

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 3, 2022

Scott McGee, P.E.
SMM PE LLC
790 Tramway Lane NE #10C
Albuquerque, NM 87122

RE: Blue Cross Animal Clinic
1656 University Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/14/2021
Hydrology File: H15D015B

Dear Mr. McGee:

Based upon the information provided in your submittal received 11/23/2021, the Grading & Drainage Plan **is not** approved for Building Permit. Following comments need to be addressed for approval of the above referenced project:

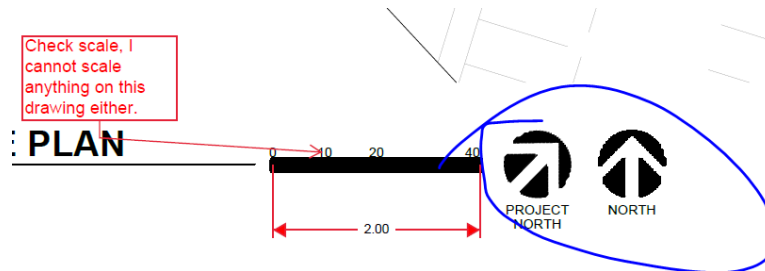
PO Box 1293

SHEET C101

Albuquerque

NM 87103

www.cabq.gov



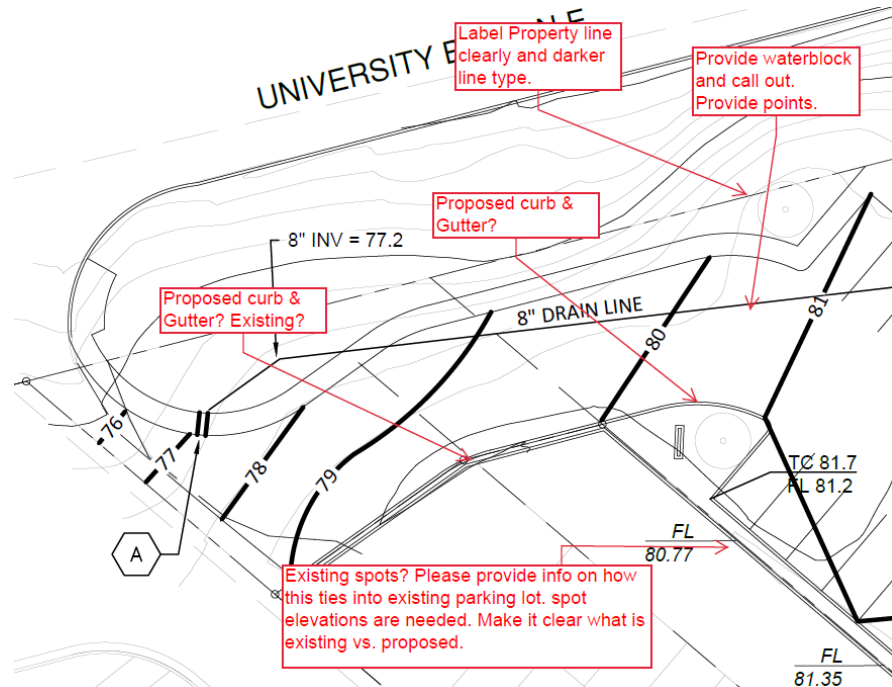
- a.
2. Please clearly show what is proposed vs. existing, label properties, include line types in the legend, and please provide existing spot elevations from survey.

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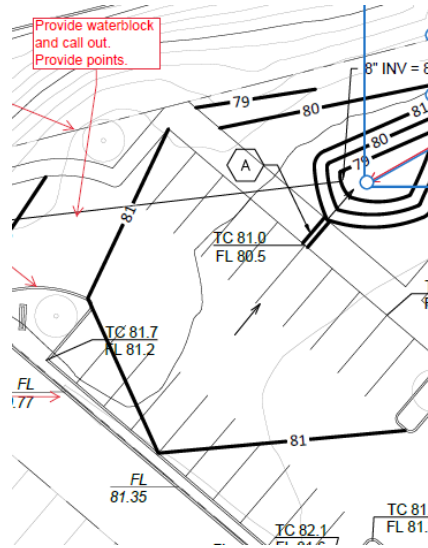
3. Label all ponds and volumes and include sections with all water elevations for storms defined by the DPM.
4. Does this site fall under the classification to require the dumpster to drain into the sanitary system?
5. Please define where offsite flow is coming from? There is no property to the east just the North Diversion Channel.
6. Please label the channel and show it on the plans. Please also reference easements associated with the channel (AMAFCA and include recording info).
7. Ensure you are utilizing new DPM for design. I do not see where your numbers match anything from recent DPM.
8. Provide a water block per standard detail 2426 at entrance. The shown grades do not show how it works with adjacent grades and seems it may all be flowing out the drive. Please clean this up to clarify.

