

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 2024

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

**RE: 2105 New York SW  
Grading and Drainage Plan  
Engineer's Stamp Date: 8-3-2024  
Hydrology File: J13D223**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 08/09/2024, 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.

PO Box 1293

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.

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

www.cabq.gov

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.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 2105 NEW YORK AVE., SW **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Southerly 74' of Lot 3, Block 4, Traction Park and Electric Addit  
**City Address:** 2105 NEW YOURK, SW

**Applicant:** SBS CONSTRUCTION AND ENGINEEING, LLC **Contact:** SHAWN BIAZAR  
**Address:** 7632 William Moyers Avenue, NE, 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:** 8/8/2024 **By:** SHAWN BIAZAR

COA STAFF:

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

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



Location

Southerly 74' of Lot 3, Block 4, Tracttion and City Electric, addition, is located at 2105 New York ave., SW, containing 0.0861 acre. See attached portion of Vicinity Map J-13-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for +/- 1680 SF of new house/patio and 440 SF of new driveway on this lot.

Existing Drainage Conditions

There was existing house on this site that was removed. There are existing block walls and fence around the property. The site is within FEMA MAP 35001C0331H and does not fall within a 100 year floodplain. This lot is very flat and drains from south to north to New York ave., SW. No offsite runoff enters this site.

Proposed Conditions and On-Site Drainage Management Plan

Under the proposed conditions and existing conditions are the same. The runoff will drain into the proposed ponds and eventually drain into New York ave., SW. We are proposing a new +/- 1680 sf building including the covered patio/porch with a 440 sf of new drive way. This will not increase our site flow. The total site impervious area consist of 2,120 sf for the First Flush. We are proposing to pond the 90th Percentile/First Flush requirement which is 0.42 inches times the impervious area. Total retention volume provided within pond A and B is 97.30 cf which exceeds the ponding volume requirement for First Flush 74.20 cf.

FIRST FLUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 2,120.00 SF  
FIRST FLUSH VOL. REQI. = 0.42" x 2,120.00 / 12 = 74.20 CF

POND CALCULATION

TOTAL POND AREA PROVIDED =  
PONDING CALCULATIONS:

POND A: AREA @ TOP = 204.10, AREA @ BOTTOM = 127.10  
POND VOLUME = (204.10+127.10/2\*0.50' = 82.80 CF

POND b: AREA @ TOP = 45.00, AREA @ BOTTOM = 13.00  
POND VOLUME = (45.00+13.00/2\*0.50' = 14.50 CF

TOTAL POND VOLUME PROVIDED = (82.80+14.50) = 97.30 CF

VOLUME CALCULATIONS FOR 10 DAY STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI <sup>2</sup> )
ON-SITE	3,750.00	0.0861	0.007375

