

# CITY OF ALBUQUERQUE



May 2, 2012

Bruce J. Stidworthy, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE Courtyard 1  
Albuquerque, NM 87109

**Re: Ventana Ranch Community Park, Drainage Management Plan  
Engineer's Stamp Date 5/01/12 (B10/D003)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 5/01/2012, the  
Drainage Management Plan is approved for Site Plan for Subdivision action by the DRB.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

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

C: e-mail

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/2005)

PROJECT TITLE: Ventana Ranch Community Park ZONE MAP/DRG. FILE # B-10-7/0003  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Ventana Ranch Park Site Tract F1, F2 and F3  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy, PE  
ADDRESS: 7500 Jefferson NE Courtyard 1 PHONE: (505)823-7892  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: COA Parks and Recreation CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ARCHITECT: Consensus Planning CONTACT: Chris Green  
ADDRESS: 302 Eighth Street NW PHONE: (505) 764-9801  
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER CERT (TCL)  
☐ ENGINEER CERT (DRB SITE PLAN)  
☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL 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  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TEMP)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY) \_\_\_\_\_

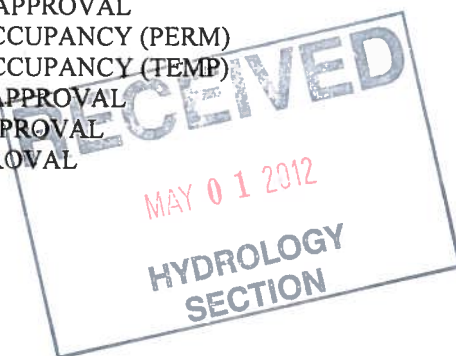
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: Bruce Stidworthy, P.E. DATE: 05/01/2012

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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.



**CLIENT/COURIER TRANSMITTAL**

**To:** Curtis Cherne P.E.  
City of Albuquerque-Planning Department  
600 2nd St. NW 2nd Floor West  
Albuquerque, NM 87102

**Requested by:** Bruce Stidworthy/bw

**Date:** May 1, 2012

**Time Due:** ☒ This A.M.  
☐ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

**Phone:** 924-3986

**Job No.:** 20120074

**Job Name:** Ventana Ranch Community Park

**DELIVERY VIA**

☐ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☒ Other

**PICK UP**

**Item:** \_\_\_\_\_

<b><u>ITEM NO.</u></b>	<b><u>QUANTITY</u></b>	<b><u>DESCRIPTION</u></b>
1	1	Drainage Info Sheet.
2	1	COA comments response / resubmittal letter
3	1	AMAFCA Approval email (Lynn Mazur, 4/18/2012)
4	1	Drainage Management Plan (Dated 03/29/12)

**COMMENTS / INSTRUCTIONS**

Curtis,

Please find attached the DMP resubmittal for DRB Site Plan Approval.

Should you have questions about any of this, I'd be happy to try to address them.

Thanks,  
Bruce.



**REC'D BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_

**ENGINEERING ▲**

**SPATIAL DATA ▲**

**ADVANCED TECHNOLOGIES ▲**

May 1, 2012

Curtis Cherne, P.E.  
Principal Engineer, Planning Department  
Development and Building Services  
P O Box 1293  
Albuquerque, NM 87103

Re: Ventana Ranch Community Park, Drainage Management Plan (B10/D003)

Dear Mr. Cherne:

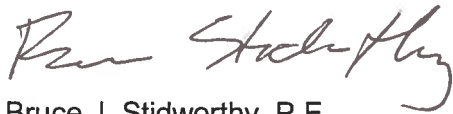
Enclosed is the revised drainage management plan for the above referenced project. We believe we have addressed concerns specified in your April 17<sup>th</sup>, 2012 letter.

Outlined below, we have described how your review comments have been addressed:

- AMAFCA approval is required.
  - Please see attached email from Lynn Mazur, dated 04/18/2012, for approval.
- Show the Zone A flood zone. The proposed building must be outside the limits of the flood zone or a LOMR will be required.
  - The flood zone approximate limits are shown on the plan per FIRM map #35001C0103G and the proposed building is not within the flood zone limits.
- Are the pedestrian crossings across the arroyos grade separated?
  - The pedestrian crossings are proposed to be at grade; Lynn Mazur verbally indicated that AMAFCA does not have problems with crusher fine paths crossing the arroyos at grade.

