City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Presbyterian Systems Office Building Permit #: _____ City Drainage #: B-17

DRB#: 1007488 EPC#: _____ Work Order#: _____

Legal Description: Tracts D-1-B-2 & D-1-E-1 Sisters of the Order of St. Dominic

City Address: _____

Engineering Firm: Bohannan Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson NE A;buquerque, NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: gbroughton@bhinc.com

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)
- X 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
- X 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: January 21, 2014 By: Glenn Broughton

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 followin

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

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 10, 2014

Mr. Curtis Cherne, P.E.
Development and Building Services
City of Albuquerque
600 Second Street NW - 2st Floor
Albuquerque, NM 87102

Re: Presbyterian Systems Office Grading Certification
(B-17/D003)

Dear Mr. Cherne:

Based on the letter date January 22, 2014 we received Temporary Certificate of Occupancy for the referenced project. The letter stated that Permanent Certificate of Occupancy would not be granted until corrective action was taken to address the steep slope along the southern property line.

Since receipt of the letter, we have been working with the adjoining property owner to secure permission to grade the slope on their property. Attached is a copy of the letter granting permission. Once permission was obtained, the contractor was directed to place the fill necessary to flatten the slope to less than 1:1 (H:V). An as-built survey was performed to verify the slope met these criteria. The survey shows that the slope ranges between 1.2:1 to 1.6:1. A site visit was conducted to verify that that the survey data is representative of actual conditions. Upon verification of the slope, EarthGuard Fiber Matrix was applied to stabilize the slope. The product literature states that this product stabilizes slopes up to 1:1.

With this certification we are requesting Permanent Certificate of Occupancy. Please contact me if you have any questions or need additional clarification.

Sincerely,

Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/jcm
Enclosures

PRESBYTERIAN

Presbyterian Healthcare Services
P.O. Box 26666
Albuquerque, NM 87125-6666
(505) 841-1234
www.phs.org

May 21, 2014

Sumco USA Corporation
9401 San Mateo Blvd., NE
Albuquerque, NM 87113

Re: Presbyterian Cooper Center Administrative Center @ 9521 San Mateo Blvd, NE
Embankment between Presbyterian and Sumco properties

Dear Sumco:

Please allow me to introduce myself as the representative of your new neighbor. My name is Jim Jeppson and I serve as the Administrative Director of Real Estate for Presbyterian Healthcare Services. Approximately two and a half years ago we purchased the property to the immediate north of your facility. Since then we have remodeled the building that formerly housed CitiCorp, planned and constructed a large addition, and are in the process of finalizing our occupancy of the property.

One thing we discovered during our activation of the property was the steep embankment that divides our property and yours. During construction we did not do much with it, but now as we near completion the City of Albuquerque has requested that we lessen the slope and add vegetation to the embankment. The City has a zoning standard that stipulate landscaping at all property lines. Apparently this was not something the City required when the previous owner constructed their building on the property.

We have looked into what will be required for us to satisfy the City's requirement. Doing so we discovered that the fence that separates our property is actually several feet into your property and does not sit on the property line, meaning the embankment is largely on your property. Since we have the view of the embankment, we are willing to incur the cost to make the improvements the City is requesting, but to do work on your property we need to obtain your written permission. This letter seeks that permission.

Attached please find four exhibits. The first one is a survey of the area in question and shows the property line, the contours illustrating the steep embankment, and the location of the existing chain link fence. The next two are photographs taken at the time we purchased the property.

We propose to have our contractor bring in some earthen fill to create a gentler slope, not as steep as seen in the photos. The contractor will next stabilize that fill material. After stabilization they will apply a sprayed-on hydro-mulch product that contains a soil stabilizing agent, grass seed, and fertilizer. This product will promote the growth of vegetation on the slope. All of this would occur on the side of the fence toward our property. It will not bother the fence, nor will it be visible to Sumco unless you walk right up the fence and look directly down the embankment. The final exhibit is a catalog sheet describing a product we propose to apply to the modified embankment.

We wish to proceed with this work immediately and expect it will be complete within 30 days from receipt of your written approval. Presbyterian will pay for this work in its entirety.

Thank you for your consideration of this request. If this proposal is acceptable, please sign below and return one original to us for our records. Of course as always if you have questions regarding anything contained herein, or require additional information please don't hesitate to contact us.

