

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: LESTER RESIDENCE ZONE MAP: L-8/D001
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15A, SUNRISE TERRACE, UNIT 1
CITY ADDRESS: 839 SHIRE STREET SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2201 SAN PEDRO NE, BUILDING 1, SUITE 1200 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: EDWIN LESTER CONTACT: E. LESTER
ADDRESS: 839 SHIRE ST. SW PHONE: _____
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87121

ARCHITECT: SANDERS & ASSOC CONTACT: G. SANDERS
ADDRESS: 5921 LOMAS NE PHONE: 255-5040
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

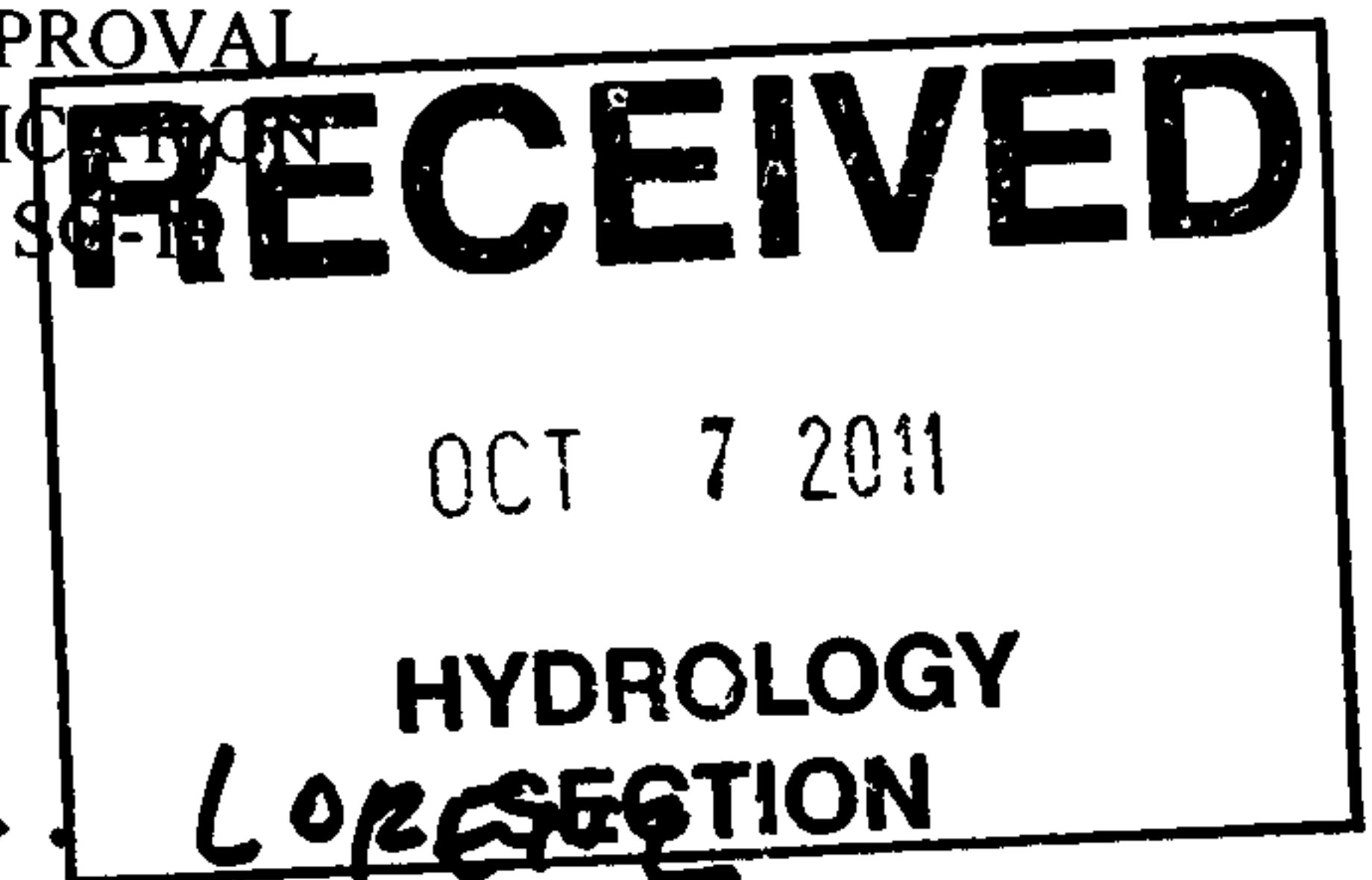
CONTRACTOR: UNKNOWN CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
____ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 10.6.11 BY: DENNIS A. LORENZ



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.



