

# CITY OF ALBUQUERQUE

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

January 3, 2017

Mike Walla, P.E.  
Walla Engineering  
6501 Americas Parkway NE Suite 301  
Albuquerque, New Mexico 87110

**RE: Animal Humane Society Animal Park  
615 Wyoming Blvd NE  
Grading and Drainage Plan  
Engineers Stamp Date 12/23/16 (L19-D058)**

Dear Mr. Walla,

Based upon the information provided in your submittal received 12/23/2016, the above referenced Grading and Drainage Plan is approved for Building Permit and Grading Permit. Please be advised that, before either Permit can be issued, an Erosion and Sediment Control Plan prepared by a registered engineer under the laws of the State of New Mexico, must be submitted to and approved by Curtis Cherne, phone number 924-3420.

A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit. If there is a Work Order associated with this project, this work is to be included in the Work Order. To obtain a C.O., the storm drain work in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 235-8016, to schedule an inspection.

Please inform the Architect/Owner or the contractor to attach a copy of this approved plan dated 12/23/16 to the construction sets in the permitting process prior to sign-off by Hydrology. If this plan is not with the construction plan sets the permitting process will be delayed until the plan is provided.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Hydrology  
Planning Department

RR/AC  
C: File



# 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)

### 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



DESIGN NARRATIVE

THE SUBJECT PROJECT IS A 22 ACRE DEVELOPED SITE THAT IS BEING RENOVATED FROM AN INDUSTRIAL USE TO A PET TRAINING AND KENNEL FACILITY. THE EXISTING SITE HAS 3 BUILDINGS AND 2 OUT STRUCTURES TOTALING APPROXIMATELY 12,500 SF, IS RELATIVELY LEVEL BUT HAS NO RUNOFF DETENTION AREAS AND VERY LITTLE LANDSCAPING. MUCH OF THE OPEN AREA OF THE SITE IS PAVED OR HAS DIRT PARKING AREAS. THE NEW DEVELOPMENT WILL REMOVE ONE OF THE SMALL STRUCTURES, REDUCE THE PAVED AREA, WILL CREATE SOME GRAVEL PARKING AREA AND WILL TRANSFORM ALMOST 45% OF THE SITE TO LANDSCAPED AREAS AND LAWNS. THE NEW DEVELOPMENT WILL BE REGRADED TO DIRECT RUNOFF TO AN ONSITE DETENTION AREA WHERE THE FIRST FLUSH VOLUME WILL BE DETAINED WITH AN OVER FLOW TO THE WEST VIA A NEW SIDEWALK CULVERT INTO VIRGINIA ST. SINCE THERE ARE NO BELOW GRADE STORM DRAIN FACILITIES ADJACENT TO THE SITE, THE NEW DEVELOPED FLOW VOLUME IS 5% LESS THAN THE EXISTING SITE DEVELOPED FLOW. THE PROJECT WILL ALSO CONSTRUCT NEW CONCRETE SIDEWALK AND CURB AND GUTTER ALONG THE NORTH SIDE OF SAN JOAQUIN AVE. AT THE SOUTH BORDER OF THE PROPERTY WHERE NONE CURRENTLY EXISTS. THE SUBJECT SITE IS NOT AFFECTED BY ANY OFFSITE RUNOFF. MOST OF THE SITE DEVELOPED RUNOFF WILL BE HANDLED ON SITE EXCEPT AT THE EAST END WHERE THE RUNOFF FROM HALF OF THE EAST BUILDING FLOW AND FLOW FROM THE PARKING LOT DISCHARGES TO FACILITIES IN WYOMING AS IT HAS HISTORICALLY.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL PLAN

