

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

February 18, 2021

Reza Afaghpour, PE  
SBS Construction and Engineering, LLC  
10209 Snowflake Ct NW  
Albuquerque, NM 87114

**Re: 8015 Victoria Dr. NW**  
**Request Permanent C.O. - Denied**  
**Engineer's Stamp dated: 11-20-19 (E10D038)**  
**Pad Certification dated: Not submitted**  
**CO Certification Date: 2/10/2021**

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 2/17/2021, this plan cannot be approved for Certificate of Occupancy until the following comments are addressed.

- A pad Certification is required.
- Provide a berm or some type of wall to prevent flows from entering the lot at the NE corner. Picture provided below

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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NM 87103

If you have any questions, you can contact me at 924-3986 or Rudy E. Rael at 924-3977.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** LOT 13, BLOCK 6, VOLCANO CLIFF SUB. **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** E10D038

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** LOT 13, BLOCK6, VOLCANO CLIFF DUBDIVISION, UNIT 5

**City Address:** 8015 VICTORIA DRIVE, NW

**Applicant:** SBS CONSTRUCTION AND ENGINEEING, LLC **Contact:** SHAWN BIAZAR

**Address:** 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114

**Phone#:** (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) ☒ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

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

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

Check all that Apply:

### 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) \_\_\_\_\_

**DATE SUBMITTED:** 02-12-2021 **By:** SHAWN BIAZAR

COA STAFF:

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

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



**Location**  
Lots 13, Block 6, Volcano Cliffs Subdivision, Unit 5 are located at +8015 Victoria Dr. NW containing 0.284 acres. See attached portion of Vicinity Map E-10-Z for exact location.

**Purpose**  
The purpose of this drainage report is to present a grading and drainage solution for new buildings and improvements for both Lot 13.

**Existing Drainage Conditions**  
This site falls within Master Drainage Plan for SAD 227. Both lots drain north and west. Minor off-site runoff enters Lot 13 from the south. No other off-site flows enters this site.

**Proposed Conditions and On-Site Drainage Management Plan**  
Most of the runoff under the developed conditions will drain to the front to Victoria Dr. NW. some runoff will drain to the back and out north and west through some turned blocks. There are first flush ponds located at both the front and back of Lot 13 at discharge points. First flush volume requirement for Lot 13 is 154.76 cf and the total volume provided (ponds C, D, and E) is 580.11 cf.

**FLOW, 1ST FLUSH, 100 YR/10-DAY VOLUME CALCULATIONS**

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

$$V-360 = E(AA + AB + AC + AD)$$

$$Q-360 = QA(AA) + QB(AB) + QC(AC) + QD(AD)$$

$$V-10 \text{ Day} = V-360 + AD(P-10 \text{ Day} - P-360) / 12 \text{ in/ft}$$

$$EA = 0.44 QA + 1.29 EB + 0.67 QB + 2.03 EC + 0.99 QC + 2.87 ED + 1.97 QD = 4.37$$

**DRAINAGE BASIN:**

LOT 12 AREA = 13,208.40 (SF) = 0.30322 (AC)  
LOT 13 AREA = 12,413.69 (SF) = 0.28498 (AC)

**LAND TREATMENT:**

ALLOWABLE PER SAD 227	ROPOSED LOT 13
AA = 12.00%	0.00% (0 SF)
AB = 15.00%	28.00% (3,475.83 SF)
AC = 39.00%	28.00% (3,475.83 SF)
AD = 34.00%	44.00% (5,462.03 SF)

