

CITY OF ALBUQUERQUE



June 16, 2005

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St. NE
Albuquerque, NM 87108

Re: VENTANA SQUARE LOT H-4
6510 Paradise Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 06/09/2004 (B-10/D3C)
Certification dated 05/23/2005

P.O. Box 1293

Dear Scott:

Albuquerque

Based upon the information provided in your submittal received 06/16/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

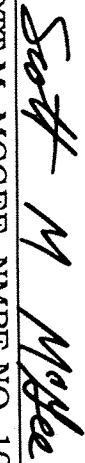
Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

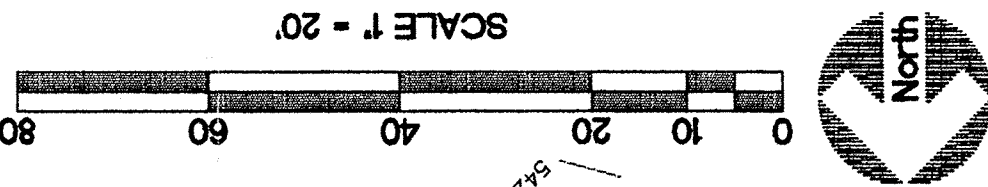
www.cabq.gov

C: Phyllis Villanueva
File

5/23/05



SCALE 1' = 20'



NOTICE TO CONTRACTOR

- NOTICE TO CONTRACTOR



THE PROPOSED IMPROVEMENTS INCLUDE APPROXIMATELY 7,500 SF (APPROX. FOOTPRINT) COMMERCIAL BUILDING WITH ADJACENT CONCRETE WALKS AND ASPHALT PAVED PARKING AREAS, LANDSCAPED AREAS, GENERAL SITE WORK AND SITE REGRADING.

THE INTENT OF THIS PLAN IS TO SHOW:

1. GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
2. THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND DRIVEWAYS.

- DRAINAGE PLAN CONCEPT:
- THE DRAINAGE CONCEPT ESTABLISHED FOR THIS PROPERTY (B10/D8 BY ISAACSON & ARMAN, P.A.) IS TO DISCHARGE ALL DEVELOPED FLOW TO THE EXISTING STORM DRAIN SYSTEM. NO ON-SITE DETENTION PONDING IS REQUIRED (ASSUMING MAXIMUM DISCHARGE FROM TRACTS H1-H4 DO NOT EXCEED THE MASTER PLANNED TOTAL RUNOFF OF 21.3 CFS).

THE DRAINAGE CONCEPT ESTABLISHED FOR THIS PROPERTY (B10/D8 BY ISAACSON & ARFMAN, P.A.) IS TO DISCHARGE ALL DEVELOPED FLOW TO THE EXISTING STORM DRAIN SYSTEM, NO ON-SITE DETENTION PONDING IS REQUIRED (ASSUMING MAXIMUM DISCHARGE FROM TRACTS HH-14 DO NOT EXCEED THE MASTER PLANNED TOTAL RUNOFF OF 21.3 CFS).

LEGAL: LOT 14, VENTANA SQUARE AT VENTANA RANCH, ALBUQ., NM.
SURVEYOR: HARRIS SURVEYING, INC. - ANTHONY L. HARRIS - N.M.P.S. 11463
B.M.: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "2-B10", HAVING AN ELEVATION OF 5420.32

EXISTING CONTOUR —5200—
PROPOSED CONTOUR —52—

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A + E_B B + E_C C + E_D D}{A + B + C + D}$$

$$= \frac{0.99 \text{ in.} \times 1.75 \text{ m.} + \text{Developed E} \times \text{Developed E}}{1.75 \text{ m.} + \text{Developed E} \times \text{Developed E}}$$
[illegible]

RIDGE

SITE



1346RFD/b.jp		
06.09.04		

VENTANA SQUARE AT VENTANA RANCH