CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

May 10, 2013

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
PO BOX 90606
Albuquerque, NM 87199

Re: **Certification for Permanent Certificate of Occupancy (C.O.)**
Animal Humane Shelter of NM, ***PHASE I ONLY*** **(L-19/D016)**
615 Virginia St.
Engineer's Stamp dated 05-08-13

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 05-09-13, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy ***PHASE I ONLY***. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development Review Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

Animal Humane of New Mexico
TRAFFIC CERTIFICATION
Phase I Only

I, **Diane Hoelzer**, NMPE **11967**, OF THE FIRM **MARK GOODWIN & ASSOCIATES, PA**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **October 17, 2012**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Jason D. Smith** OF THE FIRM **Doug Smith Surveying**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **May 8, 2013** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR **Permanent Certificate of Occupancy.**

Exceptions: Phase I has been reduced to the south driveway entrance and the first three rows of parking, including the 5 handicap parking stalls. The checkered hatch has the first lift of asphalt. The final asphalt will be done at a later phase.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Diane Hoelzer
Signature of Engineer

DIANE HOELZER
NEW MEXICO
11967
REGISTERED PROFESSIONAL ENGINEER

May 8, 2013
Date

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Animal Humane Shelter of New Mexico-Phase I ZONE MAP/DRG. FILE #L-19/D-016
DRB#: 1009340 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Parcel A Animal Humane Association and Parcel A Service Circuits, Inc. and Lots B & C, Lands of Walter Myers, NM
CITY ADDRESS: 615 Virginia Street SE, Albuquerque, NM 87108

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Animal Humane Association of NM, Inc. CONTACT: Vince Mouser
ADDRESS: 615 Virginia Street SE PHONE: 991-4259
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

ARCHITECT: Animal Arts-Animal Arts Studios CONTACT: Heather Lewis
ADDRESS: 4520 Broadway, Ste. E PHONE: 303 444 3093
CITY, STATE: Boulder, CO ZIP CODE: 80304

SURVEYOR: Doug Smith Surveying CONTACT: Doug Smith
ADDRESS: 2121 San Mateo Blvd. NE PHONE: 255-5577
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Klinger Constructors CONTACT: Paula Hayden
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN(PHASE I only)
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
X_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT (DRB SITE PLAN)
_____ OTHER-(extra copy for SO.19)

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
X_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY) SO.19

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

RECEIVED
MAY 0 9 2013
LAND DEVELOPMENT SECTION

SUBMITTED BY: Diane Hoelzer, PE DATE: May 8, 2013

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:

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.

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

August 05, 2014

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

Re: Animal Humane Shelter, 615 Virginia St. SE
Certificate of Occupancy For Phase III- – Transportation Development
Engineer's Stamp dated 10/17/2012 (L19-D016)
Certification dated 08/04/2014

Dear Mrs. Hoelzer,

Based upon the information provided in your submittal received 08/04/14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Planning Department
Transportation Development Services

August 05, 2014

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

Re: Animal Humane Shelter, 615 Virginia St. SE
Certificate of Occupancy For Phase III- – Transportation Development
Engineer's Stamp dated 10/17/2012 (L19-D016)
Certification dated 08/04/2014

Dear Mrs. Hoelzer,

Based upon the information provided in your submittal received 08/04/14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Animal Humane Shelter ZONE MAP/DRG. FILE #L-19/D-016
DRB#: 1009340 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Parcel A Animal Humane Association and Parcel A Service Circuits, Inc. and Lots B & C, Lands of Walter Myers, NM
CITY ADDRESS:

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Animal Humane Association of NM, Inc. CONTACT: Vince Mouser
ADDRESS: 615 Virginia Street SE PHONE: 991-4259
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

ARCHITECT: Animal Arts-Animal Arts Studios CONTACT: Heather Lewis
ADDRESS: 4520 Broadway, Ste. E PHONE: 303 444 3093
CITY, STATE: Boulder, CO ZIP CODE: 80304

SURVEYOR: Jason D. Smith CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: Klinger Constructors CONTACT: Paula Hayden
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
X_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT (DRB SITE PLAN)
_____ OTHER

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
X_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY) SO.19

RECEIVED
AUG 0 4 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED

SUBMITTED BY: Diane Hoelzer, PE DATE: August 4, 2014

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:

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.

