



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 13, 2003

Richard Burton, PE
Burton Engineers, Inc.
2900 Vista Grande Dr., NW
Albuquerque, NM 87120

**RE: Outdoor Dining Area – Corrales Center
Grading and Drainage Plan (A-14/D17)
Engineer's Stamp Dated January 3, 2003**

Dear Mr. Burton:

The above referenced grading and drainage plan received January 3, 2003 is approved for Building Permit. Please attach a copy of the approved plan to the construction set. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual is required.

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File

January 3, 2003

Brad Bingman
City of Albuquerque
Development Services
600 2nd Street, NW
Albuquerque, NM 87105

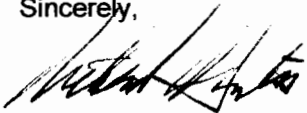
**Re: Outdoor Dining Area at Corrales Shopping Center
Administration Amendment # AA-02AA01798**

Dear Brad:

Attached is the Drainage Plan for the proposed dining area for Corrales Shopping Center. As we discussed in our meeting, the drainage ponds for the property are not located on the site, they are located on adjacent tracts. The agreement for use of these tracts "Amended and Restated Declaration and Grant of Reciprocal Easement", filed June 26, 1992, is attached.

Please let me know if you have any questions.

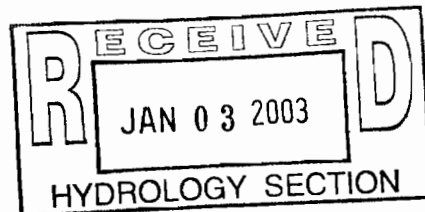
Sincerely,



Richard L. Burton, P.E.
Burton Engineers, Inc.

/jb

xc: Tom Gentry



LEGAL DESCRIPTION: TRACT A-1-I-A BLACK RANCH
FLOOD MAP: CITY OF ALBUQUERQUE 350002.0002 C ZONE C

DRAINAGE PLAN
THE SITE IS THE EXISTING CORRALES SHOPPING CENTER AT THE CORNER OF NM 528 AND CORRALES ROAD. THE PROPERTY IS TRACT A-1-I-A BLACK RANCH. THE PROPERTY WAS DEVELOPED IN THE COUNTY BEFORE IT WAS INCORPORATED INTO THE CITY OF ALBUQUERQUE AND WE COULD NOT LOCATE THE ORIGINAL DRAINAGE PLAN FOR THE SITE. THE SITE CONTAINS 11.53 ACRES, MORE OR LESS. THERE IS NO SIGNIFICANT CROSS DRAINAGE. THE SITE DRAINS TO TWO PONDING AREAS ON THE NORTH SIDE OF THE SITE. THE PONDING AREAS ARE ON THE ADJACENT PROPERTY AND ARE NOT A PART OF TRACT A-1-I-A.

