

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 10, 2022

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

**RE: N-Demand Expansion
3810 Academy Parkway NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/05/21
Hydrology File: E17D001J**

Dear Mr. Casares:

PO Box 1293

Based upon the information provided in your submittal received 11/24/2021, the Grading & Drainage Plan is approved for 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.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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

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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 11/2018)

Project Title: N-Demand Expansion Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 5, Block C, Interstate Industrial Tract, Unit 1

City Address: 3810 Academy Parkway South NE

Applicant: JC II Group, LLC Contact: Joseph Casares

Address: 8105 Sand Springs Circle NW

Phone#: 505-264-6918 Fax#: _____ E-mail: JCIIGroup@gmail.com

Owner: Thakur Enterprises Contact: Sujay Thakur

Address: 1501 University Blvd. NE

Phone#: _____ Fax#: _____ E-mail: sujay.thakur@gmail.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☒ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ 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: 11/24/2021 By: JC

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 PREFORMED 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 BASED FROM CONTROL POINT CP-203 (E.55093.83, N.=99967.90). PROPOSED ELEVATIONS SHOWN ON THIS PLAN SHALL BE RELATIVE TO CP-203 MAG NL. COORDINATE WITH ENGINEER 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 RETENTION BASIN PER ELEVATIONS SHOWN. PROVIDE 3H:1V MAX. SIDE SLOPES. TIE NEW RETENTION BASIN INTO EXISTING BASIN AT WEST EDGE OF LOT. PROVIDE 6" (MIN.) DEPTH BELOW ELEVATION 5094.0.
- B. CONSTRUCT RETAINING WALL PER STRUCTURAL DETAIL SHEET. TOP OF WALL TO BE 6" (MIN.) ABOVE ADJACENT GRADE. SEE PLAN FOR TOP OF RETAINING WALL (TRW) AND LOWEST ADJACENT GRADE (LG) CALLOUTS.
- C. CONSTRUCT HEADER CURB PER DETAIL 5.
- D. CONSTRUCT 4" THICK MESH REINFORCED CONCRETE (6" @ DRIVE AREAS) PER ELEVATIONS SHOWN. PROVIDE SLOPE TO FACILITATE DRAINAGE AWAY FROM BUILDINGS. PROVIDE OFFSET EDGE PER ELEVATION SHOWN ON PLAN.
- E. REMOVE EXISTING PAVEMENT AND CONCRETE AS APPLICABLE AND CONSTRUCT NEW PAVEMENT PER ELEVATIONS SHOWN AND PER DETAIL . MATCH EXISTING PAVEMENT/CONCRETE EDGE WHERE APPLICABLE.
- F. PROVIDE CURB TERMINATION PER DETAIL 6.
- G. CONSTRUCT CONCRETE VALLEY GUTTER PER FLOWLINE ELEVATIONS SHOWN, AND PER DETAIL 3. PROVIDE DRAINAGE TOWARDS 3' CURB OPENING.
- H. PROVIDE 3' CURB OPENING WITH 1H:1V CURB SLOPES. PROVIDE FLOWLINE ELEVATION AS SHOWN ON PLAN.
- I. NOTE NOT USED.
- J. NOTE NOT USED.
- K. INSTALL 1/2" WATER LINE TO NEW BUILDING. COORDINATE WITH CITY WORK ORDER TO INSTALL WATER METER AND CONNECTION TO MAIN (IF REQUIRED).
- L. INSTALL 4" SDR35 SEWER SERVICE LINE TO BUILDING STUB, PROVIDE CLEANOUT AT CONNECTION. PROVIDE 1/8" PER FOOT MIN. SLOPE. COORDINATE CITY WORK ORDER TO CONNECT TO MAIN (IF REQUIRED).
- M. PRIOR TO CONSTRUCTION CALL 811 FOR UTILITY COORDINATION. COORDINATE ALL WORK IN EASEMENTS WITH APPROPRIATE UTILITY COMPANY REPRESENTATIVES. ANY DISRUPTION (PLANNED OR UNPLANNED) SHALL BE IMMEDIATELY COORDINATED WITH PROPERTY OWNER AND UTILITY OWNER AND SERVICE RESTORED AS SOON AS POSSIBLE.

