

City of Albuquerque

March 27, 2000

Scott McGee, P.E. Isaacson & Arfman 128 Monroe NE Albuquerque, New Mexico 87108

RE: Engineer's Certification Plan for Dion's at Cottonwood Mall (B13/D18) Submitted for Certificate of Occupancy Approval, Engineer's Certification Stamp Dated 3/23/00.

Dear Mr. McGee:

Based on the information provided, the above referenced Engineer's Certification plan is adequate for the release of the permanent Certificate of Occupancy for the Dion's located at 10,010 Coors Boulevard Bypass NW.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

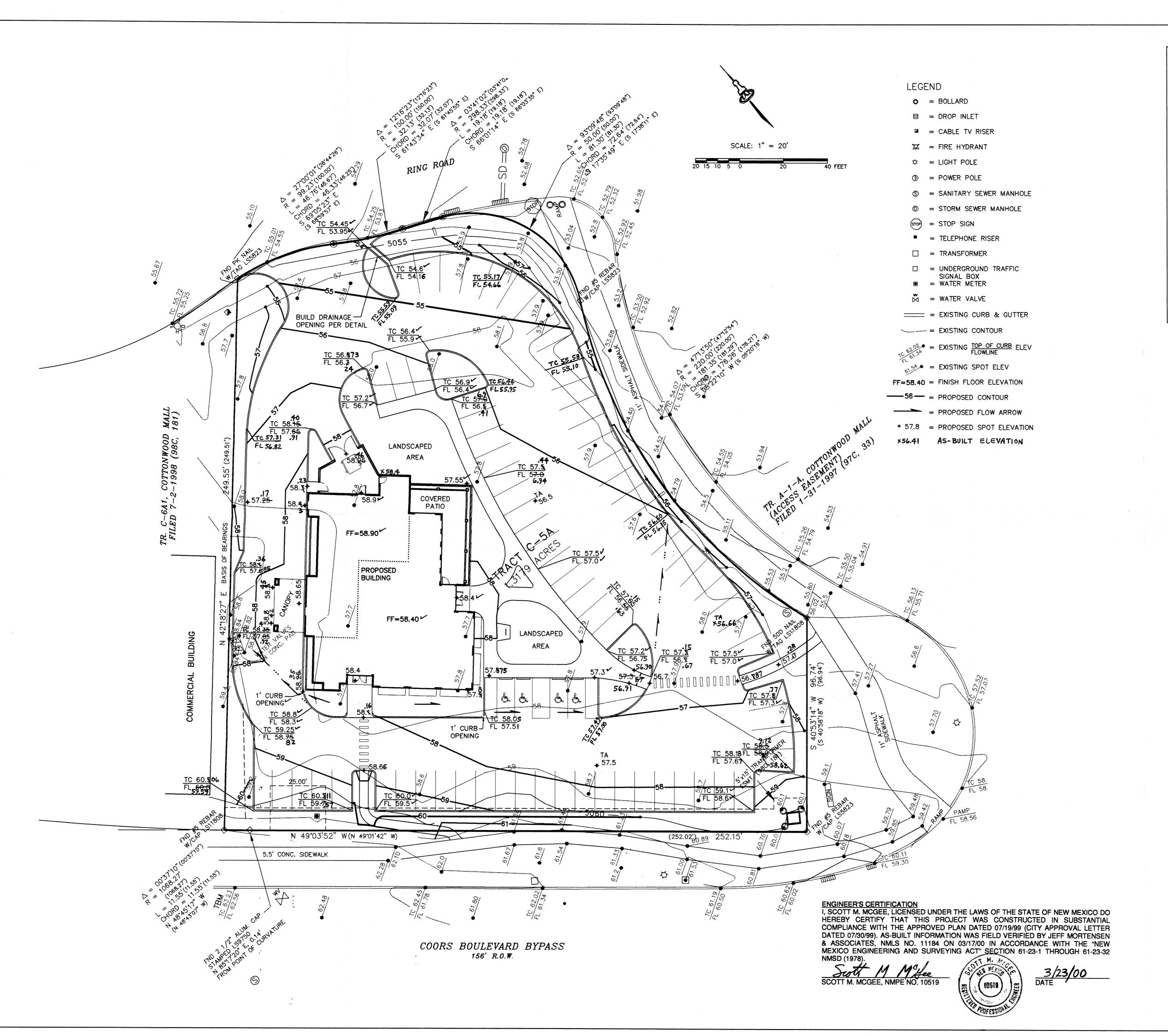
Sincerely,

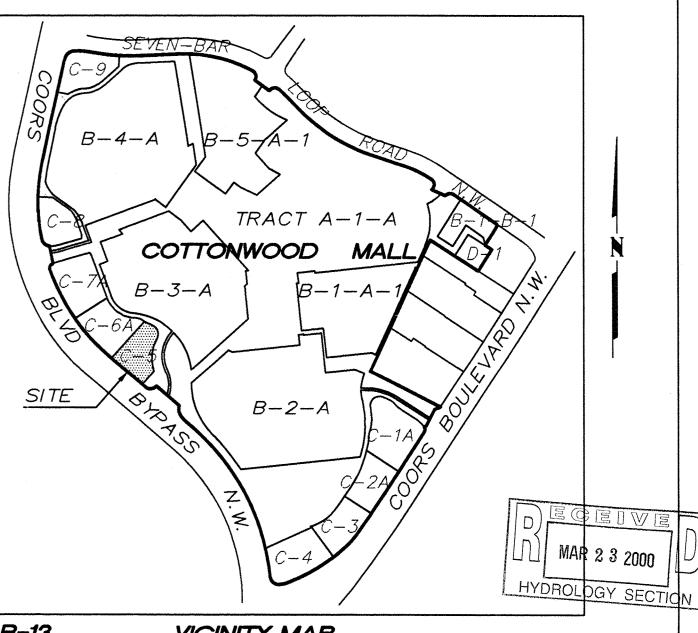
Susan M. Calongne, P.E.

City/County Floodplain Administrator

Whitney Reierson, City Hydrology c:

File





B-13 VICINITY MAP

N. T. S.

<u>DRAINAGE SUMMARY</u>: THE APPROVED MASTER DRAINAGE PLAN FOR COTTONWOOD MALL INDICATES THIS SITE IS WITHIN BASIN A-3, FOR WHICH A DEVELOPED RUNOFF RATE (Q=4.04 CFS/ACRE), WAS USED BASED ON 14% B AND 86% D LAND TREATMENT TYPES. THE PROPOSED DEVELOPMENT CONFORMS TO THE APPROVED PLAN AND DISCHARGES ALL DEVELOPED FLOWS TO THE MALL RING ROAD, WHICH CONVEYS SURFACE FLOW TO THE EXISTING CATCH BASINS AND STORM DRAIN SYSTEM CONSTRUCTED AS PART OF THE COTTONWOOD MALL.

LEGAL DESCRIPTION: TRACT C-5A, COTTONWOOD MALL

AREA: 1.3179 ACRES = 57,407 SF

