

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

9/25/2025

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

RE: Project Solis
Mesa Del Sol Innovation Park II, TRACT J
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 9/19/2025
Hydrology File: R16DA1001
Case #: HYDR-2025-00339

Dear Mr. Lutz:

Based upon the information provided in your submittal received 9/22/2025, the Conceptual Grading & Drainage Plan is **approved** for Grading Permit and Site Plan approvals.

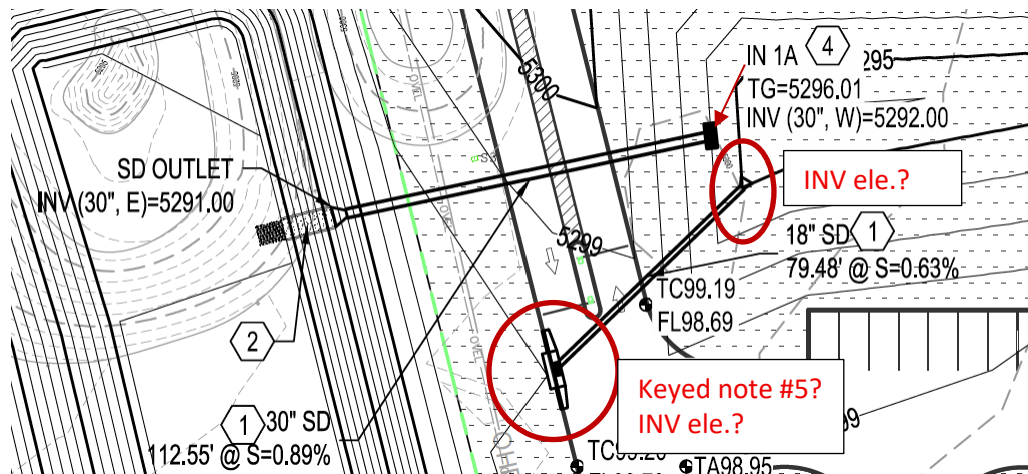
PO Box 1293

Please provide details on the 18" & 30" SD at the NW corner in the next Grading & Drainage plan.

Albuquerque

NM 87103

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 924-3695 or tchen@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

SEAL



PROJECT

PROJECT SOLIS MESA DEL SOL INNOVATION PARK II, TRACT J ALBUQUERQUE, NM 87105

REVISIONS

- △
- △
- △
- △
- △
- △
- △
- △

DRAWN BY: AHA
REVIEWED BY: MB
DATE: 09/19/2025
PROJECT NO: 20260075

DRAWING NAME

CONCEPTUAL DRAINAGE PLAN

SHEET NO

C801

DRAINAGE NARRATIVE:

INTRODUCTION:

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF WATSON ROAD AND CRICK AVE INTERSECTION. THE SITE WILL CONSIST OF A NEW INDUSTRIAL BUILDING 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 AND THE POND VOLUMES WERE SIZED TO CONTAIN THE 100-YEAR 10-DAY EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

PROPOSED:

IN THE PROPOSED CONDITIONS, THE SITE HAS BEEN DIVIDED INTO 5 ONSITE BASINS AND ONE OFFSITE BASIN. ONSITE BASIN 1 MAKES UP THE NORTHWEST CORNER OF THE SITE AND DRAINS TOWARD THE NORTHWEST WHERE IT IS CAPTURED IN STORM WATER QUALITY POND (SWQP) #1. BASIN 2 IS THE NORTHEAST CORNER OF THE SITE AND DRAINS TO A SERIES OF CULVERTS WHICH ULTIMATELY DRAIN INTO SWQP #1. BASIN 3 IS THE SOUTHWEST CORNER OF THE SITE AND DRAINS INTO SWQP #3. BASIN 4 IS THE SOUTHEAST PORTION OF THE SITE AND DRAINS INTO SWQP #4A AND 4B. BASIN 5 IS LOCATED ON THE WEST END OF THE SITE, AND IT DRAINS DIRECTLY INTO THE REGIONAL POND(S) LOCATED IN THE OFFSITE BASIN 1.

