

# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Alameda Louisiana Kiddie Academy Building Permit #: \_\_\_\_\_ City Drainage #: C19D061  
DRB#: \_\_\_\_\_ EPC#: 101097 Work Order#: \_\_\_\_\_  
Legal Description: Portions of Lots 1 & 2, Block 4, Tract 2, Unit 3 of North Albuquerque Acres in Bernalillo County, New Mexico  
City Address: \_\_\_\_\_

Engineering Firm: Respec Contact: Hugh Floyd  
Address: 5971 Jefferson NE, Suite 101; Albuquerque, NM 87109  
Phone#: (505) 366-4187 Fax#: (505) 998-9038 E-mail: hugh.floyd@respec.com

Owner: Phil Lindborg Contact: Phil Lindborg  
Address: 12809 Donette Court NE; Albuquerque, NM 87112  
Phone#: (505) 450-4388 Fax#: N/A E-mail: phillindborg@comcast.net

Architect: Modulus Architects Contact: Stephen Dunbar  
Address: 100 Sun Avenue NE, Ste. 305; Albuquerque, NM 87109  
Phone#: (505) 338-1499 Fax#: (505) 338-1998 E-mail: sdunbar@modulusarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☒ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESCP)

☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL  
☒ SITE PLAN FOR SUB'D APPROVAL  
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☒ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

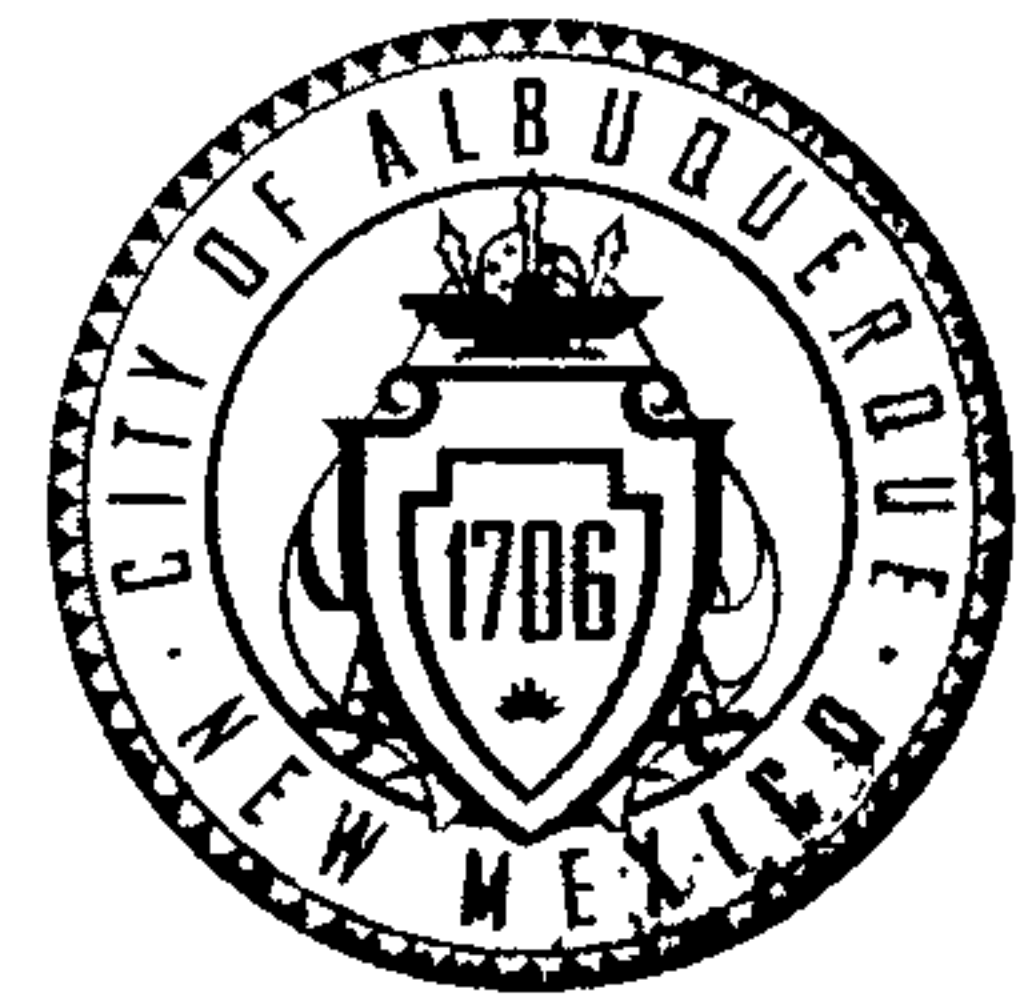
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 11-15-2016 By: Hugh Floyd

