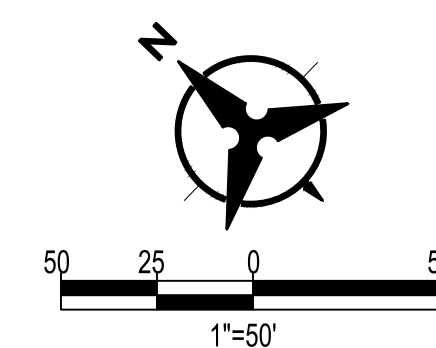
DATE SUBMITTED: 02/22/2024

I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

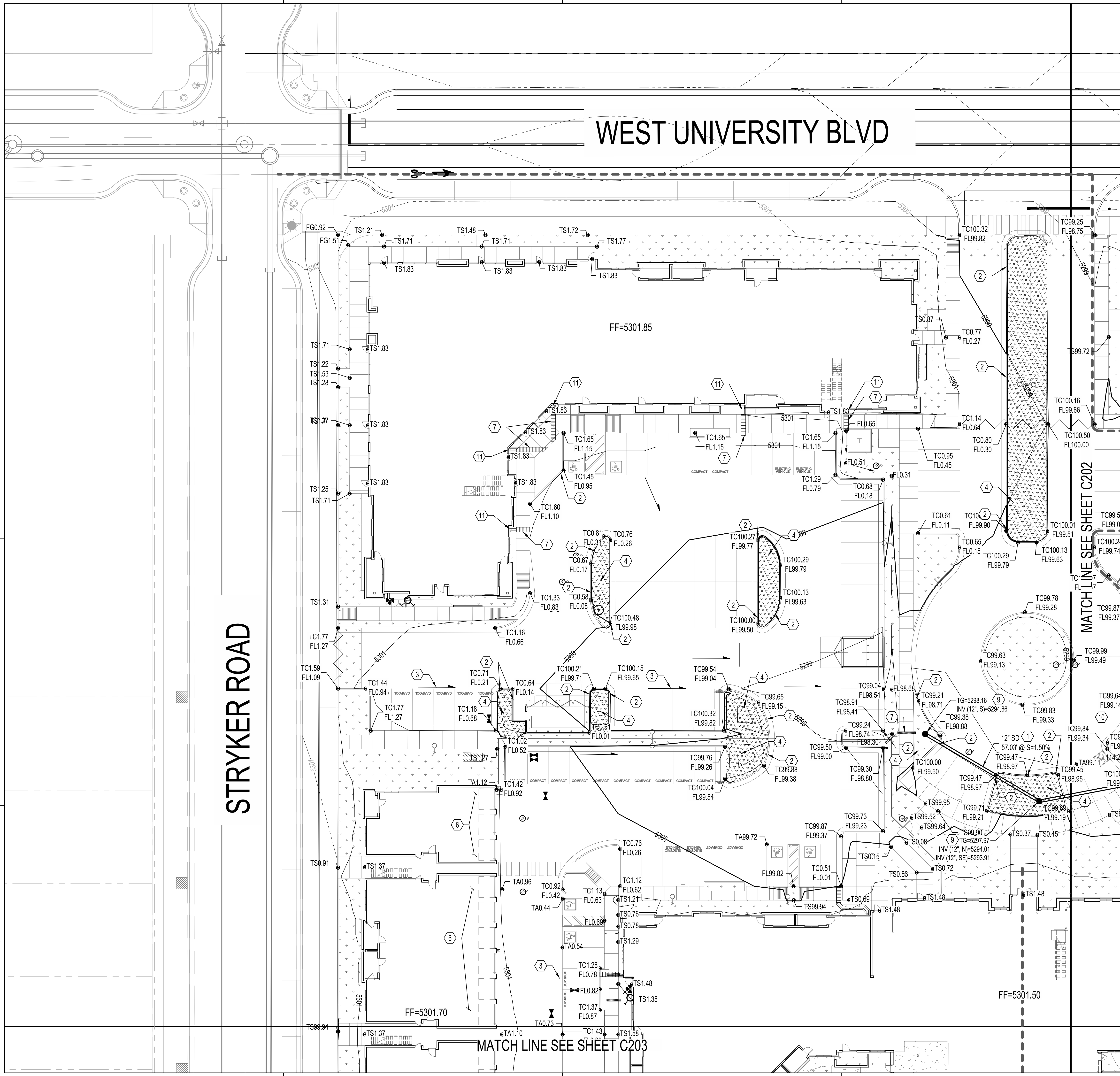
SHEET NO.

C200

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



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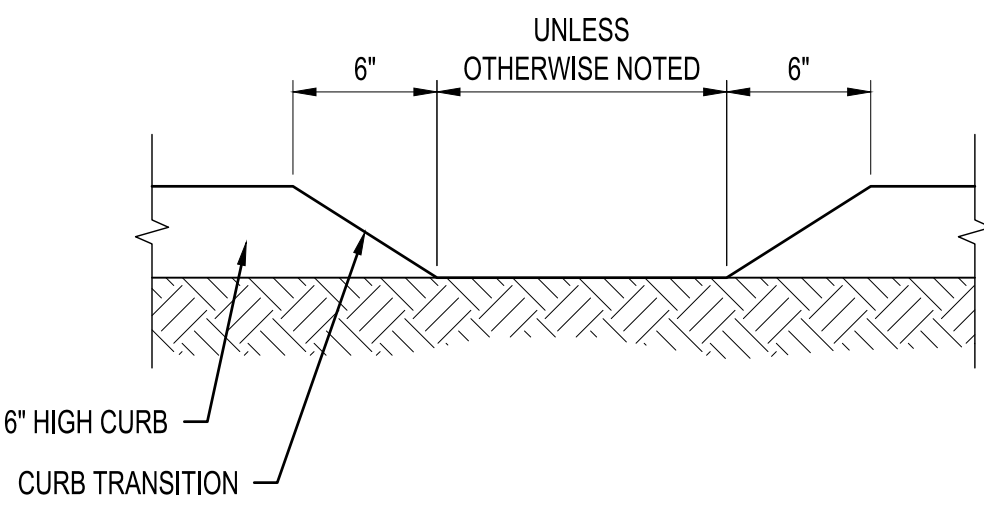


