CITY OF
Albuquerque

December 9, 1996

Martin J. Chávez, Mayor

Dennis Lorenz
Brasher & Lorenz, Inc.
4425 Juan Tabo Blvd. NE
Suite 202
Albuquerque, NM 87111

RE: BEATY CONSTRUCTION (C17-D1U10). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 5, 1996.

Dear Mr. Lorenz:

Based on the information provided on your December 5, 1996 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEATY CONSTRUCTION ZONE ATLAS/DRNG. FILE #: C17-D1U10

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOTS 2A, 3 & TR B-2-A-1 WASHINGTON BUSINESS PARK

CITY ADDRESS: WASHINGTON PL NE

ENGINEERING FIRM: Brasher & Lorenz, Inc. CONTACT: Dennis A. Lorenz

ADDRESS: 2201 San Pedro NE Bldg.1 Suite 210 Albuquerque, New Mexico 87110 PHONE: 888-6088

OWNER: BEATY CONSTRUCTION CONTACT: M. LIGOURI

ADDRESS: 3435 GIRARD NE STE B PHONE: 884-6764

ARCHITECT: RICK BENNETT CONTACT: SAME

ADDRESS: 1118 PARK SW PHONE: 242-1859

SURVEYOR: REX VOGLER P.S. CONTACT: -

ADDRESS: _____ PHONE: 265-8940

CONTRACTOR: OWNER CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
X ENGINEER'S CERTIFICATION
___ OTHER _____

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

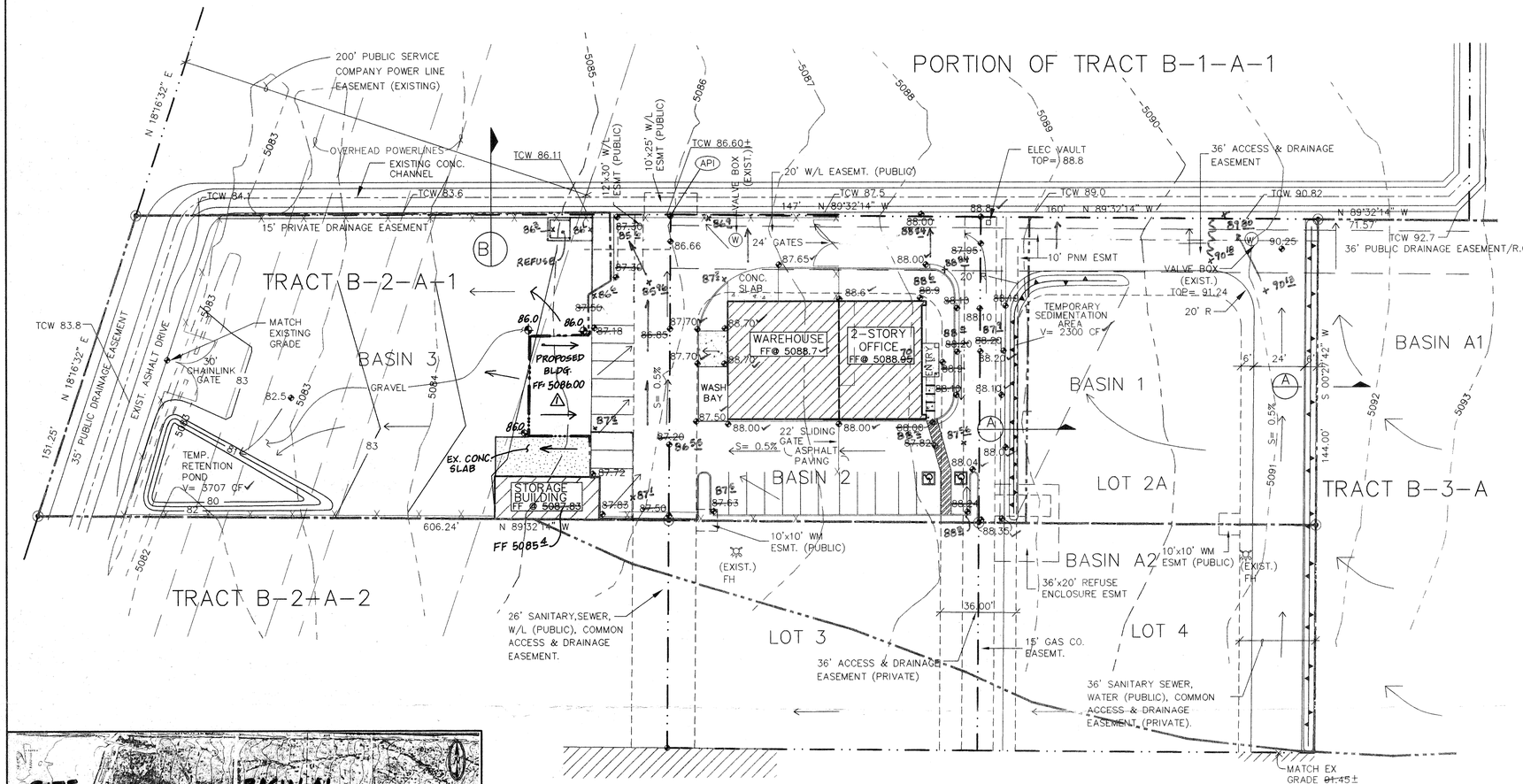
CHECK TYPE OF APPROVAL SOUGHT:

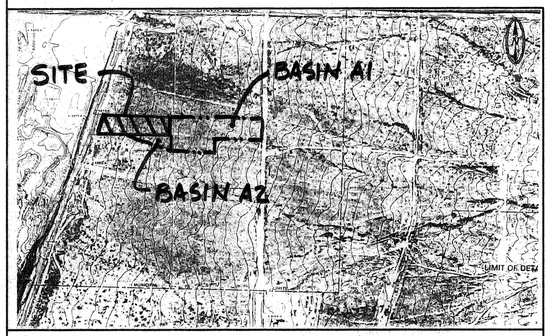
___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12-5-96

BY: Dennis A. Lorenz

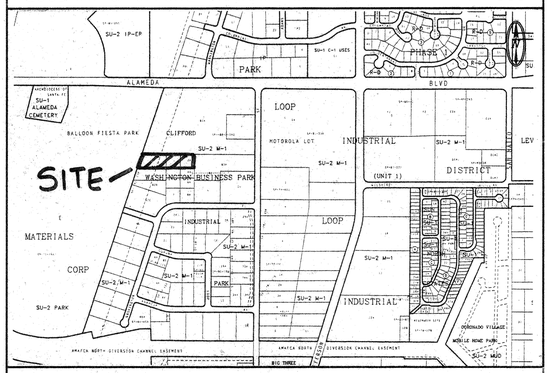
RECEIVED
DEC - 5
HYDROLOGY DIVISION



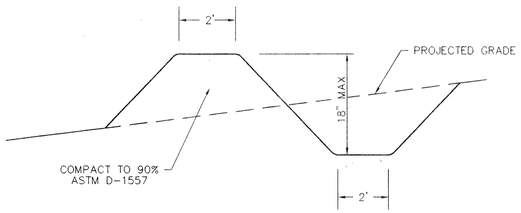


ALTHOUGH THE TOPOGRAPHY SHOWN HEREON DOES NOT REFLECT RECENT DEVELOPMENT THE DRAINAGE BASINS REMAIN ESSENTIALLY UNCHANGED

FLOODWAY & OFFSITE DRAINAGE MAP 1"=500'

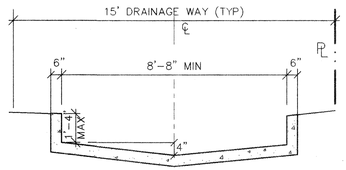


C-17-Z LOCATION MAP 1"=750'



TEMPORARY EROSION CONTROL BERM DETAIL (A/1)

NTS



EXISTING DRAINAGE CHANNEL SECTION (B/1)

