

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 26, 2023

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

RE: Golden Eagle, 99999 University Blvd. UPC: 101605026829920101
A portion of Tract 18 Artiste, Mesa del Sol
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 12/15/2023
Hydrology File: S17D001

Dear Mr. Lutz:

Based upon the information provided in your submittal received 12/20/2023, the Conceptual Grading & Drainage Plan **is not** approved for action by the DRB/DHO on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please insert vicinity map and FEMA FIRM map.
2. Provide the Benchmark information (location, description and elevation) for the survey contour information provided.
3. Please verify the 100yr-24hr and 100yr-10day ponding volume calculations for basins 3, 4, 5 and 6 in the basin data table on sheet 7 (Drawing No. C-00-S-10-05). I applied the equations and tables from section 6-2(A) in the DMP, I got the same weighted E values, but my 100yr-24hr and 100yr-10day volume numbers are slightly different than Jacobs.

Basin ID	Area (AC)	V 100yr, 24hr (CF)	Jacobs	V 100-yr, 10-day (CF)	Jacobs	V 100-yr, 10-d (AC-FT)	Jacobs
1A	11.7	72681	72968	90180	96252	2.1	2.2
1B	19.9	141187	141317	182601	196257	4.2	4.5
2	7.8	52381	52570	66651	71553	1.5	1.6
3	40	331521	37397	446414	189723	10.2	4.4
4	34.9	290937	32981	392299	167320	9.0	3.8
5	3.8	30761	3351	41189	17001	0.9	0.4
6	7.5	65419	7702	89123	39071	2.0	0.9
7	6.9	52714	53086	69567	75579	1.6	1.7

CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

4. Add proposed SD pipe size on the plan.

If you have any questions, please contact me at 505-924-3695 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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Golden Eagle Hydrology File # _____

Legal Description: A portion of Tract 18 Artists. The Golden Eagle tract will be platted in the near future. (See zone atlas map).

City Address, UPC, OR Parcel: Address: 99999 University Blvd. UPC: 101605026829920101

Applicant/Agent: Bohannon Huston Inc. Contact: Josh Lutz, PE
Address: 7500 Jefferson St. NE Albuquerque, NM 87109 Phone: (505)823-1000
Email: jlutz@bhinc.com

Applicant/Owner: Maxeon Contact: Don Foldenaur
Address: 5700 University Blvd SE Suite 200 Phone: +1 419-918-9741
Email: donald.foldenaur@maxeon.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:

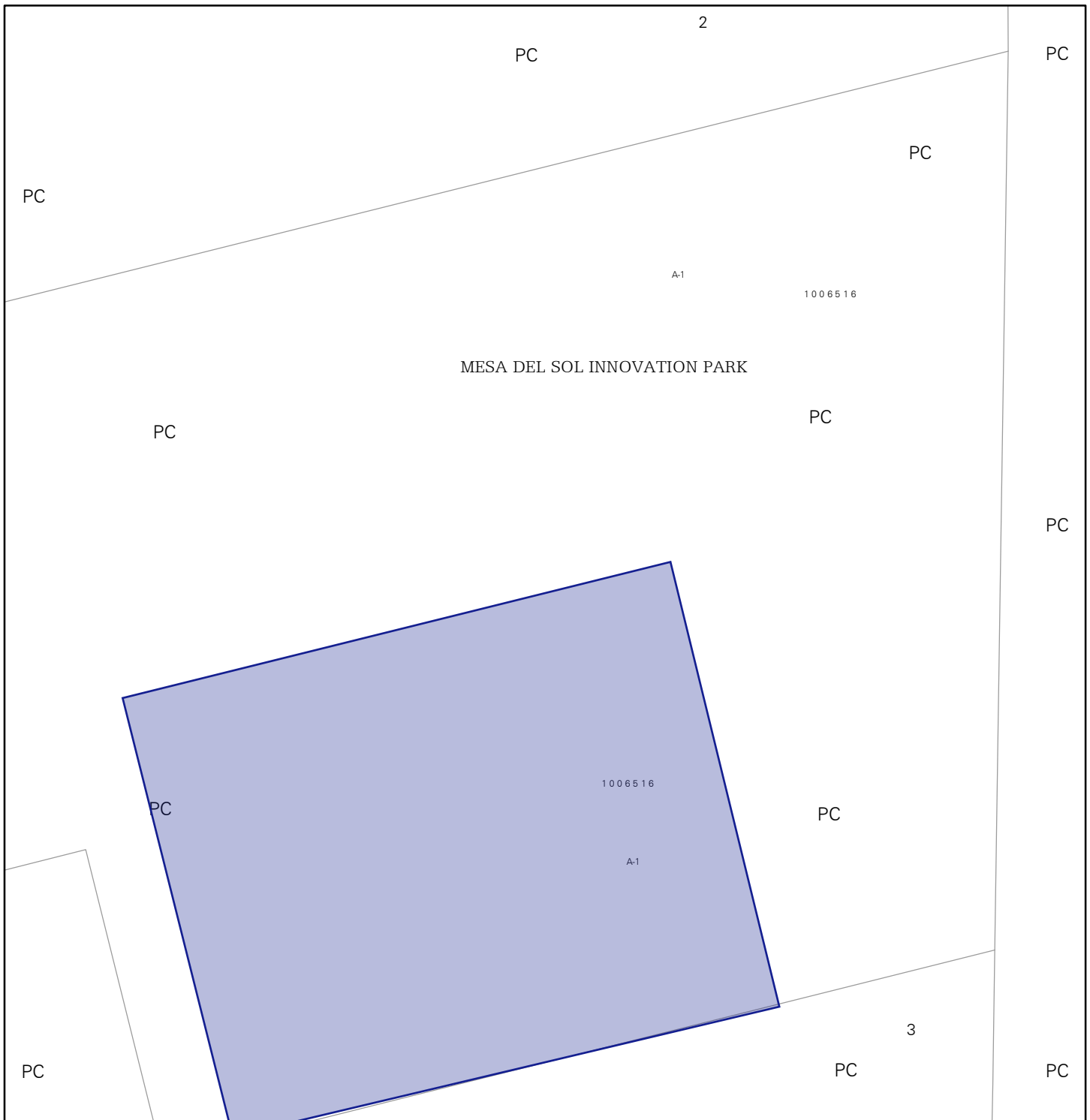
TYPE OF SUBMITTAL:

- ☐ 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:

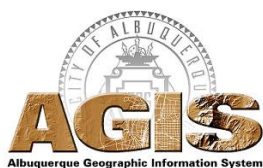
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: December 15, 2023

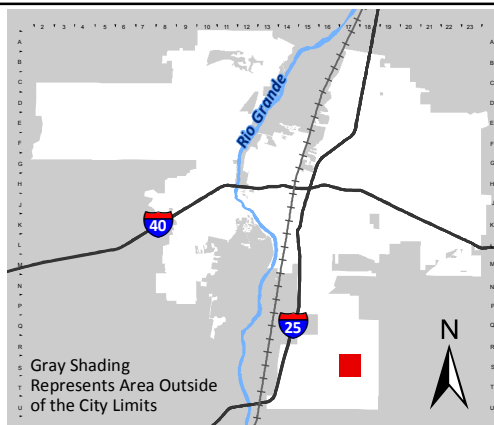


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

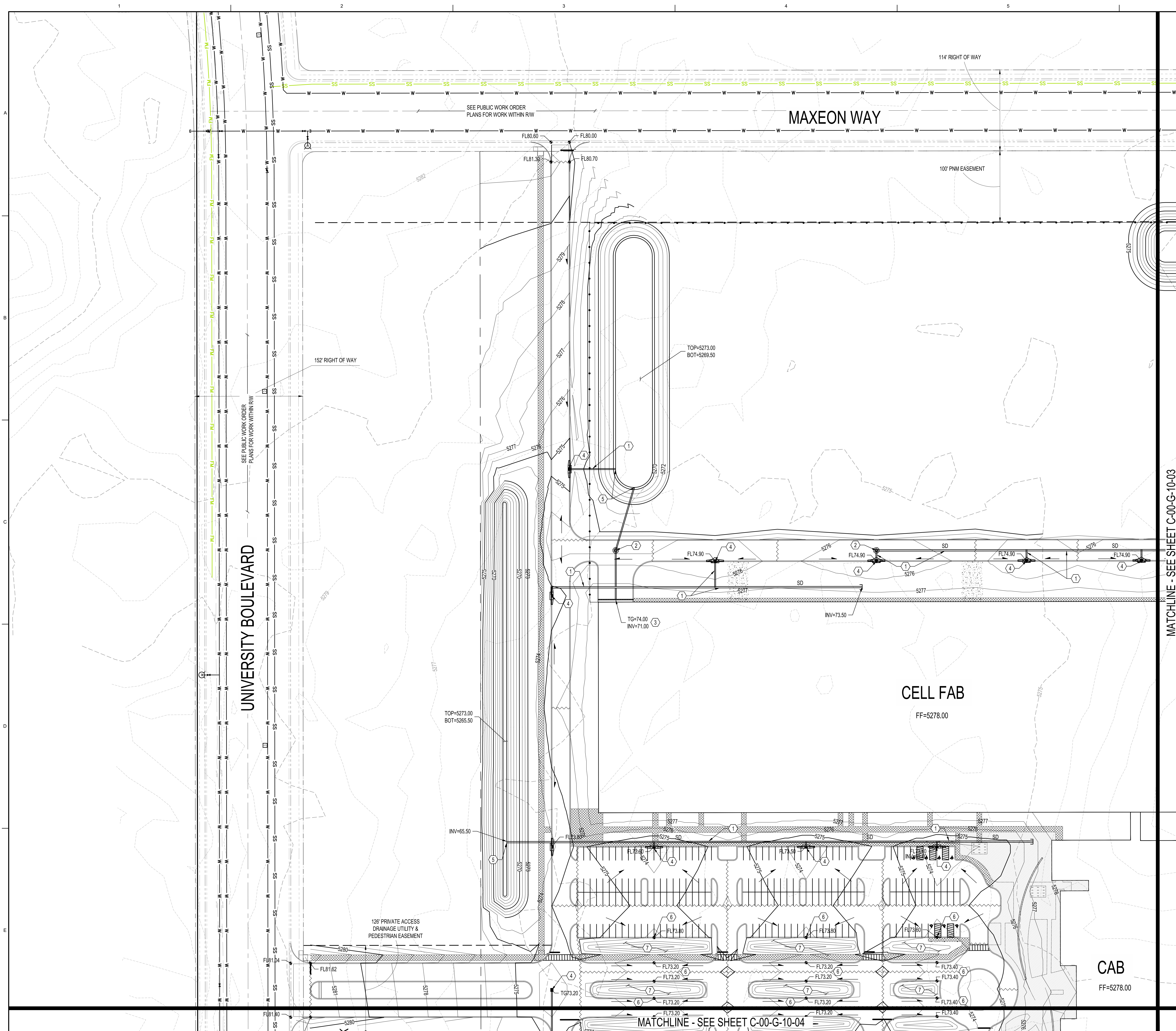


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
S-17-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
- 0 250 500 1,000 Feet



GRADING KEYED NOTES

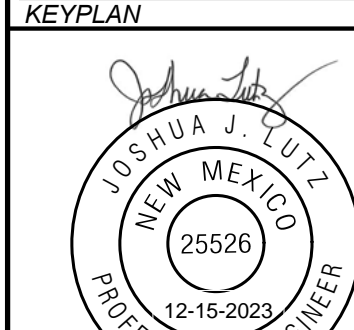
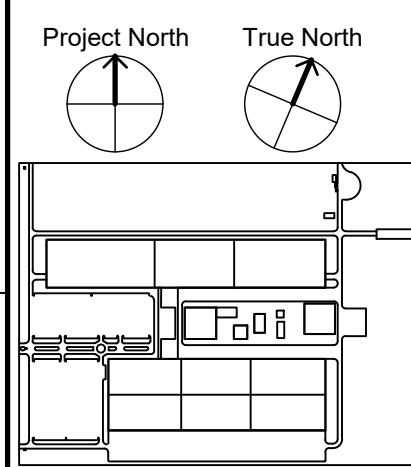
1. INSTALL HDPE STORM DRAIN PIPE.
2. CONSTRUCT STORM DRAIN MANHOLE PER COA STD DWG 2101.
3. INSTALL TRENCH DRAIN AT DOCKS.
4. CONSTRUCT STORM DRAIN INLET .
5. INSTALL STORM DRAIN FLARED END SECTION, WITH RIP RAP PAD.
6. INSTALL 12" CONCRETE CURB OPENING.
7. INSTALL WATER HARVESTING POND

