# CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



May 7, 2019

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

RE: Backyard Biergarden 1320 2<sup>nd</sup> St NW

Grading and Drainage Plan Stamp Date: 4/26/19

**Hydrology File: J14D046** 

Dear Mr. Casares,

Based on the submittal received on 4/26/19 the above-referenced Grading Plan and Drainage Report cannot be approved until the following are corrected:

PO Box 1293

#### Prior to Grading and Building Permit:

Albuquerque

1. This site qualifies as redevelopment and is only required to retain runoff from the 80<sup>th</sup> percentile storm (Volume = 0.26"\*Imp.Area).

NM 87103

2. The storm water quality (SWQ) retention facilities (pond, cisterns, etc.) need to be sized for the area draining to them. Locating the pervious parking lot on the uphill side of the project does not meet the storage requirement as no impervious area will drain to it. Runoff from all impervious area must be captured.

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- 3. Alternatively, payment in lieu of onsite retention may be accepted for areas bypassing the SWQ facilities. In order to pursue this, the plan must state that: you could provide onsite management, you do not want to (due to cost or convenience), and you are electing to make the Payment in Lieu of onsite management. A treasury deposit slip can then be generated for the bypass volume at a rate of \$8/cf of bypass.
- 4. Is this project Site Plan controlled or does it have Major Public Infrastructure? If not, then the project type is "Admin Site" and the submittal/resubmittal fee is lower. Please ensure the correct item on the DTIS form is checked when resubmitting.
- 5. Has the TCL been reviewed by Transportation? They will likely require the extra driveways on  $2^{nd}$  St be closed, meaning sidewalk culverts or drain lines through the curb will be required to discharge any runoff to  $2^{nd}$  St.

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- 6. If sidewalk culverts or drain lines are required, they may be built by SO-19 Permit (assuming there is Work Order associated with this project). If an SO-19 Permit is required, it should be included on the request. Please include the standard SO-19 notes on the grading plan.
- 7. Only one paper copy of the submittal is required.
- 8. Increase the density of proposed spot elevations, especially along the property lines. Per the DPM Ch 22.7 Grading Plan Checklist, for flat sites supplemental spot elevations are required to adequately illustrate the proposed grading of the site.
- 9. For trash enclosures serving food service developments, demonstrate *control of liquids from* dumpster areas per DPM Chapter 22.9.E, Table 1 by containing runoff from the dumpster area and discharging to the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.
- 10. Include project benchmark and datum.

#### Prior to Certificate of Occupancy (For Information):

PO Box 1293

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

Albuquerque

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12. 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) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) 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** 

# BACKYARD BIERGARTEN

LOT 1-9, BLOCK 14, PARIS ADDITION ALBUQUERQUE, NEW MECIXO

SUMMER AVE. NW

MATCH EX.

60.67 FC

OUTDOOR

BALL COURTS PER

GRADE TO DRAIN IN

DIRECTION AS SHOWN

ARCHITECTURAL DETAIL;

SITE LANDSCAPING

4959.22

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DETAILS (TYP.)

PER ARCHITECTURAL

DINING

4959.2/

#### 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 ÚTILITIES.

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

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 GEOTCHNICAL 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 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 SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND DRAINAGE OUTLETS.

16. SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL 12-J14 AND 12-J13. FILE WILL BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK 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/OR GRAVEL SURFACE.
- B. INSTALL 3/4" ANGULAR GRAVEL AT 3" (MIN.) THICK, OVER 6" BED OF INTERLOCKING ROCK LAYER (D50=3" ÁNGULAR). INTERLOCKING ROCK TO BE PROVIDED UP TO EXTENT SHOWN. PROVIDE FILTER FABRIC AT GRAVEL TO ROCK LAYER INTERFACE. GEOGRID LAYER RECOMMENDED WITHIN GRAVEL LAYER. COMPACT WITH HEAVY EQUIPMENT AND ADJUST GRADE TO PLAN WITH CRUSHER FINES AS
- C. INSTALL 6" THICK REINFORCED CONCRETE DRIVE PAD W/ #4 @ 12" O.C. EW. SCORE PATTERN AND EXPANSION/CONTRACTION JOINTS TO BE PROVIDED BY LANDSCAPE ARCHITECT. COMPACT SUBGRADE PER GENERAL NOTE. SLOPE IN ANY DIRECTION SHALL NOT EXCEED 1.5%.
- D. INSTALL 4" THICK CONCRETE WALKWAY (LONGITUDINAL SLOPE < 5%; CROSS SLOPE < 1%) AND INSTALL CONCRETE STEPS. 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 (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.
- F. GRADE AREA TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES.
- G. NOTE NOT USED
- H. PROVIDE SITE AMENITIES PER ARCHITECTURAL DETAILS.
- I. CONSTRUCT NEW DRIVEPAD PER CITY DETAIL 2425.
- J. CONSTRUCT CONCRETE SIDEWALK PER CITY DETAIL 2430.
- K. CONSTRUCT CONCRETE CURB AND GUTTER PER CITY DETAIL 2415. MATCH EXISTING TYPE AND MATCH EXISTING FLOWLINE AND TOP OF CURB ELEVATIONS.
- L. SLOPE TO PREVENT PONDING IN ANY AREA 20 FEET FROM FACE OF EXISTING BUILDING.
- M. ROOF GUTTERS (IF ANY) ARE TO DRAIN TOWARDS OUTDOOR DINING AREA, AND THE BERM AREA; PROVIDE EROSION PROOF SPLASH PADS AT OUTLETS (OR PLUMB TO WATER HARVESTING TANKS).

