

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 27, 2023

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

**RE: 6508 Jade Dr. NW**  
**Revised Grading & Drainage Plan**  
**Engineer's Stamp Date: 02/23/23**  
**Hydrology File: E10D113**

Dear Mr. Soule:

Based upon the information provided in your submittal received 02/27/2023, **the Revised Grading & Drainage Plan is not approved for Building Permit.** The following comments need to be addressed for approval of the above referenced project:

1. There is an existing 25-foot Public Drainage Easement along the rear Property line that is not shown (The Plat was filed 11-1-1967 in Vol 3, Folio 175). Both the proposed house and proposed pool is within this easement. (see below the trench prism layout that was done during the DRB application PR-2022-006614 for a vacation of this easement which was withdrawn by the applicant in June 2022. This property was previously approved with an incorrect Grading & Drainage Plan which did not show this easement on March 29, 2022. At the DRB, the applicant was informed that the house which encroaches about 10 feet into the existing 25-foot Public Drainage Easement would need to be relocated outside of the easement. **Please note that since this did not happen, Hydrology will not be able to approve the house for Permanent Certificate of Occupancy.**

PO Box 1293

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NM 87103

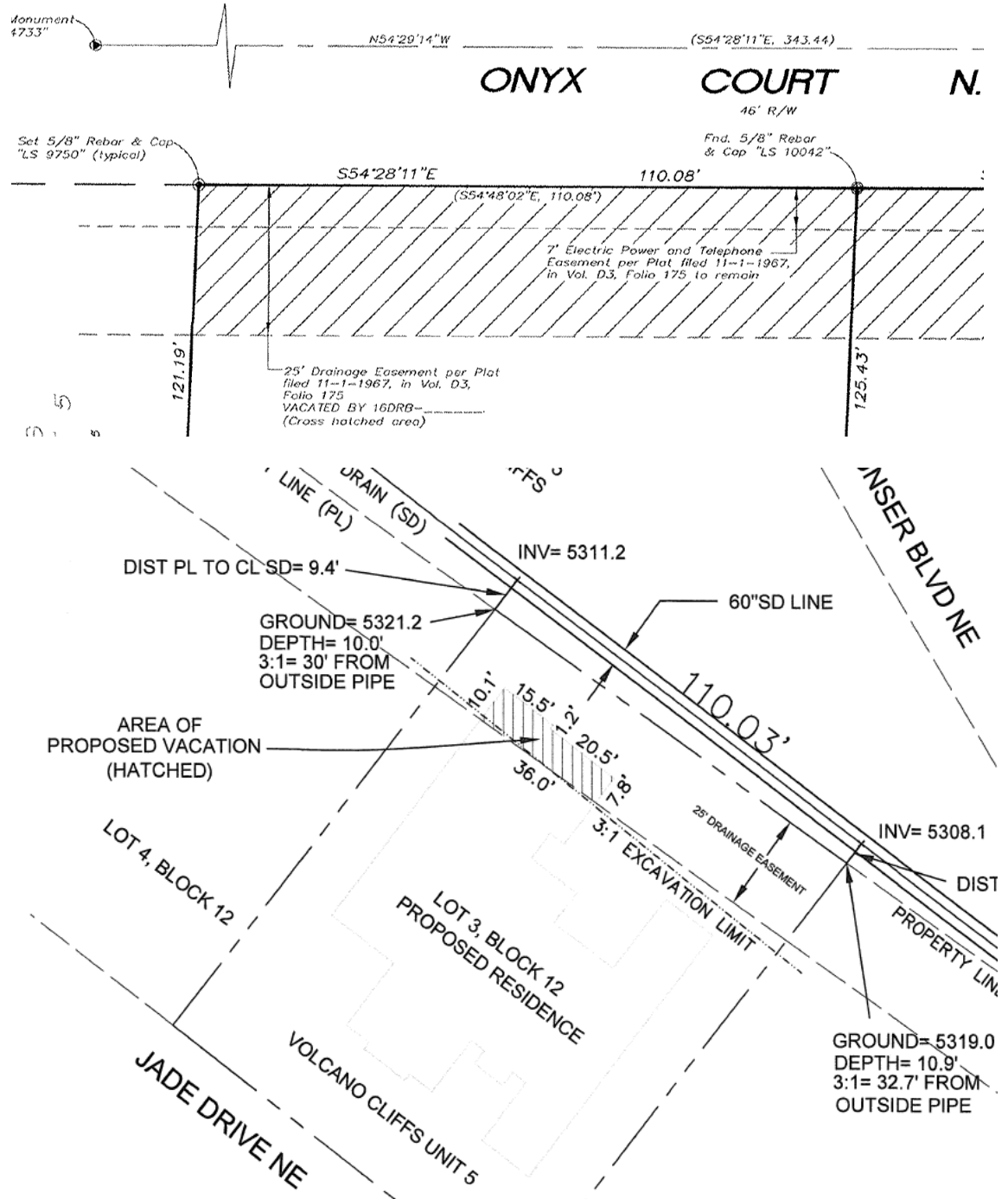
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10. PR-2022-006614  
SD-2022-00079 – VACATION OF PUBLIC  
EASEMENT

