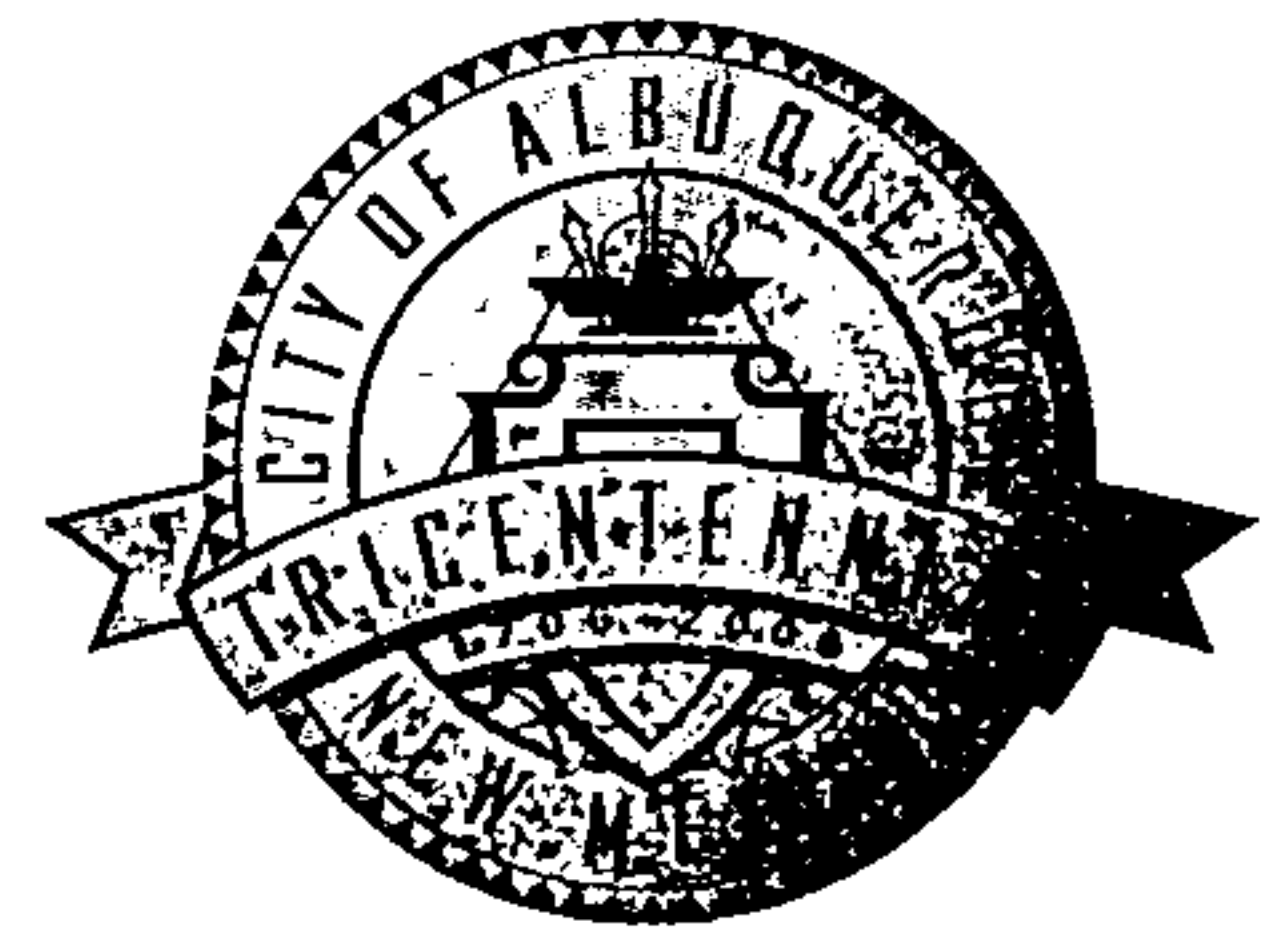


# CITY OF ALBUQUERQUE



May 7, 2007

Michael T. Williams, P.E.  
Land Development Consultants, LLC  
5620 B San Francisco Drive NE  
Albuquerque, NM 87113

Re: Creamland Addition, Engineer's Stamp Dated 3-30-07, (H14/D72)  
Block 4 of the Franciscan Addition and Block 7 of the Alvarado Addition

Dear Mr. Williams,

Based upon the information provided in your submittal received April 23, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E., C.F.M.  
Senior Engineer  
Hydrology Section  
Development and Building Services

cc: file (H14/D72)

