

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 6, 2012

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

Richard J. Berry, Mayor

RE: **Sagebrush Plaza, Tract 1-D-1-A**, Blk 15, Alban Hills - Grading and Drainage Plan  
NE Corner of Coors & La Orilla NW P.E. Stamp: 11/5/12 File # **D12-D006**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 11/7/2012, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Provide the correct legal description for the site.** This plan identifies the “Legal Description” of the site as Tracts B-2 and B-3 Hubbell Heights.
2. **East Side Channel appears to be too small.** Calculation included used a Manning’s n-factor of 0.025 for a cobble surface. DPM and FHWA references suggest that this value should be higher; between 0.035 and 0.050. However, the Site Plan submitted 12/4/12 included a landscaping plan with “Gravel Mulch” ground cover in the channel. It also includes plantings, which will inhibit flow in the channel. The design concept seems fixable, by adjusting calculations to reflect actual landscaping surfaces, and recognizing additional capacity in the pavement west of the channel, via the proposed curb openings. My only remaining concern is at the southern 85’ of the channel (Section A-A), where there is no freeboard to inhibit overflow and erosion on the adjacent lot to the east.
3. **Clearly show the limits of the existing, retaining wall** (Section B-B) adjacent to the channel. Section A-A is beyond the south end of the existing retaining wall, and proposes grading on the adjacent property. Is this grading approved by the owners of that property?
4. **Missing flow line elevations in La Orilla Rd** at the drive entrance are requested to aid in confirmation of an adequate water block on the church site to the east. Provide the grades on La Orilla, and some additional spot elevations along the flow-line of the pavement/swale, upstream of where flow crosses easterly to the church site.
5. **A depressed Landscaping area** is shown between Buildings A and B, and paving grades slope toward this area, which would function well for water harvesting, however no curb cuts are shown to allow runoff to enter the depressed area. This condition traps

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water in the parking spaces on the south side of the area. Also, the Administrative Amendment documentation which you submitted 12/4/12, shows this area as "Future Outdoor Dining/Customer Waiting Area." Would this water harvesting area be eliminated by "Future" site improvements?

If you have any questions, you may contact me by email at [grolson@cabq.gov](mailto:grolson@cabq.gov), or telephone 505-924-3695.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory R. Olson", followed by the date "12/6/12".

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file D12-D006  
c.pdf Addressee via Email [rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com) & JWooten @tierrawestllc.com