

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

May 6, 2024

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

**RE: 20 Plex @ Silver & Jefferson**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 04/18/24**  
**Engineer's Stamp Date: 08/15/22**  
**Hydrology File: K17D099A**

Dear Mr. Biazar:

PO Box 1293      Based on the Certification received 04/23/2024 and site visit on 05/03/2024, 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](mailto:rbrissette@cabq.gov).

NM 87103      Sincerely,

*Renée C. Brissette*

[www.cabq.gov](http://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:** 20 PLEX @ SILVER & JEFFERSON **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K17D099A  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOTS 11-22, BLOCK 30, VALLEY VIEW ADDITION  
**City Address:** 140 JEFERSON ST., SE

**Applicant:** SBS CONSTRUCTION AND ENGINEEING, LLC **Contact:** SHAWN BIAZAR  
**Address:** 7632 WILLIAM MYERS, NE, ALBUQUERQUE, NM 87124  
**Phone#:** (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** 140 JEFERSON ST., SE  
**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:** 4/18/2024 **By:** SHAWN BIAZAR

COA STAFF:

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

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



Location

Lots 11 through 22, Block 30, Valley View Addition is located at the northeast corner of Silver Ave. and Jefferson St. SE. See attached portion of Vicinity Map K-17-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 is very flat and drains from south to north. No offsite runoff enters this site. The site does not fall within a designated floodplain.

Proposed Conditions and On-Site Drainage Management Plan

The drainage patterns will remain the same. Under the developed conditions the runoff increases 1.54 cfs. The increase in runoff is fairly insignificant and will have any impact on the downstream infrastructure. The required First Flush Volume will be retained within the landscaping areas.

VOLUME CALCULATIONS FOR 10 DAY STORM

Basin	Area (SF)	Area (AC)	Area (MI <sup>2</sup> )
ON-SITE	37,500.00	0.86088	0.001345

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

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

$EA = 0.62$

$EB = 0.80$

$EC = 1.03$

$ED = 2.33$

$P-60 = 1.78$

$P-360 = 2.29$

$P-1440 = 2.59$

$P-10 \text{ Day} = 3.62$

EXISTING CONDITIONS	PROPOSED CONDITIONS
AA = 0.00%	AA = 0.00%
AB = 100.00%	AB = 6.00%
AC = 0.00%	AC = 6.00%
AD = 0.00%	AD = 88.00%

$E = \frac{0.80 \text{ IN}}{2,500.00 \text{ CF}}$   
 $V-360 = 2,500.00 \text{ CF}$

$E = \frac{2.16 \text{ IN}}{6,750.63 \text{ CF}}$   
 $V-360 = 6,750.63 \text{ CF}$

FLOW CALCULATIONS

$A = 1.71 \text{ CFS/AC}$   
 $B = 2.36 \text{ CFS/AC}$   
 $C = 3.05 \text{ CFS/AC}$   
 $D = 7.34 \text{ CFS/AC}$

$TOTAL \text{ QP} = QPA*AA + QPB*AB + QPC*AC + QPD*AD$

$QP \text{ (HISTORICAL)} = 2.03 \text{ CFS}$   
 $QP \text{ (PROPOSED)} = 3.57 \text{ CFS}$

FIRST FLUSH VOLUME CALCULATION

$\text{First Volume requirement} = (0.42/12 * 33,000.00) = 1,155.00 \text{ CF}$

VOLUME CALCULATIONS FOR ALL DEPRESSED LANDSCAPING AREAS

18" DEEP AREAS:

$BOTTOM \text{ AREA} = 0.00 \text{ SF}$

$TOP \text{ AREA} = 2,513.59 \text{ SF}$

$POND \text{ VOLUME} = (2,513.59 + 0.00) / 2 * (1/12)$

$POND \text{ VOLUME} = 418.93 \text{ CF}$

4" DEEP AREA:

$BOTTOM \text{ AREA} = 0.00 \text{ SF}$

$TOP \text{ AREA} = 2,739.17 \text{ SF}$

$POND \text{ VOLUME} = (2,739.17 + 0.00) / 2 * 1.50$

$POND \text{ VOLUME} = 2,054.38 \text{ CF}$

$TOTAL \text{ VOL.} = 2473.31 \text{ CF} > 1,155.00 \text{ CF}$

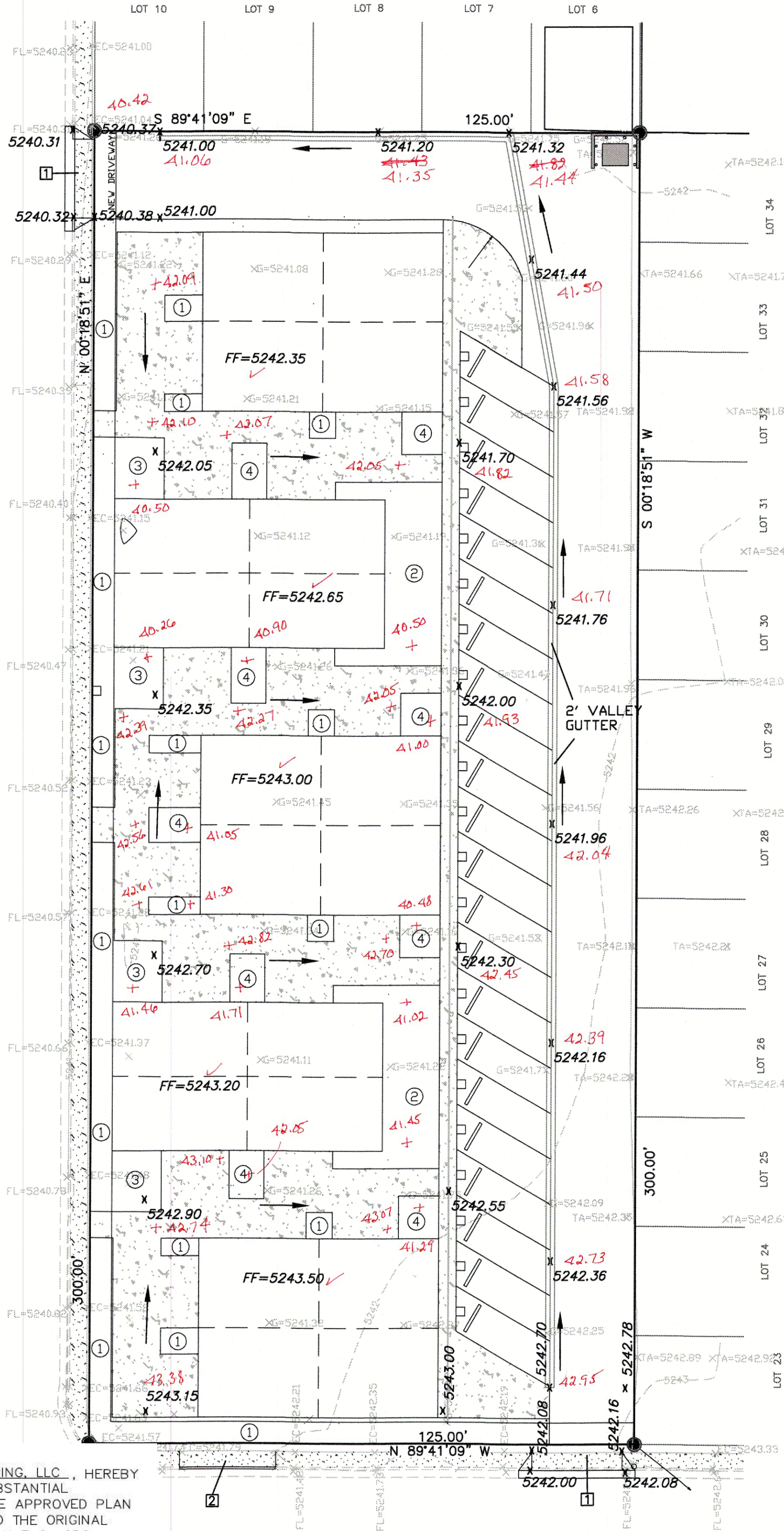
DRAINAGE CERTIFICATION

I, REZA AFAGHPOUR, NMPE11814 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 10-17-2022. 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 FINAL 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.

