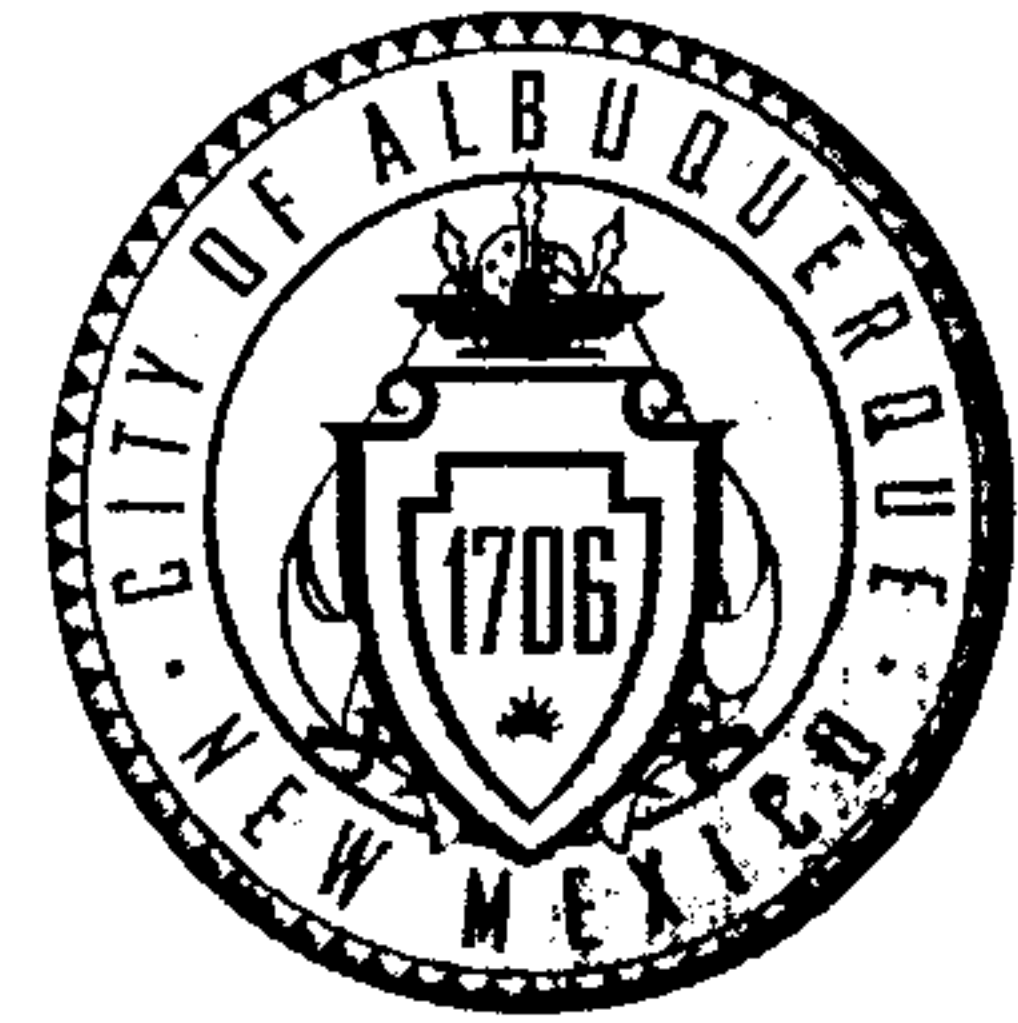


# CITY OF ALBUQUERQUE

*Planning Department*

Suzanne Lubar, Director



*Mayor Richard J. Berry*

March 1, 2016

Verlyn Miller, PE  
Miller Engineering Consultants  
3500 Comanche NE Bldg. F  
Albuquerque, NM 87110

**Re: Plumbers & Pipefitters Training Facility  
421 Arizona SE  
Request for Permanent C.O. - Accepted  
Engineer's Stamp dated: 7-2-15 (L18D074)  
Certification dated: 2-12-16**

Dear Mr. Miller,

PO Box 1293

Based on the Certification received 2/23/2016, the site is acceptable for release of a permanent Certificate of Occupancy by Hydrology.

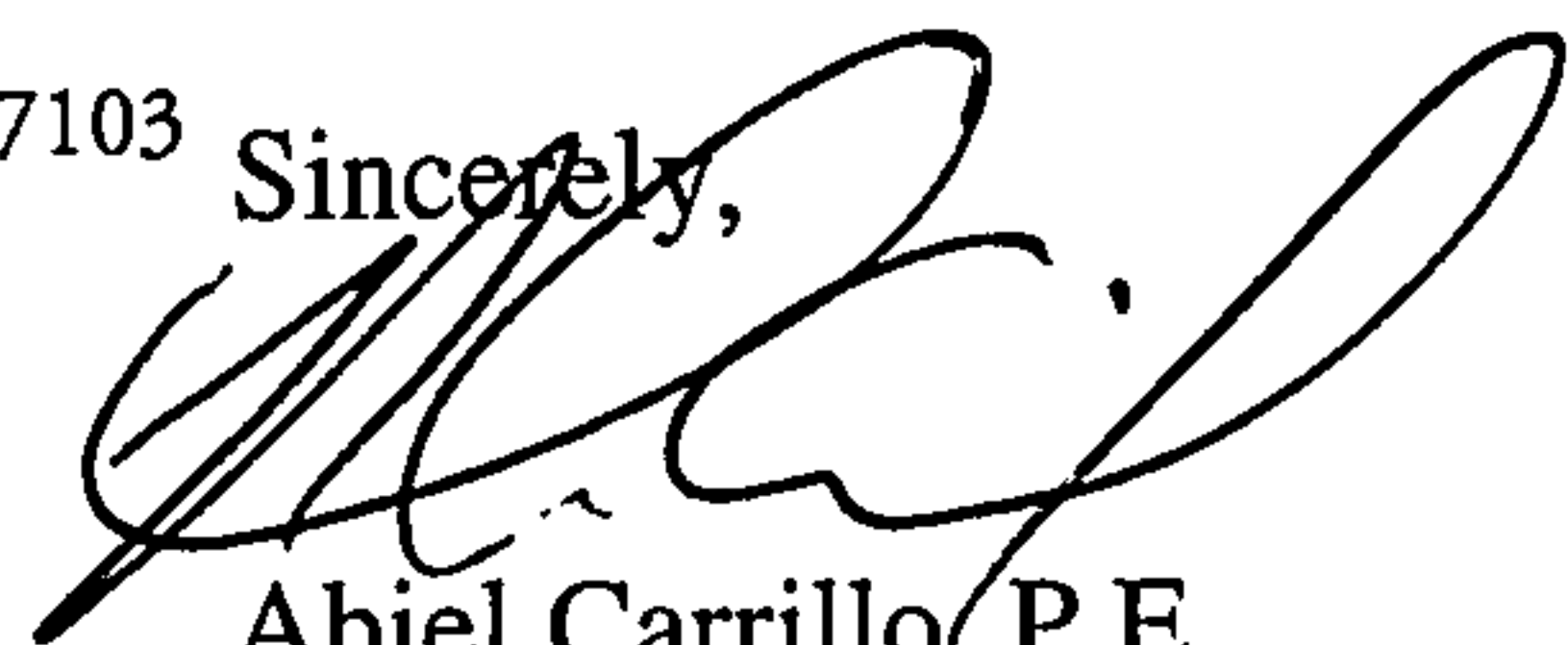
Albuquerque

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

New Mexico 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

  
Abiel Carrillo, P.E.  
Principal Engineer, Hydrology  
Planning Department

C: RR/AC  
email

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: NEW TRAILING/STORAGE FACILITY ZONE MAP/DRG. FILE # L-18-D074  
DNB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_  
LEGAL DESCRIPTION: TRACT A-2-B BLOCK 1 MESA PARK ADDITION SECTION 25, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNILLO CTY. NEW MEXICO  
CITY ADDRESS: 421 ARIZONA SE, ALBUQUERQUE, NM 87108

