

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 19, 2020

Craig Hagelgantz, PE
ABQ Engineering Inc.
8102 Menaul Blvd NE, Suite D
Albuquerque, NM 87110

RE: **Royal Coffee Roasting Co.**
2509 San Mateo NE
Grading and Drainage Plan
Engineer's Stamp Date: 2/18/20
Hydrology File: H17D116

Dear Mr. Hagelgantz:

PO Box 1293

Based on the submittal received on 2/18/20, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Prior to Certificate of Occupancy (For Information):

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the stormwater quality ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Royal Coffee Roasting Co. **Building Permit #:** _____ **Hydrology File #:** H17D116

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

Legal Description: Section 11, Township 10 North, Range 3 East, N.M.P.M. Subdivision: Vidas Subdivision

City Address: 2509 San Mateo Blvd. NE, ABQ, NM 87110

Applicant: ABQ Engineering Inc. **Contact:** Craig Hagelgantz PE

Address: 8102 Menaul Blvd. NE, Suite D, Albuquerque NM 87110

Phone#: 505-255-7802 **Fax#:** 505-255-7902 **E-mail:** chagelgantz@abqeng.com

Other Contact: Hatch Design Architecture **Contact:** Jeff Hatch AIA

Address: 6126 W. State St. , Boise ID 883703

Phone#: 208-475-3204 **Fax#:** 208-475-3205 **E-mail:** jeff@hatchda.com

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

IS THIS A RESUBMITTAL? ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 2/18/20 **By:** Craig Hagelgantz PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 2509 SAN MATEO BOULEVARD NE, VIDAS SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35001C0352H DATED AUGUST 16, 2012, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE EXISTING SITE DOES NOT ACCEPT OFFSITE FLOWS FROM THE SURROUNDING LOTS ALONG IT'S BOUNDARIES. THE PRE-DEVOLPED SITE CONSIST OF IMPERVIOUS AREAS FOR BUILDING AND ASPHALT PARKING/DRIVES AND A LOW PERCENTAGE OF LANDSCAPED AREAS (<1.5% OF LOT AREA). THE PRE-DEVOLPED SITE RUN-OFF FLOWS TO THE SOUTHWEST CORNER OF THE PROPERTY AND IS HELD IN A ON-SITE POND. PRE-DEVOLPED SITE HAS A WATER STOP IN THE FORM OF A DEPRESSED ASPHALT CHANNEL WHICH DIRECTS THE PRE-DEVELOPED RUNOFF ALONG THE SOUTHERN PROPERTY LINE INTO THE PRE-DEVOLPED SITE PONDING AREA LOCATED IN THE SOUTH-WEST CORNER .

THIS PROPOSED DEVELOPMENT INVOLVES THE CONSTRUCTION OF A NEW BUILDING, PAVED PARKING AREAS, AND NEW LANDSCAPE AREAS ADJACENT TO ON-SITE PARKING. THIS PROJECT DISTURBS APPROXIMATELY 0.561 ACRES. THE PROPOSED GRADING DIRECTS ALL RUNOFF TOWARDS THE SOUTHWEST PROPERTY CORNER. THE PROPOSED PLAN HAS DRAINAGE FOR THE LOT BASED ON LAND TREATMENTS OF 66% TYPE D AND THE REMAINING 34% WITH TYPE C. THE DEVELOPED RUNOFF VOLUME IS LESS THAN THE PRE-DEVOLPED VOLUME. THEREFORE NO ADDITIONAL PONDING HAS BEEN ADDED FOR THE 100 YEAR STORM VOLUME (SEE CALCULATIONS). THE DEVELOPED RUNOFF HONORS THE PREDEVELOPED HISTORICAL DRAINAGE PATTERNS, WHILE DIRECTING THE DEVELOPED RUNOFF TOWARDS VARIOUS SHALLOW FIRST FLUSH PONDING AREAS. THESE PONDING AREAS WILL ALSO BE UTILIZED AS LANDSCAPE AREAS LOCATED ADJACENT TO THE PROPOSED PARKING AREAS.

ONSITE FIRST FLUSH DRAINAGE

FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY:
PROVIDE STORAGE FOR FIRST FLUSH RUNOFF PER SECTION 22 OF DPM
TABLE A-6 USE 0.36 - 0.1 = 0.26 IN

FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
THEREFORE (0.26 / 12) X 0.369 X 43560 = 348 CF (0.008 ACRE-FT)