P.O. Box 1293

Albuquerque

New Mexico 87103

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

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Creamland ZONE MAP/DRG. FILE # A-14/D72  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: 1911 Second St. NW  
 CITY ADDRESS: Albuquerque N.M. 87125

ENGINEERING FIRM: LAND DEVELOPMENT CONSULTANTS CONTACT: Joe Barcla or Dan Martinez  
 ADDRESS: 5620 B Modesto NE PHONE: 505-858-2441  
 CITY, STATE: Albuquerque N.M. ZIP CODE: 87103

OWNER: Creamland CONTACT: Dan Beuhler  
 ADDRESS: 1911 2nd Street PHONE: 248  
 CITY, STATE: Albuquerque NM ZIP CODE: 87125

ARCHITECT: John Alejandro CONTACT: John Alejandro  
 ADDRESS: \_\_\_\_\_ PHONE: 690-0126  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: Land Development Consultants CONTACT: Richard Borgel  
 ADDRESS: 5620 B Modesto NE PHONE: 858-2441  
 CITY, STATE: Albuquerque N.M. ZIP CODE: 87113

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

## TYPE OF SUBMITTAL:

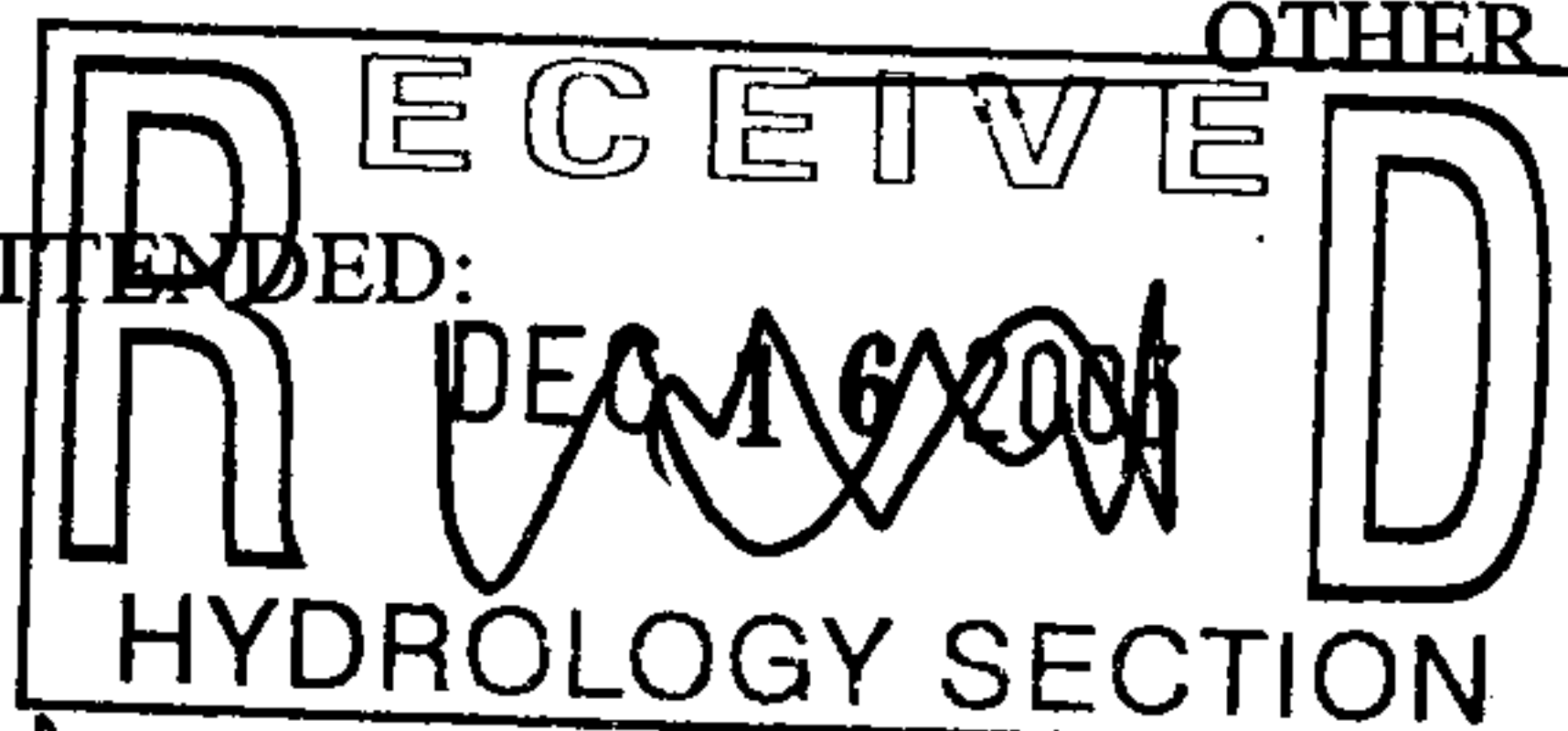
- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ 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  
☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

