

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 23, 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: 09/27/21
Engineer's Certification Date: 12/20/21
Hydrology File: C13D027F

Dear Mr. Valdez:

PO Box 1293

Based upon the information provided in your submittal received 12/22/2021, the Grading and Drainage Plan is approved for Building Permit and Building Pad Certification for 9519 Lyndale Lane NW. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (G): Engineer's Certification Checklist for Subdivision and Part 6-14 (H): Required Certification Language is required.

www.cabq.gov

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

Sincerely,

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 LYNDAL LN. N.W. Building Permit #: _____ Hydrology File #: C13D027F
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 12, BLACK FARMS ESTATES, UNIT ONE (1)
City Address: 9519 LYNDAL LANE N.W.
Applicant: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ-DEVEL. CONSULTANT 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: 2adela.o@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:

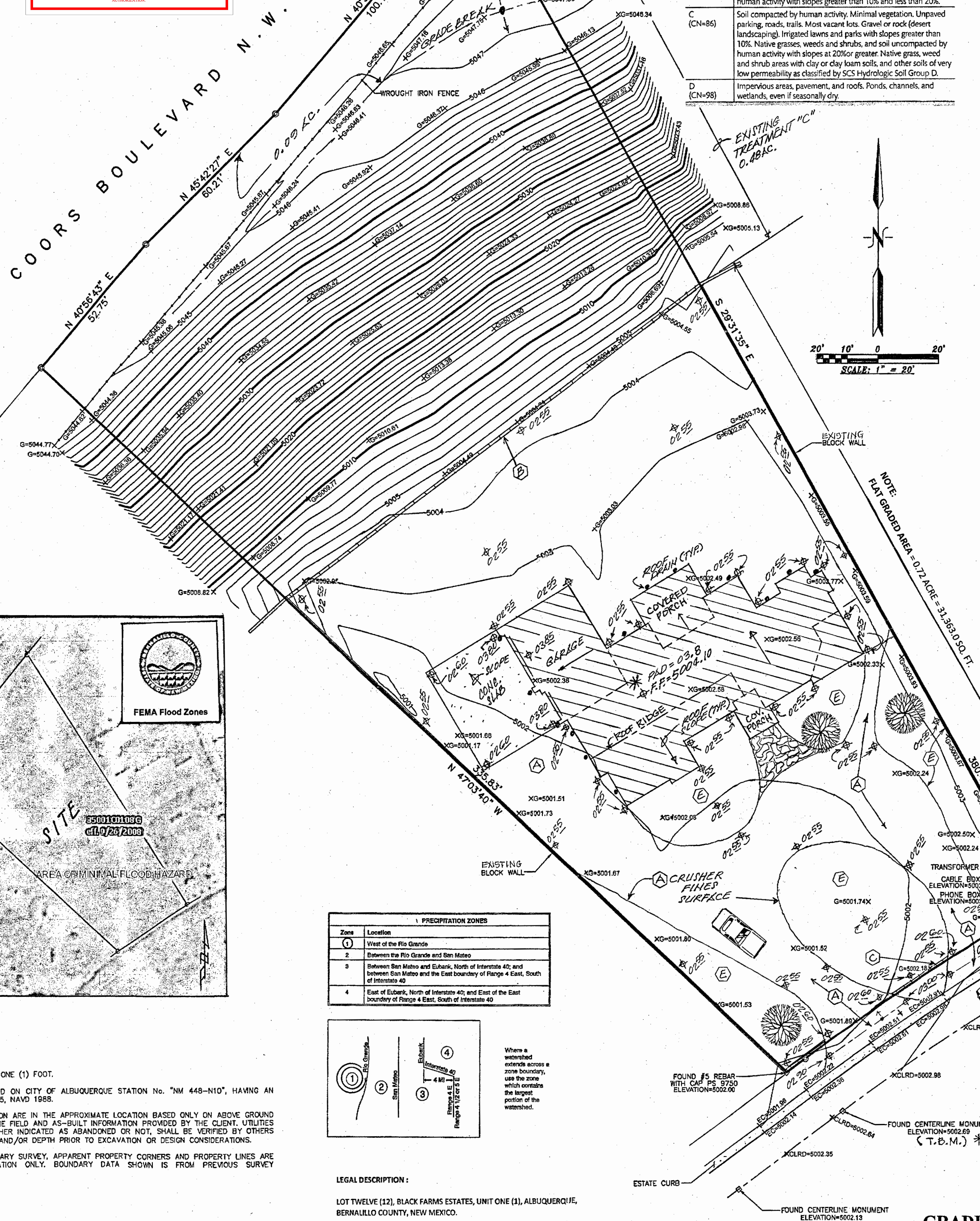
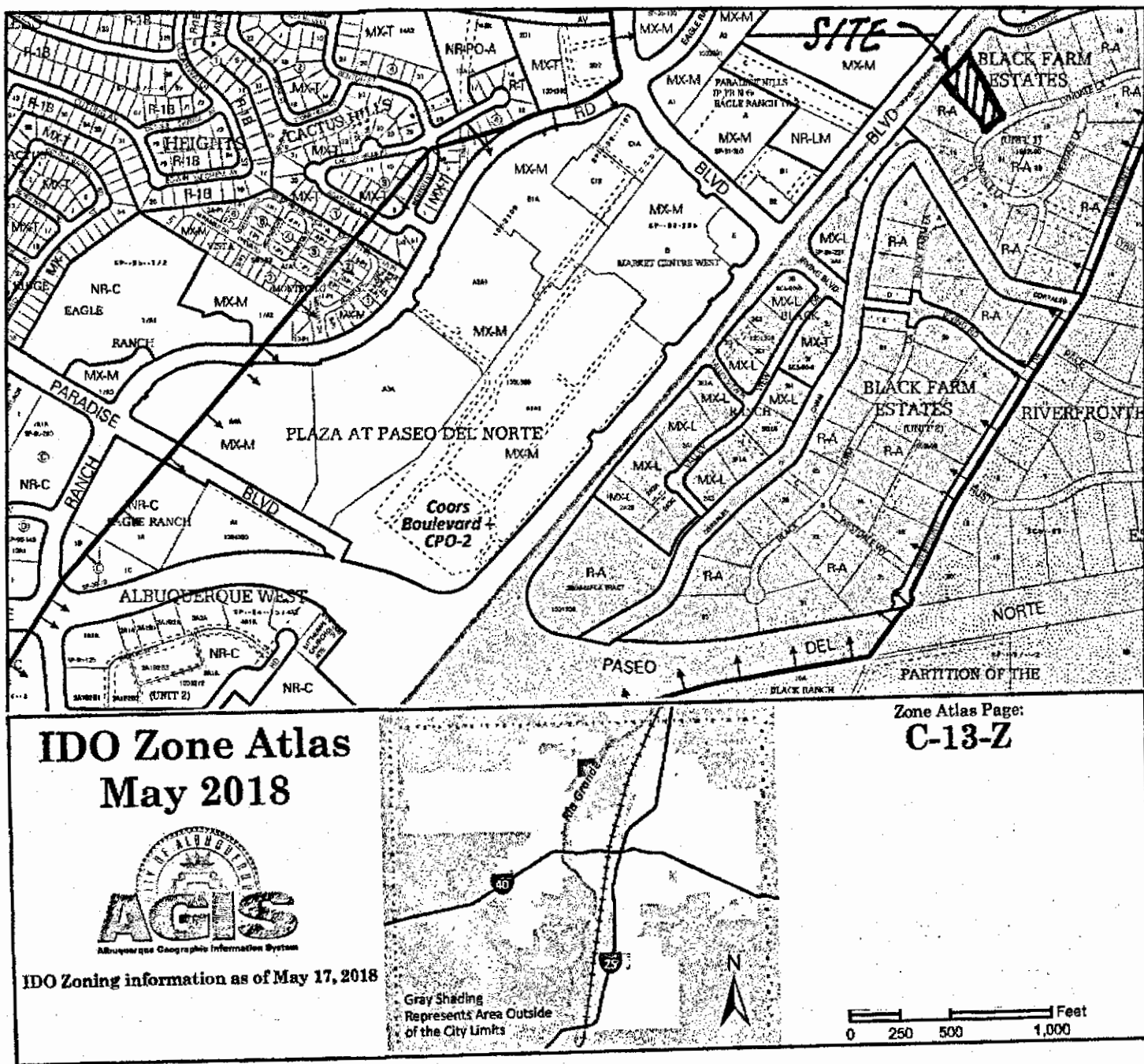
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 12-20-2021 By: GEORGE T. RODRIGUEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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 6.2.2.

