CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

January 30, 2024

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Dutch Bros. - Central
10001 Central Ave. NE
Permanent C.O. – Accepted
Engineer's Certification Date: 01/17/24
Engineer's Stamp Date: 02/16/23
Hydrology File: L20D048

Dear Mr. Arfman:

Based on the Certification received 01/17/2024 and site visit on 01/19/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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 (DTIS)

Project Title: Dutch Bros - Central & Parsifal Hydrology File # L20D048
Legal Description: tract A-1, Block 5 Buena Ventura
City Address, UPC, OR Parcel: 10001 Central Ave NE

Applicant/Agent: Isaacson & Arfman, Inc. Contact: Genny Donart / Justin Simenson / Bryan Bobrick
Address: 128 Monroe St NE, Albuquerque, NM 87108 Phone: 505-268-8828
Email: gennyd@iacivil.com

Applicant/Owner: Accelerated Development Contact: Jake Palmer
Address: 2415 E. Camelback Rd Ste 400, Phoenix, AZ 85016 Phone: 602-682-8153
Email: Jake..Palmer@acceleratteddevco.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☑ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☑ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 01/17/2024

REV. 09/13/23

GENERAL CALCULATIONS

CALCULATIONS: 2528 Dutch Bros : 9-Feb-23

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 43805.47 SF = 1.01 ACRE

100-year, 6-hour

HISTORIC FLOWS:	Treatment SF	%	DEVELOPED FLOWS:	Treatment SF	%	EXCESS PRECIP: Precip. Zone 3
Area A =	0	0%	Area A =	0	0%	E_A = 0.67
Area B =	5826	13%	Area B =	8761	20%	E_B = 0.86
Area C =	0	0%	Area C =	6571	15%	E_C = 1.09
Area D =	37979	87%	Area D =	28474	65%	E_D = 2.58
Total Area =	43805	100%	Total Area =	43805	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E =	2.35 in.	Developed E =	2.01 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360} =	8583 CF	Developed V_{360} =	7347 CF

On-Site Peak Discharge Rate: $Qp = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43{,}560$

For Precipitation Zone 3

Q_{pA} =	1.84	Q_{pC} =	3.17
Q_{pB} =	2.49	Q_{pD} =	4.49
Historic Q_p =	4.2 CFS	Developed Q_p =	3.9 CFS

BASIN / STORMWATER QUALITY VOLUME CALCS

BASIN NO. B1 — **DESCRIPTION** To Pond P1- discharge to Parsifal via exst. Sidewalk culvert

Area of basin flows = 3535 SF = 0.08 Ac.

The following calculations are based on Treatment %'s as shown in table to the right

Sub-basin Weighted Excess Precipitation: Weighted E = 1.77 in.

Sub-basin Volume of Runoff: V_{360} = 521 CF

Sub-basin Peak Discharge Rate: Q_P = 0.3 cfs

LAND TREATMENT	
A =	0%
B =	29%
C =	22%
D =	50%

Stormwater Quality Volume 38 CF

POND P1

Contour	Area	Volume
5448.5	386	
5447.5	80	233 CF

POND VOLUME = **233** CF

BASIN NO. B2 — **DESCRIPTION** To Pond P2 - discharge to Parsifal via curb opening to drive

Area of basin flows = 12671 SF = 0.3 Ac.

The following calculations are based on Treatment %'s as shown in table to the right

Sub-basin Weighted Excess Precipitation: Weighted E = 2.06 in.

Sub-basin Volume of Runoff: V_{360} = 2175 CF

Sub-basin Peak Discharge Rate: Q_P = 1.1 cfs

LAND TREATMENT	
A =	0%
B =	19%
C =	13%
D =	68%

Stormwater Quality Volume 187 CF

POND P2

Contour	Area	Volume
5447.8	500	
5447.0	188	275 CF

POND VOLUME = **275** CF

BASIN NO. B3 — **DESCRIPTION** To Pond P3- discharge to Parsifal via curb opening to drive

Area of basin flows = 23275 SF = 0.5 Ac.

The following calculations are based on Treatment %'s as shown in table to the right

Sub-basin Weighted Excess Precipitation: Weighted E = 2.03 in.

