

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 9, 2025

Shawn Biazar, P.E.  
SBS Construction and Engineering, LLC  
7632 William Moyers Avenue, NE  
Albuquerque, NM 87114

**RE: 4400 Canyon Ct. NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 06-25-2024**  
**Hydrology File: G23D023**  
**Case # HYDR-2025-00237**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 07/03/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. 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.

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), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: 4400 Canyon Ct., NE Hydrology File # \_\_\_\_\_

Legal Description: Lot 27A, Block 15, Glenwood Hills, Unit 3

City Address, UPC, OR Parcel: 4400 Canyon Ct., NE

Applicant/Agent: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 7632 WILLIAM MOYERS AVE., NE ALBUQUERQUE, NM 87122 Phone: 505-804-5013

Email: AECLLC@AOL.COM

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☒ RESIDENCE  
☐ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 7-3-25



LOT 27A, BLOCK 15, GLEENWOOD HILLS, UNIT 3, is located at 4400 Canyon Ct., NE containing 0.5651 acre. See attached Vicinity Map G-23-Z for exact location.

The owner of this property is in process of remodeling the building and adding some balcony to the building. Few piers needs to be built to support the balcony. Since the site is so steep, some retaining wall is needed to be built so the column can built. This grading plan will show the location of the retaining walls and some minor grading for the construction of the retaining walls.

This lot is part of the fully developed residential subdivision. All the lots are currently discharging 100% of the developed flow. The site is currently draining into the rear lot. We are adding three retaining walls to be able to accommodate the construction of the piers. See the walls on the plan. The drainage patterns will stay the same. We will provide the first flush ponding on the site as well. Attached will be a detailed retaining wall design with detail wall elevations design by another engineering firm.

| <i>BASIN</i> | <i>AREA (SF)</i> | <i>AREA (AC)</i> | <i>AREA (MI<sup>2</sup>)</i> |
|--------------|------------------|------------------|------------------------------|
| ON-SITE      | 24614.17         | 0.5651           | 0.000829                     |

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

$$V-360 = E (AA + AB + AC + AD)$$

EA = 0.76  
EB = 0.95  
EC = 1.20  
ED = 3.34

P-60 = 1.96  
P-360 = 2.64  
P-1440 = 3.60  
P-10 Day = 6.72

AA = 66.00%  
AB = 10.00%  
AC = 5.00%  
AD = 19.00%

**E = 1.2912 IN**  
**V-360 = 0.0608 AC-FT**  
**AD = 0.1074 AC**  
**V-10 DAY = 0.0933 AC-FT**  
**V-10 DAY = 4,063.18 CF**

FIRST FLUSH PONDING REQUIREMENT IMPERVIOUS AREA = 4,675.00 SF  
FIRST FLUSH VOL. REQL. = 0.42" x 4,975.00 / 12 = 174.12 CF

TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.42 INCHES x IMPERVIOUS AREA =  
(0.26/12 x 4,975.00) = 174.12 CF

TOTAL POND AREA PROVIDED =  
PONDING CALCULATIONS:

POND A: AREA @ TOP = 380.00, AREA @ BOTTOM = 135.00  
POND VOLUME =  $(380.00+135.00)/2*0.75' = 193.13$  CF



G-23-Z

CONTAINING: 24,614.17 SF (0.5651 ACRE )

CITY BNCHMARK ACS MONUMENT "17-G22" HAVING AN ELEVATION OF 5917.74 FEET.

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 14-J22, HAVING AN ELEVATION OF 5576.441 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 5500 TO ALL PROPOSED SPOT ELEVATIONS.

Diagram illustrating a road cross-section with various elevation points and features:

- 50:30**: Slope of the road surface.
- EXISTING CONTOUR (MAJOR)**: Major existing contour line.
- EXISTING CONTOUR (MINOR)**: Minor existing contour line.
- BOUNDARY LINE**: Line separating the road from the adjacent area.
- PROPOSED SPOT ELEVATION**: Proposed elevation at a specific point.
- EXISTING GRADE**: Existing ground surface elevation.
- EXISTING FLOWLINE ELEVATION**: Elevation of the existing water flow line.
- PROPOSED RETAINING WALL**: Proposed wall structure.
- BOTTOM OF CHANNEL**: Elevation at the bottom of the channel.
- TOP OF CURB**: Elevation of the top of the curb.
- TOP OF ASPHALT**: Elevation of the top of the asphalt surface.
- H<sub>P</sub>**: High Point.
- AS-BUILT GRADES**: Elevation of the existing ground surface.
- AS-BUILT SPOT ELEVATIONS**: Elevation of specific points on the existing ground surface.