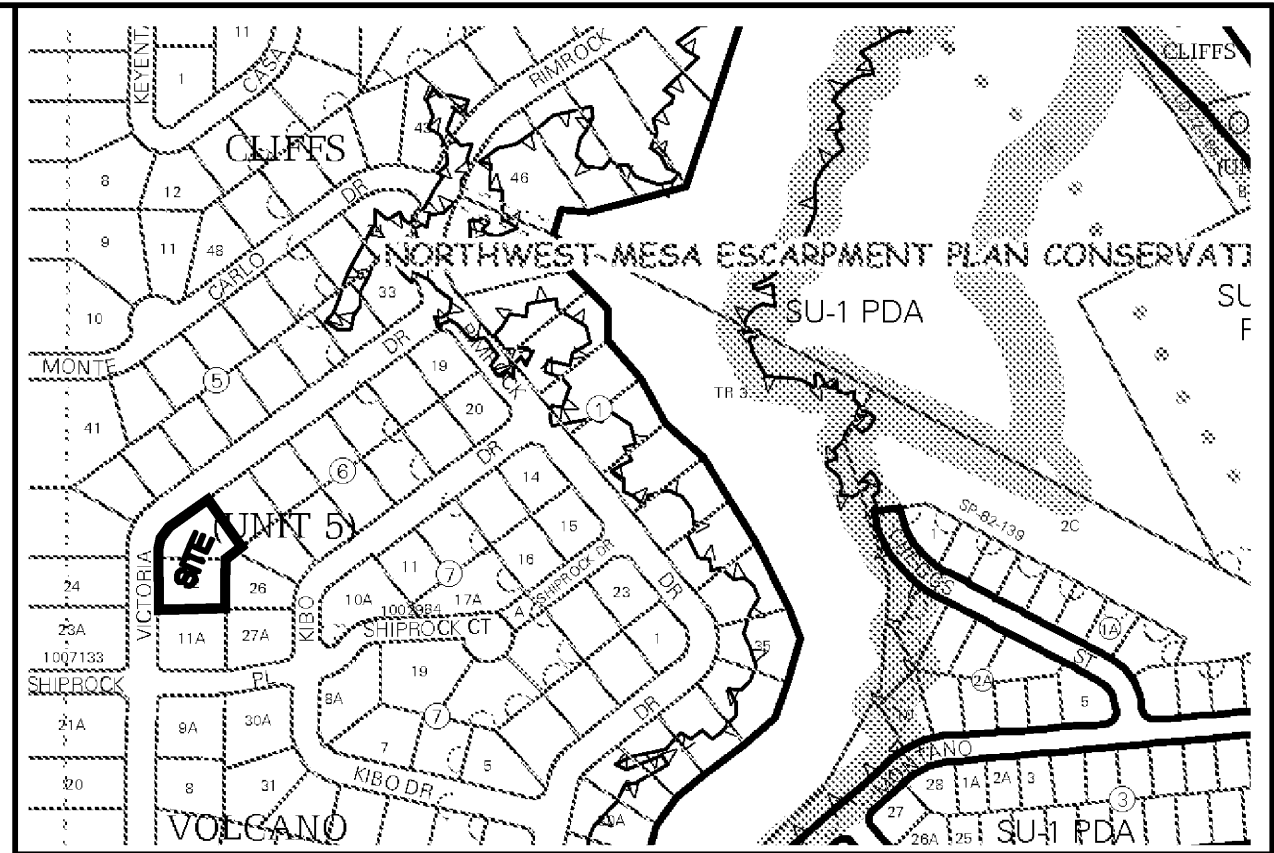
**LOT 13**  
Q = 0.87 CFS (ALLOWABLE)  
Q = 0.94 CFS (PROPOSED)  
V (1ST FLUSH REQUIRED) = 154.76 CF  
V-10 DAY (ALLOWABLE) = 1,767.92 CF  
V-10 DAY PROPOSED = 2,046.60 CF  
V-10 DAY REQUIRED = 2,046.60 - 1,767.92 = 278.69 CF  
V (PROVIDED) = 716.50 CF

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 280-1990 OR "611", FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