GRADING KEYNOTES

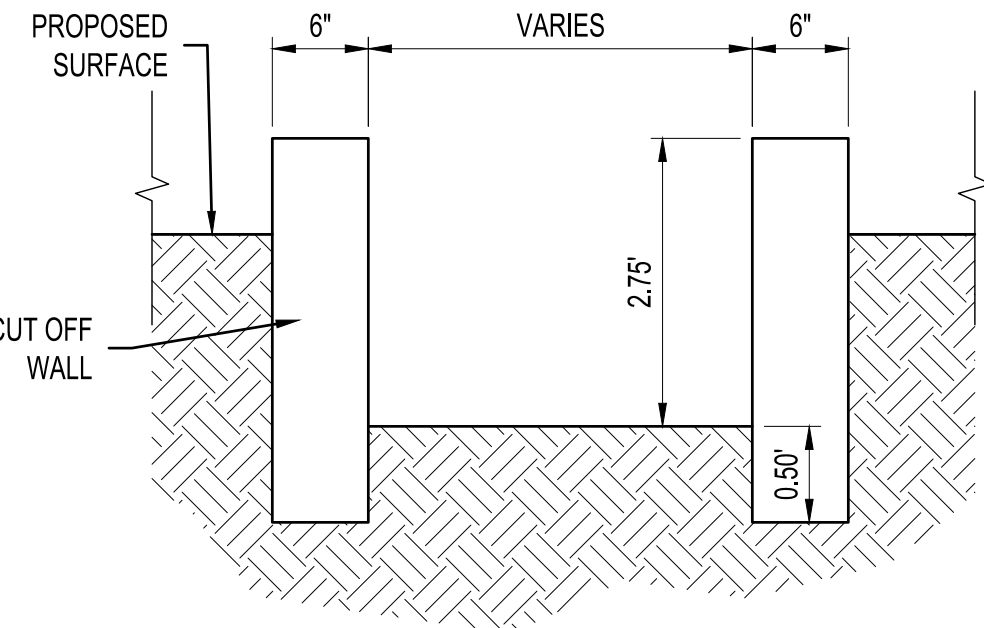
1. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE.
2. INSTALL CONCRETE CURB OPENING PER DETAIL 1, SHEET C201.
3. INSTALL CONCRETE ALLEY GUTTER PER COA STD DWG 2415B.
4. WATER HARVESTING, LANDSCAPE DEPRESSION. ENSURE 2.25' MINIMUM DEPRESSION BELOW FLOWLINE PER DETAIL 2, SHEET C201.
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10. INSTALL PREFABRICATED STORM DRAIN FITTING.
11. INSTALL 1" WIDE RIBBON CHANNEL PER DETAIL 3, SHEET C202. COORDINATE WITH DOWNSPOUT LOCATION. DOWNSPOUT SHALL BE CENTERED IN RIBBON CHANNEL.

LEGEND

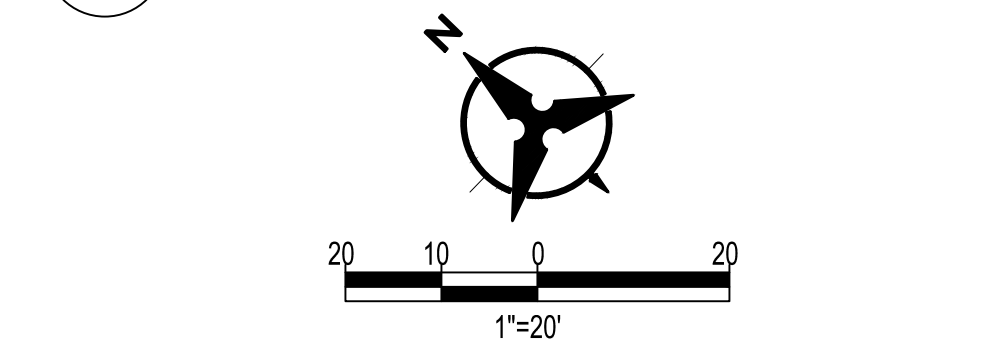
- PROPERTY LINE
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1 CURB CUT

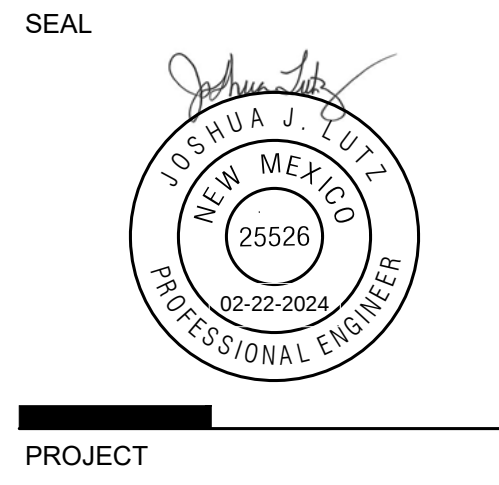


2 WATER HARVESTING AREA



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

FOUNDATION
PERMIT SET

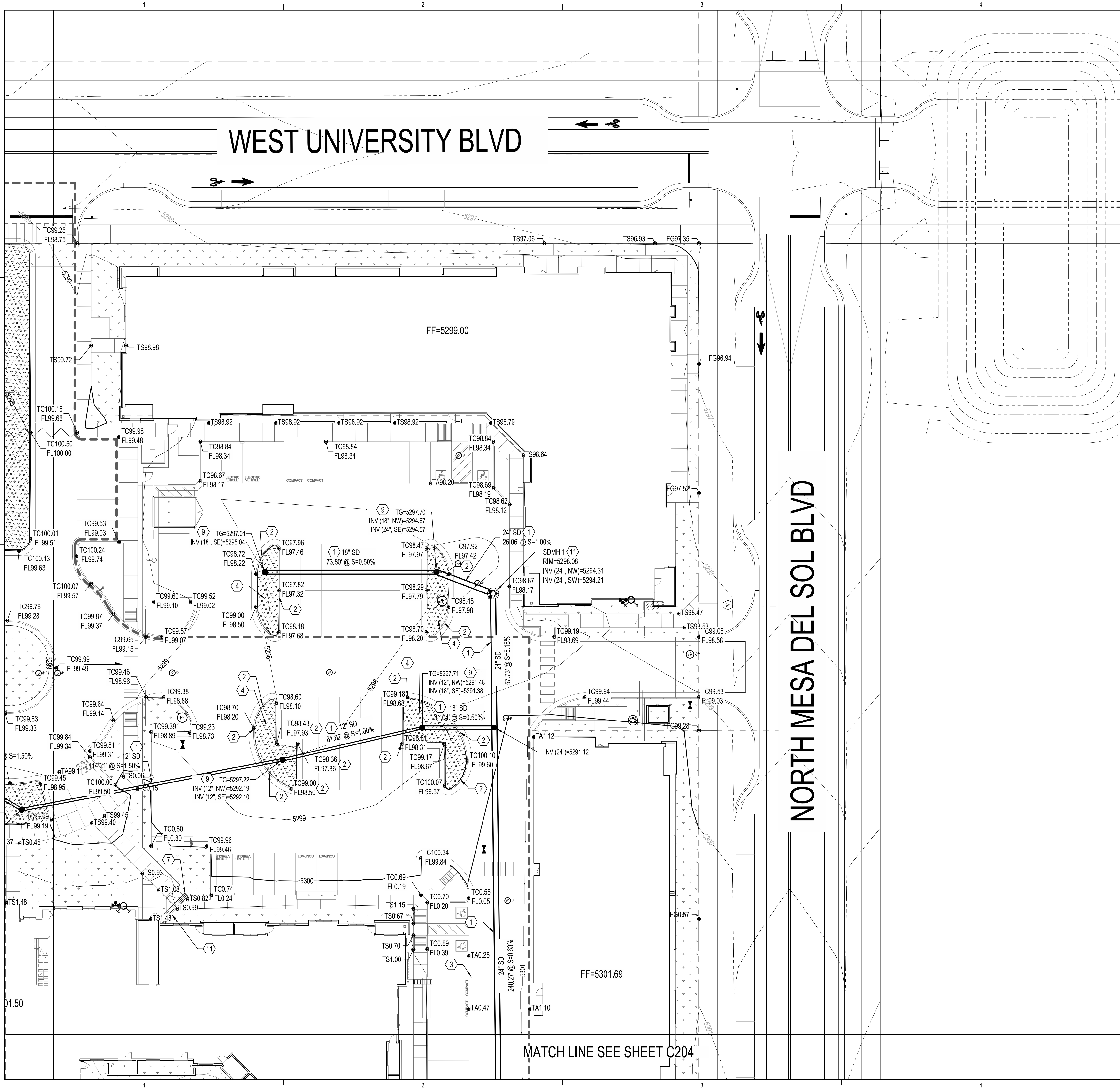
- REVISIONS
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DRAWN BY
REVIEWED BY
DATE 02/22/2024
PROJECT NO. 22-0148