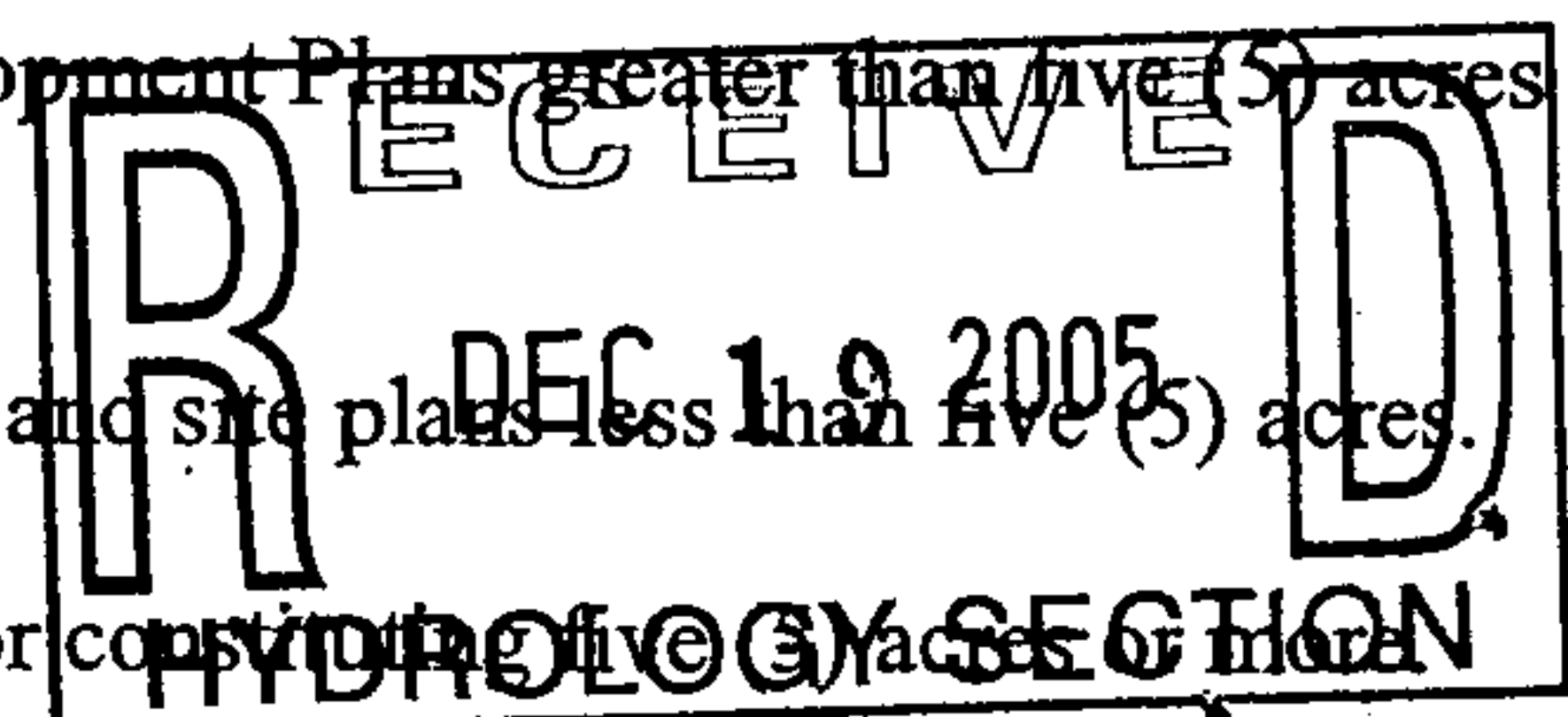


No Fee BJB

SUBMITTED BY: Danny Martinez DATE: 12/19/06

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:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report:** Required for subdivision containing more than ten (10) lots or consisting of five (5) acres or more.



Find file,  
file for  
Review

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# CITY OF ALBUQUERQUE



January 25, 2007

Joeseph B. Barela, P.E.  
Land Development Consultants, LLC  
5620 B Modesto NE  
Albuquerque, NM 87113

Re: Creamland Addition, Engineer's Stamp Dated 12-13-06, (H14/D72)  
Block 4 of the Franciscan Addition and Block 7 of the Alvarado Addition

Dear Mr. Barela,

Based upon the information provided in your submittal received on December 19, 2006, there are some additional items that must be addressed prior to approval for Building Permit. Those items are as follows.

