

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

November 15, 2021

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

**RE: 4100 Yale Blvd. NE**  
**Temporary C.O. - Accepted**  
**Engineer's Certification Date: 11/12/21**  
**Engineer's Stamp Date: 11/24/17**  
**Hydrology File: G16D095F**

Dear Mr. Biazar:

PO Box 1293

Based solely on the Certification received 11/15/21, this certification is approved in support of Temporary Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

Sincerely,

NM 87103

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** FOUNTAIN HILLS PLAZA ASSISTED LIVING **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** G16D095F  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACT A-1, KLINE INDUSTRIAL PARK  
**City Address:** 4100 YALE BLVD., NE

**Applicant:** SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR  
**Address:** 7632 WILLIAM MOYERS AVE., NE, ALBUQUERQUE, NM 87122  
**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  
TEMP. CO REQUEST  
☐ 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:** 11-11-2021 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

November 11, 2020

Mr. Ernest Armijo, PE  
Principal Engineer, Hydrology Dept.  
Development Review Services  
City of Albuquerque Planning Department  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

RE: 4100 Yale Blvd., NE, Hydrology File# G16D095F

Dear Mr. Armijo;

We are requesting a 30 day temporary certificate of occupancy for 4100 Yale Blvd., NE, Hydrology File# G16D095F. We have visited the site and most of the site work is complete. All the curb and gutters, asphalt, landscaping are completed. There are just few little punch list items that needs to be done. They should be done by next week and we will be request a final certificate of occupancy. The owner has an emergency and is requesting a temporary C. O.

If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,



Shawn Biazar, Managing Member

RUNOFF CALCULATIONS FOR 100 YEAR/6 HOUR STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI <sup>2</sup> )
ON-SITE	123,517.39	2.83557	0.004431

