



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 4, 1999

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

RE: Grading and Drainage Plan for Dion's at Cottonwood Mall (B13/D18) Submitted for Site Development Plan For Building Permit Approval and Building Permit Release, Engineer's Stamp Dated 5/13/99.

Dear Mr. McGee:

City Hydrology has no objection to the drainage concepts presented in the above referenced plan, however, this plan has been disapproved by City Transportation. Attached are the comments from Transportation Development.

After the transportation issues have been met, the revised drainage plan must be submitted to my office for approval.

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

c: File



City of Albuquerque

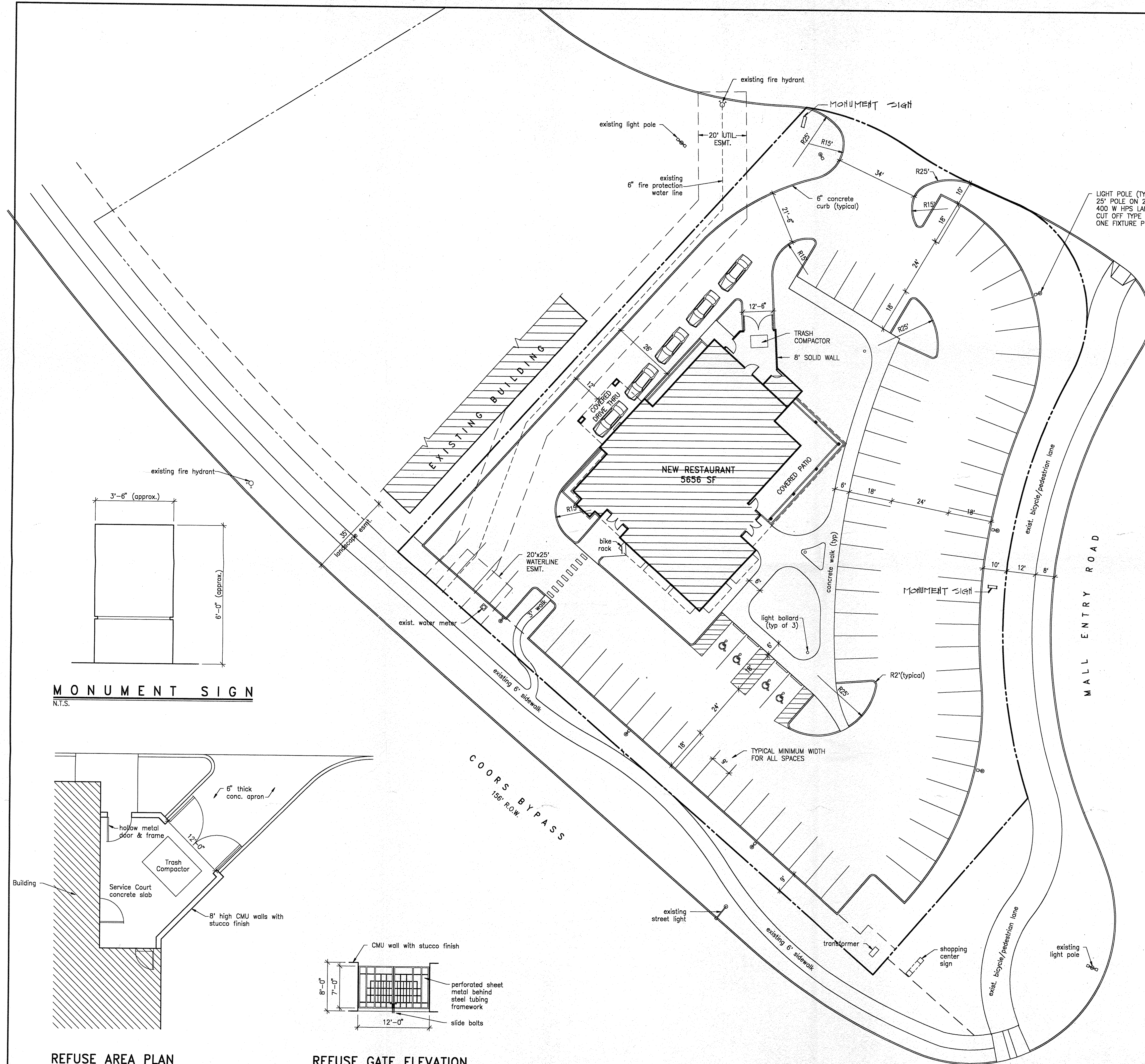
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Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Administration Conference Room, 3rd Floor, Planning Department, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 9, 1999** beginning at 9:00 a.m., for the purpose of considering the following:

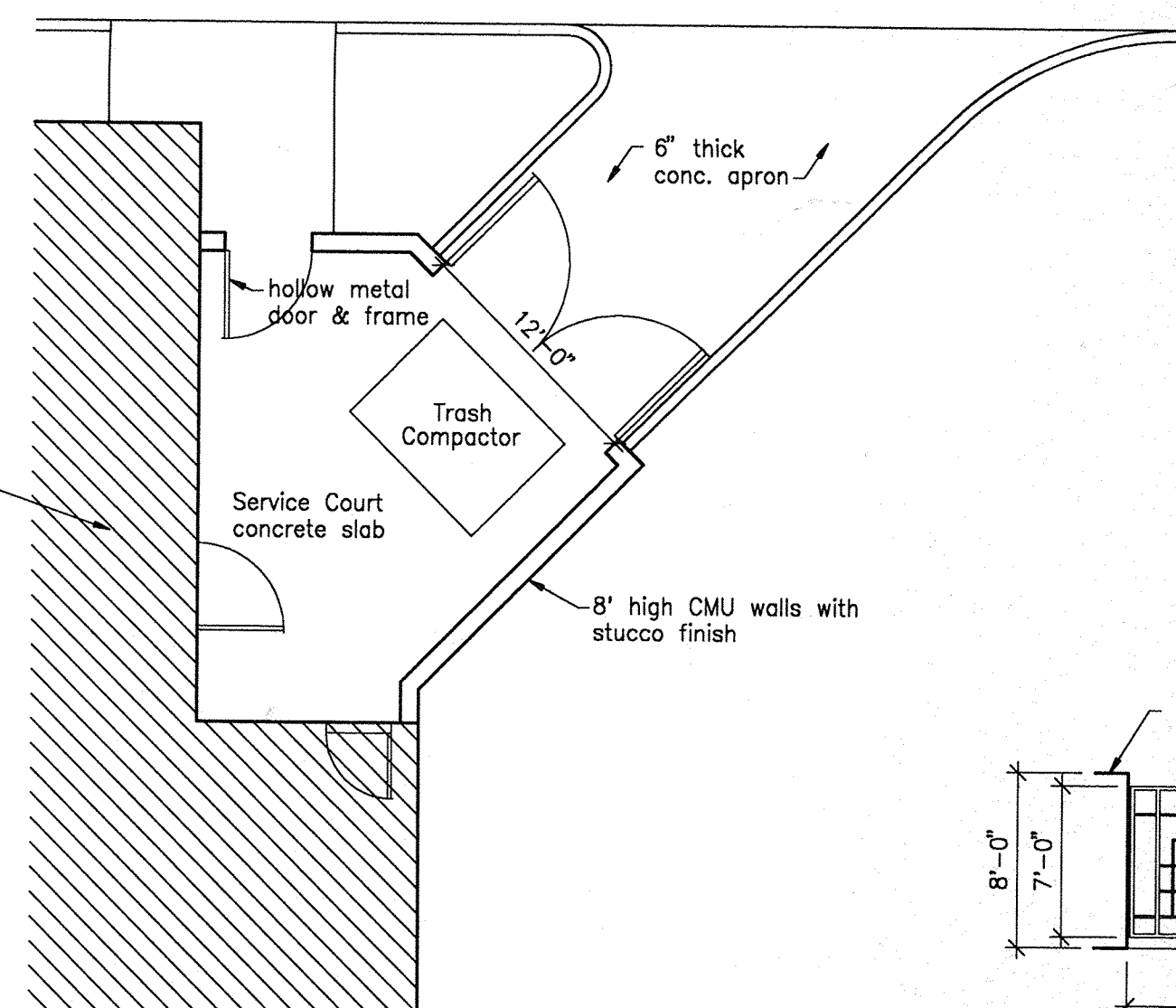
DRB-98-192 Alex Harrison, Architect, agent for Dion's, requests Site Development Plan for Building Permit approval for Tract C-5A, Cottonwood Mall, zoned SU-1/RC (City) and located on Coors By-Pass NW between Coors NW and Seven Bar Loop Rd NW containing approximately 1.31 acres. [REF:Z-96-40, DRB-90-361, DRB-96-496) (B-13)

