

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 7, 2023

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

**RE: 5910 Jefferson St. NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 06/12/23**  
**Hydrology File: E17D011C**

Dear Mr. Soule:

Based upon the information provided in your submittal received 06/16/2023, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the storm water quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto: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 6/2018)

**Project Title:** 5910 Jefferson Hotel **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 1-a-1 fraternal order of Police  
**City Address:** 5910 jefferson NE

**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?

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

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

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

COA STAFF:

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

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



Existing Developed Basins										100-Year, 6-hr.		10-day		
Basin	Area (sq ft)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
ALLOWED PER DMP	63640	1.461	0%	0	0.0%	0.000	28.0%	0.409	77%	1.125	2,083	0.254	6.13	0.404
NORTH BASIN	36900	0.847	0%	0	5.0%	0.042	11.0%	0.093	84%	0.712	2,111	0.149	3.47	0.244
SOUTH BASIN	26740	0.614	0%	0	6.0%	0.037	12.0%	0.074	72%	0.421	1,849	0.095	2.23	0.155

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)	First flush provided	411	577
	Deficit	519.0	75.0

$$\text{Weighted E} = \text{Ea} \cdot \text{Aa} + \text{Eb} \cdot \text{Ab} + \text{Ec} \cdot \text{Ac} + \text{Ed} \cdot \text{Ad} / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

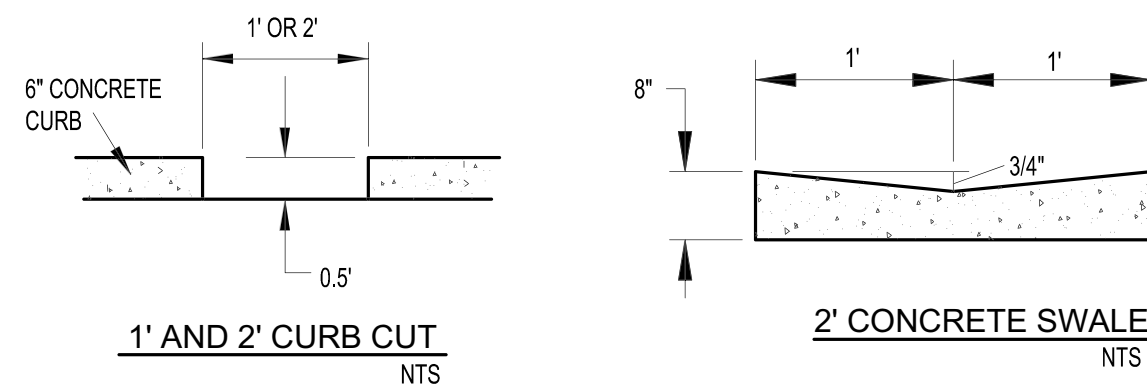
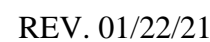
$$\text{Flow} = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$$

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.62  
Eb= 0.8  
Ec= 1.03  
Ed= 2.33

**DRAINAGE NARRATIVE**  
THIS SITE IS A DEVELOPMENT OF A PREVIOUSLY ANALYZED SITE. THE OVERALL DEVELOPMENT (FRATERNAL ORDER OF POLICE E17-011) WAS ANALYZED BY TIERRA VECS INC. THIS SITE IS LOCATED IN PROPOSED DRAINAGE BASIN 1. THE ALLOWABLE DISCHARGE FOR THIS BASIN IS BASED UPON 77% D AND 23% C. THIS BASIN INCLUDES A PORTION OF THE EXISTING DRAINAGE BASIN 1. THE EXISTING DRAINAGE BASIN 1 DISCHARGES TO JEFFERSON STREET DRAINAGE DRAINAGE. THE ASSUMED B1 OF 4.0 CFS PER ACRE RETAIN 988 CUBIC FEET FOR WATER QUALITY. THIS VOLUME EXCEEDS THE EXCESS FLOW FROM THIS SITE, THEREFORE THE DISCHARGE WILL CONFORM TO THE DESIGN OF THE MASTER DRAINAGE PLAN. THE SITE IS DEFICIT 694 CUBIC FEET OF RETENTION VOLUME. THIS VOLUME IS NOT ATTAINABLE DUE TO WATER AND SEWER EASEMENTS AND THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE.

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. 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.
4. Prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for the location of existing utilities.
5. 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.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.



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.

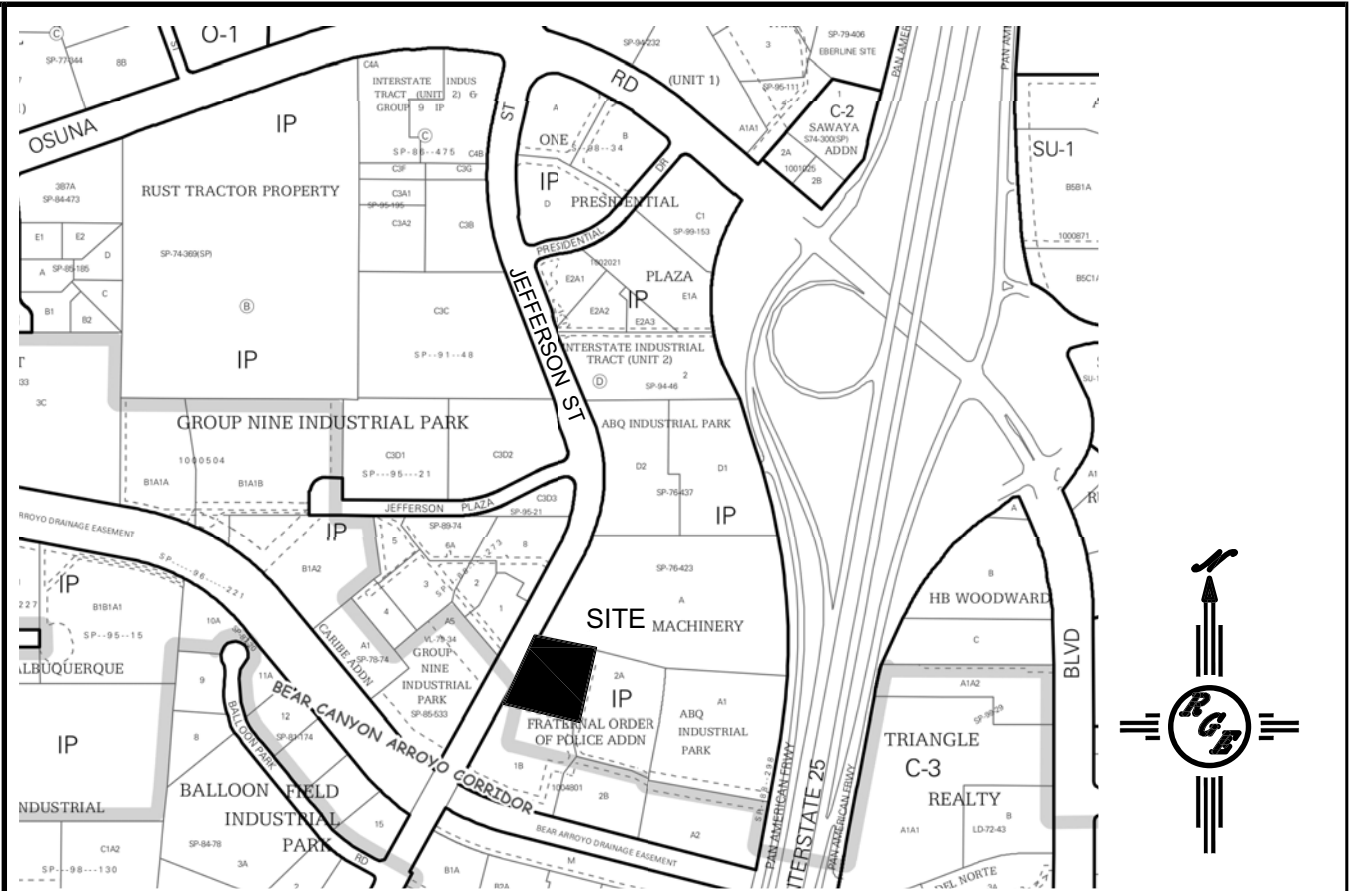
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

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.



