CITY OF ALBUQUERQUE

May 20, 2016

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

Re: Western United Electric
7311 La Morada Pl NW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 9-17-15 (H10D029)
Certification dated: 4-18-16

Dear Mr. Afaghpour,

Based on the Certification received 5/20/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH
C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: **Commercial Apart. building ph I** Building Permit #: _____ Hydrology File #: H10D029

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

Legal Description: TRACT 6, LADERA BUSINESS PARK, UNIT 1

City Address: 7311 LA MORADA PLACE, NW, ALB., NM 87120

Applicant: **SBS CONSTRUCTION AND ENGINEERING, LLC** Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X ENGINEER/ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

____ GRADING PLAN

____ DRAINAGE MASTER PLAN

____ DRAINAGE REPORT

____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL

X 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

X GRADING PAD CERTIFICATION

____ WORK ORDER APPROVAL

____ CLOMR/LOMR

RECEIVED
APR 18 2016
5-20-16
AND DEVELOPMENT SECTION

emailed to Totten

____ **PRE-DESIGN MEETING?**

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes ____ No

DATE SUBMITTED: 4-18-2016 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____

CITY OF ALBUQUERQUE

April 26, 2016

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

Re: Western United Electric
7311 La Morada Pl NW
Request 30-Day Temporary C.O. - Accepted
Engineer's Stamp dated: 9-17-15 (H10D029)
Certification dated: 4-18-16

Dear Mr. Afaghpour,

Based on the Certification received 4/18/2016, the site is released for a 30-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

- 2-24" Sidewalk culverts are called out in the cul-de-sac. Only 1-12" SW culvert was constructed. Provide 2-24" SW culverts per the calculations on the approved grading and drainage plan.
- Plate is missing over the above mentioned SW culvert
- All of the plates are missing over the SW culverts at the downspouts on the north side of the building.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH
C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: **Commercial Apart. building ph I**___ Building Permit #:_____ Hydrology File #: H10D029

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

Legal Description: TRACT 6, LADERA BUSINESS PARK, UNIT 1

City Address: 7311 LA MORADA PLACE, NW, ALB., NM 87120

Applicant: **SBS CONSTRUCTION AND ENGINEERING, LLC** Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X ENGINEER/ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

____ GRADING PLAN

____ DRAINAGE MASTER PLAN

____ DRAINAGE REPORT

____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes ____ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL

X 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

X GRADING PAD CERTIFICATION

____ WORK ORDER APPROVAL

____ CLOMR/LOMR emailed to Totten

____ **PRE-DESIGN MEETING?**

____ OTHER (SPECIFY) _____

RECEIVED
APR 18 2016
AND DEVELOPMENT SECTION

DATE SUBMITTED: 4-18-2016 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: **Commercial Apart. building ph I**___ Building Permit #:_____ Hydrology File #: H10D029

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

Legal Description: TRACT 6, LADERA BUSINESS PARK, UNIT 1

City Address: 7311 LA MORADA PLACE, NW, ALB., NM 87120

Applicant: **SBS CONSTRUCTION AND ENGINEERING, LLC** Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

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____ DRAINAGE REPORT

____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes ____ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL

X 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

X GRADING/ PAD CERTIFICATION

____ WORK ORDER APPROVAL

____ CLOMR/LOMR

RECEIVED
APR 18 2016
LAND DEVELOPMENT SECTION

____ **PRE-DESIGN MEETING?**

____ OTHER (SPECIFY) _____

DATE SUBMITTED: 4-18-2016 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

October 2, 2015

Reza Afaghpour, P.E.
SBS Construction and Engineering
P.O. Box 10264
Albuquerque, NM 87184

RE: Western United Electric
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 9-17-2015 (H10D029)

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 9-18-2015, the above referenced plan is approved for Building Permit and SO-19 Permit.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Shawn Biazar

H10D029_BP__SO19_Appr.doc

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

SBS CONSTRUCTION AND ENGINEERING, LLC

September 17, 2015

Mrs. Rita Hartmon, P. E.
Senior Engineer, Planning Dept.
Development Review Services
P. O. Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: **Western Union Electric, Tract 6, Ladera Business Park, Unit 1, File # H10D029**
Grading and Drainage Plan, Responses to Comments Dated August 25-2015

Dear Mrs. Hartmon:

The following are the responses to your comments received dated August 25, 2015:

1) Please see the new calculation for the AHYMO. We are below what is on DMP.
2) The offsite basin 6-A is shown on the plan and opening is provided to allow this flow into the property.
3) The AHYMO input/output are corrected and 10yr is not shown.
4) The note crushed gravel is added to grading plan. They do not intent to pave in the future. The AHYMO has been modified to show lower D%, see the grading plan.
5) A note is added to the grading plan and flow arrow are shown as well.
6) The weir equation is shown on the grading plan for the SW culverts.
7) We have provided additional spot elevations to show the water conveying into the SW culverts.
8) SO-19 notes are added to the grading plan.
9) The slope ties are shown on the grading plan.

Please Contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosures
JN: 201513

10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114 PH (505) 804-5013 FAX (505) 897-4996 EMAIL AECLLC@AOL.COM

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: WESTERN UNITED ELECTRIC Building Permit #: _____ City Drainage #: H10D029

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

Legal Description: TRACT 6, LADERA BUSINESS PARK, UNIT 1

City Address: 7311 LA MORADA PLACE, NW, ALBUQUERQUE, NM 87120

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- X DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- X SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
SEP 18 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 9/17/15 By: SHAWN BIAZAR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 25, 2015

Reza Afaghpour, P.E.
SBS Construction and Engineering
P.O. Box 10264
Albuquerque, NM 87184

RE: Western United Electric
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 8-9-2015 (H10D029)

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 8-18-2015, the above referenced plan is approved for action by the DRB on the Site Plan for Building Permit. Prior to Building Permit the following comments must be addressed:

1. While the DMP states free discharge to La Morada is allowed for this site, the site is still limited to the discharge used in the original analysis. The AHYMO run shows 8.13 cfs. A copy of this information should be provided as part of the excepts, but I will include it in the file for you. It is based on a D=80%
2. DMP shows that offsite basin 6-A was intended to flow thru this site to La Morada. Please address. (curb cut near pond)
3. In the runoff calculations shown on plan, do not include the AHYMO input/output for the 10yr storm as it is not needed and confusing.
4. Site plan shows that crushed gravel is used in the north portion of the lot and should be noted on the grading plan. Is the intent to pave in the future? The AHYMO input shows D= 88%. Should it be lowered?
5. How are flows from Pond A getting to Pond B? Show a channel or swale and a section cut.
6. SW culverts are sized using the orifice equation but they are above the pond. Use the weir equation.
7. Show how flows are conveyed from Pond B to the SW culvert. Provide additional spot elevations around Pond B.
8. Provide SO-19 notes if this is not going thru the Work Order process.
9. The 1ft retaining curb does not appear to be sufficient. Show slope ties.

