CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director

Timothy M. Keller, Mayor

February 13, 2018

Manny Nuno PE
DCI Engineers
2600 Michelson Dr., Suite 930
Irvine, CA 92612

RE: **Oso Bio Syringe Line**
Grading Plan for Building Permit 4401 Alexander Blvd
Engineer's Stamp Date 12/22/2017 Disapproved
Hydrology File: F16D003B1

Dear Mr. Nuno:

Based on the information provided in the submittal received on 2/9/18 the above-referenced Grading Plan still does not adequately meet the conditions of approval. The peak rate of flow from the site during the 100 year storm must not exceed the allowable rate of 32.35 cfs for the 100 year storm, including the sum of pond discharge plus the free discharge. Since the bypass area, the west half of Albuquerque Ambulance Service, is much smaller than originally anticipated when the pond was originally designed in 1990, the pond may be allowed to discharge a larger portion of the 32.35 cfs than was originally allowed which may solve the discrepancy in the pond volume identified in the materials received on 2/9/2018. The following must be addressed before the plan can be approved.

1. The existing pond does not have capacity for the 100 year flow and must be redesigned and reconstructed in accordance with the Drainage Master Plan for Sundt Industrial Park and the City of Albuquerque design guideline as contained in the Development Process Manual. If the pond outfall structure is redesigned to increase the peak flow rate from the pond and decrease the required volume, then the pond must be redesigned to provide retention of the First Flush volume (0.34" x The impervious area) for the portion of the site(s) draining to the pond. The new outlet structure may discharge at a higher rate so long as the total peak flow rate in the road at the northwest corner of the site does not exceed the allowable 32.35 cfs. The outlet structure must include a trash rack to prevent floatables from leaving the pond during high flows. Sheet C1.3 should be revised to show the details of the new design.
2. The existing pond topography is grossly inaccurate because it does not show the pond dam. Both existing and proposed topography must be shown for the pond, and the pond must be constructed to accommodate the new design volume(s).
3. The dam must be constructed of compacted soil with low permeability so that it does not leak. The thickness of the existing rock armoring of the dam is unknown and needs to be verified as part of the certification process. The rock is pervious, so it

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Orig: Drainage File

doesn't count towards the dam height. Verification of the dam height and compaction must be specifically included in the Engineer's Certification prior to Certificate of Occupancy.

4. Sheet C 1.0 shows most of the driveways to be closed but one additional driveway on the north end of the site needs to be closed and must be shown on the plans. It shows up on sheet C1.3. Since pond reconstruction may impact the right of way, notes should be added to sheet C1.3 also, stating "An excavation permit will be required before beginning any work within City Right-Of-Way". Another note should state "Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities. 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. The new pond design must be clearly shown on Exhibit 'A' to the drainage covenant with the design volumes and outlet structure size clearly labeled. The exhibit may be on several sheets. The drainage covenant must be signed by the "owner" of the property that the pond is located on, Tract A. If a separate agreement between the two property owners, Tract A and Tract B, is required by the owner of Tract A, the City does not need to be a party to that agreement. The owner's signatures must be notarized and the original document together with a $25 check payable to the Bernalillo County must be submitted to Madeline Carruthers on the 4th floor.

An Engineer's Certification will be required prior to Hydrology approval of the Certificate of Occupancy. The Engineer's Certification must be placed on the approved Grading and Drainage Plan after the revised plan gets approved. It should include as-built survey information from a registered professional surveyor and a certification statement from a registered professional engineer. The Drainage Covenant must also be recorded in the County Records Room prior to Hydrology approval of the Certificate of Occupancy.

If you have any questions, I can be contacted at 924-3986 or jhughes@cabq.gov.

Sincerely,

James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Oso Bio Syringe Line Building Permit #: _____ City Drainage #: _____

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

Legal Description: TR B BLK 5 PLAT OF TRACTS A AND B BLK 5 SUNDT'S

City Address: 4401 Alexander Blvd, Albuquerque, New Mexico

Engineering Firm: DCI Engineers Contact: Manny Nuño, PE

Address: 2600 Michelson Drive, Suite 930, Irvine, CA 92612

Phone#: 949-892-4955 Fax#: 949-892-4970 E-mail: mnuno@dci-engineers.com

Owner: Oso Bio Contact: John Dumas

Address: 4401 Alexander Blvd, Albuquerque, New Mexico

Phone#: 949-679-4682 Fax#: _____ E-mail: jdumas@ipsdb.com

Architect: Integrated Project Services, LLC Contact: John Dumas

Address: 2860 Michelle Drive, Suite 200, Irvine, CA 92606

Phone#: 949-679-4682 Fax#: 949-679-4683 E-mail: jdumas@ipsdb.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

x HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

X GRADING PLAN

_____ DRAINAGE MASTER PLAN

X DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK 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

X GRADING PERMIT APPROVAL

_____ SO-19 APPROVAL

_____ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes _____ No

DATE SUBMITTED: 01/15/2018 By: Chris Chan, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

DRAINAGE NARRATIVE

OSO BIO SYRINGE LINE PROJECT

ALBUQUERQUE, NEW MEXICO

This report has been prepared by the staff of DCI Engineers under the direction of the undersigned professional engineer whose stamp and signature appears hereon.

Prepared by:

DCI ENGINEERS

2600 Michelson Drive, Suite 930 •Irvine, CA 92614
Tele: (949) 892-4950 •FAX: (949) 892-4970

DCI Job No.: 16072-0007
Date: October 9, 2017
Revised: December 22, 2017

The methods, descriptions, and design calculations shown in this design report conform to the Albuquerque Development Process Manual (Chapter 22 Drainage, Flood Control and Erosion Control) unless noted otherwise, and are under the jurisdiction of the City of Albuquerque relative to the collection, treatment, and disposal of stormwater runoff.

Oso Bio Syringe Line
Drainage Narrative

Prepared by DCI Engineers
December 22, 2017

The proposed Oso Bio project includes the expansion of the existing Oso Bio building and utility yard located at 4401 Alexander Blvd, N.E. As part of this project, an analysis of the existing stormwater pond capacity and peak flow allowance was examined for compliance. Calculations for this analysis are included as attachments in this narrative.

The previously designed pond for the original Price Club building (Project No. 90243.01) are outlined in calculations prepared by Bohannan-Huston Inc, dated September 1990. The original design criteria for the existing pond was based off the drainage master plan requirements for Sundt Industrial Park. Per instruction from the City, the pre-development peak matching criteria was calculated using an undeveloped run-off factor of C=0.40 resulting in an undeveloped flow of 32.35 cfs. Additionally, any ponding was to be limited to a maximum discharge rate of 0.1 cfs per acre on the site. This site releases stormwater at a discharge rate of 1.08 cfs by means of a 4" diameter discharge pipe on the north-west corner of the pond and outlets through the face of curb on Montbel Loop. Based on a discussion with the City of Albuquerque for this Oso Bio project, the 4" outlet structure was to be equipped with a trash screen to ensure removal of gross pollutants (debris 2" and larger).

Flow Rate Analysis

The proposed site has been divided into 6 drainage basins (Basins A-F). A table was generated to determine the flow rates of each basin. A map of these basins and the flow rate table have been included in Attachment 1. Based on the results, the total site flow rate has been increased to 65.54 cfs from the original 62.1 cfs due to the development of Tract A of the property.

Maintaining the original pond design calculation procedures, the free flow off site will be from basins C and F which results in a discharge rate of 31.12 cfs. Additionally, the discharge rate of 4" outlet pipe at 1.08 cfs still applies. This results in a total developed discharge of 32.20 cfs which is less than the predeveloped peak flow criteria of 32.35 cfs. The flow rate calculations are included in Attachment 2.

Pond Volume Analysis

The original design of the detention pond by Bohannan-Huston was based off the developed runoff volume minus the undeveloped runoff volume which totaled to 51,400 cf. The pond volume provided from the previous design was 66,717 cf.

For this Oso Bio project, under the City of Albuquerque's direction, the required pond volume was recalculated using the "Procedure for 40 Acre and Smaller Basins" in DPM Chapter 22.2 Part A. Under this methodology, a required pond volume of 121,532 cf was determined based on the excess runoff of the 100 year, 6 hr storm from the entire site draining into the existing pond. A copy of these volume calculations is included in Attachment 3.

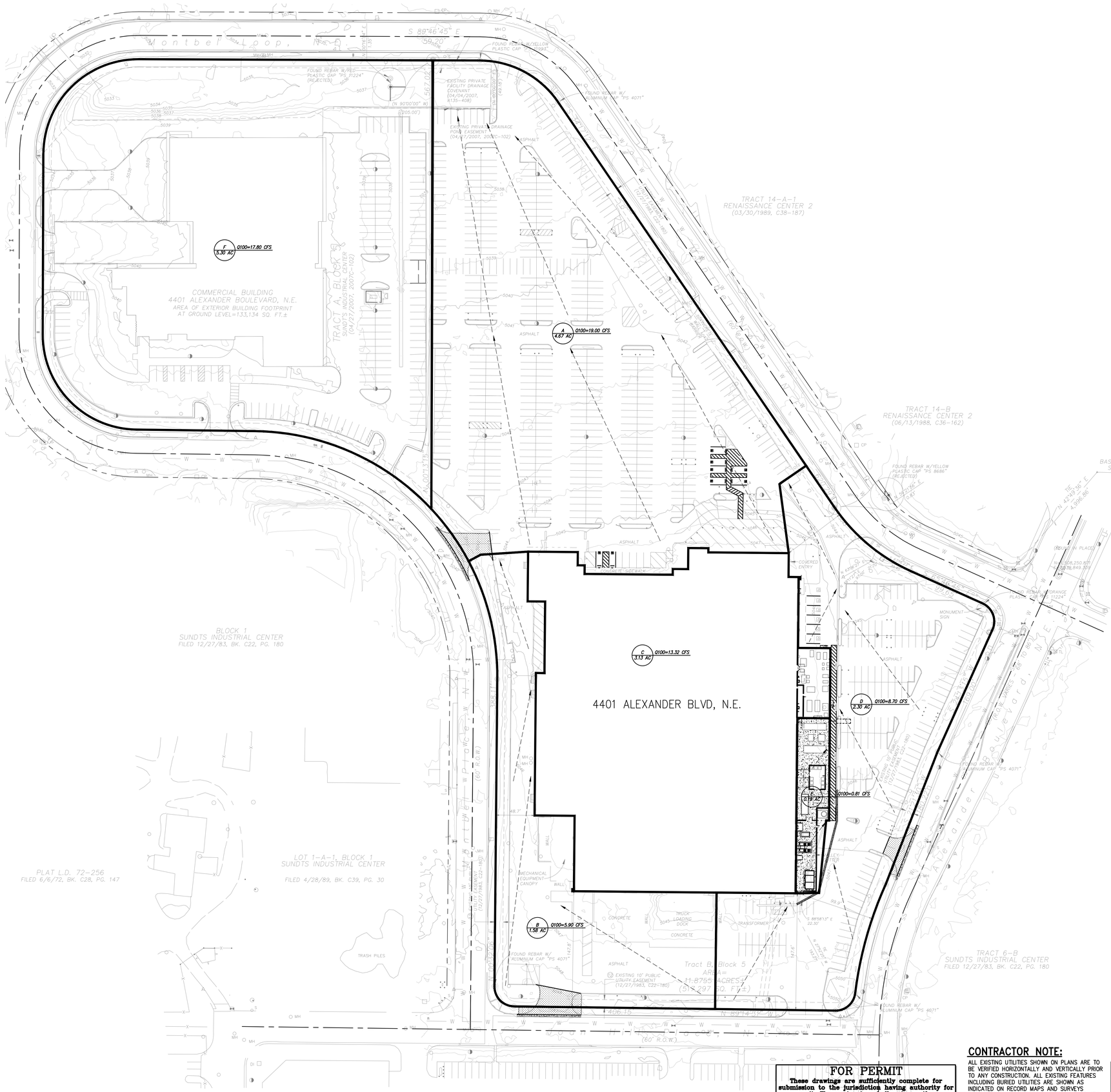
Per the city's request, an updated topographic survey of the pond and volume calculations based on a conic method volume analysis of the contours was conducted. Based on this analysis included in Attachment 3, the total volume of the current pond is 34,304 cf. However, due to the dense vegetation within the pond, these calculations were impacted and the pond capacity shown is less than the actual capacity of the pond. As part of this project, removal of vegetation will be required to restore the pond to its original capacity.

Gutter Hydraulic Capacity

As part of this drainage study, the existing valley gutter adjacent to the north driveway entrance for this project was analyzed to ensure that adequate hydraulic capacity is available. A manning's equation adapted for gutter flow hydraulics was used to determine the maximum capacity of the valley gutter and surrounding pavement at the maximum allowed ponding elevation equal to the ridgeline of the driveway. Results from this analysis shows that the valley gutter can handle a maximum flow of 4.49 cfs at a maximum ponding depth of 0.28 ft and spread of 19.7 ft. Comparing this 4.49 cfs capacity with the 10-Year design flows of 6.05 cfs, it was determined that the existing valley gutter does not have adequate hydraulic capacity to convey flows without overtopping of the ridgeline. As a result, the existing ridgeline at the north driveway needs to be raised to increase the hydraulic capacity of the ponding area. By raising the ridgeline by 2 inches, the spread is increased to 21.6 ft and the ponding depth is increased to 0.44 ft which raises the flow capacity to 12.28 cfs. A copy of these hydraulic calculations is included in Attachment 4.

