

April 22, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

James R. Topmiller, PE Bohannan Huston, Inc. 7500 Jefferson NE Albuquerque, NM 87109

RE: JUST FOR FEET (B13-D14), 10030 COORS BYPASS NW. ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. ENGINEER'S CERTIFICATION DATED 04/17/1997.

Dear Mr. Topmiller:

Based on the information provided on your April 17, 1997 submittal, the above referenced project is approved for Certification of Occupancy.

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

Sincerely,

Bernie J. Montoya CE

Engineering Associate

c:

Andrew Garcia

File



2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, ETC.)

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

UTILITY NOTES

ADOBE

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER ONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED O HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.

7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.

8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE

LINE. AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS. 10. CONTRACTOR SHALL INSTALL CLEANOUTS PER DETAIL 2 SHEET C3,

AT LOCATION (INCLUDING RIM AND INVERT) SHOWN. RIM ELEVATIONS

GRADES OF CLEANOUT AT FINAL GRADING/PAVING INSTALLATION.

SHOWN ARE APPROXIMATE; THEREFORE, CONTRACTOR SHALL ADJUST FINAL

SU-PERMIT FOR

COTTONWOOD

RANCH

VICINITY MAP

ZONE ATLAS MAP B-13-Z

GRADING NOTES

1. THE CONTRACTOR MUST CONFORM TO ALL COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS. THE COST FOR REQUIRED MEASURES SHALL BE INCIDENTAL TO THE PROJECT COSTS.

THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL 1 SHEET C3 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

3. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OF PAYMENT SHALL BE MADE.

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS SHOWN OTHERWISE.

5. DRAINAGE SWALES SHALL HAVE A MINIMUM 0.5% SLOPE IN THE DIRECTION OF

6. PAVING AND ROADWAY GRADES SHALL BE ±0.05' FROM PLAN ELEVATIONS SHOWN ON THIS SHEET.

7. CONTRACTOR SHALL ENSURE THAT ALL EXISTING TRAFFIC SIGNS WITHIN PROPERTY BOUNDARY REMAIN INTACT AND IN GOOD CONDITION THROUGHOUT CONSTRUCTION. IF REQUIRED, THESE SIGNS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

8. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR RELOCATION OF EXISTING LANDSCAPING AND IRRIGATION SYSTEM, IF REQUIRED. EXIST. TREES MUST REMAIN IN PLACE. MATCH GRADES AT TREES.

9. ALL PROPOSED GRADES GIVEN REPRESENT PROPOSED FLOWLINE GRADES

ALL SAW CUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK. 2. WHEN ABUTTING NEW CURB & GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAW CUT, REMOVED, AND REPLACED

3. CONTRACTOR SHALL BUILD ALL SIDEWALK PER COA STD DWG 2430, UNLESS OTHERWISE NOTED.

4. PAVING AND ROADWAY GRADES SHALL BE ±0.05' FROM PLAN ELEVATIONS SHOWN. GRADING/DRAINAGE PLAN KEYED NOTES

(A) INSTALL SCHEDULE 40 PVC ROOF DRAIN AND EXTEND TO WITHIN 5' OF THE BUILDING AT LOCATION SHOWN. CONTRACTOR SHALL COORDINATE WITH BUILDING PLAN FOR THE ELEVATIONS OF THE BUILDING ROOF DRAIN EXIS AND MAKE CONNECTIONS. SEE SHEET C2 FOR COORDINATE TABLE.

(B) WITHIN SIDEWALK AREA, CONTRACTOR SHALL INSTALL 12" WIDE SIDEWALK CULVERT AND DAYLIGHT ROOF DRAIN WITHIN SIDEWALK CULVERT PER COA STD DWG 2236.

4(C) BUILD PROPOSED 12" CURB-CUT DRAINAGE RUNDOWN FOR DRAINAGE PER DETAIL 7 SHEET C3. MATCH FLOWLINE OF EXISTING CURB AND GUTTER. D) MATCH EXISTING GRADES AT LANDSCAPE EASEMENT, UNLESS OTHERWISE SHOWN.