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

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.

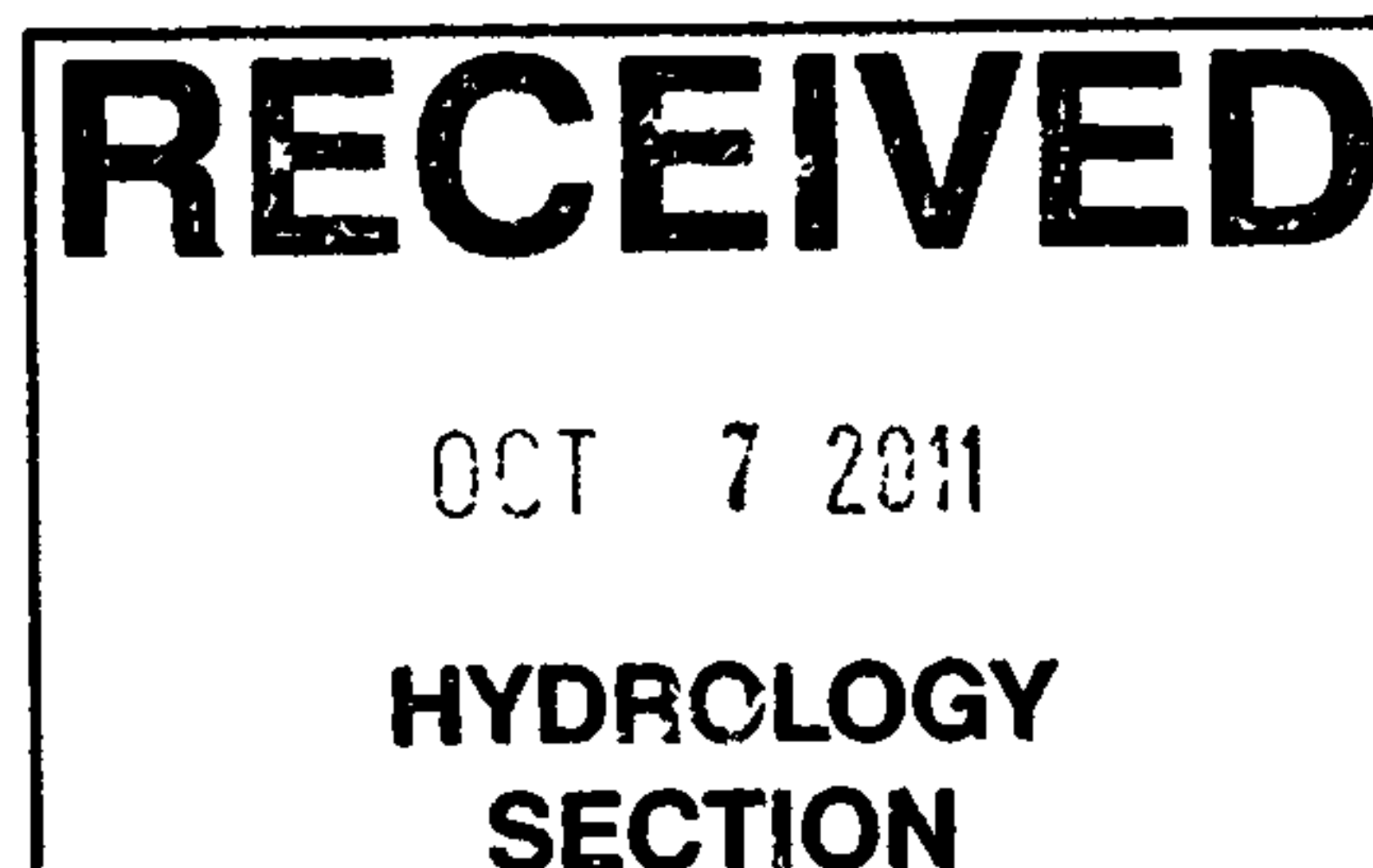
Thank you for your assistance. Please feel free to call me if you have any questions.