Attachment 1: Post Developed Flow Rate Calculations

Type	Basin	Area	C	100 Year			10 Year		
				Rain (in)	I (in/hr)	Q100 (cfs)	Rain (in)	I (in/hr)	Q10 (cfs)
Oso Bio North Parking	A	4.67	0.86	2.2	4.73	19.00	1.45	3.2	12.85
Oso Bio West Parking	B	1.58	0.79	2.2	4.73	5.90	1.45	3.2	3.99
Oso Bio Building	C	3.13	0.90	2.2	4.73	13.32	1.45	3.2	9.01
Oso Bio East Parking	D	2.30	0.8	2.2	4.73	8.70	1.45	3.2	5.89
Oso Bio Utility Yard	E	0.19	0.9	2.2	4.73	0.81	1.45	3.2	0.55
Ambulance Property	F	5.30	0.71	2.2	4.73	17.80	1.45	3.2	12.04
Total		17.17				65.54			44.34



LEGEND:

SURFACE FLOW ARROWS

DRAINAGE BASIN BOUNDARY

DRAINAGE BASIN NODES — X / XX AC — Q100

N

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

FOR PERMIT

These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

12/22/2017 REVISED GRADING PLAN

SEAL

DATE:

SEAL

MARK D. ALDEN NEW MEXICO 17430 REGISTERED PROFESSIONAL ENGINEER

EXPIRES: 12/31/2018

DATE: 12/22/2017

ips
Integrated Project Services
Engineering
Design/Build
Compliance
Consulting

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IPS Professional Engineers and Architects, PC.

REVISION	DATE	DESCRIPTION	BY
	6/12/2017	PERMIT ISSUE	
	7/31/2017	PERMIT RESUBMITTAL	
	8/16/2017	REVISED PERMIT ISSUE	
	8/30/2017	CONSTRUCTION ISSUE	

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PHONE: (949) 892-4950 • FAX: (949) 892-4970
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT LOCATION:

CONFIDENTIAL

THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF INTEGRATED PROJECT SERVICES.

CLIENT

OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

POST-DEVELOPED HYDROLOGY MAP

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	ATTACHMENT 1

Attachment 2: Flow Rate Calculations

Undeveloped 100 Year Runoff Volume and Flow Rate			
C=	0.4		(Runoff Coefficient)
d=	2.2	in	(100 Year Rain depth)
I=	4.73	in/hr	(100 year intensity)
A=	17.17	Acre	(Area)
V=C(d/12)A			
V=	1.26	Acre-ft	
Q= CIA			
Q=	32.49	cfs	

Flow Comparison
Free Flow Offsite will be from Basins C and F
Q100= 17.8 cfs + 13.32 cfs = 31.12 cfs
4" Outlet Discharge = 1.08 cfs
Total Developed Discharge
Q100 = 31.12 cfs + 1.08 cfs = 32.20 cfs
Developed Discharge 32.20 cfs is
less than the undevloped 32.49 cfs

Attachment 3: Volume Calculations

Contour Mark	Plan Area	Volume (cf)	Incremental Volume(cf)
33	90		
		1473	1473
34	3747		
		5886	7359
35	8326		
		10376	17735
36	12572		
		16568	**34304**
37	20917		

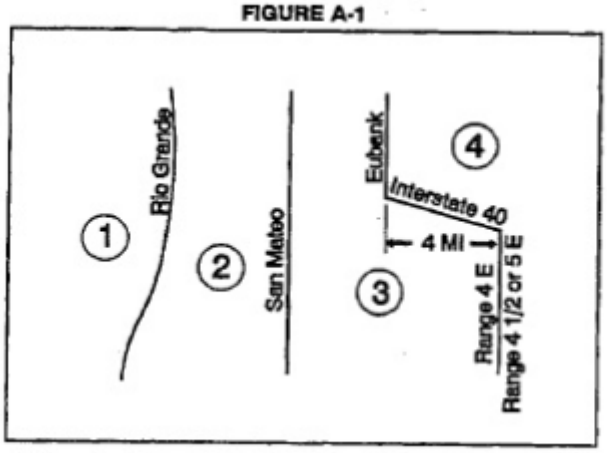
Conic Method
V=1/3H(A1+A2 + sqrt(A1xA2))

Attachment 3: Volume Calculations

Flow Calculations per Albuquerque Development Process Manual, Chapter 22.2 Part A – Procedure for 40 Acre and Smaller Basins"

The project site is located in Zone 2 (Between the Rio Grande and San Mateo per Figure A-1)

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

Excess Precipitation and Volumetric Runoff Calculations
Calculate 100-year V_{360} for 17.17 Acres in Zone 2

Excess precipitation for treatment types B and D per Table A-8:

TABLE A-8. EXCESS PRECIPITATION, E (INCHES) - 6 HOUR STORM

Zone	100-YR. Treatment [2-YR., 10-YR.]			
	A	B	C	D
1	0.44 [0.00, 0.08]	0.67 [0.01, 0.22]	0.99 [0.12, 0.44]	1.97 [0.72, 1.24]
2	0.53 [0.00, 0.13]	0.78 [0.02, 0.28]	1.13 [0.15, 0.52]	2.12 [0.79, 1.34]
3	0.66 [0.00, 0.19]	0.92 [0.06, 0.36]	1.29 [0.20, 0.62]	2.36 [0.89, 1.50]
4	0.80 [0.02, 0.28]	1.08 [0.11, 0.46]	1.46 [0.27, 0.73]	2.64 [1.01, 1.69]

Treatment B Area = 2.21 Acres, E = 0.78 inches
Treatment D Area = 14.96 Acres, E = 2.12 inches

Weighted E = [(2.21 Acres * 0.78) + (14.96 Ac * 2.12 in)] / 17.17 Acres = 1.95 inches

Volume = (1.95 inches * 17.17 Acres) / 12 = 2.79 Acre-ft

V_{360}= 2.79 Acre-ft = 121,532 cf

Attachment 4: Gutter Flow Hydraulics

Step 1: Determine 10-Year storm flows (Design Capacity) into the existing valley gutter adjacent to the north driveway

Runoff Coefficient
C = 0.9

10-Year Storm intensity
I = 3.2 in/hr

Area draining into the valley gutter next to the north driveway
A = 2.1 Acres

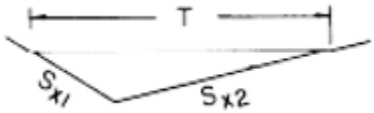
10-Year flow into existing valley gutter
Q = CIA
Q = 0.9 * 3.2 in/hr * 2.1 Acres
Q = 6.05 cfs

Step 2: Calculate the hydraulic capacity of the valley gutter and surrounding pavement up to the ridgeline at the north driveway

Manning's Equation for gutter flow hydraulics

$Q = [0.56/n]\ S_x^{1.67}\ T^{2.67}\ S^{0.5}$
Where:
Q = gutter flow rate, cfs
S_x = pavement cross slope, ft/ft
n = Manning's roughness coefficient
S = longitudinal slope, ft/ft
T = width of flow or spread, ft

For V-shaped flows, $S_x = S_{x1}S_{x2} / (S_{x1} + S_{x2})$



Given:
Sx1 = 0.0833
Sx2 = 0.0143
n = 0.017
T = 19.7 ft
S = 0.0056

$S_x = 0.0833 * 0.0143 / (0.0833 + 0.0143) = 0.0122$

$Q = [0.56/0.017] * 0.0122^{1.67} * (19.7\ ft)^{2.667}\ (0.0056)^{0.5}$
Q = 4.49 cfs < 6.05 cfs

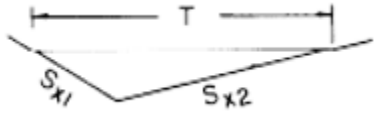
Therefore the hydraulic capacity of the existing valley gutter is less than the design 10-Year storm flows. Overtopping occurs at the ridgeline of the driveway and will need to be raised to increase capacity.

Step 3: Increase the ridgeline at the north driveway by 2" and recalculate the hydraulic capacity of the valley gutter and surrounding pavement.

Manning's Equation for gutter flow hydraulics

$Q = [0.56/n]\ S_x^{1.67}\ T^{2.67}\ S^{0.5}$
Where:
Q = gutter flow rate, cfs
S_x = pavement cross slope, ft/ft
n = Manning's roughness coefficient
S = longitudinal slope, ft/ft
T = width of flow or spread, ft

For V-shaped flows, $S_x = S_{x1}S_{x2} / (S_{x1} + S_{x2})$

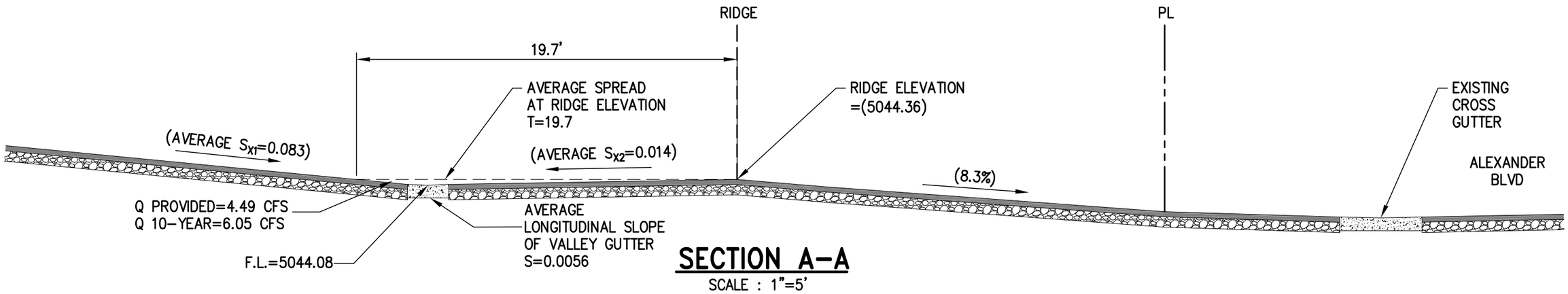


Given:
Sx1 = 0.0833 (slope on left to remain)
Sx2 = 0.025 (revised slope on right from raised ridgeline)
n = 0.017
T = 21.6 ft (increased spread from raised ridgeline)
S = 0.0056

$S_x = 0.0833 * 0.025 / (0.0833 + 0.025) = 0.01923$

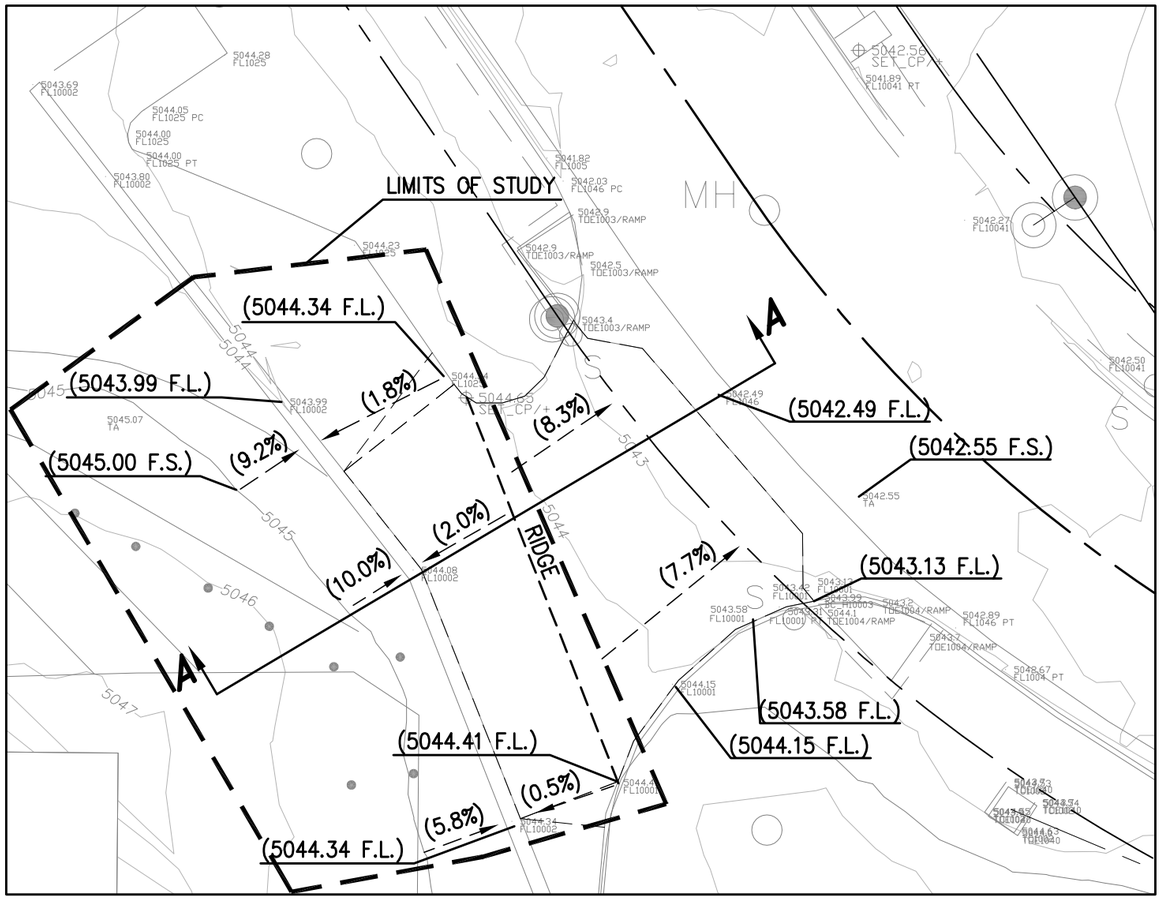
$Q = [0.56/0.017] * 0.01923^{1.67} * (21.6\ ft)^{2.667}\ (0.0056)^{0.5}$
Q = 12.28 cfs > 6.05 cfs

Therefore the hydraulic capacity of the existing valley gutter is greater than the design 10-Year storm flows after raising the existing ridgeline by 2". Overtopping at the ridgeline of the driveway will not occur.