Sub-basin Volume of Runoff: V_{360} = 3937 CF

Sub-basin Peak Discharge Rate: Q_P = 2.1 cfs

LAND TREATMENT	
A =	0%
B =	19%
C =	15%
D =	66%

Stormwater Quality Volume 333 CF

POND P3

Contour	Area	Volume
5447.7	465	
5446.5	100	339 CF

POND VOLUME = **339** CF

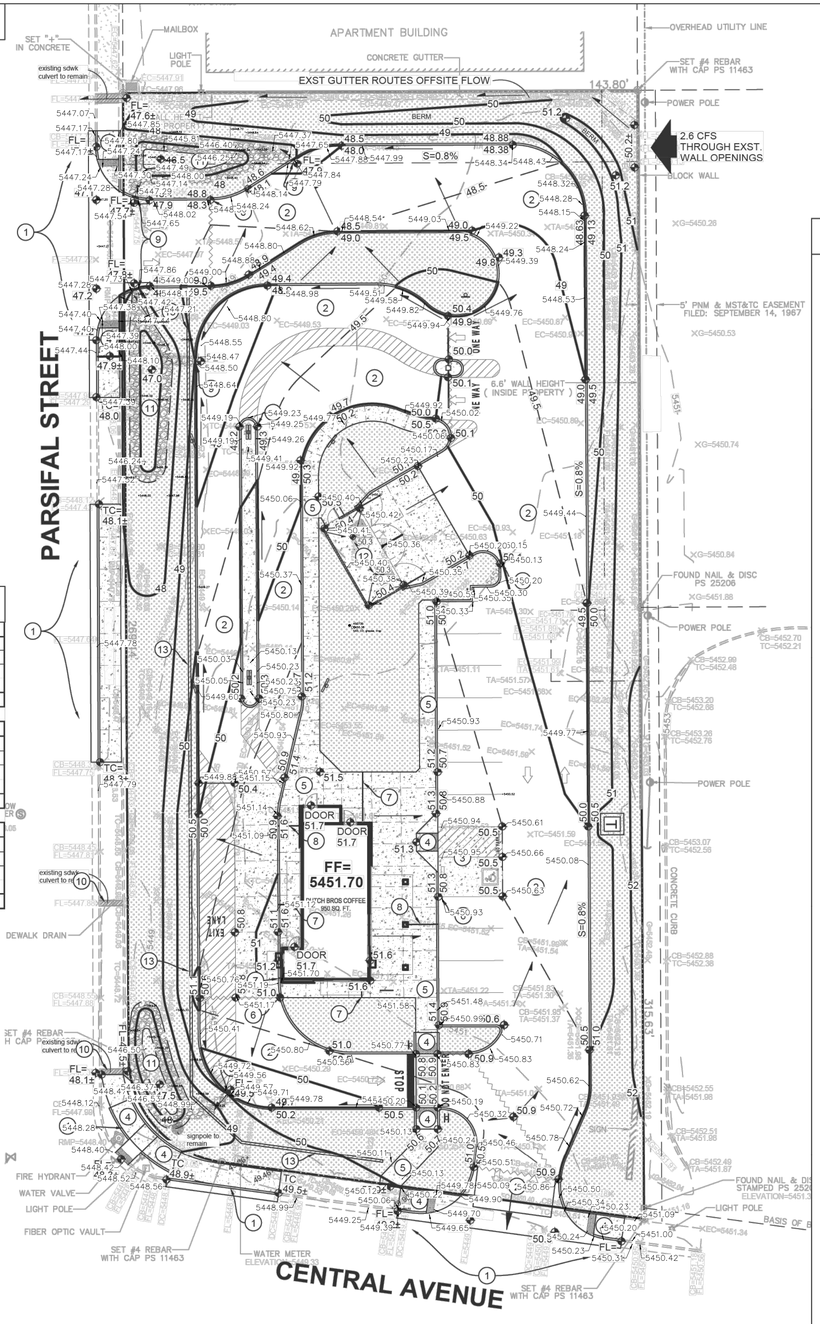
DRAINAGE CERTFICATION

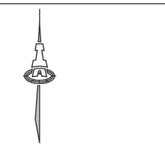
I, GENEVIEVE L. DONART, NMPE #15088, OF THE FIRM ISAACSON & ARFMAN, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02/23/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ OF THE FIRM CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE PERSONALLY VISITED THE PROJECT SITE ON 01/11/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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

GENEVIEVE L. DONART — NEW MEXICO — 15088 — LICENSED PROFESSIONAL ENGINEER

01/17/2024





0 10 20 40 60

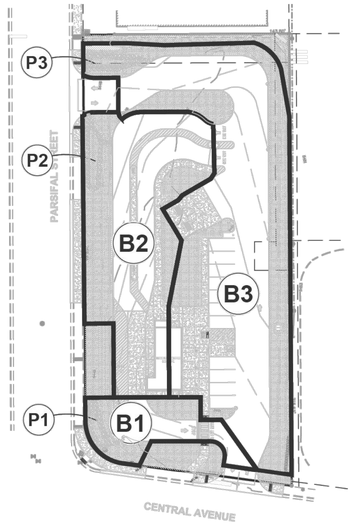
SCALE 1"=20'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
02/23/23
DATE:
BY:
HydroTrans #: L20D048

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS, CORRECTION, OR ERROR OR OMISSIONS ON PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION.

