

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 12, 2026

Shahram Biazar, P.E.
SBS Construction and Engineering, LLC
7632 William Moyers Ave NE
Albuquerque, NM 87122

RE: 4824 Driftwood Ave NW
Grading and Drainage Plan
Engineer's Stamp Date: 03/03/26
Hydrology File: A12D037
Case # HYDR-2026-00056

Dear Mr. Biazar:

Based upon the information provided in your submittal received 03/12/2026, the Grading and Drainage Plan is approved for Grading Permit and Building 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

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

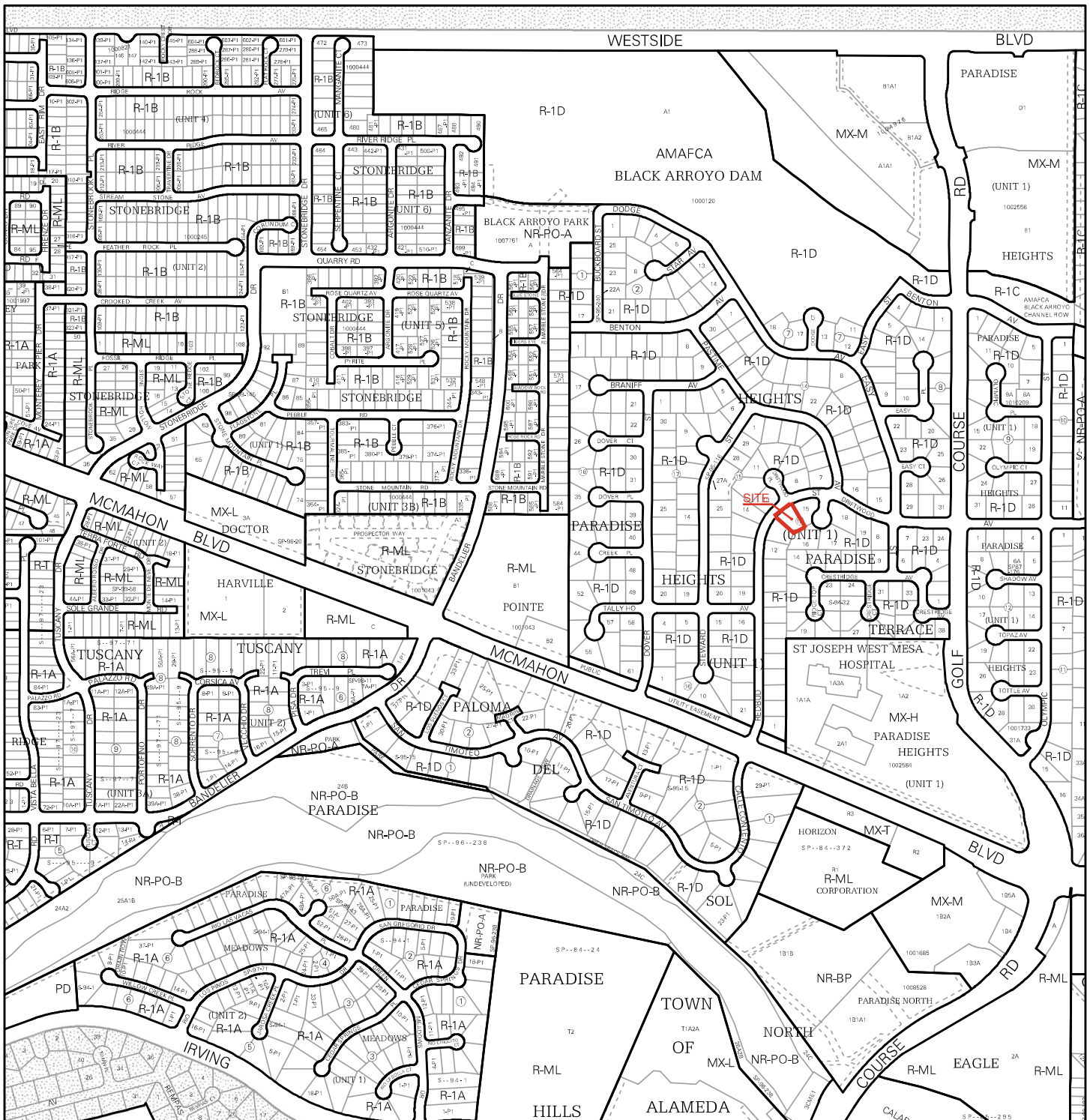
1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist for Non-Subdivision is required.

