

CITY OF ALBUQUERQUE



December 13, 2016

Martin FM Grummer
331 Wellesley PL NE
Albuquerque, NM 87106

Re: Animal Humane Park Phase 1
615 Wyoming Blvd SE
Traffic Circulation Layout
Architect's Stamp dated 11-15-16 (L19D058)

Dear Mr. Grummer,

The TCL submittal received 12-07-16 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.

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 924-3690.

Sincerely,

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

mao via: email
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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 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 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

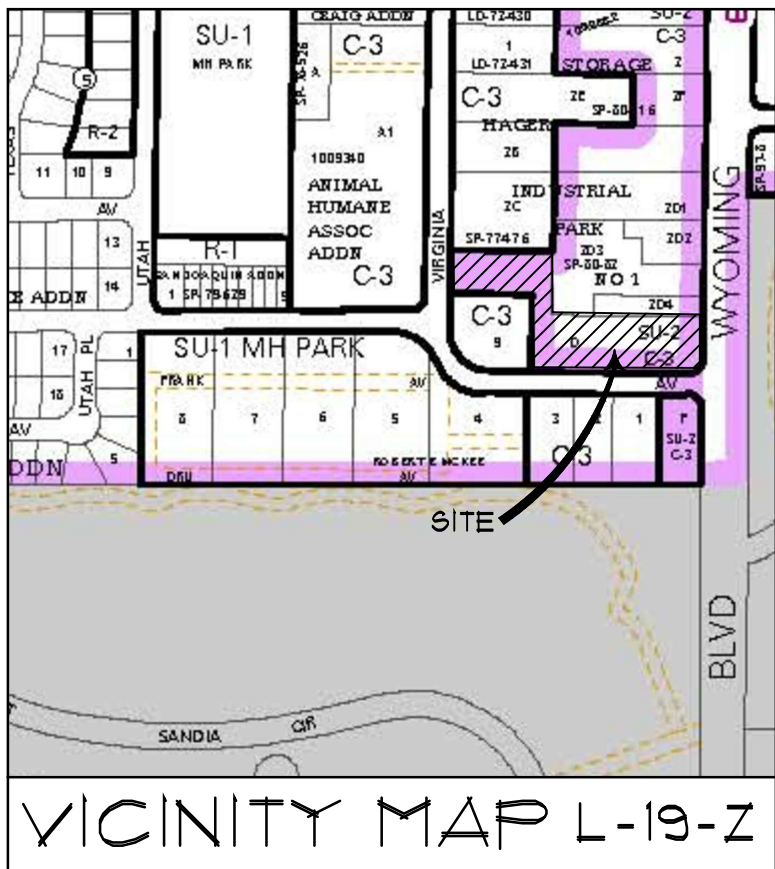
A PORTION OF TRACT A OF THE LANDS OF ROBERT E. MCKEE GENERAL CONTRACTORS, INC., AND ALL OF TRACT D OF THE LANDS OF REYNOLDS ELECTRICAL & ENGINEERING COMPANY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 30, 1952, IN PLAT BOOK C02, PAGE 86.

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)

