

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

October 6, 2023

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

**RE: 2818 4<sup>th</sup> Street NW Apartments**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 09/28/23**  
**Engineer's Stamp Date: 06/28/21**  
**Hydrology File: H14D111**

Dear Mr. Biazar:

PO Box 1293

Based on the Certification received 09/29/2023 and site visit on 10/06/2023, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

NM 87103

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

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:** 2818 4TH STREET, NW, APTS. **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** H14D111  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOTS 6-A, Block 2, CITY REALTY COMPANY'S ADDITION NO. 1  
**City Address:** 2818 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  
☐ RAINAGE 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:** 9-28-2023 **By:** SHAWN BIAZAR

COA STAFF:

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

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

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

September 28, 2023

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: 2818 4<sup>th</sup> Street Apartments Temporary Certificate of Occupancy request  
Hydrology File# H14D111

Dear Mrs. Brissette;

Attached please find a copy of the grading plan with temporary certificate of occupancy request. The site work, grading, and landscaping are completed. There are few minor items left that should take a week or so to complete. However, the owner wants to get some people move in and is requesting to obtain a temporary certificate of occupancy.

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

LOTS 1-A, 6, 7, 8, 9, AND 10, BLOCK 2, CITY REALTY COMPANY'S ADDITION NO. 1; TOGETHER WITH LOTS 4, 5, AND 6, BLOCK 9, OF THE MANDELL ADDITION NO. 2. CONTAINING 1.2690 ACRE. See attached portion of Vicinity Map H-14-Z for exact location.

Purpose

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

Existing Site/Drainage Conditions

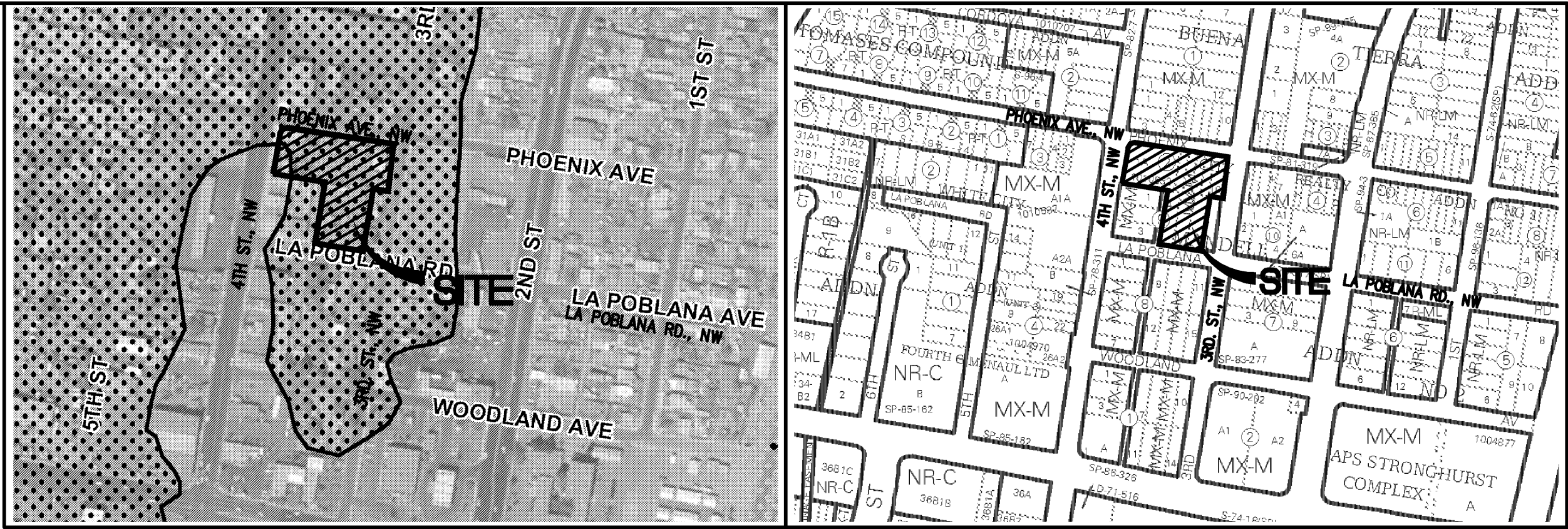
This site contained of existing buildings, concrete pads, asphalt and some gravel. All the existing structures and asphalt and concrete pads have been removed. The site is fairly flat. Most of the site was draining into adjacents streets. No offsite runoff impacts this site.

