

CITY OF ALBUQUERQUE



October 30, 2012

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

**Re: Sagebrush Plaza, Grading and Drainage Plan
Engineer's Stamp Date 10/2/12 (D12/D006)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10/3/2012, the above referenced plan is approved for Grading Permit with the caveat that as the plan proceeds through DRB and Building Permit, Hydrology may provide comments that lead to grade changes.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

The above referenced plan is approved for Site Plan for Building Permit action by the DRB.

The above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide the depth and calculations for the capacity of the swale in Section A-A and B-B.
- Show and label the valley gutter and the high point on the site to the east.
- Provide flow line elevations in La Orilla Rd at the drive entrance to aid in the determination of an adequate water block.
- Please remove the SO-19 notes since they are not needed for this site.
- Does this site receive offsite flows in the north drive entrance?
- Retaining walls are only required for grade differences of 2 feet or more.
- The DRB may impose requirements that alter the site plan. Hydrology would like to see the DRB site plan submittal and hear comments, if any, from other board members prior to approving the plan for Building Permit.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Sagebrush Plaza
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: D-12 / D006
WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts B-2 and B-3 Hubbell Heights
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

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
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: October 3, 2012 BY: Jeff Wooten

RECEIVED
OCT - 3 2012

paid \$50.00

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.