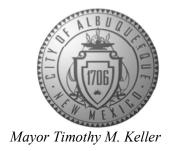
### CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



October 3, 2025

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

RE: 4915 Lomas Blvd NE

> **Temporary Certificate of Occupancy Engineer's Certification Date: 9/29/2025**

Engineer's Stamp Date: 07/18/2024

**Hydrology File: J17D006** Case # HYDR-2025-00349

Dear Mr. Biazar:

PO Box 1293

Based on the Engineer's Grading and Drainage Certification received 9/30/2025 and site visit on 10/03/2025, this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for 4915 Lomas Blvd NE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

Albuquerque

NM 87103

1. 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 Hydrology. Apply for a Covenant in the ABQ-PLAN system. Upload the Drainage Covenant and Exhibit A as attachments.

www.cabq.gov

2. Complete the construction of the sidewalk culvert along Lomas per the approved plan.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above items are complete.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM Senior Engineer, Hydrology

anth Mars

Planning Department, Development Review Services



## City of Albuquerque

Planning Department
Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

| Project Title: 4915 Lomas Boulevard, NE  | Hydrology File # J17D006           |
|--|------------------------------------|
| Legal Description: Lot 1-A, WA Richardson's Subdivision  |                                    |
| City Address, UPC, OR Parcel: 4519 Lomas Boulevard, NE, Albuquerque, NM 87110  |                                    |
| Applicant/Agent: SBS Construction & Engineering, LLC   | Contact: Shawn Biazar              |
| Address: 10431 4th Street, NW, Albuquerque, NM 87114   | Phone: 505-804-5013                |
| Email: aecllc@aol.com  |                                    |
| Applicant/Owner: Eric Munn   | Contact: Eric Munn                 |
| Address: 717 Cagua Drive, NE, Albuquerque, NM 87108  |                                    |
| Email: holybarbarian@yahoo.com   |                                    |
|  |                                    |
| (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                 |
| TRANSFORMATION INTO THE PROPERTY OF THE PROPER |                                    |
| Check all that apply under Both the Type of Submittal and the Type of Approval Sought:   |                                    |
| TYPE OF SUBMITTAL:   | TYPE OF APPROVAL SOUGHT:           |
| <b>✓</b> ENGINEER/ARCHITECT CERTIFICATION  | BUILDING PERMIT APPROVAL           |
| PAD CERTIFICATION  | CERTIFICATE OF OCCUPANCY           |
| CONCEPTUAL G&D PLAN  | CONCEPTUAL TCL DFT APPROVAL        |
| GRADING & DRAINAGE PLAN  | PRELIMINARY PLAT APPROVAL          |
| DRAINAGE REPORT  | FINAL PLAT APPROVAL                |
| DRAINAGE MASTER PLAN   | SITE PLAN FOR BLDG PERMIT DFT      |
| CLOMR/LOMR   | APPROVAL                           |
| TRAFFIC CIRCULATION LAYOUT (TCL)   | SIA/RELEASE OF FINANCIAL GUARANTEE |
| ADMINISTRATIVE   | FOUNDATION PERMIT APPROVAL         |
| TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL  | GRADING PERMIT APPROVAL            |
| TRAFFIC IMPACT STUDY (TIS)   | SO-19 APPROVAL                     |
| ` '  | PAVING PERMIT APPROVAL             |
| STREET LIGHT LAYOUT  | GRADING PAD CERTIFICATION          |
| OTHER (SPECIFY)  | WORK ORDER APPROVAL                |
|  | CLOMR/LOMR                         |
|  | OTHER (SPECIFY)                    |
| DATE SUBMITTED: 9/29/2025  | <u></u>                            |

REV. 09/13/23

### SBS CONSTRUCTION AND ENGINEERING, LLC

September 29, 2025

Mr. Antony Montoya, Jr., P.E. Senor Engineer, Hydrology City of Albuquerque Planning Department Review Service PO Box 1293, 600 Second Street, NW Albuquerque, NM 87103

Re: Dia De Las Baristas, 4519 Lomas Blvd., NE, Grading and Drainage Plan, File Number J17D006, Temporary Certificate of Occupancy

Dear Mr. Montoya:

Attached please find copy of As-Built Certification for the above referenced site. We are requesting a temporary certificate of occupancy for this site. All the site work is complete. However the contractor forgot to construct sidewalk culvert along Lomas Blvd. He is in processing of obtaining permit and construct the culvert.

Attached As-Built grading plan is a little different form the approved one. During the construction the contractor realized the existing grades in the northwest corner by the alley are not correct and are lower than the grades along Lomas. The building pad was already done and some of the curb along the building was also constructed. Checking the grades, we realized that can not drain the northwest corner into the pond by Lomas as per grading plan. At that time, I came to meet with you and discuss the solution. However, you were out of office and I met with Mr. Tiequan Chen and he agreed to eliminate the west pond along Lomas and drain the water into the Alley in the back. He said we do not need to resubmit and can do as-built certification. Attached plan reflects all the changes.

