



August 14, 1997

Martin J. Chávez, Mayor

Tamara Morgan, P.E.  
Bohannon Huston  
7500 Jefferson NE  
Albuquerque, NM 87109

**RE: VENTANA RANCH PARK TRACT 7B-1 (B9-D3). GRADING PLAN FOR GRADING  
PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 2, 1997.**

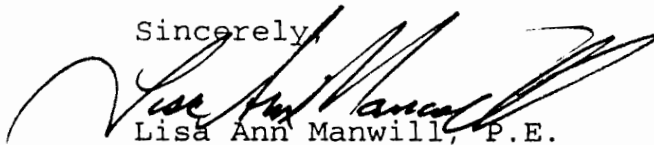
Dear Ms. Morgan:

Based on the information provided on your August 12, 1997 submittal, the above referenced project is approved for Grading and Work Order Permits.

Please provide this office with an Engineer's Certification upon project completion.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

Good for You, Albuquerque!





July 18, 1997

Martin J. Chávez, Mayor

Keith Donnelly  
Bohannon Huston  
7500 Jefferson NE  
Albuquerque, NM 87109

**RE: VENTANA RANCH PARK TRACT 7B-1 (B9-D3). GRADING PLAN FOR GRADING  
PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 2, 1997.**

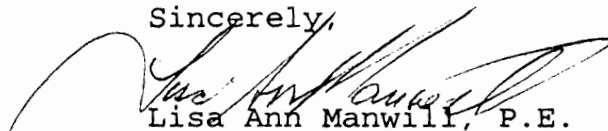
Dear Mr. Donnelly:

Based on the information provided on your July 3, 1997 submittal, the above referenced project is conditionally acceptable for construction. Prior to grading permit approval, please grade Basin 2 so that all storm water is discharged a one point to Valle Verde Road via a sidewalk culvert.

Be certain to request SO #19 Permit approval with your next submittal.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



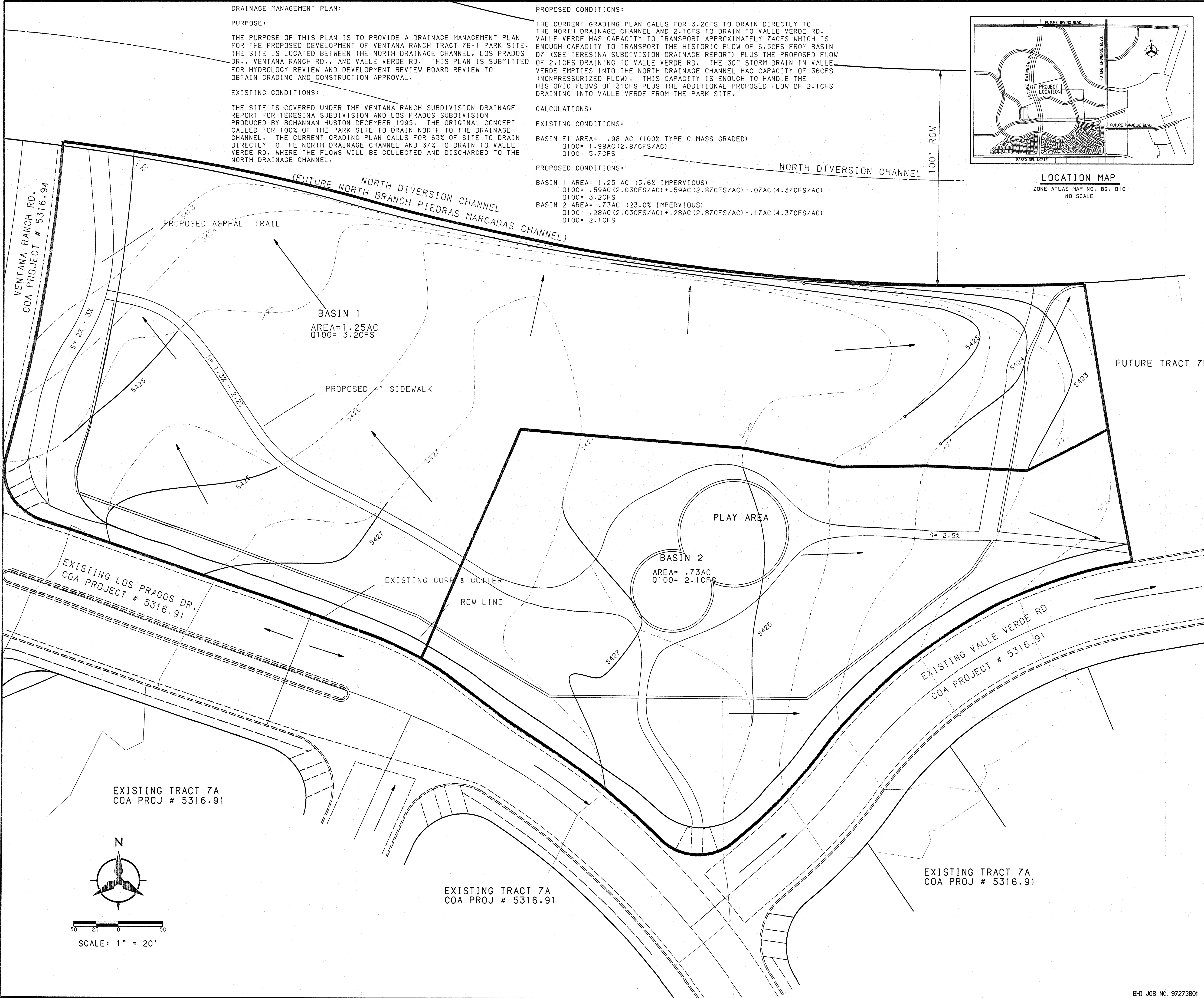
Lisa Ann Manwill, P.E.  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





