

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 9, 2024

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

**RE: DRIPLINE**  
**1320 2<sup>nd</sup> St NW**  
**Temporary CO – Accepted**  
**Engineer's Certification Date: 09/02/24**  
**Engineer's Stamp Date: 10/02/2019**  
**Hydrology File: J14D046**

Dear Mr. Casares:

PO Box 1293

Based on the Certification received 9/4/2024 and site visit on 9/9/2024, this letter serves as a "green tag" from Hydrology Section for a Temporary 30-day Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

**PRIOR TO PERMENANT CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Please provide the Drainage Covenant with Exhibit A for the underground stormwater quality facility 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 Carrie Compton ([cacompton@cabq.gov](mailto:cacompton@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](http://www.cabq.gov)

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Dripline Development Hydrology File # J14D046  
Legal Description: Lots numbered one (1) through nine (9) in Block numbered fourteen (14) of the Paris Addition  
City Address, UPC, OR Parcel: 1320 2nd street NW

Applicant/Agent: JCII Group. LLC. Contact: Joe Casares  
Address: 8105 Sand SpringsCr. NW, Abq. NM 87114 Phone: 505-264-6918  
Email: JCIIGroup@gmail.com

Applicant/Owner: Dripline Development Contact: Jacob Werenko  
Address: 1320 2nd street NW Phone: 505-450-8594  
Email: jacob.werenko@gmail.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☐ RESIDENCE  
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 09-5-2024

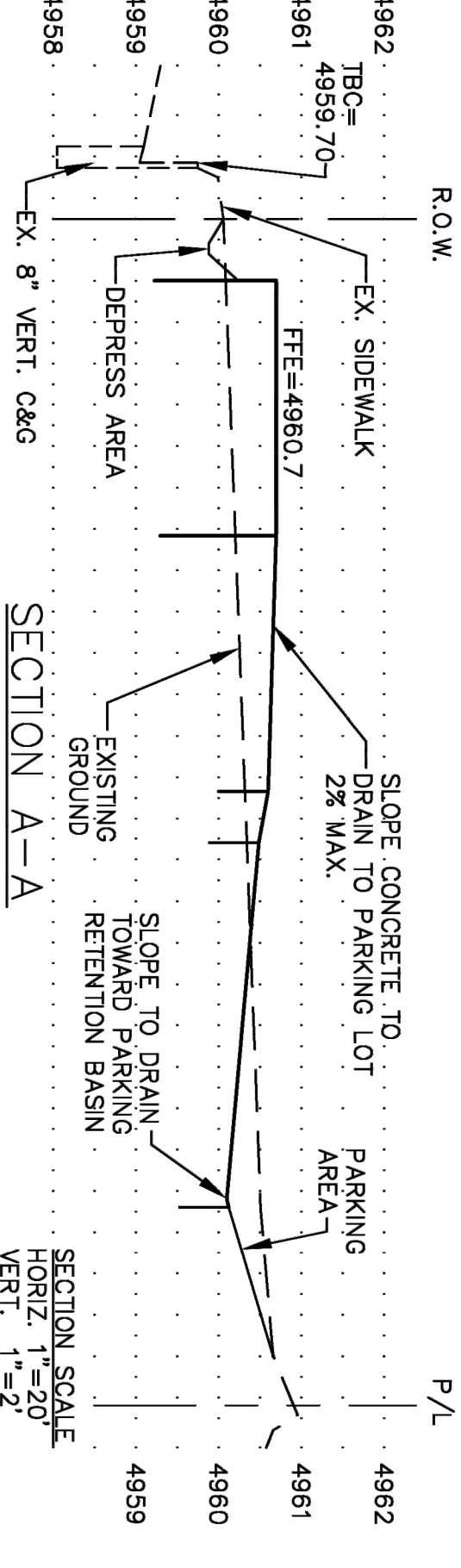


GENERAL NOTES

- PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1980), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- 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.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970."
- 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.
- EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
- CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
- OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. 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 COLLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- SITE SURVEY IS BASED FROM ACS MONUMENT "12-113" NAD 1983 CENTRAL ZONE. X=1517768.92, Y=1489275.084, Z=42937.502 (NAD, 1983). C=0-099664487 US SURVEY FEET. ELECTRONIC FILE CAN BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK IS AS SHOWN ON PLAN.
- 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.