20 10 0 20

SCALE: 1"=20'



REZA AFAGHPOUR  
P.E. #11814

**SBS CONSTRUCTION  
AND ENGINEERING, LLC**

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

4400 CANYON CT., NE  
GRADING AND DRAINAGE PLAN

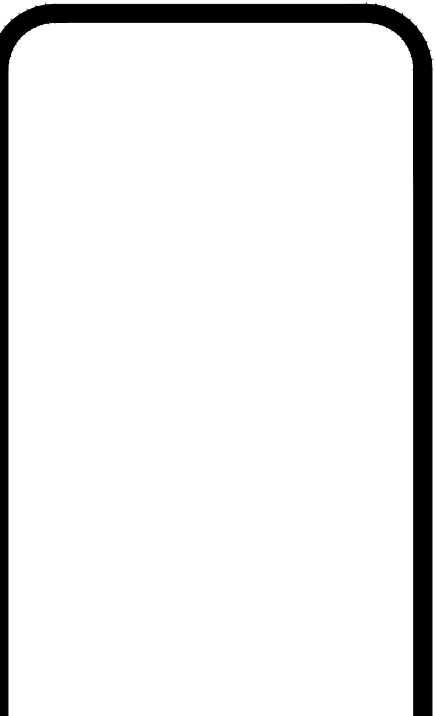
|         |
|---------|
| SHEET # |
|---------|

1

LAST REVISION: 09-27-2024



|                  |    |
|------------------|----|
| RETAINING WALLS  | By |
| JANUARY 31, 2025 |    |
|                  |    |
|                  |    |
|                  |    |
|                  |    |
|                  |    |
|                  |    |
|                  |    |
|                  |    |
|                  |    |



**Curtis Remodel** LK Curtis LLC.

for: LK Curtis LLC.  
215 Central Ave NW  
Albuquerque, NM. 87102  
(505) 243-2808

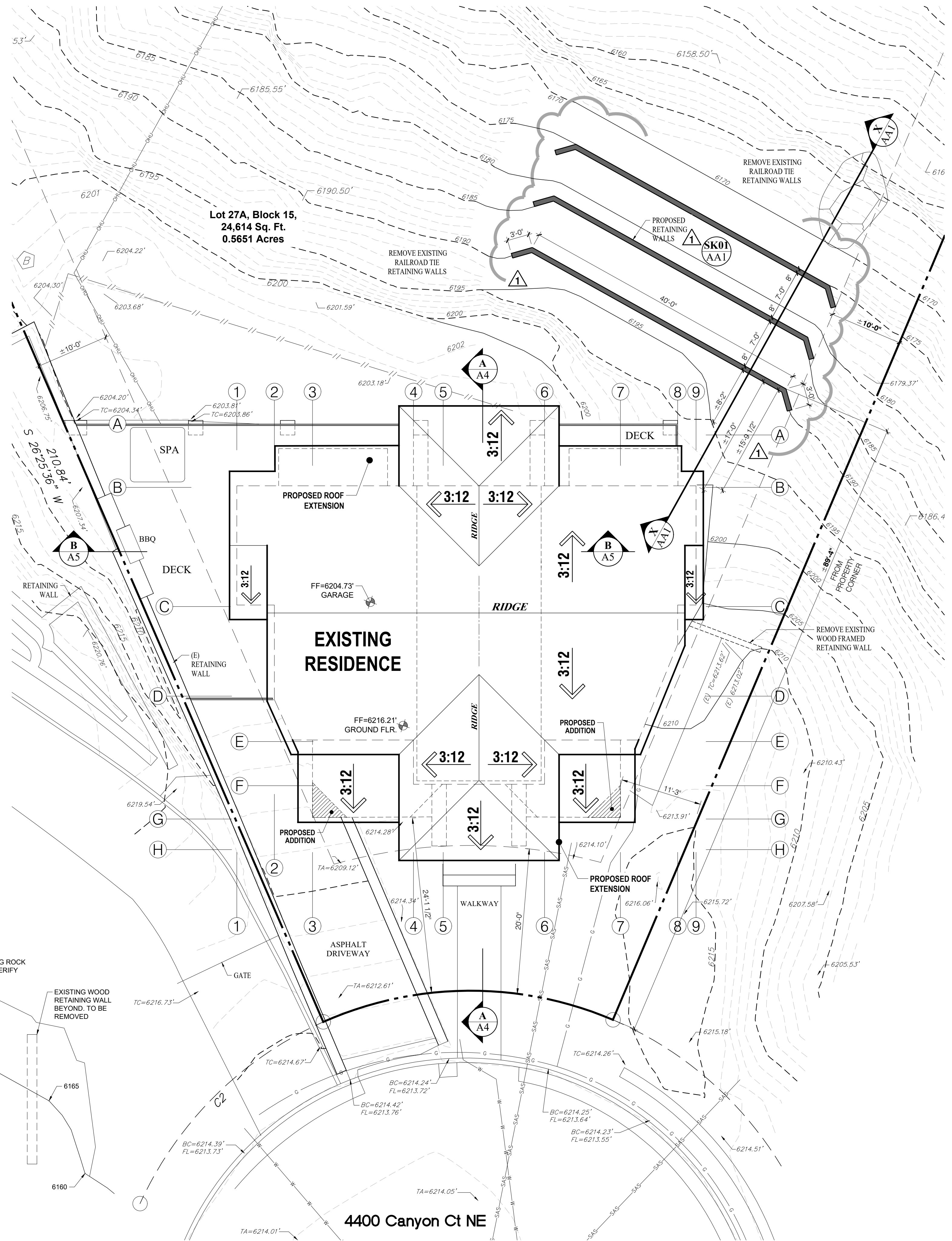
Project Address:  
4400 Canyon Court NE  
Albuquerque, NM. 87111