DRAINAGE MANAGEMENT PLAN:

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE PROPOSED DEVELOPMENT OF VENTANA RANCH TRACT 7B-1 PARK SITE. THE SITE IS LOCATED BETWEEN THE NORTH DRAINAGE CHANNEL, LOS PRADOS DR., VENTANA RANCH RD., AND VALLE VERDE RD. THIS PLAN IS SUBMITTED FOR HYDROLOGY REVIEW AND DEVELOPMENT REVIEW BOARD REVIEW TO OBTAIN GRADING AND CONSTRUCTION APPROVAL.

EXISTING CONDITIONS:

THE SITE IS COVERED UNDER THE VENTANA RANCH SUBDIVISION DRAINAGE REPORT FOR TERESINA SUBDIVISION AND LOS PRADOS SUBDIVISION PRODUCED BY BOHANNAN HUSTON DECEMBER 1995. THE ORIGINAL CONCEPT CALLED FOR 100% OF THE PARK SITE TO DRAIN NORTH TO THE DRAINAGE CHANNEL. THE CURRENT GRADING PLAN CALLS FOR 63% OF SITE TO DRAIN DIRECTLY TO THE NORTH DRAINAGE CHANNEL AND 37% TO DRAIN TO VALLE VERDE RD. WHERE THE FLOWS WILL BE COLLECTED AND DISCHARGED TO THE NORTH DRAINAGE CHANNEL.

PROPOSED CONDITIONS:

THE CURRENT GRADING PLAN CALLS FOR 3.2CFS TO DRAIN DIRECTLY TO THE NORTH DRAINAGE CHANNEL AND 2.1CFS TO DRAIN TO VALLE VERDE RD. VALLE VERDE HAS CAPACITY TO TRANSPORT APPROXIMATELY 74CFS WHICH IS ENOUGH CAPACITY TO TRANSPORT THE HISTORIC FLOW OF 6.5CFS FROM BASIN 07 (SEE TERESINA SUBDIVISION DRAINAGE REPORT) PLUS THE PROPOSED FLOW OF 2.1CFS DRAINING TO VALLE VERDE RD. THE 30" STORM DRAIN IN VALLE VERDE EMPTIES INTO THE NORTH DRAINAGE CHANNEL HAVING CAPACITY OF 36CFS (NONPRESSURIZED FLOW). THIS CAPACITY IS ENOUGH TO HANDLE THE HISTORIC FLOWS OF 31CFS PLUS THE ADDITIONAL PROPOSED FLOW OF 2.1CFS DRAINING INTO VALLE VERDE FROM THE PARK SITE.