COA STAFF. ELECTRONIC SUBMITTAL RECEIVED. \_\_\_\_\_

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

December 14, 2016

Hugh Floyd, P.E.  
RESPEC  
9820 Academy parkway East NE  
Building C2  
Albuquerque, NM 87109

RE: **Kiddie Academy**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date 11-14-2016 (File:C19D061)**

Dear Mr. Floyd:

Based upon the information provided in your submittal received 11-15-2016, the above-referenced Grading and Drainage plan is approved for Building Permit. Per today's DRB hearing (#1010997), the Plan is also approved for Site Plan for Building Permit and Site Plan for Subdivision. Furthermore, the Plan is approved for SO-19 Permit, with the following condition:

PO Box 1293

1. The Contractor will need to follow the Standard SO-19 Notes (see attached). Please ensure that they are followed; the City will need to inspect the work within the Right of Way.

Albuquerque

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy (CO) release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103 If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

cc: Jason Rodriguez, DMD

Orig: Drainage file

## Carrillo, Abiel X.

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**From:** Carrillo, Abiel X.  
**Sent:** Tuesday, November 29, 2016 11:43 AM  
**To:** 'Hugh Floyd'  
**Subject:** Alameda and Louisiana Commercial Center - DRB 1010997

Hugh,

I reviewed the Kiddi Academy submittal for Site Plan for Building Permit.

I don't have any objection to Site Plan for Building Permit or Site Plan for Subdivision (SPS was marked on your submittal).

I will keep the submittal in the queue for Building Permit and SO-19 Review, there are a few submittal ahead of it still. This is not an approval for Grading or Building Permit.

One comment I will have for Building Permit is that you will need a crosslot drainage easement over the western lot/tract for the benefit of the eastern tract/lot since the entire site drains to the west.

Thanks,

**Abiel Carrillo, PE, CFM**

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

[acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)

600 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

*took care  
of it @ 4/12/14/16 DRB*

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



August 1, 2014

David Thompson, P.E.  
Thompson Engineering Consultants, Inc  
PO Box 65760  
Albuquerque, NM 87193

Richard J. Berry, Mayor

**RE: Lots 1 & 2, Block 4 NAA Tract 2 Unit 3- (Alameda & Louisiana, NE)  
Grading and Drainage Plan  
Engineer's Stamp Date 8-1-2014 (File: C19D061)**

Dear Mr. Thompson:

Based upon the information provided in your submittal received 8-1-14, the above referenced Plan is approved for Grading Permit with the following conditions:

Please note a LOMA or LOMR will be needed for any future proposed subdivision.  
This project requires a Topsoil Disturbance Permit for disturbing  $\frac{3}{4}$  of an acre or more.  
Upon completion of the project, provide an Engineer Certification for our files.