Should you have any questions, please contact me at 505-823-1000.

Sincerely,



Bruce J. Stidworthy, P.E.  
Senior Vice President  
Community Development & Planning

BJS/di  
Enclosures



**Brian Warren**

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**From:** Mazur, Lynn <lmazur@amafca.org>  
**Sent:** Wednesday, April 18, 2012 8:56 AM  
**To:** Curtis Cherne  
**Cc:** Bruce Stidworthy; Brian Warren  
**Subject:** Ventana Ranch Park

Re: DRB Project # 1007798 - Ventana Ranch Community Park, ZAP B-10

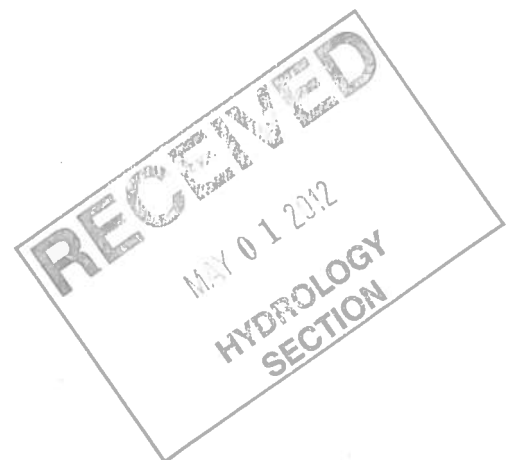
AMAFCA approves the Master Grading & Drainage Plan for the park for Site Development Plan for Subdivision. No grading or construction can occur within AMAFCA's right-of-way without prior written approval from AMAFCA.

