

# PRELIMINARY PLAT OF VENTURA VILLAGE SUBDIVISION

A REPLAT OF LOTS 1 THROUGH 6  
BLOCK 19, TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES

SITUATE WITHIN  
PROJECTED SECTION 17  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
BERNALILLO COUNTY, NEW MEXICO

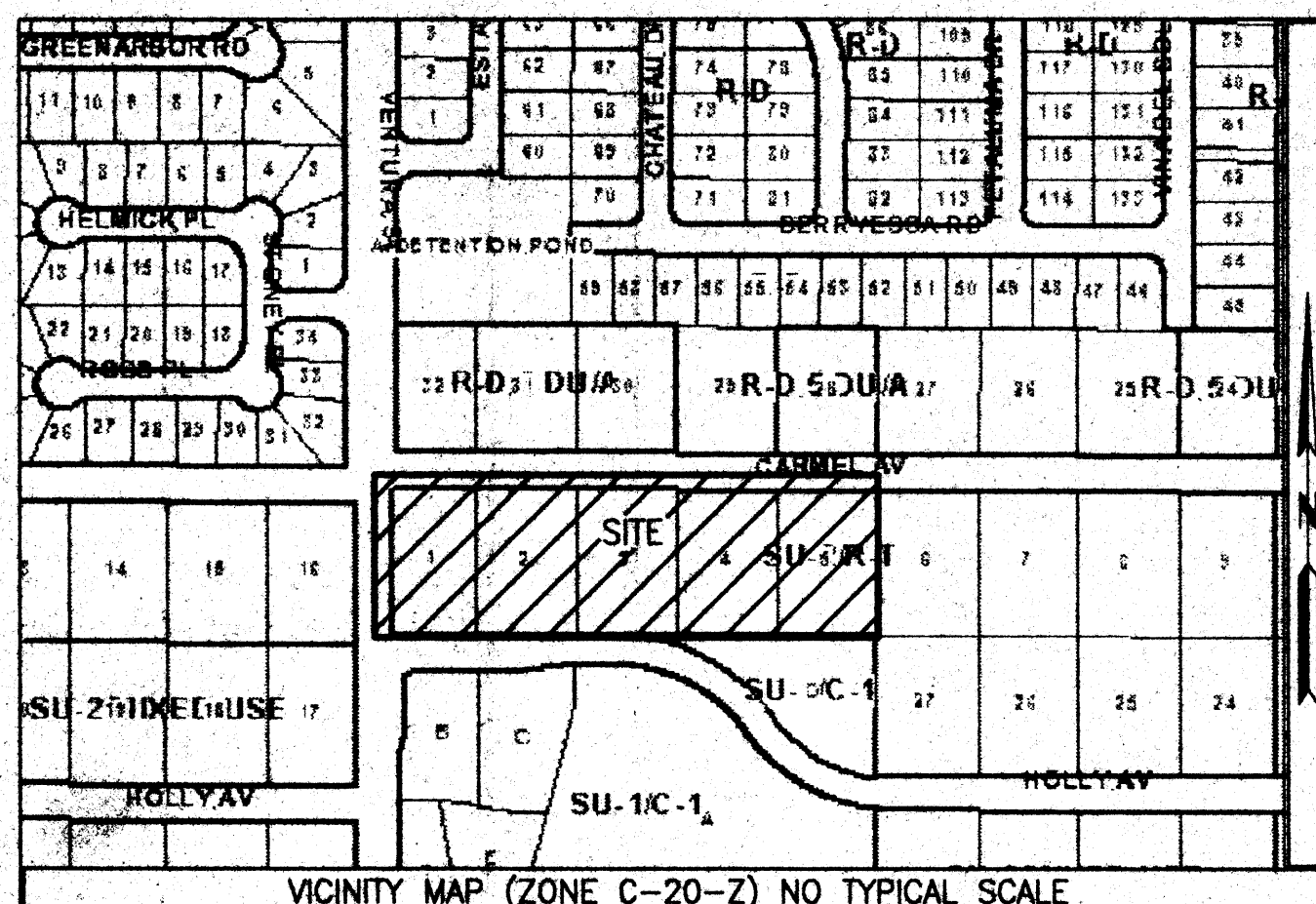
OCTOBER 2002

## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5 AND 6 BLOCK 19,  
TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES,  
FILED 9/10/31, BK. D-121.

## PROJECT BENCHMARK

ACS STATION 5-C20, AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM  
5-C20", EPOXIED TO THE TOP OF CONCRETE DROP INLET, AT THE NNE  
CURB RETURN LOCATED AT THE INTERSECTION OF VENTURA AND ANAHEIM  
AVENUES NE, ELEVATION 5552.71 (NGVD 29)



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1 THROUGH 6 OF BLOCK  
19 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 32  
AND TRACT 6A OF VENTURA VILLAGE SUBDIVISION AND TO GRANT EASEMENTS  
AND DEDICATE AND VACATE ROADS PURSUANT THERETO.

ACS CONTROL STATION "7-C19"  
X=410171.36  
Y=1522006.02  
ELEV.=5483.076  
CONVERGENCE=-00°10'24"  
COMBINED FACTOR=0.999647055  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

## NOTES:

- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL  
BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
- 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE  
PC'S, PT'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (Δ) WILL  
BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE  
CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204".
- 3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE  
SYSTEM AS SHOWN.
- 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY,  
STREE INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE  
MONUMENTATION.
- 7) GROSS SUBDIVISION ACREAGE 6.0 ACRES.

