



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



July 22, 2022

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: Letter of Authorization
4401 Alexander Blvd NE
Site Plan – DRB Process

To Whom It May Concern,

I hereby authorize Burns & McDonnell to act on our behalf to represent Curia Global to the City of Albuquerque for the 4401 Alexander Blvd Site Plan – DRB Process. As Curia New Mexico LLC's (f/k/a Oso Pharmaceutical) Agent, Burns & McDonnell will submit documents to and communicate with the Planning Department until the project's completion.

If in any case, the Planning Department Staff should have questions in this matter, please contact me at Adam.Lysiak@curiaglobal.com.

Sincerely,



Adam Lysiak, P.E.
Senior Director of Project Engineering
Adam.Lysiak@curiaglobal.com
(908) 752-9244

cc: Amber Yount, Burns & McDonnell
Steven Karl, Curia Global
Daniel Lavin, Curia Global

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing
Packaging, Office type support, Utility Space

☐ **Hydrology:**

• Grading and Drainage Plan	_____	Approved	_____	NA
• AMAFCA	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA
• MRGCD	_____	Approved	_____	NA

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____	Approved	_____	NA
• Traffic Impact Study (TIS)	_____	Approved	_____	NA
• Neighborhood Impact Analysis (NIA)	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• MRCOG	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA
• MRGCD	_____	Approved	_____	NA

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Water/Sewer Availability Statement/Serviceability Letter	_____	Approved	_____	NA
• ABCWUA Development Agreement	_____	Approved	_____	NA
• ABCWUA Service Connection Agreement	_____	Approved	_____	NA

ABCWUA

Date

<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	_____	Approved	_____	NA
<input type="checkbox"/> Solid Waste Department Signature on the plan	_____	Approved	_____	NA
<input type="checkbox"/> Fire Marshall Signature on the plan	_____	Approved	_____	NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

PRE-APPLICATION MEETING NOTES

PA#: 22-113 Notes Provided (date): 2-27-22

Site Address and/or Location: 4401 Alexander Blvd. NE 87107

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request 2 story expansion. Aseptic Manufacturing (~17,000SF); Packaging (~16,000SF); ~ Office type support (~8,000SF); Utility Space (~11,000 SF).

Please note: The requested total square feet (Gross Floor Area) has increased from 52,000 SF to 60,000 SF. All submitted drawings reflect the increased Gross Floor Area of 60,000 SF.

Basic Site Information

(J. Lavender 2022.09.12)

Current Use(s): office

Size (acreage): ~ 12 acres

Zoning: NR-GM

Overlay Zone(s): N/A (zoning entitlements)

Comprehensive Plan Designations

Corridor(s): within 660' Montano Rd. Major Transit

Development Area: Change

Near Major Public Open Space (MPOS)? N/A

Center: Renaissance Employment Center

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Light Manufacturing, Office,

Use Specific Standards: 4-3(E)(4) Light Manufacturing

Applicable Definition(s): _____

Light Manufacturing

The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation*

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan-DRB

Specific Procedure(s)*: 6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB Is this a PRT requirement? Yes

