

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 04, 2025

Shawn Biazar  
SBS Construction and Engineering, LLC  
7632 William Moyers Ave. NE  
Albuquerque, NM, 87122

**RE: 7241 Bridge St. SW**  
**Grading and Drainage Plan**  
**Engineer Stamp Date: 03/27/2025**  
**Hydrology File: L10D034 : HYDR-2025-00001**

Dear Mr. Biazar:

Based upon the information provided in your submittal received 03/28/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. 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

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

NM 87103

1. Engineer's Certification, per DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide a Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Submit the original copies along with the **\$25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

[www.cabq.gov](http://www.cabq.gov)

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department



**LOCATION**  
This site is located at **7241 BRIDGE STREET, SW**. See attached Vicinity map for location location.

**PURPOSE**  
The purpose of the plan to show the grading and drainage plan for the proposed 10,500.00 sf of new building, driveway and gravel road on this site.

**EXISTING DRAINAGE CONDITIONS**  
The site drains from west to east to access road. There are vacant lots adjacent to the south and north. There is existing retaining wall in the back (west PL). The access to this lot is via 20' access easement/road from Bridge Blvd., SW. the access road is not improved and just dirt. There are no water entering this site.

**PROPOSED CONDITIONS**  
Under the proposed conditions, the drainage pattern will stay the same. We will retain the entire developed flow minus the existing onsite. There are three proposed ponds. Two on the south side and one on the north side of the lot. The total ponding requirement is 3,431.96 CF. The ponding provided is 3,535.89 CF which is grater than required volume. The total site impervious area consist of 10,250.00 sf for the First Flush. We are proposing to pond the 90th Percentile/First Flush of 358.75 cf will also be ponding on site.

**VOLUME CALCULATIONS FOR 10 DAY STORM**

BASIN	AREA (SF)	AREA (AC)	AREA (MT <sup>2</sup> )
ON-SITE	31,115.50	0.7413	0.001116

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 = 2.49  
P-10 Day = 3.90

EXISTING CONDITION	PROPOSED CONDITION
AA = 100.00%	AA = 10.00%
AB = 0.00%	AB = 15.00%
AC = 0.00%	AC = 41.00%
AD = 0.00%	AD = 34.00%
E = 0.5500 IN	E = 1.3027 IN
V-360 = 0.0327 AC-FT	V-360 = 0.0775 AC-FT
AD = 0.0000 AC	AD = 0.2357 AC
V-10 DAY = 0.0327 AC-FT	V-10 DAY = 0.1115 AC-FT
V-10 DAY = 1,426.13 CF	V-10 DAY = 4,858.09 CF

V (REQUIRED) = V (PROPOSED) - V (EXISTING)  
= 4,858.09 - 1,426.13

V (REQUIRED) = 3,431.96 CF

**PONDING VOLUME PROVIDED**

PONDIG VOLUME PROVIDED:

POND A (PROPOSED)  
424.44 SF AT ELEV.=5059.30  
1,506.60 AT ELEV.=5061.30  
VOLUME = (1506.60+424.44)/2 \*2.00= 1,931.04 CF

POND B (PROPOSED)  
355.35 SF AT ELEV.=5058.25  
1,010.50 AT ELEV.=5060.25  
VOLUME = (1010.50+355.35)/2 \*2.00= 1,365.85 CF

POND C (PROPOSED)  
140.00 SF AT ELEV.=5059.25  
338.00 AT ELEV.=5060.25  
VOLUME = (338.00+140.00)/2 \*1.00= 239.00 CF

TOTAL VOLUME PROVIDED = 1,931.04 + 1,365.85 + 239.00 =3,535.89 CF

**FIRST FLUSH PONDING REQUIREMENT**

IMPERVIOUS AREA = 10,250 SF  
FIRST FLUSH VOL. REQI. = 0.42" x 10,250 / 12 = 358.75 CF

- 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.
  6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



FIRM MAP:

35001C0329H



VICINITY MAP:

L-10-Z

**LEGAL DESCRIPTION:**

LOT 5, LANDS OF MIGUEL SAAVEDRA

**ADDRESS:**

7241 BRIDGE STREET, SW

**BENCHMARK**

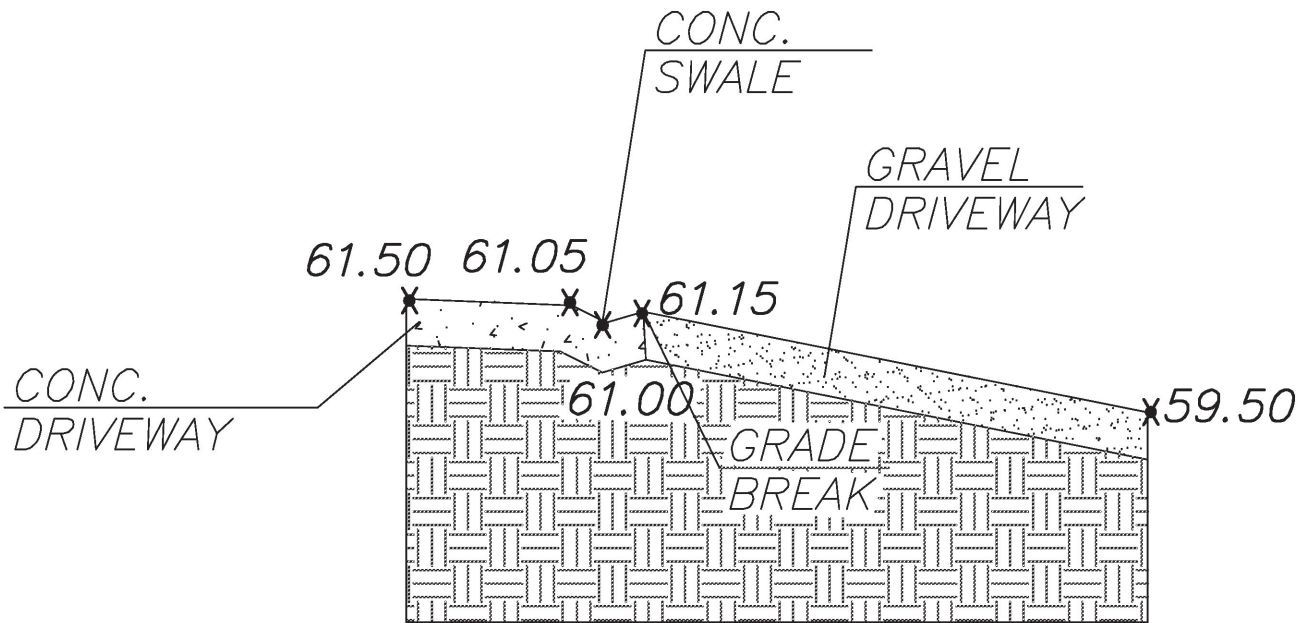
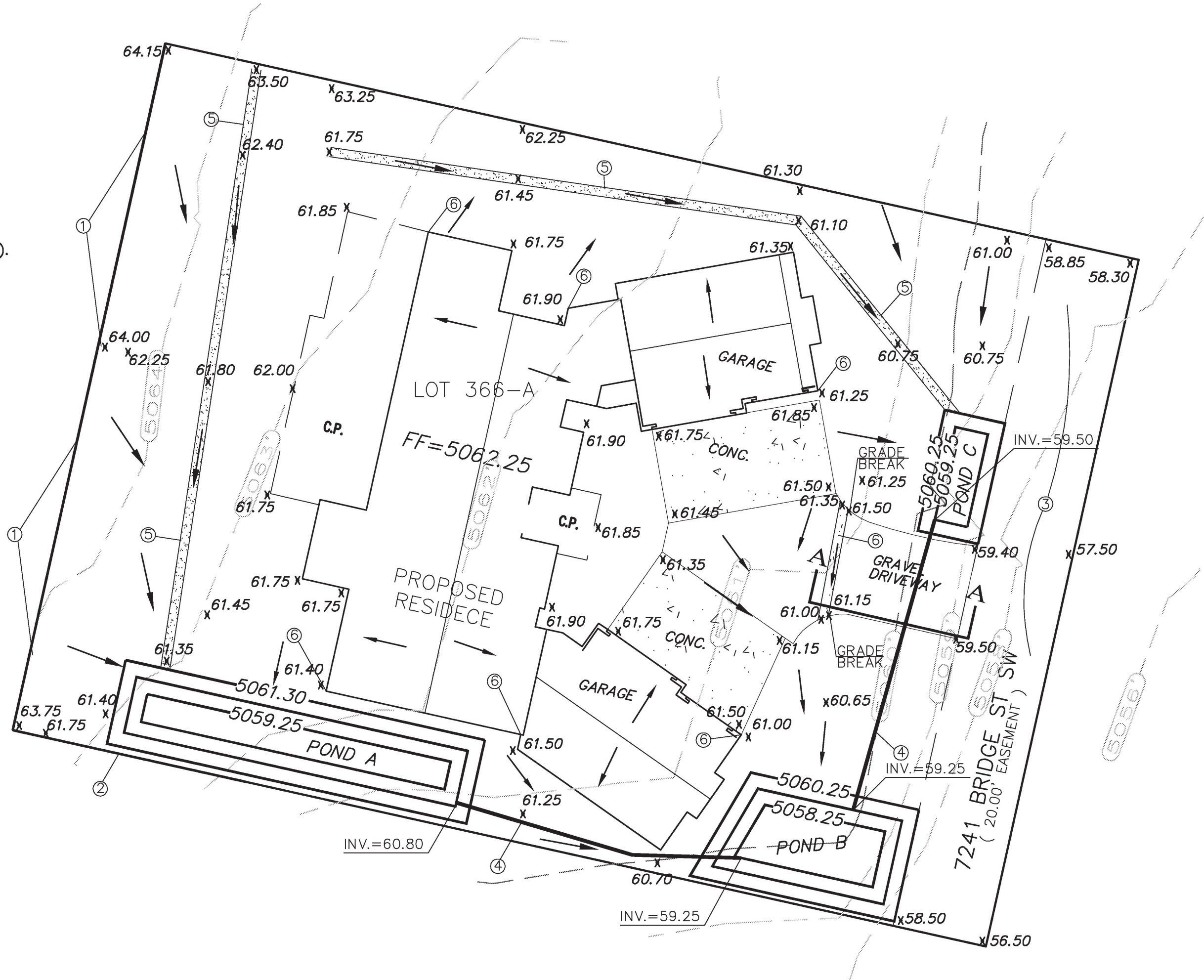
CITY BNCHMARK 8\_L10, ELEVATION OF 5069.579 FEET ABOVE SEA LEVEL.

**GENERAL NOTES:**

- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: 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.
- 3: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 4: SLOPES ARE AT 3:1 MAXIMUM.
- 5: ADD 5000 TO ALL PROPOSED SPOT ELEVATIONS.

**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 FL	EXISTING FLOWLINE ELEVATION
—   —   —	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TF=28.50	TOP OF FOOTING
TRW=28.00	TOP OF RETAINING WALL
HP	HIGH POINT
86.65 <del>85.47</del>	AS-BUILT GRADES
X 5325.64 <del>FF=5317.85</del> FP=5317.85	AS-BUILT SPOT ELEVATIONS



**SECTION A-A**

NTS

**GRAPHIC SCALE**



REZA AFGHPOUR  
P.E. #11814

**SBS CONSTRUCTION  
AND ENGINEERING, LLC**

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

**7241 BRIDGE STREET, SW  
GRADING AND DRAINAGE PLAN**

DRAWING: 2024218.dwg	DRAWN BY: SBB	DATE: 2-14-2025	SHEET # 1 OF 1
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LAST REVISION: 08-20-2024