

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 20, 2023

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Rise & Roast
9160 Coors Blvd. NW
Grading & Drainage Plan
Engineer's Stamp Date: 10/12/23
Hydrology File: C13D007**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 10/13/2023, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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 (Dough 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.

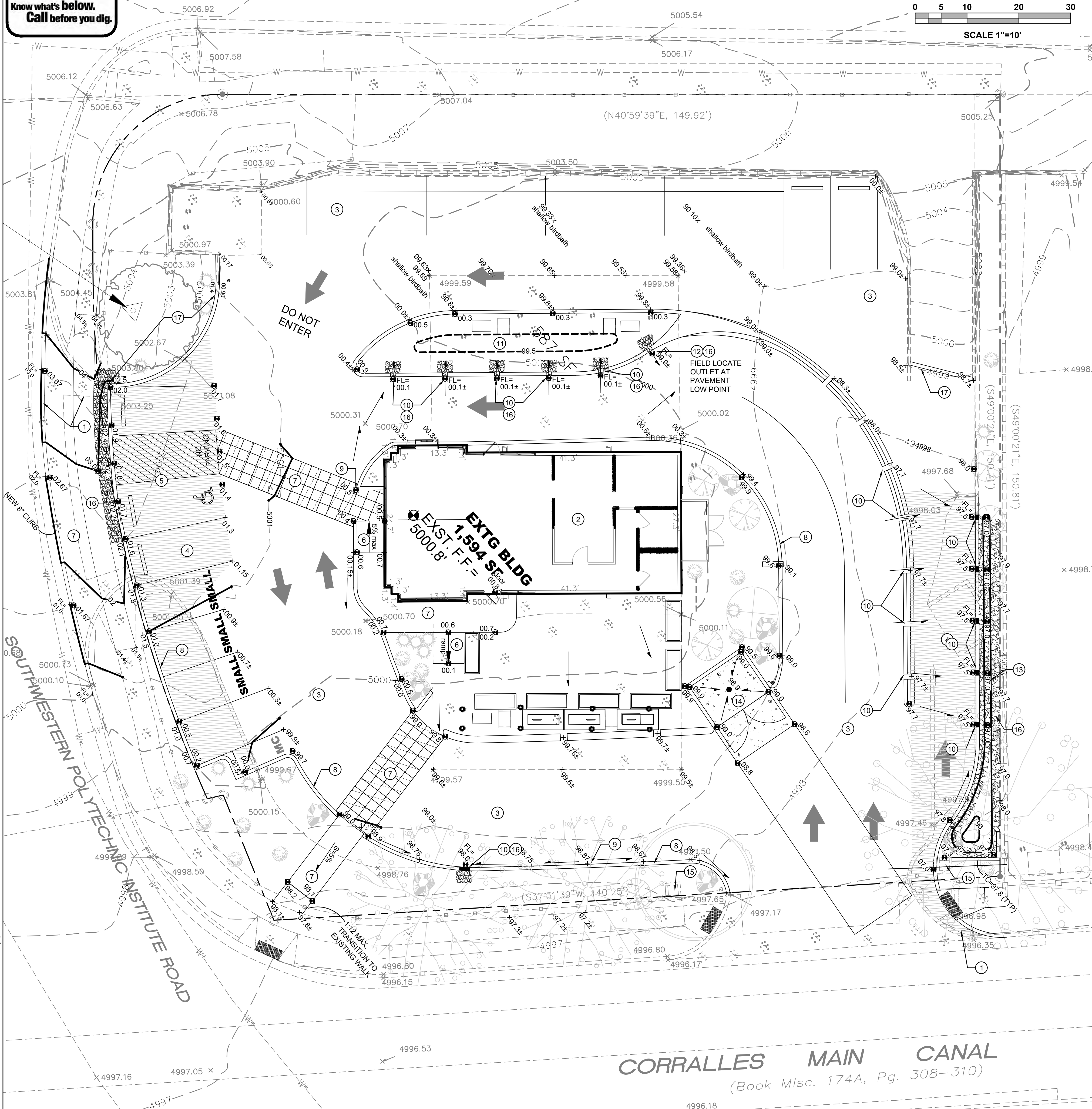
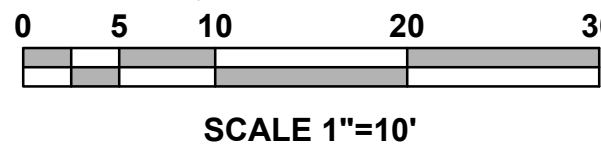
Sincerely,

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



COORS BOULEVARD N.W.

STATE ROAD 448
150' R/W (Plat filed July 6, 1982, Vol. C36, Fol. 191)



