CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

April 21, 2025

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

RE: 845 Juan Tabo NE
Permanent Certificate of Occupancy - Accepted
Engineer's Certification Date: 3/15/2025
Engineer's Stamp Date: 10/09/2024
Hydrology File: K21D019
Case # HYDR-2025-00091

Dear Mr. Biazar:

Based on the Engineer's Grading and Drainage Certification received 3/20/2025 and site visit on 3/26/2025, this letter serves as a "green tag" approval from the Hydrology Section for a Permanent Certificate of Occupancy for 845 Juan Tabo NE to be issued by the Building and Safety Division.

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
Planning Department, Development Review Services

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: 845 JUAN TABO BLVD., NE Hydrology File # K21D019
Legal Description: LOT B, BLOCK 124, PRINCESS JEANNE PARK ADDITION
City Address, UPC, OR Parcel: 845 JUAN TABO BLVD., NE

Applicant/Agent: SBS CONSTRUCTION AND ENG., LLC Contact: SHAWN BIAZAR
Address: 10431 4TH STREET, NW, ALB., NM 87114 Phone: 505-804-5013
Email: AECLLC@AOL.COM

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(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

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☑ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☑ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 03-18-2025

REV. 09/13/23

Location
LOT B, BLOCK 124, PPRINCESS JEANNE PARK ADDITION is located at 845 Juan Tabo Blvd., NE containing 0.7002 acre. See attached Vicinity Map K-21-Z for exact location.

Purpose
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
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 22,600 sf for the Fisrt Flush. We are proposing to pond the 90th Percentile/First Flush requirement which is is 0.26 inches times the impervious area. Total retention volume provided within pond A, B and C is 1475.00 cf which by far exceeds the ponding volume requirement for First Flush 489.88 cf

VOLUME CALCULATIONS FOR 10 DAY STORM

BASIN	*AREA (SF)*	*AREA (AC)*	*AREA (MI²)*
ON-SITE	22600.00	0.5188	0.007375

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

$$V\text{-}360 = E\,(AA + AB + AC + AD)$$

EA = 0.76
EB = 0.95
EC = 1.20
ED = 3.34

P-60 = 1.96
P-360 = 2.64
P-1440 = 3.60
P-10 Day = 6.72

EXISTING CONDITIONS/PROPOSED

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

E = 3.0065 IN
V-360 = 0.1300 AC-FT
AD = 0.4410 AC
V-10 DAY = 0.2634 AC-FT
V-10 DAY = 11,473.27 CF
V-6 HR = 5,662.24 CF

FIRST FLIUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 22,600.00 SF
FIRST FLUSH VOL. REQI. = 0.26" x 22,600.00 / 12 = 489.88 CF

POND VOLUME REQUIRED

TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.26 INCHES x IMPERVIOUS AREA = (0.26/12 x 22,610.00) = 489.88 CF

POND CALCULATION

TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:

POND A: AREA @ TOP = 620.00, AREA @ BOTTOM = 620.00
POND VOLUME = (620.00+620.00)/2*0.50' = 310.00 CF

POND B: AREA @ TOP = 1330.00, AREA @ BOTTOM = 1330.00
POND VOLUME = (1330+1330)/2*0.50' = 665.00 CF

POND C: AREA @ TOP = 1000.00, AREA @ BOTTOM = 1000.00
POND VOLUME = (1000+1000)/2*0.50' = 500.00 CF

TOTAL POND VOLUME PROVIDED = (310.00+665.00+500.00) = 1475.00 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 10-09-2024 . 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 — 3/15/2025 DATE

REZA AFAGHPOUR NEW MEX.CO 11814 REGISTERED PROFESSIONAL ENGINEER

BASIN CALCULATION FOR FIRST FLUSH			
BASIN#	AREA	VOL. REQ.	VOL. PROVIDED
1	5319.82 SF	115.26 CF	500.00 CF
2	4127.59 SF	89.43 CF	665.00 CF
3	4777.49 SF	103.51 CF	310.00 CF

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.

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.

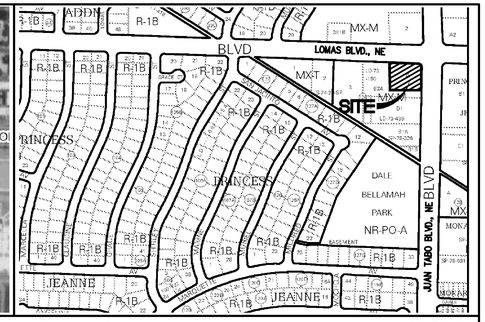
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

