CITY OF ALBUQUERQUE



October 24, 2011

Dennis A Lorenz, P.E.

Brasher & Lorenz

2201 San Pedro NE

Albuquerque, NM 87110

Re: Lester Residence, 839 Shire SW, Grading and Drainage Plan Engineer's Stamp Date 10-06-11 (L08/D001)

Dear Mr. Lorenz,

PO Box 1293

Based upon the information provided in your submittal received 10-07-11, the above referenced plan is approved for Building Permit.

Albuquerque

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

NM 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Singerely,

Shahab Biazar, P.E.

Senior Engineer,-Planning Dept.

Development and Building Services

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: DRB#:	· · · · · · · · · · · · · · · · · · ·	WORK	_	L-8/D001
	LOT 15A, SUNRISE TERI			
	839 SHIRE STREET SW			
	BRASHER & LORENZ, IN 2201 SAN PEDRO NE, BU			DENNIS LORENZ
	ALBUQUERQUE, NEW N			<u>888-6088</u> 87110
	TIDDO QUILQUE, TUD W IV			
OWNER:	EDWIN LESTER		CONTACT: _	E. LESTER
	839 SHIRE ST. SW		PHONE:	
CITY, STATE:	ALBUQUERQUE, NM		ZIP CODE:	<u>87121</u>
ARCHITECT:	SANDERS & ASSOC		CONTACT:	G. SANDERS
	5921 LOMAS NE		PHONE:	255-5040
CITY, STATE:	ALBUQUERQUE, NM		ZIP CODE: _	87106
SURVEYOR:	BRASHER & LORENZ, IN	JC	CONTACT:	L. ARMIJO
	2207 SAN PEDRO NE, BU		PHONE:	888-6088
	ALBUQUERQUE, NEW N			87110
CITT, SIATE.	ALDOQUERQUE, IND W	ILATICO	ZII CODL	<u> </u>
CONTRACTOR:	UNKNOWN		CONTACT: _	
ADDRESS:			PHONE:	
CITY, STATE:			ZIP CODE:	
DRAINAGE PI CONCEPTUAL GRADING PLA EROSION CON ENGINEER'S C CLOMR/LOMB TRAFFIC CIRC ENGINEER'S C	EPORT LAN 1 st SUBMITTAL LAN RESUBMITTAL L G & D PLAN AN NTROL PLAN CERT (HYDROLOGY) CULATION LAYOUT CERT (TCL) CERT (DRB SITE PLAN)	CHECK TYPE OF APPROSIA/FINANCIAL PRELIMINARY S. DEV. PLAN F S. DEV. FOR BL SECTOR PLAN FINAL PLAT AF FOUNDATION I BUILDING PERI CERTIFICATE O GRADING PERM PAVING PERMI WORK ORDER GRADING CERT OTHER (SPECIE	GUARANTEI PLAT APPROV OR SUB'D AP DG. PERMIT A PPROVAL PERMIT APPROV OF OCCUPANO OF OCCUPANO OF APPROVAL T APPROVAL APPROVAL	E RELEASE VAL PROVAL APPROVAL OVAL CY (PERM) CY (TEMP) L
WAS A PRE-DESIGN CYESNOCOPY PROVIE DATE SUBMITTED:	ONFERENCE ATTENDED			OCT 7 2011

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal The particular nature, location, and scope to the proposed development defines the degree of drainage detail One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3 Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



September 20, 2011

Shahab Biazar, PE
Senior Engineer, Planning Department
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: Lester Residence L08/D001

Dear Shahab:

Submitted herewith for review and approval is one copy of the revised Grading and Drainage Plan for the subject project. Due to escalating project costs, the Owners have decided to utilize low height CMU retaining walls in lieu of the boulder walls detailed on the approved plan. No other changes have been made.

Thank you for your assistance. Please feel free to call me if you have any questions.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/11516

RECEIVED

00T 7 2011

HYDRCLOGY SECTION

CITY OF ALBUQUERQUE



September 22, 2010

Dennis A Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE
Albuquerque, NM 87110

Re: Lester Residence, 839 Shire SW, Grading and Drainage Plan Engineer's Stamp Date 9-21-11 (L08/D001)

Dear Mr. Lorenz,

PO Box 1293

Based upon the information provided in your submittal received 9-21-11, the above referenced plan is approved for Building Permit.

Albuquerque

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

NM 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Shahab Biazar, P.E.

Singerely,

Senior Engineer, Planning Dept.

