

Martin J. Chávez, Mayor

July 24, 1996

Celia Tomlinson, P.E.
Rhombus P.A. Inc.
2620 San Mateo NE, Suite B
Albuquerque, New Mexico 87110

RE: ENGINEER'S CERTIFICATION FOR BANK OF AMERICA, TRACT C-8, COTTONWOOD MALL (B13/D12), SUBMITTED FOR CERTIFICATE OF OCCUPANCY RELEASE, ENGINEER'S STAMP DATED 7/22/96.

Dear Ms. Tomlinson:

The Engineer's Certification submitted on July 22, 1996 for the above referenced Bank of America site is acceptable for Certificate of Occupancy release.

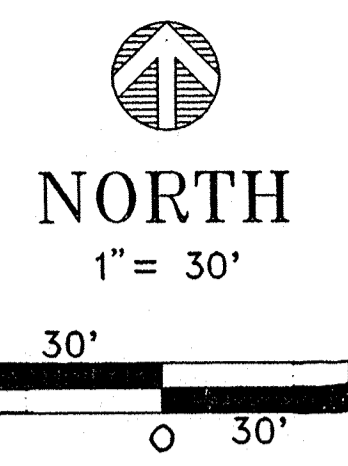
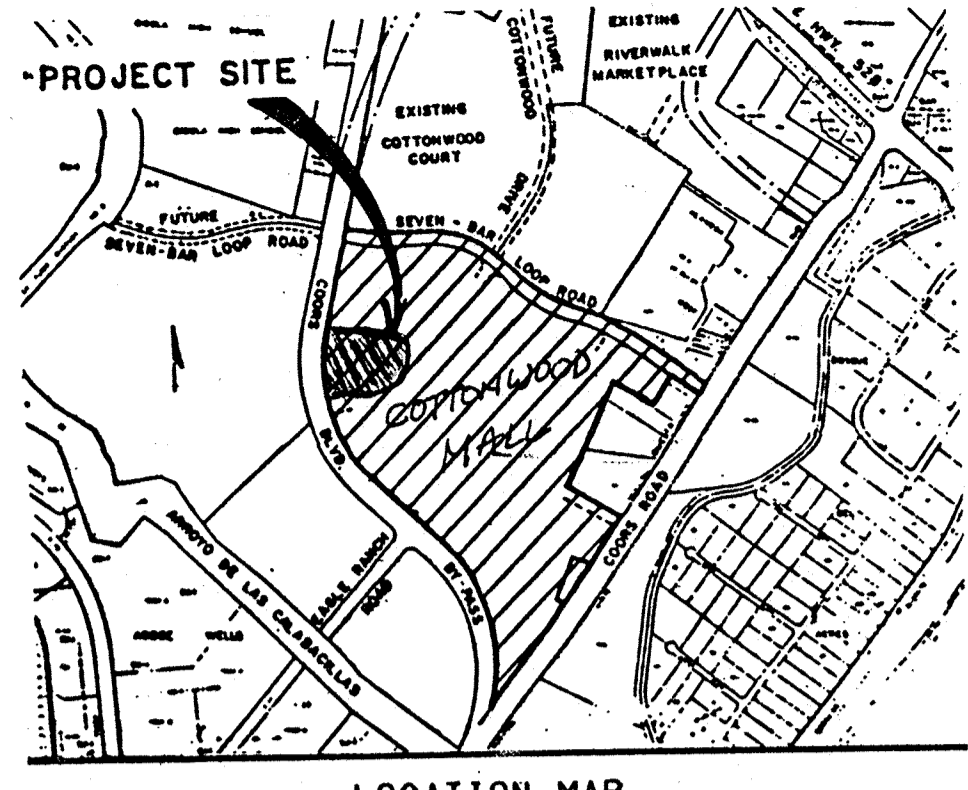
If you should have any questions, or if I may be of further assistance to you, please do not hesitate to call me.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Remo Giannini, Architect
File





NOTE: THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. DATA SHOWN ARE BASED ON THE COTTONWOOD MALL SURVEY BY BOHANNAN-HUSTON FILED JANUARY 6, 1995.

