

SITE PLAN
1" = 50'-0"
0 50' 100'
NORTH

PROJECT NO. <i>PP-2018-001884</i>	
APPLICATION NO. <i>SI-2019-00015</i>	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>Roguel M. Min</i>	3/22/19
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
<i>W. Scott</i>	01-23-19
WATER UTILITY DEPARTMENT	DATE:
<i>N/A</i>	
PARKS & RECREATION DEPARTMENT	DATE:
<i>Renee Brissett</i>	1/23/19
CITY ENGINEER	DATE:
<i>N/A</i>	
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
<i>01-23-19</i>	
SOLID WASTE MANAGEMENT	DATE:
<i>3-22-2019</i>	
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
<i>22</i>	1/23/19
CODE ENFORCEMENT	DATE:

PROJECT DATA

BUILDING AREA
PHASE I: 16,000 SQ. FT.
PHASE II: 35,000 SQ. FT.

FULL BUILD OUT AREA: 51,000 SQ. FT.

CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.

FIRE FLOW: IFC TABLE b105.1(2)
AMBULATORY CARE CENTER 2,750/2 = 1,375 GPM
OUTPATIENT CLINIC 4,000/2 = 2,000 GPM

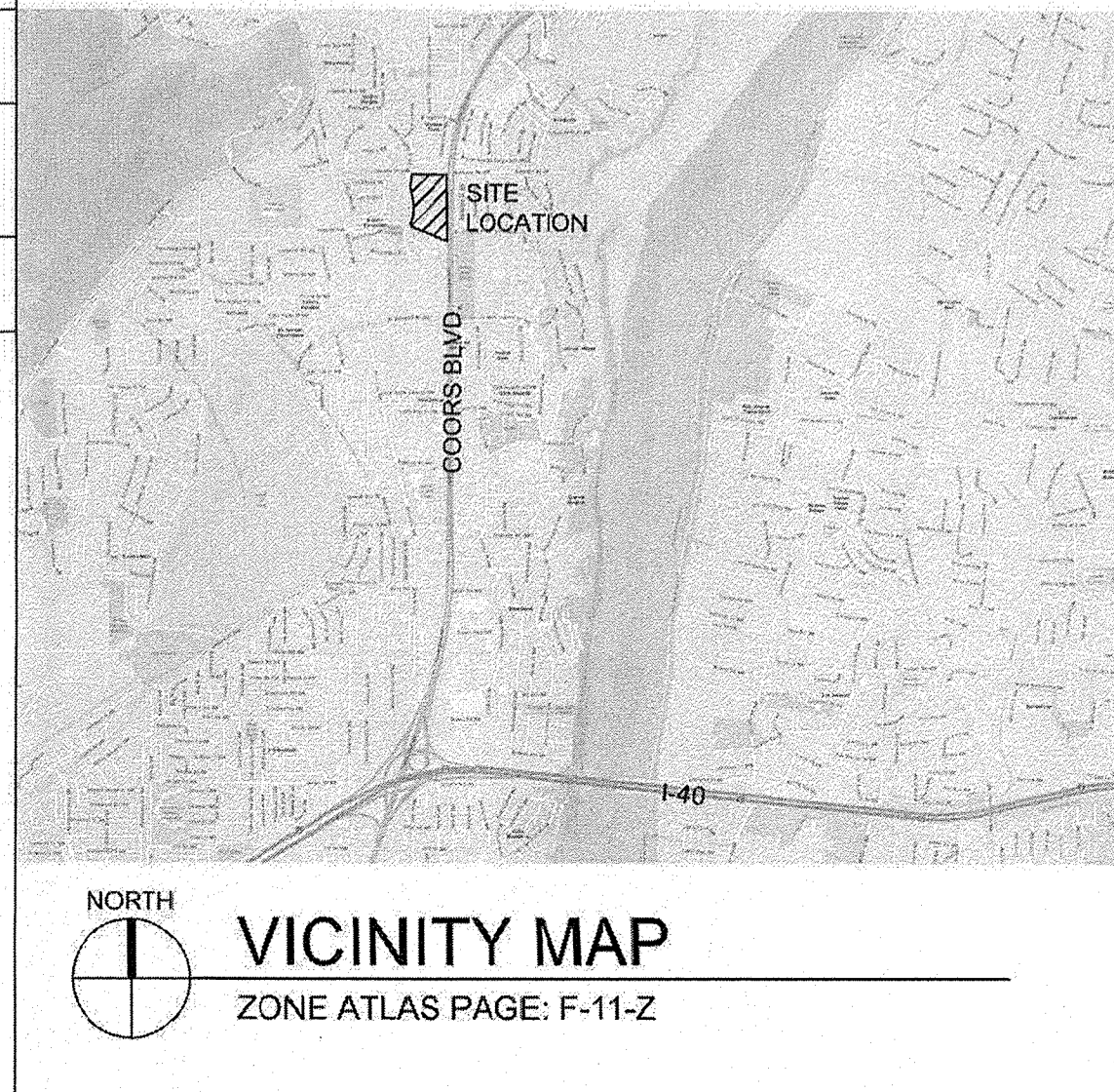
FIRE HYDRANTS:	REQUIRED	PROVIDED
AMBULATORY CARE CENTER =	1	1 (600' SPACING)
OUTPATIENT CLINIC =	2	2 (450' SPACING)

PARKING CALCULATIONS

AMBULATORY CARE CENTER PHASE I - 16,000 S.F. 5 SPACES PER 1,000 S.F. =	REQUIRED 80 SPACES	PROVIDED 80 SPACES
ACCESSIBLE PARKING 51-100 SPACES 6 ACCESSIBLE, 2 VAN ACCESSIBLE	REQUIRED 4	PROVIDED 8
MOTORCYCLE SPACES 51-100 SPACES	REQUIRED 3	PROVIDED 4
BICYCLE PARKING 10% OF REQUIRED OFF-STREET PARKING	REQUIRED 8	PROVIDED 8
MEDICAL CLINIC PHASE II - 35,000 S.F. 5 SPACES PER 1,000 S.F. = INCLUDING 6 COMPACT CAR SPACES = 3%	REQUIRED 175 SPACES	PROVIDED 175 SPACES
ACCESSIBLE PARKING 101-300 SPACES 10 ACCESSIBLE, 4 VAN ACCESSIBLE	REQUIRED 8	PROVIDED 14
MOTORCYCLE SPACES 51-100 SPACES	REQUIRED 5	PROVIDED 6
BICYCLE PARKING 10% OF REQUIRED OFF-STREET PARKING	REQUIRED 18	PROVIDED 18

- SHEET KEYED NOTES**
- PARKING LOT STRIPING
 - PEDESTRIAN PATHWAY
 - NEW CURB CUT
 - AMBULANCE LOADING AREA
 - CANOPY OVERHEAD
 - PATIENT DROP-OFF
 - FREESTANDING MONUMENT SIGN (TYPE C). SEE DETAIL A3/SDP5-4
 - DUMPSTER ENCLOSURE. SEE DETAIL D5/SDP5-3
 - PROPERTY LINE
 - BUILDING SETBACK
 - CROSSWALK TO BE CONSTRUCTED OF CONCRETE AND SHALL COMPLY WITH IDO SECTION 5-3(D)(3)(c) MATERIALS TO ALERT MOTORISTS.
 - MOTORCYCLE PARKING. 4'X8' MINIMUM UNLESS NOTED OTHERWISE.
 - BIKE RACK. SEE DETAIL A4/SDP5-3
 - 8' HIGH CMU SCREEN WALL. SEE DETAIL A3/SDP5-3
 - NEW RIGHT TURN LANE.
 - BUILDING MOUNTED SIGN (TYPE B). SEE DETAIL C3/SDP5-4
 - FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY.
 - EXISTING RIGHT TURN LANE.
 - HC PARKING. SEE DETAIL D4/SDP5-3
 - NEW 6' WIDE CONCRETE PUBLIC SIDEWALK.
 - NEW LEFT TURN LANE.
 - SIGNALIZED INTERSECTION.
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - BIKE LANE.
 - FREESTANDING MONUMENT SIGN (TYPE D). SEE DETAIL A5/SDP5-4
 - BUILDING MOUNTED SIGN (TYPE A). SEE DETAIL D3/SDP5-4
 - BUS STOP
 - FLUSH CONCRETE SIDEWALK. SEE DETAIL D3/SDP5-3
 - 96"X24"X12" RAISED PLANTERS. SEE SDP2-1

- GENERAL SHEET NOTES**
- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
 - ALL SIDEWALKS AND RAMPS TO BE CONCRETE.
- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK
 - FIRE ACCESS LANE
 - ▨ 6' WIDE CONCRETE CROSSWALK
 - ▨ EXISTING 6' WIDE CONCRETE SIDEWALK
 - ▨ LANDSCAPE AREA
 - ☼ POLE LIGHT (16' MAX HEIGHT), SEE DETAIL A5/SDP5-3
 - ↙ SIDEWALK RAMP (ARROW POINTS DOWN)
 - ⊕ FIRE HYDRANT
 - M/C MOTORCYCLE SPACE, 4' X 8' MINIMUM, UNLESS NOTED OTHERWISE
 - C/C COMPACT CAR SPACE, 9' X 15' UNLESS NOTED OTHERWISE. ALL COMPACT CAR SPACES SHALL BE LABELED WITH THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE



**DEKKER
PERICH
SABATINI**

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ALBUQUERQUE, NM 87109

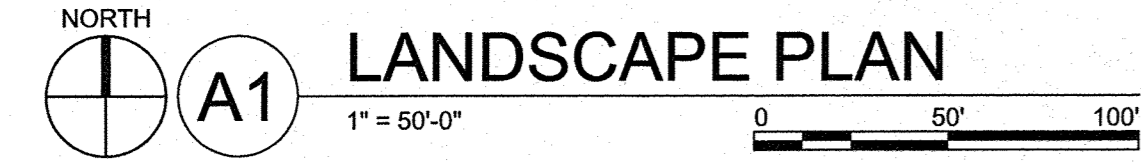
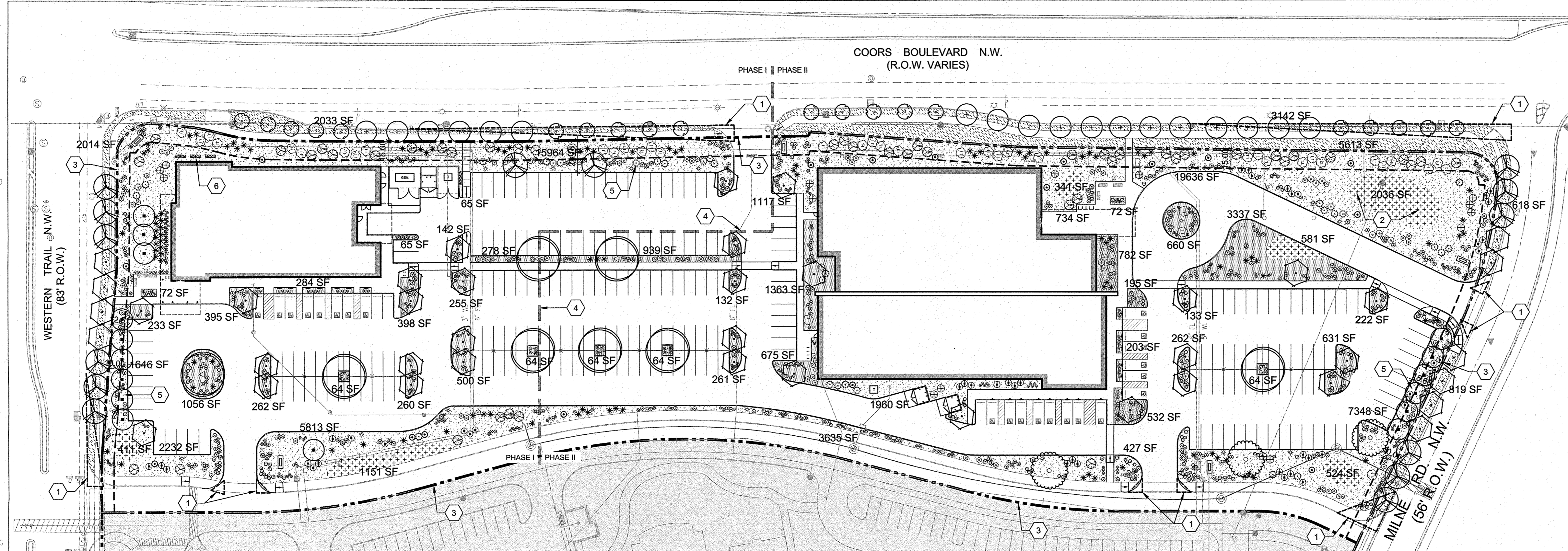
505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PHS AMBULATORY CARE FACILITY
COORS BLVD. N.W.
ALBUQUERQUE, NM



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE	EST QTY	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE	EST QTY
+	ACER TATARICUM	TATARIAN MAPLE	2" CAL	20.00	20.00	MED	18	⊕	ERICAMERIA NAUSEOSA	CHAMISA	1 GAL	5'	5'	LOW	48
△	CERCIS RENIFORMIS	OKLAHOMA REDBUD	2" CAL	15.00	12.00	MED	20	⊕	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	3'	4'	LOW	130
●	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	20'	20'	MED	16	⊕	JUNIPERUS CHINENSIS 'SAN JOSE'	SAN JOSE JUNIPER	5 GAL	1'-6"	8"	LOW	45
⬠	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	2" CAL	35'	25'	MED	40	⊕	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1 GAL	3'	3'	MED	143
⊙	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL	50'	30'	MED	3	⊕	NOLINA MICROCARPA	BEARGRASS	5 GAL	4'	5'	LOW	112
⊙	ULMUS X 'ACCOLADE'	ACCOLADE ELM	2" CAL	50'	50'	MED	8	⊕	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL	3'	8"	LOW	42
⊙	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL	35'	25'	MED	14	⊕	RHUS TRILOBATA	THREE-LEAF SUMAC	1 GAL	6'	6'	LOW	15
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE	EST QTY	GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE	EST QTY
⊙	BACCHARIS X STARN 'THOMPSON'	THOMPSON BROOM	5 GAL	4'	4'	MED	76	⊕	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	1 GAL	2'	2'-6"	LOW	80
⊙	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL	5'	5'	LOW	15	⊕	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	2'-6"	2'-6"	LOW	154
⊙	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	5'	5'	LOW	17	⊕	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	4'	2'	MED	205
⊙	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	6'	6'	MED	33	⊕	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	1 GAL	3'	2'	MED	97
⊙	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL	3'	3'	LOW	118	⊕	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	PURPLE MUHLY	1 GAL	2'	2'	MED	47

