

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 29, 1999

Dennis A. Lorenz, PE Brasher & Lorenz, Inc. 2201 San Pedro NE Bldg 1 Suite 210 Albuquerque, NM 87110

RE: GRADING & DRAINAGE PLAN FOR SOUTHWESTERN INDUSTRIAL RECEIVED DEC 17, 1998 FOR S.O.19 (C17/D2A20) ENGINEER'S STAMP DATED 12-17-98

Dear Mr. Lorenz:

Based on the information included in the submittal referenced above, City Hydrology accepts the Grading & Drainage Plan for S.O.19.

A separate permit is required for construction of private drainage facilities within the City right of way. A copy of this letter must be on hand when applying for the excavation permit.

Engineer's Certification of grading & drainage per DPM checklist must be accepted by City Hydrology before the Certificate of Occupancy will be released.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.

Project Manager, PWD/Hyd

c: Arlene Portillo Andrew Garcia

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

January 29, 1999

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO:

Desiderio Salas, Street Maintenance Division

FROM:

John P. Curtin, Hydrology Division/Development Section

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY

DRAINAGE FILE NUMBER C17-D2A20.

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O.19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off S.O.19 is required by this office Certificate of occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation. If you should have any questions or comments, please call Andrew Garcia at 924-3330.

Attachment



PROJECT TITLE: SOUTHWESTERN	INDUSTRIAL ZONE	ATLAS/DRNG	FILE #:	17 · DZAZ	-0
DRB #: EPC #:		WORK O	RDER #:		-
PEGNT DESCRILLION.	PICHFIELD	<u> </u>	·		-
CITY ADDRESS:COLUM	BINE AVE	NE	·		<u> </u>
ENGINEERING FIRM: Brasher & Lorent 2201 San Pedro NE		CONTACT:	Dennis A. I	Lorenz	• —
ADDRESS: Albuquerque, New	<u>Mexico 87110</u>	PHONE:	888-6088		—
OWNER: SOUTHWEST INDUSTR	IAL	CONTACT:	RUDY F	LORES	
ADDRESS: PO BOX 3709		PHONE:	, <u> </u>	<u> </u>	
ARCHITECT: PICK BENNE	2 7 7	CONTACT:	SAME	<u> </u>	.
ADDRESS: 1118 PARK		PHONE:	242.185	9	
SURVEYOR: PHEC1510N SU	RVEYS	CONTACT:	L. ME	DRANO	
ADDRESS: 2929 COOP	5 ~W	PHONE:	339-05	69	
CONTRACTOR: STAP: COA	15TTO UTTON	CONTACT:	DALEF	-UQVA	
ADDRESS: 935213 COPO	NALPMI	PHONE:	.823-11	00	 ,
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER PRE-DESIGN MEETING: YES NO COPY PROVIDED DEC 17 199 HYDROLOGY SE	E PLAN	RELIMINARY COUNDATION COUNDATION COUNDATION COUNDATION COUNDATION COUNTY PER COUNTY	PLAT APPROVANT FOR SUB'D. N FOR BLDG. IN APPROVAL APPROVAL PERMIT APPROVANT OF OCCUPANCY MIT APPROVAL IT APPROVAL NAGE REPORT	APPROVAL PERMIT APPROVAL	VAI
DATE SUBMITTED: 12.17.98	,			•	-
BY: <u>Dennis A. Lorenz</u>			•		

BRASHER & LORENZ, INC.

CONSULTING ENGINEERS

2201 SAN PEDRO NE BUILDING 1 SUITE 210 ALBUQUERQUE, NM 87110 PHONE (505) 888-6088 FAX (505) 888-6188

December 17, 1998

Fred Aguirre
City Engineer, Hydrology
Development and Builders Services Center
Plaza Del Sol
Public Works Department
Albuquerque, NM 87103

SUBJECT: DRAINAGE PLAN FOR SOUTHWEST INDUSTRIAL C17-D2A-20

Dear Fred:

Submitted herewith for review and approval are two copies of the revised Drainage Plan for the subject project, and copies of project correspondence. The Plan has been revised to detail the re-construction of the existing drainage outfall structure, which was built with the original building permit. A portion of the site drains by a concrete outfall structure into Columbine Avenue. Since sidewalk construction was waived by the EPC, the structure was built as a V channel without a steel cover. This was approved prior to construction, however, the owner prefers the standard COA sidewalk culvert, and after inspecting the channel, City Hydrology concurs. The owner, contractor and Bernie Montoya have been working for months to reach an agreement on the exact scope of work. The revised Plan is acceptable to all parties. Upon your approval the contractor will obtain the necessary permits and perform the work.