DRAWING NAME
GRADING PLAN

SHEET NO.
C201

MATCH LINE SEE SHEET C201

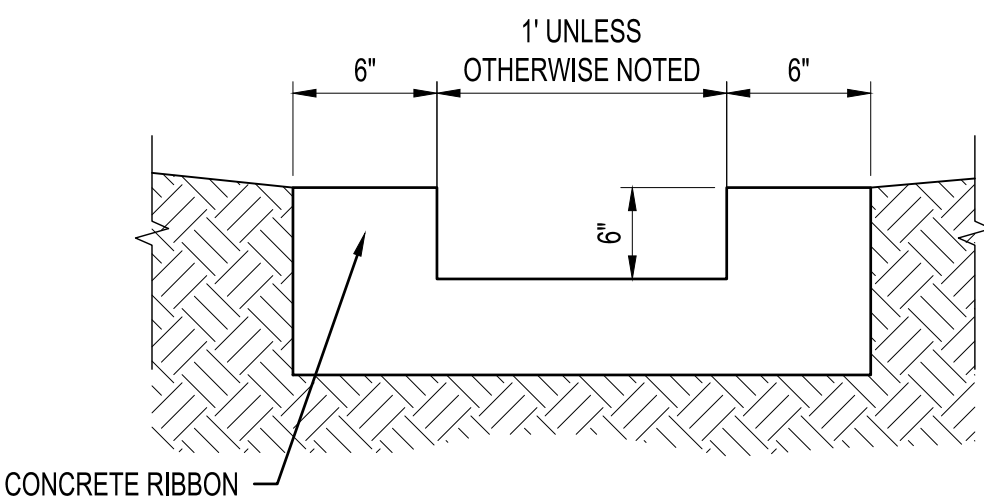


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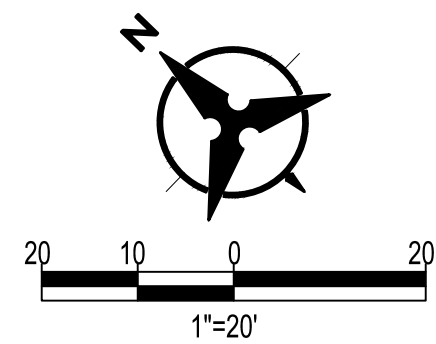
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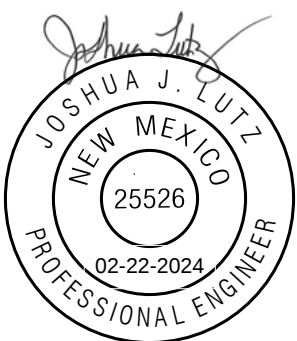


