

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 27, 2012

Richard J. Berry, Mayor

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

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: 12/19/12 File # **D12-D006**

Dear Mr. Bohannon,


Based upon your request, and the information provided in your submittal received 12/21/2012, the above referenced plan is approved for Site Development Plan for Building Permit, Grading Permit and Paving Permit.

Upon completion of the proposed grading and paving, and particularly the water block on the adjacent property to the east, please submit an Engineer Certified copy of this plan to the hydrology office, reflecting as-constructed conditions.

This project requires a Topsoil Disturbance Permit since it is disturbing more than  $\frac{3}{4}$  acre. The project site is over 1.0 acres, so it also requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge.

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,

  
Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file D12-D006  
c.pdf Addressee via Email: [rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
Jeff Wooten, via Email: [JWooten@TierraWestLLC.com](mailto:JWooten@TierraWestLLC.com)  
Kathy Verhage, COA/DMD via Email: [KVerhage@cabq.gov](mailto:KVerhage@cabq.gov)



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

PROJECT TITLE: Sagebrush Plaza  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: D-12 1006  
 WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 1-D-1-A, Block 15 Alban Hills, Unit 1  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: TIERRA WEST, LLC  
 ADDRESS: 5571 Midway Park Place NE  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.  
 PHONE: (505) 858-3100  
 ZIP CODE: 87109

OWNER: Sagebrush Community Church  
 ADDRESS: 6440 Coors Blvd. NW  
 CITY, STATE: Albuquerque, NM

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: 87120

ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ 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 (SPECIFY) \_\_\_\_\_

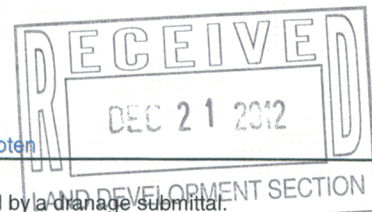
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: December 21, 2012 BY: Jeff Wooten



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 Plans:** 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.