

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 6, 2022

Levi J. Valdez, P.E.
George T Rodriguez-Development Consultant
12800 San Juan Rd. Se
Albuquerque, NM 87123

RE: 9519 Lyndale Lane NW
Permanent CO - Approved
Engineer's Stamp Date: 9/27/21
Hydrology File: C13D027F

Dear Mr. Valdez:

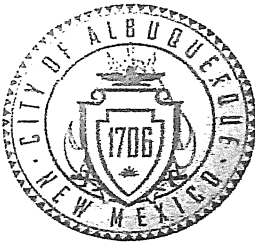
Based on the certification received 6/23/22 and a site visit on 6/30/22, this certification is approved for Permanent Certificate of Occupancy by Hydrology.

PO Box 1293 If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov.

Albuquerque Sincerely,

NM 87103 David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: 9519 LYNDAL LN. N.W. Building Permit #: _____ Hydrology File #: C13DO27F

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

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

City Address: 9519 LYNDAL LANE N.W.

Applicant: THOMAS D. JOHNSTON, P.E.
GEORGE T. RODRIGUEZ - DEVEL. CONSULTANT Contact: GEORGE RODRIGUEZ

Address: 12000 SAN JUAN N.E., ALBUQ., N.M. 87123

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

Owner: ARTHUR DE LA O Contact: ART De la O

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:

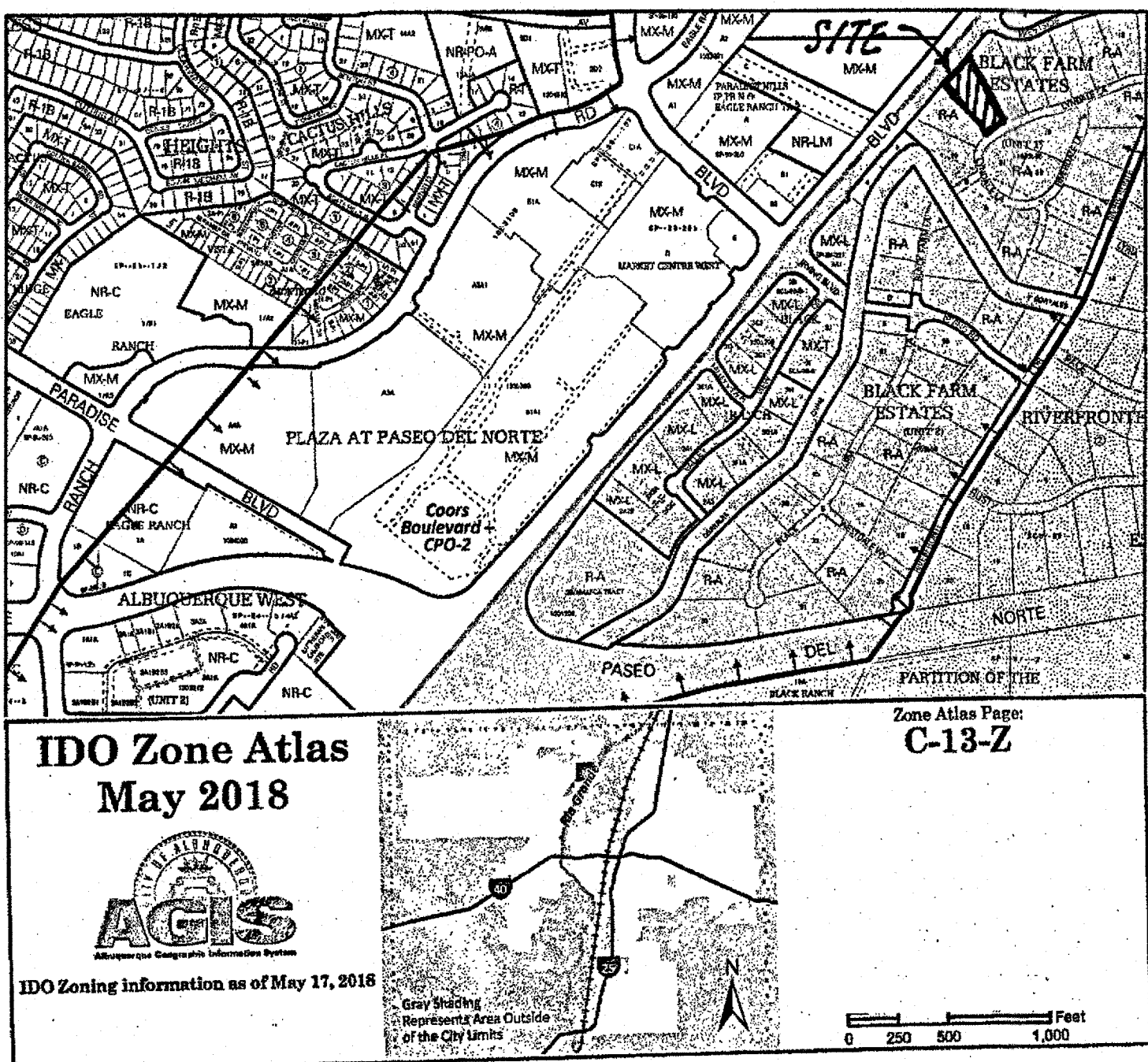
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 06-20-2022 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 BERM, DICES, 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 269-1990 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 = 5002
PROPOSED SPOT ELEVATION = 5002.75
PROPOSED CONTOUR ELEVATION = 5003.0
PROPOSED OR EXISTING CONCRETE SURFACE = 5003.0
EXISTING FENCE LINE = 5003.0