CITY SURVEYOR, CITY OF ALBUQUERQUE

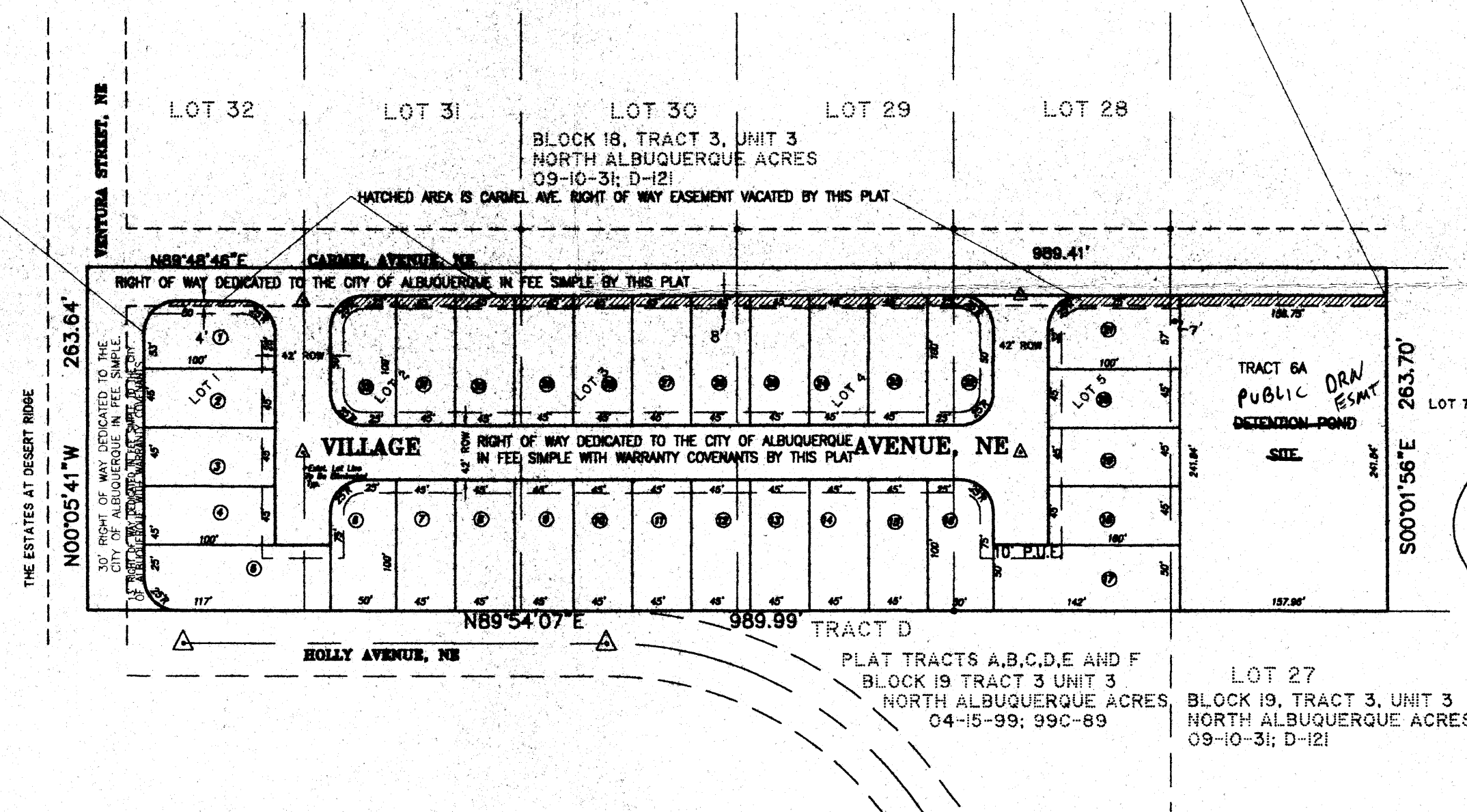
DATE

ROBERT KEERAN, LLAVE CONSTRUCTION - OWNER

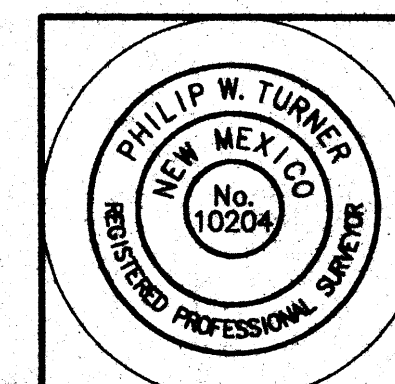
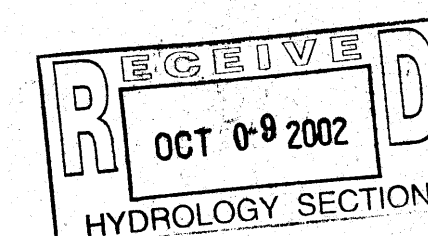
DATE

DON HOECH, HOECH REALTY - OWNER

DATE



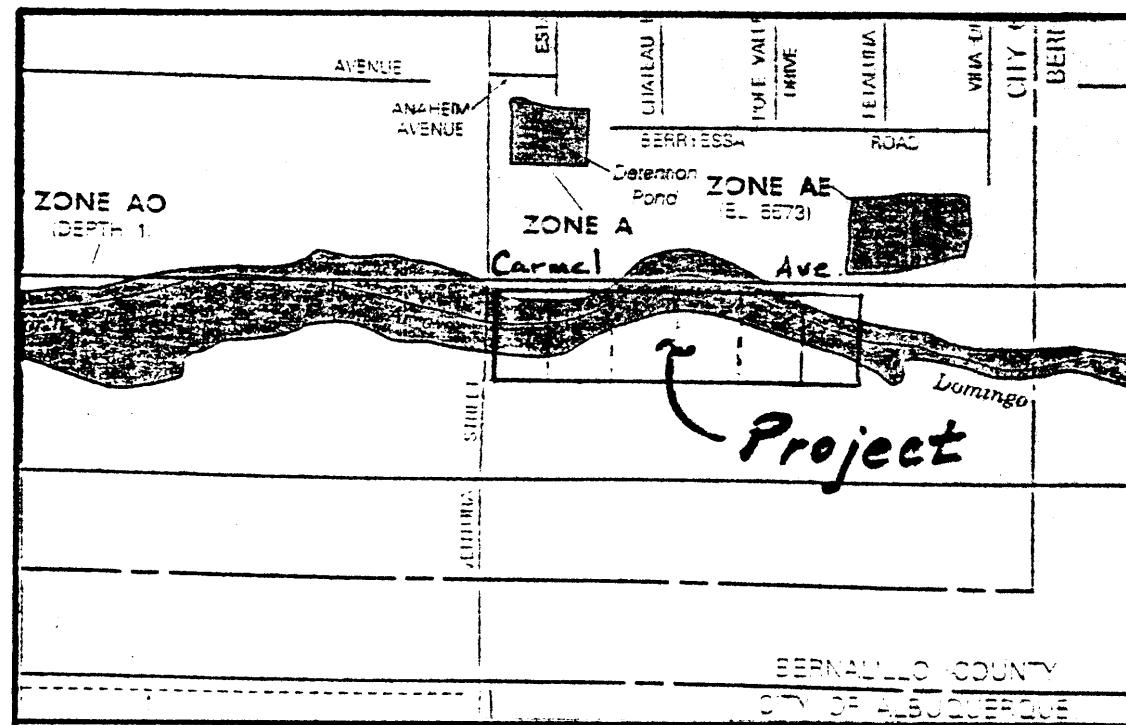
DEVELOPER WILL ASSUME THE RESPONSIBILITY  
FOR THE MAINTENANCE OF THE DETENTION  
FACILITIES ON TRACT 6A UNTIL SUCH TIME AS  
UPSTREAM DIVERSION IMPROVEMENTS ARE  
COMPLETED.



PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**

P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087





## FIRM MAP PANEL # 141 E MAP REVISION OF APRIL 2, 2002

(DOES NOT REFLECT LMR RECENTLY APPROVED TO MID-BLOCK BARSTOW & VENTURA STREETS.)

## GRADING & DRAINAGE PLAN

THE SINGLE-FAMILY RESIDENTIAL HOME PROJECT IS LOCATED WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES WITHIN THE CITY OF ALBUQUERQUE, NM. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO. 88-46, AND CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR SUBDIVISION PLAT APPROVAL. THE PLAN SHOWS:

1. EXISTING CONTOURS, SPOT ELEVATIONS, AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENTS: 32 RESIDENTIAL LOTS, DEVELOPMENT OF ADJACENT STREETS, A PUBLIC INTERNAL STREET AND SIDEWALKS, NEW PERIMETER SOLID WALL, AND NEW GRADE ELEVATIONS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFFSITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PROJECT IS LOCATED WITHIN AN AREA CURRENTLY PLANNED & DESIGNED FOR STORM DRAINAGE IMPROVEMENTS. A CLOMR (Conditional Letter of Map Revision) HAS BEEN PREPARED BY JEFF MORITENSEN & ASSOC.(JMA), AND SUBMITTED ON JUNE 27, 2002, (Ref. C20/D36) BY THE COUNTY FLOOD PLAIN ADMINISTRATOR, IF CONSTRUCTED IMPROVEMENTS (CITY PROJECT 6934.81) ARE ACCEPTED THE FLOOD PLAIN AS SHOWN WILL BE ELIMINATED.

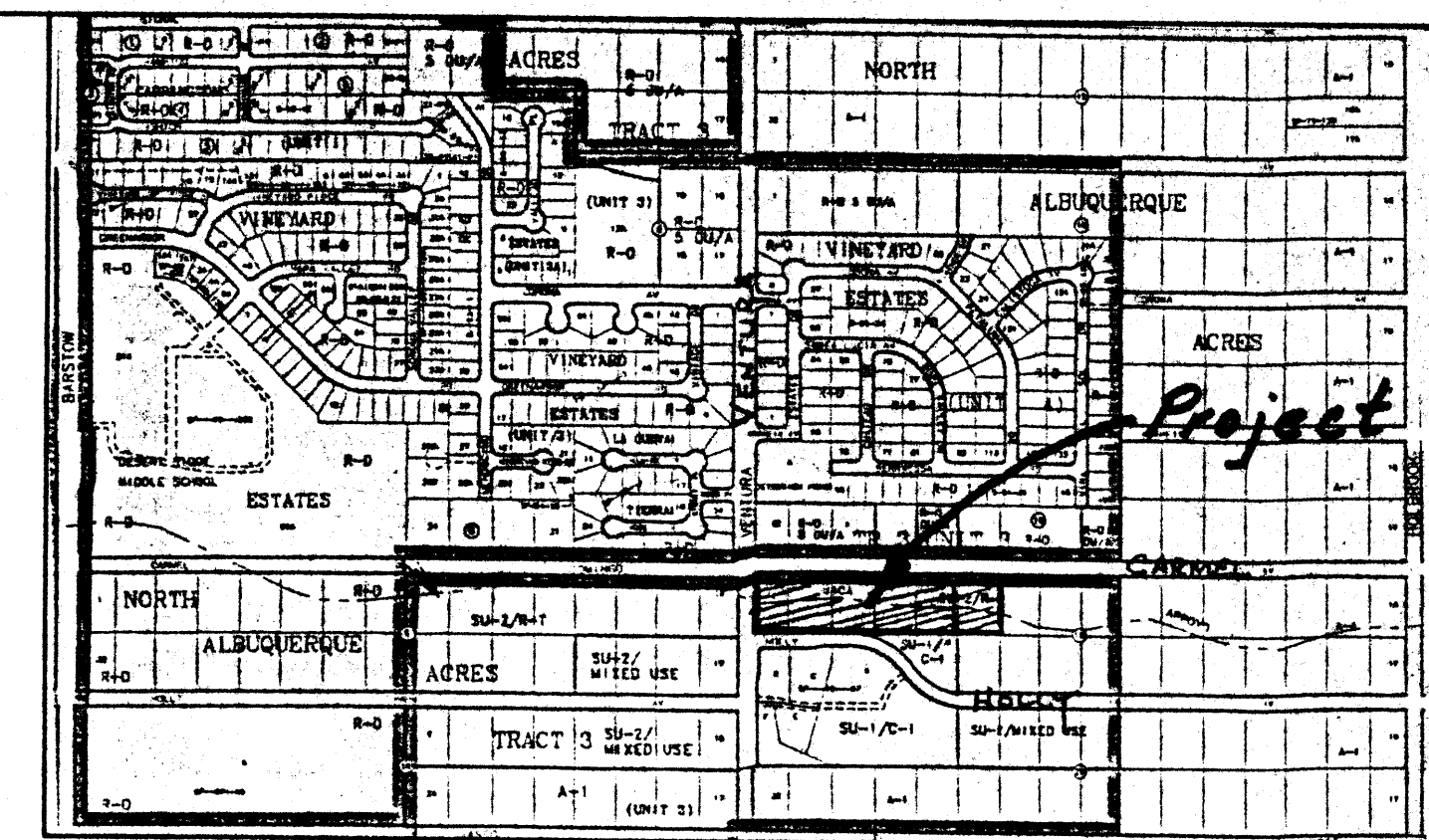
CURRENTLY, THE SITE IS IMPACTED AND PARTIALLY TRAVERSED BY THE NORTH DOMINGO BACA ARROYO. THE AREA OF THE CLOMR EXTENDS FROM MID-BLOCK BETWEEN VENTURA AND BARSTOW AVES. EASTERLY TO THE EXISTING NORTH BACA DAM AT EUBANK. RELATIVE TO THIS 32-LOT PROJECT, THE CLOMR DESIGN ENTAILS THE CONSTRUCTION OF A 78" DIAMETER STORM SEWER WITHIN CARMEL AVE. FROM VENTURA TO HOLBROOK AVENUE.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION. PRESENTLY, THE SITE IS BOUNDED ON THE EAST BY UNDEVELOPED PROPERTY ALSO IN THE PLANNING STAGES TO BE DEVELOPED. PROPERTY TO THE SOUTH IS DEVELOPED FOR COMMERCIAL USES. CARMEL AVENUE ON THE NORTH IS AN UNIMPROVED, GRAVEL ROADWAY ALONG THE PROJECT FRONTAGE. A STANDARD 32' WIDE PAVED, RESIDENTIAL ROADWAY SECTION WILL BE EXTENDED. THE SITE GENERALLY FALLS FROM EAST TO WEST AT APPROXIMATELY 3 PERCENT. EXISTING OFFSITE FLOWS ARE QUANTIFIED ON THE PLAN, AND WILL BE INTERCEPTED BY THE PROPOSED STORM SEWER PROJECT.