3 CONCRETE RIBBON CHANNEL

NTS



SEAL

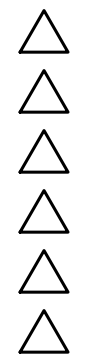


PROJECT

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

**FOUNDATION
PERMIT SET**

REVISIONS



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REVIEWED BY

DATE 02/22/2024

PROJECT NO. 22-0148

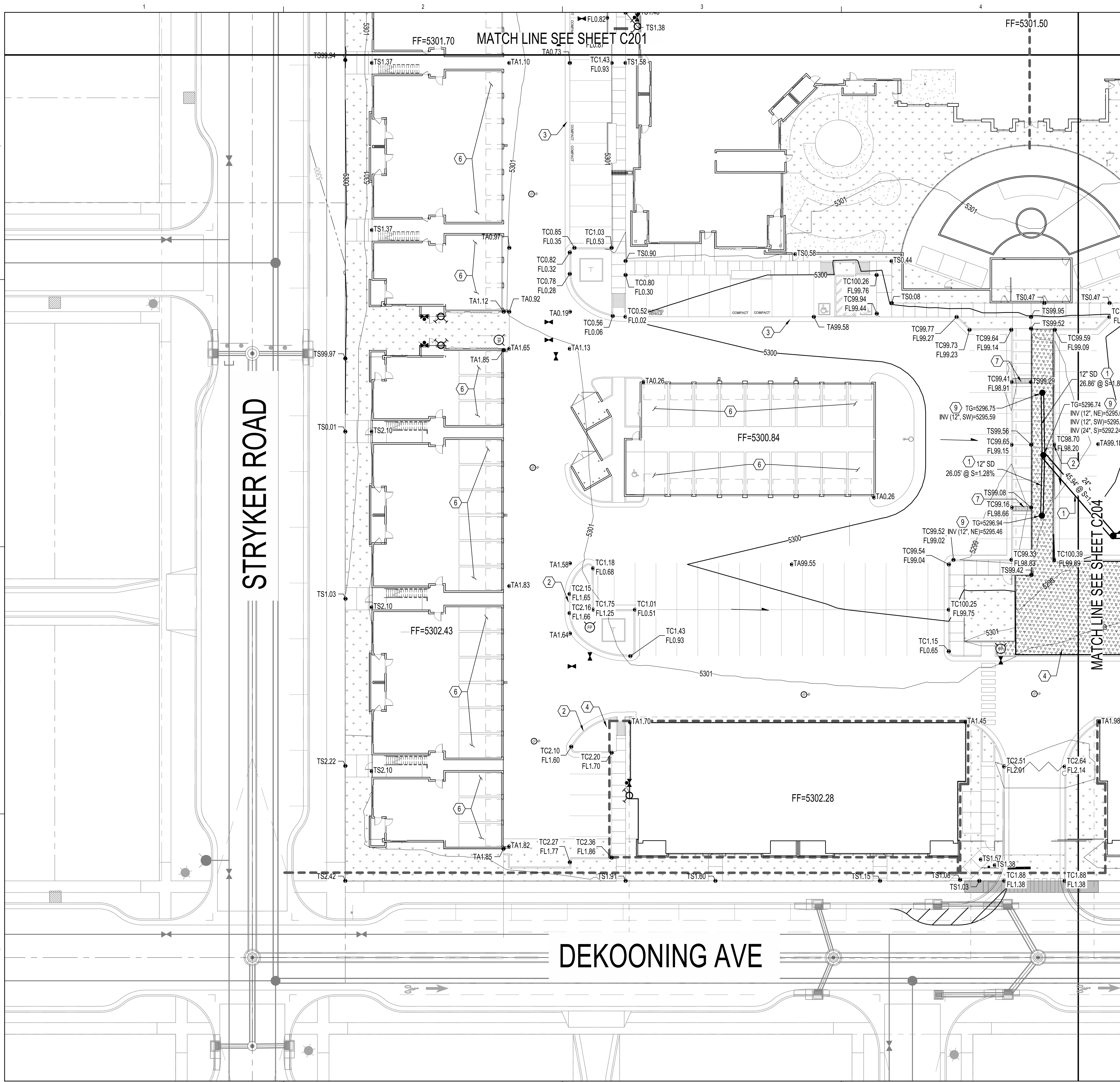
DRAWING NAME

GRADING PLAN

SHEET NO.

C202

MATCH LINE SEE SHEET C204



GRADING KEYNOTES

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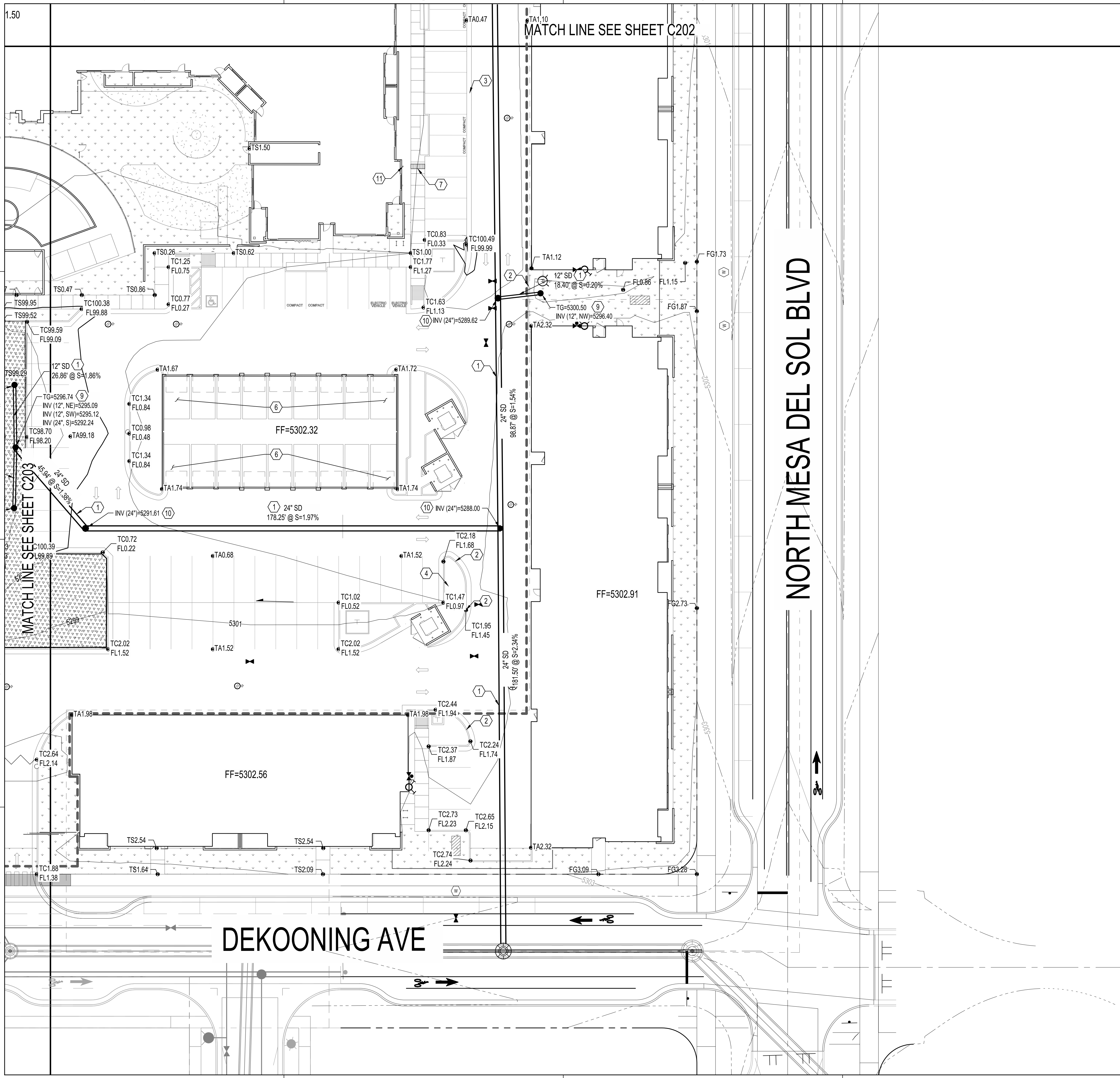
DRAWING NAME

GRADING PLAN

SHEET NO.

