



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 5, 2000

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, NM 87108

RE: ENGINEER'S CERTIFICATION FOR SAV-ON DRUGS (aka OSCO DRUGS) (B-12/D01A1) ENGINEER'S STAMP DATED MARCH 7, 2000, CERTIFICATION DATED NOVEMBER 16, 2000.

Dear Mr. Arfman,

Based upon the information provided in your submittal dated November 16, 2000, the Engineering Certification for Certificate of Occupancy for the project referred to above is approved.

If you have any questions, please call me at 924-3988.

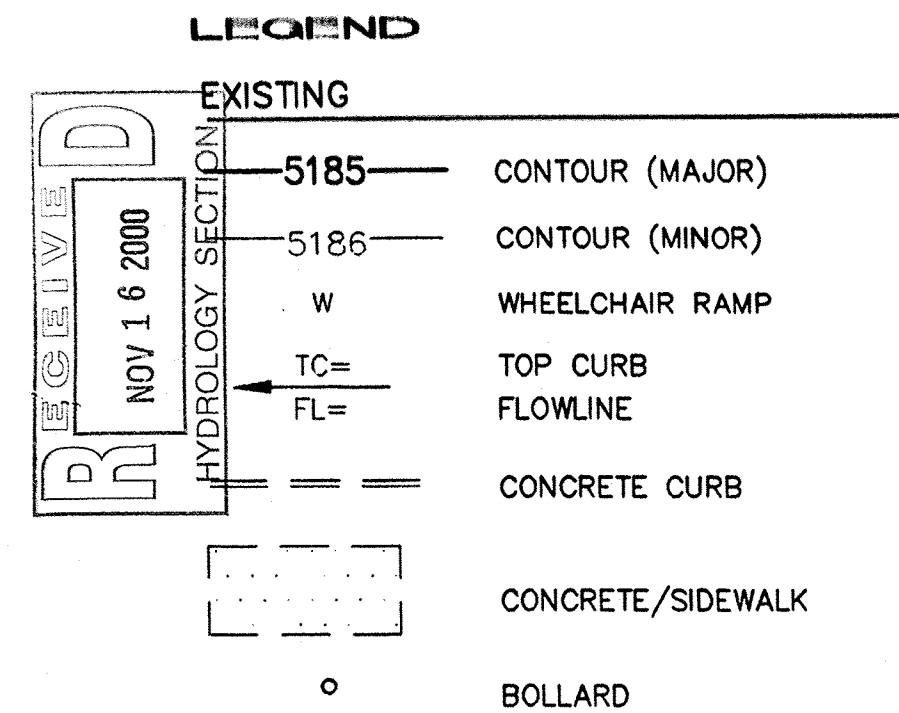
Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen

✓ File



LEGAL DESCRIPTION: TRACT 3-A-2 AND TRACT 3-A-3 OF EAGLE RANCH, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

AREA: 2.355 ACRES

BENCHMARK: NGS MONUMENT "BLACK 2" LOCATED IN THE SW CORNER OF THE McMAHON BLVD AND GOLF COURSE RD INTERSECTION, ~217' FROM McMAHON BLVD CENTERLINE AND ~305' FROM THE GOLF COURSE RD CENTERLINE. ELEVATION = 5213.93

FLOOD ZONE DESIGNATION: FEMA PANEL NO. 108 OF 825 INDICATES THAT THE SITE IS PARTIALLY WITHIN ZONE A, INSIDE THE 100-YR. FLOODPLAIN. HOWEVER, A CLOMR WAS ISSUED TO REMOVE THIS FLOODWAY FROM THE MAP (FEMA CASE NO. 95-06-068R, COMMUNITY NO. 350002). THE IMPROVEMENTS BEING CONSTRUCTED UNDER C.O.A. PROJECT NO. 5756.81 ARE REQUIRED TO BE ACCEPTED AS A CONDITION OF THE CLOMR.

EXISTING CONDITIONS: THE SITE HAS BEEN RECENTLY DEVELOPED WITH COMPACTED PADS AND COMPLETED INFRASTRUCTURE IMPROVEMENTS ADJACENT TO THE SUBJECT SITE. THE DRAINAGE/GRADING PLAN SUBMITTED HEREIN IS CONSISTENT WITH THE MASTER DRAINAGE PLAN FOR TRACT 3A (B12/D1A1) ON FILE AT THE OFFICES OF THE CITY HYDROLOGY DIVISION, P.W.D.