Development and Building Services

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE:	LESTER RESIDENCE				ZONE MAP:	L-8/D001
DRB#:	EPC#: WORK		ORDER#:	<u> </u>		
LECAL DESCRIPTIONS	. IOT 15A CIDIDICE TEI		INIT	1		
	LOT 15A, SUNRISE TER 839 SHIRE STREET SW		UNII	1		
CITT ADDRESS	ODY OUIKE DIKEEL OW	_			<u>-</u>	
ENGINEERING FIRM:	BRASHER & LORENZ,	INC.			CONTACT:	DENNIS LORENZ
	2201 SAN PEDRO NE, E		_		_	888-6088
CITY, STATE:	ALBUQUERQUE, NEW	MEXIC	0		ZIP CODE: _	87110
					00 M A OTT	
OWNER:	EDWIN LESTER	_				E. LESTER
	839 SHIRE ST. SW				PHONE:	05101
CITY, STATE:	<u>ALBUQUERQUE, NM</u>	<u> </u>	<u>.</u>	_	ZIP CODE: _	87121
ARCHITECT:	SANDERS & ASSOC				CONTACT:	G. SANDERS
	5921 LOMAS NE				PHONE:	255-5040
	ALBUQUERQUE, NM				ZIP CODE:	
·						
SURVEYOR:	BRASHER & LORENZ,	<u>INC</u>			_CONTACT: _	L. ARMIJO
ADDRESS:	2207 SAN PEDRO NE, E	UILDIN	G 1, S	UITE 1300	PHONE:	888-6088
CITY, STATE:	ALBUQUERQUE, NEW	<u>MEXIC</u>	0		ZIP CODE: _	87110
	T (N (T/N (
CONTRACTOR:	<u>UNKNOWN</u>				CONTACT: _	
ADDRESS:			_		PHONE:	
CITY, STATE:					ZIP CODE: _	
TYPE OF SUBMITTAL:		CHECK	(ΤΥΡΙ	E OF APPRO	VAL SOUGH	ፐ :
DRAINAGE RI		<u> </u>			GUARANTE	
	LAN 1 st SUBMITTAL	····			PLAT APPRO	
	LAN RESUBMITTAL				OR SUB'D AF	
CONCEPTUAL		<u> </u>			DG. PERMIT	
GRADING PLA					APPROVAL	
	EROSION CONTROL PLAN FINAL PLAT A					
	CERT (HYDROLOGY)		_		PERMIT APPR	ROVAL
CLOMR/LOMI	`	X	_		MIT APPROV	
	CULATION LAYOUT		_		OF OCCUPAN	
ENGINEER'S					OF OCCUPAN	`
	CERT (DRB SITE PLAN) GRADING PER					
OTHER (SPEC			_		T APPROVAL	
	<i>-</i> ,		_		APPROVAL	
		-			ΓΙΓΙCATION	
			_	IER (SPECIF		
				•		
	ONFERENCE ATTENDE	D:			S	EP 2 1 23!1
YES						
	\rr					
COPY PROVID			t	1 ~ ~ ~	2100	
DATE SUBMITTED:	9.21.11	RΥ·	ワ・	LORE	17-7 -	es de la compansa de
DATE SUBMITTED:		rs Y :				

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans. Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

September 20, 2011

Shahab Biazar, PE
Senior Engineer, Planning Department
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: Lester Residence L08/D001

Dear Shahab:

Submitted herewith for review and approval is one copy of the revised Grading and Drainage Plan for the subject project. The Plan is revised as follows to address your comment letter dated 9-7-2011:

- 1. The 114th Street access is by an existing gate that has been utilized by the property owner for quite some time. This Plan does not attempt to change that condition. I recommend this be deferred to Zoning and Traffic, and not remain a drainage issue.
- 2. The existing 10' PUE is not connected to public right-of-way due to a previous vacation action that allowed the owner to claim excess right-of-way. The position of the PUE has been corrected per the recorded plat, which eliminates the encroachment by the proposed gazebo. The existing sundeck is now located within the easement, however, the sundeck is a wooden structure that is not considered an encroachment by the dry utility providers.
- 3. As we discussed, all drainage flows east, away from 114th Street, therefore, drainage improvements are not necessary at the existing block wall.