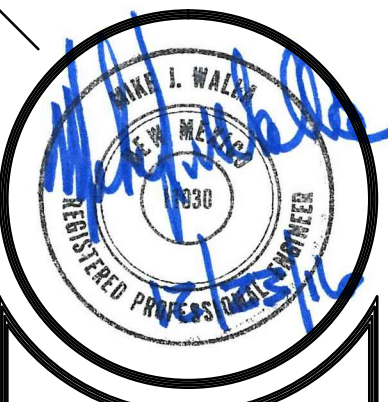


KEYED NOTES

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

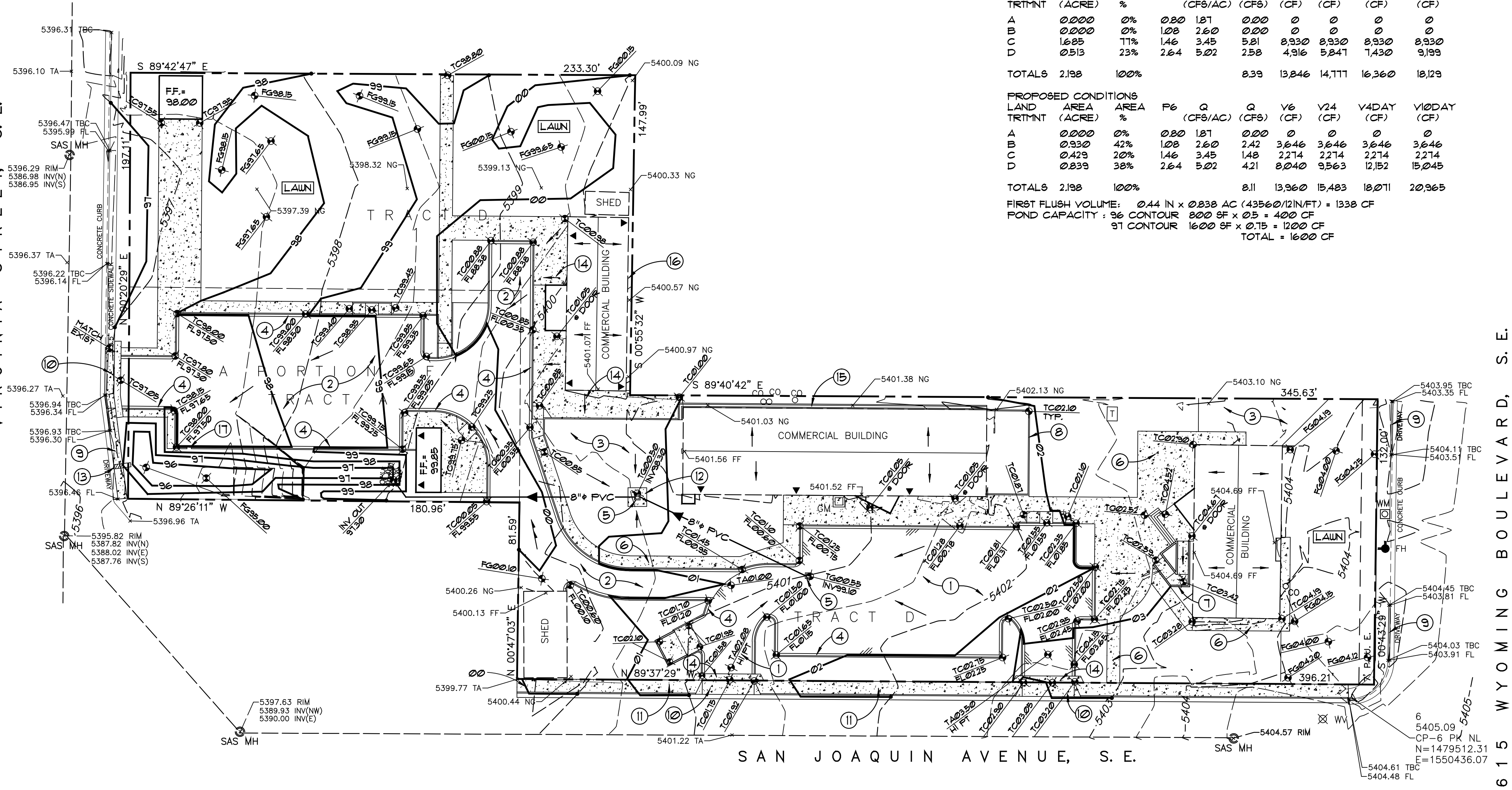
THE CENTER AT ANIMAL HUMANE
615 WYOMING BLVD NENE
ALBUQUERQUE, NM 87108
GRADING/DRAINAGE PLAN