PARKING BUFFER CALCULATIONS

PARKING BUFFER ALONG WESTERN:
 PARKING LOT FRONTAGE LENGTH = 82'
 2 TREES / 6 SHRUBS REQUIRED FOR EVERY 25' PER COA IDO REQUIREMENTS.
 REQUIRED = 8 TREES / 24 SHRUBS
 PROVIDED = 6 TREES / 30 SHRUBS

PARKING BUFFER ALONG COORS:
 PARKING LOT FRONTAGE LENGTH = 199'
 REQUIRED = 10' WIDE CONTINUOUS LINE OF EVERGREEN SHRUBS
 PROVIDED = 25' WIDE CONTINUOUS LINE OF EVERGREEN SHRUBS

PARKING BUFFER ALONG MILNE:
 PARKING LOT FRONTAGE LENGTH = 91'
 2 TREES / 6 SHRUBS REQUIRED FOR EVERY 25' PER COA IDO REQUIREMENTS.
 REQUIRED = 8 TREES / 24 SHRUBS
 PROVIDED = 6 TREES / 30 SHRUBS

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS AND WATER CONSERVATION ORDINANCES.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH SEEDING, VEGETATION OR MULCH.
- LANDSCAPE FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- MINIMUM PLANT SIZE ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEM. REFER TO CIVIL.
- ALL VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- PHASING: THE PROPERTY WILL BE DEVELOPED IN TWO PHASES.
- THERE IS NO EXISTING VEGETATION THAT WILL BE PRESERVED ON THE SITE.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

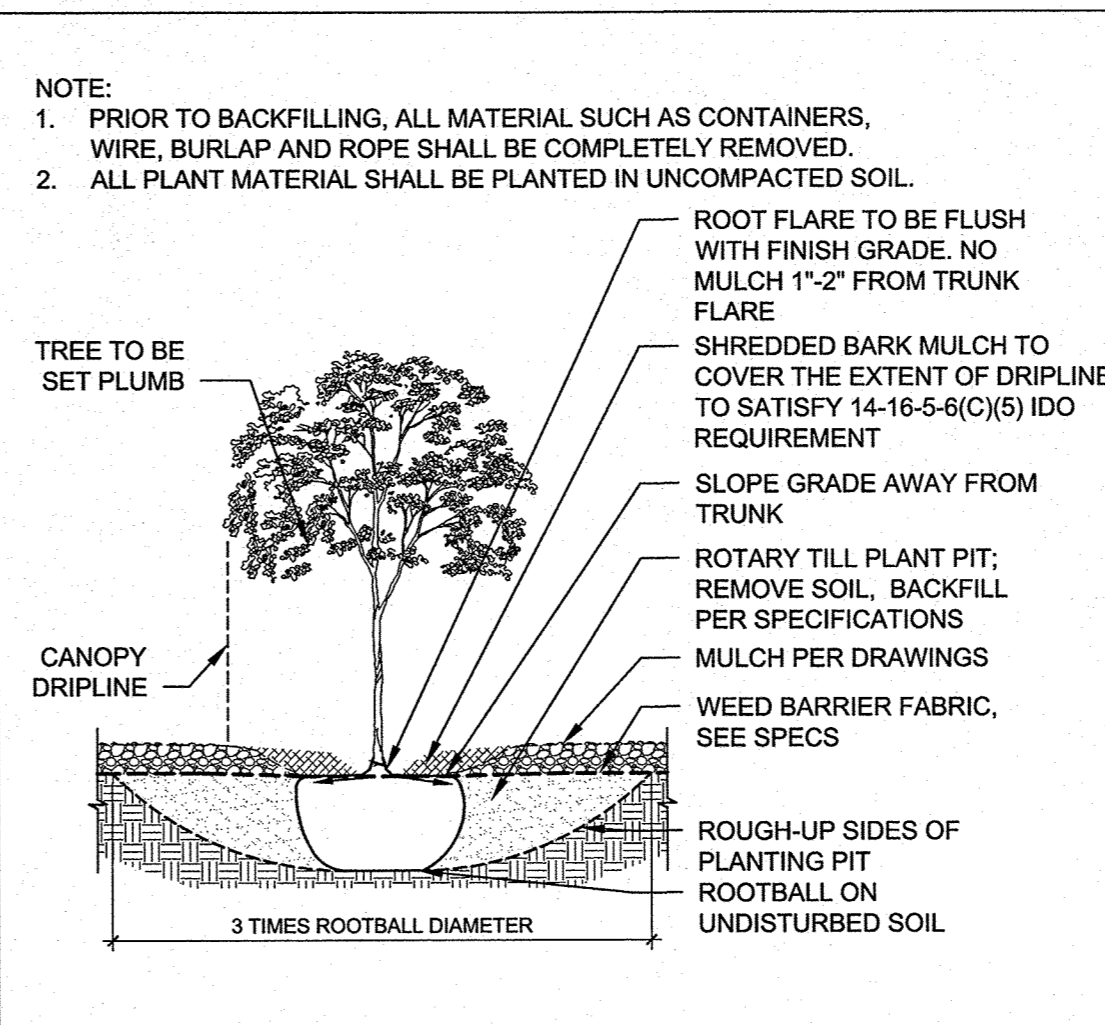
SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE.
- PONDING AREA. SEE CIVIL.
- PROPERTY LINE.
- PHASE LINE.
- PARKING LOT BUFFER PER COA IDO, SEE PARKING BUFFER CALCULATIONS.
- 96"x24"x12" RAISED PLANTERS WITH SURFACE PLANTED TO ACHIEVE A MINIMUM OF 75% VEGETATIVE COVERAGE AT MATURITY.

PERVIOUS AREA LEGEND

SYMBOL	NOTES	EST QTY
[Pattern]	7/8"Ø GRAVEL MULCH 3" DEPTH OVER FILTER FABRIC MOUNTAINAIR BROWN	60,511 SF
[Pattern]	7/8"Ø GRAVEL MULCH 3" DEPTH OVER FILTER FABRIC MOUNTAINAIR BROWN IN RIGHT-OF-WAY, NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS	14,254 SF
[Pattern]	SHREDDED SCREENED WOOD MULCH 3" DEPTH	14,980 SF
[Pattern]	IRRIGATED NATIVE SEED MIX	5,045 SF

TREE PLANTING DETAIL



LANDSCAPE CALCULATIONS

GROSS LOT AREA = 6.8388 AC = 297,898 SF
 AREA OF LOT COVERED BY BUILDINGS = 51,000 SF
 NET LOT AREA = 246,898 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA = 37,035 SF (15% OF NET LOT AREA)
 PROVIDED LANDSCAPE AREA = 80,872 SF (33% OF NET LOT AREA)
 (see hatch legend for exclusions from landscape areas)

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 6 PARKING SPACES
 TOTAL NUMBER OF PARKING = 255 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 43 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 43 TREES
 REQUIRED STREET TREES = 1 TREE PER 30' LINEAR FEET OF STREET FRONTAGE
 STREET TREES =
 WESTERN TRAIL FRONTAGE = 302'
 REQUIRED / PROVIDED STREET TREES = 10 / 10
 COORS BLVD FRONTAGE = 1,131'
 REQUIRED / PROVIDED STREET TREES = 38 / 38
 MILNE RD FRONTAGE = 345'
 REQUIRED / PROVIDED STREET TREES = 12 / 12

REQUIRED VEGETATIVE COVERAGE
 TOTAL VEGETATIVE COVER REQUIRED = 60,856 SF (75% OF LANDSCAPE AREA)
 TOTAL VEGETATIVE COVER PROVIDED = 60,721 SF (75% OF LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 20,219 SF (25% OF LANDSCAPE AREA)
TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 20,509 SF (25% OF LANDSCAPE AREA)

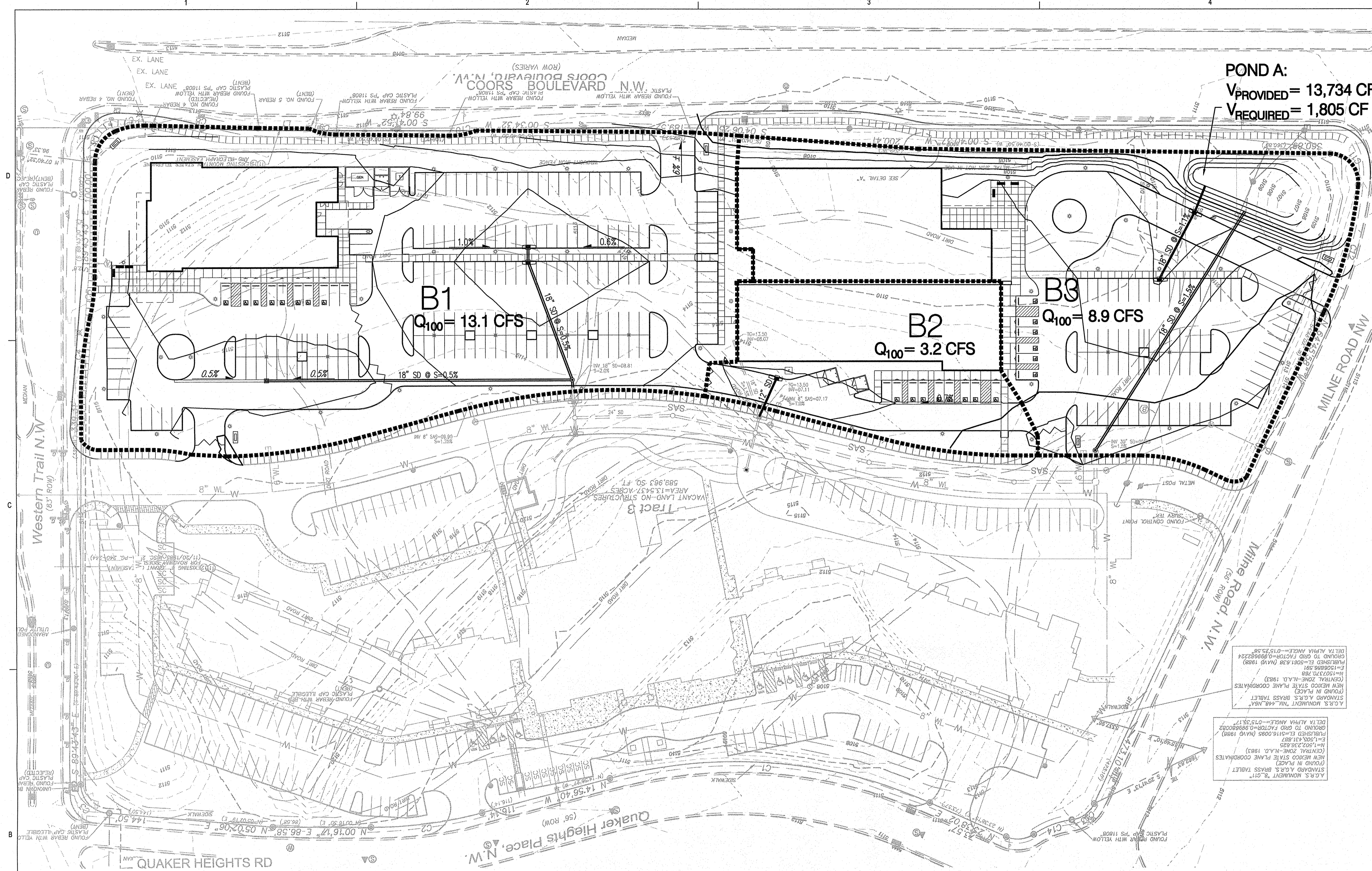
ROCK MULCH COVERAGE
 TOTAL ROCK MULCH COVER ALLOWED = 60,856 SF (75% OF LANDSCAPE AREA)
 TOTAL ROCK MULCH COVER PROVIDED = 60,654 SF (75% OF LANDSCAPE AREA)

