

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 20, 2024

Luis Noriega
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Starbucks at Tramway
200 Tramway SE
30-Day Temporary CO - Approved
Engineer's Stamp Date: 07/19/2023
Engineer's Certification Date: 11/14/24
Hydrology File: L23D015A**

Dear Mr. Noriega:

Based on the Engineer's Drainage Certification received 11/18/2024 and site visit on 11/20/2024, this letter serves as a "green tag" from Hydrology Section for a **30-day Temporary Certificate of Occupancy** for the Starbucks at Tramway located at 200 Tramway Blvd. SE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

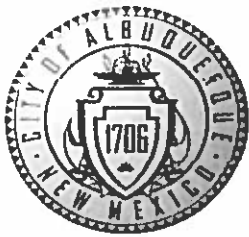
Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Starbucks at Tramway Hydrology File # L23D015A
Legal Description: TR-J-1 REL OF TRS F H-1. J & UNPLATTED LAND OF FOUR HILLS VILLAGE SHOPPING CENTER
City Address, UPC, OR Parcel: 102305602134521316

Applicant/Agent: TIERRA WEST LLC Contact: Luis Noriega
Address: 5571 Midway Park Place NE Phone: 505-858-3100
Email: LNORIEGA@TIERRAWEST.COM

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

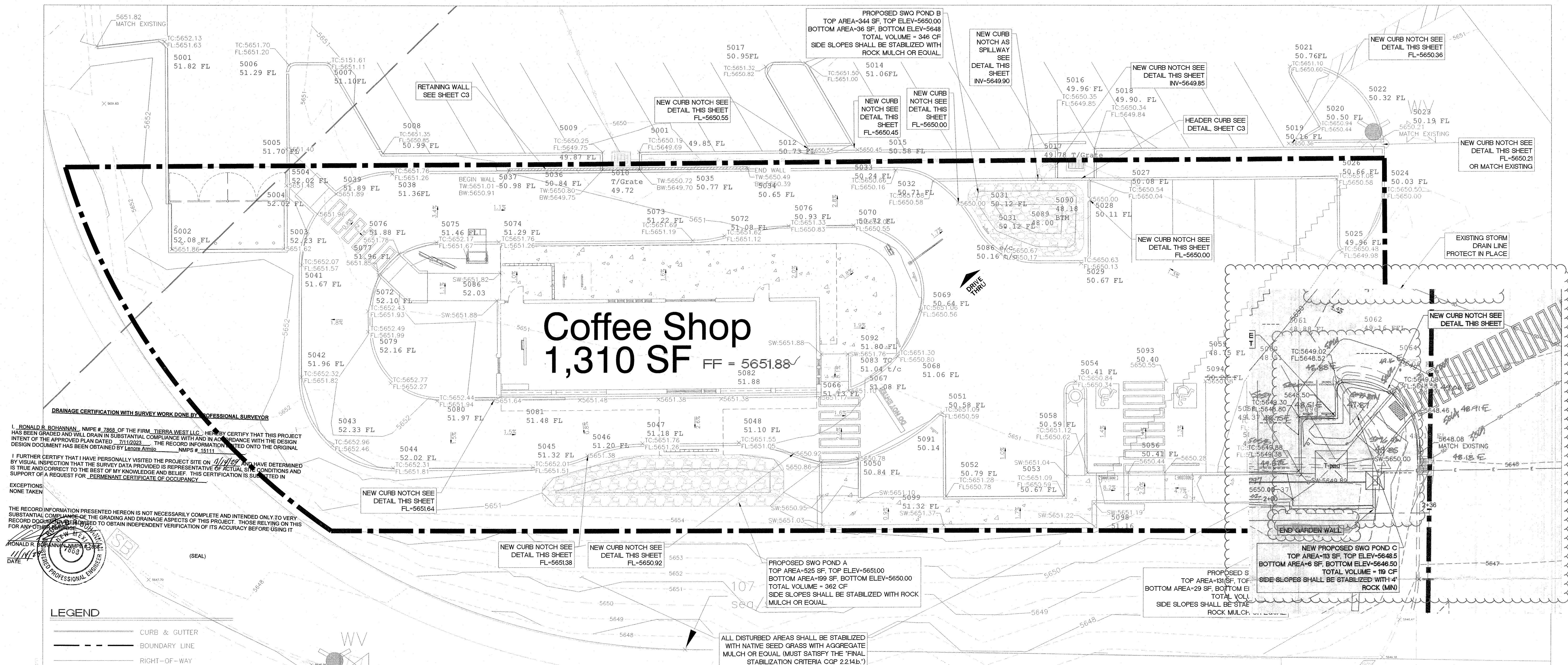
TYPE OF SUBMITTAL:

- ☒ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☒ Certificate of Occupancy - ☐ Temp ☒ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/18/2024



I, RONALD R. BOHANNAN, NMPE # 7868 OF THE FIRM TERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/11/2023. THE RECORD INFORMATION PLotted ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Lenore Armijo NMPS # 15111

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/14/89 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 NEARLY
















THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPS #7858
11/14/29
DATE

DATE 7

REGISTERED PROFESSIONAL ENGINEER

LEGEND

- | | |
|---|-------------------------|
|  | CURB & GUTTER |
|  | BOUNDARY LINE |
|  | RIGHT-OF-WAY |
|  | BUILDING |
|  | CONCRETE/SIDEWALK |
|  5010 | CONTOUR MAJOR |
|  5011 | CONTOUR MINOR |
|  x 5048.25 | SPOT ELEVATION |
|  | FLOW ARROW |
|  | EXISTING CURB & GUTTER |
|  5010 | EXISTING CONTOUR MAJOR |
|  5011 | EXISTING CONTOUR MINOR |
|  x 5048.25 | EXISTING SPOT ELEVATION |
|  | GRADE BREAK |
|  | RETAINING WALL |

