

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 24, 2019

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 SE
Grading and Drainage Plan
Engineers Stamp Date 12/23/16 (L19D058)
Certification dated: 4-17-19

Dear Mr. Walla,

Based on the Certification received 4/17/2019, and the photographs received on 6/21/19 the site is acceptable for release of a Certificate of Occupancy by Hydrology.

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

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH

C: File L19D058, Yvette Serna, Debi Fox, Victoria Tena, Darlene Sandoval

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ANIMAL HUMANE SOCIETY ANIMAL PARK **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: PORTION OF TRACT A AND ALL OF TRACT D, BERNALILLO COUNTY, NEW MEXICO, BOOK C02, PAGE 86
City Address: 615 WYOMING BLVD. NE, ALBUQUERQUE, NEW MEXICO 87108

Applicant: WALLA ENGINEERING **Contact:** MIKE WALLA
Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110
Phone#: 505-881-3008 **Fax#:** 505-881-4025 **E-mail:** mikew@wallaengineering.com

Other Contact: MARTIN FM GRUMMER ARCHITECT **Contact:** MARTIN GRUMMER
Address: 331 WELLESLEY PL. NE, ALBUQUERQUE, NM 87106
Phone#: 505-265-2507 **Fax#:** _____ **E-mail:** mgrummer@centurylink.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ 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: 4-17-19 **By:** MIKE WALLA

COA STAFF:

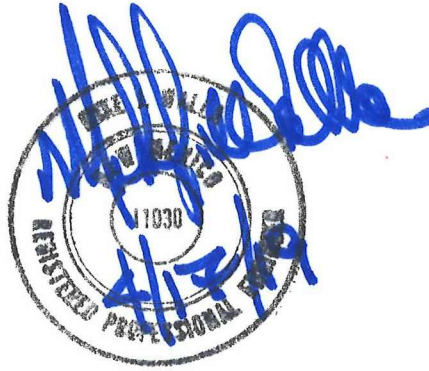
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

ENGINEERS CERTIFICATION

I, MIKE WALLA NMPE 11030, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12-23-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM THOMAS JOHNSTON OF WAYJOHN SURVEYING, NM LPS 14269. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4-17-19 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 CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MIKE WALLA NMPE 11030



DESIGN NARRATIVE

THE SUBJECT PROJECT IS A 2.2 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 LAUN. 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. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
6. 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

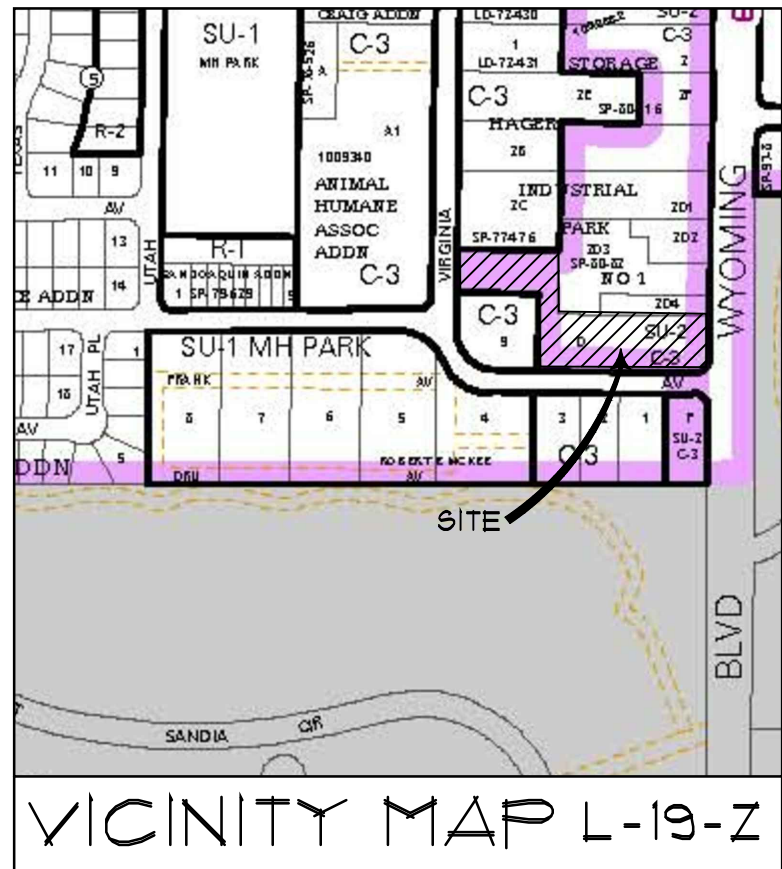
A PORTION OF TRACT A OF THE LANDS OF ROBERT E. MCKEE GENERAL CONTRACTORS, INC., AND ALL OF TRACT D OF THE LANDS OF REYNOLDS ELECTRICAL & ENGINEERING COMPANY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 30, 1952, IN PLAT BOOK C02, PAGE 86.

