

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 2024

Shawn Biazar, P.E.
SBS Construction and Engineering, LLC
7632 William Moyers Avenue, NE
Albuquerque, NM 87114

RE: 508 Tres Lagunas Lane NE
Grading and Drainage Plan
Engineer's Stamp Date: 8-9-2024
Hydrology File: E16D016C

Dear Mr. Biazar,

Based upon the information provided in your submittal received 08/15/2024, the Grading & Drainage Plan is approved for Building Permit and Grading 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

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, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 508 TRES LAGUNAS LN., NE Building Permit #: Hydrology File #:

DRB#: EPC#: Work Order#:

Legal Description: Lot 2, TRES LAGUNAS SUBDIVISION

City Address: 508 TRES LAGUNAS LANE, NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 7632 William Moyers Avenue, NE, 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: 8/12/2024 By: SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location

Lot 2, Tres Lagunas Subdivision, located at 508 Tres Lagunas Lane, NE., containing 1.3845 acres. See attached portion of Vicinity Map E-16-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for a new house/patioand driveway on this lot.

Existing Drainage Conditions

Presently 1.3845 Acres iS undeveloped and has been graded according to the master grading plan, file # E16D016. The site is bounded on two sides by Tres Lagunas Lane NE. and on the east and south by private property. This site does not fall within a 100 year floodplain. No offsite runoff enters this site.

Proposed Conditions

As shown on the grading plan, the site will drain around the house and into ponding area. This site is located with basin B-2, file #E16D016, Tres Lagunas Subdivision. Per Master Grading Plan, the site is not require to have additional ponding. However, we are proposing to pond the 90th Percentile/First Flush requirement which is is 0.42 inches times the impervious area. Total retention volume provided within pond A, B, C, and D is 1185.020 cf which exceeds the ponding volume requirement for First Flush 706.20 cf

VOLUME CALCULATIONS FOR 10 DAY STORM

Basin	Area (SF)	Area (AC)	Area (MI ²)
ON-SITE	60,308.82	1.3845	0.007375

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

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

EA = 0.62
EB = 0.80
EC = 1.03
ED = 2.33

P-60 = 1.78
P-360 = 2.29
P-1440 = 2.59
P-10 Day = 3.62

ALLOWABLE CONDITIONS

AA = 20.00%
AB = 10.00%
AC = 30.00%
AD = 40.00%

E = 1.4450 IN
V-360 = 0.1667 AC-FT
AD = 0.5538 AC
V-10 DAY = 0.2281 AC-FT
V DAY = 9935.88 CF

PROPOSED CONDITIONS

AA = 20.00%
AB = 10.00%
AC = 37.00%
AD = 33.00%

E = 1.3540 IN
V-360 = 0.1562 AC-FT
AD = 0.4569 AC
V-10 DAY = 0.2069 AC-FT
V-10 DAY= 9010.64 CF

FIRST FLUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 20,180.00 SF
FIRST FLUSH VOL. REQ. = 0.42" x 21,180.00 / 12 = 706.20 CF

POND CALCULATION

TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:

POND A: AREA @ TOP = 1252.09, AREA @ BOTTOM = 790.96
POND VOLUME = (1252.9+790.96/2*0.50' = 510.76 CF

POND B: AREA @ TOP = 377.99, AREA @ BOTTOM = 129.02
POND VOLUME = (377.99+129.02/2*0.50' = 126.75 CF

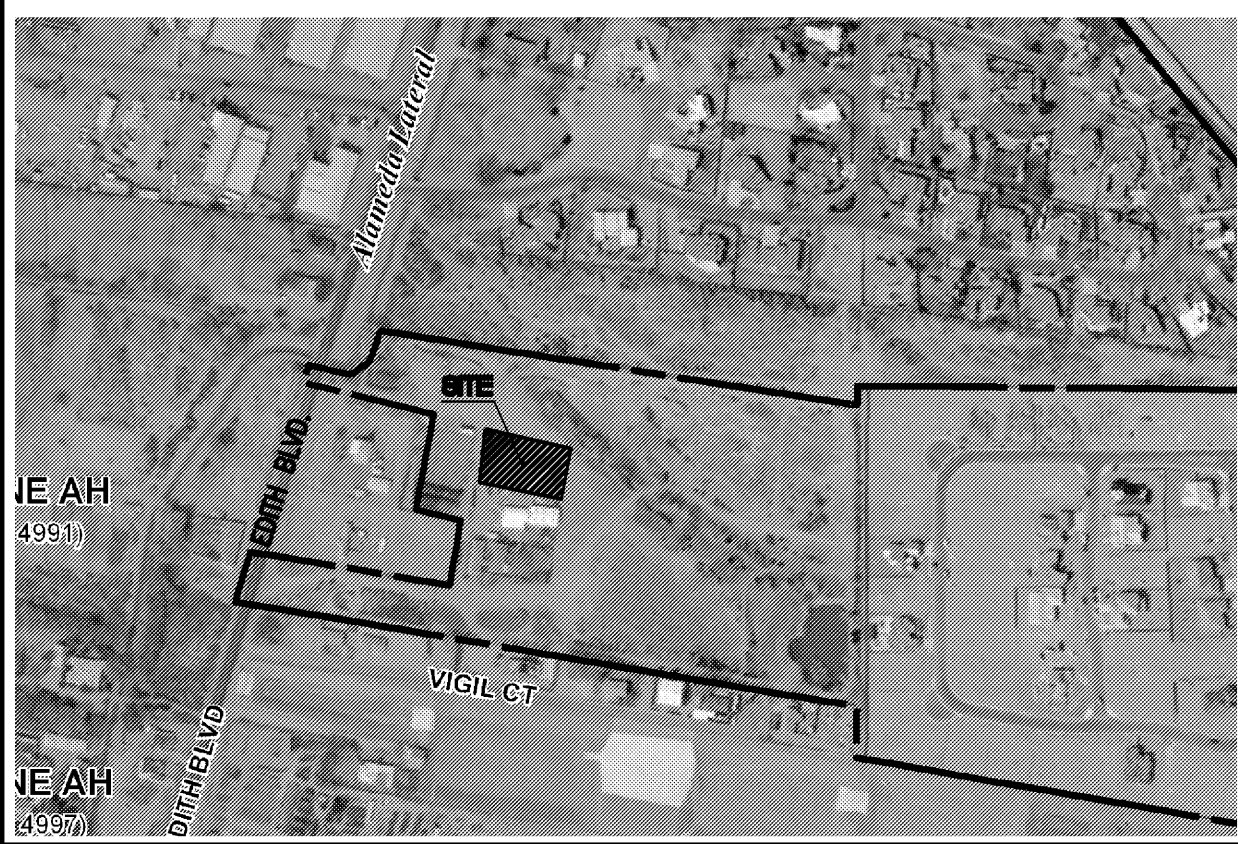
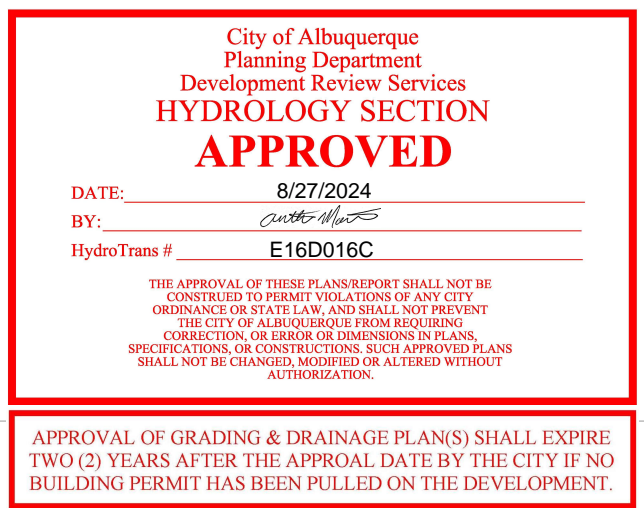
POND C: AREA @ TOP = 427.06, AREA @ BOTTOM = 182.03
POND VOLUME = (427.06+182.03/2*0.50' = 152.27 CF

