

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 14, 2022

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

**RE: Western United Electric Supply
Grading and Drainage Plan
Engineer's Stamp Date: 12/27/21
Hydrology File: H10D035**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 12/27/2021, the Grading & Drainage Plan is approved for Grading Permit and SO-19 Permit. Once the grading of the project is complete, please provide an as-built for Hydrology's records.

Please provide the Drainage Covenant with Exhibit A for the stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol.

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: Western United Electric Supply Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR 5 PLAT FOR LADERA BUSINESS PARK UNITY 1 CONT 2.0984 AC
City Address: LA MORADA PL NW ALBUQUERQUE, NM 87120

Applicant: TIERRA WEST, LLC Contact: JON NISKI
Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE
Phone#: (505) 858-3100 Fax#: _____ E-mail: JNISKI@TIERRAWESTLLC.COM

Other Contact: WESTERN UNITED ELECTRIC SUPPLY Contact: Jeff Slopek
Address: 8701 Washington NE, Albuquerque, NM 8711
Phone#: (505) 615-7646 Fax#: _____ E-mail: jeffs@klingerllc.com

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:

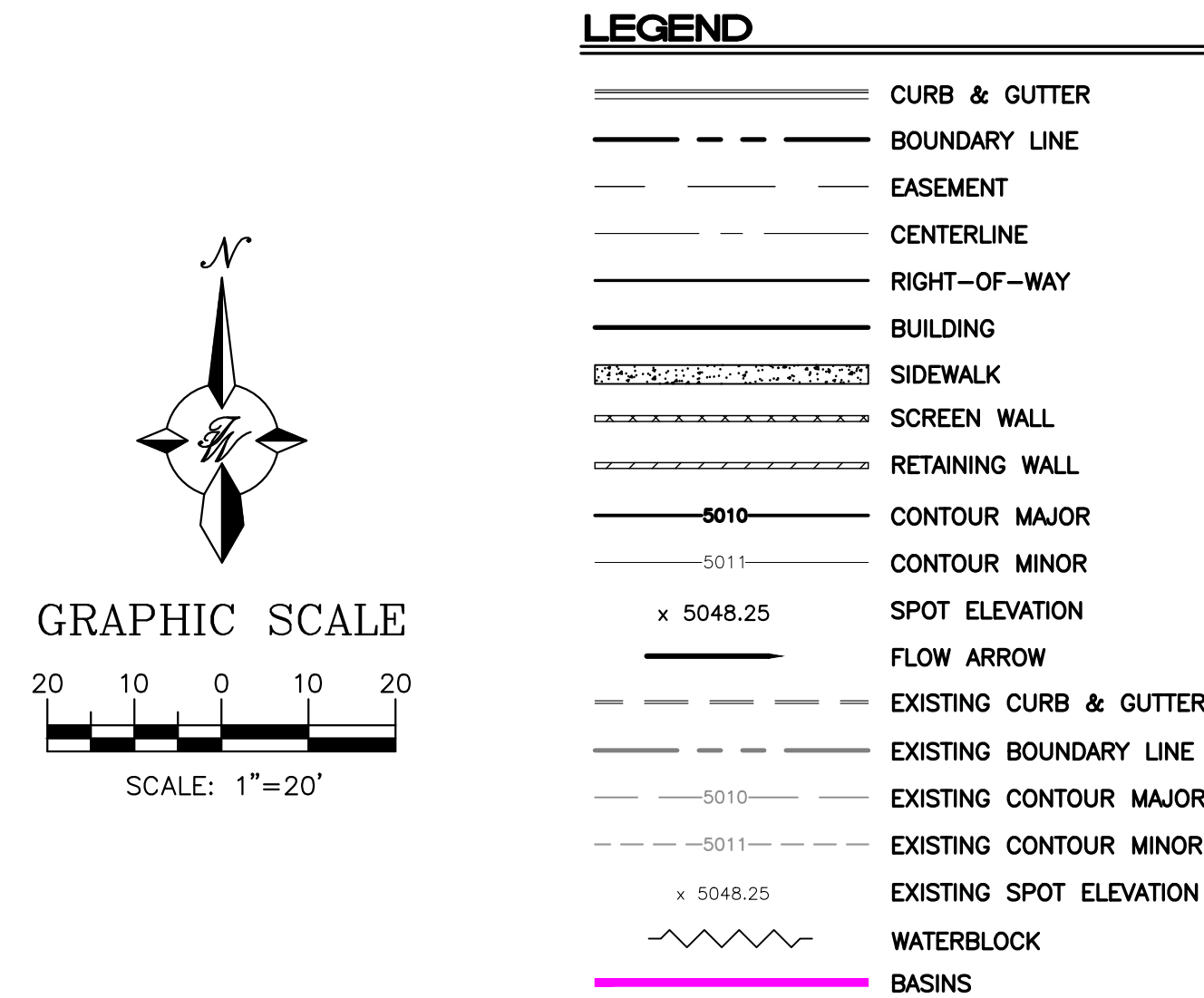
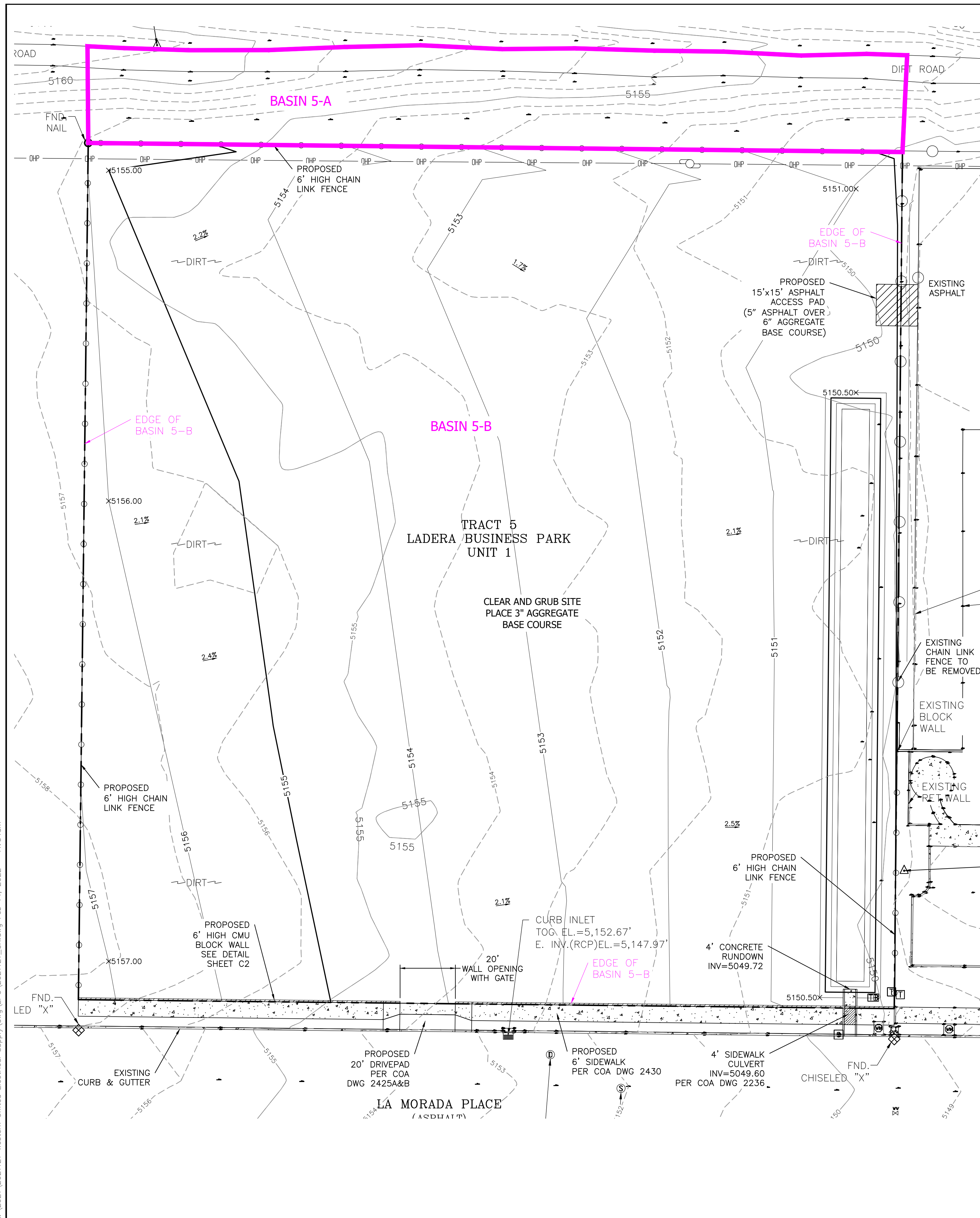
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 12.27.21 By: Ronald R. Bohannon

