

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 26, 2023

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

**RE: Starbucks - Tramway
Grading and Drainage Plans
Engineer's Stamp Date: 06/12/23
Hydrology File: L23D015A**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 06/14/2023, the Grading & Drainage Plans **are not** approved for Building Permit, Grading Permit and for action by the Development Hearing Officer (DHO) on Preliminary/Final Plat. The following comments need to be addressed for approval of the above referenced project:

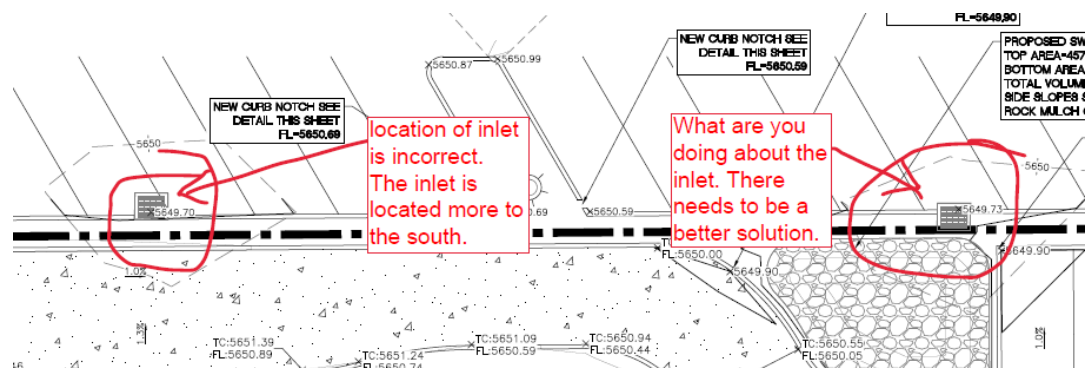
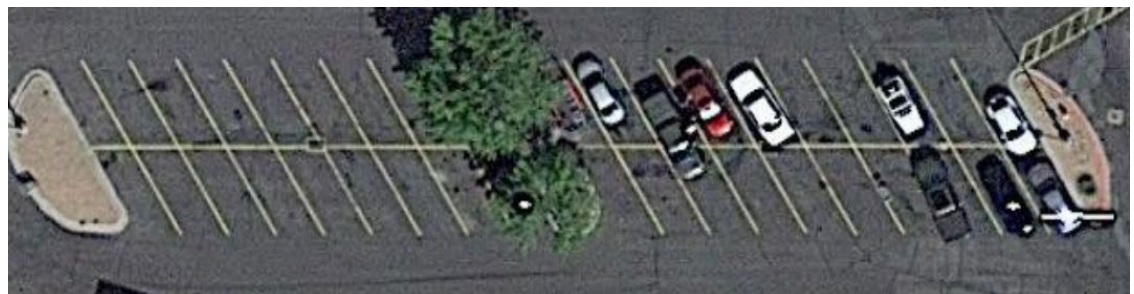
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. For the Existing Conditions, please show the whole drainage area for the existing two drainage inlets. This is Area B in the original Smith's plans. Please do a better solution to handling the placement of the existing inlets.

