CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

May 23, 2023

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: Human Bean Coffee Shop
7301 San Antonio Drive NE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 05/08/23
Hydrology File: E19D025B2

Dear Mr. McGee:

Based upon the information provided in your submittal received 05/12/2023, the Conceptual Grading & Drainage Plan is approved for action by the Development Facilitation Team (DFT) for Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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 (REV 10/2018)

Project Title: Human Bean Coffee Shop Building Permit #: _____ Hydrology File #: D19/D

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 2, SAN ANTONIO CENTER

City Address: 7301 San Antonio Drive NE

Applicant: SMM PE, LLC Contact: Scott McGee

Address: P O Box 93962 ABQ, NM 87199

Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT:_____ PLAT (# of lots) _____ RESIDENCE __X__ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes __X__ No

DEPARTMENT: _____TRAFFIC/TRANSPORTATION __X__ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
__X__ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

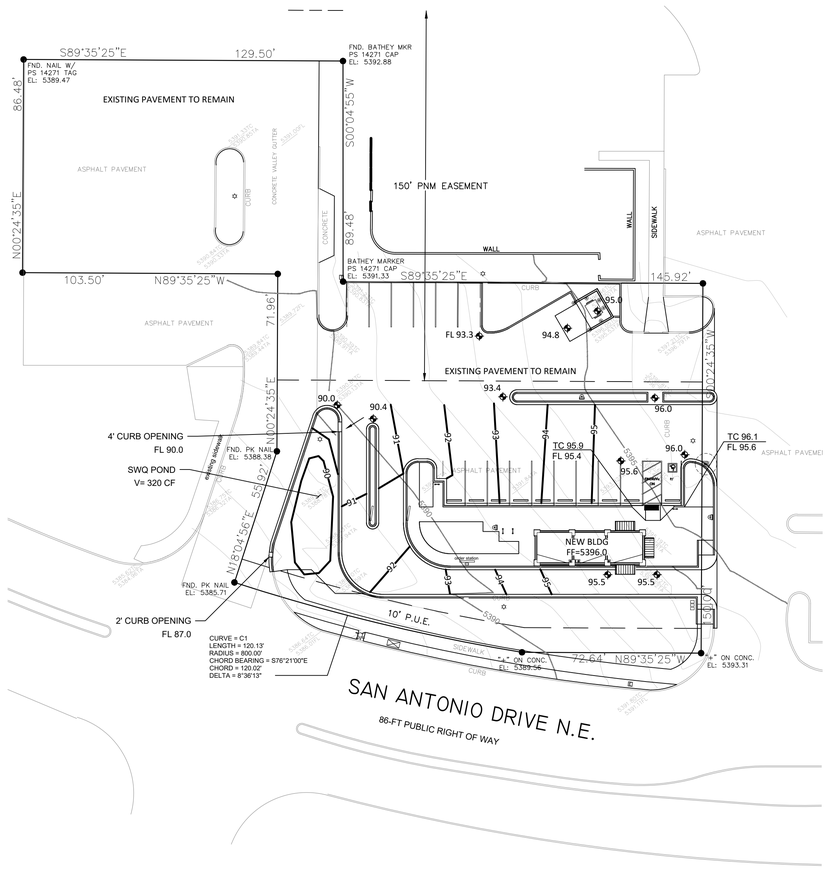
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
__X__ 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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 5/11/23 By: Scott McGee

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

FEE PAID:_____



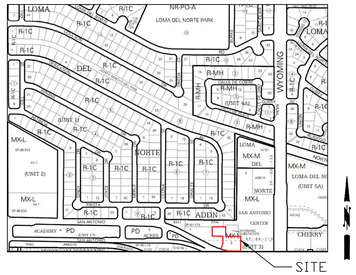
CONCEPTUAL GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 05/23/23
BY: Renée C. Brissette
HydroTrans # E19D025B2

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



VICINITY MAP D-19-Z

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=5396.0	PROPOSED BUILDING FINISHED FLOOR
65.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE

DRAINAGE NARRATIVE

ADDRESS: 7301 San Antonio Drive NE

LEGAL DESCRIPTION: LOT 2, SAN ANTONIO CENTER

SITE AREA: 0.84 AC PROJECT AREA: 18,420 SF (0.42 AC)

BENCHMARK: City of Albuquerque Station '25-E18' being a brass cap.
ELEV= 5339.186 (NAVD 1988)

SURVEYOR: Alpha Pro Surveying LLC dated February 2023

FLOOD HAZARD: From FEMA Map 35001C0141G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does accept minor offsite flow from existing adjacent paved parking areas to the north and east. The proposed development will continue to accept this minor runoff.

EXISTING CONDITIONS: The site is currently developed with existing paved access and parking, and landscaped areas. The site slopes down to the southwest at 6 - 7 % and discharges to San Antonio Drive NE.

PROPOSED IMPROVEMENTS: The proposed improvements include a 640 SF building, drive through lane, concrete sidewalks, and landscaping. This building will be located where existing asphalt paving was previously.

DRAINAGE APPROACH: The site drainage pattern will direct developed flow from the new impervious surfaces to the onsite SWQ retention pond.
Existing land treatment: 8% C and 92% D PRECIPITATION ZONE: 3
Q= [(0.13)(3.17)+(.87)(4.49)](0.42)= 1.8 CFS
Proposed land treatment: 21% C and 79% D
Q= [(0.21)(3.17)+(0.79)(4.49)](0.42)= 1.8 CFS
Redevelopment SWQ V= (14,100)(0.26/12)= 305 CF
This flow will discharge to an onsite retention ponding area located at the SW corner of the site. The SWQ volume of 320 CF shall be retained in the onsite bottom and the site discharge will remain unchanged.

No.	Description	Date

OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

CONCEPTUAL GRADING AND DRAINAGE

Project Number	Project Number
Date	3-14-2023
Drawn By	Author
Checked By	Checker

GD0

Scale 1" = 20'-0"

3/27/2023 10:30:29 AM