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

LEGAL DESCRIPTION

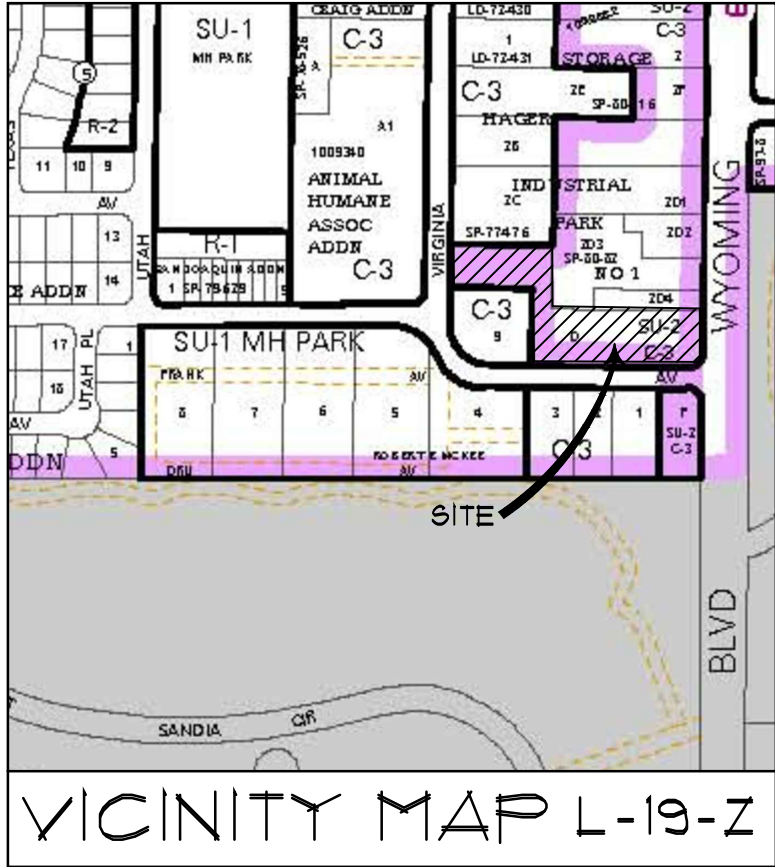
A PORTION OF TRACT A OF THE LANDS OF ROBERT E. MCKEE GENERAL CONTRACTORS, INC., AND ALL OF TRACT D OF THE LANDS OF REYNOLDS ELECTRICAL & ENGINEERING COMPANY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 30, 1952, IN PLAT BOOK C02, PAGE 86.

BENCHMARK

ACS STA 16+120  
A 1 3/4" METALLIC DISK EPOXIED TO THE TOP OF CURB LOCATED AT THE BACK OF SIDEWALK IN THE SOUTHEAST QUADRANT OF SUSAN AVE. S.E. AND WYOMING BLVD., S.E. ELEV. 5403.892 (NAVD 1988)

TEMPORARY BENCHMARK

CP-6, A PK NAIL SET IN BACK OF CURB AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AS SHOWN IN SKETCH. ELEV. 5403.05 (NAVD 1988)



KEYED NOTES

1. ASPHALT PAVING PER 1/C2.1
2. COMPACTED BASE COURSE PER 2/C2.1
3. CRUSHER FINES SURFACE TREATMENT
4. CONCRETE CURB AND GUTTER PER 3/C2.1
5. CONCRETE CATCH BASIN PER 4/C2.1
6. CONCRETE WALK PER 5/C2.1
7. RETAINING WALL PER 6/C2.1
8. CONCRETE STANDING CURB PER 1/C2.1
9. REMOVE EXISTING DRIVE PAD AND REPLACE WITH NEW CONCRETE CURB AND GUTTER AND SIDEWALK TO MATCH EXISTING PER C.O.A. STANDARD DRAWINGS #2415 AND #2430
10. CONSTRUCT NEW DRIVE PAD PER C.O.A. STANDARD DRAWING #2425
11. CONSTRUCT NEW CONCRETE SIDEWALK AND CURB AND GUTTER PER C.O.A. STANDARD DRAWINGS #2415 AND #2430
12. PROVIDE 6" THICK, 4000 PSI, AIR-ENTRAINED CONCRETE APRON AROUND CATCH BASIN - MINIMUM 3'-0" WIDE
13. 2'-0" WIDE SIDEWALK CULVERT PER C.O.A. STANDARD DRAWING #2236
14. 2% MAXIMUM CROSS SLOPE ON SIDEWALK
15. CONSTRUCT NEW DRAINAGE CHANNEL PER 8/C2.1
16. ROOF GUTTER AND DOWNSPOUTS TO DIRECT RUNOFF TO ONSITE FACILITIES
17. PROVIDE 2'-0" WIDE CURB CUT OPENING

