

# CITY OF ALBUQUERQUE



October 5, 2006

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

**Re: VENTANA SQUARE GIANT CONVENIENCE STORE, LOT H-1**  
**6570 Paradise Blvd. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 05/08/2006 (B-10/D8D)**  
**Certification dated 10/05/2006**

Dear Scott:

Based upon the information provided in your submittal received 10/05/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

*Arlene V. Portillo*

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

C: CO Clerk  
File

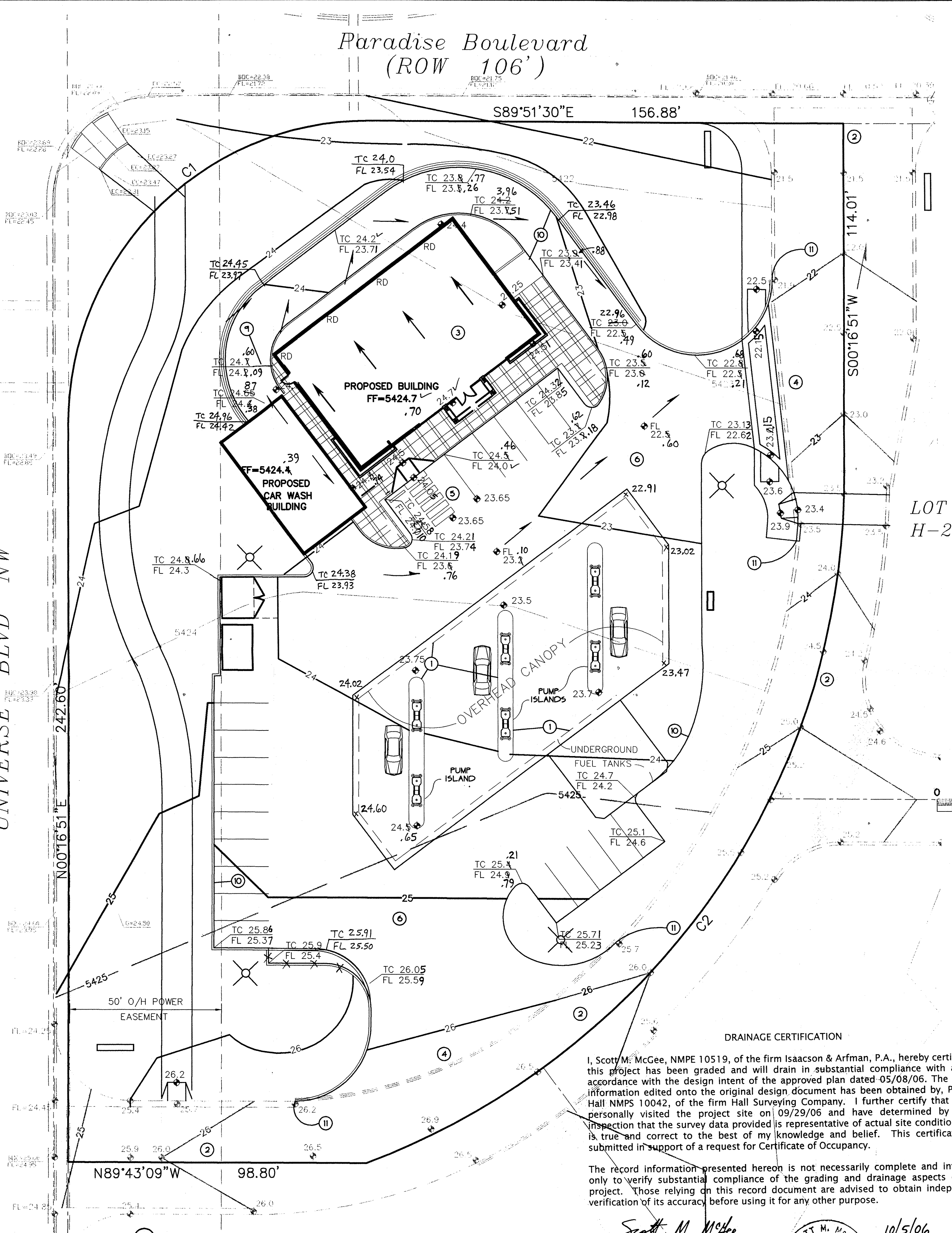
P.O. Box 1293

Albuquerque

New Mexico 87103

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

UNIVERSE BLVD NW



Paradise Boulevard  
(ROW 106')

