

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

June 24, 2022

Fred Arfman, P.E.  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87108

**RE: Human Bean Coffee Shop**  
**Unser Ave. and Sage Rd. SW**  
**Permanent C.O. - Approved**  
**Engineer's Certification Date: 6/20/22**  
**Engineer's Stamp Date: 11/13/20**  
**Hydrology File: M10D021**

Dear Mr. Arfman:

PO Box 1293

Based on the revised certification received 6/23/22 and a site visit on 6/24/22, this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Human Bean Coffee Shop **Building Permit #** \_\_\_\_\_ **Hydrology File #** M10D021

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** Tract A-3 of Unser & Sage **City Address OR Parcel** Sage Road SW  
Marketplace - Albuquerque, NM

**Applicant/Agent:** Isaacson & Arfman, Inc. **Contact:** Fred C. Arfman

**Address:** 128 Monroe Street NE **Phone:** (505) 268-8828

**Email:** freda@iacivil.com

**Applicant/Owner:** Human Bean Coffee Shop **Contact:** Keith Griego

**Address:** 1621 20th Ave. SE **Phone:** \_\_\_\_\_

**Email:** kidzacademystaff@gmail.com

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE X ADMIN SITE: \_\_\_\_\_

**RE-SUBMITTAL:** YES X NO

**DEPARTMENT:** TRANSPORTATION X 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) Permanent C.O.

**DATE SUBMITTED:** June 20, 2022



## DRAINAGE ANALYSIS

The referenced PROPERTY (Tract A-3 of Unser and Sage Marketplace) is an undeveloped commercial property located within City of Albuquerque (C.O.A.) Vicinity Map M-10-Z. The 1.3693 acre site is bound to the east and south by undeveloped commercial property, to the west by Unser Road SW, and to the north by Sage Road SW.

Proposed improvements include a commercial drive-thru building with associated site walks, parking and landscaping.

The approved Drainage Master Plan (DMP) for Unser and Sage Marketplace, prepared by Isaacson & Arfman (dated 10/18/2010) identified the overall basins, drainage patterns and allowable discharge rates from each of the five tracts.

An amended Drainage Master Plan (DMP) is submitted with this Grading and Drainage Plan to redistribute the allowable discharge from Tract A-3 and Tract A-4 (same owner).

### Original DMP approved discharge rates:

Tract A-3	1.37 acre @ Maximum Discharge = 5.5 cfs
5.5 cfs to Basin 1 (Sage Road / Storm Drain system)	
0.0 cfs to Basin 2 (South to the existing Drainage R.O.W)	
Tract A-4	1.10 acre @ Maximum Discharge = 4.4 cfs
2.7 cfs to Basin 1 (Sage Road / Storm Drain system)	
1.7 cfs to Basin 2 (South to the existing Drainage R.O.W)	

### Amended DMP discharge rates:

Tract A-3	1.37 acre @ Maximum Discharge = 5.3 cfs
5.0 cfs to Basin 1 (Sage Road / Storm Drain system)	
0.3 cfs to Basin 2 (South to the existing Drainage R.O.W)	
Tract A-4	1.10 acre @ Maximum Discharge = 4.7 cfs
3.2 cfs to Basin 1 (Sage Road / Storm Drain system)	
1.4 cfs to Basin 2 (South to the existing Drainage R.O.W)	

Total Tract 3 + Tract 4 discharge to Basin 1	= 5.0 cfs (Tract 3) + 3.2 cfs (Tract 4) = 8.2 cfs (no change to DMP total)
Total Tract 3 + Tract 4 discharge to Basin 2	= 0.3 cfs (Tract 3) + 1.4 cfs (Tract 4) = 1.7 cfs (no change to DMP total)

## ADA COMPLIANCE

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%  
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