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.

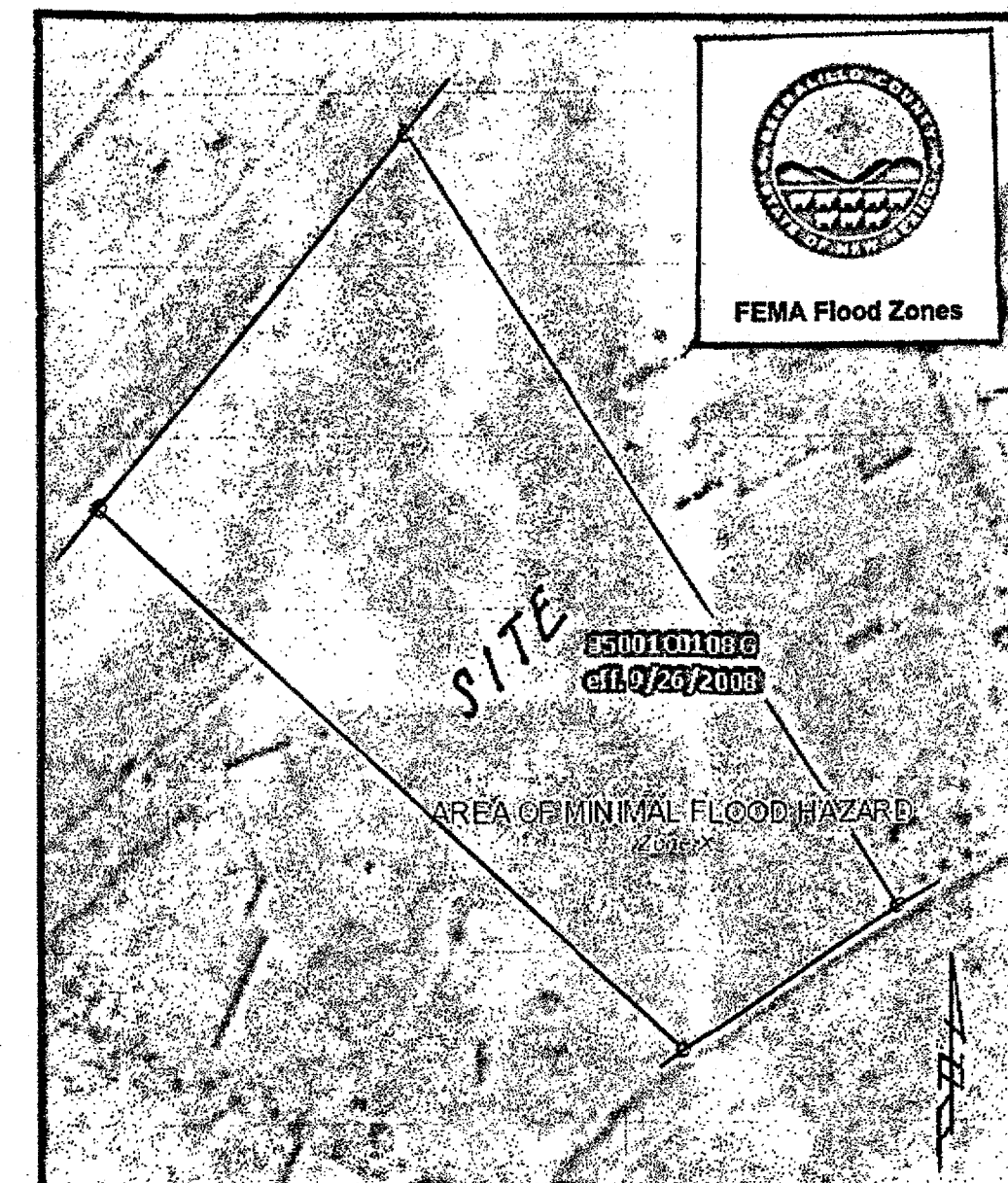
CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY.

