

# CITY OF ALBUQUERQUE



October 29, 2014

Mr. Jeff Wooten  
4700 Lincoln NE  
Suite 111  
Albuquerque, NM 87109

**Re: TLC Pet and Uptown Cat Hospital  
Grading and Drainage Plan  
Engineer's Stamp Date 10-29-14 (J20D027)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received October 29, 2014, the above referenced plan is approved for Building Permit and SO-19 Permit. The SO-19 Permit is required for construction within the City Right of Way. A copy of this approval letter must be on hand when applying for the Excavation Permit. Please attach a copy of this 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, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

C: e-mail



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) Resubmittal

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

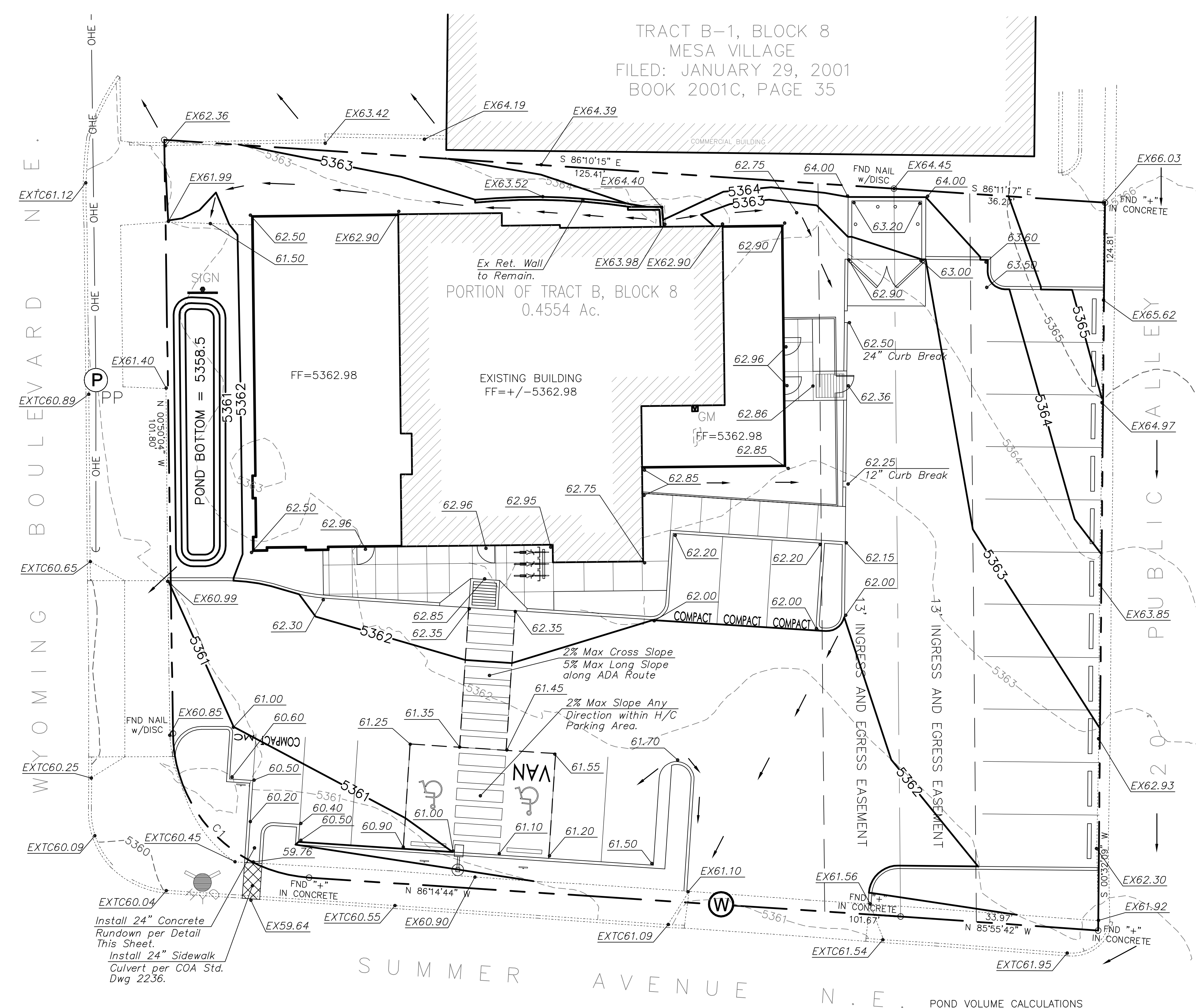
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: \_\_\_\_\_ 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 to 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 (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