Sincerely,

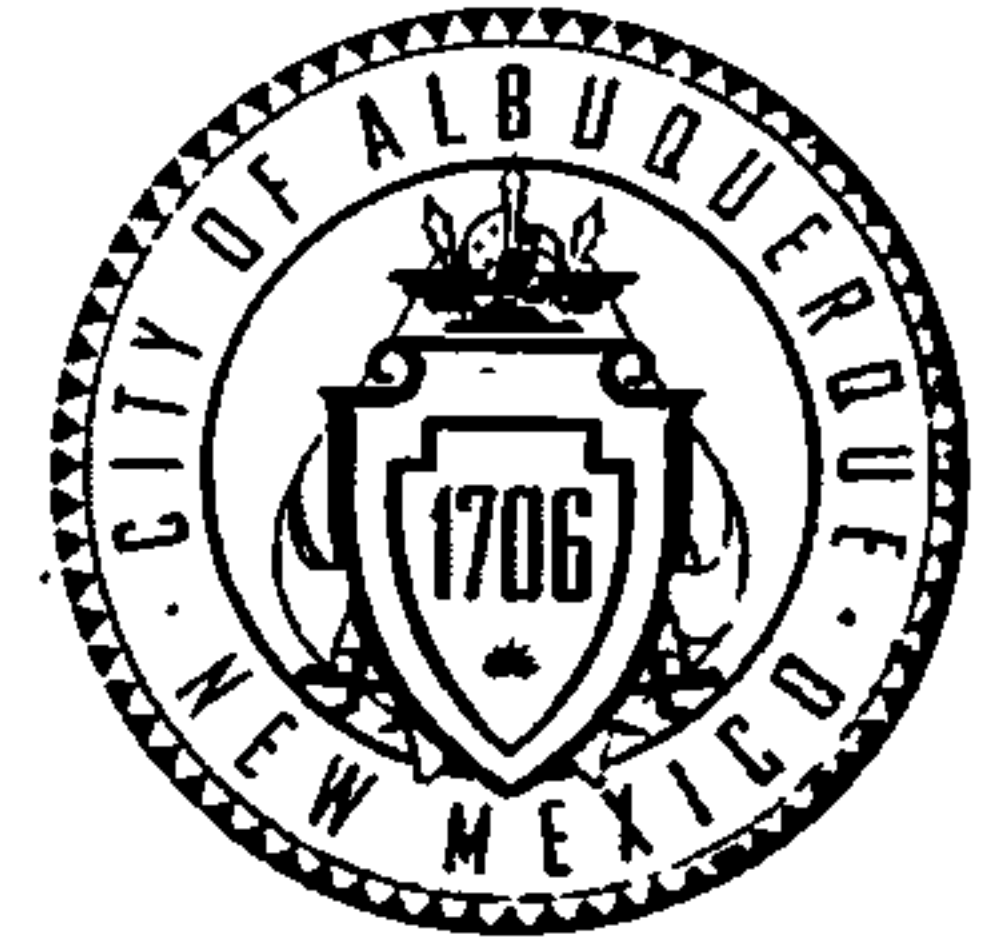
BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/11516



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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: LESTER RESIDENCE ZONE MAP: L-8/D001
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15A, SUNRISE TERRACE, UNIT 1
CITY ADDRESS: 839 SHIRE STREET SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2201 SAN PEDRO NE, BUILDING 1, SUITE 1200 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: EDWIN LESTER CONTACT: E. LESTER
ADDRESS: 839 SHIRE ST. SW PHONE: _____
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87121