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- FF FINISHED FLOOR
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- FL FLOW LINE
- TG TOP OF GRATE
- INV INVERT
- TBC TOP OF BACK OF CURB
- NG NATURAL GROUND
- GM GAS METER
- NEW CONCRETE PAVING
- NEW AC PAVING
- ROOF DRAIN/DOWNSPOUT
- SWALE



MARTIN F. GRUMMER  
ARCHITECT  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 265-2001

THE CENTER AT ANIMAL HUMANE  
615 WYOMING BLVD NENE  
ALBUQUERQUE, NM 87108  
GRADING/DRAINAGE PLAN

DATE:  
15 NOV 2016

DRAWN BY:  
LEK

CHECKED BY:  
MJM

VERIFIED BY:

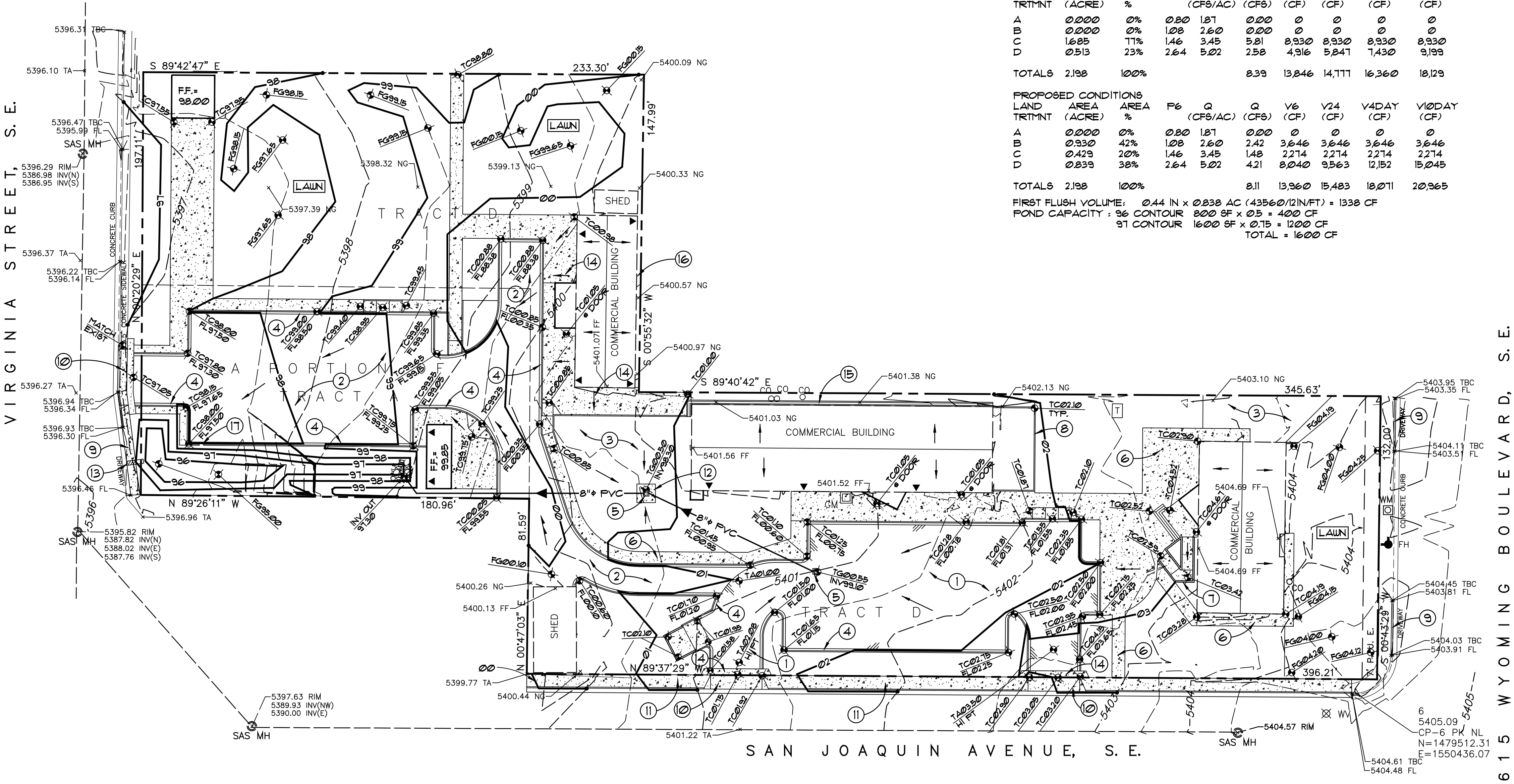
REVISIONS

NO.	DESCRIPTION

SHEET NO:

C1.1

Walla  
ENGINEERING LTD  
Structural Engineering  
Civil Engineering  
6501 Americas Parkway NE • Suite 301  
Albuquerque, New Mexico 87110  
881-3008 • Facsimile 881-4025



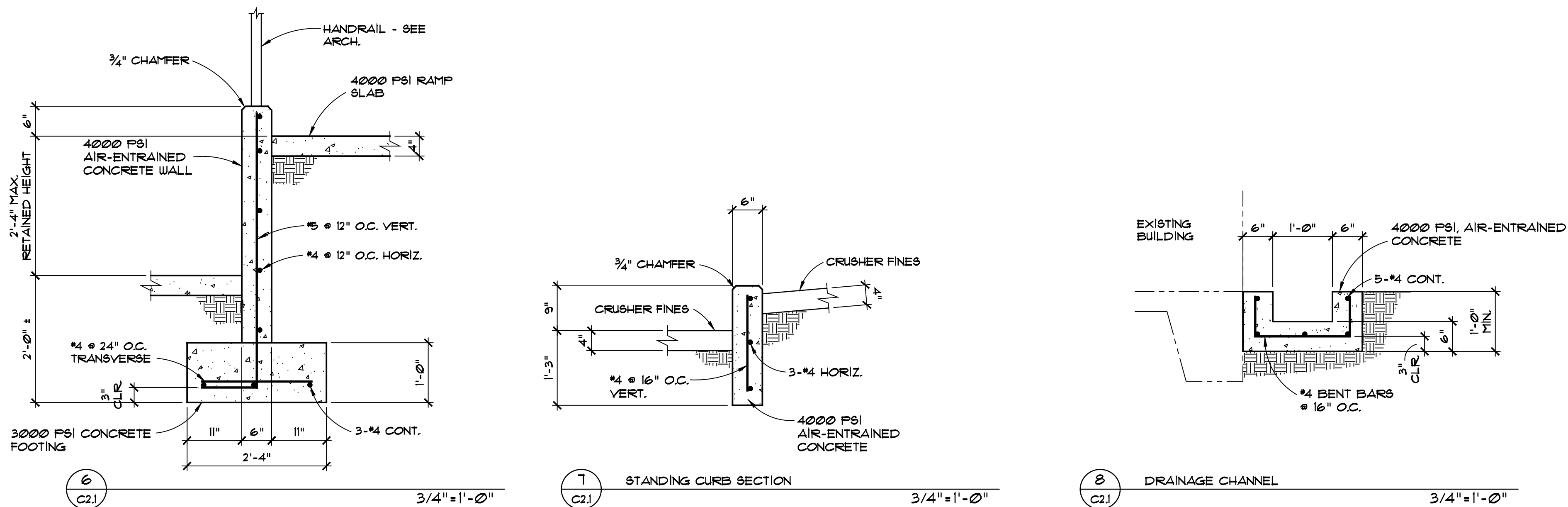
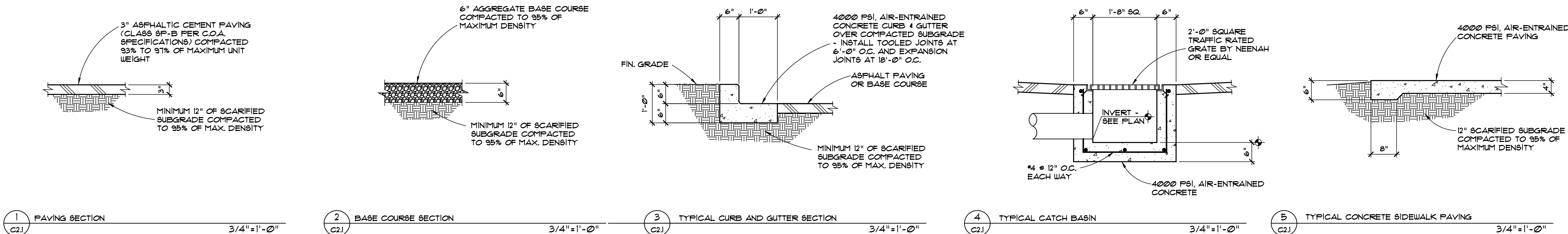
GRADING and DRAINAGE PLAN