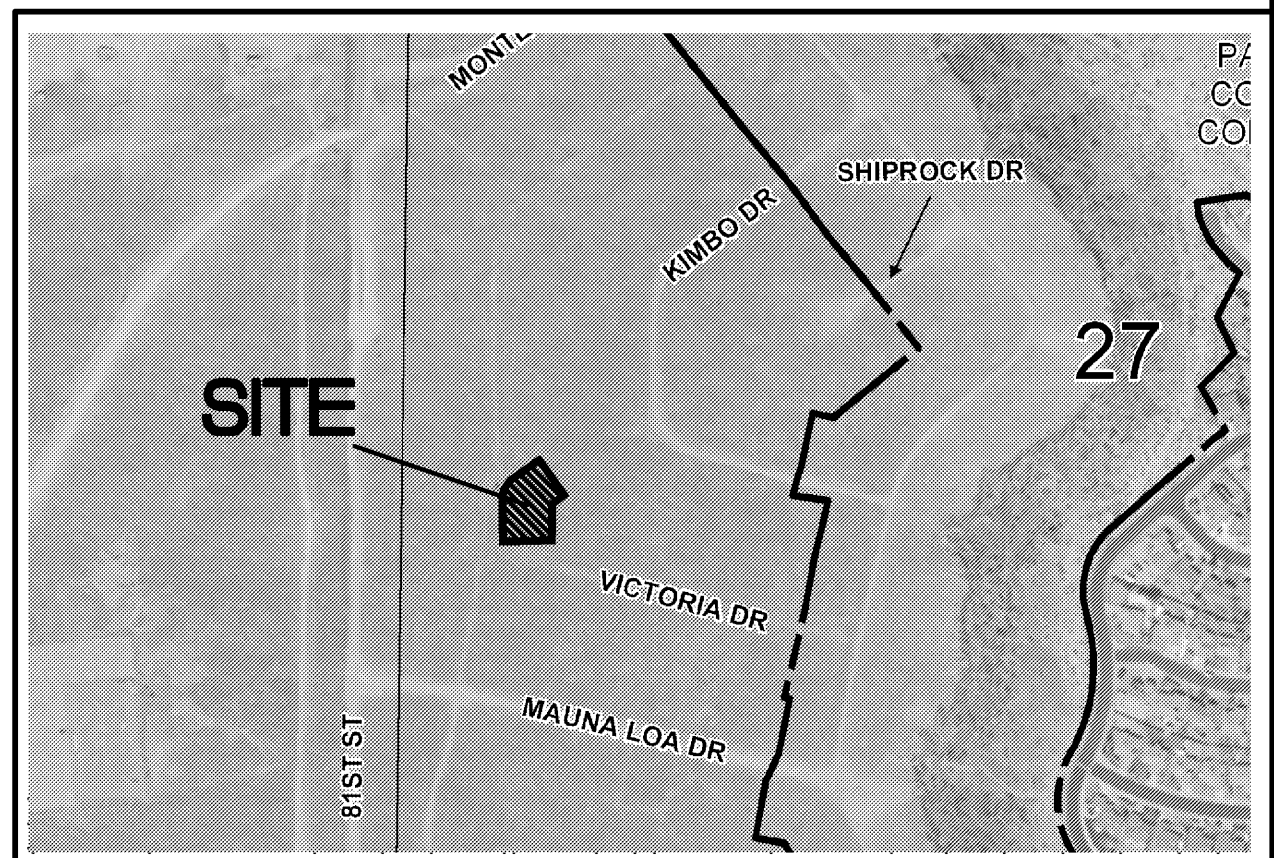
**GENERAL NOTES:**

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION CAL-SAT-A, HAVING AN ELEVATION OF 5329.531 FEET ABOVE SEA LEVEL.
- 3: 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.
- 4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 5: SLOPES ARE AT 3:1 MAXIMUM.
- 6: ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS.



VICINITY MAP:

E-10-Z



FIRM MAP:

FM35001C0113G

**LEGAL DESCRIPTION:**

Lots 13, Block 6, Volcano Cliffs Subdivision, Unit 5

ADDRESS: 8015 Victoria Dr. NW and 8015 Victoria Dr. NW

**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=28.50			TOP OF FOOTING
TRW=28.00			TOP OF RETAINING WALL
HP			HIGH POINT
86.65			AS-BUILT GRADES
X 86.65			AS-BUILT SPOT ELEVATIONS

**DRAINAGE CERTIFICATION**

I, REZA AFAGHPOUR, NMPE 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, 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 11-20-2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NMPS 9801 LEONARD MARTINEZ, OF SBS CONSTRUCTION AND ENGINEERING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF 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. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



02/10/2021  
DATE

REZA AFAGHPOUR, NMPE 11814

**EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**

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

**RETAINING WALL/GARDEN WALL NOTES**

- 1) WEEP HOLES ARE REQUIRED TO BE 3" ABOVE GRADE
- 2) A SEPARATE PERMIT IS REQUIRED FOR ANY RETAINING WALLS OR GARDEN WALLS

**GRAPHIC SCALE**



LAST REVISION: 11/20/2019

**SBS CONSTRUCTION AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

Lots 13, Block 6  
Volcano Cliffs Subdivision, Unit 5  
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201702-GD.DWG	SH-B	11/20/2019	1



