

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 30, 2024

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

**RE: Human Bean Coffee Shop
7301 San Antonio Drive NE
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 07/30/24
Engineer's Stamp Date: 08/07/23
Hydrology File: E19D025B2**

Dear Mr. McGee:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based **solely** on the Certification received 07/30/2024, this letter serves as a “green tag” from Hydrology Section for a **30-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

1. Please Resubmit to PLNDRS@cabq.gov when ready with an updated City of Albuquerque engineer's certification on the as-built Grading & Drainage Plan.
2. 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 for review at Plaza de Sol.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ 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
- _____ 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

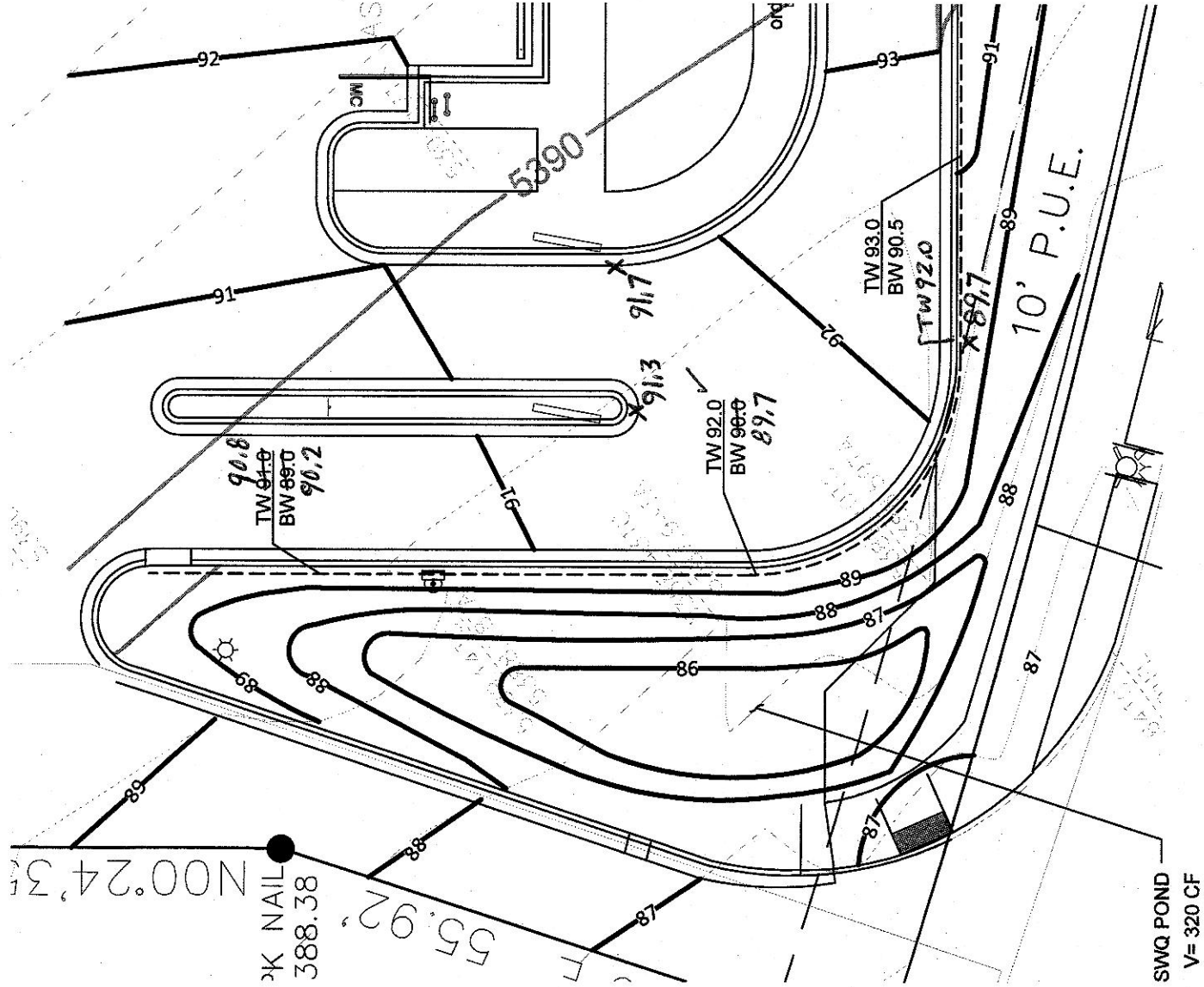
City of Albuquerque
Development Review Services
Planning Department