PO Box 1293

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

Albuquerque

New Mexico 87103

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

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf Addressee via Email, Tim Sims, Monica Ortiz



# DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

44  
44  
44  
44

PROJECT TITLE: Lots 1 & 2, Block 4, NAA Tract 2, Unit 3 ZONE MAP/DRG. FILE #: C-19 D061  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1 & 2, Block 4, NAA Tract 2 Unit 3  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.  
ADDRESS: P.O. Box 65760  
CITY, STATE: Albuquerque, NM

CONTACT: David Thompson  
PHONE: 271-2199  
ZIP CODE: 87193

OWNER: Dragonfly Development, Inc.  
ADDRESS: 12809 Donette Ct. NE  
CITY, STATE: Albuquerque, NM

CONTACT: Philip Lindborg  
PHONE: 291-0353  
ZIP CODE: 87112

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Cartesian Surveys, Inc.  
ADDRESS: P.O. Box 44414  
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner  
PHONE: 896-3050  
ZIP CODE: 87124

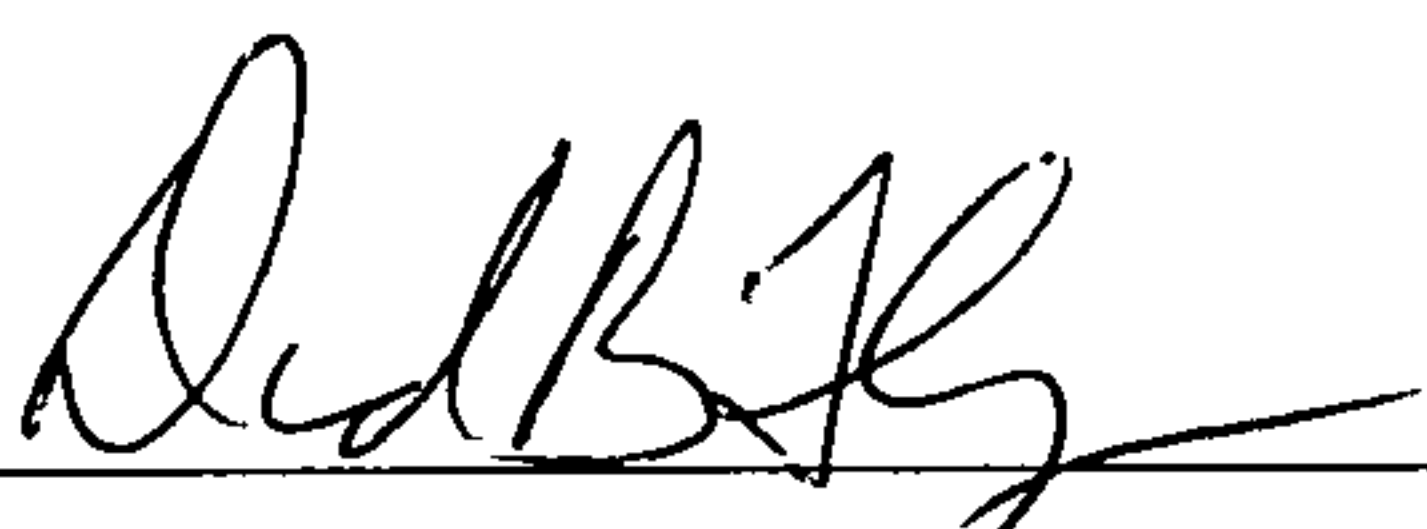
CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:  
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, REQUIRES TCL or equal  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERTIFICATION(TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:  
☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ 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 (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

DATE SUBMITTED: August 1, 2014 BY: 

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

**Harmon Rita T.**

---

**From:** Thompson Engineering consultan <tecnm@yahoo.com>  
**Sent:** Thursday, July 31, 2014 10:11 AM  
**To:** Biazar, Shahab; Harmon Rita T.  
**Subject:** Re: Grading and Drainage Plan at Alameda and Louisiana

Shahab,

Thanks for your help.