SITE RUNOFF WILL BE PERMITTED FREE DISCHARGE OF DEVELOPED FLOW CONDITIONAL UPON FEMA ACCEPTANCE OF THE AFOREMENTIONED MAP REVISION, INCLUDING LOCAL REGULATING AGENCIES APPROVAL, SINCE DOWNSTREAM CAPACITY WILL EXIST. DROP INLETS AND STORM DRAIN LATERALS REQUIRED DUE TO THIS SITE DEVELOPMENT WILL BE COORDINATED AND SIZED WITH JMA.

## LEGEND

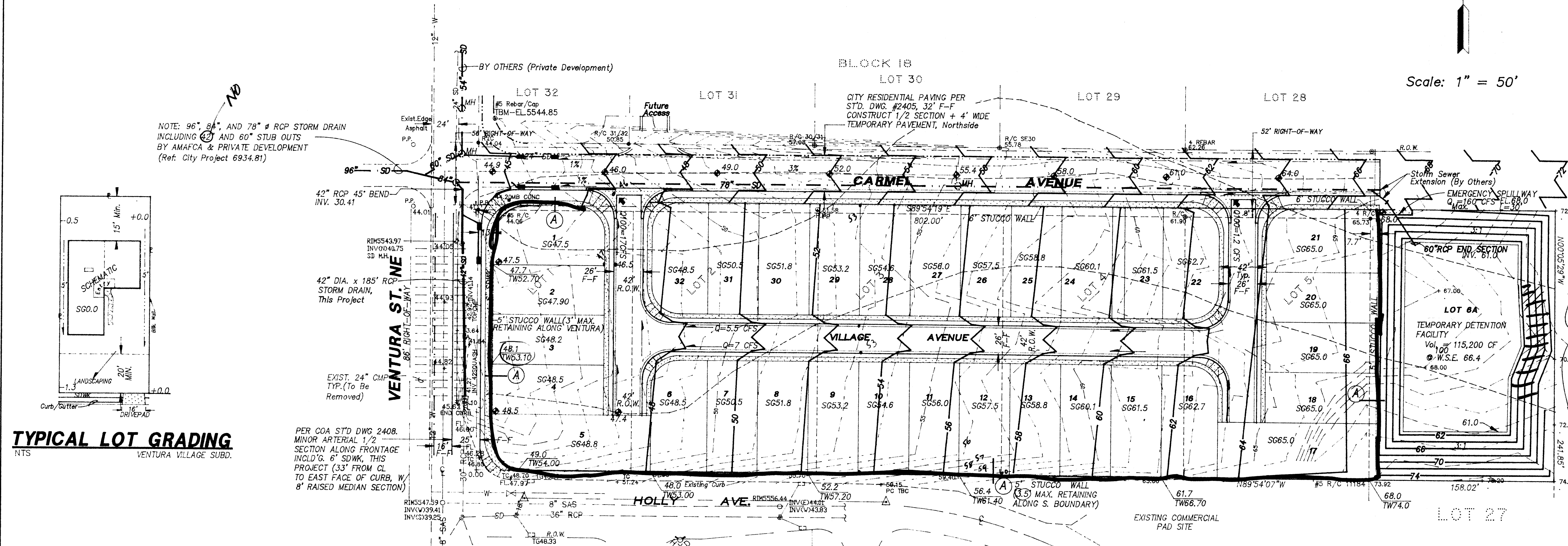
- +24.0 EXIST. SPOT ELEVATION
- CENTERLINE OF STREET
- EXIST. EDGE OF ROAD
- EXISTING POWER POLE
- 5770- EXISTING CONTOUR
- EXISTING EDGE OF ASPHALT
- NEW CONCRETE
- F-F FACE TO FACE OF CURB
- NEW SPOT ELEVATION
- NEW CURB & GUTTER
- EXISTING FIRE HYDRANT
- 8" W- EXISTING WATER LINE
- SD- EXISTING STORM DRAIN
- 54" SD- NEW STORM DRAIN LINE (By Others)
- 24" SD- NEW STORM DRAIN LATERAL W/ INLET
- SAS- EXIST. SANITARY SEWER



## VICINITY MAP ZONE C-20 Scale: 1" = 750'

## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 6TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
5. AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE RE-VEGETATED PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
6. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.



## TYPICAL LOT GRADING

NTS VENTURA VILLAGE SUBD.

## CALCULATIONS

### DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO  
DISCHARGE RATE:  $Q = Q_{PEAK} \times AREA$ , "Peak Discharge Rates For Small Watersheds"  
VOLUMETRIC DISCHARGE:  $VOLUME = E_{WEIGHTED} \times AREA$   
 $Q_{100} = 2.60$  inches, Zone 3 Time of Concentration,  $T_C = 10$  Minutes  
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

### EXISTING CONDITIONS (To Proposed R.O.W.)

PROJECT AREA = 4.3 ACRES, WHERE EXCESS PRECIP. "A" = 0.66 in. [0.19]  
PEAK DISCHARGE,  $Q_{100} = 8.2$  CFS [2.49], WHERE UNIT PEAK DISCHARGE "A" = 1.9 CFS/AC. [0.60]  
THEREFORE:  $VOLUME_{100} = 10302$  OF [2966]

### DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA - USE DPM TABLE A-5, MAX. IMPERVIOUS "D"  
 $N=7.4$  D.U.s Per Acre (67% "D")

