



**Planning Department  
Transportation Development Services**

October 24, 2014

Doug Heller, R.A.  
Mullen Heller Architecture P.C.  
924 Park Avenue SW, Suite B  
Albuquerque, NM 87102

**Re: TLC Pet and Uptown Cat Hospitals, 1300 Wyoming Boulevard, N.E.  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 10-24-14 (J20-D027)

Dear Mr. Heller,

The TCL submittal received 10-24-14 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC or other appropriate permit is required to construct these items.**

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

CC: File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TLC Pet and Uptown Cat Hospitals

ZONE MAP/DRG. FILE #: J-20-Z

DRB #: N/A

EPC#: N/A

WORK ORDER#: N/A

LEGAL DESCRIPTION: Portion of Tract B, Block 8 of Mesa Village

CITY ADDRESS: 1300 Wyoming Boulevard, NE. Albuquerque, New Mexico 87112

ENGINEERING FIRM: Wooten Engineering

ADDRESS: 4700 Lincoln NE, Suite 111

CITY, STATE: Albuquerque, NM

CONTACT: Jeff Wooten PE.

PHONE: 505-980-3560

ZIP CODE: 87109

OWNER: TLC Pet & Uptown Cat Hospitals

ADDRESS: 2632 Pennsylvania Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Dr. Danois Salas

PHONE: 505-275-3647

ZIP CODE: 87110

ARCHITECT: Mullen Heller Architecture P.C

ADDRESS: 924 Park Avenue SW, Suite B

CITY, STATE: Albuquerque, NM

CONTACT: Doug Heller

PHONE: 505-268-4144

ZIP CODE: 87102

SURVEYOR: Harris Surveying, Inc.

ADDRESS: 2412-D Monroe Street NE.

CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris

PHONE: 505-889-8056

ZIP CODE: 87110

CONTRACTOR: Insight Construction

ADDRESS: 3909 12th Street

CITY, STATE: Albuquerque, NM

CONTACT: Damian Chimenti

PHONE: 505-888-7927

ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (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

DATE SUBMITTED: October 24, 2014

BY: Doug Heller

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

October 21, 2014

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: TLC Pet and Uptown Cat Hospitals  
1300 Wyoming Boulevard, N.E.  
Request for Traffic Circulation Layout (TCL) for Building Permit Approval**

Dear Ms. Jeanne Wolfenbarger:

1. Please provide a vicinity map with the location of the site development in relation to surrounding streets.  
*Vicinity map, indicating the project location, is now on the site plan.*
2. Please provide a legend for the various line-types and hatching.  
*In lieu of a legend, the various line types (i.e. property lines) and hatches (i.e. new construction, existing construction and landscaping) are noted as such.*
3. Identify the existing right-of-way width, medians, and street widths for Wyoming Boulevard and Summer Avenue.  
*Right-of way and street widths are noted for Summer Ave and Wyoming Blvd.*
4. In addition to being too close to the Summer Avenue intersection, the existing drivepad on Wyoming Boulevard does not match up with the driving aisle. Revise the existing drivepad to match up with the driving aisle along the south side of the access.  
*Per our subsequent discussions, the curb returns from the drive aisle have been modified to match up with the existing drive pad.*
5. On the southwest corner of the parking lot make a correction from 3 Spaces to "2 Spaces @ 9'-0" = 18".  
*Correction made.*
6. For Keyed Note 16, the ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."  
*Keyed note 16 now includes this language.*
7. The ADA access aisle shall have the words "NO PARKING" in capital letters each of which shall be at least one foot high and at least two inches wide placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.13 NMSA 1978).  
*This has been noted on the site plan.*
8. See Figure 23.7.2 of the DPM for end of parking aisle islands Change the curb radii from 1 foot to 3 feet where shown on parking aisle islands near the end of the parking spaces. Curb radii should be 15 feet for passenger vehicle maneuvering.  
*Radii have been increased where possible.*