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

Sincerely,

Shawn Biazar, Managing Member

Shawn Biazar

**Enclosures** JN: 202319

#### Location

LOT 1-A, WA RICHARDSON'S SUBDIVISION.

LOT 1-A, WA RICHARDSON'S SUBDIVISION is located at 4915 Lomas Blvd., NE containing 0.3099 acre. See attached Vicinity Map J-17-Z for exact location.

The purpose of this drainage report is to present a grading and drainage solution for new site and building improvements with this tract of land.

#### **Existing Drainage Conditions**

There was existing gas station on this site and 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 offsite flows enter this site. The site drains from South to North and drains into Lomas Blvd., NE.

#### **Proposed Conditions and On-Site Drainage Management Plan**

this site is located in Precipitation Zone 2. Under the proposed conditions, the runoff will drain into the proposed ponds and eventually drain into Lomas Blvd., NE via two proposed sidewalk culvert. We are proposing a new +/- 5400 sf building with a drive thru and new parking layout which will consist of reomoving existing building and all the site improvement and build the new building and parkings. This will not increase our site flow. The total site impervious area consist of 13,500 sf for the Fisrt Flush. We are proposing to pond the 90th Percentile/First Flush requirement which 292.50 cf. Total retention volume provided within pond A and B is 746.00 cf which by far exceeds the ponding volume requirement for First Flush 292.50 cf

#### **VOLUME CALCULATIONS FOR 10 DAY STORM**

BASIN AREA (SF) AREA (AC) AREA (MI²) ON-SITE 13500.00 0.3099 0.007375

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

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

EA = 0.62

EB = 0.80EC = 1.03

ED = 2.33

P-60 = 1.78P-360 = 2.29

P-1440 = 2.59P-10 Day = 3.62

EXISTING CONDITIONS/PROPOSED

AA = 0.00%AB = 5.00%AC = 10.00%AD = 85.00%

2.1235 IN V-360 =0.0548 AC-FT AD =0.2634 AC V-10 DAY = 0.0840 AC-FTV-10 DAY = 3,660..75 CF

V-6 HR = 2,388.94 CF

#### DRAINAGE CERTIFICATION

I, REZA AFAGHPOUR \_, NMPE \_11814 , OF \_SBS CONSTRUCTION AND ENGINEERING, LLC , 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 07-18-2024

RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NMPS 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 TEMP. 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



#### FIRST FLIUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 13,500.00 SF FIRST FLUSH VOL. REQI. = 0.26" x 13,500.00 / 12 = 292.50 CF

POND VOLUME REQUIRED

TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.26 INCHES x IMPERVIOUS AREA =  $(0.26/12 \times 13,500.00) = 292.50$  CF

POND CALCULATION TOTAL POND AREA PROVIDED = PONDING CALCULATIONS:

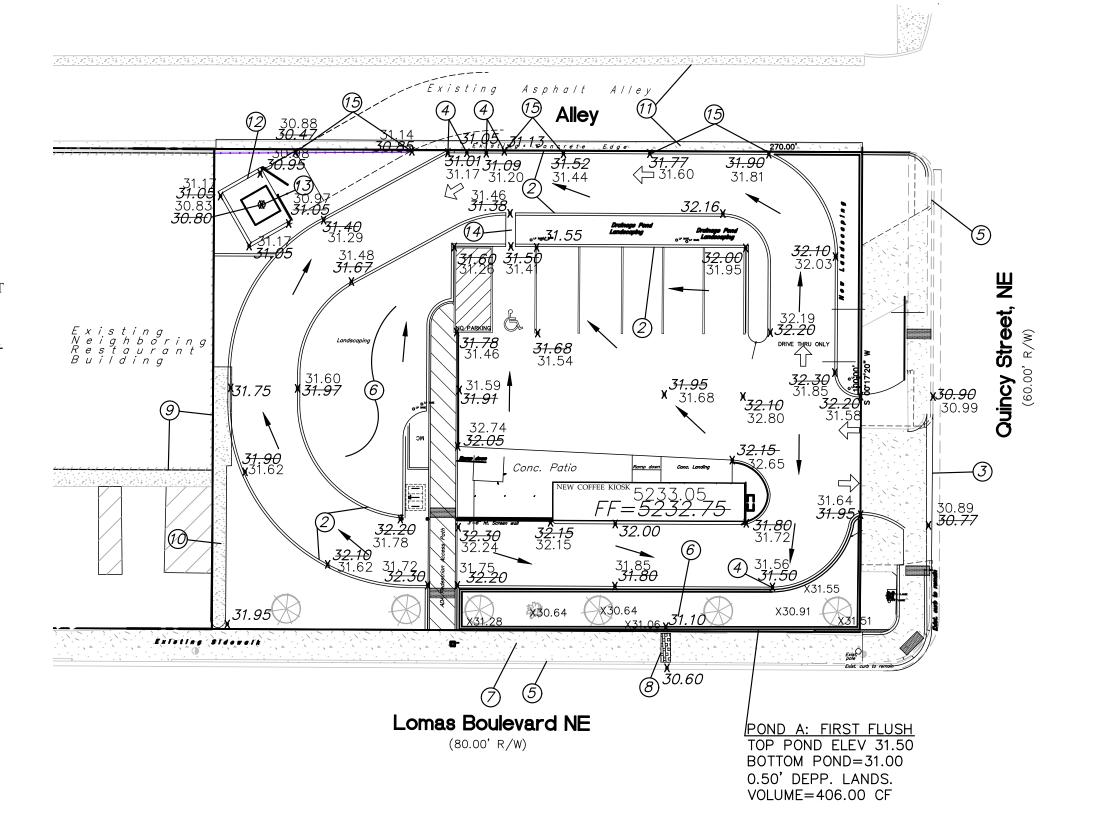
POND A: AREA @ TOP = 812.00, AREA @ BOTTOM = 812.00.00 POND VOLUME = (812.00+812.00/2\*0.50' = 406.00 CF)