If you have any questions regarding our submittal, please call.

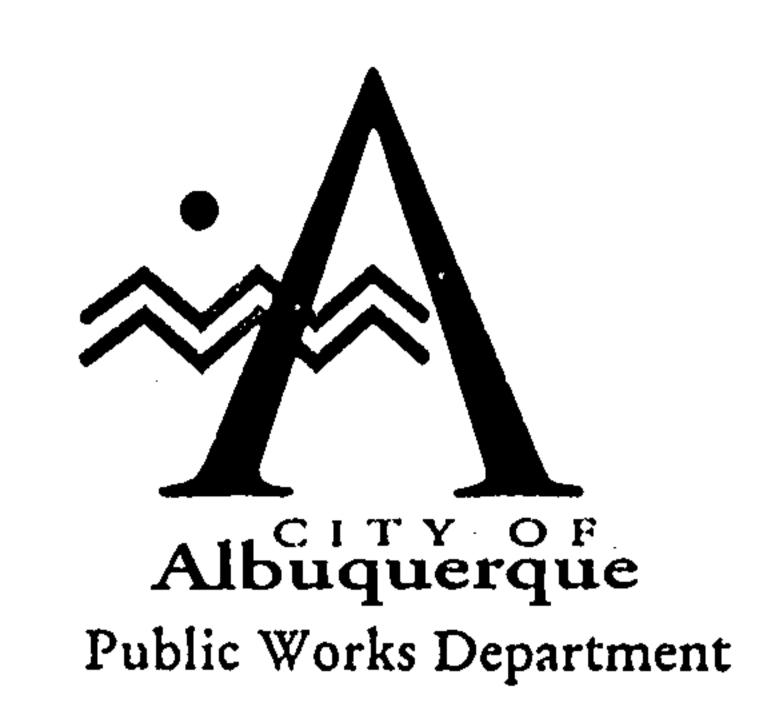
Sincerely,

BRASHER & LØRENZ, INC.

Dennis A. Lorenz, PE

Principal

dl/6070 encl



Martin J. Chávez, Mayor

Robert E. Gurulé, Director

October 28,1997

Dennis Lorenz Brasher & Lorenz, Inc. 2201 San Pedro NE Bldg. 1 Suite 210 Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN AND ENGINEER CERTIFICATION FOR SOUTH-WESTERN INDUSTRIAL (C17-D2A20) REVISION DATED 10/6/97 AND CERTIFICATION STATEMENT DATED 10/16/97

Dear Mr. Loenz:

Based on the information provided on your October 7 & 16,1997 submittals, the above referenced site is approved site revision and Engineer Certification.

If I can be of further assistance, please feel free to contact me 924-3986.

C: Andrew Garcia

Sincerely

Bernie J. Montoya CE Associate Engineer



PROJECT TITLE: SOUTHWESTERN INDUSTRIA	L ZONE ATLAS/DRNG. FILE #: C17 DZAZO
DRB #: EPC #:	
LEGAL DESCRIPTION: LOT 24 121 CHF	
CITY ADDRESS: COLUMBINE	AVE NE
ENGINEERING FIRM: Brasher & Lorenz, Inc. 2201 San Pedro NE Bldg.1 Su	CONTACT: Dennis A. Lorenz
ADDRESS: Albuquerque, New Mexico 87	_
OWNER: SOUTHWEST INDUSTRIAL	CONTACT: RUDY FLORES
ADDRESS: PO BOX 37098 871	PHONE:
ARCHITECT: PICK BENNETT	CONTACT: 5 PM E
ADDRESS: 1118 PARK SW	PHONE: 242. 1849
SURVEYOR: PHECISION SURVEYS	CONTACT: L. MEDRANO
ADDRESS: 2929 COOPS NW	PHONE: <u>339-0569</u>
CONTRACTOR: STAP: CONSTRUCT	7DN CONTACT: PALE FUQUA
ADDRESS: 0352B COPONA LP	MZ PHONE: 823-1100
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN	CHECK TYPE OF APPROVAL SOUGHT: SKETCH PLAT APPROVAL PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVA SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
NO	PAVING PERMIT APPROVAL
COPY PROVIDED	S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS
	30 day Temp (4) usined on 10/20/17
DATE SUBMITTED: 10-16-97 BY: Dennis A. Lorenz	D