% D = .88 × 2.063 Ac =
1.81 Ac.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

H10D029_SPBP_Cmmt2.doc

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Shawn Biazar

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: WESTERN UNITED ELECTRIC Building Permit #: _____ City Drainage #: H10D029

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

Legal Description: TRACT 6, LADERA BUSINESS PARK, UNIT 1

City Address: 7311 LA MORADA PLACE, NW, ALBUQUERQUE, NM 87120

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- X S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
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- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

As verified email

RECEIVED
AUG 18 2015
LAND DEVELOPMENT SECTION

Paid $50.00

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 08/17/2015 By: SHAWN BIAZAR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

SBS CONSTRUCTION AND ENGINEERING, LLC

August 17, 2015

Mrs. Rita Hartmon, P. E.
Senior Engineer, Planning Dept.
Development Review Services
P. O. Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: **Western Union Electric, Tract 6, Ladera Business Park, Unit 1, File # H10D029**
Grading and Drainage Plan, Responses to Comments Dated August 3-2015

Dear Mrs. Hartmon:

The following are the responses to your comments received dated August 3, 2015:

1) An approval letter from PNM and El Paso Electric will be provided before DRB approval of the site plan.
2) The purpose of 1' curb on the west side is to act as retaining wall and make the transition of the existing grade to proposed grade smoother. need ret. wall
3) The roof drains to the north and the arrows are shown on the grading plan.
4) A copy of Master Drainage Plan is attached and the area with note for free discharged is highlighted. — need to show peak discharge
5) All the calculations are shown on the grading plan as requested.
6) The Pond B, at the NE corner will discharge into the street via 2-24" sidewalk culvert. This pond is only detaining the first flush and is not a retention pond.
7) The pond volumes are shown on the grading plan and ponds are labeled as Pond A and B.
8) This pond is detaining first flush and will overflow into the street vis 2-24" sidewalk culvert. The sidewalk culvert calculations area also shown on the plan.

Please Contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

Shahram (Shawn) Biazar, Managing Member

RECEIVED
AUG 18 2015
LAND DEVELOPMENT SECTION

Enclosures
JN: 201513

10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114 PH (505) 804-5013 FAX (505) 897-4996 EMAIL AECLLC@AOL.COM

El Paso Electric

P.O. Box 982
El Paso, Texas
79960-0982
(915) 543-2244

August 17, 2015

City of Albuquerque
Planning Department
Building and Safety Division
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Western United Electric Corp., Office/Warehouse
Tract 6, Ladera Business Park, Unit 1
7311 La Marada Pl. NW
Albuquerque, NM 87120

We have received, reviewed, and approved the following sheets for the above referenced project: Site Plan/sheet 1 of 6 (architect's stamp date 8/9/15), Landscape Plan/sheet 3 of 6 (architect's stamp date 8/10/15) Grading Plan/sheet 4 of 6 (engineer's stamp date 8/9/15), and the Utilities Plan/sheet 5 of 6 (architect's stamp date 8/9/15).

The following requirements have been addressed and recorded on the plan sheets listed above.

1. No permanent structures or ponding shall be installed adjacent transmission structures. Existing EPE transmission structures are away from this property's easement.
2. The chain link fence and access gate within the easement shall be grounded per EPE specifications (see attached Exhibit A).
3. Any improvements within the easement, including trees and shrubs, shall not encroach within the EPE clearance requirements. All trees have been moved out of the easement.
4. No public utilities are within the easement. A plastic (PVC) drain pipe from the truck loading dock well extends through the easement and is shown on the grading plan. Utilities shall be marked and coordinated with EPE prior to installation.
5. A 16-ft wide gate (two 8' gates) will be installed, as shown at the NE corner of the site, for access by EPE and PNM at any time.
6. All parking has been moved out of the EPE easement and no future parking shall occur within the easement.

El Paso Electric Company bears no liability or responsibility for any improvements within the easement.

Sincerely,

A Adrian Aguirre

Adrian Aguirre
Manager TSR Engineering, El Paso Electric

Francisco Melendez
(915) 543-5866

(915) 543-2244 – Direct
Adrian.Aguirre@epelectric.com

P.O. Box 982
El Paso, Texas 79960

(915) 521-4776– Facsimile
www.epelectric.com

PNM
2401 Aztec NE, Z200
Albuquerque, NM 87107
505-241-2792
www.pnm.com

August 13, 2015

City of Albuquerque
Planning Department, Jack Cloud
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Western United Electric Corp. Office/Warehouse
Tract 6, Ladera Business Park, Unit 1
7311 La Morada Pl. NW
Albuquerque, NM 87120

We have received and reviewed the following sheets for the above referenced project: Site Plan/sheet 1 of 6 (architect's stamp date 8/9/15), Landscape Plan/sheet 3 of 6 (architect's stamp date 8/10/15) Grading Plan/sheet 4 of 6 (engineer's stamp date 8/9/15), and the Utilities Plan/sheet 5 of 6 (architect's stamp date 8/9/15).

The following requirements have been identified:

1. No permanent structures or ponding shall be installed in existing distribution easement. PNM
2. Any trees and shrubs planted in distribution easement are subject to trimming and or removal.
3. A 10-ft wide gate will be installed, as shown at the NE corner of the site, for access by EPE and PNM at any time. See site plan

Public Service Company of New Mexico (PNM) bears no liability or responsibility for any improvements within the easement.

Sincerely,

Laurie V Moye

Laurie Moye
Coordinator, Regulatory Project and Public Participation

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 27, 2002

John MacKenzie PE
Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, NM 87199

Re: Ladera Business Park Drainage Report
Engineers stamp date 11-21-02 (H10/D6A)

Dear Mr. MacKenzie,

Based on information contained in your resubmittal dated 11-22-02, the above referenced report is approved for Preliminary Plat and Site Plan for Subdivision action by the DRB and Work Order action by the DRC.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

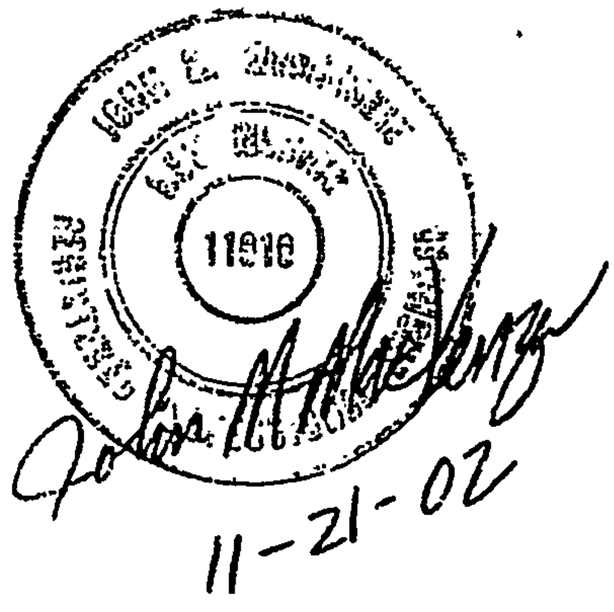
MASTER DRAINAGE REPORT
for
LADERA BUSINESS PARK

Prepared for:

Unser - 98th Street Partnership
8900 Washington, NE
Albuquerque, NM 87113

Prepared by:

John M. MacKenzie, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199



April 5, 2002

Revised May 24, 2002

Revised November 21, 2002

III. EXISTING DRAINAGE CONDITION

The Ladera Business Park is presently undeveloped open rangeland that was occupied by grazing cattleup until its recent sale. The topography is sloping down to the east at a grade of approximately 4 to 4.5 percent and sparsely covered by various native grasses and bushes. Numerous small on-site swales have developed over the years that appear to die out as they continue from west to east through the site. There are also several small vehicular trails that cross the site in all directions.