AREA	LAND TREATMENT	2 Peak	E
UNDEVELOPED	A	1.87 [0.58]	0.66 [0.19]
LANDSCAPING - 10% SL	B	2.60 [1.19]	0.92 [0.36]
COMPACTED SOIL & Slopes >	C	3.45 [2.00]	1.29 [0.62]
ROOF - PAVEMENT	D	5.02 [3.39]	2.36 [1.50]

THEREFORE:  $E_{WEIGHTED} = 1.95$  in. [1.17] &  
 $Q_{100} = 18.8$  CFS  
 $Q_{10} = 12$  CFS  
 $VOLUME_{100} = 30438$  OF  
 $VOLUME_{10} = 18263$  OF

UNIT DISCHARGE = 18.8 CFS/4.3 AC. = 4.37 CFS/AC  
AND... 18.8 CFS/32 LOTS = 0.59 CFS PER LOT

### UPSTREAM / DOWNSTREAM ANALYSIS

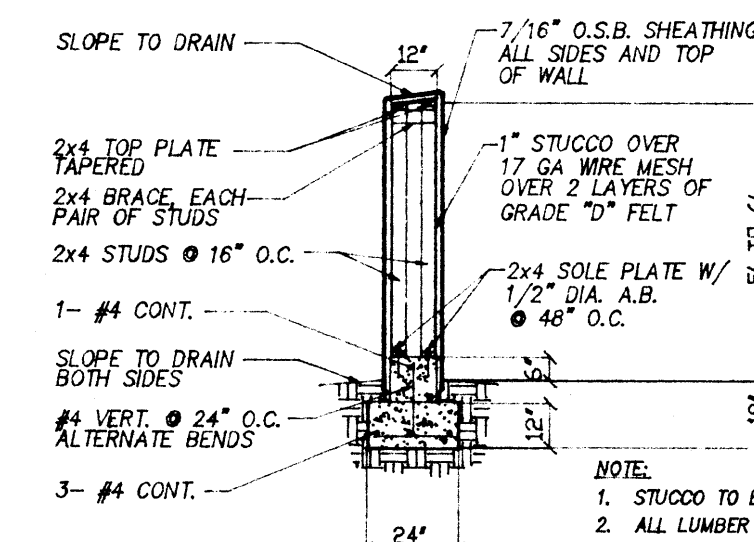
A COMPREHENSIVE DRAINAGE SUBMITTAL IS ON FILE WITH CITY HYDROLOGY, Ref. C20/D36 ASSOCIATED WITH THE JMA CLOMR. A DETAILED DESIGN ANALYSIS WILL BE SUBMITTED FOR THIS SUBDIVISION TO CITY HYDROLOGY FOR BUILDING PERMIT PRIOR TO PREPARATION OF CONSTRUCTION DRAWINGS & DRC APPLICATION. STREET HYDRAULICS, CATCH BASIN AND STORM DRAIN LATERALS WILL BE ANALYZED AND SIZED AT THAT TIME. UPSTREAM RESIDUAL STREET FLOWS HAVE NOT BEEN FINALIZED BY JMA @ THIS TIME.

## INTERNAL STREET SECTION PER COA STD DWG 2405

NTS

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK  
NMPE #10265  
10-8-02



## GARDEN WALL DETAIL

NOT TO SCALE

## PROJECT DATA

### LEGAL DESCRIPTION (CONCURRENT PLATTING)

LOTS 1 THRU 32, VENTURA VILLAGE SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

### PROJECT BENCHMARK

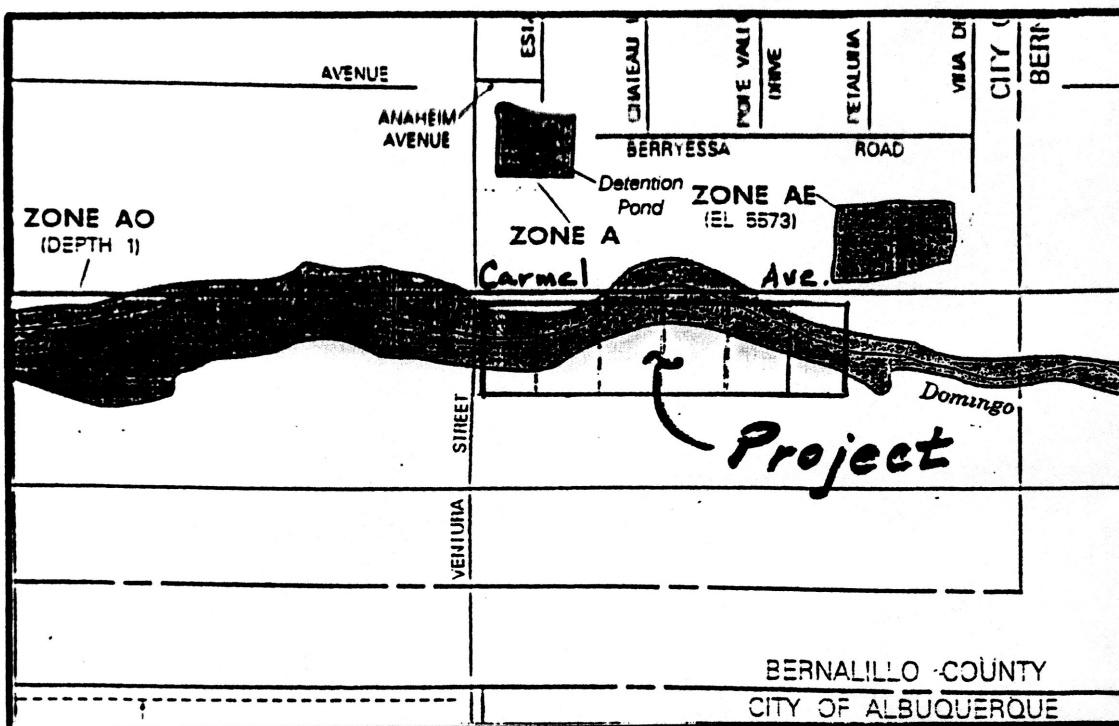
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-C20, ELEVATION OF WHICH IS 5552.71. BENCHMARK IS LOCATED AT THE INTERSECTION OF VENTURA ST. AND ANAHEIM AVE.

### TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CLARK CONSULTING ENGINEERS FROM DESIGN SURVEYS BY PHILIP W. TURNER, P.S. & JEFF MORITENSEN & ASSOC.

