

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

August 30, 2021

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

RE: 9519 Lyndale Lane NW
Grading and Drainage Plan
Engineer's Stamp Date: 08/04/21
Hydrology File: C13D027F

Dear Mr. Valdez:

Based upon the information provided in your submittal received 08/09/2021, the Grading & Drainage Plan **is not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. This lot is part of the Drainage Report for Black Farms by Tierra West dated June 2004 (C13D027). This drainage report states that each lot is required to follow the Flat Grading Scheme of the DPM. Please note that you must follow the current DPM Article 6-5 Valley Drainage Criteria and pond the 100 year 10-day volume. Below are excerpt of the Drainage Report. According to the report for this lot, the required retention volume is 0.21 AC-FT or 9,147.6 CF of volume.

On-Site Drainage Management Plan

The site was divided into 58 developed basins, see attached basin map.

The new subdivision will follow a normal flat valley grading scheme where all storm drainage will be retained on-site. Each lot, basins 1-56, will drain into individual ponds that are located on each lot. The treatment for these basins is as follows: 0% A, 55% B, 0% C and 45% D per the flat grading scheme. The

All ponds were sized to hold the 100-year, 10-day volume storm. With storms larger than the 100-year, 10-day, the runoff will flow towards the river to the east and to the Calabacillas Arroyo to the north. See following tables for runoff and pond calculations.

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Pond Volume Calculations

Lot	Top Elevation (ft)	Bottom Elevation (ft)	Top Area (sf)	Bottom Area (sf)	Volume Req'd (ac-ft)	Volume Provided (ac-ft)	WSEL (ft)	Min Pad Elev (ft)
1	4990.02	4988.02	4130	2056	0.14	0.142	4990.03	4991.03
2	4990.02	4988.02	4028	2266	0.14	0.144	4989.94	4990.94
3	4990.02	4988.02	5555	3183	0.20	0.201	4990.01	4991.01
4	4990.02	4988.02	6221	4537	0.23	0.247	4989.87	4990.87
5	4990.02	4988.02	6900	5200	0.25	0.278	4989.79	4990.79
6	4990.02	4988.02	5284	2745	0.18	0.184	4989.97	4990.97
7	4990.02	4988.02	6600	4149	0.24	0.247	4989.94	4990.94
8	4988	4986	6138	3594	0.22	0.223	4987.94	4988.94
9	4988	4986	5691	3368	0.19	0.208	4987.87	4988.87
10	4988	4986	5896	3551	0.20	0.217	4987.82	4988.82
11	4988	4986	5824	3454	0.20	0.213	4987.83	4988.83
12	4988	4986	5533	3218	0.19	0.201	4987.92	4988.92
13	4987.43	4985.43	6636	4324	0.24	0.252	4987.30	4988.30
14	4987.43	4985.43	5508	3087	0.18	0.197	4987.27	4988.27
15	4987.3	4985.3	4604	2546	0.15	0.164	4987.13	4988.13
16	4988.03	4986.03	4422	2437	0.15	0.157	4987.96	4988.96
17	4988.34	4986.34	4414	2432	0.15	0.157	4988.19	4989.19
18	4988.66	4986.66	4700	2603	0.15	0.168	4988.45	4989.45
19	4988.96	4986.96	4787	2747	0.15	0.173	4988.64	4989.64
20	4989.21	4987.21	5839	3971	0.22	0.225	4989.12	4990.12
21	4988.84	4986.84	4831	2732	0.17	0.174	4988.78	4989.78
22	4988.5	4986.5	4358	2297	0.14	0.153	4988.32	4989.32
23	4988.18	4986.18	4196	2025	0.14	0.143	4988.10	4989.10
24	4987.83	4985.83	4228	2042	0.14	0.144	4987.74	4988.74
25	4987.43	4985.43	4538	2592	0.16	0.164	4987.33	4988.33
26	4987.43	4985.43	4812	2844	0.17	0.176	4987.34	4988.34
27	4987.43	4985.43	4636	2565	0.15	0.165	4987.20	4988.20
28	4987.43	4985.43	5559	2405	0.18	0.183	4987.35	4988.35
29	4987.43	4984.43	6373	2315	0.21	0.299	4986.56	4987.56
30	4987.43	4984.43	10036	3107	0.44	0.453	4987.33	4988.33
31	4987.43	4984.43	7070	2578	0.31	0.332	4987.22	4988.22
32	4987.43	4984.43	6023	1552	0.21	0.261	4986.80	4987.80
33	4987.43	4985.43	5845	3289	0.20	0.210	4987.30	4988.30
34	4987.43	4985.43	5237	3076	0.18	0.191	4987.29	4988.29
35	4987.43	4984.43	5607	2832	0.29	0.291	4987.42	4988.42
2 (36)	5003.1	5000.1	6051	2385	0.28	0.290	5002.95	5003.95
3 (37)	5002.53	5000.02	5441	2020	0.20	0.215	5002.31	5003.31
4 (38)	5000.17	4997.67	5187	2368	0.20	0.217	4999.96	5000.96
5 (39)	4997.71	4994.96	5076	2144	0.21	0.228	4997.44	4998.44
6 (40)	4998.5	4993.94	5109	2329	0.21	0.219	4996.35	4997.35
7 (41)	4996	4993	4575	1914	0.19	0.223	4995.50	4996.50
8 (42)	4996	4993	4708	1612	0.19	0.218	4995.67	4996.67
9 (43)	4996	4993	4589	2075	0.20	0.229	4995.58	4996.58
10 (44)	4996	4993	5117	2392	0.25	0.259	4995.86	4996.86
11 (45)	4998.1	4995.6	5417	2655	0.20	0.232	4997.71	4998.71
12 (46)	4999.19	4996.69	5214	2512	0.21	0.222	4999.11	5000.11
13 (47)	5000.43	4997.93	5135	2880	0.20	0.230	5000.13	5001.13
14 (48)	5001.49	4998.99	4224	2131	0.17	0.182	5001.37	5002.37