FIRST FLUSH PONDING AREA REQD. = 348 CF < 400 CF CAPACITY OF
PROPOSED PONDING AREAS

CURB CUT WEIR CAPACITIES

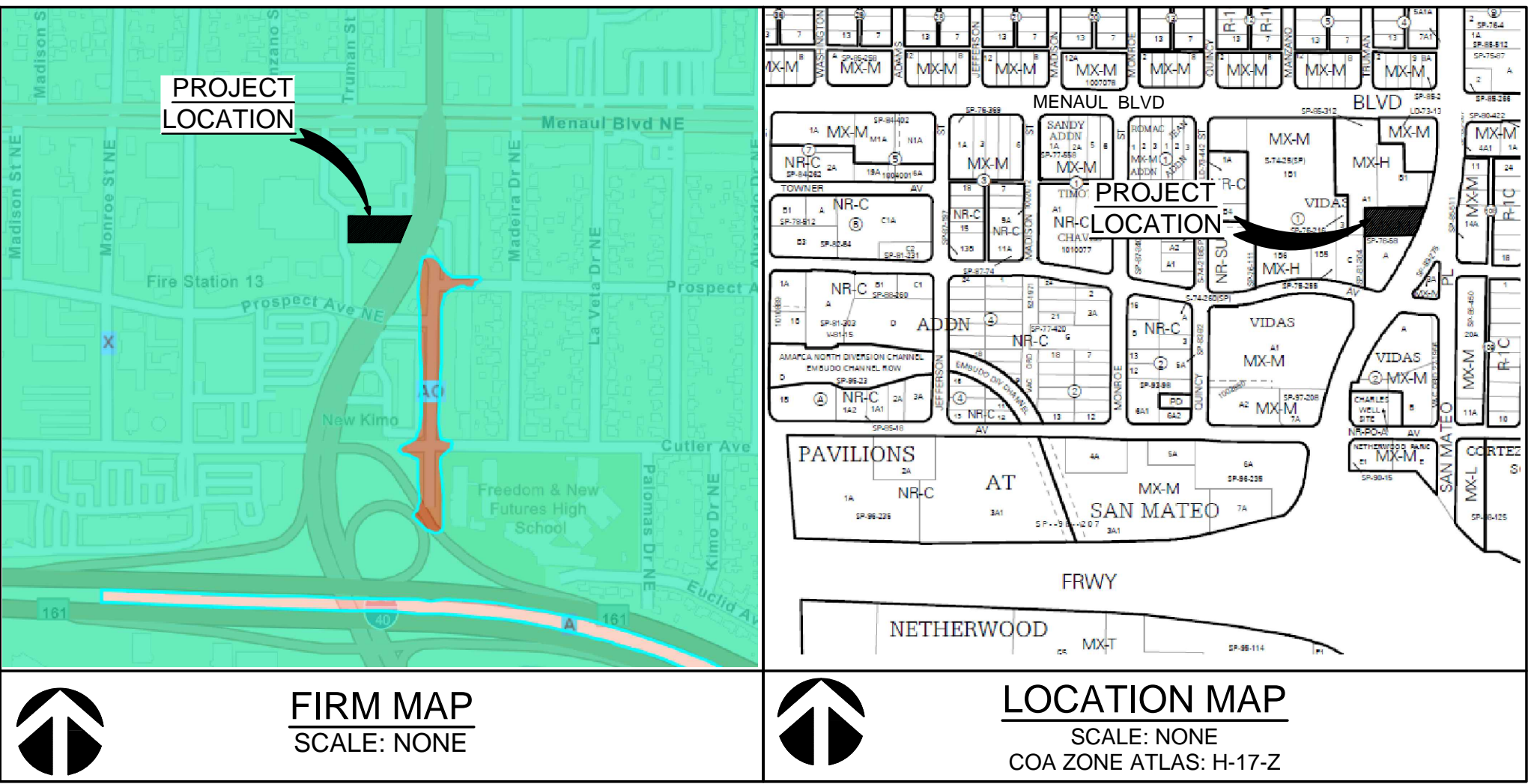
SEE KEYED NOTE 9 AND PLAN FOR LOCATIONS OF TWO CURB CUTS
 $Q = C L H^{3/2} = 2.75 \times 1.667 \times 2.50 \text{ cfs} > Q(10) = 1.57 \text{ cfs}$

PROJECT BENCHMARK -NAVD 88

ACS Monument " 18-H18 "
NAD 1983 CENTRAL ZONE
X=1541177.063
Y=1495167.654
Z=5232.741 (NAVD 1988)
G-G=0.99964864
Mopping Angle=-0°11'27.04"