#### LEGEND EXISTING ELEVATION GD = FXISTING GRADETBM = TEMPORARY BENCHMARK TBC = TOP BACK OF CURB FL = FLOW LINE OF GUTTER PROPOSED ELEVATION FC = TOP OF FINISHED CONCRETE FG = TOP OF FINAL FINISHED GRADE INV = PIPE INVERT --- GAS --- UNDERGROUND GAS LINE --- SAS --- SANITARY SEWER LINE --- WTR--- POTABLE WATER LINE — CDM — UNDERGROUND FIBER/COMM --- DHU --- OVERHEAD UTILITY LINE --- PROPERTY LINE **NEW CONCRETE** SITE LANDSCAPING DRAINAGE DIRECTION 0 1/2"

60.0± FG

MATCH EX.

 $\propto$ 

2 | | | |

MATCH EX.

MATCH EX.

59.7± FG

MATCH EX.

RIM=4959.69

INV=4949.83

## 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

# OWNER INFORMATION

BACKYARD BIERGARTEN 1320 2ND STREET NW ALBUQUERQUE, NM

60.1 FG

60.8± FG

60.2 FC

60.7± FG

60.2± FG

MATCH EX.

MATCH EX.

MATCH EX.

GAS RISER

0 **A** 

× 4960.5

 $\times$  4960.26

(REMOVE)

RETANING WALL PER STRUCTURAL

DETAIL (TYP.) 488

PER ARCHITECTURAL

(REMOVE)

UNKNOWN -

EX. UTILITY

DETAIL (TYP.)

4959.52

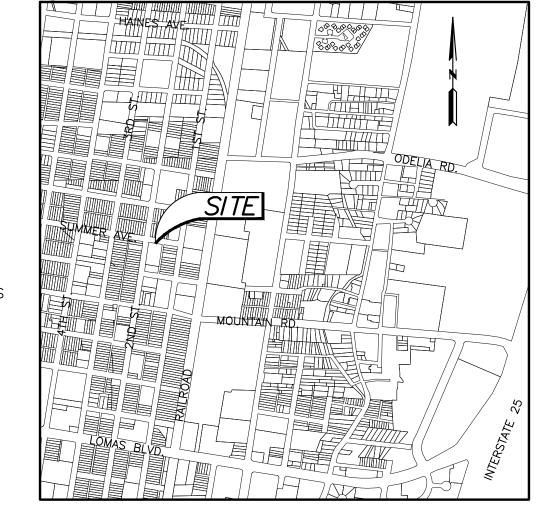
EX. BUILDING

EXTENT OF INTERLOCKING

60.40 FC

.60.40 FC

60.40 FC



# LOCATION MAP

SCALE: 1"=1000'±

ZONE ATLAS MAP J-14-Z

# DRAINAGE CALCULATIONS

INV=4950.92

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 TO QUANTIFY THE PEAK RATE OF DISCHARGE (Q) AND VOLUME (V) OF ON-SITE STORMWATER. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

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

DRAINAGE AREA = 31,972 SF LAND TREATMENT (DPM CH. 22, TABLE A-4) PRECIPITATION ZONE = 2 (DPM CH. 22, TABLE A-1)

SITE CHARACTERISTICS:

TOTAL AREA = 0.734 ACRES LAND TREATMENT C = 33%D = 67%

ANALYSIS RESULTS Q = 3.07 CFS - (ALLOWABLE DISCHARGE = 2.27 CFS)V = 5,492 CF (24HR)

### PROPOSED

TOTAL AREA = 0.734 ACRES LAND TREATMENT

B = 42.5%C = 35.9%

ANALYSIS RESULTS (NOT CONSIDERING FIRST FLUSH RETENTION) Q = 2.27 CFS

V = 3,414 CF (24HR)

D = 21.6%

### RETENTION BASIN DESCRIPTION AND VOLUME (V) CALCULATIONS:

RETENTION BASIN IS DESIGNED WITH WITHIN THE GRAVEL FILLED PARKING LOT. THE TOTAL VOLUME IS CALCULATED AS FOLLOWS;

GRAVELED FILLED PARKING LOT: V = (9,400 SF)(0.50 FT)(25%) = 1,175 CF

## STORM WATER CONTROL MEASURES

O MANAGE THE FIRST FLUSH IN ORDER TO PREVENT A HIGH CONCENTRATION OF POLLUTANTS FROM RUNNING OFF SITE AND TO COMPLY WITH THE CITY MS4, A RETENTION BASIN IS PROPOSED ON-SITE. THE VOLUME FOR SAID RETENTION BASIN IS AS FOLLOWS;

FIRST FLUSH VOL. = 0.734 ACRES X 0.44 INCHES = 1,173 CF PROPOSED RETENTION BASIN = 1,175 CF => FIRST FLUSH MET

THE PROPOSED GRADING AND DRAINAGE PLAN IS DESIGNED TO CONVEY STORMWATER GENERATED ON-SITE BY A 100 YEAR, 6-HOUR STORM EVENT TOWARDS ON-SITE RETENTION BASIN (GRAVEL PARKING LOT). ALL ON-SITE STORM DRAINAGE FACILITIES WILL BE PRIVATELY OWNED, OPERATED AND MAINTAINED. RE-DEVELOPMENT OF THIS SITE, IN ACCORDANCE WITH THIS PLAN, WILL NOT INCREASE RUN OFF ABOVE CURRENT LEVELS. ALL RUN OFF WILL BE DISCHARGED THROUGH EXISTING DRIVE PADS.

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Project:

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2019-505 4-26-2019 As Shown JC

Sheet:

**GRADING & DRAINAGE PLAN** 

Number:

C101