

CITY OF ALBUQUERQUE



April 10, 2018

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

RE: **Lots 44A and 42A, Oxbow Bluff
Grading Plan
Engineer's Stamp Date 3/29/18
Hydrology File: G11D014G**

Dear Mr. Biazar:

Based on the information provided in your submittal received 4/2/18, the Grading Plan is approved for Grading Permit and Preliminary Plat.

Prior to Building Permit and Final Plat:

1. The site will need to be graded and Pad Certifications will be required prior to Hydrology approving the residential Building Permits and final sign-off of the Final Plat.

Prior to Certificate of Occupancy:

2. Engineer's Certification, per the DPM Checklist, will be required to ensure the ponds and grades remained intact following home construction.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Lots 44-A and 42-A, Oxbow Bluff Subdivision Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 44-A and 42-A, Oxbow Bluff Subdivision

City Address: _____

Applicant: SBS CONSTRUCTION AND ENGINEERING, 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: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

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

PRE-DESIGN MEETING?

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 3-30-2018 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



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Location
Lots 42A and 44A are located on the south side of the Cinnamon Teal CourtSee attached portion of Vicinity Map G-11-Z for exact location.

Purpose
The purpose of this plan is to present a grading and drainage solution for new building pads for the purpose of the replat of 3 lots into two lots.

Existing Drainage Conditions
This two lots drain east to west. Lot 42A and 44A fall under the Basin D under the City Drainage number G11-D14. This basin generates 8.43 scf for 2.91 acre (2.90 cfs / ac).

Proposed Conditions and On-Site Drainage Management Plan
Under the proposed conditions Lot 44A will drain to a 1st flush pond and then to Cinnamon Teal Court. Lot 42A is lower than cul-de-sad and will be retention pond with a 100-yr/10-day volume.

- 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

- GENERAL NOTES:**
- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
 - 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 8_G11, HAVING AN ELEVATION OF 5116.009 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 CON-SIDERATIONS.
 - 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 5000 TO ALL PROPOSED SPOT ELEVATIONS.

LOT 42A AREA=27,714.52 SF (0.63624 AC)
(This area does not the drainage easement to the east)

LOT 44A AREA=37,852.79 SF (0.86897 AC)