COMMUNITY SCIENCES CORPORATION agent for MICHAEL & EMILY CISNEROS requests the aforementioned action(s) for all or a portion of: LOT 3 BLOCK 12 UNIT 5, VOLCANO CLIFFS zoned R-1D, located at 6508 JADE DR NW between EMERALD DR NW and 81<sup>st</sup> NW containing approximately 0.3435 acre(s). (E-10) [Deferred from 5/25/22, 6/8/22]

PROPERTY OWNERS: HANNA JOSEPHINE T & HANNA MARK E  
REQUEST: VACATE EXISTING 25' DRAIN. EASEMENT IN BACK OF LOT 3

APPLICATION WAS WITHDRAWN BY THE APPLICANT.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

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# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 6508 JADE NW **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 3 , BLOCK 12 VOLCANO CLIFFS UNIT 24  
**City Address:** 6508 JADE

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924 ALB NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT ☒ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

Check all that Apply:

**DEPARTMENT:**  
☒ HYDROLOGY/ DRAINAGE  
\_\_\_\_\_ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**  
\_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_\_ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
\_\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_\_ CLOMR/LOMR  
\_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes \_\_\_\_\_ No

**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) \_\_\_\_\_

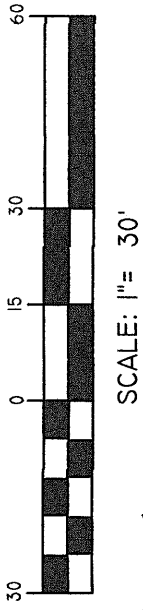
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# EXHIBIT



UNSER BLVD NE

LOT 5, BLOCK 5  
UNSER CLIFFS

CL 60" STORM DRAIN (SD)  
PROPERTY LINE (PL)

INV= 5311.2

60"SD LINE

110.03'

DIST PL TO CL SD= 9.4'

GROUND= 5321.2  
DEPTH= 10.0'  
3:1= 30' FROM  
OUTSIDE PIPE

AREA OF  
PROPOSED VACATION  
(HATCHED)

15.5' 20.5' 36.0'

25' DRAINAGE EASEMENT

LOT 4, BLOCK 12

LOT 3, BLOCK 12  
PROPOSED RESIDENCE

VOLCANO CLIFFS UNIT 5

JADE DRIVE NE

INV= 5308.1

DIST PL TO CL SD= 6.1"

PROPERTY LINE (PL)

GROUND= 5319.0  
DEPTH= 10.9'  
3:1= 32.7' FROM  
OUTSIDE PIPE

3:1 EXCAVATION LIMIT



Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				Weighted E (ac-ft)	100-Year, 6-hr.		24 hour Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)		Volume (ac-ft)	Flow cfs	
ALLOWED	14982.00	0.344	0%	0	24%	0.083	40%	0.1376	36%	0.124	1.362	0.039	1.08	0.047	1.616	0.046	1.17	0.059				
PROPOSED	14982.00	0.344	0%	0	20%	0.069	25%	0.086	55%	0.189												
COMPARISON																						0.012