- REVISIONS
- △
 - △
 - △
 - △

DRAWN BY TC
 REVIEWED BY MB
 DATE 1/15/2019
 PROJECT NO. 18-0103.001
 DRAWING NAME

LANDSCAPE PLAN

SHEET NO.
SDP2-1
 OF

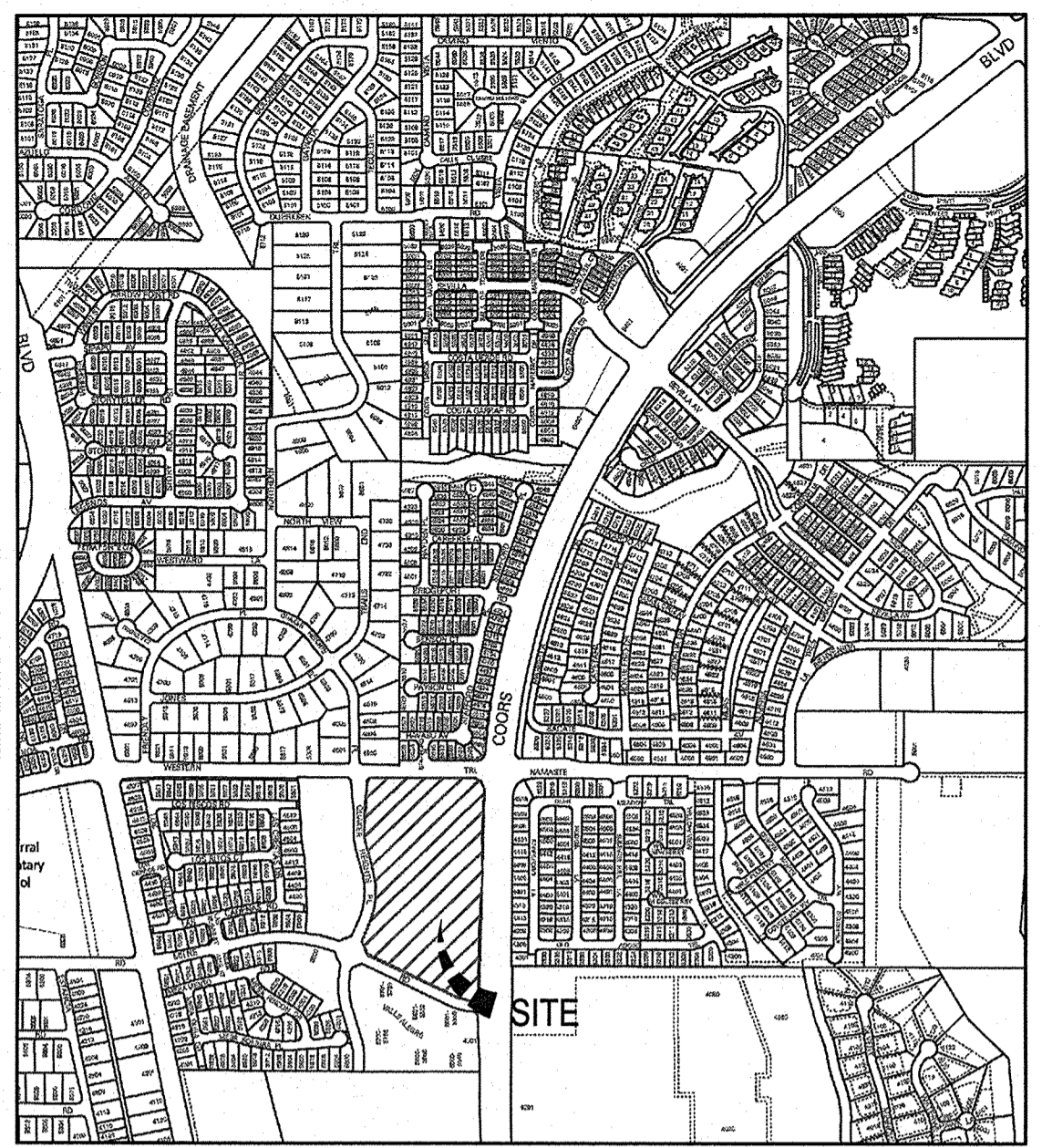


POND A:
 $V_{PROVIDED} = 13,734 \text{ CF}$
 $V_{REQUIRED} = 1,805 \text{ CF}$

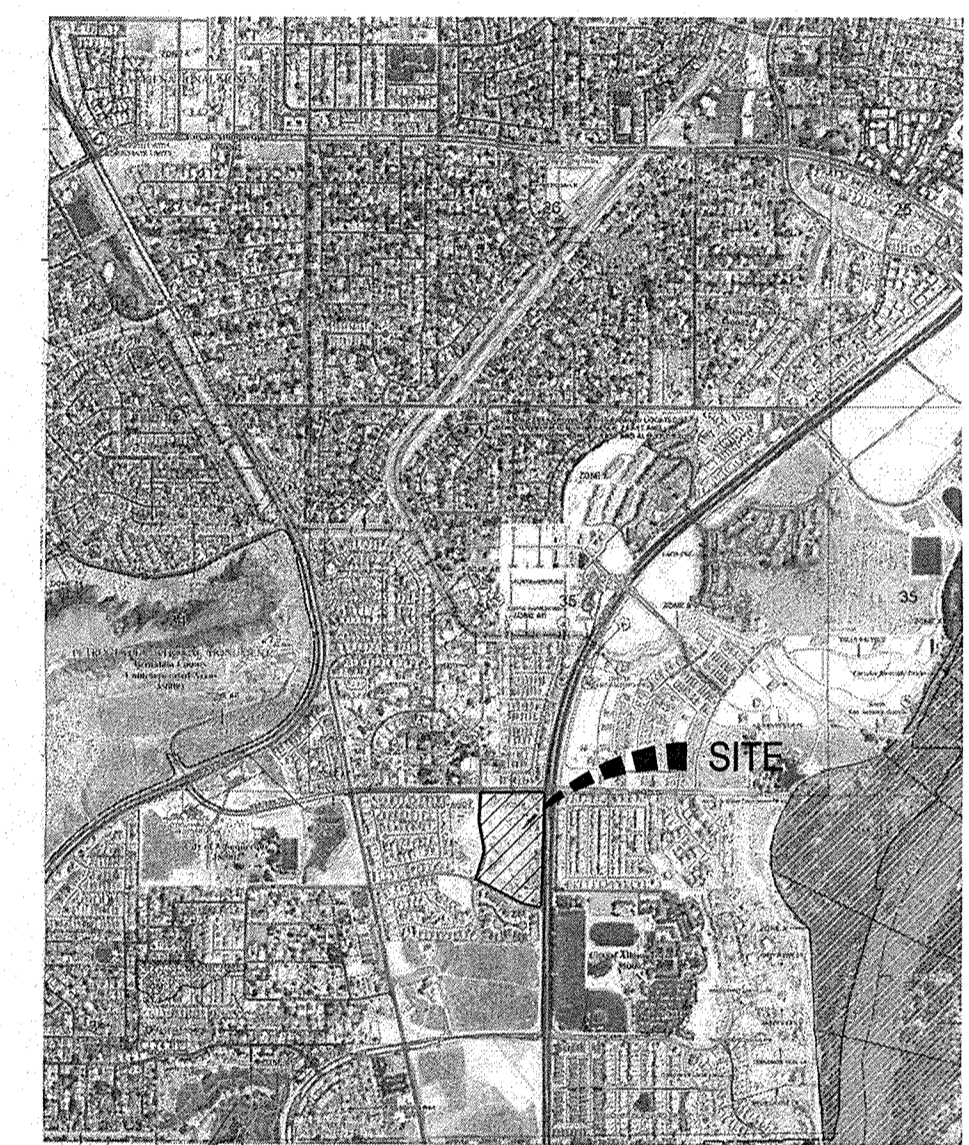
B1
 $Q_{100} = 13.1 \text{ CFS}$

B2
 $Q_{100} = 3.2 \text{ CFS}$

B3
 $Q_{100} = 8.9 \text{ CFS}$



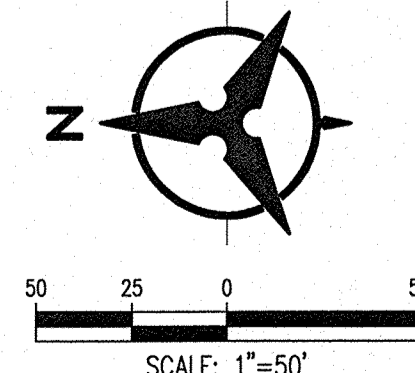
VICINITY MAP
 NOT TO SCALE



FEMA FIRM MAP # 35001C114H

LEGEND

- PROPOSED DRAINAGE BASIN
- PROPERTY LINE
- - - - - 5.301 - - - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TO-TOP OF CURB, FL-FLOW LINE
- TS-TOP OF SIDEWALK, TA-TOP OF ASPHALT
- EX-EXISTING, FG-FINISHED GRADE
- TG-TOP OF GRATE, INV-INVERT
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK / RIDGE OR HIGH POINT
- 5.005 ----- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- SD PROPOSED STORM DRAIN LINE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ☐ PROPOSED STORM DRAIN INLET



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INTRODUCTION:
 THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF COORS BLVD NW AND WESTERN TRAIL NW. (TRACT 3B COORS VILLAGE). THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE PRESBYTERIAN HEALTHCARE SERVICES CLINIC AND EMERGENCY DEPARTMENT FACILITIES. WITH THIS SUBMITTAL WE ARE REQUESTING APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

EXISTING CONDITIONS:
 TRACT 3B IS A 6.84 ACRE SITE THAT IS CURRENTLY UNDEVELOPED. THE SITE SLOPES TO THE EAST TO RETENTION PONDS AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SITE. A DRAINAGE MASTER PLAN FOR COORS VILLAGE SUBDIVISION DATED FEBRUARY 29, 2000 IS THE BASIS OF THIS DRAINAGE ANALYSIS AND NARRATIVE. THIS MASTER DRAINAGE REPORT SPECIFICS THAT RUNOFF FROM THIS SITE, NOTED AS BASIN 100, WILL BE ROUTED IN A STORM DRAIN TO LADERA POND 16B. THE PEAK DISCHARGE FROM THIS SITE IS BASED ON LAND TREATMENTS OF 10% B, 5% C AND 85% D. THIS EQUATED TO A PEAK RUNOFF FLOW RATE OF 4.12 CFS/ACRE OR 26.4 CFS. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 35001C0114H (THIS SHEET).

SITE HISTORY:
 TRACT 3A, LOCATED WEST OF THE SITE, IS BEING DEVELOPED ALONG A SIMILAR TIMELINE AS TRACT 3B. TIERRA WEST PREPARED AN APPROVED GRADING & DRAINAGE PLAN AND DRAINAGE REPORT STAMP DATED 8/22/18 THAT INCLUDED ANALYSIS FOR TRACT 3B. THIS DRAINAGE REPORT WAS THE BASIS OF THE DESIGN OF THE PUBLIC INFRASTRUCTURE THAT TRACT 3B WILL DISCHARGE TO. THE TOTAL CALCULATED FLOW FOR TRACT 3B IN THE APPROVED DRAINAGE REPORT IS 26.4 CFS. THIS IS GREATER THAN THE CALCULATED FLOW OF 25.2 CFS IN THIS PLAN.

METHODOLOGY:
 THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WEST OF THE RIO GRANDE WITHIN PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE CURRENT SITE PLAN.

PROPOSED CONDITIONS:
 THIS DRAINAGE MANAGEMENT PLAN WAS DEVELOPED BASED ON A FULLY DEVELOPED SITE. THE SITE WAS DIVIDED INTO 3 BASINS. LAND TREATMENT AND PEAK RUNOFF FLOW RATES ARE SHOWN ON THE PROPOSED DEVELOPED CONDITIONS BASIN DATA TABLE. SITE STORM DRAIN WILL CONNECT TO A PROPOSED PUBLIC STORM DRAIN IN THE NORTH-SOUTH ROAD ON THE WESTERN EDGE OF THE SITE. THREE STORM DRAIN STUB OUTS ARE PROPOSED, BASED ON THE CURRENT SITE PLAN THE PEAK DISCHARGE FOR THE ENTIRE SITE IS 3.98 CFS PER ACRE OR 25.2 CFS. POND A IS LOCATED IN THE SOUTHEAST CORNER OF THE SITE. THIS POND IS A STORM WATER QUALITY VOLUME POND AND NOT INTENDED TO BE USED FOR DETENTION. BASIN B3 DISCHARGES TO POND A VIA STORM DRAIN AND VARIOUS INLETS. WHEN POND A IS FULL, THE RUNOFF PROCEEDS INTO ANOTHER STORM DRAIN THAT DISCHARGES TO THE INFRASTRUCTURE WEST OF THE SITE. BASIN B2 HAS MINIMAL OPPORTUNITIES TO ACHIEVE THE REQUIRED STORM WATER QUALITY VOLUME. BASIN B1 WILL UTILIZE LANDSCAPED AREAS TO ACHIEVE THE REQUIRED STORM WATER QUALITY VOLUME.

CONCLUSION:
 THE CALCULATED PEAK DISCHARGE FROM THE SITE IS SLIGHTLY LESS THAN ALLOWABLE AS SPECIFIED IN THE MASTER DRAINAGE PLAN. ON-SITE DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE PLAN AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING SITE PLAN FOR BUILDING PERMIT APPROVAL.