S89°51'30"E 156.88'

LOT  
H-2

#### SCOPE:

THE PROPOSED IMPROVEMENTS INCLUDE APPROXIMATELY 4,500 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 15%. THE PROPERTY IS BOUNDED BY PARADISE BLVD. NW TO THE NORTH, UNIVERSE BLVD TO THE WEST, UNDEVELOPED COMMERCIAL PROPERTY TO THE SOUTH, AND A BLAKE'S RESTAURANT TO THE EAST.

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:

THE DRAINAGE CONCEPT ESTABLISHED FOR THIS PROPERTY (BIO/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 H1-H4 DO NOT EXCEED THE MASTER PLANNED TOTAL RUNOFF OF 21.3 CFS).

FLOWS FROM THIS SITE ARE TO BE ROUTED TO PARADISE BLVD. FOR COLLECTION INTO THE EXISTING STORM SEWER SYSTEM WITH EXISTING INLETS APPROXIMATELY 280' EAST OF THE NORTHEAST CORNER OF THE SITE.

OFFSITE FLOWS: PER THE APPROVED CONCEPTUAL GRADING PLAN, NO OFF-SITE FLOW WILL PASS THROUGH THIS PROPERTY.

#### GENERAL NOTES:

LEGAL: LOT H1, VENTANA SQUARE AT VENTANA RANCH, ALBUQ., NM.

SURVEYOR: HARRIS SURVEYING, INC. - ANTHONY L. HARRIS - N.M.P.S. 11463 D.M. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "2-BIO", HAVING AN ELEVATION OF 5429.35.

FLOOD HAZARD: THE SITE IS LOCATED IN ZONE 'X' (OUTSIDE OF THE 500 YR. FLOOD PLAIN BOUNDARY) AS SHOWN ON FIRM PANEL 35001C0103 DATED SEPT. 20, 1996.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND COMPLYING WITH A S.W.P.P.P. AND 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 AND EAST PROPERTY LINES.

#### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- TOP OF CURB ELEVATION
- FLOWLINE
- ROOF DRAIN
- AS-BUILT ELEVATION

SCALE 1"=20'

#### 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 05/08/06. 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 09/29/06 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 NMPE 10519 Date 10/5/06

BOUNDARY CURVE TABLE						
CURVE	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°51'39"	99.76'	156.84'	100.00'	141.25'	N45°12'40"E
C2	69°09'37"	168.89'	295.73'	245.00'	278.10'	N34°51'39"E

#### CALCULATIONS:

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan. 1993.

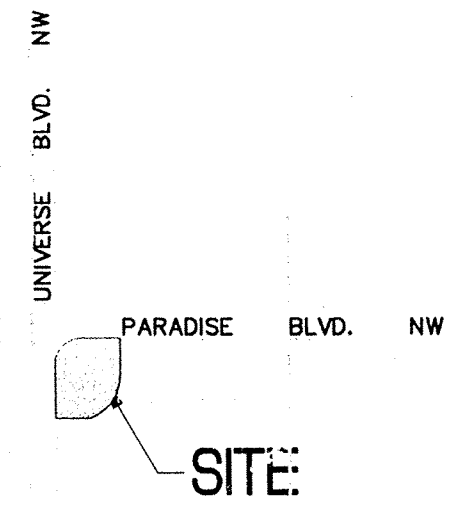
ON-SITE			
AREA OF SITE:	75916	SF	= 1.743 Ac.
HISTORIC FLOWS:			
On-Site Historic Land Condition	Area a = 0	SF	
	Area b = 0	SF	
	Area c = 75916	SF	
	Area d = 0	SF	
Total Area =	75916	SF	
DEVELOPED FLOWS:			
On-Site Developed Land Condition	Area a = 0	SF	
	Area b = 5540	SF	
	Area c = 18000	SF	
	Area d = 52376	SF	
Total Area =	75916	SF	
EXCESS PRECIPITATION:			
Precip. Zone 1	Ia = 0.44		
	Ib = 0.67		
	Ic = 0.99		
	Id = 1.97		

