CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

October 23, 2014

Ron Hensley, P.E.
The Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

RE: **Sevano Place Subdivision – Lots 13-20 Block 29, N. Albq. Acres**
(File: C18D075)
Drainage Report, Engineer's Stamp Date 7-25-2014
Supplemental Calculations, Engineer's Date 7-25-14, 7-29-14, 10-6-14
Grading and Drainage Plan, Engineer's Date 10-6-14

Dear Mr. Hensley:

Based upon the information provided in your submittals received 7-25-14, 7-30-14, and 10-8-14, the above referenced Drainage Report with Supplemental Calculations and Grading and Drainage Plan is approved for Grading Permit with the following condition:

- The Final Plat must have a note stating that the HOA will maintain the Storm Drain, inlet, and the sidewalk culverts.

Prior to Building Permit approval, Engineer Certification per the DPM checklist will be required.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site. Also, This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing ¾ of an acre or more. If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf via Email: Recipient, Monica Ortiz

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

C18D075_GP_Appr.doc

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sevano Place Subdivision Building Permit #: City Drainage #: C-18D075

DRB#: 1005191 EPC#: Work Order#:

Legal Description: Lots 13-20, Block 29, North Albuquerque Acres Tract A, Unit B

City Address: Alameda / Louisiana

Engineering Firm: THE Group Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124

Phone#: 505-410-1622 Fax#: E-mail: ron@thegroup.cc

Owner: Nazish LLC Contact: Adil Risvi

Address: 8504 Waterford Pl. NE, Albuquerque, NM 87122

Phone#: Fax#: E-mail:

Architect: Contact:

Address:

Phone#: Fax#: E-mail:

Surveyor: Cartesian Surveys Inc. Contact: Will Plotner

Address: P.O. Box 44414, Rio Rancho, NM 87174

Phone#: Fax#: E-mail:

Contractor: Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- X DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: October 7, 2014 By: Ron E. Hensley

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

THE group

The Hensley Engineering Group

October 8, 2014

Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sevano Place Subdivision – Grading Plan

We are the attached supplement and Grading Plan of Sevano Place Subdivision in support of a Grading Permit.

The comments of August 5, 2014 have been addressed with the following:

- The Grading Plan has been modified to reduce the number of sidewalk culverts to four. This lowered the maximum water elevation.
- The Grading Plan has been modified to eliminate drainage encroachment onto adjacent lots.
- Additional detail has been provided on culvert installation.
- Calculations for the culverts have been included to include superelevation of the roadway.
- The Final Plat will note maintenance responsibilities.

Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc

Culvert Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2010 by Autodesk, Inc. — Wednesday, Sep 3 2014

SIDEWALK CULVERT 1

Invert Elev Dn (ft)	= 88.67
Pipe Length (ft)	= 8.00
Slope (%)	= 2.00
Invert Elev Up (ft)	= 88.83
Rise (in)	= 8.0
Shape	= Box
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.012
Inlet Edge	= 0
Coeff. K,M,c,Y,k	= 0.498, 0.667, 0.0327, 0.75, 0.2