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

REVISIONS

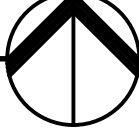
NO.	DESCRIPTION

SHEET NO:
C1.1

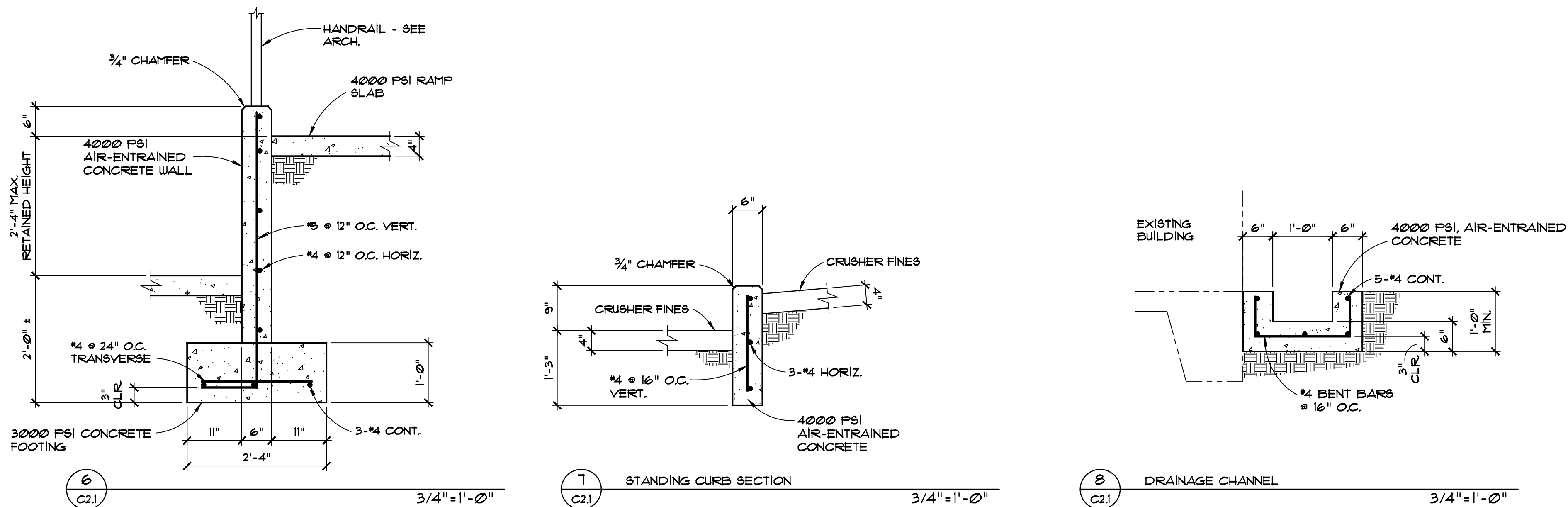
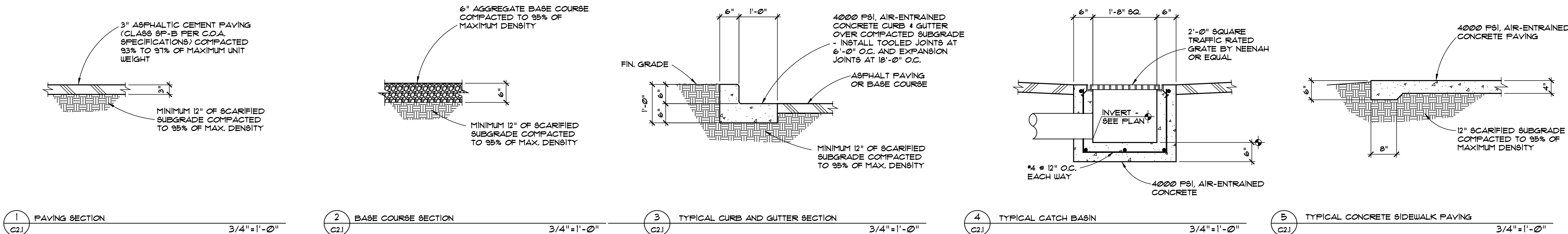