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

V-360 = Weighted E (AA + AB + AC + AD)/12

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

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

PROPOSED LAND TREATMENT LOT 42A
AA = 0.00%
AB = 39.00%
AC = 39.00%
AD = 22.00%

Q-360 = 1.83 CFS

1ST FLUSH VOL. REQUIRED = 172.75 CF

Weighted E = 1.0808

V-360 = 0.0573 AC-FT
AD = 0.1400 AC
V-10 DAY (REQUIRED) = 0.0745 AC-FT = 3,243.06 CF

PROPOSED LAND TREATMENT LOT 44A
AA = 0.00%
AB = 37.00%
AC = 37.00%
AD = 26.00%

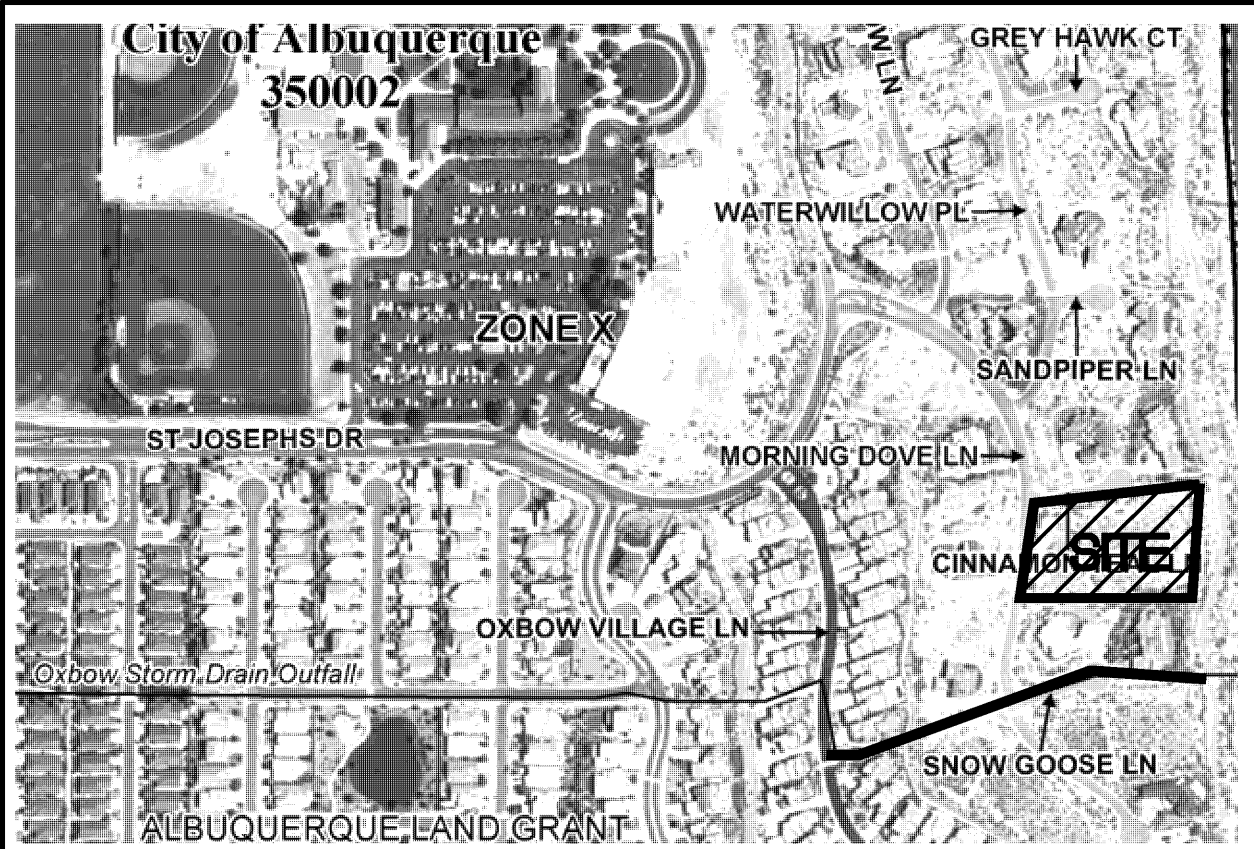
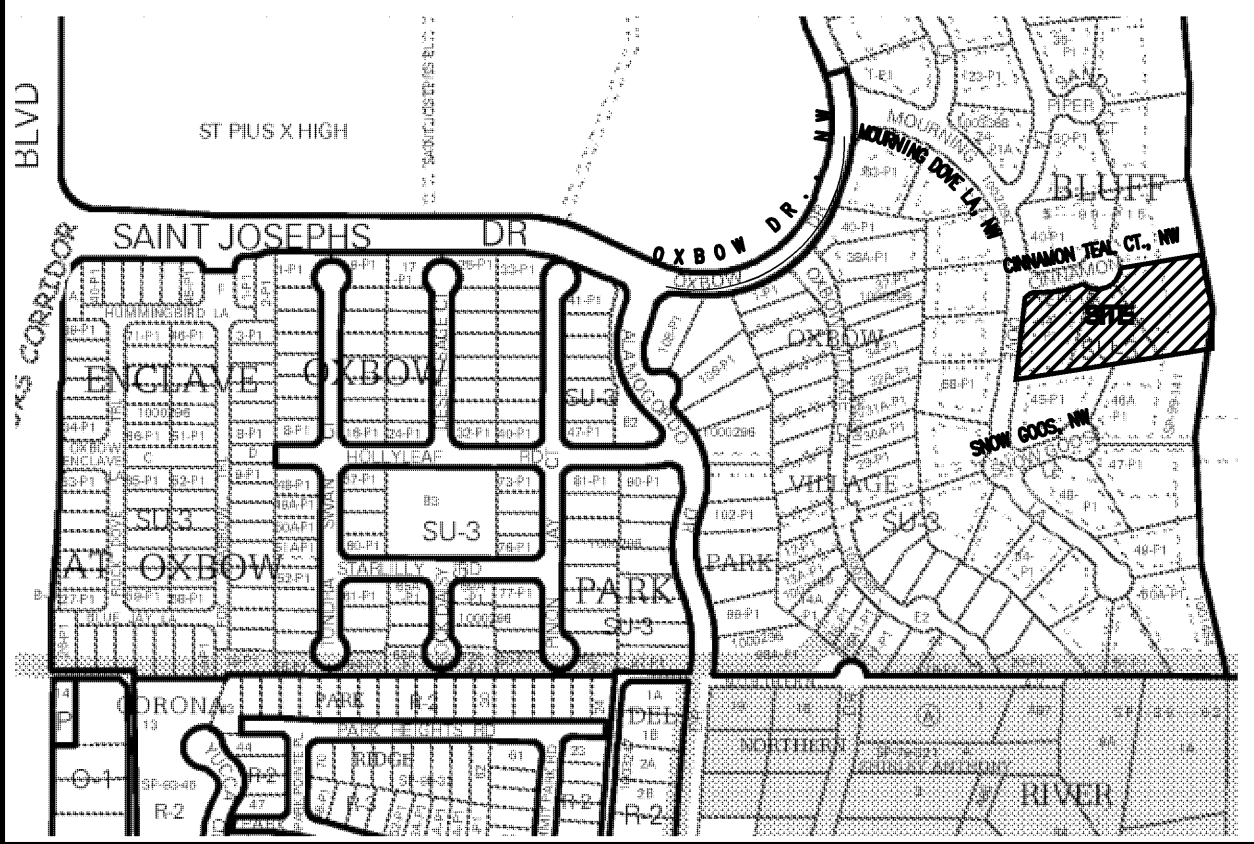
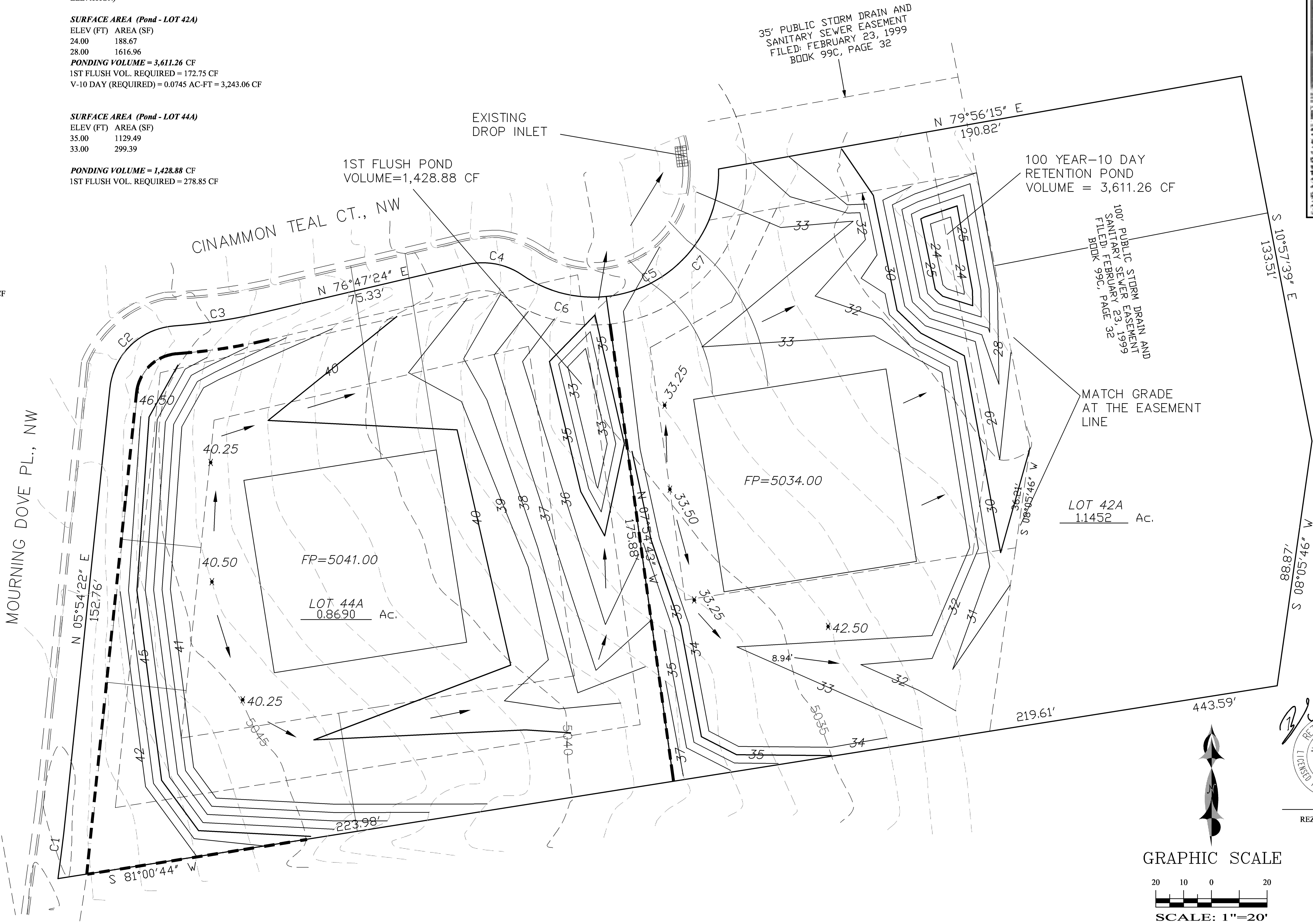
Q-360 = 2.56 CFS

