

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 27, 2024

Joseph Casares, Jr., P.E.
JCII Group
8105 Sand Springs Cir NW
Albuquerque, NM 87114

**RE: Fiiz Drinks
Grading & Drainage Plan
Engineer's Stamp Date: 01/08/24
Hydrology File: A14D049**

Dear Mr. Casares:

Based upon the information provided in your submittal received 01/10/2024, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and SO-19 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 underground stormwater quality system per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.
3. Prior to the backfill of the underground stormwater quality system, please provide photos and an Engineer Certification for the underground system. This can be submitted to Hydrology as a letter submittal either before or at the time of submittal for Permanent Release of Occupancy.

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.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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 (REV 6/2018)

Project Title: Fiiz Drinks **Building Permit #:** _____ **Hydrology File #:** A14D049
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR MM-1A and MM-1B Seven Bar Ranch
City Address: Old Airport Rd and Cottonwood DR.

Applicant: JCII Group, LLC **Contact:** Joseph Casares
Address: 8105 Sand Springs Cr NW, Albuquerque, NM 87114
Phone#: 505-264-6918 **Fax#:** _____ **E-mail:** JCIIGroup@gmail.com

Other Contact: RSF Land & Cattle Company LLC **Contact:** Casey Allman
Address: 5740 Night Whisper Rd NW #100 Albuquerque, NM 87114
Phone#: 505-803-8187 **Fax#:** _____ **E-mail:** caseyallman@gmail.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: 1-10-2024 **By:** Joseph Casares

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. ALL UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT, IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES. RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
16. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
17. SITE SURVEY IS PROVIDED BY THE OWNER AND EXISTING INFORMATION SHOWN HAS BEEN VERIFIED IN THE FIELD. COORDINATE WITH THE OWNER/CONTRACTOR FOR SURVEY DATA FILES.
18. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
19. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
20. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

KEYED NOTES

- A. GRADE AREA PER ELEVATION CALLOUTS SHOWN. 3H:1V MAX. SLOPE ANYWHERE ON SITE. ELEVATIONS SHOWN ARE AT TOP OF FINISHED LANDSCAPE, CONCRETE, AND ROCK SURFACES. AT 2H:1V SLOPE OR STEEPER STABILIZE WITH RIPRAP (D50=4").
- B. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER ELEVATIONS SHOWN AND PER DETAIL 1, SHEET C101, COORDINATE DIMENSIONS AND NOTES WITH TRAFFIC CIRCULATION LAYOUT SHEET C102.
- C. INSTALL 2'X3' GRATED DROP INLET PER DETAIL 2, SHEET C101 AND PER ELEVATIONS SHOWN.
- D. CONSTRUCT 3' WIDE CURB CUT WITH CONCERT GUTTER SLOPED TOWARDS DROP INLET.
- E. PROVIDE CONCRETE SLOPE (0.75% MAX.) TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES.
- F. INSTALL 36-INCH PERFORATED PIPE AT 87 FEET PER DETAIL 3, SHEET C101. CONNECT TO DROP INLET WITH 12" PIPE. PROVIDE INVERT ELEVATIONS PER PLAN.
- G. INSTALL 6-INCH DRAIN PIPE PER INVERT ELEVATIONS SHOWN. PROVIDE 3' WIDE RIPRAP SPLASHPAD AT OUTLET (D50=4") EXTEND RIPRAP TO POND BOTTOM.
- H. CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 4, SHEET C101. COORDINATE DIMENSIONS AND NOTES WITH TRAFFIC CIRCULATION LAYOUT SHEET C102 FOR ADDITIONAL INFORMATION.
- I. INSTALL DRIVEWAY ENTRANCE PER COA DETAIL 2426. SEE TRAFFIC CIRCULATION LAYOUT SHEET C102 FOR ADDITIONAL INFORMATION.
- J. INSTALL CONCRETE SIDEWALK PER COA DETAIL 2430. SEE TRAFFIC CIRCULATION LAYOUT SHEET C102 FOR ADDITIONAL INFORMATION.
- K. CONSTRUCT ADA RAMP WITH S=8.3% MAX. SEE TRAFFIC CIRCULATION LAYOUT SHEET C1023 FOR ADDITIONAL INFORMATION.
- L. CONSTRUCT ADA PARKING PER DETAIL 5, SHEET C101. SEE TRAFFIC CIRCULATION LAYOUT SHEET C102 FOR ADDITIONAL INFORMATION.
- M. CONSTRUCT HEADER CURB PER DETAIL 6, SHEET C101. COORDINATE WITH TRAFFIC CIRCULATION LAYOUT SHEET C102 FOR ADDITIONAL INFORMATION.
- N. PROVIDE 3/4" GRAVEL AT 3" THICK OVER WEED BARRIER, OR ALTERNATE FINISH PER OWNER. COORDINATE WITH ARCHITECT FOR COLOR AND PLACEMENT.
- O. INSTALL 18" HDPE DRAIN PIPE WITH WATER TIGHT JOINTS AT 128 FEET PER INVERT ELEVATIONS SHOWN. CAP EACH END FOR FUTURE USE.

