

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 12, 2026

Shahram Biazar, P.E.
SBS Construction and Engineering
10431 4th St NW
Albuquerque, NM 87114

**RE: 508 Tres Lagunas Lane SW
PERMANENT C.O. – Approved
Engineer's Certification Date: 02/02/2026
Engineer's Stamp Date: 08/09/2024
Hydrology File: E16D016C
Case # HYDR-2026-00046**

Dear Mr. Biazar:

PO Box 1293

Based on the Certification received 02/06/2026 and the site visit on 02/12/2026, this letter serves as an approval from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Bailey Thompson, E.I.T.
Engineer Associate, 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 #: E16016C
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: 02/03/2026 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/patio and 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 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
 POND VOLUME = (1004.30+576.62/2)*0.50' = 395.23 CF

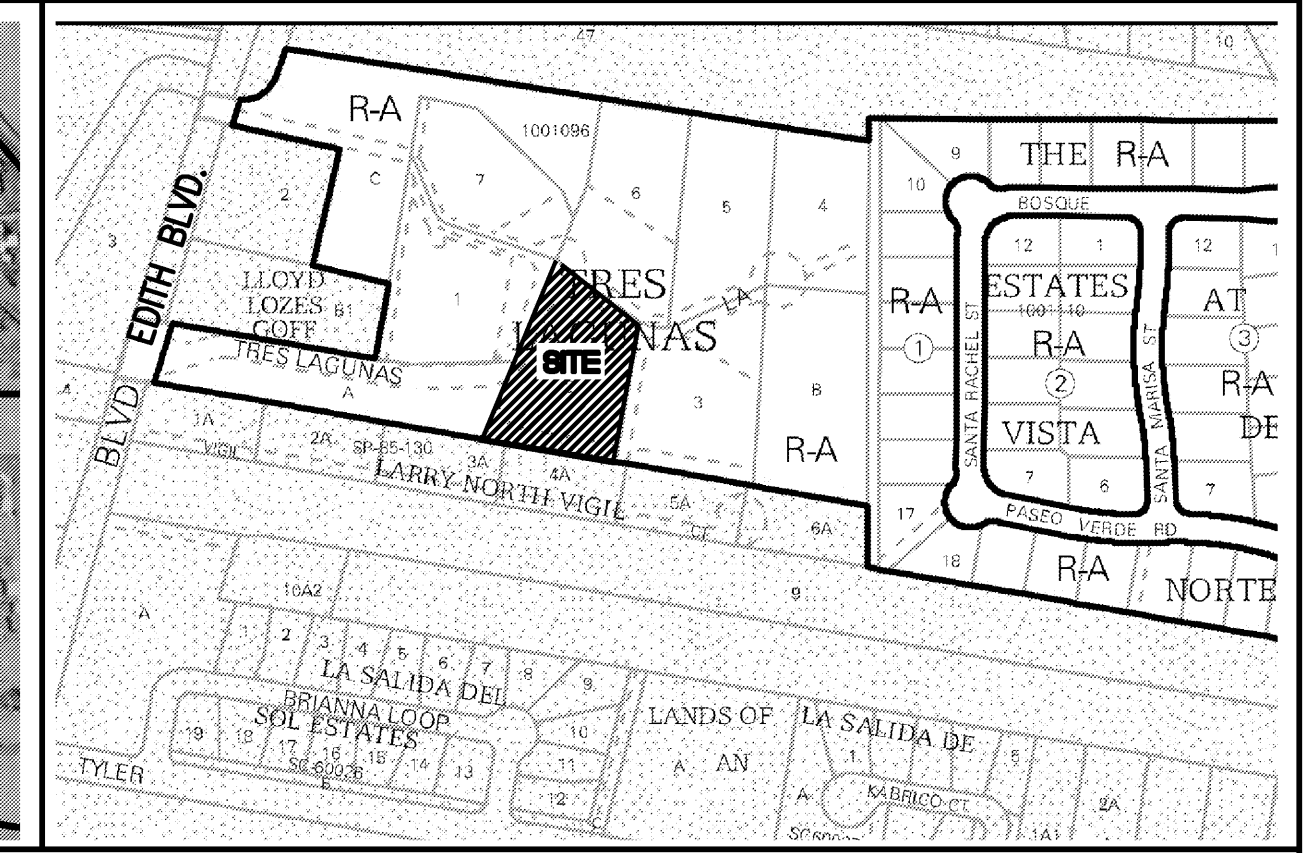
TOTAL POND VOLUME PROVIDED = (790.96+126.75+152.27+395.23) = 1185.02 CF

