

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 21, 2024

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

**RE: Sagebrush Community Church - Music Bldg  
Grading and Drainage Plan  
Engineer's Stamp Date: 03/12/24  
Hydrology File: D12D001**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 03/12/2024, the Grading & Drainage Plan is approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please pay the Payment-in-Lieu of \$ 868.00 by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

# CITY OF ALBUQUERQUE

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*Mayor Timothy M. Keller*

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(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: \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER  
QUALITY VOLUME MANAGEMENT ON-SITE**

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**GENERAL INFORMATION**

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APPLICANT: Sagebrush Church DATE: 3/21/24

DEVELOPMENT: Sagebrush Plaza Building - Music Building

LOCATION: Tract 1-D-1-A Block 15 Alban Hills

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**STORMWATER QUALITY POND VOLUME**

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Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 108.50 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 108.50 cubic feet

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**WAIVER JUSTIFICATION**

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Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperators existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
  - b. Any of the following conditions apply:
    - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    - iii. The site use is inconsistent with the capture and reuse of stormwater.
    - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This projects justification: Sagebrush Plaza was constructed in 2012 with parking fields, drive aisles and landscaped areas. The two proposed building pads were graded with plans to construct the buildings at a later date. Building A is now being proposed to be constructed as a 5,008 sf music building. Minor water harvesting measures were constructed with the initial construction of the site. Existing areas within the constructed site are too small to accommodate the required stormwater quality volume and we request to pay a fee in lieu.

Vincent Carrica, PE Tierra West, LLC

Professional Engineer or Architect

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**PAYMENT-IN-LIEU**

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Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 868.00

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**THIS SECTION IS FOR CITY USE ONLY**