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2. Standard review fee of \$75 will be required at the time of resubmittal.

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

Sincerely,

Renée C. Brissette

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 (REV 11/2018)

Project Title: 9519 LYNDLE LN. N.W. Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 12, BLACK FARMS ESTATES, UNIT ONE (1)

City Address: 9519 LYNDLE LANE N.W.

Applicant: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ-DEVEL. CONSULTANT Contact: LEVI VALDEZ
GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQ., N.M. 87123

Phone#: 505-610-0593 Fax#: _____ E-mail: pawrod@hotmail-com

Owner: ARTHUR DE LA O Contact: _____

Address: 6401 SANTA MONICA AVE. N.E., ALBUQ., N.M.

Phone#: 505-697-1680 Fax#: _____ E-mail: 2adela0@comcast.net

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☒ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

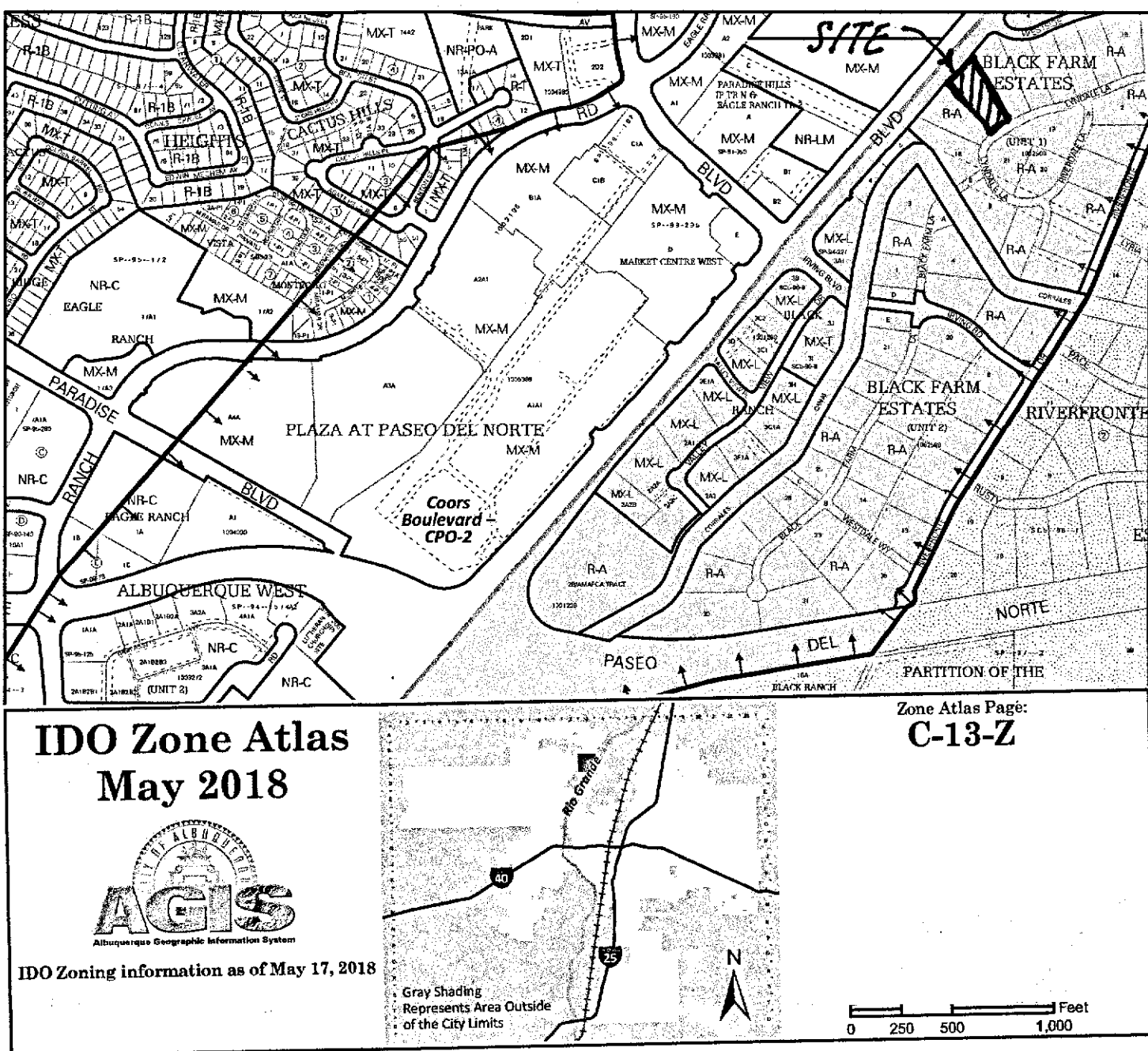
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 08-05-2021 By: GEORGE T. RODRIGUEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES
- 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = EC=5002.10
CURB FLOWLINE ELEVATION = EC=5002.60
EXISTING SPOT ELEVATION = XG=5001.2
EXISTING CONTOUR ELEVATION = 5020
PROPOSED SPOT ELEVATION = 0275
PROPOSED CONTOUR ELEVATION = 03.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