Embankment

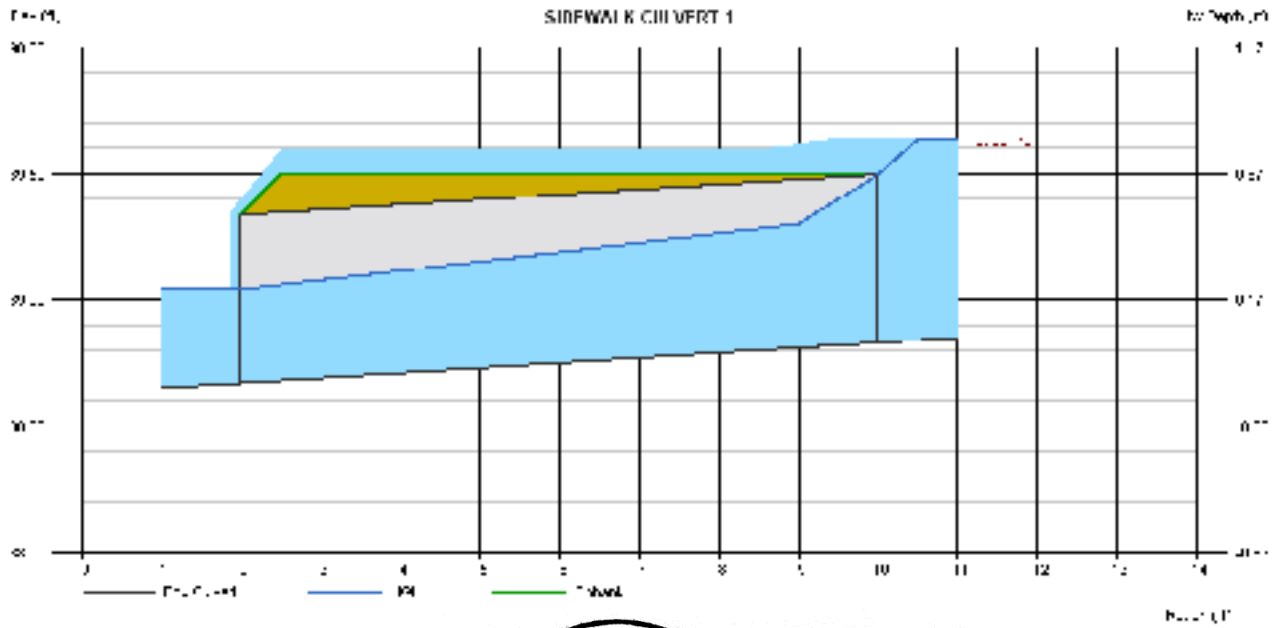
Top Elevation (ft)	= 89.50
Top Width (ft)	= 7.00
Crest Width (ft)	= 3.00

Calculations

Qmin (cfs)	= 0.00
Qmax (cfs)	= 5.00
Tailwater Elev (ft)	= 0

Highlighted

Qtotal (cfs)	= 4.50
Qpipe (cfs)	= 4.10
Qovertop (cfs)	= 0.40
Veloc Dn (ft/s)	= 5.53
Veloc Up (ft/s)	= 4.04
HGL Dn (ft)	= 89.04
HGL Up (ft)	= 89.34
Hw Elev (ft)	= 89.63
Hw/D (ft)	= 1.21
Flow Regime	= Inlet Control



Culvert Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2010 by Autodesk, Inc. Wednesday, Sep 3 2014

SIDEWALK CULVERT 2

Invert Elev Dn (ft)	= 88.77
Pipe Length (ft)	= 8.00
Slope (%)	= 2.00
Invert Elev Up (ft)	= 88.93
Rise (in)	= 8.0
Shape	= Box
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.012
Inlet Edge	= 0
Coeff. K,M,c,Y,k	= 0.498, 0.667, 0.0327, 0.75, 0.2

Embankment

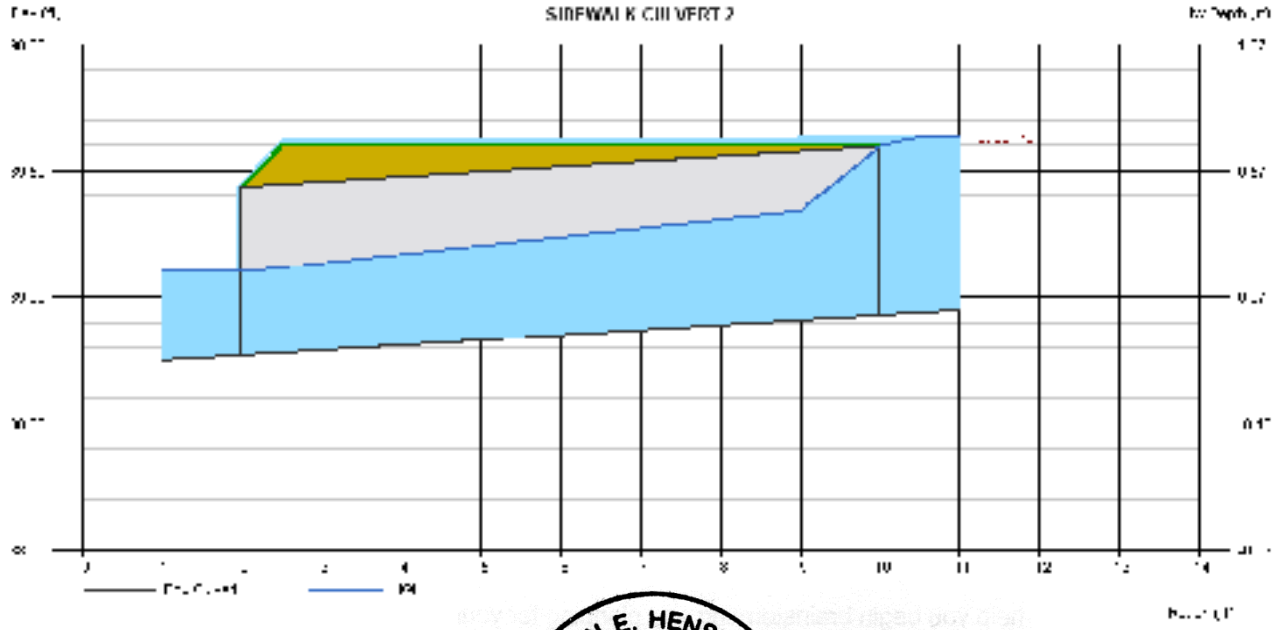
Top Elevation (ft)	= 89.60
Top Width (ft)	= 7.00
Crest Width (ft)	= 3.00

