

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 23, 2020

Reza Afaghpor, P.E.
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

RE: 2633 Floral Rd. NW
Grading & Drainage Plan
Engineer's Stamp Date: 08/26/20
Hydrology File: H13D115

Dear Mr. Afaghpor:

Based upon the information provided in your submittal received 09/08/20, the Grading and Drainage Plan is approved for Building Permit and Grading Permit.

Once the grading is complete, a pad certification will be required prior to release of 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 and the pad certification approval letter.

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 2633 FLORAL ROAD., NW Building Permit #: _____ Hydrology File #: _____

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

Legal Description: TRACT 250A1A, MRGCD MAP 35

City Address: 2633 FLORAL ROAD., NW, ALBUQUERQUE, NM 87104

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: _____

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: 9-1-2020 By: SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location
Tract 250A1A, MRGCD #35, is located at 2633 FLORAL, NW containing 0.4284 acre. See attached portion of Vicinity Map H-12-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for new buildings and improvement for Tract 250A1A, MRGCD #35.

Existing Drainage Conditions
This lot is very flat and drains south into Floral Road, Ave., NW and no other offsite flows enters this site. There are existing block walls all the way around this tract.

Proposed Conditions and On-Site Drainage Management Plan
There are existing block walls all three sides of this lot. We are proposing to retain all the developed flow minus the historical flow. The total volume requirement under this condition is 2,312.54 CF. We are proposing three ponds with total volume provided of 2,340.55 CF which includes the first flush volume requirement of 260.84 CF.

VOLUME CALCULATIONS FOR 10 DAY STORM
(UNDER EXISTING CONDITIONS)

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	18,863.32	0.4285	0.000669

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

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

EA = 0.35
EB = 0.78
EC = 1.13
ED = 2.12

AA = 100.00%
AB = 0.00%
AC = 0.00%
AD = 0.00%

P-60 = 2.01
P-360 = 2.35
P-1440 = 2.75
P-10 Day = 3.95

E = 0.5300 IN
V-360 = 0.0189 AC-FT
AD = 0.0000 AC
V-10 DAY = 0.0189 AC-FT
V-10 DAY = 824.30 CF

$V \text{ (REQUIRED)} = 3,136.84 - 824.30 = 2,312.54 \text{ CF}$

PONDING VOLUME REQUIREMENTS (90TH PERCENTILE/FIRST FLUSH)

$VOLUME \text{ REQUIRED} = 0.34 \text{ INCHES} \times \text{IMPERVIOUS AREA} =$
 $(0.34/12 \times 9,206.00) = 260.84 \text{ CF}$

PONDING VOLUME CALCULATION

TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:

POND A:
AREA @ ELEV. 70.60 = 2113.01 SF
AREA @ ELEV. 69.85 = 937.96 SF
POND VOLUME=(2413.00+937.96)/2*0.85=1424.16 CF

POND B:
AREA @ ELEV. 70.60 = 511.85 SF
AREA @ ELEV. 69.85 = 218.61 SF
POND VOLUME=(531.85+218.61)/2*0.75=232.43 CF

POND C:
AREA @ ELEV. 70.10 = 1112.83 SF
AREA @ ELEV. 69.35 = 711.08 SF
POND VOLUME=(1112.83+711.08)/2*0.75=683.97 CF

TOTAL PONDING VOLUME PROVIDED =
 $1424.16 + 232.43 + 683.97 = 2,340.55 \text{ CF}$

VOLUME CALCULATIONS FOR 10 DAY STORM
(UNDER PROPOSED CONDITIONS)