Sincerely,

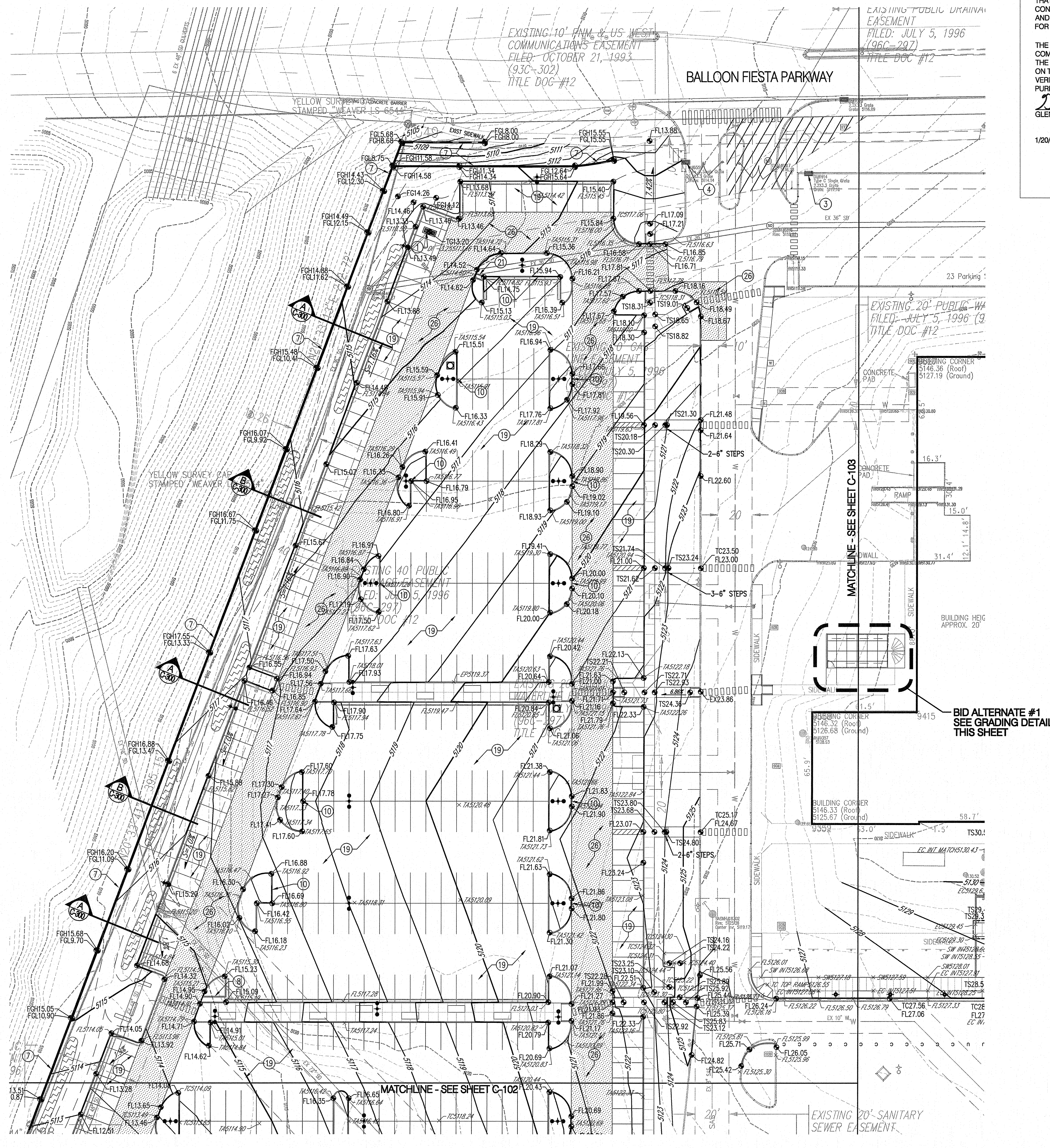
Presbyterian Healthcare Services

James R. Jeppson
Administrative Director of Real Estate

APPROVED FOR Sumco USA, Corporation

Bob Kerkler 5/22/14
Signature Date

Senior Manufacturing Officer / Vice President of Operations
Printed Name & Title



DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., 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 11/23/2012. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/15/2014 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.

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

1/21/14
GLENN S. BROUGHTON, NMPE 14171

1/20/2014

GLENN S. BROUGHTON — NEW MEXICO — 14171 — REGISTERED PROFESSIONAL ENGINEER

LEGEND

FL17.85	DESIGN GRADE
FL5417.90	AS-BUILT GRADE

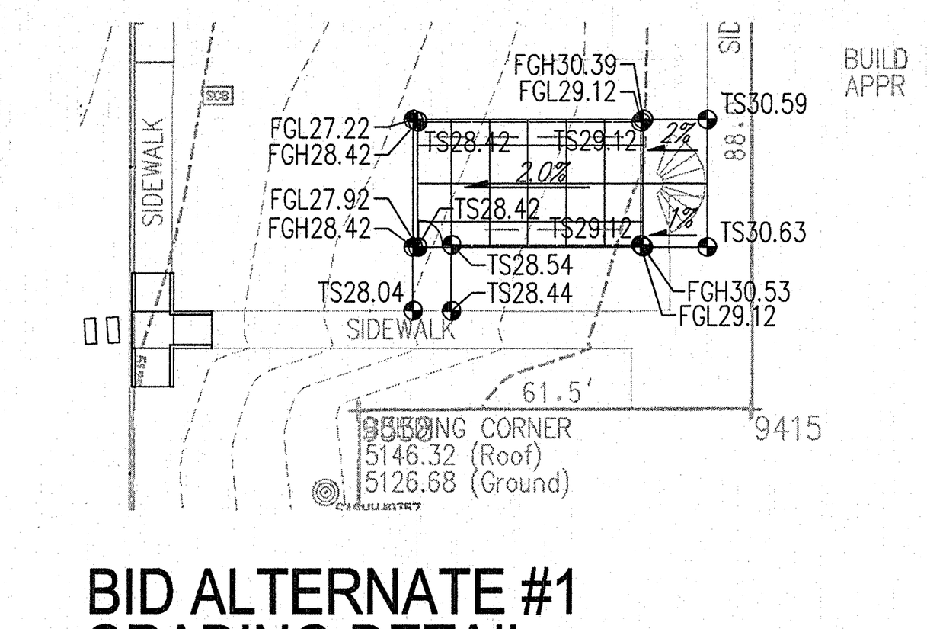
KEYED NOTES

1. CONSTRUCT TYPE 'D' DOUBLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
2. CONSTRUCT TYPE 'D' SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
3. EXISTING TYPE 'C' SINGLE GRATE STORM DRAIN INLET TO REMAIN.
4. EXISTING TYPE 'A' SINGLE GRATE STORM DRAIN INLET TO REMAIN.
5. EXISTING TYPE 'A' DOUBLE GRATE STORM DRAIN INLET TO REMAIN.
6. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
7. CONSTRUCT RETAINING WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
8. CONSTRUCT 3' WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
9. EXISTING TYPE 'D' SINGLE GRATE INLET TO REMAIN.
10. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE/WATER HARVESTING. DEPRESS LANDSCAPE AREA PER DETAIL C3 ON SHEET L-105.
11. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "C" PER COA STD DWG 2101.
12. INSTALL STORM DRAIN CLEANOUT PER DETAIL ON SHEET C-300.
13. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "E" PER COA STD DWG 2102.
14. CONSTRUCT 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
15. INSTALL STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
16. INSTALL NYLOPLAST 12" DRAIN BASIN WITH 12" ROUND PEDESTRIAN GRATE.
17. NOT USED.
18. NOT USED.
19. INSTALL LIGHT DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
20. INSTALL 4" PVC PIPE SLEEVE THROUGH WALL FOR COURTYARD DRAINAGE. SEE PLAN FOR FINISHED GRADES & PIPE INVERT.
21. CONSTRUCT 24" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
22. CONNECT NEW STORM DRAIN TO EXISTING INLET/STORM DRAIN MANHOLE.
23. 18"x18"x10" TEE, 18"x12" REDUCER & 12" CAP.
24. INSTALL 2 - 24" WIDE SIDEWALK CULVERTS PER COA STD DWG 2236.
25. INSTALL 12" DRAIN BASIN W/ 12" DOME GRATE.
26. INSTALL HEAVY DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
27. CONSTRUCT TYPE 'A' SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2201.
28. INSTALL NYLOPLAST 12" DRAIN BASIN W/ 12" DOME GRATE.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