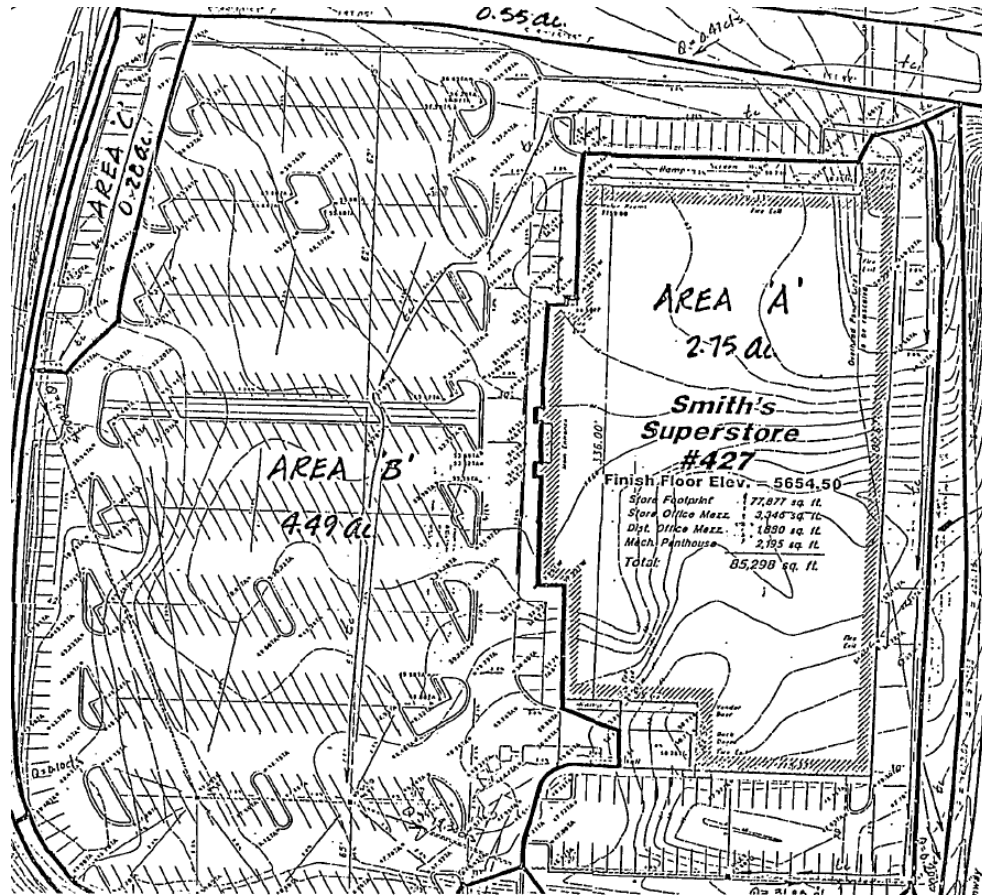


CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller



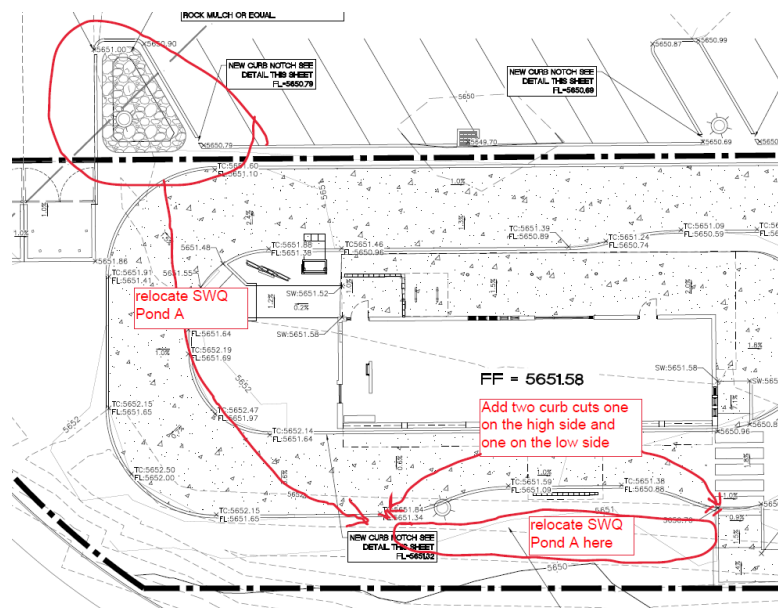
PO Box 1293

Albuquerque

NM 87103

- SWQ Pond A does not get any drainage from this proposed development, therefore the pond needs to be relocated within the development and should get drainage.