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	18,863.32	0.4285	0.000669

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

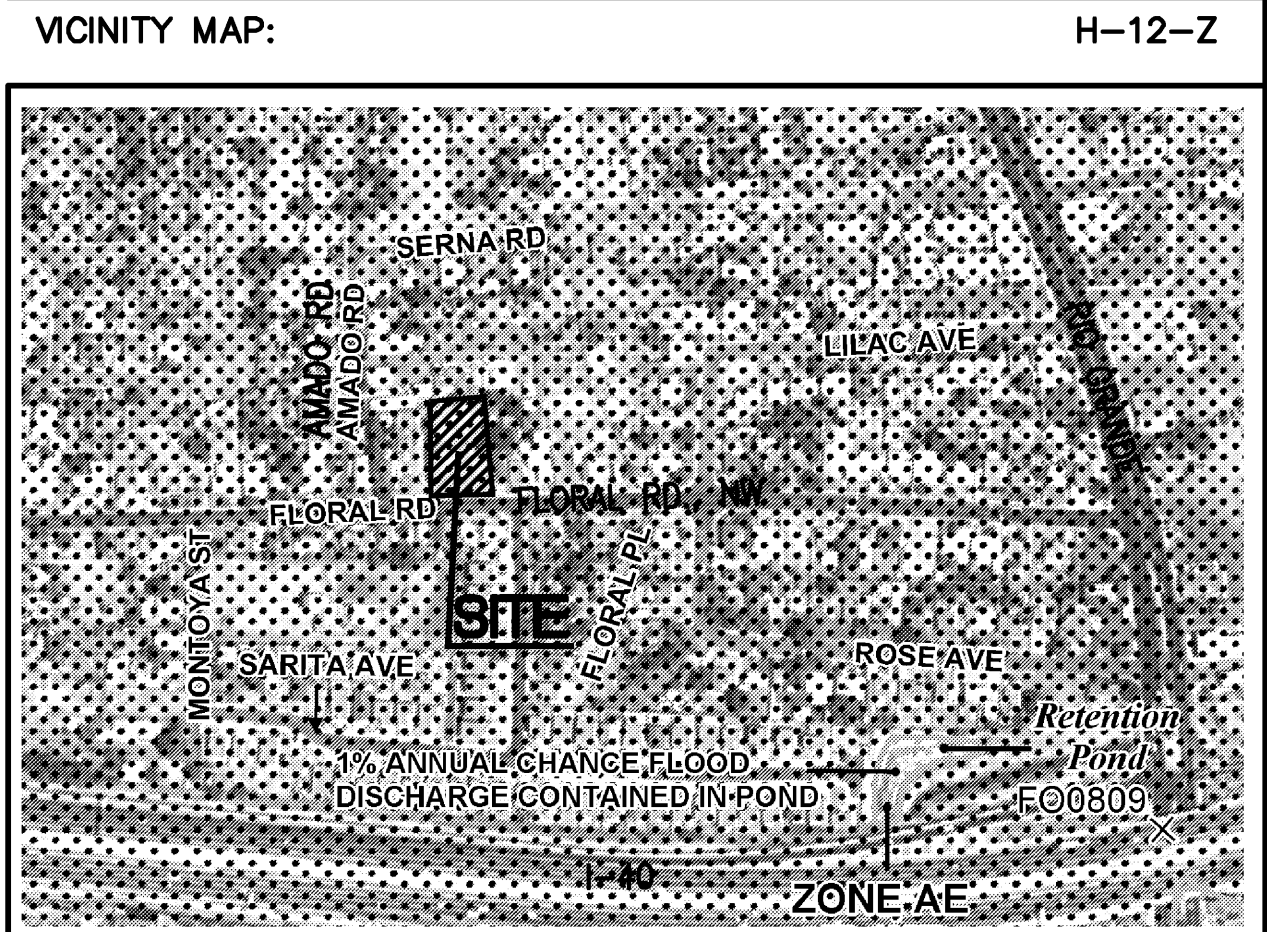
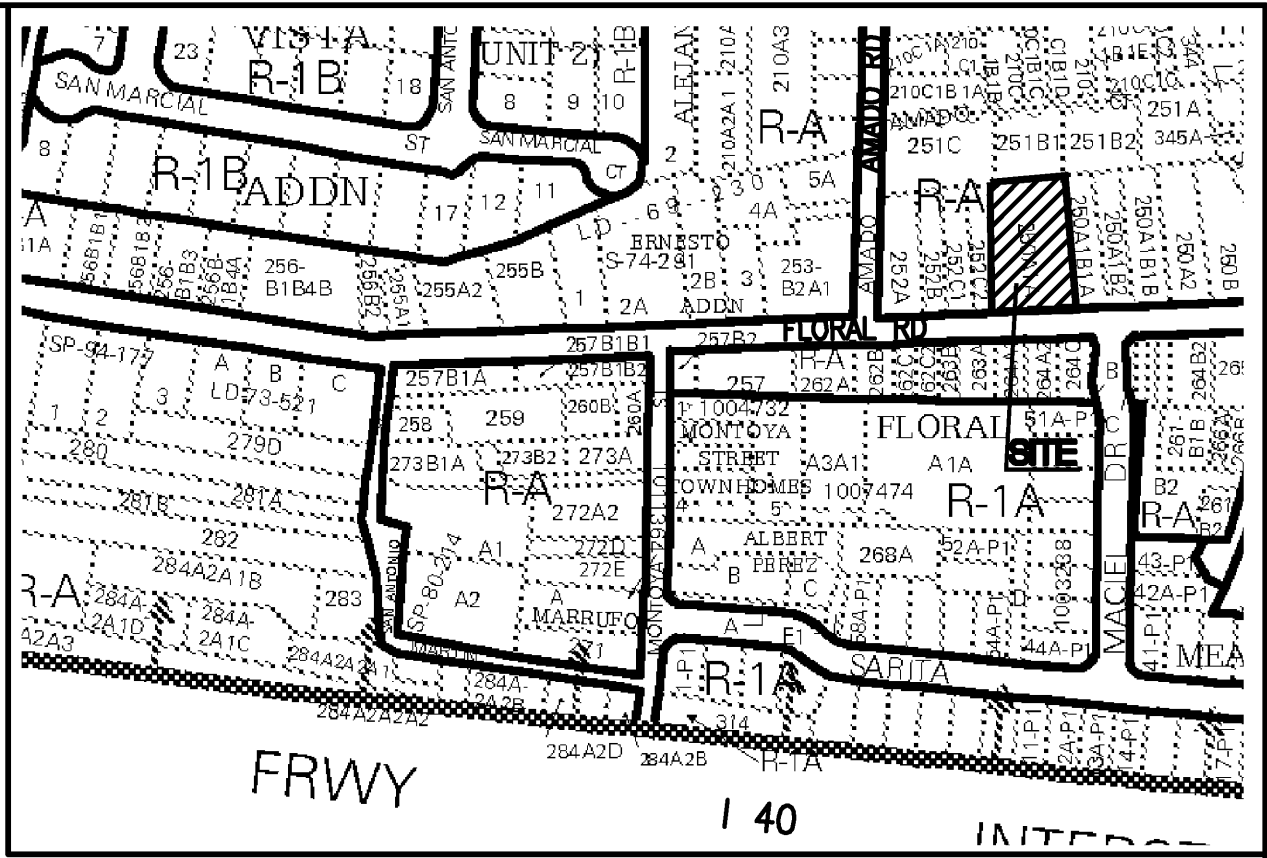
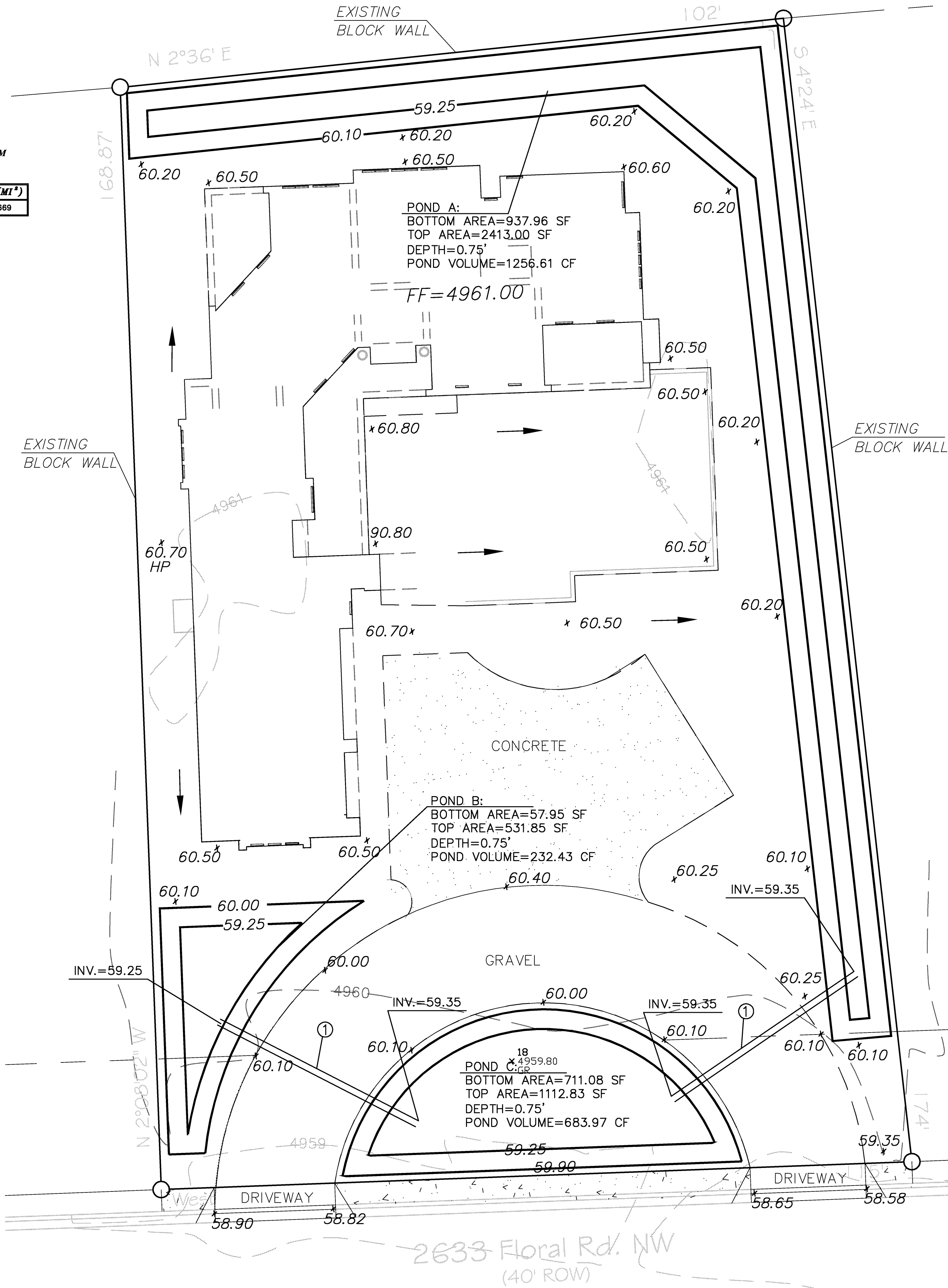
$V-360 = E(AA + AB + AC + AD)$