- What is the size of the proposed addition?
- Our records indicate that a Master Plan for this location has never been generated and the City has no data on the drainage patterns for Creamland. Prior to the issuance of any permits, a comprehensive Master Plan for this site must be submitted to and approved by this office.
- Regardless of the proposed versus existing conditions, drainage calculations are mandatory. All flows must be quantified and located on the plan.
- A scale must be included on the Grading and Drainage plan.
- The survey included with your submittal was neither signed nor dated.
- The survey plan indicates that the benchmark utilized is 17-J14. However, the general notes reference 24-J14 as the basis for the elevations.
- The TBM elevation cited in the general notes (4960.10) conflicts with the manhole elevation of 4960.66 shown on the plan. It is also unclear as to which of the two (2) sanitary sewer manhole lids that temporary benchmark refers. Please clarify.
- Please indicate the finished floor elevations of the adjacent, existing structures.
- Please indicate to what point the on-site drains outfall and show any additional drainage features (both on-site and within the adjacent rights-of-way) such as curbs, gutters, storm drains, swales, ponding areas etc. along with their sizes, types, elevations, inverts and other pertinent details.

P.O. Box 1293

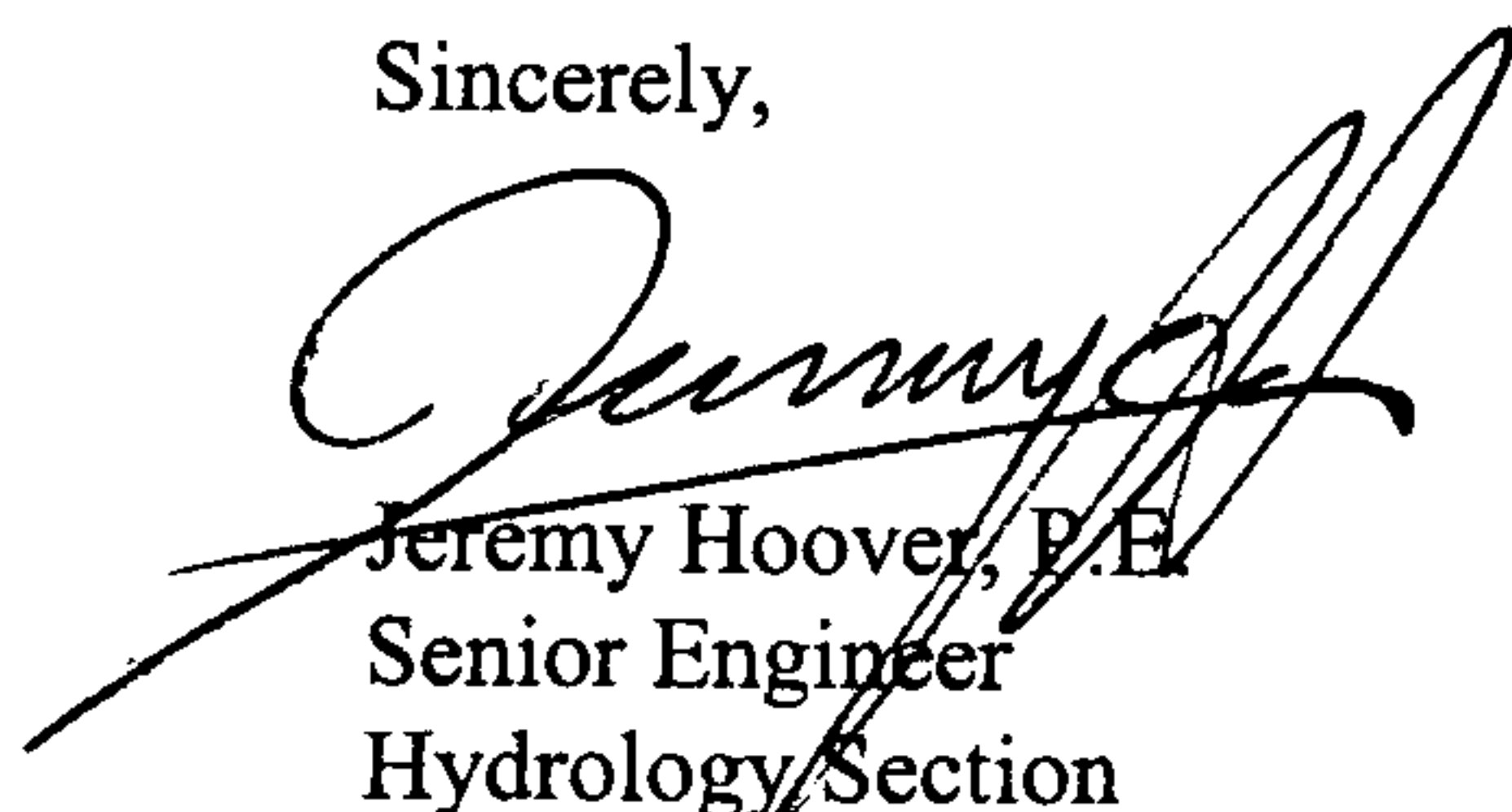
Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,



Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

cc: file (H14/D72)



**LAND DEVELOPMENT CONSULTANTS, LLC**

5620-B Modesto Ave NE, Albuquerque, New Mexico 87113

Phone: (505) 858-2441 • Fax: (505) 858-2445 • E-Mail: ldc\_llc@msn.com

**Professional Land Surveying, Civil Engineering, Landuse Planning  
Consultants & Construction Management****FACSIMILE TRANSMITTAL SHEET**TO: *City of Alb c/o Arlene*

FROM THE DESK OF:

*Danny Martinez*

FAX NUMBER:

DATE:

*12/21/06*

COMPANY:

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

☐ FOR REVIEW ☐ PLEASE COMMENT☐ PLEASE REPLY ☐ PLEASE RECYCLE☐ THE ORIGINAL WILL BE MAILED☐ THE ORIGINAL WILL NOT BE MAILED

*The enclosed vicinity map is submitted for Creamland  
Dairy Operation located at 1911 Second Street.*

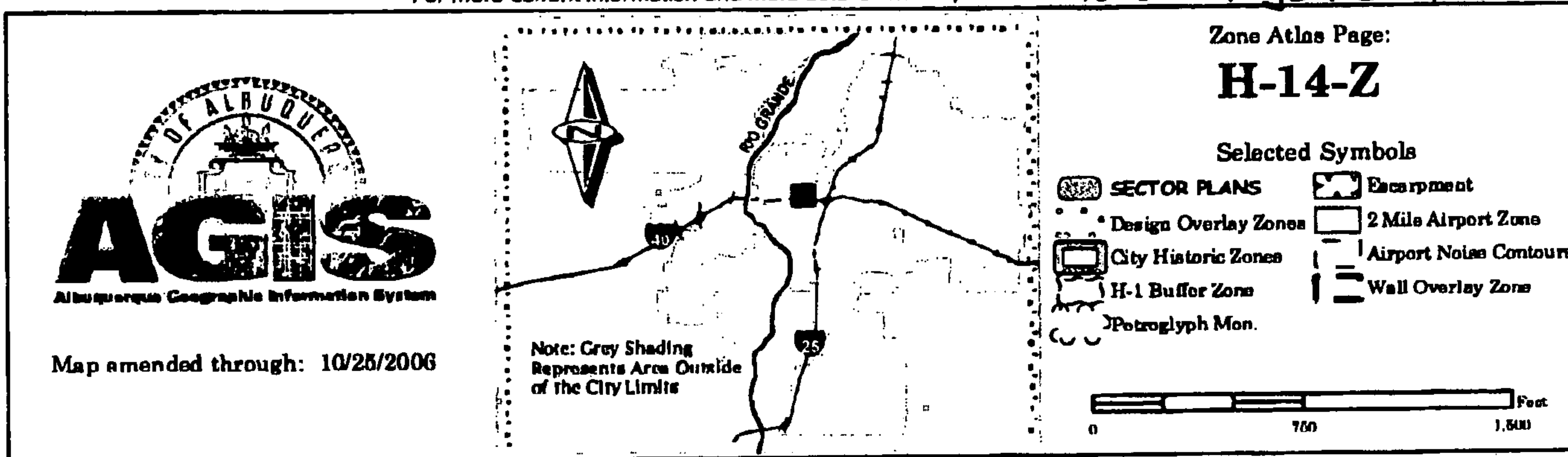
*Please call me should you need anything else*

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended solely for the use of the addressee. Unauthorized use, disclosure or copying is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately at 505-858-2441.



For more current information and more details visit <http://www.cabq.gov/gis>

Project Location







# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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January 16, 1992

John A. Briscoe  
Architectural Services  
1734 Hermosa, NE  
Albuquerque, New Mexico

RE: DRAINAGE PLAN FOR AN ADDITION TO CREAMLAND DAIRIES  
(H-14/D72) RECEIVED DECEMBER 30, 1991

Dear Mr. Briscoe:

Based on the information provided on your submittal of December 30, 1991, the above referenced plan is approved for Building Permit.