**Albuquerque Metropolitan Arroyo  
Flood Control Authority**

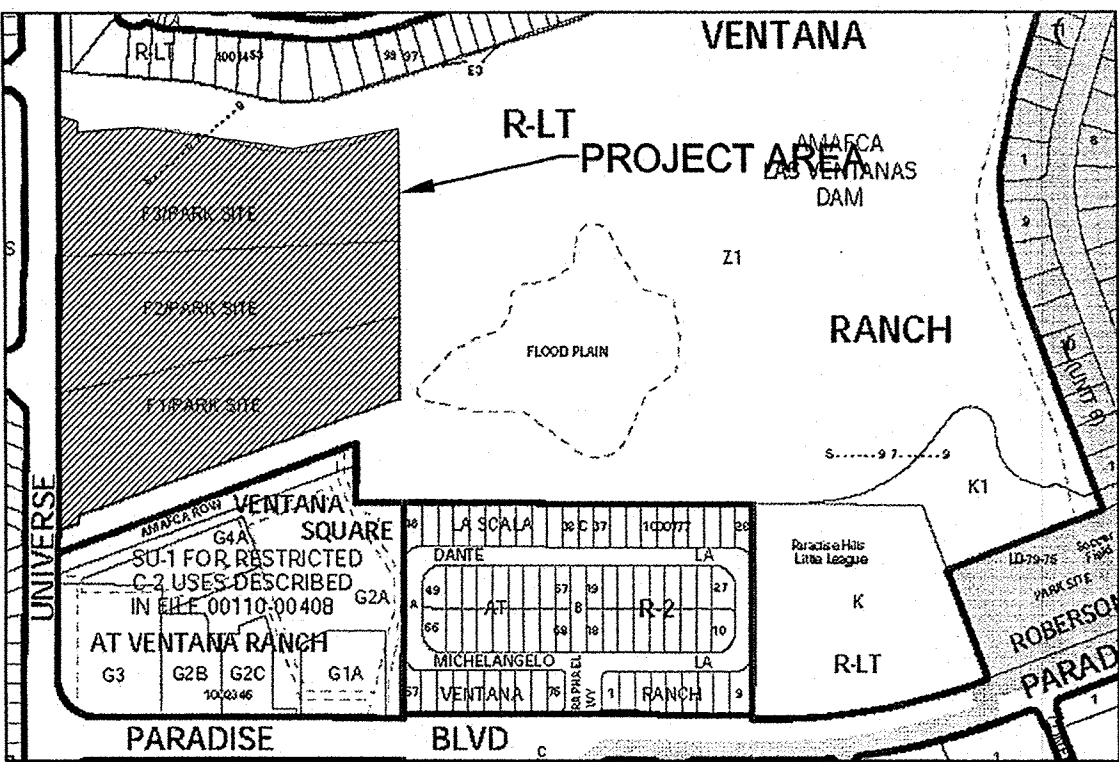
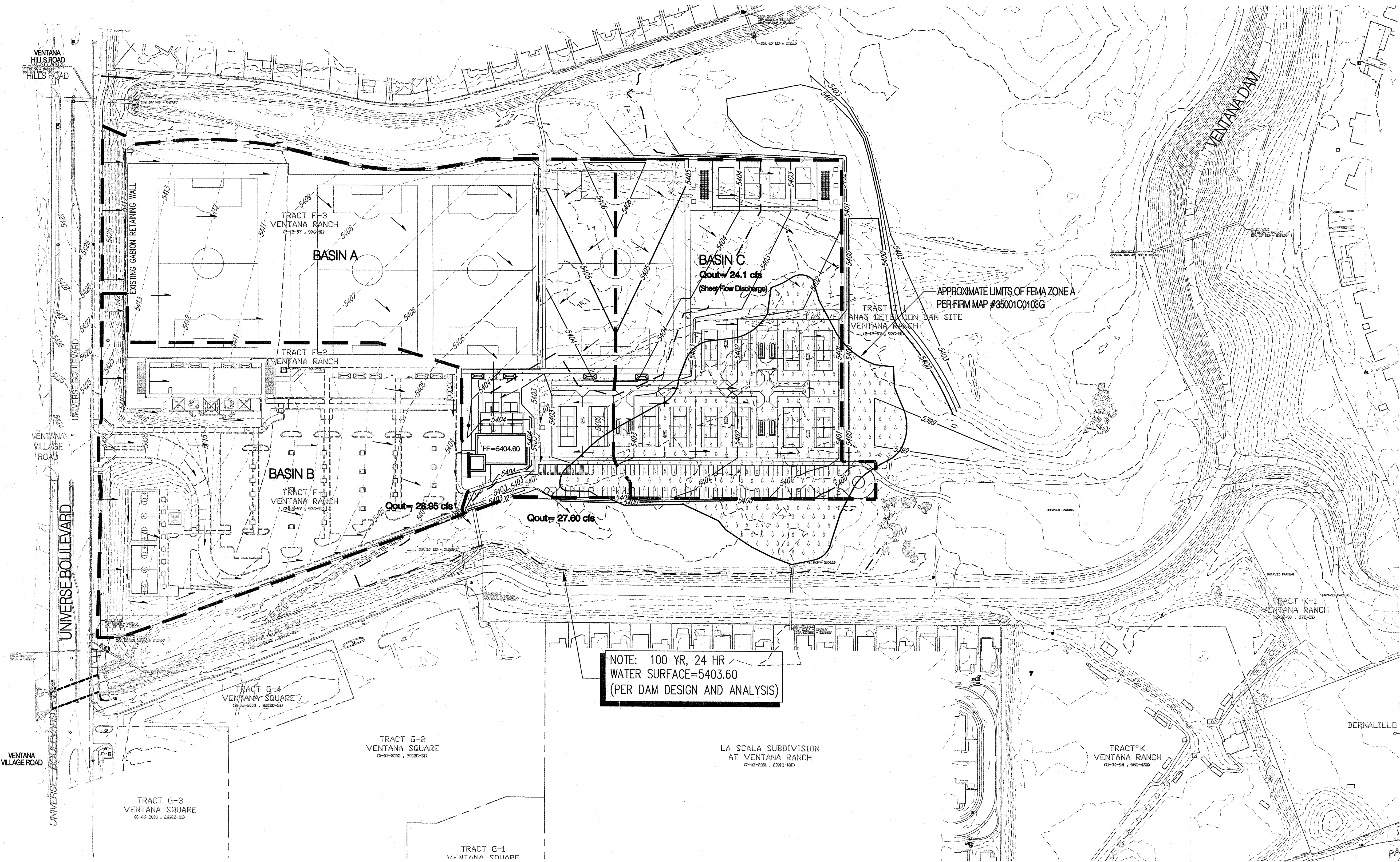
Lynn M. Mazur, P.E., C.F.M.  
Development Review Engineer  
Phone: (505) 884-2215  
Mobile: (505) 362-1273  
[www.amafca.org](http://www.amafca.org)