ENGINEERING FIRM: MILLER ENGINEERING CONSULTANTS CONTACT: JOHN LAPOUE  
ADDRESS: 5500 COMANCHE NE BUILDING F PHONE: 505-288-7500  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87107

OWNER: PLUMBER AND PIPEFITTERS, LOCAL UNION 412 CONTACT: \_\_\_\_\_  
ADDRESS: 421 ARIZONA SE PHONE: \_\_\_\_\_  
CITY, STATE: ALBUQUERQUE, N.M. ZIP CODE: 87108

ARCHITECT: ARAGON & ASSOCIATES CONTACT: EDWARD ARAGON  
ADDRESS: 6913 SHOSHONE RD. NE PHONE: 505-843-6263  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

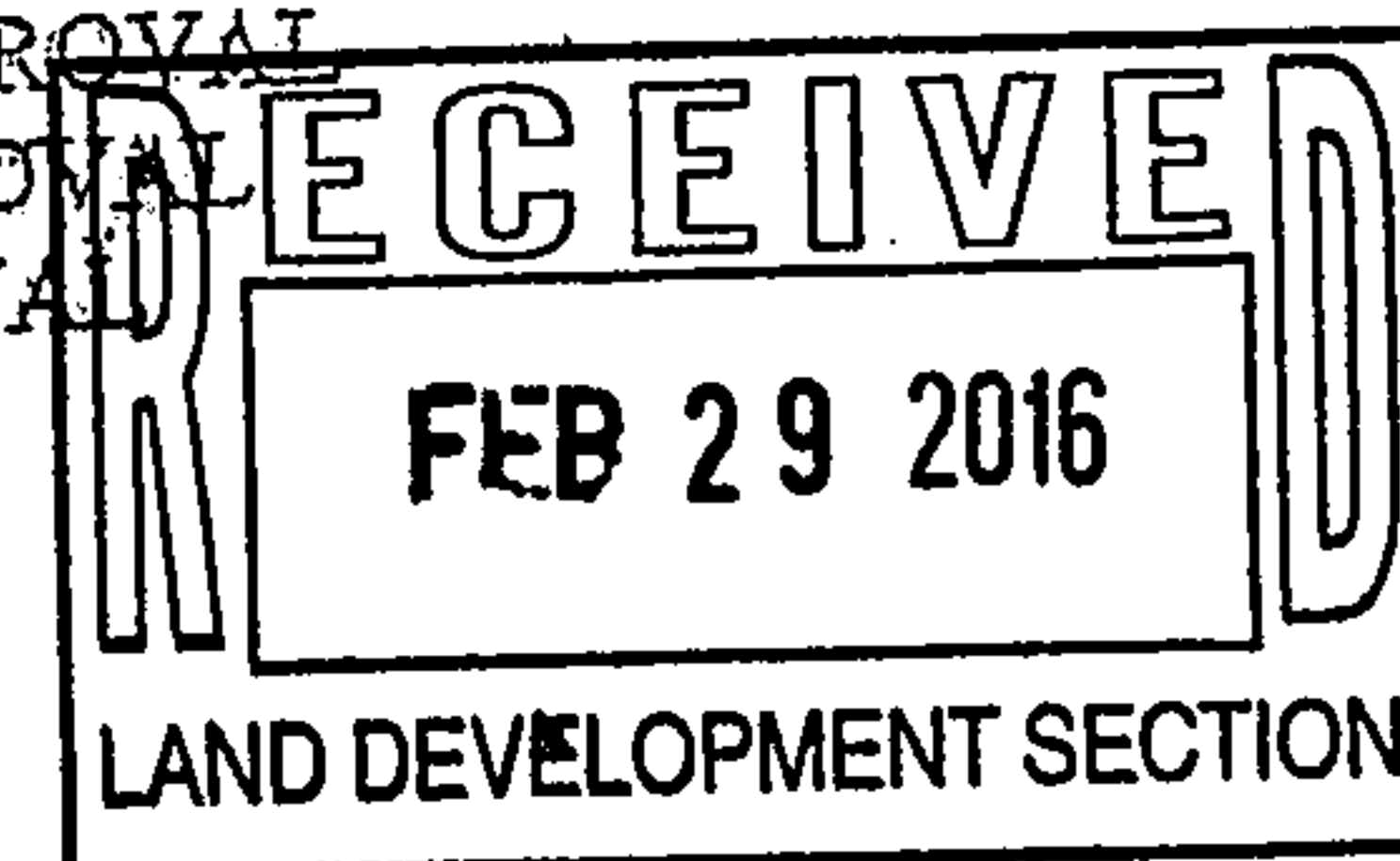
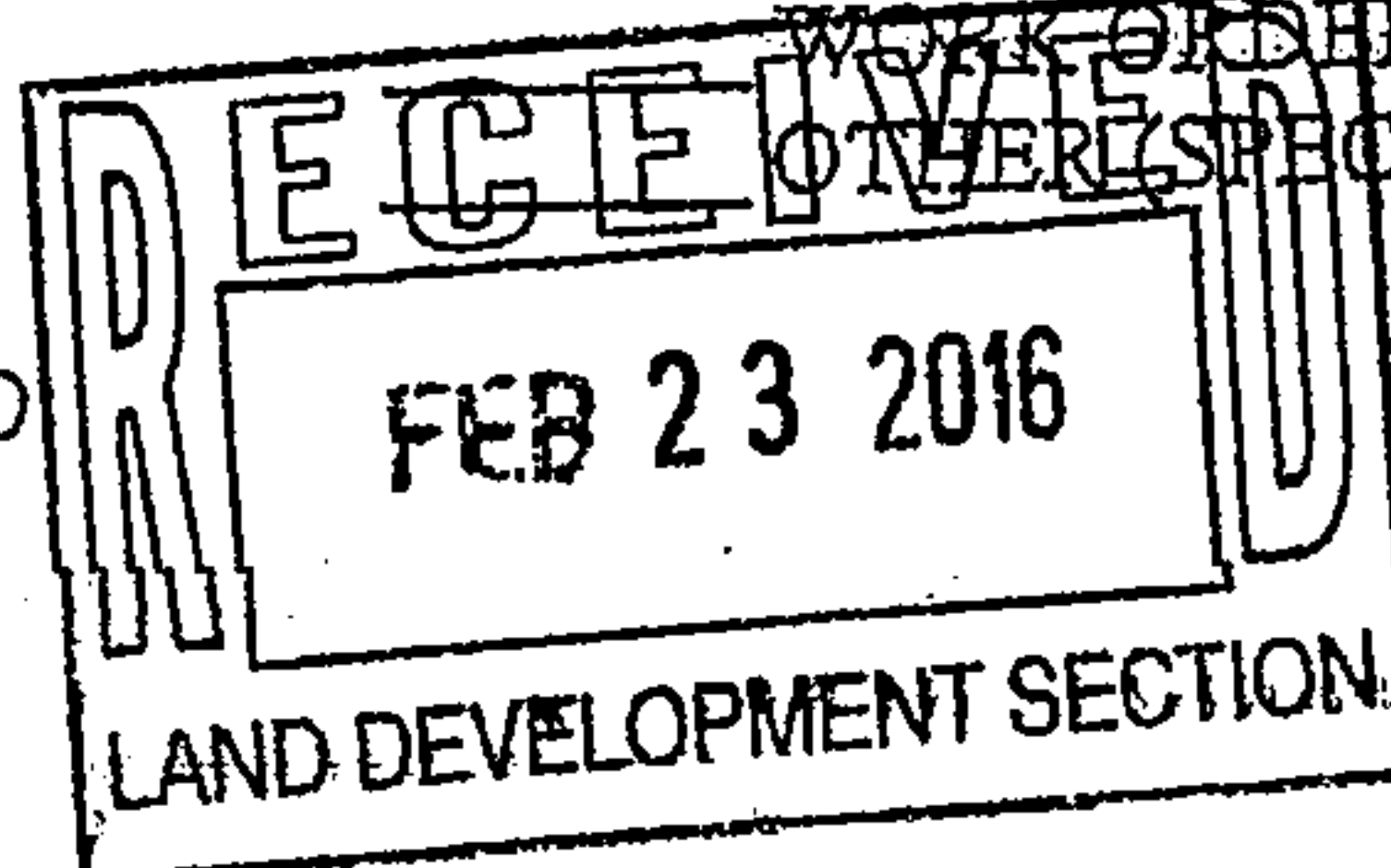
PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