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

Also, please advise your client that no further development will be allowed until a comprehensive Master Drainage Plan is submitted to our office for review.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.  
Engineering Assistant

xc: Alan Martinez

BJM/bsj  
(WP+3146)

PUBLIC WORKS DEPARTMENT

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Walter H. Nickerson, Jr., P.E.  
Assistant Director Public Works

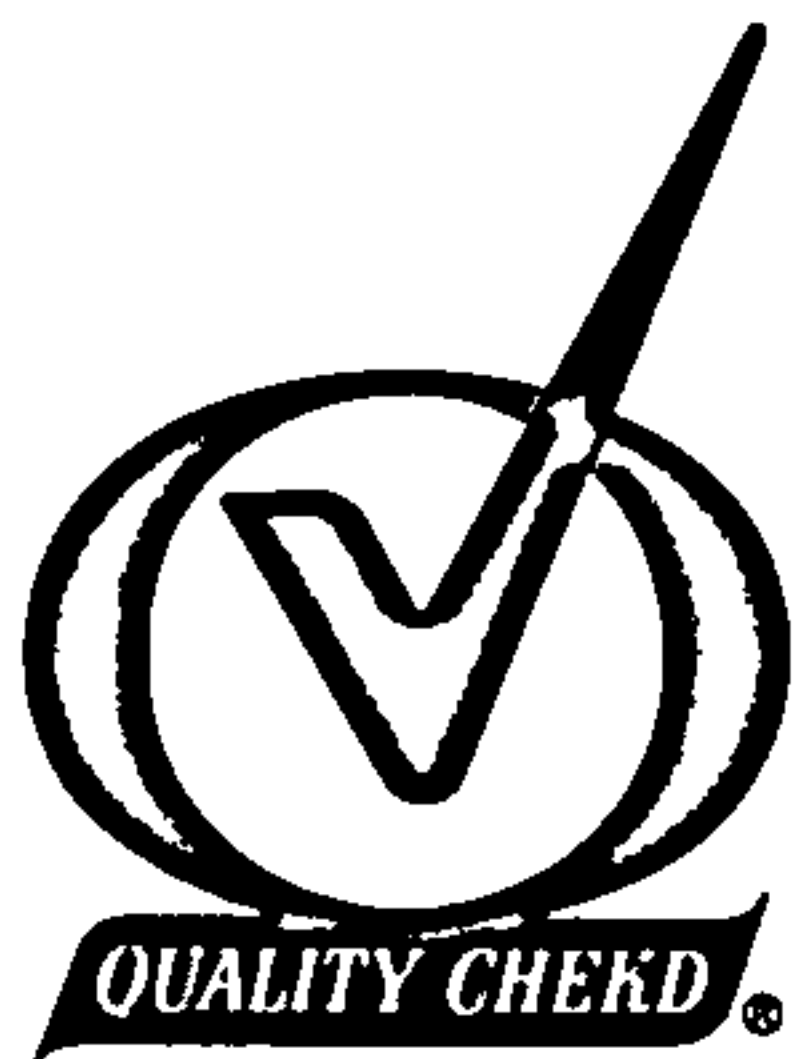
ENGINEERING GROUP

Telephone (505) 768-2500

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AN EQUAL OPPORTUNITY EMPLOYER