Calculations

Qmin (cfs)	= 0.00
Qmax (cfs)	= 5.00
Tailwater Elev (ft)	= 0

Highlighted

Qtotal (cfs)	= 3.40
Qpipe (cfs)	= 3.36
Qovertop (cfs)	= 0.04
Veloc Dn (ft/s)	= 5.09
Veloc Up (ft/s)	= 3.78
HGL Dn (ft)	= 89.10
HGL Up (ft)	= 89.37
Hw Elev (ft)	= 89.63
Hw/D (ft)	= 1.06
Flow Regime	= Inlet Control



Culvert Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2010 by Autodesk, Inc. — Wednesday, Sep 3 2014

SIDEWALK CULVERT 3

Invert Elev Dn (ft)	= 88.87
Pipe Length (ft)	= 8.00
Slope (%)	= 2.00
Invert Elev Up (ft)	= 89.03
Rise (in)	= 8.0
Shape	= Box
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.012
Inlet Edge	= 0
Coeff. K,M,c,Y,k	= 0.498, 0.667, 0.0327, 0.75, 0.2

Embankment

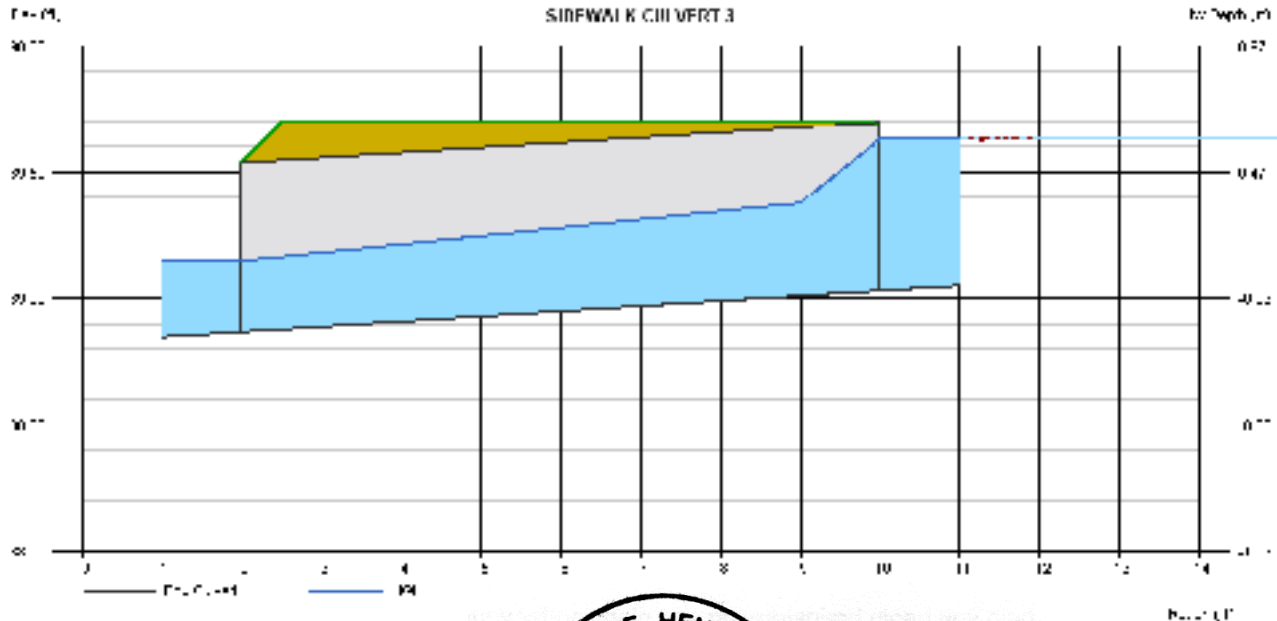
Top Elevation (ft)	= 89.70
Top Width (ft)	= 7.00
Crest Width (ft)	= 3.00

