

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 15, 2025

Reza Afaghpour, PE  
SBS Construction and Engineering  
7632 William Moyers Ave, NE  
Albuquerque, NM 87122

**RE: 1329 Cordova Ave NW, Albuquerque, NM 87107**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 4/13/2025**  
**Hydrology File: G13D047**  
**ABQ-PLAN File: HYDR-2025-00126**

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 4/14/2025, the Grading and Drainage Plan is approved for Grading Permit and Building Permit. 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:**

Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or [tchen@cabq.gov](mailto:tchen@cabq.gov).

Sincerely,

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



Location

This site is Lot 11, Menaul Place Subdivision located at 1329 Cordova Ave NW, Albuquerque, NM 87107.

Purpose

The purpose of this plan is to present a grading and drainage solution for the new Garage/Shop building.

Existing Conditions

The site if fairly flat, and does not fall within a 100-Year flood plain. See attached portion of the floodplain maps 35001C0141G for the location of the site. The site flows to Cordova Avenue and down south to Phoenix Ave.

Proposed Conditions and On-Site Drainage Management Plan

The runoff under the development conditions will drain the same as existing conditions. A 100-year/10-day volume is provided for the new impervious area.

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, 1985.
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.
8. ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE EROSION PROTECTION.

VOLUME CALCULATIONS FOR 10 DAY STORM

ZONE 2

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

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

$$\text{NEW BUILDING AREA} = 2,880.00 \text{ CF}$$

PROPOSED	ALLOWABLE
AA = 5.00%	AA = 43.00%
AB = 45.00%	AC = 20.00%
AC = 10.00%	AB = 20.00%
AD = 40.00%	AD = 17.00%

EA = 0.62	P-60 = 1.78
EB = 0.80	P-360 = 2.29
EC = 1.03	P-1440 = 2.59
ED = 233	P-10 Day = 3.62

$$V-360 = 559.20 \text{ CF (PROPOSED)}$$
$$V-10 \text{ DAY} = 878.40 \text{ CF (PROPOSED)}$$

$$\text{PONDING VOL REQUIRED:}$$
$$V = 878.40 \text{ CF}$$

PONDING VOLUME PROVIDED

$$\text{RETENTION POND}$$
$$\text{TOP AREA} = 1,303.45 \text{ (@ } 5,865.35)$$
$$\text{BOTTOM AREA} = 564.79 \text{ (@ } 5,864.35)$$
$$\text{DEPTH} = 1.0$$
$$\text{VOLUME} = (1,303.45 + 564.79)/2 * 2 = 934.12 \text{ CF}$$

$$\text{PONDING VOLUME REQUIRED} = 878.40 \text{ CF}$$

PONDING VOLUME PROVIDED

$$\text{TOTAL VOLUME PROVIDED} = 2,880.00 \text{ CF}$$

90TH PERCENTILE RAIN EVENT - VOLUME REQUIREMENTS

$$\text{VOLUME REQUIRED} = 0.615/12 \times 2,880.00 = 147.60 \text{ CF}$$



35001C0331H

VICINITY MAP:

G-13-Z

LEGAL DESCRIPTION:

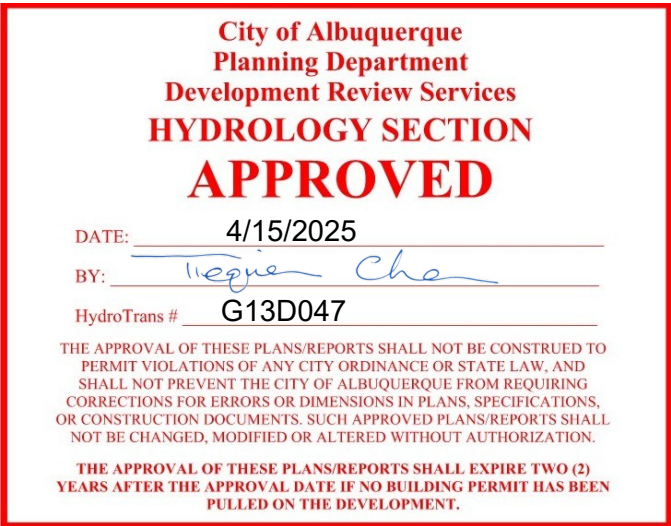
LOT 11, MENAUL PLACE SUBDIVISION

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.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

LEGEND

—	BOUNDARY LINE
• 4900.00	PROPOSED SPOT ELEVATION
× 5265.16	EXISTING GRADE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TOP OF RETAINING WALL
	TOP OF FOOTING
	AS-BUILT GRADE

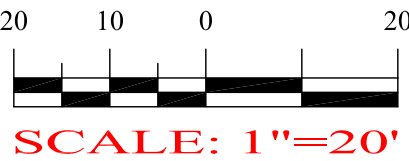


SBS CONSTRUCTION AND ENGINEERING, LLC

REZA AFAGHPOUR  
P.E. #11814

7632 WILLIAM MOYERS AVE., NE  
ALBUQUERQUE, NEW MEXICO 87122  
(505)804-5013

GRAPHIC SCALE



1329 CORDOVA AVE. NW  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
1329 CORDOVA AVE_GD.DWG	SBB	4/13/2025	1 OF 1