LEGEND

- EXISTING ELEVATION
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
BC = TOP BACK OF CURB
FL = FLOW LINE OF GUTTER
- PROPOSED ELEVATION
FC = TOP OF FINISHED CONCRETE
FG = TOP OF FINISHED GRADE
FA = TOP OF FINISHED ASPHALT
GRT = TOP OF INLET GRATE
INV = PIPE INVERT
- GAS — UNDERGROUND GAS LINE
— SAS — SANITARY SEWER LINE
— WTR — POTABLE WATER LINE
— COM — UNDERGROUND FIBER/COMM
— DHU — OVERHEAD UTILITY LINE
--- PROPERTY LINE
--- EASEMENT LINE
→ DRAINAGE DIRECTION

OWNER INFORMATION

NM SPECIALTY SODA, LLC
5740 NIGHT WHISPER RD NW #100
ALBUQUERQUE, NM 87114
PHONE: 505-803-8187
EMAIL: CASEYALLMAN@GMAIL.COM

PROPERTY INFORMATION

RECORDED: DEC. 11, 2023
BK. 2023C, P. 0098
LOT SIZE: 0.55 ACRE DEVELOPED

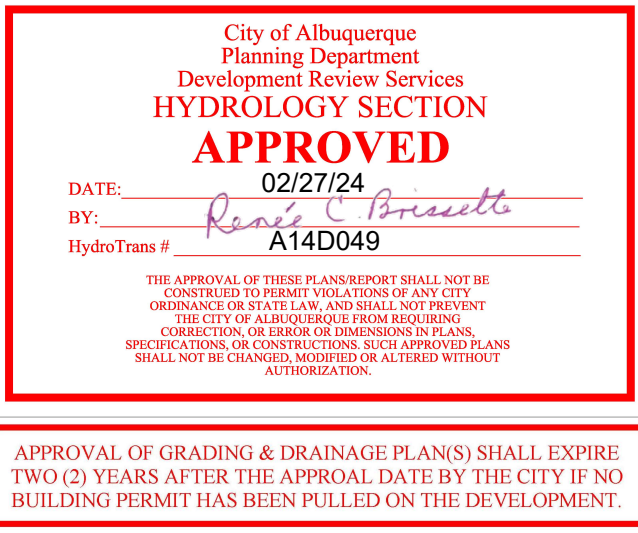
PROPERTY DESCRIPTION

TRACT MM-1-B OF SEVEN-BAR RANCH, AS SHOWN ON THE PLAT ENTITLE "TRACTS MM-1-A AND MM-1-B, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT MM-1, SEVEN-BAR RANCH), WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 30, 2004, IN BOOK 2004C, PAGE 3

BENCHMARK

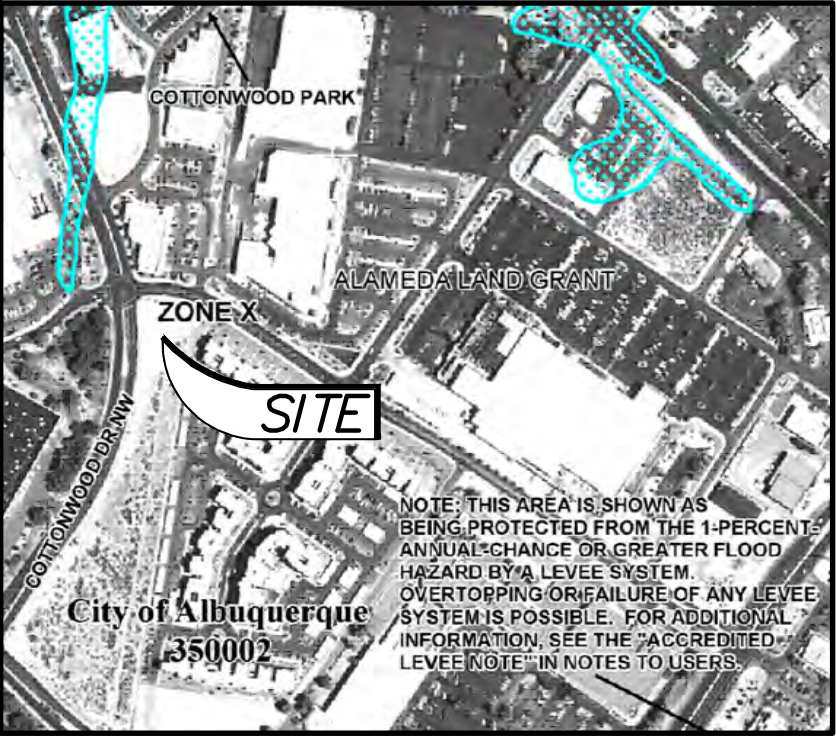
ACS MONUMENT "10_B13"
ELEVATION=5074.478

