



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 23, 2001

John McKenzie, P.E.  
D. MARK GOODWIN & ASSOC.  
P.O. Box 90606  
Albuquerque, NM 87199

**RE: Grading and Drainage Certification-  
Best Buy- Cottonwood Corners (A-14/D007A1)  
(Ellison & NM 528)  
Engineer's Stamp dated 5/9/2000  
Engineers Certification dated 2/21/2001**

Dear Mr. McKenzie:

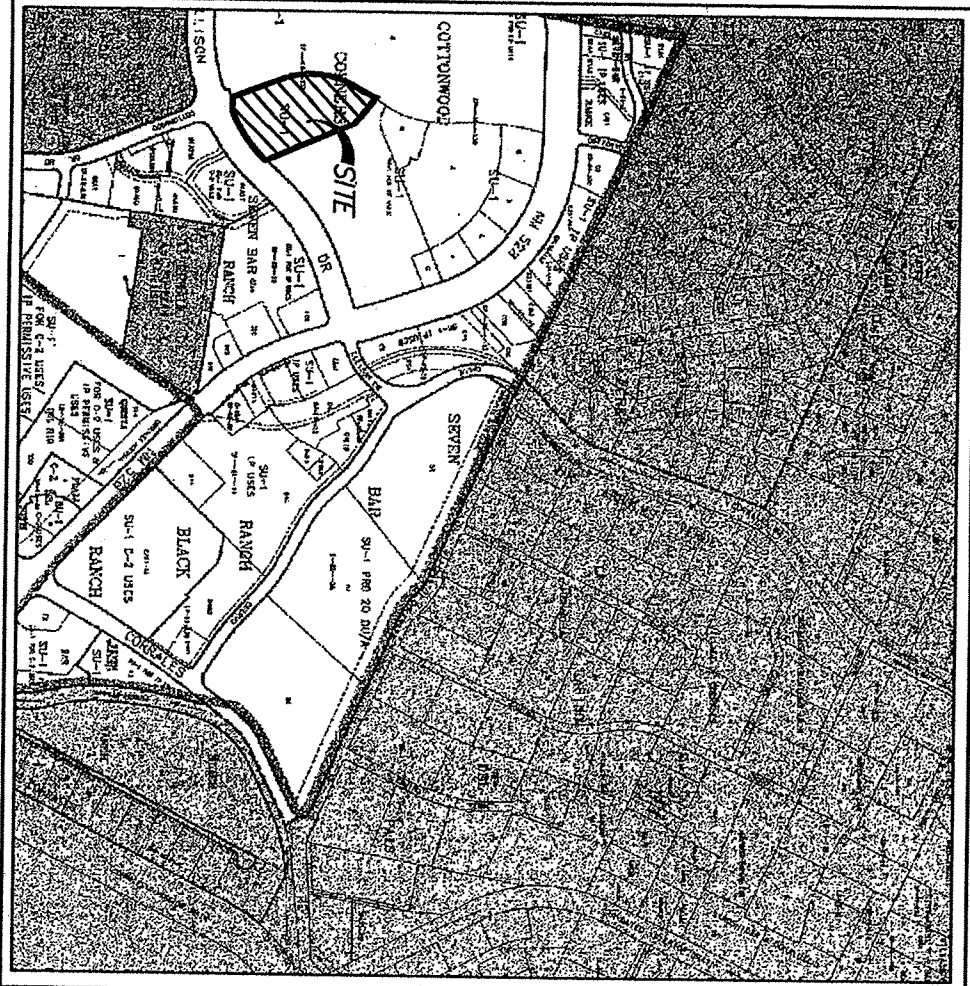
Based upon the information provided in your Engineers Certification submittal dated 2/21/2001, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3986.

Sincerely,

Loren D. Mainz, PE  
Senior Civil Engineer  
Hydrology Section, PWD

C: Vickie Chavez, COA  
Teresa Martin, COA  
file



VICINITY MAP ZONE MAP: A-13, 14

TM (TEMPORARY BENCHMARK)

EXISTING MANHOLE RM IN COTTONWOOD DR. AT ELLISON DR. AS SHOWN  
ELEV. = 5039.80

ACS BENCHMARK

STANDARD NGSP BRASS TABLET STATIONED 7M48+02.2  
Y = 1258910.94  
Z = 5023.417

LEGAL DESCRIPTION

TRACTS D-1A-1 AND D-2A-1, SEVEN-848 RANCH, CITY OF ALBUQUERQUE,  
BERNARDINO COUNTY, NEW MEXICO.

