



City of Albuquerque

May 18, 2000

Paul Brasher, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bld 1, Ste 210
Albuquerque, NM 87110

RE: ENGINEER'S CERTIFICATION FOR CUTLER CORNER, (H-17/D093),
ENGINEER'S STAMP DATED 1-21-99, CERTIFICATION DATED 05-15-00.

Dear Mr. Brasher,

Based upon the information provided in your submittal dated May 16, 2000, the Engineering Certification for Certificate of Occupancy for the project referred to above is approved.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓File

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 an office building, with associated paving, landscaping, utility, grading, and drainage improvements.

EXISTING CONDITIONS:

The project site is approximately 0.35 acres in size and is located on 4401 Cutler Avenue NE. This site is bounded on the east and west by developed commercial lot, on the north by an AMAFCA drainage easement, and on the south by Cutler Avenue NE. Presently the site is undeveloped and slopes from southeast to northwest at approximately 2.3 percent. Basin A is a small offsite basin flowing west through the site in an existing asphalt drainage swale that encroaches onto the site to the east.

As shown by the attached FIRM Panel, this site does not lie within a designated flood hazard zone.

PROPOSED CONDITIONS:

As shown by the Plan, the project consists of the development of the property into an office building. The Plan shows the 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. This is an infill site and the drainage basin is completely developed for the most part.

All drainage flows will be managed on-site by surface improvements: Basin 1 will flow west and then north into the existing drainage structure. Basin 2 will flow north and into the existing side inlet via a proposed asphalt drainage swale. All flows will discharge to the AMAFCA drainage channel to the north of the lot.

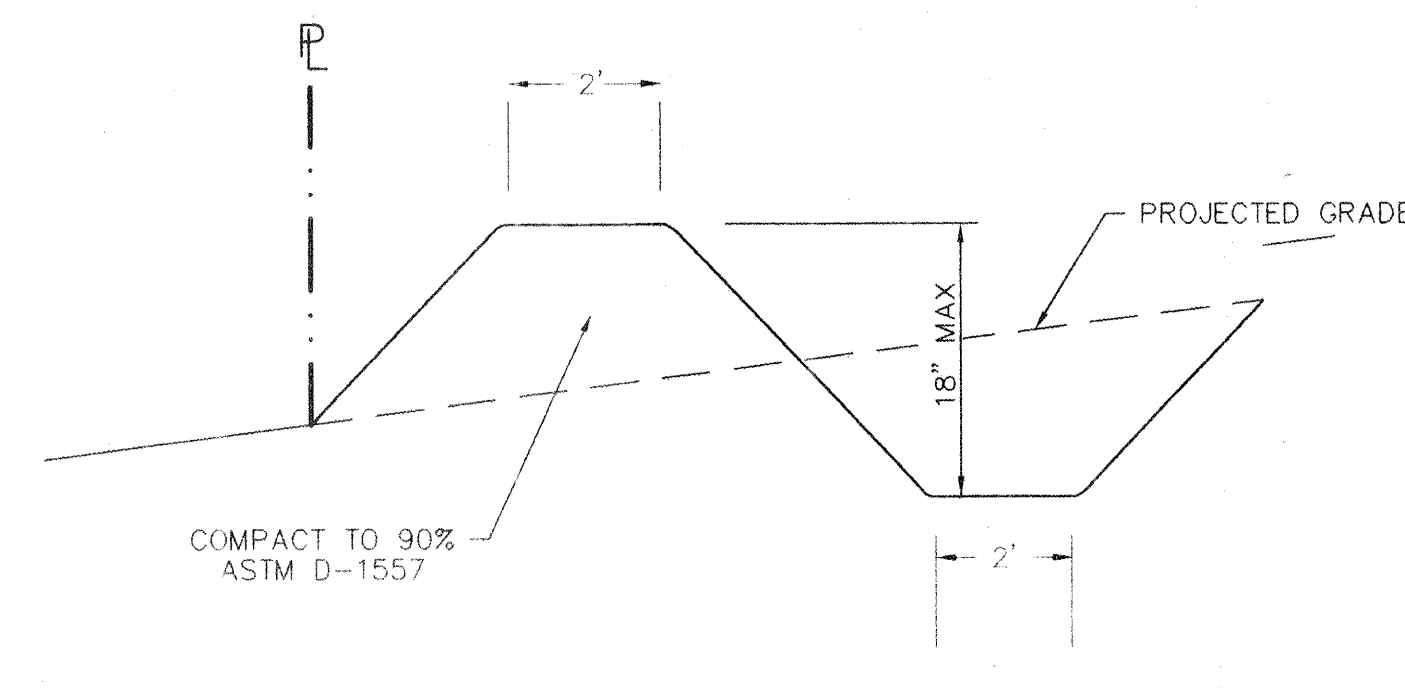
EROSION CONTROL:

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') or silt fencing along the north, south, and west 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 buildings.

CALCULATIONS:

The calculations 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," dated July 1997 revision.

