

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 10, 2023

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**RE: 6115 Paper Flower Place NE
Grading & Drainage Plan
Engineer's Stamp Date: 04/12/23
Hydrology File: E23D003O2**

Dear Mr. Biazar:

Based upon the information provided in your submittal received 05/02/2023, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. **Since this site has stem walls, a pad certification is not needed for this project.** Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

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.

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

Sincerely,

Renée C. Brissette

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: 6115 Paper Flower Place, NE **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LT 20 AMENDED PLAT OF THE OVERLOOK AT HIGH DESERT
City Address: 6115 Paper Flower Place, 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) _____

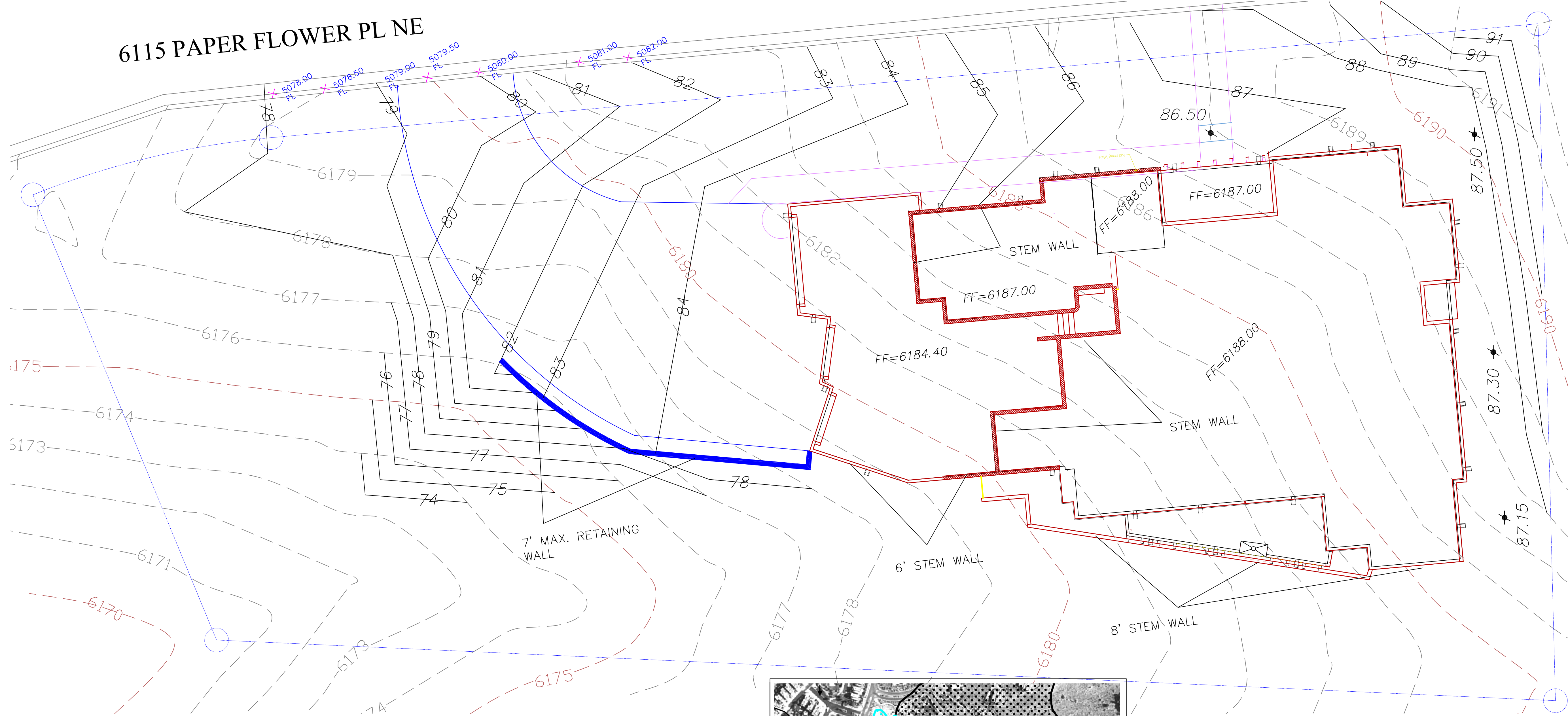
DATE SUBMITTED: 5/2/2023 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

6115 PAPER FLOWER PL NE



VOLUME CALCULATIONS FOR 10 DAY STORM
(FOR THE DISTURBED AREA)

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	27,940.07	0.64142	0.001002

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

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

LAND TREATMENT	PROPOSED	EXISTING
AA = 22.00%	AA = 22.00%	AA = 70.00%
AB = 26.00%	AB = 26.00%	AB = 20.00%
AC = 10.00%	AC = 10.00%	AC = 10.00%
AD = 42.00%	AD = 42.00%	AD = 0.00%