	PROPERTY LINE
	HEAVY DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
	LIGHT DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
5301	EXISTING CONTOURS
36.90	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT EX=EXISTING, FG=FINISHED GRADE FGH=FINISHED GRADE HIGH FGL=FINISHED GRADE LOW
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED WATER HARVESTING SWALE SEE 1/C-101
	SEDIMENT CONTROL BERM



1 BID ALTERNATE #1 GRADING DETAIL

1" = 30'-0"

N

SCALE: 1"=30'

architecture interiors landscape planning engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

GLENN S. BROUGHTON — NEW MEXICO — 14171 — 11-23-12 — REGISTERED PROFESSIONAL ENGINEER

PROJECT

Presbyterian Rev. Hugh Cooper Administrative Center PHASE TWO - BUILDING 2 NEW ADDITION

9521 San Mateo NE
Albuquerque, New Mexico

ISSUED FOR CONSTRUCTION

1/7/2013

THE WORK REFLECTED HEREIN IS NOT NECESSARILY ALL INCLUSIVE. OFFICIAL BID DOCUMENTS INCLUDING ALL ADDENDA PREVAILS.

REVISIONS

1	11/20/2012	ADDENDUM 001
3	11/29/2012	REVISION PER COA PERMIT REVIEW AND INCLUDED IN ADDENDUM 002

DRAWN BY	BO
REVIEWED BY	GSB
DATE	November 6, 2012
PROJECT NO.	11-0100.003
DRAWING NAME	GRADING & DRAINAGE PLAN

Bohannan Huston

SHEET NO.

C-101

OF

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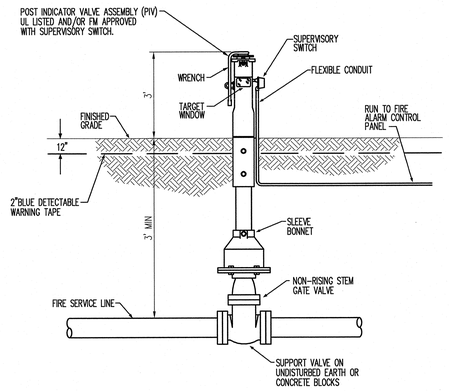
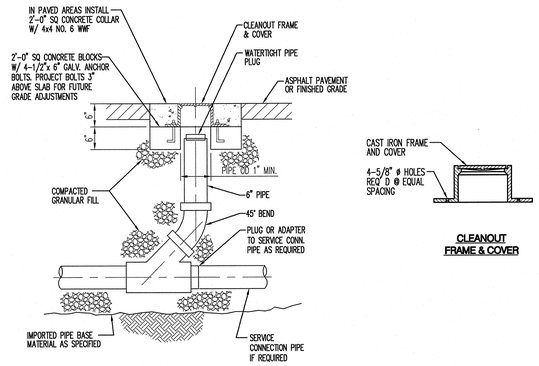
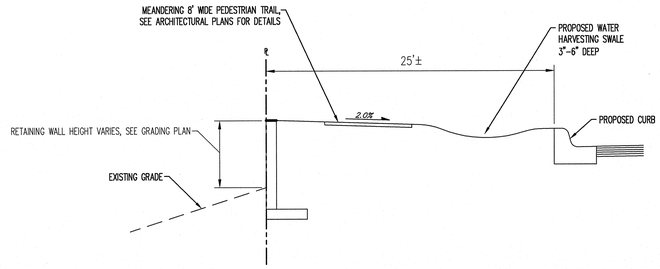


1 POST INDICATOR VALVE DETAIL
NOT TO SCALE

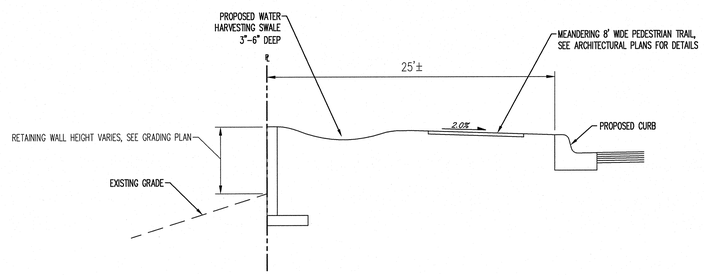


2 CLEANOUT DETAIL
NOT TO SCALE

CLEANOUT FRAME & COVER



A TYPICAL SECTION AT PROPERTY LINE
N.T.S.



B TYPICAL SECTION AT PROPERTY LINE
N.T.S.