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 (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
A-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Location

This project is located at 4824 Driftwood Ave. NW, Albuquerque, NM 87114 and contains 0.2112 acre. See attached portion of Vicinity Map D-10-Z for exact location.

Purpose

The purpose of this plan is to present a grading and drainage solution for the new house.

Existing Drainage Conditions

This site is an existing lot within subdivision with the majority of lot containing constructed residential houses. This lot drains east and north.

Proposed Conditions and On-Site Drainage Management Plan

The drainage patterns will remain the same. The site will drain east and then north to Driftwood Ave. NW. Like other lots this lot will free discharge to City right-of-way as well. We are proposing a pond in the back for the first flush volume requirements. This pond will overflow north to Driftwood Ave.

RUNOFF CALCULATIONS

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	11,926.79	0.2738	0.000428

$$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$$

EA = 0.55
EB = 0.73
EC = 0.95
ED = 2.24

P-60 = 1.69
P-360 = 2.17
P-1440 = 2.49
P-10 Day = 3.90

LAND TREATMENT	
PROPOSED	EXISTING
AA = 0.00%	AA = 0.00%
AB = 53.00%	AB = 100.00%
AC = 10.00%	AC = 0.00%
AD = 42.00%	AD = 0.00%

A = 1.54 CFS/AC
B = 2.16 CFS/AC
C = 2.87 CFS/AC
D = 4.12 CFS/AC

$$\text{TOTAL QP} = \text{QPA} \cdot \text{AA} + \text{QPB} \cdot \text{AB} + \text{QPC} \cdot \text{AC} + \text{QPD} \cdot \text{AD}$$

$$= 1.23 \text{ CFS (PROPOSED)}$$

$$= 0.84 \text{ CFS (EXISTING)}$$

FIRST FLUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 5,009.25 SF
FIRST FLUSH VOL. REQUIRED. = 0.42" x 5,009.25 / 12 = 187.85 CF