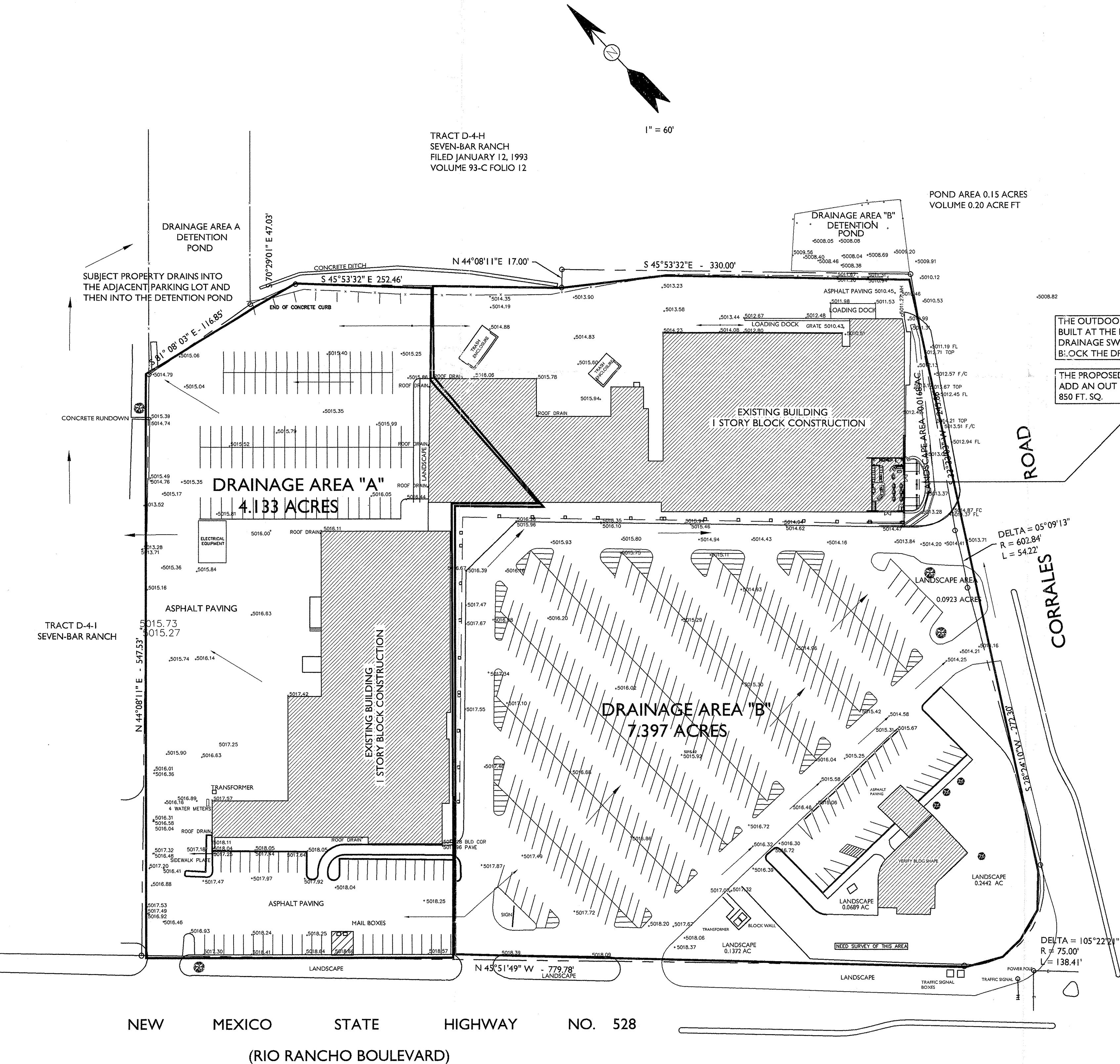
THE PROPERTY IS DIVIDED INTO TWO DRAINAGE AREAS WHICH WE HAVE LABELED A & B. DRAINAGE AREA A CONTAINS 4.133 ACRES AND DRAINS TO DETENTION AREA "A" AT THE NORTHWEST SIDE OF THE PROPERTY. A PORTION OF THE SITE DRAINS ACROSS TRACT D-4-I AND THEN INTO THE DETENTION POND. A PORTION OF TRACT D-4-I ALSO USES THIS DRAINAGE POND. DRAINAGE AREA "B" DRAINS TO DETENTION POND "B" ON THE NORTHEAST SIDE OF THE PROPERTY. PORTIONS OF CORRALES ROAD ALSO DRAIN TO THIS POND. THE VOLUME REQUIRED FOR POND "A" WILL BE 0.67 AC FT. THE VOLUME REQUIRED FOR POND "B" WILL BE 1.12 AC FT. PONDING AREA "A" APPEARS TO BE ADEQUATE. PONDING AREA "B" SEEMS TO BE TOO SMALL AND LARGE FLOODS WILL RESULT IN SOME OVER FLOW TO CORRALES ROAD.

TOTAL RUNOFF PRECIPITATION ZONE - I					
LAND USE	AREA ACRE	E. (INCHES)	VOLUME AC IN	DISCHARGE FACTOR	Q CFS
A	0				
B	0.559	0.67	0.375	2.03	1.13
C	0				
D	10.971	1.97	21.613	4.37	47.94
TOTALS			21.988		49.07

DRAINAGE AREA "A"					
LAND USE	AREA ACRE	E. (INCHES)	VOLUME AC IN	DISCHARGE FACTOR	Q CFS
A	0				
B	0				
C	0				
D	4.133	1.97	8.142	4.37	18.06
TOTALS			8.142		18.06