LEGEND

EXISTING ELEVATION
FL = FLOW LINE
TRW = TOP OF RETAINING WALL
LG = LOWEST ADJACENT GRADE
TC = TOP OF CURB
FC = TOP OF FINISHED CONCRETE
FG = TOP OF FINISHED GRADE
INV = PIPE INVERT
UNDERGROUND GAS LINE
SANITARY SEWER LINE
POTABLE WATER LINE
UNDERGROUND FIBER/COMM
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC
DRAINAGE DIRECTION

OWNER INFORMATION

THAKUR ENTERPRISES
1501 UNIVERSITY BLVD. NE
ALBUQUERQUE, NM 87102

PROPERTY DESCRIPTION

LOT 5 (FIVE) OF BLOCK "C", UNIT 1, INTERSTATE INDUSTRIAL TRACT, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LOT 5 OF BLOCK "C", UNIT 1, INTERSTATE INDUSTRIAL TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK 811, PAGE 89.

3810 ACADEMY PARKWAY SOUTH

LOT 5, BLOCK C INTERSTATE INDUSTRIAL TRACT, UNIT 1

DRAINAGE CALCULATIONS

THE CALCULATIONS HEREON UTILIZE PROCEDURES FOR 40 ACRES AND SMALLER BASINS AS OUTLINED IN THE COA DEVELOPMENT PROCESS MANUAL (DPM) (SIGNED 06/08/20) ARTICLE 6-2(a). BELOW ARE ANALYSIS RESULTS FOR BOTH THE EXISTING AND PROPOSED CONDITIONS DURING THE 100-YEAR, 6-HOUR STORM EVENT.

ANALYSIS FOR PEAK RATE OF DISCHARGE (Q) AND PEAK VOLUME (V):

SITE CHARACTERISTICS:
LAND TREATMENT (PER DPM, TYPES: A, B, C, D)
PRECIPITATION ZONE = 2 (PER DPM)
TOTAL SITE AREA, A = 46,609 SF = 1.07 ACRES

ESTIMATED RUN OFF

LAND TREATMENT
D = 46,609 SF = 100%
ANALYSIS RESULTS
V = 3,269 CF
Q = 2.0 CFS

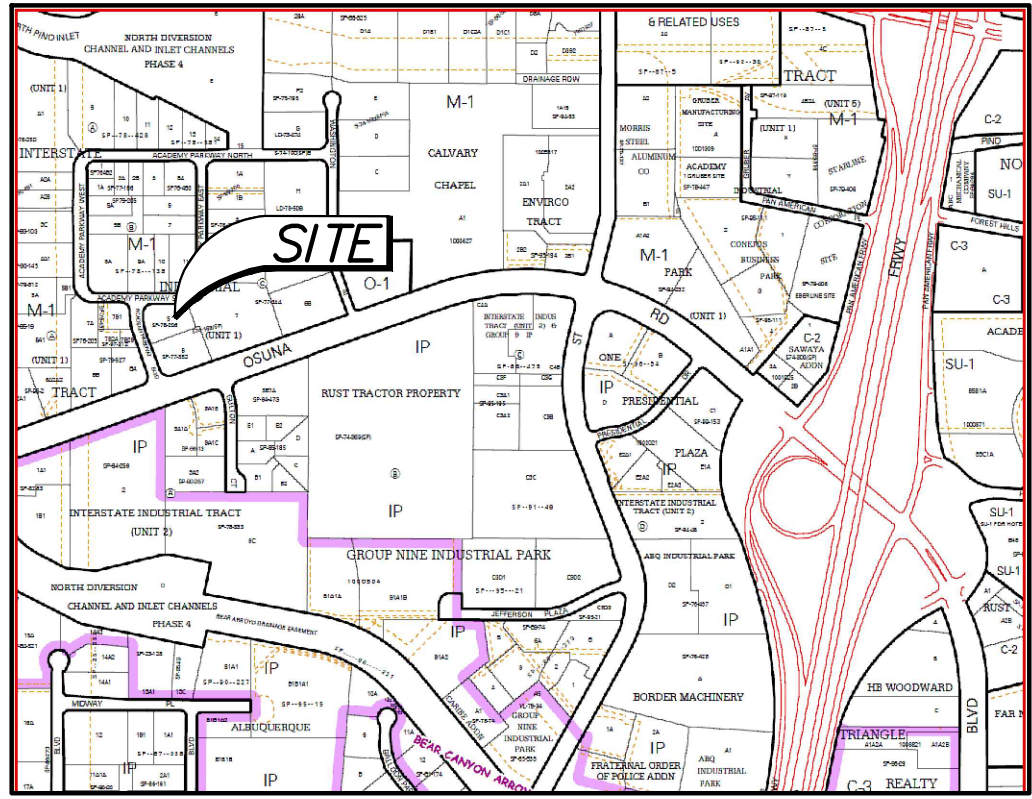
RETENTION BASIN DESCRIPTION AND ESTIMATE VOLUME (V)