Calculations

Qmin (cfs)	= 0.00
Qmax (cfs)	= 5.00
Tailwater Elev (ft)	= 0

Highlighted

Qtotal (cfs)	= 2.65
Qpipe (cfs)	= 2.65
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 4.73
Veloc Up (ft/s)	= 3.49
HGL Dn (ft)	= 89.15
HGL Up (ft)	= 89.41
Hw Elev (ft)	= 89.63
Hw/D (ft)	= 0.90
Flow Regime	= Inlet Control



Culvert Report

Hydraflow Express Extension for AutoCAD® Civil 3D® 2010 by Autodesk, Inc. — Wednesday, Sep 3 2014

SIDEWALK CULVERT 4

Invert Elev Dn (ft)	= 88.97
Pipe Length (ft)	= 8.00
Slope (%)	= 2.00
Invert Elev Up (ft)	= 89.13
Rise (in)	= 8.0
Shape	= Box
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.012
Inlet Edge	= 0
Coeff. K,M,c,Y,k	= 0.498, 0.667, 0.0327, 0.75, 0.2

Embankment

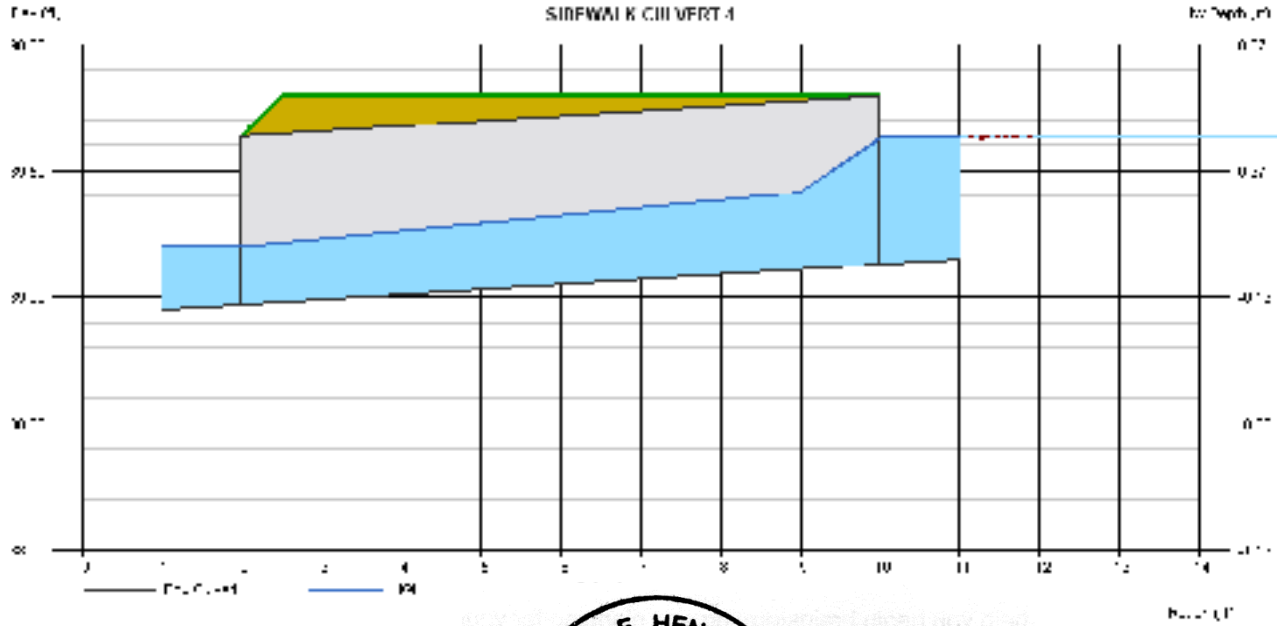
Top Elevation (ft)	= 89.80
Top Width (ft)	= 7.00
Crest Width (ft)	= 3.00