As displayed on the Existing Conditions Map (Pocket 1) there are six existing drainage basins, two of which are defined by the channels and three that discharge directly into the Mirehaven Channel at three existing diversion dikes. These dikes intercept west to east flow and are integrated into the channel's construction. The eastern portion of the Mirehaven contains drop structures that were placed to prevent head-cutting, dissipate energy and otherwise minimize erosion. The last remaining basin covering most of the north half of the site flows directly east and into the Ladera Dam 14. Both the Mirehaven and Ladera channels contain well-defined embankments built during their construction that are elevated four to six feet above the surrounding on-site area.

Upon closer examination it has been discovered that a small portion (approximately 0.91 acres) of the Unser Blvd. - Vista Oriente intersection actually drains into the unimproved Vista Oriente right-of-way and then into the site. All other runoff within Unser Blvd. and the area west of Unser Blvd. is either directed into the Unser Blvd. storm drain system or into the Mirehaven and Ladera channels. No other off-site discharge enters the site.

IV. PROPOSED DRAINAGE CONCEPT

Each of the individual tracts will be required to develop a site-specific grading and drainage plan that allows free discharge to either a street, an underground pipe, or a paved private swale in accordance with this plan. It will be the responsibility of each end user to design a suitable connection to the tract's permanent outfall.

The proposed drainage scheme for the LBP starts by dividing the entire site into three distinct ***Areas****, as identified on Exhibit A, each with its individual principal conveyance path. Outfalls for the drainage are internal streets and storm drains that ultimately discharge to the Mirehaven Channel. Flow in streets is generally east and then south into the channel via storm drain. All lots are to take advantage of the free-discharge allowance with no permanent on-site ponds planned.*

The new internal street network, as identified on the plan, will extend Vista Oriente east to where it will intersection with a new street named La Morada Place. La Morada Place extends east from a new right-in/right-out driveway on Unser Blvd. approximately 1,000 feet south of the Vista Oriente intersection. Three-hundred feet east of and running parallel to Unser Blvd. is a new private street called Vista Oeste that was created to connect La Morada Place with Vista Oriente. Lots fronting Vista Oeste are considerably smaller than lots within other areas of the site. All street rights-of-way are 60 feet and all face to face dimensions are 40 feet.

Area I *will include Lot 1 of the LIC (not a part of the proposed development) and a majority of the site area north of La Morada Place.* ***Area II*** *will cover all of the area south of La Morada Place except for tracts directly south of the La Morada-Vista Oeste intersection. The balance of the site (****Area III****) covers Tracts 12-19 and Tracts 21-23.*

Runoff from ***Area I*** *will be conveyed in Vista Oriente and La Morada to the cul-de-sac at the east end of La Morada. Thirty-six-inch storm sewer beginning just north of the La Morada-Vista Oriente intersection accepts and conveys most of the streets' surface flow up to the cul-de-sac, at which time all the flow from* ***Area I*** *and*

Area II will be combined and carried in a 60" RCP to the Mirehaven Channel. A maintenance drive/emergency overflow channel extending from the cul-de-sac to the Mirehaven Channel will be built to provide for channel maintenance on the Mirehaven and maintenance of sanitary sewer manhole near the channel. The maintenance drive will also serve as an emergency overflow for the cul-de-sac should the capacity of the cul-de-sac inlets be exceeded. A pole gate will be built at the driveway entrance to restrict public access.

*Tracts within **Area I** discharging directly to streets at various locations are Lot 1 (LIC), Tract 1, Tracts 4 – 6, 24 and 25. Tracts 20, and 27 – 29 are to discharge into the paved private swale along the north side of Tract 25. Tracts 2, 3 and 26 discharge into subsurface storm drain stub outs designed specifically for those lots.*

*Each of the tracts within **Area II** (8-11) will freely-discharge to a new private paved swale along the south side of Tracts 8 – 10. The swale is designed to discharge into a new NMSHTD median inlet just SW of the La Morada cul-de-sac. Another 36" storm drain collects and conveys this runoff into the 60" storm drain described above. The **Area II** runoff includes Tract 7, which is east of the La Morada cul-de-sac. Tract 7 will free-discharge directly east to the Ladera Dam No. 14. A site specific outfall design must be designed and approved by the City Hydrology Division and AMAFCA in conjunction with the site development of Tract 7.*

***Area III** covers smaller lots fronting on Vista Oeste and the west end of La Morada Place. Runoff from Tracts 15 – 19 is to be accepted by Vista Oeste and then turned east in La Morada to a series of in-street drop inlets at the west boundary of Tract 12. Tracts 21 – 23 will discharge east into a private paved swale located along their east boundary. This private paved swale flows south and discharges into a double "D" drop inlet that is combined with the flow identified above. The street flow from Tracts 15 – 19 is combined with Tract 21- 23 flow and then carried in a 36" storm drain along the east boundary of Tract 12 to the SE corner of Tract 12. Private runoff from Tracts 12 –14 is conveyed in another paved swale along the west boundary of Tract 12 and then directed south into another double "D" inlet at the SE corner of Tract 12. At this point all **Area III** flows are combined before outfalling into the Mirehaven Channel in a 42" storm drain.*

Both of the Mirehaven Channel outfalls are underlain by a below-grade pad consisting of type M rip-rap. Native fill is to be placed over the pad to the existing FL grade of the channel.

The hydrologic analysis utilizing AHYMO is provided in Appendix A. Nomographs and drainage calculations for street, swale, and catch basin capacities, including the storm drain's hydraulic analysis, are provided in Appendix B.