W

N

E

S

10'

5'

0

5'

10'

SCALE: 1"=10'

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**LEGEND**

←

FLOW ARROW

27.8

FL27.8

PROPOSED TOP OF GRADE/PVMT ELEVATIONS

TC27.8

PROPOSED FLOW LINE/GUTTER ELEVATIONS

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515---

PROPOSED TOP OF CURB ELEVATIONS

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515---

EXISTING CONTOUR

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515---

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EXISTING STORM DRAIN

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FLOW LINE

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RIDGE LINE

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the proposed building expansion of TLC Animal Hospital located at 1300 Wyoming Blvd NE in Albuquerque, NM. The project consists of demolition of the existing parking lot, construction of two building additions, and a new parking lot with associated landscaped areas. The existing curb cuts along Wyoming and Summer will remain. The site contains approximately 0.4554 acres.

EXISTING HYDROLOGIC CONDITIONS

The site is currently developed and 90.3% impervious per the Impervious Area calculations this sheet. Surrounding streets and infrastructure are in place. The site slopes from east to west in a sheet flow condition and drains to both Summer Av. and Wyoming Blvd. Per the basin calculations table this sheet, the site currently discharges 2.22 cfs (3,730 CF) during the 100-Yr, 6-Hr Storm. Analysis for these and all drainage calculations were performed using the COA DPM Section 22.2, released June 1997.

PROPOSED HYDROLOGIC CONDITIONS

The site will continue to drain to Summer Ave and Wyoming Blvd in a sheet flow condition. There is an increase in landscaped area on the site which decreases the total impervious area to 84.3%. Per the basin calculations table this sheet, the proposed site will discharge 2.17 cfs (3,624 CF) during the 100-Yr, 6-Hr Storm, which is a reduction of 0.05 cfs (106 CF).

FIRST FLUSH CALCULATIONS

The first flush volume impervious area is 16,720 SF (Impervious Area) \* 0.34" / 12 = 474 cubic feet. The pond provided contains +/- 585.5 cubic feet which is sufficient to contain the first flush. The pond will discharge onto the sidewalk at the north end of the existing curb cut.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. With this submittal, we are requesting approval of this plan for Grading Permit, Building Permit, and SO-19 Approval.