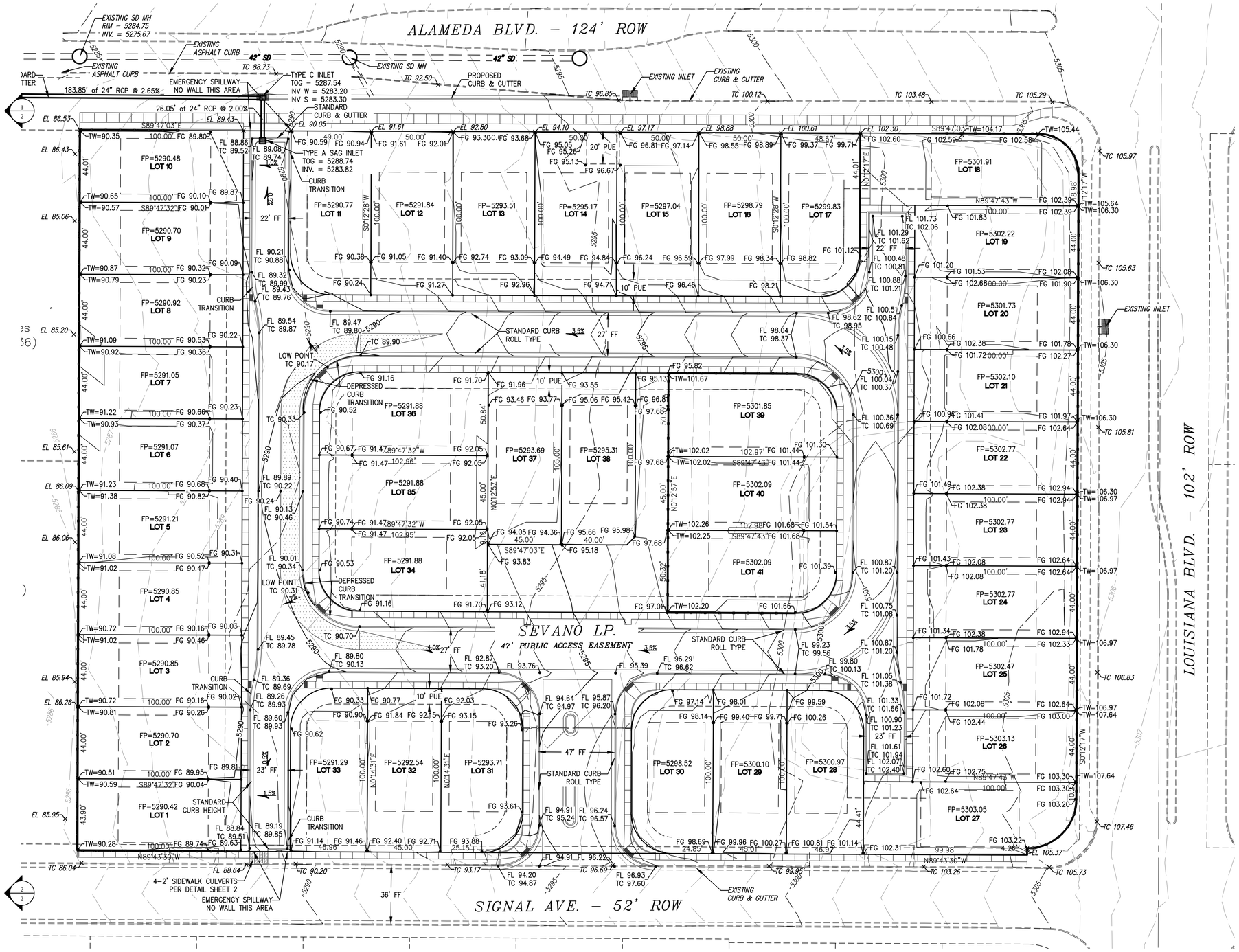
Calculations

Qmin (cfs)	= 0.00
Qmax (cfs)	= 5.00
Tailwater Elev (ft)	= 0

Highlighted

Qtotal (cfs)	= 2.00
Qpipe (cfs)	= 2.00
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 4.35
Veloc Up (ft/s)	= 3.18
HGL Dn (ft)	= 89.20
HGL Up (ft)	= 89.44
Hw Elev (ft)	= 89.63
Hw/D (ft)	= 0.75
Flow Regime	= Inlet Control





LOT DRAINAGE REQUIREMENTS

TYPICAL LOT DRAINAGE (SEE SHEET 2) AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOTS DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: ROOF AREA * 0.44/12 IN CUBIC FEET.

