

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 11, 2025

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: 12724 San Jacinto NE
30-Day Temporary C.O. – Accepted
Engineer’s Certification Date: 12/1/25
Engineer’s Stamp Date: 4/24/24
Hydrology File: K22D066
Case # HYDR-2025-00429**

Dear Mr. Soule:

PO Box 1293

Based on the Certification received 12/3/2025 and the site visit on 12/11/2025, this letter serves as a conditional approval from Hydrology Section for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

The following item needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

NM 87103

1. Payment in Lieu (Amount = \$4,752.00) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.

www.cabq.gov

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

Weighted E Method

Basin	Area (sf)	Area (acres)	100-Year, 6-hr.				100 yr 10-day						
			Treatment A	Treatment B	Treatment C	Treatment D	Weighted E	Volume	Flow	Volume			
EXISTING	20966.00	0.481	0%	100%	0.481	0%	0.000	0%	0.000	0.860	0.034	1.20	0.034
PROPOSED	20966.00	0.481	0%	0%	0.000	19%	0.091	81%	0.390	2.297	0.092	2.04	0.164

Equations:
 Weighted E = Ea * Aa + Eb * Ab + Ec * Ac + Ed * Ad / (Total Area)
 Volume = Weighted D * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
 Where for 100-year, 6-hour storm(zone3)
 Ea= 0.67 Qa= 1.84
 Eb= 0.86 Qb= 2.49
 Ec= 1.09 Qc= 3.17
 Ed= 2.58 Qd= 4.49

Developed Conditions	TOTAL VOLUME	PEAK
HISTORICAL DISCHARGE	1502.56 CF	1.20 CFS
DEVELOPED DISCHARGE	7140.67 CF	2.040 CFS
FIRST FLUSH REQUIREMENT	594 CF	
FIRST FLUSH RETAINED	0 CF	

This site is a development of an undeveloped site. The surrounding sites and city gis identify this area as free discharge. The site will discharge to an existing alley in accordance with historical patterns. The site is not impacted by upland flows. The owner wishes to pay a fee in lieu for the first flus requirement

CULVERT

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 2.00
 C = 2.95
 H = 0.67 ft
 L = Length of weir