NTS

HYDROLOGY - HYMO

Precipitation Zone 2 — P10 DAY = 3.95 inches — P360 = 2.35 inches

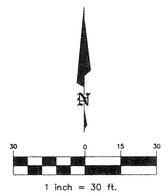
BASIN	AREA acres	Aa acres	Ab acres	Ac acres	Ad acres	E inches	Q100 cfs	VOL100 af
EXISTING CONDITION:								
SITE	1.93			1.93		1.13	7.3	0.1817
A1	2.90			2.90		1.13	10.9	0.2731
A2	0.40			0.40		1.13	1.5	0.0377
DEVELOPED CONDITION:								
SITE	1.93		0.09	1.23	0.61	1.43	8.3	0.2300
1	0.43			0.29	0.14	1.45	1.6	0.0520
2	0.647		0.09		0.556	1.878	2.8 3.2	~~0.0997~~ 0.1050
3	0.863			0.841	0.02	1.15	2.176	~~0.0824~~ 0.0795
1 FUTURE	0.43		0.06		0.37	1.87	2.2	0.0670
LOTS 3&4	0.76		0.11		0.65	1.87	3.8	0.1184
FUTURE		0.0795						
V 10 day Basin 3 = ~~0.0874~~ + 0.02(3.95-2.35)/12 = ~~0.08509~~ af = ~~3707~~ CF								
Q100 (FUTURE) AT AP1 = 10.7 CFS							0.08217	3579

ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that this drawing was prepared by me or under my supervision, and that the as-built information shown hereon is based on actual field measurements by Rex Vogler, PS, and visual inspections performed by Brasher & Lorenz, Inc. I further certify that the as-built condition of the site is in substantial compliance with the approved Grading and Drainage Plan prepared by Brasher & Lorenz, Inc., dated November 22, 1996.

12.5.96

Dennis A. Lorenz, NMPE 9647 Date



GRADING AND DRAINAGE PLAN

SCOPE:

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage plan outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as a office and storage yard, with associated paving, landscaping, utility, grading, and drainage improvements.

EXISTING CONDITIONS:

The project site is approximately 1.93 acres in size and is located in the Washington Business Park. This site is bounded by a drainage channel to the north, undeveloped commercial lots to the south and east, and the Balloon Fiesta Park to the west. Presently the site serves as a storage yard for Beaty Construction. Site topography slopes from east to west at approximately 2.5%.

On-site, all flows drains as sheet flow to the east and into an existing pond on southwest corner of Tract B-2-A-2. As shown by the attached Floodway Panel, this site does not lie within a designated flood hazard zone.

Off site (Basins A1 and A2) impact the site from the south and east. These basins erter the site at the east property line and flow westward.

PROPOSED CONDITIONS:

As shown by the Plan, the project consists of the development of the property into an office and a storage yard. The Plan shows the contours and elevations required to properly grade and construct the required improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed conditions.

All on-site drainage flows will discharge into the the existing public channel located along the north property line. The site is divided into 3 drainage basins. Basin 1 will drain to temporary sedimentation area created by the construction on erosion control berms placed at the west and north boundaries of Lot 2A. Basin 2 consists of the the site proper, and will drain around the proposed building via paved swales to the channel. Baisn 3 represents the storage yard, which due to topography will drain to a proposed temporary retention pond to be located at the southwest corner of the site.

Off-site flows impact the site from the south and east. Basin A1 will drain west and be diverted to the existing channel by a temporary erosion control berm placed at the west boundary of Tract B-3-A. Basin 2 will drain west and north through the site and be conveyed bu on-site improvements to the existing channel. Upon future development of Lots 2A,3 and 4, runoff from these lots will drain through the site within existing drainage easements to the existing channel. The proposed on-site improvements anticipate development of Lots 2A,3 and 4, are designed to convey the peak runoff.

EROSION CONTROL:

Temporary erosion control will be required along the project boundaries during construction to prevent the discharge of sediment into the public street system and adjoining private property. The contractor should construct a ditch dike system (see Detail 'A') along the south property lines to effectively retain all runoff generated by the project. Care should be taken to provide ponding areas at the site perimeter, away from the building.

CALCULATIONS:

The calculctions shown hereon define the 100-year/6-hour design storm falling within the project area under existing and developed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol. 2," dated January 1993.