EXISTING HYDROLOGY: PRECIPITATION ZONE: 1 LAND TREATMENTS: TYPE C = 100% = 2.355 AC Q100 = (2.87)(2.355) = 6.76 CFS/ACRE

PROPOSED CONDITIONS: THE SITE DEVELOPMENT CONSISTS OF A RETAIL STORE WITH ASSOCIATED PARKING AND REQUIRED LANDSCAPING. A Q100 OF 8.09 CFS WILL BE DIRECTED TO THREE STORM DRAIN INLETS IN KEA AVE. WHICH HAVE BEEN INSTALLED UNDER COA PROJECT NO. 5756.81. A Q100 OF 0.88 CFS WILL ENTER GOLF COURSE ROAD FROM THE SITE. GOLF COURSE ROAD HAS SUFFICIENT CAPACITY TO HANDLE THIS FLOW AND CARRY IT TO AN INLET NEAR THE CALABACILLAS ARROYO. THE EAGLE RANCH, TRACTS 3-A-1, 3-A-2, 3-A-3, AND 3-A-4 DRAINAGE REPORT DISCUSSES THE CAPACITY OF GOLF COURSE RD. AND KEA AVE.

PROPOSED HYDROLOGY: PRECIPITATION ZONE: 1 LAND TREATMENTS: BASIN A1: TYPE C = 27% = 0.453 AC TYPE D = 73% = 1.224 AC

Q100-A1 = (2.87)(0.453) + (4.37)(1.224) = 6.65 CFS/AC

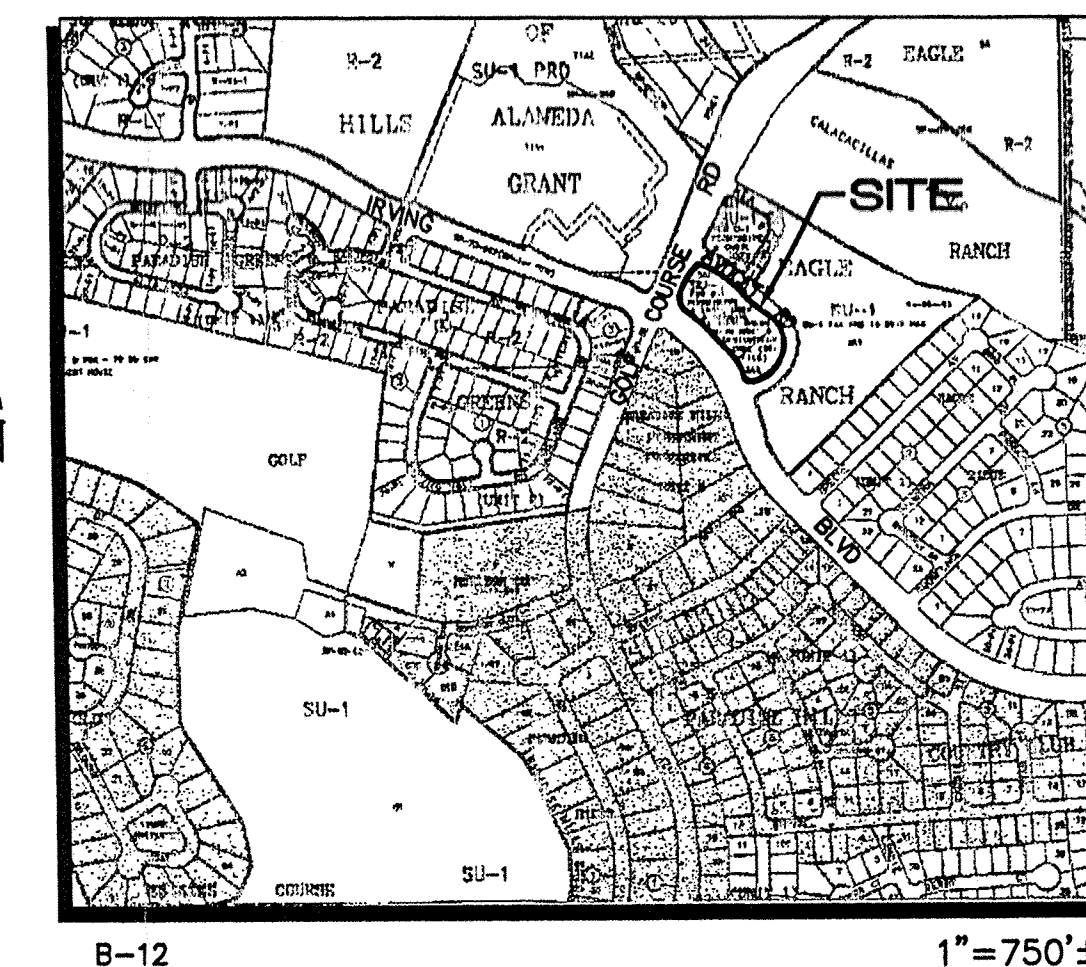
BASIN A2: TYPE C = 100% = 0.308 AC

Q100-A2 = (2.87)(0.308) = 0.88 CFS/AC

BASIN A3: TYPE C = 32% = 0.118 AC TYPE D = 68% = 0.252 AC

Q100-A3 = (2.87)(.118) + (4.37)(0.252) = 1.44 CFS/AC

TOTAL Q100 = 6.65 + 0.88 + 1.44 = 8.97 CFS/AC



VICINITY MAP

SCALE: 1"=20'

Savon drugs

16,728 SQ. FT.

PAD 2
103,465 SQ.FT.
OR 2.375 AC.

FF=5184.20

KEYED CONSTRUCTION NOTES

1. ROOF DRAIN & OVERFLOW LEADER--ROUTE UNDER SIDEWALK AND DAYLIGHT AT FACE OF CURB
2. EXISTING 4" FIRE PROTECTION LINE (STUBBED TO R.O.W.)
3. 4" 45° BEND W/RESTRAINED FITTING
4. END WATER (FIRELINE & DOMESTIC) AND GAS SERVICE LINE 5' FROM FACE OF BUILDING.
5. 1-1/4" WATER SERVICE LINE.
6. EXISTING 6" GATE VALVE & VALVE BOX.
7. EXTEND 4" SANITARY SEWER LINE.