SIDEWALK CULVERT

$Q = 2.95 * 2 * ((0.67)^{3/2}) = 3.23$ CFS,
 THEREFORE 1 CULVERT HAS THE CAPACITY FOR MORE THAN 2 CFS

**Private Drainage Facilities within City Right-of-Way
 Notice to Contractor
 (Special Order 19 ~ "SO-19")**

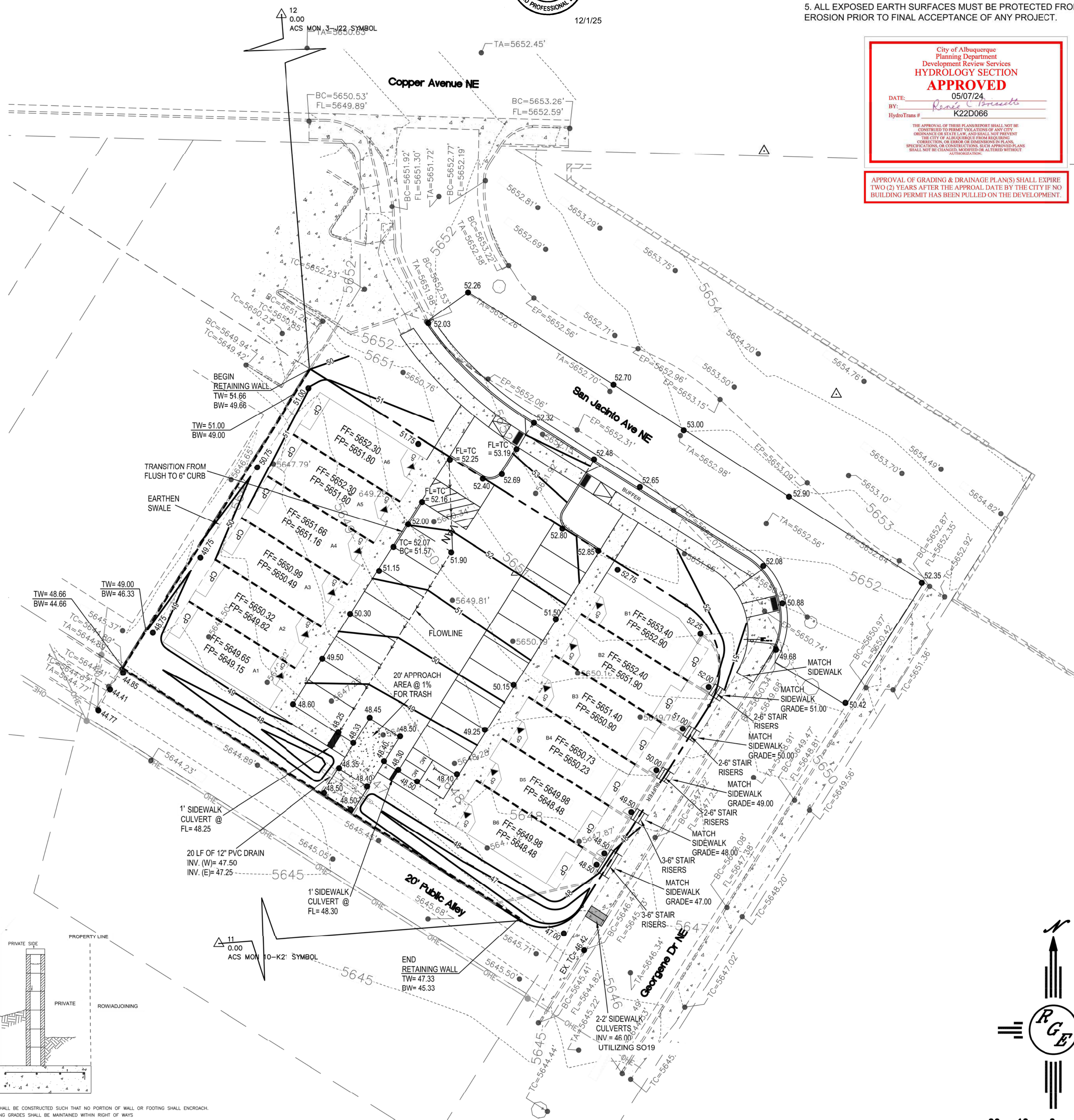
- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** (or (505) 260-1990) for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be 95%.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- For excavation and barricading inspections, contact DMD Construction Services Division.

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

WALL SHALL BE CONSTRUCTED SUCH THAT NO PORTION OF WALL OR FOOTING SHALL ENCRUSH. EXISTING GRADES SHALL BE MAINTAINED WITHIN RIGHT OF WAYS

WALL DETAILS AT ALL PROPERTY BOUNDARIES

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, 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 4/24/24. The certification is submitted in support of a request for **CERTIFICATE OR 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.