DRAINAGE CERTIFICATION

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1/21/14
GLENN S. BROUGHTON, NMPE 14171

1/20/2014

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER

LEGEND

FL17.85	DESIGN GRADE
FL5417.90	AS-BUILT GRADE

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Tue, 21-Jan-2014 - 3:49:pm, Plotted by: GBROUGHT

Bohannan Huston

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER 11-21-13

PROJECT

Presbyterian Rev. Hugh Cooper Administrative Center
PHASE TWO - BUILDING 2 NEW ADDITION
9521 San Mateo NE
Albuquerque, New Mexico

ISSUED FOR CONSTRUCTION
1/7/2013

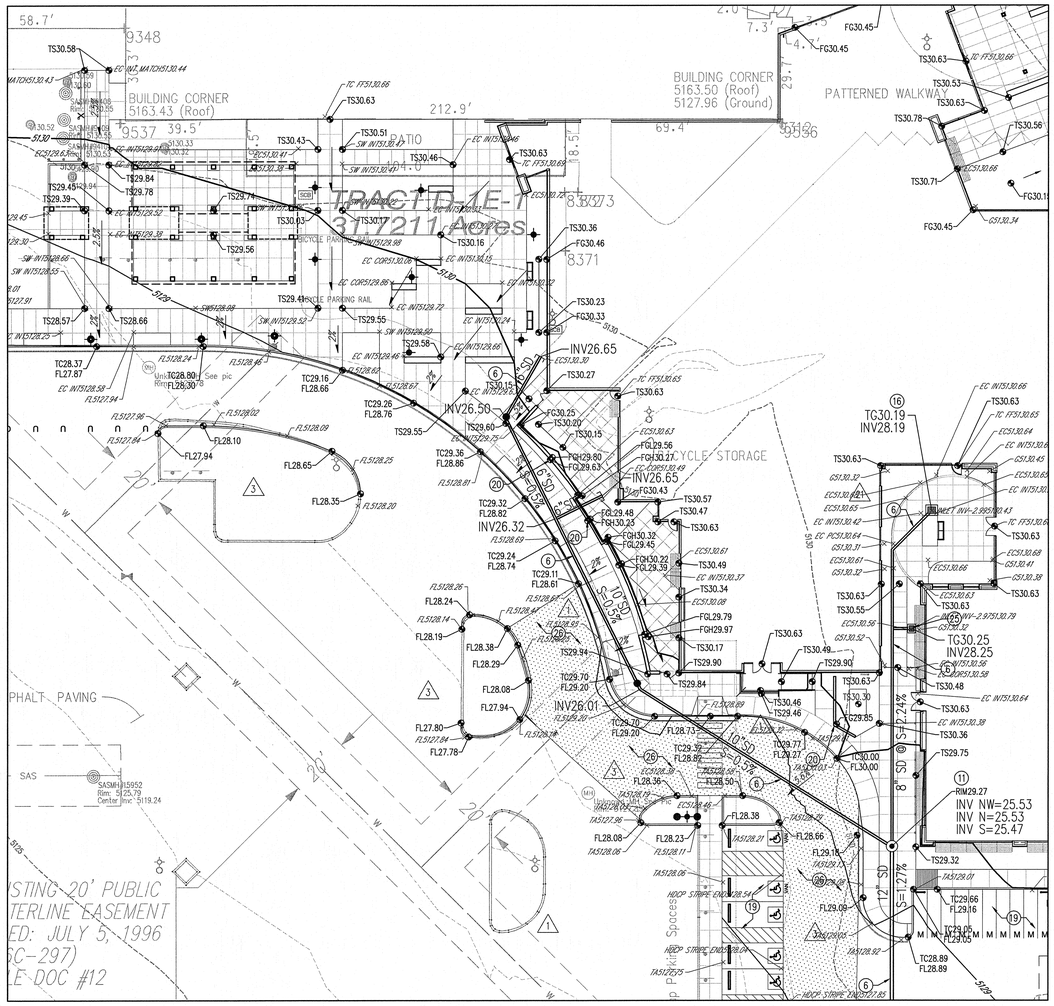
THE WORK REFLECTED HEREIN IS NOT NECESSARILY ALL INCLUSIVE. OFFICIAL BID DOCUMENTS INCLUDING ALL ADDENDA PREVAILS.

REVISIONS
1
2
3
4
5
6

DRAWN BY	BO
REVIEWED BY	GSB
DATE	November 6, 2012
PROJECT NO.	11-0100.003

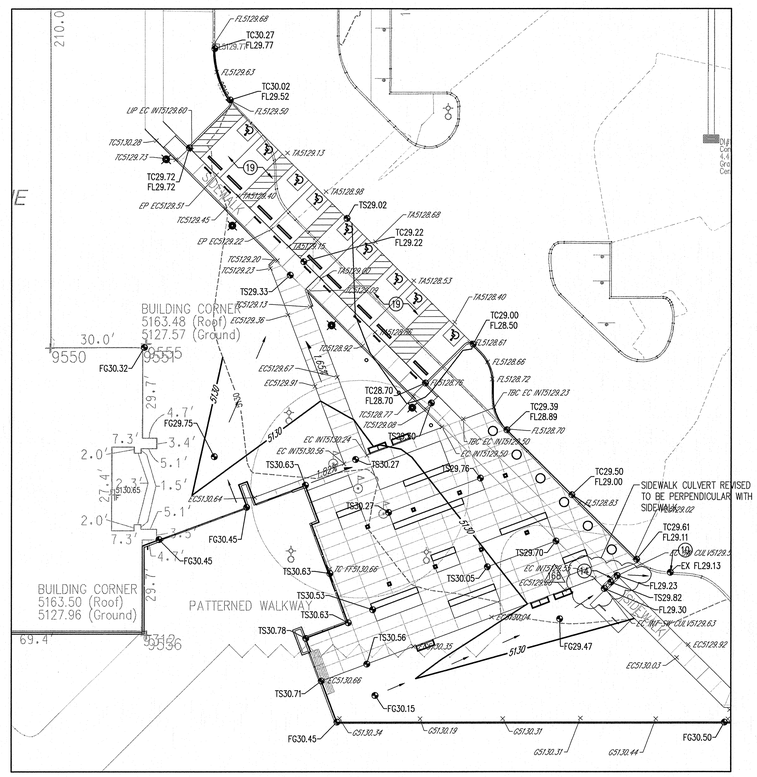
DRAWING NAME
SECTIONS AND DETAILS

SHEET NO.
C-300
OF



1 ENLARGED GRADING PLAN

1" = 20'-0"



2 ENLARGED GRADING PLAN

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N

30 15 0 30

SCALE: 1"=30'

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GLENN S. BROUGHTON, NMPE 14171 1/21/14