PONDING VOLUME PROVIDED

AREA @ ELEV. 5185.90 = 303.35 SF
AREA @ ELEV. 5184.90 = 83.19 SF
POND VOLUME = (303.35 + 93.19) / 2 * 1.00 = 193.27 CF

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

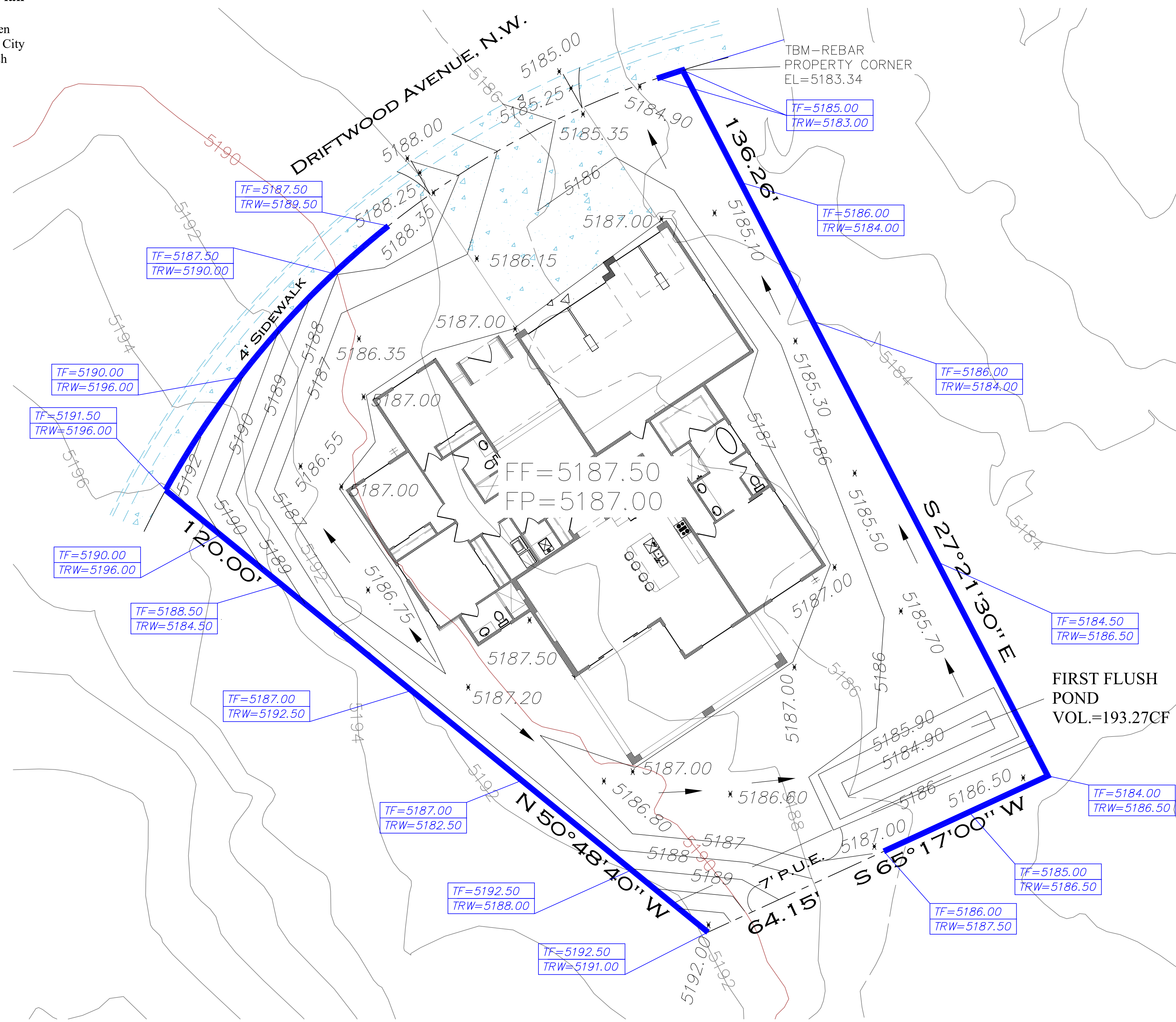
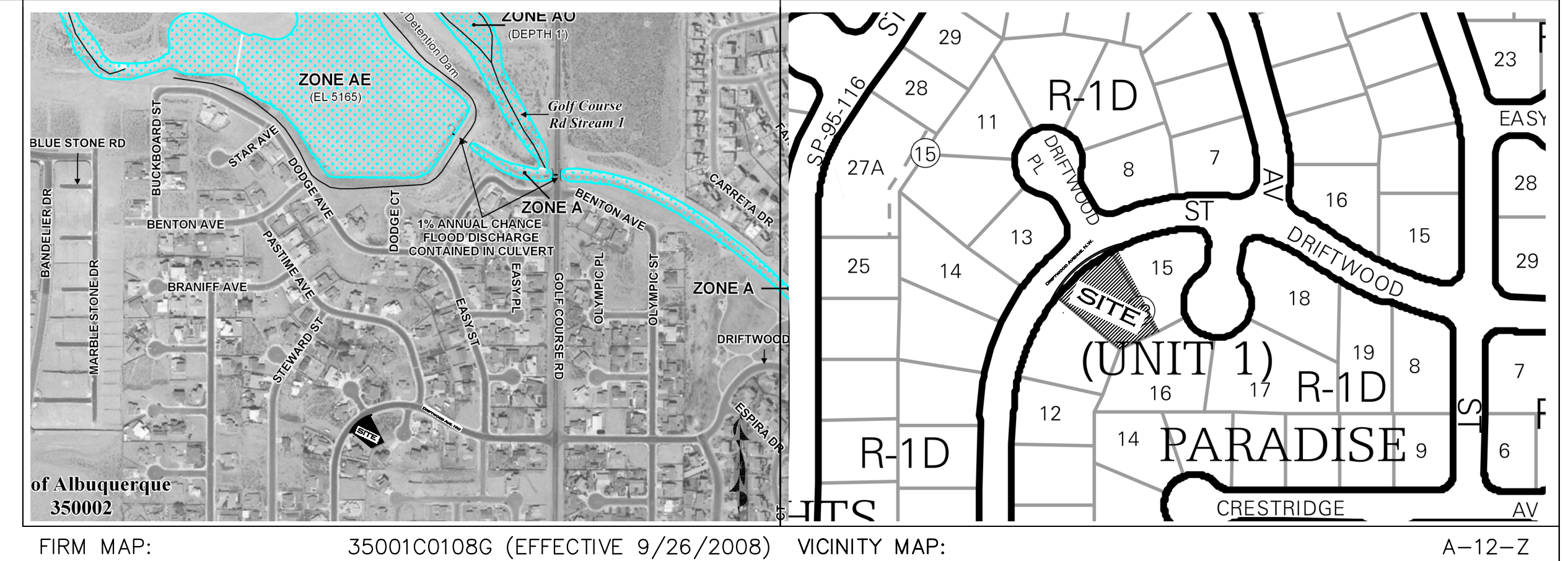
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.