Handouts Provided

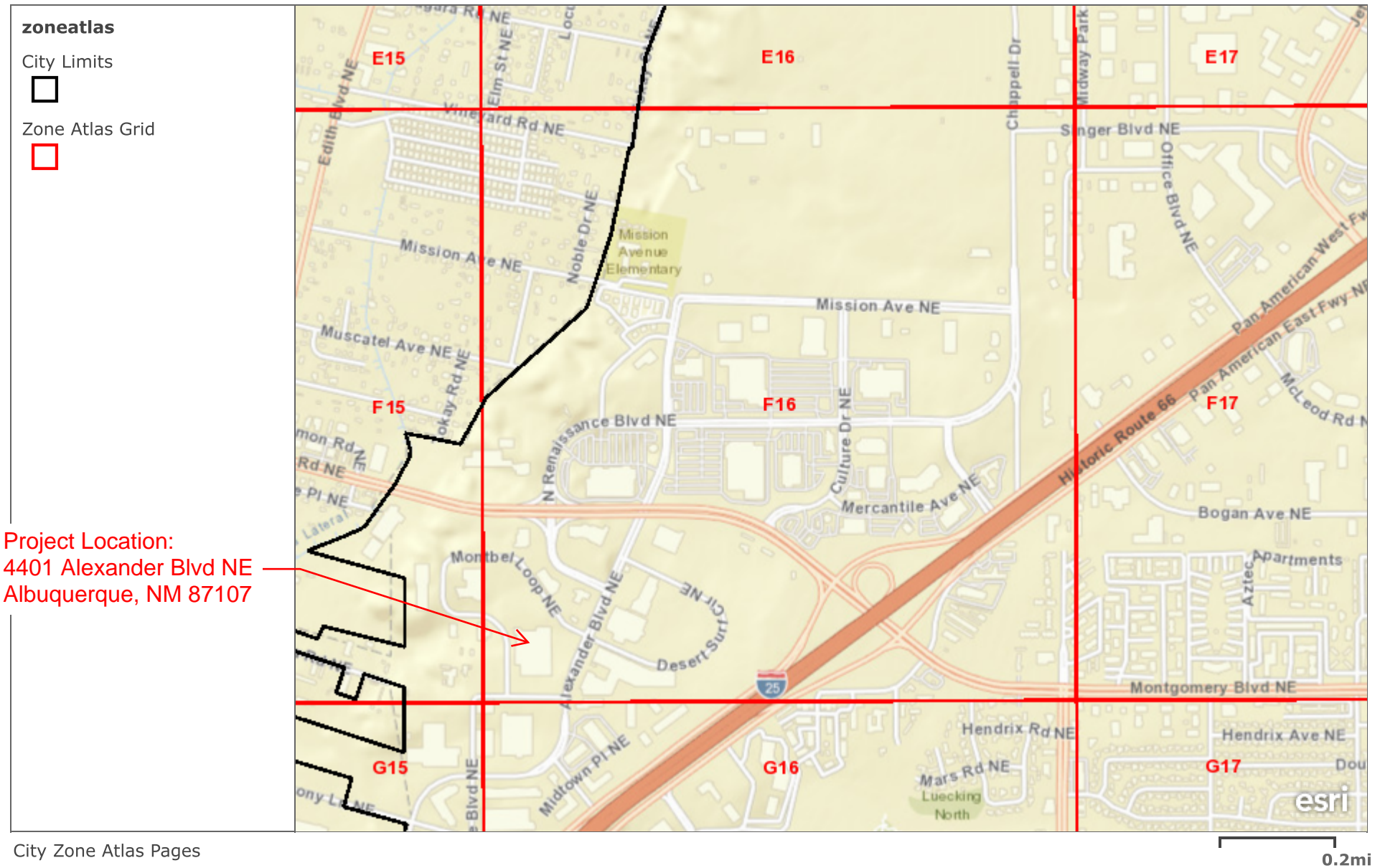
- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