SECTION A-A

SCALE : 1"=5'



EXISTING NORTH DRIVEWAY

SCALE : 1"=20'

1

N

PROJECT NAME: OSO BIO SYRINGE CONCEPT	**PROJECT NO:** 16-72-0007	**BY:** CSC	**DATE:** 12/22/17

01

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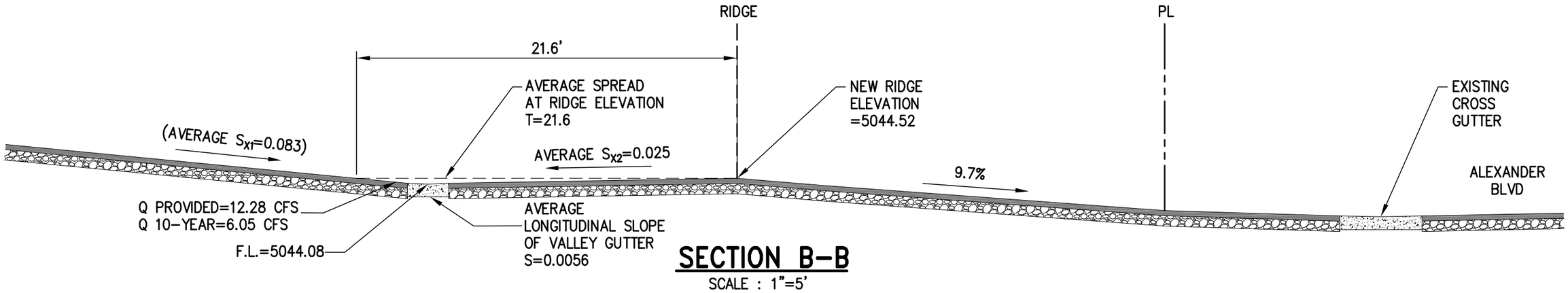
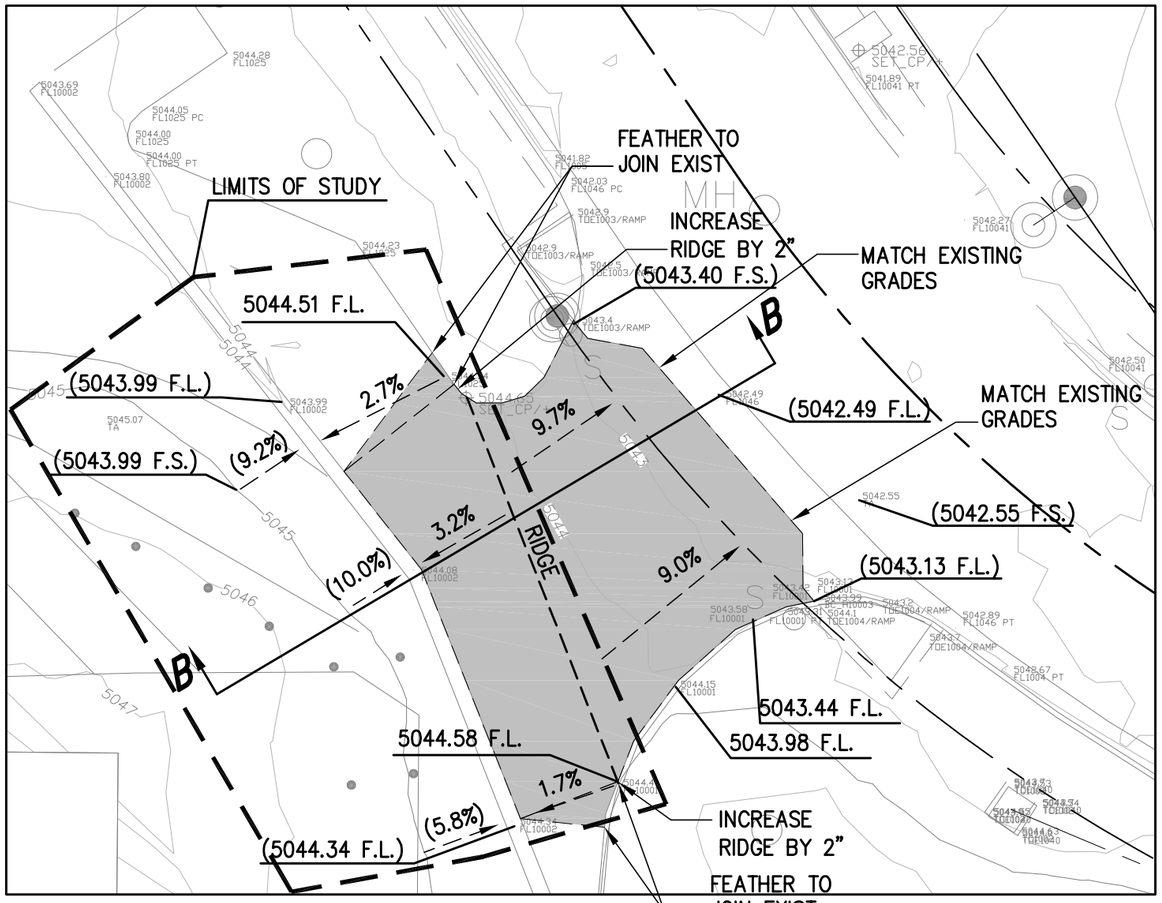
CONSTRUCTION FIELD SKETCH:

ATTACHMENT 4:
EXISTING VALLEY GUTTER
HYDRAULIC CAPACITY



SECTION B-B

SCALE : 1"=5'



PROPOSED MODIFICATIONS TO NORTH DRIVEWAY

1

SCALE : 1"=20'

N

02

PROJECT NAME:	PROJECT NO:	BY:	DATE:
OSO BIO SYRINGE CONCEPT	16-72-0007	CSC	12/22/17

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WEBSITE: www.dci-engineers.com
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CONSTRUCTION FIELD SKETCH:

ATTACHMENT 4:
PROPOSED VALLEY GUTTER
HYDRAULIC CAPACITY

GRADING PLAN FOR THE OSO BIO SYRINGE CONCEPT

4401 ALEXANDER BLVD, N.E. ALBUQUERQUE, NM

UPC: 101606106405930310

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
ADD'L	ADDITIONAL
AD	AREA DRAIN
ADJ	ADJACENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASSY	ASSEMBLY
BLDG	BUILDING
BM	BENCHMARK
BNDRY	BOUNDARY
BOW	BOTTOM OF WALL (AT FINISHED GRADE)
BVC	BEGINNING OF VERTICAL CURVE
CTV	CABLE TV
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC	CURB CUT
CD	CONCRETE DRIVE
CF	CUBIC FEET (FOOT)
CI	CAST IRON
CJ	CONSTRUCTION JOINT
CL	CLASS
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CPEP	CORRUGATED POLYETHYLENE PIPE
CTR	CENTER(ED)
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DDCV	DOUBLE DETECTOR CHECK VALVE
DEPT.	DEPARTMENT
DET	DETAIL
D.I.	DUCTILE IRON
DIA (ø)	DIAMETER
DIM	DIMENSION
DS	DOWN SPOUT
DWG	DRAWING
E	EAST(ING)
EC	ELECTRICAL CONDUIT
ECC	EXTRUDED CONCRETE CURB
EL.=	ELEVATION
EOP	EDGE OF PAVEMENT
EQUIV.	EQUIVALENT
EVC	END OF VERTICAL CURVE
EXIST.	EXISTING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT FL FLANGED
FLR	FLOOR
FOC	FACE OF CURB F.S. FINISHED SURFACE
FT (')	FOOT (FEET)
FTG	FOOTING
G	GAS MAIN
GB	GRADE BREAK
GM	GAS METER
GRD	GRADE
GV	GATE VALVE
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ(H)	HORIZONTAL
HT	HEIGHT
HYD	HYDRANT
ID	INSIDE DIAMETER
I.E.	INVERT ELEVATION
IN (")	INCH(ES)
INV	INVERT
IRR	IRRIGATION WATER
LB	POUND(S)
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
LF	LINEAR FEET
MAT'L	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MJ	MECHANICAL JOINT
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH(ING)
NO (#)	NUMBER
OC	ON CENTER
O/W	OIL WATER
P	POWER
PC	POINT OF CURVATURE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PL	PROPERTY LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
QTY.	QUANTITY
RAD (R)	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE
REQD.	REQUIRED
RET	RETAINING
ROW	RIGHT OF WAY
SD	STORM DRAIN
S.F.	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TOE	TOE OF WALL, OR SLOPE
T	TELEPHONE WIRE
TBM	TEMPORARY BENCH MARK
T.C.	TOP OF CURB
TG OR RIM	TOP OF GRATE
TEMP.	TEMPORARY
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TV	TELEVISION WIRE
TYP.	TYPICAL
VC	VERTICAL CURVE
VERT (V)	VERTICAL
WM	WATER METER
W/	WITH
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD DRAIN

LEGEND

STORM PIPE — SD
NEW & EXISTING CATCH BASINS — CB / C.B.
NEW & EXISTING DRYWELLS — DW / DW
STORM MANHOLE — SDMH / SDMH
SANITARY SEWER PIPE — SS
SANITARY SEWER MANHOLE — SSMH / SSMH
WATER MAINS — W
FIRE HYDRANTS (NEW AND EXISTING) AND FDC — FH / FH
WATER METERS
WATER VALVES
FITTINGS WITH THRUST BLOCKS — TEE, 90°, 45°, 22.5°, 11.25°
SURFACE WTR AND PIPE DIRECTION FLOW — OR
EXISTING CONTOUR LABELS — (457)
PROPOSED CONTOUR LABELS — 457
EXISTING SURFACE ELEVATIONS — (XXX.XX) F.S. / (XXX.XX T.C.) (XXX.XX F.S.)
FINISHED SURFACE ELEVATIONS — XXX.XX F.S. / XXX.XX T.C. XXX.XX F.S.
NEW EASEMENT
NEW DITCH
TRAFFIC ARROWS
TOP OF WALL/TOE OF WALL — TOW XXX.XX XXX.XX BOW
SLOPE INDICATORS — 3:1, 2:1
RIP RAP
FILTER FABRIC FENCING
FOOTING DRAINS
DOWNSPOUTS — DS
CLEANOUTS (C.O.) SS, AND RWL (NEW AND EXISTING) — CO
INTERCEPTOR AND BIO-SWALES
CEMENT CONCRETE
COORDINATES, & LEADERS — N 1000.00 E 5000.00
STUBBED & PLUGGED LINE
CONCRETE CURB
CONCRETE CURB & GUTTER
NEW ASPHALT/CONCRETE PAVEMENT
CURB INLET/UNDER SIDEWALK INLET
DRAINAGE SWALE
RETAINING WALL
STRAW BALE
ROCK CHECK DAM

GENERAL NOTES:

1. THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT INCLUDE ALL PLANS AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS. THOSE CRITERIA ARE TO BE UTILIZED AND APPLIED IN CONJUNCTION WITH THE NEW MEXICO STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) PUBLISHED BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) NEW MEXICO CHAPTER.

2. THE CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO BERNALILLO COUNTY.

3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811 (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.

4. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY OF ALBUQUERQUE SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY OF ALBUQUERQUE SURVEYOR AND SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS--PUBLIC WORKS CONSTRUCTION– 1986– UPDATE NO. 7.

5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF THE EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE; THEREFORE, IT MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, AND RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.

7. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINAL GRADE AND WILL BE MEASURED AND PAID PER EACH.

8. SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER, ARE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.

9. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P–EXCAVATIONS.

10. WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS, THE EXISTING PAVEMENT SHALL BE SAW CUT PER BERNALILLO COUNTY STANDARD DRAWING 2465 TO A STRAIGHT LINE AT RIGHT ANGLES, AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING; THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848–1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS.

11. TRENCHING, ASPHALT CUTTING AND PATCHING SHALL CONFORM TO BERNALILLO COUNTY STANDARD DRAWING 2465. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY PUBLIC WORKS DIVISION (848–1502) TO REQUEST AN INSPECTOR TO VERIFY PAVEMENT THICKNESS PRIOR TO PATCHING.

12. WHEN APPLICABLE, CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT–OF–WAY.

13. ANY PAVEMENT DISTURBED BY THE TRENCH SHALL BE REMOVED AND THE FULL SECTION OF PAVEMENT SHALL BE REPLACED. FOR THE PAVEMENT BEYOND THAT DISTURBED BY THE EXCAVATED TRENCH, THE FOLLOWING APPLIES UNLESS OTHERWISE NOTED ON PLANS:

A. IF ONLY ONE LANE IS DISTURBED BY TRENCHING, THE REMAINDER OF THE ONE ENTIRE LANE SHALL BE MILLED AND RESURFACED. IN A FOUR–LANE STREET, IF MORE THAN ONE LANE BUT LESS THAN HALF THE STREET IS AFFECTED, THEN THE REMAINDER OF HALF THE STREET (TWO LANES MINIMUM) SHALL BE MILLED AND RESURFACED.

B. IF MORE THAN ONE–HALF OF ANY STREET WIDTH IS AFFECTED, THEN ALL PAVING IN THE STREET FROM CURB TO CURB SHALL BE MILLED AND RESURFACED.

14. THE CONTRACTOR SHALL CONTACT BERNALILLO COUNTY TRAFFIC ENGINEERING (848–1504) BEFORE REMOVING AND/OR INSTALLING ANY TRAFFIC SIGNS OR PERMANENT STRIPING AND MARKINGS. ALL STRIPING AND PAVEMENT MARKINGS, INCLUDING LANE LINES, CROSSWALKS, LEGENDS, AND SYMBOLS, ARE TO BE CONSTRUCTED OF HOT THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. ANY PAVEMENT MARKINGS AND SIGNS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT EXISTING LOCATIONS. SUCH WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.