TEMPORARY BENCHMARK (TBM)
REBAR WITH CAP LS 9750
X: 1519944.25
Y: 1530041.58
Z: 5044.17



LOCATION MAP

SCALE: 1"=1000'
ZONE ATLAS MAP B14



FEMA FIRM MAP

FIRM#35001C0109H
08/16/2012

DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES AND SMALLER (DPM CHAPTER 6) IS USED FOR ANALYSIS. THESE CALCULATIONS ANALYZE THE HYDROLOGY FOR THE PROPOSED DEVELOPED CONDITIONS UPON A 100 YEAR RAINFALL EVENT. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

THE SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF 0.55 ACRES. DRAINAGE FROM THE SITE FLOWS INTO THE ADJACENT DETENTION BASIN, WHICH IS CONNECTED TO THE EXISTING STORM SEWER. ALLOWABLE DRAINAGE TO THE STORM SEWER IS 1.17 CFS/AC AS PER THE SAD 23 - PART 4. THE PROPOSED DEVELOPMENT WILL RETAIN THE SWOV AND OVERFLOW WILL BE DIRECTED TO THE ADJACENT DETENTION BASIN AT A RATE OF 1.17 CFS/AC, WHICH IS 0.64 CFS FOR THIS SITE.

HYDROLOGY ANALYSIS

SITE CHARACTERISTICS:
PRECIPITATION ZONE = 1 (PER DPM CH. 6)

EXISTING ESTIMATED RUN OFF

TOTAL SITE AREA = 0.55 AC.
PEAK DISCHARGE (TABLE 6.2.14)
ZONE 1, TREATMENT B = 2.16 CFS/AC
ANALYSIS RESULTS
Q = (0.55 AC)(2.16 CFS/AC) = 1.19 CFS

PROPOSED ESTIMATED RUN OFF

TOTAL IMPERVIOUS AREA = 0.40 AC.
PEAK DISCHARGE (TABLE 6.2.14)
ZONE 1, TREATMENT D = 4.12 CFS/AC
ANALYSIS RESULTS
Q100 = (0.40 AC)(4.12 CFS/AC)+(0.15)(2.16 AC CFS/AC) = 1.97 CFS
ROUTE FLOW TO DROP INLET AS SHOWN ON PLAN.

INLET CAPACITY (SAG CONDITION) = 2 CFS (AT 4" HEAD)
OVERFLOW TO EXISTING RETENTION (6" PIPE AT S=0.54%)
OVERFLOW RATE = 0.64 CFS (AT n=0.009)

SWQV = (0.42 IN)(FT/12 IN)(17,424 SF) = 610 CF (REQUIRED)
UNDERGROUND RETENTION - 36 INCH DIA. PERFORATED PIPE
VOL. = (π)(r²)(L) = (π)(1.5 FT)²(87 FT) = 614 CF (PROVIDED)

CONCLUSION

THE PROPOSED SITE WILL NOT INCREASE RUNOFF TO THE EXISTING STORM DRAIN. THE STORMWATER QUALITY VOLUME (SWQV) WILL BE RETAINED ON SITE IN A MANNER AS SHOWN ON THIS PLAN. OVERFLOW FROM SITE WILL OCCUR THROUGH A PIPE, WHICH WILL BE DIRECTED TOWARDS THE ADJACENT DETENTION BASIN. THE SITE DESIGN MEETS THE REQUIREMENTS PER THE SAD 23 - PART 4. ON-SITE STORM DRAINAGE DESIGN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

SO-19 NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. 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.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24 HOUR BASIS.
8. CONTRACTOR MUST CONTACT HENRY BLAIR AT (505) 203-7358 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

FIIZ DRINKS

10100 Cottonwood Drive
Albuquerque, NM 87114



All concepts, designs and plans directly or indirectly encompassed by this document are hereby copyrighted, and are for use on and in connection with the project specified in this document. None of such concepts, designs or plans shall be used by or disclosed to any person, firm or corporation without the prior written permission of JGJ Group, LLC.



Project:

Number:

C100

GRADING &
DRAINAGE
PLAN