HYDROLOGY - HYMO									
Precipitation Zone 2							P360 = 2.35 in		
Basin	Basin area (Ac)	A	B	C	D	Ew (in)	V100 (af)	Q1000 (cfs)	
Existing Conditions									
Site	0.35			0.35		1.13	0.03	1.10	
A	0.57			0.08	0.49	1.98	0.09	2.55	
Developed Conditions									
Site	0.35			0.35	0.30	1.98	0.06	1.57	
A	0.57			0.08	0.49	1.98	0.09	2.55	
1	0.21			0.03	0.18	1.98	0.03	0.94	
2	0.16			0.02	0.12	1.98	0.02	0.63	



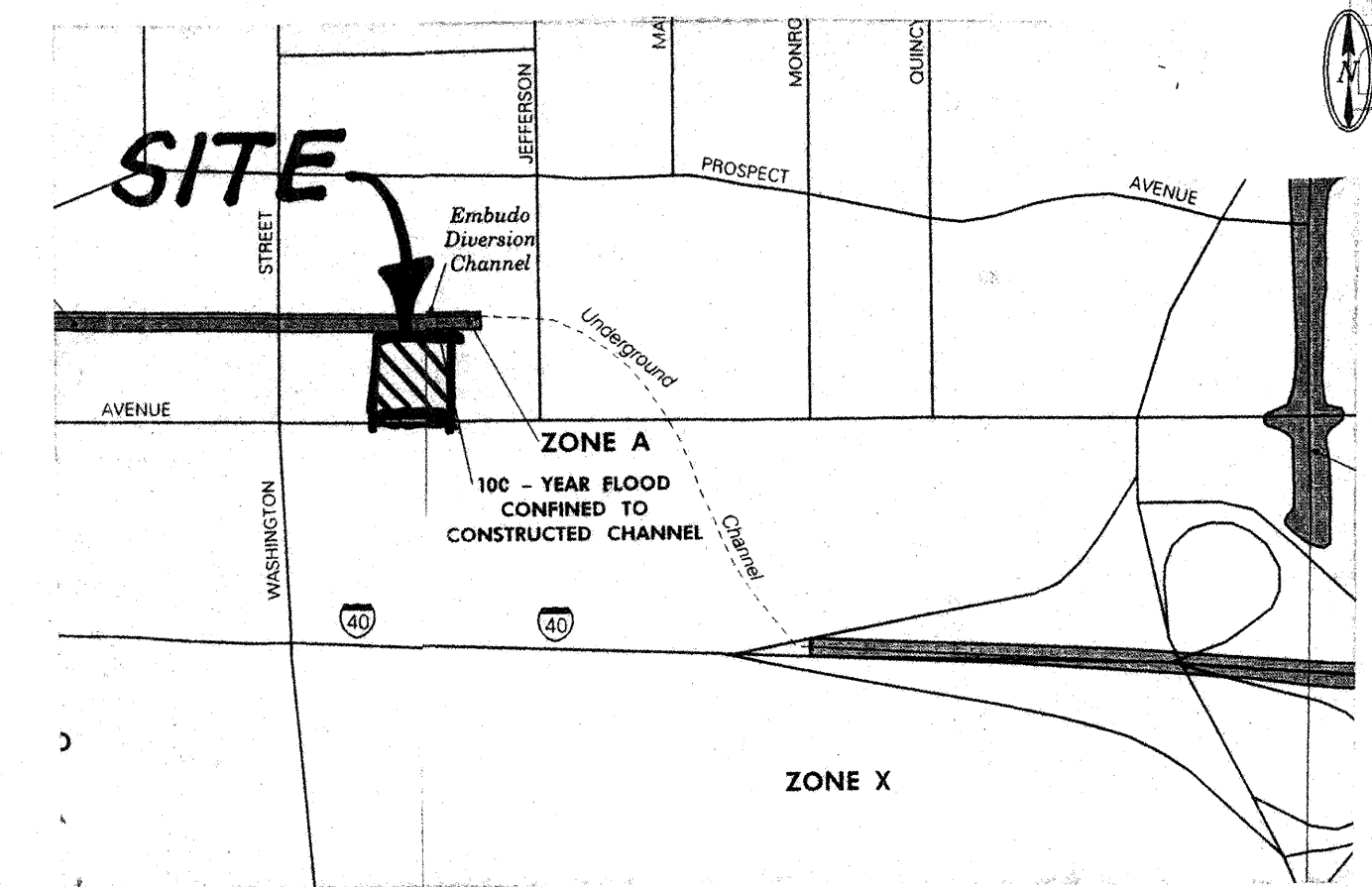
TEMPORARY EROSION CONTROL BERM DETAIL (A)
NTS 1

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 given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.



H-17-Z LOCATION MAP



FIRM PANEL 35001C0351 D

$$1'' = 500'$$

PROPERTY ADDRESS

4401 Cutler Avenue NE

LEGAL DESCRIPTION

Lot 1-A-2, Block A, Timoteo Chavez Addition
Albuquerque, New Mexico










PROJECT BENCHMARK

NE Property corner Lot 1-A-2
A yellow cap with rebar
Elevation= 5163.80

SURVEY

Topographic and Field Measurements by
Brasher & Lorenz, Inc
Dated December, 1998

LEGEND

-  EXISTING CONTOUR ELEVATION
 02.5 X  EXISTING SPOT ELEVATION
 PROPOSED CONTOUR ELEVATION
 PROPERTY LINE
 01.5  PROPOSED SPOT ELEVATION
 DIRECTION OF FLOW
 DRAINAGE SWALE
 DRAINAGE BASIN DIVIDE
 DRAINAGE BLOCK

CUTLER CORNER
GRADING & DRAINAGE PLAN




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Consulting Engineers
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Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

DRAWN BY: M.D.T.,T.P.H	DATE: JANUARY. 1999
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CHECKED BY: P.B.

FILE: 8073G-D.DWG SHEET 1 OF 1

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 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 Grading and Drainage Plan prepared by Brasher & Lorenz, Inc., dated January 21, 1999.


Paul Brasher, NMPE 7282

CUTLER AVE. N.E.