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

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  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED  
☐ YES  
☐ NO  
☐ COPY PROVIDED



SUBMITTED BY: [Signature] DATE: 2/23/16

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 define 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.

## Jana Miller

---

**From:** Jana Miller  
**Sent:** Monday, February 29, 2016 10:09 AM  
**To:** 'plndrs@cabq.gov'  
**Cc:** Verlyn Miller; John Jacquez  
**Subject:** FW: Plumber and Pipefitters Union As-Built  
**Attachments:** Plumber & Pipefitters 2-23-16.pdf; Stamped received 2-23.pdf

Good morning,  
We will be delivering 2 additional copies of the attached submittal today. Thank you.

Jana Miller  
505-888-7500

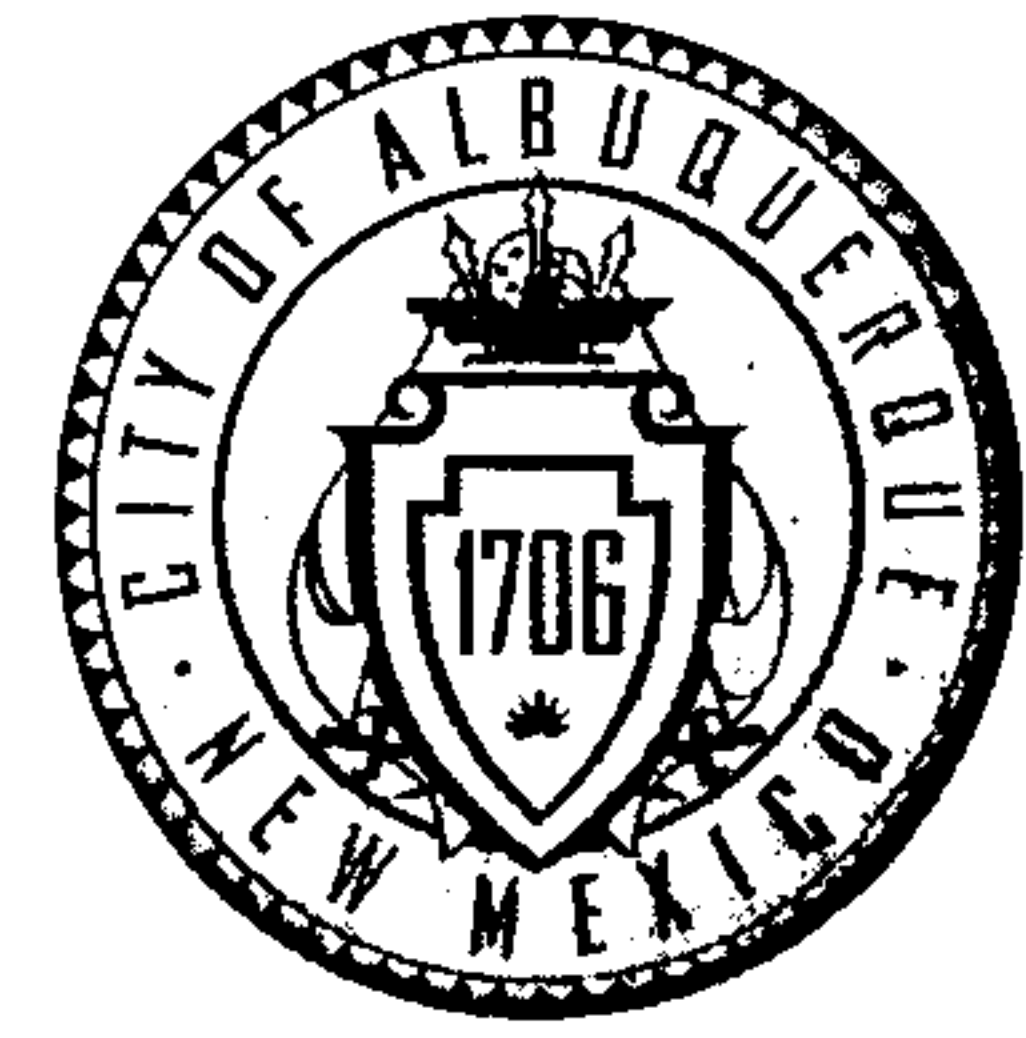
---

**From:** Jana Miller  
**Sent:** Tuesday, February 23, 2016 1:51 PM  
**To:** 'plndrs@cabq.gov' <plndrs@cabq.gov>  
**Cc:** Verlyn Miller <vmiller@mecnm.com>; John Jacquez <jjacquez@mecnm.com>  
**Subject:** RE: Plumber and Pipefitters Union As-Built

Good Afternoon,  
We will be delivering the attached today. Thank you!

Jana Miller  
Miller Engineering Consultants, Inc.  
505-888-7500

# CITY OF ALBUQUERQUE



July 28, 2015

Verlyn Miller, PE  
Miller Engineering Consultants  
3500 Comanche NE Bldg. F  
Albuquerque, NM 87110

**Re: New Training & Storage Facility  
421 Arizona St SE  
Grading and Drainage Plan  
Engineer's Stamp dated: 7-2-15 (L18D074)**

Dear Mr. Miller,

Based upon the information provided in your submittal received 7/10/2015, the above referenced Grading and Drainage Plan is approved for Grading Permit and Building Permit.