C203

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FOUNDATION
PERMIT SET

REVISIONS

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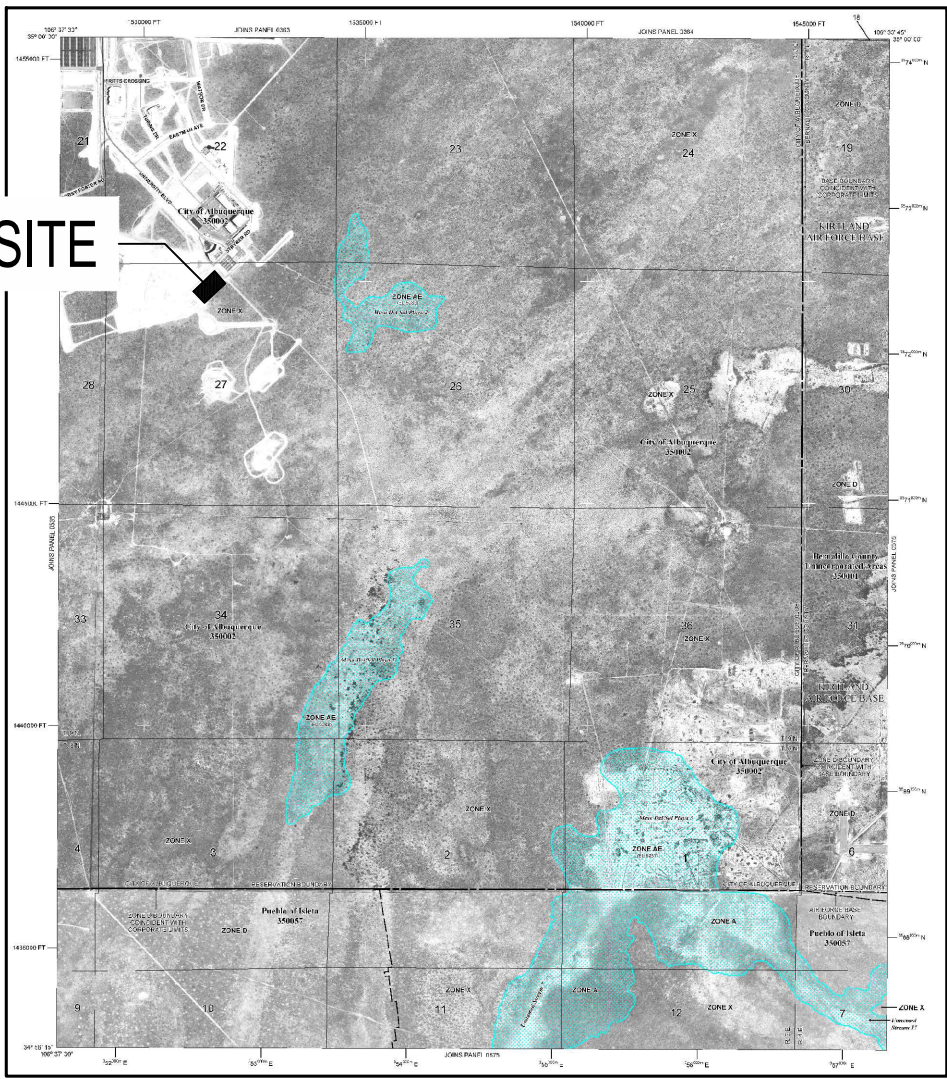
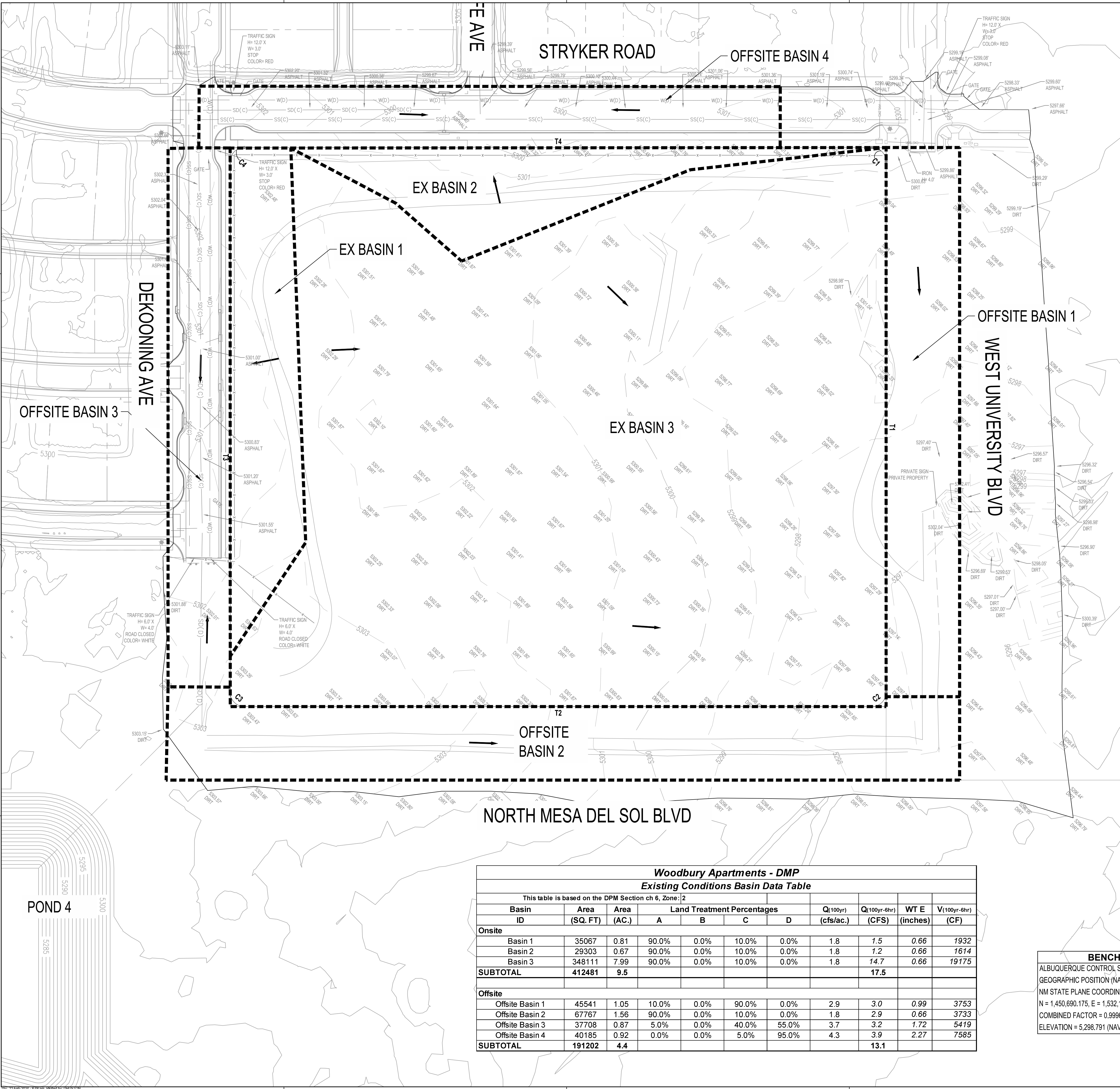
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REVIEWED BY
DATE 02/22/2024
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DRAWING NAME
GRADING PLAN

SHEET NO.

