

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 19, 2024

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

RE: 314 Broadway SE
Grading and Drainage Plan
Engineer's Stamp Date: 08-12-2024
Hydrology File: K14D232

Dear Mr. Biazar,

Based upon the information provided in your submittal received 08/19/2024, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and SO-19. 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.
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 Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

www.cabq.gov

If you have any questions, please contact me at 505-924-3314 or 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: 314 BROADWAY BLVD, SE **Building Permit #:** _____ **Hydrology File #:** K14D232
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 10, BLOCK 7, HUNINGS HIGHLAND ADDITION
City Address: 314 BROADWAY BOULEVARD, SE, ALBUQUERQUE, NM 87102

Applicant: SBS CONSTRUCTION AND ENGINEERING, 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: 8/14/2024 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SBS CONSTRUCTION AND ENGINEERING, LLC

August 14, 2024

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: **314 Broadway Blvd., SE, Albuquerque, NM 87102, Grading Plan Coments,
Hydrology File # K14D232**

Dear Mr. Montoya:

Please see below responses to your comments for above referenced project, May 23, 2024;

- 1) In the existing condition, say that there was a house on this site previously and it was removed. No garage. There are two volumes calculated. One based on the existing and another one under proposed condition.
- 2) All the Keyed Notes are shown plus some additional ones.
- 3) The On-Site Waver quality Management was explained to the client. However, the water from this site, has to exit the property somehow. The site drains from the east to west and draining the water to the alley is impossible unless we install pump in the pond. Therefore our best option is to drain the water to the front (Broadway).
- 4)
 - a) The So-19 notes, a section drawing, volume calculation for the flow and the pipe is added to the grading plan. Base on the flow calculation of the 4" pipe, we added another 4" pipe to the grading plan with the invert elevations.
 - b) The curb opening calculation also was added to the plan.
 - c) The flow was calculated and based on the calculation of the floe another 4" pipe was added to the overflow.
 - d) All other ponds were deleted and only pond A is remaining.
- 5) The access to the site remains the same from alley. Keyed Note 3 shows the removal of existing driveway on Broadway and replacing with standard curb and gutter and sidewalk. Keyed Note 6, shows the construction alley and driveway.
- 6) We would have like to have access from Broadway and eliminate the construction of alley.

However, The zoning setback for the construction of building along Broadway does not allow the buildings to be more than 5' from Broadway property line. Therefore, we cannot move the apartments close to the back property line. We have to use alley and will build it to City Standard.

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

Sincerely,

A handwritten signature in cursive script that reads "Shawn Biazar".

Shawn Biazar, Managing Member

Enclosures
JN: 202326

Location
Lot 10, Block 7, Huning Highland Addition, containing +/-7100.00 sf is located at 314 Broadway Blvd., SE. See attached portion of Vicinity Map K-16-Z for exact location.

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

Existing Drainage Conditions
This lot slopes from east to west. There is an alley in the back that would be access to this site. There was existing house on this site previously and that was removed.

Proposed Conditions and On-Site Drainage Management Plan
The drainage patterns will remain the same. The additional runoff volume generated by this project garage will be retained on site. The total volume requirement under proposed conditions is 504.69 cf based on the 100-yr/10-day volume. Retention volume provided is 570.00 cf. First Volume requirement is (0.42/12*6,390.00) 223.65 cf

VOLUME CALCULATIONS FOR 10 DAY STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	7,100	0.16462	0.000257

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

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

EA = 0.62	P-60 = 1.78
EB = 0.80	P-360 = 2.29
EC = 1.03	P-1440 = 2.59
ED = 2.33	P-10 Day = 3.62

EXISTING CONDITIONS

AA = 10.00%	AA = 0.00%
AB = 10.00%	AB = 0.00%
AC = 20.00%	AC = 10.00%
AD = 60.00%	AD = 90.00%

E = 1.7460 IN	E = 2.200 IN
V-360 = 0.0237 AC-FT	V-360 = 0.0299 AC-FT
AD = 0.0978 AC	AD = 0.1467 AC
V-10 DAY = 0.0346 AC-FT	V-10 DAY = 0.0461 AC-FT
V-10 DAY = 1,505.05 CF	V-10 DAY = 2,009.89 CF

V (REQUIRED) =1301.67-1033.05 = 268.62 CF USING V-360

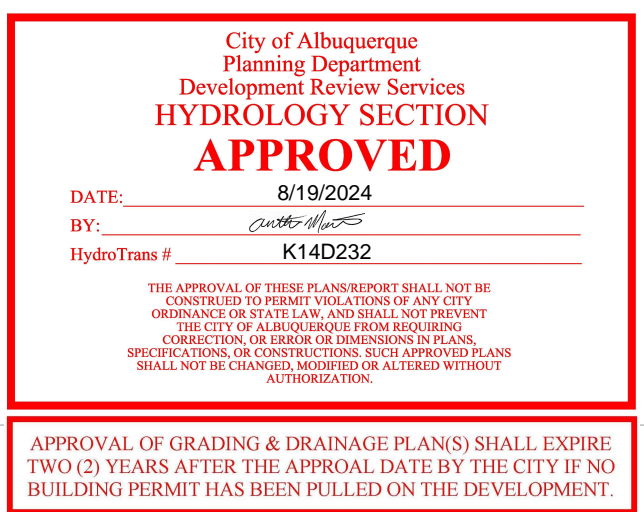
V (REQUIRED) =2009.89 - 1505.20 = 504.69 CF USING V-10 DAY