**National Flood Hazard Layer FIRMette**

Download map layers

**Legend**

Map overlay for OTHER AREAS OF FLOOD HAZARD and SPECIAL FLOOD HAZARD LAYERS

**SPECIAL FLOOD HAZARD AREAS**

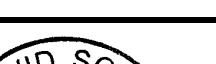
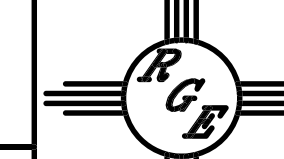
- Without Base Flood Elevation (BFE)
  - Area with Flood Depth > 10.0, 15.0, 20.0, 25.0, 30.0, 35.0, 40.0, 45.0, 50.0, 55.0, 60.0, 65.0, 70.0, 75.0, 80.0, 85.0, 90.0, 95.0, 100.0, 105.0, 110.0, 115.0, 120.0, 125.0, 130.0, 135.0, 140.0, 145.0, 150.0, 155.0, 160.0, 165.0, 170.0, 175.0, 180.0, 185.0, 190.0, 195.0, 200.0, 205.0, 210.0, 215.0, 220.0, 225.0, 230.0, 235.0, 240.0, 245.0, 250.0, 255.0, 260.0, 265.0, 270.0, 275.0, 280.0, 285.0, 290.0, 295.0, 300.0, 305.0, 310.0, 315.0, 320.0, 325.0, 330.0, 335.0, 340.0, 345.0, 350.0, 355.0, 360.0, 365.0, 370.0, 375.0, 380.0, 385.0, 390.0, 395.0, 400.0, 405.0, 410.0, 415.0, 420.0, 425.0, 430.0, 435.0, 440.0, 445.0, 450.0, 455.0, 460.0, 465.0, 470.0, 475.0, 480.0, 485.0, 490.0, 495.0, 500.0, 505.0, 510.0, 515.0, 520.0, 525.0, 530.0, 535.0, 540.0, 545.0, 550.0, 555.0, 560.0, 565.0, 570.0, 575.0, 580.0, 585.0, 590.0, 595.0, 600.0, 605.0, 610.0, 615.0, 620.0, 625.0, 630.0, 635.0, 640.0, 645.0, 650.0, 655.0, 660.0, 665.0, 670.0, 675.0, 680.0, 685.0, 690.0, 695.0, 700.0, 705.0, 710.0, 715.0, 720.0, 725.0, 730.0, 735.0, 740.0, 745.0, 750.0, 755.0, 760.0, 765.0, 770.0, 775.0, 780.0, 785.0, 790.0, 795.0, 800.0, 805.0, 810.0, 815.0, 820.0, 825.0, 830.0, 835.0, 840.0, 845.0, 850.0, 855.0, 860.0, 865.0, 870.0, 875.0, 880.0, 885.0, 890.0, 895.0, 900.0, 905.0, 910.0, 915.0, 920.0, 925.0, 930.0, 935.0, 940.0, 945.0, 950.0, 955.0, 960.0, 965.0, 970.0, 975.0, 980.0, 985.0, 990.0, 995.0, 1000.0, 1005.0, 1010.0, 1015.0, 1020.0, 1025.0, 1030.0, 1035.0, 1040.0, 1045.0, 1050.0, 1055.0, 1060.0, 1065.0, 1070.0, 1075.0, 1080.0, 1085.0, 1090.0, 1095.0, 1100.0, 1105.0, 1110.0, 1115.0, 1120.0, 1125.0, 1130.0, 1135.0, 1140.0, 1145.0, 1150.0, 1155.0, 1160.0, 1165.0, 1170.0, 1175.0, 1180.0, 1185.0, 1190.0, 1195.0, 1200.0, 1205.0, 1210.0, 1215.0, 1220.0, 1225.0, 1230.0, 1235.0, 1240.0, 1245.0, 1250.0, 1255.0, 1260.0, 1265.0, 1270.0, 1275.0, 1280.0, 1285.0, 1290.0, 1295.0, 1300.0, 1305.0, 1310.0, 1315.0, 1320.0, 1325.0, 1330.0, 1335.0, 1340.0, 1345.0, 1350.0, 1355.0, 1360.0, 1365.0, 1370.0, 1375.0, 1380.0, 1385.0, 1390.0, 1395.0, 1400.0, 1405.0, 1410.0, 1415.0, 1420.0, 1425.0, 1430.0, 1435.0, 1440.0, 1445.0, 1450.0, 1455.0, 1460.0, 1465.0, 1470.0, 1475.0, 1480.0, 1485.0, 1490.0, 1495.0, 1500.0, 1505.0, 