15. INSTALL BLUE REFLECTIVE RAISED PAVEMENT MARKERS IN THE CENTER OF ROADWAY TO DELINEATE ALL HYDRANT LOCATIONS.

16. THE CONTRACTOR SHALL SUBMIT FIELD TEST REPORTS TO BCPWD (ATTN. DR INSPECTOR) FOR REVIEW. SAMPLING AND TESTING SCHEDULE SHALL COMPLY WITH PLAN SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO RECORD ANY CHANGES ON THE PLANS AND SUBMIT DETAILED AS–CONSTRUCTED CONSTRUCTION PROJECT PLANS (AS–BUILTS) TO THE DESIGN AND/OR PROJECT ENGINEER.

17. BARRICADING AND CONSTRUCTION PERMITS MUST BE OBTAINED FROM BCPWD (848–1502) PRIOR TO BEGINNING OF ANY CONSTRUCTION EFFORTS.

18. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

19. THE CONTRACTOR SHALL RESTORE ALL ACCESS ROADS TO THE PRE–CONSTRUCTION CONDITION. ANY DAMAGE TO ROADWAY AND/OR UNDERGROUND UTILITIES SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE.

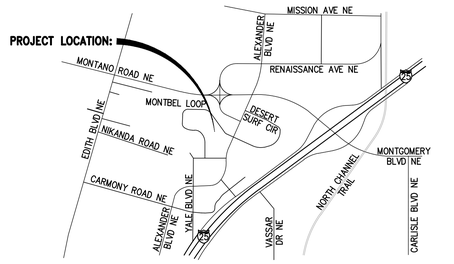
20. ALL ROADWAY WORK DETAILED IN THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE NMDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

21. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE AND AN EXCAVATION/CONSTRUCTION PERMIT FROM BERNALILLO COUNTY. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT–OF–WAY.

22. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION DISCHARGE SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT DURING CONSTRUCTION, SUBMISSION OF A COMPLETED NOI APPLICATION, AND SUBMISSION OF A COMPLETED NOT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE SWPPP REVIEWED AND APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DIVISION, AT NO ADDITIONAL COST TO BERNALILLO COUNTY, PRIOR TO IMPLEMENTATION OF THE SWPPP.

23. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING BUT NOT LIMITED TO THE HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

24. THE CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS GRAFFITI REMOVAL SHALL BE CONSIDERED INCIDENTAL; THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.



VICINITY MAP

NOT TO SCALE

Location Map
Zone Atlas Map No. F-16-Z

PROJECT TEAM:

ARCHITECT:
IPS INTEGRATED PROJECT SERVICES, LLC
2860 MICHELLE DR., SUITE 200
IRVINE, CA 92606
PHONE: (949) 679–4682

CIVIL ENGINEER:
DCI ENGINEERS
2600 MICHELSON DR., SUITE 930
IRVINE, CA 92612
CONTACT: MANNY NUNO, P.E.
PHONE: (949) 892–4950

OWNER:
OSO BIO PHARMACEUTICALS
4401 ALEXANDER BLVD NE
ALBUQUERQUE, NEW MEXICO

UTILITY PURVEYORS:

SEWER:
WATER UTILITY AUTHORITY
ONE CIVIC PLAZA NW
ROOM 5027
ALBUQUERQUE, NM 87102
PHONE: (505) 842–9287

WATER:
WATER UTILITY AUTHORITY
ONE CIVIC PLAZA NW
ROOM 5027
ALBUQUERQUE, NM 87102
PHONE: (505) 842–9287

NATURAL GAS:
NEW MEXICO GAS COMPANY
1625 RIO BRAVO SW
SUITE 27–87105
PHONE: (888) 664–2726

POWER:
PNM
414 SILVER AVE. SW
ALBUQUERQUE, NM 87102
PHONE: (888)342–5766

FIRE:
CITY OF ALBUQUERQUE –FIRE DEPARTMENT
11500 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121
PHONE: (505) 768–9300

SHEET INDEX

LEGAL DESCRIPTION:

LOT LETTERED 'B' IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138 E, WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FOR PERMIT

These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

CONTRACTOR NOTE:

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UNDERGROUND SERVICE ALERT
ONE–CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SEAL

DATE:

SEAL
MARK D. ADER
NEW MEXICO
17430
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 12/31/2018

DATE: 12/22/2017

12/22/2017 REVISED GRADING PLAN

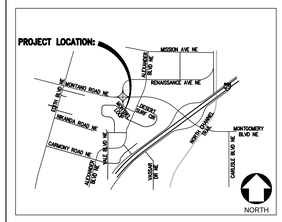
ips
Integrated Project Services
Engineering
Design/Build
Compliance
Consulting

3 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
949.679.4682 PHONE
949.679.4683 FAX
www.ipsdb.com

IPS Professional Engineers and Architects, PC.

REVISION	DATE	DESCRIPTION	BY
	6/12/2017	PERMIT ISSUE	
	7/31/2017	PERMIT RESUBMITTAL	
	8/16/2017	REVISED PERMIT ISSUE	
	8/30/2017	CONSTRUCTION ISSUE	

DCI ENGINEERS
2600 MICHELSON DRIVE • SUITE 930
IRVINE, CALIFORNIA 92612
PHONE: (949) 892-4950 • FAX: (949) 892-4970
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL



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CLIENT

OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM

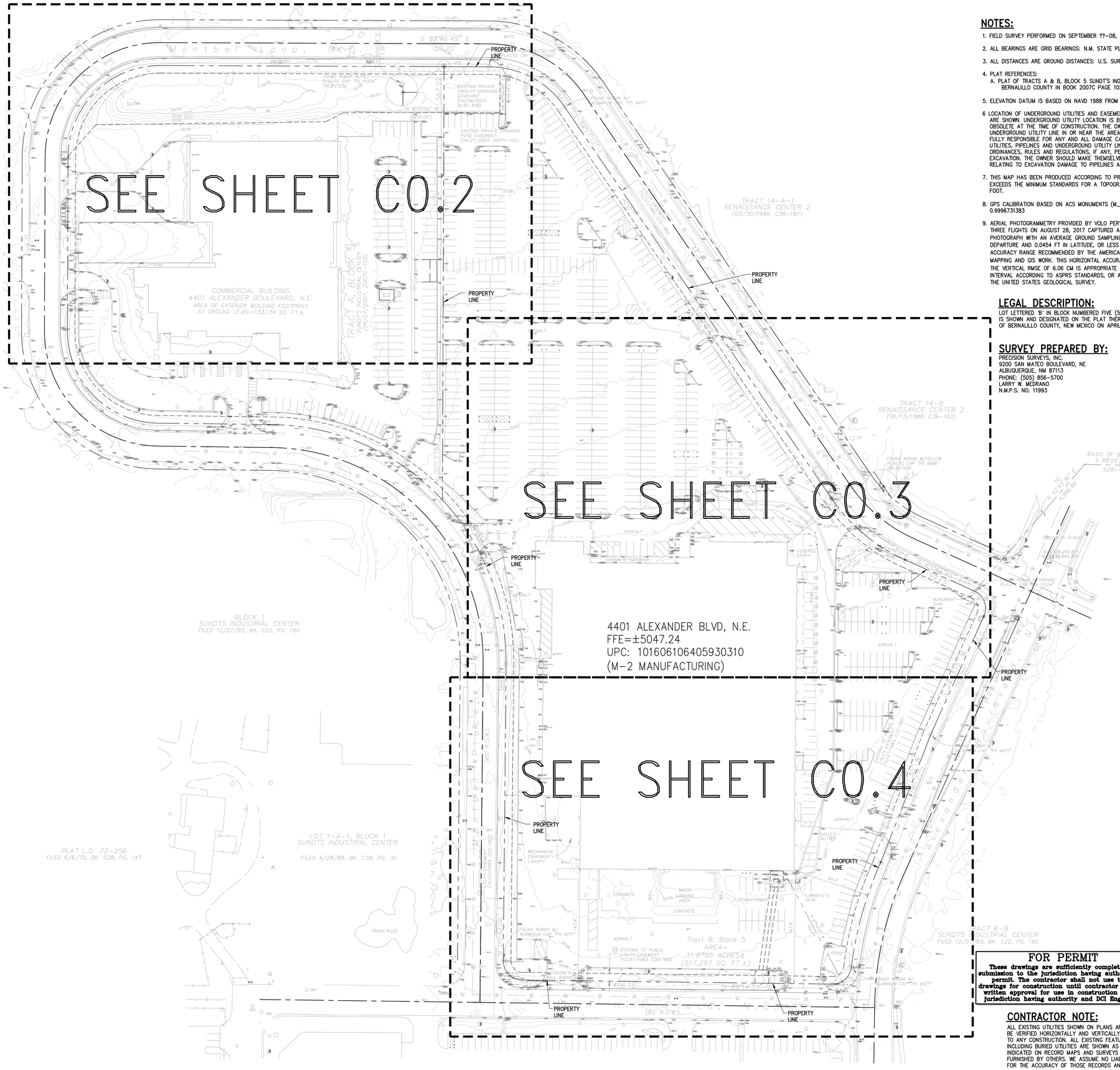
SYRINGE LINE PROJECT

DRAWING TITLE

GENERAL CIVIL INFORMATION

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C0.0



NOTES:

1. FIELD SURVEY PERFORMED ON SEPTEMBER ??-08, 2017.
2. ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
3. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
4. PLAT REFERENCES:
   A. PLAT OF TRACTS A & B, BLOCK 5 SUNDT'S INDUSTRIAL CENTER, SURVEYS SOUTHWEST LTD., RECORDED IN THE OFFICE OF BERNALILLO COUNTY IN BOOK 2007C PAGE 102 ON APRIL 27, 2007.
5. ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT I-25-20, PUBLISHED ELEVATION (FEET) = 5012.55'
6. LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES, THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 62, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.
7. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
8. GPS CALIBRATION BASED ON ACS MONUMENTS (M_6, NDC_14, AND I_25_20), AVERAGE PROJECT GROUND TO GRID SCALE FACTOR= 0.9996731383
9. AERIAL PHOTOGRAMMETRY PROVIDED BY VOLO PERVIDI USING A PROFESSIONAL MAPPING DRONE MOUNTED WITH A ZENMUSE X3 CAMERA. THREE FLIGHTS ON AUGUST 28, 2017 CAPTURED A TOTAL OF 19 GROUND CONTROL POINTS, USED TO PROCESS THE RECTIFIED PHOTOGRAPH WITH AN AVERAGE GROUND SAMPLING DISTANCE OF 2.49 CM. THE ROOT MEAN SQUARE ERRORS (RMSE) OF 0.0811 FT IN DEPARTURE AND 0.0454 FT IN LATITUDE, OR LESS THAN ONE PIXEL AND LESS THAN TWO PIXELS RESPECTIVELY, FALL WITHIN THE ACCURACY RANGE RECOMMENDED BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) FOR STANDARD MAPPING AND GIS WORK. THIS HORIZONTAL ACCURACY IS APPROPRIATE FOR MAPS OF SCALE 1:300 (CLASS 1) AND 1:150 (CLASS 2). THE VERTICAL RMSE OF 6.06 CM IS APPROPRIATE FOR A 30 CM (CLASS 1) CONTOUR INTERVAL OR 15 CM (CLASS 2) CONTOUR INTERVAL ACCORDING TO ASPRS STANDARDS, OR A 1 FOOT CONTOUR ACCORDING TO THE NATIONAL MAP ACCURACY STANDARDS FROM THE UNITED STATES GEOLOGICAL SURVEY.

LEGAL DESCRIPTION:

LOT LETTERED 'B' IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.

SURVEY PREPARED BY:

PRECISION SURVEYS, INC.
9200 SAN MATEO BOULEVARD, NE
ALBUQUERQUE, NM 87113
PHONE: (505) 856-5700
LARRY W. MEDRANO
N.M.P.S. NO. 11993

FOR PERMIT

These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

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N

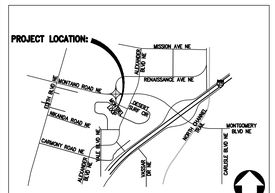
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

ips
Integrated Project Services
Engineering
Design/Build
Compliance
Consulting
3 CORPORATE PARK
SUITE 100
IRVINE, CA 92606
949.679.4682 PHONE
949.679.4683 FAX
www.ipsdb.com
IPS Professional Engineers and Architects, PC.