- 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON.

NOTES: BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER'S TEST RESULTS AND RECOMMENDATIONS.
CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY.
CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.

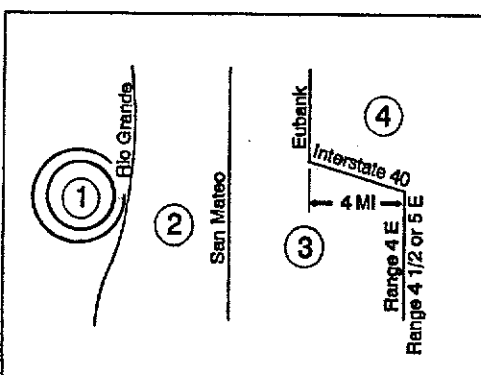
GEORGE T. RODRIGUEZ
LAND USE-DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
LEVI J. VALDEZ, P.E.
12800 SAN JUAN AVENUE, N.E.
ALBUQUERQUE, NEW MEXICO 87123
(505)610-0593

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
1508 Cielo Vista Del Sur, N.W. • Corrales, New Mexico 87046
Telephone (505) 250-2273

GENERAL NOTES:

- 1) CONTOUR INTERVAL IS ONE (1) FOOT.
- 2) ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "NM 448-N10", HAVING AN ELEVATION OF 5048.205, NAVD 1983.
- 3) UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4) THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

LEGAL DESCRIPTION:

LOT TWELVE (12), BLACK FARMS ESTATES, UNIT ONE (1), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

Section 6-2(A)(2) Land Treatments

All land areas are described by one of four basic land treatments or by a combination of the four land treatments. Land treatments are provided in TABLE 6.2.9.

Treatment	Land Condition
A (N=77)	Soil uncompacted by human activity with 0 to 10% slopes. Native grasses, weeds, and shrubs in typical densities with minimal disturbance to grading, ground cover, and infiltration capacity.
B (N=79)	Irrigated lawns, parks and golf courses with 0 to 10% slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10% and less than 20%.
C (N=86)	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock (desert landscaping). Irrigated lawns and parks with slopes greater than 10%. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20% or greater. Native grass, weed and shrub areas with clay or clay loam soils, and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D (N=98)	Impervious areas, pavement, and roofs. Ponds, channels, and wetlands, even if seasonally dry.

The 6-hour excess precipitation, E, by zone and treatment is summarized in TABLE 6.2.13.

Zone	A	B	C	D
100-YEAR EXCESS PARTICIPATION, E (IN)	0.55	0.73	0.95	2.24
1	0.62	0.80	1.03	2.33
2	0.67	0.86	1.09	2.58
3	0.76	0.95	1.20	3.34

Section 6-2(A)(5) Peak Discharge Rate for Small Watersheds

The peak discharge rate is given in TABLE 6.2.14 for small watersheds, less than or equal to 40 acres, where the time of concentration is assumed to be 12 minutes.

Zone	A	B	C	D
100-YEAR PEAK DISCHARGE (CFS/ACRE)	1.54	2.16	2.87	4.12
1	1.71	2.35	3.05	4.34
2	1.84	2.49	3.17	4.49
3	2.09	2.73	3.41	4.78

BUILDING DATA:

HEATED AREA = 3,308.0 SQ. FT.
GARAGE AREA = 1,078.0 SQ. FT.
PATIO(S) AREA = 557.0 SQ. FT.
TOTAL = 4,943.0 SQ. FT.
30' X 37' CONC. SLAB = 1,110.0 SQ. FT.
TOTAL 'D' = 6,053.0 SQ. FT. = 0.14 ACRE

CONSTRUCT 6' HIGH CMU BLOCK WALL WITH 3" OPENINGS @ 20' O.C. FOR DRAINAGE, (DESIGN BY OTHERS)

PROVIDE 3" PVC (SCHEDULE 40) DRAIN PIPE, 30' LENGTH FOR POND EQUALIZER PIPE

SCALE: 1" = 20'

20' 10' 0' 20'

20' 10' 0' 20'

20' 10' 0' 20'

20' 10' 0' 20'

20' 10' 0' 20'

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