1/20/2014

GLENN S BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER

LEGEND

FL17.85 DESIGN GRADE

17.54 17.90 AS-BUILT GRADE

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NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER 11-23-13

PROJECT

Presbyterian Rev. Hugh Cooper Administrative Center
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REVISIONS		
1	11/20/2012	ADDENDUM 001
3	11/29/2012	REVISION PER COA PERMIT REVIEW AND INCLUDED IN ADDENDUM 002
21	2/11/2013	RFI# 012
16A	6/17/2013	ASI 031
△		
△		

DRAWN BY	BO
REVIEWED BY	GSB
DATE	November 6, 2012
PROJECT NO.	11-0100.003

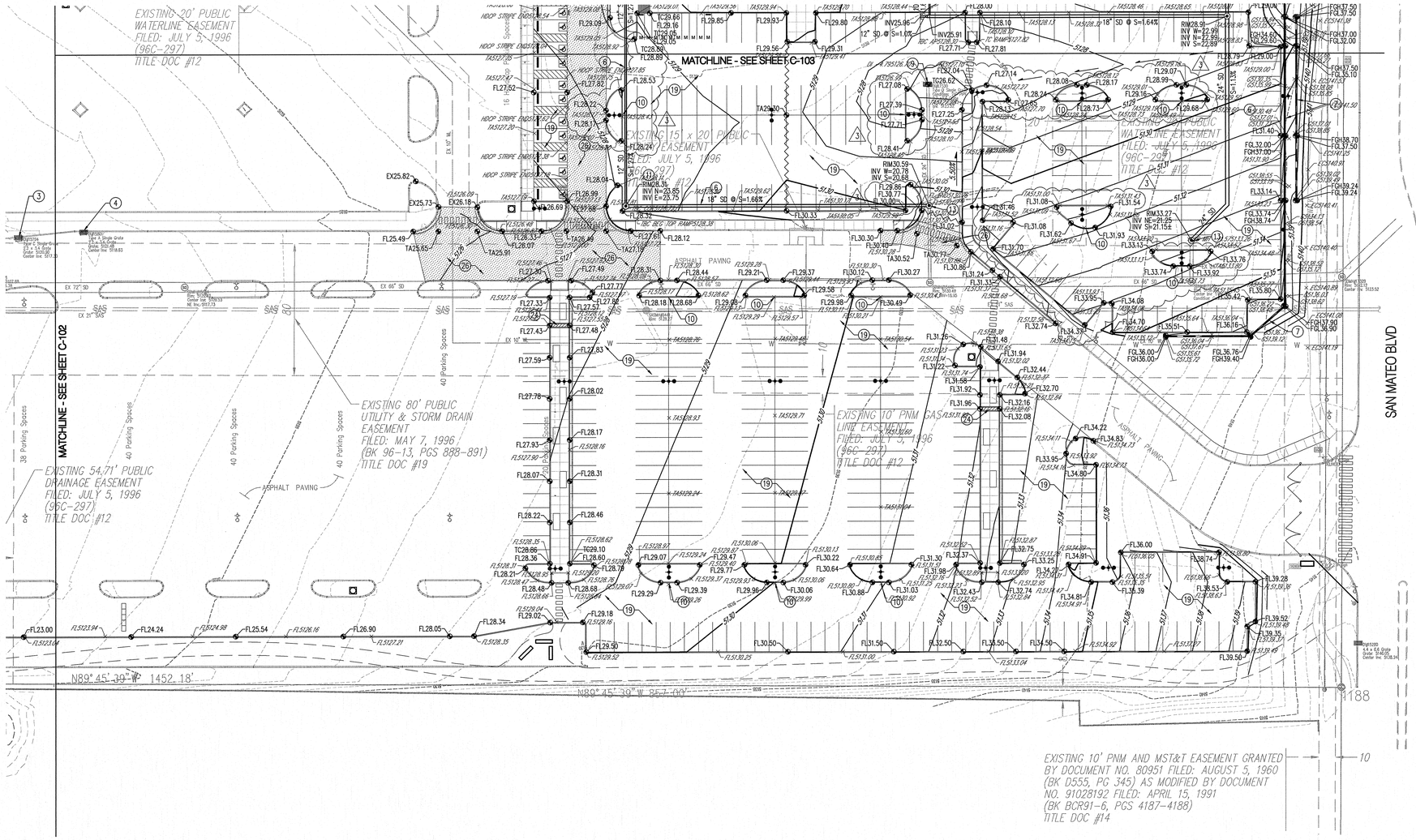
DRAWING NAME

ENLARGED GRADING & DRAINAGE PLAN

SHEET NO. C-105 OF

Bohannan Huston

P:\20130017\CDP\Plans\General\20130017gp05.dwg
Tue, 21-Jan-2014 – 12:36:pm, Plotted by: RORTEGA



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5. EXISTING TYPE 'A' DOUBLE GRATE STORM DRAIN INLET TO REMAIN.
6. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
7. CONSTRUCT RETAINING WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
8. CONSTRUCT 3' WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
9. EXISTING TYPE 'D' SINGLE GRATE INLET TO REMAIN.
10. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE/WATER HARVESTING. DEPRESS LANDSCAPE AREA PER DETAIL C3 ON SHEET L-105.
11. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "C" PER COA STD DWG 2101.
12. INSTALL STORM DRAIN CLEANOUT PER DETAIL ON SHEET C-300.
13. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "E" PER COA STD DWG 2102.
14. CONSTRUCT 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
15. INSTALL STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
16. INSTALL NYLOPLAST 12" DRAIN BASIN WITH 12" ROUND PEDESTRIAN GRATE.
17. NOT USED.
18. NOT USED.
19. INSTALL LIGHT DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
20. INSTALL 4" PVC PIPE SLEEVE THROUGH WALL FOR COURTYARD DRAINAGE. SEE PLAN FOR FINISHED GRADES & PIPE INVERT.
21. CONSTRUCT 24" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
22. CONNECT NEW STORM DRAIN TO EXISTING INLET/STORM DRAIN MANHOLE.
23. 18"x18"x10" TEE, 18"x12" REDUCER & 12" CAP.
24. INSTALL 2 – 24" WIDE SIDEWALK CULVERTS PER COA STD DWG 2236.
25. INSTALL 12" DRAIN BASIN W/ 12" DOME GRATE.
26. INSTALL HEAVY DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
27. CONSTRUCT TYPE 'A' SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2201.
28. INSTALL NYLOPLAST 12" DRAIN BASIN W/ 12" DOME GRATE.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

- PROPERTY LINE
- HEAVY DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
- LIGHT DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
- 5301 EXISTING CONTOURS
- 36.90 PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT EX=EXISTING, FG=FINISHED GRADE FGH=FINISHED GRADE HIGH FGL=FINISHED GRADE LOW
- S=-2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- 5305 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED WATER HARVESTING SWALE SEE 1/C-101
- SEDIMENT CONTROL BERM

DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., 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 11/23/2012. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/15/2014 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.