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9. Show how each pond will discharge into University Blvd. Is there any containment of the pond? How is it going to be treated? Slopes etc...
10. Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".

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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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3965 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ 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) _____

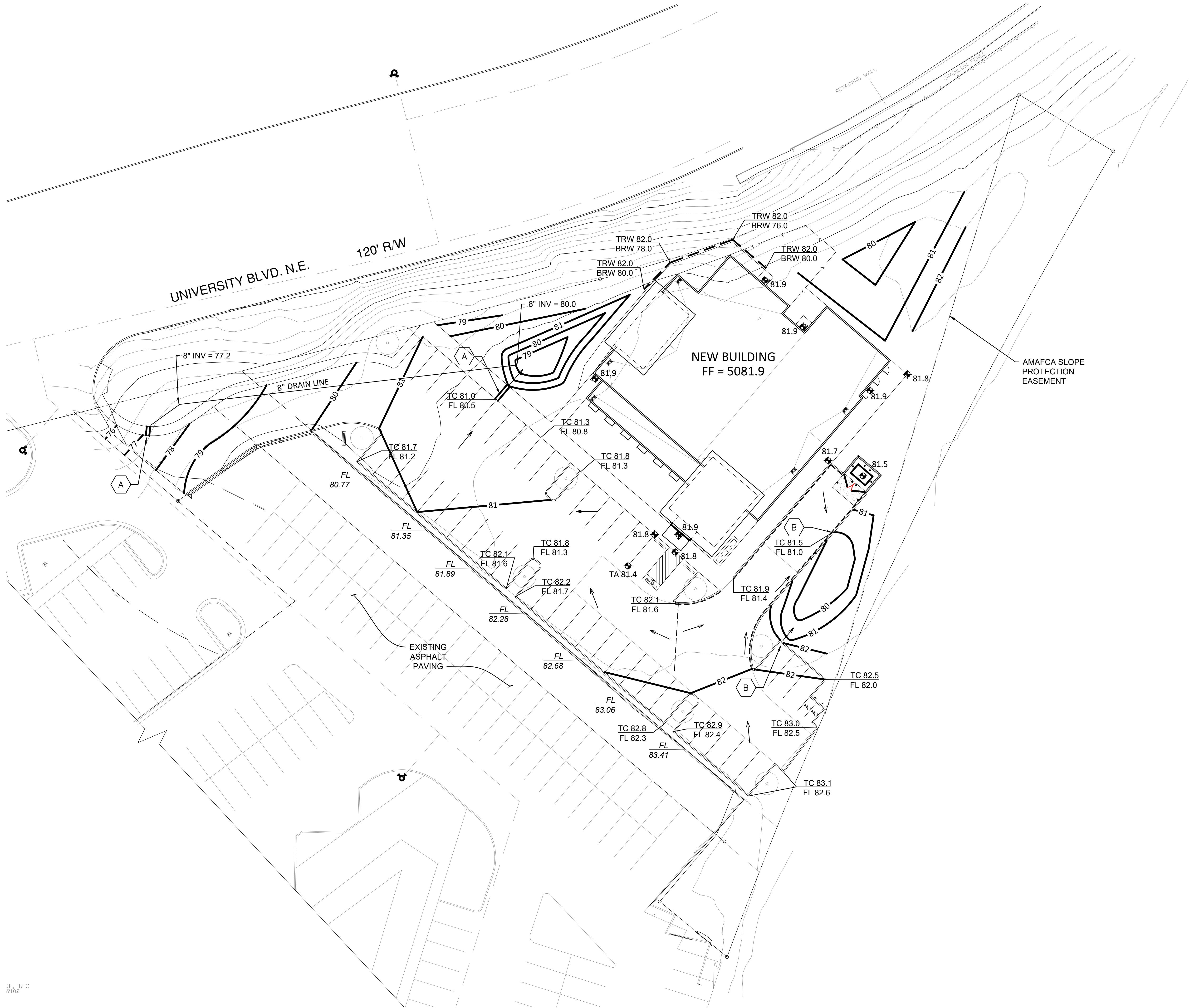
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

