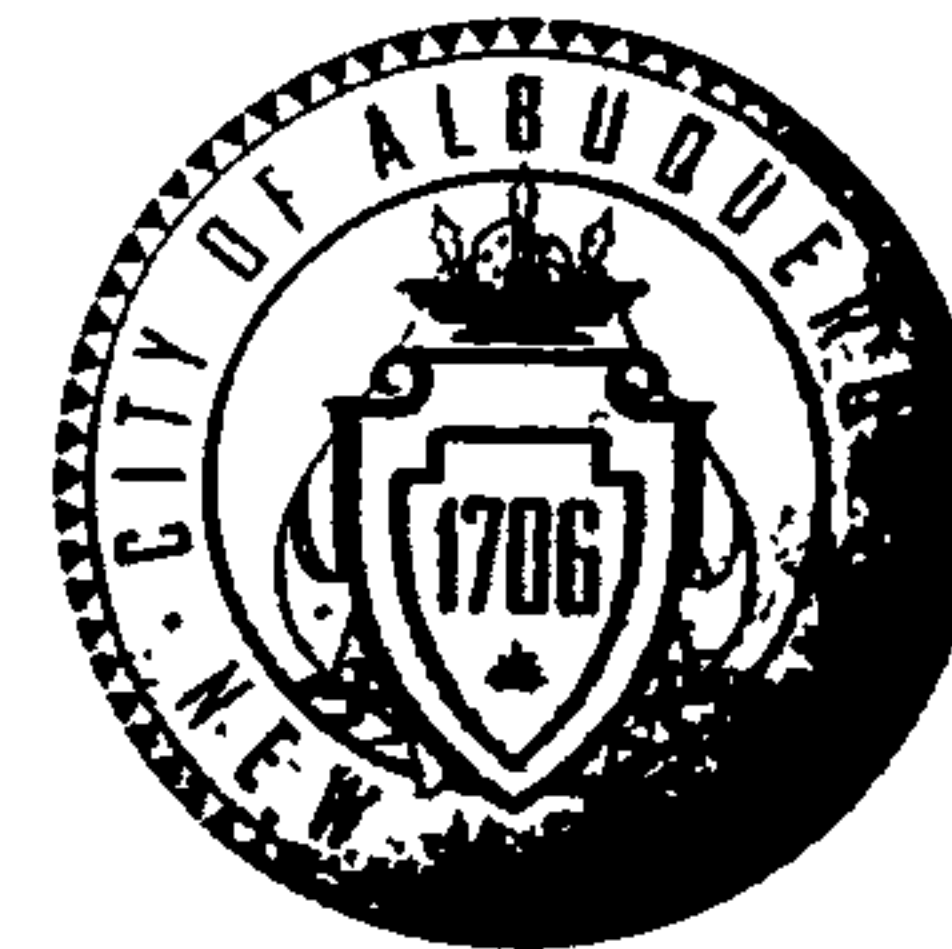


# CITY OF ALBUQUERQUE



June 1, 2010

Dennis A. Lorenz, P.E.  
Brasher & Lorenz  
2207 San Pedro NE Bldg. 1 Suite 1300  
Albuquerque, NM 87110

**Re: Ben E. Keith Aux. Parking Lot, 3203 Broadway SE  
Grading and Drainage Plan  
Engineer's Stamp dated 05-19-2010 (M14-D010)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 05-20-10, the above referenced plan is approved for Grading Permit. Upon completion of this project, please provide an Engineering Certificate of the plan for our records.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bungham PE, CFM  
City Hydrologist Planning Department.  
Development and Building Services

C: File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 04/2009)

PROJECT TITLE: BEN E. KEITH AUXILIARY PARKING LOT MAP: M-14 1010  
DRB#: 10 DRB 70037 EPC#: \_\_\_\_\_ WORK ORDER#: 667281

LEGAL DESCRIPTION: TRACT C-2 SOUTH BROADWAY INDUSTRIAL ACRES  
CITY ADDRESS: 3203 BROADWAY BLVD SE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ  
ADDRESS: 2201 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088  
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: BEN E. KEITH FOODS CONTACT: MARK ULLIMAN  
ADDRESS: 7600 WILL RODGERS BLVD PHONE: 817-759-6844  
CITY, STATE: FORT WORTH, TX ZIP CODE: 76140