RETENTION BASINS CURRENTLY EXIST ON-SITE. BASINS WILL BE EXPANDED. NEW LANDSCAPE/PERVIOUS AREAS WILL BE DEPRESSED 6-INCHES MIN.

STORM WATER CONTROL MEASURES

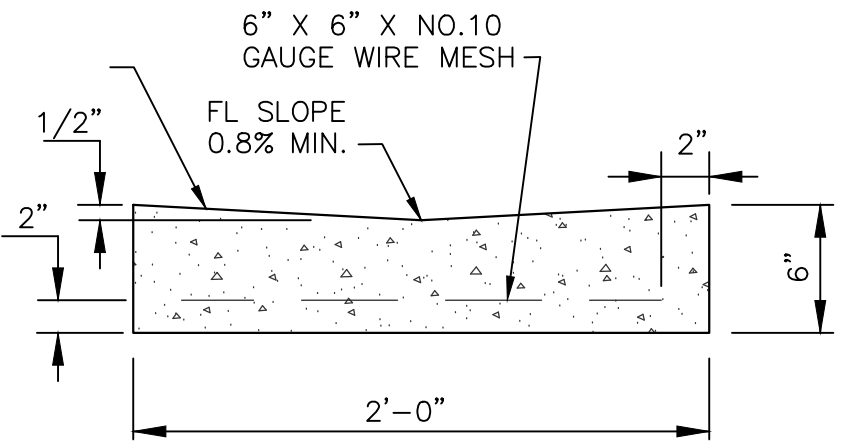
NO STORMWATER CONTROL MEASURES EXIST ON-SITE. IN ACCORDANCE WITH THE DRAINAGE ORDINANCE, § 14-5-2-6 (H) ENACTED 10/2/18 (COUNCIL BILL C/S 0-18-2) AND AS OUTLINED IN DPM (SIGNED 06/08/20) ARTICLE 6-12, ON-SITE MANAGEMENT IS REQUIRED FOR THE SWQV ON NEW IMPERVIOUS AREAS (0.26" FOR REDEVELOPMENT).

TOTAL NEW IMPERVIOUS AREA = 12,830 SF
SWQV = (12,830/12)(0.26") = 278 CF
VOLUME PROVIDED = 568 CF



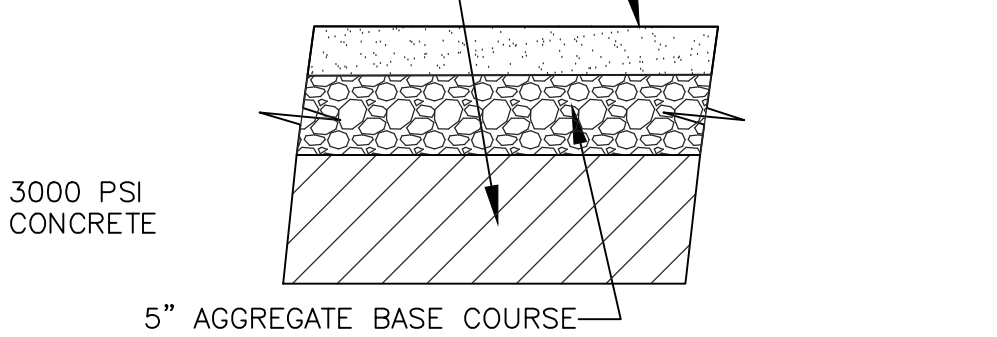
LOCATION MAP

ZONE ATLAS MAP E-17
FIRM: 35001C0138H
ZONE: X

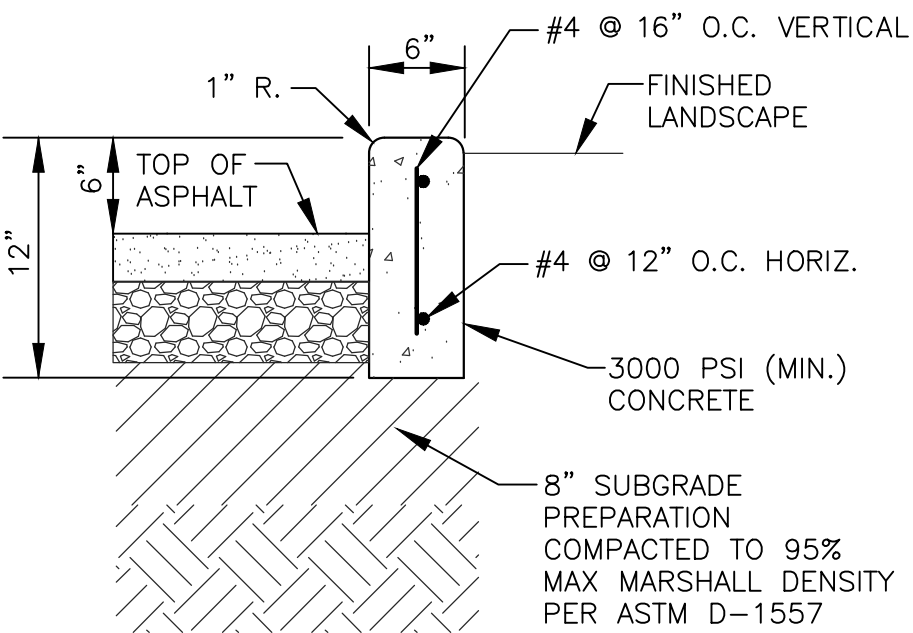


3 VALLEY GUTTER
SCALE: NONE

*SPIV ASPHALT CONCRETE, TWO 2" LIFTS, OR ONE 3" LIFT (SEE NOTE)
8" SUBGRADE PREPARATION COMPACTED TO 95% MAX MARSHALL DENSITY AND PER ASTM D-1557
*NOTE: 4" A.C. AT ALL DRIVE LANES, 3" A.C. ELSEWHERE.

