

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 5, 2023

John Stapleton, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: 7 Brew – Juan Tabo
Grading & Drainage Plan
Engineer's Stamp Date: 08/17/23
Hydrology File: H22D080**

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 06/15/2023, the Grading & Drainage Plans are approved for Building Permit and for action by the Development Hearing Officer (DHO) on Preliminary Plat/Final Plat. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. **Since there will be no overall site work, there will be no certificate of occupancy requirement from Hydrology.**

PO Box 1293

Albuquerque

NM 87103

Please pay the Payment-in-Lieu of \$ **3,591.47** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

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

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 6/2018)

Project Title: 7 Brew Coffee **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 1-A, Block 101, Brentwood Hills
City Address: 102205902845521401

Applicant: Hutton **Contact:** Michael Evans
Address: 736 Cherry St, Chattanooga TN 37402
Phone#: 504.343.1714 **Fax#:** _____ **E-mail:** mevans@hutton.build

Other Contact: RESPEC **Contact:** John Stapleton
Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109
Phone#: 505.918.1053 **Fax#:** _____ **E-mail:** john.stapleton@respec.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: 08/18/23 **By:** John Stapleton

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: Hutton

DATE: 9/5/2023

DEVELOPMENT: Coffee Drive-Through

LOCATION: 2600 Juan Tabo Blvd NE,
Albuquerque, NM 87112

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is **449** cubic feet

The provided volume is **0** cubic feet

The deficient volume is **449** cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
- b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: Highlighted above. Also see Attached.



Sheldon Greer, P.E.
NMPE No. 17154



6/13/2023

Date

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ **3591.47**

THIS SECTION IS FOR CITY USE ONLY

☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

Renée C. Brissette

09/05/23

City of Albuquerque
Hydrology Section

September 5, 2023

Tiequan Chen, PE
Principal Engineer, Hydrology
City of Albuquerque Development Review Services

**RE: 7-Brew Coffee
Drive-Through**

This narrative is intended to provide justification for a stormwater quality volume management on-site waiver. The proposed grading and drainage plan is attached for your reference.

This site is a small re-development that contains a permanently closed Fastino's Restaurant under the existing conditions. The developer currently intends to demolish the existing building but leave the rest of the site infrastructure undisturbed (curb and gutter, asphalt, etc). A ground lease tenant (7-Brew Coffee) intends to design and build a new building on the footprint of the existing structure.

The existing site was built before water quality treatment requirements, and so does not have measures in place to treat stormwater for water quality. The only landscape areas available for water quality ponding are along the downhill side of the site, which are the south and east sides. However, these existing landscape areas contain existing 3:1 slopes, rendering installing a water quality pond unfeasible due to the grading constraints.

I respectfully request that this waiver application be approved, allowing payment-in-lieu for the required stormwater quality volume. Your consideration in this matter is greatly appreciated.

Please do not hesitate to contact RESPEC should you have any questions, comments, concerns, or require additional information upon your review.