PHS FSED - COORS & WESTERN TRAILS														
Proposed Ultimate Development Conditions Basin Data Table														
This table is based on the DPM Section 22.2, Zone: 1														
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q _(100yr) (cfs/ac.)	Q _(100yr-6hr) (CFS)	WT E (inches)	V _(100yr-6hr) (CF)	V _(100yr-10day) CF	Storm Water Quality Volume Calculations		
			A	B	C	D						Impervious Area (SF)	Precipitation Depth (IN)	Required Volume (CF)
Proposed														
1	144338	3.31	0.0%	0.0%	27.0%	73.0%	3.97	13.1	1.71	20513	33420	105367	0.34	2985
2	33183	0.76	0.0%	0.0%	15.0%	85.0%	4.15	3.2	1.82	5041	8496	28206	0.34	799
3	101112	2.32	0.0%	0.0%	37.0%	63.0%	3.82	8.9	1.61	13544	21347	63701	0.34	1805
TOTAL	278633	6.40						25.2			63264			5589

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

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ARCHITECT

ENGINEER

NOT FOR CONSTRUCTION PROJECT

PHS AMBULATORY CARE FACILITY

COORS BLVD. NW
 ALBUQUERQUE, NM

REVISIONS

DRAWN BY BO

REVIEWED BY GSB

DATE 1/15/2019

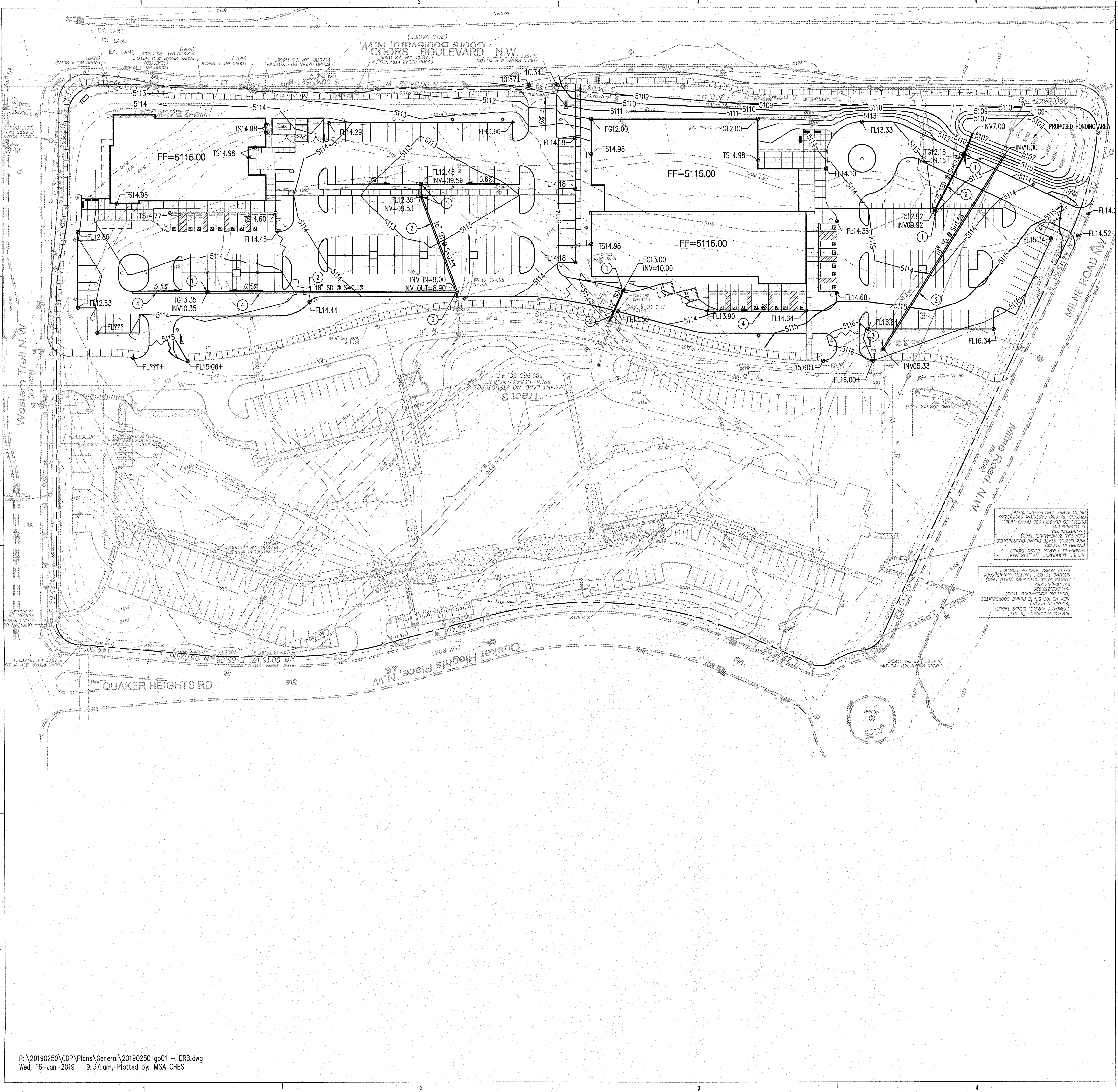
PROJECT NO. 18-0103.001

DRAWING NAME

PROPOSED DRAINAGE MANAGEMENT PLAN

SHEET NO.

C-001



○ KEYED NOTES

1. STORM DRAIN INLET.
2. STORM DRAIN PIPE.
3. STORM DRAIN MANHOLE.
4. CONCRETE VALLEY GUTTER.

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT, EX=EXISTING, FO=FINISHED GRADE, TG=TOP OF GRATE, INV=INVERT
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~~ WATER BLOCK / RIDGE OR HIGH POINT
- - - - - PROPOSED INDEX CONTOURS
- - - - - PROPOSED INTER CONTOURS
- SD PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

ARCHITECTURE / DESIGN / INSPIRATION

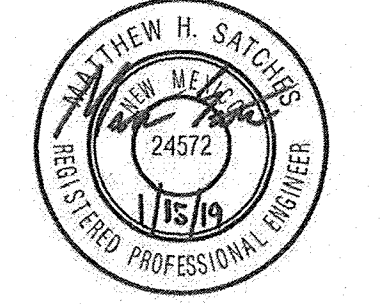
DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER



NOT FOR CONSTRUCTION

PROJECT

PHS AMBULATORY CARE FACILITY
 COORS BLVD. NW
 ALBUQUERQUE, NM

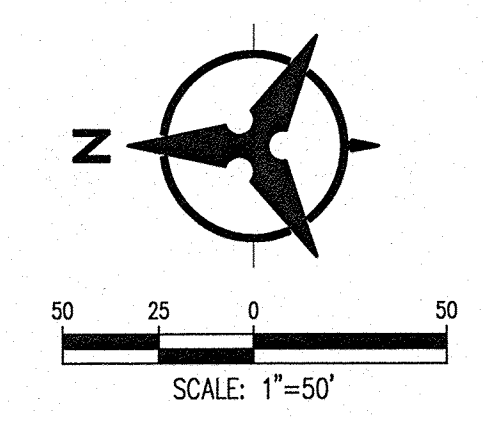
REVISIONS

DRAWN BY	BO
REVIEWED BY	GSB
DATE	1/15/2019
PROJECT NO.	18-0103.001
DRAWING NAME	

CONCEPTUAL
GRADING &
DRAINAGE PLAN

SHEET NO.

C-100
OF



Bohannon & Huston
www.bhinc.com 800.877.5332

LEGEND

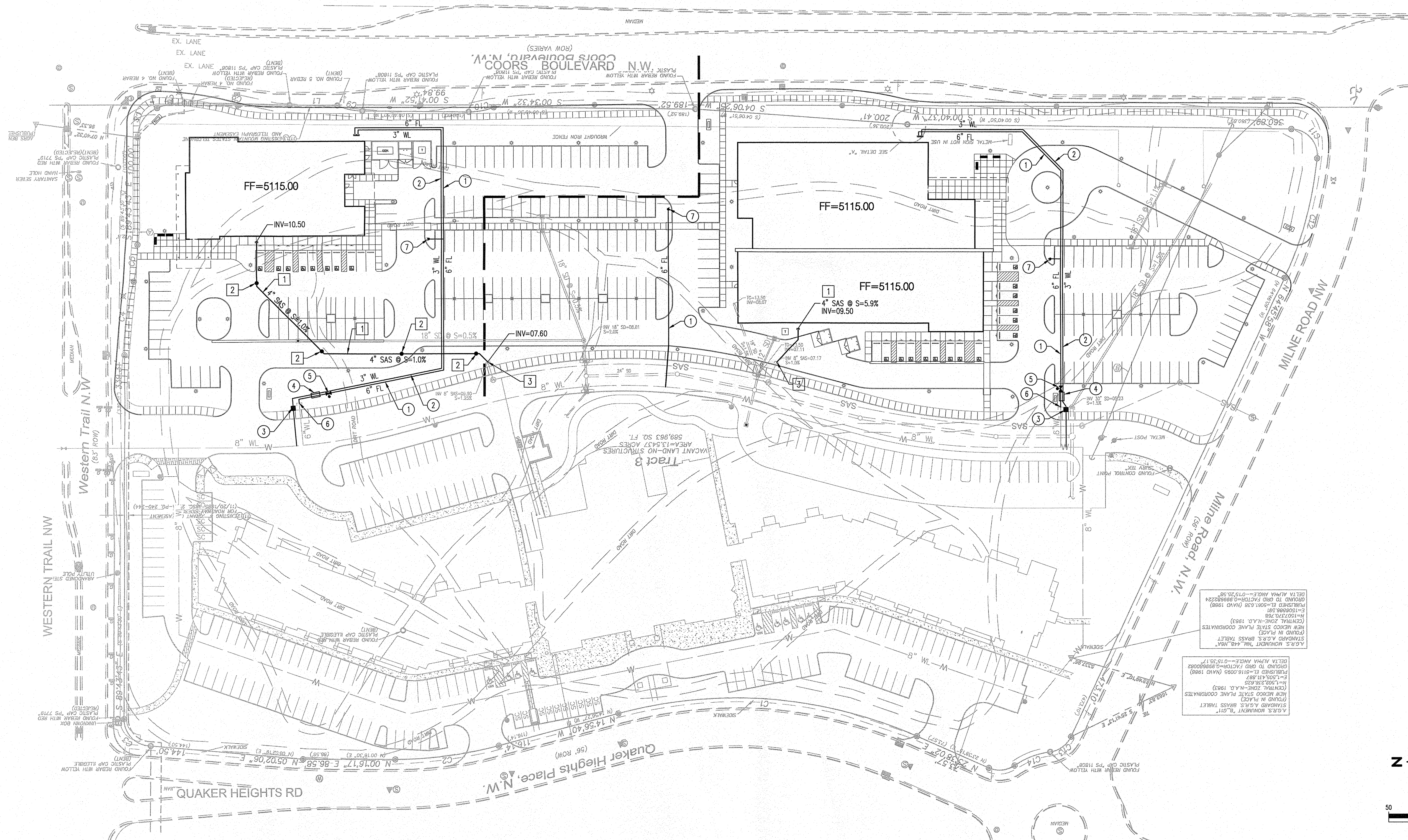
---	EXISTING EASEMENT	SAS	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER	●	PROPOSED CLEANOUT
---	EXISTING WATER LINE	—	PROPOSED WATER LINE
---	EXISTING COMMUNICATION LINE	—	PROPOSED VALVE
○	EXISTING VALVE	—	PROPOSED FIRE LINE
○	EXISTING FIRE HYDRANT	●	PROPOSED HYDRANT
○	EXISTING SANITARY SEWER MANHOLE	—	PROPOSED CAP
		■	PROPOSED WATER METER

○ WATER KEYED NOTES

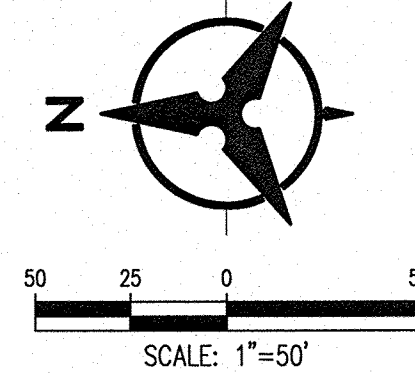
- 6" FIRE LINE.
- 3" DOMESTIC WATER SERVICE LINE.
- 1 1/2" DOMESTIC WATER METER SERVICE.
- 3" REDUCED PRESSURE BACKFLOW PREVENTOR & 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTOR IN SINGLE HEATED ENCLOSURE.
- POST INDICATOR VALVE.
- CONNECT TO FIRE LINE STUB-OUT.
- FIRE HYDRANT.

□ SANITARY SEWER KEYED NOTES

- 4" SANITARY SEWER SERVICE LINE. SEE PLAN FOR SIZE & SLOPE.
- SANITARY SEWER CLEANOUT.
- CONNECT TO SANITARY SEWER STUB-OUT.



ASR'S MONUMENT "R. 011"
STANDARD A.G.S.'S BRASS TABLET
MEX MEXICO STATE PLANE COORDINATES
FINDING IN PLACE
(CENTRAL ZONE - N.A.D. 1983)
M=1502.2632
E=1502.2632
PLUMBED E=8116.0000 (NAD 83)
DELTA ALPHA ANGLE=013.911°
ASR'S MONUMENT "R. 448, 449"
STANDARD A.G.S.'S BRASS TABLET
MEX MEXICO STATE PLANE COORDINATES
FINDING IN PLACE
(CENTRAL ZONE - N.A.D. 1983)
M=1502.2632
E=1502.2632
PLUMBED E=8116.0000 (NAD 83)
DELTA ALPHA ANGLE=013.911°
GROUND TO ROAD FACTOR=0.8982224
DELTA ALPHA ANGLE=013.911°

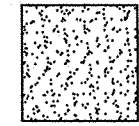



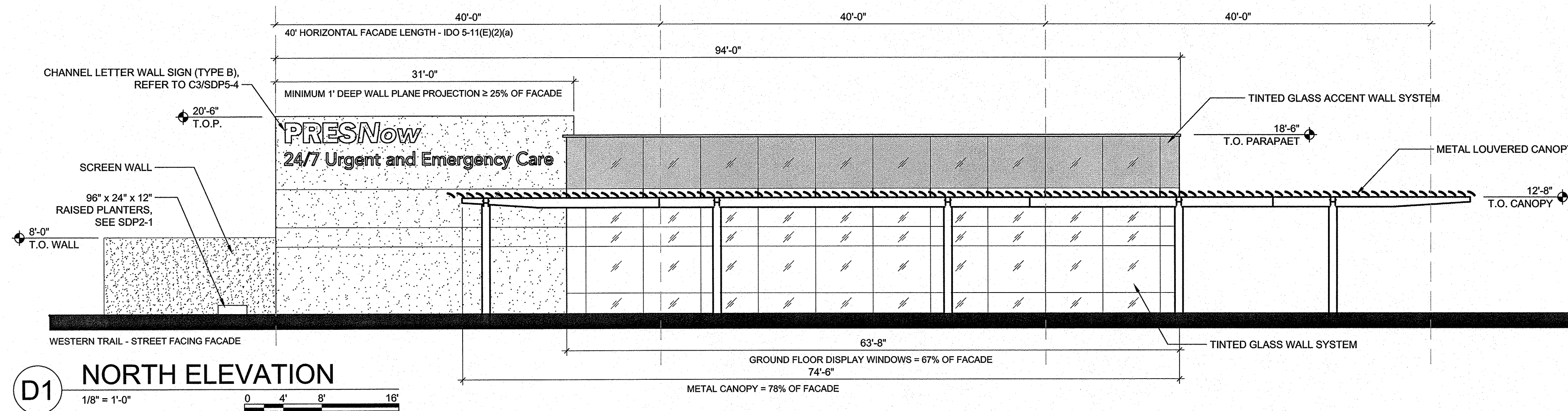
REVISIONS	
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REVIEWED BY	
DATE	1/15/2019
PROJECT NO.	18-0103.001
DRAWING NAME	

