

CITY OF ALBUQUERQUE



November 26, 2007

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

**Re: Ventana Square Tract G-4-A, 6551^d Paradise Blvd. NW,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/23/2006 (B-10/D003C1)
Certification dated 11/26/2007 07**

Based upon the information provided in your submittal received 11/26/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

Timothy Sims
Plan Checker, Planning Dept.
Development and Building Services

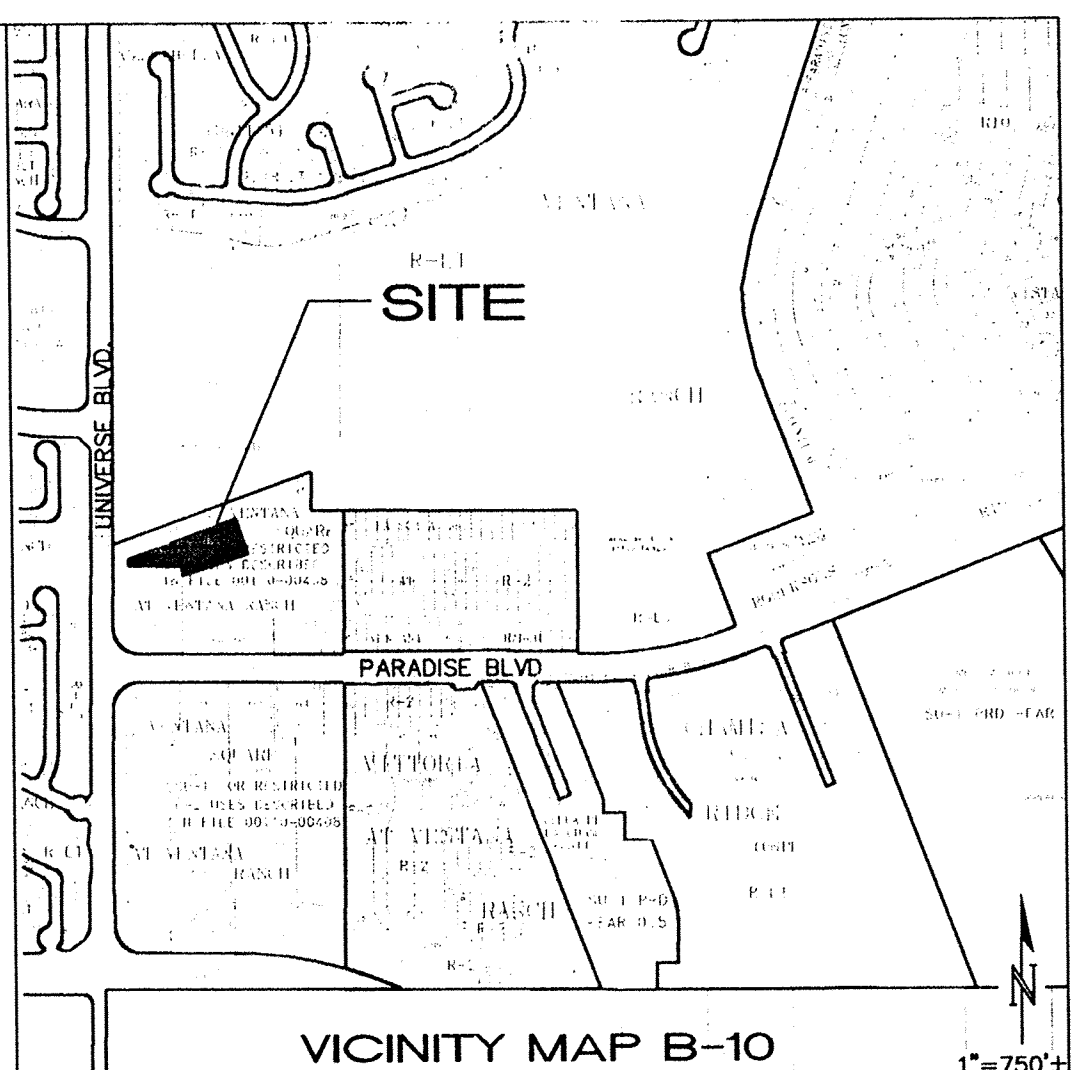
New Mexico 87103

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°03'45" E	442.15
L2	S 20°47'45" E	134.01
L3	S 69°12'15" W	76.05
L4	S 20°47'45" E	20.00
L5	S 69°12'15" W	205.34
L6	N 00°16'51" E	72.18
L7	N 89°51'30" W	204.97
L8	N 00°08'21" E	13.19