www.cabq.gov



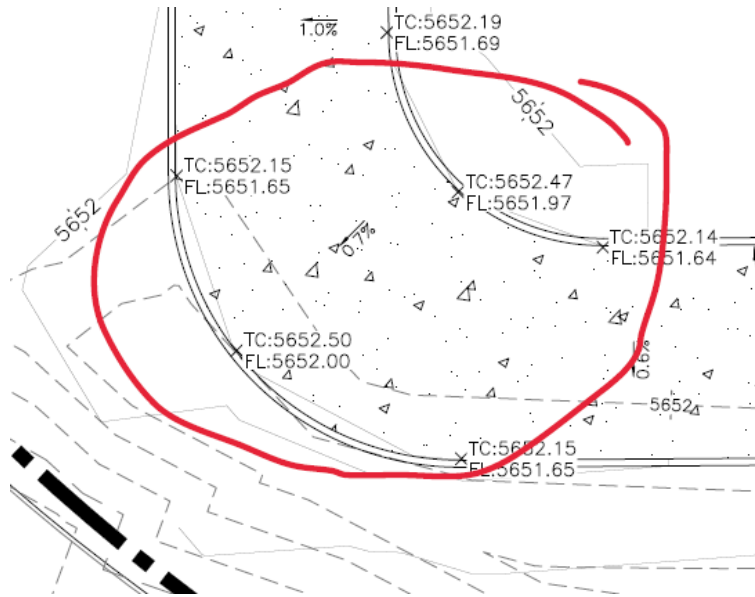
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

- Please adjust the grades. They do not currently flow the direction of the flow arrows. You have a flowline of 51.97 on the high side and a flowline of 52.00 on the low side.



PO Box 1293

Albuquerque

- Please show the private storm sewer lines. The contractor will need to know where these are location so that they do not damage them during construction.

NM 87103

www.cabq.gov



CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Starbucks - Tramway **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: TR-J-1 REL OF TRS F H-1, J & UNPLATTED **City Address OR Parcel** 102305602134521316
LAND FOUR HILLS VILLAGE SHOPPING CENTER

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:

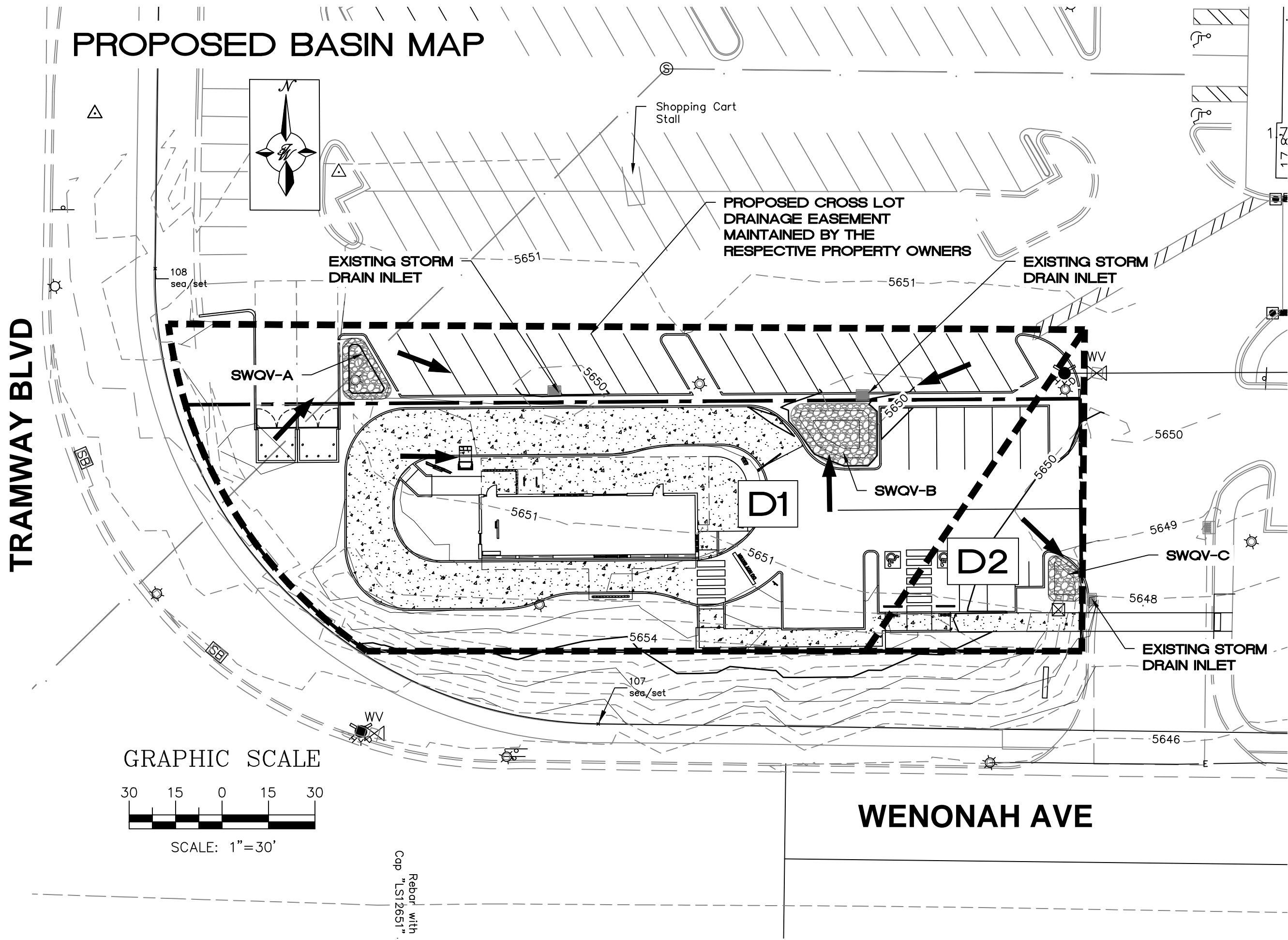
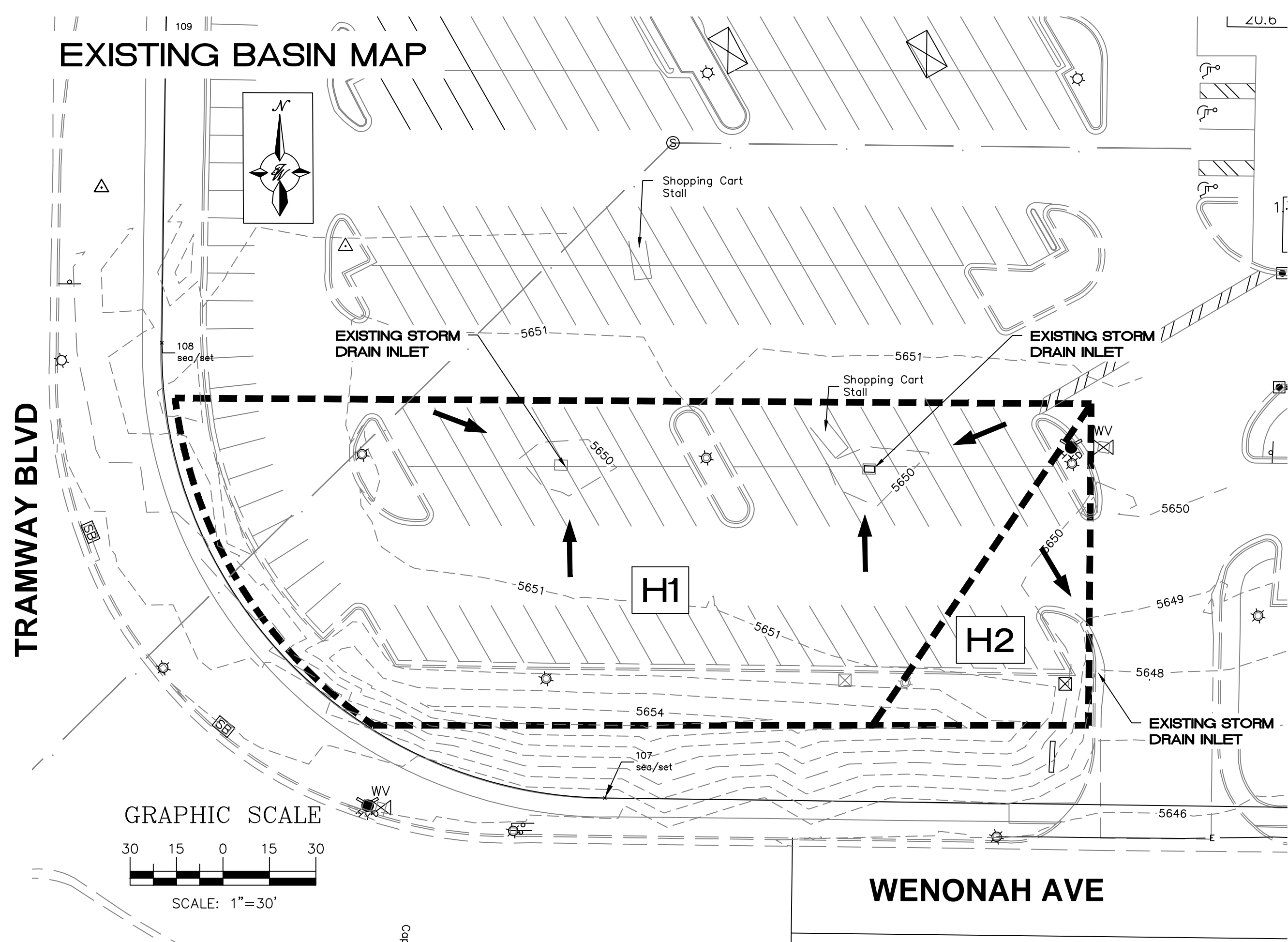
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION 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
- ☐ 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: 06.13.2023