$E = EA(AA) + EB(AB) + EC(AC) + ED(AD)$   
 $AA + AB + AC + AD$

$V-360 = \text{Weighted } E (AA + AB + AC + AD)/12$

EA = 0.53  
EB = 0.78  
EC = 1.13  
ED = 2.12

LAND TREATMENT

EXISTING DEVELOPED  
AA = 0.00% AB = 0.00%  
AB = 100.00% AB = 10.00%  
AC = 0.00% AC = 10.00%  
AD = 0.00% AD = 80.00%

EXISTING Weighted E = 0.78  
DEVELOPED Weighted E = 1.89

V360 (EXISTING) = 8,028.63 CF  
V360 (DEVELOPED) = 19,423.11 CF  
V360 (INCREASED) = 11,394.48 CF

A = 1.56 CFS/AC  
B = 2.28 CFS/AC  
C = 3.14 CFS/AC  
D = 4.70 CFS/AC

$TOTAL QP = QPA AA + QPB AB + QPC AC + QPD AD$

QP (EXISTING) = 6.47 CFS

QP (DEVELOPED) = 12.20 CFS

QP (INCREASED) = 5.73 CFS

BASIN	AREA (SF)	AREA (AC)	AREA (MI <sup>2</sup> )
OFFSITE	44,437.75	1.02015	0.001594

$E = EA(AA) + EB(AB) + EC(AC) + ED(AD)$   
 $AA + AB + AC + AD$

$V-360 = \text{Weighted } E (AA + AB + AC + AD)/12$

EA = 0.53  
EB = 0.78  
EC = 1.13  
ED = 2.12

LAND TREATMENT

EXISTING  
AA = 0.00%  
AB = 23.00%  
AC = 23.00%  
AD = 54.00%

EXISTING Weighted E = 1.58

V360 (EXISTING) = 5,866.15 CF

A = 1.56 CFS/AC  
B = 2.28 CFS/AC  
C = 3.14 CFS/AC  
D = 4.70 CFS/AC

$TOTAL QP = QPA AA + QPB AB + QPC AC + QPD AD$

QP (EXISTING) = 3.86 CFS

POND CALCULATIONS

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

SURFACE AREA (Pond A)	ELEV (FT)	AREA (SF)
45.00	41.99	34.66
48.00	41.99	408.18
49.00	272.98	

$PONDING VOLUME = 157.79 CF$

SURFACE AREA (Pond B)	ELEV (FT)	AREA (SF)
40.78	172.83	
41.78	659.29	
42.78	1,431.46	

$PONDING VOLUME = 1,461.44 CF$

SURFACE AREA (Pond C)	ELEV (FT)	AREA (SF)
36.60	240.36	
40.60	1,676.81	

$PONDING VOLUME = 3,834.34 CF$

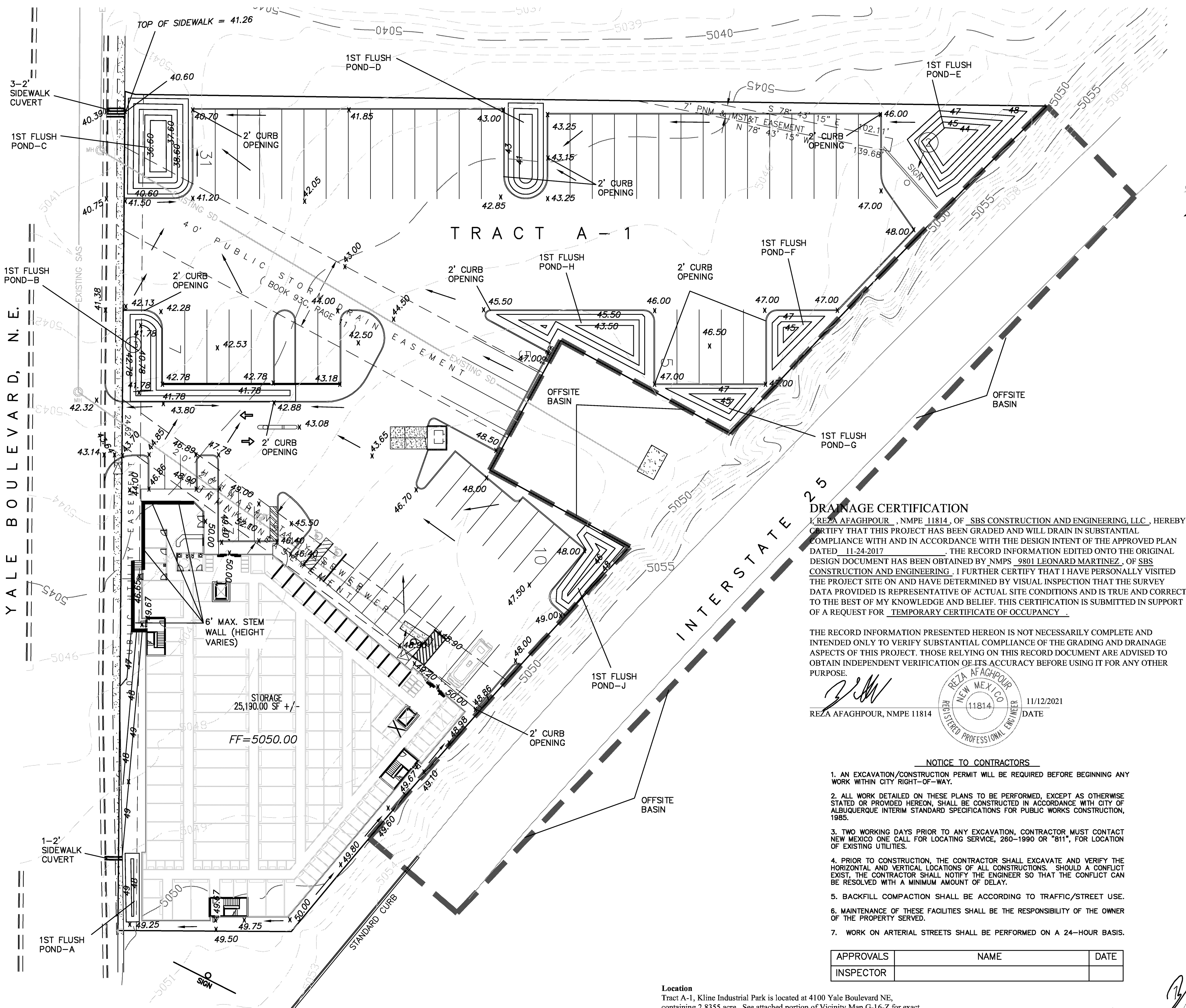
SURFACE AREA (Pond D)	ELEV (FT)	AREA (SF)
41.00	256.09	
43.00	898.66	

$PONDING VOLUME = 1,154.75 CF$

SURFACE AREA (Pond E)	ELEV (FT)	AREA (SF)
44.00	271.43	
47.00	1,283.64	

$PONDING VOLUME = 2,332.61 CF$

**TOTAL PONDING VOLUME PROVIDED** = 12,119.38 CF  
V360 (INCREASED UNDER DEVELOPED CONDITIONS) = 12,555.00 CF  
1ST FLUSH VOLUME = IMPERVISOU AREA (0.82x123,893.21)x0.34/12 = 5,356.23 CF



DRAINAGE CERTIFICATION

I, REZA AFAGHPUR, NMPE 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY 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 11-24-2017. 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

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  
11/12/2021  
DATE

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 NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", 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.