ARCHITECT: NONE CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. MARTINEZ  
ADDRESS: 2201 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 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 (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 \_\_\_\_\_

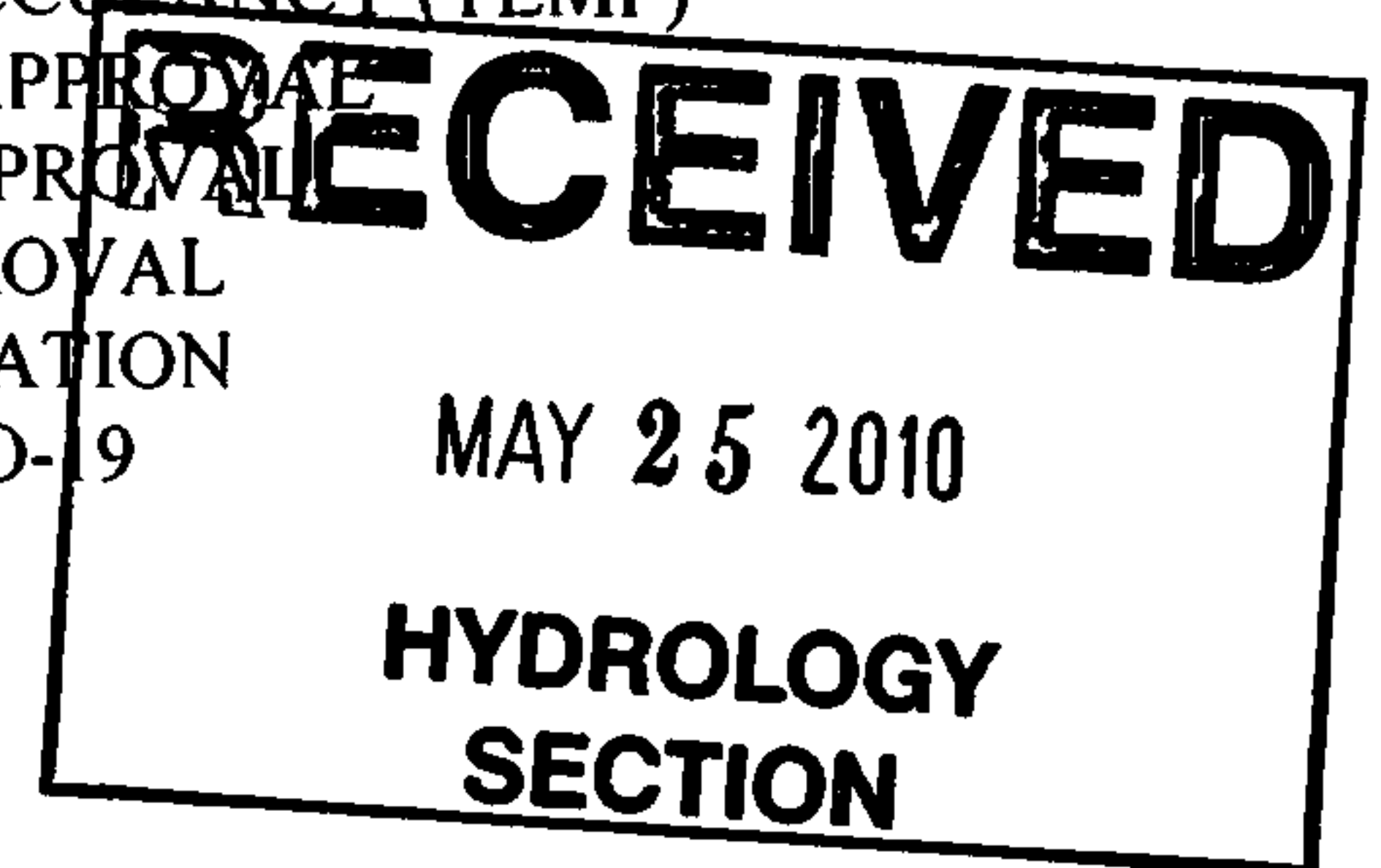
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES  
☐ NO  
☒ COPY PROVIDED