C204

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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

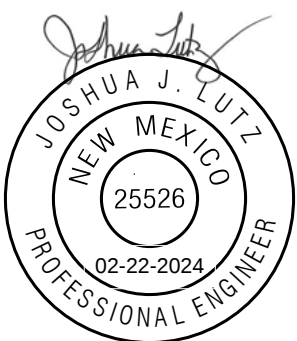
- BASIN BOUNDARY
- 5320 --- PROPOSED INDEX CONTOUR
- 5319 --- PROPOSED INTERMEDIATE CONTOUR
- 5320 --- EXISTING INDEX CONTOUR
- 5319 --- EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK

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		Area	Area	Land Treatment Percentages			Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)
Onsite										
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
SUBTOTAL	412481	9.5						17.5		
Offsite										
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
SUBTOTAL	191202	4.4						13.1		

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PROJECT

MESA DEL SOL-TRACT A
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SE ALBUQUERQUE, NM 87106

ARC

REVISIONS



DRAWN BY

REVIEWED BY

DATE 02/22/2024

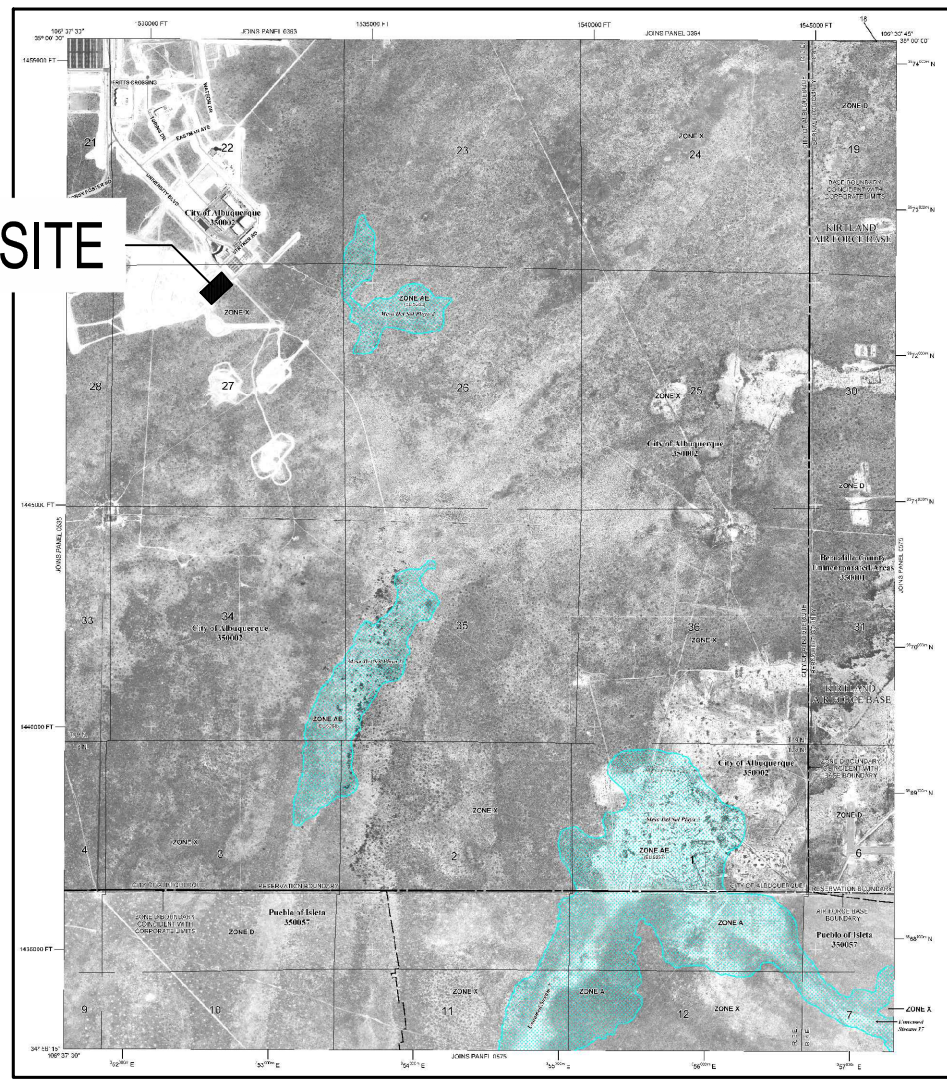
PROJECT NO. 22-0148

DRAWING NAME

CONCEPTUAL
EXISTING DRAINAGE
EXHIBIT

SHEET NO.

C800



FEMA FIRM MAP # 35001C0555H

DRAINAGE NARRATIVE:

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PROPOSED:
IN THE PROPOSED CONDITIONS, THE SITE HAS BEEN DIVIDED INTO TEN 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 UPSIZED TO ACCOMMODATE THE ADDITIONAL FLOWS FROM THIS TRACT. ONSITE BASINS 6, 7, AND 8 DRAIN INTO OFFSITE BASINS 2, 3, AND 4, RESPECTIVELY. ONSITE BASINS 9 AND 10 DRAIN INTO OFFSITE BASIN 1.

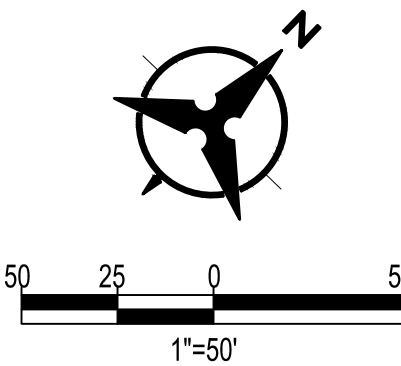
DEVELOPED FLOW FROM OFFSITE BASINS 1 AND 2 WILL BE CONVEYED TO A TEMPORARY POND LOCATED NORTHEAST OF NORTH MESA DEL SOL BLVD. ONCE NORTH MESA DEL SOL BLVD IS EXTENDED, THIS POND SHALL BE RELOCATED UNTIL IT ULTIMATELY DISCHARGES TO ITS ULTIMATE LOCATION.