1" = 30'-0"

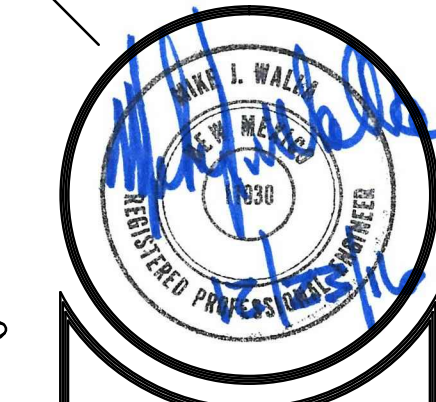


ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.





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MARTIN FM GRUMMER  
ARCHITECT  
331 WELLESLEY PLACE NE  
ALBUQUERQUE, NEW MEXICO 87108  
(505) 265-2507

THE CENTER AT ANIMAL HUMANE  
615 WYOMING BLVD NE NE  
ALBUQUERQUE, NM 87108

CIVIL DETAILS

DATE:  
15 NOV 2016  
DRAWN BY:  
LEK  
CHECKED BY:  
MJM  
VERIFIED BY:

REVISIONS

SHEET NO:  
C2.1  
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THE CENTER AT ANIMAL HUMANES  
615 WYOMING BLVD NE NE  
ALBUQUERQUE, NM 87108

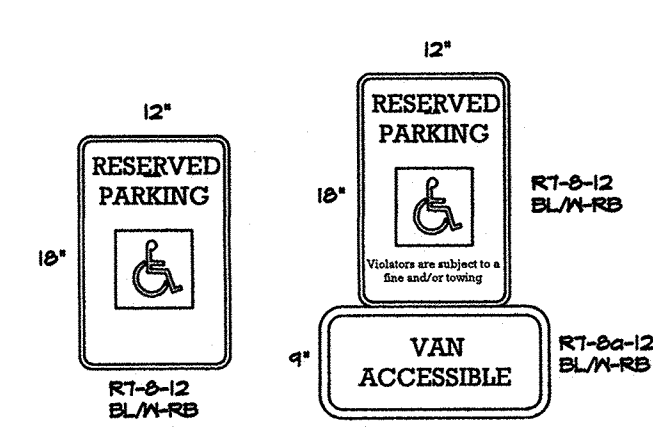
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CHECKED BY:	
VERIFIED BY:	