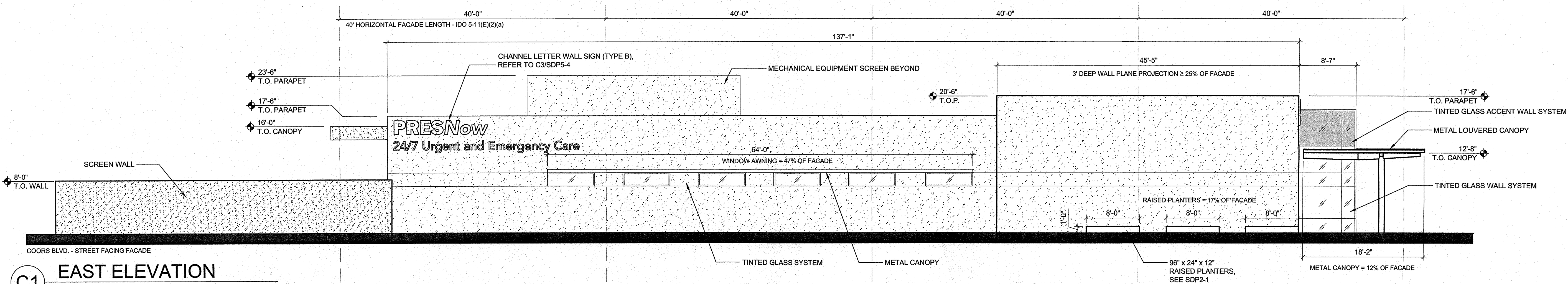
AMBULATORY CARE CENTER ELEVATIONS

LEGEND

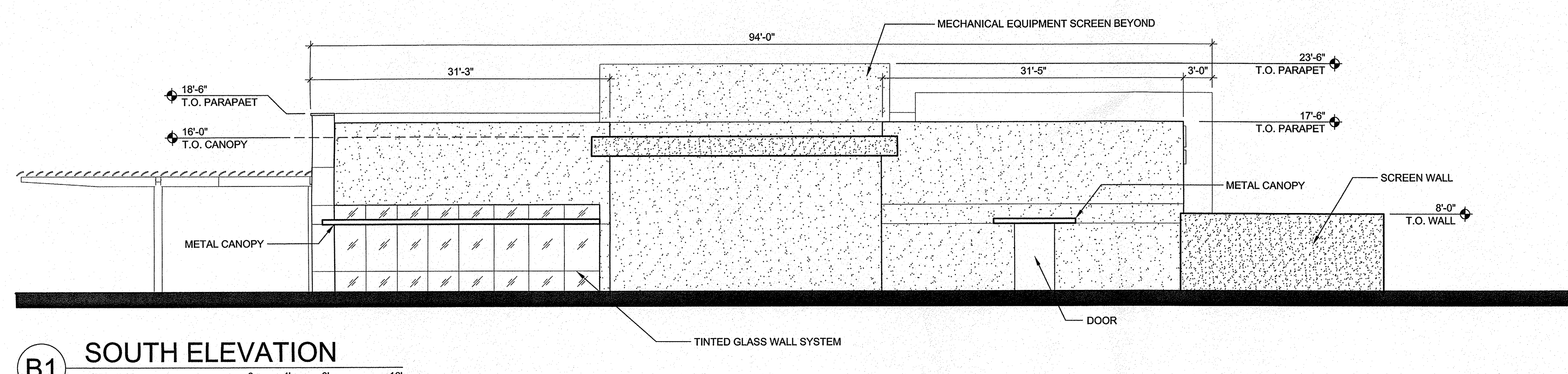
-  DARK EARTHSTONE EIFS ACCENT COLOR
-  LIGHT EARTHSTONE EIFS COLOR



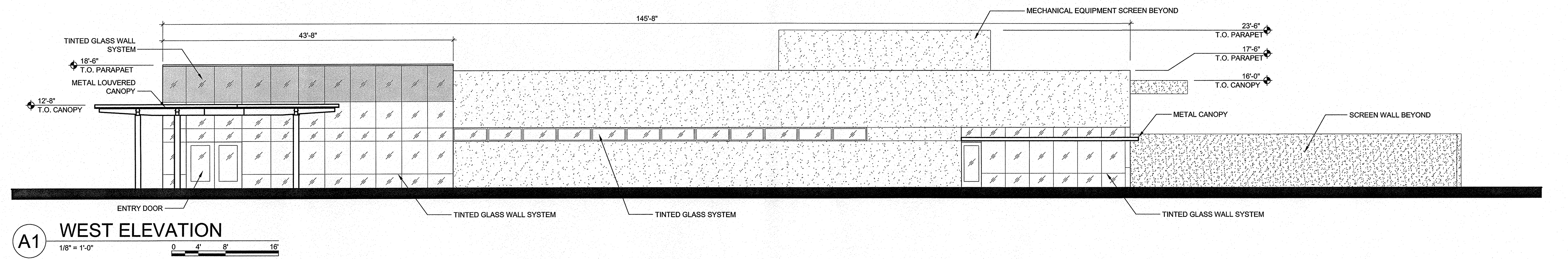
D1 NORTH ELEVATION



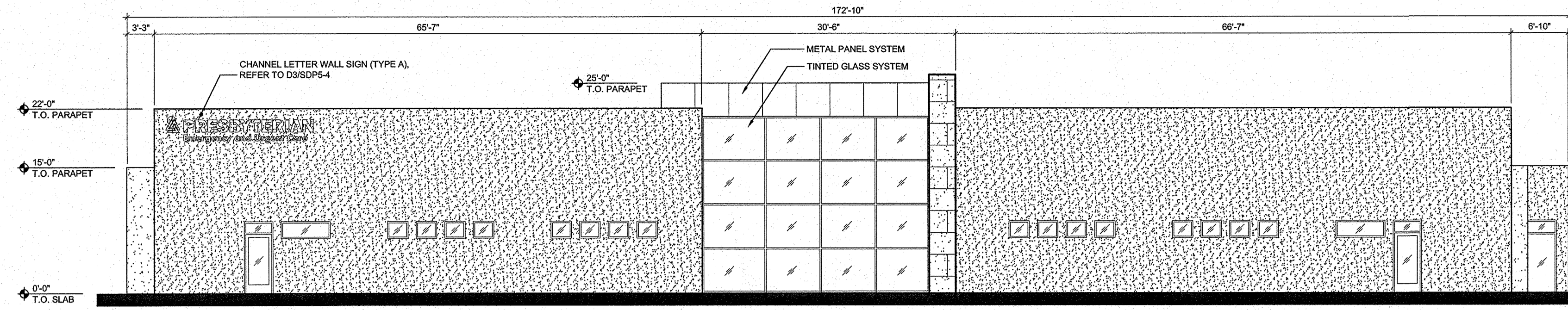
C1 EAST ELEVATION



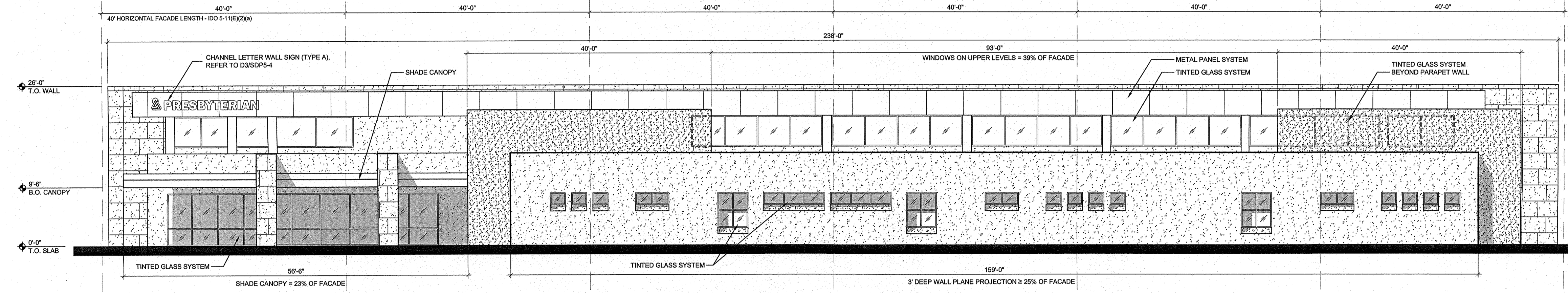
B1 SOUTH ELEVATION



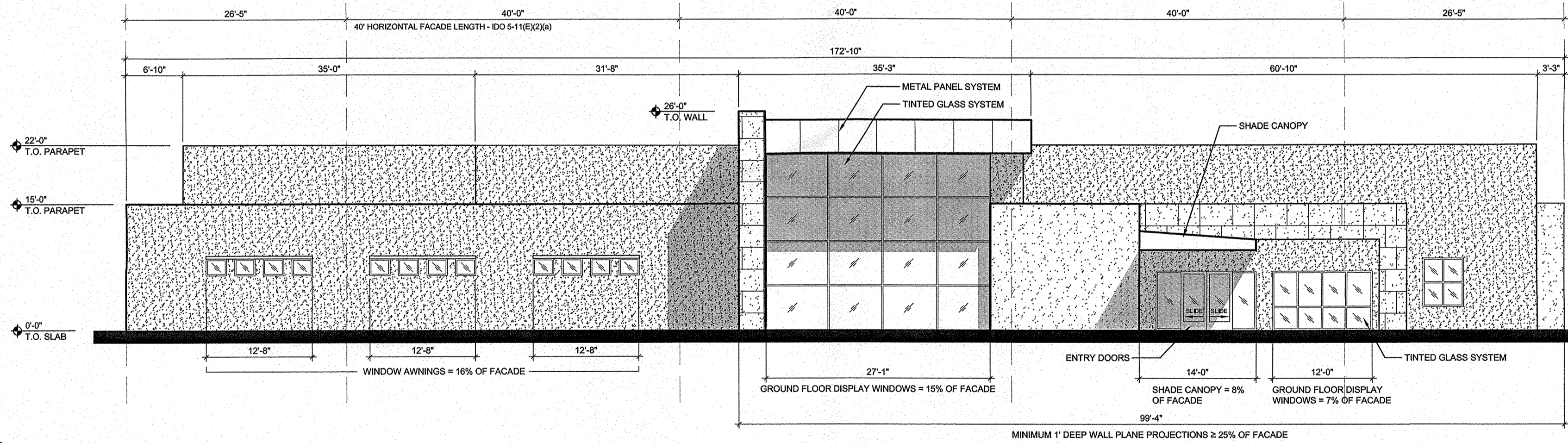
A1 WEST ELEVATION



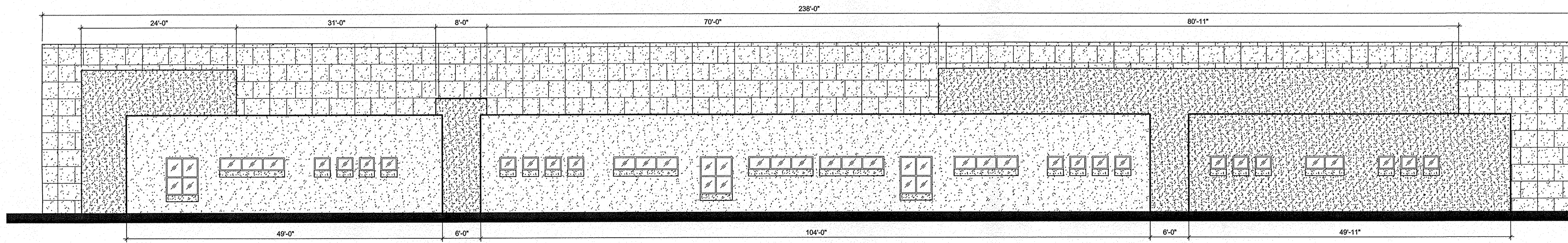
D1 NORTH ELEVATION
3/32" = 1'-0"