APPROVALS	NAME	DATE
INSPECTOR		

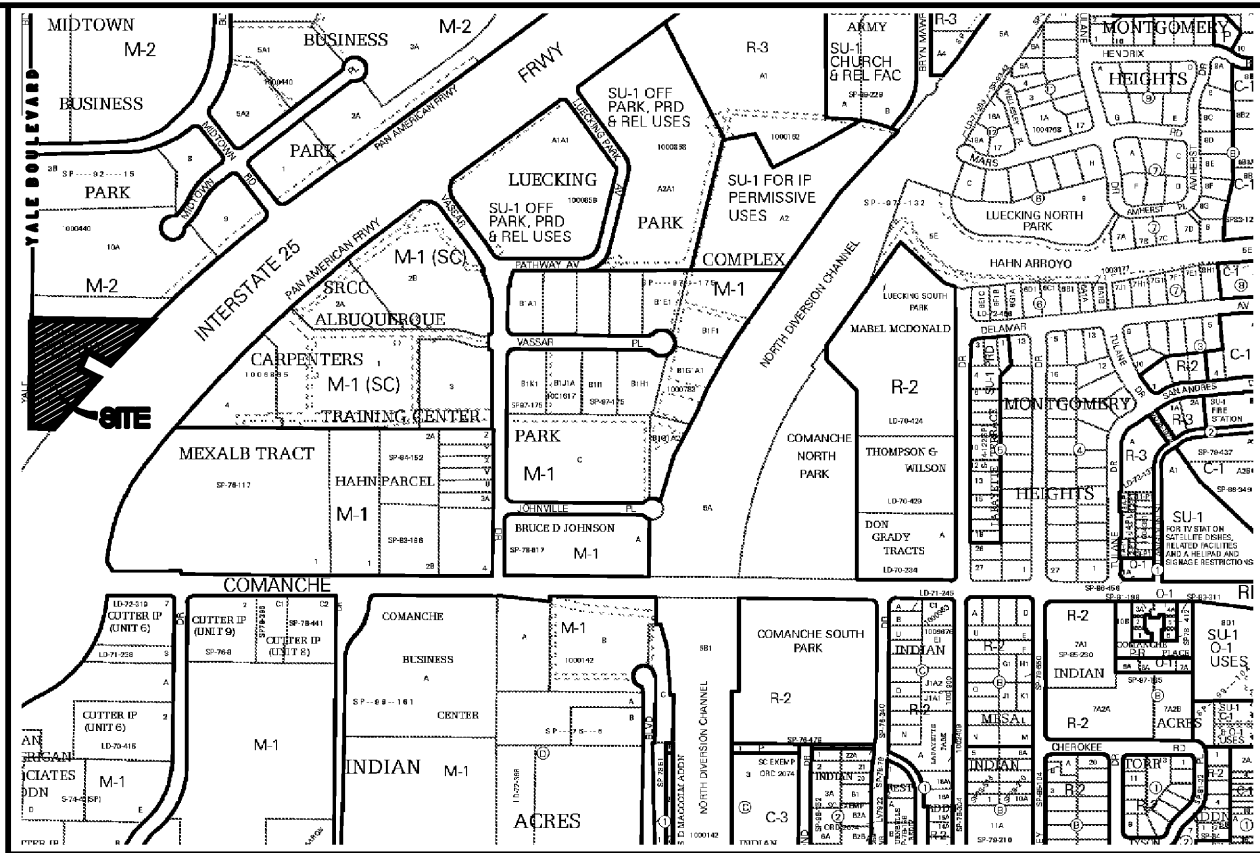
**Location**  
Tract A-1, Kline Industrial Park is located at 4100 Yale Boulevard NE, containing 2.8355 acre. See attached portion of Vicinity Map G-16-Z for exact location.

**Purpose**  
The purpose of this drainage report is to present a grading and drainage solution for new building and improvements with this tract of land.

