

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 4, 2022

Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: Tract 10 Ventana Ranch  
Rough Grading and Drainage Plan  
Engineer's Stamp Date: 01/31/22  
Hydrology File: B10D003C3B**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 02/01/2022, the Grading & Drainage Plan is approved for Grading Permit. Once the grading of the project is complete, please provide an as-built for Hydrology's records.

Please provide the Drainage Covenant with Exhibit A for the detention pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez ([mgvelasquez@cabq.gov](mailto:mgvelasquez@cabq.gov)) on the 4th floor of Plaza de Sol.

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), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Tract 10 Ventana Ranch **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TR H-10 Plat of Tracts H-1 Thru H-11 Ventana Square At Ventana Ranch A Replat of Tract H-A Ventana Ranch  
**City Address:** \_\_\_\_\_

**Applicant:** Tierra West, LLC **Contact:** \_\_\_\_\_  
**Address:** 5571 Midway Park Place NE Albuquerque NM 87109  
**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** \_\_\_\_\_

**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) \_\_\_\_\_

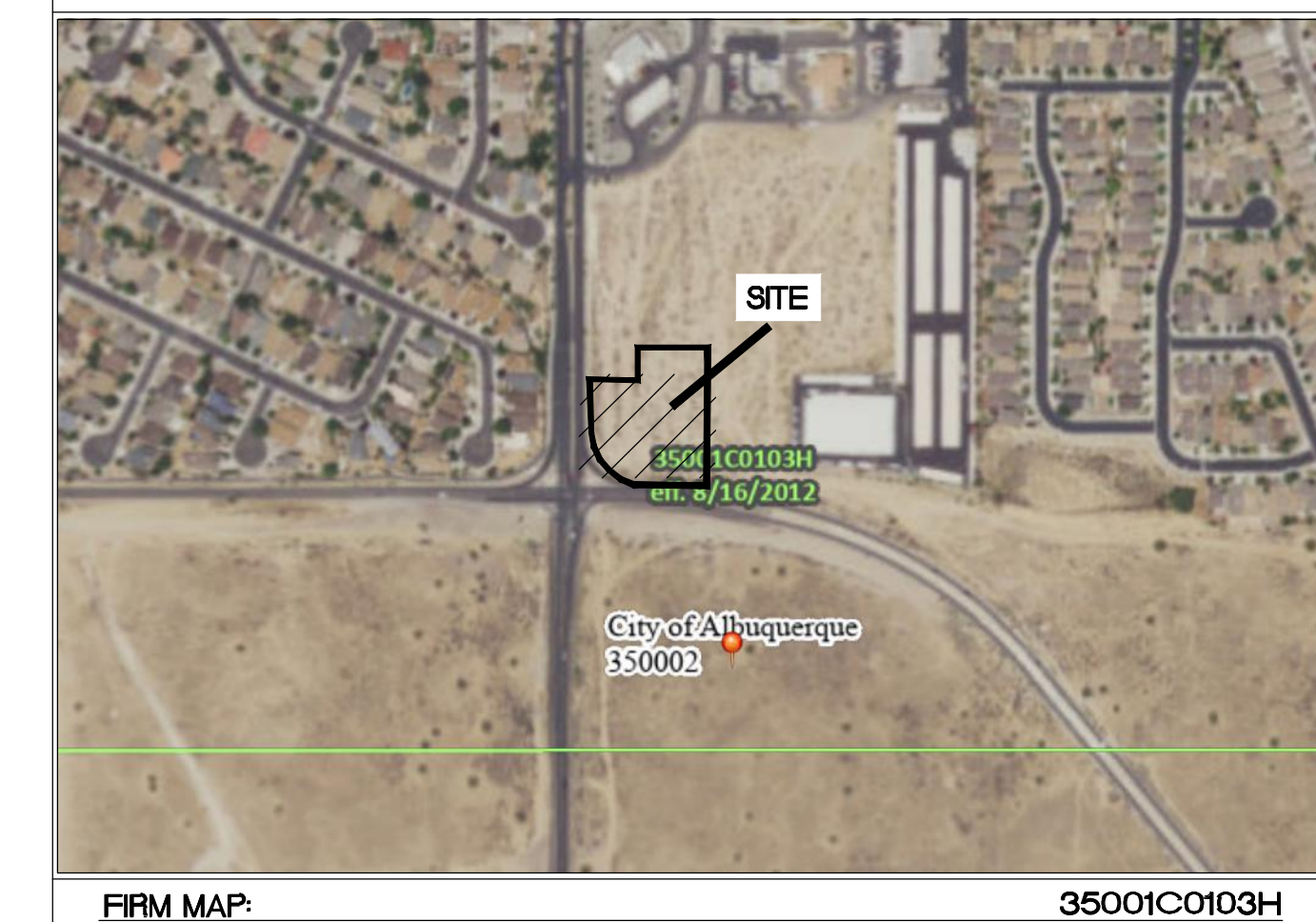
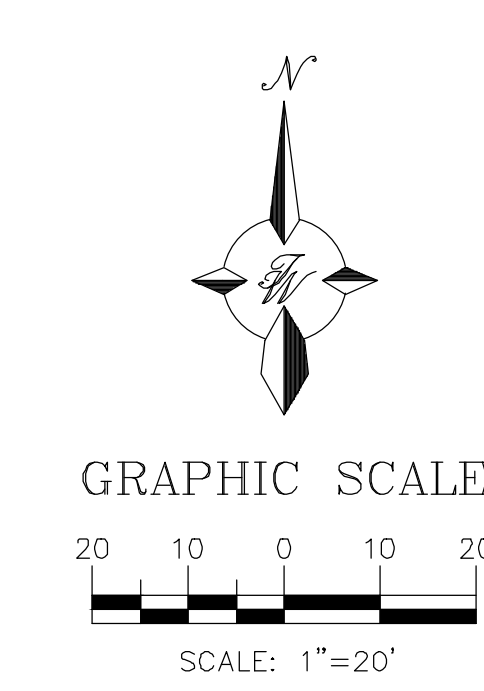
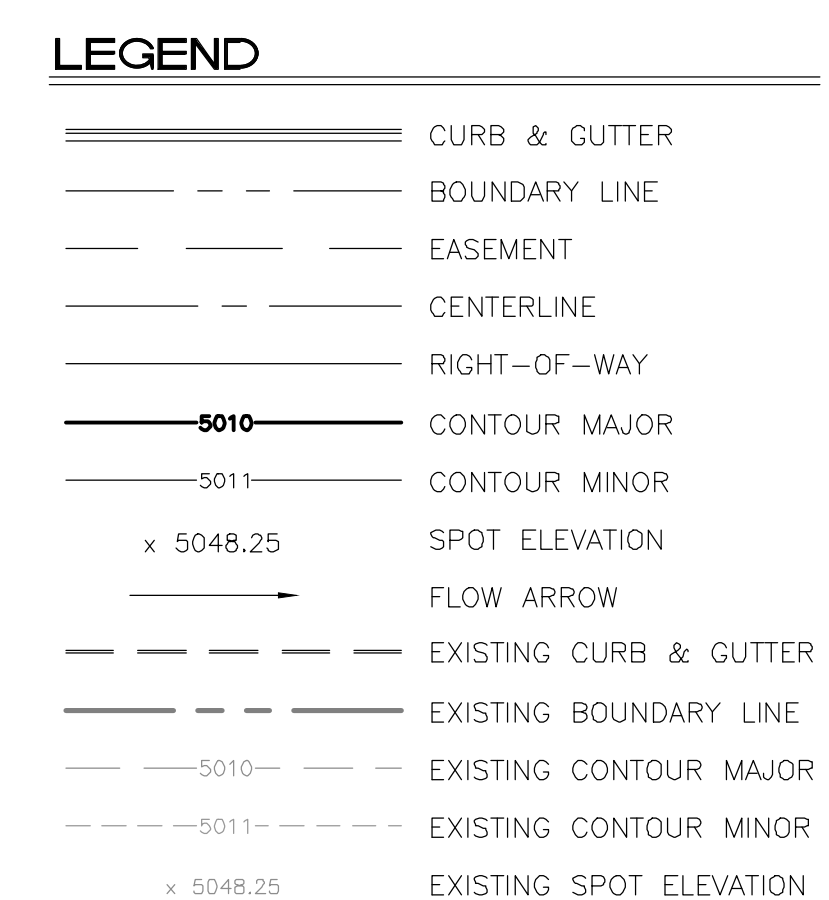
**DATE SUBMITTED:** 2/1/22 **By:** Jonathan Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





## EXISTING DRAINAGE:

THIS SITE IS CURRENTLY VACANT AND LOCATED AT THE NORTHEAST CORNER OF PASEO DEL NORTE AND UNIVERSE BOULEVARD. THE PARCEL IS TRACT 10 OF THE VENTANA SQUARE PARCEL AT VENTANA RANCH SUBDIVISION. THE SITE IS BOUNDED BY VACANT LOTS ON THE NORTH AND EAST SIDE, UNIVERSE BLVD ON THE WEST SIDE AND PASEO DEL NORTE ON THE SOUTH AND CONTAINS APPROXIMATELY 1.06 ACRES. THE SITE DRAINS FROM NORTH TO SOUTH ENTERING A SWALE ALONG PASEO DEL NORTE AND EVENTUALLY INTO AN EXISTING RETENTION POND.