C1 EAST ELEVATION
3/32" = 1'-0"
COORS BLVD. - STREET FACING FACADE






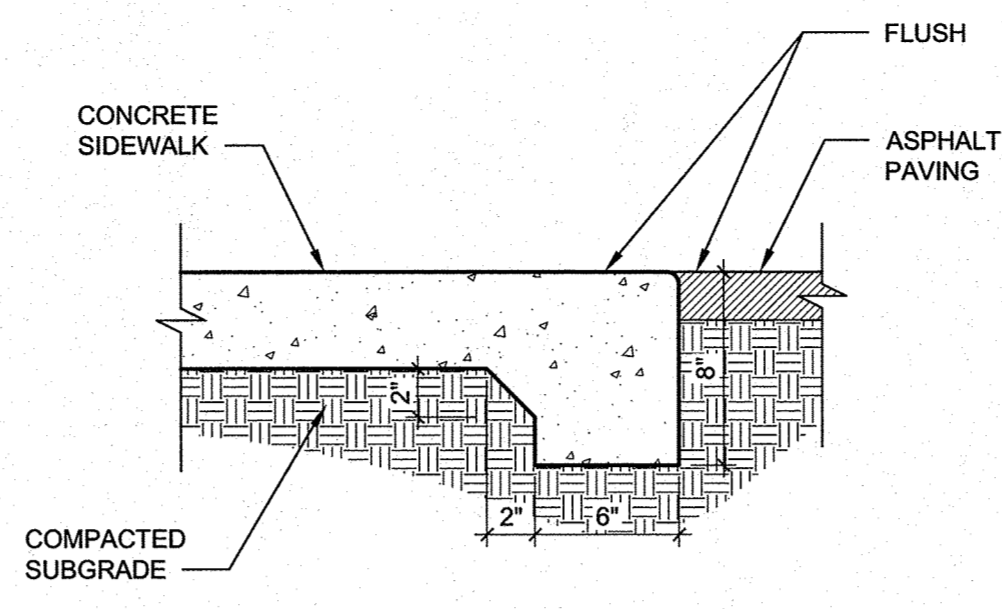
B1 SOUTH ELEVATION
3/32" = 1'-0"
MILNE ROAD - STREET FACING FACADE



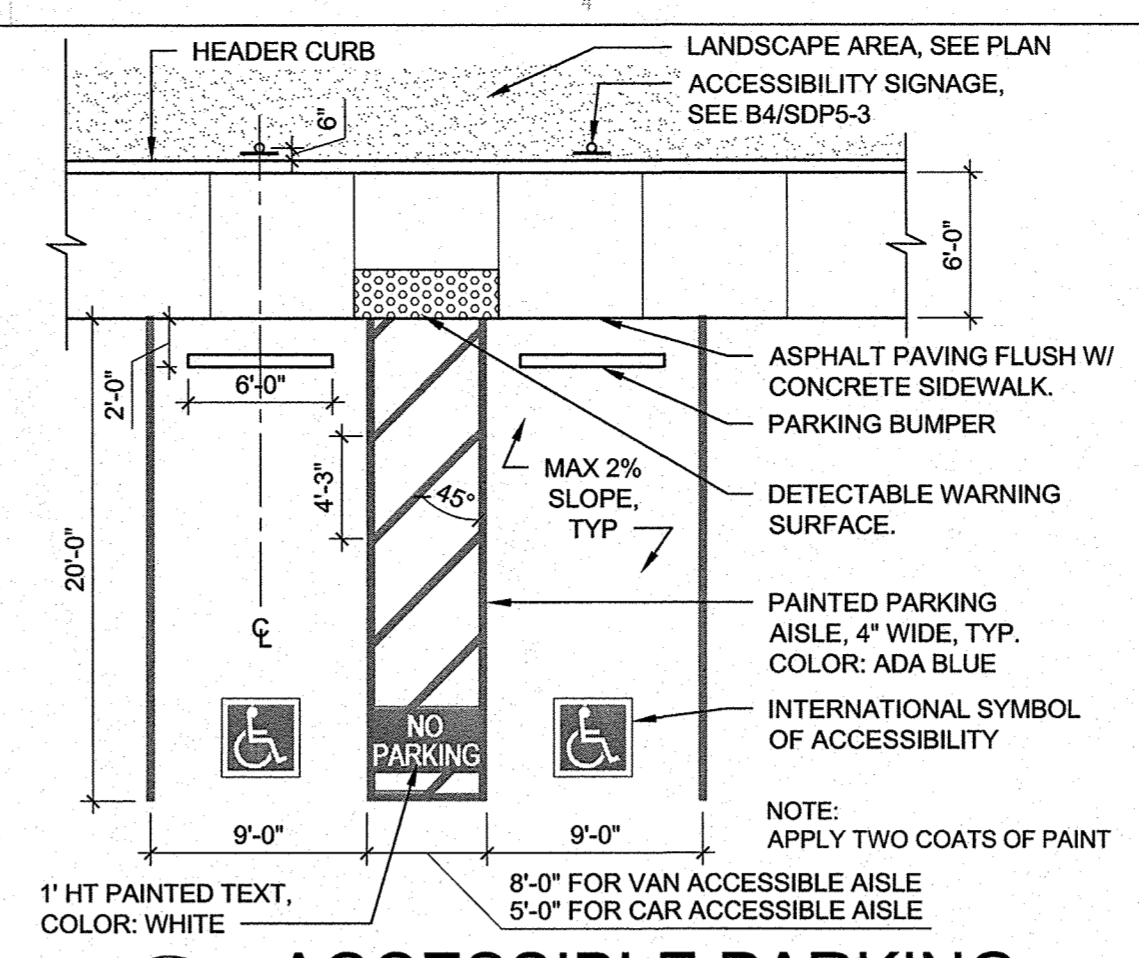
A1 WEST ELEVATION
3/32" = 1'-0"

LEGEND

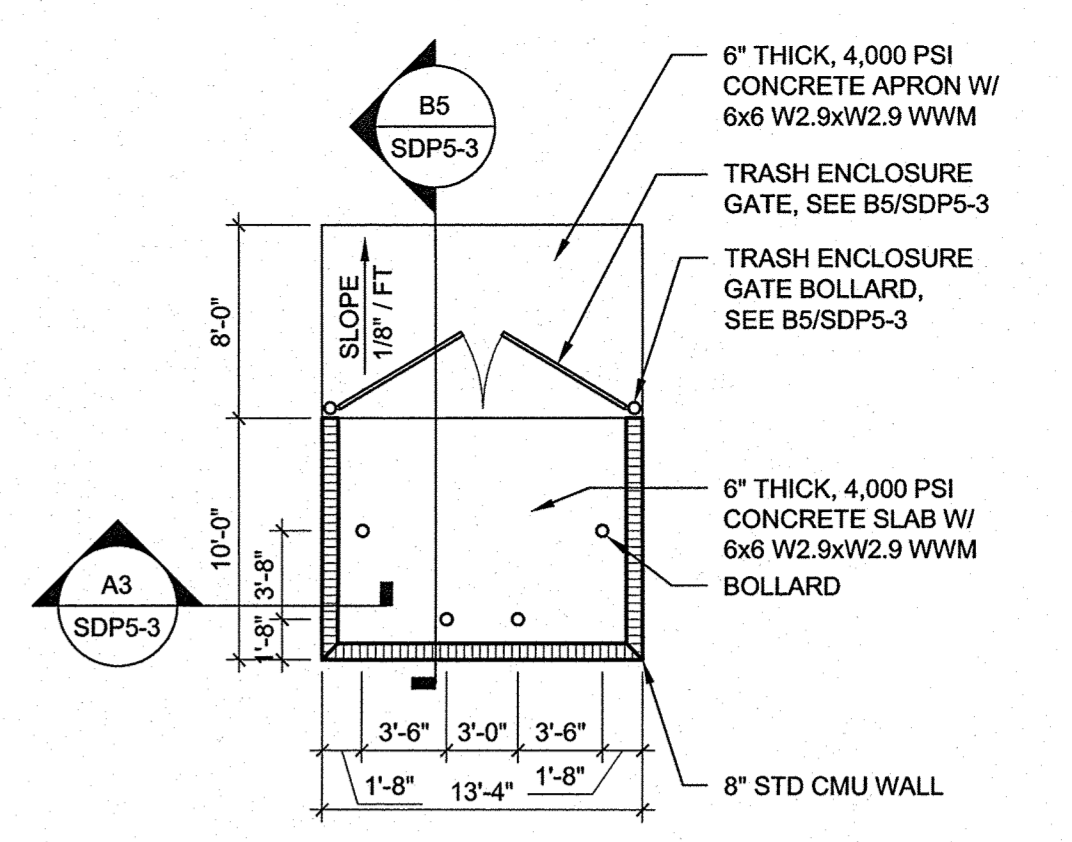
-  DARK EARTHSTONE EIFS ACCENT COLOR
-  LIGHT EARTHSTONE EIFS COLOR
-  EARTHSTONE EIFS COLOR, SCORED PATTERN



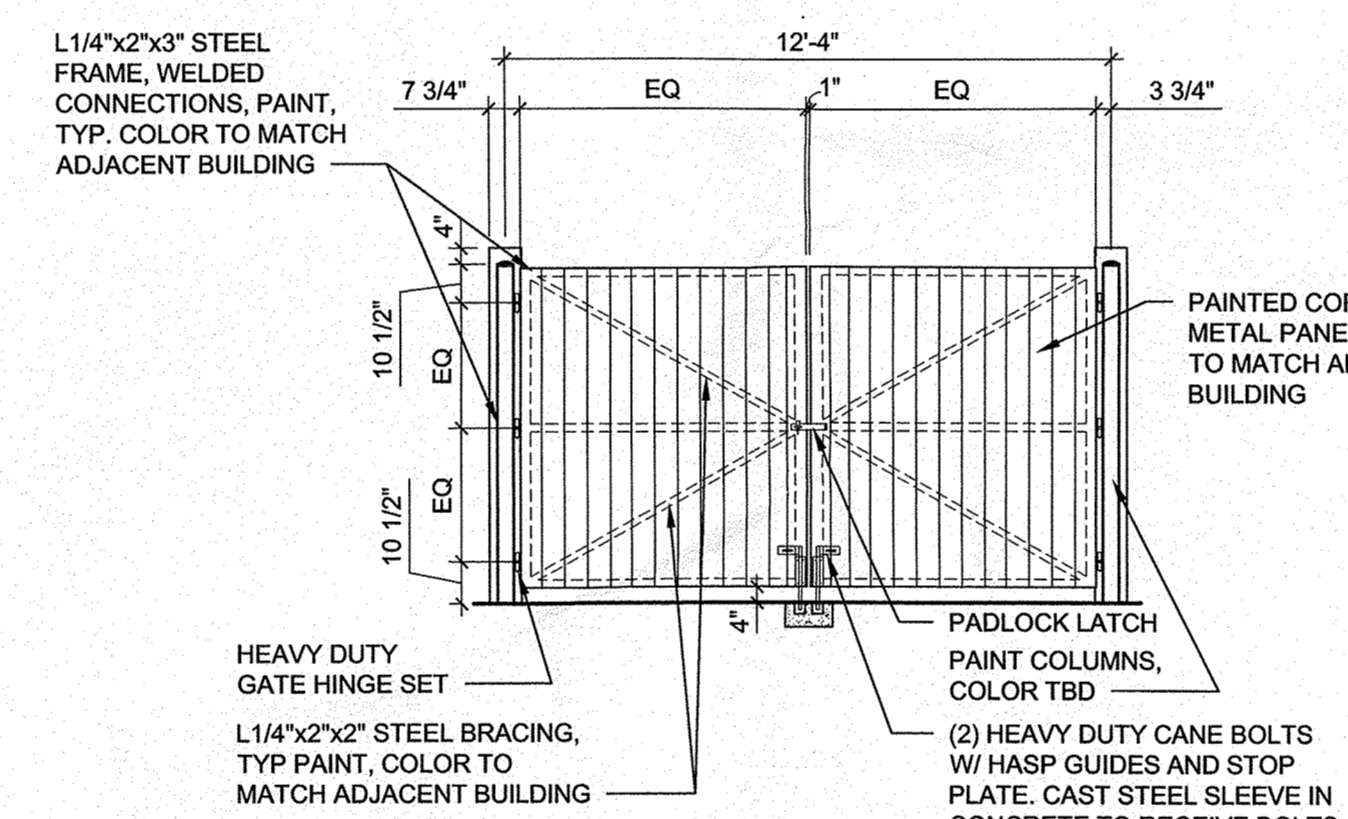
D3 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"



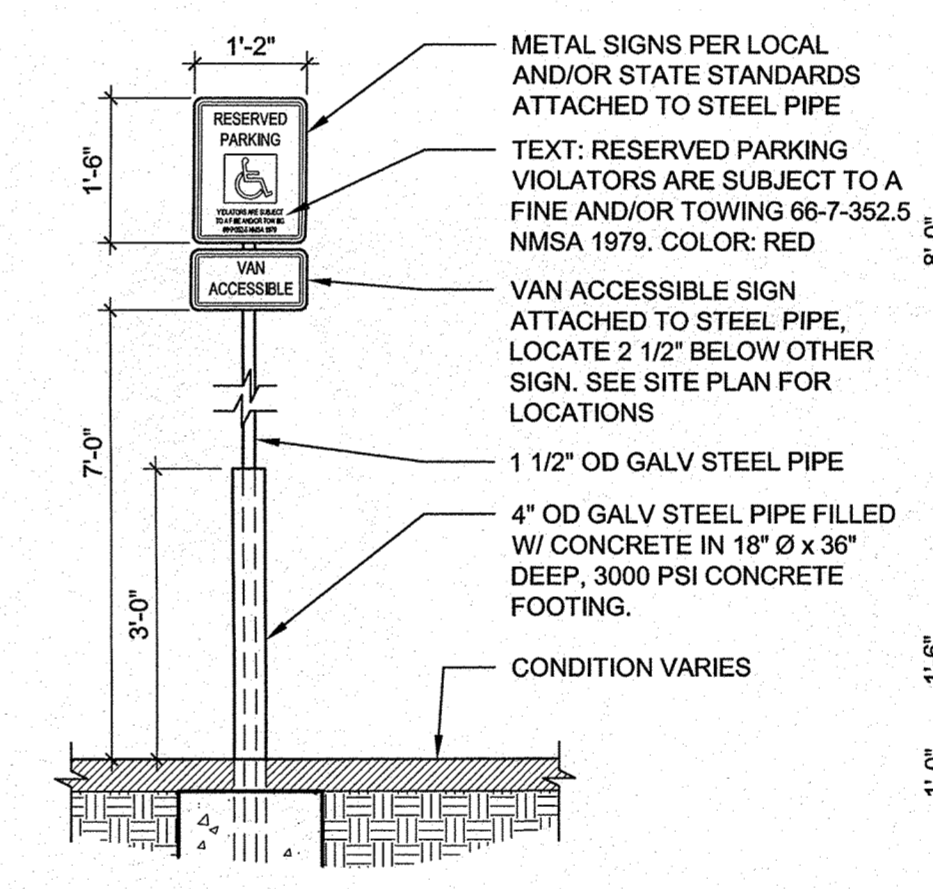
D4 ACCESSIBLE PARKING
1/8" = 1'-0"