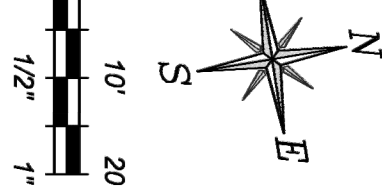
KEYED NOTES

- GRADE AREA PER ELEVATION CALCULATIONS SHOWN. 4H:1V MAX. SLOPE ANYWHERE ON SITE. ELEVATIONS SHOWN ARE AT TOP OF FINISHED LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- 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 (48X114"). PROVIDE FILTER FABRIC AT LAYER INTERFACES. COMPACT WITH HEAVY EQUIPMENT TO 100pcf. ADJUST GRADE TO PLAN WITH DG AS NECESSARY.
- INSTALL 6" THICK REINFORCED CONCRETE DRIVE PAD W/ #4 @ 12" O.C. EW. OVER 3" GRAVEL BED. SCORE PATTERN AND EXPANSION BY LANDSCAPE JOINTS TO BE PROVIDED BY LANDSCAPE ARCHITECT. COMPACT PATTERN GENERAL NOTE. SLOPE IN ANY DIRECTION SHALL NOT EXCEED 1:5%.
- 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.
- CONSTRUCT 3" THICK STABILIZED CRUSHER FINES WALKWAY OVER 3" BASE COURSE, OVER COMPACTED SUBGRADE. PROVIDE 3" THICK CONCRETE DRIVE PAD OVER 3" GRAVEL BED. EQUIPMENT TO BE PROVIDED BY LANDSCAPE ARCHITECT. SUBGRADE SLOPE AND TOP OF FINISHED GRAVEL SLOPE TO BE 2% IN ANY DIRECTION 20 FEET.
- GRADE AREA TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES AT 2% FOR APPROXIMATELY 20 FEET.
- 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.
- PROVIDE SITE AMENITIES PER ARCHITECTURAL PLANS. NOT ALL AMENITIES SHOWN ON THIS SHEET.
- FOR ROW IMPROVEMENTS SEE WORK ORDER.
- PROVIDE UNOBSTRUCTED FENCE DRAINAGE OPENING (TWO - 6'X6" OR ONE W/ EQUIVALENT AREA).
- SLOPE TO PREVENT PONDING IN ANY AREA 20 FEET FROM FACE OF EXISTING BUILDING.
- ROOF GUTTER TO DRAIN INTO ADJACENT CISTERN THROUGH DOWNSPOUT WITH OVERFLOW DIRECT TOWARDS ON-SITE RETENTION BASINS. CISTERNS TO BE POLY HART 250 GALLON CISTERN (OR EQUAL), LOCATED AS SHOWN. PROVIDE APPROPRIATE PLUMBING TO CONNECT CISTERN TO ROOF GUTTERS.
- 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.
- INSTALL TWO CURB PIPE DRAINS PER COA DETAIL 2235. COORDINATE WORK WITH ASSOCIATED WORK ORDER. PIPE INLET TO BE 2.5" ABOVE FINISHED GRADE.



LEGEND

- EXISTING ELEVATION  
GO = EXISTING GRADE  
X 4960.16  
GO = TOP BACK OF CURB  
FL = FLOW LINE OF GUTTER  
PROPOSED ELEVATION  
FC = TOP OF FINISHED CONCRETE  
INV = PIPE INVERT  
60.2 FC  
FC = TOP OF FINAL FINISHED GRADE  
GO = UNDERGROUND GAS LINE  
SAS = SANITARY SEWER LINE  
WTR = POTABLE WATER LINE  
CDM = UNDERGROUND FIBER/OPTIC  
DHU = OVERHEAD UTILITY LINE  
PROPERTY LINE  
NEW CONCRETE  
SITE LANDSCAPING  
DRAINAGE DIRECTION



DRIPLINE  
1320 2ND STREET NW  
ALBUQUERQUE, NEW MEXICO

OWNER INFORMATION

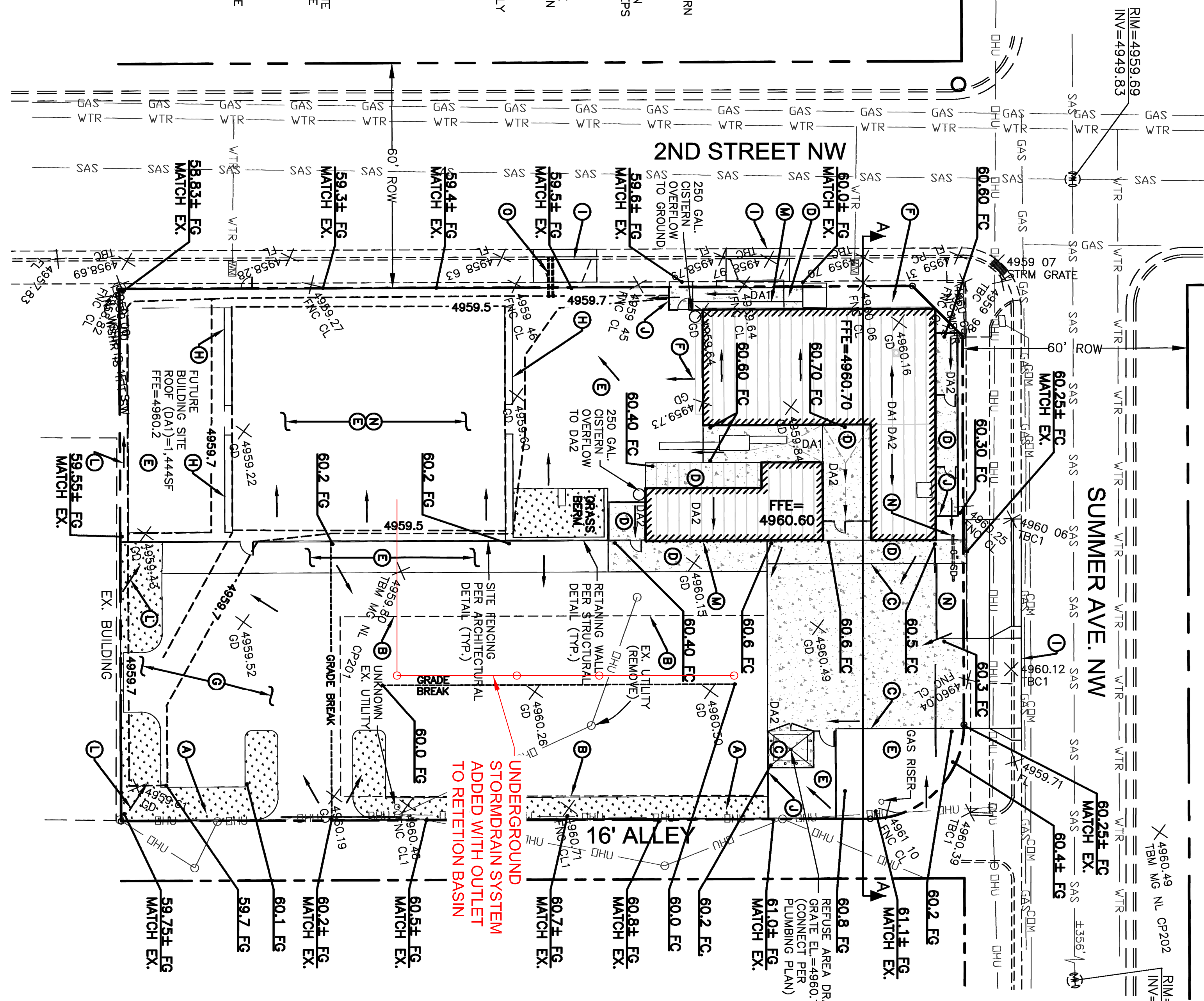
DRIPLINE  
1320 2ND STREET NW  
ALBUQUERQUE, NM