POND D: AREA @ TOP = 1004.30 AREA @ BOTTOM = 576.62.00
POND VOLUME = (1004.30+576.62/2*0.50' = 395.23 CF

TOTAL POND VOLUME PROVIDED = (790.96+126.75+152.27+395.23) = 1180.02 CF

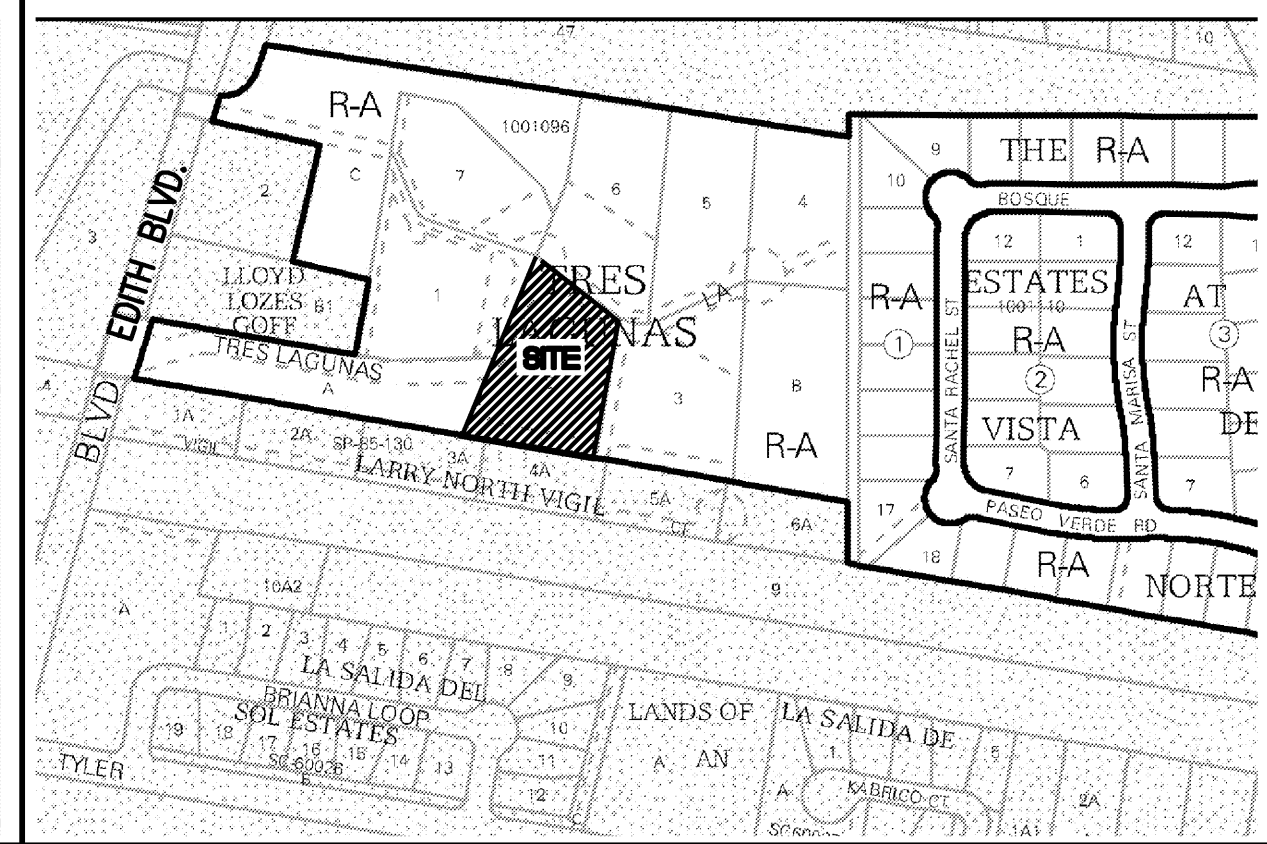
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY 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 BERNALILLO COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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.



FIRM MAP:

35001C0136G



VICINITY MAP:

E-16-Z

LEGAL DESCRIPTION:

LOT 2, TRES LAGUNAS SUBDIVISION
CONTAINING: 60,308.82 SF (1.3845 ACRE)

BENCHMARK

CITY BNCHMARK 14_J113, ELEVATION OF 4957.34 FEET ABOVE SEA LEVEL.

FEMA MAP

THIS SITE IS LOCATED WITH FEMA MAP # 35001C0331H.

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: 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 CON-SIDERATIONS.
- 3: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 4: SLOPES ARE AT 3:1 MAXIMUM.
- 5: ADD 4900.0 TO ALL PROPOSED SPOT ELEVATIONS.

LEGEND

5090	EXISTING CONTOUR (MAJOR)
5091	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
X 89.13	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 5075.65 FL	EXISTING FLOWLINE ELEVATION
	PROPOSED RETAINING WALL
BC=41.30	BOTTOM OF CHANEL
TF=42.00	TOP OF FOOTING
TRW=45.12	TOP OF RETAINING WALL
HP	HIGH POINT
42.40	AS-BUILT GRADES
69.77	AS-BUILT SPOT ELEVATIONS



SBS CONSTRUCTION
AND ENGINEERING, LLC

REZA AFAGHPOUR
P.E. #11814

10431 4TH STREET, NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 804-5013
EMAIL: AECLLC@AOL.COM

508 TRES LAGUNAS LANE, SW
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202418-GD.DWG	SH-B	7-31-2024	1



GRAPHIC SCALE

20 10 0 20
SCALE: 1"=12'

LAST REVISION: 2-2-2018