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

March 6, 2014

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

Re: Animal Humane Shelter, 615 Virginia St. SE
~~60-Day~~ Temporary Certificate of Occupancy For Phase III – Transportation Development
6 month RM
Engineer's/Architect's Stamp dated 10/17/12 (L19-D016)
Certification dated 3/04/14

Dear Mrs. Hoelzer,

Based upon the information provided in your submittal received 3-04-14, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy for **Phase III**. This letter serves as a "green tag" from Transportation Development for a ~~60-day~~ Temporary Certificate of Occupancy for **Phase III** to be issued by the Building and Safety Division. 6 month RM

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Removal of drivepad at the north east corner of the site and replace with Curb and gutter and sidewalk per City Standards.
- Removal of existing fence in Virginia St. Right of Way.

If you have any questions, you can contact me at 924-3630.

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Animal Humane Shelter ZONE MAP/DRG. FILE #L-19/D-016
DRB#: 1009340 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Parcel A Animal Humane Association and Parcel A Service Circuits, Inc. and Lots B & C, Lands of Walter Myers, NM
CITY ADDRESS:

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Animal Humane Association of NM, Inc. CONTACT: Vince Mouser
ADDRESS: 615 Virginia Street SE PHONE: 991-4259
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

ARCHITECT: Animal Arts-Animal Arts Studios CONTACT: Heather Lewis
ADDRESS: 4520 Broadway, Ste. E PHONE: 303 444 3093
CITY, STATE: Boulder, CO ZIP CODE: 80304

SURVEYOR: Jason D. Smith CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: Klinger Constructors CONTACT: Paula Hayden
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
X_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT (DRB SITE PLAN)
_____ OTHER

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
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X_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY) SO 19

RECEIVED
MAR 04 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED

SUBMITTED BY: Diane Hoelzer, PE DATE: March 4, 2014

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:

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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

September 30, 2013

Diane Hoelzer, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

Re: Certification Submittal for Permanent Building Certificate of Occupancy for Animal Humane Shelter – **PHASE II**, [L-19 / D016]
615 Virginia St. SE
Architect's Stamp Dated 09/27/13

Dear Ms. Hoelzer:

Based upon the information provided in your submittal on 09/30/13, Transportation Development has no objection to the issuance of a **Permanent Certificate of Occupancy (C.O.)**. This letter serves as a "green tag" from Transportation Development for a **Permanent Certificate of Occupancy (C.O.)** to be issued by the Building and Safety Division.

If you have any question, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Animal Humane Shelter Phase II ZONE MAP/DRG. FILE #L-19/D-016
DRB#: 1009340 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Parcel A Animal Humane Association and Parcel A Service Circuits, Inc. and Lots B & C, Lands of Walter Myers, NM
CITY ADDRESS:

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Animal Humane Association of NM, Inc. CONTACT: Vince Mouser
ADDRESS: 615 Virginia Street SE PHONE: 991-4259
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

ARCHITECT: Animal Arts-Animal Arts Studios CONTACT: Heather Lewis
ADDRESS: 4520 Broadway, Ste. E PHONE: 303 444 3093
CITY, STATE: Boulder, CO ZIP CODE: 80304

SURVEYOR: Jason D. Smith CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: Klinger Constructors CONTACT: Paula Hayden
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
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_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
X_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT (DRB SITE PLAN)
_____ OTHER

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
X_____ CERTIFICATE OF OCCUPANCY (PERM)
X_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

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SEP 30 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

SUBMITTED BY: Diane Hoelzer, PE DATE: September 27, 2013

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:

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.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

Animal Humane of New Mexico
TRAFFIC CERTIFICATION
Phase II Only

I, **Diane Hoelzer**, NMPE **11967**, OF THE FIRM **MARK GOODWIN & ASSOCIATES, PA**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **October 17, 2012**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIN DOCUMENT HAS BEEN OBTAINED BY **Jason D. Smith** OF THE FIRM **Doug Smith Surveying.** I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **September 27, 2013** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS RESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR **Permanent Certificate of Occupancy.**

Exceptions: Phase II includes the sidewalk on east side of New Intake Building and connecting sidewalk to New Adoption Building and sidewalk south of Relocation Foster Building as shown on attached drawing.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLAINCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Diane Hoelzer
Signature of Engineer

9-27-13
Date

DIANE HOELZER
NEW MEXICO
11967
LICENSED PROFESSIONAL ENGINEER

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SEP 30 2013
LAND DEVELOPMENT SECTION

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Parking Lot Calculations:

Note: Kennel areas occupied by dogs and cats, warehouse areas, and areas to be demolished were excluded from the calculations for parking requirements. The remaining areas were calculated at 1 space per 200 square feet of building area.

