

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 28, 2022

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

**Re: Mesa Del Sol Tract 7
Broadway Blvd.
Grading & Drainage Plan
Engineer's Stamp dated: 4-22-22
U13D001**

Dear Mr. Afaghpour,

PO Box 1293
Based upon the information provided in your submittal received 4/22/2021, this plan is approved for Grading Permit.

Albuquerque
If you have any questions, you can contact me at 924-3695 or earmijo@cabq.gov.

Sincerely,

NM 87103

www.cabq.gov
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: TRACT 7, MESA DEL SOL GRADING PLAN **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: TRACT 7, BULK LAND OF MESA DEL SOL

City Address: _____

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: 4-22-2022 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location

tract 7, Mesa Del Sol Addition is located off of Broadway and Lomas on the Frontage of Broadway Blvd., SE., Albuquerque NM 87105. See attached portion of Vicinity Map U-14-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed material (rock, gravel, dirt, etc.) storage on this site.

Existing Drainage Conditions

This lot drains from the east to west. No offsite runoff enters this site.

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 59,796.06 cf based on the 100-yr/10-day volume. The Retention volume provided is 68.161.11 cf. First Volume requirement is (0.42/12*108,580.00) IS 3,800.30 cf

VOLUME CALCULATIONS FOR 10 DAY STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	7,171.00	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
EB = 0.80
EC = 1.03
ED = 2.33