October 15, 1997

Martin J. Chávez, Mayor

Dennis Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE
Bldg. #1 - Suite 210
Albuquerque, NM 87110

RE: SOUTHWESTERN INDUSTRIAL (C17-D2A20). UPDATED GRADING AND DRAINAGE PLAN FOR BUILDING AND SO #19 PERMIT APPROVALS. ENGINEER'S STAMP DATED OCTOBER 6, 1997.

Dear Mr. Lorenz:

Based on the updated information provided on your October 7, 1997 submittal, the above referenced project is approved for Building and SO #19 Permits.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely

Lisa Am Manwill, P.E

Hydrology

c: Arlene Portillo Andrew Garcia File



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

October 15, 1997

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO:

Desiderio Salas, Street Maintenance Division

FROM: Lisa Ann Manwill, P.E. Engineering Associate, PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY

DRAINAGE FILE NUMBER C17-D2A20.

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

BRASHER & LORENZ, INC.

CONSULTING ENGINEERS

2201 SAN PEDRO NE BUILDING 1 SUITE 210

ALBUQUERQUE, NM 87110

PHONE (505) 888-6088

FAX (505) 888-6188

October 7, 1997

Lisa Ann Manwill
Engineering Associate, Hydrology Department
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

SUBJECT: SOUTHWEST INDUSTRIAL C17-D2A20

Dear Lisa:

Submitted herewith for review and approval are 2 copies of the revised grading and Drainage Plan for the subject project. The Plan has been revised to revise the drainage improvements proposed along the west property line. The approved plan recommended a concrete channel along the property line, which became difficult to construct adjacent to the patio without retaining walls. The revised plan recommends construction of an area drain with a 12 inch storm drain outfalling into Columbine Avenue. Since there are no sidewalks within the subdivision (as approved by EPC with an SU-1 site plan) we are not constructing a sidewalk culvert. This concept was discussed with Bernie Montoya.

Please process this revised Plan as soon as possible. If you have any questions, please call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/6070 encl

D 國 () 国 () 区 () OCT 0 7 1997 () HYDROLOGY SECTION

	RMATION SHEET
PROJECT TITLE: SOUTHWESTERN INDUSTRIA	ZONE ATLAS/DRNG. FILE #:
DRB #: EPC #:	
LEGAL DESCRIPTION: LOT 24 121CHF COLUMBINE	
CITY ADDRESS:	AVE NE
ENGINEERING FIRM: Brasher & Lorenz, Inc.	CONTACT: Dennis A. Lorenz
2201 San Pedro NE Bldg.1 Su ADDRESS: Albuquerque, New Mexico 87	
OWNER: SOUTHWEST INDUSTRIAL	CONTACT: BUDY FLORES
ADDRESS: PO BOX 37098 871	
ARCHITECT: PICK BENNETT	CONTACT: 5 PM E
ADDRESS: 1118 PARK SW	242. 1849 PHONE:
SURVEYOR: PHECISION SURVEYS	CONTACT: L. MEDRANO
ADDRESS: 2929 COOPS NW	PHONE: 339-0569
CONTRACTOR: STAP: CONSTRUCT	CONTACT:
ADDRESS: 8352B COPONA LP	ME PHONE: 823-1100
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 CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS OTHER (SPECIFY)
DATE SUBMITTED: 10-7-97 BY: Dennis A. Lorenz	□ © © □ V © □ □ □ □ □ □ □ □ □ □ □ □ □ □

HYDROLOGY SECTION

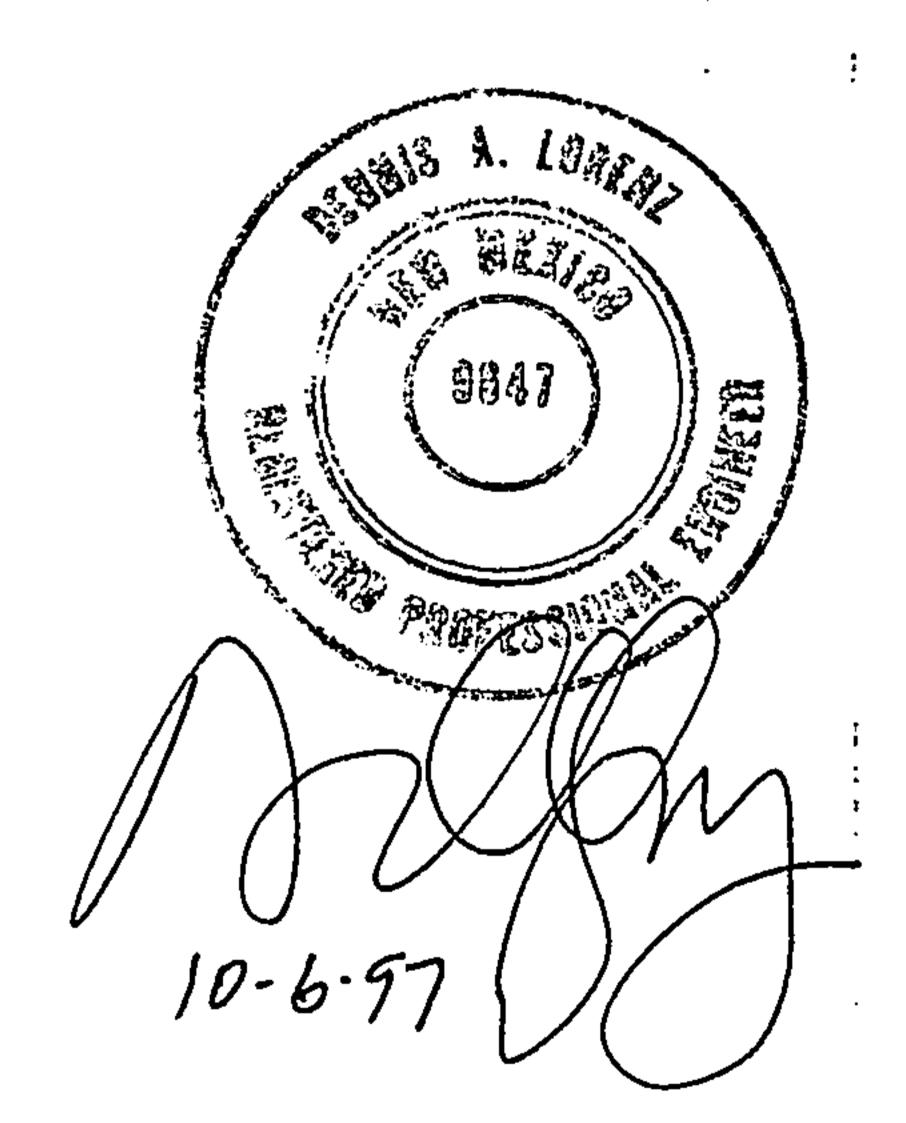
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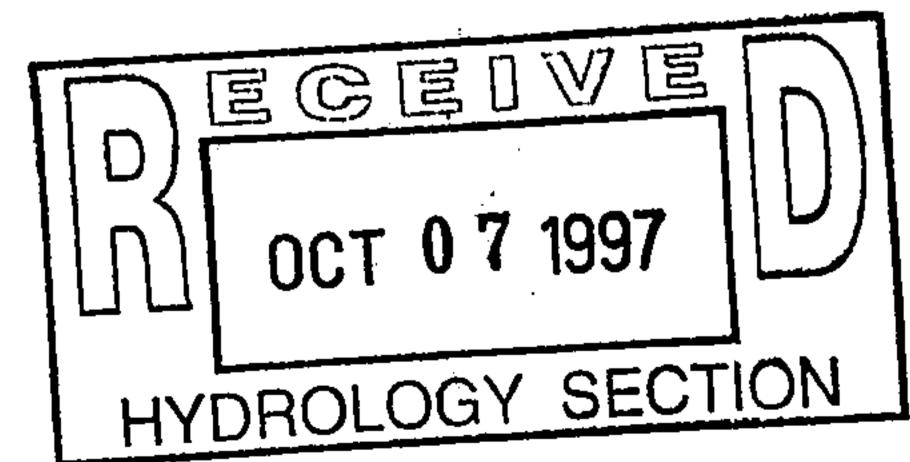
SUPPLEMENTAL CALCULATIONS

FOR

SOUTHWESTERN INDUSTRIAL



BRASHER & LORENZ, INC.
Consulting Engineers
October 1997



L=P(GRATE)=10.83 FT.

M

_JOB NO.___6070

SUBJECT_

Y____CHECKED BY_

DATE

_PAGE___OF___

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(2) PIPE: FLOW

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Enter up to 10 pipes. Enter <Return> only for flowrate and diameter to end.

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(CFS)	(IN)	(FT^1/6)	(%)	(FPS)
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12" 5D. 0K

PROJECT	NAME SOUTHWESTERN IND.	JOB NO. 6070
SUBJECT_		
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3	CHANNEZ	
	SECTION NATE	
	NTS	
	WAN-MADE CHANNELS VARIABLES LIST: Y - FLOW DEPTH Q - FLOWRATE MAN-MADE CHANNELS B - CHANNEL BOTTOM WIDTH M - CHANNEL SIDE SLOPE	S - CHANNEL SLOPE N - CHANNEL ROUGHNESS
	VARIABLE TO BE SOLVED (Y,Q,B,M,S OR N) ? Y Q (CFS) ? 1.6	SF FT



February 26, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Dennis Lorenz Brasher & Lorenz, Inc 2201 San Pedro NE Building 1 Suite 210 Albuquerque, NM 87110

RE: SOUTHWESTERN INDUSTRIAL (C17-D2A20). UPDATED DRAINAGE PLAN FOR BUILDING PERMIT AND SO #19 PERMIT APPROVALS. ENGINEER'S STAMP DATED FEBRUARY 17, 1997.

Dear Mr. Lorenz:

Based on the information provided on your February 19 submittal, the above referenced project is approved for Building and SO #19 Permits.

A separate permit is required for construction within City right-of-way. A copy of the approved plan must be on hand when requesting a excavation permit.

Prior to Certificate of Occupancy, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

In the there

Lïsa Ann Manwill

Engineering Assoc./Hyd.

c: Arlene Portillo Andrew Garcia File

/ ''

BRASHER & LORENZ, INC.

CONSULTING ENGINEERS

2201 SAN PEDRO NE BUILDING 1 SUITE 210

ALBUQUERQUE, NM 87110

PHONE (505) 888-6088

FAX (505) 888-6188

February 17, 1997

Lisa Ann Manwill
Engineering Assoc. /Hyd.
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico

SUBJECT: SOUTHWESTERN INDUSTRIAL (C17-D2A20) DRAINAGE PLAN

Dear Ms. Manwill:

Attached for review and approval are 2 copies of the revised Grading and Drainage Plan for the subject project. The Plan has been revised to reflect the comments from DRB. Specifically, these comments are addressed as follows:

- 1. The entrance is now replaced with a valley gutter instead of a drivepad.
- 2. The chain-link fence to the north of the building has been changed and a 20' sliding gate is added for access to the storage yard.
- 3. There were changes to the geometry of the parking lot.

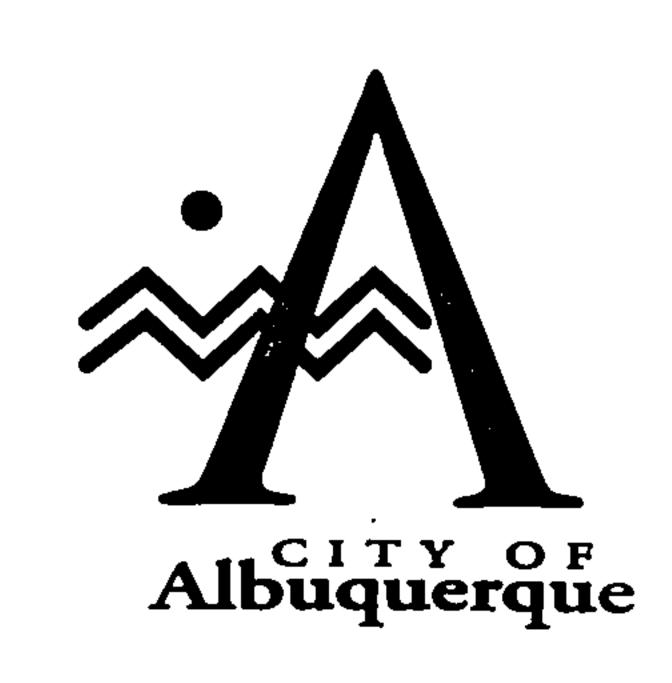
If you have any questions regarding this submittal or, if I can be of any assistance, please call.