SWQP #1 CAPTURES THE FIRST FLUSH REQUIREMENT FOR BASINS 1 AND 2, AS REQUIRED BY MESA DEL SOL LEVEL B MASTER PLAN, AND THEN IS CONVEYED, VIA STORM DRAIN INFRASTRUCTURE, INTO A REGIONAL RETENTION POND LOCATED WITHIN OFFSITE BASIN 1.

SWQP #3, 4A, AND 4B ALL ACT AS ONE POND AS THEY ARE CONNECTED BY EQUALIZING PIPES. THEREFORE, THE TOTAL VOLUME OF ALL THREE PONDS MEETS THE MINIMUM REQUIRED VOLUME FOR BASIN 3 AND 4. THE DRAINAGE WILL THEN BE CONVEYED TO THE REGIONAL RETENTION POND BY WAY OF A STORM DRAIN PIPE LOCATED WITHIN SWQP #3. REFER TO THE TABLE ON THIS SHEET FOR REQUIRED VS. PROVIDED SWQ VOLUMES.

THE ENTIRE SITE IS BEING CONVEYED TO THE REGIONAL POND(S) LOCATED IN OFFSITE BASIN 1. THE NORTHERN POND HAS BEEN SIZED TO HANDLE THE ADDITIONAL RUNOFF WHICH THIS SITE GENERATES, AS WELL AS THE EXISTING 5.3 AC-FT WHICH IS ACTIVELY DRAINING TO THIS POND. THE SOUTHERN POND IS SIZED TO HANDLE THE RETENTION VOLUME FOR THE SOUTH PORTION OF THE SITE.

THE GRADING AND DRAINAGE PLAN EXHIBITS THAT BOTH THE SWQ AND RETENTION VOLUMES ARE ACHIEVED IN ACCORDANCE WITH THE MESA DEL SOL LEVEL B MASTER PLAN AS WELL AS THE CITY OF ALBUQUERQUE DRAINAGE REQUIREMENTS. WE ARE ASKING FOR APPROVAL OF OUR CONCEPTUAL GRADING AND DRAINAGE PLAN.

Project Solis
Basin Data Table
This table is based on page 8-10 of the DPM, Zone 2

Basin ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100yr) (cfs)	E(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)	V(100yr-10d) (CF)	V(100yr-10d) (AC-FT)	SWQV (CF)	
			A	B	C	D								
Offsite Basin 1	163246	3.7	0.0%	0.0%	100.0%	0.0%	3.1	11.4	1.0	14012	14012	14012	0.3	0
Basin 1	227592	5.2	0.0%	0.0%	28.3%	71.7%	4.0	20.8	2.0	37208	47287	52289	1.3	6797
Basin 2	119471	2.7	0.0%	0.0%	27.1%	72.9%	4.0	19.9	2.0	19692	21870	23348	0.7	3830
Basin 3	172622	4.0	0.0%	0.0%	20.3%	79.7%	4.1	18.2	2.1	29714	33151	44854	1.0	5730
Basin 4	194817	4.5	0.0%	0.0%	18.0%	84.0%	4.1	18.5	2.1	34448	38539	52583	1.2	6818
Basin 5	27919	0.6	0.0%	0.0%	97.6%	2.5%	3.1	2.0	1.1	2471	2488	2540	0.1	29
SITE SUBTOTAL	905,669	20.79	-	-	-	-	-	79.76	-	137,845	181,247	198,733	4.86	23,003

Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)	Pond Bottom (ft)
Pond 1	Basin 1 & Basin 2	0.24	0.28	5294.00
Pond 3	Basin 3 & Basin 4		0.02	5295.00
Pond 4A	Basin 3 & Basin 4	0.29	0.11	5295.10
Pond 4B*	Basin 3 & Basin 4		0.28	5294.20
TOTAL		0.53	0.69	

Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)	Pond Bottom (ft)	WSEL
North Regional Pond	Basin 1 & Basin 2	1.94	10.57	5284.00	5294.00
South Regional Pond	Basin 3 & Basin 4	2.24	2.87	5286.00	5294.00
TOTAL		4.18	13.4		