Existing to Remain	Square Footages	Total Required
Cat House	1200 square feet of kennel	Exempted
Cattery	2250 square feet of kennel	Exempted
Learning Center	2688 square feet	13.4 spaces
Facility Building	1230 square feet of warehouse	Exempted
Foster Building	960 square feet	4.8 spaces
Administration	3285 square feet	16.4 spaces
Veterinary Clinic	3455 square feet	17.3 spaces

Phase I Buildings	Square Footages	Total Required
New Adoption		
	2438 square feet of kennel	Exempted
	7772 square feet	38.9 spaces

Phase II & III	Square Footages	Total Required
New Admissions	3864 square feet	19.3 spaces
Renovated Kennel	6681 square feet of kennel	Exempted
New Euthanasia	350 square feet	1.8 spaces
Day Care/Training	3850 square feet to be demolished (used for staging during construction)	Exempted
Total Parking Required		112 spaces
Total Parking Provided		20 existing
		97 new
		117 total

Dedicated Spaces

HC	3 existing plus 5 new provided (8 required)
Motorcycle	4 new provided (4 Required)
Bicycle Racks	6 provided

CONSTRUCTION ACCESS AND STAGING AREA TO BE COMPLETE IN PHASE IV

PHASE II

PHASE III

PHASE IV

LANDSCAPE AND ROCK GARDENS WITHIN THE BOUNDARIES OF PHASE II AND PHASE III WILL BE COMPLETED DURING PHASE III.

GENERAL NOTES

1. RE: CIVIL FOR GRADING, DRAINAGE, & UTILITY INFORMATION AND FOR HORIZONTAL DIMENSIONS OF PARKING.
2. ARCHITECTURAL DRAWINGS USE 100'-0"=A REFERENCE FINISH FLOOR ELEVATION. RE: CIVIL FOR ACTUAL ELEVATION OF FINISH FLOOR & SURROUNDING GRADING.
3. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REPORT DISCREPANCIES TO THE ARCHITECT.
4. CONTRACTOR TO COORDINATE STAGING, UTILITY CUTAWAY, AND ALL OTHER CONSTRUCTION ACTIVITIES WITH THE OWNER.
5. RE: LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION AND BUILT SITE DETAILS, ETC.
6. RE: ROOF PLANS FOR DIMENSIONS & LOCATIONS OF DOWNSPOUTS.
7. ALL SIDEWALKS TO BE AT MINIMUM OF 6'-0" CLEAR IN WIDTH.
8. RE: LANDSCAPE ZONING CALCS FOR SITE SEATING COMPLIANCE.
9. RE: LANDSCAPE FOR DIMENSIONS OF PAVING AND PATHS.