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



EXISTING DRAINAGE:

THIS SITE IS CURRENTLY VACANT AND IS TRACT 5 OF THE LADERA BUSINESS PARK. THE SITE IS LOCATED ON LA MORADA PLACE NW. THE SITE IS BOUNDED BY AN EXISTING DIRT ROAD AND CHANNEL ROAD ON THE NORTH, BY LA MORADA PLACE ON THE SOUTH, VACANT LAND ON THE WEST AND WESTERN UNITED ELECTRIC ON THE EAST SIDE AND CONTAINS APPROXIMATELY 1.98 ACRES. THE SITE DRAINS FROM WEST TO EAST FLOWING INTO THE WESTERN UNITED ELECTRIC SITE AND TO LA MORADA PLACE. A CITY OF LOS ANGELES APPROVED GRADING AND DRAINAGE PLAN (H10J0064) COMPLETED BY MARY GOODWIN AND ASSOCIATES THE SITE MAY FREE DISCHARGE DEVELOPED FLOWS TO THE STREET. WHERE THEY WILL BE CAPTURED IN AN EXISTING STREET SEWER SYSTEM. THIS SITE IS IDENTIFIED AT BASIN 5-B IN THAT REPORT. THERE IS AN OFF-SITE BASIN IDENTIFIED AS BASIN 5-A THAT WILL DRAIN THROUGH THIS PROPERTY AS WELL. THE SITE IS NOT LOCATED WITH IN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP.

PROPOSED DRAINAGE:

THE SITE IS BEING DEVELOPED INTO A CONTRACTOR LAY DOWN YARD WITH NO STRUCTURES AND NO IMPERVIOUS AREA. THE ENTIRE PARCEL WILL BE GRADED TO MAINTAIN THE EXISTING WEST TO EAST FLOW PATTERN AND WILL BE COVERED WITH COMPACTED AGGREGATE BASE COURSE.

ALTHOUGH A WATER QUALITY POND IS NOT REQUIRED DUE TO THE LACK OF ANY IMPERVIOUS AREA A POND WILL BE LOCATED ALONG THE EAST PROPERTY LINE TO COLLECT THE RUNOFF AND PREVENT IT FROM ENTERING THE PARCEL TO THE EAST. THIS PONDING AREA WILL ALLOW THE WATER TO INfiltrATE INTO THE MORADA PLASTER PLACE. TWO 24-INCH SIDEWALK CULVERTS LOCATED IN THE SOUTHEAST CORNER OF THE SITE WILL TAKE THE WATER TO THE 63.5' FROM THE OFFSITE BASIN TO PASS THROUGH AND THE CONTRACTOR LAY DOWN YARD WILL DISCHARGE 5.84 CFS TO THE PONDING AREA. THE SIDEWALK CULVERTS ARE SIZED TO ALLOW THE TOTAL COMBINED FLOW OF 6.45 CFS TO ENTER LA MORADA PLACE WHERE IT WILL DRAIN TO AN EXISTING STORM SEWER PER THE LADERA BUSINESS PARK MASTER DRAINAGE PLAN.