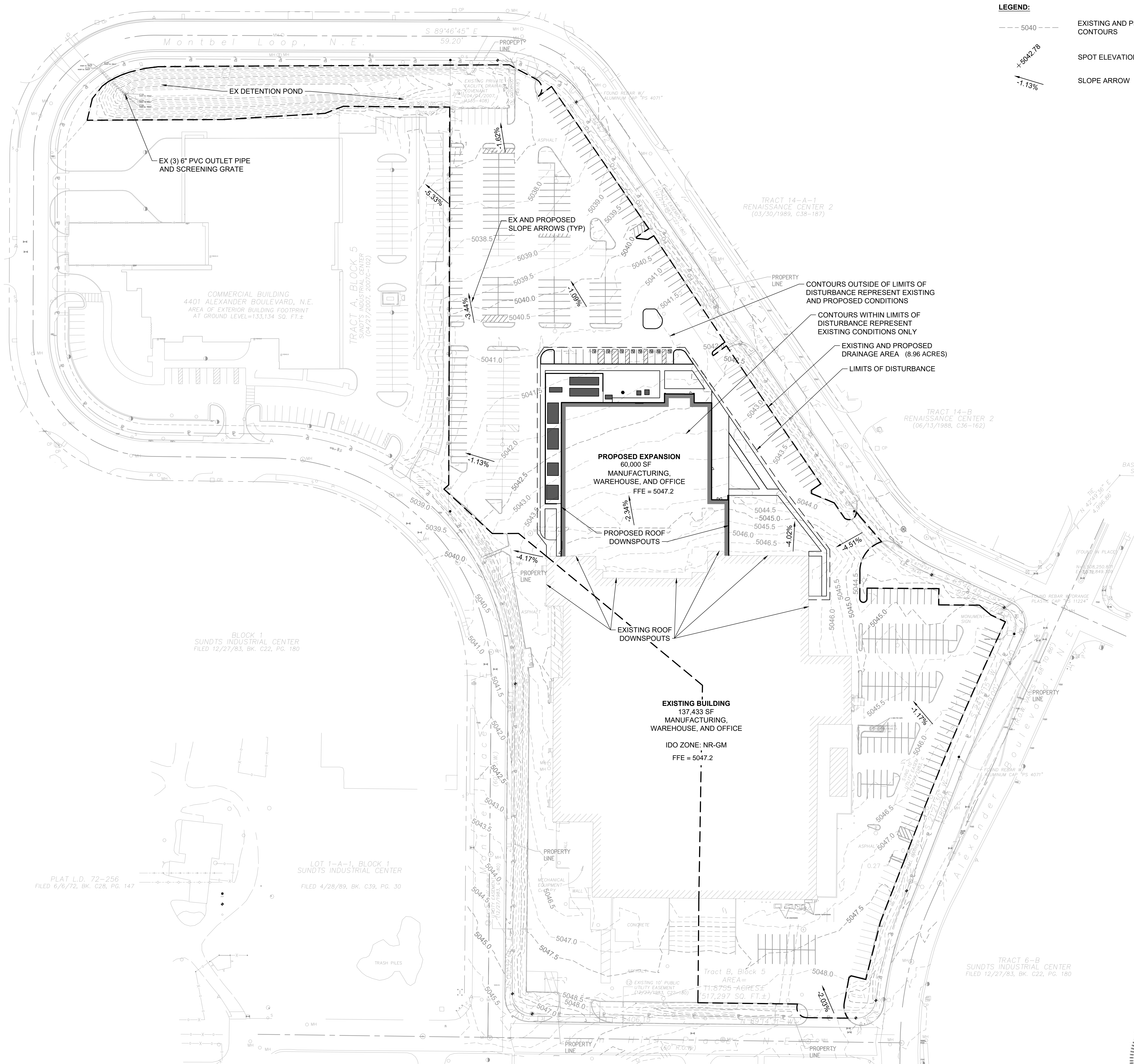
Additional Notes:

- Site is within a Site Development Plan 2018-1005233 Sundt's Industrial Center.
 - Please review in case there are any associated design standards
- Understand the permitting process steps, durations of review and expectations of the City:
 - See above and attached handouts for process.
- Please contact permitting for information regarding separating out into two separate submissions regarding building permit.
 - Zoning/Code Enforcement: Angelo Metzgar (ametzgar@cabq.gov)
- For fire related questions please contact the fire department
 - Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)
- For landscaping requirements please see IDO Section 5-6 Landscaping Buffering and screening (pg. 285).
- For waste discharge limitations please contact Solid Waste or Environmental health.
 - Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Zone Atlas