GENERAL NOTES:

- CONTOUR INTERVAL IS TWO (2.00) FOOT.
- CONTOURS ARE FROM COUNTY ON-LINE CONTOURS
- UTILITIES SHOWN HEREON ARE IN THEIR 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, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- SLOPES ARE AT 3:1 MAXIMUM.
- SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.b).

BENCH MARKS

ACS MONUMENT 9_A12
NAD 1983 CENTRAL ZONE
X=1513596.622
Y=1530334.106
Z=5201.839 (NAVD 1988)
G-G=0.99967352
MAPPING ANGLE=0°14'41.12"

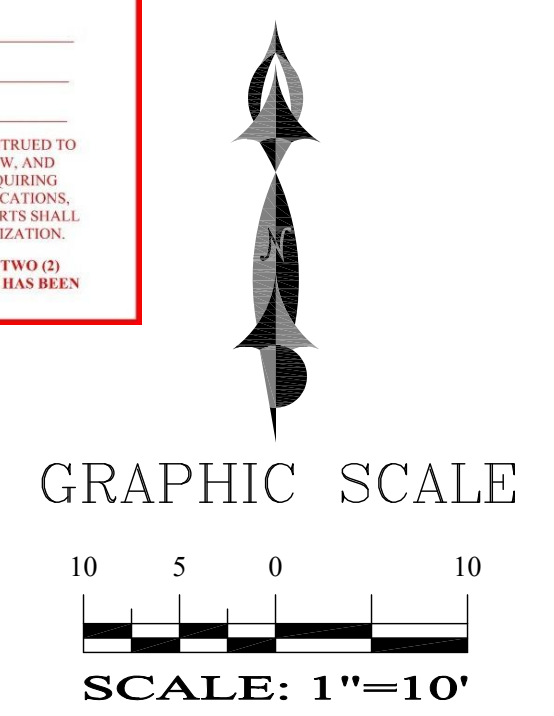


LEGAL DESCRIPTION:
LOT 14 BLOCK 13, PARADISE HEIGHTS, UNIT 1

LEGEND

- 5030--- EXISTING CONTOUR (MAJOR)
- 5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- X 28.50 PROPOSED SPOT ELEVATION
- X 5029.16 EXISTING GRADE
- X 5075.65 EXISTING FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TF=5187.00 TOP OF FOOTING
- TRW=5188.00 TOP OF RETAINING WALL
- HP HIGH POINT
- 86.65 AS-BUILT GRADES
- 85.47 AS-BUILT SPOT ELEVATIONS
- X 5325.64
- FF=5326.60
- FP=5325.90

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/12/2026
BY: [Signature]
HydroTrans #: A12D037
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED AND REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



SBS CONSTRUCTION AND ENGINEERING, LLC
7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

REZA AFAQHPOUR
P.E. #11814

**4824 Driftwood Ave. NW
GRADING PLAN**

DRAWING: Driftwood_GD.dwg	DRAWN BY: SH-B	DATE: 3/03/2026	SHEET # 1
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LAST REVISION: 3/03/2026