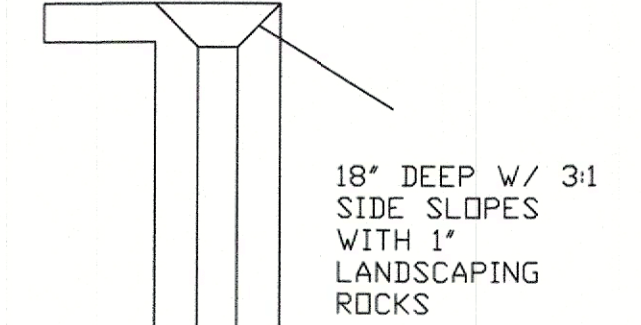
REZA AFAGHPOUR, NMPE 11814  
4/18/2024  
DATE

VALLEYVIEW ADDITION  
FILED: SEPTEMBER 2, 1911  
VOLUME D1, FOLIO 32

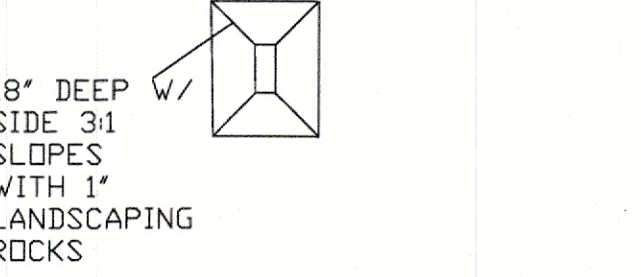


PONDING AREA DETAILS

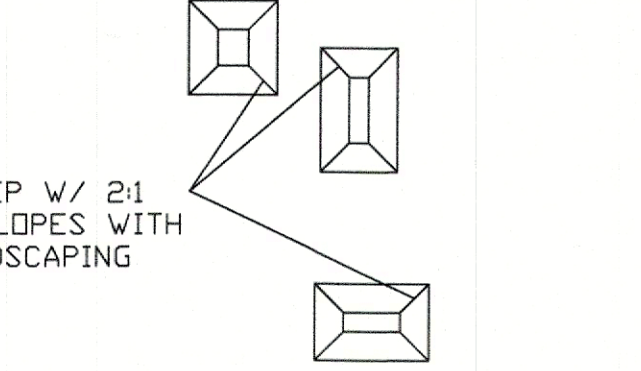
- 4" DEPRESSED LANDSCAPING AREA
- SEE DETAIL A
- SEE DETAIL B
- SEE DETAILS C



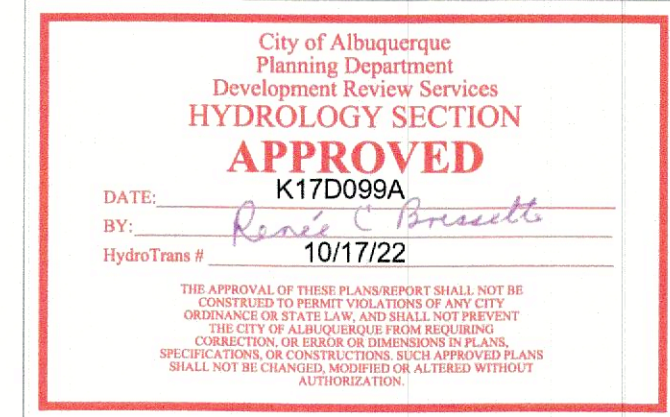
DETAIL A



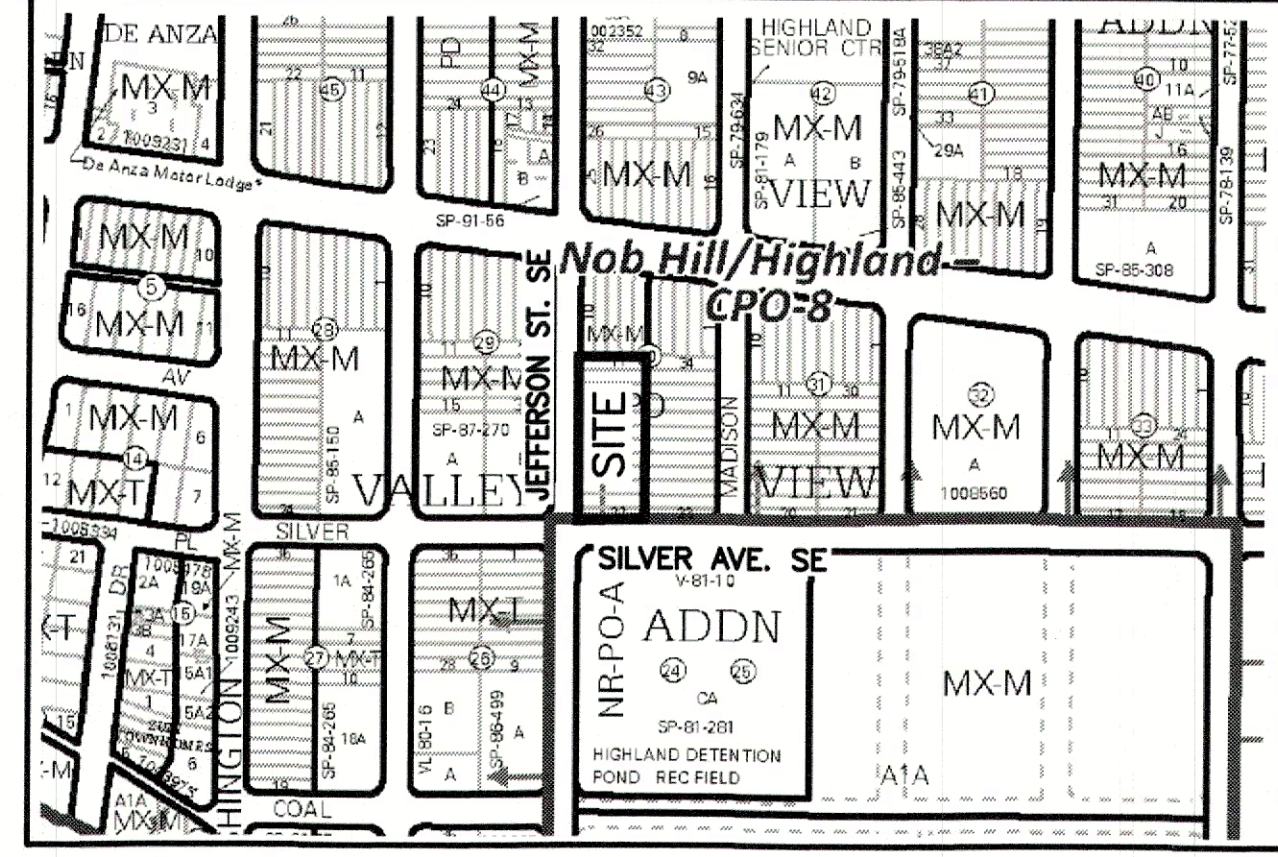
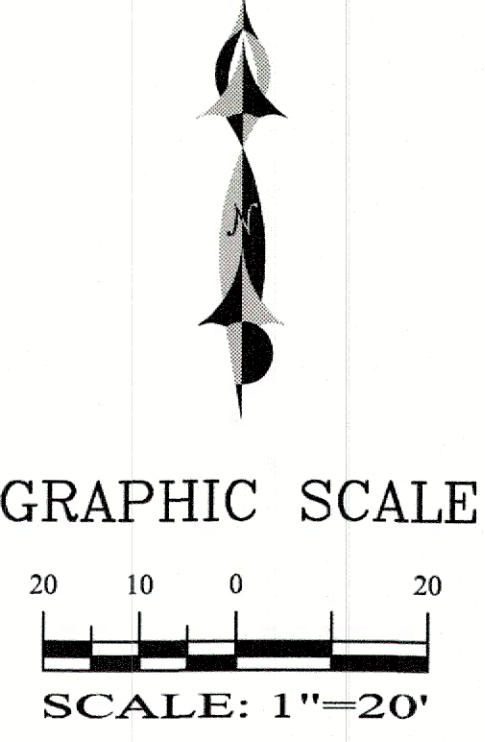
DETAIL B



DETAILS C

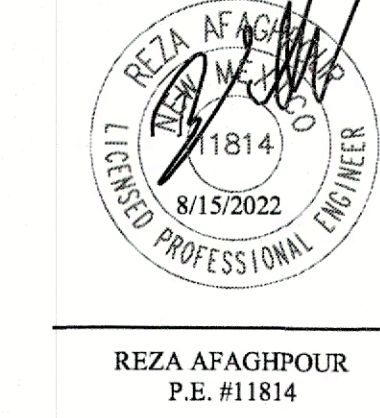


- KEYED NOTES:
- INSTALL NEW DRIVEPAD PER C.O.A. STD DWG 2425.
  - REMOVE EXISTING DRIVEWAY AND INSTALL STANDARD CURB & GUTTER AND SIDEWALK PER C.O.A. STD DWGS 2415A AND 2430.



LEGAL DESCRIPTION:  
LOTS 11 THRU 22, BLOCK 30 VALLEY VIEW ADDITION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGEND	
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
X 5242.70	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X FL=5075.65	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
42.40	AS-BUILT SPOT ELEVATIONS



SBS CONSTRUCTION AND ENGINEERING, LLC

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

20-PLEX @ SILVER & JEFFERSON  
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
Silver_Jefferson_GD.DWG	SH-B	8/15/2022	1