

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 4, 2021

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: The Wymont
4315 Wyoming Blvd NE
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: G19D004**

Dear Mr. Bohannon:

PO Box1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 06/23/2021, the Conceptual Grading and Drainage Plans are approved for action by the DRB for Site Plan for Building Permit and Platting.

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 (REV 6/2018)

Project Title: La Mirada **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: (Land Only) LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1 LA MIRADA SUBDIVISION (BEING COMPRISED OF LOTS 1-A AND 5-A LA MIRADA SUBDIVISION)

City Address: 4315 Wyoming Blvd NE Albuquerque, NM 87109

Applicant: Tierra West, LLC **Contact:** Jonanthan Niski

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jniski@tierrawestllc.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

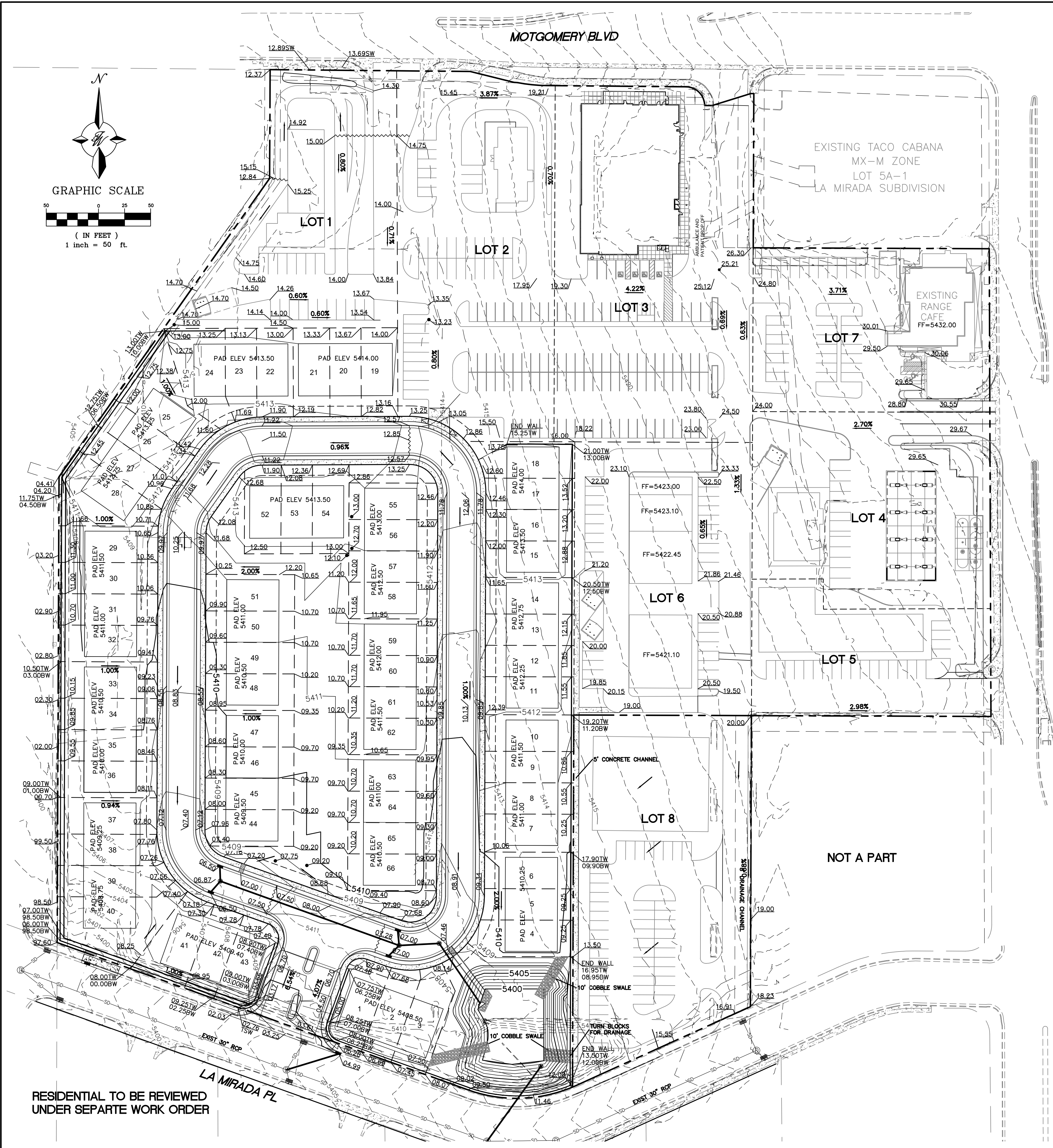
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 06/23/2021 **By:** Jonathan Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - BUILDING
 - PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED HYDRANT
 - NEW SD MH
 - NEW CUR INLET TYPE 'C'
 - EXISTING SAS MH
 - EXISTING GATE VALVE
 - EXISTING WATERLINE
 - EXISTING SAS
 - RETAINING WALL
 - WATER BLOCK

