

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 22, 2026

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

**RE: 2007 Candelaria Rd NE
Grading and Drainage Plan
Engineer's Stamp Date: 01-14-2026
Hydrology File: H15D029
Case # HYDR-2026-00015**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 01/16/2026, the Grading & Drainage Plan is approved for Grading Permit and Paving Permit. Please attach a copy of this approved plan in the construction sets for Grading/Paving Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

www.cabq.gov

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, 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.

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: 2007 CANDELARIA ROAD NE Hydrology File # _____

Legal Description: TRACT R-A-1, MENAUL DEVELOPMENT AREA

City Address, UPC, OR Parcel: 2007 CANDELARIA ROAD, NE

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

Address: 7632 WILLIAM MOYERS AVENUE, NE, ALBUQ., 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: 1-16-2026

Location

Tract R-A-1, Menaul Development Area, located at 2007 Candelaria Road, NE., containing 1.4914 acres. See attached portion of Vicinity Map H-15-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for a new parking area for carS storage on this lot.

Existing Drainage Conditions

There was existing Motel on this site, fully developed with existing buildings, asphalt pavement, concrete pavement on most of this site. The site does not fall within a 100 year floodplain. No off site flows enter this site. The site drains from Northeast corner to the Southwest corner of the site and drains into Candelaria Road, NE.

Proposed Conditions and On-Site Drainage Management Plan

This site is located in Precipitation Zone 2. Under the proposed conditions, the drainage pattern will stay the same. The runoff will drain Southwest to a proposed pond and eventually over flow out of the site through the entrance to Candelaria Road, NE.

VOLUME CALCULATIONS FOR 10 DAY STORM

Basin	Area (SF)	Area (AC)	Area (MI ²)
ON-SITE	64,965.58	1.4912	0.002330

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

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

EA = 0.62
EB = 0.80
EC = 1.03
ED = 2.33

P-60 = 1.78
P-360 = 2.29
P-1440 = 2.59
P-10 Day = 3.62

HISTORICAL CONDITIONS

AA = 0.00%
AB = 4.00%
AC = 1.00%
AD = 95.00%

PROPOSED CONDITIONS

AA = 0.00%
AB = 6.00%
AC = 0.00%
AD = 94.00%

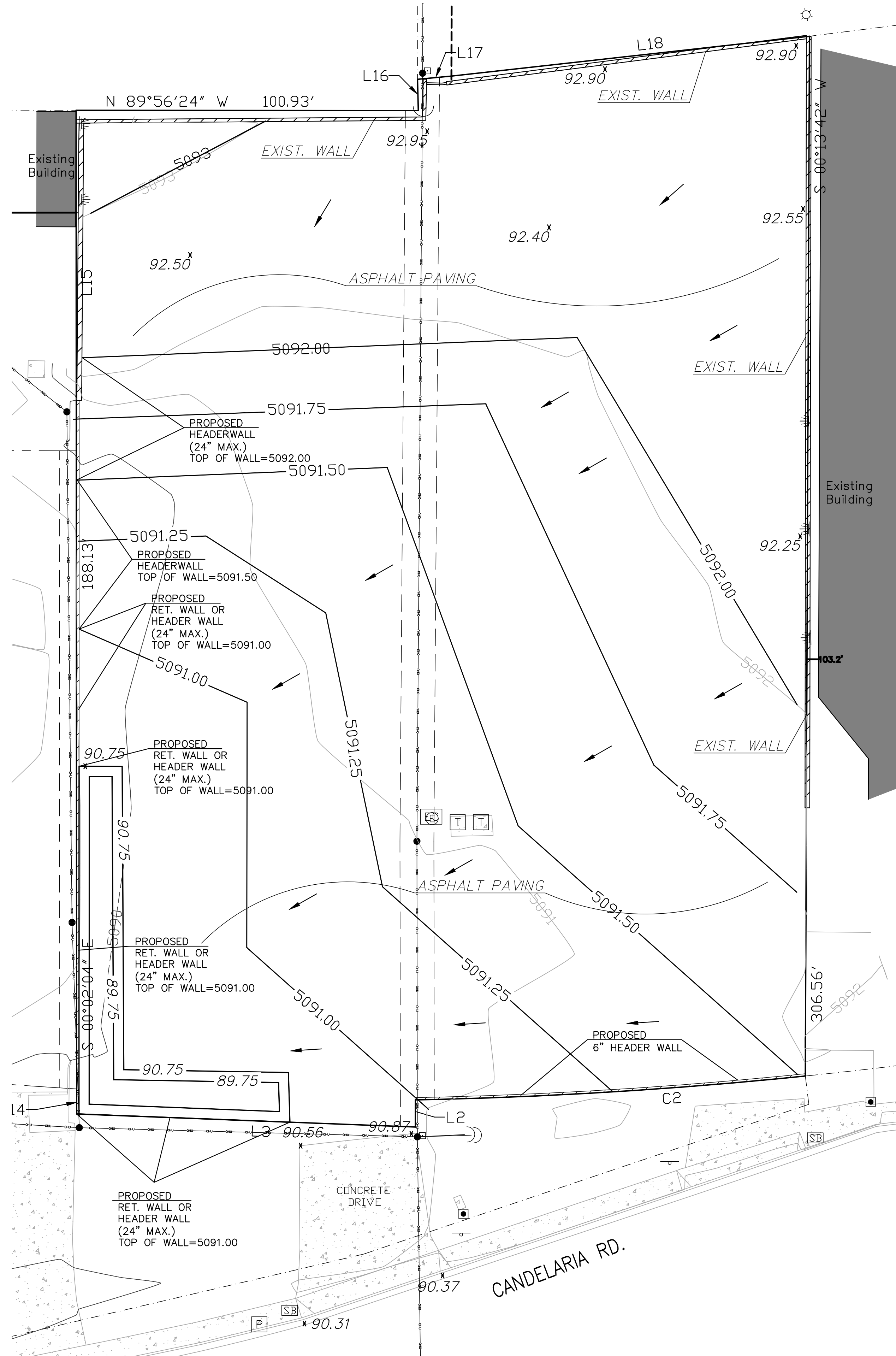
E = 2.26 IN E = 2.24 IN
V-360 = 0.2803 AC-FT V-360 = 0.2781 AC-FT