PAVING KEYED NOTES

- (1) BUILD PAVEMENT SUBJECT TO SEMI-TRUCKS PER DETAIL 3 SHEET C3.
- (2) BUILD PAVEMENT SUBJECT TO AUTOMOBILES PER DETAIL 4 SHEET C3.
- 3 BUILD WHEELCHAIR RAMP PER DETAIL 5 SHEET C3.
- \langle 4 angle match proposed sidewalk to existing sidewalk with an expansion joint.
- (5) BUILD CONCRETE SLAB AND APRON FOR DUMPSTER PER DETAIL 6 SHEET C3.
- (6) BUILD MEDIAN CURB AND GUTTER PER COA STD DWG 2415, MEDIAN CURB AND GUTTER. SEE SHEET C2 FOR COORDINATE AND CURVE DATA TABLE.
- 4\(\frac{7}{2}\) SAWCUT AND REMOVE EXISTING CURB AND GUTTER WITHIN PROPOSED DRIVEWAYS. REPLACE WITH CONCRETE VALLEY GUTTER PER COA STD DWG 2420. MATCH EXISTING GRADES WHERE NEW CURB & GUTTER MEETS EXISTING CURB & GUTTER.
- (8) BUILD TRUCK DOCK CONCRETE PAD PER ARCHITECTURAL PLANS.
- (9) INSTALL 5 BOLLARDS AT LOCATION SHOWN PER DETAIL 3, SHEET A11

UTILITY PLAN KEYED NOTES

- (1) CONNECT NEW 4" SCHEDULE 40 PVC SANITARY SEWER TO EXISTING 8" SANITARY SEWER STUB AND EXTEND TO WITHIN 5' OF THE BUILDING. CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLAN FOR THE INVERT ELEVATION OF THE BUILDING SEWER EXIT AND MAKE CONNECTION. SEE SHEET C2 FOR COORDINATE TABLE.
- (2) INSTALL CLEANOUT PER DETAIL 2 SHEET C3. SEE SHEET C2 FOR COORDINATE
- (3) REMOVE EXISTING CAP AND INSTALL TEE WITH TWO 1.5" WATER METER BOXES (ONE DOMESTIC AND ONE PRIGATION WATER METER) AT LOCATIONS SHOWN. COORDINATE WITH NEW MEXICO UTILITIES TO INSTALL 1.5" DOMESTIC WATER METER AND 1.5" IRRIGATION WATER METER. CONNECT NEW 2" C-900 PVC WATERLINE TO DOMESTIC WATER METER. EXTEND WATERLINE TO WITHIN 5' OF THE BUILDING AT LOCATION SHOWN. COORDINATE WITH THE BUILDING PLAN FOR THE WATERLINE ELEVATIONS AT THE BUILDING AND MAKE CONNECTION. SEE SHEET C2 FOR COORDINATE TABLE.
- (4) REMOVE EXISTING CAP AND CONNECT NEW 6" C-900 PVC FIRE LINE TO EXISTING 6" FIRE LINE. EXTEND FIRE LINE TO WITHIN 5' OF THE BUILDING. CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLAN FOR THE ELEVATION OF THE BUILDING FIRE LINE EXIT AND MAKE CONNECTION. SEE SHEET C2 FOR COORDINATE TABLE.
- (5) PROPOSED TRANSFORMER LOCATION.
- (6) PROPOSED SUMP PUMP FOR DEPRESSED TRUCK DOCK (COORDINATE WITH MECHANICAL/PLUMBING PLANS).
- (7) INSTALL ONE PUBLIC FIRE HYDRANT PER COA STD DWG 2340 WITH 6" GATE VALVE AND TYPE "B" VALVE BOX ON LEG AT TEE.



FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 350002 0002 C

DRAINAGE MANAGEMENT PLAN INTRODUCTION

This Plan presents a drainage management and utility scheme for the proposed development of a retail facility and associated parking on the proposed Tract C-7A (see legal description this sheet) of Cottonwood Mall. This parcel is located in the southwest area of Cottonwood Mall, as illustrated in the Vicinity Map on this plan.

The existing site is mostly rough graded vacant ground with some landscaping along Coors Bypass and drains in an east direction to an existing storm sewer located in Cottonwood Mall. The property is not located within a flood plain as identified by the Federal Emergency Management Agency.

UTILITY EASEMENT

60.0

59.2

PARKING

160.46NO

PARKING

PROPOSED CONDITIONS

EXISTING SITE CONDITIONS

The development of this site proposes to construct one retail establishment, Just For Feet, and associated parking and driveway improvements. Management of on-site drainage will comply with the approved Grading and Drainage Plan for Cottonwood Mall which permits free discharge of developed flows. Ultimately, storm runoff from Just For Feet will continue to flow in an east direction onto the main mall parking lot and thereafter enter the existing storm drain inlets east of this tract.