REVISION	DATE	DESCRIPTION	BY
	6/12/2017	PERMIT ISSUE	
	7/31/2017	PERMIT RESUBMITTAL	
	8/16/2017	REVISED PERMIT ISSUE	
	8/30/2017	CONSTRUCTION ISSUE	

DCI ENGINEERS
2600 MICHELSON DRIVE • SUITE 930
IRVINE, CALIFORNIA 92612
PHONE: (949) 892-4950 • FAX: (949) 892-4970
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT LOCATION:


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CLIENT
OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

EXISTING SITE SURVEY LEGEND

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C0.1

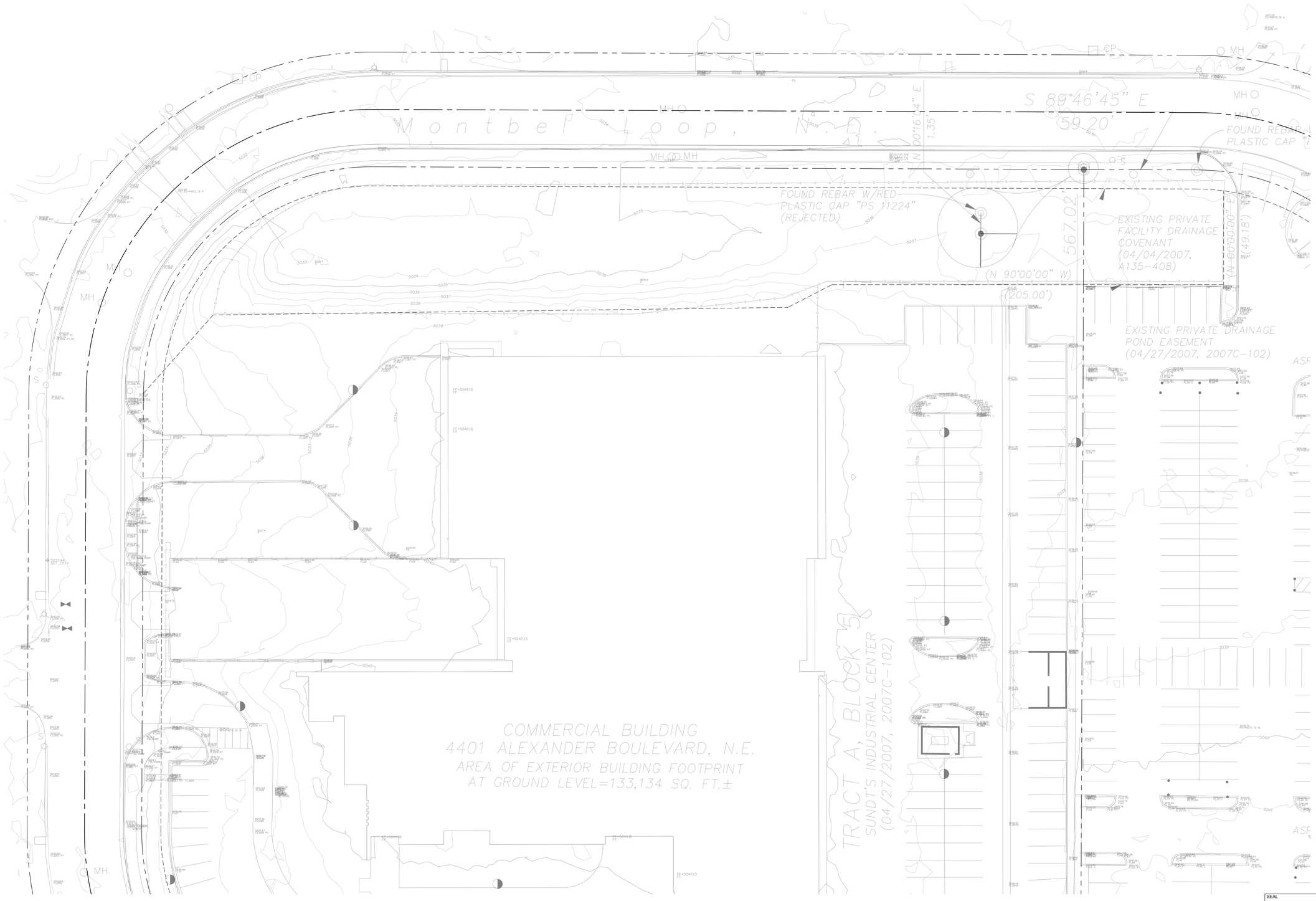
SEAL

DATE:

SEAL

DATE: 12/22/2017

12/22/2017 REVISED GRADING PLAN



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	8/16/2017	REVISED PERMIT ISSUE	
	8/30/2017	CONSTRUCTION ISSUE	

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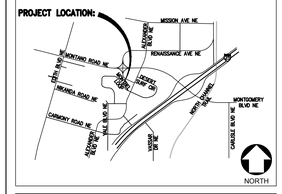
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT LOCATION:



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4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

EXISTING SITE SURVEY

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C0.2

SEAL

DATE:

SEAL

DATE: 12/22/2017

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GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CONTRACTOR NOTE:

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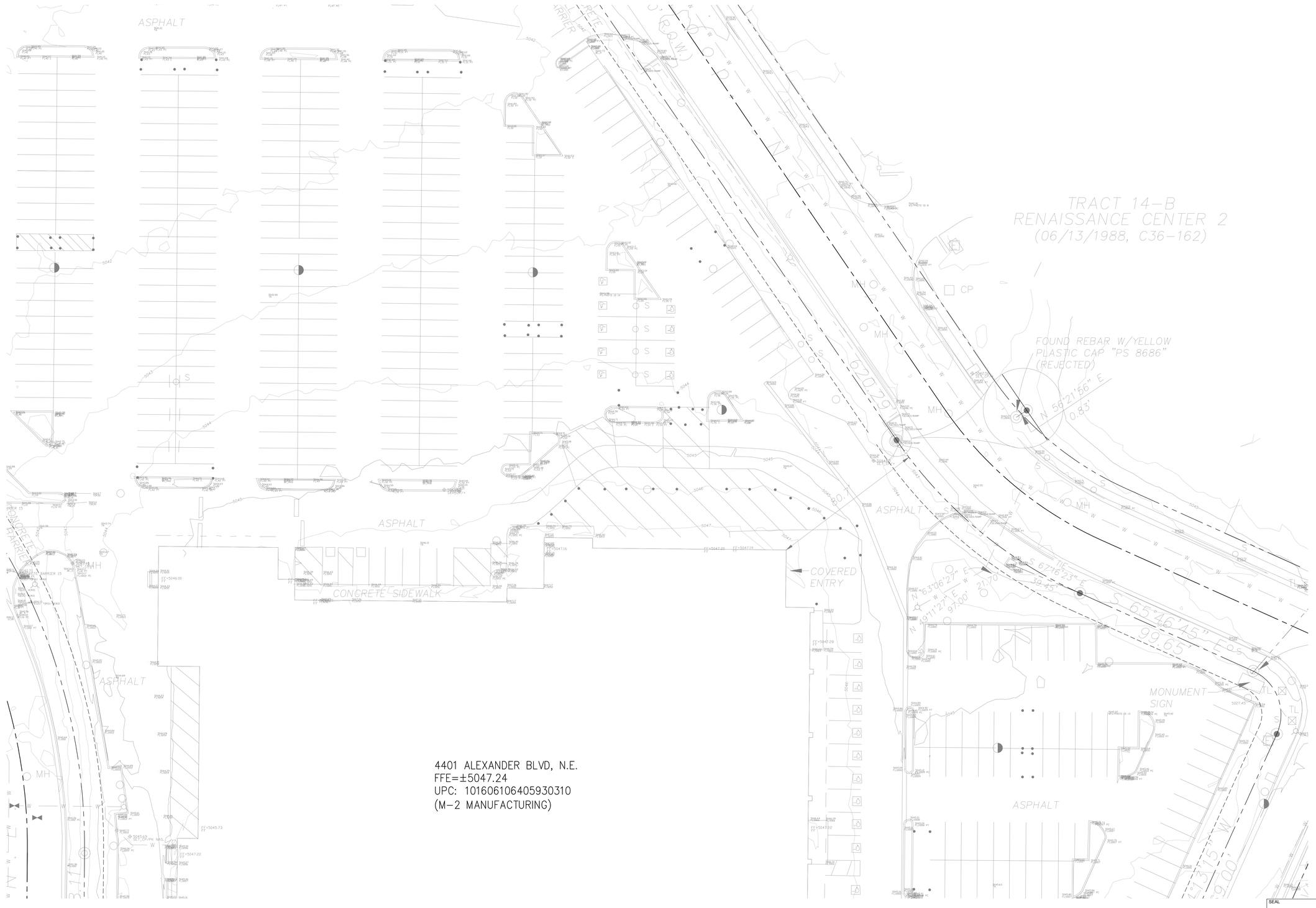

4401 ALEXANDER BLVD, N.E.
FFE=±5047.24
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DATE: 12/22/2017

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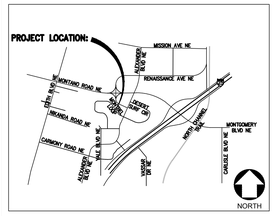

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4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

EXISTING SITE SURVEY

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	–	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
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UPC: 101606106405930310
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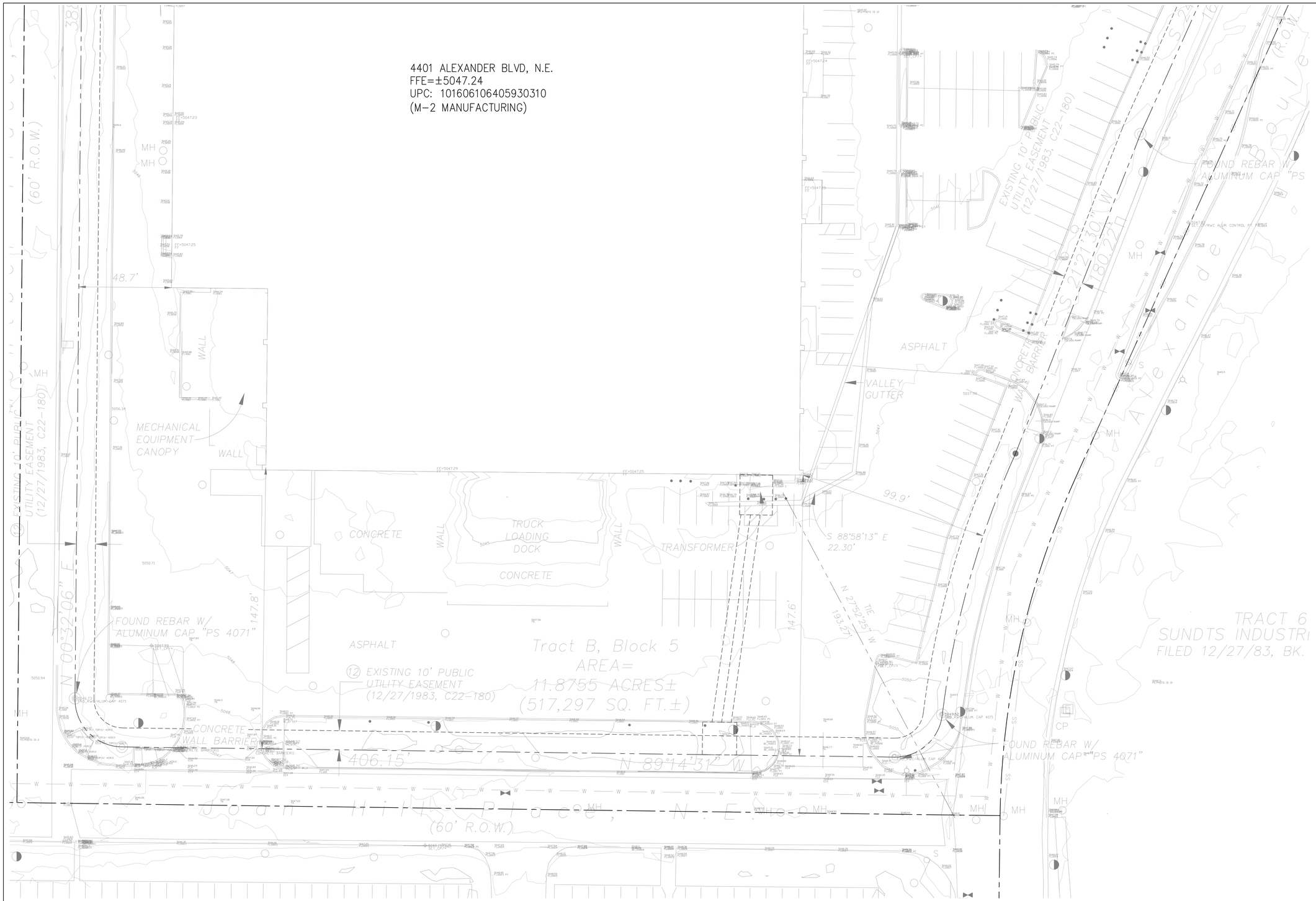

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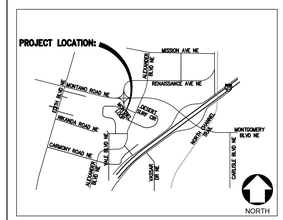

