



City of Albuquerque

June 29, 2000

Harold L. Bennett, P.E.
B.J.M. Development
4409 Karrol Road, SW
Albuquerque, NM 87121

RE: GRADING & DRAINAGE PLAN GEORGE LOVATO, LOT C, BLOCK 14,
WILLIS SUBDIVISION (J-18/D032) ENGINEERS STAMP DATED JUNE 20,
2000 SUBMITTED FOR BUILDING PERMIT APPROVAL

Dear Mr. Bennett,

Based upon the information provided in your June 22, 2000, submittal, the project referred to above is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

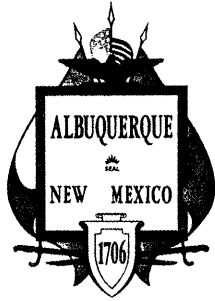
If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 26, 2000

Harold L. Bennett, P.E.
Mr. Bernie Montoya
BJM Development Consultant
4409 Karrol Road, SW
Albuquerque, NM 8712

RE: ENGINEER'S CERTIFICATION FOR GORGE LOVATO BUILDING, LOT C, BLOCK 14, WILLIS SUBDIVISION (J-18/ D032), ENGINEER'S STAMP DATED JUNE 20, 2000, CERTIFICATION DATED OCTOBER 22, 2000.

Dear Mr. Bennett,

Based upon the information provided in your submittal dated October 23, 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

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT "C" BLOCK 14 OF THE REPLAT OF LOT "C", WILLIS SUBDIVISION OF TRACT 14, MILE HI ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY ARE CONTAINED HEREON:

1. VICINITY MAP 2. FIRM FLOOD MAP 3. DRAINAGE CALCULATIONS

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED WEST OF THE INTERSECTION OF LOMAS BLVD. AND CARDENAS DR. NE ON LOMAS BLVD.. THE SITE IS FULLY DEVELOPED WITH A 660 SQUARE FOOT OFFICE BUILDING AND ASSOCIATED PAVED PARKING. A SMALL DIRT AREA OF 64'X32' REMAINS UNPAVED. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 0354D, DATED SEPTEMBER 20,1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, A PROPOSED 2048 SQUARE FOOT BUILDING WILL BE CONSTRUCTED WITHIN THE EXISTING DIRT AREA THAT WAS LEFT WITHOUT THE OVERLAY. THE SITE WAS OVERLAYED ABOUT TWO MONTHS AGO. THE FRONT PORTION OF THE LOT WILL CONTAIN A LANDSCAPED BUFFER WHICH WILL DECREASE THE FLOWRATE. HISTORICALLY THE LOT DRAINS FROM SOUTH TO NORTH TOWARDS THE EXISTING PAVED 20' PUBLIC ALLEY. THE PROCEDURE FOR 40 ACRES OR SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

GEORGE LOVATO AREA = 0.41ac.
PROJECT ON LOMAS

PRECIPITATION: 360 = 2.60in.
1440 = 3.1in.
10day = 4.9in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.66in.	1.87 cfs/ac.
TREATMENT B	0.92in.	2.6 cfs/ac.
TREATMENT C	1.29in.	3.45 cfs/ac.
TREATMENT D	2.36in.	5.02 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	0ac.	0ac.
TREATMENT B	0ac.	0ac.
TREATMENT C	0.05ac.	0.006ac.
TREATMENT D	0.36ac.	0.40ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = $(0.66 \times 0.00) + (0.92 \times 0.00) + (1.29 \times 0.05) + (2.36 \times 0.36) = 0.41ac.$
 $V100-360 = 2.24 \times 0.41 / 12 = 0.0766ac-f = 3337 cf$

EXISTING PEAK DISCHARGE:

$Q100 = 1.87 \times 0.00 + 2.60 \times 0.00 + 3.45 \times 0.05 + 5.02 \times 0.36 = 1.98cfs$

PROPOSED EXCESS PRECIPITATION:

Weighted E = $(0.66 \times 0.00) + (0.92 \times 0.00) + (1.29 \times 0.01) + (2.36 \times 0.40) = 0.41ac.$
 $V100-360 = 2.34 \times 0.41 / 12.0 = 0.0802ac-f = 3494 cf$

$V100-1440 = (0.08 + 0.40) \times 3.10 - 2.60 / 12 = 0.0970ac-f = 4228 cf$

$V100-10day = (0.08 + 0.40) \times 4.90 - 2.60 / 12 = 0.1577ac-f = 6871 cf$

PROPOSED PEAK DISCHARGE:

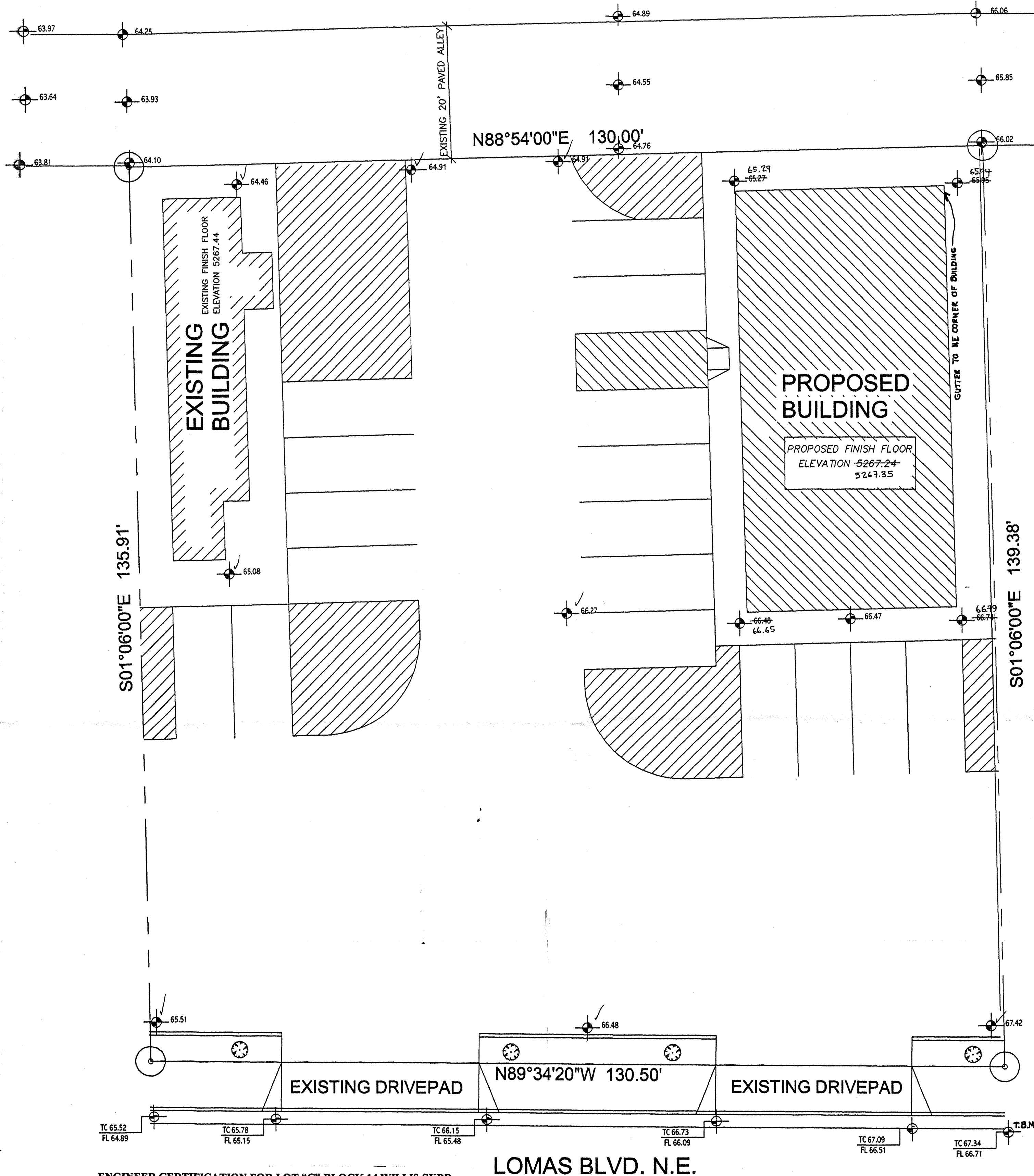
$Q100 = 1.87 \times 0.00 + 2.60 \times 0.00 + 3.45 \times 0.01 + 5.02 \times 0.40 = 2.04cfs$