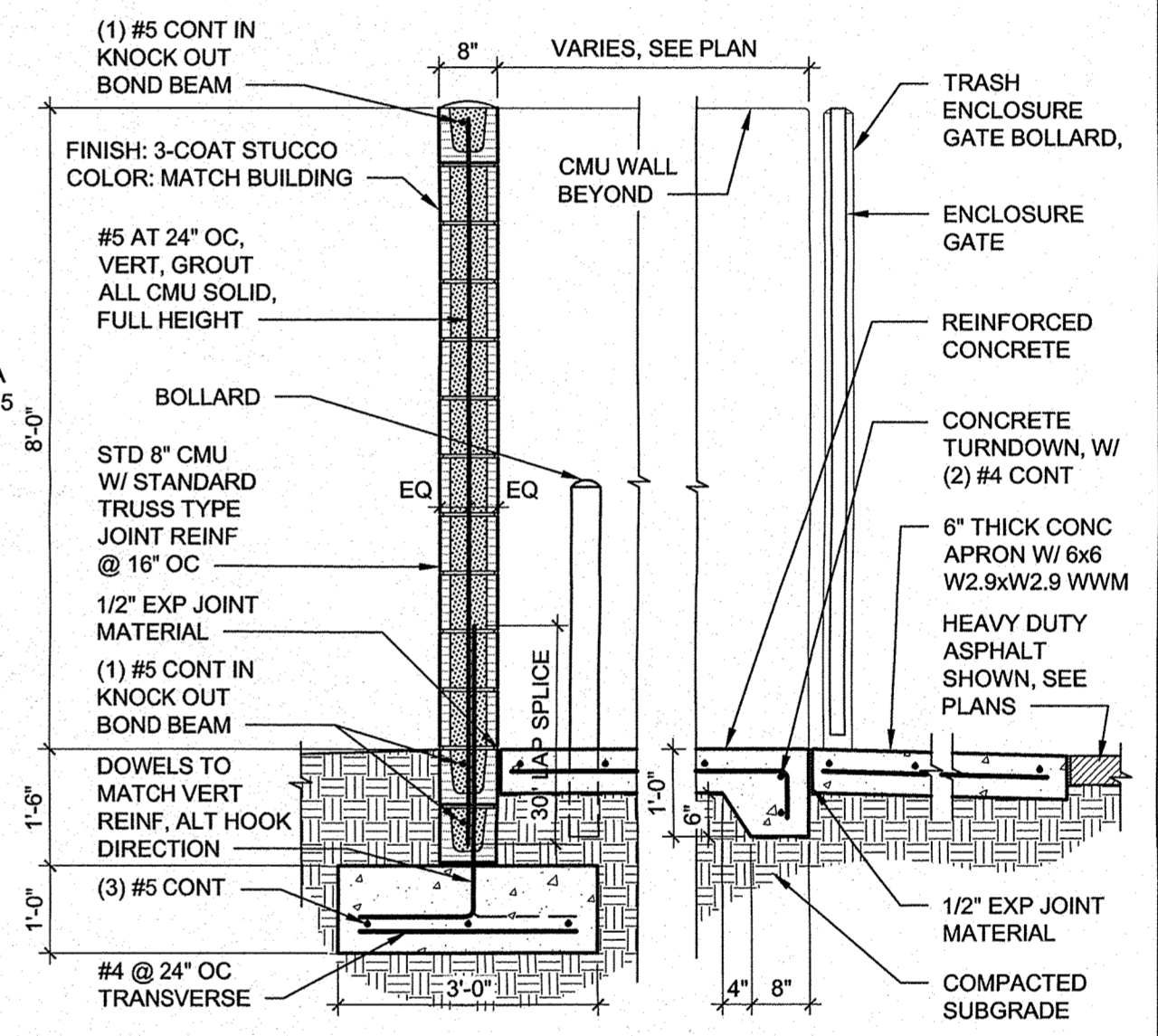
D5 TRASH ENCLOSURE
1/8" = 1'-0"



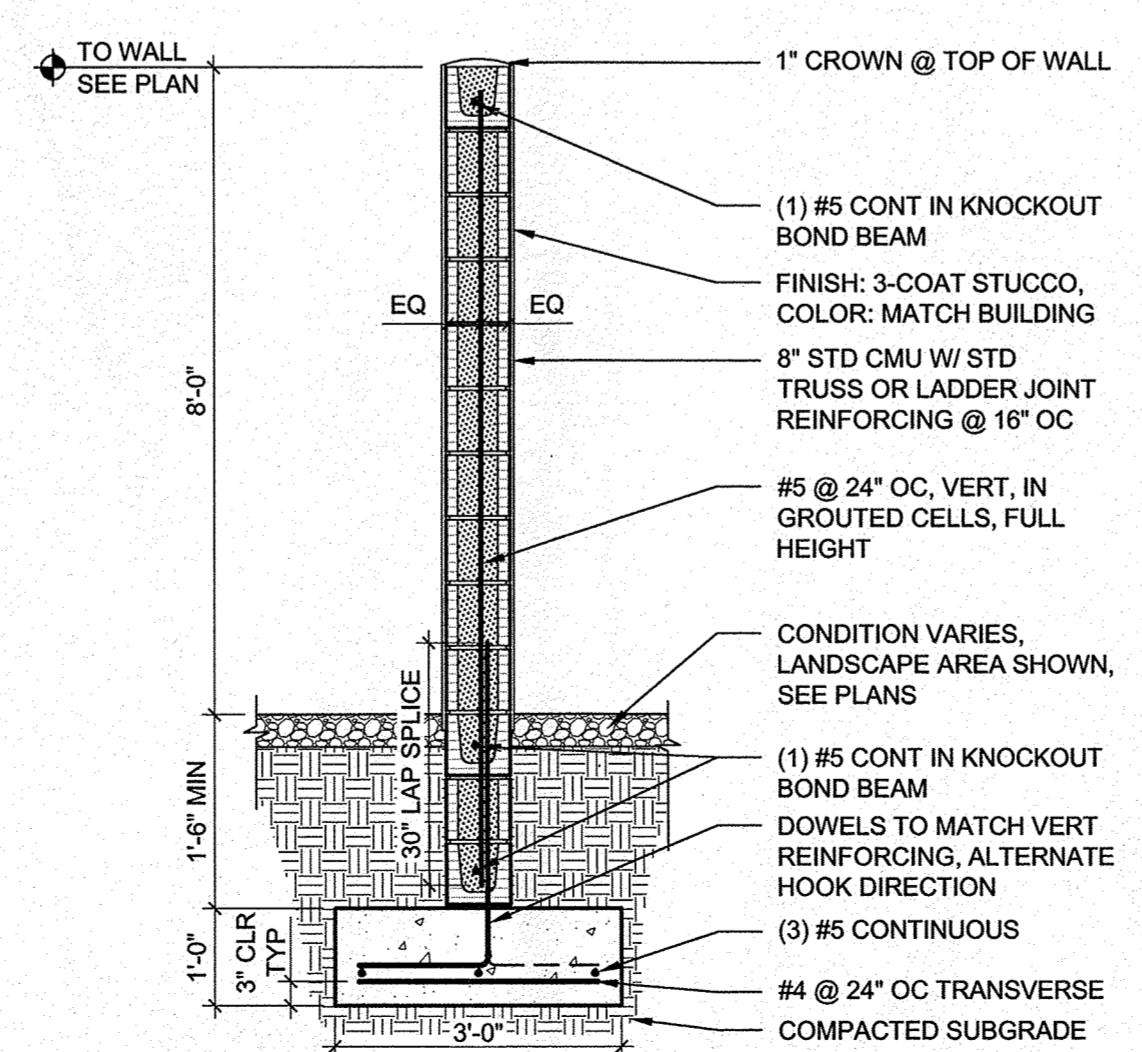
B3 REFUSE ENCLOSURE GATE
1/4" = 1'-0"



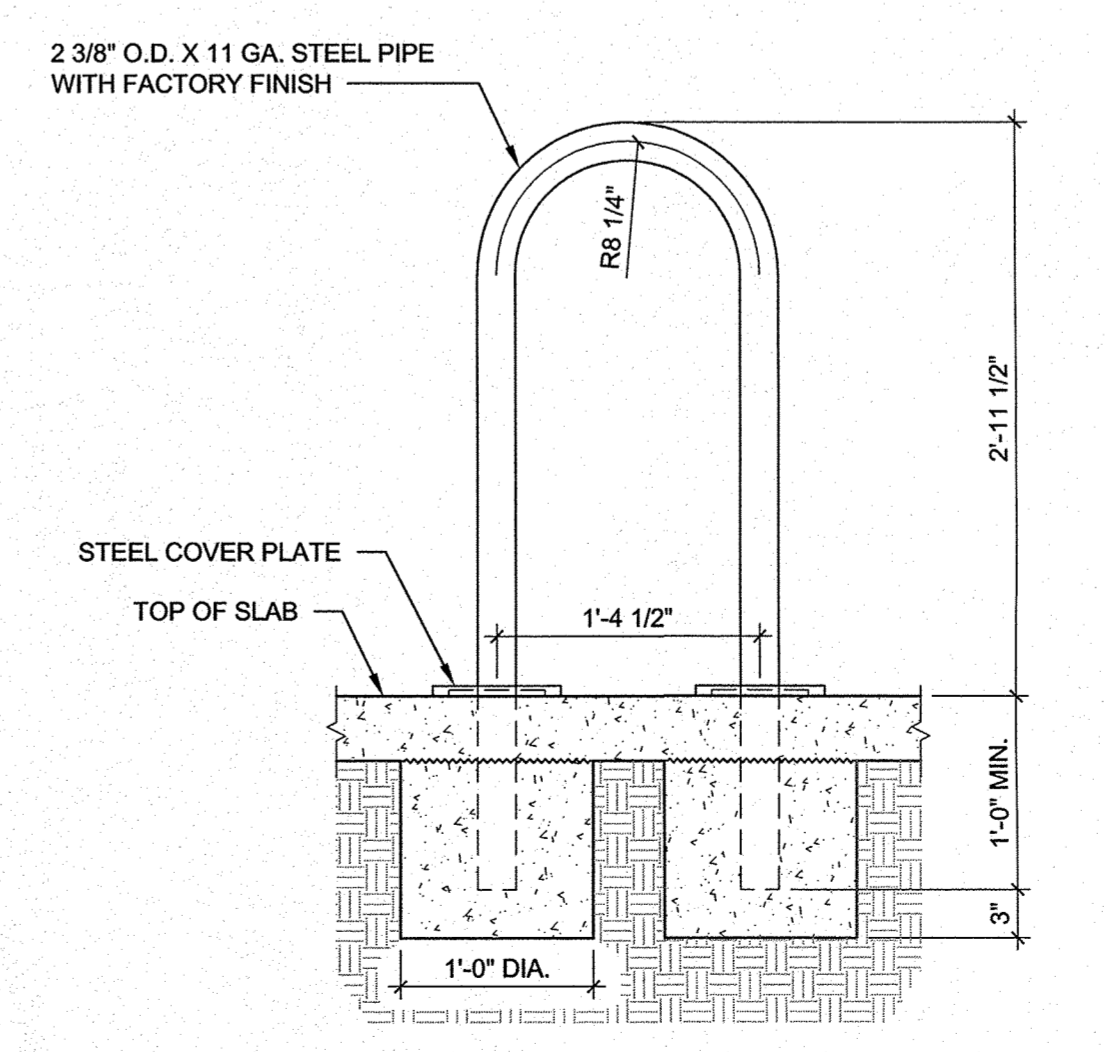
B4 POLE MOUNTED H.C. SIGN (VAN)
1/2" = 1'-0"



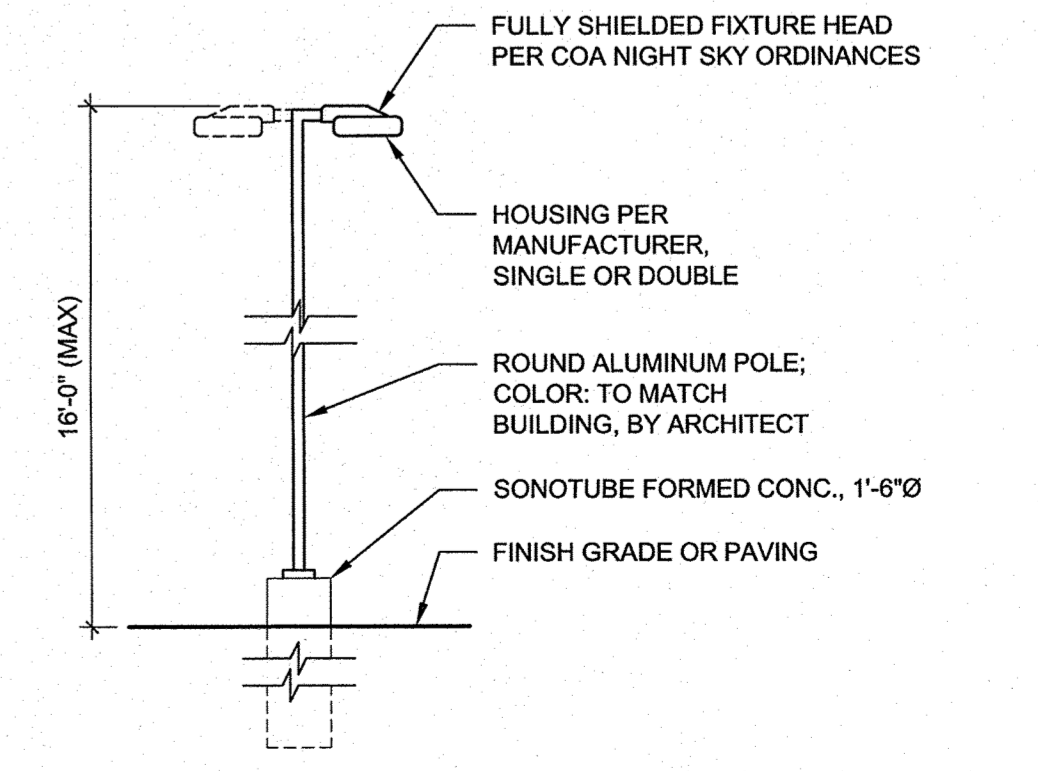
B5 TRASH ENCLOSURE CMU WALL AND GATE
1/2" = 1'-0"