Sincerely,



Sheldon Greer, PE
Senior Project Manager

RESPEC
Community Design Solutions

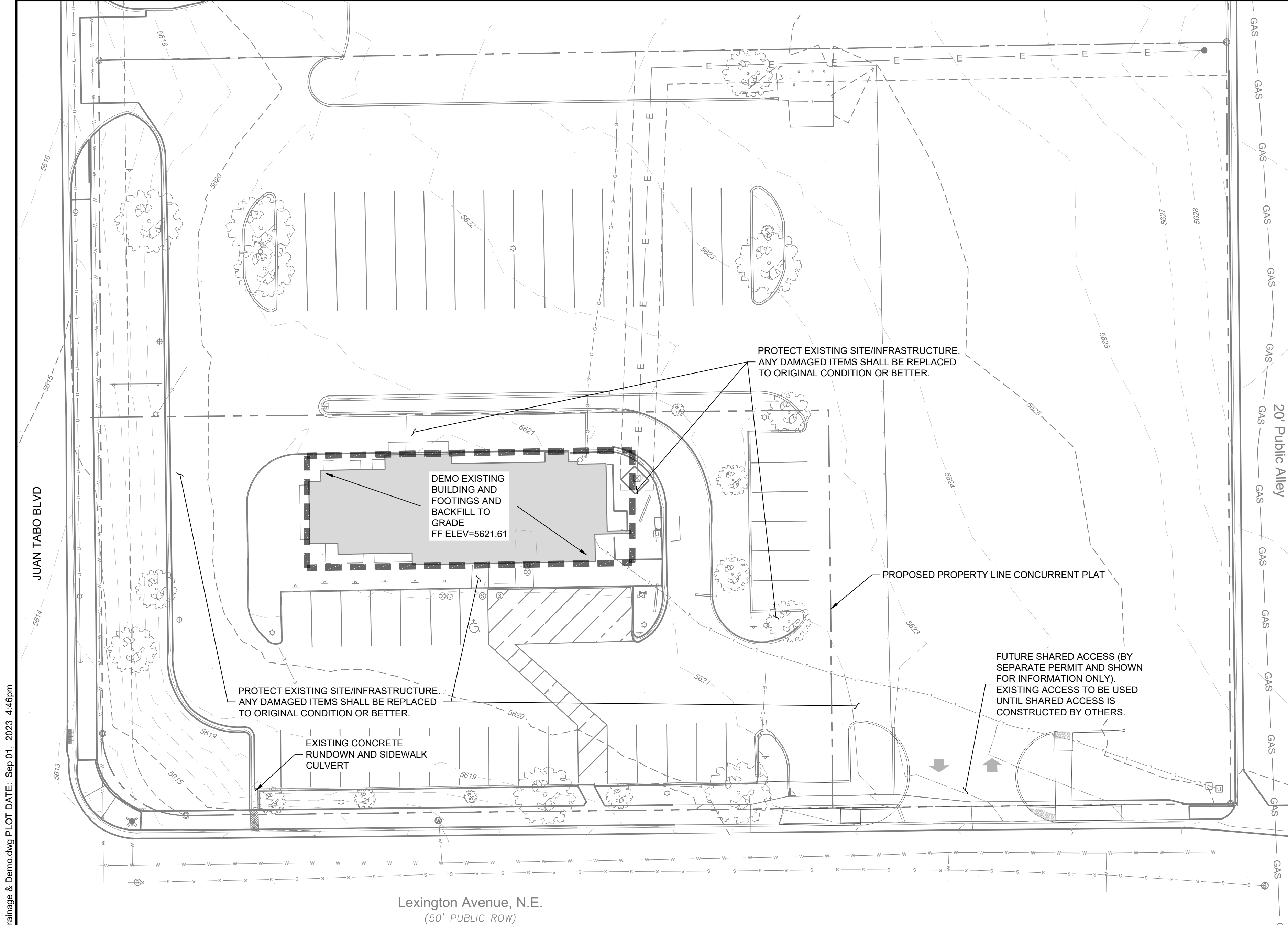
Contact person:
John Stapleton
Staff Engineer III
john.stapleton@respec.com
505-545-9607

7770 Jefferson St., NE

Suite 200

Albuquerque, NM 87109

505.268.2661



DEMO NOTES:

1. REMOVAL, RELOCATION, REPLACEMENT, AND DISPOSAL OF ITEMS RELATED TO THE WATER AND SANITARY SEWER ARE NOT SHOWN ON THIS SHEET. REFER TO THE UTILITY PLAN FOR THESE ITEMS.
2. ALL PERMITTING FOR THE WORK SHOWN HEREIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ANY DISTURBED AREA NOT COVERED BY THE LANDSCAPING PLAN SHALL BE RE-SEEDING WITH A CITY OF ALBUQUERQUE NATIVE SEEDING MIX. SEE COA SPECIFICATIONS SECTION 1012.
4. IF LIMITS OF DISTURBANCE ARE IN EXCESS OF 1 ACRE, CONTRACTOR IS RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM REQUIREMENTS. (NOI, SWPPP, ETC.) CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS/PROVIDERS FOR UTILITY REMOVALS.
5. ALL SITE MATERIALS SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
6. ALL SITE UTILITIES SHALL BE CAPPED AT THE LIMITS OF REMOVAL.
7. ALL SITE UTILITIES SHALL BE MARKED WITH A 4"x4" TIMBER MARKER AT THE CAPPED LOCATION AND THE MARKER SHALL BE LABELED WITH THE UTILITY TYPE AND SIZE.
8. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
9. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING CURB AND GUTTER AND REPLACING WITH VALLEY GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED, MATCH EXISTING PAVEMENT SECTION AND ADD AN ADDITIONAL 2" OF ASPHALT.
10. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO

11. THE NEAREST JOINT.
12. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
13. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
14. CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.