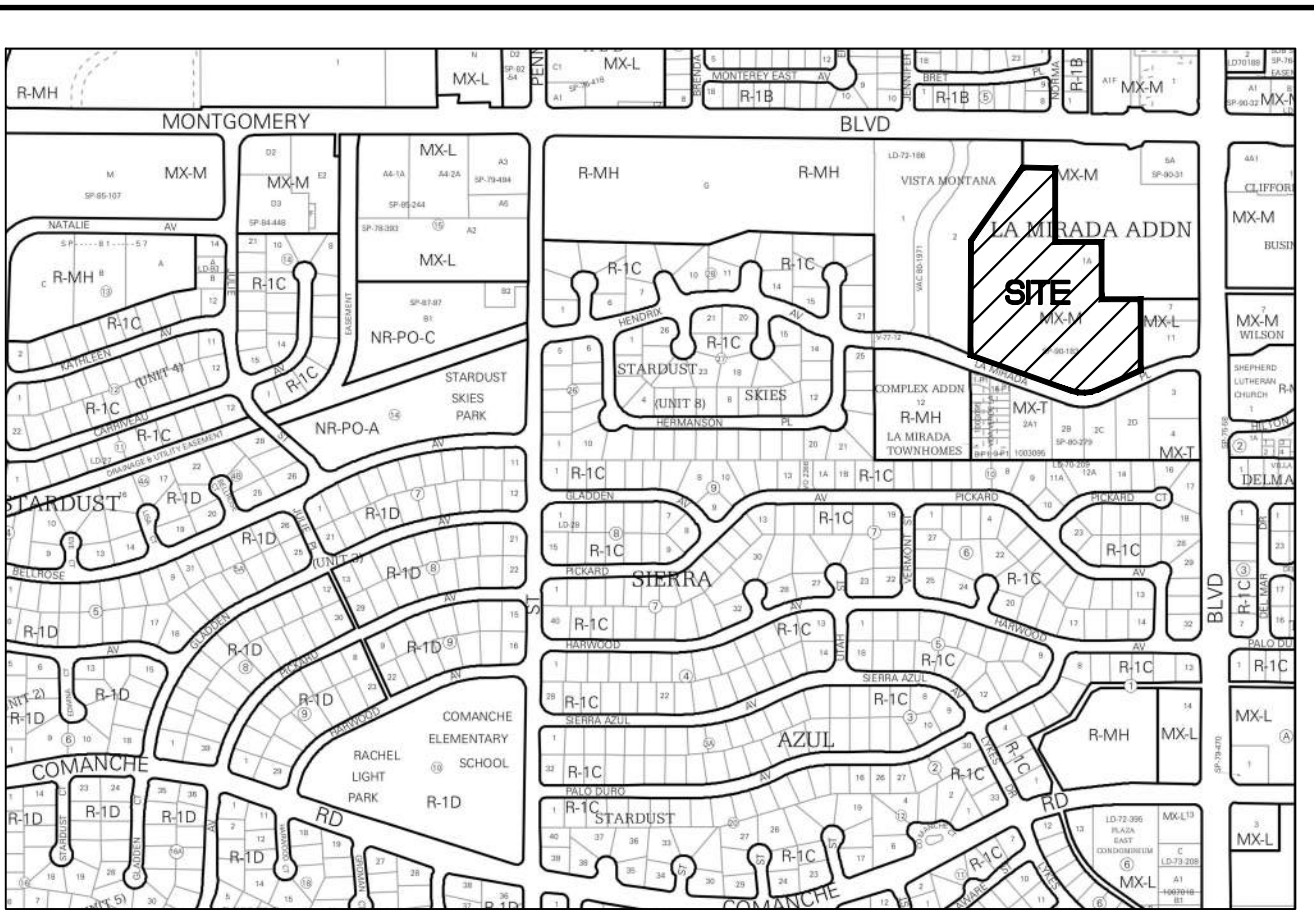
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3/4" GRAVEL