GRADING and DRAINAGE PLAN

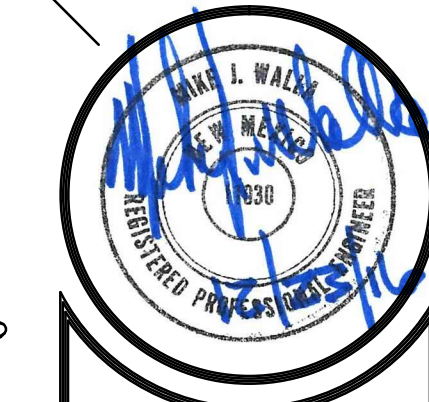
1" = 30'-0"



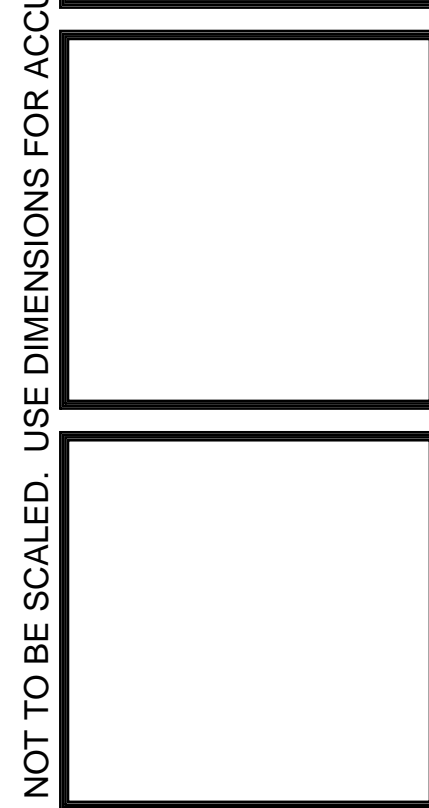
Walla
ENGINEERING LTD
Structural Engineering
Civil Engineering
6501 Americas Parkway NE • Suite 301
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025



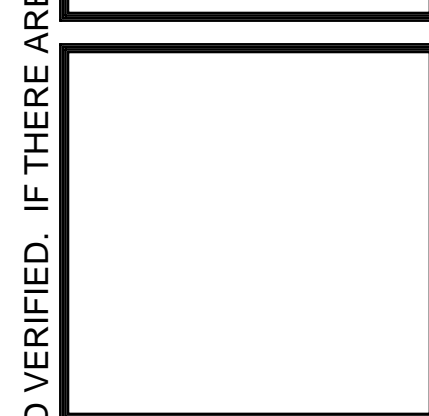
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