PROPERTY INFORMATION

RECORDED: DEC. 29, 1992  
SEC. 19, T. 10N, R. 3E, N.M.P.M.  
LOT SIZE: 0.734 ACRE DEVELOPED

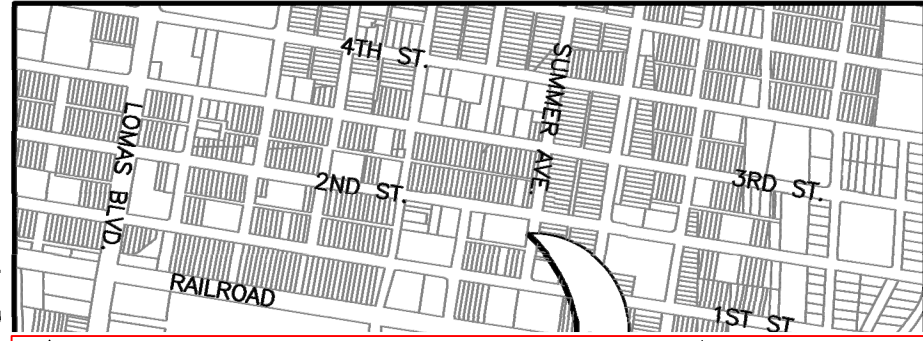
PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) THROUGH NINE (9) IN BLOCK NUMBERED FOURTEEN (14) OF THE PARKS 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, 1992



DRAINAGE CERTIFICATION

I, JOSEPH CASARES, NMPE 19014, OF THE FIRM JC&I GROUP, LLC, CERTIFY THAT THIS PROJECT WILL BE IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/22/19. THE RECORD INFORMATION CONTAINED HEREON IS THE PROPERTY OF JC&I GROUP, LLC. I, JOSEPH CASARES, NMPE 19014, OF THE FIRM JC&I GROUP, LLC, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DATE 09/29/24, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE 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 RELEASE OF OCCUPANCY.



LOCATION MAP

SCALE: 1"=1000'±  
ZONE ATLAS MAP J-14-J-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  
TOTAL SITE AREA  
A = 31,973 SF = 0.734 ACRES

LAND TREATMENT  
LAND TREATMENT  
B = 10,561 SF = 0.24 ACRES  
D = 21,422 SF = 0.49 ACRES  
ANALYSIS RESULTS  
V = 4,778 CF  
Q = 3.0 CFS

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

PROPOSED RETENTION = 1,690 CF

RAIN BARREL CISTERN:  
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 = (5.47 SF)(0.75 FT)(12%) = 491 CF

SIDEWALK PIPE DRAIN  
TWO 4" PIPES PER COA DETAIL 2235:  
Q = 2CA(29)^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.

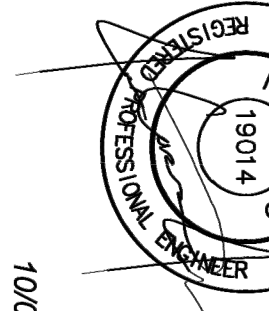
DRIPLINE  
1320 2ND Street NW  
Albuquerque, New Mexico

GRADING &  
DRAINAGE  
PLAN

Number: C101



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Project: