

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 16, 2019

Joseph Casares Jr., PE
JCII Group, LLC
8105 Sand Springs Cir NW
Albuquerque, NM 87114

RE: **Dripline (Fmr Backyard Biergarten)**
1320 2nd St NW
Grading and Drainage Plan Stamp Date: 10/2/19
Hydrology File: J14D046

Dear Mr. Casares,

Based on the submittal received on 10/11/19, the above-referenced Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

Prior to Certificate of Occupancy (For Information):

Albuquerque

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision*, will be required.

NM 87103

2. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

www.cabq.gov

3. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the storm water quality facilities. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

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. 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. CONTRACTOR SHALL SCARIFY AREA UNDER CONCRETE DRIVEWAYS AND WALKWAYS 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 TEMPORARY 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 4" (MAX.) BELOW ADJACENT CONCRETE. FINISHED GRADE TO SLOPE FROM SIDEWALK GRADE TO 4" BELOW IN A HORIZONTAL DISTANCE OF 8" MINIMUM.

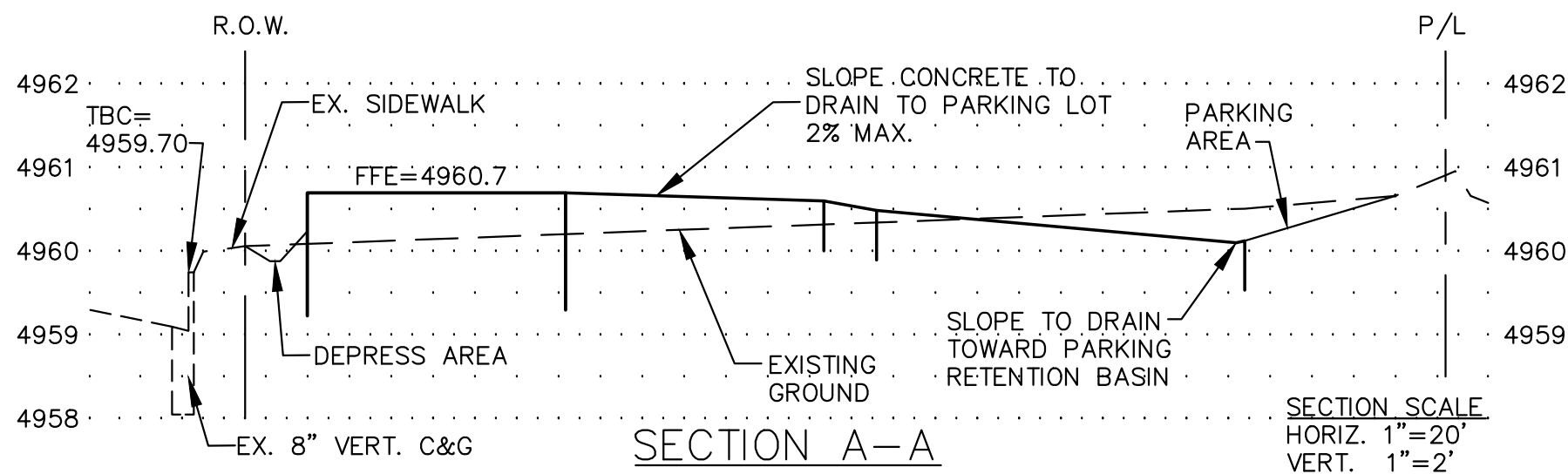
15. POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. PROVIDE DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE DRAINAGE OUTLET. SEE PLAN FOR FENCE DRAINAGE OUTLETS.

16. SITE SURVEY IS BASED FROM ACS MONUMENT "12-J13." NAD 1983 CENTRAL ZONE, X=1517168.92, Y=1489275.084, Z=4957.502 (NAVD 1988), G-G=0999684167. US SURVEY FEET. ELECTRONIC FILE CAN BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK IS AS SHOWN ON PLAN.

17. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL OVERSEE AND VERIFY ALL CONSTRUCTION MARKINGS, AND STAKING. PROPOSED ELEVATIONS SHALL BE RELATIVE TO LOWEST ADJACENT TOP OF EXISTING CURB ELEVATION.