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VICINITY MAP  
ZONE ATLAS PAGE B-10-Z

DRAINAGE MANAGEMENT PLAN

SITE LOCATION AND BACKGROUND

THE PROPOSED PROJECT IS THE NEXT PHASE OF THE VENTANA RANCH PARK. THE PARK IS LOCATED NORTH OF THE NORTHEAST CORNER OF UNIVERSE BLVD AND PARADISE BLVD, NORTH OF THE EXISTING WALGREENS. THIS PHASE (EAST OF THE EXISTING PARK) INCLUDES ADDITIONAL RECREATION FIELDS, A PARKING LOT, TENNIS COURTS, AND RELATED AMENITIES. THE ADDITIONAL PARK AREA IS APPROXIMATELY 7 ACRES. THE EXISTING LEGAL DESCRIPTION OF THE SITE IS VENTANA RANCH, TRACTS F-1, F-2, AND F-3. DRAINAGE ANALYSIS ADHERES TO THE APPROVED DRAINAGE PLAN FROM THE EXISTING PARK (B10D003) AND WAS PERFORMED PER SECTION 22.2 - HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA. THE DESIGN STORM USED IN THE ANALYSIS WAS THE 100 YEAR, 6-HOUR STORM EVENT.

PORTIONS OF THE SITE ARE WITHIN THE FLOODPOOL OF AMAFCA'S LAS VENTANAS DAM. THE FILL FOR THE SITE WAS CONTEMPLATED WHEN THE DAM WAS DESIGNED AND WAS APPROVED BY THE OFFICE OF THE STATE ENGINEER IN THE ORIGINAL DAM DESIGN. A SUBSEQUENT SUBMITTAL REQUEST APPROVAL OF THIS SPECIFIC PHASE HAS BEEN SUBMITTED TO OSE FOR REVIEW AND APPROVAL.

THE CALCULATIONS PRESENTED ON THIS SHEET INCLUDE THE EXISTING PARK AND THE NEW PHASE OF THE PARK AND ARE FOR THE FULL BUILD-OUT OF THE SITE. HOWEVER, THE LAND TREATMENTS PRESENTED REFLECT THE CURRENT CONDITIONS OF THE PARK AS WELL AS THE NEW PHASE OF THE PARK.

EXISTING CONDITIONS

THE EXISTING SITE CONDITIONS OF THE NEW PHASE OF THE PARK CONSISTS OF SANDY SOIL, BASALT, AND SPARSE DESERT VEGETATION. THE SITE SLOPES TOWARDS THE EAST AT AN AVERAGE SLOPE OF APPROXIMATELY 1%.

PROPOSED CONDITIONS

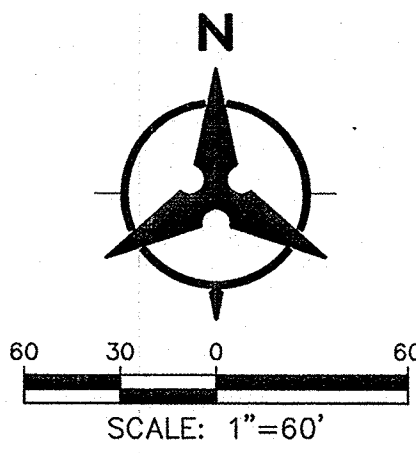
THE DRAINAGE FROM THE EXISTING AND THE PROPOSED BASINS SURFACE FLOW ACROSS THE SITE AND ULTIMATELY OUTFALL INTO THE VENTANA DAM POOL (MAXIMUM WATER SURFACE ELEVATION = 5403.60) THE DRAINAGE FROM BASIN A (APPROXIMATELY 27.6 CFS) WILL DISCHARGE TO THE ARROYO LEADING TO THE DAM POOL. BASIN B (APPROXIMATELY 28.0 CFS) IS FULLY DEVELOPED AND WILL NOT CHANGE WITH THE PROPOSED PROJECT. DISCHARGES TO A CONCRETE RUNDOWN IN THE SOUTHEAST CORNER OF THE PARKING LOT. THE 12' WIDE CONCRETE RUNDOWN WAS DESIGNED WITH A PRIOR APPROVED DRAINAGE MANAGEMENT PLAN FOR THE PARK (B13D003) AND THE CHANGE IS FLOW IN NEGLIGIBLE FROM THE ORIGINAL DESIGN.