- LEGEND**
- TC64.96 EXISTING TOP OF CURB ELEVATION
 - FL64.30 EXISTING FLOWLINE ELEVATION
 - TA69.24 EXISTING TOP OF ASPHALT ELEVATION
 - TC65.50 PROPOSED TOP OF CURB ELEVATION
 - FL63.30 PROPOSED FLOWLINE ELEVATION
 - TA67.24 PROPOSED TOP OF ASPHALT ELEVATION
 - EXISTING STANDARD CURB AND GUTTER
 - PROPOSED MEDIAN CURB AND GUTTER
 - PROPOSED LANDSCAPE AREA
 - PROPOSED CONCRETE AREA
 - EXISTING WATER LINE
 - SAS EXISTING SANITARY SEWER
 - 64- EXISTING CONTOUR LINE
 - 98- PROPOSED CONTOUR LINE

ENGINEER'S AFFIDAVIT FOR CERTIFICATE OF OCCUPANCY:
 JULY 22, 1996
 I HEREBY CERTIFY THAT ON JULY 20, 1996, I PERSONALLY INSPECTED THE PROPERTY.
 I FURTHER CERTIFY THAT THE CONSTRUCTION ON THE PROPERTY IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.
 Celia S. Tomlinson, P.E. / DATE
 NMPE #4895



DRAINAGE AND GRADING PLAN
 TRACT C-8 COTTONWOOD MALL

BENCHMARK: NMSHD Control Monument Stamped 'NM448-N11' ELEVATION 5023.411
 T.B.M: Flowline of curb, north end of northwest curb return near the southeast corner of Tract C-8. ELEVATION 60.63.

LEGAL DESCRIPTION: Tract C-8 Cottonwood Mall, Albuquerque, New Mexico
 ADDRESS: Coors Boulevard By-Pass at Cottonwood Mall entrance north of Eagle Ranch Road
 FLOODPLAIN INFORMATION: The property is located on Zone C, areas of minimal flooding, according to the Floodway Boundary and Floodway Map of the City of Albuquerque, New Mexico, Community Panel 350002 0008, effective October 14, 1983.
 EXISTING CONDITIONS: The area proposed for development consists of approximately one acre of graded land.

The land slopes from the shoulder of Coors Boulevard By-pass towards the east. It is bounded on the west by the Coors Boulevard By-pass, on the south by the entrance to the Cottonwood Mall, and on the north and northeast sides by an access easement. The Coors Boulevard By-pass and the access easement are fully improved with asphalt pavement and concrete curb and gutter. The tract has been graded in accordance with the Master Drainage and Site Grading Plan ('Master Plan') prepared by Bohannon-Huston and approved by the City of Albuquerque in August 1994. (Applicable portions attached).
 PROPOSED IMPROVEMENTS: A bank building with approximately 3,905 square feet of roof area will be built on the tract. Concrete walks will be constructed around the building. The parking lot will be paved with asphalt. The site will be landscaped.

The structure will be built on the graded pad set by the Master Plan. The area outside the building pad will be graded to drain towards the mall access road, in accordance with the Master Plan. The surface runoff will eventually flow to an underground storm drainage system through a catch basin in the street approximately 200 feet downstream from the property, as designed in the Master Plan and as built, as confirmed by the topographic survey performed for this drainage and grading plan.

EROSION CONTROL: Water from activities during construction and/or from rain will be temporarily ponded on site to prevent silt from going into the downstream areas. Parking lot grading will take place after most of the building construction is completed to ensure that any runoff produced by rainfall during construction will remain on site.

CALCULATIONS: The approved Master Plan shows that drainage basin A-3, of which Tract C-8 is a part, has been allowed up to 86% of land treatment D. To meet this requirement, the land treatment D of the proposed development on Tract C-8 has been limited to under 86%.