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. 5405.05 (NAVD 1988)



KEYED NOTES

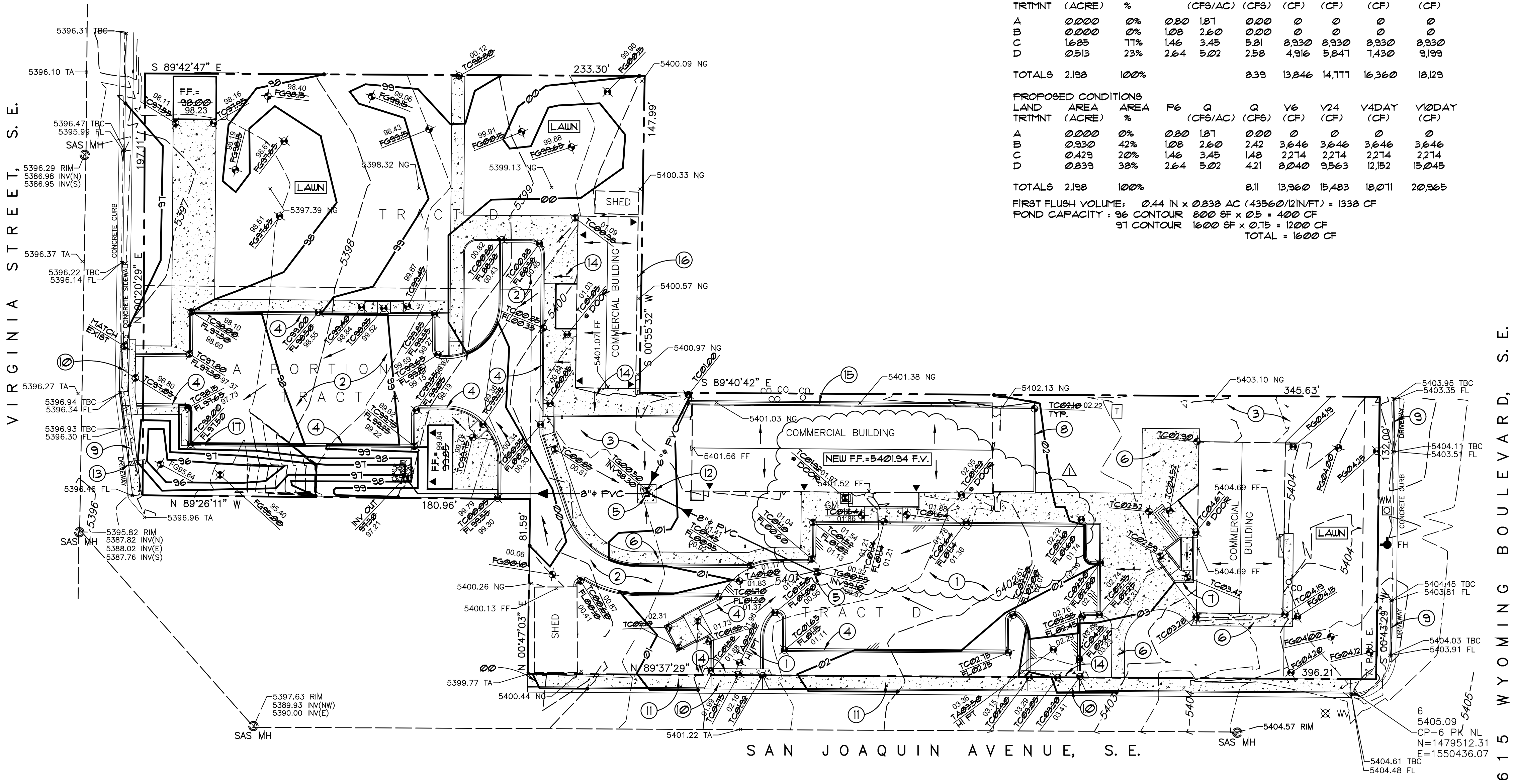
1. ASPHALT PAVING PER 1/C2.1
2. COMPACTED BASE COURSE PER 2/C2.1
3. CRUSHER FINES SURFACE TREATMENT
4. CONCRETE CURB AND GUTTER PER 3/C2.1
5. CONCRETE CATCH BASIN PER 4/C2.1
6. CONCRETE WALK PER 5/C2.1
7. RETAINING WALL PER 6/C2.1
8. CONCRETE STANDING CURB PER 7/C2.1
9. REMOVE EXISTING DRIVE PAD AND 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

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 3 DESIGN STORM: (IN)									
			1hr	6hr	24hr	4day	10day		
			2.14	2.60	3.10	3.95	4.30		
EXISTING CONDITIONS									
LAND TRMT	AREA (ACRE)	AREA %	P6 (CF8/AC)	Q (CF8)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)	
A	0.000	0%	0.80	1.81	0.00	0	0	0	
B	0.000	0%	1.08	2.60	0.00	0	0	0	
C	1.685	71%	1.46	3.45	5.81	8.930	8.930	8.930	
D	0.513	23%	2.64	5.02	2.58	4.916	5.841	7.430	
TOTALS	2.198	100%			8.39	13.846	14.771	16.360	18.129
PROPOSED CONDITIONS									
LAND TRMT	AREA (ACRE)	AREA %	P6 (CF8/AC)	Q (CF8)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)	
A	0.000	0%	0.80	1.81	0.00	0	0	0	
B	0.930	42%	1.08	2.60	2.42	3.646	3.646	3.646	
C	0.429	20%	1.46	3.45	1.48	2.274	2.274	2.274	
D	0.839	38%	2.64	5.02	4.21	8.040	9.563	12.152	
TOTALS	2.198	100%			8.11	13.960	15.483	18.071	20.965
FIRST FLUSH VOLUME: 0.44 IN x 0.838 AC (43560/121/FT) = 1338 CF									
POND CAPACITY: 96 CONTOUR 800 SF x 0.5 = 400 CF									
91 CONTOUR 1600 SF x 0.15 = 1200 CF									
TOTAL = 1600 CF									



GRADING and DRAINAGE PLAN

1" = 30'-0"



Walla Structural Engineering
ENGINEERING LTD
Civil Engineering
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Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025



MARTIN M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2097



PH 2
THE CENTER AT ANIMAL HUMANE
615 WYOMING BLVD NENE
ALBUQUERQUE, NM 87108
GRADING/DRAINAGE PLAN

B

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

REVISIONS
18 DEC 2017

SHEET NO:
C1.1

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.