

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 12, 2024

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

RE: 701 Central Ave. SE
Permanent C.O. – Accepted
Engineer's Certification Date: 08/06/24
Engineer's Stamp Date: 08/29/23
Hydrology File: K14D231

Dear Mr. Casares:

PO Box 1293
Albuquerque
NM 87103

Based on the Certification received 08/06/2024 and site visit on 08/09/2024, 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.

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

Sincerely,

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: 701 Central **Building Permit #** _____ **Hydrology File #** K14D231

DRB# _____ **EPC#** _____

Legal Description: Lots 13-16, Block 14 NM Town **City Address OR Parcel** 701 Central NW

Company's Original Townsite,

Applicant/Agent: JCII Group, LLC **Contact:** Joe Casares

Address: 8105 Sand Springs Cr NW **Phone:** 505-264-6918

Email: JCIIGroup@gmail.com

Applicant/Owner: 701 Central, LLC **Contact:** Walter Gill

Address: 701 Central NW **Phone:** 505-291-1711

Email: Walt@modulusdeisgn.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X

RE-SUBMITTAL: YES X NO

DEPARTMENT: TRANSPORTATION X 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) _____

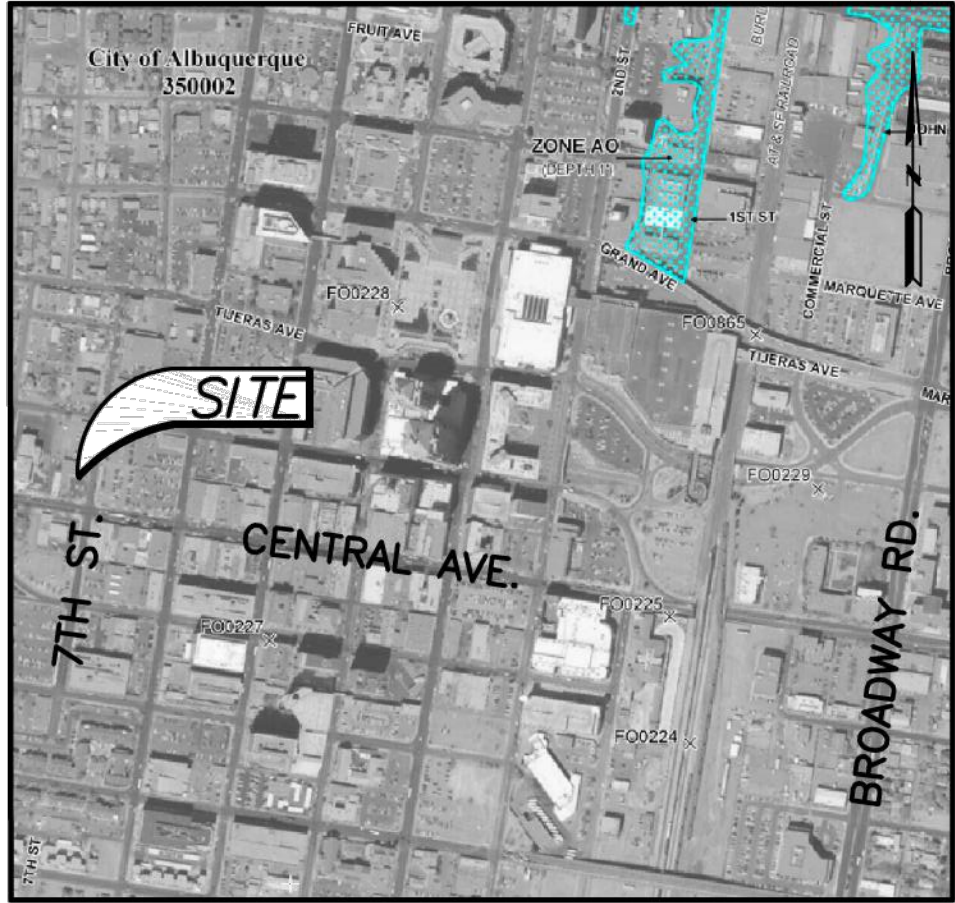
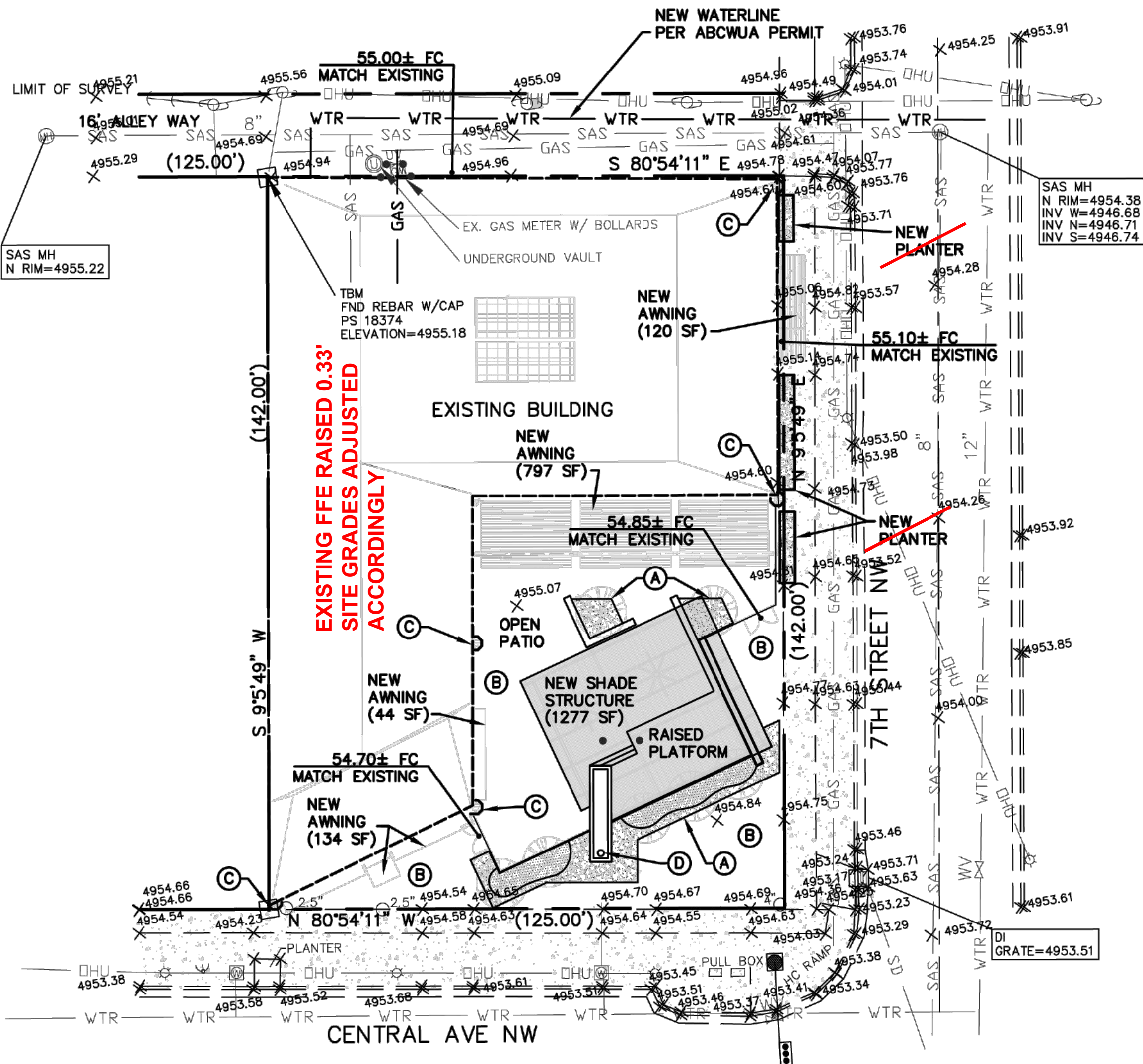
DATE SUBMITTED: 08/06/2024

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, 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 PROVIDED BY THE OWNER AND EXISTING INFORMATION SHOWN HAS BEEN VERIFIED IN THE FIELD. COORDINATE WITH THE OWNER/CONTRACTOR 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. CUT EXISTING CONCRETE TO FACILITATE PLANTER PER ARCH. GRADE AREA TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT 5% MIN.
- B. EXISTING CONCRETE TO REMAIN.
- C. MAINTAIN EXISTING ROOF DRAIN DOWNSPOUT.
- D. DIRECT NEW ROOF DRAIN DOWNSPOUT TO SPLASH PAD IN PLANTER AREA.