POND B: AREA @ TOP = 680.00, AREA @ BOTTOM = 680.00 POND VOLUME = (680.00+680.00/2\*0.50' = 340.00 CF

TOTAL POND VOLUME PROVIDED = (406.00+340.00) = 746.00 CF

#### O NOTES:

- 1. 24" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).
- 2. PROPOSED NEW CURB TYP.
- 3. EXISTING DRIVEWAY.
- 4. PROVIDE 24" CURB OPPENING.
- 5. EXISTING CURB & GUTTER
- 6. DEPRESSED LANDSCAPING.
- 7. EXISTING SIDEWALK.
- 8. 12" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).
- 9. EXISTING BUILDING.
- 10. EXISTING CONCRETE ISLE.
- 11. EXISTING STATE CURB.
- 12. TRASH ENCLOSURE.
- 13. INSTALL A SEWER INLET AND TO BE CONNECTED TO SANITARY SEWER, SEE UTILITY PLAN



#### **Private Drainage Facilities within City Right-of-Way Notice to** Contractor

(Special Order 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236.

2. Contact Storm 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 Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

### SIDEWALK CULVERT/CONCRETE CHANNEL AND POND OPPENING CALCULATIONS

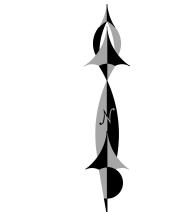
24" Sidewalk Culvert 8" High Calculation Using Weir Equation

Q=CLH<sup>1.5</sup> H = 0.67', C = 2.95, L=24" (2.00')

2.95\*2\*(.67)^1.50 = 2.958\*2\*0.548418636

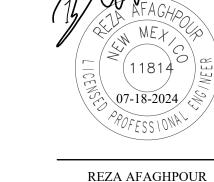
Q = 3.236 cfs18" Wide With 8" High Concrete Channel Using Weir Equation

H = 0.67', C = 2.95, L=18" (1.50') 2.95\*1.50(.67)^1.50 = 2.958\*1.50\*0.548418636 Q = 2.427 cfs



GRAPHIC SCALE

SCALE: 1"=20'



### SBS CONSTRUCTION AND ENGINEERING, LLC

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

BLVD LOMAS BLVD.,

MX-M

CITY BNCHMARK 19\_J17, ELEVATION OF 5228.147 FEET ABOVE SEA LEVEL.

2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 18-J17, HAVING AN ELEVATION OF <u>5228.147</u> FEET ABOVE SEA LEVEL.

3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED

INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY

4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED,

ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT

OTHERS FOR EXACT LOCATION AND / OR DEPTH PRIOR TO EXCAVATION

DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL

— EXISTING CONTOUR (MAJOR)

EXISTING CONTOUR (MINOR)

PROPOSED SPOT ELEVATION

EXISTING FLOWLINE ELEVATION

PROPOSED RETAINING WALL

BOTTOM OF CHANEL

TOP OF CURB

HIGH POINT

TOP OF ASPHALT

AS-BUILT GRADES

AS-BUILT SPOT ELEVATIONS

BOUNDARY LINE

EXISTING GRADE

MX-M 1006768

J-17-Z

MX-M

30

LOT 1-A, WA RICHARDSON'S SUBDIVISION.

CONTAINING: 13,500.00 SF (0.3099 ACRE )

1: CONTOUR INTERVAL IS HALF (1.00) FOOT.

OR DESIGN CON-SIDERATIONS.

5: SLOPES ARE AT 3:1 MAXIMUM.

LEGEND

\_\_\_\_\_5030\_\_\_

28.50

 $\times$  5029.16

× 5028.65

TC=28.50

TA = 28.00

HP

X 86.65

6: ADD 5200 TO ALL PROPOSED SPOT ELEVATIONS.

PURPOSES ONLY.

VICINITY MAP:

BENCHMARK

**GENERAL NOTES:** 

LEGAL DESCRIPTION:

35001C0354H

# 4915 LOMAS BLVD., NE

DRAWING: DRAWN BY: DATE: SHEET # 202313.DWG SH-B 02-20-2020

P.E. #11814

GRADING AND DRAINAGE PLAN