David B. Thompson, P.E.  
Thompson Engineering Consultants, Inc.  
P.O. Box 65760  
Albuquerque, NM 87193  
Office: (505) 271-2199  
Fax: (505) 830-9248

On Thursday, July 31, 2014 1:25 AM, "Biazar, Shahab" <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)> wrote:

Hi Rita,

Can please check on Mr. Thompson submittal and possibly review it this week? Maybe we can have Rudy or Amy review the the submittal.

Thanks

***Shahab Biazar, P.E.***

*Acting City Engineer*  
Planning Department  
Development Review Services Division  
600 2nd St. NW, Suite 400  
Albuquerque, NM 87102  
t 505-924-3422  
f 505-924-3440

---

**From:** Thompson Engineering consultan [<mailto:tecnm@yahoo.com>]  
**Sent:** Wednesday, July 30, 2014 7:39 PM  
**To:** Biazar, Shahab  
**Subject:** Grading and Drainage Plan at Alameda and Louisiana

Shahab,

I left you a message yesterday, but I thought I would follow up with an email. As you know the owner of the 2 lots at the southeast corner of Alameda and Louisiana would like to fill in the existing pond now that the Alameda Boulevard project is complete. We submitted the grading and drainage plan and erosion control plan last Friday for review.

The owner would like to expedite this review and approval if possible because they have secured some dirt that is only available for a short period of time. So, as I told you previously I was hoping to get this done as quickly as possible. It should be straight forward since all we are doing is filling in the hole with dirt so that the lots look better to prospective buyers. Curtis previously said that he could not approve the grading plan until the record drawings for the storm drain are completed. As of today we are still waiting on the as-built survey to complete the record drawings. So the record drawings could take some time to get completed.

When my CAD designer submitted the plan last Friday, Curtis said he wanted a "depression" on each lot. This does not make sense to me since there is no impervious area on the lots and there are erosion controls on the lots to reduce the volume of sediment leaving the site. If this is a requirement, what size of a "depression" is required?

I am turning to you for assistance with this review and approval because my understanding is that Curtis is out until August 11th and you said you would help get this done in our previous conversation about this property. Whatever you can do to help with this simple straight forward plan would be much appreciated. I would not normally request assistance, but the fill is only available for a short period of time.

Thanks,

David B. Thompson, P.E.  
Thompson Engineering Consultants, Inc.  
P.O. Box 65760  
Albuquerque, NM 87193  
Office: (505) 271-2199  
Fax: (505) 830-9248

**DRAINAGE INFORMATION SHEET**  
(REV. 1/28/2003rd)

*Verbal No*  
*will resubmit*  
*w/ sed. ponds*  
*C19DD61* *& flood*  
*permit*

PROJECT TITLE: Lots 1 & 2, Block 4, NAA Tract 2, Unit 3

ZONE MAP/DRG. FILE #: C-19

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1 & 2, Block 4, NAA Tract 2 Unit 3

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.

ADDRESS: P.O. Box 65760

CITY, STATE: Albuquerque, NM

CONTACT: David Thompson

PHONE: 271-2199

ZIP CODE: 87193

OWNER: Dragonfly Development, Inc.

ADDRESS: 12809 Donette Ct. NE

CITY, STATE: Albuquerque, NM

CONTACT: Philip Lindborg

PHONE: 291-0353

ZIP CODE: 87112

ARCHITECT: \_\_\_\_\_

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

CITY, STATE: \_\_\_\_\_

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

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

ZIP CODE: \_\_\_\_\_

SURVEYOR: Cartesian Surveys, Inc.