THE HISTORIC 100-YEAR FLOODPLAIN ZONE DEPTH FOR THE DAM POOL WAS DETERMINED TO HAVE A WATERSURFACE ELEVATION OF 5403.6 FEET AS PREVIOUSLY MENTIONED. AS SHOWN ON THE PLAN, THIS FLOODPLAIN ELEVATION WILL COVER APPROXIMATELY HALF THE NEW PHASE BELOW THE FLOODPLAIN ELEVATION. HOWEVER, THE ADMINISTRATION BUILDING'S FLOOR ELEVATION ON THE WEST SIDE OF THE NEW PHASE OF THE PARK IS 5404.6, ONE FOOT ABOVE THE FLOODPLAIN ELEVATION.

CONCLUSION

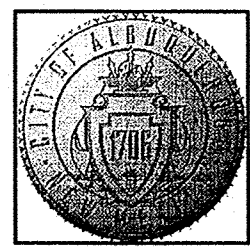
THE PROPOSED CONDITIONS PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 81 CFS, AS SHOWN IN THE "PROPOSED CONDITIONS BASIN DATA TABLE" ON THIS SHEET. THE DRAINAGE MANAGEMENT PLAN DEMONSTRATES THE PROPOSED DRAINAGE CONCEPTS. THE IMPLEMENTATION OF THESE CONCEPTS WOULD RESULT IN THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT. THE SLOPES OF THE FIELDS DO NOT EXCEED THE LIMITS PROVIDED BY THE CITY MUNICIPAL DEPARTMENT AND THE ADMINISTRATION BUILDING IS OUT OF THE 100-YEAR FLOODPLAIN ZONE (5403.6 FEET).

VENTANA RANCH COMMUNITY PARK - RECREATION FIELDS									
Proposed Conditions Basin Data Table									
BASIN ID	Area (SQ. FT.)	This table is based on the DPM Section 22.2, Zone: 1				100 Year Storm Event			
		Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (cfs)	V(100) <sup>360</sup> (CF)
A	458364.20	10.52	0.0%	65.0%	15.0%	20.0%	2.62	27.61	37357
B	328708.36	7.55	0.0%	10.0%	20.0%	70.0%	3.84	28.95	45033
C	295144.91	6.78	0.0%	20.0%	20.0%	60.0%	3.60	24.41	37237
Total	1082217.47	24.84	0.0%	36.0%	17.9%	46.1%		80.96	119627



LEGEND

- DRAINAGE BASIN BOUNDARY
- - - 100 YEAR FLOODPLAIN ELEVATION
- BASIN A
- Qout=1.0 cfs
- BASIN ID
- BASIN PEAK FLOWRATE
- DIRECTION OF FLOW

