

# CITY OF ALBUQUERQUE



November 2, 2006

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

**Re: VENTANA SQUARE NORTH, TRACT G-1-A**  
**6501 Paradise Blvd. NW**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 12/23/2005 (B-10/D7)**  
**Certification dated 11/01/2006**

Dear Scott,

P.O. Box 1293 Based upon the information provided in your submittal received 11/01/2006, the above  
referenced certification is approved for release of Permanent Certificate of Occupancy by  
Hydrology.

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

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

C: CO Clerk  
File

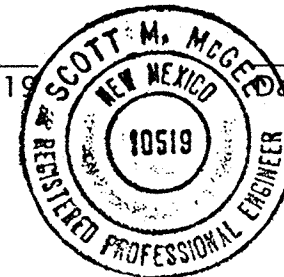


## DRAINAGE CERTIFICATION

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 12/23/05. The record information edited onto the original design document has been obtained by Preston Hall NMPS 10042, of the firm Hall Surveying Company. I further certify that I have personally visited the project site on 10/26/06 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 Certificate of Occupancy.

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  
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NMPE 10519  
11/1/06



0 15 30 60 90

SCALE 1"=30'

## PROJECT DATA

## SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDE 41500 SF AND 10500 SF (APPROX. FOOTPRINTS) COMMERCIAL BUILDINGS WITH ASSOCIATED PAVED WALKWAYS, PARKING AREAS, LANDSCAPED AREAS, GENERAL SITE WORK AND SITE REGRADING.

THE PRESENT SITE SLOPES AT APPX. 2% TO THE NORTH. PARADISE BLVD. BORDERS THE PROPERTY TO THE SOUTH, AN AMAFCA R.O.W. BORDERS THE PROPERTY TO THE NORTH. THE PROPERTY TO THE WEST IS DEVELOPED COMMERCIAL PROPERTIES AND TO THE EAST IS DEVELOPED RESIDENTIAL.

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 PAVEMENT.
3. 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.
4. THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

## DRAINAGE PLAN CONCEPT

PER THE APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN, FLOWS FROM TRACTS G-1A AND G-2A ARE TO BE ROUTED NORTH FOR COLLECTION INTO THE EXISTING MASTER STORM SEWER (SS) SYSTEM. BASED ON THE PROPOSED GRADING DESIGN OF THIS PROPERTY, INTERNAL SUB-BASINS HAVE BEEN IDENTIFIED. THE SUB-BASIN FLOWS WILL BE PICKED UP BY INTERNAL STORM DRAIN INLETS AND ROUTED TO THE MASTER STORM DRAIN SYSTEM.

## GENERAL NOTES:

LEGAL: TRACTS G-1A AND G-2A, VENTANA SQUARE AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO.

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.)

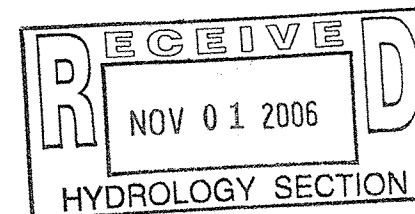
FLOOD HAZARD: PER F.I.R.M. PANEL 103 OF 825, THE PROPERTY IS LOCATED IN ZONE 'X' AND OUTSIDE THE 500-YEAR FLOOD PLAIN

OFF-SITE DRAINAGE: OFFSITE FLOW IS ACCEPTED ONSITE FROM THE WALGREEN'S SITE (Q=8.3 CFS) AND WILL BE PASSED THROUGH THE SITE TO DISCHARGE TO THE AMAFCA DRAINAGE FACILITY ALONG THE NORTH SIDE OF THE SITE. DRAINAGE FROM THE REMAINING COMMERCIAL TRACTS (NOTED AS "FUTURE") WILL ALSO BE ACCEPTED INTO THE PROPOSED INTERNAL STORM DRAIN INLETS AND IS FULLY ACCOUNTED FOR IN DEVELOPED RUNOFF CALCULATIONS.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE NORTH PROPERTY LINE.