KEYED NOTES

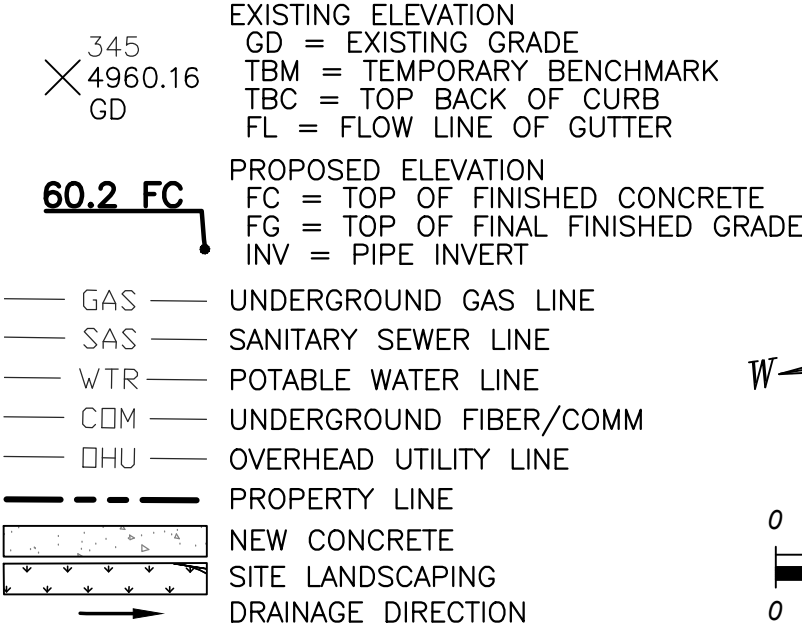
- A. GRADE AREA PER ELEVATION CALLOUTS SHOWN. 4H:1V MAX. SLOPE ANYWHERE ON SITE. ELEVATIONS SHOWN ARE AT TOP OF FINISHED LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- B. INSTALL 1/2" ANGULAR DG AT 3" THICK, OVER 6" THICK BED OF INTERLOCKING ROCK LAYER (D50=3" ANGULAR). INTERLOCKING ROCK TO BE PROVIDED UP TO EXTENT SHOWN (48"x114"). PROVIDE FILTER FABRIC AT LAYER INTERFACES. COMPACT WITH HEAVY EQUIPMENT TO 100PCF; ADJUST GRADE TO PLAN WITH DG AS NECESSARY.
- C. INSTALL 6" THICK REINFORCED CONCRETE DRIVE PAD W/ #4 @ 12" O.C. EW. OVER 3" GRAVEL BED. SCORE PATTERN AND EXPANSION/CONTRACTION JOINTS TO BE PROVIDED BY LANDSCAPE ARCHITECT. COMPACT SUBGRADE PER GENERAL NOTE. SLOPE IN ANY DIRECTION SHALL NOT EXCEED 1.3%.
- D. INSTALL 3" THICK CONCRETE WALKWAY OVER 3" GRAVEL BED (LONGITUDINAL SLOPE = 2% MAX. IN ANY DIRECTION UNLESS NOTED OTHERWISE). FOR RAMPS; CROSS SLOPE ≤ 1% AND LONG SLOPE ≤ 5%. PROVIDE CONCRETE STEPS PER ARCHITECTURAL DETAIL. PROVIDE 6X6-W2.0XW2.0 WELDED WIRE FABRIC REINFORCING (OR AS OTHERWISE NOTED). SCORE PATTERN, EXPANSION/CONTRACTION JOINTS, JOINT PLACEMENT, COLOR, AND PATTERN BY LANDSCAPE ARCHITECT.
- E. CONSTRUCT 3" THICK STABILIZED CRUSHER FINES WALKWAY OVER 3" BASE COURSE, OVER COMPACTED SUBGRADE (COORDINATE WITH ARCHITECTURAL DETAIL). COMPACT WITH HEAVY EQUIPMENT AND ADJUST FINAL GRADE TO PLAN WITH CRUSHER FINES AS NECESSARY TO PROVIDE DRAINAGE AS SHOWN ON PLAN. STABILIZATION MATERIAL PER LANDSCAPE ARCHITECT. SUBGRADE SLOPE AND TOP OF FINISHED GRAVEL SLOPE TO BE 2% IN ANY DIRECTION
- F. GRADE AREA TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES AT 2% FOR APPROXIMATELY 20 FEET.
- G. CONSTRUCT PARKING LOT PER ELEVATIONS SHOWN, AND WITH 1/2" ANGULAR DG AT 3" THICK OVER 3" BASE COURSE OVER COMPACTED SUBGRADE, COORDINATE WITH KEYED NOTE B.
- H. PROVIDE SITE AMENITIES PER ARCHITECTURAL PLANS. NOT ALL AMENITIES SHOWN ON THIS SHEET.
- I. FOR ROW IMPROVEMENTS SEE WORK ORDER.
- J. PROVIDE UNOBSTRUCTED FENCE DRAINAGE OPENING (TWO - 6"x6" OR ONE W/ EQUIVALENT AREA).
- L. SLOPE TO PREVENT PONDING IN ANY AREA 20 FEET FROM FACE OF EXISTING BUILDING.
- M. ROOF GUTTER TO DRAIN INTO ADJACENT CISTERN THROUGH DOWNSPOUT WITH OVERFLOW DIRECT TOWARDS ON-SITE RETENTION BASINS. CISTERNS TO BE POLY MART 250 GALLON CISTERN (OR EQUAL), LOCATED AS SHOWN. PROVIDE APPROPRIATE PLUMBING TO CONNECT CISTERN TO ROOF GUTTERS.
- N. DEPRESS AREA 2.5" TO PROVIDE SHALLOW RETENTION. PROVIDE 6" DIA. HDPE EQUALIZER PIPE (SD) WITH DRAIN GRATES ON EACH SIDE AS INDICATED IN PLAN. GRATES TO BE FLUSH WITH LOW POINT OF LANDSCAPE AREA.
- O. INSTALL TWO CURB PIPE DRAINS PER COA DETAIL 2235. COORDINATE WORK WITH ASSOCIATED WORK ORDER. PIPE INLET TO BE 2.5" ABOVE FINISHED GRADE.



