

TW Copy



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: ABQ Renal Construction, LLC City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract B-2 and B-3 of Hubble Heights

City Address: 300 Unser Boulevard NW, Albuquerque NM, 87121

Engineering Firm: Tierra West, LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestll.com

Owner: Fazlollah, Calderon, Miramontez, and Carol Contact: Gray Harrison

Address: 2207 E Elvira

Phone#: 1-469-828-3374 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Callaway Architecture Contact: Scott Stone

Address: 8340 Meadow Road, Suite 240 Dallas TX,

Phone#: 214-368-2525 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: TBD Contact: \_\_\_\_\_

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

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: TBD Contact: \_\_\_\_\_

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

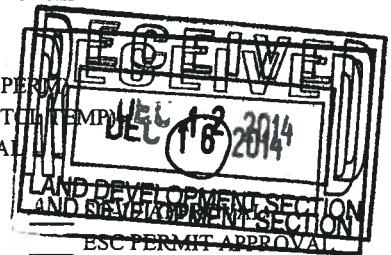
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 12/16/14 By: Ronald R. Bohannon

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

# TIERRA WEST, LLC

December 15, 2014

Ms. Kristal Metro, P.E.  
Development and Building Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT  
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY  
ALBUQUERQUE RENAL, 300 UNSER BLVD NW**

Dear Ms. Metro:

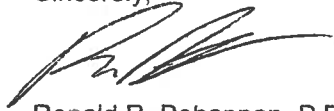
I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on December 15, 2014, and is in accordance with the design intent of the Approved Site Plan for Building Permit dated 2/18/14. This certification is submitted in support of the request for Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet, Approved Site Plan for Building Permit. Therefore, we request approval of the Site Plan for Building Permit for a Permanent Certificate of Occupancy for the building.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