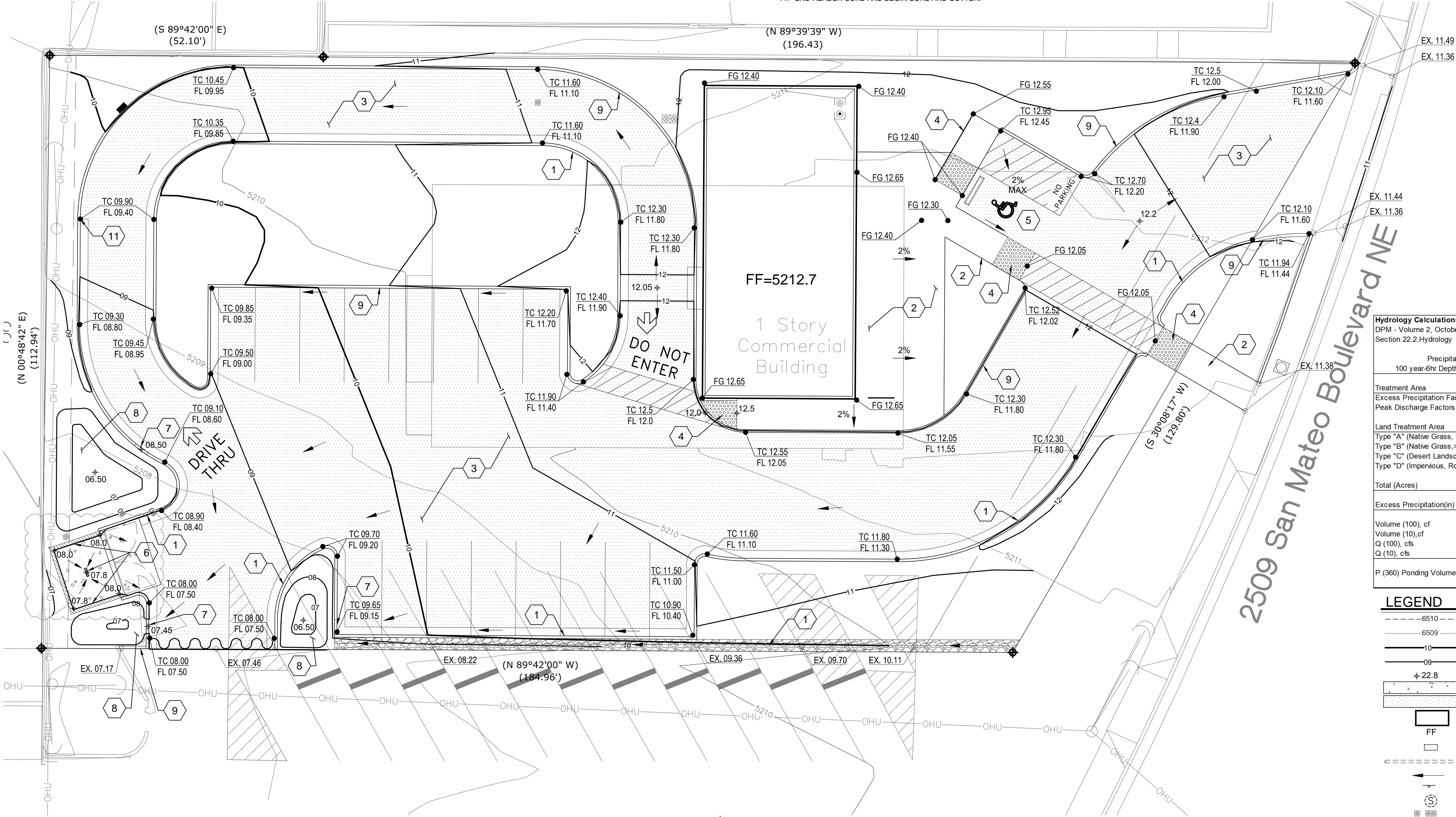
SITE KEYED NOTES

1. NEW STANDARD CURB & GUTTER. PER COA STD DWG 2415A & 5/C-5.1
2. NEW CONCRETE SIDEWALK PER COA STD DWG 2430 AND DETAIL 2/C-5.1
3. NEW ASPHALT PAVEMENT. SEE DETAIL 1/C-5.1
4. CONSTRUCT NEW ACCESSIBLE RAMP PER COA STD DWG 2441 AND/OR ALL CURRENT ADA STANDARDS.
5. NEW ACCESSIBLE PARKING SPACE. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. NEW REFUSE ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS. AREA DRAIN WITH SAS LINE SEE SHEET C-1.2
7. CONSTRUCT 18" WIDE CURB CUT WITH RUNDOWN CURB PER COA STD DWG 2415A.
8. FIRST FLUSH PONDING AREAS WITH 400CF TOTAL CAPACITY
9. NEW HEADER CURB. PER COA STD DWG 2415B & 7/C-5.1
10. RIP RAP SWALE SECTION, SEE DETAIL 8/C-5.1
11. END HEADER CURB AND BEGIN CURB AND GUTTER.



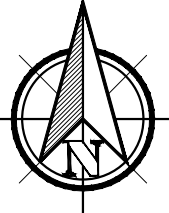
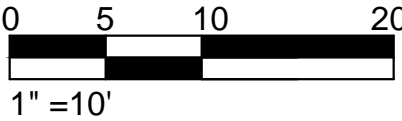
FIRM MAP
SCALE: NONE

LOCATION MAP
SCALE: NONE
COA ZONE ATLAS: H-17-Z



1 GRADING & DRAINAGE PLAN

Scale: 1" = 10'



Hydrology Calculations DPM - Volume 2, October 2008 Section 22.2.Hydrology				
Precipitation Zone 100 year-6hr Depth, P (360)	2	2.35		
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.70
Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "A" (Native Grass, weeds and shrubs)	0.000	0.000	0.000	0.000
Type "B" (Native Grass, >20% Slope)	0.000	0.000	0.000	0.000
Type "C" (Desert Landscaping, rock/plastic)	0.010	0.000	0.192	0.192
Type "D" (Impervious, Roof, Pavement)	0.561	0.561	0.369	0.369
Total (Acres)		0.561	0.561	0.561
Excess Precipitation(in)		2.14	2.12	1.78
Volume (100), cf		4359	4318	3627
Volume (10), cf		2921	2893	2430
Q (100), cfs		2.67	2.64	2.34
Q (10), cfs		1.79	1.77	1.57
P (360) Ponding Volume, cf = $V(10) \text{proposed} - V(10) \text{allowable} = -463$ Additional P(360) Ponding Not Required				

