

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 16, 2023

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

RE: 439 52nd St. SW
Permanent C.O. - Accepted
Engineer's Certification Date: 01/29/23
Engineer's Stamp Date: 05/06/22
Hydrology File: K11D066A

Dear Mr. Biazar:

PO Box 1293

Based on the Certification received 02/02/2023, site photo on 02/16/23, and site visit on 02/08/2023, 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.

NM 87103

Sincerely,

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: 439 52ND ST., SW **Building Permit #:** _____ **Hydrology File #:** K11-D66
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 20, RIO GRANDE HEIGHTS ADDITION
City Address: 439 52ND STREET, SW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 7632 WILLIAM MOYERS AVE., NE, ALBUQUERQUE, NM 87122
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: 01-31-2023 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location

Lot 20, Rio Grande heights Addition located at 439 52nd street, SW containing 0.2129 acre. See attached portion of Vicinity Map K-II-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed buildings.

Existing Drainage Conditions

This lot drains from west to east. No offsite runoff enters this site. This lot is part of the grading and drainage plan prepared by Tierra West on January, 2003 for Los Tres Hermanos & 52nd Street & Crestview Drives, File# K-1 I-D66.

This lot is part of Basin 3 of the plan and site is designed to free discharge into 52nd Street, SW and Gonzales Road, SW then into Crestview Drive, SW and finally into the storm drainage that was proposed for the development.

Proposed Conditions and On-Site Drainage Management Plan

The drainage patterns will remain the same. The lot will free discharge as original design by Tierra West, LLC into the 52nd Street, SW and Gonzales Road, SW. Retention volume provided for First Flush is 195.40 cf. The Required First Volume is (0.42/12*5,585.44) 160.49 cf. The calculation for the 100-yr/10-day volume is shown on the plan.

VOLUME CALCULATIONS FOR 10 DAY STORM

Basin	Area (SF)	Area (AC)	Area (MI ²)
ON-SITE	9,271.88	0.2129	0.000333

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

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

EA = 0.55
EB = 0.73
EC = 0.95
ED = 2.24

P-60 = 1.69
P-360 = 2.17
P-1440 = 2.24
P-10 Day = 3.90

EXISTING CONDITIONS	PROPOSED CONDITIONS
AA = 100.00%	AA = 20.00%
AB = 00.00%	AB = 31.00%
AC = 0.00%	AC = 00.00%
AD = 0.00%	AD = 49.00%

E = 0.5500 IN
V-360 = 0.0098 AC-FT
AD = 0.0000 AC
V-10 DAY = 0.0098 AC-FT
V-10 DAY = 424.96 CF
E = 1.4339 IN
V-360 = 0.0254 AC-FT
AD = 0.1043 AC
V-10 DAY = 0.0405 AC-FT
V-10 DAY = 1,762.89 CF

V (REQUIRED) = 1,762.89 - 424.96 = 1,337.93 (REQUIRED)

First Volume requirement is (0.42/12*4,585.44) 160.49 cf

PONDING PROVIDED

BOTTOM AREA (@ 5011.50 = 225.13 SF
TOP AREA (@ 5012.00) = 556.49 SF
DEPTH = 0.50'
POND VOLUME = (556.49 + 225.13) / 2 * 0.50
POND VOLUME = 195.41

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 05-22-2022. THE 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 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