Thank you for your assistance with the processing of this plan. Please feel free to call me is you have any remaining concerns.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

Principal

/dl/11516

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

			•	
DRB#:	EPC#:	WORK	ORDER#:	
LECAL DECODIDEIO	NI. LOTICA CIDIDICE TED	DACE IBIT 1		
	N: <u>LOT 15A, SUNRISE TER</u> 839 SHIRE STREET SW	-		
	939 SHIKE SIKEET SW			
	. DDAGHED 6-1 ODENIZ I	NICT.	CONTACT: 1	DENINIC I ODENIZ
	I: BRASHER & LORENZ, I	• • •	_	DENNIS LORENZ
ADDRESS: _	2201 SAN PEDRO NE, B		_ PHONE: ZIP CODE:	<u> </u>
CHY, STATE	E: <u>ALBUQUERQUE, NEW I</u>	VIEXICO	_ ZIP CODE	8/110
OWNER:	EDWIN LESTER		CONTACT: _	E. LESTER
	839 SHIRE ST. SW		PHONE:	
CITY, STATE	E: <u>ALBUQUERQUE, NM</u>		ZIP CODE: _	87121
ARCHITECT:	SANDERS & ASSOC		$CONT\Delta CT$	G. SANDERS
	5921 LOMAS NE		PHONE:	255-5040
	E: ALBUQUERQUE, NM		ZIP CODE:	87106
CHIL	S. ALBOQUEIXQUE, INIVI	·	_ ZII CODE	07100
SURVEYOR:	BRASHER & LORENZ, I	NC	_CONTACT: _	L. ARMIJO
ADDRESS: _	2207 SAN PEDRO NE, B	UILDING 1, SUITE 1300	_ PHONE:	888-6088
CITY, STATE	E: <u>ALBUQUERQUE, NEW</u>	MEXICO	_ ZIP CODE: _	87110
CONTRACTOR:	UNKNOWN		CONTACT	
ADDRESS:		<u> </u>	PHONE:	
CITY, STATE	· -		_	
TYPE OF SUBMITTA		CHECK TYPE OF APPR		
DRAINAGE DRAINAGE		SIA/FINANCIA PRELIMINARY		
	PLAN 1 st SUBMITTAL PLAN RESUBMITTAL	S. DEV. PLAN		
	ALG&DPLAN	S. DE V. FLAN S. DEV. FOR B		
GRADING P		SECTOR PLAN		ALLINOVAL
	ONTROL PLAN	FINAL PLAT A		
	S CERT (HYDROLOGY)	FOUNDATION		OVAI
CLOMR/LO	,	X BUILDING PER		
	RCULATION LAYOUT	CERTIFICATE		
· · · · · · · · · · · · · · · · · · ·	S CERT (TCL)	CERTIFICATE		` '
	S CERT (DRB SITE PLAN)	GRADING PER		
OTHER (SPI		PAVING PERM		
	,	WORK ORDER		The state of the s
		GRADING CER	TIFICATION	
		OTHER (SPECI	FY) SO-19	and the first terms of the second of the sec
TILLA A DED DESCION	I AANTEDDENIAE A WWENTEDE			a 2011
WAS A PRE-DESIGN YES	CONFERENCE ATTENDED		SE	
X NO				
COPY PROV	/IDED	•		SECTION SECTION
	9.7.11	カ. し0	RENT.	SECTION
DATE SUBMITTED:		BY:	E	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans. Required for building permits, grading permits, paving permits and site plans less than five (5) acres

CITY OF ALBUQUERQUE



September 7, 2010

Dennis A Lorenz, P.E. Brasher & Lorenz 2201 San Pedro NE Albuquerque, NM 87110

Re: Lester Residence, 839 Shire SW, Grading and Drainage Plan Engineer's Stamp Date 9-2-11 (L08/D001)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 9-2-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

- No access is allowed from 114th Street, SW.
- The proposed gazebo on top of the existing PUE has to be moved outside the easement.
- Please verify the location of the exiting PUE. The existing PUE does not appear to be shown in the correct location.
- Some blocks has to be turned for drainage along the 114th street. Place the bottom of the block opening a minimum of 4" above finished grade. Also place a filter fabric at the opening.

If you have any questions, you can contact me at 924-3695.