FIRST FLIUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 6,390.00 SF
FIRST FLUSH VOL. REQI. = 0.42" x 6,390.00 / 12 = 223.65 CF

PONDING VOLUME CALCULATION

PONDS A
TOP AREA=190.00 SF
DEPTH = 3.00'
POND VOLUME=(190.00*3.00')=570.00 CF



FLOW CALCULATIONS

LAND TREATMENT EXISTING

AA = 0.00%
AB = 10.00%
AC = 30.00%
AD = 60.00%

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

EA = 0.62	P-60 = 1.78
EB = 0.80	P-360 = 2.29
EC = 1.03	P-1440 = 2.59
ED = 2.33	P-10 Day = 3.62

PROPOSED Weighted E = 1.79
V-360 = Weighted E (AA + AB + AC + AD)/12

V10 DAY (PROPOSED) = 1,529.46 CF
V10 DAY (ALLOWABLE) = 0.00 CF

A = 1.71CFS/AC
B = 2.36CFS/AC
C = 3.05CFS/AC
D = 4.34CFS/AC

TOTAL QP = QPAAA + QPBAB + QPCAC + QPDAD

QP (EXISTING) = 0.61 CFS

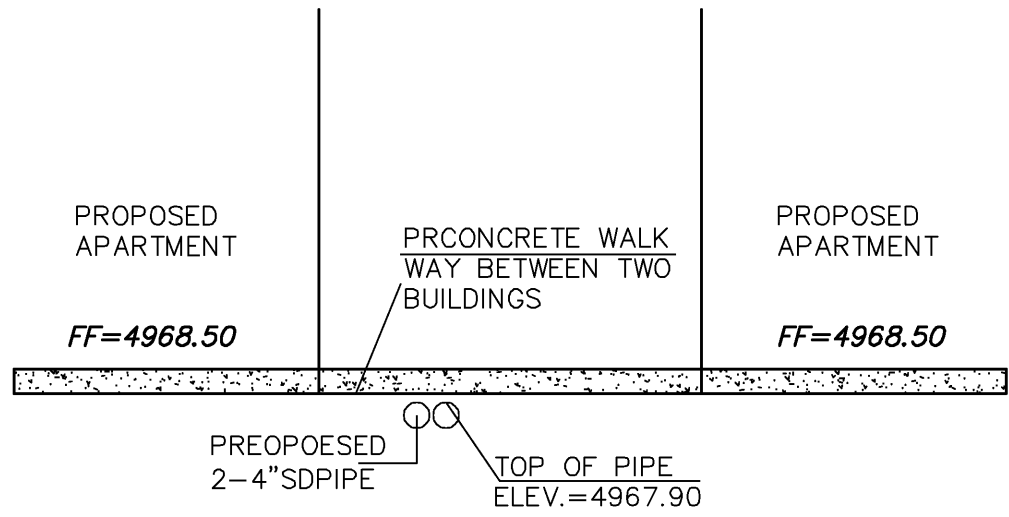
SIDEWALK CULVERT/CONCRETE CHANNEL AND POND OPENING CALCULATIONS

24" Wide With 8" High Concrete Channel Using Weir Equation

$$Q = CLH^{1.5}$$
$$H = 0.67', C = 2.95, L = 24" (2.00')$$
$$2.95 * 2^{1.5} (67)^{1.5} = 2.958 * 2^{1.5} 548418636$$
$$Q = 3.236 \text{ cfs}$$

36" Wide With 8" High Concrete Channel Using Weir Equation

$$Q = CLH^{1.5}$$
$$H = 0.67', C = 2.95, L = 36" (3.00')$$
$$2.95 * 1.50 (67)^{1.5} = 2.958 * 1.50^{1.5} 548418636$$
$$Q = 4.864 \text{ cfs}$$



STORM DRAIN PIPE SECTION A-A

Use Of Orifice Equation
(assume inlet control at the manhole and structure)

$$Q = CA (2gh)^{0.50}$$

Pipe Size d = 4 in
C = 0.6
h = 1 ft
g = 32.2
A = 0.09 sf
Q = 0.42 cfs
2 pipes Q = 0.84



FIRM MAP:

35001C0334G



VICINITY MAP:

K-14-Z

LEGAL DESCRIPTION:

LOTS 10, BLOCK 7, HUNING HIGHLAND ADDITION.
CONTAINING: 7100.00 SF (0.1630 ACRE)
ADDRESS: 314 BROADWAY BLVD., SE

BENCHMARK

CITY BNCHMARK 10_D10, ELEVATION OF 5322.212 FEET ABOVE SEA LEVEL.

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION SMW-, HAVING AN ELEVATION OF 4969.728 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 4900 TO ALL SPOT ELEVATIONS.

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.

LEGEND

—5030—	EXISTING CONTOUR (MAJOR)
—	EXISTING CONTOUR (MINOR)
—	BOUNDARY LINE
X 28.50	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 5028.65 FL	EXISTING FLOWLINE ELEVATION
=====	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

7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

GRAPHIC SCALE



LAST REVISION: 02.20.2020