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

1/21/14
GLENN S. BROUGHTON, NMPE 14171

1/20/2014

LEGEND

- FL17.85 DESIGN GRADE
- FL417.90 AS-BUILT GRADE

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER

N

30 15 0 30
SCALE: 1"=30'

Bohannan Huston

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

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ARCHITECT

ENGINEER

GLENN S. BROUGHTON NEW MEXICO 14471 11-25-13 REGISTERED PROFESSIONAL ENGINEER

PROJECT

Presbyterian Rev. Hugh Cooper Administrative Center
PHASE TWO - BUILDING 2 NEW ADDITION
9521 San Mateo NE
Albuquerque, New Mexico

ISSUED FOR CONSTRUCTION
1/7/2013

THE WORK REFLECTED HEREIN IS NOT NECESSARILY ALL INCLUSIVE. OFFICIAL BID DOCUMENTS INCLUDING ALL ADDENDA PREVAILS.

REVISIONS

2	11-29-2012	REVISION PER COA PERMIT REVIEW AND INCLUDED IN ADDENDUM 002

DRAWN BY	BO
REVIEWED BY	GSB
DATE	November 6, 2012
PROJECT NO.	11-0100.003

DRAWING NAME
GRADING & DRAINAGE PLAN

SHEET NO.
C-104
OF

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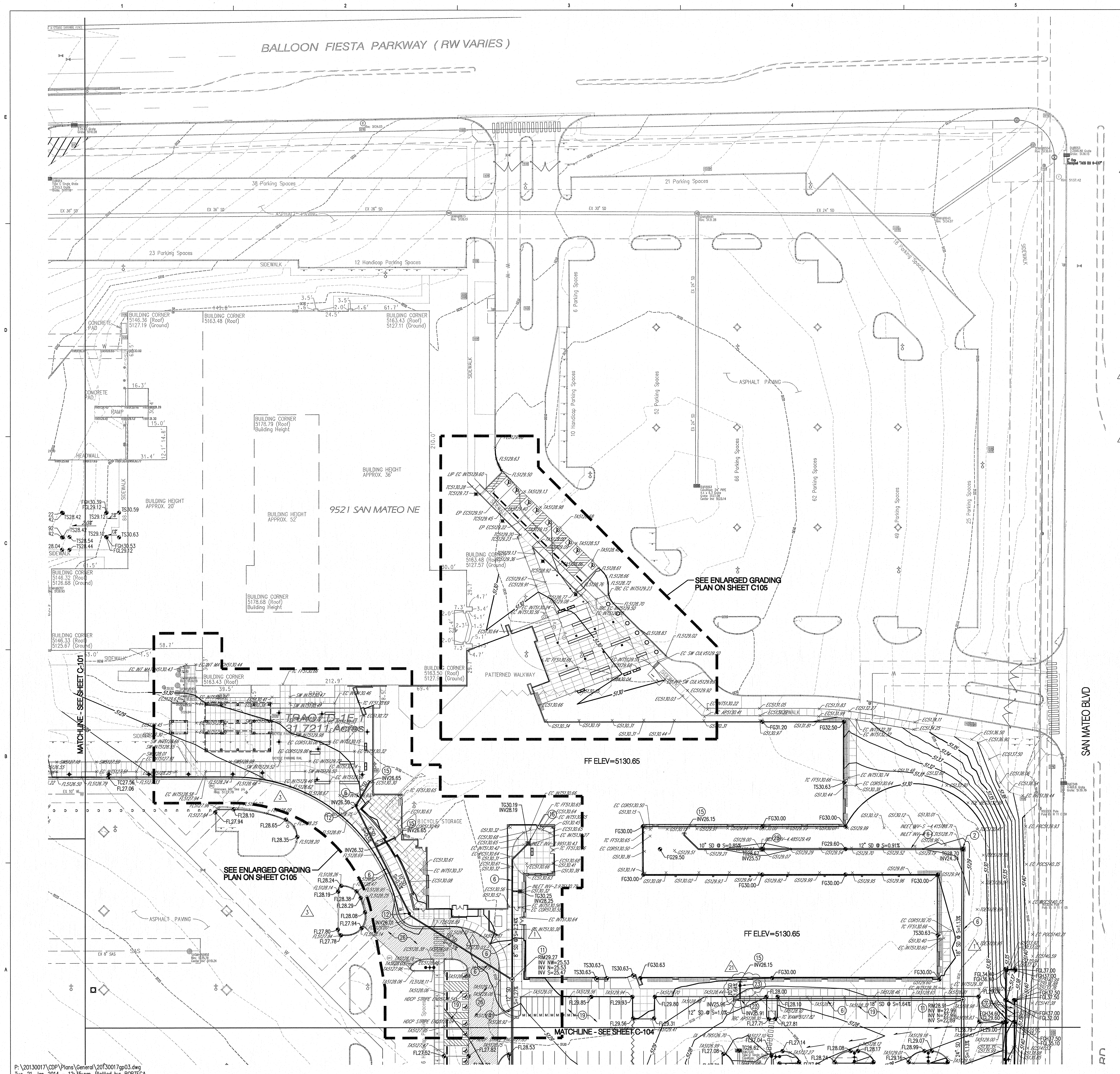
Tue, 21-Jan-2014 - 12:35:pm, Plotted by: BORTEGA