Transportation Development:

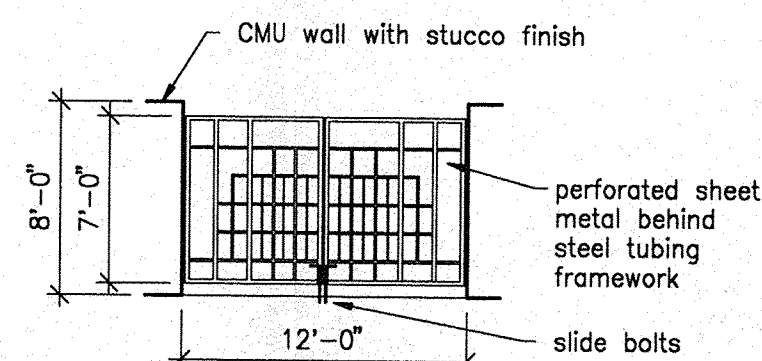
1. A landscaping plan should be provided.
2. The drive-thru area needs to be restricted to one-way operation. The southern end of this area needs to be signed, and narrowed. Has the Refuse department approved the dumpster location?
3. The min. sidewalk width connecting this site to the Coors-by-Pass is 4ft.
4. The two parking spaces at the northwest are near the entrance needs to be removed.
5. Does the area masterplan/site plan for subdivision permit the drive-thru? The TIS?
6. Show both sides of the mall loop road with the aisles to ensure that appropriate aisle/site entrance configuration is provided.