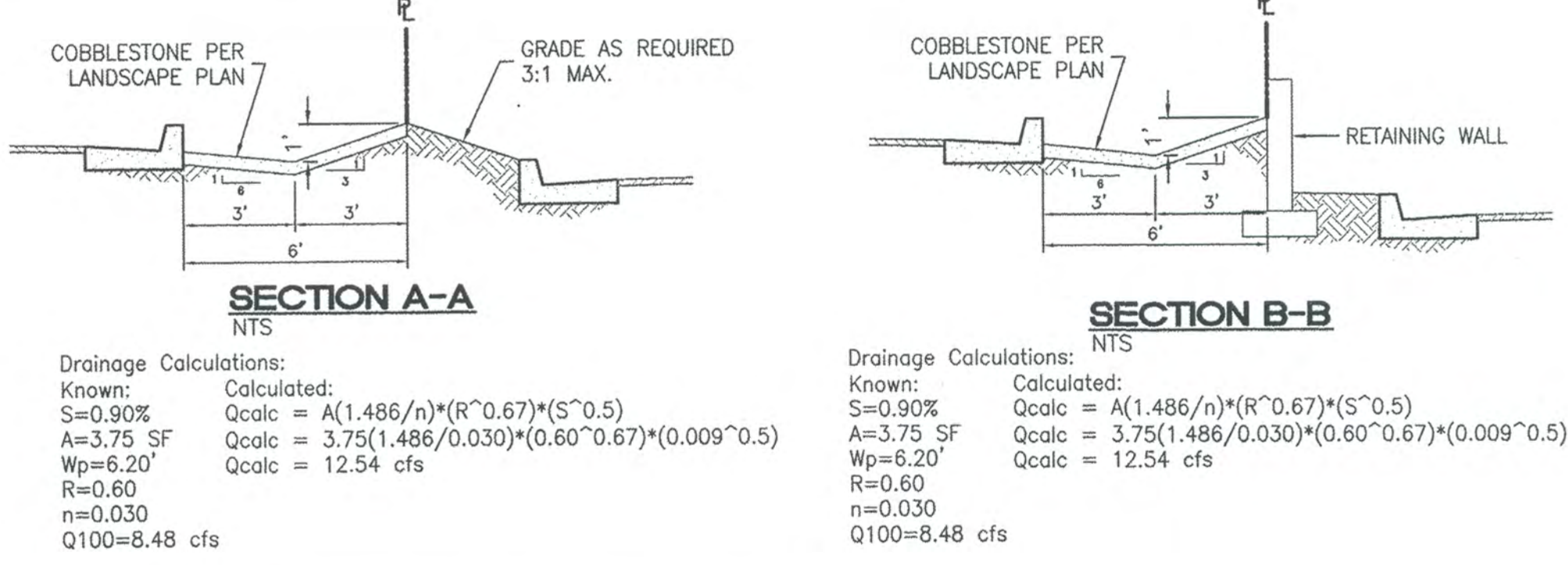
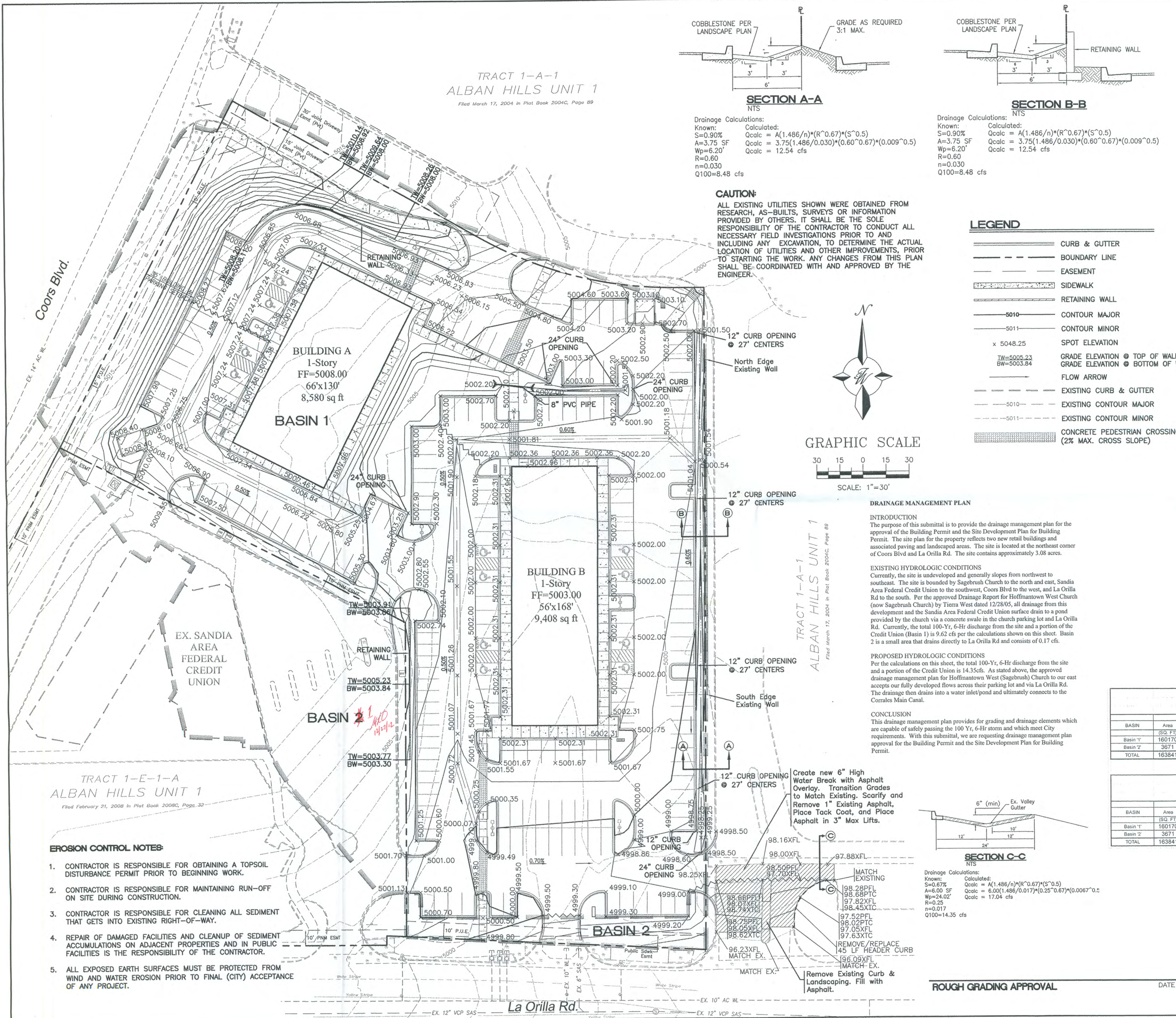
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- Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.
  
- Waiver is DENIED.

