

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 26, 2018

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

**RE: 3308 4th Street Apartment Building
Revised Grading and Drainage Plan
Engineer's Stamp Date: 10/22/18
Hydrology File: H14D109**

Dear Mr. Biazar:

PO Box 1293

Based upon the information provided in your revised submittal received 10/24/2018, the Grading and Drainage Plan is approved for Building Permit, Grading Permit and SO-19 Permit.

Albuquerque

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

NM 87103

Please provide Private Facility Drainage Covenant per Chapter 17 of the DPM prior to Permanent Release of Occupancy for the first flush ponds. Please submit these to the 4th floor of Plaza de Sol. A \$25 fee for each will be required.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 3308 4th Street Apartments Building **Building Permit #:** _____ **Hydrology File #:** H14D109
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 1, BLOCK 2, CENTURY ADDITION
City Address: 3308 4th Street, NW

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: 10-24-2018 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SBS CONSTRUCTION AND ENGINEERING, LLC

October 24, 2018

Mrs. Re'ene C. Brissette, PE CFM
Senior Engineer, Planning Dept.
Development Review Services
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: 3308 4Th Street Apart. Building Grading Plan, Hydrology File# H14D109

Dear Mrs. Brissette;

Attached please find a copy of the revised grading plan for the above referenced site. Based on the approved TCL, the property owner has requested to modify the grading plan. The original approved grading plan, had a bigger pond at the east of the property and one small one along the south side of the property. We were able to add few more ponds along the south property line and reduce the dept of those ponds. The pond are conceded with two 4" pipe. The total volume provided has increased slightly. The roof drain pipe was eliminated and the roof will drain on the concrete surface and still enter the ponds via oppenings. There was no other change to the rest of the site.

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

Sincerely,

Shawn Biazar, Managing Member

DRAINAGE MANAGEMENT PLAN

Location
LOT 1, BLOCK 2, CENTURY ADDITION is located at 3308 4th Street, NW, just south of Alameda drain. This site contains 0.7090 acre. See attached portion of Vicinity Map G-14-Z for exact location.

Purpose
The purpose of this drainage report is to present a conceptual grading and drainage solution for the proposed commercial buildings. We are requesting site plan for building permit approval.

Existing Site/Drainage Conditions
This site contained of existing buildings, concrete pads, asphalt and some gravel. All the existing structures and asphalt and concrete pads have been removed. this site is fairly flat. Most of the site was draining into 4th., NW. No offsite runoff impacts this site.

Proposed Conditions and On-Site Drainage Management Plan
This site is located within zone 2 and in the north valley. We are proposing a building with ground level and underground parking structure. This site will pond most of water and discharge at a control rate. According to grading plan file #G14-D086, the north valley rate of discharge is 2.75 CFS per acre. This site contains 0.7090 acre (30,886 sf). Therefore our rate of discharge will be at 1.95 CFS (0.7090 * 2.75). This site will generate 3.22 CFS and the difference between the developed flow (3.22 CFS) and allowable discharge (1.95 CFS) will be 1.27 CFS (3.22-1.95). therefore the amonth of the ponding required will be 2,095.51 CF.

There are four proposed pond for this site. One is at the east side of the property and three smaller ponds along south property line, see grading plan for location. All the water except the some of the proposed driveway which will be draining directly into 4th street, will drain into the ponds in the east and south. These ponds will be connected via 2-4" storm drain pipe. the water eventually will drain into 4th Street via concrete channel. The total volume ponding provided is 3,396.14 CF which is greater than required 2,095.51 CF.