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

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

C: RR/SB  
email

# CITY OF ALBUQUERQUE



June 29, 2015

Verlyn Miller, PE  
Miller Engineering Consultants  
3500 Comanche NE Bldg. F  
Albuquerque, NM 87110

**Re: New Training & Storage Facility  
421 Arizona St SE  
Grading and Drainage Plan  
Engineer's Stamp dated: 6-12-15 (L18D074)**

Dear Mr. Miller,

Based upon the information provided in your submittal received 6/12/2015, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

- Provide how flows are leaving the FF pond. What is the pond bottom?
- Provide the type of surface in the south area. A look at the aerial map shows pavement. How will the flows exit this area?
- Provide a FF pond for the downspouts on the east side of the building.
- Provide a letter of approval from the owner to the north of this site for grading and paving in their property. Also provide a FF pond for this area. What does the hatched area represent?
- Sheet C-501 shows a typical pond section with a berm. Where is this berm located? If on the east side of the pond, how will the concrete channels enter the pond?
- Provide a basin map of the entire area.

PO Box 1293

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Hydrology  
Planning Department

C: RR/RH  
email

# CITY OF ALBUQUERQUE



February 10, 2010

Steven K. Marrow, P.E.  
2201 San Pedro NE Bldg 1 Ste. 1300  
Albuquerque, NM 87110

**Re: Plumbers & Steam Fitters Union, 411 Arizona SE,  
Request for Permanent C.O.—Approved  
Engineer's Stamp dated: 06-24-09 (L-18/D074)  
Certification dated: 2-09-10**

Dear Mr. Marrow,

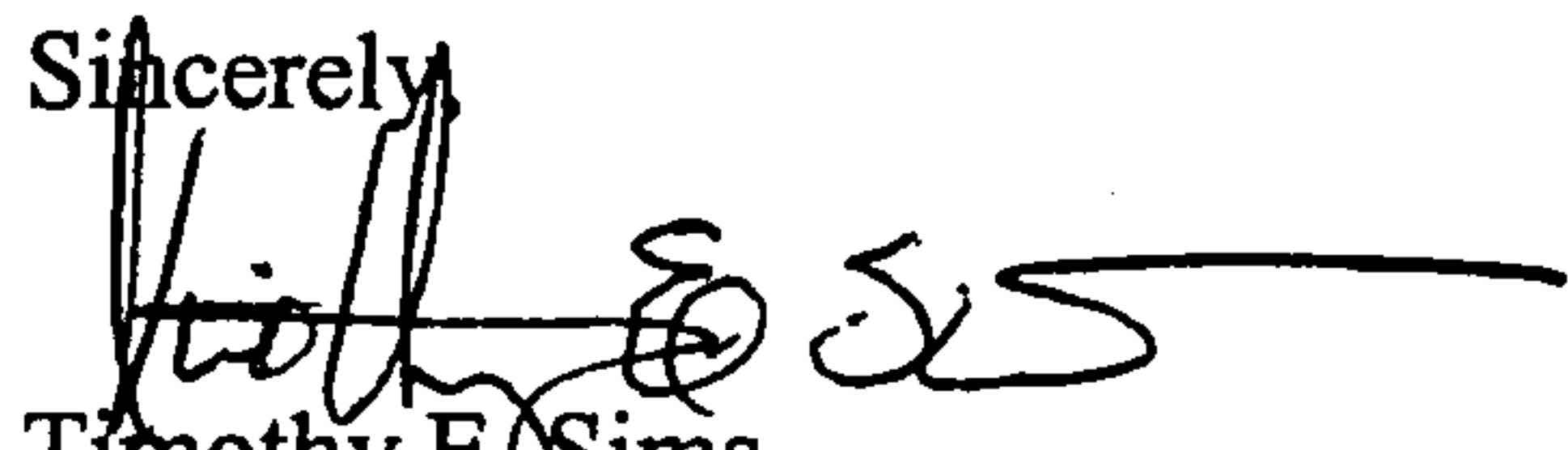
Based upon the information provided in the Certification received 02-09-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3982.

Sincerely,

Albuquerque

  
Timothy E. Sims,  
Plan Checker—Hydrology Section  
Development and Building Services

NM 87103

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(Rev. 06/22/2005)

PROJECT TITLE: PLUMBERS + STEAM FITTERS UNION ZONE MAP/DRG. FILE # L-18/D074  
DRB#: 09-70205 EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT A-1-B, BLK-1, MESA PARK ADDN  
CITY ADDRESS: 411 ARIZONA SE

ENGINEERING FIRM: BRASHER + LORENZ  
ADDRESS: 2201 SAN PEDRO NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: D. LORENZ  
PHONE: 888 6088  
ZIP CODE: 87110

OWNER: UNION ASSOC PLUMBERS + PIPEFITTERS  
ADDRESS: 411 ARIZONA SE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: T. MONTANO  
PHONE: 256.9256  
ZIP CODE: 87108

ARCHITECT: PARKLINE WEST  
ADDRESS: PO BOX 93457  
CITY, STATE: ALBUQUERQUE NM

CONTACT: B. ROSS  
PHONE: 243.3713  
ZIP CODE: 87199

SURVEYOR: BRASHER + LORENZ  
ADDRESS: 2201 SAN PEDRO NE  
CITY, STATE: ALBUQUERQUE NM

CONTACT: L. MARTINEZ  
PHONE: 888-6088  
ZIP CODE: 87110

CONTRACTOR: PARKLINE WEST  
ADDRESS: PO BOX 93457  
CITY, STATE: ALBUQUERQUE NM

CONTACT: B. ROSS  
PHONE: 243 3713  
ZIP CODE: 87199

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>ST</sup> 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

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 (PERMD)  
☐ CERTIFICATE OF OCCUPANCY (CLEVELY)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

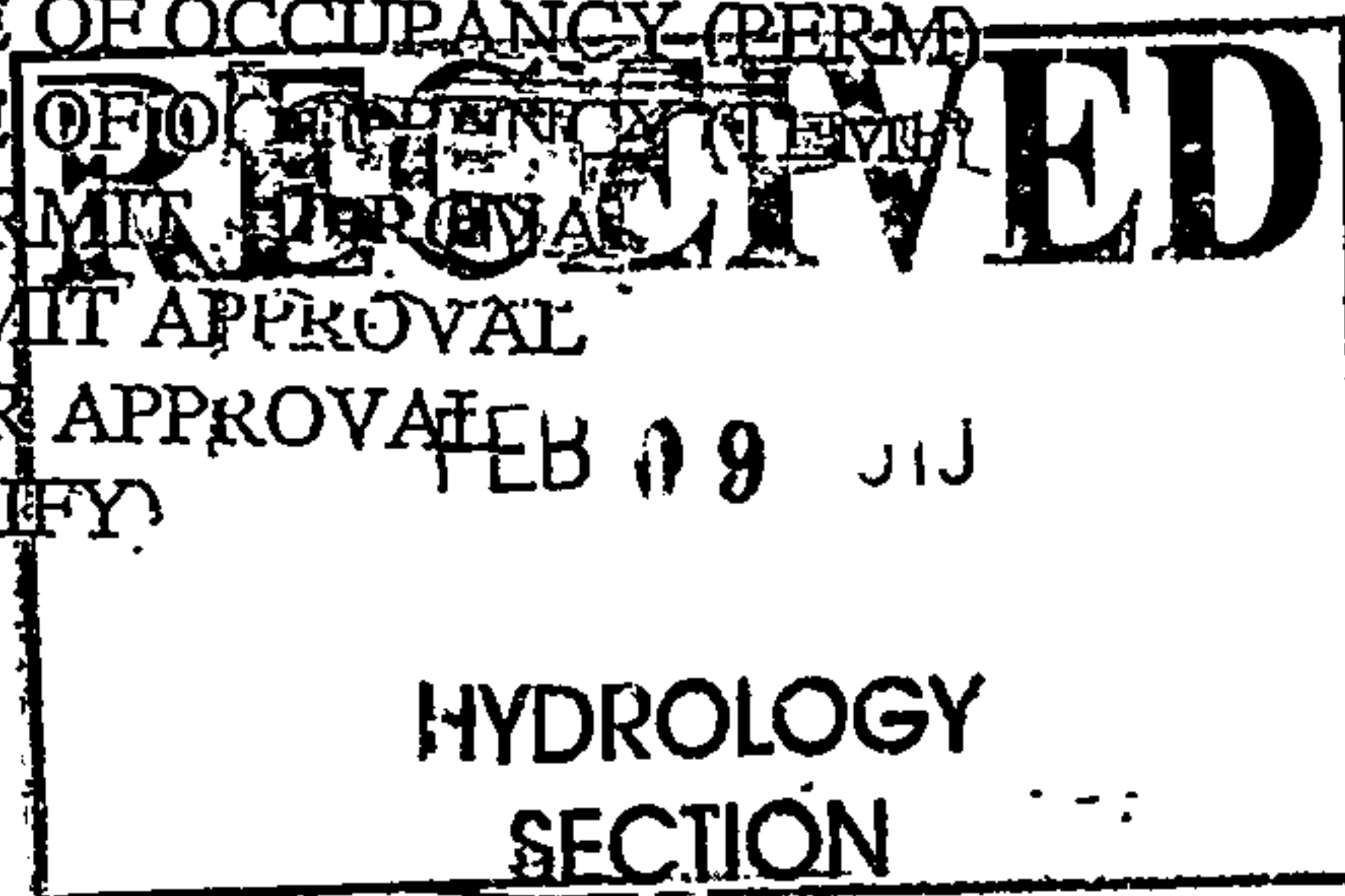
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