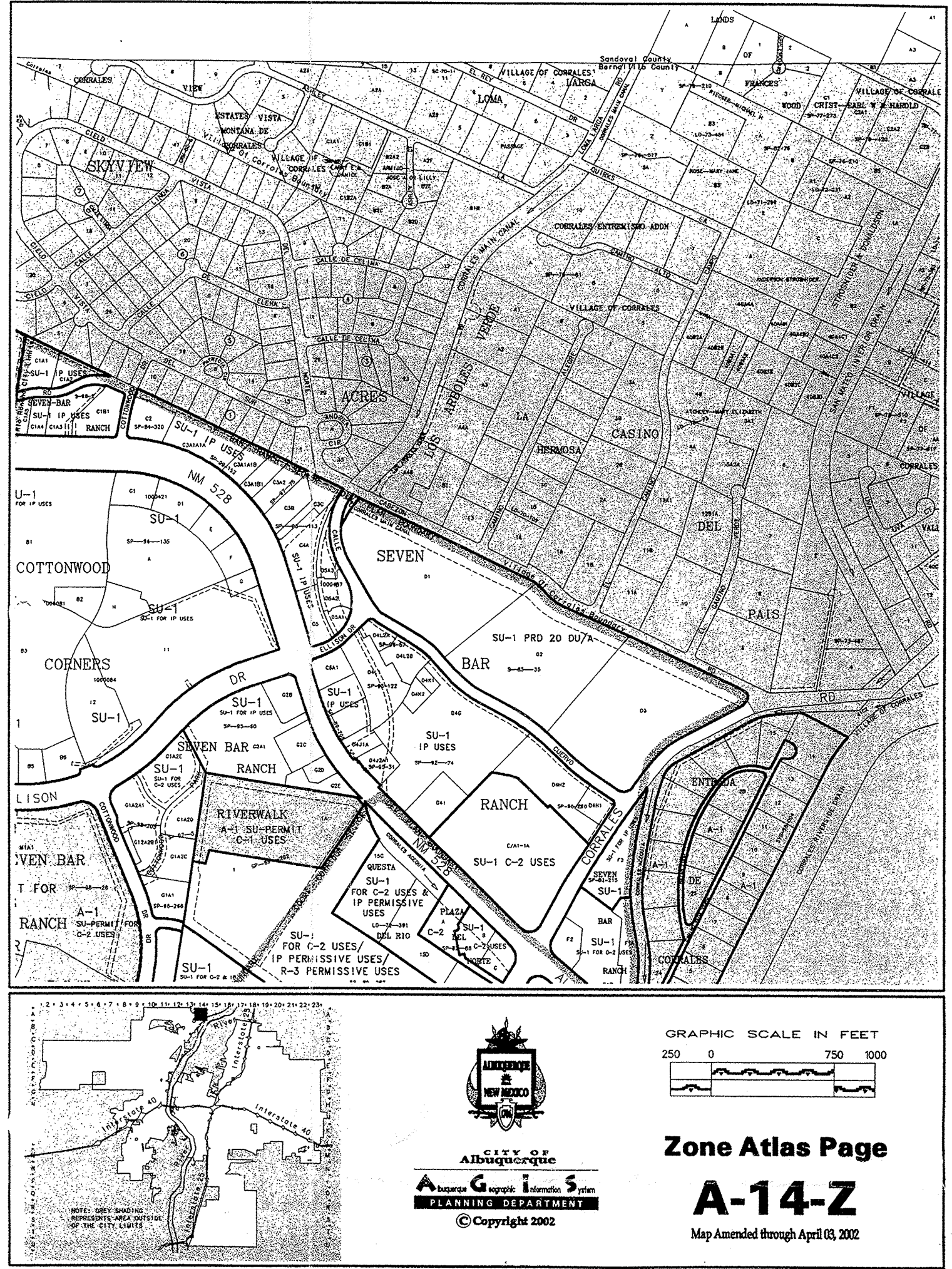
DRAINAGE AREA "B"					
LAND USE	AREA ACRE	E. (INCHES)	VOLUME AC IN	DISCHARGE FACTOR	Q CFS
A	0				
B	0.559	0.67	0.375	2.03	1.13
C	0				
D	6.838	1.97	13.47	4.37	29.88
TOTALS			13.47		29.88

THE PROPOSED CONSTRUCTION WILL CHANGE 850 SQ. FT FROM TYPE B CONSTRUCTION TO TYPE D CONSTRUCTION AND INCREASE THE RUNOFF BY 92 CU FT OR 0.025 AC IN - 0.2% +/-.



THE OUTDOOR DINING AREA WILL BE BUILT AT THE EDGE OF THE EXISTING DRAINAGE SWALE AND WILL NOT BLOCK THE DRAINAGE.

THE PROPOSED CONSTRUCTION WILL ADD AN OUT DOOR DINING AREA OF 850 FT. SQ.



LOCATION MAP
ZONE ATLAS PAGE A-14

AREAS INSIDE PROJECT BOUNDARY
LANDSCAPE - 0.559 AC
ROOF AREA - 2.752 AC
PAVING - 8.219 AC
TOTAL - 11.53 AC

BURTON ENGINEERS, INC.
2900 VISTA GRANDE NW
ALBUQUERQUE, NM 87120
(505) 839-9365

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		JAN 03 2003 HYDROLOGY SECTION	
TITLE DRAINAGE PLAN FOR CORRALES SHOPPING CENTER		MO./DAY/YR. MO./DAY/YR.	
Design Review Committee	City Engineer Approval	Last Design Update	
City Project No. NOT ASSIGNED	Zone Map No. A-14	Sheet C1	

AS-BUILT INFORMATION		BENCH MARK		ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BY		DATE	
CONTRACTOR	DATE	ACCS 1 3/4" ALUMINUM DISK STAMPED "ACCS BM. B-14", EXPOSED TO TOP OF CONCRETE BASE OF A GALVANIZED STEEL POWER POLE, NO. RR-10, SE QUADRANT OF COORS BLVD & ALAMEDA BLVD. NW, ON THE NE CORNER OF SAID BASE.	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
WORKED BY	DATE		INSPECTOR'S	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
APPROVED BY	DATE		APPROVED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
RECORDED BY	DATE		RECORDED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
MICRO FILM INFORMATION		MICRO FILM INFORMATION		MICRO FILM INFORMATION		MICRO FILM INFORMATION		MICRO FILM INFORMATION		MICRO FILM INFORMATION		MICRO FILM INFORMATION	



REMARKS		REVISIONS	
NO.	DATE	NO.	DATE
DATE - AUGUST, 2001		DESIGNED BY - RLB	
DRAWN BY - RLB		CHECKED BY - RLB	