INCREASE 2.04 CFS - 1.98 CFS = 0.06 CFS

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

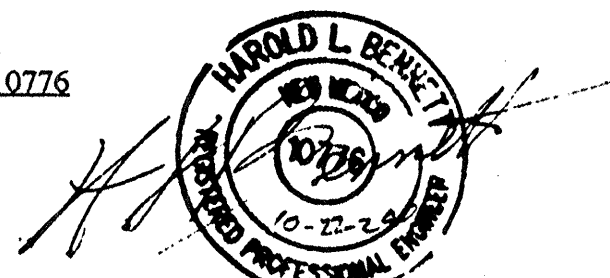
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.



ENGINEER CERTIFICATION FOR LOT "C" BLOCK 14 WILLIS SUBD.

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON: THE ABOVE REFERENCED SITE HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED JUNE 20,2000. THEREFORE, A PERMANENT CERTIFICATE OF OCCUPANCY IS HEREBY RECOMMENDED. THE AS-BUILT INFORMATION SHOWN HEREON WAS OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HAROLD L. BENNETT NMPE # 10776



LOMAS BLVD. N.E.

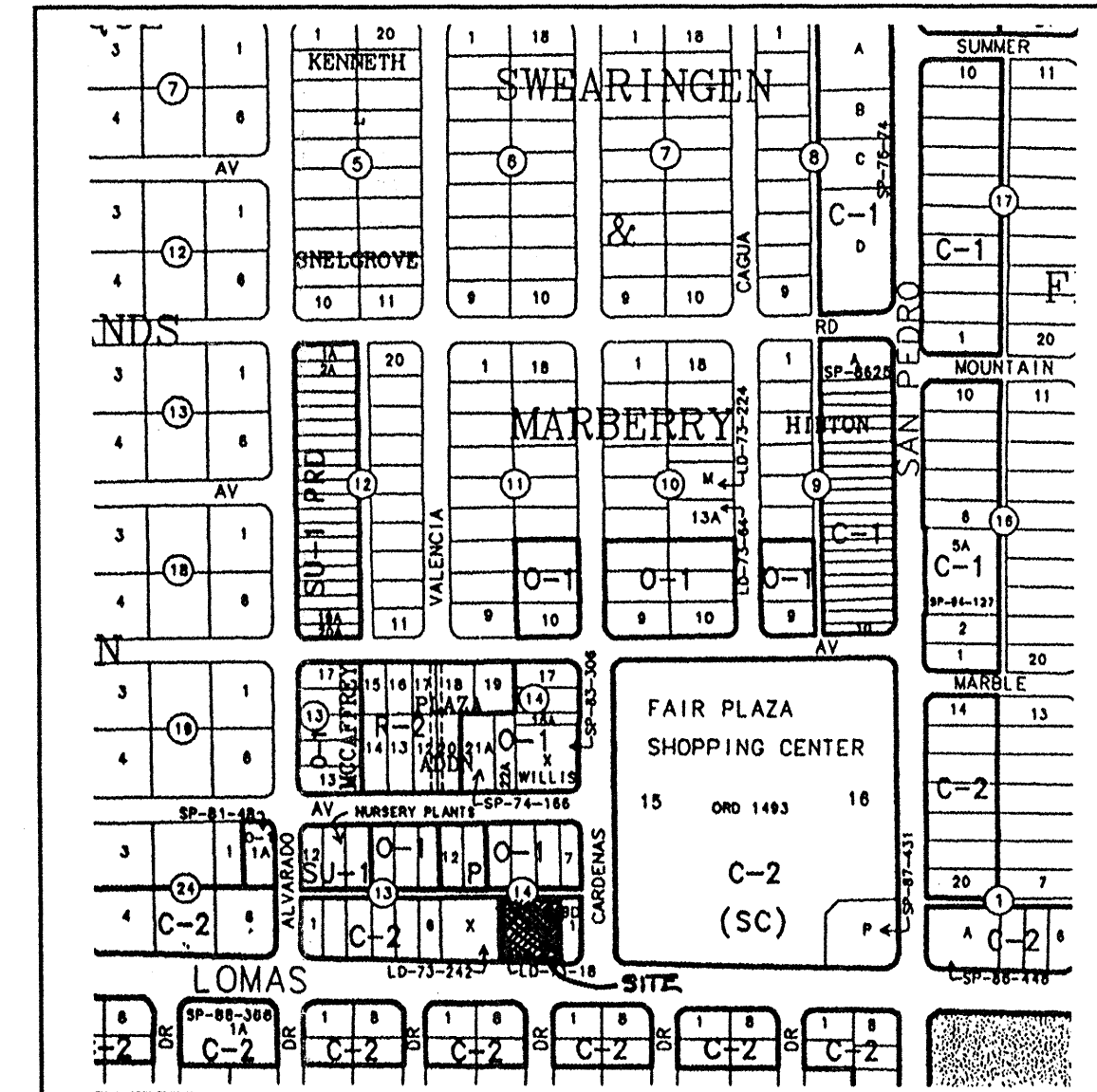
GRADING & DRAINAGE PLAN

LEGEND

LOT "C" BLOCK 14 WILLIS SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO

BENCHMARK: LOCATED AT THE NORTHWEST CORNER