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

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

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

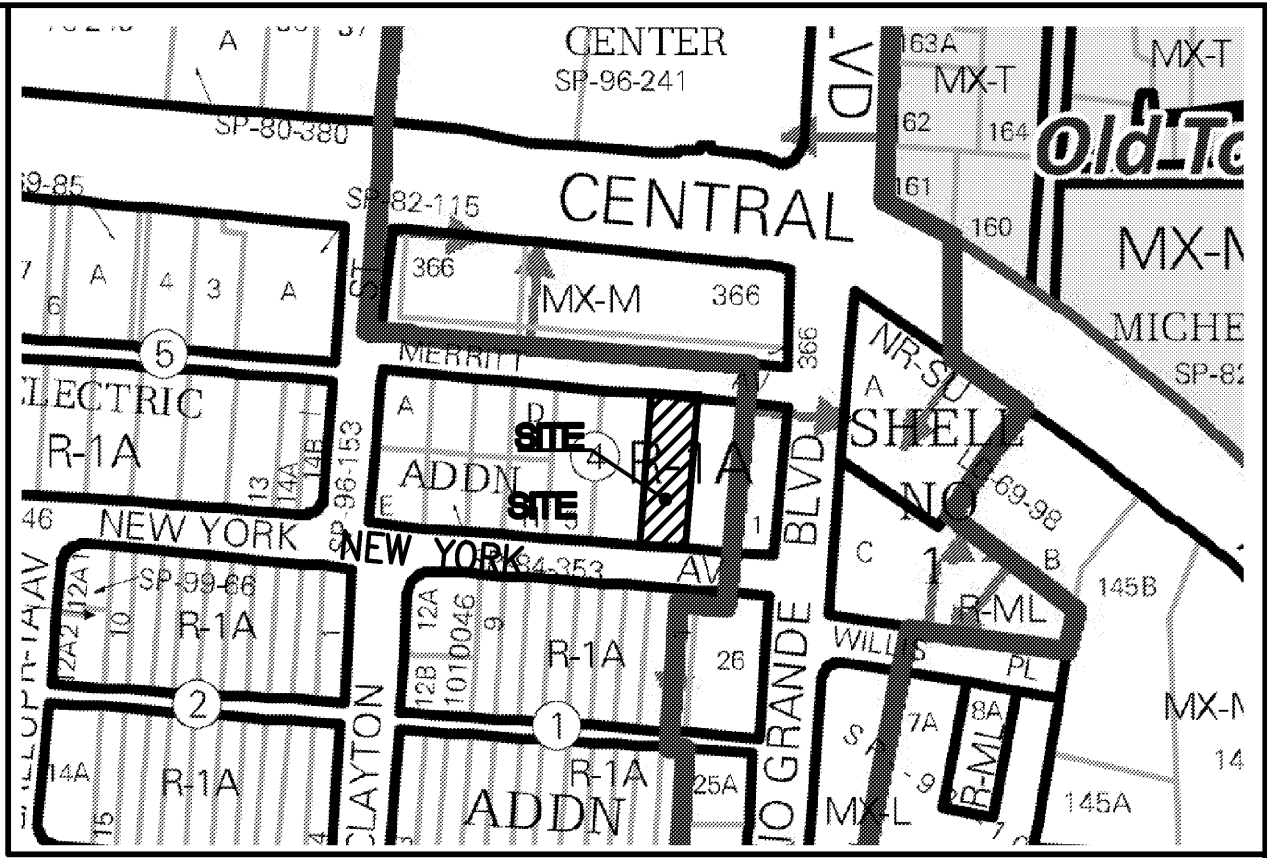
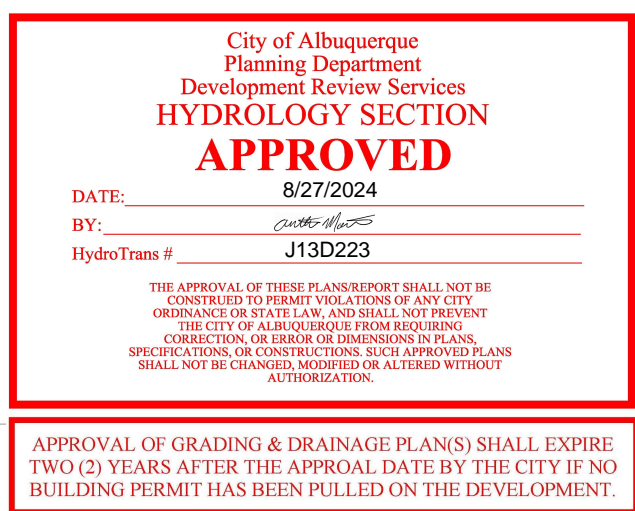
EXISTING/PROPOSED CONDITIONS

AA = 10.00%  
AB = 10.00%  
AC = 24.00%  
AD = 56.00%

E = 1.6490 IN  
V-360 = 0.0122 AC-FT  
AD = 0.0482 AC  
V-10 DAY = 0.0175 AC-FT  
V DAY = 762.13 CF

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, 765-1234, 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.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



VICINITY MAP: J-13-Z

LEGAL DESCRIPTION:

SOUTHERY 74' OF LOT 3, BLOCK 4, TRACTION PARK AND CITY ELECT. ADDITION.

CONTAINING: 3,750.00 SF (0.0861 ACRE )

BENCHMARK

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

FEMA MAP

THIS SITE IS LOCATED WITH FEMA MAP # 35001C0331H.

GENERAL NOTES:

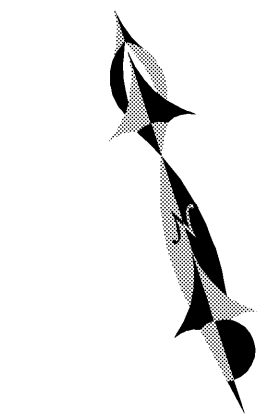
- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR 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.

KEY NOTES:

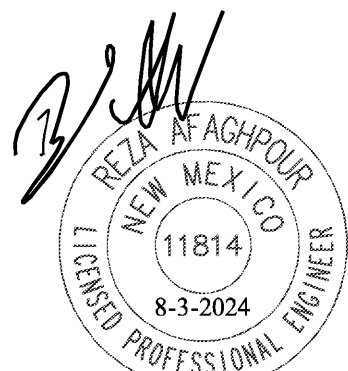
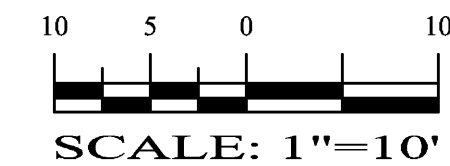
1. EXISTING BLOCK WALL.
2. EXISTING FENCE.
3. NEW DRIVE WAY PER COA. STD DWG 2425.
4. SAW CUT, REMOVE EXISTING DRIVEWAY. INSTALL STANDARD CURB & GUTTER AND SIDEWALK PER COA. STD. DWG 2415A AND 2430.
5. EXISTING SIDEWALK.
6. EXISTING CURB & GUTTER.

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	AS-BUILT SPOT ELEVATIONS



GRAPHIC SCALE



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

2105 NEW YORK AVE., SW  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202418-GD.DWG	SH-B	7-31-2024	1