LEGEND

- 6510--- EXISTING INDEX CONTOUR
- 6509----- EXISTING INTERIM CONTOUR
- 10----- NEW INDEX CONTOUR
- 08----- NEW INTERIM CONTOUR
- +22.8 NEW SPOT ELEVATION
- [Pattern] NEW CONCRETE SIDEWALK
- [Pattern] NEW ASPHALT PAVEMENT
- [Box] NEW BUILDING
- [Box] FINISH FLOOR ELEVATION
- [Box] EXISTING STORM DRAIN STRUCTURE
- [Box] EXISTING STORM DRAIN
- [Arrow] DIRECTION OF FLOW
- [Circle] NEW SIGN
- [Circle] EXISTING SANITARY SEWER MANHOLE
- [Circle] NEW SANITARY SEWER CLEANOUTS
- [Circle] EXISTING GATE VALVE
- [Circle] EXISTING FIRE HYDRANT
- [Circle] EXISTING WATER METER
- [Circle] NEW FIRE HYDRANT
- [Circle] WATER BLOCK

LAST MODIFIED: Feb 18, 2020 -- 10:13am BY USER: Craig
DWG. NAME: 19-018 CIVIL.dwg

NEW COMMERCIAL DEVELOPMENT FOR:

ROYAL COFFEE
ROASTING CO.

2509 SAN MATEO BLVD. ALBUQUERQUE, NM 87110

DATE: FEB 2020
DRAWN BY: CB
CHECKED BY: JCH
JOB NUMBER: 19-018

GRADING AND
DRAINAGE
PLAN

C-1.1

SHEET



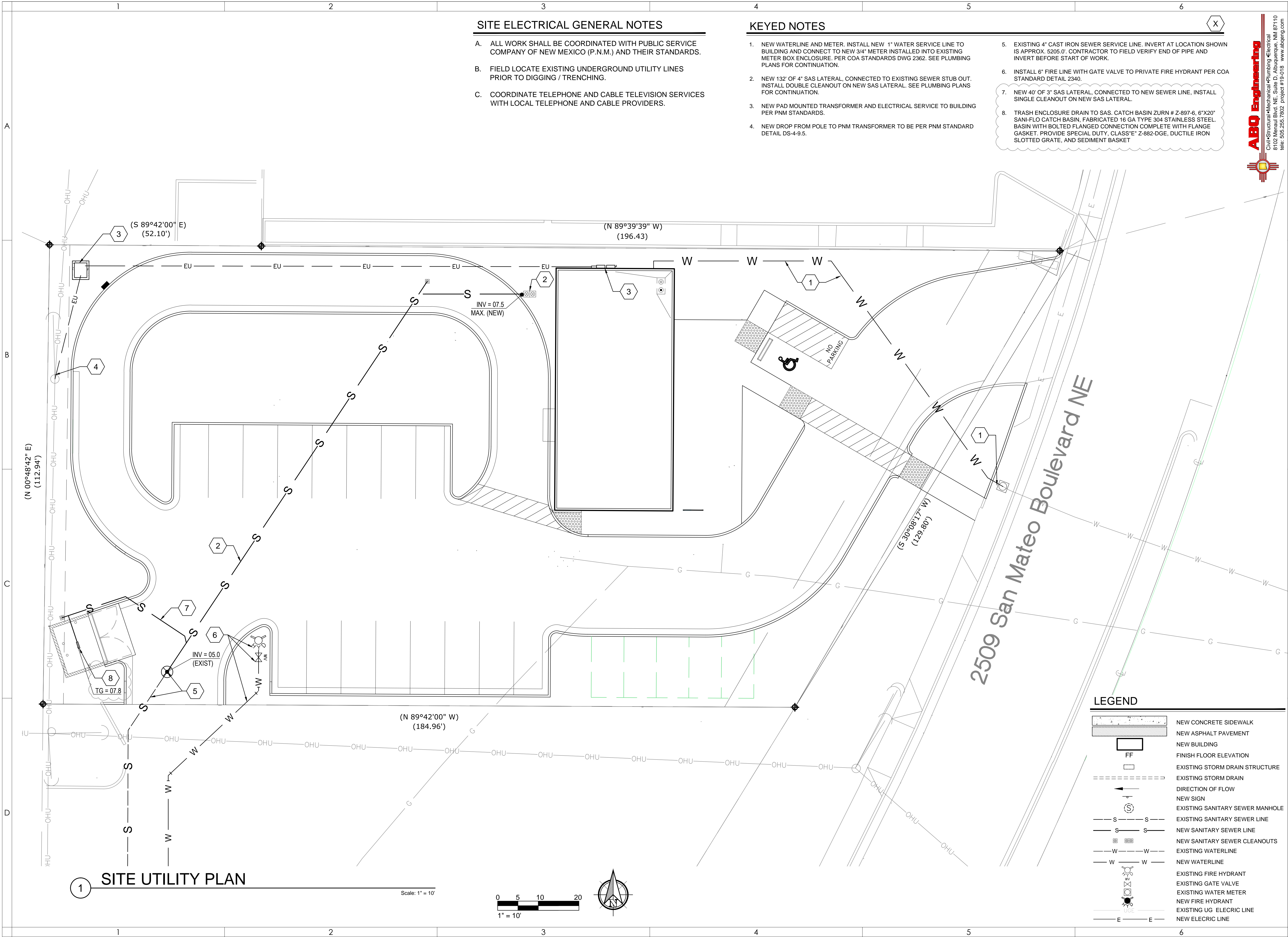
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Civil-Structural-Mechanical-Plumbing-Electrical
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
Tel: 505.257.6862 Project #19-018 www.aboeng.com