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EXISTING SITE SURVEY

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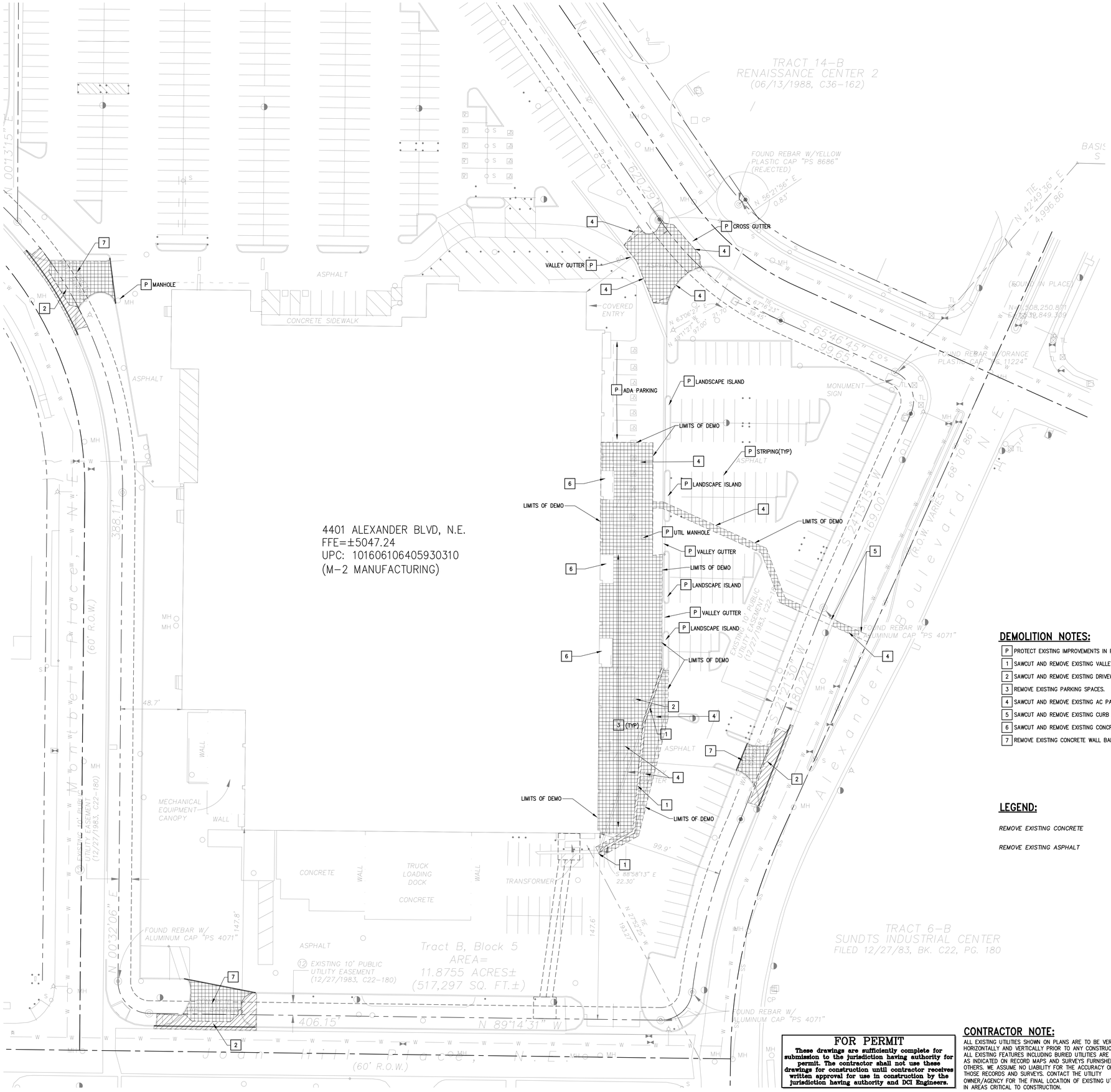

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UPC: 101606106405930310
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DEMOLITION NOTES:

- P PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 1 SAWCUT AND REMOVE EXISTING VALLEY GUTTER.
- 2 SAWCUT AND REMOVE EXISTING DRIVEWAY.
- 3 REMOVE EXISTING PARKING SPACES.
- 4 SAWCUT AND REMOVE EXISTING AC PAVEMENT.
- 5 SAWCUT AND REMOVE EXISTING CURB AND GUTTER.
- 6 SAWCUT AND REMOVE EXISTING CONCRETE RAMP.
- 7 REMOVE EXISTING CONCRETE WALL BARRIER.

LEGEND:

REMOVE EXISTING CONCRETE

REMOVE EXISTING ASPHALT

GRAPHIC SCALE
30 0 15 30
(IN FEET)
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12/22/2017 REVISED GRADING PLAN

SEAL
DATE:

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MARK D. ADEN
NEW MEXICO
17436
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 12/31/2018
DATE: 12/22/2017

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DEMOLITION PLAN

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XREF FILE(S)	DRAWING NUMBER
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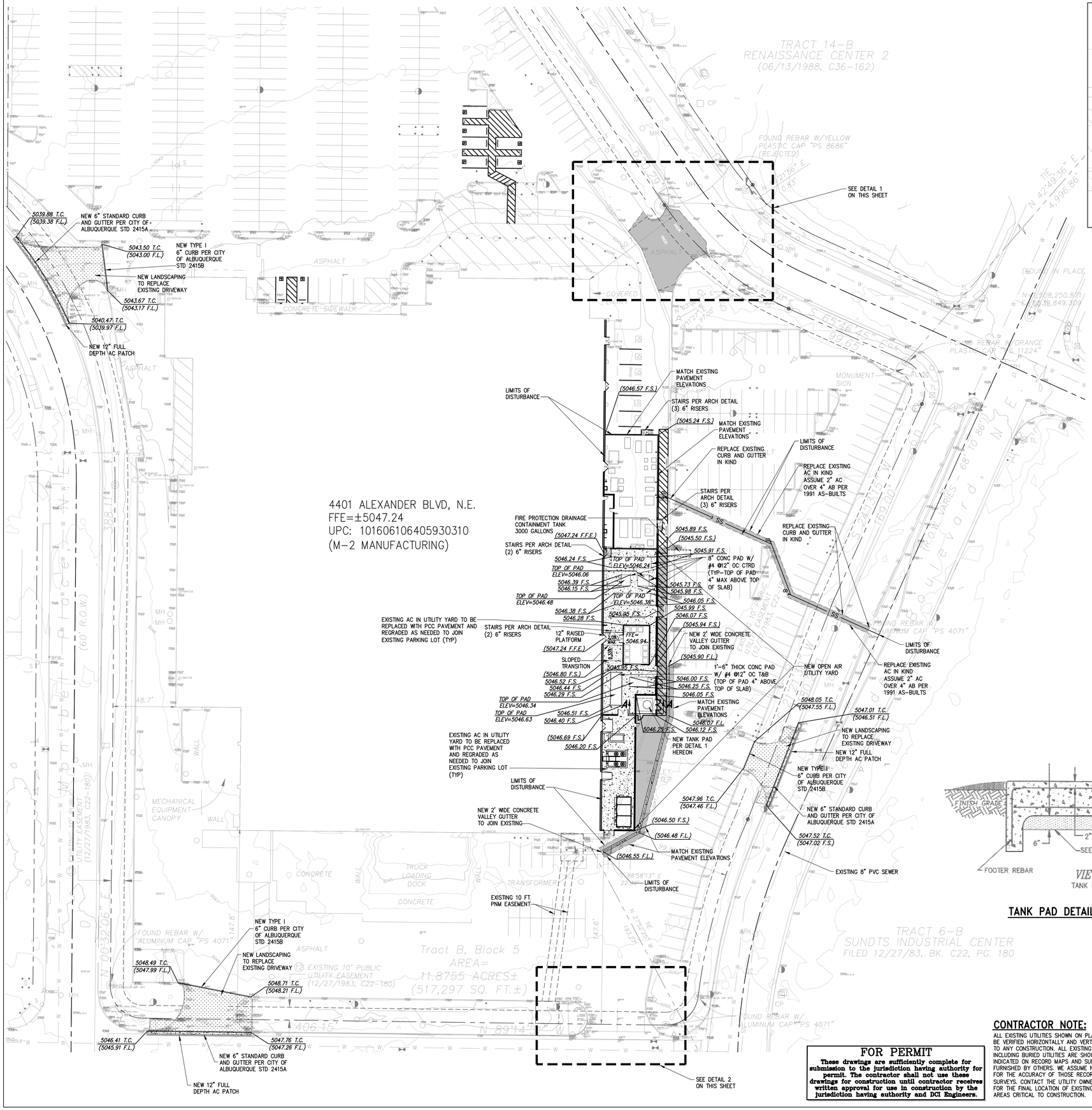
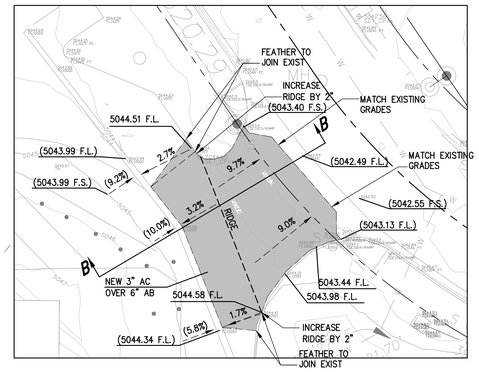
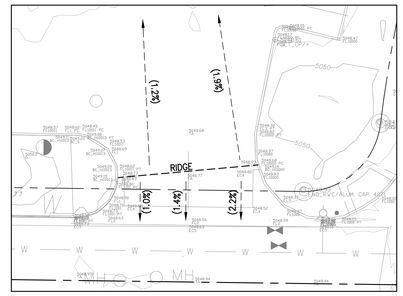




EXISTING DRIVEWAY – NORTH

1

SCALE : 1"=20'



EXISTING DRIVEWAY – SOUTH

2

SCALE : 1"=20'

LEGEND:

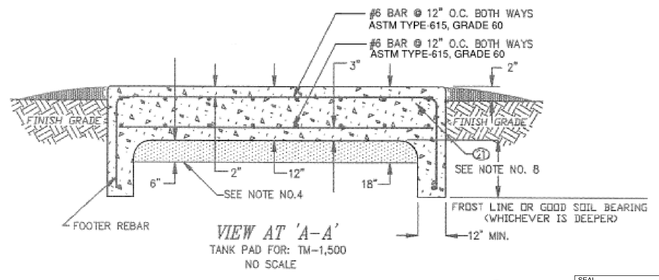
NEW PCC

NEW AC PAVEMENT

NEW LANDSCAPING

NOTE:

1. OUTLET DEVICE FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-408, 04/04/2017) LOCATED ON THE NORTH-WEST CORNER OF THE SITE SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.
2. CONTRACTOR TO INSPECT AND CLEAN THE POND AS PART OF THIS CONSTRUCTION. ALL TREES ARE TO BE REMOVED FROM THE EMBANKMENT AND REMOVE DEAD LIMBS, LEAVES, AND TRASH.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" FOR THE LOCATION OF EXISTING UTILITIES. PRIOR TO CONSTRUCTION, THE CONTACTOR 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. UNUSED DRIVEWAYS ARE TO BE DEMOLISHED AND REPLACED WITH NEW CURB AND GUTTER. AREA BETWEEN SHALL BE RESTORED WITH LANDSCAPING.



VIEW AT 'A-A'
TANK PAD FOR: TM-1,500
NO SCALE

TANK PAD DETAIL

1

SCALE : NTS

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GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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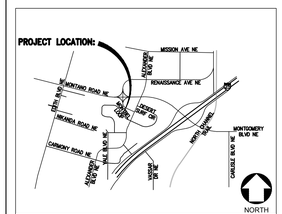

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SYRINGE LINE PROJECT

DRAWING TITLE

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CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
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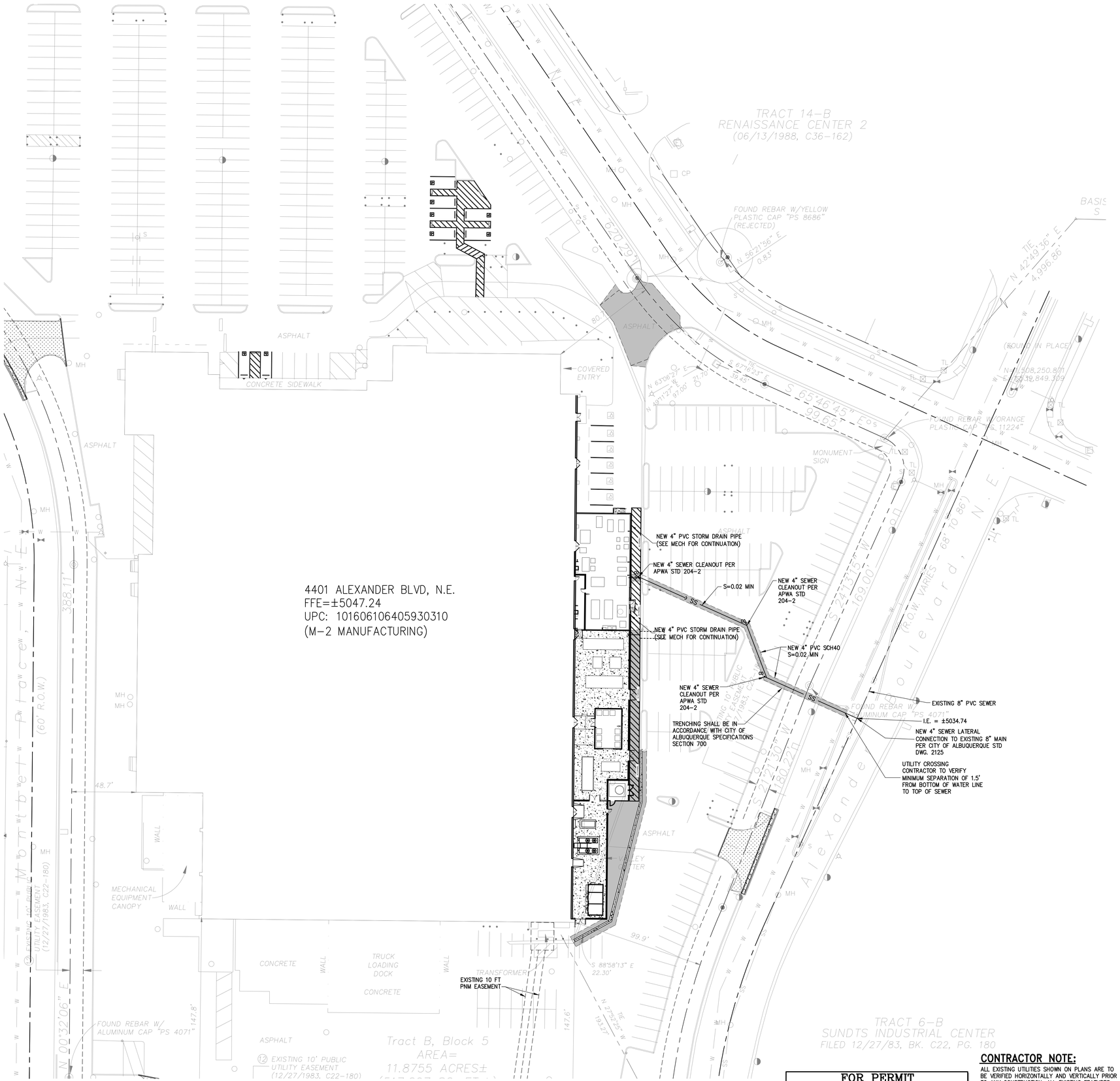
DATE:

SEAL

MARK D. ADEN
NEW MEXICO
17430
LICENSED PROFESSIONAL ENGINEER

EXPIRES: 12/31/2018

DATE: 12/22/2017



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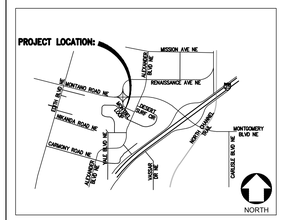

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4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

UTILITY PLAN

12/22/2017 REVISED GRADING PLAN

SEAL

DATE:

SEAL

MARK D. ARDEN
NEW MEXICO
17430
6.12.18
REGISTERED PROFESSIONAL ENGINEER

EXPIRES: 12/31/2018

DATE: 12/22/2017

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
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CSC	MHN	AS NOTED	

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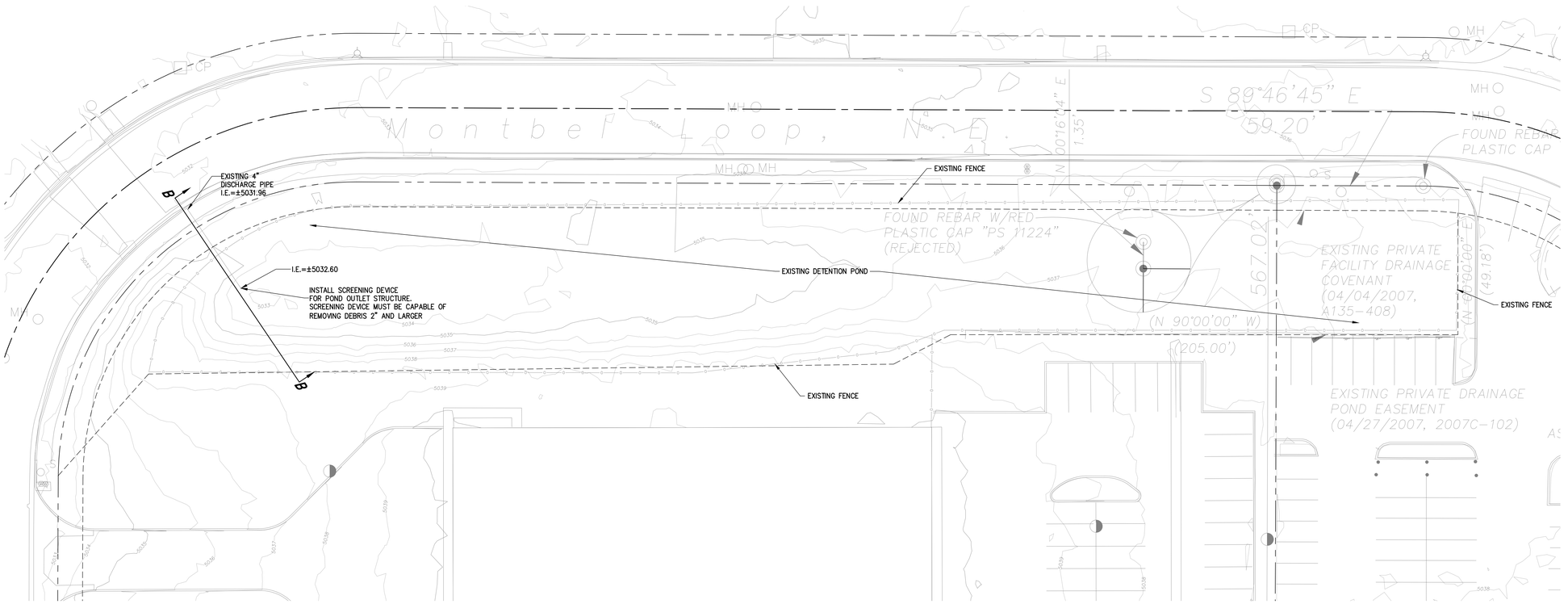
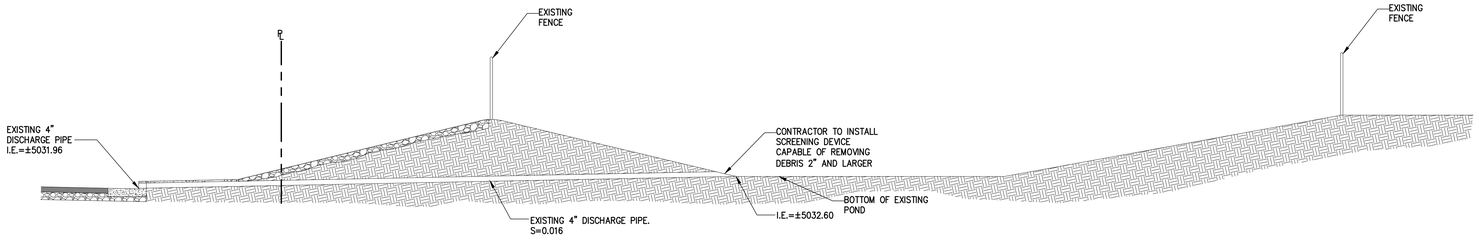
C1.2





SECTION B–B: EXISTING POND OUTLET DETAIL

SCALE : NTS

MAINTENANCE SCHEDULE:

Routine Maintenance Activities for Stormwater Pond		
No.	**Maintenance Task**	**Frequency of Task**
1	Remove obstructions, weeds, debris and trash from stormwater pond and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Provide routine cleaning of the pond facility.	Annually, or as needed after storm events
3	Check outlet for clogging. Keep screen and/or trash rack free from debris.	Quarterly, or as needed after storm events
4	Report damage/compromise to side slopes, pond banks, outlet structure; prepare a repair schedule and complete repairs.	Quarterly, or as needed after storm events
5	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment and provide repair of erosion.	Annually, before the wet season begins

NOTE:

1. OUTLET DEVICE FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-408, 04/04/2017) LOCATED ON THE NORTH-WEST CORNER OF THE SITE SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.
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949.679.4683 FAX
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REVISION	DATE	DESCRIPTION	BY
	6/12/2017	PERMIT ISSUE	
	7/31/2017	PERMIT RESUBMITTAL	
	8/16/2017	REVISED PERMIT ISSUE	
	8/30/2017	CONSTRUCTION ISSUE	

DCI ENGINEERS
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IRVINE, CALIFORNIA 92612
PHONE: (949) 892-4950 • FAX: (949) 892-4970
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

PROJECT LOCATION:

CONFIDENTIAL

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CLIENT

OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

STORM DRAIN PLAN

12/22/2017 REVISED GRADING PLAN

SEAL

DATE:

SEAL

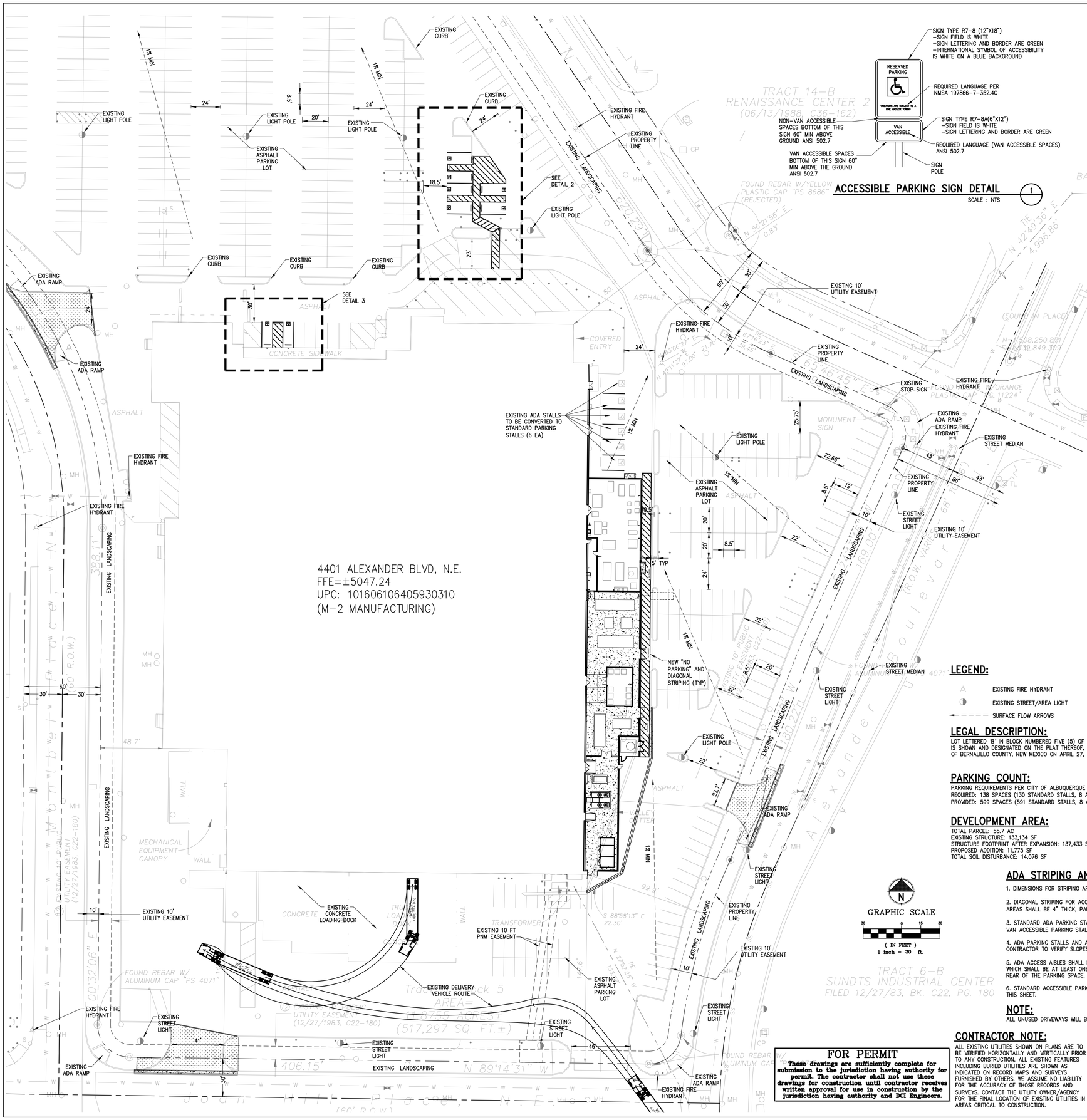
MARK D. ARCH
NEW MEXICO
17491
REGISTERED PROFESSIONAL ENGINEER

EXPIRES: 12/31/2018

DATE: 12/22/2017

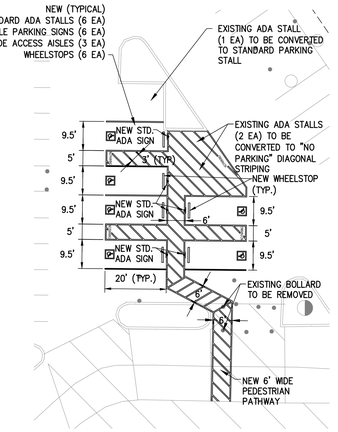
ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C1.3



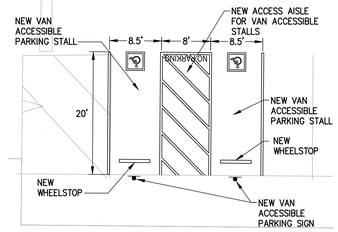
ACCESSIBLE PARKING SIGN DETAIL (1)

SCALE : NTS



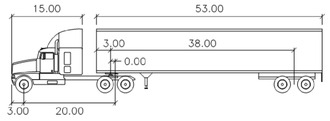
STANDARD ADA PARKING STALLS (2)

SCALE : 1"=20'



VAN ACCESSIBLE ADA PARKING STALLS (3)

SCALE : 1"=10'



DESIGN VEHICLE WB-55

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING STREET/AREA LIGHT
- SURFACE FLOW ARROWS

LEGAL DESCRIPTION:

LOT LETTERED 'B' IN BLOCK NUMBERED FIVE (5) OF SUNDT'S INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 2007, IN MAP BOOK 2007C, FOLIO 102.

PARKING COUNT:

PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE ZONING CODE 14-16-3-1 (MANUFACTURING:1 SPACE PER 1,000 SF OF NET LEASABLE AREA)
REQUIRED: 138 SPACES (130 STANDARD STALLS, 8 ADA STALLS)
PROVIDED: 599 SPACES (591 STANDARD STALLS, 8 ADA STALLS)

DEVELOPMENT AREA:

TOTAL PARCEL: 55.7 AC
EXISTING STRUCTURE: 133,134 SF
STRUCTURE FOOTPRINT AFTER EXPANSION: 137,433 SF
PROPOSED ADDITION: 11,775 SF
TOTAL SOIL DISTURBANCE: 14,076 SF

ADA STRIPING AND SIGNAGE NOTES:

1. DIMENSIONS FOR STRIPING ARE MEASURED FROM CENTERLINE TO CENTERLINE.
2. DIAGONAL STRIPING FOR ACCESS AISLES, ADA PEDESTRIAN PATHWAY AND "NO PARKING" AREAS SHALL BE 4" THICK, PAINTED BLUE, 3' MAX O/C.
3. STANDARD ADA PARKING STALLS SHALL BE MINIMUM 8.5' IN WIDTH WITH 5' ACCESS AISLE. VAN ACCESSIBLE PARKING STALLS SHALL BE MINIMUM 8.5' IN WIDTH WITH 8' ACCESS AISLE.
4. ADA PARKING STALLS AND ACCESS AISLE SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY SLOPES.
5. ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE.
6. STANDARD ACCESSIBLE PARKING SIGN AND VAN ACCESSIBLE PARKING SIGN PER DETAIL 1 ON THIS SHEET.