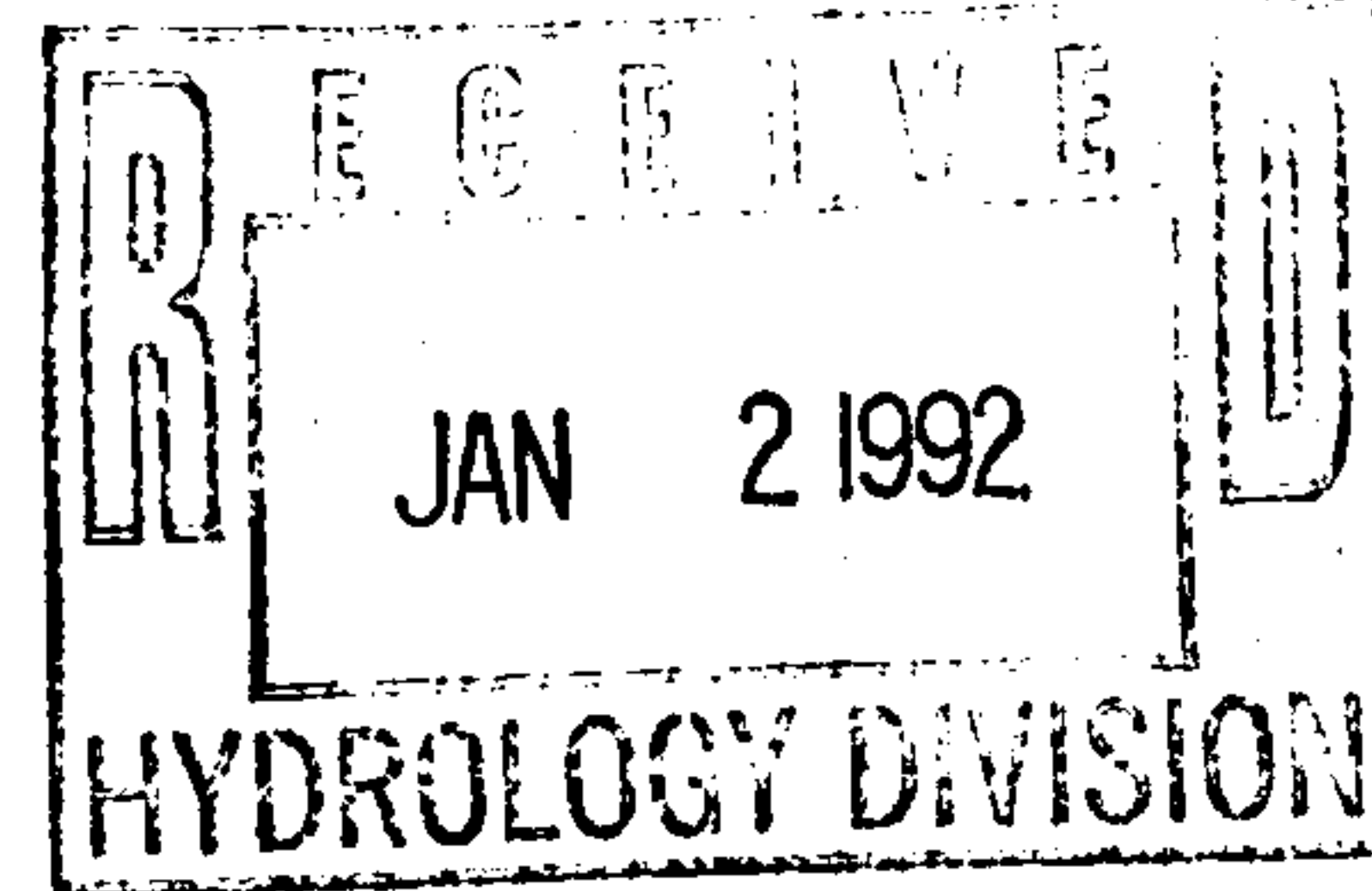
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# ***Creamland Dairies, Inc.***

P.O. Box 25067 • 1911 Second St. NW • Albuquerque, N.M. 87125 • Phone: (505) 247-0724

December 20, 1991



City of Albuquerque  
City Hydrology Dept  
One Civic Plaza  
Albuquerque, NM 87103

Dear Sir:

This letter is in reference to the curb cut variance granted Creamland Dairies by the City Hydrology Department regarding the standards of driveway height above gutter flow line. Creamland Dairies Inc agree's to hold the City Of Albuquerque harmless for any damage done to Creamland property in the event flooding should occur due to storm water run-off from this 2nd street curb cut.

Sincerely,

Dick Pictor/ V.P. Creamland Dairies Inc



## DRAINAGE INFORMATION SHEET

PROJECT TITLE: CREAMLAND DORIES ADDITION ZONE ATLAS/DRNG. FILE #: H-14 1072

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

LEGAL DESCRIPTION: Lot 1-12 - Bldg 417 ALUMINUM ADDITIONCITY ADDRESS: 1911 2nd NW

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

OWNER: Creamland Dories CONTACT: Daniel HamADDRESS: 1911 2nd NW PHONE: \_\_\_\_\_ARCHITECT: John Briscoe CONTACT: \_\_\_\_\_ADDRESS: 1734 HERNDON DR PHONE: 262-0193