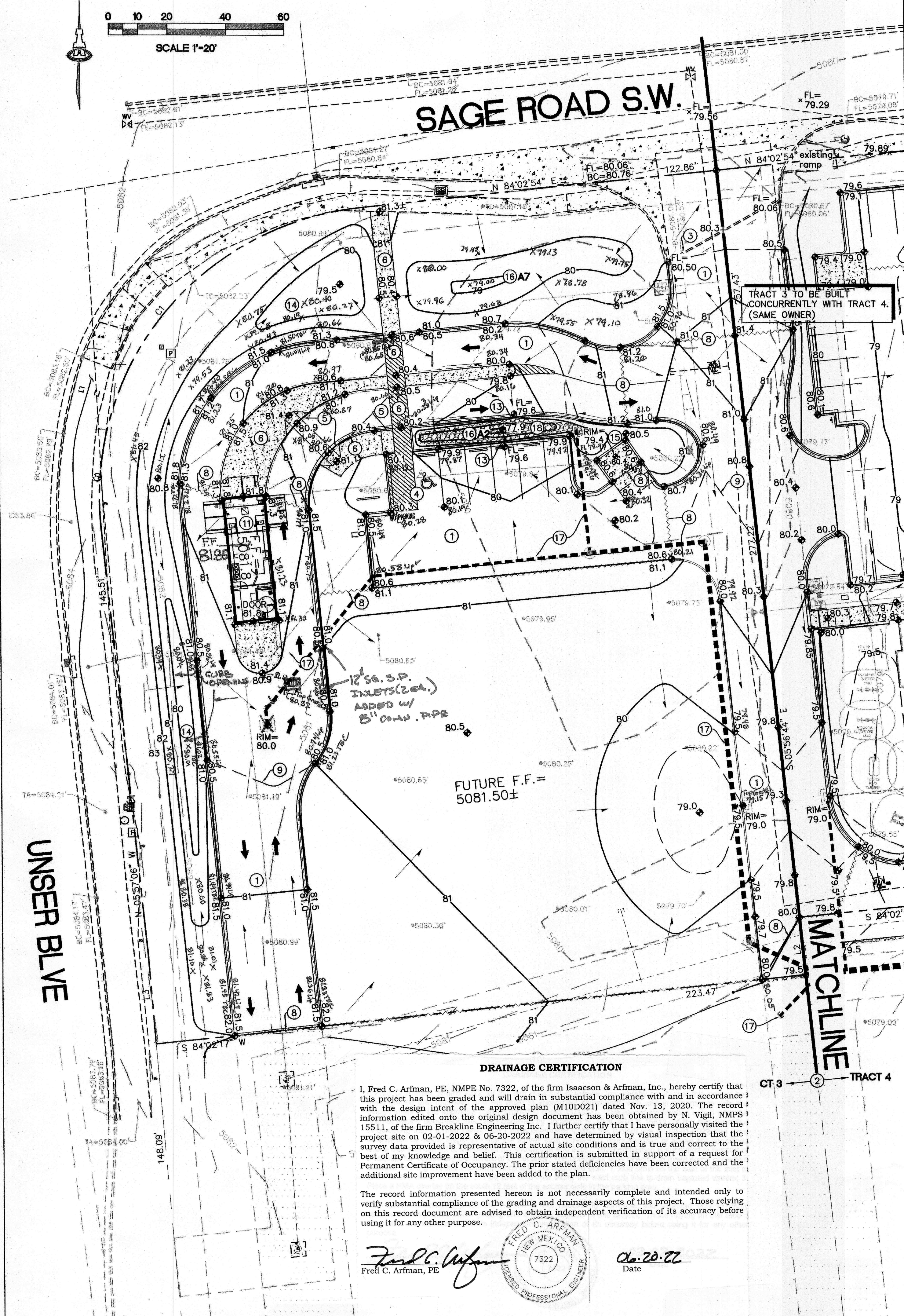
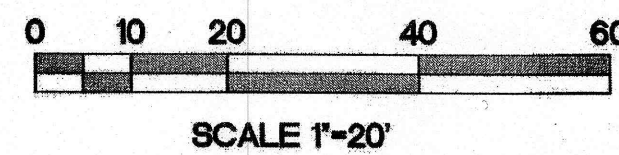