KEYED NOTES

1. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED WORK ORDER AND/OR SIDEWALK/DRIVEPAD PERMITS.
2. CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN.
3. CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
4. CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
5. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
6. 6" HIGH CURB / TURNED DOWN WALK. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
7. CONCENTRATED AWNING DISCHARGE LOCATION - SEE ROOF DRAIN PLAN FOR SPECIFIC AWNING DRAIN LOCATIONS. EXTEND AND DAYLIGHT TO FACE OF CURB OR INTO LANDSCAPING.
8. CONCENTRATED ROOF AND CANOPY DISCHARGE LOCATION. CONSTRUCT 12" BOTTOM WIDTH COVERED SIDEWALK CULVERT TO PASS ROOF DISCHARGE TO PAVEMENT. SEE ROOF DRAIN PLAN FOR SPECIFIC ROOF DRAIN LOCATIONS.
9. PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. NOTE: IF SCREEN WALL IS CONSTRUCTED (SEE KN#13) TURN BLOCKS TO PASS FLOW TO PROPOSED PONDS. IF SCREEN HEDGE IS CONSTRUCTED, PROVIDE ROCK SWALE TO PROPOSED POND.
10. EXISTING COVERED CONCRETE SIDEWALK CULVERT.
11. CONSTRUCT STORMWATER QUALITY RETENTION POND (SWQR) AT ELEVATIONS SHOWN. TYPICAL SIDESLOPE = 4:1 ARMORED WITH 8" THICK X 4" AVG. DIAMETER ANGULAR ROCK OVER PERMANENT EROSION CONTROL MATERIAL. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
12. CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.
13. DRIVE–THROUGH LANES ADJACENT TO PUBLIC RIGHTS-OF-WAY ARE REQUIRED TO HAVE (OWNER'S OPTION) A VEGETATIVE SCREEN, OR WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE PRIMARY BUILDING (EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3' BUT NOT MORE THAN 4' TALL. INTEGRATE WITH GARDEN RETAINING WALLS WHERE REQUIRED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.



FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

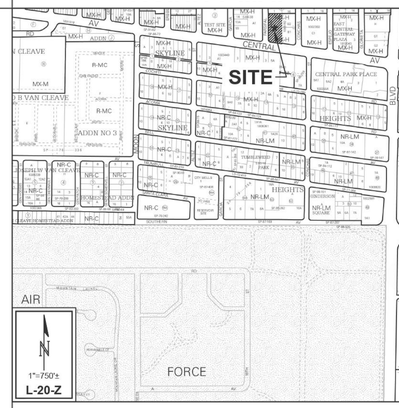
BASIN P1 : REQ'D = 38 CF
POND P1 : VOLUME = 233 CF

BASIN P2 : REQ'D = 187 CF
POND P2 : VOLUME = 275CF

BASIN P3 : REQ'D = 333 CF
POND P3 : VOLUME = 339 CF

TOTAL SWQV REQUIRED = 558 CF
TOTAL SWQV PROVIDED = 750 CF

VICINITY MAP



PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP L-20-Z. THE SITE IS BOUND TO THE SOUTH BY CENTRAL AVENUE, TO THE WEST BY PARSIFAL ST. NE, TO THE NORTH BY DEVELOPED MULTI-FAMILY, AND EAST BY DEVELOPED COMMERCIAL.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF THE EXISTING SITE, A NEW COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT "A-1", BLOCK 5, BUENA VISTA SUBDIVISION

ADDRESS: 10001 CENTRAL AVENUE NE.

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-K20", HAVING AN ELEVATION OF 5429.995, NAVD 1988.

OFF-SITE: THIS PROPERTY CURRENTLY ACCEPTS 2.6 CFS FROM THE ADJACENT PROPERTY TO THE EAST. THIS IS CONVEYED FROM EXISTING WALL OPENINGS AT THE NE CORNER OF THE SITE, THROUGH THE SITE VIA A CONCRETE CURB ALONG THE NORTH PROPERTY LINE, AND DISCHARGES ONTO PARSIFAL THROUGH A SIDEWALK CULVERT.

FLOOD HAZARD: PER FEMA FIRM MAP #35001C0358H, DATED 8-16-2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: THE SITE WILL SURFACE FLOW FROM THE EAST TO THE WEST TO FREE DISCAHRGE TO PARSIFAL ST. NE. PROPOSED SITE DISCHARGE REPRESENTS A REDUCTION IN OVERALL DISCHARGE FROM THE PREVIOUS DEVELOPMENT. STORMWATER QUALITY PONDING WILL BE PROVIDED WITHIN THE PERIMETER LANDSCAPING.

SURVEYOR: ANTHONY L. HARRIS, N.M.P.S. #11463
HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

A.D.A. COMPLIANCE

SIDEWALK(S): LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

5009	EXISTING CONTOUR
09	PROPOSED 1.0' CONTOUR
◆ 08.6	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 5009.40	FINISH FLOOR ELEVATION
	SCREEN (WALL OR VEGETATION)

Isaacson & Arfman, Inc.
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FRED C. ARFMAN — NEW MEXICO — 7322 — LICENSED PROFESSIONAL ENGINEER

02-16-2023

Engineer

DUTCH BROS

Dutch Bros. Coffee
10001 Central Ave NE

Accelerated DEVELOPMENT SERVICES

ISSUE:	CONSTRUCTION DOCUMENT
PROJECT NUMBER:	IA 2528
FILE:	-
DRAWN BY:	BJB
CHECKED BY:	FCA
DATE:	2023 02-16

No	Date	Description

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101

M:\PROJECTS\2500-2599\2528\DOWNLOADED FILES\2024-1-10 AS-BUILT SURVEY\2528 AS-BUILT CERT.dwng, 1/17/2024 2:12:08 PM, AutoCad PDF.pc3