LEGEND

	PROPERTY LINE
_____ 5320 _____	PROPOSED INDEX CONTOUR
_____ 5319 _____	PROPOSED INTERMEDIATE CONTOUR
_____ 5320 _____	EXISTING INDEX CONTOUR
_____ 5319 _____	EXISTING INTERMEDIATE CONTOUR
→ → →	PROPOSED DRAINAGE SWALE
→	DIRECTION OF FLOW
~~~~~	WATER BLOCK/GRADE BREAK
=====	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
  	PROPOSED STORM DRAIN INLETS
	PROPOSED STORM DRAIN CUP
_____	PROPOSED EASEMENT
=====	RETAINING WALL
=====	PROPOSED BUILDING
( 1 )	BUILDING NUMBER

NOTE: THIS SUBMITTAL IS FOR ROUGH GRADING ONLY. INLET AND STORM DRAIN SIZING WILL BE A PART OF A FUTURE SUBMITTAL.

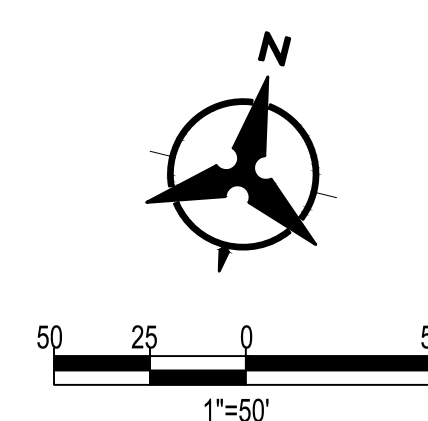
NOTE: ROOF DRAINS ARE ASSUMED TO BE GUTTERS AND  
DOWNSPOUTS THAT WILL CONNECT UNDERGROUND TO  
ADJACENT STORM DRAIN SYSTEM.



JOSHUA J LUTZ  
CIVIL ENGINEER  
REGISTRATION #25526

[illegible]

maxeon



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

Project Title: **GOLDEN EAGLE**

Drawing Title:  
**GRADING PLAN**

Proj. Address:  
MESA DEL SOL, ALBUQUERQUE  
NEW MEXICO

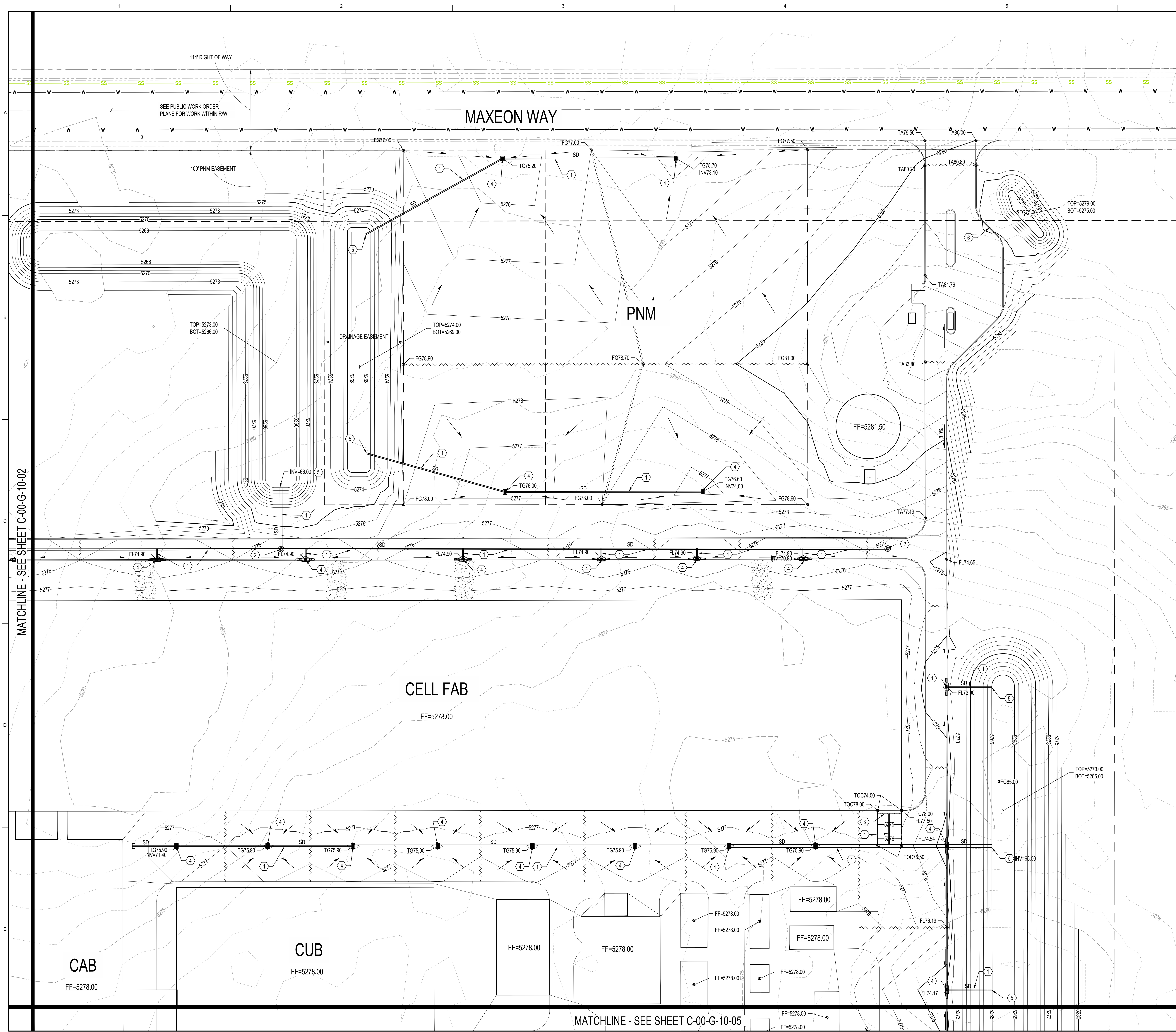
Proj. No.:	D3794500
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Date: 2023/11/17

Drawing No. :

C-00-G-10-02





- GRADING KEYED NOTES**
1. INSTALL HDPE STORM DRAIN PIPE.
  2. CONSTRUCT STORM DRAIN MANHOLE PER COA STD DWG 2101.
  3. INSTALL TRENCH DRAIN AT DOCKS.
  4. CONSTRUCT STORM DRAIN INLET.
  5. INSTALL STORM DRAIN FLARED END SECTION, WITH RIP RAP PAD.