◯ KEYED NOTES

1. CONSTRUCT TYPE 'D' DOUBLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
2. CONSTRUCT TYPE 'D' SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
3. EXISTING TYPE 'C' SINGLE GRATE STORM DRAIN INLET TO REMAIN.
4. EXISTING TYPE 'A' SINGLE GRATE STORM DRAIN INLET TO REMAIN.
5. EXISTING TYPE 'A' DOUBLE GRATE STORM DRAIN INLET TO REMAIN.
6. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
7. CONSTRUCT RETAINING WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
8. CONSTRUCT 3' WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
9. EXISTING TYPE 'D' SINGLE GRATE INLET TO REMAIN. (1)
10. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE/WATER HARVESTING. DEPRESS LANDSCAPE AREA PER DETAIL C3 ON SHEET L-105.
11. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "C" PER COA STD DWG 2101.
12. INSTALL STORM DRAIN CLEANOUT PER DETAIL ON SHEET C-300.
13. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "E" PER COA STD DWG 2102.
14. CONSTRUCT 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
15. INSTALL STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
16. INSTALL NYLOPLAST 12" DRAIN BASIN WITH 12" ROUND PEDESTRIAN GRATE.
17. NOT USED.
18. NOT USED.
19. INSTALL LIGHT DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
20. INSTALL 4" PVC PIPE SLEEVE THROUGH WALL FOR COURTYARD DRAINAGE. SEE PLAN FOR FINISHED GRADES & PIPE INVERT.
21. CONSTRUCT 24" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
22. CONNECT NEW STORM DRAIN TO EXISTING INLET/STORM DRAIN MANHOLE.
23. ~~18"x18"x10" TEE, 18"x12" REDUCER & 12" CAP~~ (21)
24. ~~INSTALL 2 - 24" WIDE SIDEWALK CULVERTS PER~~ COA STD DWG 2236.
25. INSTALL 12" DRAIN BASIN W/ 12" DOME GRATE.
26. INSTALL HEAVY DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
27. CONSTRUCT TYPE 'A' SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2201.
28. ~~INSTALL NYLOPLAST 12" DRAIN BASIN W/ 12" DOME GRATE.~~ (21)

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

LEGEND

Symbol	Description
— — —	PROPERTY LINE
(shaded)	HEAVY DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
(blank)	LIGHT DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
- - 5301 - -	EXISTING CONTOURS
36.90	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT EX=EXISTING, FG=FINISHED GRADE FGH=FINISHED GRADE HIGH FGL=FINISHED GRADE LOW
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED WATER HARVESTING SWALE SEE 1/C-101
	SEDIMENT CONTROL BERM

DRAINAGE CERTIFICATION

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1/21/14

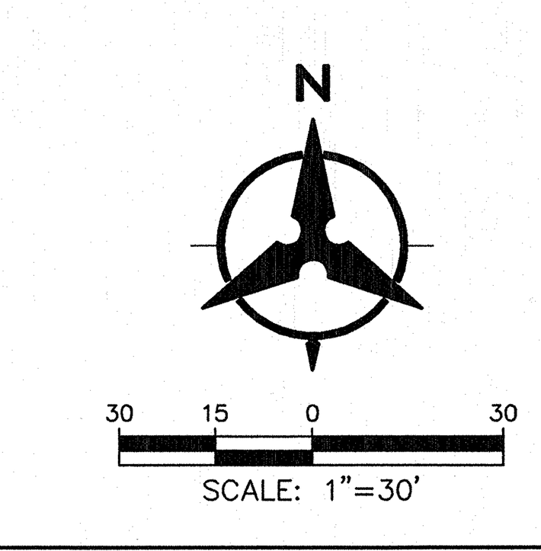
GLENN S. BROUGHTON, NMPE 14171

1/20/2014

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER

LEGEND

Symbol	Description
FL17.85	DESIGN GRADE
FL5417.90	AS-BUILT GRADE



Bohannan Huston

architecture interiors landscape planning engineering

Dekker Perich Sabatini

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ARCHITECT

ENGINEER

GLENN S. BROUGHTON NEW MEXICO 14171 11/23-12 REGISTERED PROFESSIONAL ENGINEER

PROJECT

Presbyterian Rev. Hugh Cooper Administrative Center PHASE TWO - BUILDING 2 NEW ADDITION

9521 San Mateo NE
Albuquerque, New Mexico

ISSUED FOR CONSTRUCTION

1/7/2013

THE WORK REFLECTED HEREIN IS NOT NECESSARILY ALL INCLUSIVE. OFFICIAL BID DOCUMENTS INCLUDING ALL ADDENDA PREVAILS.

REVISIONS

No.	Date	Description
1	11/20/2012	ADDENDUM 001
3	11/29/2012	REVISION PER COA PERMIT REVIEW AND INCLUDED IN ADDENDUM 002
21	2/11/2013	RFI# 012

DRAWN BY	BO
REVIEWED BY	GSB
DATE	November 6, 2012
PROJECT NO.	11-0100.003
DRAWING NAME	GRADING & DRAINAGE PLAN
SHEET NO.	C-103 OF

