

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 12, 2024

Scott McGee, PE  
SMM PE LLC  
PO BOX 1273  
Elephant Butte, NM 87935

**RE: Human Bean Coffee Shop  
7301 San Antonio Drive NE  
Temporary Certificate of Occupancy  
Engineer's Certification Date: 12/9/24  
Engineer's Stamp Date: 08/07/23  
Hydrology File: E19D025B2**

Dear Mr. McGee:

Based on the Engineer's Partial Grading and Drainage Certification received 12/10/2024 and site visit on 12/12/2024, this letter serves as a Conditional Approval from Hydrology Section for a 30-day Temporary Certificate of Occupancy for the Human Bean Coffee Shop located at 7301 San Antonio Drive NE 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 pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above items are complete.

If you have any questions, please contact me at 924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

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



# 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) \_\_\_\_\_

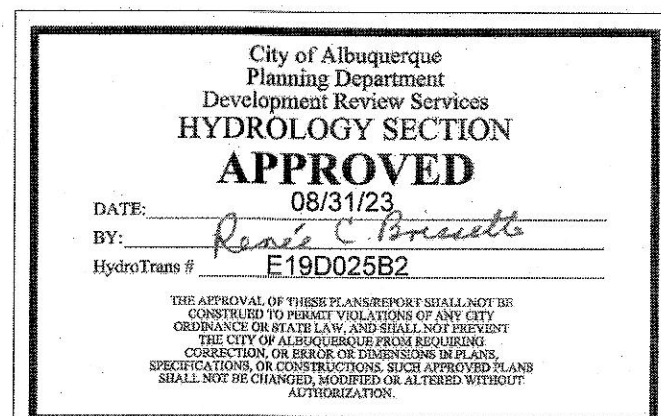
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

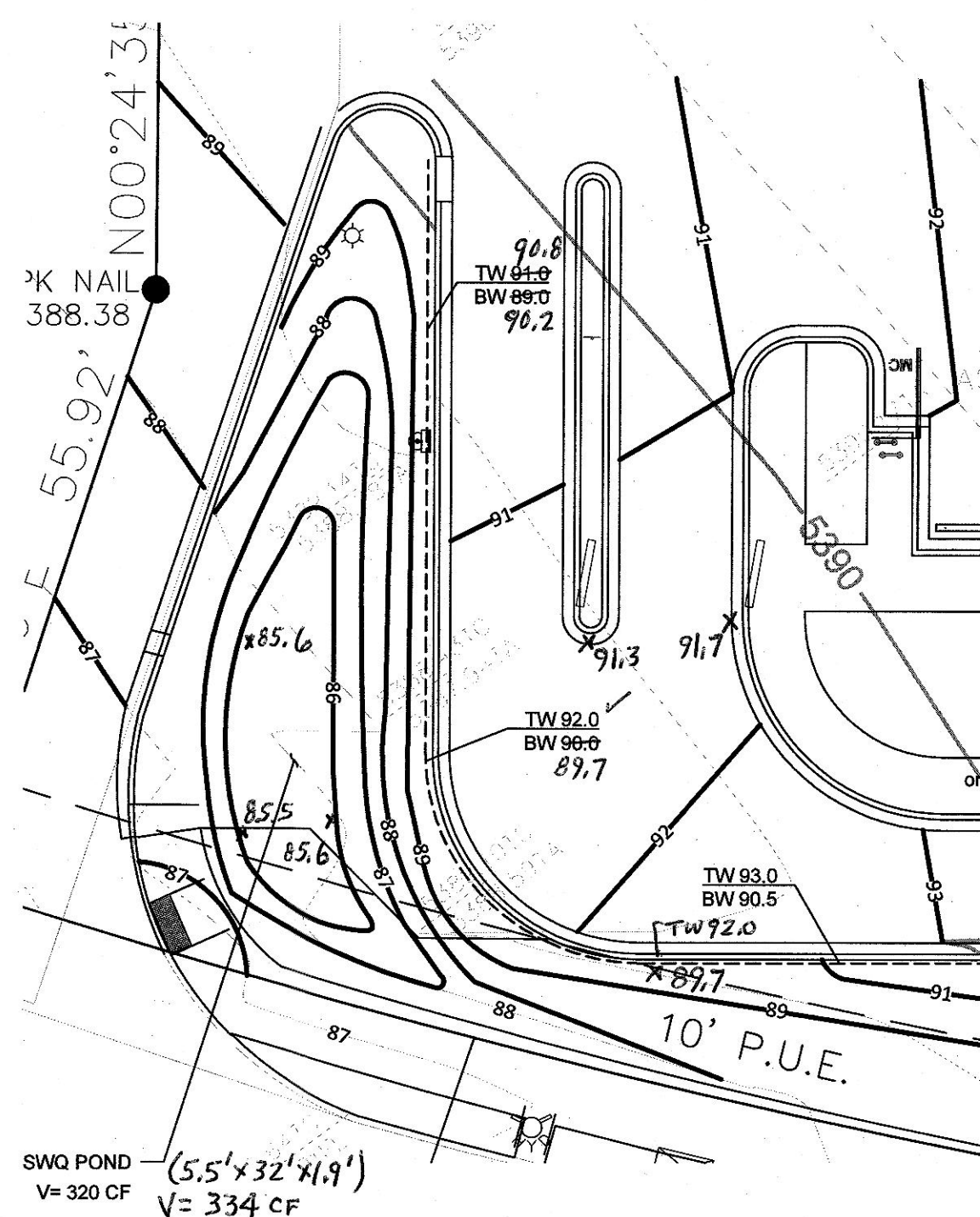
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