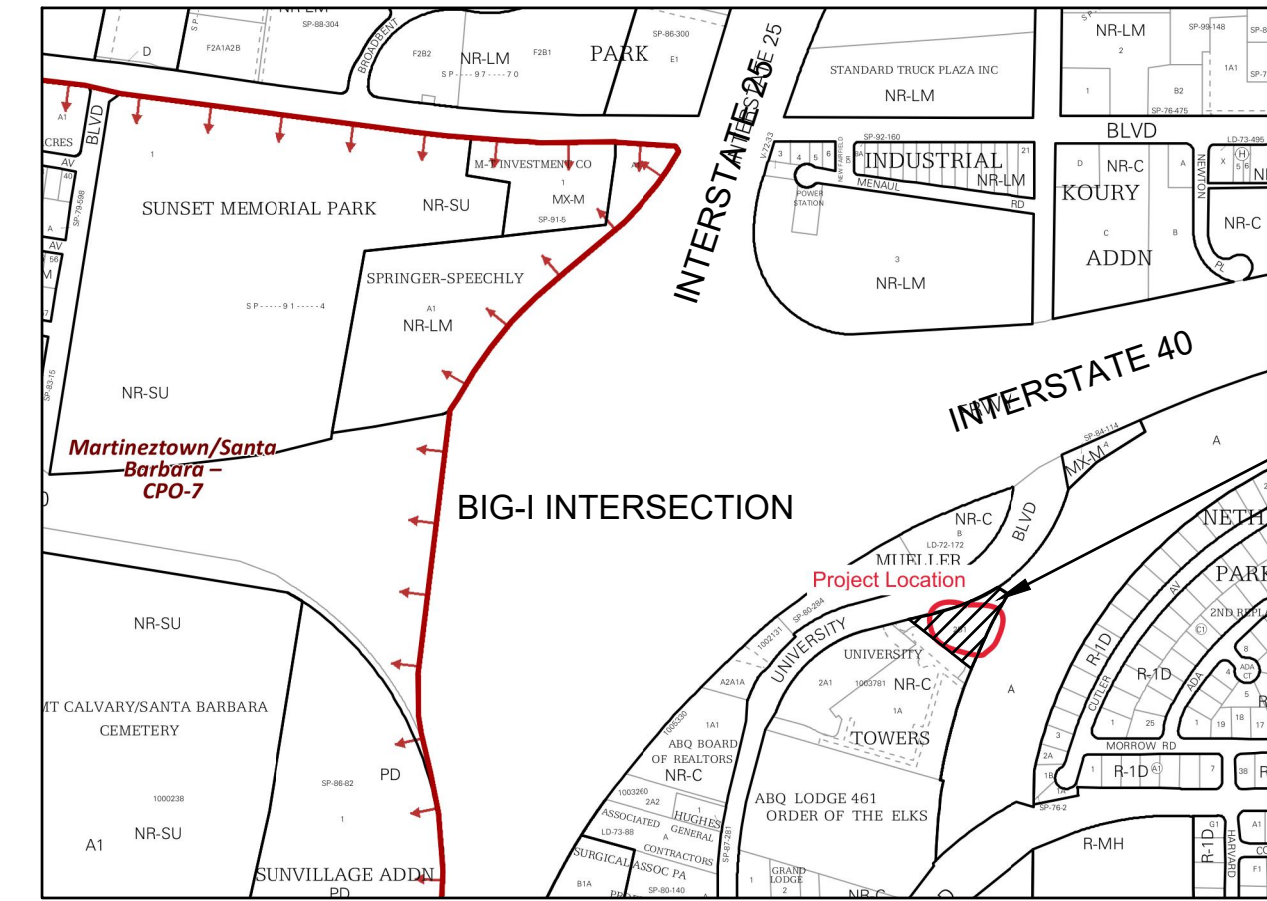
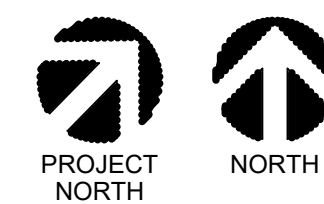
Save Date: November 17, 2021 - 10:08 AM - Owner
Plot Date: November 17, 2021 - 10:09 AM
Drawing Name: C:\Users\jmc\Documents\17102021 - Drafting\Chas\1501\Blue Cross Animal\CAD\1501A-Civil.dwg