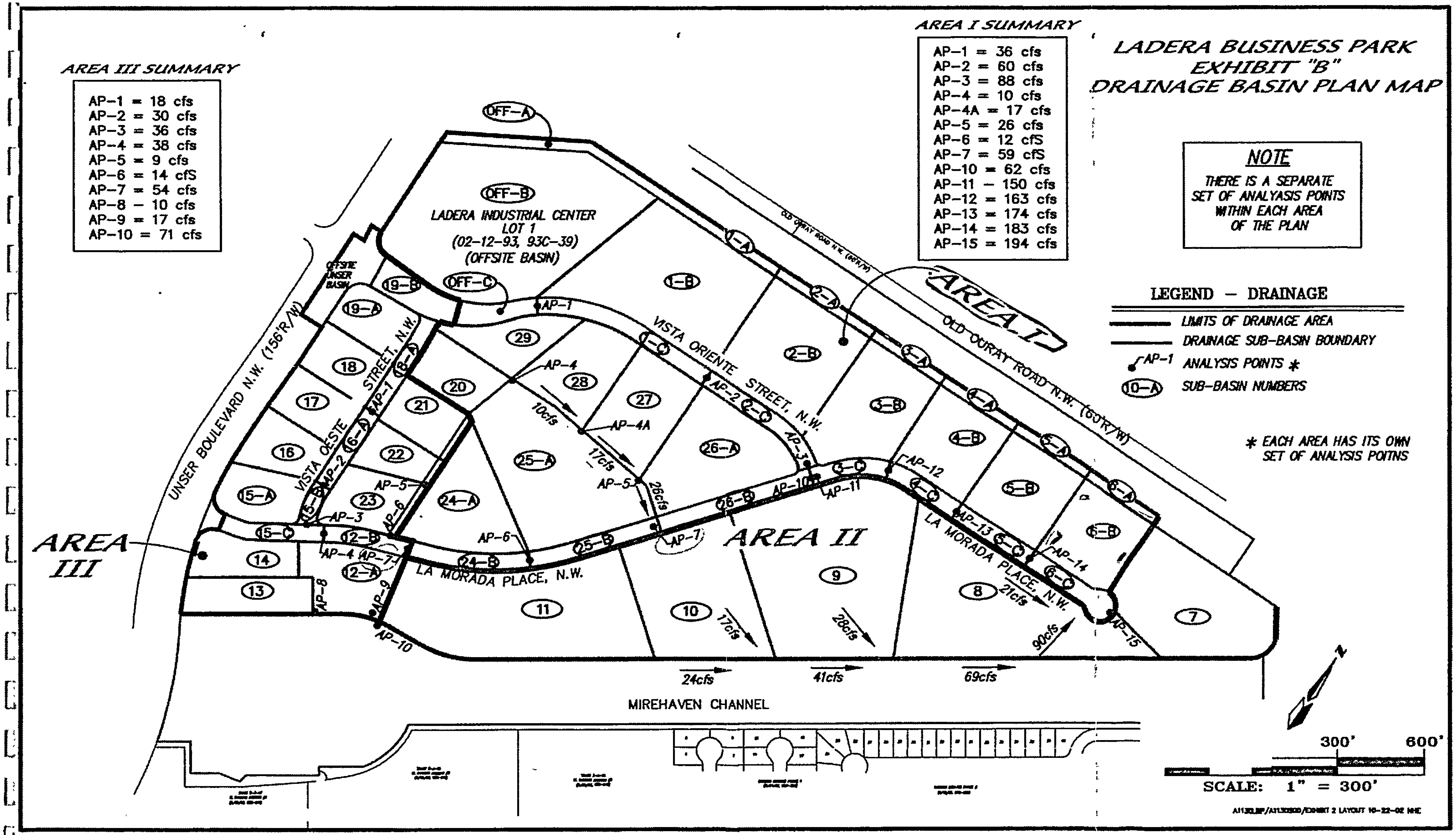
V. STREET INLETS AND STORM DRAIN SUMMARY

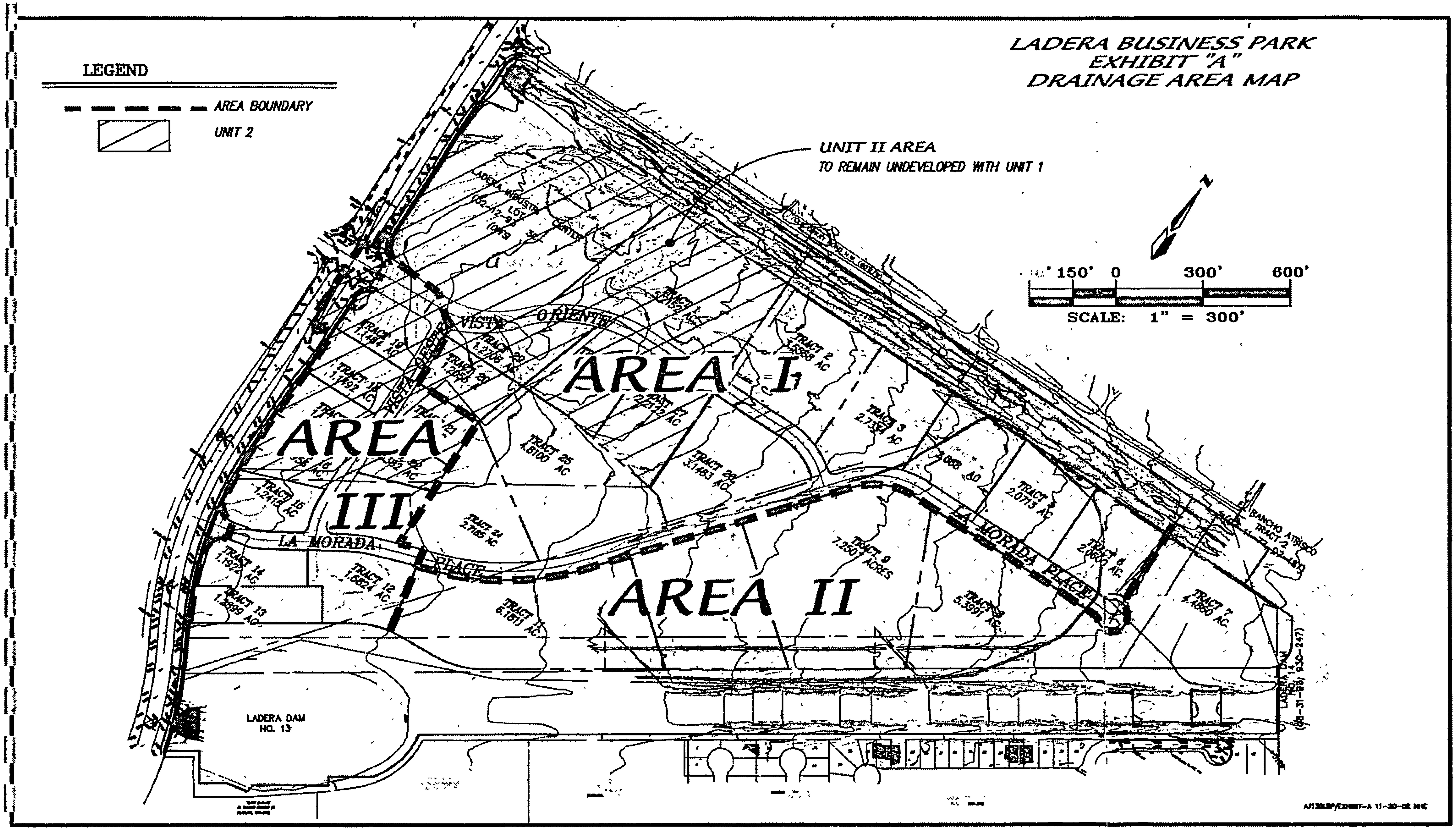
Vista Orienta Street

*On Vista Oriente at **AP-2**, the flow is 60 cfs with a grade of 2.25%. At first set of drop inlets, with the street generating an additional 2 cfs, 13 cfs will be collected in each of the two inlets (26 cfs total), resulting in a bypass of 36 cfs reaching Vista Oriente's intersection with La Morada at **AP-11**. The 36" storm drain in lower Vista Oriente accepts 26 cfs from the inlets, 15 cfs directly from the pipe stubbed-out to Tract 2 and 11 cfs from the pipe stubbed-out to Tract 26 (52 cfs total).*