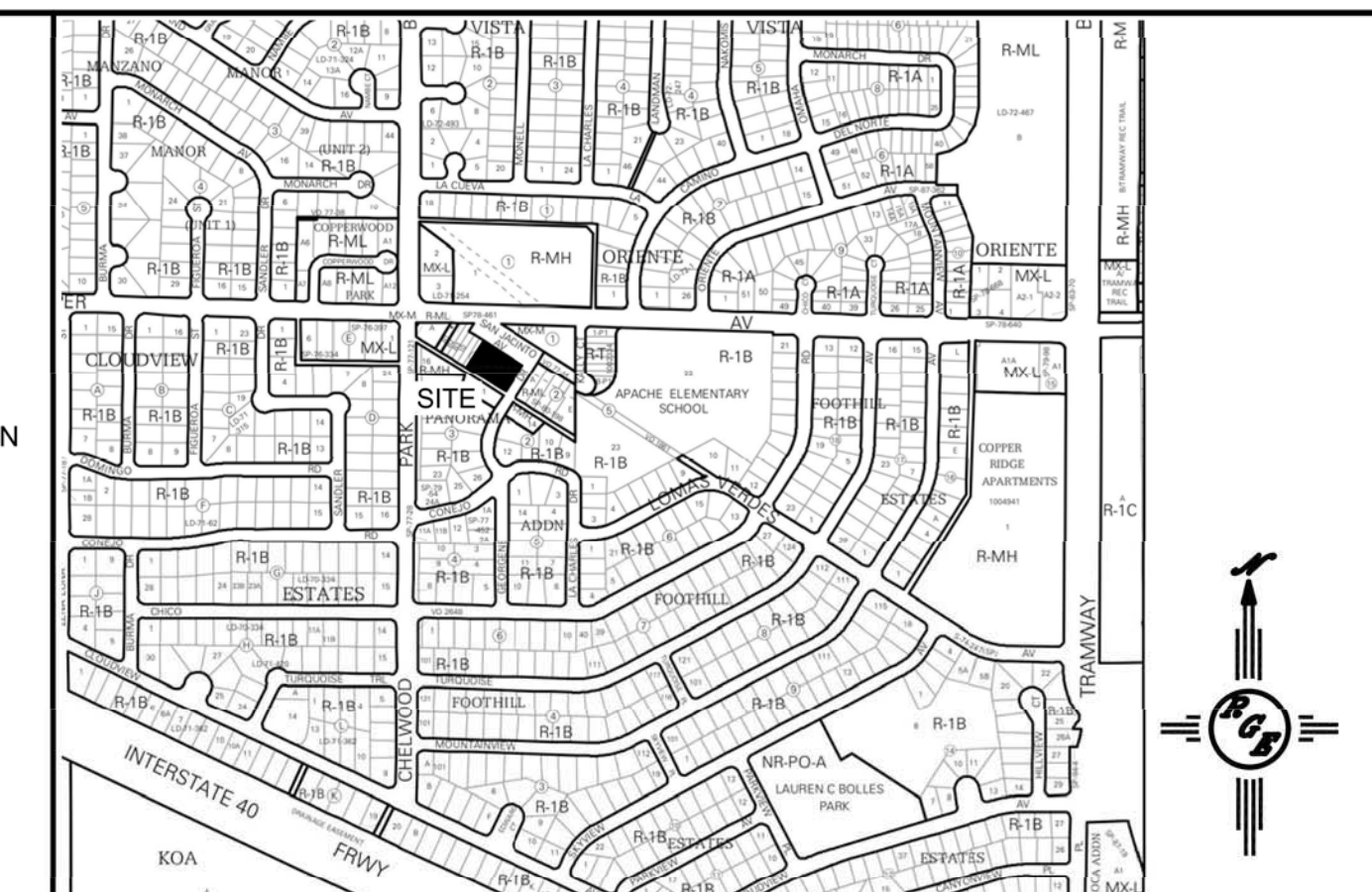


EROSION CONTROL NOTES:

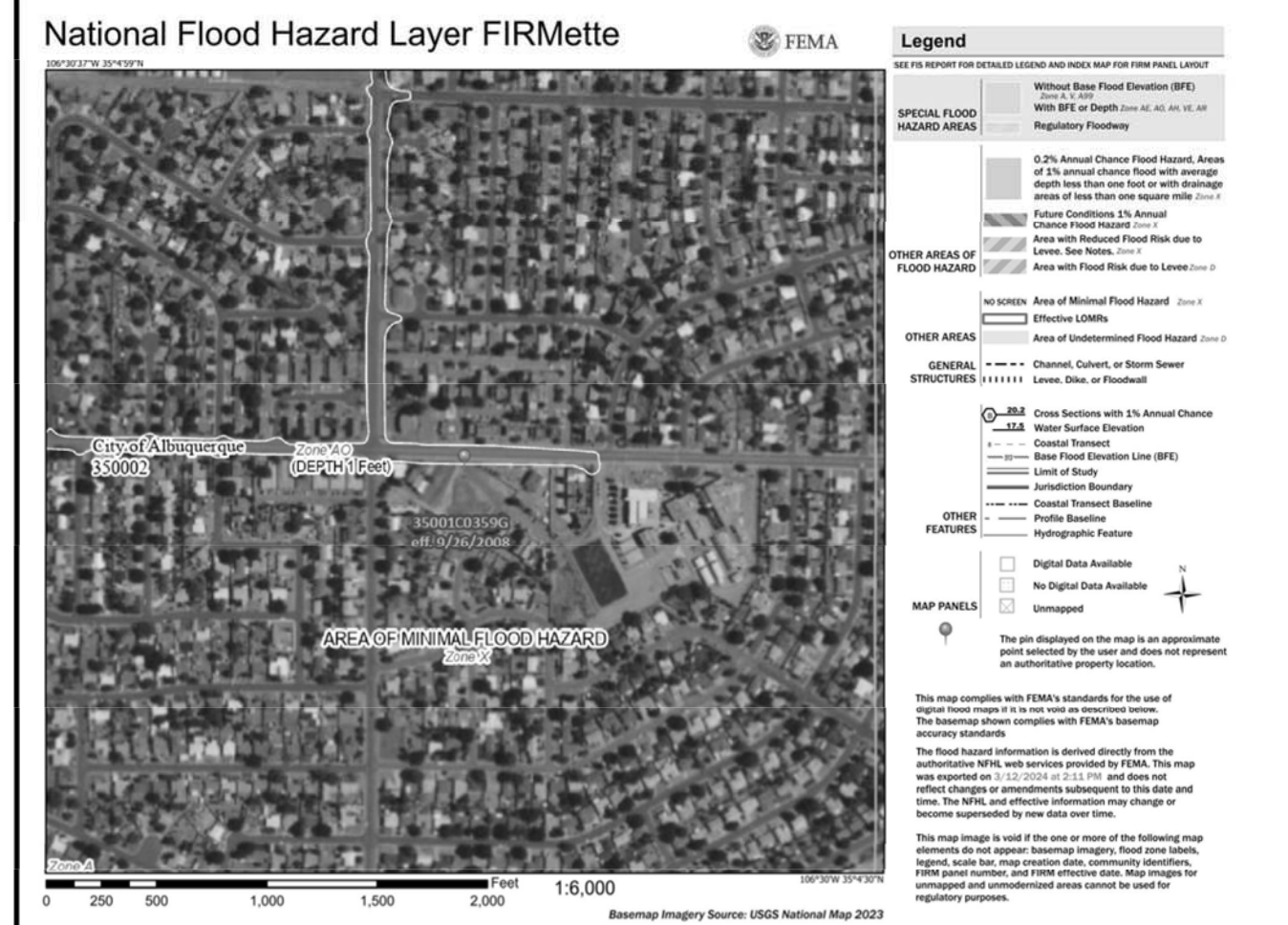
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 05/07/24
 BY: *Ryan Tomazetti*
 HydroTrack # KZZD066

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



VICINITY MAP: K-22-Z



FIRM MAP:

LEGAL DESCRIPTION:

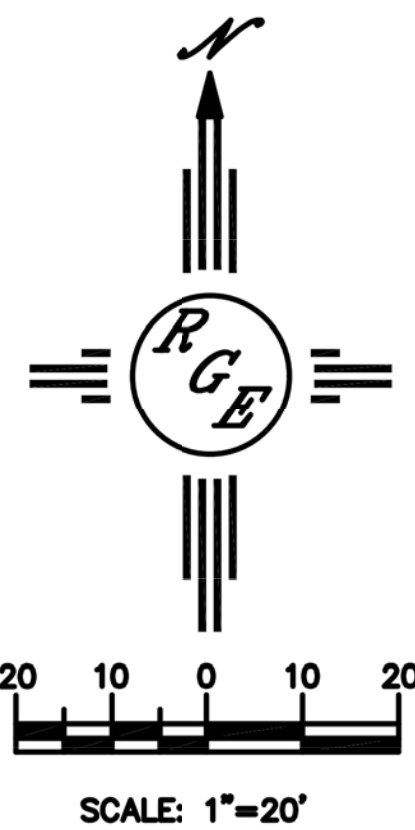
LOTS 1-7, BLOCK 3 PANORAMA ADDITION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	PROPOSED CONTOUR
-----	PROPOSED INDEX CONTOUR
•	EXISTING SPOT ELEVATION
•	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED EARTHEN SWALE
-----	PROPOSED RETAINING WALL
-----	PROPOSED CONCRETE



ENGINEER'S SEAL	LOTS 1-7, BLK 3 PANORAMA ADD. 12728 SAN JACINTO AVE. NE GRADING AND DRAINAGE PLAN	DRAWN BY DEM
		DATE 3-14-24
		12728 San Jacinto Ave NE.dwg
		SHEET # 5 of 7
DAVID SOULE P.E. #14522	P.O. BOX 93924 ALBUQUERQUE, NM 87199 (505) 321-9099	JOB #