  6. INSTALL 12" CONCRETE CURB OPENING.
  7. INSTALL WATER HARVESTING POND

**LEGEND**

	PROPERTY LINE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED DRAINAGE SWALE
	DIRECTION OF FLOW
	WATER BLOCK/GRADE BREAK
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLETS
	PROPOSED STORM DRAIN CAP
	PROPOSED EASEMENT
	RETAINING WALL
	PROPOSED BUILDING
	BUILDING NUMBER

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NOTE: ROOF DRAINS ARE ASSUMED TO BE GUTTERS AND DOWNSPOUTS THAT WILL CONNECT UNDERGROUND TO ADJACENT STORM DRAIN SYSTEM.

**Jacobs**

**NOT FOR CONSTRUCTION**

Project North True North

KEYPLAN

DESIGNED	DATE	2023/1/17	PREPARED	DATE	2023/1/17	REVIEW	DATE	2023/1/17	APPROVED	DATE	2023/1/17
DR	NO.	1	CHK	NO.	1	BY	NO.	1	APVD	NO.	1

**maxeon**

Project Title: **GOLDEN EAGLE**

Drawing Title: **GRADING PLAN**

Proj. Address: MESA DEL SOL, ALBUQUERQUE, NEW MEXICO

Proj. No.: D3794500

Date: 2023/1/17

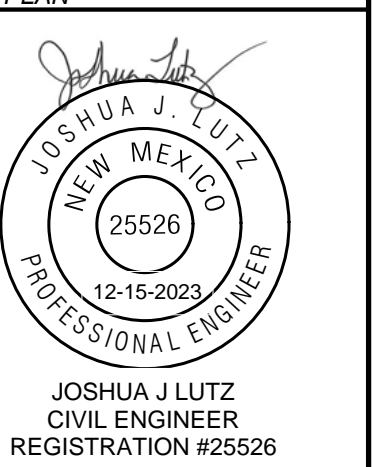
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Drawing No.: **C-00-G-10-03**







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maxeon

Drawing Title:  
**GRADING PLAN**

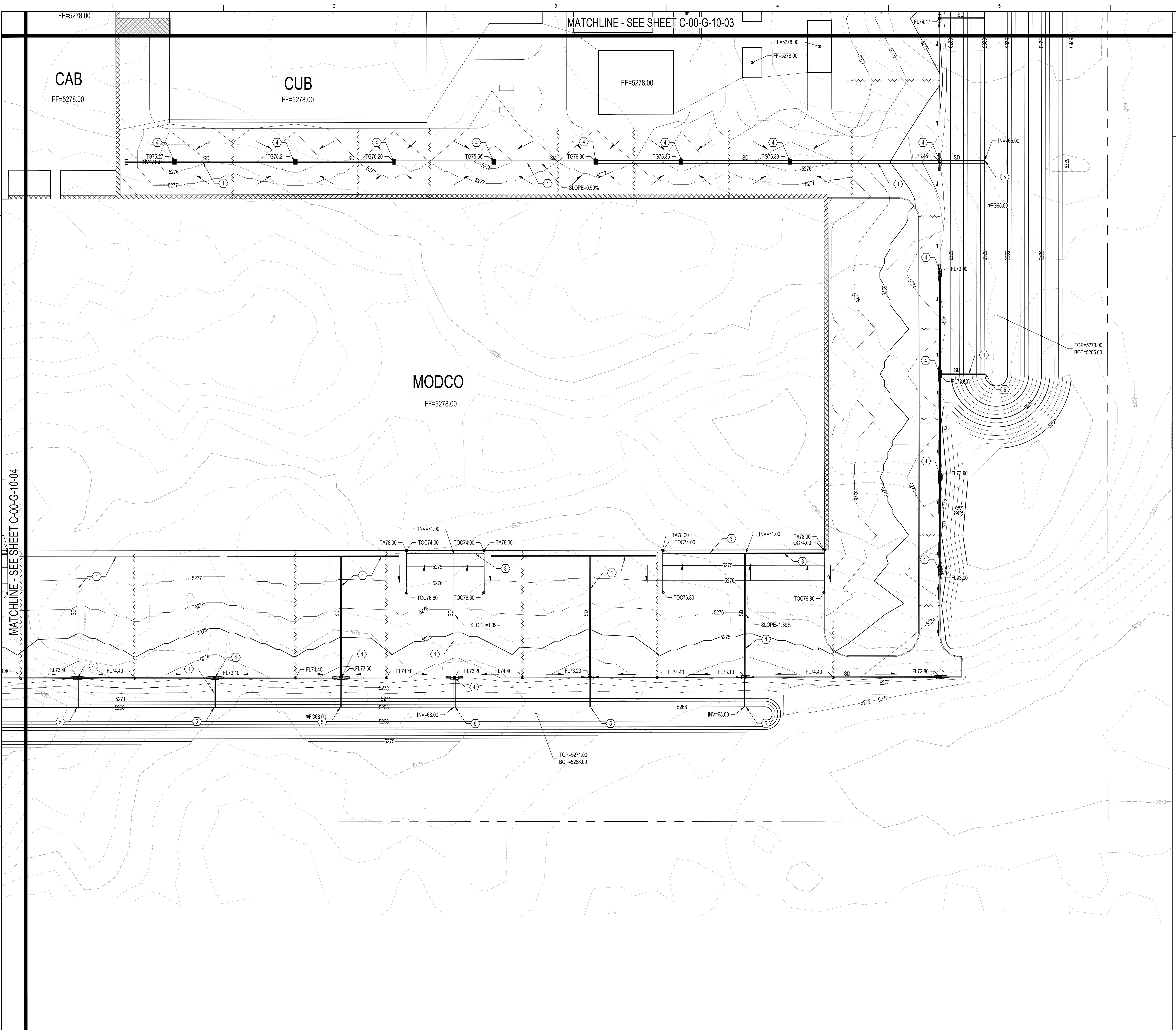
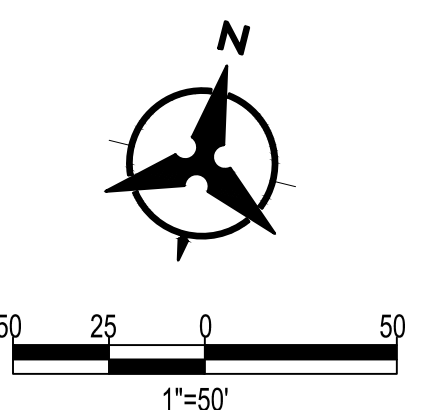
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CASA DEL SOL, ALBUQUERQUE, NM MEXICO	
No.:	D3794500
Date:	2023/11/17
Scale:	1" = 50'
Drawing No.:	