DATE SUBMITTED: 5.20.10 BY: DENNIS 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.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICE / HYDROLOGY SECTION**

**CONFERENCE RECAP**

**DRAINAGE FILE/ZONE ATLAS PAGE NO.** M14/D10

**DATE:** 4-1-10

**PLANNING DIVISION NO. S:**      **ZONING:** M-1

**DRB:**

**SUBJECT:** Ben Keith Distributing

**STREET ADDRESS (IF KNOWN):** Broadway S. of Woodward

**SUBDIVISION NAME:**

**APPROVAL REQUESTED:** Possible Building Expansion

**ATTENDANCE:** Dennis Lorenz, Brasher and Lorenz – Design Engineer, Brad Bingham, PE – Principal Engineer, City of Albuquerque

**FINDINGS:** Area drains to San Jose Drain through existing pipe penetration. Limited discharge based on San Jose Drain DMP. If site work is done prior to building expansion, threshold for drainage plan submittal to City is 1000 sf. of paving or 500 cy of earthwork. MRGCD will want one regardless so submit to City to maintain a better record.

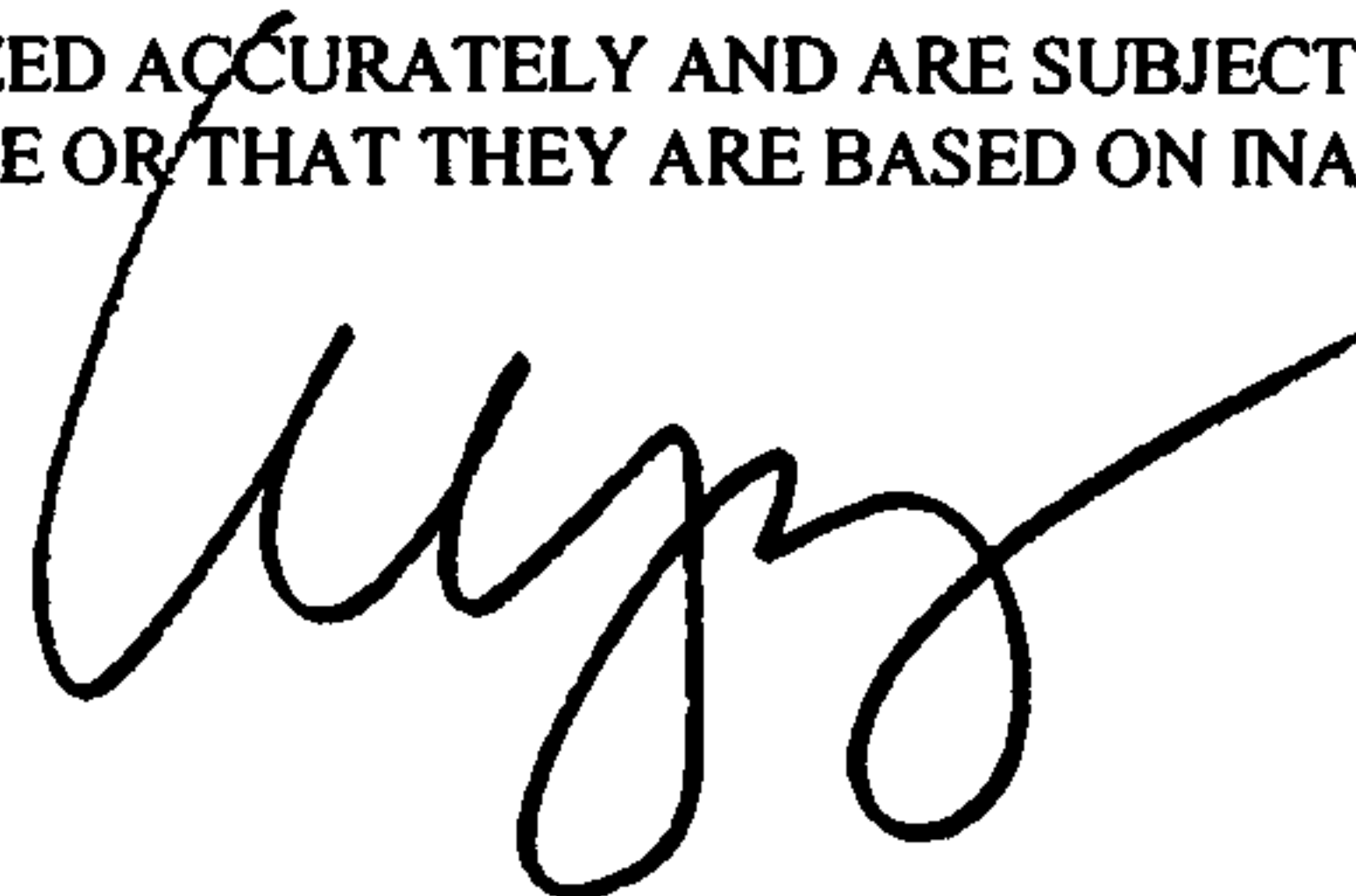
THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