## REVISIONS

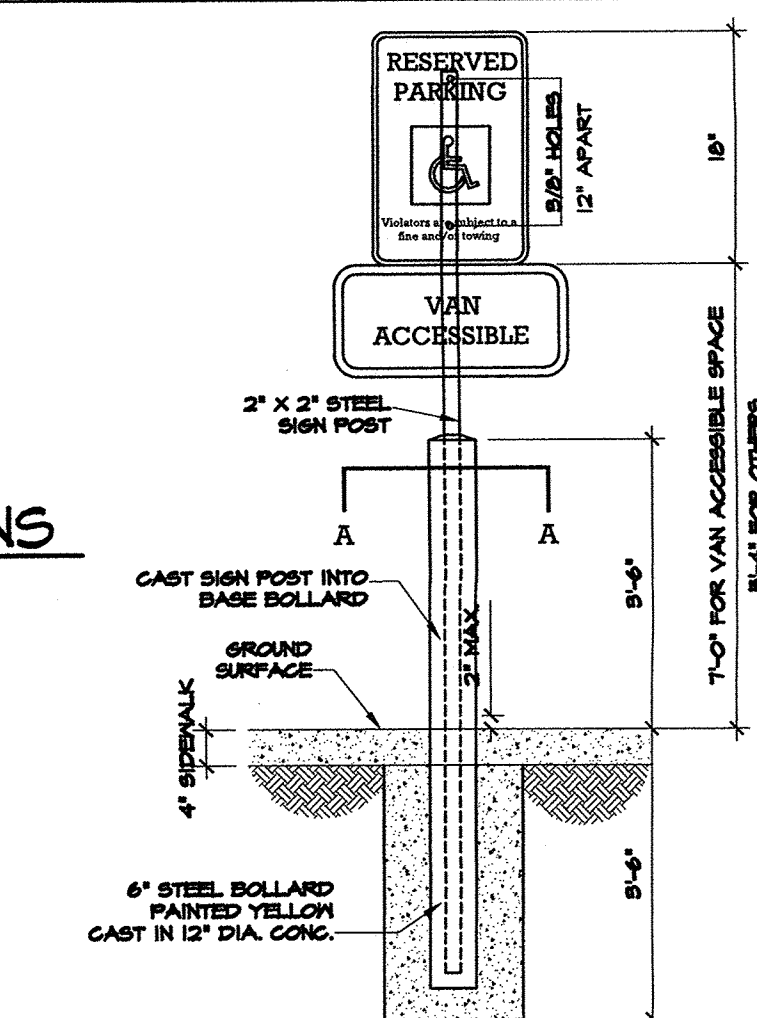
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**SHEET NO:**