ADDRESS: P.O. Box 44414

CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner

PHONE: 896-3050

ZIP CODE: 87124

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

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

CITY, STATE: \_\_\_\_\_

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

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

ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

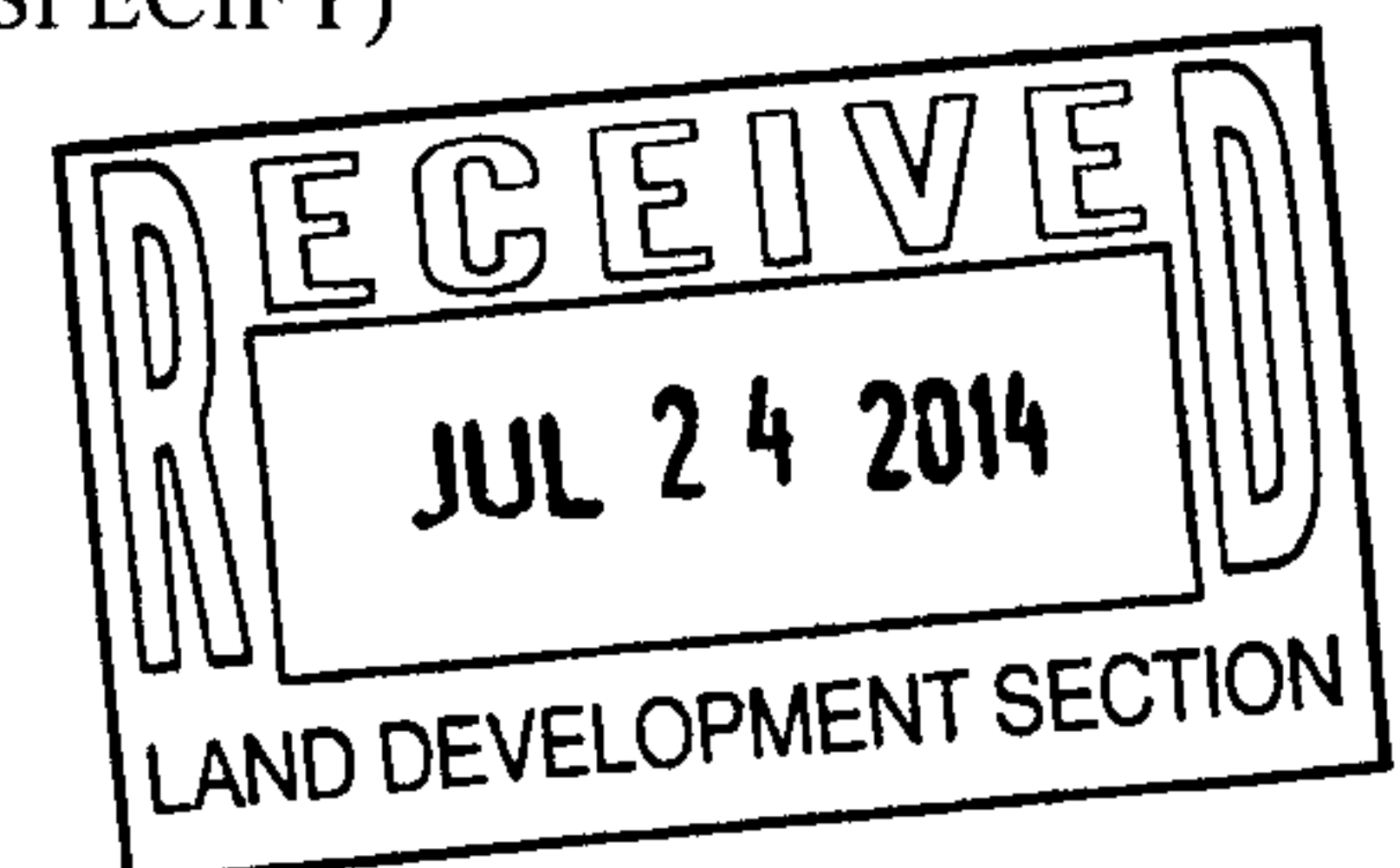
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, REQUIRES TCL or equal
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION(TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ 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 (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



DATE SUBMITTED: July 24, 2014

BY: \_\_\_\_\_

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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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2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



~~##~~ C19D061.  
GP submitted  
7/24/14