TYPICAL ROOF AREA = 2400 SQ.FT.

VOLUME = 2400 * 0.44/12 = 88 CU.FT.

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DNJ ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8.

2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.

3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED

5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- FLOW ARROW
- 2% SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- GRADE BREAK
- 4966 EXISTING CONTOUR
- 4966 EXISTING CONTOUR
- PROPOSED EASEMENT
- 4.00% PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL

N

30 0 30 60
SCALE FEET

AS BUILT INFORMATION

CONTRACTOR
WORK STARTED BY — DATE
WORK ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

RECORDED BY — DATE
NO.

BENCH MARKS

"ACS BM 7_C19" THE BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT OF BARSTOW STREET AND SIGNAL AVENUE. THE STATION IS A CITY OF ALBUQUERQUE 3 1/4" ALUMINUM DISK SET IN TOP OF CURB ON THE NNW CURB RETURN, STAMPED "7-C19 1995".
X=1550417.138 Y=1522068.520 (NAD 83)
ELEV=5485.723 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
RON E. HENSLEY — NEW MEXICO — 21850 — REGISTERED PROFESSIONAL ENGINEER
10/9/14

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE JUN 2014
			DATE JUN 2014
			DATE JUN 2014

DESIGNED BY REH
DRAWN BY REH
CHECKED BY REH

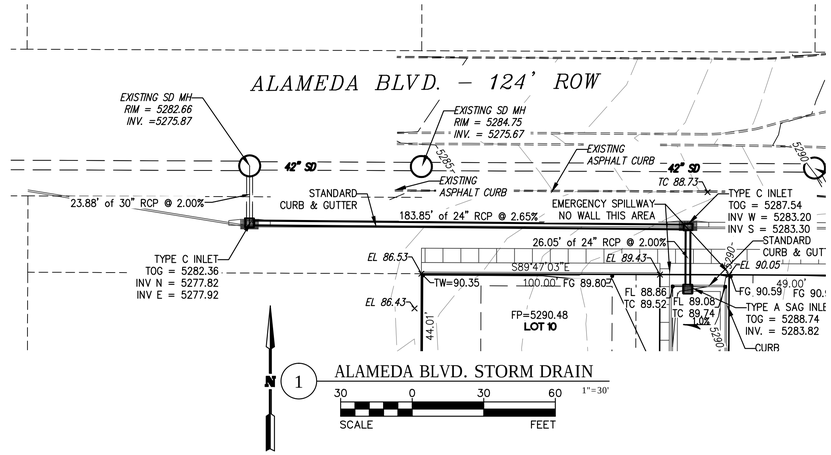
THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone:(505)514-0995

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

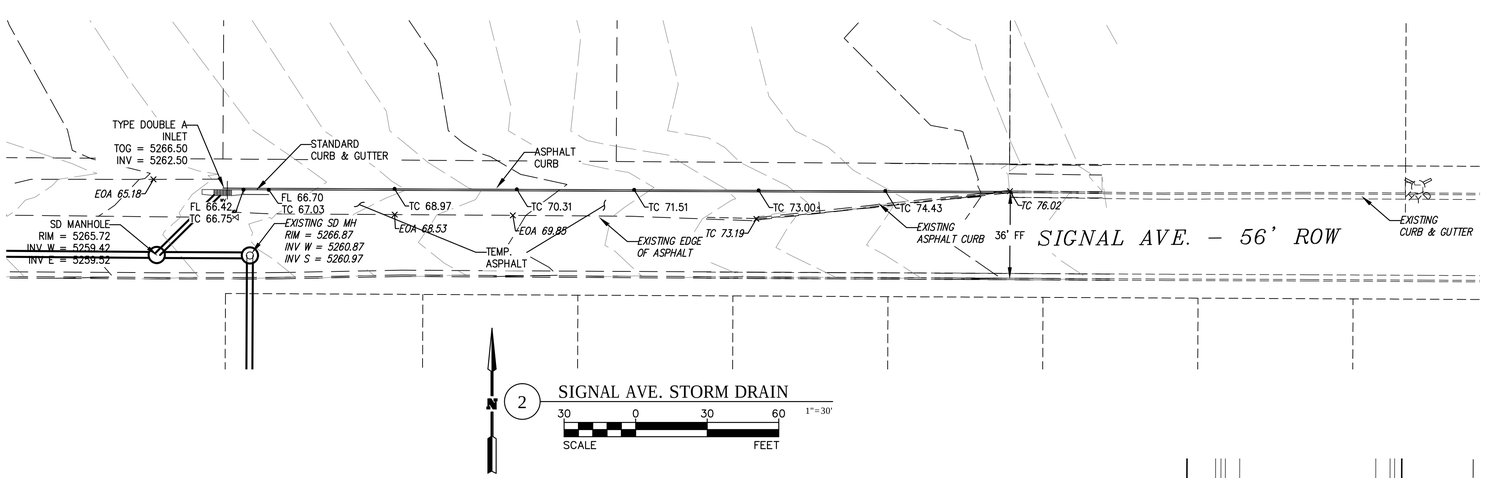
SEVANO PLACE SUBDIVISION
REPLAT OF LOTS 13–20, BLOCK 2, UNIT B, TRACT A, NAA
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