1510.0, 1515.0, 1520.0, 1525.0, 1530.0, 1535.0, 1540.0, 1545.0, 1550.0, 1555.0, 1560.0, 1565.0, 1570.0, 1575.0, 1580.0, 1585.0, 1590.0, 1595.0, 1600.0, 1605.0, 1610.0, 1615.0, 1620.0, 1625.0, 1630.0, 1635.0, 1640.0, 1645.0, 1650.0, 1655.0, 1660.0, 1665.0, 1670.0, 1675.0, 1680.0, 1685.0, 1690.0, 1695.0, 1700.0, 1705.0, 1710.0, 1715.0, 1720.0, 1725.0, 1730.0, 1735.0, 1740.0, 1745.0, 1750.0, 1755.0, 1760.0, 1765.0, 1770.0, 1775.0, 1780.0, 1785.0, 1790.0, 1795.0, 1800.0, 1805.0, 1810.0, 1815.0, 1820.0, 1825.0, 1830.0, 1835.0, 1840.0, 1845.0, 1850.0, 1855.0, 1860.0, 1865.0, 1870.0, 1875.0, 1880.0, 1885.0, 1890.0, 1895.0, 1900.0, 1905.0, 1910.0, 1915.0, 1920.0, 1925.0, 1930.0, 1935.0, 1940.0, 1945.0, 1950.0, 1955.0, 1960.0, 1965.0, 1970.0, 1975.0, 1980.0, 1985.0, 1990.0, 1995.0, 2000.0, 2005.0, 2010.0, 2015.0, 2020.0, 2025.0, 2030.0, 2035.0, 2040.0, 2045.0, 2050.0, 2055.0, 2060.0, 2065.0, 2070.0, 2075.0, 2080.0, 2085.0, 2090.0, 2095.0, 2100.0, 2105.0, 2110.0, 2115.0, 2120.0, 2125.0, 2130.0, 2135.0, 2140.0, 2145.0, 2150.0, 2155.0, 2160.0, 2165.0, 2170.0, 2175.0, 2180.0, 2185.0, 2190.0, 2195.0, 2200.0, 2205.0, 2210.0, 2215.0, 2220.0, 2225.0, 2230.0, 2235.0, 2240.0, 2245.0, 2250.0, 2255.0, 2260.0, 2265.0, 2270.0, 2275.0, 2280.0, 2285.0, 2290.0, 2295.0, 2300.0, 2305.0, 2310.0, 2315.0, 2320.0, 2325.0, 2330.0, 2335.0, 2340.0, 2345.0, 2350.0, 2355.0, 2360.0, 2365.0, 2370.0, 2375.0, 2380.0, 2385.0, 2390.0, 2395.0, 2400.0, 2405.0, 2410.0, 2415.0, 2420.0, 2425.0, 2430.0, 2435.0, 2440.0, 2445.0, 2450.0, 2455.0, 2460.0, 2465.0, 2470.0, 2475.0, 2480.0, 2485.0, 2490.0, 2495.0, 2500.0, 2505.0, 2510.0, 2515.0, 2520.0, 2525.0, 2530.0

**LEGAL DESCRIPTION:**

LOT 1-A-1, FRATERNAL ORDER OF POLICE ADDITION  
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

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 NAV DATUM 1988.

	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	ADJACENT BOUNDARY
	EXISTING CURB AND GUTTER
	PROPOSED GRADE BREAK
	PROPOSED CURB CUT
	PROPOSED 6" CURB
	PROPOSED FLOW DIRECTION
	PROPOSED PONDING
	BASIN BOUNDARY

<p>ENGINEER'S SEAL</p> 	<p><b>LOT 1-A-1, FRATERNAL ORDER OF POLICE ADD.</b> <b>5910 Jefferson Street NE</b></p>	<p><b>DRAWN BY DEM</b></p>
<p>6/12/23</p>	<p><b>GRADING AND DRAINAGE PLAN</b></p>	<p><b>DATE</b> <b>3-20-23</b></p> <p>5910 Jefferson St (East Side) div</p>
<p>DAVID SOULE P.E. #14522</p>	 <p><i>Rio Grande Engineering</i></p> <p>PO BOX 93624 ALBUQUERQUE, NM 87199 (505) 321-9089</p>	<p><b>SHEET #</b> <b>C1</b></p> <p><b>JOB #</b> _____</p>