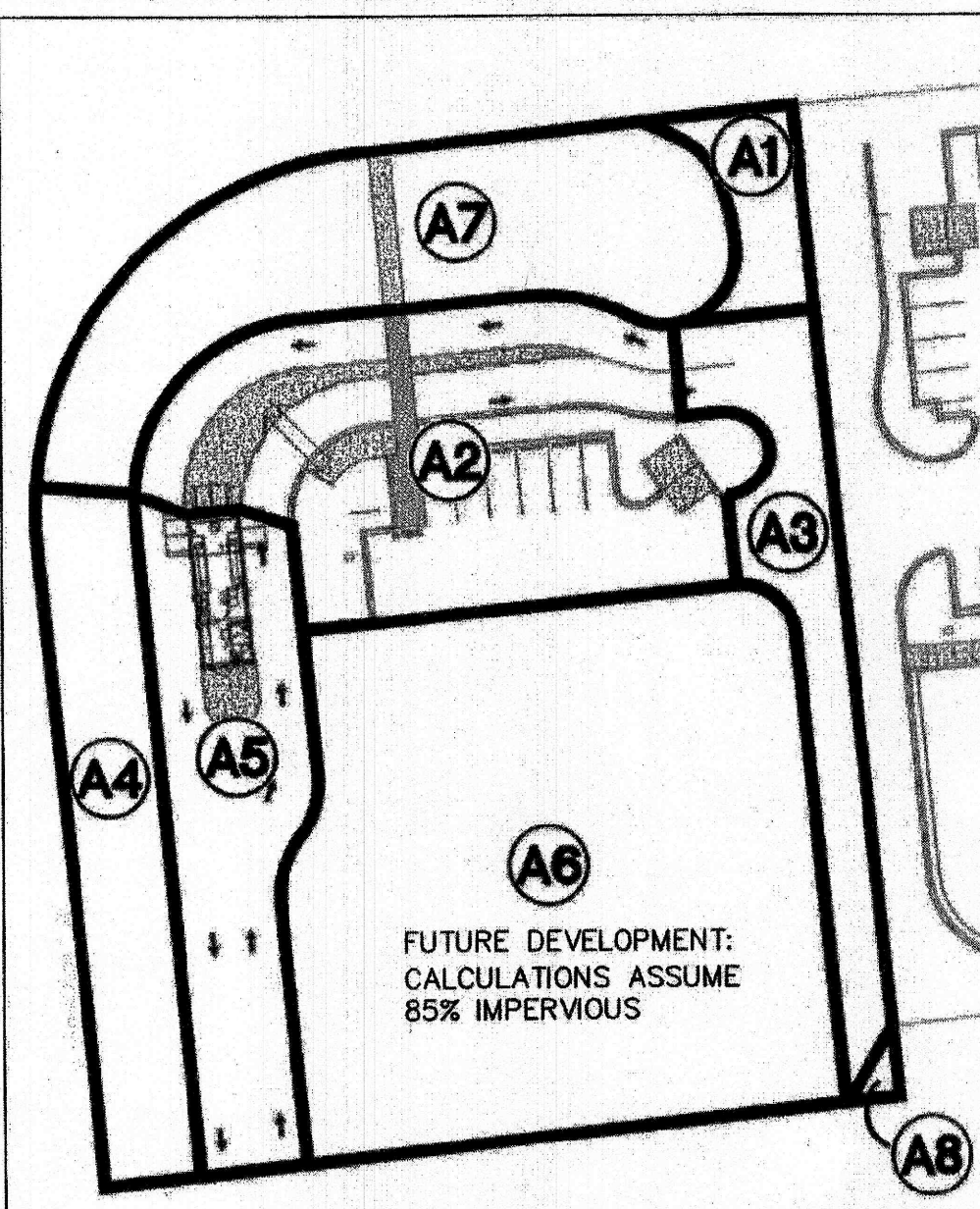
## DRAINAGE BASINS

