

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 10, 2025

Genevieve Donart, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Adams Artisan Coffee Building
11840 Cochiti Road NE
Grading and Drainage Plans
Engineer's Stamp Date: 06/03/2025
Hydrology File: L21D058
Case # HYDR-2025-00198**

Dear Ms. Donart:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 06/03/2025, the Grading & Drainage Plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
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 pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. An Application for Covenant in ABQ-PLAN is also required to process the submittal.

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 (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is positioned below the word 'Sincerely,'.

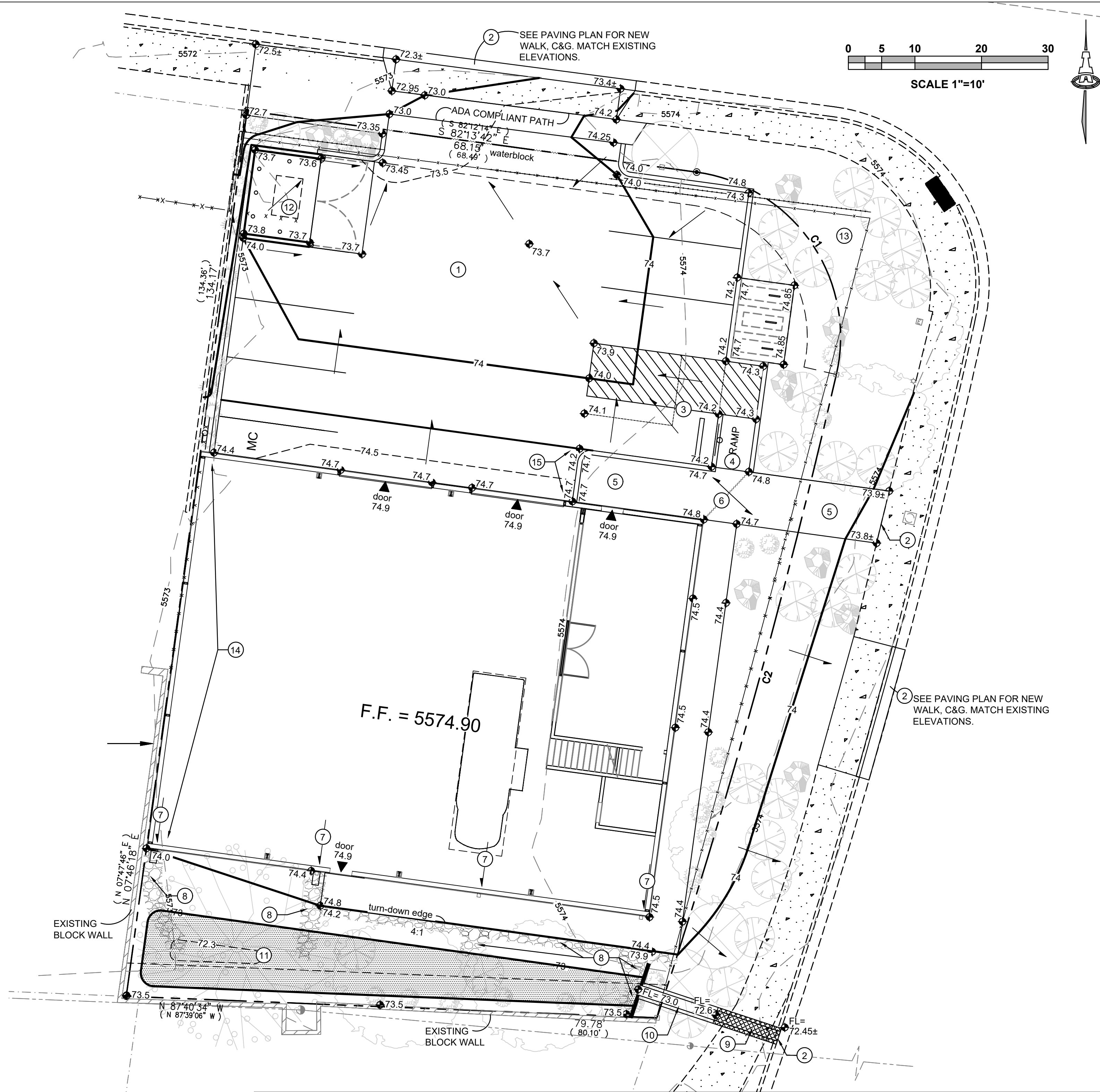
Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