City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



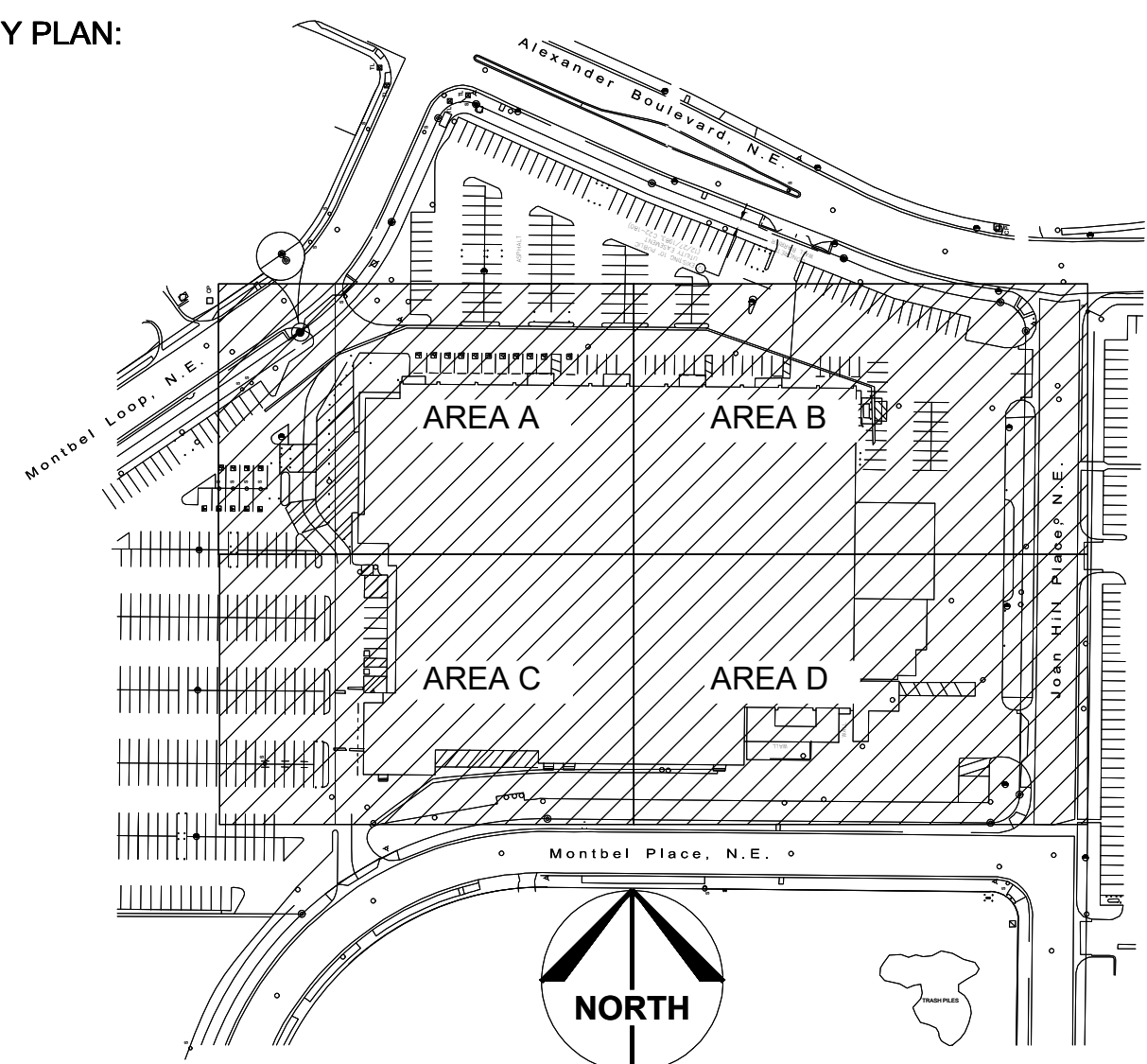
- LEGEND:**
- 5040 --- EXISTING AND PROPOSED CONTOURS
 - +5042.78 SPOT ELEVATION
 - 1.13% SLOPE ARROW

GENERAL NOTES:

1. GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOT TAKE PLACE IN THIS PROJECT. ASPHALT REMOVAL SHALL ONLY BE WITHIN LIMITS OF DISTURBANCE TO ACCOMMODATE PROPOSED EXPANSION.
2. EXISTING AND PROPOSED STORMWATER FLOWS NORTHWEST TO EXISTING PRIVATE STORMWATER POND. PROPOSED STORMWATER DRAINAGE AREA, FLOW RATE, AND VOLUME SHALL NOT INCREASE FROM EXISTING CONDITIONS.
3. OUTLET DEVICE FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-0408, 04/04/217) LOCATED ON THE NORTH-WEST CORNER OF THE SITE SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER PRIOR TO DISCHARGE FROM THE SITE).
4. CONTRACTOR TO INSPECT AND CLEAN THE POND AS PART OF THIS CONSTRUCTION. ALL TREES ARE TO BE REMOVED FROM THE EMBANKMENT AND REMOVE DEAD LIMBS, LEAVES, AND TRASH.
4. HYDROLOGIC CALCULATIONS PERFORMED AS PER DPM ARTICLE 6-2. EXISTING AND PROPOSED 100 YEAR PEAK DISCHARGE IS APPROXIMATELY 28.5 CUBIC FEET PER SECOND. EXISTING AND PROPOSED 100 YEAR VOLUMETRIC RUNOFF IS APPROXIMATELY 2.0 ACRE-Feet

KEYED NOTES: (#)


KEY PLAN:



ARCHITECTS/ENGINEERS:

BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

A 08/03/22		ISSUED FOR REVIEW		XX XX
DESIGNED / DRAWN:	LOCATION:	 4401 ALEXANDER BLVD. NE ALBUQUERQUE, NEW MEXICO, 87109		
S. ENGEMANN	EQUIPMENT FILE NO:			
ENGINEER REVIEW:		BUILDING 4401 OVERALL GRADING PLAN		
J. LAVENDAR				
DATE:	SCALE:	PLOT:	4401	
08/03/2022	1" = 50'	1:1		
DRAWING NUMBER:		SIZE:	E1	
CG100				



Aug 10 2022 12:50 PM