LEGEND

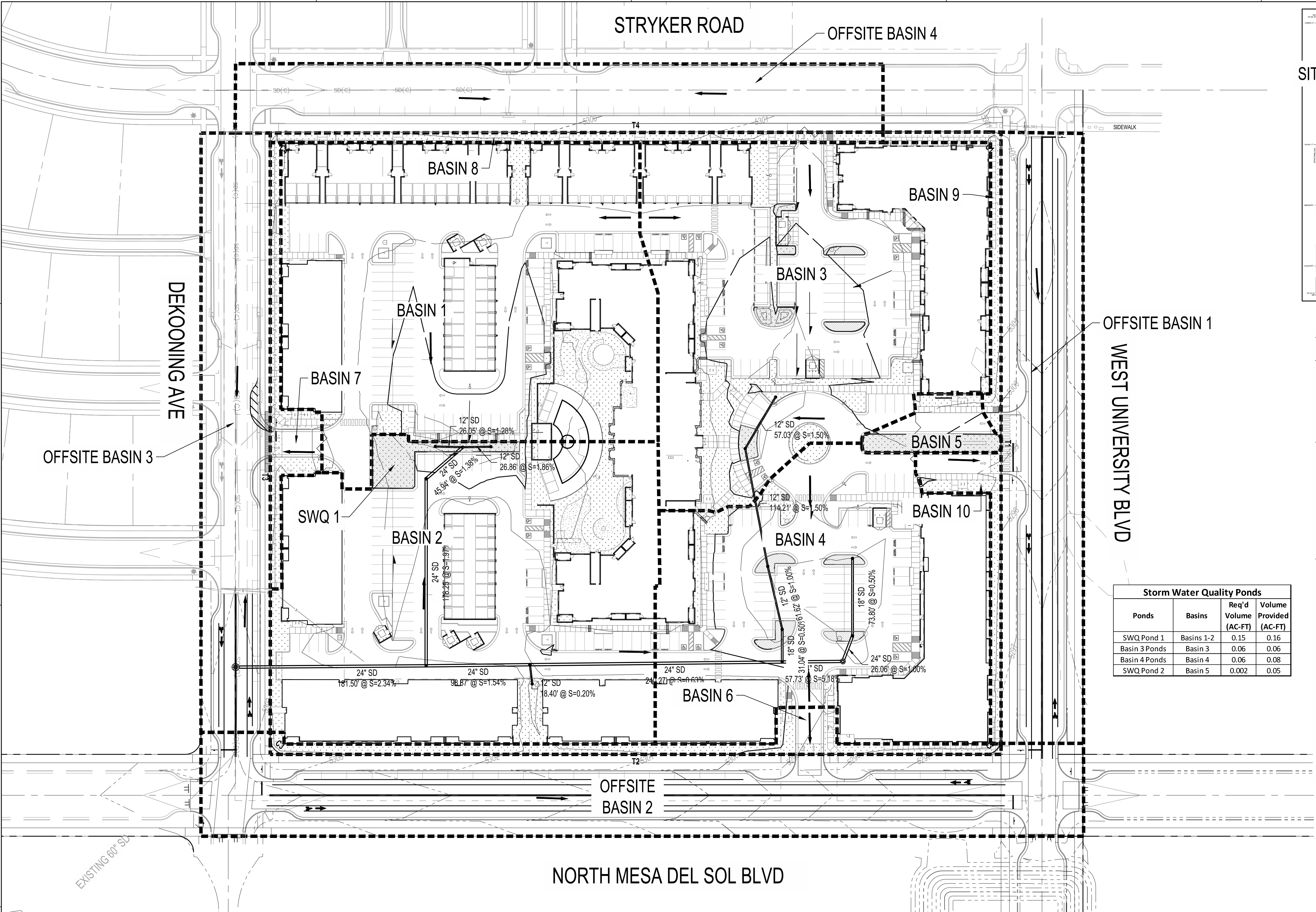
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- 5320 EXISTING INDEX CONTOUR
- 5319 EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- ~ WATER BLOCK/GRADE BREAK
- SD PROPOSED STORM DRAIN PIPE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊕ PROPOSED STORM DRAIN INLETS
- AREA DESIGNATED TO PROVIDE STORM WATER 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)



Bohannon & Huston
www.bhinc.com 800.877.5332

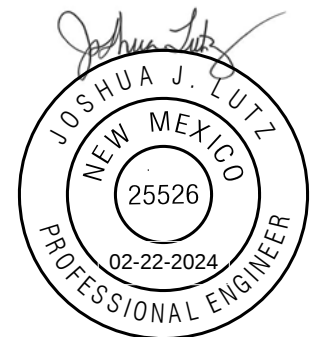


Storm Water Quality Ponds			
Ponds	Basins	Req'd Volume (AC-FT)	Volume Provided (AC-FT)
SWQ Pond 1	Basins 1-2	0.15	0.16
Basin 3 Ponds	Basin 3	0.06	0.06
Basin 4 Ponds	Basin 4	0.06	0.08
SWQ Pond 2	Basin 5	0.002	0.05

Woodbury Apartments - DMP																	
Proposed Conditions Basin Data Table																	
This table is based on the DPM Section ch 6, Zone: 2								SWQV									
Basin		Area	Area	Land Treatment Percentages				Q _i (100yr)	Q _i (100yr-6hr)	WT E	V _i (100yr-6hr)	V _i (100yr-10day)	V _i (100yr-10day)	Imperv. Area	First Flush	Required	Req'd Volume
ID		(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(AC-FT)	(SF)	(IN)	Volume (CF)	(AC-FT)
Onsite																	
BASIN 1		100875	2.32	0.0%	0.0%	13.0%	87.0%	4.2	9.7	2.16	18166	27,893	0.64	87,762	0.420	3,072	0.071
BASIN 2		101738	2.34	0.0%	0.0%	7.0%	93.0%	4.2	9.9	2.24	18983	29,469	0.68	94,616	0.420	3,312	0.076
BASIN 3		94761	2.18	0.0%	0.0%	14.0%	86.0%	4.2	9.0	2.15	16962	25,995	0.60	81,494	0.420	2,852	0.065
BASIN 4		78182	1.79	0.0%	0.0%	10.0%	90.0%	4.2	7.6	2.20	14333	22,132	0.51	70,364	0.420	2,463	0.057
BASIN 5		5390	0.12	0.0%	0.0%	50.0%	50.0%	3.7	0.5	1.68	755	1,053	0.02	2,695	0.420	94	0.002
BASIN 6		9003	0.21	0.0%	0.0%	80.0%	20.0%	3.3	0.7	1.29	968	1,167	0.03	1,801	0.420	63	0.001
BASIN 7		6767	0.16	0.0%	0.0%	78.0%	22.0%	3.3	0.5	1.32	742	907	0.02	1,489	0.420	52	0.001
BASIN 8		5558	0.13	0.0%	0.0%	95.0%	5.0%	3.1	0.4	1.10	507	538	0.01	278	0.420	10	0.000
BASIN 9		4752	0.11	0.0%	0.0%	75.0%	25.0%	3.4	0.4	1.36	537	668	0.02	1,188	0.420	42	0.001
BASIN 10		5455	0.13	0.0%	0.0%	50.0%	50.0%	3.7	0.5	1.68	764	1,066	0.02	2,727	0.420	95	0.002
SUBTOTAL		412481	9.5						39.1				2.55				0.277
Offsite																	
Offsite Basin 1		45574	1.05	0.0%	0.0%	10.0%	90.0%	4.2	4.4	2.20	8355	12,901	0.30	41,017	0.420	1,436	0.033
Offsite Basin 2		67702	1.55	0.0%	0.0%	10.0%	90.0%	4.2	6.5	2.20	12412	19,165	0.44	60,932	0.420	2,133	0.049
Offsite Basin 3		37728	0.87	0.0%	0.0%	10.0%	90.0%	4.2	3.6	2.20	6917	10,680	0.25				
Offsite Basin 4		40298	0.93	0.0%	0.0%	10.0%	90.0%	4.2	3.9	2.20	7388	11,408	0.26				
SUBTOTAL		191302	4.4						18.5				1.24				