**SIGNED:**

*Bradley L. Bingham*  
**TITLE :** Principal Engineer CoA

**SIGNED:**

**TITLE :**



**\*\*NOTE\*\*** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.



Paul Brasher, P.E.  
Brasher & Lorenz, Inc.  
2201 San Pedro NE  
Building 1 - Suite 210  
Albuquerque, NM 87110

**RE: BEN E. KIETH FOODS - S. BWAY ACRES (M14-D10). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED SEPTEMBER 16, 1998.**

Dear Mr. Brasher:

Based on the information provided on your September 16, 1998 submittal, City Hydrology has the following comments:

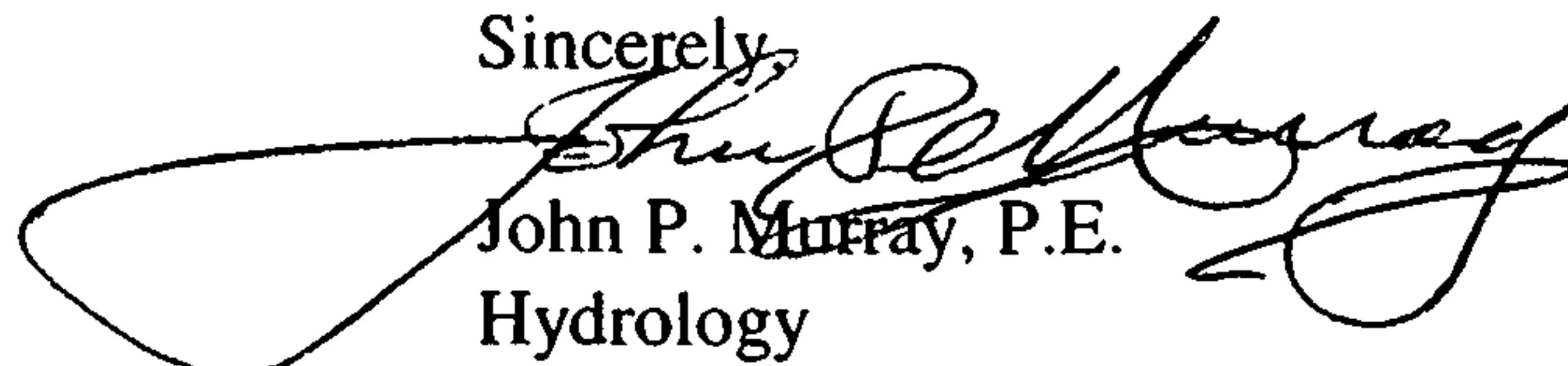
As you noted on your submittal, the Grading and Drainage Plan of record shows a pond off Broadway. C.O.A. Hydrology does not have any record of the second pond, extending along the north side of the building, ever being submitted for review. Also, the Approval Letter of June 1986 noted the owner's responsibility to tie into an outfall. Has any consideration been given to discharging to the San Jose Drain?

You propose to deepen both ponds. The Broadway pond would be lowered five (5) feet; the second, unrecorded pond an unknown depth. Your submittal also suggested that a geotechnical evaluation be performed. Groundwater elevation is off concern both from the operation of the ponds and from the proximity of a Superfund Site just north of Woodward.