NOTICE TO CONTRACTORS

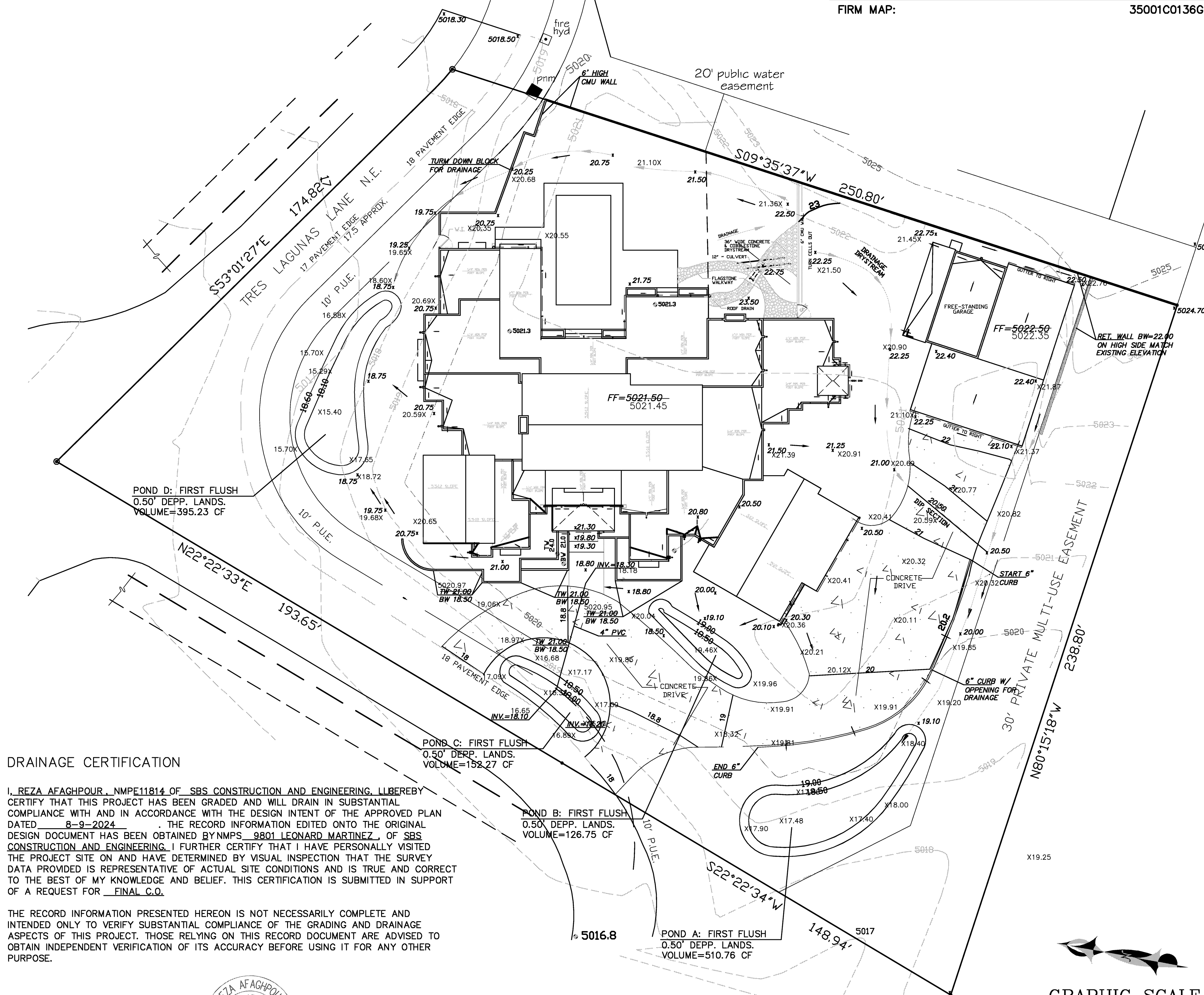
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY STANDARD SPECIFICATIONS 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 BENCHMARK 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 CONSIDERATIONS.
- 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.

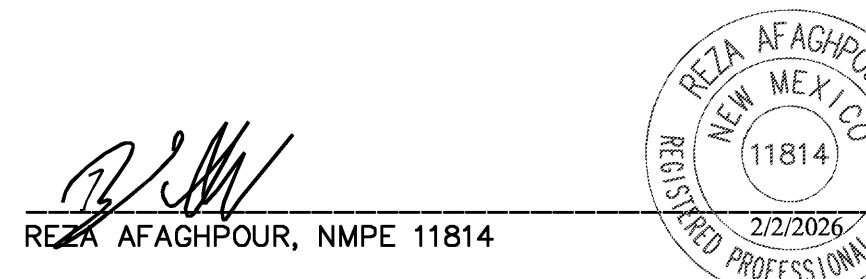
LEGEND

- 5090 — EXISTING CONTOUR (MAJOR)
- 5091 — EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- X 89.13 — PROPOSED SPOT ELEVATION
- X 5029.16 — EXISTING GRADE
- X 5075.65 — EXISTING FLOWLINE ELEVATION
- FL —
- 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
- 42.45 — AS-BUILT SPOT ELEVATIONS
- X20.65 —
- 17.17X —

DRAINAGE CERTIFICATION

I, REZA AFAGHPUR, NMPE 11814 OF SBS CONSTRUCTION AND ENGINEERING, LLBEREY 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 8-9-2024. 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 C.O.

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.



REZA AFAGHPUR, NMPE 11814

2/2/2026 DATE

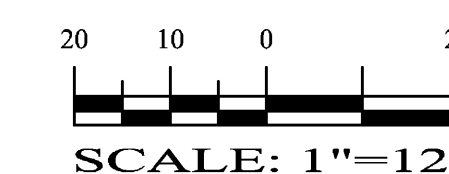


SBS CONSTRUCTION AND ENGINEERING, LLC

REZA AFAGHPUR
 P.E. #11814

10431 4TH STREET, NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505) 804-8013
 EMAIL: AECLLC@AOL.COM

GRAPHIC SCALE



**508 TRES LAGUNAS LANE, SW
 GRADING AND DRAINAGE PLAN**

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