NOTE - ADD 5400 TO ALL ELEVATIONS

NOT FOR CONSTRUCTION

CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



Channel Capacity

Weir Equation:

$$Q = CLH^{3/2}$$

Q = Flow
C = 2.95
L = Length of weir
H = Height of Weir

Off Site Curb Opening

$$Q = 2.95 * 20 * 0.50^{3/2}$$
$$Q = 20.86 \text{ cfs} < Q = 13.39 \text{ cfs}$$

Pond Concrete Channel

$$Q = 2.95 * 6 * 0.50^{3/2}$$
$$Q = 6.26 \text{ cfs}$$

Park Curb Opening

$$Q = 2.95 * 2 * 0.50^{3/2}$$
$$Q = 2.09 \text{ cfs} < Q = 1.55 \text{ cfs}$$

Detention Pond Opening

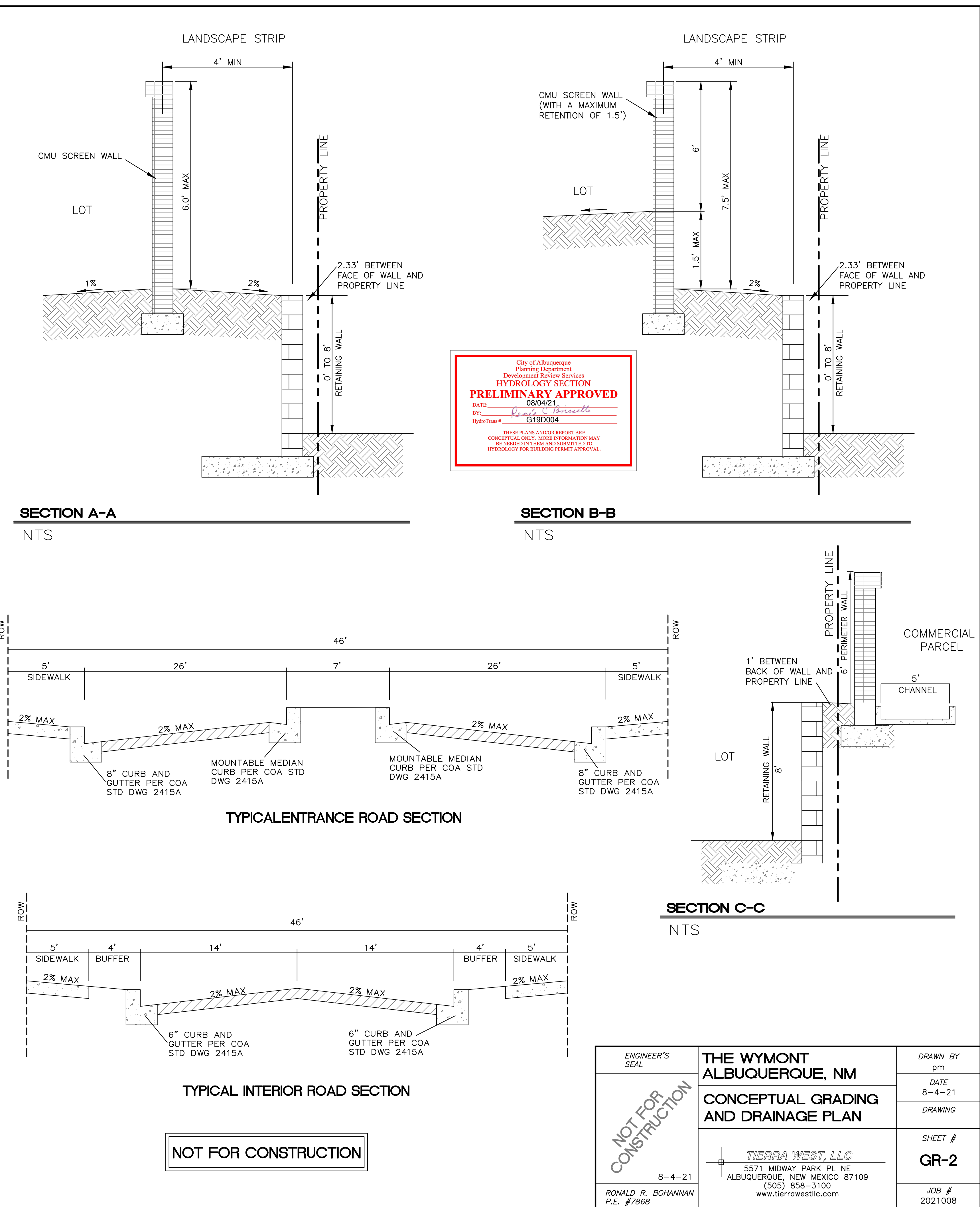
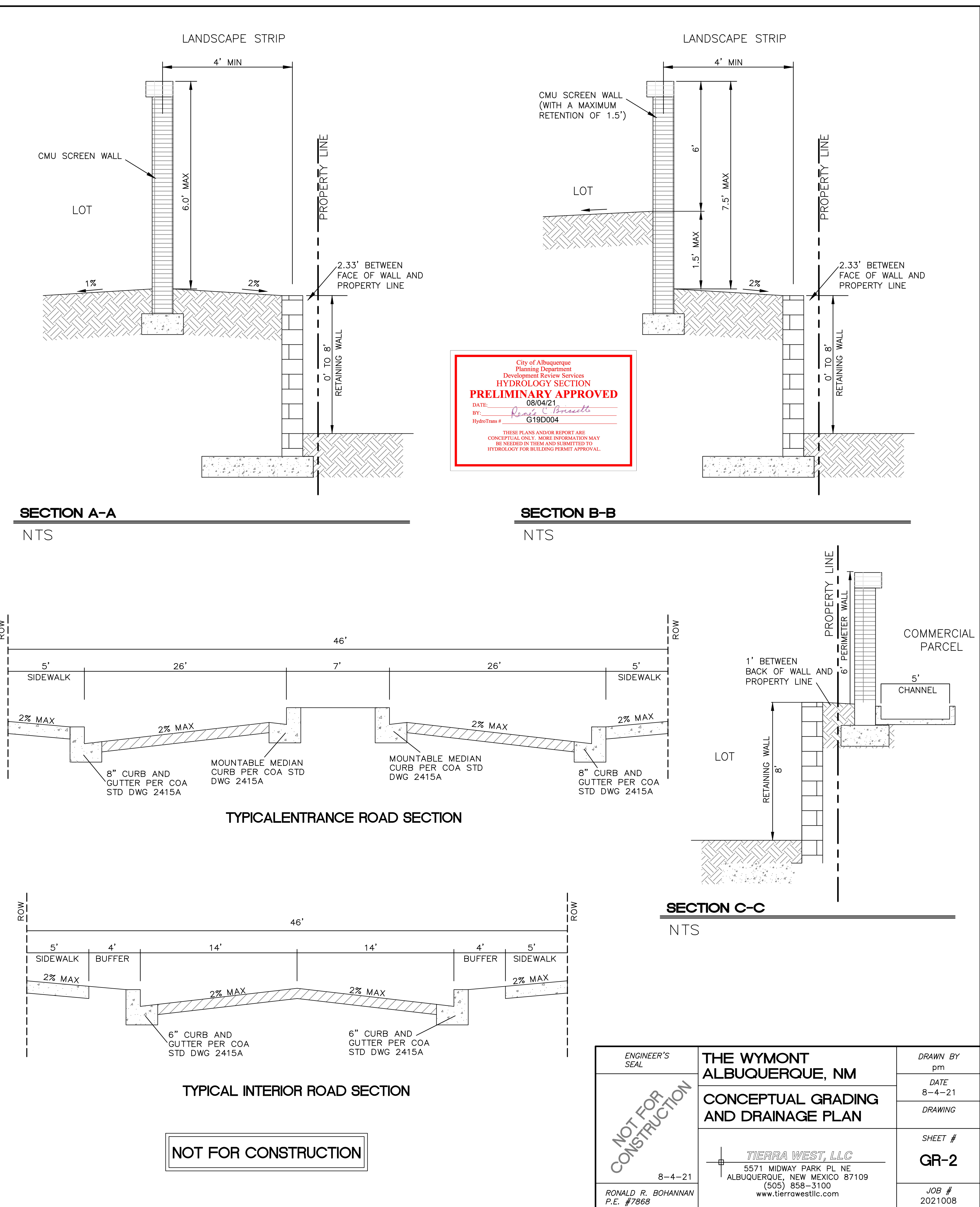
$$Q = 2.95 * 14 * 0.67^{3/2}$$
$$Q = 22.66 \text{ cfs} < Q = 22.66 \text{ cfs}$$