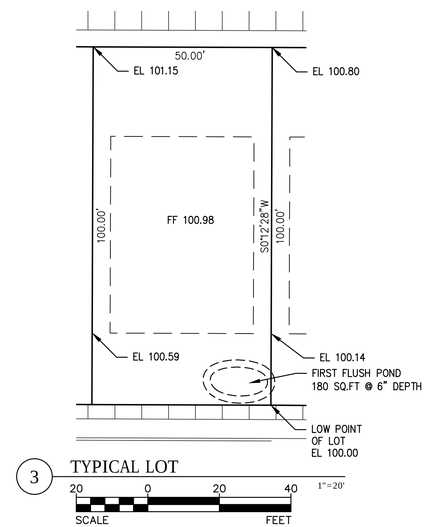
DRB No. 1005191 | CITY PROJECT No. | ZONE MAP NO. C-18-Z | SHEET 1 OF 2



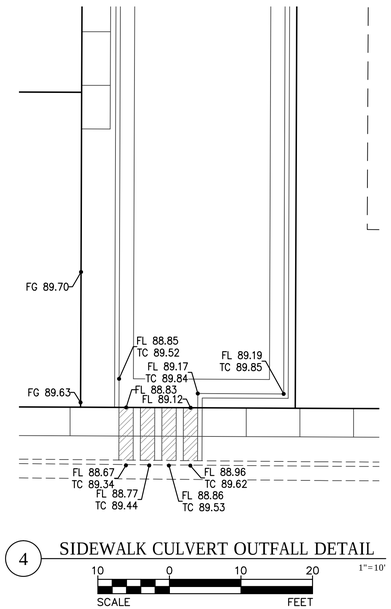
1 ALAMEDA BLVD. STORM DRAIN



2 SIGNAL AVE. STORM DRAIN



3 TYPICAL LOT



4 SIDEWALK CULVERT OUTFALL DETAIL

LEGEND

- FLOW ARROW
- 2% SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- GRADE BREAK
- 4966 EXISTING CONTOUR
- 4966 EXISTING CONTOUR
- PROPOSED EASEMENT
- 4.00% PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
FINAL INSPECTION & ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

"ACS BM 7_C19" THE BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT OF BARSTOW STREET AND SIGNAL AVENUE. THE STATION IS A CITY OF ALBUQUERQUE 3 1/4" ALUMINUM DISK SET IN TOP OF CURB ON THE NNW CURB RETURN, STAMPED "7-C19 1995".
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SURVEY INFORMATION

FIELD NOTES — NO. | BY | DATE

REMARKS
REVISIONS
DESIGN — DATE JUN 2014 — DESIGNED BY REH
DATE JUN 2014 — DRAWN BY REH
DATE JUN 2014 — CHECKED BY REH

NO. | DATE | BY

ENGINEER'S SEAL
RON E. HENSLEY
NEW MEXICO
21850
PROFESSIONAL ENGINEER
6/16/14

THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone:(505)514-0995

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVANO PLACE SUBDIVISION
REPLAT OF LOTS 13–20, BLOCK 2, UNIT B, TRACT A, NAA
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

DRB No. 1005191	CITY PROJECT No.	ZONE MAP NO. C-18-Z	SHEET 2 OF 2