\\TINAS\Z_Drive\2023\2023047_Starbucks at Tramway.dwg (EPC\2023047_BASINS.dwg Jun 12, 2023 - 11:21am



EXISTING CONDITIONS

THE SUBJECT SITE IS LOCATED WITHIN A LARGER BASIN INDICATED AS AREA "B" IN THE DRAINAGE REPORT FOR SMITHS STORE #427 IN HYDRONUM FILE: L23D015. CURRENTLY THE SITE IS PAVED WITH PARKING SPACES AND THE STORM WATER DISCHARGE FREE FLOWS INTO VARIOUS STORM DRAIN INLETS ON THE SOUTHERN PART OF THE SMITHS LARGER TRACT AS SHOWN IN THE EXISTING CONDITIONS.

PROPOSED CONDITIONS

A NEW COFFEE DRIVE THRU SHOP IS PROPOSED TO BE DEVELOPED AND WILL REPLACE EXISTING PARKING SPACES. THE DEVELOPED STORM WATER DISCHARGE SHALL BE ROUTED THROUGH STORM WATER QUALITY PONDS INSTALLED WITHIN PLANTERS PRIOR TO BEING DISCHARGED INTO THE EXISTING STORM DRAIN INLETS AS SHOWN IN THE PROPOSED CONDITIONS BASIN MAP.

DPM Weighted E Method CH 6

Precipitation Zone 3
STARBUCKS ON TRAMWAY

TWLLC Date 5/24/2023

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed

Volume = Weighted E * Total Area

Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

Existing Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								100-Year, 6-Hr		
					Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
H1		25,026	0.57	0.00090	0%	0.000	0%	0.000	20%	0.115	80%	0.460	2.282	0.109	2.43
H2		3,619	0.08	0.00013	0%	0.000	0%	0.000	20%	0.017	80%	0.066	2.282	0.016	0.35
Total		28,645	0.66	0.00103		0.000		0.000		0.000		0.526		0.125	2.779

Proposed Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								100-Year, 6-Hr		
					Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
D1		25,026	0.57	0.00090	0%	0.000	0%	0.000	30%	0.172	70%	0.4022	2.133	0.102	2.35
D2		3,619	0.08	0.00013	0%	0.000	0%	0.000	20%	0.017	80%	0.0665	2.282	0.016	0.35
Total		28,645	0.66	0.00103		0.000		0.000		0.189		0.469		0.118	2.703