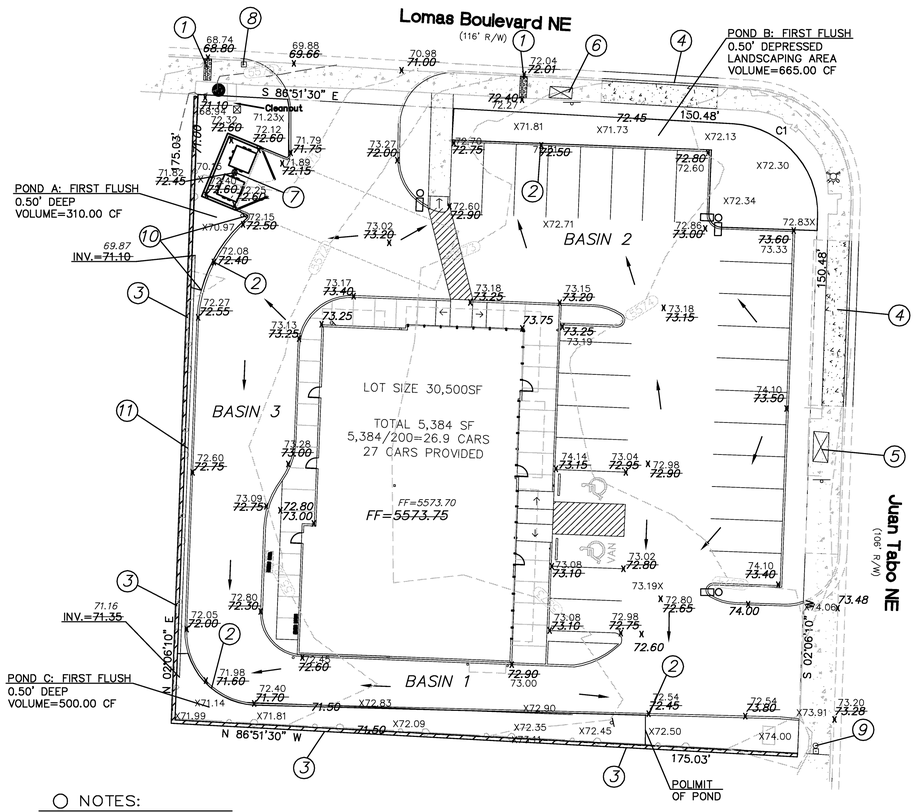
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

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

FIRM MAP: 35001C0359G



VICINITY MAP: K-21-Z



NOTES:

1. PROVIDE 24" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).
2. PROVIDE 24" CURB OPENING.
3. EXISTING RETAINING WALL.
4. REMOVE EXISTING DRIVEWAY AND INSTALL STANDARD CURB & GUTTER AND SIDEWALK PER C.O.A. STD DWG. 2415A AND 2430.
5. EXISTING BUS STOP.
6. EXISTING BUS STOP SIGN AND BENCH.
7. INSTALL A SEWER INLET AND TO BE CONNECTED TO SANITARY SEWER, SEE UTILITY PLAN.
8. EXISTING LIGHT POLE.
9. EXISTING POWER POLE.
10. PROVIDE +/-18" OF RETAINING WALL AS NEEDED FOR THE POND.
11. INSTALL ~~2-4"~~ 1-6" PVC STORM DRAIN PIPE.

SIDEWALK CULVERT/CONCRETE CHANNEL AND POND OPPENING CALCULATIONS

24" Sidewalk Cuivert 8" High Calculation Using Weir Equation

Q=CLH^1.5
H = 0.67' , C = 2.95, L=24" (2.00')

2.95*2*(.67)^1.50 = 2.958*2*0.548418636
Q = 3.236 cfs

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

Q=CLH^1.5
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
20 10 0 20
SCALE: 1"=20'

LEGAL DESCRIPTION:

LOT B, BLOCK 124, PRINCESS JEANNE PARK ADD.

CONTAINING: 30,500.00 SF (0.7002 ACRE)

BENCHMARK

CITY BNCHMARK 14_J22, ELEVATION OF 5576.441 FEET ABOVE SEA LEVEL.

GENERAL NOTES:

1: CONTOUR INTERVAL IS HALF (1.00) FOOT.

2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 14-J22, HAVING AN ELEVATION OF 5576.441 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 CON-SIDERATIONS.

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 5500 TO ALL PROPOSED SPOT ELEVATIONS.

LEGEND

5030	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
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 / ~~85.47~~	AS-BUILT GRADES
X 86.65	AS-BUILT SPOT ELEVATIONS

REZA AFAGHPOUR NEW MEX.CO 11814 LICENSED PROFESSIONAL ENGINEER 10-09-2024

REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

845 JUAN TABO BLVD., NE
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202333.DWG	SH-B	09-27-2024	C 101

LAST REVISION: 09-27-2024