LEGEND

BUILDING & FOUNDATION REMOVAL

GRADING GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
2. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
3. GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
4. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

ABBREVIATIONS

ABCWUA	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
AC	ACRE
BP	BOTTOM OF POND
CF	CUBIC FOOT
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STANDARD DRAWING
TF	TOP OF FOOTING
TP	TOP OF POND
TW	TOP OF WALL
VOL	VOLUME
WQ	WATER QUALITY
WSEL	WATER SURFACE ELEVATION
WTR	WATER

SITE CIVIL LEGEND:

	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	LIMITS OF DISTURBANCE

DRAINAGE

BACKGROUND

THE SITE IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF JUAN TABO BOULEVARD, N.E. AND LEXINGTON AVENUE, N.E. AND CONTAINS APPROXIMATELY 0.6 ACRES OF THE 1.8 ARCE TRACT 1-A, BLOCK 101, BRENTWOOD HILLS SUBDIVISION IN THE CITY OF ALBUQUERQUE, NEW MEXICO. A PLAT IS CURRENTLY IN PROCESS SUBDIVIDING TRACT 1-A INTO TWO PARCELS (TRACT 1-A-1 AND TRACT 1-A-2). A DRAFT OF THE PLAT IS INCLUDED WITH THIS PLAN FOR REFERENCE.

PROPOSED TRACT 1-A-1 IS CURRENTLY DEVELOPED, CONTAINING A DRIVE-THROUGH AND PARKING LOT. THE SITE HAS AN EXISTING APPROVED DRAINAGE PLAN COMPLETED IN 2007 (HYDROLOGY FILE: H22-D76) FOR THE EXISTING DRIVE-THROUGH DEVELOPMENT. THE ALLOWABLE DISCHARGE RATE FROM THIS APPROVED DRAINAGE PLAN IS 5.25 CFS/ACRE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2. THE REQUIRED WATER QUALITY VOLUME IS CALCULATED BY MULTIPLYING THE EXISTING IMPERVIOUS AREA (INCLUDING THE EXISTING BUILDING) BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

UNDER THE EXISTING CONDITIONS, THE SITE SLOPES FROM NORTHEAST TO SOUTHWEST. CONSISTENT WITH THE APPROVED DRAINAGE REPORT FOR THE EXISTING DEVELOPMENT, STORMWATER RUNOFF FROM THE SITE IS CONVEYED VIA SURFACE FLOW ACROSS THE PARKING LOT TO A CONCRETE RUNDOWN AND SIDEWALK CULVERT THAT FREELY DISCHARGES INTO LEXINGTON AVENUE.

PROPOSED CONDITIONS

THIS PLAN PROPOSES THE DEMOLITION OF THE EXISTING DRIVE THROUGH BUILDING AND FOUNDATION FOR EVENTUAL REPLACEMENT WITH A DIFFERENT DRIVE THROUGH BUILDING (BY SEPARATE PERMIT). THE PROPOSED CONDITION CONFORMS TO THE DRAINAGE INTENT OF THE EXISTING APPROVED DRAINAGE PLAN FOR THE SITE BY MAINTAINING THE EXISTING DRAINAGE PATTERN AND POINT OF DISCHARGE INTO LEXINGTON. THE ONLY CHANGE TO THE EXISTING CONDITION IS THAT THE EXISTING BUILDING AREA CHANGES FROM TYPE D LAND TREATMENT TO TYPE C IN THE PROPOSED CONDITION. THIS RESULTS IN A NET DECREASE IN IMPERVIOUS AREA. CONSEQUENTLY, THE PROPOSED RATE OF STORMWATER RUNOFF IS LESS THAN THE EXISTING RATE.