La Morada Street

*On La Morada Street just before its intersection with Vista Oriente (**AP-10**), there is 62 cfs of flow. With the 4 inlets on La Morada, each receiving 12.5 cfs, there remains 12 cfs in the street bypassing to **AP-11**. Combined with the 36 cfs of bypass from Vista Oriente, and the 1.6 cfs generated within the R/W (Basin AHYMO ID=29), there remains 49.6 cfs flowing in La Morada just east of the Vista Oriente intersection (**AP-12**). The 36" storm drain at this location now carries the 50 cfs just collected from the La Morada inlets and the 52 cfs caried by the 36" pipe in Vista Oriente (102 cfs total – see storm drain's hydraulic analysis in*


LADERA BUSINESS PARK
EXHIBIT "B"
DRAINAGE BASIN PLAN MAP
AREA III SUMMARY
AP–1 = 18 cfs
AP–2 = 30 cfs
AP–3 = 36 cfs
AP–4 = 38 cfs
AP–5 = 9 cfs
AP–6 = 14 cfS
AP–7 = 54 cfs
AP–8 – 10 cfs
AP–9 = 17 cfs
AP–10 = 71 cfs
AREA I SUMMARY
AP–1 = 36 cfs
AP–2 = 60 cfs
AP–3 = 88 cfs
AP–4 = 10 cfs
AP–4A = 17 cfs
AP–5 = 26 cfs
AP–6 = 12 cfS
AP–7 = 59 cfS
AP–10 = 62 cfs
AP–11 – 150 cfs
AP–12 = 163 cfs
AP–13 = 174 cfs
AP–14 = 183 cfs
AP–15 = 194 cfs
NOTE
THERE IS A SEPARATE SET OF ANALAYSIS POINTS WITHIN EACH AREA OF THE PLAN
LEGEND – DRAINAGE
LIMITS OF DRAINAGE AREA
DRAINAGE SUB-BASIN BOUNDARY
AP–1 ANALYSIS POINTS *
10–A SUB-BASIN NUMBERS
* EACH AREA HAS ITS OWN SET OF ANALYSIS POITNS
LADERA INDUSTRIAL CENTER LOT 1 (02-12-93, 93C-39) (OFFSITE BASIN)
OFFSITE UNSER BASIN
UNSER BOULEVARD N.W. (156'R/W)
VISTA OESTE STREET, N.W.
VISTA ORIENTE STREET, N.W.
OLD OURAY ROAD N.W. (60'R/W)
LA MORADA PLACE, N.W.
AREA I
AREA II
AREA III
MIREHAVEN CHANNEL
24cfs
41cfs
69cfs
90cfs
SCALE: 1" = 300'
300'
600'


LADERA BUSINESS PARK
EXHIBIT "A"
DRAINAGE AREA MAP
LEGEND
AREA BOUNDARY
UNIT 2
UNIT II AREA
TO REMAIN UNDEVELOPED WITH UNIT 1
150' 0 300' 600'
SCALE: 1" = 300'
AREA I
AREA II
AREA III
LA MORADA PLACE
LA MORADA PLACE
VISTA ORIENTE
LADERA DAM NO. 13
TRACT 2
TRACT 3 2.7334 AC
TRACT 7 4.4860 AC
TRACT 9 7.2501 ACRES
TRACT 11 6.1611 AC
TRACT 12 1.6824 AC
TRACT 13 1.2899 AC
TRACT 14 1.1924 AC
TRACT 15 1.2412 AC
TRACT 18 1.1492 AC
TRACT 24 2.7165 AC
TRACT 25 4.8100 AC
TRACT 26 3.1483 AC
RANCHO ATRISCO TRACT 2

PLAINS ELECTRIC CO-OP STATION

CORPORATE LIMI

RM 33

100-YEAR FLOOD CONFINED TO CONSTRUCTED CHANNEL

LADERA DIVERSION CHANNEL

SITE

UNSER BLVD.