**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



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

REVISIONS

SHEET NO:
C2.1
+



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

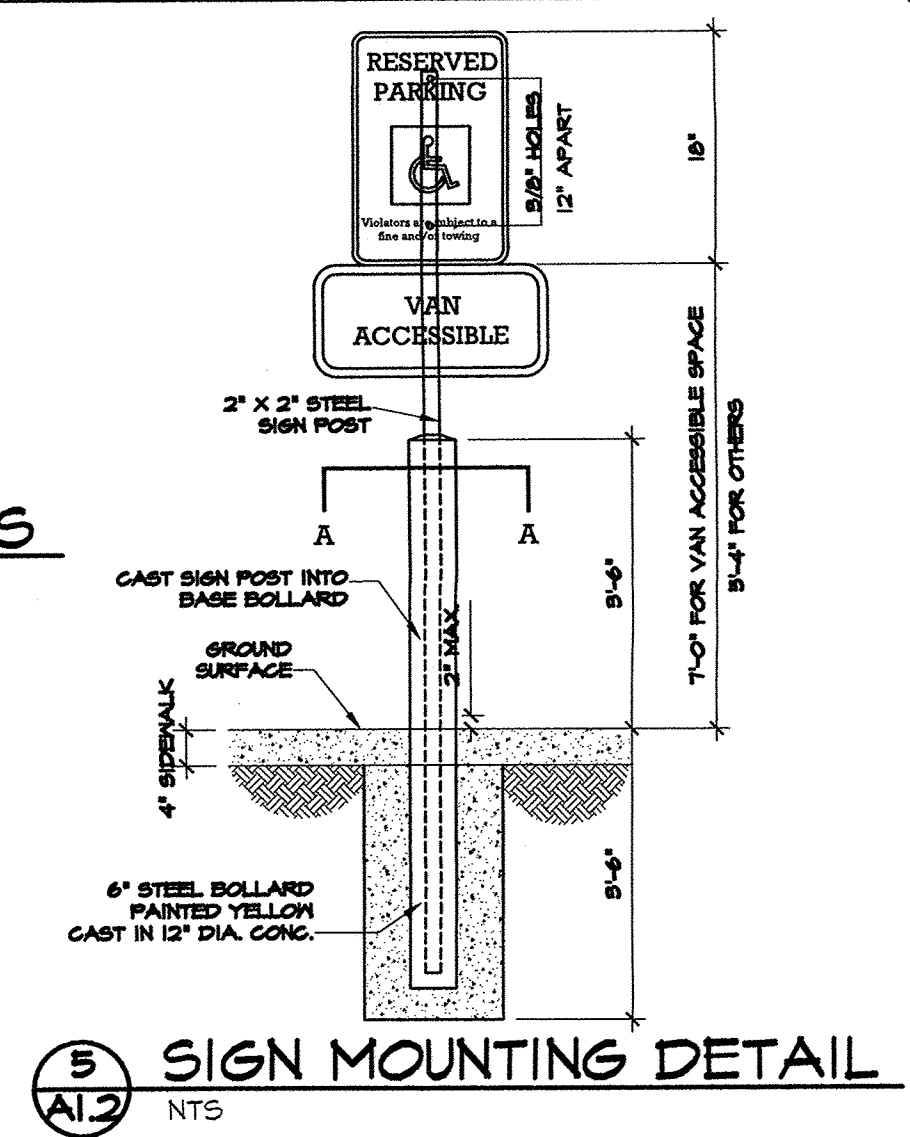
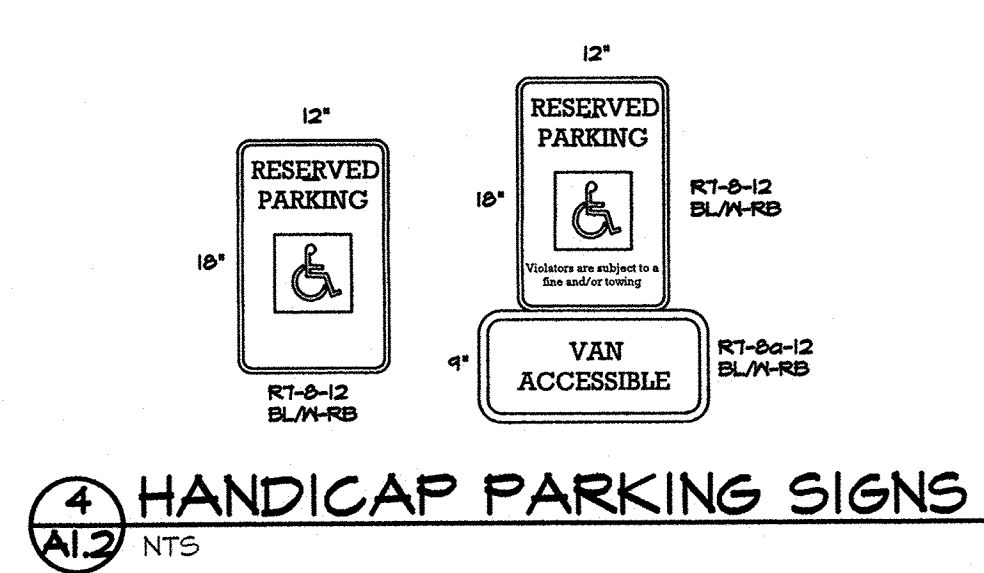
DATE:	15 NOV 2016
DRAWN BY:	MFMG
CHECKED BY:	
VERIFIED BY:	