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CALCULATIONS									
CALCULATIONS: Adams Artisan Coffee : 29 May 2025									
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020									
100-YEAR, 6-HOUR CALCULATIONS									
AREA OF SITE:		11404.008		SF		=		0.26 ACRE	
100-year, 6-hour									
HISTORIC FLOWS:				DEVELOPED FLOWS:				EXCESS PRECIP:	
		Treatment SF		%				Precip. Zone 3	
Area A =		0		0%		Area A =		0	
Area B =		0		0%		Area B =		1597	
Area C =		9123		80%		Area C =		570	
Area D =		2281		20%		Area D =		9237	
Total Area =		11404		100%		Total Area =		11404	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)									
Weighted E =		$E_{AA} + E_{AB} + E_{AC} + E_{AD}$							
		$A_{AA} + A_{AB} + A_{AC} + A_{AD}$							
Historic E =		1.39 in.		Developed E =		2.26 in.			
On-Site Volume of Runoff: $V_{360} = E * A / 12$									
Historic $V_{360} =$		1319 CF		Developed $V_{360} =$		2152 CF			
On-Site Peak Discharge Rate: $Q_p = Q_{pAA} + Q_{pAB} + Q_{pAC} + Q_{pAD} / 43,560$									
For Precipitation Zone 3									
		$Q_{pA} = 1.84$				$Q_{pC} = 3.17$			
		$Q_{pB} = 2.49$				$Q_{pD} = 4.49$			
Historic $Q_p =$		0.9 CFS		Developed $Q_p =$		1.1 CFS			

- ### S.O.19 : NOTICE TO CONTRACTORS
- #### PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
- BUILD SIDEWALK CULVERTS PER COA STD DWG 2236. BUILD DRAIN LINE THROUGH CURB PER COA STD DWG 2237.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

KEYED NOTES

- PAVING, CURB & GUTTER - CONSTRUCT TO ELEVATIONS SHOWN. SLOPES AND CROSS SLOPES VARY THROUGHOUT TO ACHIEVE ADA COMPLIANCE, UTILITY COVER, DRAINAGE, ETC. 0.5' AND 0.1' CONTOURS ARE PROVIDED WHERE NEEDED TO CLARIFY GRADING. SEE LEGEND. TO AIDE 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.
- SMOOTH TRANSITION TO EXISTING PAVEMENT.
- ADA COMPLIANT PARKING SPACE(S) AND ACCESS AISLE(S).
- ADA COMPLIANT CURB RAMP.
- ADA COMPLIANT PEDESTRIAN ACCESS WALK.
- HIGH POINT / GRADE BREAK LOCATION.
- CONCENTRATED ROOF DISCHARGE TO DISCHARGE TO SURFACE. PROVIDE PRECAST CONCRETE SPLASHBLOCK AT NON-PAVED AREAS.
- EROSION PROTECTION TO LIMITS SHOWN. SEE EROSION CONTROL NOTE THIS SHEET.
- 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE S.O.19 NOTES THIS SHEET.
- 18" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL.
- 8" DEEP STORMWATER QUALITY RETENTION (SWQV) AT ELEVATIONS SHOWN. 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.
- CONCRETE DUMPSTER PAD AT ELEVATIONS SHOWN.
- DEPRESS LANDSCAPING 6" AVG. DEPTH FOR WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
- BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
- CURB HEIGHT VARIES FROM 0" TO 6". PAINT CURB YELLOW.

STORMWATER QUALITY

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

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 81% OF TOTAL AREA OR 9,237 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA = 200 CF.