|         |               |
|---------|---------------|
| Drawn   | SH            |
| Checked | EB            |
| Date    | April 5, 2024 |
| Scale   | As Noted      |
| Job No. | 2019 - 06     |
| Sheet   |               |

**AA1**

of Sheets

**SITE RETAINING WALLS**



**Site Walls Plan**

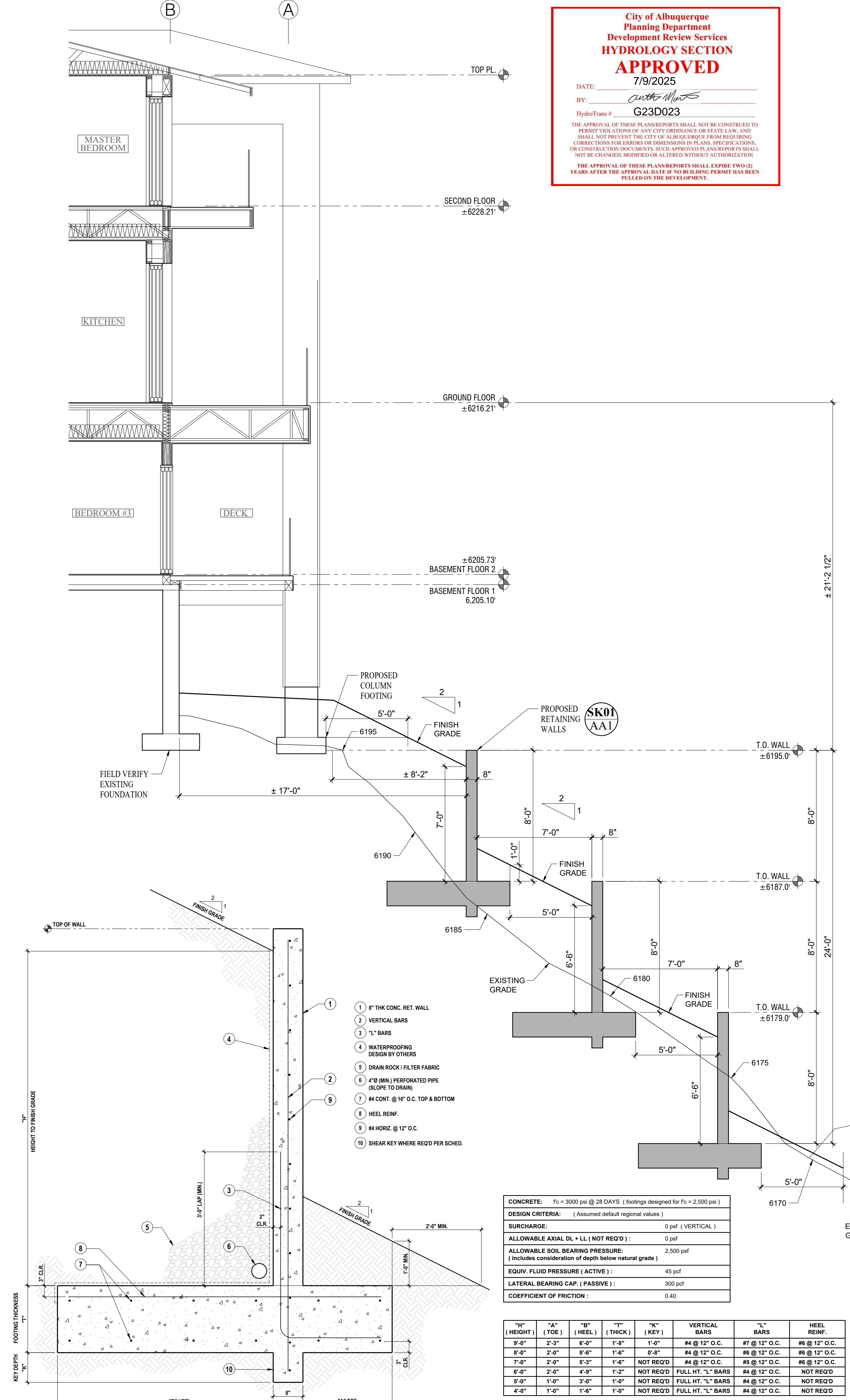
SCALE: 1/8" = 1'-0"