FIGURE 2

100-YEAR FLOOD CONFINED TO CONSTRUCTED CHANNEL

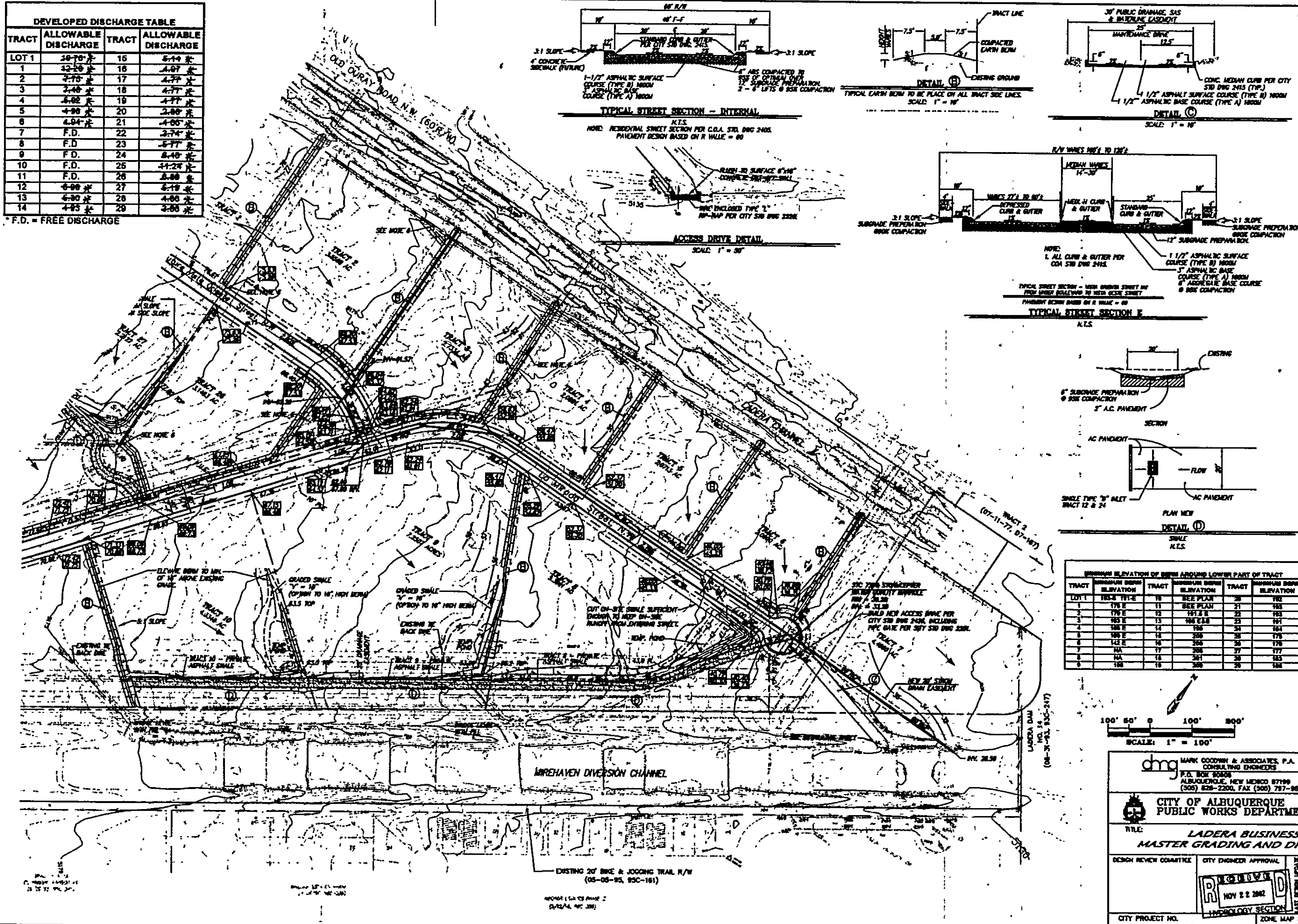
MIREHAVEN

DIVERSION

CHANNEL

100-YEAR FLOOD CONFINED TO CONSTRUCTED CHANNEL

FEMA MAP



DEVELOPED DISCHARGE TABLE			
TRACT	ALLOWABLE DISCHARGE	TRACT	ALLOWABLE DISCHARGE
LOT 1	~~10.70~~ *	15	~~5.14~~ *
1	~~12.20~~ *	16	~~4.07~~ *
2	~~7.15~~ *	17	~~4.77~~ *
3	~~2.48~~ *	18	~~4.77~~ *
4	~~5.02~~ *	19	~~4.77~~ *
5	~~4.90~~ *	20	~~2.80~~ *
6	~~4.04~~ *	21	~~4.06~~ *
7	F.D.	22	~~2.74~~ *
8	F.D	23	~~5.77~~ *
9	F D.	24	~~8.48~~ *
10	F.D.	25	~~11.24~~ *
11	F.D.	26	~~8.80~~ *
12	~~6.00~~ *	27	~~5.19~~ *
13	~~6.30~~ *	28	~~4.60~~ *
14	~~4.95~~ *	29	~~2.80~~ *

* F.D. = FREE DISCHARGE

MINIMUM ELEVATION OF BERM AROUND LOWER PART OF TRACT					
TRACT	MINIMUM BERM ELEVATION	TRACT	MINIMUM BERM ELEVATION	TRACT	MINIMUM BERM ELEVATION
LOT 1	183.8 181-E	10	SEE PLAN	20	182
1	176 E	11	SEE PLAN	21	183
2	176 E	12	181.8 E	22	183
3	183 E	13	186 E&S	23	181
4	186 E	14	186	24	184
5	186 E	15	200	25	175
6	142 E	16	200	26	176
7	NA	17	205	27	177
8	NA	18	201	28	183
9	186	19	205	29	186

AS BUILT INFORMATION: CONTRACTOR / STAKED BY / DATE / INSPECTOR'S ACCEPTANCE BY / DATE / FIELD VERIFICATION BY / DATE / DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE / NO.

BENCH MARKS: STATION "3-H10" IS LOCATED 4.5 MILES NW OF DOWNTOWN SW OF LADERA & GOLF COURSE. TO REACH STATION FROM INTER-SECTION OF I-40 & UNSER BLVD. GO NORTH ON UNSER 0.76 MILES TO LADERA DR. THE STATION IS NE OF THE INTERSECTION. THE STATION MARK IS A STANDARD ACS BRASS CAP STAMPED "3-H10", SET FLUSH IN THE CONCRETE SURFACE OF THE SPILLWAY. X=366,888.72, Y=1,491,823.88 (NAD 1927) ELEV=5,161.16 (NAVD29)

SURVEY INFORMATION — FIELD NOTES: NO. / BY / DATE

ENGINEER'S SEAL — Revised 11-21-02

REVISIONS: NO. / DATE / REMARKS / BY

DESIGN: DESIGNED BY DBS/DMM DATE 3/02; DRAWN BY NMM DATE 3/02; CHECKED BY DMG DATE 3/02

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: LADERA BUSINESS PARK
MASTER GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | MO./DAY/YR. | MO./DAY/YR. | LAST DESIGN UPDATE

RECEIVED NOV 22 2002 HYDROLOGY SECTION

CITY PROJECT NO. 693281 | ZONE MAP NO. H9,H10 | SHEET 8 OF 34

A1130LBP/A1130SCD 11-21-02 RDQ NHE DER

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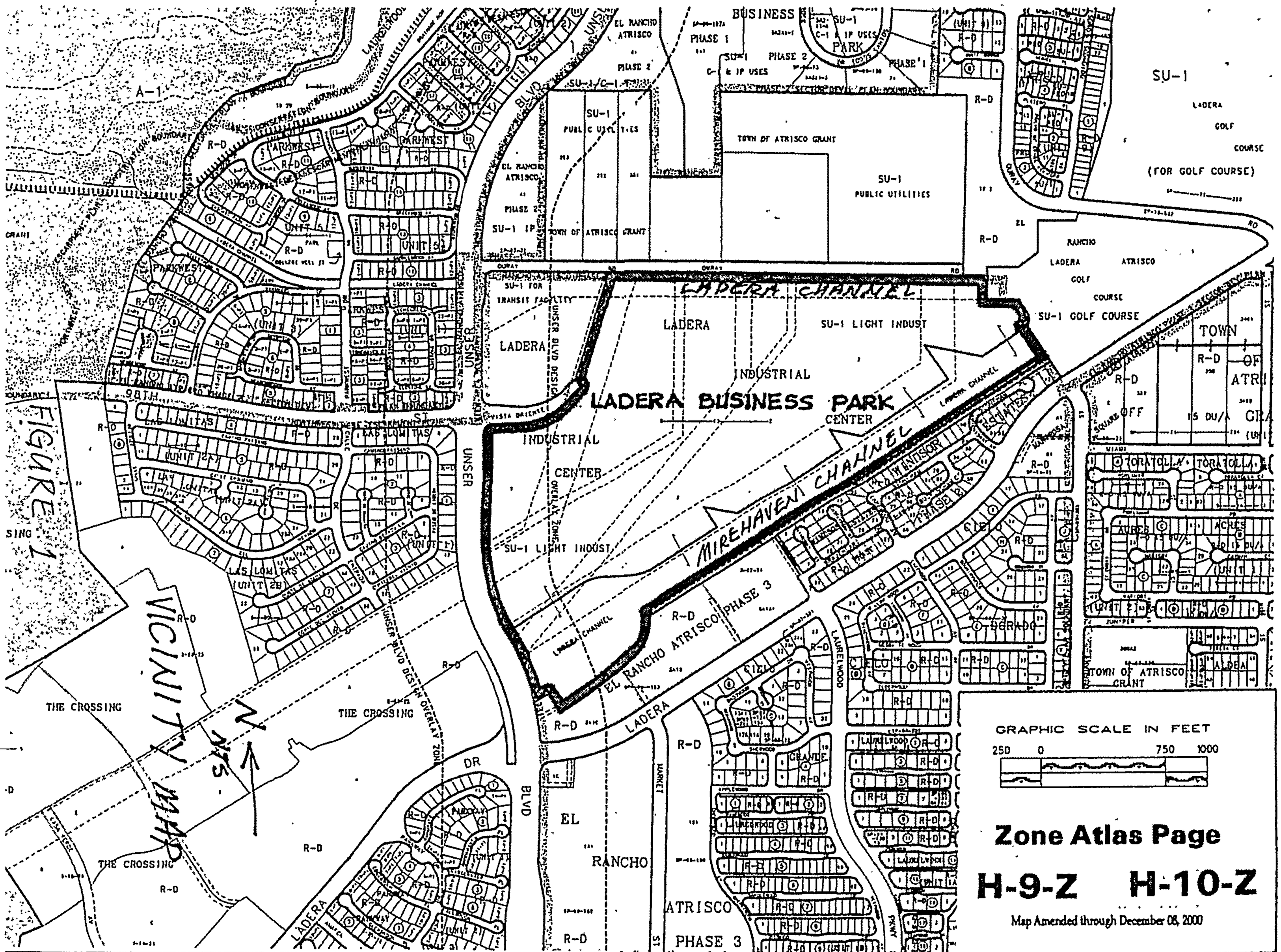