ARCHITECT: SANDERS & ASSOC CONTACT: G. SANDERS
ADDRESS: 5921 LOMAS NE PHONE: 255-5040
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: UNKNOWN CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

SEP 21 2011

DATE SUBMITTED: 9.21.11 BY: D. LORENZ

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:

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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 if you have any remaining concerns.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/11516

SEP 21 2011

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: LESTER RESIDENCE ZONE MAP: L-8/D001
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15A, SUNRISE TERRACE, UNIT 1
CITY ADDRESS: 839 SHIRE STREET SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
ADDRESS: 2201 SAN PEDRO NE, BUILDING 1, SUITE 1200 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: EDWIN LESTER CONTACT: E. LESTER
ADDRESS: 839 SHIRE ST. SW PHONE: _____
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87121

ARCHITECT: SANDERS & ASSOC CONTACT: G. SANDERS
ADDRESS: 5921 LOMAS NE PHONE: 255-5040
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87106

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. ARMIJO
ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

CONTRACTOR: UNKNOWN CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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☐ ENGINEER'S CERT (HYDROLOGY)
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☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
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☐ CERTIFICATE OF OCCUPANCY (TEMP)
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) _____

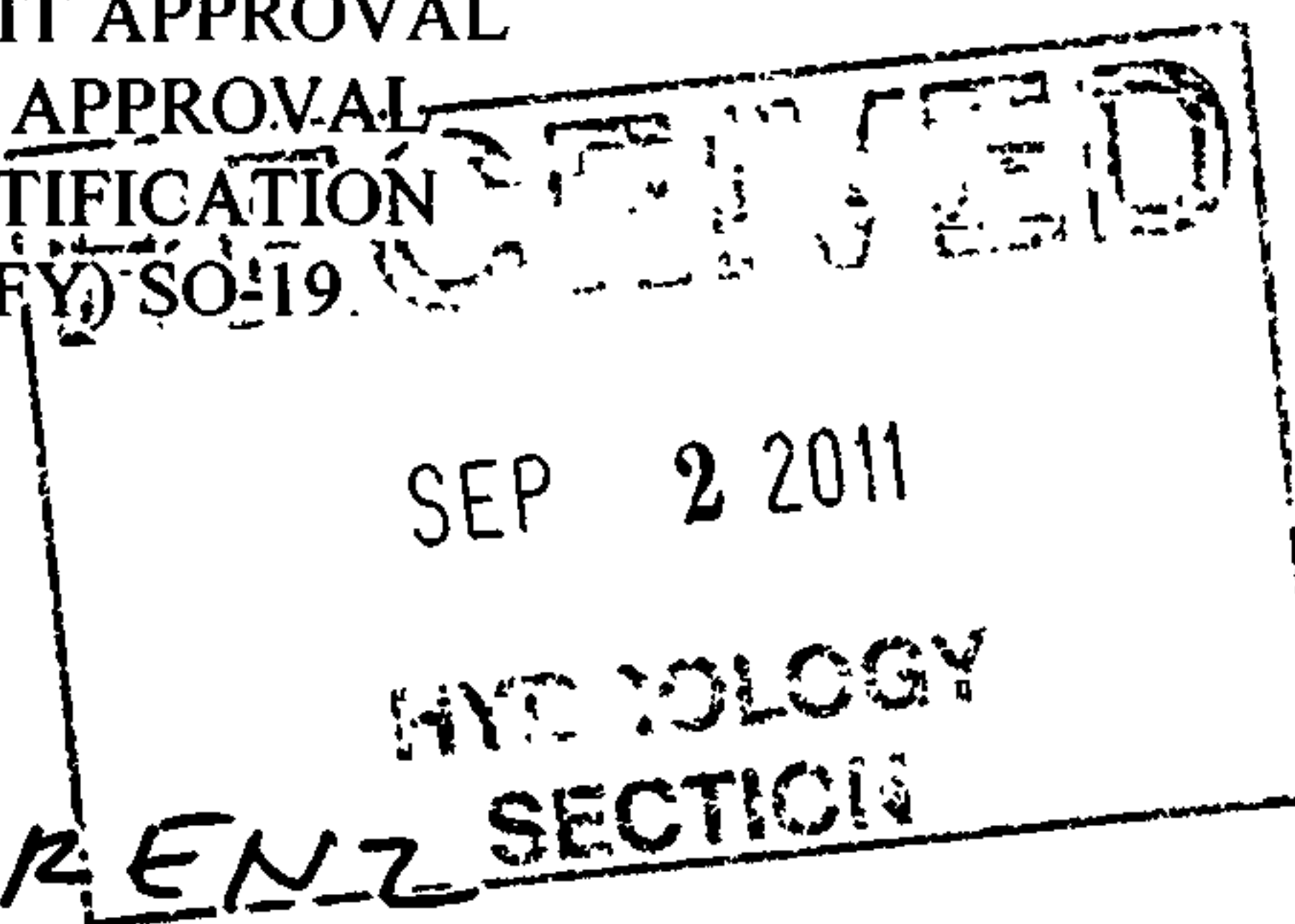
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