P-60 = 1.78
P-360 = 2.29
P-1440 = 2.59
P-10 Day = 3.62

PROPOSED CONDITIONS

AA = 65.00%
AB = 17.00%
AC = 0.00%
AD = 18.00%

E = 0.9584 IN
V-360 = 1.0984 CF
AD = 2.4755 AC
V-10 DAY = 59,796.06 CF

V (REQUIRED) =59,796.06 CF

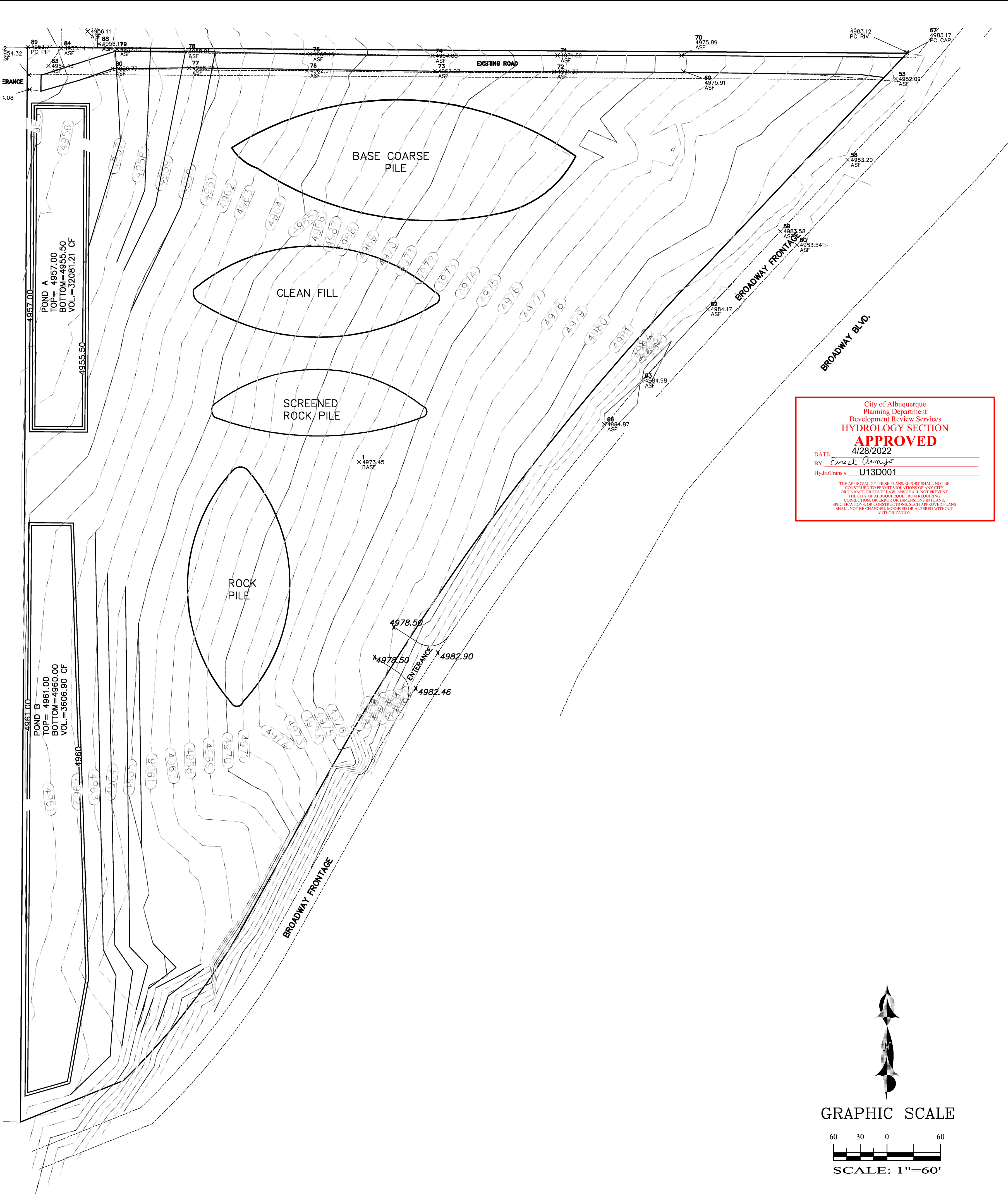
PONDING VOLUME CALCULATION

PONDS A
BOTTOM AREA (@ 4955.50)= 18,862.14 SF
TOP AREA (@ 4957.00) = 23,912.81 SF
DEPTH = 1.50'
POND VOLUME=(23,912.81+18,862.14)/2*1.50
POND VOLUME=32,082.31 CF