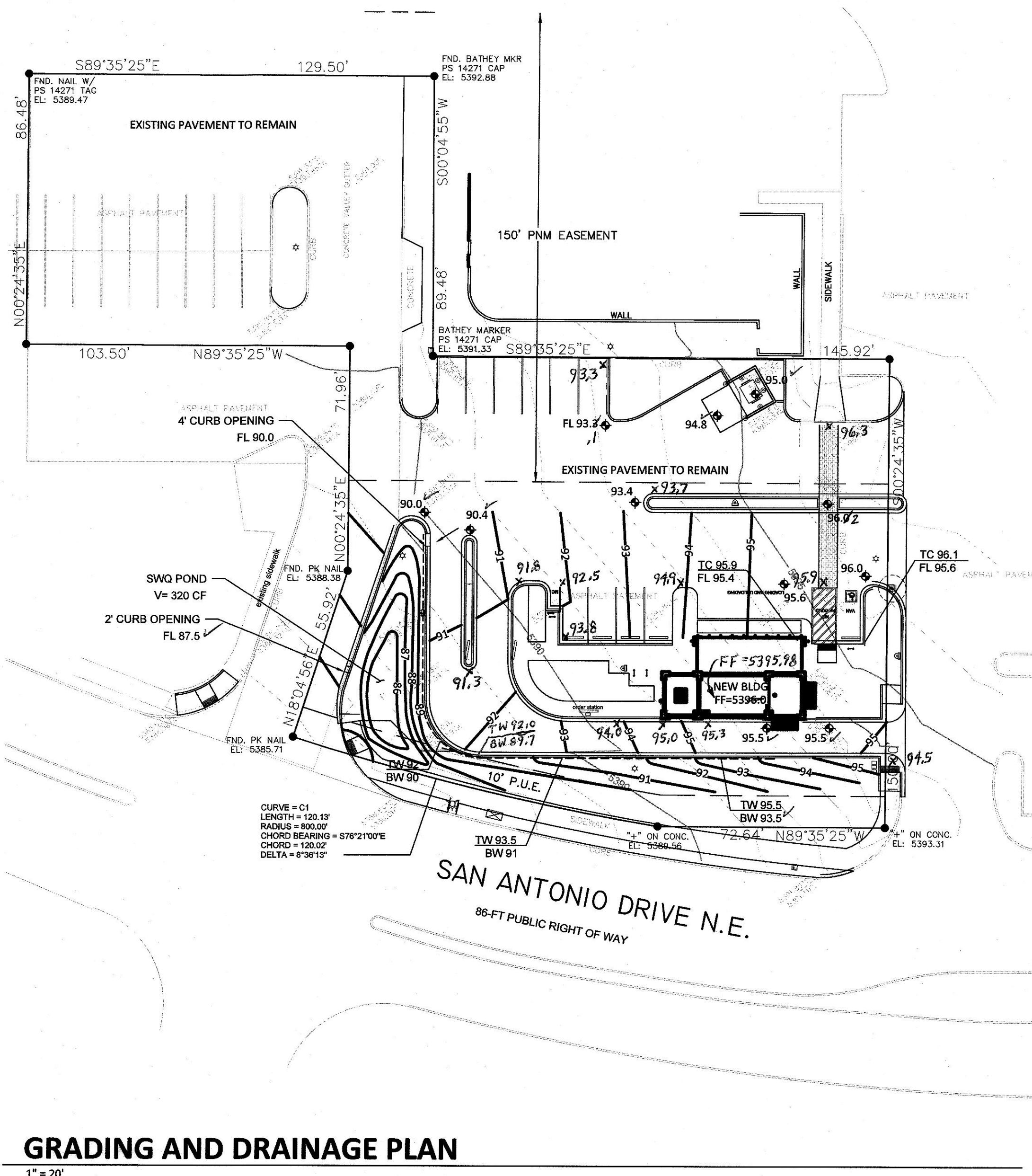


APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE  
TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO  
BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