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.

(A) CRUSHER FINES SURFACE

(C) 12" HIGH C.M.U. WALL (TYPICAL)

(E) LANDSCAPE AREA



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 1988.
- 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.

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
1508 Gato Vista Del Sur, NW • Corrales, New Mexico 87049
Telephone (505) 250-2275

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 6.2.3.

TABLE 6.2.3 Land Treatments	
Treatment	Land Condition
A (CN=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 (CN=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 (CN=85)	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 (CN=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.

TABLE 6.2.13 6-hour Excess Precipitation, "E"				
Zone	Land Treatment			
	A	B	C	D
100-YEAR EXCESS PARTICIPATION, E (IN)				
1	0.55	0.73	0.95	2.24
2	0.62	0.80	1.03	2.33
3	0.67	0.86	1.09	2.58
4	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.

TABLE 6.2.14 Peak Discharge				
Zone	Land Treatment			
	A	B	C	D
100-YEAR PEAK DISCHARGE (CF5/ACRE)				
1	1.54	2.16	2.87	4.12
2	1.71	2.36	3.05	4.34
3	1.84	2.49	3.17	4.49
4	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

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

FIGURE 6.2.3 Precipitation Zones

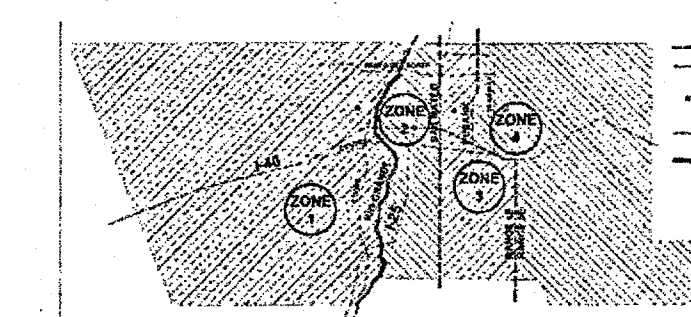


TABLE 6.2.8 Precipitation for Zones 1-4						
Partial Duration	500 year	100 year	10 year	2 year	Intensity In/hr	Depth in
ZONE 1						
5 min	0.701	0.841	0.538	0.335	4.02	0.207
10 min	1.070	1.242	0.819	0.511	3.07	0.315
12 min	1.160	1.342	0.881	0.558	2.85	0.342
15 min	1.320	1.528	1.020	0.633	2.53	0.390
30 min	1.780	2.056	1.370	0.852	1.70	0.525
60 min	2.200	2.520	1.690	1.060	1.06	0.650
2 hr	2.530	2.920	1.920	1.190	0.60	0.746
3 hr	2.760	3.200	2.060	1.250	0.42	0.800
6 hr	2.780	3.240	2.100	1.260	0.23	0.920
24 hr	3.090	3.490	2.490	1.460	0.07	1.160
4 day	3.780	4.280	3.120	1.930	0.02	1.560
10 day	4.680	5.280	3.900	2.760	0.01	1.970

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED BETWEEN COORS BOULEVARD N.W. AND LYNDALE LANE N.W. NORTH OF PASEO DEL NORTE N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (IDO ZONE ATLAS MAP "C-13-Z").