NOTES

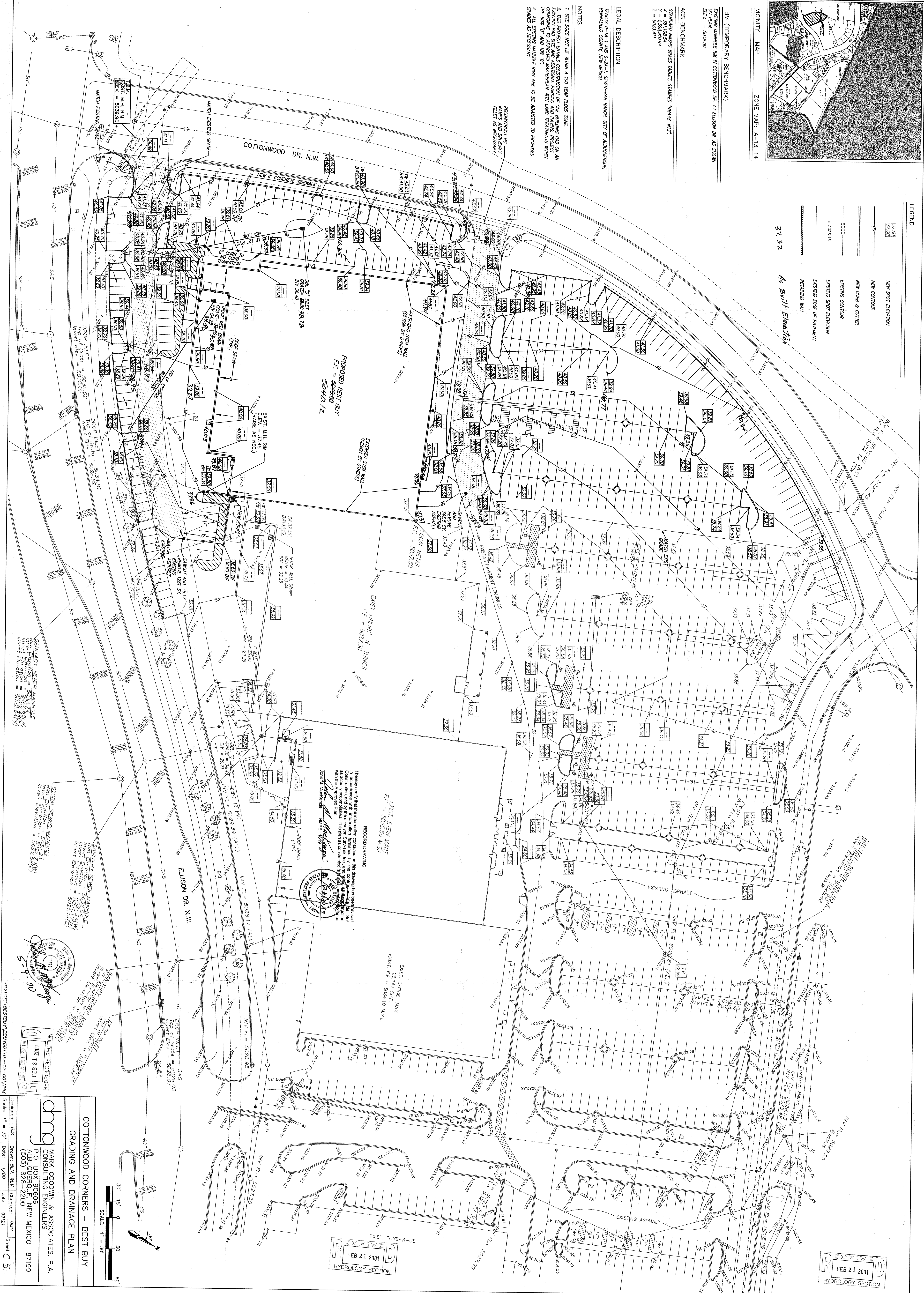
1. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
2. THE PROJECT ENTAILS CONSTRUCTION OF ONE BUILDING PAD ON AN EXISTING 5' AND 10' WIDE DRIVEWAY AND PAVING, PROJECT THE 900' 17' AND 108' 9' DRIVEWAY WITH LAND TREATMENTS WITHIN THE 900' 17' AND 108' 9' DRIVEWAY.
3. ALL EXISTING MANHOLE RINGS ARE TO BE ADJUSTED TO PROPOSED GRADES AS NECESSARY.

LEGEND

- NEW SPOT ELEVATION
- NEW CONTOUR
- NEW CURB & GUTTER
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVEMENT
- RETAINING WALL

37.32

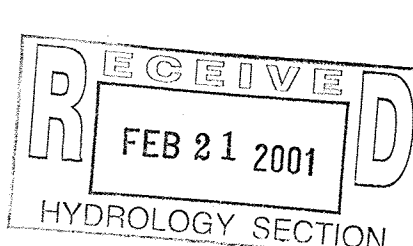
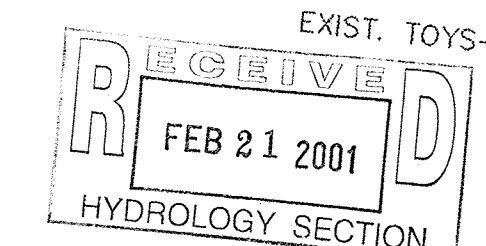
As Built Elevation



PROPOSED BEST BUY  
F.F. = 5046.00  
SLOPE 1/2

EXIST. STEIN MART  
F.F. = 5003.50 M.S.L.

EXIST. OFFICE MAX  
28,142 S.F. F.F. = 5034.10 M.S.L.



**COTTONWOOD CORNERS - BEST BUY**  
GRADING AND DRAINAGE PLAN

MARK GOODMAN & ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 268-2200

Designed: GAK Drawn: BLV, WLV Checked: DMG Scale: 1" = 30' Date: 1/00 Job: 99121 Sheet: C-5