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

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

CONTRACTOR: Big J CONTACT: Kyle KingADDRESS: \_\_\_\_\_ PHONE: 821-1500

## TYPE OF SUBMITTAL:

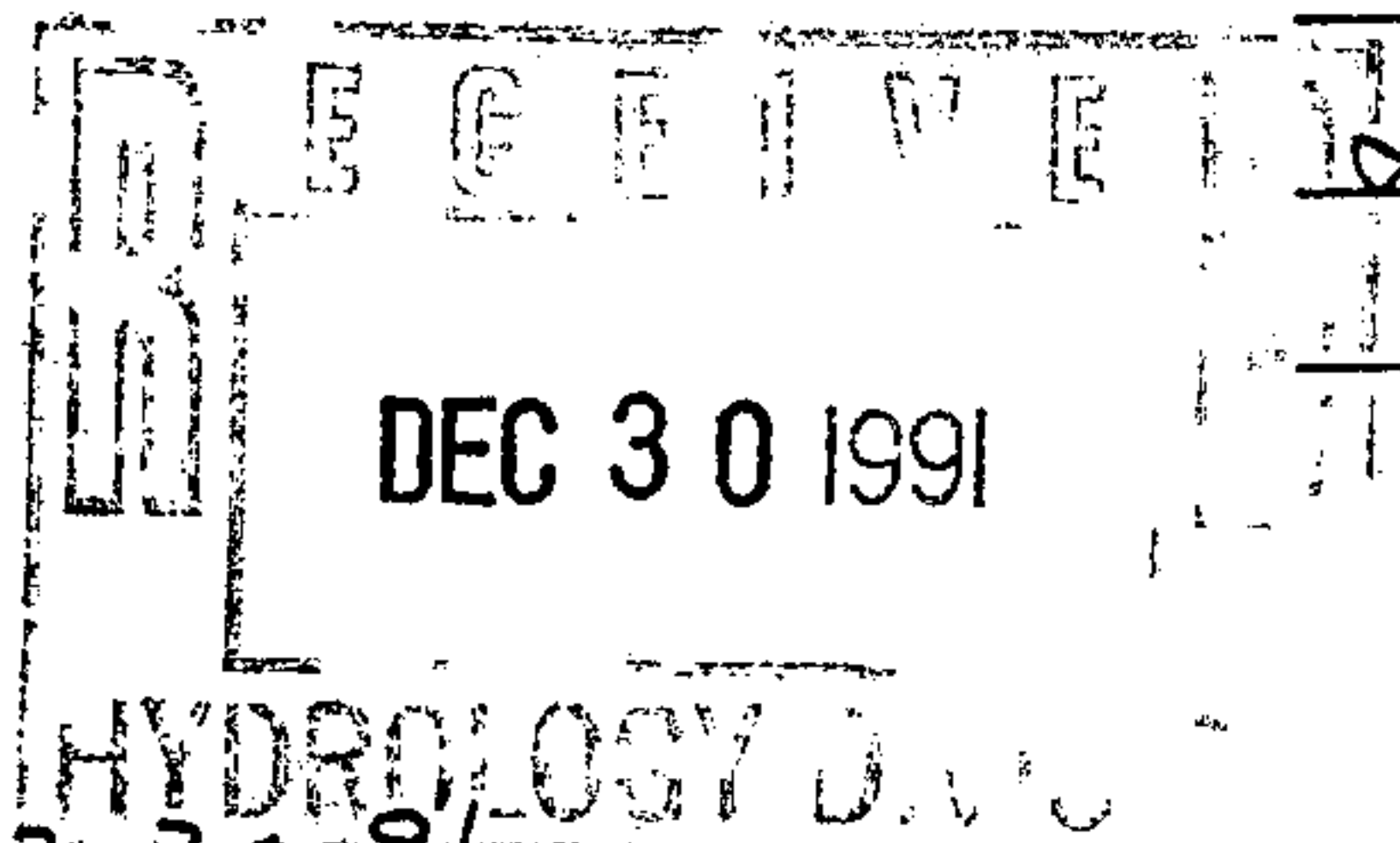
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☒ OTHER

## 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)

## PRE-DESIGN MEETING:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 12-30-91BY: John Briscoe

Pre-Design Investigation  
(Additions)

DATE 12/30/91

ADDRESS 1911 Second Street NW ZONE ATLAS # H-14

LEGAL DESCRIPTION Alvarado Addition Blocks 4 & 7 Lots 1-12

OWNER Creamland Dairies

ARCHITECT/ENGINEER John Briscoe

LOT SIZE \_\_\_\_\_

ZONING \_\_\_\_\_

PROPOSED DEVELOPMENT \_\_\_\_\_

	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA				
PART OF AN APPROVED REPORT				
CONSTRUCTION PLANS ON MICRO-FILM				
FIELD INSPECTION				

COMMENTS:

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DRAINAGE REQUIREMENTS:

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