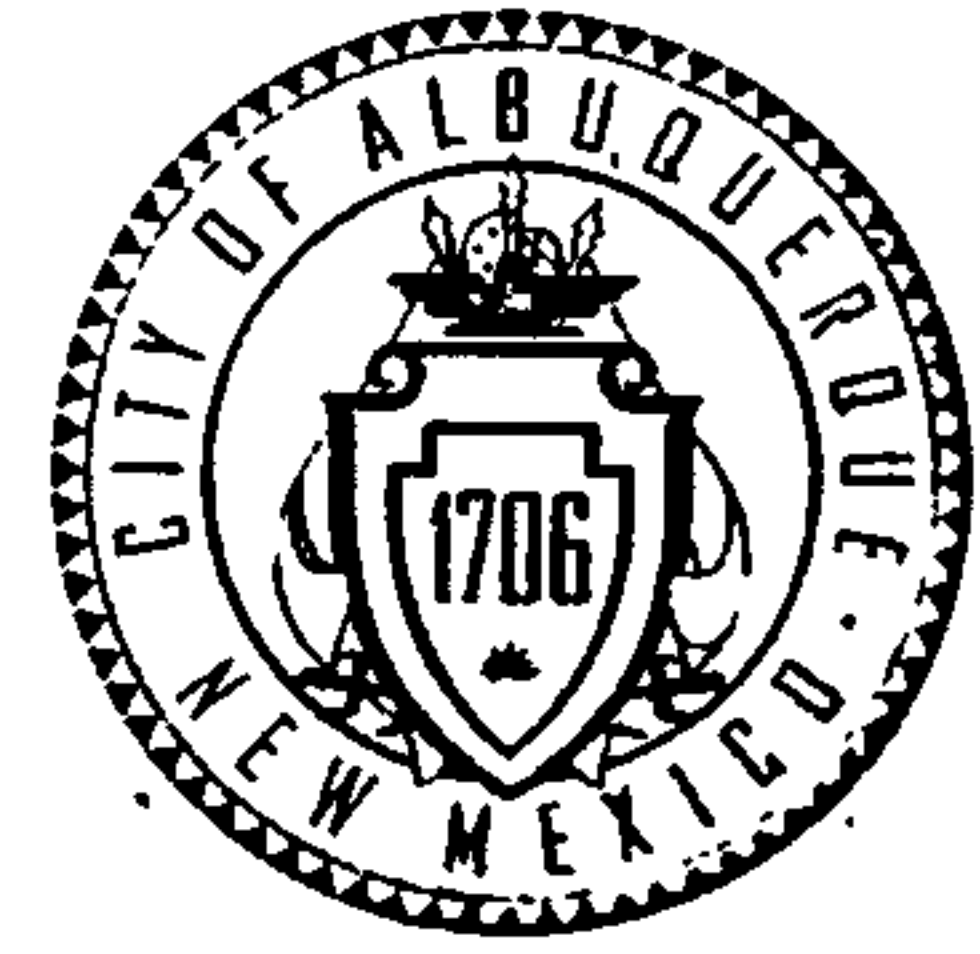
DATE SUBMITTED: 9.2.11 BY: D. LORENZ

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:

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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

NM 87103

- 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.

www.cabq.gov

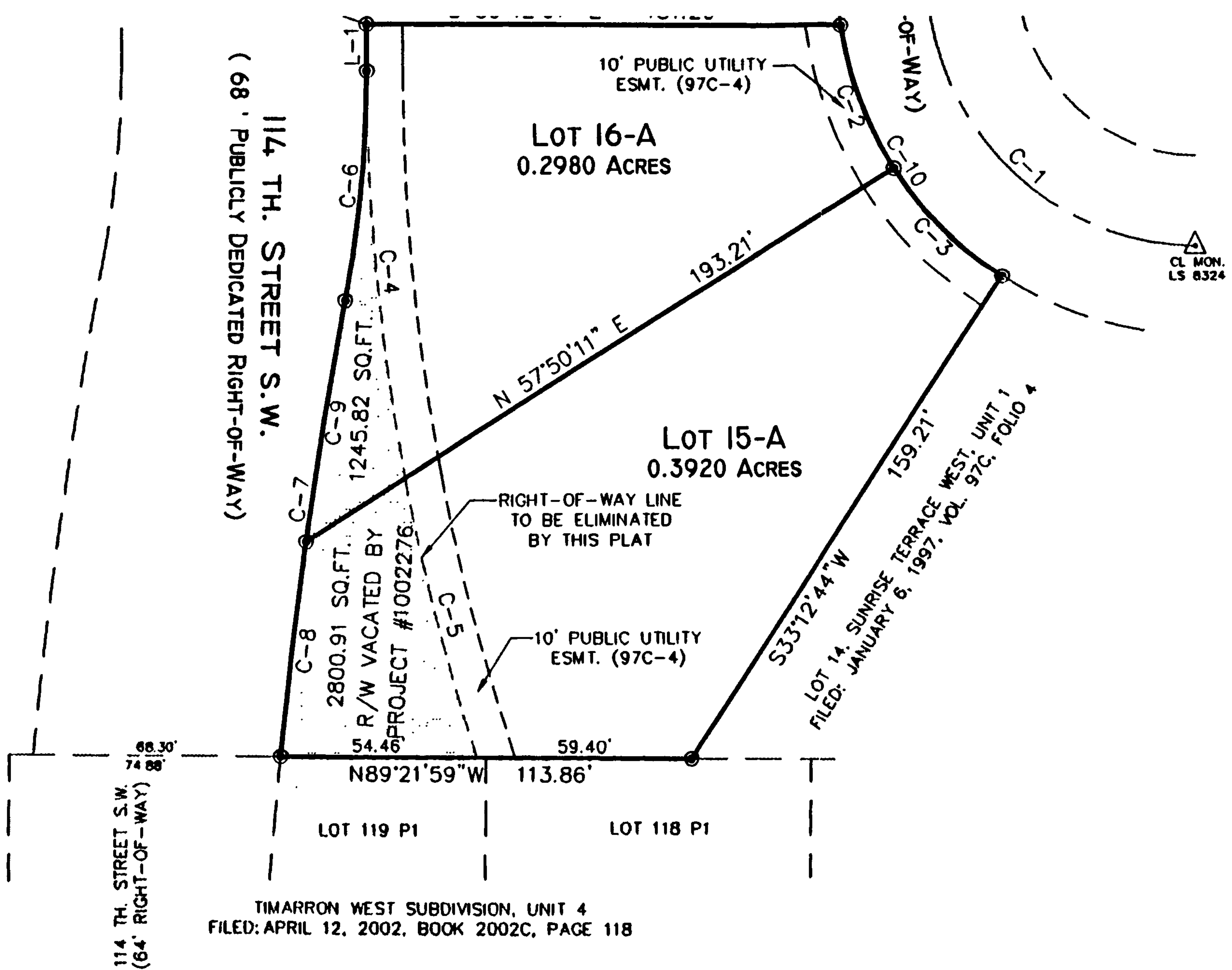
Sincerely,

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