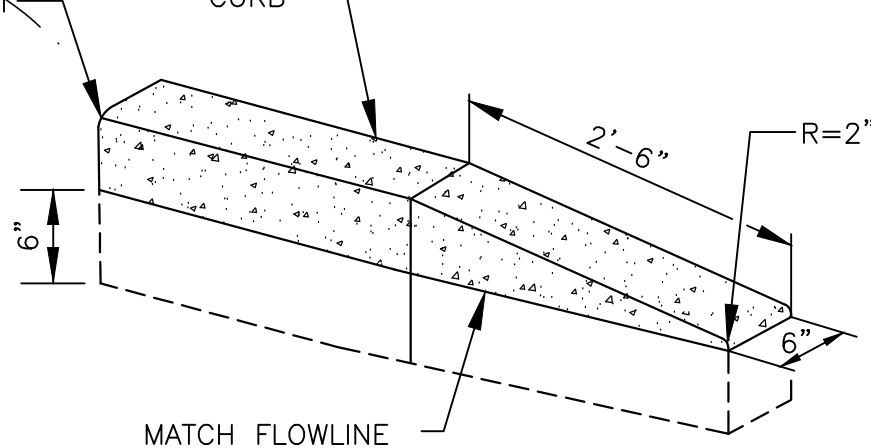


4 ASPHALT PAVEMENT SECTION
SCALE: 1"=1'-0"

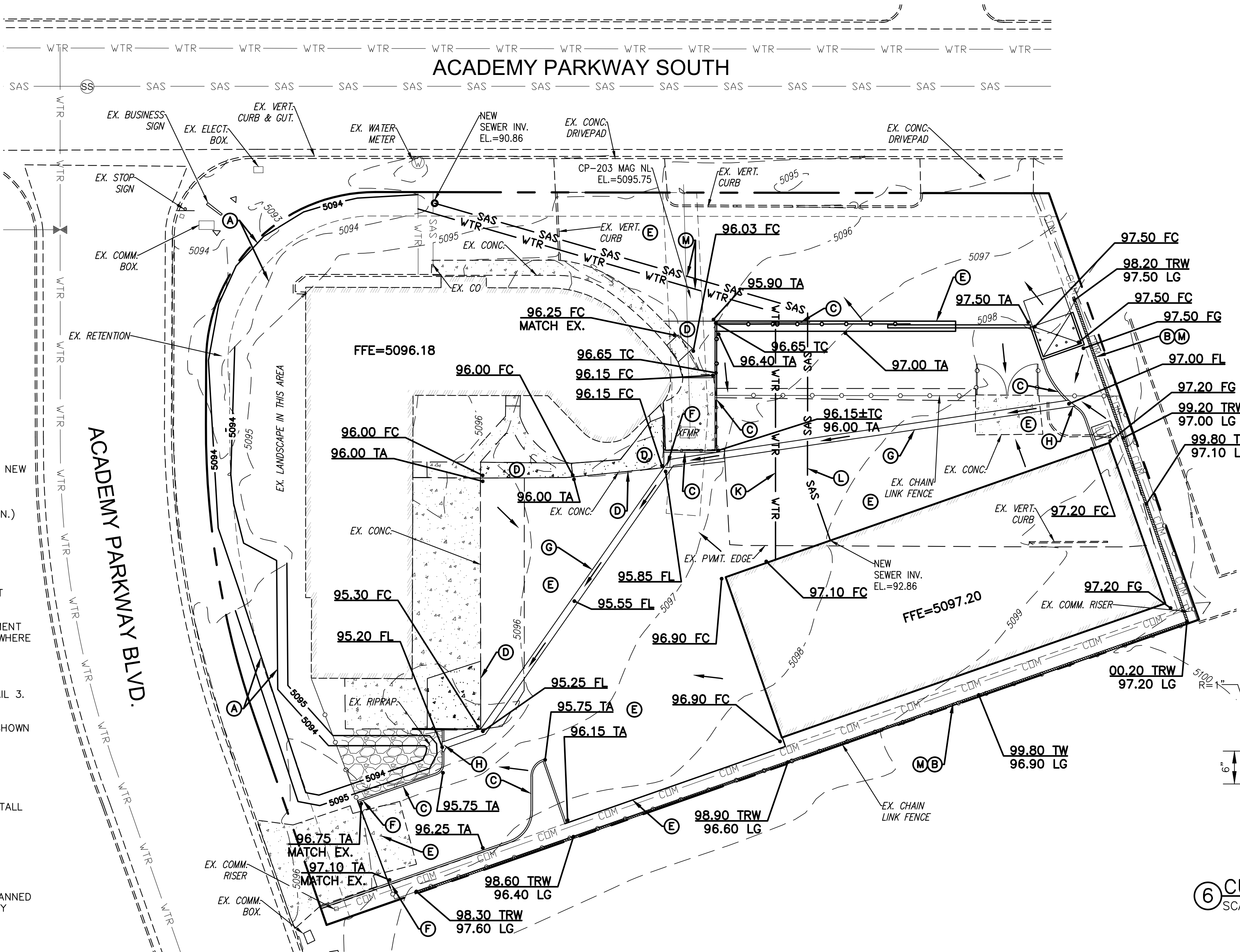
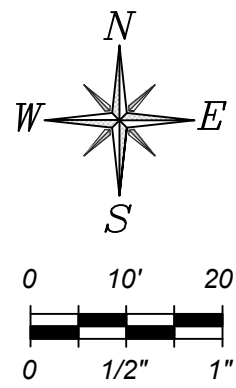


5 HEADER CURB
SCALE: 1"=1'-0"

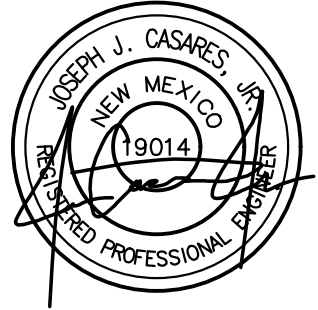
NOTE: PROVIDE 8" SUBGRADE COMPACTED TO 95% DRY DENSITY PER ASTM D-1557 DIRECTLY UNDER CONCRETE.



6 CURB TERMINATION DETAIL
SCALE: NONE



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11/05/2021

Project:

N-Demand Expansion
3810 Academy Parkway South NE
Albuquerque, New Mexico

Project:	121.640	1st Revised Date:	11-05-2021
Drawn by:	MD	2nd Revised Date:	
Scale:	As Shown	3rd Revised Date:	
Checked by:	JC		

Sheet:

GRADING & DRAINAGE PLAN

Number:

C100