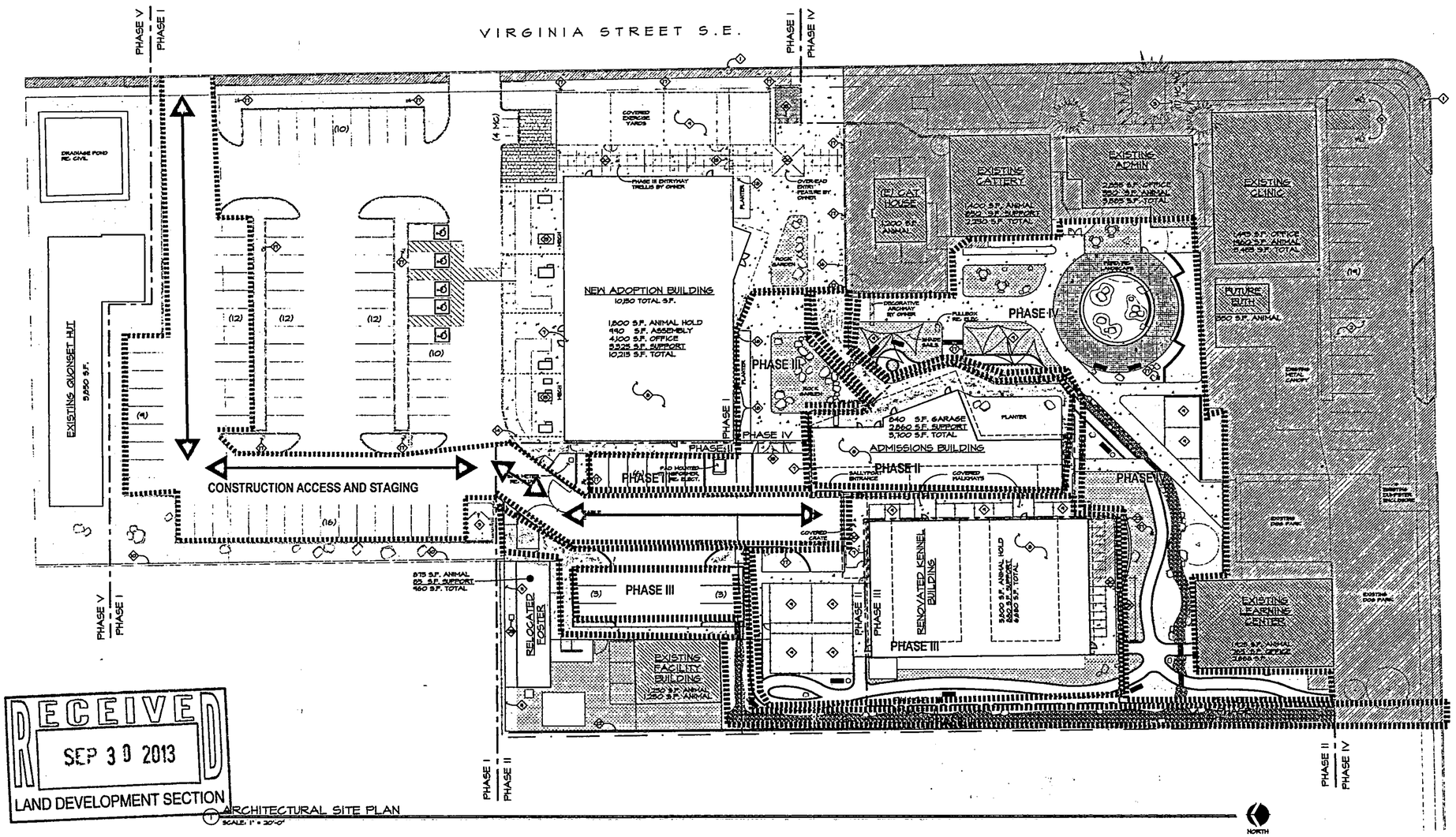
- EXISTING BUILDINGS, PAVING AND SITE WORK TO REMAIN

KEY NOTES

SYMBOL	DESCRIPTION
1	EXISTING FIRE HYDRANT LOCATIONS
2	EXISTING PARKING TO REMAIN
3	EXISTING H.C. PARKING SPOT TO REMAIN
4	FUTURE PHASE IN SERVICE YARD
5	DUMPSTER ENCLOSURE, RE: IA/AA-5.0

KEY NOTES CONT'

SYMBOL	DESCRIPTION
6	MECHANICAL SCREEN WALL, RE: 2S/AA-5.0
7	FIRE DEPARTMENT CONNECTION LOCATIONS
8	THIS BUILDING TO BE PROVIDED WITH NFPA 13 FIRE SPRINKLERS
9	ARTIFICIAL TURF, FENCING, PEA GRAVEL & SHADING SYSTEMS BY OWNER.
10	(E) CHAIN LINK FENCE TO BE REPLACED BY CMU SCREEN WALL BY OWNER - TO BE SUBMITTED FOR PERMIT SEPERATELY
11	RETAINING WALL, RE: CIVIL. LOW POURED-IN-PLACE CONCRETE WALL W/ FENCING ABOVE BY OWNER.
12	(E) SOLID FENCE TO REMAIN
13	METAL ENTRANCE GATE BY OWNER
14	LINE OF ROOF DOWNSPOUT, DAYLIGHTS AT PARKING LOT, TYP.
15	PAD MOUNTED HVAC UNIT, RE: MECH.
16	BIKE RACKS, 6 TOTAL, RE: 2S/AA-5.0
17	SITE LIGHTING, RE: ELECT.
18	ROOF DOWNSPOUTS SHEDDING WATER INTO PLANTER BED
19	TRELLIS AND ENTRY STRUCTURES PERMITTED SEPERATELY
20	RE: IA-2.0 FOR MORE INFORMATION
21	CONCRETE BLOCK WALL BY OWNER, MATCH EXISTING DHS
22	EXISTING CONCRETE BLOCK WALL TO REMAIN
23	IRRIGATION CONTROLLER, RE: LANDSCAPE



RECEIVED
SEP 30 2013
LAND DEVELOPMENT SECTION

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

ANIMAL ARTS
MARK R. HASEN, ARCHITECT
4250 BROADWAY, SUITE B
BOULDER, CO 80304
303.443.3443
FAX 303.444.1759

ANIMAL HUMANE OF NEW MEXICO INTAKE BUILDING

ALBUQUERQUE, NEW MEXICO

COPYRIGHT 2012, MARK R. HASEN ARCHITECT. THESE DRAWINGS ARE COPYRIGHTED WORK IN THE UNITED STATES OF AMERICA AND OTHER COUNTRIES. REPRODUCTION, USE, OR DISTRIBUTION IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ORIGINAL IS PROHIBITED.