## GENERAL NOTES

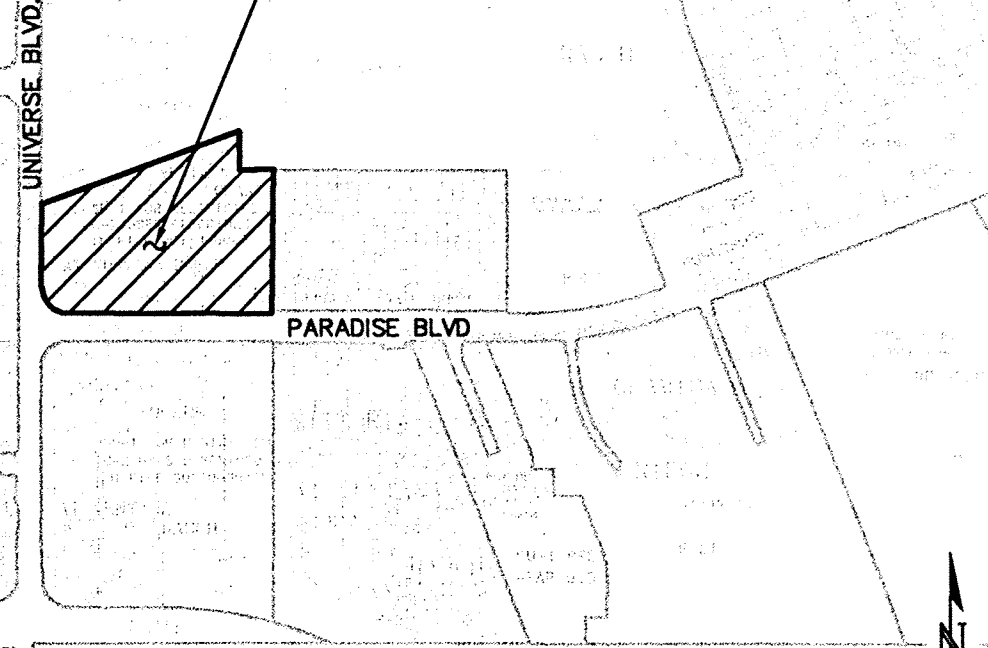
- A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- B. TRANSITIONS TO EXISTING SHALL BE SMOOTH.
- C. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.
- D. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.



## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5414.0 FINISH FLOOR ELEVATION
- x 17.23 AS-BUILT ELEVATION

## SITE



VICINITY MAP B-10

## KEYED NOTES

1. CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2426 AND 2441 (SIM.). SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH RIDING TRANSITION.
2. PROPOSED ASPHALT PAVING. CONSTRUCT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, PAVING SECTION, ETC. PAVING SLOPE VARIES WITH 1% MINIMUM AND 8% MAXIMUM.
3. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR WALK DETAILS AND HANDICAP ACCESS RAMP LOCATIONS.
4. NOT USED
5. PROPOSED PEDESTRIAN PATH TO BE CONSTRUCTED FLUSH WITH ADJACENT PAVEMENT. SEE ARCHITECTURAL.
6. NOT USED
7. ALL PROPOSED SPOT ELEVATIONS WITHIN PAVEMENT AREAS REPRESENT TOP OF PAVING UNLESS NOTED. ADD 6" TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS UNLESS NOTED.
8. CONSTRUCT 6" HIGH CURB WITH 12" GUTTER THROUGHOUT.
9. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH DOWNSPOUTS DIRECTLY ONTO PAVED PARKING LOT.
10. FOR HANDICAP PARKING SPACES ADJACENT TO CONCRETE WALKS, CONTRACTOR TO RAMP ASPHALT PAVING FLUSH WITH TOP OF WALK OVER ONE ADJACENT PARKING SPACE.
11. HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.
12. INSTALL TYPE 'D' STORM SEWER INLET(S) WITH C.O.A. ALBUQUERQUE GRATE (STD. DWGS. 2206 AND 2220). SEE STORM DRAIN DESIGN DETAIL ON SHEET C-2.
13. INSTALL STORM PIPE TO DIRECT FLOWS TO MASTER STORM DRAIN MANHOLE. NOTE: ALL STORM PIPE SHALL BE ADS N-12 WATERTIGHT STORM SEWER PIPE. SEE INSET PLAN FOR LENGTHS AND SLOPES.
14. MAKE WATERTIGHT CONNECTION TO EXISTING MASTER STORM DRAIN MANHOLE. SEE STORM DRAIN DETAIL SHEET C-2.
15. MAKE WATERTIGHT CONNECTION TO EXISTING MASTER STORM STUB. SEE STORM DRAIN DETAIL SHEET C-2.
16. ADJUST EXISTING STORM DRAIN MANHOLE RIM TO NEW GRADE. SEE GENERAL NOTE D.
17. LIMITS OF CONSTRUCTION.
18. CONSTRUCT TEMPORARY ASPHALT 6" HIGH CURB ALONG EDGE OF ASPHALT PAVING. SEE ARCHITECTURAL FOR EXTENTS.
19. THIS BUILDING (SAME OWNER) AND ASSOCIATED PAVING TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT (SUBMITTED CONCURRENTLY). SEE ARCHITECTURAL FOR SPECIFIC LIMITS OF CONSTRUCTION FOR THIS PHASE.
20. CONSTRUCT ASPHALT 'OFF-SITE RUNDOWN' TO DIRECT FLOW FROM WALGREEN'S TO NEW PAVED ROAD. SEE C-2 FOR SECTION.