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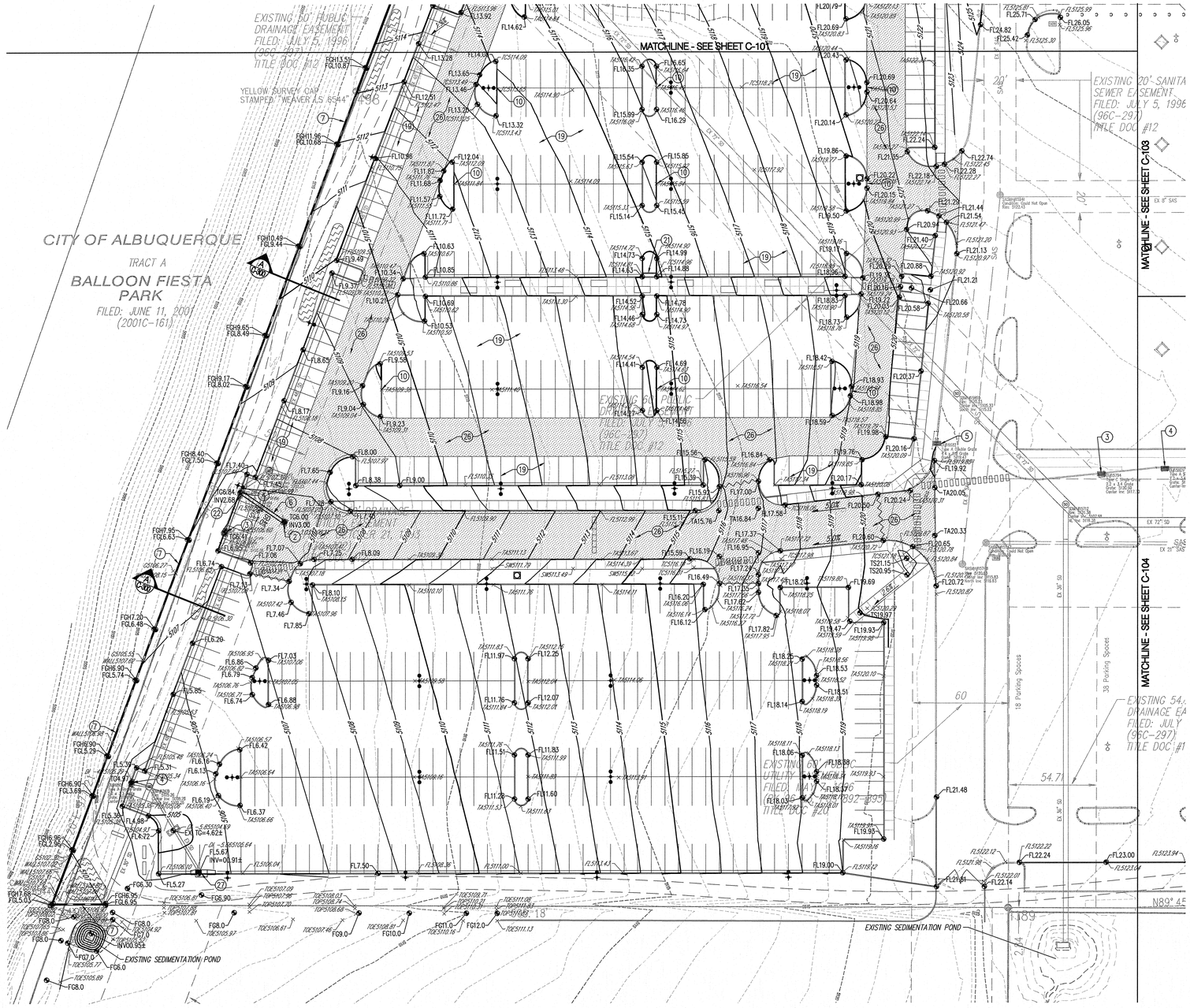

KEYED NOTES

1. CONSTRUCT TYPE 'D' DOUBLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
2. CONSTRUCT TYPE 'D' SINGLE GRATE STORM DRAIN INLET PER COA STD DWG 2206.
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6. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
7. CONSTRUCT RETAINING WALL, SEE ARCHITECTURAL PLANS FOR DETAILS.
8. CONSTRUCT 3' WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236. OMIT CHECKERED STEEL PLATE.
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10. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE/WATER HARVESTING. DEPRESS LANDSCAPE AREA PER DETAIL C3 ON SHEET L-105.
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12. INSTALL STORM DRAIN CLEANOUT PER DETAIL ON SHEET C-300.
13. CONSTRUCT 4' DIA STORM DRAIN MANHOLE TYPE "E" PER COA STD DWG 2102.
14. CONSTRUCT 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
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16. INSTALL NYLOPLAST 12" DRAIN BASIN WITH 12" ROUND PEDESTRIAN GRATE.
17. NOT USED.
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19. INSTALL LIGHT DUTY PAVEMENT SECTION PER DETAIL ON SHEET C-100.
20. INSTALL 4" PVC PIPE SLEEVE THROUGH WALL FOR COURTYARD DRAINAGE. SEE PLAN FOR FINISHED GRADES & PIPE INVERT.
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LEGEND

- PROPERTY LINE
- HEAVY DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
- LIGHT DUTY ASPHALT PAVEMENT SEE PAVEMENT SECTION ON SHEET C-100
- 5301 — EXISTING CONTOURS
- 36.90 PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT EX=EXISTING, FG=FINISHED GRADE FGH=FINISHED GRADE HIGH FGL=FINISHED GRADE LOW
- S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- 5305 PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED WATER HARVESTING SWALE SEE 1/C-101
- SEDIMENT CONTROL BERM

DRAINAGE CERTIFICATION

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GLENN S. BROUGHTON, NMPE 14171

1/20/2014

LEGEND

FL17.85 DESIGN GRADE

FL5417.90 AS-BUILT GRADE

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER

N

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SCALE: 1"=30'

Bohannan Huston

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Tue, 21-Jan-2014 – 12:34:pm, Plotted by: BORTEGA

architecture
interiors
landscape
planning
engineering

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ARCHITECT

ENGINEER

GLENN S. BROUGHTON NEW MEXICO 14171 REGISTERED PROFESSIONAL ENGINEER
11-23-12

PROJECT

Presbyterian Rev. Hugh Cooper Administrative Center
PHASE TWO - BUILDING 2 NEW ADDITION
9521 San Mateo NE
Albuquerque, New Mexico

ISSUED FOR CONSTRUCTION
1/7/2013

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REVISIONS

1	11/29/2012	ADDENDUM 001
2	11/29/2012	ADDENDUM 002

DRAWN BY	BO
REVIEWED BY	GSB
DATE	November 6, 2012
PROJECT NO.	11-0100.003

DRAWING NAME

GRADING & DRAINAGE PLAN

SHEET NO.

C-102

OF