SWQV-A POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
5650	120	0	0
5651	226	173	173

SWQV-C POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
5647.5	29	0	0
5648	56	21.25	21
5649	131	93.5	115

SWQV-B POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
5647.8	85	0	0
5648.8	240	162.5	163
5649.8	457	348.5	511

Basin D1 Storm Water Quality Volume		
Total Impervious Area =	ΣArea in "Treatment D"	
Retainage depth = 0.42" Per DPM Pg. 272	0.035	FT
Retention Volume =	=0.035 x Area D	
Area D (0.4022 acres)	17519	SF
Required Retention Volume	613	CF
Pond Volume Provided	684	CF

Basin D2 Storm Water Quality Volume		
Total Impervious Area =	ΣArea in "Treatment D"	
Retainage depth = 0.42" Per DPM Pg. 272	0.035	FT
Retention Volume =	=0.035 x Area D	
Area D (0.0665 acres)	2897	SF
Required Retention Volume	101	CF
Pond Volume Provided	115	CF

ENGINEER'S SEAL			STARBUCKS ON TRAMWAY ALBUQUERQUE, NM	DRAWN BY BF
 RONALD R. BOHANNAN P.E. #7868 06/12/2023			GRADING AND DRAINAGE BASIN MAP	DATE 05/24/2023
			 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
				JOB # 2023047

\\TWNAS\Z_Drive\2023\2023047_Starbucks at Tramway.dwg [EPC\2023047_GRE.dwg Jun 12, 2023 - 11:22am]

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	RIGHT-OF-WAY
	BUILDING
	CONCRETE/SIDEWALK
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	GRADE BREAK

CAUTION

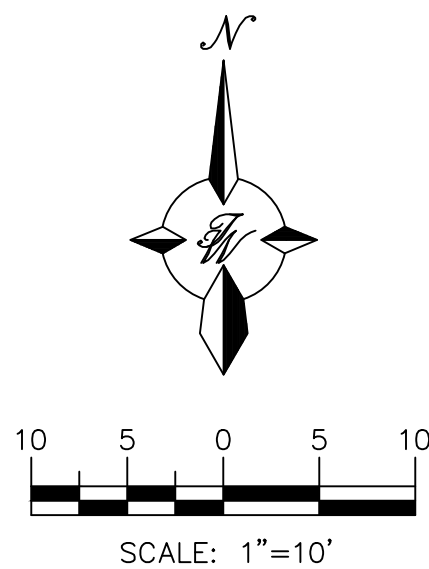
ALL EXISTING UTILITIES/TOPOGRAPHY SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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

SPOT ELEVATION LEGEND

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

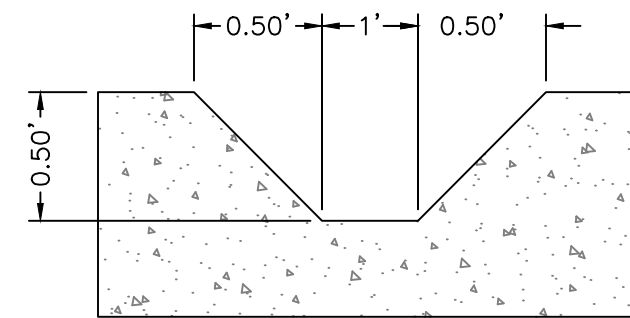
SPOT ELEVATION NOTE:

ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.



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

- BUILD SIDEWALK CULVERTS PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- 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.



CURB NOTCH
NTS

WENONAH AVE

	ENGINEER'S SEAL	
	STARBUCKS ON TRAMWAY ALBUQUERQUE, NM	DRAWN BY BF
	GRADING & DRAINAGE PLAN	DATE 05/24/2023
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2023047_GRE
		SHEET # C2
		JOB # 2023047