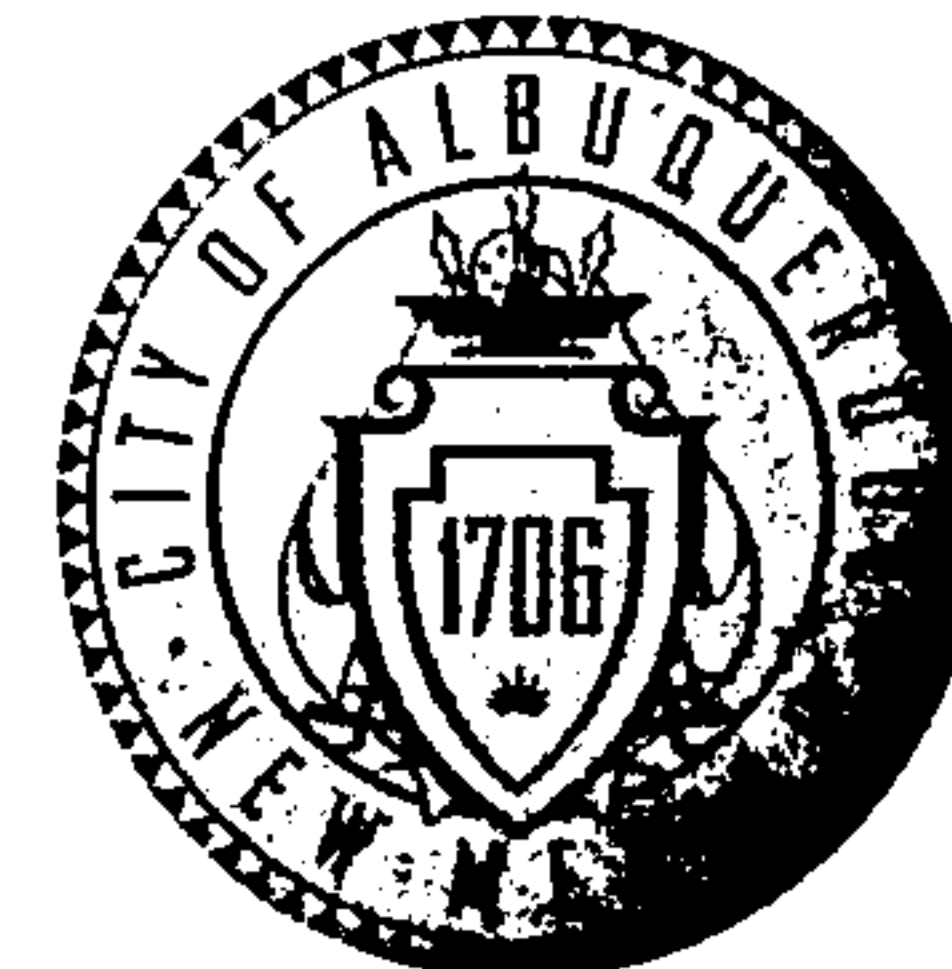
SUBMITTED BY: STEVE MORROW DATE: 2-9-10

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.



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

April 1, 2010

Steven K. Morrow, P.E.  
Brasher & Lorenz Consulting Engineers  
2201 San Pedro NE, Bldg 1, Ste.1300  
Albuquerque, NM 87110

Re: Request for Permanent Certificate of Occupancy (C.O.)  
Plumbers & Steamfitters Union Training School, [L-18/ D074]  
411 Arizona SE  
Engineer's Stamp Dated 02/09/10

Dear Mr. Morrow:

Based upon the information provided in your re-submittal received 03-31-10, Transportation Development approved your request from a Permanent C.O. This letter serves as a "green tag" from Transportation Development for a Permanent C.O. to be issued by the Building and Safety Division.

If you have any questions, please call me at 924-3630.

Sincerely,

  
Milo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 06/22/2005)

PROJECT TITLE: PLUMBERS + STEAM FITTERS UNION ZONE MAP/DRG. FILE # L-18/DO24  
DRB#: 09-70205 BPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT A-1-B, BLK-1, MESA PARK ADDN  
CITY ADDRESS: 411 ARIZONA SE

ENGINEERING FIRM: BRASHER + LORENZ  
ADDRESS: 2201 SAN PEDRO NE  
CITY, STATE: ABQ, NM

CONTACT: D. LORENZ  
PHONE: 888 6088  
ZIP CODE: 87110

OWNER: UNION ASSOC PLUMBERS + PIPEFITTERS  
ADDRESS: 411 ARIZONA SE  
CITY, STATE: ABQ NM

CONTACT: T. MONTANO  
PHONE: 256.9256  
ZIP CODE: 87108

ARCHITECT: PARKLINE WEST  
ADDRESS: PO BOX 93457  
CITY, STATE: ABQ, NM

CONTACT: B. ROSS  
PHONE: 243-3713  
ZIP CODE: 87199

SURVEYOR: BRASHER + LORENZ  
ADDRESS: 2201 SAN PEDRO NE  
CITY, STATE: ABQ NM

CONTACT: L. MARTINEZ  
PHONE: 888-6088  
ZIP CODE: 87110

CONTRACTOR: PARKLINE WEST  
ADDRESS: PO BOX 93457  
CITY, STATE: ABQ NM

CONTACT: B. ROSS  
PHONE: 243 3713  
ZIP CODE: 87199

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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