EA = 0.80	P-60 = 2.23
EB = 1.08	P-360 = 2.90
EC = 1.46	P-1440 = 3.65
ED = 2.64	P-10 Day = 5.95

$$E = 1.71 \text{ IN (PROPOSED/ON-SITE)}$$
$$E = 0.92 \text{ IN (EXISTING)}$$

A = 2.20 CFS/AC
B = 2.92 CFS/AC
C = 3.73 CFS/AC
D = 5.25 CFS/AC

$$\text{TOTAL QP} = Q_{PA} \cdot AA + Q_{PB} \cdot AB + Q_{PC} \cdot AC + Q_{PD} \cdot AD$$
$$= 2.45 \text{ CFS (PROPOSED/ON-SITE)}$$
$$= 1.60 \text{ CFS (EXISTING/ON-SITE)}$$

LEGAL DESCRIPTION:
LT 20 AMENDED PLAT OF THE OVERLOOK AT HIGH DESERT
ADDRESS: 6115 PAPER FLOWER PL NE ALBUQUERQUE NM 87111

Location

This site is Lot 20 amended plat of the Overlook At High Dessert located at 6115 PAPER FLOWER PL NE. See attached portion of the Vicinity Map for exact location.

Purpose

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

Existing Drainage Conditions

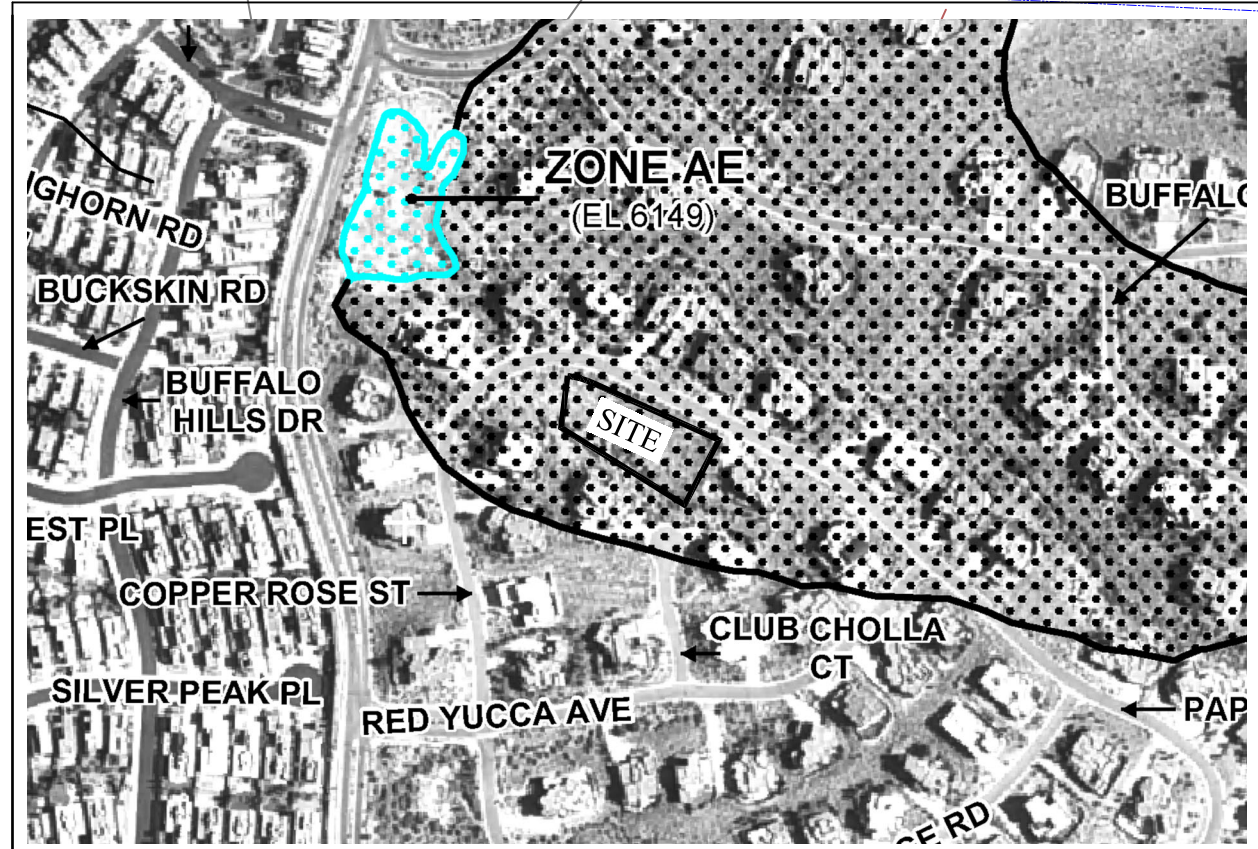
The site falls within the Overlook At High Dessert grading and drainage plan and drains north to south and then west. The site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan

The site will drain per the Overlook At High Dessert grading and drainage plan as its current drainage pattern to the south and then west.

