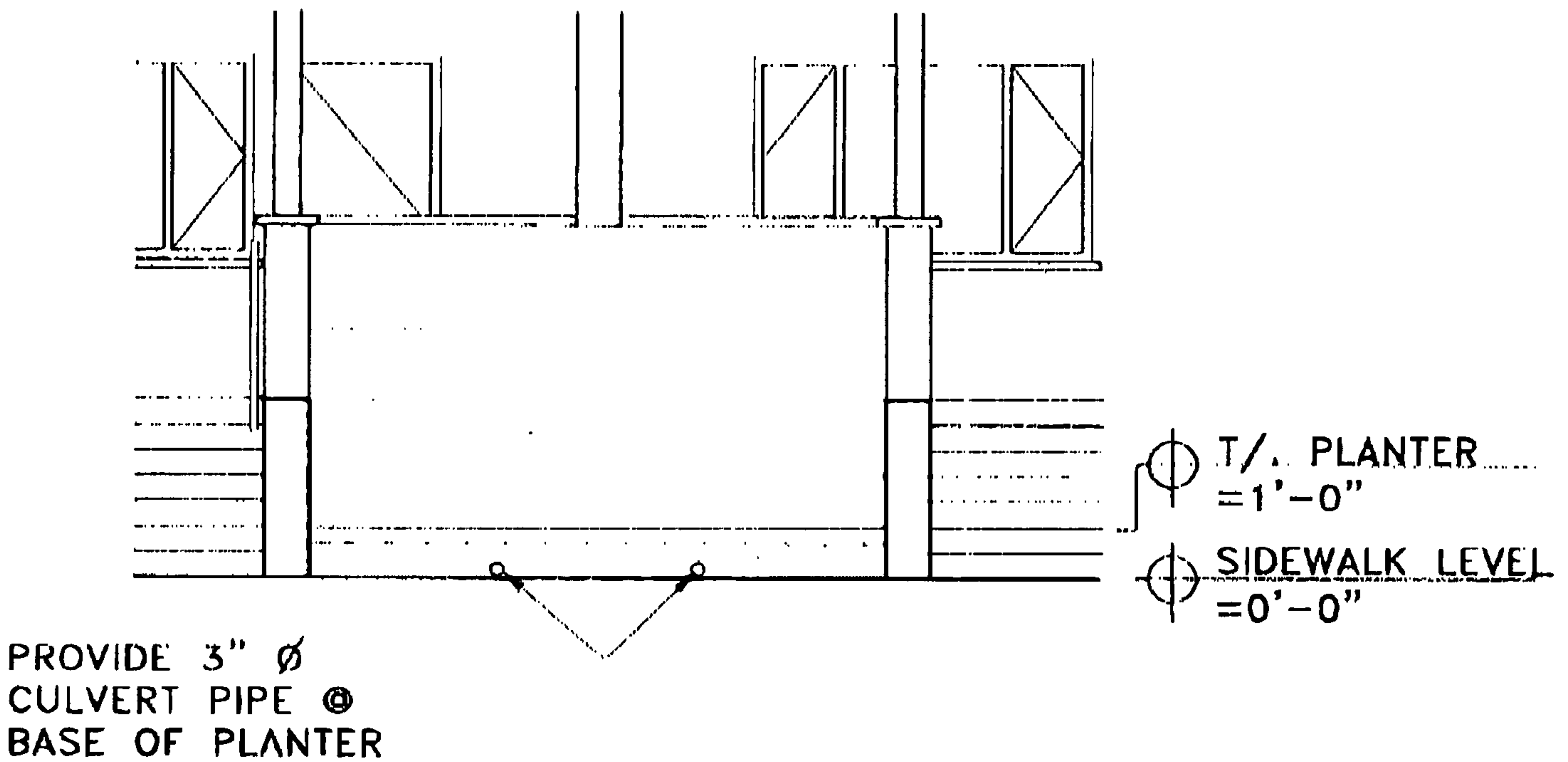


1
SK.2

PLANTER PLAN

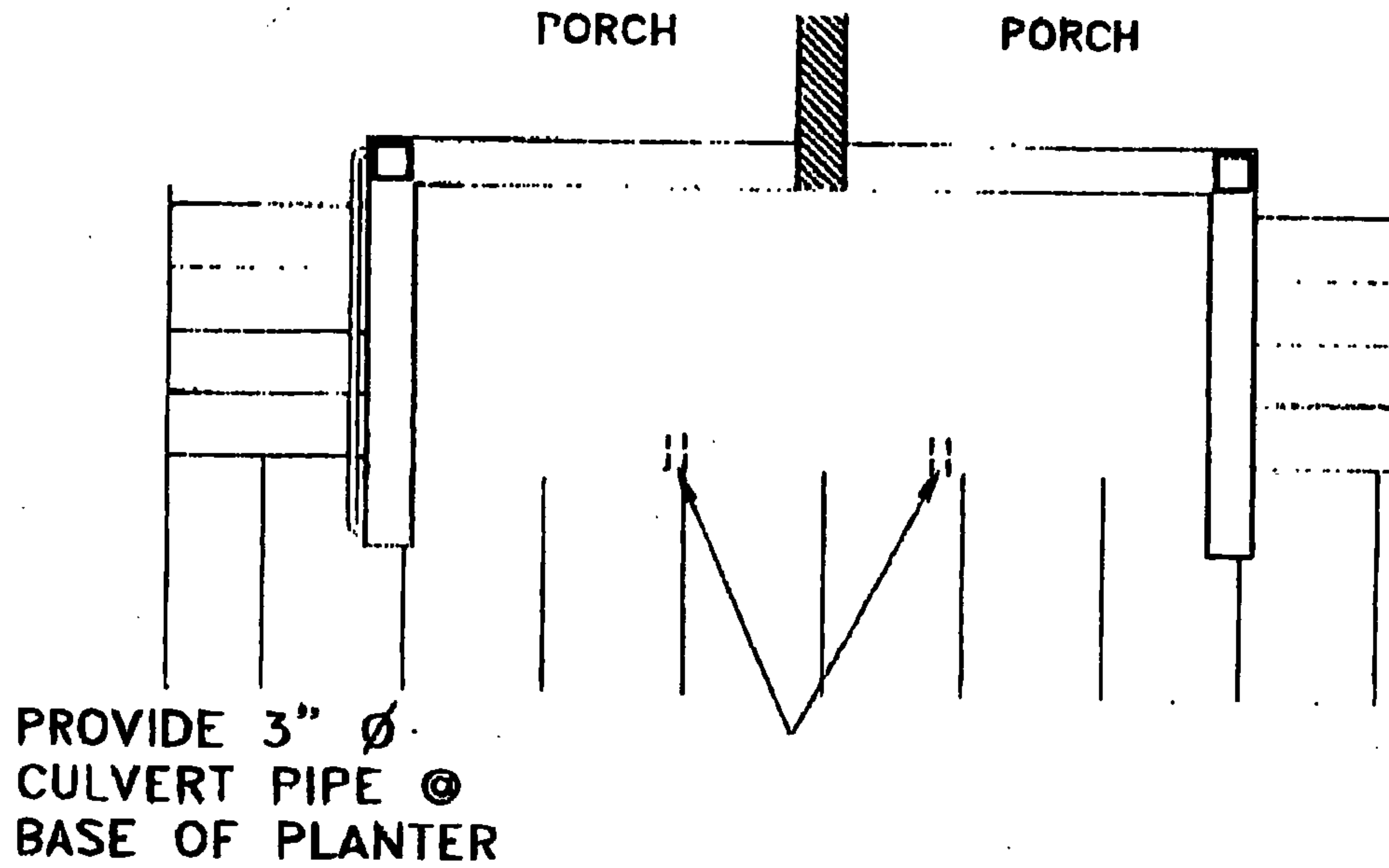
1/4" = 1'-0"



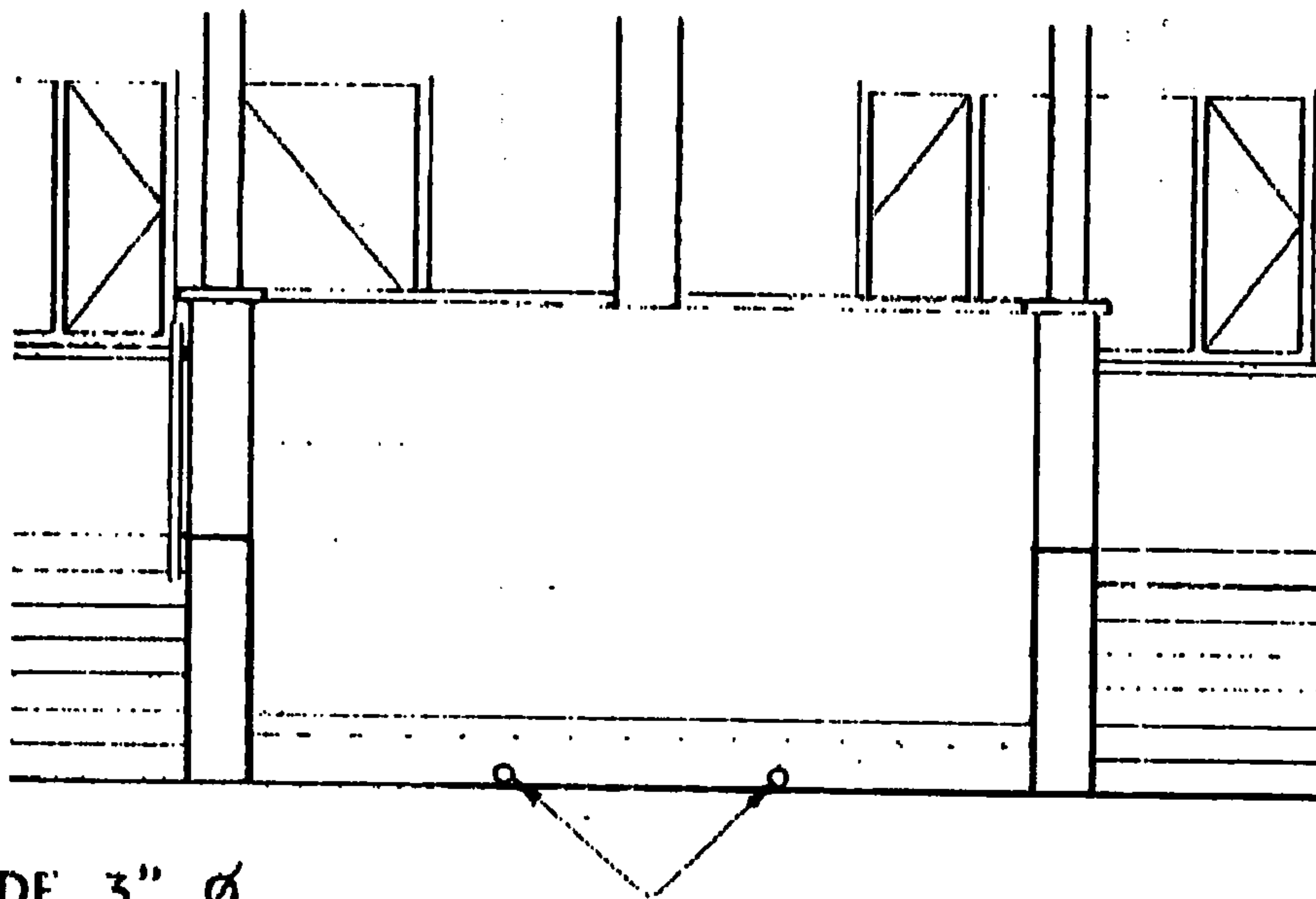
2
SK.2

PLANTER ELEVATION

1/4" = 1'-0"



1
SK.2 PLANTER PLAN
1/4"=1'-0"



2
SK.2 PLANTER ELEVATION
1/4"=1'-0"



City of Albuquerque

February 16, 2000

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

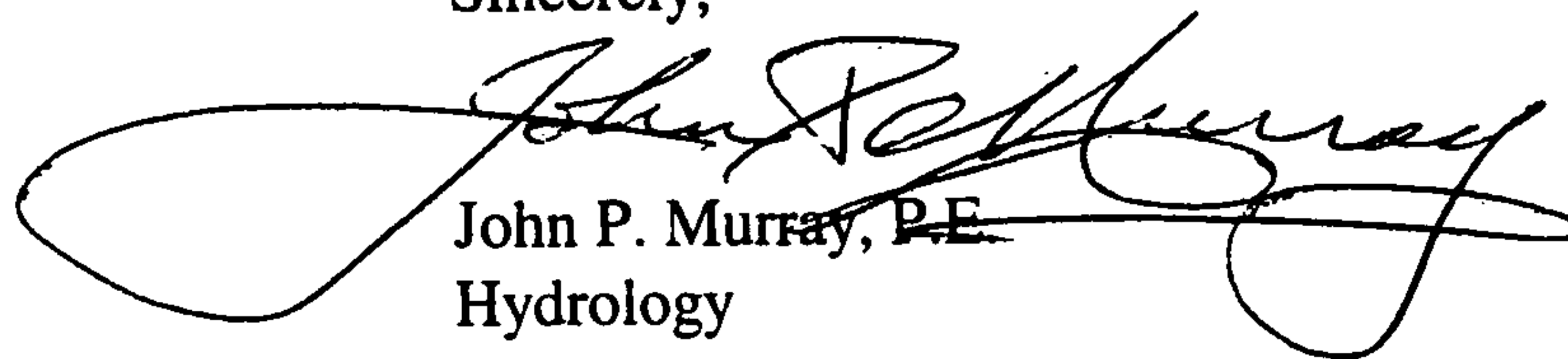
RE: ANSON FLATS (J14-D127). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED JANUARY 31, 2000.

Dear Mr. Lorenz:

Based on the information provided on your January 31, 2000 submittal, the above referenced project is approved for Certificate of Occupancy, Your letter of this date accounts for the date of June 14, 1999 on the G&D Plan which you certified as compared to the approved G&D Plan of October 19, 1998.

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

Sincerely,


John P. Murray, P.E.
Hydrology

C: WR
✓ File

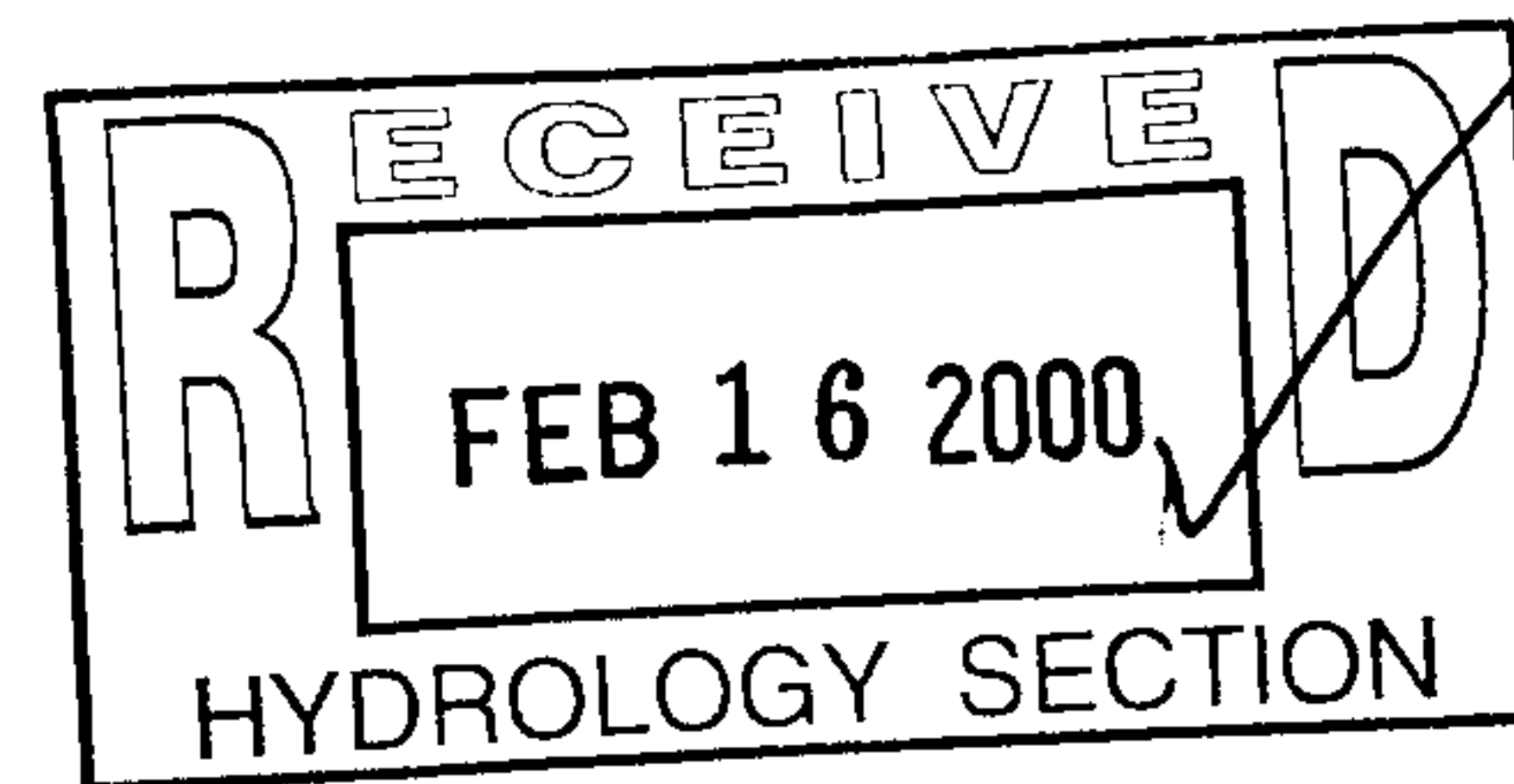
BRASHER & LORENZ, INC.

CONSULTING ENGINEERS

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

~~January~~ ^{FEB} 16, 2000

John Murray, PE
Public Works Department/Hydrology
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87103



SUBJECT: DRAINAGE CERTIFICATION FOR ANSON FLATS
J-14/D127

Dear John:

Per our telephone conversation today, the approved Grading & Drainage Plan for the subject project was revised June 14, 1999. The revision resulted from fire escape requirements from the basement level of the buildings. As a result, the finished grades at the sidewalks and parking lot were adjusted by a few tenths of a foot. The revision was minor and uniform across the site. There were no revisions to the project hydrology, discharge flowrate, building finish floor elevations, or project interfaces. My apologies for not formally re-submitting the Plan for your review.

We respectfully request Certificate of Occupancy approval. If you have any questions, please call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/8033.cert
encl

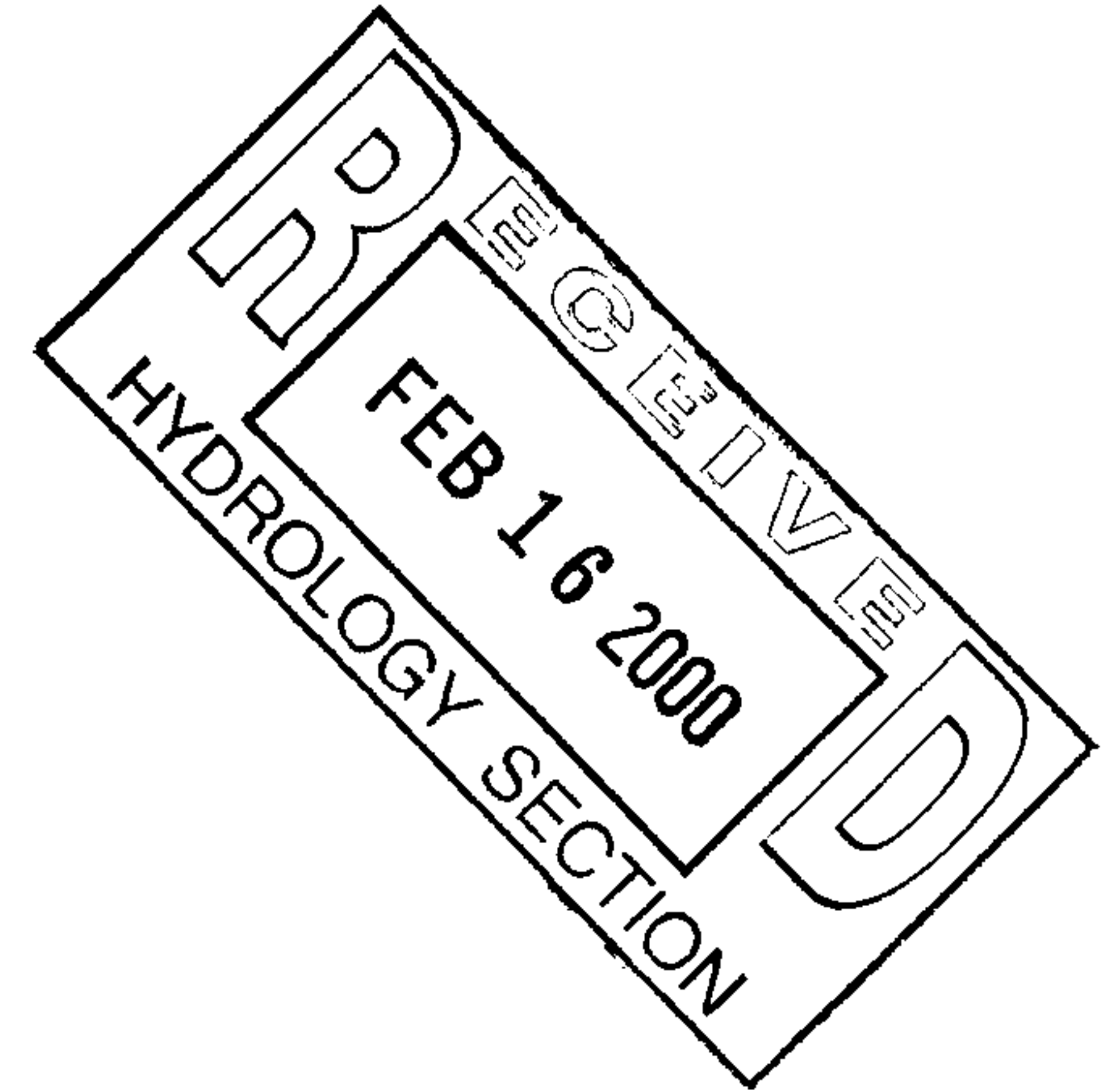
BRASHER & LORENZ, INC.

Consulting Engineers

2201 San Pedro NE Building 1 Suite 210

Albuquerque, NM 87110

JOHN MURRAY



DRAINAGE INFORMATION SHEET

PROJECT TITLE: ANSON FLATS ZONE ATLAS/DRNG. FILE #: J14-D127
 DRB #: 97-514 EPC #: — WORK ORDER #: 601481
 LEGAL DESCRIPTION: LOTS 1A-5C ANSON FLATS
 CITY ADDRESS: FIFTH ST NW

ENGINEERING FIRM: Brasher & Lorenz, Inc. CONTACT: Dennis A. Lorenz
2201 San Pedro NE Bldg. 1 Suite 210
 ADDRESS: Albuquerque, New Mexico 87110 PHONE: 888-6088

OWNER: ROBERT SLATTERY CONTACT: SAME
 ADDRESS: 3216 MONTE VISTA NE PHONE: 268-3818

ARCHITECT: GARRETT. SMITH CONTACT: SAME
 ADDRESS: 514 CENTRAL SW PHONE: 766-6968

SURVEYOR: PRECISION SURVEYS CONTACT: L. MEDRANO
 ADDRESS: 8414-D JEFFERSON NE PHONE: 856-5700

CONTRACTOR: ROBERT SLATTERY CONTACT: SAME
 ADDRESS: 3216 MONTE VISTA NE PHONE: 268-3818

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)

HYDROLOGY SECTION

DATE SUBMITTED: 1-31-80
 BY: Dennis A. Lorenz



November 10, 1998

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

RE: ANSON FLATS (J14-D127). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED OCTOBER 19, 1998.

Dear Mr. Morrow:

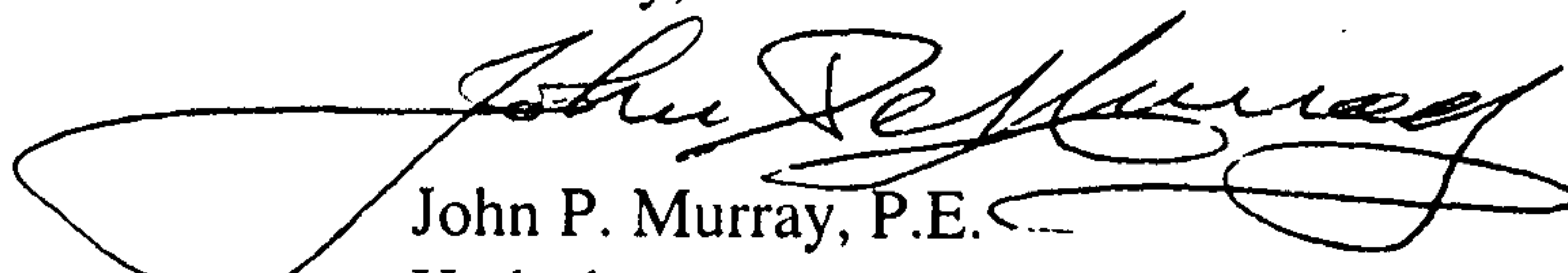
Based on the information provided on your October 19, 1998 submittal, the above referenced project is approved for Building Permit. This approval is for the revised plat and supercedes the approval dated September 11, 1998.

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

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,


John P. Murray, P.E.
Hydrology

C: ~~Andrew Garcia~~
✓ File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: ANSON FLATS ZONE ATLAS/DRNG. FILE #: J14-D127
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 1-A, 2-A, 3-A, 4-A, 5-A, 5-B, and 5-C, Anson Flats
 CITY ADDRESS: 816-894 Fifth Street NW
 ENGINEERING FIRM: Brasher & Lorenz, Inc CONTACT: Manh Tran
 ADDRESS: 2201 San Pedro NE, Bldg 1, Ste 210 PHONE: 888-6088
 OWNER: Robert Slattery Construction CONTACT: Andrew Sherwood
 ADDRESS: 3216 Monte Vista Blvd NE PHONE: 268-3818
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ 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 _____

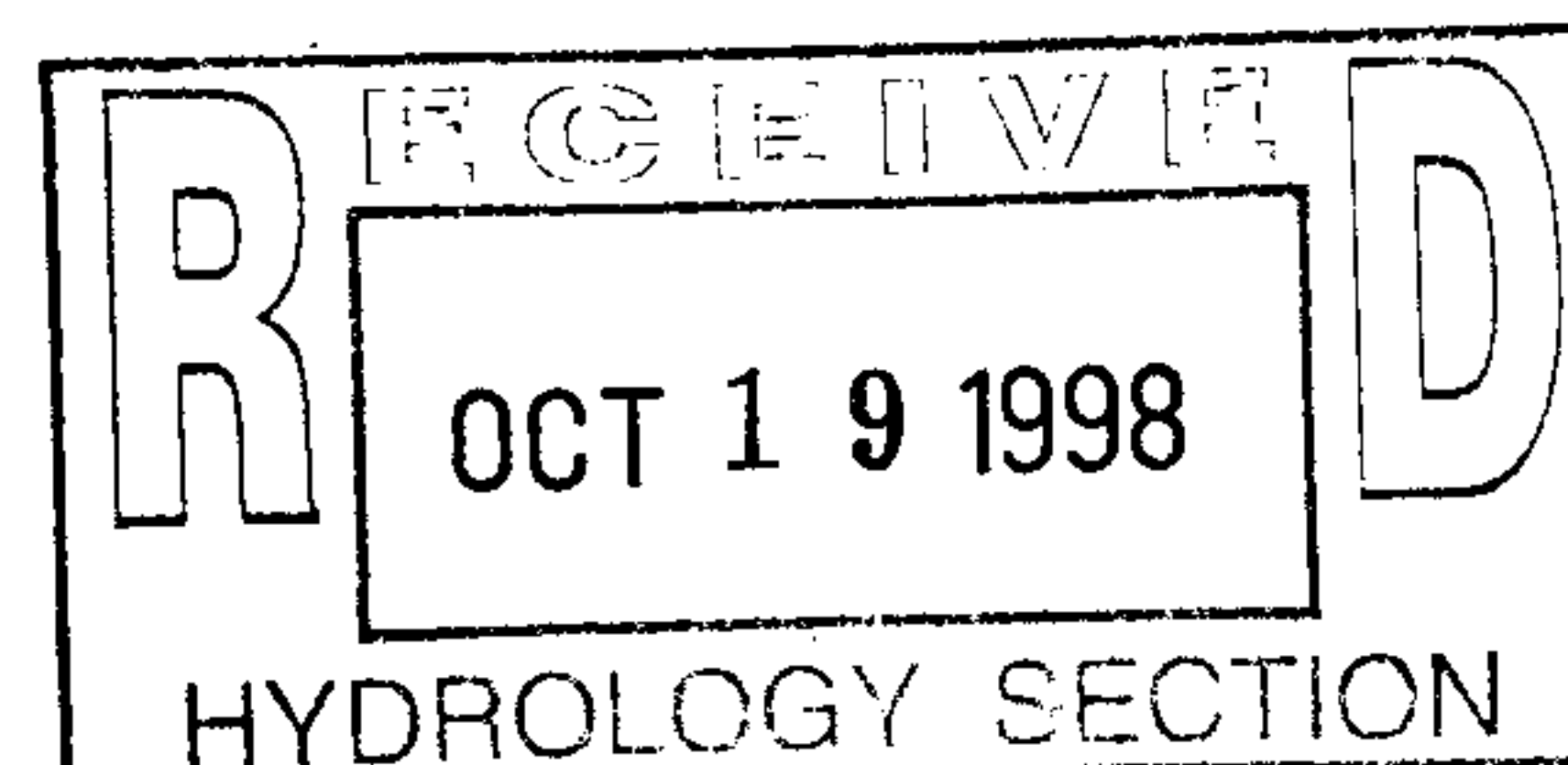
PRE-DESIGN MEETING:

____ 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: 10/19/98
 BY: Manh Tran



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 19, 1998

John P. Murray, P.E.
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico

SUBJECT: ANSON FLATS (J14-D127) DRAINAGE PLAN

Dear Mr. Murray:

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 new lot boundary and legal. The comment is addressed as follows:

1. The boundary and legal have been change^d to reflect the new approved plat.

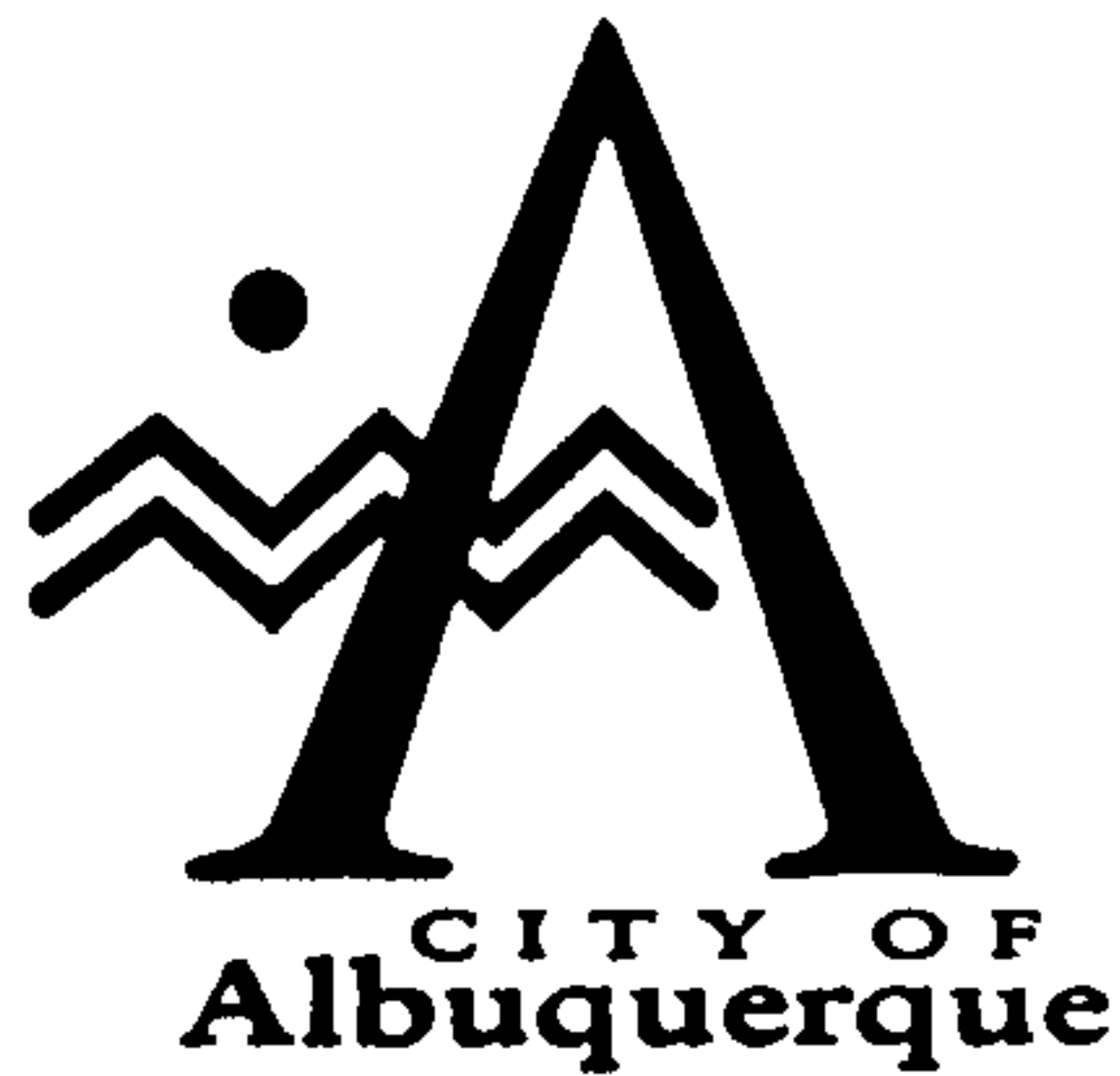
If you have any questions regarding this submittal or, if I can be of any assistance, please call.

Sincerely,



Manh Tran

/mt
encl.



September 11, 1998

Steven K. Morrow, P.E.
Brasher & Lorenz
2201 San Pedro NE
Bldg. #1 - Suite 210
Albuquerque, NM 87109

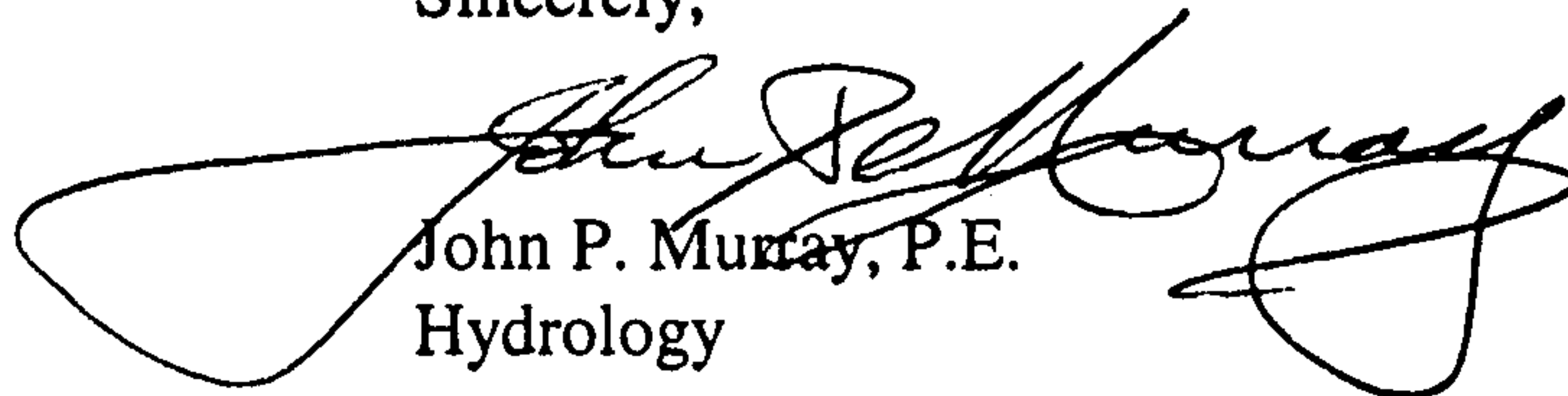
RE: ANSON FLATS (J14-D127). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED SEPTEMBER 3, 1998.

Dear Mr. Morrow:

Based on the information provided on your September 3, 1998 submittal, the above referenced project is approved for Building Permit.

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

Sincerely,



John P. Murray, P.E.
Hydrology

c:

✓ Andrew Garcia
✓ File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Anson Flats ZONE ATLAS/DRNG. FILE #: J14-D127
 DRB #: 97-514 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 1-A, 2-A, 3-A, 4-A, 5-A, 5-B, and 5-C, Anson Flats
 CITY ADDRESS: 816-894 Fifth Street NW
 ENGINEERING FIRM: Brasher + Lorenz, Inc CONTACT: Steve Morrow
 ADDRESS: 2201 San Pedro NE, Bldg 1, Ste 210 PHONE: 888-6088
 OWNER: Robert Slattery Construction CONTACT: Andrew Sherwood
 ADDRESS: 3216 Monte Vista Blvd NE PHONE: 268-3818
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ 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 _____

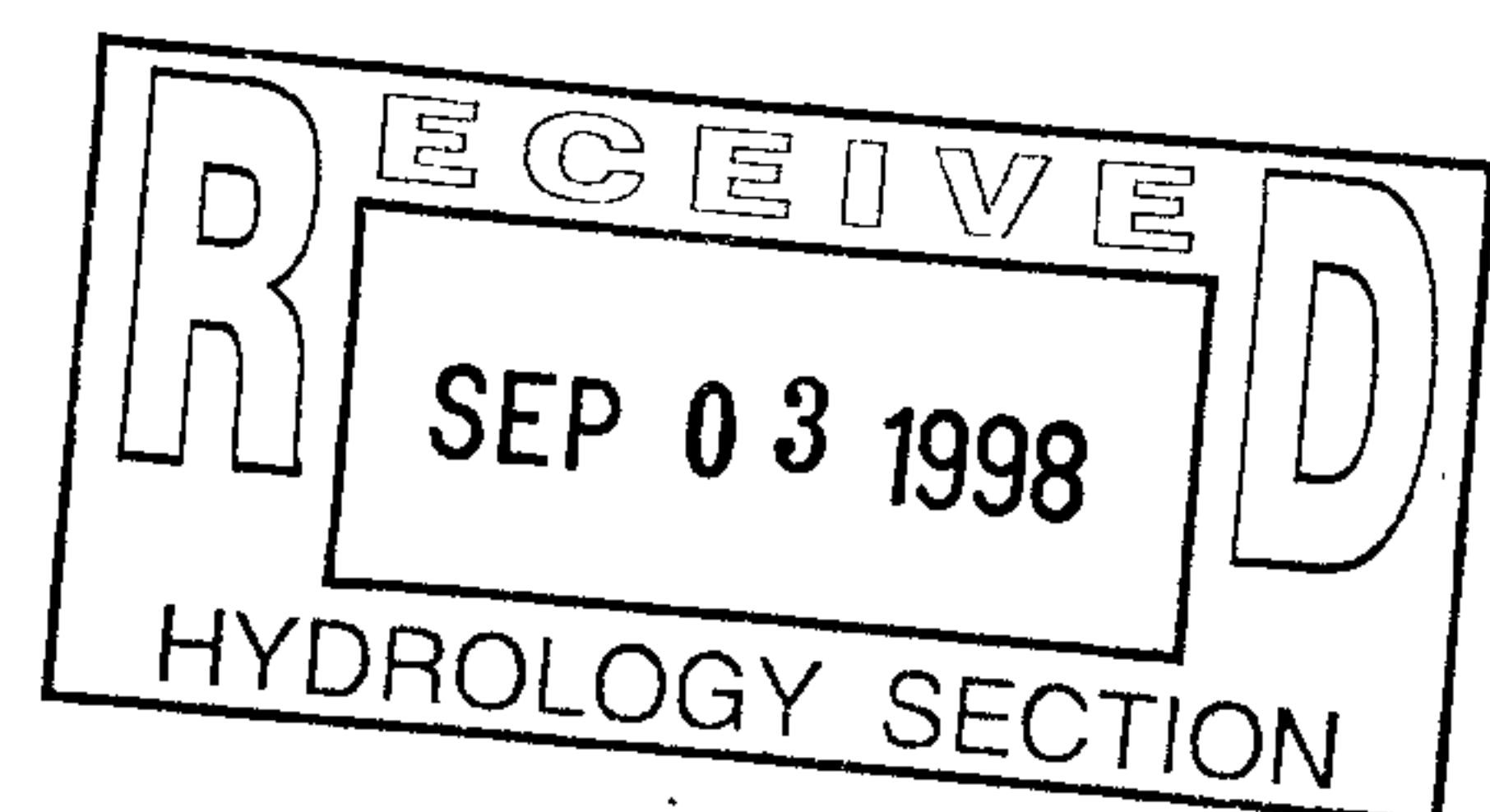
PRE-DESIGN MEETING:

____ 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: 9/3/98
 BY: Mark Jia



BRASHER & LORENZ, INC.

CONSULTING ENGINEERS

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

TO: John Murray, P.E., COA Hydrology
FROM: Steve Morrow, P.E., Brasher and Lorenz, Inc. *Sm*
RE: Anson Flats (J14-D127)
DATE: 9-3-98

I addressed your comments as follows:

1. It is not clear as to what the sources and dispositions of the off-site flows are. You note concern for settlement. Would blockage of the off-site flows cause similar concerns for their properties of origin?

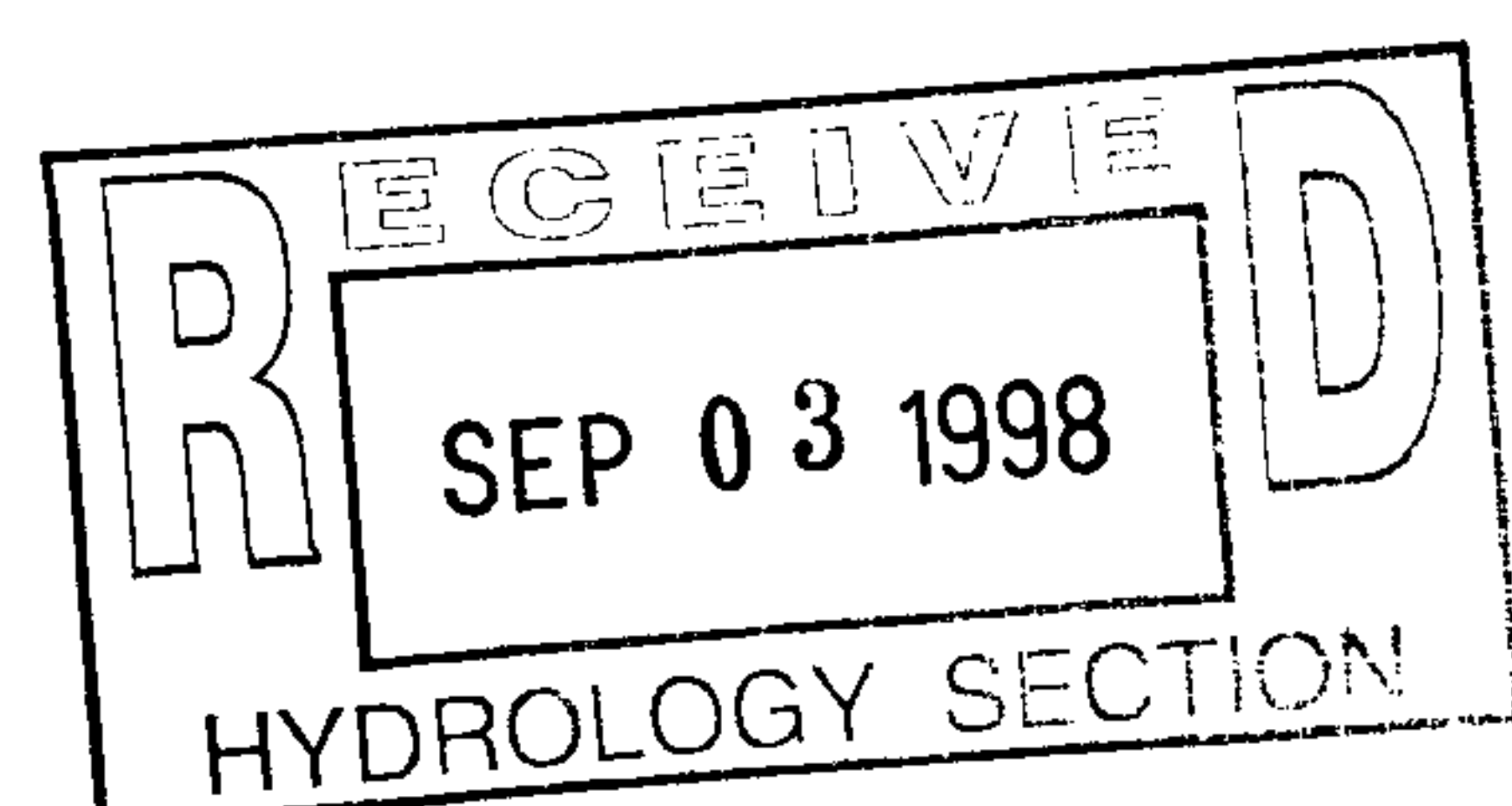
There are no offsite flows. "Offsite basins" analyzed on the previous submittal were the planting strips along Fourth and Marble. They drain to the street and are not really "offsite basins." I did not include them on the resubmittal.

2. Your submittal notes the site consisting of .292 acres but the hydrology calculations show an area of .328 acres. The off-site area 0.076 acres is consistant.

This inconsistency was a typographic error. It is corrected on the revised plan. The area of the site is 0.328 acres.

3. It is not clear whether or not storm water from Fifth St. and/or Marble Ave. could enter the site.

I added standard city drivepads at the entrances to create one-foot water blocks. This will prevent storm water from entering the site.





August 24, 1998

Steven K. Morrow, P.E.
Brasher & Lorenz
2201 San Pedro NE
Bldg. #1 - Suite 210
Albuquerque, NM 87109

**RE: ANSON FLATS (J14-D127). DRAINAGE PLAN FOR FINAL PLAT AND
BUILDING PERMIT APPROVALS. ENGINEER'S STAMP DATED JULY 27, 1998.**

Dear Mr. Morrow:

Based on the information provided on your July 28, 1998 submittal, City Hydrology has the following Comments:

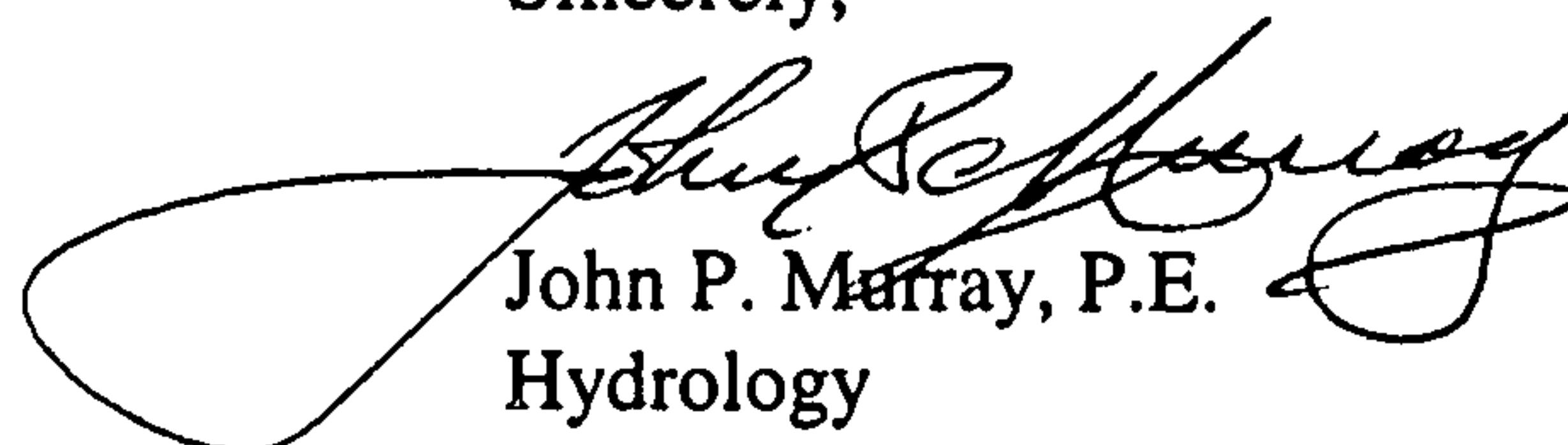
It is not clear as to what the sources and dispositions of the off-site flows are. You note concern for settlement. Would blockage of the off-site flows cause similar concerns for their properties of origin?

Your submittal notes the site consisting of 0.292 acres but the hydrology calculations show an area of 0.328 acres. The off-site area - 0.076 acres - is consistent.

It is not clear whether or not storm water from Fifth St. and/or Marble Ave. Could enter the site.

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

Sincerely,


John P. Murray, P.E.
Hydrology

c:

✓ Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

NEW

PROJECT TITLE: ANSON FLATS ZONE ATLAS/DRNG. FILE #: J-14 127

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

LEGAL DESCRIPTION: LOTS 1-A, 2-A, 3-A, 4-A, 5-A, 5-B, 5-C, ANSON FLATS

CITY ADDRESS: 816-894 FIFTH STREET NW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: STEVEN K. MORROW
ADDRESS: 2201 SAN PEDRO NE, BLDG. 1, STE. 210 ^{ABQ, NM 87110} PHONE: (505) 888-6088

OWNER: ROBERT SLATTERY CONSTRUCTION CONTACT: BOB SLATTERY
ADDRESS: 3216 MONTE VISTA BLVD. NE ^{ABQ, NM 87106} PHONE: (505) 268-3818

ARCHITECT: GARRETT SMITH, LTD. CONTACT: GEORGE NEWLANDS
ADDRESS: 514 CENTRAL SW, ABQ, NM 87102 PHONE: (505) 766-6968

SURVEYOR: PRECISION SURVEYS, INC. CONTACT: LARRY MEDRANO
ADDRESS: 2929 COORS BLVD. NW, STE. 105 ^{ABQ, NM 87120} PHONE: (505) 839-0569

CONTRACTOR: ROBERT SLATTERY CONSTRUCTION CONTACT: BOB SLATTERY
ADDRESS: 3216 MONTE VISTA BLVD. NE, ABQ, NM ⁸⁷¹⁰⁶ PHONE: (505) 268-3818

TYPE OF SUBMITTAL:

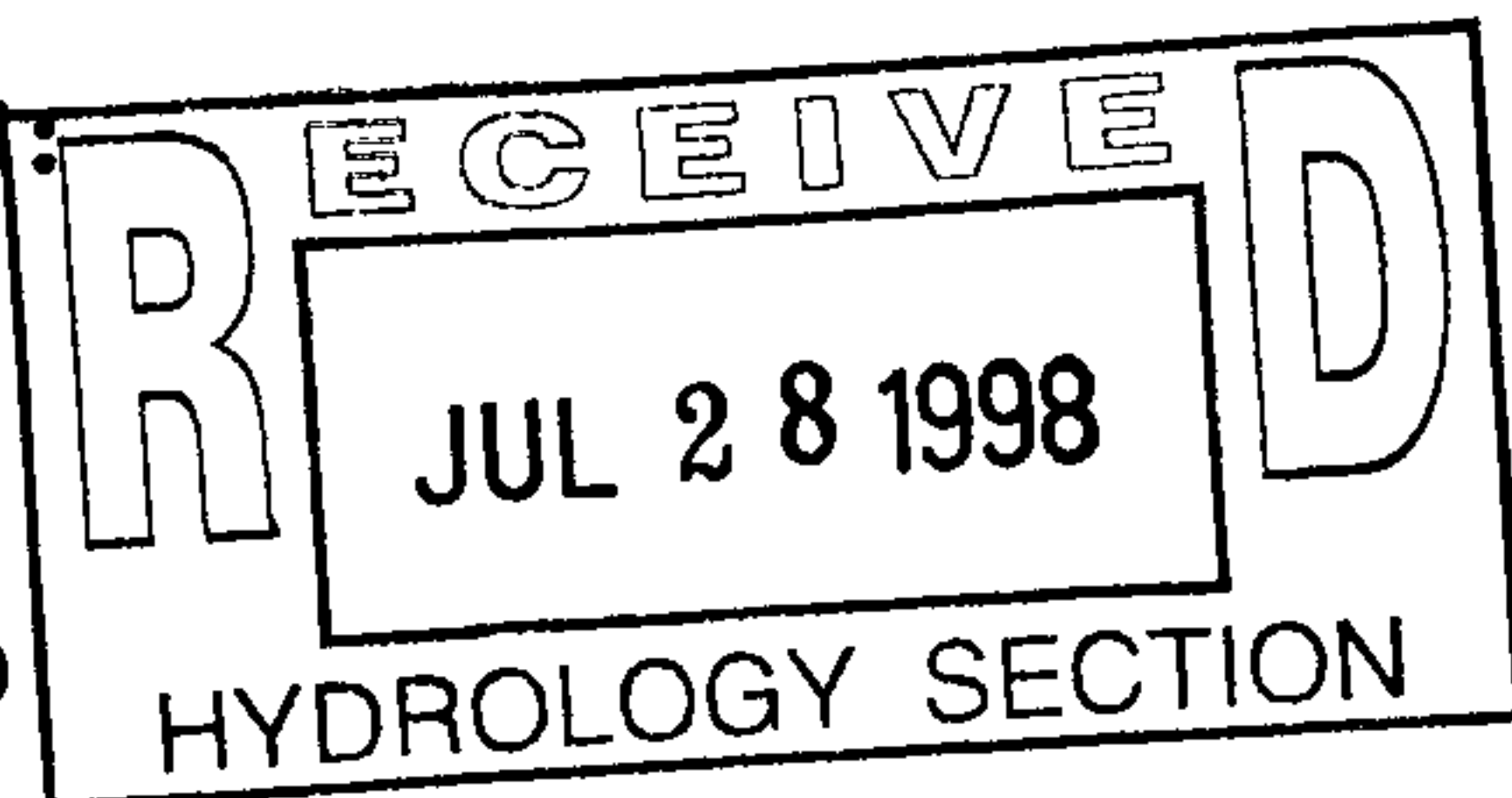
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER _____

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

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 20 JULY 1998 *Seal stamped 7/27/98*

BY: C. DARREN DUCKWORTH, BRASHER & LORENZ, INC.

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME ANSON FLATS

AGIS MAP # J-14

LEGAL DESCRIPTION LOTS 1-A, 2-A, 3-A, 4-A, 5-A, 5-B, AND 5-C,
ANSON FLATS

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent Date

Hydrology Division Representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent Date

Utilities Division Representative Date

DRB# _____