1/29/2023

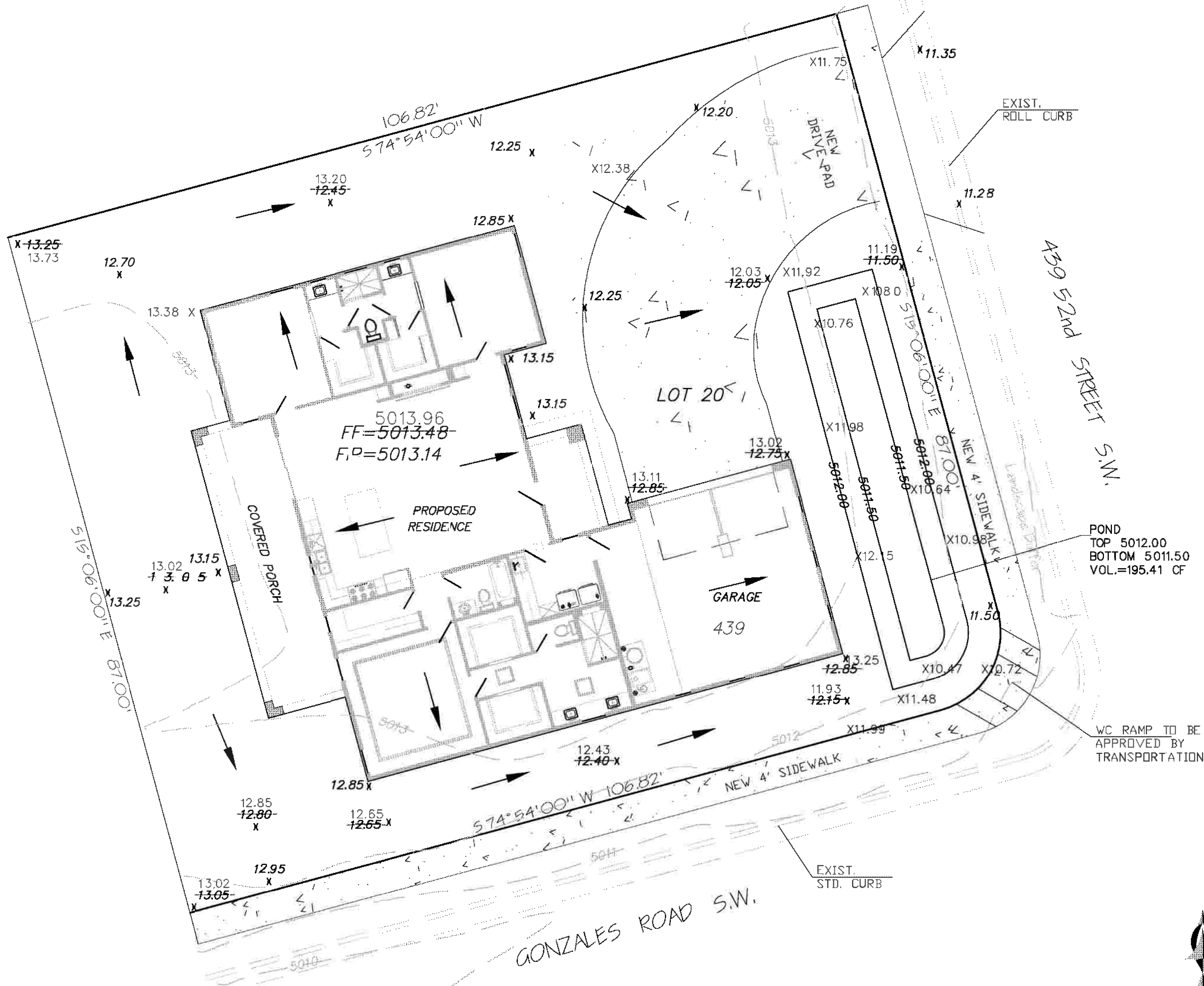
DATE

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

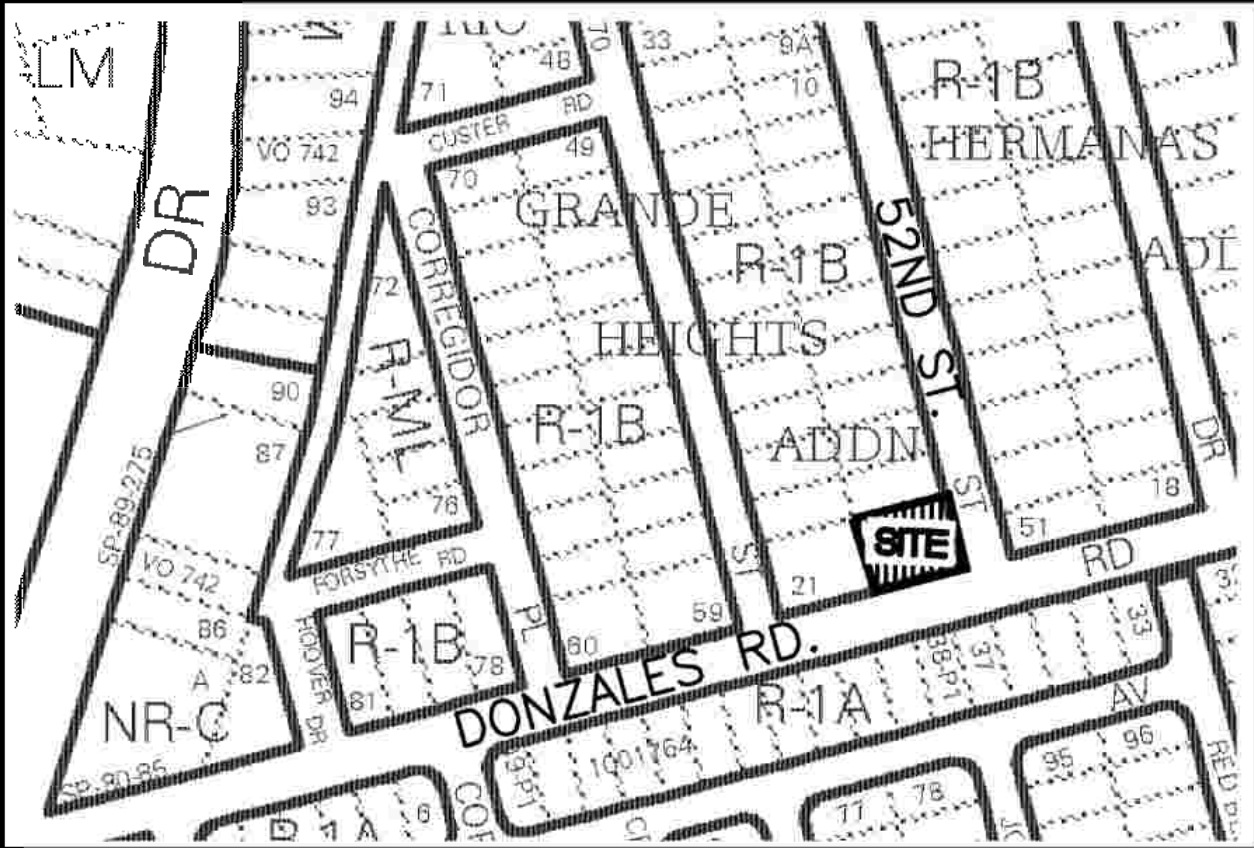
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

GENERAL NOTES:

1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 20_K11, HAVING AN ELEVATION OF 5019.905 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.
6. ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS.