KEYED NOTES

- SEE CP-101: PAVING PLAN AND CP-501: PAVING DETAILS. SEE CG-501 FOR GRADING AND DRAINAGE DETAILS. SEE ADA COMPLIANCE NOTES THIS SHEET FOR TARGET SLOPES AND MAXIMUM SLOPES.
- SEE PAVING PLAN FOR CONSTRUCTION WITHIN R/W INCLUDING NEW CURB & GUTTER, STREET PAVEMENT, PUBLIC SIDEWALK, ETC. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - EXISTING BUILDING INCLUDING ROOF DISCHARGE LOCATIONS, TO REMAIN.
 - EXISTING PAVEMENT TO REMAIN.
 - NEW ASPHALT PAVEMENT AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING.
 - ADA COMPLIANT PARKING SPACES AND ACCESS AISLE.
 - ADA COMPLIANT CURB RAMP.
 - ADA COMPLIANT PEDESTRIAN ACCESS WALK / CROSSWALK.
 - 6" HIGH CURB. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
 - HIGH POINT / GRADE BREAK LOCATION.
 - PROVIDE 18" WIDE OPENINGS IN CURB TO PASS FLOW. SLOPE GUTTER AT 2% MAX. IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION).
 - CONSTRUCT 6" DEEP (MIN) DEPRESSED LANDSCAPE AREA TO ACCEPT MINOR FLOW.
 - WATER HARVESTING OVERFLOW TO PAVEMENT AT ELEVATION SHOWN.
 - CONSTRUCT STORMWATER QUALITY RETENTION POND (SWOR) AT ELEVATIONS SHOWN. SIDESLOPE = 2:1 ARMORED WITH 8" THICK 4" AVG. DIAMETER ANGULAR ROCK (2'-8" OVER PERMANENT EROSION CONTROL MATERIAL. STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.
 - CONTRACTOR TO CLEAN AND FLUSH EXISTING STORM DRAIN INLETS.
 - INSTALL 8" THICK X 4" AVG. DIA. (2'-6" DIA. ANGULAR ROCK) ROCK EROSION PROTECTION OVER U.S. FABRICS US135NW NON-WOVEN GEOTEXTILE TO LIMITS HATCHED. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE ACCEPTED AND CONVEYED PROPERLY.
 - CONSTRUCT SHORT SECTION OF RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.

ADA COMPLIANCE

SIDEWALK(S) AND CROSSWALK(S):
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE RAMP(S):
TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE PARKING:
TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

CALCULATIONS: Rise & Roast Coffee : Oct. 2, 2023

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 25665.552 SF = 0.589 ACRE

HISTORIC FLOWS:

	Treatment	SF	%
Area A	0	0%	
Area B	0	0%	
Area C	3850	15%	
Area D	21816	85%	
Total Area	25666	100%	

DEVELOPED FLOWS:

	Treatment	SF	%
Area A	0	0%	
Area B	0	0%	
Area C	3850	15%	
Area D	21816	85%	
Total Area	25666	100%	

EXCESS PRECIP:

Precip. Zone	Ea	Eb	Ec	Ed
1	0.55	0.73	0.95	2.24

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_a A_a + E_b A_b + E_c A_c + E_d A_d}{A_a + A_b + A_c + A_d}$$

Historic: E = 2.05 in. Developed: E = 2.05 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic: V360 = 4377 CF Developed: V360 = 4377 CF

On-Site Peak Discharge Rate: Qp = QpA*Ax + QpB*Ab + QpC*Ac + QpD*Ad / 43,560

For Precipitation Zone 1

QpA	= 1.54	QpC	= 2.87
QpB	= 2.16	QpD	= 4.12
Historic: Qp	= 2.3 CFS	Developed: Qp	= 2.3 CFS

PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-13. THE SITE IS BOUND TO THE SOUTHEAST BY CANAL FRONTAGE ROAD, NW, TO THE NORTHWEST BY COORS BLVD., NW, TO THE SOUTHWEST BY SOUTHWESTERN POLYTECHNIC INSTITUTE ROAD, AND TO THE NORTHEAST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE BUILDING RENOVATION WITH ASSOCIATED PARKING AND LANDSCAPING IMPROVEMENTS.

LEGAL: A-2 REPLAT OF TR A OF THUNDERBIRD PARTNERSHIP

LOT SIZE: 0.5892 AC

ADDRESS: 9160 COORS BLVD NW ALBUQUERQUE NM 87120

BENCHMARK: ALBUQUERQUE CONTROL SURVEY MONUMENT "NM-448-N8", ELEVATION= 5021.651 FEET (NAVD 1988).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: THE SUBJECT PROPERTIES (AS SHOWN HEREON) APPEAR TO LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35001C0116G, MAP REVISED SEPTEMBER 26, 2008.

DRAINAGE PLAN CONCEPT: THE EXISTING BUILDING AND MAJORITY OF ONSITE PAVEMENT WILL REMAIN OTHER THAN TO CONSTRUCT ADA COMPLIANT PARKING AND MINOR ENTRY RECONFIGURATION. TOTAL IMPERVIOUS AREA WILL REMAIN AT 85%. HISTORIC RUNOFF PATTERNS WILL CONTINUE WITH RUNOFF DRAINING TO THE EAST AND SOUTH TO CORRALLES MAIN CANAL ROAD.

LEGEND

- 4998 — EXISTING CONTOUR
- x 4997.68 EXISTING SPOT ELEVATION
- 97 — PROPOSED 1.0' CONTOUR
- — PROPOSED 0.5' CONTOUR
- ◆ 98.6 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- F.F. = 5000.8 FINISH FLOOR ELEVATION

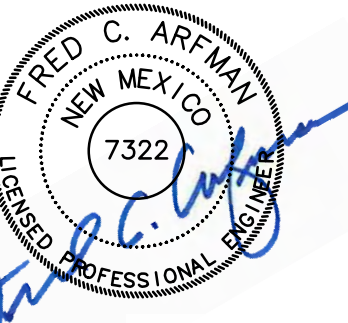
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/20/23
BY: [Signature]
HydroTrans # C13D007

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com



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10-12-2023
Engineer

RISE & ROAST COFFEE
9160 COORS BLVD NW

DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DEVELOPMENT	1A	2606		BJB	FCA	10-12-2023

No	Date	Description

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101