Indicate the depth for the 100-year storm on Section A-A. The land strip along the north side of the building scales at 30-foot maximum on the west end to less than 25-feet on the east end. Section 22.7 of the DPM calls for 15-feet between the building and maximum water elevation.

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

*See also  
microfiche file.*

Good for You, Albuquerque!







# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 11, 1998

Paul Brasher, P.E.  
Brasher & Lorenz, Inc.  
2201 San Pedro NE  
Building 1 - Suite 210  
Albuquerque, NM 87110

***RE: BEN E. KIETH FOODS - S. BWAY ACRES (M14-D10). GRADING AND  
DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP  
DATED DECEMBER 9, 1998.***

Dear Mr. Brasher:

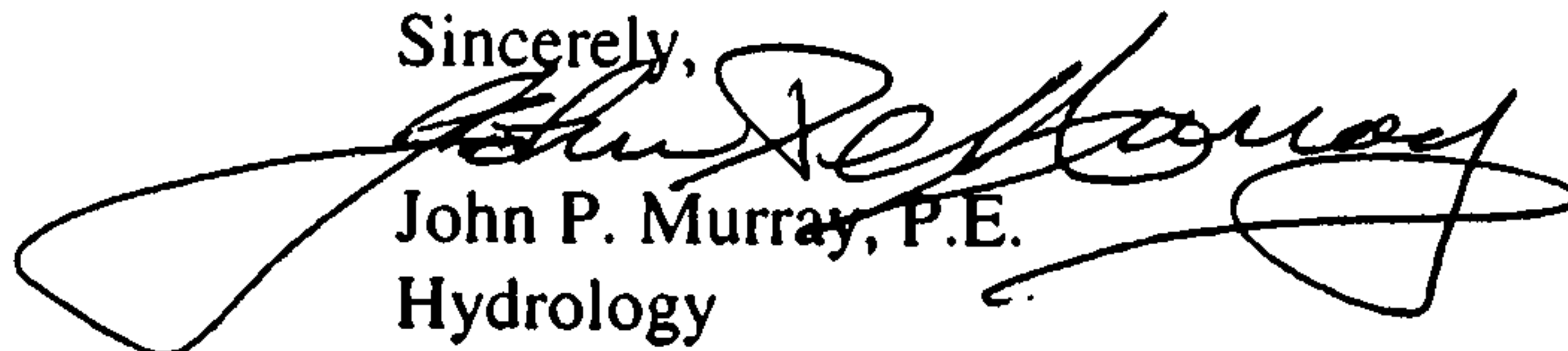
Based on the information provided on your December 9, 1998 resubmittal, the above referenced project is approved for Building Permit.

As noted on the G&D plan, the pond(s) are temporary. It will be the responsibility of the owner to tie into a storm drain outfall as soon as one becomes available.

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

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

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEN E. KEITH FOODS ZONE ATLAS/DRNG. FILE #: M-14-D10  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACTS B1 AND B2, SOUTH BROADWAY ACRES  
 CITY ADDRESS: 3205 BROADWAY SE  
 ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: PAUL BRASHER  
 ADDRESS: 2201 SAN PEDRO NE SUITE 210 PHONE: 888-6088  
 OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ARCHITECT: RICK BENNETT, ARCHITECT CONTACT: RICK BENNETT  
 ADDRESS: 1118 PARK SW PHONE: 242-1859  
 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 \_\_\_\_\_