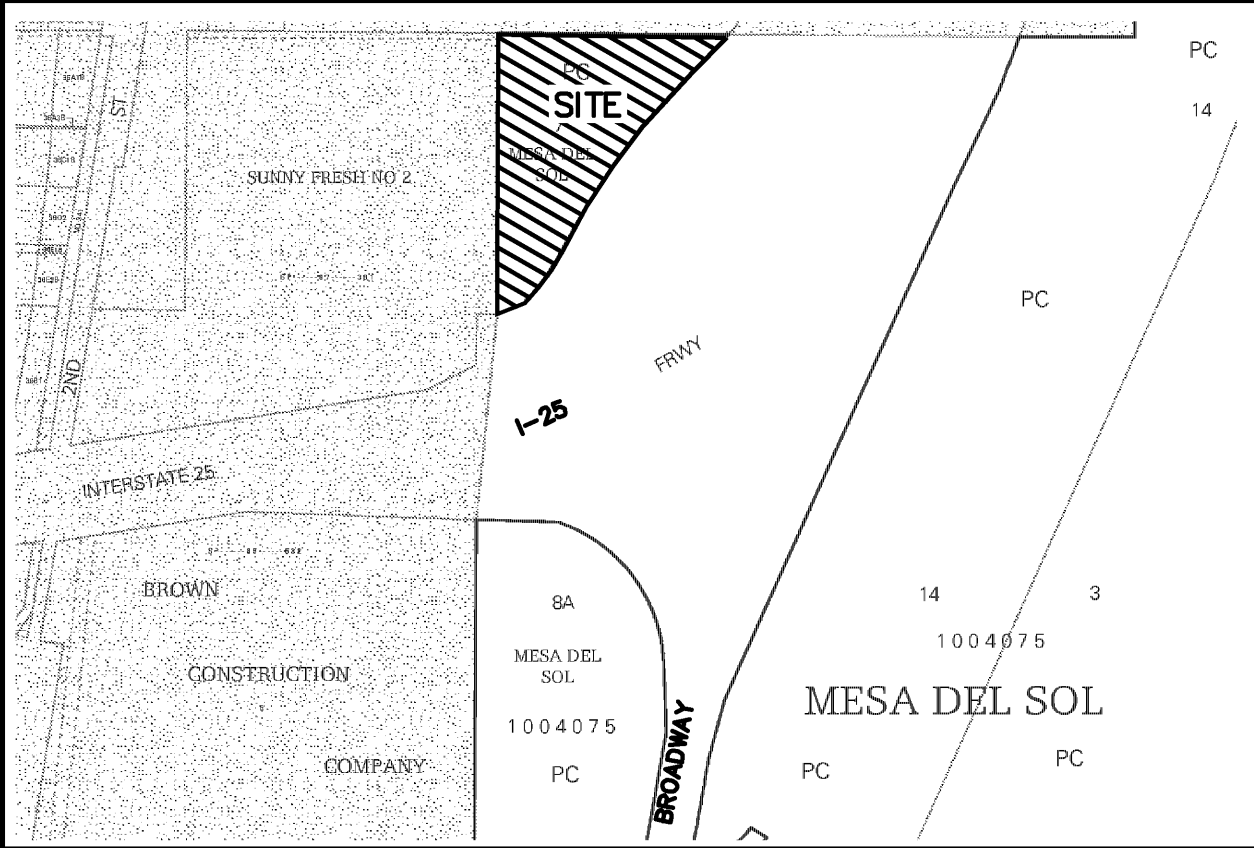
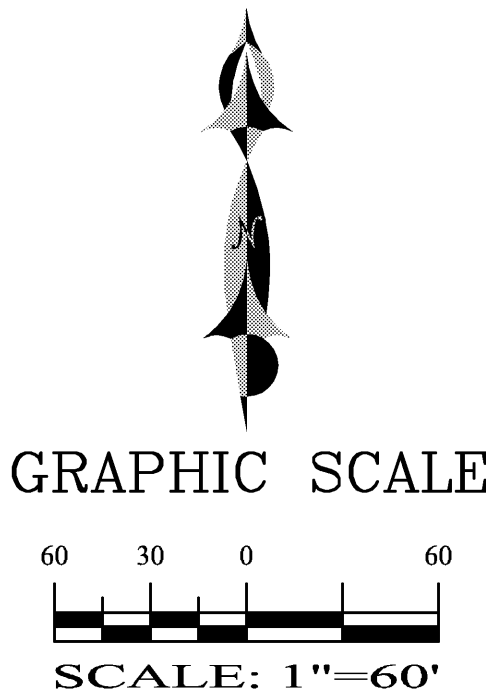
PONDS B
BOTTOM AREA (@ 4960.00)= 34,027.97 SF
TOP AREA (@ 4961.00) = 38,111.83 SF
DEPTH = 1.00'
POND VOLUME=(38111.83+34027.97)/2*1.00
POND VOLUME=36069.90 CF