FIRST FLUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 61,059.19 SF * 80% of Redevelopment
FIRST FLUSH VOL. REQ. = 0.26" x 61,059.19 / 12 = 1,322.95 CF

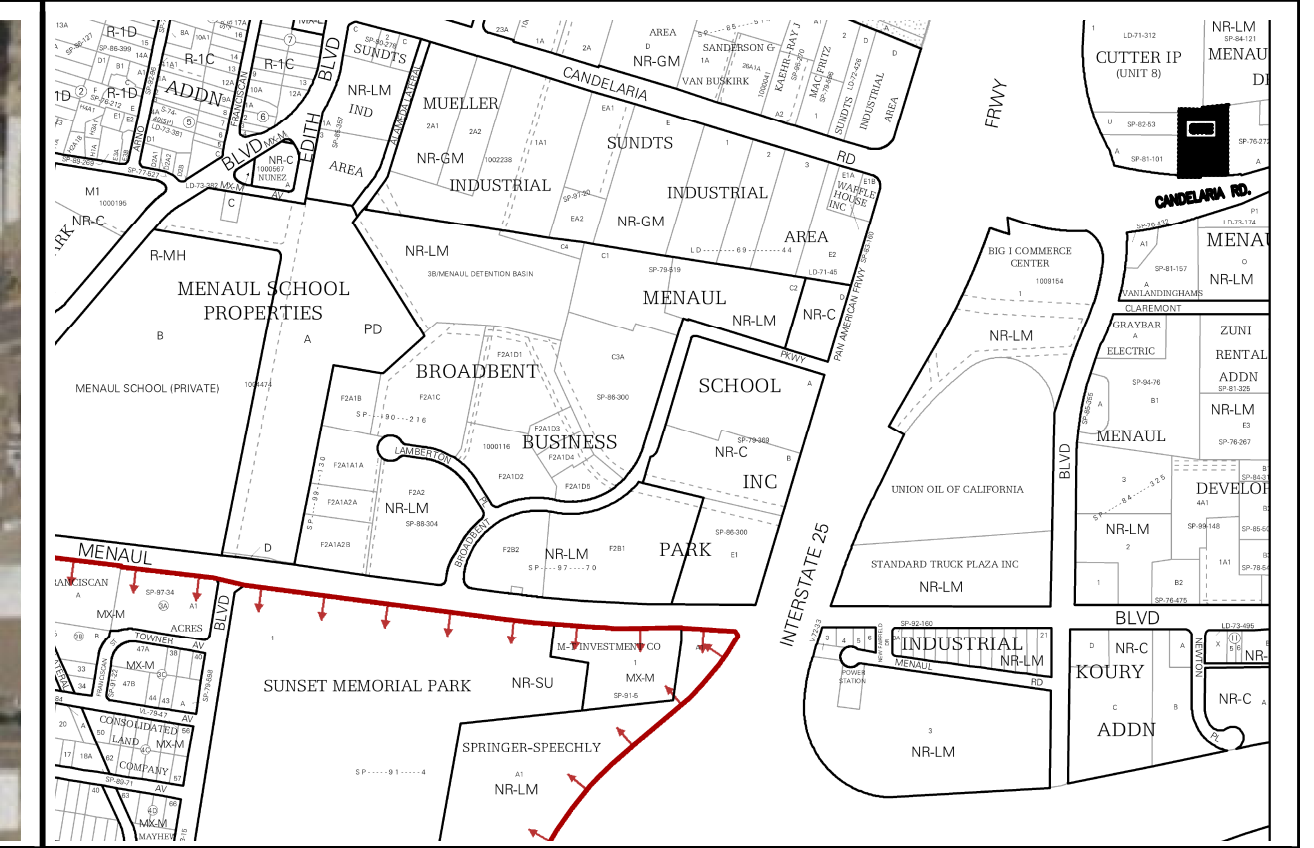
POND CALCULATION

AREA @ TOP = 2022.03, AREA @ BOTTOM=1067.86
POND VOLUME = (2022.03+1067.86)/2*1.00=1,544.95 CF



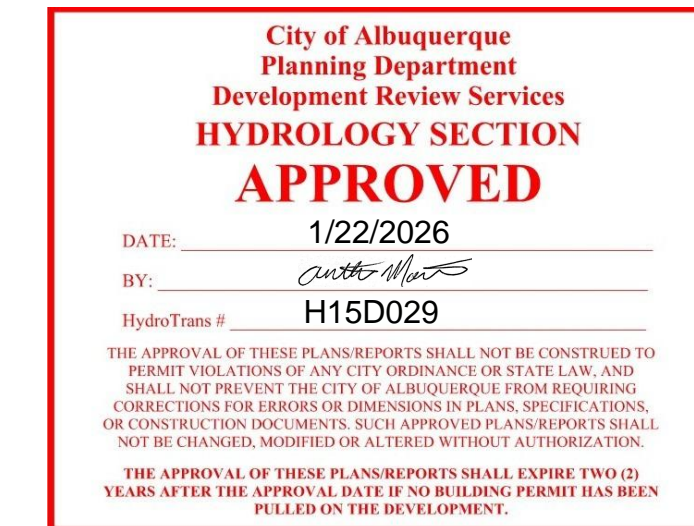
FIRM MAP:

35001C0351H



VICINITY MAP:

H-15-Z



LEGAL DESCRIPTION:

TRACT R-A-1, MENAUL DEVELOPMENT AREA
CONTAINING: 64,965.16 SF (1.4914 ACRE)

BENCHMARK

CITY BENCHMARK 14_J113, ELEVATION OF 4957.34 FEET ABOVE SEA LEVEL.

FEMA MAP

THIS SITE IS LOCATED WITH FEMA MAP # 35001C0351H.

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: 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.
- 3: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 4: SLOPES ARE AT 3:1 MAXIMUM.
- 5: ADD 4900.0 TO ALL PROPOSED SPOT ELEVATIONS.

LEGEND

- 5090 — EXISTING CONTOUR (MAJOR)
- 5091 — EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- X 89.13 — PROPOSED SPOT ELEVATION
- X 5029.16 — EXISTING GRADE
- X 5075.65 FL — 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 X — AS-BUILT SPOT ELEVATIONS



REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

10431 4TH STREET, NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 804-5013
EMAIL: AECLLC@AOL.COM

GRAPHIC SCALE



**2007 CANDELARIA ROAD, NE
GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
202517-GD.DWG	SH-B	1-13-2026	1

LAST REVISION: 1-13-2026