Zone Atlas Page

H-9-Z H-10-Z

Map Amended through December 08, 2000

.666 .0 2.664 .2 4.662 .0 6.660 .0
1.332 2.2 3.330 .1 5.328 .0

RUNOFF VOLUME = 1.69760 INCHES = .2942 ACRE-FEET
PEAK DISCHARGE RATE = 8.12 CFS AT 1.499 HOURS BASIN AREA = .0033 SQ. MI.

****** COMBINE HYDROGRAPHS - BASINS 6-A & 6-B
ADD HYD ID=36 HYD NO=101.28 ID=36 ID=37
PRINT HYD ID=36 CODE=24

PARTIAL HYDROGRAPH 101.28

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.998	2.0	3.996	.0	5.994	.1		
.666	.0	2.664	.2	4.662	.0	6.660	.0		
1.332	2.3	3.330	.1	5.328	.0				

RUNOFF VOLUME = 1.63778 INCHES = .3101 ACRE-FEET
PEAK DISCHARGE RATE = 8.68 CFS AT 1.499 HOURS BASIN AREA = .0036 SQ. MI.

****** BASIN 6-C DEVELOPED R/W AREA IN FRONT OF TRACT 6
COMPUTE NM HYD ID=39 HYD NO=100.31 AREA=0 0008 SQ MI
PER A=00 PER B=10 PER C=0 PER D=90
TP=0 1333 HR MASS RAINFALL=-1
ID=39 CODE=24

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 2.8426 CFS UNIT VOLUME = .9955 B = 526.28 P60 = 1.8700
AREA = .000720 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .130992HR TP = .133300HR K/TP RATIO = .982685 SHAPE CONSTANT, N = 3 593448
UNIT PEAK = .19630 CFS UNIT VOLUME = .9294 B = 327.09 P60 = 1.8700
AREA = .000080 SQ MI IA = .50000 INCHES INF = 1 25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

****** COMBINE HYDROGRAPHS FOR BASIN 6-C & FLOW ABOVE AP-14
ADD HYD ID=3 HYD NO=101 29 ID=3 ID=39
PRINT HYD ID=3 CODE=24

PARTIAL HYDROGRAPH 101.29

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.998	42.8	3.996	9	5.994	1.2		
.666	.0	2.664	3 7	4.662	.9	6.660	.0		
1.332	49.8	3.330	1.2	5.328	1 0				

RUNOFF VOLUME = 1.67640 INCHES = 6 6918 ACRE-FEET
PEAK DISCHARGE RATE = 185.52 CFS AT 1.499 HOURS BASIN AREA = .0748 SQ. MI.

***** COMBINE HYDROGRAPHS AREA ABOVE AP-15 & BASIN 6
***** (ANALYSIS POINT 15)

ADD HYD ID=3 HYD NO=101.30 ID=3 ID=36
PRINT HYD ID=3 CODE=24

PARTIAL HYDROGRAPH 101.30

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS

****** COMBINE HYDROGRAPHS: BASIN 5 A/B & FLOW ABOVE AP14
****** (ANALYSIS POINT ~~15~~ 14)
ADD HYD ID=3 HYD NO=101.27 ID=3 ID=32
PRINT HYD ID=3 CODE=24

PARTIAL HYDROGRAPH 101 27

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.998	42 3	3.996	.9	5 994	1.1		
.666	.0	2.664	3.7	4.662	.9	6.660	.0		
1.332	49 2	3 330	1.2	5 328	1 0				

RUNOFF VOLUME = 1.67478 INCHES = 6.6139 ACRE-FEET
PEAK DISCHARGE RATE = 183.39 CFS AT 1.499 HOURS BASIN AREA = .0740 SQ. MI.

******----------

****** BASIN 6 DEVELOPED CONDITIONS - TRACT 6 - 2 08 ACRES
****** BASIN 6-A
****** CHANNEL EMBANKMENT TO REMAIN IN "AS-IS" CONDITION
****** WITH 3.1 EMBANKMENT SLOPES (OFF-SITE)
COMPUTE NM HYD ID=36 HYD NO=100.29 AREA=0.0003 SQ MI
PER A=0 PER B=0 PER C=100 PER D=0
TP=0.1333 HR MASS RAINFALL=-1

K = .105867HR TP = .133300HR K/TP RATIO = .794199 SHAPE CONSTANT, N = 4 514851
UNIT PEAK = .87354 CFS UNIT VOLUME = .9857 B = 388 14 P60 = 1 8700
AREA = .000300 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=36 CODE=24

PARTIAL HYDROGRAPH 100 29

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	.666	.0	1.332	.0	1 998	.1	2 664	.0

RUNOFF VOLUME = 99109 INCHES = .0159 ACRE-FEET
PEAK DISCHARGE RATE = .56 CFS AT 1.499 HOURS BASIN AREA = .0003 SQ. MI.

****** BASIN 6-B DEVELOPED ONSITE AREA
COMPUTE NM HYD ID=37 HYD NO=100.30 AREA=0.00325 SQ MI
PER A=0 PER B=20 PER C=0 PER D=80
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 10.265 CFS UNIT VOLUME = .9982 B = 526 28 P60 = 1.8700
AREA = .002600 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .130992HR TP = .133300HR K/TP RATIO = 982685 SHAPE CONSTANT, N = 3 593448
UNIT PEAK = 1.5949 CFS UNIT VOLUME = .9918 B = 327.09 P60 = 1.8700
AREA = .000650 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=37 CODE=24

PARTIAL HYDROGRAPH 100.30

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.998	1.9	3.996	.0	5.994	.1		

Harmon Rita T.