50' AMAFCA
RIGHT-OF-WAY



KEYED NOTES

- SAWCUT EXISTING PAVEMENT WITHIN LIMITS OF CONSTRUCTION AS REQUIRED TO PROVIDE SMOOTH TRANSITION. INSTALL NEW ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL SITE PLAN FOR PARKING LAYOUT AND DIMENSIONS.
- CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL) UNLESS NOTED OTHERWISE.
- CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK TO BE 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE SITE PLAN FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR ROOF DRAINAGE OUTFALL LOCATIONS.
- CONSTRUCT THICKENED EDGE SIDEWALK TO PROVIDE UP TO 29" (MAX.) DIFFERENCE IN ELEVATION FROM TOP OF ASPHALT GRADE TO TOP OF CONCRETE SIDEWALK.
- BUILDING STEMWALL EXPOSED (LESS THAN 12") BELOW SLAB. SEE ARCHITECTURAL/STRUCTURAL FOR DETAILS.
- FINE GRADE CONCRETE THIS AREA TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AT ELEVATIONS SHOWN.
- BUILDING STEMWALL EXTENDS 12" ABOVE SLAB. SEE ARCHITECTURAL/STRUCTURAL FOR DETAILS.
- IMPROVEMENTS SHOWN WITHIN ADJACENT TRACTS ARE NOT PART OF THIS WORK.
- REMOVE & DISPOSE TEMPORARY ASPHALT CURB. MATCH EXISTING PAVING ELEVATION WITH SMOOTH-RIDING CONNECTION.

LEGEND

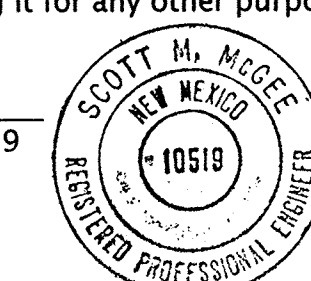
- SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- TC TOP OF CURB
- FL FLOW LINE
- FF FINISHED FLOOR
- AS-BUILT ELEVATION
- DOWN SPOUT
- AS-BUILT ELEVATION

DRAINAGE CERTIFICATION

I, Scott M. McGee, NMPE 10519, of the firm Isaacson & Arfman, P.A., 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 08/23/07. The record information edited onto the original design document has been obtained by, Preston Hall NMPS 10042, of the firm Hall Surveying Company.

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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Scott M. McGee
Scott M. McGee
NMPE 10519
Date 11/26/07



PROJECT SCOPE

THE PROPOSED IMPROVEMENTS INCLUDE A 12,150 SF (APPROX. FOOTPRINT) COMMERCIAL BUILDING WITH ADJACENT CONCRETE WALKS AND ASPHALT PAVED PARKING AREAS, LANDSCAPED AREAS, GENERAL SITE WORK AND SITE REGRADING.

THE PRESENT SITE IS BEING DEVELOPED AS A PART OF AN OVERALL COMMERCIAL DEVELOPMENT. THE PROPERTY SLOPES TO THE NORTHEAST AT APPROXIMATELY 1.5%. THE PROPERTY IS BOUNDED BY PARADISE BLVD. NW TO THE SOUTH, DEVELOPED COMMERCIAL PROPERTY TO THE NORTH AND WEST AND UNDEVELOPED COMMERCIAL PROPERTY TO THE EAST.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

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 (BASED ON MAXIMUM DISCHARGE FROM ALL TRACTS NOT EXCEEDING THE MASTER PLANNED TOTAL RUNOFF OF 21.3 CFS).

FLOWS FROM THIS SITE ARE TO BE ROUTED THROUGH THE ADJACENT PROPERTIES TO THE NORTH AND EAST FOR COLLECTION INTO THE EXISTING STORM SEWER SYSTEM WITH EXISTING INLET APPROXIMATELY 60' NORTHEAST OF THE NORTHEAST CORNER OF THE SITE.

OFFSITE FLOWS: DRAINAGE CURRENTLY FLOWS ACROSS THIS SITE AS SHOWN FROM TRACTS G-3-A AND G-2-B AND WILL CONTINUE TO DO SO AFTER DEVELOPMENT. ALL TRACTS ARE COVERED BY A PERPETUAL DRAINAGE EASEMENT CREATED BY PLAT.

EXISTING HYDROLOGY (ZONE 1):
 $Q = (1.1018)(2.87 \text{ cfs/Acre}) = 3.2 \text{ cfs MASS-GRADED SITE}$

PROPOSED HYDROLOGY (ZONE 1):
(2% B, 2% C, & 96% D)
 $Q = (1.1018)(4.29 \text{ cfs/Acre}) = 4.7 \text{ cfs}$

GENERAL INFORMATION

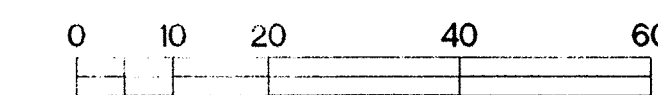
LEGAL: TRACT G-4-A AT VENTANA SQUARE AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO.

AREA: 1.1018 ACRES

B.M.: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-B9, THE PUBLISHED ELEVATION OF WHICH IS 5434.50. BENCHMARK IS LOCATED IN THE SOUTH/SOUTHWEST CURB RETURN AT THE INTERSECTION OF UNIVERSE BLVD. NW & VENTANA RD. NW (M.S.L.D.)

FLOOD HAZARD: PER F.I.R.M. PANEL 103 OF 825, THE PROPERTY IS LOCATED IN ZONE 'X' AND OUTSIDE THE 500-YEAR FLOOD PLAIN

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING SEDIMENT FROM LEAVING THE SITE BY COMPLYING WITH THE EPA REQUIRED S.W.P.P.P.



SCALE 1"=20'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1601GRD.dwg Aug. 09, 2007

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VENTANA SQUARE TRACT G-4-A GRADY RENTALS, LLC

GRADING AND DRAINAGE PLAN

Date:	No. Revision	Date	Job No.
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