



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 5, 2004

Scott McGee, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Ventana Ranch Tract HA, Grading and Drainage Plan  
Engineer's Stamp dated 2-17-04 (B10/D8)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 2-18-04, the above referenced plan is approved for Site Development Plan for Subdivision and Site Development Plan for Building Permit. However, prior to building permit approval, please address the following comments:

1. How does the flow reach area drain number 2?
2. Provide details of the water harvesting area, such as depth and dimensions.
3. A manhole is required for the tie in to the existing storm drain. Please provide build notes to this effect.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: file

**RESUBMITTAL**  
**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 1/28/2003rd)

**B-10/D8**

PROJECT TITLE: VENTANA RANCH TR. HA ZONE MAP/DRG. FILE #: ~~B-10/D5~~  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: VENTANA RANCH TRACT HA  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
ADDRESS: 128 Monroe Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: SCOTT MCGEE  
PHONE: (505) 268-8828  
ZIP CODE: 87108

OWNER: AMERICAN SW DEVELOPMENT Co., INC.  
ADDRESS: 2201 SAN PEDRO NE, BLDG 2, STE 224  
CITY, STATE: ABQ, NM

CONTACT: STU SHERMAN  
PHONE: \_\_\_\_\_  
ZIP CODE: 87110

ARCHITECT: GEORGE RAINHART & ASSOC.  
ADDRESS: 2325 SAN PEDRO NE STE 2-B  
CITY, STATE: ABQ, NM

CONTACT: MIKE SAFRANY  
PHONE: 884-9110  
ZIP CODE: 87110

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

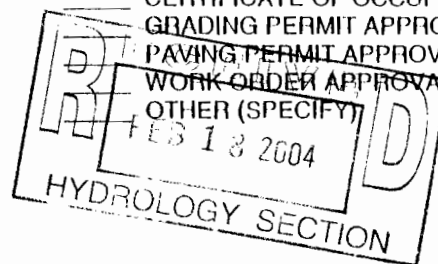
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOM/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☒ S. DEV. PLAN FOR SUB'D. APPROVAL  
☒ S. DEV. PLAN 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:

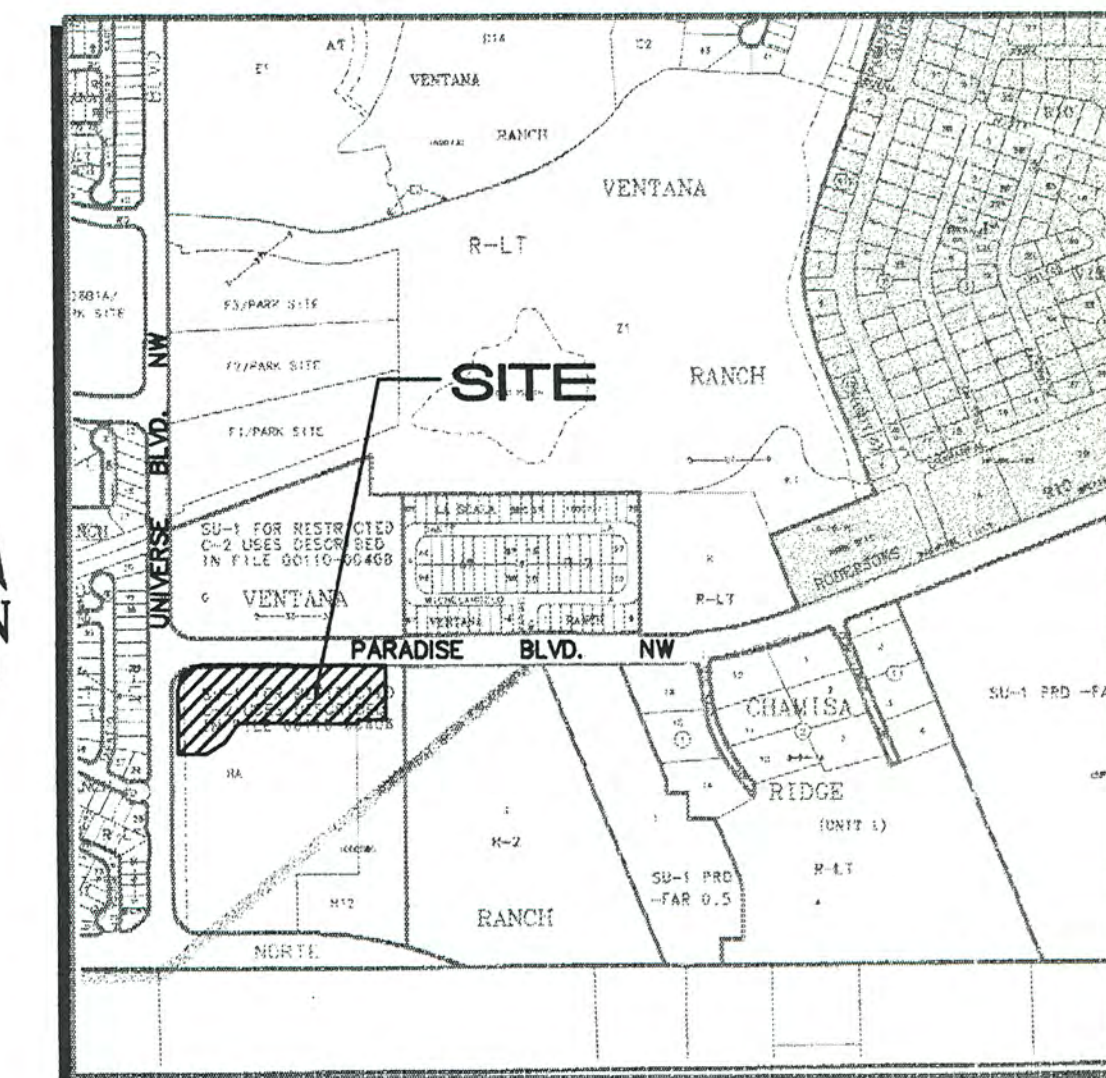
- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 2/17/04 BY: Scott McGee