8. 4" SINGLE SAS CLEAN-OUT.

LEGEND

EXISTING CONT.

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRIC TRANSFORMER
- TRAFFIC LIGHT

PULLBOX

- WATER MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE

PROPOSED

- 87 CONTOUR
- TC 85.50 TOP CURB ELEVATION
- FL 85.00 FLOW LINE ELEVATION
- CONCRETE CURB
- DRAINAGE SWALE
- BASIN BOUNDARY
- BASIN ID

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- GAS METER
- SAS CLEAN-OUT

ENGINEER'S CERTIFICATION

I, Fred C. Arman, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with those grades and improvements shown on the approved plan for the Savon Drugs on file with the Hydrology Division, P.W.D., City of Albuquerque (B-12/0001A1) as field verified by David Evans & Associates (NMPLS No. 7472) on October 25, 2000, in accordance with the "New Mexico Engineering and Surveying Act", Section 61-23-1 through 61-23-32, NMSD (1978).

Southerly retaining wall was required on the approved Final Grading Plan, dated April 26, 2000 and was constructed as part of the Savon Drug Grading Plan as approved on March 27, 2000.

Fred C. Arman, NMPE No. 7232, STATE OF NEW MEXICO

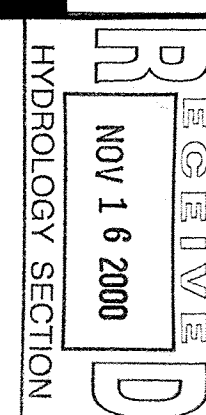
ISAACSON & ASSOCIATES, P.A.
Consulting Engineering Associates
128 Monroe Street, S.W.
Albuquerque, New Mexico 87102
106GR02.DWG.dv 03/07/00

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

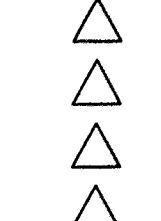


engineer

project

Sav-on Drug
Golf Course & Irving
4665 Irving Blvd. NW
Albuquerque, NM 87114

revisions



plotted:

drawn by EFH
reviewed by KWG
date 21 FEB 2000
project no. 99103
drawing name