*Renée C. Brisette*

03/21/24

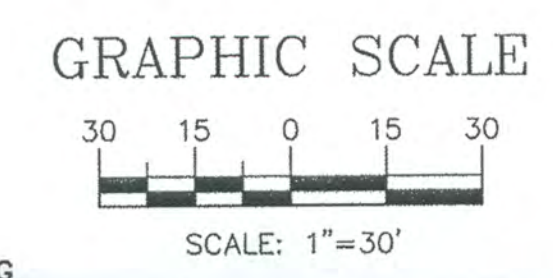
City of Albuquerque  
Hydrology Section



**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILT, 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.

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- SIDEWALK
- RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 — SPOT ELEVATION
- TW=5005.23 — GRADE ELEVATION @ TOP OF WALL
- BW=5003.84 — GRADE ELEVATION @ BOTTOM OF WALL
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- CONCRETE PEDESTRIAN CROSSING (2% MAX. CROSS SLOPE)



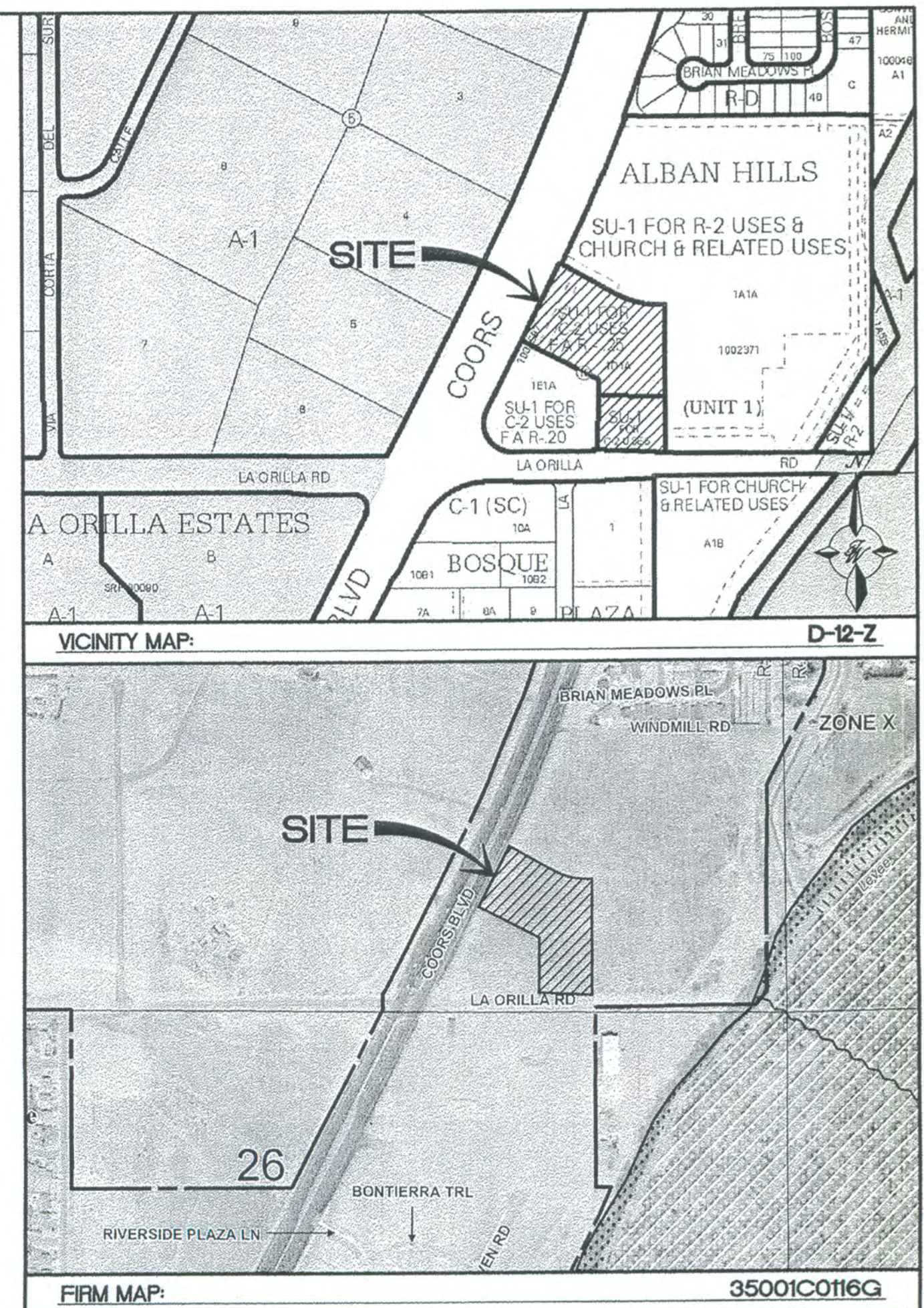
**DRAINAGE MANAGEMENT PLAN**

**INTRODUCTION**  
The purpose of this submittal is to provide the drainage management plan for the approval of the Building Permit and the Site Development Plan for Building Permit. The site plan for the property reflects two new retail buildings and associated paving and landscaped areas. The site is located at the northeast corner of Coors Blvd and La Orilla Rd. The site contains approximately 3.08 acres.