THE SUBJECT SITE, 1.) IS AN EXISTING INFILL VACANT PROPERTY, 2.) PROPOSES TO HAVE A SINGLE FAMILY RESIDENCE CONSTRUCTED THEREON, 3.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 4.) DOES NOT CONTRIBUTE FLOWS TO ADJACENT PROPERTIES, 5.) IS TO PROVIDE FOR REQUIRED ONSITE RETENTION PONDING FOR THE DEVELOPED CONDITIONS.

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-5, EFFECTIVE DATE: JUNE 8, 2020, DESIGN MUST FOLLOW THE VALLEY DRAINAGE CRITERIA AND RETENTION POND THE 100 YR. 10 DAY STORM VOLUME.

DRAINAGE CALCULATIONS:

SITE AREA = 1.29 ACRE
PRECIPITATION ZONE: ONE (1)

LAND TREATMENTS FOR DEVELOPED CONDITIONS: (PER FLAT GRADING SCHEME)
0% 'A', 55% 'B', 0% 'C', AND 45% 'D'

PRECIPITATION: 100-YR./6 HR. = 2.17 IN.
10-DAY = 3.90 IN.

EXCESS PRECIPITATION: 1.54 CFS/AC.
TREATMENT A = 0.55 IN.
TREATMENT B = 0.73 IN.
TREATMENT C = 0.95 IN.
TREATMENT D = 2.24 IN.
4.12 CFS/AC.

EXISTING CONDITIONS: AREA
TREATMENT A = 0.81 AC.
TREATMENT B = 0.00 AC.
TREATMENT C = 0.48 AC.
TREATMENT D = 0.00 AC.
PROPOSED CONDITIONS: AREA
0.00 AC = 0%
0.71 AC = 55%
0.00 AC = 0%
0.58 AC = 45%

EXISTING EXCESS PRECIPITATION:
WEIGHTED "E" = (0.55 X 0.81) + (0.73 X 0.00) + (0.95 X 0.48) + (2.24 X 0.00) / 1.29 = 0.70 IN.
V100-360 = (0.70 X 1.29) / 12 = 0.07525 AC. FT. = 3,278.0 CU. FT.

EXISTING PEAK DISCHARGE:
Q-100 = (1.54 X 0.81) + (2.16 X 0.00) + (2.87 X 0.48) + (4.12 X 0.00) = 2.63 CFS

PROPOSED EXCESS PRECIPITATION:
WEIGHTED "E" = (0.55 X 0.00) + (0.73 X 0.71) + (0.95 X 0.00) + (2.24 X 0.58) / 1.29 = 1.41 IN.
V100-10 DAY = (1.41 X 1.29) / 12 = 0.15158 AC. FT. = 6,603.0 CU. FT.

PROPOSED PEAK DISCHARGE:
Q100-10 DAY = (1.54 X 0.00) + (2.16 X 0.71) + (2.87 X 0.00) + (4.12 X 0.58) = 3.92 CFS

NOTE:

FLAT GRADED AREA = 0.72 ACRE = 31,363.0 SQ. FT.
REQUIRED RETENTION POND DEPTH = 6,603.0 CU. FT. / 31,363.0 SQ. FT. = 0.20' DEPTH
FLAT GRADED AREA ELEVATION = 5002.55
WATER SURFACE ELEVATION = 5002.75
PAD ELEVATION = 5003.75
FINISHED FLOOR ELEVATION = 5004.10

NOTE:

- 1.) PAD CERTIFICATION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 2.) A FINAL INSPECTION BY HYDROLOGY IS REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY IS RELEASED.

DRAINAGE CERTIFICATION:

I, THOMAS D. JOHNSTON, N.M.P.E. NO. 17158, DO HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09-27-2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY L. HARRIS, N.M.P.S.#11463 OF THE FIRM HARRIS SURVEYING, INC., ALBUQUERQUE, NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 06-17-2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE 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.

THOMAS D. JOHNSTON, N.M.P.E. NO. 17158



LEGAL DESCRIPTION:

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

GRADING AND DRAINAGE PLAN

A GRADING AND DRAINAGE PLAN

FOR PROPOSED

ARTURO DE LA O RESIDENCE

9519 LYNDALE LANE N.W.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY, 2021