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=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 (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 6.2.3.

Zone	A	B	C	D
100-YEAR EXCESS PARTICIPATION, E (IN)	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 6.2.4 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
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

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

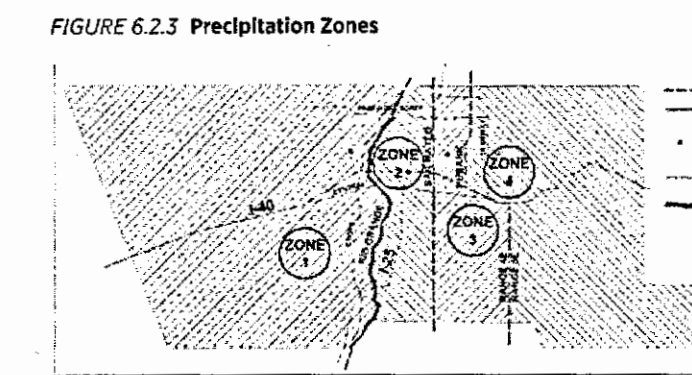


TABLE 6.2.8 Precipitation for Zones 1-4									
Partial Duration		500 year		100 year		10 year		2 year	
		Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr	Depth (in)	Intensity in/hr
ZONE 1									
5	min.	0.701	8.41	0.538	6.46	0.335	4.02	0.207	2.48
10	min.	1.070	6.42	0.819	4.91	0.511	3.07	0.315	1.89
12	min.	-	5.96	-	4.58	-	2.85	-	1.76
15	min.	1.320	5.28	1.020	4.08	0.633	2.53	0.390	1.56
30	min.	1.780	3.56	1.370	2.74	0.852	1.70	0.525	1.05
60	min.	2.200	2.20	1.690	1.69	1.060	1.06	0.650	0.65
2	hr.	2.530	1.27	1.920	0.96	1.190	0.60	0.746	0.37
3	hr.	2.760	0.92	2.000	0.67	1.250	0.42	0.800	0.27
6	hr.	2.780	0.46	2.170	0.36	1.400	0.23	0.920	0.15
24	hr.	3.090	0.13	2.490	0.10	1.680	0.07	1.160	0.05
4	day	3.780	0.04	3.120	0.03	2.190	0.02	1.560	0.02
10	day	4.680	0.02	3.900	0.02	2.760	0.01	1.970	0.01

PAD CERTIFICATION:
I, LEVI J. VALDEZ HAVE PERSONALLY INSPECTED THE SUBJECT SITE; I HEREBY CERTIFY THAT THE EXISTING PAD ELEVATION SHOWN ON THE PLAN HEREON IS ONE AND THE SAME THAT IS BEING UTILIZED FOR THE DESIGN FINISH FLOOR ELEVATION OF THE PROPOSED RESIDENCE.

A GRADING AND DRAINAGE PLAN
FOR PROPOSED
ARTURO DE LA O RESIDENCE
9519 LYNDALANE N.W.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2021

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:

- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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=5001.12
EXISTING CONTOUR ELEVATION = 5020
PROPOSED SPOT ELEVATION = 0275
PROPOSED CONTOUR ELEVATION = 03.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

GENERAL NOTES:

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

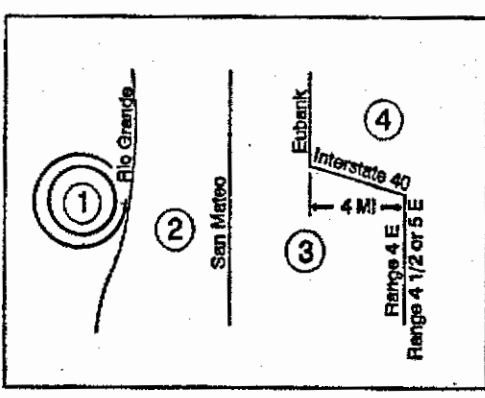
PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON.

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.

GENERAL NOTES:

- CONTOUR INTERVAL IS ONE (1) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "NM 448-N10", HAVING AN ELEVATION OF 5048.205, NAVD 1988.
- 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.
- 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



LEGAL DESCRIPTION:

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

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

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1308 Cielo Vista Del Sur, N.E. • Corrales, New Mexico 87048
Telephone (505) 850-8273