



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 15, 1995

Dennis A. Lorenz, P.E.
Brasher Engineering, Inc.
4425 Juan Tabo Blvd. NE, Suite 202
Albuquerque, New Mexico 87111

RE: GRADING AND DRAINAGE PLAN FOR LOWDER-YOUNG WAREHOUSE, (C17/D2A11)
SUBMITTED FOR BUILDING PERMIT, ENGINEER'S STAMP DATED 2/8/95.

Dear Mr. Lorenz:

Based on the information provided with the above referenced submittal of February 13, 1995, the drainage plan is approved for Building Permit release.

Please be advised that prior to the Certificate of Occupancy release, the Engineer's Certification per the D.P.M. checklist will be required.

If you have any questions, or if I may be of further assistance, please do not hesitate to call me.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOWDER-YOUNG WAREHOUSE ZONE ATLAS/DRNG. FILE #: C17-D2A11
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOT 35 RICHFIELD PARK
CITY ADDRESS: WASHINGTON AVE NE
ENGINEERING FIRM: BRASHER ENGINEERING CONTACT: D. LORENZ
ADDRESS: 4425 JUAN TABO #202 PHONE: 296-0422
OWNER: SCOTT PATRICK HOMES CONTACT: RON WALLACE
ADDRESS: 5353 WYPMING NE PHONE: 823-9288
ARCHITECT: ARCHITECTS WEST CONTACT: B. JOHNSON
ADDRESS: 3500 COMANCHE PHONE: 888-8885
SURVEYOR: BERIE SEITZ CONTACT: SAME
ADDRESS: 4209 LANDAU NE PHONE: 294-2609
CONTRACTOR: OWNER CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

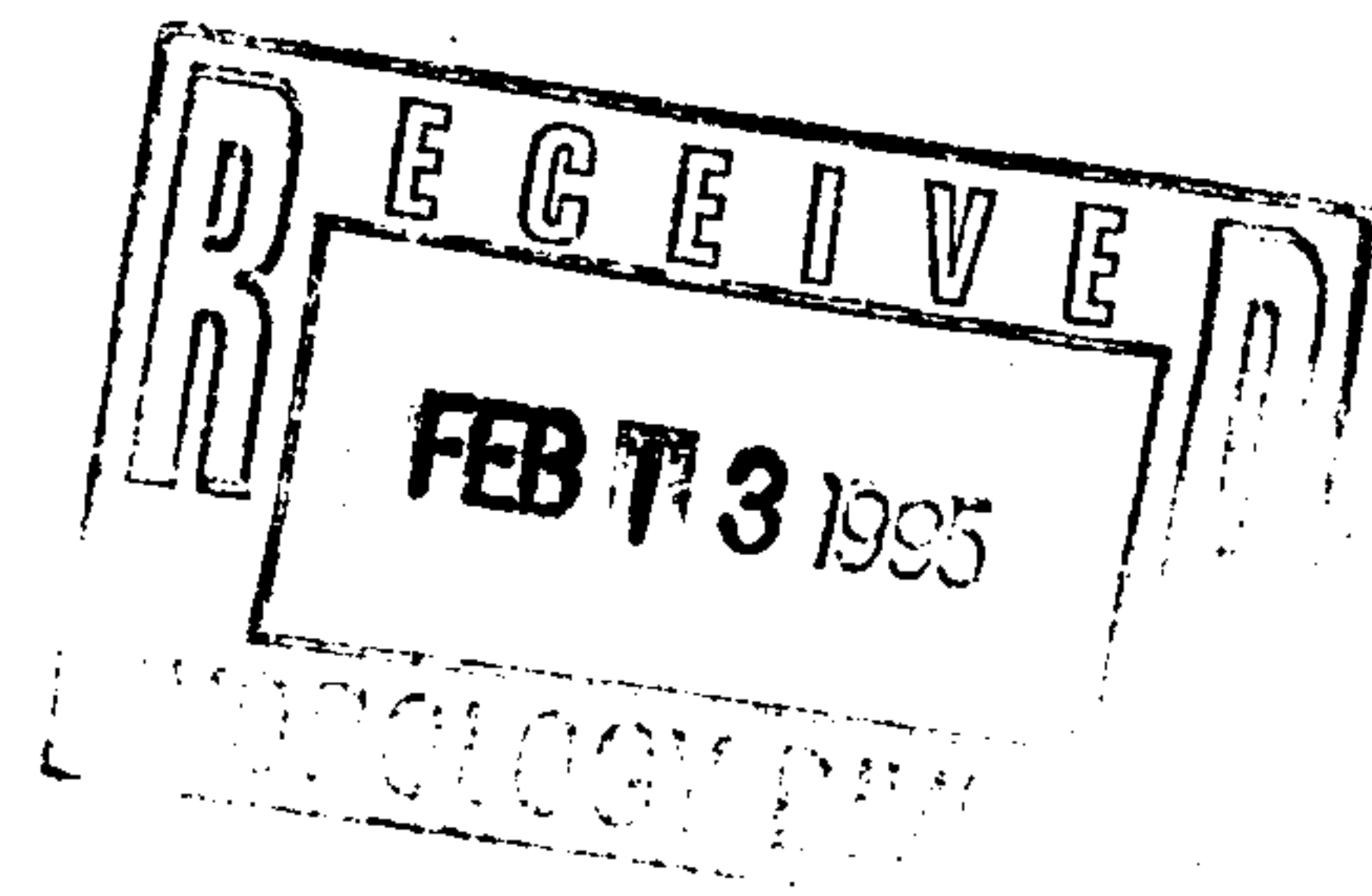
PRE-DESIGN MEETING:

☐ 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
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2-8-95
BY: D. LORENZ





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 17, 1995

Dennis A. Lorenz, P.E.
Brasher Engineering, Inc.
4425 Juan Tabo Blvd. NE, Suite 202
Albuquerque, New Mexico 87111

RE: GRADING AND DRAINAGE PLAN FOR LOWDER-YOUNG WAREHOUSE, (C17/D2A11)
SUBMITTED FOR BUILDING PERMIT, ENGINEER'S STAMP DATED 12/20/94.

Dear Mr. Lorenz:

Prior to approval for Building Permit release, the following comments must be addressed:

1. Please show the limit of the existing 100-year floodplain as identified by FEMA on the site plan. Also reference the Flood Insurance Rate Map panel number on the plan. Even though there have been storm drainage improvements in the area, no information has been submitted to FEMA to remove the floodplain from this site. Please provide a note on the plan stating this.
2. The plan states that no off-site flows impact the site, however, from the topography it appears that runoff from Lot 36 will enter the site. Please clarify this.
3. There appears to be an error in the calculations for the developed 100-year flow.

If you should have any questions regarding these comments, please do not hesitate to call me at 768-2650.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOWDER - YOUNG WAREHOUSE ZONE ATLAS/DRNG. FILE #: C-17/02A10
DRB #: — EPC #: — WORK ORDER #: —
LEGAL DESCRIPTION: LOT 35 RICHFIELD PARK
CITY ADDRESS: WASHINGTON AVE NE
ENGINEERING FIRM: BRASHER ENGINEERING CONTACT: D. LORENZ
ADDRESS: 4425 JUAN TABO NE #202 PHONE: 296-0422
OWNER: SCOTT PATRICK HOMES CONTACT: RON WALLACE
ADDRESS: 5353 WYOMING NE PHONE: 823-9288
ARCHITECT: BILL JOHNSON CONTACT: SAME
ADDRESS: 3500 COMANCHE BLDG. A STE 1 PHONE: 888-8885
SURVEYOR: BERNE SEITZ CONTACT: SAME
ADDRESS: 4209 LANDAU NE PHONE: 294-2609
CONTRACTOR: — CONTACT: —
ADDRESS: — PHONE: —

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

— YES
X 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
X BUILDING PERMIT APPROVAL
— CERTIFICATE OF OCCUPANCY APPROVAL
— GRADING PERMIT APPROVAL
— PAVING PERMIT APPROVAL
— S.A.D. DRAINAGE REPORT
— DRAINAGE REQUIREMENTS
— OTHER — (SPECIFY)

DATE SUBMITTED:

BY:

12-20-94D. LORENZ

RECEIVED

DEC 20 1994

FIRM Parcel 9
Zone A0 depth 1

BRASHER ENGINEERING, INC.
CONSULTING ENGINEERS & LAND PLANNERS

4425 JUAN TABO BLVD. NE, SUITE 202
ALBUQUERQUE, NEW MEXICO 87111
(505) 296-0422 FAX (505) 296-0466

January 25, 1995

Susan M. Colongne
City/County Floodplain Administrator
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

**SUBJECT: DRAINAGE PLAN FOR LOWDER-YOUNG WAREHOUSE
(C17-D2A11)**

Dear Susan:

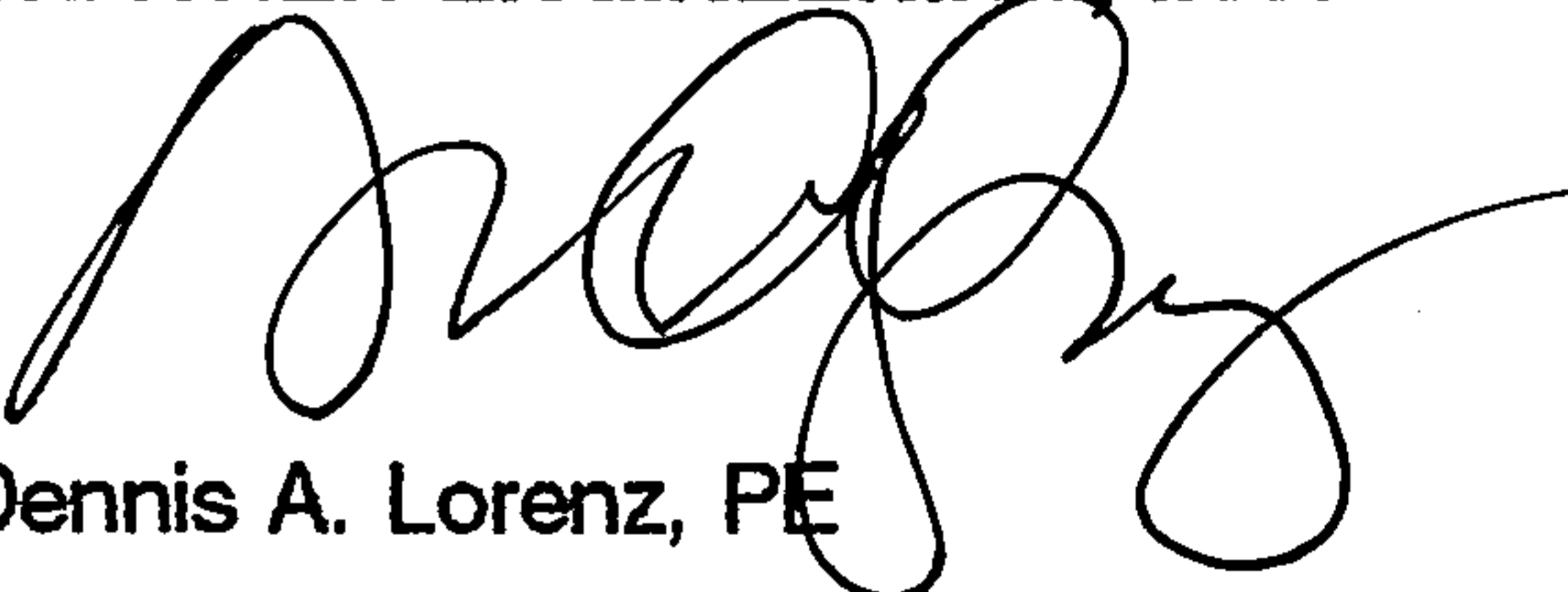
Submitted herewith for review are 2 copies of the revised Drainage Plan for the subject project. The Plan has been revised to address the comments itemized in your January 17, 1995 letter. More specifically, your comments are addressed as follows:

1. The 100 year floodplain, as shown by FIRM panel 9, is delineated on the plan along with a note stating that the floodplain has been removed by the construction of public improvements.
2. The existing contours do suggest that off-site flows enter the site from the east. Field observation of the site indicates that a small portion of the lot located to the east may drain into the subject site, however, the basin is so small it should be considered negligible. As per the approved Drainage Masterplan the adjoining lot will be required to drain to Washington Street when developed.
3. The hydrology calculations are corrected.

If you have any questions regarding this submittal, or if I can be of any assistance, please call.

Sincerely,

BRASHER ENGINEERING, INC.



Dennis A. Lorenz, PE

/dl