From: Cloud, Jack W.
Sent: Monday, July 27, 2015 1:02 PM
To: Harmon Rita T.
Subject: FW: Western United Electric office warehouse comments.docx
Attachments: Western United Electric office warehouse comments.docx

FYI, for public hearing case 1001523 on August 5 DRB -

From: Moye, Laurie [mailto:Laurie.Moye@pnm.com]
Sent: Friday, July 24, 2015 4:58 PM
To: Cloud, Jack W.
Cc: Moye, Laurie; Dumont, Carol S.
Subject: Western United Electric office warehouse comments.docx

Jack, attached please find PNM Comments on the DRB case for the Western United Electric Office Warehouse hearing August 5, 2015. Thank you for allowing PNM to comment due to the critical infrastructure and easements on and adjacent to this property. PNM has reached out to the applicant to set up a meeting on the week of July 27 to further discuss concerns.

Laurie

Laurie W. Moye
PNM
Public Participation and Regulatory Relations
System Engineering
Aztec Building A
2401 Aztec NE
Albuquerque, New Mexico 87107
505-241-2792
505-241-2363 fax

PNM has reviewed Western United Electric Corporation's Office site plan for its proposed Office Warehouse in Ladera Business Park and submits the following comments:

1. There are two existing high-voltage 345kV electric transmission lines (one is El Paso Electric Company's (EPE) line and one is PNM's) adjacent to the subject site on the east side of the property and a PNM existing 3-phase electric distribution line on the north side of the property. The easement for the EPE transmission line and the easement for the PNM distribution line encompass a portion of the site. It is the applicant's obligation to abide by the conditions and terms associated with those easements.

2. Any change in the existing grade on the east side of the property including the pond area must be reviewed by PNM in order to ensure that adequate safety clearances are maintained.

3. Due to the proximity of the proposed project to the transmission lines, various grounding measures must be installed for protection from potential nuisance shocks during construction and once the office warehouse is occupied. These measures include grounding of the east side of the perimeter chain-link fence, installing a dissipation device on the proposed fire hydrant on the east side of the property, and perhaps provide grounding for the metal roof and metal building to protect from nuisance shocks.

4. PNM/EPE will require access along the chain-link fence on the east side of the property in order to reach the transmission structures.

5. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing transmission lines. Street trees (Austrian Pines and Texas Red Oaks) indicated on the Landscape Plan at the cul-de-sac, Sheet L0-1.0, are not a compatible height with the existing transmission lines on the eastern portion of the property. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with the existing electric infrastructure.

6. PNM has requested a meeting with the applicant to discuss these comments.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 3, 2015

Reza Afaghpour, P.E.
SBS Construction and Engineering
P.O. Box 10264
Albuquerque, NM 87184

RE: Western United Electric
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 7-6-2015 (H10D029)

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 7-22-2015, the above referenced plan cannot be approved for action by the DRB on the Site Plan for Building Permit until the following comments are addressed:

1. Due to the comments from PNM regarding the high-voltage transmission lines, PNM must approve the site plan prior to DRB action.
2. Why is there 1ft curb on the west side rather than standard 6" curb?
3. Show roof discharge arrows
4. Provide excerpts/documentation from DMP showing free discharge to La Morada is programmed for this site.
5. Provide runoff calculations. What is the discharge rate? What is the volume discharging into the pond at NE corner? Show land treatment areas/percentages in the calculations.
6. How will pond at NE corner discharge to street? Is it a retention pond? If so, 10-day volume required, as well as an emergency overflow.
7. Indicate the pond volumes on the plan. Label Ponds, ie. Pond 1, Pond 2.
8. Is the pond in SE corner a detention or retention pond? If detention, how will Pond corner discharge to SW culvert? Is the culvert an emergency overflow?

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Shawn Biazar

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

H10D029_SPBP_Cmmt.doc

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: WESTERN UNITED ELECTRIC Building Permit #: _____ City Drainage #: H10D029

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

Legal Description: TRACT 6, LADERA BUSINESS PARK, UNIT 1

City Address: 7311 LA MORADA PLACE, NW, ALBUQUERQUE, NM 87120

Engineering Firm: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

Phone#: 505-804-5013 Fax#: 505-897-4996 E-mail: AECLLC@AOL.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
X CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
X S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ ~~SO-19 APPROVAL~~
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

As varified - email

RECEIVED
JUL 22 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 07/19/2015 By: SHAWN BIAZAR

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

April 13, 2016

Kent Trauernight
AKT Architects
P.O. Box 3366
Albuquerque, NM 87190

Re: Western United Electric
7311 La Morada NW
Request for Certificate of Occupancy- Transportation Development
DRB Approval dated 7-9-15 (H10-D029)
Certification dated 4-12-16

Dear Mr. Trauernight,

Based upon the information provided in your submittal received 4-12-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: WESTERN UNITED ELECTRIC Building Permit #: 2015-92303 Hydrology File #: H10D029

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

Legal Description: _____

City Address: 7311 LA MONADA PL N.W 87120

Applicant: AKT ARCHITECTS Contact: KENT TRAVERNICHT

Address: P.O. BOX 3366

Phone#: 281-9560 Fax#: 286-1055 E-mail: AKTARCH@ZIANET.NET

Other Contact: RICHARDSON & RICHARDSON Contact: BOB PETERSON

Address: 4100 MONAL BLVD N.E

Phone#: 505-881-2268 Fax#: 883-6607 E-mail: _____

bPETERSON@RICHARDSON RICHARDSON.COM

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
X TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ AS-BUILT CERTIFICATION

____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ NEIGHBORHOOD IMPACT ASSESMENT (NIA)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY
____ GRADING/ESC PERMIT APPROVAL

____ 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
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR

____ **PRE-DESIGN MEETING?**

____ OTHER (SPECIFY) _____

RECEIVED
APR 12 2016
LAND DEVELOPMENT SECTION

IS THIS A RESUBMITTAL?: ____ Yes X No

DATE SUBMITTED: 4/12/16 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____ FEE RECEIVED: ____

akt architects LLC
P. O. BOX 3366
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

April 12, 2016

City of Albuquerque
Public Works Department
Transportation Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Traffic Circulation Layout – Certification
Site Development Plan for Building Permit
United Western Electric Corp., Office/Warehouse
7311 La Marada Place NW
Albuquerque, NM 87120

I, Kent Trauernicht, AKT Architects LLC, certify that this project is in substantial compliance and accordance with the design intent of the attached Traffic Circulation Layout/site plan, approved 08/26/15, project number CABQ1001523 (enclosed). I visited the site and determined by visual inspection that the Traffic Circulation Layout site plan is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is for the "Traffic Circulation Layout" substantial construction completion.

The record information presented is not necessarily complete and is intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose. This document neither expresses nor implies a warranty.

STATE OF NEW MEXICO
KENT
TRAUERNICHT
1285
REGISTERED ARCHITECT

April 12, 2016