LAND TREATMENTS:

AREAS:	Area	Notes
Roofs	3,905 SF (a)	SEE CALCULATIONS FOR EXISTING AND DEVELOPED ON ATTACHED 8-1/2" X 11" SHEETS.
Landscape	14,038 SF (b)	
Asphalt Parking	25,586 SF (c)	
Concrete area	967 SF (d)	
TOTAL	44,496 SF	

Total impervious area (land treatment D) = a + c + d = 30,458 SF
 Per cent impervious area to total land area :
 = 30,458/44,496 x 100 = 68.45%

CONCLUSION:
 The percentage of land treatment D, 68.45%, is less than 86%, therefore the proposed development is in substantial compliance with the intent of the approved Cottonwood Mall Master Drainage and Grading Plan.

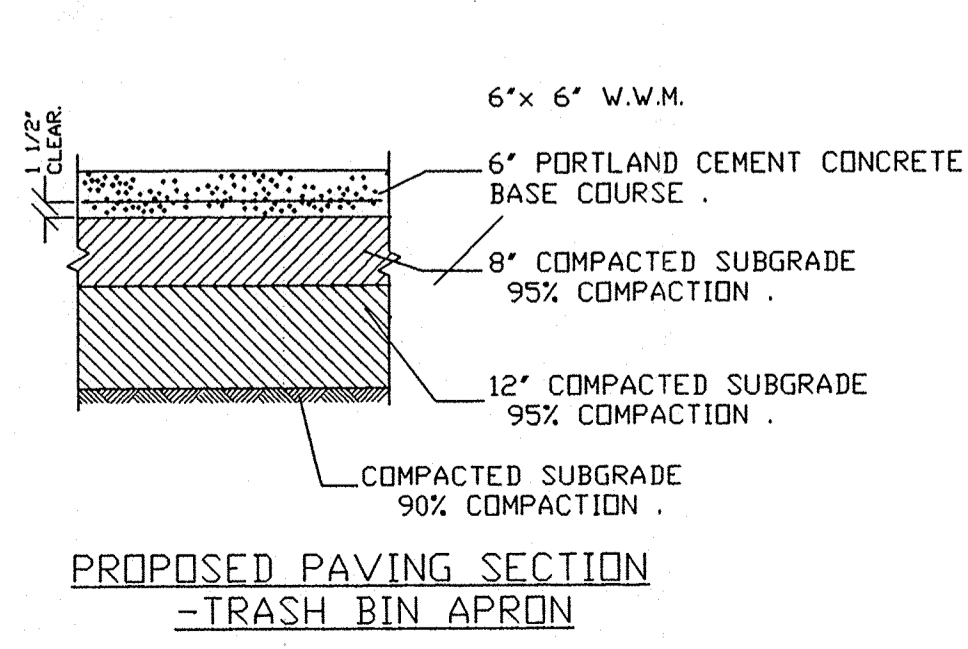
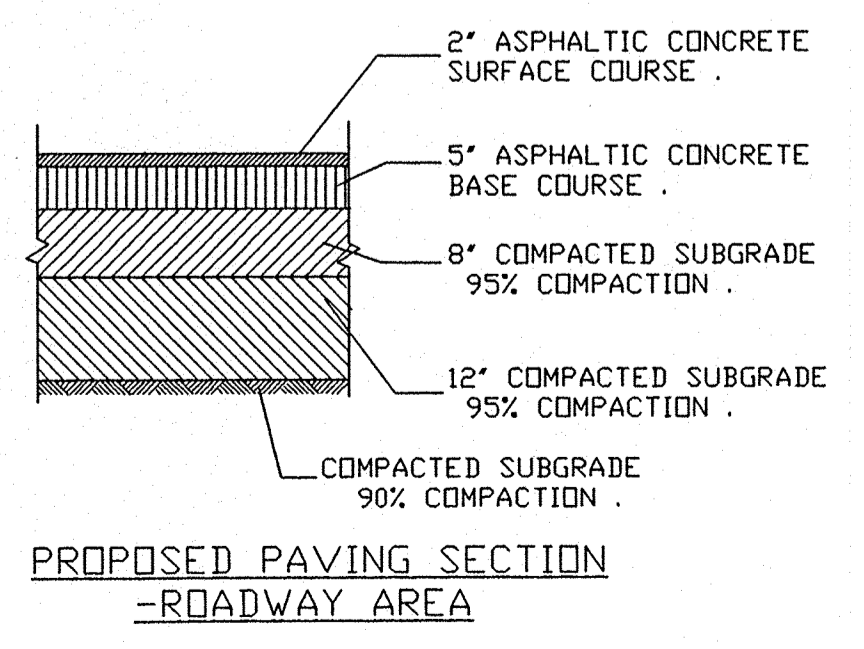
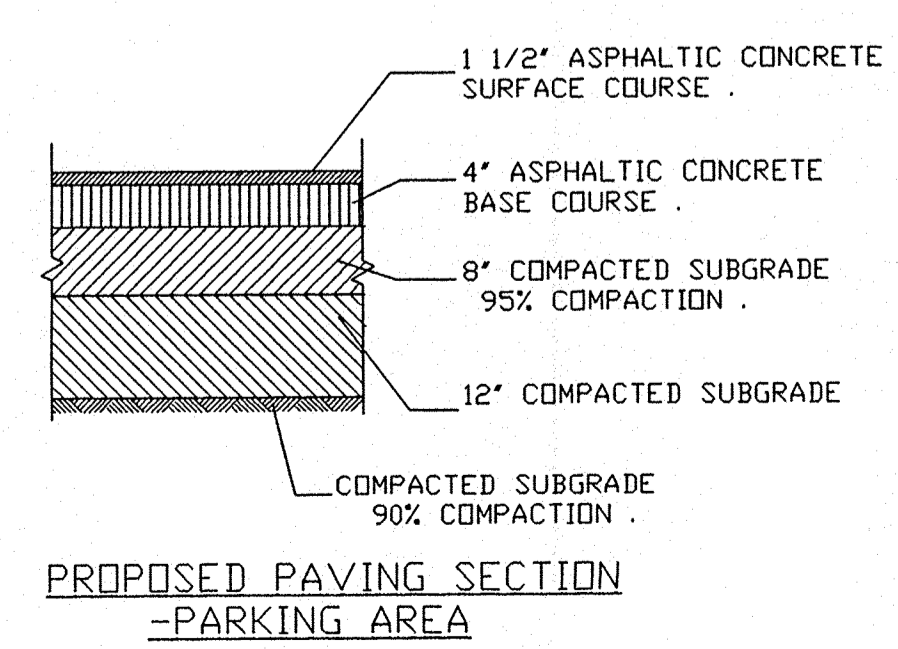
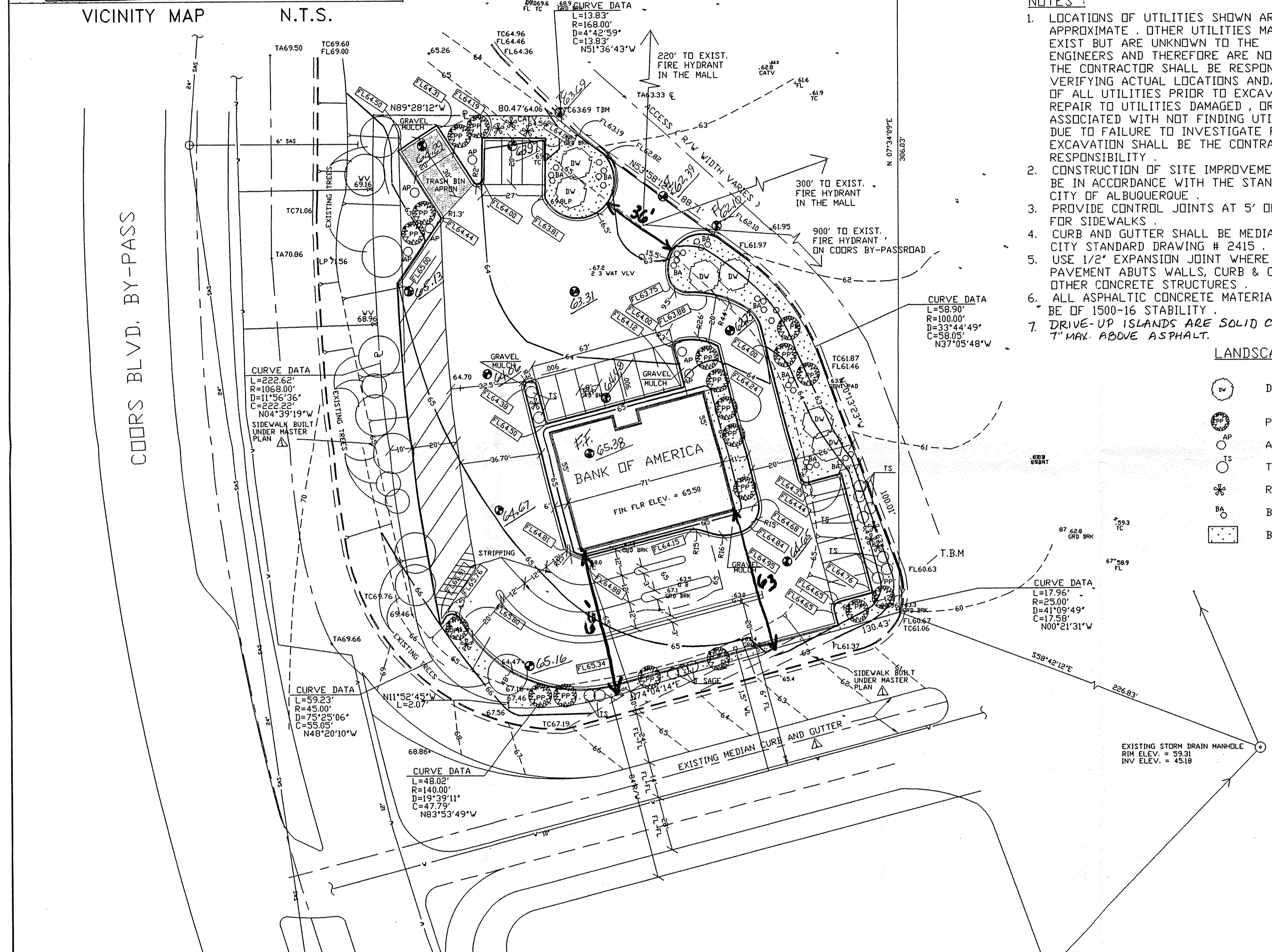
ENGINEER'S SEAL, SIGNATURE, AND DATE:
 Celia S. Tomlinson, P.E. / DATE 7/16/96
 REV. 3/14/96