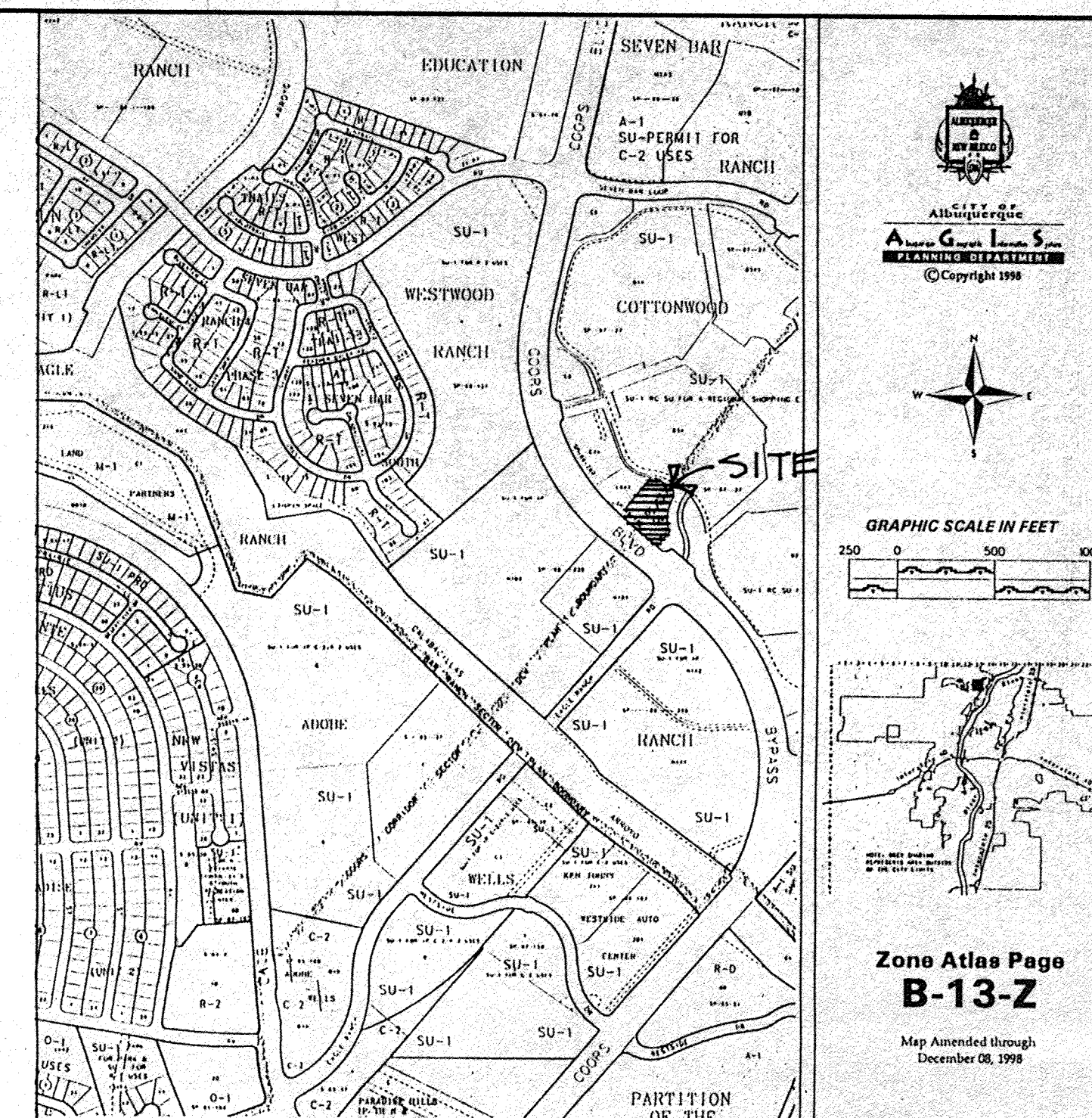
MONUMENT SIGN
N.T.S.



REFUSE AREA PLAN
SCALE: 1/8\"/>



REFUSE GATE ELEVATION
SCALE: 1/8\"/>



This plan is consistent with the specific Development Plan approved by the Environmental Planning Commission

on:

EPC CASE # _____

DRB CASE # _____

Planning Director
Approved as to the requirements _____ Date _____

Traffic Engineer _____ Date _____

AMAFCA _____ Date _____

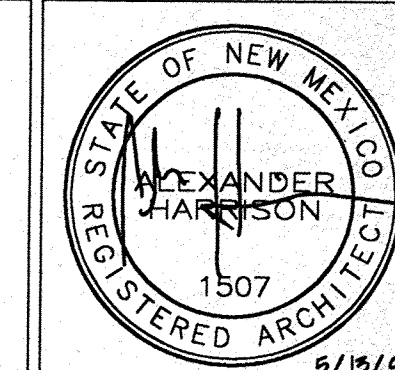
Parks and General Services _____ Date _____

City Engineer _____ Date _____

Water Resources, Utilities Division _____ Date _____

**ALEXANDER HARRISON
ARCHITECT**
8605 Mountain Road NE, Albuquerque, NM 87112, 299-6322

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proj: 9903 drwn: AH
file: 1PROJECT\COTTONWD\DRB-SITE chkd: AH

date: May 1999
revisions:

Dion's Restaurant #8
Cottonwood Shopping Center, Albuquerque, NM

SITE PLAN sheet number

1
of 2 sheets

SITE AREA: 1.31 ACRES
BUILDING AREA: 5600 S.F.
RESTAURANT SEATING: 168 (inside), 24 (patio)
PARKING REQUIRED: 192/4 = 48, including 3 accessible
PARKING PROVIDED: 79 spaces including 4 accessible
LEGAL DESCRIPTION: Tract C-5A, Cottonwood Mall



SITE PLAN
SCALE: 1\"/>