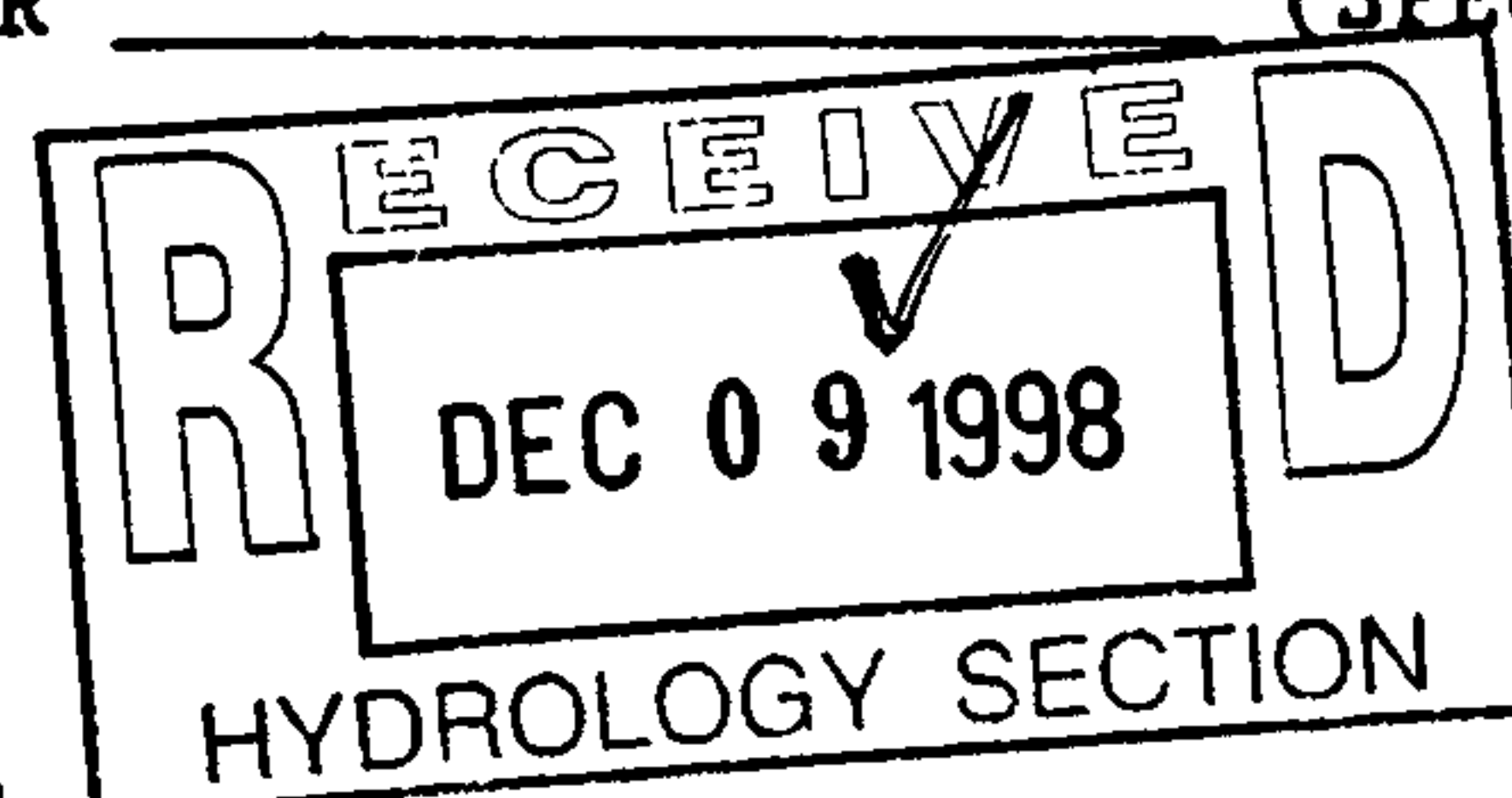
## PRE-DESIGN MEETING:

☒ 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: 12.8.98  
 BY: Paul Brasher  
PAUL BRASHER



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEN E. KEITH FOODS ZONE ATLAS/DRNG. FILE #: M-14/D10

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACTS B1 AND B2, SOUTH BROADWAY ACRES

CITY ADDRESS: 3205 BROADWAY SE

ENGINEERING FIRM: BRASHER & LORENZ, INC CONTACT: PAUL BRASHER

ADDRESS: 2201 SAN PEDRO NE, SUITE 210 PHONE: 888-6088

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: RICK BENNETT ARCHITECT CONTACT: RICK BENNETT

ADDRESS: 1118 PARK SW PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

D10/D2

## 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)

SEE ALSO  
M14/D10  
Microfiche

DATE SUBMITTED: 9.16.98

BY: Paul Brasher  
PAUL BRASHER