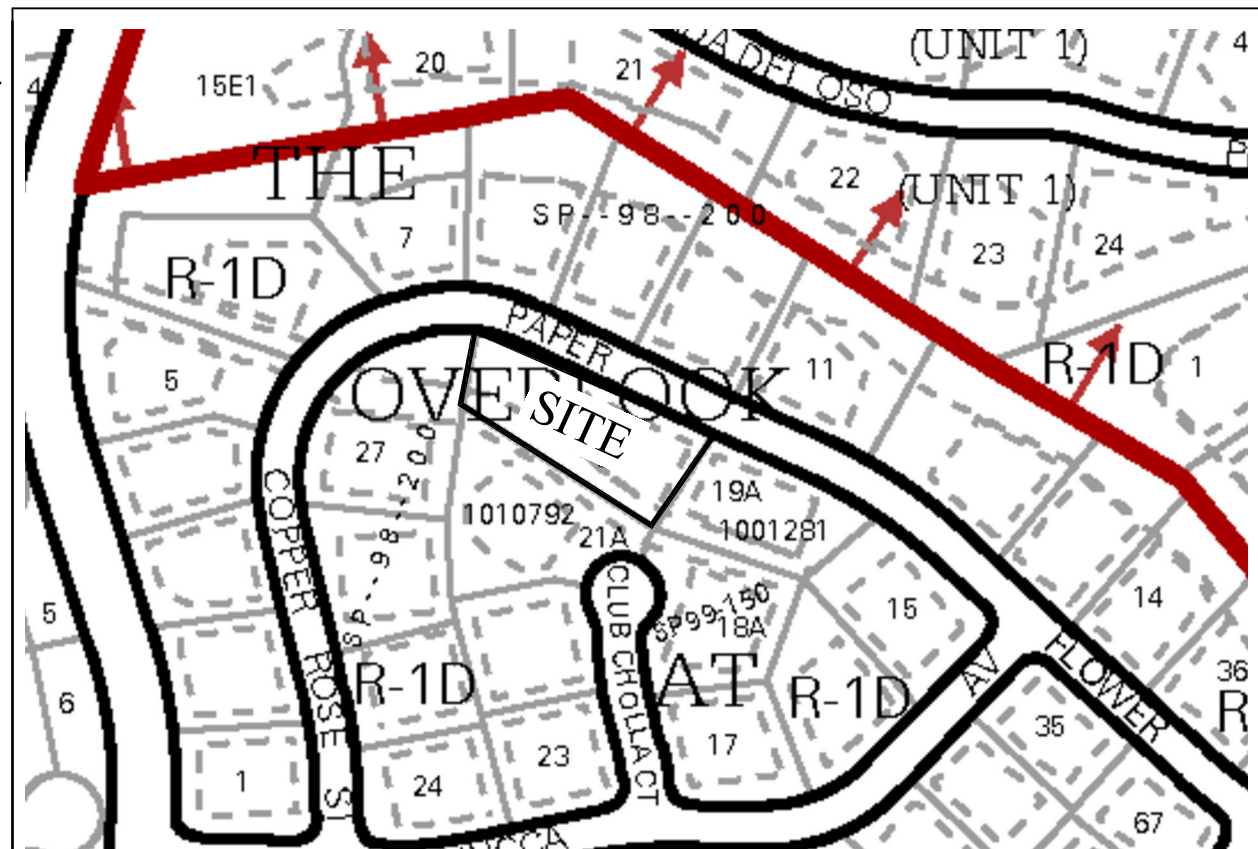
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE EROSION PROTECTION PLAN.



FIRM MAP:

35001C0163H



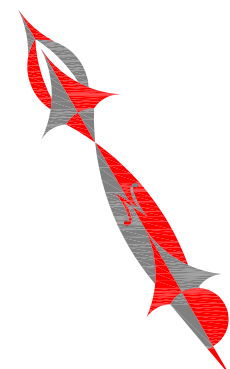
VICINITY MAP:

E-23-Z

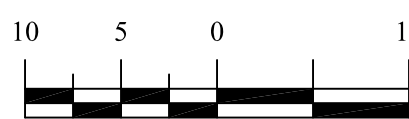


LEGEND

- 5030--- EXISTING CONTOUR (MAJOR)
- 5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- ✕ 42.70 PROPOSED SPOT ELEVATION
- ✕ 5029.16 EXISTING GRADE
- ✕ 5075.65 EXISTING FLOWLINE ELEVATION
- 42.40 AS-BUILT GRADES
- 42.45 AS-BUILT SPOT ELEVATIONS



GRAPHIC SCALE



SCALE: 1"=10'



REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION
AND ENGINEERING, LLC

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

6115 PAPER FLOWER PL NE
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
WHITE OAKS_GD.dwg	SH-B	4/12/2023	1