STORMWATER QUALITY VOLUME PROVIDED = 219 CF

PAYMENT IN LIEU THAT WOULD BE OTHERWISE OWED IS WAIVED FOR NEW DEVELOPMENT OR REDEVELOPMENT IN EITHER OF THE FOLLOWING AREAS: (1) METROPOLITAN REDEVELOPMENT AREAS OR (2) WITHIN CITY LIMITS AS OF 1999.

SOUTH SWQV		
Contour	Area	Volume
5573	593	
5572.3	34	219 CF

POND VOLUME = 219 CF

EROSION PROTECTION

TYPICAL EROSION PROTECTION AT 3' WIDE SWALES AT ALL ROOF DISCHARGE POINTS AND TO LIMITS SHOWN SHALL BE 8" THICK 4" AVG. DIAMETER ANGULAR ROCK (2"-6") OVER US135NW NONWOVEN GEOTEXTILE.

LEGEND

73	PROPOSED 1.0' CONTOUR
73.3	PROPOSED 0.1' CONTOUR
73.5	PROPOSED SPOT ELEVATION
FF = 5574.90	SURFACE FLOW DIRECTION
	FINISHED FLOOR ELEVATION
	EROSION PROTECTION
	STORMWATER QUALITY LIMITS

GENERAL NOTES

- GRADES SHOWN ARE FINAL SURFACE GRADES (TOP OF CONCRETE, TOP OF LANDSCAPE MATERIAL, ETC).
- ALL DRAINAGE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN MUST BE COMPLETED BEFORE ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE CAN BE ISSUED.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

ACCESSIBLE RAMPS, WALKS & PARKING

SIDEWALK(S) AND RAMP(S): 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 (8.3%).

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

VICINITY MAP

FEMA MAP

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY FULLY DEVELOPED COMMERCIAL LOT BOUNDED TO THE NORTH BY COCHITI ROAD SE, TO THE EAST BY SOUTHERN BLVD. SE, TO THE SOUTH BY DEVELOPED RESIDENTIAL AND TO THE WEST BY DEVELOPED COMMERCIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN OFFICE / WAREHOUSE STRUCTURE WITH ASSOCIATED PAVED ACCESS, PARKING, AND LANDSCAPING.

LOT SIZE: 0.2618 ACRES

LEGAL: LOT 17-A, BLOCK 8, EAST CENTRAL BUSINESS ADDITION

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "4-L22", HAVING AN ELEVATION OF 5619.105, NAVD 1988.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0359G EFF. 09/26/2008, THE SITE IS LOCATED WITHIN FLOOD ZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: THIS PROPERTY WAS PREVIOUSLY APPROVED FOR BUILDING PERMIT IN 2017 (HYDROTRANS #L21D058). THE SITE WILL BE DIVIDED INTO TWO DRAINAGE BASINS. THE NORTH BASIN WILL DISCHARGE TO COCHITI ROAD S.E. THE SOUTH BASIN WILL DISCHARGE THROUGH A STORMWATER QUALITY POND OVERFLOWING TO JUAN TABO BLVD. S.E. VIA A NEW COVERED SIDEWALK CULVERT WITHIN THE PUBLIC R.O.W. (S.O.19 PERMIT).

PER THE ATTACHED CALCULATIONS, THERE WILL BE A SMALL (0.2 CFS) INCREASE IN 100-YEAR 6-HOUR DISCHARGE.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 6/10/2025
BY: *Carrie M. Jones*
HydroTrans # L21D058

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF ANY CITY OR AGENCY OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONDITIONS FOR EXISTING OR PROPOSED DEVELOPMENT. THESE PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2741 CG-101.dwg May 29, 2025

12 MAY 2025

MARTIN FM GRUMMER
ARCHITECT
SU-1 FOR
COMMUNITY PARK
AND RELATED USES
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

GENIEVE L. DOWDY
NEW MEXICO
15088
L-21-Z
06/03/2025

11850 COCHITI ROAD SE
ADAMS ARTISAN COFFEE BUILDING
ALBUQUERQUE, NM 87123
GRADING & DRAINAGE PLAN

DATE: 12 MAY 2025
DRAWN BY: BJB
CHECKED BY:
VERIFIED BY:

REVISIONS

SHEET NO:
CG-101

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.