- NOTES:**
- LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. OTHER UTILITIES MAY EXIST BUT ARE UNKNOWN TO THE ENGINEERS AND THEREFORE ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL LOCATIONS AND/OR EXISTENCE OF ALL UTILITIES PRIOR TO EXCAVATION. REPAIR TO UTILITIES DAMAGED, OR EXPENSES ASSOCIATED WITH NOT FINDING UTILITIES DUE TO FAILURE TO INVESTIGATE PRIOR TO EXCAVATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - CONSTRUCTION OF SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE.
 - PROVIDE CONTROL JOINTS AT 5' ON CENTERS FOR SIDEWALKS.
 - CURB AND GUTTER SHALL BE MEDIAN TYPE. CITY STANDARD DRAWING # 2415.
 - USE 1/2" EXPANSION JOINT WHERE CONCRETE PAVEMENT ABUTS WALLS, CURB & GUTTER AND OTHER CONCRETE STRUCTURES.
 - ALL ASPHALTIC CONCRETE MATERIALS SHALL BE OF 1500-16 STABILITY.
 - DRIVE-UP ISLANDS ARE SOLID CONCRETE 7" MAX. ABOVE ASPHALT.

As-Built Legend:
 63.31 Spot Elevation
 FL Flowline
 TC Top of Curb

- LANDSCAPING LEGEND**
- DESERT WILLOW
 - PINON PINE
 - APACHE PLUM
 - THREADLEAF SAGE
 - RED FLOWERING YUCCA
 - BLUE AVENA
 - BUFFALO GRASS



2620 SAN MATEO BLVD. NE SUITE B
 ALBUQUERQUE, NEW MEXICO 87110

TEL: (505) 881-6690 FAX: (505) 881-6896

JUL 22 1996