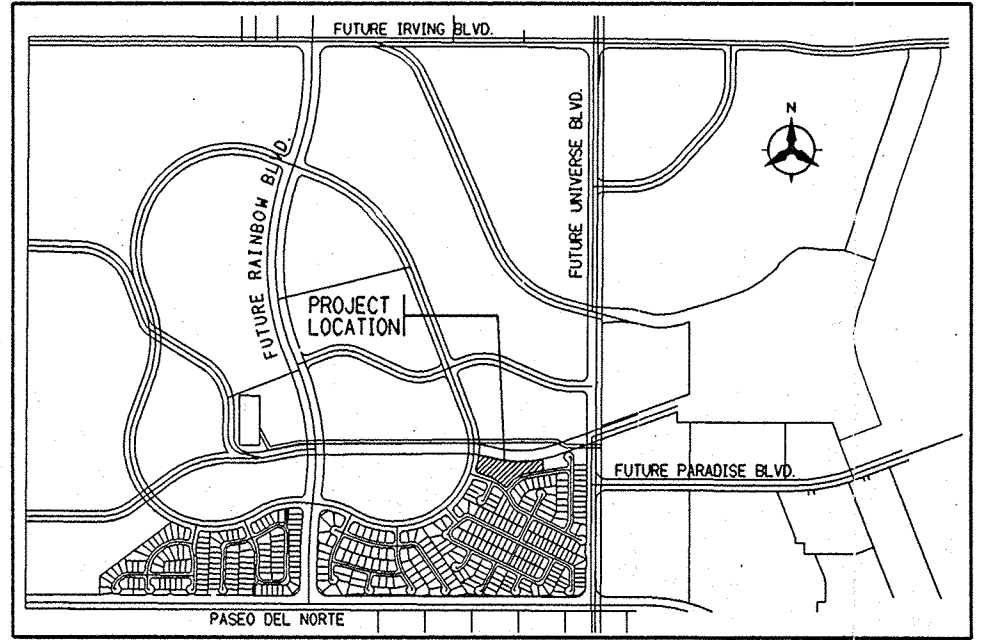
CALCULATIONS:

EXISTING CONDITIONS:

BASIN E1 AREA= 1.98 AC (100% TYPE C MASS GRADED)  
Q100= 1.98AC(2.87CFS/AC)  
Q100= 5.7CFS

PROPOSED CONDITIONS:

BASIN 1 AREA= 1.25 AC (5.6% IMPERVIOUS)  
Q100= .59AC(2.03CFS/AC) + .59AC(2.87CFS/AC) + .07AC(4.37CFS/AC)  
Q100= 3.2CFS  
BASIN 2 AREA= .73AC (23.0% IMPERVIOUS)  
Q100= .28AC(2.03CFS/AC) + .28AC(2.87CFS/AC) + .17AC(4.37CFS/AC)  
Q100= 2.1CFS



LOCATION MAP  
ZONE ATLAS MAP NO. B9, B10  
NO SCALE

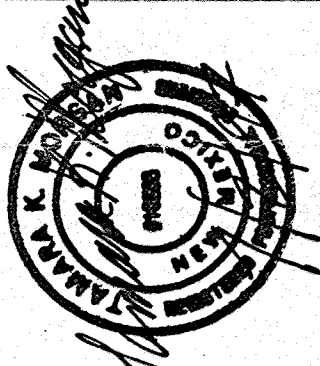
GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST, INC. DATED OCT. 13, 1994 AND APRIL 13, 1994.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR WETTING THE SOIL TO KEEP IT FROM BLOWING.

LEGEND

PROJECT BOUNDARY	---
RIGHT OF WAY LINE	---
EXISTING SPOT ELEVATION	○ 255
PROPOSED SPOT ELEVATION	● 366
DIRECTION OF FLOW	→
BASIN BOUNDARY	---
EXISTING WATERBLOCK	---
EXISTING CONTOUR	5422
PROPOSED CONTOUR	5423

AS-BUILT INFORMATION			
CONTRACTOR	DATE	BY	NO.
STAMPED BY	DATE	BY	NO.
APPROVED BY	DATE	BY	NO.
REVISIONS	DATE	BY	NO.
DESIGNED BY	DATE	BY	NO.
DRAWN BY	DATE	BY	NO.
CHECKED BY	DATE	BY	NO.



APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER DATE

BOHANNAN-HUSTON INC.  
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS  
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT 7B-1 PARK SITE  
GRADING PLAN

LAST DESIGN UPDATE	NO./DAY/YR.	NO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
XXXX.XX	B9, B10	1	1