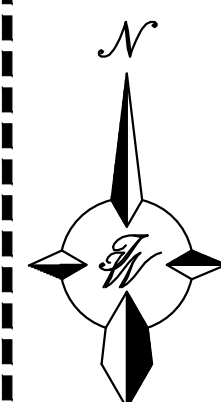
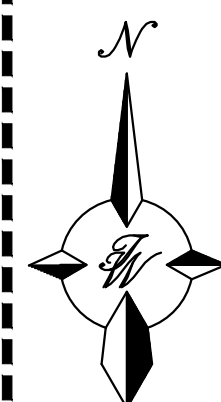
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 08/04/21
BY: *Ronald R. Bohannan*
HydroTrans # G19D004

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

RESIDENTIAL TO BE REVIEWED
UNDER SEPARTE WORK ORDER

ENGINEER'S SEAL NOT FOR CONSTRUCTION 8-4-21 RONALD R. BOHANNAN P.E. #7868	THE WYMONT ALBUQUERQUE, NM CONCEPTUAL GRADING AND DRAINAGE PLAN <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm
		DATE 8-4-21
		DRAWING
		SHEET # GR-1
		JOB # 2021008





THIS SITE IS CURRENTLY ADJACENT SHOPPING CENTER AND IS LOCATED ON THE SOUTHWEST CORNER OF WYOMING BOULEVARD AND MONTGOMERY BOULEVARD. THE SITE IS BOUNDED BY ROADS ON THE NORTH, SOUTH AND EAST SIDE AND A MULTIFAMILY DEVELOPMENT ON THE WEST SIDE AND CONTAINS APPROXIMATELY 15.69 ACRES. THE SITE DRAINS FROM EAST TO WEST WITH MOST OF IT DRAINING OUT OF THE EXISTING DRAINAGE DITCH TO THE WEST. THE SITE DRAINS TO THE WEST DRAINAGE DITCH DRAIN INLET LOCATED AT THE SOUTHWEST ENTRANCE. ACCORDING TO AN APPROVED GRADING AND DRAINAGE PLAN (G-19/04) COMPLETED BY JEFF MORTENSEN AND ASSOCIATES THE EXISTING POND MAY BE ELIMINATED AND ALL FLOW DISCHARGED TO THE EXISTING STORM SEWER IN HENDRIX AVENUE. THOSE IMPROVEMENTS WERE NEVER COMPLETED AND THE POND HAS REMAINED IN PLACE. THE EXISTING ROAD RUNS NORTH TO SOUTH AND THE FLOW DRAINS TO THE WEST. FLOW DISCHARGED FROM THIS SITE IS 15 CFS. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE NOT OFFSITE FLOWS THAT ENTER THE SITE.

THE SITE IS BEING SUBDIVIDED INTO A COMMERCIAL CENTER AND A RESIDENTIAL NEIGHBORHOOD. EACH AREA IS DIVIDED INTO THREE BASINS. BASINS "A" AND "B" WILL DRAIN THROUGH THE RESIDENTIAL SUBDIVISION THROUGH AN EMERGENCY ACCESS LOCATED AT THE NORTHEAST CORNER OF THE RESIDENTIAL AREA. BASIN "C" WILL DRAIN TO A PROPOSED DRAINAGE CHANNEL LOCATED ON THE WEST SIDE OF THE RESIDENTIAL AREA. ALL FLOWS FROM THE COMMERCIAL CENTER WILL BE CONVEYED TO A WATER QUALITY POND LOCATED AT THE SOUTHEAST CORNER OF THE RESIDENTIAL AREA. TOTAL DRAINAGE AREA FOR EACH OF THE RESIDENTIAL AREAS IS 30.88 CFS. EACH OF THE COMMERCIAL PARCELS WILL BE REQUIRED TO SUBMIT A GRADING PLAN FOR BUILDING PERMIT THAT FOLLOWS THIS OVERALL DRAINAGE SCHEME.