SITE INFORMATION PROVIDED BY OWNER FROM  
CSI - CARTESIAN SURVEYS INC.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 7/9/2025  
BY: [Signature]  
HydroTrans #: G23D023

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO  
IMPLY ENDORSEMENT OF ANY CITY ORDINANCE OR STATE LAW, AND  
SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING  
CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS,  
OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL  
NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2)  
YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN  
FILED ON THE DEVELOPMENT.



**Detail SK-01**

SCALE: N.T.S.

**Site Wall Section XX**

SCALE: 1/4" = 1'-0"

|                                      |  |
|--------------------------------------|--|
| CONCRETE:                            | f <sub>c</sub> = 3000 psi @ 28 DAYS (footings designed for f <sub>c</sub> = 2,500 psi) |
| DESIGN CRITERIA:                     | (Assumed default regional values)  |
| SURCHARGE:                           | 0 psf (VERTICAL)   |
| ALLOWABLE AXIAL DL + LL (NOT REQ'D): | 0 psf  |
| ALLOWABLE SOIL BEARING PRESSURE:     | 2,500 psf<br>(includes consideration of depth below natural grade)                     |
| EQUIV. FLUID PRESSURE (ACTIVE):      | 45 psf   |
| LATERAL BEARING CAP. (PASSIVE):      | 300 psf  |
| COEFFICIENT OF FRICTION:             | 0.40   |

| "H" (HEIGHT) | "A" (TOE) | "B" (HEEL) | "T" (THICK) | "K" (KEY) | VERTICAL BARS     | "L" BARS      | HEEL REIN.    |
|--------------|-----------|------------|-------------|-----------|-------------------|---------------|---------------|
| 9'-0"        | 2'-3"     | 6'-0"      | 1'-4"       | 1'-0"     | #4 @ 12" O.C.     | #7 @ 12" O.C. | #6 @ 12" O.C. |
| 8'-0"        | 2'-0"     | 5'-6"      | 1'-4"       | 0'-8"     | #4 @ 12" O.C.     | #6 @ 12" O.C. | #6 @ 12" O.C. |
| 7'-0"        | 2'-0"     | 5'-3"      | 1'-4"       | NOT REQ'D | #4 @ 12" O.C.     | #5 @ 12" O.C. | #6 @ 12" O.C. |
| 6'-0"        | 2'-0"     | 4'-9"      | 1'-2"       | NOT REQ'D | FULL HT. "L" BARS | #4 @ 12" O.C. | NOT REQ'D     |
| 5'-0"        | 1'-9"     | 3'-9"      | 1'-0"       | NOT REQ'D | FULL HT. "L" BARS | #4 @ 12" O.C. | NOT REQ'D     |
| 4'-0"        | 1'-6"     | 1'-4"      | 1'-0"       | NOT REQ'D | FULL HT. "L" BARS | #4 @ 12" O.C. | NOT REQ'D     |