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1474GRD.DWG.b 12.20.05

## VENTANA SQUARE NORTH

## DRAINAGE AND GRADING PLAN

Checked By:	Drawn By:	No.	Revisions	
SMH	BJB			C-1
Date:	Job Number:			SH OF
12.20.05	1474			

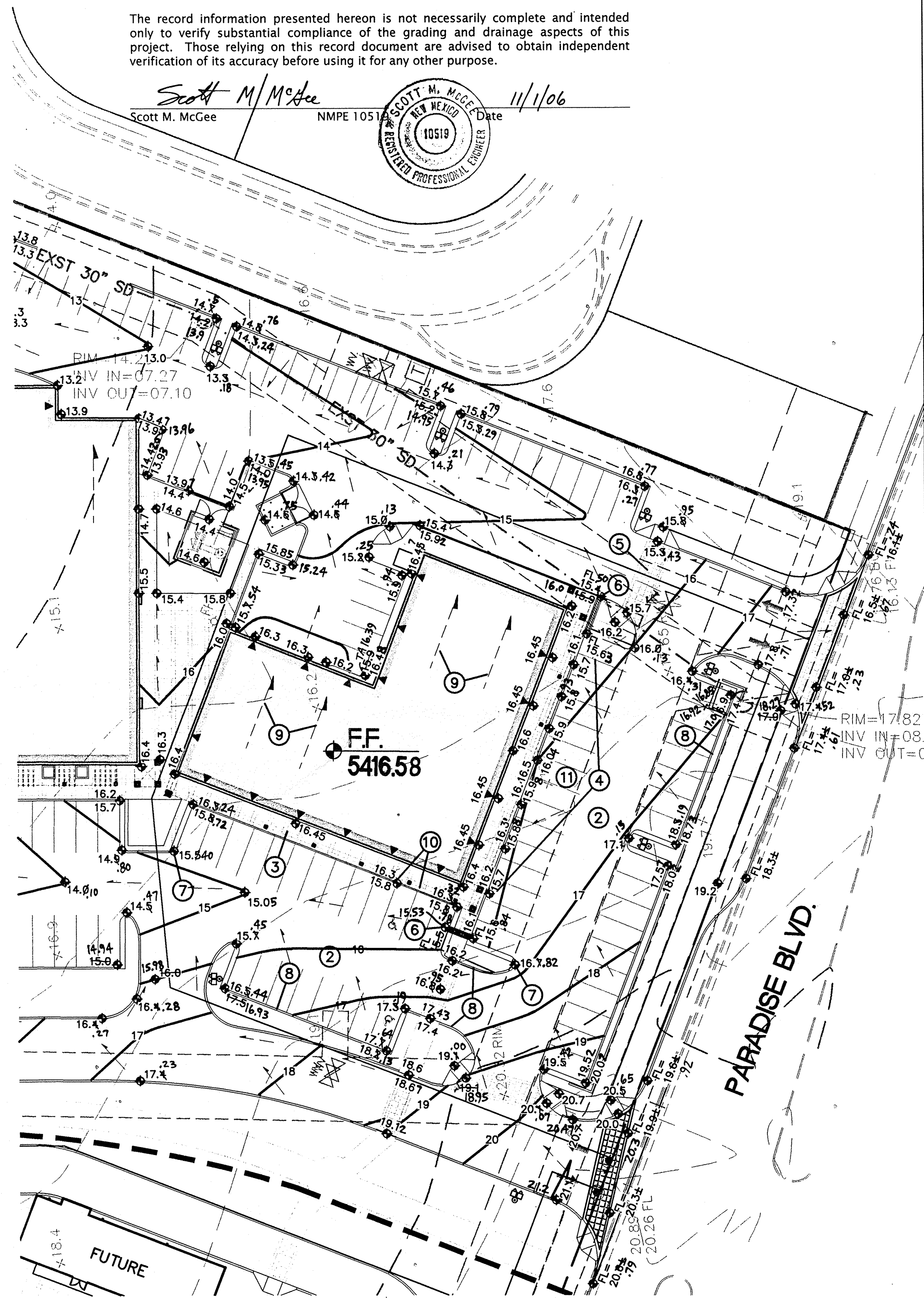
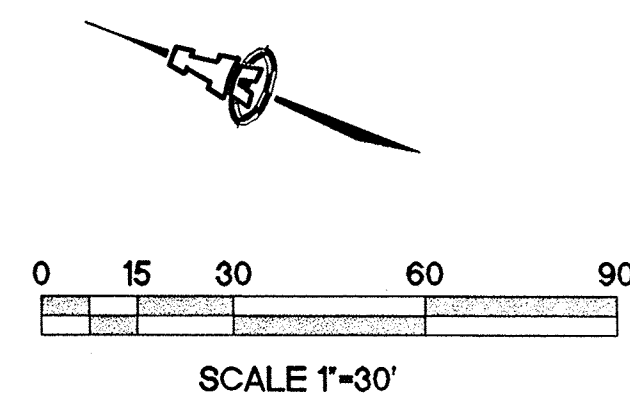