SEE SUPPLEMENTAL INFORMATION PACKET FOR ADDITIONAL INFORMATION.

### BASIN SUMMARY

Basin No.	Discharge (Q)	SWQ Volume
A1	0.1	40
A2	1.1	300
A3	0.4	123
A4	0.3	
A5	0.6	190
A6	1.9	513
A7	0.5	12
A8	0.0	4

TOTAL	4.9	1182
-------	-----	------



I, Fred C. Arfman, PE, NMPE No. 7322, 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 (M10D021) dated Nov. 13, 2020. The record information edited onto the original design document has been obtained by N. Vigil, NMPS 15511, of the firm Breakline Engineering Inc. I further certify that I have personally visited the project site on 02-01-2022 & 06-20-2022 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 prior stated deficiencies have been corrected and the additional site improvement have been added to the plan.

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.

Fred C. Arfman, PE  
NEW MEXICO  
7322  
PROFESSIONAL ENGINEER

06-20-22  
Date

## KEYED NOTES

THESE NOTES ARE USED ON SHEETS CG-101 (HUMAN BEAN COFFEE: TRACT A-3) AND CG-102 (KIDZ ACADEMY: TRACT A-4). NOT ALL NOTES ARE USED ON EACH SHEET.

- NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- TRACT A-3 AND TRACT A-4 SITE IMPROVEMENTS WILL BE CONSTRUCTED CONCURRENTLY. SEPARATE GRADING AND DRAINAGE PLANS ARE PROVIDED FOR COA HYDROLOGY ROUTING. SEE SHEETS CG-101 AND CG-102.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
- ADA COMPLIANT PARKING SPACE AND ACCESS AISLE. MAXIMUM SLOPE = 2% IN ANY DIRECTION.
- ADA COMPLIANT SLOPE ACCESS RAMP.
- ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN. MAX. 5% SLOPE, MAX. 2% CROSS-SLOPE.
- CONTRACTOR TO FIELD VERIFY AND CORRECT EXISTING PAVEMENT TO ENSURE POSITIVE DRAINAGE TO PROPOSED STORM DRAIN INLET (TRACT 4 ONLY).
- HIGH POINT / GRADE BREAK LOCATION.
- 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
- 5:1 MAXIMUM GRADE TRANSITION TO EXISTING GRADES.
- SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC DOWNSPOUT LOCATIONS. OWNER'S OPTION: SURFACE DISCHARGE TO PAVEMENT VIA CONCRETE RUNDOWN. PIPE DISCHARGE THROUGH FACE OF CURB OR PIPE DOWNSPOUT DIRECTLY INTO ADJACENT STORM DRAIN LINE.
- PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW.
- PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW.
- DEPRESS LANDSCAPING 18" MAX. DEPTH FOR WATER HARVESTING THIS AREA. NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
- CONSTRUCT SLOPED CONCRETE DUMPSTER PAD TO DIRECT LOCALIZED STORMWATER TO PROPOSED SANITARY SEWER DRAINAGE INLET. SEE UTILITY PLAN.
- CONSTRUCT 18" MAX. DEPTH STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 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.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- INSTALL 4" AVG. DIA. X 8" DEEP ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED. ALL EROSION PROTECTION TO BE INSTALLED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.)
- INSTALL 4" Ø WRAPPED ADS PERFORATED DRAIN PIPE WITH FILTER SOCK IN 18" X 18" LENGTH GRAVEL BED WITHIN PLAY AREA. COORDINATE ALIGNMENT WITH OWNER TO MISS PLAYGROUND EQUIPMENT. CONNECT TO MAIN USING INSERT-A-TEE. (TRACT A-4 ONLY).