**EXISTING HYDROLOGIC CONDITIONS**  
Currently, the site is undeveloped and generally slopes from northwest to southeast. The site is bounded by Sagebrush Church to the north and east, Sandia Area Federal Credit Union to the southwest, Coors Blvd to the west, and La Orilla Rd to the south. Per the approved Drainage Report for Hoffmestown West Church (now Sagebrush Church) by Tierra West dated 12/28/05, all drainage from this development and the Sandia Area Federal Credit Union surface drain to a pond provided by the church via a concrete swale in the church parking lot and La Orilla Rd. Currently, the total 100-Yr, 6-Hr discharge from the site and a portion of the Credit Union (Basin 1) is 9.62 cfs per the calculations shown on this sheet. Basin 2 is a small area that drains directly to La Orilla Rd and consists of 0.17 cfs.

**PROPOSED HYDROLOGIC CONDITIONS**  
Per the calculations on this sheet, the total 100-Yr, 6-Hr discharge from the site and a portion of the Credit Union is 14.35cfs. As stated above, the approved drainage management plan for Hoffmestown West (Sagebrush) Church to our east accepts our fully developed flows across their parking lot and via La Orilla Rd. The drainage then drains into a water inlet/pond and ultimately connects to the Corrales Main Canal.

**CONCLUSION**  
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 Yr, 6-Hr storm and which meet City requirements. With this submittal, we are requesting drainage management plan approval for the Building Permit and the Site Development Plan for Building Permit.



**LEGAL DESCRIPTION:**  
TRACT 1-D-1-A, BLOCK 15, ALBAN HILLS

**NOTES:**

- GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.
- 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

**Existing Sagebrush Plaza Drainage Calculations**

This table is based on the COA GPM Section 22.2, Zone-1

BASIN	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (CFS)	WTE (inches)	V(100)360 (CF)	V(100)1440 (CF)	V(100)10800 (CF)
			A	B	C	D						
Basin 1*	160170	3.68	0.0%	75.0%	0.0%	28.0%	2.62	9.62	1.00	13281	16084	34637
Basin 2	3571	0.08	0.0%	100.0%	0.0%	0.0%	2.03	0.17	0.67	205	205	694
TOTAL	163841	3.76						9.79		13486	16289	35331

**Proposed Sagebrush Plaza Drainage Calculations**

Ultimate Development Conditions Basin Data Table

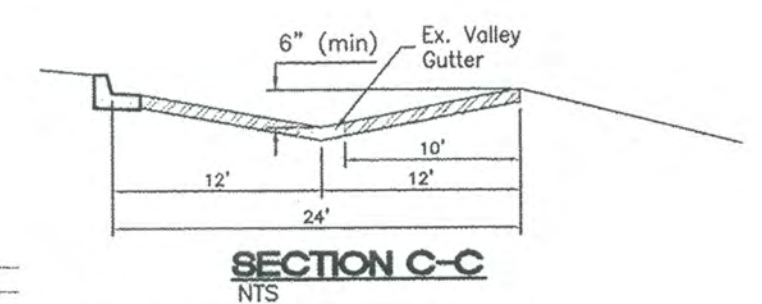
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			A	B	C	D						
Basin 1*	160170	3.68	0.0%	20.0%	0.0%	80.0%	3.90	14.35	1.77	22824	31794	44180
Basin 2	3571	0.08	0.0%	100.0%	0.0%	0.0%	2.03	0.17	0.67	205	205	694
TOTAL	163841	3.76						14.52		23029	31999	44875

**TRACT 1-E-1-A ALBAN HILLS UNIT 1**  
Filed February 21, 2008 in Plot Book 2008C, Page 32

**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.



**ENGINEER'S SEAL**

JEFFREY TODD WOOTEN  
NEW MEXICO  
16892

**SAGEBRUSH PLAZA**  
COORS BLVD & LA ORILLA RD

**GRADING AND DRAINAGE PLAN**

**TERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505) 858-3100  
www.tierwestllc.com

DATE: 11/01/12  
2011058-GRE  
SHEET # C2

JOB # 2011058

LAND DEVELOPMENT SECTION

D12-0006