SPOT ELEVATION LEGEND

SW= TOP OF SIDEWALK
TC= TOP OF CURB
FL= FLOW LINE
FF= FINISHED FLOOR

SPOT ELEVATION NOTE:

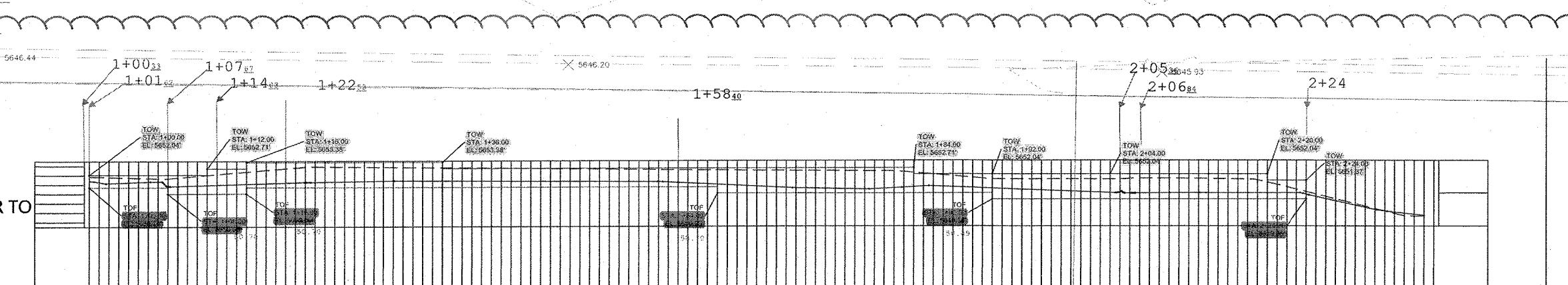
ALL PROPOSED SPOT
ELEVATIONS ARE FLOWLINE
UNLESS OTHERWISE NOTED

CAUTION

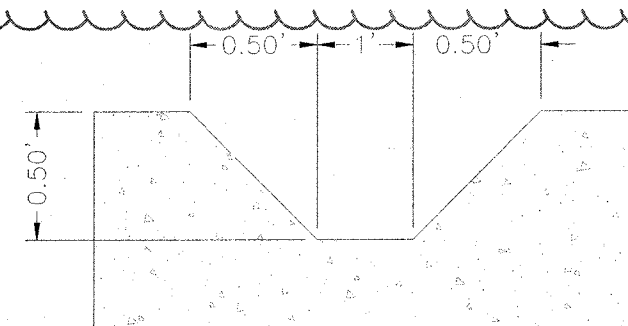
ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (SO-19)

1. BUILD SIDEWALK CULVERTS PER COA STD DWG 2236.
2. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL STRUCTURES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
10. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.



GARDEN WALL PROFILE



CURB NOTCH

NTS

PROPOSED S
TOP AREA=131 SF, TOP
BOTTOM AREA=29 SF, BOTTOM EI
TOTAL VOLL
SIDE SLOPES SHALL BE STAE
ROCK MULCH.

NEW PROPOSED SW
TOP AREA=113 SF, TOP ELL
BOTTOM AREA=6 SF, BOTTOM ELL
TOTAL VOLUM
SIDE SLOPES SHALL BE STABILIZ

City of Albuquerque
Planning Department
Development Review Services

HYDROLOGY SECTION

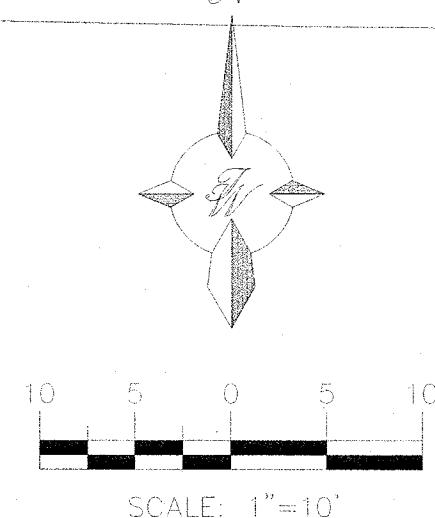
APPROVED

DATE: 07/27/23




BY: *Renee C. Brissett*

HydroTrans # L23D015A

THIS APPROVAL OF THESE PLANS/PROJECT SHALL NOT BE
CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY
ORDINANCE OR STATE LAW, AND THE APPLICANT SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
FROM THE CITY OF ALBUQUERQUE AND FROM ADOPTED
CONTRACTS AND/OR STATE OR FEDERAL REGULATIONS. ANY
REVISIONS TO OR CHANGES TO THE PLANS/PROJECT
SHALL NOT BE CHARGED, APPROVED OR ALTERED WITHOUT
AUTORIZATION.



SCALE: 1"=10'

ENGINEER'S SEAL	STARBUCKS ON TRAMWAY ALBUQUERQUE, NM	DRAWN BY BF
	GRADING & DRAINAGE PLAN	DATE 07/11/2023
 07/19/2023	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	2023047_GRE SHEET #
RONALD R. BOHANNAN P.E. #7868	C2	JOB # 2023047