A3 7' CMU SCREEN WALL
1/2" = 1'-0"



A4 BICYCLE RACK
1" = 1'-0"



A5 PARKING LIGHT POLE
1/4" = 1'-0"

**DEKKER
PERICH
SABATINI**

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ALBUQUERQUE, NM 87109

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ARCHITECT

ENGINEER

PROJECT

PHS AMBULATORY CARE FACILITY
COORS BLVD. NW
ALBUQUERQUE, NM

REVISIONS

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- △
- △
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DRAWN BY

REVIEWED BY

DATE 1/15/2019

PROJECT NO. 18-0103.001

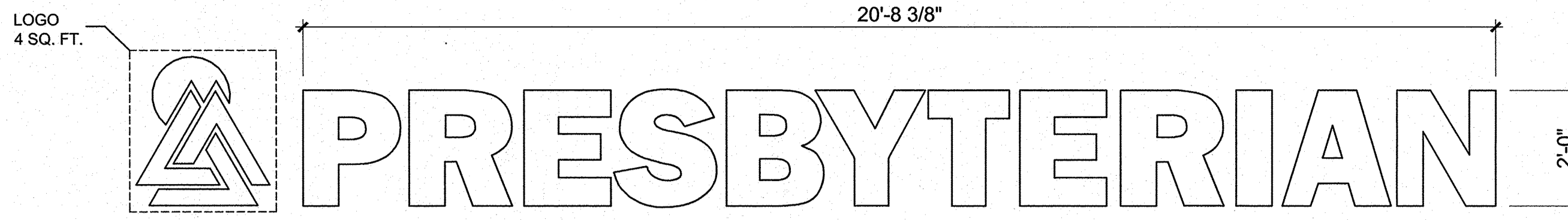
DRAWING NAME

SIGN ELEVATIONS

SHEET NO.

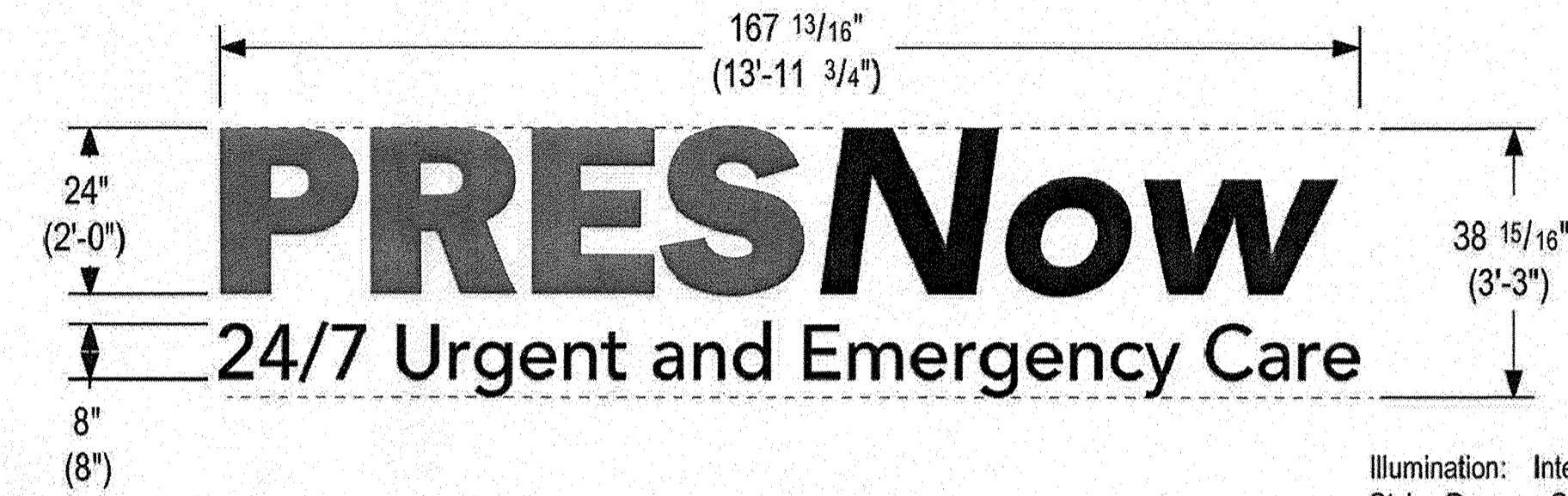
SDP5-4

OF



Illumination: Internal
Style: Reverse Channel Halo Lit
Light Source: LED Modules
Light Source Color: 6500k White
Primary Power Source Input Required: 277v
Circuit Required: 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell): TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: TBD
LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS
OR 685 NITS AT NIGHT

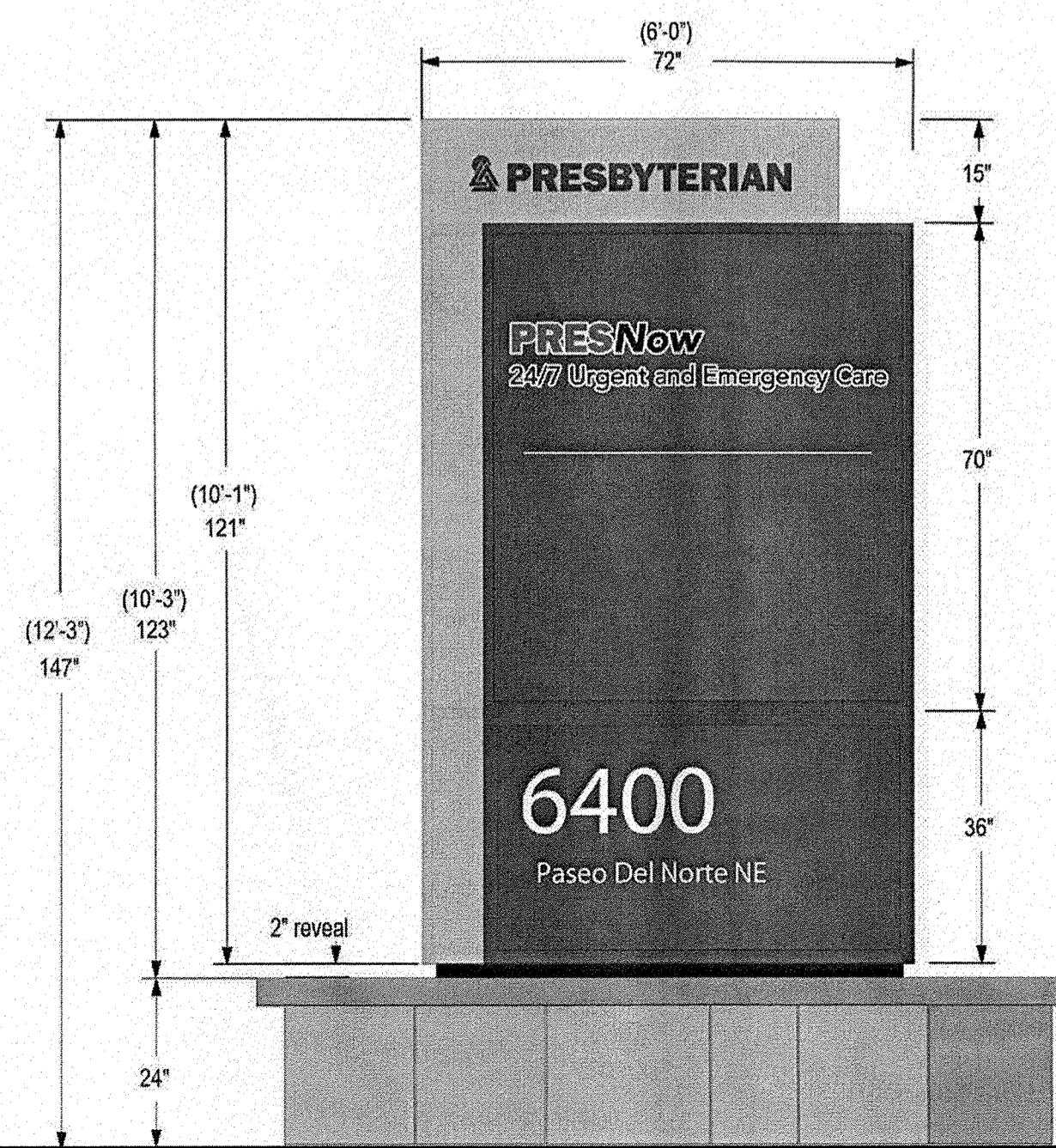
D3 CHANNEL LETTER WALL SIGN (TYPE A)
1/2" = 1'-0"



45 SQ. FT.

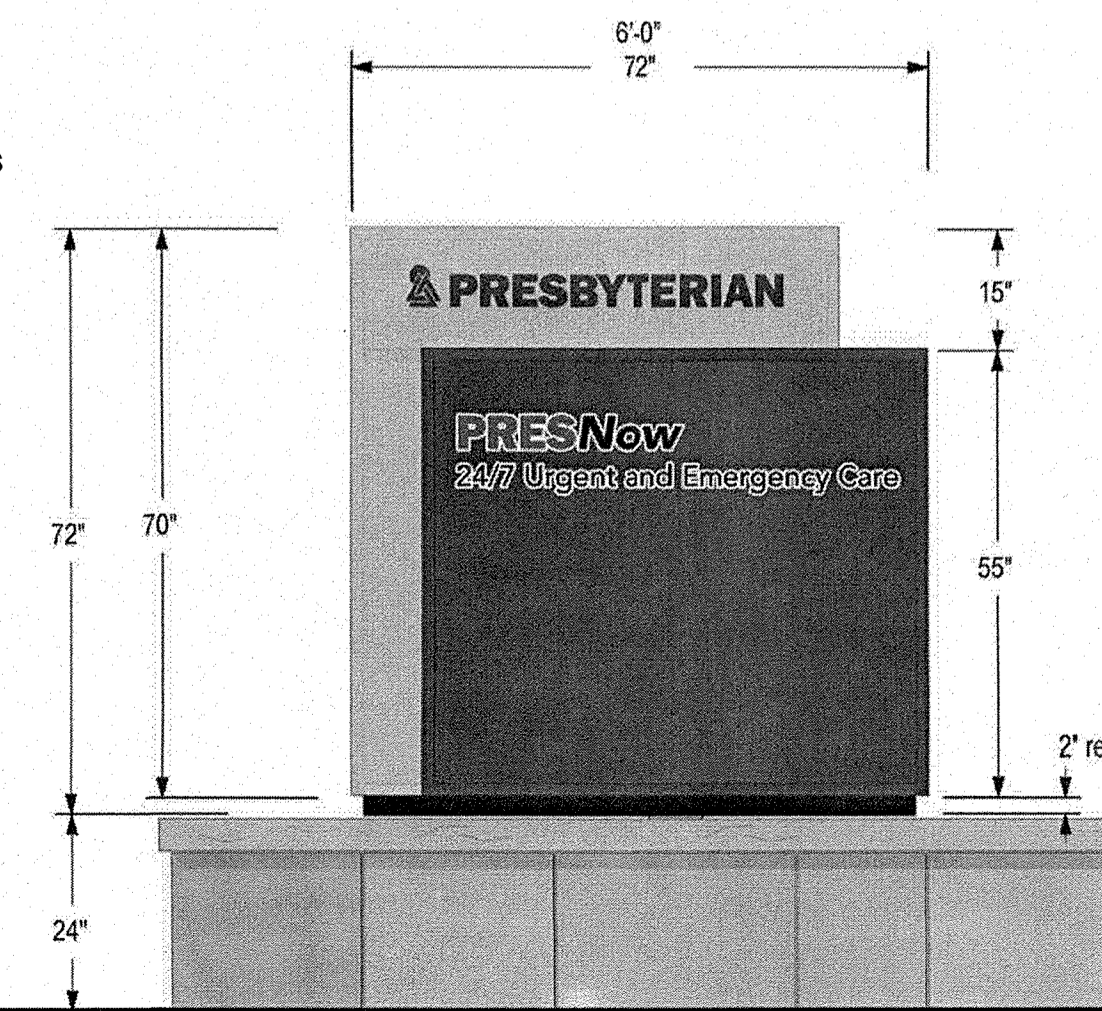
Illumination: Internal
Style: Reverse Channel Halo Lit
Light Source: LED Modules
Light Source Color: 6500k White
Primary Power Source Input Required : 277v
Circuit Required : 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell) : TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: TBD
LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS
OR 685 NITS AT NIGHT

C3 CHANNEL LETTER WALL SIGN (TYPE B)
1/2" = 1'-0"



62 SQ. FT.

Illumination: Internal
Style: Full Face Back Lit Illumination
Light Source: LED Modules
Light Source Color: 6500k White
Primary Power Source Input Required : 277v
Circuit Required : 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell) : TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: 11.25
LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS
OR 685 NITS AT NIGHT



36 SQ. FT.

LUMINANCE NOT TO EXCEED 200 FOOT LAMBERTS OR 685 NITS AT NIGHT
Illumination: Internal
Style: Full Face Back Lit Illumination
Light Source: LED Modules
Light Source Color: 6500k White
Primary Power Source Input Required : 277v
Circuit Required : 20 Amp Dedicated
Timer or Dusk to Dawn (Photo Cell) : TBD
Power Supply LED Driver Input Voltage: 100-277V AC
Power Supply LED Driver Listed: UL
Service Disconnect Switch: Yes - On Sign
Amp Draw: 1.1

A3 MONUMENT SIGN (TYPE C)
1/2" = 1'-0"

A5 MONUMENT SIGN (TYPE D)
1/2" = 1'-0"