SURVEYS: BOTH BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PREPARED BY SOUTHWEST SURVEYING DATED MAY 1999.

TEMPORARY BENCHMARK: TOP OF CURB ON COORS BLVD BYPASS AS SHOWN NEAR THE SW CORNER OF THE SITE.

ELEVATION = 5063.23

SOILS: THE SCS SOIL SURVEY OF BERNALILLO COUNTY NOTES ON PANEL 10 THAT SITE SOIL IS A BLUEPOINT LOAMY FINE SAND CLASSIFIED AS A HYDROLOGIC GROUP 'A' SOIL.

OFFSITE FLOWS: A SMALL PORTION OF THE PUBLIC RIGHT-OF-WAY OF COORS BOULEVARD BYPASS NW (LOCATED BETWEEN THE EXISTING PUBLIC SIDEWALK AND THE RIGHT-OF-WAY LINE) PRESENTLY DRAINS ONTO THE SITE. THE PROPOSED DEVELOPMENT WILL CONTINUE TO ACCEPT THIS RUNOFF WHICH IS ON THE ORDER OF 0.1 CFS.

FLOOD HAZARD: PANEL 108 OF THE FEMA FLOODPLAIN MAPS INDICATES THE SITE IS WITHIN ZONE X, WHICH IS DETERMINED TO BE OUTSIDE THE 500—YEAR FLOODPLAIN.

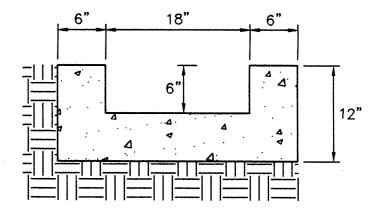
EXISTING CONDITION: THIS SITE WAS MASS-GRADED AT THE TIME OF THE MALL CONSTRUCTION AND IS CONSIDERED 'C' LAND TREATMENT.

Q100=(1.3179 AC)(2.87 CFS/AC) = 3.8 CFS

<u>PROPOSED DEVELOPMENT</u>: A 5,600 SF BUILDING WITH DRIVE-UP CANOPY, COVERED PATIO, AND PARKING, WALKS, AND LANDSCAPING IS PROPOSED. LANDSCAPED AREAS WILL BE BOTH TURF AND XERISCAPE.

 $Q_{100}=(0.12)(2.03) + (0.06)(2.87) + (1.13)(4.37) = 5.3 CFS$

ALLOWABLE DISCHARGE PER MASTERPLAN: Q = (1.3179)(4.04) ALLOWABLE Q=5.3 CFS



DRAINAGE OPENING
SCALE: 1"=1"



SHEET

07/19/99

C1