

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 31, 2026

Thomas Johnston, PE
TGC Engineering, Inc.
1609 2nd Street NW
Albuquerque, NM 87102

RE: 1327 Arcadian Trl NW
Grading and Drainage Plan
Engineer's Stamp Date: 2/26/26
Hydrology File: G13D049
Case # HYDR-2026-00077

Dear Mr. Johnston:

Based upon the information provided in your submittal received 03/02/2026, the Grading & Drainage Plans are not approved for Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

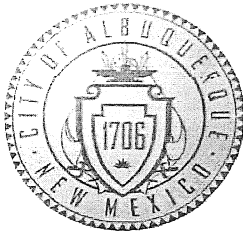
1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Arcadian Trail NW to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List or the DHO for a waiver.
2. Please show Finished Floor and Finished Pad elevations on the plan.
3. A permanent perimeter wall or barrier around the development is required to contain the 100-year 24-hour storm developed runoff.
4. Re-check the SWQV calculations. The calculated volume is deficient.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: RESIDENCE 1327 ARCADIAN TR. NW Hydrology File # _____

Legal Description: LOT 8, LAND OF AMBROSIO CALLEGOS

City Address, UPC, OR Parcel: 1327 ARCADIAN TRAIL, NW 1014 060 015 443 21704

Applicant/Agent: TGC ENGINEERING INC. Contact: THOMAS D. JOHNSTON, PS, PE

Address: 1609 2ND STREET NW Phone: 505-835-5273

Email: TGCENGINEERING@AOL.COM 87102

Applicant/Owner: JAMES SELIGMAN Contact: JAMES SELIGMAN

Address: 1525 32ND CIR SE RR NM Phone: 505-463-1636

Email: JNMAN1636@GMAIL.COM 87124

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
 All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

- TYPE OF SUBMITTAL:**
- Engineering / Architect Certification
 - Conceptual Grading & Drainage Plan
 - Grading & Drainage Plan, and/or Drainage Report
 - Drainage Report (Work Order)
 - Drainage Master Plan
 - Conditional Letter of Map Revision (CLOMR)
 - Letter of Map Revision (LOMR)
 - Floodplain Development Permit
 - Traffic Circulation Layout (TCL) - Administrative
 - Traffic Circulation Layout (TCL) - DFT Approval
 - Traffic Impact Study (TIS)
 - Street Light Layout
 - OTHER (SPECIFY) _____

- TYPE OF APPROVAL SOUGHT:**
- Pad Certification
 - Building Permit
 - Grading Permit
 - Paving Permit
 - SO-19 Permit
 - Foundation Permit
 - Certificate of Occupancy - Temp Perm
 - Preliminary / Final Plat
 - Site Plan for Building Permit - DFT
 - Work Order (DRC)
 - Release of Financial Guarantee (ROFG)
 - CLOMR / LOMR
 - Conceptual TCL - DFT
 - OTHER (SPECIFY) _____

DATE SUBMITTED: 3.2.2016