<b>Clark Consulting Engineers</b> 19 Ryan Road Edgewood, New Mexico 87015 Tele: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
10-8-02	10-8-02
LOTS 1 THRU 32, VENTURA VILLAGE SUBDIVISION NORTH ALBUQ. ACRES, ALBUQ. NEW MEXICO <b>GRADING &amp; DRAINAGE PLAN</b>	
DESIGNED BY: PWC	DRAWN BY: COE
CHECKED BY: PWC	DATE: 8/24/02
JOB #: VentV	FILE #: G/D
SHEET 1 OF 1	





## FIRM MAP PANEL # 141 E

MAP REVISION OF APRIL 2, 2002

(DOES NOT REFLECT LOMR RECENTLY APPROVED TO MID-BLOCK BARSTOW & VENTURA STREETS.)

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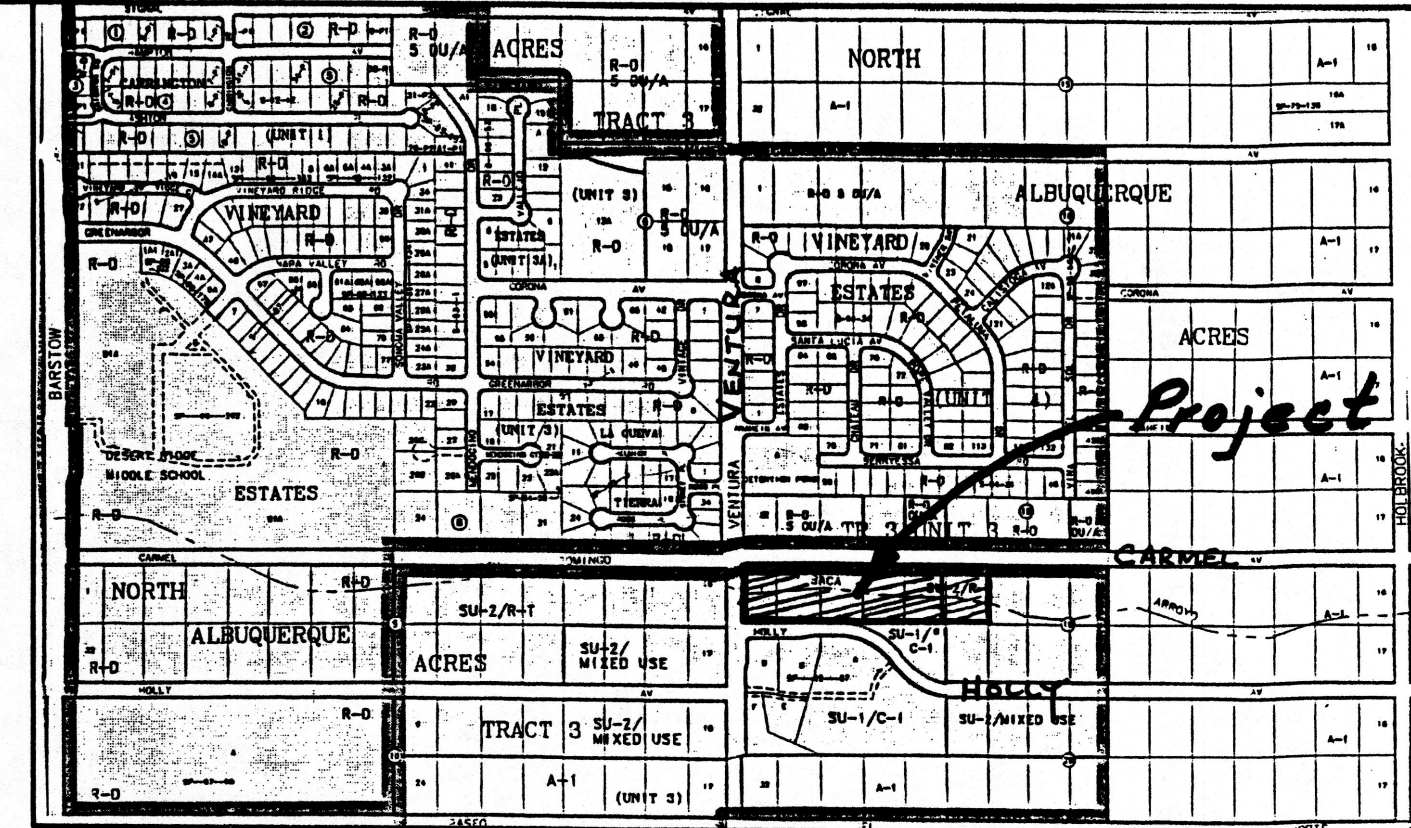
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## LEGEND

- +24.0 EXIST. SPOT ELEVATION
- CENTERLINE OF STREET
- EXIST. EDGE OF ROAD
- EXISTING POWER POLE
- EXISTING CONTOUR
- EXISTING EDGE OF ASPHALT
- NEW CONCRETE
- FACE TO FACE OF CURB
- NEW SPOT ELEVATION
- NEW CURB & GUTTER
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN
- NEW STORM DRAIN LINE (By Others)
- 24" STORM DRAIN LATERAL W/ INLET
- EXIST. SANITARY SEWER



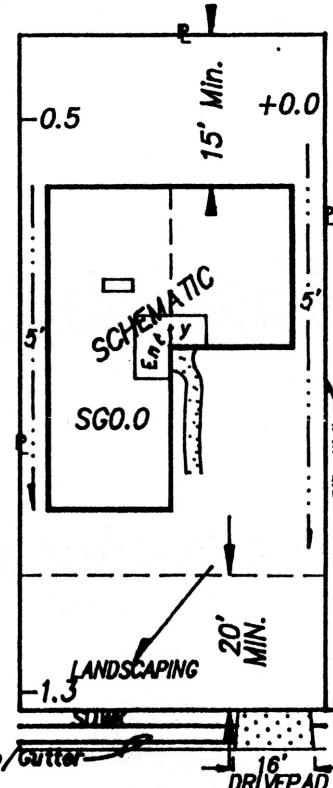
VICINITY MAP ZONE C-20  
Scale: 1" = 750'