9. Graphically, it appears that it will be difficult to incorporate a 6-foot wide flat ADA-accessible path in front of the door in addition to a ramp with a 12:1 slope. (Make sure that both the 12:1 ramp and a 6-foot pathway can be incorporated. The ramp is only drawn at a 5-foot length).  
*The drive aisle along the south side of the building has been reduced to 22', since parking only occurs on one side of the drive aisle, to allow for a greater sidewalk against the building, which also allows for 6' from the top of the HC ramp to the building. Additionally, the ramp detail indicates a 1:12 slope.*
10. Call out curb height for Keyed Note 12. Keyed Note 12 needs to correctly point to curb for access off of Wyoming Boulevard.  
*Correction made.*
11. For ease of refuse vehicle maneuvering, move the refuse at least a few feet to the east away from the curb.  
*Approval by the refuse department is indicated on the site plan.*
12. Indicate what pavement thickness will be used for the parking lot.  
*Existing asphalt is to remain and only be resurfaced. Keyed note 5 indicates this.*
13. The proposed landscaping at the access off of Summer Avenue may interfere with the sight distance. Provide clear site triangle. (See DPM Manual Page 23-74 of the DPM for Mini Clear Site Triangles for Driveways.)  
*Clear site triangles are indicated at the drive pad off of Summer Ave.*
14. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."  
*Note included as General Note B.*
15. Please specify the City Standard Drawing Number when applicable.  
*City Standards are noted where applicable.*
16. Work within the public right of way requires a work order with DRC approved plans.  
*If right-of-way work is required, DRC plans will be produced. General Note D indicated that no public work is anticipated.*
17. Please include two copies of the traffic circulation layout at the next submittal.  
*Included.*

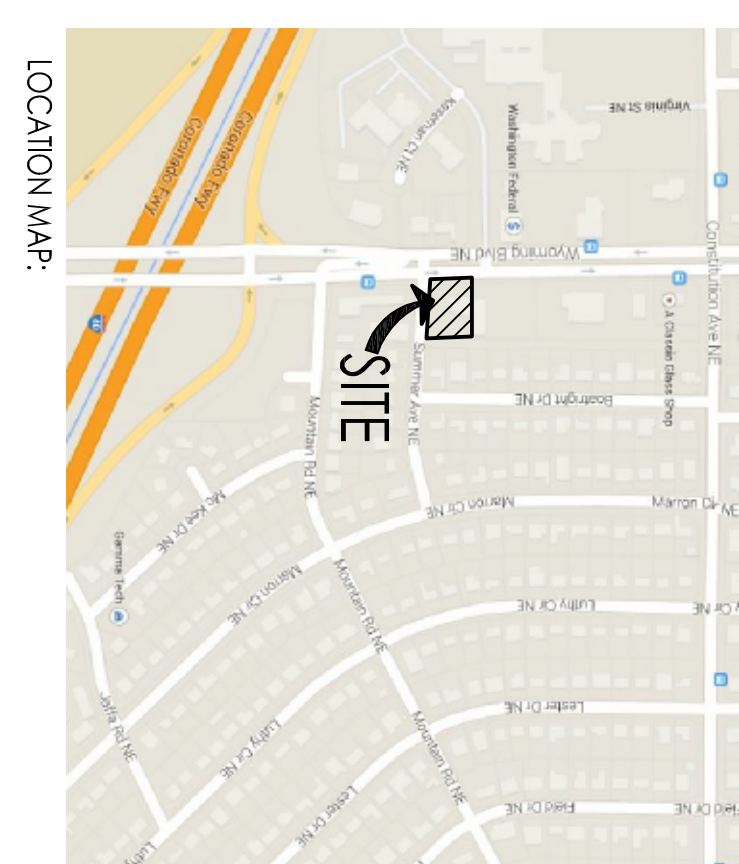
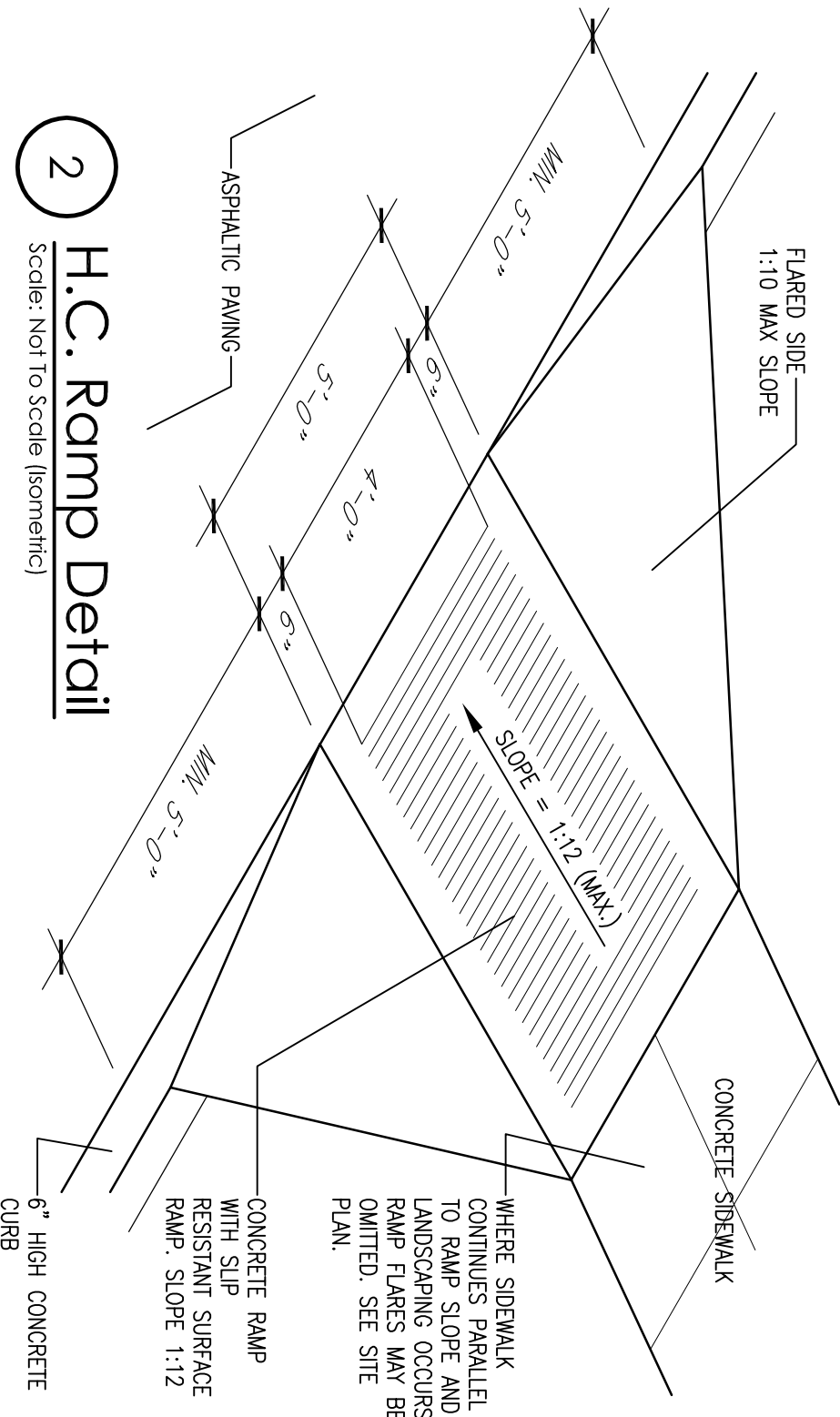
Sincerely,