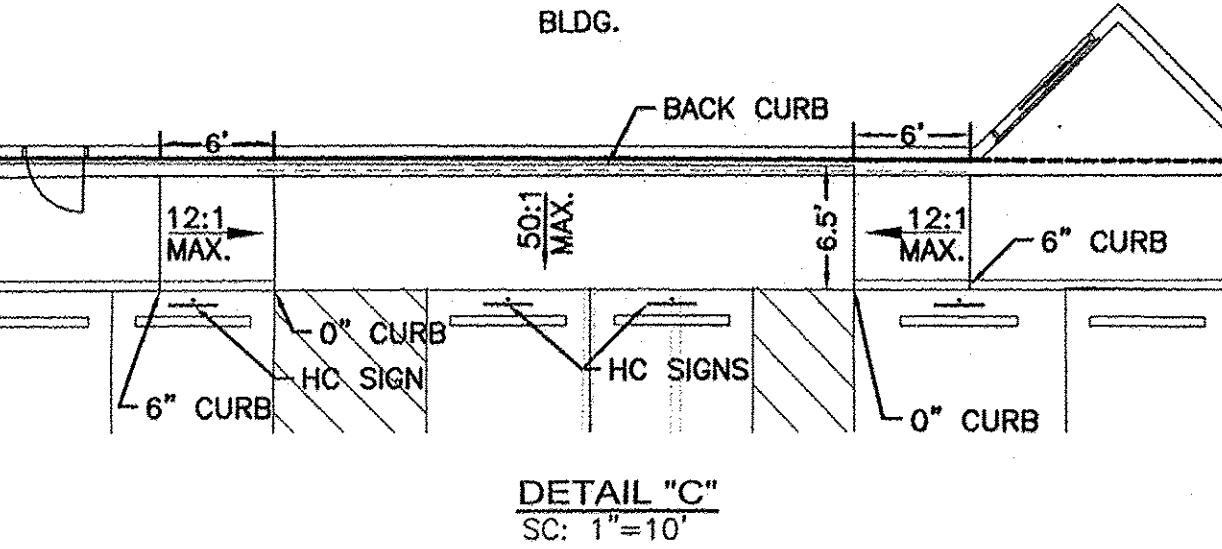
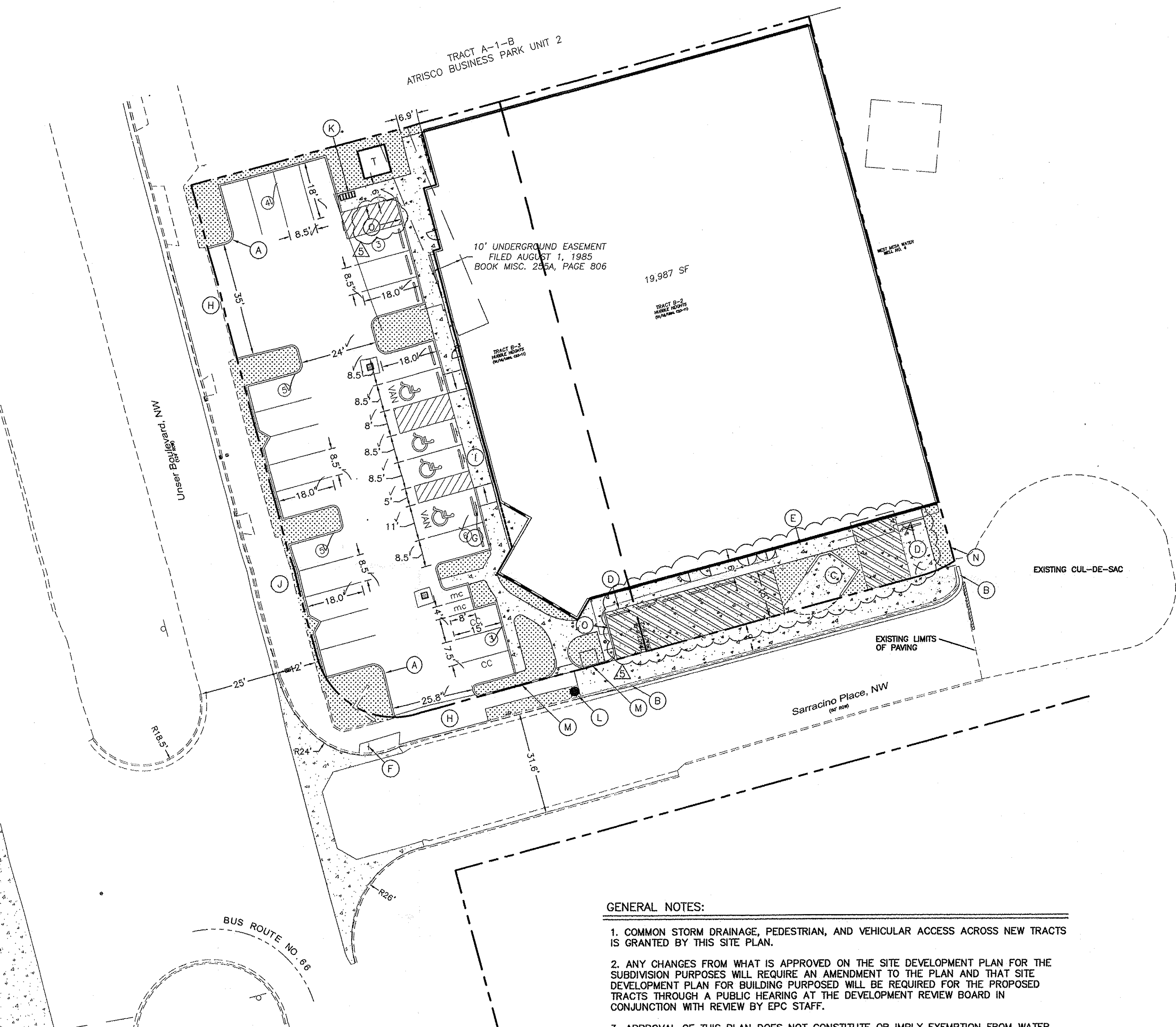
Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2012011  
RRB/JG/bf

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.00'	11.81'	5.95'	16°55'15"	N 66°26'47" E	11.77'
C2	25.00'	39.27'	25.00'	90°00'10"	S 60°05'38" E	35.36'