## NOTES

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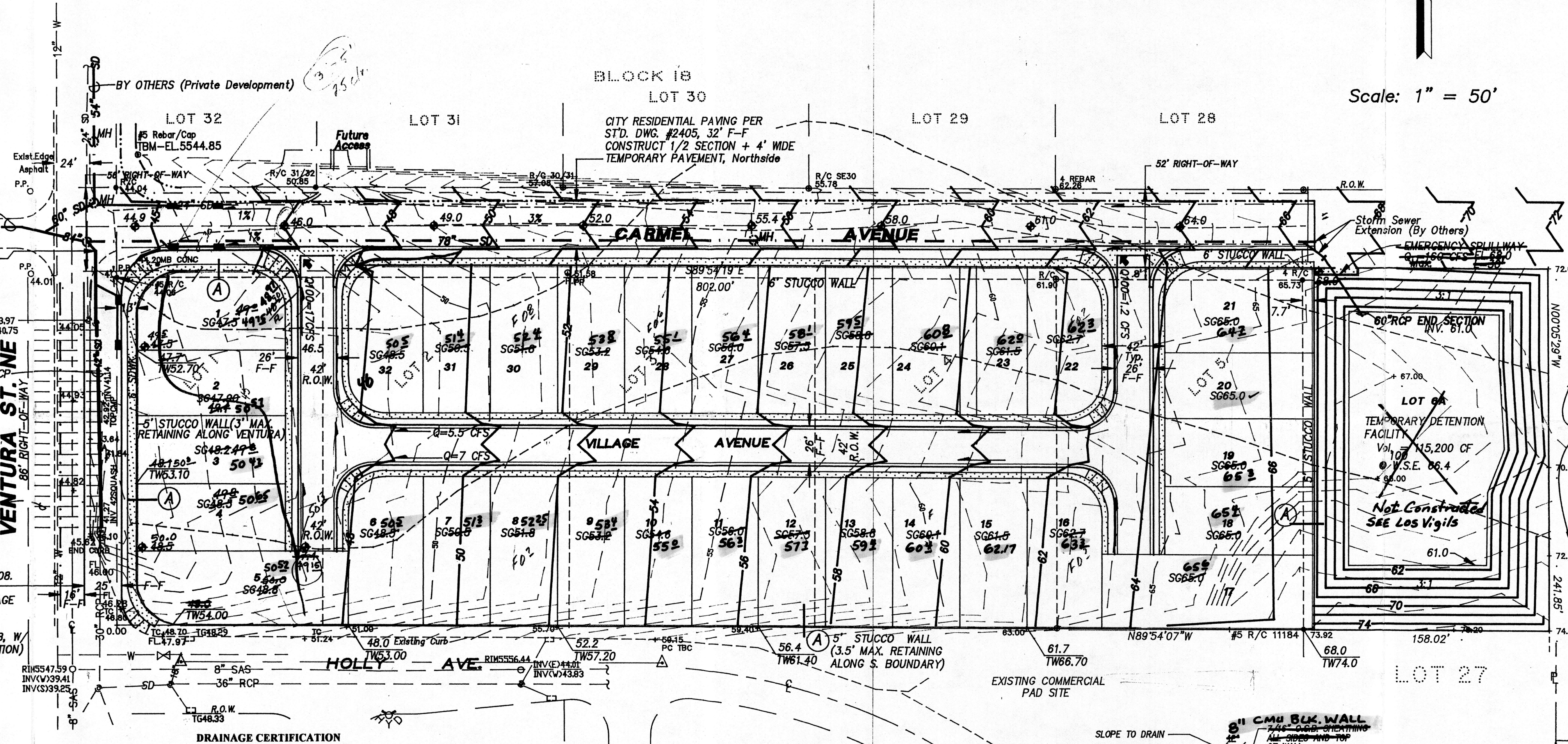
Scale: 1" = 50'

NOTE: 96", 84", AND 78" RCP STORM DRAIN INCLUDING 42" AND 60" STUB OUTS BY AMAFCA & PRIVATE DEVELOPMENT (Ref. City Project 6934.81)



## TYPICAL LOT GRADING

VENTURA VILLAGE SUBD.



LOT 7 (UNDEVELOPED)  
FEMA FLOOD PLAIN, ZONE AO (Depth 1')  
Q100 (Detention)=300 CFS  
N. DOMINGO BACA ARROYO

NOTE: CONDITIONAL LETTER OF MAP REVISION (CLOMR) PENDING FEMA REVIEW - WILL BE REMOVED UPON CONSTRUCTED IMPROVEMENTS (CITY PROJ. 6934.81)

## CALCULATIONS

### DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO  
DISCHARGE RATE: Q=QPEAK x AREA. "Peak Discharge Rates For Small Watersheds"  
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA  
PI100 = 2.60 inches, Zone 3 Time of Concentration, TC = 10 Minutes  
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

### EXISTING CONDITIONS (To Proposed R.O.W.)

PROJECT AREA = 4.3 ACRES, WHERE EXCESS PRECIP. "A" = 0.66 in. [0.19]  
PEAK DISCHARGE, Q100 = 8.2 CFS [2.49], WHERE UNIT PEAK DISCHARGE "A" = 1.9 CFS/AC. [0.60]  
THEREFORE: VOLUME 100 = 10302 CF [2966]

### DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA - USE DPM TABLE A-5, MAX. IMPERVIOUS "D"

	AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	Ac.	A	1.87(0.58)	0.66(0.19)
LANDSCAPING - 10% SL	0.70 Ac.	B	2.80(1.19)	0.92(0.36)
COMPACTED SOIL & Slopes > 2.0	0.70 Ac.	C	3.45(2.00)	1.29(0.62)
ROOF - PAVEMENT	2.9 Ac.	D	5.02(3.39)	2.36(1.50)
	4.3 Ac.			

THEREFORE: EWeighted = 1.95 in. [1.17] &  
Q100 = 18.8 CFS VOLUME 100 = 30438 CF  
Q10 = 12 CFS VOLUME 10 = 18263 CF