TOTAL VOL = 36,069.90+30,310.50=68,151.11 CF

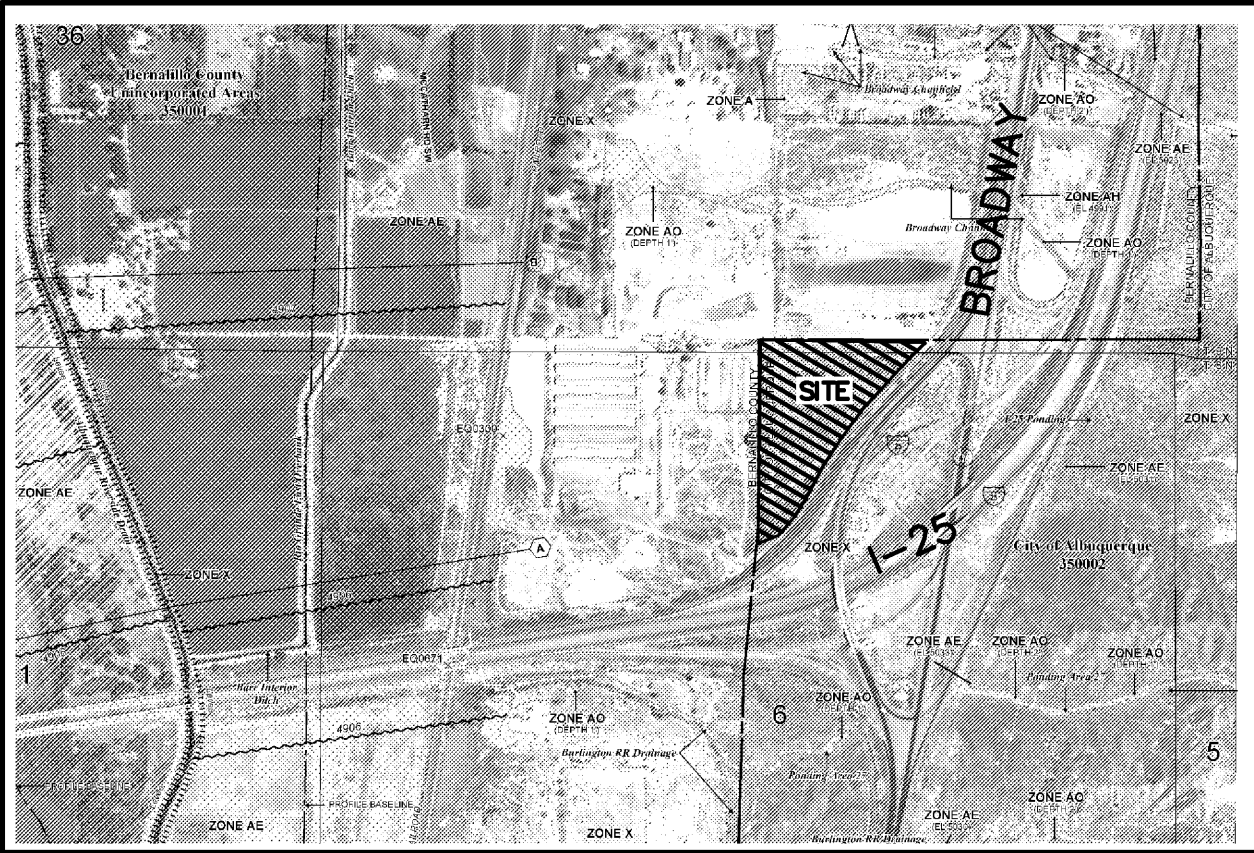
V (PROVIDED) =68,151.11 CF



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 4/28/2022
BY: Ernest Arriaga
HydroTrans # U13D001
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
CONSIDERED TO PREVENT VIOLATION OF ANY CITY
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT
THE CITY OF ALBUQUERQUE FROM REQUIRING
CORRECTION, OR FORTH OF EMPLOYERS IN THE
SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.



VICINITY MAP: U-13-Z



FIRM MAP: 35001C0533H

LEGAL DESCRIPTION:

TRACT 7, MESA DEL SOL, CONTAINING 13.7525 ACRES.

LEGEND

- -5030--- EXISTING CONTOUR (MAJOR)
- -5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- X 42.70 PROPOSED SPOT ELEVATION
- X 5029.16 EXISTING GRADE
- X 5075.65 EXISTING FLOWLINE ELEVATION
- FL
- 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

REZA AFAGHPOUR
P.E. #11814

7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013
EMAIL: AECLLC@AOL.COM

TRACT 7, MESA DEL SOL
GRADING PLAN

DRAWING: TRACT 7 GD.DWG	DRAWN BY: SH-B	DATE: 04/22/2022	SHEET # 1
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