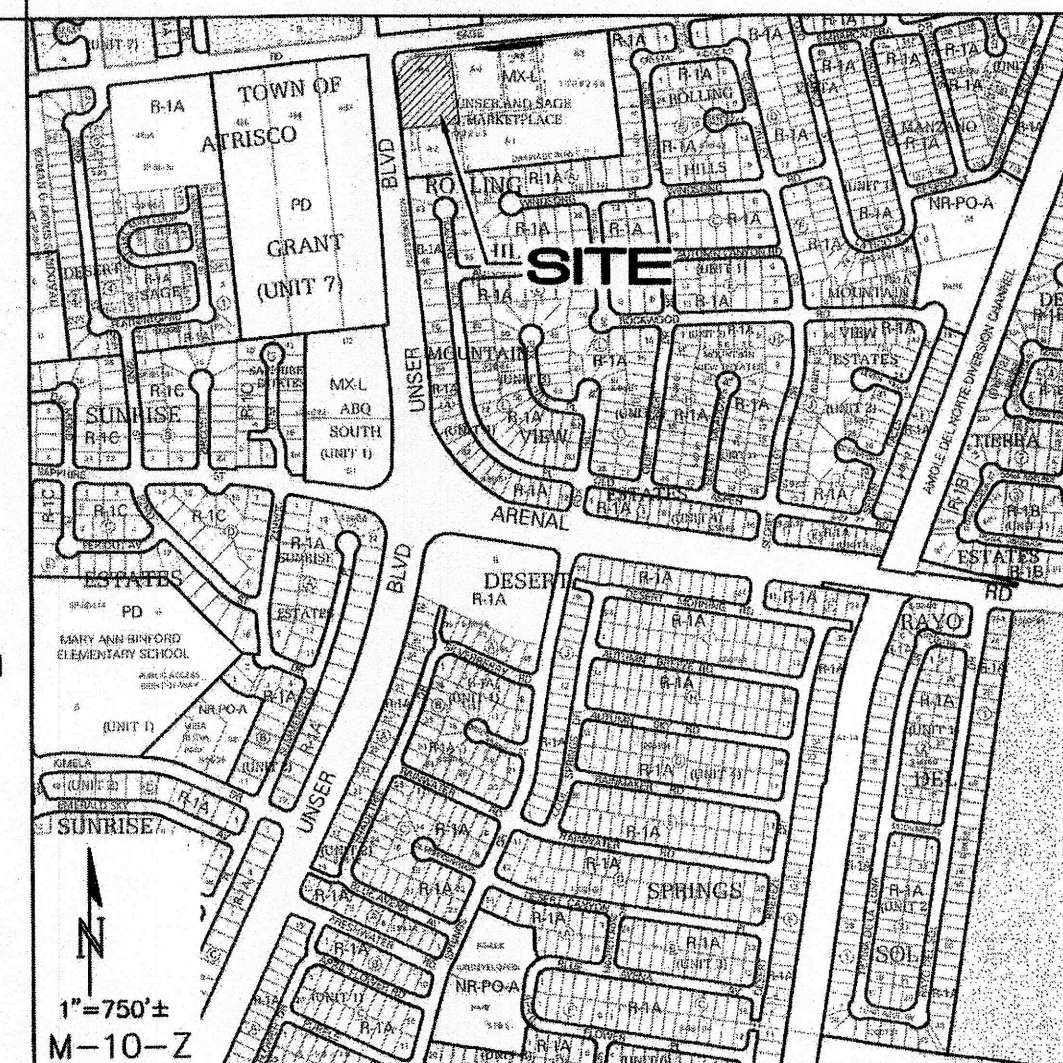
## LEGEND

76	PROPOSED CONTOUR - 1' INCREMENT
74.5	PROPOSED CONTOUR - 0.5' INCREMENT
78.3	PROPOSED SPOT ELEVATION
78.3	PUBLIC WORK ORDER SPOT ELEVATION
FF	FINISH FLOOR ELEVATION
	PROPOSED STORM DRAIN
	ROCK EROSION PROTECTION

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**  
DATE: 12/01/20  
BY: *Fred C. Arfman*  
HydroTrans #: M10D021

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

## VICINITY MAP



## PROJECT DATA

LEGAL DESCRIPTION: TRACT "A-3" OF UNSER AND SAGE MARKETPLACE, ALBUQUERQUE, NEW MEXICO  
SITE AREA: \_\_\_\_\_ ACRES  
FLOOD ZONE: THE SUBJECT PROPERTY APPEARS TO LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP: 35001C0336H, MAP REVISION DATE: AUGUST 16, 2012.  
ENGINEER: ISAACSON & ARFMAN, P.A.  
128 MONROE ST NE, ABQ. NM 87108  
PHONE: (505) 268-8828  
SURVEYOR: CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414, RIO RANCHO, N.M. 87174  
PHONE: (505) 896 - 3050  
OFFSITE FLOW: NO OFFSITE FLOW AFFECTS THIS PROPERTY OTHER THAN WHAT IS TO BE PASSED WITHIN THE SHARED STORM DRAIN SYSTEM / EASEMENT.  
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL STATION MONUMENT "1-M10", ELEVATION = 5082.757 FEET (NAVD 1986).