REVISIONS

TCL

SHEET NO:

A1.2)



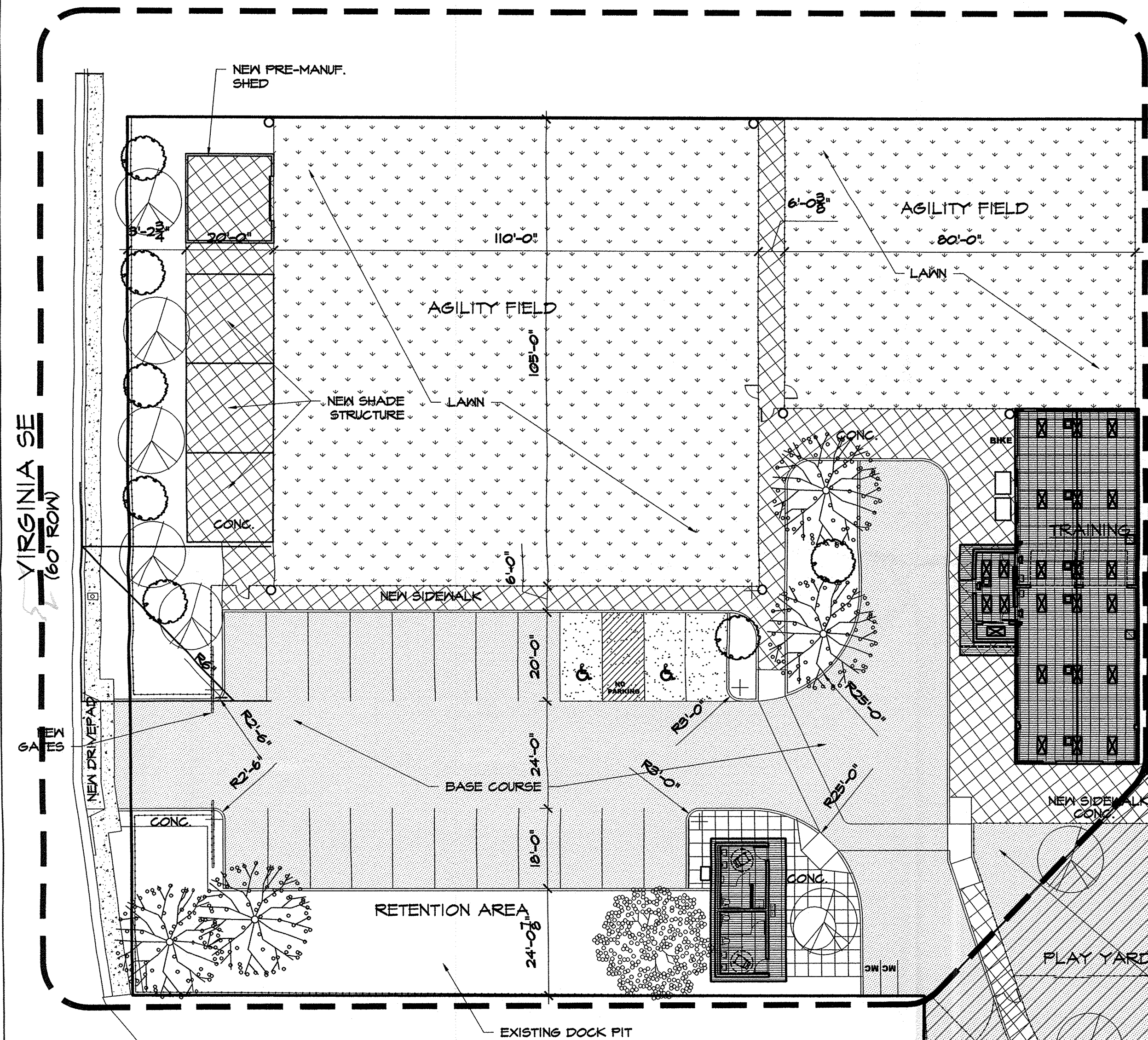
① BICYCLE RACK
A1.2 N.T.S.

