

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

July 31, 2023

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

**RE: Dutch Brothers - 528**  
**3615 Hwy 528 NW**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 07/31/23**  
**Engineer's Stamp Date: 01/31/22**  
**Hydrology File: A14D019**

Dear Mr. Bohannon:

PO Box 1293

Based on the Certification received 07/17/2023 and site visit on 07/28/2023, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

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

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Dutch Bros -528 **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_  
**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_  
**Legal Description:** TRACTS C-4-A PLAT OF TRACTS **City Address OR Parcel** 3615 Hwy 528 NW  
C3S C2B C3C & C4A SEVEN BAR RANCH Albuquerque, NM 87114

**Applicant/Agent:** TIERRA WEST LLC **Contact:** LUIS NORIEGA  
**Address:** 5571 Midway Park Place NE **Phone:** 505-858-3100  
**Email:** LNORIEGA@TIERRAWESTLLC.COM

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: ☒  
**RE-SUBMITTAL:** YES ☒ NO

**DEPARTMENT:** ☒ TRANSPORTATION HYDROLOGY/DRAINAGE  
Check all that apply:

### TYPE OF SUBMITTAL:

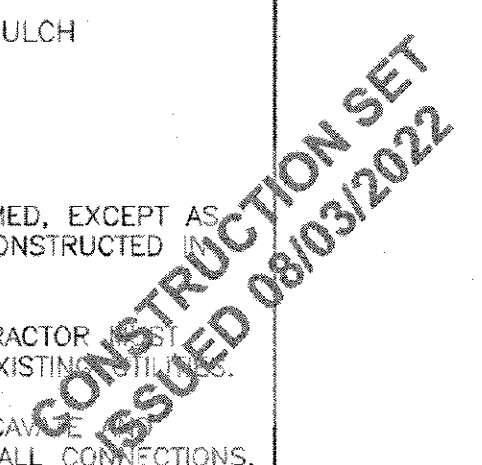
- ☒ ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 07.13.23





CHRISTOPHER A. MEDINA, NMPLS NO. 15702

JAN. 25, 2023  
DATE

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, 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.

01/31/2021  
RONALD R. BOHANNAN  
P.E. #7868

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

10B //

2020091



**DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR**

RONALD R. BOHANNAN, NUP# 87868 OF THE FIRM TIERRA VEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN APPROVED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 1/04/21. THE RECORD INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NUP# 81674, OF THE FIRM CARTESIAN SURVEYS, INC.

I, FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/31/21, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

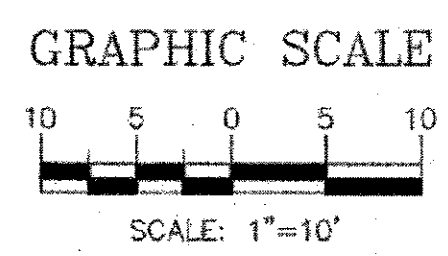
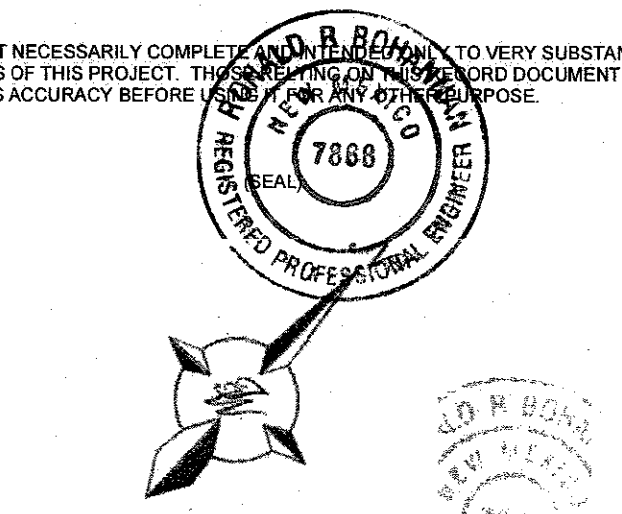
EXCEPTIONS:  
NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE, BUT IS BELIEVED TO BE TRUE AND CORRECT TO VERY SUBSTANTIAL COMPLIANCE WITH THE DRAINAGE AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOCUMENT IS NOT A FINAL DOCUMENT AND IS ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USE.