CONCLUSION

With the drainage management plan described above, we are requesting approval of this Drainage/Grading and Utility Plan for the purpose of Site Development Plan approval. We believe the information presented herein to be sufficient for that request.

CALCULATIONS (COA DPM CH. 22)

Q=C*I*A=[0.61(50%)+0.43(50%)]*(4.70in/hr)*(1.750acres)=4.28cfs

Q=C*I*A=[0.93(68%)+0.61(16%)+0.43(16%)]*(4.70in/hr)*(1.750acres)=6.57cfs

XSD

EXISTING ISLAND

(CURB & GUTTER)

PER LANDSCAPE PLAN.

PROPOSED

SIDEWALK

TEMPORARY BENCHMARKS 3.5" ALUMINUM "HUGG" CAP IN CONCRETE, WEST OF TRACT C-7, COTTONWOOD MALL COORS BYPASS BLVD. P.I. X=77311.4771 Y=27428.2087 Z=5072.13 3.5" ALUMINUM "HUGG" CAP IN CONCRETE, WEST OF COTTONWOOD MALL, COORS BYPASS BLVD. P.I. X=78292.8025 Y=31917.8874 Z=5067.22

XSAS EXIST. SANITARY SEWER ----XWL EXIST. WATER LINE **6**4.68 XFL EXIST. FIRE LINE EXIST. GATE VALVE EXIST. FIRE HYDRANT EXIST. UTILITY CAP/PLUG EXIST. TRAFFIC SIGNAL POLE EXIST. IRRIGATION CONTROL BOX

EXIST. STORM DRAIN

EXIST. INLET

COTTONWOOD MALL

MAIN LOOP ROAD

20' UTILITY

EASEMENT

EXISTING ISLAND

(STRIPED)

EXIST. HIGH VOLTAGE POLE EXIST. UNKNOWN PVC EXIST. CABLE TV PEDESTAL XC&G EXIST. CURB & GUTTER EXIST. TREES

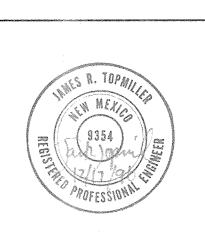
EXIST. SIGN EXIST. CONTOURS TRACT BOUNDARY PROPOSED PROPERTY CORNER PROPOSED STORM/ROOF DRAIN SAS PROPOSED SANITARY SEWER PROPOSED CLEANOUT (CO) PROPOSED WATER LINE PROPOSED WATER METER PROPOSED FIRE LINE

PROPOSED UTILITY CAP/PLUG

PROPOSED TRAFFIC SIGN

PROPOSED GATE VALVE

PROPOSED FIRE HYDRANT



ENGINEER'S SEAL

TEMPORARY BENCHMARK

e 61.86

LANDSCAPE

10' PUBLIC UTILITY EASEMENT

63.207C

6"FL

PROPOSED CONTOURS PROPOSED DIRECTION OF FLOW PROPOSED FLOW LINE ELEVATION UNLESS OTHERWISE NOTED TD=DOCK TOP, BD=DOCK BOTTOM TW=WALL TOP, BW=WALL BOTTOM INV=PIPE INVERT, TP=TOP OF PIPE

AS BUILT ELEV.

SCALE: 1" = 20'

DRAINAGE CERTIFICATION



of the Cottonwood Mall.

Bernalillo County, New Mexico.

ROUGH GRADING (+/-0.5'):

ROUGH GRADING APPROVAL

AND THE NEW ELEVATION IS LISTED. ELEVATIONS WERE PROVIDED BY BOHANNAN HUSTON INC., PROFESSIONAL LAND SURVEYOR. ALBUR, SURVEYING CO.

EXIST. 20' UTILITY

APR 1 7 1997

EASEMENT

That certain parcel of land situated within the City of

Albuquerque, Bernalillo County, New Mexico, comprising

all of Tract C-7, and a northerly portion of Tract C-6,

Tract C—7A of the Cottonwood Mall, City of Albuquerque,

PROPOSED LEGAL DESCRIPTION

, JAMES R. TOPMILLER, OF BOHANNAN HUSTON INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND

-allon JAMES TOPMILLER, P N.M.P.E. NO. 9354

FIRE HYDRANT AND NDSCAPE WATER METER SIDEWALKS, DELETED ENTRANCE, REV. GRADE MOVED RUN DOWN

DATE: 12/17/96

SCALE: 1"=20" DRAWN BY: KMB

JOB: 96 408A 242 SHEET: CI GRADING,

DRAINAGE