**Mullen Heller Architecture, PC**



Douglas Heller, AIA, LEED AP





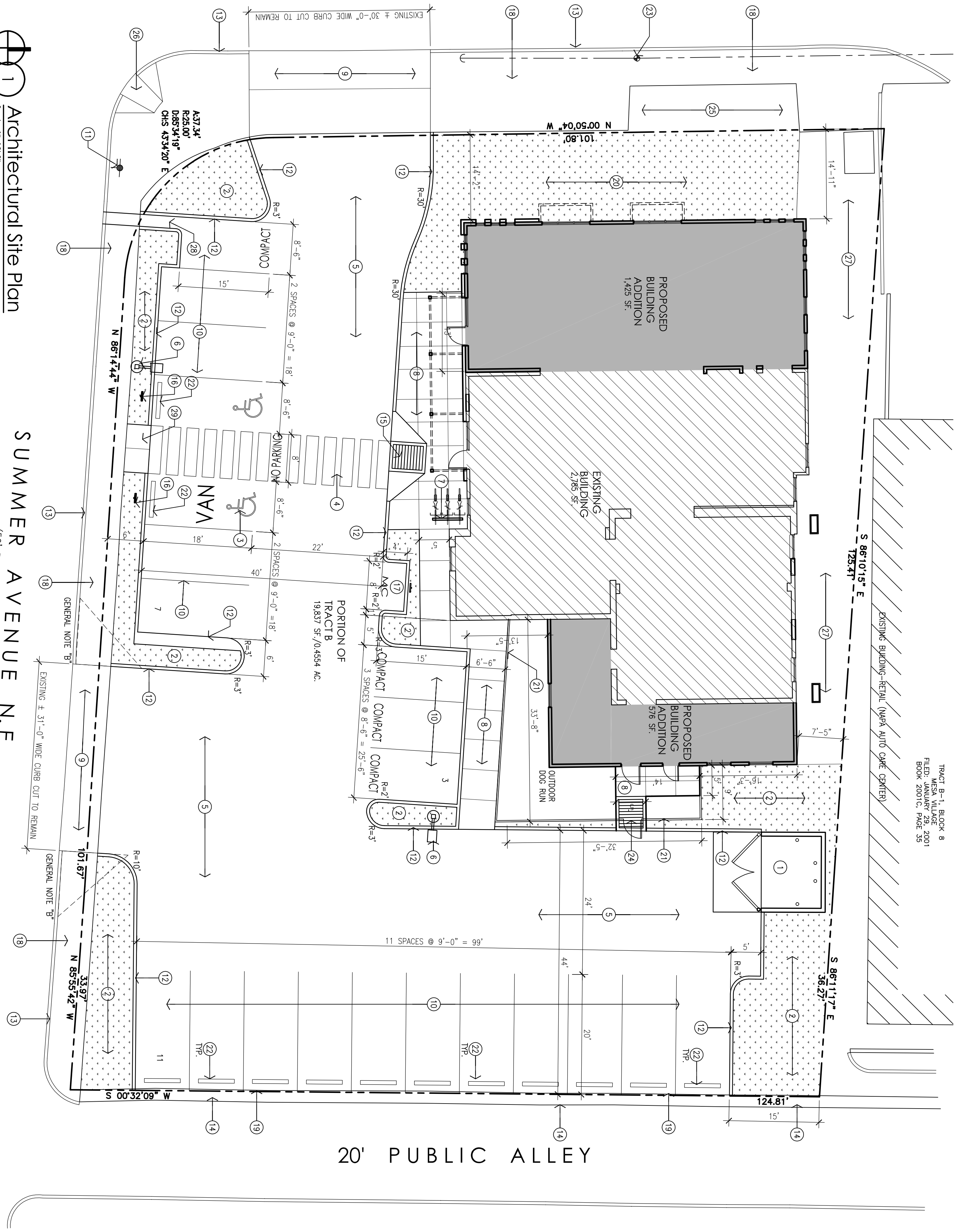
2 H.C. Ramp Detail

Scale Not to Scale (Isometric)

TRACT B, 1 BLOCK 8  
MESA VALLEY  
FILED, JANUARY 29, 2001  
BOOK 2001C, PAGE 35

WYOMING BOULEVARD N.E.

(106'-0" RIGHT-OF-WAY)  
(STREET WIDTH: ±82')



SUMMER AVENUE N.E.

(50' RIGHT-OF-WAY)  
(STREET WIDTH: ±35')

- KEYED NOTES:
- [1] PROPOSED RETIRED ENCLOSURE WITH STUCCO FINISH
  - [2] PROPOSED BUILDING ADDITION AND CONCRETE APRON.
  - [3] PROPOSED HANDICAP PARKING SIGN.
  - [4] PROPOSED PAINTED HANDICAP PARKING SIGN.
  - [5] PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978
  - [6] PROPOSED ASPHALT RE-SURFACING OF EXISTING PAVING.
  - [7] PROPOSED SITE LIGHTING.
  - [8] PROPOSED BIKE RACK WITH 3 SPACES.
  - [9] PROPOSED CONCRETE SIDEWALK.
  - [10] EXISTING ENTRY DRIVEWAY TO REMAIN.
  - [11] PROPOSED PAINTED PARKING STRIPING.
  - [12] EXISTING FIRE HYDRANT TO BE REMAIN.
  - [13] EXISTING CITY CURB AND GUTTER TO REMAIN.
  - [14] EXISTING VALLEY GUTTER TO REMAIN.
  - [15] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
  - [16] PROPOSED 4'-0" WIDE x 8'-0" LONG MOTORCYCLE SPACE WITH STORAGE.
  - [17] EXISTING CONCRETE SIDEWALK TO REMAIN.
  - [18] EXISTING PROPERTY LINE.
  - [19] EXISTING LANDSCAPING TO REMAIN. REFER TO LANDSCAPING PLAN.
  - [20] EXISTING POWER POLE AND ANCHOR.
  - [21] PROPOSED EXISTING CONCRETE PARKING BUMPERS.
  - [22] EXISTING ON-SITE LANDSCAPING TO REMAIN.
  - [23] EXISTING CONCRETE SIDEWALK TO REMAIN.
  - [24] EXISTING PARKING LOT TO REMAIN.
  - [25] EXISTING CONCRETE CONNECTION TO EXISTING SIDEWALK. MAX SLOPE 1:12