2 REFUSE ENCLOSURE
A1.2 N.T.S.

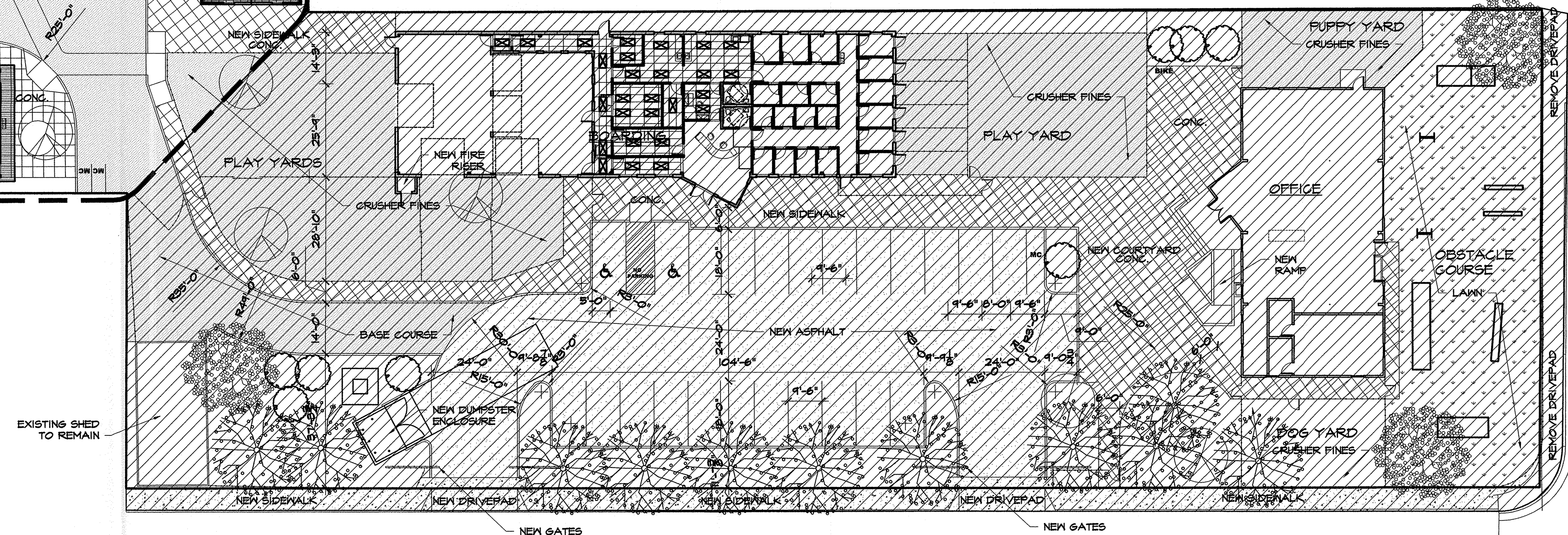
4 HANDICAP PARKING SIGNS

5 SIGN MOUNTING DETAIL
A1.2 NTS

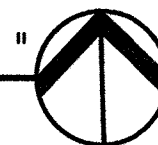
SITE PLAN



FUTURE PHASE 2 & 3




SAN JAGUIN SE
✓ (50' ROW)