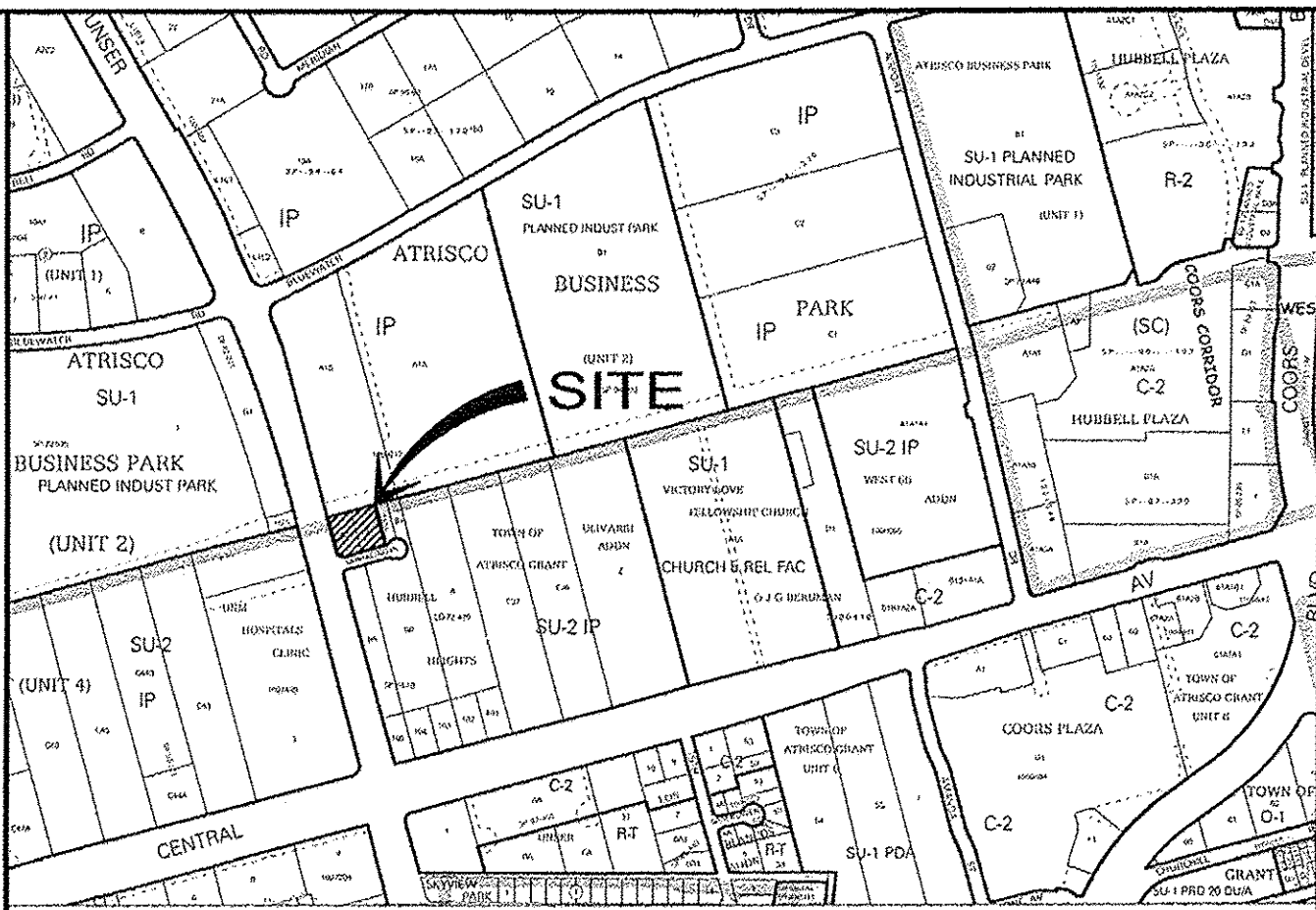


GENERAL NOTES:

- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN.
- ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- LANDSCAPING



VICINITY MAP

K-10-Z

LEGAL DESCRIPTION:

TRACTS B-2 AND B-3 HUBBELL HEIGHTS  
300 UNSER BOULEVARD NW, ALBUQUERQUE NM, 87121

SITE DATA

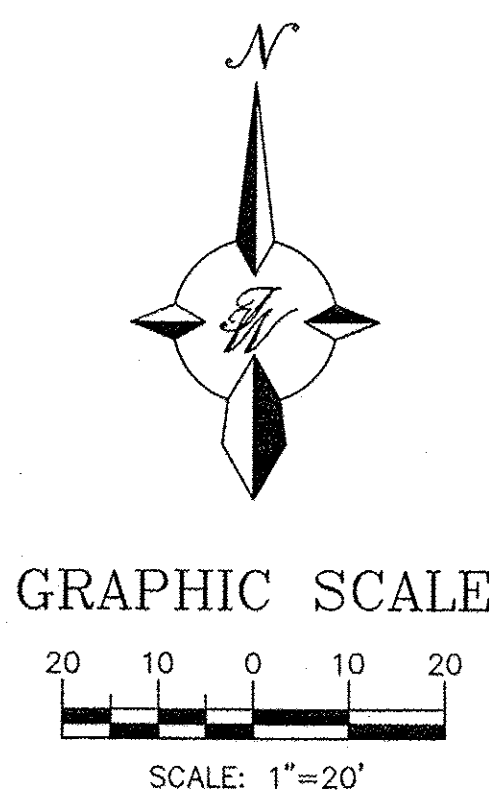
PROPOSED USAGE:	MEDICAL OFFICE
LOT AREA:	35,259 SF (0.81 ACRE)
BUILDING AREA:	19,987 SF
MEDICAL OFFICE PARKING REQUIRED:	5 SPACES (5 SPACES PER DOCTOR @ 1 DOCTORS)
STORAGE PARKING REQUIRED:	5 SPACES (1 SPACE PER 2,000 SF @ 11,447 SF)
TOTAL PARKING REQUIRED:	10 SPACES
PARKING PROVIDED:	26 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	4 SPACES 2 SPACES VAN ACCESSIBLE
MC PARKING REQUIRED:	1 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	2,315 SF
LANDSCAPE AREA PROVIDED:	2,414 SF

KEYED NOTE:

- (A) STANDARD CURB PER CGA STD-DWG #2415A
- (B) MOUNTABLE CURB ROLL TYPE PER COA STD DWG #2415A
- (C) TRASH ENCLOSURE PER DETAIL SHEET C4
- (D) ZERO CURB
- (E) 6" CONCRETE SIDEWALK
- (F) EXISTING STOP SIGN
- (G) HANDICAP PARKING SIGN PER DETAIL SHEET C4
- (H) EXISTING INGRESS/EGRESS TO REMAIN
- (I) ADA RAMP SEE DETAIL "C" THIS SHEET & SHEET C4
- (J) CLOSE EXISTING CURB-CUT
- (K) NEW BIKE RACK
- (L) NEW FIRE HYDRANT
- (M) 6" HEADER CURB
- (N) EXISTING RETAINING WALL TO REMAIN
- (O) ZERO TO 6" CURB TRANSITION, PAINTED YELLOW

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAIL SHEET
- C5. DEMOLITION PLAN
- L1. LANDSCAPING PLAN



2/12/14	CHANGE TO 6" SW, DELETE RAMP & RAILING	PE
1/06/14	RTUS & ROOF ACCESS LADDER	PE
11/05/13	DUMPSTER ENCLOSURE GATE	PE
11/01/13	WEST WALL REPAIR	PE
10/10/13	CONSTRUCTION ISSUE SET	PE
NO.	DATE	REMARKS
REVISIONS		
ENGINEER'S SEAL		DRAWN BY
ABQ RENAL CONSTRUCTION, LLC		DY
SITE PLAN FOR BUILDING PERMIT		DATE
		11/08/13
		2012011-SPE
		SHEET #
		C1
		JOB #
		2012011

RONALD R. BOHANNAN  
P.E. #7868

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ALBUQUERQUE, NM 87109  
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