UNIT DISCHARGE = 18.8 CFS/4.3 AC. = 4.37 CFS/AC.  
AND... 18.8 CFS/32 LOTS = 0.59 CFS Per LOT

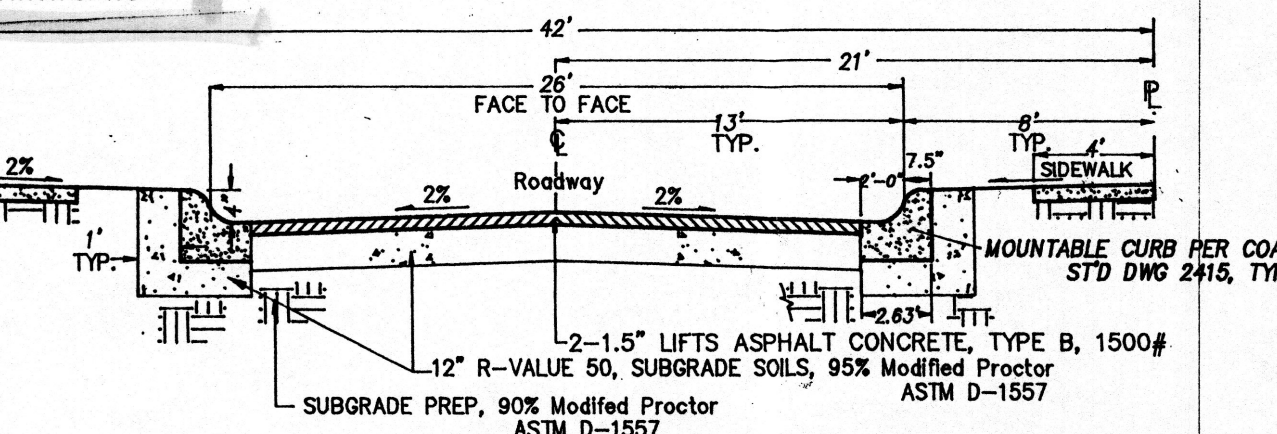
### UPSTREAM / DOWNSTREAM ANALYSIS

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Philip W. Clark, N.M.P.E. #10265, OF THE FIRM Clark Consulting Engineers, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02-02-02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PHILIP W. CLARK, N.M.P.E. #10265, OF THE FIRM Clark Consulting Engineers. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02-02-02 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF FINANCIAL GUARANTEE / Final Discharge.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer  
5-6-05  
Date  
ENGINEER'S STAMP

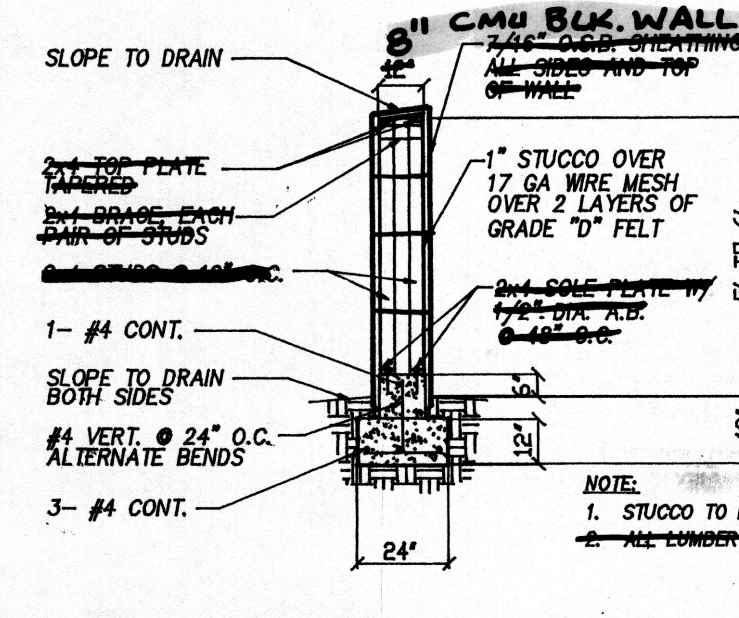


## INTERNAL STREET SECTION

PER COA STD DWG 2405

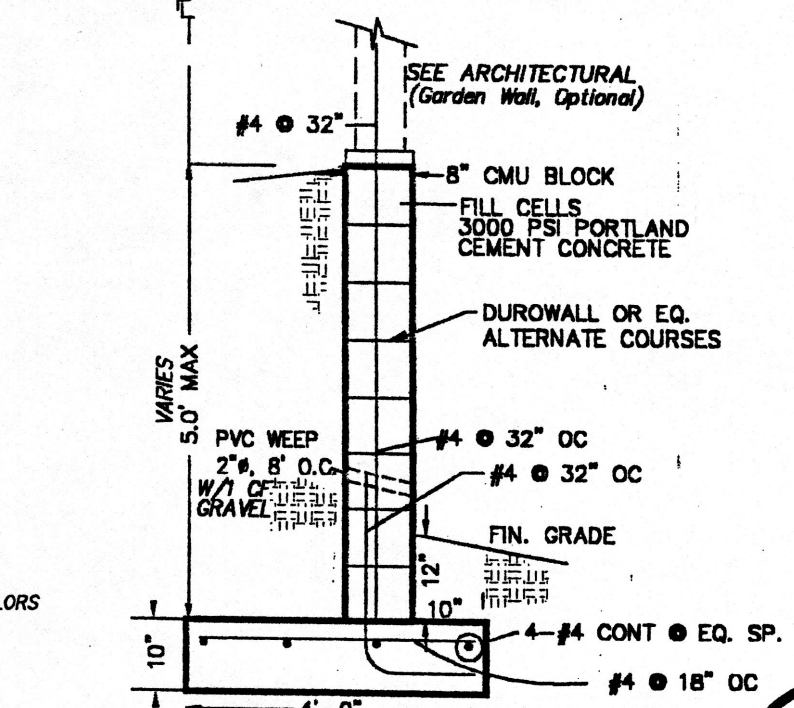
I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

Signature of Engineer  
10-8-02  
Philip W. Clark, N.M.P.E. #10265



## GARDEN WALL DETAIL

NOT TO SCALE



## CMU RETAINING WALL @ PL

NTS

## PROJECT DATA

LEGAL DESCRIPTION (CONCURRENT PLATTING)  
LOTS 1 THRU 32, VENTURA VILLAGE SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

### PROJECT BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-C20, ELEVATION OF WHICH IS 5552.71. BENCHMARK IS LOCATED AT THE INTERSECTION OF VENTURA ST. AND ANAHEIM AVE.

### TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CLARK CONSULTING ENGINEERS FROM DESIGN SURVEYS BY PHILIP W. TURNER, P.S. & JEFF MORTENSEN & ASSOC.

Clark Consulting Engineers	
19 Ryan Road Edgewood, New Mexico 87015 (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
10-8-02	Add. Hydrology
5-6-05	As-Built Survey
VENTURA VILLAGE	
GRADING & DRAINAGE PLAN	
DESIGNED BY: PWC	DRAWN BY: COE
CHECKED BY: PWC	DATE: 8/24/02
JOB #	FILE #
VENTV	G/D
SHEET	
3 OF 10	