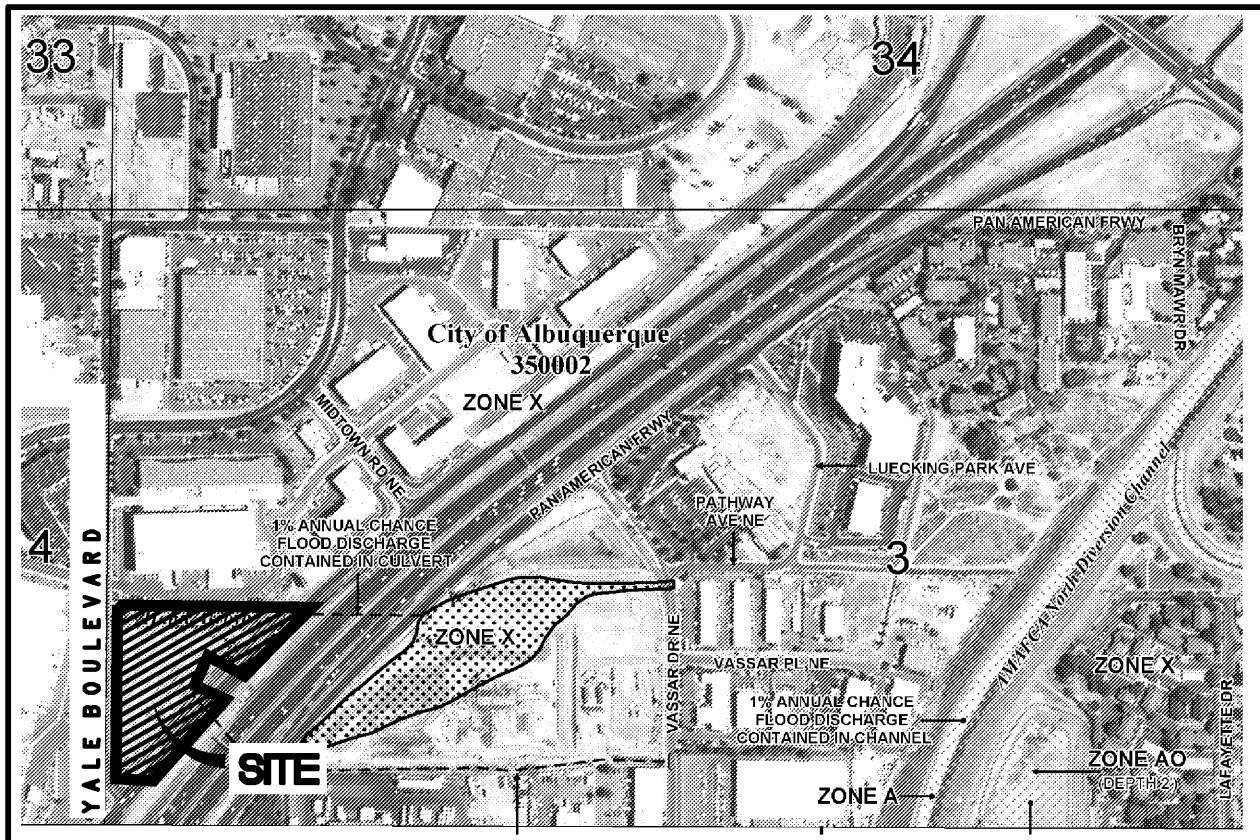
**Existing Drainage Conditions**  
The site drains from east to west to Yale Boulevard and north to the exiting earthen channel to the north. There is an offsite basin from the east (State Highway right-of-way) that drains west to the site at a flow rate of 3.86 cfs. This site does not fall within a 100 year floodplain. See attached portion of the FIRM map for the location of the site.

**Proposed Conditions and On-Site Drainage Management Plan**  
The offsite runoff will continue to drain through this site. The runoff will be intercepted by a number of retention ponds/1st flush ponds. After that to runoff from this site will drain to Yale Boulevard via 3-2' sidewalk culverts. The runoff on Yale Boulevard will be intercepted by a series of storm drain inlets.

**Calculations**  
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.



VICINITY MAP: G-16-Z



FIRM MAP: 35001C0138H

LEGAL DESCRIPTION:

TRACT A-1, KLINE INDUSTRIAL PARK  
CONTAINING 2.8355 ACRE  
ADDRESS: 4100 YALE BOULEVARD NE, ALBUQUERQUE

LEGEND

BOUNDARY LINE	EXISTING SEWER
EASEMENT LINE	EXISTING STORM DRAIN
EXISTING SAS	EXISTING CURB & GUTTER
EXISTING SD	CHAIN LINK FENCE
	EXISTING SIDEWALK
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING DROP INLET



REZA AFAGHPUR  
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

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

STORAGE BUILDING  
4100 YALE BOULEVARD NE  
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201726-GD.DWG	SDR	10/29/2017	1

GRAPHIC SCALE



LAST REVISION: 11-24-2017