## STORMWATER QUALITY REQ'S

ALL NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS SHALL APPLY BEST MANAGEMENT PRACTICES (BMPs) TO MANAGE THE STORMWATER QUALITY VOLUME (SWQV) BY MANAGEMENT ON-SITE, OR PAYMENT-IN-LIEU, OR PRIVATE OFF-SITE MITIGATION.

FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 90TH PERCENTILE STORM EVENT OR 0.42".

THE IMPERVIOUS AREA FOR THE PORTION OF THE PROPERTY TO BE DEVELOPED (BASINS A1, A2, A3, A4, A5, A7 AND A8) IS 23,622 SF (FUTURE BASIN A6 DEVELOPMENT IS NOT INCLUDED): THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.42/12 \* 23,622 SF = 827 CF.

TWO SWQ RETENTION PONDS WILL BE CONSTRUCTED AS SHOWN (DRAINAGE BASIN PONDS A1 AND A2).

POND A7		
Contour	Area	Volume
5080	1000	
5079.0	60	530 CF
POND VOLUME = 530 CF		

PER BASIN CALCS:  
BASIN A7 REQUIRES 12 CF OF SWQV.

POND A2		
Contour	Area	Volume
5079.4	240	
5079	160	80 CF
5078	15	88 CF
POND VOLUME = 167 CF		

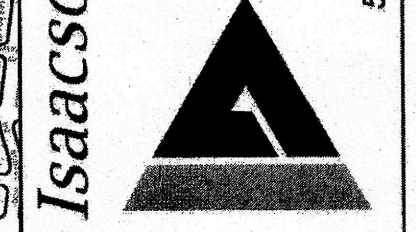
PER BASIN CALCS:  
BASIN A2 REQUIRES 300 CF OF SWQV.

TOTAL SWQV PROVIDED = 167+12 = 179 CF.

A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY BASED ON THE PORTION OF S.Q. VOLUME THAT IS NOT RETAINED ON-SITE (827 - 179 = 648 CF) @ \$8.00 / CF FOR COMMERCIAL.

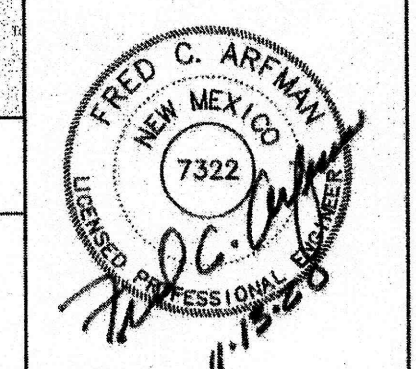
A DRAINAGE COVENANT WILL BE REQUIRED FOR THE SWQV PONDS PRIOR TO RELEASE OF CERTIFICATE OF OCCUPANCY. THE ORIGINAL NOTARIZED FORM AND EXHIBIT 'A' ALONG WITH THE RECORDING FEE (PAYABLE TO CITY OF ALBUQUERQUE) WILL BE SUBMITTED BY THE OWNER.

Isaacson & Arfman, Inc.  
Civil Engineering Consultants  
128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iaa.com



© 2020 Isaacson & Arfman, Inc. This design, calculation, and concept are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

2389 CG-102.dwg 1 December 2023



Engineer

KIDZ ACADEMY  
HUMAN BEAN COFFEE SHOP  
Albuquerque, New Mexico  
Unser & Sage Marketplace

ISSUE	CONSTRUCTION DOCUMENTS
PROJECT NUMBER	A 2360
FILE	BIB
DRAWN BY	FCA
CHECKED BY	
DATE	11-13-2020

SHEET TITLE  
**GRADING AND DRAINAGE PLAN**  
SHEET NUMBER  
**CG-102**