NOTE:

ALL UNUSED DRIVEWAYS WILL BE CLOSED WITH A CURB AND GUTTER.

CONTRACTOR NOTE:

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

FOR PERMIT

These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

12/22/2017 REVISED GRADING PLAN

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Engineering
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SUITE 100
IRVINE, CA 92606
949.679.4682 PHONE
949.679.4683 FAX
www.ipsdb.com
IPS Professional Engineers and Architects, PC.

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	7/31/2017	PERMIT RESUBMITTAL	
	8/16/2017	REVISED PERMIT ISSUE	
	8/30/2017	CONSTRUCTION ISSUE	

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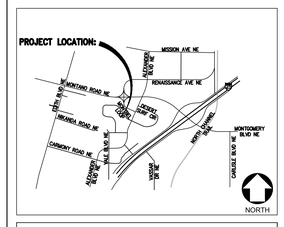

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CLIENT

OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM

SYRINGE LINE PROJECT

DRAWING TITLE

TRAFFIC CIRCULATION PLAN

SEAL

DATE:

SEAL

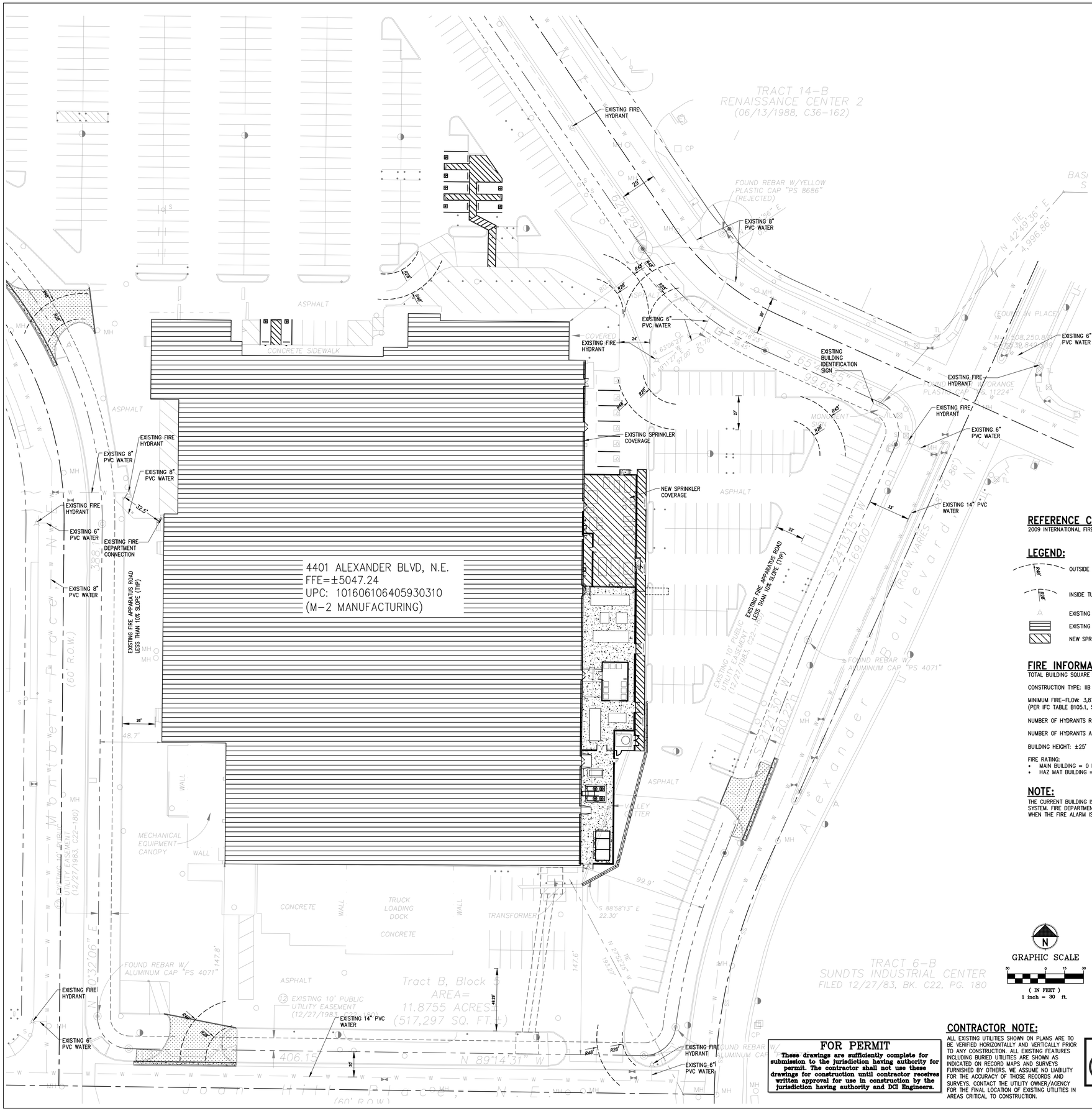
MARK D. ALDEN
NEW MEXICO
17400
PROFESSIONAL ENGINEER

EXPIRES: 12/31/2018

DATE: 12/22/2017

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	C1.4



REFERENCE CODE:

2009 INTERNATIONAL FIRE CODE – APPENDIX B, C, AND D

LEGEND:

- OUTSIDE TURNING RADIUS
- INSIDE TURNING RADIUS
- EXISTING FIRE HYDRANT
- EXISTING SPRINKLER COVERAGE
- NEW SPRINKLER COVERAGE

FIRE INFORMATION:

TOTAL BUILDING SQUARE FOOTAGE: 137,433 SF

CONSTRUCTION TYPE: IIB

MINIMUM FIRE-FLOW: 3,875 GPM @ 20 PSI
(PER IFC TABLE B105.1, 50% REDUCTION FOR SPRINKLER SYSTEM PER B105.2)

NUMBER OF HYDRANTS REQUIRED: 4 (PER TABLE C105.1, IFC)

NUMBER OF HYDRANTS AVAILABLE: 5

BUILDING HEIGHT: ±25'

FIRE RATING:
- MAIN BUILDING = 0 HOURS
- HAZ MAT BUILDING = 2 HOURS

NOTE:

THE CURRENT BUILDING IS ACCESS CONTROLLED THROUGH A MAGLOCK SYSTEM. FIRE DEPARTMENT ACCESS TO THE BUILDING IS DESIGNED TO OPEN WHEN THE FIRE ALARM IS ACTIVATED.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

FOR PERMIT
These drawings are sufficiently complete for submission to the jurisdiction having authority for permit. The contractor shall not use these drawings for construction until contractor receives written approval for use in construction by the jurisdiction having authority and DCI Engineers.

CONTRACTOR NOTE:

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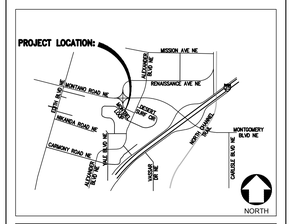

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CLIENT
OsoBio
A Division of Albany Molecular Research Inc.

4401 ALEXANDER BLVD. ALBUQUERQUE, NM
SYRINGE LINE PROJECT

DRAWING TITLE
EXISTING CONDITIONS FIRE ACCESS PLAN

12/22/2017 REVISED GRADING PLAN

SEAL
DATE:

SEAL
MARK D. ALLEN
NEW MEXICO
17430
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 12/31/2018
DATE: 12/22/2017

ENGINEER	ARCHITECT	DESIGNER	IPS PROJECT #
DCI	--	CSC	CAD16068.01
DRAWN BY	REVIEWED BY	SCALE	CADD FILE NAME
CSC	MHN	AS NOTED	

XREF FILE(S)	DRAWING NUMBER
	FIRE 1

DCI ENGINEERS
www.dci-engineers.com
Seattle
Portland
Spokane
San Diego
Austin
Irvine
Eugene
San Francisco

December 22, 2017

James D. Hughes, P.E.
Development Review Services
600 2nd St NW, Suite 201
Albuquerque, NM 87102

RE: Oso Bio Syringe Line
Grading Plan for Building Permit 4401 Alexander Blvd
Hydrology File: F16D003B1

Dear Mr. Hughes,

Please see the attached summary of responses in bold to the comments provided for the submittal of the Grading and Drainage Plan for Oso Bio Syringe Line (F16D003B1) for the improvements at 4401 Alexander Blvd.

Summary of Changes based on Plan Check Comments received on December 8, 2017:

1. The Narrative description and supplemental calculations must be stamped by a registered professional engineer. The "Post Development Hydrology Map" is not legible. The hydrology calculations must use DPM procedures, the rational method is not allowed for pond volume calculations. Instead use the "Procedure for 40 Acre and Smaller Basins" in DPM Chapter 22.2 Part A at http://www.amlegal.com/codes/client/albuquerque_nm/. The required pond volume is based on the excess from the 100 year 6 hr storm from the entire area draining into the pond plus freeboard.
A copy of the "Post Development Hydrology Map" has been printed full-sized for this submittal. Please see revised Drainage Narrative with stamps on the coversheet and supplemental calculations. The hydrology calculations have been revised to use DPM procedures from DPM Chapter 22.2 Part A and an excess runoff volume of 121,532 cf was determined for the 100 year 6 hr storm compared to the existing design capacity of 66,717 cf.

2. Only two driveways are being used, so the rest must be demolished. New Curb and Gutter must be shown on the grading plan across those entrances, along the street and parking lot, and the area between should be restored with landscaping. A note must be added to the G&D Plan stating "An excavation permit will be required before beginning any work within City Right-Of-Way". Another note should state "Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990]] for the location of existing utilities. 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."
Please see revised grading plan on sheet C1.1 for removal of existing unused driveways. Curb and gutter installation is called out at the existing driveway entrances and landscaping shall fill

in the areas of the removed driveways. Please see sheet C1.1 notes 3 and 4 for additional required notes.

3. Normal depth calculations should be added to the supplemental report demonstrating that the onsite swale/valley gutter has capacity at the north driveway. More survey may be needed at the north driveway, and additional height should be added to the ridge to be certain that the drainage stays onsite.
Hydraulic capacity calculations for the existing valley gutter adjacent to the north driveway have been provided in Attachment 4 of the Drainage Narrative. Analyzing the existing conditions, the valley gutter has a capacity of 4.49 cfs while the design 10-year storm generates a flow of 6.05 cfs. To address this, the ridgeline of the driveway was increased by 2" which increases the hydraulic capacity to 12.28 cfs. Construction callouts and grading for this upgrade are shown in the Exhibits in Attachment 4 of the Drainage Narrative as well as Detail 1 on sheet C1.1.

4. A detail of the pond outlet structure is still needed on the plan.
An existing cross section detail has been drawn on the storm drain plan to show the existing pond and the 4" ø discharge outlet. Based on the existing calculations and available information, DCI believes that the pond outlet structure is limited to a single 4" ø pipe from the original pond design for the previous project "Albuquerque Ambulance, Tract A Block 5 of the Sundt Industrial Center" (F16/D3B1).

5. A paper copy of the Drainage Covenant was note included with the submittal but the preliminary was submitted digitally and uses the wrong form; please use the "Drainage Covenant", not the "Private Facility Drainage Covenant" http://documents.cabq.gov/planning/DevelopmentReviewServices/2017Forms/DRS-DrainageCovenantNoEasement.pdf. The exhibit must be on 8.5" x 11" sheets. The owner's signatures must be notarized and the original document together with a $25 check payable to the Bernalillo County must be submitted to Madeline Carruthers on the 4th floor.
Please see updated Drainage Covenant with 8.5" x 11" exhibits, signatures, and check for $25.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Chris Chan

Chris Chan, P.E.
DCI Engineers

DCI ENGINEERS

transmittal

DATE: January 15, 2017 JOB#: 16072-0007

ATTENTION: Doug Hughes PHONE#: (505) 924-3982

COMPANY: City of Albuquerque Hydrology Dept # PAGES *incl. cover:*

ADDRESS: 600 2nd St NW, Suite 201, Albuquerque, NM 87102

FROM: Chris Chan, P.E.

PROJECT: IPS Oso Bio Syringe Concept

VIA: ☐ *Fax* ☐ *Courier* ☐ *Mail* ☒ *Submittal*

ENCLOSURES: ☐ *Attached* ☐ *Under Separate Cover*

☐ Shop Drawings ☐ Computer Disk ☐ Prints ☐ Preliminary
☐ Copy of Letter ☐ Change Order ☐ Originals ☐ Field Report
☐ Contract ☐ Calculations ☐ Confirmation ☐ Specifications
☒ PDF

Copies	*Date*	*Description*
3	12/22/17	IPS-Oso Bio Syringe Concept Grading Plans
1	12/22/17	IPS-Oso Bio Syringe Concept Drainage Narrative
1	12/22/17	IPS-Oso Bio Syringe Concept Site Response Letter
1	01/15/17	IPS-Oso Bio Syringe Concept DTIS

TRANSMITTED: *as checked below*

☐ For Approval ☐ Reviewed As Submitted ☐ Resubmit_____Copies For Review
☒ For Your Use ☐ Reviewed As Noted ☐ Submit___Copies For Distribution
☐ As Requested ☐ Returned For Corrections ☐ Return_____Corrected Prints
☐ For Review & Comment:
☐ For Bids Due: ☐ Prints Returned After Loan to Us

REMARKS:

This package includes a copy of the Grading Plans, Drainage Narrative, Drainage Covenant, and Response Letter dated 12/22/17, for the Oso Bio Syringe Concept project. If you have any questions, please do not hesitate to contact me by phone at (949) 892-4964 or by email at cchan@dci-engineers.com. Thank you.

COPY TO: File	SIGNED: Chris Chan Chris Chan, P.E.

If enclosures are not as noted, kindly notify us at once.