APPROVED

DATE: 08/31/23
BY: [Signature]
PROJECT: E-19-0025B2

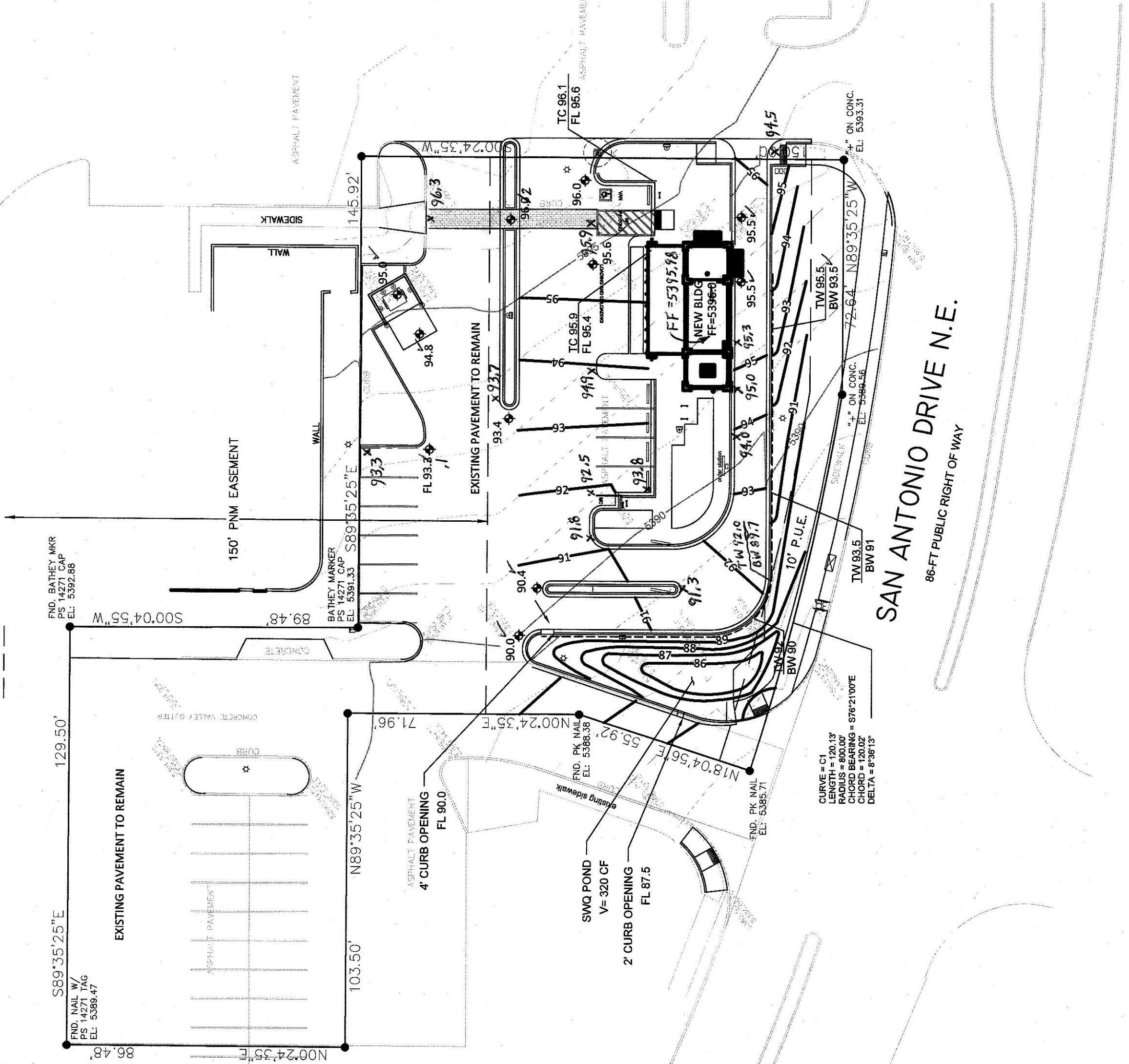
THE INFORMATION ON THIS PLAN WAS PREPARED BY THE ENGINEER OR SURVEYOR AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR SURVEYOR.