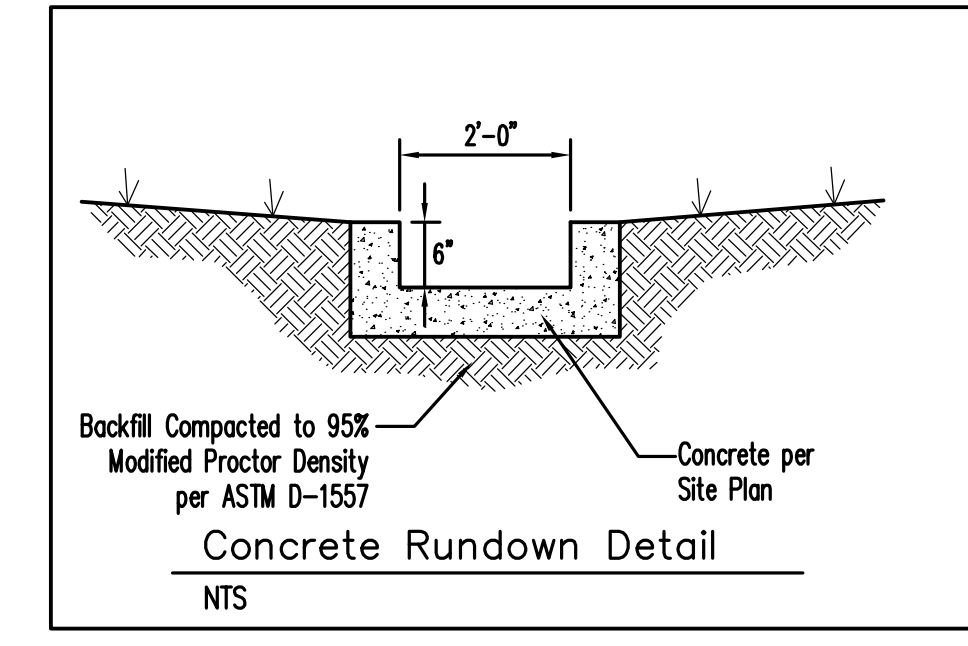
IMPERVIOUS AREA CALCULATIONS

EXISTING SITE CONDITIONS		PROPOSED SITE CONDITIONS	
PERVIOUS AREA:	1,921 SF	PERVIOUS AREA:	3,117 SF
IMPERVIOUS AREA:	17,916 SF	IMPERVIOUS AREA:	16,720 SF
TOTAL SITE AREA:	19,837 SF	TOTAL SITE AREA:	19,837 SF
% IMPERVIOUS =	9.68%	% IMPERVIOUS =	15.71%

POND VOLUME CALCULATIONS

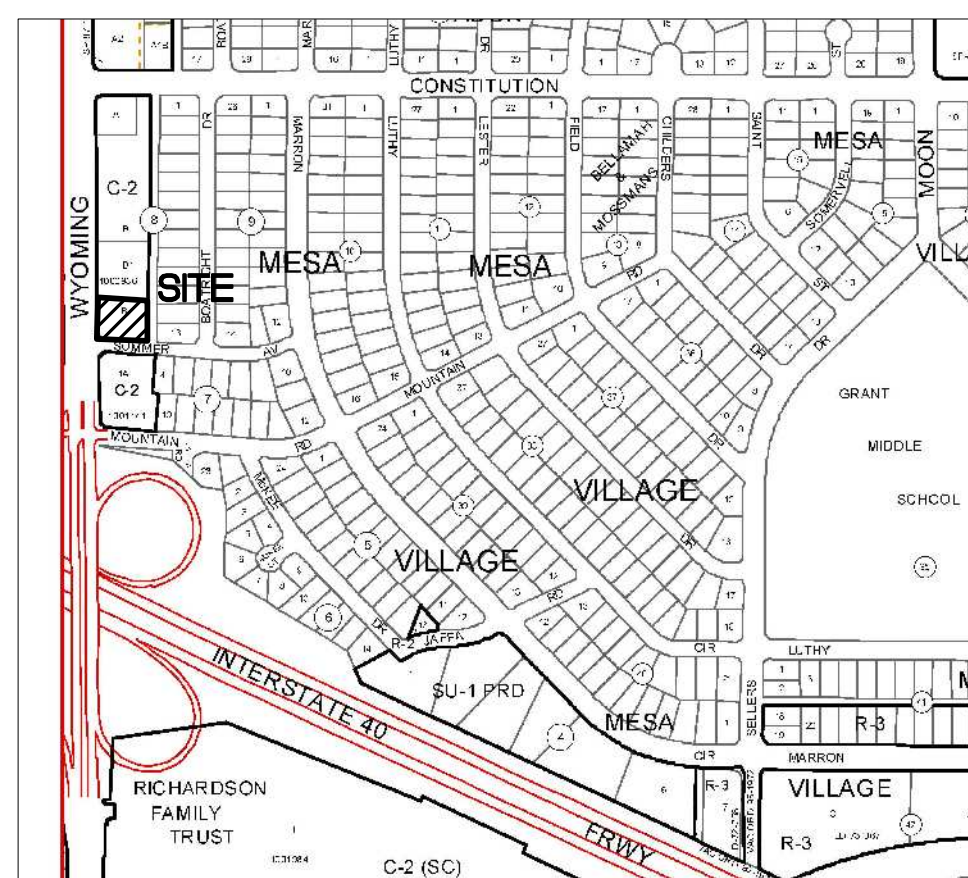
CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
5359.00	197 SF	244.0 CF
5360.00	291 SF	341.5 CF
5361.00	392 SF	585.5 CF
TOTAL		

NOTE: THE ABOVE POND VOLUMES SHALL BE VERIFIED AS PART OF THE DRAINAGE CERTIFICATION AND WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