SITE DEVELOPMENT SITE LIGHTING NOTES:

[A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT ILLUMINATE ADJACENT PROPERTY RIGHT-OF-WAY OR EXISTING SIDEWALKS.

[B] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.

[C] SITE LIGHTING SHALL BE FULLY SHIELDED AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.

PARKING CALCULATIONS:

4,786 SF / 200 = 24 SPACES

TRANSIT REDUCTIONS:

24 SPACES REDUCED x 15% REDUCTION = 3.6 SPACES

(PROXIMITY TO BUS STOP AND ROUTE 31 & 98)

24 x 15% = 3.6 SPACES REQUIRED

**TOTAL PARKING SPACES REQUIRED = 20 SPACES**

**TOTAL PARKING SPACES PROVIDED = 21 SPACES**

COMPACT PARKING CALCULATION:

20 REDUCED SPACES x 33% = 6.6 SPACES ALLOWED

TOTAL COMPACT SPACES = 4 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:

TOTAL DISABLED SPACES REQUIRED = 1 SPACES

TOTAL DISABLED SPACES PROVIDED = 1 SPACES

MOTORCYCLE REQUIREMENTS:

TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE

TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

COMMERCIAL BICYCLE REQUIREMENTS:

1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 21 PARKING SPACES/20 = 1 TOTAL SPACE REQUIRED

**TOTAL BICYCLE SPACES REQUIRED = 1 SPACE**

**TOTAL BICYCLE SPACES PROVIDED = 3 SPACES**

LANDSCAPING CALCULATIONS:

LAND AREA: 19,846 S.F.

TOTAL BUILDING AREA: 4,786 S.F.

NET LOT AREA: 15,059 S.F.

LANDSCAPING REQUIRED: (15% OF NET LOT AREA)

15,059 SF / 15% = 2,259 SF. REQUIRED

LANDSCAPING PROVIDED: 2,614 SF.

BUILDING SETBACKS:

FRONT: 10'-0"

REAR: 5'-0"

SIDE: 5'-0"

SETBACKS PER: ALBUQUERQUE COMPREHENSIVE ZONING CODE: C-2 WHICH REFERENCES 0-1 REQUIREMENTS (14-16-2-15) (C).

BUILDING HEIGHT: 26'-0"

STRUCTURE HEIGHT SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE: C-2 WHICH REFERENCES 0-1 REQUIREMENTS (14-16-2-15) (C).

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:

PORTION OF TRACT B, BLOCK 8  
MESA VALLEY  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO

EXISTING BUILDING ADDRESS:  
1300 WYOMING BOULEVARD, NE  
ALBUQUERQUE, NEW MEXICO 87112

LAND AREA:  
0.4556 ACRES (19,845 SQ. FT.)

CURRENT ZONING:  
C-2

ZONE ATLAS PAGE:  
J-20-2

BUILDING AREAS:  
EXISTING BUILDING: 2,285 SF.  
PROPOSED BUILDING ADDITIONS: 2,001 SF.

TOTAL BUILDING BUILDING AREA: 4,786 SF.

SITE DEVELOPMENT GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB
- [B] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAV) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [C] EXISTING SIDEWALKS, DRIVEWAYS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. ANY REPAIRS SHALL REQUIRE AN ANNUAL REPAIRABLE ENCROACHMENT PERMIT.
- [D] NOT PUBLIC WORK IS ANTICIPATED FOR THIS PROJECT.



924 Park Avenue SW  
Suite B  
Albuquerque 87102  
505 268 4144(p)  
505 268 4244 (f)

job number	14-17
drawn by	mws
project manager	Douglas Heller, AIA
date	10/24/14