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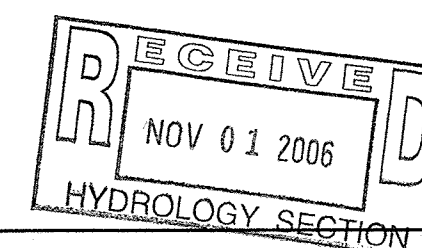
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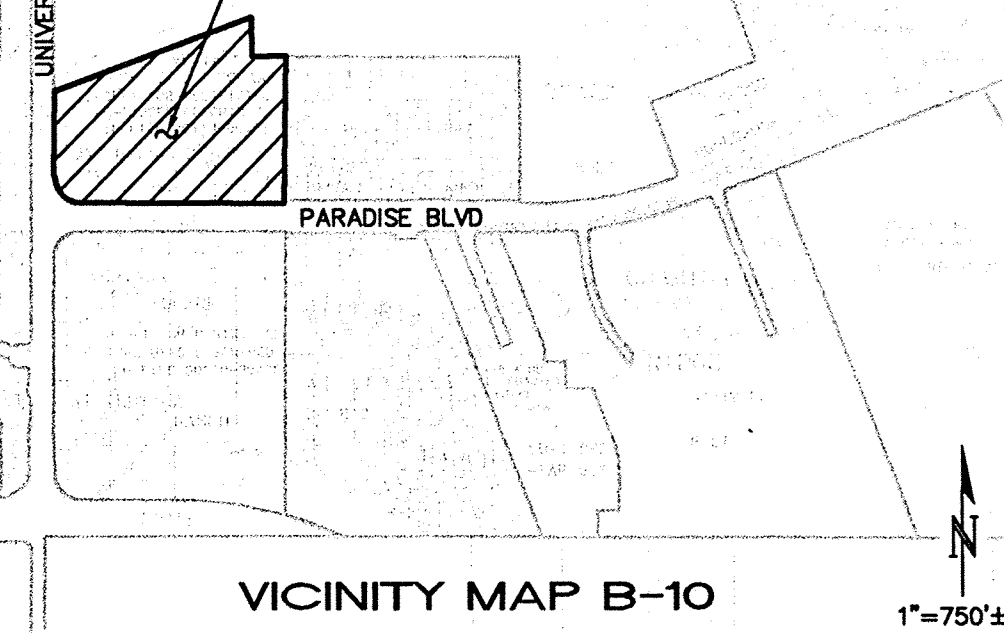
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3. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR WALK DETAILS AND HANDICAP ACCESS RAMP LOCATIONS.
4. CONSTRUCT TURNED DOWN CONCRETE WALK WITH INTEGRATED 1' GUTTER THIS AREA. NOTE HIGH POINT AND 0.5% SLOPE TO SIDEWALK CULVERTS EACH SIDE. SEE ARCHITECTURAL FOR WALK DETAILS.
5. PROPOSED PEDESTRIAN PATH TO BE CONSTRUCTED FLUSH WITH ADJACENT PAVEMENT. SEE ARCHITECTURAL.
6. CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT AT LOCATION / ELEVATIONS SHOWN. CONSTRUCT PER C.O.A. STD. DTL. 2236.
7. ALL PROPOSED SPOT ELEVATIONS WITHIN PAVEMENT AREAS REPRESENT TOP OF PAVING UNLESS NOTED. ADD 6" TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS UNLESS NOTED.
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1474GRD.DWG6.b 12.20.05

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## VENTANA SQUARE NORTH

## DRAINAGE AND GRADING PLAN

Checked By: SMM	Drawn By: BJB	No. 1474	Revisions:	C-1A
Date: 12.20.05	Job Number:			SH OF