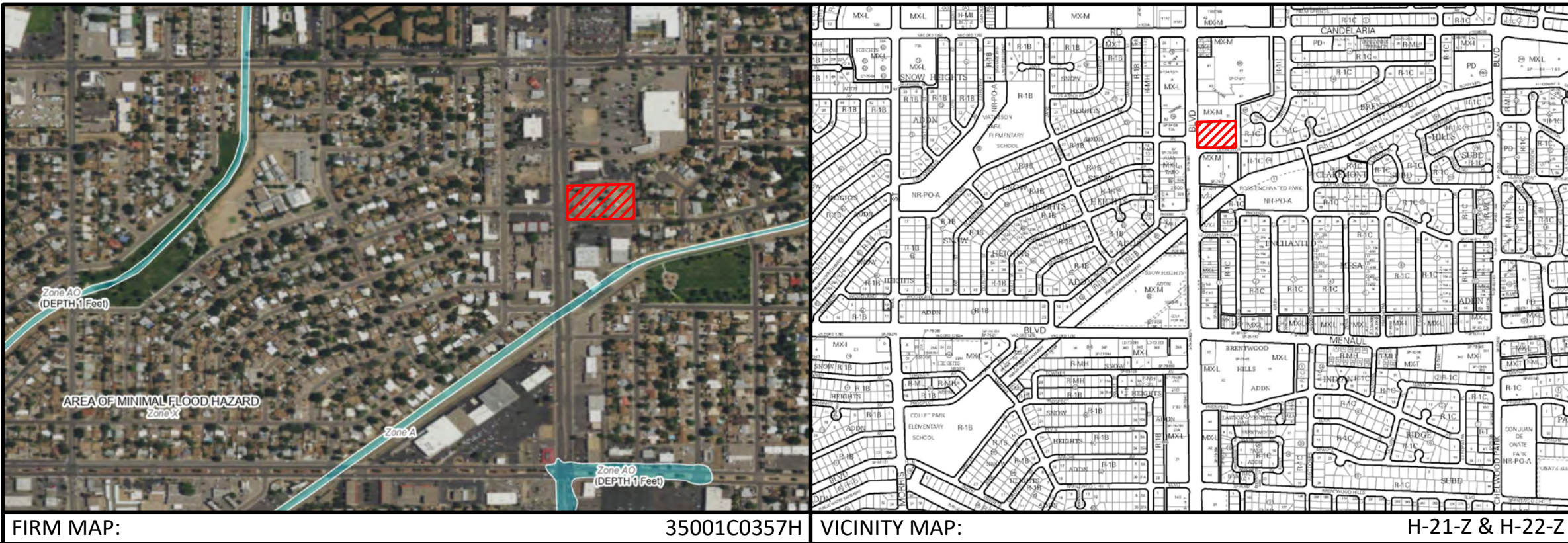
WATER QUALITY TREATMENT IS PROVIDED BY FEE IN LIEU. THE SUPPORTING CALCULATION IS PROVIDED BELOW.

IMPERVIOUS AREA = 20,720 SF
WATER QUALITY FEE IN LIEU CALCULATION: 20,720 SF X 0.26FT X 1 FT/12IN = 449 CF

449 CF X \$8/CF = \$3591.47



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



NAME: N:\Projects\W03096-Hutton\W03096_23007 7 Brew Coffee3. DWG/GS: Sheets\W03096_23007 7 Brew Coffee3. Grading, Drainage & Demo.dwg PLOT DATE: Sep 01, 2023 4:46pm

DESIGNED: JMS DRAWN: HKW CHECKED: JMS DATE: 9.01.2023	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87126 WWW.RESPEC.COM PHONE (505) 253-9718	
STAMP SHELDON E. GREER NEW MEXICO 17154 LICENSED PROFESSIONAL ENGINEER 08/17/2023	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
nm811 Know what's below. Call before you dig. PROJ. #: W03096.23007	
PROJECT NAME: 7 BREW COFFEE	
SHEET TITLE: GRADING, DRAINAGE & DEMOLITION PLAN	
SUBMITTED FOR: BUILDING PERMIT	
SHEET NUMBER: C-100	