THE RESIDENTIAL SUBDIVISION WILL ALSO DRAIN TO THE WATER QUALITY POND VIA SURFACE FLOWS AND VIA A STORM SEWER. A SMALL AREA, SHOWN AS BASIN 3 WILL DRAIN DIRECTLY TO HENDRIX AVENUE. DUE TO THE GRADES BETWEEN HENDRIX AVENUE AND THE SUBDIVISION THERE IS NO WAY TO CAPTURE THIS FLOW AND IT BASICALLY FOLLOWS THE SAME DRAINAGE PATTERN AS IT CURRENTLY DOES. THIS FLOW (1.16 CFS) IS CAPTURED IN EXISTING DROP INLETS IN HENDRIX AVENUE.

THE WATER QUALITY POND IS SIZED TO CONTAIN THE REQUIRED VOLUME FROM THE COMMERCIAL BASINS AS WELL AS THE RESIDENTIAL BASINS. BASED ON CURRENT REQUIREMENTS THE POND WILL RETAIN A VOLUME OF 0.28 AC-FT. AN OUTLET WILL BE PROVIDED IN THE POND AND CONNECTED TO THE EXISTING STORM SEWER IN HENDRIX AVENUE.

THE TOTAL FLOW DISCHARGED TO THE HENDRIX AVENUE STORM SEWER WILL BE 58.75 CFS WHICH IS 9.40 CFS LESS THAN WHAT IS CURRENTLY DISCHARGED TO THAT SYSTEM.

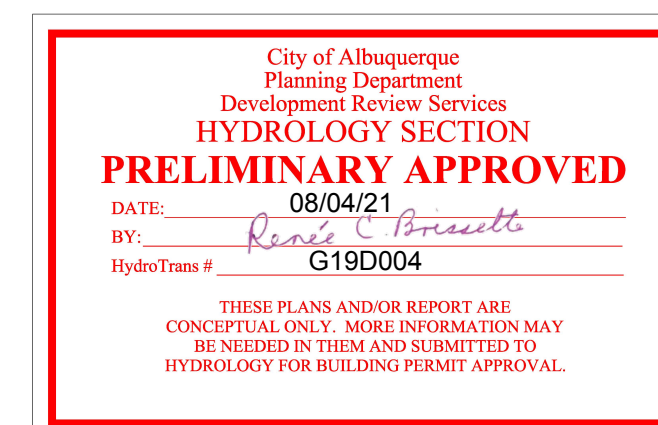
Proposed Basins											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
OF-1	36,043	0.83	0%	0	15%	0.12	0%	0.00	85%	0.70	2,322	0.160	3.47	1,445	0.100	2.11
OF-2	103,118	2.37	0%	0	15%	0.36	0%	0.00	85%	2.01	2,322	0.458	9.92	1,445	0.285	6.03
OF-3	235,576	5.41	0%	0	15%	0.81	0%	0.00	85%	4.60	2,322	1.046	22.66	1,445	0.651	13.79
1	124,083	2.85	0%	0	60%	1.71	0%	0.00	40%	1.14	1,548	0.367	9.37	0.860	0.204	5.03
2	172,427	3.96	0%	0	57%	2.26	0%	0.00	43%	1.70	1,600	0.528	13.26	0.899	0.297	7.20
Park	27,059	0.62	0%	0	100%	0.62	0%	0.00	0%	0.00	0.860	0.045	1.55	0.340	0.018	0.66
3	11,833	0.27	0%	0	10%	0.03	0%	0.00	90%	0.24	2,408	0.055	1.17	1.510	0.034	0.72
		15.68						10.40			2,614	59.84				

Water Quality Calculation: 0.26" x 10.40 ac = 9,816 cubic feet (0.225 ac-ft)

Manning's Equation:
 $Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$

A =	Area
R =	D/4
S =	Slope
n =	0.013

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION	ENGINEER'S SEAL	THE WYMONT ALBUQUERQUE, NM	DRAWN BY pm
			DATE 8-4-21
		CONCEPTUAL GRADING AND DRAINAGE PLAN	DRAWING
			TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com
RONALD R. BOHANNAN P.E. #7868	8-4-21	JOB # 2021008	