DRAINAGE PLAN NOTES

1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is givenfor information only to describe the project limits. Property boundary information shownhereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

LEGEND

- 87.15 x — AS-BUILT SPOT ELEVATION.
- 5085 — EXISTING CONTOUR ELEVATION
- 87.5 × — EXISTING SPOT ELEVATION
- 85 — PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 87.0 ✦ — PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE

RECEIVED NOV 12 1998 HYDROLOGY SECTION

PROPERTY ADDRESS

Washington Place NE

LEGAL DESCRIPTION

Lot 2A, 3, & Tract B-2-A-1, Washington Business Park

PROJECT BENCHMARK

TBM: Station 8-C17 located approx. 1580 ft. north of Paseo Del Norte on Washington Street. Brass Tablet in top of west curb. Elevation = 5111.03

BRASHER & LORENZ, INC. Consulting Engineers
4425 Juan Tabo Blvd. NE Suite 202
Albuquerque, New Mexico 87111
Ph: 505-296-0422 Fax: 505-296-0466

5070G-D.DWG

OFFICE FOR BEATY CONSTRUCTION
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT # 6795-SITE

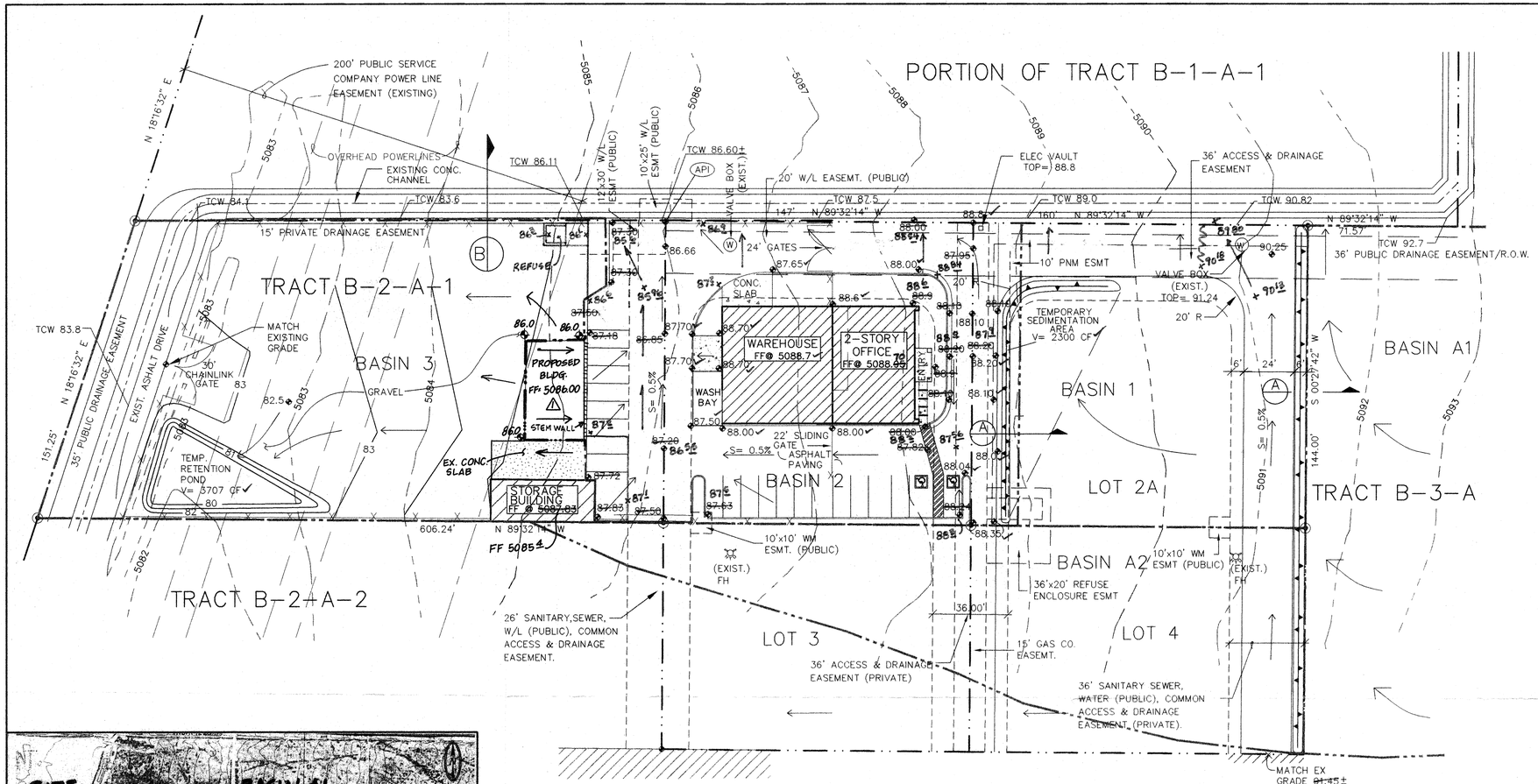
REVISION	DATE
	11-12-96
⚠ ADDED BLDG.	11-10-98