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- zone 1

Ea= 0.55	Qa= 1.54
Eb= 0.73	Qb= 2.16
Ec= 0.95	Qc= 2.87
Ed= 2.24	Qd= 4.12

ONSITE Conditions

FIRST FLUSH WATER QUALITY	VOLUME REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	0	752
FLOOD CONTROL	507	752

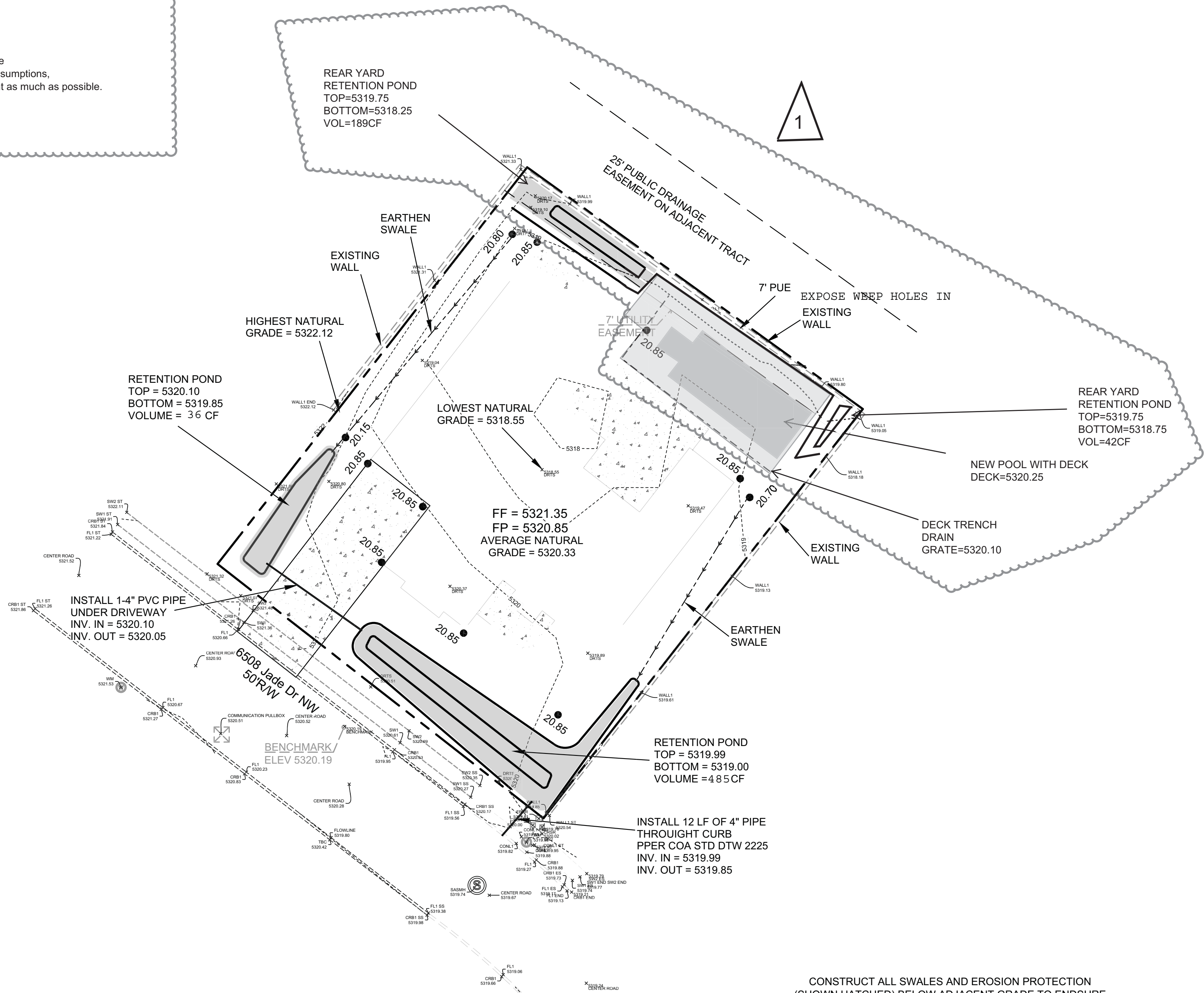
Narrative

This site is within the SAD 227Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the adjacent roadway to the north per the master drainage plan. The site does exceed the SAD 227 developed conditions assumptions, therefore ponding of 376cf is required. Due to hight restrictions we have incorporated ponding to minimize the pad height as much as possible. We are ponding the water harvest volume generated by the site. Upland flow does not impact this site. This plan is in conformance to the master drainage plan

I, DAVID SOULE HAVE PERSONALLY INPECTED THE SITE. I HEREBY CERTIFY THE PAD HAS BEEN CONSTRUCTED SUCH THAT IT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLAN DATED 11/17/21



3/27/22



CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.