JK, LLC
7102

A1 GRADING & DRAINAGE PLAN

1" = 20'-0"



VICINITY MAP

H-15-Z

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5081.9 PROPOSED BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- TRW TOP/BOTTOM RETAINING WALL
- BRW RETAINING WALL

KEYED NOTES

- A. 18" SIDEWALK CULVERT
- B. 3' CURB OPENING

DRAINAGE ANALYSIS

ADDRESS: 1656 University Blvd NE, Albuquerque, NM

LEGAL DESCRIPTION: PARCEL IIB-1 UNIVERSITY TOWERS

PARCEL AREA: 1.27 ACRE DISTURBED AREA: 39,700 SF (0.75 acre)

BENCHMARK: City of Albuquerque Station '15-H15' being a brass cap with ELEV= 5071.506 (NAVD 1988)

SURVEYOR: The Survey Office dated November 2016

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0332G (9/26/08) and 35001C0351H (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: Offsite flow will continue to be accepted by this site from the adjacent property to the east.

EXISTING CONDITIONS: The site is undeveloped and slopes down to the west. Runoff discharges to University Blvd

PROPOSED IMPROVEMENTS: A veterinary clinic (8,980 SF) is proposed on this site along with paved parking and access drives and xeric landscape areas. Landscaped areas will be depressed to retain the SWQ volume onsite.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention ponds for the SWQ volume.

Existing land treatment: 100% B Precipitation Zone: 2
 $Q = (2.28)(1.27) = 2.9$ CFS

Proposed land treatment: 6% B, 32% C and 62% D
 $Q = [(0.06)(2.28) + (0.32)(3.14) + (0.62)(4.70)](1.27) = 5.1$ CFS

SWQ V = $(0.42/12)(33,438) = 1,170$ CF
The proposed retention storage area will provide V = 1,200 CF

WEIR Calculations for 3' by 6" high curb opening:
 $Q = K(2g)^{1/2}(L)(H)^{3/2} = (0.6)(8.0)(3)(0.35) = 5.0$ CFS

NOT FOR CONSTRUCTION

THIS DESIGN DRAWING IS PROVIDED BY THE DESIGN CONSULTANT. CONSTRUCTION DOCUMENTS TO BE COMPLETED BY THE ARCHITECT OF RECORD AS REQUIRED BY LOCAL AUTHORITIES.

GRADING & DRAINAGE PLAN

REV #	DATE	COMMENTS
1		
2		
3		
4		

INITIALS	DESIGN REV	TECH REV
#		
#		

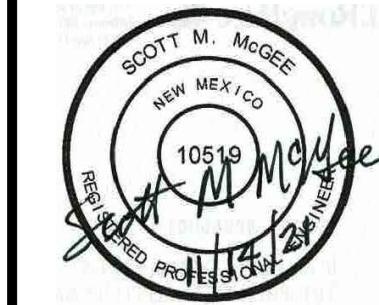
ANDREWS
PROJECT NO.: 1948
DRAWN: JK
DATE: #####

C101

OF

BLUE CROSS ANIMAL CLINIC

University Blvd. NE
Albuquerque, New Mexico 87106
Ashlee Andrews DVM
Copyright: ####, BDA ARCHITECTURE PC.



BDA Architecture, P.C.
Building Design for Animals, LLC
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Albuquerque, NM 87107
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Email: info@bdaarc.com
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