



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 14, 2002

Glenn Broughton, PE
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

**Re: Quarters BBQ Restaurant Conceptual Grading and Drainage Plan
Engineer's Stamp Dated 3-12-02, (A14/D9C)**

Dear Mr. Broughton,

Based on the information contained in your submittal dated 3-12-02, the above referenced plan is approved for Site Plan for Building Permit Action by the DRB.

If you have any questions, you can contact me at 924-3984.

Sincerely,

Leslie Romero
Engineering Associate, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

A-14/D9C

PROJECT TITLE: Quarters BBQ Restaurant ZONE MAP/DRG. FILE # A-14-Z
DRB #: 1001623 EPC#: 01128 01743 WORK ORDER#: _____

LEGAL DESCRIPTION: Seven-Bar Ranch Tract G-2A-1
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Martin Grummer - Architect CONTACT: Martin Grummer
ADDRESS: 331 Wellesley Pl NE PHONE: (505) 265-2507
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

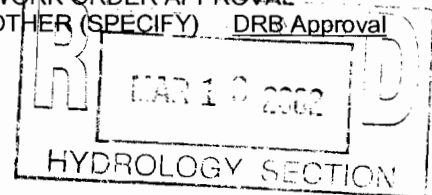
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) DRB Approval

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: March 12, 2002 BY: Glenn Broughton

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

- 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

March 12, 2002



BOHANNAN-HUSTON, INC.

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505.823.9892

Brad Bingham, P.E.
Hydrology/Utility Development
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Quarters BBQ Restaurant, Seven-Bar Ranch Tract G-2A-1

Dear Brad:

Enclosed for your review are the Drainage Information Sheet and revised grading and drainage plan for the referenced project. This grading and drainage plan submittal is for DRB approval.

In reference to your review comments we have revised the commentary on the grading plan:

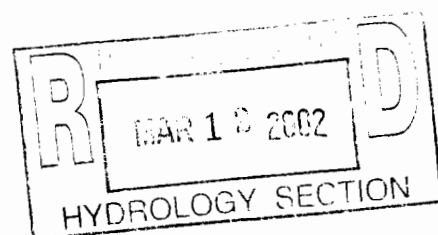
- There are no offsite flows entering this site
- Revisions to the commentary also include a description of the existing drainage conditions and the connection to the storm drain in Ellison Drive. Detention volumes were computed based on the DPM for an allowable discharge of 1.6 cfs.

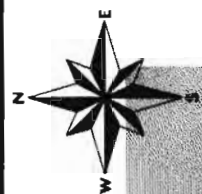
Included with this submittal is a copy of Special Assessment District 223 Drainage Management Plan Sheet 2 of 4. If you have any questions regarding this submittal, please call me at 823-1000

Sincerely
Bohannon Huston, Inc.