Weighted E Method																		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year				
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs		
5-A	10,231	0.23	0%	0	36%	0.08	64%	0.15	0%	0.00	0.871	0.017	0.61	0.369	0.007	0.29		
5-B	91,319	2.10	0%	0	12%	0.25	88%	1.84	0%	0.00	0.924	0.161	5.84	0.410	0.072	2.90		
													6.45					
Equations:																		
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)					Excess Precipitation, E (inches)					Peak Discharge (cfs/acre)								
					Zone 1			100-Year		10 - Year		Zone 1			100-Year		10 - Year	
					Ea			0.55		0.11		Qa			1.54		0.3	
					Eb			0.73		0.26		Qb			2.16		0.81	
Volume = Weighted D * Total Area					Ec			0.95		0.43		Qc			2.87		1.46	
					Ed			2.24		1.43		Qd			4.12		2.57	
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad																		

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
 (Special Order 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
4. Prior to any excavation, the contractor shall contact **New Mexico One Call, dial "811"** for [505] 260-1990 for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

Sidewalk Culver Capacity

Weir Equation:



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

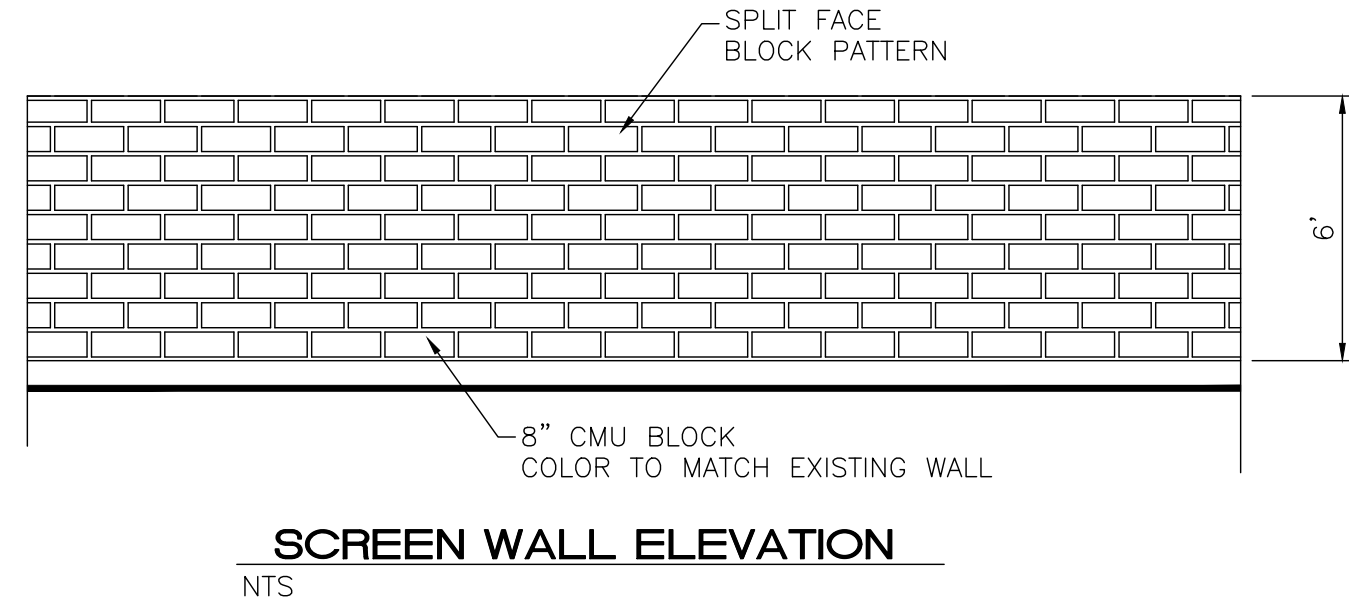
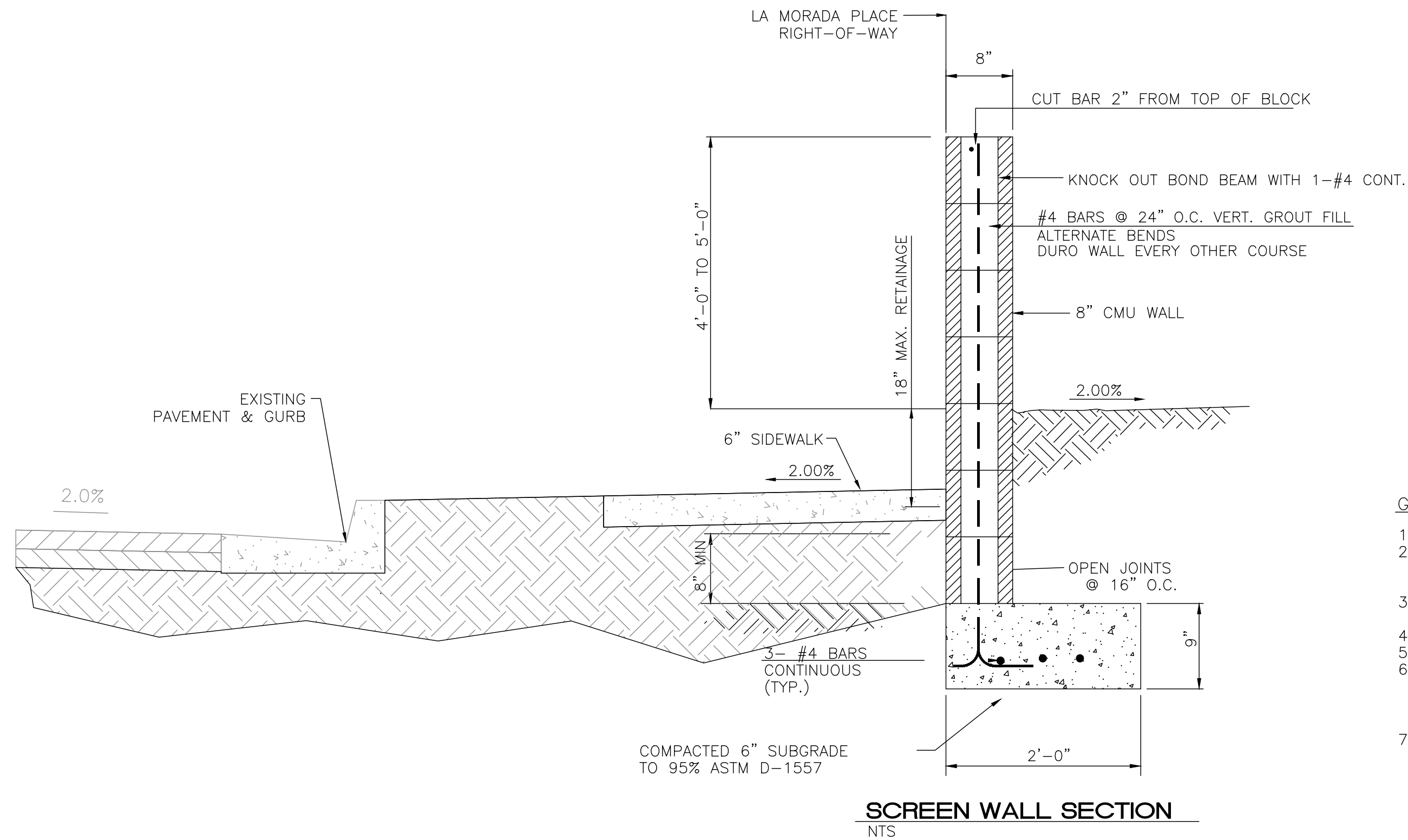
Sidewalk Culvert

$$Q = 2.95 \cdot 4 \cdot 0.672^{\frac{3}{2}}$$

$$Q = 6.47 \text{ cfs} > Q = 6.45 \text{ cfs}$$



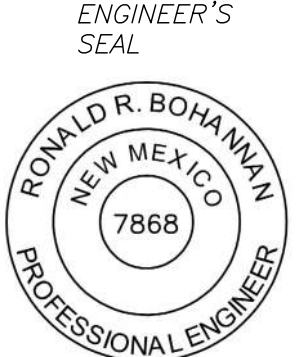

	ENGINEER'S SEAL		DRAWN BY BF
	Western United Electrical Supply Albuquerque, NM		DATE 12/27/2021
	GRADING & DRAINAGE PLAN		2021121_GR
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # C1
RONALD R. BOHANNAN P.E. #7868			JOB # 2021121



GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE \pm 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



 RONALD R. BOHANNAN P.E. #7868	Western United Electrical Supply Albuquerque, NM	DRAWN BY BF
		DATE 12/27/2021
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2
		JOB # 2021121