DRIPLINE

1320 2ND STREET NW
ALBUQUERQUE, NEW MECIXO

LEGEND



OWNER INFORMATION

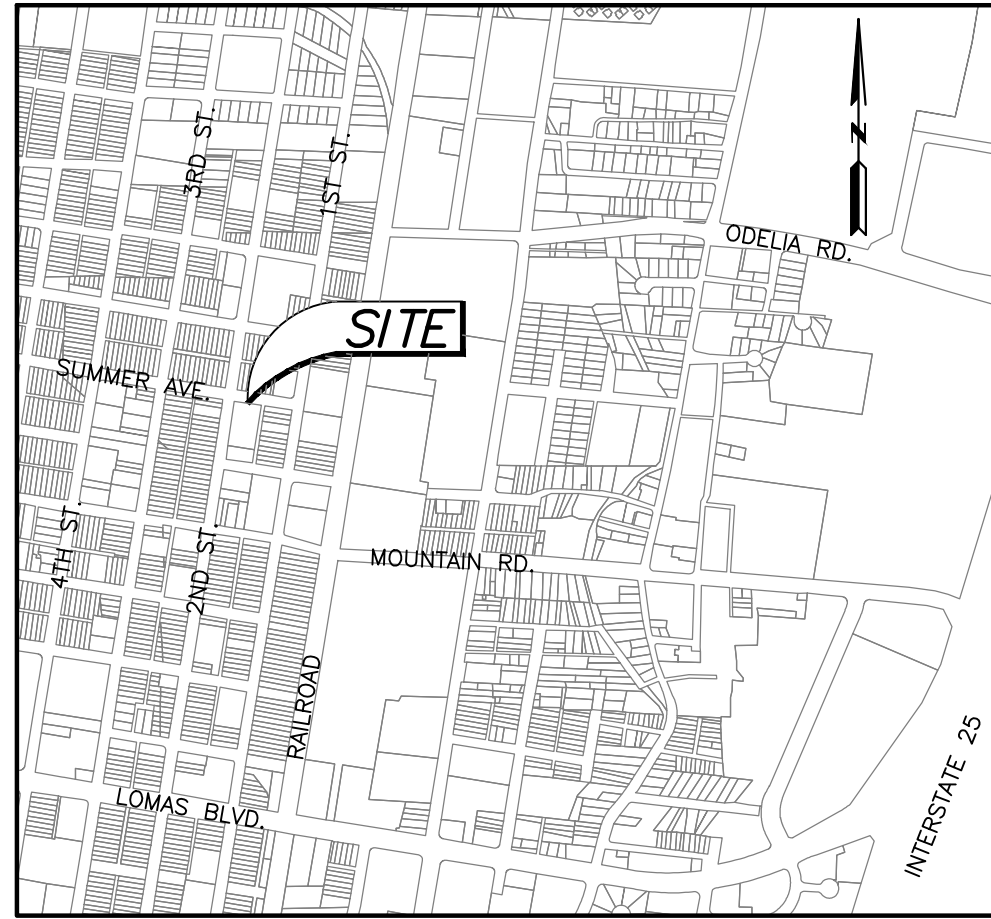
DRIPLINE
1320 2ND STREET NW
ALBUQUERQUE, NM