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SITE ELECTRICAL GENERAL NOTES

- ALL WORK SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.) AND THEIR STANDARDS.
- FIELD LOCATE EXISTING UNDERGROUND UTILITY LINES PRIOR TO DIGGING / TRENCHING.
- COORDINATE TELEPHONE AND CABLE TELEVISION SERVICES WITH LOCAL TELEPHONE AND CABLE PROVIDERS.

KEYED NOTES

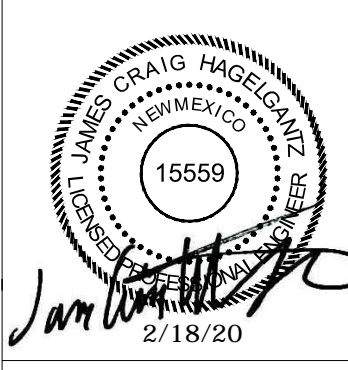
- NEW WATERLINE AND METER. INSTALL NEW 1" WATER SERVICE LINE TO BUILDING AND CONNECT TO NEW 3/4" METER INSTALLED INTO EXISTING METER BOX ENCLOSURE. PER COA STANDARDS DWG 2362. SEE PLUMBING PLANS FOR CONTINUATION.
- NEW 132' OF 4" SAS LATERAL, CONNECTED TO EXISTING SEWER STUB OUT. INSTALL DOUBLE CLEANOUT ON NEW SAS LATERAL. SEE PLUMBING PLANS FOR CONTINUATION.
- NEW PAD MOUNTED TRANSFORMER AND ELECTRICAL SERVICE TO BUILDING PER PNM STANDARDS.
- NEW DROP FROM POLE TO PNM TRANSFORMER TO BE PER PNM STANDARD DETAIL DS-4-9.5.
- EXISTING 4" CAST IRON SEWER SERVICE LINE. INVERT AT LOCATION SHOWN IS APPROX. 5205.0'. CONTRACTOR TO FIELD VERIFY END OF PIPE AND INVERT BEFORE START OF WORK.
- INSTALL 6" FIRE LINE WITH GATE VALVE TO PRIVATE FIRE HYDRANT PER COA STANDARD DETAIL 2340.
- NEW 40' OF 3" SAS LATERAL, CONNECTED TO NEW SEWER LINE, INSTALL SINGLE CLEANOUT ON NEW SAS LATERAL.
- TRASH ENCLOSURE DRAIN TO SAS. CATCH BASIN ZURN # Z-897-6, 6"X20" SANI-FLO CATCH BASIN, FABRICATED 16 GA TYPE 304 STAINLESS STEEL. BASIN WITH BOLTED FLANGED CONNECTION COMPLETE WITH FLANGE GASKET. PROVIDE SPECIAL DUTY, CLASS"E" Z-882-DGE, DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET

ABQ Engineering

Civil-Structural-Mechanical-Plumbing-Electrical
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Tel: 505.253.7802 Project #19-018 www.abqeng.com

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NEW COMMERCIAL DEVELOPMENT FOR:
ROYAL COFFEE ROASTING CO.
2509 SAN MATEO BLVD. ALBUQUERQUE, NM 87110