NM 87103

www.cabq.gov

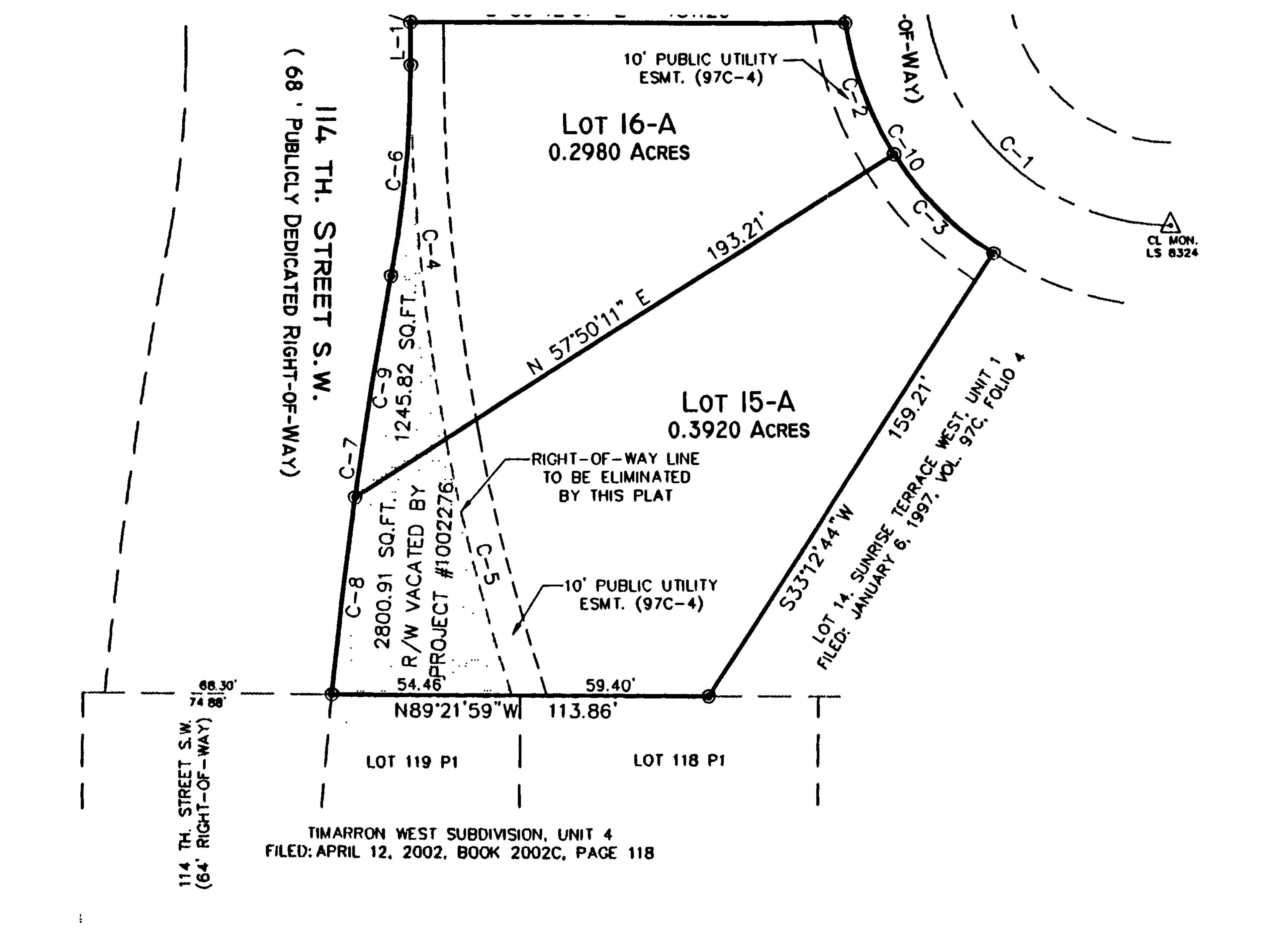
Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file



	LINE TABLE					
LINE	LENGTH	BEARING				
L-1	13.02	N00'17'59"E				

	CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	
C-1	110.72	75.00	84'35'02"	100.94	S47'04'28"E	
C-2	42.33	100.00	24'15'05"	42.01	S20'07'30"E	
C-3	42.92	100.00	24'35'35"	42.59	S44'32'50"E	
C-4	113.18	616.00	10'31'38"	113.02	S04'57'50"E	
C-5	79.82	616.00	7'25'27"	79.76	S13'56'23"E	
C-6	63.98	338.70	10'49'23"	63.89	N05'42'41"E	
C-7	127.32	1466.00	4'58'34"	127.28	N08'38'05"E	
C-8	59.94	1466.00	2'20'34"	59.94	N07'19'05"E	
C-9	67.38	1466.00	2'38'00"	67.38	N09'48'22"E	
C-10	85.25	100.00	48'50'40"	82.68	S32'25'18"E	

MONUMENT LEGEND

- △ FOUND CONTROL STATION AS NOTED
- SET 1/2" REBAR W/YELLOW PLASTIC
 CAP STAMPED "GRITSKO LS8686"
 UNLESS OTHERWISE NOTED