FEMA MAP
35001C0334G, 9/26/2008
FLOOD ZONE X

LEGEND

- 4954.68 X EXISTING ELEVATION
— GAS — UNDERGROUND GAS LINE
— SAS — SANITARY SEWER LINE
— WTR — POTABLE WATER LINE
— SD — STORM DRAIN
— DHU — OVERHEAD UTILITY LINE
— ELC — ELECTRICAL SERVICE

PROPERTY DESCRIPTION

LOTS 13-16, BLOCK 14, OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE IN THE CITY OF ALBUQUERQUE, PER PLAT RECORDED ON 12/07/1882, IN THE COUNTY CLERK'S OFFICE, BERNALILLO COUNTY NEW MEXICO.

PROJECT INFORMATION

PROPOSED LAND USE: RESTAURANT
ZONING: SU-2
GROSS FLOOR AREA: 5,380 SF
ADJACENT LOTS: SU-2
CONSTRUCTION TYPE: N/A (SEE ARCH. PLAN)
LOT SIZE: 0.407 AC.
UPC: 101405705845823705

OWNER INFORMATION

701 CENTRAL, LLC
701 CENTRAL AVE NW
ALBUQUERQUE, NM 87113
C/O: WALTER GILL
MODULUS DESIGN
PHONE: 505-291-1711
walt@modulusdesign.com

DRAINAGE CERTIFICATION

I, JOSEPH CASARES NMPE/PS 19014 OF THE FIRM JCH GROUP, LLC, CERTIFY THAT THIS PROJECT WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/19/2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED UNDER THE DIRECTION OF JOSEPH CASARES, NMPE/PS 19014, OF THE FIRM JCH GROUP, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DATE 08/06/2024, 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.

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)

08/06/24
DATE



DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES AND SMALLER (DPM CHAPTER 6) IS USED FOR ANALYSIS. THESE CALCULATIONS ANALYZE THE HYDROLOGY FOR THE PROPOSED DEVELOPED CONDITIONS UPON A 100 YEAR RAINFALL EVENT. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

EXISTING ESTIMATED RUN OFF

TOTAL IMPERVIOUS AREA = 0.407 AC.
PEAK DISCHARGE (TABLE 6.2.14)
ZONE 3, TREATMENT D = 4.49 CFS/AC
ANALYSIS RESULTS
Q100 = (0.407 AC)(4.49 CFS/AC) = 1.83 CFS



PROPOSED ESTIMATED RUN OFF

TOTAL IMPERVIOUS AREA = 0.380 AC.
PEAK DISCHARGE (TABLE 6.2.14)
ZONE 3, TREATMENT D = 4.49 CFS/AC
ZONE 3, TREATMENT B = 2.49 CFS/AC
ANALYSIS RESULTS
Q100 = (0.395 AC)(4.49)+(0.012 AC)(2.49) = 1.80 CFS

SWQV = (0.26 IN)(FT/12 IN)(2,372 SF) = 52 CF (PAYMENT IN LIEU)

CONCLUSION

THE PROPOSED SITE WILL NOT INCREASE RUNOFF TO THE ROW. THE STORMWATER QUALITY VOLUME (SWQV) WILL BE PAYMENT IN LIEU. OVERFLOW FROM SITE WILL BE DIRECTED TOWARDS THE ROW. ON-SITE STORM DRAINAGE DESIGN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

NO.	DATE	REVISION NO. & DESCRIPTION	BY	SCALE:	DESIGN INFO		SUBMITTED BY:			AS BUILT INFORMATION		ENGINEER'S SEAL							
-	-	-	-	1"=20'	DESIGNED BY: -	DATE: -	SEE ENGINEER'S SEAL	-	-	CONTRACTOR -			TITLE: 701 CENTRAL AVENUE NW SITE IMPROVEMENTS						
-	-	-	-	ATTENTION	DRAWN BY: J. CASARES	DATE: JUNE 2022		-	-	WORK STAKED BY -						DATE -			
-	-	-	-	0 1/2" 1"	CHECKED BY: -	DATE: -		-	-	INSPECTOR'S ACCEPTANCE BY -						DATE -			
-	-	-	-		CROSS CHK'D BY: -	DATE: -		-	-	INSPECTOR'S NAME -									
-	-	-	-	GRAPHIC SCALE	APPROVED BY: -	DATE: -		-	-	FIELD VERIFICATION BY -						DATE -			
-	-	-	-	THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)			-	-	DRAWINGS CORRECTED BY -	DATE -				WUA Project No.	CPN	Zone Map No.	K-14	Sheet	C5
-	-	-	-										8/29/22						