**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
- ☐ OTHER (SPECIFY)

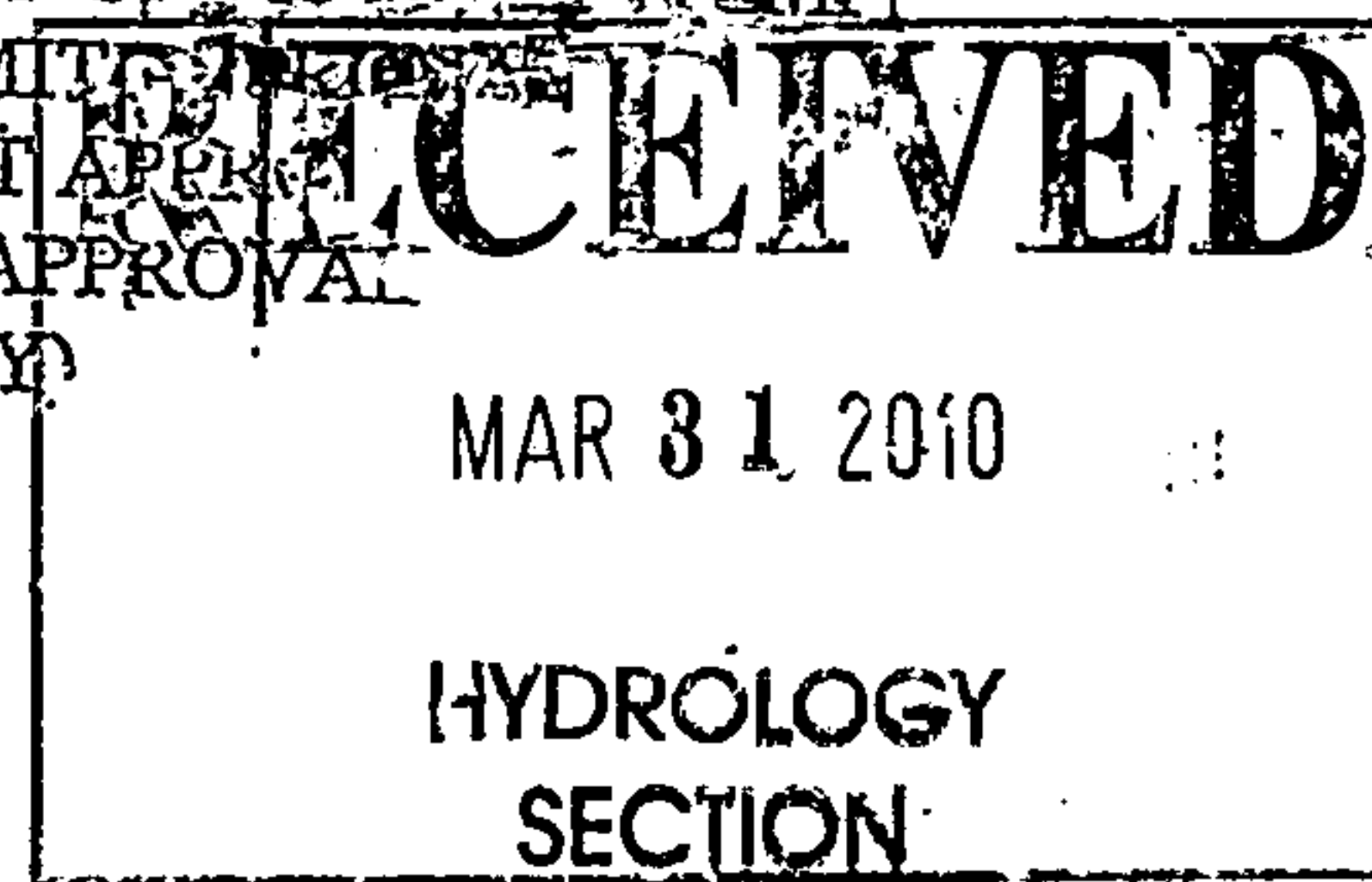
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: STEVE MURROW DATE: 3/31/10

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.



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

February 10, 2010

Steven K. Morrow, P.E.  
Brasher & Lorenz Consulting Engineers  
2201 San Pedro NE, Bldg 1, Ste.1300  
Albuquerque, NM 87110

Re: Request for Permanent Certificate of Occupancy (C.O.)  
Plumbers & Steamfitters Union Training School, [L-18/ D074]  
411 Arizona SE  
Engineer's Stamp Dated 02/09/10

Dear Mr. Morrow:

Based upon the information provided in your submittal received 02-09-10, Transportation Development has **down graded** your request from a Permanent C.O. to a 120-day temporary C.O. This letter serves as a "green tag" from Transportation Development for a 120-day Temporary C.O. to be issued by the Building and Safety Division.

A green tag for a 120-day Temporary C.O. has been given allowing the outstanding issues to be addressed: **The constructed entrance off Arizona doesn't meet current COA STD DWG 2425 and ADA standards (No ADA access route has been provided across the entrance and at the transitions from the sidewalk to the entrance).**

When these outstanding issues have been fully completed, are in substantial compliance, and a final Certification request for Transportation has been resubmitted to the City's Hydrology office for approval, a 'green tag' for Permanent C.O. will be issued.

If you have any questions, please call me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: PLUMBERS + STEAM FITTERS UNION ZONE MAP/DRG. FILE # L-18/D074  
 DRB#: 09-70205 EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT A-1-B, BLK-1, MESA PARK ADDN  
 CITY ADDRESS: 411 ARIZONA SE

ENGINEERING FIRM: BRASHER + LORENZ  
 ADDRESS: 2201 SAN PEDRO NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: D. LORENZ  
 PHONE: 888 6088  
 ZIP CODE: 87110

OWNER: UNION ASSOC PLUMBERS + PIPEFITTERS  
 ADDRESS: 411 ARIZONA SE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: T. MONTANO  
 PHONE: 256.9256  
 ZIP CODE: 87108

ARCHITECT: PARKLINE WEST  
 ADDRESS: PO BOX 93457  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: B. ROSS  
 PHONE: 243.3713  
 ZIP CODE: 87199

SURVEYOR: BRASHER + LORENZ  
 ADDRESS: 2201 SAN PEDRO NE  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: L. MARTINEZ  
 PHONE: 888-6088  
 ZIP CODE: 87110

CONTRACTOR: PARKLINE WEST  
 ADDRESS: PO BOX 93457  
 CITY, STATE: ALBUQUERQUE NM

CONTACT: B. ROSS  
 PHONE: 243 3713  
 ZIP CODE: 87199

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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

## 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 (TENTATIVE)  
☐ GRADING PERMIT  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