1ST FLUSH VOL. REQUIRED = 278.85 CF

POND CALCULATIONS
 $VOL = (TOP AREA + BOTTOM AREA) / 2 * (TOP ELEVATION - BOTTOM ELEVATION)$

SURFACE AREA (Pond - LOT 42A)
ELEV (FT) AREA (SF)
24.00 188.67
28.00 1616.96
PONDING VOLUME = 3,611.26 CF
1ST FLUSH VOL. REQUIRED = 172.75 CF
V-10 DAY (REQUIRED) = 0.0745 AC-FT = 3,243.06 CF

SURFACE AREA (Pond - LOT 44A)
ELEV (FT) AREA (SF)
35.00 1129.49
33.00 299.39
PONDING VOLUME = 1,428.88 CF
1ST FLUSH VOL. REQUIRED = 278.85 CF



FIRM MAP: FM35001C0114H
LEGAL DESCRIPTION:
LOTS 42, 43 AND 44, OXBOW BLUFF SUBDIVISION
CONTAINING 2.0142 ACRES

- 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
 - 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
 - ✕ 5141.50 AS-BUILT SPOT ELEVATIONS
 - FP=5142.25



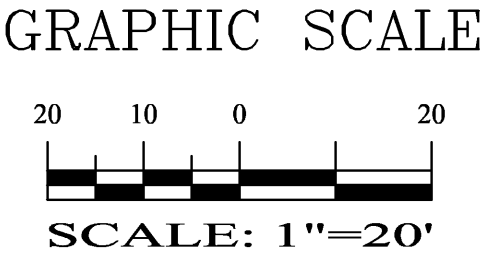
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P.E. #11814

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-3570

**LOTS 44-A AND 42-A
OXBOW BLUFF SUBDIVISION
GRADING PLAN**

DRAWING: 201806-GD.DWG	DRAWN BY: SH-B	DATE: 3-1-2018	SHEET # 1
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LAST REVISION: 2/29/2018