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

Weighted F =	$\frac{IaAa + IbAb + IcAc + IdAd}{Aa + Ab + Ac + Ad}$	
Historic F =	0.99 in	Developed F = 1.64 in
On-Site Volume of Runoff: V360 =	$\frac{F^2 A}{12}$	
Historic V360 =	6263 CF	Developed V360 = 10393 CF
On-Site Peak Discharge Rate: Qp =	$QpaAa + QpbAb + QpcAc + QpdAd / 43.560$	
For Precipitation Zone 1	Qpa = 1.29	Qpb = 2.87
	Qpc = 2.03	Qpd = 4.37
Historic Qp =	5.0 CFS	Developed Qp = 6.7 CFS

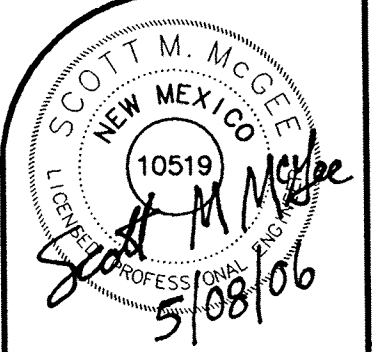
PER APPROVED MASTER PLAN, THE TOTAL DISCHARGE FROM DEVELOPED LOTS H1, H2, H3, AND H4 SHALL NOT EXCEED 18.12 CFS (NOTE: 18.12 CFS + 3.2 CFS OFFSITE FLOW PASSING THROUGH TRACT H1) + 21.3 CFS + TOTAL RUNOFF PER MASTER DRAINAGE REPORT. THIS AMOUNTS TO 4.0 CFS PER ACRE. LOT H1 = 1.74 ACRES WHICH IS ALLOWED 6.97 CFS FREE DISCHARGE.

#### VICINITY MAP B-10



#### KEYED NOTES

1. PROPOSED OVERHEAD CANOPY OVER GAS FUELING PUMP ISLANDS.
2. PERIMETER ACCESS ROADS, WALKS AND CURB + GUTTER ARE EXISTING.
3. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED BY DOWNSPOUT DIRECTLY ONTO PAVED AREA. SEE ARCHITECTURAL FOR SPECIFIC ROOF DRAIN LOCATIONS.
4. REMOVE AND DISPOSE ASPHALT CURB AT ACCESS DRIVE. MATCH GRADES IN THIS AREA TO ELEVATIONS SHOWN.
5. HANDICAP PARKING AREA TO BE CONSTRUCTED WITH MAX. 2% SLOPE IN ANY DIRECTION.
6. PROPOSED ASPHALT PAVING. CONSTRUCT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, PAVING SECTION, ETC. PAVING SLOPE VARIES WITH 0.0000' MINIMUM.
7. GENERAL NOTE: ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TOP OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS.
8. NOT USED.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE THIS AREA.
10. CONSTRUCT MEDIAN CURB AND GUTTER PER COA STD. DWG. 2415B. TYPICAL THROUGHOUT.
11. MATCH EXISTING TOP OF CURB / FLOWLINE GRADES.



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates

128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632

1447GRD.DWGthor 05/05/06

#### Revisions

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VENTANA SQUARE AT VENTANA RANCH  
LOT H-1

GIANT CONVENIENCE STORE

Scale: 1" = 20' Drawn By: THOR Checked By: SMM Job Number: 1447 Date:

Drainage and  
Grading Plan

C-1  
SHEET