DEKKER
PERICH
SABATINI
Architecture
in Progress

SEAL

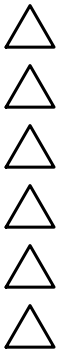


PROJECT

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

ARC

REVISIONS



DRAWN BY

REVIEWED BY

DATE 02/22/2024

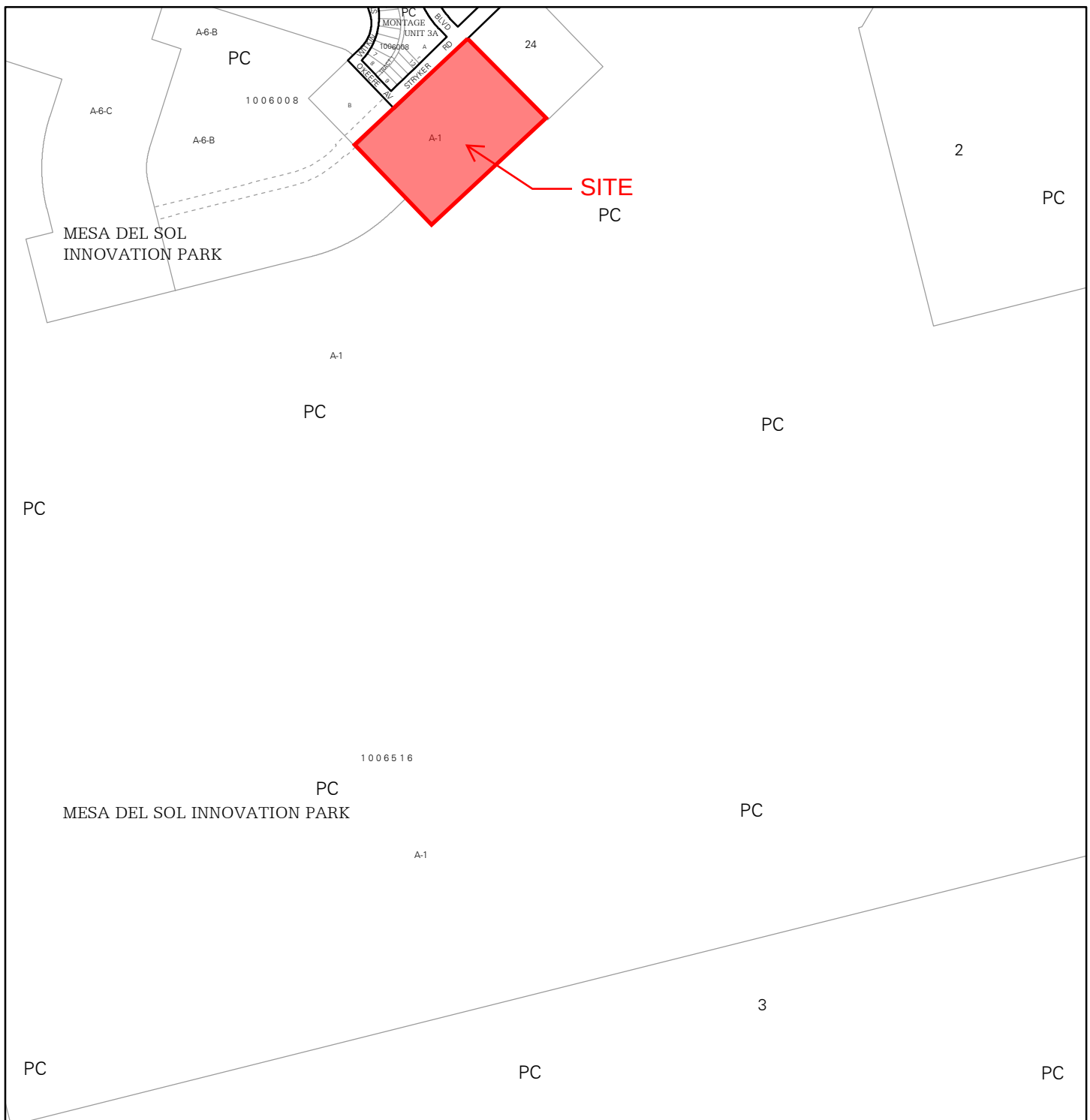
PROJECT NO. 22-0148

DRAWING NAME

CONCEPTUAL
PROPOSED DRAINAGE
EXHIBIT

SHEET NO.

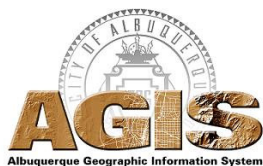
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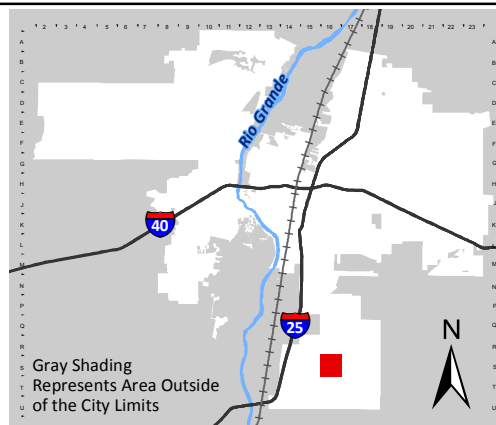
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
S-16-Z

-  Easement
  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone
-  Feet