DATE	DESCRIPTION
19-018	19-018

DATE: FEB 2020
DRAWN BY: JCH
CHECKED BY: JCH
JOB NUMBER: 19-018

SHEET TITLE
SITE UTILITY PLAN

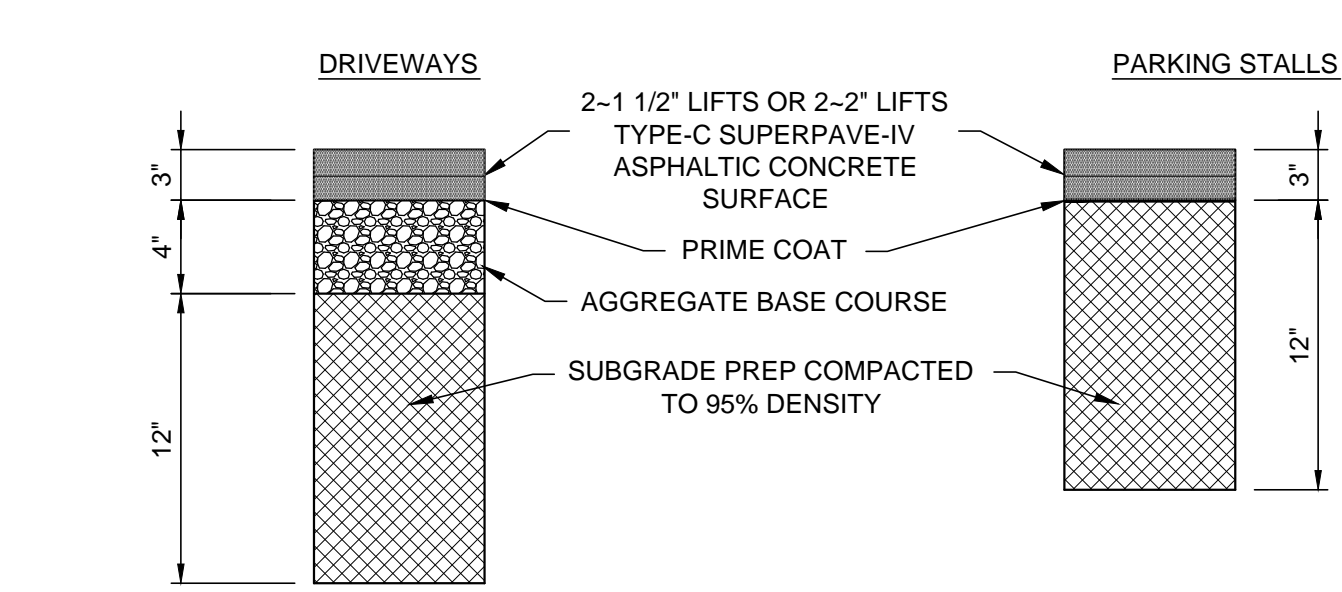
SHEET NUMBER
C-1.2
SHEET