THIS PARCEL IS INCLUDED IN THE OVERALL DRAINAGE REPORT FOR VENTANA SQUARE TRACTS H-5-A THRU H-11 PREPARED BY THOMPSON ENGINEERING CONSULTANTS, INC. (B10D0003C3) APPROVED ON 01/21/21. THIS PARCEL IS INCLUDED WITHIN DRAINAGE BASIN 400 WHICH DISCHARGES 32.25 CFS THRU THE PROPOSED AUTOZONE PARCEL (EAST SIDE) AND TO THE EXISTING RETENTION POND.

THE SITE IS NOT LOCATED WITH IN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE.




**PROPOSED DRAINAGE:**

THIS SITE IS BEING ROUGH GRADED FOR FUTURE DEVELOPMENT. THE SITE WILL BE GRADED TO DRAIN TO THE PROPOSED COBBLE SWALE AS MENTIONED IN THE APPROVED AUTOZONE GRADING AND DRAINAGE PLAN. A DESILTING BASIN WILL BE PLACED AT THE CHANNEL. THE SITE WILL DISCHARGE 2.56 CFS TO THE CHANNEL WHICH IS BELOW THE ANTICIPATED DEVELOPED FLOW OF 4.48 CFS FOR THIS SITE.

THE COBBLE SWALE WILL CONNECT TO THE CONCRETE CHANNEL THAT WAS PROPOSED IN THE THOMPSON DRAINAGE REPORT TO BE BUILT BY OTHERS. THE TOTAL DISCHARGE TO THAT CHANNEL IS 32.04 CFS WHICH IS SLIGHTLY LESS THAN WHAT THE THOMPSON REPORT HAD CALCULATED.

THE WATER QUALITY VOLUME WILL BE CONTAINED IN THE EXISTING RETENTION POND WHICH IS SIZED FOR THE 100-YR, 10-DAY STORM AS STATED IN THE THOMPSON REPORT.

Weighted E Method																																																				
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year																																						
			% (acres)	(acres)	% (acres)	(acres)	% (acres)	(acres)	% (acres)	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs																																				
1	51,665	1.19	0%	0	100%	1.19	0%	0.00	0%	0.00	0.730	0.072	2.56	0.260	0.026	0.91																																				
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Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)										<table><tr><th colspan="3">Excess Precipitation, E (inches)</th></tr><tr><th>Zone 1</th><th>100-Year</th><th>10 - Year</th></tr><tr><td>Ea</td><td>0.55</td><td>0.11</td></tr><tr><td>Eb</td><td>0.73</td><td>0.26</td></tr><tr><td>Ec</td><td>0.95</td><td>0.43</td></tr><tr><td>Ed</td><td>2.24</td><td>1.43</td></tr></table>			Excess Precipitation, E (inches)			Zone 1	100-Year	10 - Year	Ea	0.55	0.11	Eb	0.73	0.26	Ec	0.95	0.43	Ed	2.24	1.43	<table><tr><th colspan="3">Peak Discharge (cfs/acre)</th></tr><tr><th>Zone 1</th><th>100-Year</th><th>10 - Year</th></tr><tr><td>Qa</td><td>1.54</td><td>0.3</td></tr><tr><td>Qb</td><td>2.16</td><td>0.81</td></tr><tr><td>Qc</td><td>2.87</td><td>1.46</td></tr><tr><td>Qd</td><td>4.12</td><td>2.57</td></tr></table>				Peak Discharge (cfs/acre)			Zone 1	100-Year	10 - Year	Qa	1.54	0.3	Qb	2.16	0.81	Qc	2.87	1.46	Qd	4.12	2.57
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	<p>Ventana Square_Tract H-10</p>	<p>DRAWN BY BJF</p>
 <p>1/31/2022</p>	<p>Rough Grading Plan</p>	<p>DATE 01/11/2022</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	<p> <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # <b>C1</b></p> <p>JOB # 2014069</p>