

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 1, 2023

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

RE: 3821 12th Street NW
Permanent C.O. – Accepted
Engineer's Certification Date: 11/02/22
Engineer's Stamp Date: 05/11/21
Hydrology File: G14D096

Dear Mr. McGee:

PO Box 1293 Based on the Certification received 04/21/2023 and site visit on 04/28/2023, this letter serves as
a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by
the Building and Safety Division.

Albuquerque If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

NM 87103

www.cabq.gov Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Insight Cabinet Shop **Building Permit #** BP-2021-09295 **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: Renovation/addition for new cabinet shop **City Address OR Parcel** 3821 12th Street NW Albuquerque, NM 87107

Applicant/Agent: Jose Castillo **Contact:** _____

Address: 3909 12th Street NW Albuquerque, NM 87107 **Phone:** 505-888-7927 ext 1007

Email: jose.castillo@insightnm.com

Applicant/Owner: Damian Chimenti **Contact:** _____

Address: 3909 12th Street NW Albuquerque, NM 87107 **Phone:** 505-888-7927

Email: Damian@insightnm.com

TYPE OF DEVELOPMENT: ☒ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: _____
RE-SUBMITTAL: ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4/20/23

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, COLLAPSIBLE/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 COLLAPSIBLE/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 ARBITRARY HORIZONTAL AND VERTICAL VALUES SET FOR CONTROL POINT CP-201. PROPOSED ELEVATIONS SHOWN ON THIS PLAN SHALL BE RELATIVE TO CP-201 MAG NL, WHICH IS SET AT X=10,000 FEET (EASTING) AND Y=30,000 FEET (NORTHING) AND Z=200.00 (ELEVATION).
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. CUT EXISTING PAVEMENT AND DEPRESS NEW LANDSCAPE/PERVIOUS AREA 4" AT CENTER, AND 4" AT CONCRETE EDGE. TOTAL ON-SITE LANDSCAPE AREA TO BE 246 SF.
- B. CONSTRUCT SITE WALL PER ARCHITECTURAL DETAIL. PROVIDE 8"x16" DRAINAGE OPENING AT 6' O.C. ALONG EAST WALL AND ALONG NORTH WALL.
- C. FINAL GRADE IN THIS AREA TO SPLIT NORTH AND SOUTH AT GRADE BREAK. DIRECT DRAINAGE TOWARDS LANDSCAPE AREAS. FINAL GRADE SHALL NOT IMPEDE FLOW.
- D. CONSTRUCT 4" THICK MESH REINFORCED CONCRETE WALKWAY PER ELEVATIONS SHOWN. PROVIDE SLOPE TO FACILITATE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPED AREA.
- E. CONSTRUCT NEW PAVEMENT PER ELEVATIONS SHOWN. PROVIDE 4" A.C. ON 4" BASE COURSE OVER 6" COMPACTED SUBGRADE. COMPACT TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557. MATCH EXISTING PAVEMENT/CONCRETE EDGE.

DRAINAGE CERTIFICATION

I, JOSEPH J. CASARES, JR., NMPE 19014, OF THE FIRM JCII GROUP, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 11, 2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAMIAN CHIMENTI OF THE FIRM INSIGHT CONSTRUCTION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 2, 2022 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 CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JOSEPH J. CASARES, JR. NMPE 19014
(SEAL)

11/2/22
DATE



3821 12TH. ST. NW

LOT NUMBERED ONE ANDERSON-HARRIS ADDITION
ALBUQUERQUE, NEW MEXICO

LEGEND

- EXISTING ELEVATION
60.2 FG
- PROPOSED ELEVATION
TA = TOP OF ASPHALT
FG = TOP OF FINAL FINISHED GRADE
FL = FLOW LINE
- OVERHEAD UTILITY WITH GUY WIRE
- NEW LANDSCAPE
- NEW CONCRETE
- NEW ASPHALT
- DRAINAGE DIRECTION

OWNER INFORMATION

INSIGHT CONSTRUCTION
3909 12TH STREET, NW
ALBUQUERQUE, NM 87107
505-888-7927
DAMIAN CHIMENTI

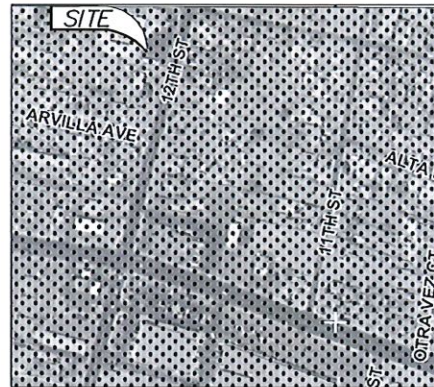
PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) EXCEPT THE WESTERLY 150 FEET THEREOF, OF ANDERSON-HARRIS ADDITION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 20, 1946, IN BOOK "C" OF MAPS AND PLATS, PAGE 59.



LOCATION MAP

ZONE ATLAS MAP G-13-Z



FEMA MAP

FIRM: 35001C0332G
ZONE: X

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 = 18,500 SF = 0.253 ACRES

EXISTING ESTIMATED RUN OFF

LAND TREATMENT
D = 18,500 SF = 100%
ANALYSIS RESULTS
V = 3,269 CF (RUNS OFF SITE)
Q = 2.0 CFS

PROPOSED ESTIMATED RUN OFF

LAND TREATMENT
B = 1,240 SF = 7%
D = 17,260 SF = 93%
ANALYSIS RESULTS
V = 3,124 CF (RUNS OFF SITE)
Q = 1.9 CFS

RETENTION BASIN DESCRIPTION AND ESTIMATE VOLUME (V)

RETENTION BASINS DO NOT CURRENTLY EXIST ON-SITE. NEW LANDSCAPE/PERVIOUS AREAS WILL BE DEPRESSED 4-INCHES.

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 THE SWQV ON NEW IMPERVIOUS AREAS (@ 0.26" FOR REDEVELOPMENT).

TOTAL NEW IMPERVIOUS AREA = 2,830 SF
SWQV = (2,830/12)(0.26") = 62 CF

TOTAL NEW PERVIOUS AREA = 246 SF
VOLUME PROVIDED = (246)(4") = 81 CF



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05/11/2021

Project:

INSIGHT CONSTRUCTION
3821 12th St. NW.
Albuquerque, New Mexico

Project:	120.623	1st Review Date:	11-24-2020
Drawn By:	JC	2nd Review Date:	04-13-2021
Scale:	As Shown	3rd Review Date:	
Drawn By:	JC		

Sheet:

**GRADING &
DRAINAGE
PLAN**

Number:

C101