C-00-G-10-05	

1. INSTALL HDPE STORM DRAIN PIPE.
2. CONSTRUCT STORM DRAIN MANHOLE PER COA STD DWG 2101.
3. INSTALL TRENCH DRAIN AT DOCKS.
4. CONSTRUCT STORM DRAIN INLET .
5. INSTALL STORM DRAIN FLARED END SECTION, WITH RIP RAP PAD.
6. INSTALL 12" CONCRETE CURB OPENING.
7. INSTALL WATER HARVESTING POND

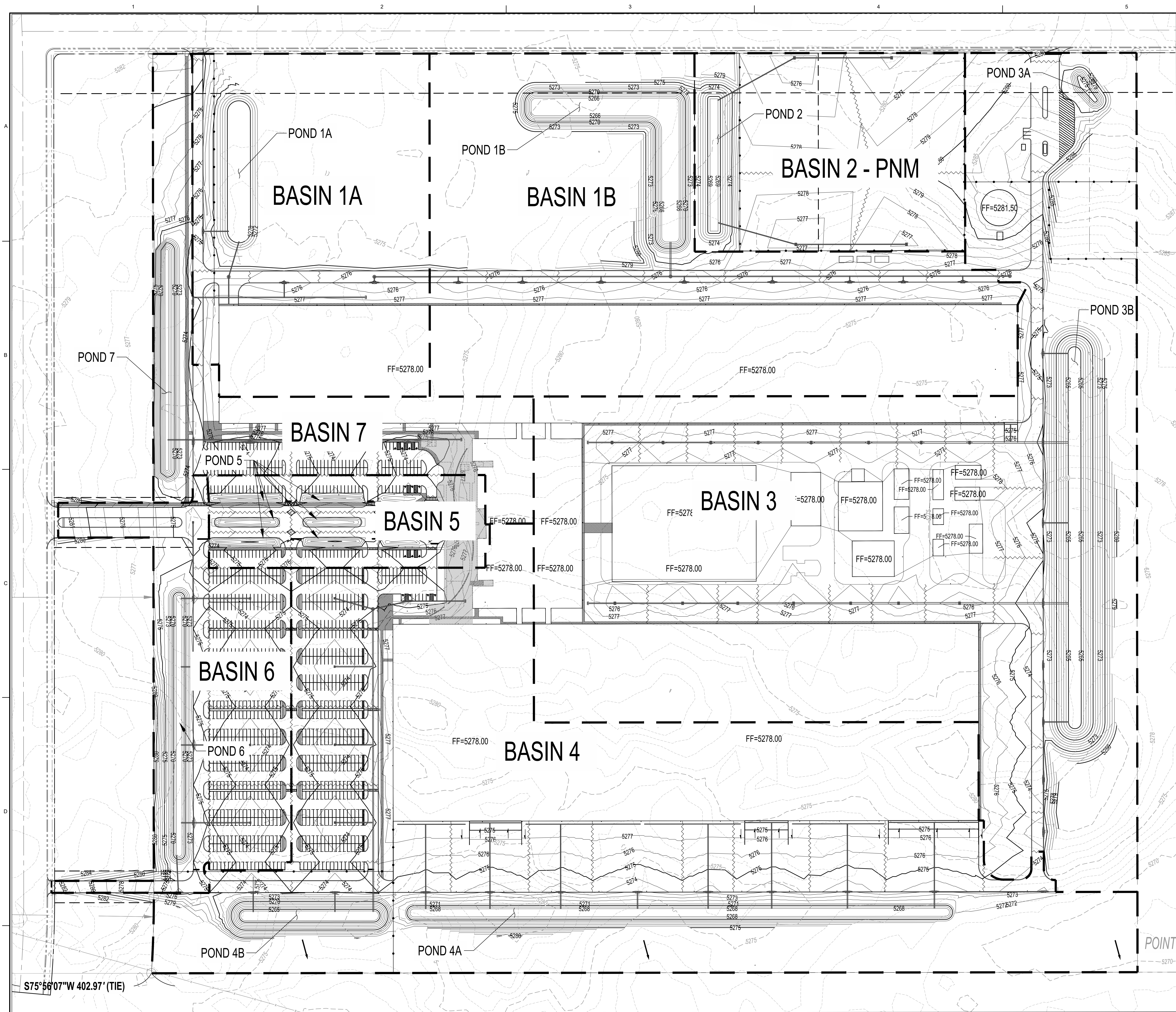
	PROPERTY LINE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED DRAINAGE SWALE
	DIRECTION OF FLOW
	WATER BLOCK/GRADE BREAK
	PROPOSED STORM DRAIN PIPE
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	PROPOSED STORM DRAIN INLETS
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	RETAINING WALL
	PROPOSED BUILDING
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DOWNSPOUTS THAT WILL CONNECT UNDERGROUND TO  
ADJACENT STORM DRAIN SYSTEM.







DRAINAGE MANAGEMENT PLAN/WATER HARVESTING PLAN

I. INTRODUCTION

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A GRADING AND DRAINAGE PLAN IN CONJUNCTION WITH THE WATER HARVESTING PLAN FOR THE PROPOSED GOLDEN EAGLE DEVELOPMENT SITE. GOLDEN EAGLE SITS ON A FUTURE TRACT L OF THE FUTURE BULK PLAT TO BE SUBMITTED, APPROXIMATELY 130 ACRES, AND CONSISTS OF MULTIPLE INDUSTRIAL BUILDINGS, SUPPORT FACILITIES, ASSOCIATED PARKING AND A SEPARATE PNM TRACT. IT IS EXPECTED THAT THE SITE WILL GO THROUGH THE PERMITTING PROCESS AS ONE PHASE BUT COULD REQUEST SEPARATE CERTIFICATES OF OCCUPANCY WHICH WILL BE DETAILED AT SUBSEQUENT HYDROLOGY BUILDING PERMIT APPROVALS. THIS GRADING AND DRAINAGE PLAN AND DRAINAGE MANAGEMENT/WATER HARVESTING PLAN HAS BEEN PREPARED IN SUPPORT OF CITY OF ALBUQUERQUE OFT APPROVAL, AND ROUGH GRADING PERMIT APPROVAL.

II. EXISTING HYDROLOGIC CONDITIONS

THE SITE IS APPROXIMATELY 130 ACRES (INCLUDE A 6 ACRE PNM TRACT) AND IS CURRENTLY UNDEVELOPED. THE LAND IS RELATIVELY FLAT THROUGHOUT, WITH SLOPES RANGING FROM 0.3% TO 5% WITH A GENERAL TENDS SLOPING FROM THE NORTH TO THE SOUTH. SPARSE VEGETATION COVER CAN BE SEEN ON SITE. ACCORDING TO FEMA COMMUNITY MAP PANEL #35001C0555H THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN HOWEVER IS IN CLOSE PROXIMITY TO FLOOD ZONES LABELED MESA DEL SOL PLAYA 1 AND MESA DEL SOL PLAYA 3 RESPECTIVELY. THESE ZONES HAVE BEEN IDENTIFIED AND PRECAUTIONARY MEASURES WILL BE UTILIZED TO ENSURE THEY HAVE NO IMPACT ON OUR SITE.

III. PROPOSED HYDROLOGIC CONDITIONS

THE 100 YR. 10 DAY DEVELOPED FLOWS FROM THE ENTIRE 130 ACRE SITE ARE RETAINED ON SITE WITHIN RETENTION/WATER HARVESTING PONDS THAT HAVE BEEN PLACED STRATEGICALLY THROUGHOUT. THE SITE WAS DIVIDED INTO MULTIPLE BASINS AND DRAINS BOTH OVERLAND OR THROUGH A SYSTEM OF STORM DRAINS TO RETENTION PONDS. EACH BASIN HAS A PONDING LOCATION WHICH IS DESIGNED TO RETAIN THE VOLUME OF THE 100 YR. 10 DAY STORM. THE STORM WATER QUALITY VOLUME IS CALCULATED USING 0.5\"/>

IV. OFFSITE FLOWS

IN EXISTING CONDITIONS, THE SITE IS IMPACTED BY SIGNIFICANT OFFSITE FLOWS COMING FROM THE WEST, NORTH, AND EAST DIRECTIONS. THESE FLOWS SHALL BE DIVERTED AROUND OUR SITE BY WAY OF REGIONAL INFRASTRUCTURE DEVELOPED THROUGH OTHER PROJECTS AND SHALL NOT IMPACT THE SITE.

V. CONCLUSION

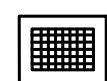
THE TOTAL FLOW GENERATED ON SITE WILL BE RETAINED ON SITE. THESE FLOWS WERE COMPUTED IN ACCORDANCE WITH SECTION 6-10 OF THE DEVELOPMENT PROCESS MANUAL. THIS DRAINAGE MANAGEMENT PLAN/WATER HARVESTING PLAN IS CAPABLE OF SAFELY MITIGATING THE 100 YEAR 10 DAY STORM AND MEETS CITY REQUIREMENTS AND MEETS MESA DEL SOL LEVEL B REQUIREMENTS FOR STORM WATER HARVESTING.

LEGEND

BASIN 1

POND 1

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==



BASIN ID

POND ID

BASIN BOUNDARY

MANHOLE

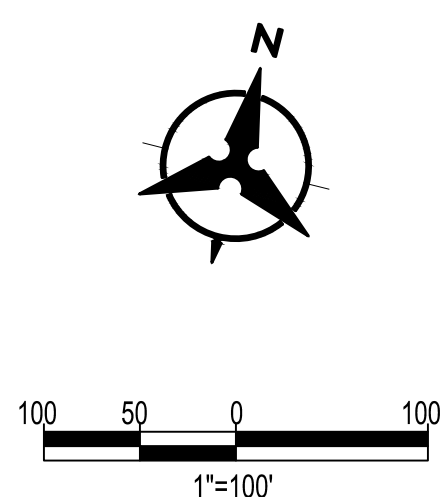
CURB INLET

GRATE INLET

STORM DRAIN PIPE

EMERGENCY OVERFLOW

Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)
Pond 1A	Basin 1A	2.2	2.6
Pond 1B	Basin 1B	4.5	8.3
Pond 2	Basin 2	1.6	2.1
Pond 3A	Basin 3	0.3	0.3
Pond 3B	Basin 3	4.2	14.9
Pond 4A	Basin 4	2.9	3.3
Pond 4B	Basin 4	0.9	4.9
Pond 5	Basin 5	0.4	0.4
Pond 6	Basin 6	0.9	2.8
Pond 7	Basin 7	1.7	3.1

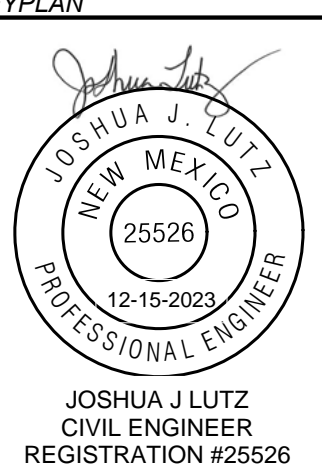
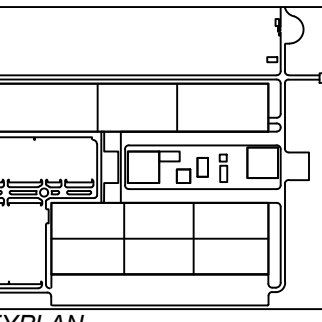
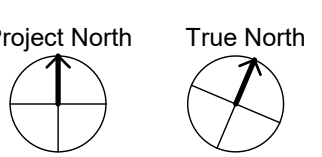


Golden Eagle Basin Data Table												
This table is based on page 6-10 of the DPM, Zone: 3												