PONDING VOLUME REQUIRED

TOTAL AREA = 30,688 SF = 0.7090 ACRE
ZONE 2 LAND TREATMENT TABLE A-8: B=0.78 AND D=2.12
B=2,000 SF/0.0459 AC D=28,388 SF/0.6631 AC
VOL (100-yr/6hr) = (2000*0.78)/12 + 28388*2.12/12 = 5,233.19 CF
Q (100-yr/6 hr) (USING TABLE A-9, ZONE 2)=(2.28*0.0459)+(4.7*0.6631)=3.22 CFS
ALLOWABLE RUNOFF = 2.75/AC * 0.7090 AC = 1.95 CFS
ADDITIONAL RUNOFF = 3.22-1.95 =1.27 CFS
PONDING VOLUME REQUIRED = 5,233.19/3.22 * 1.27 = 2,095.51 CF

POND VOLUME REQUIRED FOR FIRST FLUSH

0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 30,688) = 869.49 CF
THIS VOLUME IS PART OF THE PONDING PROVIDED.

PONDING AREA PROVIDED

TOTAL POND AREA PROVIDED = PONDING CALCULATIONS:

POND A: AREA @ TOP = 327.27, WITH 3.00' DEPTH
POND VOLUME = (327.27*3.00') = 711.50 CF

POND B: AREA @ TOP = 323.95, WITH 1.75' DEPTH
POND VOLUME = (323.95*1.75') = 566.91 CF

POND C: AREA @ TOP = 323.95, WITH 1.75' DEPTH
POND VOLUME = (323.95*1.75') = 566.91 CF

POND D: AREA @ TOP = 866.00, WITH 1.75' DEPTH
POND VOLUME = (866.00*1.75') = 1,550.50 CF

TOTAL POND VOLUME PROVIDED = (711.50+566.91+566.91+1550.50)= 3,396.14 CF

SIDEWALK CULVERT/CONCRETE CHANNEL AND POND OPENING CALCULATIONS

24" Sidewalk Culvert 8" High Calculation Using Weir Equation

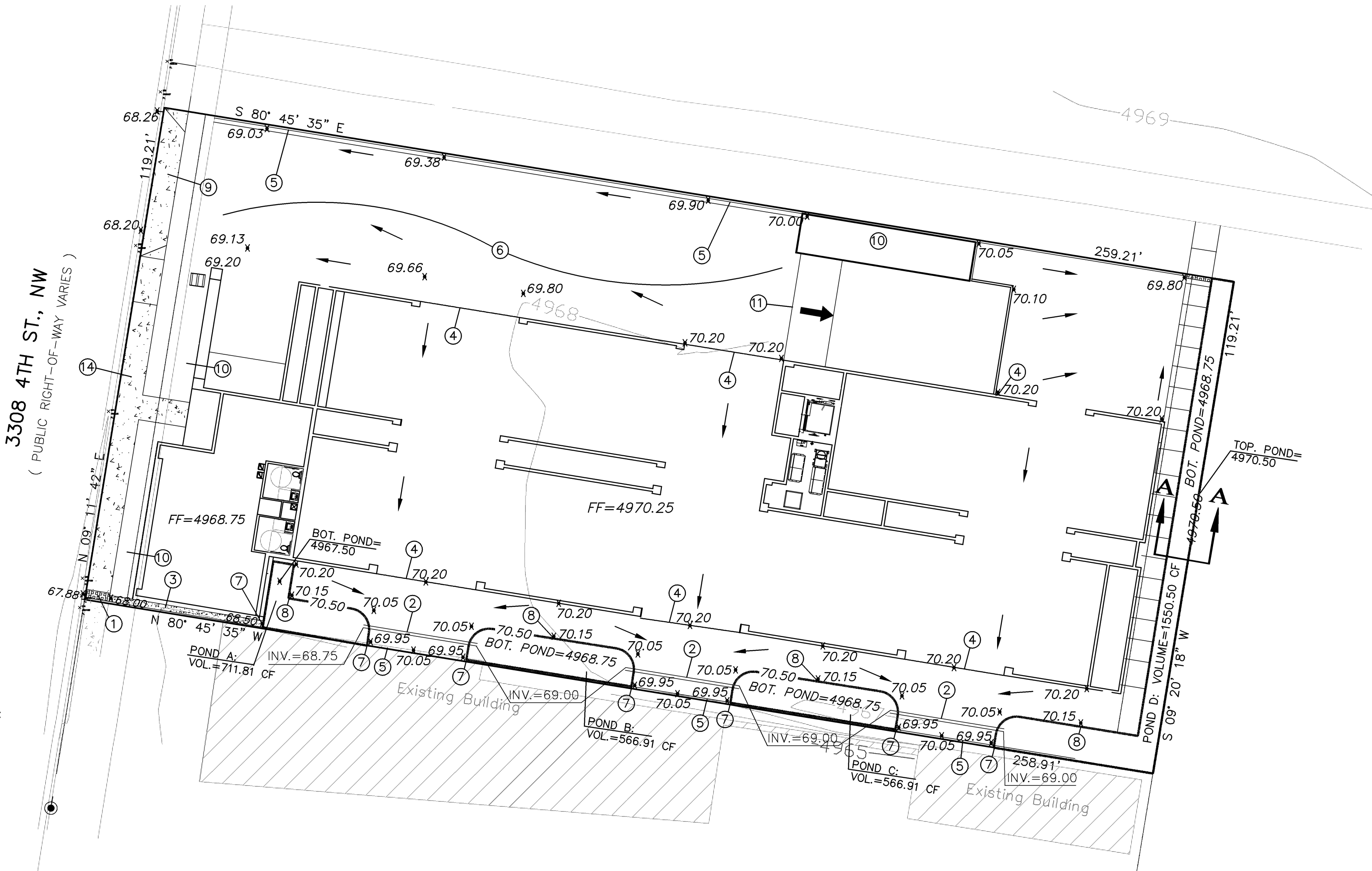
Q=CLH^{1.5}
H = 0.67', C = 2.95, L=24" (2.00')