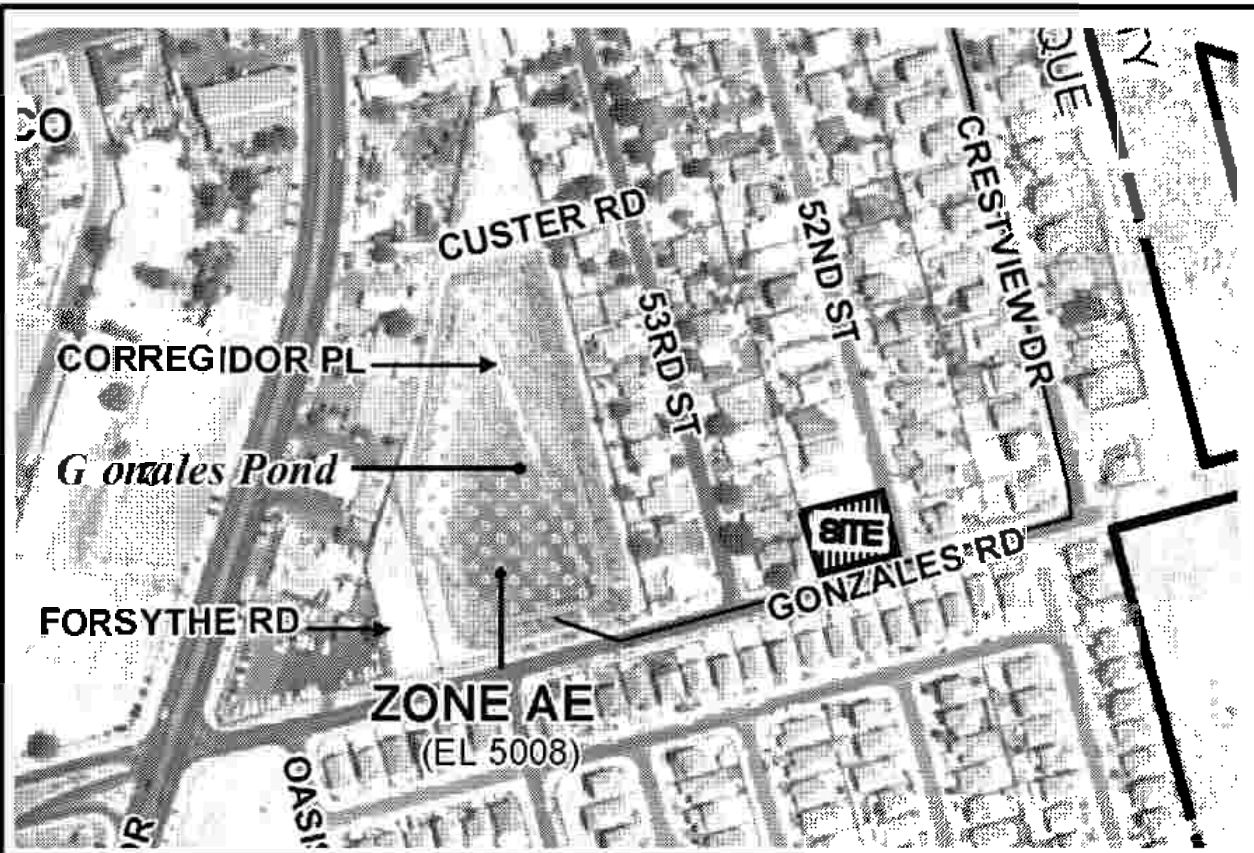


- NOTICE TO CONTRACTORS
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. 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.
 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:

K-11-Z



FIRM MAP:

FM35001C0329H

LEGAL DESCRIPTION:

Lot 20, Rio Grande Heights Addition

ADDRESS: 439 52ND STREET, SW.

BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION "MON 20_K11" HAVING AN ELEVATION OF 5019.905 FEET ABOVE SEA LEVEL.

LEGEND

- 5030 — EXISTING CONTOUR (MAJOR)
- 5029 --- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- X 28.50 PROPOSED SPOT ELEVATION
- X 5029.16 EXISTING GRADE
- X 5075.65 EXISTING FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- T,F=28.50 TOP OF FOOTING
- T,RW=28.00 TOP OF RETAINING WALL
- HP HIGH POINT
- AS-BUILT GRADES
- AS-BUILT SPOT ELEVATIONS

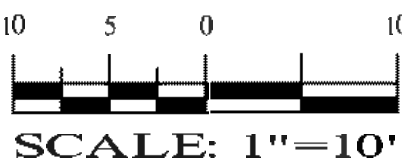


REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT, NW
ALBUQUERQUE, NEW MEXICO 87114
(505) 864-5913

GRAPHIC SCALE



LAST REVISED: 04-04-2022

Lot 20, Rio Grande Heights Addition
439 52ND Street, SW
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202219-GD.DWG	SH-3	5-06-22	1