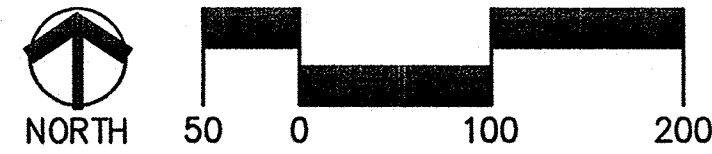


VENTANA RANCH  
COMMUNITY PARK

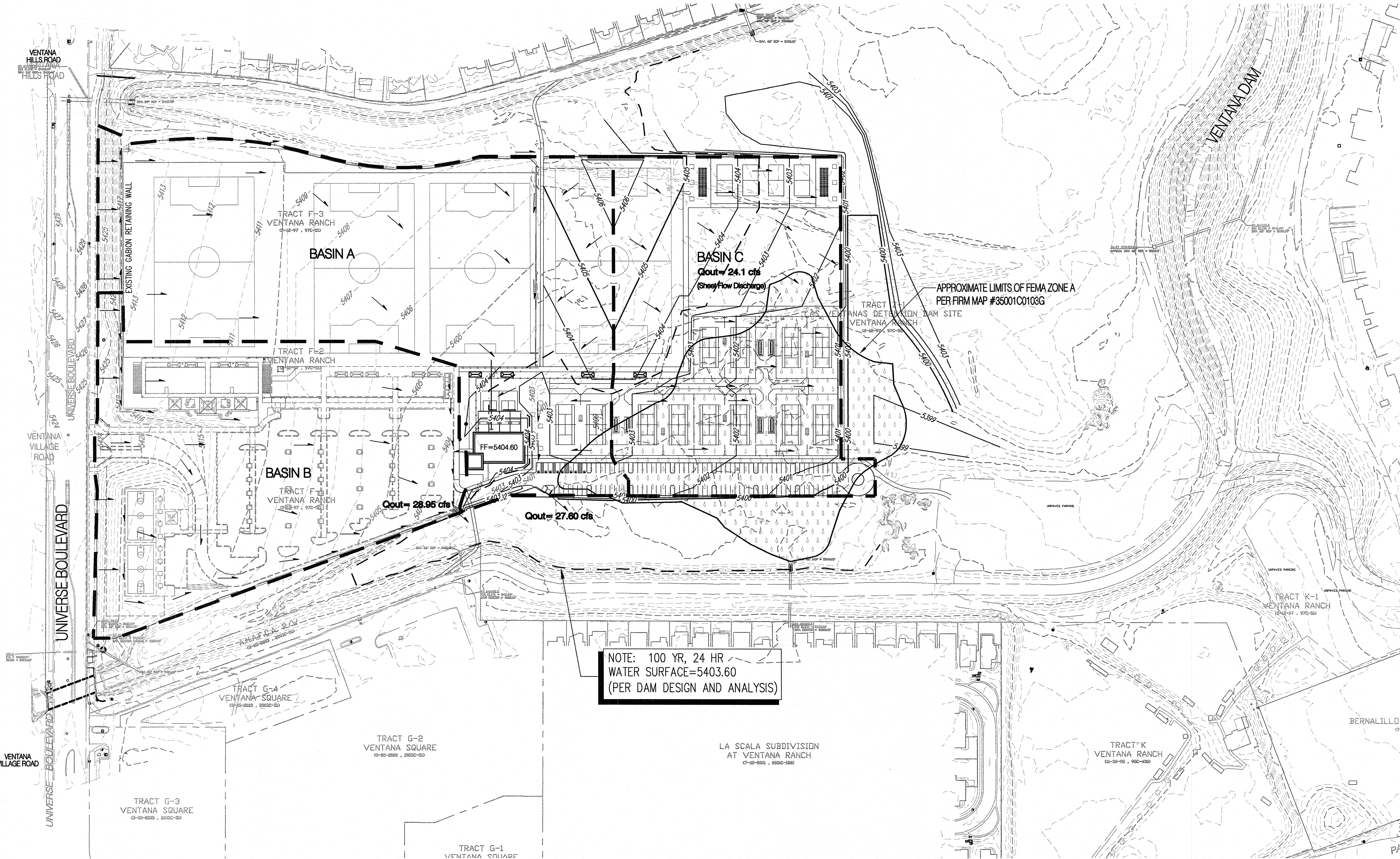
OWNER  
CITY OF ALBUQUERQUE

PROJECT TEAM  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
ENGINEERING  
BOHANNAN HUSTON

MASTER DEVELOPMENT PLAN  
DRAINAGE MANAGEMENT PLAN

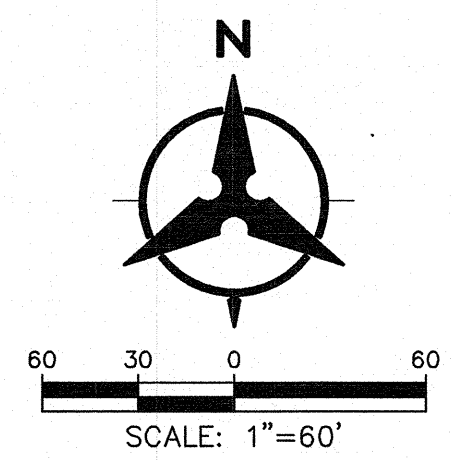






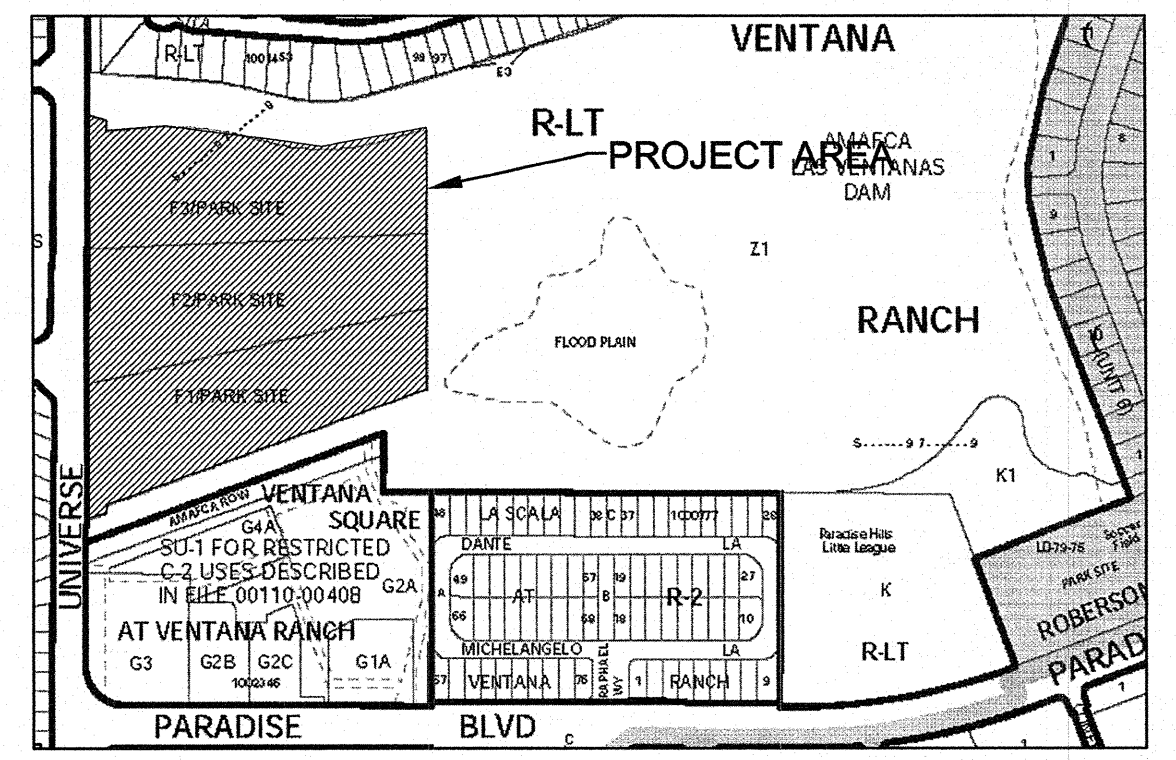
NOTE: 100 YR, 24 HR  
WATER SURFACE=5403.60  
(PER DAM DESIGN AND ANALYSIS)

VENTANA RANCH COMMUNITY PARK - RECREATION FIELDS								
Proposed Conditions Basin Data Table								
		This table is based on the DPM Section 22.2, Zone:1					100 Year Storm Event	
BASIN	Area	Area	Land Treatment Percentages				Q(100)	V(100) <sub>360</sub>
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CF)
A	458364.20	10.52	0.0%	65.0%	15.0%	20.0%	2.62	37357
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VICINITY MAP  
ZONE ATLAS PAGE B-10-Z

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**CONCLUSION**

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# VENTANA RANCH COMMUNITY PARK

OWNER  
CITY OF ALBUQUERQUE

PROJECT TEAM  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING  
ENGINEERING  
BOHANNAN HUSTON

MASTER DEVELOPMENT PLAN  
DRAINAGE MANAGEMENT PLAN

SHEET 5 OF 5  
MAY, 2012