2.95*24*(.67)^{1.5} = 2.958*2*0.548418636
Q = 3.236 cfs

18" Wide With 8" High Concrete Channel Using Weir Equation

Q=CLH^{1.5}
H = 0.67', C = 2.95, L=18" (1.50')

2.95*1.50*(.67)^{1.5} = 2.958*1.50*0.548418636
Q = 2.427 cfs



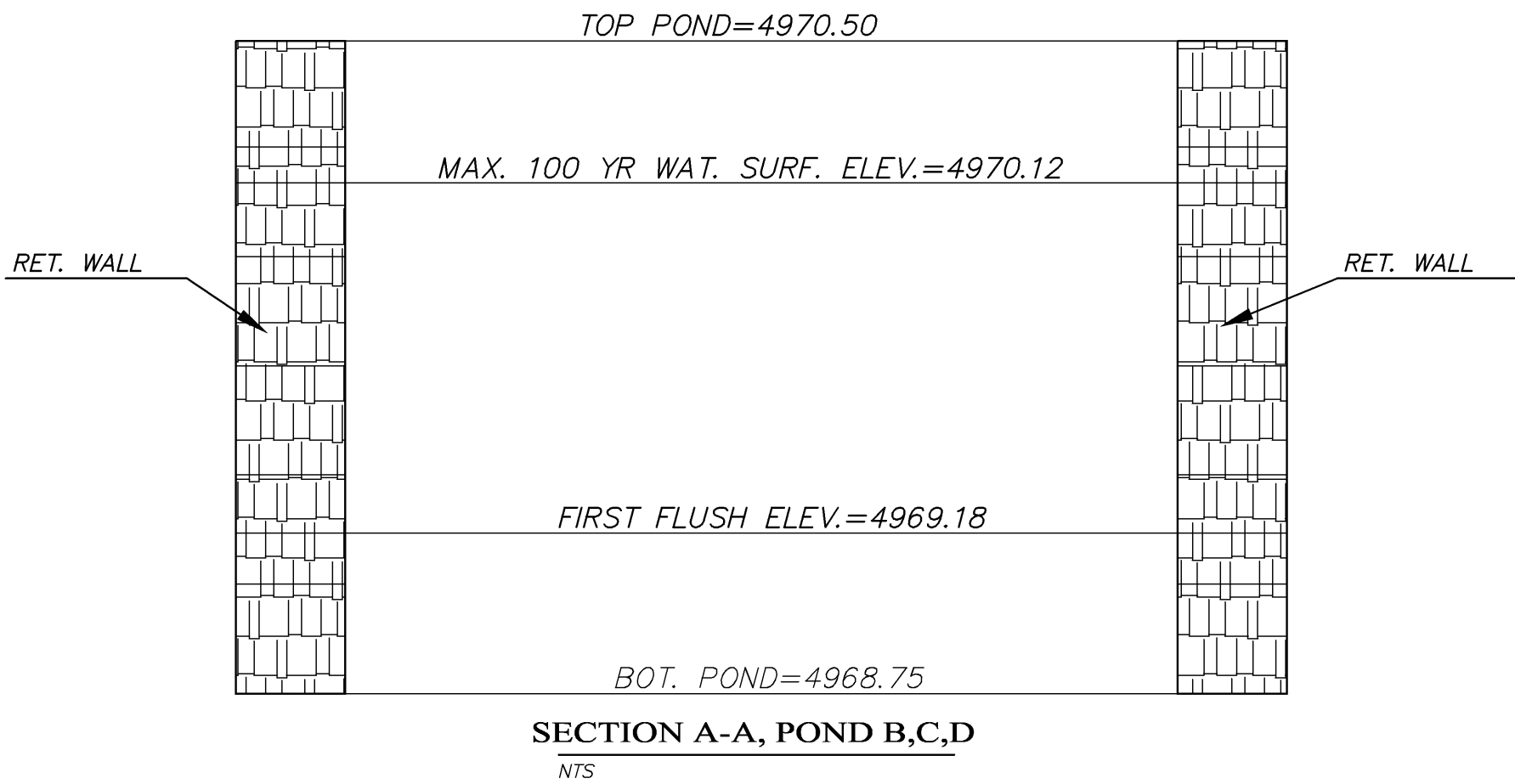
NOTES:

- 24" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).
- INSTALL 2-4" STORM DRAIN PIPE, SDR 35.
- 18" WIDE CONC. CHANNEL WITH 8" WALL.
- BUILDING ENVELOPE.
- INSTALL MEDIAN CURB & GUTTER.
- ASPHALT PAVING AREA.
- PROVIDE 18" OPENNING.
- PROVIDE 12" CURB OPENNING.
- NEW DRIVE WAY.
- LANDSCAPING AREA.
- TO LOWER PARKING LEVEL.
- LANDSCAPING AREA.
- TO LOWER PARKING LEVEL.
- REMOVE AND REPLACE EXISTING SIDEWALK.

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		



LEGEND

- 5030 EXISTING CONTOUR (MAJOR)
- 5029 EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- 28.50 PROPOSED SPOT ELEVATION
- 5029.16 EXISTING GRADE
- 5028.65 FL EXISTING FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TC=28.50 TOP OF CURB
- TA=28.00 TOP OF ASPHALT
- HP HIGH POINT
- 86.65 AS-BUILT GRADES
- 86.65 AS-BUILT SPOT ELEVATIONS



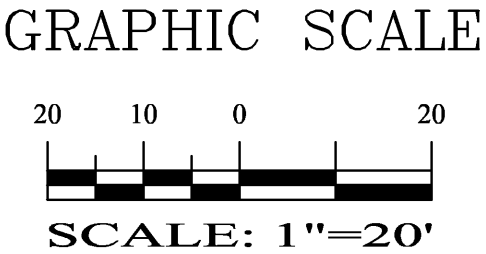
REZA AFAQHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

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

3308 4th SREET NW
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201618-GR.DWG	SH-B	09-14-207	C 101



LAST REVISION: 09-14-2017