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5 SIGN MOUNTING DETAIL

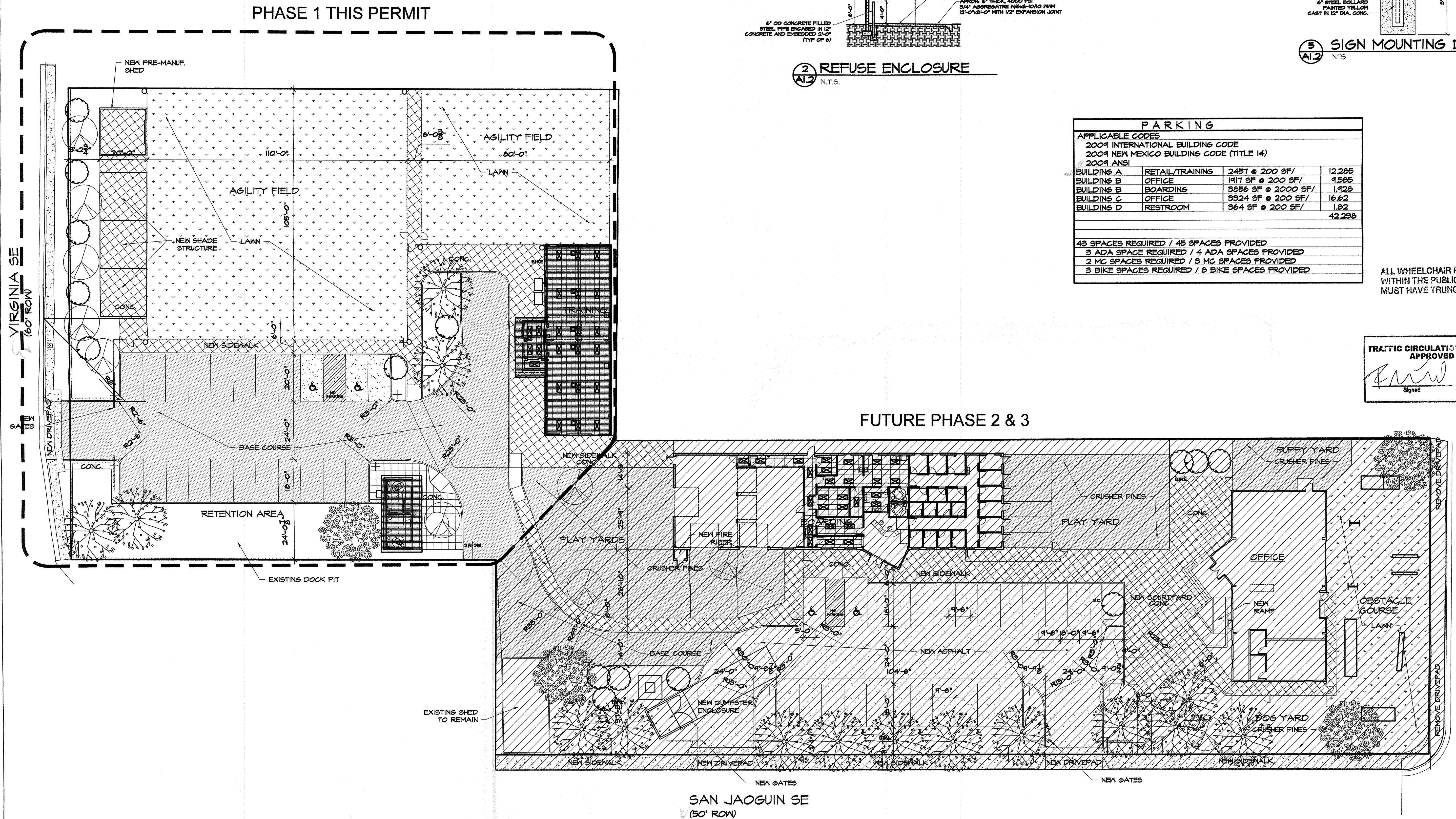


PARKING			
APPLICABLE CODES			
2009 INTERNATIONAL BUILDING CODE			
2009 NEW MEXICO BUILDING CODE (TITLE 14)			
2009 ANSI			
BUILDING A	RETAIL/TRAINING	2457 @ 200 SF/	12,285
BUILDING B	OFFICE	1917 SF @ 200 SF/	9,585
BUILDING B	BOARDING	3656 SF @ 2000 SF/	1,928
BUILDING C	OFFICE	3324 SF @ 200 SF/	16,62
BUILDING D	RESTROOM	364 SF @ 200 SF/	1,82
			42,238
43 SPACES REQUIRED / 45 SPACES PROVIDED			
3 ADA SPACE REQUIRED / 4 ADA SPACES PROVIDED			
2 MC SPACES REQUIRED / 3 MC SPACES PROVIDED			
3 BIKE SPACES REQUIRED / 8 BIKE SPACES PROVIDED			

ALL WHEELCHAIR RAMPS LOCATED  
WITHIN THE PUBLIC RIGHT OF WAY  
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
  
Signed \_\_\_\_\_ Date 12/13/16

## FUTURE PHASE 2 & 3



# SITE PLAN

1" = 20'-0"

NTOMING SE  
(100' ROW)

[illegible]