PROPERTY INFORMATION

RECORDED: DEC. 29, 1892
SEC. 19, T. 10N, R. 3E, N.M.P.M.
LOT SIZE: 0.734 ACRE DEVELOPED

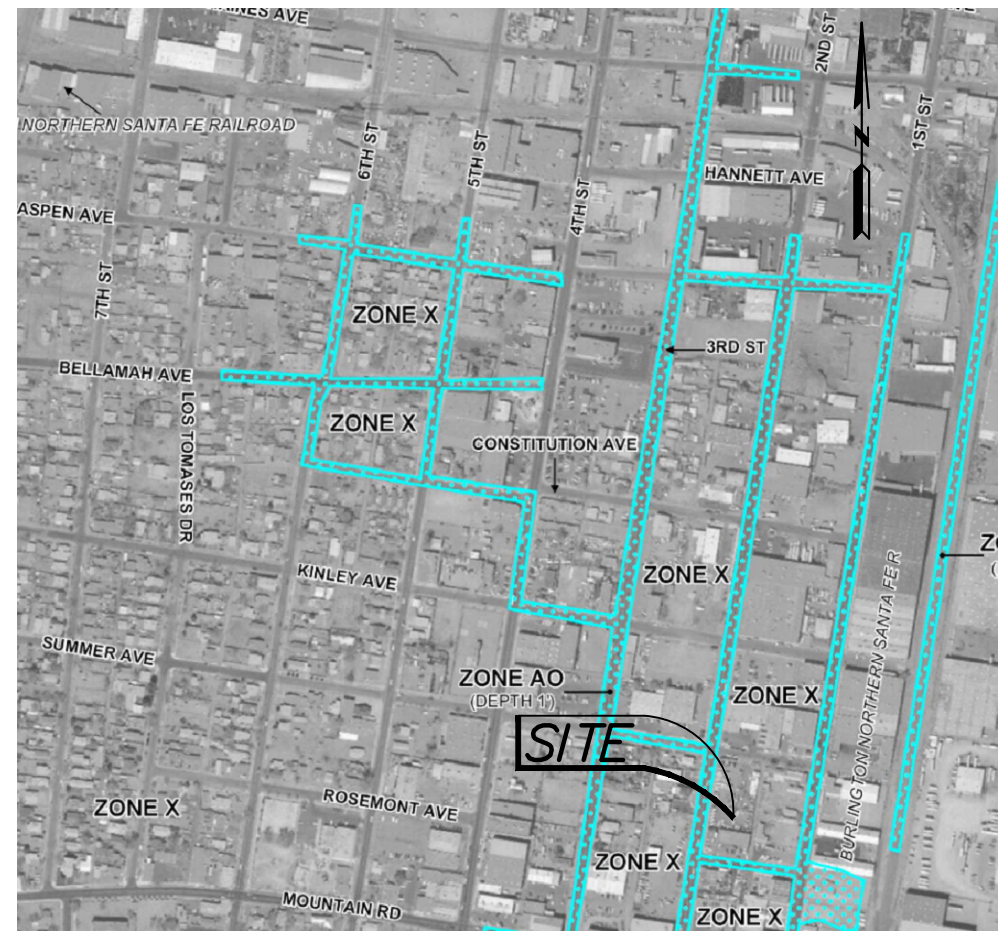
PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) THROUGH NINE (9) IN BLOCK NUMBERED FOURTEEN (14) OF THE PARIS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO. AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED AND SUPPLEMENTAL PLAT FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1892