SHEET NUMBER

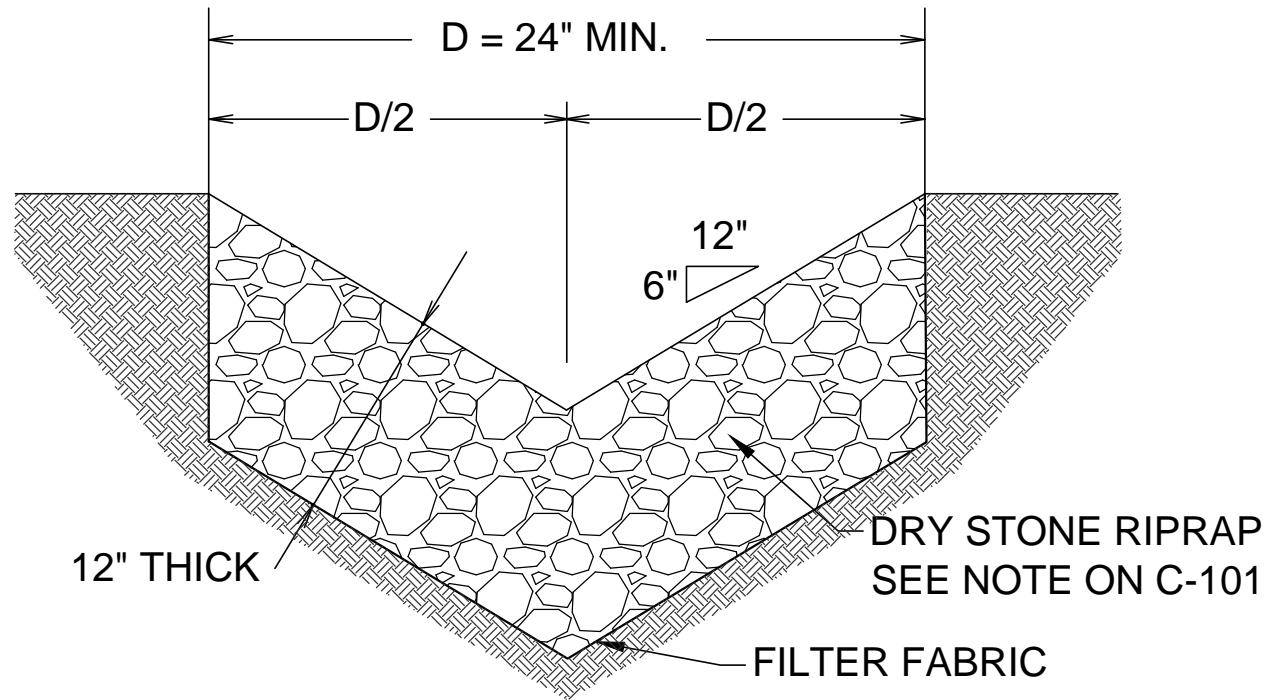
C-1.3

SHEET

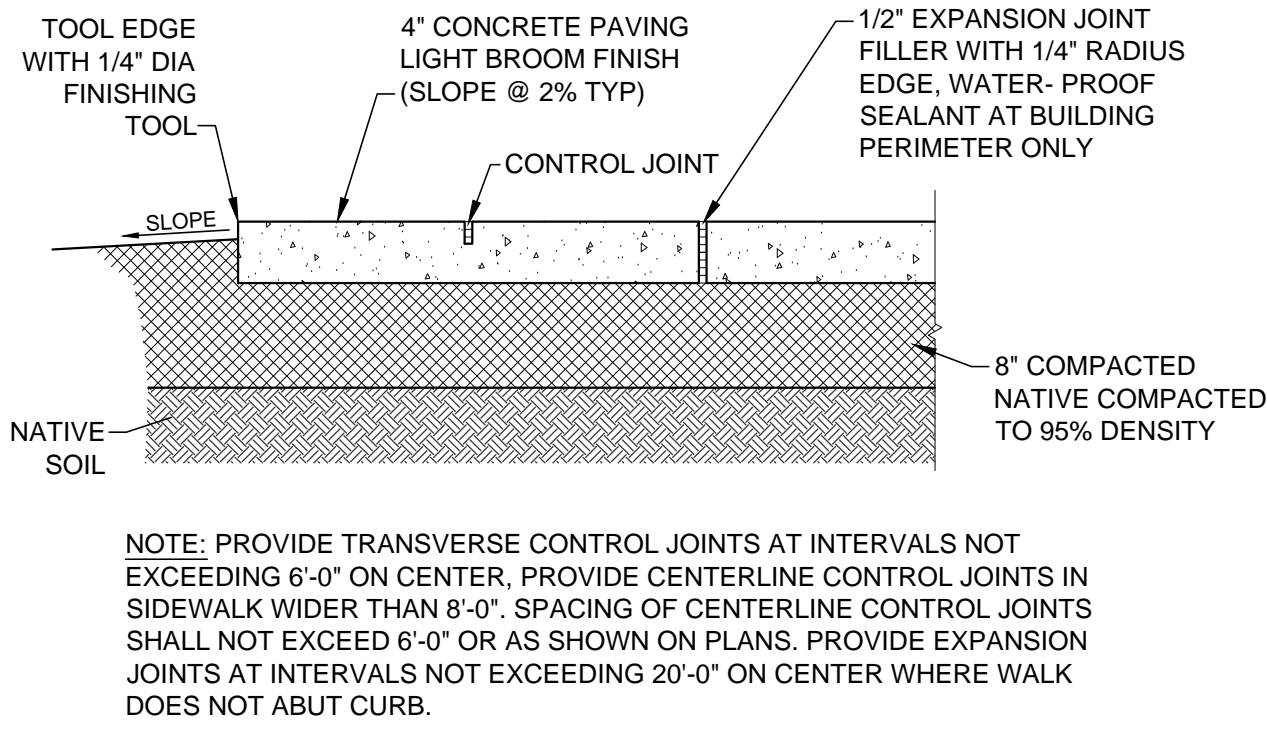
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DWG NAME: 19-018 CIVIL.dwg