OF LOMAS BLVD. AND SAN PEDRO DR. NE

ACS 10-118
ELEVATION 5273.69



VICINITY MAP

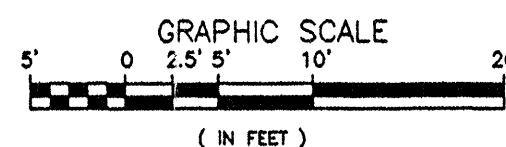
J-18-Z

N.T.S.
FIRM PANEL NO. 0354D



GRADING/DRAINAGE PLAN

1"=10'



LEGAL DESCRIPTION

LOT C, BLK. 14, 4108 AC.
WILLIS SUBDIVISION
ALBUQUERQUE, NEW MEXICO

AS-BUILT

EXISTING TC & FL ELEVATION

PROPERTY LINE

EASEMENT LINE

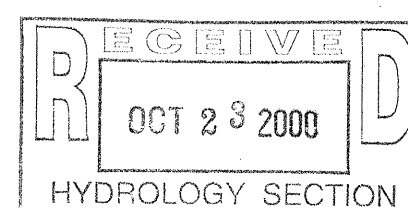
FLOW DIRECTION

EXISTING AND PROPOSED SPOT ELEVATIONS

DOWN SPOUT

ABBREVIATION LEGEND

TOP OF CON. PAD	TC
TOP OF CURB	TC
TOP OF ASPHALT	TA
FLOWLINE	FL
TOP OF WALL	TW



JOB NO:

DATE: JUNE 21,2000

REVISIONS

Sheet Title
GRADING + DRAINAGE PLAN

Checked By:

Drawn By: BJM

BJM DEVELOPMENT CONSULTANT
DESIGN - PLANNER

Albuquerque, New Mexico

Project Name
LOT "C" BLOCK 14 WILLIS SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SHEET NO.

GD