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY (PND BUILDING PERMIT HAS BEEN FILLED ON THE DEVELOPMENT).



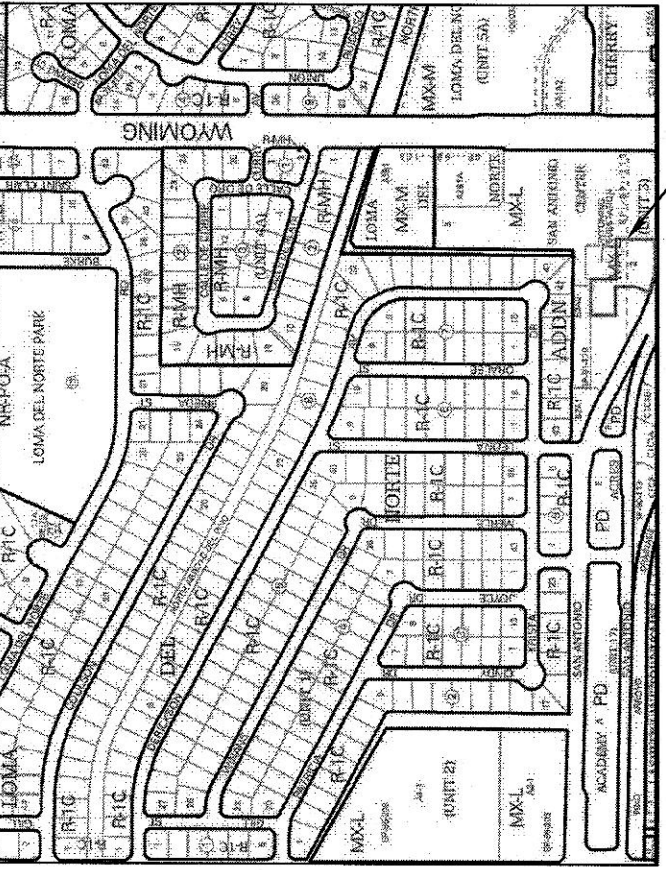
ENLARGED RETENTION POND AREA

1" = 10'



GRADING AND DRAINAGE PLAN

1" = 20'



VICINITY MAP

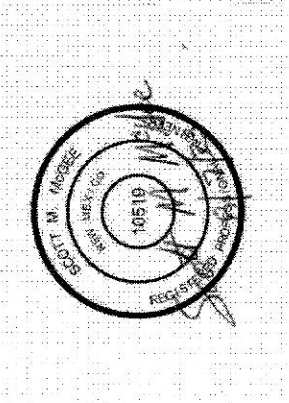
D-19-Z

LEGEND

EXISTING CONSTRUCTION	NEW CONTOUR
FF=5396.0	NEW SPOT ELEVATION
65.5	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE
NEW RETAINING WALL	
TW 64	TOP OF WALL ELEVATION
BW 90	BOTTOM OF WALL ELEVATION

DRAINAGE NARRATIVE

LEGAL DESCRIPTION: LOT 2, SAN ANTONIO CENTER
ADDRESS: 7801 San Antonio Drive NE
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= 5392.186 (NAVD 1988)
SURVEYOR: Alpha Pro Surveying LLC dated February 2023
FLOOD HAZARD: From FEMA Map 35003C0141G (9/16/2008), 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 discharge 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)(3.17H^{4.87})(4.49)](0.42)= 1.8 CFS
Proposed land treatment: 23% C and 77% D
C= 0.00017
D= 0.00017
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.



OWNER: KEITH GRIEGO

HUMAN BEAN - SAN ANTONIO & WYOMING

GRADING AND DRAINAGE

Project Number	06-29-2023
Date	
Drawn By	
Checked By	

GDO

Scale 1" = 20'-0"