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	E(100yr) (inches)	V(100yr-24hr) (CF)	V(100yr-10d) (CF)	SWQV (AC-FT)
	A	B	C	D								
SITE												
Basin 1A - Northwest Basin	511664	11.7	0.0%	0.0%	67.3%	32.7%	3.6	42.3	1.6	72968	96252	2.2
Basin 1B - Northeast Basin	867643	19.9	0.0%	0.0%	54.5%	45.5%	3.8	75.1	1.8	141317	196257	4.5
Basin 2 - PNM	340997	7.8	0.0%	0.0%	60.0%	40.0%	3.7	28.9	1.7	52570	71553	1.6
Basin 3 - East Basin	1742919	40.0	0.0%	0.0%	37.2%	62.8%	4.0	160.0	2.0	37397	189723	4.4
Basin 4 - South Basin	1520173	34.9	0.0%	0.0%	36.5%	63.5%	4.0	139.9	2.0	32981	167320	3.8
Basin 5 - West Island Basin	163473	3.8	0.0%	0.0%	40.0%	60.0%	4.0	14.9	2.0	3351	17001	0.4
Basin 6 - Southwest Parking Basin	326210	7.5	0.0%	0.0%	30.9%	69.1%	4.1	30.6	2.1	7702	39071	0.9
Basin 7 - Northwest Basin	302683	6.9	0.0%	0.0%	46.6%	53.4%	3.9	26.9	1.9	53086	75579	1.7

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JACOBS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.

JACOBS

NOT FOR  
CONSTRUCTION



NO.	DATE	REVISION	CHK	DR	SCALE
1	2023/11/17	PRELIMINARY AUDIT/POINT REVIEW	XXX	SNB	BY APVD

maxeon

Project Title:  
GOLDEN EAGLE

Drawing Title:  
DRAINAGE MANAGEMENT PLAN/  
WATER HARVESTING PLAN

Proj. Address:  
MESA DEL SOL, ALBUQUERQUE,  
NEW MEXICO

Proj. No.: D3794500

Date: 2023/11/17

Scale:

Drawing No.: C-00-S-10-05

Bohannon  
Huston  
www.bhnc.com  
800.877.5332