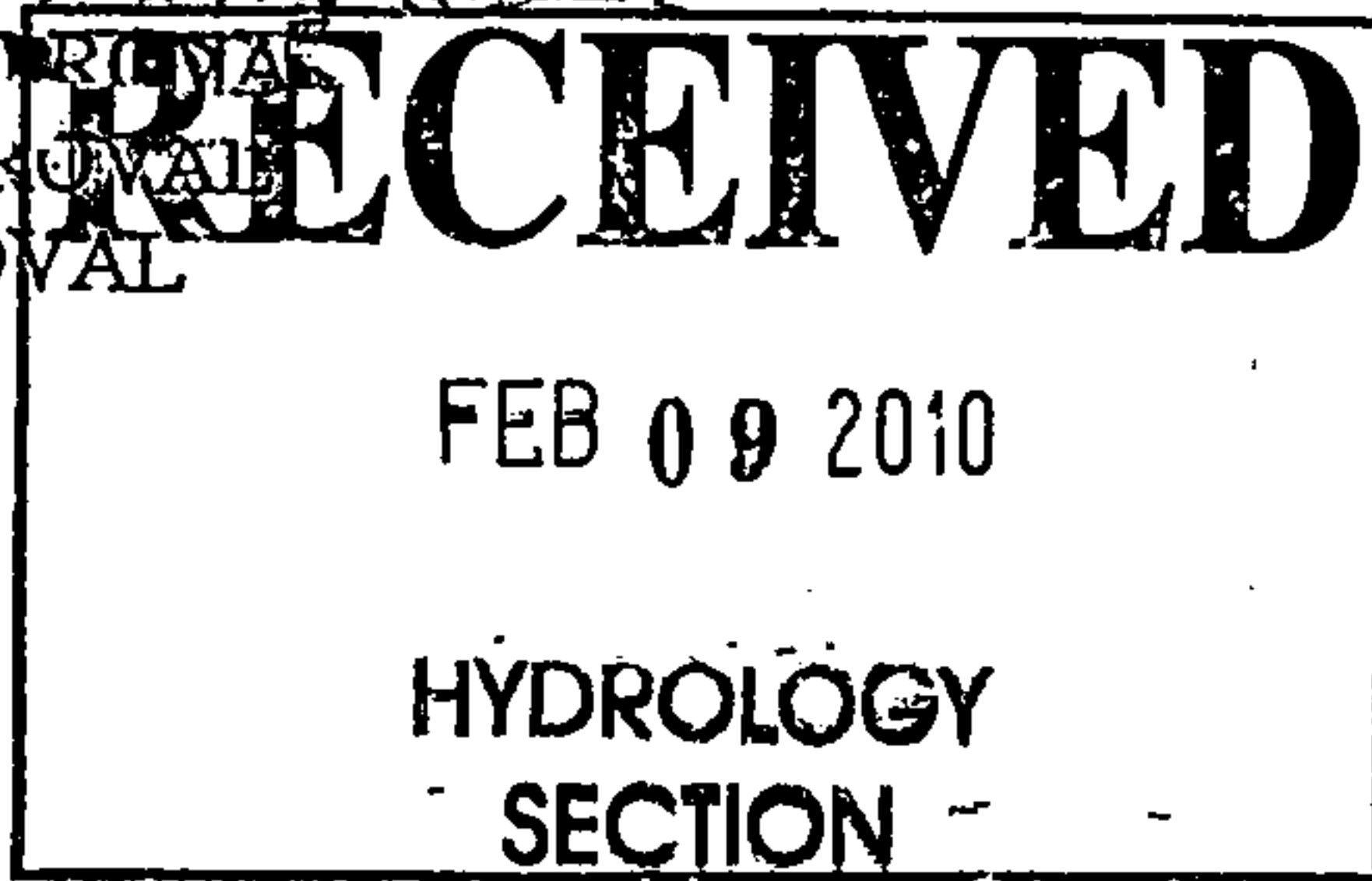
- ☒ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: STEVE MURROW

DATE: 2-9-10

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.



# CITY OF ALBUQUERQUE



October 26, 2009

Dennis Lorenz, P.E.  
Brasher & Lorenz  
2201 San Pedro NE, Building 1 Suite 1200  
Albuquerque, NM 87110

Re: Plumbers and Steamfitters Union Training School, 411 Arizona SE  
(Tract A1B, Block 1, Mesa Park Addition), Traffic Circulation Layout  
Engineer's Stamp dated 10-20-09 (L18-D074)

Dear Mr. Lorenz,

The TCL submittal received 10-20-09 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(Rev. 06/22/2005)

PROJECT TITLE: PLUMBERS + STEAM FITTERS UNION ZONE MAP/DRG. FILE # L-18/D074  
DRB#: 09-70205 EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT A-1-B, BLK-1, MESA PARK ADDN  
CITY ADDRESS: 411 ARIZONA SE

ENGINEERING FIRM: BRASHER + LORENZ  
ADDRESS: 2201 SAN PEDRO NE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: D. LORENZ  
PHONE: 888 6088  
ZIP CODE: 87110

OWNER: UNION ASSOC PLUMBERS + PIPEFITTERS  
ADDRESS: 411 ARIZONA SE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: T. MONTANO  
PHONE: 256.9256  
ZIP CODE: 87108

ARCHITECT: PARKLINE WEST  
ADDRESS: PO BOX 93457  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: B. ROSS  
PHONE: 243.3713  
ZIP CODE: 87199

SURVEYOR: BRASHER + LORENZ  
ADDRESS: 2201 SAN PEDRO NE  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: L. MARTINEZ  
PHONE: 888-6088  
ZIP CODE: 87110

CONTRACTOR: PARKLINE WEST  
ADDRESS: PO BOX 93457  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: B. ROSS  
PHONE: 243 3713  
ZIP CODE: 87199

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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

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
- ☐ OTHER (SPECIFY)

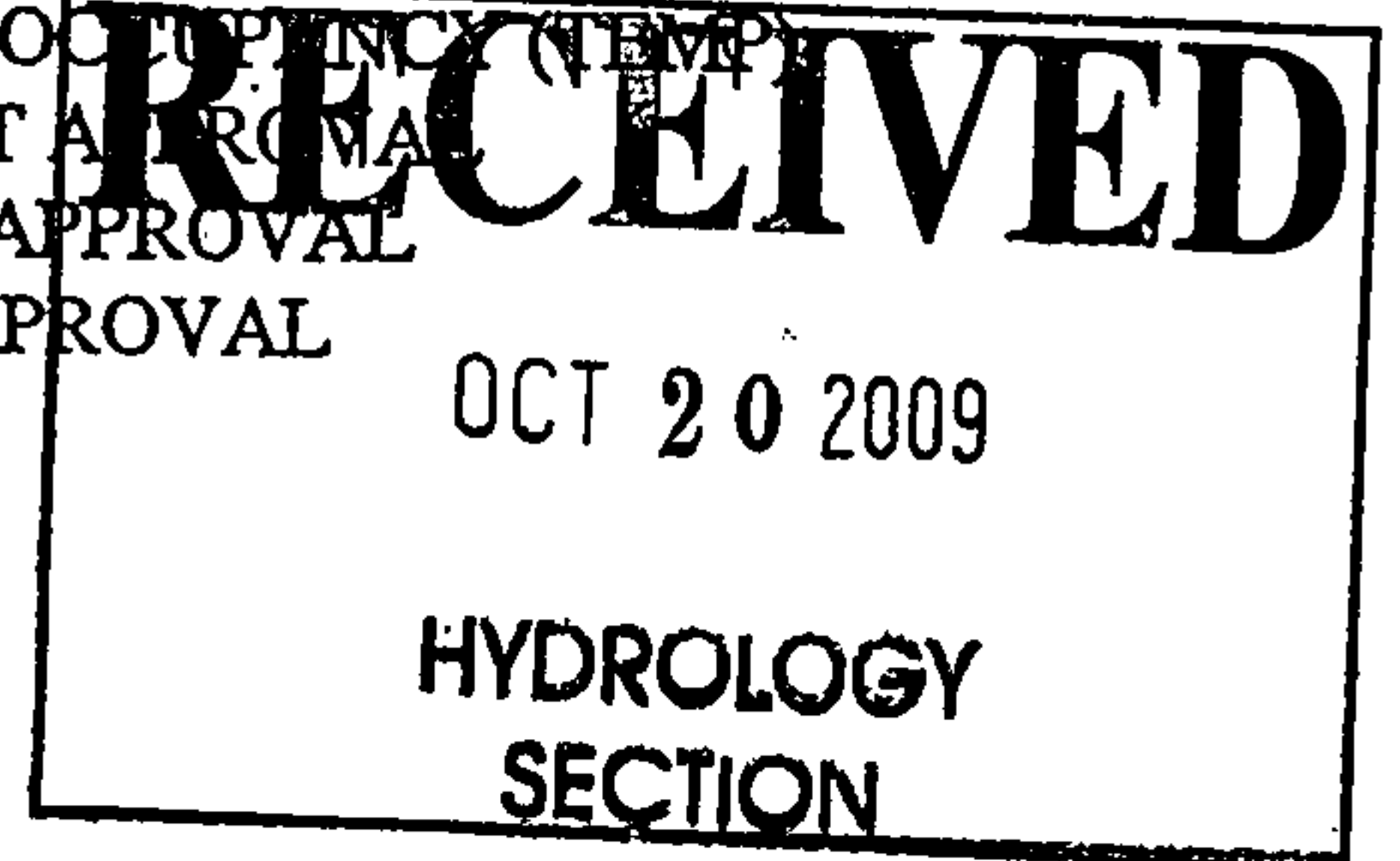
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: DENNIS LORENZ DATE: 10.20.09