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





B-10-Z  
VICINITY MAP  
1"=750'

**LEGAL DESCRIPTION:** A NORTHERLY PORTION OF TRACT HA, VENTANA RANCH

**AREA:** 4.52 ACRES (196,969 SF)

**BENCHMARK:** ACS BM "1-B10" LOCATED ON THE EAST SIDE OF UNIVERSE BLVD. NEAR THE SOUTHWEST CORNER OF SITE. ELEVATION= 5419.52

**FLOOD ZONE DESIGNATION:** THE SITE IS LOCATED OUTSIDE OF THE 500-YR FLOOD PLAIN BOUNDARY AS SHOWN ON THE FEMA FIRM PANEL.

**EXISTING CONDITIONS:** THE SITE HAS BEEN MASS GRADED AND DRAINS TO THE NORTH DISCHARGING RUNOFF TO PARADISE BLVD. NW. A RECENTLY CONSTRUCTED STORM DRAIN CARRIES FLOW FROM BOTH THIS SITE AND THE PARADISE BLVD. R/W NORTH TO THE LAS VENTANAS DAM.

**EXISTING HYDROLOGY:**  
Precipitation Zone: 1  
Land Treatment: 100%  
 $Q_{100-6} = (4.52)(2.87) = 13.0 \text{ CFS}$

**PROPOSED CONDITIONS:** THE DEVELOPMENT INCLUDES A CONVENIENCE STORE WITH COVERED GAS PUMP ISLANDS, A BLAKE'S RESTAURANT, A BANK, & A FOURTH BUILDING AS SHOWN. ASPHALT PAVED ACCESS/PARKING & LANDSCAPING COMPLETE THE SITE.

**PROPOSED HYDROLOGY:**  
Precipitation Zone: 1  
Land Treatment: 7%B, 13%C, 80%  
 $Q_{100-6} = (0.32)(2.03) + (0.59)(2.87) + (3.61)(4.37) = 18.12 \text{ CFS}$

A CONVENIENCE STORE IS PROPOSED AT THE SOUTHEAST CORNER OF UNIVERSE AND PARADISE BLVD. RUNOFF WILL DISCHARGE TO PARADISE VIA DRIVEPAD SHOWN. RUNOFF WILL BE CARRIED EAST TO AN EXISTING SD INLET.

AREA = 1.7 ACRES  $Q_{100} = 6.8 \text{ CFS}$   
THE THREE PROPOSED BUILDING SITES TO THE EAST WILL DISCHARGE TO THE TWO PROPOSED AREA DRAINS SHOWN. A PRIVATE STORM DRAIN WILL CONVEY THIS FLOW TO THE BACK OF THE EXISTING CATCH BASIN IN PARADISE BLVD.

AREA = 2.8 ACRES  $Q_{100} = 11.2 \text{ CFS}$   
TOTAL RUNOFF =  $6.8 + 11.2 + 3.2(\text{OFFSITE}) = 21.2 \text{ CFS}$   
THE MASTER DRAINAGE PLAN INDICATED TOTAL RUNOFF OF 21.3 CFS.

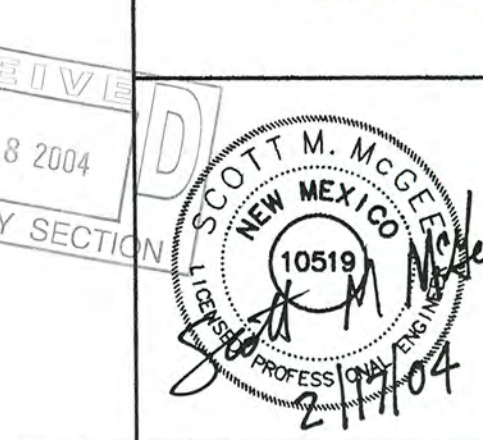
**OFFSITE FLOW:**  
THE MASTER DRAINAGE REPORT INDICATES RUNOFF FROM AN 0.80-ACRE OFFSITE AREA. RUNOFF WILL CONTINUE TO BE ACCEPTED ( $Q_{100} = 3.2 \text{ CFS}$ ) ONSITE AS SHOWN.

VENTANA RANCH  
TRACT HA, PADS 5-8  
CONCEPTUAL  
GRADING & UTILITY PLAN

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1308GRD.DWGmrj 02/17/04

SHEET C1



HYDROLOGY SECTION

FEB 18 2004

2-11-04

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