Sincerely,

/mt encl.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Southwestern Industrial Zone atlas/DRNG. FILE #: C-17-DZAZO
DRB #: WORK ORDER #:
LEGAL DESCRIPTION: Lot 24, Rich field Park CITY ADDRESS: Columbine Avenue N.E. 4509 Columbine AV-NE
ENGINEERING FIRM: Brasher + Lorenz, Inc Contact: Dennis Lorenz
ADDRESS: 2201 San Pedro NE Blog 1 Ste 210 PHONE: 888-6088
OWNER: Southwest Industrial CONTACT: Rudy Flores
ADDRESS: P.O. Box 37098 PHONE: 822-8948
ARCHITECT: Rick Bennett CONTACT: ROLFE
ADDRESS: 1118 Park Avenue SW PHONE: 242-1859
SURVEYOR: Precision Surveys Inc CONTACT: Larry Mediano ADDRESS: 2929 Coors Blid NE PHONE: \$39-0569
ADDRESS: 2929 Coors Blid NE PHONE: 839-0569
CONTRACTOR: CONTACT:
ADDRESS: PHONE:
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT SKETCH PLAT APPROVAL
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CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR SUB'D. APPROVAL
S. DEV. PLAN FOR BLDG. PERMIT APPROVA
EROSION CONTROL PLAN SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION FINAL PLAT APPROVAL
OTHER FOUNDATION PERMIT APPROVAL
BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING: CERTIFICATE OF OCCUPANCY APPROVAL
YES GRADING PERMIT APPROVAL
NO PAVING PERMIT APPROVAL
COPY PROVIDED $\left \bigcup FEB \right _{Q} = \left \bigcup \bigcup S.A.D. DRAINAGE REPORT \right $
— COPY PROVIDED TEB 1 9 1997 TEB 1 19 19 19 19 19 19 19 19 19 19 19 19 1
OTHER (SPECIFY)
DATE SUBMITTED: Mark In-
BY: $\frac{2/17/97}{1/3}$



October 15, 1996

Martin J. Chávez, Mayor

Dennis Lorenz Brasher & Lorenz, Inc 2201 San Pedro NE Building 1 Suite 210 Albuquerque, NM 87110

RE: SOUTHWESTERN INDUSTRIAL (C17-D2A20). DRAINAGE PLAN FOR BUILDING PERMIT AND SO #19 PERMIT APPROVALS. ENGINEER'S STAMP DATED OCTOBER 15, 1996.

Dear Mr. Lorenz:

Based on the information provided on your October 7, 1996 submittal, the above referenced project is approved for Building Permit and SO #19 Permit. Building Permit approval encompasses Site Development approval.

A copy of the approved plan must be on hand when requesting a excavation permit.

Prior to Certificate of Occupancy, an Engineer's Certification will be required.

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

Sincerely,

lisa Ann Manwill

Engineering Assoc./Hyd.

c: Arlene Portillo Andrew Garcia (File



PROJECT TITLE: SOUTHWESTERN INDUSTIONS	ZONE ATLAS/DRNG. FILE #:C/7/02A?
DRB #:	WORK ORDER #:
LEGAL DESCRIPTION: LOT 24 /2104/	
CITY ADDRESS: COLUMBINE AV	ENE
ENGINEERING FIRM: Brasher & Lorenz, Inc.	CONTACT: Dennis A. Lorenz
2201 San Pedro NE Bldg.1 Su ADDRESS: <u>Albuquerque, New Mexico 87</u>	7110 PHONE: 888-6088
OWNER: SOUTHWESTERN INDUST	TRIAL CONTACT: RUDY FLORES
ADDRESS: PD 130 37098 [87	176] PHONE: 893-0710
ARCHITECT: RICK BENNETT	CONTACT: SAME
ADDRESS: 1118 PAPK SW	PHONE: 242 1859
SURVEYOR: PRECISION SURVEYS	CONTACT:
ADDRESS: 2929 COORS NW	PHONE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER	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
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
——— YES · · · · · · · · · · · · · · · · · · ·	GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL
COPY PROVIDED	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
	OTHER (SPECIFY)
DATE SUBMITTED: 10.3.96 BY: Dennis A. Lorenz	OCT - TIME
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