LOCATION MAP

SCALE: 1"=1000'±
ZONE ATLAS MAP J-14-Z



FEMA FIRM MAP

MAP NUM: 35001C0332G
MAP DATE: SEPT. 26, 2008

DRAINAGE CALCULATIONS

THE CALCULATIONS HEREON ANALYZE THE HYDROLOGY FOR THE DEVELOPED CONDITIONS UPON A 100 YEAR, 6-HOUR RAINFALL EVENT. PROCEDURE FOR 40 ACRES AND SMALLER BASINS, AS SET FORTH IN CHAPTER 22 OF THE DEVELOPMENT PROCESS MANUAL (DPM), VOLUME 1, 1997 REVISIONS, ARE USED FOR ANALYSIS. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

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

SITE CHARACTERISTICS:
LAND TREATMENT (PER DPM CH. 22, TABLE A-4)
PRECIPITATION ZONE = 2 (PER DPM CH. 22, TABLE A-1)

EXISTING ESTIMATED RUN OFF	PROPOSED ESTIMATED RUN OFF
TOTAL SITE AREA A = 31,973 SF = 0.734 ACRES	TOTAL SITE AREA A = 31,973 SF = 0.734 ACRES
LAND TREATMENT B = 0 SF	LAND TREATMENT B = 2,339 SF = 7.3%
C = 10,551 SF = 33%	C = 20,395 SF = 63.8%
D = 21,422 SF = 67%	D = 9,239 SF = 28.9% (V=1,632 CF)
ANALYSIS RESULTS V = 4,778 CF Q = 3.0 CFS	ANALYSIS RESULTS V = 3,705 CF Q = 2.6 CFS

REQUIRED RETENTION = 201 CF
REDEVELOPMENT: 0.26 INCH X IMPERVIOUS AREA
V = (0.26/12)(9,239 SF) = 201 CF

PROPOSED RETENTION = 1,660 CF
RAIN BARREL CISTERNS:
V = TWO 250 GAL. CISTERN = 66 CF
SHALLOW RETENTION BASIN:
V = (1/2)(6,677 SF + 4,358 SF)(0.2 FT) = 1,103 CF
PARKING LOT GRAVEL BED RETENTION:
V = (5,472 SF)(0.75 FT)(12%) = 491 CF

SIDEWALK PIPE DRAIN
TWO 4" PIPES PER COA DTL. 2235:
Q = 2CA(2gh)^{0.5} = 2 X 3.9 X 0.085 X 2.27 = 1.5 CFS

STORM WATER CONTROL MEASURES

IN ORDER TO PREVENT A HIGH CONCENTRATION OF POLLUTANTS FROM RUNNING OFF SITE, AND TO COMPLY WITH THE CITY MS4 PROGRAM, THE SITE IS DESIGNED TO RETAIN THE FIRST FLUSH (UP TO 1,660 CF).

CONCLUSION

THE PROPOSED GRADING AND DRAINAGE PLAN IS DESIGNED TO FACILITATE STORMWATER GENERATED ON-SITE BY A 100 YEAR, 6-HOUR STORM EVENT. STORMWATER GENERATED ON-SITE SHOULD FLOW TOWARDS THE RETENTION BASINS. ONCE THE BASINS ARE FULL, RUN-OFF WILL BE TO THE 2ND STREET ROW. RUN-OFF INTO THE ROW FLOWING FROM THE SITE WILL BE THROUGH SIDEWALK PIPE DRAINS. ON-SITE STORM DRAINAGE WILL BE PRIVATELY OWNED AND MAINTAINED.



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10/02/2019

Project:

DRIPLINE
1320 2ND Street NW
Albuquerque, New Mexico

Project:	2019-505	1st Revised:	Date:	5-30-2019
Drawn by:		2nd Revised:	Date:	7-19-2019
Scale:	As Shown	3rd Revised:	Date:	10-02-2019
Checked by:	JC			

Sheet:

GRADING & DRAINAGE PLAN

Number:

C101