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 1.2690 acre (55,277.64 sf). Therefore our rate of discharge will be at 3.49 CFS (1.2690 \* 2.75). The site was analyzed under Basins A and B. The runoff from Basin A is detained in the parking lot and drained at a controlled discharge rate of 0.47 cfs via a 4" pipe to the back of sidewalk culvert to La Poblana Rd. Basin B is discharge at a detained rate of 1.86 cfs and drain out via 2-8" pipe to a sidewalk culvert to 4th St. The total detainee discharge rate is 2.33 cfs which is well below the allowable discharge of 3.49 cfs and less than current discharge under the existing conditions.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY 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 BERNALILLO COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, 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.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



FIRM MAP:

35001C0332G

VICINITY MAP:

H-14-Z

LEGAL DESCRIPTION:

LOTS 1-A, 6, 7, 8, 9, AND 10, BLOCK 2, CITY REALTY COMPANY'S ADDITION NO. 1; TOGETHER WITH

LOTS 4, 5, AND 6, BLOCK 9, OF THE MANDELL ADDITION NO. 2.

CONTAINING: 55,277.54 SF (1.2690 ACRE )

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION A-438, HAVING AN ELEVATION OF 4975.35 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 CONSIDERATIONS.
- 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.

POND VOLUME REQUIRED FOR FIRST FLUSH

BASIN A

0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 33,961.48) = 962.24 CF THIS VOLUME IS PART OF THE PONDING PROVIDED.

BASIN B

0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 18,561.82) = 525.92 CF THIS VOLUME IS PART OF THE PONDING PROVIDED.

FIRST FLUSH PONDING VOLUME PROVIDED

POND A-1: AREA @ TOP = 464.46, BOTTOM =0, DEPTH=1.50'  
POND VOLUME = (464.46+0)/2\*1.50' = 348.35 CF

POND A-2: AREA @ TOP = 519.00, BOTTOM =0, DEPTH=2.50'  
POND VOLUME = (519.00+0)/2\*2.50' = 648.75 CF

POND A-1 + POND A-2 = 348.35 + 648.75 = 997.10 CF > 962.24 CF

POND B: AREA @ TOP = 211.52, BOTTOM =211.52, DEPTH=2.75'  
POND VOLUME = (211.52+211.52)/2\*2.75' = 581.68 CF > 525.92 CF

NOTICE TO CONTRACTOR

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (SO-19")

1. Build sidewalk culvert per COA STD DWG 2236.
2. Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
3. An excavation permit will be required before beginning any work within City Right-Of-Way.
4. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
5. Two working days prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for the location of existing utilities.
6. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
7. Backfill compaction shall be according to traffic/street use.
8. Maintenance of the facility shall be the responsibility of the owner of the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
10. Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction at (505) 924-3416.

APPROVALS	NAME	DATE
INSPECTOR		

NOTES:

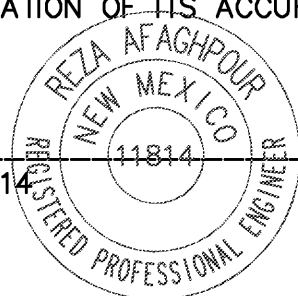
1. 18" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).
2. 2' CURB OPENING
3. 2' ALLEY GUTTER
4. 6" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).

DRAINAGE CERTIFICATION

I, REZA AFAGHPOUR, NMPE11814 OF SBS CONSTRUCTION AND ENGINEERING, 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 06-28-2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM 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 AFAGHPOUR, NMPE 11814  
DATE



LA POBLANA RD., NW  
( 60.00 R. O. W. )

GRAPHIC SCALE



LEGEND	
— 5030 —	EXISTING CONTOUR (MAJOR)
— — —	EXISTING CONTOUR (MINOR)
— — —	BOUNDARY LINE
28.50	PROPOSED SPOT ELEVATION
5029.16	EXISTING GRADE
x 5028.65	EXISTING FLOWLINE ELEVATION
x FL	
— x —	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
x 86.65	AS-BUILT SPOT ELEVATIONS



REZA AFAGHPOUR  
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

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

2818 4TH STREET, NW  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201836.DWG	SH-B	02-20-2020	C 101

LAST REVISION: 06-28-2021