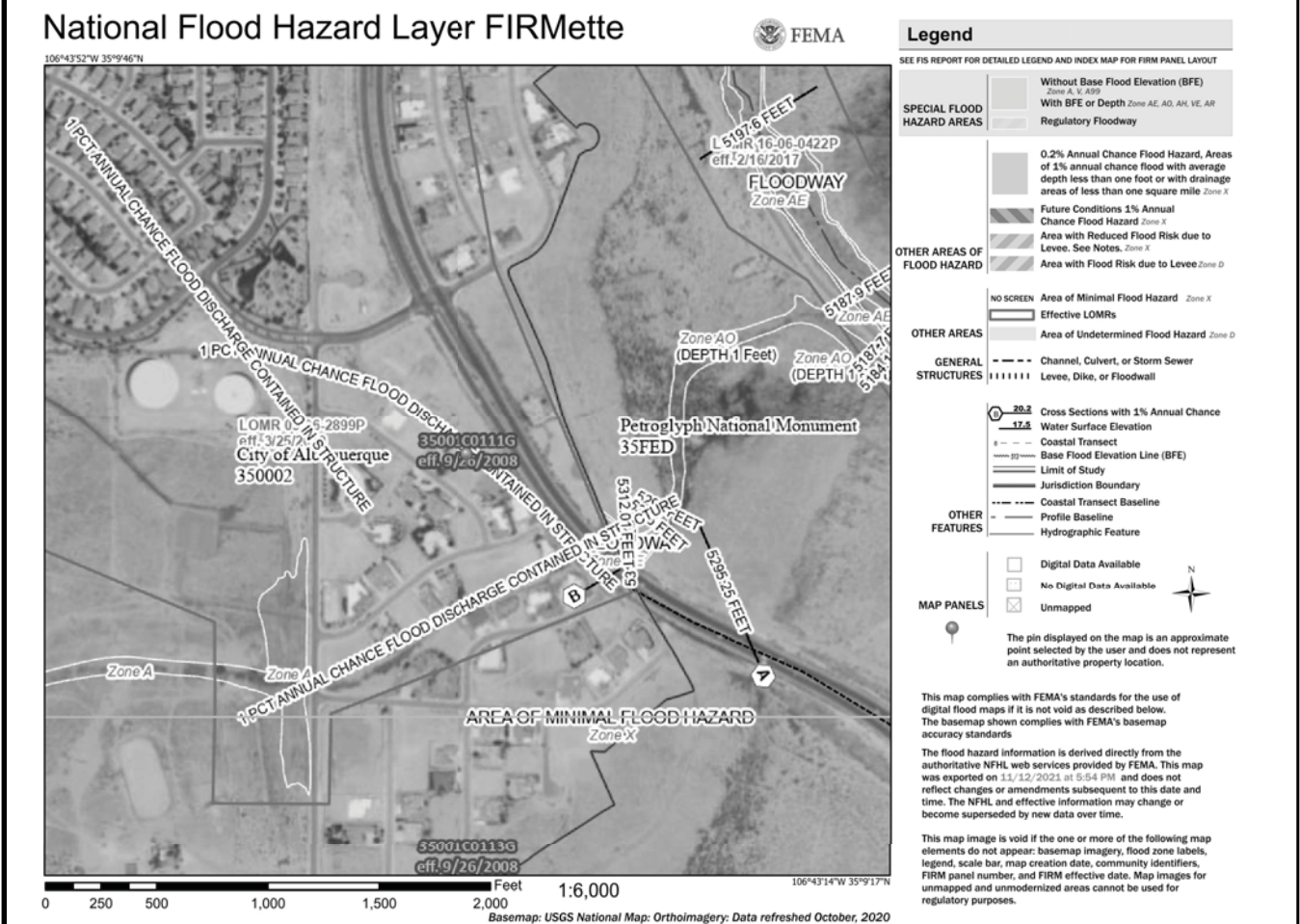
EARTHEN SWALE  
NTS

EROSION CONTROL NOTES:

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



VICINITY MAP: E-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 3, BLOCK 12 VOLCANO CLIFFS UNIT 24

NOTES:

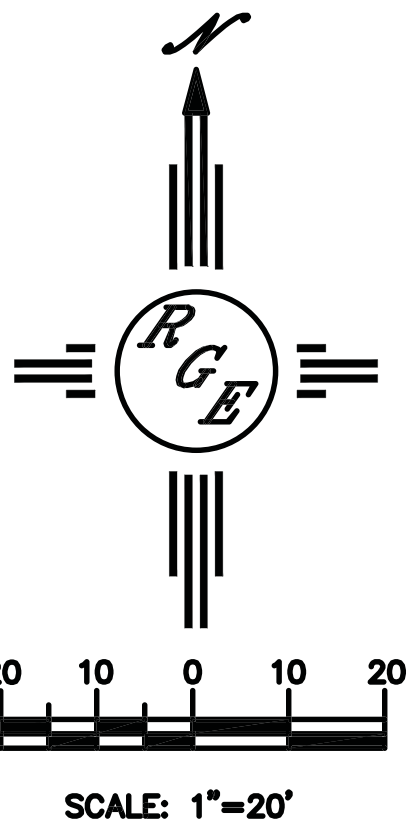
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES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

LEGEND

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
+ XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED EARTHEN SWALE
-----	PROPOSED CONCRETE

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.



ADDED POOL,UPDATED CALCULATIONS

ENGINEER'S SEAL  2/23/23 DAVID SOULE P.E. #14522	LOT 3 BLK 12 UN 24 VC 6508 JADE DRIVE GRADING AND DRAINAGE PLAN  P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-9099	DRAWN BY DEM DATE 11-16-21 6508 Jade Dr. DWG
		SHEET # C1 JOB #