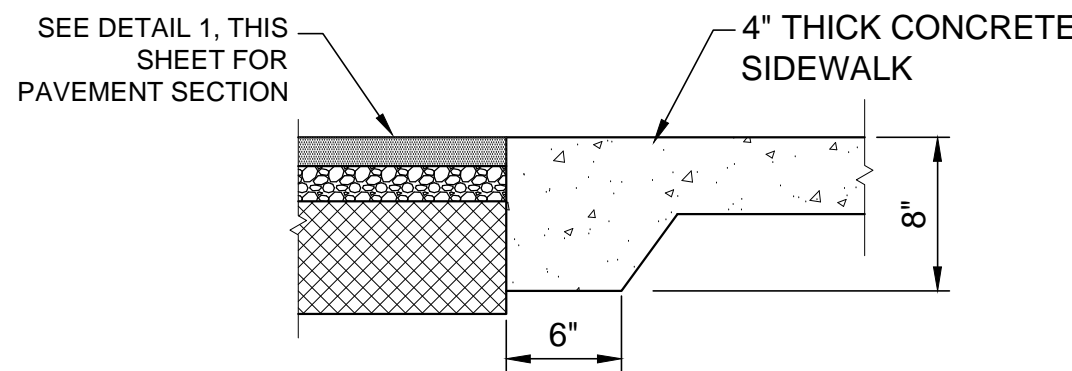
1 PAVEMENT SECTION Scale: NTS



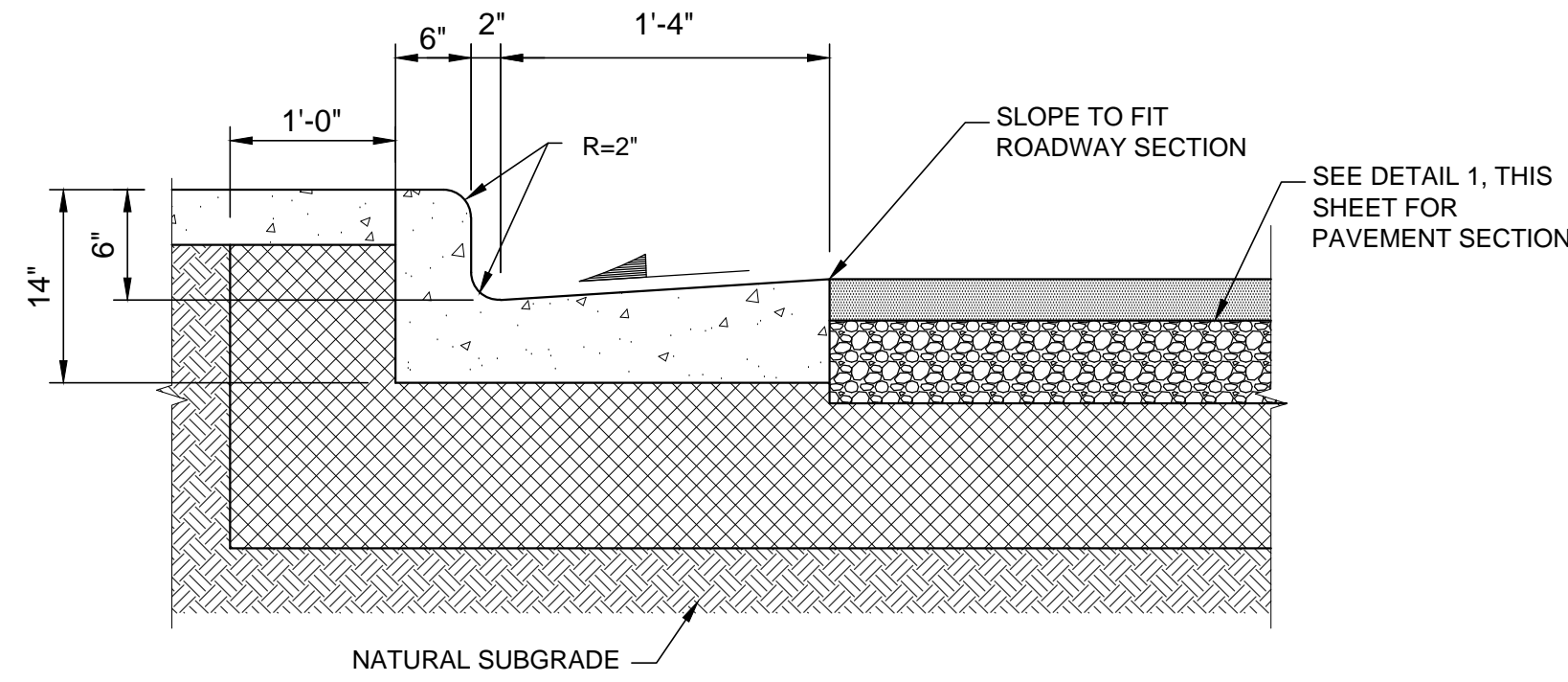
8 RIP RAP SWALE SECTION Scale: N.T.S.



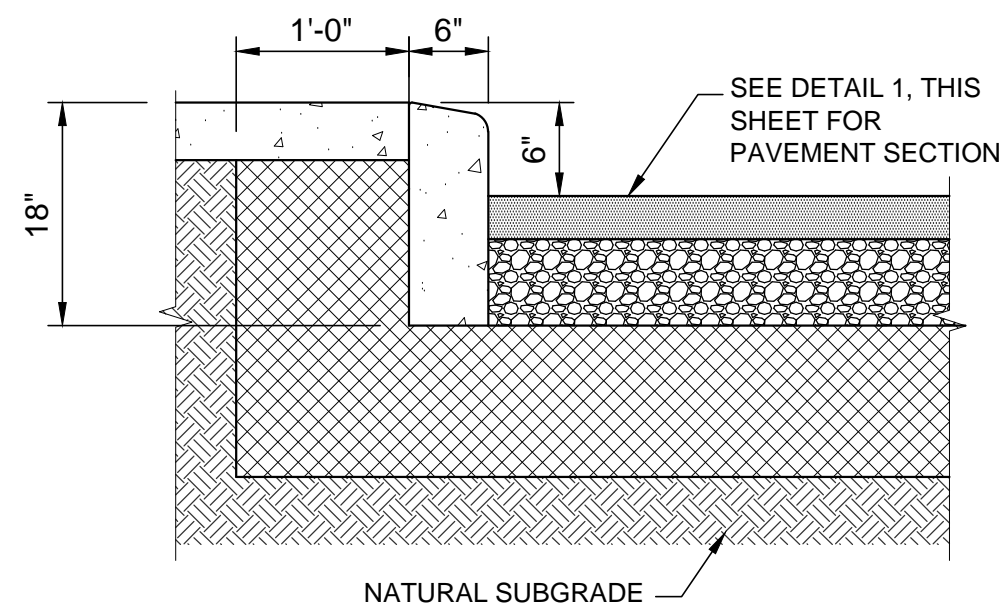
2 SIDEWALK DETAIL Scale: NTS



6 SIDEWALK TO ASPHALT TRANSITION Scale: NONE



5 CURB AND GUTTER DETAIL Scale: N.T.S.

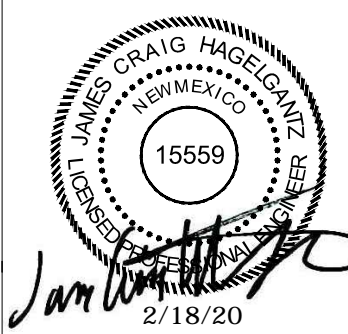


7 HEADER CURB DETAIL Scale: N.T.S.



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**CIVIL GENERAL
DETAILS**

SHEET NUMBER
C-5.1
SHEET