EA = 0.35
EB = 0.78
EC = 1.13
ED = 2.12

AA = 0.00%
AB = 50.00%
AC = 9.00%
AD = 41.00%

P-60 = 2.01
P-360 = 2.35
P-1440 = 2.75
P-10 Day = 3.95

E = 1.3609 IN
V-360 = 0.0486 AC-FT
AD = 0.1757 AC
V-10 DAY = 0.0720 AC-FT
V-10 DAY = 3,136.84 CF

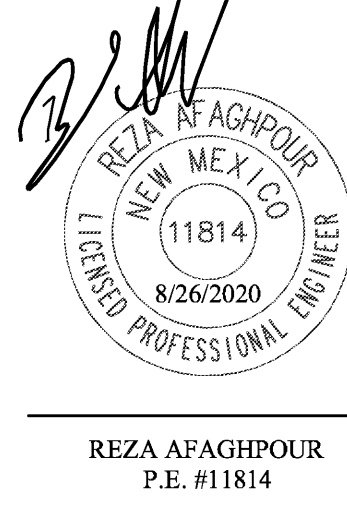
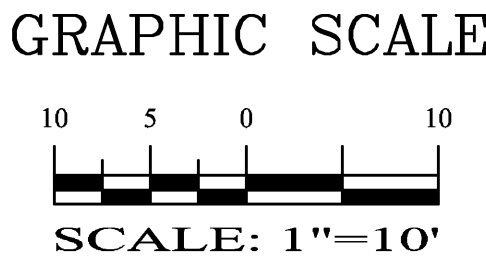


VICINITY MAP: H-12-Z
FIRM MAP: 3F5001C0331H

LEGAL DESCRIPTION:
Tract 250A1A, MRGCD #35
ADDRESS: 2633 FLORAL, NW

LEGEND	
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
X 42.70	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 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
69.77	AS-BUILT SPOT ELEVATIONS

KEYED NOTES:
1. PROPOSED 2-4" STORM DRAIN PIPE, SCHEDULE 40.



SBS CONSTRUCTION AND ENGINEERING, LLC
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-9570

2633 FLORAL ROAD, NW GRADING PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201803-GD.DWG	SH-B	3-6-2018	1