$$I'' = 2O' - O'$$


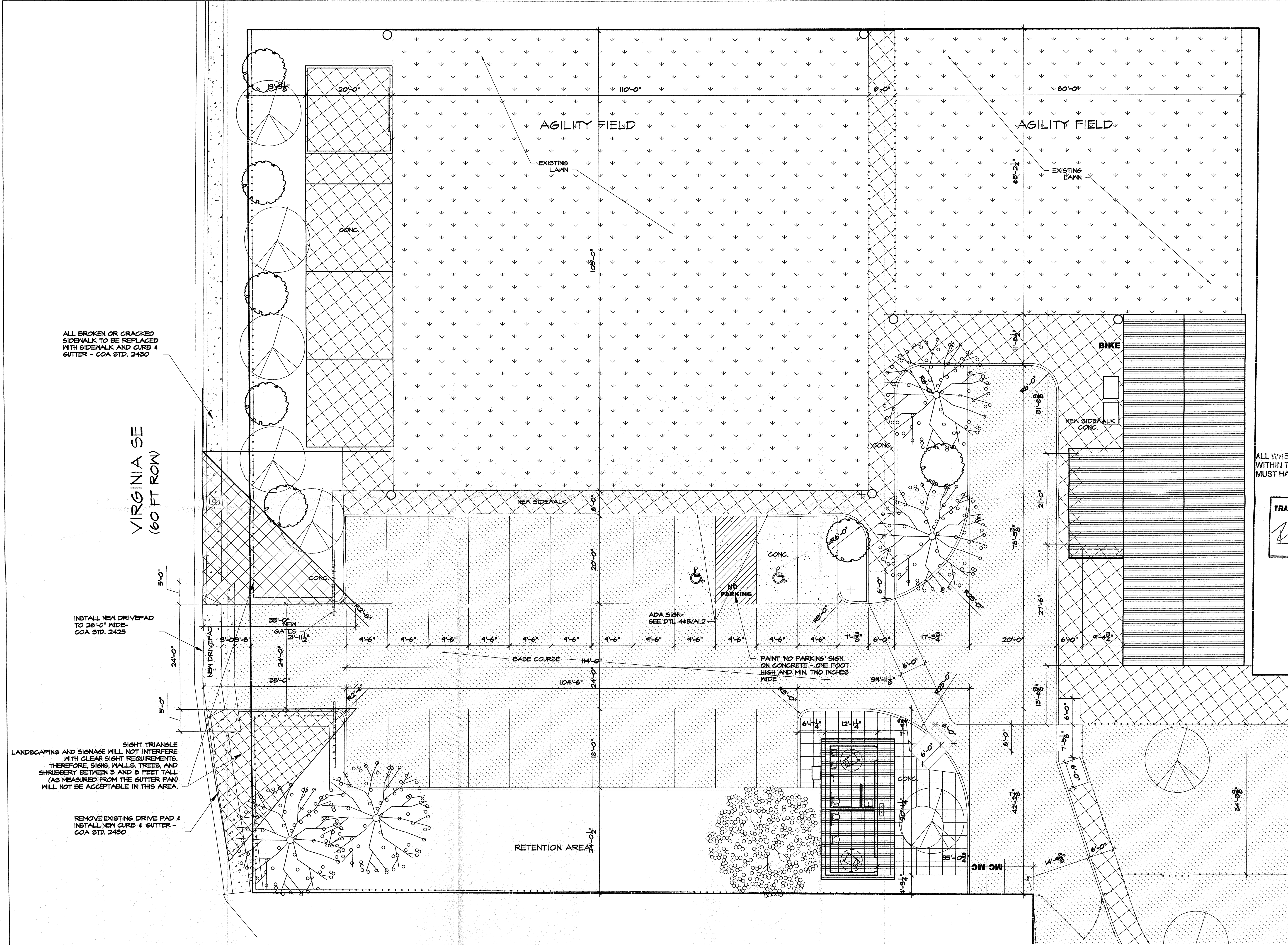
ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

**TRAFFIC CIRCULATION LAYOUT
APPROVED**


Signed _____

12/13/16
Date

	D	
	D	
	C	
	V	



SITE PLAN



MARTIN F.M. GRUMMER
ARCHITECT
331 WILLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

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

DATE: 15 NOV 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS
TCL

SHEET NO:
A1.3

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