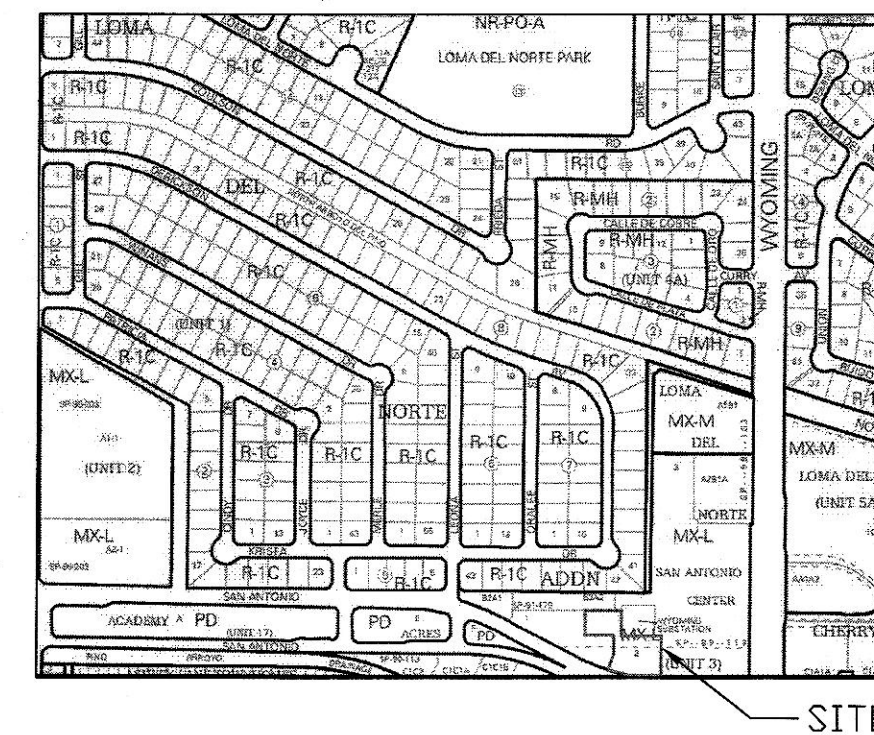
**ENLARGED RETENTION POND AREA**

1" = 10'



**GRADING AND DRAINAGE PLAN**

1" = 20'



**VICINITY MAP**

**D-19-Z**

**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONTOUR
- PROPOSED BUILDING FINISHED FLOOR
- NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- FL FLOWLINE
- NEW RETAINING WALL
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- AS-BUILT ELEVATION

**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<sub>p</sub> = [(0.13)(3.17)+(0.87)(4.49)](0.42) = 1.8 CFS  
Proposed land treatment: 21% C and 79% D  
Q<sub>p</sub> = [(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.

**DRAINAGE CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY**

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY REQUEST A TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED FOR THIS. A SUBSEQUENT CERTIFICATION WILL BE MADE FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

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

*Scott M McGee* 7/30/24  
SCOTT M MCGEE, NMPE 10519

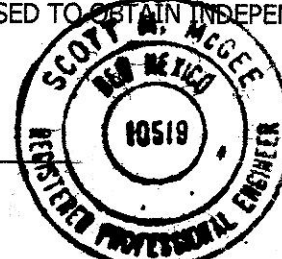


**DRAINAGE CERTIFICATION**

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/7/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS PROVIDED BY BRIAN J. MARTINEZ, NMPLS # 18374, OF CARTESIAN SURVEYING. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 9/17/24 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA SHOWN HEREON 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 A PERMANENT CERTIFICATE OF OCCUPANCY.

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

*Scott M McGee* 12/9/24  
SCOTT M MCGEE, NMPE 10519



**OWNER: KEITH GRIEGO**

**HUMAN BEAN - SAN ANTONIO & WYOMING**

**GRADING AND DRAINAGE**

Project Number	Project Number
Date	06-29-2023
Drawn By	Author
Checked By	Checker
<b>GD0</b>	
Scale	1" = 20'-0"

3/27/2023 10:30:29 AM