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.



# CITY OF ALBUQUERQUE



July 9, 2009

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

**Re: Plumbers and Steamfitters Union Training School, 411 Arizona St SE,  
Grading and Drainage Plan**

**Engineer's Stamp date 6-24-09 (L18/D074)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 6-25-09, the above referenced plan is approved for Building Permit and SO-19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file  
Antoinette Baldonado, Excavation and Barricading  
Duane Schmitz, Street/Storm Drain Maintenance

# CITY OF ALBUQUERQUE



August 31, 2006

Verlyn A. Miller, P.E.  
Miller Engineering Consultants, Inc.  
95 Hwy 344 N., Suite 2  
P.O. Box 520  
Edgewood, NM 87015

**Re: Plumbing and Pipefitting Industry of N.M. Apprenticeship Training Facility,  
Grading and Drainage Plan**

**Engineer's Stamp dated 8-22-06 (L18/D74)**

Dear Mr. Miller,

Based upon the information provided in your submittal received 8-22-06, the above referenced plan is approved for Grading Permit.

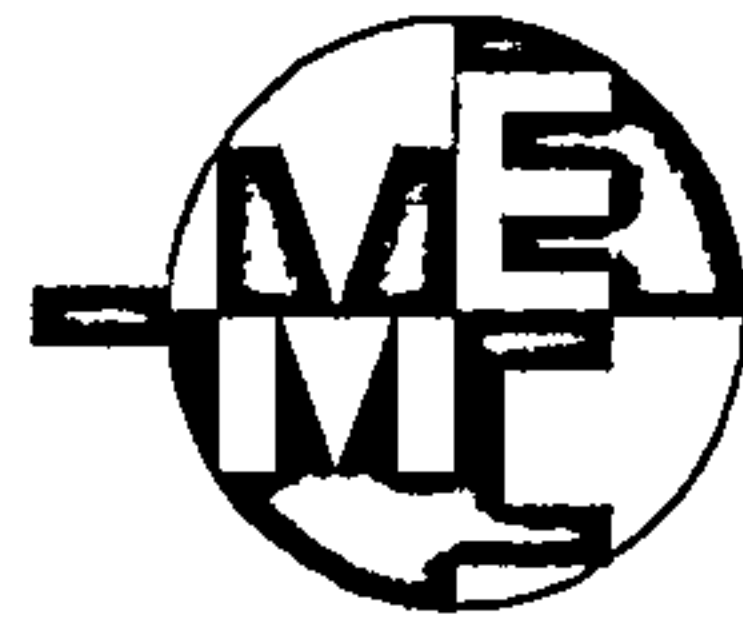
If you have any questions, you can contact me at 924-3981.

Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

*Bob*

C: file



MILLER ENGINEERING CONSULTANTS

Engineers • Planners

July 8, 2015

City of Albuquerque  
Planning Department  
Development and Building Services  
P.O. Box 1293  
Albuquerque, NM 87103

**Attn: Rita Harmon, P.E., Senior Engineer Hydrology**

**RE: New Training & Storage Facility  
Engineers Stamp Date 06/12/15 (L18D074)**

Dear Mrs. Harmon,

This letter is in response to your comments by letter dated June 29, 2015. All of your comments have been addressed as follows:

1. Provide how flows are leaving the FF pond. What is the pond bottom?  
*The northwest corner of the first flush pond will act like a natural spillway. The pond bottom invert elevation is 97.0.*
2. Provide the type of surface in the south area. A look at the aerial map shows pavement. How will the flows exit this area?  
*The area in question is actually dirt/base course as it stands today. The flows will exist through a swale which we have added on sheet C-102. The new swale will begin near the east edge to the south of the property and run west then head northeast around the paved drive area and northwest to the first flush pond on the west side.*
3. Provide a FF pond for the downspouts on the east side of the building.  
*A new first flush pond has been provided on the corner of the southeast side of the building. Provided the site constraints, we have made every feasible effort to accommodate a FF pond to accommodate the east side of the building.*
4. Provide a letter of approval from the owner to the north of this site for grading and paving in their property. Also provide a FF pond for this area. What does the hatched area represent?  
*The property to the north is owned by the same owner as this property. A letter from the property owner has been attached. Provided the site constraints, a FF pond in this area is not feasible. We have made every effort to capture as much runoff from paved areas as possibly feasible. The hatched area represents parking lot striping within the north parking lot area.*

Ms. Rita Harmon, P.E.

July 8, 2015

Page 2

5. Sheet C-501 shows a typical pond section with a berm. Where is this berm located? If on the east side of the pond, how will the concrete channels enter the pond?

*The berm has been removed from the detail on sheet C-501. The flows will be able to enter the pond through the concrete channels.*

6. Provide a basin map of the entire area.

*A basin map of the entire area has been provided on sheet C-100 as requested.*

If you have any questions or need any additional information, please feel free to contact our office.

**MILLER ENGINEERING CONSULTANTS, INC.**



Verlyn A. Miller, P.E.

President

VAM:vam

Enclosures

cc: File

**JOINT APPRENTICESHIP TRAINING COMMITTEE FOR THE PLUMBING AND  
PIPEFITTING INDUSTRY IN NEW MEXICO (STATE WIDE)**

IN COOPERATION WITH THE BUREAU OF APPRENTICESHIP, UNITED STATES DEPARTMENT OF LABOR AND NEW MEXICO APPRENTICESHIP COUNCIL

**PLUMBERS AND PIPEFITTERS TRAINING CENTER**

411 Arizona SE  
Phone: 505-256-9257

Albuquerque, NM 87108  
Fax: 505-255-9688

Email: JATC412@AOL.com

July 9, 2015

Rita Harmon, PE  
Senior Engineer, Hydrology  
Planning Department  
City of Albuquerque

Re: New Training and Storage Facility  
421 Arizona St. SE  
Grading and Drainage Plan  
Engineer's Stamped dated 6-12-2015 (L18D074)

Dear Ms. Harmon,

This letter shall serve as my approval to make changes to the north property to join the two properties together for the grading and drainage necessary for the new building.

If you should have any questions please contact me at (505) 256-9257.

Sincerely,



Courtenay Eichhorst  
Training Coordinator