REVISIONS

APPROVALS

SEAL

STATE OF NEW MEXICO
MARK R. HASEN
REGISTERED ARCHITECT

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DATE: DECEMBER 21, 2012

IA-1.0

PERMIT SET

CITY OF ALBUQUERQUE

October 18, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Animal Humane Shelter of NM, 615 Virginia Street SE,
Traffic Circulation Layout, Engineer's Stamp dated 10-17-12 (L19-D016)

Dear Ms. Hoelzer,

The TCL submittal received 10-18-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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 and/or other appropriate permits are required to construct these items.

Please note that, prior to any certificate of occupancy approval, the following items must be provided:

- A copy of the final, recorded plat; and
- A copy of the recorded revocable permit for all fencing located in City right of way.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. 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 Hydrology at the Development Services Center of Plaza Del Sol Building.

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,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

October 10, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Animal Humane Shelter of NM, 615 Virginia Street SE,
Traffic Circulation Layout, Engineer's Stamp dated 9-28-12 (L19-D016)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 09-21-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please refer to all applicable city standards (example: "New 24-foot wide driveway per City of Albuquerque Standard Specification 2425").
2. The handicapped parking spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
3. Is the sidewalk adjacent to the handicapped accessible parking flush with the asphalt? Please note this on the plan.
4. Show all ramps and provide details. Define the maximum slope.
5. A six-foot wide, ADA accessible, pedestrian pathway is required from the handicapped parking stalls to the building. The current layout permits a 2-foot overhang to encroach into the 7-foot wide pathway. Concrete stops are a method for preventing vehicles from overhanging into the pathway.
6. Define width of the existing sidewalk.
7. Please revise the legend to accurately reflect existing versus proposed conditions. It is unclear whether sidewalk modifications are proposed. Clearly show the limits of this phase.
8. Modifications to the existing fencing must be clearly shown on the plan. In addition, the proposed gates appear to be located within the clear sight triangle of the curb cuts. Please revise. – Not gated, fencing in sight triangle to be removed
9. Please note that, prior to any certificate of occupancy approval, the following items must be provided:
   a. A copy of the final, recorded plat; and
   b. A copy of the recorded revocable permit for all fencing located in City right of way.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Animal Humane Shelter ZONE MAP/DRG. FILE #L-19/D-016
DRB#: 1009340 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Parcel A Animal Humane Association and Parcel A Service Circuits, Inc. and Lots B & C, Lands of Walter Myers, NM
CITY ADDRESS:

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: Animal Humane Association of NM, Inc. CONTACT: Vince Mouser
ADDRESS: 615 Virginia Street SE PHONE: 991-4259
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

ARCHITECT: Animal Arts-Animal Arts Studios CONTACT: Heather Lewis
ADDRESS: 4520 Broadway, Ste. E PHONE: 303 444 3093
CITY, STATE: Boulder, CO ZIP CODE: 80304

SURVEYOR: NA CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: Klinger Constructors CONTACT: Paula Hayden
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
X_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT (DRB SITE PLAN)
_____ OTHER

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
X_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
X_____ OTHER (SPECIFY) SDP

RECEIVED
SEP 21 2012

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

09-24-12
Verbal Review
- comments/markup provided

SUBMITTED BY: Diane Hoelzer, PE DATE: September 21, 2012

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:

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.

CITY OF ALBUQUERQUE

July 20, 2011

Alexander Finale, R.A.
Ron Montoya Design Group
8724 Alameda Park Drive NE Suite A
Albuquerque, NM 87113

Re: Animal Humane Storage Unit Addition / Parking Lot Modification, 615 Virginia St. SE,
Traffic Circulation Layout
Architect's Stamp dated 07-19-11 (L19-D016)

Dear Mr. Finale,

The TCL submittal received 07-20-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this 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 and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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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,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: New Construction - Storage Unit ZONE MAP: L-19/D016
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 615 Virginia St SE Albuquerque NM 87108

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: Animal Humane New Mexico CONTACT: Vince Mouser
ADDRESS: 615 Virginia St SE PHONE: 991-4259
CITY, STATE: Albuquerque NM ZIP CODE: 87108

ARCHITECT: Alexander Finale 3589 CONTACT: Alex Final
ADDRESS: _____ PHONE: 205-4778
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ 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
- X 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

RECEIVED
JUL 20 2011
HYDROLOGY SECTION

DATE SUBMITTED: July 20, 2011 BY: [signature]

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:

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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.