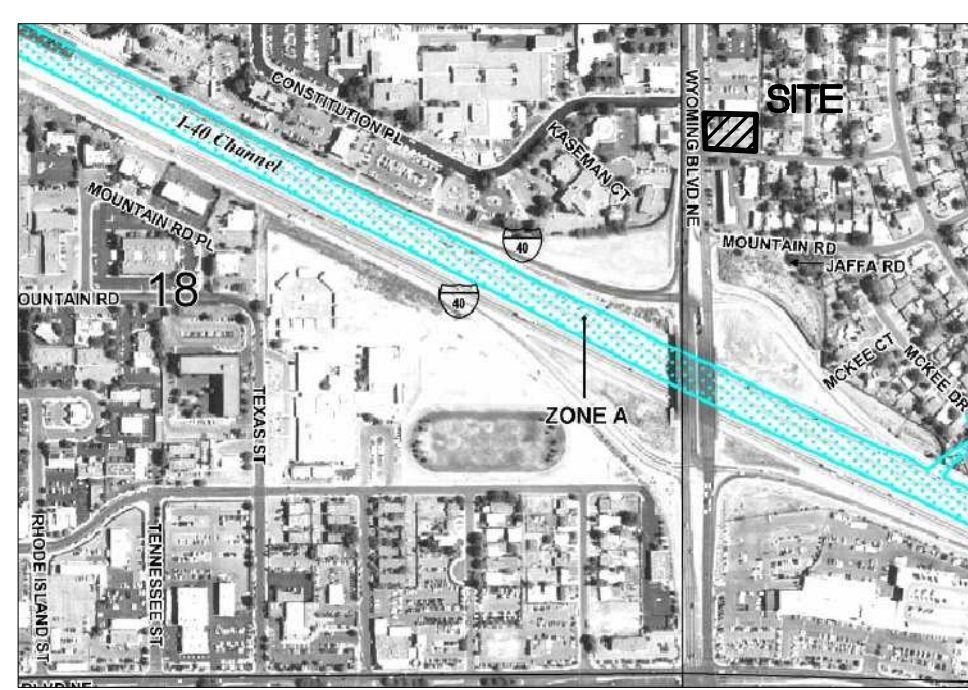


Existing TLC Animal Hospital Drainage Calculations												
This table is based on the COA DPM Section 22.2, Zone: B												
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) <sub>360</sub> (CF)	V(100) <sub>1440</sub> (CF)	V(100) <sub>10800</sub> (CF)
Existing Site	19837	0.46	0.0%	0.0%	9.7%	90.3%	4.87	2.22	2.26	3730	4327	6118
TOTAL	19837	0.46						2.22		3730	4327	6118

Proposed TLC Animal Hospital Drainage Calculations												
Ultimate Development Conditions Basin Data Table												
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) <sub>360</sub> (CF)	V(100) <sub>1440</sub> (CF)	V(100) <sub>10800</sub> (CF)
Proposed Site	19837	0.46	0.0%	0.0%	15.7%	84.3%	4.77	2.17	2.19	3624	4181	5853
TOTAL	19837	0.46						2.17		3624	4181	5853



VICINITY MAP - Zone Atlas J-20-Z



FIRM MAP 35001C0358H  
Per FIRM Map 35001C0358H, dated Aug 16, 2012, the site is not located in the Floodplain.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = 811)
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONDUITS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

**Wooten Engineering**  
4700 Lincoln NE, Suite 111  
Albuquerque, NM 87109  
Ph: 505.980.3560

CITY INSPECTOR APPROVAL

Signature \_\_\_\_\_ Date \_\_\_\_\_

Mullen Heller Architecture P.C.

924 Park Avenue SW  
Suite B  
Albuquerque 87102  
505 268 4144[p]  
505 268 4244 [f]

JEFFREY TODD WOOTEN  
NEW MEXICO  
16892  
Professional Engineer  
10/24/14

2014043  
job number  
11/11  
drawn by  
Jeffrey Wooten, P.E.  
project manager  
10/24/14  
date

TLC Pet and Uptown Cat Hospitals  
1300 Wyoming Boulevard, NE,  
Albuquerque, New Mexico 87112

Grading / Drainage Plan

project title

sheet-

C001