Glenn Broughton, P.E.
Community Development
and Planning Group

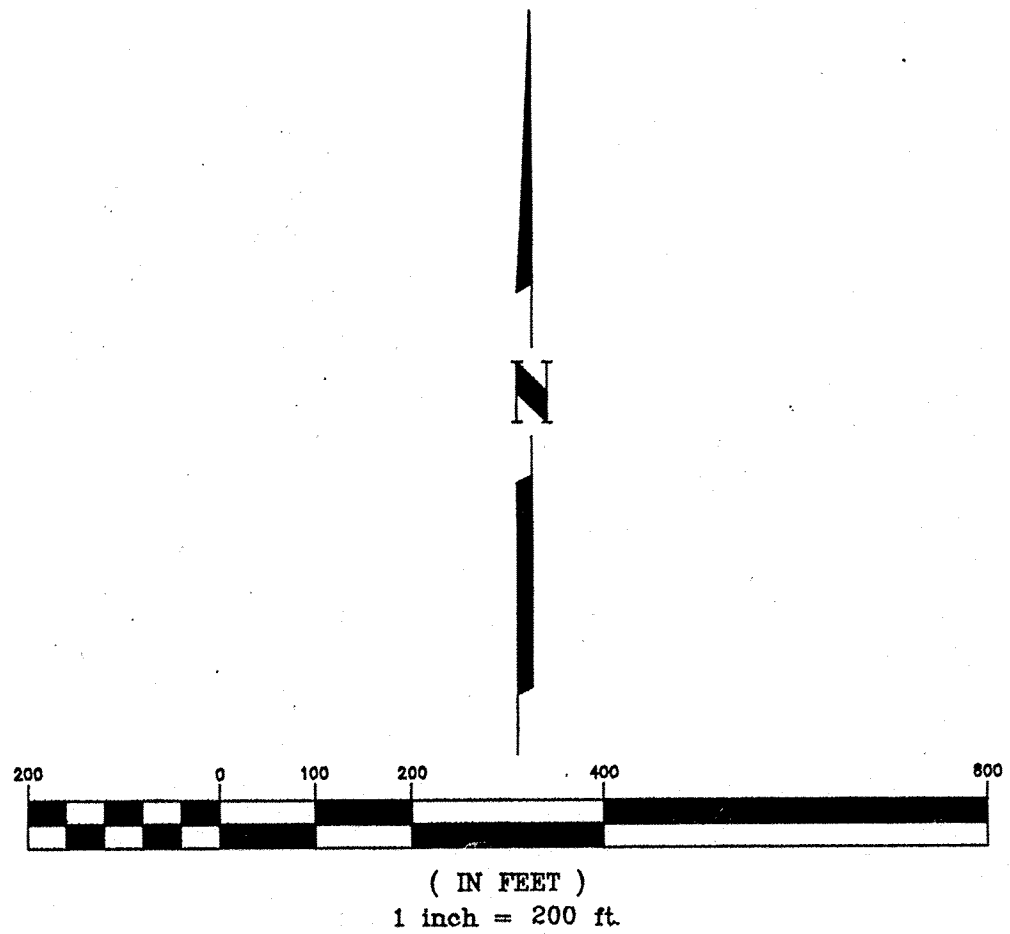
GB/am
Enclosures





D4



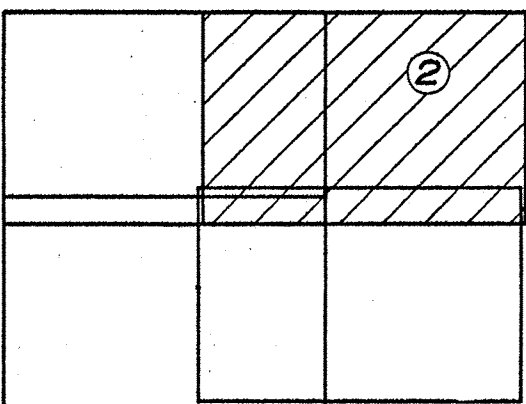


| SAD 223 PROPERTY ZONING | | |
|-------------------------|---------------------|---------------------------------------|
| ITEM NO. | JURISDICTION | ZONING |
| 1,2,6 | CITY OF ALBUQUERQUE | R-T |
| 3,4,5,6,17 | CITY OF ALBUQUERQUE | SU-1/R-2 |
| 7 | CITY OF ALBUQUERQUE | SU-1/TC |
| 8,9,10 | CITY OF ALBUQUERQUE | SU-1/JP |
| 11 (EXISTING) | BERNALILLO COUNTY | A-1 (SU PERMIT AIRPORT) |
| 11 (PROPOSED) | CITY OF ALBUQUERQUE | SU-1/R-3 |
| 12 | BERNALILLO COUNTY | A-1 (W/ PERMIT FOR SU-1 FOR C-2 USES) |
| 13 | CITY OF ALBUQUERQUE | OPEN SPACE |
| 14,15 | CITY OF ALBUQUERQUE | R-1 |
| 18,19 | CITY OF ALBUQUERQUE | SU-1/C-2 AND IP |
| 20 | BERNALILLO COUNTY | C-1 |
| 21 (EXISTING) | BERNALILLO COUNTY | A-1 |
| 21 (PROPOSED) | CITY OF ALBUQUERQUE | SU-1/JP |
| 22 THRU 37 | CITY OF ALBUQUERQUE | SU-1/R-3 |

LEGEND

- PROPOSED STORM DRAIN (NOT PART OF SAD 223)
- - - EXISTING STORM DRAIN LINE
- STORM DRAIN LINE
- WATERSHED BOUNDARY LINE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- ⊙ ANALYSIS POINT
- 23.1 cfs. 100 YEAR - 24 HOUR
- (14.0 cfs.) 10 YEAR - 24 HOUR
- FLOW ARROW
- ⊞ POND

KEY MAP



21-94
3-6-92
Rel 7-30-92
CME
Rel 7-30-94
CME

| | | | | | | | |
|--|--|--------------------------------|---------|-------------|--|----------|------|
| 2 | REVISE SKYVIEW, TRACTS C-1, C-2, C-3 & ABOVE DRAINAGE BASINS | DSH | 7-18-94 | | | | |
| 1 | UPDATED CCOS TO AHYMO 9-91 | VSF | 2-28-92 | | | | |
| NO. | REVISIONS | | BY DATE | | | | |
| <i>EASTERLING & ASSOCIATES, INC.</i> <i>CONSULTING ENGINEERS</i> | | | | | | | |
| 5643 PARADISE BLVD. N.W. ALBU, N.M., 87114 OFFICE (505) 898-8021 FAX (505) 898-8501 | | | | | | | |
| CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP | | | | | | | |
| TITLE: SPECIAL ASSESSMENT DISTRICT 223 DRAINAGE MANAGEMENT PLAN | | | | | | | |
| APPROVALS | | ENGINEER | DATE | APPROVALS | | ENGINEER | DATE |
| D.R.C. Chair | | | | WATER | | | |
| TRANS. DEV. | | | | WASTE WATER | | | |
| HYDROLOGY | | | | NMUI | | | |
| PROJECT NO. 4193 | | MAP NO. A13 & A14 B13 & B14 | | SHEET 2 | | | |