DENNIS A. LORENZ 9647 REGISTERED PROFESSIONAL ENGINEER
11-12-96 11-10-98

rick bennett architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1859

DATE 12-20-95

SHEET NUMBER C-1



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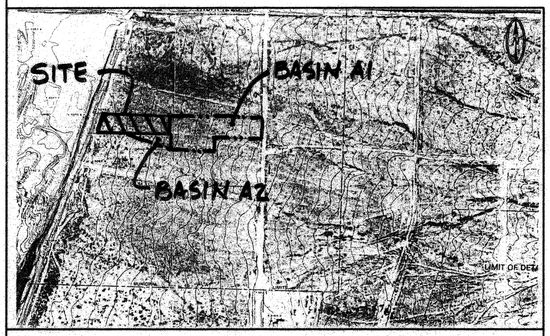

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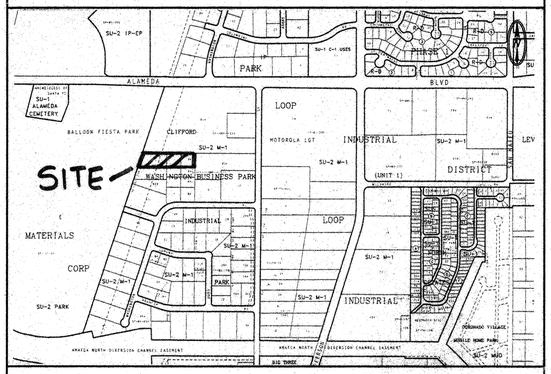

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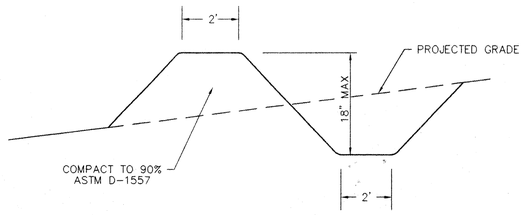
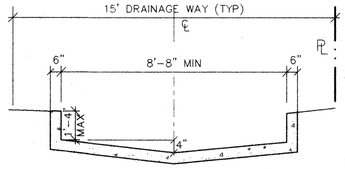


TEMPORARY EROSION CONTROL BERM DETAIL (A/1)

NTS



EXISTING DRAINAGE CHANNEL SECTION (B/1)

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0.08217 3579

Q100 (FUTURE) AT AP1 = 10.7 CFS

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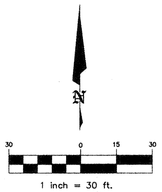

RECEIVED FEB 03 1999 HYDROLOGY SECTION

OFFICE FOR BEATY CONSTRUCTION
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT # 6795-SITE

REVISION DATE
11-12-96
⚠ ADDED BLDG. 11-10-98

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER 12-5-96
11-12-96 11-10-98

rick bennett architect
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DATE
12-20-95

SHEET NUMBER
C-1

BRASHER & LORENZ, INC.
Consulting Engineers
4425 Juan Tabo Blvd. NE Suite 202
Albuquerque, New Mexico 87111
Ph: 505-296-0422 Fax: 505-296-0466

5070G-D.DWG