RONALD R. BOHANNAN, NUP# 87868

DATE: 2/2/21





- # LEGEND
- |  |                            |
|--|----------------------------|
|  | CURB & GUTTER              |
|  | BOUNDARY LINE              |
|  | EASEMENT                   |
|  | SIDEWALK                   |
|  | BUILDING                   |
|  | SCREEN WALL                |
|  | CONTOUR MAJOR              |
|  | CONTOUR MINOR              |
|  | PROPOSED SPOT ELEVATION    |
|  | FLOW ARROW                 |
|  | GRADE BREAK                |
|  | EXISTING CURB & GUTTER     |
|  | EXISTING EASEMENT          |
|  | EXISTING BOUNDARY LINE     |
|  | EXISTING RETAINING WALL    |
|  | EXISTING CONCRETE          |
|  | EXISTING CONTOUR MAJOR     |
|  | EXISTING CONTOUR MINOR     |
|  | EXISTING STORM DRAIN LINE  |
|  | EXISTING SPOT ELEVATION    |
|  | EXISTING STORM DRAIN MH    |
|  | EXISTING STORM DRAIN INLET |
|  | SURVEY MONUMENT            |
|  | EXISTING TREE TO REMAIN    |
|  | RIP-RAP                    |

AMAFCA GENERAL NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TELEPHONE (505)884-2215.
2. NO WORK SHALL BE PERFORMED IN THE AMAFCA R/W BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUB-GRADE, BACKFILL, AND EMBANKMENT SHALL BE COMPACTED TO 95% ( $\pm$  2% OF OPTIMUM MOISTURE PER ASTM D-1557) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.
5. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
6. ANY MONUMENTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A NM LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE. AMAFCA SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY MONUMENT PLACEMENT.
7. THE MAXIMUM WHEEL LOAD ALLOWED IN AMAFCA CHANNELS IS 12,000 POUNDS.
8. NO TRACKED VEHICLES ARE ALLOWED IN AMAFCA CHANNELS REGARDLESS OF LOCATION WITHOUT WRITTEN PERMISSION FROM AMAFCA.
9. CRANES OPERATING IN AMAFCA CHANNELS WITH OUTRIGGERS SHALL LIMIT THE OUTRIGGER FOOTPRINT LOAD AREA TO LESS THAN 12,000 POUNDS.
10. ALL CULVERT PIPE PLACED UNDER THE CHANNEL LINING OR WITHIN AMAFCA RIGHT-OF-WAY SHALL BE RCP CLASS III MIN.

## NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED HEREIN OR OTHERWISE STATED OR PROVIDED HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING ROADWAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

### SPOT ELEVATION LEGEND

SW=TOP OF SIDEWALK  
FL=FLOW LINE  
TC=TOP OF CURB  
TW=TOP OF WALL  
**SPOT ELEVATION**

SPOT ELEVATION NOTE:

ALL OTHER SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

NOTE:

NOTE:

1. REFERENCE GEOTECHNICAL REPORT CONSTRUCTION REQUIREMENTS/MINIMUMS
2. REFERENCE LANDSCAPE PLAN FOR FINAL STABILIZATION REQUIREMENTS.

**CAUTION:**

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<p>ENGINEER'S SEAL</p> 	<p><b>DUTCH BRO'S</b> <b>3615 NM 528</b></p>	<p><i>DRAWN BY</i> <b>LN</b></p>
<p>01/31/2022</p>	<p><b>GRADING PLAN</b> <b>NORTHEAST</b></p>	<p><i>DATE</i> <b>10/04/2021</b></p>
<p>RONALD R. BOHANNAN P.E. #7865</p>	 <p><i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 856-3100 www.tierrawestllc.com</p>	<p><i>DRAWING</i> <b>2020091-GRE</b></p>
		<p><i>SHEET #</i> <b>C3.3</b></p>
		<p><i>JOB #</i> <b>2020091</b></p>